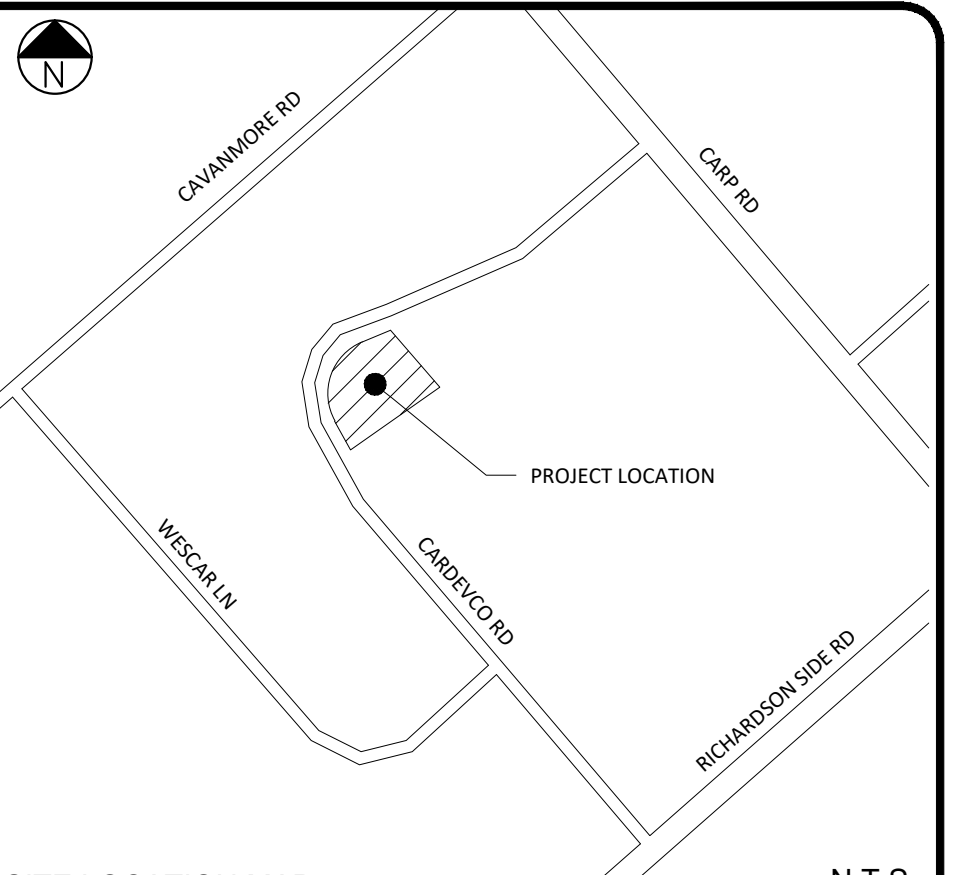


DESCRIPTION	GENERAL NOTES	
	PERMITTED	EXISTING / PROPOSED
ZONING	RG5	
LAND USE	LIGHT INDUSTRIAL	
LOT WIDTH	30 m	65.3 m
LOT AREA	MIN. 0.40 ha	±0.487 ha
FRONT YARD	MIN. 12m	12.7m
INTERIOR SIDE YARD	MIN. 4.5m	29.6m
REAR YARD	MIN. 7.5m	44.5m
MAX LOT COVERAGE	50%	9%
MAX BUILDING HEIGHT	15m	6.57 m
REQUIRED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



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

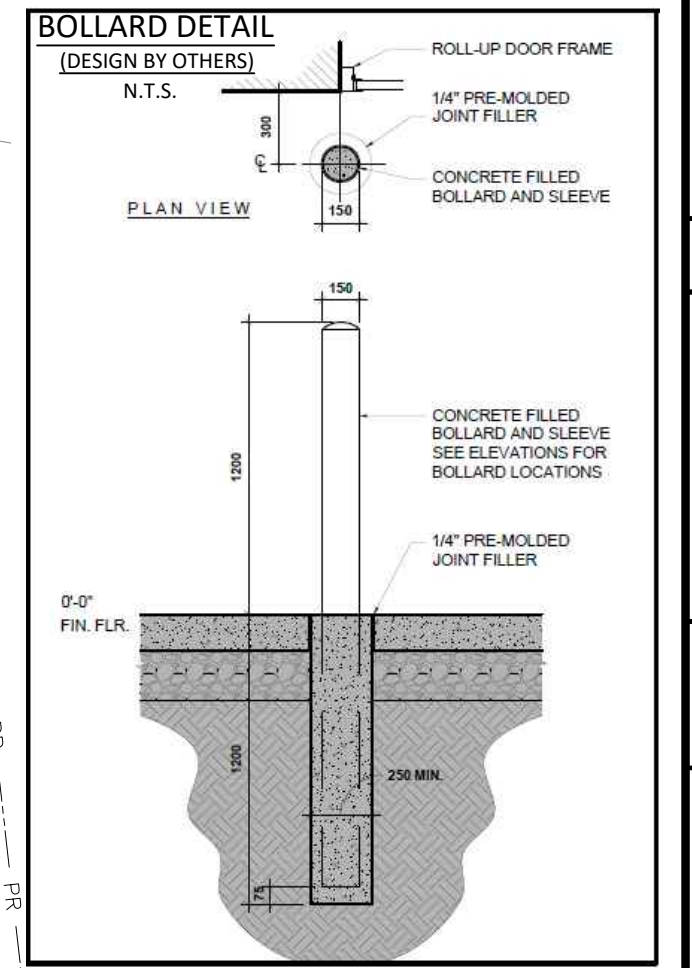
- PROPERTY BOUNDARY
- EX. LEGAL FABRIC
- PR. EASEMENT
- EX. ROAD CENTRE LINE
- EX. EDGE OF ASPHALT
- EX. EDGE OF SHOULDER
- EX. DITCH
- EX. OVERHEAD UTILITIES
- SETBACK FROM PROPERTY LINES
- LOT WIDTH CALCULATION LINES
- PR. FENCE LINE
- EX. TOP OF SLOPE
- PR. TOP OF SLOPE
- EX. BUILDING
- PR. BUILDING
- 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, 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 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.

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