

STAMP

10	2022/08/11	ISSUED FOR ADDENDUM 01
9	2022/07/28	ISSUED FOR TENDER R1
7	2022/06/14	ISSUED FOR TENDER
5	2022/04/19	ISSUED FOR BUILDING PERMIT
4	2022/03/25	ISSUED FOR CLASS C ESTIMATE
2	2022/02/08	ISSUED FOR SITE PLAN APPROVAL
1	2022/01/18	ISSUED FOR 33% REVIEW

NOTES

- OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

CORNERSTONE HOUSING
OTTAWA
ONTARIO, CANADA

PROJECT

CORNERSTONE 44 ECCLES

44 ECCLES ST., OTTAWA,
ONTARIO

TITLE

SITE PLAN

PROJECT NO: 2021-1100
DRAWN: JW
APPROVED: AL
SCALE: As indicated
DATE PRINTED: 8/26/2022 1:11:11 PM

REV DRAWING NO.

10 A100

SITE PLAN GENERAL NOTES:

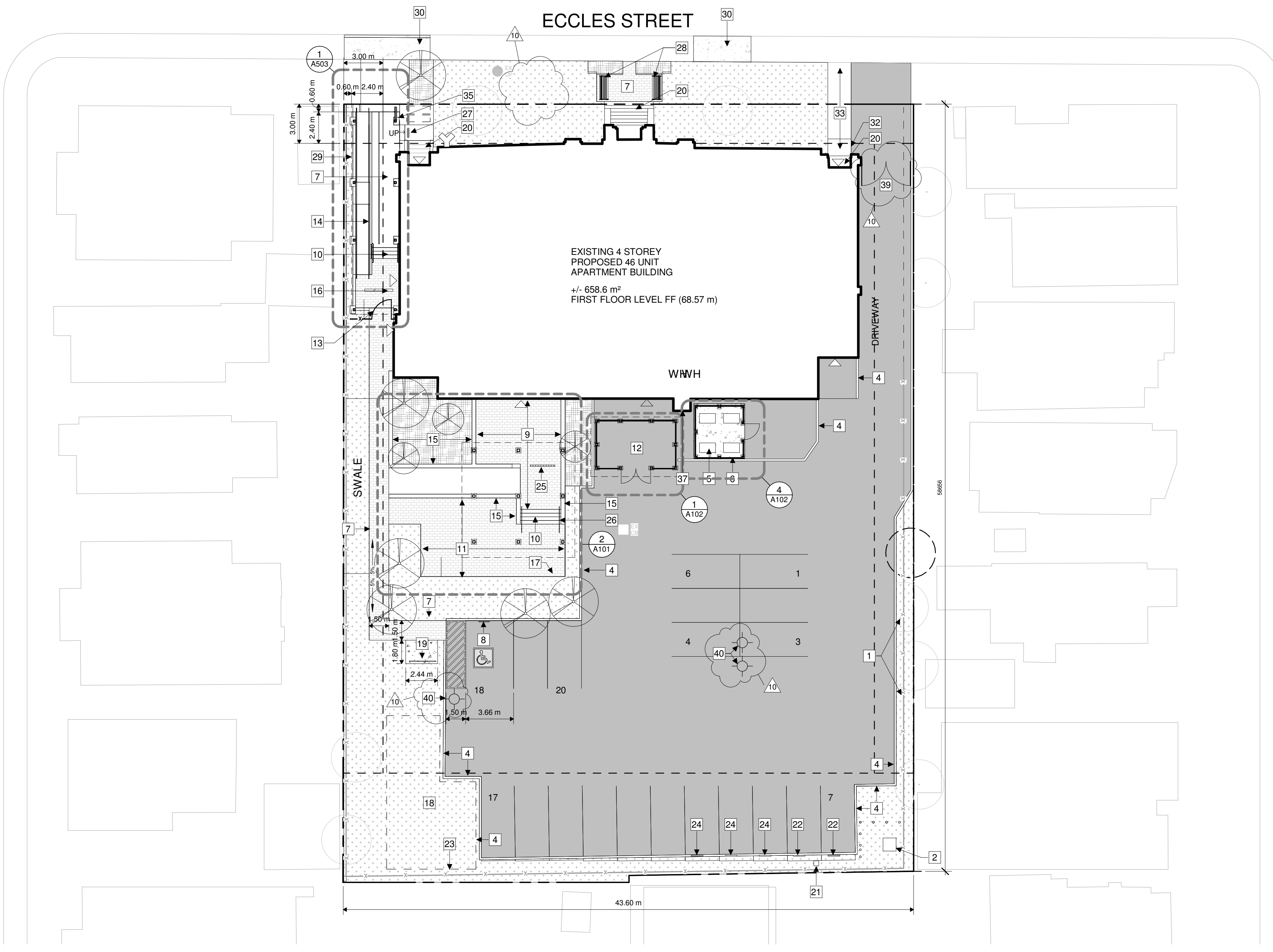
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS.
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION.
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING.
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.
- LEVELS SHOWN ARE APPROXIMATE.
- REFER TO LANDSCAPE FOR SITE MATERIALS.
- EXISTING ASPHALT PAVING AND SOIL TO BE REMOVED PER ESA AND REPLACED.
- REFER TO LANDSCAPE FOR TREE PROTECTION REQUIREMENTS.
- PROVIDE WEEPING TILE AROUND NEW CONSTRUCTION AND CONNECT TO EXISTING.

SITE PLAN KEYNOTES:

- REPLACE TWO FENCE POST, FABRIC AND TOP RAIL STEPPING DOWN AS NEEDED (APPROX. LENGTH 6 m)
- EXISTING ELECTRICAL EQUIPMENT, CONCRETE PAD AND BOLLARDS TO BE REMOVED. PROVIDE NEW CONCRETE PAD AND CONCRETE BOLLARDS (7) FOR NEW ELECTRICAL EQUIPMENT - SEE ELECTRICAL
- NOT USED
- NEW CONCRETE CURB
- NEW MECHANICAL EQUIPMENT (COUNT 4) MOUNTED ON CONCRETE PAD - SEE MECHANICAL
- NEW WOOD FRAMED EQUIPMENT ENCLOSURE W/ HARDWARE ON NEW CONCRETE PAD - SEE STRUCTURAL
- NEW SLOPED CONCRETE WALKWAY - SEE LANDSCAPE AND CIVIL
- ACCESSIBLE PARKING SPACE SIGN WITH INTERNATIONAL PICTOGRAM. SEE SIGNAGE REFERENCE X/AXXX
- NEW LOWER STONE PAVEMENT PATIO - SLOPED TO TRENCH DRAIN - SEE CIVIL
- NEW CONCRETE STEPS C/W STONE PAVERS
- NEW RAISED SLOPED STONE PAVEMENT PATIO W/ CANOPY
- NEW COVERED WOOD FRAMED WASTE ENCLOSURE W/ HARDWARE. ENCLOSURE WALL HEIGHT TO 2000mm ABOVE GRADE - SEE STRUCTURAL
- NEW WOOD FENCE AND GATE. TIE INTO EXISTING FENCE - SEE LANDSCAPE
- NEW COVERED CONCRETE RAMP W/ INTERMEDIATE LANDING C/W STEEL GUARD AND HANDRAIL
- NEW STONE RETAINING WALL PER LANDSCAPE
- OUTLINE OF WOOD FRAMED CANOPY ABOVE - SEE STRUCTURAL
- WOOD POST ON CONCRETE PIER, TYP - SEE STRUCTURAL
- SNOW STORAGE AREA
- NEW 4 BICYCLE CAPACITY STEEL PIPE RACK MOUNTED ON NEW CONCRETE PAD
- EXISTING CONCRETE STAIR AND LANDING TO REMAIN
- PROVIDE CAR CHARGING STATIONS (2), MOUNTED ON NEW 900mm HIGH 152x152mm PT WOOD POST ANCHORED TO CONCRETE PIER MIN. 1500mm BELOW GRADE - SEE ELECTRICAL
- ELECTRIC VEHICLE PARKING SPACE W/ POST SIGNAGE
- REPLACE EXISTING FENCE POST. NEW FENCE POST TO MATCH EXISTING
- VISITOR PARKING SPACE W/ POST SIGNAGE
- TRENCH DRAIN - SEE CIVIL
- NEW GALVANIZED STEEL HANDRAIL
- NEW CONCRETE STEPS (2) AND LANDING - REFER TO CIVIL NEW BENCH
- OUTLINE OF CANOPY ABOVE
- EXISTING CONCRETE SIDEWALK
- AREA OF CONCRETE SIDEWALK AND CONCRETE CURB REINSTATEMENT
- NEW CONCRETE STEP (1) AND LANDING - REFER TO CIVIL
- EXISTING CONCRETE WALKWAY TO REMAIN
- NEW CONCRETE STEPS - SEE LANDSCAPE. PROVIDE STEEL PIPE OBC COMPLIANT HANDRAIL BOTH SIDES OF STEPS
- NEW SIGNAGE
- NEW 38mm DIA. STEEL PIPE HANDRAIL AT RAMP MOUNTED TO STEEL COLUMNS W/ INTERMEDIATE SUPPORT POST BETWEEN COLUMNS
- PROVIDE NEW WEEPING TILE AT GAP IN EXISTING AROUND CHIMNEY. SITE VERIFY T/O CONFIRM EXTENT ON NEW WEEPING TILE REQUIRED
- NOT USED
- PROVIDE TRENCHING FOR NEW ELECTRICAL FEED TO EXISTING ELECTRIC GATE AND NEW SUBTERRAIN VEHICLE SENSING SYSTEM. REMOVE AND REINSTATE GATE AS REQUIRED TO FACILITATE WORK - SEE ELECTRICAL
- PROVIDE TRENCHING FOR ELECTRICAL FEED TO NEW LIGHT FIXTURE MOUNTED ON POLE ANCHORED TO CONCRETE PIER 300mm AFG. CONCRETE PIER MIN. 1500mm BELOW GRADE - SEE ELECTRICAL

SITE PLAN LEGEND:

- NEW ASPHALT PAVING
- NEW SOD
- CONCRETE PAD
- MULCH/PLANTING
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- STONE DUST/SAND
- PAVER TYPE 1: REFER TO LANDSCAPE DOCUMENTS
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- SETBACK
- FENCE PER LANDSCAPE
- EXISTING FENCE TO REMAIN
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- OVERHEAD WIRE
- CATCH BASIN
- CATCH BASIN EXISTING
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED - SEE LANDSCAPE
- NEW TREE PER LANDSCAPE



1 SITE PLAN
A100 1:200

LEGAL DESCRIPTION:	LOTS 14 & 15 AND PARTS OF LOTS 5 & 6. REGISTERED PLAN 4908, CITY OF OTTAWA	UNIT MIX:	TOTAL 46 DWELLINGS 34x 1 ROOM SUITES 12 x1 ROOM SUITES (BARRIER FREE)
REFERENCE SURVEY:	FARLEY, SMITH & DENIS SURVEYING LTD. DECEMBER 20,2021	PROJECTIONS:	PROVIDED 0.6m AND REQUIRED MIN. 0.6m FROM LOT LINE.
MUNICIPAL ADDRESS:	44 ECCLES STREET, OTTAWA	CANOPY PROJECTION:	PROVIDED 3.69m AND REQUIRED MAX. 1.8m INTO SIDEYARD.
SITE AREA:	2577.3m ² (27,741.8 ft ²)	PARKING:	0.5 PER UNIT (FIRST 12 UNITS EXEMPT) 0.1 PER UNIT (VISITORS) 20 REQUIRED 20 PROVIDED (46 EXISTING)
BUILDING FOOTPRINT AREA :	658.6m ² (7,089 ft ²)	BICYCLE PARKING:	0.5 PER UNIT / PROVIDED 6 REQUIRED 23 SPACES
GROSS FLOOR AREA:	BSMT LVL -258.7m ² (2,785 ft ²) GND FL - 436m ² (4,693 ft ²) 2ND FL - 436m ² (4,693 ft ²) 3RD FL - 436m ² (4,693 ft ²) 1566.7m ² (16,864 ft ²)	EXTERIOR AMENITY SPACE	±54m ² (±581 ft ²)
BUILDING HEIGHT:	15.6m (51-2.5") EXISTING	INTERIOR AMENITY SPACE	±6m ² (±335 ft ²) PER DWELLING UNIT
ZONE:	GM[65] F(1.5) H(13.5) AREA A SCHEDULE 342 MATURE NEIGHBOURHOOD OVERLAY		

ZONING INFORMATION 44 ECCLES ST		
	PROVIDED	REQUIRED
LOT WIDTH	43.57m	n/a
LOT DEPTH	59.49m	n/a
LOT AREA	2577.3m ²	n/a
FRONT YARD	2.37 m (ex.)	3.0 m
REAR YARD	35.21 m (ex.)	7.5 m
INTERIOR SIDE YARD	4.25 m (ex.)	3.0 m
INTERIOR SIDE YARD	4.25 m (ex.)	3.0 m
LOT COVERAGE	24.1%	N/A
BUILDING HEIGHT	±15.6 (ex.)	13.5m (MAX)
FLOOR SPACE INDEX	0.75	1.5 (MAX)

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

APPROVED

By Andrew McCreight at 2:45 pm, Sep 21, 2022