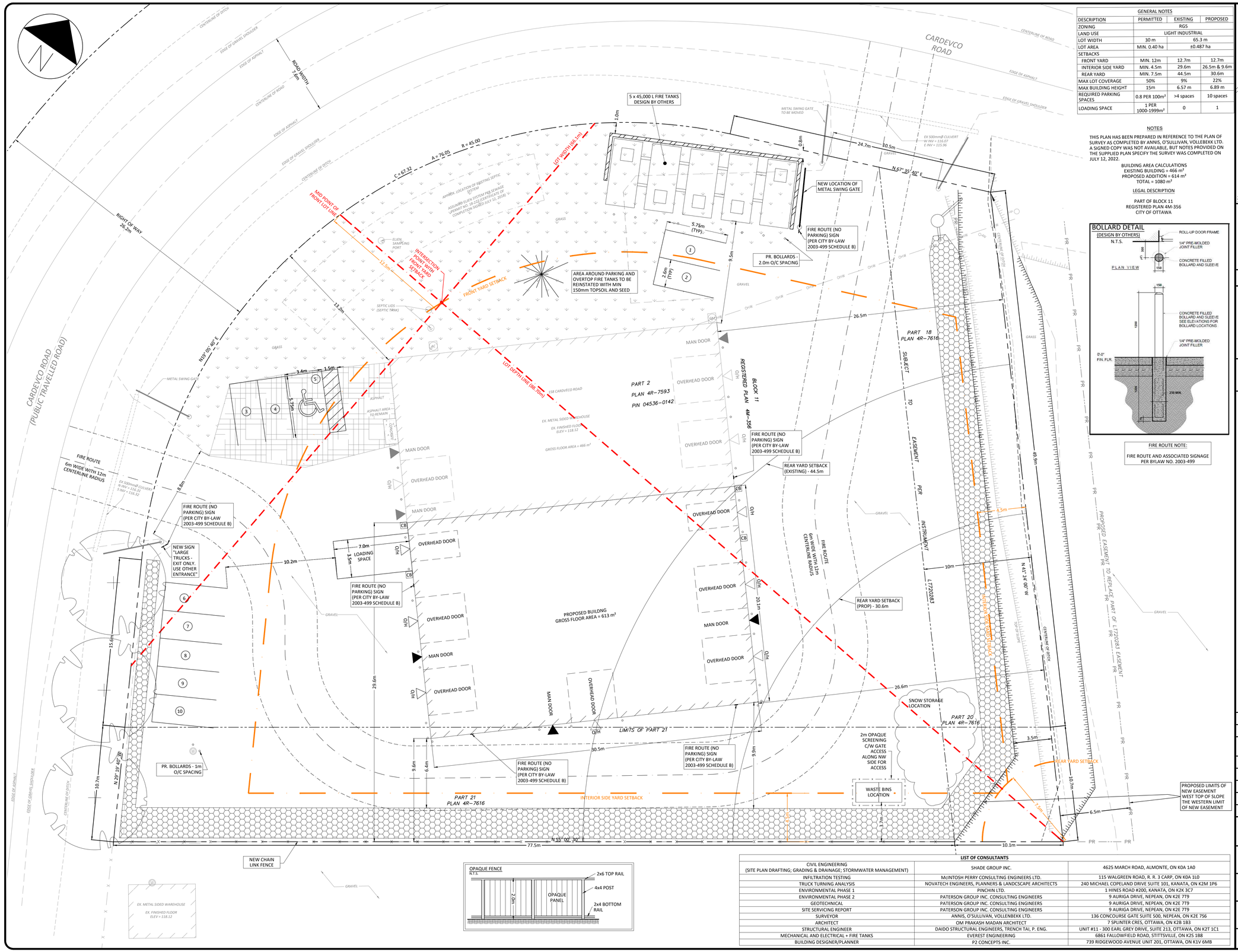


GENERAL NOTES			
DESCRIPTION	PERMITTED	EXISTING	PROPOSED
ZONING	RG5		
LAND USE	LIGHT INDUSTRIAL		
LOT WIDTH	30 m	65.3 m	
LOT AREA	MIN. 0.40 ha	±0.487 ha	
SETBACKS			
FRONT YARD	MIN. 12m	12.7m	12.7m
INTERIOR SIDE YARD	MIN. 4.5m	29.6m	26.5m & 9.6m
REAR YARD	MIN. 7.5m	44.5m	30.6m
MAX LOT COVERAGE	50%	9%	22%
MAX BUILDING HEIGHT	15m	6.57 m	6.89 m
REQUIRED PARKING SPACES	0.8 PER 100m²	>4 spaces	10 spaces
LOADING SPACE	1 PER 1000-1999m²	0	1

NOTES

THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE PLAN OF SURVEY AS COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. A SIGNED COPY WAS NOT AVAILABLE, BUT NOTES PROVIDED ON THE SUPPLIED PLAN SPECIFY THE SURVEY WAS COMPLETED ON JULY 12, 2022.

BUILDING AREA CALCULATIONS
EXISTING BUILDING = 466 m²
PROPOSED ADDITION = 614 m²
TOTAL = 1080 m²

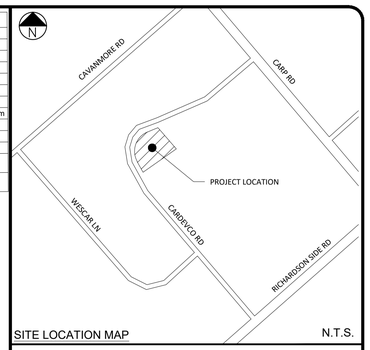
LEGAL DESCRIPTION

PART OF BLOCK 11
REGISTERED PLAN 4M-356
CITY OF OTTAWA

BOLLARD DETAIL
(DESIGN BY OTHERS)
N.T.S.

FIRE ROUTE NOTE:

FIRE ROUTE AND ASSOCIATED SIGNAGE PER BYLAW NO. 2003-499



SITE LOCATION MAP N.T.S.

SCALE BAR — DO NOT SCALE DRAWING

0 5 10 15m

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE MARKED.

PAGE SIZE	24" x 36"	SCALE	1:150

SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ON
K0A 1A0

SITE BENCHMARK: MAG NAIL AND WASHER IN UTILITY POLE ON NORTH SIDE OF CARDEVCO ROAD, DIRECTLY EAST OF ENTRANCE TO HARRIS REBAR. ELEVATION=117.72

LEGEND
(IF APPLICABLE)

- PROPERTY BOUNDARY
- EX. LEGAL FABRIC
- PR. EASEMENT
- EX. ROAD CENTRE LINE
- EX. EDGE OF ASPHALT
- EX. EDGE OF SHOULDER
- EX. DITCH
- EX. OVERHEAD UTILITIES
- SETBACK FROM PROPERTY LINES
- LOT WIDTH CALCULATION LINES
- PR. FENCE LINE
- EX. TOP OF SLOPE
- PR. TOP OF SLOPE
- EX. BUILDING
- PR. BUILDING
- FIRE ROUTE
- PR. CLEARSTONE FILLED PERIMETER DRAIN
- PR. RETAINING WALL
- EX. UTILITY POLE
- EX. WELL
- EX. GAS METER
- EXISTING AIR CONDITIONING
- PR. CATCHBASIN
- EX./PR. MAN DOOR
- EX./PR. OVERHEAD DOOR
- PR. TREES
- GRASS COVER
- ASPHALT

REV. #	REVISION DESCRIPTION	DATE
06	ISSUED FOR CONSTRUCTION	APR. 1, 2025
05	REVISED PER CITY COMMENTS	JAN 27, 2025
04	REVISIONS TO FIRE TANKS + EASEMENT	NOV 25, 2024
03	REVISION TO FIRE TANKS	APRIL 2024
02	REVISED PER CITY COMMENTS	NOV 30, 2023
01	REVISED PER CITY COMMENTS	AUG 17, 2023
00	REV. 00 SITE PLAN BY OTHERS	

SITE OWNER	WHELAN TRUCK REPAIR INC.
PROJECT TITLE	WHELAN TRUCK REPAIR - BUILDING ADDITION
PROJECT ADDRESS	158 CARDEVCO ROAD CARP, ON K0A 1L0
DRAWING TITLE	SITE PLAN
DRAWING NO.	1 OF 1

LIST OF CONSULTANTS

CIVIL ENGINEERING (SITE PLAN DRAFTING; GRADING & DRAINAGE; STORMWATER MANAGEMENT)	SHADE GROUP INC.	4625 MARCH ROAD, ALMONTE, ON K0A 1A0
INFILTRATION TESTING	McINTOSH PERRY CONSULTING ENGINEERS LTD.	115 WALGREEN ROAD, R. R. 3 CARP, ON K0A 1L0
TRUCK TURNING ANALYSIS	NOVATECH ENGINEERS, PLANNERS & LANDCSCAPE ARCHITECTS	240 MICHAEL COPELAND DRIVE SUITE 101, KANATA, ON K2M 1P6
ENVIRONMENTAL PHASE 1	PINCHIN LTD.	1 HINES ROAD #200, KANATA, ON K2K 3C7
ENVIRONMENTAL PHASE 2	PATERSON GROUP INC. CONSULTING ENGINEERS	9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
GEOTECHNICAL	PATERSON GROUP INC. CONSULTING ENGINEERS	9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
SITE SERVICING REPORT	PATERSON GROUP INC. CONSULTING ENGINEERS	9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
SURVEYOR	ANNIS, O'SULLIVAN, VOLLENBEKK LTD.	136 CONCOURSE GATE SUITE 500, NEPEAN, ON K2E 7S6
ARCHITECT	OM PRAKASH MADAN ARCHITECT	7 SPLINTER CRES, OTTAWA, ON K2B 1B3
STRUCTURAL ENGINEER	DAIDO STRUCTURAL ENGINEERS, TRENCH TAI, P. ENG.	UNIT #11 - 300 EARL GREY DRIVE, SUITE 213, OTTAWA, ON K2T 1C1
MECHANICAL AND ELECTRICAL + FIRE TANKS	EVEREST ENGINEERING	6861 FALLOWFIELD ROAD, STITTSVILLE, ON K2S 1B8
BUILDING DESIGNER/PLANNER	P2 CONCEPTS INC.	739 RIDGEWOOD AVENUE UNIT 201, OTTAWA, ON K1V 6MB