

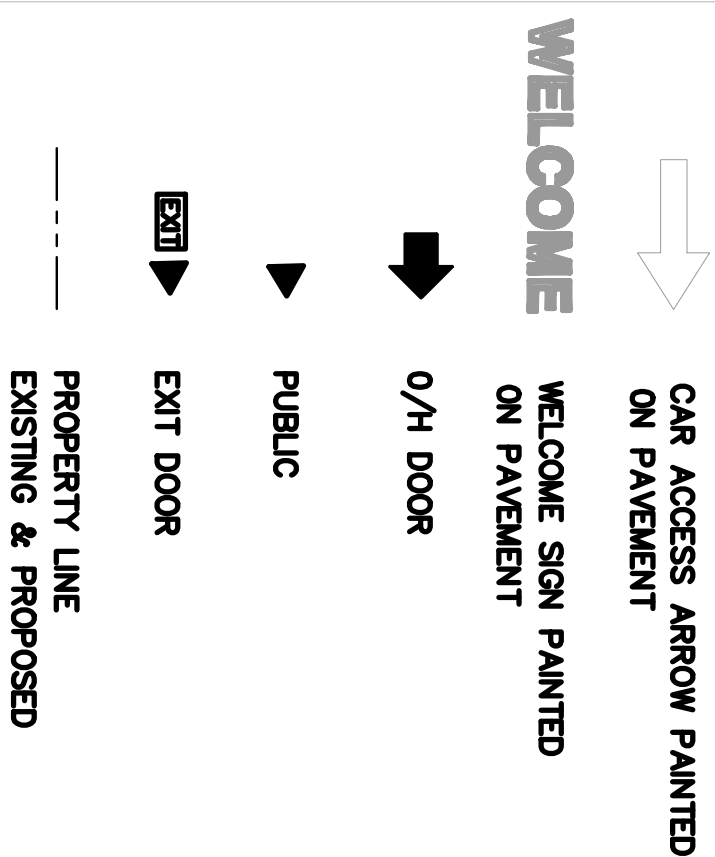
DRAWING NOTES

- 1 PROPERTY LINE
- 2 NEW UNLIMBATED GROUND SIGN
- 3 OUTLINE OF EXISTING BUILDING FOOTPRINT
- 4 EXISTING SHOWROOM ENTRANCE
- 5 EXISTING CHAINLINK FENCE TO REMAIN
- 6 TWO WAY PRIVATE APPROACH
- 7 TYPICAL PARKING SPACE 2800m x 5200m
- 8 ACCESSIBLE PARKING SPACE: 3660m x 5200m C/W PAINTED SYMBOL OF ACCESS & POST-MOUNTED SIGN TO COMPLY WITH O.T.M. 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 UNDISCOPED AREA, TO REMAIN.
- 17 EXISTING EXTERIOR LIGHT STANDBY, 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

GENERAL NOTES

- 1 REFER TO LANDSCAPE/CNL ENGINEERING FOR ADDITIONAL DIMENSIONS AND DETAILED INFORMATION.
- 2 TYPICAL PARKING STALL 2,800 X 5,200 MM
- 3 SET EXTENT OF WORK AREA DRAWING C-7 OF 8 FOR EXTENT OF ASPHALT WORKS AND CONCRETE ISLANDS

LEGEND



NOTES

It is the responsibility of the appropriate contractor to check and verify all dimensions 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. Copyright reserved.

LOCATION MAP



LEGAL DESCRIPTION

PART OF LOTS 17 AND 18 REGISTERED PLAN 23 CITY OF OTTAWA
 SITE PLAN BASED ON AOV SURVEY AND TOPOGRAPHIC SKETCH DATED FEBRUARY 2021.

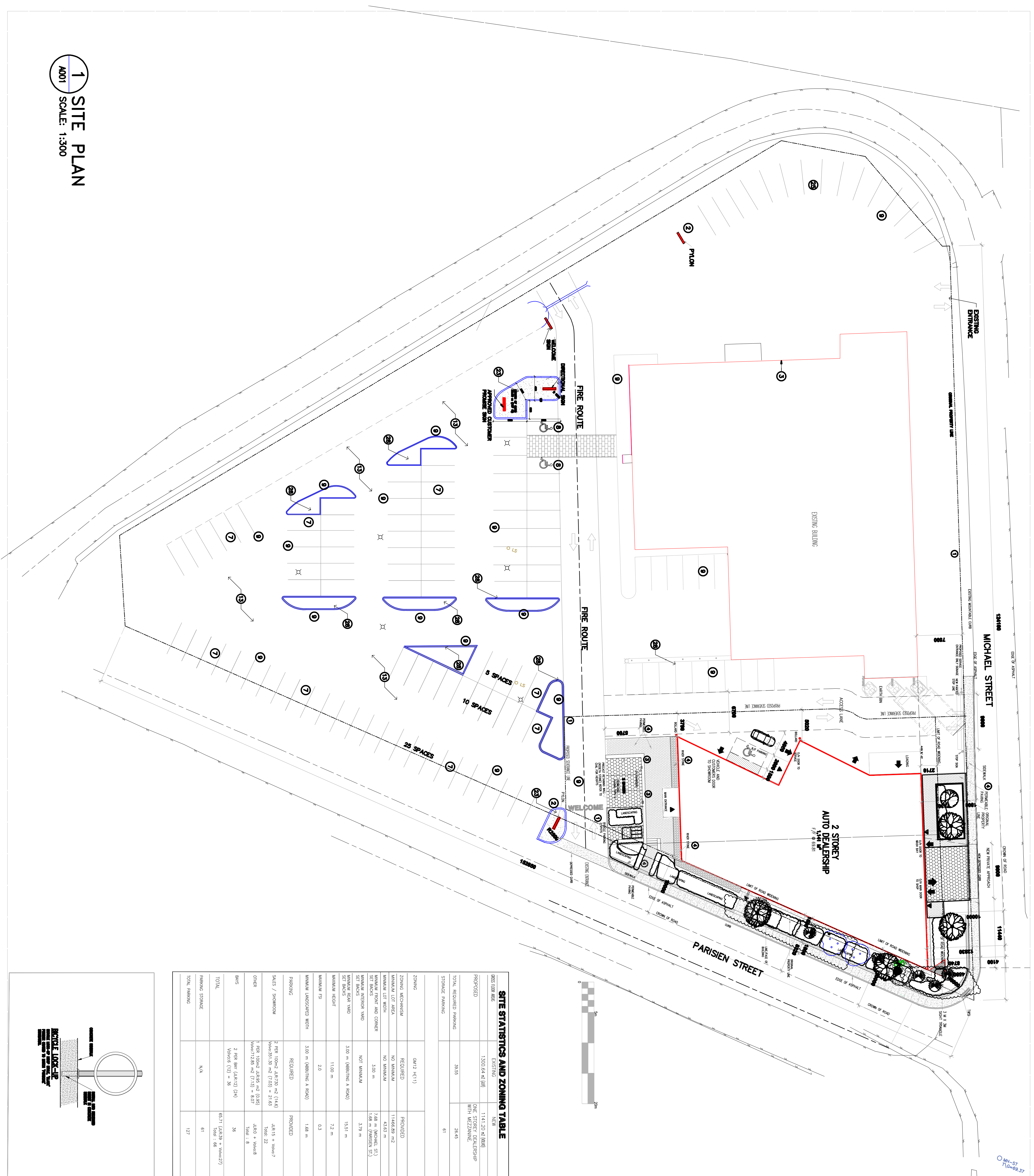
No.	Date	Revision
16	11-28-2022	ISSUED FOR CITY COMMENTS
15	11-28-2022	ISSUED FOR GENERAL REVIEW
14	11-17-2022	ISSUED FOR GENERAL REVIEW
13	07-27-2022	ISSUED FOR GENERAL REVIEW
12	07-27-2022	ISSUED FOR CITY REVIEW
11	05-06-2022	ISSUED FOR REVIEW
10	03-03-2022	ISSUED FOR REVIEW
9	02-02-2022	ISSUED SITE PLAN CONTROL
8	11-24-2021	ISSUED SITE PLAN CONTROL
7	11-24-2021	ISSUED FOR REVIEW
6	10-14-2021	ISSUED FOR REVIEW
5	08-27-2021	ISSUED FOR REVIEW
4	04-11-2021	ISSUED FOR REVIEW
2	03-11-2021	ISSUED FOR REVIEW
1	11-11-2020	ISSUED FOR REVIEW

brian k. clark
A.R.C.H.I.T.E.C.T
 141 Catherine Street, Suite 102
 Ottawa, Ontario K2P 1C3
 TEL: (613) 238-7412 • FAX: 238-1789
 Email: bclarkarchitect@gmail.com

VOLVO ST. LAURENT
 1328 MICHAEL STREET
 OTTAWA, ONTARIO

SITE PLAN

Project No: 1811
 Date: OCTOBER 2022
 Drawing No: SP 01



SITE STATISTICS AND ZONING TABLE

2022 ZONING	EXISTING	PROPOSED
ZONING	RM12 (K-11)	PROPOSED
STANDARD HEIGHT	REQUIRED	REQUIRED
MINIMUM LOT WIDTH	NO MINIMUM	14.628 m (48 ft)
MINIMUM FRONT AND CORNER SET BACKS	3.00 m	7.68 m (Rearset) 5.17 m (Frontset) 5.17 m
VISUAL ACCESS YARD	NOT MINIMUM	3.79 m
MINIMUM FRONT YARD SET BACKS	3.00 m (VEHICLE & HOOD)	15.51 m
MINIMUM HEIGHT	11.00 m	7.2 m
MINIMUM FSI	2.8	0.3
MINIMUM UNDISCOPED WITH	3.00 m (VEHICLE & HOOD)	1.68 m
PARKING	REQUIRED	PROVIDED
STAIRS / SHOWROOM	2 PER STOREY (MINIMUM 1148 mm x 1148 mm)	4.615 m x 4.615 m
OTHER	1 PER STOREY (MINIMUM 1148 mm x 1148 mm)	4.615 m x 4.615 m
TOTAL	2 PER STOREY (MINIMUM 1148 mm x 1148 mm)	4.615 m x 4.615 m
PARKING STORAGE	N/A	61
TOTAL PARKING	N/A	127

1 SITE PLAN
 A001 SCALE: 1:300