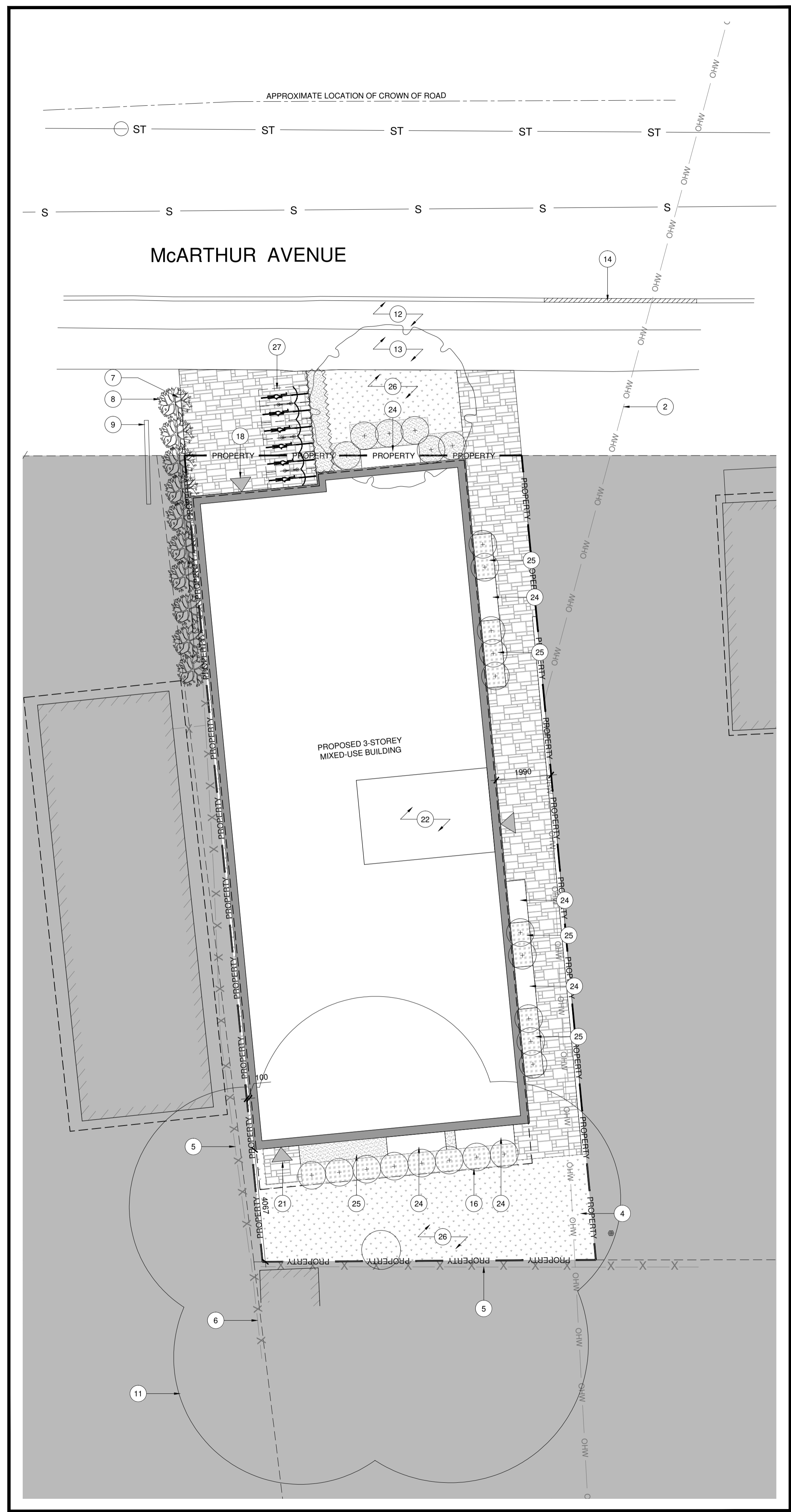


1 **Basement Plan**
Scale = 1:100



2 **Ground Floor Plan**
Scale = 1:100

LEGAL DESCRIPTION
TOPOGRAPHICAL SURVEY OF
PART OF LOT 4
REGISTERED PLAN 90
CITY OF OTTAWA

SURVEYOR
Fairhall, Moffatt & Woodland Ltd
Ontario Land Surveyors
100-600 Terry Fox Drive,
Kanata, Ontario
K2L 4B5
TEL: 613-591-2580

PROJECT DEVELOPER
CASSIDY CONSTRUCTION
1011 THOMAS SPRATT PLACE
OTTAWA, ONTARIO
K1G 5L5
TEL: 613-728-2112
E-MAIL:
chris@cassidyconstruction.com

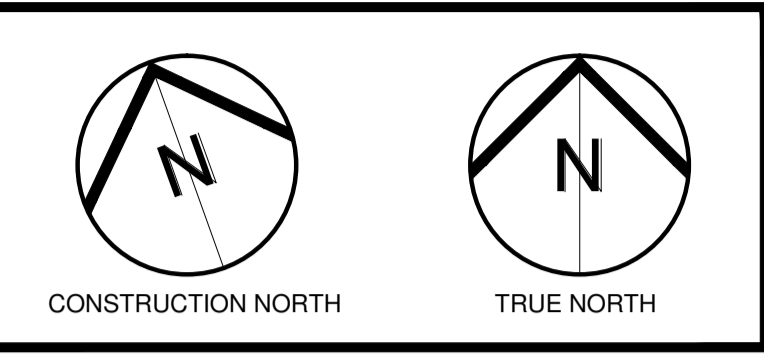
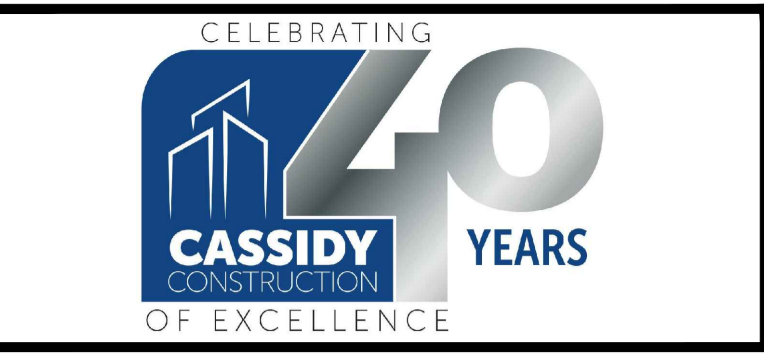
CIVIL ENGINEER
D.B. GRAY ENGINEERING INC
700 LONG POINT CIR,
GLOUCESTER, ON
K1T 4E9

LANDSCAPE ARCHITECT
Levstek Consultants Landscape
Architects
5871 Hugh Crescent,
Ottawa, Ontario
K0A 2W0
TEL: 613-826-0518

- NOTES FOR SITE PLAN:**
- EXISTING TREE TO BE REMOVED.
 - EXISTING OVERHEAD UTILITY WIRES.
 - EXISTING STEPS TO BE DEMOLISHED.
 - EXISTING WOOD AND CHAIN LINK FENCE.
 - EXISTING CHAIN LINK FENCE.
 - EXISTING BOARD FENCE.
 - EXISTING WOOD RETAINING WALL.
 - EXISTING 1M WIDE CEDAR HEDGE.
 - EXISTING SIGN.
 - EXISTING 4M WIDE LINE OF CEDAR TREES TO BE REMOVED.
 - EXISTING ASPHALT.
 - EXISTING CONCRETE SIDEWALK.
 - EXISTING DEPRESSED CURB.
 - EXISTING GAS METER.
 - PROPOSED OUTLINE OF 2ND-3RD STOREY.
 - RESERVED.
 - PROPOSED RESIDENTIAL ENTRY.
 - RESERVED.
 - RESERVED.
 - PROPOSED EMERGENCY EXIT.
 - PROPOSED RESIDENTIAL GARBAGE ROOM.
 - RESERVED.
 - PROPOSED WINDOW WELL.
 - PROPOSED PLANTS. REFER TO LANDSCAPE PLAN.
 - PROPOSED SOD. REFER TO LANDSCAPE PLAN.
 - PROPOSED BICYCLE RACK.

- LEGEND FOR SITE PLAN:**
- PROPERTY LINE
 - PROPOSED NEW BUILDING
 - PROPOSED OUTLINE OF 2ND - 3RD STOREY
 - PROPOSED UNIT PAVERS, REFER TO LANDSCAPE PLAN.
 - PROPOSED AGGREGATE

PROJECT INFORMATION	
ZONING BY-LAW 2008-250	TM
SITE AREA	354.98 SQ.M
AVERAGE MEAN GRADE (GEODETIC ELEVATION)	63.2
GROSS FLOOR AREA (CITY OF OTTAWA)	
BELOW GRADE	1417.28 SQ.FT (131.67 SQ.M)
GROUND FLOOR	1290.59 SQ.FT (119.9 SQ.M)
2ND FLOOR	2074.42 SQ.FT (192.72 SQ.M)
3RD FLOOR	1994.23 SQ.FT (185.27 SQ.M)
TOTAL GFA	6776.52 SQ.FT (629.56 SQ.M)
UNIT STATISTICS	
1 BEDROOM	10
2 BEDROOM	2
TOTAL UNITS	12
BARRIER FREE UNIT	2
PROJECT STATISTICS	
BUILDING HEIGHT	REQUIRED: TM- MIN 6.5M/ MAX 20M PROVIDED: 12M
LANDSCAPED AREA	NO MIN PROVIDED: 72.3 SQ.M
FRONT YARD SETBACK	MAX 2m, NO MIN PROVIDED: 0M
REAR YARD SETBACK	NO MIN PROVIDED: 0M
INTERIOR SIDE YARD SETBACK (WEST)	MAX 3m, NO MIN PROVIDED: 0M
INTERIOR SIDE YARD SETBACK (EAST)	MAX 3m, NO MIN PROVIDED: 0M
AMENITY AREA REQUIREMENTS	
TOTAL	REQUIRED: 12 x 6 SQ.M = 72 SQ.M PROVIDED: 103.57 SQ.M
COMMON AMENITY AREA	72 x 0.5 = 36 SQ.M PROVIDED: 91.57 SQ.M
CAR PARKING REQUIREMENTS	
RESIDENTIAL	REQUIRED: 0 PROVIDED: 0
VISITOR	REQUIRED: 0 PROVIDED: 0
COMMERCIAL	REQUIRED: 0 PROVIDED: 0
BICYCLE PARKING REQUIREMENTS	
RESIDENTIAL	REQUIRED: 0.5/ UNIT X 12 UNITS = 6 PROVIDED: 6
TOTAL	REQUIRED: 6 PROVIDED: 6
WASTE MANAGEMENT REQUIREMENTS (RESIDENTIAL)	
GARBAGE	REQUIRED: 0.231 SQ.YD / UNIT PROVIDED: 1-3 YD
RECYCLING - FIBRE	REQUIRED: 360L BLACK CART / 6 UNITS PROVIDED: 2-360L
RECYCLING- GMP	REQUIRED: 360L BLUE CART / 6 UNITS PROVIDED: 2-360L
COMPOST	REQUIRED: 1 KITCHEN CATCHER / UNIT + 1 COMMUNAL 250L GREEN CONTAINER/ 50 UNITS PROVIDED: 1-240L
AREA	REQUIRED: 8.15 SQ.M PROVIDED: 14.5 SQ.M



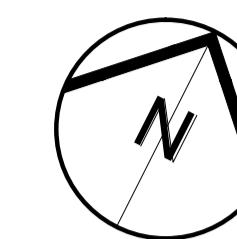
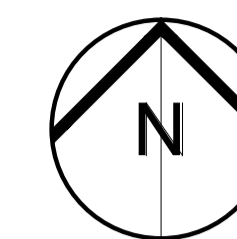
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3	Revised Issued for Site Plan Approval	16.06.23
2	Reissued for Site Plan Approval	25.11.22
1	Issued for Site Plan Approval	22.02.22
No	ISSUE/REVISION	DATE
Nº	ÉMISSION/RÉVISION	DD/MM/YY



PROJECT NAME: NOM DU PROJET
Development Mixed Use
216 McArthur Ave
Ottawa, On

DRAWING TITLE: TITRE DU DESSIN
Floor Plans

JOB No 703-21	N° DE PROJET	DATE June 2021	DATE
SCALE As Noted	ECHELLE	PRINTING SCALE/ ÉCHELLE D'IMPRESSION	
CONCEPTION BY SG	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY WKW	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
CHECKED BY SG	VÉRIFIÉ PAR		
ARCHITECT'S STAMP	DRAWING No	DESSIN N°	
		SP1	
SCEAU D'ARCHITECTE	REVISION No	0	
	REVISION N°		

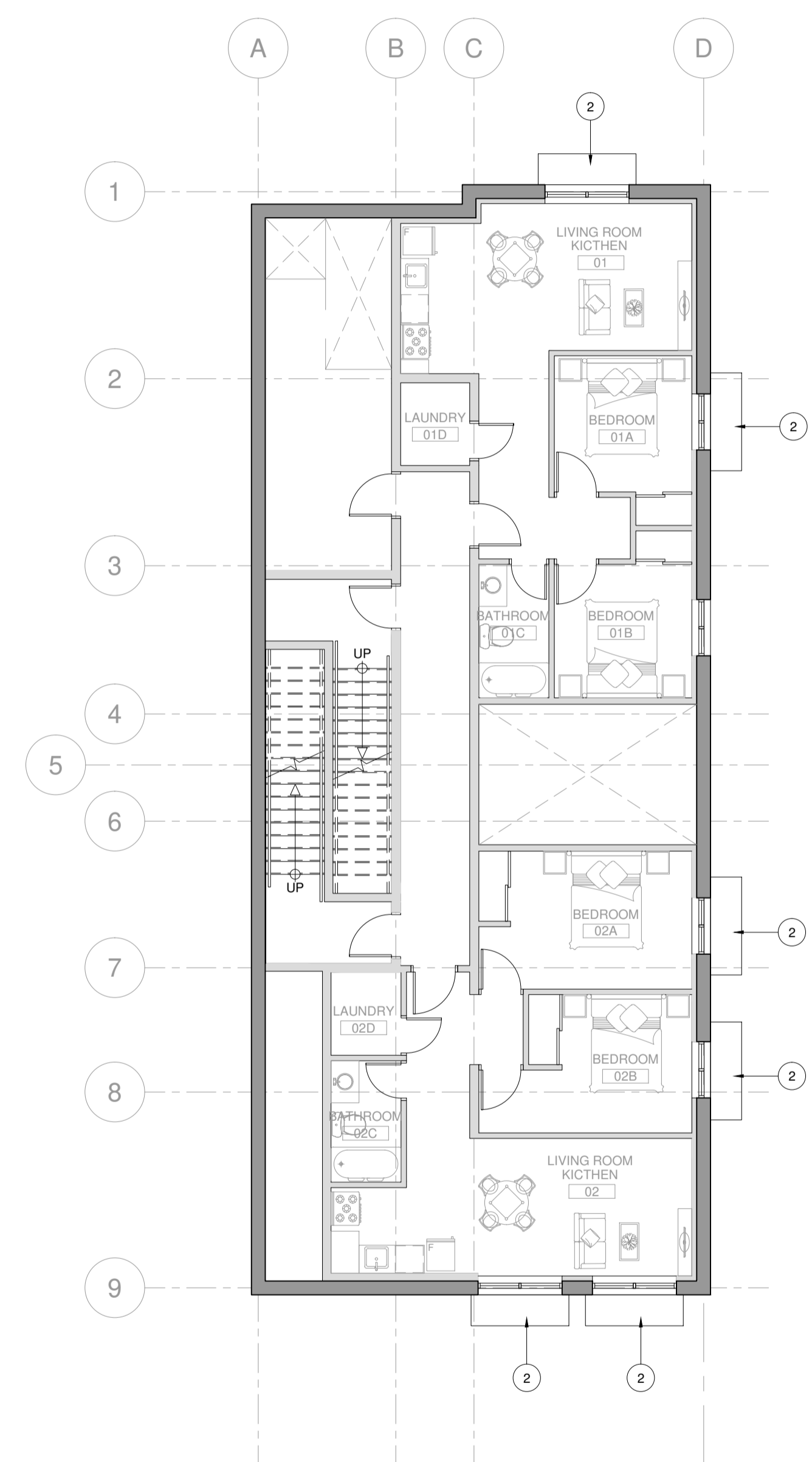


CONSTRUCTION NORTH

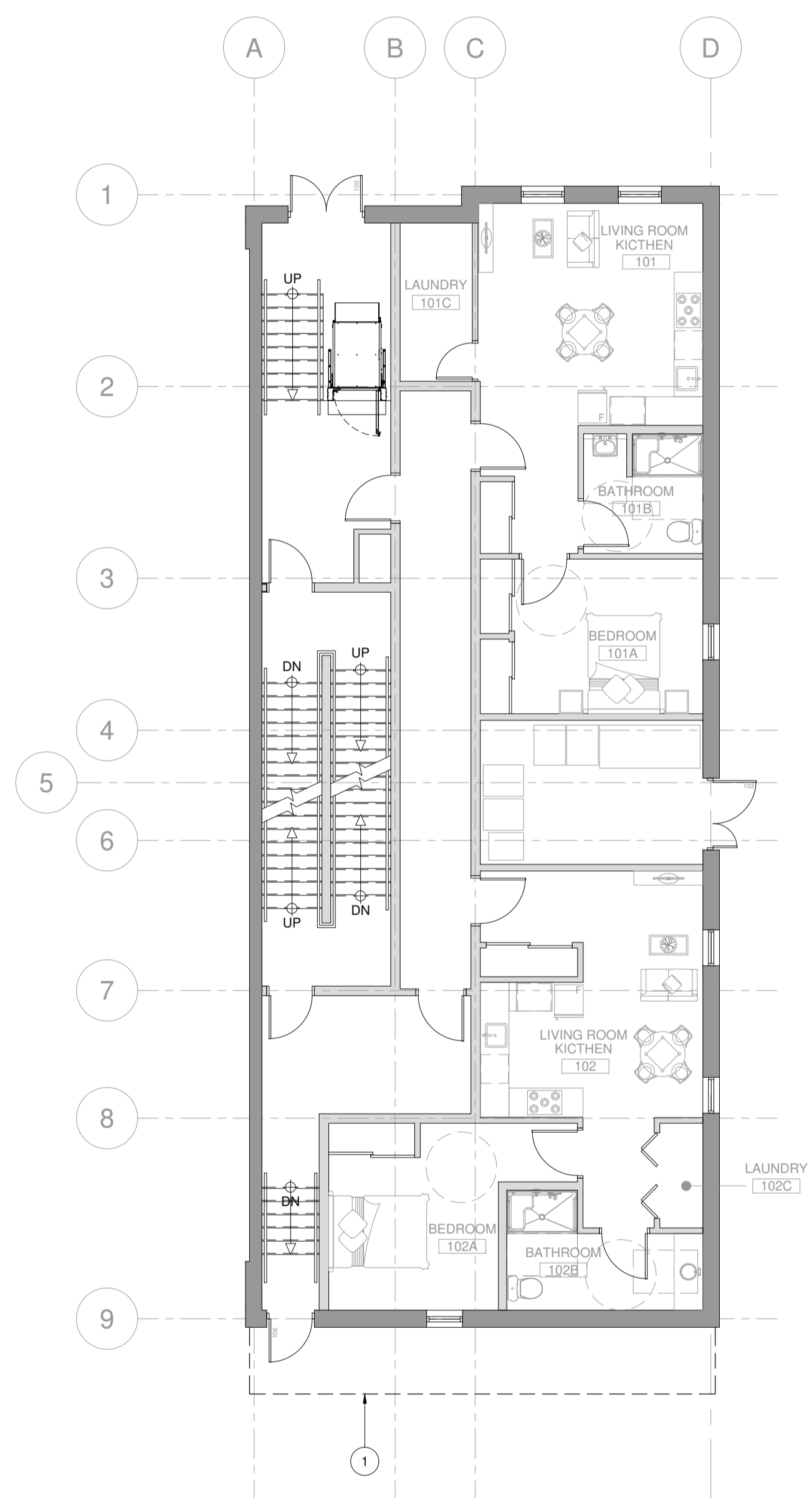
TRUE NORTH

NOTES FOR DRAWING A1:

1. OUTLINE OF SECOND FLOOR.
2. WINDOW WELL.



1
A1
Basement Plan
Scale = 1:100



2
A1
Ground Floor Plan
Scale = 1:100

No	ISSUE/REVISION ÉMISSION/RÉVISION	DATE DD/MM/YY
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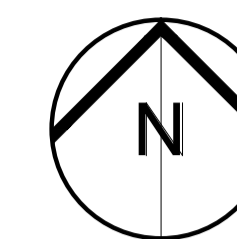
BRYDEN GIBSON
ARCHITECTS INCORPORATED
1066 Somerset Street West, Suite 200, Ottawa Ontario, K1Y 4T3
Telephone: 613.724.9914 E-mail: architecture@brydengibson.ca

PROJECT NAME / NOM DU PROJET
**Development
Mixed Use
216 McArthur Ave
Ottawa, On**

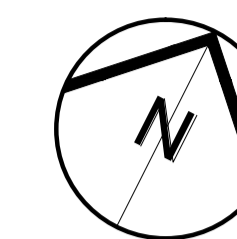
DRAWING TITLE / TITRE DU DESSIN
Floor Plans

JOB No	N° DE PROJET	DATE	DATE
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DRAWN BY	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
WKW			
CHECKED BY	VÉRIFIÉ PAR		
SG			

ARCHITECT'S STAMP	DRAWING No	DESSIN N°
	A1	
SCEAU D'ARCHITECTE	REVISION No	DESSIN N°
	0	



CONSTRUCTION NORTH



TRUE NORTH

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**Development
Mixed Use
216 McArthur Ave
Ottawa, On**

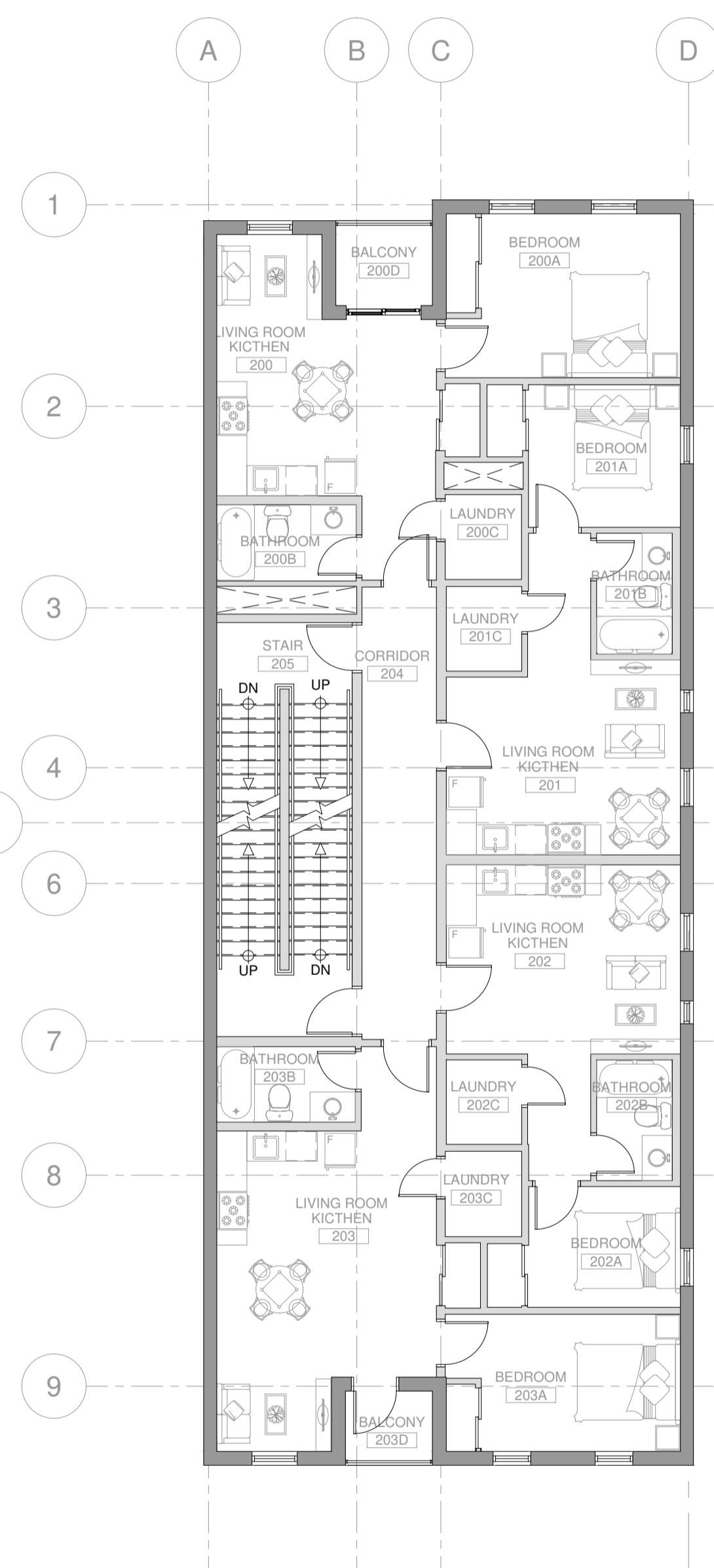
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Floor Plans

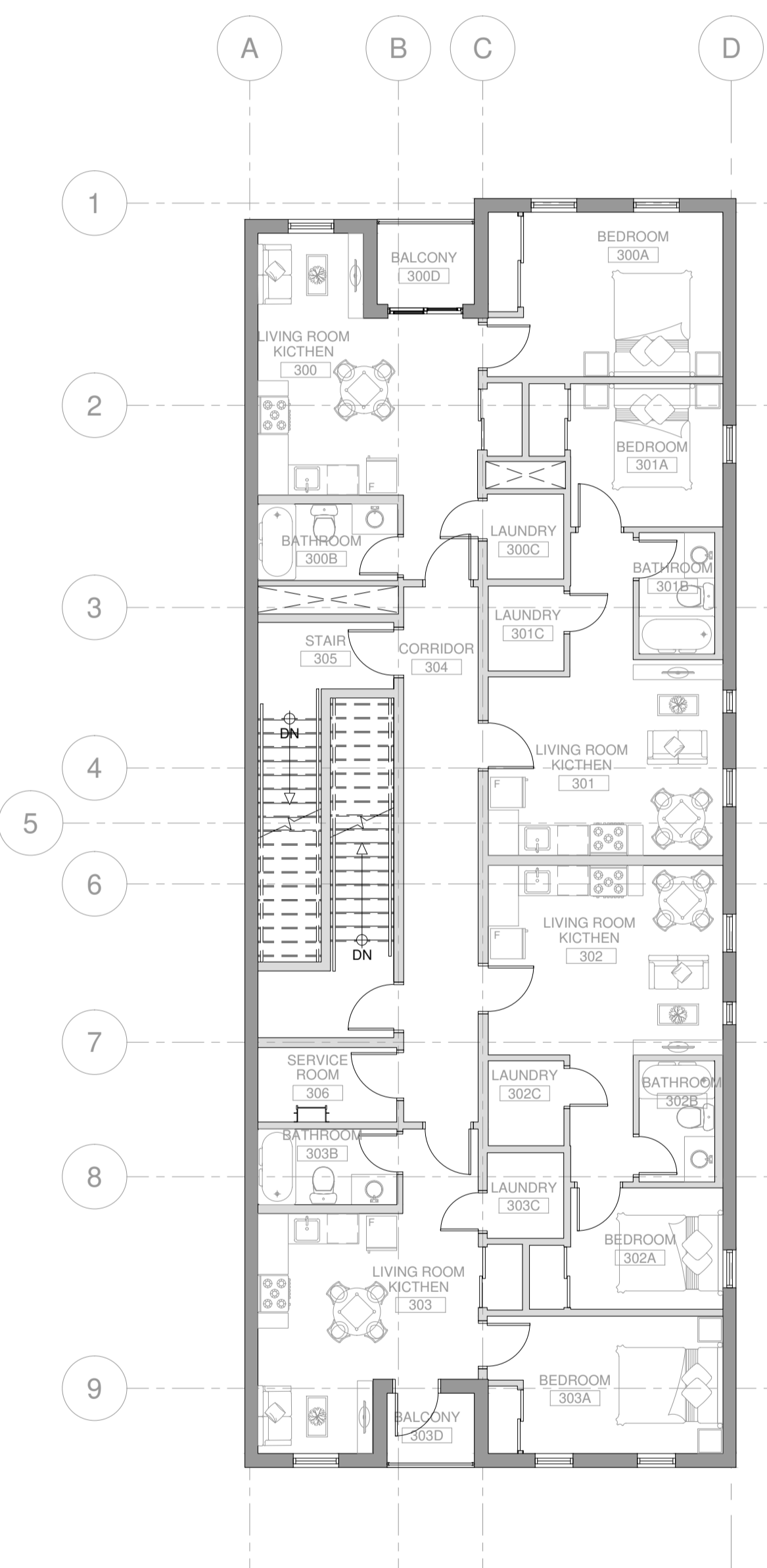
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CHECKED BY SG	VÉRIFIÉ PAR		
ARCHITECT'S STAMP	DRAWING No	DESSIN N°	

A2

SCEAU D'ARCHITECTE / RÉVISION No / RÉVISION N° 0



1
A2
Second Floor Plan
Scale = 1:100



2
A2
Third Floor Plan
Scale = 1:100

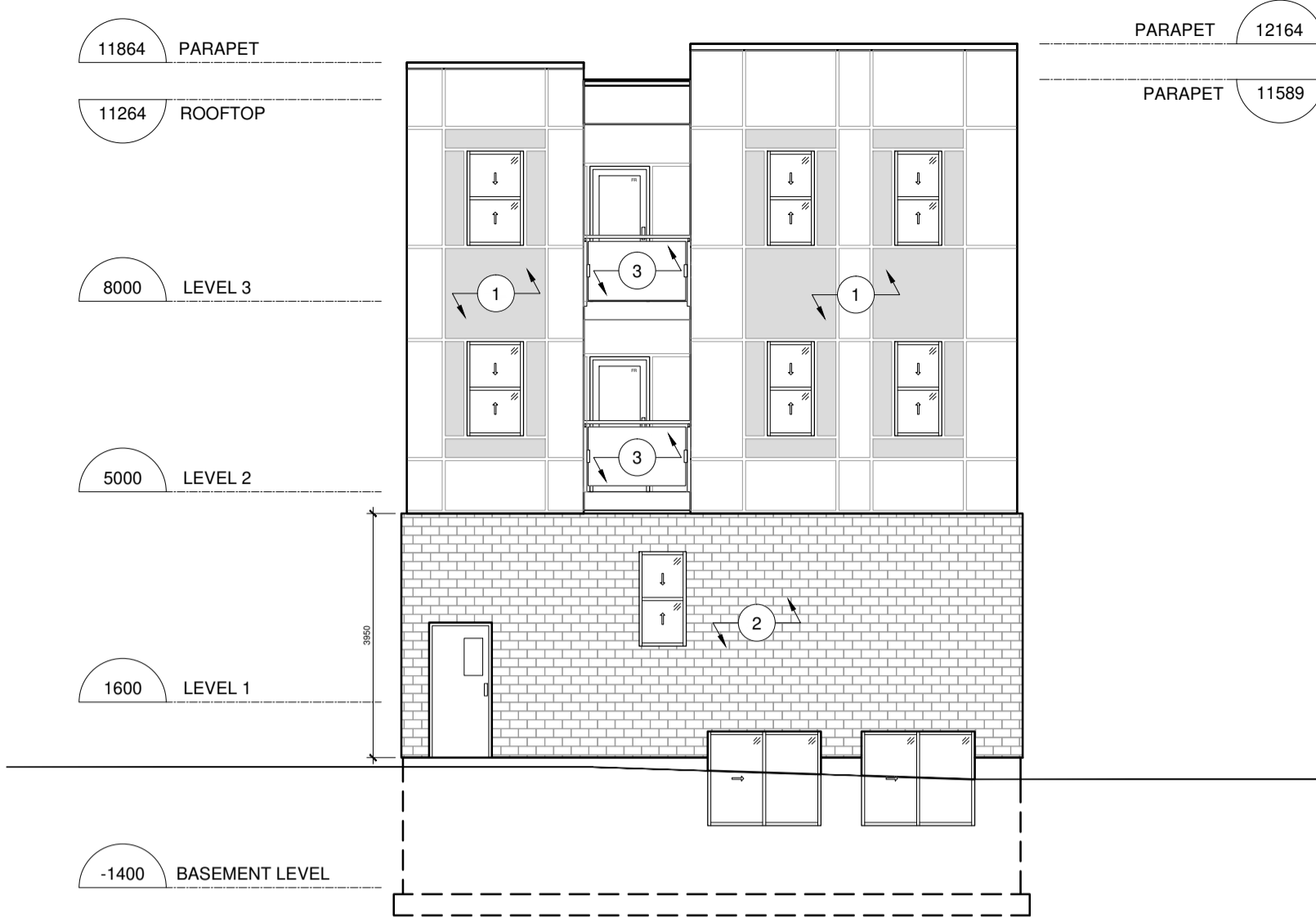
NOTES FOR DRAWING A4:

1. METAL SIDING.
2. STONE FINISH.
3. 1100mm GLASS GUARD.



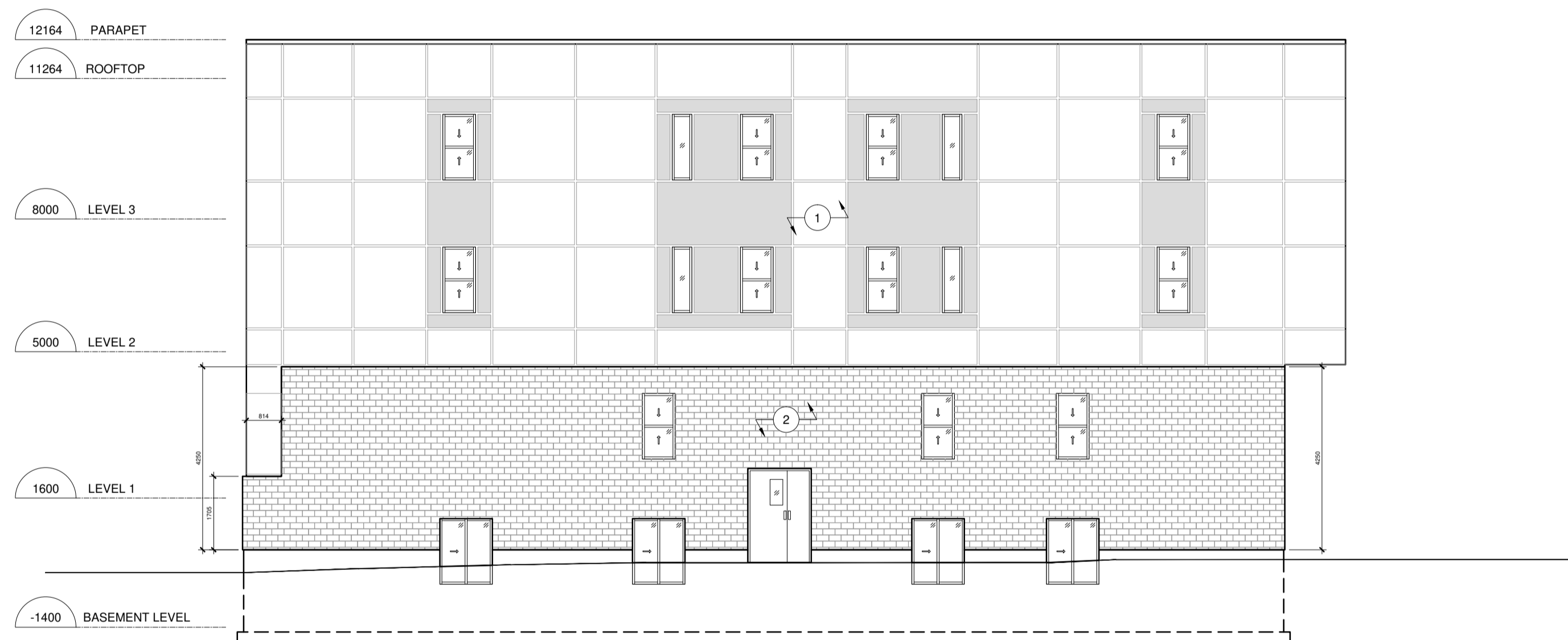
1 North Elevation

A4 Scale = 1:75



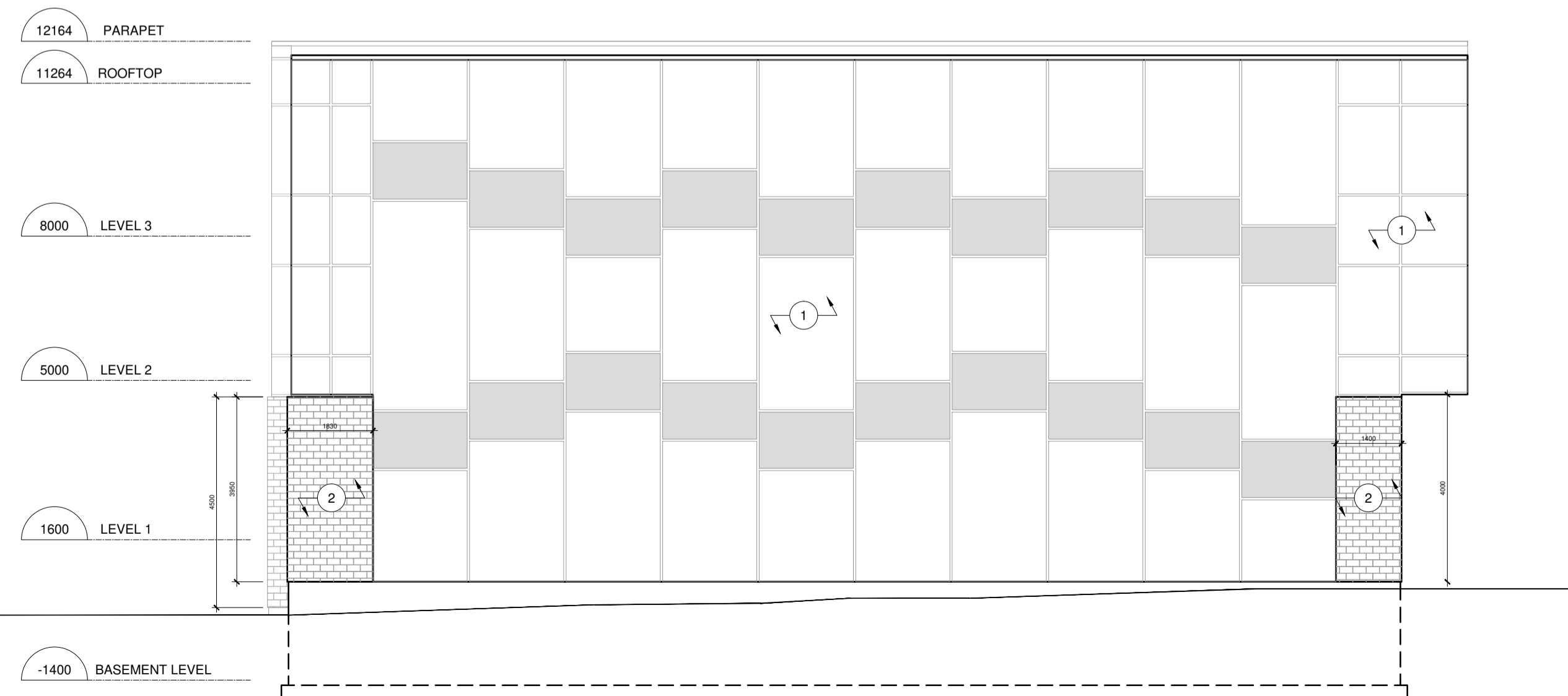
2 South Elevation

A4 Scale = 1:75



3 East Elevation

A4 Scale = 1:75



4 West Elevation

A4 Scale = 1:75

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 Ottawa, On

DRAWING TITLE / TITRE DU DESSIN

Elevations

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WKW			
CHECKED BY	VÉRIFIÉ PAR		
SG			

ARCHITECT'S STAMP / DRAWING No / DESSIN N°

A4

SCEAU D'ARCHITECTE / REVISION No / RÉVISION N° 0