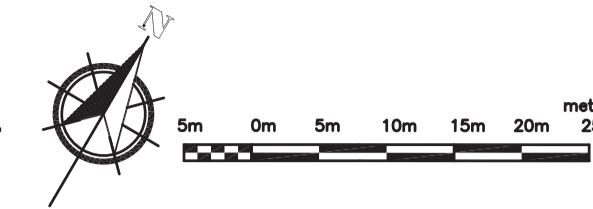


LEGAL DESCRIPTION
Part of Lots 2 & 3
Concession 3 (Rideau Front)
Geographic Township of Gloucester
City of Ottawa

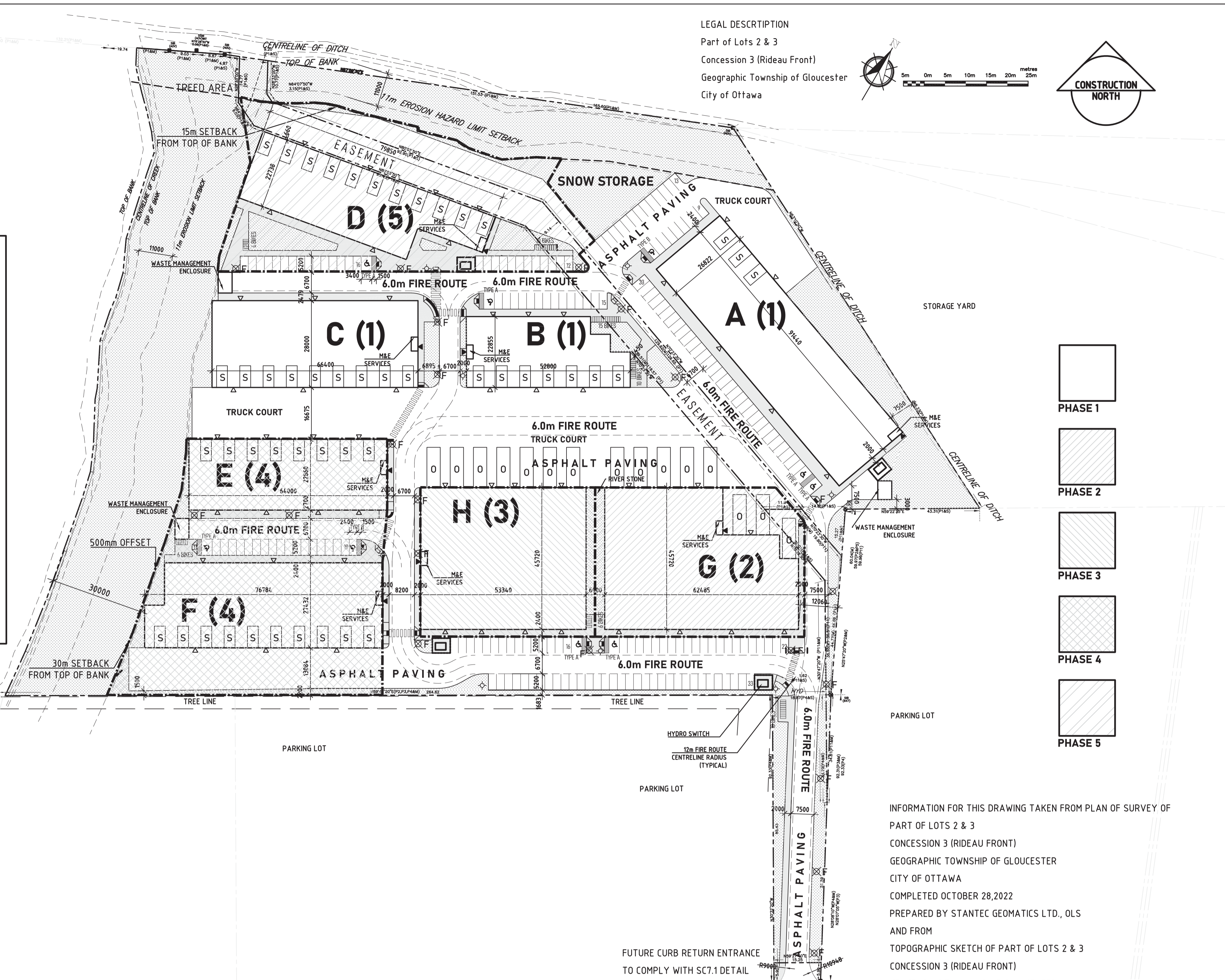


EROSION HAZARD LIMIT DERIVED FROM GEMTEC STABILITY ASSESSMENT LETTER DATED MAY 2, 2024

CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS

DATE: MARCH 2007
REV: MARCH 2007
Dwg. No.: SC7.1

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. CURB DETAILS SEE BOLL. BOLL. & BOLL.
3. BOLLARD DETAILS SEE BOLL. & BOLL.
4. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH PLAN.
5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.



- LEGEND**
- DENOTES FOUND MONUMENTS
 - SET MONUMENTS
 - IB IRON BAR
 - IB6 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
 - HYD FIRE HYDRANT
 - ⊗ F 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
- PHASE 1**
- PHASE 2**
- PHASE 3**
- PHASE 4**
- PHASE 5**

REVISIONS AND DISTRIBUTION LOG

No.	Date	Note
01	04 MAY 2024	PHASING INFORMATION ADDED TO SITE PLAN
02	25 JULY 2024	SITE PLAN UPDATED

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

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allan stone architect



610 -160 Baldwin Street
Toronto ON M5T 3K7

T 416.550.1585

allan@ajsarchitect.com

Project: **INDUSTRIAL DEVELOPMENT**

1319 Johnston Road
Ottawa Ontario

Drawing Title: **PHASING SITE PLAN**

Drawn By: [] Checked By: [] Date Checked: [] Project No.: 1319J.2023

Date Plotted: Aug 12, 2024 - 3:02pm Scale: 1:750

Drawing No.: **A101P** Revision No.: **02**

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

FUTURE CURB RETURN ENTRANCE TO COMPLY WITH SC7.1 DETAIL

JOHNSTON ROAD
26m ROW

DEPRESSED CURB CROWN OF PAVEMENT

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.
300-1331 Clyde 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

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	