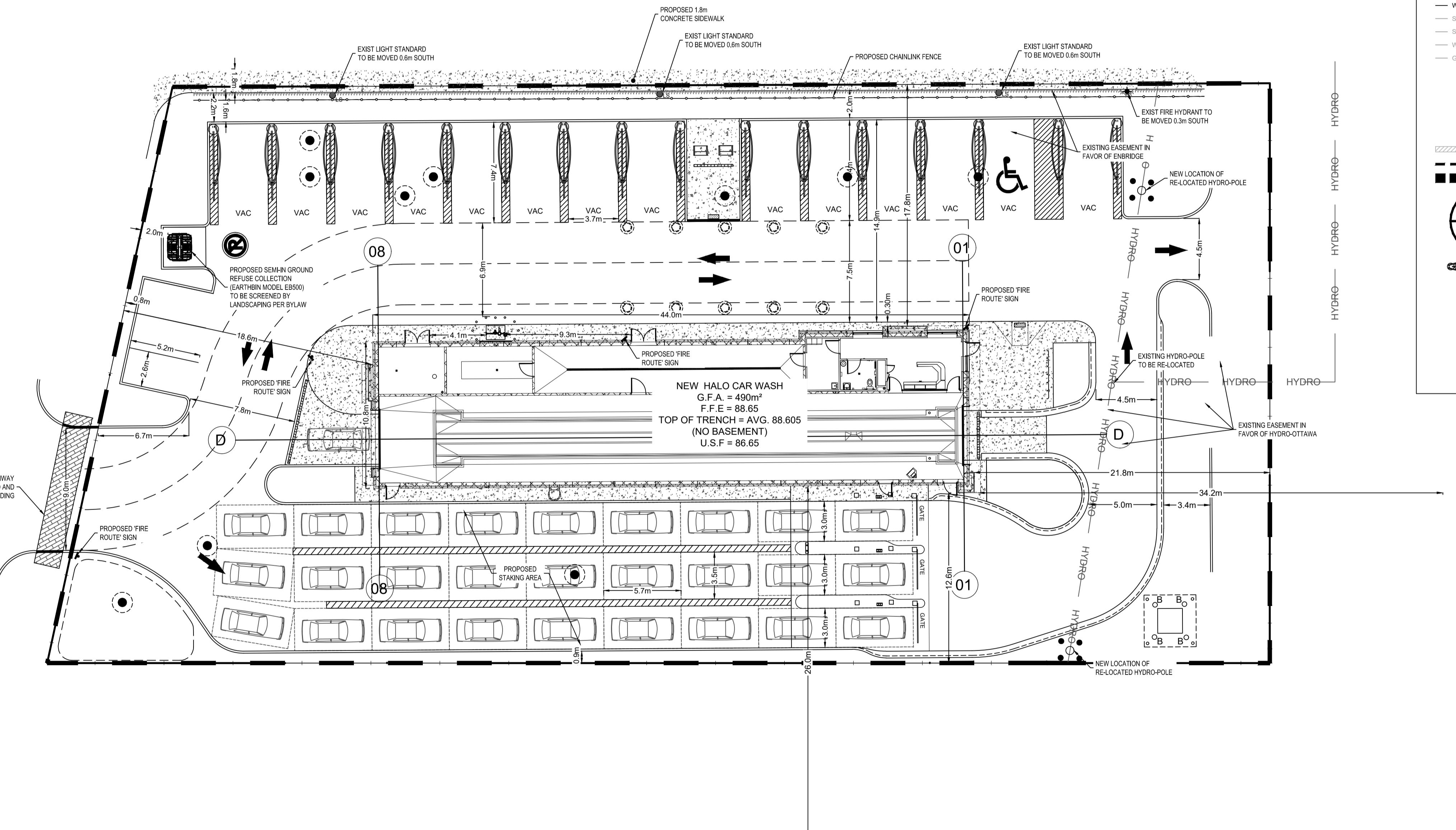


KEY PLAN
N.T.S.

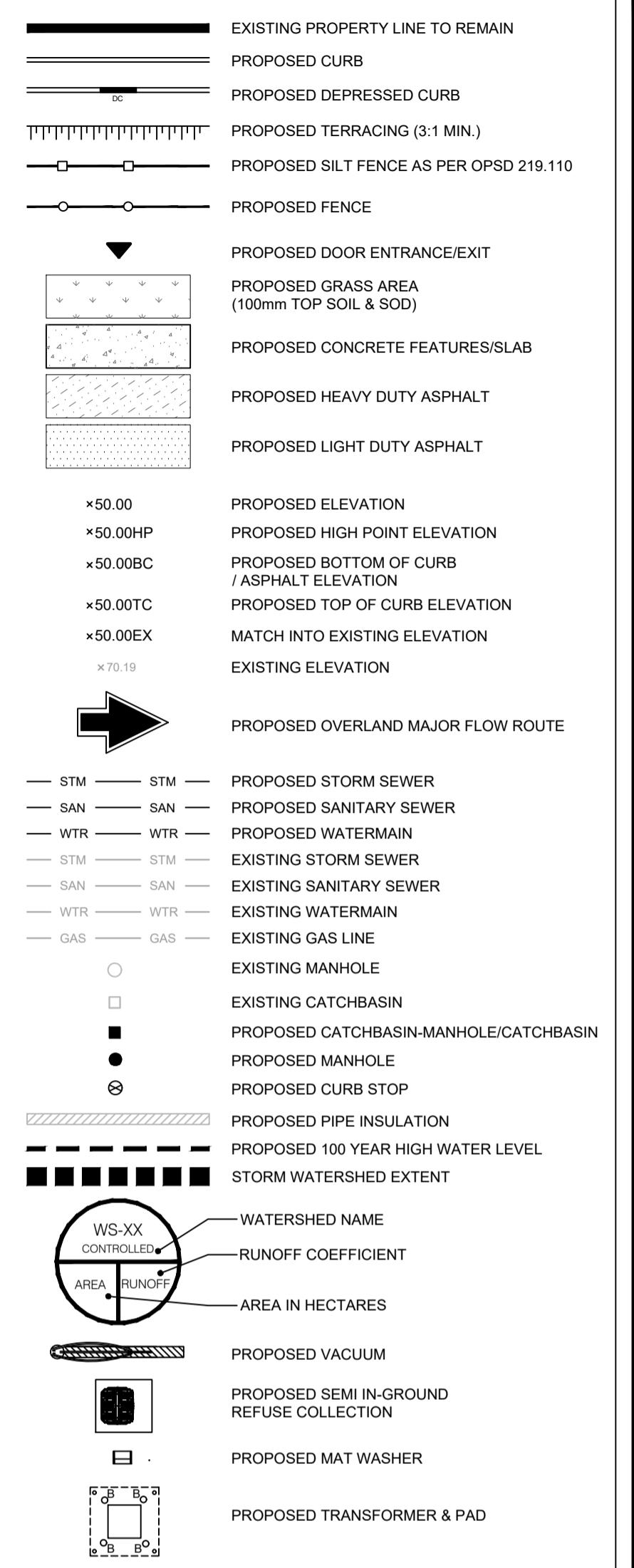
LANCELOT DRIVE
(PRIVATE)



LANCELOT DRIVE
(PUBLIC)

DETAILS OF DEVELOPMENT		
DATA	REQUIRED	PROVIDED
ZONING	AM10	
SETBACKS		
FY	0.0m	18.6m
RY	0.0m	21.5m
INT.SY	0.0m	17.8m
EXT.SY	0.0m	12.6m
LOT AREA (sqm)	3641	sqm
BUILDING COVERAGE	N/A	13.2%
BUILDING HEIGHT	11.0m (MAX)	8.0m
GROSS FLOOR AREA	480	sqm
No. of UNITS	1	
LOADING SPACES	N/A	N/A
PARKING	N/A	16 + 1 HC
No. OF STOREYS		1
OTHER:		

LEGEND:



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 UNQUOTE 'THE CONTRACT DOCUMENTS ARE THE CONTRACT'. THE CONTRACT IS NOT COMPLETELY DELINEATED HERON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.'

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 EXISTING CONDITIONS, AND THAT HE HAS MADE HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

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

THESE DRAWINGS ARE PROVIDED FOR THE MEANING, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOT FOR THE DRAWINGS EXPRESSLY OR IMPLIED CHANGES. THE CONTRACTOR SHALL DETERMINE THE CONSTRUCTION METHODS AND SEQUENCES, AND CONDUCT PERIODIC INSPECTIONS OF THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK AND 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.

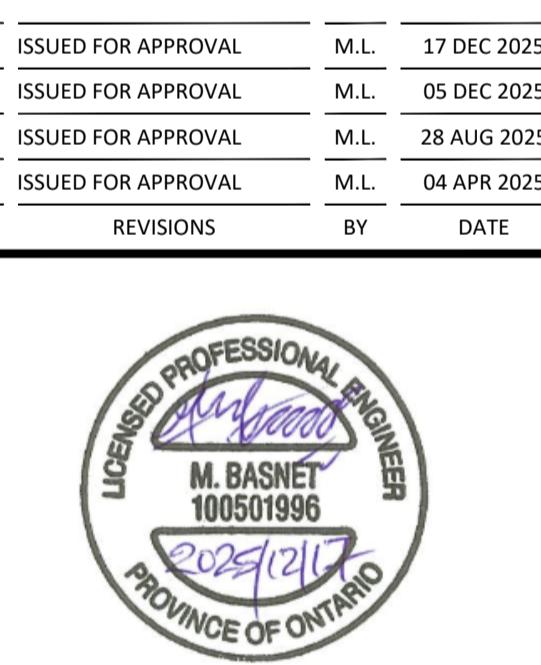
IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKE OR PERMIT BE MADE ANY CHANGES IN THE DRAWINGS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING THE WRITTEN APPROVAL OF LRL, THE CONTRACTOR SHALL ASK FOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, 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 EXISTING CONDITIONS AS OF THE DATE OF THIS DRAWING. THE CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH 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, OR FOR PROBLEMS WHICH ARISE FROM THE CONTRACTOR'S FAILURE 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 2 0 5m
SCALE: 1:200



NOT AUTHENTIC UNLESS SIGNED AND DATED



ENGINEERING | INGÉNIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT

HALO CAR WASH

DESIGNED BY: M.L. DRAWN BY: M.L. APPROVED BY: M.B.
PROJECT

PROPOSED HALO CAR WASH
LANCELOT DRIVE & HUNT CLUB DRIVE
NEPEAN, ON

DRAWING TITLE

SITE DEVELOPMENT PLAN
(NO UNDERLAY)

PROJECT NO.

240272

DATE

MAY 2024

C202

CONSULTANTS

PLANNER

Jonah Bonn
First Bay Properties Inc.
311 Richmond Road, Suite 301, Ottawa

SITE ENGINEERING

Maxime Longtin
LRL Engineering Ltd.
5430 Canotek Rd, Ottawa

ARCHITECT

Ian Wilson
McRobie Architects - Interior Designers
Suite 100, 66 Queen Street, Ottawa

SURVEYOR

John H. Gutri
Fairhall Moffatt & Woodland
235 Terence Matthews Crescent, Kanata

The property information was derived from the topographical survey prepared by Fairhall Moffatt & Woodland prepared in April 2022.

PART OF LOT 28, CONCESSION 1 (RIDEAU FRONT)
DESIGNATED AS PARTS 1, 2, 3 & 4
PLAN 4R-15594 AS IN ALL OF PIN 04629-0906
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA