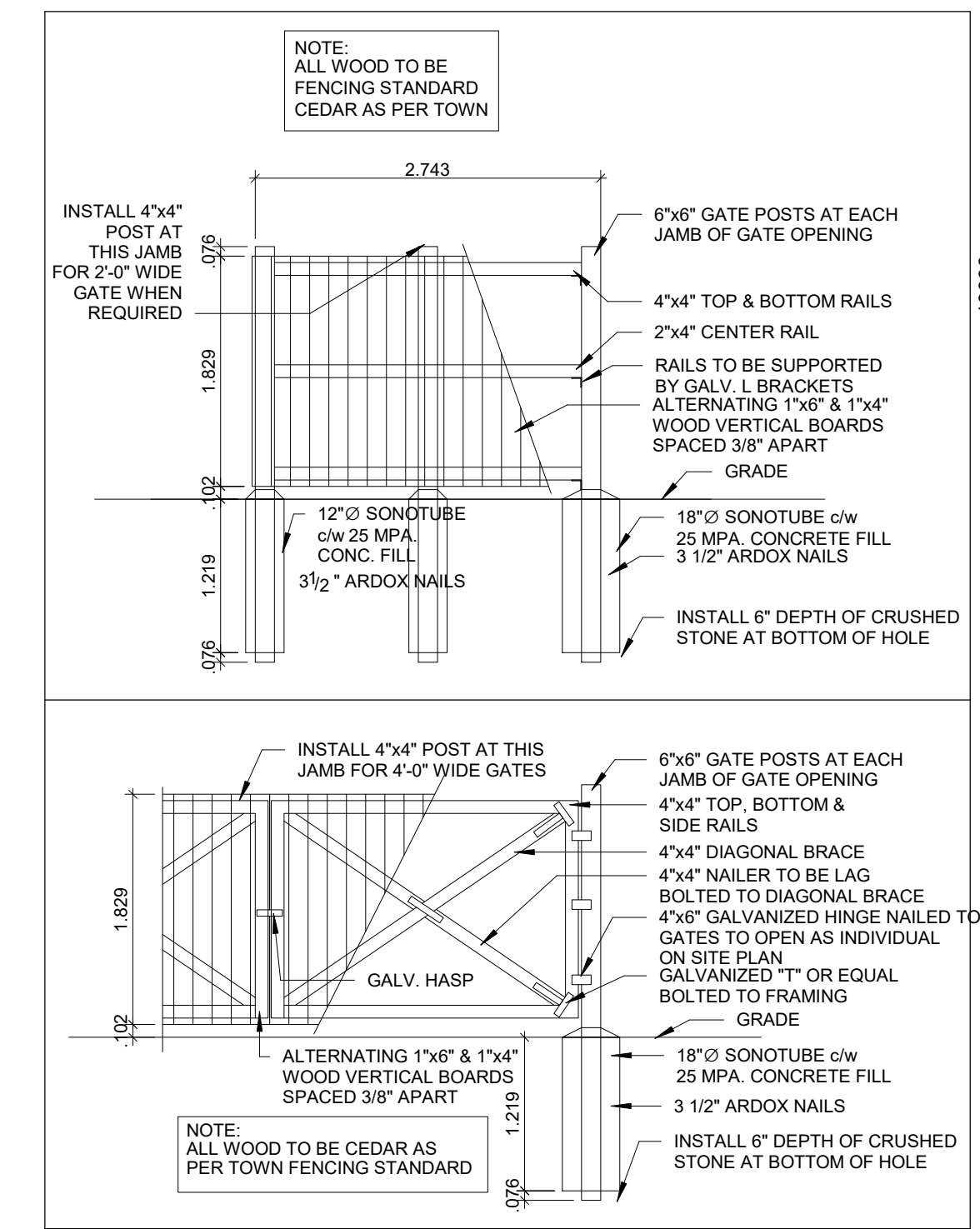


2 GARBAGE ENCLOSURE PLAN VIEW
1 : 50



4 GARBAGE ENCLOSURE ELEVATIONS
1 : 50

1 SITE
1 : 300

3 MASTER PLAN KEYPLAN
1 : 2000



KEY PLAN 1622 ROGERS STEVENS DRIVE KARS ONTARIO	SURVEY PROVIDED BY FARLEY, SMITH & DENIS SURVEYING LTD. ONTARIO LAND SURVEYORS 180 COLONNADE ROAD, OTTAWA - ONTARIO K2E 7J5	TRUE NORTH 	PROJECT NORTH
---	--	-------------------	----------------------

- GENERAL NOTES:**
- LEGAL BOUNDARY SURVEY AND TOPOGRAPHICAL SURVEY BY (TO BE CONFIRMED)
 - ALL SITE FEATURES ARE TO BE CONSIDERED NEW UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION
 - CONTRACTOR TO ENSURE ALL SETBACKS ARE MAINTAINED DURING CONSTRUCTION OF SITE
 - OWNER OR OWNER REPRESENTATIVE ARE TO BE NOTIFIED OF ANY ERRORS OR OMISSIONS THAT ARE DISCOVERED
 - OWNER OR OWNER REPRESENTATIVE ARE RESPONSIBLE FOR FINAL CONFIRMATION AND PLACEMENT OF ALL EQUIPMENT
 - CONTRACTOR TO HAVE LOCATES DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES
 - ALL DIMENSIONS ARE APPROXIMATE AND NEED TO BE VERIFIED PRIOR TO CONSTRUCTION
 - DO NOT SCALE DRAWINGS.
- BEARING NOTE:**
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 1 PLAN SR-3762 SHOWN TO BE N60° 10'00"E THEREON.
- ELEVATION NOTE:**
1. ELEVATIONS SHOWN ARE GEODETIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 1 PLAN SR-3762 SHOWN TO BE N60° 10'00"E THEREON.
2. ELEVATIONS DERIVED FROM VERTICAL BENCHMARK 0011986J01 HAVING A PUBLISHED ELEVATION OF 88.504.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.

KARS ONTARIO SITE DATA MATRIX INFORMATION

PERMITTED USES: GAS BAR/RETAIL STORE/RESTAURANT/CAR WASH/
LOT AREA = 4,130.263
LEGAL DESCRIPTION = PART OF LOT 21 CONCESSION 1
GEOGRAPHIC TOWNSHIP OF NORTH GOWER
CITY OF OTTAWA
MUNICIPAL ADDRESS = 1618, 1622 ROGERS STEVENS DRIVE
ZONING = R22

LOT FRONTAGE 70.10M
LOT AREA (2000 SQ.M)
LOT WIDTH (MIN 30M)

BUILDING	REQ	PROVIDED	CANOPY	REQ	PROVIDED
FRONT YARD (MIN)	10M	42.3 M		11.19 M	
INTERIOR SIDE YARD (E)	3M	25.1 M		20M	
INTERIOR SIDE YARD (W)	10M	19.4 M		19M	
REAR		5.16 M		34M	

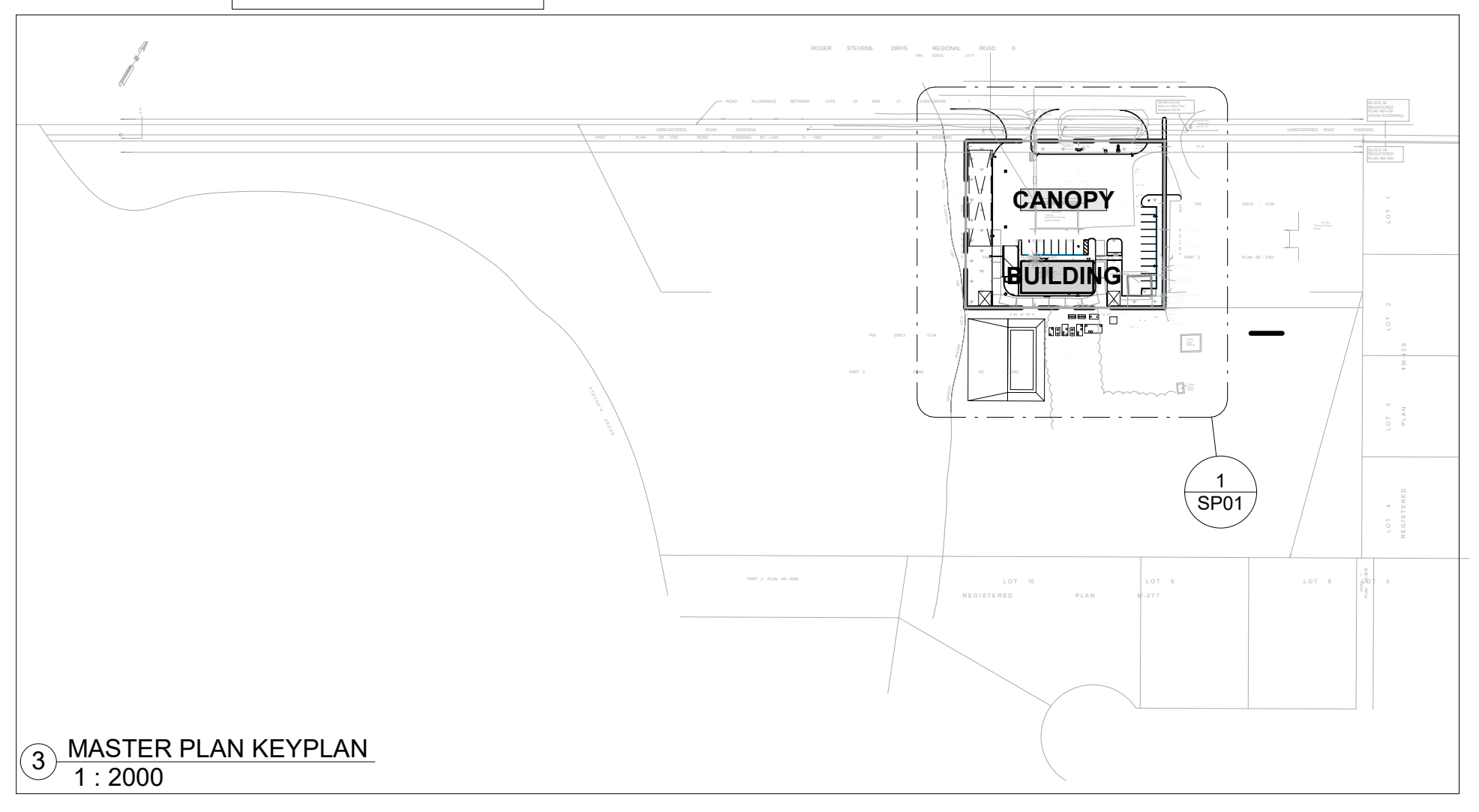
LOT COVERAGE MAX 30%
HEIGHT OF BUILDING 11M
LANDSCAPE AREA 524SQ.M (Building & Canopy) = 12.68%
4.551M Top of Building, 4.5M to U/S of Canopy
1096.02/4130.263 = 26.53%

QUEING SPACE 3MX5.7M
RESTAURANT REQ. WITH ORDER BOARD 7 BEFORE AT ORDER BOARD AND MIN TOTAL 11
PARKING SPACE SIZE 2.6M X5.2M
PARALLEL 3.0MX7.0M
ACCESSIBLE (3.68MX5.2M + 1.5M HATCHED AREA)
LANE WAY WIDTH BETWEEN PARKING AT 90 DEGREES = 6.7M
STACKING SPACE = 3MX7M
LANDSCAPE BUFFER ABUTTING A STREET 3M REQ
LANDSCAPE BUFFER NOT ABUTTING A STREET WITH MORE THEN 10 PARKING IS = 1.5M

LOADING SPACE = 11MX4M

MOTOR VEHICLE GAS BAR OR WASHING FACILITY	REQ	PROVIDED
CONVENIENCE RETAIL STORE	3.4 per 100 sq.m of gross floor area 200 (7 REQ)	10
RESTAURANT-TAKE OUT	5 per 100 sq.m of gross floor area 100(5 REQ)	6

BARRIER FREE PARKING 1 1



Drawn By: MPB
Reviewed By: JEF/SDJ
Date: 2018-10-23 2:15:56 PM
Scale: As Indicated
File No. 1804-176-00

SP01

blueprint2build

LICENSED PROFESSIONAL ENGINEER
S. D. JONES
2018-10-15
PROVINCE OF ONTARIO

SITE PLAN

1622 ROGERS STEVENS DRIVE
KARS, ONTARIO

Revisions	Date	Description
1	2018-06-20	ISSUED FOR SPA
2	2018-10-24	RE-ISSUED FOR SPA

File No. 1804-176-00

SP01