

SITE / BUILDING / PARKING SUMMARY:

TOTAL SITE AREA = 33,784 m² (8.35 acres)
 VW SITE = 11,259 m² (2.78 acres)
 SUBARU SITE = 11,071 m² (2.74 acres)
 NISSAN SITE = 11,453 m² (2.83 acres)
= 33,784 m² (8.35 acres)

BUILDING AREAS: (OUT-TO-OUT)
 VW SITE = 2,970 m²
 SUBARU SITE = 3,430 m²
 NISSAN SITE = 2,011 m²
= 8,411 m²

OVERALL FLOOR SPACE INDEX = 0.25

LOT COVERAGE:
 VW SITE = 2,448 m²
 SUBARU SITE = 2,781 m²
 NISSAN SITE = 1,525 m²
= 6,754 m²

TOTAL LOT COVERAGE = 20.0%

MINIMUM WIDTH OF LANDSCAPING:
 ABUTTING STRANDHERD DR. = 6.0m
 ABUTTING STREET = 3.2m
 ABUTTING O'KEEFE DRAINAGE CORRIDOR = 3.0m
 OTHER CASES = 0.0m

TOTAL LANDSCAPE AREA:
 VW SITE = 9,105 m²
 SUBARU SITE = 1,128 m²
 NISSAN SITE = 1,743 m²
= 11,976 m²

% LANDSCAPE AREA = 35.4%

PARKING ON SITE:

	REQ'D	PROVD
VW SITE	59 spaces	183 spaces
SUBARU SITE	xx	203 spaces
NISSAN SITE	30 spaces	185 spaces
	= xx	571 spaces

BARRIER-FREE PARKING:

	REQ'D	PROVD
VW SITE	1x 'A', 2x 'B'	3x 'A'
SUBARU SITE	xx	2x 'A', 1x 'B'
NISSAN SITE	1x 'A', 1x 'B'	1x 'A', 1x 'B'

'A' = 3.4m x 5.2m
 'B' = 2.6m x 5.2m

SITE PLAN SYMBOLS

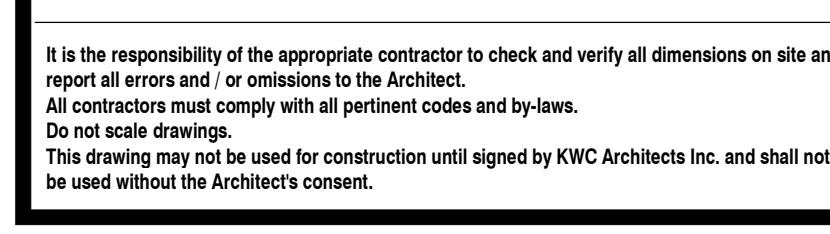
ICON	DESCRIPTION
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Property Lines
[Symbol]	Setback Lines
[Symbol]	Fence
[Symbol]	Road Lanes
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Degraded Concrete Curb
[Symbol]	Concrete Sidewalk
[Symbol]	Proposed Concrete 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 Bolard 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 (15m centerline radius on all turns, TYP)
[Symbol]	Fire Department Connection
[Symbol]	Fire Hydrant

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

REVISIONS

No.	DATE	DESCRIPTION
0	11 Jan 2022	Issued for Coordination

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.



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owner
 ZENA INVESTMENT CORPORATION

project
 MYERS BARRHAVEN SUBARU AUTOMOBILE DEALSHIP
 4149 Strandherd Drive

drawing title
 SITE PLAN - OVERALL COMPOSITE PLAN

project no.	KWC 2174	drawing no.	A010A
scale	As indicated		
drawn by	CM / AK		
date	11 JANUARY 2022		