

SITE NOTES:

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

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 SPA APPROVAL	2022-06-21
2	90% REVIEW	2022-07-22
3	ISSUED FOR SPA APPROVAL	2022-08-05

IL [Z77] ZONING - PROVISIONS:

ZONING PROVISIONS	REQUIRED	PROPOSED
MINIMUM DRIVE ASBLE WIDTH	6.7m	7.3
MINIMUM BICYCLE PARKING FOR WAREHOUSE (STORAGE FACILITY) (1.5m/Sp)	1 PER 200m² OF GFA (15/18m² / 2,000m²) x 1	8 SPACES
LOADING SPACES (3.5m/7m)	1	1 EXTERIOR
OVERSIZED LOADING SPACES (4.3m/13m)	1	1 EXTERIOR
ACCESSIBLE PARKING SPACE:		2 EXTERIOR 1 INTERIOR

SITE AREAS:

LOT AREA:	PAVED AREA:	LANDSCAPED AREA:	BUILDING FOOTPRINT:
8,132 m² (100%)	3,136 m² (38.4%)	1,144 m² (14.1%) INCLUDES CONC. SIDEWALKS	3,866 m² (47.2%)

BUILDING AREAS:

FLOOR	AREA (m²)	AREA (ft²)	% OF TOTAL
BASEMENT FLOOR	2,690	28,961	15.0%
GROUND FLOOR	3,866	41,610	22.5%
ELECTRICAL MEZZANINE	61	657	0.5%
SECOND TO FOURTH FLOOR	11,020	118,618	62.0%
TOTAL BASEMENT TO FOURTH FLOOR (**)	17,637	189,846	100%

(**) SECOND: 41,075 m² (4,187 m²), THIRD: 42,497 m² (3,941 m²), FOURTH: 31,065 m² (2,865 m²)

GROSS FLOOR AREA (GFA):

AREA	AREA (m²)	AREA (ft²)
BUILDING FOOTPRINT (INCLUDES INT. LOADING & PARKING AND LOADING DOCK)	3,866	41,609
ELECTRICAL SERVICE MEZZANINE	61	657
ELEVATOR SHAFT AND STAIRS (BASEMENT TO 4TH FLOOR)	472	5,085
ELEVATOR LOBBY 1 & 2 AND ANCILLARY SPACES GROUND FLOOR	175	1,889
INTERIOR LOADING & PARKING AND LOADING DOCK (**)	1,072	11,544
DYMON RECEPTION (**)	700	7,534
TOTAL SELF-STORAGE BASEMENT TO 4TH (**)	15,061	162,341
TOTAL GFA 4-STOREY BUILDING (***)	17,699	189,846
TOTAL GFA	16,017	172,405

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

CLIENT
DYMON SELF-STORAGE
2-1830 WALKLEY ROAD, OTTAWA, ON
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FOTENN PLANNING + DESIGN
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PROJECT TITLE
DYMON 3455 HAWTHORNE

DRAWING TITLE
SITE PLAN

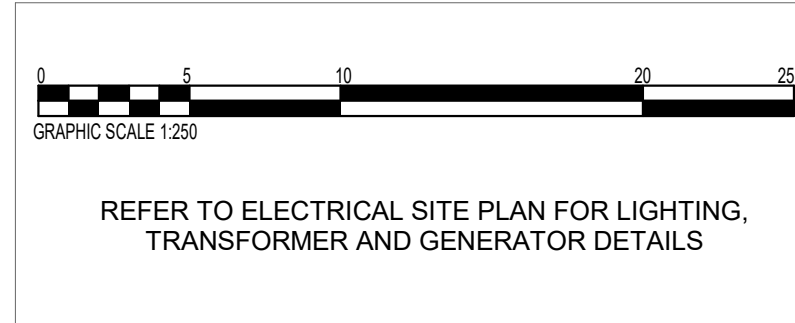
DATE	DRAWN	JOB NO.	DRAWING NO.
JUNE 2022	GL	3467	A100
SCALE	REVIEWED		
As indicated	TD		

ARCHITECTURAL

1 SITE PLAN
A100
SCALE: 1:250

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



LEGEND

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