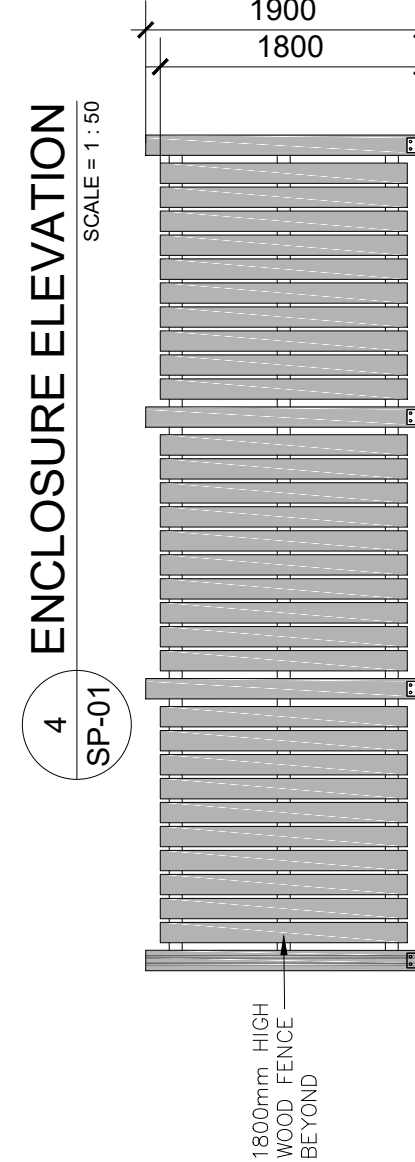
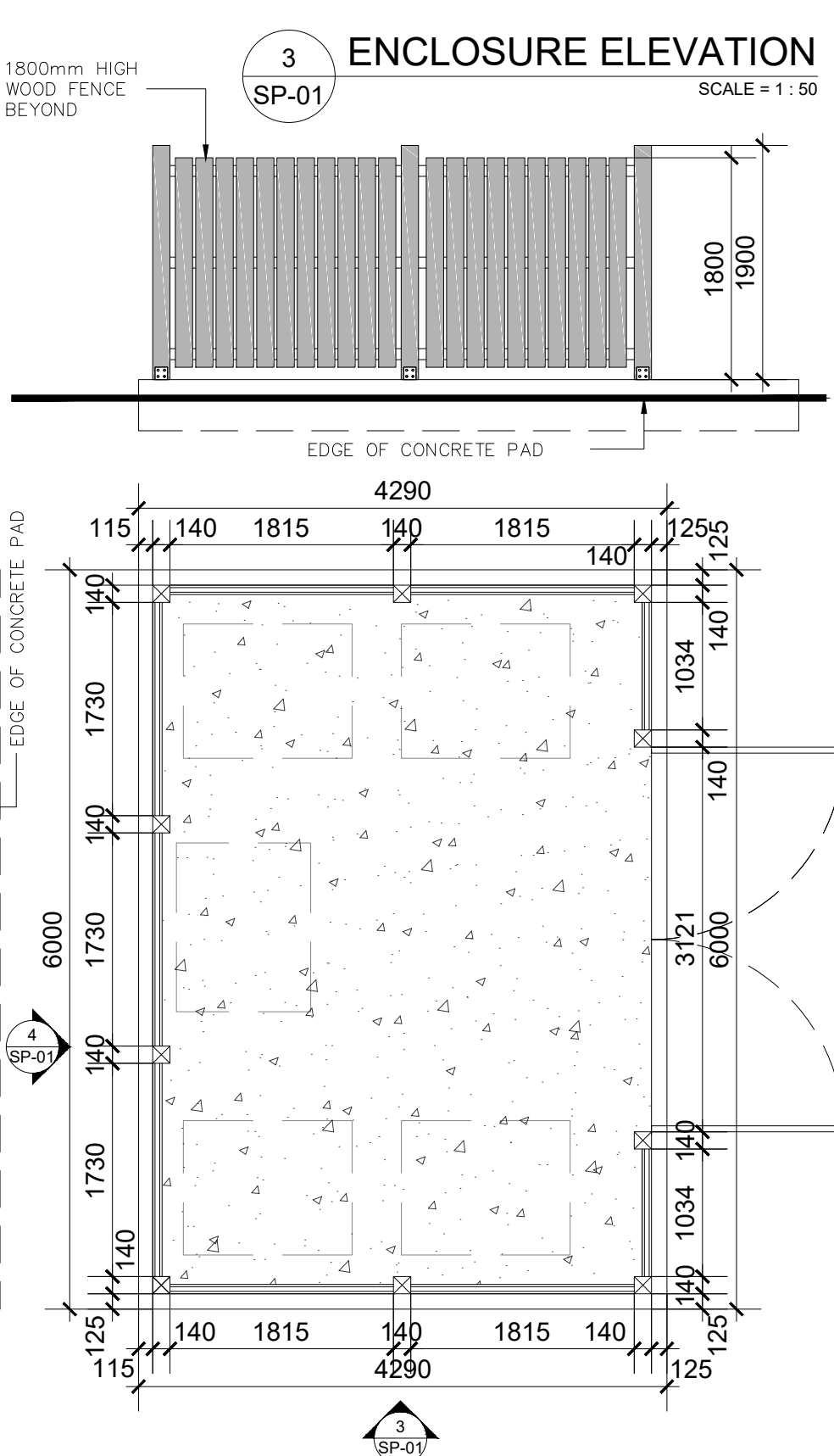
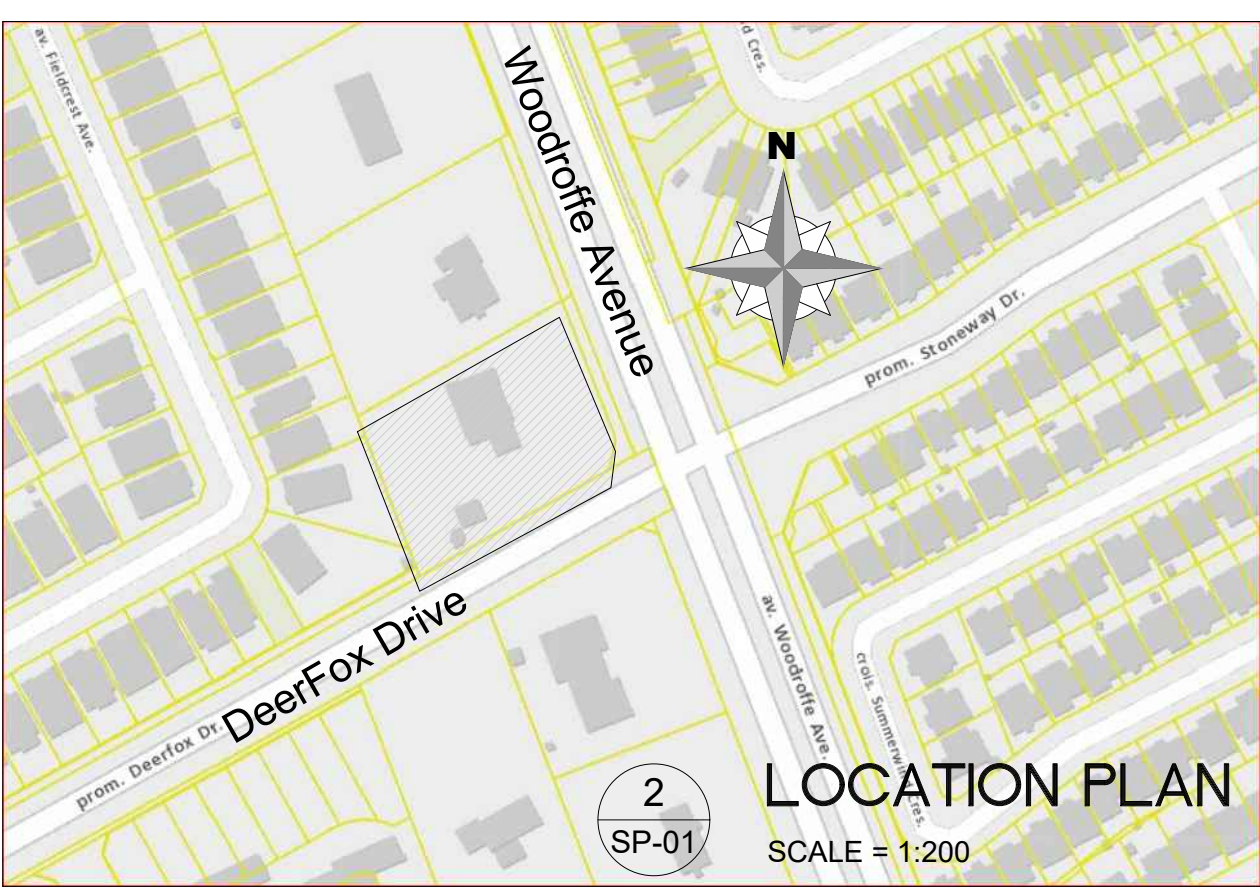
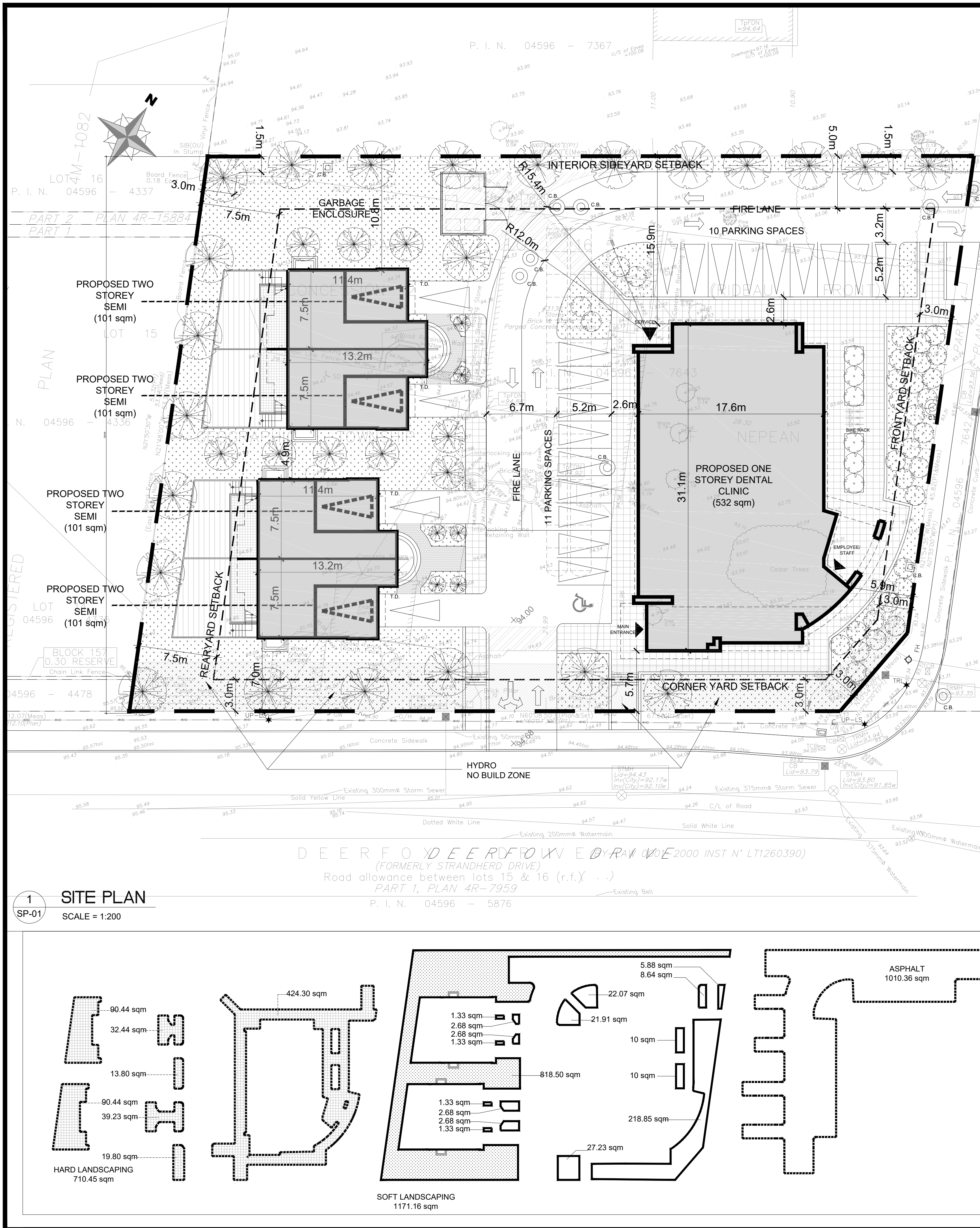




SITE STATISTICS 3130 WOODROFFE AVENUE			
ITEM	REQUIRED		PROVIDED
Zone	Current	LC8 H(11)	
Lot Area	No minimum		3829.4 sqm
Lot Width	No minimum		52.06 m
Maximum Building Height	11.0m		9.35 m (Two storey Semis) 7.25 m (Proposed clinic stand alone pad)
Minimum Front Yard (Woodroffe Avenue)	3.0m		5.90 m (Proposed clinic stand alone pad)
Minimum Interior Side Yard	5.0 m		10.80 m (Two storey Semis) 15.90 m (Proposed clinic stand alone pad)
Minimum Corner Side Yard (Deerfox Drive)	3.0 m		7.00 m (Two storey Semis) 5.70 m (Proposed clinic stand alone pad)
Minimum Rear Yard	7.5 m		7.50 m (Two storey Semis)
Building Footprint	n/a		405 sqm (Four two storey Semis) 532 sqm (Proposed clinic stand alone pad)
Maximum Lot Coverage	n/a		405 sqm (Four two storey Semis) 532 sqm (Proposed clinic stand alone pad) 937 sqm TOTAL (24%)
PARKING SPACES	Medical	4 Spaces per 100 sqm of medical clinic GFA Minus exterior walls, washrooms and utility/ Laundry room 478.80 sqm (19 required)	19 Spaces
	Semis	1 per unit (Four Semis) 1 Space per 2000 sqm of medical clinic GFA (0.2 required)	4 spaces (4 required) 3 Spaces
Required Bike Racks			
Maximum width of landscaping area			
	Adjacent to parking abutting a street	3.0 m	3.0 m

LEGEND:

PROPERTY LINE

PROPERTY SETBACK

OVERHEAD WIRES

EXISTING BUILDING

BUILDING ENTRANCE

W.P. WALL MOUNTED LIGHT

H.P. HYDRO POLE

F.H. FIRE HYDRANT

M.H. MANHOLE

C.B. CATCH BASIN

RETAINING WALL

D.C. DEPRESSED CURB

X 100.00 EXISTING GRADE

100.00 PROPOSED GRADE

INTERLOCK PAVERS

DESIGNATED FIRE ROUTE

TERRACE

DECK

PRIVACY WALL (7'-0" Height)

13

12

11

10

09

08

07

06

05 FOR REVIEW GB MAR. 16 2022

04 FOR REVIEW GB MAR. 10 2022

03 FOR REVIEW PE OCT. 06 2021

02 FOR REVIEW PE OCT. 01 2021

01 FOR REVIEW PE SEPT. 20 2021

No.

REVISIONS

BY

DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

P²

concepts

788 WOODROFFE AVE. SUITE 901
OTTAWA, ONTARIO, K1V 6A6

CONSULTING ENGINEERS

STRUCTURAL

MECHANICAL

ELECTRICAL

DESIGNED BY: P.E.

DRAWN BY: P.E.

APPROVED BY: P.E.

PROJECT

3130 WOODROFFE AVENUE
OTTAWA

DRAWING TITLE

SITE PLAN

PROJECT NO.
0391DATE
SEPT., 20, 2021

SP-01