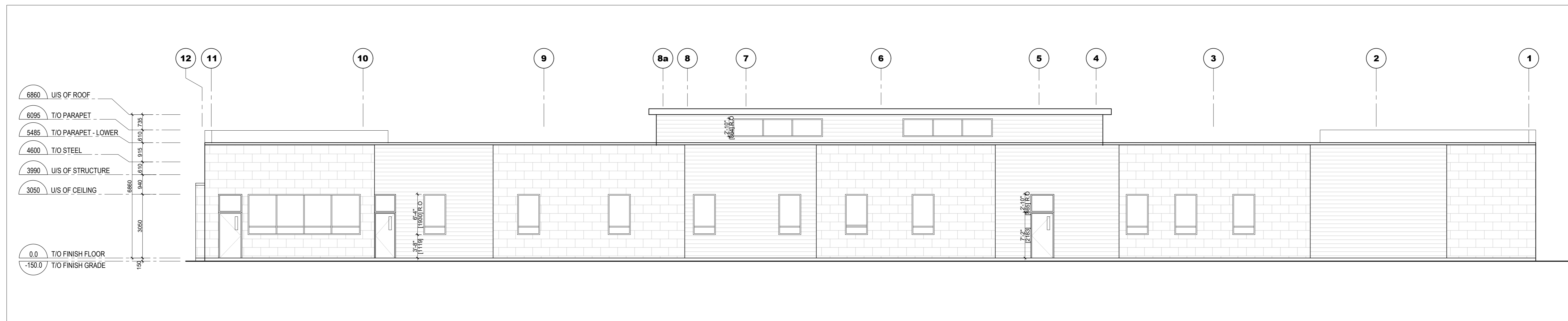
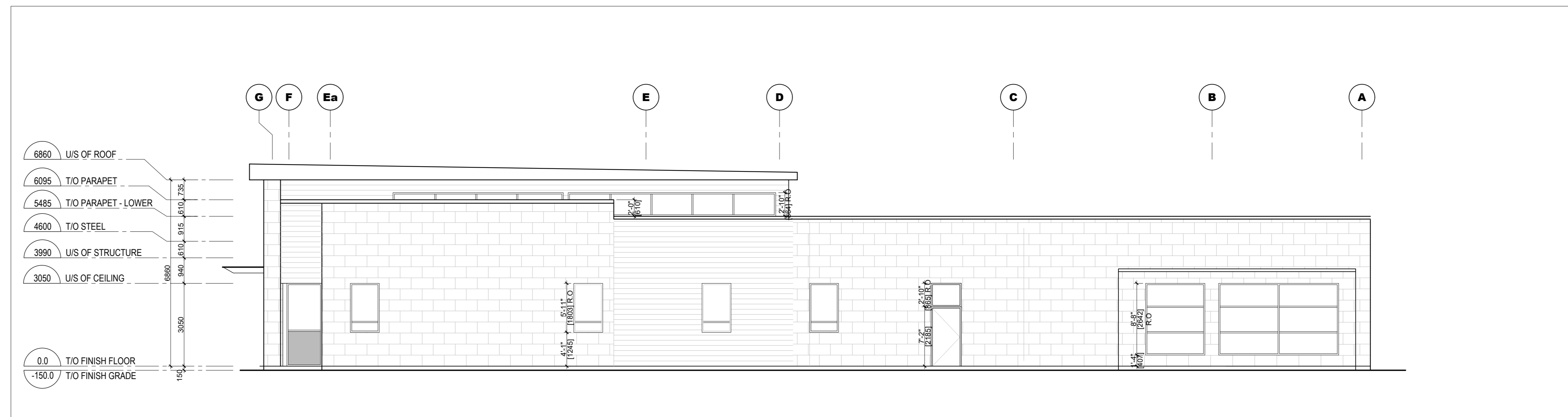


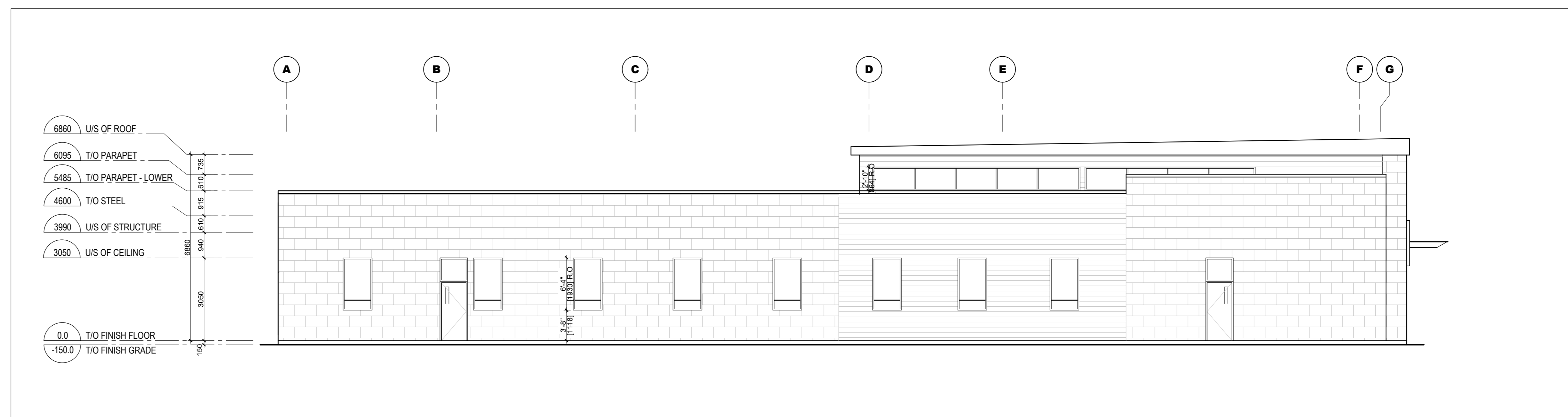
**1 SOUTH ELEVATION**  
A-400 1:100 (1/8" = 1'-0")



**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	

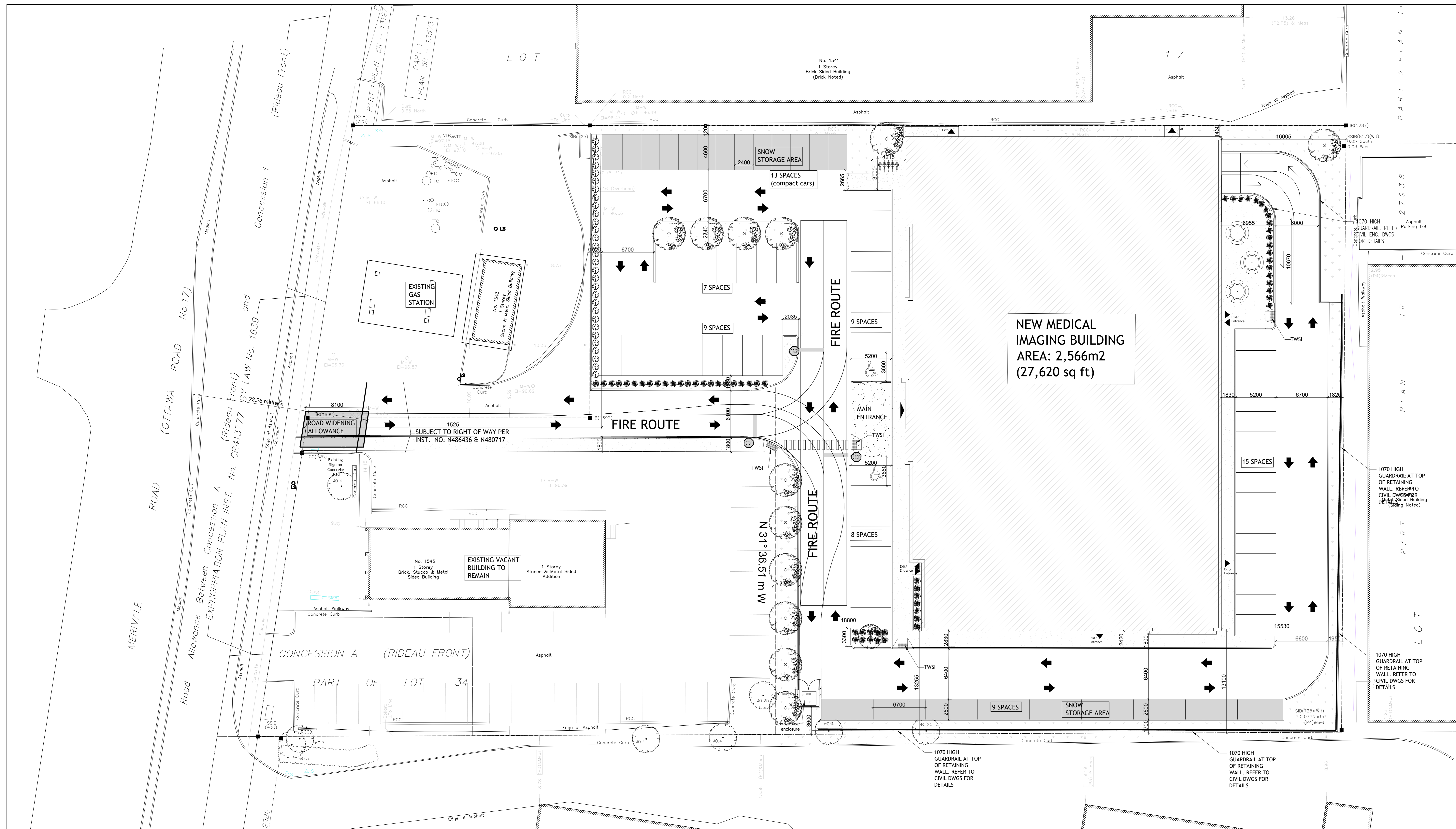
PROJECT NAME  
**MERIVALE MEDICAL IMAGING CLINIC**

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

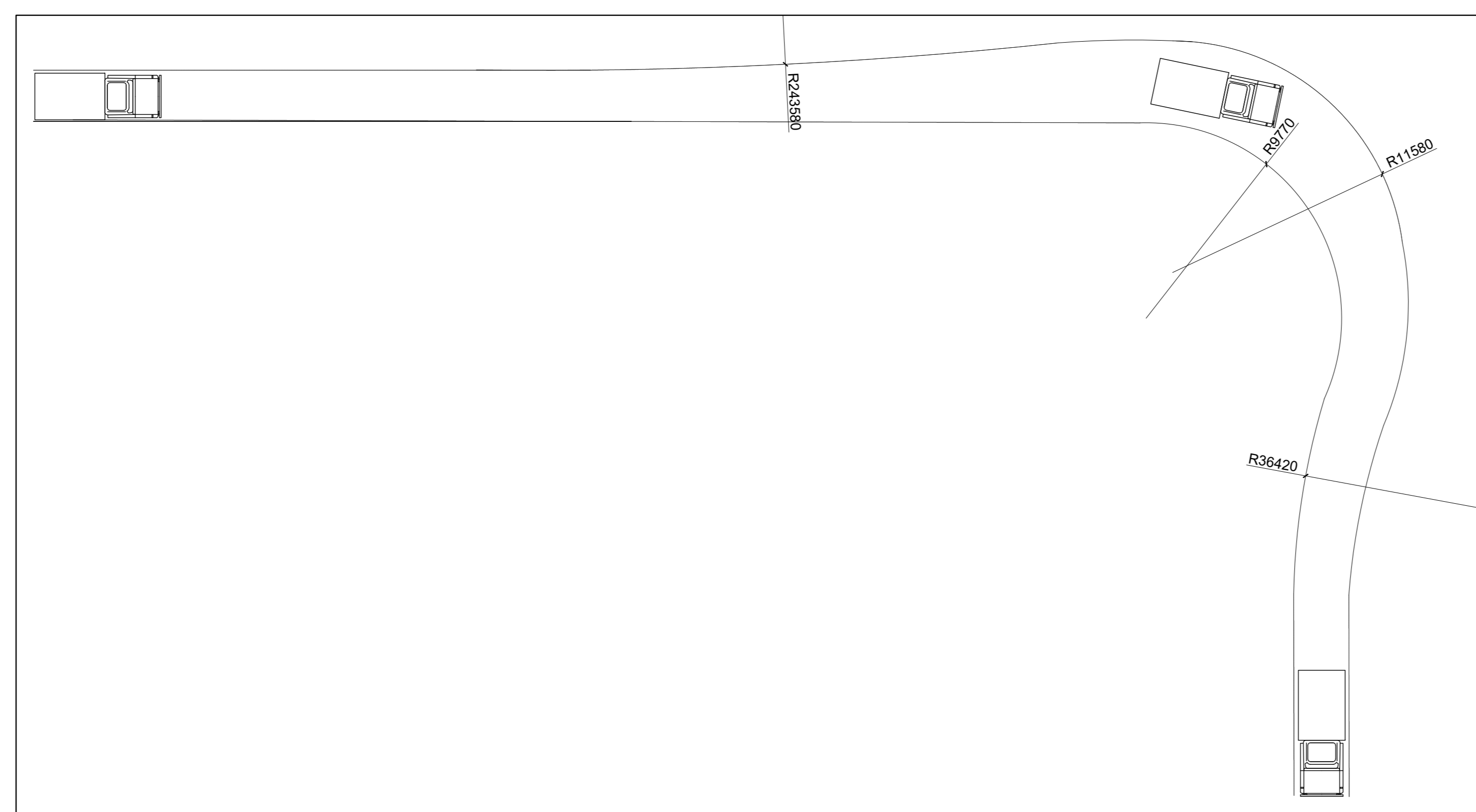
**BUILDING ELEVATIONS**

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





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 m<sup>2</sup>)  
 SITE AREA: 74,293.150m<sup>2</sup>

**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 m<sup>2</sup>  
 15% LANDSCAPING REQUIRED: 545m<sup>2</sup>  
 TOTAL LANDSCAPED AREAS PROVIDED: 1,136.25 m<sup>2</sup>

**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 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.

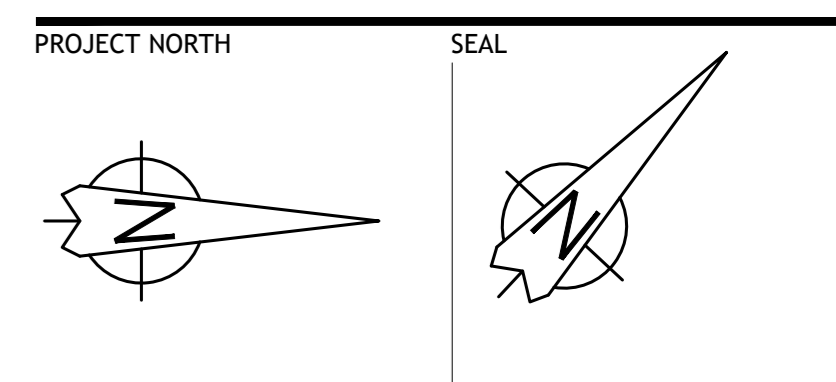
ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M <sup>2</sup> )	NO MINIMUM	6,955 M <sup>2</sup>	YES
MINIMUM LOT WIDTH	NO MINIMUM	4.7 M	YES
MINIMUM FRONT YARD SETBACK (TO MAIN FLOOR)	5 M	7.8 M	YES
MINIMUM PERCENTAGE OF FRONTAGE ADJACENT TO LOT LINE TO BE OCCUPIED BY BUILDING WALLS LOCATED WITHIN 3 M OF THE LOT LINE	50%	0%	NO* SUBJECT TO VARIATION PERMITS
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	5 M	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 MERVIALE ROAD) 1.89 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 (M)	1.5 M	NONE	NO
MINIMUM PARKING SECTION SIZE	4 PER 100 M <sup>2</sup> OF GFA (100 REQUIRED)	127 SPACES	YES
MINIMUM BICYCLE PARKING SECTION SIZE	1 PER 1000 OF GFA (3 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.



CONSULTANTS - ARCHITECTS  
**(L+D)** LALANDE + DOYLE ARCHITECTS INC.  
 www.lpdinc.com  
 Tel: 613.233.2900  
 Fax: 613.233.1008  
 155 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 100 OTTAWA, ONTARIO K1V 1A6  
 TEL: (613) 722-5148 - FAX: (613) 728-9735 - JBL@JROGERS.COM

Committee of Adjustment  
 Received / Reçu le  
 2023-05-24  
 City of Ottawa / Ville d'Ottawa  
 Comité de dérogation

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	

SCALE  
 AS NOTED  
**20-021**

DRAWN BY  
 MD

REVIEWED BY  
 LCL

**A-100**



PART OF LOT 16  
REGISTERED PLAN 353  
PART OF LOT 34  
CONCESSION A (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF NEPEAN  
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2021

Scale 1: 250  
0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note  
Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9993.

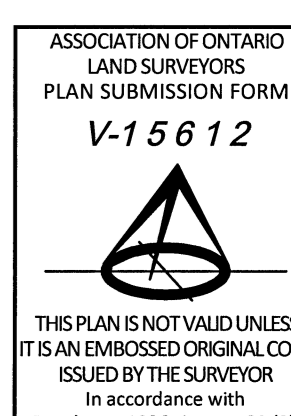
Bearing Note  
Bearings hereon are grid bearings derived from the Can-Net Real Time Network and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°03'00" clockwise was applied to bearings on P1.  
For bearing comparisons, a rotation of 0°32'00" counter-clockwise was applied to bearings on P4.

Elevation Notes  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928 :1978.  
2. Elevations derived from Control Monument No. 3702, Index No. 67 having a published elevation of 96.951m.  
3. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

Utility Notes  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. Underground utility data derived from City of Ottawa utility sheet reference: L-04-06, L-04-12, 7432, 10151, 10158.  
4. Sanitary and storm sewer grades and inverts were compiled from Field measurement.  
5. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Notes & Legend table with symbols for Survey Monument Planted, Survey Monument Found, Standard Iron Bar, Short Standard Iron Bar, Iron Bar, Cut Cross, Witness, Measured, Plan by (725) dated November 23, 1988, Plan by (SG) revised July 5, 2011, Plan by (SG) dated February 27, 2014, Plan by (857) dated July 21, 2016, Plan by (1287) dated November 4, 1987, Maintenance Hole (Storm), Maintenance Hole (Sanitary), Maintenance Hole (Bell), Maintenance Hole (Water), Maintenance Hole (Hydro), Maintenance Hole (Unidentified), Valve Chamber (Watermain), Underground Storm Sewer, Underground Sanitary Sewer, Underground Water, Underground Power, Underground Gas, Underground Bell, Overhead Wires, Underground Cable TV, Deciduous Tree, Coniferous Tree, Top of Concrete Curb Elevation/Retaining Walls, Monitoring Well, Vent Pipe, Fuel Tank Filler Cap, Gas Meter, Sign, Cable Terminal Box, Hydro Terminal Box, Testing Pit, Invert, Top of Gate, Elevation, Underside of Eave, Top of Foundation, Centrefline, Removable Concrete Curb, Timber Retaining Wall, Board Fence, Bottom of Slope.



Surveyor's Certificate  
I certify that:  
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Regulations made under them.  
2. The survey was completed on the 1st day of October, 2021.

Date: October 4, 2021  
Signature: Jamie Leslie  
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.

Ontario Land Surveyors  
CANADA LAND SURVEYORS  
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6  
TEL: (613) 727-8226 E-mail: fdsurvey@belinek.ca

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