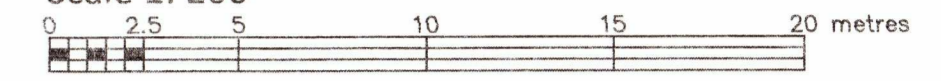


PART OF LOT 28  
CONCESSION 4 (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2019

Scale 1: 200



Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99995.

Bearing Note

Bearings are MTM grid, derived from the Can-Net Real Time Network. GPS observations on reference points A and B, shown hereon, having a bearing of N 22° 16' 20" W and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 6° 16' 20" counter-clockwise was applied to bearings on P1.

For bearing comparisons, a rotation of 0° 39' 20" counter-clockwise was applied to bearings on P2, P3, P4 & P5.

Elevation Notes

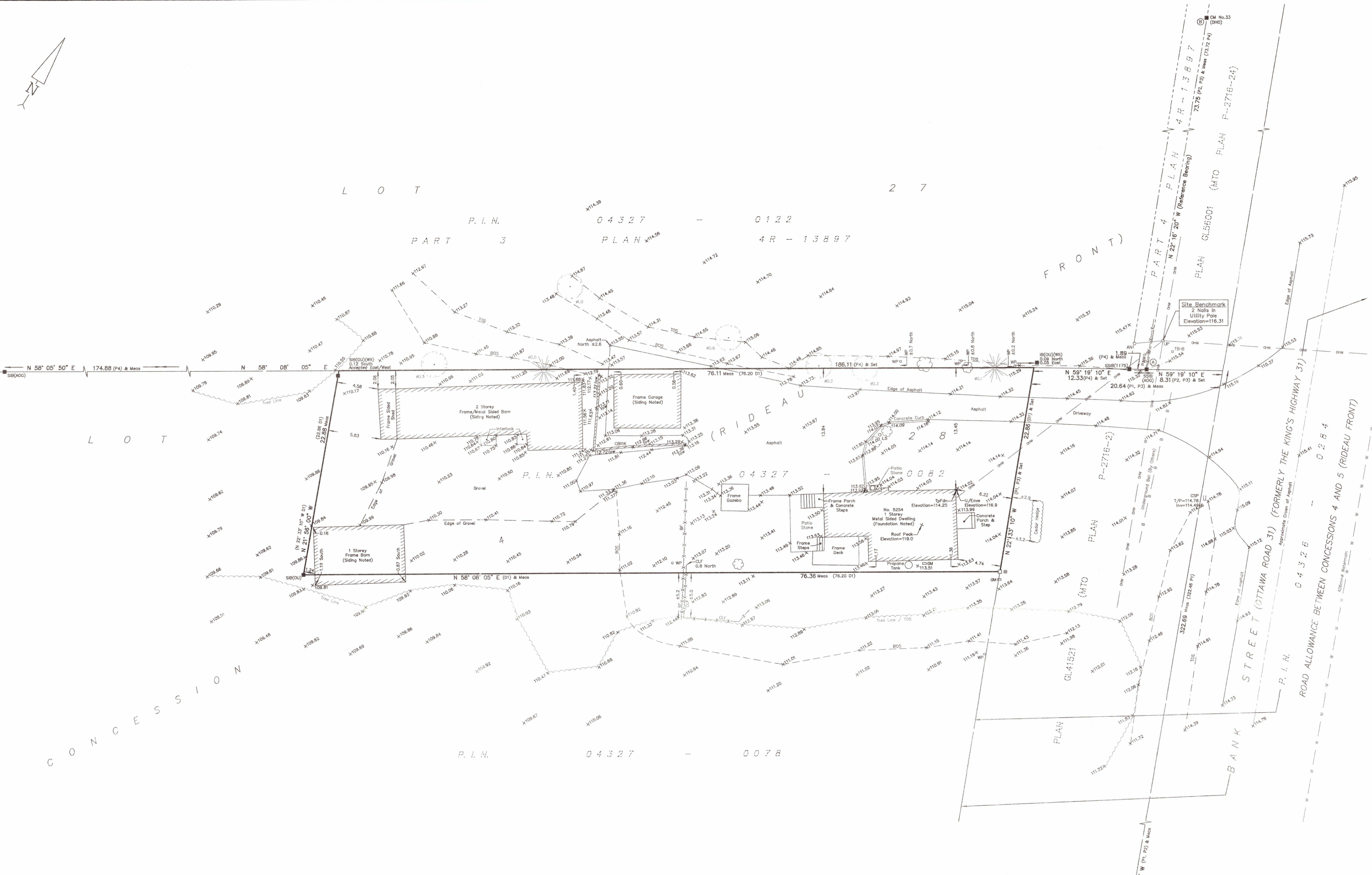
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928:1978.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. Underground utility data derived from City of Ottawa utility sheet reference: 7123 (sheet 6).
4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend

Denotes	
[Symbol]	Survey Monument Planted
[Symbol]	Survey Monument Found
[Symbol]	Standard Iron Bar
[Symbol]	Short Standard Iron Bar
[Symbol]	Iron Bar
[Symbol]	Witness
[Symbol]	Measured
[Symbol]	Origin Unknown
[Symbol]	Plan GL41521
[Symbol]	Plan GL56001
[Symbol]	Plan 5R-8330
[Symbol]	Plan 4R-13897
[Symbol]	Plan 4R-19602
[Symbol]	Inst GL76777
[Symbol]	Underground Water
[Symbol]	Underground Bell
[Symbol]	Overhead Wires
[Symbol]	Utility Pole
[Symbol]	Anchor
[Symbol]	Light Standard
[Symbol]	Corrugated Steel Pipe
[Symbol]	Bell Terminal Box
[Symbol]	Gas Meter
[Symbol]	Air Conditioner
[Symbol]	Diameter
[Symbol]	Wooden Post
[Symbol]	Chain Link Fence
[Symbol]	Board Fence
[Symbol]	Post and Wire
[Symbol]	Concrete Block
[Symbol]	Top of Slope
[Symbol]	Bottom of Slope
[Symbol]	Invert
[Symbol]	Top of Pipe
[Symbol]	Underside of Eave
[Symbol]	Top of Foundation
[Symbol]	Centreline
[Symbol]	Top of Wall
[Symbol]	Location of Elevations
[Symbol]	Top of Concrete Curb Elevation
[Symbol]	Property Line
[Symbol]	Deciduous Tree
[Symbol]	Coniferous Tree
[Symbol]	Shrub



**Surveyor's Certificate**

I certify that:

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.
2. The survey was completed on the 15th day of April, 2019.

Date: April 24/19

Signature: Jamie Leslie  
Ontario Land Surveyor

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2088411

THIS PLAN IS NOT VALID UNLESS  
IT IS AN EMBOSSED ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
in accordance with  
Regulation 1026, Section 29 (3).

FARLEY, SMITH & DENIS SURVEYING LTD.

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5  
TEL. (613) 727-8226 FAX. (613) 727-1826

TOPOGRAPHIC DATA WAS COLLECTED UNDER WINTER CONDITIONS. SNOW COVER AND ICE PRECLUDE DETERMINING LOCATION AND ELEVATION OF SOME TOPOGRAPHICAL DATA THAT IS OTHERWISE VISIBLE.

WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2019.

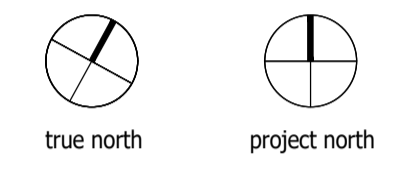
PART 1  
PLAN  
4R-19602

PLAN GL56001  
(MTO PLAN  
P-2716-24)



owner  
 Rayan Zaher  
 364 Wisteria Crescent  
 Ottawa ON

architect  
 unPoised Architecture INC  
 5-16 Sweetland Avenue  
 Ottawa ON



revisions	date
XXXXXX	XXXXXX
XXXXXX	XXXXXX
PROGRESS REVIEW	2023-12-20
SPC SUBMISSION	2023-09-14
PROGRESS REVIEW	2022-12-15

**STORAGE and REPAIR FACILITY**

5254 Bank Street, Ottawa ON

**SITE PLAN and ZONING**

sheet number

**A01**

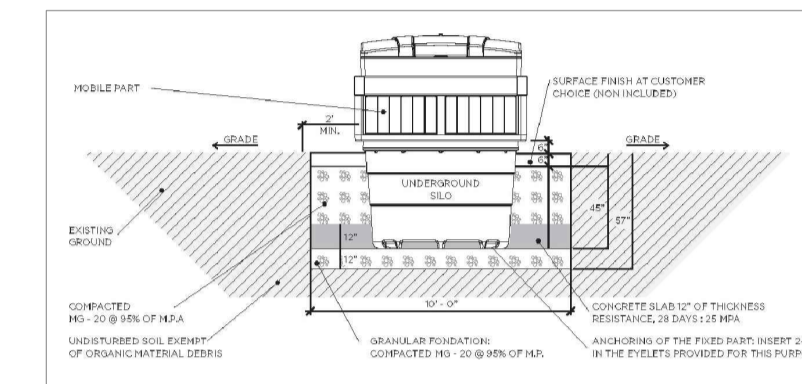
**ZONING REQUIREMENTS: RG3 [900r]-h - Rural Commercial Industrial (schedule 219 and 220) + BUILDING INFORMATION**

PARKING PROVISIONS (AREA D) Required: 12 <small>321 sq.m service and repair shop = 11 spaces (3.4 spaces / 100 sq.m) 16 sq.m office = 1 space (2.4 spaces / 100 sq.m)</small>	<b>Provided 12 (6 exterior + 6 inside bays)</b>
BICYCLE PARKING PROVISIONS Required: 1 / 1500 sq.m @ 552 sq.m = 0	<b>Provided 0</b>
VEHICLE LOADING SPACE PROVISIONS Required: 1 for 350 to 999 sq.m @ 552 sq.m = 0	<b>Provided 0</b>
MINIMUM FRONT YARD SETBACK Required: 15m (49'-3")	<b>Provided 1.02 m (3'-4")</b>
MINIMUM NORTH INTERIOR SIDE YARD SETBACK Required: 3m (9'-11") from RG ZONE	<b>Provided 13.41 m (44'-0")</b>
MINIMUM SOUTH INTERIOR SIDE YARD SETBACK Required: 8m (26'-3") from ME2 ZONE	<b>Provided 0.61 m (2'-0")</b>
REAR YARD SETBACK Required: 15m (49'-3")	<b>Provided 38.30 m (125'-8")</b>
MAXIMUM BUILDING HEIGHT Required: 15m (49'-3")	<b>Provided 8.23 m (27'-0")</b>
MAXIMUM LOT COVERAGE Required: 50%	<b>Provided 16 %</b>

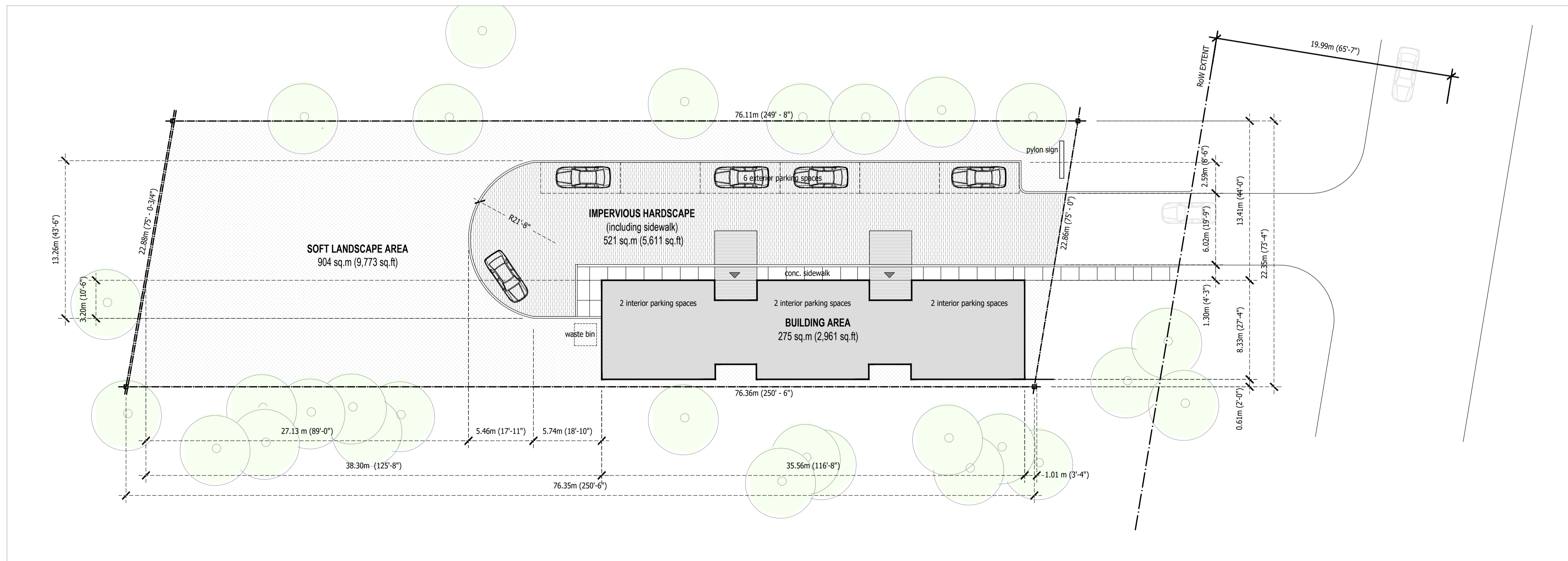
LOT AREA	<b>18,342 sq.ft (1,704 sq.m)</b>
GROSS AREA <small>zoning definition</small>	<b>4,010 sq.ft (373 sq.m)</b>
BUILDING AREA	<b>2,961 sq.ft (275 sq.m)</b>
GROSS AREA <small>building code definition</small>	<b>2,961 sq.ft (275 sq.m) - does not include mezzanine</b>
BUILDING HEIGHT	<b>1 storey (mezzanine not included as storey)</b>
FACING STREET	<b>1</b>
OCCUPANCY TYPE	<b>F2 - medium hazard industrial</b>
BUILDING FIRE SAFETY	<b>Part 3 - 3.2.2.71</b>
PERMITTED CONSTRUCTION	<b>Combustible or Non - Combustible</b>

**LEGEND**

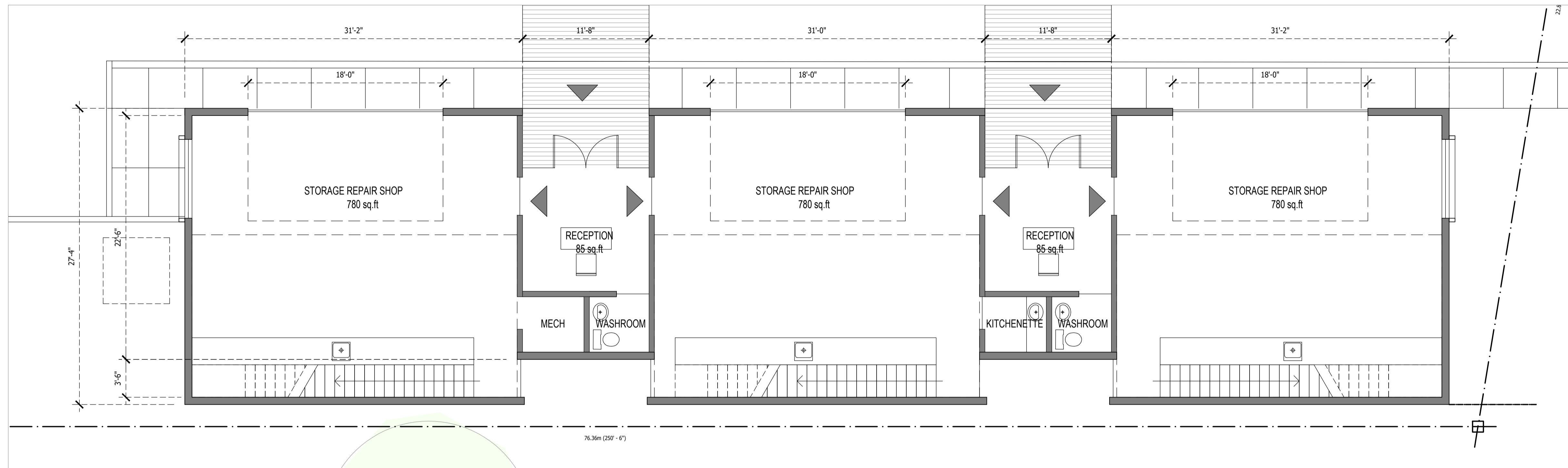
- LC - LIGHT UNDER CANOPY
- LW - LIGHT WALL MOUNT
- DP - DEPRESSED CURB
- WB - IN-GROUND WASTE BIN
- CU - PRECAST CONCRETE CURB STOP



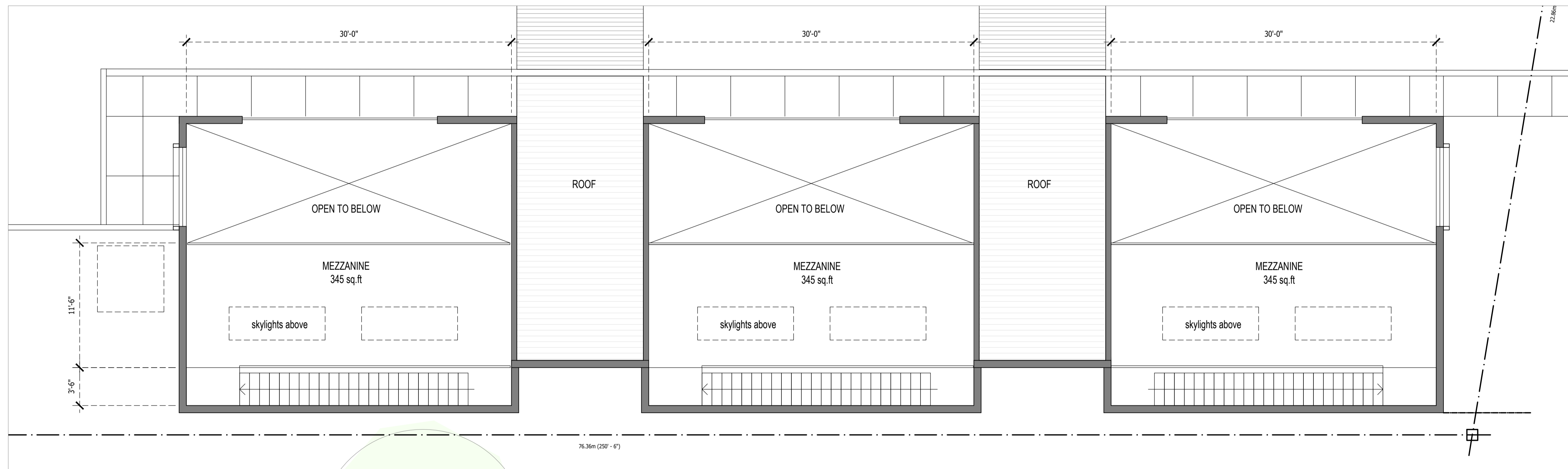
DETAIL FOR IN-GROUND WASTE BIN



SITE PLAN



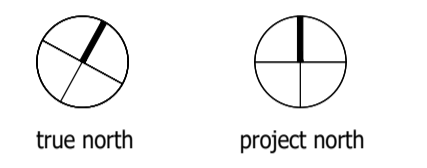
FIRST FLOOR PLAN



MEZZANINE PLAN

owner  
Rayan Zaher  
364 Wisteria Crescent  
Ottawa ON

architect  
unPoised Architecture INC  
5-16 Sweetland Avenue  
Ottawa ON



revisions	date
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
PROGRESS REVIEW	2023-12-20
project title	

**STORAGE and REPAIR FACILITY**

5254 Bank Street, Ottawa ON

drawing title  
**FLOOR PLANS**

sheet number

**A02**





NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

owner  
 Rayan Zaher  
 364 Wisteria Crescent  
 Ottawa ON

architect  
 unPoised Architecture INC  
 5-16 Sweetland Avenue  
 Ottawa ON



revisions	date
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
XXXXXX	XXXXXX
PROGRESS REVIEW	2023-12-20
SPC SUBMISSION	2023-09-14

project title  
**STORAGE and REPAIR FACILITY**  
 5254 Bank Street, Ottawa ON  
 drawing title  
**ELEVATIONS**

sheet number  
**A03**