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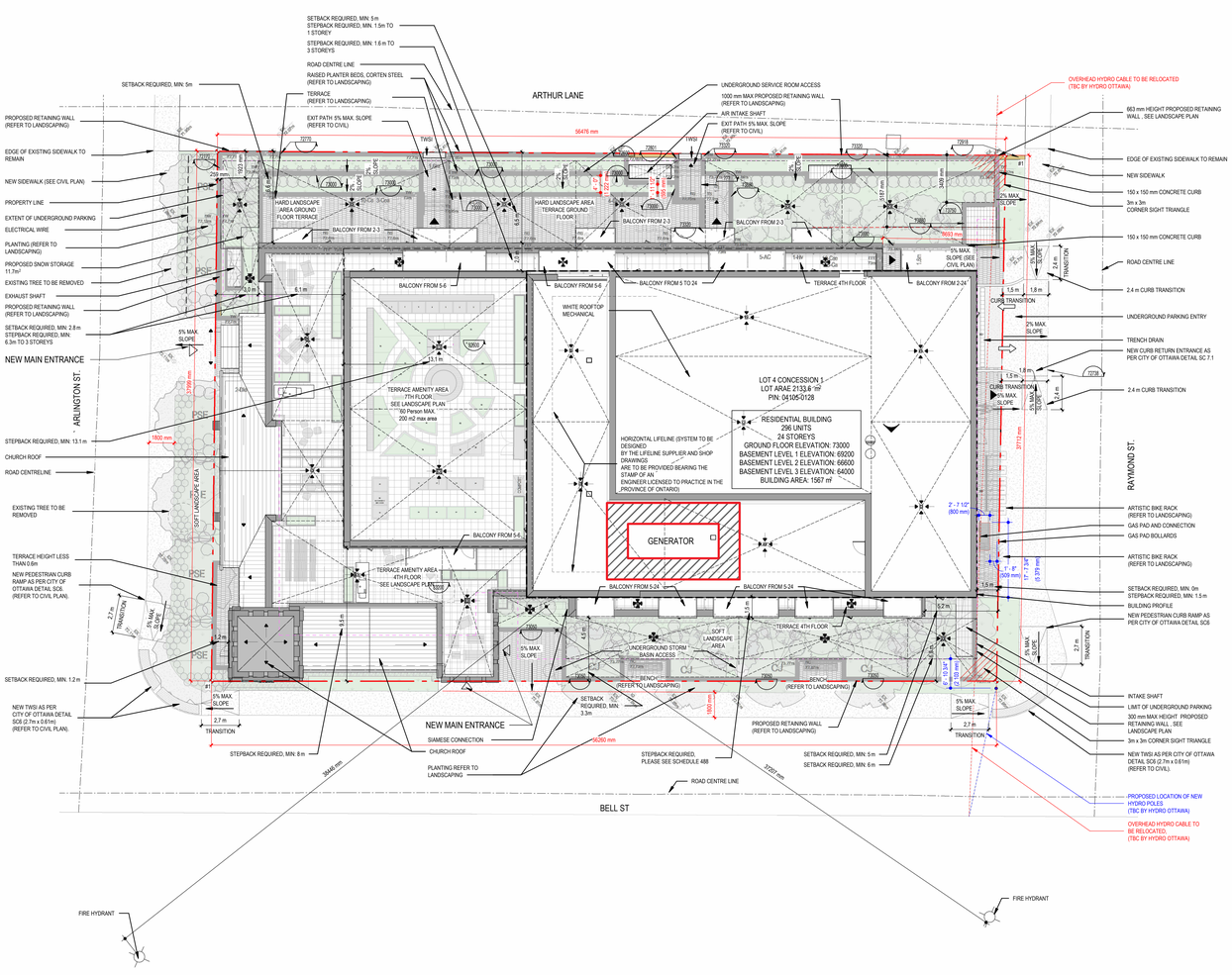

SITE PLAN
1 : 150
1 A101

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	SIAMESE CONNECTION
GW	GUIDE WIRE
LS	LIGHT STANDARD (REFER TO ELEC. ENG.)
FH	FIRE HYDRANT
TWIS	TACTILE WALKING INDICATOR STRIP
MUP	MULTI-USE PATHWAY

SITE LEGEND

- PRINCIPAL ENTRANCE
- ENTRANCE
- EXIT
- FIRE HYDRANT (FH)
- SIMESE CONNECTION (FDC)
- 6X — STREET SIGNAGE
- PROPERTY LINE
- SETBACK BUILDING EDGE
- 1500 / 500 — VERTICAL BICYCLE PARKING 1500mm x 500mm
- 1800 / 600 — BICYCLE PARKING AT GROUND LEVEL 1800mm x 600mm
- BENCH, REFER TO LANDSCAPING
- TWIS
- UNDERGROUND PARKING EXTEND
- ROAD IN ASPHALT
- PEDESTRIAN PATH
- SIDEWALK
- ADJACENT BUILDINGS
- BUILDING AREA
- SOFT LANDSCAPING TURF. REFER TO LANDSCAPE
- PLANTING BEDS. REFER TO LANDSCAPE
- RIVERWASH STONE. REFER TO LANDSCAPE
- PATIO SLABS
- MECHANICAL EQUIPEMENTS
- TRAFFIC DIRECTION
- PROPOSED SNOW STORAGE

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 15kPa 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

Property Area		2024-10-11
Zoning	H	
Property Area	2133.6 sq. m	22,966 sq. ft

PROJECT STATISTICS	BUILDING			
BUILDING HEIGHT (m)	74.4 m			
TOTAL GFA AND RESIDENTIAL USE	20922 m²			
LOT COVERAGE	1567 m²			

UNIT STATISTICS	GF	2nd	3rd	4th	5th-4th	7th	8th-24th	TOTAL
MULTIPLES	1	1	1	1	2	1	17	
STUDIO	4	2	1	3	4	1	0	15
1 Bedroom	3	6	6	8	9	4	5	41
1 Bedroom + Den	5	7	5	0	0	0	0	17
2 Bedroom	1	2	3	4	4	6	6	26
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	REQUIRED		PROVIDED
RESIDENT PARKING - 296 UNITS	0.20	57	67
VISITOR PARKING - 296 UNITS	0.04	11	11
TOTAL			78
OUTDOOR			0
Accessible parking	0.04	3.12	4

BICYCLE PARKING	REQUIRED		PROVIDED
APARTMENT BUILDING - 296 UNITS	1.00	296	276 + 20 exterior spaces

ZONE R5B[2316]-c S488-h	REQUIRED	PROVIDED
MINIMUM LOT AREA	675m	2133.6 m²
MINIMUM LOT WIDTH	22.50	36
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	5 m	6.7 m
MINIMUM REAR YARD SETBACK - Raymond St	0 m	1.5 m
MAXIMUM BUILDING HEIGHT	76m (per Schedule 488)	74.4 m
MINIMUM LANSCAPE AREA	24%	24% (511.4m)
MINIMUM WIDTH OF DRIVE AISLE FOR PARKING LOT ACCESSORY TO A RESIDENTIAL USE (by-law 2020-289)	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 : 6m²/UNIT	1776m²	2121m²
MINIMUM 50% COMMUNAL	888m²	942m²
AT LEAST ONE COMMUNAL AREA > 54 m²	54m²	75m²
RESIDENTIAL COMMUNAL AMENITY AREA		
INTERIOR COMMUNAL TERRACES (GF, 3RD, 4TH)	-	451m²
EXTERIOR COMMUNAL TERRACES (GF, 4TH, 7TH)	-	491m²
TOTAL COMMUNAL	-	942m²
RESIDENTIAL PRIVATE AMENITY AREA		
GROUND FLOOR : BALCONIES / TERRACES	-	133m²
2ND FLOOR : BALCONIES / TERRACES	-	53m²
3RD FLOOR : BALCONIES	-	53m²
4TH FLOOR : TERRACES	-	130m²
5TH TO 6TH FLOOR : BALCONIES	-	126m²
7TH FLOOR: BALCONIES / TERRACES	-	38m²
8TH TO 23ND FLOOR : BALCONIES	-	570m²
23RD FLOOR : BALCONIES	-	38m²
24TH FLOOR : BALCONIES	-	38m²
TOTAL PRIVATE		1179m²
TOTAL	1776m²	2121m²

NOTES GÉNÉRALES General Notes

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OUVRAGE Project

384 ARLINGTON AVENUE. RESIDENTIAL.

EMPLACEMENT Location: OTTAWA, ON
NO PROJET No.: 12805

NO	RÉVISION	DATE (aa-mm-jj)
1	SPA. SUBMISSION	2024-06-07
2	30% Coordination	2024 06 14
3	SPA FORMAL SUBMISSION	2024 10 04

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DESSINÉ PAR Drawn by: T.T.
VÉRIFIÉ PAR Checked by: M.A
DATE (aa-mm-jj): 2024-06-07
ÉCHELLE Scale: As indicated

TITRE DU DESSIN Drawing Title
SITE PLAN

RÉVISION Revision: 3
NO. DESSIN Dwg Number: A101

Autodesk Docs://12805_KOREAN CHURCH_DUNBELL_12805_ARC_R24.rvt