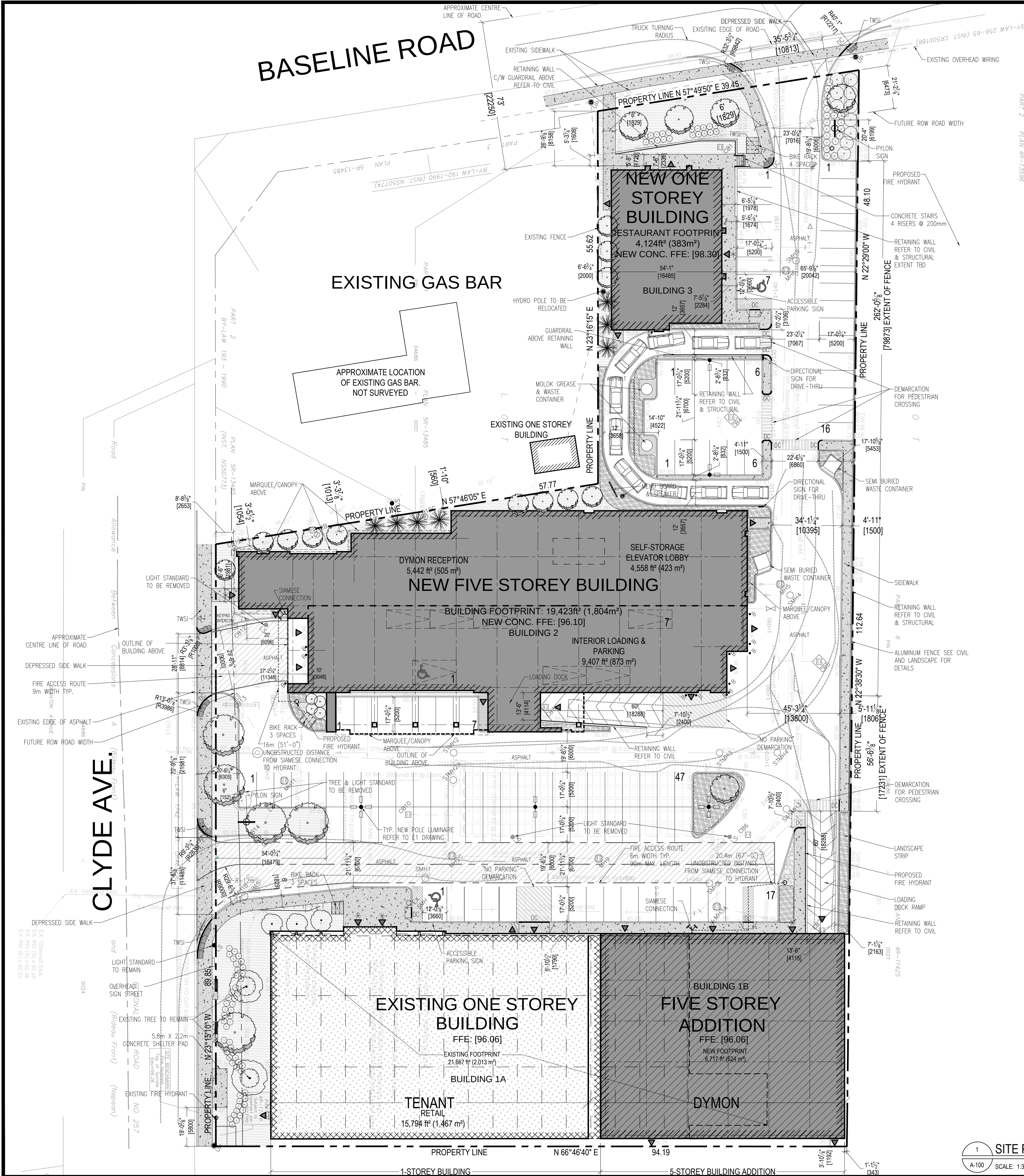




## SITE STATISTICS

### LEGAL DESCRIPTION OF PROPERTY:

PART OF LOT 21  
REGISTERED PLAN 30  
CITY OF OTTAWA

BOUNDARY INFORMATION FROM SURVEY FROM  
FARLEY, SMITH & SONS SURVEYING LTD. 2017  
ONTARIO LAND SURVEYORS

ZONING: AM10 [2217]

LOT AREA: 11,366.57 m<sup>2</sup> (1,136 Ha)

### GFA BUILDING 1A (FORMER VALUE VILLAGE)

EXISTING BUILDING FOOTPRINT: 2,013 m<sup>2</sup> (21,667 ft<sup>2</sup>)

GROUND FLOOR TENANT: 1,467 m<sup>2</sup> (15,794 ft<sup>2</sup>)

NEW MEZZANINE TENANT: 133 m<sup>2</sup> (1,431 ft<sup>2</sup>)

RETAIL / SHOWROOM: 807 m<sup>2</sup> (8,650 ft<sup>2</sup>)

### GFA BUILDING 1B (5-STORY ADDITION)

FOOTPRINT OF ADDITION: 624 m<sup>2</sup> (6,717 ft<sup>2</sup>) 11 %

FOOTPRINT OF BUILDING 1B (INCLUDING INTERIOR LOADING): 624 m<sup>2</sup> (6,717 ft<sup>2</sup>) 22 %

SELF STORAGE GROUND FLOOR: 157 m<sup>2</sup> (1,649 ft<sup>2</sup>)

MEZZANINE MECHANICAL & ELECTRICAL: 62 m<sup>2</sup> (667 ft<sup>2</sup>) 1 %

TOTAL INT. LOADING DOCK \* 59 m<sup>2</sup> (639 ft<sup>2</sup>) 1 %

ELEVATORS, ELEV LOBBY / STAIRS (GF TO 5TH): 332 m<sup>2</sup> (3,575 ft<sup>2</sup>) 6 %

TOTAL RECEPTION + DYMON RETAIL \* 804 m<sup>2</sup> (8,650 ft<sup>2</sup>) 14 %

TOTAL SELF STORAGE \*\* 4,345 m<sup>2</sup> (46,770 ft<sup>2</sup>) 78 %

TOTAL FLOOR AREA (5-STORY BLDG.): 5,602 m<sup>2</sup> (60,301 ft<sup>2</sup>)

TOTAL GFA \*\*\* 5,148 m<sup>2</sup> (55,420 ft<sup>2</sup>)

\* GROUND FLOOR

\*\* SELF STORAGE GROUND TO FIFTH FLOOR

\*\*\* EXCLUDES ELEVATORS LOBBY, M&E MEZZANINE, ELEVATORS, ELEV LOBBY & STAIRS (GROUND TO 5TH)

SECOND TO FIFTH FLOOR: 11,269 m<sup>2</sup> (1,047 m<sup>2</sup>) PER FLOOR, EXCLUDES STAIRS & ELEVATORS

### GFA BUILDING 2 (NEW 5-STORY BUILDING)

FOOTPRINT: 1,804 m<sup>2</sup> (19,423 ft<sup>2</sup>) 18 %

SELF STORAGE GROUND FLOOR: 132 m<sup>2</sup> (1,425 ft<sup>2</sup>) 1 %

MEZZANINE MECHANICAL & ELECTRICAL: 133 m<sup>2</sup> (1,431 ft<sup>2</sup>) 1 %

TOTAL INT. LOADING & PARKING \* AND LOADING DOCK: 991 m<sup>2</sup> (10,664 ft<sup>2</sup>) 10 %

ELEVATORS, ELEV LOBBY / STAIRS (GF TO 5TH): 410 m<sup>2</sup> (4,410 ft<sup>2</sup>) 4 %

TOTAL RECEPTION + DYMON RETAIL \* 495 m<sup>2</sup> (5,332 ft<sup>2</sup>) 5 %

TOTAL SELF STORAGE \*\* 7,963 m<sup>2</sup> (85,721 ft<sup>2</sup>) 80 %

TOTAL FLOOR AREA (5-STORY BLDG.): 9,992 m<sup>2</sup> (107,558 ft<sup>2</sup>)

TOTAL GFA \*\*\* 9,583 m<sup>2</sup> (103,148 ft<sup>2</sup>)

\* GROUND FLOOR

\*\* SELF STORAGE GROUND TO FIFTH FLOOR

\*\*\* EXCLUDES ELEVATORS LOBBY, M&E MEZZANINE, ELEVATORS, ELEV LOBBY & STAIRS (GROUND TO 5TH)

SECOND TO FIFTH FLOOR: 21,074 m<sup>2</sup> (1,958 m<sup>2</sup>) PER FLOOR, EXCLUDES STAIRS & ELEVATORS

### GFA BUILDING 3 (RESTAURANT)

GROUND FLOOR: 383 m<sup>2</sup> (4,124 ft<sup>2</sup>)

MEZZANINE: 46 m<sup>2</sup> (500 ft<sup>2</sup>)

### PARKING STATISTICS

| REQUIRED               | PROPOSED                                                           |
|------------------------|--------------------------------------------------------------------|
| 179 SPACES             | 108 SPACES<br>(INCLUDING 2 ACCESSIBLE SPACES)                      |
|                        | 7 SPACES AT INT. LOADING/PARKING<br>(INCLUDING 1 ACCESSIBLE SPACE) |
| 10 BIKE PARKING SPACES | 10 BIKE PARKING SPACES                                             |

### LOADING

2 OUTDOOR LOADING SPACES

1 INDOOR LOADING AREA (5-STORY BUILDING 2)

### LANDSCAPE

LANDSCAPE AREA: 2,064 m<sup>2</sup> (22,216 ft<sup>2</sup>) 18% OF LOT AREA

PAVED AREA: 4,493 m<sup>2</sup> (48,362 ft<sup>2</sup>) 40% OF LOT AREA

FOOTPRINT ALL BUILDINGS: 4,809 m<sup>2</sup> (51,763 ft<sup>2</sup>) 42% OF LOT AREA

### BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT: 23.25m (5-STORY BUILDING 1B AND 2) AVERAGE GRADING TO TOP OF ROOF

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<br>(REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION)  |
|  | EXISTING TREE<br>(VEGETATION IS FOR REFERENCE ONLY,<br>REFER TO LANDSCAPE PLAN) |
|  | BARRIER FREE PARKING                                                            |
|  | INTERIOR PARKING                                                                |
|  | CATCH BASIN                                                                     |
|  | SANITARY CONNECTION                                                             |
|  | ENTRANCE / EXIT LOCATION                                                        |
|  | TRANSFORMER                                                                     |
|  | EXISTING FENCE                                                                  |
|  | MAN HOLE COVER                                                                  |
|  | SANITARY MAN HOLE COVER                                                         |
|  | UTILITY POLE                                                                    |
|  | LIGHT STANDARD                                                                  |
|  | NEW POLE LUMINAIRE                                                              |
|  | 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       |
|-----|-----------------------|------------|
| 16  | FOR SPC               | 2019 02 14 |
| 15  | FOR SPC               | 2018 12 17 |
| 14  | FOR SPC COORDINATION  | 2018 12 12 |
| 13  | FOR SPC               | 2018 10 29 |
| 12  | FOR DISCUSSION        | 2018 08 24 |
| 11  | FOR COORDINATION      | 2018 08 15 |
| 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 09 |
| 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 SPC  
RESUBMISSION  
2019-02-14

DESIGN ARCHITECT  
TACT Architecture Inc.  
660R College St (Rear Lane) Toronto ON M6G 1B8  
tel: (416) 516 1949  
email: info@tactdesign.ca

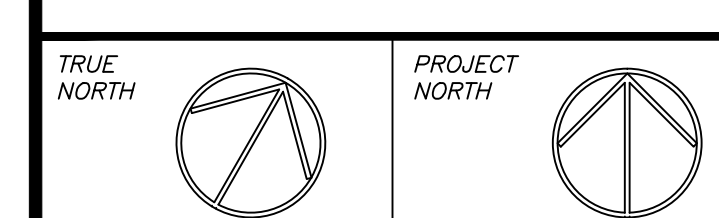
STRUCTURAL ENGINEER  
Cleland Jardine Engineering Ltd.  
200-580 Terry Fox Drive, Kanata ON K2L 4B9  
tel: (613) 591-1533 fax: (613) 591-1703  
e-mail: mail@clelandjardine.com

MECHANICAL/ELECTRICAL  
Miron 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) 730-5705 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

date  
JUN 2017

drawn by  
KL SG SS

drawing

A-100

1 SITE PLAN

A-100 SCALE: 1:300