

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
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, 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

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

CONCEPTION BY CONÇUS PAR SG IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.

DRAWN BY DESSINÉ PAR JY

CHECKED BY VÉRIFIÉ PAR SG

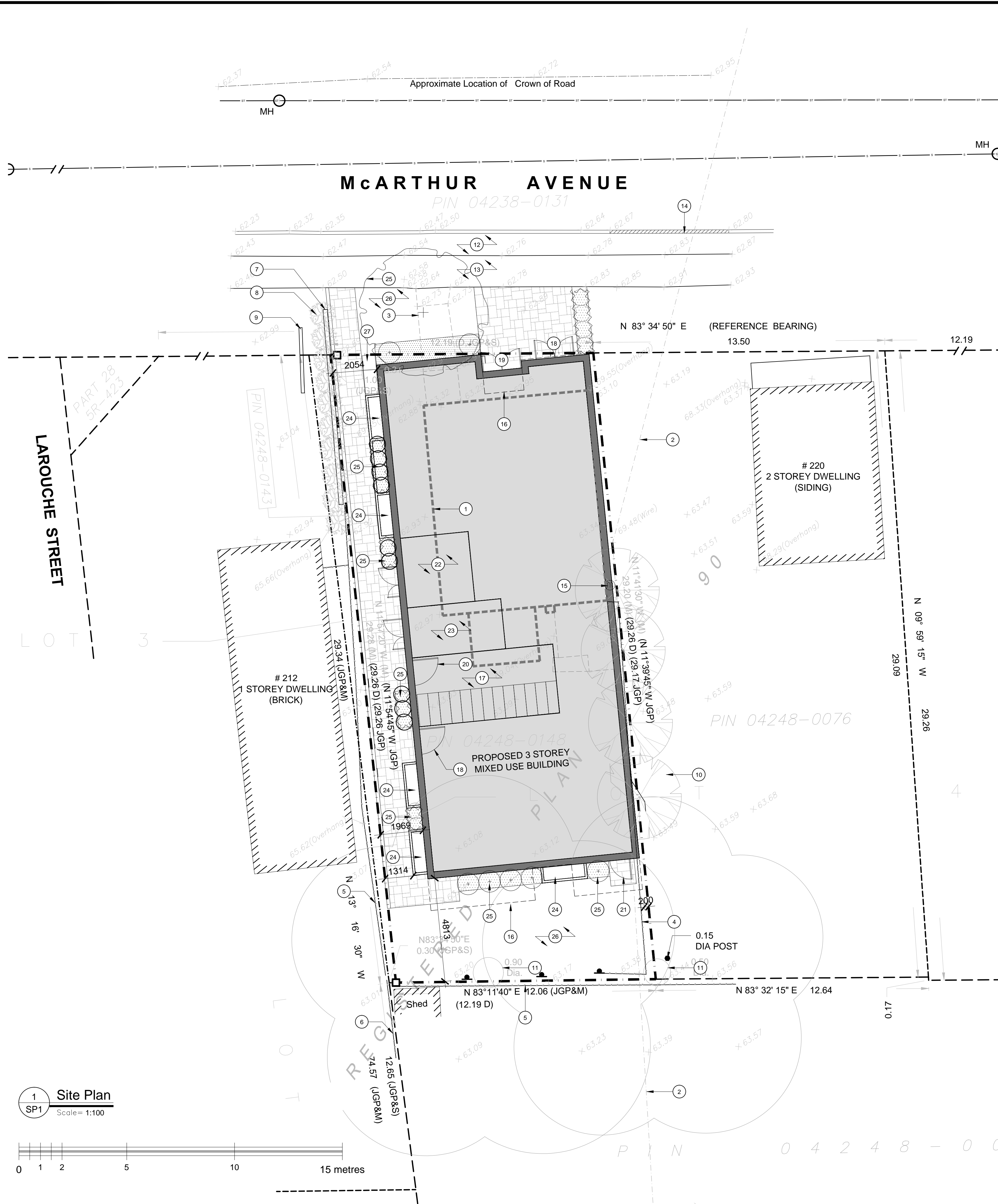
ARCHITECT'S STAMP

DRAWING No DESSIN N°

SP1

SCEAU D'ARCHITECTE

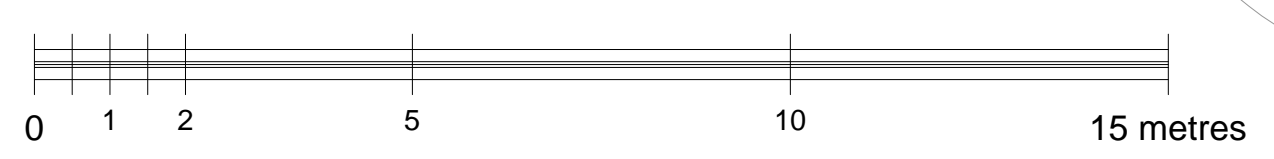
REVISION No RÉVISION N° 0



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

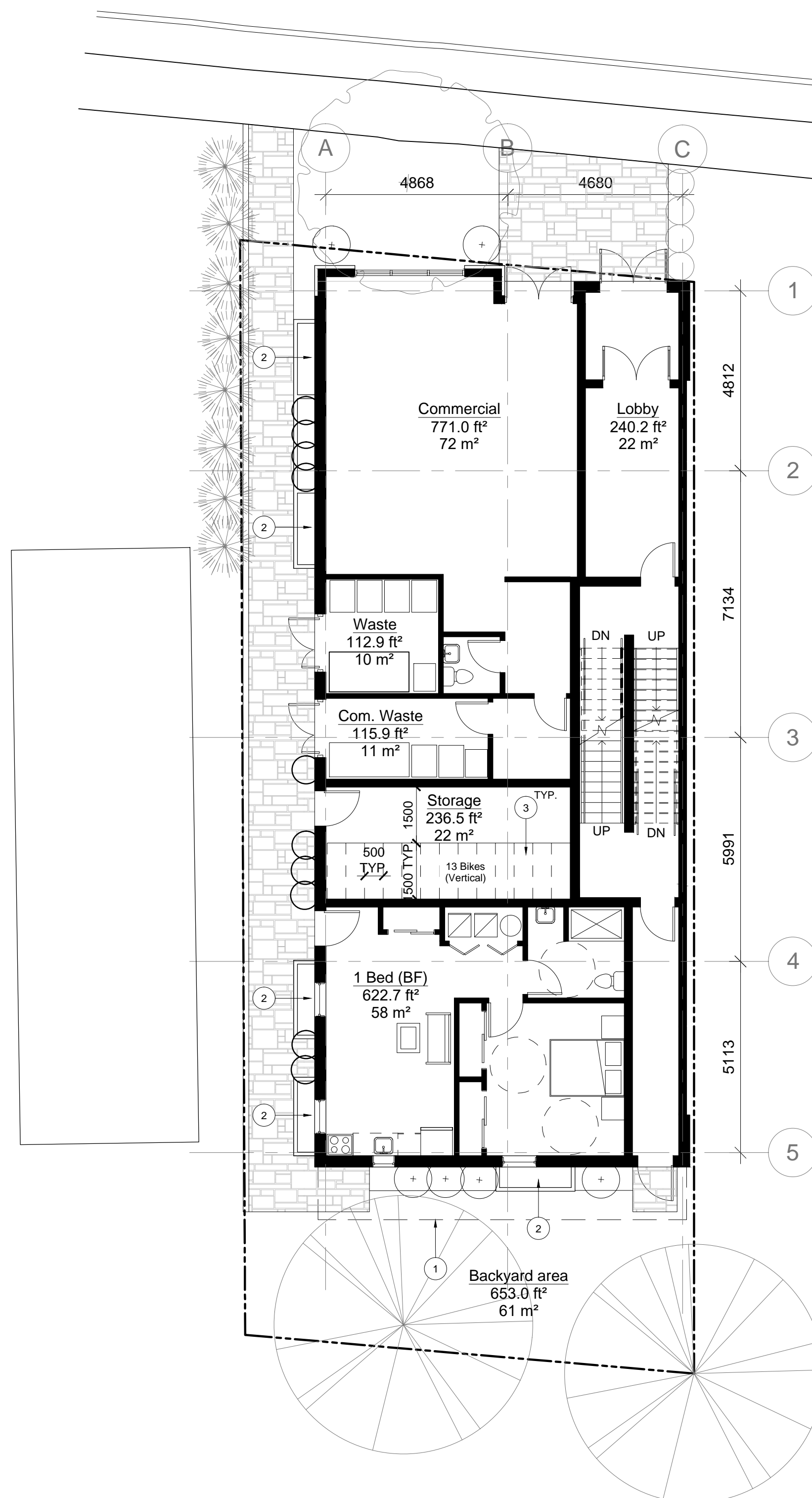
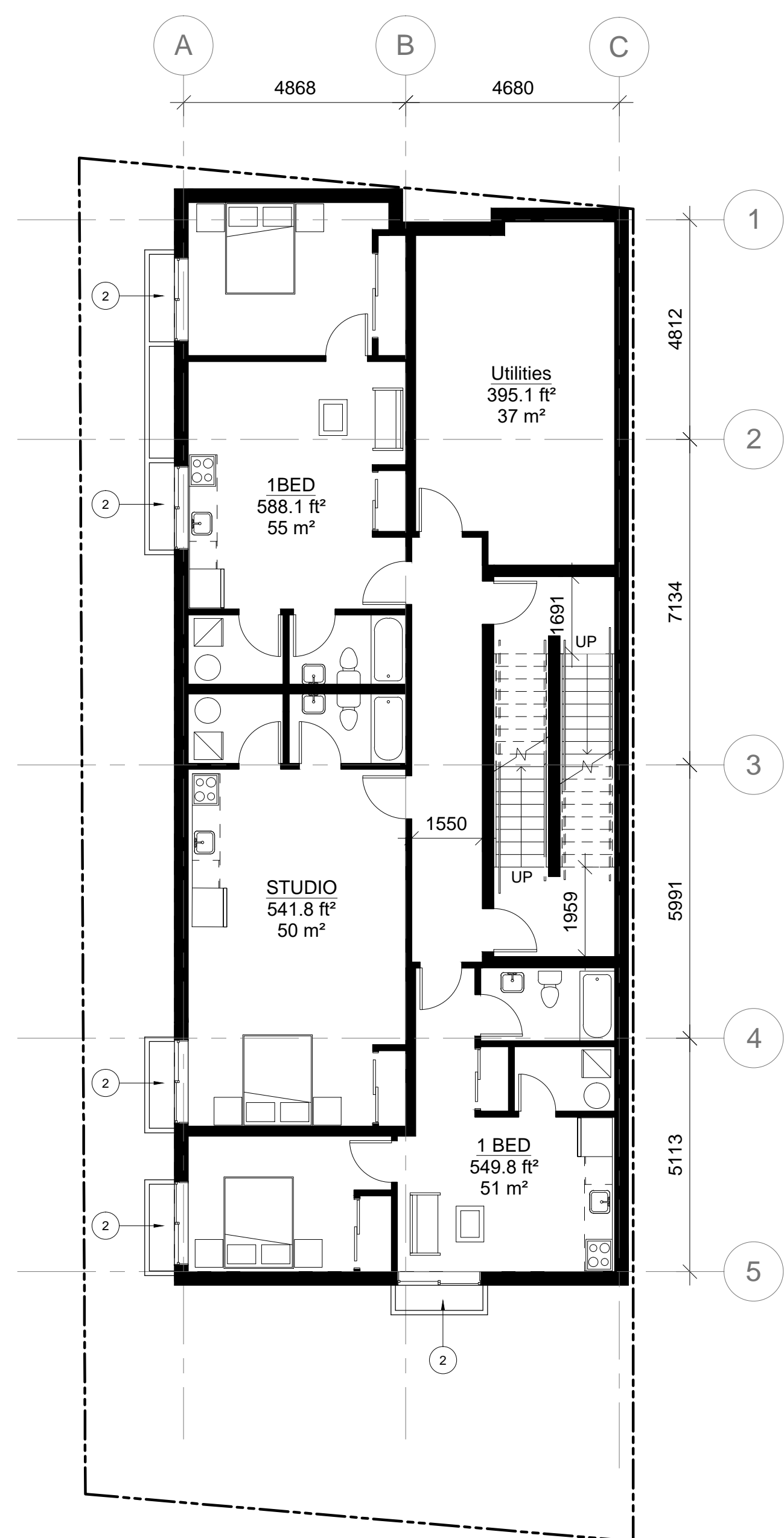
JOHN BERNIER
PLANNER
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

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

| | | |
|----|---------------------------------|----------|
| 2 | Reissued for Site Plan Approval | 25.11.22 |
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| N° | ÉMISSION/RÉVISION | DD/MM/YY |

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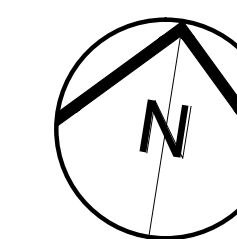
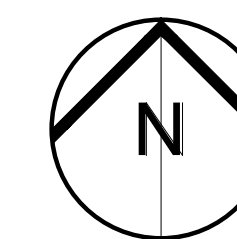
PROJECT NAME / NOM DU PROJET
Development Mixed Use
216 McArthur Ave
Ottawa, On

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° | |

A1

SCEAU D'ARCHITECTE
REVISION No / RÉVISION N° 0

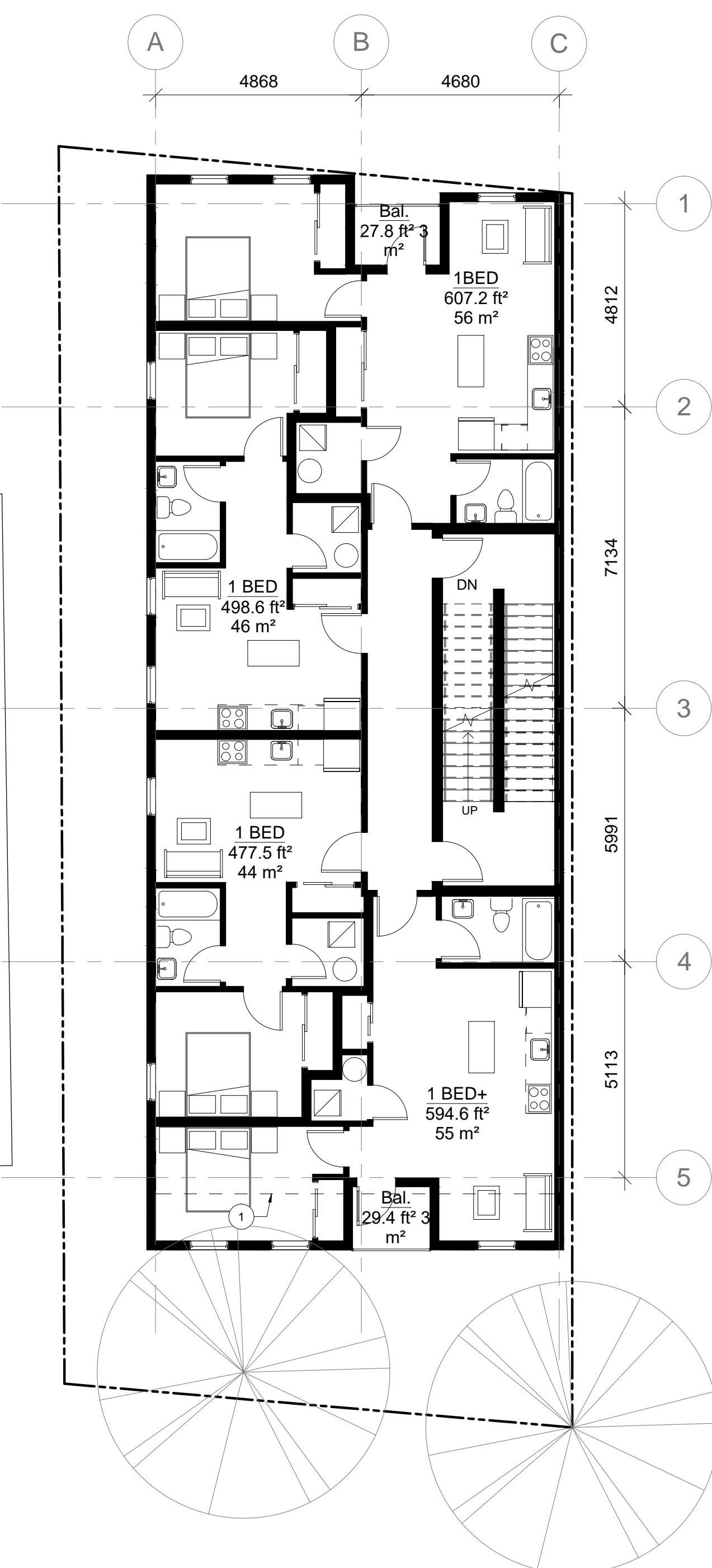


CONSTRUCTION NORTH

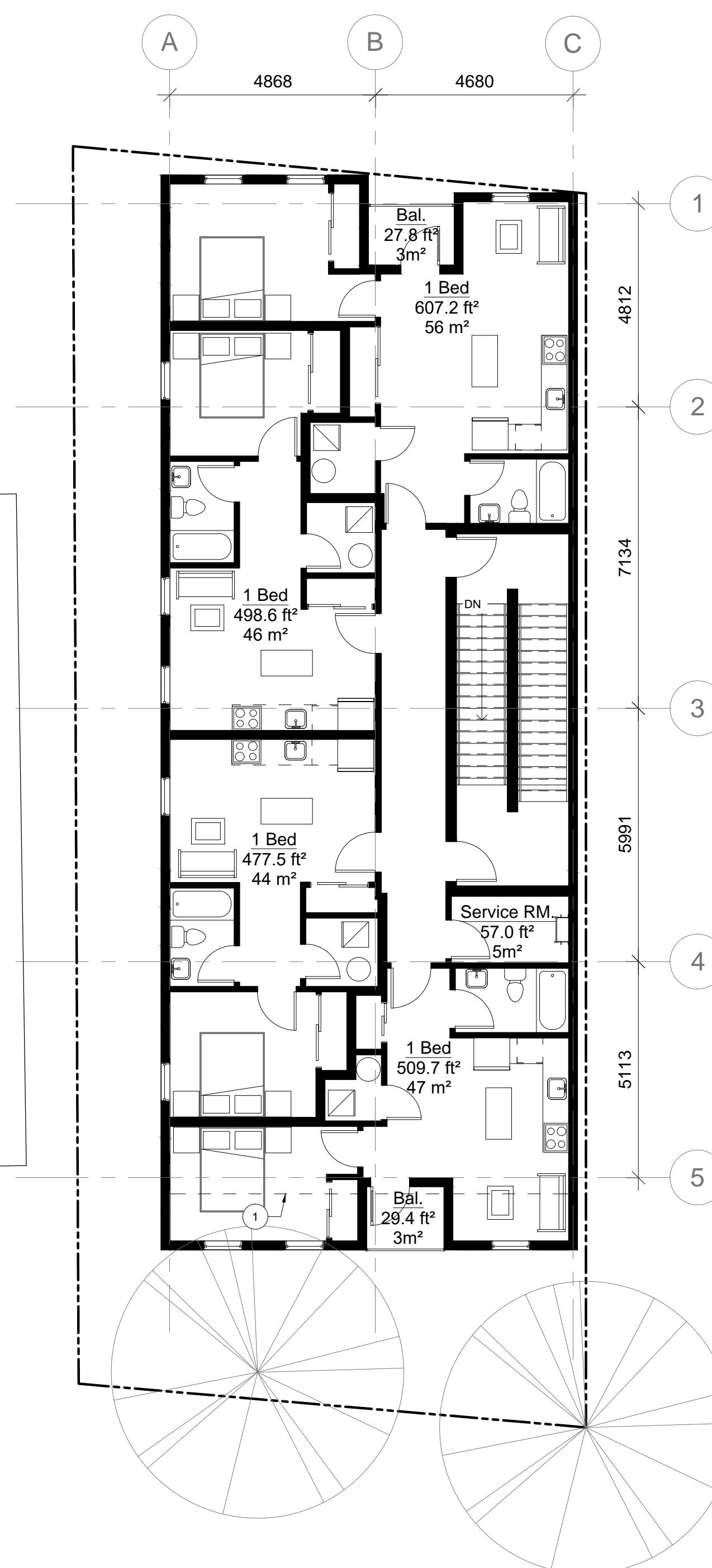
TRUE NORTH

NOTES FOR DRAWING A2:

1. EXTENT OF GROUND FLOOR.



1
A2
Second Floor Plan
Scale = 1:100



2
A2
Third Floor Plan
Scale = 1:100

| | | |
|----|---------------------------------|----------|
| 2 | Reissued for Site Plan Approval | 25.11.22 |
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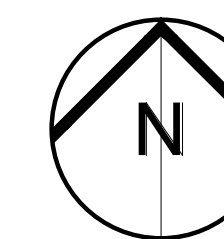
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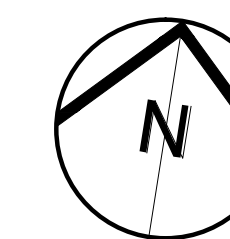
Floor Plans

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

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



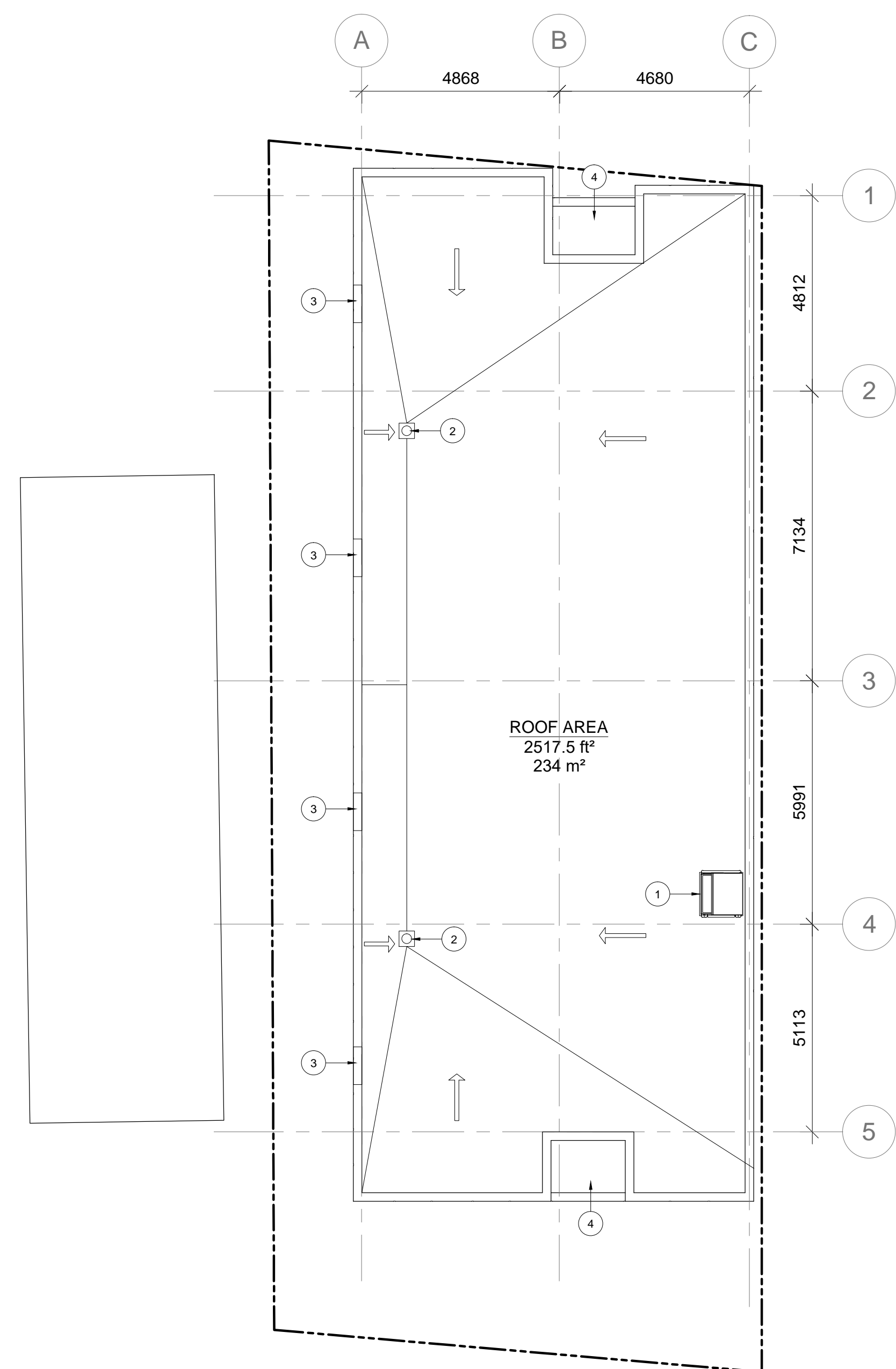
CONSTRUCTION NORTH



TRUE NORTH

NOTES FOR DRAWING A3:

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



ROOF AREA
2517.5 ft²
234 m²

1 Roof Plan
A3 Scale = 1:100

| | | |
|----------|-------------------------------------|------------------|
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Roof Plan

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

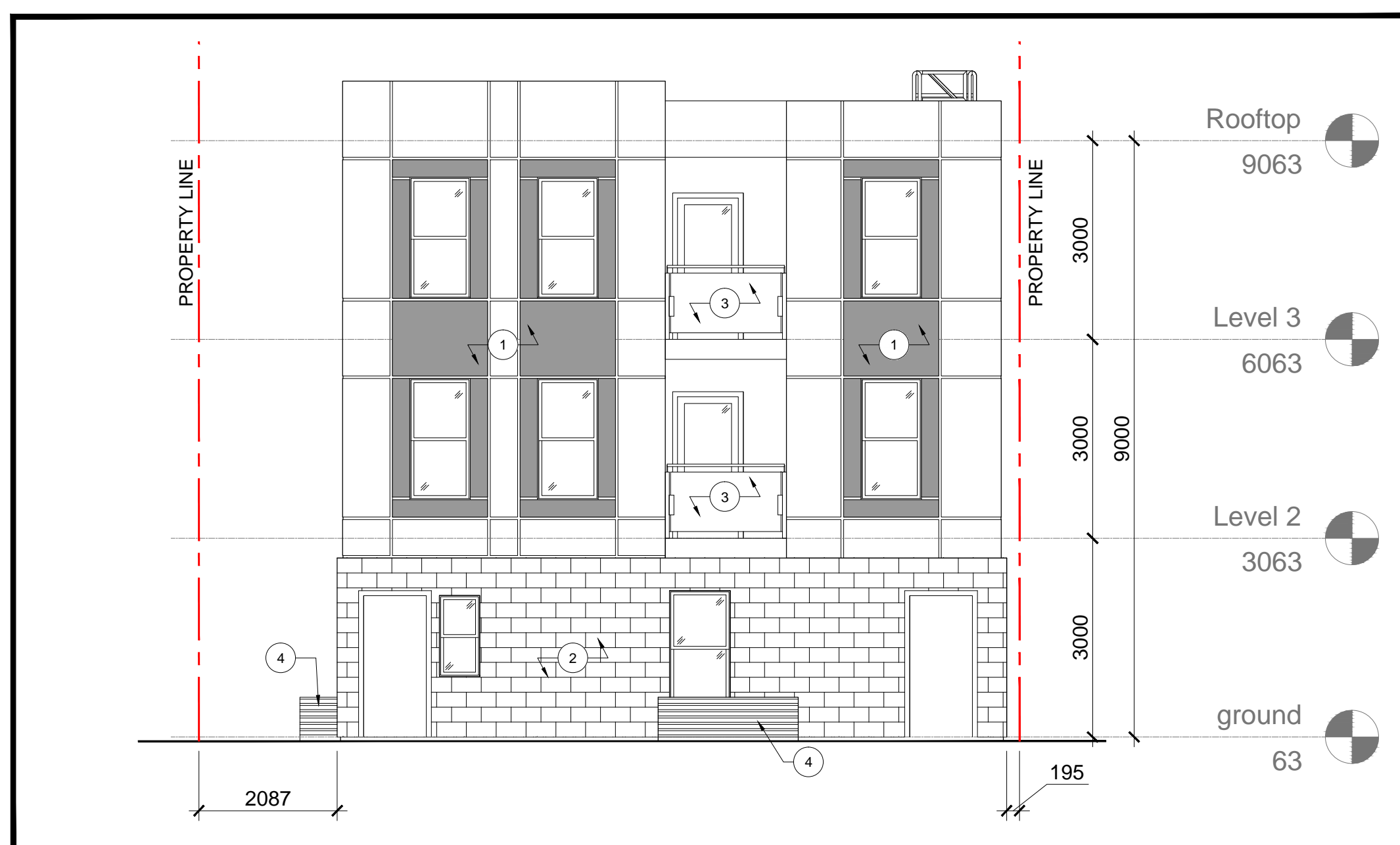
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| ARCHITECT'S STAMP | DRAWING No DESSIN N° |
| | A3 |
| SCEAU D'ARCHITECTE | REVISION No RÉVISION N° 0 |

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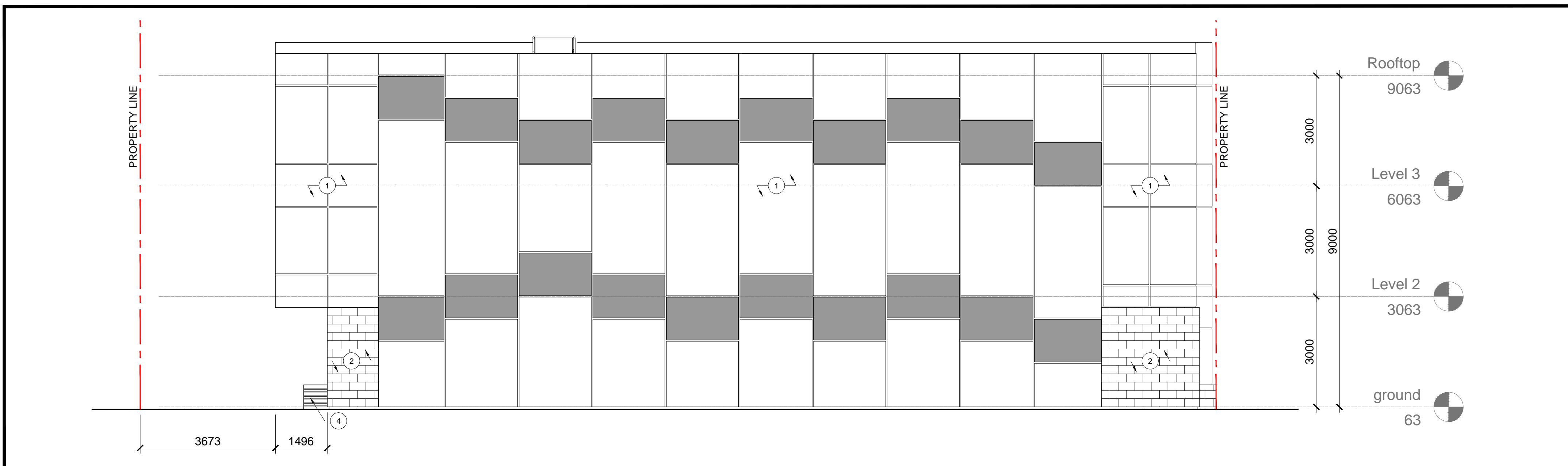
1. METAL SIDING.
2. STONE FINISH.
3. 1100mm GLASS GUARD.
4. WINDOW WELL.



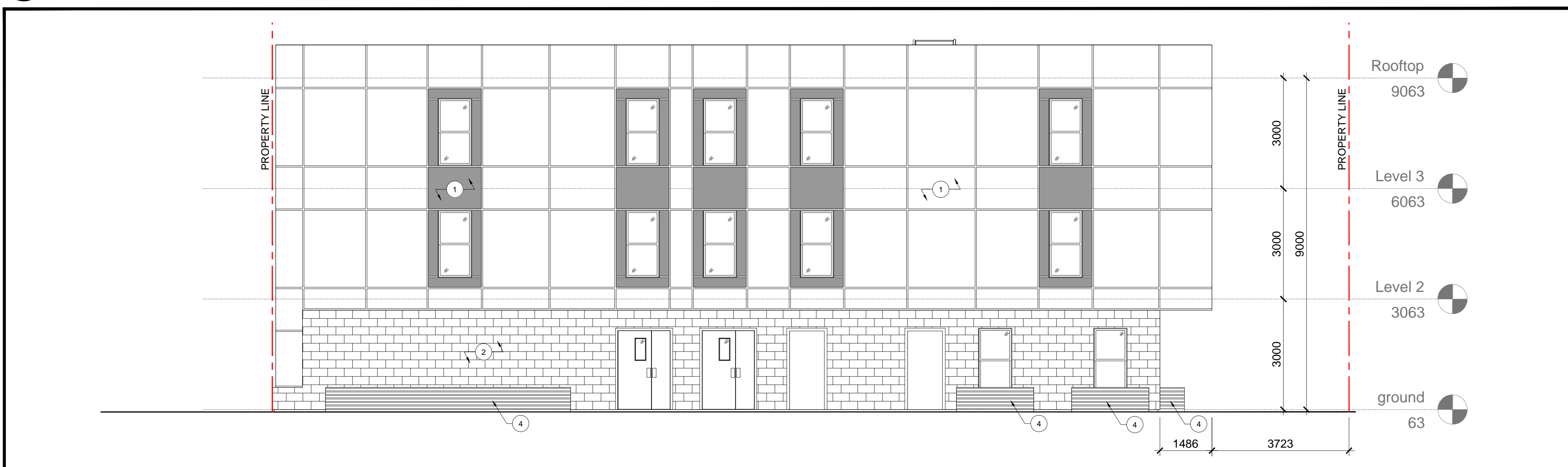
1 North Elevation
A4 Scale = 1:75



2 South Elevation
A4 Scale = 1:75



3 East Elevation
A4 Scale = 1:75



4 West Elevation
A4 Scale = 1:75

| No | ISSUE/REVISION ÉMISSION/RÉVISION | DATE DD/MM/YY |
|----|-------------------------------------|------------------|
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Development
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216 McArthur Ave
Ottawa, On

DRAWING TITLE / TITRE DU DESSIN

Elevations

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

ARCHITECT'S STAMP / DRAWING No / DESSIN N°

A4

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



1 Front View 1
A5 Scale = NTS



2 Front View 2
A5 Scale = NTS

| | | |
|----------|-------------------------------------|------------------|
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DRAWING TITLE / TITRE DU DESSIN
Front Views

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

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|--------------------|-------------------------|-------------|
| ARCHITECT'S STAMP | DRAWING No A5 | DESSIN N° |
| SCEAU D'ARCHITECTE | REVISION No 0 | REVISION N° |