

Revisions

No.	By	Description	Date
01	JAS	SPA SUBMISSION	13 APR 2017

Project
**NEW GAS BAR/
CONVENIENCE STORE/
DRIVE-THROUGH**

3500 HAWTHORNE ROAD, OTTAWA

Drawing
SITE PLAN

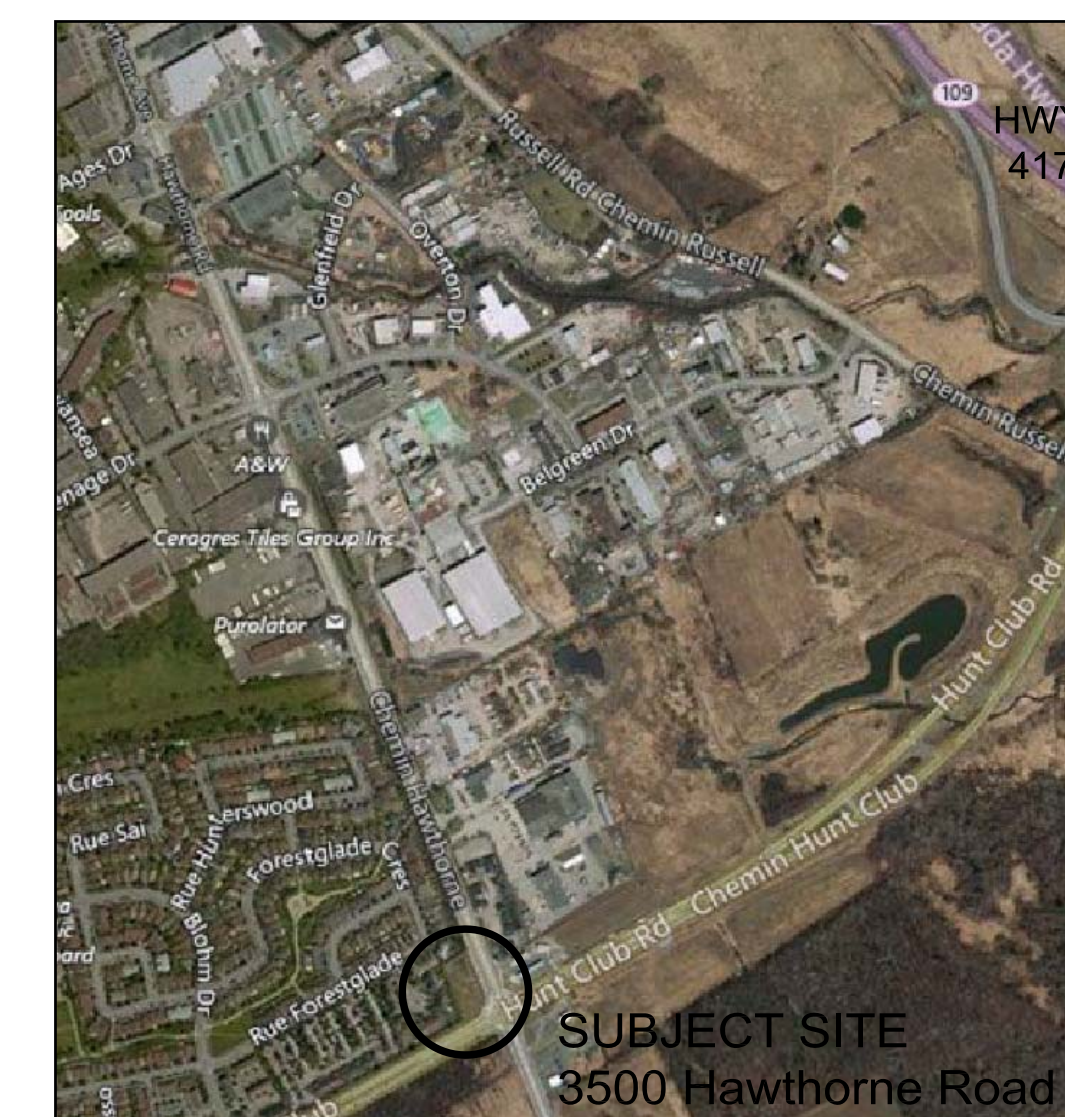
Scale	AS SHOWN	Stamp
Drawn	JAS	
Checked		

Project No. 16-240
Drawing No. **SP-A01**
Date 01 APRIL 2017

03 SITE PLAN
SP-A01 SCALE: 1:200

SITE INFORMATION	ZONING	ZONING (cont'd)	ZONING (cont'd)
<p>SITE AREA: 3,720sm</p> <p>BUILDING DATA:</p> <p>AREA CALCULATIONS:</p> <p>Gross Area (by Ontario Building Code definition): The total area of all floors above grade measured between the outside surfaces of exterior walls is:</p> <p>Ground Floor: 650sm</p> <p>Gross Floor Area (City of Ottawa Zoning Bylaw definition for the purpose of determining maximum building area and parking requirements): The total floor area measured from the interior of outside walls excluding mechanical/electrical service rooms, stairwells, elevator shafts, parking/loading facilities, washrooms and storage areas:</p> <p>Ground Floor: 650sm</p>	<p>DESIGNATION: GM1[50]F(0.25) General Mixed use, Sub-Zone 1 Exception 50</p> <p>PERMITTED NON RESIDENTIAL USES:</p> <p>Section 187-188: Convenience Store Drive-through facility Restaurant</p> <p>Exception 50: All commercial uses prohibited except: Car Wash Gas Bar Retail Food Store Retail Store Small Batch Brewery</p> <p>MAXIMUM FSI:</p> <p>Table 187(f): 2 times coverage</p> <p>Exception 50: Full floor space index may be used for commercial uses. Retail Store limited to 120sm</p> <p>Permitted: 7,440sm Proposed: 250sm (.067 time coverage)</p>	<p>SETBACKS:</p> <p>Table 187(c)(d)(e): Front & Corner Yard: 3.0m Interior Side Yard: 5.0m (from to res. zone) Rear Side Yard: 7.5m (from to res. zone)</p> <p>Exception 50: Front: 1.5m Side: 6.0m Rear: 6.0m</p> <p>MAXIMUM BUILDING HEIGHT:</p> <p>Table 187(f): 18m</p> <p>PARKING:</p> <p>Table 101: Convenience Store: 3.4 cars per 100sm of GFA Fast-Food Restaurant: 10 cars per 100sm of GFA</p> <p>Required: 17 cars Provided: 14 cars (plus 8 cars at fuel dispensers)</p> <p>MINIMUM WIDTH OF LANDSCAPED AREA:</p> <p>Table 187(h): Abutting at Street: 3.0m Abutting and Res.Zone: 3.0m</p> <p>Exception 50: All yards to be landscaped</p>	<p>PROVISIONS FOR DRIVE-THROUGHS:</p> <p>Table 112: 7 before/at order board and a minimum total of 11</p> <p>BARRIER-FREE PARKING (Bylaw 2003-530):</p> <p>Part C, Sect. 122: 0 spaces required</p> <p>LOADING FACILITIES:</p> <p>Section 113: 0 required for less than 350sm of GFA</p> <p>BICYCLE PARKING:</p> <p>Section 111: 1 per 250sm of GFA</p> <p>Required: 1 Provided: 2</p>

02 SITE INFORMATION, BUILDING DATA and ZONING REVIEW
SP-A01 SCALE: NTS



01 LOCATION PLAN
SP-A01 SCALE: NTS