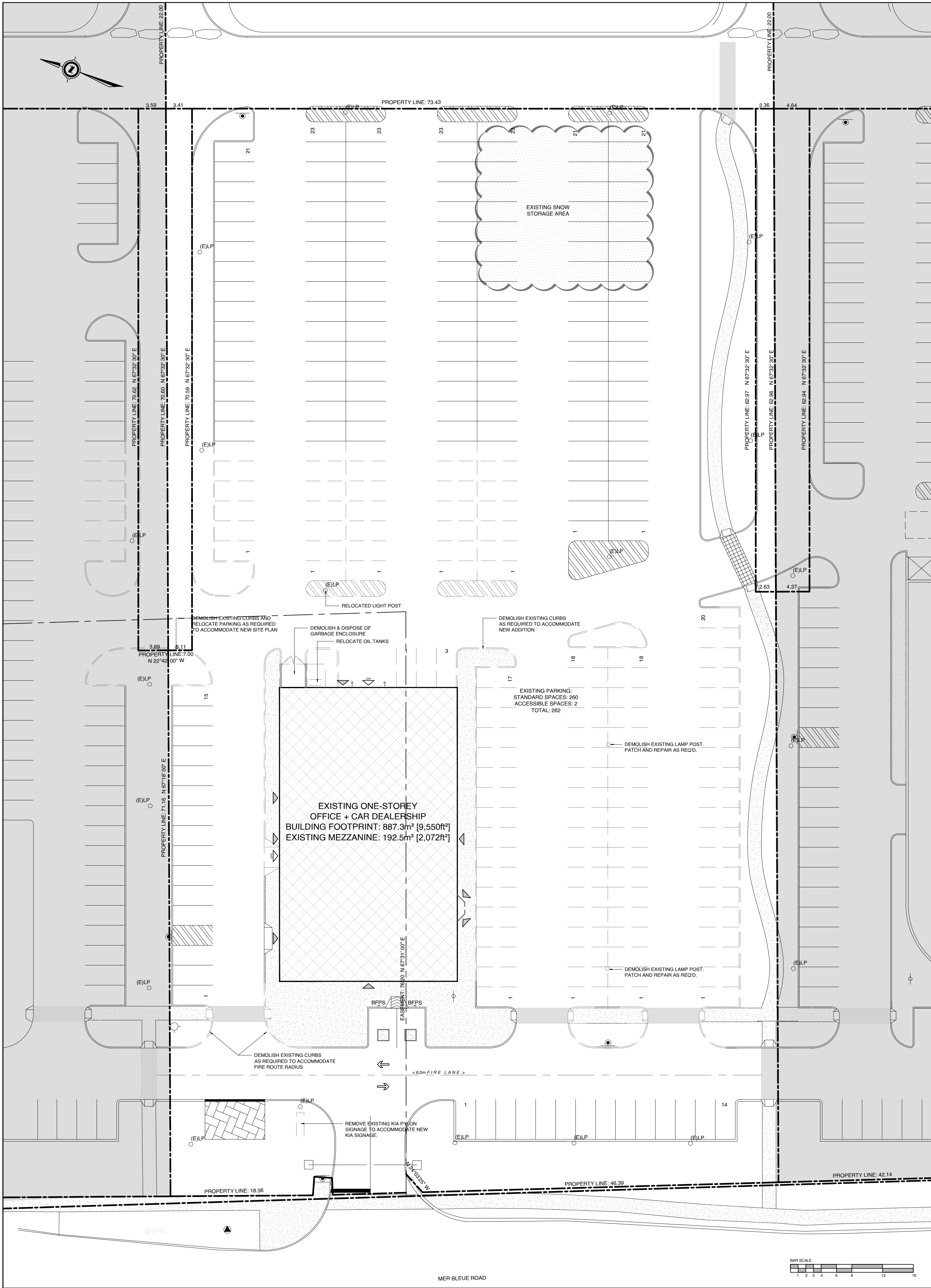




01 SITE PLAN - DEMOLITION
A1.0 SCALE: 1:300



02 KEY PLAN
A1.0 SCALE: N.T.S.

PROPERTY LEGAL DESCRIPTION	
PART 1 PLAN 4R-21307 PART OF LOT 1, CONCESSION 11. GEOGRAPHIC TOWNSHIP OF CUMBERLAND CITY OF OTTAWA Prepared by Annis, O'Sullivan, Vollebakk Ltd. Job No. 12487-11	
PROJECT ZONING REVIEW/STATISTICS	
MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	2045 MER-BLEUE RD., ORLEANS ON
REGISTERED OWNER:	RIDE GROUP
LOT AREA:	12.911m ²
ZONING ANALYSIS:	CM2 (1607) H [21] - h
ZONE:	SHOWROOM + OFFICE + REPAIR GARAGE
PROPOSED USE:	

CLIENT:
RIDE GROUP

NOTES:
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENCE 6062

NORTH ARROW:

SITE PLAN NOTES	
NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHV	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD CW WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES, SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY, MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF OF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURCONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY CW RECESSED POT LIGHTS - REFER TO ELECTRICAL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP, RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

SITE PLAN SYMBOLS	
	NEW OVERHEAD DOOR
	NEW DOOR / ENTRANCE
	BICYCLE PARKING SPACE (1.8mx0.6M)
	NO PARKING LINES
	PARKING STALL COUNT PER ROW
	NEW SIGN, REFER TO SIGN LEGEND
	FIRE ROUTE SIGN
	EXISTING LAMP POST / PROPOSED LAMP POST
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
	VISITOR PARKING
	TWO WAY TRAFFIC
	DEPRESSED CURB (DC)
	TACTILE WALKING SURFACE INDICATORS (TWSI)
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	LIMIT OF DEVELOPMENT
	EXISTING BUILDING
	EXISTING SITE
	NEW CONSTRUCTION
	RIVERSTONE
	SOFT LANDSCAPING
	CONCRETE SIDEWALK
	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
	NEW PARKING SPACES

10	2026.08.28	ISSUED FOR SITE PLAN APPLICATION
09	2026.08.07	ISSUED FOR REVIEW
08	2026.07.27	ISSUED FOR SITE PLAN APPLICATION
07	2026.07.27	ISSUED FOR COORDINATION
06	2026.07.16	ISSUED FOR BUILDING PERMIT
05	2026.07.09	ISSUED FOR COORDINATION
04	2026.06.02	ISSUED FOR REVIEW
03	2026.05.28	ISSUED FOR REVIEW
02	2026.04.10	ISSUED FOR REVIEW
01	2026.02.03	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-16 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

T: 613.739.7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
KIA ORLEANS FIT-UP AND ADDITION

2045 MER-BLEUE RD., ORLEANS ON

SHEET TITLE:
SITE PLAN DEMOLITION

DRAWN BY:
A.L.

CHECKED BY:
B.L.

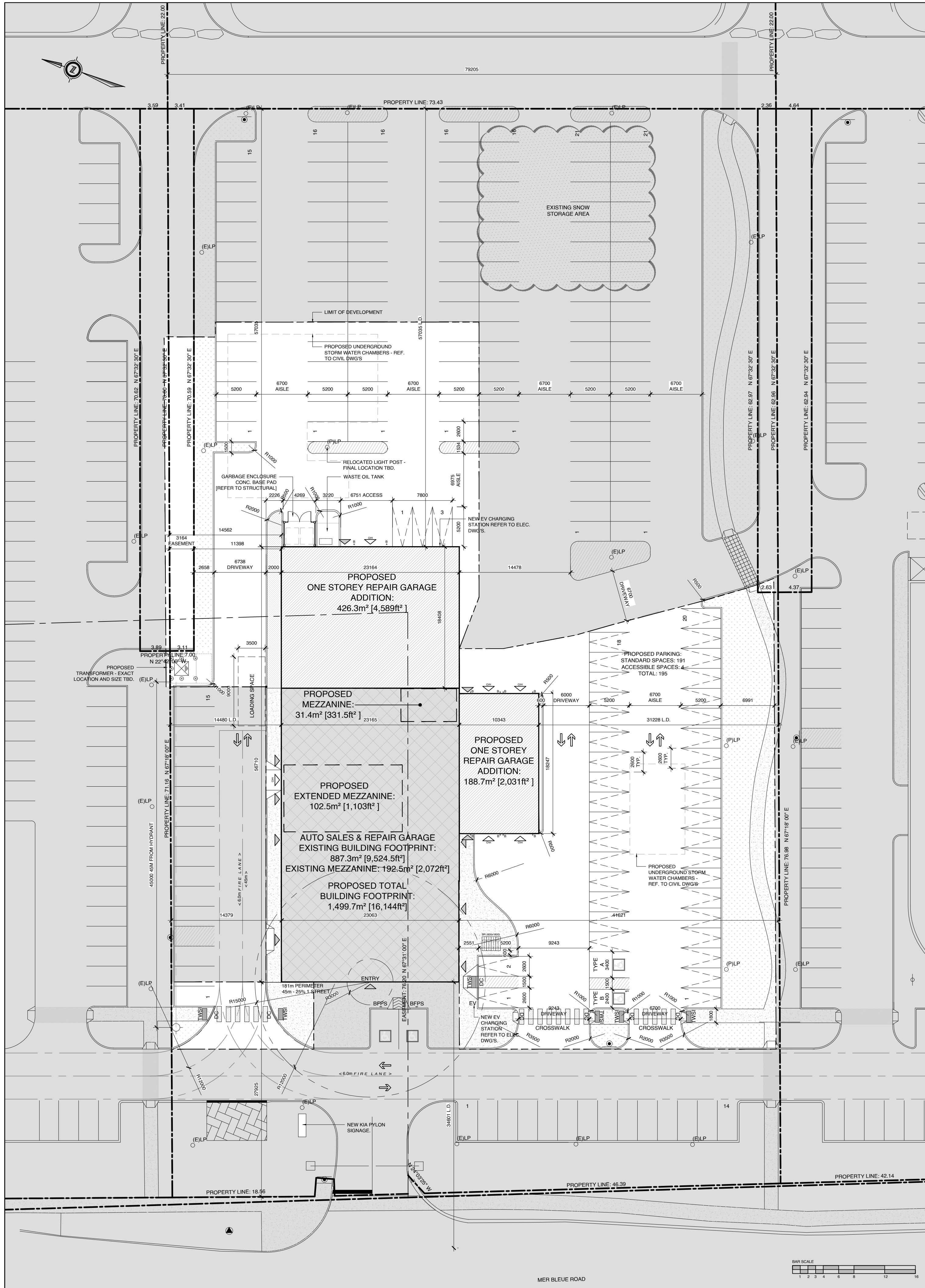
PLOT DATE:
2026.08.28

PROJECT DATE:
2026.02.03

JOB NUMBER:
LA-1164-25

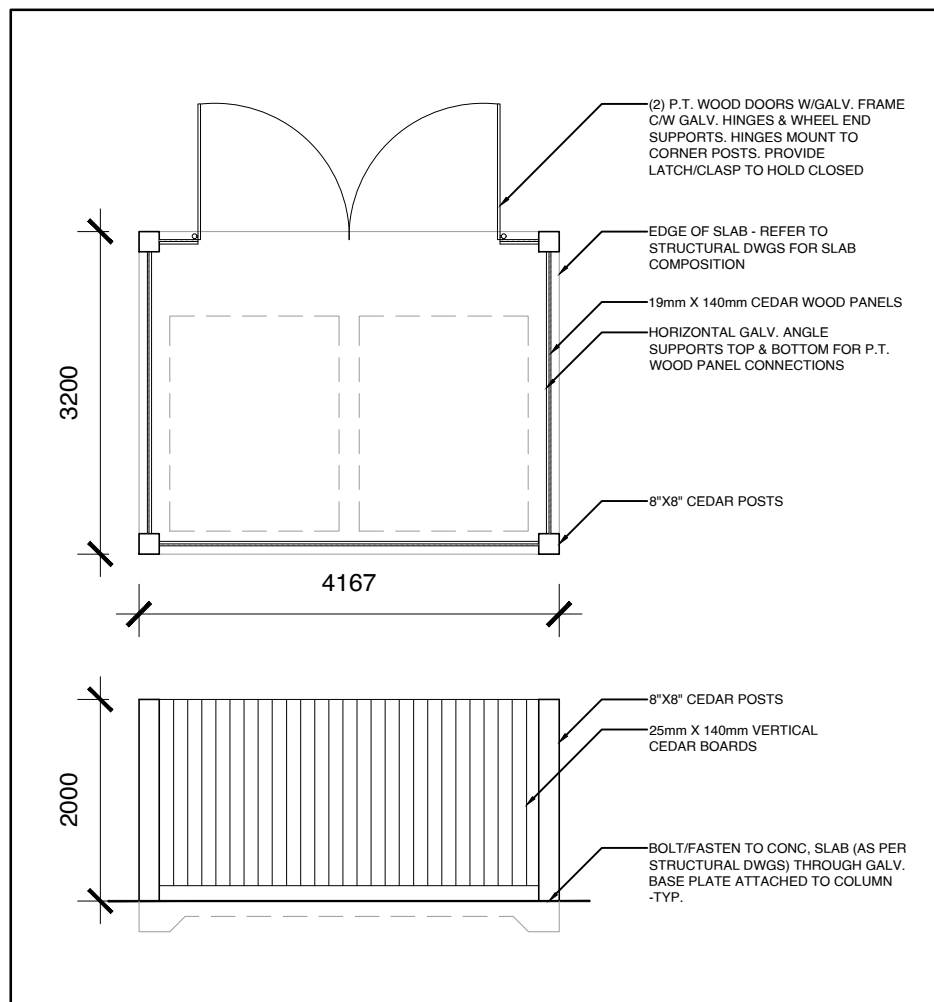
SCALE:
AS SHOWN

SHEET NUMBER:

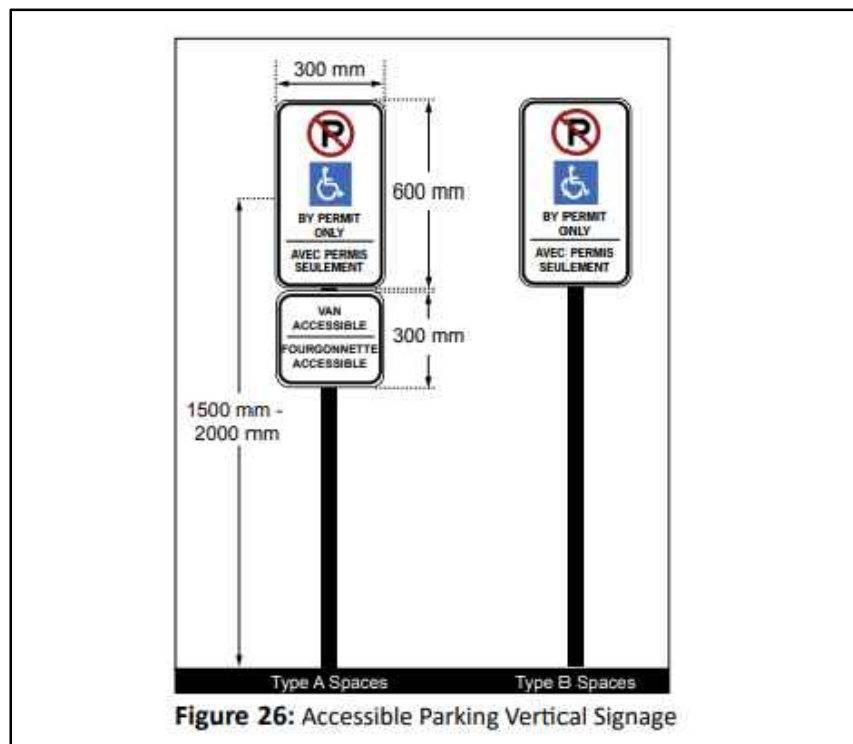


01 SITE PLAN - PROPOSED
A1.1 SCALE: 1:300

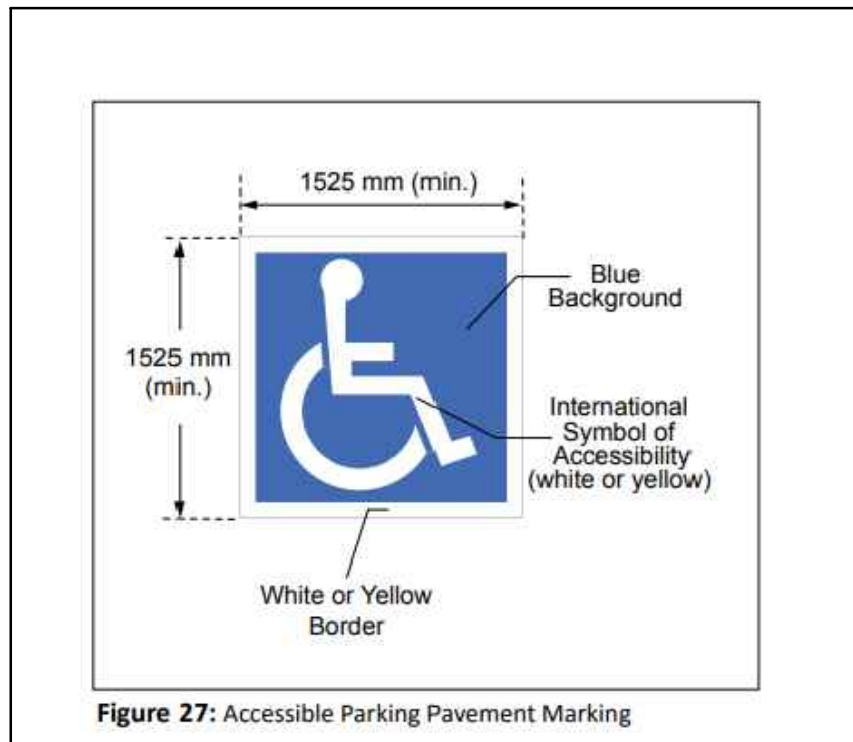
BUILDING AREAS	EXISTING	NEW	TOTAL
BUILDING FOOTPRINT	887.3m ² - 2.6m ² entrance = 884.7m ²	615m ²	1,499.7m ²
GROSS FLOOR AREA:			
OFFICE	81m ²	107.5m ²	188.5m ²
SHOWROOM	299.2m ²	170.7m ²	469.9m ²
SERVICE SHOP	298.6m ²	55.4m ²	354m ²
SERVICE BAY	7 BAYS (433.4m ²)	5 BAYS (230sq m)	11 BAYS (663.4m ²)
TOTAL	1,112.2m ² [INCLUDING MEZZ]	752.3m ² [INCLUDING MEZZ]	1,864.5m ² [INCLUDING MEZZ]



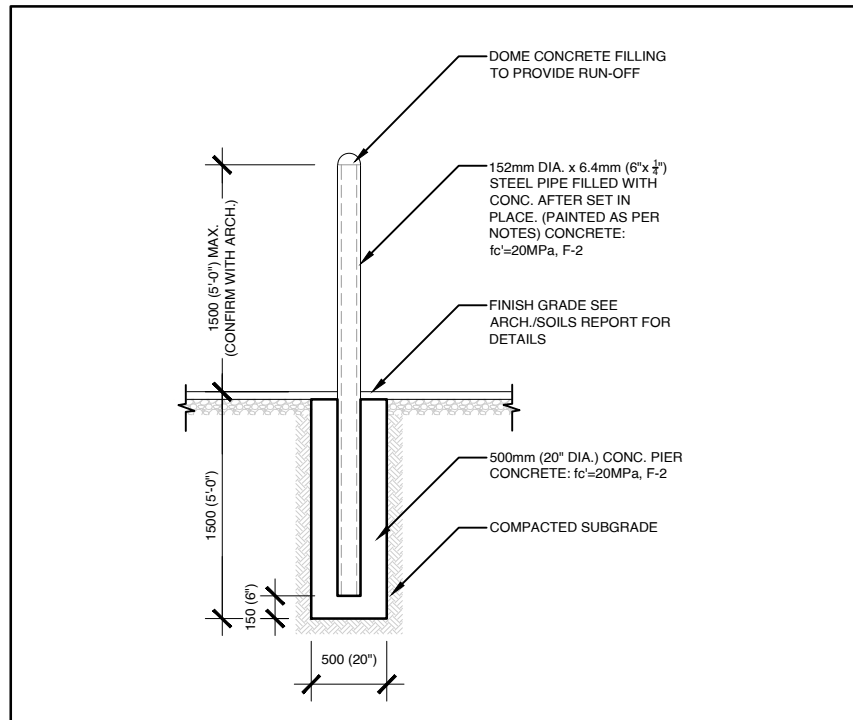
01 GARBAGE ENCLOSURE
A1.1 SCALE: 1:75



02 ACCESSIBLE PARKING SIGNAGE DETAIL A
A1.1 SCALE: NTS



03 ACCESSIBLE PARKING SIGNAGE DETAIL B
A1.1 SCALE: NTS



04 TYPICAL BOLLARD @GRADE DETAIL
A1.1 SCALE: 1:50



02 KEY PLAN
A1.1 SCALE: N.T.S.

ZONING MECHANISM (CM21607H[21])	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	No Minimum	79.21m
MINIMUM LOT AREA	No Minimum	12,897m ²
MINIMUM BUILDING HEIGHT	6.0m	6.97m
MAXIMUM BUILDING HEIGHT	21m	6.97m
MINIMUM FRONT YARD SETBACK	2.0m	27.3m [EXISTING]
MINIMUM REAR YARD SETBACK	7.5m	56.7m
MINIMUM INTERIOR YARD SETBACK	2.0m	14.4m [NORTH], 31.2m [SOUTH]
MAXIMUM FLOOR SPACE INDEX	2	0.11 FSI
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	SALESHOWROOM AREA, 2 PER 100m ² OF GFA + 7 SPACES SERVICE AREA, 2 PER SERVICE BAY + 22 SPACES OTHER AREAS 1 PER 100m ² OF GFA - 6.2 (6 SPACES). TOTAL = 35 SPACES	195 SPACES
MAXIMUM PARKING REQUIREMENTS	N/A WITHIN 600m OF A RAPID TRANSIT STATION. NO LIMITS FOR AUTO DEALERSHIPS.	N/A
PROVIDED PARKING	REGULAR SPACES (NEW)	41 SPACES
	ACCESSIBLE SPACE (TYPE A)	1 SPACE
	ACCESSIBLE SPACE (TYPE B)	1 SPACE
	COMPACT SPACES *** (50% OF PARKING SPACES BY-LAW 2021-218, PART 4 - SECTION 106)	N/A
	TOTAL	43 NEW SPACES / 152 EXISTING SPACES
BICYCLE PARKING REQUIRED	MIN. 2 SHORT TERM	4 SPACES
MINIMUM AISLE WIDTH	PARKING LOT: 6.5m	6.7m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m UP TO 50% OF REQUIRED PARKING SPACES MAY BE 4.6m x 2.4m	LENGTH: 5.2m WIDTH: 2.6m N/A
PROVIDED LOADING	1 SPACE PER 1000-1999m ² OF OFFICE/WAREHOUSE	1
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE - 3.5m	6.7m
MINIMUM WIDTH OF LOADING SPACE	3.5m	3.5m
MINIMUM LENGTH OF LOADING SPACE	9m	9m
MINIMUM VERTICAL CLEARANCE OF LOADING SPACE	4.2m	N/A
MINIMUM LANDSCAPE REQUIREMENTS	3.0m AROUND PARKING LOT	ORIGINAL APPROVED LANDSCAPE PLAN
ACTIVE FRONTAGE	ACTIVE ENTRANCE FACING THE STREET	EXISTING BUILDING CONTAINS DOOR FACING THE STREET.
SITE LAYOUT AND LANDSCAPING	ANY AREA ON COVERED FOR PAVING, PARKING, WASTE, STORAGE, ETC. MUST BE SOFT LANDSCAPED.	AS PER PREVIOUSLY APPROVED SPC.
OUTDOOR STORAGE	NOT PERMITTED	AS PER PREVIOUSLY APPROVED SPC.

SITE PLAN NOTES		SITE PLAN SYMBOLS	
NOTE#	NOTE		
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY	OH	NEW OVERHEAD DOOR
(E)BU	EXISTING BUSHES - REFER TO SURVEY	ND	NEW DOOR / ENTRANCE
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY	BPS	BICYCLE PARKING SPACE (1.8mx0.6M)
(E)CSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY		NO PARKING LINES
(E)OHV	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY	#	PARKING STALL COUNT PER ROW
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY	SE	NEW SIGN, REFER TO SIGN LEGEND
(E)T	EXISTING TREE - REFER TO SURVEY	S1	FIRE ROUTE SIGN
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY	(E)LP / (P)LP	EXISTING LAMP POST / PROPOSED LAMP POST
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD CW WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES. SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.	IP	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN OF PARKING SIGN AND BACKGROUND. ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE" FOUR CORNETTE ACCESSIBLE.	V	VISITOR PARKING
BR	BIKE RACK - REFER TO LANDSCAPE	↔	TWO WAY TRAFFIC
CC	CONCRETE CURB - REFER TO CIVIL		DEPRESSED CURB (DC)
CP	CONCRETE PAD - REFER TO CIVIL		TACTILE WALKING SURFACE INDICATORS (TWSI)
CSW	CONCRETE SIDEWALK - REFER TO CIVIL		PROPERTY LINE
CY	CANOPY CW RECESSED POT LIGHTS - REFER TO ELECTRICAL		MINIMUM SETBACKS (ZONING)
GM	GAS METER - REFER TO SITE SERVICING		LIMIT OF DEVELOPMENT
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL		EXISTING BUILDING
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL		EXISTING SITE
RSL	ROOF STORM LINE - REFER TO CIVIL		NEW CONSTRUCTION
RW	RETAINING WALL - REFER TO CIVIL		RIVERSTONE
SL	SANITARY LINE - REFER TO CIVIL		SOFT LANDSCAPING
STL	STORM LINE - REFER TO CIVIL		CONCRETE SIDEWALK
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL		BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
WTS	WATER SERVICE - REFER TO CIVIL		NEW PARKING SPACES
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL		

PROPERTY LEGAL DESCRIPTION

PART 1
PLAN 4R-21307

PART OF LOT 1, CONCESSION 11.

GEOGRAPHIC TOWNSHIP OF CUMBERLAND
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Job No. 12487-11

PROJECT ZONING REVIEW/STATISTICS

MUNICIPALITY: CITY OF OTTAWA
MUNICIPAL ADDRESS: 2045 MER-BLEUE RD., ORLEANS ON
REGISTERED OWNER: RIDE GROUP
LOT AREA: 12.911m²

ZONING ANALYSIS
ZONE: CM2 [1607] H [21] - h
PROPOSED USE: SHOWROOM + OFFICE + REPAIR GARAGE

CLIENT: **RIDE GROUP**

NOTES:
1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
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SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**
BRANDON G. LAWRENCE
LICENCE 9092

NORTH ARROW:

10 2026.08.28 ISSUED FOR SITE PLAN APPLICATION
09 2026.08.07 ISSUED FOR REVIEW
08 2026.08.07 ISSUED FOR SITE PLAN APPLICATION
07 2026.07.27 ISSUED FOR COORDINATION
06 2026.07.16 ISSUED FOR BUILDING PERMIT
05 2026.07.09 ISSUED FOR COORDINATION
04 2026.06.02 ISSUED FOR REVIEW
03 2026.05.28 ISSUED FOR REVIEW
02 2026.04.10 ISSUED FOR REVIEW
01 2026.02.03 ISSUED FOR REVIEW
No. DATE REVISION

LAWRENCE ARCHITECTS
205-16 DEAN STREET
OTTAWA, ONTARIO
K2E 8B7
T: 613.739.7770
E: INFO@LAWRENCEARCH.COM

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PROJECT:
KIA ORLEANS FIT-UP AND ADDITION

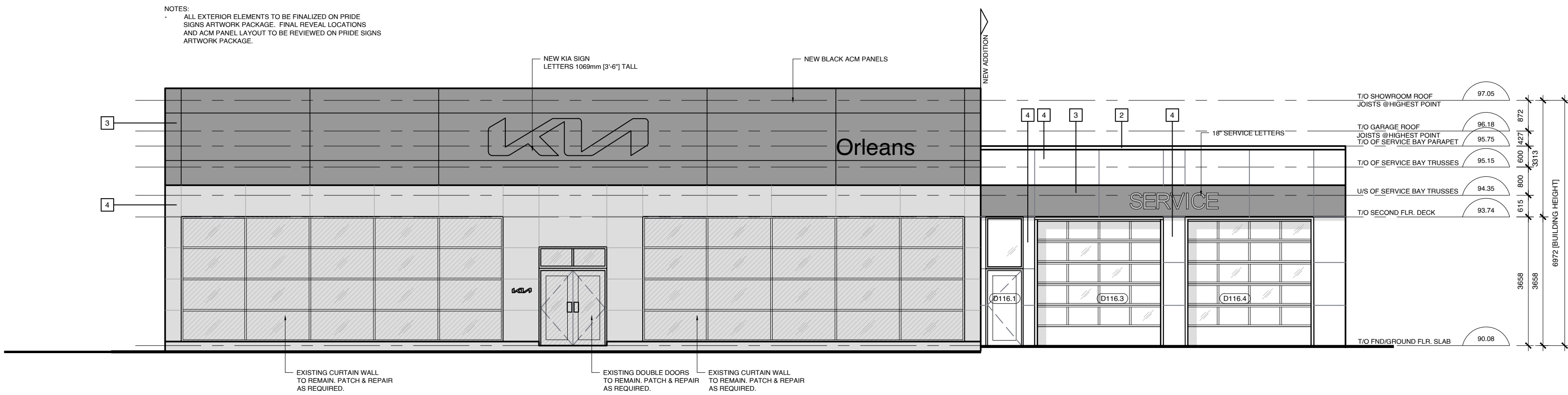
2045 MER-BLEUE RD., ORLEANS ON

SHEET TITLE:
SITE PLAN

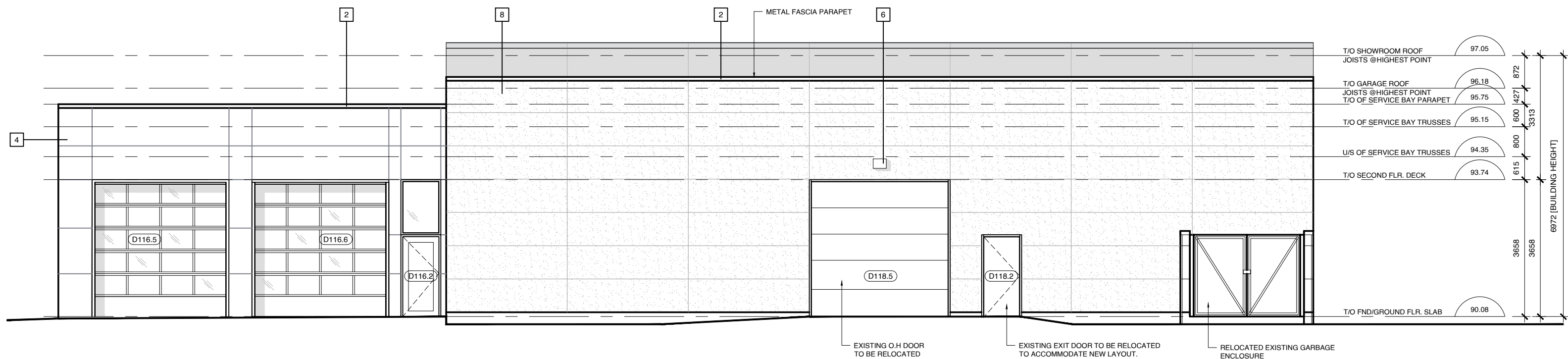
DRAWN BY: A.L. CHECKED BY: B.L.
PLOT DATE: 2026.08.28 PROJECT DATE: 2026.02.03
JOB NUMBER: LA-1164-25 SCALE: AS SHOWN
SHEET NUMBER:

A1.1

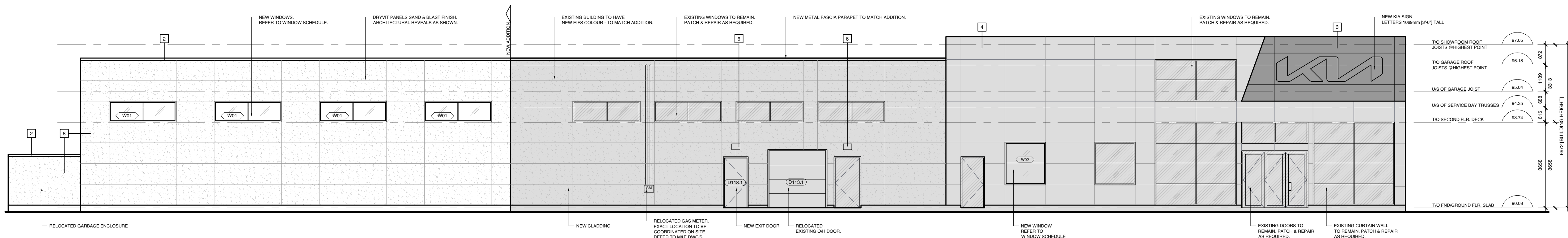
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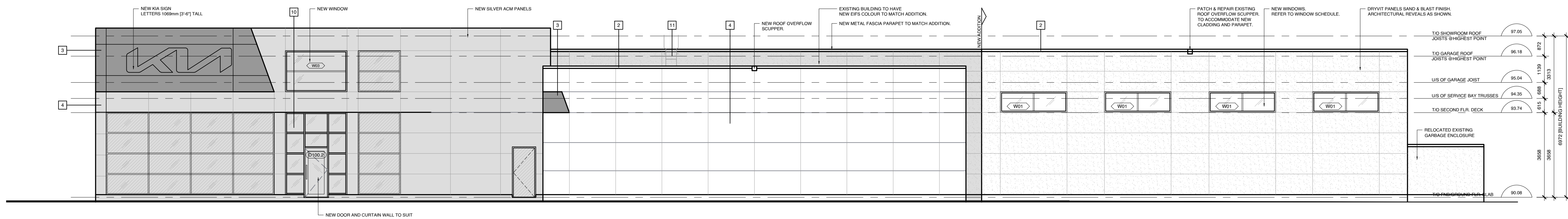
01 FRONT ELEVATION - PROPOSED [WEST]
A4.1 SCALE: 1: 75



02 REAR ELEVATION - PROPOSED [EAST]
A4.1 SCALE: 1: 75



03 SIDE ELEVATION - PROPOSED [NORTH]
A4.1 SCALE: 1: 75



04 SIDE ELEVATION - PROPOSED [SOUTH]
A4.1 SCALE: 1: 75

CLIENT:

RIDE GROUP

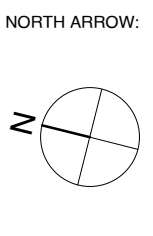
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MATERIAL LEGEND:

- CEMENT PARING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
- PRE-FINISHED METAL FASCIA
- ACM PANEL - T.O.B BLACK
- ACM PANEL - JY-2520 [SILVER]
- RESERVED
- EXTERIOR LIGHT - REF. TO ELEC. DWGS.
- RESERVED
- DRYVIT PANELS - TBD
- RESERVED
- ALUMINUM WINDOW WALL CW BIRD SAFE MITIGATIONS & GLAZING COLOUR & PROFILE - TBD
- GALVANIZED ROOF ACCESS LADDER, CW LADDER GUARD TO RESTRICT ACCESS. PROVIDE P.ENG STAMPED SHOP DWGS FOR REVIEW
- RESERVED
- RESERVED

DRAWING LEGEND:

- HATCH DENOTES EXISTING BUILDING FACE. EXISTING CLADDING TO BE REMOVED & REPLACED WITH NEW CLADDING AS INDICATED



No.	DATE	REVISION
08	2026.08.05	ISSUED FOR SITE PLAN APPLICATION
07	2026.07.24	ISSUED FOR COORDINATION
06	2026.07.16	ISSUED FOR BUILDING PERMIT
05	2026.07.09	ISSUED FOR COORDINATION
04	2026.05.26	ISSUED FOR REVIEW
03	2026.04.14	ISSUED FOR REVIEW
02	2026.04.02	ISSUED FOR REVIEW
01	2026.03.27	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

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PROJECT:
KIA ORLEANS ADDITION

2045 MER BLEUE, OTTAWA, ON.

SHEET TITLE:
ELEVATIONS
PROPOSED

DRAWN BY: A.L. CHECKED BY: B.L.

PLOT DATE: 2026.08.05 PROJECT DATE: 2026.03.27

JOB NUMBER: LA-1164-25 SCALE: AS SHOWN

SHEET NUMBER:

A4.1
PLAN #

APPLICATION #