

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, Mofatt & Woodland Ltd.

PROJECT DEVELOPER

CASSIDY CONSTRUCTION
1011 THOMAS SPRATT PLACE
OTTAWA, ONTARIO
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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, Mofatt & 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

No	ISSUE/REVISION EMISSION/REVISION	DATE DD/MM/YY
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



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 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.

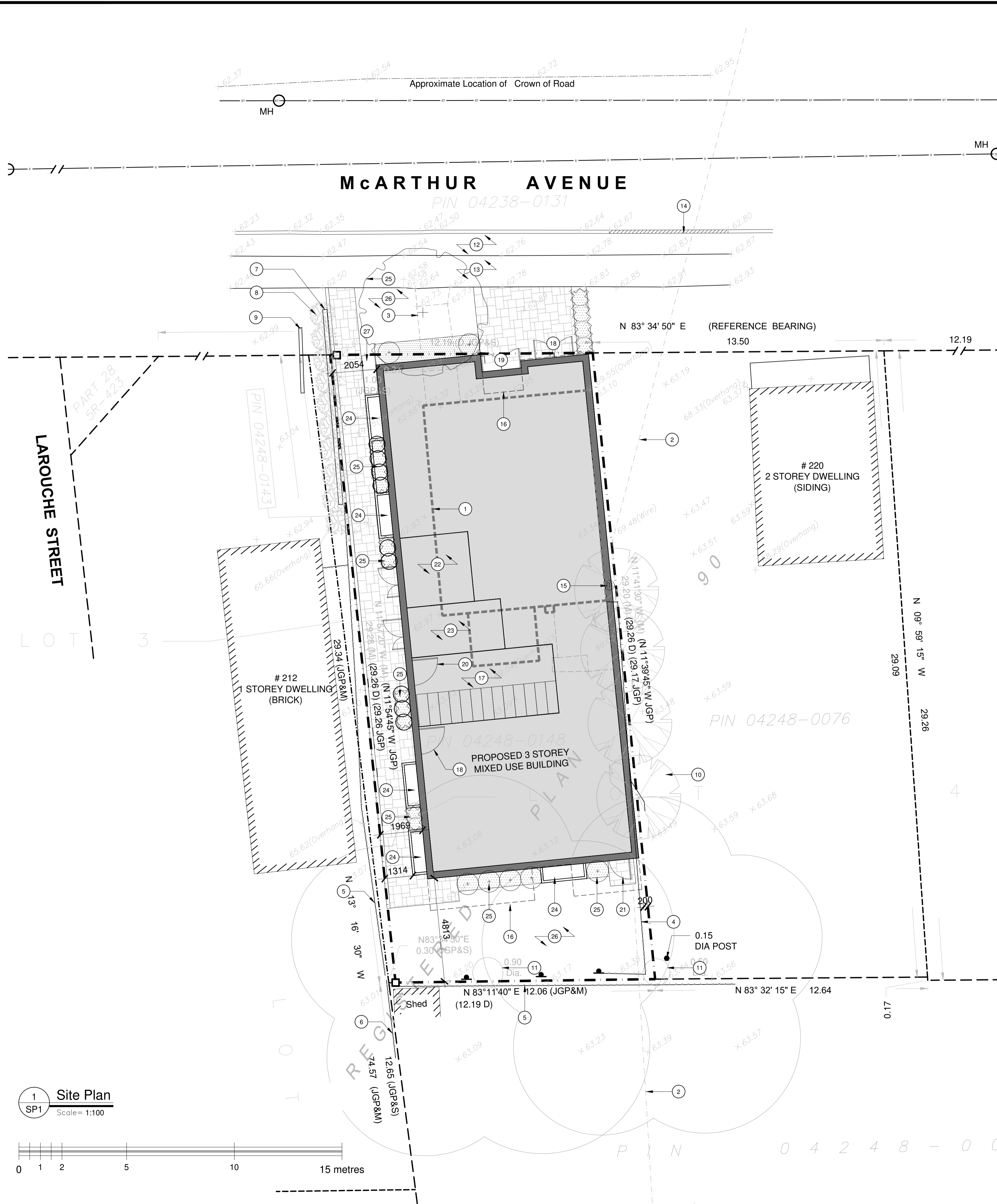
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CHECKED BY VÉRIFIÉ PAR SG

ARCHITECT'S STAMP DRAWING No DESSIN N°

SP1

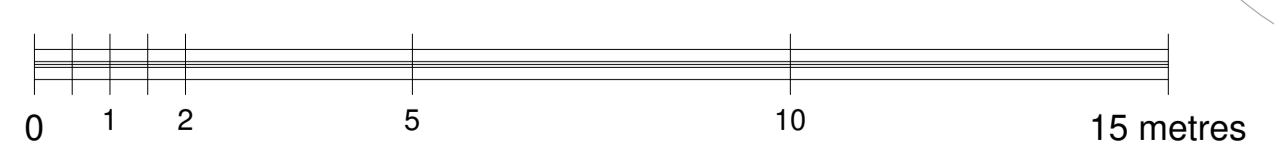
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APPROVED
By John Bernier at 8:01 am, Aug 16, 2023

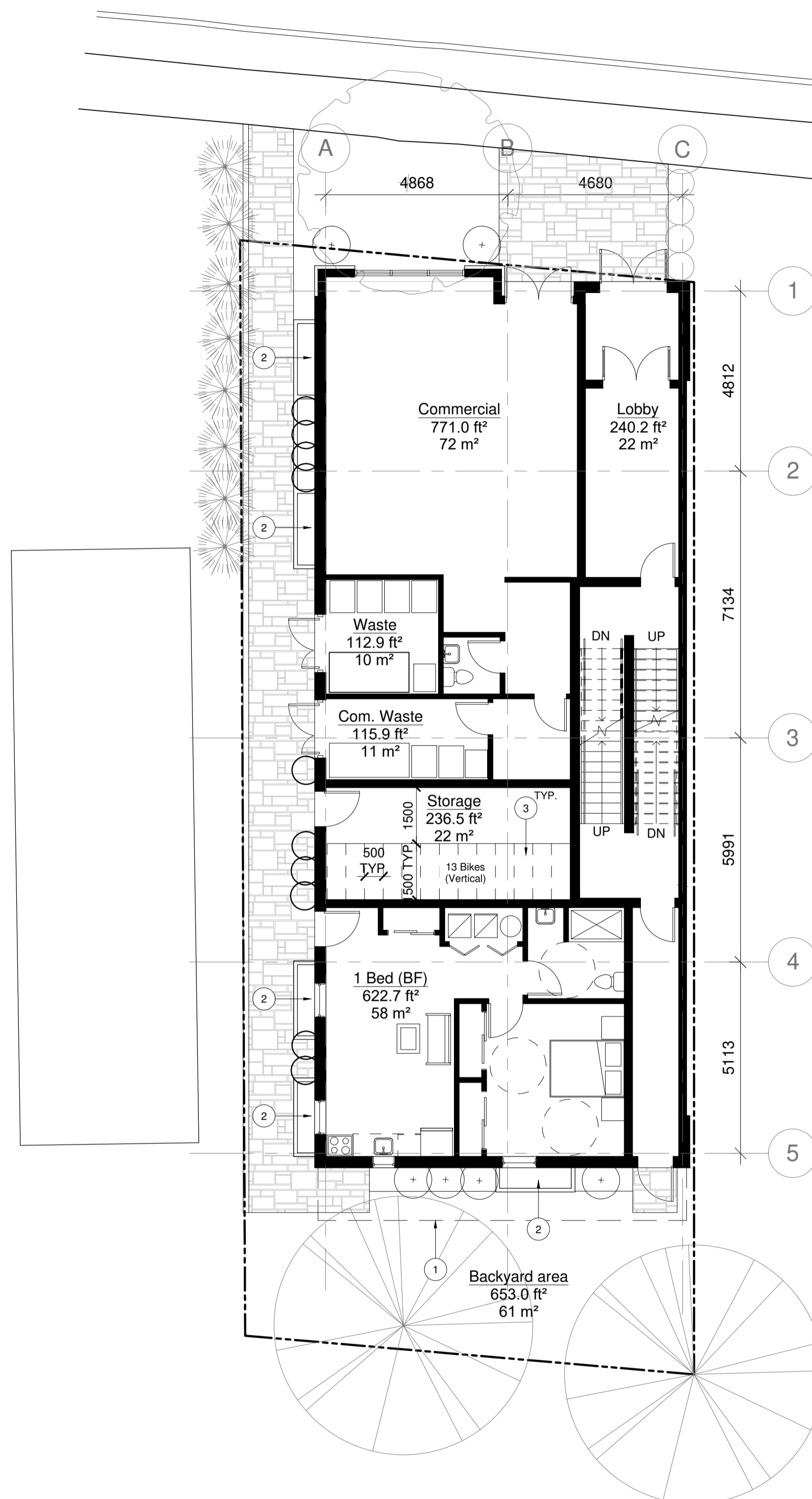
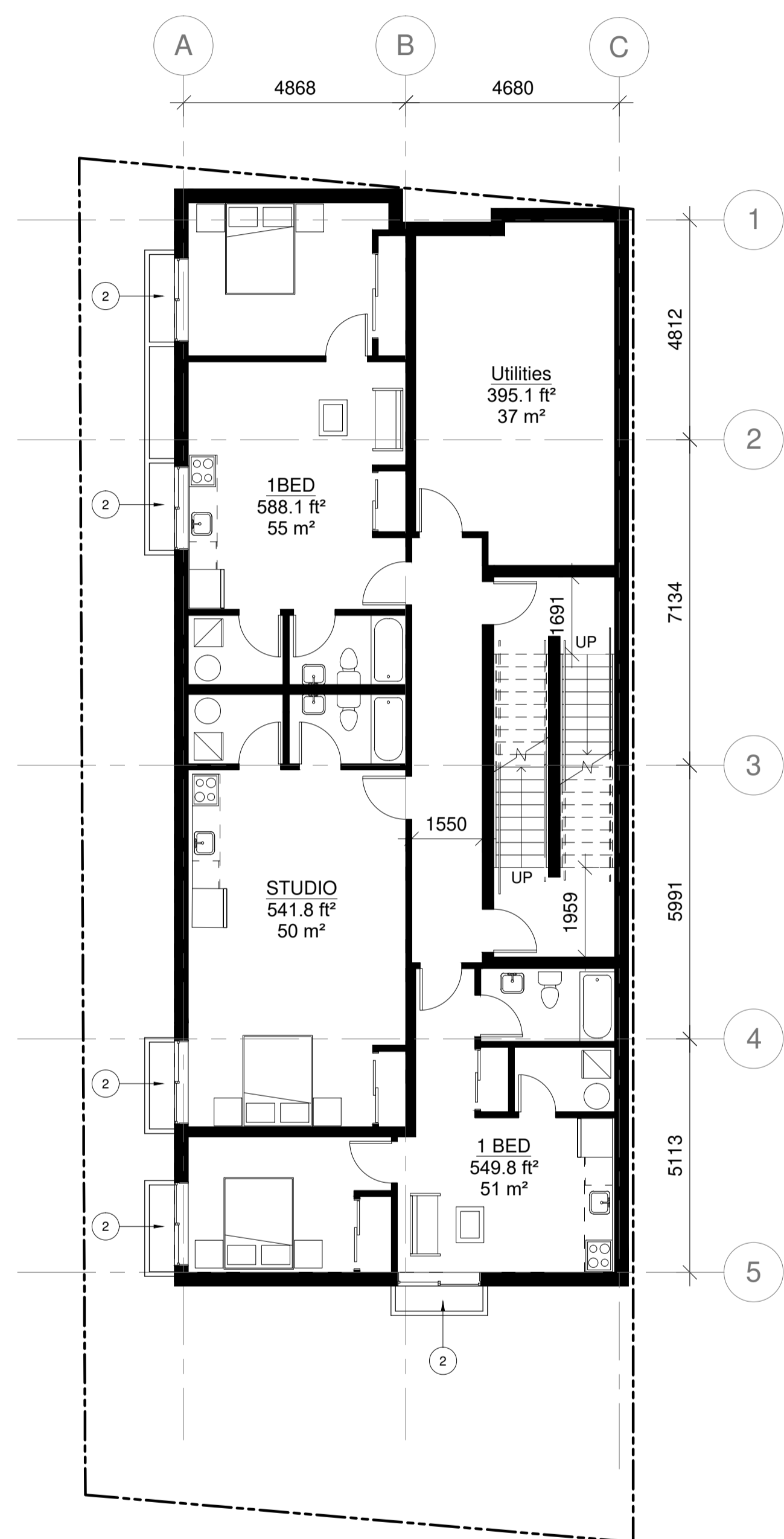
JOHN BERNIER
PLANNER
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

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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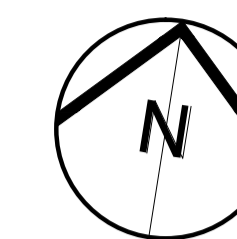
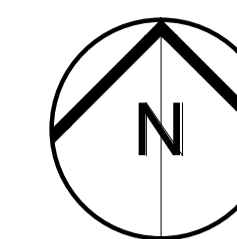
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Floor Plans

JOB No 703-21	N° DE PROJET	DATE June 2021	DATE
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CHECKED BY SG	VÉRIFIÉ PAR		

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	A1	
SCEAU D'ARCHITECTE	REVISION No	0
	REVISION N°	

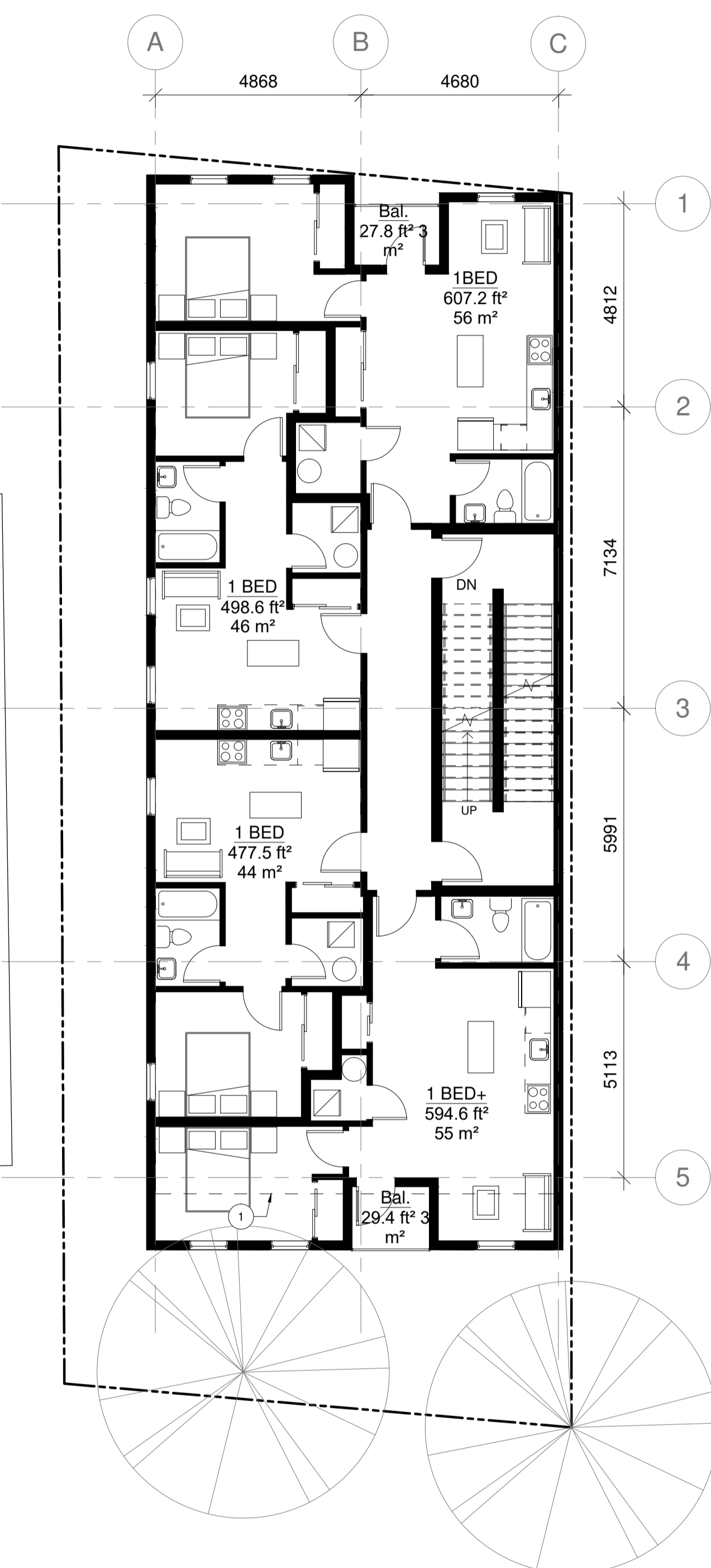


CONSTRUCTION NORTH

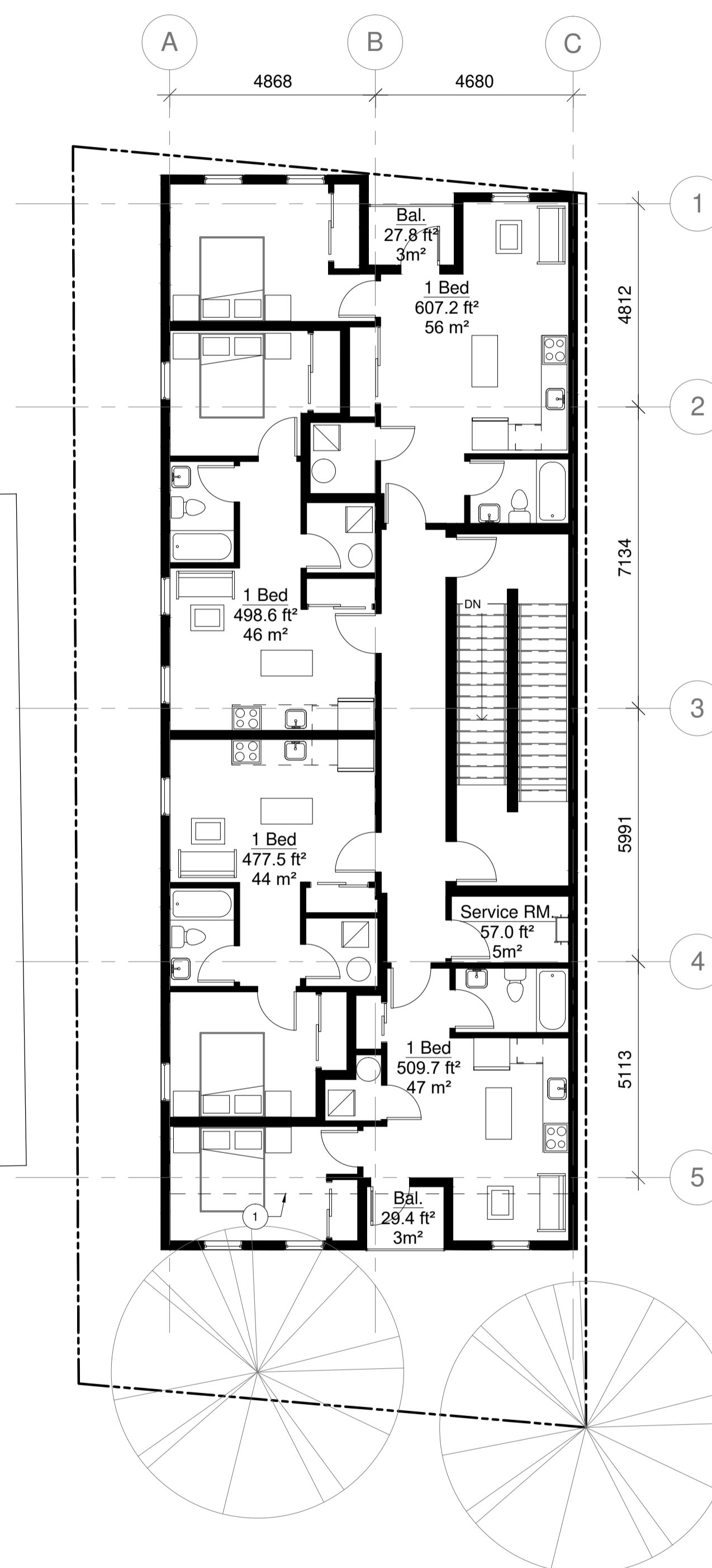
TRUE NORTH

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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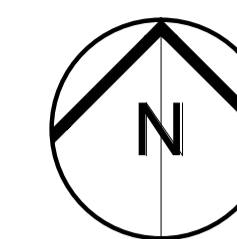
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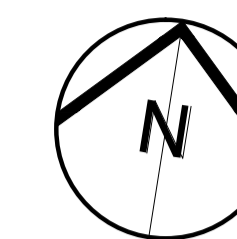
Floor Plans

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CHECKED BY SG	VÉRIFIÉ PAR		

ARCHITECT'S STAMP	DRAWING No	DESSIN N°
		A2
SCEAU D'ARCHITECTE	REVISION No	0
	REVISION N°	



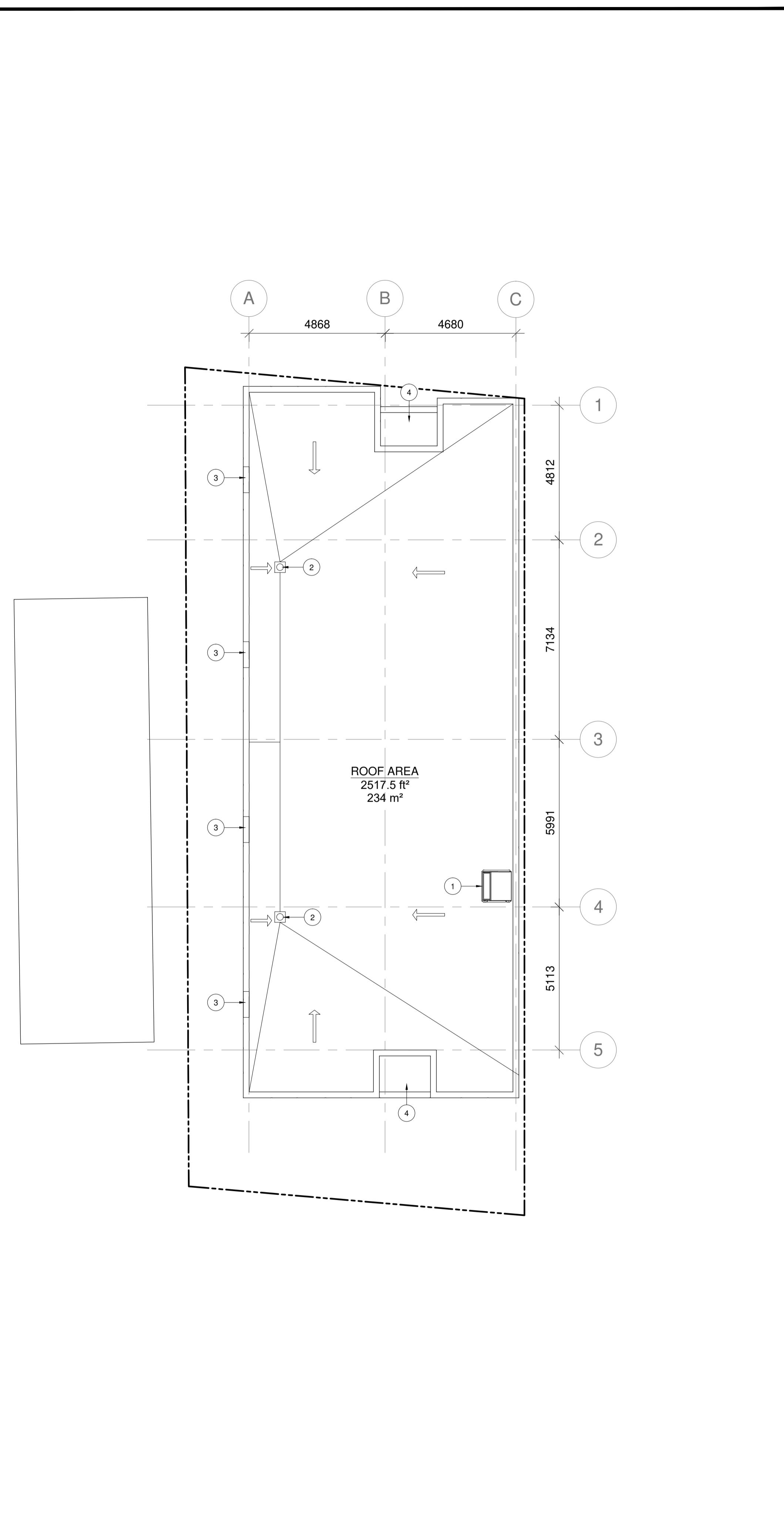
CONSTRUCTION NORTH



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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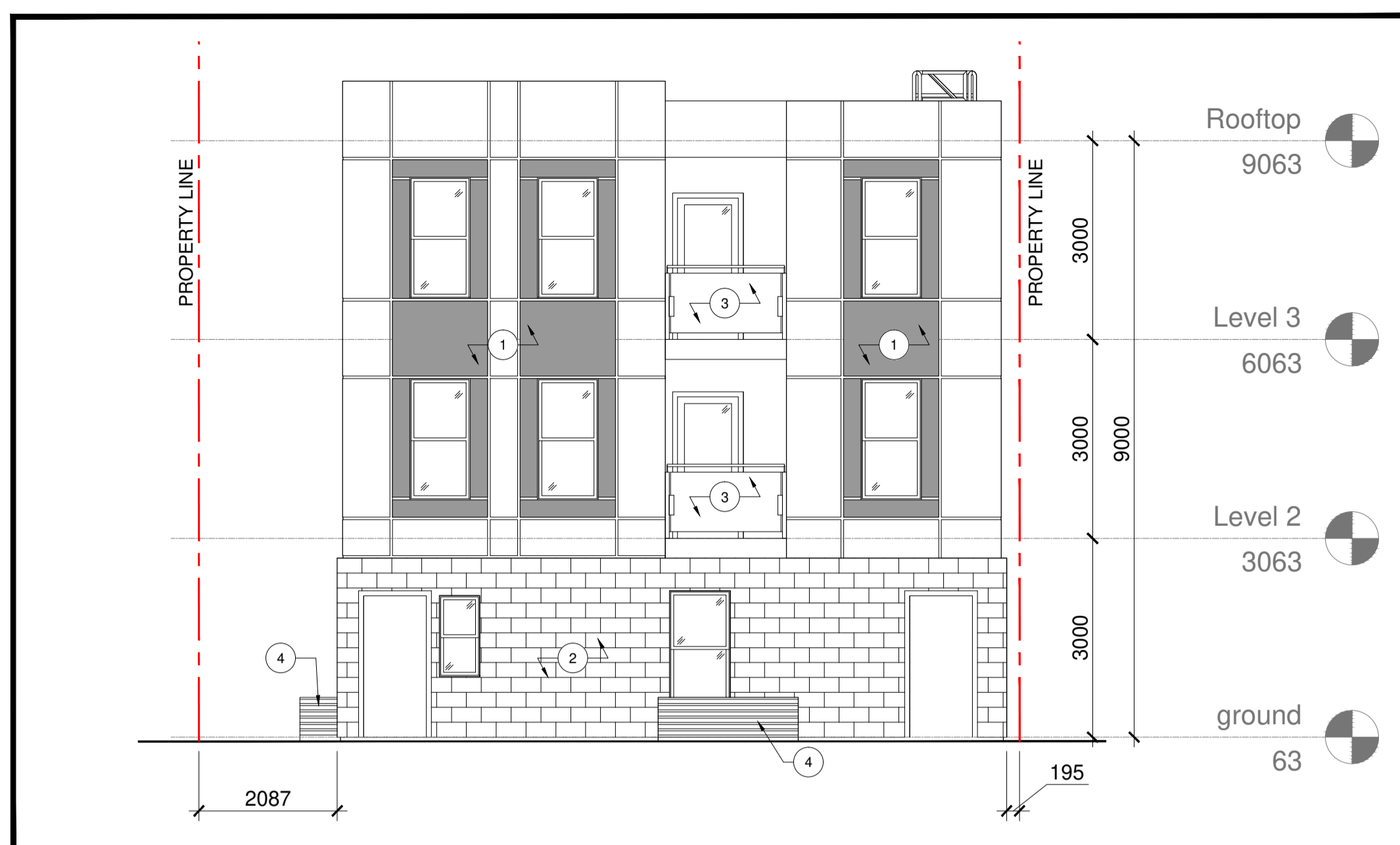
DRAWING TITLE / TITRE DU DESSIN
Roof Plan

JOB No 703-21	N° DE PROJET	DATE June 2021	DATE
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DRAWN BY WKW	DESSINÉ PAR		
CHECKED BY SG	VÉRIFIÉ PAR		

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

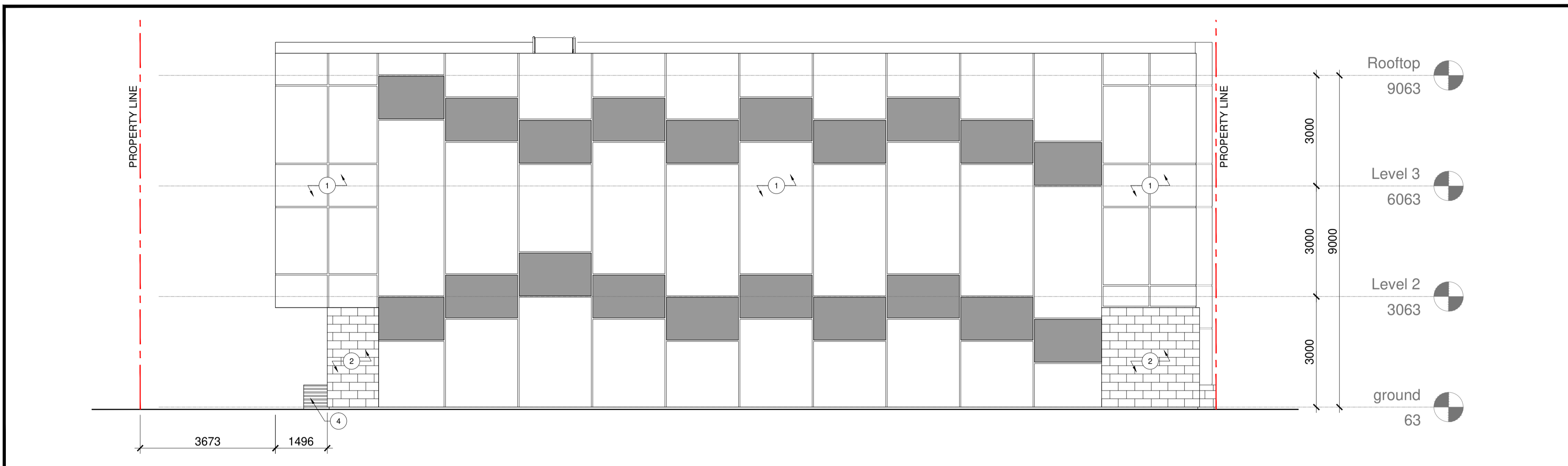
NOTES FOR DRAWING A4:

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

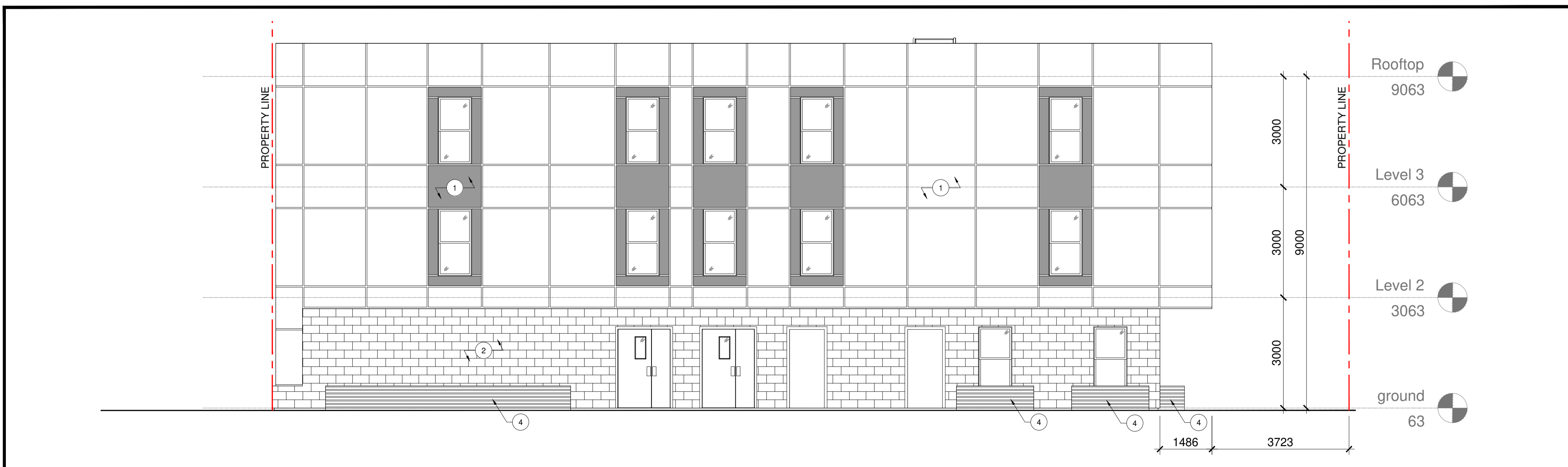


1 North Elevation
A4 Scale = 1:75

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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703-21		June 2021	
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SG			
DRAWN BY	DESSINÉ PAR		
WKW			
CHECKED BY	VÉRIFIÉ PAR		
SG			

ARCHITECT'S STAMP	DRAWING No	DESSIN N°
	A4	
SCEAU D'ARCHITECTE	REVISION No	0
	REVISION N°	



1
A5 Front View 1
Scale = NTS



2
A5 Front View 2
Scale = NTS

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Front Views

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CHECKED BY SG	VÉRIFIÉ PAR		

ARCHITECT'S STAMP / DESSIN N°

A5

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