



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 = 2,969 m²
 NISSAN SITE = 1,840 m²
= 7,599 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	37 spaces	170 spaces
	= xx	558 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

BICYCLE PARKING:

	REQ'D	PROVD
VW SITE	2	2
SUBARU SITE	3	3
NISSAN SITE	2	2
TOTAL	7	7

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 centerline radius on all turns, TYP.)
[Symbol]	Fire Department Connection
[Symbol]	Fire Hydrant
[Symbol]	Stop Sign

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

REVISIONS

No.	DATE	DESCRIPTION
0	11 Jan 2022	Issued for Coordination
1	22 Apr 2022	Issued for Coordination
2	20 July 2022	Progress for Review
3	09 Aug 2022	Revised per SPA City Comments 1
4	18 Aug 2022	Issued for Consultant 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.

north

architect's seal

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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		

1 SITE PLAN OVERALL
 A010A 1:400

