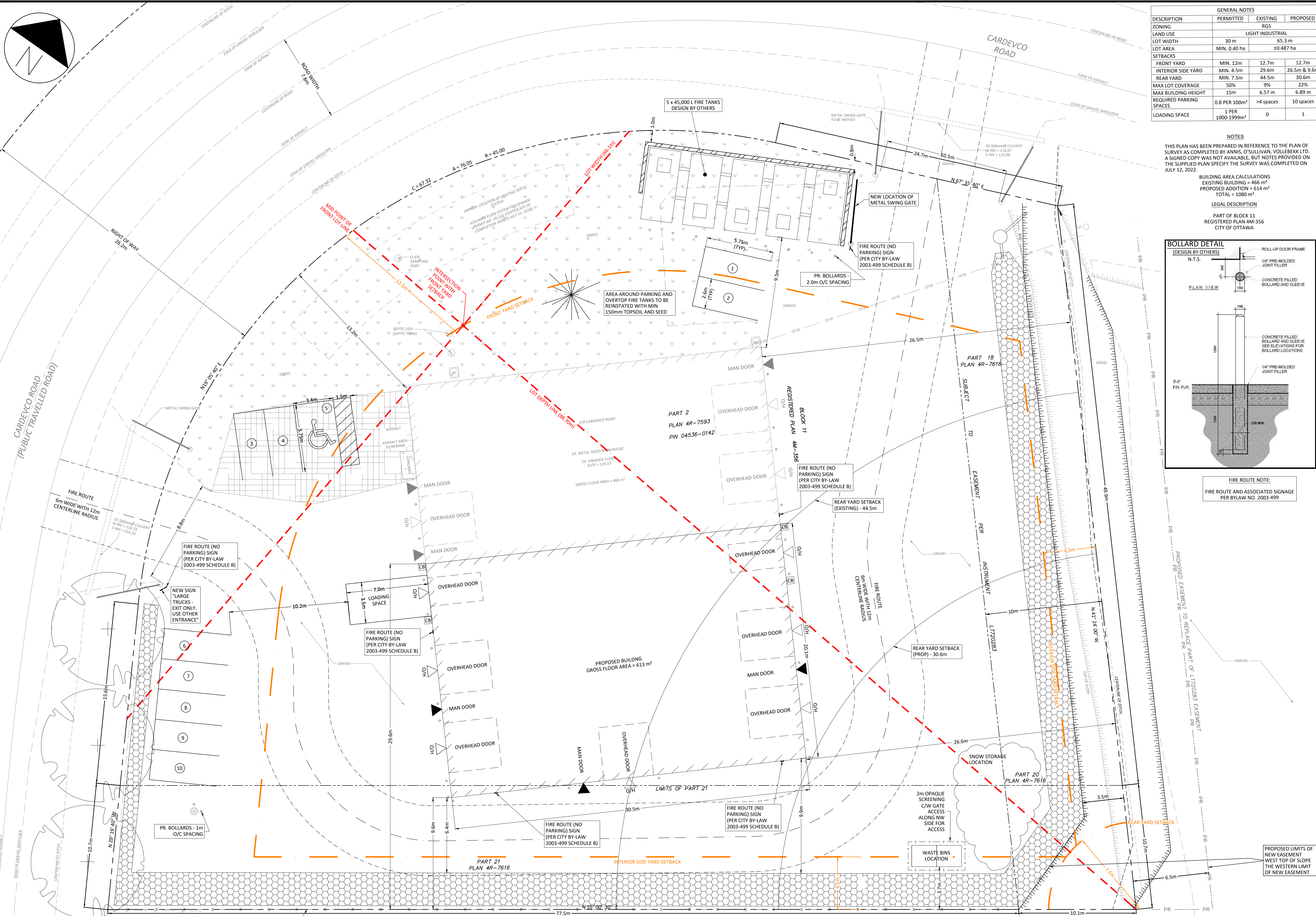
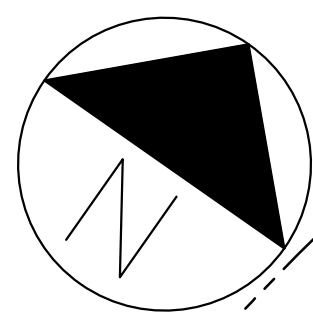


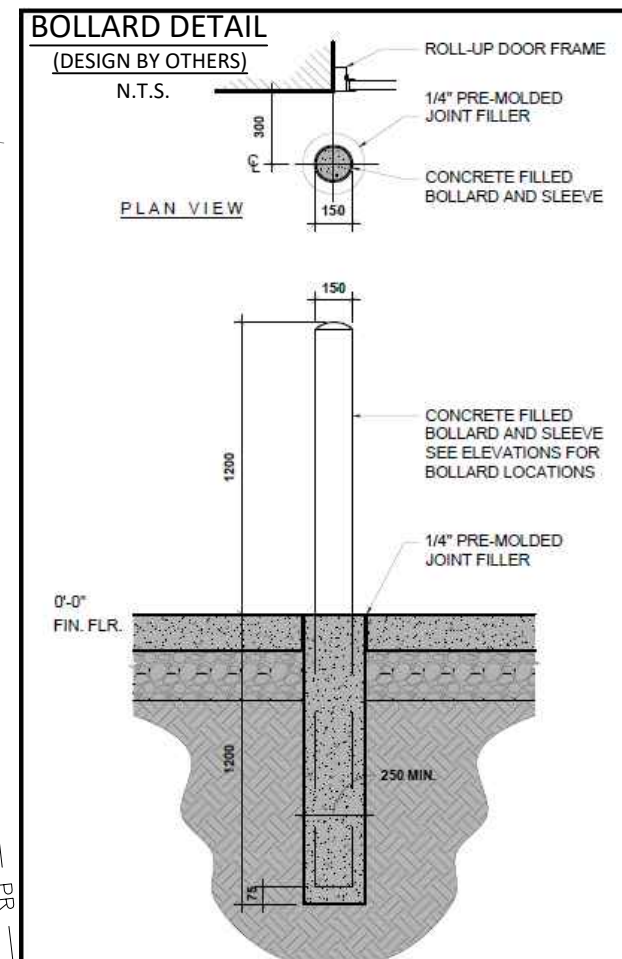


GENERAL NOTES			
DESCRIPTION	PERMITTED	EXISTING	PROPOSED
ZONING		RG5	
LAND USE		LIGHT INDUSTRIAL	
LOT WIDTH	30 m	65.3 m	
LOT AREA	MIN. 0.40 ha	±0.487 ha	
SETBACKS			
FRONT YARD	MIN. 12m	12.7m	12.7m
INTERIOR SIDE YARD	MIN. 4.5m	29.6m	26.5m & 9.6m
REAR YARD	MIN. 7.5m	44.5m	30.6m
MAX LOT COVERAGE	50%	9%	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

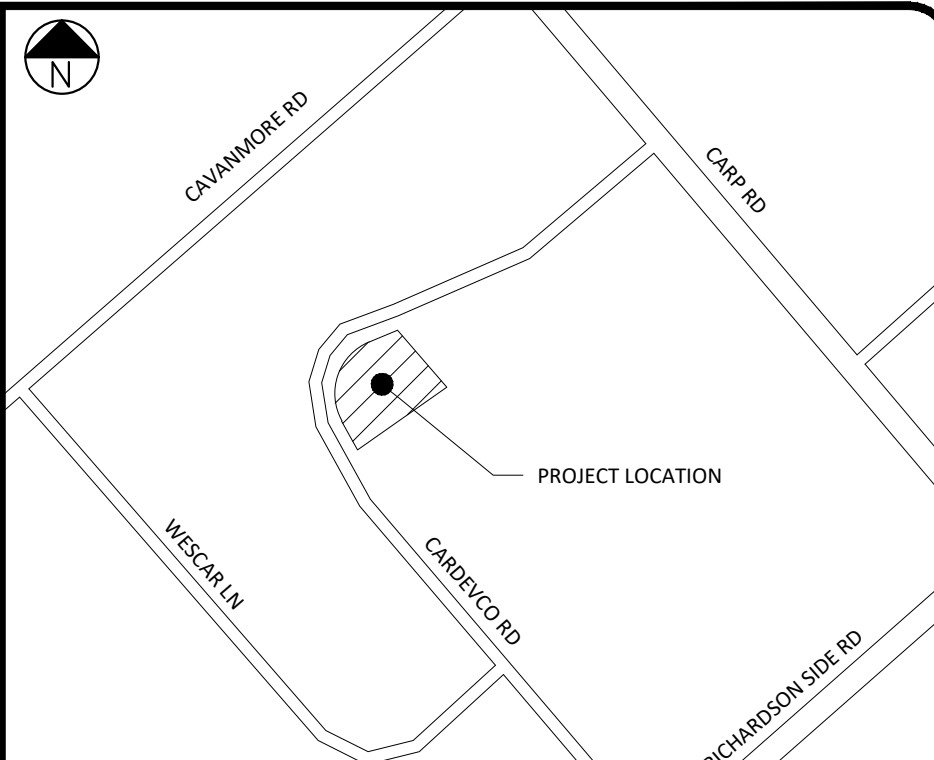
NOTES
THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE PLAN OF SURVEY AS COMPLETED BY ANNIS, O'SULLIVAN, VOLLENBEK LTD. A SIGNED COPY WAS NOT AVAILABLE, BUT NOTES PROVIDED ON THE SUPPLIED PLAN SPECIFY THE SURVEY WAS COMPLETED ON JULY 12, 2022.

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



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



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
UPO	EX. UTILITY POLE
W	EX. WELL
G	EX. GAS METER
AC	EXISTING AIR CONDITIONING
CB	PR. CATCHBASIN
MD	EX./PR. MAN DOOR
OD	EX./PR. OVERHEAD DOOR
+	PR. TREES
+	GRASS COVER
+	ASPHALT

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	

REV. # REVISION DESCRIPTION DATE

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 & LANDSCAPE 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 SERVING REPORT	PATERSON GROUP INC. CONSULTING ENGINEERS	9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
SURVEYOR	ANNIS, O'SULLIVAN, VOLLENBEK LTD.	136 CONCOURSE GATE SUITE 500, NEPEAN, ON K2E 756
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 BUILDING DESIGNER/PLANNER	EVEREST ENGINEERING P2 CONCEPTS INC.	6861 FALLOWFIELD ROAD, STITTVILLE, ON K2S 1B8 739 RIDGEWOOD AVENUE UNIT 201, OTTAWA, ON K1V 6M6

