



STATISTICS

LEGAL DESCRIPTION OF PROPERTY:	
PART OF LOT 21 REGISTERED PLAN 30 CITY OF OTTAWA	
BOUNDARY INFORMATION FROM SURVEY FROM FARLEY, SMITH & TENDS SURVEYING LTD. 2017 ONTARIO LAND SURVEYORS	
ZONING: AM10 [217]	
LOT AREA: 11,366.57 m² (1,136 Ha)	
EXISTING BUILDING	
EXISTING BUILDING FOOTPRINT:	2,013 m² (21,667 ft²)
EXISTING BUILDING TO REMAIN:	1,923 m² (20,708 ft²)
FOOTPRINT OF ADDITION:	700 m² (7,535 ft²)
TOTAL FOOTPRINT:	2,623 m² (28,241 ft²)
GFA TENANT & 3-STOREY ADDITION	
GFA TENANT RETAIL:	1,467 m² (15,794 ft²)
GROUND FLOOR DYMON SELF-STORAGE:	1,158 m² (12,447 ft²)
SECOND FLOOR DYMON SELF-STORAGE:	1,101 m² (11,852 ft²)
THIRD FLOOR DYMON SELF-STORAGE:	1,101 m² (11,852 ft²)
GFA DYMON 3-STOREY SELF-STORAGE:	3,358 m² (36,151 ft²)
GFA 5-STOREY BUILDING	
GROUND FLOOR INCLUDING INTERIOR L & P:	1,920 m² (20,673 ft²)
GROUND FLOOR DYMON SELF-STORAGE:	444 m² (4,785 ft²)
GROUND FLOOR DYMON RECEPTION:	616 m² (6,636 ft²)
GROUND FLOOR INTERIOR LOADING & PARKING:	859 m² (9,250 ft²)
TYPICAL UPPER FLOOR AREA (2ND TO 5TH):	1,359 m² (14,589 ft²)
TOTAL GFA 5-STOREY BUILDING:	9,757 m² (105,029 ft²)
GFA 1-STOREY RESTAURANT:	
383 m² (4,124 ft²)	
PARKING STATISTICS	
REQUIRED	PROPOSED
386 SPACES	114 SPACES (INCLUDING 2 ACCESSIBLE SPACES)
	8 SPACES AT INT. LOADING/PARKING (INCLUDING 1 ACCESSIBLE SPACE)
18 BIKE PARKING SPACES	9 BIKE PARKING SPACES
LOADING	
2 OUTDOOR LOADING SPACES	
1 INDOOR LOADING AREA (5-STOREY BLDG.)	
LANDSCAPE	
LANDSCAPE AT PARKING: 368 m² (3,967 ft²) - 8.6% OF PARKING	
TOTAL LANDSCAPE AREA: 1,127 m² (12,136 ft²) - 10.2% OF LOT AREA	
BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT: 24.5m (5-STOREY BLDG.)	
MINIMUM BUILDING HEIGHT: 7.4m (RESTAURANT)	
FOR A COMPLETE LIST OF THE PERFORMANCE STANDARDS FOR BOTH ZONING CATEGORIES PLEASE REFER TO THE ASSOCIATED PLANNING RATIONALE REPORT BY FOTENN.	

LEGEND

	PROPOSED BUILDING LOCATION
	EXISTING BUILDINGS
	EXISTING NEIGHBORING BUILDINGS
	THREE STOREY ADDITION
	LANDSCAPED AREA
	CONCRETE/ SIDEWALK
	BARrier FREE PARKING CLEARANCE
	CURB
	DEPRESSED CURB
	TACTILE WALKING SURFACE INDICATOR
	EXISTING STRUCTURE / SITE TO BE DEMOLISHED
	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
	CATCH BASIN
	SIAMESE CONNECTION
	ENTRANCE/ EXIT LOCATION
	TRANSFORMER
	EXISTING FENCE
	MAN HOLE COVER
	UTILITY POLE
	LIGHT STANDARD
	FIRE HYDRANT
	PYLON SIGN

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
6	FOR SITE PLAN CONTROL	2017 10 05
5	FOR PUBLIC MEETING	2017 09 26
4	FOR COORDINATION	2017 09 19
3	FOR COORDINATION	2017 09 01
2	FOR COORDINATION	2017 08 24
1	FOR COORDINATION	2017 08 22

revisions



ISSUED FOR SITE PLAN CONTROL 2017-10-05

DESIGN ARCHITECT	TACT Architecture Inc. 660R College St (Rear Lane) Toronto ON M6G 1B8 tel: (416) 516 1949 email: info@tactdesign.ca
STRUCTURAL ENGINEER	Cleland Jardine Engineering Ltd. 200-580 Terry Fox Drive, Kanata ON K2L 4B9 tel: (613) 591-1533 fax: (613) 591-1703 e-mail: mail@clelandjardine.com
MECHANICAL/ELECTRICAL	Milton Ltd. 203-1775 Courtwood Cres., Ottawa, ON K2C 3J2 tel: (613) 722 5486 fax: (613) 722 2817
CIVIL ENGINEER	J. L. Richards & Associates Ltd. 864 Lady Ellen Place, Ottawa ON K1Z 5M2 tel: (613) 613-728-3571 www.jrichards.ca
PLANNING & URBAN DESIGN	Fotenn 223 McLeod Street, Ottawa ON K2P 6Z9 tel: (613) 730-5709 fax: (613) 730-1136 www.fotenn.com

owner:	Dymon Capital Corporation 2-1830 Walkley Road Ottawa ON K1H 8K3 tel: 613-247-0888 fax: 613-247-7730
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TRUE NORTH	PROJECT NORTH
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architect	
<p>nicholas caragianis architect inc.</p>	 <p>137 Pamilla Street, Ottawa, ON K1S 3K9 t: 613 937 6801 f: 613 937 8989 e: info@ncarchitect.ca www.ncarchitect.ca</p>

project & location	DYMON SELF-STORAGE 1375 CLYDE AVENUE OTTAWA, ONTARIO
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CITY FILE NUMBER

title of drawing	SITE PLAN
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scale AS NOTED	drawing A1-1
date JUN 2017	
drawn by KL SG	