



### 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

### SITE LEGEND

	PRINCIPAL ENTRANCE
	ENTRANCE
	EXIT
	FIRE HYDRANT (FH)
	SIEMSE CONNECTION (FDC)
	STREET SIGNAGE
	PROPERTY LINE
	SETBACK BUILDING EDGE
	VERTICAL BICYCLE PARKING 1500mm x 500mm
	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 EQUIPMENTS
	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	Other 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

### 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 m²
LOT COVERAGE	1507 m²

**UNIT STATISTICS**

UNIT TYPES	GF	2nd	3rd	4th	5th-6th	7th	8th-24th	TOTAL
STUDIO	0	11	1	1	2	1	17	15
1 Bedroom	3	0	0	0	0	4	0	41
1 Bedroom + Den	0	17	5	0	0	0	0	27
2 Bedroom	0	2	3	4	4	0	0	13
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	10	15	34	11	187	298

**CAR PARKING**

RESIDENT PARKING - 296 UNITS	0.20	57	67
VISITOR PARKING - 296 UNITS	0.04	11	73
TOTAL			
OUTDOOR			
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) - 4888-h**

REQUIRED	PROVIDED
MINIMUM LOT AREA	875m² 2133.9 m²
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%
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 - 6m²/UNIT	1775m²	2121m²
MINIMUM 50% COMMUNAL	885m²	642m²
AT LEAST ONE COMMUNAL AREA > 54 m²	54m²	72m²
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	-	130m²
4TH FLOOR - TERRACES	-	130m²
6TH TO 8TH FLOOR - BALCONIES	-	126m²
7TH FLOOR - BALCONIES / TERRACES	-	38m²
8TH TO 22ND FLOOR - BALCONIES	-	570m²
23RD FLOOR - BALCONIES	-	38m²
24TH FLOOR - BALCONIES	-	38m²
TOTAL PRIVATE	-	1173m²
TOTAL	1775m²	2121m²

**NOTES GÉNÉRALES - General Notes**

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**COVERAGE Project**

**384 ARLINGTON AVENUE. RESIDENTIAL.**

EMPLACEMENT Location NO. PROJECT NO.  
OTTAWA, ON 12805

**NO REVISION DATE (aa-mm-jj)**

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

**PRELIMINARY NOT FOR CONSTRUCTION**

DESIGNÉ PAR Drawn by T.T. VÉRIFIÉ PAR Checked by M.A.  
DATE (aa mm jj) 2024-06-07 ÉCHELLE Scale As  
TITRE DU DESSIN Drawing Title indicated

### SITE PLAN

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

