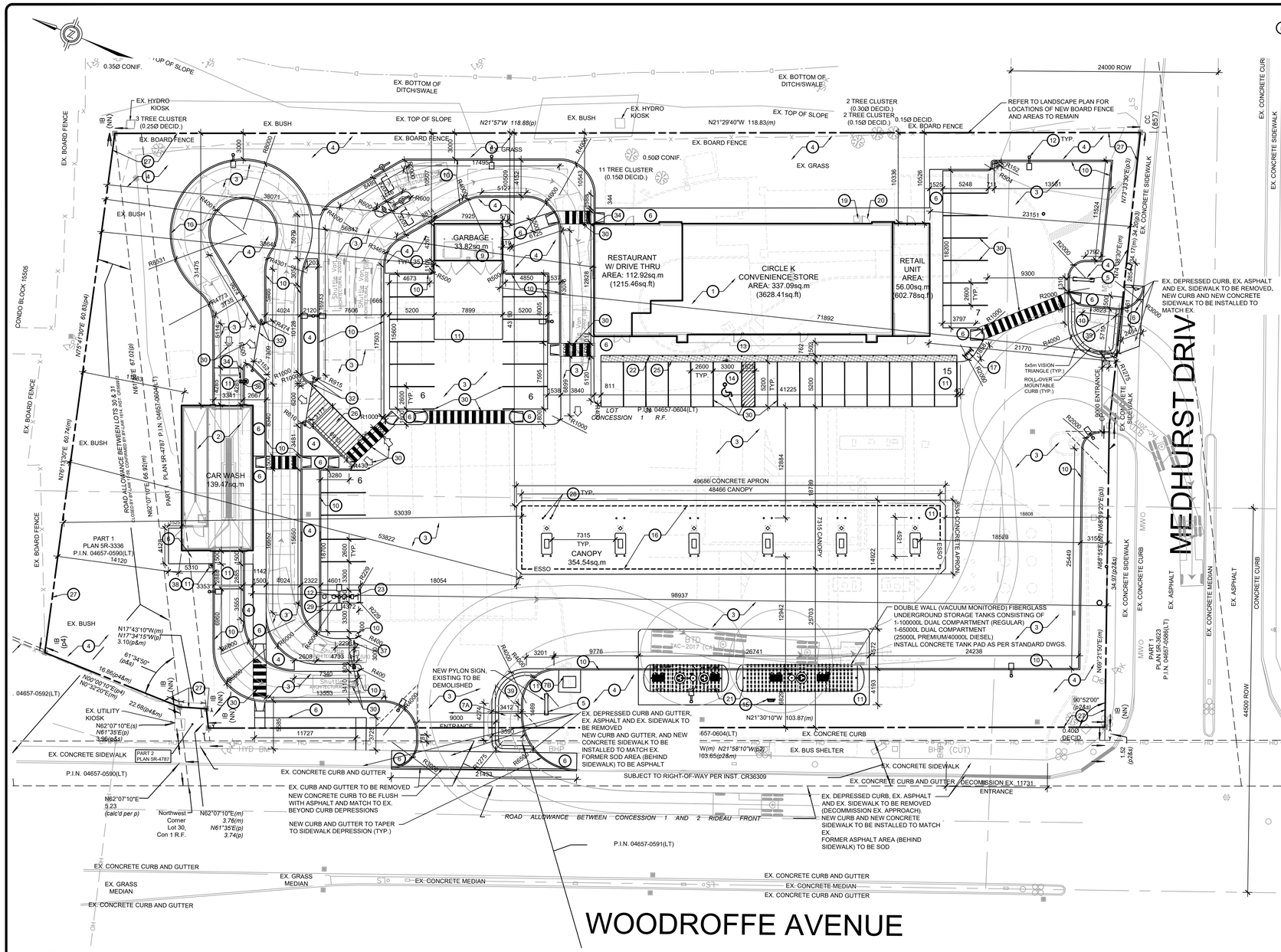


A PROPOSED SITE PLAN
SCALE 1:250

DEVELOPMENT STATISTICS

GM - GENERAL MIXED USE ZONE (SECTIONS 187 & 188) & GM 15 SUBZONE

	REQUIREMENT ZONING BY-LAW 2008-250	PROPOSED
LOT AREA		8209.89m2
LOT WIDTH		60.74m
MIN. REQUIRED FRONT YARD (MEDHURST) & CORNER SIDE YARD SETBACK	3.0m AND 5.0m ABUTTING RESIDENTIAL	98.9m CAR WASH, 71.8m GARBAGE ENCLOSURE, 19.3m CANOPY, 21.7m STORE
MIN. REQUIRED REAR YARD SETBACK	NO MIN. AND 7.5m ABUTTING RESIDENTIAL AND 3.0m ABUTTING A STREET	11.8m CAR WASH, 38.0m GARBAGE ENCLOSURE, 52.4m CANOPY, 56.8m STORE
MIN. REQUIRED INTERIOR SIDE YARD SETBACK	5.0m ABUTTING RESIDENTIAL	31.4m CARWASH, 10.5m GARBAGE ENCLOSURE, 43.1m CANOPY, 10.3m STORE
MAX. BUILDING HEIGHT	18m	6.4m CANOPY, 7.01m STORE, 5.13m CAR WASH
CANOPY AREA		354.54m2
TOTAL STORE AREA		506m2
RETAIL AREA		56.00m2
CONVENIENCE STORE AREA		337.09m2
RESTAURANT AREA		112.92m2

GARBAGE ENCLOSURE AREA		33.81m2
CAR WASH AREA		139.47m2
	REQUIREMENT ZONING BY-LAW 2008-250	PROPOSED
PARKING MIN. 2.6, MAX. 3.1 x5.2m	20	37 @ 2.6x5.2 AND 2 @ 3.3x5.2
GAS BAR	0	0
CONVENIENCE STORE (AREA C)	3.4/100m2	12
RESTAURANT-FAST FOOD	10/100m2	12
CAR WASH	0	0
RETAIL	3.4/100m2	2
BARRIER-FREE (3.66 WIDE)	20-99 SPACES = 1	1 @ 3.66x5.2
AISLE WIDTH	6.0 MIN (TWO-WAY TRAFFIC)	6.2m
LOADING	1/2000-4999m2	1
BICYCLE PARKING (MIN. 0.6x1.8)	1/250m2 OF GFA = 1	5
LANDSCAPE AREA	NO MIN. AND 3.0m ABUTTING RESIDENTIAL OR INSTITUTIONAL OR A STREET	3m
LANDSCAPE MIN. AREA	15%	30%
QUEUING SPACES (MIN. 3x5.7m)	CAR WASH QUEUING: MIN. 10 SPACES INGRESS & 1 EGRESS	13 INGRESS, 4 EGRESS @ 3.5x7m EACH
	RESTAURANT WITH MENU BOARD 7 AT/BEFORE ORDER BOARD, MIN. TOTAL 11	9 TO MENU BOARD, 11 TOTAL @ 3x5.7m EACH

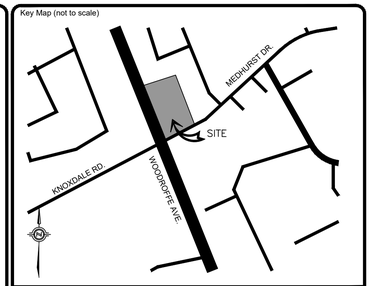
KEYNOTES:

1. CONVENIENCE STORE BUILDING AREA.
2. CAR WASH BUILDING AREA.
3. ASPHALT AREA. REFER TO CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
4. LANDSCAPE AREA.
5. PROPOSED NEW MONUMENT SIGN, UNDER SEPARATE PERMIT. REFER TO SITE ELECTRICAL PLANS FOR POWER REQUIREMENTS.
6. CONCRETE WALK, RAMPS TO MEET OBC REQUIRMENTS, REFER TO CIVIL DRAWINGS.
7. EX. ELECTRICAL TRANSFORMER (7A) TO BE RELOCATED ON NEW CONCRETE PAD (7B).
8. OUTDOOR SEATING - NOT USED.
9. TRASH ENCLOSURE, REFER TO DRAWING SD1.2.
10. CONCRETE CURBS (WITH CURB DEPRESSIONS) WHERE INDICATED. REFER TO CIVIL DRAWINGS.
11. CONCRETE SLAB. REFER TO CIVIL DRAWINGS.
12. YARD LIGHT. REFER TO SITE ELECTRICAL AND STRUCTURAL DRAWINGS.
13. ACCESSIBLE ACCESS (CONCRETE IS FLUSH WITH ASPHALT), REFER TO CIVIL DRAWINGS.
14. ACCESSIBLE PARKING STALL.
15. VENT RACK.
16. FUEL CANOPY AREA, REFER TO FUEL DRAWINGS.
17. BIKE RACK. REFER TO DRAWING SD1.2.
18. 1016mm HIGH SCREEN WALL - NOT USED.
19. C02 WITH STORAGE CABINET
20. BUILDING SERVICE ENTRANCE SECTION
21. PROVIDE AND INSTALL FUEL STORAGE TANKS PER FUEL DRAWINGS.
22. 102mm BOLLARDS, SPACED EVERY 1524mm, REFER TO DRAWINGS. SD1.2.
23. AIR MACHINE PROVIDED BY CIRCLE K VENDOR, REFER TO ELECTRICAL DRAWINGS.
24. EMERGENCY SHUT-OFF SWITCH, REFER TO FUEL DRAWINGS.
25. 762mm WIDE CONCRETE COLOUR BAND, REFER TO DRAWING SD1.2.
26. OUTDOOR PAINTED STRIPES FOR NO-PARKING AREA.
27. PROPERTY LINE
28. 102mm DIAMETER FUEL CANOPY BOLLARDS WITH GREY COVERS.
29. VACUUM ISLAND.
30. PAINTED LINES/DIRECTIONAL ARROWS.
31. MASONRY COLUMN AND METAL FENCE WALL - NOT USED.
32. POSTS WITH CHAIN.
33. CARWASH ENTRY TICKET READER & BOLLARD.
34. 102mm BOLLARDS
35. 150mm BOLLARDS
36. TICKET MACHINE
37. HEIGHT RESTRICTION BAR
38. COUNT DOWN TIMER ON CONCRETE PAD
39. MOUNTABLE ROLL-OVER CURB SEE DRAWING SD1.2

GENERAL NOTES:

1. SIGNS REQUIRE A SEPARATE PERMIT.
2. DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
3. WALLS OVER 1829mm HIGH APPROVED BY SEPERATE PERMIT.
4. PARKING WILL BE PAVED.
5. PARKING WILL BE WITHIN 182.88m OF BUILDING.
6. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
7. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
8. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
9. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
10. THE FIRE DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
11. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CIRCLE K'S REPRESENTATIVE.
13. ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
14. EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
15. MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
16. GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.
17. TOPOGRAPHIC SURVEY INFORMATION: BY MCINTOSH PERRY SURVEYING INC., FILE: CSI-21-1534, DATED 2020-12-11, RECEIVED FROM CLIENT ON 2020-12-15.
18. LEGAL INFORMATION: PART OF LOT 30, CONCESSION 1 RIDEAU FRONT AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 30 AND 31, CONCESSION 1, RIDEAU FRONT, GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA

Key Map (not to scale)



LEGEND:

- IRON BAR
- BM BENCHMARK
- HYD EX. FIRE HYDRANT
- EX. LIGHT POLE
- LS EX. LIGHT STANDARD
- EX. STORM MH
- EX. SANITARY MH
- EX. STORM CB
- WV EX. WATER VALVE
- VC EX. VALVE CHAMBER
- BHP EX. BELL & HYDRO POLE
- EX. GUY WIRE AND ANCHOR
- EX. TRAFFIC SIGNAL
- EX. GAS VALVE
- EX. SIGN
- EX. TREE
- SUBJECT PROPERTY
- PROPERTY LINE
- EX. CONC. CURB
- EX. CENTERLINE OF DITCH
- EX. ROAD CENTERLINE
- EX. FENCE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAINS
- EX. NATURAL GAS
- EX. OVERHEAD HYDRO
- EX. UNDERGROUND HYDRO
- EX. UNDERGROUND BELL
- EX. TRAFFIC CABLES
- 10.0m EX CONTOUR
- NEW YARD LIGHT
- NEW STORM MH
- NEW SANITARY MH
- NEW STORM CB
- NEW STORM CBMH
- NEW CONC. CURB
- NEW CURB CUT/DEPRESSED CURB

No.	REVISIONS	Date	By	App.
A	ISSUED FOR SPA	APR 27 2021	C.F	C.F

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• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

Owner/Client:

CIRCLE K

Location:

1545 WOODROFFE AVE.
OTTAWA, ON

Title:

PROPOSED SITE PLAN

Designed By:	Drawn By: T.M.	Checked By:	C.F
Scale: AS NOTED	Date: DECEMBER 2020	City Drawing No.:	
Project No.: BRM00606364-B0		Drawing No.:	A01