



REV	DATE	ISSUE
16	2023-05-04	Issued for Site Plan Resubmission
15	2023-04-04	Issued for Review
14	2022-11-29	Issued for Site Plan Resubmission
12	2022-09-14	Issued for Coordination
10	2022-05-24	Issued for Site Plan Control
8	2021-12-06	Issued for Review
7	2021-11-23	Issued for Coordination
6	2021-11-11	Issued for Coordination
5	2021-11-03	Issued for Coordination
4	2021-10-26	Issued for Coordination
3	2021-10-17	Issued for Coordination

NOTES  
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4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

OTTAWA  
ONTARIO, CANADA

PROJECT  
**McArthur Development**

393 McArthur Avenue  
Ottawa, Ontario  
TITLE

**SITE PLAN**

PROJECT NO: 2019-1650  
DRAWN: MM  
APPROVED: JS  
SCALE: 1 : 200  
DATE PRINTED: 2023-05-04 2:24:30 PM

REV DRAWING NO.

**SITE PLAN GENERAL NOTES:**

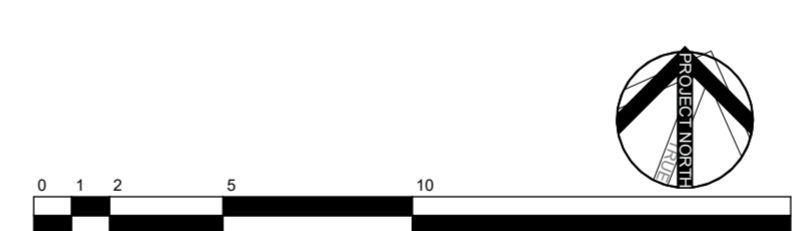
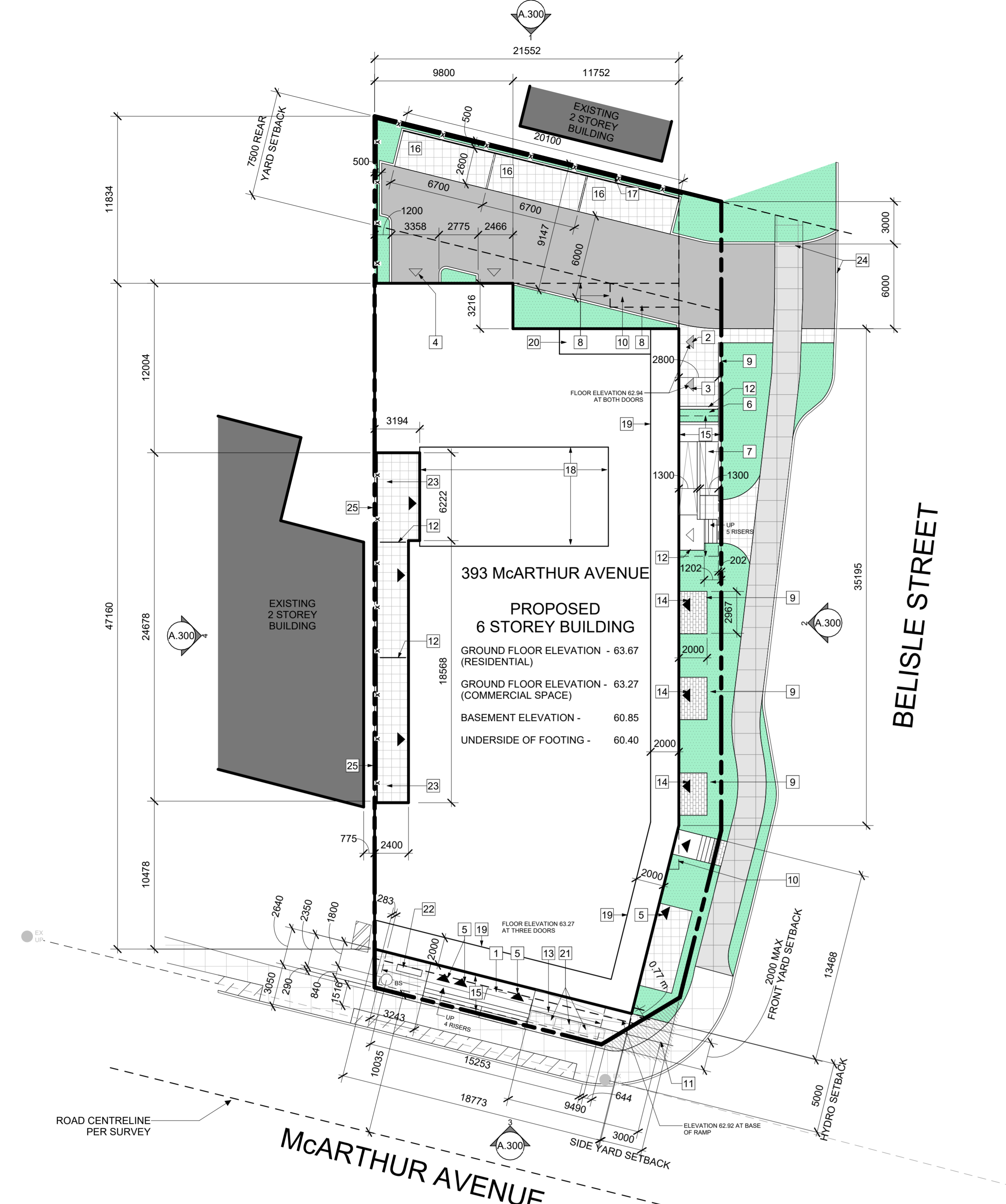
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN KEYNOTES:**

- EXISTING BUS STOP TO BE RELOCATED
- BIKE ROOM ENTRANCE
- GARBAGE ROOM ENTRANCE
- UNDERGROUND PARKING GARAGE ENTRANCE
- COMMERCIAL SPACE ENTRANCE
- PLANTER
- RAMP, SLOPE 1:12
- BUILDING OUTLINE ABOVE
- RETAINING WALL
- BALCONY ABOVE
- 5.0 m CORNER SIGHT TRIANGLE
- SCREEN
- SLOPED WALKWAY (SLOPE 1:20)
- PRIVATE RESIDENTIAL PATIO ACCESS
- OVERHANG/CANOPY ABOVE
- VISITOR PARKING SPACE
- 1.8m HIGH OPAQUE FENCE
- MECHANICAL PENTHOUSE
- LINE OF STEPBACK AT FIFTH FLOOR
- BALCONY BELOW
- BICYCLE PARKING SPACE
- BENCH
- PARKING GARAGE BELOW
- DEPRESSED CURB
- EDGE OF PARKING GARAGE BELOW

**SITE PLAN LEGEND:**

- EXISTING BUILDING
- ASPHALT PAVING
- NEW GRASS
- NEW SOFT LANDSCAPED AREA - REFER TO LANDSCAPE PLANS
- CONCRETE SIDEWALK (NEW)
- CONCRETE SIDEWALK (EXISTING)
- CONCRETE PAD
- MULCH/PLANTING
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- STONE DUST/SAND
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- EXISTING CONCRETE SLAB
- EXISTING MATERIAL 2
- EXISTING ASPHALT
- OTHER ENTRANCE/EXIT DOOR
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- CATCH BASIN
- CATCH BASIN
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- NEW BUS STOP SIGN
- SIAMESE CONNECTION
- DROPPED CURB



**1 SITE PLAN**

A.100 1:200

**LEGAL DESCRIPTION:**

PART OF LOT 7 JUNCTION GORE CITY OF OTTAWA

**REFERENCE SURVEY:**

THIS DRAWING IS BASED ON A SURVEY PREPARED BY J.D. BARNES LIMITED DATED JULY 20, 2020.

**MUNICIPAL ADDRESS:**

393 MCARTHUR AVENUE

**DEVELOPMENT INFORMATION:**

SITE AREA	1,471 m <sup>2</sup>
BUILDING AREA	987 m <sup>2</sup>
GROSS FLOOR AREA (PER ZONING BYLAW)	4,140 m <sup>2</sup>
BUILDING HEIGHT	19.25 m / 6 STOREYS
ZONE	TM (TRADITIONAL MAIN STREET)
SCHEDULE 1	AREA B
SCHEDULE 2	DISTANCE EXCEEDS 600 m
NUMBER OF UNITS	1 BEDROOM 30 1 BEDROOM + DEN 19 2 BEDROOM 15 TOTAL 64

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	N/A	21.8 m
MIN. LOT AREA	N/A	1,471 m <sup>2</sup>
MAX. FRONT YARD SETBACK	5 m FROM HIGH VOLTAGE POWER LINES	5 m FROM HIGH VOLTAGE POWER LINES
MIN. CORNER YARD SETBACK	3 m	0.77 m
MIN. REAR YARD SETBACK	7.5 m	9.147 m
MAX. INTERIOR YARD SETBACK	3 m	0 m
MAX. HEIGHT	REFER TO ELEVATIONS	REFER TO ELEVATIONS
AMENITY AREA	384 m <sup>2</sup>	485
COMMUNAL AMENITY AREA	192 m <sup>2</sup>	204
LANDSCAPED AREA	TBD	

PARKING QUEING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	26	26
VISITOR SPACES	5	5
ACCESSIBLE PARKING	0 (TYPE A)	0
COMMERCIAL PARKING	0 (UNITS LESS THAN 500 m <sup>2</sup> )	0
BICYCLE PARKING	32	73