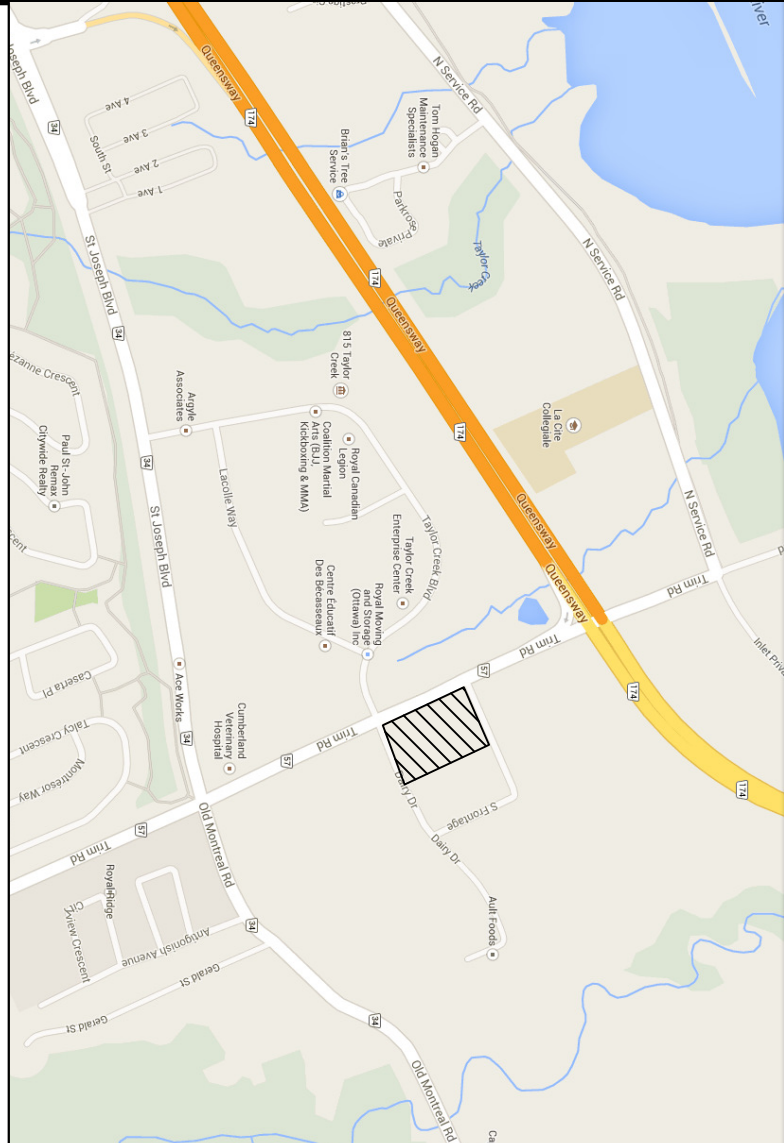


SCALE 1:250

TRIM ROAD

DAIRY DRIVE

LOCATION MAP



LEGAL DESCRIPTION

PART OF LOT 27
CONCESSION 2 (OTTAWA FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
SURVEY INFORMATION TAKEN FROM
SURVEY PREPARED BY:
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
DECEMBER 3, 2012

DEVELOPMENT DATA

SITE AREA: 13,858.44 m²
BUILDING APPROX. FOOTPRINT AREA: 1,986.75 m²
TOTAL % BUILDING SITE COVERAGE: 14.33%
BUILDING APPROX. GROSS FLOOR AREAS:
BASEMENT APPROX. GFA: 255.8 m²
GROUND FLOOR APPROX. GFA: 1,986.75 m²
MEZZANINE FLOOR APPROX. GFA: 1,115.2 m²
TOTAL APPROX. GFA: 3,357.75 m²
BUILDING FRONTAGE: 143.88m
LOT FRONTAGE: 32.72m
TOTAL % FRONTAGE: 14.33%

LANDSCAPE AREA: 1,238.40 m²
TOTAL % LANDSCAPE SITE COVERAGE: 14.76%
PARKING:
SALES/SHOWROOM: 768m² GFA @ 300m² = 8 SPACES
SERVICE BAYS: 2/BAYX12 BAYS = 24 SPACES
OTHER AREAS: 1,115.2m² GFA @ 300m² = 12 SPACES
PARKING REQUIRED: 44 SPACES
PARKING PROVIDED: 44 SPACES

DRAWING NOTES

- REFER TO LANDSCAPE AND CIVIL ENGINEERING DRAWINGS FOR ALL PAVING AND SURFACE MATERIALS AND LOCATIONS.
- FENCE HEIGHT TO BE 1.8 METERS

LEGEND

- SITE PROPERTY LINE
- SETBACK
- - - LINE OF FENCE
- M GATE
- CONCRETE CURB
- BUILDING ENTRANCE
- DIRECTIONAL TRAFFIC ARROWS
- PROPOSED AUTO DEALERSHIP
- MOLOK SIGN
- MOLOK UNIT

NOTES

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and omissions to the architect. All annotations 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. Copyright reserved.

GENERAL NOTES

DRAWING SP1 TO BE COORDINATED WITH CIVIL ENGINEERING, MECHANICAL & ELECTRICAL AND LANDSCAPE DRAWINGS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE EXISTING WETLANDS. DRAINAGE LIMITING THE AMOUNT OF EXPOSED SOIL USING FILTER CLOTH UNDER THE GRATES OF CATCHBASINS AND MANHOLES AND INSTALLING SILT FENCES AND OTHER EFFECTIVE SEDIMENT TRAPS. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.

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ORLEANS VOLKSWAGEN
TRIM ROAD
ONTARIO

SITE PLAN

Project No: 1108
Drawn By: WA
Scale: 1:250
North Arrow:
Date: JULY 17, 2013
Drawing No.

SP1