



REV	DATE	ISSUE
18	2023-11-06	Issued for Site Plan Resubmission
17	2023-08-24	Issued for Site Plan Resubmission
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

NOTES
1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
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: 2023-11-06 3:56:47 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
- BIRD-FRIENDLY SAFETY GLASS SCREEN
- BOLLARD

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 ²
BUILDING AREA	987 m ²
GROSS FLOOR AREA (PER ZONING BYLAW)	4,140 m ²
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 ²
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
UPPER STOREY SETBACK	FOR ANY PART OF A BUILDING ABOVE THE FOURTH STOREY, A MINIMUM OF 2 m MORE THAN THE PROVIDED SETBACK FROM THE LOT LINE AND CORNER SIDE LOT LINE.	2 m
MIN. REAR YARD SETBACK	7.5 m	9.147 m
MAX. INTERIOR YARD SETBACK	3 m	0 m
INTERIOR SIDE YARD SETBACK	AT LEAST 45% OF THE FACADE MUST BE SETBACK A MINIMUM OF 2.4 m FROM THE WEST SIDE LOT LINE	52.33%
MAX. HEIGHT	REFER TO ELEVATIONS	REFER TO ELEVATIONS

ZONING PROVISIONS	REQUIRED	PROVIDED
AMENITY AREA	384 m ²	485
COMMUNAL AMENITY AREA	192 m ²	204
LANDSCAPED AREA	TBD	
BALCONIES	BALCONIES ABOVE THE FIRST FLOOR ARE PROHIBITED FOR ANY PART OF THE BUILDING FACADE FACING WEST SIDE LOT.	NONE PROVIDED
RESIDENTIAL ENTRANCE	A RESIDENTIAL USE ON THE GROUND FLOOR DOES NOT REQUIRE AN ACTIVE FACADE FACING MAIN STREET.	NONE PROVIDED
PROJECTIONS	CANOPIES ARE PERMITTED TO PROJECT UP TO 0.2m FROM ANY FRONT LOT LINE ABUTTING A STREET.	0.29 m (FRONT LOT LINE) 0.2 m (SIDE LOT LINE)

ZONING PROVISIONS	REQUIRED	PROVIDED
FENCE	IF AN OPAQUE FENCE WITH A MIN. HEIGHT OF 1.8 m IS PROVIDED, THE MIN. WIDTH OF A LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE IS 0.5 m.	1.8 m FENCE, 0.5 m LANDSCAPED AREA
PARKING QUEING + LOADING		
RESIDENTIAL SPACES	26	26
VISITOR SPACES	5	5
ACCESSIBLE PARKING	0 (TYPE A)	0
COMMERCIAL PARKING	0 (UNITS LESS THAN 500 m ²)	0
BICYCLE PARKING	64 (REFER TO EXCEPTION 2901)	73