



PLAN OF SURVEY OF
BLOCK 3 REGISTERED PLAN 4M-893
AND PART OF LOT 22 CONCESSION 5 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
 SURVEYED BY ANNIS O'SULLIVAN, VOLLEBECK LTD.

BEARING NOTE
 BEARINGS ARE GRID, DERIVED FROM CAN-NET REAL TIME NETWORK GPS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76°30' WEST LONGITUDE) NAD 83 (ORIGINAL)
 FOR BEARING COMPARISONS, A ROTATION OF 0°33'10" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P, P1.

SURVEY NOTES & LEGEND

- Denotes Survey Monument Planted
- Denotes Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- (WT) Witness
- (AOG) Annis, O'Sullivan, Vollebck Ltd.
- Meas. Measured
- (P) Registered Plan 4M-893
- (P1) Plan 4R-7581
- (P2) Plan 5R-13788
- (P3) Plan 4R-1850
- CLF Chain Link Fence

ZONING

EXISTING ZONING	RG	
	REQUIRED	PROPOSED
MAX. FRONT YARD SETBACK	15 m	17.5 m
MIN. REAR YARD SETBACK	15 m	60.33 m
MIN. INTERIOR YARD SETBACK	8 m	8.14m/9.18m
MAX. BUILDING HEIGHT	15.0 m	±8 m
MIN. LOT AREA	4,000sq.m	5,543sq.m
MIN. LOT WIDTH	30 m	57.71 m
MAX LOT COVERAGE	50%	16.5%

AUTOMOBILE PARKING SUMMARY

REQUIRED PARKING			
WAREHOUSE	0.8 SPACE PER 100 sq.m OF GFA		
	$907.5 / 100 = 9.07 \cdot 0.8 = 7.26$		
REQUIRED VS PROVIDED			
	REQUIRED	PROVIDED	
REGULAR SPACES	MIN. 2.6m x 5.2m	8	14
HANDICAP SPACES	MIN. 3.66m x 5.2m	0	1
TOTAL		= 15 PROVIDED PARKING SPACES	

REQUIRED LOADING WAREHOUSE	350-999 sq.m OF GFA	1	2
REQUIRED BICYCLE PARKING WAREHOUSE	1 SPACE PER 2,000 sq.m OF GFA	0	0

- NOTES:**
- ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 - ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST IN PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 - DO NOT SCALE DRAWINGS.
 - ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 - NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

FIRE RESISTANCE RATING LEGEND

FIRE RESISTANCE RATING
45 MIN. - FIRE RESISTANCE RATING
1 HOUR - FIRE RESISTANCE RATING
2 HOUR - FIRE RESISTANCE RATING

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03	2018-04-27 ISSUED FOR SPIC
02	2018-02-27 PRELIMINARY REVIEW
01	2017-10-02 PRELIMINARY REVIEW
AP	DATE: REVISION:



THIS DRAWING IS THE SOLE PROPERTY OF SJ LAWRENCE ARCHITECT AND NO PART SHOULD BE REPRODUCED WITHOUT PERMISSION

DATE	BY	DESCRIPTION
2017-10-02	S.J.L.	
AS NOTED	2018-04-27	

BOONE PLUMBING WAREHOUSE

52 ALTI PLACE
OTTAWA, ON

JOB NUMBER: SJ-079-17

SITE PLAN

A 100

01 SITE PLAN
 A100 SCALE: 1:300

APPLICATION NUMBER: