

Access Storage 125 Colonnade

125 Colonnade, Ottawa, Ontario K2E 7L9



ARCHITECTURE | 49

1345 ROSEMOUNT AVENUE
CORNWALL, ONTARIO, CANADA K6J 3E5
TEL: 613-933-5604 | FAX: 613-936-0335 | ARCHITECTURE49.COM

ISSUED FOR SITE PLAN APPLICATION

DATE: JUNE 1, 2022

PRINCE OF WALES DR.

COLONNADE RD.

COLONNADE RD.

COLONNADE ROAD

1 SITE PLAN - GENERAL
A0.2 1:300

SITE PLAN LEGEND

- SHADED AREA DENOTES EXISTING BUILDING
- HATCH AREA DENOTES PROPOSED BUILDINGS
- HATCH AREA DENOTES CONCRETE
- SHADED AREA DENOTES PROPOSED NEW ASPHALT
- EXIT LOCATIONS
- VEGETATION (REFER TO LANDSCAPE DRAWINGS)
- *FRS* DENOTES TO PROVIDE "NO PARKING/FIRE ACCESS ROUTE" SIGN AS PER CITY OF OTTAWA SPECIFICATIONS.
- *BFS* DENOTES TO PROVIDE "NO PARKING/BARRIER FREE PARKING" SIGN AS PER CITY OF OTTAWA SPECIFICATIONS.

GENERAL NOTES

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION.
- LAYOUT TO APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL ERECTIONS, REMOVALS, DISPOSAL AND ROUGH GRADING AS REQUIRED 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 EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SLOTTED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
- FOR LANDSCAPE, REFER TO LANDSCAPE DRAWINGS.
- FOR UTILITIES, GRADING, ETC. REFER TO CIVIL DRAWINGS.

SITE PLAN INFORMATION

SITE AREA	34,600m ²
MAX. ALLOWABLE SITE COVERAGE	65%
MAX. SITE COVERAGE	22,490m ² (65%)
EXISTING BUILDING	5,000m ²
MAX. ALLOWABLE SITE COVERAGE	17,490m ² (50.55%)
PROPOSED NEW BUILDING AREA	6,936m ²
PROPOSED SITE COVERAGE	5000m ² + 6936m ² / 34600 = 34%
PARKING	
PARKING SPACES REQUIRED	
EXISTING PARKING	40 REQUIRED, 64 SPACES PROVIDED
PARKING REQUIRED FOR BUILDING A	38 SPACES
PARKING REQUIRED FOR BUILDING B	15 SPACES
TOTAL PARKING REQUIRED	91 SPACES
TOTAL SITE PARKING PROVIDED IS	127 SPACES PLUS 2 BARRIER FREE

Zone:	IG5 - General Industrial 5
Permitted Uses (Condensed):	Light Industrial Uses Office Warehouse Truck transport terminal
Warehouse Use	Definition Warehouse means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager. (entrepôt)
Minimum Lot Area	1,00 sq. m.
Minimum Lot Width	No minimum
Maximum lot coverage	65%
(d) Minimum front yard and corner side yard	3 m
(e) Minimum interior side yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone 15 m (ii) all other cases 3 m
(f) Minimum rear yard	(i) for uses listed in subsection 199(1) abutting a residential or institutional zone 15 m (ii) all other cases 3 m
(g) Maximum floor space index	2, unless otherwise shown on the zoning maps
(h) Maximum building height	(i) within 20 metres of a property line abutting a residential zone 11 m (ii) in all other cases 22 m, unless otherwise shown on the zoning maps or schedules
(i) Minimum width of landscaped area	(i) abutting a residential or institutional zone 3 m (ii) abutting a street 3 m (iii) in all other cases No minimum
Subzone IG5 Additional Restrictions	The following uses are prohibited animal care establishment automobile dealership car wash convenience store gas bar (OMB Order #PL080959 issued March 18, 2010)
Parking	Office (Area C) 2.4 per 100 sq. m. of gross floor area Warehouse (Area C) 0.8 per 100 m ² for the first 5000 m ² of gross floor area 0.4 per 100 m ² above 5000 m ² of gross floor area

1345 ROSEMOUNT AVENUE
OTTAWA, ONTARIO, CANADA K2J 3E3
PHONE: 613-933-9944 | FAX: 613-936-0335 | WWW.ARCHITECTURE49.COM

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT



CLIENT REF. #
PROJECT: ACCESS STORAGE 125 COLONNADE

ACCESS STORAGE 125 COLONNADE

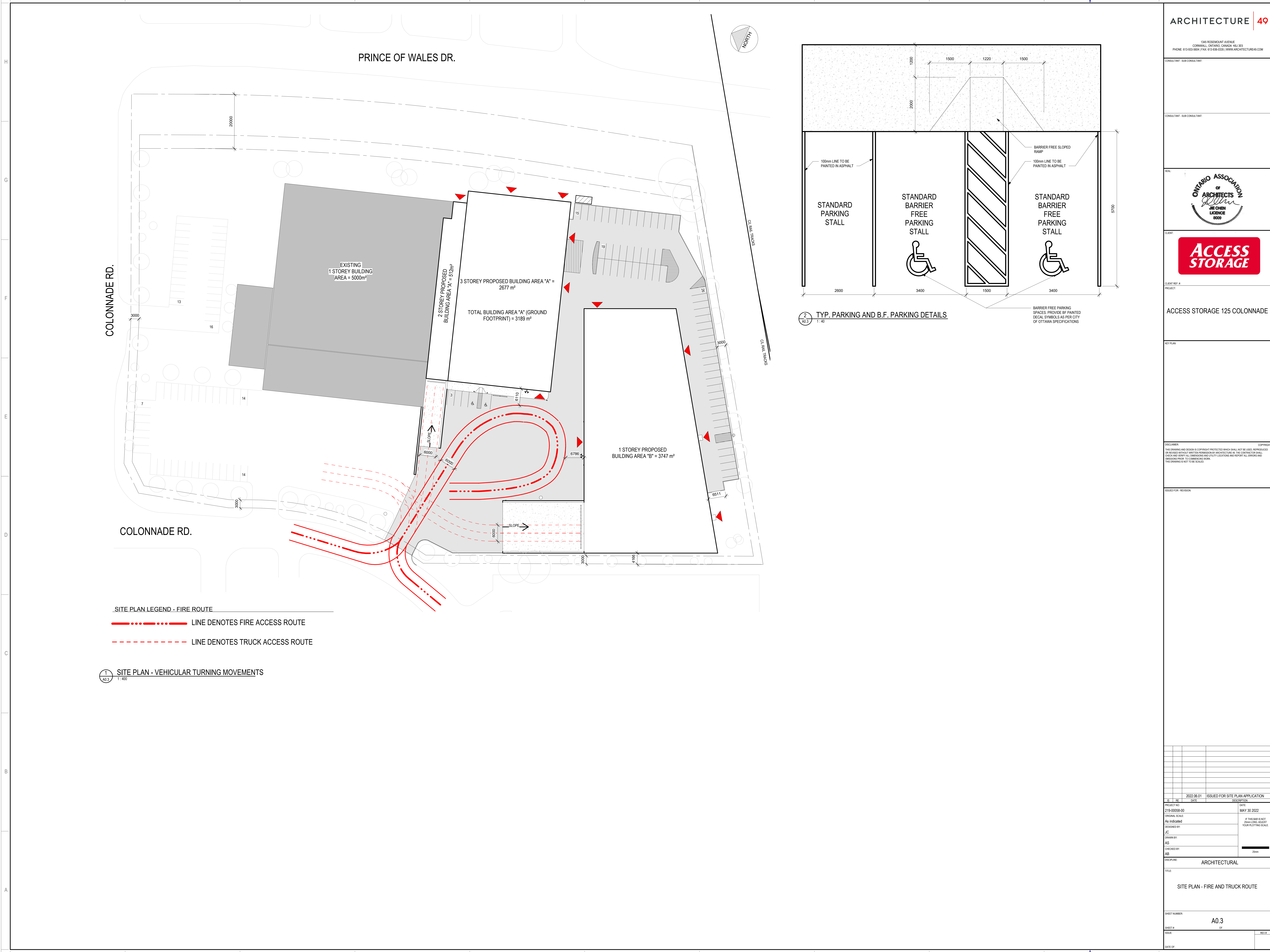
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NEEDS FOR REVIEW

ISSUED FOR SITE PLAN APPLICATION

PROJECT NO.	219-00059-00	DATE	MAY 30 2022
ORIGINAL SCALE	As indicated	IF THIS BAR IS NOT SHOWN, PLEASE YOUR PLOTTING SCALE.	
DESIGNED BY:	JIC	DRAWN BY:	AS
CHECKED BY:	AB	DATE OF:	FEBRUARY 20 2022
DISCIPLINE	ARCHITECTURAL	TITLE	SITE PLAN - GENERAL
SHEET NUMBER	A0.2	SHEET	OF
DATE OF:	FEBRUARY 20 2022	REV. #	

ISSUED FOR SITE PLAN APPLICATION	2022.06.01		
PROJECT NO.	219-00059-00	DATE	MAY 30 2022
ORIGINAL SCALE	As indicated	IF THIS BAR IS NOT SHOWN, PLEASE YOUR PLOTTING SCALE.	
DESIGNED BY:	JIC	DRAWN BY:	AS
CHECKED BY:	AB	DATE OF:	FEBRUARY 20 2022
DISCIPLINE	ARCHITECTURAL	TITLE	SITE PLAN - GENERAL
SHEET NUMBER	A0.2	SHEET	OF
DATE OF:	FEBRUARY 20 2022	REV. #	



SITE PLAN LEGEND - FIRE ROUTE

——— LINE DENOTES FIRE ACCESS ROUTE

- - - - - LINE DENOTES TRUCK ACCESS ROUTE

1 SITE PLAN - VEHICULAR TURNING MOVEMENTS
1:400

2 TYP. PARKING AND B.F. PARKING DETAILS
1:40

1245 ROSEMOUNT AVENUE
CORNWALL, ONTARIO, CANADA, K6J 3E5
PHONE: 613-933-0804 | FAX: 613-936-0335 | WWW.ARCHITECTURE49.COM

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CLIENT REF #
PROJECT
ACCESS STORAGE 125 COLONNADE

KEY PLAN

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THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR REVISION

IS	RE	DATE	DESCRIPTION
		2022.06.01	ISSUED FOR SITE PLAN APPLICATION
PROJECT NO		DATE	
219-00050-00		MAY 30 2022	
ORIGINAL SCALE		IF THIS BAR IS NOT DRAWN TO SCALE, PLEASE REFER TO YOUR PLOTTING SCALE	
DESIGNED BY:			
JIC			
DRAWN BY:			
AS			
CHECKED BY:			
AB			
DISCIPLINE		ARCHITECTURAL	
TITLE		SITE PLAN - FIRE AND TRUCK ROUTE	
SHEET NUMBER		A0.3	
SHEET #		OF	
DATE OF			

2022.06.01 ISSUED FOR SITE PLAN APPLICATION

PROJECT NO: 219-00050-00 DATE: MAY 30 2022

ORIGINAL SCALE: As indicated

DESIGNED BY: JIC

DRAWN BY: AS

CHECKED BY: AB

DISCIPLINE: ARCHITECTURAL

TITLE: SITE PLAN - FIRE AND TRUCK ROUTE

SHEET NUMBER: A0.3

SHEET # OF

DATE OF

CONSULTANT - SEE CONSULTANT

CONSULTANT - SEE CONSULTANT



CLIENT REF. #
 PROJECT:
**ACCESS STORAGE 125 COLONNADE
 SELF STORAGE
 BUILDING A**

KEY PLAN

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REVISIONS FOR REVISION

2022.06.01 ISSUED FOR SITE PLAN APPLICATION

PROJECT NO: 219-00059-00 DATE: MAY 30, 2022

ORIGINAL SCALE: 1:200

DESIGNED BY: JIC

DRAWN BY: AS

CHECKED BY: ASB

DISCIPLINE: ARCHITECTURAL

TITLE: BLOCK PLANS

SHEET NUMBER: A-A1.1

DATE OF:

DEPARTMENT LEGEND

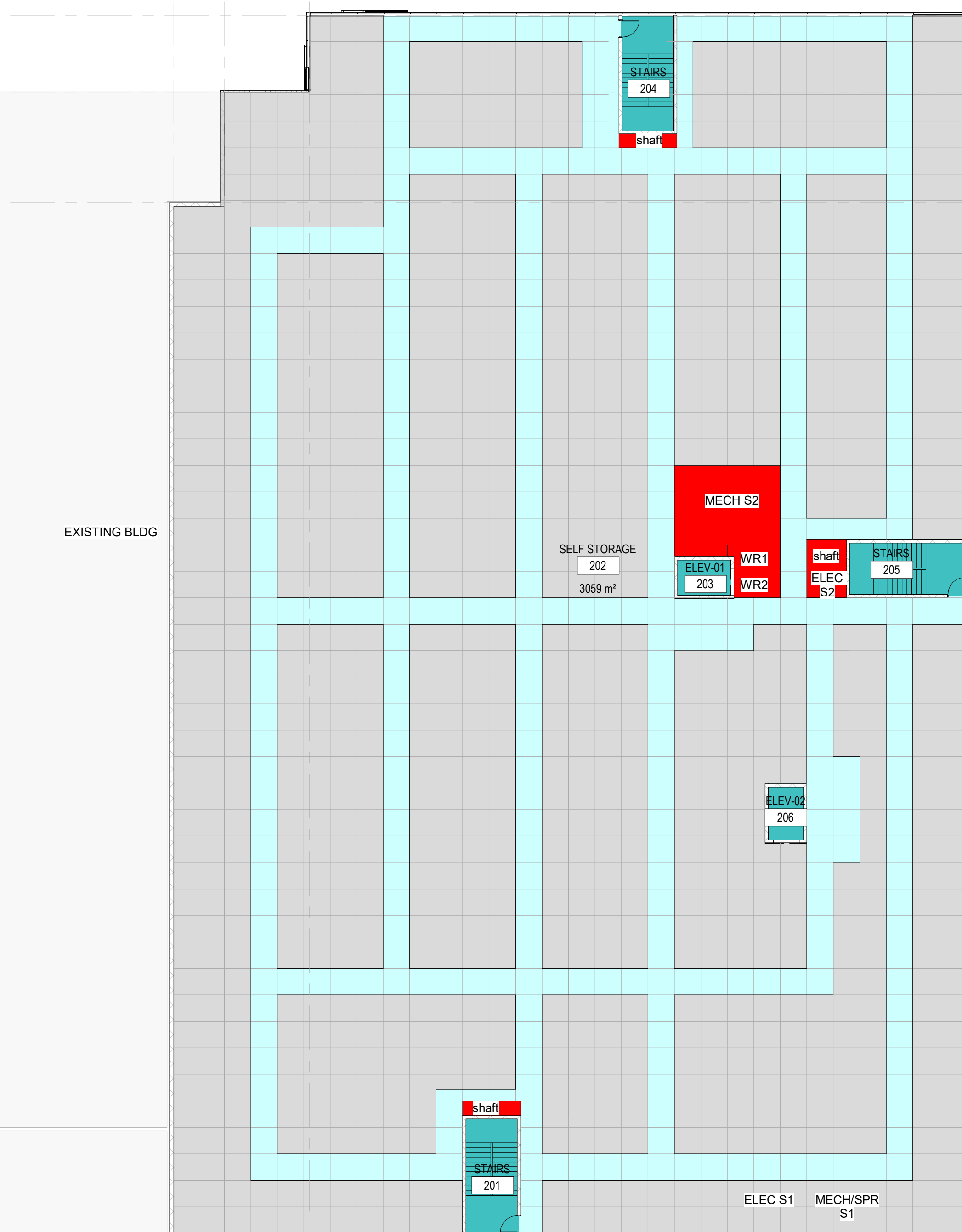
- SELF STORAGE
- SELF STORAGE CIRCULATION
- BUILDING SERVICES

DEPARTMENT LEGEND

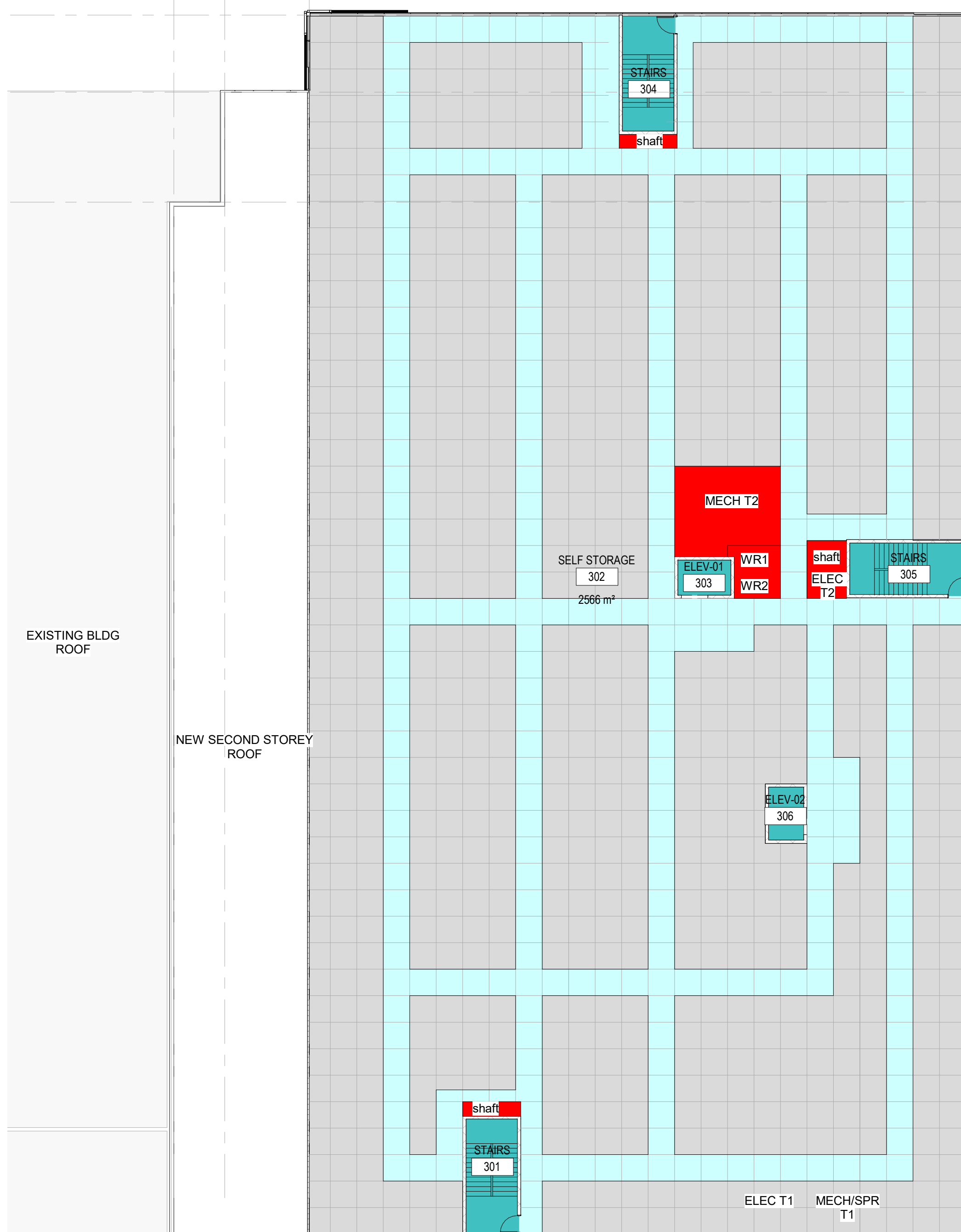
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- SELF STORAGE CIRCULATION
- BUILDING SERVICES

DEPARTMENT LEGEND

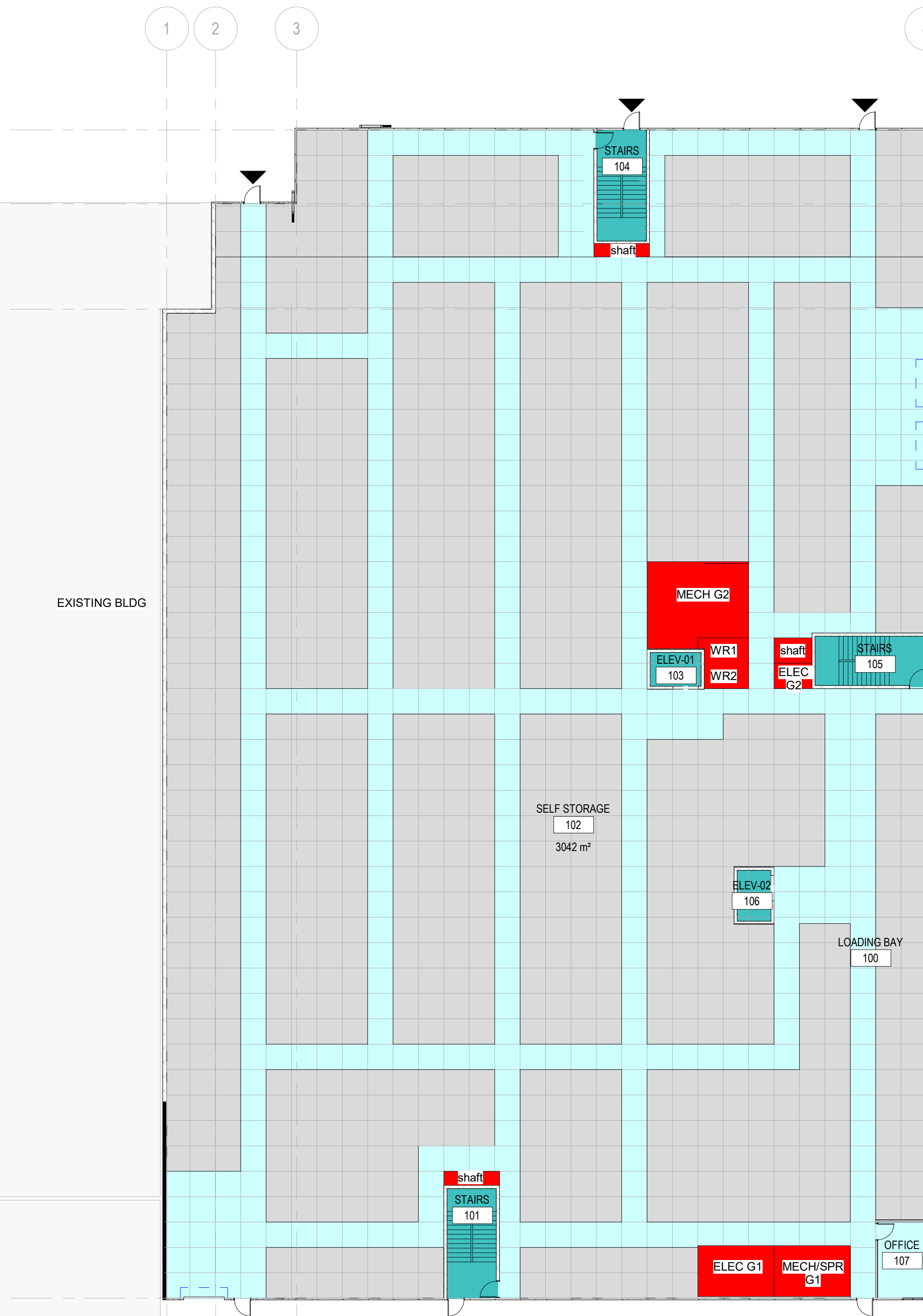
- SELF STORAGE
- SELF STORAGE CIRCULATION
- BUILDING SERVICES



2 BLOCK PLAN - SECOND FLOOR
 1:200

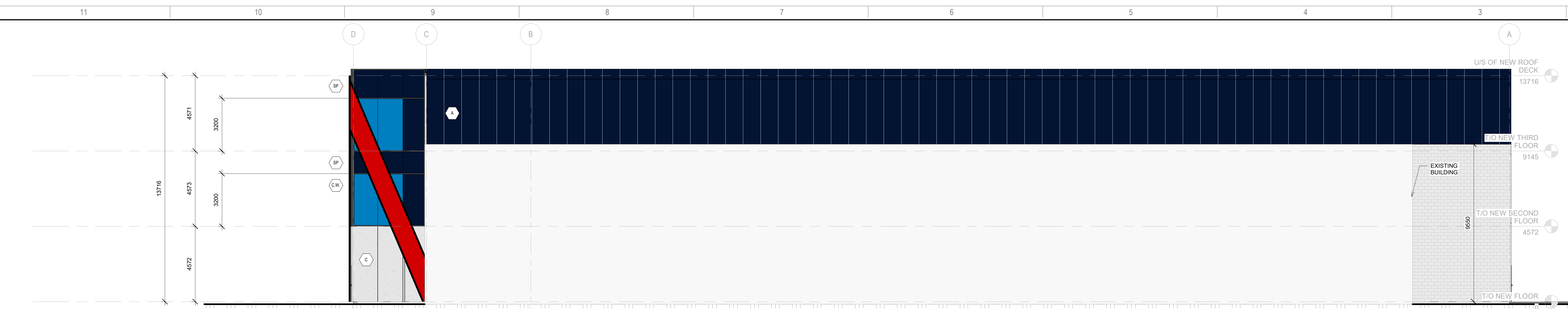


3 BLOCK PLAN - THIRD FLOOR
 1:200

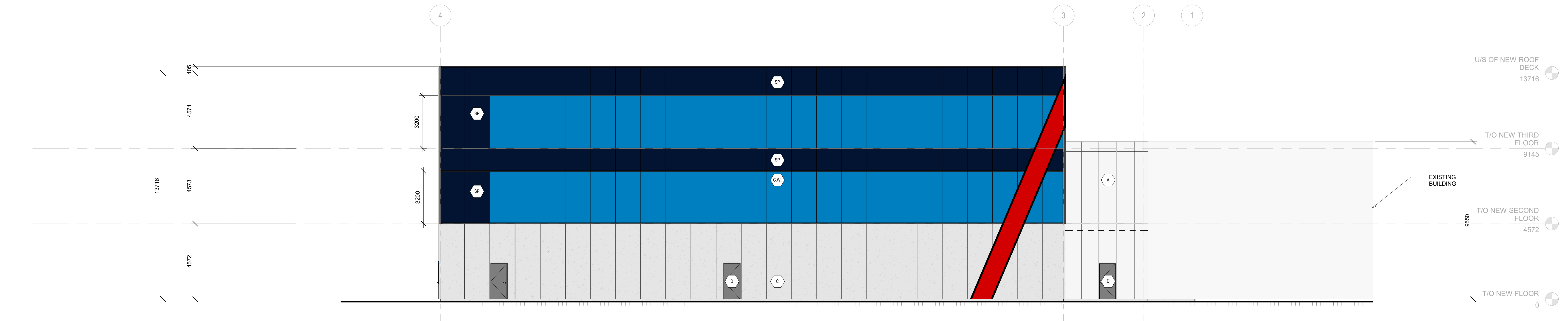


1 BLOCK PLAN - GROUND FLOOR
 1:200

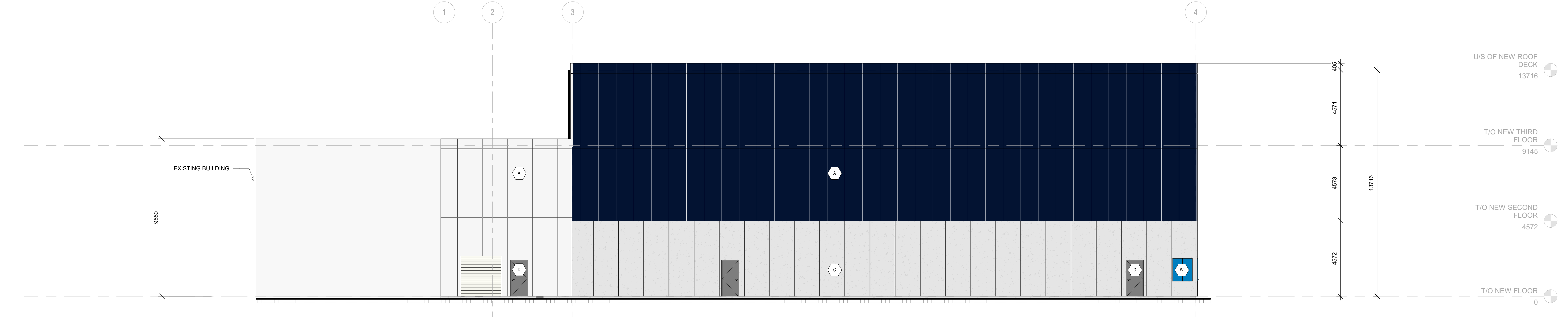
Firm Name: ARCHITECTURE 49 INC. Certificate of Practice Number:		OBC Reference	
Name of Project: Access Storage 125 Colonnade		Reference are to Division, unless noted [A] for Division A or [C] for Division C.	
Location: 125 Colonnade, Ottawa, Ontario K2E 7L9		The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCIN.	
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9		
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Addition <input type="checkbox"/> 11.1 to 11.4 <input type="checkbox"/> 11.2 [A] <input type="checkbox"/> 1.2 [A] & 9.10.1.3 <input type="checkbox"/> Alteration <input type="checkbox"/> 11.2 [A]		
2	Major Occupancy Group: Division 2 <input type="checkbox"/> Change of Use <input type="checkbox"/> 3.1.2.1(1)	9.10.2	
3	Building Area (m²): Existing New 3189 m² Total 3189 m²	1.4.1.2 [A] 1.4.1.2 [A]	
4	Gross Area: Existing New TBA m² Total TBA m²	1.4.1.2 [A] 1.4.1.2 [A]	
5	Number of Storeys: Above Grade 3 Below Grade 0	1.4.1.2 [A] & 3.2.1.1 1.4.1.2 [A] & 9.10.4	
6	Number of Streets/Fire Fighter Access: 1	3.2.2.10 & 3.2.5 9.10.20	
7	Building classification: 3.2.2.7(b)	3.2.2.31 3.2.2.31 9.10.2	
8	Sprinkler System Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20 - 83 3.2.1.5 3.2.2.17. INDEX INDEX	
9	Standpipe Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A	
10	Fire Alarm Required: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.18	
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A	
12	High Building: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A	
13	Construction Restrictions: <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible permitted <input type="checkbox"/> Both <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20 - 83 9.10.6	
14	Mezzanine Area (m²): <input type="checkbox"/> m/person <input checked="" type="checkbox"/> design of building	3.2.1.1(3)-(8) 9.10.4.1	
15	Occupant Load Based on: 1 Floor: Occupancy Group F-2 Load TBD persons 2 Floor: Occupancy Group F-2 Load TBD persons 3 Floor: Occupancy Group F-2 Load TBD persons	3.1.17. 9.9.1.3	
16	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8 9.5.2	
17	Hazardous Substances: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3 (4)	
18	Required Fire Resistance Rating (FRR): Horizontal Assemblies: Listed Design No. or Description (SG-2) FRR (hours): Hours 3/4 hr Roof: Hours 0 Mezzanine: Hours FRR of Supporting Members: Listed Design No. or Description (SG-2) Floors: Hours Roof: Hours Mezzanine: Hours	3.2.2.20 - 83 & 3.2.1.4 9.10.8 9.10.9	



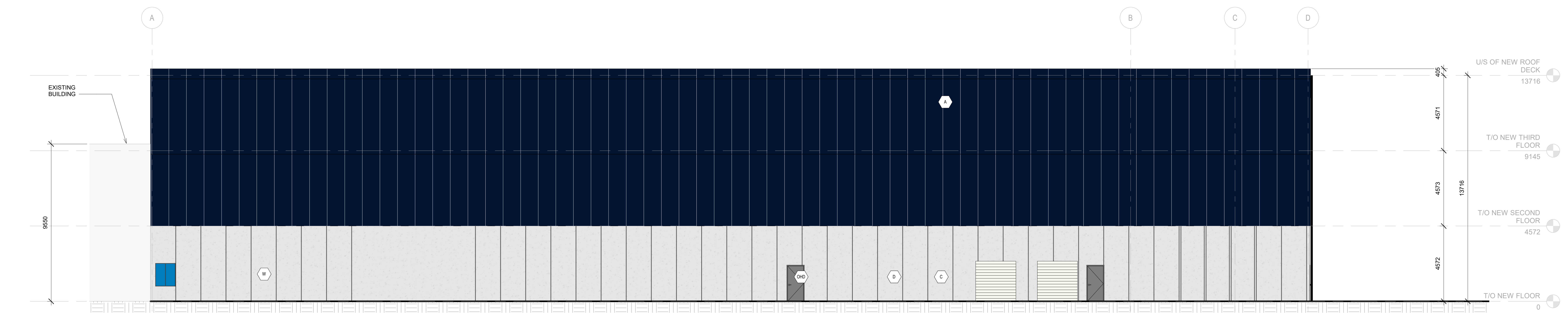
1 EXTERIOR ELEVATION - NORTH
A.A.1.1
1:100



3 EXTERIOR ELEVATION - EAST
A.A.1.1
1:100



2 EXTERIOR ELEVATION - WEST
A.A.1.1
1:100



4 EXTERIOR ELEVATION - SOUTH
A.A.1.1
1:100

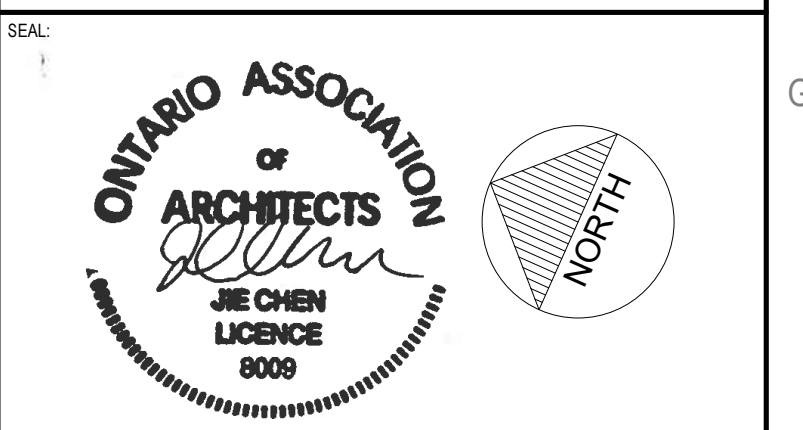
- LEGEND**
- (A) PRE-FINISHED INSULATED METAL PANELS
 - (C) PRE-CAST CONCRETE WALL PANEL
 - (D) EXTERIOR DOOR
 - (DH) OVER-HEAD DOOR CW DOCK SEALS, DOCK LEVELER AND DOCK BUMPER
 - (CW) ALUMINUM CURTAIN WALL SYSTEM
 - (SP) SPANDREL PANEL
 - (W) ALUMINUM WINDOW



IS	REV	DATE	DESCRIPTION
		2022.06.01	ISSUED FOR SITE PLAN APPLICATION
PROJECT NO: Z19-00055-00		DATE: MAY 30, 2022	
ORIGINAL SCALE: As indicated		IF THIS BAR EXIST: SHOW SCALE, PLEASE YOUR PLOTTING SCALE.	
DRAWN BY: JIC			
CHECKED BY: AS			
DATE PLOTTED: 18/05/2022			
DISCIPLINE: ARCHITECTURAL			
TITLE: EXTERIOR ELEVATIONS			
SHEET NUMBER: A-A4.1			
DATE OF: / /			

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT



CLIENT REF. #
 PROJECT:
**ACCESS STORAGE 125 COLONNADE
 WAREHOUSE
 BUILDING B**

REV. PLAN

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE REPRODUCED OR REPRODUCED WITHOUT PERMISSION BY ARCHITECTURE 49 INC. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO ARCHITECTURE 49 INC. THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR PERMIT

2022.06.01 ISSUED FOR SITE PLAN APPLICATION

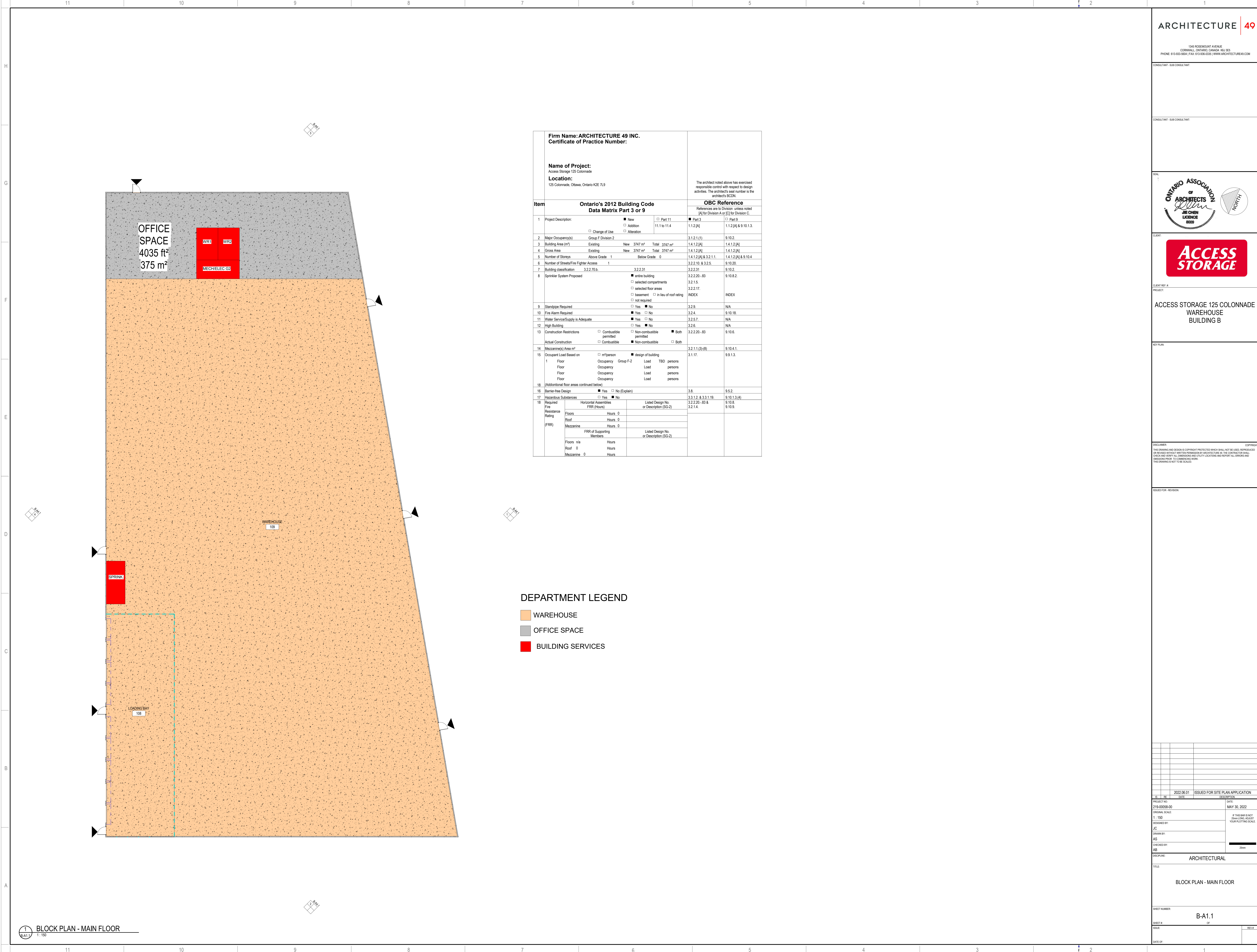
PROJECT NO.	219-00059-00	DATE	MAY 30, 2022
ORIGINAL SCALE	1:150	IF THIS BAR IS NOT FORMING, RESIST YOUR PLOTTING SCALE.	
DESIGNED BY:	JJC		
DRAWN BY:	AS		
CHECKED BY:	AB		

DISCIPLINE	ARCHITECTURAL
TITLE	BLOCK PLAN - MAIN FLOOR
SHEET NUMBER	B-A1.1
SHEET #	of
DATE OF	

Firm Name: ARCHITECTURE 49 INC.		Certificate of Practice Number:	
Name of Project: Access Storage 125 Colonnade		The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCIN.	
Location: 125 Colonnade, Ottawa, Ontario K2E 7L9			
Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	OBC Reference	
References are to Division, unless noted [A] for Division A or [C] for Division C.			
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 11.1 to 11.4	<input type="checkbox"/> Part 3 1.1.2[A] 1.1.2[A] & 9.10.1.3
2	Major Occupancy(s) Group F, Division 2		3.1.2.1.(1) 9.10.2
3	Building Area (m ²) Existing New Total 3747 m ² 3747 m ²		1.4.1.2[A] 1.4.1.2[A]
4	Gross Area Existing New Total 3747 m ² 3747 m ²		1.4.1.2[A] 1.4.1.2[A]
5	Number of Storeys Above Grade 1 Below Grade 0		1.4.1.2[A] & 3.2.1.1 1.4.1.2[A] & 9.10.4
6	Number of Streets/Fire Fighter Access 1		3.2.2.10 & 3.2.5 9.10.20
7	Building classification 3.2.2.70.b	3.2.2.31	3.2.2.31 9.10.2
8	Sprinkler System Proposed <input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required		3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX INDEX
9	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.9 N/A
10	Fire Alarm Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.4 9.10.18
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.6.7 N/A
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6 N/A
13	Construction Restrictions <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible permitted <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both		3.2.2.20-.83 9.10.6
14	Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both		3.2.2.20-.83 9.10.6
14	Mezzanine(s) Area m ²		3.2.1.1.(3)&(8) 9.10.4.1
15	Occupant Load Based on <input type="checkbox"/> m/person <input checked="" type="checkbox"/> design of building		3.1.17 9.9.1.3
1	Floor Occupancy Group F-2 Load TBD persons		
Floor	Occupancy	Load	persons
Floor	Occupancy	Load	persons
Floor	Occupancy	Load	persons
18 (Additional floor areas continued below)			
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)		3.8 9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2 & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Listed Design No. or Description (SS-2) 9.10.8, 9.10.9, 9.10.9		3.2.2.20-.83 & 3.2.14 9.10.8 9.10.9
	Floors	Hours	0
	Roof	Hours	0
	Mezzanine	Hours	0
	FRR of Supporting Members Listed Design No. or Description (SS-2)		
	Floors	Hours	n/a
	Roof	Hours	0
	Mezzanine	Hours	0

DEPARTMENT LEGEND

- WAREHOUSE
- OFFICE SPACE
- BUILDING SERVICES



BLOCK PLAN - MAIN FLOOR
 1:150

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT



CLIENT REF. #
 PROJECT:
**ACCESS STORAGE 125 COLONNADE
 WAREHOUSE
 BUILDING B**

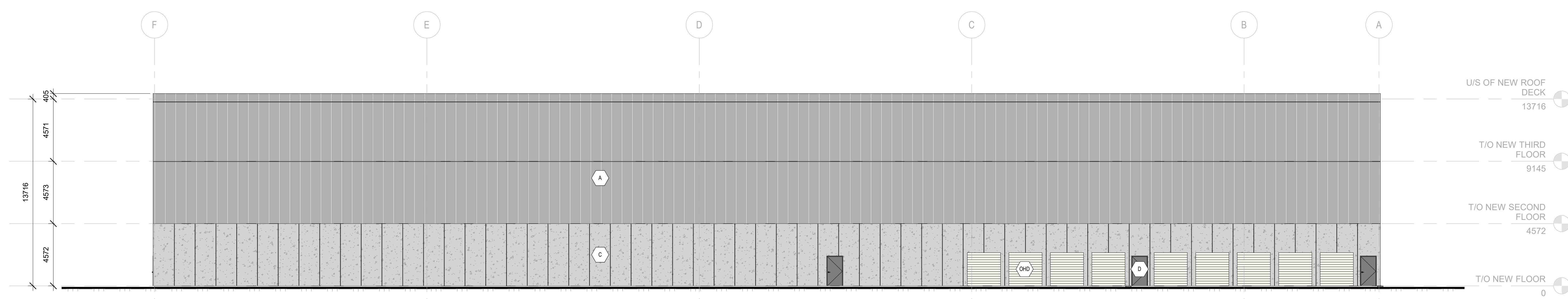
KEY PLAN

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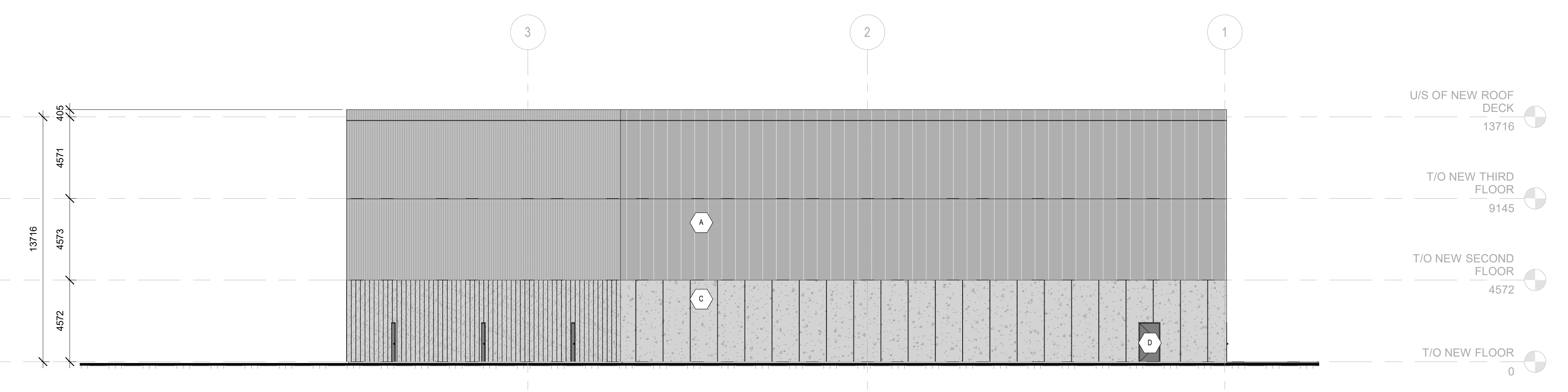
REVISED FOR: REVISION

IS	RE	DATE	DESCRIPTION
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PROJECT NO:	Z19-00056-00	DATE:	MAY 30, 2022
ORIGINAL SCALE:	As indicated	IF THIS BAR IS NOT SHOWN, PLEASE CHECK YOUR PLOTTING SCALE.	
DESIGNED BY:	JJC	DRAWN BY:	AS
CHECKED BY:	ASB		

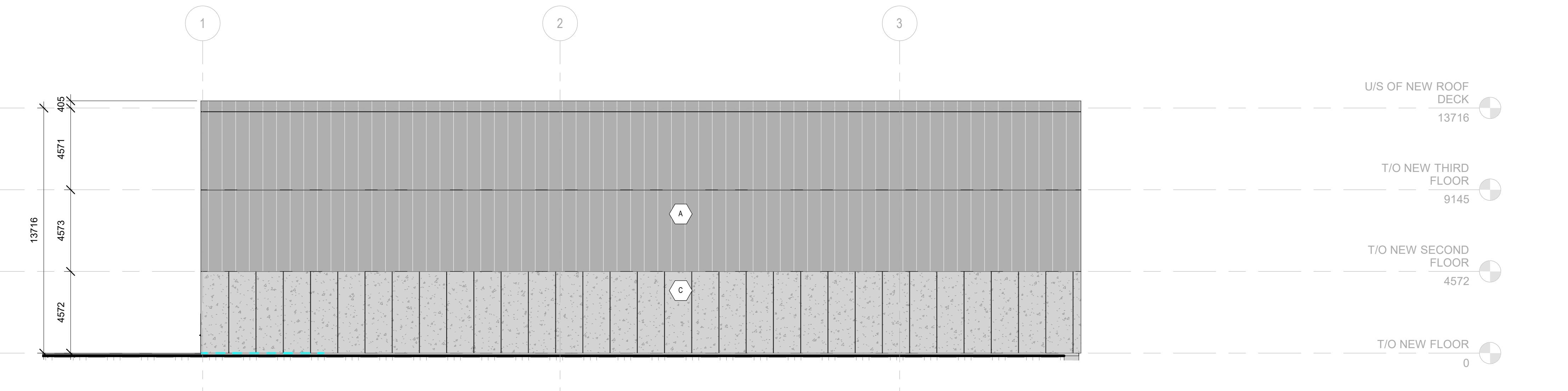
DISCIPLINE: ARCHITECTURAL	
TITLE: EXTERIOR ELEVATIONS	
SHEET NUMBER: B-A4.1	OF 1
DATE OF:	REV. #



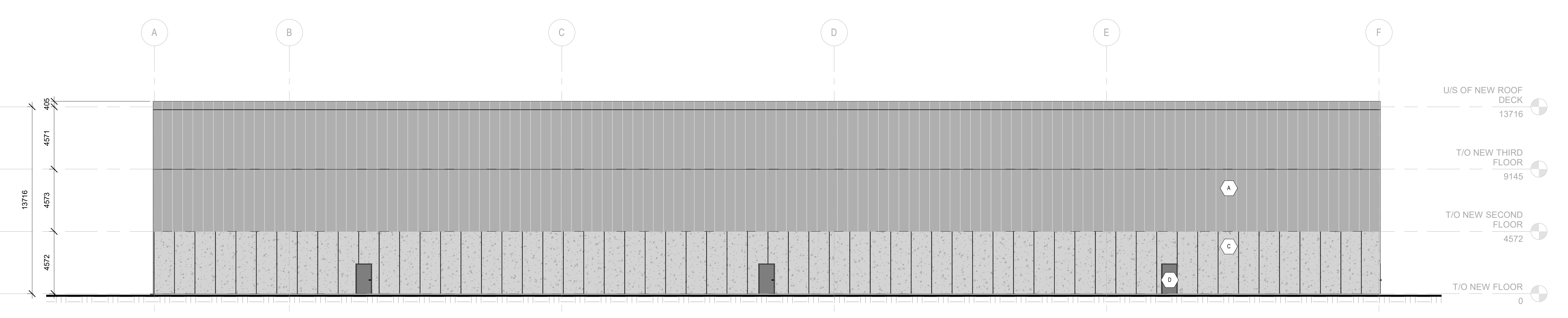
4 EXTERIOR ELEVATION - NORTH
 1:100



3 EXTERIOR ELEVATION - EAST
 1:100



2 EXTERIOR ELEVATION - WEST
 1:100



1 EXTERIOR ELEVATION - SOUTH
 1:100

- LEGEND**
- (A) PRE-FINISHED INSULATED METAL PANELS
 - (C) PRE-CAST CONCRETE WALL
 - (D) EXTERIOR DOOR
 - (WD) OVER HEAD DOOR CW DOOR SEALS, DOCK LEVELER AND DOCK BUMPERS