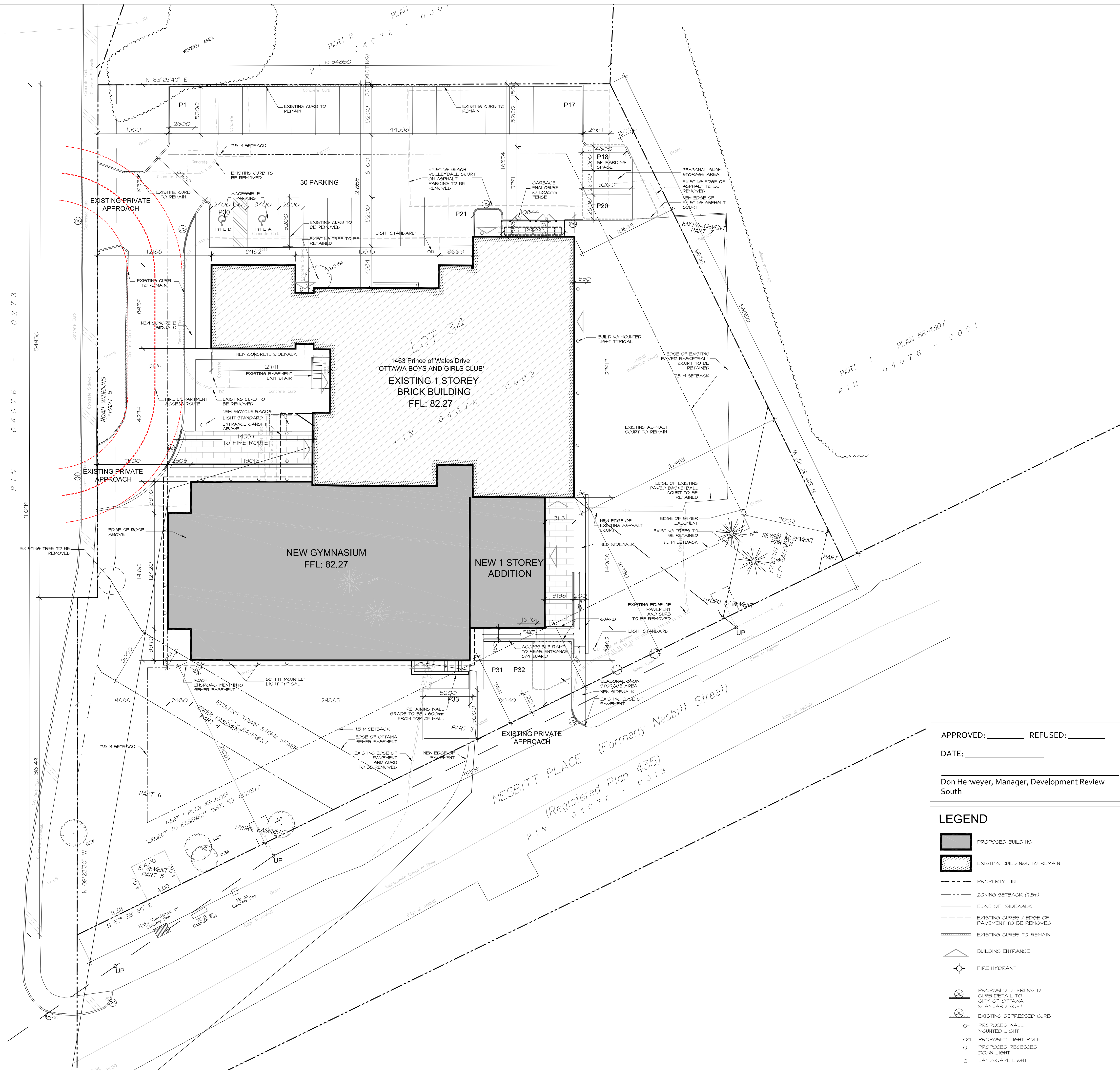


PRINCE OF WALES DRIVE AS WIDENED BY INST. NP40749 (P-159)
 REGIONAL ROAD 73 (FORMERLY HIGHWAY 16)



Owner
 BOYS & GIRLS CLUBS OF OTTAWA
 2825 DUMAUUR AVENUE, OTTAWA, ONTARIO
 Attn: Colleen Mooney

Architect/Agent
 HOBIN ARCHITECTURE INC.
 63 PAMILLA STREET, OTTAWA, ONTARIO
 Attn: Doug van den Ham

Geotechnical
 HOULE CHEVRIER ENGINEERING
 32 STÉADIE DRIVE, OTTAWA, ONTARIO
 Attn: Luc Bouchard

Landscape
 LEVSTEK CONSULTANTS INC
 5871 HUGH CRESCENT, OTTAWA, ONTARIO
 Attn: Rudy Levstek

Civil
 D.B. GRAY ENGINEERING
 700 LONG POINT CIR, OTTAWA, ONTARIO
 Attn: Doug Gray

Structural
 CUNLIFFE & ASSOCIATES ENGINEERING
 1737 WOODWARD DRIVE, SUITE 102, OTTAWA, ONTARIO
 Attn: Rick Cunliffe

Mechanical/Electrical
 BEKOLAY & ASSOCIATES LTD.
 200 - 1827 WOODWARD DRIVE, OTTAWA, ONTARIO
 Attn: John Bekolay

Surveyor
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 CONCOURSE GATE, SUITE 500, NEPEAN, ONTARIO
 Attn: Andre Roy

LEGAL DESCRIPTION:
 PART OF LOT 34, CONCESSION B (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA

CIVIL ADDRESS:
 1463 PRINCE OF WALES DRIVE

ZONING NOTES:
 OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA
 ZONING - L1 - COMMUNITY LEISURE FACILITY ZONE
 ABUTTING: NORTH EAST - O14(327)
 SOUTH (NESBITT) - R1GG
 WEST (PRINCE OF WALES) - GM15
 SCHEDULE 1A: AREA C (SUBURBAN)

PROJECT STATISTICS

	REQUIRED	PROVIDED
SITE AREA:	No Min.	5075 m ²
MIN LOT WIDTH:	6 m	83.06m (irregular)
SETBACKS:	7.5 m	Min 7.5m (west)
MAX HEIGHT:	11 m	9.0 m (exc hose tower)
LOT COVERAGE:	Max 40%	28.75%
LANDSCAPE:	NA	48.72%

PARKING:
 COMMUNITY CENTER (GFA 492.1m²):
 4/100 m² 20 25
 GYM - 1 COURT 4 8
 4/COURT 4 8
TOTAL: 24 33 (+10)

LANDSCAPED AREA 15% 27.2%

BICYCLE PARKING:
 Other Uses
 1/1500m² 1 4

BUILDING AREAS

EXISTING CLUBHOUSE

EXISTING FOOTPRINT: 751.5 m²

RENOVATED GROSS FLOOR AREA OF EXISTING BUILDING (ZONING): 492.1 m²

NEW ADDITION

NEW FOOTPRINT: 707.7 m²

NEW GROSS AREA (ZONING): 527.8 m²

TOTAL AREA OF RENOVATION/ADDITION

TOTAL BUILDING AREA: 1,459.2 m²

TOTAL GROSS AREA (ZONING): 1019.9 m²

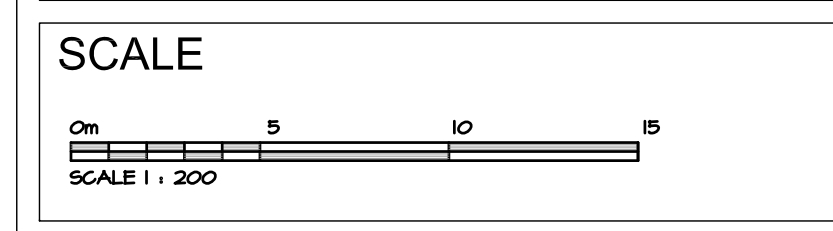
APPROVED: _____ REFUSED: _____

DATE: _____

Don Herweyer, Manager, Development Review South

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDINGS TO REMAIN
- PROPERTY LINE
- ZONING SETBACK (7.5m)
- EDGE OF SIDEWALK
- EXISTING CURBS / EDGE OF PAVEMENT TO BE REMOVED
- EXISTING CURBS TO REMAIN
- BUILDING ENTRANCE
- FIRE HYDRANT
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-1
- EXISTING DEPRESSED CURB
- PROPOSED WALL MOUNTED LIGHT
- PROPOSED LIGHT POLE
- PROPOSED RECESSED DOWN LIGHT
- LANDSCAPE LIGHT



Boys & Girls Clubs of Canada
 Clubs Garçons et Filles du Canada

CLIENT APPROVAL

Signature: _____ Date: _____

Name: Colleen Mooney
 Title: Executive Director
 Company: Boys and Girls Clubs of Ottawa

no.	date	revision
6	OCT 11, 2017	RE-ISSUED FOR SITE PLAN
5	JUNE 16, 2017	ISSUED FOR INFORMATION
4	MAY 31, 2017	ISSUED FOR SITE PLAN APPLICATION
3	MAY 25, 2017	ISSUED FOR COORDINATION
2	APRIL 13, 2017	ISSUED FOR COORDINATION
1	FEB 4, 2017	ISSUED FOR PRELIMINARY PRICING

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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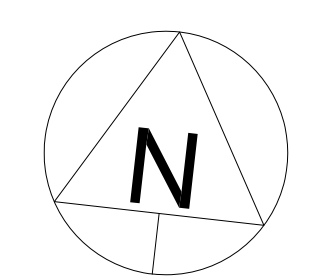
hobinarc.com

613-238-7200 Fax: 613-235-2005
 Email: mail@hobinarc.com

project
Boys and Girls Club Renovation
 Prince of Wales Clubhouse

drawing title
SITE PLAN

drawn	date	scale
LE	02/04/17	1:200
		project
		0015.36
		drawing no.
		A1.00



PLOT DATE: