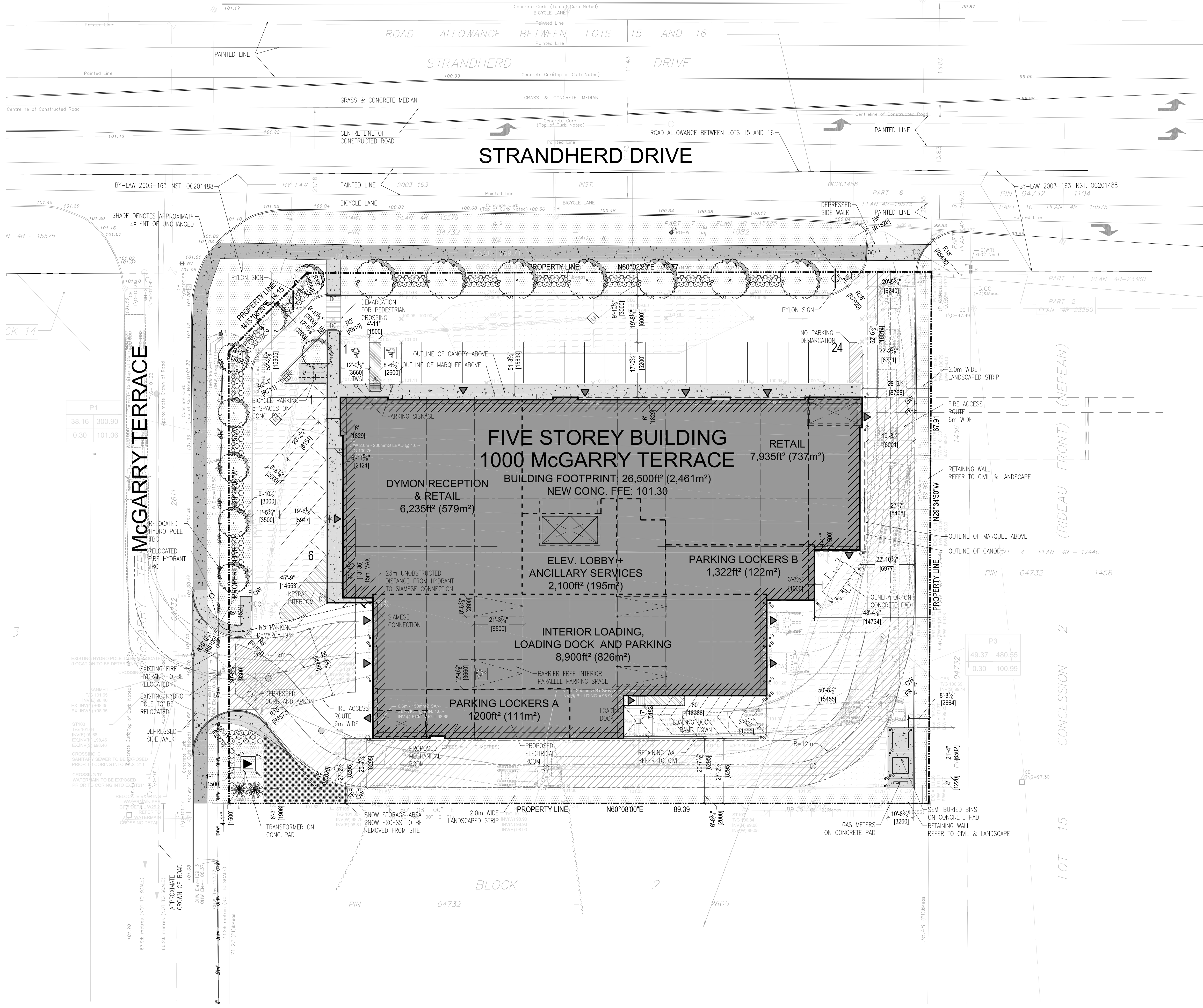




LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBORING BUILDINGS
- LANDSCAPED AREA
- NEW CONCRETE/ SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- DEPRESSED CURB
- NEW TREE/ VEGETATION (REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION)
- EXISTING TREE (VEGETATION IS FOR REFERENCE ONLY. REFER TO LANDSCAPE PLAN)
- BARRIER FREE PARKING
- INTERIOR PARKING
- CATCH BASIN
- SIAMESE CONNECTION
- ENTRANCE/ EXIT LOCATION
- PRINCIPAL ENTRANCE
- TRANSFORMER
- FENCE & GATE
- MAN HOLE COVER
- UTILITY POLE
- FIRE HYDRANT
- NLS (NEW LIGHT STANDARD, REFER TO ELECTRICAL)
- SNOW STORAGE AREA
- EXISTING CONCRETE/SIDEWALK
- ONE-WAY SIGN, SEE DRAWING A-101
- NO ENTRY SIGN, SEE DRAWING A-101
- FIRE ROUTE ACCESS / NO PARKING SIGN, SEE DRAWING A-101

SITE STATISTICS

LEGAL DESCRIPTION OF PROPERTY:		
BLOCK 1 REGISTERED PLAN 4M-1303 CITY OF OTTAWA SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO LAND SURVEYORS		
ZONING MECHANISM	REQUIRED	PROPOSED
Minimum Lot Area	No minimum	6,027m ²
Minimum Lot Width	No minimum	57.7m
Maximum Front Yard Setback (McGarry Terrace)	3m	14.5m
Maximum Corner Yard Setback (Strandherd Drive)	3m	15.6m
Minimum Interior Side Yard Setback	No minimum	8.29m
Minimum Rear Yard Setback	No minimum	8.7m
Maximum Building Height	20m	23m Ave. grading to high point of roof
Minimum Width of Landscaped Area:	3m in a lot abutting a street 1.5m in lot not abutting a street	3m abutting Strandherd Dr. 3m abutting McGarry Terrace
Location of storage:	Must be completely enclosed within a building	Storage enclosed entirely within building
Minimum Parking Space requirements for a Warehouse providing self-storage units (*)	5 spaces	6
Minimum Parking Space required for all other uses within a building containing a Warehouse limited to a self-storage facility (*)	24 spaces	24
Bicycle Parking Space Rates: (*)	8	8
Loading Spaces: (*)	1	1
Accessible Parking Space		3 1 Interior Parking/Loading
Landscaped strip abutting South side	-	2.0m
Landscaped strip abutting East side	-	2.0m
Maximum: FSI (for warehouse use) (*)	-	2
(*) indicates Zoning provisions amended as part of Zoning By-law Amendment		
LOT AREA	6,027 m ² (100%)	20 %
PAVED AREA	2,587 m ² (42.9%)	1 %
LANDSCAPED AREA	976 m ² (16.3%)	2 %
BUILDING FOOTPRINT	2,461 m ² (40.8%)	7 %
GROSS FLOOR AREA (GFA)		
BUILDING FOOTPRINT (INCLUDING INTERIOR LOADING, RETAIL & GROUND FLOOR SELF-STORAGE)	2,461 m ² (26,500 ft ²)	5 %
SELF STORAGE GROUND FLOOR	162 m ² (1,739 ft ²)	6 %
ELEVATORS LOBBY	195 m ² (2,100 ft ²)	7 %
TOTAL INT. LOADING & PARKING * AND LOADING DOCK	827 m ² (8,900 ft ²)	8 %
TOTAL RECEPTION + DYMON RETAIL *	579 m ² (6,235 ft ²)	9 %
TOTAL THIRD PARTY RETAIL	737 m ² (7,935 ft ²)	10 %
TOTAL SELF STORAGE **	10,076 m ² (108,459 ft ²)	100 %
TOTAL GFA (5-STORY BLDG.)	12,415 m ² (133,629 ft ²)	
TOTAL GFA	11,587 m ² (124,729 ft ²)	
* GROUND FLOOR ** SELF STORAGE INCLUDES GROUND TO FIFTH FLOOR SECOND TO FIFTH FLOOR: 26,880m ² (2,478m ²) PER FLOOR		


LILY XU, MCIP, RPP
(A) MANAGER, DEVELOPMENT REVIEW - SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 2:26 pm, Nov 20, 2019

BOUNDARY INFORMATION FROM SURVEY BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYORS
COMPLETED ON SEPTEMBER 27, 2017

1. Contractor must verify all job dimensions, all drawings, details, specifications and report any discrepancies to owners before proceeding with work.
2. All drawings and specifications are instruments of service and the property of the architects which must be returned at the completion of the work, and may not be reproduced without their written permission.

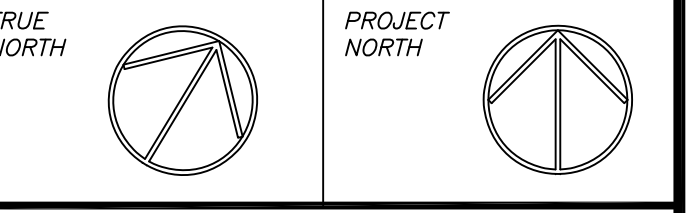
ref	description	date
26	FOR SITE PLAN CONTROL	2019 07 10
25	ISSUED FOR PERMIT AND TENDER	2019 05 17
24	FOR SITE PLAN CONTROL	2019 05 16
23	FOR SITE PLAN CONTROL	2019 04 04
22	ISSUED FOR PERMIT	2019 03 01
21	FOR SPC COORDINATION	2019 02 04
20	FOR CLIENT SIGN OFF	2019 01 24
19	FOR CLIENT SIGN OFF	2019 12 10
18	FOR CLIENT SIGN OFF	2019 12 03
17	FOR SITE PLAN CONTROL	2018 10 03
16	FOR COORDINATION	2018 09 25
15	FOR COORDINATION	2018 07 24
14	FOR CLIENT SIGN OFF	2018 07 19
13	FOR CLIENT SIGN OFF	2018 07 04
12	FOR DISCUSSION	2018 06 27
11	FOR DISCUSSION	2018 06 26
10	FOR COORDINATION	2018 05 31
9	FOR DISCUSSION	2018 05 30
8	FOR DISCUSSION	2018 05 29
7	FOR SITE PLAN CONTROL	2018 02 16
6	FOR COORDINATION	2018 01 22
5	FOR COORDINATION	2017 12 07
4	FOR COORDINATION	2017 11 17
3	FOR DISCUSSION	2017 11 16
2	FOR DISCUSSION	2017 11 13

revisions



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MECHANICAL/ELECTRICAL	Goodkey Weedmark Consulting Engineers 1688 Woodward Dr. Ottawa ON K2C 0P9 tel: (613) 727-5111 fax: (613) 727-5115 web: www.gwal.com e-mail: info@gwal.com
CIVIL ENGINEER	J. L. Richards & Associates Ltd. 864 Lady Ellen Place, Ottawa ON K1Z 5M2 tel: (613) 728-3571
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OTTAWA, ONT.

CITY FILE NUMBER

title of drawing
SITE PLAN

scale 1:250	drawing
date JAN 2019	A-100
drawn by TH, CC, AA, PK	