



STAMP

REV DATE	ISSUE
4 05/13/2022	ISSUED FOR SITE PLAN CONTROL
3 03/11/2022	ISSUED FOR COORDINATION
2 03/08/2022	ISSUED FOR COORDINATION
1 01/28/2022	ISSUED FOR COORDINATION

NOTES

1. 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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3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

78 ROSEMOUNT AVE INC.
 OTTAWA
 ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
 K1Y 1P6

TITLE

SITE PLAN

PROJECT NO: 2021-1320
 DRAWN: JW
 APPROVED: JS
 SCALE: As indicated
 DATE PRINTED: 5/13/2022 3:02:17 PM

REV DRAWING NO.

4 A100

SITE PLAN GENERAL NOTES:

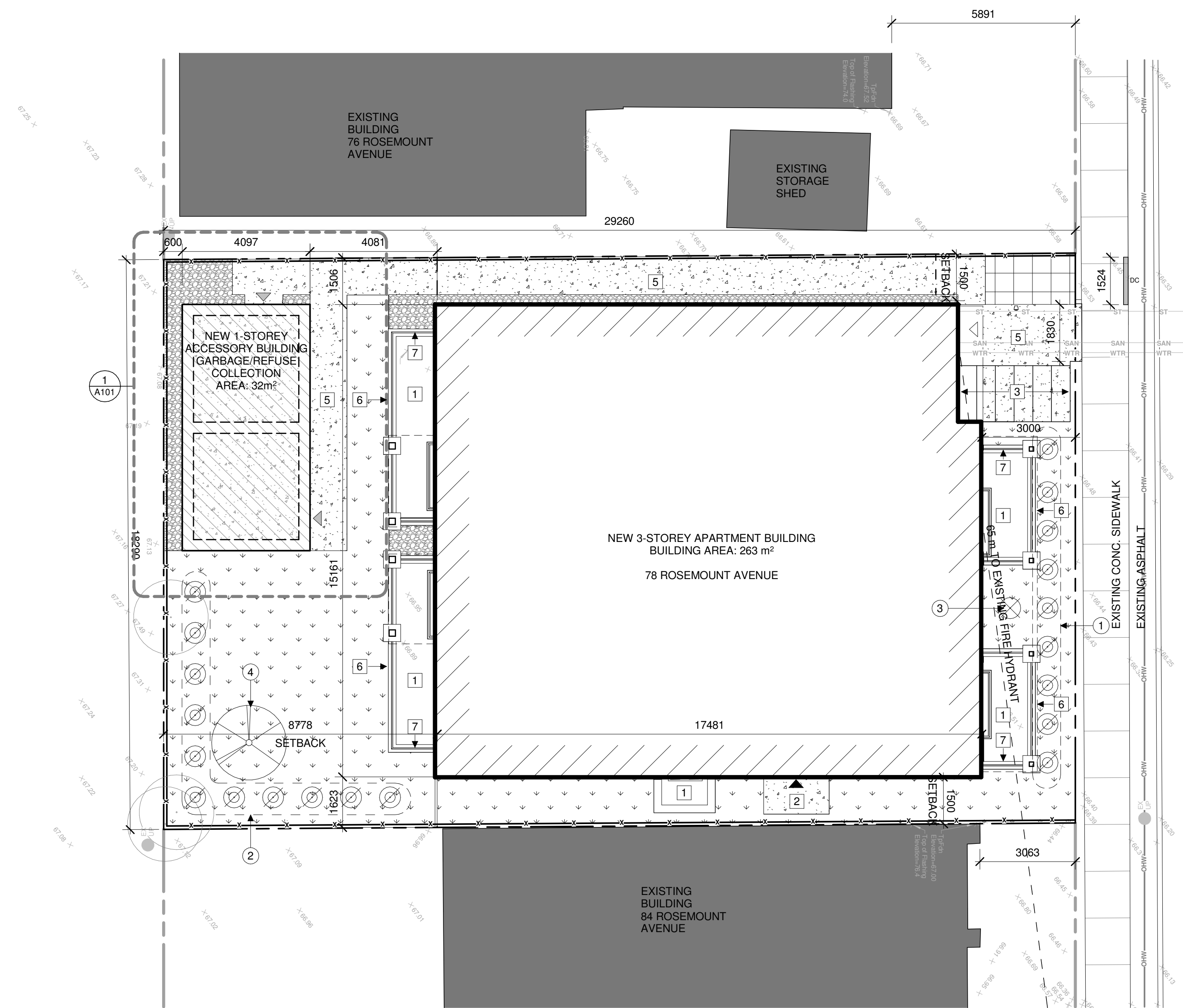
1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- 1 WINDOW WELL
- 2 CONCRETE PAD
- 3 BICYCLE PARKING
- 4 REFUSE/RECYCLE BIN
- 5 CONCRETE PATHWAY
- 6 LINE OF BALCONY ABOVE
- 7 GATE
- 8 DOOR OPERATOR PUSH BUTTON ON PEDESTAL - REFER TO ELECTRICAL

SITE PLAN LEGEND:

- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- NEW GRASS
- CONCRETE PAD/PATH
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- PAVER TYPE 1
- EMERGENCY EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- SETBACK
- 1800mm HIGH WOOD PRIVACY FENCE
- NEW DOMESTIC WATER
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- EXISTING OVER HEAD WIRES
- CATCH BASIN
- CATCH BASIN
- LIGHT STANDARD
- LIGHT STANDARD EXISTING
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- MANHOLE
- MANHOLE EXISTING
- UTILITY POLE
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED FOUNTAIN GRASS



1 SITE PLAN
 A100 1:100

PLANT LIST KEYNOTES:

- 1 PENNISETUM ALOPEWROIDES 'HAMLEN' (DWARF FOUNTAIN GRASS)
- 2 CALAMAGRSTIS ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS)
- 3 PHYSOCARPUS OPULIFOLIUS (COMMON NINE BARK)
- 4 QUERCUS RUBRA (RED OAK)

LEGAL DESCRIPTION:
 PART OF LOT 20
 REGISTERED PLAN 94
 CITY OF OTTAWA

REFERENCE SURVEY:
 V-19040

MUNICIPAL ADDRESS:
 78 ROSEMOUNT AVENUE
 OTTAWA, ON
 K1Y 1P6

SITE AREA	535.14 m ²	ZONING PROVISION	REQUIRED	PROVIDED
BUILDING AREA	263 m ²	MIN. LOT WIDTH	15 m	18.29 m
GROSS FLOOR AREA	784 m ²	MIN. LOT AREA	450 m ²	535.14 m ²
BUILDING HEIGHT	11 m 3 STOREYS	MIN. FRONT YARD SETBACK	4.477 m	3 m
ZONE: R4UB		MIN. REAR YARD SETBACK	8.778 m	8.778 m
SCHEDULE 1: AREA B		MIN. INTERIOR YARD SETBACK	1.5 m	1.5 m
SCHEDULE 342: AREA A		MAX. HEIGHT	11 m	11 m
		LANDSCAPED AREA	160.5 m ²	234 m ²
		SOFT SCAPED AREA:	MIN. 30%	
		FRONT YARD - 40%	22 m ²	39 m ²
		REAR YARD - 50%	80 m ²	110 m ²

PARKING QUEING + LOADING	REQUIRED	PROVIDED
RESIDENTIAL SPACES	None	None
VISITOR SPACES	None	None
ACCESSIBLE PARKING	None	None
BICYCLE PARKING	6	12
REFUSE COLLECTION		3 x 360L Blue Bin (7SQFT clrnce/bin) 3 x 360L Black Bin (7SQFT clrnce/bin) 2 x 240L Green Bin (5.4SQFT clrnce/bin)