

**SITE / BUILDING / PARKING SUMMARY:**

**TOTAL SITE AREA = 33,784 m<sup>2</sup> (8.35 acres)**  
 VW SITE = 11,259 m<sup>2</sup> (2.78 acres)  
 SUBARU SITE = 11,071 m<sup>2</sup> (2.74 acres)  
 NISSAN SITE = 11,453 m<sup>2</sup> (2.83 acres)  
**= 33,784 m<sup>2</sup> (8.35 acres)**

**BUILDING AREAS: (OUT-TO-OUT)**  
 VW SITE = 2,970 m<sup>2</sup>  
 SUBARU SITE = 3,430 m<sup>2</sup>  
 NISSAN SITE = 2,011 m<sup>2</sup>  
**= 8,411 m<sup>2</sup>**

**OVERALL FLOOR SPACE INDEX = 0.25**

**LOT COVERAGE:**  
 VW SITE = 2,448 m<sup>2</sup>  
 SUBARU SITE = 2,781 m<sup>2</sup>  
 NISSAN SITE = 1,525 m<sup>2</sup>  
**= 6,754 m<sup>2</sup>**

**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 m<sup>2</sup>  
 SUBARU SITE = 1,128 m<sup>2</sup>  
 NISSAN SITE = 1,743 m<sup>2</sup>  
**= 11,976 m<sup>2</sup>**

**% LANDSCAPE AREA = 35.4%**

**PARKING ON SITE:**

	REQ'D	PROVD
VW SITE	59 spaces	183 spaces
SUBARU SITE	xx	203 spaces
NISSAN SITE	30 spaces	185 spaces
	= xx	571 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

**SITE PLAN SYMBOLS**

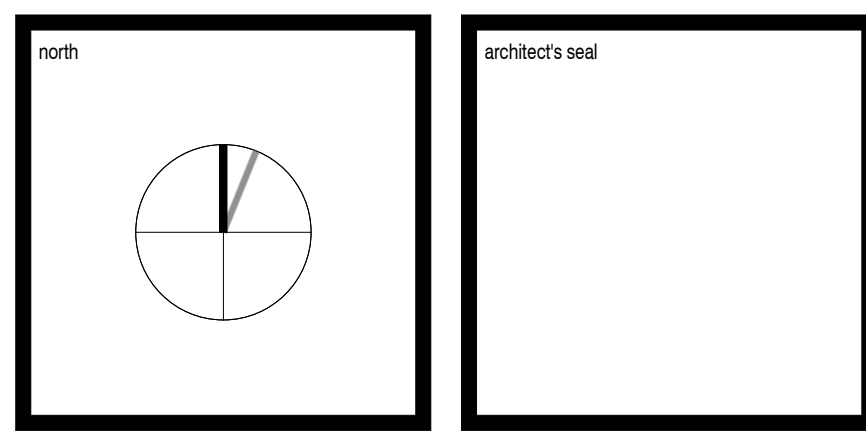
ICON	DESCRIPTION
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Property Lines
[Symbol]	Setback Lines
[Symbol]	Fence
[Symbol]	Road Lanes
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Degraded Concrete Curb
[Symbol]	Concrete Sidewalk
[Symbol]	Proposed Concrete 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 Bolted 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 (15m centerline radius on all turns, TYP)
[Symbol]	Fire Department Connection
[Symbol]	Fire Hydrant

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

**REVISIONS**

No.	DATE	DESCRIPTION
0	11 Jan 2022	Issued for 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.



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**owner**  
**ZENA INVESTMENT CORPORATION**

**project**  
**MYERS BARRHAVEN SUBARU AUTOMOBILE DEALSHIP**  
 4149 Strandherd Drive

**drawing title**  
**SITE PLAN - OVERALL COMPOSITE PLAN**

<b>project no.</b>	<b>KWC 2174</b>	<b>drawing no.</b>	<b>A010A</b>
<b>scale</b>	<b>As indicated</b>	<b>drawn by</b>	<b>CM / AK</b>
<b>date</b>	<b>11 JANUARY 2022</b>		