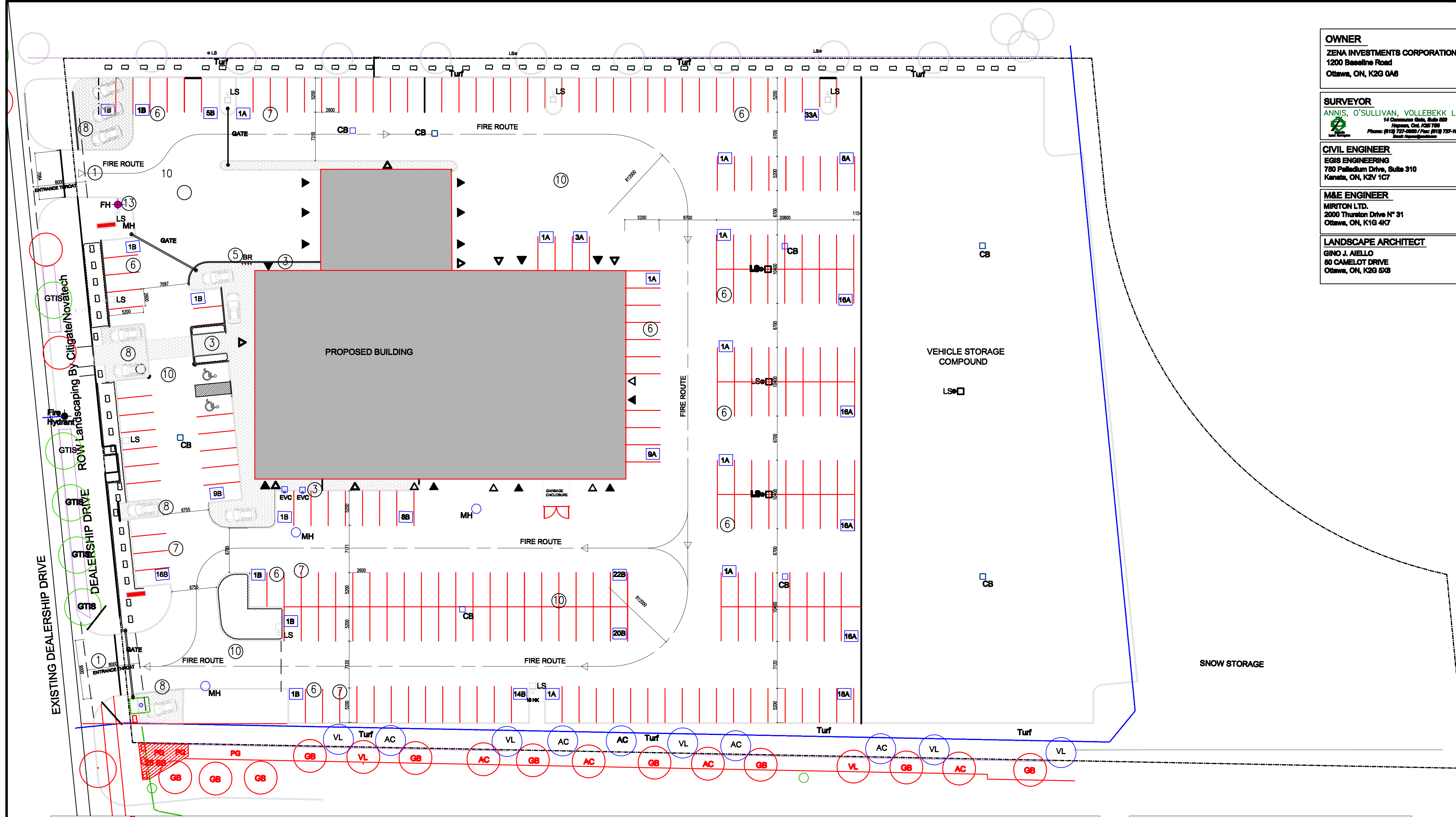
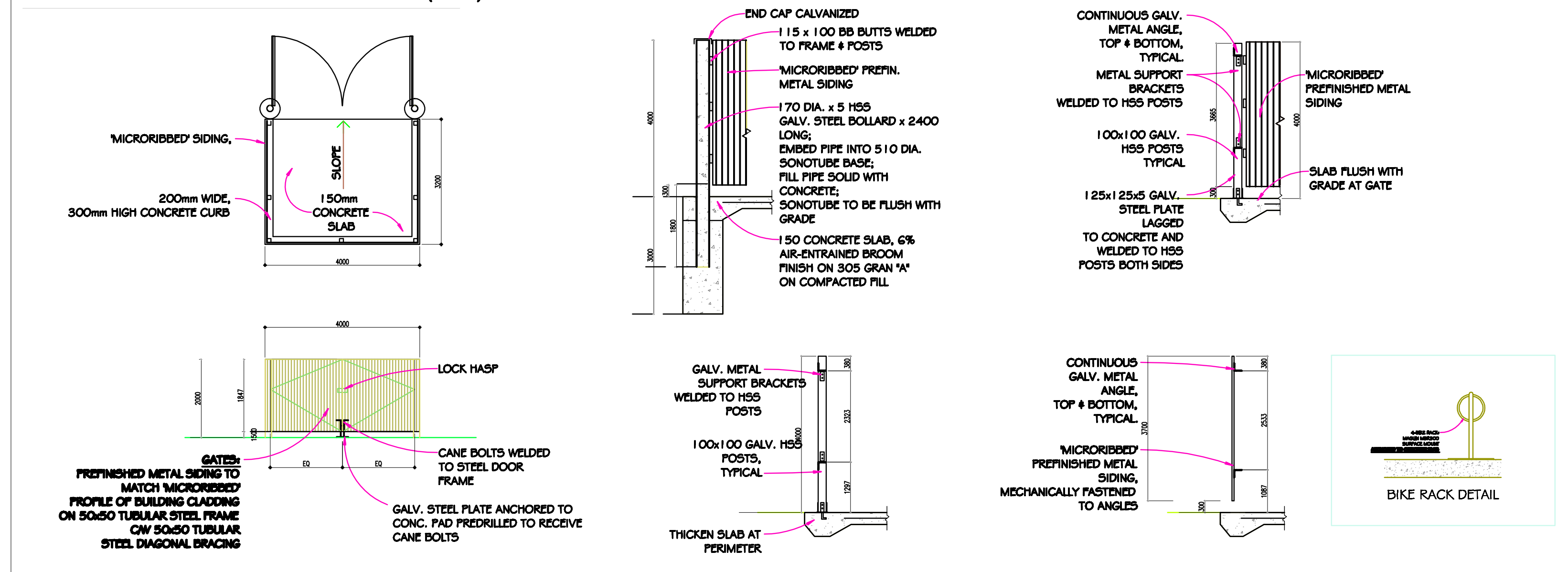




GARBAGE ENCLOSURE DETAILS (NTS)



1 SITE PLAN
SP 01 SCALE 1:500

OWNER
ZENA INVESTMENTS CORPORATION
1200 Baseline Road
Ottawa, ON, K2G 0A8

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
14 Commerce Drive, Suite 100
Ottawa, ON, K2H 7B8
Phone: (613) 727-4000 / Fax: (613) 727-4079
www.aovllb.com

CIVIL ENGINEER
EGIS ENGINEERING
780 Palladium Drive, Suite 310
Kanata, ON, K2V 1C7

M&E ENGINEER
MIRTON LTD.
2000 Thurston Drive N° 31
Ottawa, ON, K1G 4K7

LANDSCAPE ARCHITECT
GINO J. NIELLO
80 CAMELOT DRIVE
Ottawa, ON, K2G 5X8

LOCATION



It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the Architect. All Contractors must comply with pertinent codes & by-laws. Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved. Metric Scale Drawing. All measurements are in millimeters (mm) unless otherwise noted.

LEGAL DESCRIPTION
PLAN 4M-1538
PARTS OF LOTS 17, 18, 19 AND 20
CONCESSION 4 (RIDEAU FRONT) - BLOCK 9 - 4M1638
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.
MAY 4, 2015.

GENERAL NOTES

- DRAWING SP01 TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERING, LANDSCAPE AND ELECTRICAL DRAWINGS
- DRAWING SP01 TO BE READ IN CONJUNCTION WITH LANDSCAPE PLAN
- ALL SNOW TO BE REMOVED FROM SITE AFTER EACH SIGNIFICANT SNOW FALL

DRAWING NOTES

- NEW PRIVATE APPROACH
- NEW DEPRESSED CURB
- NEW SIDEWALK PAVERS
- PRECAST CONCRETE UNIT PAVERS
- BIKE RACKS
- TYPICAL PARKING SPACE (2600X5200)
- 100mm PAINT LINES, TYPICAL
- CAR DISPLAY PAVERS AREA
- 150mm CONCRETE CURBS
- ASPHALT PAVING
- 1.8m SOLID BOARD FENCE
- 1.8m HIGH FENCE
- HYDRANT

LEGEND

- A INVENTORY PARKING
- B STAFF / CUSTOMER PARKING
- PROPERTY LINE
- == CURB
- △ PERSON DOOR
- ▲ O/H DOOR
- GRASS
- PROPOSED PRECAST CONCRETE UNIT PAVERS
- CONCRETE
- BOULDER
- SIAMESE CONNECTION
- FIRE HYDRANT
- LS LIGHT STAND POLE
- CB CATCH BASIN
- BOLLARD
- FIRE ROUTE TRUCKS
- TP TRANSFORMER PAD
- EC E. V. CHARGER
- BIKE RACK PARKING

DEVELOPMENT STANDARDS		
GROSS FLOOR AREAS	EXISTING	NEW
PROPOSED (M²)		
GF AREA BUILDING	N/A	2,087.00
SHOWROOM & SALES AREA	N/A	565.50
ZONING	REQUIRED	PROVIDED
ZONING MECHANISM		
MINIMUM LOT AREA (M²)	10,000.00	18,377.00
MINIMUM LOT WIDTH (M)	100.00	104.28
MINIMUM FRONT SET BACK (M)	6.00	22.56
MINIMUM INTERIOR YARD SET BACKS (M)	6.00	16.87
MINIMUM REAR YARD SET BACKS (M)	6.00	69.15
MAXIMUM HEIGHT (M)	33.00	7.65
MAXIMUM LOT COVERAGE (%)	55%	11.5%
FSI		0.11
MINIMUM LANDSCAPED WIDTH	3.00	3.00
PARKING	REQUIRED	PROVIDED
INVENTORY PARKING # (A)		135
CUSTOMERS/STAFF PARKING # (B)		92
BAYS # (2 PER BAY)		28
EV CHARGER POSITIONS #		4 (2 INTERIOR/2 EXTERIOR)
TOTAL		259
BIKE RACK PARKING	2	4

NOTES

- ACCESSIBLE PARKING SPACE C/W PAINTED SYMBOL OF ACCESS AND POST MOUNTED SIGN TO COMPLY WITH BYLAW AND AODA STANDARDS.
- POST OR BUILDING MOUNTED FIRE ROUTE SIGNAGE TO COMPLY WITH OFC AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- PARKING SPACES RESERVED FOR BARRIER FREE ACCESSIBLE TO BE IDENTIFIED BY A VERTICALLY MOUNTED SIGN IN COMPLIANCE WITH CANCSA-B651 -55
- PARKING SPACES RESERVED FOR BARRIER FREE ACCESSIBLE TO BE IDENTIFIED BY A VERTICALLY MOUNTED SIGN IN COMPLIANCE WITH CANCSA-B651 -55
- EXTERIOR SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES.

NO.	DATE	REVISION
5	26 MAY' 2025	ISSUED FOR RESUBMISSION
4	22 MAY' 2025	ISSUED FOR FINAL REVIEW
3	09 MAY' 2025	ISSUED FOR SITE PLAN REVISION
2	20 MAR' 2025	ISSUED FOR COORDINATION
1	27 FEB' 2025	ISSUED FOR REVIEW

CLIENT	STAMP

brian k. clark
ARCHITECT
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Ottawa, Canada K2P 1G8
TEL: (613) 232-7412 • FAX: (613) 232-1760
Email: brian@brianclark.ca

PROJECT
MYERS NISSAN
DEALERSHIP DRIVE
BARRHAVEN, ONTARIO

OTTAWA ONTARIO
DRAWING
SITE PLAN

PROJECT NO. 2501
DRAWN BY: DC
SCALE: 1:400
DATE: FEB' 2025
DRAWING NO.

SP01