

Owner
BOYS & GIRLS CLUBS OF OTTAWA
2825 Dumaier 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 Steacie 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 Circle, 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 - O1H(327)
SOUTH: (NESSBITT) - 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 | 93.06m (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 492.1m ²): | | |
| 4/100 m ² | 20 | 23 |
| GYM - 1 COURT | | 6 |
| 4/COURT | 4 | 6 |
| TOTAL: | 24 | 29 (+5) |
| LANDSCAPED AREA | 15% | 27.2% |
| BICYCLE PARKING: | | |
| Other Uses | | |
| 1/1500m ² | 1 | 4 |

BUILDING AREAS

| Category | Area (m ²) |
|---|------------------------|
| EXISTING CLUBHOUSE | 751.5 m ² |
| EXISTING FOOTPRINT: | 751.5 m ² |
| RENOVATED GROSS FLOOR AREA OF EXISTING BUILDING (ZONING): | 491.1 m ² |
| NEW ADDITION | |
| NEW FOOTPRINT: | 707.7 m ² |
| NEW GROSS AREA (ZONING): | 532.6 m ² |
| TOTAL AREA OF RENOVATION/ADDITION | |
| TOTAL BUILDING AREA: | 1,459.2 m ² |
| TOTAL GROSS AREA (ZONING): | 1023.7 m ² |

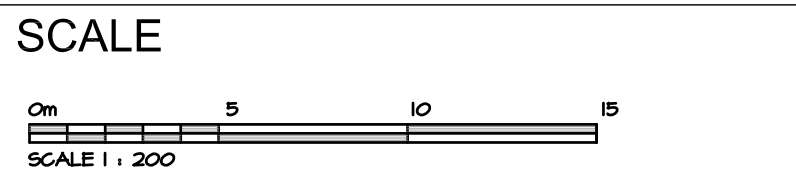
APPROVED: _____ REFUSED: _____

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 HALL MOUNTED LIGHT
- PROPOSED LIGHT POLE
- PROPOSED RECESSED DOWN LIGHT
- LANDSCAPE LIGHT



CLIENT APPROVAL

Signature: _____ Date: _____

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

| no. | date | revision |
|-----|----------------|---------------------------------|
| 8 | NOV 17, 2017 | REISSUED FOR SITEPLAN |
| 7 | NOV 03, 2017 | ISSUED FOR BUILDING PERMIT |
| 6 | OCT 11, 2017 | REISSUED FOR SITEPLAN |
| 5 | JUNE 16, 2017 | ISSUED FOR INFORMATION |
| 4 | MAY 31, 2017 | ISSUED FOR SITEPLAN 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.

Copyright reserved.



Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com

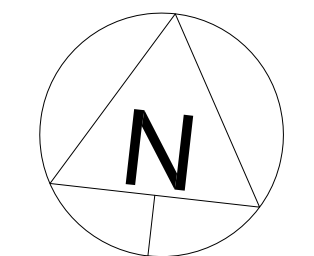
hobinarc.com

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: