

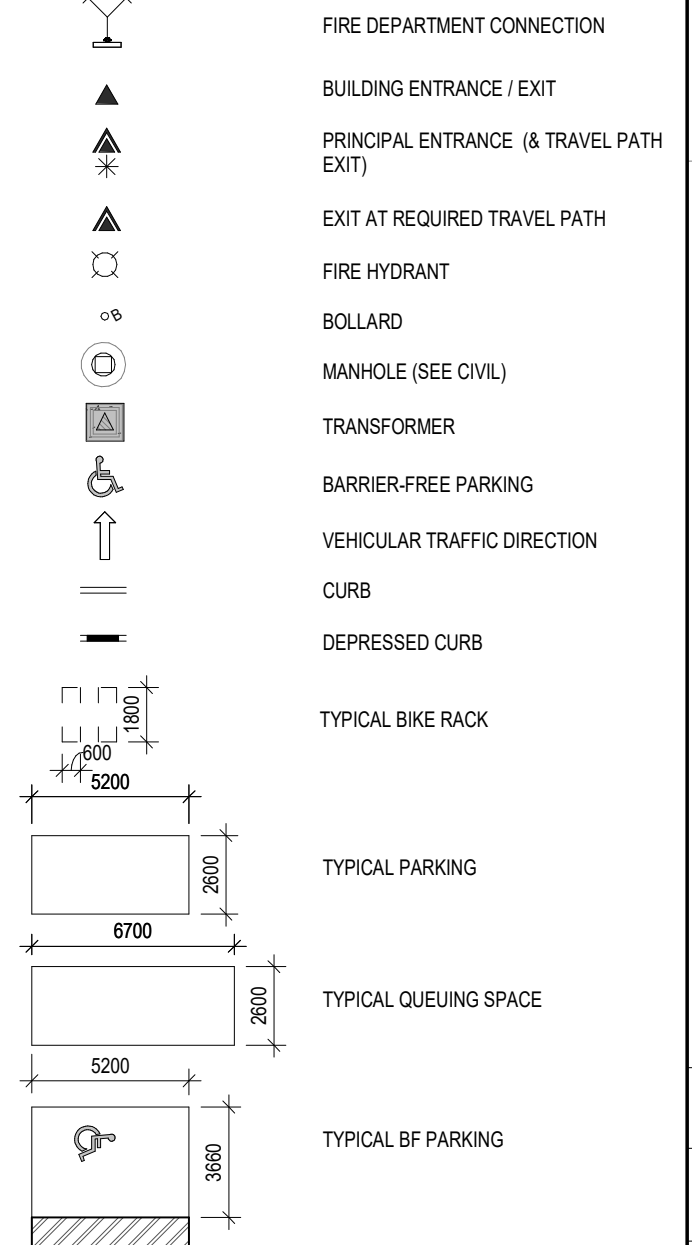
INNES ROAD

**5210 INNES ROAD
3-STOREY BUILDING**

NEW CONCRETE FFE: 89.38
 NEW BUILDING AREA 5585.69 m² 60123.90 ft²
 GROSS BUILDING AREA (1) 16861.61 m² 181496.87 ft²

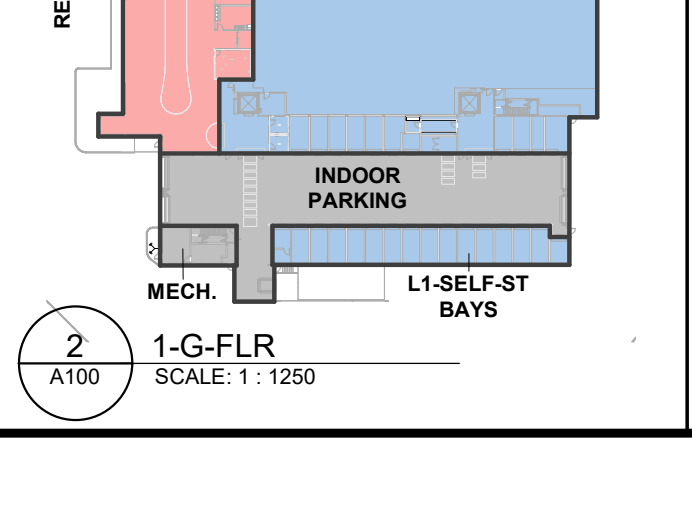
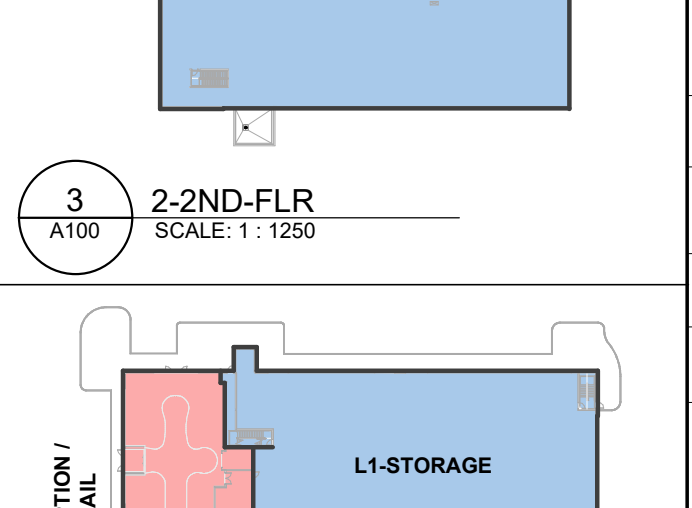
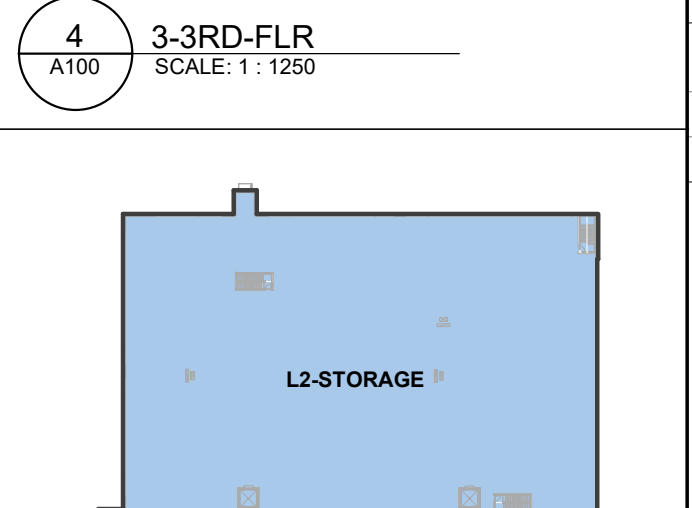
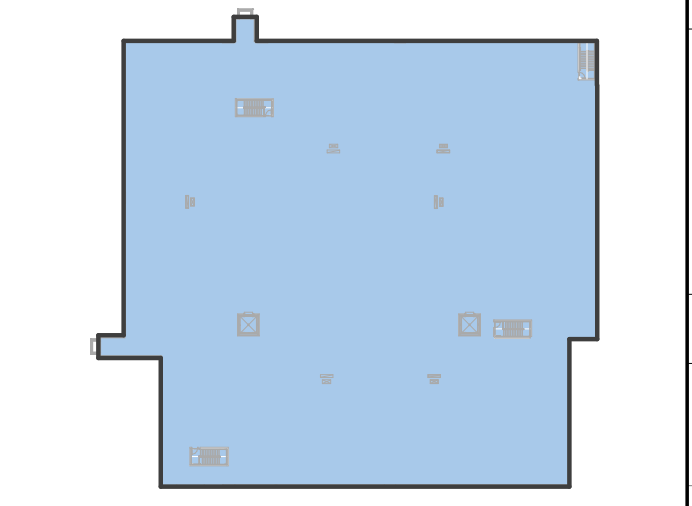
LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBOURING BUILDING
- LANDSCAPED AREA
- CONCRETE SIDEWALK
- FIRE ROUTE
- BARRIER-FREE PARKING CLEARANCE
- TACTILE WALKING SURFACE INDICATOR



DATA-GROSS BLDG AREAS (1) - LEVELS

G-FLR	5626.07 m ²	60558.52 ft ²
MEZZANINE	83.33 m ²	896.99 ft ²
2ND-FLR	5585.69 m ²	60123.90 ft ²
3RD-FLR	5566.51 m ²	59917.46 ft ²
	16861.61 m ²	181496.87 ft ²



GENERAL SITE PLAN NOTES:

TOPOGRAPHICAL INFORMATION:
 PART OF LOT 1 CONCESSION 8 GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA
 SURVEY BY: ANNIS, O'SULLIVAN, VOLLEBECK LTD.

SITE AND BUILDING DATA:

SITE AREA	
NEW BUILDING AREA	5585.69 m ² 60123.90 ft ²
NEW BUILDING HEIGHT	14.4M
GROSS BUILDING AREA (1)	16861.61 m ² 181496.87 ft ²
GROSS FLOOR AREA (2)	15077.06 m ² 162288.12 ft ²

GENERAL NOTES:

- FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.
- FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

GROSS BUILDING AREA:
 1. * (ONTARIO BUILDING CODE DEFINITION): THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.
 2. * 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 INTERIOR PARKING / LOADING (DRIVE THRU).
 3. FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING. (BY-LAW 2008-326)
 4. COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS. (BY-LAW 2008-326)
 5. BICYCLE PARKING: MOTOR VEHICLE PARKING OR LOADING FACILITIES: COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS.
 6. COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING. (BY-LAW 2008-326)
 7. COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPAL USE ON THE LOT. AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING:

ZONING DESIGNATIONS (PART 10):
 GM ZONE

ZONING PROVISIONS:

MINIMUM LOT WIDTH (m): N/A
 MINIMUM LOT AREA (m²): N/A
 MINIMUM FRONT YARD SETBACK: 10 m
 MINIMUM REAR YARD SETBACK: 10 m
 MINIMUM INTERIOR SIDE YARD SETBACK: 3 m
 MINIMUM CORNER SIDE YARD SETBACK: 6 m

BUILDING HEIGHT:
 MAXIMUM (GM ZONES): 18 m
 PROPOSED: 14 m

LANDSCAPING (SECTION 110):
 REQUIRED FRONT AND CORNER SIDE YARDS TO BE LANDSCAPED, EXCEPT FOR DRIVEWAYS CROSSING THE FRONT OR CORNER SIDE YARD LEADING TO PARKING AREA

LANDSCAPING / PARKING	PARKING LOT AREA (m ²)	MIN. LANDSCAPE % ALLOWED	LANDSCAPING PROVISION %
	1.00 m ²	15%	100 %

VEHICLE PARKING (SECTION 101):
 WAREHOUSE (0.8/100m) FIRST 5000m²: (5,000/100m²) x 0.8 = 40
 WAREHOUSE (0.4/100m) AFTER 5000m²: ((11,080/100m²) x 0.4 = 45)

MINIMUM REQUIRED: 85
 NUMBER PROVIDED: 85
 (*SEE AMENDMENT AS PART OF ZONING BY-LAW AMENDMENT)

PARKING FOR THE PHYSICALLY DISABLED (PARKING BY-LAW 2003-530, SECTION 122):
 MINIMUM REQUIRED: 3 No. [1x TYPE 'A' 12x TYPE 'B']
 NUMBER PROVIDED: 3 No. [1x TYPE 'A' 12x TYPE 'B']

(*) PARKING PROVIDED:	PARKING BAY TYPE:	No.
PARK-5.2X2.6	1. SITE PARKING	49
PARK-BF-5.2X3.4-TYPE-A	2. SITE BARR. FREE BAY TYPE A	1
PARK-BF-5.2X2.6-TYPE-B	3. BARR. FREE BAY TYPE B	2
	PARKING TOTAL	52

LOADING BAY AREA	PARKING TYPE:	No.
LOAD-3.66*6.7M	4. LOAD-BARR-FREE	1
LOAD-2.6*6.7M	5. LOAD-QUEING-BAY	6
	LOADING BAY PARKING TOTAL	7

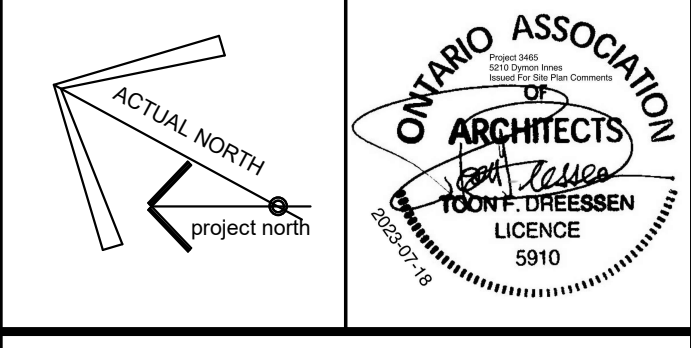
BICYCLE PARKING (SECTION 111): 1 PER 2000m² (WAREHOUSE)
 MINIMUM REQUIRED: 9
 NUMBER PROVIDED: 10

LOADING ZONE (SECTION 113):
 MINIMUM REQUIRED: 2
 NUMBER PROVIDED: 1 (*SEE AMENDMENT AS PART OF ZONING BY-LAW AMENDMENT)

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	ISSUE FOR REVIEW	2022-12-22
2	ISSUE FOR SPA	2023-02-06
3	ISSUE FOR REVIEW	2023-04-12
4	ISSUE FOR SPA - UPDATE	2023-06-19

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PROJECT TITLE:
DYMON 5210 INNES ROAD

DRAWING TITLE:
SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
APRIL 2022	SD	3465	A100

SCALE: As indicated
 REVIEWED: TD
ARCHITECTURAL

1 SITE PLAN
 SCALE: 1:250

