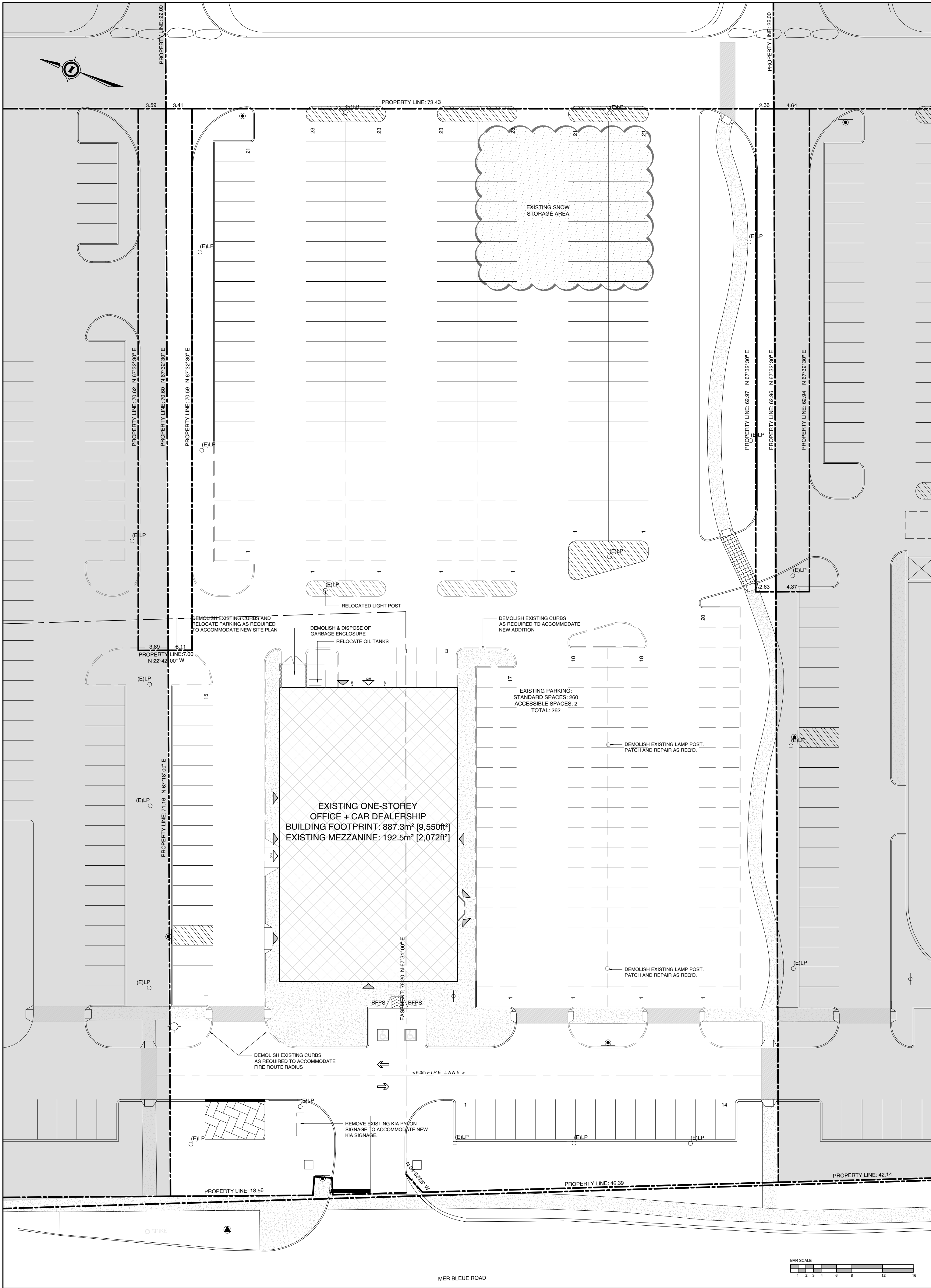




01 SITE PLAN - DEMOLITION  
A1.0 SCALE: 1:300



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

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

| 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                                        |

CLIENT:

NOTES:

- ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
- 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.
- DO NOT SCALE DRAWINGS.
- ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

NORTH ARROW:

BRANDON G. LAWRENCE  
LICENCE 6062

|     |            |                                  |
|-----|------------|----------------------------------|
| 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

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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

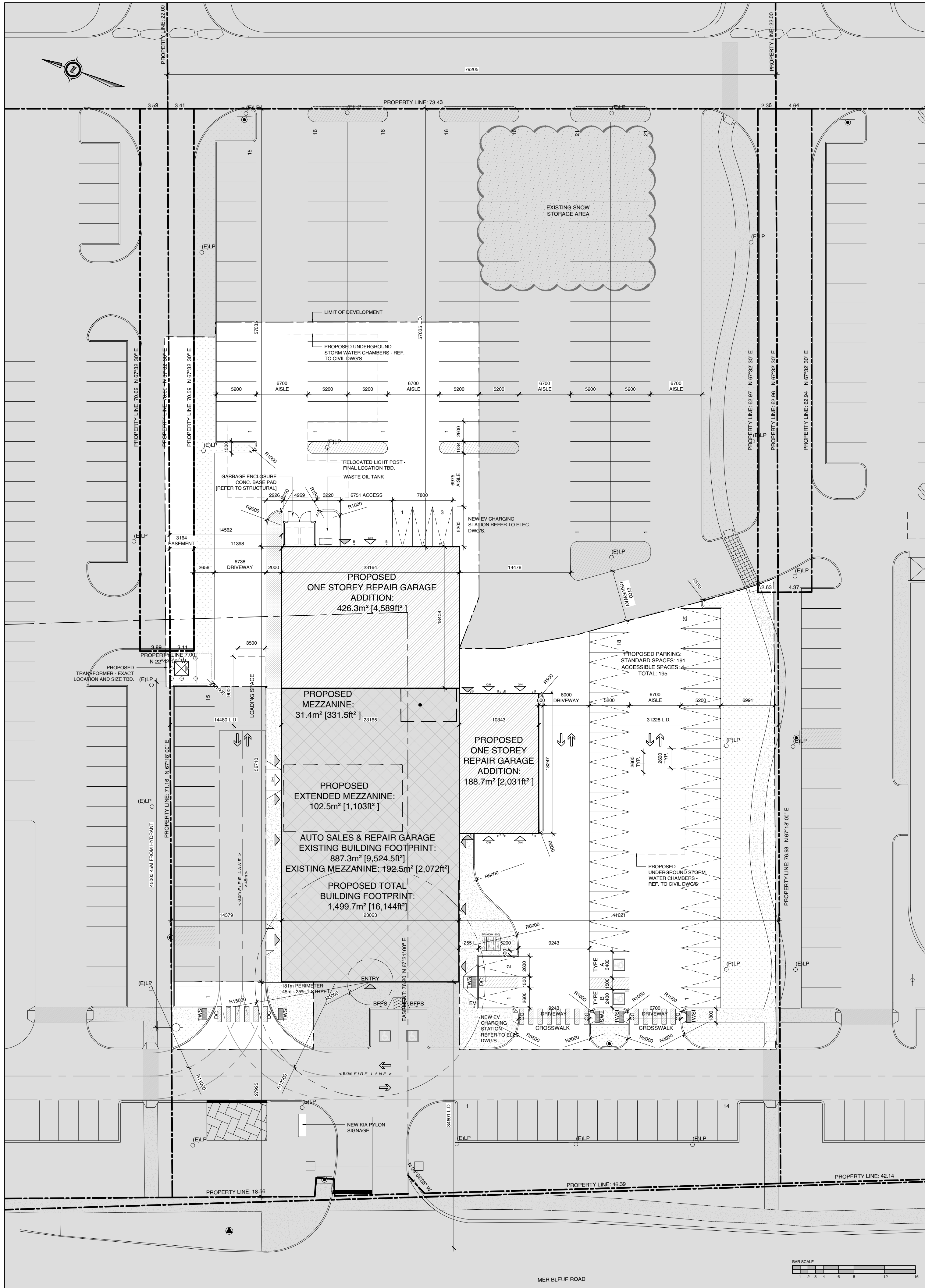
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AS SHOWN

SHEET NUMBER:

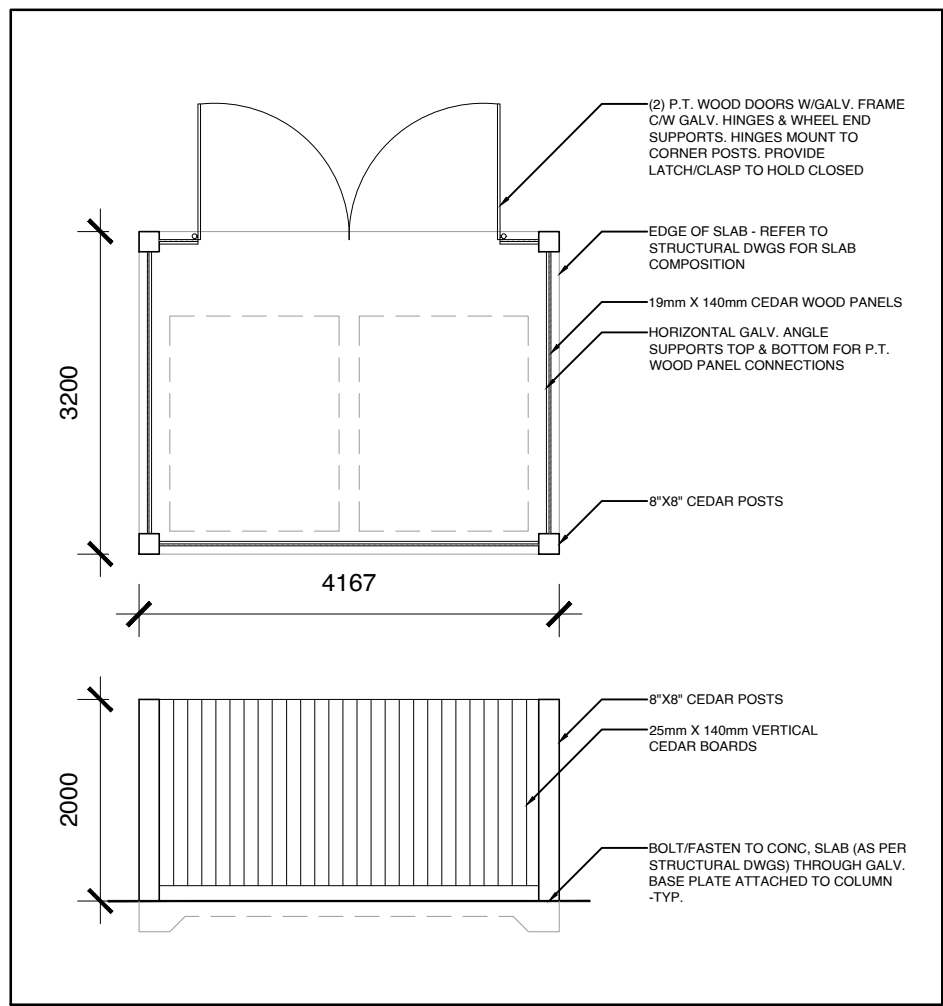
A1.0

FILE NO. # PC2026-0017

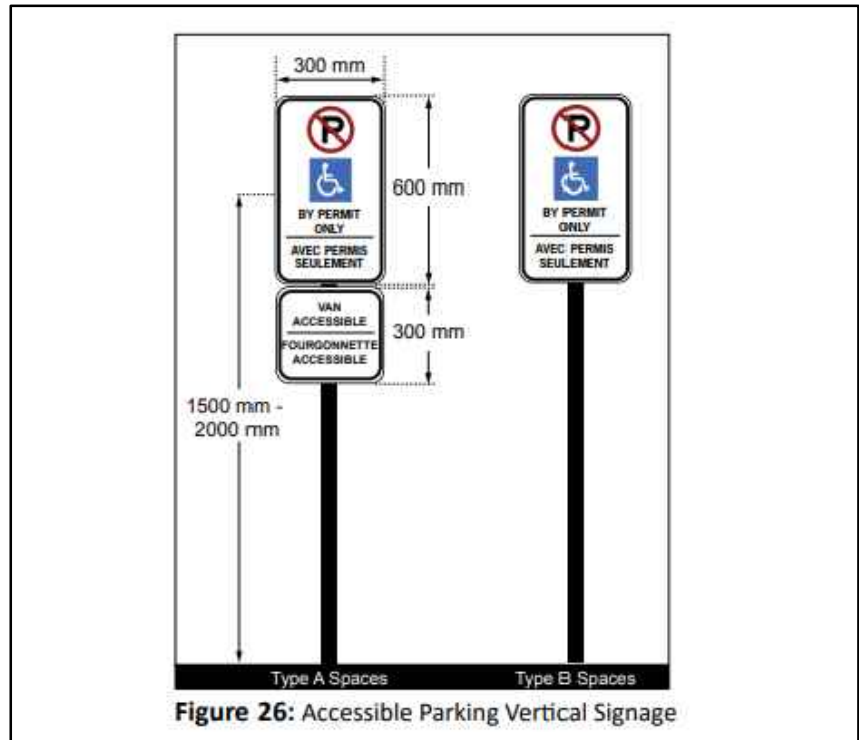


01 SITE PLAN - PROPOSED  
A1.1 SCALE: 1:300

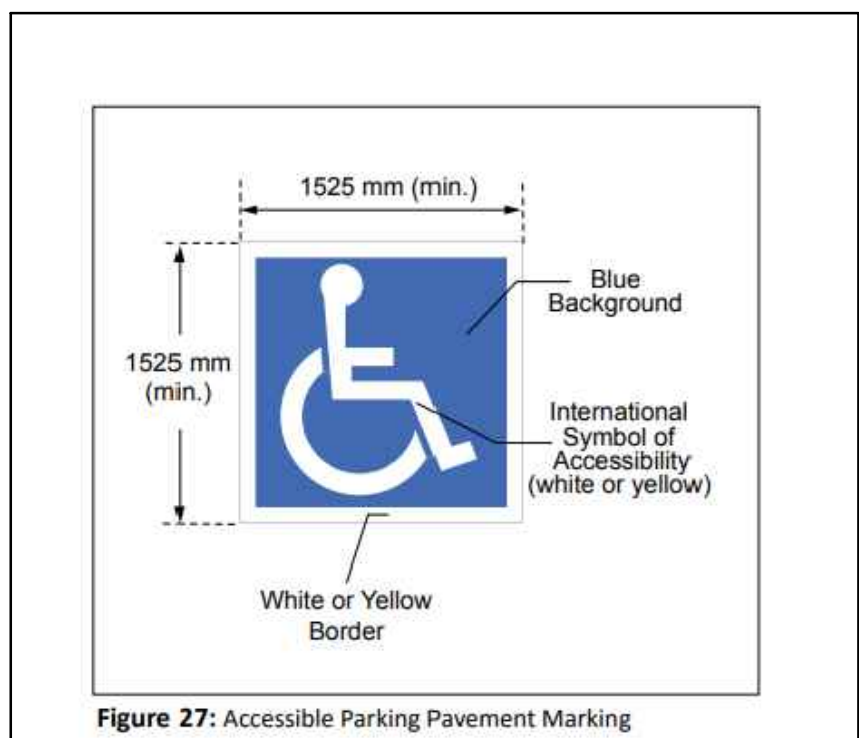
| BUILDING AREAS     | EXISTING                                                               | NEW                                  | TOTAL                                  |
|--------------------|------------------------------------------------------------------------|--------------------------------------|----------------------------------------|
| BUILDING FOOTPRINT | 887.3m <sup>2</sup> - 2.6m <sup>2</sup> entrance = 884.7m <sup>2</sup> | 615m <sup>2</sup>                    | 1,499.7m <sup>2</sup>                  |
| GROSS FLOOR AREA:  |                                                                        |                                      |                                        |
| OFFICE             | 81m <sup>2</sup>                                                       | 107.5m <sup>2</sup>                  | 188.5m <sup>2</sup>                    |
| SHOWROOM           | 299.2m <sup>2</sup>                                                    | 170.7m <sup>2</sup>                  | 469.9m <sup>2</sup>                    |
| SERVICE SHOP       | 298.6m <sup>2</sup>                                                    | 55.4m <sup>2</sup>                   | 354m <sup>2</sup>                      |
| SERVICE BAY        | 7 BAYS (433.4m <sup>2</sup> )                                          | 5 BAYS (230sq m)                     | 11 BAYS (663.4m <sup>2</sup> )         |
|                    | N/A                                                                    | 158.7m <sup>2</sup>                  | 188.7m <sup>2</sup>                    |
| TOTAL              | 1,112.2m <sup>2</sup> [INCLUDING MEZZ]                                 | 752.3m <sup>2</sup> [INCLUDING MEZZ] | 1,864.5m <sup>2</sup> [INCLUDING MEZZ] |



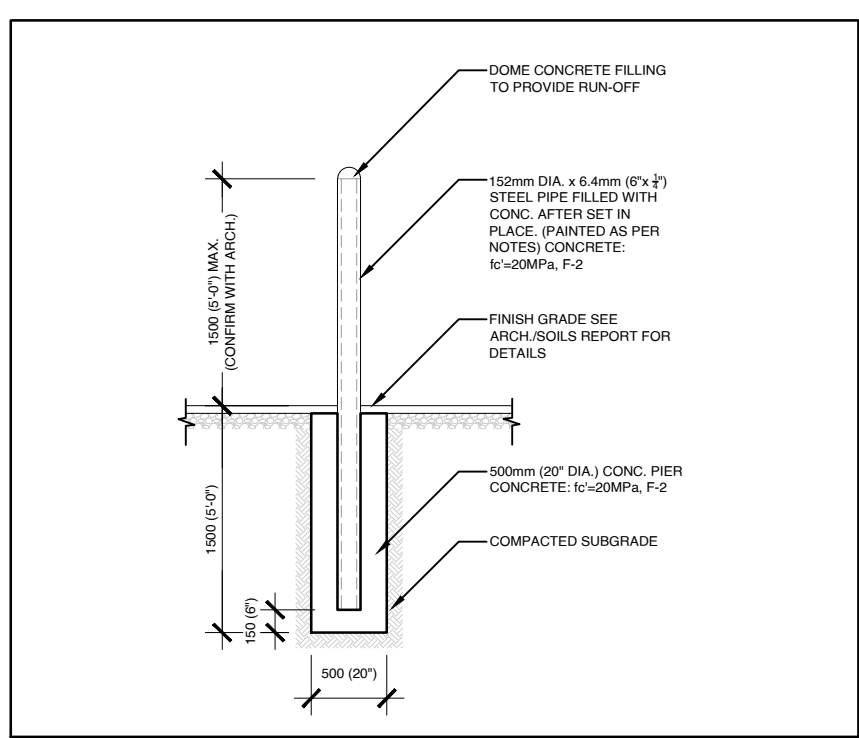
01 GARBAGE ENCLOSURE  
A1.1 SCALE: 1:75



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 (CM216077H[21])                  | REQUIRED                                                                                                                                                                                         | PROVIDED                                           |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| MINIMUM LOT WIDTH                                 | No Minimum                                                                                                                                                                                       | 79.21m                                             |
| MINIMUM LOT AREA                                  | No Minimum                                                                                                                                                                                       | 12,897m <sup>2</sup>                               |
| 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 <sup>2</sup> OF GFA + 7 SPACES<br>SERVICE AREA, 2 PER SERVICE BAY + 22 SPACES<br>OTHER AREAS 1 PER 100m <sup>2</sup> OF GFA - 6.2 (6 SPACES).<br>TOTAL = 35 SPACES | 195 SPACES                                         |
| MAXIMUM PARKING REQUIREMENTS                      | N/A WITHIN 600m OF A RAPID TRANSIT STATION.<br>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<br>WIDTH: 2.6m<br>UP TO 50% OF REQUIRED PARKING SPACES MAY BE 4.6m x 2.4m                                                                                                           | LENGTH: 5.2m<br>WIDTH: 2.6m<br>N/A                 |
| PROVIDED LOADING                                  | 1 SPACE PER 1000-1999m <sup>2</sup> 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.                                                                                                                                                                                                         |                   | 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 CORNERS 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                                        |                                   |
|-------------------------------------------------------------------|-----------------------------------|
| <b>PART 1<br/>PLAN 4R-21307</b>                                   |                                   |
| PART OF LOT 1, CONCESSION 11.                                     |                                   |
| <b>GEOGRAPHIC TOWNSHIP OF CUMBERLAND<br/>CITY OF OTTAWA</b>       |                                   |
| Prepared by Annis, O'Sullivan, Vollebakk Ltd.<br>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 <sup>2</sup>              |
| ZONING ANALYSIS:                                                  | CM2 (1607) H [21] - h             |
| ZONE:                                                             | SHOWROOM + OFFICE + REPAIR GARAGE |

CLIENT:

**RIDE GROUP**

NOTES:

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- NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

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                |
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| 01  | 2026.02.03 | ISSUED FOR REVIEW                |
| No. | DATE       | REVISION                         |

**LAWRENCE ARCHITECTS**

205-16 DEAN STREET  
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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.

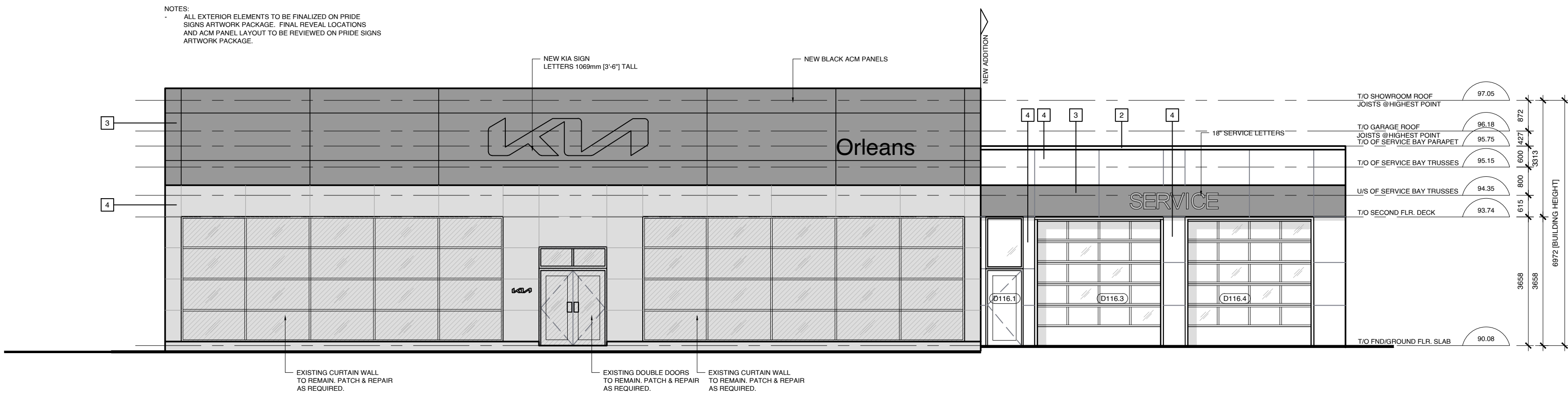
PLOT DATE: 2026.08.28 PROJECT DATE: 2026.02.03

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

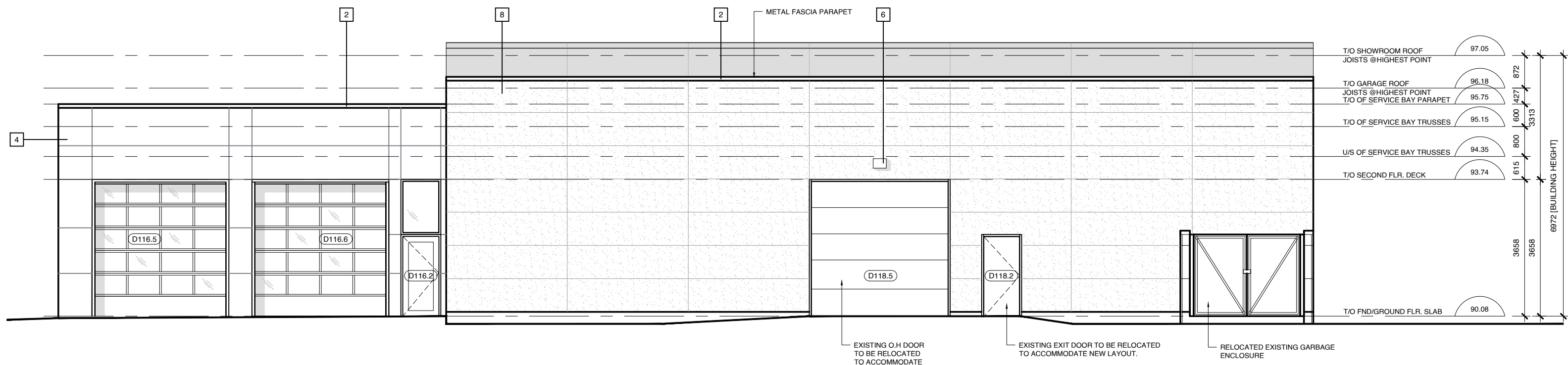
SHEET NUMBER:

FILE NO. # PC2026-0017

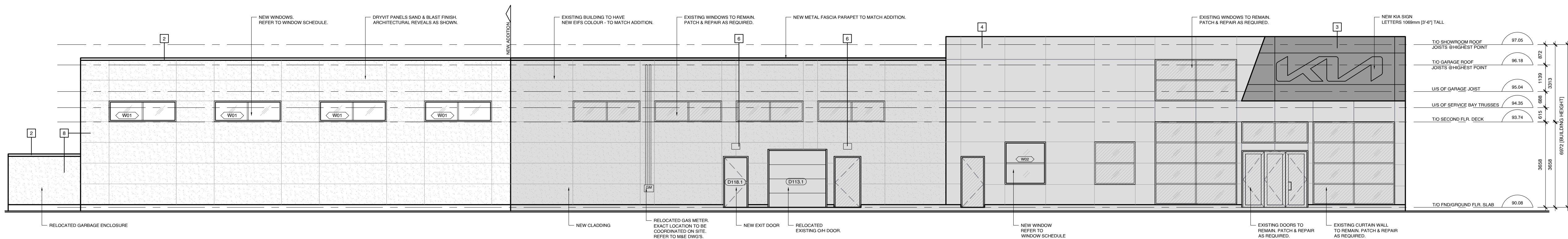
PLAN #



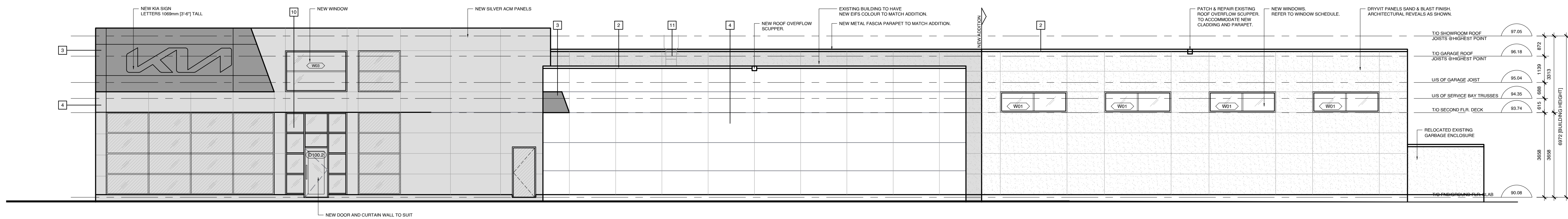
01 FRONT ELEVATION - PROPOSED [WEST]  
A4.1 SCALE: 1: 75



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

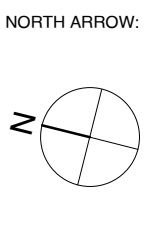
- NOTES:
- ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
  - ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS & CONTRACT DOCUMENTS.
  - DO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

MATERIAL LEGEND:

- CEMENT PARPING 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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T: 613.739.7770  
E: INFO@LAWRENCEARCH.COM

THIS DRAWING IS THE SOLE PROPERTY OF  
LAWRENCE ARCHITECTS INCORPORATED  
REPRODUCTION IS NOT PERMITTED

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 #