

1 LOCATION PLAN
A010 N.T.S.

TOPOGRAPHICAL SKETCH OF ELEVATIONS OVER PART OF
BLOCK 4
REGISTERED PLAN 4M-1538
CITY OF OTTAWA
ANNIS, OSULLIVAN, VOLLEBEKK LTD.
E.H. Heneyer O.L.S.
Field Work Completed Sept. 2019

Project Zoning Review/Statistics
Municipality: City of Ottawa
Municipal Address: 4149 Strandherd Drive
Registered Owner: Zena Investment Corp.
Lot Area: 11,071 sq. m. (2.74 acres)
Zoning Analysis
Ottawa
Zoning By-law: 2008-250
Zone: IP[2636] H(2)
Proposed Use: Automobile Dealership & Service Garage

Building Areas	Gross Floor Area (Zoning Bylaw Definition)	
	Sq.m.	Sq.ft.
Ground Floor		
Sales/Showroom	636	6,846
Retail/Service Parts	254	2,734
Service Garage / Drive-Thru	1499	16,135
Second Floor	2,389	25,715
Admin/Office Space	133	1,432
Parts	155	1,668
Mezzanine	288	3,100
Other (Storage)	312	3,358
	312	3,358
Totals	2,989	32,174

Development Standards	Required	Provided
Minimum Lot Area	4,000m ²	11,071m ²
Minimum Lot Width	No. min.	95.38m
Maximum Lot Coverage	55%	29%
Minimum Required Yard		
Front Yard	6m	24.6m
Corner Side Yard	6m	N/A
Interior Side Yard	6m	N/A
Abutting a residential or institutional zone	6m	N/A
All other cases	3m	13.5m
Rear Yard	6m	41.4m
Maximum Building Height		
Within 20m from a residential or institutional zone	11m	N/A
All other cases	22m	7.3m
Minimum Width of Landscaping		
Abutting a residential or institutional zone	3m	N/A
Abutting a street	3m	6m
All other cases	No. min.	0m
Parking Spaces	Area 'C' on Schedule 1A	
Sales/Showroom		
-2/100 sq.m @ 636 sq.m.	14	41
Service Area		
-2/bay @ 18 bays	36	72
Other		
-2/100 sq.m @ 854 sq.m.	9	90
Total	59	203
Loading Spaces (3.5m x 7m)	1	Table 113A
Bicycle Parking (1/ 1500 sq.m.)	3	Land Use Group (G) as per Table 111A
Parking for Physically Disabled	3	1x Type A, 2x Type B

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FIRE ROUTE SIGNAGE:

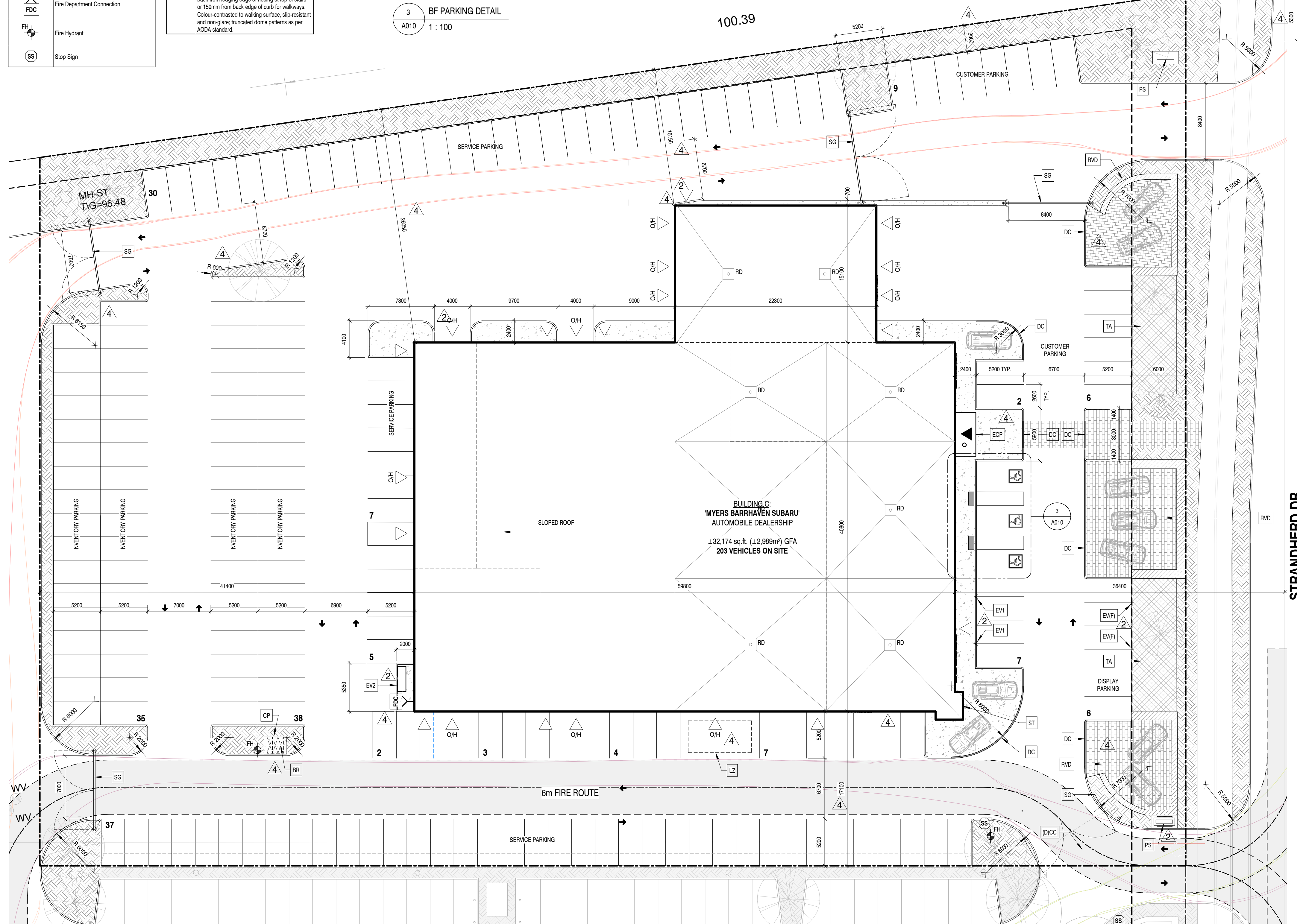
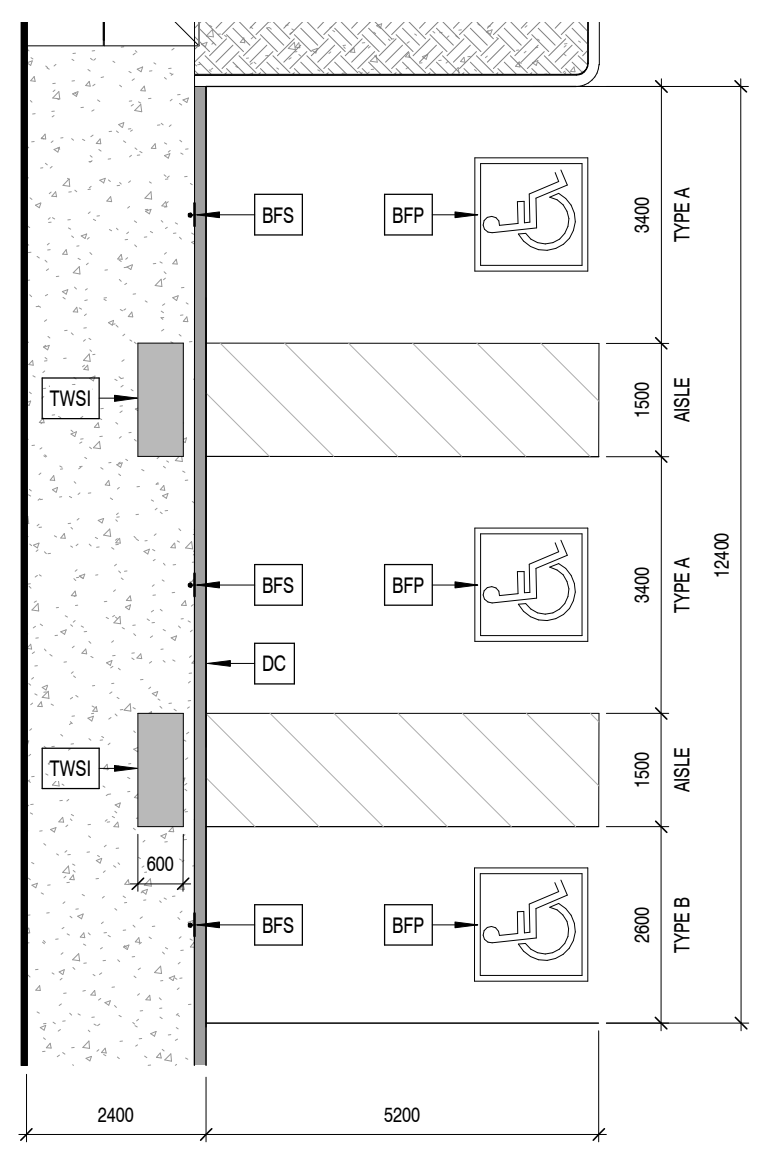
- FIRE ROUTE TO BE IDENTIFIED BY VERTICALLY MOUNTED SIGNS PROHIBITING PARKING, AND SHALL:
 - BE NOT LESS THAN 45cm IN HEIGHT AND NOT LESS THAN 30cm IN WIDTH;
 - BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS. EXCEPT AT THE ENDS OF THE FIRE ROUTE WHERE A SINGLE ARROW SHALL BE INCLUDED;
 - INCLUDE, IN BLACK LETTERS OF A MINIMUM HEIGHT OF 3cm, THE ENGLISH LANGUAGE MESSAGE "FIRE ROUTE" AND THE FRENCH LANGUAGE MESSAGE "ROUTE DES POMPIERS" OR "ROUTE D'INCENDIE", BELOW THE ENGLISH MESSAGE, AND;
 - HAVE THE DESIGN AND DIMENSIONS DESCRIBED IN THE FOLLOWING FIGURE.
- FIRE ROUTE SIGNS SHALL BE LOCATED NO MORE THAN 25m APART UNLESS OTHERWISE SPECIFICALLY APPROVED BECAUSE OF UNUSUAL SITE CONDITIONS OR THE FIRE ROUTE CONFIGURATION, AND THE LOWER EDGE OF EACH SIGN SHALL BE BETWEEN 2m AND 2.5m ABOVE THE GROUND.

SITE PLAN SYMBOLS

ICON	DESCRIPTION
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Property Lines
[Symbol]	Setback Lines
[Symbol]	Fence
[Symbol]	Road Lanes
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Depressed Concrete Curb
[Symbol]	Concrete Sidewalk
[Symbol]	Proposed Concrete Pavers
[Symbol]	Sawcut Asphalt
[Symbol]	Existing Landscape Area
[Symbol]	Proposed Landscape Area
[Symbol]	Proposed Turfstone Area
[Symbol]	Barrier Free Parking Space
[Symbol]	Exterior Bicycle Parking Spot with Bollard Style Bike Rack
[Symbol]	Two Way Vehicle Circulation
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)
[Symbol]	Exterior 6m Wide Fire Route (12m centreline radius on all turns, TYP.)
[Symbol]	Fire Department Connection
[Symbol]	Fire Hydrant
[Symbol]	Stop Sign

SITE PLAN NOTES

NOTE#	NOTE
(D)CC	Line of existing concrete curb to be demolished to suit.
BFP	Barrier Free parking space pavement marking; Min. 1525mm x 1525mm; White Yellow International Symbol of Accessibility and border with blue background; Locate as shown on drawings.
BFS	Barrier-Free parking signage; Provide vertically mounted sign (minimum 300mm W x 600mm H) marked with International Symbol of Accessibility; Mounted not less than 1500mm and not more than 2000mm from ground. Ensure tonal contrast between BFP Parking Signage and background environment; Provide information text compliant with City by-law requirements. Provide additional building signage that identifies Type A spaces as "Van Accessible / Four-wheeled Accessible".
BR	Bike Rack - See Landscape Plan
CP	Concrete Pad
DC	Depressed Curb
ECP	Entrance Canopy and Posts
EV1	Electric Vehicle Charger; dual-charger station to serve 2 parked electric vehicles; By Owner.
EV2	Electric Vehicle Charger; 50kW charging station; By Owner.
EV(F)	Future Electric Vehicle Charger; dual-charger station to serve 2 parked electric vehicles; By Owner.
LZ	Loading Zone; 3.5m x 9m
PS	Pylon Sign; by Owner
RVD	Raised Vehicle Display; Refer to Landscape
SG	Steel Gate with locking mechanism
ST	Subaru Signage Tower; see Elevations (Drawing A011)
TA	Turfstone Areas - refer to Landscape
TWSI	Tactile Walking Surface Indicator; recessed into walking surface. Minimum 600mm deep x full width of stair or walkway; Locate TWSI one tread-depth back from leading edge of nosing at top of stairs or 150mm from back edge of curb for walkways. Colour-contracted to walking surface, slip-resistant and non-glare; truncated dome patterns as per AODA standard.



2 SITE PLAN
A010 1:250

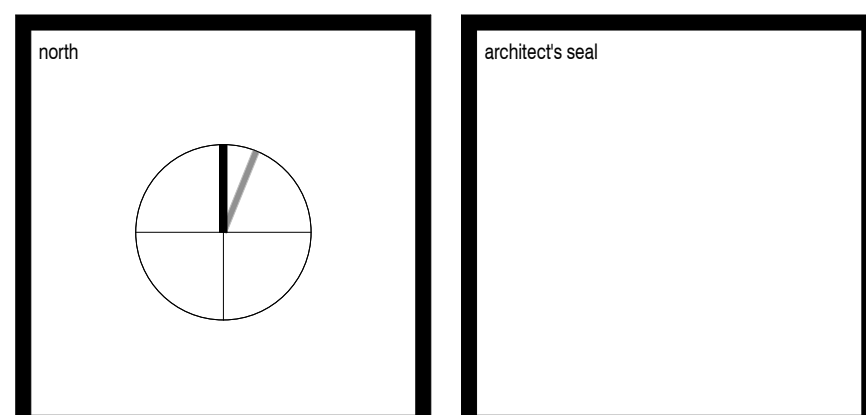
REVISIONS

No.	DATE	DESCRIPTION
0	08 Feb 2022	Issued for Client Review
1	22 Apr 2022	Issued for Coordination
2	24 May 2022	Issued for Client Review & Consultant Coordination
3	20 July 2022	Progress for Review
4	09 Aug 2022	Revised per SPA City Comments 1
5	18 Aug 2022	Issued for Consultant Coordination

GENERAL SITE PLAN NOTES:

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Landscape Drawings, Civil Engineering Drawings and Electrical Drawings.

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and / or 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 KWC Architects Inc. and shall not be used without the Architect's consent.



KWC ARCHITECTS INC.
383 Parkdale Avenue, Suite 201
Ottawa, Ontario, Canada, K1Y 4R4
Phone: 613 238-2217
Fax: 613 238-6595
E-Mail: kwc@kwc-arch.com

BBS
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BBS CONSTRUCTION (ONTARIO) LTD.
1805 WOODWARD DRIVE,
OTTAWA, ON. K2C 0P9 CANADA
TEL: (613) 226-8830 FAX: (613) 226-7709
www.bbsconstruction.ca

owner: **ZENA INVESTMENT CORPORATION**
project: **MYERS BARRHAVEN SUBARU AUTOMOBILE DEALERSHIP**
4149 Strandherd Drive

drawing title: **SITE PLAN - SUBARU SITE**

project no.: **KWC 2174**
scale: **As indicated**
drawn by: **CM / AK / TC**
date: **11 JANUARY 2022**
drawing no.: **A010**