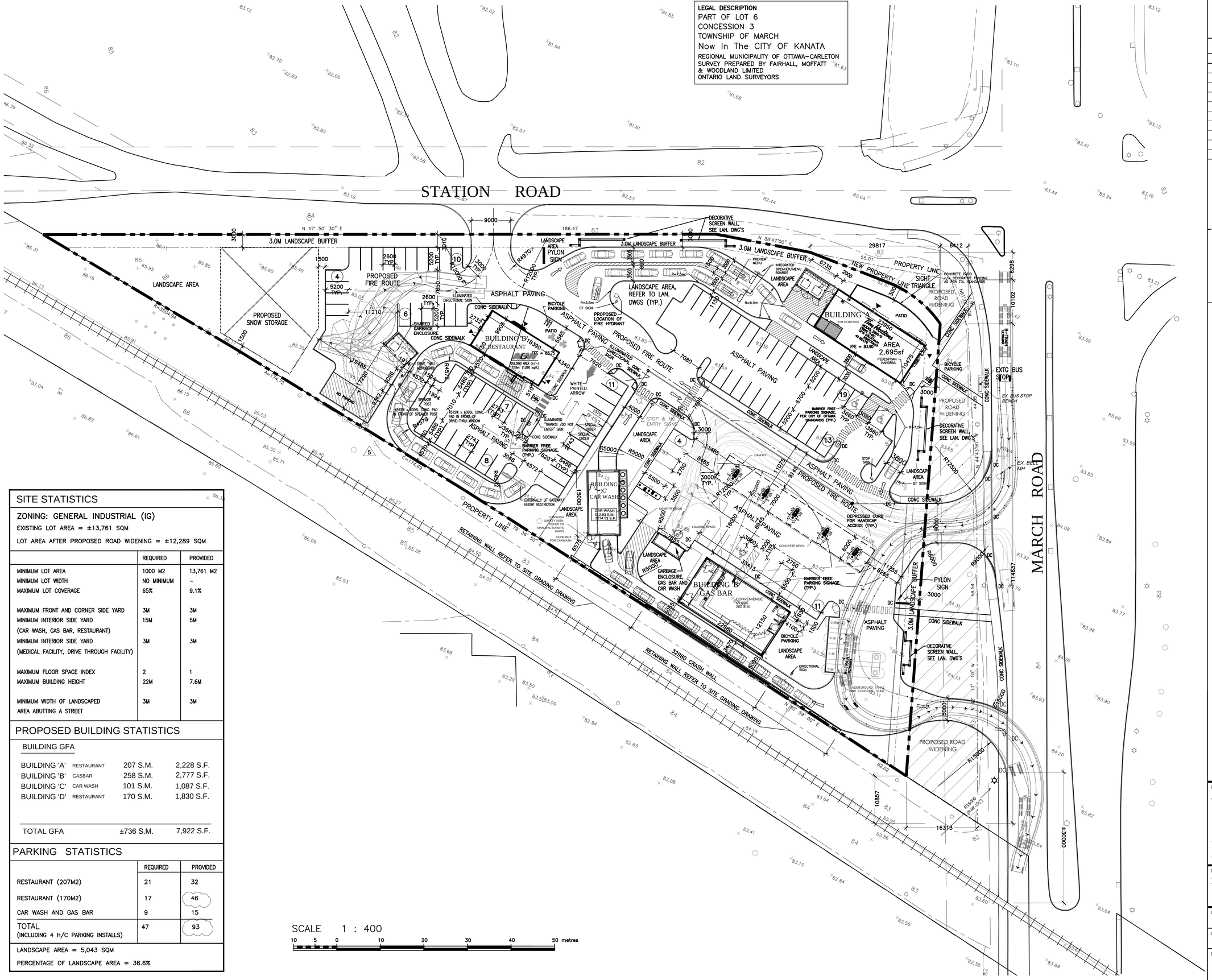


SITE STATISTICS

ZONING: GENERAL INDUSTRIAL (IG)

EXISTING LOT AREA = ±13,761 SQM

LOT AREA AFTER PROPOSED ROAD WIDENING = ±12,289 SQM

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1000 M2	13,761 M2
MINIMUM LOT WIDTH	NO MINIMUM	–
MAXIMUM LOT COVERAGE	65%	9.1%
MAXIMUM FRONT AND CORNER SIDE YARD	3M	3M
MINIMUM INTERIOR SIDE YARD (CAR WASH, GAS BAR, RESTAURANT)	15M	5M
MINIMUM INTERIOR SIDE YARD (MEDICAL FACILITY, DRIVE THROUGH FACILITY)	3M	3M
MAXIMUM FLOOR SPACE INDEX	2	1
MAXIMUM BUILDING HEIGHT	22M	7.6M
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A STREET	3M	3M

PROPOSED BUILDING STATISTICS

BUILDING GFA

BUILDING 'A'	RESTAURANT	207 S.M.	2,228 S.F.
BUILDING 'B'	GASBAR	258 S.M.	2,777 S.F.
BUILDING 'C'	CAR WASH	101 S.M.	1,087 S.F.
BUILDING 'D'	RESTAURANT	170 S.M.	1,830 S.F.
TOTAL GFA		±736 S.M.	7,922 S.F.

PARKING STATISTICS

	REQUIRED	PROVIDED
RESTAURANT (207M2)	21	32
RESTAURANT (170M2)	17	46
CAR WASH AND GAS BAR	9	15
TOTAL (INCLUDING 4 H/C PARKING INSTALLS)	47	93

LANDSCAPE AREA = 5,043 SQM

PERCENTAGE OF LANDSCAPE AREA = 36.6%

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.

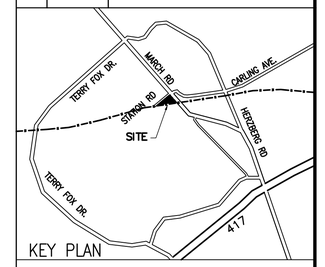
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.

DO NOT SCALE DRAWINGS.

REVISIONS AND DISTRIBUTION LOG

No.	Date	Note
1	DEC. 10, 2013	ISSUED FOR SITE PLAN APPROVAL
2	JAN 23, 2014	REVISED AS PER TIM HORTON'S REQUEST
3	MAY 12, 2014	RE-ISSUED FOR SITE PLAN APPROVAL
4	JUNE 09, 2014	REVISED PER MUNICIPAL COMMENTS
5	AUG. 15, 2014	RE-ISSUED FOR SITE PLAN APPROVAL
6	NOV. 19, 2014	RE-ISSUED FOR SITE PLAN APPROVAL
7	DEC. 08, 2014	REVISED GAS BAR



LEGEND

FF 100.00	PROPOSED FIN. GRADE
179.00 OR 179.00	EXISTING GRADE
TG 179.00	TOP OF CATCH BASIN
ENTRANCE / EXIT	MAN DOOR LOCATIONS
	DRIVE–THRU LOCATIONS
	LOADING DOCK DR LOCATION
C.B.	CATCH BASIN
M.H.	SANITARY MANHOLE
M.H.	STORM SEWER MANHOLE
F.H.	FIRE HYDRANT
R.D.	ROOF DRAIN
L.S.	NEW LIGHT STANDARDS
	HEAVY DUTY ASPHALT PAVING
	PROPERTY LINE
	CURB

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Project:
401 MARCH ROAD

STARBANK GROUP OF COMPANIES

401 MARCH ROAD

OTTAWA ONTARIO

Drawing Title:
SITE PLAN

Drawn By:	Checked By:	Date Checked:	Project No.
	HV		13A102
Date Plotted: Dec 09, 2014 - 10:24am			Scale: 1:400
Drawing No.: A100			Revision No.: 6

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