

**NOTES FOR SITE PLAN:**

- EXISTING 2 STOREY DWELLING TO BE DEMOLISHED.
- 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 TREE.
- EXISTING ASPHALT.
- EXISTING CONCRETE SIDEWALK.
- EXISTING DEPRESSED CURB.
- EXISTING GAS METER.
- PROPOSED OUTLINE OF 2ND-3RD STOREY.
- PROPOSED STACKED BICYCLE PARKING.
- PROPOSED RESIDENTIAL ENTRY.
- PROPOSED COMMERCIAL ENTRY.
- PROPOSED STORAGE ENTRY.
- PROPOSED EMERGENCY EXIT.
- PROPOSED RESIDENTIAL GARBAGE ROOM.
- PROPOSED COMMERCIAL GARBAGE ROOM.
- 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

**LEGAL DESCRIPTION**

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

Surveyed by Fairhall, Moffatt & Woodland Ltd.

**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

**SURVEYOR**

**Fairhall, Moffatt & Woodland Ltd**  
Ontario Land Surveyors  
100-600 Terry Fox Drive,  
Kanata, Ontario  
K2L 4B6  
TEL: 613-591-2580

**LANDSCAPE ARCHITECT**

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

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	1595 SQ.FT 148 SQ.M	
GROUND FLOOR	1443.5 SQ.FT 134 SQ.M	
2ND FLOOR	2069.3 SQ.FT 192 SQ.M	
3RD FLOOR	2069.3 SQ.FT 192 SQ.M	
TOTAL GFA	7177.1 SQ. FT 666 SQ.M	
UNIT STATISTICS		
STUDIO	1	
1 BEDROOM	11	
TOTAL UNITS	12	
BARRIER FREE UNIT	1	
PROJECT STATISTICS		
	REQUIRED	PROVIDED
BUILDING HEIGHT	TM- MIN 6.5M/ MAX 20M	9.0M
LANDSCAPED AREA	NO MIN	72.3 SQ.M
FRONT YARD SETBACK	MAX 2m, NO MIN	0
REAR YARD SETBACK	NO MIN	4.8M
INTERIOR SIDE YARD SETBACK (EAST)	MAX 3m, NO MIN	0M
INTERIOR SIDE YARD SETBACK (WEST)	MAX 3m, NO MIN	2M
AMENITY AREA REQUIREMENTS		
	REQUIRED	PROVIDED
TOTAL	12 x 6 SQ.M = 72 SQ.M	73 SQ.M
COMMON AMENITY AREA	72 x 0.5 = 36 SQ.M	61 SQ.M
CAR PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
RESIDENTIAL	0	0
VISITOR	0	0
COMMERCIAL	0	0
BICYCLE PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
RESIDENTIAL	0.5/ UNIT x 12 UNITS = 6	12
COMMERCIAL	1/ 250 SQ.M = 1	1
TOTAL	7	13
WASTE MANAGEMENT REQUIREMENTS (RESIDENTIAL)		
	REQUIRED	PROVIDED
GARBAGE	0.231 SQ.YD / UNIT	1- 3 YD
RECYCLING - FIBRE	360L BLACK CART / 6 UNITS	2- 360L
RECYCLING- GMP	360L BLUE CART / 6 UNITS	2-360L
COMPOST	1 KITCHEN CATCHER / UNIT + 1 COMMUNAL 250L GREEN CONTAINER/ 50 UNITS	1-240L
AREA	8.15 SQ.M	10 SQ.M

3	Reissued for Site Plan Approval	25.11.22
2	Issued for Site Plan Approval	22.02.22
1	Issued for Preconsultation Review	05.07.21
No	ISSUE/REVISION EMISSION/REVISION	DATE DD/MM/YY



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

**SITE PLAN**

JOB No N° DE PROJET DATE JUN 2021 DATE 703-21

SCALE 1:100 ECHELLE PRINTING SCALE/ ÉCHELLE D'IMPRESSION

CONCEPTION BY CONÇUS PAR SG

DRAWN BY DESSINÉ PAR JY

CHECKED BY VÉRIFIÉ PAR SG

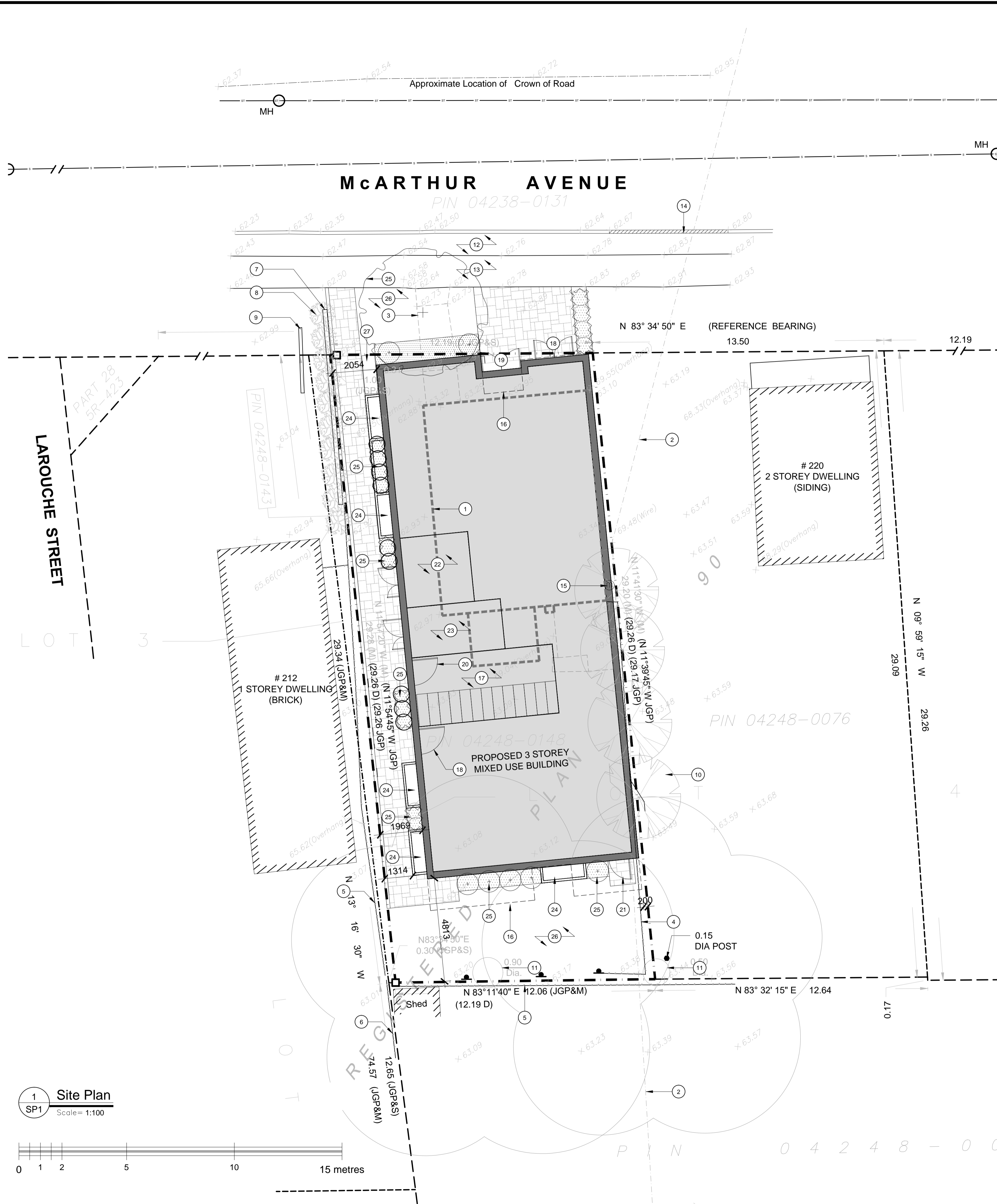
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DRAWING No DESSIN N°

**SP1**

REVISION No RÉVISION N° 0

SCEAU D'ARCHITECTE

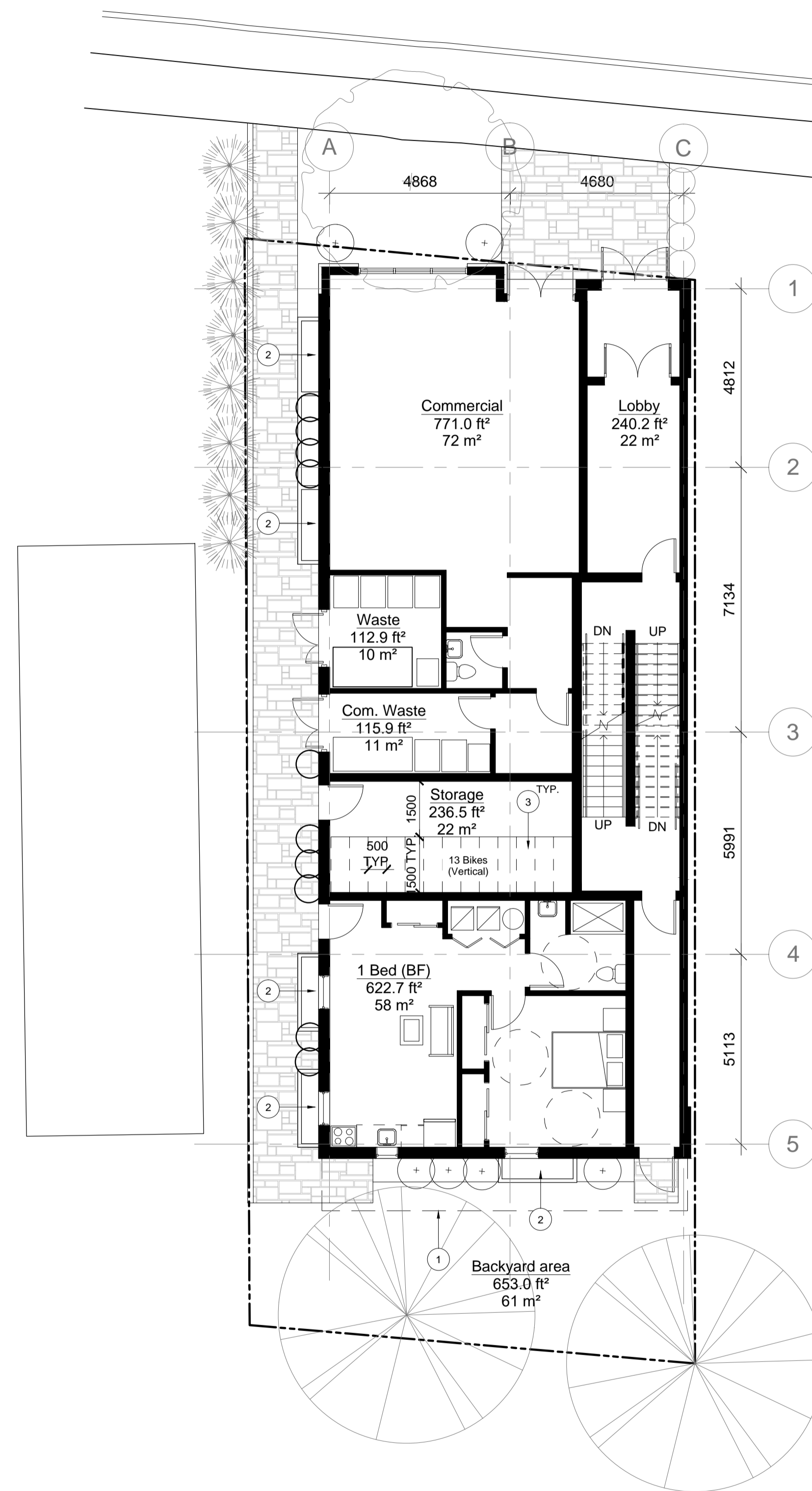
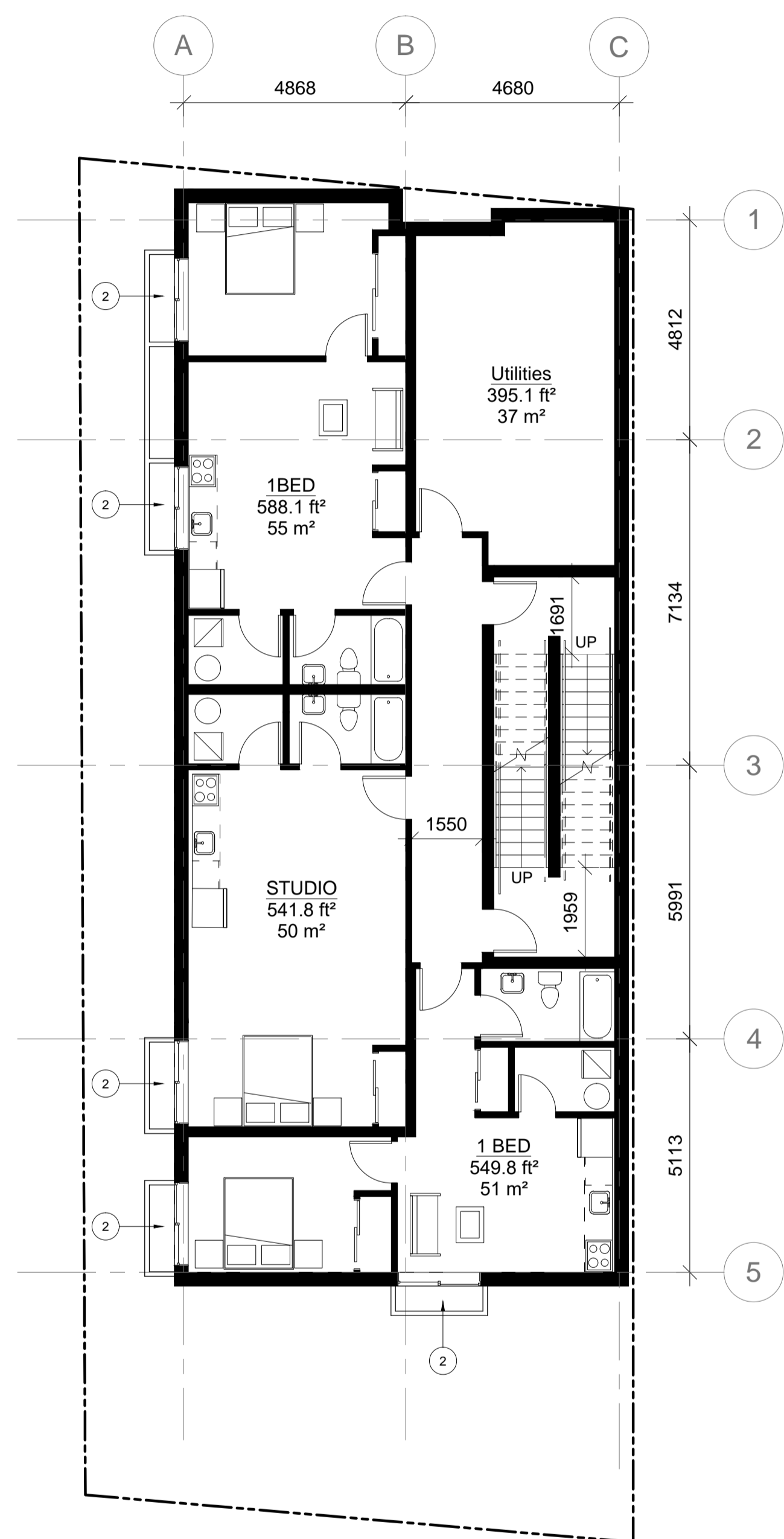


**1 Site Plan**  
SP1 Scale= 1:100



NOTES FOR DRAWING A1:

1. OUTLINE OF SECOND FLOOR.
2. WINDOW WELL.
3. STACKED BICYCLE PARKING.



**1**  
A1  
Basement Plan  
Scale = 1:100

**2**  
A1  
Ground Floor Plan  
Scale = 1:100

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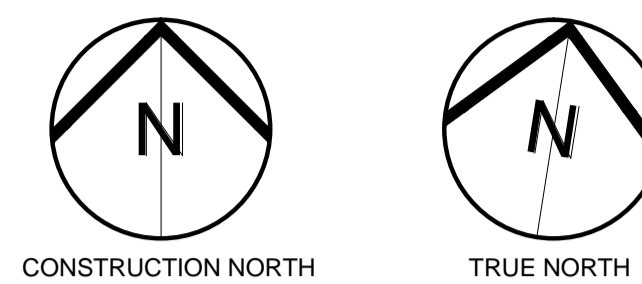
DRAWING TITLE / TITRE DU DESSIN

**Floor Plans**

JOB No 703-21	N° DE PROJET	DATE June 2021	DATE
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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°	

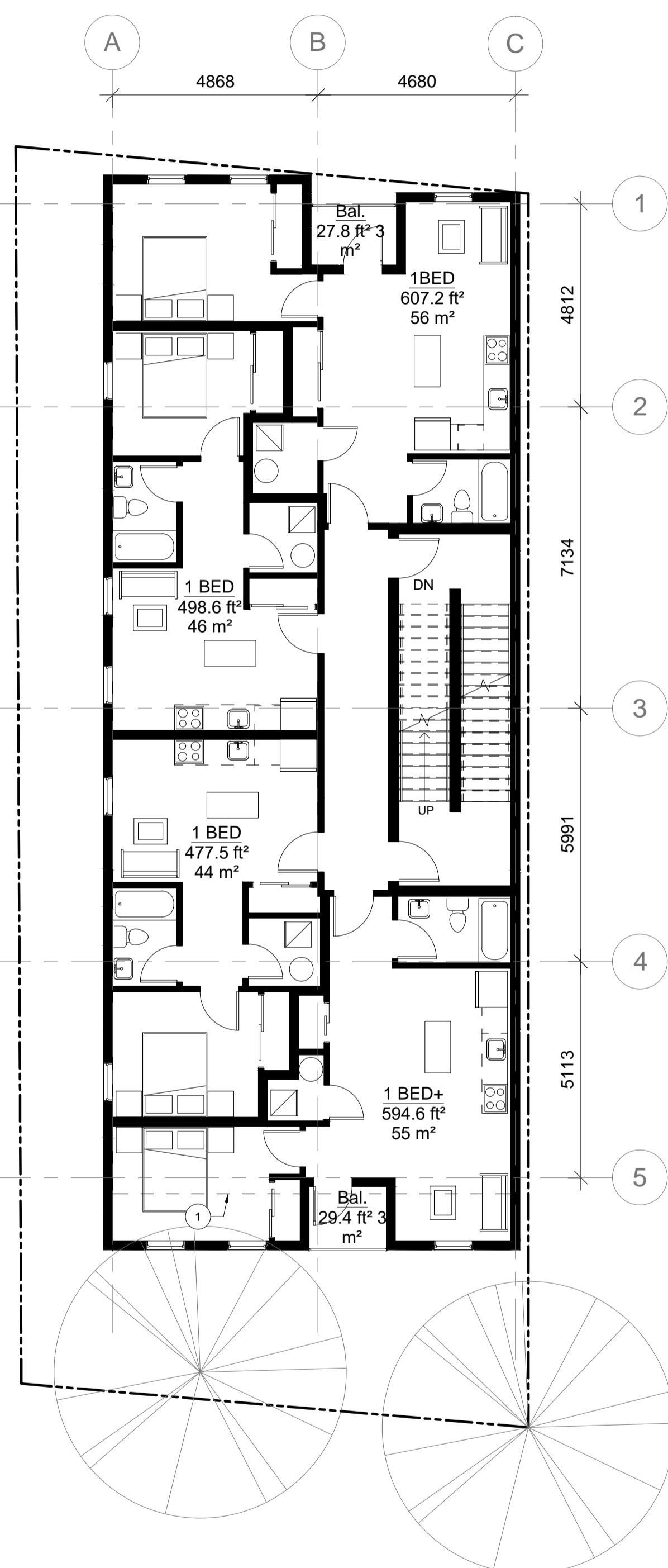
**A1**

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

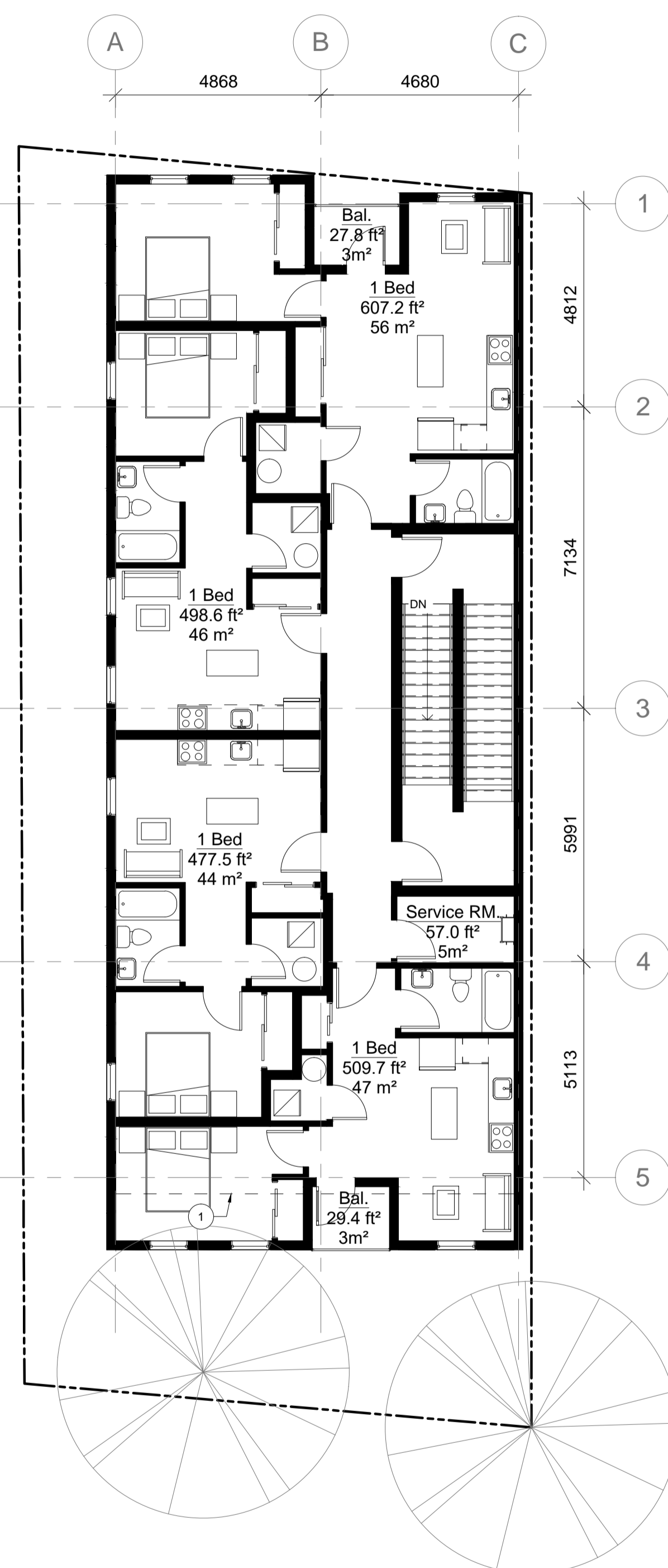


NOTES FOR DRAWING A2:

1. EXTENT OF GROUND FLOOR.



1 Second Floor Plan  
A2 Scale = 1:100



2 Third Floor Plan  
A2 Scale = 1:100

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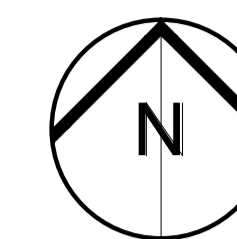
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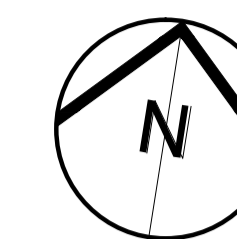
Floor Plans

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DRAWN BY WKW	DESSINÉ PAR		
CHECKED BY SG	VÉRIFIÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	

ARCHITECT'S STAMP	DRAWING No	DESSIN N°
		<b>A2</b>
SCEAU D'ARCHITECTE	REVISION No	0
	REVISION N°	



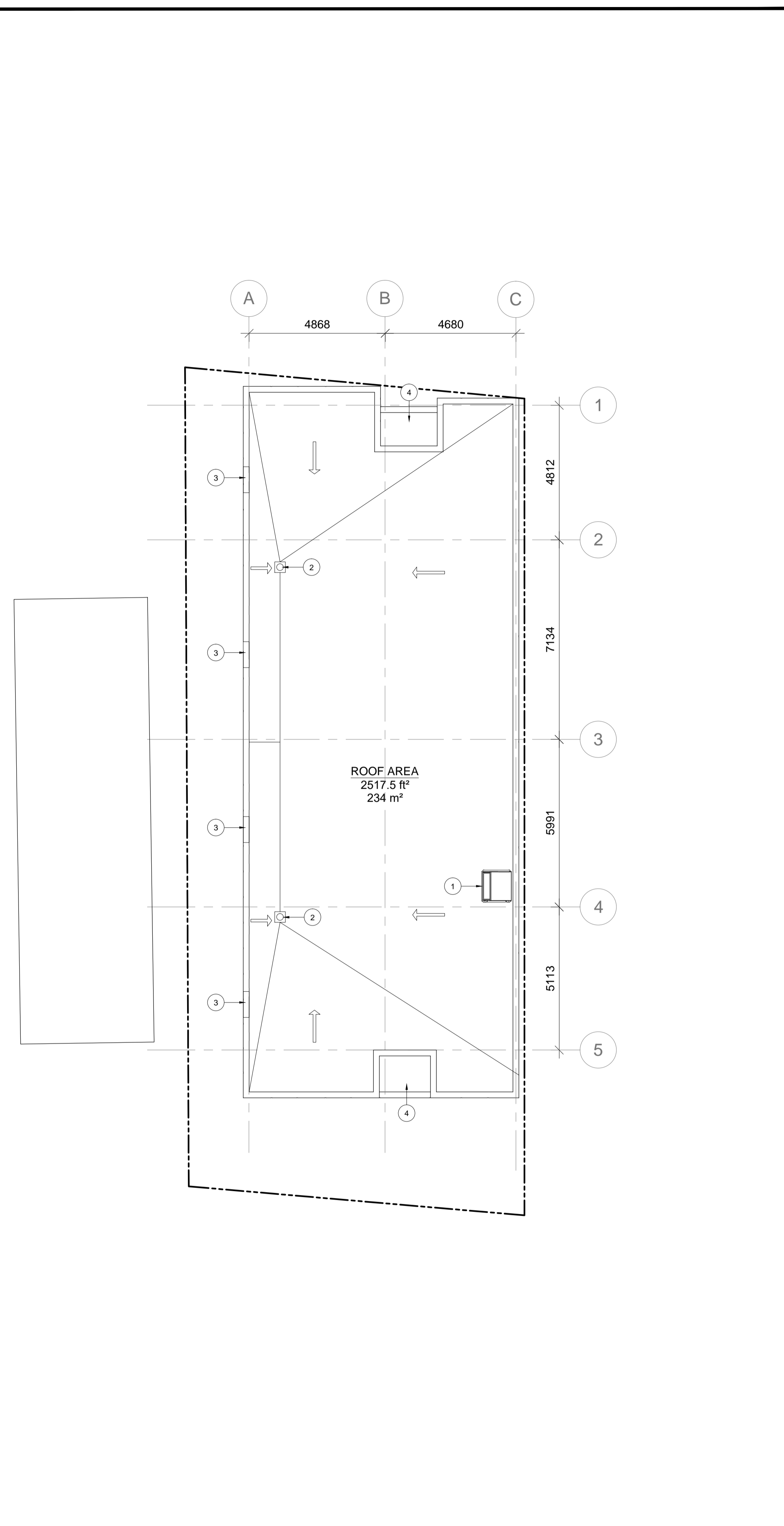
CONSTRUCTION NORTH



TRUE NORTH

NOTES FOR DRAWING A3:

1. ROOF HATCH.
2. ROOF DRAIN.
3. SCUPPER.
4. ROOF OF BALCONY BELOW.



1 Roof Plan  
 A3 Scale = 1:100

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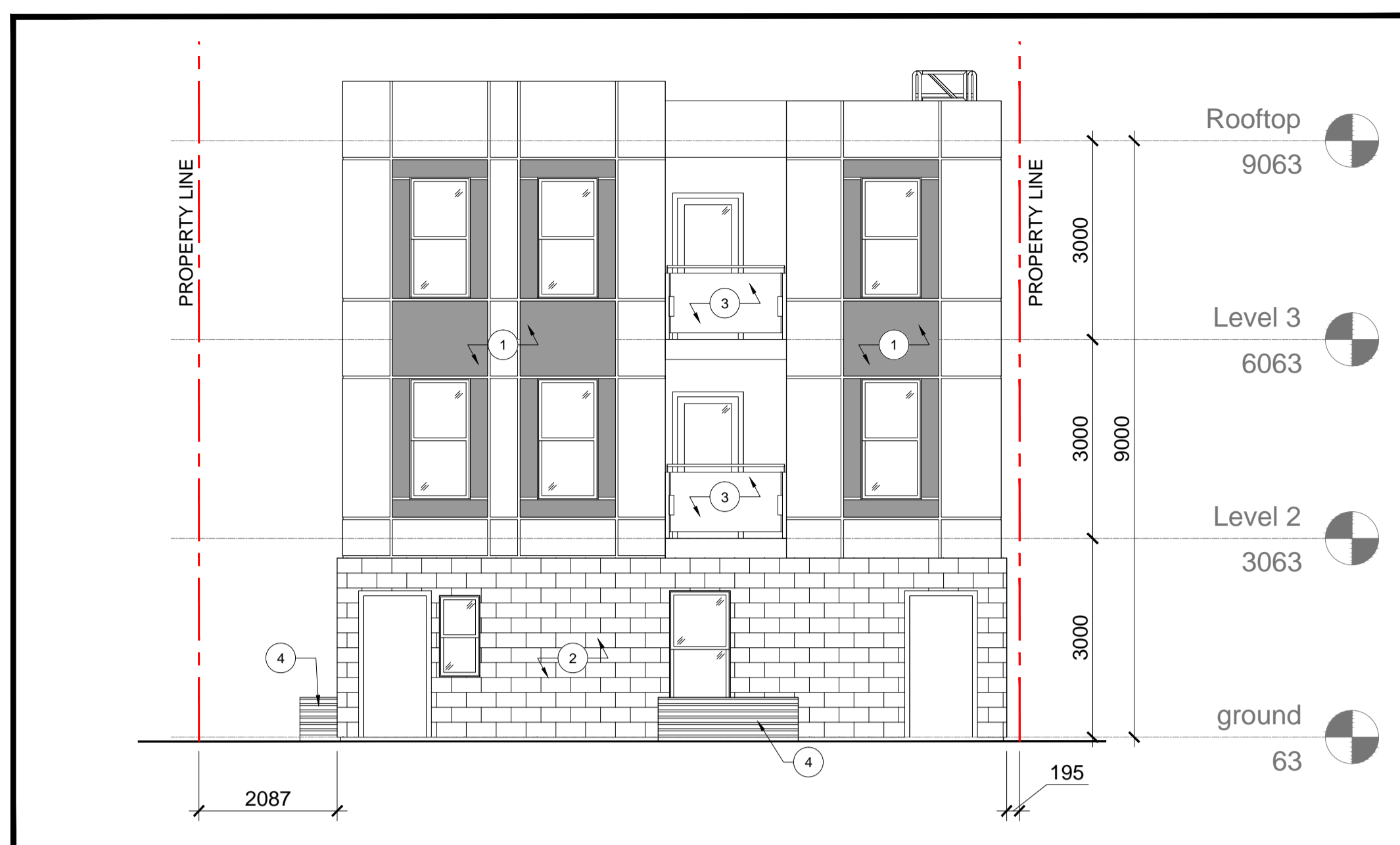
**Roof Plan**

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CHECKED BY SG	VÉRIFIÉ PAR		

ARCHITECT'S STAMP	DRAWING No A3	DESSIN N°
SCEAU D'ARCHITECTE	REVISION No 0	REVISION N°

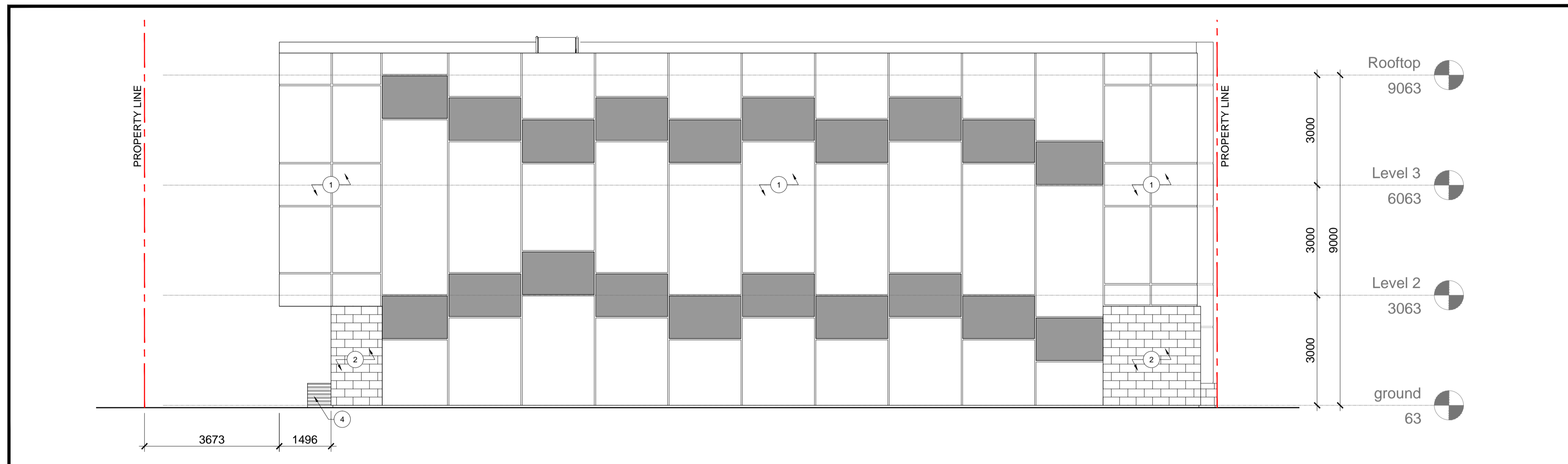
NOTES FOR DRAWING A4:

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

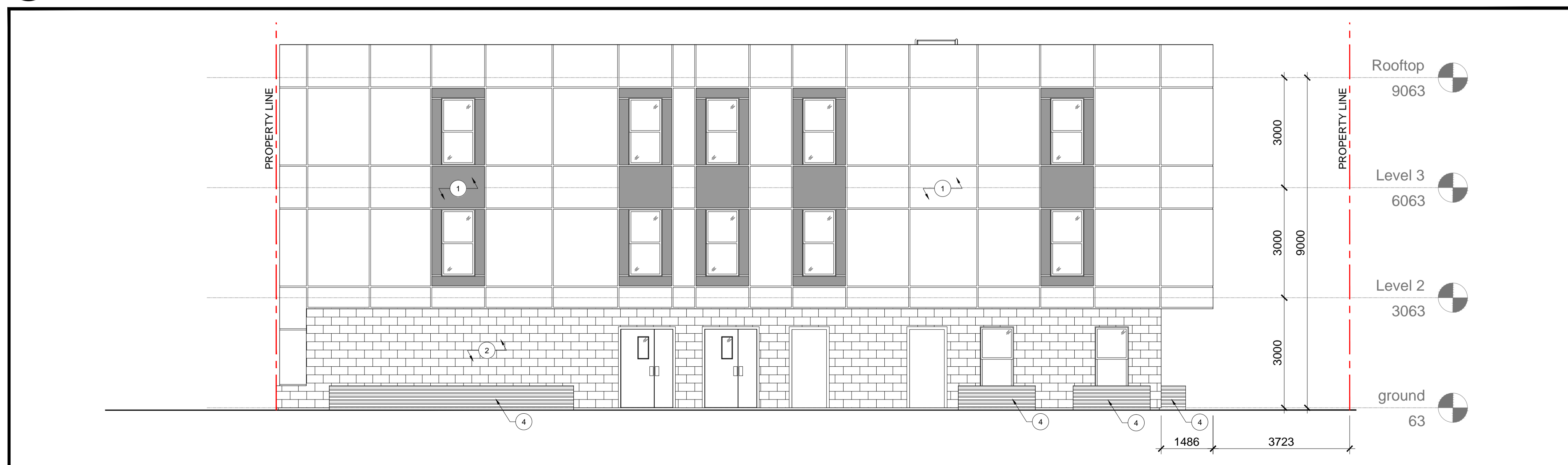


1 North Elevation  
A4 Scale = 1:75

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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Elevations

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	A4	
SCEAU D'ARCHITECTE	REVISION No	0
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1 Front View 1  
 A5 Scale = NTS



2 Front View 2  
 A5 Scale = NTS

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**Front Views**

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ARCHITECT'S STAMP	DRAWING No <b>A5</b>	DESSIN N°
SCEAU D'ARCHITECTE	REVISION No 0	REVISION N°