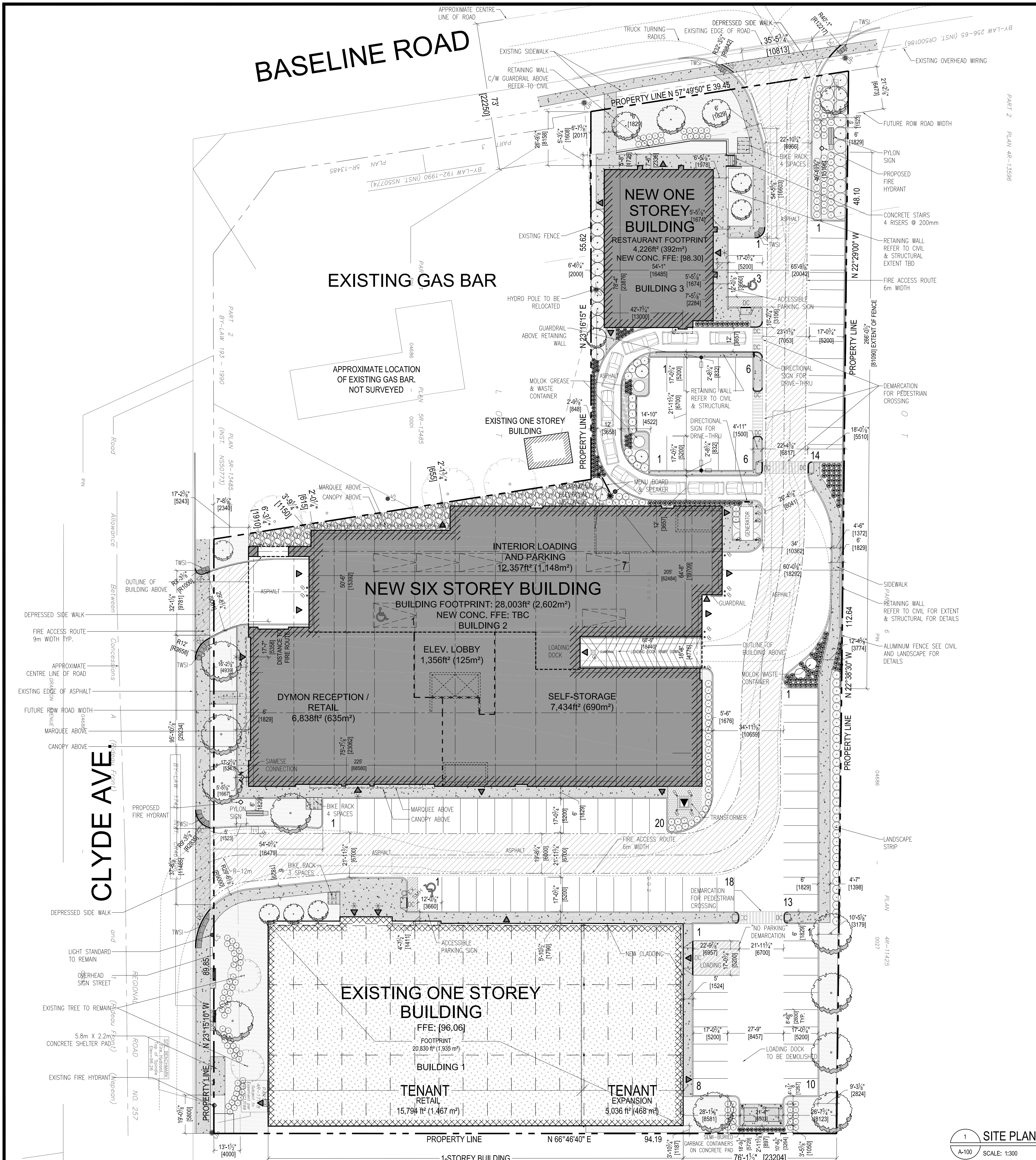




SITE STATISTICS	
LEGAL DESCRIPTION OF PROPERTY: PART OF LOT 21 REGISTERED PLAN 30 CITY OF OTTAWA BOUNDARY INFORMATION FROM SURVEY FROM FARLEY, SMITH & DENIS SURVEYING LTD. 2017 ONTARIO LAND SURVEYORS ZONING: AM10 [2217] LOT AREA: 11,366.57 m² (1.14 Ha) LOT AREA AFTER ROW: 10,823 m² (1.08 Ha) GFA BUILDING - 1 (FORMER VALUE VILLAGE) EXISTING FOOTPRINT: 1,935 m² (20,830 ft²) EXISTING FLOOR AREA TENANT: 1,467 m² (15,794 ft²) EXISTING MEZZANINE TENANT: 149 m² (1,603 ft²) EXISTING GROUND FLOOR TENANT EXPANSION: 468 m² (5,036 ft²) TOTAL FLOOR AREA BUILDING - 1: 2,084 m² (22,433 ft²) GFA EXISTING MEZZANINE: 125 m² (1,354 ft²) GFA EXISTING GROUND FLOOR TENANT: 1,347 m² (14,500 ft²) GFA EXISTING GROUND FLOOR TENANT EXPANSION: 437 m² (4,707 ft²) GFA TOTAL BUILDING - 1: 1,910 m² (20,561 ft²) GFA BUILDING - 2 (NEW 6-STOREY BUILDING) FOOTPRINT: 2,602 m² (28,003 ft²) SELF STORAGE GROUND FLOOR: 690 m² (7,434 ft²) MEZZANINE MECHANICAL & ELECTRICAL: 102 m² (1,105 ft²) INT. LOADING & PARKING AND LOADING DOCK: 1,148 m² (12,357 ft²) INCLUDES DRIVE-THRU SELF-STORAGE ELEVATORS, ELEV LOBBY / STAIRS (GF TO 6TH): 817 m² (8,795 ft²) TOTAL RECEPTION + DYMON RETAIL: 535 m² (5,768 ft²) TOTAL SELF STORAGE GROUND TO SIXTH: 14,831 m² (159,644 ft²) (SECOND TO SIXTH FLOOR 2,828 m² (30,442 ft²)) TOTAL FLOOR AREA (6-STOREY BLDG.): 17,539 m² (188,790 ft²) GFA SELF STORAGE GROUND FLOOR: 994 m² (10,750 ft²) GFA MEZZANINE MECHANICAL & ELECTRICAL: 102 m² (1,105 ft²) GFA INTERIOR LOADING & PARKING AND LOADING DOCK: 779 m² (8,391 ft²) GFA ELEVATORS, ELEV LOBBY / STAIRS (GF TO 6TH): 817 m² (8,795 ft²) GFA RECEPTION + DYMON RETAIL: 616 m² (6,638 ft²) GFA TOTAL SELF STORAGE: 14,601 m² (157,170 ft²) TOTAL GFA: 15,218 m² (163,808 ft²) * GROUND FLOOR ** SELF STORAGE GROUND TO SIXTH FLOOR SECOND TO SIXTH FLOOR SELF STORAGE: 28,293 ft² (2,721 m²) PER FLOOR, EXCLUDES STAIRS & ELEVATORS *** EXCLUDES INT. LOADING & PARKING, LOADING DOCK, ELEVATORS LOBBY, M&E MEZZANINE, ELEVATORS, ELEV LOBBY & STAIRS (GROUND TO 6TH) GFA BUILDING - 3 RESTAURANT: GROUND FLOOR: 363 m² (3,917 ft²) MEZZANINE: 46 m² (500 ft²) PARKING STATISTICS REQUIRED 194 SPACES 11 BIKE PARKING SPACES PROPOSED 98 SPACES (INCLUDING 2 ACCESSIBLE SPACES) 7 SPACES AT INT. LOADING/PARKING (INCLUDING 1 ACCESSIBLE SPACE) 11 BIKE PARKING SPACES LOADING 2 OUTDOOR LOADING SPACES (1-ADDED TO EXISTING TENANT BUILDING) 1 INDOOR LOADING AREA (5-STOREY BUILDING 2) LANDSCAPE - LANDSCAPE AREA: 1,348 m² (14,511 ft²) 12.5 % OF LOT AREA - LANDSCAPE AREA: 1,868 m² (20,116 ft²) 17.2 % OF LOT AREA - INCLUDING SIDEWALKS - PAVED AREA: 3,886 m² (41,839 ft²) 37.2 % OF LOT AREA - FOOTPRINT ALL BUILDINGS: 4,929 m² (53,059 ft²) 45.5 % OF LOT AREA BUILDING HEIGHT MAXIMUM BUILDING HEIGHT: 27.3m (6-STOREY, BUILDING 2) AVERAGE GRADING TO TOP OF ROOF MINIMUM BUILDING HEIGHT: 6.4m (RESTAURANT, BUILDING 3) EXISTING BUILDING HEIGHT: 7.2m (TENANT, BUILDING 1) FOR A COMPLETE LIST OF THE PERFORMANCE STANDARDS FOR BOTH ZONING CATEGORIES PLEASE REFER TO THE ASSOCIATED PLANNING RATIONALE REPORT BY POTEN.	

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
	INTERIOR PARKING
	CATCH BASIN
	SIAMESE CONNECTION
	ENTRANCE / EXIT LOCATION
	TRANSFORMER
	EXISTING FENCE
	MAN HOLE COVER
	UTILITY POLE
	LIGHT STANDARD
	FIRE HYDRANT
	PYLON SIGN
	SANITARY MAN HOLE COVER
	NEW POLE LUMINAIRE

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.

23	FOR REZONING	2019 10 04
22	FOR REVIEW	2019 08 15
21	FOR COORDINATION	2019 07 17
20	FOR DISCUSSION	2019 07 10
19	FOR DISCUSSION	2019 06 06
18	FOR DISCUSSION	2019 05 29
17	FOR DISCUSSION	2019 05 17
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 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

ref. description date

revisions

FOR
REZONING
2019 10 04

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OTTAWA, ONTARIO

CITY FILE NUMBER

title of drawing SITE PLAN

scale
AS NOTED

date
JUN 2017

drawn by
KL SG SS

A-100

DYM ON OTTAWA/CLYDE1375