



GENERAL NOTES

NOTE-A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

NOTE-D: REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E: DO NOT SCALE DRAWINGS.

NOTE-F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO:
 TOPOGRAPHIC PLAN OF:
 PART OF LOTS B
 REGISTERED PLAN 131
 CITY OF OTTAWA
 Anna, O'Sullivan, Vollebæk Ltd.
 Field Work Completed November 25, 2013

GRAPHIC SCALE
 0 1 5 10

SPECIFIC NOTES

- 7' PRIVACY FENCE ALONG FULL LENGTH OF PROPERTY LINE (SEE LANDSCAPE)
- SECURE ACCESS GATE
- BALCONY PROJECTION
- ENTRANCE CANOPY
- OUTLINE OF BUILDING ABOVE
- 6' PRIVACY FENCE ALONG FULL LENGTH OF PROPERTY LINE (SEE LANDSCAPE)
- WALL MOUNTED EXTERIOR LIGHT

DRAWING LEGEND

- SOFT LANDSCAPING (SEE LANDSCAPE)
- HARD LANDSCAPING (SEE LANDSCAPE)
- ASPHALT PAVING
- POURED CONCRETE
- P.F.E GRAVEL (SEE LANDSCAPE)
- BUILDING ACCESS
- BUILDING EGRESS
- PROPOSED PLANTATION (REFER TO LANDSCAPE)
- PROPERTY LINE
- PROPERTY REQUIRED SETBACKS
- EXISTING BUILDING TO BE DEMOLISHED
- PRIVACY FENCE

SITE SUMMARY

ADDRESS	374 McArthur Avenue
CURRENT ZONING	TM - Traditional Mainstreet
SITE AREA	1,170.98 m ²
PROPOSED USE	Mid-rise residential building of 64 units
BUILDING AREA	861.75 m ²

ZONING SUMMARY

	REQUIRED	PROPOSED
MINIMUM LOT AREA	-	1171.38 m ²
MINIMUM LOT WIDTH	-	20.12 m
MAXIMUM BUILDING HEIGHT	20 m but not more than 6 storeys	19.0 m
MAXIMUM PARAPET HEIGHT above maximum building height	-	0.6 m
MINIMUM FRONT YARD SETBACK	no minimum	1.25 m
MAXIMUM FRONT YARD SETBACK	2 m	1.25 m
MINIMUM CORNER SIDE YARD SETBACK	4 m	-
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m	1.35 m
MINIMUM REAR YARD SETBACK	7.5 m	7.7 m

ADDITIONAL SETBACK REQUIREMENTS

- Required: Additional 2 metres (min.) from the front lot line setback over four storeys or 15 metres whichever is the lesser.
- Required: No part of a building may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line.
- Provided: 3.25m front yard setback for the 6th and 8th storey & additional setback from the rear yard (8.40m @ 6th level & 11.9m @ 8th level) so no part of the building projects higher than the 45 degree angular plane.

VEHICULAR PARKING

	REQUIRED	PROPOSED
MINIMUM PARKING (as per table 101)	units = 26 0 for the first 12 units & 0.5 / unit after 12 units	14 Including 1x Car Sharing
MINIMUM VISITOR PARKING (as per table 102)	units = 5 0 for the first 12 units & 0.1 / unit after 12 units	5
MINIMUM ACCESSIBLE PARKING SPACES	0	0

BICYCLE PARKING

	REQUIRED	PROPOSED
MINIMUM PARKING (as per table 111a)	32 0.5 / unit	64

WASTE MANAGEMENT CONTAINERS

	REQUIRED	PROPOSED
GARBAGE (0.11 y ² / unit)	7.04 y ²	2x 3 y ² containers
RECYCLING (0.038 y ² / unit)	2.43 y ²	1x 3 y ² + 3X 360L container
ORGANICS		2x 240L

AMENITY AREA

	REQUIRED	PROPOSED
TOTAL	384 m ² (6 m ² / unit @ 64 units)	449.30 m ²
COMMUNAL	50% of required amenity space (192m ²)	211.30 m ² (Gym + rear-yard)
PRIVATE		238 m ²

UNIT MIX DATA

	STUDIO	1BED	1+DEN	2BED	2+DEN	3BED	TOTAL
LEVEL 1	0	0	0	0	0	0	0
LEVEL 2-4	0	8 (24)	5 (15)	0	0	0	39
LEVEL 5	10	3	0	0	0	0	13
LEVEL 6	11	1	0	0	0	0	12
TOTAL	45	19	19	0	0	0	64

BUILDING SUMMARY

	sq.ft	sq.m.
GROSS FLOOR AREA - per City Definition		
Gross floor area means total of each floor, above and below grade measure to interior of exterior walls, including floor area occupied by interior walls. Excluding mechanical, electrical, common hallways, corridors, stairwells, shafts, voids, bike parking, car parking, common laundry, storage, common washrooms, amenity or play areas and living quarters for a caretaker of the building.		
LEVEL 1	0	0
LEVEL 2-3	7215/ level	670.32/ level
LEVEL 4	7387	686.29
LEVEL 5	6930	643.83
LEVEL 6	6150	571.34
ROOF TOP	0	0
TOTAL	34,897	3242.10

ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 12:34 pm, Sep 15, 2022

NOT FOR / PAS POUR CONSTRUCTION

ROSSMANN ARCHITECTURE
 88 Saint-Joseph
 Boulevard, Gatineau
 QC J8Y 3W5
 819-600-1555
 Drawn by / Dessiné par ES
 Reviewed by / Révisé par ES

TEAM / ÉQUIPE

PLANNING
 P.H. ROBINSON CONSULTING
 T 613.599.9216

LANDSCAPE
 JAMES B. LENNOX & ASSOCIATES
 T 613.772.5168

SURVEYOR
 ARCH-NOVA DESIGN INC
 T 613.829.5722

Revision	Date	Description
08	2022-07-15	ADDED EXT. SITE
07	2022-05-02	SPC SUB. #5
07	2022-03-09	SPC SUB. #4
06	2021-11-29	MINOR VARIANCE
05	2021-10-07	SPC SUB. #3
04	2021-07-18	SPC SUB. #2
03	2020-12-22	SPC SUB. #1 /UDRP
02	2020-08-07	PRE-UDRP
01	2020-05-07	PRE-CONSULT
00	2020-04-03	FOR REVIEW

Revision	Date	Description
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20002
 374 McArthur - Castle Heights
 Residences

SITE PLAN

Scale as indicated **A003.2**

1 SITE PLAN
 1: 125