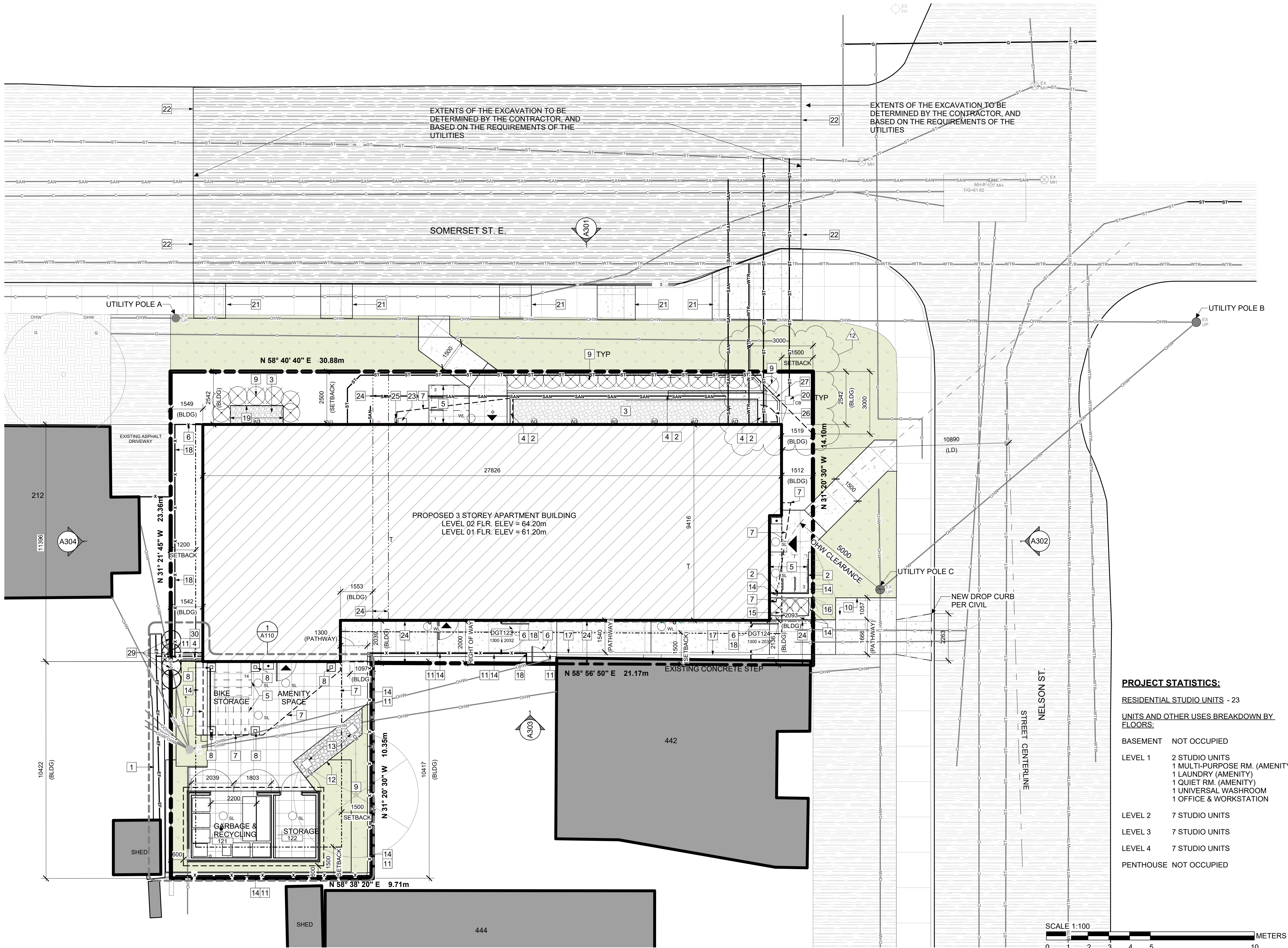




1 SITE PLAN - NEW WORK
A100 1:100

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. ONTARIO LAND SURVEYORS 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:

- 1 EXISTING RETAINING WALL C/W EXISTING FENCE/GUARD 1070mm(H) MIN. STEEL GUARD PER LANDSCAPING
- 2 MAINTENANCE STRIP
- 3 NEW RETAINING WALL PER STRUCTURAL
- 5 BIKE RACKS - 1.8m D X 0.37 W HORIZONTAL STACKED
- 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 FENCE / 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 PER LANDSCAPING.
- 27 EXTENT OF AREA WELL FOOTING BELOW GRADE (DASHED)
- 28 CONNECT NEW AND EXISTING FENCE / GUARD
- 29 PERMANENT CAISSONS PER SHORING CONTRACTOR C/W CAST-IN-PLACE REINFORCED CONCRETE CAP
- 30 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

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
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: 2025-09-29 1:39:07 PM

REV DRAWING NO.