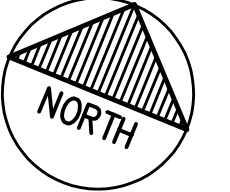


CONSULTANT - SUB-CONSULTANT:

SEAL:



CLIENT:

BENSON AUTO PARTS

CLIENT REF. # --

PROJECT:

1871 MERIVALE ROAD
BENSON GARAGE

KEY PLAN:

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REISED WITHOUT WRITTEN PERMISSION BY ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
4	11.06.2018	ISSUED FOR SPA REVISION
3	13.03.2018	ISSUED FOR DISCUSSIONS
2	06.12.2017	ISSUED FOR SPA REVISION
1	09.11.2017	ISSUED FOR SITE PLAN APPROVAL

PROJECT NO: 179-00033-00 DATE: FEBRUARY 2017

ORIGINAL SCALE: AS SHOWN IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

DESIGNED BY: RT

DRAWN BY: EW

CHECKED BY: RT

DISCIPLINE: ARCHITECTURAL

TITLE: SCHEMATIC SITE PLAN, LANDSCAPING PLAN AND NOTES

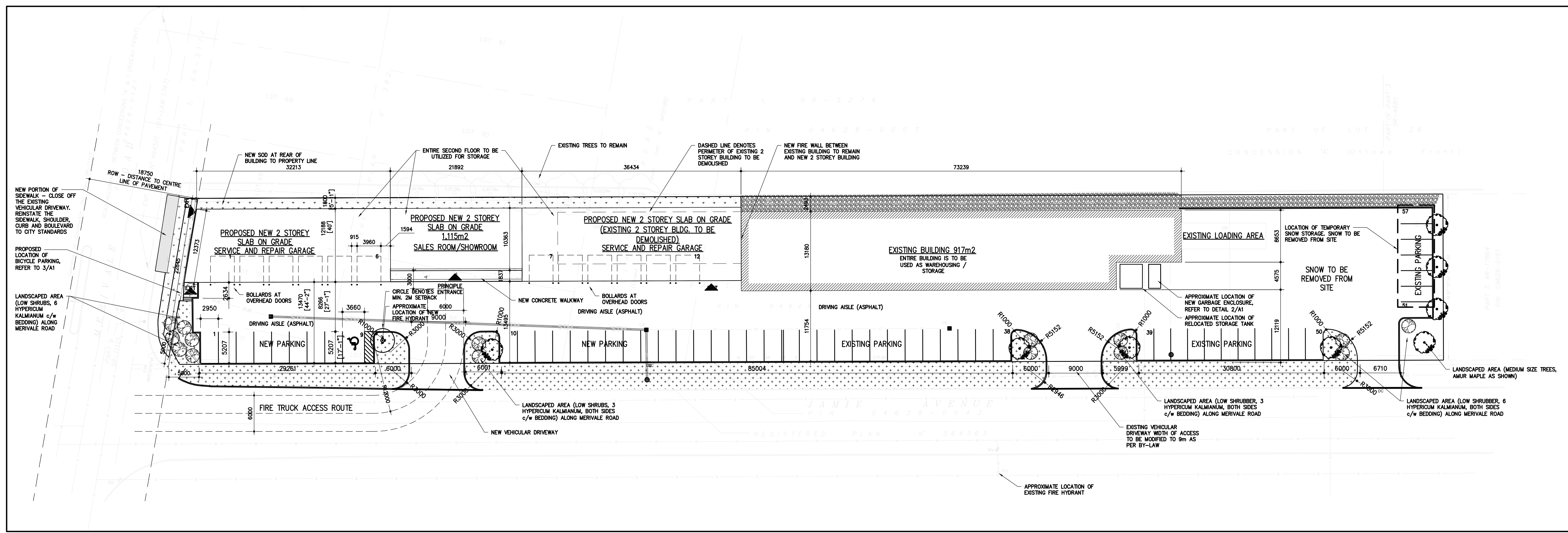
SHEET NUMBER: A1

SHEET #: 1 OF 2

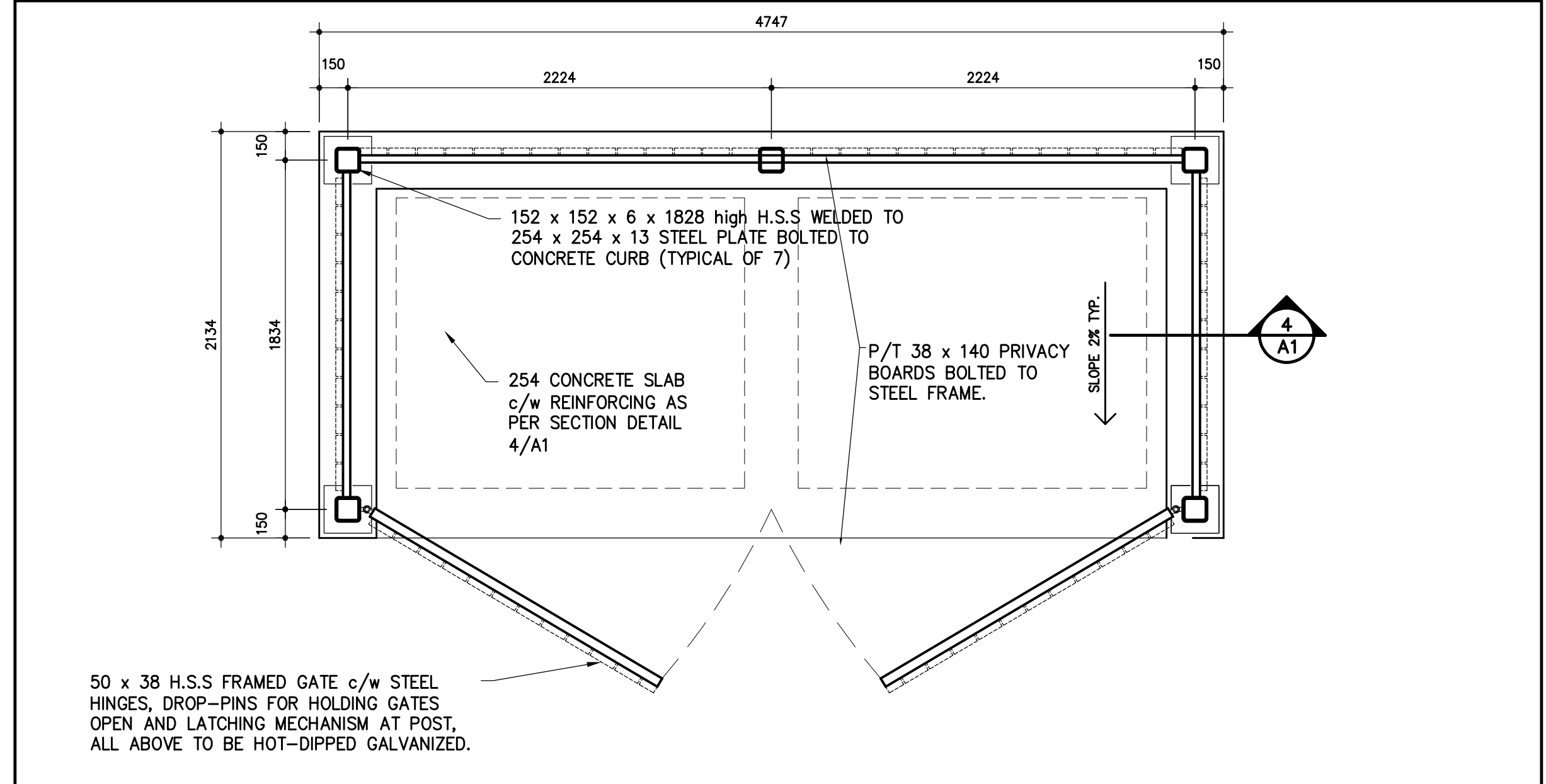
ISSUE: ISSUED FOR SITE PLAN APPROVAL

DATE OF: 11.06.2018

REV # 0



1 OVERALL SITE PLAN
SCALE: 1:300

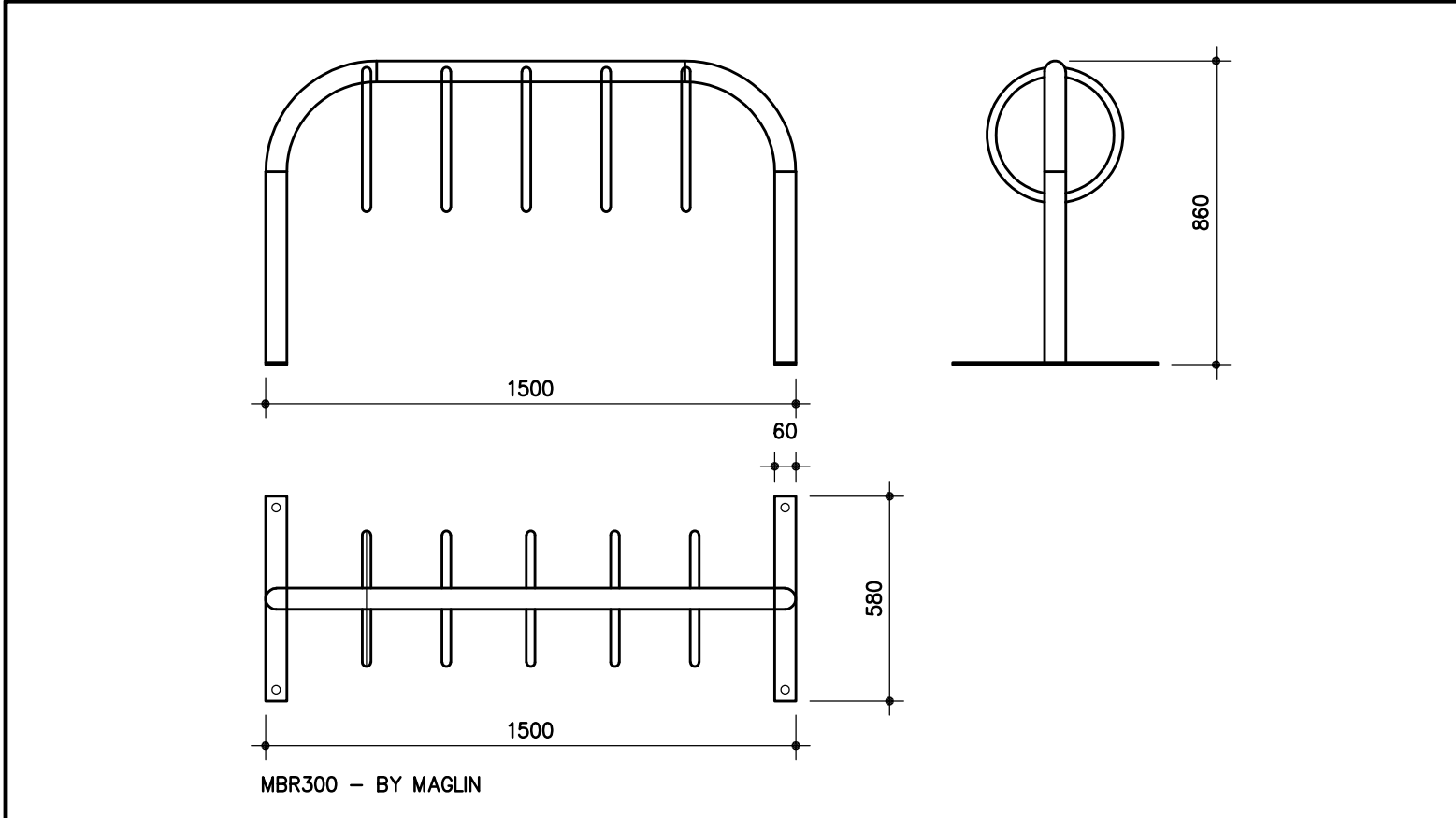


2 GARBAGE ENCLOSURE PLAN
SCALE: 1:20

APPROVED REFUSED

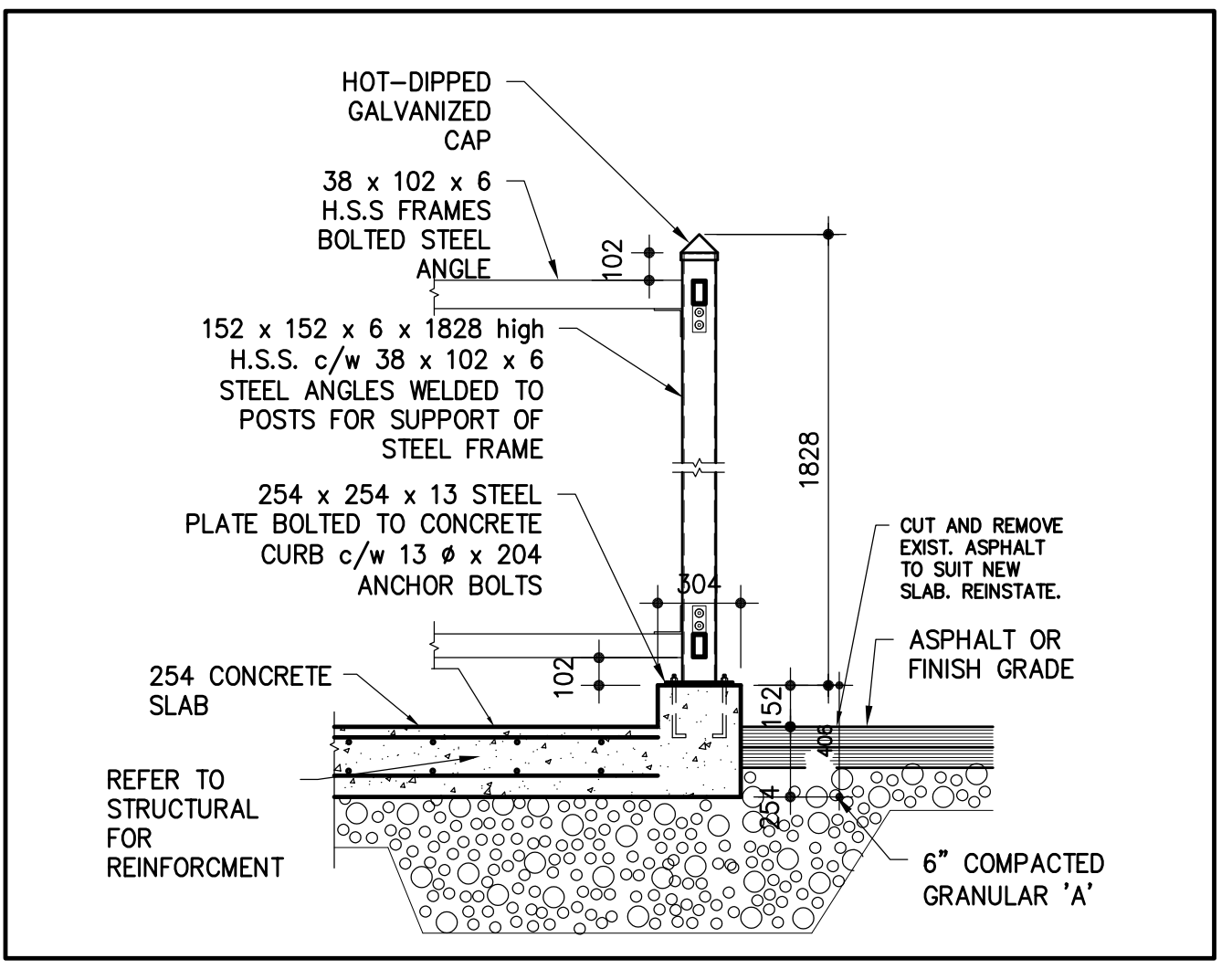
THIS ____ DAY OF _____, 20__

DERRICK MOODIE
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

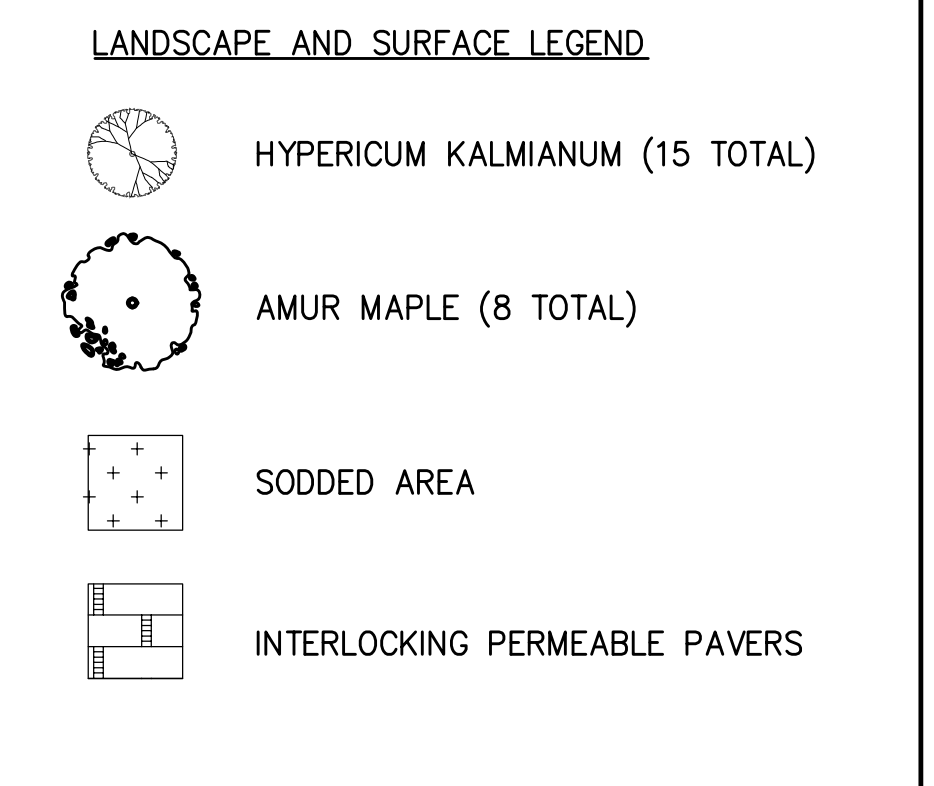


3 BICYCLE PARKING
SCALE: 1:20

SITE AND PARKING INFORMATION		
TYPE OF BUILDING OR USE	BICYCLE PARKING	PARKING CALCULATION/BUILDING USES
AUTO REPAIR SHOP (GROUP "F" DIVISION "2")	SERVICE AND REPAIR GARAGE = 1/500m ² = 870m ² /500	SERVICE AND REPAIR GARAGE = 2/BAY = 12x2 = 24
FIRE ACCESS	(GROUND FLOOR NEW BUILD) = 1.7 TOTAL	SALES/SHOWROOM = 2/100m ² = 205m ² /100 x 2 = 4
FIRE TRUCK ACCESS ROUTE IS FROM SEVENTH STREET EXTENSION AND SHALL CONFORM TO OBC 2006 - 3.2.5.4, 3.2.5.5 AND 3.2.5.6.	SALES/SHOWROOM + SECOND FLOOR OFFICE = 1/250m ² = 205m ² /250 = 0.8 TOTAL	STORAGE = 1/700m ² = 915m ² + 1,115m ² /700 x 1 = 21
DESCRIPTION OF LAND	OTHER = 1/1,500m ² = 915m ² + 1,168m ² = 1.4 TOTAL	WHEELCHAIR ACCESSIBLE = 1
PART OF LOTS 69, 70, 71, 87, 88 & 89 AND PART OF CLARK ROAD (CLOSED BY JUDGES CROSS, INST. N° 195190). REGISTERED PLAN N° 382 AND PART OF LOT 28, CONVESSION 1° (GIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, NOW CITY OF OTTAWA, DESIGNATED AS PART 1, 4R-12281 AS IN ALL OF PFI 04628-017.	4 BICYCLE PARKING SPACES ARE REQUIRED. TOTAL PARKING SPACES PROVIDED: 5	50 PARKING SPACES ARE REQUIRED. BARRIER FREE PARKING SPACES THAT ARE REQUIRED: 1 BARRIER FREE PARKING SPACES THAT ARE PROVIDED: 1 TOTAL PARKING SPACES PROVIDED: 57 (50 WITH SNOW STORAGE)
ZONING BY-LAW		GLAZING REQUIREMENTS
ZONING = ARTERIAL MAINSTREET ZONE AM 10		TOTAL GLAZED AREA OF WEST FACADE = 48.6m ²
MIN. LOT AREA = NO MINIMUM		TOTAL WEST FACADE AREA = 126.69m ²
MIN. FRONTAGE = NO MINIMUM		TOTAL AREA FROM GRADE TO 4.5m (WEST FACADE) = 60.3m ²
MIN. FRONT YARD SETBACK = NO MINIMUM		TOTAL GLAZED % ENTIRE WEST FACADE = 38.36%
MIN. SIDE YARD SETBACK = NO MINIMUM		TOTAL GLAZED % FOR THE FIRST 4.5m (WEST FACADE) = 80.5%
MIN. REAR YARD SETBACK = NO MINIMUM		PARKING AND AISLE
		61%LAW PROVIDED
		CIRCULATION LANE (3 WAY) 6.7m (22'-0") 6.7m (22'-0") 6.7m (22'-0")
		REGULAR PARKING (WIDTH 90') 2.6m (8'-6") 2.6m (8'-6")
		REGULAR PARKING (LENGTH 90') 5.2m (17'-1") 5.2m (17'-1")
		REGULAR PARKING (WIDTH PP) 2.6m (8'-6") 2.6m (8'-6")
		REGULAR PARKING (LENGTH PP) 6.7m (22'-0") 6.7m (22'-0")
		WHEELCHAIR ACCESSIBLE (WIDTH) 3.66m (12'-0") 3.66m (12'-0")
		BUILDING AREA
		BUILDING AREA = +/- 5,824.94m ² (WITHIN LIMIT OF CONTRACT)
		SITE AREA
		SITE AREA = +/- 5,824.94m ²
		LANDSCAPING AREA
		TOTAL LANDSCAPE AREA = 436.87m ²
		436.87 / 5,824.94 = 7.5% OF SITE AREA
		13.26% OF PARKING LOT



4 GARBAGE ENCLOSURE SECTION
SCALE: 1:20



D07-12-17-0054