

**NEW SITE PLAN GENERAL NOTES:**

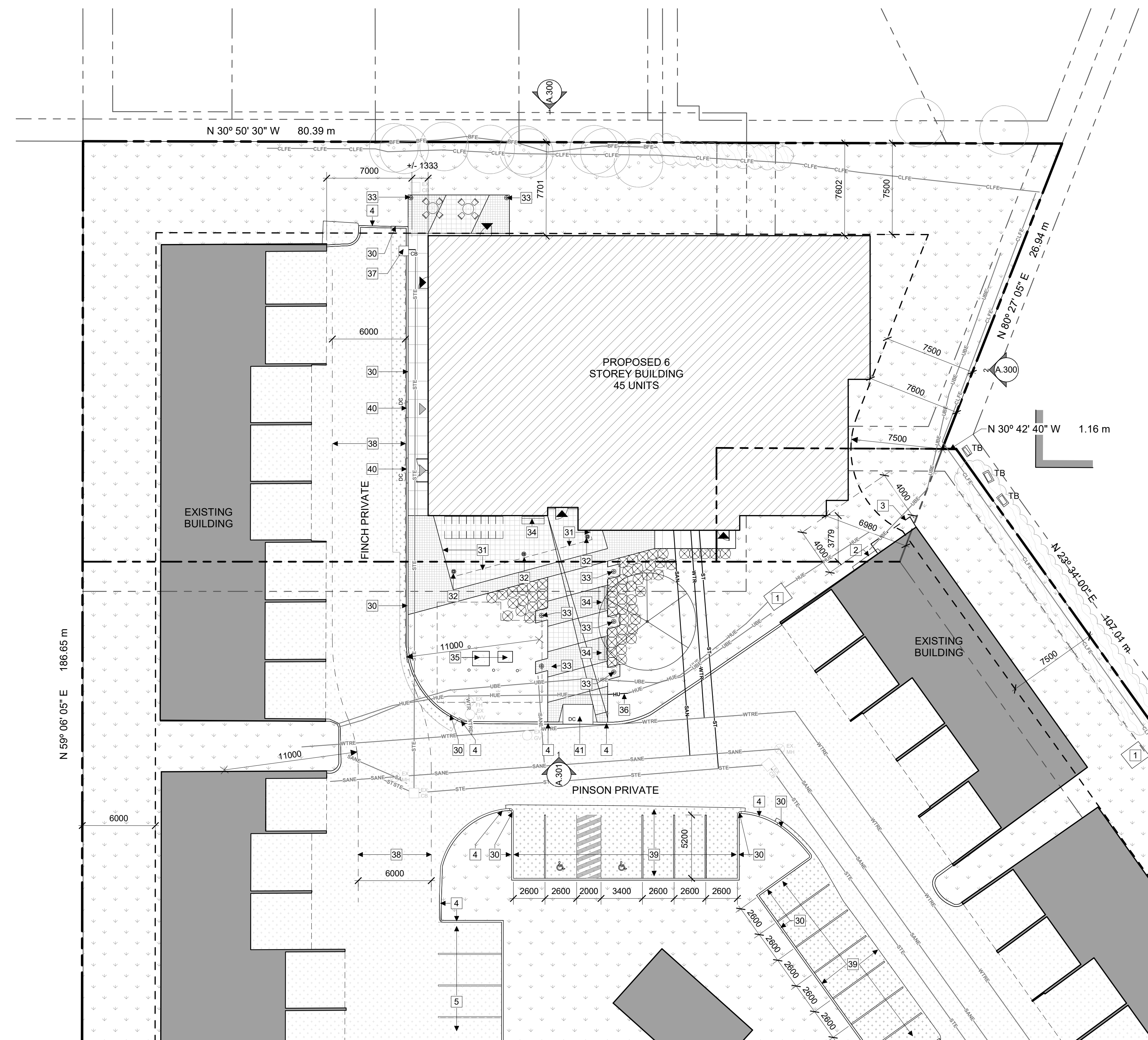
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE 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
- PROVIDE TEMPORARY HOARDING AND FACING AROUND CONSTRUCTION SITE FOR PERIOD OF WORK
- PROTECT EXISTING TREES FROM DAMAGE FOR PERIOD OF WORK

**NEW SITE PLAN KEYNOTES:**

- EXISTING HYDRO KIOSK
- EXISTING HYDRO METERS AT WOODEN BOX
- EXISTING BUILDING ABOVE
- EXISTING CURB TO REMAIN
- EXISTING PARKING
- NEW CURB
- NEW CANOPY OVERHANG ABOVE (DASHED)
- NEW COLUMN
- NEW BOLLARD LIGHT PER LANDSCAPING
- BENCH
- NEW TRANSFORMER AND SWITCH PER ELECTRICAL
- ADJUSTS UNDERGROUND HYDRO LINES PER ELECTRICAL AFTER HYDRO KIOSK REMOVAL PER ELECTRICAL
- NEW CATCH BASING. ADJUST STORM WATER LINE AS REQUIRED
- FIRE ROUTE
- NEW PARKING
- NEW DROPPED CURB AND SIDEWALK RAMP
- NEW DROPPED CURB AND ACCESSIBLE SIDEWALK RAMP
- NEW BIKE PACKING SPACES

**NEW SITE PLAN LEGEND:**

- EXISTING BUILDING
- PROPOSED BUILDING
- NEW ASPHALT PAVING
- EXISTING ASPHALT PAVING EXISTING
- NEW GRASS
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAD
- NEW PAVER TYPE 1
- NEW PAVER TYPE 2
- EXISTING CEDAR HEDGE
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- PARCEL MAIN BOUNDARY LINE
- PARCEL STANDARD BOUNDARY LINE
- SET BACK LINE
- NEW FENCE PER LANDSCAPE
- EXISTING CHAIN LINK FENCE
- EXISTING BOARD FENCE
- EXISTING WATER
- NEW WATER
- EXISTING SANITARY
- NEW SANITARY
- EXISTING STORM
- NEW STORM
- EXISTING ELECTRICAL SERVICE (BELOW GRADE)
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- EXISTING BELL SERVICE (BELOW GRADE)
- EXISTING GAS
- NEW GAS
- CATCH BASIN
- CATCH BASIN EXISTING
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- WATER VALVE CHAMBER EXISTING
- WATER VALVE EXISTING
- GAS VALVE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB
- NEW TREE PER LANDSCAPING
- NEW SHRUB PER LANDSCAPING
- EXISTING TREE



**1 PROPOSED SITE PLAN**  
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| LEGAL DESCRIPTION | SITE AREA        | 16 946m <sup>2</sup> (TBC) | ZONING PROVISION  | REQUIRED                | PROVIDED  | PARKING QUEING + LOADING   | REQUIRED | PROVIDED |
|-------------------|------------------|----------------------------|---|-------------------------|---|--|----------|----------|
| REFERENCE SURVEY  | BUILDING AREA    | 825m <sup>2</sup>          | MIN. LOT WIDTH  | N/A                     | 34.5m   | RESIDENTIAL SPACES   | 54       | 54       |
| MUNICIPAL ADDRESS | GROSS FLOOR AREA | 4926m <sup>2</sup>         | MIN. LOT AREA   | 1400m <sup>2</sup>      | 2541m <sup>2</sup>  | VISITOR SPACES   | 9        | 9        |
|                   | BUILDING HEIGHT  | 18m / 6 STOREYS            | MIN. FRONT YARD SETBACK   | 3.0m                    | N/A   | ACCESSIBLE PARKING   |          | 2        |
|                   | ZONE             | R5B (H18)                  | MIN. CORNER YARD SETBACK  | N/A                     | N/A   | BICYCLE PARKING  | 45       | 77       |
|                   | SCHEDULE 1       | AREA C                     | MIN. REAR YARD SETBACK  | 7.5m                    | 7.6m  |  |          |          |
|                   | SCHEDULE 2       | N / A                      | MIN. INTERIOR YARD SETBACK  | 7.5m                    | 7.6m  |  |          |          |
|                   |                  |                            | MAX. HEIGHT   | 18m                     | 18m   | GARBAGE COLLECTION:  |          |          |
|                   |                  |                            | AMENITY AREA  | 270m <sup>2</sup> + TBD | 79.3m <sup>2</sup> Interior<br>191m <sup>2</sup> Exterior | • GARBAGE 11yard: 3x4 Yd. bins<br>• GMP 0.81 yds<br>• FIBER 2.8 yds<br>• COMPOST 1x240L Cart |          |          |
|                   |                  |                            | LANDSCAPED AREA   | 762.3m <sup>2</sup>     | 1302m <sup>2</sup>  |  |          |          |
|                   |                  |                            | MINIMUM SETBACK OF WALL OF RESIDENTIAL BUILDING TO PRIVATE WAY          | 1.8m                    | 1.8m  |  |          |          |
|                   |                  |                            | MINIMUM SEPARATION AREA BETWEEN BUILDINGS IN A PLANNED UNIT DEVELOPMENT | 3.0m                    | 4.0m  |  |          |          |

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REV DATE ISSUE

NOTES

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- 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

**OTTAWA COMMUNITY HOUSING**  
OTTAWA  
ONTARIO, CANADA

PROJECT

**OCH SHEARWATER APARTMENTS**

1 FINCH PRIVATE, OTTAWA, ON

TITLE

**PROPOSED SITE PLAN**

PROJECT NO: 2022-1430  
DRAWN: AL / LCB / IK  
APPROVED: JS  
SCALE: 1 : 200  
DATE PRINTED: 5/11/2023 4:22:50 PM

REV DRAWING NO.

1 A100