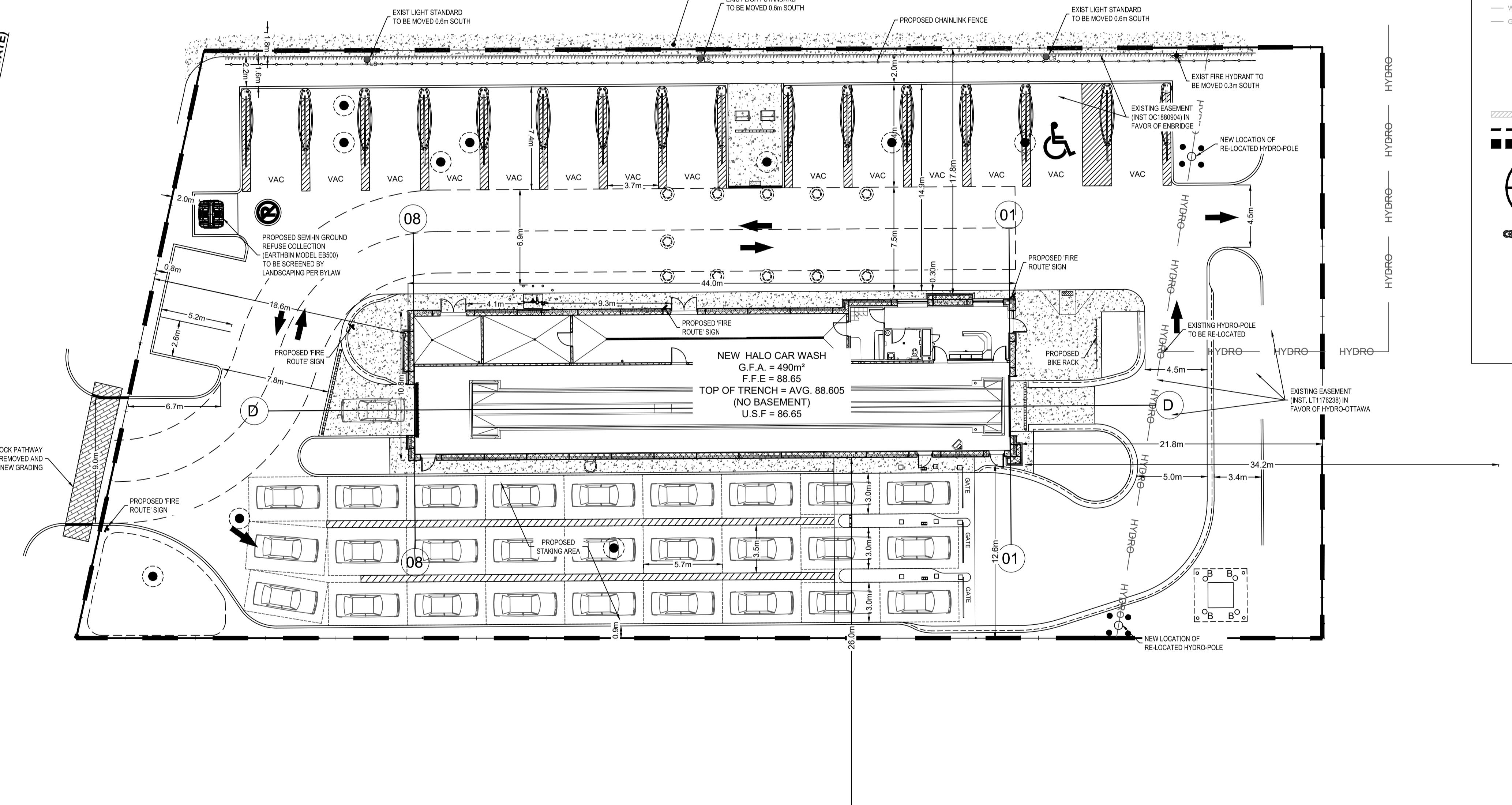




KEY PLAN  
N.T.S.

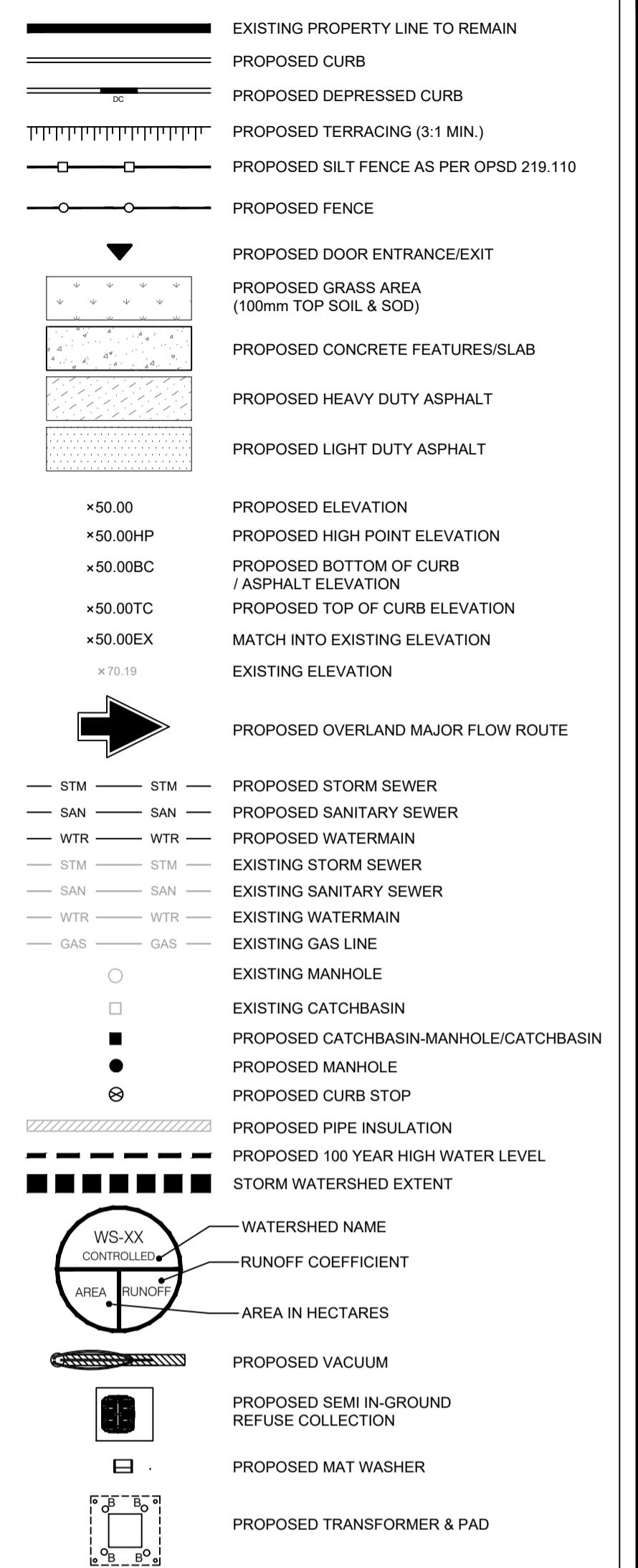
LANCELOT DRIVE  
(PRIVATE)



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	482 sqm	
OFFICE AREA	54.7 sqm	
CAR WASH AREA	301.6 sqm	
EQUIPMENT AREA	125.7 sqm	
No. of UNITS	1	
LOADING SPACES	N/A	N/A
PARKING	N/A	16 + 1 HC
No. of STOREYS		

### 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 ANYTHING IN THE DRAWINGS WHICH IS CONTRARY TO THE CONTRACT DOCUMENTS, WHETHER IN THE DRAWINGS OR IN THE CONTRACT DOCUMENTS, SHALL NOT BE CONSIDERED. HERON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS 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 THE REQUIREMENTS OF THE CONTRACT, AND THAT HE HAS MADE AN APPROPRIATE OBSERVATION CONCERNING 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 INTENDED TO SHOW THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK. THE SAFETY ASPECTS OF CONSTRUCTION, AND NOT ONLY ON THESE DRAWINGS, EXPRESSLY OR IMPLIED, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ASK THE OWNER FOR CONSTRUCTION DETERMINATION CONCERNING THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE RESPONSIBILITY AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE, NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

### UNAUTHORIZED CHANGES:

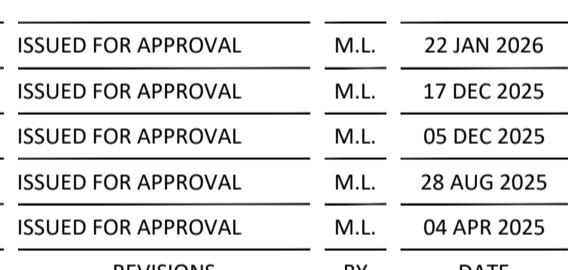
IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS BE MADE ANY CHANGES, ADENDA, MODIFICATIONS OR OTHER CHANGES TO THE DRAWINGS, CONSTRUCTION DOCUMENTS, OR OTHER DRAWINGS OR CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING THE WRITTEN APPROVAL OF LRL, THE CONTRACTOR, THE CLIENT, SHALL ASK THE OWNER FOR CONSTRUCTION DETERMINATION CONCERNING THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. THE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE RESPONSIBILITY AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE, NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

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 OWNER'S INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF THESE UTILITIES AND 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 USE OF THE PLANS. 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 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