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1 SITE PLAN  
 A1.00 1:100



**ZONING NOTES:**

CURRENT ZONING:	GM4(2735)S448	LEGAL DESCRIPTION	LOTS 8, 9, 10, 11, 12 & 13 (SOUTH CHAMBERLAIN AVENUE) REGISTERED PLAN 71572 CITY OF OTTAWA
CIVIL ADDRESS:	30.38.42.48 Chamberlain Ave. Ottawa		
LOT AREA :	2,233 m <sup>2</sup>		
LOT WIDTH :	73.15 m		
LOT DEPTH :	30.53 m		

  

DEVELOPMENT STATS	REQUIRED	PROPOSED
LOT OF AREA 'A'	NO MINIMUM	2,233 m <sup>2</sup>
% OF LANDSCAPED AREA	30%	30.5%
TOTAL UNITS	160	160
SETBACK ALONG FRONT YARD (CHAMBERLAIN AVE.)	3 m	3 m
SETBACK ALONG SIDE YARD (FACING EAST)	2 m	2 m
SETBACK ALONG SIDE YARD (FACING WEST)	3 m	3 m
SETBACK ALONG REAR YARD	7.5 m	7.5 m
MAXIMUM HEIGHT	52 m	51.13 m
NUMBER OF STOREYS		16
BUILDING GFA	12,221 m <sup>2</sup>	12,221 m <sup>2</sup>
ZONING GFA (as per city zoning def.)		9,567 m <sup>2</sup>

  

UNIT BREAKDOWN	# OF UNITS	% OF UNITS	AREA (SQ.FT)
BACHELOR SUITES	60 UNITS	37.50%	25,536 SQ.FT.
1 BEDROOM SUITES	32 UNITS	20.00%	18,322 SQ.FT.
1 BED + DEN SUITES	8 UNITS	5.00%	6,396 SQ.FT.
2 BEDROOM SUITES	35 UNITS	21.88%	28,538 SQ.FT.
2 BED + DEN SUITES	11 UNITS	6.88%	9,845 SQ.FT.
3 BEDROOM SUITES	14 UNITS	8.75%	16,676 SQ.FT.
TOTAL:	160 UNITS	100%	104,303 SQ.FT.

NOTE:  
 ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 18, 2020 AND PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.

**PARKING REQUIREMENTS**

1. VEHICLE PARKING	REQUIRED PARKING	PROVIDED PARKING
RESIDENTIAL PARKING	0.37 / UNIT	1.0 / UNIT
160 UNITS (- 120UNITS) (X 0.37)	54.8 SPACES	56 SPACES
VISITOR PARKING	0.1 / UNITS	0.1 / UNITS
160 UNITS (- 120UNITS) (X 0.1)	14.8 SPACES	15 SPACES
COMMERCIAL PARKING	2/100m <sup>2</sup>	0.1 / UNITS
313m <sup>2</sup>	7 SPACES	7 SPACES
TOTAL PARKING	77 SPACES	77 SPACES
PARKING DISTRIBUTION		
AT GRADE		7 SPACES
LEVEL P2		32 SPACES
LEVEL P1		38 SPACES
TOTAL		77 SPACES

  

**2. BICYCLE PARKING**

REQUIRED BICYCLE PARKING SPACES  
 RESIDENTIAL : 1 SPACE/UNIT = 160 SPACES REQUIRED FOR 160 UNITS

PROVIDED BICYCLE PARKING SPACES  
 160 TOTAL BIKE STALLS  
 (12 AT GRADE + 102 ON P1 + 46 ON P2)

**AMENITY REQUIREMENTS**

REQUIRED AMENITY SPACE REQUIRED = 6 m<sup>2</sup> PER UNIT

160 UNITS X 6 SQ.M. = 960 SQ.M. TOTAL AMENITY REQUIRED  
 REQUIRED AMENITY SPACE TO BE COMMON (50%) = 480 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:

- INTERIOR COMMON AMENITY	170 m <sup>2</sup>
- EXTERIOR COMMON AMENITY	350 m <sup>2</sup>
- PRIVATE BALCONY & TERRACE AMENITY	500 m <sup>2</sup>
TOTAL AMENITY SPACE PROVIDED	1,020 m <sup>2</sup>

  

**LEGEND**

PROPOSED FIRE ROUTE	EDGE OF SIDEWALK	PTD	PARKING TICKET DISPENSER
PROPOSED BUILDING	PROPERTY LINE	PDS	EXISTING PAY & DISPLAY
BUILDING TO BE DEMOLISHED	SETBACK	BS	EXISTING TRANSIT STOP
HMH	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	CB	EXISTING CATCH BASIN
TMH	EXTENT OF PRIVATELY OWNED PUBLIC SPACE	CB	PROPOSED CATCH BASIN
MH	CURB TO BE REBUILT	AS	SIGNAGE FOR ACCESSIBLE PARKING SPACE
EXISTING MAN HOLE	ROLL CURB	FRS	SIGNAGE FOR FIRE ROUTE ACCESS
TSP	EXISTING UTILITY POLE	ES	EXISTING SIGN
EXISTING TRAFFIC LIGHT	FIRE DEPARTMENT CONNECTION	B	EXISTING BOLLARD
EXISTING FIRE HYDRANT		OL	EXISTING LIGHT POLE
CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS		OW	NEW LIGHT POLE
BP		O	PROPOSED WALL MOUNTED LIGHT
		SL	EXISTING STREET LIGHTING BOX
		TB	EXISTING TRAFFIC SIGNAL BOX

2	240516	RE-ISSUED FOR SPC
1	230505	ISSUED FOR SPC
no.	date	revision

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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**PROJECT/LOCATION:**  
 30-48 CHAMBERLAIN AVE.

**DRAWING TITLE:**  
 SITE PLAN

<b>DRAWN BY:</b> DA	<b>DATE:</b> 2024-05-16	<b>SCALE:</b> 1:150
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**PROJECT:**  
1928

**DRAWING NO.:**  
A1-00

**REVISION NO.:**  
001-22-0069

DWG 19000