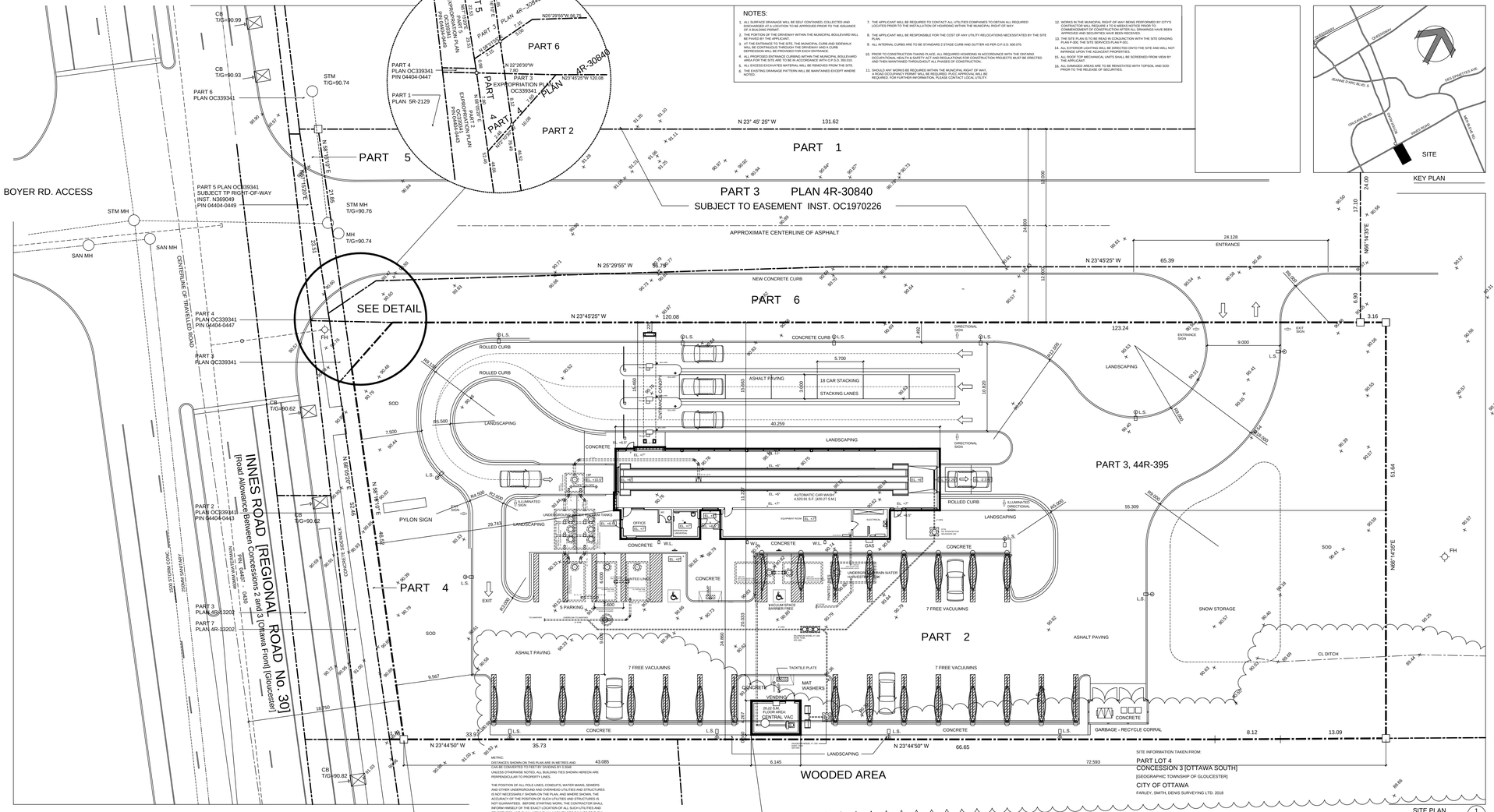

NOTES:

1. ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. ALL WORK WITHIN THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
3. AT THE ENTRANCE TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
4. ALL DISTURBED AREAS WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE ARE TO BE IN ACCORDANCE WITH O.P.S.D. 310.010.
5. ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
6. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
7. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITIES COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
8. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
9. ALL INTERNAL CURBS ARE TO BE STANDARD 2 STAGE CURB AND GUTTER AS PER O.P.S.D. 600.070.
10. PRIOR TO CONSTRUCTION TAKING PLACE, ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
11. SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT LOCAL UTILITY.
12. WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY CITY'S CONTRACTOR WILL REQUIRE 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND PERMITS HAVE BEEN ISSUED.
13. THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE GRADING PLAN P-300, THE SITE SERVICES PLAN P-301.
14. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
15. ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY ROOF TOP EQUIPMENT.
16. ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
UNLESS OTHERWISE NOTED, ALL BUILDING TIES SHOWN HEREON ARE PERPENDICULAR TO PROPERTY LINES.

THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

SITE INFORMATION TAKEN FROM:
PART LOT 4
CONCESSION 3 [OTTAWA SOUTH]
[GEOGRAPHIC TOWNSHIP OF GLOUCESTER]
CITY OF OTTAWA
FARLEY, SMITH, DENIS SURVEYING LTD. 2018

SITE PLAN
SCALE: 1:200 — 1 A1

KEY PLAN

LIGHT STANDARD BASE DETAIL
N.T.S. — 2 A1

BOLLARD DETAIL
N.T.S. — 3 A1

TYPICAL CONC. CURB
N.T.S. — 4 A1

BARRIER-FREE EXTERIOR RAMP
N.T.S. — 5 A1

ROLLED CONCRETE CURB
N.T.S. — 6 A1

GARBAGE CORRAL
N.T.S. — 7 A1

SITE DATA:
ZONING: IL ZONE

Performance Standard	Requirement	Proposed	%
Lot Area (minimum)	2,000 m²	6,474.50 S.M.	
Lot Width (minimum)	No minimum	46.52 M	
Lot Coverage [Building Area: Wash Building]	65% [max]	420.27 S.M.	6.5%
Front Yard Setback [minimum]	7.5 m	29.74 M	
Corner Side Yard Setback [minimum]	7.5 m	15.46 M	
Corner Side Yard Setback [Entrance Canopy]	7.5 m	1.23 M	
Interior Side Yard Setback [minimum]	7.5 m	24.86 M	
Rear Yard Setback (minimum)	7.5 m	55.31 M	
Lot Coverage [Building Area: Vacuum Building]	65% [max]	26.22 S.M.	0.4%
Front Yard Setback [minimum]	7.5 m	42.75 M	
Corner Side Yard Setback [minimum]	7.5 m	-	
Interior Side Yard Setback [minimum]	7.5 m	0.56 M	
Rear Yard Setback (minimum)	7.5 m	72.59 M	
Total Area: Wash Building + Vacuum Building		446.49 S.M.	
Floor Space Index (maximum)	2	0.07	
Width of Landscaped Area (minimum)	Abutting a Street: 3m In all other cases: No minimum	7.5 Front Street 2.5 Side Street	
Building Height (maximum)	18 m	8.0 M	
Parking Space (minimum)	Width: 2.6 m x Length: 5.2 m	3.6 m x 6.0 m	
Disabled Parking Spaces (minimum)			
Driveway Width (minimum)	6.7 m	9.0 m	
Aisle Width (minimum)	6.7 m	9.0 m	
Landscaped Buffer (minimum)	Abutting a Street: 3 m Not Abutting a Street: 1.5m	7.5 Front Street 2.5 Side Street	
Number of Queuing Spaces (minimum) for a Car Wash	Leading to the Car Wash: Conveyor or Automatic Type: 10 before / in each wash bay Leaving the Car Wash: Conveyor or Automatic Type: 1 after each Wash Bay	APPROX. 24 CARS 1 CAR	
Queuing Spaces (minimum)	Width: 3m x Length : 5.7m	3m x 5.7m	

SITE DATA
8 A1

PARKING & FIRE ROUTE SIGNS
N.T.S. — 9 A1

VACUUM STAND BASE
N.T.S. — 9 A1

16	-	-	13	-	-	10	-	-	7	-	-	4	-	-	1	20-02-2018	PRE-CONSULTATION MEETING
17	-	-	14	-	-	11	-	-	8	-	-	5	-	-	2	08-09-2018	SITE PLAN APPLICATION - 1ST. SUBMISSION
18	-	-	15	-	-	12	-	-	9	-	-	6	-	-	3	-	-

REVISIONS

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS INCLUDING DATUM ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE SERVICE DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO BICORP DESIGN GROUP LTD. [B.D.G.] BEFORE COMMENCING THE WORK.

DRAWINGS MUST NOT BE SCALED

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halo CAR WASH
INNES ROAD
OTTAWA ONTARIO

PROJECT:
INNES ROAD CAR WASH DEVELOPEMNT
3604 INNES ROAD
OTTAWA, ONTARIO

TITLE:
SITE PLAN

DRAWN BY:	R.A.	CHECKED BY:	D.B.	APPROVED BY:	D.B.
SCALE:	1:200	DATE:	OCT 2017	PRINTED:	05-24-2018

DRAWING NO: A1
PROJECT NO: 2017-23