LOADING REQUIREMENTS

MINIMUM LOADING SPACE DIMENSIONS: STANDARD = 2.7mX7.5m

GROSS FLOOR AREA:	>250m² AND ≤ 2,000m²	= 1 SPACE
LOADING REQUIRED:	= 671.0m²	= 1 SPACE
LOADING SPACE PROVIDED:		= 1 SPACE

PARKING REQUIREMENTS

MINIMUM PARKING SPACE DIMENSIONS: STANDARD = 2.7mX5.5m | BARRIER FREE = 3.4mX5.5m

OFFICE, GENERAL OR PROFESSIONAL:	= 1/40m²	
PARKING REQUIRED:	= 668.0/40	= 17 SPACES
B/F PARKING REQUIRED:	= >25 SPACES	= 1 SPACE
B/F PARKING PROVIDED:		= 1 SPACE (3.4mX5.5m + 1.5m WALKWAY PER AODA)
TOTAL PARKING PROVIDED:		= 17 SPACES (16 STANDARD | 1 BARRIER FREE)

REFERENCE DOCUMENTS:

1. EXISTING SITE LEGAL INFORMATION OBTAINED BY PLANS BY MURRAY FRASER LIMITED DATED AUGUST 23, 1988.
2. MUNICIPAL ZONING INFORMATION OBTAINED FOR MIDDLESEX CENTRE'S COMPREHENSIVE ZONING BY-LAW

LEGEND:

- PROPOSED RAMP (SEE DETAIL ON SP2)
- BUILDING ENTRANCE
- PROPOSED ASPHALT
- PROPOSED SNOW STORAGE
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF PROJECT BOUNDARY

PERMITTED USES

C1 ZONE:

- ACCESSORY USE
- ANIMAL CLINIC
- BED AND BREAKFAST ESTABLISHMENT
- BOARDING HOUSE, ROOMING HOUSE, OR TOURIST HOME
- CAR WASH
- CLINIC
- CLUB, PRIVATE
- DAY NURSERY
- DWELLING UNITS CONNECTED TO AND FORMING AN INTEGRAL PART OF A MAIN BUILDING AND LOCATED ABOVE THE FIRST STOREY TO A MAXIMUM OF TWO STOREYSAND/OR LOCATED BELOW THE FIRST STOREY IN A BASEMENT
- FINANCIAL INSTITUTION
- GARAGE, PUBLIC
- GAS BAR
- HOTEL, MOTEL OR TAVERN
- MOTOR VEHICLE SALES ESTABLISHMENT
- MOTOR VEHICLE SERVICE ESTABLISHMENT
- OFFICE, GENERAL OR PROFESSIONAL
- PARKING LOT
- PERSONAL SERVICE ESTABLISHMENT
- PLACE OF ENTERTAINMENT
- RESTAURANT
- RESTAURANT, DRIVE-THRUOR TAKE-OUT
- SERVICE SHOP
- STORE, CONVENIENCE
- STORE, RETAIL
- STUDIO

OPSD STANDARDS:

ONTARIO PROVINCIAL STANDARDS:

OPSD 310.020	CONCRETE SIDEWALK ADJACENT TO CURB & GUTTER
OPSD 600.110	CONCRETE BARRIER CURB

WASTE REMOVAL

WASTE REMOVAL FOR EXISTING SITE TO REMAIN UNCHANGED

CANADA POST

EXISTING MEANS OF MAIL DELIVERY TO SITE CONTINUE @ EXISTING MUNICIPAL ADDRESS.

LAND USE

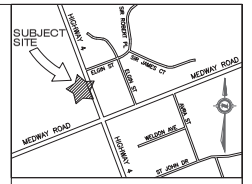
EXISTING SITE: VILLAGE COMMERCIAL PROPOSED: VILLAGE COMMERCIAL

BUILDING CLASSIFICATION

COMMERCIAL GROUP D PART 9 OF THE ONTARIO BUILDING CODE

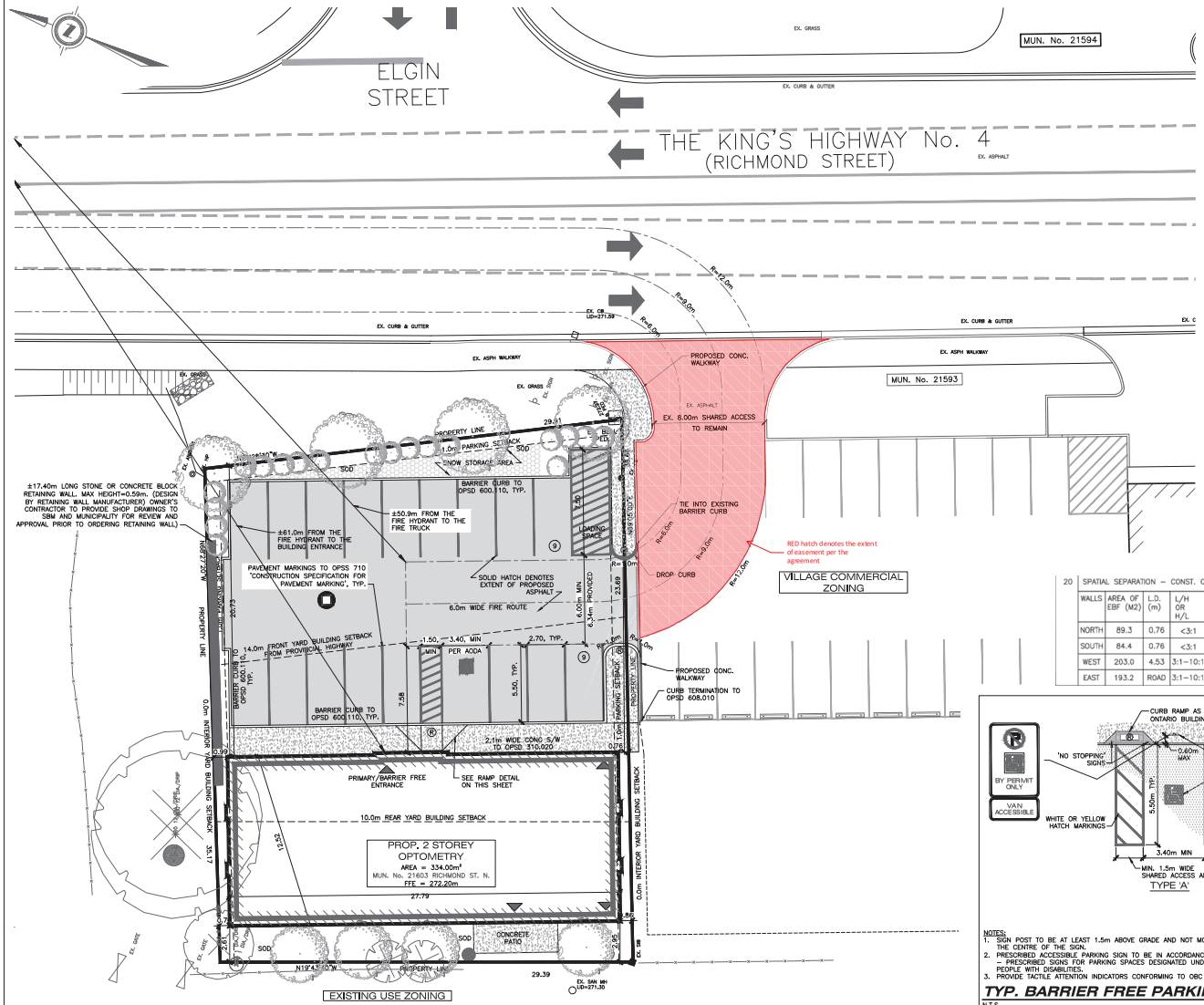
LEGAL INFORMATION

PART OF
LOT 17
CONCESSION 7
IN THE
TOWNSHIP OF LONDON
COUNTY OF MIDDLESEX



KEY PLAN

N.T.S.

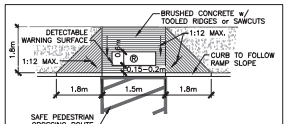


ZONING DATA CHART

GROSS SITE AREA: 1091.75 m² | ASPHALT AREA: 487.32 m²
BUILDING AREA: 334.00 m² | LANDSCAPED AREA: 270.43 m²

ITEM	C1	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT FRONTAGE (m MIN)	20.0	29.91
3	FRONT YARD SETBACK (m MIN)	14.0	20.73
4	REAR YARD SETBACK (m MIN)	10.0	2.62*
5	SIDE YARD SETBACK (m MIN)	0	1.22 0.30
6	LOT AREA (m² MIN)	1500.0	1091.8*
7	LOT COVERAGE (%) MAX	40	30.59
8	GROSS FLOOR AREA (M MIN)	N/A	668.00
9	HEIGHT MAXIMUM (m)	12	<12
10	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE
11	LOADING SPACE	SEE LOADING REQUIREMENTS NOTE	SEE LOADING REQUIREMENTS NOTE

*DENOTES MINOR VARIANCE REQUIRED

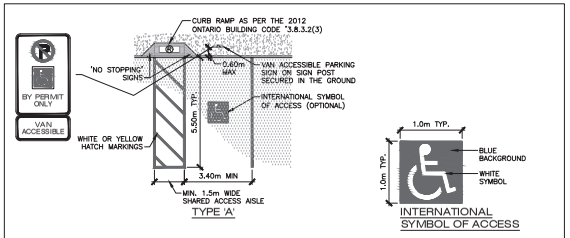


REFERENCE:
2012 ONTARIO BUILDING CODE '3.8.3.2(3). BARRIER FREE SIDEWALK CURB RAMP"
*TACTILE ATTENTION INDICATOR CONFORMING TO CURRENT OBC 3.8.3.18.

BARRIER FREE S/W ACCESS CURB RAMP

N.T.S.

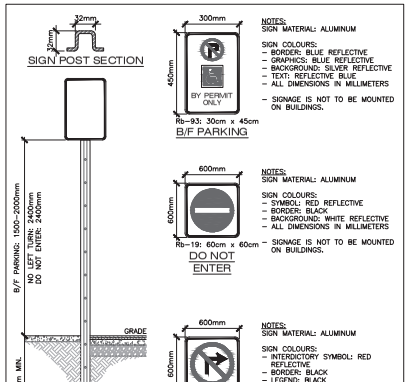
20	SPATIAL SEPARATION – CONST. OF EXTERIOR WALLS						3.2.3.		9.10.14.	
	WALLS	AREA OF EBF (M2)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HRS)	LISTED DESIGN OR DESCRIP.	COMB. CONST.	COMB. CONST. NON. CLAD.	NON COMB. CONST.
	NORTH	89.3	0.76	<3:1	4.4%	4.1%	1	TBD	NO	NO	YES
	SOUTH	84.4	0.76	<3:1	4.4%	0%	1	TBD	NO	NO	YES
	WEST	203.0	4.53	3:1–10:1	9.2%	7.1%	1	TBD	NO	NO	YES
	EAST	193.2	ROAD	3:1–10:1	100%	20.6%	N/A	N/A	YES	NO	NO



NOTES:
1. SIGN POST TO BE AT LEAST 1.5m ABOVE GRADE AND NOT MORE THAN 2.5m WHEN MEASURED FROM GRADE TO THE CENTRE OF THE SIGN.
2. PRESCRIBED ACCESSIBLE PARKING SIGN TO BE IN ACCORDANCE w/ THE HIGHWAY TRAFFIC ACT, REGULATION 581 – PRESCRIBED SIGNS FOR PARKING SPACES DESIGNATED UNDER A MUNICIPAL BY-LAW FOR THE USE OF PEOPLE WITH DISABILITIES.
3. PROVIDE TACTILE ATTENTION INDICATORS CONFORMING TO OBC 3.8.3.18.

TYP. BARRIER FREE PARKING SPACE

N.T.S.



NOTES:
SIGN MATERIAL: ALUMINUM

SIGN COLOURS:
– BORDER: BLUE REFLECTIVE
– GRAPHICS: BLUE REFLECTIVE
– BACKGROUND: SILVER REFLECTIVE
– TEXT: REFLECTIVE BLUE
– ALL DIMENSIONS IN MILLIMETERS

– SIGNAGE IS NOT TO BE MOUNTED ON BUILDINGS.

NOTES:
SIGN MATERIAL: ALUMINUM

SIGN COLOURS:
– SYMBOL: RED REFLECTIVE
– BORDER: BLACK
– BACKGROUND: WHITE REFLECTIVE
– ALL DIMENSIONS IN MILLIMETERS

– SIGNAGE IS NOT TO BE MOUNTED ON BUILDINGS.

NOTES:
SIGN MATERIAL: ALUMINUM

SIGN COLOURS:
– INERIDICTORY SYMBOL: RED REFLECTIVE
– BORDER: BLACK
– LEGEND: BLACK
– BACKGROUND: WHITE REFLECTIVE
– ALL DIMENSIONS IN MILLIMETERS

– SIGNAGE IS NOT TO BE MOUNTED ON BUILDINGS.

REFERENCE:
ONTARIO TRAFFIC MANUAL BOOK 5 – CURRENT EDITION

TYPICAL SIGN DETAILS

N.T.S.

#	ISSUED FOR	DATE
01	ISSUED FOR SITE PLAN CONSULTATION	2020.01.30
02	ISSUED FOR SPA1	2020.04.21
03	ISSUED FOR MINOR VARIANCE	2020.07.23
04	ISSUED FOR SPA2	2020.08.13
05	ISSUED FOR SPA3	2020.10.30

DO NOT SCALE DRAWINGS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS & REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK. DRAWINGS REMAIN PROPERTY OF PDTARCHITECT.

PROJECT:
2 STOREY
OFFICE BLDG
21603 RICHMOND ST. N.
ARVA ON.

CLIENT:
*TENDER INQUIRIES CONTACT
UPPER RICHMOND OPTOMETRY
Address: 21603 Richmond St. Arva ON. N0M 1C0
Phone: (519)-660-8854
E-mail: info@upperrichmondoptometry.com

PATRICK DAVID TROTTIER ARCHITECT
266 DUFFERIN AVE, BRANTFORD, ON N3T 4S2 (226) 208-1543c patrick@pdtarch.ca

DRAWING DESCRIPTION
PROPOSED SITE PLAN, LEGEND, DETAILS AND ZONING DATA CHART

PROJECT #20-29 PDTA
SBM-20-2204
SCALE: AS INDICATED
REVIEWED: PDTA
DRAWN: OMP DWG #

SP1