

PROJECT NORTH

NOTE

REQUIRED PARKING EXEMPTION :

REQUIRED PARKING SPACES:
STUDIO: 46 UNITS x 0.8 = 36
1 BEDROOM: 12 UNITS x 0.9 = 10
VISITOR PARKING: 58 UNITS / 7 = 8
TOTAL: 55 SPACES

PROPOSED PARKING SPACES: 3 PARKING SPACES

JUSTIFICATION FOR REDUCED PARKING:

GIVEN THE INTENDED PROGRAM OF THE BUILDING AS AN AFFORDABLE SENIOR'S HOUSING COMPLEX, THE RESIDENTS ARE NOT EXPECTED TO OWN THEIR OWN VEHICLES. THE PARKING LOT DESIGN PRIORITIZES ALTERNATIVE AND PUBLIC MEANS OF TRANSPORTATION BASED ON THE INTENDED USER GROUP'S NEEDS. IN ADDITION TO THE BUILDINGS CLOSE PROXIMITY TO PUBLIC BUS ROUTES, THE DROP-OFF/PICK-UP AISLE ALLOWS FAMILY, FRIENDS AND LOCAL SHUTTLE SERVICES TO PARK DIRECTLY OUTSIDE THE FRONT ENTRANCE. THE AISLE OFFERS SAFE AND DIRECT ACCESS TO SUCH SERVICES FOR TENANTS WITH LIMITED MOBILITY, AND ALLOWS THE CONTINUOUS AND UNOBSTRUCTED MOVEMENT OF TRAFFIC THROUGH THE PARKING LOT. IN ADDITION TO BOTH PROVIDED AND STREET PARKING, BIKE RACKS HAVE BEEN INCLUDED FOR VISITOR AND TENANT USE.

ZONING INFORMATION

NOTE: EXISTING PROPERTY LINE, FOOTPRINT AND HEIGHT OF BUILDING TO REMAIN UNCHANGED

LOT AREA : 2240 SQM

LOT FRONTAGE: 39.6m

BUILDING LINE: 4.89m

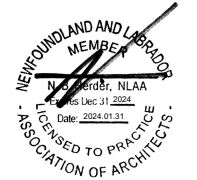
BUILDING HEIGHT: 14.5m (SEE 2/A501)

SIDE YARD:
NORTH: 1.42m
SOUTH: 0.66m

REAR YARD: 2.62m

LOT COVERAGE: 1428 SQM 64%

LANDSCAPING: 45%
PARKING: 580 SQM - 25%
GREEN ROOF: 460 SQM - 20%



NOT FOR CONSTRUCTION DRAFT FOR REVIEW ONLY.
CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. ALL DIMENSIONS PROVIDED IN MILLIMETRES(mm) UNLESS NOTED OTHERWISE.

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|-----|-------------------|--------|
| J | ISSUED FOR REVIEW | 240503 |
| I | ISSUED FOR REVIEW | 240320 |
| No. | | YYMMDD |

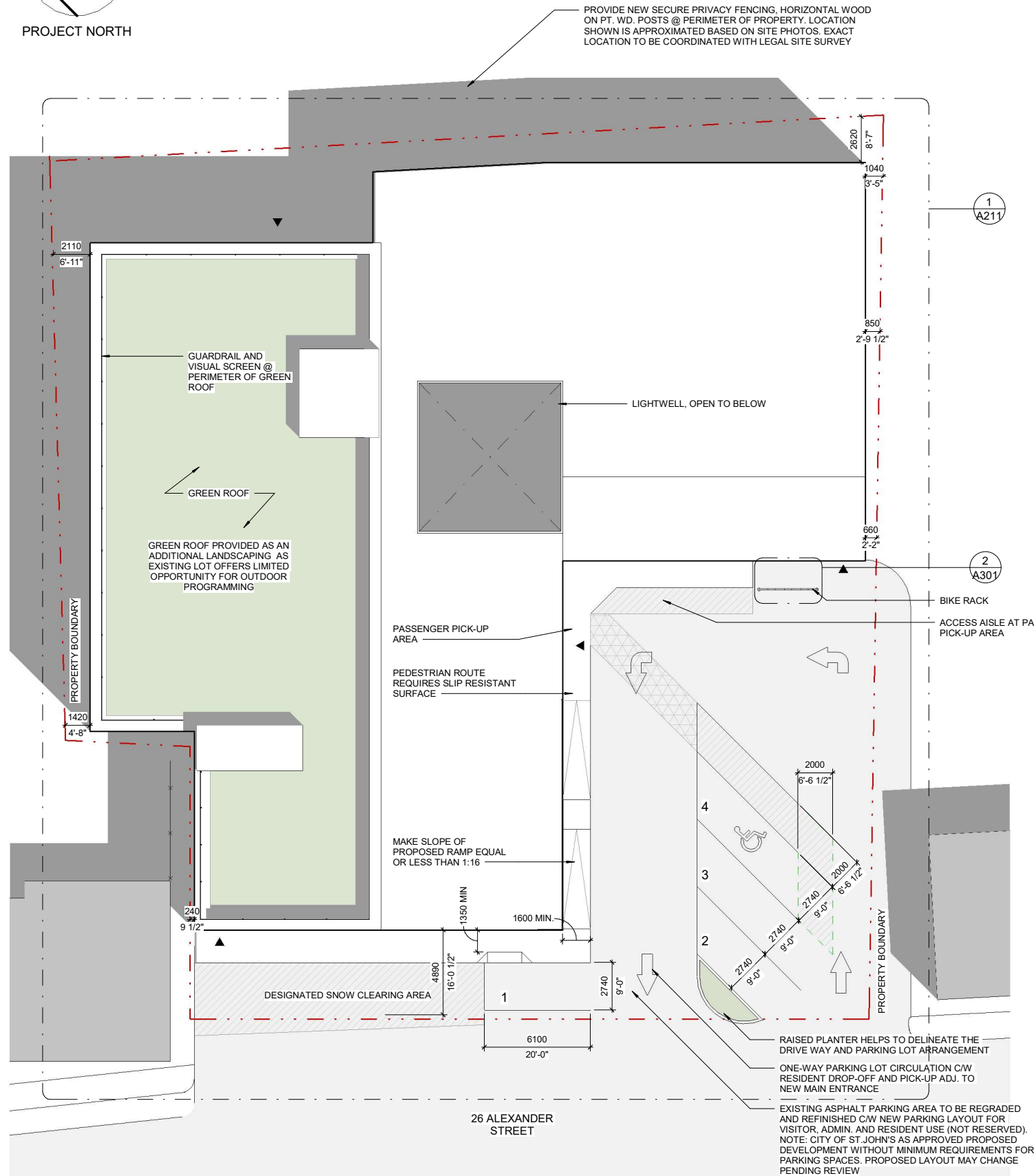
26 Alexander Street, St. John's,
Newfoundland & Labrador

26 ALEXANDER STREET AFFORDABLE SENIORS HOUSING

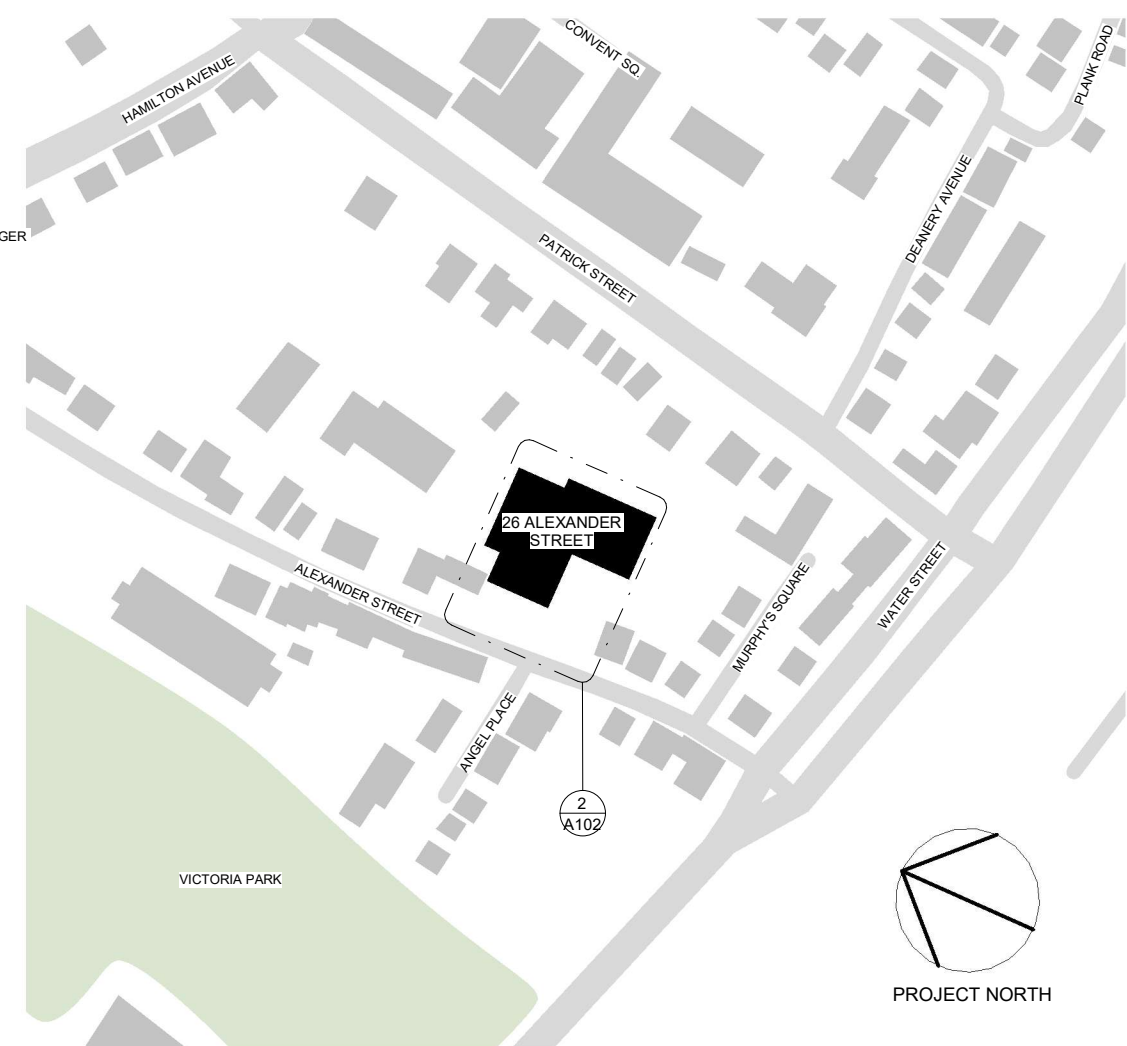
SITE PLAN

SCALE (ANSI-D / TABLOID) PROJECT NUMBER
As indicated 2111

DRAWING NUMBER
A102



2 SITE PLAN - PROPOSED.
1 : 150 / 1 : 300



1 LOCATION - REF. PLAN Copy 1
NTS