

FOR PLAN OF SURVEY, REFER TO REGISTERED PLAN BY: ANNIS O'SULLIVAN VOLLEBEKK LTD.

FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS BY: CORUSH SUNDERLAND WRIGHT LANDSCAPE ARCHITECTS LTD.

FOR SITE SERVICES AND DRAINAGE, REFER TO CIVIL DRAWINGS BY: McINTOSH PERRY CONSULTING ENGINEERS LTD.

FOR PAVED SURFACES, REFER TO CIVIL AND LANDSCAPE DRAWINGS.

BUILDING / SITE DATA:

1.0 AREA CALCULATIONS:

Site Area: 3,229.3sm / 34,760sf

Gross Area (by Ontario Building Code definition):
The total area of all floors above grade measured between the outside surfaces of exterior walls is:

Ground Floor: 691.0sm / 7,438sf
Second Floor: 291.0sm / 3,132sf
Total: 982.0sm / 10,570sf

Gross Floor Area (City of Ottawa Zoning Bylaw definition for the purpose of determining maximum building area and parking requirements): The total floor area measured from the interior of outside walls excluding mechanical/electrical service rooms, stairwells, elevator shafts, parking/loading facilities, washrooms and storage areas:

Ground Floor: 587.0sm / 6,318sf
Second Floor: 247.0sm / 2,659sf
Total: 834.0sm / 8,977sf

Maximum GFA Permitted (FSI = 2): 6,458.6sm / 69,520sf
GFA Proposed: 834.0sm / 8,977sf

2.0 ZONING:

Zoning designation: AM[1676]

3.0 SETBACKS (per Exception 1676):

Front Yard (Merivale Road): 0.0m
Side Yard (Burriss Lane): 2.5m
Rear Yard (abutting res. zone): 7.5m

4.0 MAXIMUM BUILDING HEIGHT (per Table 185):

11m within 20m of property line abutting R1, R2 or R3 zone

5.0 PARKING (per Exception 1676):

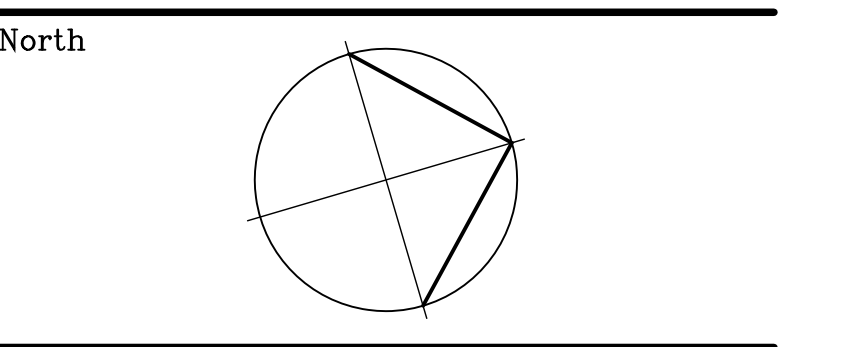
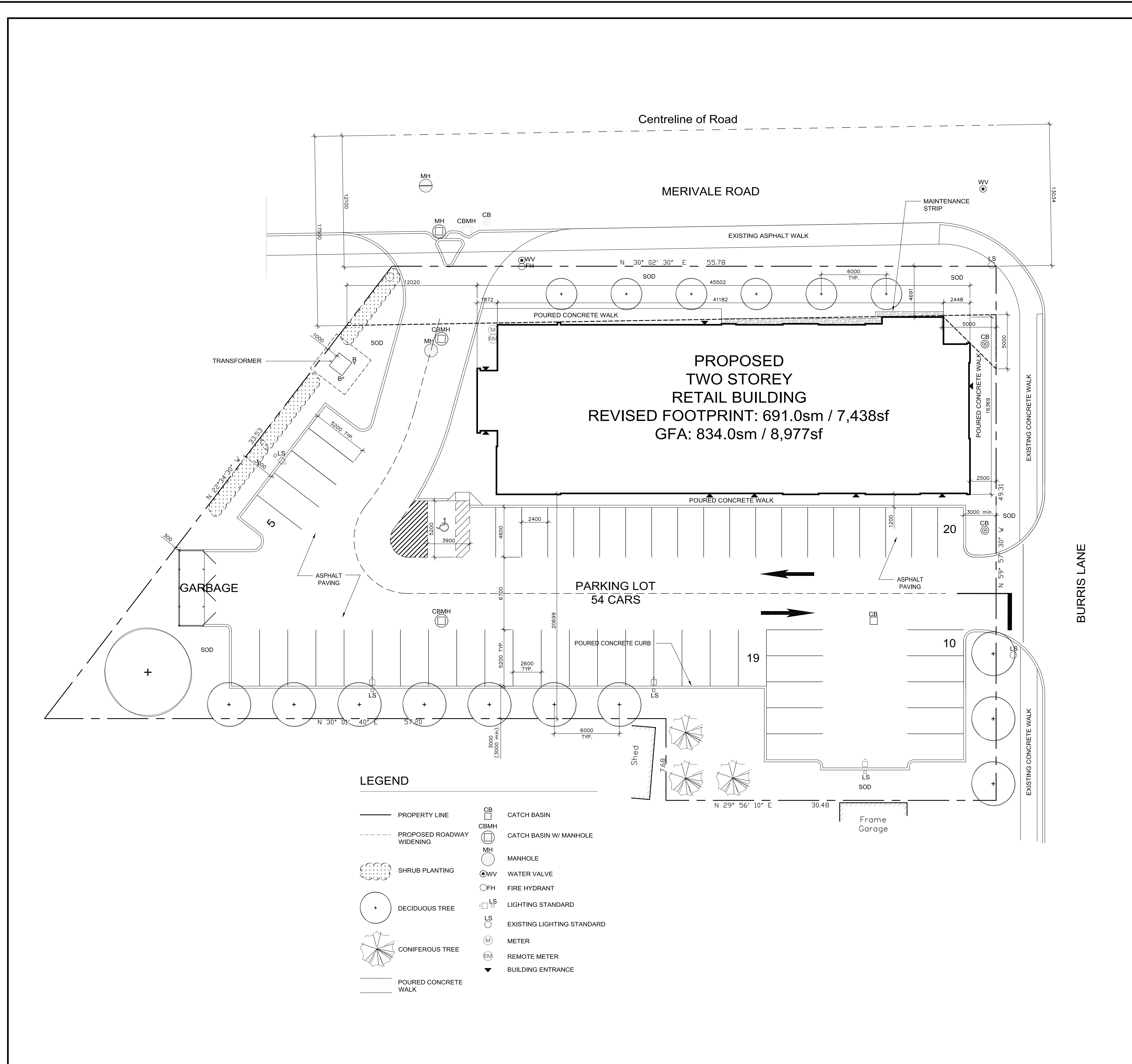
Required: 1 car per 10sm of GFA = 84 cars
Provided: 54 cars or 6.4 per 100sm GFA (subject to minor variance)

6.0 LOADING FACILITIES (per Section 113):

Required: 0 for up to 999sm of GLA

7.0 BICYCLE PARKING (per Section 111):

Required: 3 minimum (1 per 250sm of GLA)



Revisions

No.	By	Description	Date
01	JAS	SPA COORDINATION	16 MAR 2013
02	JAS	SPA SUBMISSION	06 JUN 2013
03	JAS	REV PER SPA COMMENTS	10 FEB 2014

Project
DENTAL CLINIC AND RETAIL BUILDING

1445 MERIVALE ROAD, OTTAWA
Drawing
SITE PLAN

Scale AS NOTED
Stamp
Drawn IS
Checked JAS

Project No. 12-166 Drawing No. SD-100
Date APRIL 2013