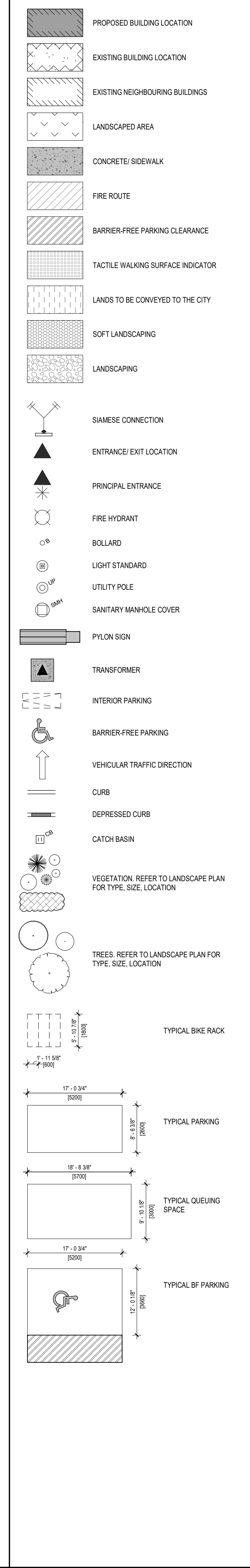


LEGEND



SITE NOTES:

TOPOGRAPHICAL INFORMATION:
 PART OF LOT 21 REGISTERED PLAN 30 CITY OF OTTAWA
 BOUNDARY INFORMATION FROM SURVEY FROM FARLEY, SMITH & DENIS SURVEYING LTD. 2017 ONTARIO LAND SURVEYORS

SITE STATISTICS:
 ZONING: AM10 [2616]

ZONING PROVISIONS:
 LOT AREA: 11,366.57 m² (1.14 HA)
 LOT AREA AFTER ROW: 10,823 m² (1.08 HA)

EXISTING BUILDING 1 (FORMER VALUE VILLAGE):
 EXISTING FOOTPRINT: 1,935 m² (20,830 SF)
 EXISTING FLOOR AREA TENANT: 1,467 m² (15,794 SF)
 EXISTING MEZZANINE TENANT: 143 m² (1,532 SF)
 EXISTING GROUND FLOOR TENANT EXPANSION: 468 m² (5,036 SF)

TOTAL FLOOR AREA (6-STOREY BUILDING): 16,811 m² (180,953 SF)
FOOTPRINT: 2,573 m² (27,699 SF)
SECOND TO SIXTH FLOOR (2,827 m² (30,438 SF))
MEZZANINE MECHANICAL & ELECTRICAL: 100 m² (1,074 SF)

TOTAL FLOOR AREA (6-STOREY BUILDING): 16,811 m² (180,953 SF)
SELF-STORAGE GROUND FLOOR: 664 m² (7,159 SF)
SELF-STORAGE 4th & 5th FLOOR (DRIVE-THRU): 252 m² (2,726 SF)
INTERIOR LOADING & PARKING AND LOADING DOCK: 795 m² (8,559 SF)
ELEVATORS, ELEV LOBBY 1+2, STAIRS (GF-4TH): 386 m² (4,163 SF)
RECEPTION: "DYMON RETAIL": 864 m² (9,233 SF)
SELF-STORAGE GROUND TO SIXTH: 14,802 m² (159,335 SF)
GFA SELF-STORAGE: ** 14,464 m² (155,690 SF)
GFA TOTAL BUILDING 2: 15,330 m² (165,011 SF)

EXISTING BUILDING 3 RESTAURANT:
 GROUND FLOOR: 303 m² (3,271 SF)
 MEZZANINE: 46 m² (495 SF)

PARKING STATISTICS:
 REQUIRED: PROPOSED
 92 SPACES: 97 SPACES (INCLUDING 2 ACCESSIBLE SPACES)
 7 SPACES AT INTERIOR LOADING / PARKING (INCLUDING 1 ACCESSIBLE SPACE)
 11 BIKE PARKING SPACES: 14 BIKE PARKING SPACES

LOADING:
 2 OUTDOOR LOADING SPACES (1 ADDED TO EXISTING TENANT BUILDING)
 1 INDOOR LOADING AREA (6-STOREY BUILDING 2)

LANDSCAPE:
 - SOFT LANDSCAPE AREA: 1,570 m² (16,909 SF) 13.8% OF LOT AREA
 - LANDSCAPE AREA INCLUDING SIDEWALKS: 2,421 m² (26,053 SF) 21.3% OF LOT AREA
 - PAVED AREA: 4,154 m² (44,511 SF) 35.8% OF LOT AREA
 - FOOTPRINT ALL BUILDINGS: 4,901 m² (52,755 SF) 43.1% OF LOT AREA

BUILDING HEIGHT:
 MAXIMUM BUILDING HEIGHT: 27.7 m (6-STOREY, BUILDING 2) AVERAGE GRADING TO 100' SP-ROOF
 MINIMUM BUILDING HEIGHT: 6.4 m (RESTAURANT, BUILDING 3)
 EXISTING BUILDING HEIGHT: 7.2 m (TENANT, BUILDING 1)

FOR A COMPLETE LIST OF THE PERFORMANCE STANDARDS FOR BOTH ZONING CATEGORIES, PLEASE REFER TO THE ASSOCIATED ZONING RATIONALE REPORT BY FOTENN

GENERAL NOTES

- DO NOT SCALE DRAWINGS. ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE. GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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ISSUE RECORD

NO.	DESCRIPTION	DATE
1	ISSUED FOR INFORMATION	2022 05 30
2	ISSUED FOR SITE PLAN APPROVAL	2022 06 21

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PROJECT TITLE:
DYMON 1375 CLYDE AVE., OTTAWA, ON.

DRAWING TITLE:
SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
APRIL 2022	SD	3466	A100
As SCALED	REVIEWED TD		

ARCHITECTURAL