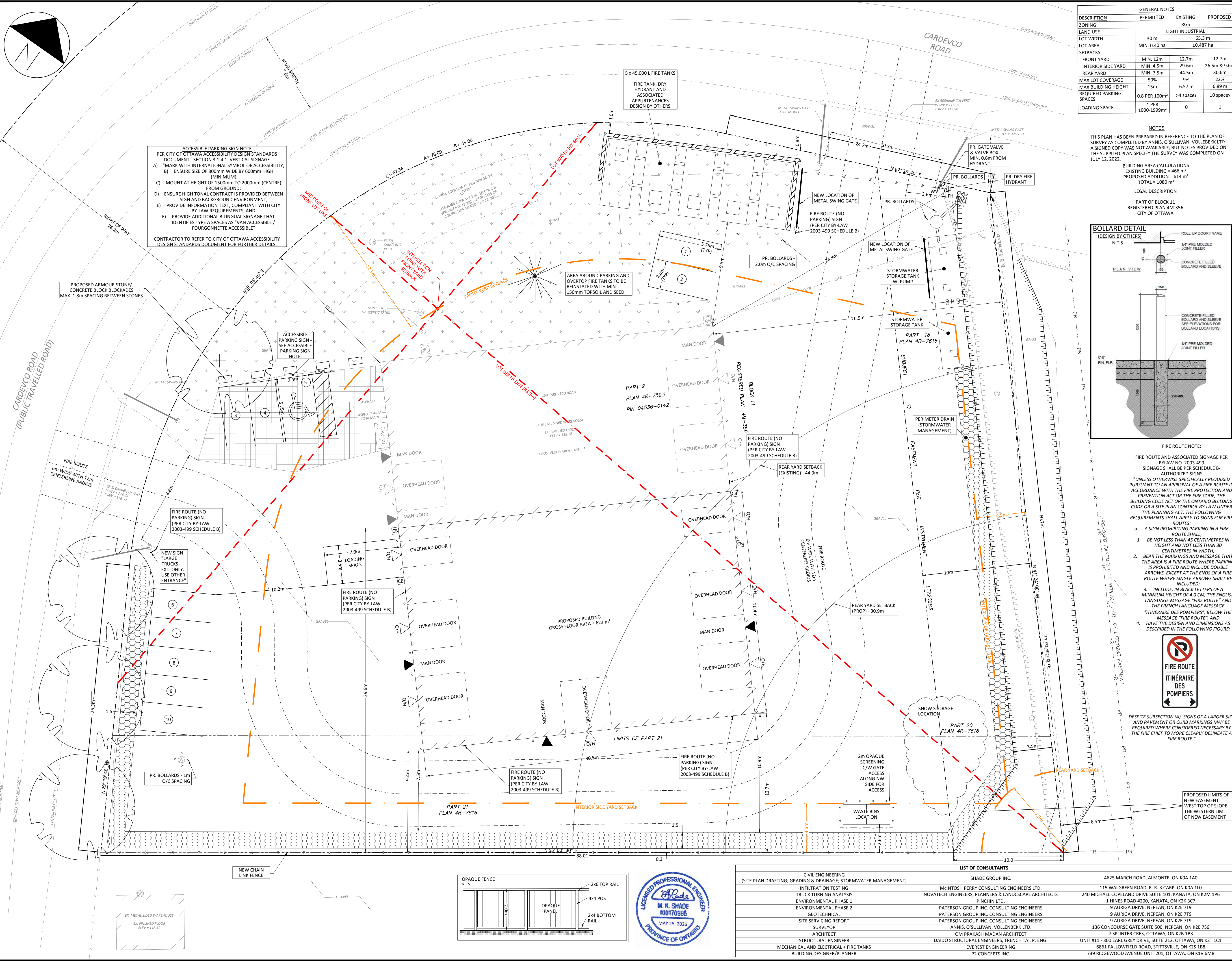




GENERAL NOTES			
DESCRIPTION	PERMITTED	EXISTING	PROPOSED
ZONING		RG5	
LAND USE		LIGHT INDUSTRIAL	
LOT WIDTH	30 m		65.3 m
LOT AREA	MIN. 0.40 ha		±0.487 ha
SETBACKS			
FRONT YARD	MIN. 12m	12.7m	12.7m
INTERIOR SIDE YARD	MIN. 4.5m	29.6m	26.5m & 9.6m
REAR YARD	MIN. 7.5m	44.5m	30.6m
MAX LOT COVERAGE	50%	9%	22%
MAX BUILDING HEIGHT	15m	6.57 m	6.89 m
REQUIRED PARKING SPACES	0.8 PER 100m²	>4 spaces	10 spaces
LOADING SPACE	1 PER 1000-1999m²	0	1

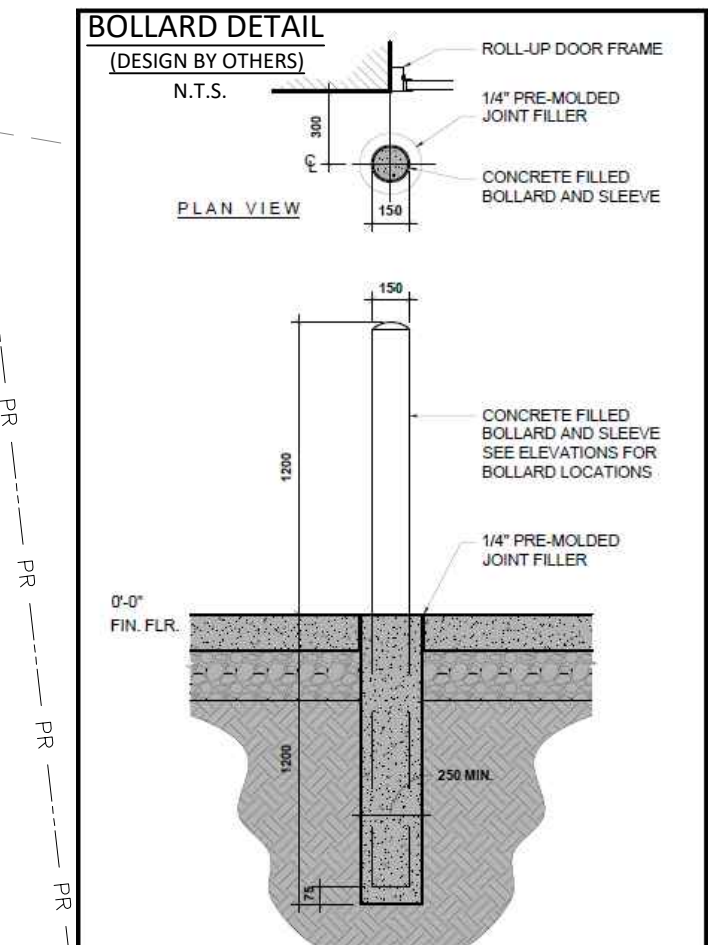
NOTES

THIS PLAN HAS BEEN PREPARED IN REFERENCE TO THE PLAN OF SURVEY AS COMPLETED BY ANNIS, O'SULLIVAN, VOLLENBEK 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:

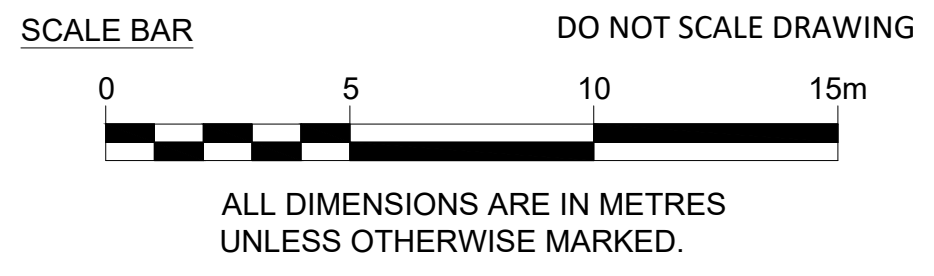
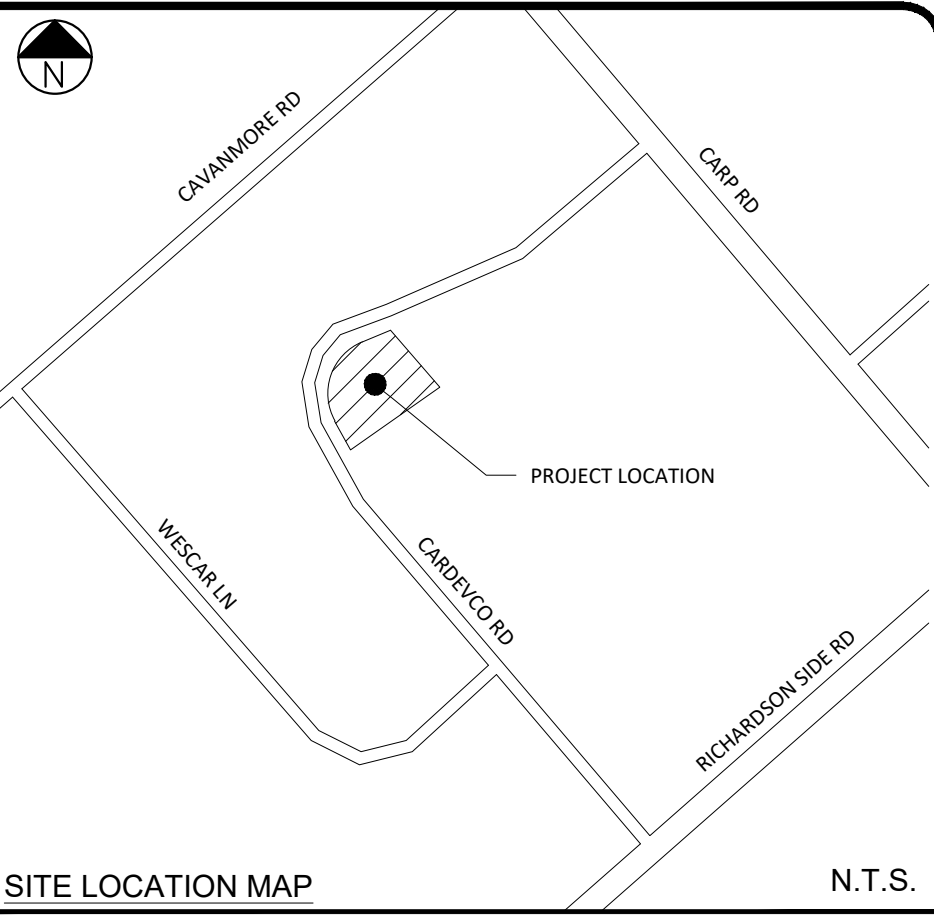
FIRE ROUTE AND ASSOCIATED SIGNAGE PER BYLAW NO. 2003-499 SIGNAGE SHALL BE PER SCHEDULE B-AUTHORIZED SIGNS.

"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.



PAGE SIZE	ARCH D	SCALE
		1:150

SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ON
K0A 1A0

SHADE
GROUP INC.

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

REV. #	REVISION DESCRIPTION	DATE
11	REVISIONS PER OTTAWA FIRE SERVICE COMMENTS	MAY 25, 2026
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

LIST OF CONSULTANTS		
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. 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 3G7
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, VOLLENBEK LTD.	136 CONCOURSE GATE SUITE 500, NEPEAN, ON K2E 7S6
ARCHITECT	OM PRAKASH MADAN ARCHITECT	7 SPLINTER CRES, OTTAWA, ON K2B 1B3
STRUCTURAL ENGINEER	DAIDO STRUCTURAL ENGINEERS, TRENCH TAI, P. ENG.	UNIT #11 - 300 EARL GREY DRIVE, SUITE 213, OTTAWA, ON K2T 1C1
MECHANICAL AND ELECTRICAL + FIRE TANKS	EVEREST ENGINEERING	6861 FALLOWFIELD ROAD, STITTVILLE, ON K2S 1B8
BUILDING DESIGNER/PLANNER	P2 CONCEPTS INC.	739 RIDGEWOOD AVENUE UNIT 201, OTTAWA, ON K1V 6M6

