

PAVEMENT STRUCTURE

COURSE	MATERIAL	THICKNESS (mm)	
		AUTOMOBILE PARKING	TRUCK ROUTE (HEAVY TRAFFIC)
SURFACE	HL3 A/C (PG 58-28)	50	40
BINDER	HL8 A/C (PG 58-28)	--	40
BASECOURSE	GRANULAR 'A'	150	150
SUBBASE	GRANULAR 'B' TYPE II	250	350

NOTE:
IN PREPARATION FOR PAVEMENT CONSTRUCTION AT THIS SITE, ANY SURFICIAL OR NEAR SURFACE/SUBGRADE LEVEL TOPSOIL AND ANY SOFT, WET OR DELETERIOUS MATERIALS SHOULD BE REMOVED FROM THE PROPOSED PAVED AREAS. THE EXPOSED SUBGRADE SHOULD BE INSPECTED AND APPROVED BY GEOTECHNICAL PERSONNEL AND ANY SOFT AREAS EVIDENT SHOULD BE SUBEXCAVATED AND REPLACED WITH SUITABLE EARTH BORROW APPROVED BY THE GEOTECHNICAL ENGINEER. THE SUBGRADE SHOULD BE SHAPED AND CROWNED TO PROMOTE DRAINAGE OF THE SITE CB'S. FOLLOWING APPROVAL OF THE PREPARATION OF THE SUBGRADE, THE PAVEMENT GRANULARS MAY BE PLACED.

SITE AND PARKING INFORMATION		
TYPE OF BUILDING OR USE	BUILDING AREA	PARKING CALCULATION / BUILDING USES
STOREFRONT INDUSTRY (GROUP 'D' DIVISION '2')	BUILDING AREA = +/- 1,115m ² (EXIST.) + 835m ² (PROP.) (55.5% OF SITE)	SERVICE AND REPAIR GARAGE = 2BAY + 12x2 = 24 SALES/SHOWROOM = 2100m ² + 205m ² / 100 x 2 = 4 STORAGE = 1100m ² + 1115m ² + 835m ² / 100 x 1 = 20 WHEELCHAIR ACCESSIBLE = 2
FIRE ACCESS	SITE AREA	26 PARKING SPACES ARE REQUIRED. BARRIER FREE PARKING SPACES THAT ARE REQUIRED = 1 BARRIER FREE PARKING SPACES THAT ARE PROVIDED = 2 TOTAL PARKING SPACES PROVIDED = 51
DESCRIPTION OF LAND	LANDSCAPING AREA	BICYCLE PARKING
PART OF LOTS 69, 70, 71, 87, 88 & 89 AND PART OF CLARKE ROAD (CLOSED BY ADJES ORDER, INST. NO. NPS1869), REGISTERED PLAN NO. 362 AND PART OF LOT 28, CONCESSION 'A' (RIDEAU FRONT), GEORGIAN TOWNSHIP OF NEPEAN, NOW CITY OF OTTAWA, DESIGNATED AS PART 1, 46-12281 AS IN ALL OF PIN 04628-017.	TOTAL LANDSCAPE AREA = 926m ² 60% / 5,824.94 = 15.9% OF SITE AREA 47.4% OF PARKING LOT	SERVICE AND REPAIR GARAGE = 11,500m ² + 870m ² / 100 = 1.7 SALES/SHOWROOM = 11,200m ² + 205m ² / 250 = 0.8 OTHER = 11,500m ² + (915 + 1,185m ²) / 250 = 1.4 TOTAL PARKING SPACES PROVIDED = 17 REQUIRED BICYCLE PARKING WAS PROVIDED THROUGH PHASE 1 OF PROPOSED DEVELOPMENT (SEE ARCHITECTURAL PLAN A1 FOR DETAILS)
	ZONING BY-LAW	PARKING AND AISLE
	ZONING = ARTERIAL MAIN STREET ZONE AM-10 MIN. LOT AREA = NO MINIMUM MIN. FRONT YARD SETBACK = NO MINIMUM MIN. FRONT YARD SETBACK = NO MINIMUM MIN. SIDE YARD SETBACK = NO MINIMUM MIN. REAR YARD SETBACK = NO MINIMUM	CIRCULATION LANE (2 WAY) 6.7m (22'-0") 6.7m (22'-0") REGULAR PARKING (WIDTH 8') 2.6m (8'-4") 2.6m (8'-4") REGULAR PARKING (LENGTH 8') 5.2m (17'-1") 5.2m (17'-1") REGULAR PARKING (WIDTH 8') 2.6m (8'-4") 2.6m (8'-4") REGULAR PARKING (LENGTH 8') 6.7m (22'-0") 6.7m (22'-0") WHEELCHAIR ACCESSIBLE (WIDTH) 3.66m (12'-0") 4.10m (13'-5")

GENERAL NOTES:

- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A CLEAN CUT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WIDTH MINIMUM.
- CURBS TO BE BARRIER, CONSTRUCTED AS PER DETAIL SC1.1 ON C903.
- ALL SIDEWALK CONSTRUCTION TO BE AS PER DETAILS SC1.4 AND SC2 ON C903.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314. MATERIALS TO OPSS 1001, 1005 & 1010.
- OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION: SUCH AS, BUT NOT LIMITED TO: ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE THE CONSTRUCTION PROJECT.
- INLET SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS AND CATCHBASIN MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENTS ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE CATCH BASINS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS, IF ANY, LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS.

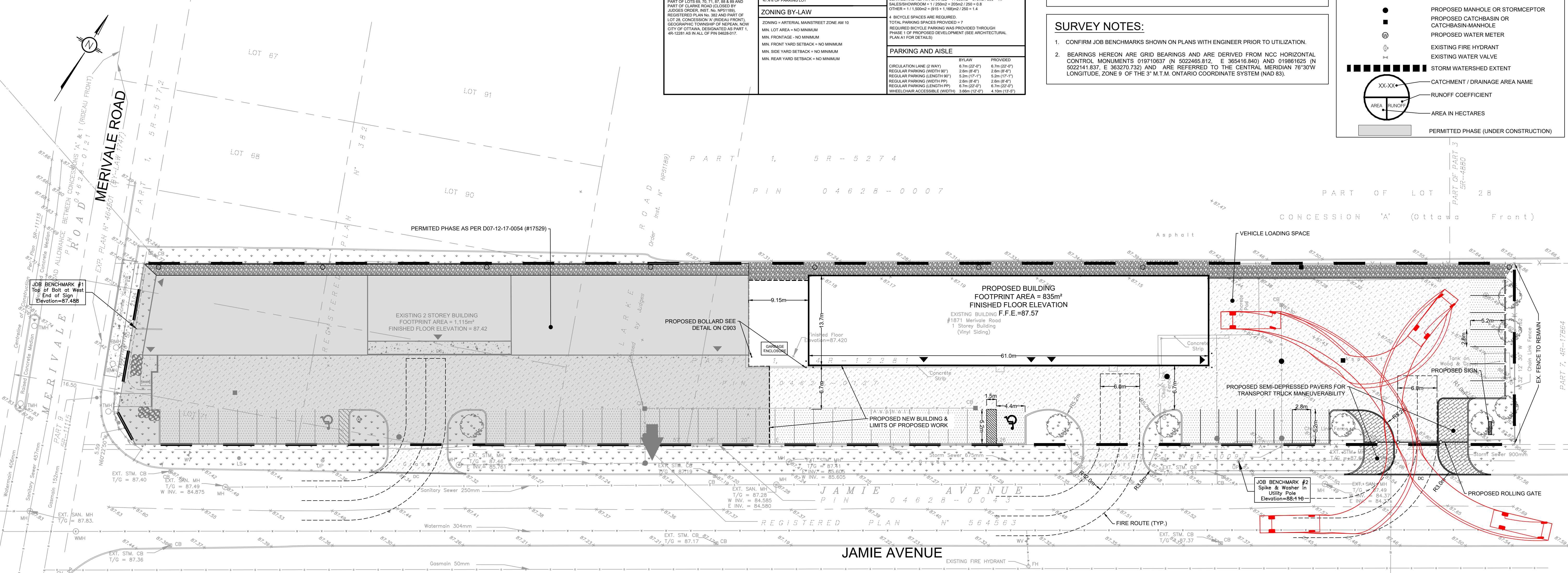
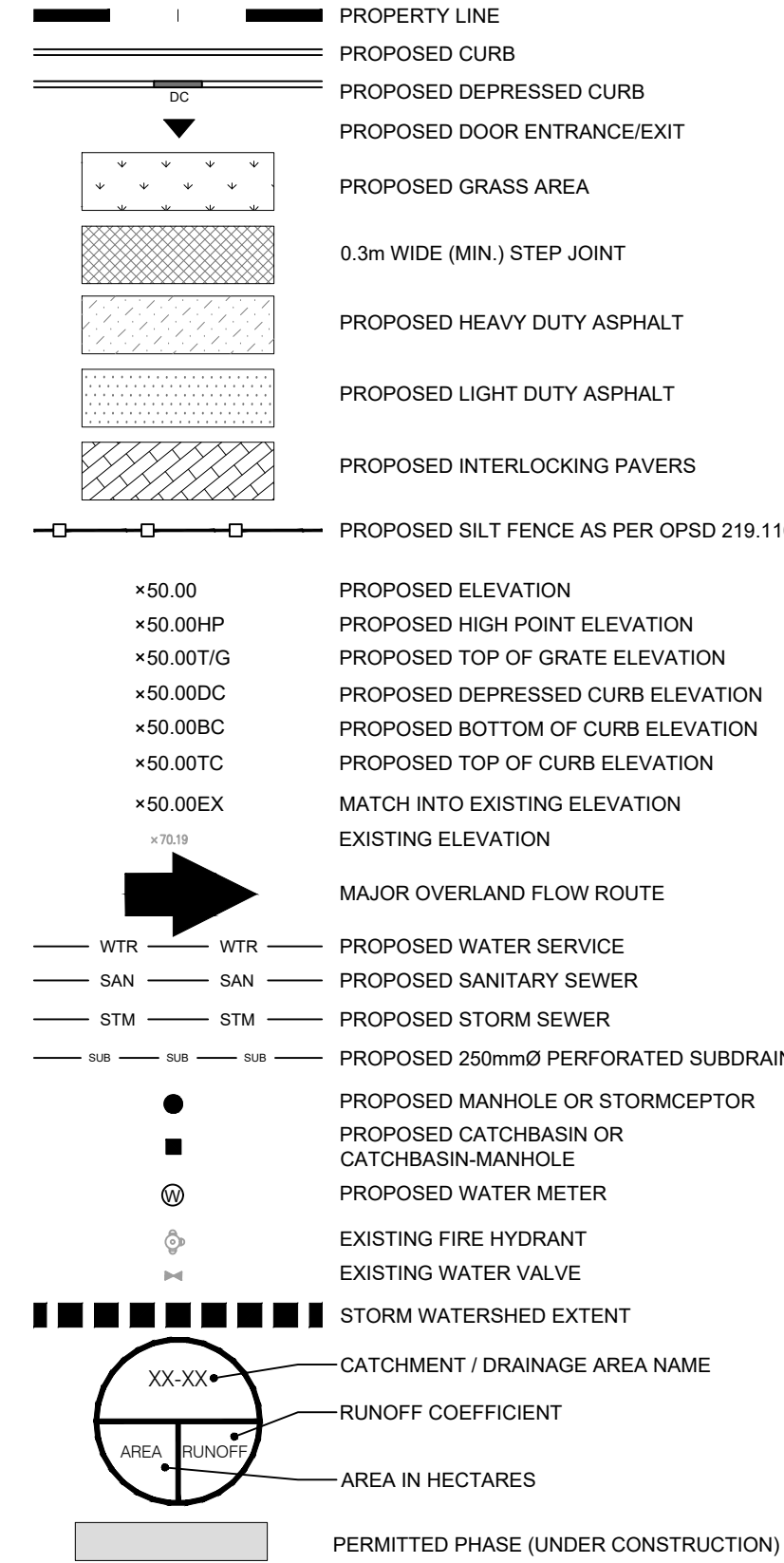
UTILITY NOTES:

- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE CITY OF OTTAWA PUBLIC UTILITIES REGISTRY.
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., CONTRACTOR TO CONFIRM RELEVANT UTILITY LOCATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

SURVEY NOTES:

- CONFIRM JOB BENCHMARKS SHOWN ON PLANS WITH ENGINEER PRIOR TO UTILIZATION.
- BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM NCC HORIZONTAL CONTROL MONUMENTS 019710837 (N 5022465.812, E 365416.840) AND 019816025 (N 5022141.837, E 363270.732) AND ARE REFERRED TO THE CENTRAL MERICAN 76°30'W LONGITUDE, ZONE 9 OF THE 3° M.T.M. ONTARIO COORDINATE SYSTEM (NAD 83).

LEGEND:



USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSIDERED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY LRL ASSOCIATES LTD. (LRL) WITHOUT OBTAINING LRL'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES, THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST LRL AND TO RELEASE LRL FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LRL FROM ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO LRL'S CONSTRUCTION DOCUMENTS WITHOUT LRL'S PRIOR WRITTEN APPROVAL OF LRL AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH LRL AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

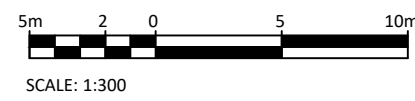
GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

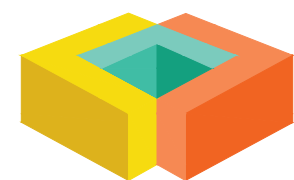
CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.



NOT AUTHENTIC UNLESS SIGNED AND DATED



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04	ISSUED FOR APPROVAL	A.S.	22 SEP 2020
03	ISSUED FOR APPROVAL	A.S.	26 AUG 2020
02	ISSUED FOR APPROVAL	A.S.	10 JUL 2020
01	ISSUED FOR APPROVAL	M.L.	13 JAN 2020
No.	REVISIONS	BY	DATE

CLIENT			BENSON AUTO PARTS MR. GERRY BENSON 700 EDUCATION ROAD, CORNWALL, ONTARIO K6H 6B8, TEL. 613-936-7850
DESIGNED BY:	DRAWN BY:	APPROVED BY:	V.J. M.S. V.J.
PROJECT			
PROPOSED BENSON AUTO PARTS AND EAST BUILDING			
COMMERCIAL DEVELOPMENT			
1871 MERIVALE ROAD, NEPEAN, ON			
DRAWING TITLE			
SITE DEVELOPMENT PLAN			
PROJECT NO.			
130828.05			
DATE			
NOVEMBER 2019			

C201

#17529

D07-12-20-0008