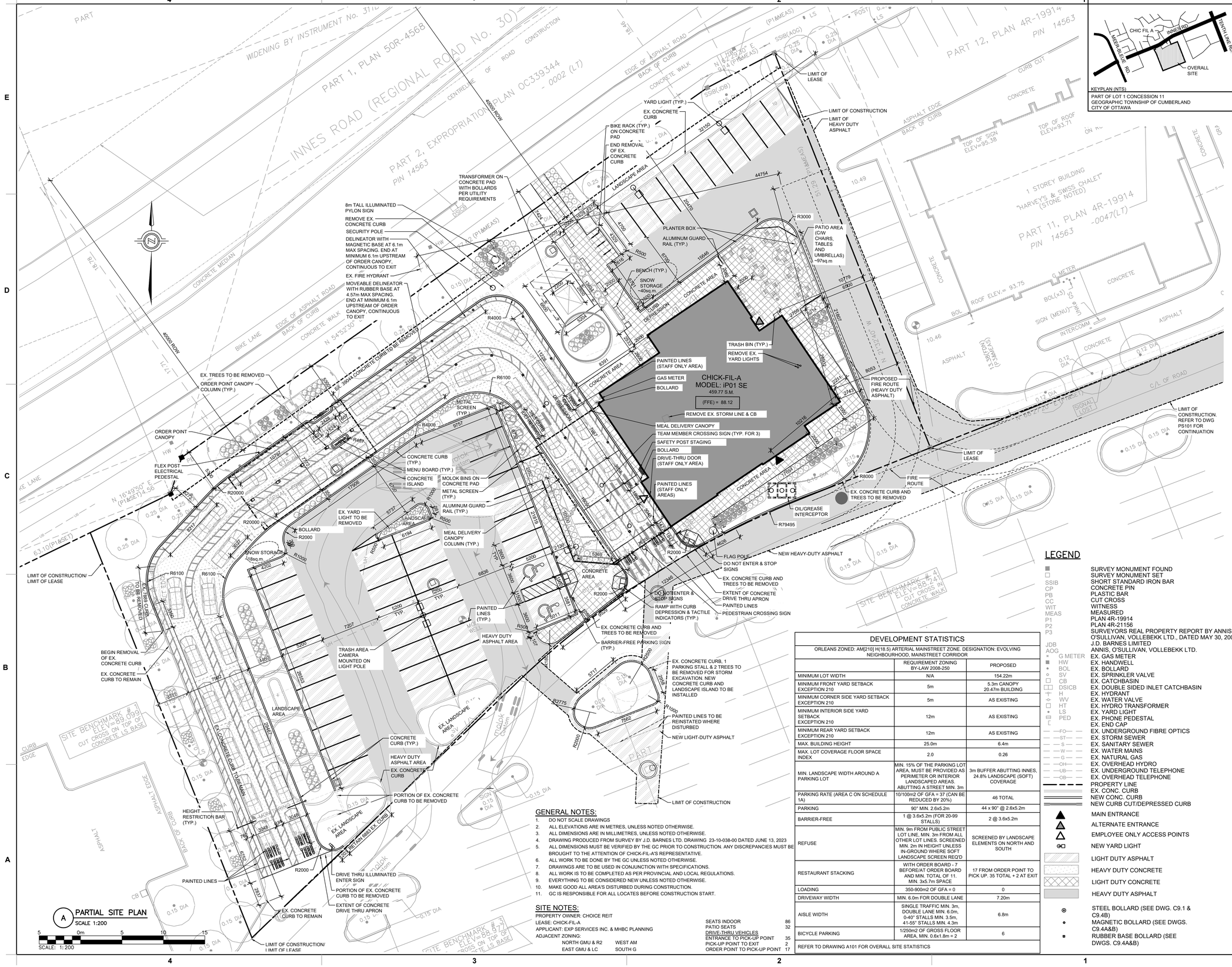

KEYPLAN (NTS)

PART OF LOT 1 CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

LEGEND

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
SSIB	SHORT STANDARD IRON BAR
CP	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
℄	EX. END CAP
—FO—	EX. UNDERGROUND FIBRE OPTICS
—ST—	EX. STORM 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
	STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)
	MAGNETIC BOLLARD (SEE DWGS. C9.4A&B)
	RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)

DEVELOPMENT STATISTICS

ORLEANS ZONED: AM[210] H(18.5) ARTERIAL MAINSTREET ZONE. DESIGNATION: EVOLVING NEIGHBOURHOOD, MAINSTREET CORRIDOR

	REQUIREMENT ZONING BY-LAW 2008-250	PROPOSED
MINIMUM LOT WIDTH	N/A	154.22m
MINIMUM FRONT YARD SETBACK EXCEPTION 210	5m	5.3m CANOPY 20.47m BUILDING
MINIMUM CORNER SIDE YARD SETBACK EXCEPTION 210	5m	AS EXISTING
MINIMUM INTERIOR SIDE YARD SETBACK EXCEPTION 210	12m	AS EXISTING
MINIMUM REAR YARD SETBACK EXCEPTION 210	12m	AS EXISTING
MAX. BUILDING HEIGHT	25.0m	6.4m
MAX. LOT COVERAGE FLOOR SPACE INDEX	2.0	0.26
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)	10/100m2 OF GFA = 37 (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 PICK UP. 35 TOTAL + 2 AT EXIT
LOADING	350-900m2 OF GFA = 0	0
DRIVEWAY WIDTH	MIN. 6.0m FOR DOUBLE LANE	7.20m
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	1/250m2 OF GROSS FLOOR AREA, MIN. 0.6x1.8m = 2	6
REFER TO DRAWING A101 FOR OVERALL SITE STATISTICS		

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS
2. ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
4. DRAWING PRODUCED FROM SURVEY BY J.D. BARNES LTD. DRAWING 23-10-038-00 DATED JUNE 13, 2023
5. 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.
6. ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
7. DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
8. ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
9. EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
10. MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
11. 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	
ENTRANCE TO PICK-UP POINT	35
PICK-UP POINT TO EXIT	2
ORDER POINT TO PICK-UP POINT	17

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M. S. KHAN
100545881
02/21/2025
PROVINCE OF ONTARIO

CHICK-FIL-A
ORLEANS
4270 Innes Road
Ottawa, ON

FSR#30042

BUILDING TYPE / SIZE: iP01 SE
RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
Q	2024-10-02	FOR SPA
R	2025-01-23	REISSUED FOR SPA
S	2025-02-20	REISSUED FOR SPA

Issued for SPA

CONSULTANT PROJECT # BRM0023002042-H0
PROJECT STATUS SPA
DATE MAY 2023
DRAWN BY T.M.

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SHEET
SITE PLAN

SHEET NUMBER
A100

E:\BRM\BRM-23002042-H0\60 Execution\65 Drawings\23002042-H0-A100-RS.dwg
21 February 2025