



- ### DRAWING NOTES
- 1 PROPERTY LINE.
 - 2 NEW ILLUMINATED GROUND SIGN.
 - 3 OUTLINE OF EXISTING BUILDING FOOTPRINT.
 - 4 BUILDING SHOWROOM ENTRANCE.
 - 5 EXISTING CHAINLINK FENCE TO REMAIN.
 - 6 TWO WAY PRIVATE APPROACH.
 - 7 TYPICAL PARKING SPACE 2800m x 5200m
 - 8 ACCESSIBLE PARKING SPACE: 3600m x 5200m c/w PAINTED SYMBOL OF ACCESS & POST-MOUNTED SIGN TO COMPLY WITH OTH, BOOKS. REFER TO SPEC. FOR PAINTING.
 - 9 PAINT LINE, TYPICAL.
 - 10 EXISTING CONCRETE SIDEWALK, TO REMAIN.
 - 11 EXISTING CONCRETE CURB, TO REMAIN.
 - 12 EXISTING CONCRETE DEPRESSED CURB, TO REMAIN.
 - 13 EXISTING ASPHALT PAVING, TO REMAIN.
 - 14 EXISTING LANDSCAPE ISLAND, TO REMAIN.
 - 15 EXISTING LANDSCAPE BUFFER, TO REMAIN.
 - 16 EXISTING LANDSCAPED AREA, TO REMAIN.
 - 17 EXISTING EXTERIOR LIGHT STANDARD, TO REMAIN.
 - 18 EXISTING CUSTOMER PARKING, TO REMAIN.
 - 19 EXIST. MOUNTABLE GUTTER CURB TO REMAIN.
 - 20 EXIST. HYDRO ELECTRICAL POLE
 - 21 EXIST. HYDRO ELECTRICAL LINES
 - 22 NEW BOLLARDS
 - 23 CONCRETE ISLANDS FLUSH W/ASPHALT, NO CURB
 - 24 LOADING SPACE REQUIRED PARKING
 - 25 CUSTOMER AND STAFF.
 - 26 INVENTORY & DISPLAY
 - 27 BIKE RINGS.
 - 28 PARKING ISLANDS PAINTED ON ASPHALT

Site Statistics and Zoning Table		
Gross Floor Areas	Existing	New
	1300.64 m ² (JLR)	1141.20 m ² (Volvo)
Proposed		One storey dealership with mezzanine.
Total Required Parking	39.55	26.45
Storage Parking	61	
Zoning	GM12 H(11)	
Zoning Mechanism	Required	Provided
Minimum Lot Area	No minimum	11466.89 m ²
Minimum Lot Width	No minimum	43.63 m
Minimum Front and Corner Setbacks	3 metres	7.68 m (Michael), 1.68 m (Parish St)
Minimum Interior Yard Setbacks	No minimum	3.79 m
Minimum Rear Yard Setbacks	3 m (abutting a road)	15.51 m
Maximum Height	11m	7.2 m
Maximum FSI	2	0.3
Minimum Landscaped Width	3 m (abutting a road)	1.68 m
Parking	Required	Provided
Sales / Showroom	2 per 100 m ² (730 m ² [14.6], 351.30 m ² [7.03]) = 21.63	22
Other	1 per 100 m ² (95 m ² [0.95], 712.85 m ² [7.13]) = 8.07	8
Bays	2 per bay (12[24], 6[12]) = 36	36
Total	65.71	66
Parking Storage	n/a	61
Total Parking		127m ²

NOTES

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and omissions to the Architect.
 All contractors must comply with all pertinent codes and by-laws.
 Do not scale drawings.
 This drawing may not be used for construction until signed by the Architect.
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LEGAL DESCRIPTION

PART OF LOTS 17 AND 18 REGISTERED PLAN 23 CITY OF OTTAWA

no.	date	revision
8	11-24-2021	ISSUED SITE PLAN CONTROL
7	11-24-2021	ISSUED FOR REVIEW
6	10-14-2021	ISSUED FOR REVIEW
5	05-27-2021	ISSUED FOR REVIEW
4	04-11-2021	ISSUED FOR REVIEW
2	03-1-2021	ISSUED FOR REVIEW
1	11-11-2020	ISSUED FOR REVIEW

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Ottawa Ontario

Drawing: **SITE PLAN**

Project No. **1811** Drawn By: **MB** Scale: **AS SHOWN**

North Arrow: Date: **OCTOBER 2019**

Drawing No. **A001**

1 SITE PLAN
A001 SCALE: 1:300

