

THESE DRAWINGS ARE BASED ON A TOPOGRAPHIC SURVEY PREPARED BY THE OFFICE OF ANNIS, O'SULLIVAN, VOLEBEK LTD. PREPARED ON JUNE 11, 2021.

BEARINGS ARE GRID, DERIVED FROM THE SOUTHERLY LIMIT OF PLAN 4R-25574 SHOWN TO BE N59°38'05"E THEREON AND ARE REFERRED TO MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL). FOR BEARING COMPARISONS, A ROTATION OF :

0°39'11"0" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1  
 0°40'11"0" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P6  
 0°39'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P7

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CGVD28 GEODETIC DATUM.

IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN HERE.

Site Information	
<b>Legal Description:</b>	Lot 2, Concession 6 (Rideau Front), Geographic Township of Gloucester, City of Ottawa
<b>Easements:</b>	Inst. OC1310363 Part 3, Plan 4R-25574 Inst. N675946, Part 1, Plan 4R-9820 Inst. LT1170415, Part 15 Plan 4R-14092 Inst. OC201490, By-Law 2003-162 Inst. N430098 (L7655535)
<b>Municipal Address:</b>	3149 & 3169 Hawthorne Road, Ottawa, Ontario

Zoning Statistics		
<b>Zone:</b> Light Industrial (L) SP-367 and IL2 Subzone (IL2)		
<b>Proposed Use:</b> Warehouse (Self-Storage & Record Facility)		
Standard	Requirement	Provided
Lot Area (min.)	2,000 m <sup>2</sup>	7,273.78 m <sup>2</sup>
Lot Coverage (max.)	65%	54%
Gross Floor Area	Office	N/A
	Self-Storage	N/A
	Total	8,230 m <sup>2</sup>
Front Yard and Corner Side Yard (min.)	7.0 m	8.4 m
Side Yard (min.)	Abutting Residential or Institutional	15.0 m
	All other cases	7.5 m
Rear Yard (min.)	Abutting Residential or Institutional	15.0 m
	All other cases	7.5 m
Maximum Floor Space Index	2.0	1.49
Maximum Building Height	18.0m	15.84 m
Minimum Width of Landscape Area	3.0m	8.29 m
Landscape Area within Parking Lot	N/A	1.3%
Total Vegetation and Landscaped Area	N/A	20.5%

Parking (3149 Hawthorne & 3169 Hawthorne)	
<b>Requirement</b>	Light Industrial: 0.8 / 100m <sup>2</sup> for first 5,000m <sup>2</sup> ; 0.4 / 100m <sup>2</sup> of remaining gross floor area.
Proposed Building (3149 Hawthorne)	63.42 Spaces
Existing Buildings (3169 Hawthorne)	19.25 Spaces
Accessible Parking	2 - Type A (5200 mm x 3400 mm (MIN.)) 3 - Type B (5200 mm x 2400 mm (MIN.))
<b>Total Site Required</b>	83 Spaces
<b>Provided</b>	Total Site Provided: 103 Spaces (Including 2 type A and 3 type B accessible)

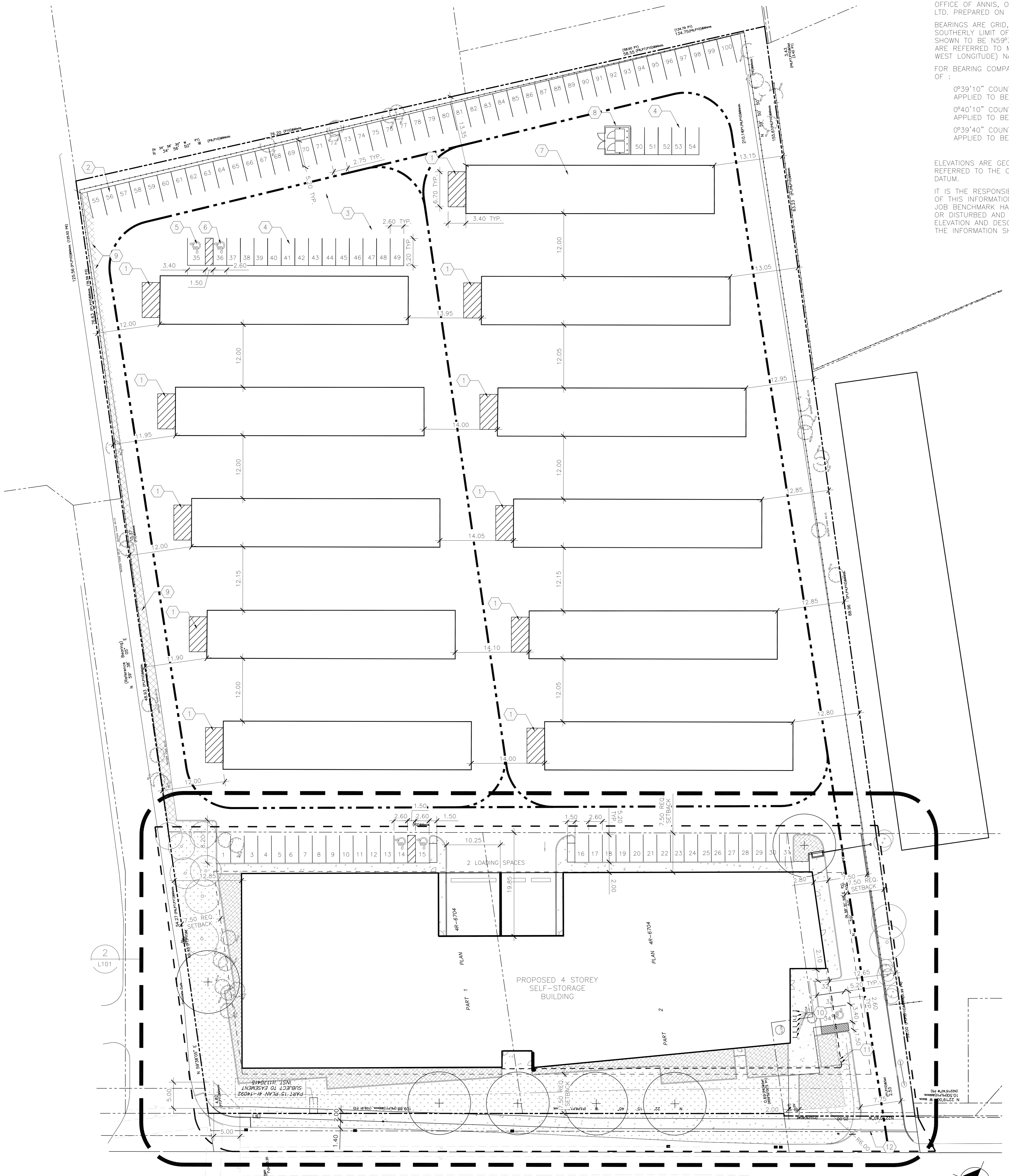
Bicycle Parking		
Light Industrial: 1 / 1000m <sup>2</sup> of gross floor area	11 Spaces	12 Spaces
Loading Spaces (15,000 - 24,999m <sup>2</sup> = 2)	2	2

AREA CALCULATIONS		
SELF-STORAGE AREA	GROSS FLOOR AREA	
<b>GROUND</b>	2,024 m <sup>2</sup>	(21,786 R <sup>2</sup> )
OFFICE	(89 m <sup>2</sup> )	(958 R <sup>2</sup> )
SUPPORT (WR,MECH. ELEV ETC.)	(124 m <sup>2</sup> )	(1,335 R <sup>2</sup> )
LOADING	(148 m <sup>2</sup> )	(1,593 R <sup>2</sup> )
STORAGE	(1,263 m <sup>2</sup> )	(13,595 R <sup>2</sup> )
CIRCULATION	(400 m <sup>2</sup> )	(4,305 R <sup>2</sup> )
<b>SECOND</b>	2,162 m <sup>2</sup>	(23,271 R <sup>2</sup> )
SUPPORT (ELEV)	(38 m <sup>2</sup> )	(387 R <sup>2</sup> )
STORAGE	(1,616 m <sup>2</sup> )	(17,394 R <sup>2</sup> )
CIRCULATION	(510 m <sup>2</sup> )	(5,489 R <sup>2</sup> )
<b>THIRD</b>	2,407 m <sup>2</sup>	(25,909 R <sup>2</sup> )
SUPPORT (ELEV)	(36 m <sup>2</sup> )	(387 R <sup>2</sup> )
STORAGE	(1,855 m <sup>2</sup> )	(19,967 R <sup>2</sup> )
CIRCULATION	(552 m <sup>2</sup> )	(5,941 R <sup>2</sup> )
<b>FOURTH</b>	2,407 m <sup>2</sup>	(25,909 R <sup>2</sup> )
SUPPORT (ELEV)	(36 m <sup>2</sup> )	(387 R <sup>2</sup> )
STORAGE	(1,855 m <sup>2</sup> )	(19,967 R <sup>2</sup> )
CIRCULATION	(552 m <sup>2</sup> )	(5,941 R <sup>2</sup> )
<b>TOTAL</b>	9,000 m <sup>2</sup>	(96,875 R <sup>2</sup> )
RECORDS STORAGE AREA	GROSS FLOOR AREA	
<b>GROUND</b>	1,842 m <sup>2</sup>	(19,827 R <sup>2</sup> )
OFFICE	(81 m <sup>2</sup> )	(872 R <sup>2</sup> )
LOADING	(150 m <sup>2</sup> )	(1,614 R <sup>2</sup> )
STORAGE	(1,611 m <sup>2</sup> )	(17,341 R <sup>2</sup> )
<b>TOTAL</b>	1,842 m <sup>2</sup>	(19,827 R <sup>2</sup> )
EXISTING BUILDING AREA	GROSS FLOOR AREA	
<b>GROUND</b>	4,817 m <sup>2</sup>	(51,850 R <sup>2</sup> )
1 STOREY CONCRETE BUILDING X 11	(437.5 m <sup>2</sup> )	(4703 R <sup>2</sup> )
<b>TOTAL BUILDING</b>	12,684 m <sup>2</sup>	(136,530 R <sup>2</sup> )

- LAYOUT NOTES:**
- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
  - LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
  - ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
  - CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS
  - LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
  - ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTORS OWN COSTS.
  - ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOD TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTORS OWN COST.
  - USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
  - FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
  - ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.

- LEGEND:**
- TOPSOIL AND SOD
  - PLANT BED
  - CONCRETE SIDEWALK
  - PAINTED LINES LOADING AREA
  - SNOW REMOVAL AREA
  - PROPERTY LINE
  - EXISTING CHAINLINK FENCE
  - ROW PROTECTION 22.25 OFFSET ROAD CL
  - APPROXIMATE AREA OF WORK
  - FIRE LINE
  - EXISTING CURB
  - NEW CURB
  - ACCESSIBLE PARKING STALL
  - PROPOSED DECIDUOUS TREE
  - EXISTING TREE TO REMAIN. TREES TO REMAIN ARE TO BE PROTECTED TO CITY OF OTTAWA STANDARDS
  - EXISTING TREE TO BE REMOVED

- KEYNOTES:**
- PROPOSED LOADING AREA (11)
  - EXISTING PARKING STALLS (46)
  - EXISTING ASPHALT SURFACE
  - PROPOSED PARKING STALLS (20, INCLUDING 1 TYPE A & 1 TYPE B ACCESSIBLE STALLS)
  - TYPE A ACCESSIBLE STALL
  - TYPE B ACCESSIBLE STALL
  - EXISTING 1 STOREY CONCRETE BLOCK STORAGE BUILDINGS
  - PROPOSED GARBAGE ENCLOSURE. REFER TO L102 FOR LAYOUT.
  - SNOW REMOVAL STORAGE AREA
  - PROPOSED BICYCLE PARKING (CAPACITY: 12 BICYCLES)
  - BUILDING CANOPY
  - CONTINUOUS CONCRETE SIDEWALK WITH DEPRESSED CURB. REFER TO CITY OF OTTAWA STANDARD SC7.1



1 SITE PLAN  
L100 1:300

1050-105 BARILLA STREET  
OTTAWA (ONTARIO) CANADA K1S 1V7  
Phone: 613-236-0446 | Fax: 613-236-6557 | WWW.ARCHITECTURE49.COM

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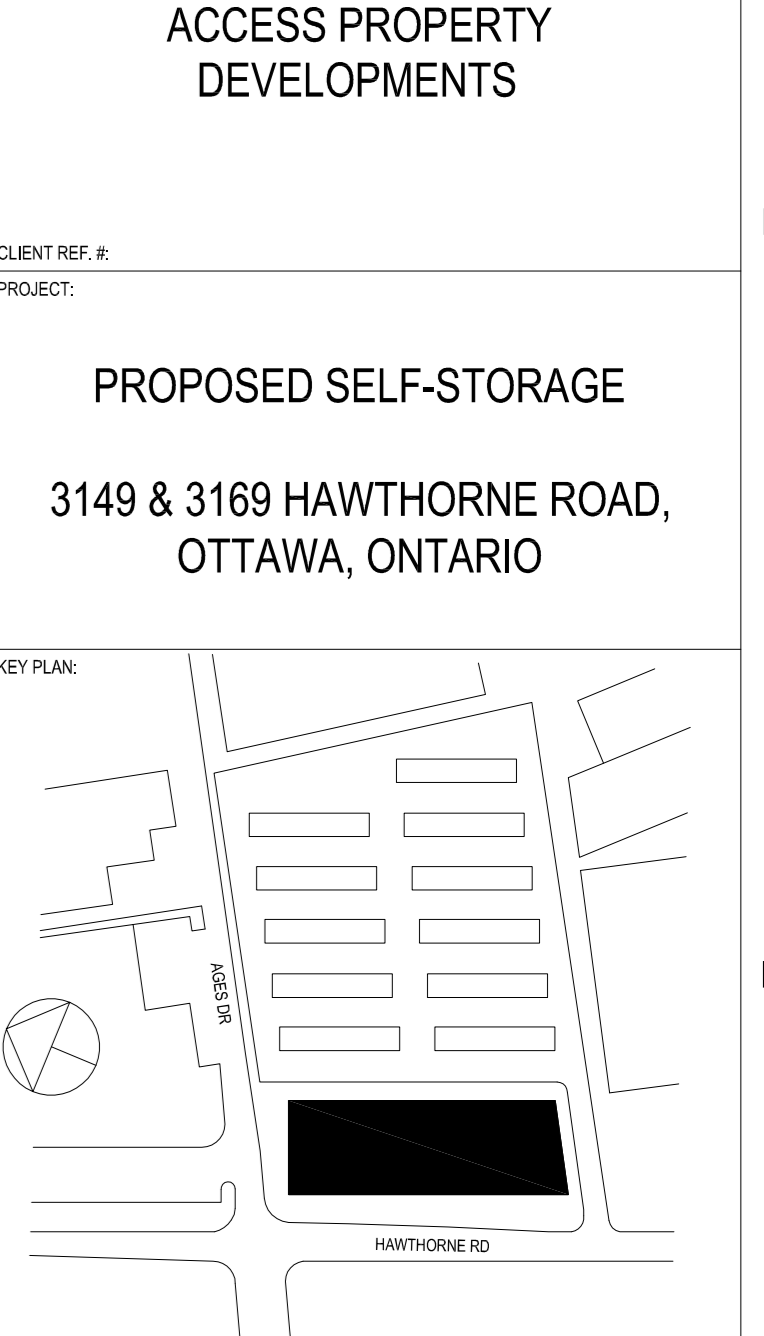
CLIENT REF. #

PROJECT

ACCESS PROPERTY DEVELOPMENTS

3149 & 3169 HAWTHORNE ROAD, OTTAWA, ONTARIO

KEY PLAN



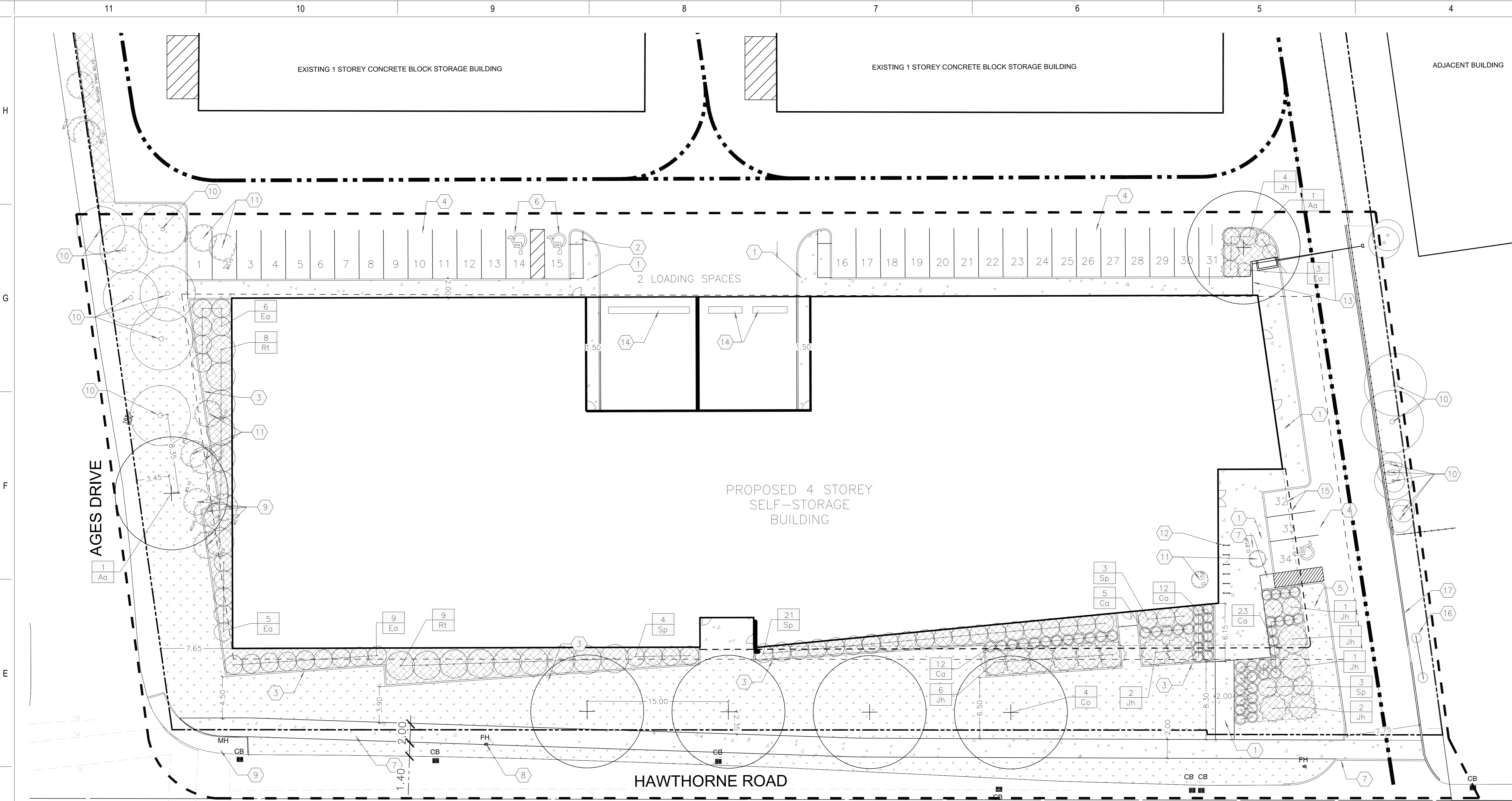
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ISSUED FOR: REVISION

NO.	DATE	DESCRIPTION	
1	2	MAY 10, 2023	REISSUED FOR CITY COMMENTS
1	1	OCT 21, 2021	ISSUED FOR DEVELOPMENT PERMIT
1	0	SEPT 13, 2021	ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO:	219-00038-00	DATE:	2021-10-21
ORIGINAL SCALE:	AS INDICATED	IF THIS BAR IS NOT DRAWN CORRECTLY, ADJUST YOUR SCALING.	
DESIGNED BY:	AH / NR	CHECKED BY:	AH
DRAWN BY:	NR	DISCIPLINE:	ARCHITECTURE
TITLE: PROPOSED OVERALL SITE PLAN			
SHEET NUMBER: A100			
SHEET # OF: 12			
DATE: 2021-07-16			





- LEGEND:**
- TOPSOIL AND SOD
  - PLANT BED
  - CONCRETE SIDEWALK
  - PROPERTY LINE
  - EXISTING CHAINLINK FENCE
  - APPROXIMATE AREA OF WORK
  - EXISTING CURB
  - NEW CURB
  - ACCESSIBLE PARKING STALL
  - PROPOSED DECIDUOUS TREE
  - EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - PROPOSED DECIDUOUS SHRUB
  - PROPOSED CONIFEROUS SHRUB
  - PROPOSED PERENNIAL GRASS
- PLANT KEY**
- # - PLANT QUANTITY
  - Ps - PLANT SPECIES

- LAYOUT NOTES:**
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  - ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.

- KEYNOTES:**
- CONCRETE SIDEWALK
  - ACCESSIBLE RAMP WITH TACTILE WARNING SURFACE INDICATOR (TWSI)
  - 150mm HT CONCRETE CURB
  - ASPHALT PARKING LOT (37 STALLS, INCLUDING 1 TYPE A & 2 TYPE B ACCESSIBLE STALLS)
  - TYPE A PARKING STALL
  - TYPE B PARKING STALL
  - NEW CONTINUOUS SIDEWALK WITH DEPRESSED FRONT CURB. REFER TO CITY OF OTTAWA STANDARD SC7.1
  - EXISTING FIRE HYDRANT TO BE RELOCATED
  - EXISTING CONCRETE SIDEWALK
  - EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - BICYCLE RACKS
  - SECURITY GATE c/w MAN GATE
  - TRENCH DRAIN. REFER TO CIVIL
  - BUILDING CANOPY
  - EXISTING SIGN TO REMAIN
  - EXISTING CURB TO REMAIN. FILL ANY GAPS WITH 150mm HT CONCRETE CURB.

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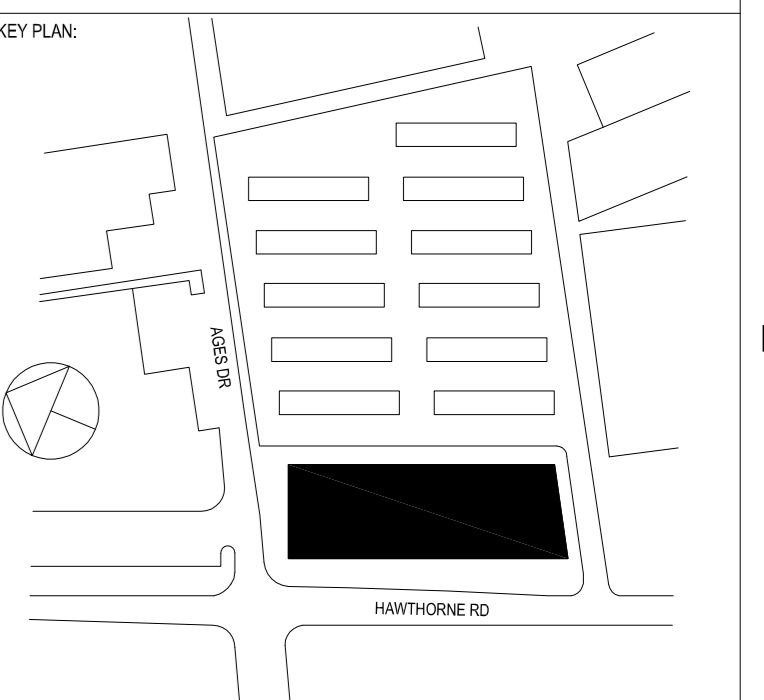
CLIENT REF #

PROJECT

ACCESS PROPERTY DEVELOPMENTS

PROPOSED SELF-STORAGE

3149 & 3169 HAWTHORNE ROAD,  
OTTAWA, ONTARIO



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ISSUED FOR: REVISION

NO.	DATE	DESCRIPTION
1	2	MAY 10, 2023
1	2	OCT 21, 2021
1	1	SEPT 13, 2021
1	0	JULY 16, 2021

PROJECT NO.	DATE	DESCRIPTION
219-00088-00	2021-10-21	

DESIGNED BY:	GML/NR
DRAWN BY:	GML/NR
CHECKED BY:	AH
DISCIPLINE:	LANDSCAPE ARCHITECTURE
TITLE:	PROPOSED LANDSCAPE PLAN

SHEET NUMBER: L101

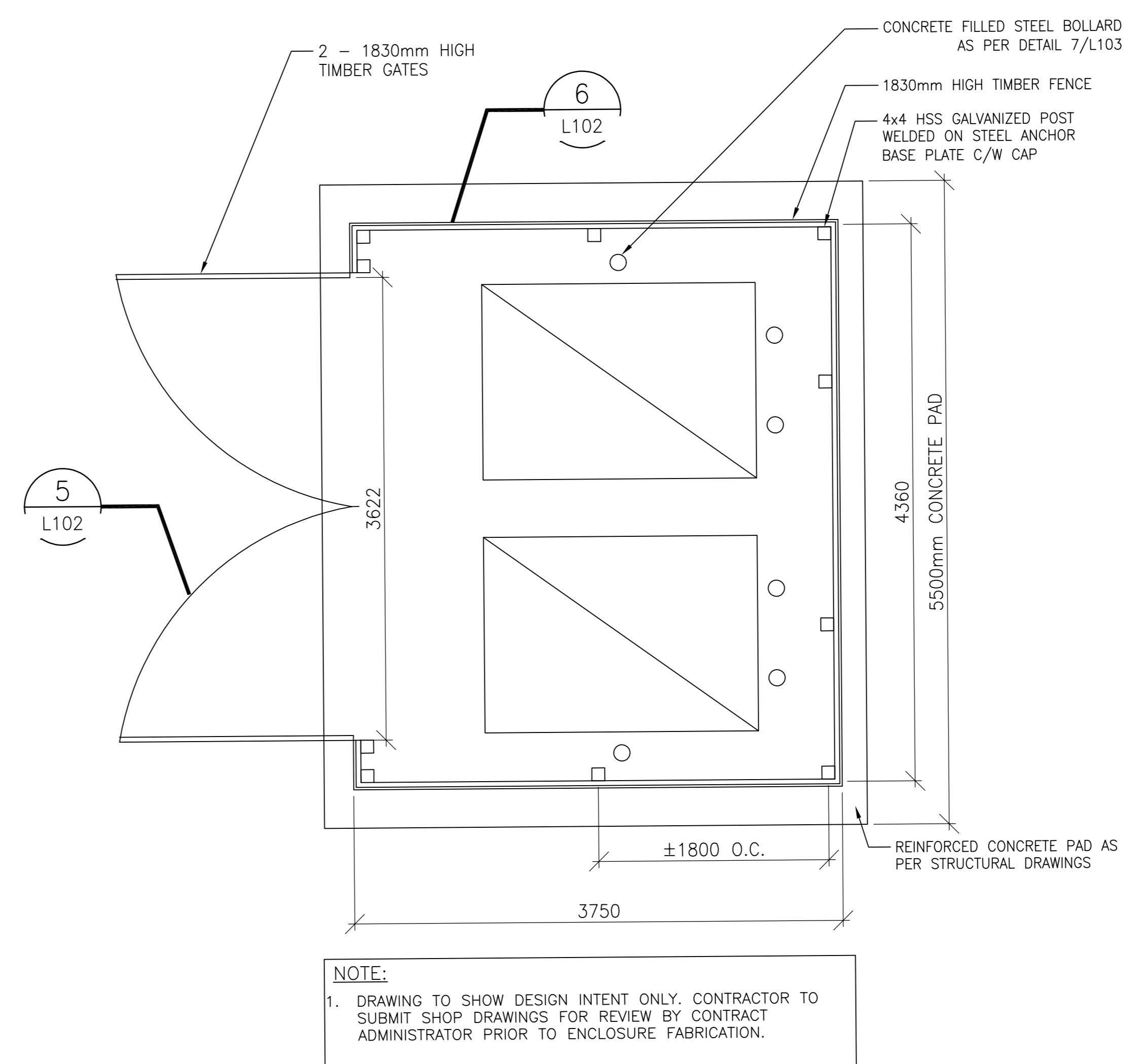
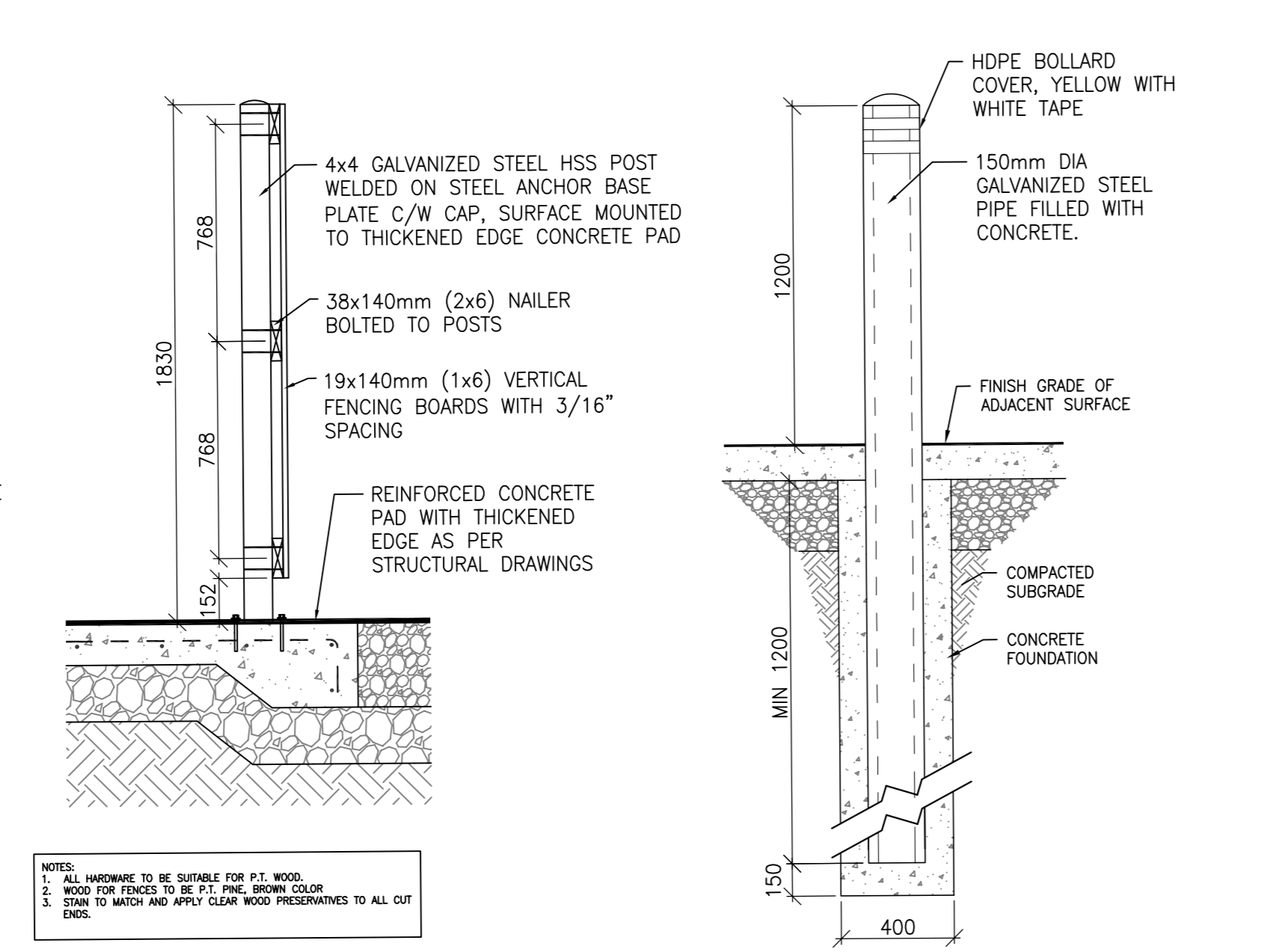
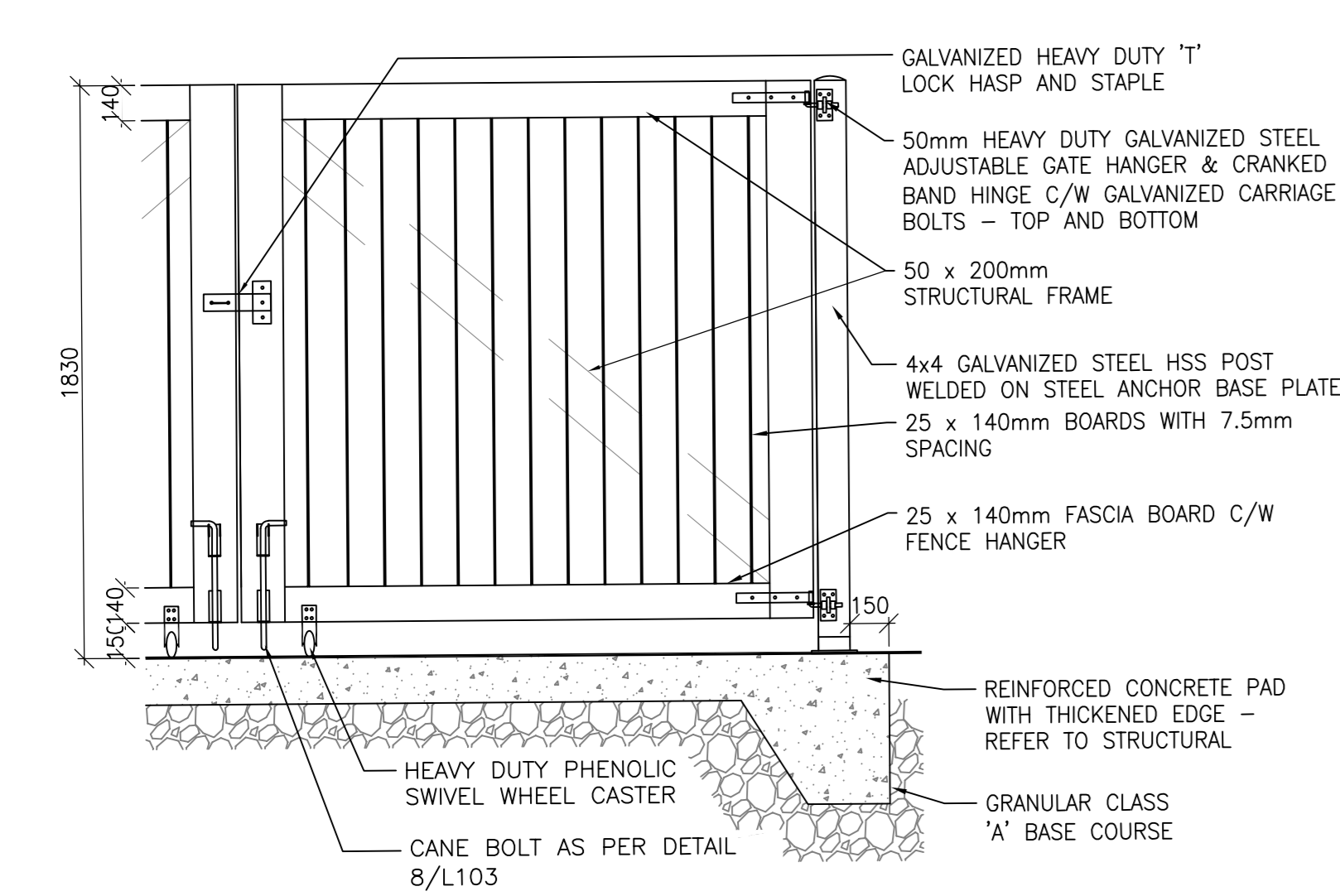
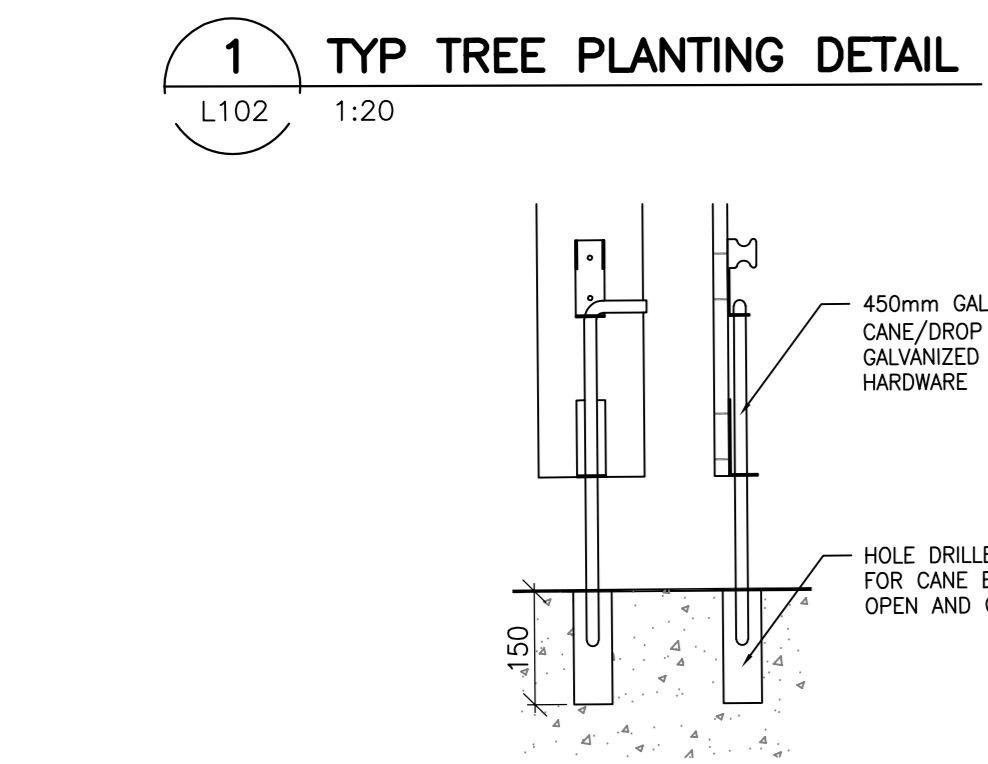
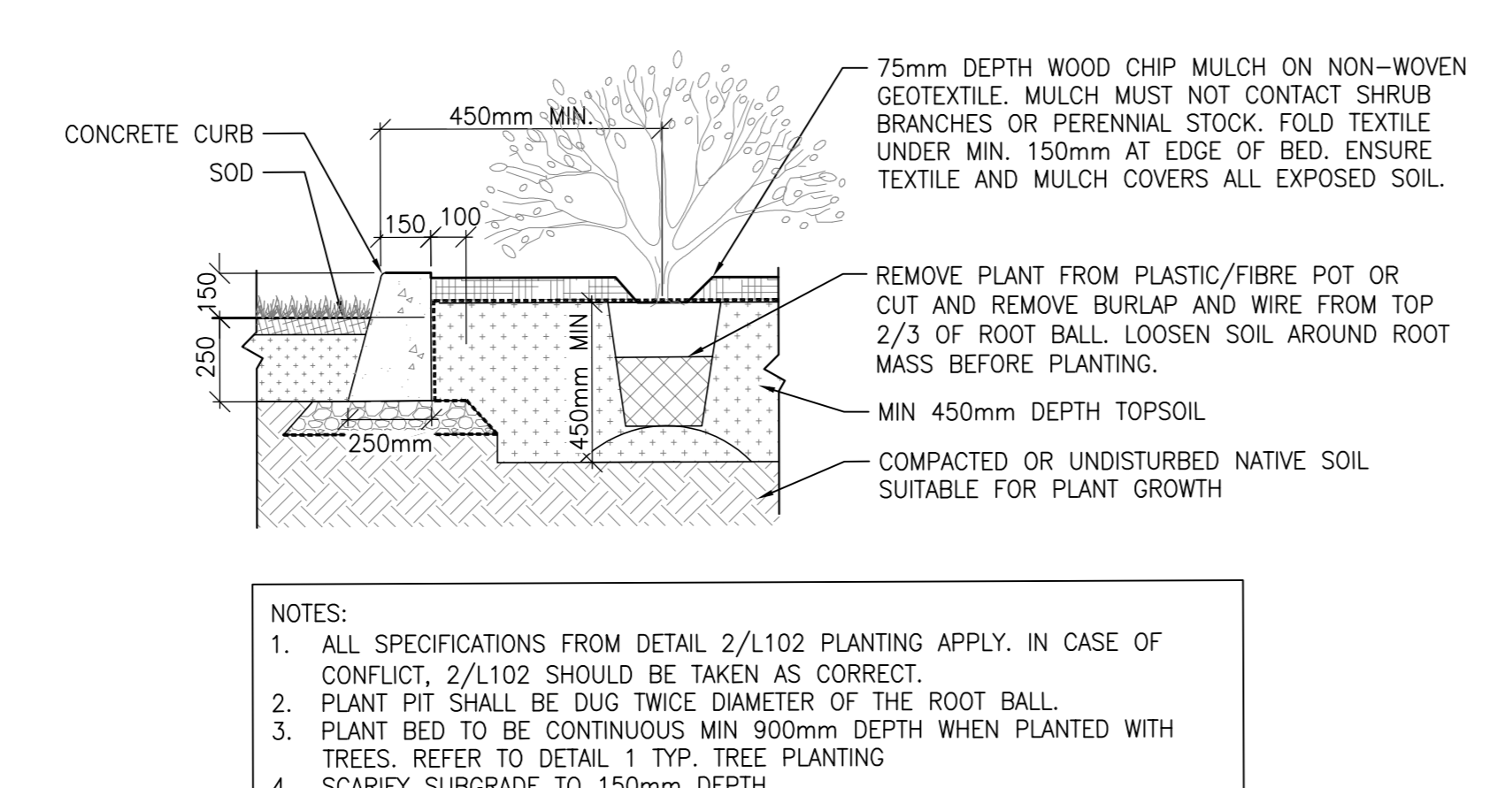
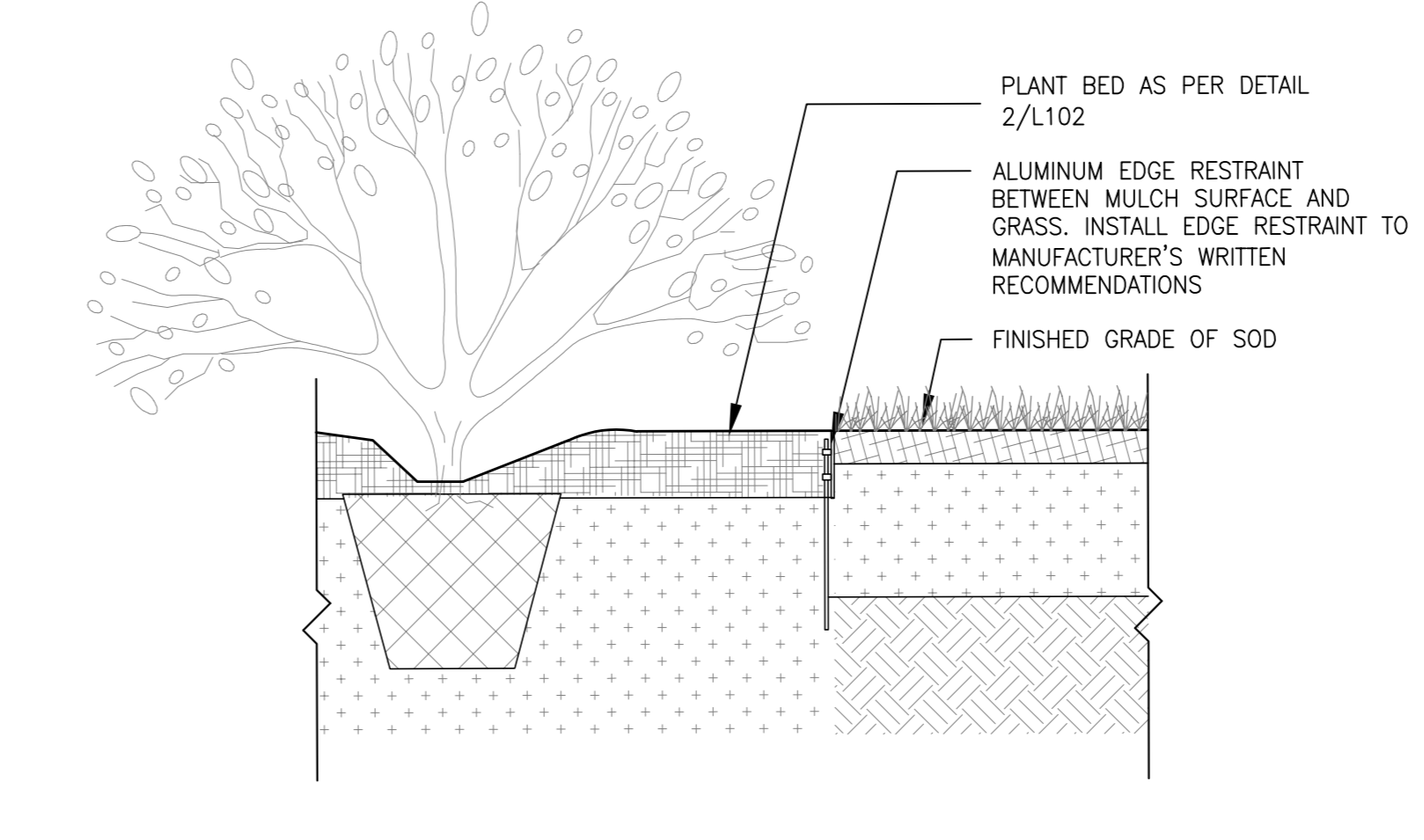
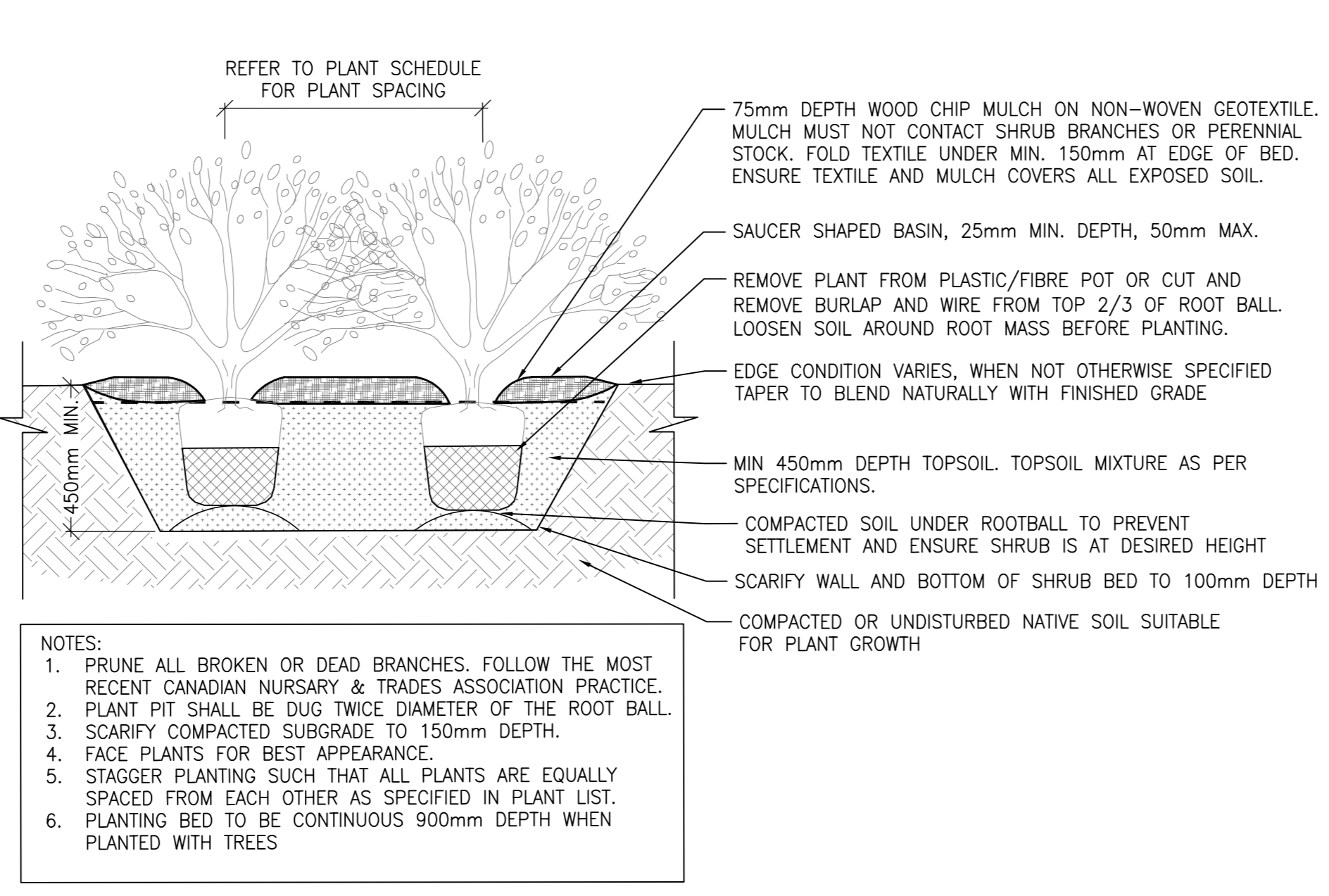
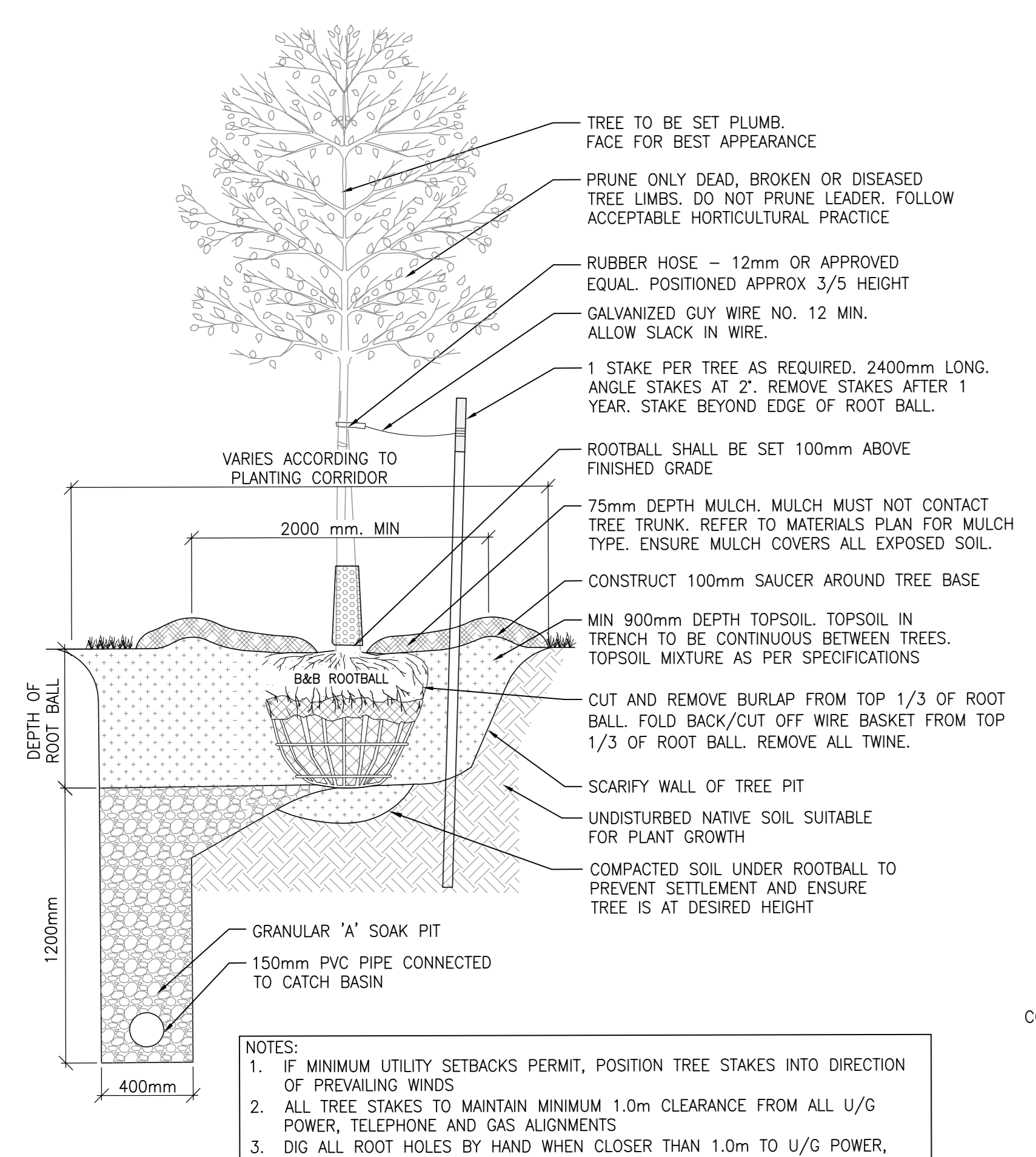
DATE OF: 2023-07-18

2 ENLARGEMENT: LANDSCAPE PLAN  
L101 1:200

PROPOSED PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPACING (mm) (75%)	SIZE	COMMENTS
<b>TREES - Deciduous</b>						
Co	4	<i>Celtis occidentalis</i>	Hackberry	as shown	65mm Cal. B&B	TREES TO BE BALL & BURLAP. SOURCED IN SAME GROWING ZONE. ALL TREES SHOULD HAVE 5 TO 7 MAIN BRANCHES WITH DOMINANT LEADER BRANCH AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER TREE: 30 CU. M.
Aa	2	<i>Amelanchier alnifolia</i>	Serviceberry	as shown	50mm Cal. B&B	
<b>SHRUBS - Deciduous</b>						
Ea	23	<i>Euonymus alatus 'Compactus'</i>	Winged Burning Bush	900	5 gal.	SHRUBS TO BE IN POTS. SOURCED IN SAME GROWING ZONE. ALL SHRUBS SHOULD HAVE DENSE GROWTH, WELL ROOTED AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER SHRUB: 5 CU. M.
Rt	18	<i>Rhus typhina 'Baltiger'</i>	Tiger Eyes Sumac	900	5 gal.	
Sp	33	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Lilac	900	5 gal.	
<b>SHRUBS - Coniferous</b>						
Jh	15	<i>Juniperus horizontalis 'Prince of Wales'</i>	Prince of Wales Juniper	900	5 gal.	SHRUBS TO BE IN POTS. SOURCED IN SAME GROWING ZONE. ALL SHRUBS SHOULD HAVE DENSE GROWTH, WELL ROOTED AND WITHOUT DEFECT. MIN ROOT ZONE VOLUME PER SHRUB: 5 CU. M.
<b>PERENNIALS/GROUNDCOVERS</b>						
Ca	56	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	600	2 gal.	PERENNIALS TO BE IN POTS. SOURCED IN SAME GROWING ZONE. ALL SHRUBS SHOULD HAVE DENSE GROWTH, WELL ROOTED AND WITHOUT DEFECT.

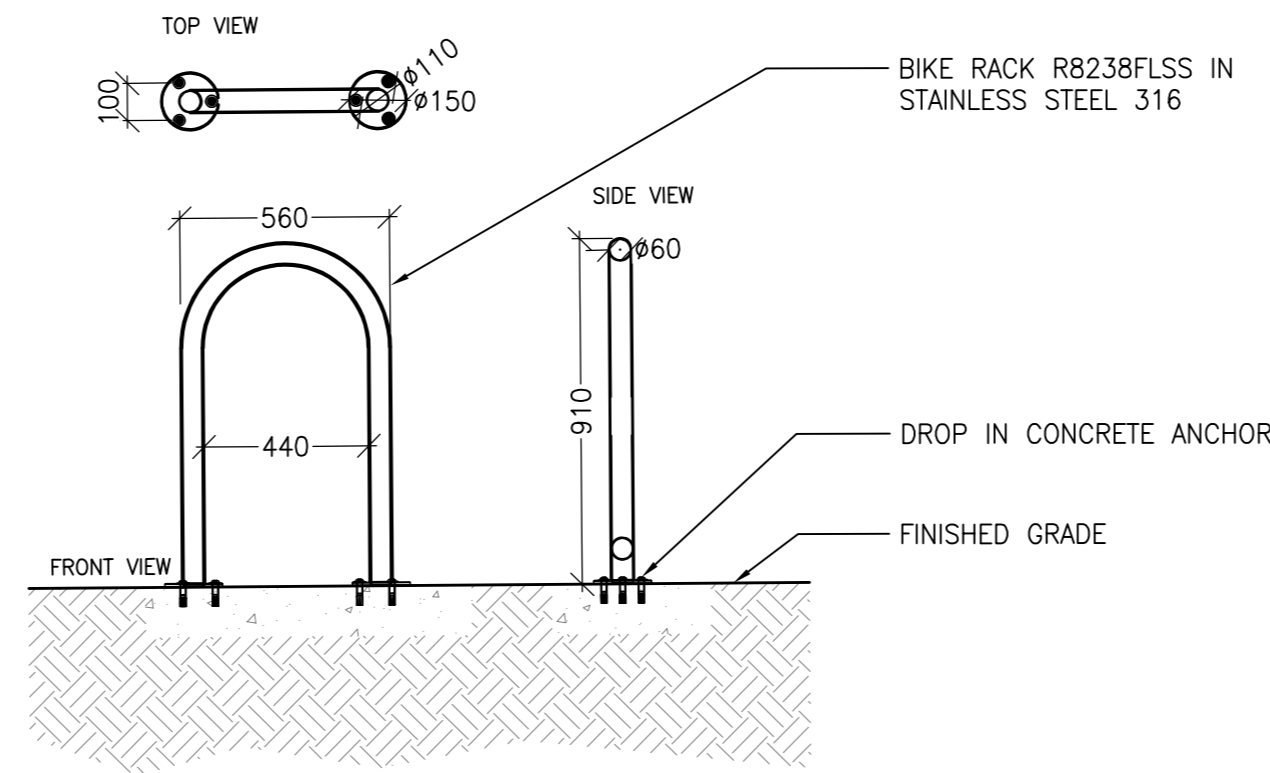
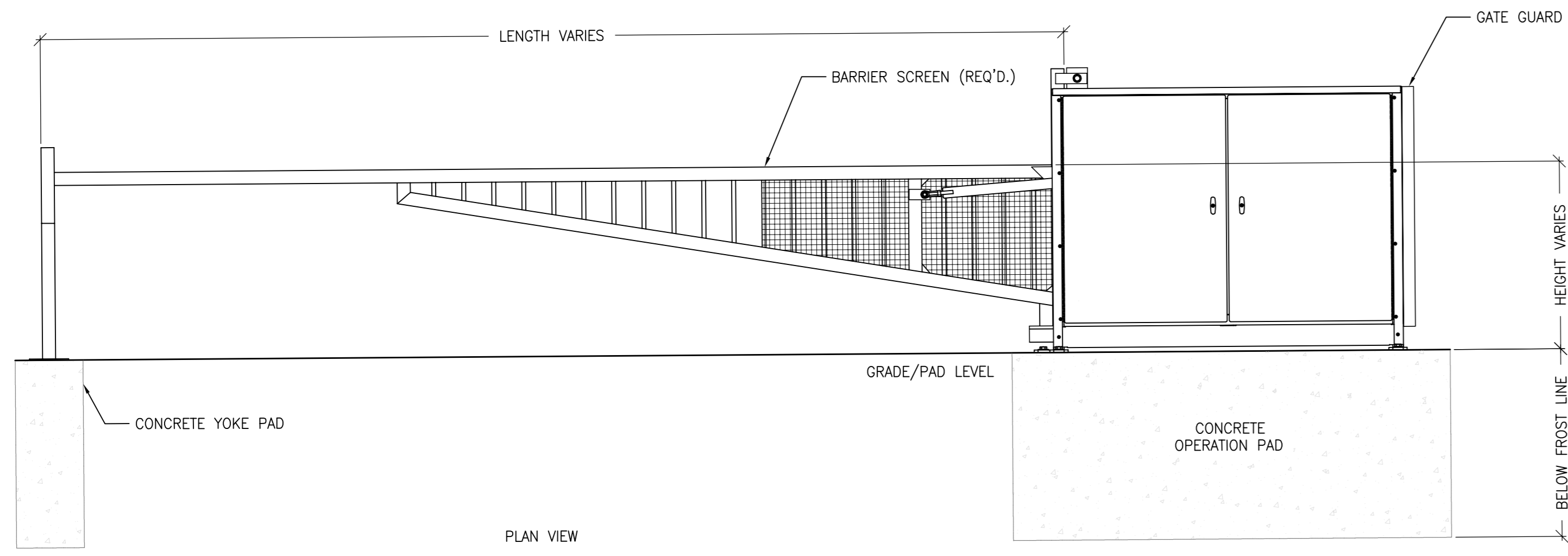
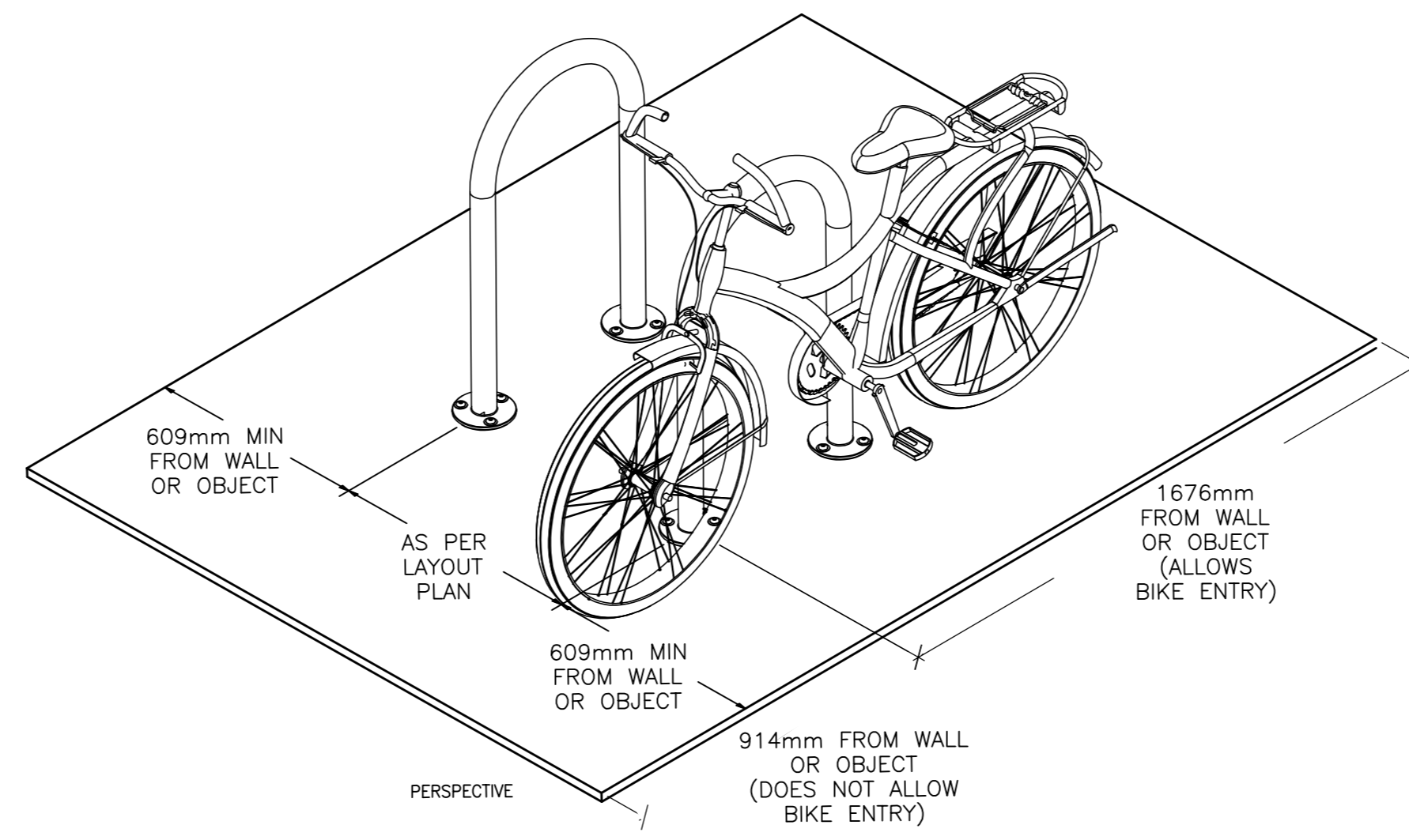
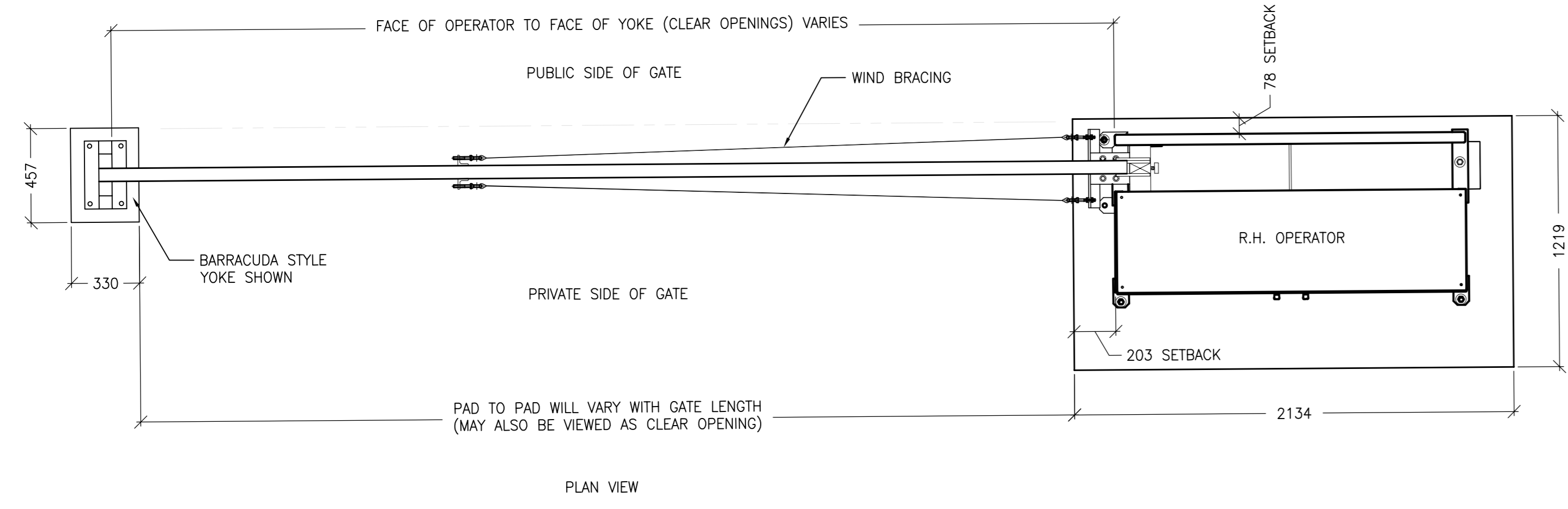




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PROJECT
KEY PLAN
DECLARATION
COPYRIGHT
DESIGNED FOR - REVISION
PROJECT NO.
DATE
ORIGINAL SCALE
AS INDICATED
DESIGNED BY:
AH
DRAWN BY:
SG
CHECKED BY:
AH
DISCIPLINE
TITLE
LANDSCAPE DETAILS
SHEET NUMBER
L102
SHEET #
OF
DATE OF

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PROJECT NO.	DATE
ORIGINAL SCALE	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
DESIGNED BY:	AH
DRAWN BY:	SG
CHECKED BY:	AH
DISCIPLINE	
TITLE	LANDSCAPE DETAILS
SHEET NUMBER	L102
SHEET #	OF
DATE OF	



- NOTES:
1. EMBEDMENT DETAILS ARE FOR REFERENCE ILLUSTRATION ONLY. MINIMUM FOUNDATION SIZES DEPEND ON LOCAL SOIL CONDITIONS, WEATHER CONDITIONS AND ENGINEERING REQUIREMENTS.
  2. BIKE RACK IS PROVIDED AS SHOWN WITH PARTS LISTED BELOW. CONCRETE FOUNDATION AND/OR INSTALLATION NOT PROVIDED BY RELIANCE FOUNDRY.
  3. THIS DRAWING IS NOT DRAWN TO SCALE. DIMENSIONS PROVIDED HEREIN ARE FOR REFERENCE ONLY. PLEASE CONSULT RELIANCE FOUNDRY SALES PROFESSIONALS IF ANY DIMENSION IS CRITICAL TO YOUR PARTICULAR INSTALLATION.

11 RIGHTHAND VERTICAL PIVOT GATE

L103 1:20

12 BIKE LOOP

L103 NTS

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SEAL:

CLIENT:

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CLIENT REF. #

PROJECT

PROPOSED SELF-STORAGE 3149 HAWTHORNE ROAD

KEY PLAN



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ISSUED FOR: REVISION

DESCRIPTION

ISSUED FOR: CITY COMMENTS

DATE

PROJECT NO. 219-00088-00

DATE 2021-09-30

ORIGINAL SCALE: AS INDICATED

DESIGNED BY: AH

DRAWN BY: SG

CHECKED BY: AH

DISCIPLINE:

TITLE: LANDSCAPE DETAILS

SHEET NUMBER: L103

SHEET # OF SHEETS

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