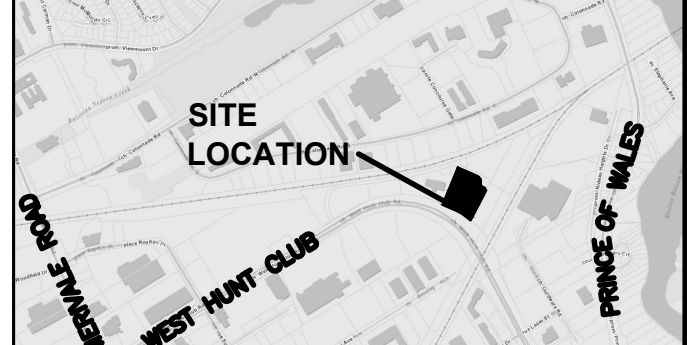


1 SITE PLAN
SP.1 SCALE: 1:250

DRAWING NOTES

- 1 PROPERTY LINE.
- 2 LINE OF EASEMENT.
- 3 PRECAST RETAINING WALL SYSTEM. REFER TO CIVIL AND STRUCTURAL DWGS. AND SPECIFICATIONS.
- 4 NEW ILLUMINATED GROUND SIGN.
- 5 OUTLINE OF NEW BUILDING FOOTPRINT.
- 6 BUILDING SHOWROOM ENTRANCE.
- 7 LINE OF CANOPY BELOW.
- 8 EXISTING CHAINLINK FENCE TO REMAIN.
- 9 ENTRANCE GATES.
- 10 TWO WAY PRIVATE APPROACH.
- 11 DIRECTIONAL SIGNAGE TO COMPLY WITH OTM, BOOK 5. REFER TO DRAWING FOR SIGN DESIGNATION.
- 12 TYPICAL PARKING SPACE 2600m x 5200m
- 13 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.
- 14 TYPICAL COMPACT PARKING SPACE, 2400m x 5200m.
- 15 PAINT LINE, TYPICAL; REFER TO SPECIFICATIONS.
- 16 CONCRETE SIDEWALK, REFER TO CIVIL ENGINEERING.
- 17 NEW 150mm CONCRETE CURB, TYPICAL.
- 18 POURED CONCRETE DEPRESSED CURB, TYPICAL.
- 19 HEATED CONCRETE RAMP; REFER TO CIVIL DWGS. & SPECS AND M&E DWGS. AND SPECS.
- 20 CONCRETE PAVING; REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS AND THICKNESS.
- 21 ASPHALT PAVING; REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS AND THICKNESS.
- 22 HEAVY DUTY ASPHALT PAVING; REFER TO GEOTECHNICAL REPORT FOR SPECIFICATIONS AND THICKNESS.
- 23 FIRE ROUTE PAINT LINE; REFER TO SPECIFICATIONS.
- 24 REFER TO CIVIL DRAWINGS FOR TRENCH DRAIN, CATCH BASIN AND STORMCEPTOR INFORMATION.
- 25 LANDSCAPE ISLAND, REFER TO LANDSCAPE PLAN
- 26 LANDSCAPE BUFFER, REFER TO LANDSCAPE DRAWINGS.
- 27 LANDSCAPED AREA, REFER TO LANDSCAPE PLAN
- 28 SOD, REFER TO LANDSCAPE PLAN.
- 29 PATIO AREA, REFER TO LANDSCAPE PLAN.
- 30 STONE BOLLARDS.
- 31 HEAVY DUTY CONCRETE FILLED BOLLARDS.
- 32 1m, HT, 0-RING BICYCLE RACKS. REFER TO DEVELOPMENT DATA FOR REQUIRED NUMBER OF BICYCLE SPACES.
- 33 EXTERIOR LIGHT STANDARD, REFER TO ELECTRICAL SITE PLAN DRAWINGS AND SPECS FOR SITE LIGHTING INFORMATION.
- 34 SPECIALTY AUDI LIGHT STANDARD, REFER TO ELECTRICAL SITE PLAN DRAWINGS AND SPECS FOR SITE LIGHTING INFORMATION.
- 35 LINE OF EXISTING BOLLARDS TO REMAIN.
- 36 CLEAR CRUSHED STONE.
- 37 1100mm GUARDRAIL.
- 38 EXTERIOR STAIR.
- 39 E-TRON CUSTOMER CHARGING STATION.
- 40 CUSTOMER PARKING BELOW.
- 41 HYDRO SEED.
- 42 NEW PAD MOUNT TRANSFORMER, REFER TO CIVIL DWGS. AND M&E DWGS.
- 43 CHAIN LINK FENCE.
- 44 LINE OF BUILDING BELOW.
- 45 LINE OF PODIUM STRUCTURE.

LOCATION MAP



LEGAL DESCRIPTION

PART 1 PLAN OF PART OF LOT 28 CONCESSION A (RIDEAU FRONT) Geographic Township of Nepean CITY OF OTTAWA SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED DECEMBER 6, 2016

DRAWING LEGEND

- SITE PROPERTY LINE
- EASEMENT
- LINE OF FENCE
- SLIDING GATE
- PIVOTING GATE
- DEPRESSED CONCRETE CURB
- CONCRETE CURB
- BUILDING ENTRANCE
- DIRECTIONAL TRAFFIC ARROWS
- CONCRETE SIDEWALK
- PROPOSED AUTO DEALERSHIP
- SOD
- TURF STONE PAVING
- CONCRETE PAVING
- GUTTER TYPE POURED CONC. CURB LANDSCAPING
- EXCESS PARKING AGGREGATE
- SIAMESE CONNECTION
- FH FIRE HYDRANT
- EXTERIOR LIGHTING
- AUDI EXTERIOR LIGHTING
- CATCH BASIN MAN HOLE
- CATCH BASIN
- TRENCH DRAIN CATCH BASIN
- BIKE RACK
- FIRE ROUTE INDICATOR
- TREE

DEVELOPMENT DATA CHART

SITE		269 WEST HUNT CLUB ROAD	
ZONING	REQUIRED	PROVIDED	
ZONING MECHANISM	REQUIRED	PROVIDED	
MINIMUM LOT AREA	NO MINIMUM	16,106.5 m ²	
MINIMUM LOT WIDTH	NO MINIMUM	48.23m	
MINIMUM FRONT AND CORNER SETBACKS	3 m	3m	
MINIMUM INTERIOR YARD SETBACK	NO MINIMUM	N/A	
MINIMUM REAR YARD SETBACK	NO MINIMUM	N/A	
MAXIMUM BUILDING HEIGHT	22m	12m	
MAXIMUM FSI	2	2	
MAXIMUM LANDSCAPED WIDTH:	NO MINIMUM	N/A	
OUTDOOR LOADING AND REFUSE SETBACK		INTERNAL REFUSE COLLECTION;	
% LANDSCAPED AREA WITHIN A PARKING LOT	15%	15%	
GROSS FLOOR AREAS		PROVIDED	
GROUND FLOOR		16,106.5 m ²	
SECOND FLOOR		48.23m	
TOTAL			
PARKING	PARKING	PARKING	
SALES/SHOWROOM	2 per 100m ² GFA	32.48	
SERVICE BAYS	2 PER SERVICE BAY	30	
OTHER AREAS	1 per 100m ² GFA	12.84	
TOTAL		75	
BICYCLE PARKING			
SALES/SHOWROOM	1 per 100m ² GFA	6	

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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1	05-10-17	ISSUED FOR SPC
no.	date	revision

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SITE PLAN
Project No: 1636 Drawn By: B.C. Scale: 1:250
North Arrow: Date: FEBRUARY 2017
Drawing No: **SP.1**