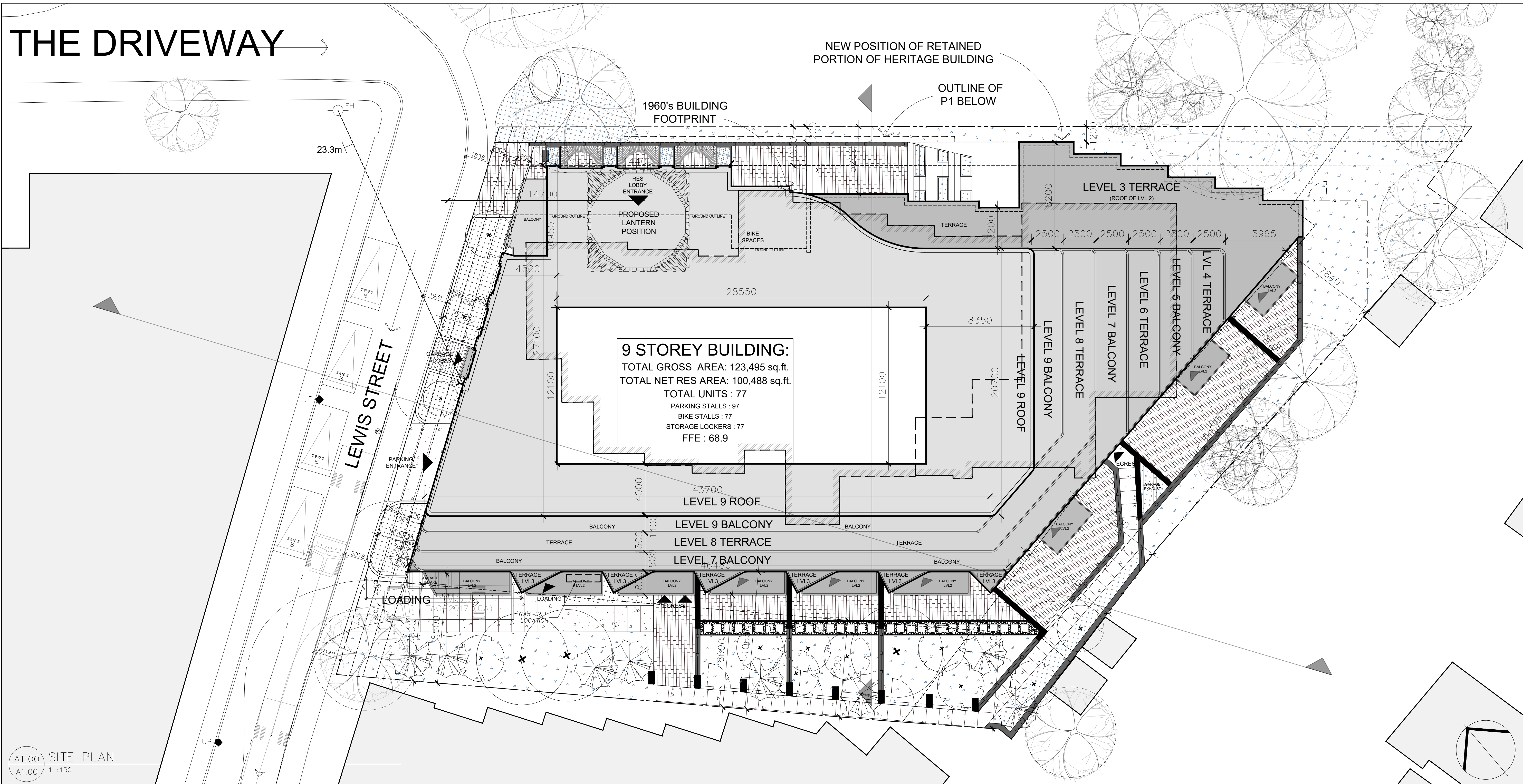


THE DRIVEWAY

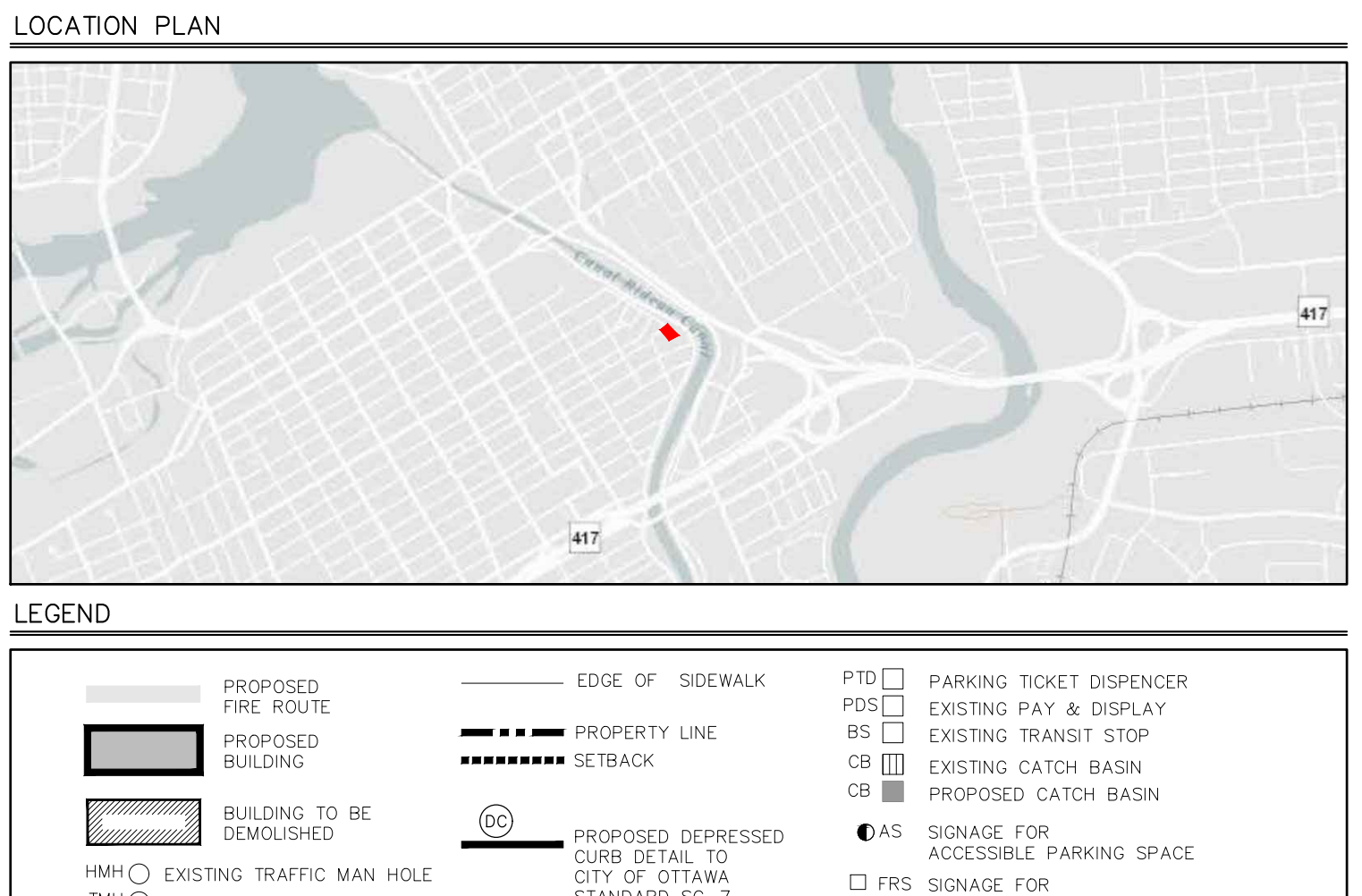


A1.00 SITE PLAN
A1.00 1:150

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%	19%
1 BED + DEN	8	10%	
MEDIUM SUITES (850 - 1,400 SQ.FT.)	34		
1 BED + DEN	8	10%	
2 BEDROOM + DEN	13	17%	44%
LARGE SUITES (> 1,400 SQ.FT.)	28		
2 BEDROOM + DEN (1,400 - 1,800 SQ.FT.)	16	21%	36%
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	
LOT AREA:	2,958 m ²	LOT 58	REGISTERED PLAN XXXXXX
LOT WIDTH (Lewis st.):	44.19 m		CITY OF OTTAWA
LOT DEPTH:	75.2 m		
DEVELOPMENT STATS			
	REQUIRED	PROPOSED	
LOT OF AREA "A"	MIN 1150 m ²	2,958 m ²	30%
% OF LANDSCAPED AREA		46.3%	
TOTAL UNITS		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		11,473 m ²	
ZONING GFA (as per city zoning def.)		8,886 m ²	

PARKING REQUIREMENTS			
1. VEHICLE PARKING	REQUIRED PARKING	PROVIDED PARKING	
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	
PARKING DISTRIBUTION			
LEVEL P2		46 SPACES	
LEVEL P1		51 SPACES	
TOTAL		97 SPACES	
2. BICYCLE PARKING	REQUIRED BICYCLE PARKING SPACES	PROVIDED BICYCLE PARKING SPACES	
RESIDENTIAL (NEW)	0.5 SPACE/UNIT - 39 SPACES REQUIRED FOR 77 UNITS	77 TOTAL BIKE STALLS (UNDERGROUND)	
3. AMENITY REQUIREMENTS	REQUIRED AMENITY SPACE	REQUIRED PER UNIT	
77 UNITS X 6 SQ.M. = 462 SQ.M.	231 SQ.M.	2.541 m ²	
REQUIRED AMENITY SPACE TO BE COMMON	290 SQ.M.	2,831 m ²	
PROVIDED AMENITY SPACE -			
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		



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

PROJECT TEAM

ARCHITECT
HOBIN ARCHITECTURE
Bobby Hobin
bhobin@hobinarc.com

David Anderson
danderson@hobinarc.com
613.238.7200 x122

OWNERSHIP
CANADIAN
NURSES
ASSOCIATION

PLANNING
JL RICHARDS
Tim F. Chadder
tchadder@jrichards.ca

Eric Forhan
eforhan@jrichards.ca

CIVIL
LITHOS GROUP
Sara Karavasil
sara@lithosgroup.ca

LANDSCAPE ARCHITECT
CSW
Lisa MacDonald
lmacdonald@csw.ca

Sarah McInosh
sarah@mcintosh.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
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.

Copyright reserved.

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

PROJECT/LOCATION:
50 THE DRIVEWAY

DRAWING TITLE:
SITE PLAN

DRAWN BY: DA DATE: 2023-01-13 SCALE: 1:150

PROJECT: 2051

DRAWING NO.: **A1-00**

REVISION NO.: 007/12/22/0100 DWG 18798