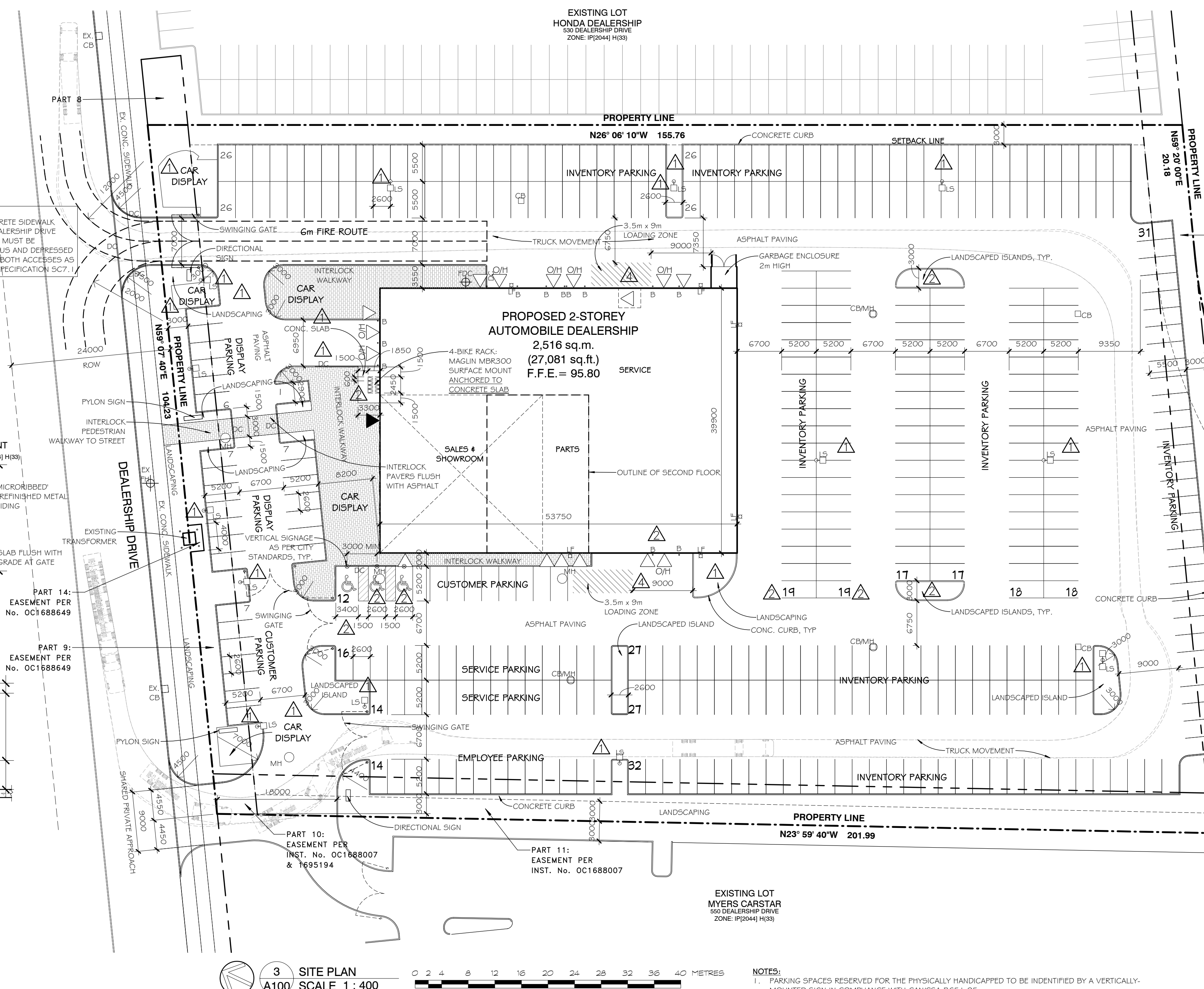
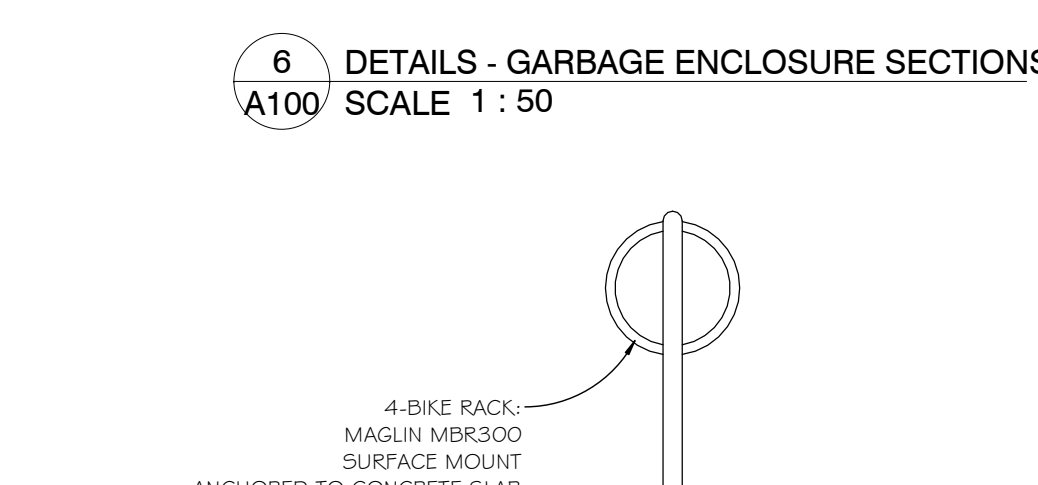
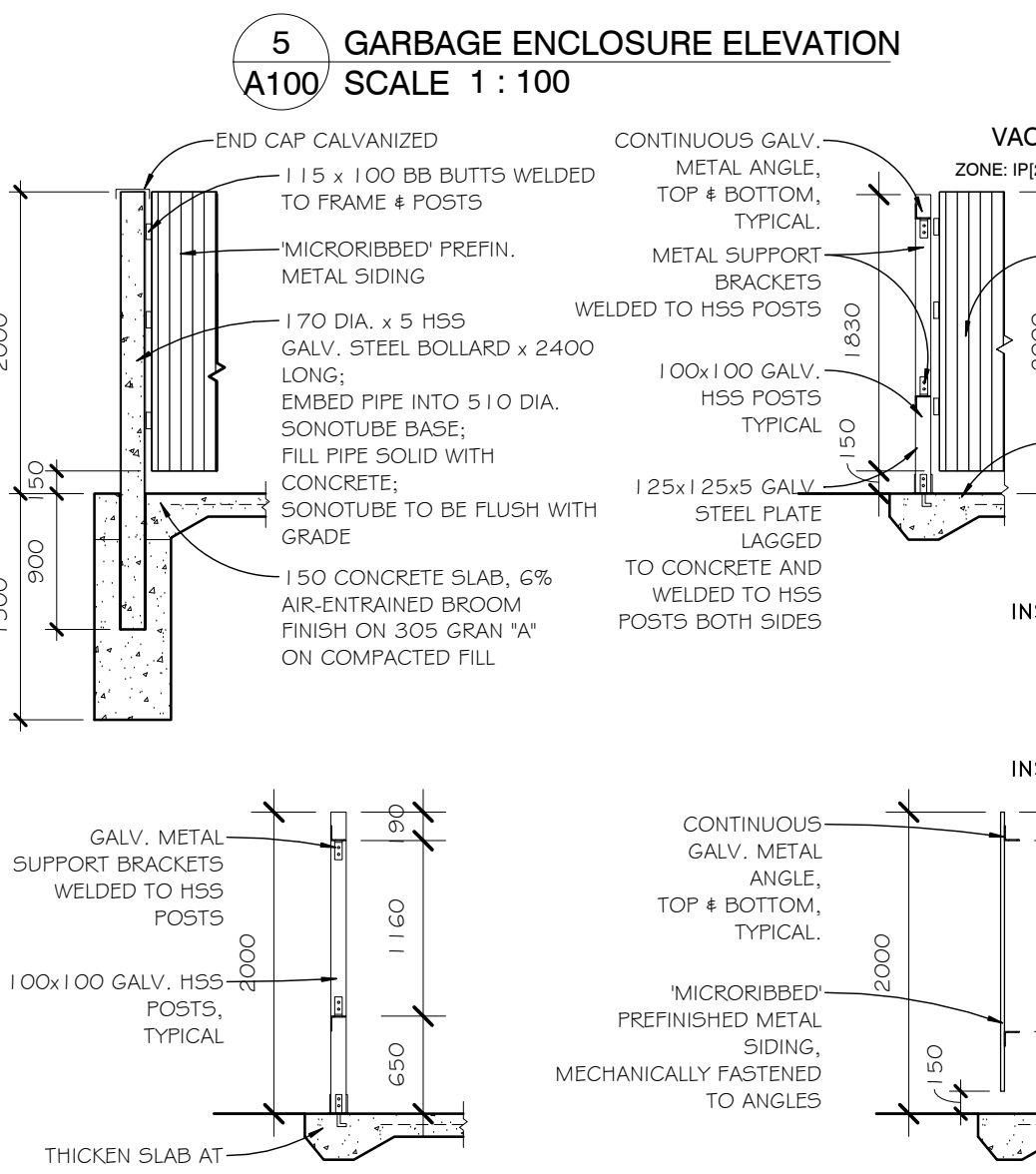
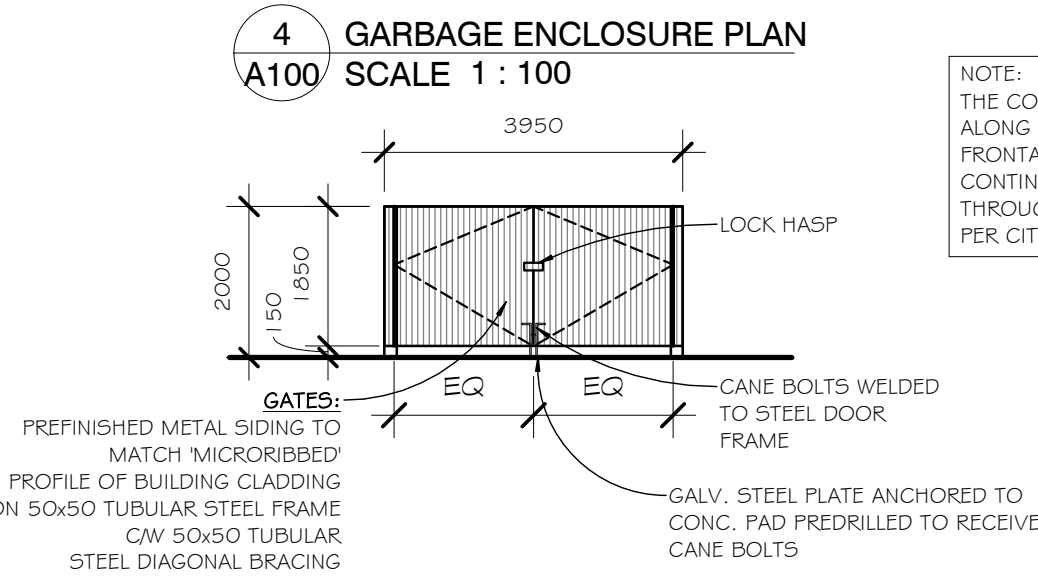
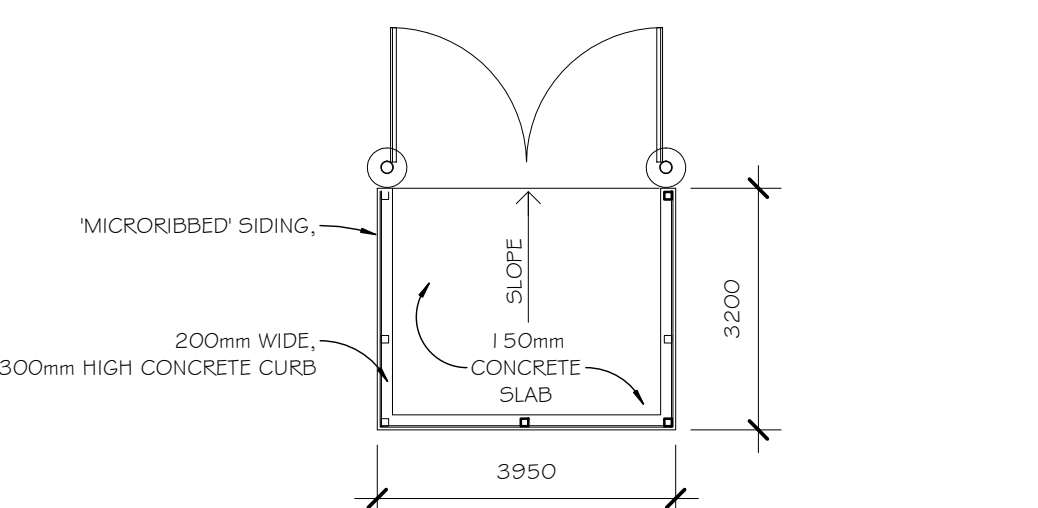


plot scale 1:1



**LEGEND**

- DC = DEPRESSED CURB
- MH = MANHOLE
- CB = GATCH BASIN
- B = ISLAND
- RCD = FIRE DEPARTMENT CONNECTION
- RH = FIRE HYDRANT
- HS = IN-SLAB HEATING
- SH = SHOWER
- LF = WALL-MOUNTED LIGHT FIXTURE
- LS = LIGHT STANDARD
- PE = PRINCIPAL ENTRANCE
- ED = ENTRY DOOR
- OD = OVERHEAD DOOR
- W = WITH NUMBERS, DENOTES REVISION
- BS = BARRIER-FREE PARKING SPACE (CONCRETE CURB & SIGN OR POST OR WALL)

**Owner:**  
ZENA INVESTMENT CORPORATION  
1200 BASELINE ROAD  
OTTAWA, ONTARIO K2C 0A8  
Tel: (613) 592-9221 ext. 322  
Fax:  
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.jonker@mcintoshperry.com

**Landscape Architect:**  
GINO J. AIELLO LANDSCAPE ARCHITECT  
50 CAMELOT DRIVE  
OTTAWA, ONTARIO K2G 5X8  
Tel: (613) 852-1343  
Fax:  
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**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

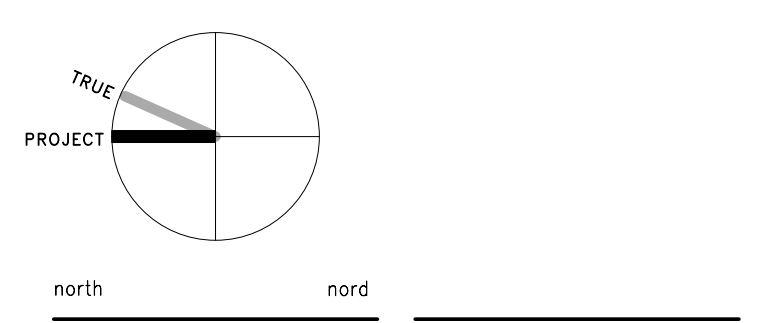
**NOTES:**  
Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

**APPROVED**  
By herweydo at 10:09 am, Jun 22, 2018

*Don Herweyer*

**DON HERWEYER, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW - SOUTH PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

no.	revision	date
5	ISSUED FOR FINAL APPROVAL	06 JUN 2018
4	UPDATED LOADING SPACES	14 MAY 2018
3	UPDATED BF PARKING STATS	30 APR 2018
2	RESPONSE TO PLANNING COMMENTS	29 MAR 2018
1	RESPONSE TO PLANNING COMMENTS	09 FEB 2018
0	ISSUED FOR SPA	15 SEP 2017



**kwc**  
383 Parkdale Avenue, Suite 201  
Ottawa Ontario Canada K1Y 4R4  
**KWC ARCHITECTS INC.**  
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

**PROPOSED AUTOMOBILE DEALERSHIP**  
540 DEALERSHIP DRIVE  
OTTAWA, ON.

designed by conpu par KWC approved by approved par  
drawn by TC / AK project no. 1732  
date 15 SEPTEMBER 2017 scale as noted

**SITE PLAN**  
revision 5  
sheet no. A100  
no. de la feuille 17668

**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

**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
<b>Parking Spaces</b>		
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 (1/1500 sq.m.)	2	4
Parking for Physically Disabled	3	3

Area 'C' on Schedule 1A  
Land Use Group (G) as per Table 111A  
1x Type A; 2x Type B

