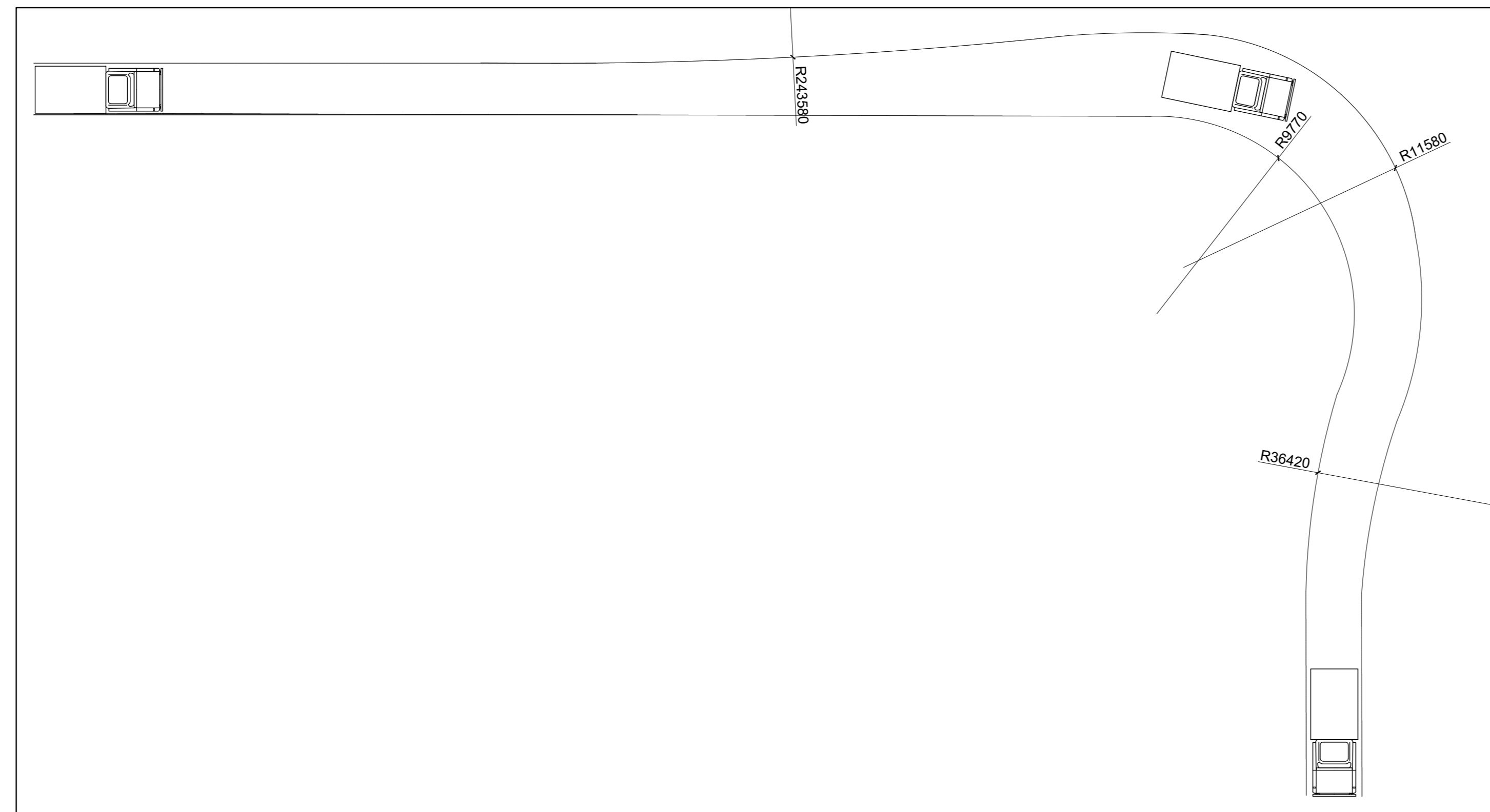
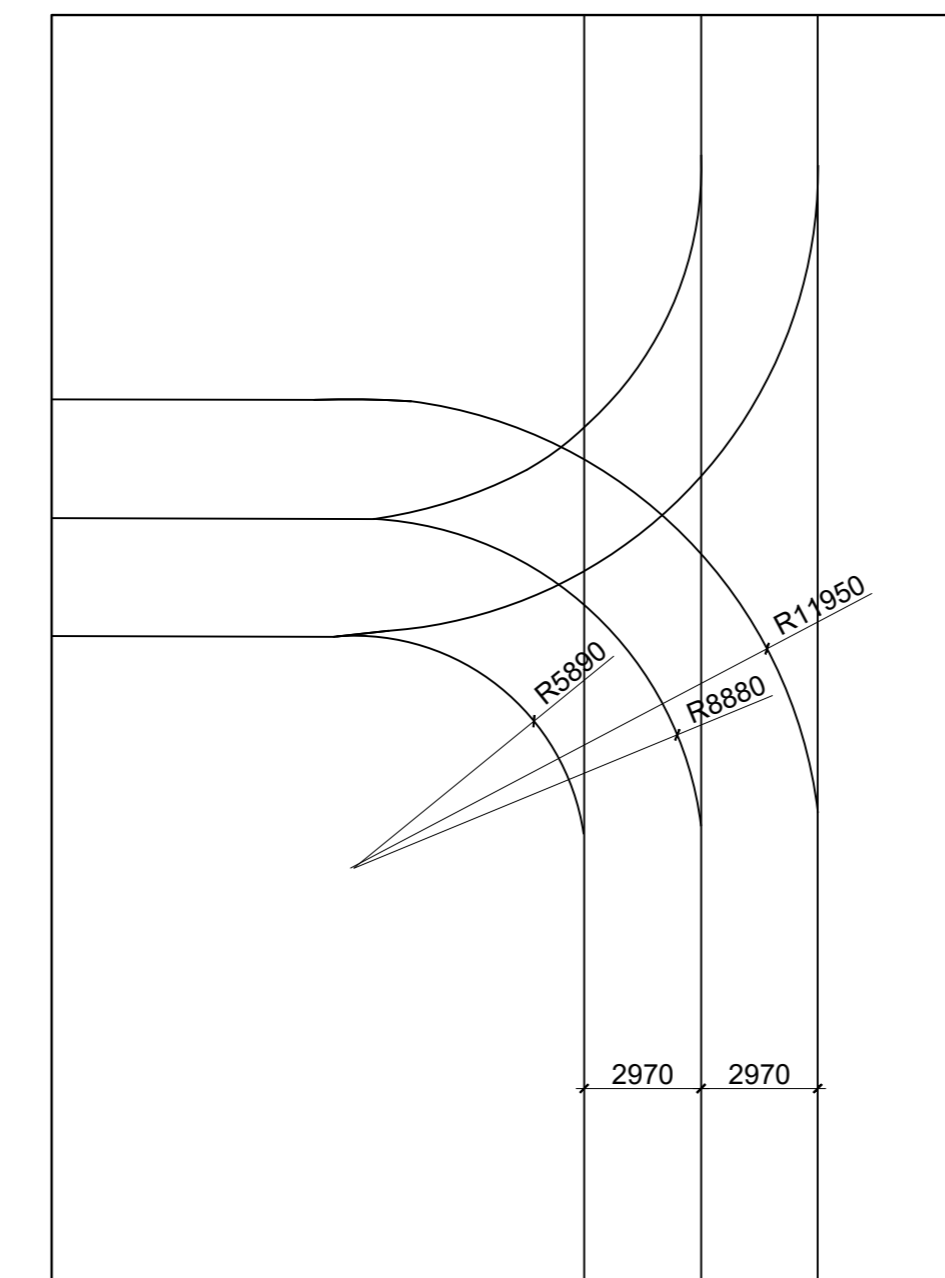


1 SITE PLAN
SCALE = 1:200 (1/16" = 1'-0")



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



2 FIRE 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

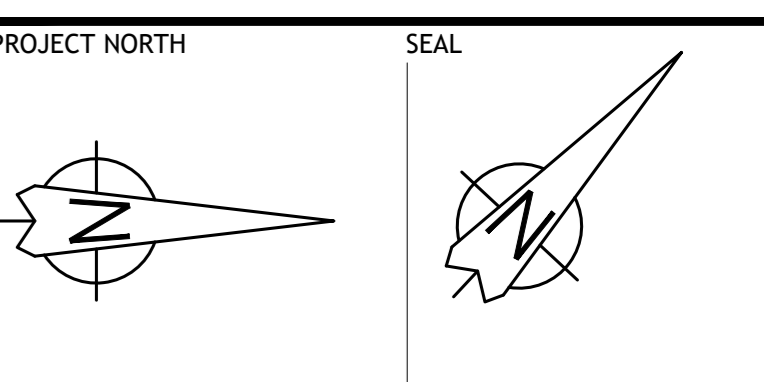
BICYCLE PARKING:
ABOVE-GROUND: 9 SPACES
BELOW-GROUND: 22 SPACES

LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 3,633 m²
15% LANDSCAPING REQUIRED: 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 THE 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)	5 M	7.8 M	YES
MINIMUM PERCENTAGE OF FRONTAGE ADJACENT FRONT LOT LINE TO BE OCCUPIED BY BUILDING WALLS LOCATED WITHIN 3 M OF THE LOT LINE	50%	0%	NO* SUBJECT TO SANITARY SEWERAGE
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	7.5 M	15.9 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK (NOT APPLICABLE)	NO MINIMUM	13.5 M (TO 1547 MERVIALE ROAD) 1.89 M (TO 1545 MERVIALE ROAD)	YES
MAXIMUM BUILDING HEIGHT	30 M	6.7 M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	0.36	YES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT SECTION (SQ M)	1.5 M	N/A	YES
MINIMUM PARKING SECTION (SQ M)	4 PER 100 M ² OF GFA (100 REQUIRED)	127 SPACES (105 INCL. AREAS FOR SNOW STORAGE)	YES
MINIMUM BIKE/PED PARKING SECTION (SQ M)	1 PER 1000 OF GFA (1 REQUIRED)	12 BICYCLES 27 BICYCLES	YES



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

CONSULTANTS - STRUCTURAL/MECHANICAL/ELECTRICAL
ROBERT E. DALE
Landscape Architect
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

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.

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 Merivale Rd. Ottawa, On. K2G 3J1
DRAWING TITLE

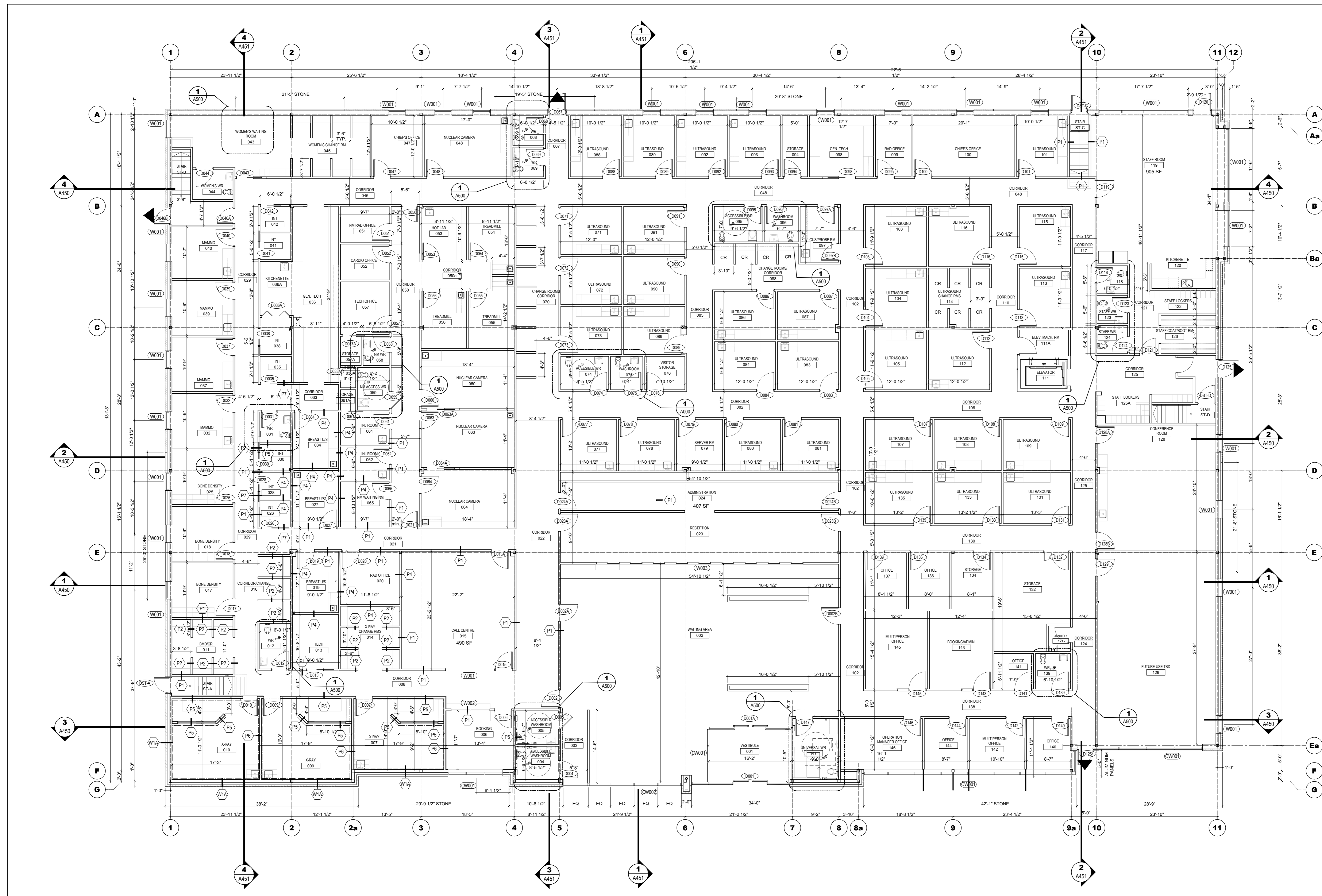
**SITE PLAN - REVISED
NEW CONSTRUCTION**

DATE	PROJECT NO.
2022/09/20	20-021

SCALE AS NOTED

DRAWN BY MD
REVIEWED BY LCL

DRAWING NO. **A-100**



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

CONSTRUCTION LEGEND :

- REFERENCE TO A DETAIL OR AN ENLARGEMENT
- REFERENCE TO A SECTION
- REFERENCE TO AN ELEVATION
- REFERENCE TO A SECTION DETAIL
- ROOM NAME, NUMBER AND AREA
- PARTITION TYPE. SEE ALSO PAGE A-060 TO A-064
- DOOR NUMBER - REFER TO DOOR SCHEDULE IN THE SPECIFICATIONS
- WINDOW REFERENCE
- INTERIOR GLAZING REFERENCE
- NEW BUILT-IN MILLWORK. REFER TO A-000 SERIES FOR DETAILS.
- INDICATES FLOOR DRAIN

GENERAL NOTES :

1. LAYOUT OF ALL PARTITIONS TO BE APPROVED BY ARCHITECT BEFORE ERECTING PARTITIONS.
2. 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:

- 1
- 2
- 3
- 4
- 5

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

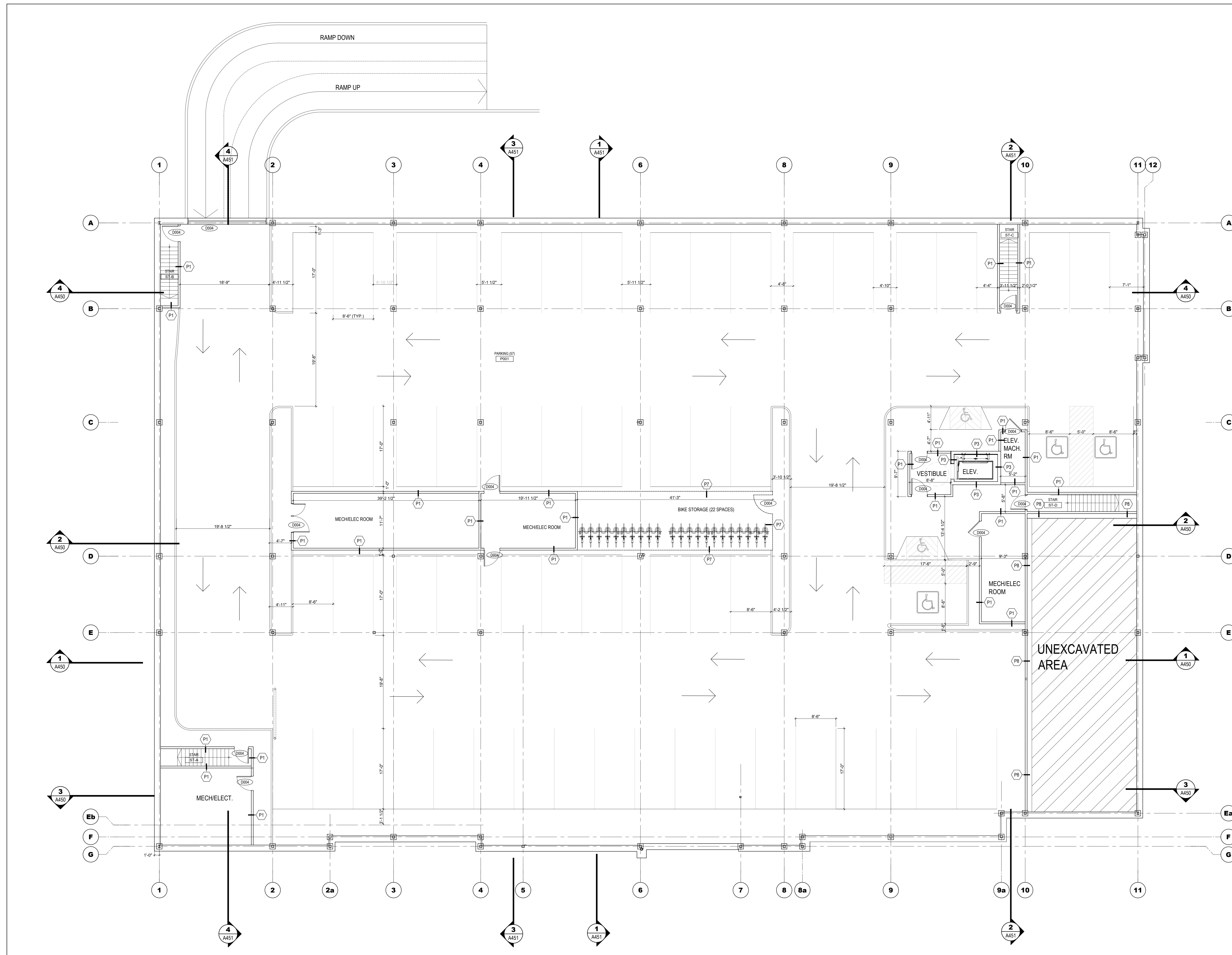
DATE	PROJECT NO.
06.05.2022	20-021

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



PROJECT NORTH SEAL

CONSULTANTS - ARCHITECTS
(L+D) LALANDE + DOYLE ARCHITECTS INC.
 www.l+d.ca
 Tel: 613.233.2900
 Fax: 613.233.1008
 125 HURON AVE
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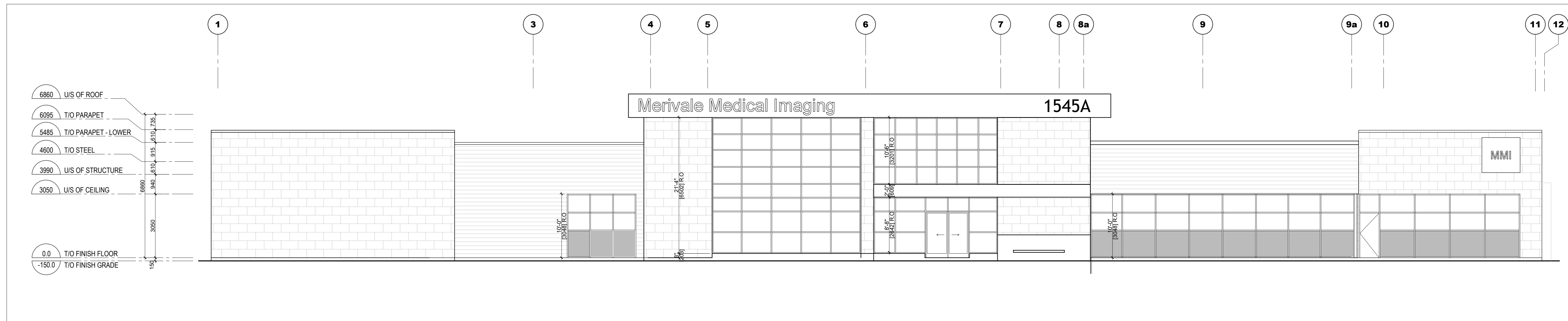
CONSULTANTS - LANDSCAPE ARCHITECTS
JAMES B. LENNON & ASSOCIATES INC.
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 361 HURON AVENUE SOUTH OTTAWA, ONTARIO K1V 1A6
 TEL: (613) 722-5148 - FAX: (613) 728-0735 - JBL@JROGERS.COM

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	

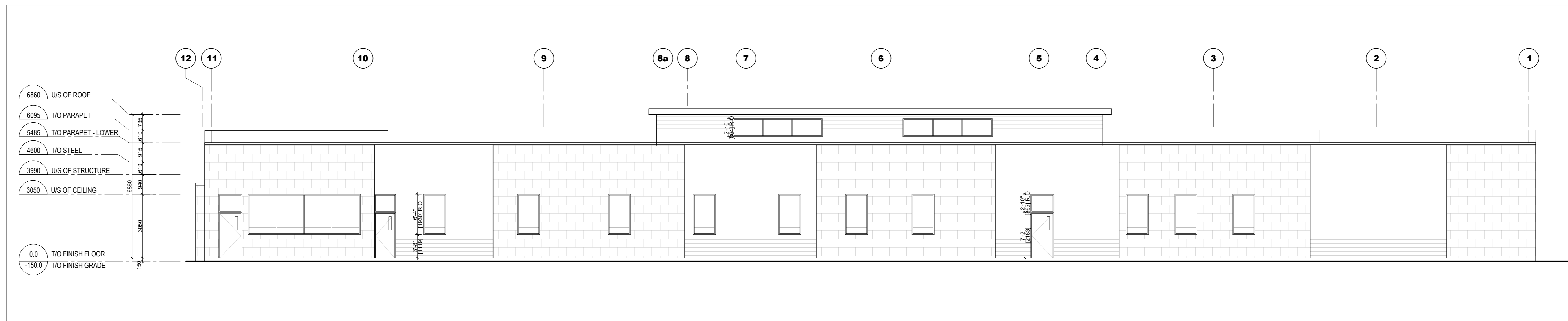
PROJECT NAME
MERIVALE MEDICAL IMAGING CLINIC

1545A Merivale Rd. Ottawa, On. K2G 3J
 DRAWING TITLE
P1 FLOOR PLAN

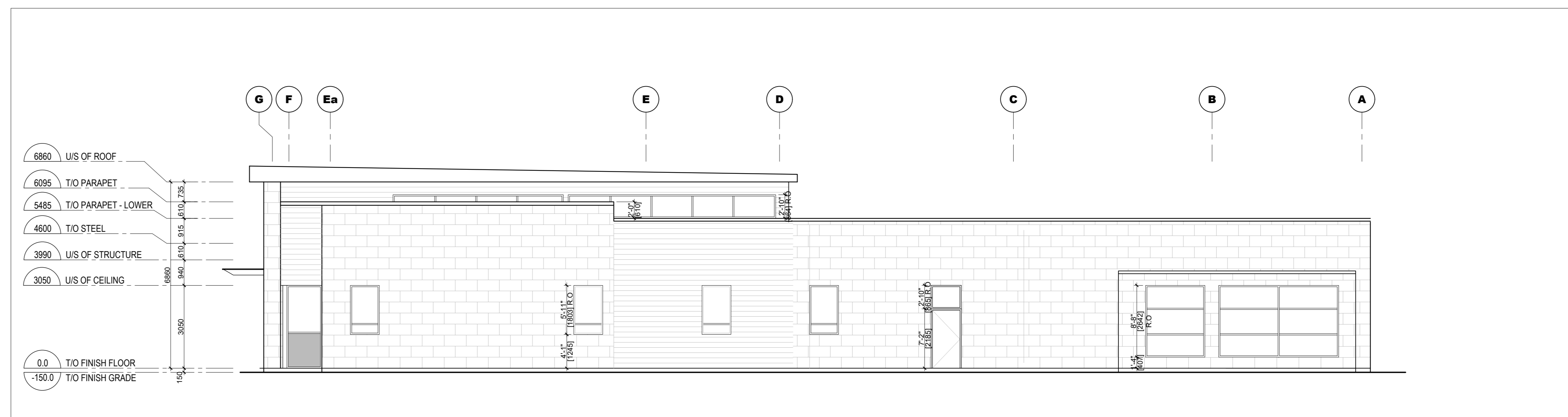
DATE	PROJECT NO.
06.05.2022	20-021
SCALE	1/8" = 1'-0"
DRAWN BY	DRAWING NO.
MD	A-201
REVIEWED BY	LCL



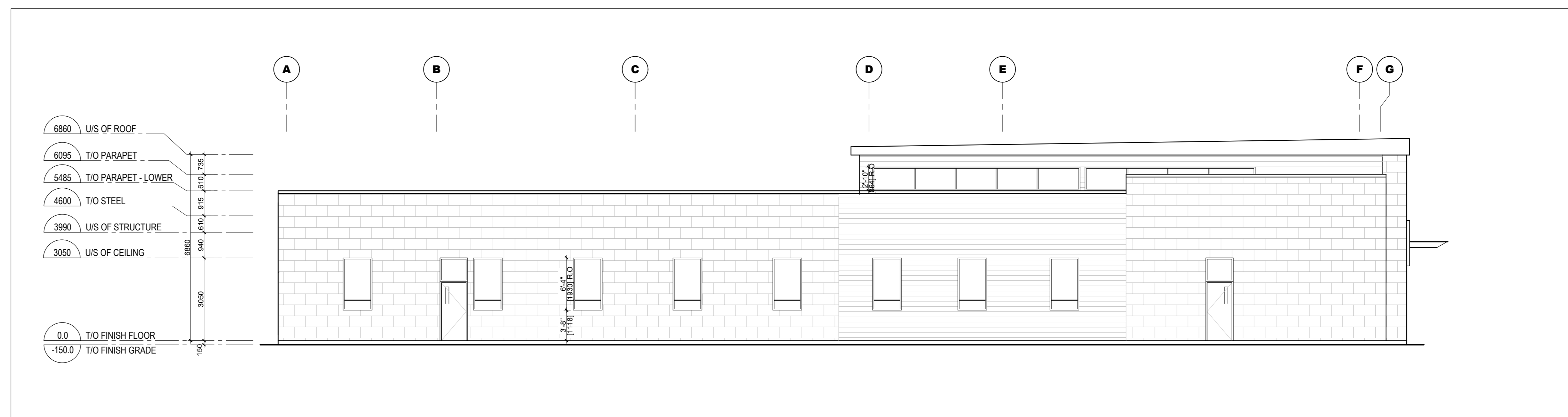
1 SOUTH ELEVATION
A-400 1:100 (1/8" = 1'-0")



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