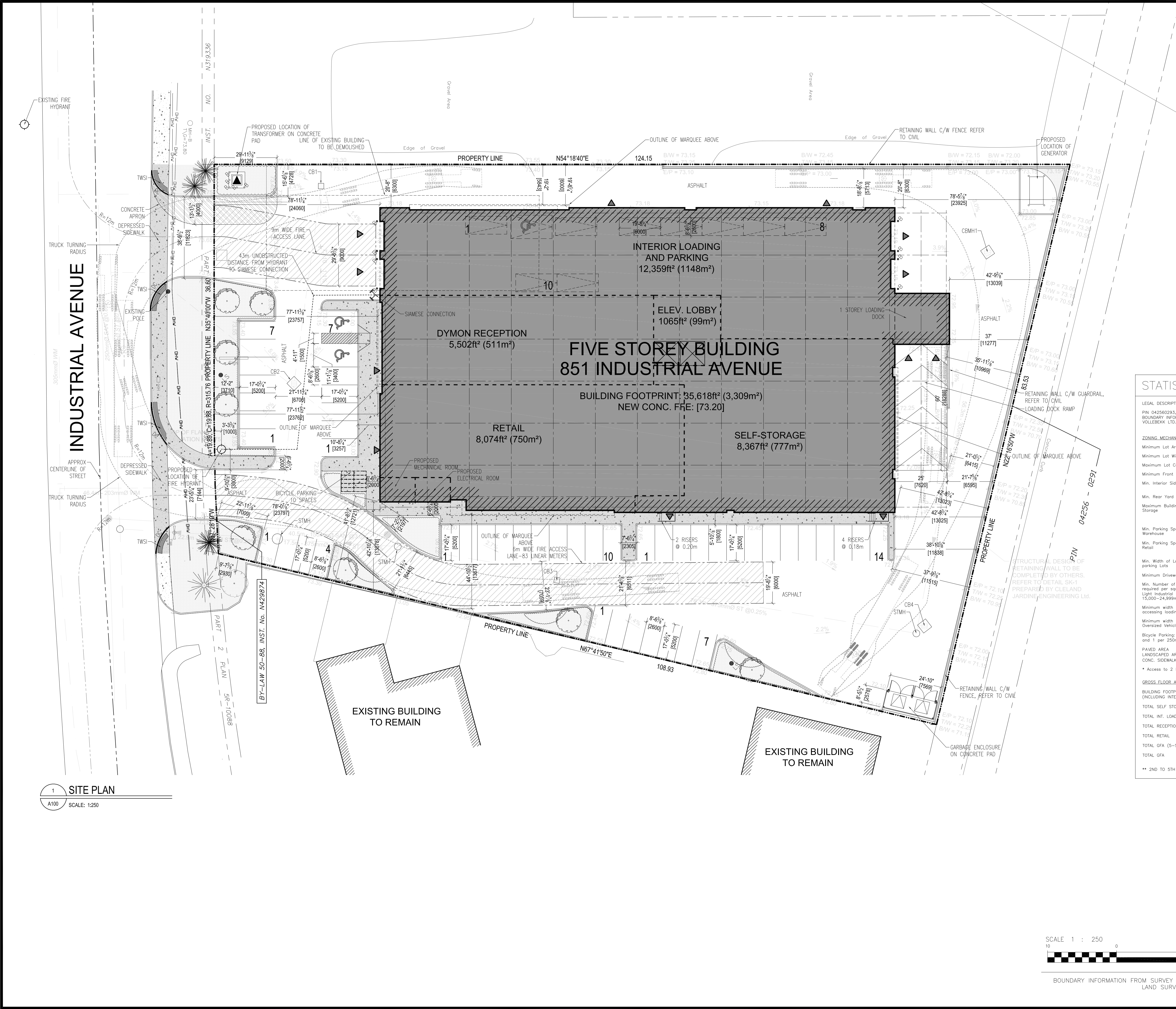




LEGEND

PROPOSED BUILDING LOCATION

EXISTING NEIGHBORING BUILDINGS

LANDSCAPED AREA

CONCRETE/ SIDEWALK

EXISTING CONCRETE/SIDEWALK

BARRIER FREE PARKING CLEARANCE

CURB

DEPRESSED CURB

TACTILE WALKING SURFACE INDICATOR

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

TRANSFORMER

FENCE & GATE

MAN HOLE COVER

LIGHT POLE (HYDRO)

FIRE HYDRANT

NLS (NEW LIGHT STANDARD, REFER TO ELECTRICAL)

BOLLARD

STATISTICS

LEGAL DESCRIPTION OF PROPERTY:  
PIN 042560293, J G PT E PT LOT 14 AS PARTS 1 & 2, PLAN 588804  
BOUNDARY INFORMATION FROM SURVEY BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO

| ZONING MECHANISM                                                                                                                    | REQUIRED                                        | PROPOSED                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------|
| Minimum Lot Area                                                                                                                    | 2,000m <sup>2</sup>                             | 7,991m <sup>2</sup>                                                 |
| Minimum Lot Width                                                                                                                   | No minimum                                      | 56.4m                                                               |
| Maximum Lot Coverage                                                                                                                | 65%                                             | 41.4%                                                               |
| Minimum Front Yard                                                                                                                  | 7.5m                                            | 23.7m                                                               |
| Min. Interior Side Yard Setback                                                                                                     | 7.5m                                            | North 5.5m<br>South 12.7m                                           |
| Min. Rear Yard Setback                                                                                                              | 7.5m                                            | East 10.9m                                                          |
| Maximum Building Height                                                                                                             | 18m                                             | 22.3m                                                               |
| Storage                                                                                                                             | Completely enclosed within a building           | Completely enclosed within a building, Outdoor storage not provided |
| Min. Parking Space Rate 0.8 p/100m <sup>2</sup> Warehouse                                                                           | 117                                             | 5                                                                   |
| Min. Parking Space Rate 2.5 p/100m <sup>2</sup> Retail                                                                              | 19                                              | 44                                                                  |
| Min. Width of Landscape Area around parking Lots                                                                                    | No minimum                                      | 0                                                                   |
| Minimum Driveway width                                                                                                              | 6.7m (double lane traffic lane)                 | 6.7m                                                                |
| Min. Number of Vehicle Loading Spaces required per square meter of GFA Light Industrial Use / Warehouse 15,000-24,999m <sup>2</sup> | 3                                               | 2                                                                   |
| Minimum width of Driveway accessing loading Space                                                                                   | 6m                                              | 6m                                                                  |
| Minimum width of Aisle Accessing Oversized Vehicle Loading Space                                                                    | 11m                                             | 7.6m *                                                              |
| Bicycle Parking: 1 per 2,000m <sup>2</sup> (Warehouse) and 1 per 250m <sup>2</sup> (Retail)                                         | 10                                              | 10                                                                  |
| PAVED AREA                                                                                                                          | 3,829 m <sup>2</sup> (48.0%)                    |                                                                     |
| LANDSCAPED AREA                                                                                                                     | 355 m <sup>2</sup> (4.4%)                       |                                                                     |
| CONC. SIDEWALKS, PADS, RET WALLS                                                                                                    | 498 m <sup>2</sup> (6.2%)                       |                                                                     |
| * Access to 2 loading docks                                                                                                         |                                                 |                                                                     |
| GROSS FLOOR AREA (GFA)                                                                                                              |                                                 |                                                                     |
| BUILDING FOOTPRINT (INCLUDING INTERIOR LOADING & RETAIL)                                                                            | 3,309m <sup>2</sup> (35,618 ft <sup>2</sup> )   | 20%                                                                 |
| TOTAL SELF STORAGE                                                                                                                  | 13,967m <sup>2</sup> (150,335 ft <sup>2</sup> ) | 87%                                                                 |
| TOTAL INT. LOADING & PARKING                                                                                                        | 1,148m <sup>2</sup> (12,359 ft <sup>2</sup> )   | 6%                                                                  |
| TOTAL RECEPTION                                                                                                                     | 511m <sup>2</sup> (5,502 ft <sup>2</sup> )      | 2%                                                                  |
| TOTAL RETAIL                                                                                                                        | 750m <sup>2</sup> (8,074 ft <sup>2</sup> )      | 5%                                                                  |
| TOTAL GFA (5-STORY BLDG.)                                                                                                           | 16,498m <sup>2</sup> (177,586 ft <sup>2</sup> ) | 100%                                                                |
| TOTAL GFA                                                                                                                           | 15,350m <sup>2</sup> (165,227 ft <sup>2</sup> ) | WITHOUT INTERIOR LOADING & PARKING                                  |
| ** 2ND TO 5TH FLOOR 3,297m <sup>2</sup> (35,492 ft <sup>2</sup> ) / TOTAL 13,189m <sup>2</sup> (141,968 ft <sup>2</sup> ) = 80%     |                                                 |                                                                     |

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.

6 FOR SPC RESUBMISSION2018 01 29

5 FOR COORDINATION2018 01 19

4 FOR DISCUSSION2018 01 18

3 ISSUED FOR SITE PLAN CONTROL2017 10 05

2 FOR COORDINATION2017 09 28

1 FOR DISCUSSION2017 08 21

refdescriptiondate

revisions

ONTARIO ASSOCIATION OF ARCHITECTS  
NICHOLAS CARAGIANIS  
LICENCE 6661

FOR SPC RESUBMISSION  
2018 01 29

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TRUE NORTH PROJECT NORTH

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project & location  
DYMON SELF-STORAGE  
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OTTAWA, ONT.

CITY FILE NUMBER

title of drawing  
SITE PLAN

scale  
1:250

date  
JUL 2017

drawn by  
CT

A-100

D07-12-17-0133

DYMON-OTTAWINDUS851

APPROVED ☐ REFUSED ☐

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

DON HERWEYER, MANAGER  
DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SCALE 1 : 250

0

10

20

30 metres

BOUNDARY INFORMATION FROM SURVEY BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO  
LAND SURVEYORS 25 MAY 2017