



### DETAILS OF DEVELOPMENT PHASE 2

DATA	REQUIRED	PROVIDED
ZONING	AMS (1699)-H - AREA C	
SETBACKS		
FY	N/A	14.0m
RY	10.0m	10.0m
INT.SY	N/A	62.9m & 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:		
RETAIL PLAZA (3.8/100sqm)	57 + 1 HC	60 + 2 HC
RESTAURANT (FAST-FOOD), 10/100sqm	35	23
No. OF STOREYS		1
OTHER:		

### LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- MATCH INTO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 100 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

**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 OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON 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 LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THEREOF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

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

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, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, 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 TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME 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 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 BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. 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, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR 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.

Scale: 1:250

5m 0 5 10m

No.	REVISIONS	BY	DATE
04	ISSUED FOR APPROVAL	M.L.	07 APR 2026
03	ISSUED FOR APPROVAL	M.L.	11 FEB 2026
02	ISSUED FOR APPROVAL	M.L.	14 NOV 2025
01	ISSUED FOR APPROVAL	M.L.	08 SEP 2025

NEW MR. LUBE  
(6121 HAZELDEAN)  
(G.F.A. = 4221m<sup>2</sup>)  
F.F.E. = 116.00

EXTERIOR RECYCLING ENCLOSURE

CONCRETE PAD

WOODS CUTTING

EXISTING LIGHT POST TO BE RE-LOCATED

PROPOSED FIRE ROUTE SPACED AT 25.0m APART MAX.

PROPOSED 8 BIKE PARKING AS PER CITY STANDARD SFO

PROPOSED SEMI-IN-GROUND REFUSE COLLECTION (EARTHBIN MODEL EB500)

PROPOSED SCUPPER (TYP.)

UNIT 1 232m<sup>2</sup> 1,500ft<sup>2</sup>

UNIT 2 158m<sup>2</sup> 1,700ft<sup>2</sup>

UNIT 3 90m<sup>2</sup> 1,000ft<sup>2</sup>

UNIT 4 93m<sup>2</sup> 1,000ft<sup>2</sup>

UNIT 5 111m<sup>2</sup> 1,200ft<sup>2</sup>

UNIT 6 93m<sup>2</sup> 1,000ft<sup>2</sup>

UNIT 7 93m<sup>2</sup> 1,000ft<sup>2</sup>

UNIT 8 139m<sup>2</sup> 1,500ft<sup>2</sup>

UNIT 9 232m<sup>2</sup> 2,500ft<sup>2</sup>

PROPOSED PHASE 2 DEVELOPMENT (G.F.A. = 1,225m<sup>2</sup>) F.F.E. = 116.30

EXISTING 1.8m PRIVACY FENCE TO REMAIN

PROPOSED SEMI-IN-GROUND REFUSE COLLECTION (EARTHBIN MODEL EB500) SCREEN WITH SOFT LANDSCAPING PER CITY OF OTTAWA SECTION 110 (3)(c)

30 x 45 cm "ACCESSIBLE PARKING PERMIT" SIGN (Rb-93) AS PER MTO BOOK 8 AND AS PER SECTION 11 OF THE ONTARIO REGULATION 581/00. SIGN TO BE MOUNTED ON CONCRETE SIGN BASE. ACCESSIBLE PARKING SIGN TO BE INSTALLED CENTERING ALL ACCESSIBLE PARKING (TYP.)

NOT AUTHENTIC UNLESS SIGNED AND DATED

**LRL**  
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**CONSULTANTS**

**PLANNER**  
Jonah Born  
First Bay Properties Inc.  
311 Richmond Road, Suite 301, Ottawa

**SITE ENGINEERING**  
Maxime Longtin  
LRL Engineering Ltd.  
5430 Canotek Rd., Ottawa

**BUILDING DESIGNER**  
Jesse Arnold  
Inicio Design  
Ottawa

**SURVEYOR**  
Annis, O'Sullivan, Vollebek Ltd.  
Suite 500, 14 Concourse Gate, Nepean

The property information was derived from the topographical survey prepared by Annis, O'Sullivan, Vollebek Ltd prepared in November 2020.

THE PROPERTY IS LEGALLY DESCRIBED AS PART OF LOT 24, CONCESSION 12, WARD 6-STITTSVILLE-KANATA WEST AND ZONING AMS(1699)-H

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  
6147 HAZELDEAN RD  
STITTSVILLE, ON

DRAWING TITLE: SITE DEVELOPMENT PLAN

PROJECT NO.: 250030 C201

