

PLAN

BANDELIER WAY
REGISTERED

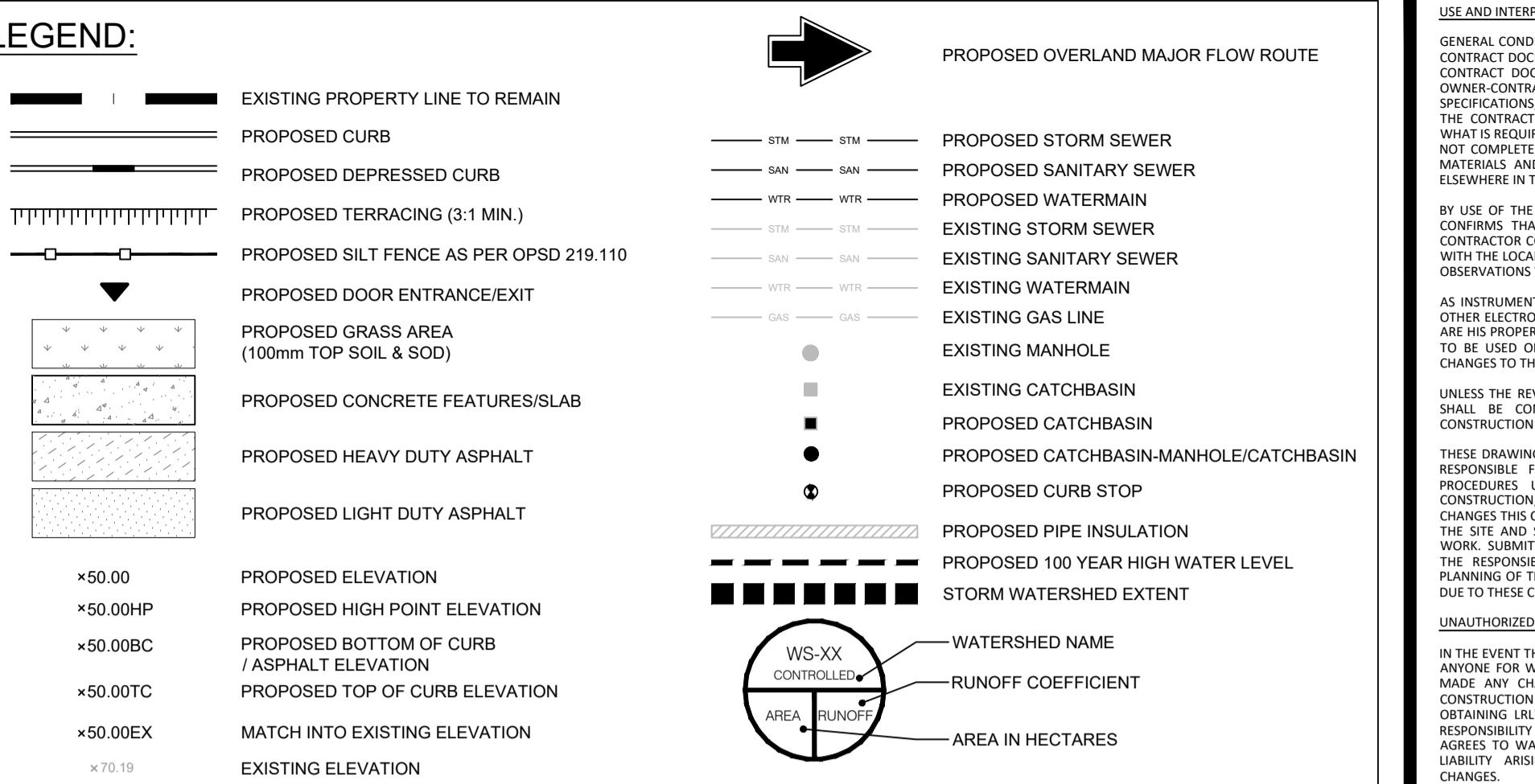
BLOCK 263

BLOCK Reserve (0.30)

PLAN

DETAILS OF DEVELOPMENT PHASE 2

DATA	REQUIRED	PROVIDED
ZONING	AM9 (1699)-H - AREA C	
SETBACKS		
FY	N/A	14.0m
RY	10.0m	10.0m
INT.SY	N/A	62.0m & 24.0m
EXT.SY	N/A	N/A
NET LOT AREA (sqm)	5.085sqm	
BUILDING COVERAGE	N/A	24.0%
BUILDING HEIGHT	11.0m (MAX)	7.0m
GROSS FLOOR AREA	1,225sqm	
No. of UNITS	7	
LOADING SPACES	N/A	1
PARKING: RE: PLAZA: 36/100sqm RESTAURANT (FAST-FOOD): 10/100sqm	57 + 1 HC 35 23	60 + 2 HC
No. of STOREYS		1
OTHER:		



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE CONTRACT AGREEMENT, THE CONTRACT CONDITIONS, THE CONTRACT SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND UNLESS OTHERWISE PROVIDED, THE CONTRACT DOCUMENTS SHALL PREVAIL. ANYTHING NOT COMPLETELY DELINEATED HEREIN SHALL BE CONSTRUCTED BY THE SAME MATERIALS AND DETAILED SIMILARLY AS THE WORK SHOWN MORE COMPLETELY ELSEWHERE.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE CONDITIONS AND CONSTRUCTION REQUIREMENTS, AND HAS NOTED THAT THE DRAWINGS ARE TO THE CONTRACT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REFERRED TO IN THE PROJECT CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE CONTRACTOR.

UNLESS THE REVISION TITLE IS 'ISSUED FOR CONSTRUCTION', THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, NOR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THE DRAWINGS OR IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A DIRECTION, ADVICE, OR AN ORDER. THE CONTRACTOR SHALL DETERMINE HOW THEY AFFECT THE WORK AND WHETHER AND HOW THEY ARE TO BE FOLLOWED. THE CONTRACTOR IS RESPONSIBLE FOR THE RESULTS OF SUCH CHANGES, THEREFORE THE CONTRACTOR AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR OTHER PERSONS MAKE ANY CHANGES TO THE DRAWINGS, WHETHER OR NOT MADE TO ANY REQUIREMENTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT DULY APPROVING A DRAFT OF THE CHANGES, LRL SHALL NOT BE HELD FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE, THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FOR ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE CITY OF OTTAWA, BUT NOT ALL SERVICES AND UTILITIES SHOWN ON THE DRAWINGS ARE LOCATED ON THE PROPERTY. THE CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, FOR PROBLEMS WHICH ARISE FROM THE DESIGNER'S INACCURACIES, WHETHER OR NOT THE DESIGNER IS THE CONTRACTOR, AND FOR PROBLEMS WHICH ARISE FROM THE CONTRACTOR'S INACCURACIES. THE CONTRACTOR IS ADVISED TO FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

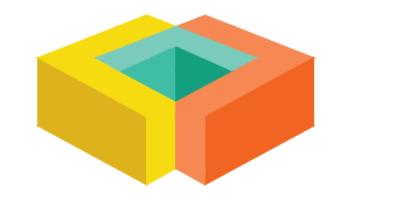
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

5m 0 5 10m
SCALE: 1:250

02 ISSUED FOR APPROVAL M.L. 14 NOV 2025
01 ISSUED FOR APPROVAL M.L. 08 SEP 2025
No. REVISIONS BY DATE



NOT AUTHENTIC UNLESS SIGNED AND DATED



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CLIENT
GRANT CASTLE CORP.

DESIGNED BY: S.V. / M.L. DRAWN BY: S.V. / M.L. APPROVED BY: M.B.
PROJECT

PROPOSED DEVELOPMENT - PHASE 2
6111 HAZELDEAN RD
STITTSTVILLE, ON

DRAWING TITLE

SITE DEVELOPMENT PLAN

PROJECT NO.

250030 C201

KEY PLAN
N.T.S.

PLAN

