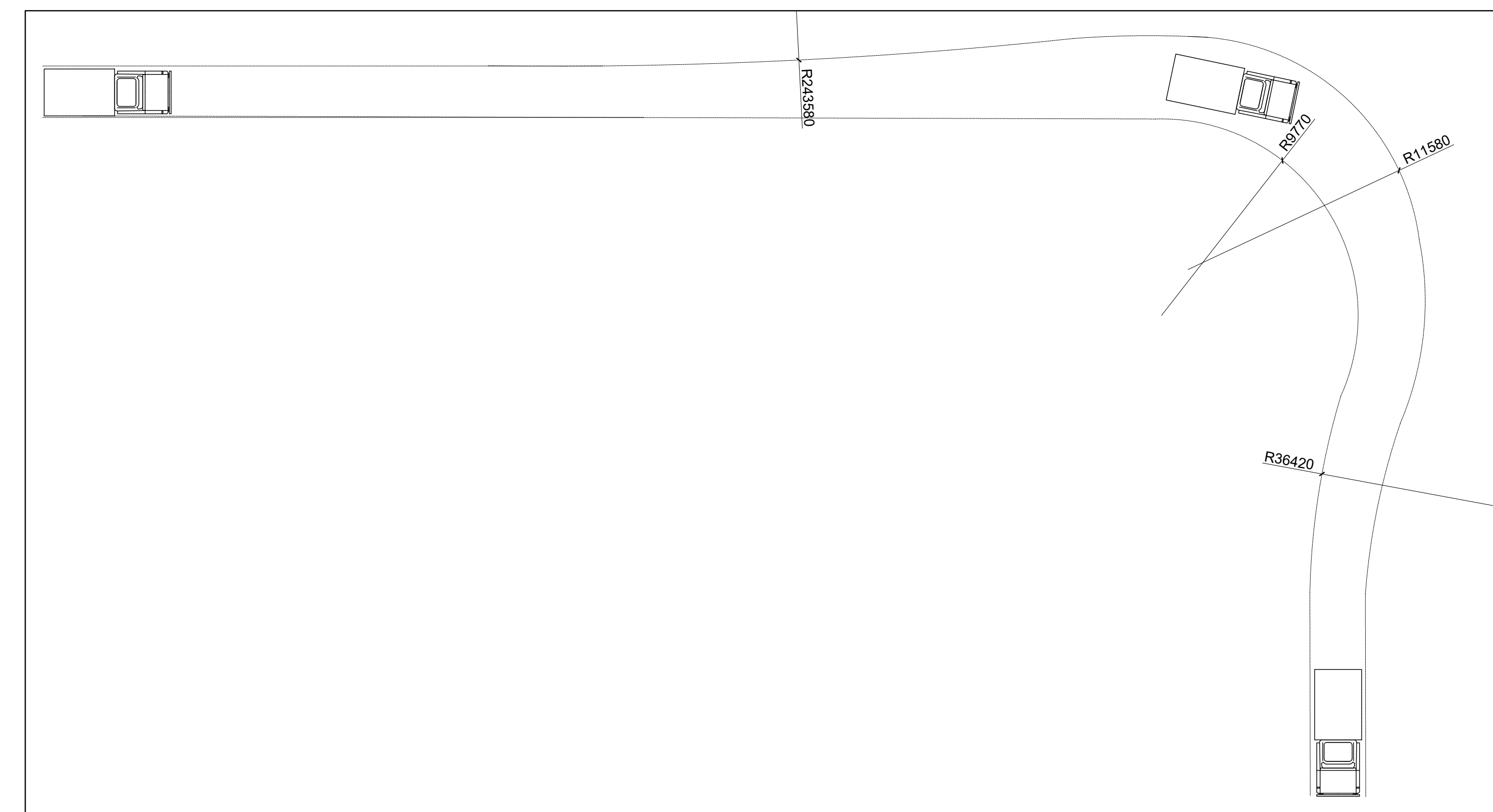


NEW MEDICAL IMAGING BUILDING
 AREA: 2,566m²
 (27,620 sq ft)

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 MERVIALE 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 3.6m W x 5.2m L (12'-0" W 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: 545m²
 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 TIE 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 ARCHITECT'S 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.

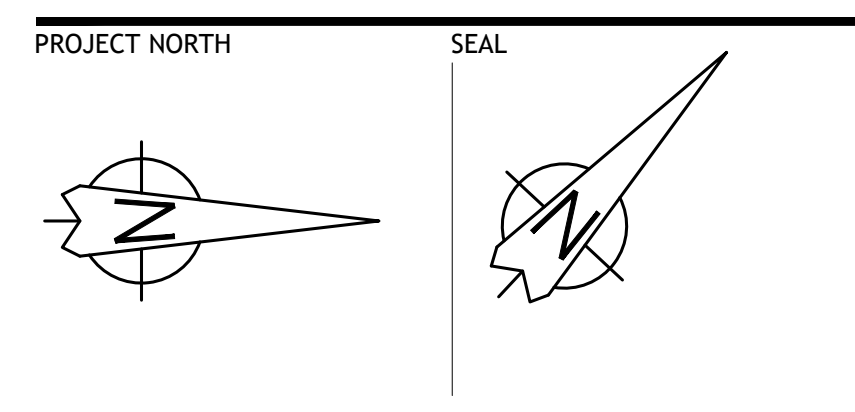
ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (SQ)	NO MINIMUM	6,955 M ²	YES
MINIMUM LOT WIDTH	NO MINIMUM	4.7 M	YES
MINIMUM FRONT YARD SETBACK (TO REARLAND ROAD)	5 M	78 M	YES
MINIMUM PROVISION OF REARLAND YARD SETBACK (TO REARLAND ROAD) OR THE LOT LINE	5 M	N/A	N/A
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	5 M	N/A	N/A
MINIMUM REAR YARD SETBACK (NOT APPLICABLE)	7.5 M	25 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK (NOT APPLICABLE)	NO MINIMUM	13.5 M (TO 1545 MERVIALE ROAD) 1.83 M (TO 1545 MERVIALE ROAD)	YES
MINIMUM BUILDING HEIGHT	3 M	6.7 M	YES
MINIMUM FLOOR SPACE INDEX	NONE	0.36	YES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT SECTION (SQ)	1.5 M	N/A	N/A
MINIMUM PARKING SECTION (SQ)	4 PER 100 M ² OF GFA (100 REQUIRED)	127 SPACES	YES
MINIMUM BIKE/PARKING SECTION (SQ)	1 PER 1000 OF GFA (1 REQUIRED)	31 BICYCLES	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.



(L+D) LALANDE + DOYLE ARCHITECTS INC.
 www.l+d.ca
 Tel: 613.233.2900
 Fax: 613.233.1008
 125 HURON RD
 OTTAWA, ONTARIO K1V 0Y7

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 K1Y 1A6
 TEL: (613) 722-5148 - FAX: (613) 728-3735 - JBL@JBLROGERS.COM

DATE	DESCRIPTION	ISSUE	REV.
20/04/2023	ISSUED FOR SITE PLAN APPROVAL		01
12/05/2023	REVISED FOR SITE PLAN APPROVAL		02
21/12/2022	ISSUED FOR SITE PLAN APPROVAL		01

PROJECT NAME
MERVIALE MEDICAL IMAGING CLINIC

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

SITE PLAN - REVISED
NEW CONSTRUCTION

DATE	PROJECT NO.
2022/09/20	

SCALE
 AS NOTED
20-021

DRAWN BY
 MD

REVIEWED BY
 LCL

A-100