



STAMP

12	2025-05-20	ISSUED FOR SPCA R3
11	2025-03-17	ISSUED FOR 95% OCH REVIEW
10	2025-03-07	ISSUED FOR BP RESPONSE R1
8	2025-02-11	ISSUED FOR SPCA R1
7	2025-01-20	ISSUED FOR 60% OCH REVIEW
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

- 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.
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- 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

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: 5/20/2025 2:42:55 PM

REV DRAWING NO.

12 A100

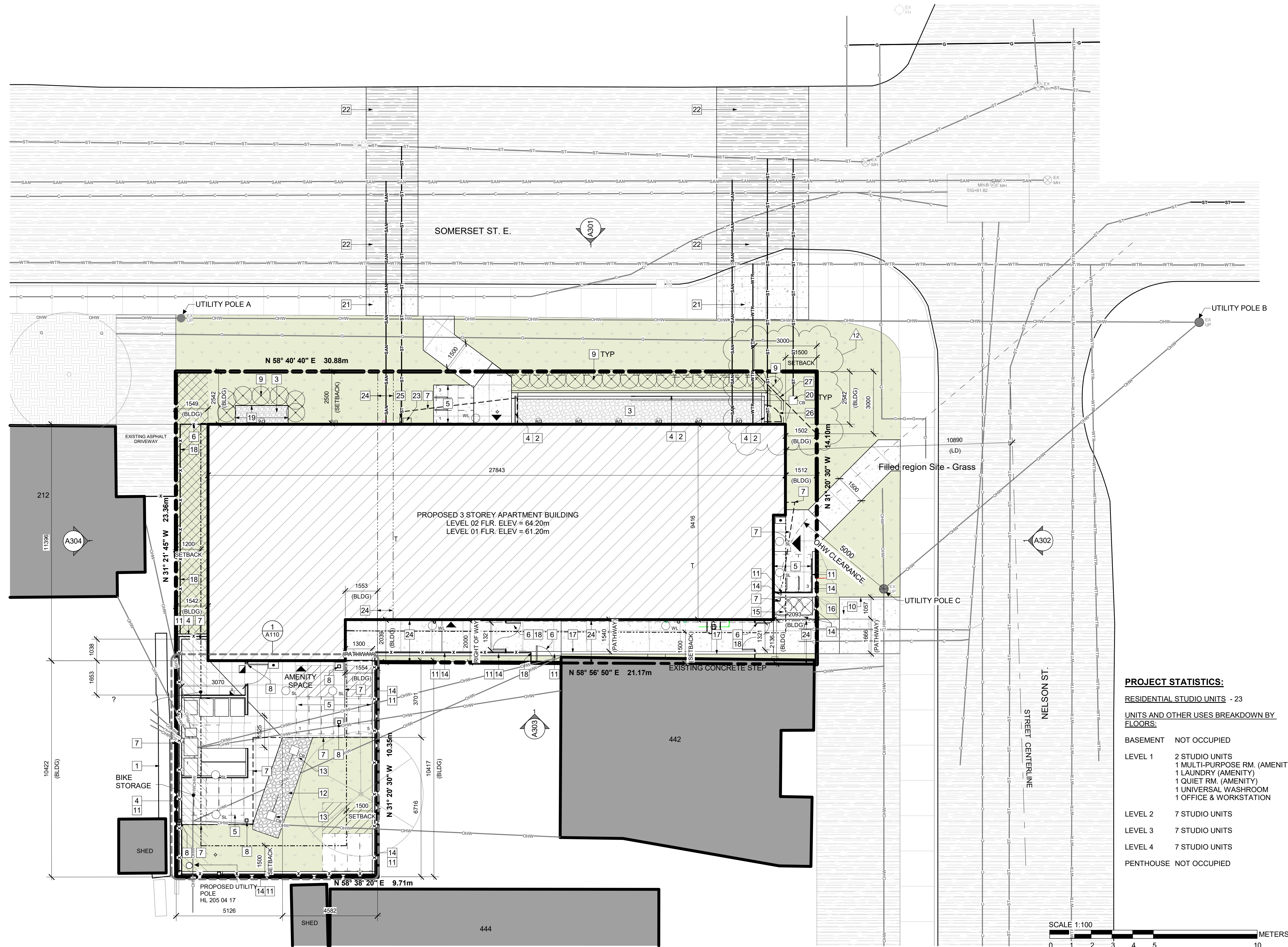
SITE PLAN GENERAL NOTES:

- 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

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
	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



PROJECT STATISTICS:

RESIDENTIAL STUDIO UNITS - 23

UNITS AND OTHER USES BREAKDOWN BY FLOORS:

BASEMENT	NOT OCCUPIED
LEVEL 1	2 STUDIO UNITS 1 MULTI-PURPOSE RM. (AMENITY) 1 LAUNDRY (AMENITY) 1 QUIET RM. (AMENITY) 1 UNIVERSAL WASHROOM 1 OFFICE & WORKSTATION
LEVEL 2	7 STUDIO UNITS
LEVEL 3	7 STUDIO UNITS
LEVEL 4	7 STUDIO UNITS
PENTHOUSE	NOT OCCUPIED

SITE PLAN KEYNOTES:

1	EXISTING RETAINING WALL
2	1070mm (H) MIN. GLASS GUARD
3	MAINTENANCE STRIP
4	NEW RETAINING WALL PER STRUCTURAL
5	BIKE RACKS - 1.8m D X 0.6m W HORIZONTAL
6	METAL GATE PER LANDSCAPING
7	LINE OF ROOF CANOPY ABOVE
8	SUPPORT POSTS
9	NEW TREE OR SHRUB PER LANDSCAPE PLANS
10	WASTE STAGING AREA FOR CURBSIDE PICKUP
11	1070mm(H) MIN. STEEL GUARD PER LANDSCAPING
12	CLEAR STONE TRENCH WITH SUBDRAIN PER CIVIL
13	LANDSCAPING CATCH BASIN PER CIVIL
14	NEW RETAINING WALL PER LANDSCAPING

15	NEW PLANTING BED AND PLANTS PER LANDSCAPING
16	MAX. SLOPE 1:2
17	CURB PER LANDSCAPING
18	FENCE PER LANDSCAPING
19	GALVANIZED STEEL CORRUGATED WELL
20	CATCH BASIN PER CIVIL
21	REMOVE EXISTING SIDEWALK AND CURB, BASE COURSES AND EXCAVATE AS REQUIRED FOR NEW CONSTRUCTION. REINSTATE SIDEWALK, CURBS AND BASE COURSES PER CIVIL.
22	REMOVE EXISTING ASPHALT PAVING, BASE COURSES AND EXCAVATE AS REQUIRED FOR NEW CONSTRUCTION. REINSTATE BASE COURSES AND ASPHALT PAVING PER CIVIL.
23	GAS METER PER MECHANICAL
24	EASEMENT: SUBJECT TO RIGHT-OF-WAY PER INST. No. NS207878
25	CANOPY DOWNSPOUT
26	AREA WELL ACCESS GATE COMPLETED WITH LATCH AT GUARD
27	EXTENT OF AREA WELL FOOTING BELOW GRADE (DASHED)

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
	BUILDING AREA 273m ²	MIN. LOT AREA	450m ²	533.8m ²	VISITOR SPACES	n/a	n/a
	GROSS FLOOR AREA 1,235m ²	MIN. FRONT YARD SETBACK	1.5m	1.512m	ACCESSIBLE PARKING	n/a	n/a
	BUILDING HEIGHT 11.2 m 3 STOREYS	MIN. CORNER YARD SETBACK	2.5m	2.54m	BICYCLE PARKING	12	20
	ZONE R4UC[3100] H(11.5)-c.	MIN. REAR YARD SETBACK	1.2m	1.549m			
	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			