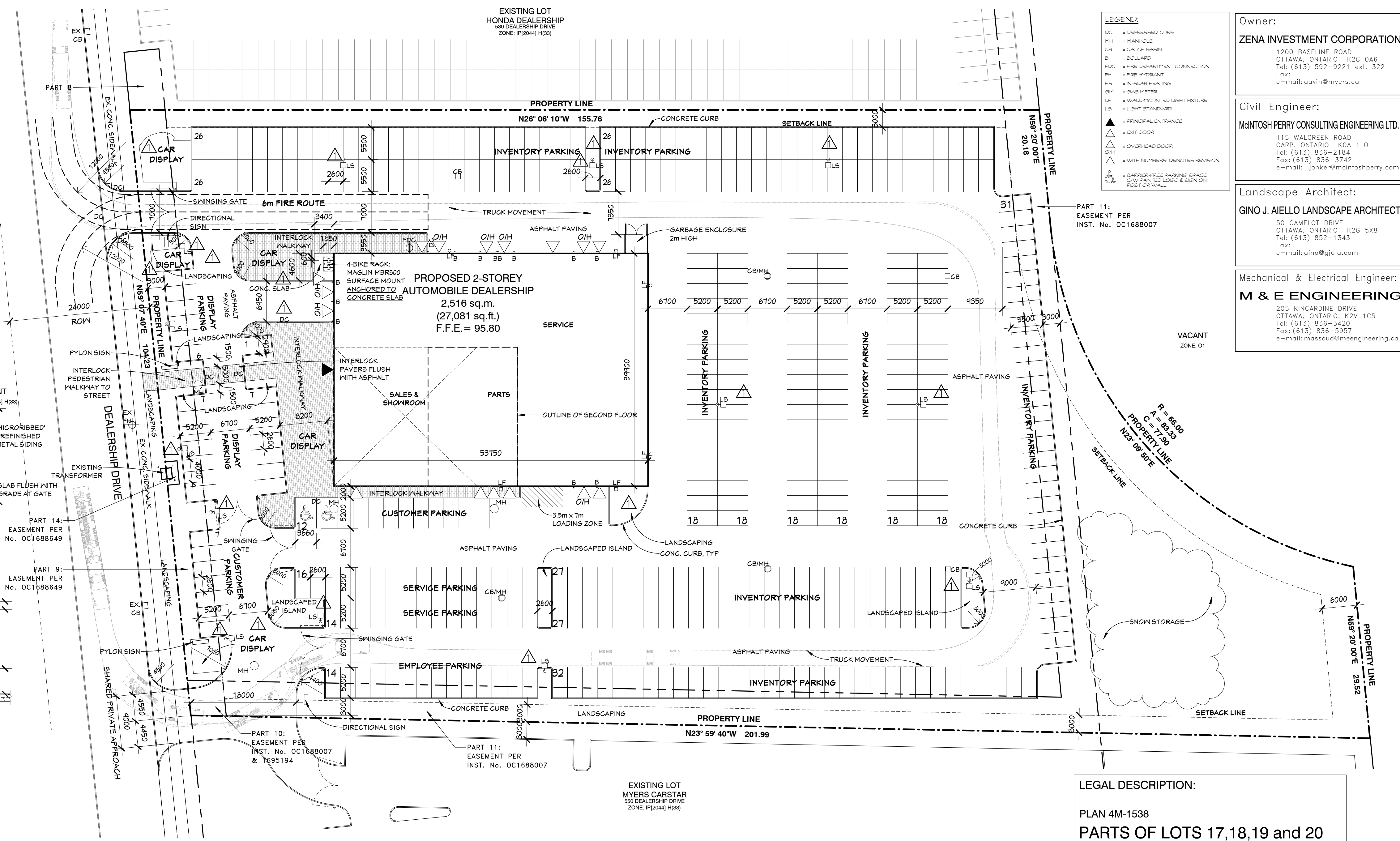
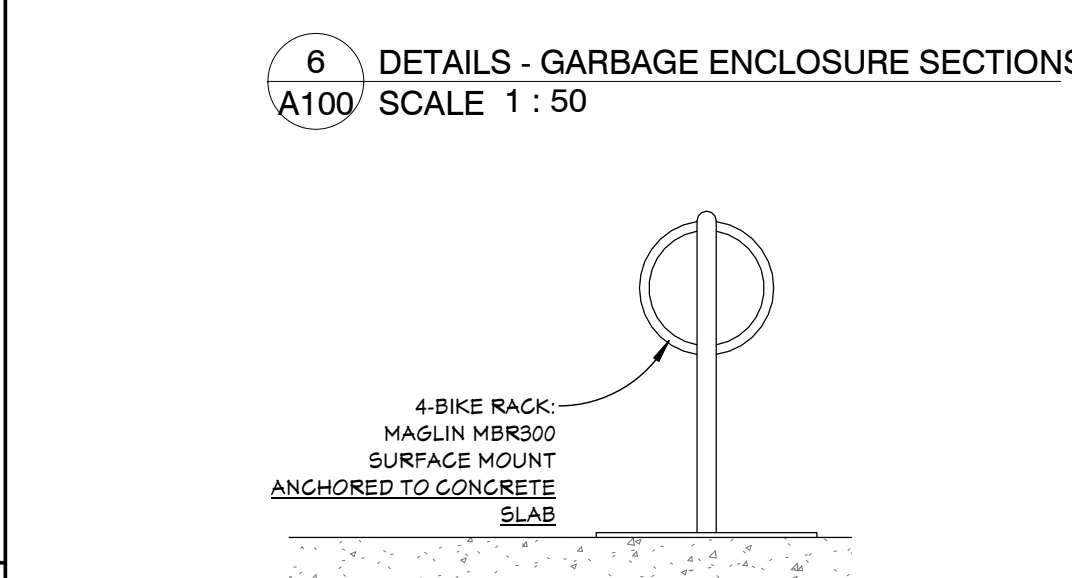
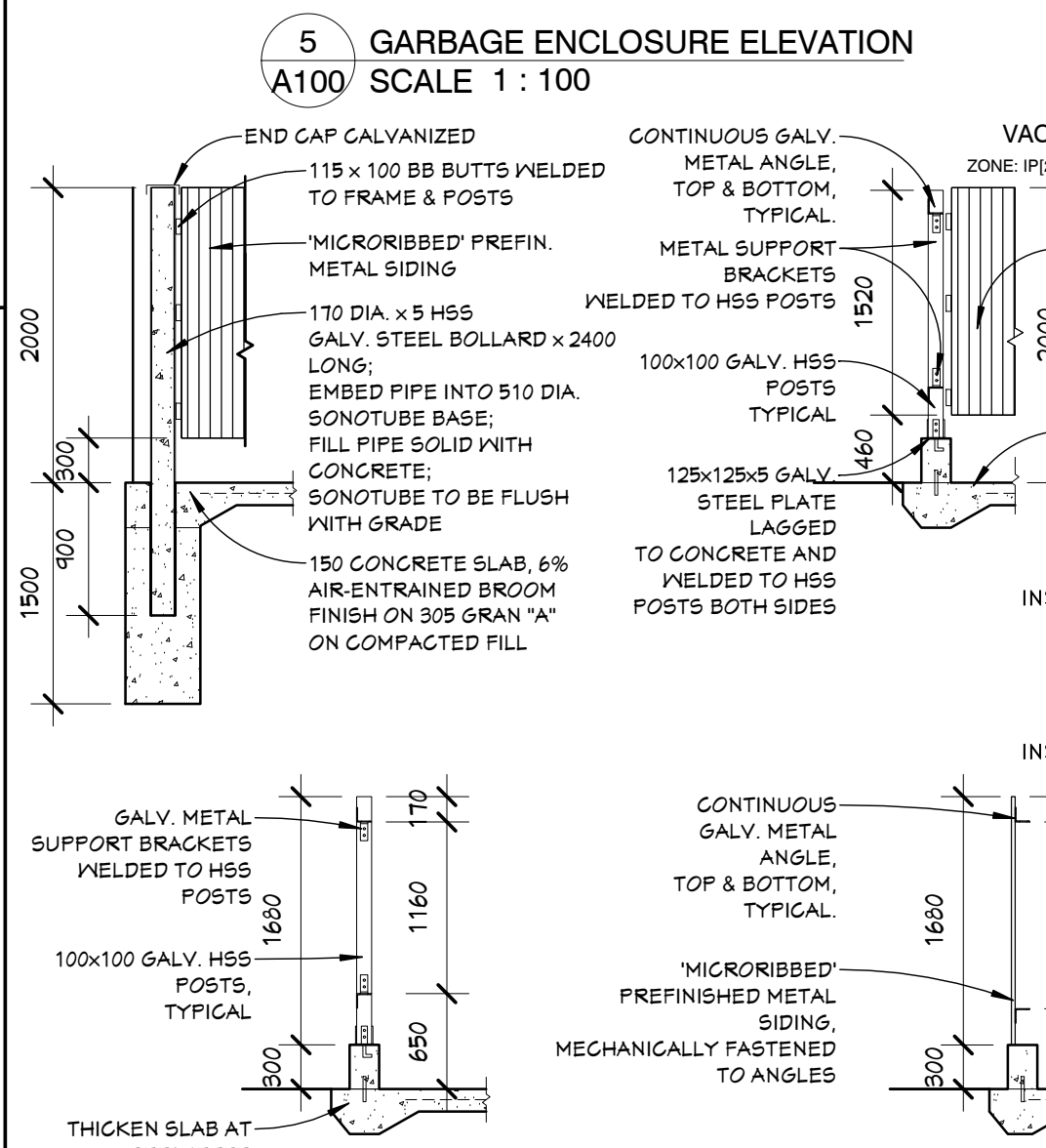
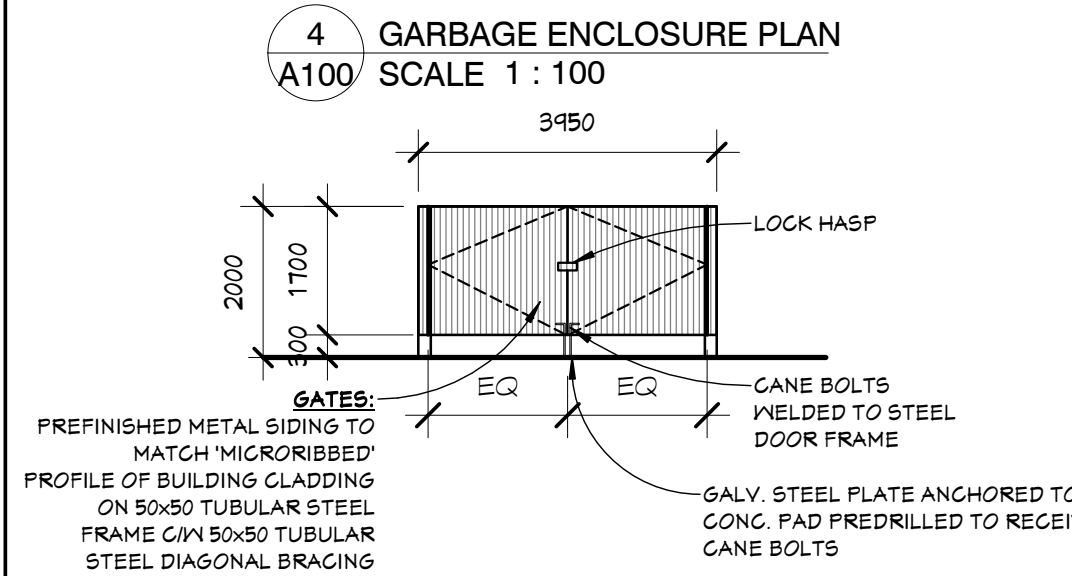
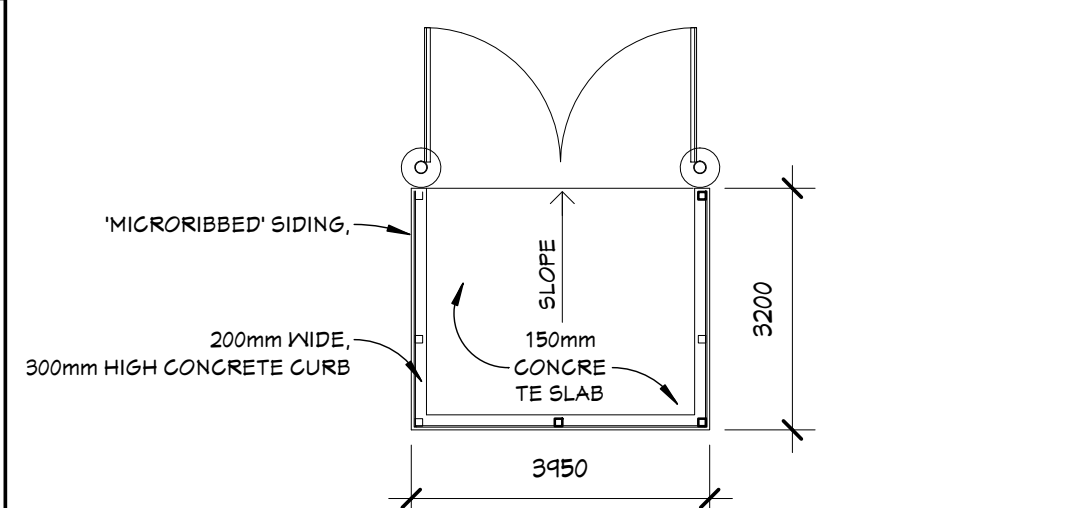


plot scale 1:1



- LEGEND**
- DC = DEPRESSED CURB
 - MH = MANHOLE
 - CB = CATCH BASIN
 - B = BOLLARD
 - RDC = FIRE DEPARTMENT CONNECTION
 - FH = FIRE HYDRANT
 - HS = INSULATED HEATING
 - SM = SLOPE METER
 - LF = WALL-MOUNTED LIGHT FIXTURE
 - LS = LIGHT STANDARD
 - PI = PRINCIPAL ENTRANCE
 - ED = ENTRY DOOR
 - OD = OVERHEAD DOOR
 - WN = WITH NUMBERS; DENOTES REVISION
 - BS = BARRIER-FREE PARKING SPACE (CONCRETE PAVED) & SIGN OR POST OR WALL

Owner:
ZENA INVESTMENT CORPORATION
 1200 BASELINE ROAD
 OTTAWA, ONTARIO K2C 0A6
 Tel: (613) 592-9221 ext. 322
 Fax: (613) 592-9221
 e-mail: gavin@myers.ca

Civil Engineer:
McINTOSH PERRY CONSULTING ENGINEERING LTD.
 115 WALGREEN ROAD
 CARP, ONTARIO K0A 1L0
 Tel: (613) 836-2184
 Fax: (613) 836-3742
 e-mail: j.jankin@mcintoshperry.com

Landscape Architect:
GINO J. AIELLO LANDSCAPE ARCHITECT
 50 CAMELOT DRIVE
 OTTAWA, ONTARIO K2G 5X8
 Tel: (613) 852-1343
 Fax: (613) 852-1343
 e-mail: gino@ajala.com

Mechanical & Electrical Engineer:
M & E ENGINEERING
 205 KINCARDINE DRIVE
 OTTAWA, ONTARIO, K2V 1C5
 Tel: (613) 836-3420
 Fax: (613) 836-5957
 e-mail: massoud@meengineering.ca

NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

APPROVED REFUSED

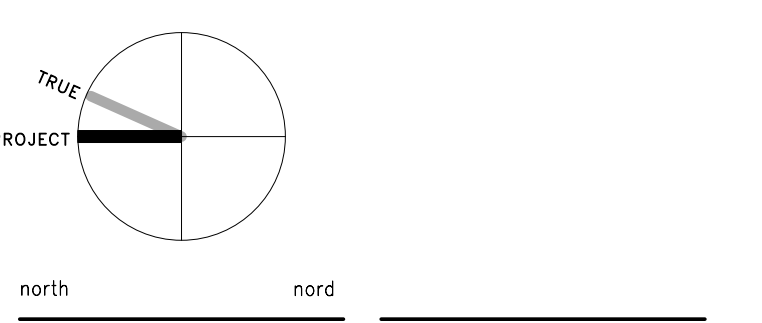
THIS _____ DAY OF _____, 20____

DON HERWEYER, MCIP, RPP, MAGER
 DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 RESPONSE TO PLANNING 09 FEB 2018 COMMENTS

0 ISSUED FOR SPA 15 SEP 2017

no. revision date



LEGAL DESCRIPTION:

PLAN 4M-1538
 PARTS OF LOTS 17,18,19 and 20
 CONCESSION 4 (RIDEAU FRONT)
 BLOCK 9

CITY OF OTTAWA

PREPARED BY
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 MAY 4, 2015

kwc ARCHITECTS INC.

383 Parkdale Avenue, Suite 201
 Ottawa Ontario Canada K1Y 4R4

PHONE (613) 238-2117
 FAX (613) 238-6595
 E MAIL kwc@kwc-arch.com

detail no. 1
 sheet no. A1

project no. 1732
 date 15 SEPTEMBER 2017
 drawing / dessin as noted

PROPOSED AUTOMOBILE DEALERSHIP

540 DEALERSHIP DRIVE
 OTTAWA, ON.

designed by conju par KWC approved by approved par

drawn by dessiné par TC / AK project no. no. du projet 1732

date 15 SEPTEMBER 2017 scale as noted

SITE PLAN

revision 1 sheet no. A100
 no. de la feuille

Development Standards

	Required	Provided
Minimum Lot Area	10,000 sq.m	18,371 sq.m.
Minimum Lot Width	100m	108.89m
Maximum Lot Coverage	55%	12%
Minimum Required Yard		
Front & Corner Side Yard	6m	23.15m
Interior Side Yards	3m	24.55m
Rear Yard	6m	74.35m
Maximum Building Height	33m	7.9m
Minimum Width of Landscaping		
Abutting a Street	3m	3m
Abutting O'Keefe Drainage		
Corridor	3m	3m
All other cases	No min.	3m
Parking Spaces		
Sales/Showroom		
- 2/100 sq.m @ 673 sq.m.	14	
Service Area		
- 2/bay @ 16 bays	32	
Other		
- 1/100 sq.m @ 595 sq.m.	6	
Total	52	63
Display Parking		21
Inventory Parking		311
Total		395
Loading Spaces (3.5m x 7m)	1	1
Bicycle Parking (1/1000 sq.m.)	3	4
Parking for Physically Disabled	2	2

Area 'C' on Schedule 1A

Land Use Group (G) as per Table 111A

- NOTES:**
- PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED TO BE IDENTIFIED BY A VERTICALLY-MOUNTED SIGN IN COMPLIANCE WITH CANCSA-0851-18.
 - EXTERIOR SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES.
 - READ THIS DRAWING IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS, THE CIVIL ENGINEERING DRAWINGS & THE ELECTRICAL DRAWINGS.

