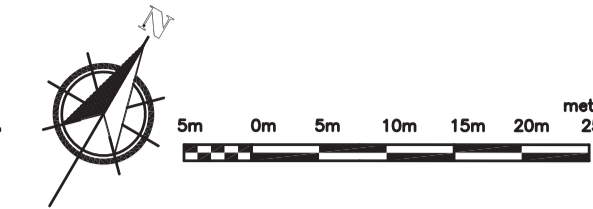


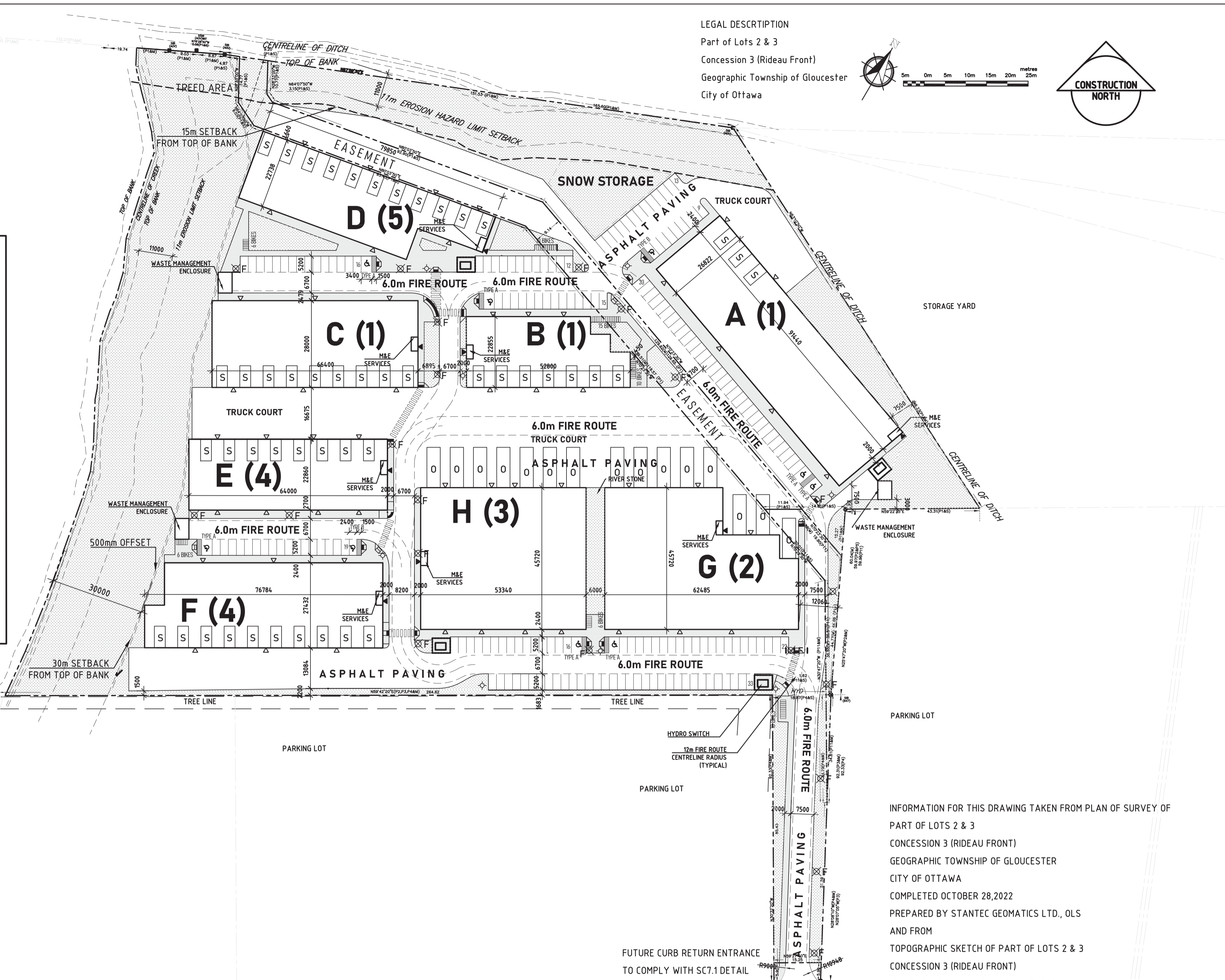
LEGAL DESCRIPTION
Part of Lots 2 & 3
Concession 3 (Rideau Front)
Geographic Township of Gloucester
City of Ottawa



EROSION HAZARD LIMIT DERIVED FROM GEMTEC STABILITY ASSESSMENT LETTER DATED MAY 2, 2024

CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS

DATE: MARCH 2027
BY: [Signature]
DWG. NO.: SC7.1



INFORMATION FOR THIS DRAWING TAKEN FROM PLAN OF SURVEY OF PART OF LOTS 2 & 3
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
COMPLETED OCTOBER 28, 2022
PREPARED BY STANTEC GEOMATICS LTD., OLS
AND FROM
TOPOGRAPHIC SKETCH OF PART OF LOTS 2 & 3
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
COMPLETED JANUARY 3, 2023
PREPARED BY STANTEC GEOMATICS LTD., OLS

JOHNSTON ROAD
26m ROW

OWNER/DEVELOPER
2079 Artistic Place Inc.
3080 Yonge Street Suite 6060
Toronto ON M4N 3N1

ENGINEER
Robinson Consultants Inc.
210-350 Palladium Drive
Ottawa ON K2V 1A8

SURVEYOR
Stantec Geomatics Ltd.
300-1331Clyde Avenue
Ottawa ON K2C 3G4

ARCHITECT
Allan Stone Architect Limited
610-160 Baldwin Street
Toronto ON M5T 3K7

APPLICANT
JFSA Canada Inc.
52 Springbrook Drive
Ottawa ON K2S 1B9
Attn: Mr. Tim Eisner

REVISIONS AND DISTRIBUTION LOG

No.	Date	Notes
01	16 AUG 2023	ISSUED FOR PRECONSULTATION STAGE 3
02	11 MAR 2024	GENERAL REVISION
03	19 MAR 2024	ELECTRICAL SERVICE REVISION
04	26 MAR 2024	FIRE HYDRANTS ADDED
05	04 MAY 2024	EROSION HAZARD INFO ADDED, PARKING UPDATED
06	23 JUL 2024	LANDSCAPE STRIP REVISED @ BLDG F, STAIRS FOR BLDG A REVISED

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.
ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.
DO NOT SCALE DRAWINGS.

LEGEND

Symbol	Denotes
■	FOUND MONUMENTS
□	SET MONUMENTS
IB	IRON BAR
IB@	ROUND IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
WIT	WITNESS
PIN	PROPERTY IDENTIFICATION NUMBER
M/MEAS	MEASURED
PROP	PROPORTIONED
OU	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.
P1	REGISTERED PLAN 4M-1566
⊕	FIRE HYDRANT
⊗	FIRE ROUTE SIGN
▭	CONCRETE SIDEWALK
▨	SOFT LANDSCAPING
▲	CONFIRMED DOOR LOCATION
△	CONCEPTUAL DOOR LOCATION
○	POTENTIAL OVERSIZED LOADING SPACE 4.3m X 13m
□	POTENTIAL STANDARD LOADING SPACE 3.5m X 7m

allan stone architect



610 -160 Baldwin Street
Toronto ON M5T 3K7

T 416.550.1585

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INDUSTRIAL DEVELOPMENT

1319 Johnston Road

Ottawa Ontario

Drawing Title: **SITE PLAN**

Drawn By:	Checked By:	Date Checked:	Project No.:
			1319J.2023
Date Plotted:	Aug 12, 2024 - 3:06pm		Scale:
			1:750
Drawing No.:	A101		Revision No.:
			06

1319 JOHNSTON AVENUE ZONING COMPLIANCE IL

MECHANISM	REQUIRED	PROPOSED
Minimum Lot Area	2,000 m2	48,997 m2
Minimum Lot Width	No Minimum	15.3 m
Maximum Lot Coverage	65%	31%
Minimum Interior Side Yard Setback	7.5 m	7.5 m
Minimum Front Yard Setback	7.5 m	113.4 m
Minimum Rear Yard Setback	3.5 m	22.7 m
Maximum Building Height	18 m	17.8 m
Maximum Floor Space Index	2	0.3
Minimum Width of Landscape Area	Abutting a Street: 3 m Other Cases: No Minimum	3 m
Parking Spaces	121	188
Bicycle Parking Spaces	19	63
Loading Spaces	8	63
	Standard	48
	Oversize	15

STATISTICS

	GROSS FLOOR AREA	BUILDING HEIGHT
BUILDING A	2,320.12 m2	17.8 m
BUILDING B	1,006.28 m2	9.1 m
BUILDING C	1,756.39 m2	9.1 m
BUILDING D	1,498.76 m2	9.1 m
BUILDING E	1,380.04 m2	9.1 m
BUILDING F	1,908.49 m2	9.1 m
BUILDING G	2,306.92 m2	9.1 m
BUILDING H	2,307.03 m2	9.1 m
TOTAL	14,484.03	