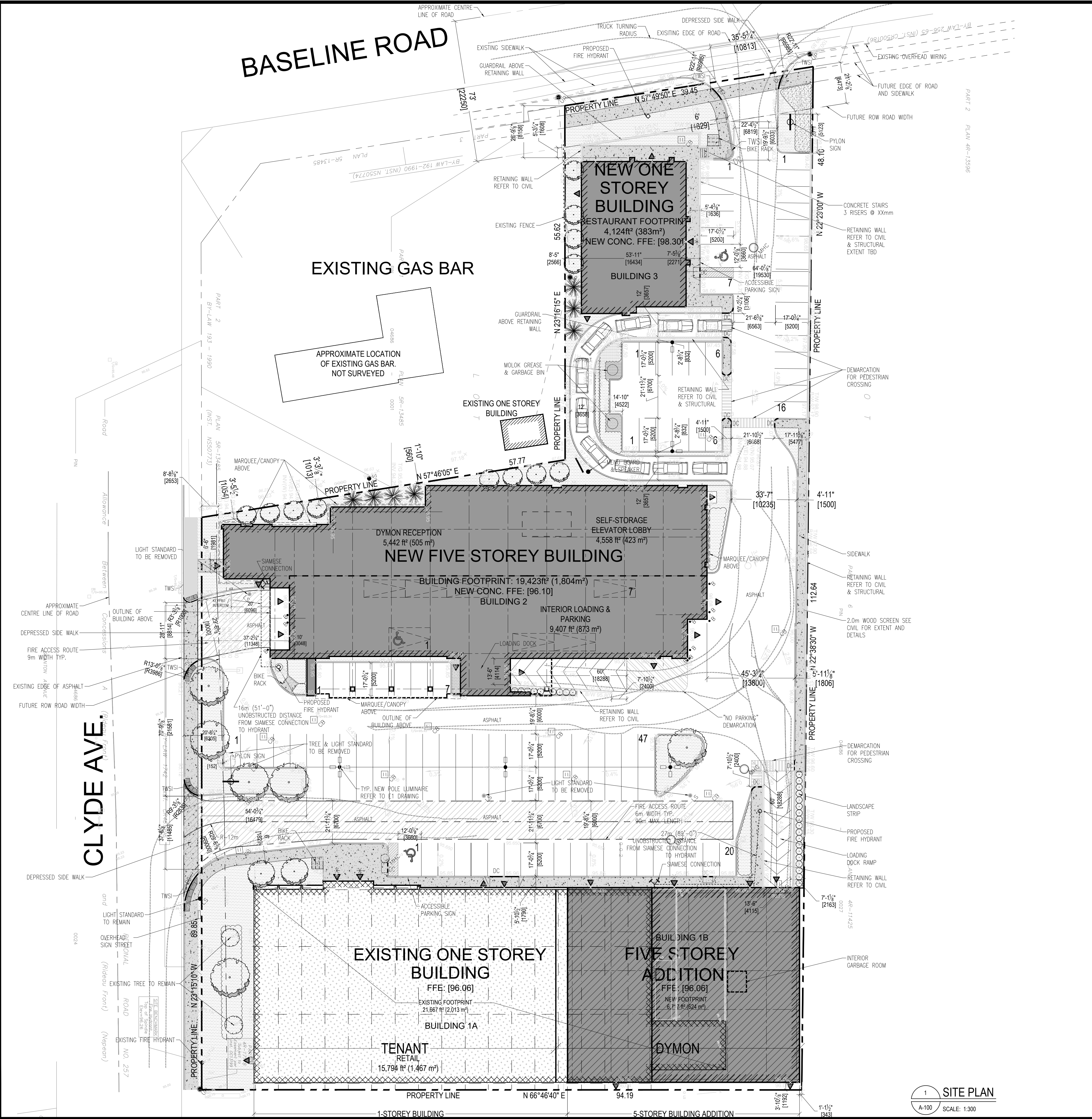
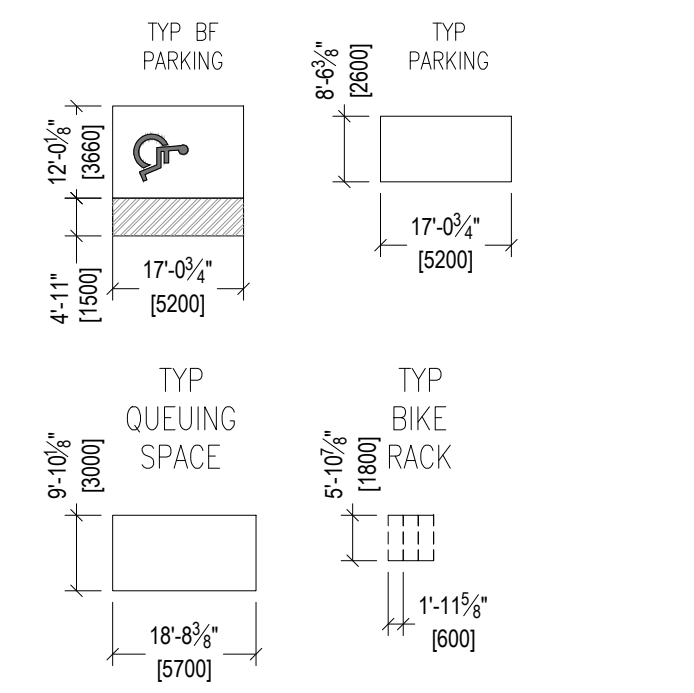
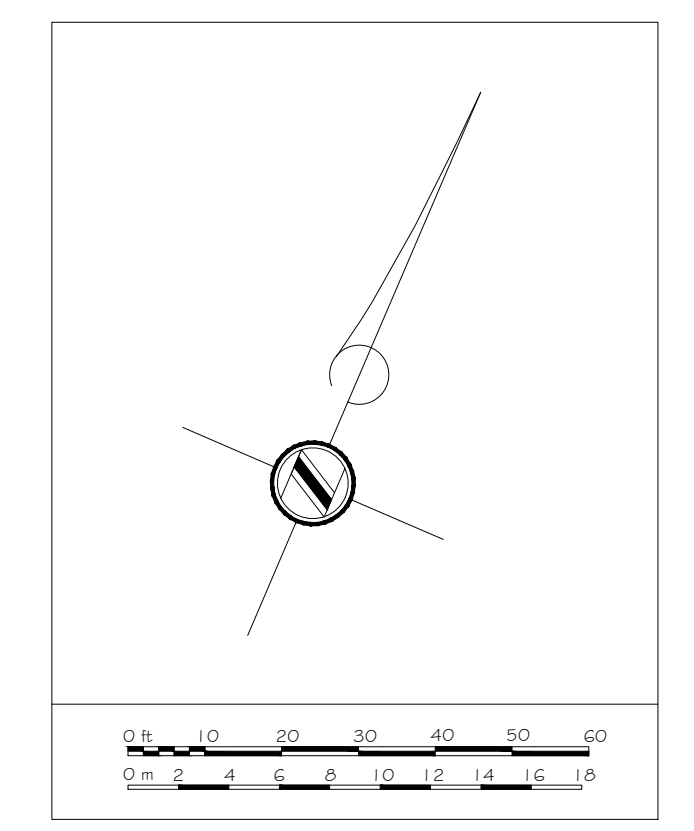




STATISTICS	
LEGAL DESCRIPTION OF PROPERTY: PART OF LOT 21 REGISTERED PLAN 30 CITY OF OTTAWA BOUNDARY INFORMATION FROM SURVEY FROM FARLEY, SMITH & TENDS SURVEYING LTD. 2017 ONTARIO LAND SURVEYORS ZONING: AM10 [2217] LOT AREA: 11,366.57 m ² (1.136 Ha) GFA BUILDING 1A (FORMER VALUE VILLAGE) EXISTING BUILDING FOOTPRINT: 2,013 m ² (21,667 ft ²) GROUND FLOOR TENANT: 1,467 m ² (15,794 ft ²) NEW MEZZANINE TENANT: 133 m ² (1,439 ft ²) GFA BUILDING 1B (5-STORY ADDITION) FOOTPRINT OF ADDITION: 624 m ² (6,717 ft ²) GROUND FLOOR DYMON SELF-STORAGE: 1,170 m ² (12,592 ft ²) SECOND FLOOR DYMON SELF-STORAGE: 1,114 m ² (11,990 ft ²) THIRD FLOOR DYMON SELF-STORAGE: 1,114 m ² (11,990 ft ²) FOURTH FLOOR DYMON SELF-STORAGE: 1,114 m ² (11,990 ft ²) FIFTH FLOOR DYMON SELF-STORAGE: 1,114 m ² (11,990 ft ²) TOTAL GFA DYMON 5-STORY ADDITION: 5,626 m ² (60,558 ft ²) GFA BUILDING 2 (NEW 5-STORY BUILDING) GROUND FLOOR INCLUDING INTERIOR L & P: 1,804 m ² (19,423 ft ²) GROUND FLOOR DYMON SELF-STORAGE AND ELEVATOR LOBBY: 423 m ² (4,558 ft ²) GROUND FLOOR DYMON RECEPTION: 506 m ² (5,442 ft ²) GROUND FLOOR INTERIOR LOADING DOCK & PARKING: 873 m ² (9,407 ft ²) SECOND TO FIFTH FLOOR: 8,166 m ² (87,896 ft ²) TOTAL GFA 5-STORY BUILDING: 9,970 m ² (107,319 ft ²) * TYPICAL UPPER FLOOR 2,041 m ² (21,974 ft ²) GFA BUILDING 3 (RESTAURANT): GROUND FLOOR: 383 m ² (4,124 ft ²) MEZZANINE/STAIRS: 46 m ² (500 ft ²) REQUIRED: 386 SPACES PROPOSED: 106 SPACES (INCLUDING 2 ACCESSIBLE SPACES) 7 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-STORY BLDG.) LANDSCAPE: LANDSCAPE AREA: 2,064m ² (22,216 ft ²) 18% OF LOT AREA PAVED AREA: 4,493m ² (48,362 ft ²) 40% OF LOT AREA FOOTPRINT ALL BUILDINGS: 4,809m ² (51,763 ft ²) 42% OF LOT AREA BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT: 24.5m (5-STORY 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
	NEW POLE LUMINAIRE
	FIRE HYDRANT
	PYLON SIGN



1 SITE PLAN
A-100 SCALE: 1:300

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
10	FOR SITE PLAN CONTROL	2018 05 24
9	FOR COORDINATION	2018 05 03
8	FOR COORDINATION	2018 03 19
7	FOR COORDINATION	2017 11 13
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

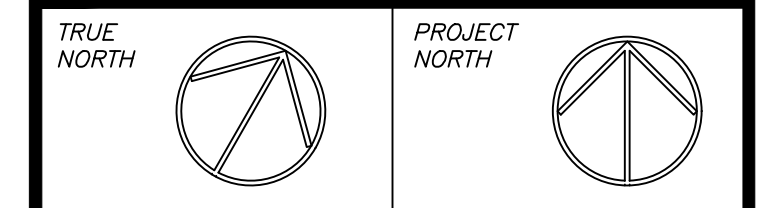
revisions



FOR SPC
2018.05.24

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	Mirton 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 0Z9 tel: (613) 730-5705 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



architect
nicholas caragianis architect inc.
137 Pamela Street,
Ottawa, ON K1S 3K9
t: 613 937 6801
f: 613 937 6889
e: info@ncarchitect.ca
www.ncarchitect.ca

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

CITY FILE NUMBER

title of drawing
SITE PLAN

scale AS NOTED	drawing A-100
date JUN 2017	
drawn by KL SG SS	