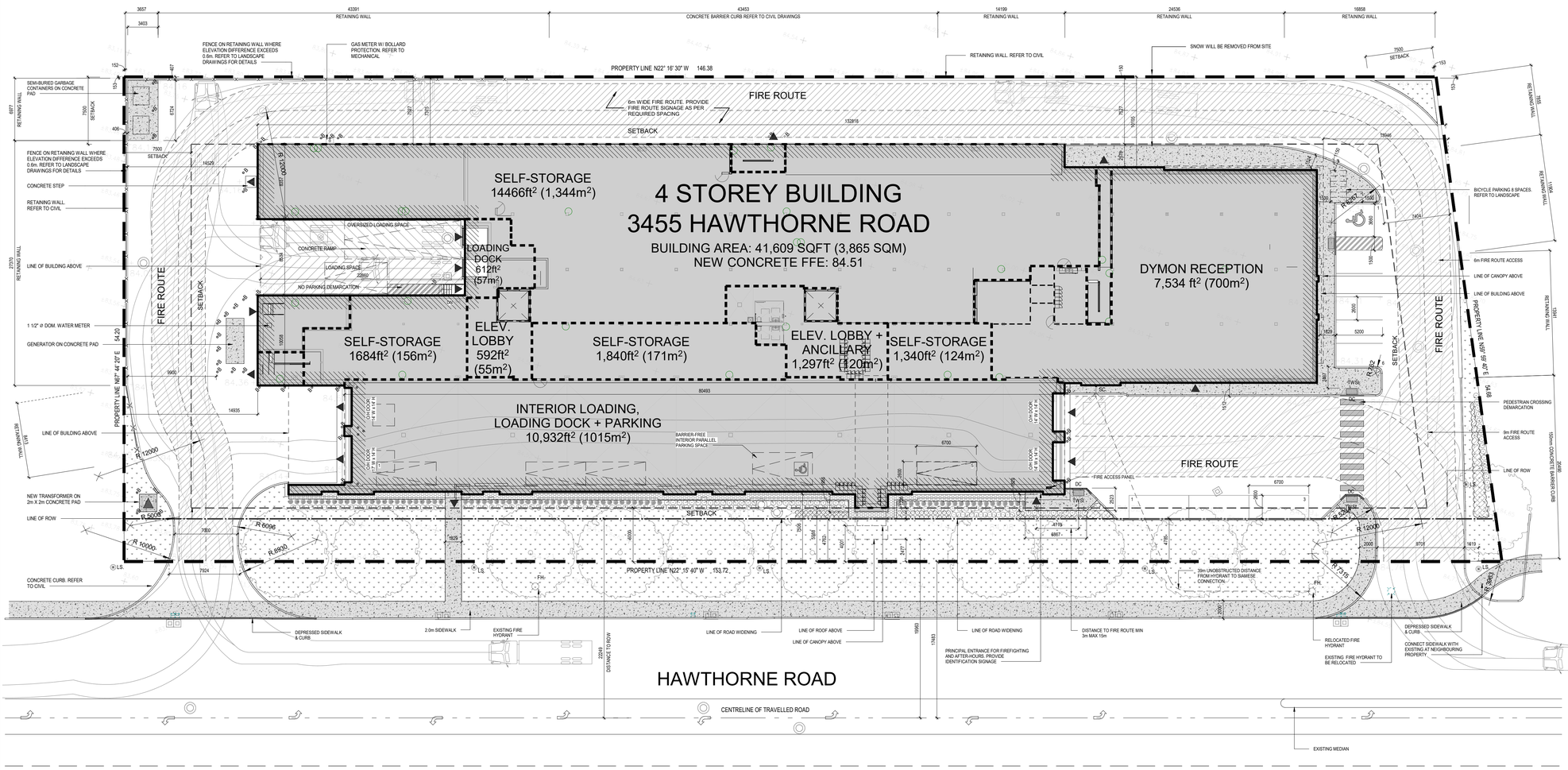

1 A100 SITE PLAN
SCALE: 1 : 250

LEGEND

- PROPOSED BUILDING LOCATION
- LANDSCAPED AREA
- CONCRETE/ SIDEWALK
- FIRE ROUTE
- BARRIER-FREE PARKING CLEARANCE
- TACTILE WALKING SURFACE INDICATOR
- SOFT LANDSCAPING
- BARRIER-FREE PARKING
- INTERIOR PARKING
- SIAMESE CONNECTION
- ENTRANCE/ EXIT LOCATION
- PRINCIPAL ENTRANCE
- FIRE HYDRANT
- BOLLARD
- EXISTING UTILITY POLE / LIGHT STANDARD
- VEHICULAR TRAFFIC DIRECTION
- CURB
- DEPRESSED CURB
- TRANSFORMER
- CATCHBASIN / MANHOLE
- CATCHBASIN
- 1.8m HIGH WOOD PRIVACY FENCE. REFER TO CIVIL
- VEGETATION. REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION
- NEW TREE. (VEGETATION FOR REFERENCE ONLY). REFER TO LANDSCAPE PLAN

GRAPHIC SCALE 1:250

REFER TO ELECTRICAL SITE PLAN FOR LIGHTING, TRANSFORMER AND GENERATOR DETAILS

APPROVED
By Lily Xu at 2:03 pm, Sep 09, 2022

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

SITE NOTES:

TOPOGRAPHICAL INFORMATION:

PART OF LOT 5
CONCESSSION 6 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

SURVEYED BY STANTEC GEOMATICS LIMITED ONTARIO LAND SURVEYORS ON NOVEMBER 27, 2019.

SITE STATISTICS:

IL ZONING - PROVISIONS:

ZONING PROVISIONS	REQUIRED:	PROPOSED:
MIN. LOT AREA (m²):	2,000 m²	8,132 m²
MIN. LOT FRONTAGE (m):	NO MIN.	154m
MAX. LOT COVERAGE (%):	65%	50%
MIN. FRONT YARD YARD SETBACK:	0.6 m	4.6 m (MARQUEE TO PROPERTY LINE) 4.0 m (CANOPY TO PROPERTY LINE)
MIN. INTERIOR SIDE YARD SETBACK:	7.5 m	NORTH: 14.9 m SOUTH: 14.4 m (MARQUEE TO PROPERTY LINE) SOUTH: 13.9 m (CANOPY TO PROPERTY LINE)
MIN. REAR YARD SETBACK:	7.5 m	7.5 m
MAX. BUILDING HEIGHT:	18 m	17.9 (AVG. GRADING TO HIGH POINT OF ROOF)
MIN. WIDTH OF LANDSCAPE AREA ABUTTING STREET:	0 m	FRONT: 7.5 m
MAX. FLOOR SPACE INDEX:	2	1.98
MINIMUM PARKING FOR WAREHOUSE (SELF-STORAGE FACILITY)	14 SPACES	9 EXTERIOR 5 INTERIOR

IL [2727] ZONING - PROVISIONS:

ZONING PROVISIONS	REQUIRED:	PROPOSED:
MINIMUM DRIVE AISLE WIDTH	6.7 m	7.3
MINIMUM BICYCLE PARKING FOR WAREHOUSE (STORAGE FACILITY) (1.8m/0.6m) 1 PER 2000m2 OF GFA n(15718m2 / 2,000m2) x 1	8 SPACES	8
LOADING SPACES (3.5mx7m):	1	1 EXTERIOR
OVERSIZED LOADING SPACES (4.3mx13m):	1	1 EXTERIOR
ACCESSIBLE PARKING SPACE:	1 TYPE A	2 EXTERIOR 1 INTERIOR

SNOW WILL BE REMOVED FROM SITE.

SITE AREAS:

LOT AREA:	8,132.5 m2	(100%)
PAVED AREA:	3,126 m2	(38.4%)
LANDSCAPED AREA:	1,144 m2	(14.1%) INCLUDES CONC. SIDEWALKS
BUILDING FOOTPRINT:	3,866 m2	(47.2%)

BUILDING AREAS:

BASEMENT FLOOR:	2,690 m²	28,961 ft²	15.0 %
GROUND FLOOR:	3,866 m²	41,610 ft²	22.5 %
ELECTRICAL MEZZANINE	61 m²	657 ft²	0.5 %
SECOND TO FOURTH FLOOR	11,020 m²	118,618 ft²	62.0 %
TOTAL BASEMENT TO FOURTH FLOOR (**)	17,637 m²	189,843 ft²	100 %

(**) SECOND 45,075 ft² (4,187 m²), THIRD: 42,497 ft² (3,948 m²), FOURTH: 31,053 ft² (2885 m²)

GROSS FLOOR AREA (GFA):

BUILDING FOOTPRINT (INCLUDES INT. LOADING & PARKING AND LOADING DOCK)	3,866 m²	41,609 ft²		
ELECTRICAL SERVICE MEZZANNE	61 m²	657 ft²	0.5 %	100 %
ELEVATOR SHAFT AND STAIRS (BASEMENT TO 4TH FLOOR)	472 m²	5,085 ft²	2.5 %	
ELEVATOR LOBBY 1 & 2 AND ANCILLARY SPACES GROUND FLOOR	175 m²	1,889 ft²	1.0 %	
INTERIOR LOADING & PARKING AND LOADING DOCK (***)	1,072 m²	11,544 ft²	6.0 %	
DYMON RECEPTION (***)	700 m²	7,534 ft²	4.0 %	
TOTAL SELF-STORAGE BASEMENT TO 4TH (***)	15,081 m²	162,341 ft²	86.0 %	
TOTAL GFA 4-STOREY BULDING (****)	17, 089 m²	183, 944 ft²		
TOTAL GFA	16, 017 m²	172, 405 ft²	EXCLUDING INTERIOR LOADING & PARKING AND DOCK	

(***) EXCLUDES STAIR AND ELECTRICAL MEZZANNE
(****) EXCLUDES ELEVATORS AND STAIRS (BASEMENT TO 4TH FLOOR)

GENERAL NOTES

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

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ACTUAL NORTH
project north

ONTARIO ASSOCIATION OF ARCHITECTS
TOM F. DRESSEN
LICENCE
5910
2022-08-09

ISSUE RECORD

NO.	DESCRIPTION	DATE
1	ISSUED FOR SPA APPROVAL	2022-06-21
2	90% REVIEW	2022-07-22
3	ISSUED FOR SPA APPROVAL	2022-08-05

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WWW.ARCHITECTSDCA.COM 613.725.2294

PROJECT TITLE
DYMON 3455 HAWTHORNE

DRAWING TITLE
SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
JUNE 2022	GL	3467	A100
SCALE As indicated	REVIEWED TD		

ARCHITECTURAL

D07-12-20-0191

PLAN #18361