



Site Information		
Legal Description:	Lot 2, Concession 6 (Rideau Front), Geographic Township of Gloucester, City of Ottawa	
Easements:	Inst. OC1310363 Part 3, Plan 4R-25574 Inst. N679846 Part 1, Plan 4R-9620 Inst. L1170415 Part 15, Plan 4R-14692 Inst. OC201490, By-law 2003-162 Inst. N430098 (L1605535)	
Municipal Address:	3149 Hawthorne Road, Ottawa, Ontario	

Zoning Statistics		
Zone:	Light Industrial (IL) SP-367	
Proposed Use:	Self-Storage Facility	
Standard	Requirement	Provided
Lot Area (min.)	2,000 m ²	7,273.78 m ²
Lot Coverage (max.)	65%	54%
Gross Floor Area	Office	N/A
	Self Storage	N/A
	Total	N/A
Front Yard and Corner Side Yard (min.)	7.0 m	8.4 m
Side Yard (min.)		
Adjoining Residential or Institutional	15.0 m	N/A
Adjoining Street	7.5 m	7.6 m
Rear Yard (min.)		
Adjoining Residential or Institutional	15.0 m	N/A
Adjoining Street	7.5 m	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)		
Requirement	Light Industrial: 0.8 / 100m ² for first 5,000m ² ; 0.4 / 100m ² of remaining gross floor area.	
	Proposed Building (3149 Hawthorne)	63.42 Spaces
	Existing Buildings (3169 Hawthorne)	19.25 Spaces
	Accessible Parking	2 - Type A 3 - Type B
	Total Site Required	83 Spaces
Provided	Total Site Provided: 103 Spaces (Including 2 type A and 3 type B accessible)	
	Requirement	Provided
Bicycle Parking	Light Industrial: 1 / 1000m ² of gross floor area.	11 Spaces
Loading Spaces	(15,000 / 24,999m ² = 2)	2

AREA CALCULATIONS		
SELF-STORAGE AREA	GROSS FLOOR AREA	
GROUND	2,024 m²	(21,786 ft²)
OFFICE	(89 m ²)	(958 ft ²)
SUPPORT (WR, MECH, ELEV ETC.)	(124 m ²)	(1,336 ft ²)
LOADING	(148 m ²)	(1,593 ft ²)
STORAGE	(1,263 m ²)	(13,595 ft ²)
CIRCULATION	(400 m ²)	(4,305 ft ²)
SECOND	2,162 m²	(23,271 ft²)
SUPPORT (ELEV)	(36 m ²)	(387 ft ²)
STORAGE	(1,816 m ²)	(17,394 ft ²)
CIRCULATION	(510 m ²)	(5,489 ft ²)
THIRD	2,407 m²	(25,909 ft²)
SUPPORT (ELEV)	(36 m ²)	(387 ft ²)
STORAGE	(1,855 m ²)	(19,967 ft ²)
CIRCULATION	(552 m ²)	(5,941 ft ²)
FOURTH	2,407 m²	(25,909 ft²)
SUPPORT (ELEV)	(36 m ²)	(387 ft ²)
STORAGE	(1,855 m ²)	(19,967 ft ²)
CIRCULATION	(552 m ²)	(5,941 ft ²)
TOTAL	9,000 m²	(96,875 ft²)
RECORDS STORAGE AREA	GROSS FLOOR AREA	
GROUND	1,842 m²	(19,827 ft²)
OFFICE	(81 m ²)	(872 ft ²)
LOADING	(150 m ²)	(1,614 ft ²)
STORAGE	(1,811 m ²)	(17,341 ft ²)
TOTAL	1,842 m²	(19,827 ft²)
TOTAL BUILDING	10,842 m²	(116,702 ft²)

LEGEND	
	TOP SOIL AND SOD
	PLANTING BED
	CONCRETE SIDEWALK
	PROPERTY LINE

ARCHITECTURE 49

1000-150 HABELLA STREET
OTTAWA (ONTARIO) CANADA K1S 5V7
Phone: 613-236-0442 | Fax: 613-238-6597 | WWW.ARCHITECTURE49.COM

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT

CLIENT:

ACCESS PROPERTY DEVELOPMENTS

CLIENT REF. #

PROJECT:

PROPOSED SELF-STORAGE

KEY PLAN

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

DESIGNED FOR: REVISION

REV	DATE	DESCRIPTION

PROJECT NO: 219-00028-00 DATE: 2021-11-06

ORIGINAL SCALE: AS SHOWN

DESIGNED BY: JC IF THIS BAR IS NOT DRAWN LONGER, ADJUST YOUR PLOTTING SCALE.

DRAWN BY: ME

CHECKED BY: JC

DISCIPLINE: ARCHITECTURAL

TITLE: **PROPOSED OVERALL SITE PLAN**

SHEET NUMBER: **A100**

SHEET # OF: SET #

DATE OF: SET #