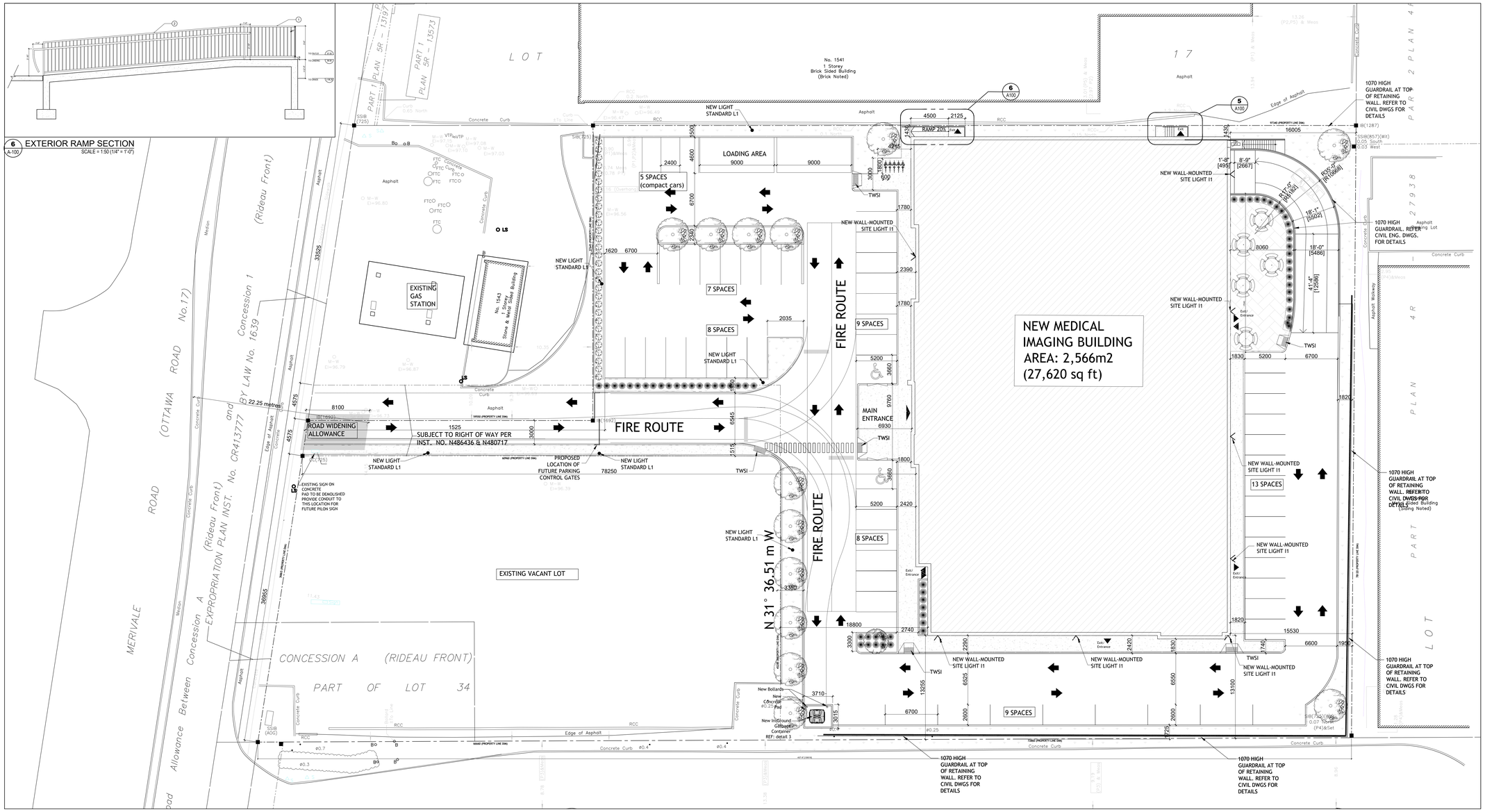
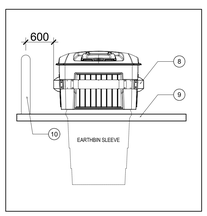


6 A-100 EXTERIOR RAMP SECTION
SCALE = 1:50 (1/4" = 1'-0")

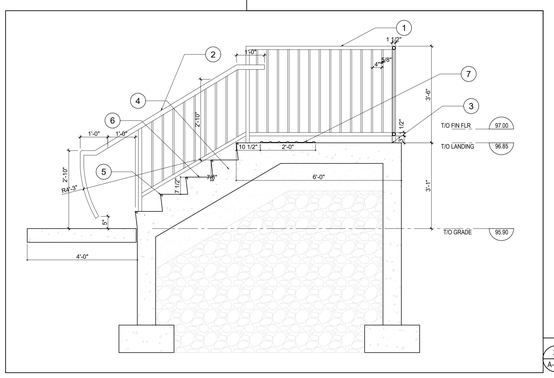
1 A-100 SITE PLAN
SCALE = 1:200 (1/16" = 1'-0")



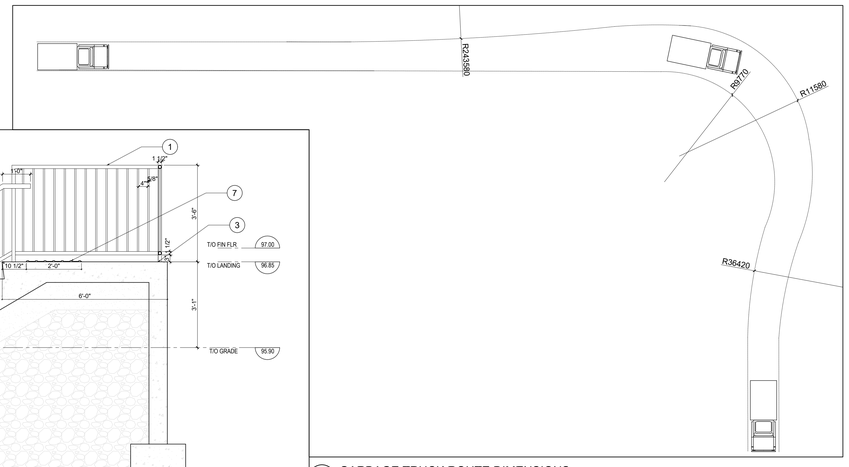
5 A-100 IN-GROUND WASTE CONTAINER
SCALE = 1:50 (1/4" = 1'-0")

SPECIFIC NOTES:

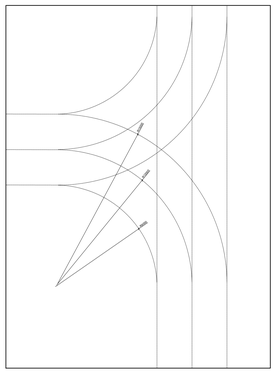
1. GALVANIZED CONTINUOUS STEEL GUARDRAIL - REFER TO SPECS.
2. GALVANIZED CONTINUOUS STEEL RAILING WITH PICKETS AT MAXIMUM 4" CENTRES - REFER TO SPECS.
3. ANCHOR GUARDRAILS TO MEET CODE REQUIREMENTS - PROVIDE STAMPED SHOP DRAWINGS.
4. NEW EXTERIOR CONCRETE STAIR AND LANDING - REFER TO STRUCTURAL.
5. FULL ABRASIVE SAFETY TREAD NOSING TO DEMARCATE LEADING EDGE OF TREADS AND LANDING - REFER TO SPECS.
6. SLIP-RESISTANT TREAD FINISH.
7. TACTILE ATTENTION INDICATOR, MINIMUM 300MM STARTING @ FULL TREAD DEPTH FOR STAIR NOSING. REFER TO SPECS.
8. NEW IN-GROUND WASTE CONTAINER - REFER TO SPECS.
9. NEW CAST-IN-PLACE CONCRETE SLAB - REFER TO STRUCTURAL.
10. NEW BOLLARDS - REFER TO SPECS.



4 A-100 EXTERIOR STAIR SECTION
SCALE = 1:25 (1/2" = 1'-0")



3 A-100 GARBAGE TRUCK ROUTE DIMENSIONS
SCALE = 1:200 (1/16" = 1'-0")



2 A-100 FIRE TRUCK ROUTE DIMENSIONS
SCALE = 1:200 (1/16" = 1'-0")

PROJECT INFORMATION

PROJECT: NEW MEDICAL CLINIC BUILDING

MUNICIPAL ADDRESS: 1545A MERIVALE 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'-6")

GROSS FLOOR AREA: 27, 620 SQ FT (2,566 m2)

SITE AREA: 74,293.150m2

PARKING STATISTICS:

STANDARD PARKING:
50 SPACES OF 2.6m W X 5.2m L
(8' - 7"W x 17' - 0"L)

COMPACT CAR PARKING:
13 SPACES OF 2.4m W X 5.2m L

ACCESSIBLE PARKING:
2 SPACES OF 3.66m W x 5.2m L
12'-0" W x 17'-0"L)

TOTAL PARKING SPACES:
AT GRADE: 59
UNDERGROUND: 57
TOTAL: 116

BICYCLE PARKING:
ABOVE-GROUND: 5 SPACES
BELOW-GROUND: 22 SPACES

LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 3,633 m2
15% LANDSCAPING REQUIRED: 545m2

TOTAL LANDSCAPED AREAS PROVIDED: 1,136.25 m2

GENERAL NOTES:

1. REFER TO SURVEY BY FARLEY, SMITH AND DENIS SURVEYING LTD.
1. ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
2. 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.
3. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
4. REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE LIGHTING, AND MASTER SITE PLAN.
5. 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 (M²)	NO MINIMUM	6,905 M		YES
MINIMUM LOT WIDTH	NO MINIMUM	4.7 M		YES
MINIMUM FRONT YARD SETBACK (TO MERIVALE ROAD)	0 M	78 .M		YES
MINIMUM PERCENTAGE OF FRONTAGE ALONG FRONT LOT LINE TO BE OCCUPIED BY BUILDING WALLS LOCATED WITHIN 3.0M OF THE LOT LINE	50%	0%		NO* SUBJECT TO MINOR VARIANCE
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	0M	N/A		N/A
MINIMUM REAR YARD SETBACKS	7.5 M	15 M		YES
MINIMUM INTERIOR SIDE YARD SETBACK ABUTTING NON-RESIDENTIAL)	NO MINIMUM	12.5 M (TO 1547 MERIVALE ROAD) 1.69 M (TO 1541 MERIVALE ROAD)		YES
MAXIMUM BUILDING HEIGHT	30M	6.7 M		YES
MAXIMUM FLOOR SPACE INDEX	NONE	0.36		YES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	1.5 M	VARIES (1.5M MINIMUM ACHIEVED)		YES
MINIMUM PARKING (SECTION 101)	4 PER 100 M² OF GFA (100 REQUIRED)	117 SPACES 103 (INCL AREAS FOR SNOW STORAGE)		YES
MINIMUM BICYCLE PARKING (SECTION 111)	1 PER 1000 OF GFA (3 REQUIRED)	5 OUTDOOR 22 INDOOR		YES

CLIENT

MMI Merivale Medical Imaging

PROJECT NORTH

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
LOUISE CATHERINE LALANDE
LICENCE
4003

CONSULTANTS - ARCHITECTS

(L+D) LALANDE + DOYLE ARCHITECTS INC.
www.lplusd.com
Tel 613.233.2900
Fax 613.233.1008
159 Holland Ave
Ottawa, Ontario K1Y 0Y2

CONSULTANTS - STRUCTURAL/MECHANICAL/ELECTRICAL

ROBERT E. DALE LIMITED CONSULTING ENGINEERS

CONSULTANTS - CIVIL ENGINEERING

NOVATECH Engineers, Planners & Landscape Architects

CONSULTANTS - LANDSCAPE ARCHITECTS

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
361 HINTON AVENUE SOUTH OTTAWA, ONTARIO K1Y 1A6
TEL. (613) 722-5168 – FAX. (613) 728-0735 – JBLA@ROGERS.COM

APPROVED
By Kersten Nitsche at 10:11 am, Jul 08, 2024

KERSTEN NITSCHE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

DATE	DESCRIPTION	ISSUE	REV.
17/06/2024	REISSUED FOR SPA	07	
01/06/2024	REISSUED FOR PERMIT	06	
31/01/2024	REISSUED FOR PERMIT	05	
16/01/2024	REISSUED FOR PERMIT	04	
30/11/2023	ISSUED FOR PERMIT	03	
30/11/2023	ISSUED FOR TENDER	02	
10/08/2023	REISSUED FOR SITE PLAN APPROVAL	01	

PROJECT NAME

MERIVALE MEDICAL IMAGING CLINIC

1545A Merivale Rd. Ottawa, On. K2G 3J

DRAWING TITLE

SITE PLAN - REVISED
NEW CONSTRUCTION

DATE 2022/09/20

PROJECT NO. 20-021

SCALE AS NOTED

DRAWN BY MD

REVIEWED BY LCL

DRAWING NO. A-100

D07-12-22-0190

PLAN NO.: 18911