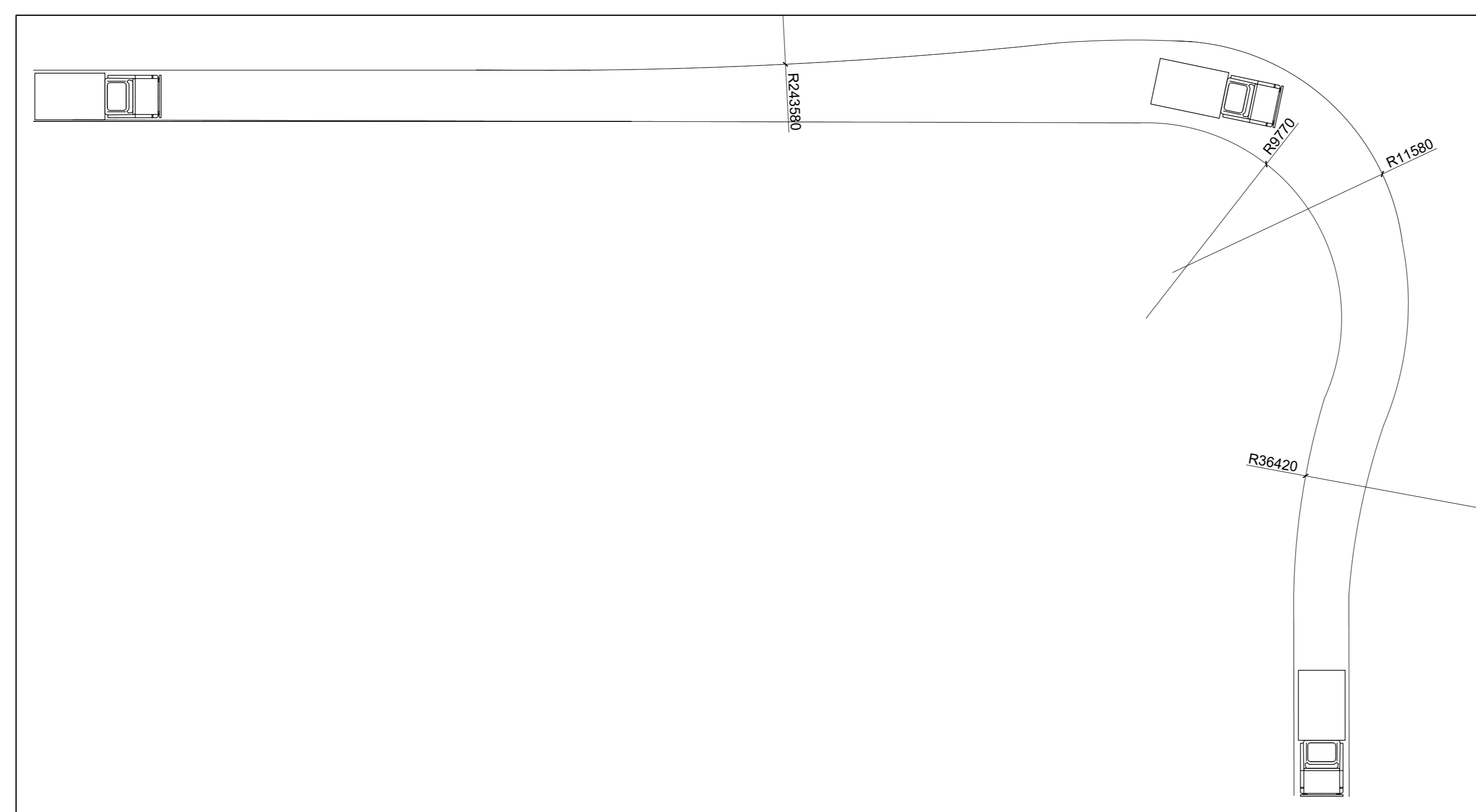


1 SITE PLAN
SCALE = 1:200 (1/16" = 1'-0")



2 FIRE TRUCK ROUTE DIMENSIONS
SCALE = 1:200 (1/16" = 1'-0")

3 GARBAGE TRUCK ROUTE DIMENSIONS
SCALE = 1:200 (1/16" = 1'-0")

PROJECT INFORMATION
 PROJECT: NEW MEDICAL CLINIC BUILDING
 MUNICIPAL ADDRESS: 1545A MERVILLE RD, OTTAWA, ONTARIO
 PIN: 04678-0004
 ZONING USE: AM10 - ARTERIAL MAINSTREET ZONE, MEDICAL FACILITY
 PROPOSED CONSTRUCTION: NEW 1 - STOREY BUILDING
 PROPOSED USE: MEDICAL CLINIC
 BUILDING HEIGHT: ± 6.858m (± 22'-4")
 GROSS FLOOR AREA: 27,620 SQ FT (2,566 m²)
 SITE AREA: 74,293.150m²

PARKING STATISTICS
 STANDARD PARKING:
 53 SPACES OF 2.6m W x 5.2m L (± 7'10" x 17'-0")
 COMPACT CAR PARKING:
 13 SPACES OF 2.4m W x 5.2m L
 ACCESSIBLE PARKING:
 2 SPACES OF 2.6m W x 5.2m L (± 7'-0" x 17'-0")
 TOTAL PARKING SPACES:
 AT GRADE: 70
 UNDERGROUND: 57
 TOTAL: 127

BICYCLE PARKING:
 ABOVE-GROUND: 9 SPACES
 BELOW-GROUND: 22 SPACES

LANDSCAPING:
 REQUIRED 15% OF PARKING AREA
 TOTAL PARKING AREA: 3,633 m²
 15% LANDSCAPING REQUIRED: 545 m²
 TOTAL LANDSCAPED AREAS PROVIDED: 1,136.25 m²

GENERAL NOTES:

- REFER TO SURVEY BY FARLEY, SMITH AND DENIS SURVEYING LTD.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO BE INTO EXISTING GRADES.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
- REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
- REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE LIGHTING, AND MASTER SITE PLAN.
- ALL NOTES ARE AS PER CITY/PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

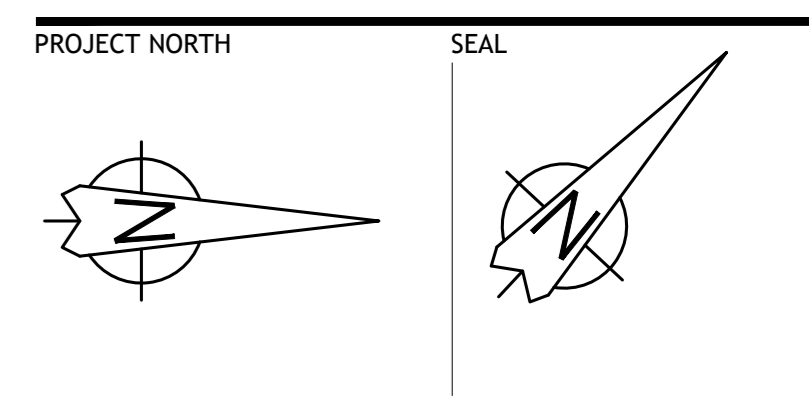
ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (SQ FT)	NO MINIMUM	6,955 SQ	YES
MINIMUM LOT WIDTH	NO MINIMUM	4.7 M	YES
MINIMUM FRONT YARD SETBACK (TO MAIN FLOOR)	5M	7.8 M	YES
MINIMUM PERCENTAGE OF FRONTAGE ADJACENT FRONT LOT LINE TO BE OCCUPIED BY BUILDING WALLS LOCATED WITHIN 3.0M OF THE LOT LINE	50%	0%	NO* SUBJECT TO VARIATION PERMITS
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	5M	N/A	N/A
MINIMUM REAR YARD SETBACK (NOT APPLICABLE)	7.5 M	15.9 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK (NOT APPLICABLE)	NO MINIMUM	13.5 M (TO 1547 MERVILLE ROAD) 1.89 M (TO 1545 MERVILLE ROAD)	YES
MINIMUM BUILDING HEIGHT	3M	6.7 M	YES
MINIMUM FLOOR SPACE INDEX	NONE	0.36	YES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT SECTION (SQ FT)	1.5 M	N/A	YES
MINIMUM PARKING SECTION (SQ FT)	4 PER 100 M ² OF GFA (100 REQUIRED)	127 SPACES (105 PROVIDED)	YES
MINIMUM BIKEWAY PARKING SECTION (SQ FT)	1 PER 1000 OF GFA (1 REQUIRED)	127 BIKEWAYS (27 PROVIDED)	YES

APPROVED REFUSED

THIS _____ DAY OF _____ 20__

MANAGER DEVELOPMENT REVIEW CENTRAL PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

ALL NOTES ARE AS PER CITY/PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.



CONSULTANTS - ARCHITECTS
(L+D) LALANDE + DOYLE ARCHITECTS INC.
 www.lpd.com
 Tel: 613.233.2900
 Fax: 613.233.1008
 125 HURON RD
 OTTAWA, ONTARIO K1V 0Y2

CONSULTANTS - STRUCTURAL/MECHANICAL/ELECTRICAL
ROBERT E. DALE
 CONSULTING ENGINEER

CONSULTANTS - CIVIL ENGINEERING
NOVATECH
 Engineers, Planners & Landscape Architects

CONSULTANTS - LANDSCAPE ARCHITECTS
JAMES B. LENNOX & ASSOCIATES INC.
 LANDSCAPE ARCHITECTS
 785 JUNCTION AVENUE, SUITE 101 OTTAWA, ONTARIO K1V 1A6
 TEL: (613) 722-5148 - FAX: (613) 728-9735 - JBL@JROGERS.COM

DATE	DESCRIPTION	ISSUE	REV.
12/05/2023	ISSUED FOR SITE PLAN APPROVAL	02	
21/12/2022	ISSUED FOR SITE PLAN APPROVAL	01	

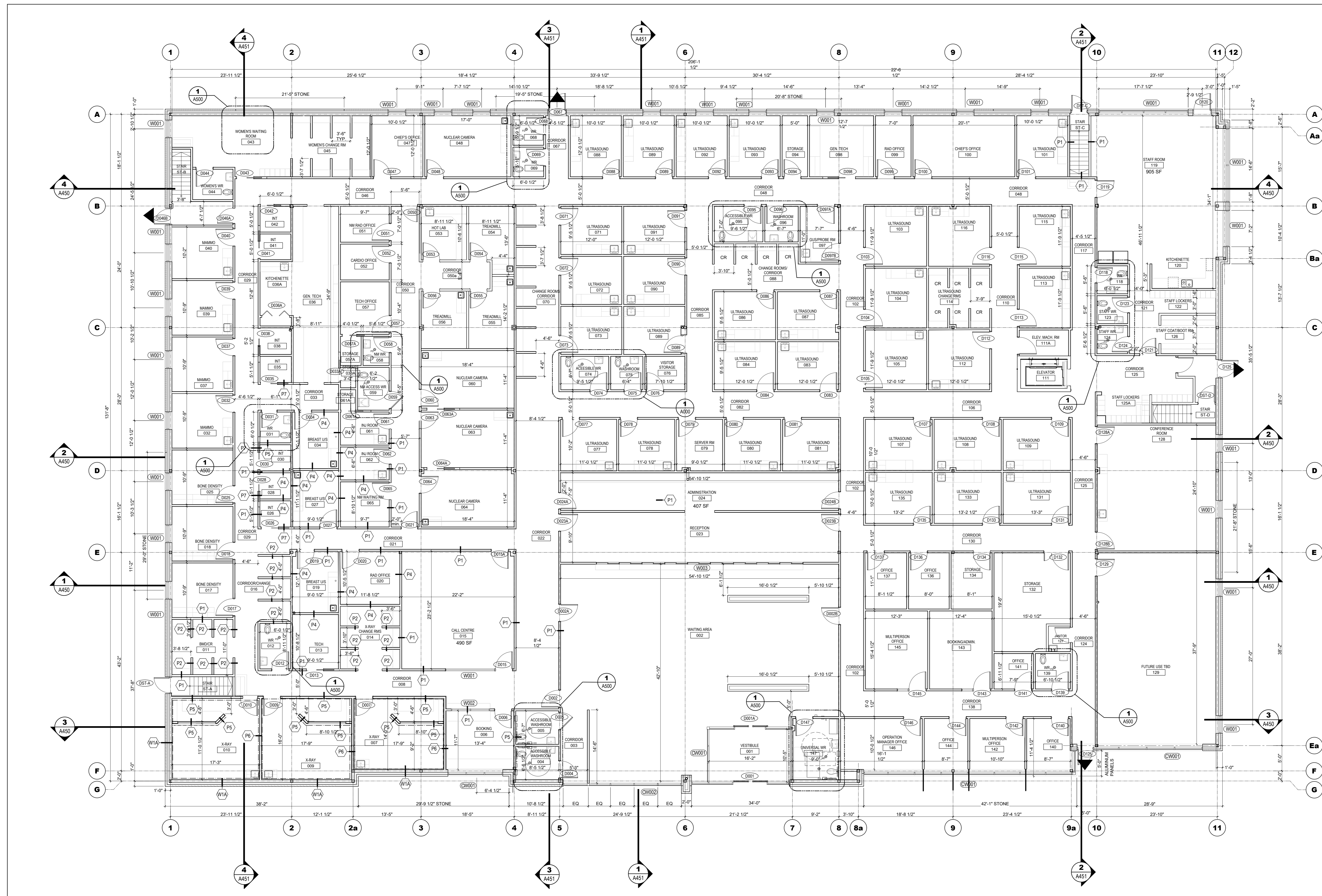
PROJECT NAME
MERIVALE MEDICAL IMAGING CLINIC

1545A Merville Rd. Ottawa, On. K2G 3J1
 DRAWING TITLE

SITE PLAN - REVISED
 NEW CONSTRUCTION

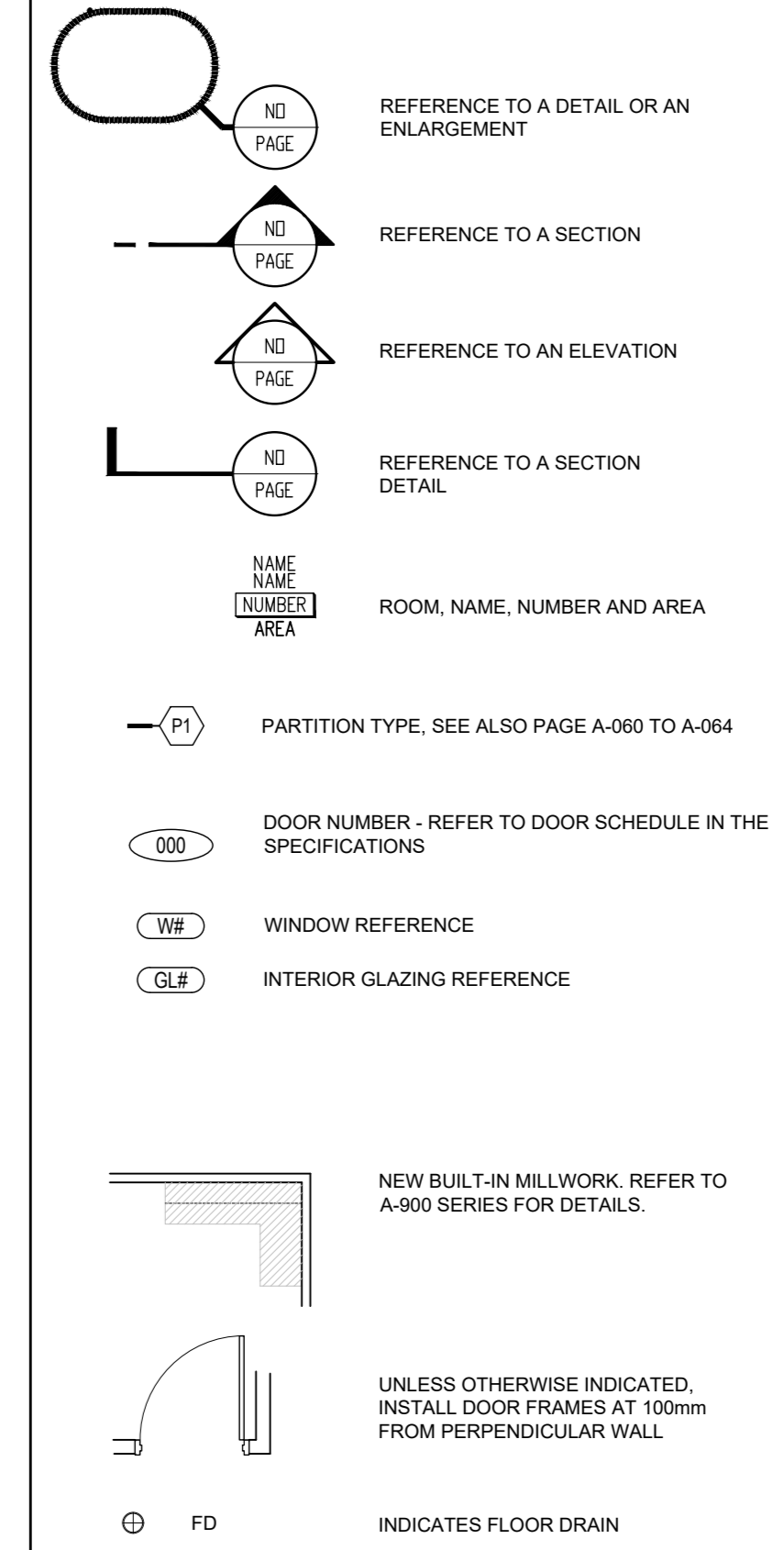
DATE: 2022/09/20 PROJECT NO.:
 SCALE: AS NOTED 20-021

DRAWN BY: MD DRAWING NO.:
 REVIEWED BY: LCL A-100



1 GROUND FLOOR PLAN
A-200 1/8" = 1'-0"

CONSTRUCTION LEGEND :



GENERAL NOTES :

- LAYOUT OF ALL PARTITIONS TO BE APPROVED BY ARCHITECT BEFORE ERECTING PARTITIONS.
- UNLESS OTHERWISE INDICATED, DIMENSIONS ARE TO BE ESTABLISHED FROM THE CENTRE OF NEW WALLS, THE FINISHED FACE OF CONCRETE WALLS, OR STRUCTURAL GRID LINE.

SPECIFIC NOTES:

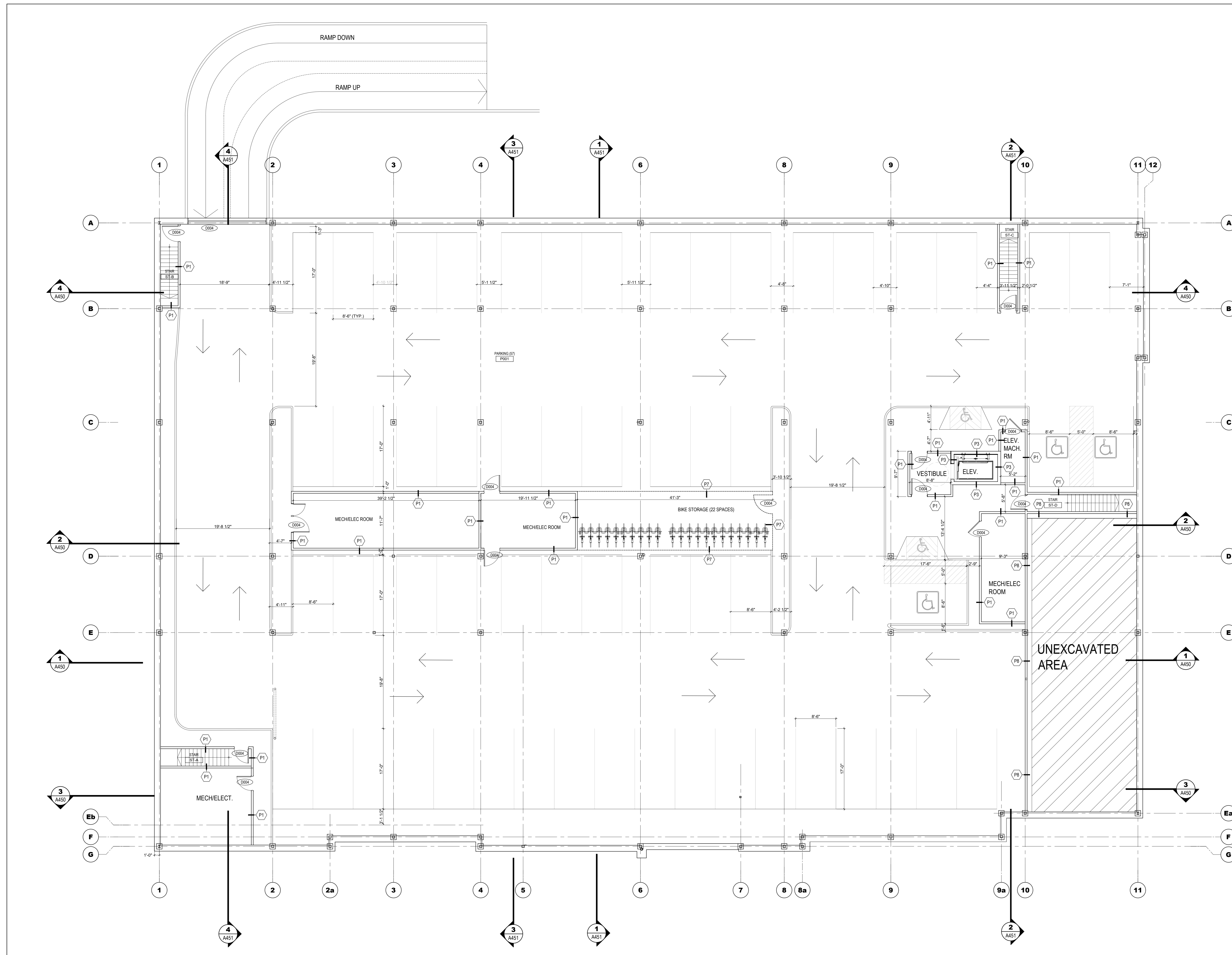
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DATE	DESCRIPTION	ISSUE REV.
16/05/2023	REISSUED FOR SITE PLAN	04
30/08/2022	ISSUED FOR REVIEW	04
10/08/2022	ISSUED FOR REVIEW	03
07/06/2022	ISSUED FOR REVIEW	02
5/5/2022	ISSUED FOR REVIEW	01

PROJECT NAME
MERIVALE MEDICAL IMAGING CLINIC

1545A Merivale Rd. Ottawa, On. K2G 3J
 DRAWING TITLE
GROUND FLOOR PLAN

DATE	PROJECT NO.
06.05.2022	20-021
SCALE	1/8" = 1'-0"
DRAWN BY	B.R.
REVIEWED BY	P.D.
DRAWING NO.	A-200



1 P1 FLOOR PLAN
A-201 1/8" = 1'-0"

LEGEND:

- DOOR REFERENCE
- WINDOW REFERENCE
- PARTITION TYPE

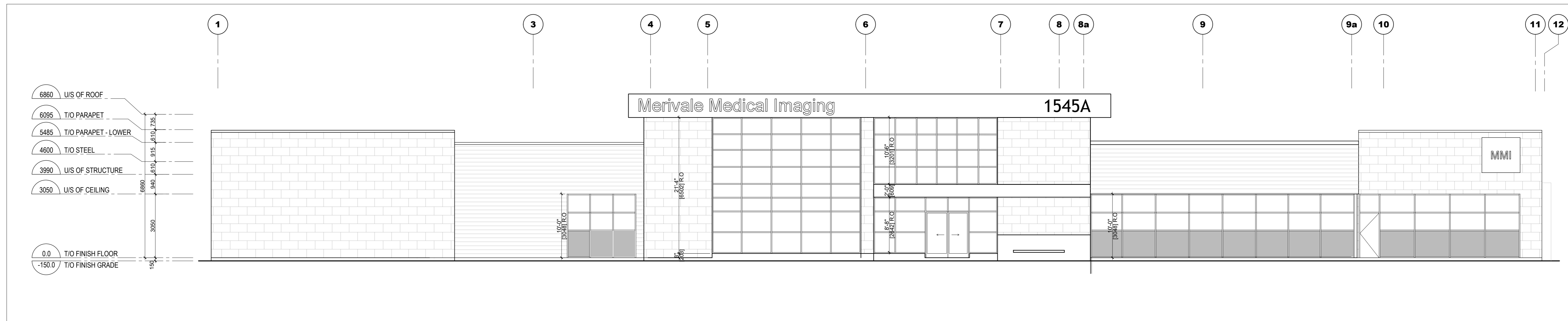
SPECIFIC NOTES:

- 1 123456
- 2
- 3
- 4
- 5

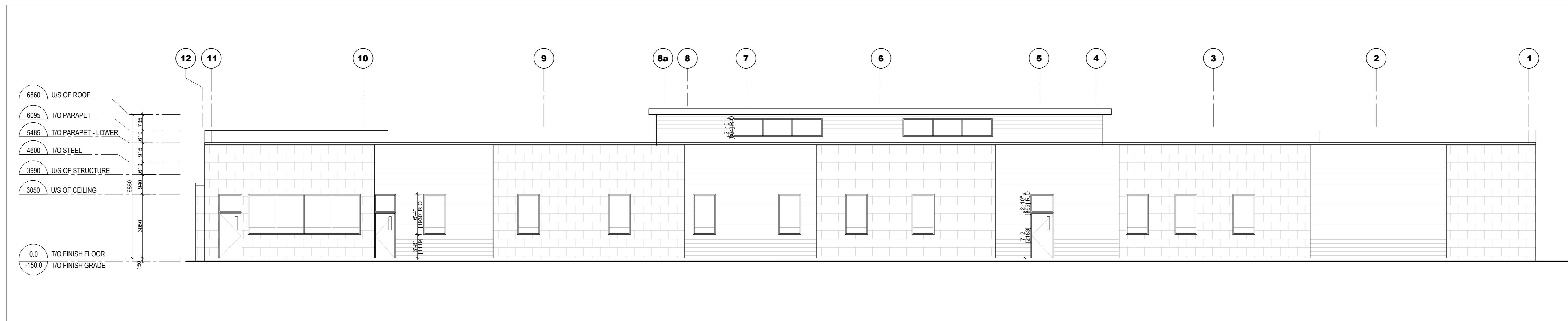
DATE	DESCRIPTION	ISSUE	REV.
16/05/2023	REISSUED FOR SITE PLAN	03	
21/12/2022	ISSUED FOR SITE PLAN	03	
07/06/2022	ISSUED FOR REVIEW	02	
5/5/2022	ISSUED FOR REVIEW	01	

PROJECT NAME
MERIVALE MEDICAL IMAGING CLINIC
 1545A Merivale Rd. Ottawa, On. K2G 3J
 DRAWING TITLE
P1 FLOOR PLAN

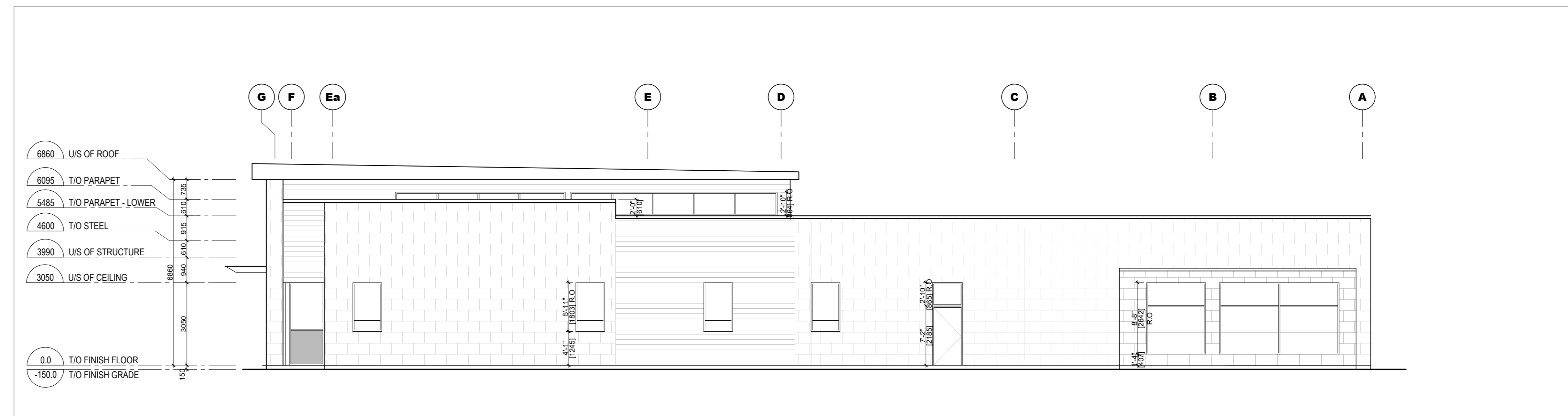
DATE	PROJECT NO.
06.05.2022	20-021
SCALE	1/8" = 1'-0"
DRAWN BY	DRAWING NO.
MD	A-201
REVIEWED BY	LCL



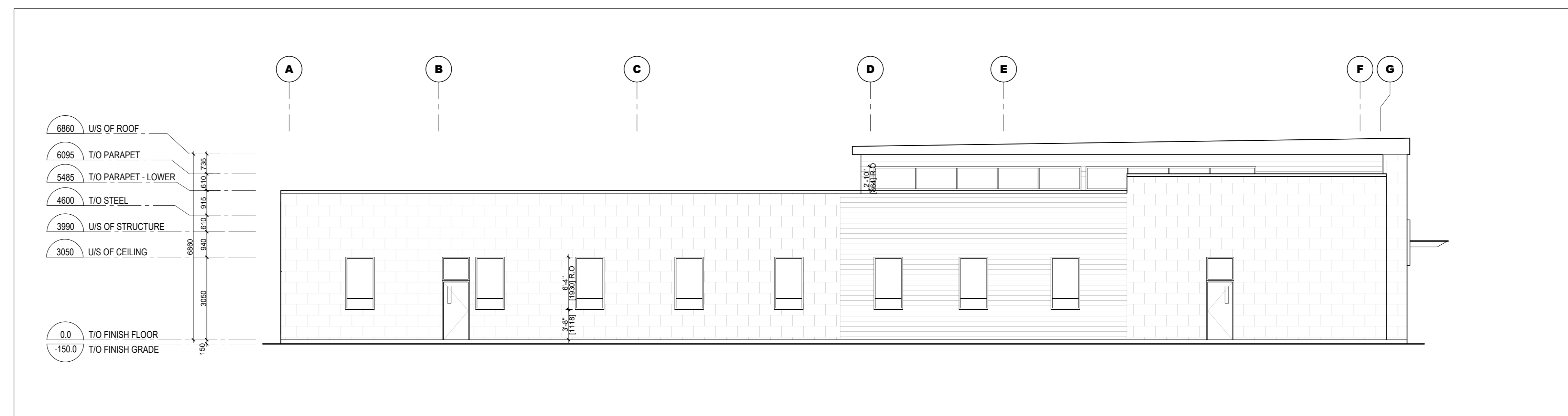
1 SOUTH ELEVATION
A-400 1:100 (1/8" = 1'-0")



2 NORTH ELEVATION
A-400 1:100 (1/8" = 1'-0")



3 EAST ELEVATION
A-400 1:100 (1/8" = 1'-0")



4 WEST ELEVATION
A-400 1:100 (1/8" = 1'-0")

DATE	DESCRIPTION	ISSUE	REV.
2023/05/16	RE-ISSUED FOR SITE PLAN	04	
2022/12/16	ISSUED FOR SITE PLAN	03	
2022/07/12	ISSUED FOR REVIEW	02	
2022/05/05	ISSUED FOR REVIEW	01	

PROJECT NAME
MERIVALE MEDICAL IMAGING CLINIC

1545 Merivale Rd. Ottawa, On. K2G 3J
 DRAWING TITLE

BUILDING ELEVATIONS

DATE	PROJECT NO.
18/04/2023	21-021
SCALE	AS INDICATED
DRAWN BY	BR
REVIEWED BY	LCL
	A-400