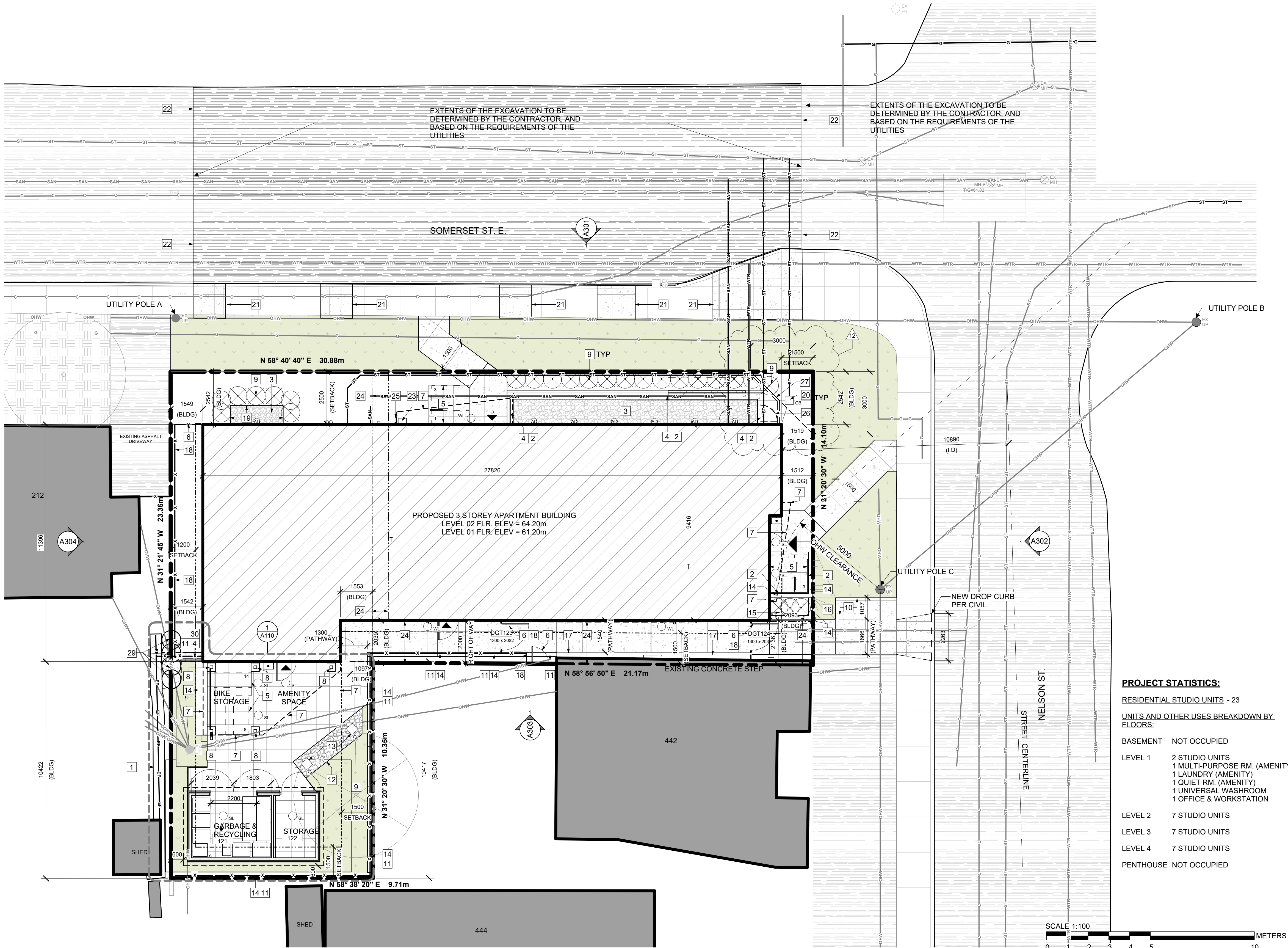




1 SITE PLAN - NEW WORK
A100 1:100

LEGAL DESCRIPTION	DEVELOPMENT INFORMATION		ZONING PROVISION	REQUIRED	PROVIDED	PARKING QUEUING + LOADING	REQUIRED	PROVIDED
LOT 24 AND PART OF LOT 25 (WEST NELSON STREET) REGISTERED PLAN 45224 CITY OF OTTAWA	SITE AREA	533.8m ²	MIN. LOT WIDTH	14.1m	14.1m	RESIDENTIAL SPACES	n/a	n/a
REFERENCE SURVEY:	BUILDING AREA	273m ²	MIN. LOT AREA	450m ²	533.8m ²	VISITOR SPACES	n/a	n/a
TOPOGRAPHIC PLAN OF SURVEY, PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED JAN.16/2023	GROSS FLOOR AREA	1,235m ²	MIN. FRONT YARD SETBACK	1.5m	1.512m	ACCESSIBLE PARKING	n/a	n/a
FARLEY, SMITH & DENIS SURVEYING LTD. UNIT 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6	BUILDING HEIGHT	11.2 m 3 STOREYS	MIN. CORNER YARD SETBACK	2.5m	2.54m	BICYCLE PARKING	12	20
MUNICIPAL ADDRESS:	ZONE	R4UC[3100] H(11.5)-c.	MIN. REAR YARD SETBACK	1.2m	1.549m			
214 SOMERSET ST. E	SCHEDULE 1:	AREA B	MIN. INTERIOR YARD SETBACK	1.5m	1.5m			
	SCHEDULE 2:		MAX. HEIGHT	11m	11.5 m			
			AMENITY AREA	n/a	n/a			
			LANDSCAPED AREA	160m ²	244m ²			

SITE PLAN KEYNOTES:

- EXISTING RETAINING WALL C/W EXISTING FENCE/GUARD
- 1070mm(H) MIN. STEEL GUARD PER LANDSCAPING
- MAINTENANCE STRIP
- NEW RETAINING WALL PER STRUCTURAL
- BIKE RACKS - 1.8m D X 0.37 W HORIZONTAL STACKED
- METAL GATE PER LANDSCAPING
- LINE OF ROOF CANOPY ABOVE
- SUPPORT POSTS
- NEW TREE OR SHRUB PER LANDSCAPE PLANS
- WASTE STAGING AREA FOR CURBSIDE PICKUP
- 1070mm(H) MIN. STEEL FENCE / GUARD PER LANDSCAPING
- CLEAR STONE TRENCH WITH SUBDRAIN PER CIVIL
- LANDSCAPING CATCH BASIN PER CIVIL
- NEW RETAINING WALL PER LANDSCAPING
- NEW PLANTING BED AND PLANTS PER LANDSCAPING
- MAX. SLOPE 1:2

- CURB PER LANDSCAPING
- FENCE PER LANDSCAPING
- GALVANIZED STEEL CORRUGATED WELL
- CATCH BASIN PER CIVIL
- REMOVE EXISTING SIDEWALK AND CURB, BASE COURSES AND EXCAVATE AS REQUIRED FOR NEW CONSTRUCTION. REINSTATE SIDEWALK, CURBS AND BASE COURSES PER CIVIL.
- REMOVE EXISTING ASPHALT PAVING, BASE COURSES AND EXCAVATE AS REQUIRED FOR NEW CONSTRUCTION. REINSTATE BASE COURSES AND ASPHALT PAVING PER CIVIL.
- GAS METER PER MECHANICAL
- EASEMENT: SUBJECT TO RIGHT-OF-WAY PER INST. No. NS207878
- CANOPY DOWNSPOUT
- AREA WELL ACCESS GATE COMPLETED WITH LATCH AT GUARD PER LANDSCAPING.
- EXTENT OF AREA WELL FOOTING BELOW GRADE (DASHED)
- CONNECT NEW AND EXISTING FENCE / GUARD
- PERMANENT CAISSONS PER SHORING CONTRACTOR C/W CAST-IN-PLACE REINFORCED CONCRETE CAP
- CAST-IN-PLACE REINFORCED CONCRETE CAP AT TOP OF RETAINING WALL

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

SITE PLAN LEGEND:

- EXISTING BUILDING TO REMAIN
- NEW BUILDING
- PERMEABLE PAVERS
- EXISTING ASPHALT PAVING
- NEW ASPHALT PAVING
- NEW GRASS AND SOFT LANDSCAPING
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- NEW CONCRETE PAD
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- CLEAR STONE
- EXISTING FOUNDATION WALLS
- BUILDING ENTRANCE
- BUILDING FACE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- FENCE PER LANDSCAPE
- EXISTING FENCE TO REMAIN
- PROPOSED DOMESTIC WATER
- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED ELECTRICAL SERVICE (BELOW GRADE)
- EXISTING OVERHEAD WIRES
- EXISTING DOMESTIC WATER
- EXISTING SANITARY
- EXISTING STORM
- EXISTING ELECTRICAL SERVICE (BELOW GRADE)
- EXISTING GAS LINE
- EXISTING UNDERGROUND BELL

- CATCH BASIN
- CATCH BASIN EXISTING
- LIGHT STANDARD
- FULL CUTOFF WALL LIGHT
- SOFFIT LIGHT
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- NEW SHRUBS PER LANDSCAPING
- EXISTING TREE
- NEW TREE PER LANDSCAPING

APPROVED
By Allison Hamlin at 11:12 am, Oct 15, 2025

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

STAMP

REV	DATE	ISSUE
19	2025-09-29	ISSUED FOR TENDER R1
18	2025-09-26	ISSUED FOR SPCA R4
16	2025-09-04	ISSUED FOR TENDER
15	2025-07-29	ISSUED FOR SPCA
12	2025-05-20	ISSUED FOR SPCA R3
10	2025-03-07	ISSUED FOR BP RESPONSE R1
8	2025-02-11	ISSUED FOR SPCA R1
5	2024-12-23	ISSUED FOR SPCA
4	2024-12-20	ISSUED FOR BUILDING PERMIT
2	2023-08-29	ISSUED FOR RE-ZONING
1	2023-06-12	ISSUED FOR DEMOLITION PERMIT

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 SOMERSET ST. E

214 SOMERSET ST. E, OTTAWA, ON.

TITLE
PROPOSED SITE PLAN

PROJECT NO: 2022 - 2470
DRAWN: HL, IK
APPROVED: JS, AL
SCALE: As Indicated
DATE PRINTED: 2025-09-29 1:39:07 PM

REV DRAWING NO.

19 A100