



DEVELOPMENT SUMMARY:

ZONING	CURRENT	GM(2093) H53 F(4.5)
SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK	3m	3m
INTERIOR SIDE YARD SETBACK	2.5m	2.5m
CORNER SIDE YARD SETBACK	1.5m	1.5m
REAR YARD SETBACK	0.5m	0.5m
TOTAL NEW RESIDENTIAL UNITS	212 UNITS	37,504 SQ.FT.
TOTAL SITE AREA	3,486 SQ.M.	1,528 SQ.FT.
BUILDING HEIGHT	55m	55m

GFA SUMMARY: (AS PER ZONING BY-LAW)

TOTAL HIGHRISE GFA	12,120.1 SQ.M.	130,418 SQ.FT.
TOTAL LOWRISE GFA	8,001 SQ.M.	8,608 SQ.FT.
EXISTING SCHOOL HOUSE GFA	2,207 SQ.M.	2,385 SQ.FT.
TOTAL SITE GFA	14,427 SQ.M.	160,623 SQ.FT.
FSH (TOTAL SITE AREA / TOTAL GFA)	160623 / 37508 = 4.28	

NEW BUILDING SUMMARY:

NEW 18 STOREY HIGHRISE APARTMENT BUILDING		
CONCRETE FRAME		
TOTAL UNITS	204	
NUMBER OF STOREYS	18	
TYPICAL FLOOR GFA	7,001 SQ.M.	7,533 SQ.FT.
TOTAL RESI GFA	11,101 SQ.M.	120,581 SQ.FT.
TOTAL PARKING GARAGE AREA	5,168 SQ.M.	55,627 SQ.FT.
COMMERCIAL SUITE A	110.4 SQ.M.	1,194 SQ.FT.
COMMERCIAL SUITE B	128.4 SQ.M.	1,388 SQ.FT.
COMMERCIAL SUITE C	173.4 SQ.M.	1,872 SQ.FT.
TOTAL COMMERCIAL GFA	412.2 SQ.M.	4,454 SQ.FT.

NEW 4 STOREY FLATS

CONCRETE FRAME		
TOTAL UNITS	4	
NUMBER OF STOREYS	4	
TOTAL GROSS FLOOR AREA	800.6 SQ.M.	8,614 SQ.FT.

AMENITY REQ.

AMENITY REQUIRED	REQUIRED	PROVIDED
NEW 18 STOREY HIGHRISE APARTMENT BUILDING		
AMENITY REQUIRED (204 units x 6 sqm/unit = 1224 sqm)	1224 sqm	
REQUIRED COMMON AMENITY SPACE 50%	612 sqm	
TOTAL COMMON AMENITY SPACE	612 sqm	436 sqm
PRIVATE AMENITY (BALCONY X 68 UNITS)	212 sqm	
TOTAL PRIVATE AMENITY SPACE	212 sqm	
TOTAL AMENITY SPACE	1208 sqm	

NEW 4 STOREY FLATS

AMENITY REQUIRED (4 units x 6 sqm/unit = 24 sqm)	24 sqm	40 sqm
TOTAL PRIVATE AMENITY SPACE	24 sqm	24 sqm
TOTAL COMMON AMENITY SPACE	24 sqm	24 sqm
TOTAL LOURISE AMENITY SPACE	48 sqm	64 sqm
TOTAL AMENITY SPACE	1272 sqm	1272 sqm
TOTAL COMMON AMENITY SPACE	480 sqm	480 sqm

VEHICULAR PARKING:

	REQUIRED	PROVIDED
RESIDENTIAL PARKING		
212 units x 0.5/unit = 106	46 spaces	16 spaces
106 parking spaces - 10% = 45.4		45 spaces
- LEVEL P1		41 spaces
- LEVEL P2		4 spaces
- LEVEL P3		0 spaces
RESIDENTIAL VISITOR PARKING BY-LAW	23 spaces	23 spaces
LEVEL P1	23 spaces	23 spaces
Surface parking	0 spaces	0 spaces

BICYCLE PARKING

	REQUIRED	PROVIDED
RESIDENTIAL (212 units x 1/unit = 212 spaces)	212 spaces	
RETAIL (17250 SQ.M. (407 SQ.M. = 16 spaces))	2 spaces	
INTERIOR BIKE PARKING	201 spaces	15 spaces
EXTERIOR	214 spaces	216 spaces

STORAGE LOCKERS

	REQUIRED	PROVIDED
RESIDENTIAL		
STAGGERED HALF HEIGHT LOCKERS	120 LOCKERS	
FULL HEIGHT LOCKERS	26 LOCKERS	
TOTAL AVAILABLE LOCKERS	146 LOCKERS	

LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARDS SC-7
- EXISTING MAN HOLE
- EXISTING TRAFFIC LIGHT
- CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SIGN
- EXISTING LIGHT POLE
- NEW LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT
- PROPOSED LIGHT BOLLARD
- NEW AREA DRAIN
- EXISTING TRAFFIC MAN HOLE
- BIKE RACK

SCALE 1 : 150

PROJECT TEAM

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NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED 17.05.01 AND PREPARED BY FAIRHALL MORTFITT WOODLAND LTD. - REF NO.14-83, 6-43 (STIRLING)

NO.	DATE	REVISION
3	17.09.20	I.F. SITE PLAN CONTROL RESUB #1
2	17.09.05	I.F. COORDINATION
1	17.06.07	ISSUED FOR SITE PLAN CONTROL

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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HOBIN ARCHITECTURE

PROJECT/LOCATION:
175 CARRUTHERS

DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE: 17/04/07

SCALE: 1:150

PROJECT: 1304.03

DRAWING NO.: A100

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
GEOFFREY HOBIN
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