

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
	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

STAMP

REV DATE	ISSUE
05/13/2022	ISSUED FOR SITE PLAN CONTROL
03/11/2022	ISSUED FOR COORDINATION
03/08/2022	ISSUED FOR COORDINATION
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

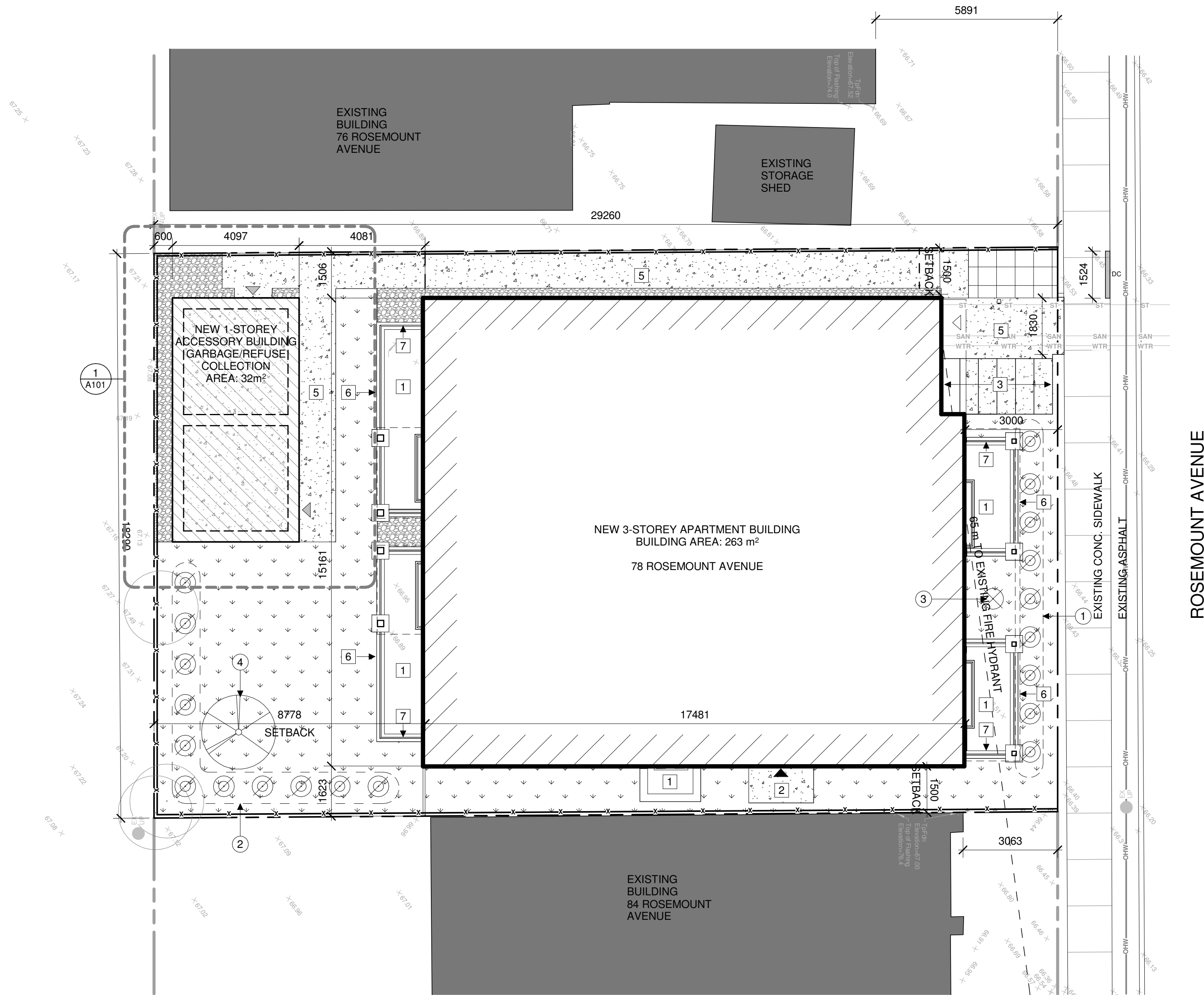
TITLE

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



1 SITE PLAN
 A100 1:100

PLANT LIST KEYNOTES:

- 1 PENNISETUM ALOPEUROIDES '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
BUILDING AREA	263 m ²
GROSS FLOOR AREA	784 m ²
BUILDING HEIGHT	11 m 3 STOREYS
ZONE: R4UB	
SCHEDULE 1: AREA B	
SCHEDULE 342: AREA A	

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	15 m	18.29 m
MIN. LOT AREA	450 m ²	535.14 m ²
MIN. FRONT YARD SETBACK	4.477 m	3 m
MIN. REAR YARD SETBACK	8.778 m	8.778 m
MIN. INTERIOR YARD SETBACK	1.5 m	1.5 m
MAX. HEIGHT	11 m	11 m
LANDSCAPED AREA	160.5 m ² MIN. 30%	234 m ²
SOFT SCAPED AREA:		
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 clrcnc/bin) 3 x 360L Black Bin (7SQFT clrcnc/bin) 2 x 240L Green Bin (5.4SQFT clrcnc/bin)