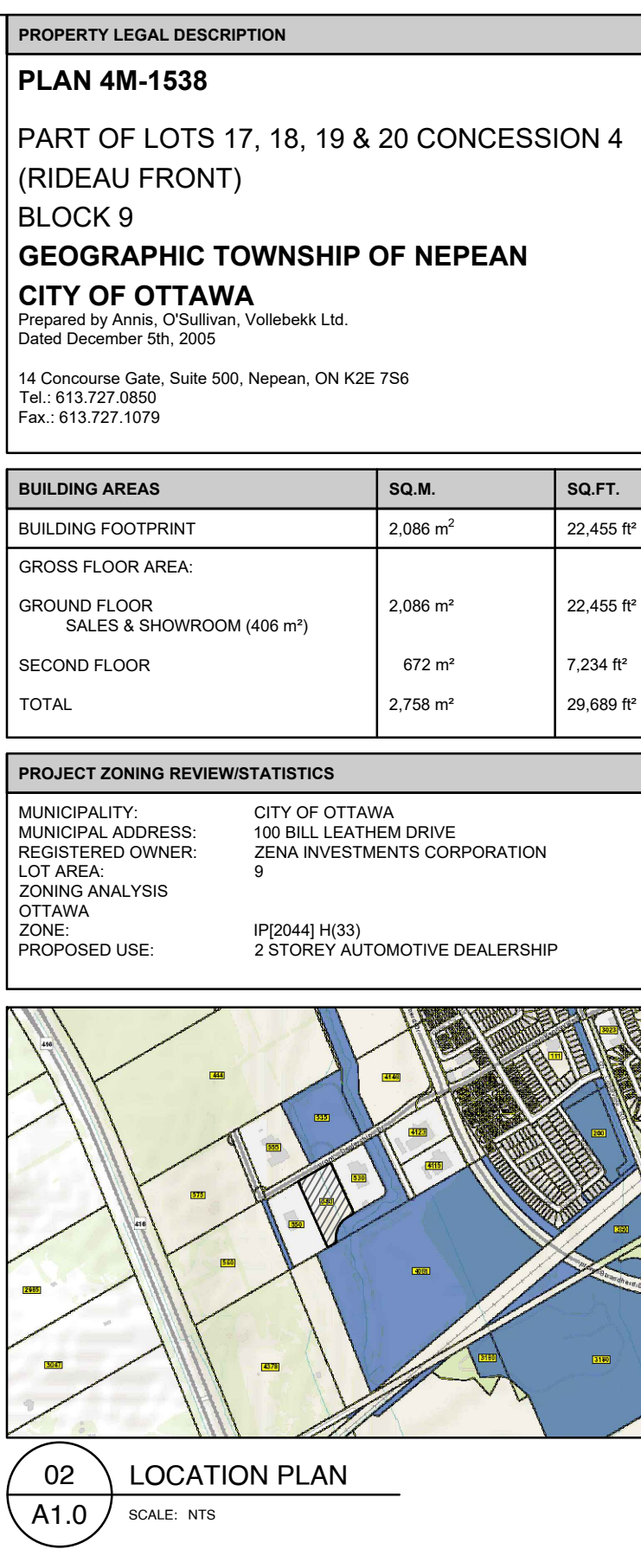




NOTES:

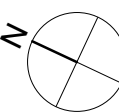
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



PLANNER
8000 HIGHWAY 27 UN
WOODBIDGE
L4H 0A8

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SEAL:  NORTH ARROW 



01	2025.10.07	ISSUED FOR SP Response
No.	DATE	REVISION



T: 613.739.7770
E: INFO@LAWRENCEARC.COM

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LAWRENCE ARCHITECTS INCORPORATED
REPRODUCTION IS NOT PERMITTED

PROJECT:
MYERS NISSAN BARRHAVEN

540 PROM DEALERSHIP, NEPEAN ON

SHEET TITLE:

SITE PLAN

DRAWN BY: _____ CHECKED BY: _____

Y.R.	B.D.
PLOT DATE: 2025.10.07	PROJECT DATE: 2025.09.30

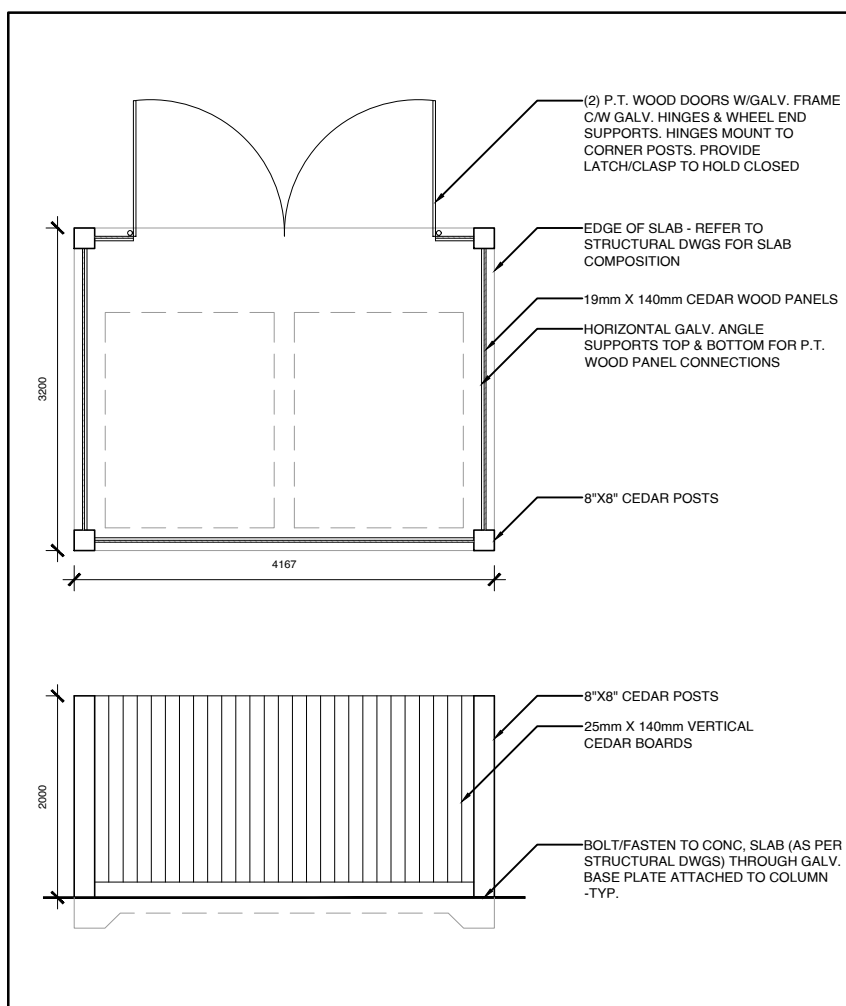
JOB NUMBER: LA-1161-25 SCALE: AS SHOWN

SHEET NUMBER:

A1.0

FILE NUMBER: 17668

ZONING MECHANISM (IP[2044] H[33])	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	100m	104.3m
MINIMUM LOT AREA	10,000m ²	18,371.5 m ² (19,749.6 ft ²)
MAXIMUM BUILDING HEIGHT	33m	81m
MINIMUM FRONT YARD SETBACK	6.0m	22.4m
MINIMUM REAR YARD SETBACK	6.0m	73.6m
MINIMUM INTERIOR YARD SETBACK	3.0m (FOR ALL OTHER)	40.4m, 16.8m
MAXIMUM LOT COVERAGE	55%	11.5%
MAXIMUM FLOOR SPACE INDEX	NA	0.15
MINIMUM LANDSCAPE WIDTH	3.0m ABUTTING A STREET	3.0m
	3.0m ABUTTING O'KEEFE DRAINAGE CORRIDOR PARKING LOT W/ 100+ PARKING SPACES	3.0m
	NO MINIMUM ALL OTHER CASES	3.0m
PARKING	AREA C SCHEDULE 1A	CUSTOMER PARKING : 28
	SALES/SHOWROOM AREA, (2 per 100m ² of gross floor area)	4 SPACES INVENTORY PARKING : 138
	SERVICE AREA, (2 per service bay)	20 SPACES SERVICE PARKING : 29
	OTHER AREAS, (1 per 100 m ² of gross floor area)	21 SPACES DISPLAY PARKING : 16
		TOTAL PARKING : 209
ACCESSIBLE PARKING	1 TYPE A & 1 TYPE B	1 TYPE A & 1 TYPE B
LOADING SPACE	1	1
BIKE PARKING	1 PER 1000m ² OF GROSS FLOOR AREA (Land Use G table 111a)	3 SPACES 3



01 GARBAGE ENCLOSURE
A0.1 SCALE: 1: 75

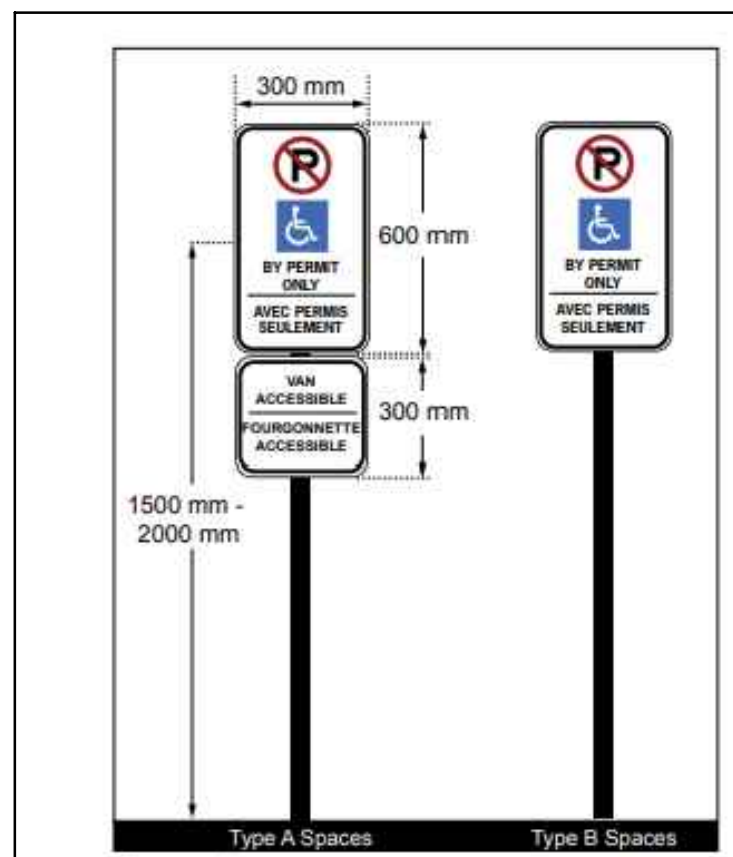


Figure 26: Accessible Parking Vertical Signage

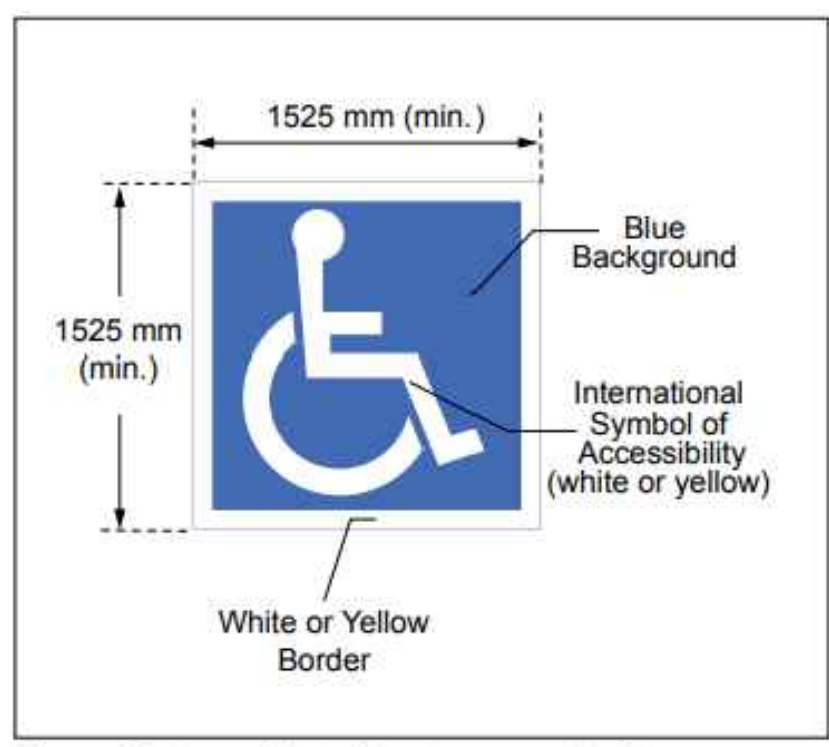
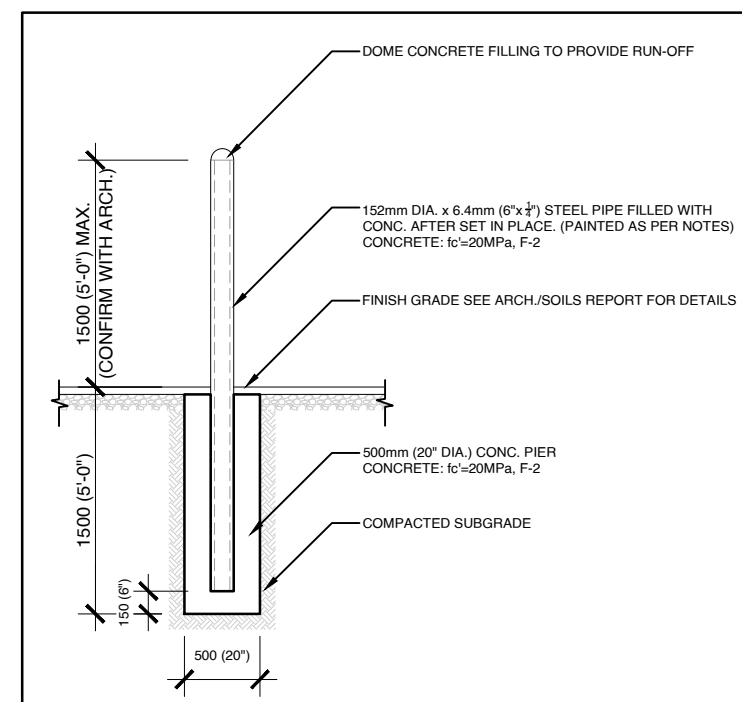


Figure 27: Accessible Parking Pavement Marking



03 TYPICAL BOLLARD @GRADE DETAIL

SITE PLAN SYMBOLS		SITE PLAN NOTES	
		NOTE#	NOTE
	NEW OVERHEAD DOOR	EJAS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
	NEW DOOR / ENTRANCE	EJBS	EXISTING BRICKS - REFER TO SURVEY
	BICYCLE PARKING SPACE (1.8Mx0.6M)	EJCSW	EXISTING CONCRETE CURB - REFER TO SURVEY
	NO PARKING LINES	EJCSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
	FIRE ROUTE SIGN	EJCSW	EXISTING OVERHEAD UTILITY LINES - REFER TO SURVEY
	STREET LIGHT	EJRW	EXISTING RETAINING WALL - REFER TO SURVEY
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER ADA STANDARDS	EJRT	EXISTING TREES - REFER TO SURVEY
	VISITOR PARKING	EJRT	EXISTING TREES TO BE REMOVED - REFER TO SURVEY
	TWO WAY TRAFFIC	B	BOLLARDS: BMAx X 152MM DIA. X 1500MM PAINTED GALVANIZED STEEL. BOLLARD CROWN FLARE COAT AND BMAx X 150MM BASE PLATE WITH 4 BOLT HOLES. SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS REQUIRING WITH BMAx DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION
	DEPRESSED CURB (DC)	BFPS	PROVIDE VERTICALLY MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL EMBLEM OF ACCESSIBILITY. MOUNT NOT LESS THAN 100MM ABOVE GRADE AND NOT MORE THAN 200MM ABOVE GRADE. INSURE TOTAL CONTRAST BETWEEN SIGN BACKGROUND AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE" FOUNDATION IS "ACCESSIBLE"
	TACTILE WALKING SURFACE INDICATORS (TWS)	BR	BUILD RACK - REFER TO LANDSCAPE
	PROPERTY LINE	CC	CONCRETE CURB - REFER TO CIVIL
	MINIMUM SETBACKS (ZONING)	CP	CONCRETE PAD - REFER TO CIVIL
	NEW CONSTRUCTION	CSW	CONCRETE SIDEWALK - REFER TO CIVIL
	SOFT LANDSCAPING	CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL
	CONCRETE SIDEWALK	GM	GAZ METER - REFER TO SITE SERVISING
	PAVED SIDEWALK	PMT	PAD MOUNT TRANSFORMER - REFER TO ELECTRICAL
		PP	PAINTED PARKING LINES - TYP - REFER TO CIVIL
		RSIL	ROOF STORM LINE - REFER TO CIVIL
		RW	RETAINING WALL - REFER TO CIVIL
		SL	SANITARY LINE - REFER TO CIVIL
		STL	STORM LINE - REFER TO CIVIL
		TWS	TACTILE WALKING SURFACE INDICATOR (TWS). FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL
		WTS	WATER SERVICE - REFER TO CIVIL
		WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL