



### SITE ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH BASIN
D.C.	DEPRESSED CURVE
UP	UTILITY POLE
RM	REMOTE MONITOR
STM MH	STORMWATER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION
SC	SIEMSE CONNECTION
GW	GUIDE WIRE
LS	LIGHT STANDARD (REFER TO ELEC. ENG.)
FH	FIRE HYDRANT
THIS	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	YIELD SIGNAGE
#7	ACCESSIBILITY PARKING SIGN
#8	Ottawa Fire Services - UNDERGROUND PARKING STRUCTURE WITH GREEN 150x150 SIGNAGE

### GENERAL NOTES:

REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION. REFER TO CIVIL FOR STREET CURB AND SURFACE SLOPE DETAILS. PRECAST RETAINING WALL TO BE ENGINEERED AND SUPPLIED BY OTHERS.

- PROPOSED NEW HYDRO CABLE
- EXISTING OVERHEAD HYDRO CABLE

### SITE LEGEND

[Symbol]	PRINCIPAL ENTRANCE
[Symbol]	ENTRANCE
[Symbol]	EXIT
[Symbol]	FIRE HYDRANT (FH)
[Symbol]	SIEMSE CONNECTION (FDC)
[Symbol]	STREET SIGNAGE
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK BUILDING EDGE
[Symbol]	VERTICAL BICYCLE PARKING 1500mm x 500mm
[Symbol]	BICYCLE PARKING AT GROUND LEVEL 1800mm x 600mm
[Symbol]	BENCH, REFER TO LANDSCAPING
[Symbol]	TWS
[Symbol]	UNDERGROUND PARKING EXTEND
[Symbol]	ROAD IN ASPHALT
[Symbol]	PEDESTRIAN PATH
[Symbol]	SIDEWALK
[Symbol]	ADJACENT BUILDINGS
[Symbol]	BUILDING AREA
[Symbol]	SOFT LANDSCAPING TURF, REFER TO LANDSCAPE
[Symbol]	PLANTING BEDS, REFER TO LANDSCAPE
[Symbol]	RIVERWASH STONE, REFER TO LANDSCAPE
[Symbol]	PATIO SLABS
[Symbol]	MECHANICAL EQUIPEMENTS
[Symbol]	TRAFFIC DIRECTION
[Symbol]	PROPOSED SNOW STORAGE

### Property Area

Zoning: H  
 Property Area: 2133.6 sq. m / 22,985 sq. ft.

### PROJECT STATISTICS

BUILDING HEIGHT (m)	74.4 m
TOTAL GFA AND RESIDENTIAL USE	23022 m <sup>2</sup>
LOT COVERAGE	1267 m <sup>2</sup>

### UNIT STATISTICS

UNIT TYPES	GF	2nd	3rd	4th	5th-6th	7th	8th-24th	TOTAL
STUDIO	2	2	1	3	4	1	0	13
1 Bedroom	3	0	0	0	0	0	0	3
1 Bedroom + Den	0	17	5	0	0	0	0	22
2 Bedroom	0	2	3	4	0	0	0	9
2 Bedroom + Den	0	1	1	0	0	0	0	2
3 Bedroom	1	0	0	0	0	0	0	1
3 Bedroom + Den	0	1	0	0	0	0	0	1
TOTAL	14	19	16	15	34	11	187	296

### CAR PARKING

RESIDENT PARKING - 296 UNITS	0.20	57	67
VISITOR PARKING - 296 UNITS	0.04	11	17
TOTAL			73
OUTDOOR	0	0	0
Accessible parking	0.04	3.12	4

### BICYCLE PARKING

APARTMENT BUILDING - 296 UNITS	1.00	296	276 + 20 exterior spaces
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### ZONE R58(216) - 5488-h

MINIMUM LOT AREA	675m <sup>2</sup>	2133.6 m <sup>2</sup>
MINIMUM LOT WIDTH	22.50	38
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	0 m	6.7 m
MINIMUM REAR YARD SETBACK - Raymond St	0 m	1.5 m
MAXIMUM BUILDING HEIGHT	78m (per Schedule 488)	74.4 m
MINIMUM LANDSCAPE AREA	24%	24% (611.4m <sup>2</sup> )
MINIMUM WIDTH OF DRIVE AISLE FOR PARKING LOT ACCESSORY TO A RESIDENTIAL USE (by-law 2020-290)	6.0m	6.0m
MIN. WIDTH OF DRIVE AISLE FOR PARKING GARAGE	6.0m	6.0m

### AMENITY AREA

ZONING BY-LAW SECTION 137	REQUIRED	PROVIDED
MINIMUM FOR APARTMENT DWELLING - 6m <sup>2</sup> /UNIT	1775m <sup>2</sup>	2121m <sup>2</sup>
MINIMUM 50% COMMUNAL	888m <sup>2</sup>	942m <sup>2</sup>
AT LEAST ONE COMMUNAL AREA > 54 m <sup>2</sup>	54m <sup>2</sup>	72m <sup>2</sup>
RESIDENTIAL COMMUNAL AMENITY AREA	-	-
INTERIOR COMMUNAL TERRACES (GF, 3RD, 4TH)	-	451m <sup>2</sup>
EXTERIOR COMMUNAL TERRACES (GF, 4TH, 7TH)	-	491m <sup>2</sup>
TOTAL COMMUNAL	-	942m <sup>2</sup>
RESIDENTIAL PRIVATE AMENITY AREA	-	-
GROUND FLOOR - BALCONIES / TERRACES	-	133m <sup>2</sup>
2ND FLOOR - BALCONIES / TERRACES	-	53m <sup>2</sup>
3RD FLOOR - BALCONIES	-	130m <sup>2</sup>
4TH FLOOR - TERRACES	-	130m <sup>2</sup>
6TH TO 8TH FLOOR - BALCONIES	-	128m <sup>2</sup>
7TH FLOOR - BALCONIES / TERRACES	-	38m <sup>2</sup>
8TH TO 22ND FLOOR - BALCONIES	-	570m <sup>2</sup>
23RD FLOOR - BALCONIES	-	38m <sup>2</sup>
24TH FLOOR - BALCONIES	-	38m <sup>2</sup>
TOTAL PRIVATE	-	1178m <sup>2</sup>
TOTAL	1775m <sup>2</sup>	2121m <sup>2</sup>

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY OF LOTS 14 & 15 AND PART OF LOTS 13 & 16 (SOUTH OF STONE BOUNDARY LOTS) EAST OF BELL STREET NORTH, REGISTERED PLAN 33, CITY OF OTTAWA, PREPARED BY STANTEC, DATED JUNE 16, 2022.

LEGAL DESCRIPTION: LTS 14 & 15, PL. 33, (S OF STONE BOUNDARY) E BELL ST N; PT LTS 13 & 16, PL. 33, (S OF STONE BOUNDARY) E BELL ST N; AS IN CR31653, CR101496, CR472519 & CR513256; OTTAWANEPEAN

**NOTES GÉNÉRALES - General Notes**

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**SEAL** / Seal

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NO.	REVISION	DATE (aa-mm-ii)
1	SPA SUBMISSION	2024-06-07
2	30% Coordination	2024 06 14
3	SPA FORMAL SUBMISSION	2024 10 04
4	ISSUED FOR TENDER 1	2024 10 30
5	ISSUED FOR AUDIT 3	2024 11 26
6	SPA FORMAL SUBMISSION - REV. 1	2024 12 04

DESIGNÉ PAR Drawn by: T.T.  
 DATE (aa mm ii): 2024-06-07  
 TITRE DU DESSIN Drawing Title: indicated

VÉRIFIÉ PAR Checked by: M.A.  
 ÉCHELLE Scale: As indicated

**SITE PLAN**

NO. REVISION: 6  
 NO. DESSIN Dwg Number: A101



**SITE PLAN**  
 1: 150