



1 SITE PLAN - NEW WORK
A100 1:100

LEGAL DESCRIPTION
Lot 24 and part of lot 25 (West Nelson Street)

REFERENCE SURVEY
Farley, Smith & Denis Surveying Ltd.

MUNICIPAL ADDRESS
214 Somerset St. E

SITE AREA
533.8m²

BUILDING AREA
273m²

GROSS FLOOR AREA
1,235m²

BUILDING HEIGHT
11.2 m 3 STOREYS

ZONE
R4UC[3100] H(11.5)-c.

SCHEDULE 1:
AREA B

SCHEDULE 2:

ZONING PROVISION

MIN. LOT WIDTH	14.1m	14.1m
MIN. LOT AREA	450m ²	533.8m ²
MIN. FRONT YARD SETBACK	1.5m	1.512m
MIN. CORNER YARD SETBACK	2.5m	2.54m
MIN. REAR YARD SETBACK	1.5m	1.549m
MIN. INTERIOR YARD SETBACK	1.5m	1.5m
MAX. HEIGHT	11m	11.5 m
AMENITY AREA	n/a	n/a
LANDSCAPED AREA	160m ²	244m ²

REQUIRED

PROVIDED

PARKING QUEING + LOADING

RESIDENTIAL SPACES
n/a
n/a

VISITOR SPACES
n/a
n/a

ACCESSIBLE PARKING
n/a
n/a

BICYCLE PARKING
12
20

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 KEYNOTES:

- EXISTING RETAINING WALL
- GLASS GUARDRAIL
- MAINTENANCE STRIP
- NEW RETAINING WALL WITH STEEL GUARD
- BIKE RACKS - 1.8m D X 0.6m W X 0.5m L. ALTERNATING
- METAL GATE
- LINE OF ROOF CANOPY ABOVE
- SUPPORT POSTS
- NEW TREE OR SHRUB PER LANDSCAPE PLANS
- WASTE STAGING AREA FOR CURBSIDE PICKUP
- STEEL GUARD
- CLEAR STONE TRENCH WITH SUBDRAIN PER CIVIL
- LANDSCAPING CATCH BASIN PER CIVIL

SITE PLAN LEGEND:

- EXISTING BUILDING TO REMAIN
- NEW BUILDING
- EXISTING ASPHALT PAVING
- NEW ASPHALT PAVING
- NEW GRASS AND SOFT LANDSCAPING
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE PAD
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- CLEAR STONE
- EXISTING FOUNDATION WALLS
- BUILDING ENTRANCE
- BUILDING FACE
- PROPERTY LINE
- SETBACK LINE
- FENCE PER LANDSCAPE
- 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

CSV ARCHITECTS

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MECHANICAL+ ELECTRICAL
ENGINEER
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STAMP

6 2024-12-23 ISSUED FOR 33% OCH REVIEW
5 2024-12-23 ISSUED FOR SPCA
4 2024-12-20 ISSUED FOR BUILDING PERMIT
2 2023-08-29 ISSUED FOR RE-ZONING

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 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: 2025-01-09 4:44:53 PM

REV DRAWING NO.

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