

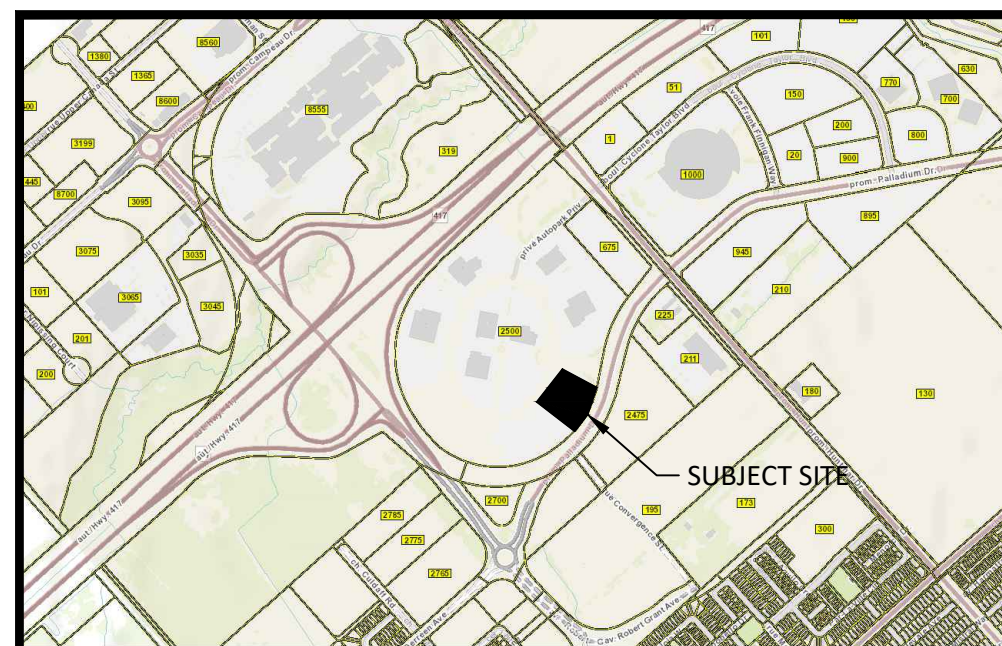
No.	DATE	REVISIONS	BY
3	03/14/24	REVISED AS PER COMMENTS	DF
2	11/07/23	REVISED AS PER COMMENTS	DF
1	07/05/23	ISSUED FOR SPA	DF

Project: CAPITAL DODGE BUILDING ADDITION
2500 PALLADIUM DRIVE #1200
KANATA, ON

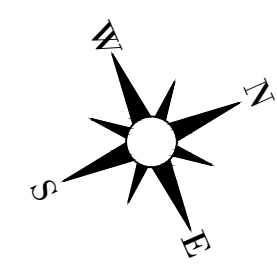
Client: BUTLER AUTOMOTIVE GROUP

Drawing Title: EXISTING CONDITIONS PLAN

	Client Project No:	F1248	Date:	06/21/2023
	Designed By:	J.L.	Drawn By:	D.F.
Scale:		1:400		
Drawing No.:		SP-1		



AUTOPARK PRIVATE



PROJECT DATA
 LEGAL DESCRIPTION
 UNIT 1, LEVEL 1
 OTTAWA-CARLETON VACANT
 LAND CONDOMINIUM PLAN 690
 CITY OF OTTAWA

SURVEY INFORMATION
 SURVEY INFORMATION PROVIDED BY:
 MCINTOSH PERRY SURVEYING INC. - DATED JUNE 7, 2023

SITE COVERAGE

	EXISTING	PROPOSED
GROUND FLOOR AREA	2363m ²	3514m ²
SECOND FLOOR AREA	445m ²	326m ²
TOTAL GROSS AREA	2808m ²	4285m ²
SITE AREA	14588m ²	14588m ²

ZONING
 GM22 - GENERAL MIXED USE

BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD	9.0m	23.7m	23.7m
REAR YARD	7.5m	21.2m	14.9m
SIDE YARD	2.0m	20.4m	20.4m
LOT AREA	1,800m ²	14,588m ²	14,588m ²
LOT WIDTH	30m	110.55m	110.55m

BUILDING HEIGHT	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE	18m	9.3m	7.55m
		16.17%	24.08%

PARKING

SALES/SHOWROOM	REQUIRED	EXISTING	PROPOSED
450m ²	10	10	10
2 PER 100m ² OF GFA			

SERVICE AREA	EXISTING	PROPOSED
28 SERVICE BAYS 2 PER SERVICE BAY	56	56

OTHER AREAS	EXISTING	PROPOSED
1770m ² 1 PER 100m ²	18	18

TOTAL

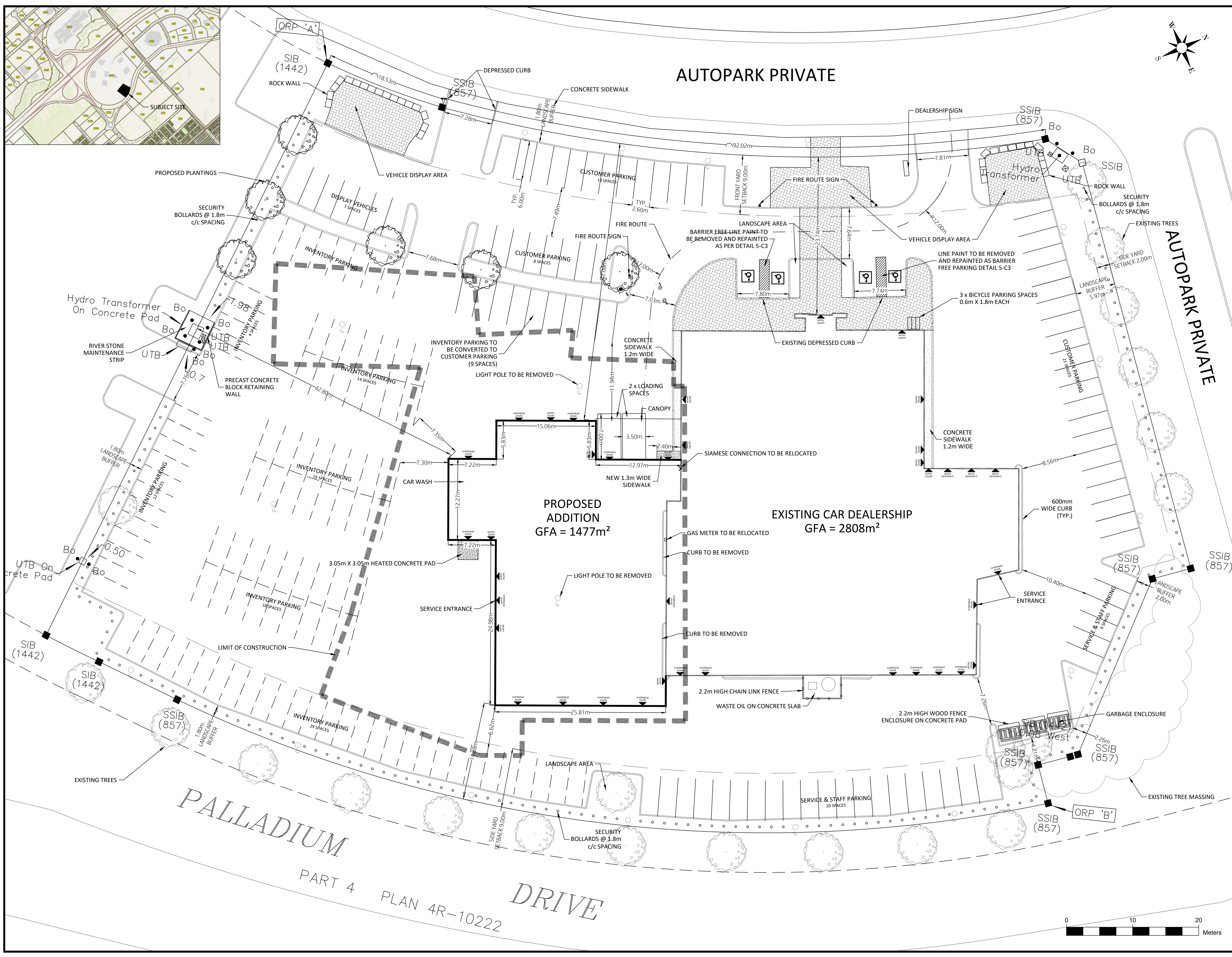
	84	84
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INVENTORY PARKING

Typical Stall Size	EXISTING	PROPOSED
2.6m X 5.2m	101	101
2.6m X 6.0m		

Barrier Free Size

Type	EXISTING	PROPOSED
Type A - 3.7m X 6.0m	4	3
Type B - 2.6m X 6.0m		4



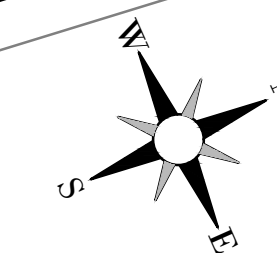
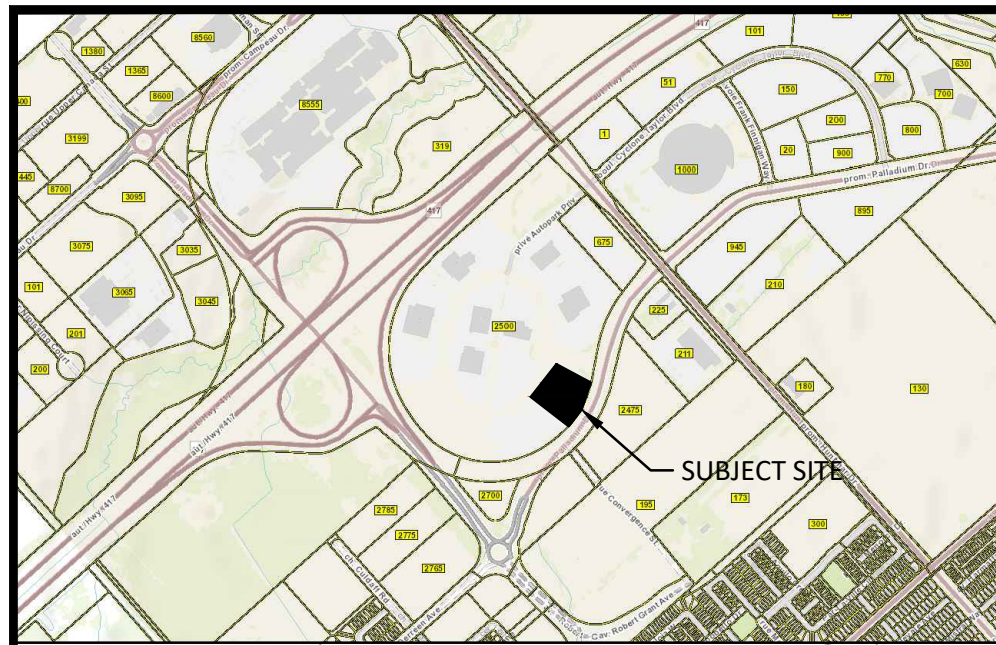
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CAPITAL DODGE
 BUILDING ADDITION
 2500 PALLADIUM DRIVE #1200
 KANATA, ON

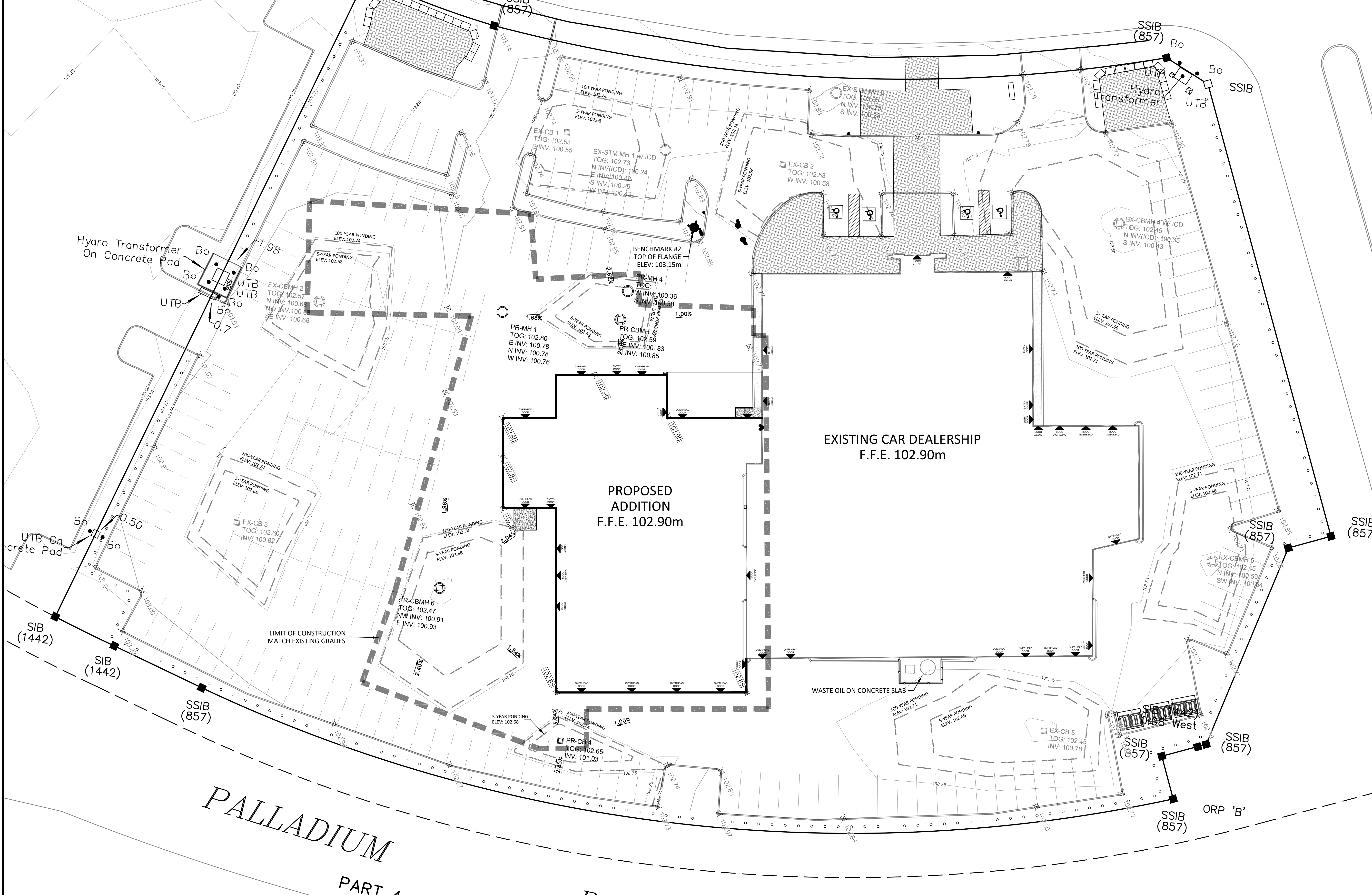
BUTLER AUTOMOTIVE GROUP

PROPOSED SITE PLAN

	Client Project No.	F1248	Date	07/05/2023
	Designed By	J.L.	Drawn By	D.F.
	Scale	1:250		
<h2>SP-2</h2>				



AUTOPARK PRIVATE



- ×XX.XX PROPOSED ELEVATION
- ×xx.xx EXISTING ELEVATION
- ×TGG-XX.XX TOP OF GRATE ELEVATION
- ×TC-XX.XX TOP OF CONCRETE / CURB
- ×BC-XX.XX BOTTOM OF CONCRETE / CURB
- XX.XX EXISTING MAJOR CONTOUR (1m)
- xx.xx EXISTING MINOR CONTOUR (0.25m)

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Client: CAPITAL DODGE
 BUILDING ADDITION
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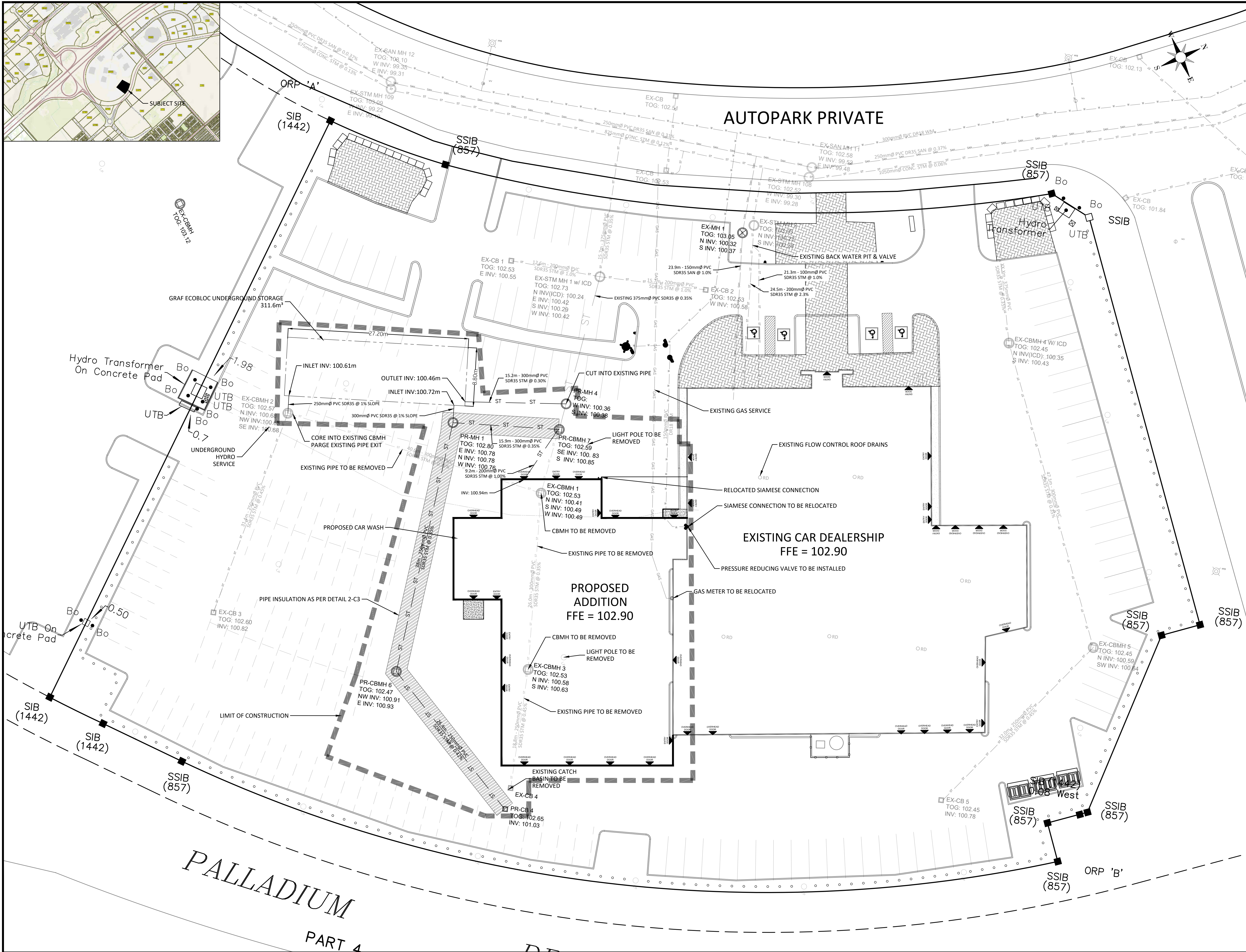
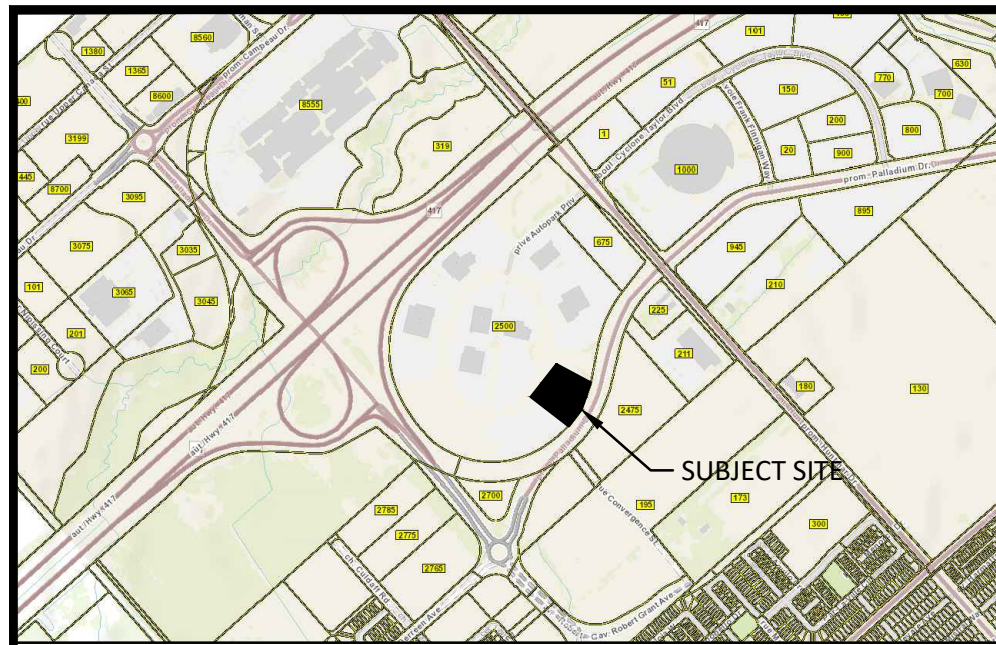
Client: BUTLER AUTOMOTIVE GROUP

Drawing Title: LOT GRADING PLAN

Client Project No.	F1248	Date	07/05/2023
Designed By	J.L.	Drawn By	D.F.
Scale	1:250		



C-1



- NEW -**
- ST — ST — NEW - STORM PIPE NETWORK
 - SAN — SAN — NEW - SANITARY PIPE NETWORK
 - W — W — W — NEW - WATER PIPE NETWORK
 - — — — NEW - POWER SUPPLY
 - UT — UT — NEW - PHONE/FIBER SUPPLY
 - GAS — GAS — GAS — NEW - GAS SUPPLY
- EXISTING -**
- ST — ST — EXISTING - STORM PIPE NETWORK
 - SAN — SAN — EXISTING - SANITARY PIPE NETWORK
 - W — W — W — EXISTING - WATER PIPE NETWORK
 - — — — EXISTING - POWER SUPPLY
 - UT — UT — EXISTING - PHONE/FIBER SUPPLY
 - GAS — GAS — GAS — EXISTING - GAS SUPPLY

- STRUCTURE SYMBOLS**
- XXX MANHOLE
 - ⊕ XXX CATCH BASIN MANHOLE
 - ⊕ XXX DOUBLE CATCH BASIN MANHOLE
 - ⊖ XXX DITCH INLET BASIN MANHOLE
 - ⊗ XXX MISA MANHOLE
- WATER SERVICE SYMBOLS**
- ⊕ W WATER VALVE
 - ⊕ C CURB STOP
 - ⊕ F FIRE HYDRANT
 - ⊕ S SIAMSESE CONNECTION
 - ⊕ M MONITORING WELL

EX-STM MH1 ICD			
DESIGN EVENT	ORIFICE SIZE	DESIGN FLOW (L/S)	INVERT
5-YEAR	143mmØ	67.9	100.24m
100-YEAR	143mmØ	68.8	100.24m

EX-CBMH4 ICD			
DESIGN EVENT	ORIFICE TYPE	DESIGN FLOW (L/S)	INVERT
5-YEAR	HYDROVEX 75 SVHF-1	4.7	100.43m
100-YEAR	HYDROVEX 75 SVHF-1	4.7	100.43m

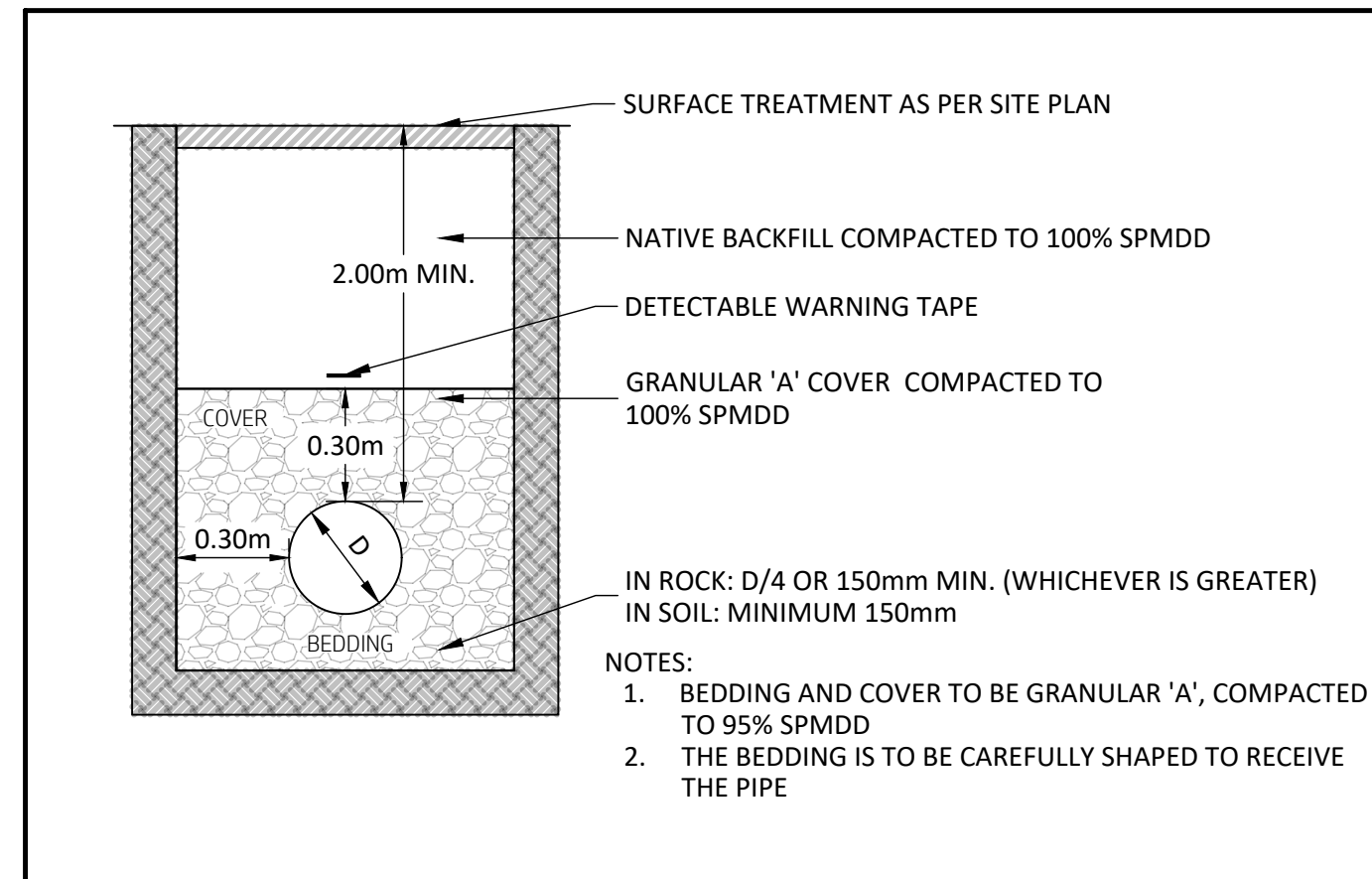
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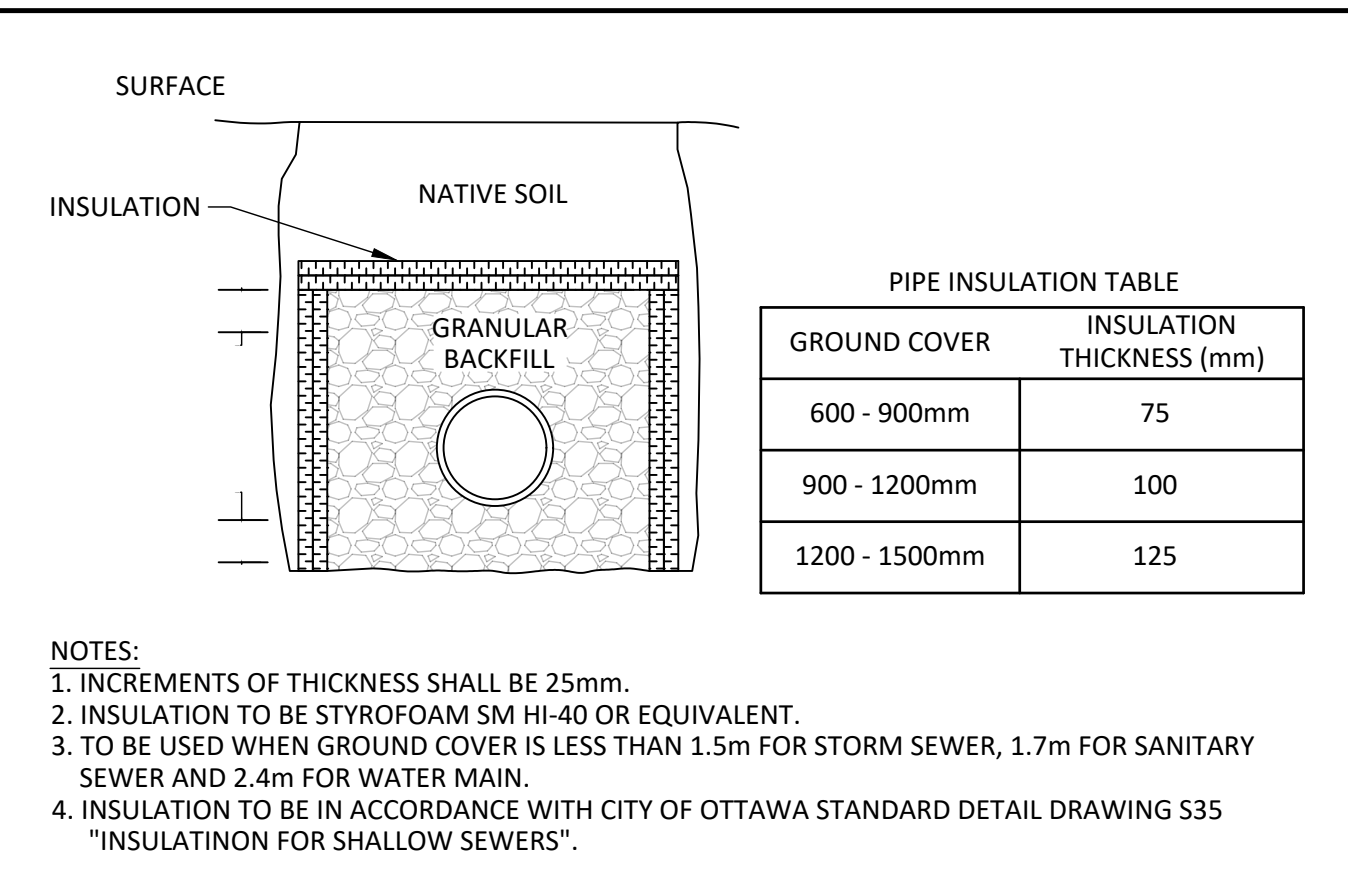
CLIENT: BUTLER AUTOMOTIVE GROUP

DRAWING TITLE: SITE SERVICING PLAN

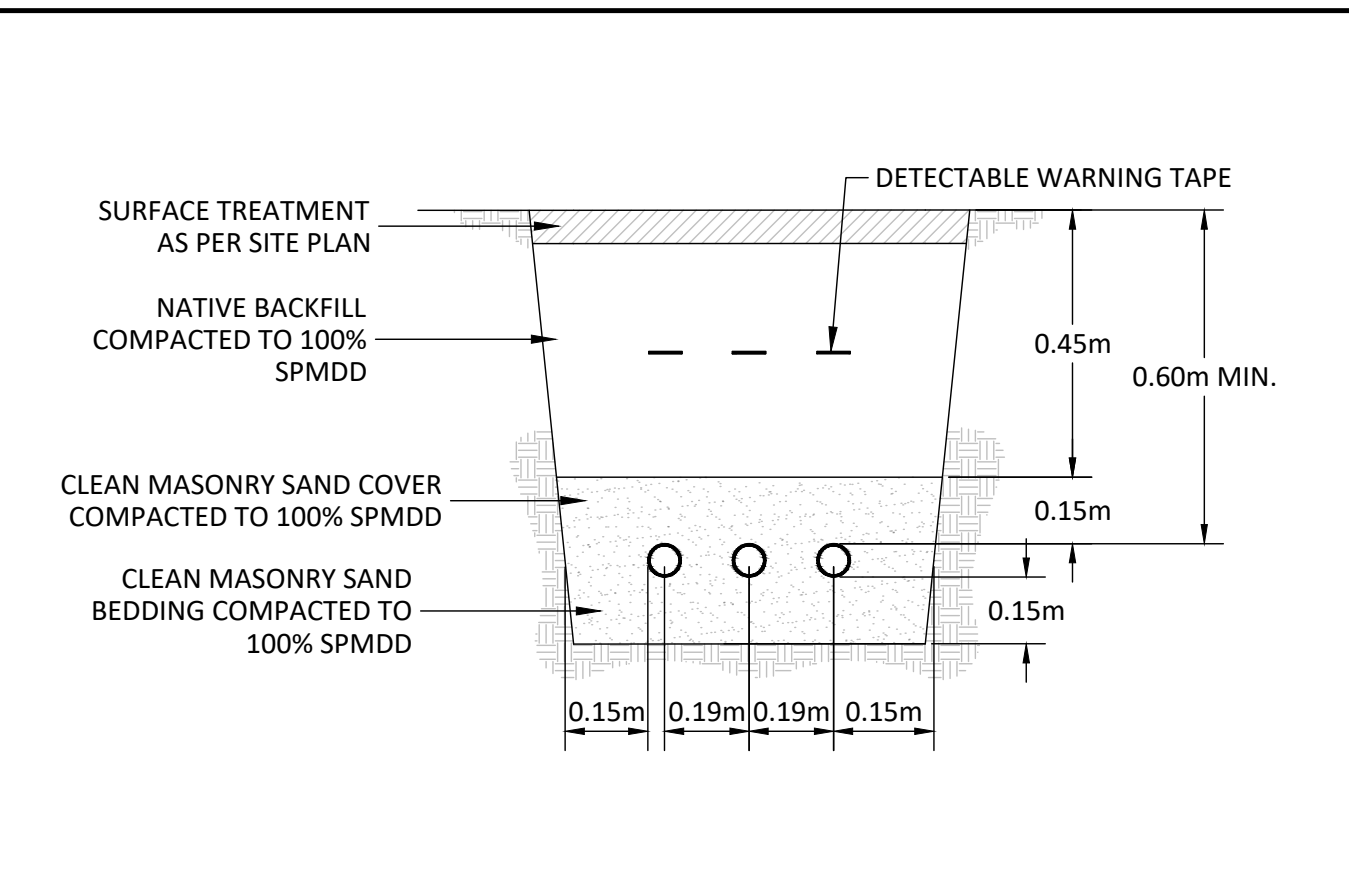
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Designed By	J.L.	Drawn By	D.F.
Scale	1:250		



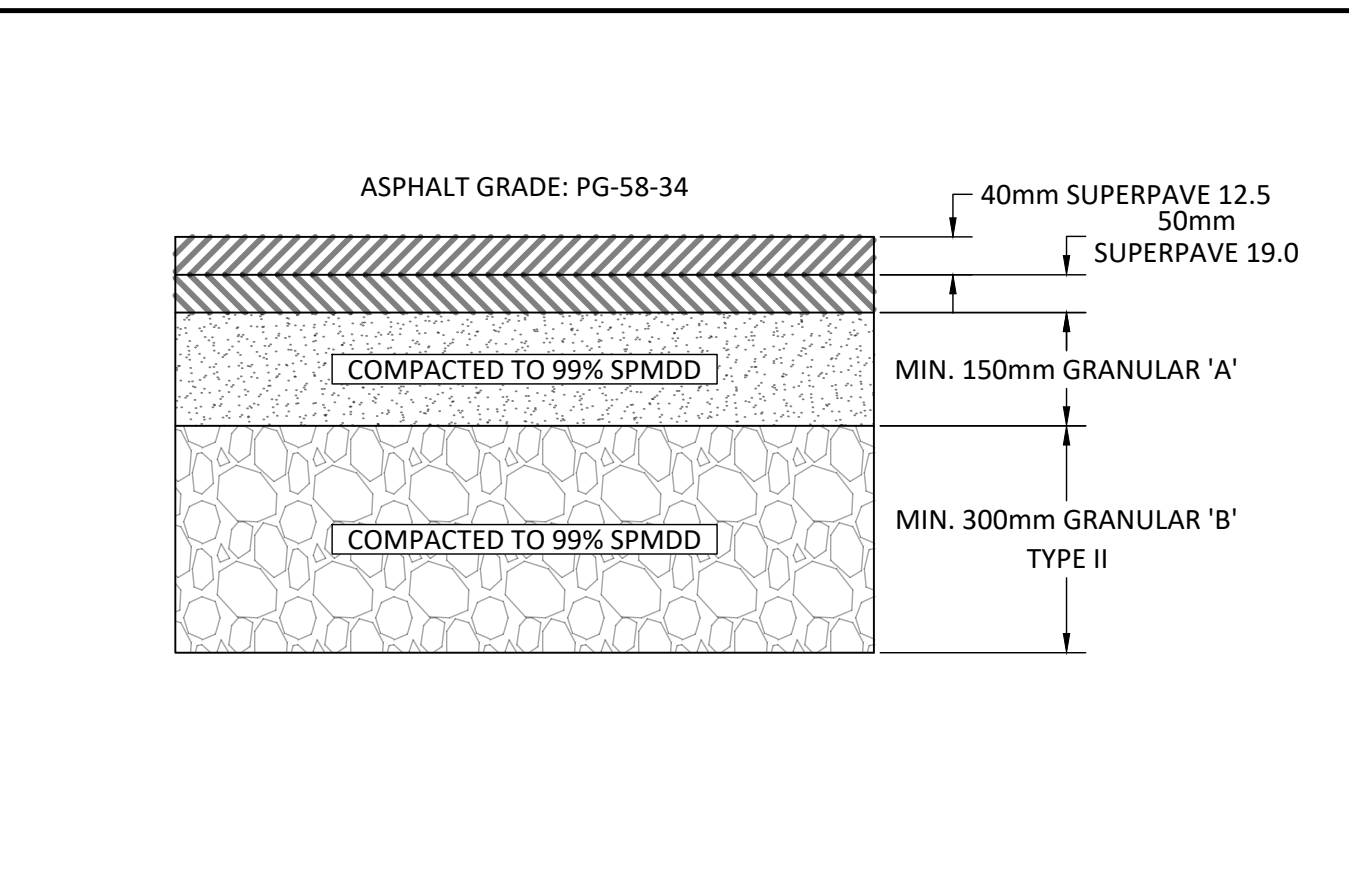
STORM TYPICAL TRENCH (1) C-3



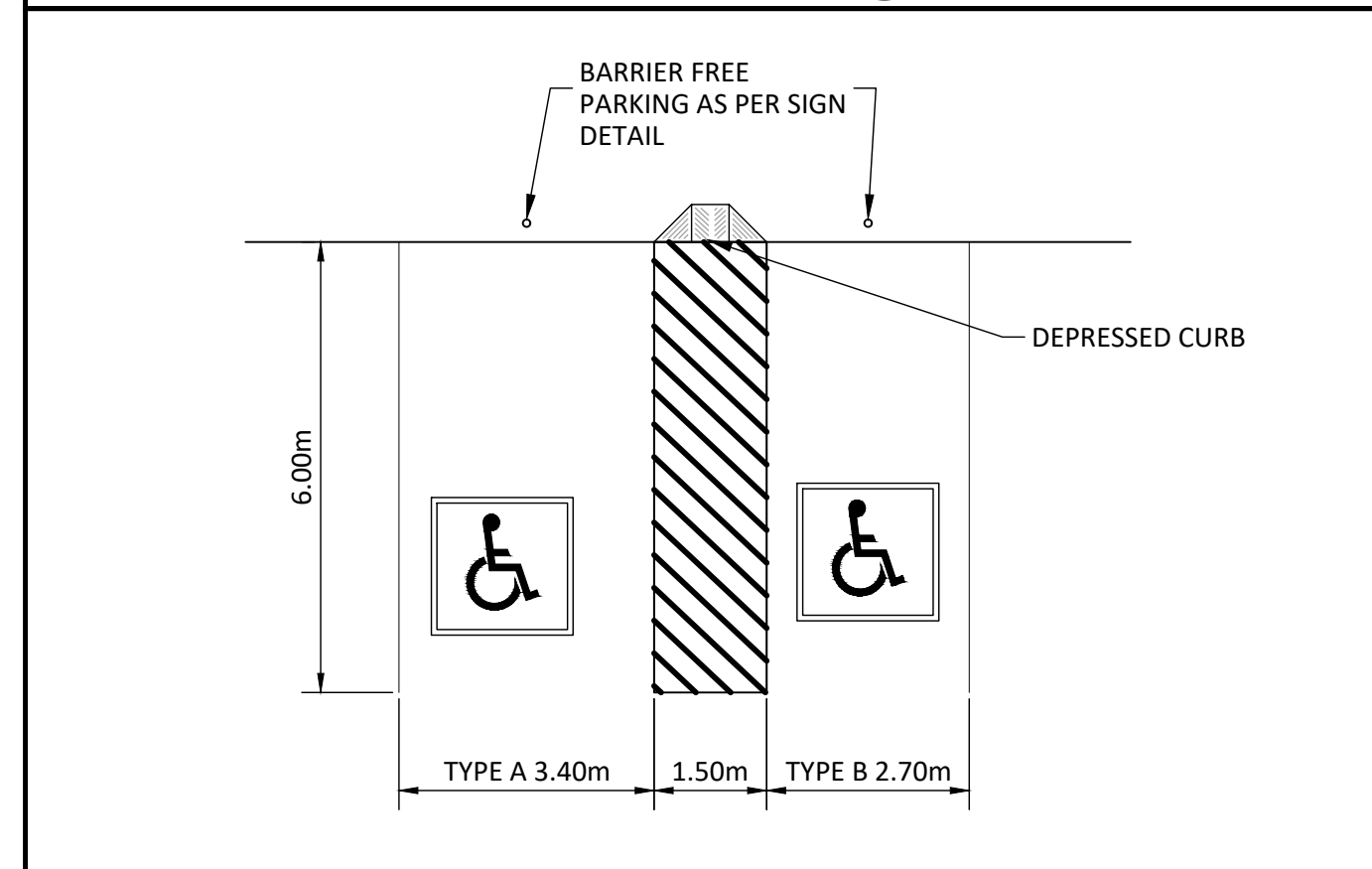
PIPE INSULATION DETAIL (2) C-3



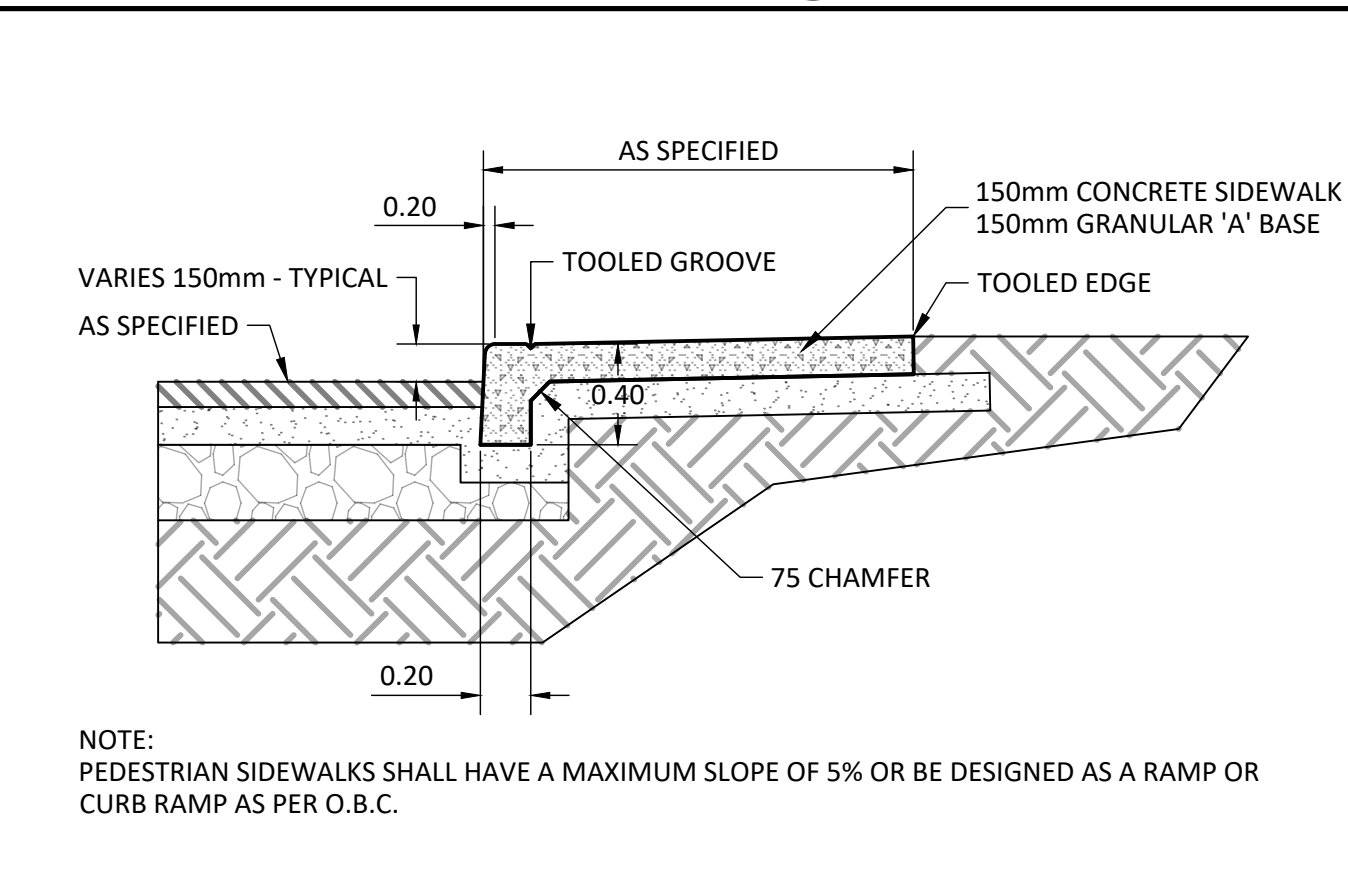
TYPICAL DUCT BANK (3) C-3



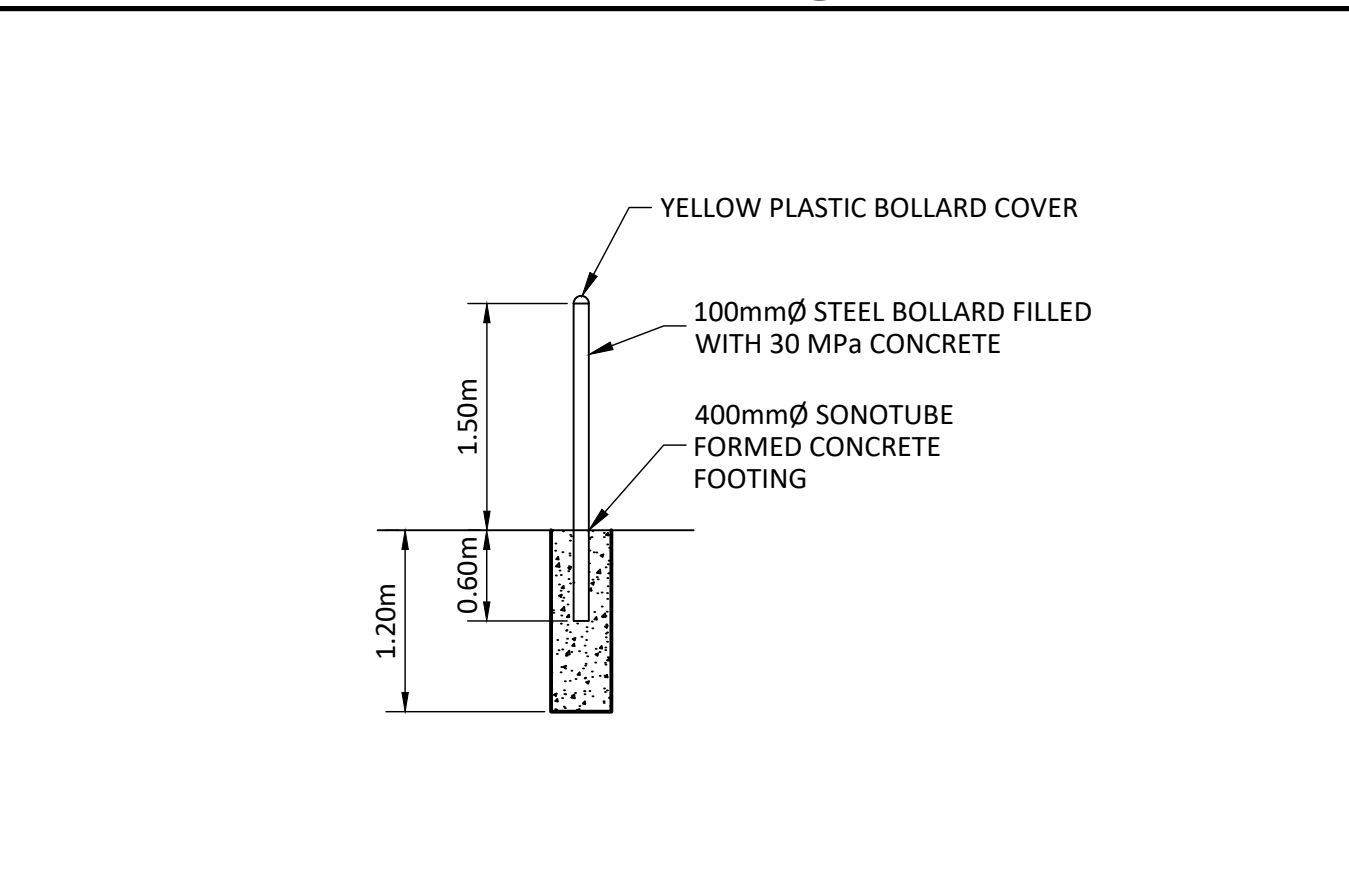
HEAVY DUTY PAVEMENT (4) C-3



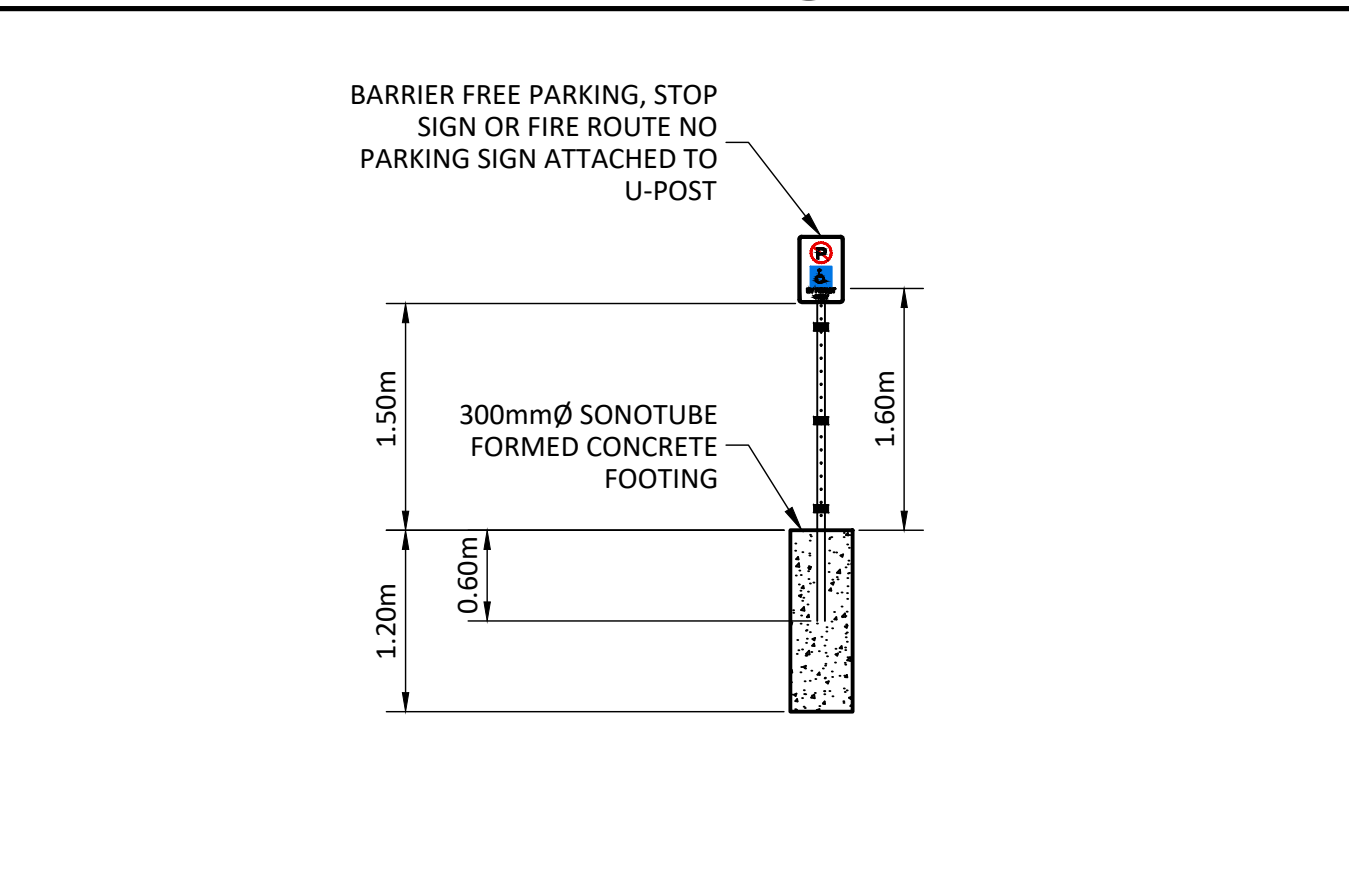
TYPICAL ACCESSIBILITY PARKING (5) C-3



SIDEWALK WITH CURB DETAIL (6) C-3



TYPICAL TRAFFIC BOLLARD (7) C-3



TYPICAL DISABILITY TRAFFIC SIGN (8) C-3

GENERAL NOTES:

- THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY DATA SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THESE PLANS. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY. GAS, HYDRO, CABLE, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON SITE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED.
- ALL UNDERGROUND SERVICES, MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE STATED (OPSS).
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. ANY GRASSED AREAS DISTURBED ARE TO BE REINSTATED WITH MINIMUM 100mm TOPSOIL AND SEED. ROAD CUTS TO BE REINSTATED WITH TOPSOIL AND SEED.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- TREES DESIGNATED BY THE ENGINEER MUST BE PROTECTED AND MAINTAINED DURING CONSTRUCTION AS PER OPSP 220.010
- CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS FROM THE COUNTY, MUNICIPALITY AND/OR CONSERVATION AUTHORITY PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- HOT MIX, HOT LAID ASPHALT CONCRETE AS PER OPSS 1150. MIX DESIGNS SHALL CONTAIN A MINIMUM OF 5.4% ASPHALT CEMENT WITH A PERFORMANCE GRADE OF PG58-34 AND 3.5% AIR VOIDS.
- ALL SIDE WALKS SHALL BE A MIN OF 1.5M WIDTH OR AS SPECIFIED AND CONSTRUCTED AS PER OPSP 310.010.
- ALL SIDEWALKS ADJACENT TO ASPHALT PAVING TO HAVE MINIMUM 150mm BURIED FACE
- PAINT LINES FOR STANDARD PARKING SPACES TO BE CAN/CSB-1.74-2001, ALKYD TRAFFIC PAINT, PAVEMENT SURFACE TO BE DRY, FREE FROM WEAR, FROST, ICE, DUST, OIL, GREASE AND OTHER FOREIGN MATERIALS PRIOR TO PAINTING. PAINT LINES TO BE UNIFORM COLOUR AND DENSITY WITH SHARP EDGES. PROTECT PAVEMENT MARKINGS UNTIL DRY.
- ALL SIGNS INSTALLED AS PER ONTARIO TRAFFIC MANUAL BOOK 5 AND MUNICIPALITY STANDARDS.
- GRADES TO MATCH ADJACENT PROPERTIES AT PROPERTY LINE.
- SLOPES IN LANDSCAPED AREAS SHALL NOT EXCEED 3:1 (3 HORIZONTAL TO 1 VERTICAL).
- BEDDING SHALL BE A MINIMUM 150mm OF GRANULAR "A", COMPACTED TO MINIMUM 98% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.
- SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF GEOTECHNICAL ENGINEER
- BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A".
- TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
- EXTERIOR LIGHT FIXTURES TO BE NIGHT SKY COMPLIANT WITH NO LIGHT SPILLING OFF PROPERTY.

ENVIRONMENTAL

- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION. THE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AND SITE WORKS COMPLETED.

- REGARDLESS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO SUIT THE PROPOSED WORK METHODS TO CONTROL SEDIMENT FROM RUNNING OFF THE SITE OR INTO WATER BEARING FEATURES PRIOR TO ANY DISTURBANCE. FOLLOWING CONSTRUCTION, DISTURBED AREAS, AS WELL AS PROPOSED GRASSED AND VEGETATED SURFACES SHALL BE REINSTATED.
- IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS (416) 362-8392, SHALL BE NOTIFIED IMMEDIATELY.
- IN THE EVENT THAT BURIED ARCHEOLOGICAL REMAINS ARE FOUND DURING CONSTRUCTION ACTIVITIES, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY.
- WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTE OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:
 - THE CITY OF OTTAWA'S ENVIRONMENT DEPARTMENT IS TO BE ADVISED THAT CONTAMINANTS OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED.
 - ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG 153/04 OR AS REVISED;
 - ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 - ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
 - ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATIONS 903 - WELLS OR AS ADVISED;
 - IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF ENVIRONMENT AND THE CITY OF OTTAWA'S ENVIRONMENT DEPARTMENT;
 - CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
 - THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6060) AND TO THE MUNICIPALITY FORTHWITH.

STORM

- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. CONTRACTOR TO MAINTAIN SILT FENCE.
- CBM'S TO HAVE MINIMUM 600mm SUMPS
- STORM PIPE TO BE PVC SDR35.
- CBM'S AS PER OPSP 701.010, FRAME AND GRATE AS PER OPSP 400.020
- INSULATE ALL SEWERS/SERVICES THAT HAVE LESS THAN 1.5M OF COVER WITH THERMAL INSULATION AS PER THE CITY OF OTTAWA STANDARD DETAIL DRAWING S35 "INSULATION OF SHALLOW SEWERS".
- STORM SEWERS TO BE FLUSHED AND CCTV STUDY COMPLETED.
- LEAK TESTING SHALL BE AS PER OPSS AND CITY OF OTTAWA STANDARDS.

ELECTRICAL AND COMMUNICATIONS

- ALL ELECTRICAL AND COMMUNICATION DUCTS TO HAVE A MIN OF 150mm OF SAND BEDDING AND COVER AS PER DETAIL.
- MINIMUM OF 600mm COVER MUST BE PROVIDED ON ALL SERVICES.

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Client: BUTLER AUTOMOTIVE GROUP

Drawing Title: NOTES & DETAILS

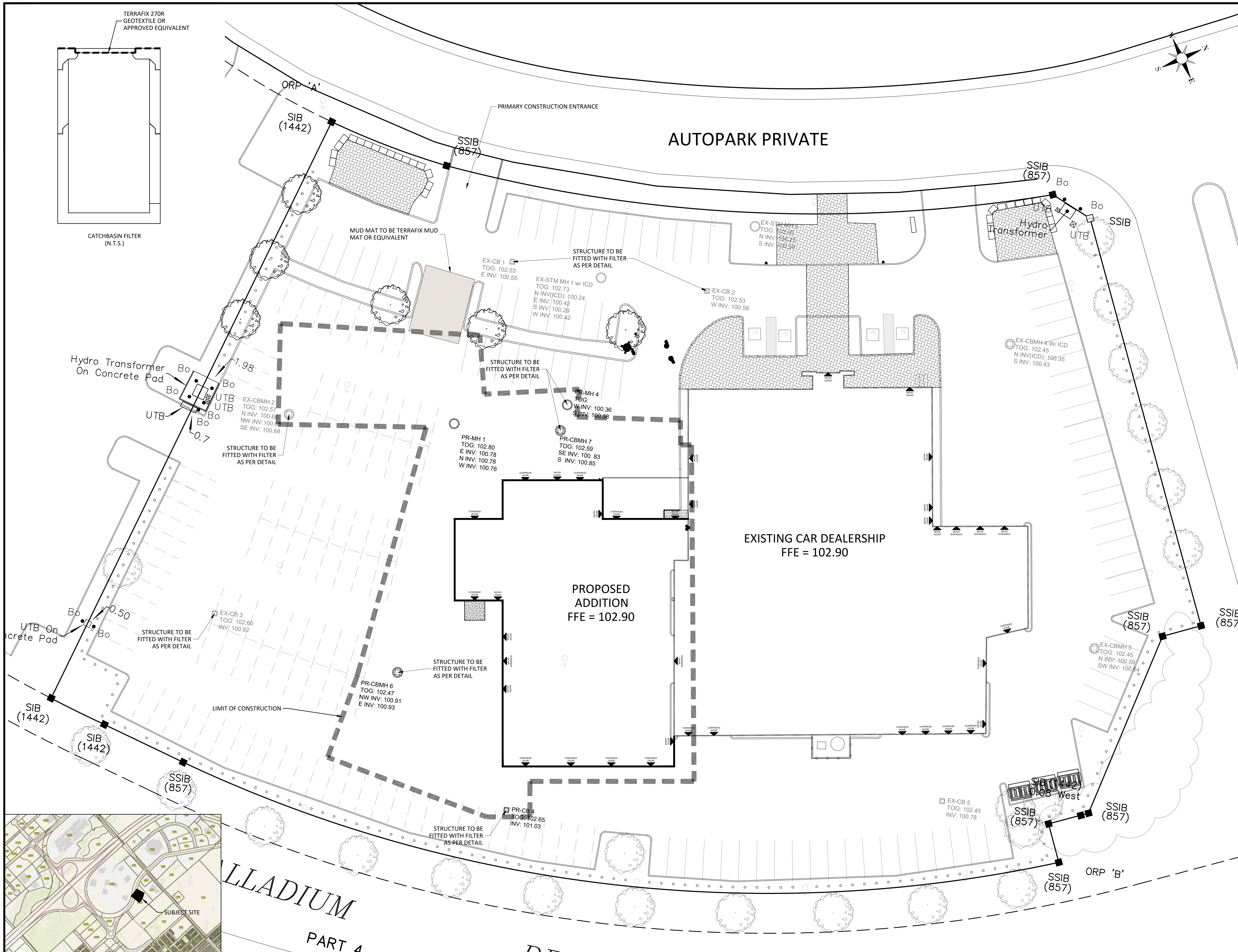
Client Project No. F1258	Date: 07/05/2023
Designed By: J.L.	Drawn By: D.F.
Scale: As Shown	

Stamp: J.C. LOMBARD 2/11/24 PROVINCE OF ONTARIO

Large Text: C-3

NOTES:

1. MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
2. PROTECT DISTURBED AREAS FROM RUNOFF.
3. INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY MAJOR STORM EVENT. CLEAN AND REPAIR AS NECESSARY.
4. PLAN TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
5. DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED.
6. ALL EROSION CONTROL MEASURES TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN DESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
7. CONTRACTOR IS RESPONSIBLE FOR CITY ROADWAY TO BE CLEANED OF ALL SEDIMENT FROM VEHICLE TRACKING AT THE END OF EACH DAY.
8. TAKE ALL NECESSARY STEPS TO PREVENT BUILDING MATERIAL, CONSTRUCTION DEBRIS OR WASTE BEING SPILLED OR TRACKED ONTO ADJUTING PROPERTIES OR PUBLIC STREETS DURING CONSTRUCTION.
9. CATCH BASIN FILTER TO BE PLACED IN EXISTING STORMWATER STRUCTURES ON-SITE.



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2500 PALLADIUM DRIVE #1200
KANATA, ON

CLIENT: BUTLER AUTOMOTIVE GROUP

DRAWING TITLE: EROSION & SEDIMENT CONTROL PLAN

Client Project No.	F1248	Date	07/05/2023
Designed By	J.L.	Drawn By	D.F.
Scale	1:250		

ESC