



**1040 SOMERSET ST W, OTTAWA**  
SITE PLAN APPLICATION &  
ZONING BY LAW AMENDMENT



Breezehill Ave. N.

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01	SPA / ZONING BYLAW AMENDMENT	03-04-2013
02	SPA / ZONING BYLAW AMENDMENT	10-30-2013
03	SPA / ZONING BYLAW AMENDMENT	07-02-2015
04	SPA / ZONING BYLAW AMENDMENT	08-25-2015
05	SPA / ZONING BYLAW AMENDMENT	11-27-2020

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**1040 SOMERSET ST**

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 Ottawa ON K1Y 4L3**

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Perspectives

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21062

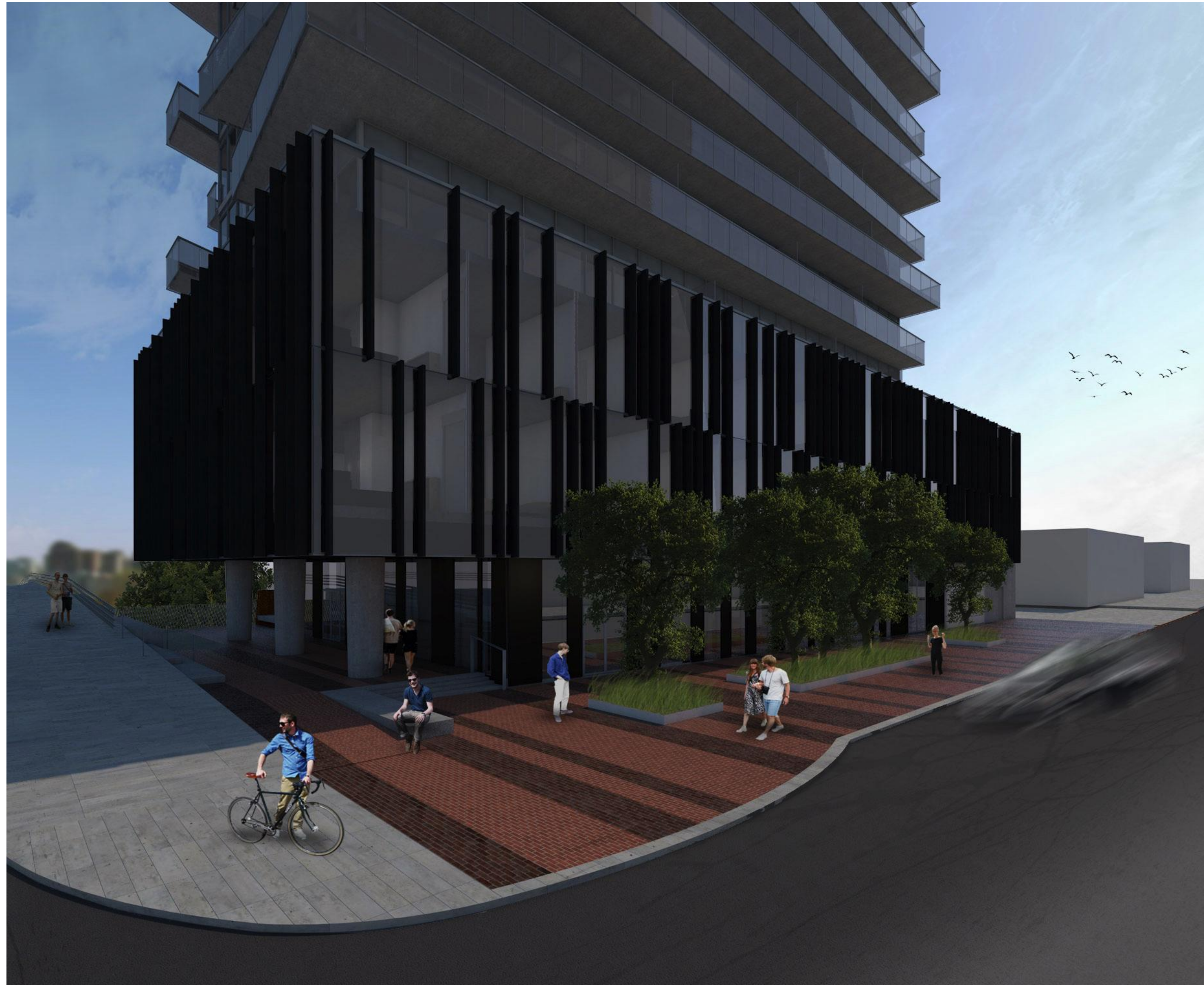
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2020-12-01

# 1.2



North-West Corner Somerset St. W. & Breezehill Ave. N



North West Corner

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**1.3**



Night View - North West Corner

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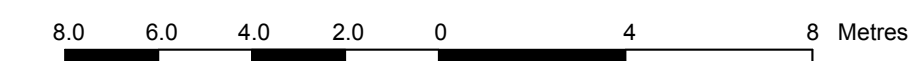
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TOPOGRAPHICAL PLAN OF

LOTS 1, 2 and 3  
East Side Breezhill Avenue North  
PART OF BLOCK J  
REGISTERED PLAN 73  
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebek Ltd.  
Field Work Completed April 5, 2012

Scale 1 : 200



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Date Edward M. Lancaster, O.L.S.

Notes & Legend

- Denotes
- MH-ST Maintenance Hole (Storm Sewer)
  - MH-S Maintenance Hole (Sanitary)
  - MH-B Maintenance Hole (Bell)
  - MH-T Maintenance Hole (Traffic)
  - MH Maintenance Hole (Unidentified)
  - Overhead Wires
  - UP Utility Pole
  - AN Anchor
  - LS Light Standard
  - CB Catch Basin
  - FH Fire Hydrant
  - ⊕ WW Water Valve
  - T/G Top of Grate
  - B Bollard
  - CLF Chain Link Fence
  - BF Board Fence
  - +65.00 Location of Elevations
  - +65.00 Location of Elevations (Top of Curb)
  - Fnd. Foundation
  - Switch Electrical Transformer on UP
  - Property Line

Bearings are grid.

SITE AREA = 1345. m<sup>2</sup>

BOUNDARY INFORMATION COMPILED FROM FIELD SURVEY, REGISTRY OFFICE RECORDS AND OFFICE RECORDS.

ELEVATION NOTES

- Elevations shown are referred to geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

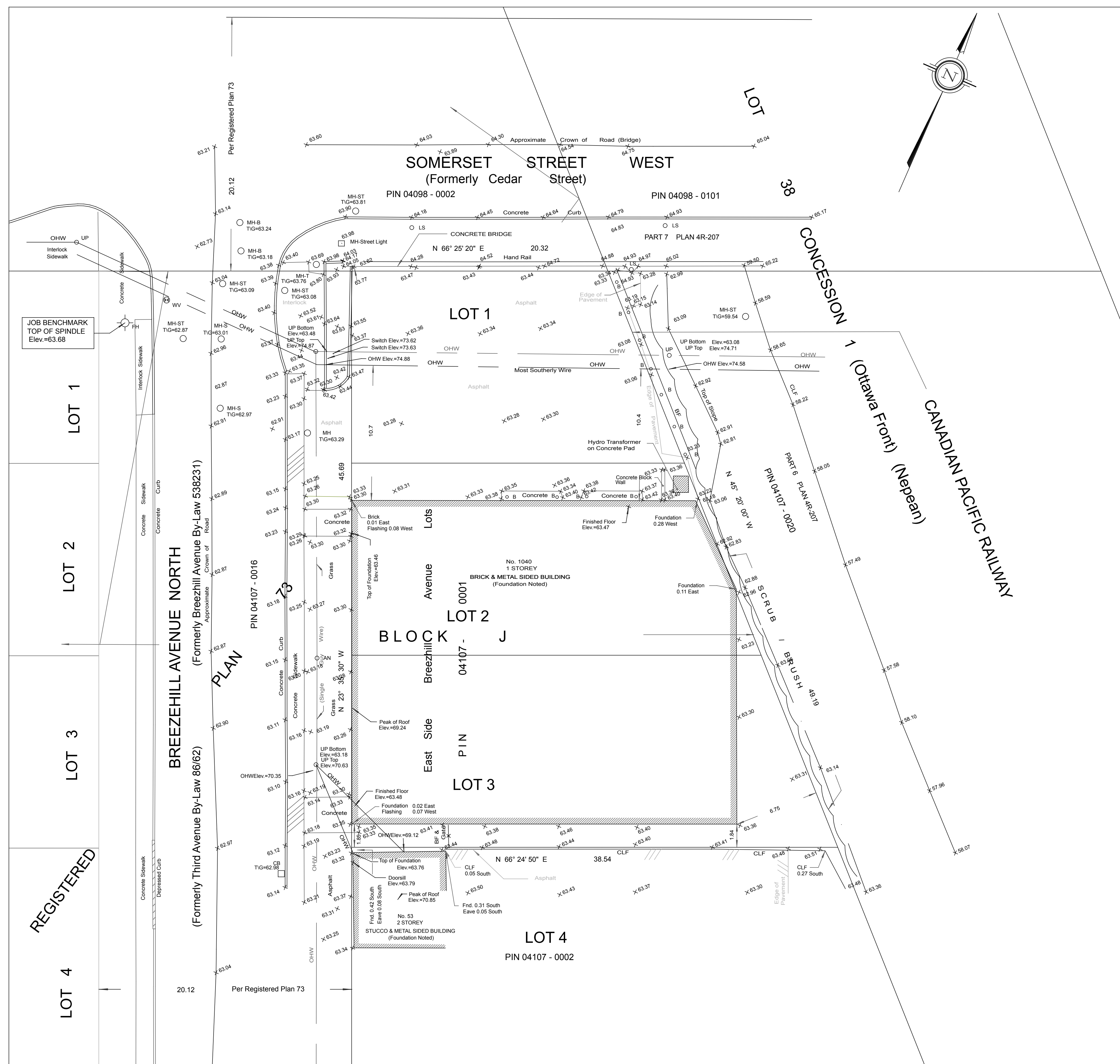
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Phone: (613) 727-0850 / Fax: (613) 727-1079  
Email: Nepean@asvlltd.com

Ontario Land Surveyors

Job No. 12909-12 Claridge Lts 1 2 3 PL 73 T F

lg



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Survey

21062
1:0.27
2020-12-01

1.6

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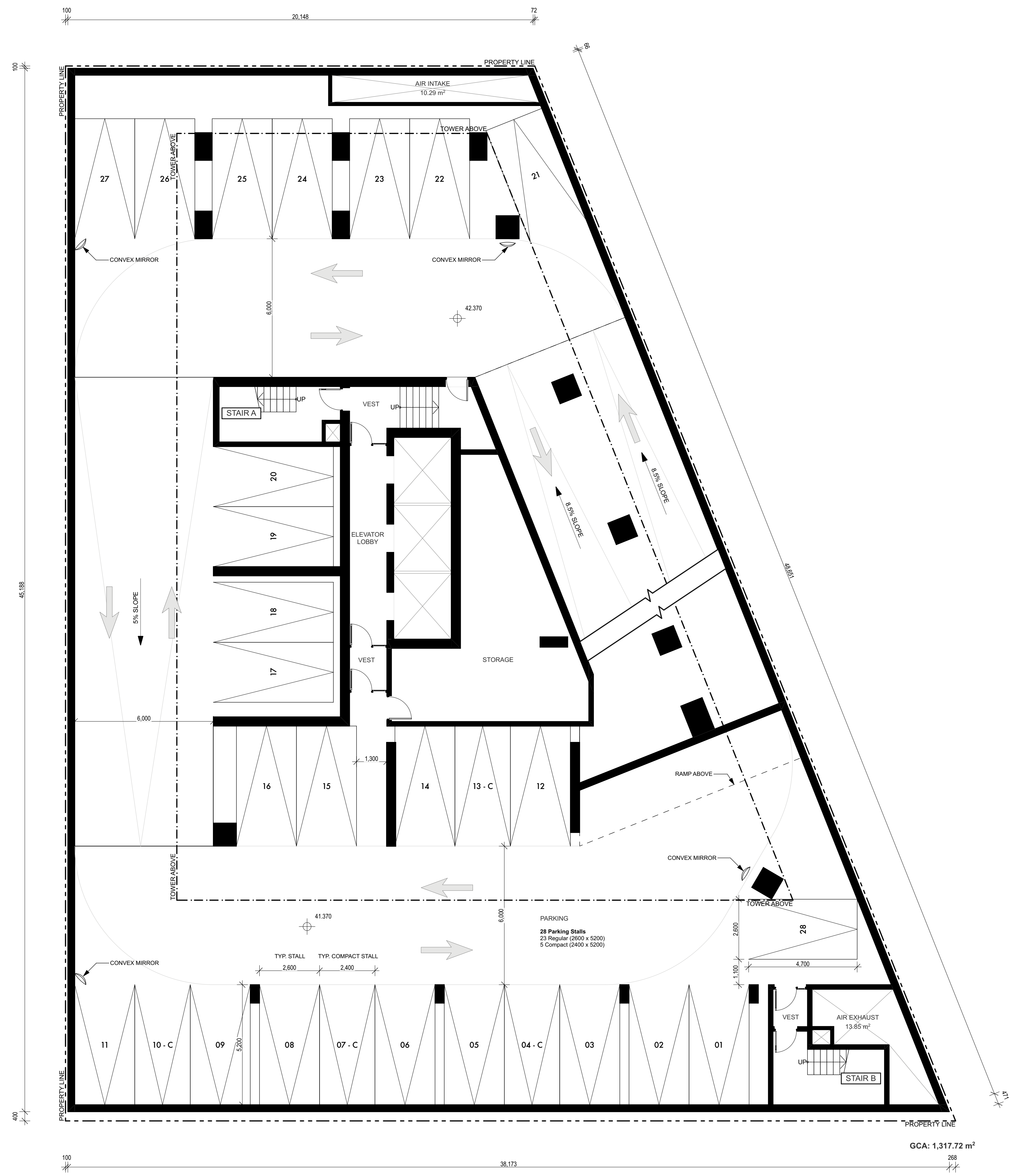
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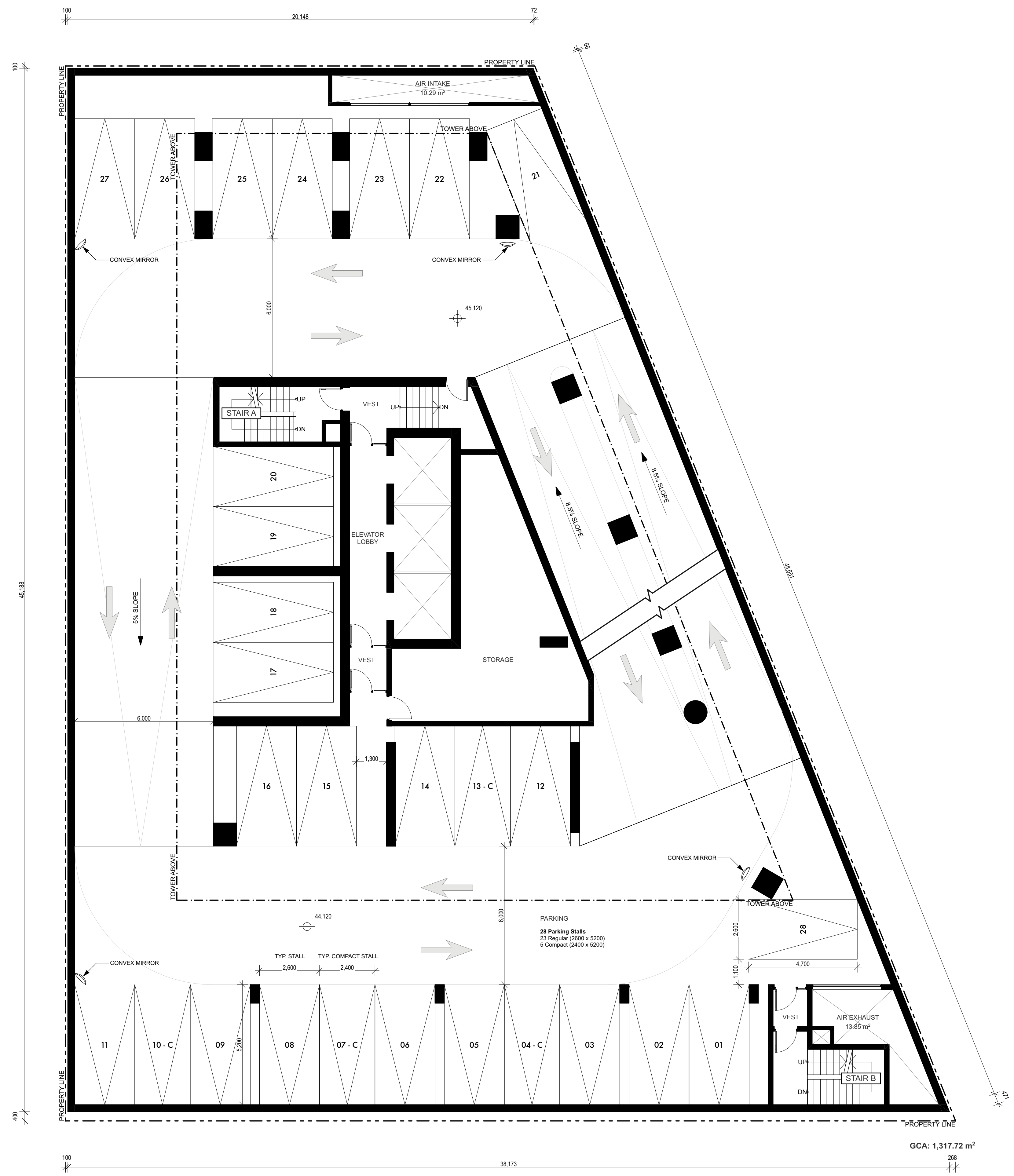
**Parking Level 7**

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# A-2.1



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**Parking Levels 5-6**  
  
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**A-2.2**



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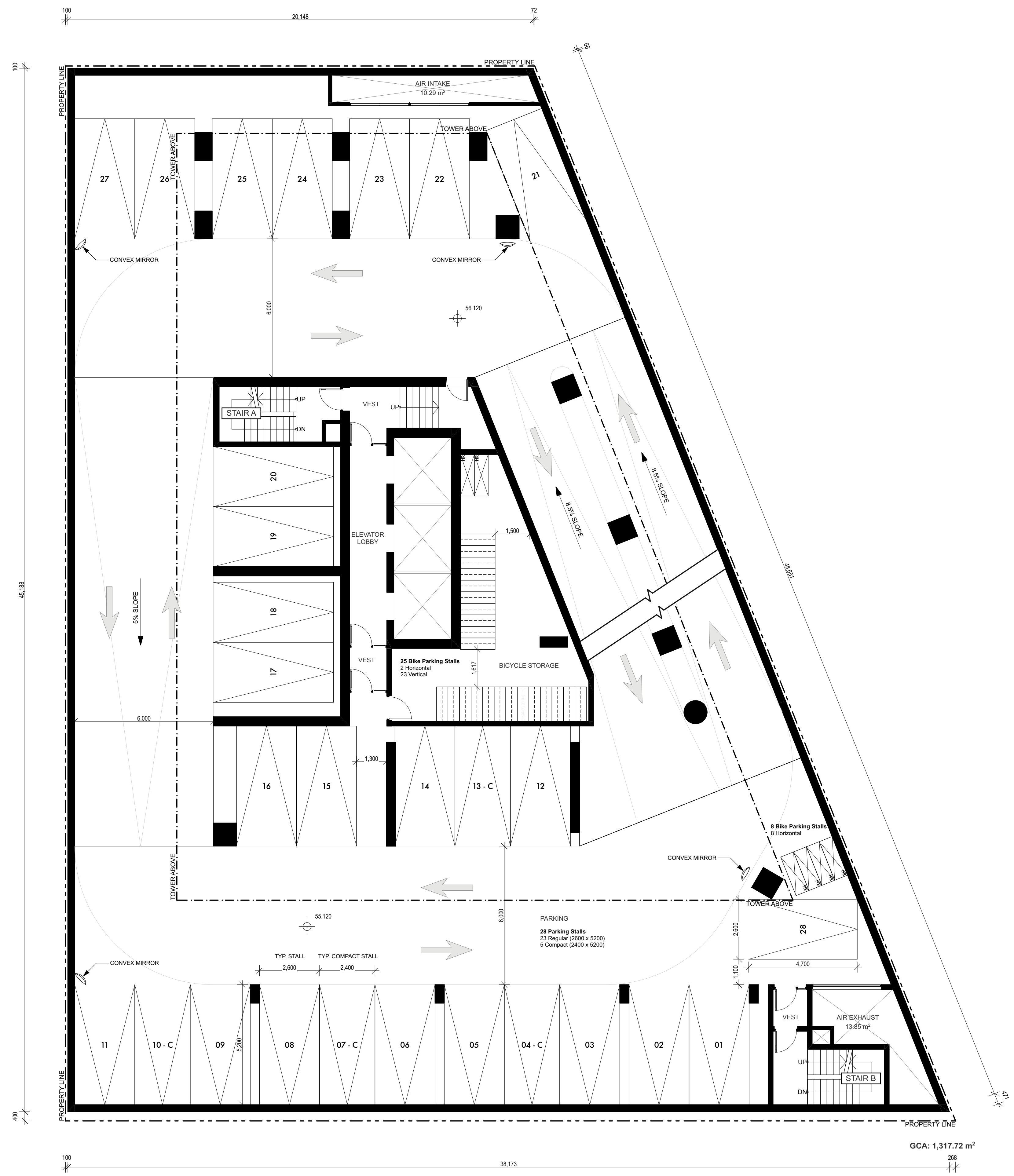
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**Parking Level 2-4**

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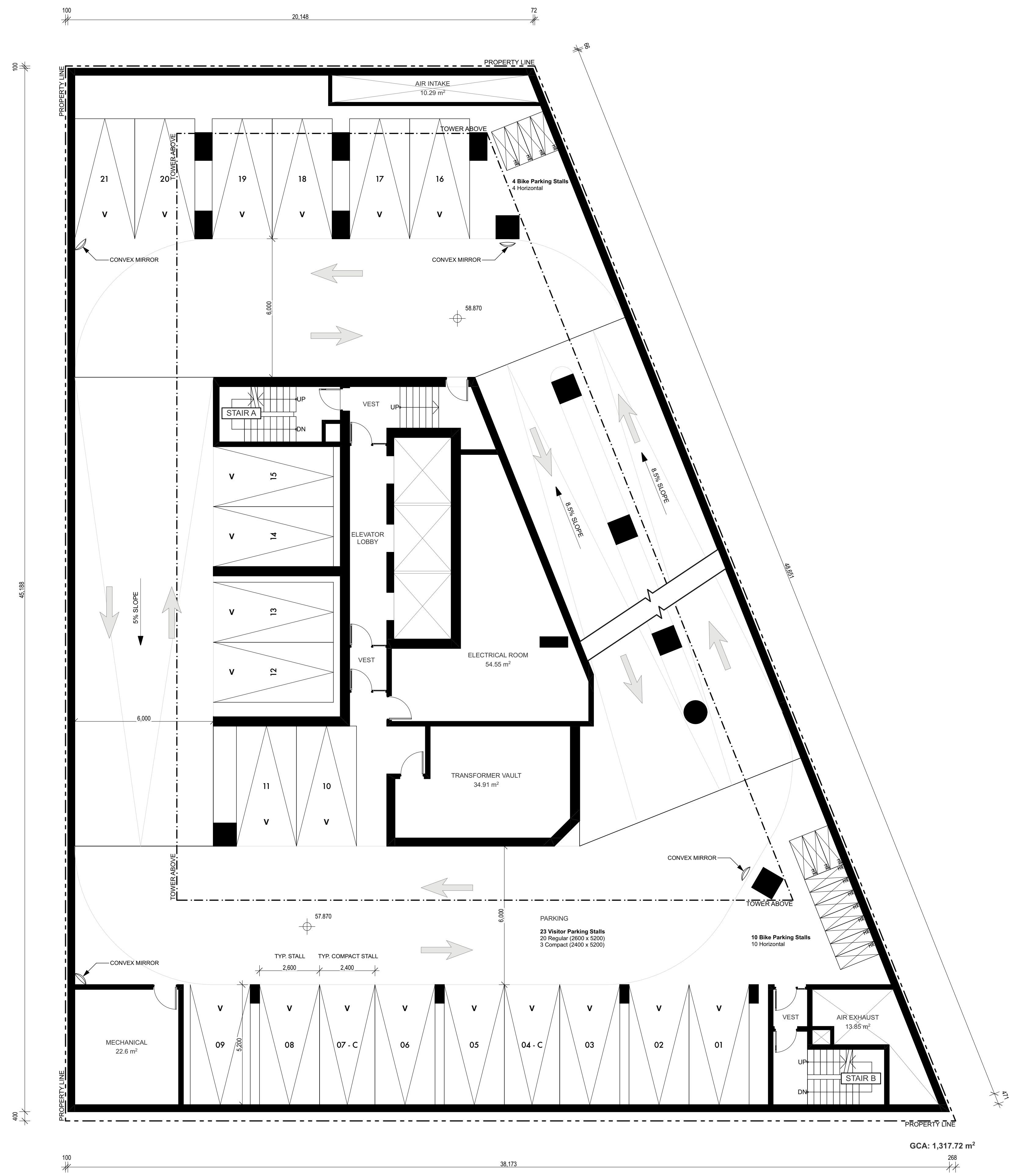
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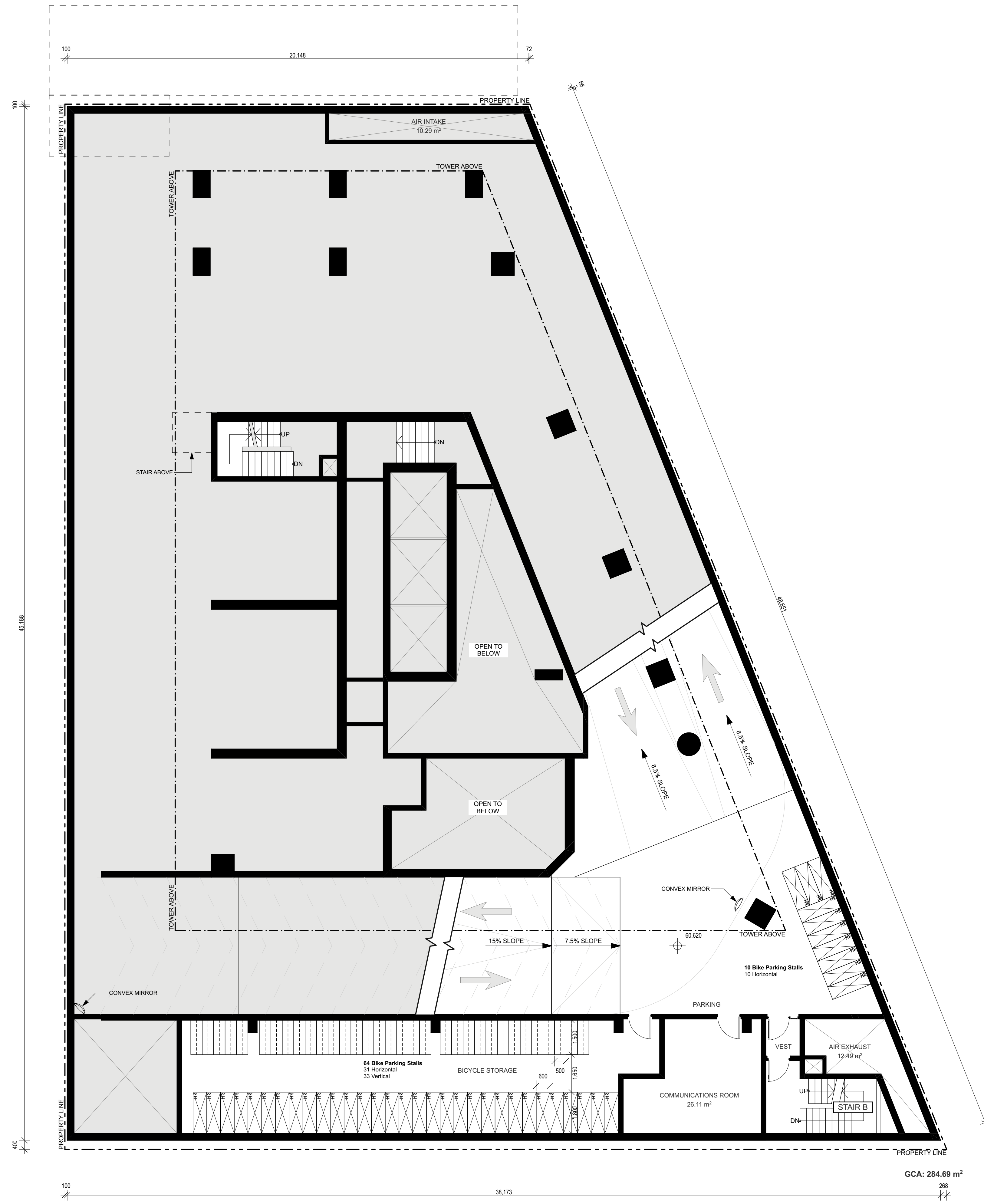
**Parking Level 1**

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**Parking Level Mezzanine**

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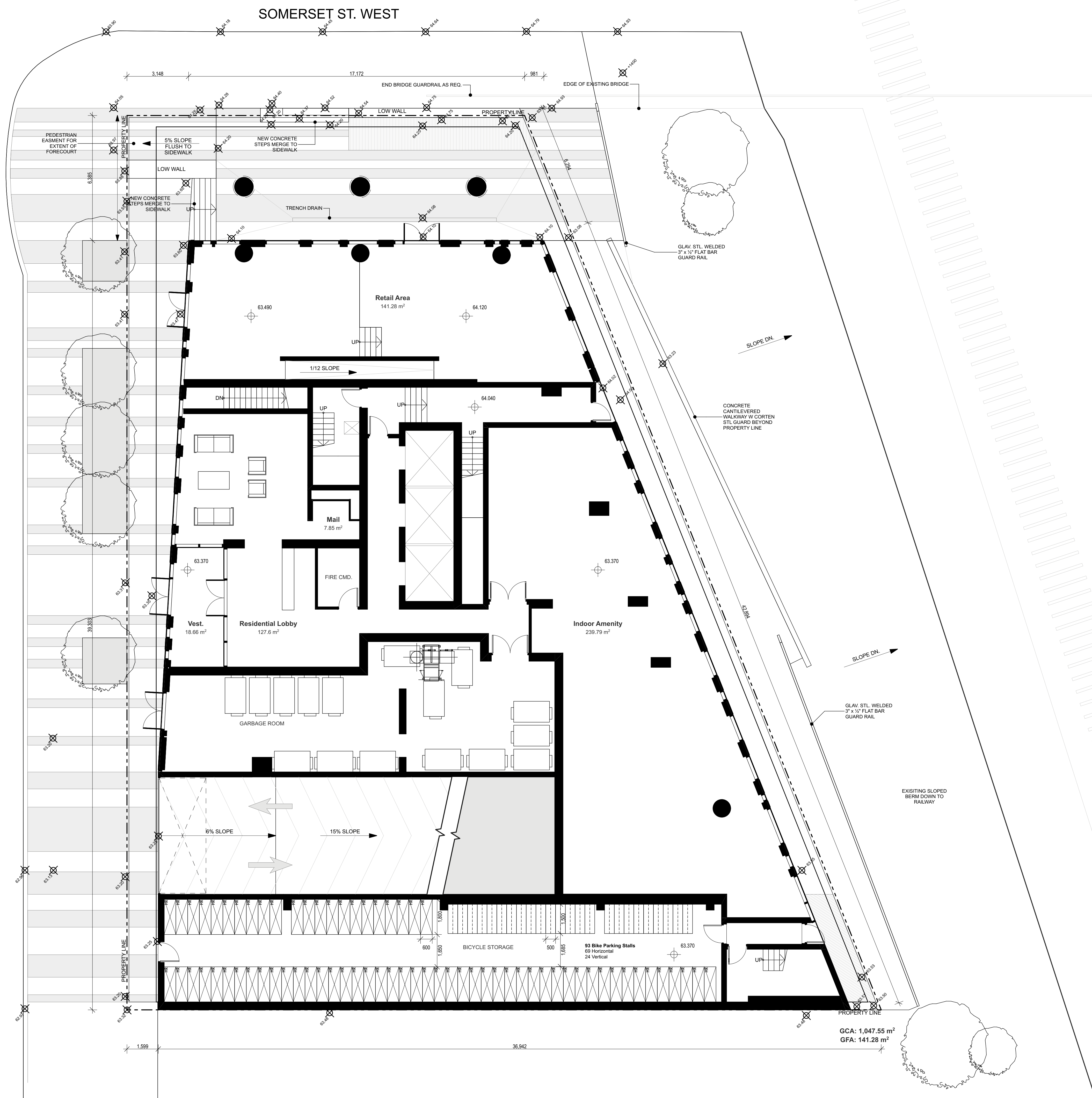
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BREEZEHILL AVE. NORTH

SOMERSET ST. WEST

GCA: 1,047.55 m<sup>2</sup>  
GFA: 141.28 m<sup>2</sup>

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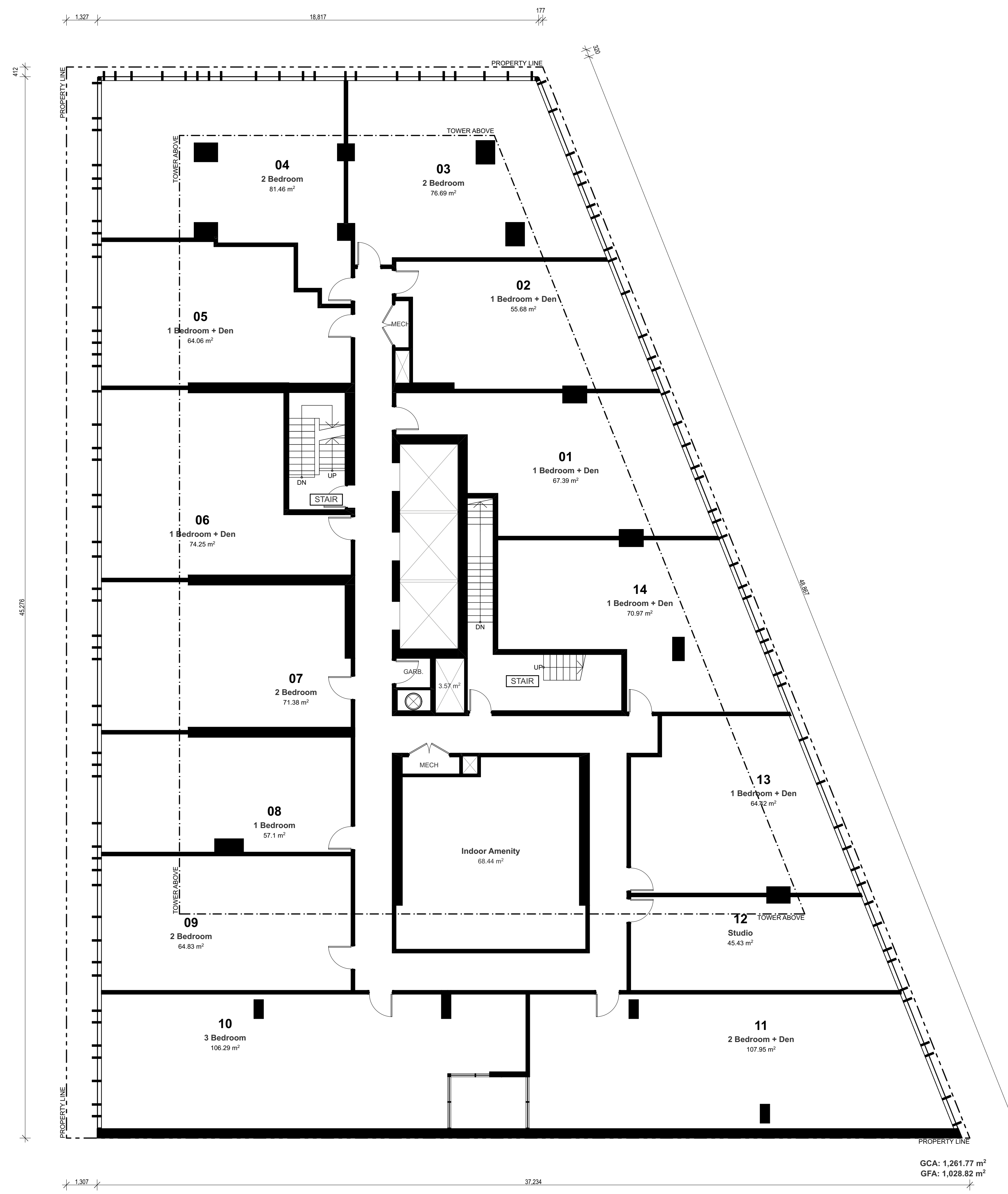
**Ground Floor**

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**A-2.6**



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**1040 SOMERSET ST**

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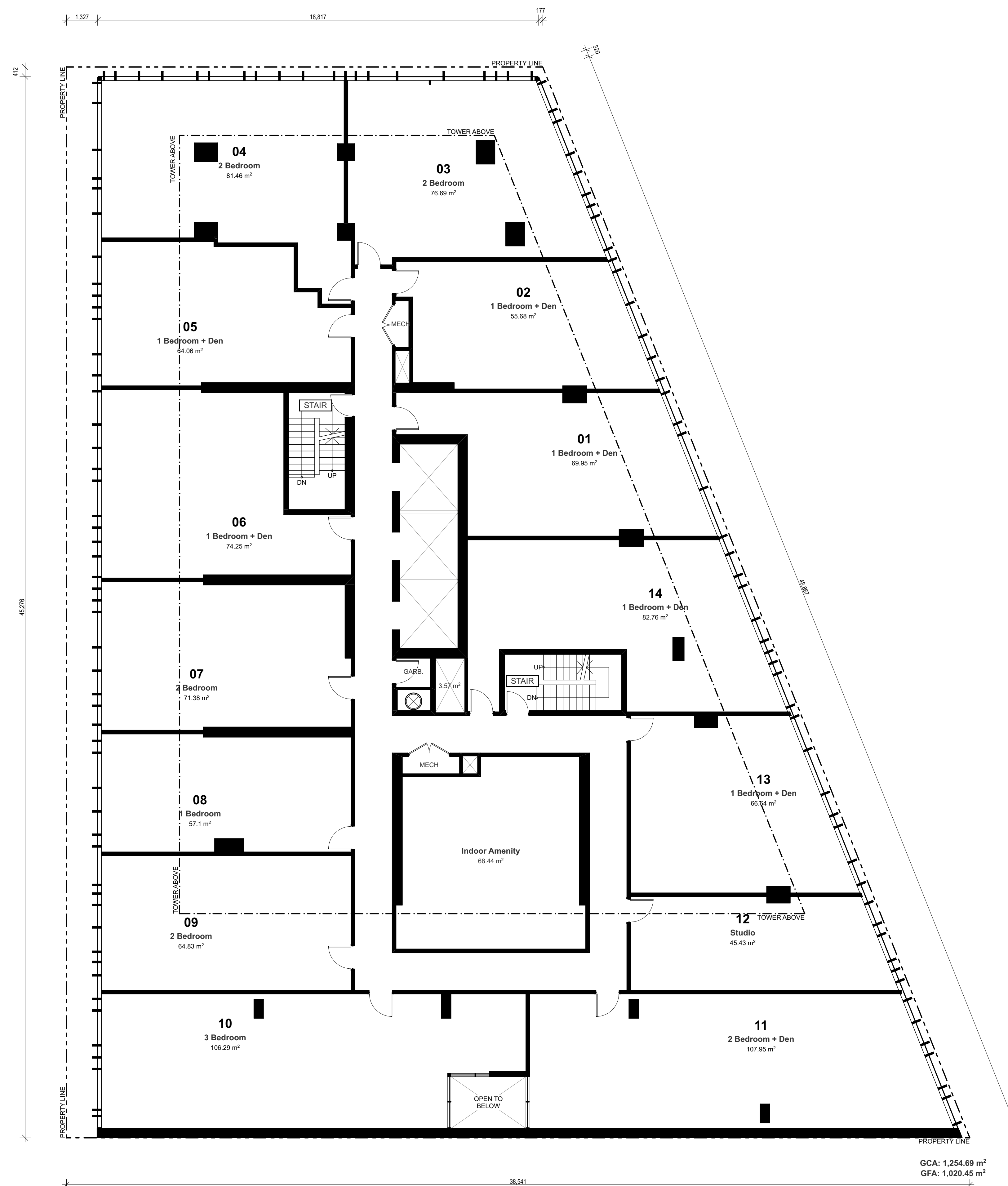
**Level 2**

21062

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**A-2.7**



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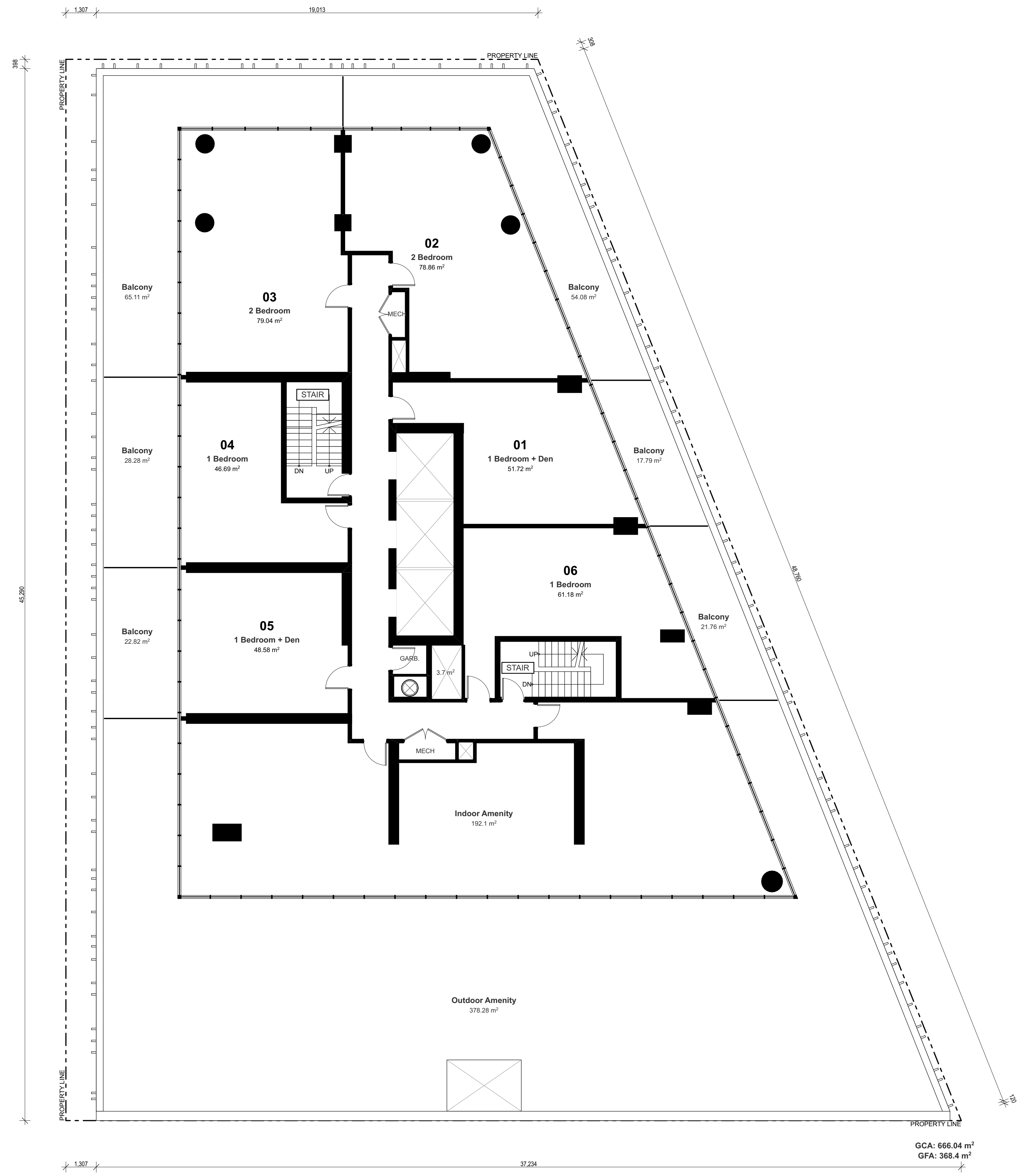
**Level 3**

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**A-2.8**



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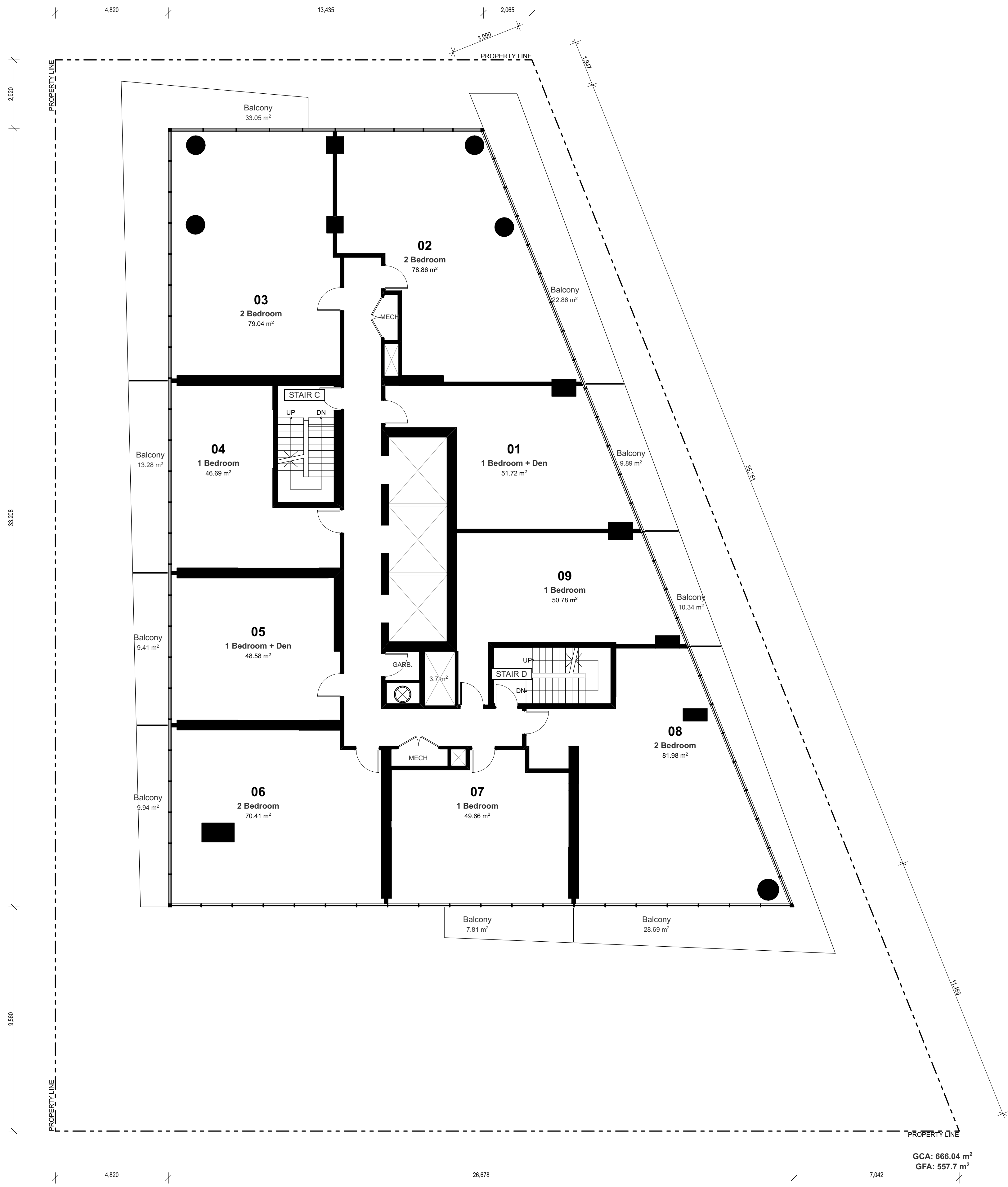
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21062

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**A-2.9**



GCA: 666.04 m<sup>2</sup>  
 GFA: 557.7 m<sup>2</sup>

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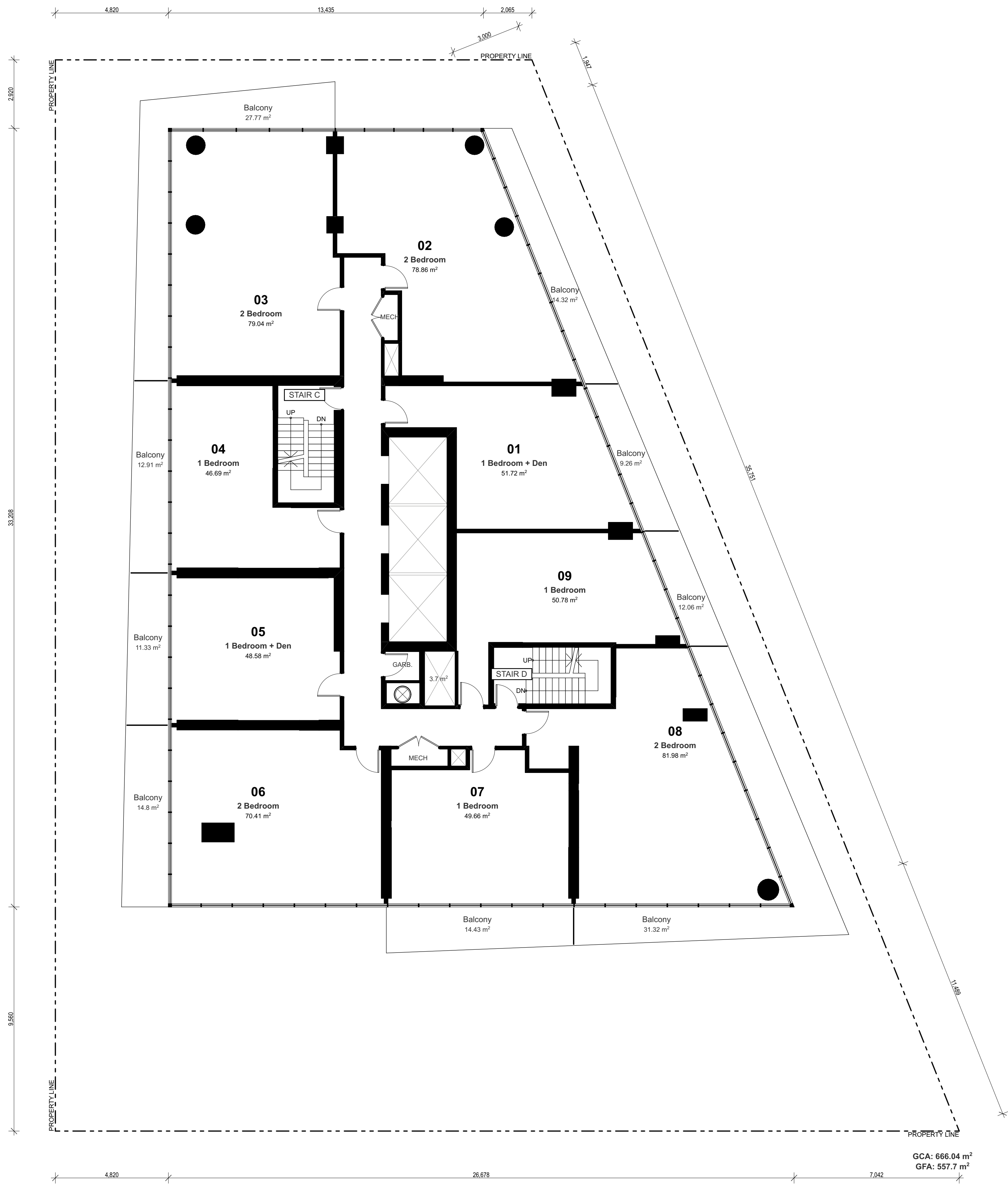
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Typical Odd Levels

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**A-2.10**





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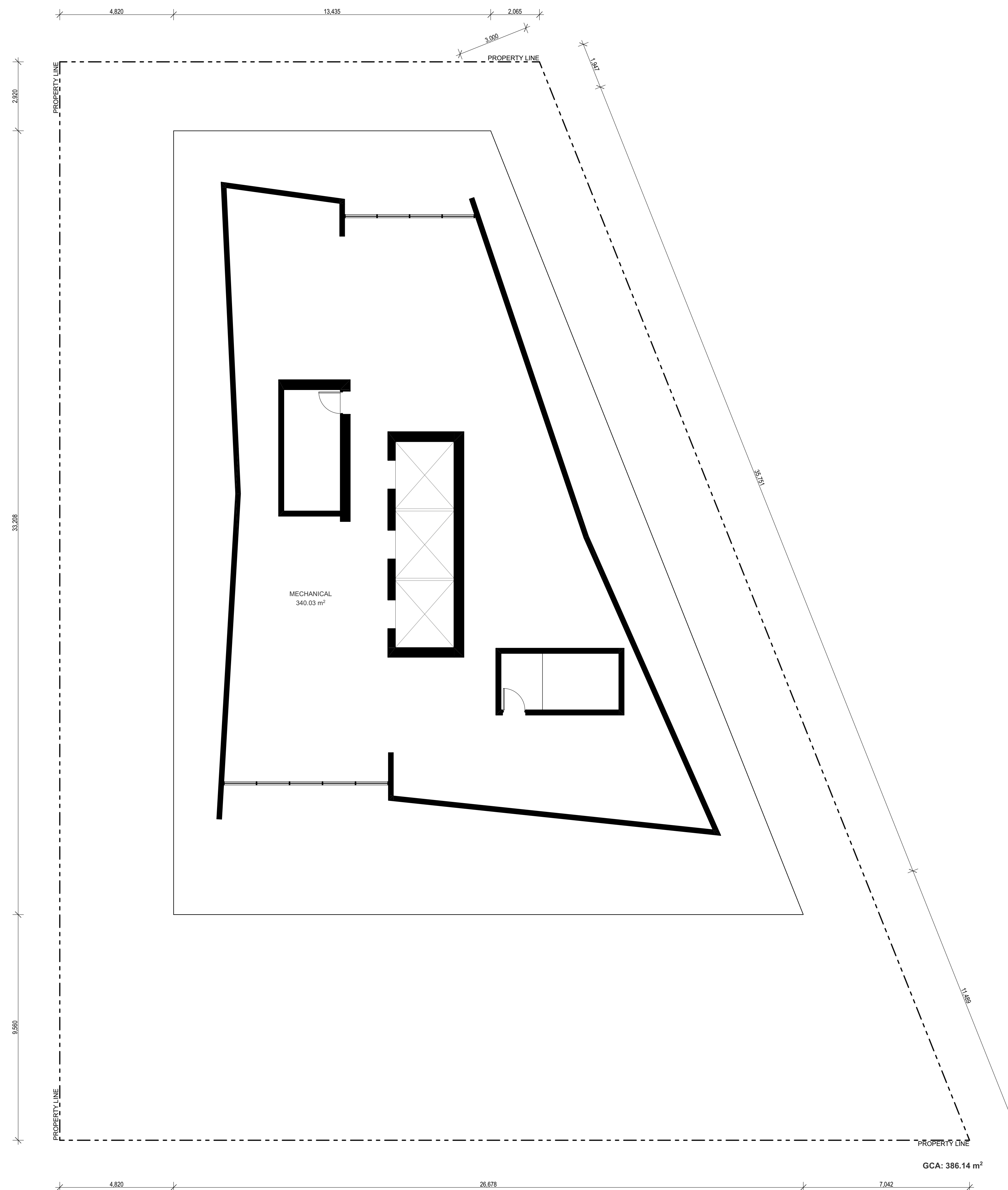
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Typical Even Levels

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**A-2.11**



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**Mechanical Penthouse**

21062

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# A-2.12

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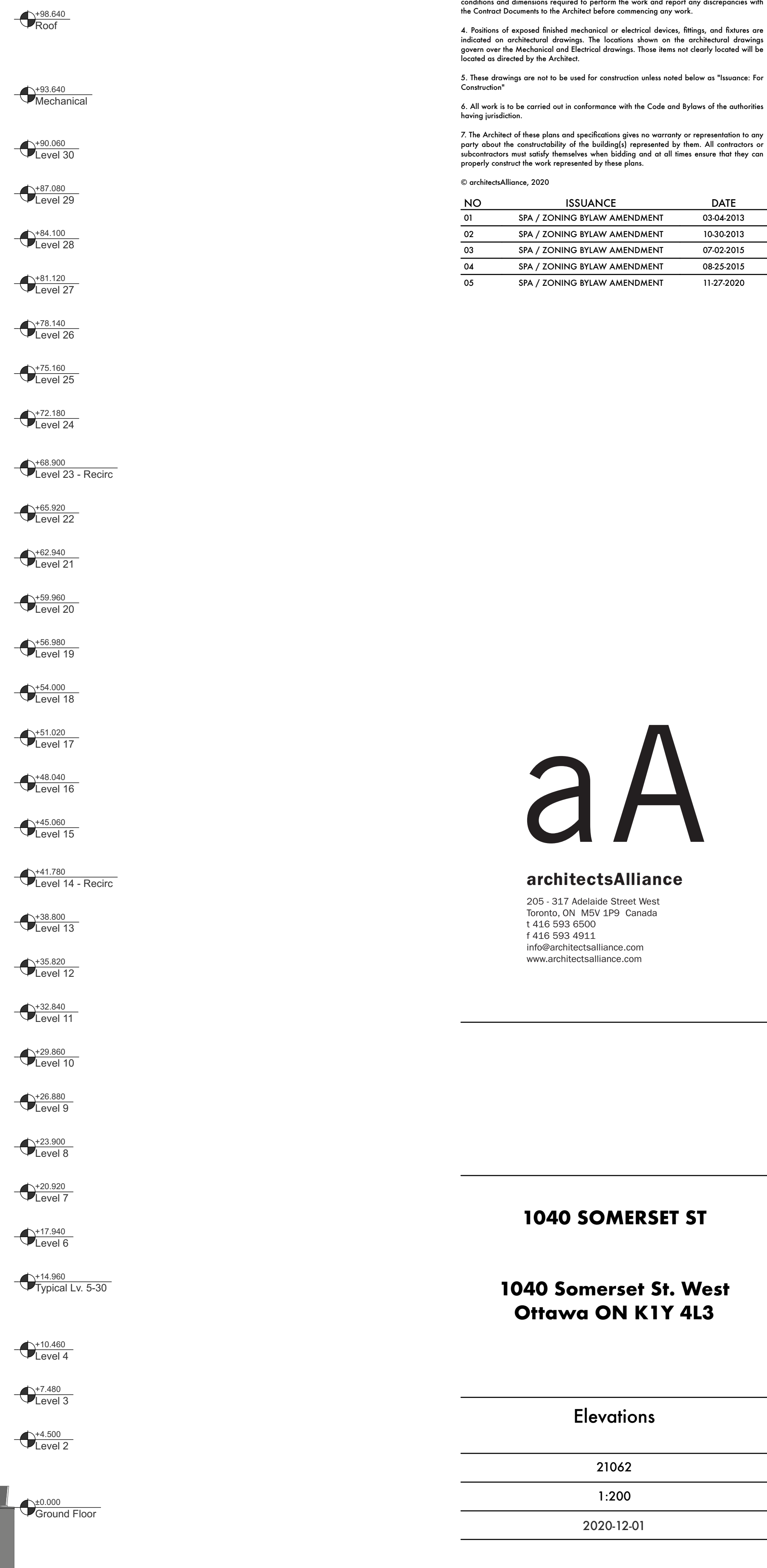
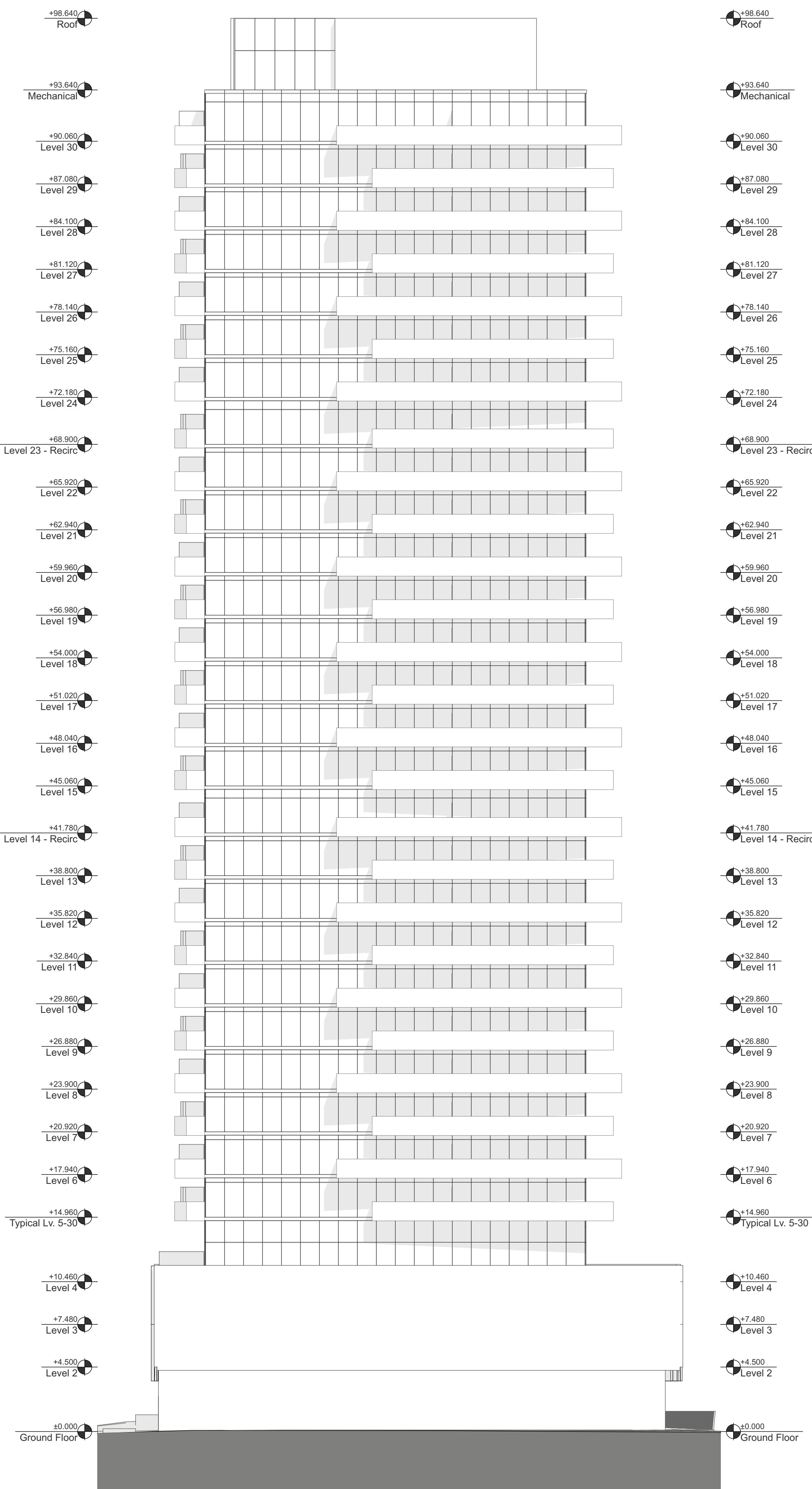
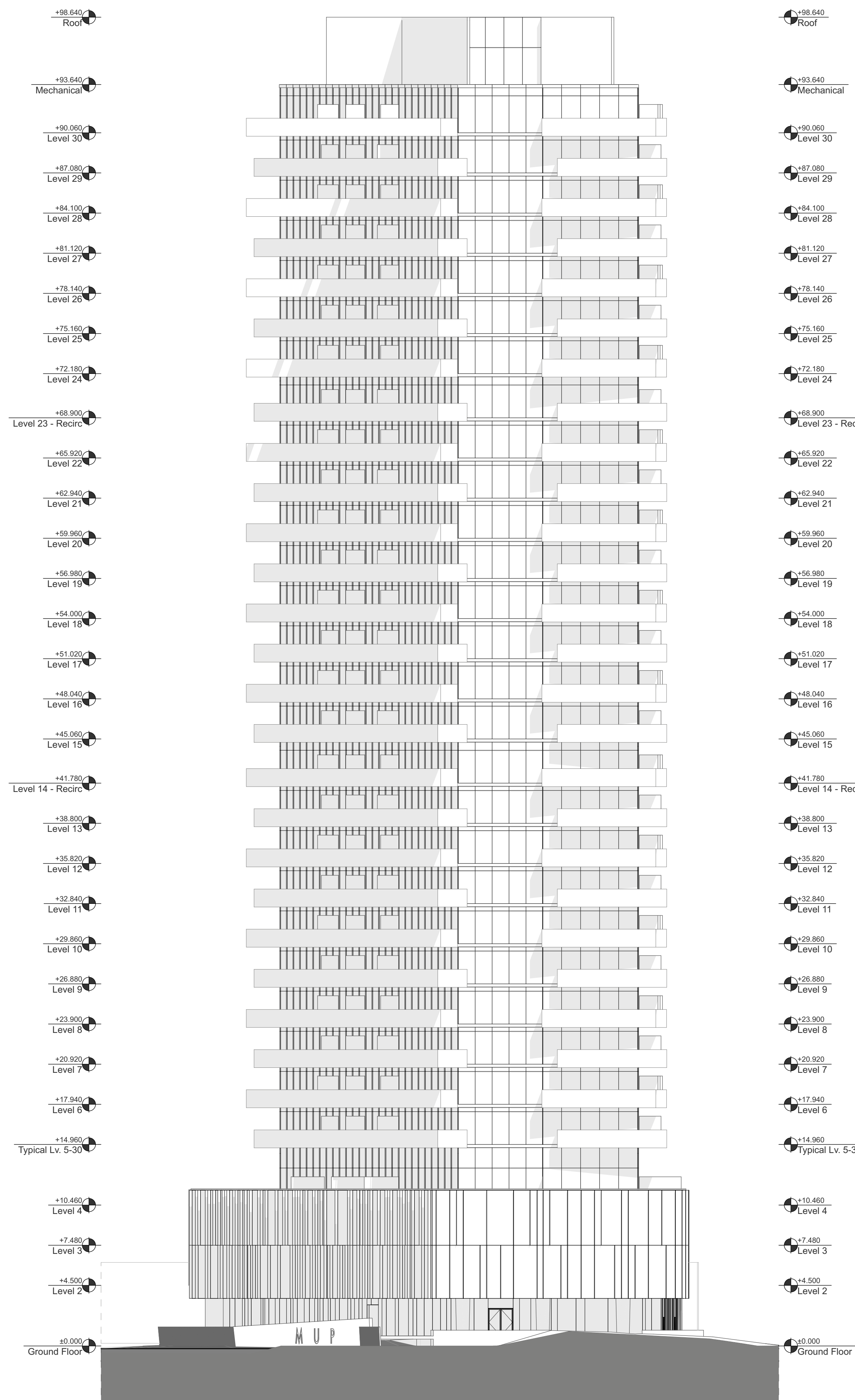
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**Elevations**

21062

1:200

2020-12-01

**A-4.1**

1 North Elevation  
 A-4.1 SCALE: 1:200

2 South Elevation  
 A-4.1 SCALE: 1:200

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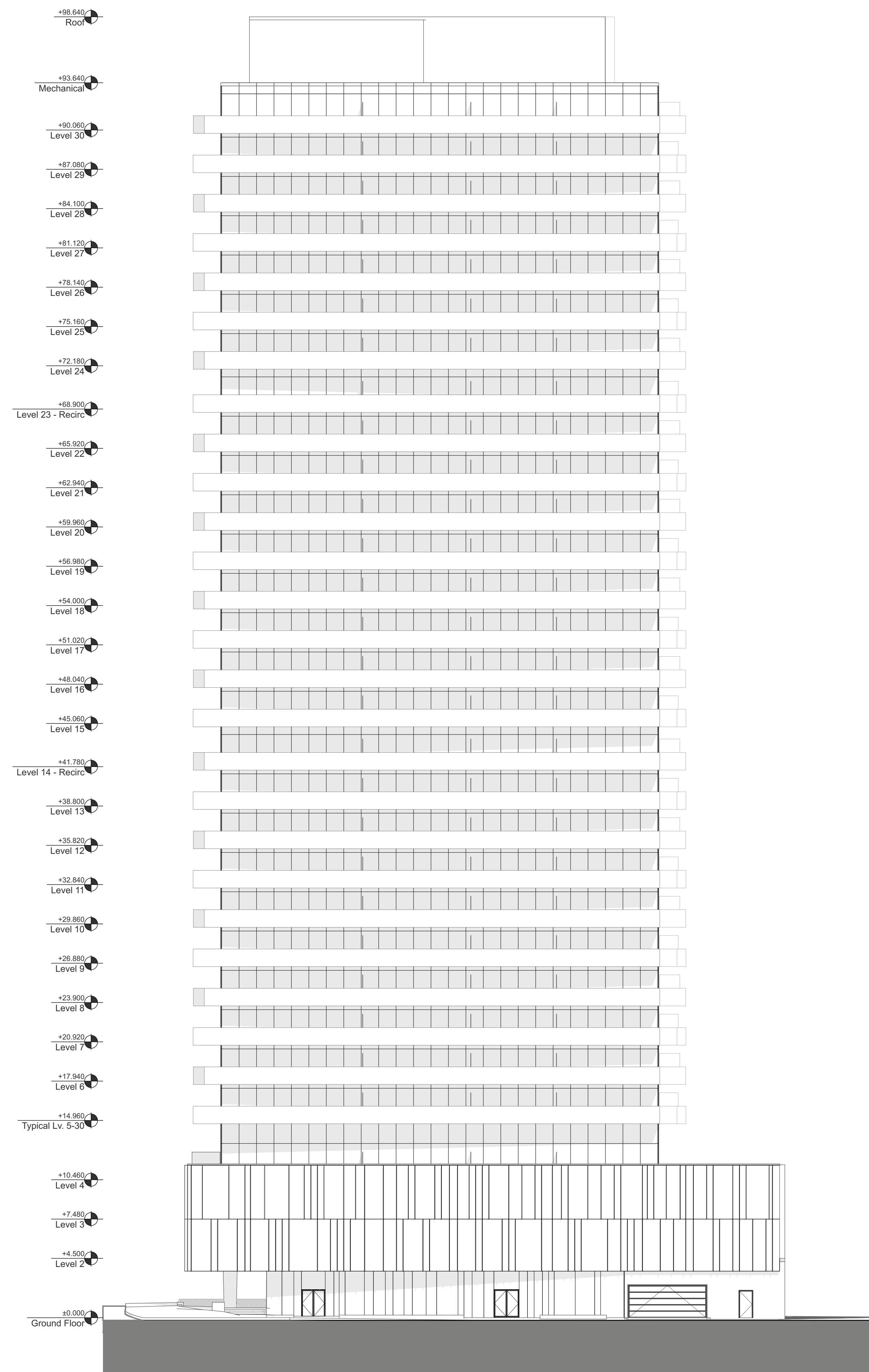
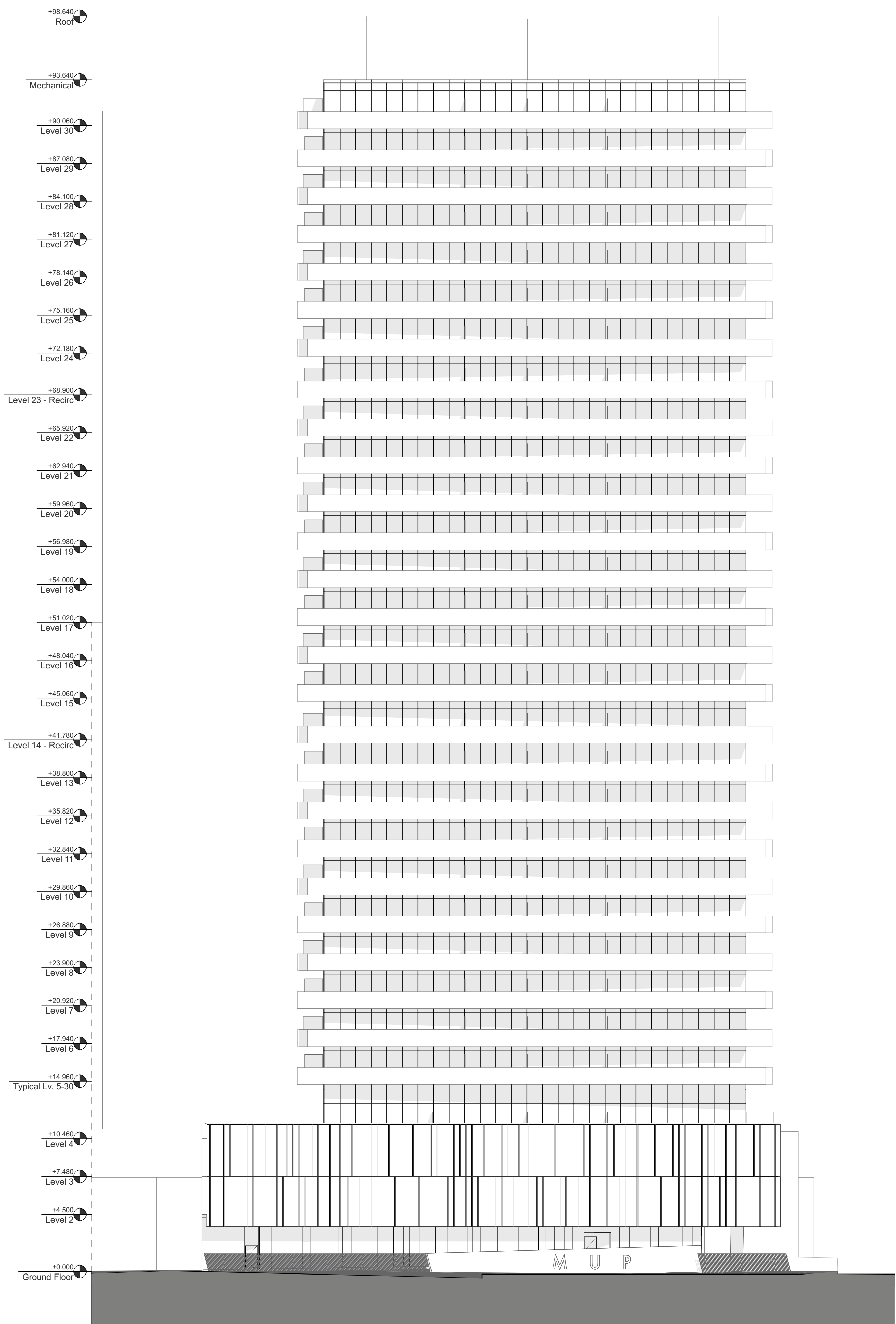
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**Elevations**

21062

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**A-4.2**

1 East Elevation  
 A-4.2 SCALE: 1:200

2 West Elevation  
 A-4.2 SCALE: 1:200

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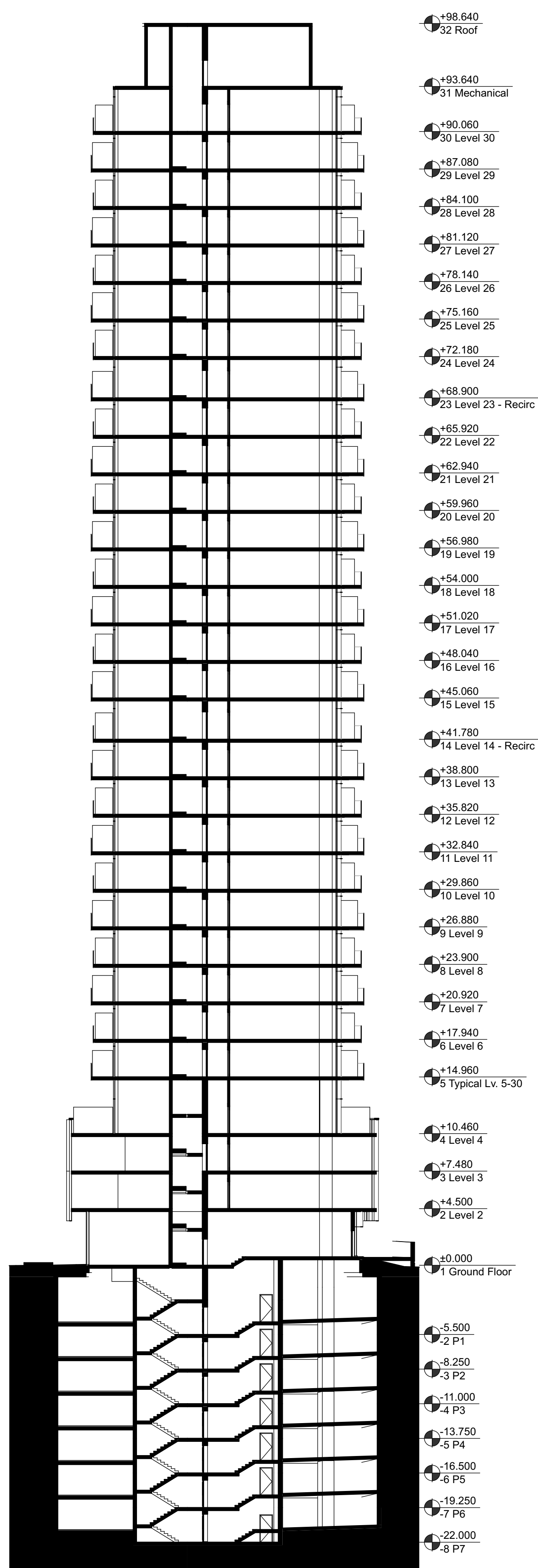
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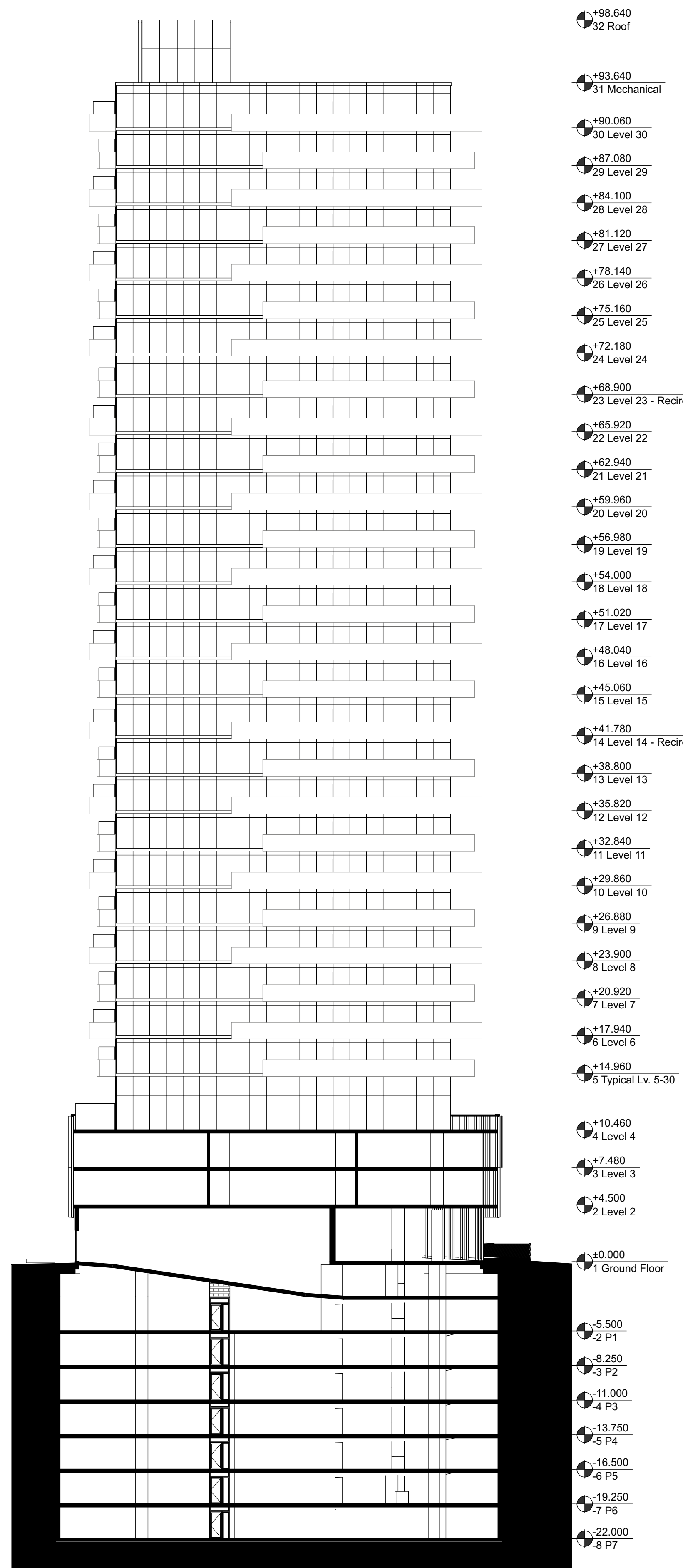
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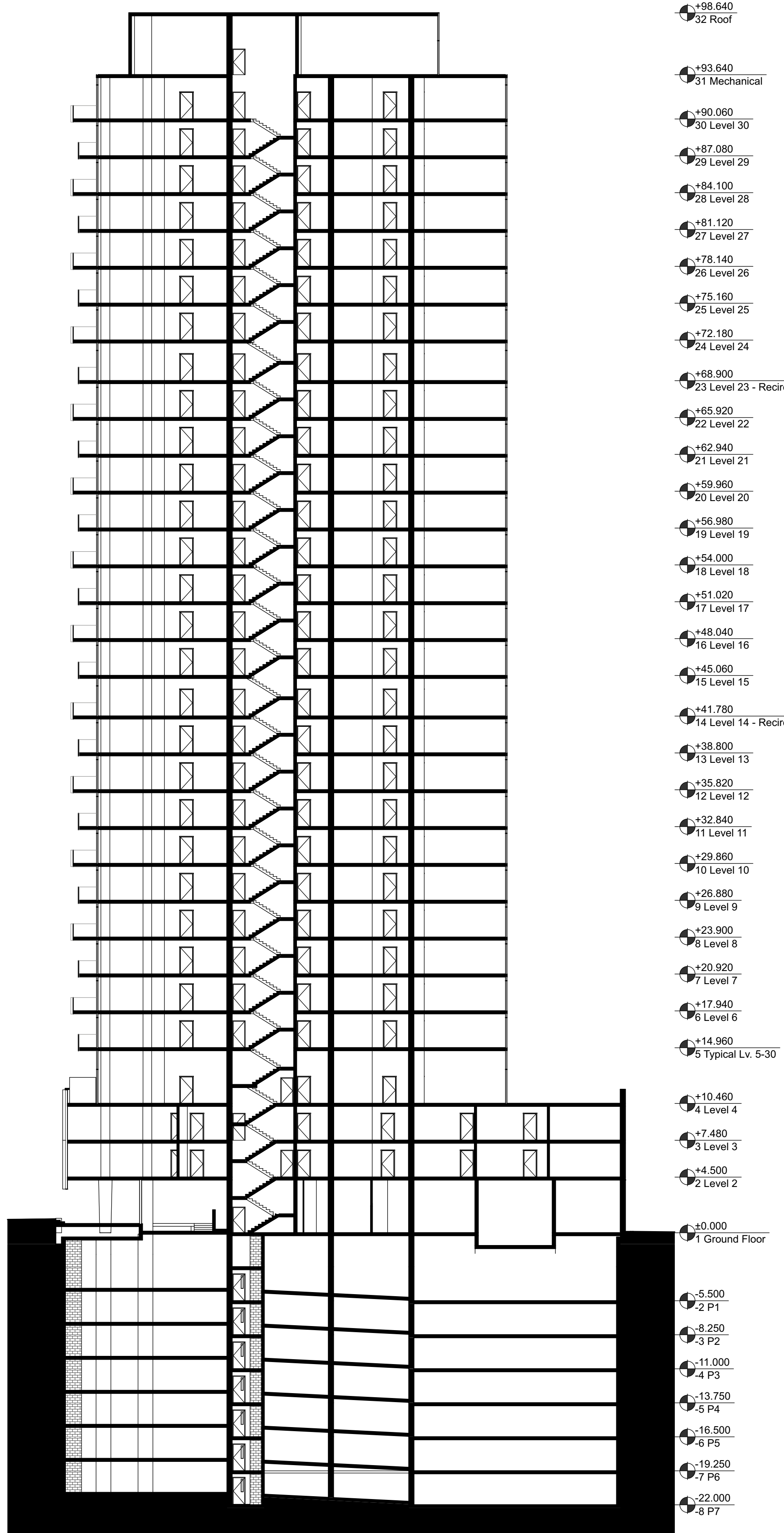
**A-5.1**



1 E-W Section at North Stairs  
 A-5.1 SCALE: 1:250



2 E-W Section at Parking Ramp  
 A-5.1 SCALE: 1:250



1  
A-5.2 N-S Section at Tower  
SCALE: 1:250

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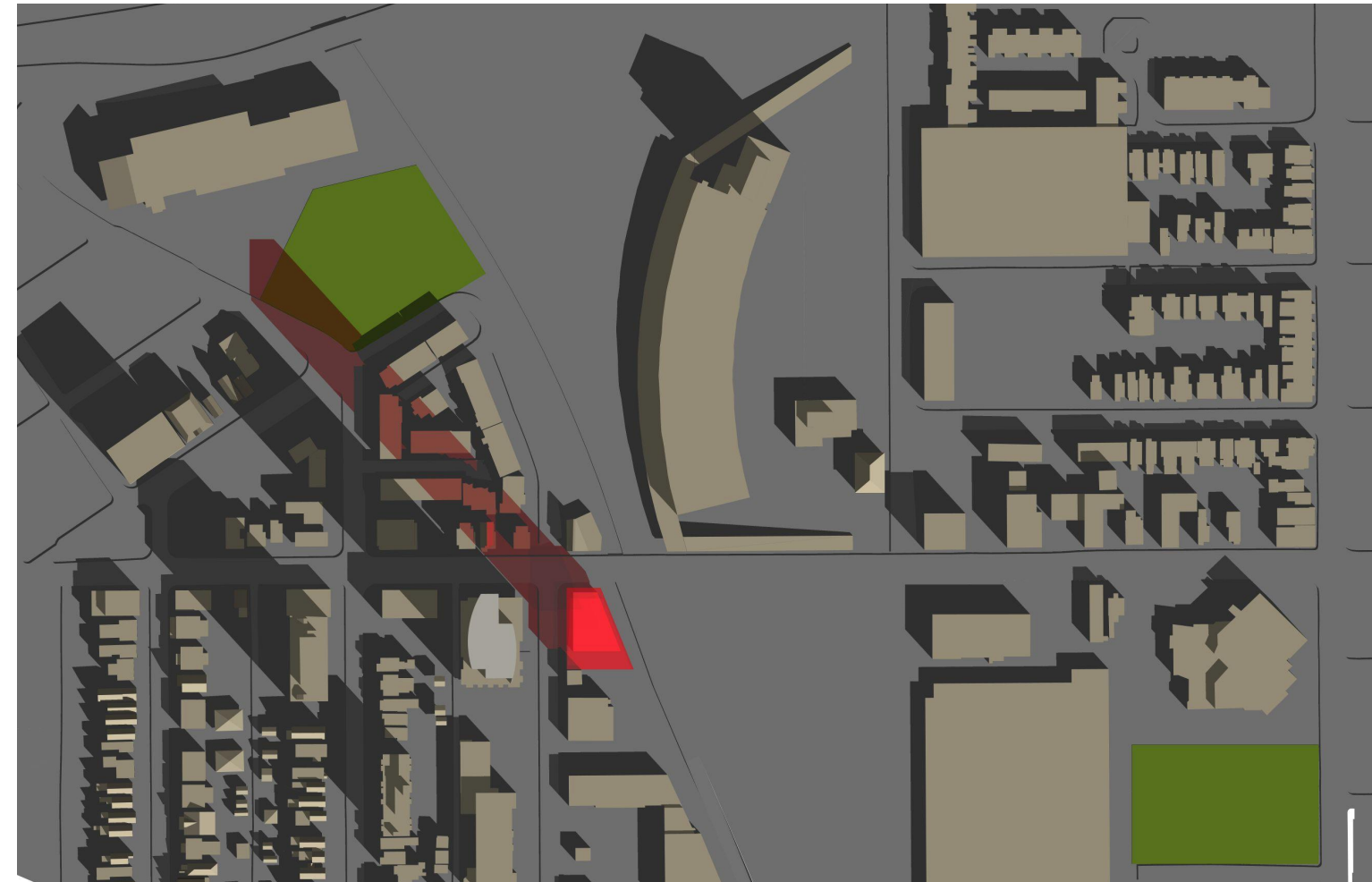
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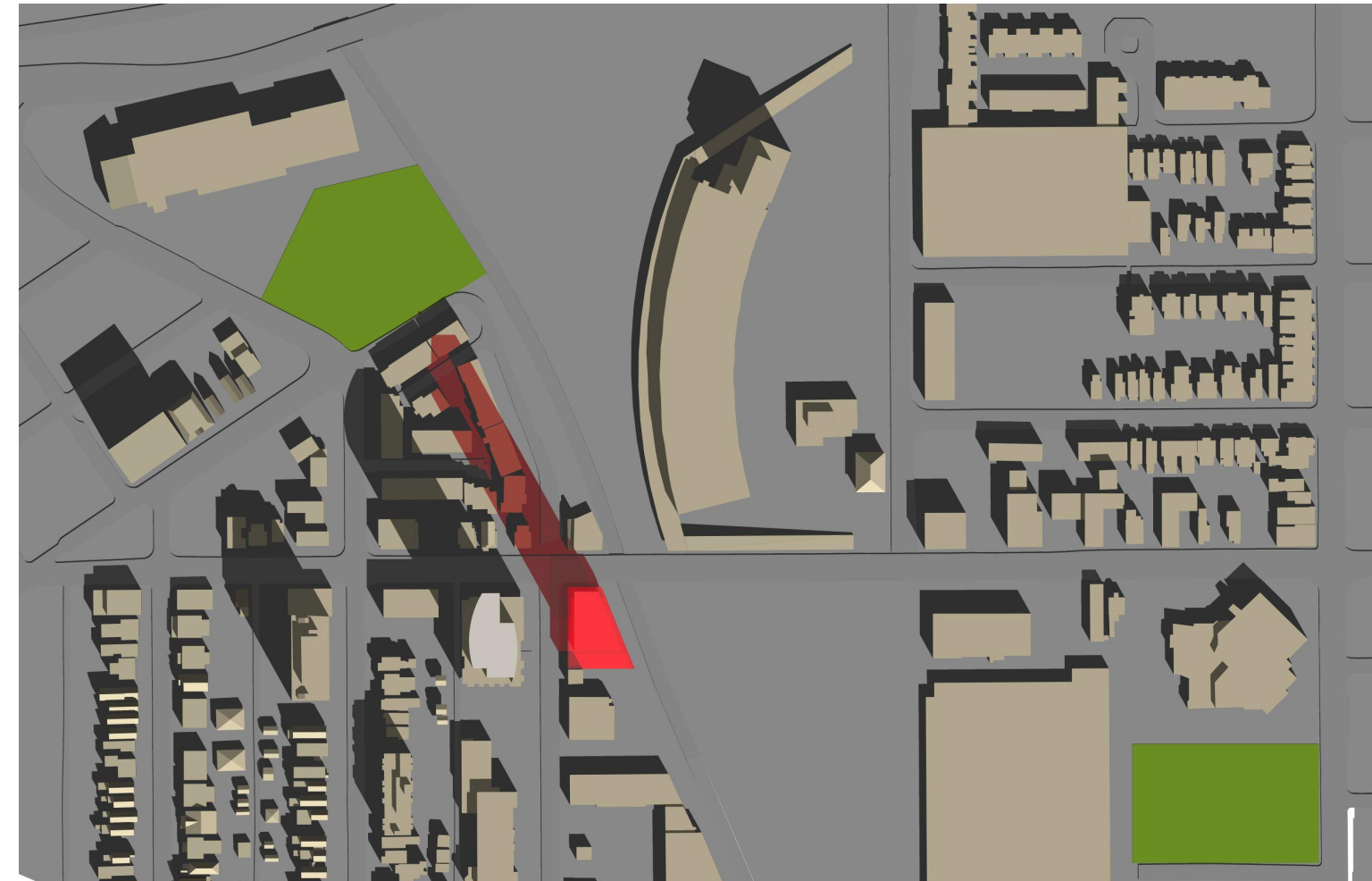
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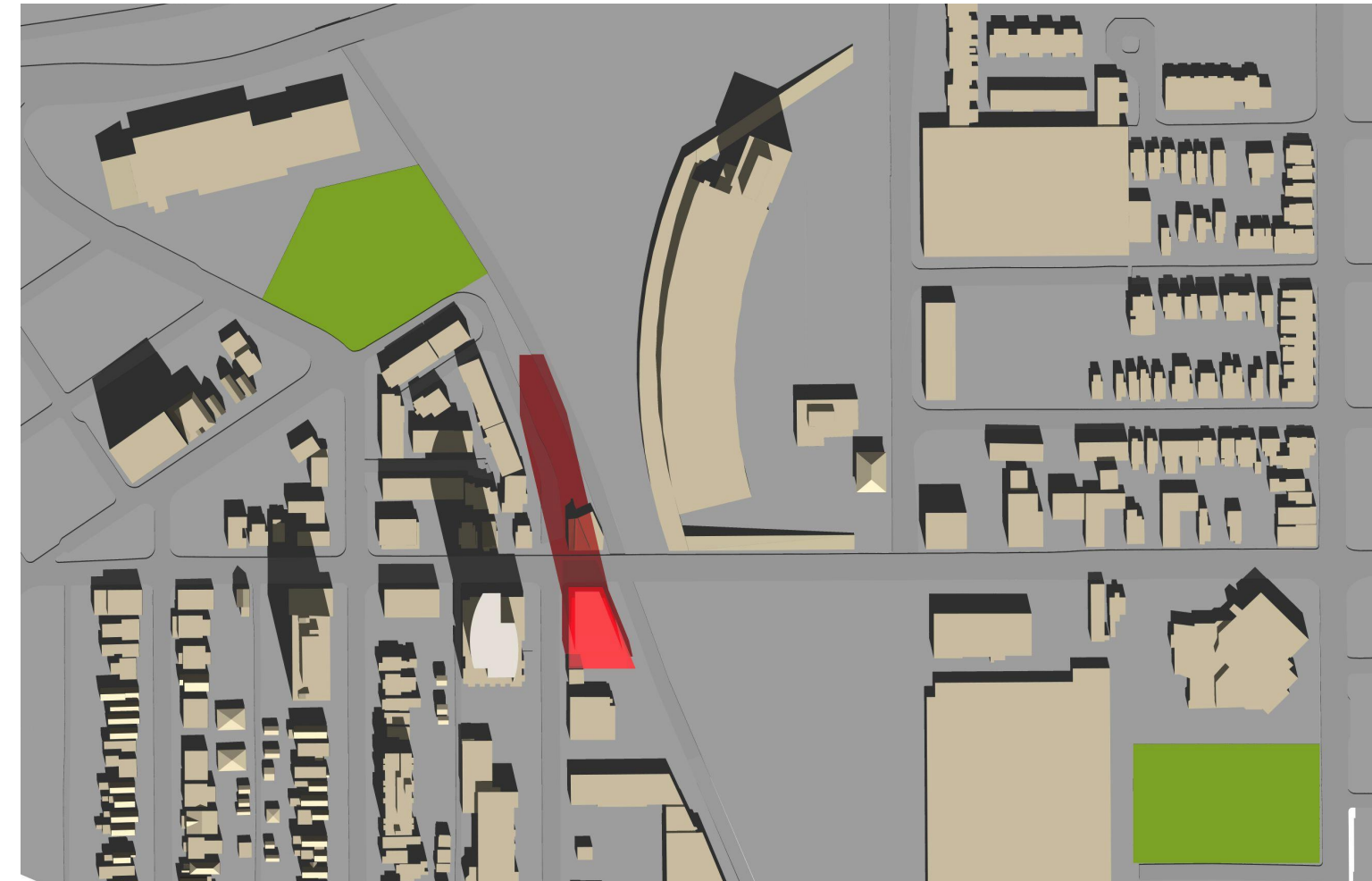
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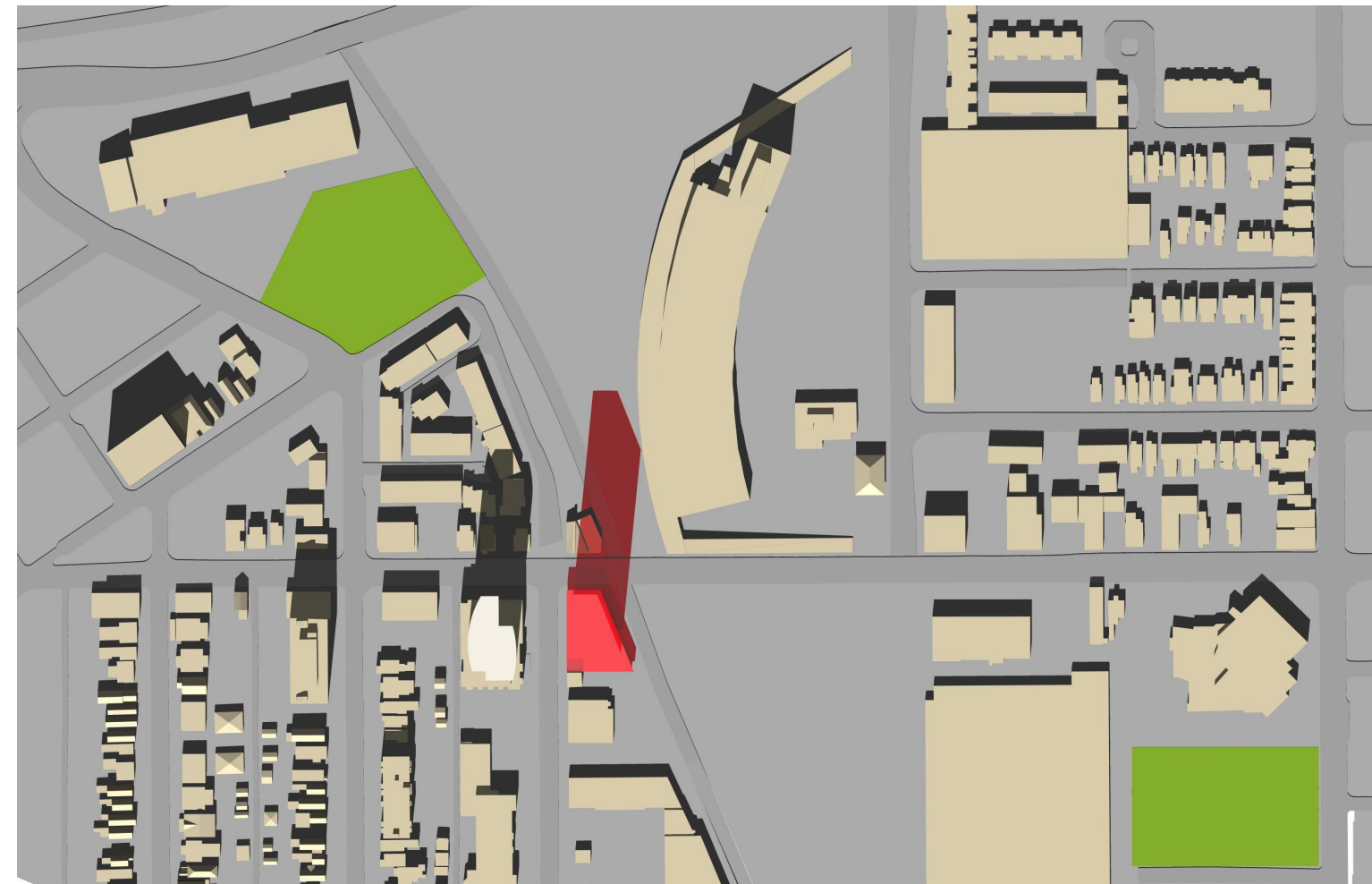
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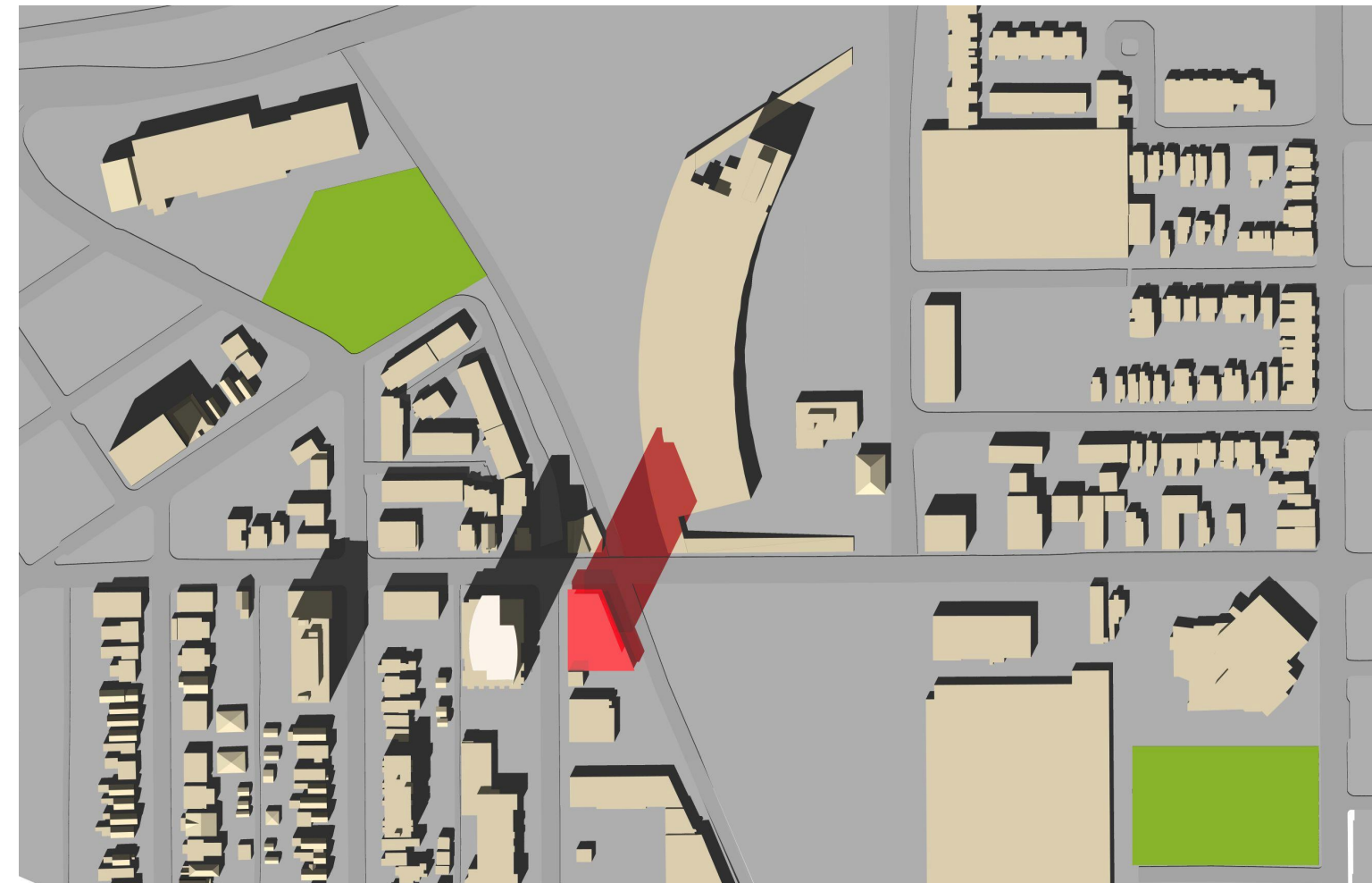
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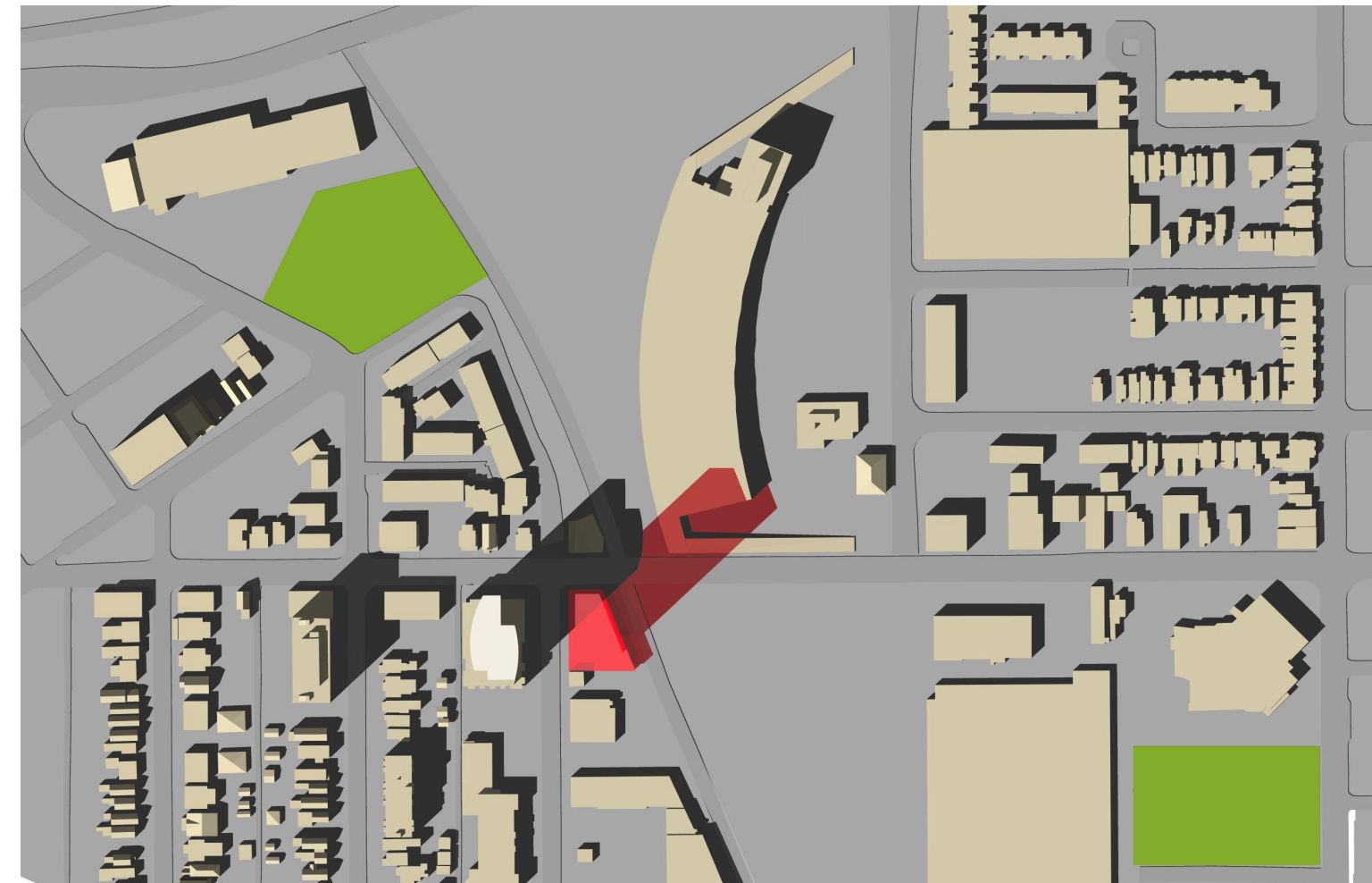
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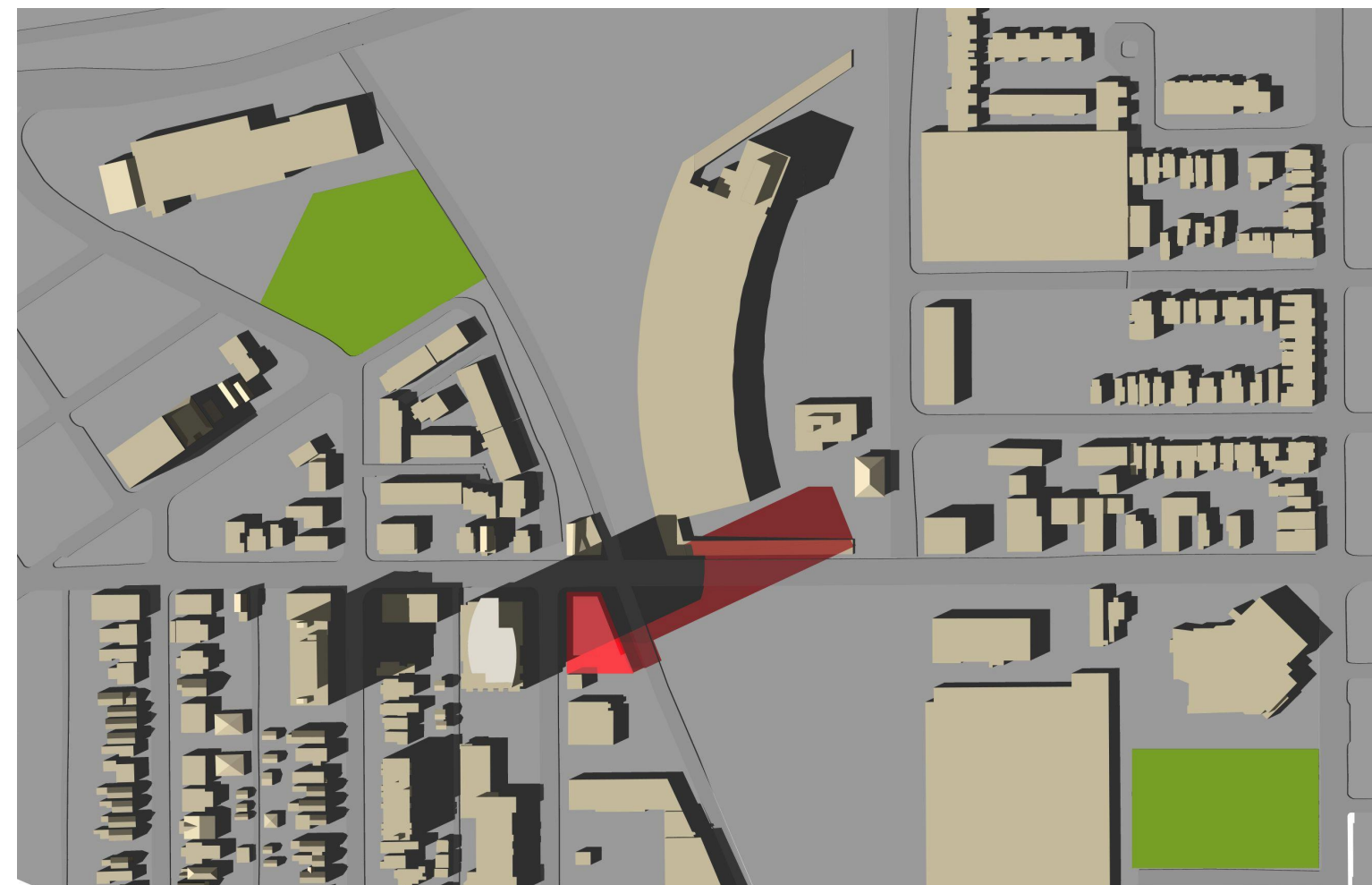
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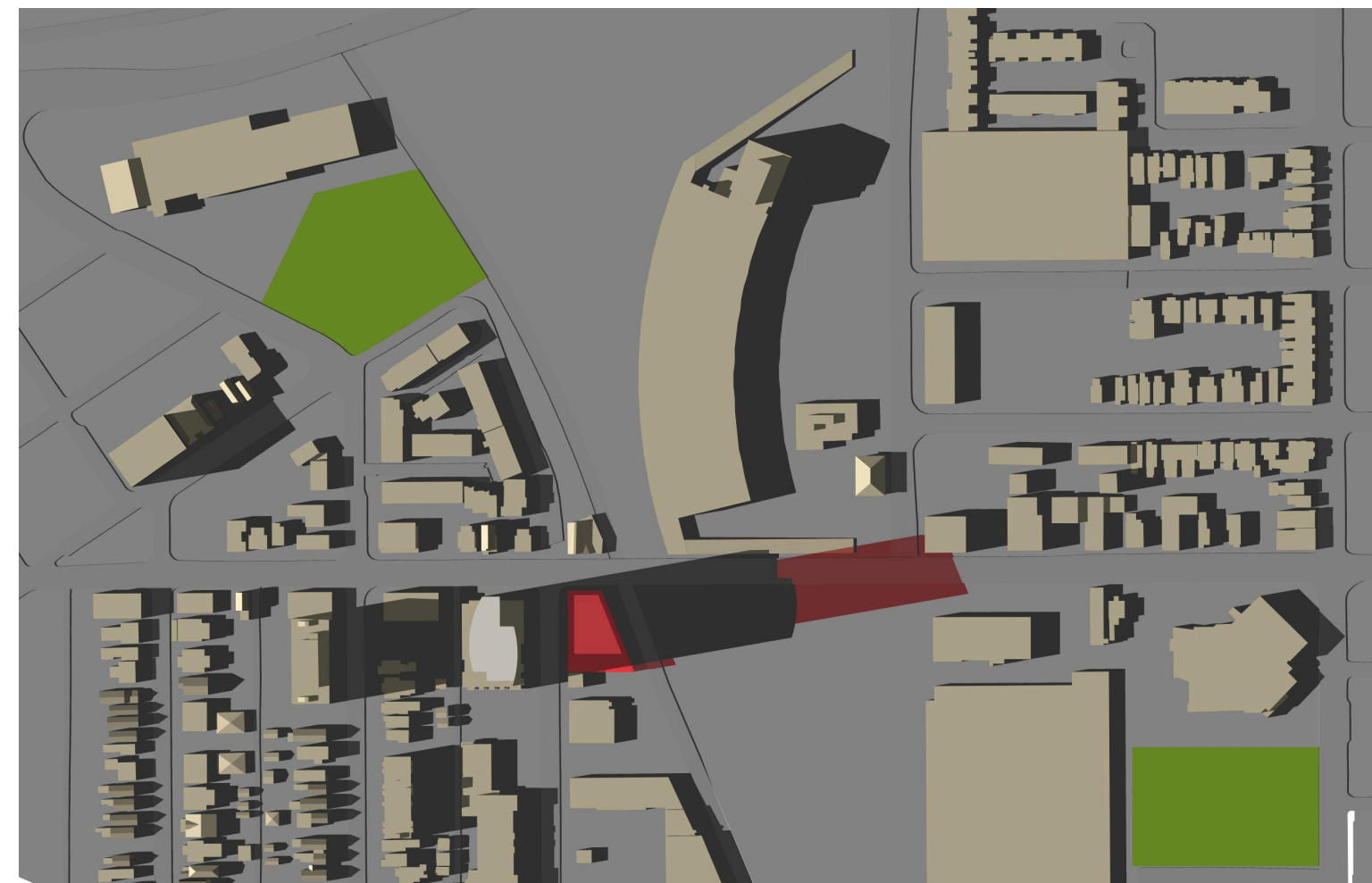
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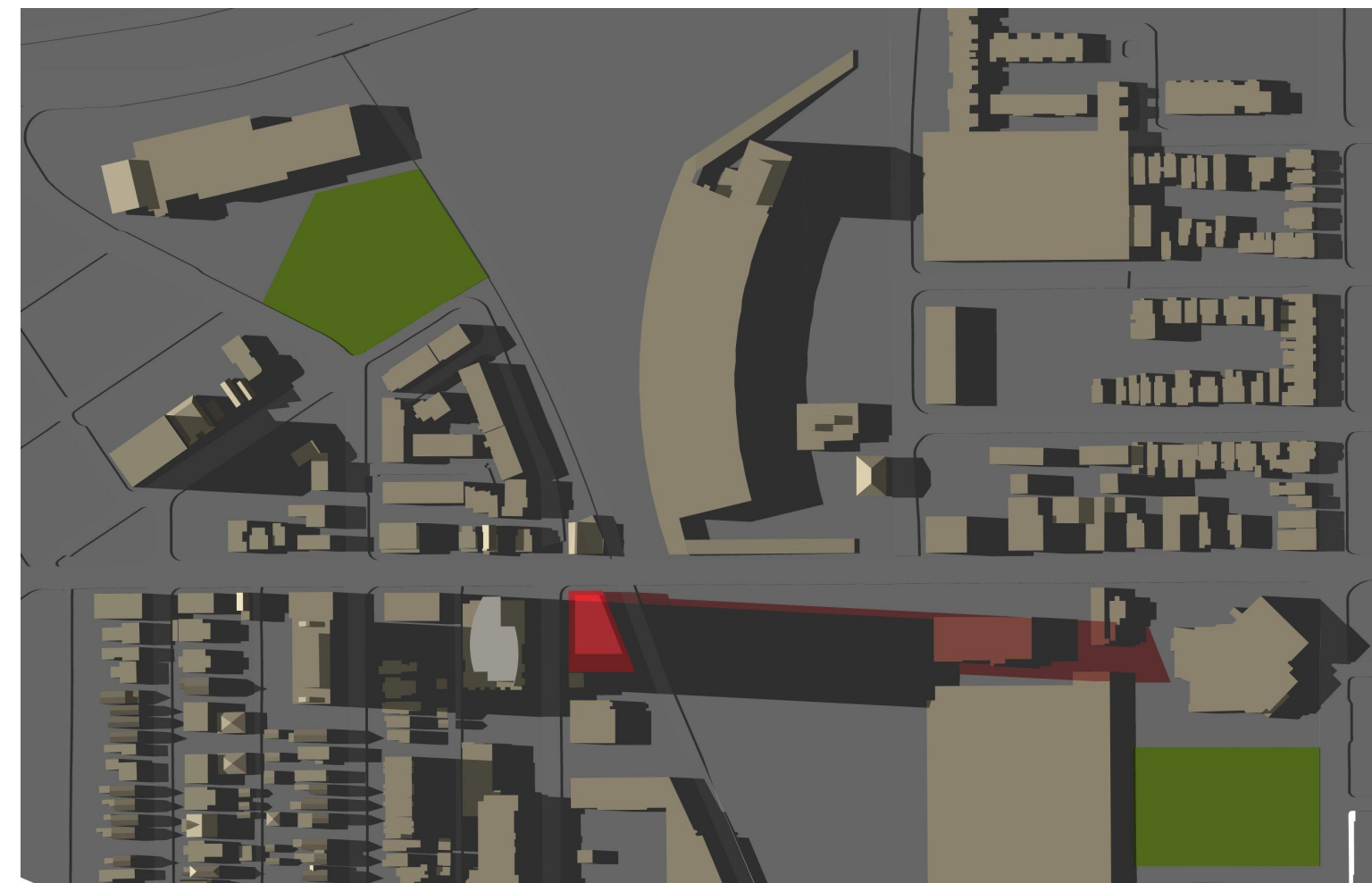
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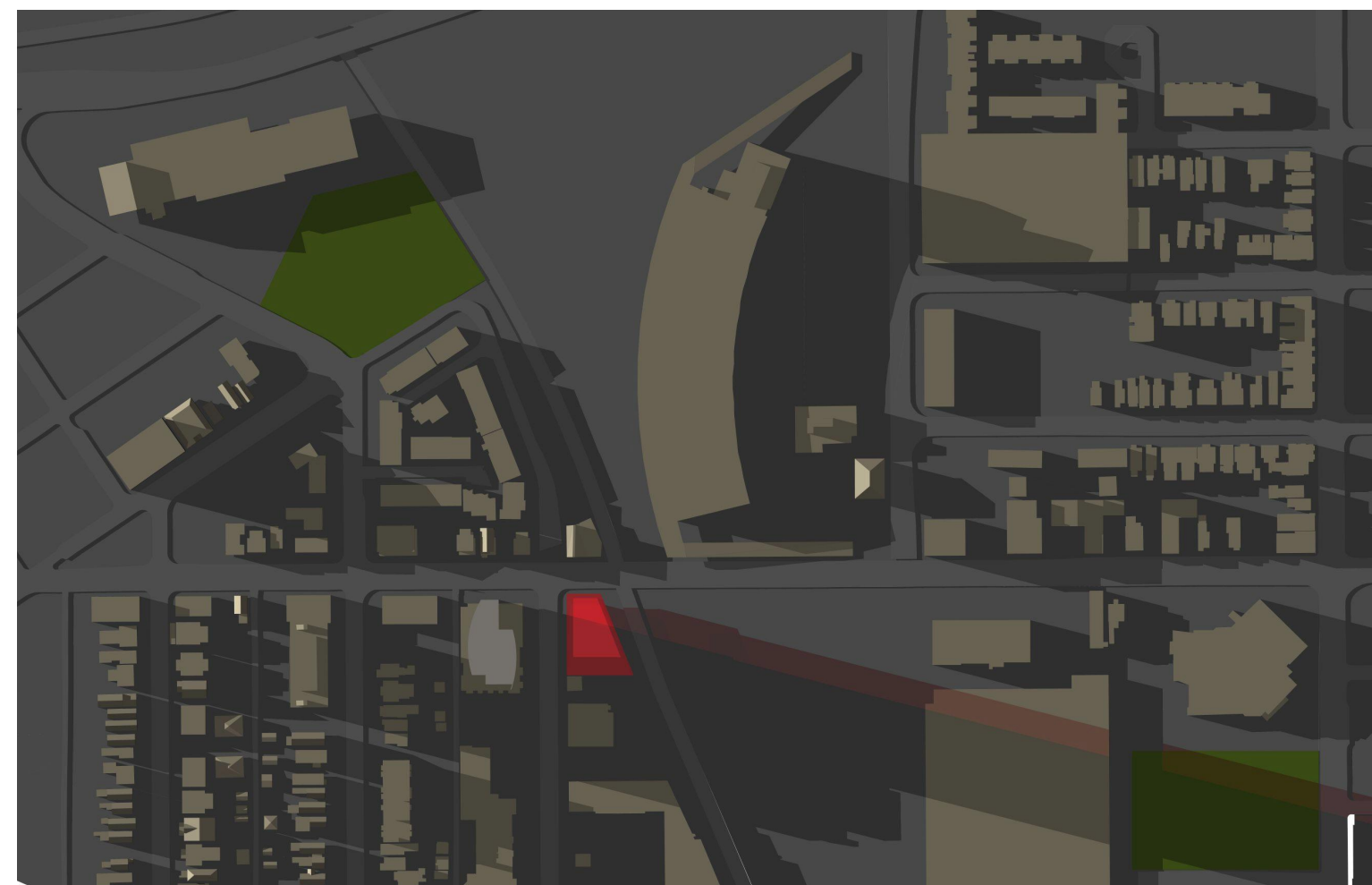
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17:18



18:18

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02	SPA / ZONING BYLAW AMENDMENT	10-30-2013
03	SPA / ZONING BYLAW AMENDMENT	07-02-2015
04	SPA / ZONING BYLAW AMENDMENT	08-25-2015
05	SPA / ZONING BYLAW AMENDMENT	11-27-2020

aA

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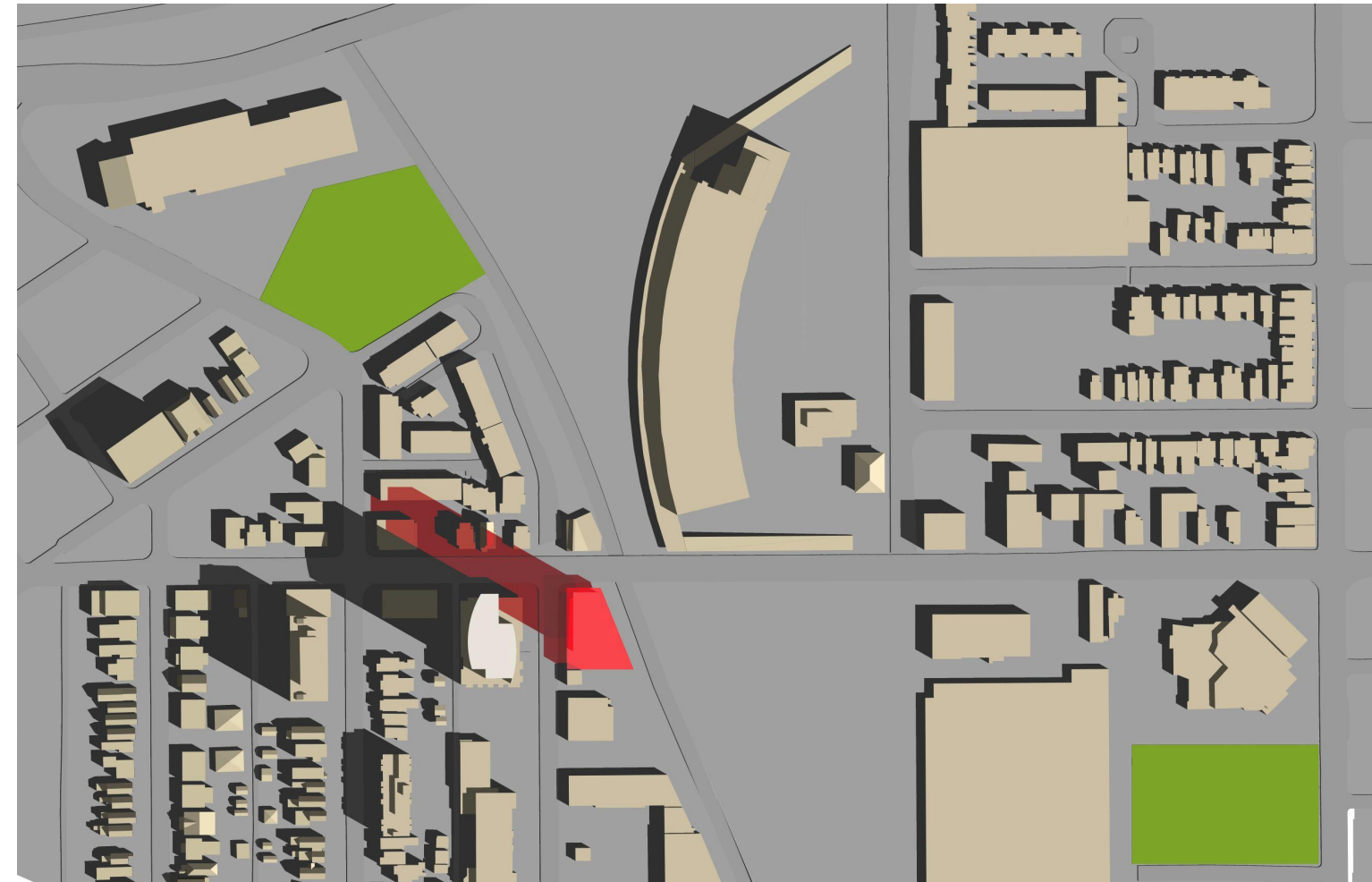
Sun Study - March / September 21

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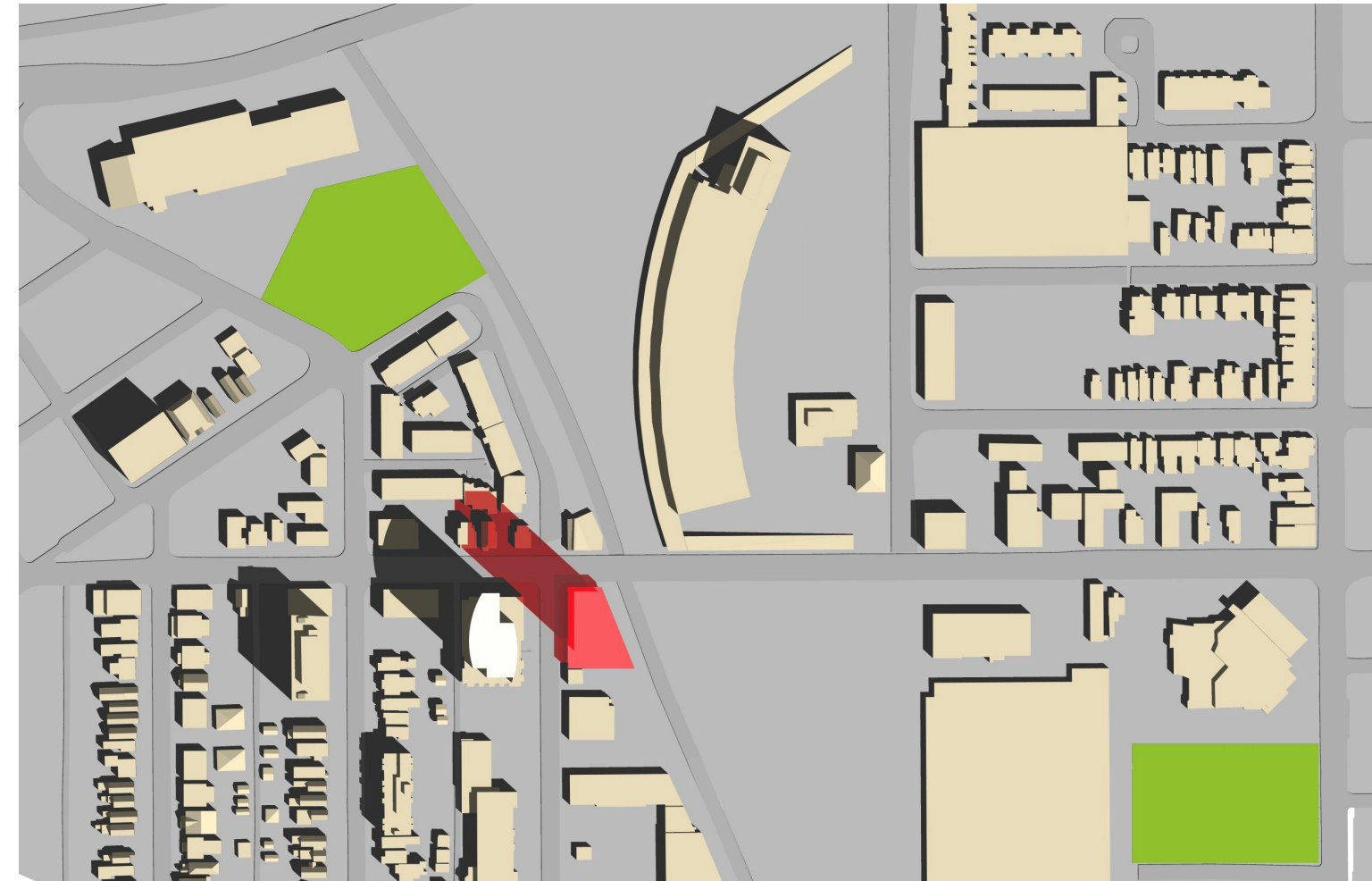
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2020-12-01

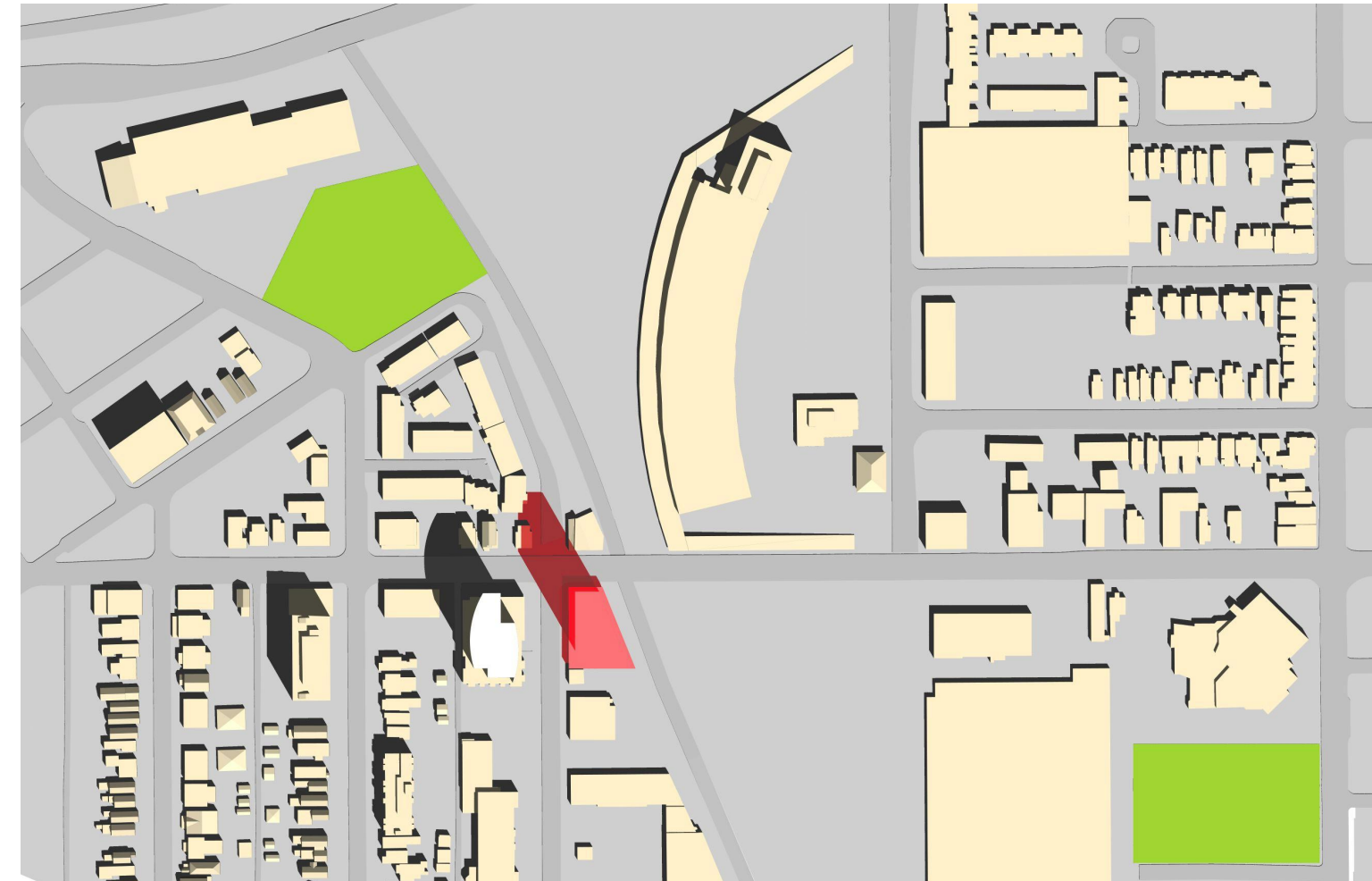
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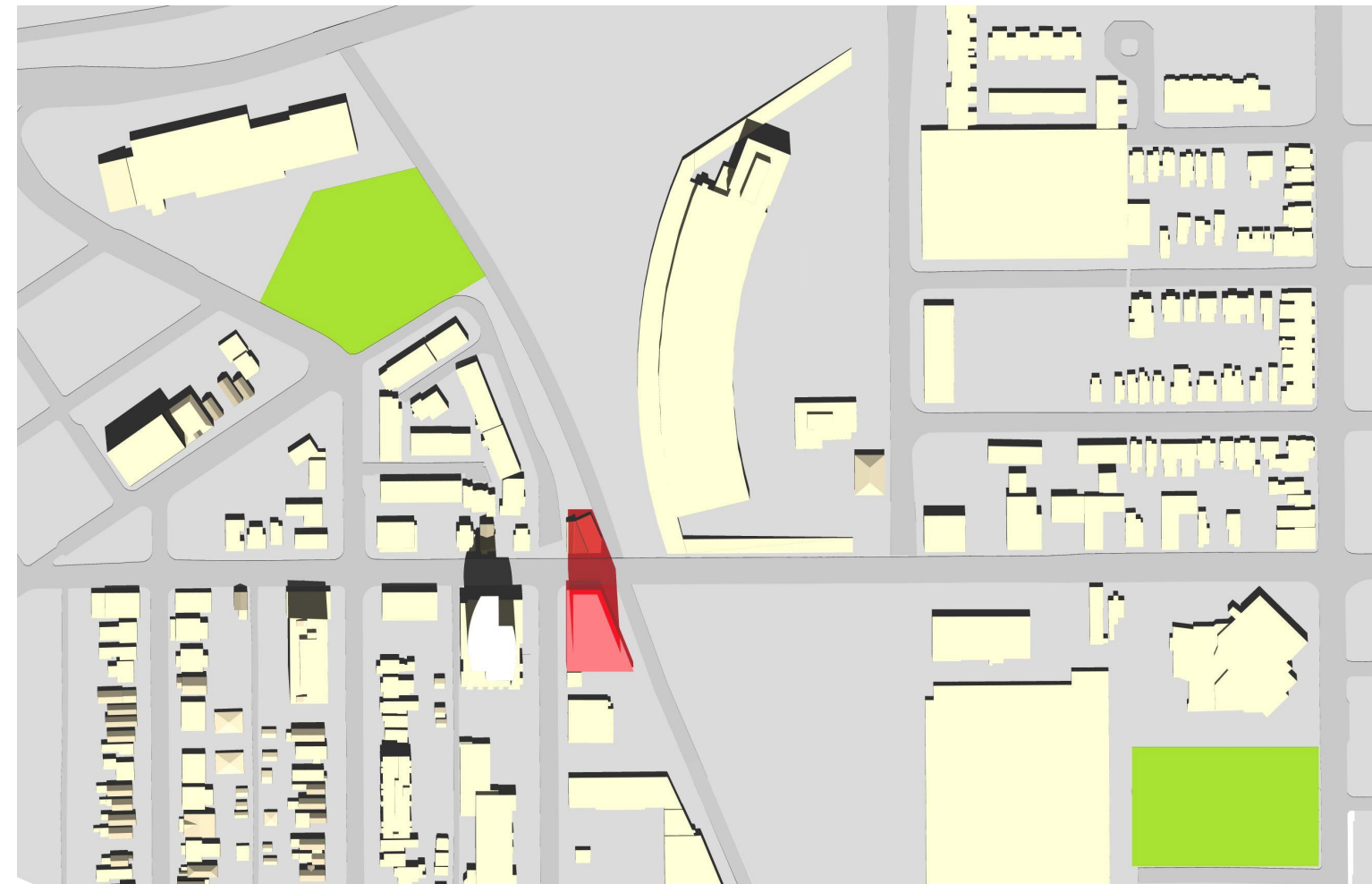
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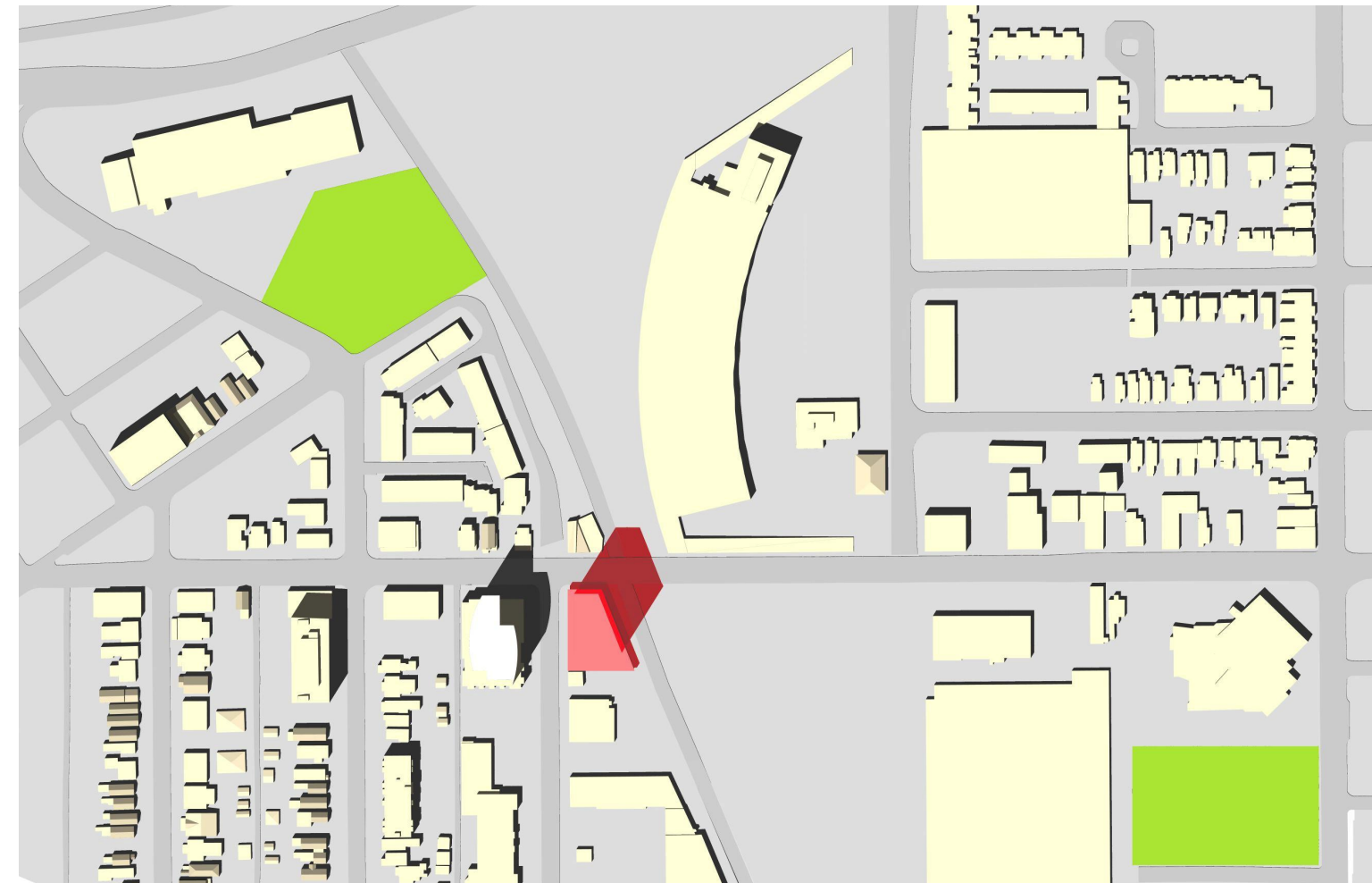
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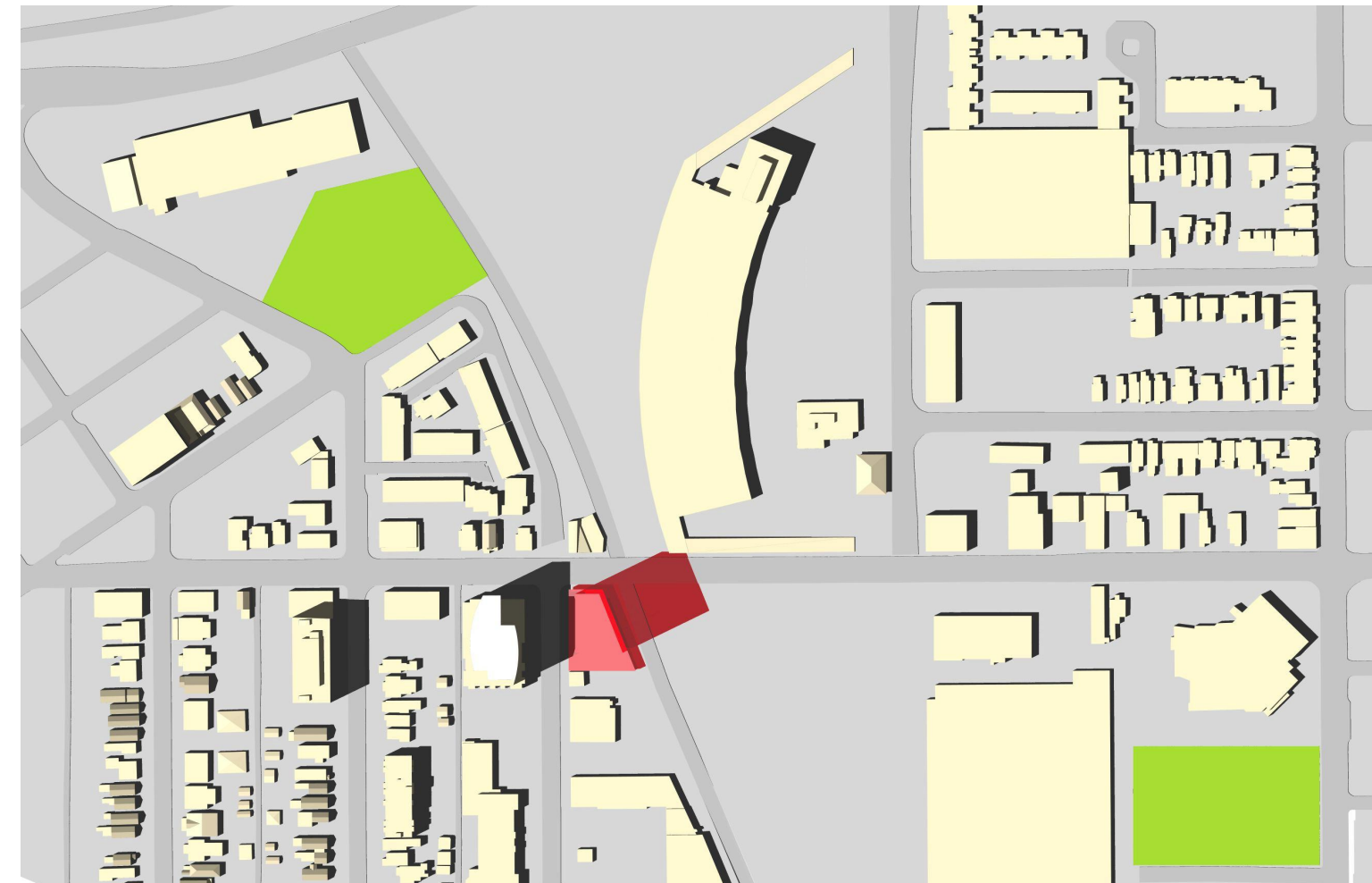
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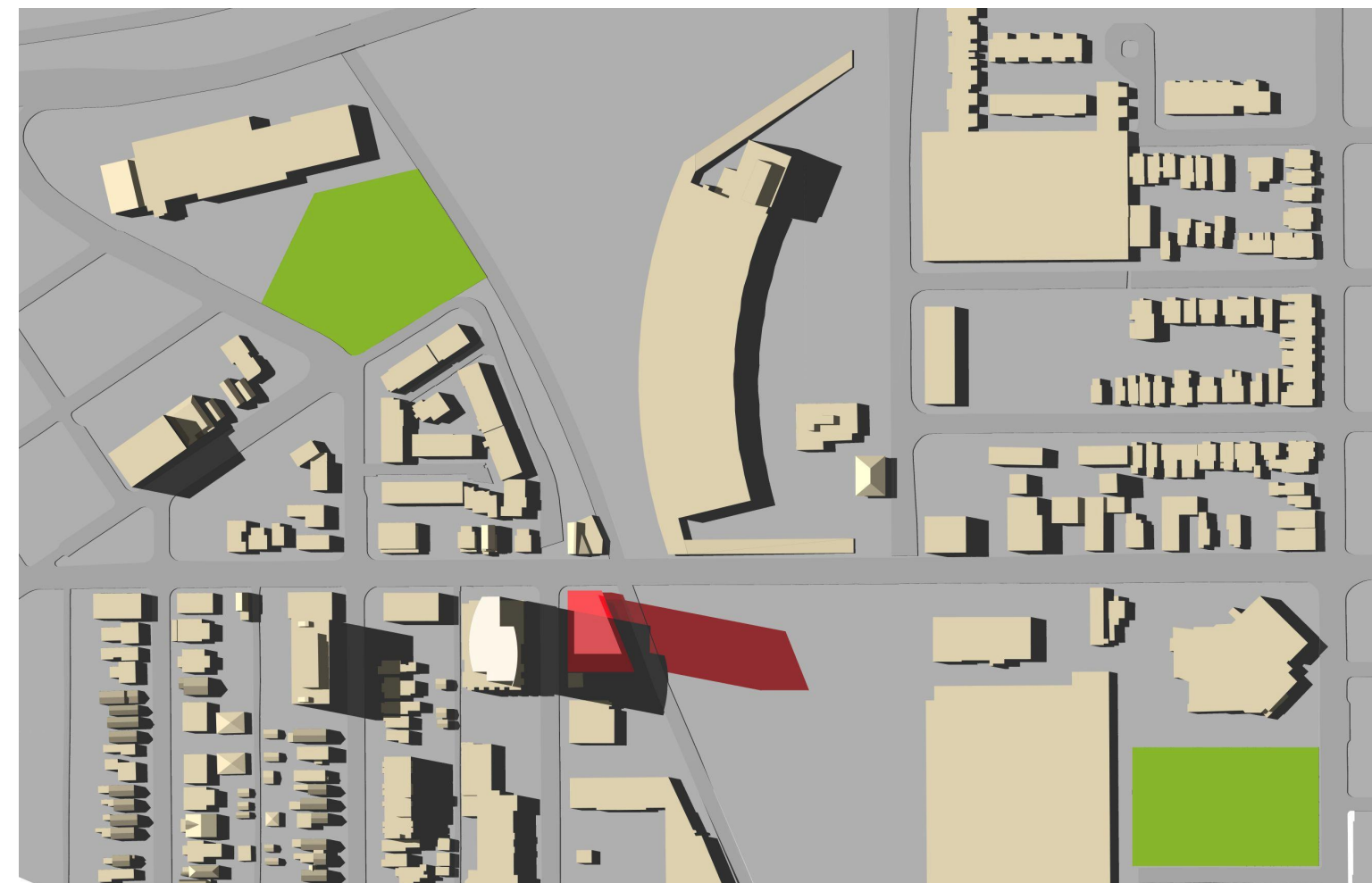
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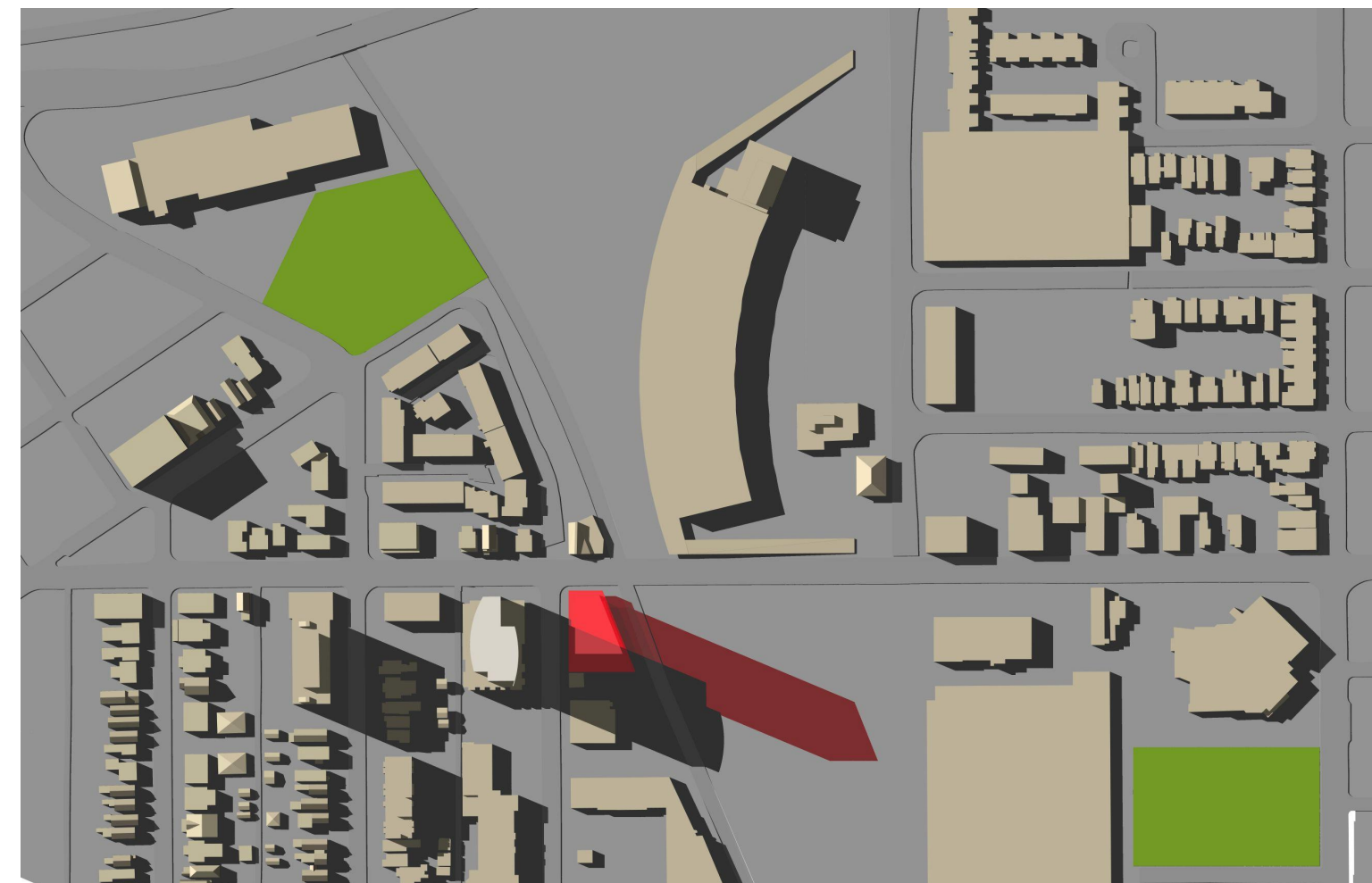
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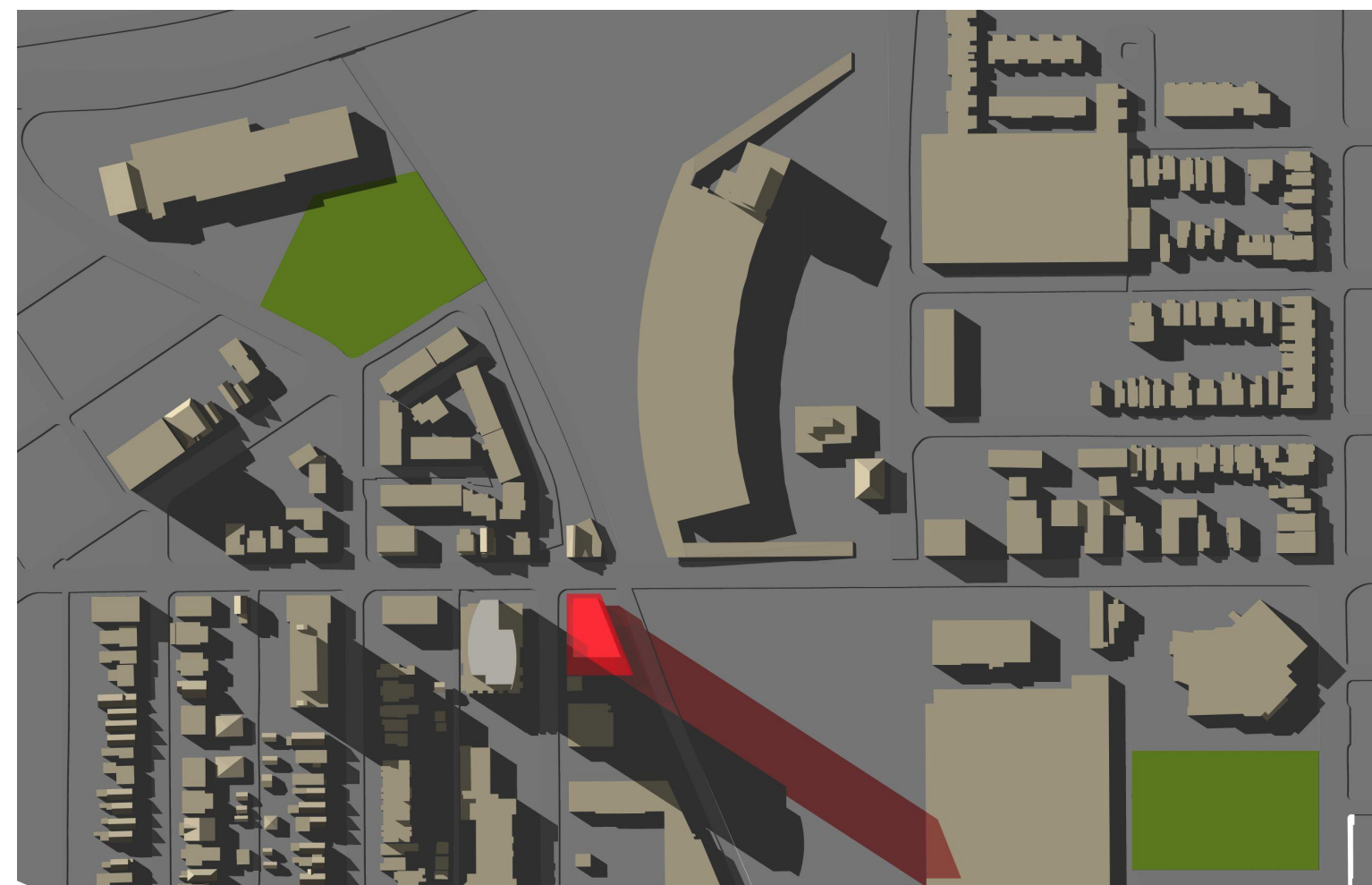
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17:18



18:18

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2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.

3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.

4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction"

6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.

7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.

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