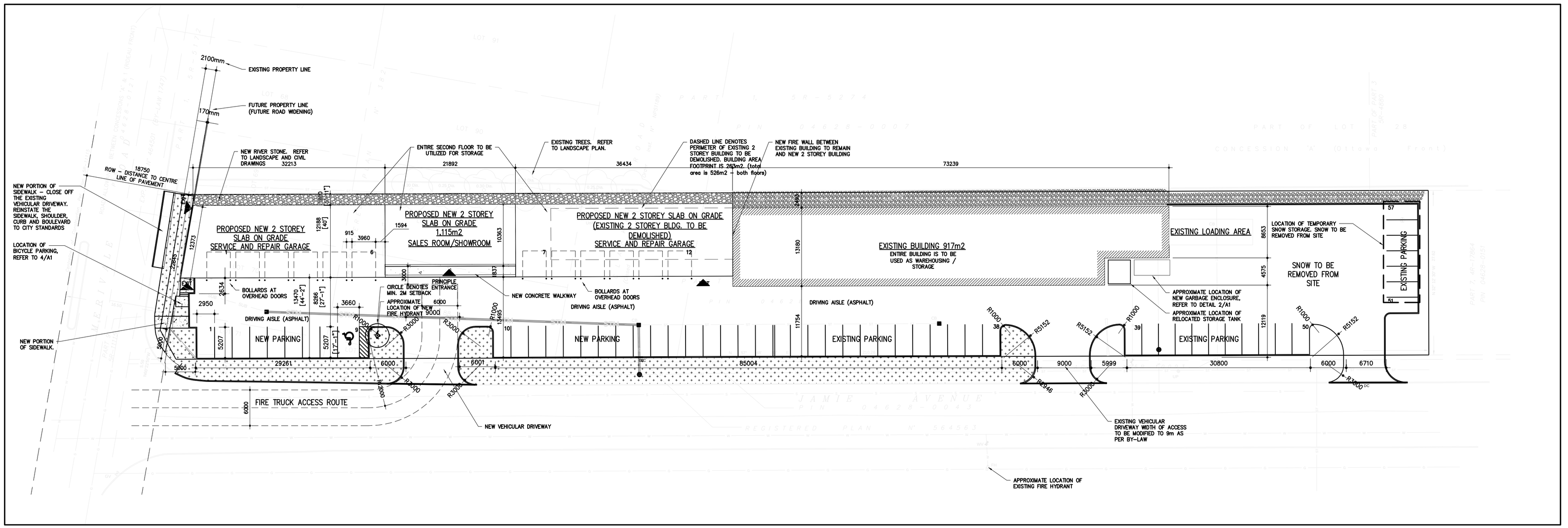
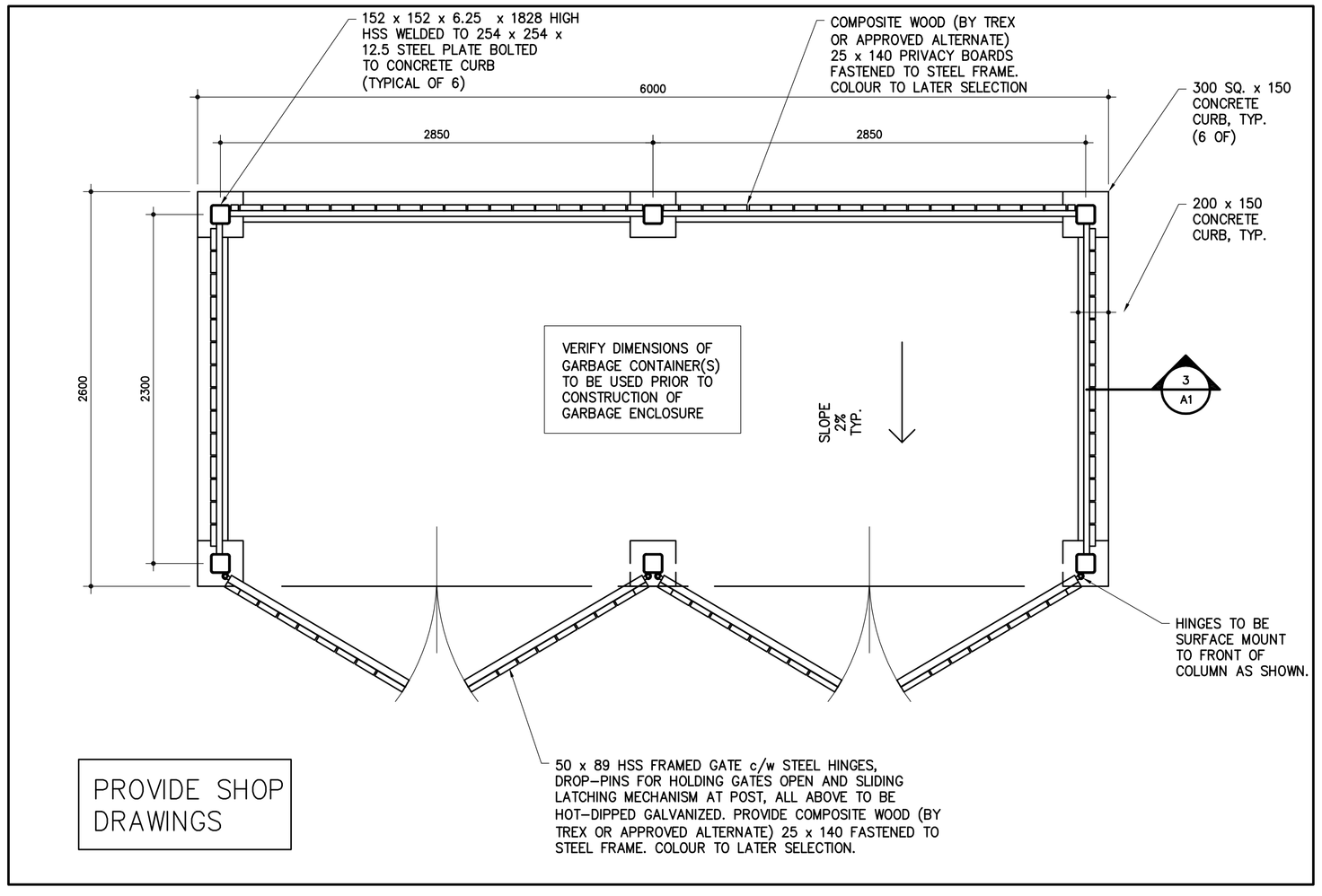
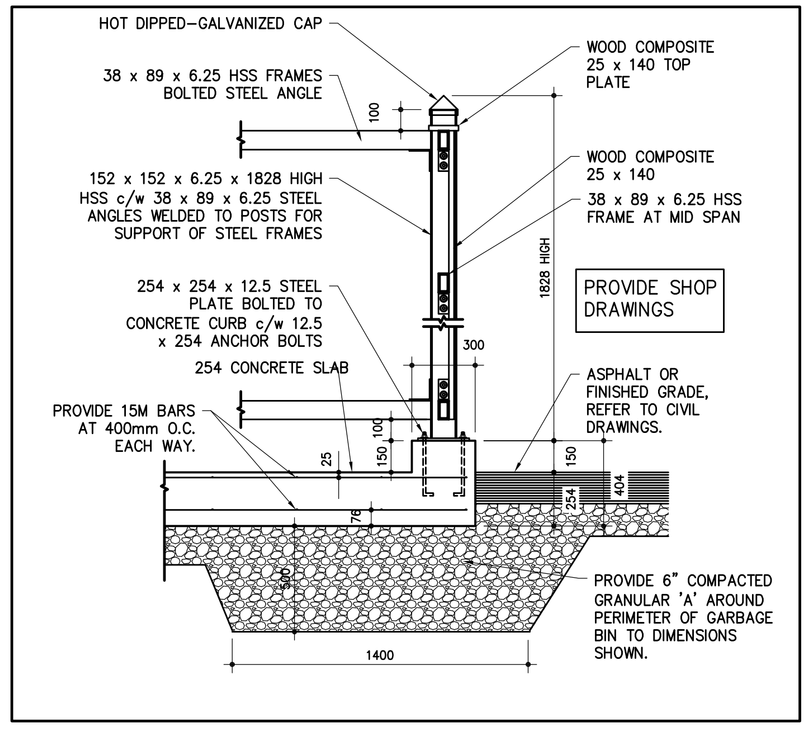


1 / A1 OVERALL SITE PLAN
SCALE: 1:350



2 / A1 GARBAGE ENCLOSURE PLAN
SCALE: 1:25



3 / A1 TYPICAL GARBAGE ENCLOSURE SECTION
SCALE: 1:20

SITE AND PARKING INFORMATION

TYPE OF BUILDING OR USE

AUTO REPAIR SHOP (GROUP 'F' DIVISION '2')

FIRE ACCESS

FIRE TRUCK ACCESS ROUTE IS FROM SEVENTH STREET EXTENSION AND SHALL CONFORM TO OBC 2012 –3.2.5.4, 3.2.5.5 AND 3.2.5.6.

DESCRIPTION OF LAND

PART OF LOTS 69, 70, 71, 87, 88 & 89 AND PART OF CLARKE ROAD (CLOSED BY JUDGES ORDER, INST. N° NP51189), REGISTERED PLAN N° 382 AND PART OF LOT 28, CONCESSION 'A' (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, NOW CITY OF OTTAWA, DESIGNATED AS PART 1, 4R-12281 AS IN ALL OF PIN 04628–017.

ZONING BY–LAW

ZONING = ARTERIAL MAINSTREET ZONE AM 10

MIN. LOT AREA = NO MINIMUM
MIN. FRONTAGE = NO MINIMUM
MIN. FRONT YARD SETBACK = NO MINIMUM
MIN. SIDE YARD SETBACK = NO MINIMUM
MIN. REAR YARD SETBACK = NO MINIMUM

BICYCLE PARKING

SERVICE AND REPAIR GARAGE = 1/500m² = 870m²/500 (GROUND FLOOR NEW BUILD) = 1.7 TOTAL

SALES/SHOWROOM + SECOND FLOOR OFFICE = 1/250m² = 205m²/250 = 0.8 TOTAL

OTHER = 1/1,500m² = 915m²+ 1,168m² = 1.4 TOTAL

4 BICYCLE PARKING SPACES ARE REQUIRED.
TOTAL PARKING SPACES PROVIDED: 7

BUILDING AREA

BUILDING AREA = +\- 1,115m²+ 917m² (34.9% OF SITE)

SITE AREA

SITE AREA = +\- 5,824.94m² (WITHIN LIMIT OF CONTRACT)

LANDSCAPING AREA

TOTAL LANDSCAPE AREA = 436.87m²

436.87 / 5,824.94 = 7.5% OF SITE AREA

13.28% OF PARKING LOT

PARKING CALCULATION/BUILDING USES

SERVICE AND REPAIR GARAGE = 2/BAY = 12x2 = 24
SALES/SHOWROOM = 2/100m² = 205m²/100 x 2 = 4
STORAGE = 1/100m² = 915m² + 1,115m²/100 x 1 = 21
WHEELCHAIR ACCESSIBLE = 1

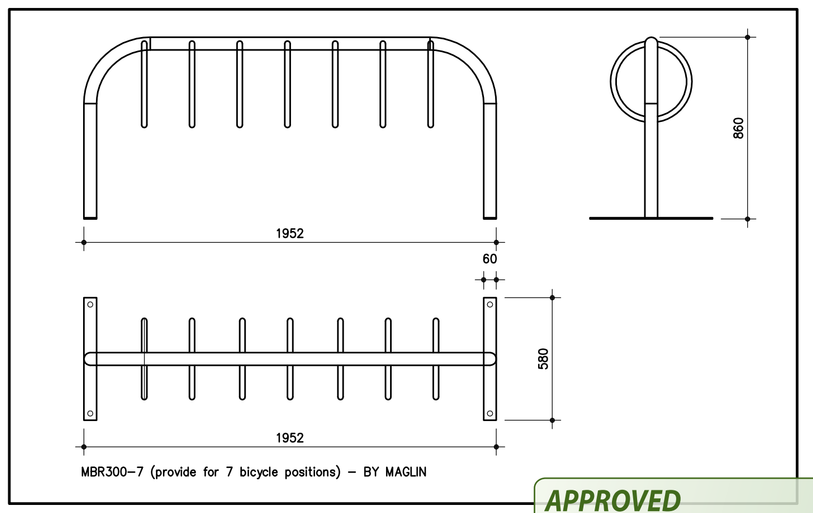
50 PARKING SPACES ARE REQUIRED.
BARRIER FREE PARKING SPACES THAT ARE REQUIRED: 1
BARRIER FREE PARKING SPACES THAT ARE PROVIDED: 1
TOTAL PARKING SPACES PROVIDED: 57 (50 WITH SNOW STORAGE)

GLAZING REQUIREMENTS

TOTAL GLAZED AREA OF WEST FACADE = 48.6m²
TOTAL WEST FACADE AREA = 126.69m²
TOTAL AREA FROM GRADE TO 4.5m (WEST FACADE) = 60.3m²
TOTAL GLAZED % ENTIRE WEST FACADE = 38.36%
TOTAL GLAZED % FOR THE FIRST 4.5m (WEST FACADE) = 80.5%

PARKING AND AISLE

	BYLAW	PROVIDED
CIRCULATION LANE (2 WAY)	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")



MBR300–7 (provide for 7 bicycle positions) – BY MAGLIN

4 / A1 BICYCLE PARKING DETAILS
SCALE: 1:20

APPROVED
By Derrick Moodie at 11:46 am, Nov 06, 2018

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

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CORNWALL, ONTARIO, CANADA K6J 3E5
TEL: 613-933-5602 | FAX: 613-936-0335 | ARCHITECTURE49.COM

CONSULTANT – SUB–CONSULTANT:

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS R. W. TAYLOR LICENCE 3920

CLIENT:

BENSON AUTO PARTS

CLIENT REF. #: --

PROJECT:

1871 MERIVALE ROAD
BENSON GARAGE

KEY PLAN:

DISCLAIMER: COPYRIGHT:
THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED 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:

8		02.11.2018	ISSUED FOR SPA REVISIONS
7		24.10.2018	ISSUED FOR SPA REVISIONS
6		02.10.2018	ISSUED FOR PERMIT REVISIONS
5		04.09.2018	ISSUED FOR SPA REVISION
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
IS	RE	DATE	DESCRIPTION

PROJECT NO: 179–00033–00
DATE: FEBRUARY 2017
ORIGINAL SCALE: AS SHOWN
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
25mm
DESIGNED BY: RT
DRAWN BY: BW
CHECKED BY: RT
DISCIPLINE: ARCHITECTURAL

TITLE:
SCHEMATIC SITE PLAN AND NOTES

SHEET NUMBER: A1
SHEET #: 1 OF 2

ISSUE: ISSUED FOR SITE PLAN APPROVAL
REV #: 0
DATE OF: 02.11.2018

D07-12-17-0054
#17529