

- KEYNOTES:**
- CONVENIENCE STORE BUILDING AREA.
  - CAR WASH BUILDING AREA.
  - ASPHALT AREA. REFER TO CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
  - LANDSCAPE AREA.
  - PROPOSED NEW MONUMENT SIGN, UNDER SEPARATE PERMIT.
  - CONCRETE WALK, RAMPS TO MEET OBC REQUIREMENTS, REFER TO CIVIL DRAWINGS.
  - EX. ELECTRICAL TRANSFORMER (7A) TO BE RELOCATED ON NEW CONCRETE PAD (7B).
  - OUTDOOR SEATING - NOT USED.
  - TRASH ENCLOSURE. REFER TO DRAWING SD1.2.
  - CONCRETE CURBS (WITH CURB DEPRESSIONS) WHERE INDICATED. REFER TO CIVIL DRAWINGS.
  - CONCRETE SLAB. REFER TO CIVIL DRAWINGS.
  - YARD LIGHT. REFER TO SITE ELECTRICAL AND STRUCTURAL DRAWINGS.
  - ACCESSIBLE ACCESS (CONCRETE IS FLUSH WITH ASPHALT). REFER TO CIVIL DRAWINGS.
  - 14a ACCESSIBLE PARKING STALL TYPE A. 14b ACCESSIBLE PARKING STALL TYPE B. 14c ACCESSIBLE PARKING POLE MOUNTED SIGN, STALLS, SIGNS AND PAVEMENT MARKINGS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARD SECTION 3.1.
  - VENT RACK.
  - FUEL CANOPY AREA, REFER TO FUEL DRAWINGS.
  - BIKE RACK. REFER TO DRAWING SD1.2.
  - 102mm BOLLARDS, SPACED EVERY 150mm. REFER TO DRAWINGS, SD1.2.
  - CO2 WITH STORAGE CABINET.
  - BUILDING SERVICE ENTRANCE SECTION.
  - PROVIDE AND INSTALL FUEL STORAGE TANKS PER FUEL DRAWINGS.
  - 102mm BOLLARDS, SPACED EVERY 150mm. REFER TO DRAWINGS, SD1.2.
  - AIR MACHINE PROVIDED BY CIRCLE K VENDOR, REFER TO ELECTRICAL DRAWINGS.
  - EMERGENCY SHUT-OFF SWITCH, REFER TO FUEL DRAWINGS.
  - NOT USED.
  - OUTDOOR PAINTED STRIPES FOR NO-PARKING AREA.
  - PROPERTY LINE.
  - 102mm DIAMETER FUEL CANOPY BOLLARDS WITH GREY COVERS.
  - VACUUM ISLAND.
  - PAINTED LINES/DIRECTIONAL ARROWS, ACCESSIBLE PARKING PAINTED SYMBOLS AND LINES PAVEMENT MARKINGS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARD SECTION 3.1.
  - MASONRY COLUMN AND METAL FENCE WALL - NOT USED.
  - POSTS WITH CHAIN.
  - CARWASH ENTRY TICKET READER & BOLLARD.
  - 34a. 102mm BOLLARDS (YELLOW) 34b. 102mm BOLLARDS (TIM HORTONS RED SLEEVE)
  - 150mm BOLLARDS
  - TICKET MACHINE
  - HEIGHT RESTRICTION BAR
  - COUNT DOWN TIMER ON CONCRETE PAD
  - MOUNTABLE ROLL-OVER CURB SEE DRAWING SD1.2
  - ON SITE SNOW STORAGE AREA
  - YIELD TO PEDESTRIAN SIGN
  - TIM HORTONS HEIGHT RESTRICTION BAR
  - TIM HORTONS DRIVE-THRU ENTRANCE SIGN
  - TIM HORTONS PRE-SELL MENU BOARD
  - TIM HORTONS DRIVE-THRU DIGITAL MENU BOARD
  - TIM HORTONS DRIVE-THRU PICKUP WINDOW
  - TIM HORTONS DRIVE-THRU EXIT SIGN
  - LOADING AREA
  - TIM HORTONS CAR READER
  - TIM HORTONS MAGNETIC LOOP
  - TIM HORTONS ILLUMINATED PROJECTING CANOPY
  - FUTURE ROAD WIDENING PROPERTY LINE
  - 274mm ILLUMINATED BOLLARDS, SPACED EVERY 9145mm, TYP. 6, REFER TO DRAWINGS SD1.2.
  - NEW TRANSFORMER WITH PROTECTIVE FENCE, REFER TO ELECTRICAL SITE PLAN

- GENERAL NOTES:**
- SIGNS REQUIRE A SEPARATE PERMIT.
  - DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC.
  - WALLS OVER 1828mm HIGH APPROVED BY SEPARATE PERMIT.
  - PARKING WILL BE PAVED.
  - PARKING WILL BE WITHIN 182.88m OF BUILDING.
  - 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.
  - ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
  - SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
  - ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
  - THIRD PARTY DEPT. DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
  - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
  - ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION, ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CIRCLE K'S REPRESENTATIVE.
  - ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
  - EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
  - MAKE GOOD ALL AREAS DISTURBED DURING CONSTRUCTION.
  - GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.
  - TOPOGRAPHIC SURVEY INFORMATION: BY MCINTOSH PERRY SURVEYING INC., FILE: CSI-21-1534, DATED 2020-12-11, RECEIVED FROM CLIENT ON 2020-12-15.
  - 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

**CONTACT INFORMATION:**  
 SURVEYOR:  
 MCINTOSH PERRY SURVEYING INC.  
 3240 DRUMMOND CON. 5A, R.R. #7  
 PERTH, ON K7H 3C9  
 613.267.6524  
 WWW.MCINTOSHPERRY.COM

**DEVELOPER/OWNER:**  
 CIRCLE K CENTRAL CANADA DIVISION  
 305 MILLNER AVE, SUITE 400  
 TORONTO, ON M1B 3V4  
 416.291.4444

**APPLICANT/ENGINEERING FIRM:**  
 CRYSTAL FRAZAO  
 EXP SERVICES INC.  
 1595 CLARK BLVD.  
 BRAMPTON, ON L6T 4V1  
 905.793.9800

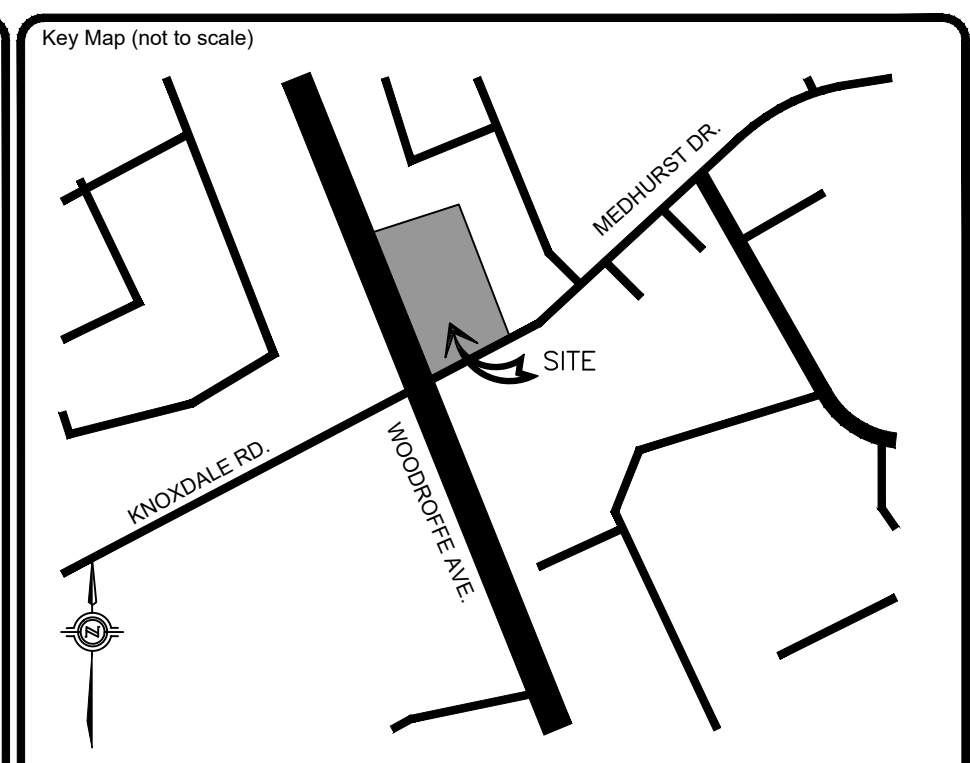
**DESIGNER (BUILDING & LANDSCAPE):**  
 WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, A DIVISION OF WOOD CANADA LIMITED  
 2020 WINDSOR PARK DR., SUITE 600  
 OKAYVILLE, ON L6H 6X7  
 905.568.2929

**Owner/Client:**  
**CIRCLE K**

**Location:**  
 1545 WOODROFFE AVE.  
 OTTAWA, ON

**Title:**  
 PROPOSED SITE PLAN

**Designed By:** T.M. **Checked By:** C.F.  
**Scale:** AS NOTED **Date:** DECEMBER 2020 **City Drawing No.:** A01  
**Project No.:** BRM0060364-B0 **Drawing No.:** A01  
**CITY DWG. # 17094**



- LEGEND:**
- IRON BAR
  - BENCHMARK
  - EX. FIRE HYDRANT
  - EX. LIGHT POLE
  - EX. LIGHT STANDARD
  - EX. STORM MH
  - EX. SANITARY MH
  - EX. STORM CB
  - EX. WATER VALVE
  - EX. VALVE CHAMBER
  - EX. BELL & HYDRO POLE
  - EX. CUY WIRE AND ANCHOR
  - EX. TRAFFIC SIGNAL
  - EX. GAS VALVE
  - EX. SIGN
  - EX. TREE
  - SUBJECT PROPERTY
  - PROPERTY LINE
  - EX. CONC. CURB
  - EX. CENTRELINE OF DITCH
  - EX. ROAD CENTRELINE
  - EX. FENCE
  - NEW YARD LIGHT
  - NEW STORM MH
  - NEW SANITARY MH
  - NEW STORM CB
  - NEW STORM COBM
  - NEW ILLUMINATED BOLLARD
  - NEW CONC. CURB
  - NEW CONC. CURT/DEPRESSED CURB
  - NEW SIGN
  - NEW 1.8m HIGH FENCE

No.	REVISIONS	Date	By	App.
H	ISSUED FOR PERMIT	JUL 13 2022	E.D.	C.F.
G	ISSUED FOR CLIENT REVIEW	JUN 17 2022	J.B.	C.F.
F	ISSUED FOR SPA	MAR 28 2022	J.B.	C.F.
E	ISSUED FOR SPA	JAN 26 2022	T.M.	C.F.
D	ISSUED FOR INFORMATION	NOV 2 2021	T.M.	C.F.
C	ISSUED FOR INFORMATION	OCT 27 2021	T.M.	C.F.
B	REISSUED FOR SPA	SEPT 25 2021	C.F.	C.F.



**exp Services Inc.**  
 1-1-905-793-9800 | +1-905-793-0641  
 1595 Clark Boulevard  
 Brampton, ON L6T 4V1  
 Canada  
 www.exp.com

**exp.**

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

**A SITE PLAN**  
 SCALE 1:250

*All Hamlin*

**ALLISON HAMLIN**  
 MANAGER (A), DEVELOPMENT REVIEW WEST  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Allison Hamlin at 12:04 pm, Aug 19, 2022

DEVELOPMENT STATISTICS		
GM - GENERAL MIXED USE ZONE (SECTIONS 187 & 188) & GM 15 SUBZONE		
	REQUIREMENT ZONING BY-LAW 2008-250	PROPOSED
LOT AREA		8209.89m <sup>2</sup>
LOT WIDTH		60.74m
MIN. REQUIRED FRONT YARD SETBACK	3.0m AND 5.0m ABUTTING RESIDENTIAL	98.9m CAR WASH, 71.8m GARBAGE ENCLOSURE, 19.3m CANOPY, 21.6m 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, 56.3m STORE
MIN. REQUIRED INTERIOR SIDE YARD SETBACK	5.0m ABUTTING RESIDENTIAL	31.4m CARWASH, 10.5m GARBAGE ENCLOSURE, 43.1m CANOPY, 10.1m STORE
MAX. BUILDING HEIGHT	18m	6.4m CANOPY, 7.01m STORE, 5.13m CAR WASH
CANOPY AREA		354.54m <sup>2</sup>
TOTAL STORE AREA		506m <sup>2</sup>
RETAIL AREA		58.54m <sup>2</sup>
CONVENIENCE STORE AREA		337.86m <sup>2</sup>
RESTAURANT AREA		113.92m <sup>2</sup>
GARBAGE ENCLOSURE AREA		33.81m <sup>2</sup>
CAR WASH AREA		139.47m <sup>2</sup>

	REQUIREMENT ZONING BY-LAW 2008-250	PROPOSED
PARKING MIN. 2.6, MAX. 3.1 x 5.2m	20	35 @ 2.6x5.2 AND 2 @ 3.3x5.2
GAS BAR	0	0
CONVENIENCE STORE (AREA C)	3.4/100m <sup>2</sup>	12
RESTAURANT-FAST FOOD	10/100m <sup>2</sup>	12
CAR WASH	0	0
RETAIL	3.4/100m <sup>2</sup>	2
BARRIER-FREE TYPE A 3.4m WIDE & TYPE B 2.4m WIDE	13-25 REQUIRED SPACES = 1 TYPE A & 1 TYPE B	1 TYPE A 3.4x5.2m & 1 TYPE B 2.6x5.2m
TOTAL PARKING PROVIDED	20 STALLS (2 BARRIER-FREE)	36 @ 2.6x5.2, 2 @ 3.3x5.2, 1 @ 3.4x5.2 & 1 @ 2.6x5.2 = 40 STALLS
aisle width	6.0 MIN (TWO-WAY TRAFFIC)	6.2m
LOADING	1/2000-4999m <sup>2</sup>	1
BICYCLE PARKING (MIN. 0.6x1.8)	1/250m <sup>2</sup> OF GFA = 1	5
LANDSCAPE AREA	NOT MIN. AND 3.0m ABUTTING RESIDENTIAL OR A STREET	3m
LANDSCAPE MIN. AREA	15%	30%
QUEUING SPACES (MIN. 3x5.7m)	CAR WASH QUEUING: MIN. 10 SPACES INGRESS & 1 EGRESS RESTAURANT WITH MENU BOARD 7 AT BEFORE ORDER BOARD, MIN. TOTAL 11	13 INGRESS, 4 EGRESS @ 3.5x7m EACH 8 TO MENU BOARD, 13 TOTAL @ 3x5.7m EACH