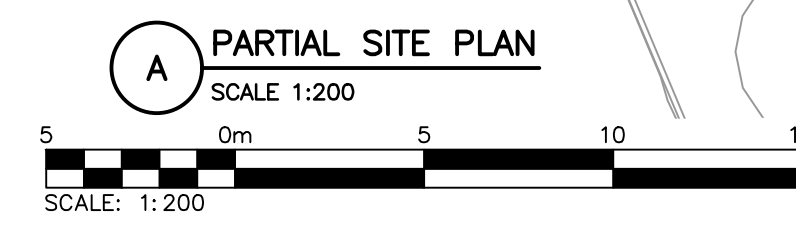
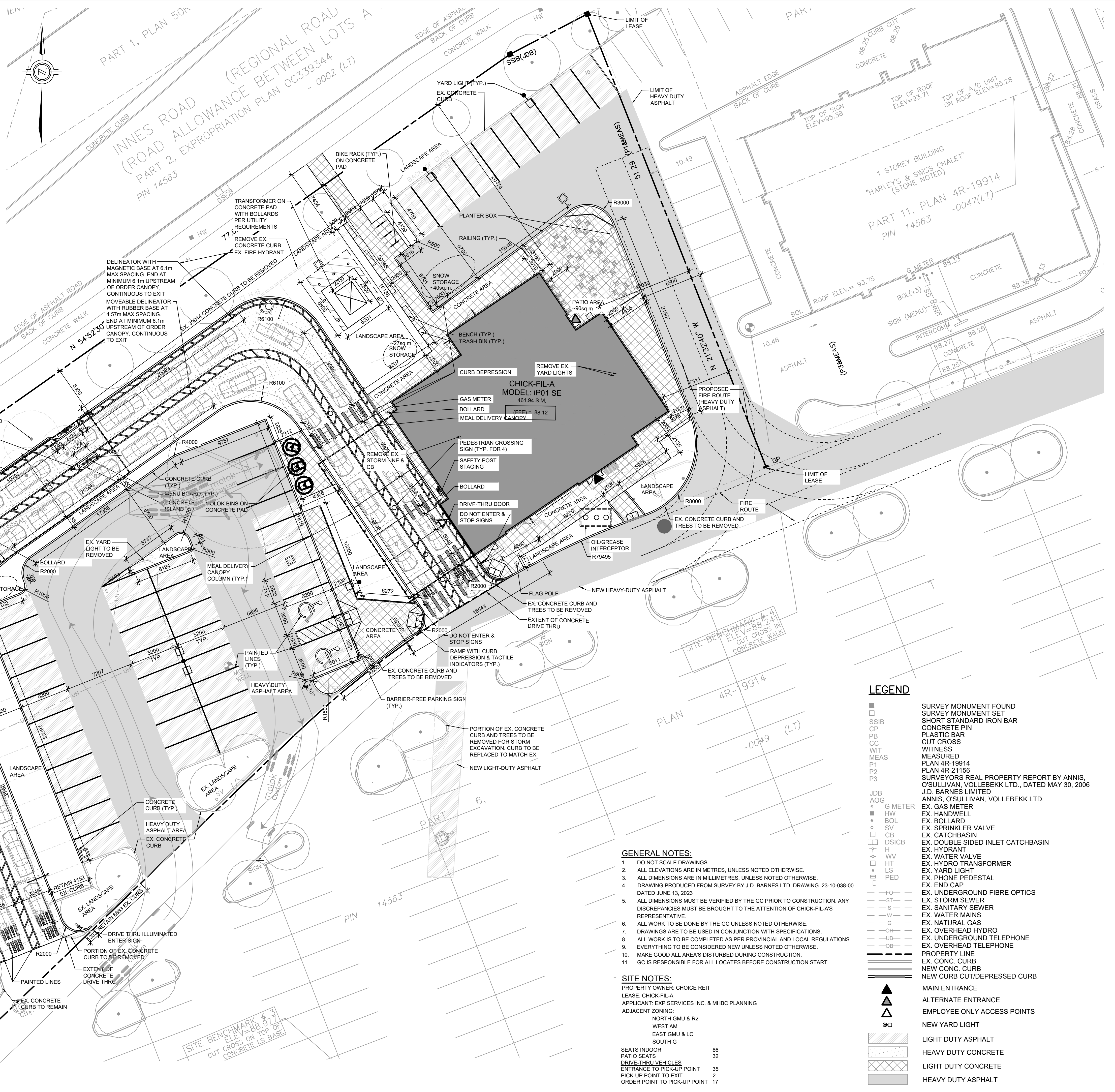


DEVELOPMENT STATISTICS		
ORLEANS ZONED: AM210(1) H(18.5) ARTERIAL MAINSTREET ZONE DESIGNATION: EVOLVING NEIGHBOURHOOD, MAINSTREET CORRIDOR		
REQUIREMENT ZONING BY-LAW 2008-250	PROPOSED	
MINIMUM LOT AREA	N/A	xx ha
MINIMUM LOT WIDTH	N/A	
FRONT YARD & CORNER SIDE YARD	N/A	
MINIMUM INTERIOR SIDE YARD	N/A	
MINIMUM REAR YARD	N/A	
MAX. BUILDING HEIGHT	30m	6.4m
MAX. FLOOR SPACE INDEX	NONE	
MIN. LANDSCAPE WIDTH AROUND A PARKING LOT	MIN. 15% OF THE PARKING LOT AREA, MUST BE PROVIDED AS PERIMETER OR INTERIOR LANDSCAPED AREAS ABUTTING A STREET MIN. 3m	3m BUFFER ABUTTING INNES, 24.8% LANDSCAPE (SOFT) COVERAGE
PARKING RATE (AREA C ON SCHEDULE 1A)	10/100m ² OF GFA = 47 (CAN BE REDUCED BY 20%)	46 TOTAL
PARKING	90' MIN. 2.6x5.2m	44 x 90' @ 2.6x5.2m
BARRIER-FREE	1 @ 3.6x5.2m (FOR 20-99 STALLS)	2 @ 3.6x5.2m
REFUSE	MIN. 9m FROM PUBLIC STREET LOT LINE, MIN. 3m FROM ALL OTHER LOT LINES. SCREENED MIN. 2m IN HEIGHT UNLESS IN-GROUND WHERE SOFT LANDSCAPE SCREEN REQ'D	SCREENED BY LANDSCAPE ELEMENTS ON NORTH AND SOUTH
RESTAURANT STACKING	WITH ORDER BOARD - 7 BEFORE/AT ORDER BOARD AND MIN. TOTAL OF 11. MIN. 3x5.7m SPACE	17 FROM ORDER POINT TO PICKUP, 35 TOTAL + 2 AT EXIT
LOADING	350-900m ² OF GFA = 0	0
aisle width	SINGLE TRAFFIC MIN. 3m, DOUBLE LANE MIN. 6.0m, 0-40' STALLS MIN. 3.5m, 41-55' STALLS MIN. 4.3m	6.8m
BICYCLE PARKING	1/250m ² OF GROSS FLOOR AREA, MIN. 0.6x1.8m = 2	6
REFER TO DRAWING A101 FOR OVERALL SITE STATISTICS		



- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS
 - ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
 - DRAWING PRODUCED FROM SURVEY BY J.D. BARNES LTD. DRAWING 23-10-038-00 DATED JUNE 13, 2023.
 - ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CHICK-FIL-A'S REPRESENTATIVE.
 - ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
 - DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
 - ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
 - EVERYTHING IS TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
 - MAKE GOOD ALL AREAS DISTURBED DURING CONSTRUCTION.
 - GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.
- SITE NOTES:**
- PROPERTY OWNER: CHOICE REIT
 LEASE: CHICK-FIL-A
 APPLICANT: EXP SERVICES INC. & MHBC PLANNING
 ADJACENT ZONING:
 NORTH GMU & R2
 WEST AM
 EAST GMU & LC
 SOUTH G
- | | |
|------------------------------|----|
| SEATS INDOOR | 86 |
| PATIO SEATS | 32 |
| DRIVE-THRU VEHICLES | 35 |
| ENTRANCE TO PICK-UP POINT | 2 |
| PICK-UP POINT TO EXIT | 2 |
| ORDER POINT TO PICK-UP POINT | 17 |

LEGEND

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
SSIB	SHORT STANDARD IRON BAR
OP	CONCRETE PIN
PB	PLASTIC BAR
CC	CUT CROSS
WIT	WITNESS
MEAS	MEASURED
P1	PLAN 4R-19914
P2	PLAN 4R-21156
P3	SURVEYORS REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED MAY 30, 2006
JDB	J.D. BARNES LIMITED
AOG	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
G METER	EX. GAS METER
HW	EX. HANDWELL
BOL	EX. BOLLARD
SV	EX. SPRINKLER VALVE
CB	EX. CATCHBASIN
DSICB	EX. DOUBLE SIDED INLET CATCHBASIN
H	EX. HYDRANT
WV	EX. WATER VALVE
HT	EX. HYDRO TRANSFORMER
LS	EX. YARD LIGHT
PED	EX. PHONE PEDESTAL
END CAP	EX. END CAP
FO	EX. UNDERGROUND FIBRE OPTICS
ST	EX. SANITARY SEWER
S	EX. SANITARY SEWER
W	EX. WATER MAINS
G	EX. NATURAL GAS
OH	EX. OVERHEAD HYDRO
UB	EX. UNDERGROUND TELEPHONE
OB	EX. OVERHEAD TELEPHONE
---	PROPERTY LINE
---	EX. CONC. CURB
---	NEW CONC. CURB
---	NEW CURB CUT/DEPRESSED CURB
▲	MAIN ENTRANCE
▲	ALTERNATE ENTRANCE
▲	EMPLOYEE ONLY ACCESS POINTS
□	NEW YARD LIGHT
▨	LIGHT DUTY ASPHALT
▩	HEAVY DUTY CONCRETE
▧	LIGHT DUTY CONCRETE
▤	HEAVY DUTY ASPHALT

Issued for SPA



Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998

exp Services Inc.
 1595 Clark Boulevard
 Brampton, ON L7L 4V1
 Canada
 www.exp.com



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

10/04/2024

CHICK-FIL-A

ORLEANS

4270 Innes Road
Ottawa, ON

FSR#30038

BUILDING TYPE / SIZE: IP01 SE
 RELEASE: XXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
M	JULY 27/23	FOR INFORMATION
N	2023-08-01	FOR INFORMATION
O	2023-08-30	FOR INFORMATION
P	2023-04-05	FOR PRE-CON.
Q	2024-10-02	FOR SPA

CONSULTANT PROJECT # BRM0023002042-HO
 PROJECT STATUS SPA
 DATE MAY 2023
 DRAWN BY T.M.

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SHEET
 SITE PLAN

SHEET NUMBER
A100

E:\BRM\BRM-23002042-HO\60 Execution\65 Drawings\23002042-HO-A100-RQ.dwg
 4 October 2024