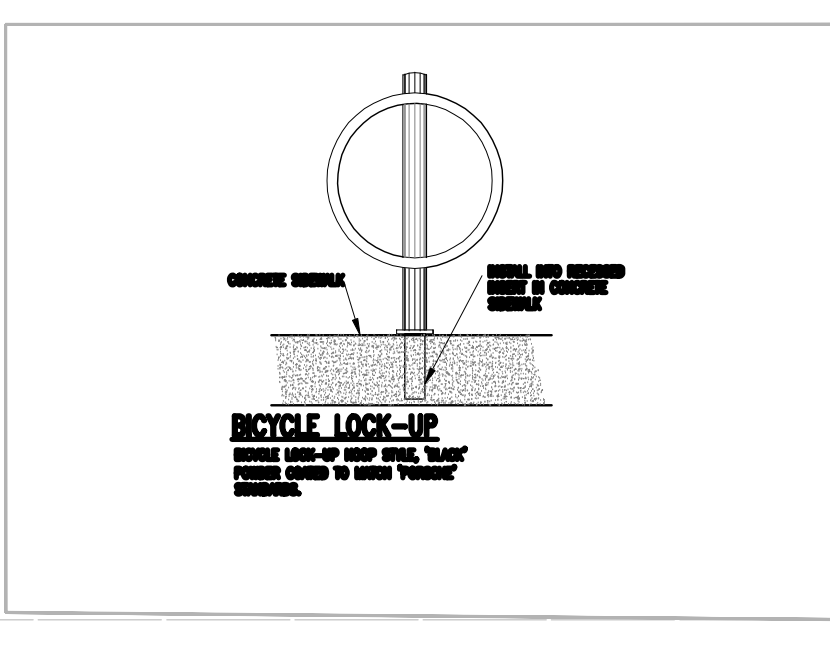


SITE STATISTICS AND ZONING TABLE		
GROSS FLOOR AREA	EXISTING	NEW
	PROPOSED	1,300.64 m ² (34)
TOTAL REQUIRED PARKING	39.55	26.45
STORAGE PARKING		61
ZONING	GM12 H(11)	
ZONING MECHANISM	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	31466.89 m ²
MINIMUM LOT WIDTH	NO MINIMUM	43.63 m
MINIMUM FRONT AND CORNER SET BACKS	3.00 m	7.68 m (MICHAEL ST.) 1.68 m (PARISIEN ST.)
MINIMUM INTERIOR YARD SET BACKS	NOT MINIMUM	3.79 m
MINIMUM REAR YARD SET BACKS	3.00 m (ABUTTING A ROAD)	15.51 m
MAXIMUM HEIGHT	11.00 m	7.2 m
MAXIMUM FSI	2.0	0.3
MINIMUM LANDSCAPED WIDTH	3.00 m (ABUTTING A ROAD)	1.68 m
PARKING	REQUIRED	PROVIDED
SALES / SHOWROOM	2 PER 100m ² (JLR:730) m ² (14.6) Volvo:31.30 m ² (7.03) = 21.63	JLR:15 + Volvo:7 Total: 22
OTHER	1 PER 100m ² (JLR:95) m ² (0.95) Volvo:712.85 m ² (17.13) = 8.07	JLR:0 + Volvo:8 Total: 8
BAYS	2 PER BAY (JLR:12) (24) Volvo:6 (12) = 36	36
TOTAL		65.71 (JLR:39 + Volvo:27) Total: 68
PARKING STORAGE	N/A	61
TOTAL PARKING		127



- ### DRAWING NOTES
- PROPERTY LINE.
 - NEW ILLUMINATED GROUND SIGN.
 - OUTLINE OF EXISTING BUILDING FOOTPRINT.
 - BUILDING SHOWROOM ENTRANCE.
 - EXISTING CHAINLINK FENCE TO REMAIN.
 - TWO WAY PRIVATE APPROACH.
 - TYPICAL PARKING SPACE 2600m x 5200m
 - ACCESSIBLE PARKING SPACE; 3660m x 5200m c/w PAINTED SYMBOL OF ACCESS & POST-MOUNTED SIGN TO COMPLY WITH OTM, BOOKS. REFER TO SPEC. FOR PAINTING.
 - PAINT LINE, TYPICAL.
 - EXISTING CONCRETE SIDEWALK, TO REMAIN.
 - EXISTING CONCRETE CURB, TO REMAIN.
 - EXISTING CONCRETE DEPRESSED CURB, TO REMAIN.
 - EXISTING ASPHALT PAVING, TO REMAIN.
 - EXISTING LANDSCAPE ISLAND, TO REMAIN.
 - EXISTING LANDSCAPE BUFFER, TO REMAIN.
 - EXISTING LANDSCAPED AREA, TO REMAIN.
 - EXISTING EXTERIOR LIGHT STANDARD, TO REMAIN.
 - EXISTING CUSTOMER PARKING, TO REMAIN.
 - EXIST. MOUNTABLE GUTTER CURB TO REMAIN.
 - EXIST. HYDRO ELECTRICAL POLE
 - EXIST. HYDRO ELECTRICAL LINES
 - NEW BOLLARDS
 - CONCRETE ISLANDS FLUSH W/ASPHALT, NO CURB
 - LOADING SPACE REQUIRED PARKING
 - CUSTOMER AND STAFF.
 - INVENTORY & DISPLAY
 - BIKE RINGS.
 - PARKING ISLANDS PAINTED ON ASPHALT

- ### GENERAL NOTES
- REFER TO LANDSCAPE/CIVIL ENGINEERING FOR ADDITIONAL DIMENSIONS AND DETAILED INFORMATION.
 - TYPICAL PARKING STALL 2,800 X 5,200 MM
 - SEE EXTENT OF WORK AREA, DRAWING C-7 OF 8 FOR EXTENT OF ASPHALT WORKS AND CONCRETE ISLANDS

- ### LEGEND
- CAR ACCESS ARROW PAINTED ON PAVEMENT
 - WELCOME SIGN PAINTED ON PAVEMENT
 - O/H DOOR
 - PUBLIC
 - EXIT DOOR
 - PROPERTY LINE EXISTING & PROPOSED

NOTES

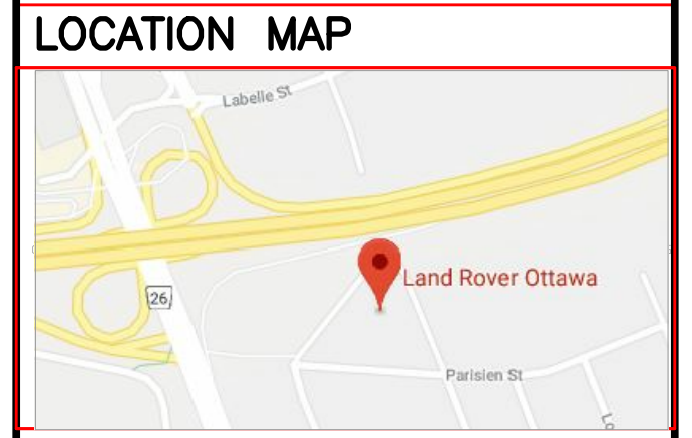
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect.

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.

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LEGAL DESCRIPTION

PART OF LOTS 17 AND 18 REGISTERED PLAN 23 CITY OF OTTAWA

SITE PLAN BASED ON AOV SURVEY AND TOPOGRAPHIC SKETCH DATED FEBRUARY 2021.

no.	date	revision
16	11-28-2022	ISSUED FOR CITY COMMENTS
15	11-28-2022	ISSUED FOR GENERAL REVIEW
14	11-17-2022	ISSUED FOR GENERAL REVIEW
13	07-27-2022	ISSUED FOR GENERAL REVIEW
12	07-27-2022	ISSUED FOR CITY REVIEW
11	05-06-2022	ISSUED FOR REVIEW
10	03-03-2022	ISSUED FOR REVIEW
9	02-02-2022	ISSUED SITE PLAN CONTROL
8	11-24-2021	ISSUED SITE PLAN CONTROL
7	11-24-2021	ISSUED FOR REVIEW
6	10-14-2021	ISSUED FOR REVIEW
5	05-27-2021	ISSUED FOR REVIEW
4	04-11-2021	ISSUED FOR REVIEW
2	03-1-2021	ISSUED FOR REVIEW
1	11-11-2020	ISSUED FOR REVIEW

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ARCHITECT

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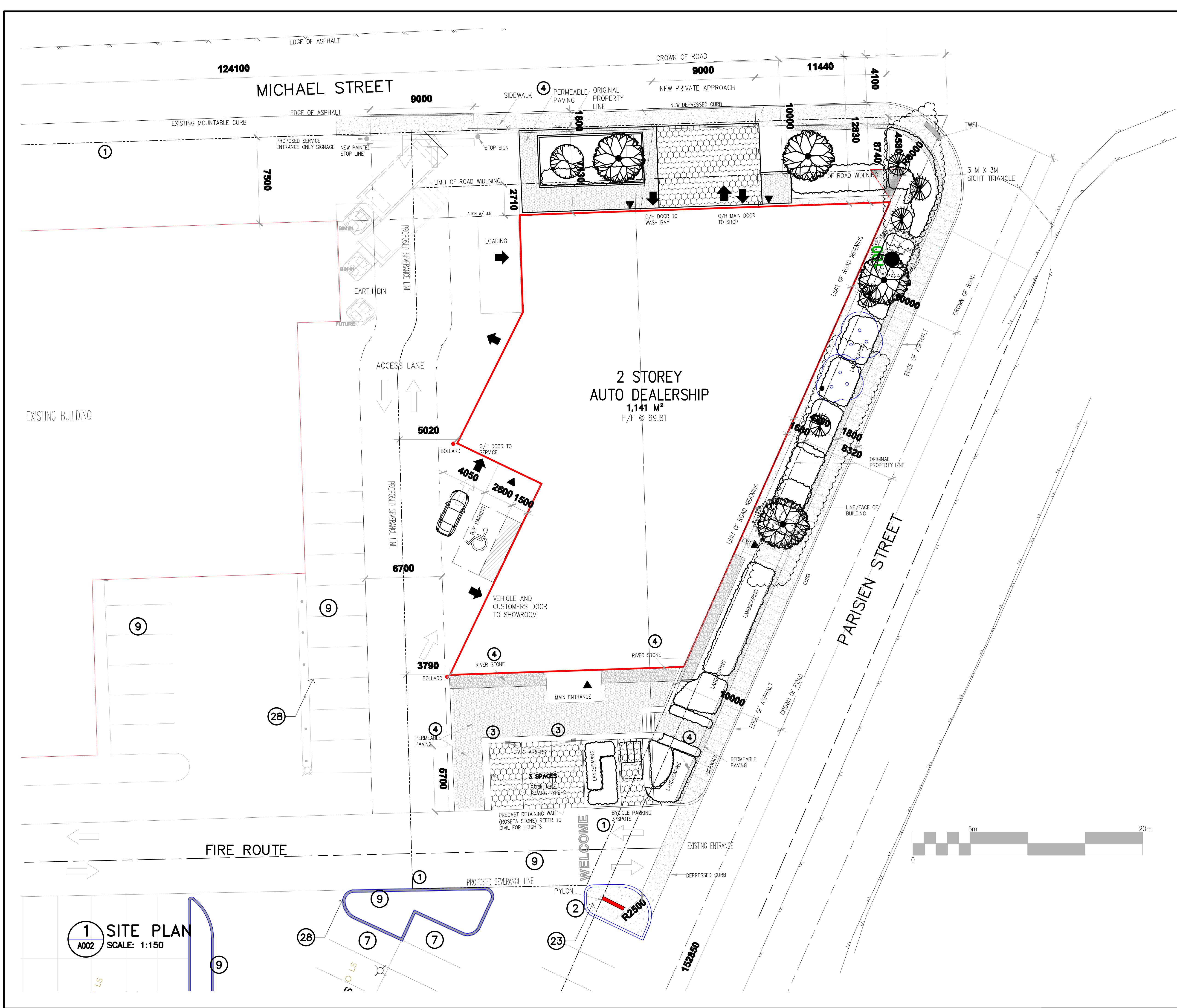
Project: **VOLVO ST. LAURENT**
1328 MICHAEL STREET
OTTAWA, ONTARIO

SITE PLAN

Project No: **1811** Drawn By: **DC** Scale: **AS SHOWN**
Date: **OCTOBER 2022**

SP 01

1 SITE PLAN
A001 SCALE: 1:300



1 SITE PLAN
A002 SCALE: 1:150

DRAWING NOTES

- 1 FEATURE VEHICLE DISPLAY.
- 2 NEW VOLVO PYLON SIGN.
- 3 EV CHARGING STATION.
- 4 RIVERSTONE AND PERMEABLE PAVING.

LEGEND

- ➔ CAR ACCESS ARROW PAINTED ON PAVEMENT
- WELCOME WELCOME SIGN PAINTED ON PAVEMENT
- ➡ O/H DOOR
- ▶ PUBLIC
- ➡➡➡ EXIT DOOR
- PROPERTY LINE EXISTING & PROPOSED

NOTES

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LOCATION MAP

LEGAL DESCRIPTION

PART OF LOTS 17 AND 18
REGISTERED PLAN 23
CITY OF OTTAWA

SITE PLAN BASED ON AOV SURVEY AND TOPOGRAPHIC SKETCH DATED FEBRUARY 2021.

no.	date	revision
12	11-28-2022	ISSUED FOR GENERAL REVIEW
11	11-08-2022	ISSUED FOR GENERAL REVIEW
10	07-27-2022	ISSUED FOR CITY REVIEW
9	06-06-2022	ISSUED FOR REVIEW
8	05-26-2022	ISSUED FOR REVIEW
8	03-03-2022	ISSUED FOR REVIEW
7	11-24-2021	ISSUED FOR REVIEW
6	10-14-2021	ISSUED FOR REVIEW
5	05-27-2021	ISSUED FOR REVIEW
4	04-11-2021	ISSUED FOR REVIEW
2	03-1-2021	ISSUED FOR REVIEW
1	11-11-2020	ISSUED FOR REVIEW

stamp.jpg

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OTTAWA, ONTARIO

OTTAWA ONTARIO

Drawing: **SITE PLAN**

Project No. 1811	Drawn By DC	Scale: AS SHOWN
North Arrow:	Date: JUNE 2022	Drawing No. SP 02

18651

D07-12-22-0012