

1 LOCATION PLAN
A100 SCALE N.T.S.

Project Zoning Review/Statistics

Municipality: City of Ottawa
Municipal Address: 555 Dealership Drive, Barrhaven
Registered Owner: Dan Murphy, Ford
Lot Area: Site Area: 27,168 sq.m. (292,435 sq.ft (6.71 acres))

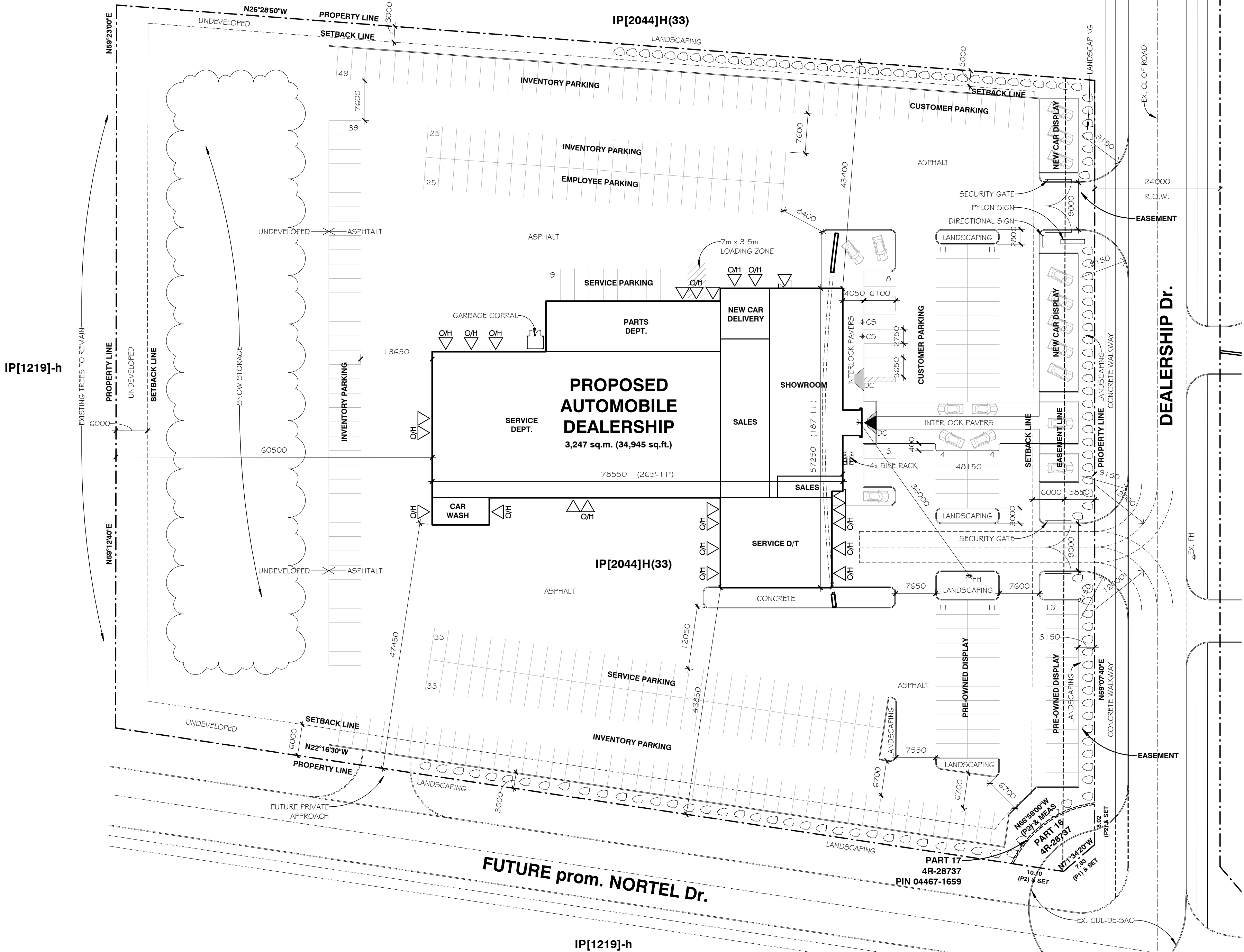
Zoning Analysis
Ottawa
Zoning By-law: 2008-250
Zone: IP[2044] H(33)
Proposed Use: Automobile Dealership

Building Areas	Gross (out-to-out)	
	Sq.m.	Sq.ft
Ground Floor		
Sales/Showroom	916	9,856
Service Area	2,372	25,528
Other	13	138
	3,301	35,522
Second Floor		
Offices	372	3,998
Other	88	946
	460	4,944
Mezzanine		
Other	154	1,658
	154	1,658
Totals	3,915	42,124

Development Standards		
	Required	Provided
Minimum Lot Area	10,000 sq.m	27,168 sq.m.
Minimum Lot Width	100m	138.26m
Maximum Lot Coverage	55%	12%
Minimum Required Yard		
Front & Corner Side Yard	6m	43.86m
Interior Side Yards	3m	43.35m
Rear Yard	6m	58.01m
Maximum Building Height	33m	9.75m
Minimum Width of Landscaping		
Abutting a Street	3m	3m
Abutting O'Keefe Drainage		
Corridor	3m	3m
All other cases	No min.	3m

Parking Spaces		Area 'C' on Schedule 1A	
Sales/Showroom			
- 2/100 sq.m @ 916 sq.m.	20	38	
Service Area			
- 2/bay @ 21 bays	42	42	
Other			
- 1/100 sq.m @ 255 sq.m.	3	25	
Total	65	105	
Display Parking		50	
Inventory Parking		181	
Total		231	
Loading Spaces (3.5m x 7m)	1	1	
Bicycle Parking (1/ 1500 sq.m.)	3	4	
Parking for Physically Disabled	3	3	

Land Use Group (G) as per Table 111A
1x Type A; 2x Type B



2 SITE PLAN
A100 SCALE 1 : 500

0 2.5 5 10 15 20 25 30 35 40 45 50 METRES

NOTES:
1. PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED TO BE IDENTIFIED BY A VERTICALLY-MOUNTED SIGN IN COMPLIANCE WITH THE CANCSA-B651-95.
2. EXTERIOR SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES.
3. READ THIS DRAWING IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS, THE CIVIL ENGINEERING DRAWINGS AND THE ELECTRICAL DRAWINGS.

LEGAL DESCRIPTION:

PLAN 4M-1538
PARTS OF LOTS 17,18,19 and 20
CONCESSION 4 (RIDEAU FRONT)
BLOCK 11

CITY OF OTTAWA

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

LEGEND:

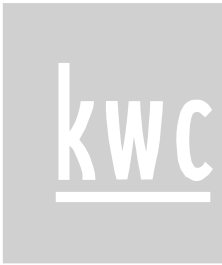
- CS = CHARGING STATION
- DC = DEPRESSED CURB
- TH = MAN-HOLE
- CB = CATCH BASIN
- B = BOLLARD
- FDC = FIRE DEPARTMENT CONNECTION
- FH = FIRE HYDRANT
- HS = IN-SLAB HEATING
- GM = GAS METER
- LF = WALL-MOUNTED LIGHT FIXTURE
- LS = LIGHT STANDARD
- ▲ = PRINCIPAL ENTRANCE
- △ = EXIT DOOR
- △/H = OVERHEAD DOOR
- △/N = WITH NUMBERS, DENOTES REVISION
- = BARRIER-FREE PARKING SPACE
- CAV PAINTED LOGO & SIGN ON POST OR WALL

REVISIONS:

No.	DATE	DESCRIPTION
0	22 JUN 2018	ISSUED FOR SPA

PERMIT	
TENDER	
CONSTRUCTION	

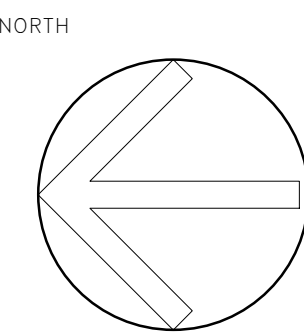
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWC ARCHITECTS INC. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



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ARCHITECT'S/ENGINEER'S STAMP



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1805 WOODWARD DRIVE,
OTTAWA, ON K2C 0P9 CANADA
TEL.613-226-8830 FAX:613-226-7709

OWNER
DAN MURPHY, FORD

PROJECT
PROPOSED AUTOMOBILE DEALERSHIP

DRAWING TITLE
SITE PLAN

PROJECT No. 1840

SCALE As indicated

DRAWN BY TC

DATE 18 JUNE 2018

DRAWING No.

A100