

1 GROUND FLOOR KEYPLAN - SCOPE OF WORK
SCALE: 1" = 50'-0"

2 SECOND FLOOR KEYPLAN - SCOPE OF WORK
SCALE: 1" = 50'-0"

ARCHITECTURAL DRAWINGS - IFP AMENDMENT		
A200	GROUND AND SECOND FLOOR FIRE SEPARATION PLANS	PERMIT AMENDMENT
A205	GROUND FLR STORAGE & RECEPTION (DIMENSIONED)	PERMIT AMENDMENT
A206	GROUND FLR STORAGE & RECEPTION (ANNOTATED)	PERMIT AMENDMENT

STRUCTURAL DRAWINGS	

MECHANICAL DRAWINGS	
M-1	LEGENDS, SCHEDULES AND DETAILS
M-4	PLUMBING PART PLAN AND SPECIFICATIONS

ELECTRICAL DRAWINGS	
E0.1	GENERAL NOTES & LEGEND
E1.1	GROUND FLOOR LIGHTING
E1.2	SECOND FLOOR LIGHTING
E2.1	GROUND FLOOR & MEZZANINE POWER
E3.1	GROUND FLOOR & MEZZANINE EMERGENCY
E3.2	SECOND FLOOR EMERGENCY
E4.1	SINGLE LINE DIAGRAM

SPRINKLER DRAWINGS	
546551-01	GROUND FLOOR FIRE PROTECTION DETAILS AND SCHEMATICS

NEW FIT - UP - L1 + L2			
Name	Level	Area (Sq Ft)	Area (Sq M)
L1 SELF-STORAGE - RENO	GRND FLR	13043 sq'	1212 sq'm
L1 SELF-STORAGE - RENO	GRND FLR	8023 sq'	738 sq'm
EXIST L1 VEHICLE ACCESS	GRND FLR	7387 sq'	686 sq'm
NEW L2 SELF-ST. INFILL AREA	2ND FLR	17344 sq'	1611 sq'm
NEW L2 SELF-ST. INFILL AREA	GRND FLR	17344 sq'	1611 sq'm
		46797 sq'	4348 sq'm

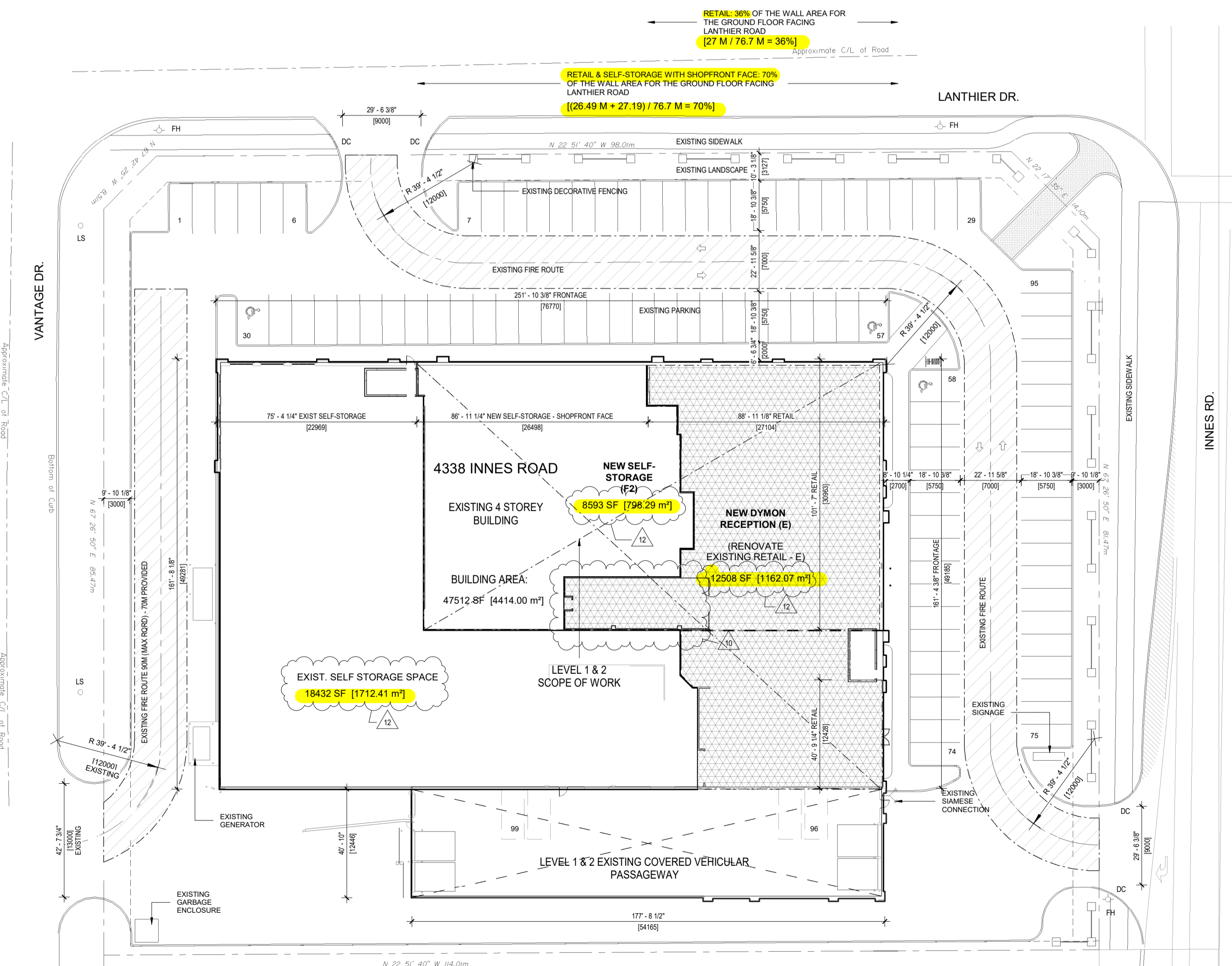
SELF-STORAGE GROSS - EXISTING LEVEL 1 - 4			
Name	Level	Area (Sq Ft)	Area (Sq M)
EXISTING L1 SELF-STORAGE	GRND FLR	18259 sq'	1678 sq'm
EXISTING L2 SELF-STORAGE	2ND FLR	22578 sq'	2107 sq'm
EXISTING L3 SELF-STORAGE	3RD FLR	47281 sq'	4391 sq'm
EXISTING L4 SELF-STORAGE	4TH FLR	47281 sq'	4391 sq'm
		135257 sq'	12566 sq'm

GROSS - LEVEL 1 - 4 (EXCL. DRIVE AISLE)			
Name	Level	Area (Sq Ft)	Area (Sq M)
Gross Building Area		174866 sq'	16227 sq'm

GROSS - LEVEL 1 - 4 (EXCL. DRIVE AISLE)			
Name	Level	Area (Sq Ft)	Area (Sq M)
EXIST L1 VEHICLE ACCESS		7387 sq'	686 sq'm

TOTAL GROSS - LEVEL 1 - 4 (INCL. DRIVE AISLE)			
Name	Level	Area (Sq Ft)	Area (Sq M)
Gross Building Area		182053 sq'	16913 sq'm

GROSS BLG (1) BY LEVEL (INCL. DRIVE AISLE)			
Level	Area (Sq Ft)	Area (Sq M)	Area (Sq Ft)
GRND FLR	4414 sq'	47511.63 sq'm	4414 sq'
2ND FLR	3716 sq'	40019.75 sq'm	3716 sq'
3RD FLR	4391 sq'	47260.91 sq'm	4391 sq'
4TH FLR	4391 sq'	47260.91 sq'm	4391 sq'
	16913 sq'	182053.20 sq'm	16913 sq'



3 SITE PLAN
SCALE: 1/32" = 1'-0"

GENERAL SITE PLAN NOTES:

TOPOGRAPHICAL INFORMATION:
PART OF LOT 1 CONCESSION 11 GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA
PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FIELD WORK COMPLETED JANUARY 5, 2006. SITE AREA = 10 360 sq.m. BOUNDARY INFORMATION COMPILED FROM PLAN 50R-5237

SITE AND BUILDING DATA:

SITE-AREA	10360 m ²	111514.11 sq'
BUILDING AREA	NO CHANGE	4414 m ² 47511.63 sq'
BUILDING HEIGHT:	14.6m	
GROSS BUILDING AREA (1) EX (EXISTING)	15302 m ²	164709.12 sq'
GROSS BUILDING AREA (1) NEW (NEW 2ND FLOOR INFILL)	1611 m ²	17344.07 sq'
GROSS BLG (1) TOTAL	16913 m ²	182053.20 sq'

GROSS BUILDING AREA:

- (ONTARIO BUILDING CODE DEFINITION) THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.
- GROSS FLOOR AREA (CITY OF OTTAWA ZONING BY-LAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS): GROSS LEASABLE FLOOR AREA MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:
- FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)
- COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326)
- BICYCLE PARKING, MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;
- COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)
- COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING:

ZONING DESIGNATIONS (PART 10):
LC5 [1191] - LOCAL COMMERCIAL ZONE LIGHT INDUSTRIAL USE (FORMERLY MS1)

ZONING PROVISIONS

SETBACKS (SECTION 203):
CORNER SIDE YARD LOT LINE: NO CHANGE
REAR & SIDE YARD LOT LINE: NO CHANGE
ABUTTING A RESIDENTIAL AREA: NO CHANGE
REAR & SIDE YARD LOT LINE (OTHER CASES NOT INCLUDING ABOVE): NO CHANGE

ZONING EXCEPTION 1191

PERMITTED USES OTHER THAN LIGHT INDUSTRIAL:

REQUIRED	PROPOSED
1. MINIMUM CUMULATIVE TOTAL OF 40% OF THE GROUND FLOOR OF THE BUILDING,	3681 m ² x 0.4 = 1472 m ² 1762 SQM (1)
2. 80% OF THE WALL AREA FOR THE GROUND FLOOR FACING INNES ROAD AND	49 240 M x 0.8 = 39 392 M 43 106 M
3. 40% OF THE GROUND FLOOR FACING LANIER DRIVE, EXCLUDING ANY ENCLOSED LOADING SPACE.	76 770 M x 0.4 = 30 708 M 27 M (1)

(1) REFER TO 4338 INNES ROAD PLANNING RATIONALE ZONING BY-LAW AMENDMENT

BUILDING HEIGHT: 14.63M (NO CHANGE)

LANDSCAPING (SECTION 110):
ABUTTING A STREET / RES. / INST.: 3.0m MINIMUM
NOT ABUTTING A STREET: NO MINIMUM

VEHICLE PARKING (SECTION 101): N49 AREA C

FORMER PARKING REQUIREMENTS SUBJECT TO RETAIL & INDUSTRIAL (NOW OMITTED & REPLACED WITH INDUSTRIAL):

REMOVED:	95
NEW:	83 (REQUIRED)
TOTAL PROVIDED:	95

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 REVIEW	2022-03-23
2	ISSUED FOR PERMIT	2022-04-22
3	ISSUED FOR REVIEW	2022-04-26
4	ISSUED FOR PERMIT UPDATE	2022-05-20
5	ISSUED FOR TENDER	2022-06-14
6	IFT FINAL REVIEW	2022-08-16
7	ISSUE FOR CONSTRUCTION	2022-08-23
8	REISSUED FOR CONSTRUCTION	2022-09-08
9	ISSUED FOR RECORD	2022-10-21
10	PERMIT AMENDMENT	2023-03-02
11	AREA-CLARIFICATIONS	2023-05-19
12	SITE PLAN UPDATE	2023-08-21

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PROJECT TITLE:
DYMON 4338 INNES ROAD FIT-UP & RENOVATION

DRAWING TITLE:
COVER PAGE

DATE	DRAWN	JOB NO.	DRAWING NO.
JUNE 2023	GL	3387	A000

SCALE As indicated REVIEWED TD

ARCHITECTURAL