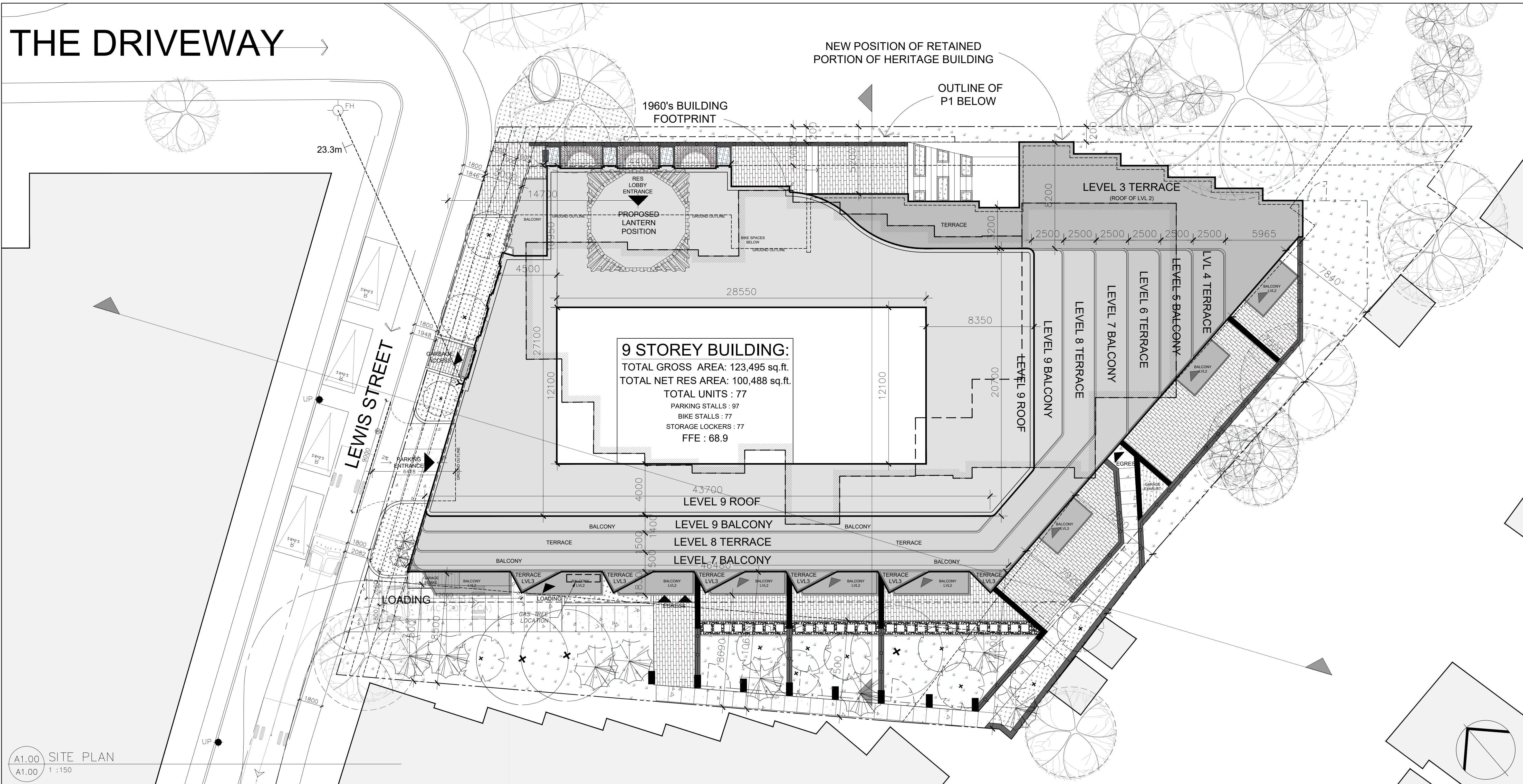


THE DRIVEWAY

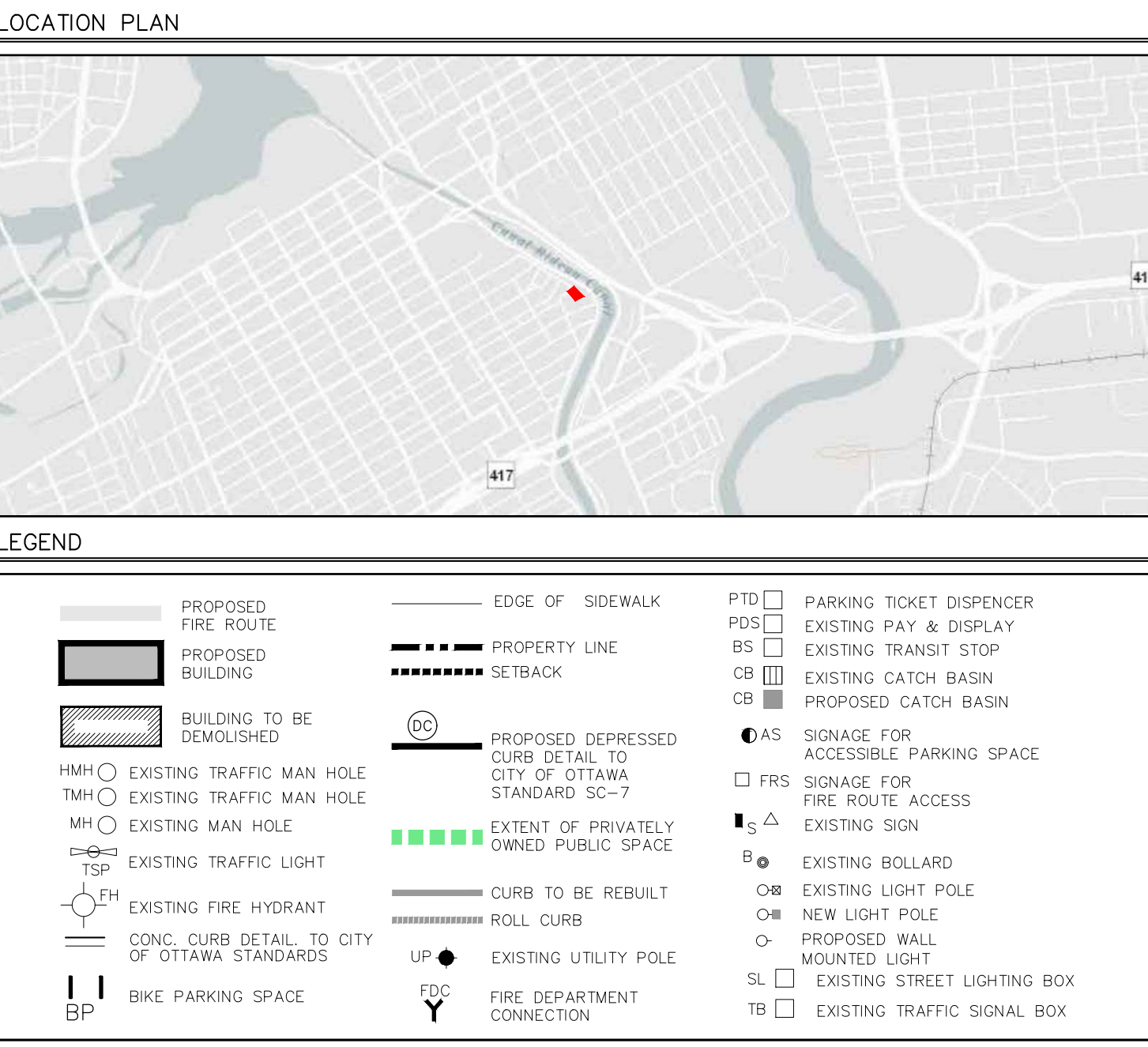


A1.00 SITE PLAN
A1.00 1:150

BUILDING AREA SUMMARY			
BUILDING AREA	17,988	SQ.FT.	
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS	
TOTAL GROSS AREA	123,495	SQ.FT.	(**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA			
RESIDENTIAL	100,488	SQ.FT.	
COM/RET	-	SQ.FT.	
TOTAL GFA (AS PER CITY DEF.)	95,658	SQ.FT.	
UNIT SUMMARY			
TOTAL UNITS	77	QTY.	RATIO %
SMALL SUITES (≤ 850 SQ.FT.)	15	1 BED	7 9%
		1 BED + DEN	8 10%
MEDIUM SUITES (850 - 1,400 SQ.FT.)	34	2 BEDROOM + DEN	13 17%
		2 BEDROOM + DEN	13 17%
LARGE SUITES (≥ 1,400 SQ.FT.)	28	2 BEDROOM + DEN	16 21%
		2 BEDROOM + DEN (OVER 1,800 SQ.FT.)	12 16%
AVERAGE UNIT SIZE	1,305	SQ.FT.	

ZONING NOTES:			
CURRENT ZONING: R4UC(478)	LEGAL DESCRIPTION	REQUIRED	PROPOSED
LOT AREA : 2,958 m ²	LOT 60 REGISTERED PLAN 00000000 CITY OF OTTAWA	MIN 1150 m ²	2,958 m ²
LOT WIDTH (Lewis st.) : 44.19 m		30%	46.3%
LOT DEPTH : 75.2 m			77
DEVELOPMENT STATS			
LOT OF AREA 'A'			
% OF LANDSCAPED AREA			
TOTAL UNITS			
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			11,473 m ²
ZONING GFA (as per city zoning def.)			8,886 m ²
BUILDING CLASSIFICATION			
NUMBER OF STREETS/ACCESS ROUTES	FACES 1 STREET. ACCESS ROUTE IS PROVIDED WITHIN 15 METERS OF THE PRINCIPAL ENTRANCE	3.2.2.10 & 3.2.5.5	
BLDG CLASSIFICATION	SECTION 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED	3.2.2.42	9.10.4
SPRINKLER SYSTEM PROPOSED	ENTIRE BLDG <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> PARKING & GROUND & MECHANICAL PENHOUSE <input type="checkbox"/> NOT REQUIRED	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8
STANDPIPE REQUIRED	<input type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9	
FIRE ALARM REQ'D	<input type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4	9.10.17.2
WATER SERVICE/SUPPLY IS ADEQUATE	<input type="checkbox"/> YES <input type="checkbox"/> NO		
HIGH BUILDING	<input type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6	
CONSTRUCTION TYPE			
PERMITTED CONSTR.	COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH <input type="checkbox"/>	ACTUAL CONSTR.	COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH <input type="checkbox"/>
		3.2.2.20-83	9.10.6

PARKING REQUIREMENTS		
1. VEHICLE PARKING	REQUIRED PARKING	PROVIDED PARKING
RESIDENTIAL PARKING	77 UNITS (- 12 UNITS) (X 0.5)	0.5 / UNIT 33 SPACES
VISITOR PARKING	88 UNITS (- 12 UNITS) (X 0.1)	0.1 / UNITS 7 SPACES
TOTAL PARKING		40 SPACES
PROVIDED PARKING		97 SPACES
2. BICYCLE PARKING	REQUIRED BICYCLE PARKING SPACES	RESIDENTIAL (NEW) 0.5 SPACE/UNIT - 39 SPACES REQUIRED FOR 77 UNITS
	PROVIDED BICYCLE PARKING SPACES	77 TOTAL BIKE STALLS (UNDERGROUND)
3. AMENITY REQUIREMENTS	REQUIRED AMENITY SPACE	6 m ² REQUIRED PER UNIT
	77 UNITS X 6 SQ.M. = 462 SQ.M. TOTAL AMENITY REQUIRED	
	REQUIRED AMENITY SPACE TO BE COMMON - PROVIDED COMMON AMENITY SPACE -	231 SQ.M. 290 SQ.M.
	PROVIDED AMENITY SPACE BREAKDOWN:	
	-GROUND FLOOR COMMON AMENITY -	290 m ² (240m ² INTERIOR+50m ² EXTERIOR)
	-PRIVATE BALCONY & TERRACE AMENITY -	2,541 m ²
	TOTAL AMENITY SPACE PROVIDED	2,831 m ²



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no.	date	revision
6	230320	RE-ISSUED FOR SPC
5	230113	RE-ISSUED FOR SPC
4	220429	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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PROJECT/LOCATION:
50 THE DRIVEWAY

DRAWING TITLE:
SITE PLAN

DRAWN BY: DA **DATE:** 2023-03-20 **SCALE:** 1:150

PROJECT: 2051

DRAWING NO.: A1-00

REVISION NO.: 007/12/25/0100

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