

DEVELOPMENT STATISTICS		
ZONED: AM(210) H(18.5) ARTERIAL MAINSTREET ZONE DESIGNATION: EVOLVING NEIGHBOURHOOD, MAINSTREET CORRIDOR		
	EXISTING	PROPOSED
SITE AREA	6.43 HECTARE	NO CHANGE
**EXISTING GAS STATION BUILDING AREA	93 SQ.M.	NO CHANGE
*EXISTING GROCERY STORE BUILDING AREA	14,402.20 SQ.M.	NO CHANGE
*EXISTING GROCERY STORE MEZZANINE	1,989.80 SQ.M.	NO CHANGE
*EXISTING BUILDING COVERAGE	16,485 SQ.M. (25.64%)	NO CHANGE
PROPOSED CHICK-FIL-A BUILDING AREA		462.75 SQ.M.
TOTAL BUILDING COVERAGE	16,485 SQ.M. (25.64%)	16,946.94 SQ.M. (26.36%)
PROPOSED CFA LEASE AREA		4,741.81 SQ.M.
**TOTAL GAS STATION PARKING	11 + 1 BF = 12	NO CHANGE
***TOTAL GROCERY STORE PARKING	1,026 + 20 BF = 1,046	-99 = 927 + 20 BF = 947
CFA LEASE AREA PARKING	98 + 0 BF = 98	44 + 2 BF = 46
***TOTAL SITE PARKING	1,058	983 + 23 BF = 1,006
***TOTAL SITE LANDSCAPE	5,382.50 SQ.M. (8.39%)	5,557.07 SQ.M. (8.64%)
CFA LEASE AREA LANDSCAPE	1,011.28 SQ.M.	1,175.85 SQ.M.
TOTAL SITE HARDSCAPE	42,422.5 SQ.M. (66%)	41,795.99 SQ.M. (65%)
BICYCLE PARKING - MOBIL		0 EXISTING
BICYCLE PARKING - RCSS		2 EXISTING RACKS WITH 6 SPOTS EACH = 12

REFER TO DRAWING A100 FOR ADDITIONAL CFA SITE STATISTICS

* INFORMATION FROM HARDCOPY ON FILE WITH CITY STAMPED JULY 19, 2004.
** INFORMATION FROM LANDLORD PROVIDED DRAWING A1-22B DATED MARCH 7, 2005.
*** INFORMATION OBTAINED FROM VARIOUS SOURCES AND SITE COUNTS.
BF = BARRIER-FREE

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 10:21 am, Jul 29, 2025

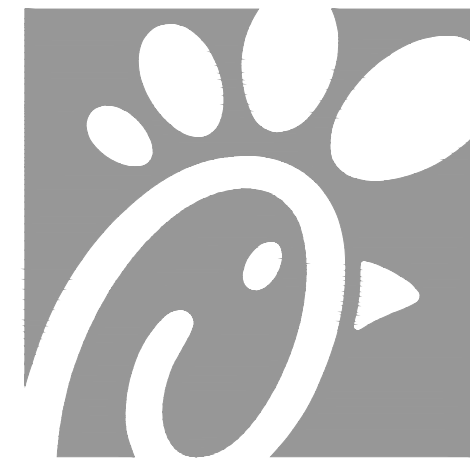
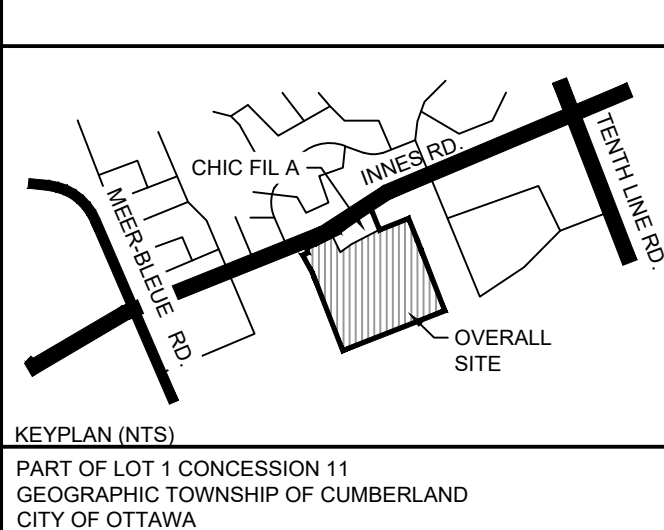
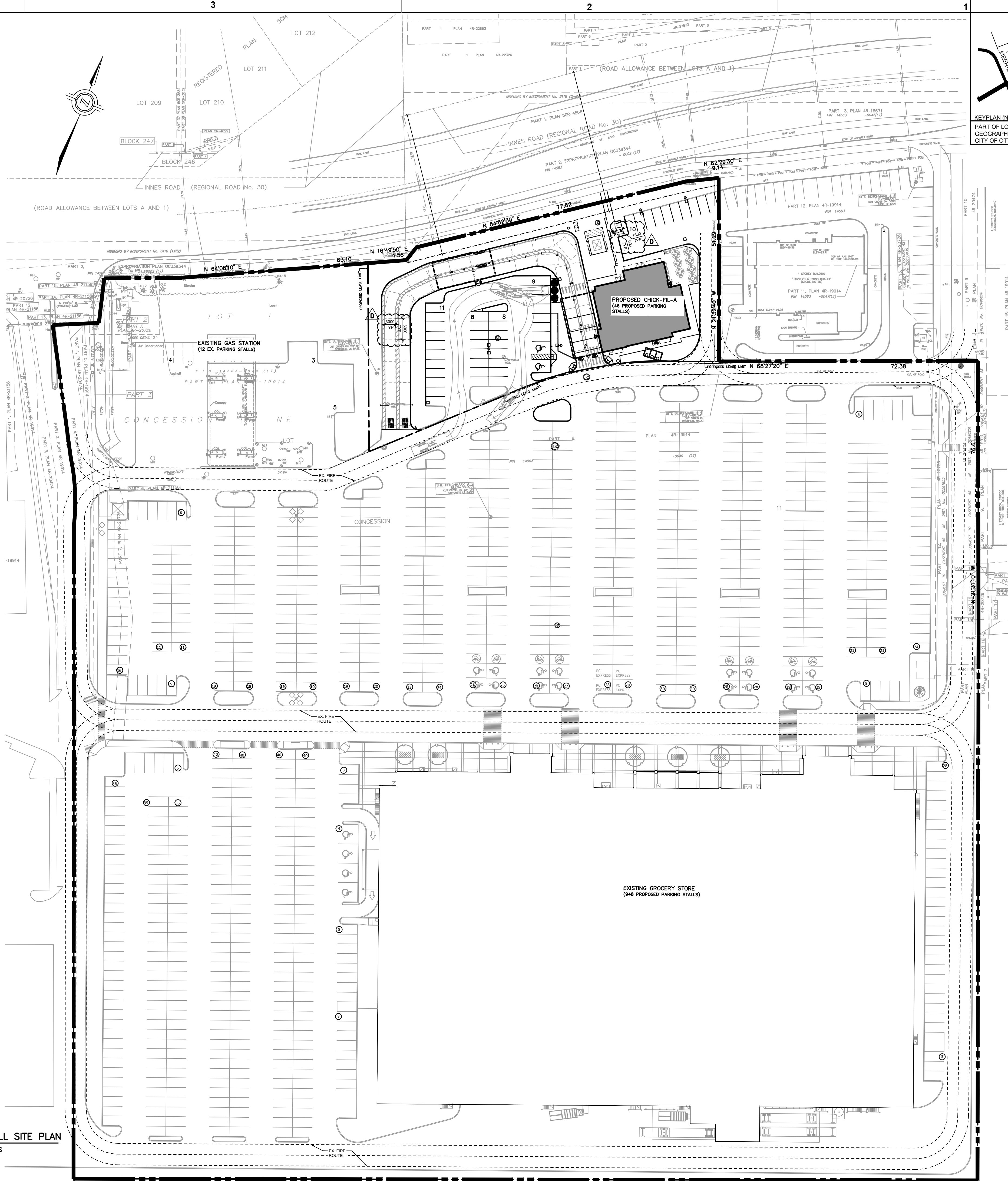
GENERAL NOTES:

- DO NOT SCALE DRAWINGS
- ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
- 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 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.
- MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
- GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

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	SURVEYOR'S 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
PE	EX. PHONE PEDESTAL
END CAP	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
---	ROW LINE
---	PROPERTY LINE
---	EX. CONC. CURB
---	NEW CONC. CURB
---	NEW CURB CUT/DEPRESSED CURB
▲	MAIN ENTRANCE
▲	ALTERNATE ENTRANCE
△	EMPLOYEE ONLY ACCESS POINTS

OVERALL SITE PLAN
SCALE NTS



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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY



CHICK-FIL-A
ORLEANS
4280 Innes Road
Ottawa, ON

FSR#30042

BUILDING TYPE / SIZE: IP01 SE
RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	2024-10-04	FOR SPA
B	2025-01-23	REISSUED FOR SPA
C	2025-04-16	REISSUED FOR SPA
D	2025-04-21	FOR TENDER
E	2025-05-21	REISSUED FOR SPA

CONSULTANT PROJECT # **BRM0023002042-H0**
PROJECT STATUS **SPA**
DATE **SEPTEMBER 2024**
DRAWN BY **T.M.**

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SHEET
OVERALL SITE PLAN

SHEET NUMBER

A101

City File: D07-12-24-0131 & Plan: 17597