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PROJECT TEAM / EQUIPE DU PROJET :

SITE CONTEXT



LEGEND

SURFACES

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING
H: HORIZONTAL 0.6M x 1.8M
V: VERTICAL 0.5M x 1.5M
S: STACKED 0.37M x 1.8M
- CAR PARKING
R: RESIDENTIAL
V: VISITOR
- BF PARKING
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE A)
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE B)
R: RESIDENTIAL
V: VISITOR

GENERAL NOTES

- NOTE-A :**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
- DO NOT SCALE DRAWINGS.
- NOTE-F :**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
LOT 376 & LOT 377
NORTHSIDE ROAD
REGISTERED PLAN NO.403318
CITY OF OTTAWA
STANTEC GEOMATICS LTD.
2012

GRAPHIC SCALE

PROJECT INFORMATION

SITE SUMMARY
ADDRESS: 42 NORTHSIDE ROAD
CURRENT ZONING: CM9 H(18.5)
SITE AREA: 1233.62 m²
PROPOSED USE: RESIDENTIAL - 51 UNITS
BUILDING AREA: 886.70 m²

ZONING SUMMARY

	REQUIRED	PROPOSED
LOT AREA	0.00 m ²	1233.62 m ²
LOT WIDTH	0.00 m	40.52 m
MIN. LOT WIDTH	0.00 m	0.00 m
MAX. BUILDING HEIGHT	13.00 m	16.25 m
MAX. PARAPET HEIGHT	0.30 m	0.30 m

SET BACKS
Above max. building

	REQUIRED	PROPOSED
- FRONT YARD	3.00 m (min.) 0.00 m (max.)	3.00 m (min.) 0.00 m (max.)
- CORNER SIDE YARD	3.00 m (min.) 0.00 m (max.)	2.00 m (min.) 0.00 m (max.)
- INTERIOR SIDE YARD	3.00 m (min.) 0.00 m (max.)	3.00 m (min.) 0.00 m (max.)
- REAR YARD	7.50 m (min.) 0.00 m (max.)	1.50 m (min.) 0.00 m (max.)
- MAX. FSI	2	2.62

MIN LANDSCAPED REQ

	REQUIRED	PROPOSED
MIN LANDSCAPED REQ	3.00 m	2.00 m
		3.00 m

VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN RES. PARKING SPACES	55	10
MIN VISITOR PARKING SPACES	10	2
MIN ACCESSIBLE PRKG SPACES	1	2
TOTAL PARKING SPACES	65	59

BICYCLE PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	26	32

WASTE MANAGEMENT CONTAINERS

	REQUIRED	PROPOSED
GARBAGE (0.11 y ² /unit)	0	0
RECYCLING (0.038 y ² /unit)	0	0
ORGANICS	0	0

AMENITY AREA

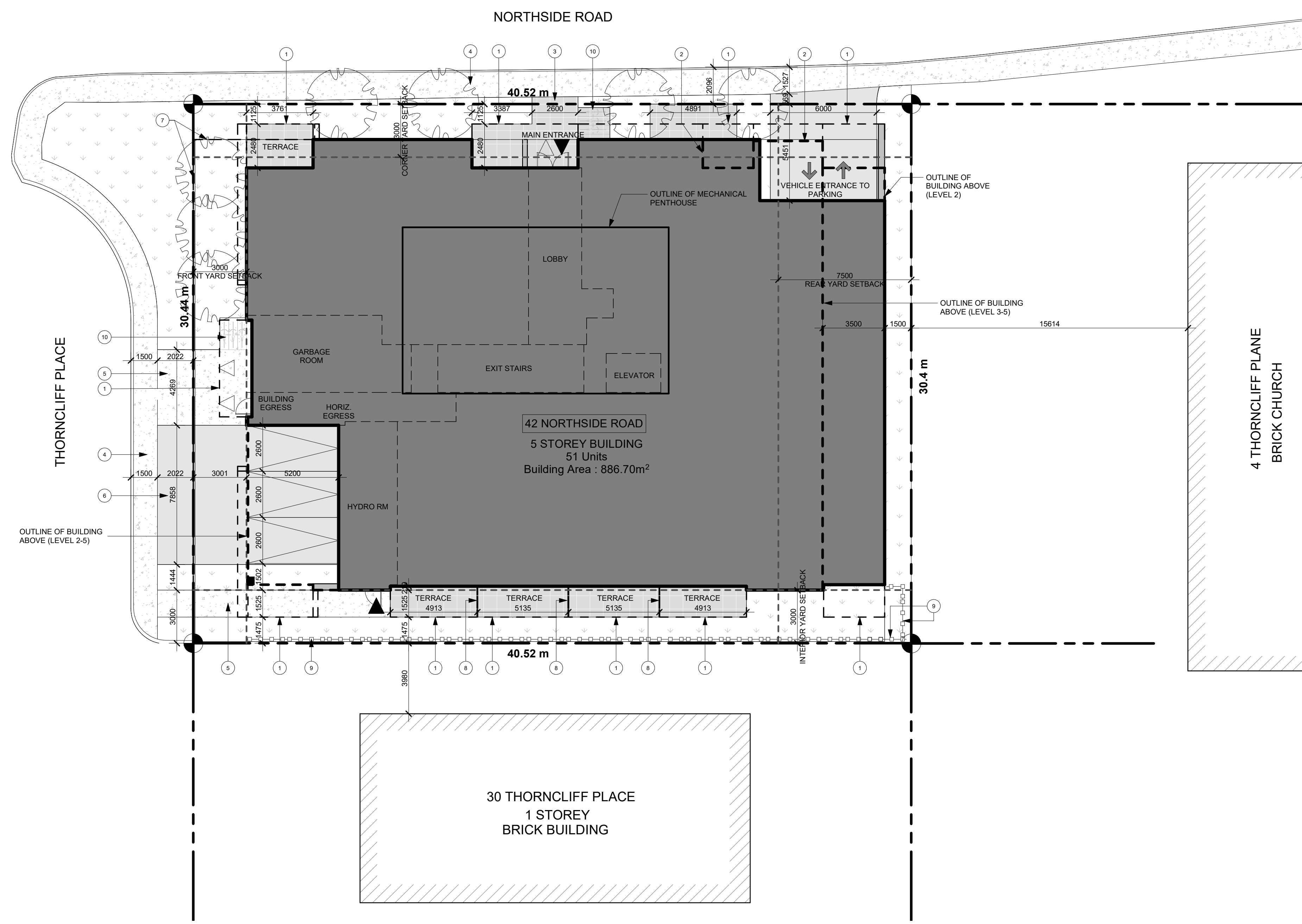
	REQUIRED	PROPOSED
PRIVATE	153.00 m ²	200.00 m ²
COMMUNAL	153.00 m ²	220.65 m ²

BUILDING SUMMARY

	UNITS	GFA - OBC	GFA - CITY
BASEMENT P2	0	1096.07 m ²	0.00 m ²
BASEMENT P1	0	1081.39 m ²	0.00 m ²
LEVEL 1	0	800.73 m ²	349.69 m ²
LEVEL 2	0	860.28 m ²	780.85 m ²
LEVEL 3	0	779.36 m ²	702.16 m ²
LEVEL 4	0	779.36 m ²	702.16 m ²
LEVEL 5	0	779.36 m ²	702.16 m ²
ROOF	0	0.00 m ²	0.00 m ²
	0	0.00 m ²	0.00 m ²

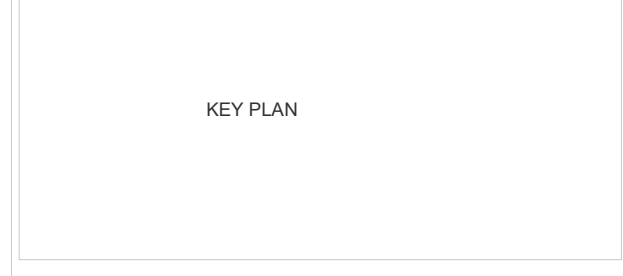
KEYNOTE DESCRIPTIONS

- 1 BALCONY ABOVE
- 2 OUTLINE OF BUILDING ABOVE(LEVEL 2)
- 3 NEW STONE PATHWAY
- 4 EXISTING CONCRETE SIDEWALK
- 5 NEW CONCRETE PATHWAY
- 6 NEW ASPHALT PATHWAY
- 7 UNDERGROUND P1-P2 PARKING OUTLINE
- 8 PRIVACY SCREEN
- 9 1.8m PRIVACY FENCE
- 10 3x HORIZONTAL BICYCLE SPACES



1 PROPOSED SITE PLAN
1: 150

KEY PLAN / PLAN CLÉ



CLIENT



Tel : XXX-XXX-XXXX | www.WEBSITE.com

revision	description	date
1.0	Site Plan Control	2021-12-21

PROJECT NAME / NOM DU PROJET :

42 Northside Road

SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN

PROJECT NO. / NO. DE PROJET :	21087
DATE :	10/08/19
DRAWN BY / DESINÉ PAR :	Author
REVIEWED BY / RÉVISÉ PAR :	Checker
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	A050

REVISION NO. / NO. DE RÉVISION : **1.0**