



SITE INFORMATION				
ADDRESS: 4000 RIVERSIDE DRIVE, OTTAWA, ONTARIO				
ZONE: LIGHT INDUSTRIAL (IL)				
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA
TOTAL LOT AREA	5,274.2 M²	5,274.2 M²	1.3	100%
TOTAL BUILDING AREA	282.6 M²	282.6 M²		5.4%
LANDSCAPED AREA	1,437.2 M²	1,373.4 M²		27.2%
ASPHALT PAVED AREA	2,814.4 M²	3,118.8 M²		53.4%
CONCRETE PAVED AREA	737.8 M²	499.4 M²		14%
	PROPOSED	EXISTING	% OF TOTAL	
TOTAL BUILDING AREA (GROSS)	148.7 M²	148.7 M²	100%	
C-STORE GFA	94.3 M²	148.7 M²	63.4%	
A&W GFA	54.4 M²	NA	36.6%	
CAR WASH (NET)	133.9 M²	133.9 M²		
CANOPY COVERAGE	307.1 M²	307.1 M²	5.8%	
	PROPOSED	EXISTING		
BUILDING HEIGHT - CANOPY:	5.50 M	5.50M		
BUILDING HEIGHT - STORE:	4.39 M	4.39 M		
BUILDING HEIGHT - CAR WASH:	4.63 M	4.63 M		
PARKING				
	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
CAR WASH	NONE	0	0	2 PARKING/ VACUUM (+ 11 CARS STACKING)
C-STORE	CONVENIENCE STORE: 3.4 PARKING SPACES FOR EACH 100 M² OF GFA (94.3/100) 3.4 = 3.2 = ROUNDED DOWN TO 3	3	12	6 PARKING INCLUDING 1- HANDICAP
A&W	FAST FOOD: 10 PARKING SPACES FOR EACH 100 M² OF GFA (54.4/100) 10 = 5.4 = ROUNDED DOWN TO 5	5	NA	6 PARKING (+ 9 CARS STACKING)
TOTAL:		8	12	14
LOADING SPACE PROVIDED				
C-STORE & A&W	5.5M x 12M		1	1
			1	1

ISSUED		
NO.	DATE	DESCRIPTION
1	2025/12/16	ISSUED FOR SITE PLAN APPROVAL
REVISION		
2	2025-04-16 DRAWN JN	RECONFIGURED CAR WASH & DRIVE-THRU STACKING LANES
3	2025-05-05 DRAWN F.E	A&W COMMENTS
4	2025-05-23 DRAWN JN	ADDED MUNICIPAL ROAD SIGNS AND MARKINGS
5	2025-08-26 DRAWN F.E	BA COMMENTS
6	2025-09-26 DRAWN RD	YARD LIGHTS AT CARWASH ENTRANCE STACKING TO REFLECT EXISTING
7	2025-11-17 DRAWN JN	REVISED D-T STACKING PER TRAFFIC CONSULTANT COMMENTS
8	2025-12-05 DRAWN RD	UPDATED YARD LIGHTS AS PER PHOTOMETRICS
9	2025-12-16 DRAWN F.E	UPDATED LANDSCAPE & SNOW STORAGE
SEAL		
The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.		
This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.		
ISSUED FOR CONSTRUCTION		DATE
DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE PREMISES		
TORONTO VANCOUVER CALGARY ORLANDO 2080 SHERWOOD HEIGHTS DRIVE, SUITE #200, OAKVILLE, ON L6J 7Y8		
CLIENT		
 A Suncor business		
DRAWING TITLE		
PROPOSED SITE LAYOUT		
PROJECT		
RIVERSIDE DRIVE @ HUNT CLUB DRIVE		
OTTAWA, ON		
DRAWN		CHECKED
F.E.		DATE
SCALE		2025-12-05
PROJECT NO.		DRAWING NO.
35197		SP1