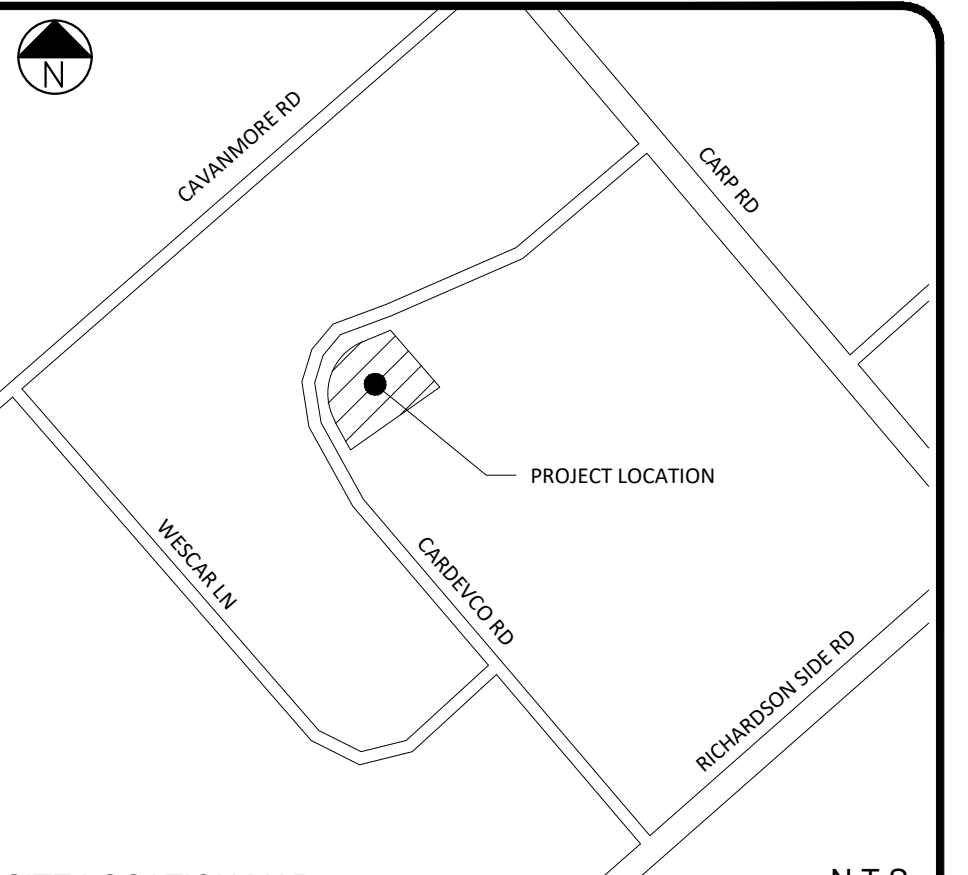


GENERAL NOTES		
DESCRIPTION	PERMITTED	EXISTING / PROPOSED
ZONING	RG5	
LAND USE	LIGHT INDUSTRIAL	
LOT WIDTH	30 m	65.3 m
LOT AREA	MIN. 0.40 ha	±0.487 ha
FRONT YARD	MIN. 12m	12.7m
INTERIOR SIDE YARD	MIN. 4.5m	29.6m / 26.5m & 9.6m
REAR YARD	MIN. 7.5m	44.5m / 30.6m
MAX LOT COVERAGE	50%	9% / 22%
MAX BUILDING HEIGHT	15m	6.57 m / 6.89 m
REQUIRED PARKING SPACES	0.8 PER 100m ²	>4 spaces / 10 spaces
LOADING SPACE	1 PER 1000-1999m ²	0 / 1



SITE LOCATION MAP N.T.S.

SCALE BAR DO NOT SCALE DRAWING

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE MARKED.

PAGE SIZE ARCH D 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

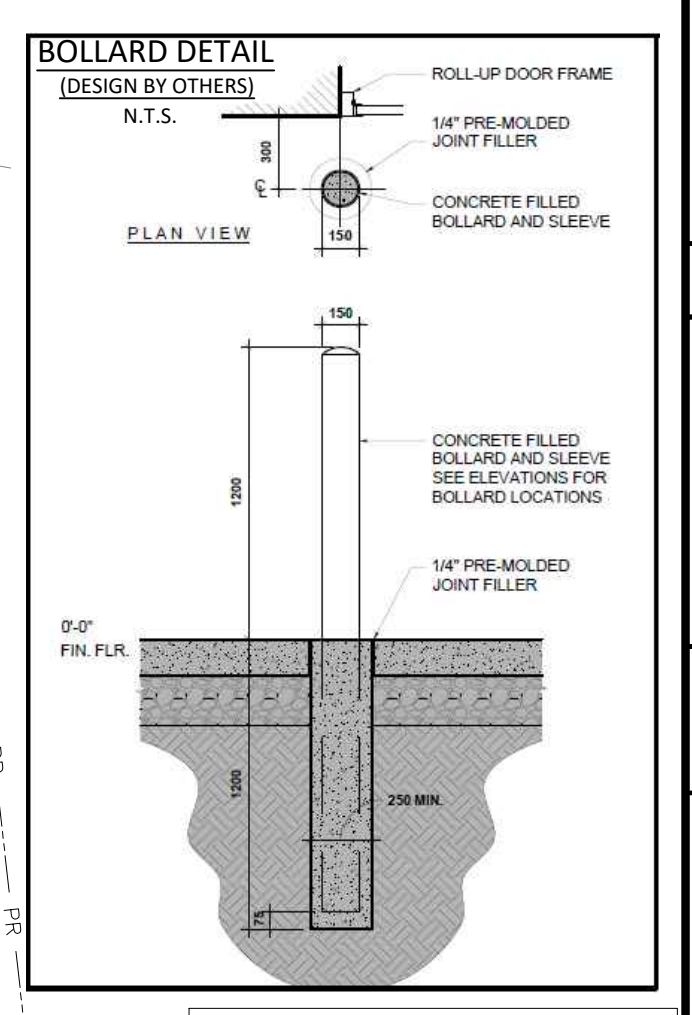
- PROPERTY BOUNDARY
- EX. LEGAL FABRIC
- PR. EASEMENT
- EX. ROAD CENTRE LINE
- EX. EDGE OF ASPHALT
- EX. EDGE OF SHOULDER
- EX. DITCH
- EX. OVERHEAD UTILITIES
- SETBACK FROM PROPERTY LINES
- LOT WIDTH CALCULATION LINES
- PR. FENCE LINE
- EX. TOP OF SLOPE
- PR. TOP OF SLOPE
- EX. BUILDING
- PR. BUILDING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

NOTES

THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE PLAN OF SURVEY AS COMPLETED BY ANNIS, O'SULLIVAN, VOLLENBECK 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 BY-LAW NO. 2003-499 SIGNAGE SHALL BE PER SCHEDULE B-AUTHORIZED SIGNS.

*UNLESS OTHERWISE SPECIFICALLY REQUIRED PURSUANT TO AN APPROVAL OF A FIRE ROUTE IN ACCORDANCE WITH THE FIRE PROTECTION AND PREVENTION ACT OR THE FIRE CODE, THE BUILDING CODE ACT OR THE ONTARIO BUILDING CODE OR A SITE PLAN CONTROL BY-LAW UNDER THE PLANNING ACT, THE FOLLOWING REQUIREMENTS SHALL APPLY TO SIGNS FOR FIRE ROUTES:

- A SIGN PROHIBITING PARKING IN A FIRE ROUTE SHALL:
 - BE NOT LESS THAN 45 CENTIMETRES IN HEIGHT AND NOT LESS THAN 30 CENTIMETRES IN WIDTH;
 - BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS, EXCEPT AT THE ENDS OF A FIRE ROUTE WHERE SINGLE ARROWS SHALL BE INCLUDED;
 - INCLUDE, IN BLACK LETTERS OF A MINIMUM HEIGHT OF 4.0 CM, THE ENGLISH LANGUAGE MESSAGE "FIRE ROUTE" AND THE FRENCH LANGUAGE MESSAGE "ITINÉRAIRE DES POMPIERS", BELOW THE MESSAGE "FIRE ROUTE" AND
 - HAVE THE DESIGN AND DIMENSIONS AS DESCRIBED IN THE FOLLOWING FIGURE:

DESPITE SUBSECTION (A), SIGNS OF A LARGER SIZE AND PAVEMENT OR CURB MARKINGS MAY BE REQUIRED WHERE CONSIDERED NECESSARY BY THE FIRE CHIEF TO MORE CLEARLY DELINEATE A FIRE ROUTE.

ACCESSIBLE PARKING SIGN NOTE
PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS DOCUMENT - SECTION 3.1.4.1. VERTICAL SIGNAGE

- MARK WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY;
- ENSURE SIZE OF 300mm WIDE BY 600mm HIGH (MINIMUM);
- MOUNT AT HEIGHT OF 1500mm TO 2000mm (CENTRE) FROM GROUND;
- ENSURE HIGH TONAL CONTRAST IS PROVIDED BETWEEN SIGN AND BACKGROUND ENVIRONMENT;
- PROVIDE INFORMATION TEXT, COMPLIANT WITH CITY BY-LAW REQUIREMENTS, AND
- PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE A SPACES AS "VAN ACCESSIBLE / FOURGONNETTE ACCESSIBLE"

CONTRACTOR TO REFER TO CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS DOCUMENT FOR FURTHER DETAILS.

ACCESSIBLE PARKING SIGN - SEE ACCESSIBLE PARKING SIGN NOTE

FIRE ROUTE (NO PARKING) SIGN (PER CITY BY-LAW 2003-499 SCHEDULE B)

NEW SIGN "LARGE TRUCKS - EXIT ONLY. USE OTHER ENTRANCE"

FIRE ROUTE (NO PARKING) SIGN (PER CITY BY-LAW 2003-499 SCHEDULE B)

FIRE ROUTE (NO PARKING) SIGN (PER CITY BY-LAW 2003-499 SCHEDULE B)

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FIRE ROUTE (NO PARKING) SIGN (PER CITY BY-LAW 2003-499 SCHEDULE B)

PROPOSED ARMOUR STONE/ CONCRETE BLOCK BLOCKADES (MAX. 1.8m SPACING BETWEEN STONES)

ACCESSIBLE PARKING SIGN - SEE ACCESSIBLE PARKING SIGN NOTE

FIRE ROUTE (NO PARKING) SIGN (PER CITY BY-LAW 2003-499 SCHEDULE B)

NEW SIGN "LARGE TRUCKS - EXIT ONLY. USE OTHER ENTRANCE"

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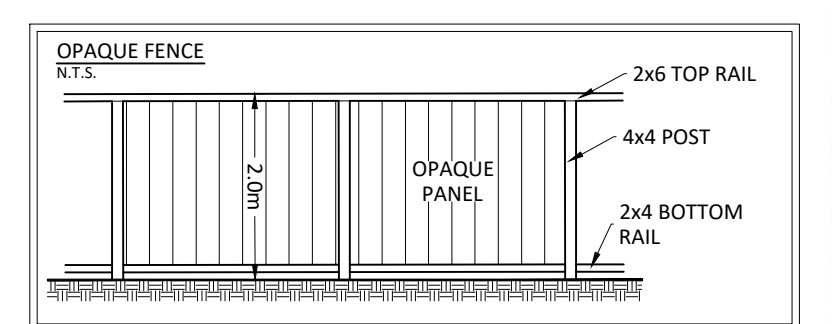
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FIRE ROUTE (NO PARKING) SIGN (PER CITY BY-LAW 2003-499 SCHEDULE B)

FIRE ROUTE (NO PARKING) SIGN (PER CITY BY-LAW 2003-499 SCHEDULE B)

EX. METAL SIDED WAREHOUSE (ELEV = 118.12)



LIST OF CONSULTANTS

CONSULTANT	ADDRESS
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. 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 SERVICING REPORT	PATERSON GROUP INC. CONSULTING ENGINEERS 9 AURIGA DRIVE, NEPEAN, ON K2E 7T9
SURVEYOR	ANNIS, O'SULLIVAN, VOLLENBECK LTD. 136 CONCOURSE GATE SUITE 500, NEPEAN, ON K2E 7S6
ARCHITECT	OM PRAKASHI MADAN ARCHITECT 7 SPURTER CRES, OTTAWA, ON K2B 1B3
STRUCTURAL ENGINEER	DAIDO STRUCTURAL ENGINEERS, TRENCH TAL, 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 6M6

REV. #	REVISION DESCRIPTION	DATE
10	ADDED FIRE HYDRANT	APR 2, 2026
09	REVISED PER CITY COMMENTS	JAN 30, 2026
08	REVISED PER CITY+MVCA COMMENTS	SEP 25, 2025
07	ISSUED FOR BUILDING PERMIT	JUL. 23, 2025
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