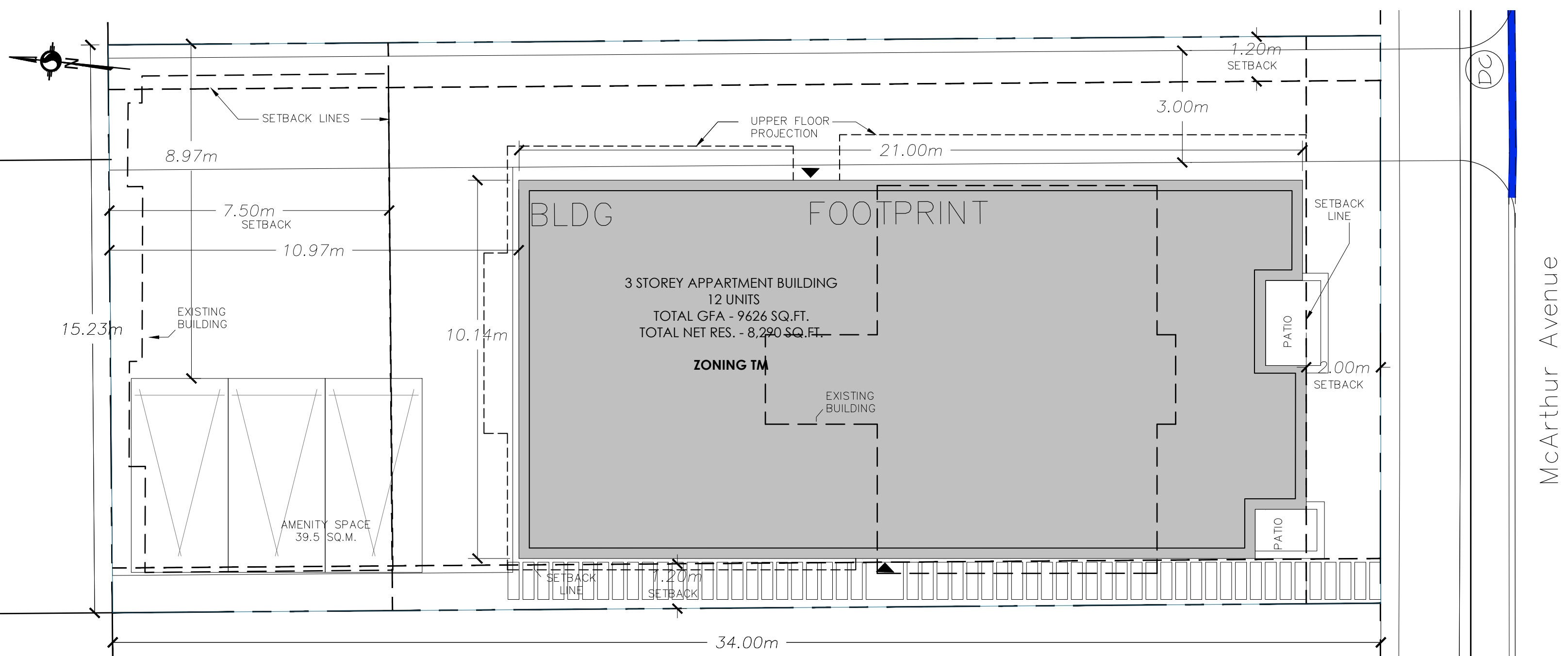


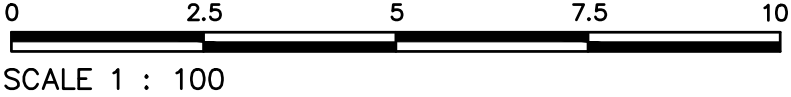


LEGEND:

- EXISTING BUILDING
- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7

UNIT FLOOR AREAS:

UNIT TYPE A1-A2 (679'²-78.4'²)	- 2 BED	2
UNIT TYPE B1-B2 (507'²-529'²)	- 1 BED	2
UNIT TYPE C1-C2 (679'²-708.4'²)	- 1 BED	4
UNIT TYPE D (830.8'²)	- 2 BED	2
UNIT TYPE E (617.8'²)	- 2 BED	2
TOTAL UNITS		12

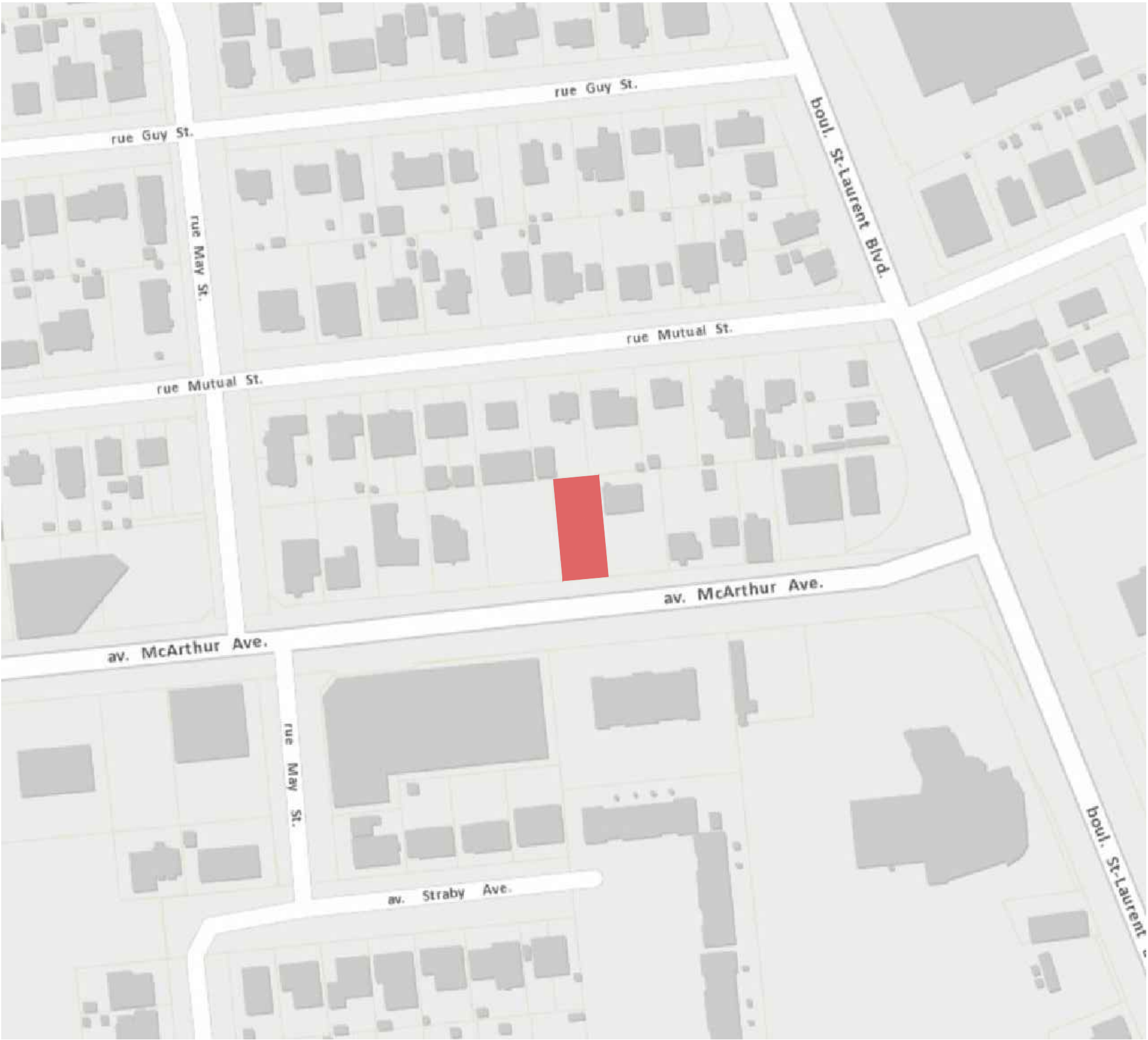


455 McArthur Avenue

SITE PLAN

SCALE: 1 : 100

May 15, 2020



ZONING NOTES: CURRENT ZONING: **TM**

DEVELOPMENT STATS	APPROVED	PROPOSED
LOT AREA		518 m ²
LOT WIDTH		15.23 m REGULAR
LOT DEPTH		33.73m REGULAR
TOTAL UNITS		12
FRONT YARD SETBACK	Maximum 2m	2 m
REAR YARD SETBACK	7.5 m	10.97m
SIDE YARD SETBACK	1.2 m	1.2 m
MAXIMUM HEIGHT	20 m	10.5 m
NUMBER OF STOREYS		3
BUILDING AREA		214 m ²
GROSS FLOOR AREA (city def.)		698.5 m ²

PARKING REQUIREMENTS

1. REQUIRED PARKING

LAND USE	REQUIRED	PROVIDED VEHICLE PARKING LOCATED AT GRADE
APARTMENT	0 SPACE PER UNIT FOR FIRST 12 UNITS 12X0=0 PARKING SPACES	3 PARKING SPACES PROVIDED FOR 12 UNITS

2. REQUIRED VISITOR PARKING

LAND USE	REQUIRED	PROVIDED VISITOR PARKING
APARTMENT	0.1 SPACE PER UNIT -12(ZONNING PROVISION)=0 UNITS 0 X 0.1 =0 VISITOR PARKING SPACES REQUIRED	0 VISITOR PARKING SPACES PROVIDED FOR 12 UNITS

3. REQUIRED BYCICLE PARKING

0.5 SPACE/UNIT = 6 SPACES REQUIRED SUPPLIED IN SUB-BASEMENT

4. AMENITY SPACE REQUIREMENTS

6m² REQUIRED PER UNIT (15 m² REQUIRED PER UNIT FOR FIRST 8 UNITS)

8 UNITS X 15 SQ.M. = 120 SQ.M.

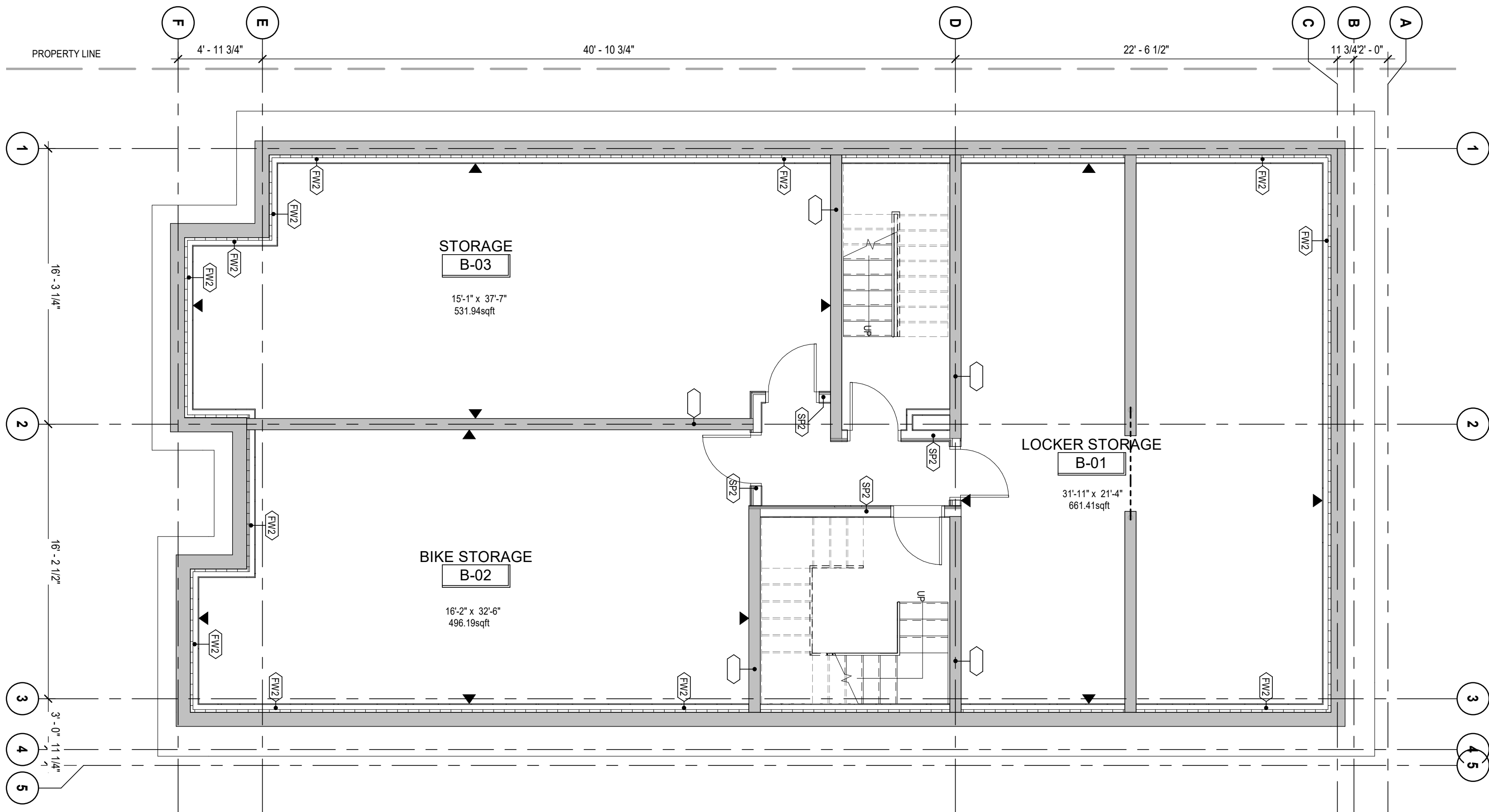
+

4 UNITS X 6 SQ.M. = 24 SQ.M.

144 SQ.M. REQUIRED AMENITY SPACE



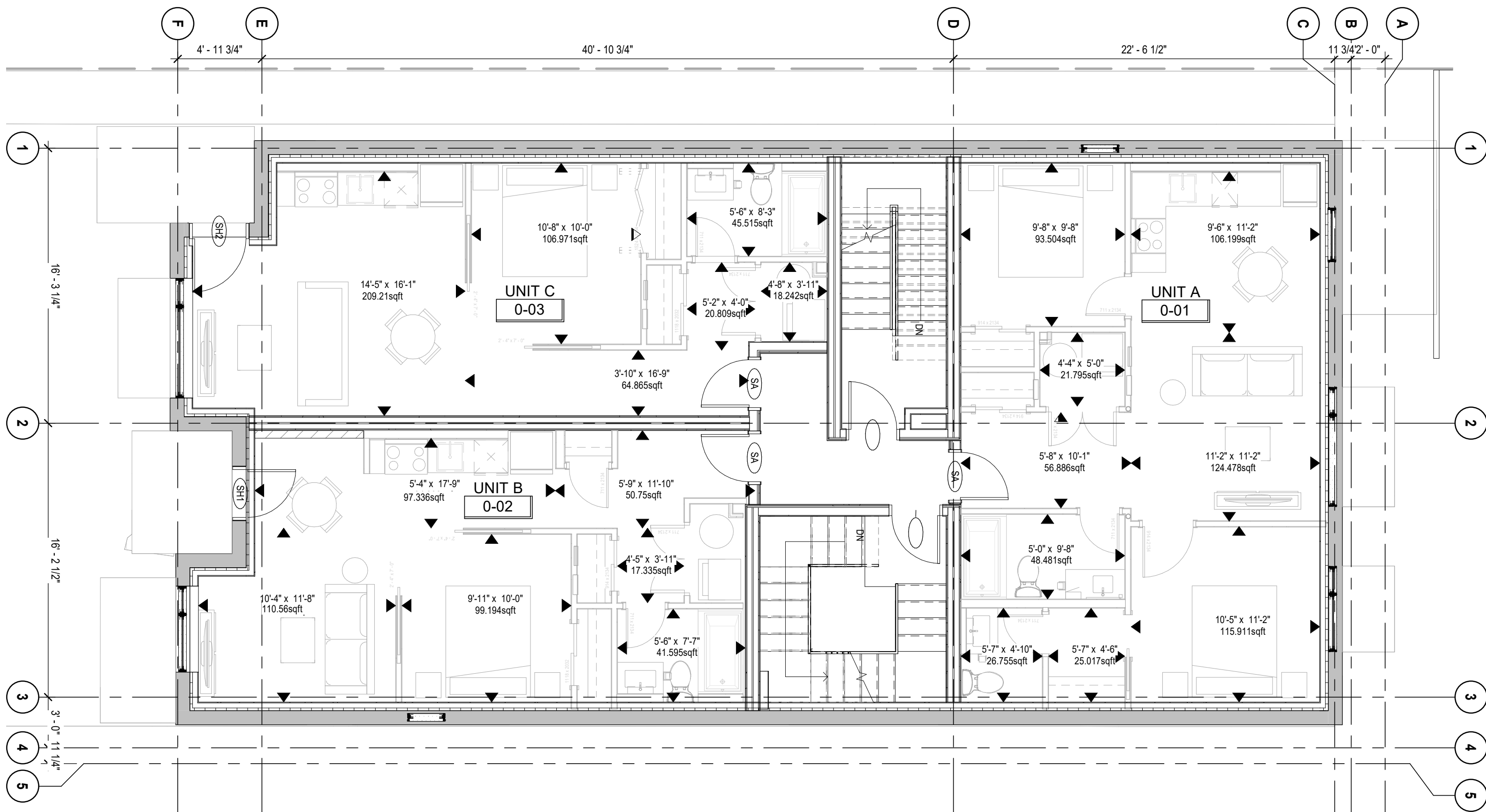
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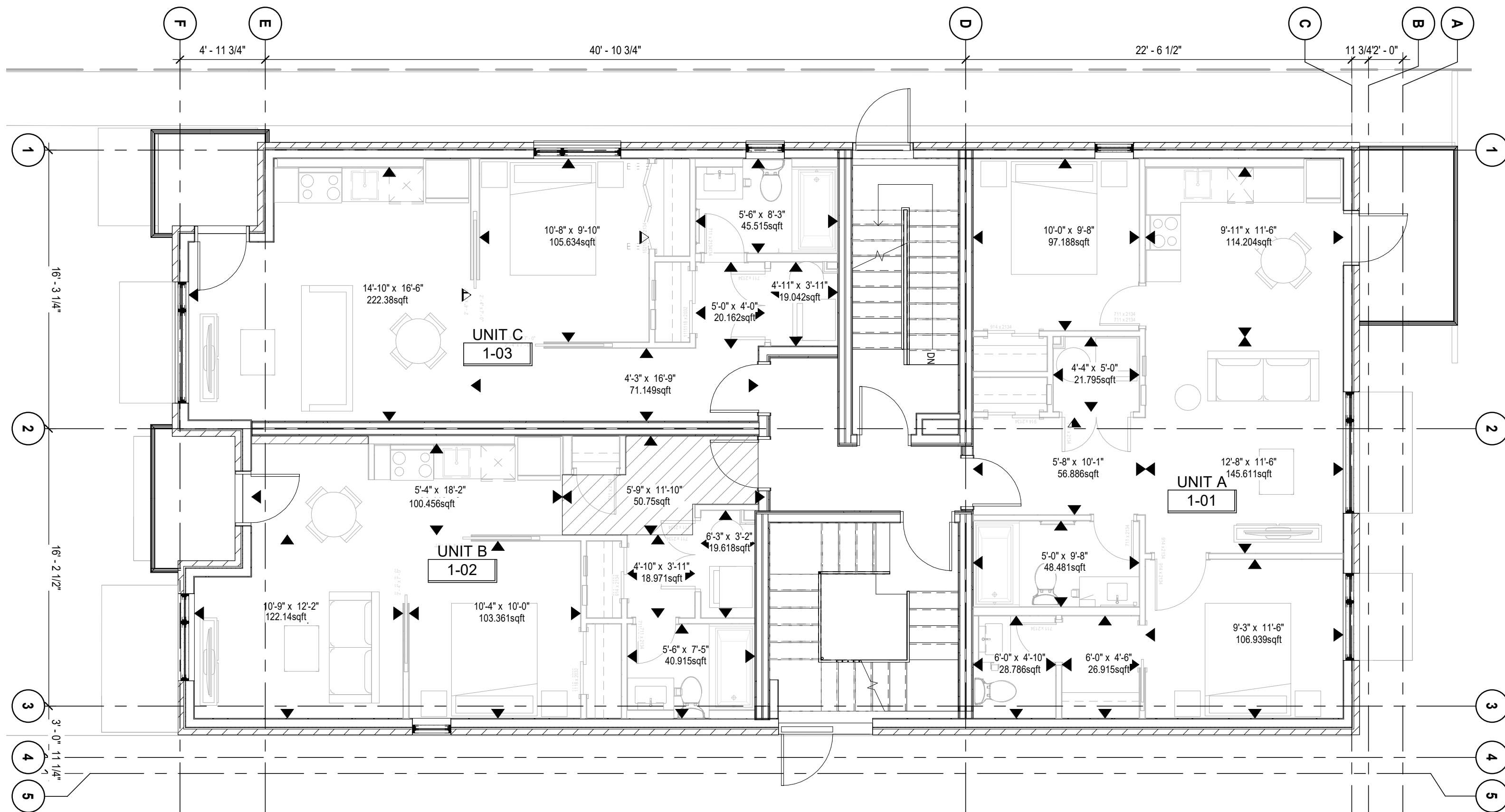
SUB-BASEMENT LEVEL

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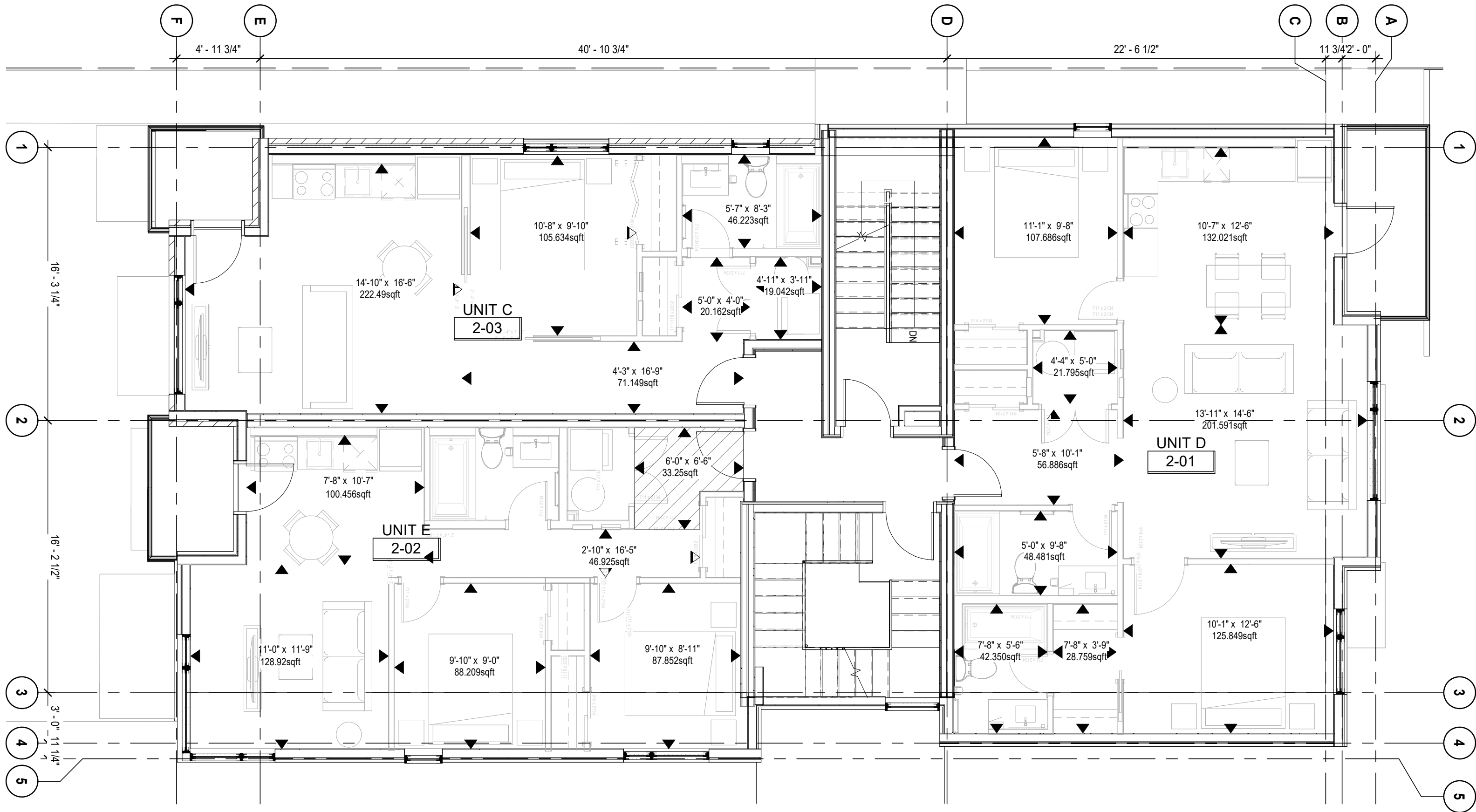
FLOOR PLANS
3/16" = 1'-0"
Section X1.01
May 15, 2020



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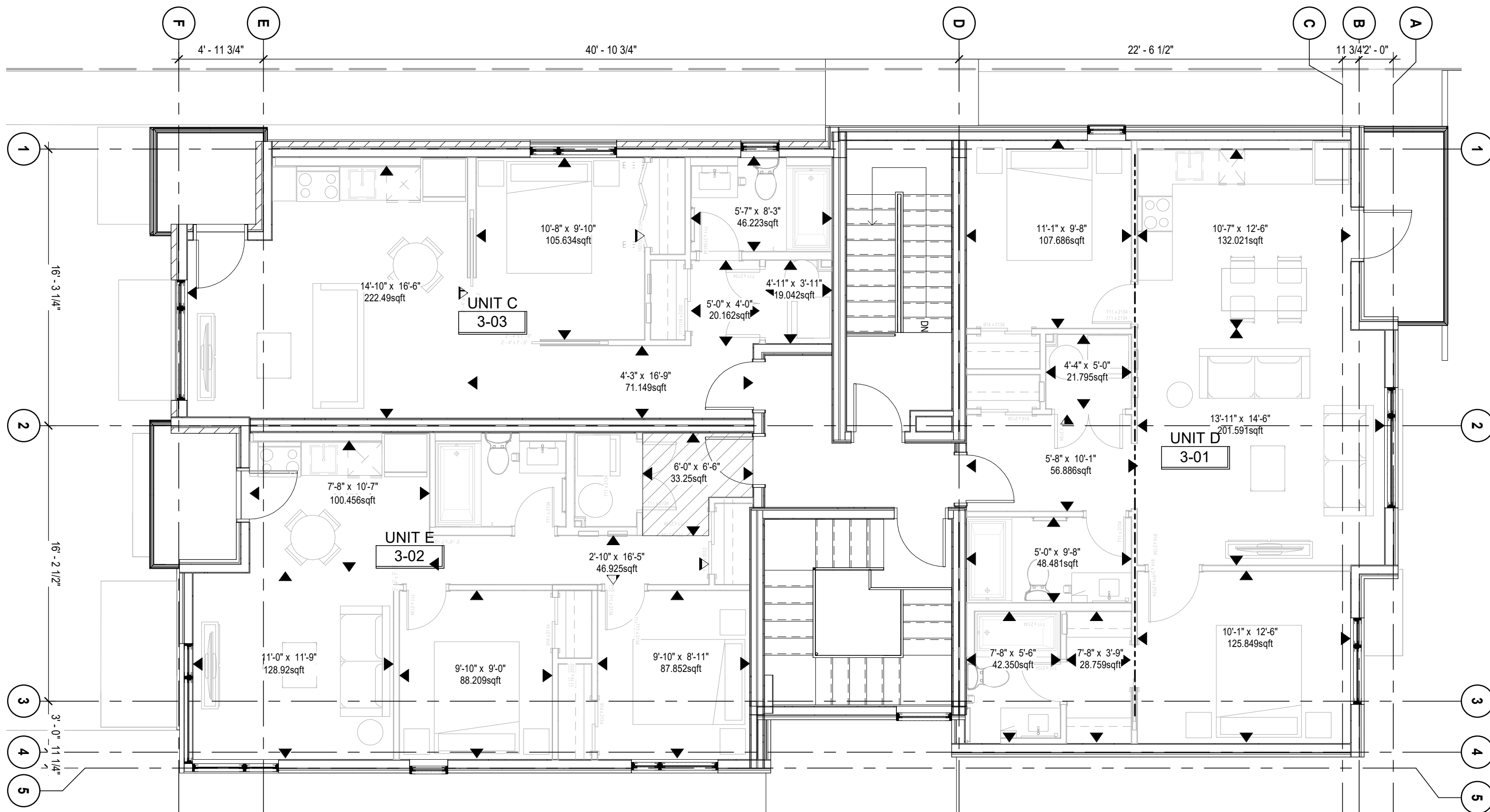


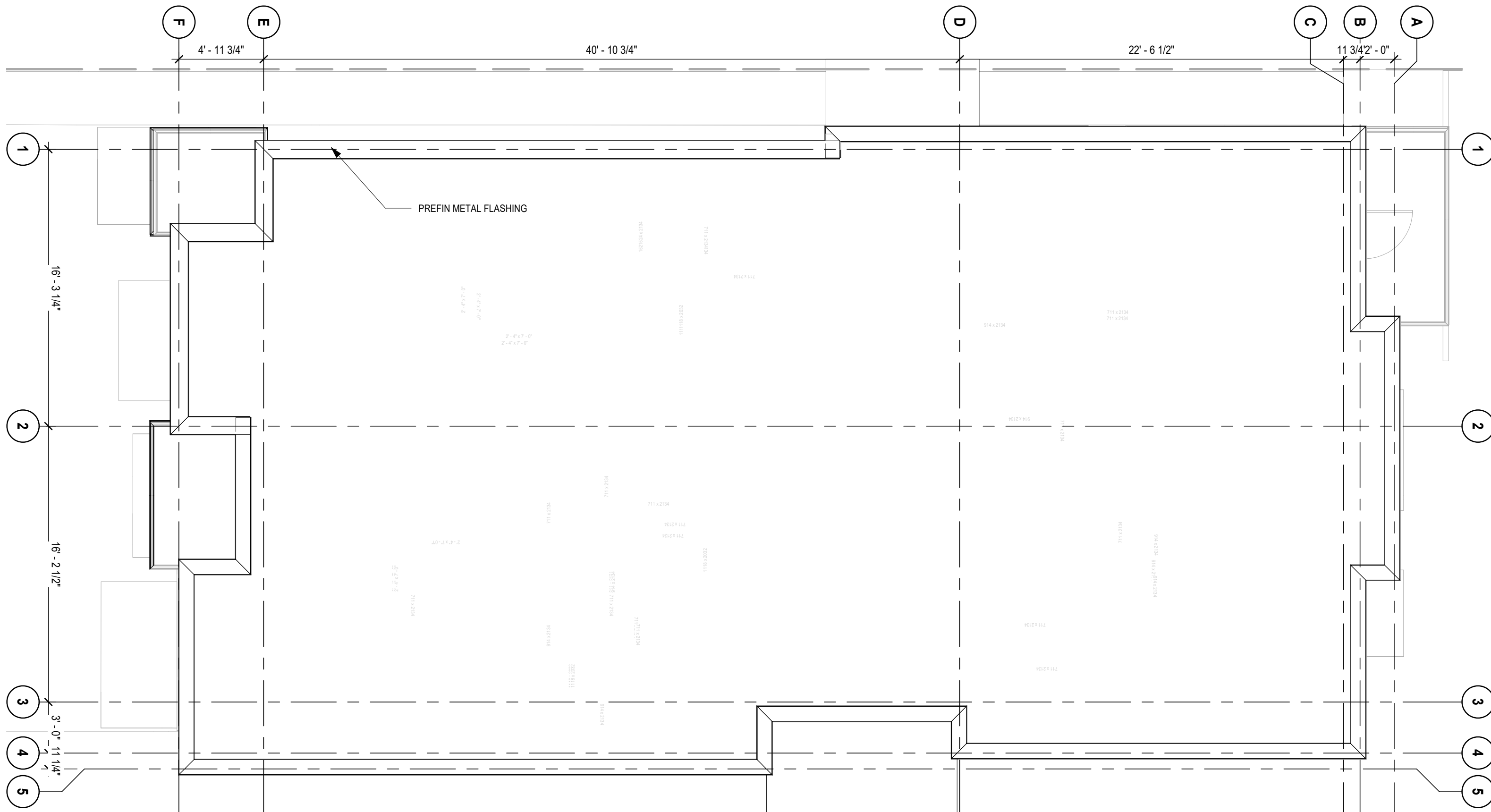
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FLOOR PLANS
3/16" = 1'-0"
Section X1.04
May 15, 2020

LEVEL 2







ROOF

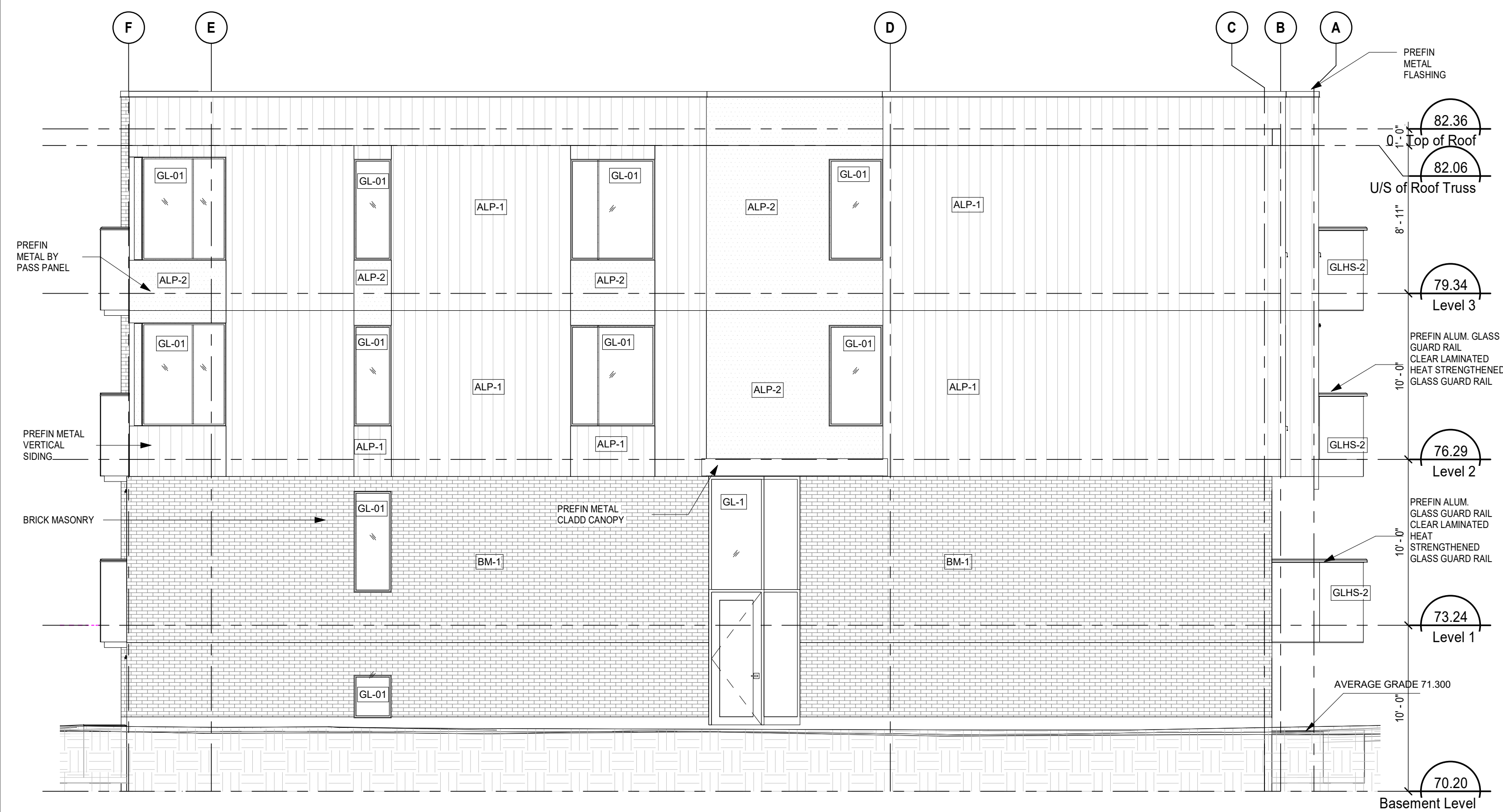
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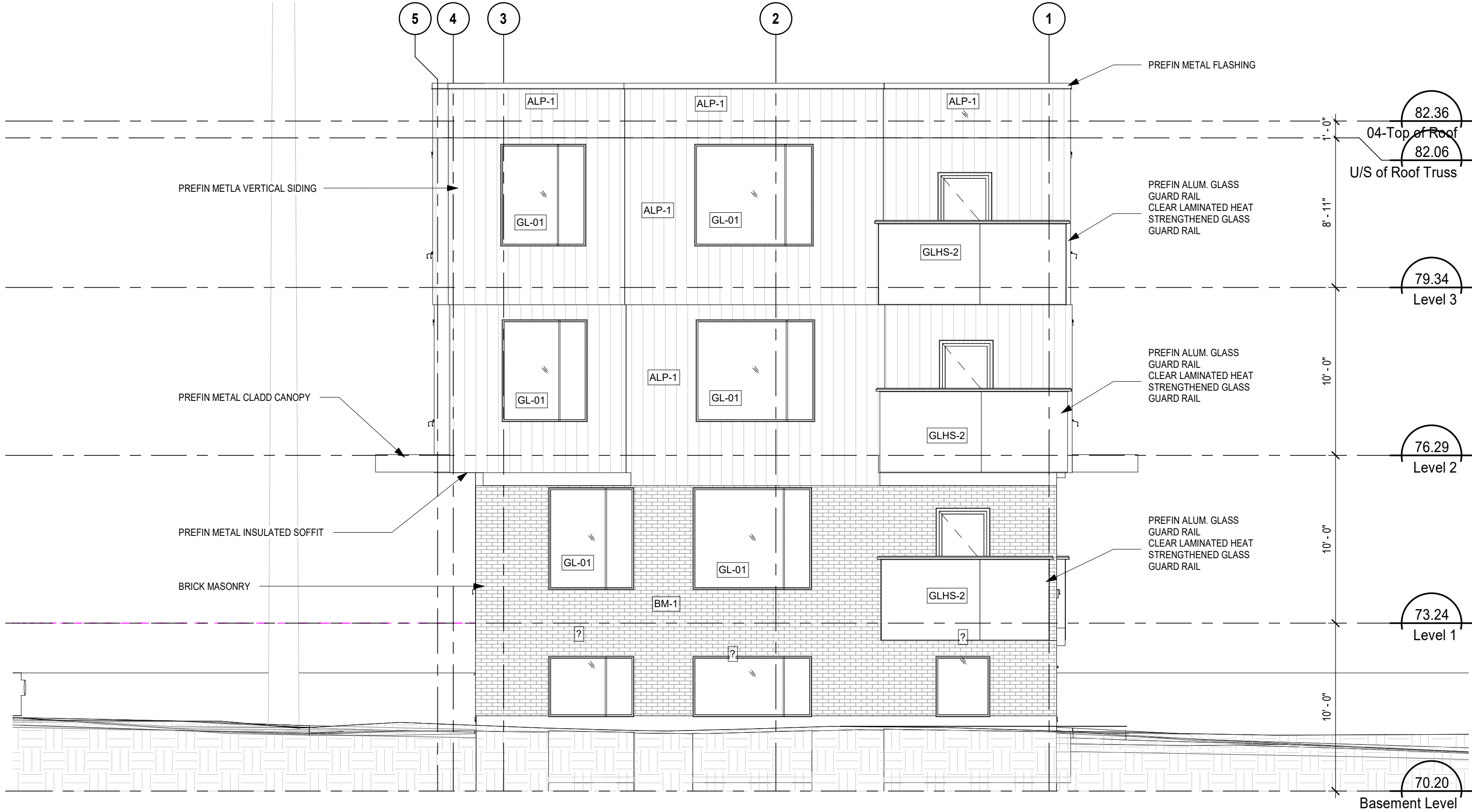
FLOOR PLANS

$$3/16'' = 1'-0''$$

Section X1.06

May 15, 2020





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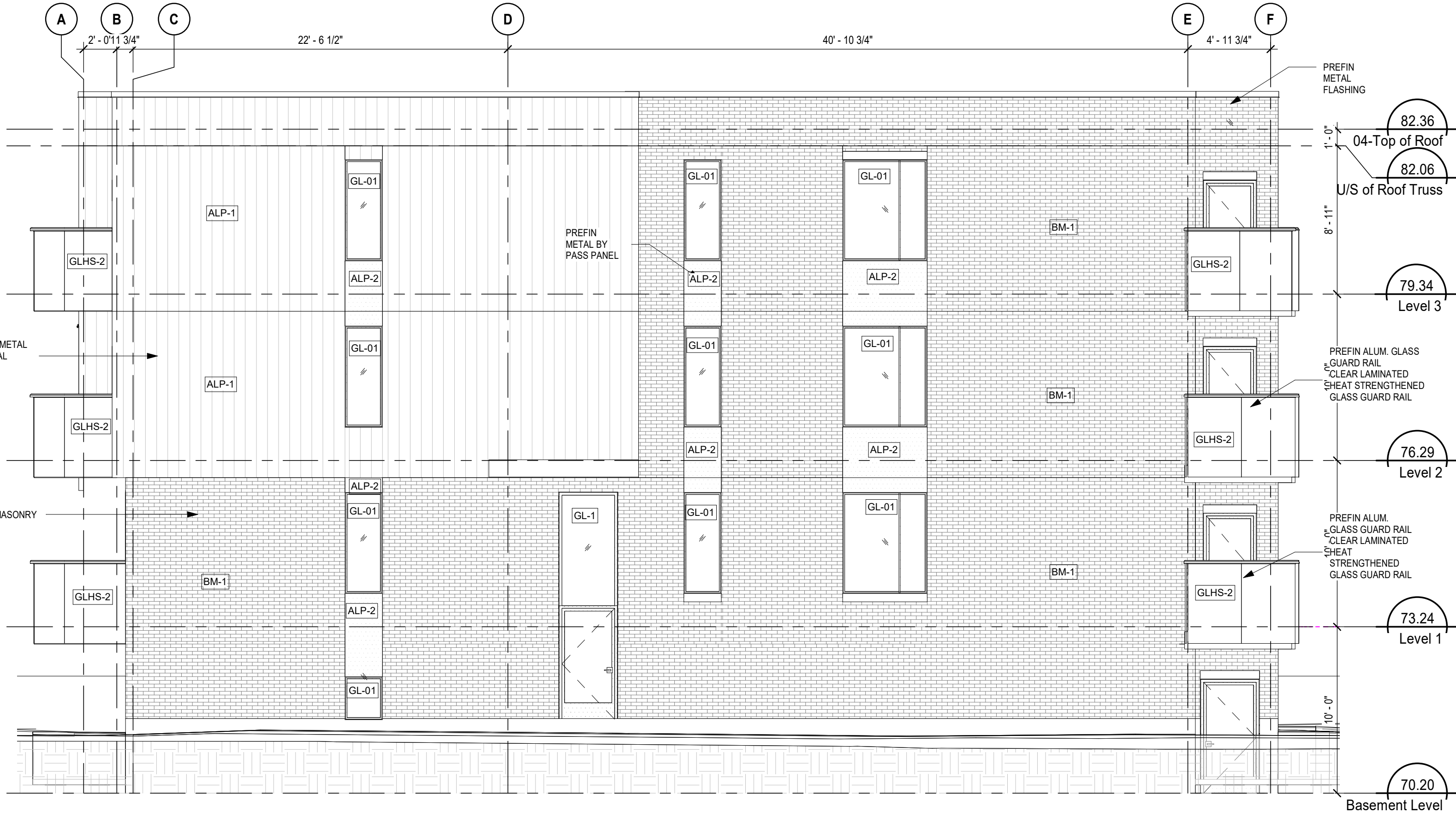
NORTH ELEVATION

ELEVATIONS

3/16" = 1'-0"

Section X1.08

May 15, 2020



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WEST ELEVATION

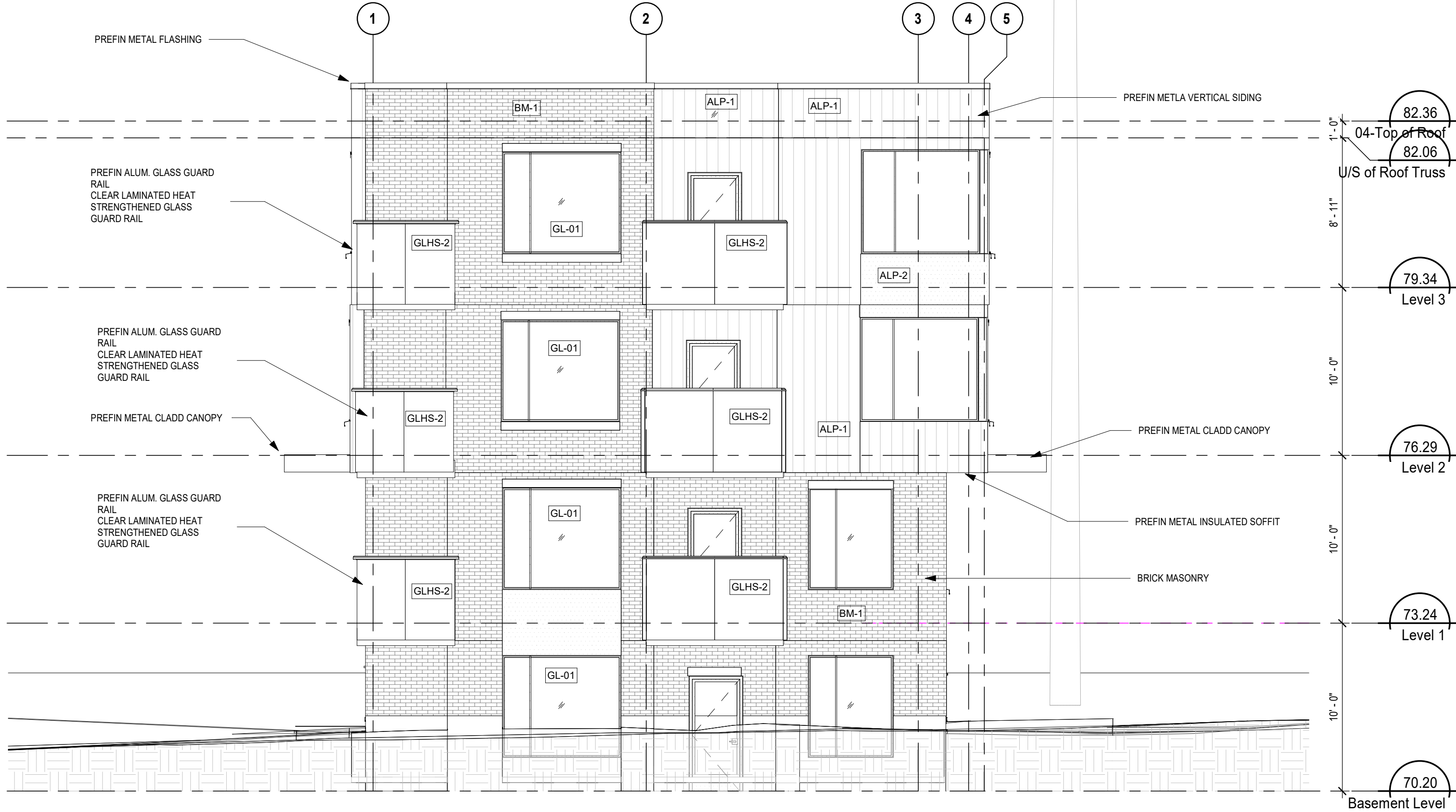
ELEVATIONS

3/16" = 1'-0"

Section X1.09

May 15, 2020





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SOUTH ELEVATION

ELEVATIONS

3/16" = 1'-0"

Section X1.10

May 15, 2020

