

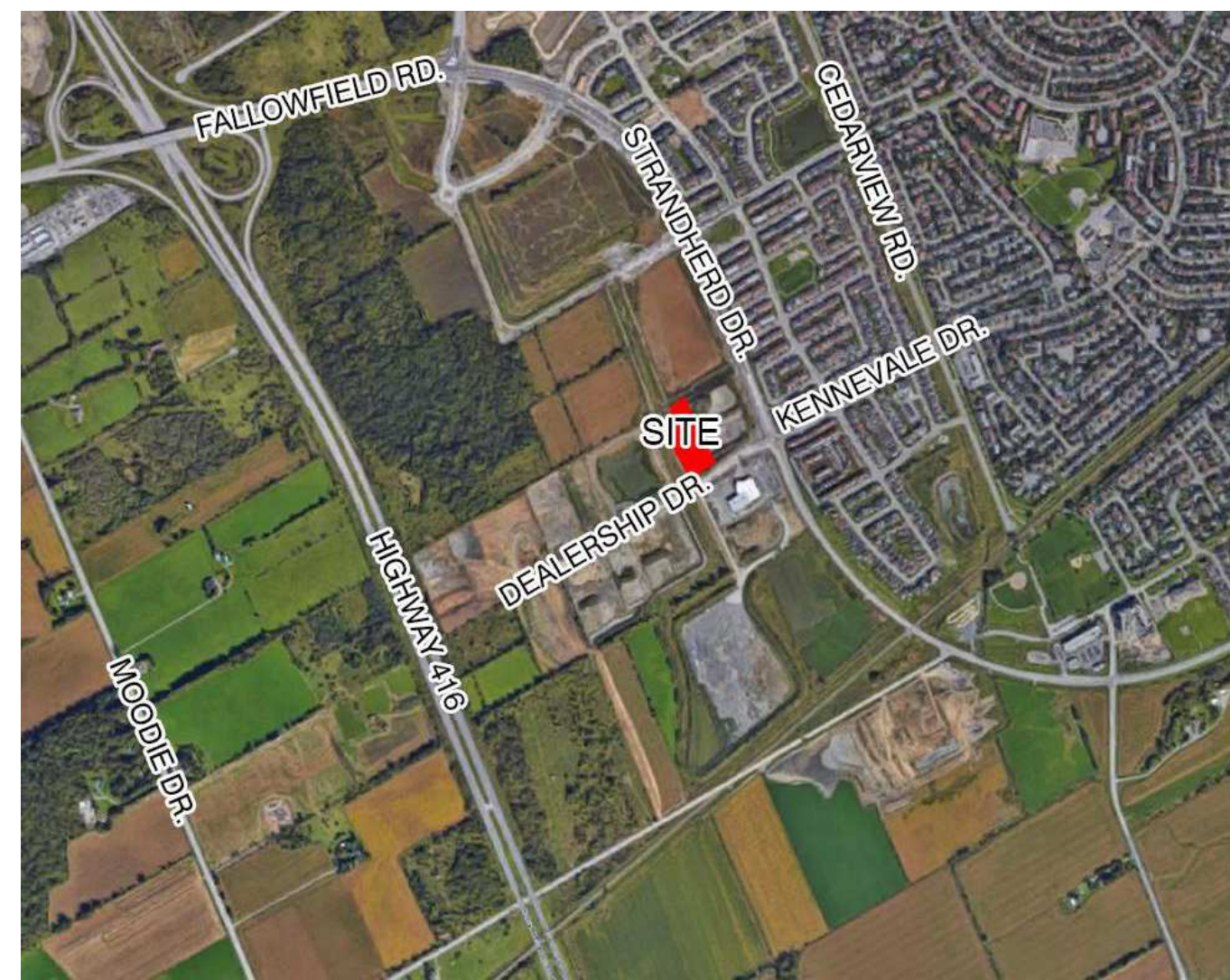
Project Zoning Review/Statistics

Municipality: City of Ottawa
 Municipal Address: 4149 Strandherd Drive
 Registered Owner: Zena Investment Corp.
 Lot Area: 11,454 sq.m. (2.83 acres)

Zoning Analysis
 Ottawa
 Zoning By-law: 2008-250
 Zone: IP(2636) H(22)
 Proposed Use: Automobile Dealership

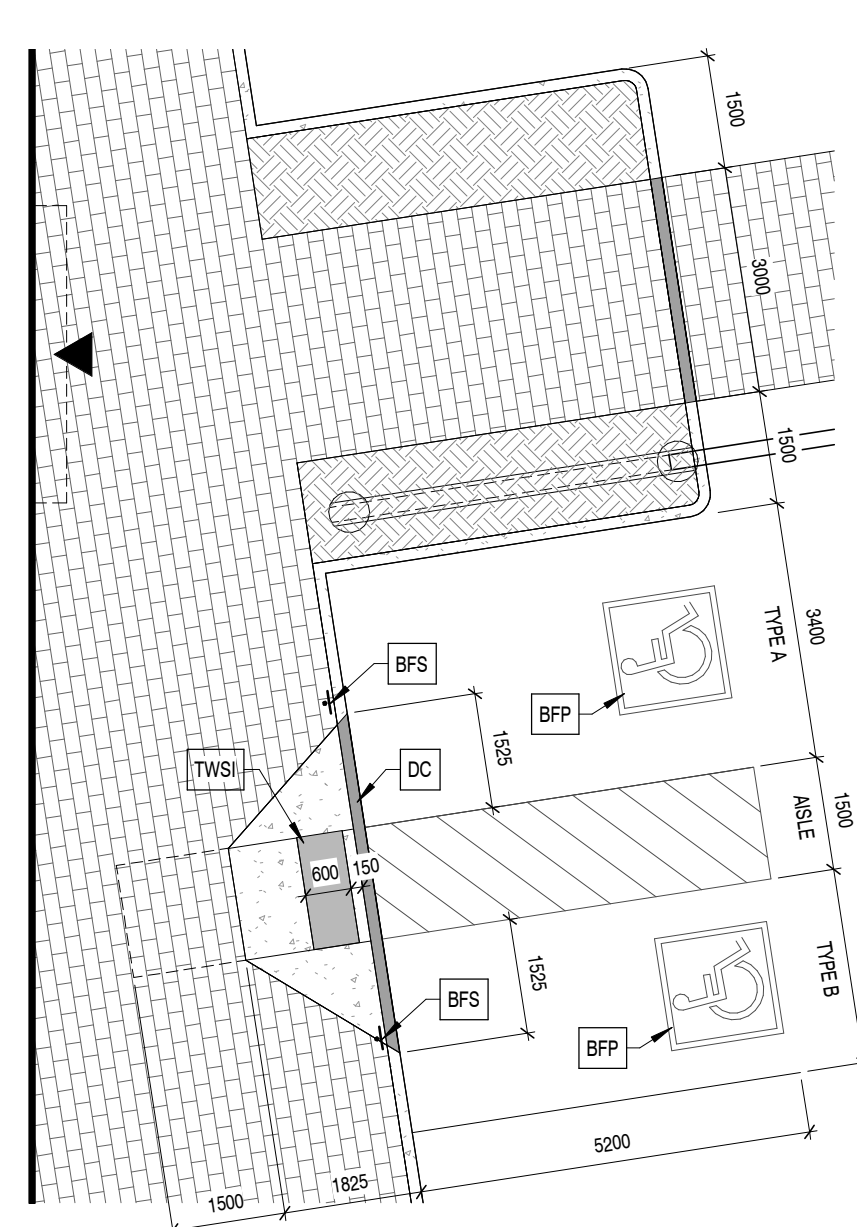
Building Areas	Gross Floor Area (Zoning By-Law Definition)	
	Sq.m.	Sq.ft
Ground Floor		
Sales/Showroom	212	2,282
Parts	113	1,216
Service Garage / Drive-Thru	931	10,021
	1,256	13,520
Second Floor		
Admin / Office Space	96	1,033
Parts	47	506
	143	1,539
Mezzanine		
Other (Storage)	236	2,540
	236	2,540
Totals	1,635	17,599

Development Standards	Required	Provided
Minimum Lot Area	4,000m ²	11,454m ²
Minimum Lot Width	No min.	66.228m
Maximum Lot Coverage	55%	14%
Minimum Required Yard		
Front Yard	6m	27.05m
Corner Side Yard	6m	N/A
Interior Side Yard		
Abutting a residential or institutional zone	6m	N/A
All other cases	3m	10.0m
Rear Yard	6m	106.63m
Maximum Building Height		
Within 20m from a residential or institutional zone	11m	N/A
All other cases	22m	7.65m
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 @ 161 sq.m.	3	
Service Area		
- 2/bay @ 13 bays	26	
Other		
- 1/100 sq.m @ 492 sq.m.	5	
Total	34	37
Inventory Parking on Site		146
Grand Total:		183
Loading Spaces (3.5m x 9m)	1	1
Bicycle Parking (1/1500 sq.m.)	1	2
Parking for Physically Disabled	2	2



1 LOCATION PLAN
A010 N.T.S.

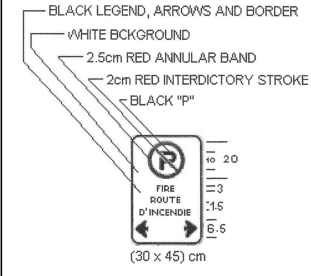
TOPOGRAPHICAL SKETCH OF ELEVATIONS OVER PART OF
BLOCK 4
REGISTERED PLAN 4M-1538
CITY OF OTTAWA
 ANNIS, O'SULLIVAN, VOLLEBEKK Ltd.
 E.H. Heneyer O.L.S.
 Field Work Completed: Sept. 2019



3 BF PARKING DETAIL
A010 1:100

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 30mm, 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 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 BFS 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' / 'Fourgonnette Accessible'.
BR	Blue Rack - See Landscape Plan
CP	Concrete Pad
DC	Depressed Curb
HCP	Heated Concrete Pad
PS	Pylon Sign, by Owner
RVD	Raised Vehicle Display; Refer to Landscape
SG	Steel Gate with locking mechanism.
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: contrasted to walking surface, slip-resistant and non-glare; truncated dome pattern as per AODA standard.

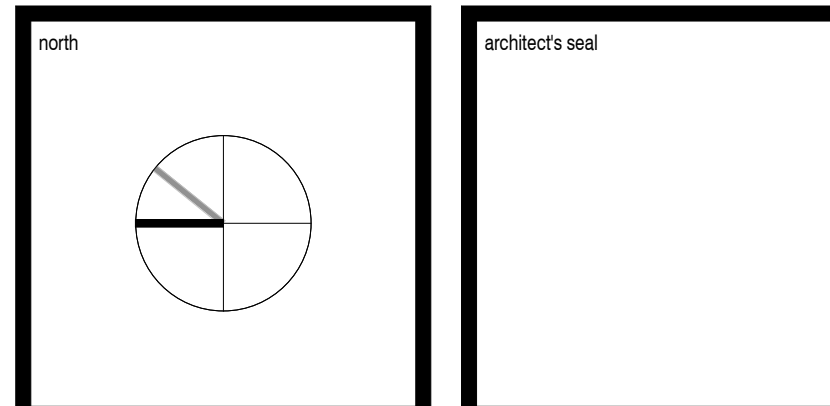
SITE PLAN SYMBOLS

ICON	DESCRIPTION
[Solid Grey Box]	Existing Buildings
[Dashed Line]	Proposed Buildings
[Dotted Line]	Property Lines
[Dashed Line]	Setback Lines
[Dotted Line]	Overhead Wires
[Dashed Line]	Fence
[Hatched Box]	Existing Concrete Curb
[Hatched Box]	Proposed Concrete Curb
[Hatched Box]	Depressed Concrete Curb
[Hatched Box]	Existing Concrete
[Hatched Box]	Proposed Concrete
[Hatched Box]	Proposed Concrete Pavers
[Hatched Box]	Existing Landscape Area
[Hatched Box]	Proposed Landscape Area
[Hatched Box]	Proposed Turfstone Area
[Wheelchair Icon]	Barrier Free Parking Space
[Bike Icon]	Exterior Bicycle Parking Spot with Bollard Style Bike Rack
[Double Arrow]	Two Way Vehicle Circulation
[Triangle]	Principal Entrance Door
[Triangle]	Exterior Door ("OH" indicates Overhead Door)
[Circle]	Exterior 6m Wide Fire Route (12m centerline radius on all turns, TYP)
[FH Icon]	Fire Hydrant
[FDC Icon]	Fire Department Connection

REVISIONS

No.	DATE	DESCRIPTION
0	08 Feb 2022	Issued for Client Review

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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BBS

BUILDING A REPUTATION ON EXCELLENCE

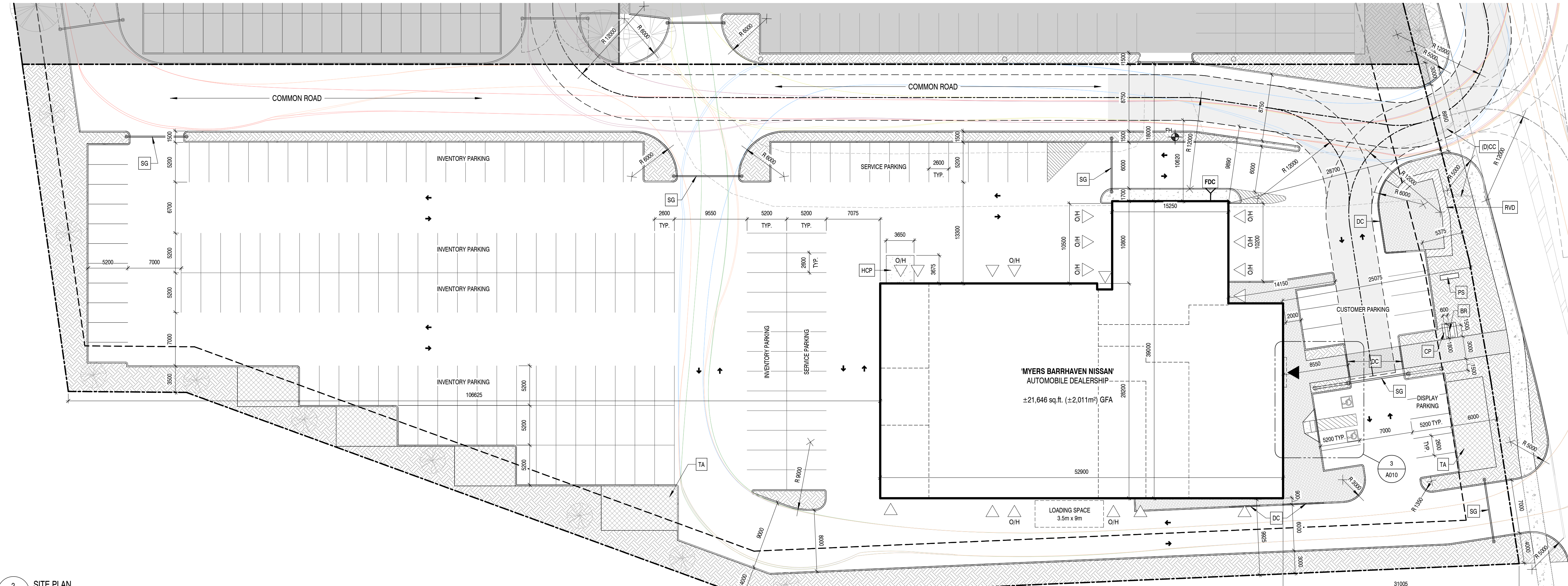
BBS CONSTRUCTION (ONTARIO) LTD.
 1805 WOODWARD DRIVE,
 OTTAWA, ON. K2C 0P9 CANADA
 TEL: (613) 226-8830 FAX: (613) 226-7709
 www.bbsconstruction.ca

owner
ZENA INVESTMENT CORPORATION

project
MYERS BARRHAVEN NISSAN AUTOMOBILE DEALERSHIP
 4149 Strandherd Drive, Ottawa, ON.

drawing title
SITE PLAN - NISSAN SITE

project no.	kwc 2216	drawing no.	A010
scale	As indicated		
drawn by	AK		
date	14 January 2022		



2 SITE PLAN
A010 1:300