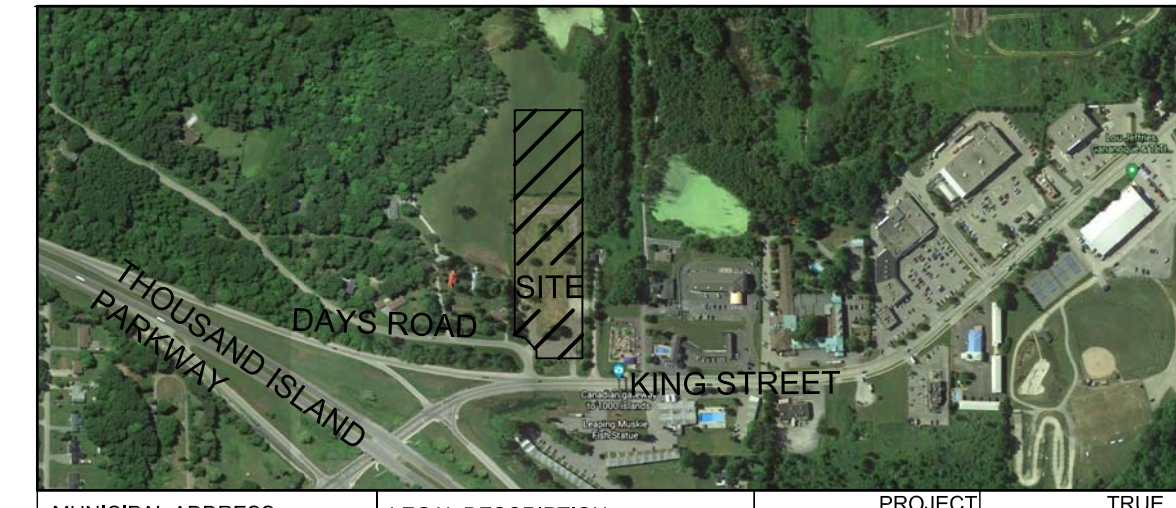


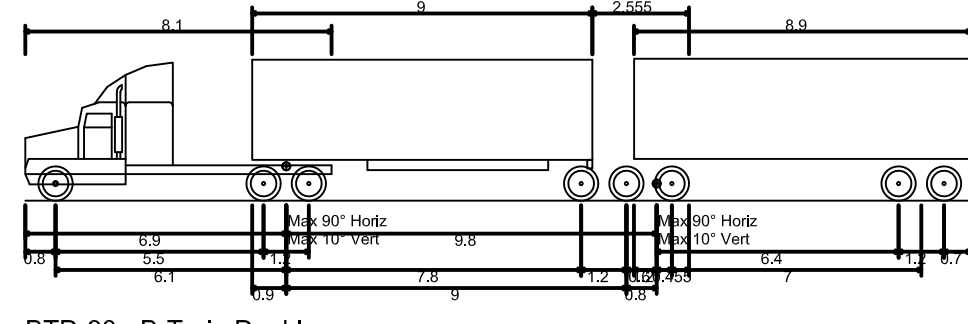
KEY PLAN



MUNICIPAL ADDRESS 815 KING ST. LEEDS & THOUSAND ISLANDS	LEGAL DESCRIPTION PART OF LOT 17, CONCESSION 1 TOWNSHIP OF LEEDS	PROJECT NORTH	TRUE NORTH
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- GENERAL NOTES:**
- 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.

SITE PLAN BUILDING STATISTICS			
DEVELOPMENT PROPOSAL USAGE	NEW DEVELOPMENT		
SITE ADDRESS	357 ON-2, GANANOQUE, JOYCEVILLE, ON		
LEGAL DESCRIPTION	PART OF LOT 17, CONCESSION 1 TOWNSHIP OF LEEDS		
SURVEYOR	K.M. WISEMAN		
OWNER			
AGENT REPRESENTATIVE	JOE FLEMMING & SIMON JONES (blueprint2build)		
ZONING & ZONING BY-LAW	CT - Tourist Commercial		
NO.	CATEGORY	REQUIRED	PROVIDED
	Lot Area	930m ²	14932.9m ²
	Lot Frontage	24m	51.8m
	Building Area		Convenience store- 141m ² Retail- 58m ² Restaurant- 167m ²
	Gas Canopy Area		251m ²
	Front Yard Setback North	Building 10.0m	35.1m
	EXT Side Yard Setback South	Building 10.0m	24.1m
	INT Side Yard Setback East	Building 5.0m	11.5m
	Rear Yard Setback West	Building 10.0m	24.7m
	Front Yard Setback North	Gas Canopy 12.0m	22.2m
	Side Yard Setback South	Gas Canopy 4.5m	49.7m
	Side Yard Setback East	Gas Canopy 12.0m	14.4m
	Rear Yard Setback West	Gas Canopy 2.2m	14.0m
	Lot Coverage	40%	4.1%
	Landscape Coverage		
	Canopy Height		5.5m
	Building Height	12.0m	TBC
Parking Spaces Calculation	Restaurant parking requirements (s. 3.32) 1 space per 4 seats + 18 patio = 11		25 Provided
	Convenience store parking requirements (3.32): Convenience store 1 space per 25 m ² of gross floor area, minimum 5 spaces = 9		20 Req.
Parking Spaces Barrier Free		2 Req. 1 Type A, 1 Type B	2 Provided
Width of Accessible Parking Space Type A		3.5m + 1.5m	3.5m + 1.5m
Length of Accessible Parking Space Type A		5.5m	5.5m
Width of Accessible Parking Space Type B		2.75m	2.75m
Length of Accessible Parking Space Type B		5.5m	5.5m
Width of 90° Parking Spaces		2.75m	2.75m
Width of Parallel Parking Spaces		2.5m	2.5m
Length of 90° Parking Spaces		5.5m	5.5m
Length of Parallel Parking Spaces		6.5m	6.5m
Loading Space		1 Required 3.5m x 14m	1 Provided 3.5m x 14m
Entrance Width (Combined)		9.0m	Existing To Remain



BTD-90 - B-Train Double

Overall Length	25.000m
Overall Width	2.600m
Overall Body Height	3.755m
Min Body Ground Clearance	0.435m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.700m

2 TRUCK DETAIL
1:200

Date: 2023-01-19
Drawn By: JN
Reviewed By: JSF/SJU
DWG Scale: AS SHOWN
File No. 1905-228-00

SP01

blueprint2build

LICENSED PROFESSIONAL ENGINEER
S. D. JONES
2023-01-19
PROVINCE OF ONTARIO

SITE PLAN
815 KING STREET
LEEDS & THOUSAND ISLANDS

REV	Date	Description	APRVD	SDU
1	06.01.24	ISSUED FOR SPA		

File No. 2107-335-00

SP01