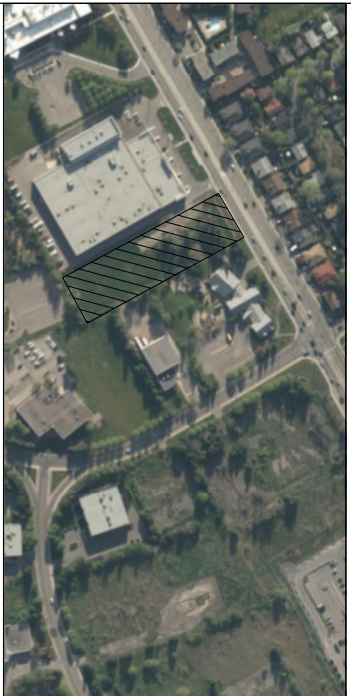




EXISTING
DAYCARE

MOORE
DESIGN CONSULTANTS
6104 RIDEAU VALLEY DRIVE
MANOTICK ON. K4M 1B3
(613) 692-8445



KEY PLAN

01	ISSUED FOR SITE PLAN CONTROL	7/16/19
revision		date

A
C

A
BC

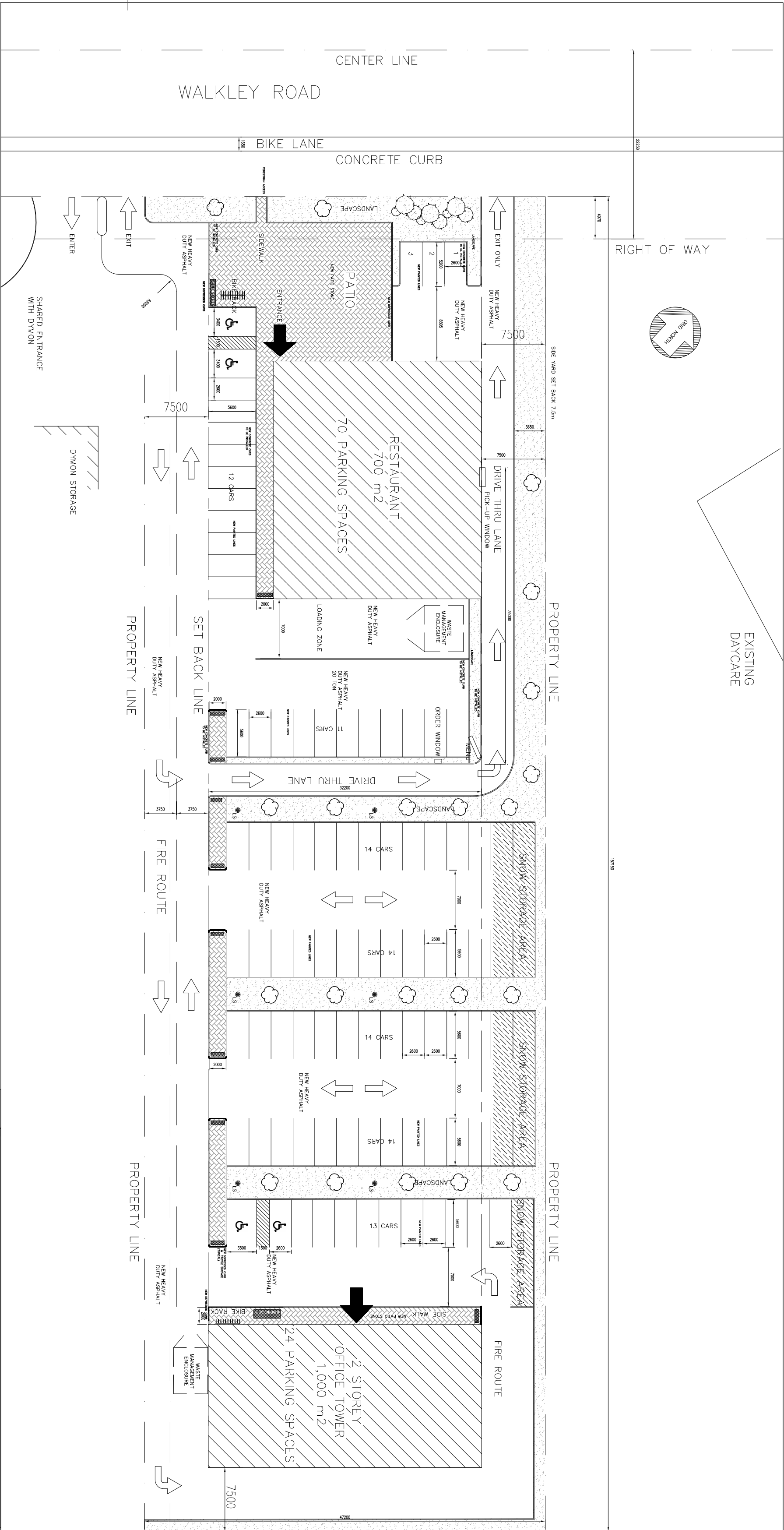
A: détail no.
no. du détail
B: location drawing no.
no. de localisation
C: drawing no.
no. du dessin

MARCELLOS

1850 WALKLEY ROAD

SITE PLAN

drawing		dessin	
designed	STEPHEN MOORE 03/11/2017	conçu	
drawn	SM.	dessiné	
date	03/11/2017	échelle	
scale	1:400		
file number	D07-12-18-0100		
owner	FADI KACHI	approuvé	
date		soumission	
tender			
Project Manager		Administrateur de projets	
project no.		no. du projet	
drawing no.	SP-101	no. du dessin	



1850 WALKLEY ROAD
SCALE 1:400

PART 1 PART OF
PART OF LOT A
CONCESSION 4 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA

APPROVED ☐ REFUSED ☐

THIS DAY OF , 20

DON HERWEYER, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH

	NEW PARKING SPACE (5600mm X 2600mm TYP.)
	NEW ACCESSIBLE PARKING (5600mm X 3400mm TYP.)
	NEW CURB
	DEPRESSED CURB
	NEW CONSTRUCTION
	NEW PATIO (INTERLOCKING STONE)
	NEW LANDSCAPE
	NEW TREE
	SHRUBS
	BICYCLE PARKING SPACES
	DRIVE TROUGH MENU BOARD
	SETBACK LINE
	PROPERTY LINE
	TACTILE SURFACE
	LIGHT STANDARD

SITE STATISTICS		
Site Area	7400 m2	
Gross Floor area Restaurant Gross Floor area Office Building Total Gross Floor Area	700 m2 1,000 m2 1,700 m2	
LI Zoning Requirements		
(a) Minimum lot area	2000m2	Yes
(b) Minimum lot width	No minimum	Yes
(c) Minimum lot coverage	65%	Yes
(d) Minimum front yard	7.5m	Yes
(e) Minimum interior side yard	7.5m	Yes
(f) Minimum rear yard	7.5	Yes
(g) Max. floor space index	2	Yes
(h) Max. building height	18m	Yes
(i) Max width of landscape	Abutting a street 3m	Yes
In all other cases	2m(939)	Yes
Part 4 Parking		
Parking spaces	Restaurant 10 per 100m2 = 70 Spaces Office 2.4 per 100m2 = 24 Spaces	Yes
Bicycle Parking	1 per 250m2	Yes
Drive through	7 to order board +4 to Order window 5.7m per	Yes