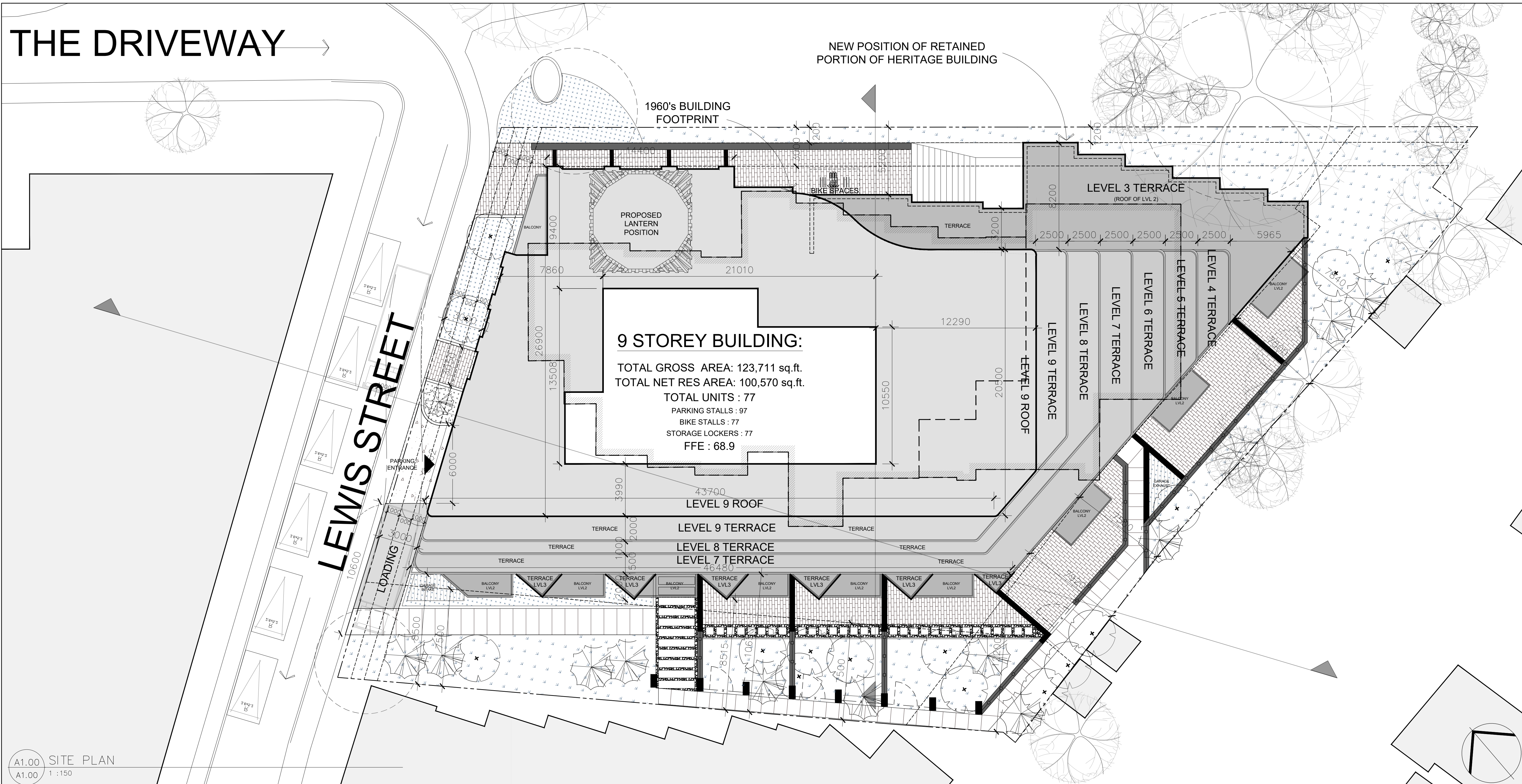


# THE DRIVEWAY



**9 STOREY BUILDING:**  
 TOTAL GROSS AREA: 123,711 sq.ft.  
 TOTAL NET RES AREA: 100,570 sq.ft.  
 TOTAL UNITS : 77  
 PARKING STALLS : 97  
 BIKE STALLS : 77  
 STORAGE LOCKERS : 77  
 FFE : 68.9

A1.00 SITE PLAN  
 A1.00 1 : 150

**PROJECT TEAM**

**ARCHITECT**  
 HOBIN ARCHITECTURE  
 Barry Hobin  
 bhobin@hobinarc.com

David Anderson  
 danderson@hobinarc.com  
 613.238.7200 x122

**OWNERSHIP**  
 CANADIAN  
 NURSES  
 ASSOCIATION

**PLANNING**  
 J.L. RICHARDS  
 Tim F. Chadder  
 tchadder@jrichards.ca

Eric Forhan  
 eforhan@jrichards.ca

**CIVIL**  
 J.L. RICHARDS  
 Lucie Dalrymple  
 ldalrymple@jrichards.ca

Guy Forget  
 gforget@jrichards.ca

**LANDSCAPE ARCHITECT**  
 CSW  
 Lisa MacDonald  
 macdonald@csw.ca

Sarah McInosh  
 mcintosh@csw.ca

**TRANSPORTATION**  
 PARSONS  
 Mark Baker  
 Mark.Baker@parsons.com

Matthew Mantle  
 Matthew.Mantle@parsons.com

**ENVIRONMENTAL**  
 GRADIENT WIND  
 Joshua Foster  
 joshua.foster@gradientwind.com

no.	date	revision
4	220614	ISSUED FOR SPC
3	220119	RE-ISSUED FOR REZONING
2	211208	RE-ISSUED FOR REZONING
1	210716	ISSUED FOR REZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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**BUILDING AREA SUMMARY**

BUILDING AREA	17,988	SQ.FT.
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS
TOTAL GROSS AREA	123,711	SQ.FT. (**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA	100,570	SQ.FT.
RESIDENTIAL	-	SQ.FT.
COM/RET	96,088	SQ.FT.

**UNIT SUMMARY**

TOTAL UNITS	77	QTY.	RATIO %
<b>SMALL SUITES</b> (≤ 850 SQ.FT.)	13	1 BED 1 BED + DEN	6 8% 7 9%
<b>MEDIUM SUITES</b> (850 - 1,400 SQ.FT.)	37	2 BEDROOM + DEN 2 BEDROOM + DEN	10 13% 10 13% 17 22%
<b>LARGE SUITES</b> (≥ 1,400 SQ.FT.)	27	2 BEDROOM + DEN (OVER 1,800 SQ.FT.)	15 19% 12 16%

AVERAGE UNIT SIZE 1,306 SQ.FT.

**ZONING NOTES:**

CURRENT ZONING: **R4UC(478)**

LOT AREA : 2,958 m<sup>2</sup>  
 LOT WIDTH (Lewis st.) : 44.19 m  
 LOT DEPTH : 75.2 m

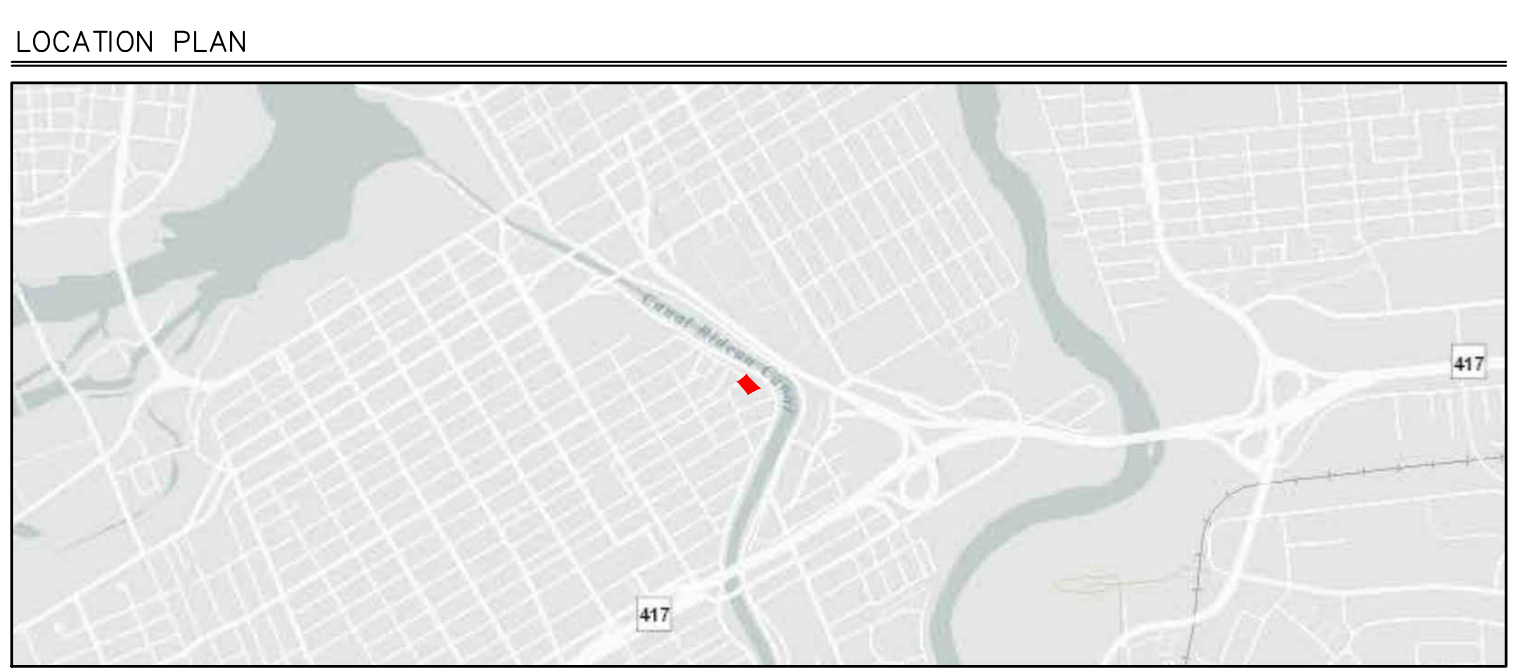
**LEGAL DESCRIPTION**  
 LOT 59  
 REGISTERED PLAN XXXXXX  
 CITY OF OTTAWA

**DEVELOPMENT STATS**

	REQUIRED	PROPOSED
LOT OF AREA "A"	MIN 1150 m <sup>2</sup>	2,958 m <sup>2</sup>
% OF LANDSCAPED AREA	30%	43.5%
TOTAL UNITS	77	77
SETBACK ALONG FRONT YARD (LEWIS ST.)	3 m	3 m
SETBACK ALONG SIDE YARD (FACING CANAL)	1.2 m	1.2 m
SETBACK ALONG SIDE YARD (FACING TOWNS)	1.2 m	7.5 m
SETBACK ALONG REAR YARD	7.5 m	7.5 m
MAXIMUM HEIGHT	14.5 m	32 m
NUMBER OF STOREYS		9
BUILDING GFA		11,493 m <sup>2</sup>
ZONING GFA (as per city zoning def.)		8,926 m <sup>2</sup>

**PARKING REQUIREMENTS**

	REQUIRED PARKING	PROVIDED PARKING
<b>1. VEHICLE PARKING</b>		
RESIDENTIAL PARKING	0.5 / UNIT	1.0 / UNIT
77 UNITS ( - 12UNITS ) (X 0.5)	33 SPACES	77 SPACES
VISITOR PARKING	0.1 / UNITS	0.26 / UNITS
88 UNITS ( - 12UNITS ) (X 0.1)	7 SPACES	20 SPACES
TOTAL PARKING	40 SPACES	97 SPACES
<b>PARKING DISTRIBUTION</b>		
LEVEL P2		46 SPACES
LEVEL P1		51 SPACES
TOTAL		97 SPACES
<b>2. BICYCLE PARKING</b>		
REQUIRED BICYCLE PARKING SPACES	0.5 SPACE/UNIT - 39 SPACES REQUIRED FOR 77 UNITS	
RESIDENTIAL (NEW)		
PROVIDED BICYCLE PARKING SPACES		77 TOTAL BIKE STALLS (UNDERGROUND)
<b>3. AMENITY REQUIREMENTS</b>		
REQUIRED AMENITY SPACE	6 m <sup>2</sup> REQUIRED PER UNIT	
77 UNITS X 6 SQ.M. = 462 SQ.M. TOTAL AMENITY REQUIRED		
REQUIRED AMENITY SPACE TO BE COMMON	231 SQ.M.	
PROVIDED COMMON AMENITY SPACE	349 SQ.M.	
PROVIDED AMENITY SPACE BREAKDOWN:		
-GROUND FLOOR COMMON AMENITY -	321 m <sup>2</sup> (INTERIOR)+28 m <sup>2</sup> (EXTERIOR)=349 m <sup>2</sup>	
-PRIVATE BALCONY & TERRACE AMENITY -	2,530 m <sup>2</sup>	
TOTAL AMENITY SPACE PROVIDED	2,879 m <sup>2</sup>	



**LEGEND**

PROPOSED FIRE ROUTE	EDGE OF SIDEWALK	PTD	PARKING TICKET DISPENSER
PROPOSED BUILDING	PROPERTY LINE	BS	EXISTING PAY & DISPLAY
BUILDING TO BE DEMOLISHED	SETBACK	CB	EXISTING TRANSIT STOP
HMH	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	CB	EXISTING CATCH BASIN
TMH	EXTENT OF PRIVATELY OWNED PUBLIC SPACE	CB	PROPOSED CATCH BASIN
MH	CURB TO BE REBUILT	AS	SIGNAGE FOR ACCESSIBLE PARKING SPACE
TSP	ROLL CURB	FRS	SIGNAGE FOR FIRE ROUTE ACCESS
EH	EXISTING UTILITY POLE	B	EXISTING SIGN
CONC.	EXISTING FIRE HYDRANT	B	EXISTING BOLLARD
CONC.	CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS	OL	EXISTING LIGHT POLE
BP	BIKE PARKING SPACE	OL	NEW LIGHT POLE
		SL	PROPOSED WALL MOUNTED LIGHT
		SL	EXISTING STREET LIGHTING BOX
		TD	EXISTING TRAFFIC SIGNAL BOX

NOTE:  
 ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 30TH, 2021 AND PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

**Hobin Architecture Incorporated**  
 63 Parnilla Street  
 Ottawa, Ontario  
 Canada K1S 3K7  
 T: 613-238-7200  
 F: 613-235-2065  
 Email: hobinarc.com  
 hobinarc.com

**PROJECT/LOCATION:**  
 50 THE DRIVEWAY

**DRAWING TITLE:**  
 SITE PLAN

**DRAWN BY:** DA **DATE:** 2022-06-14 **SCALE:** 1:150

**PROJECT:** 2051

**DRAWING NO.:** A1-00

**REVISION NO.:**