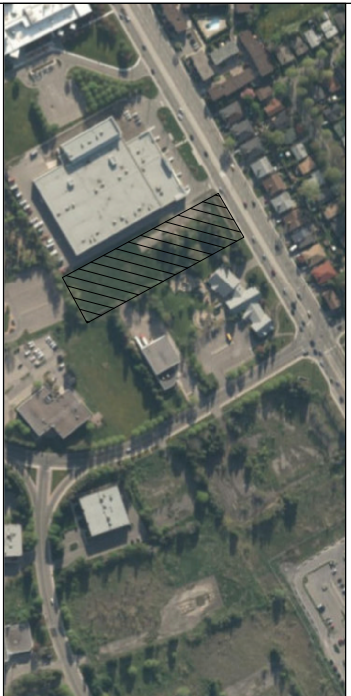
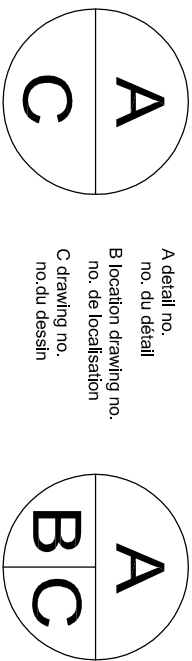




KEY PLAN

01	ISSUED FOR SITE PLAN CONTROL	02/12/19
revision		date



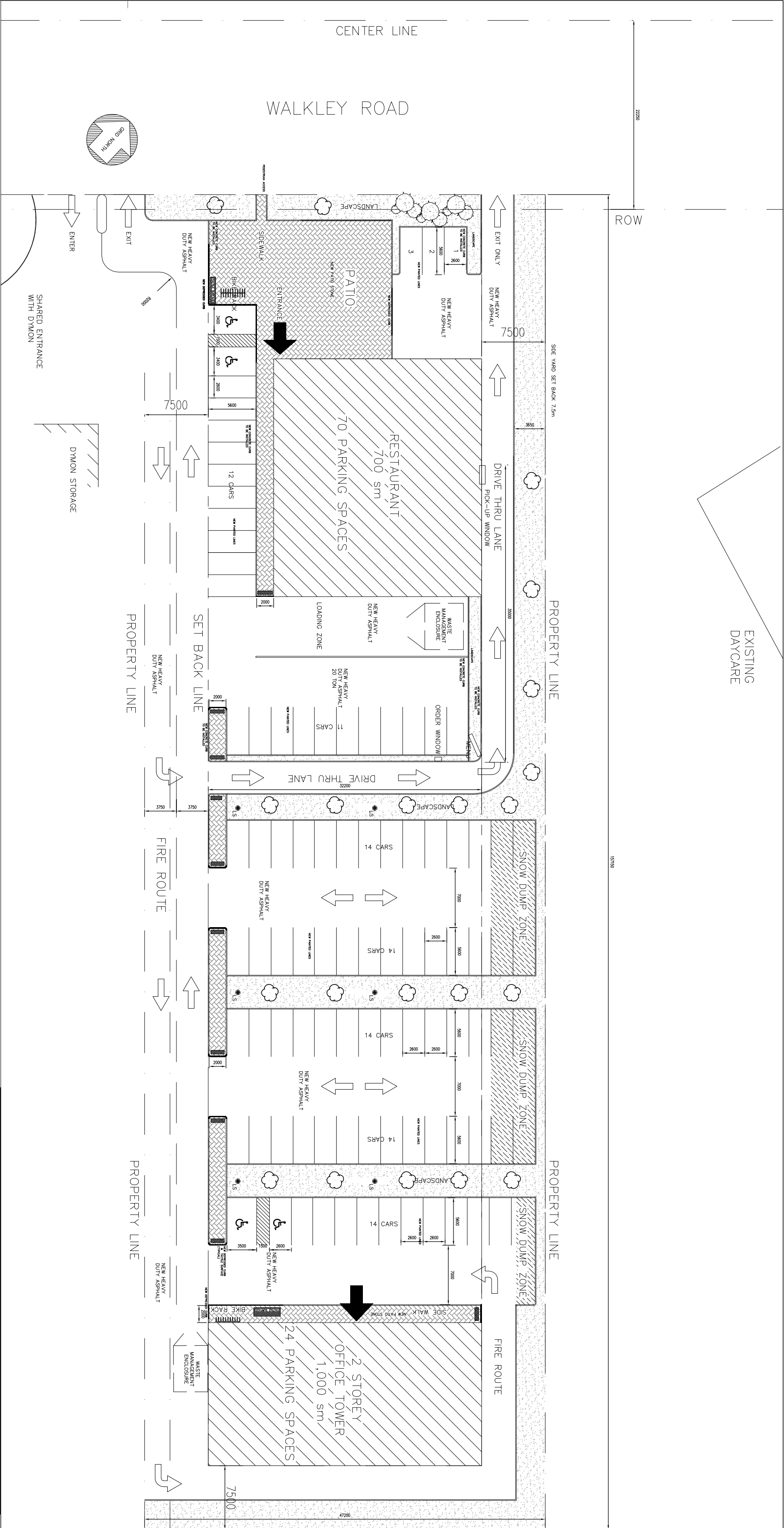
projectprojet

MARCELLOS

1850 WALKLEY ROAD

designdessin

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



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	
Total Gross Floor area	700m2	Minor Variance Required
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 Office 2.4 per 100m2	Yes Yes
Bicycle Parking	1 per 250m2	Yes
Drive through	7 to order board +4 to Order window 5.7m per	Yes