



SITE ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
D.C.	DEPRESSED CURVE
UP	UTILITY POLE
RM	ROUTE MONITOR
STM	STORMWATER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
SC	SMOSE CONNECTION
DM	GLASS WIRE
LS	LIGHT STANDARD (REFER TO ELEC. (ENG.))
FH	FIRE HYDRANT
TWP	TACTILE WALKING INDICATOR STRIP
MUP	MULTI-USE PATHWAY

STREET SIGNS

FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA

#1	STOP SIGN
#2	FIRE ROUTE SIGN
#3	PRIORITY TO PEDESTRIAN SIGN
#4	LIMITED PARKING SIGNAGE
#5	ONE WAY SIGN
#6	ACCESSIBILITY PARKING SIGN
#8	Green Pavement - UNDERGROUND PARKING STRUCTURE WITH GREEN 15M ² SIGNAGE

GENERAL NOTES:
REFER TO CIVIL AND LANDSCAPE FOR SITE COORDINATION AND TO CIVIL FOR STREET CURBS AND SURFACE SLOPE DETAILS. PRECAST RETAINING WALL TO BE ENGINEERED AND SUPPLIED BY OTHERS.

SITE LEGEND

PRINCIPAL ENTRANCE
ENTRANCE
EXIT
FIRE HYDRANT (FH)
SMOSE CONNECTION (FDC)
STREET SIGNAGE
PROPERTY LINE
SETBACK BUILDING EDGE
VERTICAL BICYCLE PARKING 1000mm x 500mm
BICYCLE PARKING AT GROUND LEVEL 1800mm x 600mm
BENCH REFER TO LANDSCAPE
TWIS
UNDERGROUND PARKING EXTEND
ROAD IN ASPHALT
PEDESTRIAN PATH
SEWER
ADJACENT BUILDINGS
BUILDING AREA
SOFT LANDSCAPE TURF REFER TO LANDSCAPE
PLANTING BEDS REFER TO LANDSCAPE
BRICKWORK STONE REFER TO LANDSCAPE
PATIO SLABS
MECHANICAL EQUIPMENTS
TRAFFIC DIRECTION
PROPOSED SNOW STORAGE

Property Area

Zone	1
Building Area	2133.8 sq. m
2004-10-11	22,966 sq. ft.

PROJECT STATISTICS

BUILDING	HEIGHT (m)
RESIDENTIAL	74.4 m
TOTAL GFA AND RESIDENTIAL USE	20222 m ²
LOT COVERAGE	1567 m ²

UNIT STATISTICS

UNIT TYPES	1st	2nd	3rd	4th	5th-6th	7th	8th-24th	TOTAL
1 Bedroom	3	0	0	0	9	4	5	41
1 Bedroom + Den	17	0	0	0	0	0	0	17
2 Bedroom	1	2	3	4	4	6	6	26
2 Bedroom + Den	5	1	0	0	0	0	0	6
3 Bedroom	1	0	0	0	0	0	0	1
3 Bedroom + Den	0	0	0	0	0	0	0	0
TOTAL	34	12	13	14	34	11	19	226

CAR PARKING

REQUIRED	PROVIDED		
RESIDENT PARKING - 296 UNITS	0.20	97	67
VISITOR PARKING - 296 UNITS	0.04	11	11
TOTAL			78
ACCESSIBLE PARKING	0.04	3	4

BICYCLE PARKING

REQUIRED	PROVIDED			
APARTMENT PARKING - 296 UNITS	1.00	296	276 * 20 (60%)	520

ZONE REGULATIONS - S48-B

REQUIRED	PROVIDED	
MINIMUM LOT AREA	679m ²	2133.8 m ²
MIN. FRONT YARD SETBACK - Arlington Ave	Existing Building: 0m	Existing Building: 0m
MIN. CORNER YARD SETBACK - Bell St	Existing Building: 0m	Existing Building: 0m
MINIMUM INTERIOR SIDE YARD SETBACK - Arthur Ln	5m	6.7 m
MINIMUM REAR YARD SETBACK - Raymond St	5m	7.4 m
MAXIMUM BUILDING HEIGHT	24m	24m (51.4m)
MINIMUM LANDSCAPE AREA	6.0m	6.0m
MINIMUM WIDTH OF DRIVEWAY FOR PARKING LOT ACCESSORY TO A RESIDENTIAL USE (By-law 2020-209)	6.0m	6.0m
MIN. WIDTH OF DRIVEWAY FOR PARKING GARAGE	6.0m	6.0m

AMENITY AREA

REQUIRED	PROVIDED	
ZONING BY LAW SECTION 137	912m ²	912m ²
MINIMUM FOR PRIVATE WELL-BEING - 50% MINIMUM	888m ²	842m ²
MINIMUM FOR COMMUNAL	888m ²	842m ²
AT LEAST ONE COMMUNAL AREA > 54 m ²	842m ²	842m ²
RESIDENTIAL COMMUNAL AMENITY AREA	-	842m ²
INTERIOR COMMUNAL TERRACES (GF, 1RD, 4TH)	-	451m ²
EXTERIOR COMMUNAL TERRACES (GF, 4TH, 17TH)	-	491m ²
TOTAL COMMUNAL	-	942m ²
RESIDENTIAL PRIVATE AMENITY AREA	-	842m ²
GROUND FLOOR - BALCONIES / TERRACES	-	133m ²
2ND FLOOR - BALCONIES / TERRACES	-	53m ²
3RD FLOOR - BALCONIES / TERRACES	-	53m ²
4TH FLOOR - TERRACES	-	130m ²
5TH TO 8TH FLOOR - BALCONIES / TERRACES	-	126m ²
9TH FLOOR - BALCONIES / TERRACES	-	36m ²
8TH TO 23RD FLOOR - BALCONIES	-	670m ²
23RD FLOOR - BALCONIES	-	36m ²
24TH FLOOR - BALCONIES	-	36m ²
TOTAL PRIVATE	-	1776m ²
TOTAL	-	3722m ²

REVISIONS

NO.	REVISION	DATE (mm-dd-yy)
1	SPA SUBMISSION	2024-06-07
2	30% COORDINATION	2024-06-14
3	SPA FORMAL SUBMISSION	2024-10-04

DESIGNER Drawn by: T.T. / 2024-06-07

VERIFIER Checked by: M.A. / 2024-06-07

SCALE As indicated

SITE PLAN

NO. DESIGN: 170865_KOREAN CHURCH, DABIELL_12800_ARC_120414

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NOTES GÉNÉRALES - General Notes

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SC24/21/24

CLIENT Client: windmill

384 ARLINGTON AVENUE. RESIDENTIAL.

PROJETS NO: 12805

NO. REVISION: DATE (mm-dd-yy)

1 - SPA SUBMISSION 2024-06-07

2 - 30% COORDINATION 2024-06-14

3 - SPA FORMAL SUBMISSION 2024-10-04

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