

CSV ARCHITECTS

sustainable design · conception écologique

Jan. 19 2023

PRINCIPALS

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John Bernier, MCIP, RPP
Development Review, Central
110 Laurier Avenue West. Ottawa, ON
613.580.2424 ext 21576
John.Bernier@ottawa.ca

Re: Site Plan Control Application
File Number: D07-12-22-0094– 78 Rosemount Avenue

Dear John,

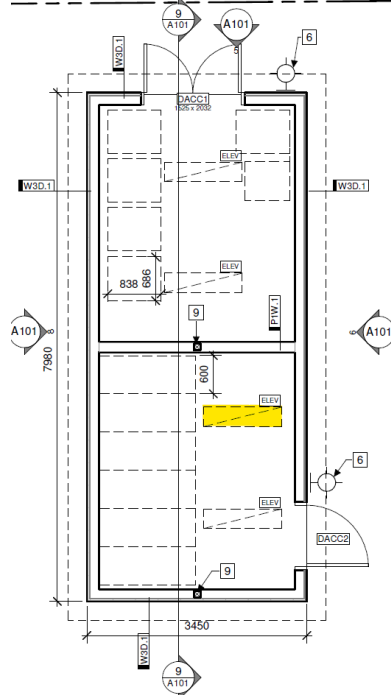
In response to your comments dated August 11th, 2022, I am providing the following information:

Planning Comments:

1. Noted. Please see attached drawings, revised to add requested reference numbers.

4. The dashed box in the plan is a light fixture (above).

Please see image below for clarification:



5. Noted. Please see attached A100.

6. Noted. Minor Variance application process is underway for reduced rear yard setback.

Zoning Plans Examiner Comments:

20-23. Comments addressed in Zoning Review response, application A22-003795, submitted to Sammy Aiello. Attached for reference.

Transportation PM Comments:

35. Noted.

City Surveyor:

42. The reference survey is included on A100.

LEGAL DESCRIPTION:
PART OF LOT 20
REGISTERED PLAN 94
CITY OF OTTAWA
REFERENCE SURVEY:
V-19040

Waste Collection Services:

43. Noted. Please see attached A101.

44. Noted, a set of double doors has been indicated on revised drawing A101.

45. Noted, (assuming there was a typo and this is meant to indicate 1 organics bin, rather than 11). The allocated area for these bins is indicated in plan on drawing 2/A101.

Canada Post:

46. Noted.

47. Noted, this has been included in the Lobby.

Hydro Ottawa:

52.1.a. Noted. A survey of the medium voltage hydro wire location was completed. The proposed building location has been moved back so that it does not fall within the "restricted zone" surrounding overhead lines.

Attachments:

6 pgs CSV Architects response to Zoning Review 05/08/2022.

1 pg A100 SITE PLAN Rev. 10 01/17/2023

1 pg A101 ACCESSORY BUILDING DETAILS Rev. 10 01/17/2023

74 pgs CCO-22-2211 - 1st Comment Response Letter

We trust these items are resolved to your satisfaction.

Sincerely,



Jessie Smith,
OAA



STAMP

REV	DATE	ISSUE
10	17/01/2023	RE ISSUED FOR SITE PLAN CONTROL
9	06/09/2022	ISSUED FOR MINOR VARIANCE
8	26/08/2022	RE ISSUED FOR SITE PLAN CONTROL
5	27/05/2022	ISSUED FOR BUILDING PERMIT
4	05/10/2022	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

- 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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- 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: 1/19/2023 1:49:48 PM

REV DRAWING NO.

10 A100

SITE PLAN KEYNOTES:

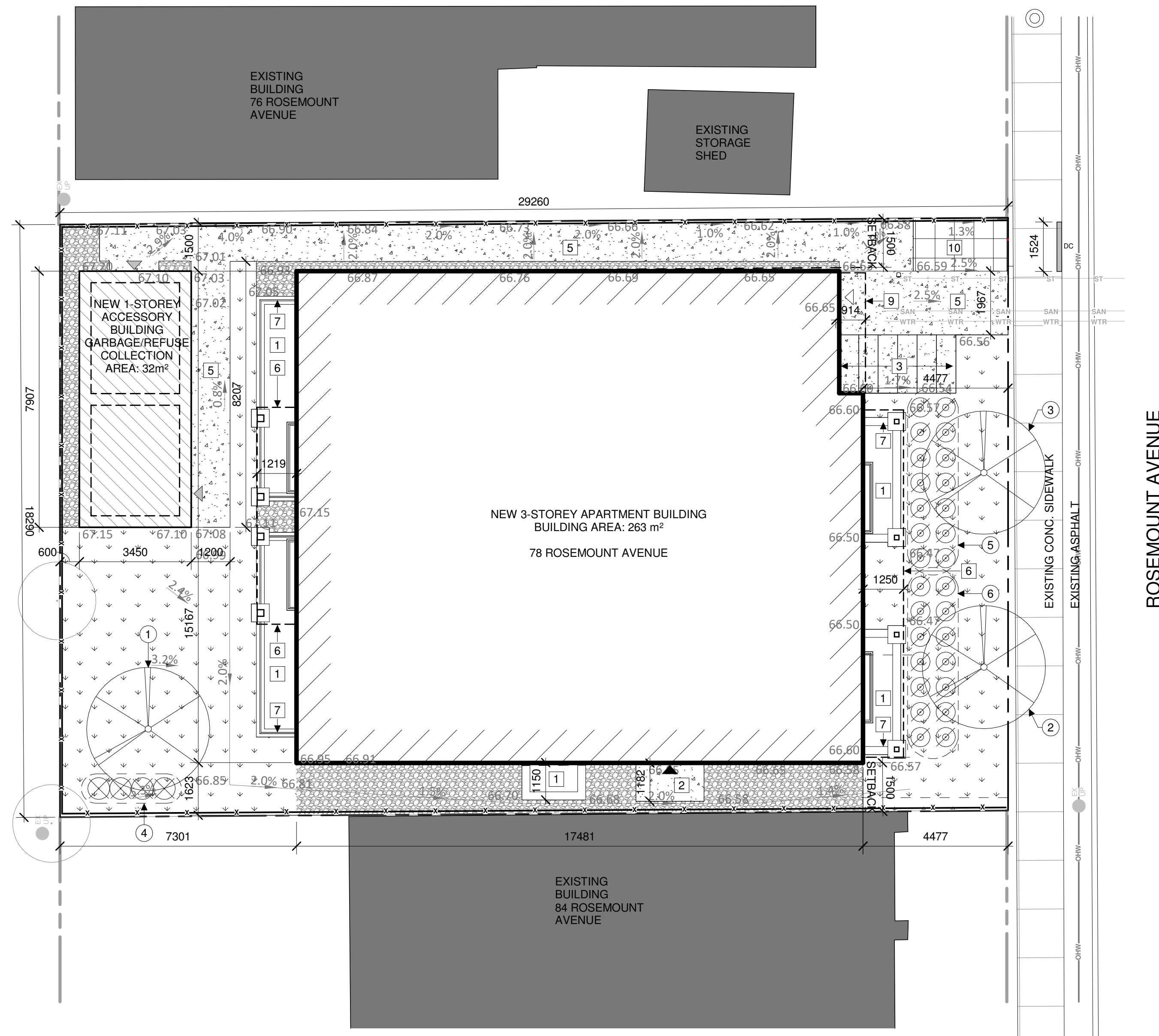
- CONCRETE WINDOW WELL C/W AREA DRAIN. FILL W/ LOOSE STONE
- CONCRETE PAD
- BICYCLE PARKING
- REFUSE/RECYCLE BIN
- CONCRETE PATHWAY
- LINE OF BALCONY ABOVE
- GATE
- DOOR OPERATOR PUSH BUTTON ON PEDESTAL - REFER TO ELECTRICAL
- OUTLINE OF CANOPY ABOVE
- AREA OF PAVERS

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
- EXISTING CONCRETE SIDEWALK
- NEW GRASS
- CONCRETE PAD/PATH
- PEASTONE/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 FLOWERING PLANT



ROSEMOUNT AVENUE

1 SITE PLAN
 A100 1:100

PLANT LIST KEYNOTES:

- CELTIS OCCIDENTALIS (COMMON HACKBERRY)
- AMELANCHIER CANADENSIS (SERVICEBERRY)
- AMELANCHIER LAEVIS 'JSF-ARB' (SPRING FLURRY SERVICEBERRY)
- HYDRANGEA ARBORESCENS 'ANNABELLE' (ANNABELLE HYDRANGEA)
- LEYMUS ARENARIUS 'BLUE DUNE' (BLUE LYME GRASS)
- CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS)

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	PARKING QUEING + LOADING	REQUIRED	PROVIDED
MIN. LOT WIDTH	15 m	18.29 m	RESIDENTIAL SPACES	None	None
MIN. LOT AREA	450 m ²	535.14 m ²	VISITOR SPACES	None	None
MIN. FRONT YARD SETBACK	4.477 m	4.477 m	ACCESSIBLE PARKING	None	None
MIN. REAR YARD SETBACK	8.778 m	7.301 m	BICYCLE PARKING	6	12
MIN. INTERIOR YARD SETBACK	1.5 m	1.5 m	REFUSE COLLECTION		3 x 360L Waste (7SQFT clnrc/bin) 1 x 360L Blue Bin (7SQFT clnrc/bin)
MAX. HEIGHT	11 m	11 m			1 x 360L Black Bin (7SQFT clnrc/bin)
LANDSCAPED AREA	160.5 m ²	214.9 m ²			1 x 240L Organics (5.4SQFT clnrc/bin)
SOFT SCAPED AREA:					
FRONT YARD - 40%	34.4 m ²	50.9 m ²			
REAR YARD - 50%	66.5 m ²	72.5 m ²			

GENERAL NOTES:

CONTRACTOR TO COORDINATE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATIONS GUIDELINES FOR ALL MATERIAL SEALING, TRANSITIONS, SEPARATIONS, FLASHING DETAILS, CONNECTIONS, ANCHORAGES, ETC. CONTRACTOR TO PROVIDE DETAIL DRAWINGS OR MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL FOR ALL SPECIAL CONDITIONS NOT SHOWN IN THE CONTRACT DOCUMENTS.

KEYNOTES:

- 1 ENGINEERED WOOD BOARD AND BATTEN VERTICAL SIDING
- 2 CEDAR 38x235mm FASCIA BOARD
- 3 ASPHALT SHINGLES
- 4 BICYCLE STORAGE
- 5 RECYCLE/ REFUSE BIN
- 6 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
- 7 EXTERIOR GRADE TRASH CAN
- 8 ENGINEERED WOOD BEAM - SEE STRUCTURAL
- 9 WOOD POST - SEE STRUCTURAL
- 10 WOOD LINTEL - SEE STRUCTURAL
- 11 SLAB ON GRADE W/ THICKENED SLAB EDGE - SEE STRUCTURAL
- 12 100x1200mm PERIMETER RIGID INSULATION SKIRT
- 13 150mm CONCRETE CURB - SEE STRUCTURAL
- 14 PREFINISHED METAL SOFFIT (TYP.)

EXTERIOR MATERIALS LEGEND

HATCH PATTERNS SHOWN ARE FOR GRAPHIC PURPOSES ONLY AND SHOULD BE COORDINATED WITH ACTUAL SPECIFIED MATERIALS.

HATCH	SYMBOL	DESCRIPTION
	AS	ASPHALT SHINGLES COLOUR: TBD
	CS	PREFINISHED WOOD SIDING MANUFACTURER: TBD COLOUR: TBD
	C4	WOOD SOFFIT

LEGEND

	PROPERTY LINE
	LINEAR LIGHT FIXTURE - SUSPENDED SEE ELECTRICAL

STAMP

8 26/08/2022 RE-ISSUED FOR SITE PLAN CONTROL
5 27/05/2022 ISSUED FOR BUILDING PERMIT
REV DATE ISSUE



NOTES

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78 ROSEMOUNT AVE INC.
OTTAWA
ONTARIO, CANADA

PROJECT

78 ROSEMOUNT AVE.

78 Rosemount Avenue, Ottawa, ON
K1Y 1P6

TITLE

ACCESSORY BUILDING DETAILS

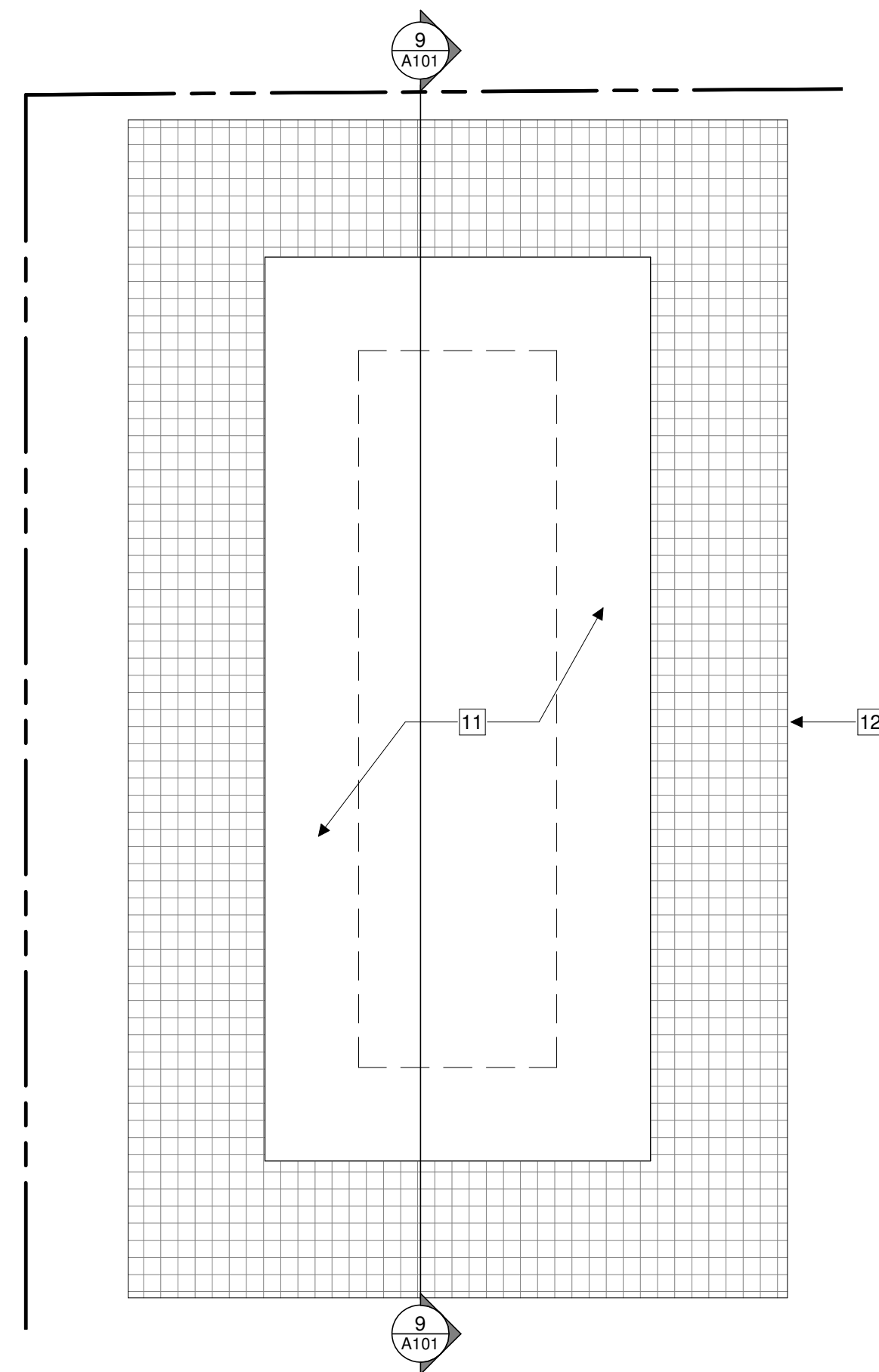
PROJECT NO: 2021-1320
DRAWN: JW
APPROVED: JS
SCALE: 1 : 50
DATE PRINTED: 1/17/2023 12:36:49 PM

REV DRAWING NO.

8

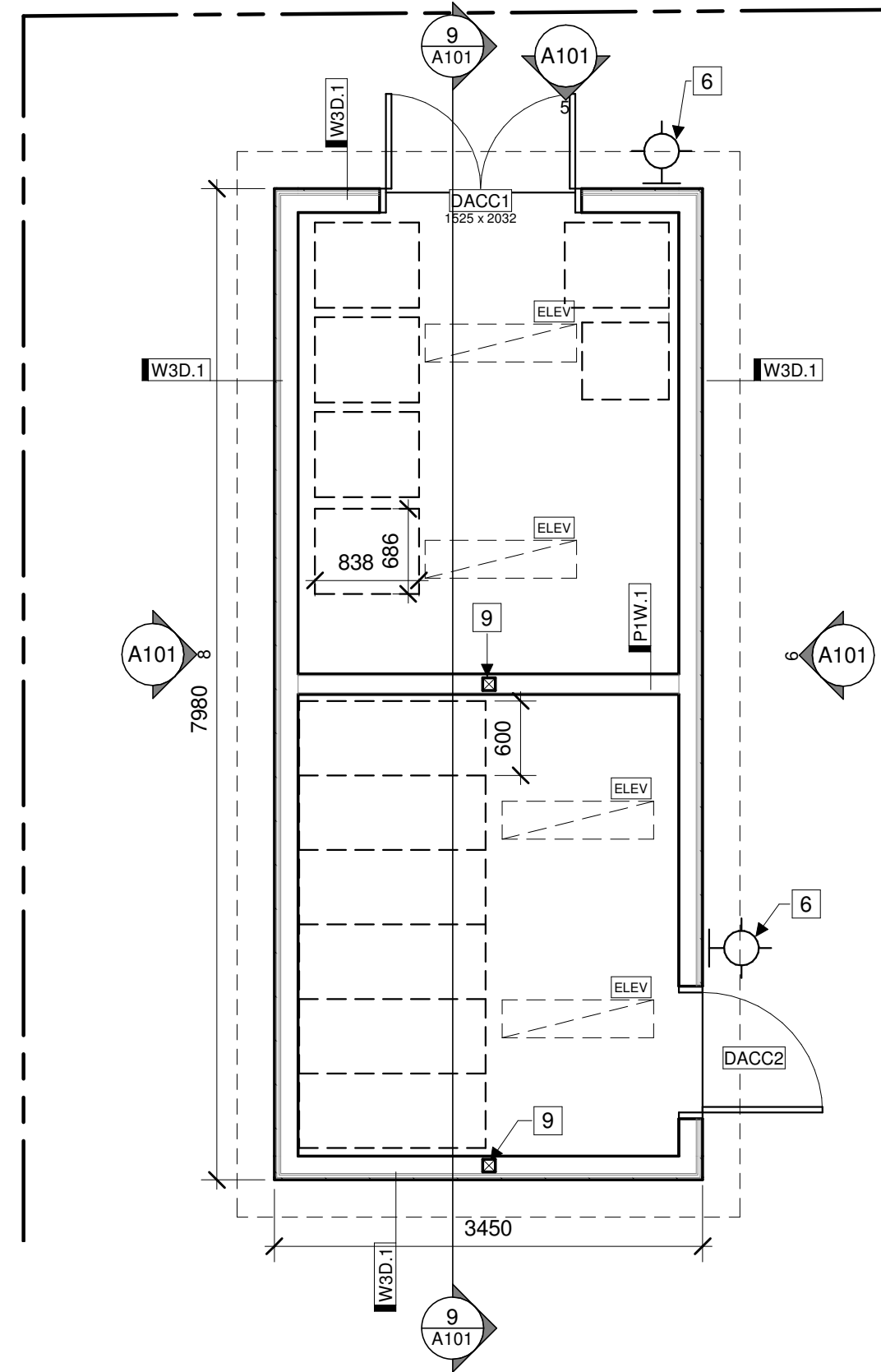
A101

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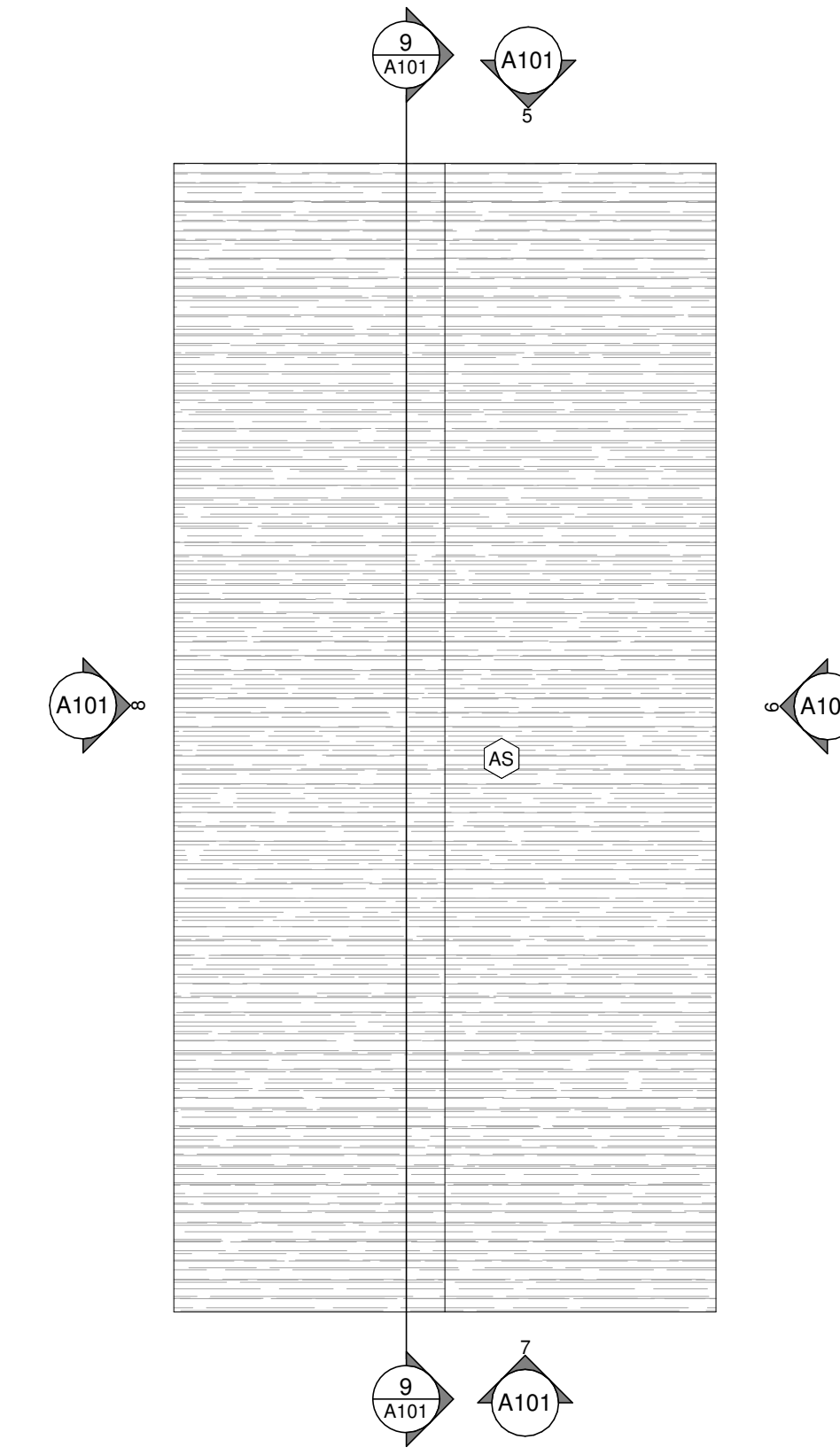
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A101 | 1:50



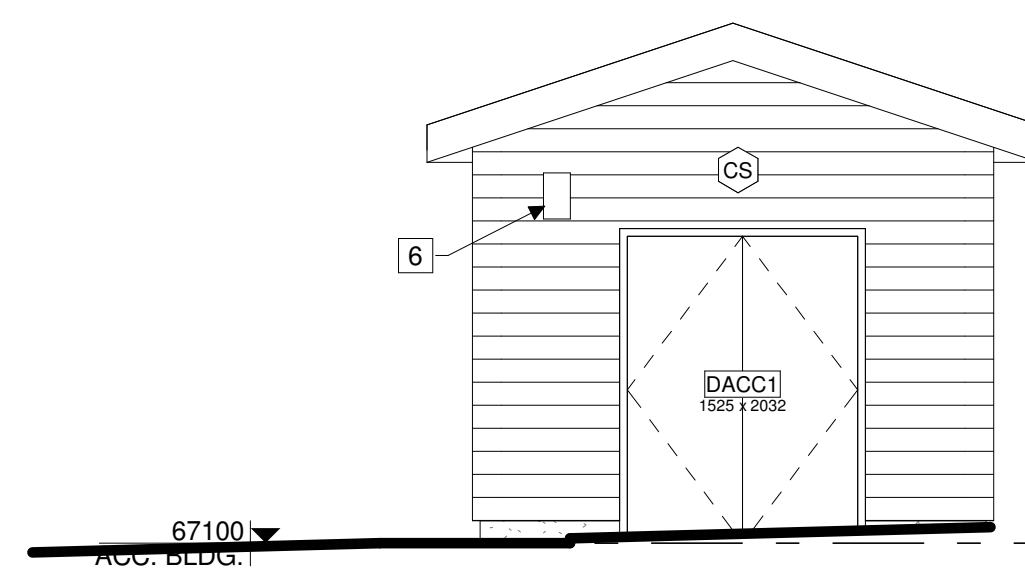
2 ACCESSORY BUILDING FLOOR PLAN

A101 | 1:50



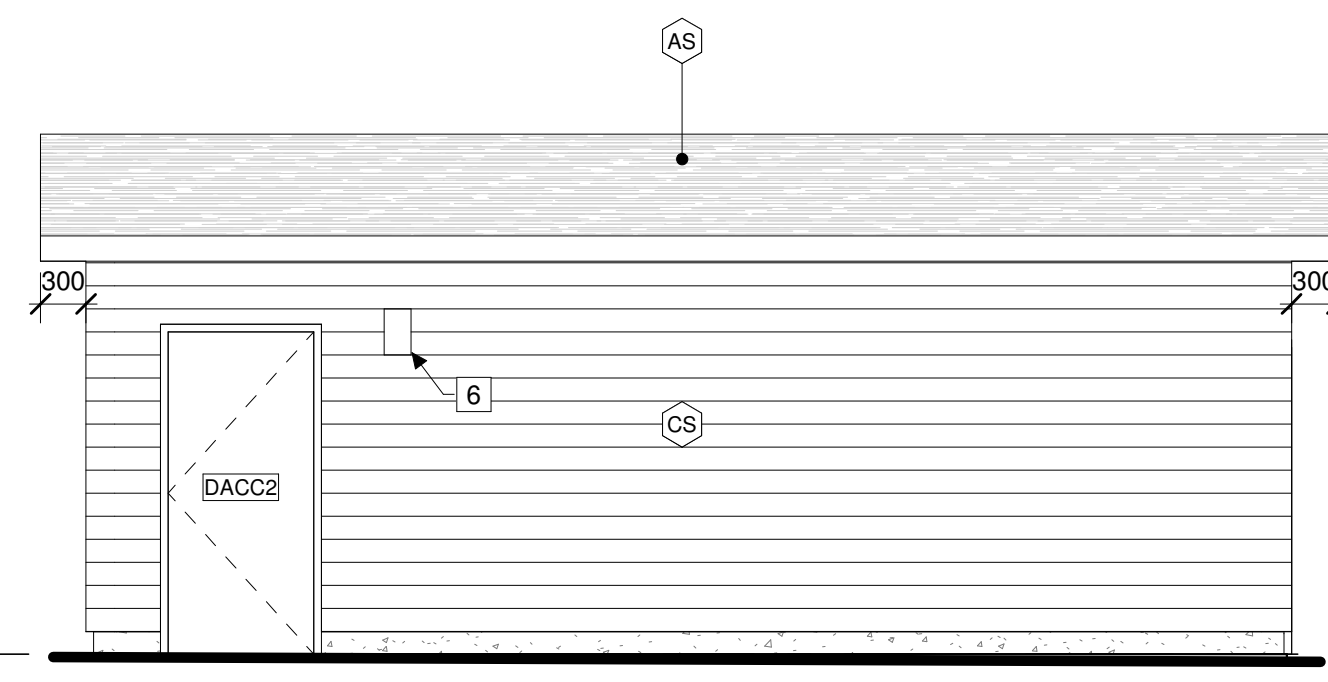
4 ACCESSORY BUILDING ROOF PLAN

A101 | 1:50



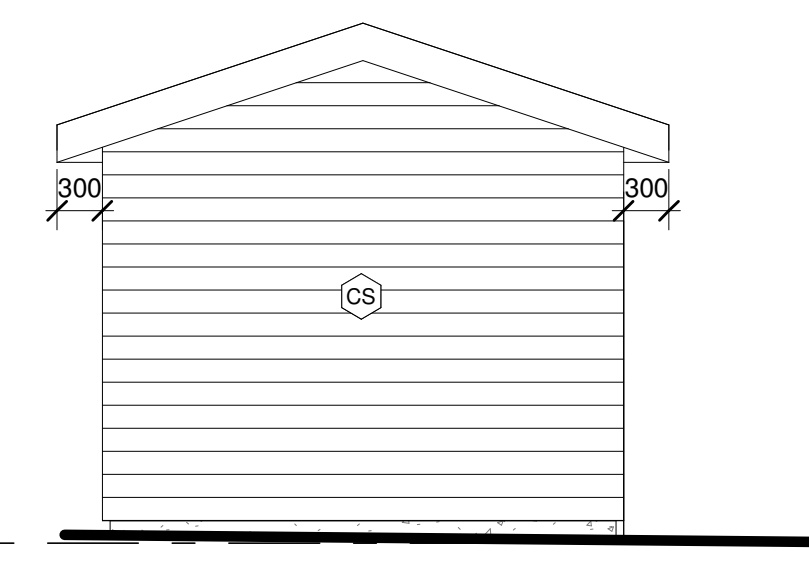
5 ACCESSORY BUILDING - NORTH

A101 | 1:50



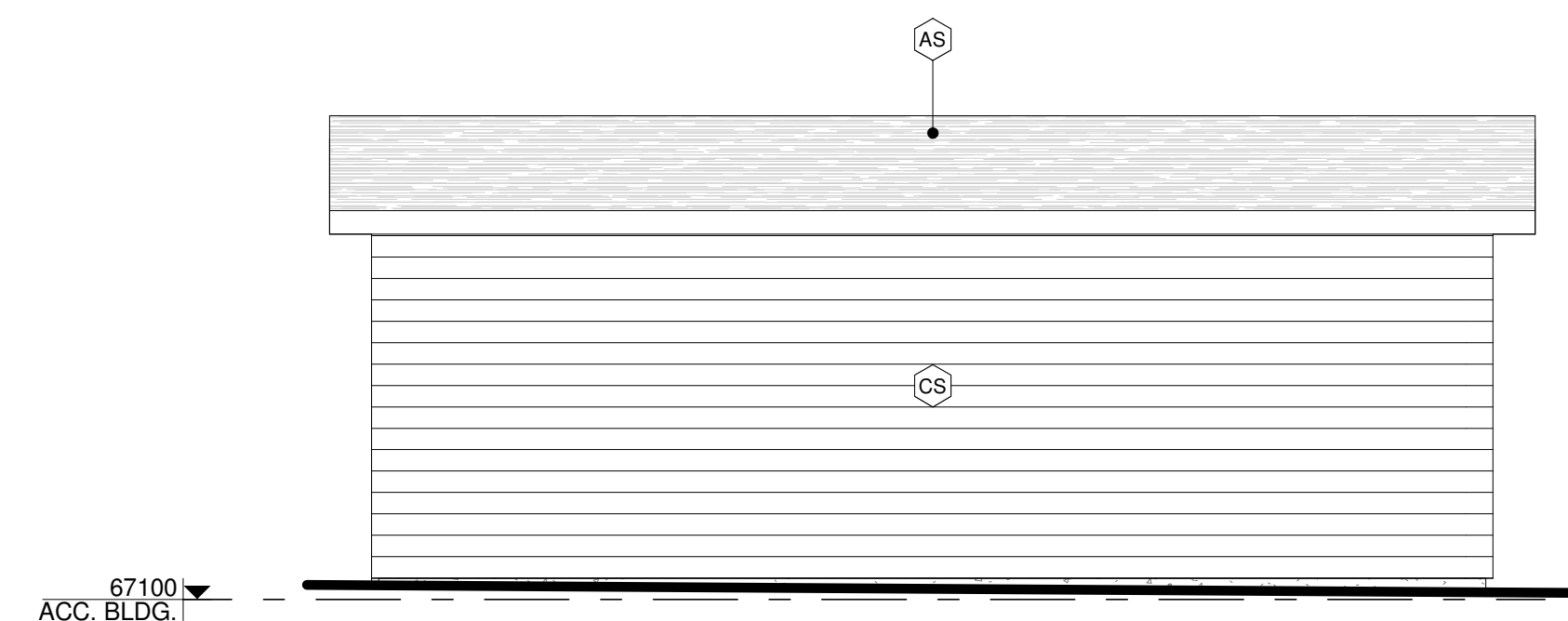
6 ACCESSORY BUILDING - EAST

A101 | 1:50



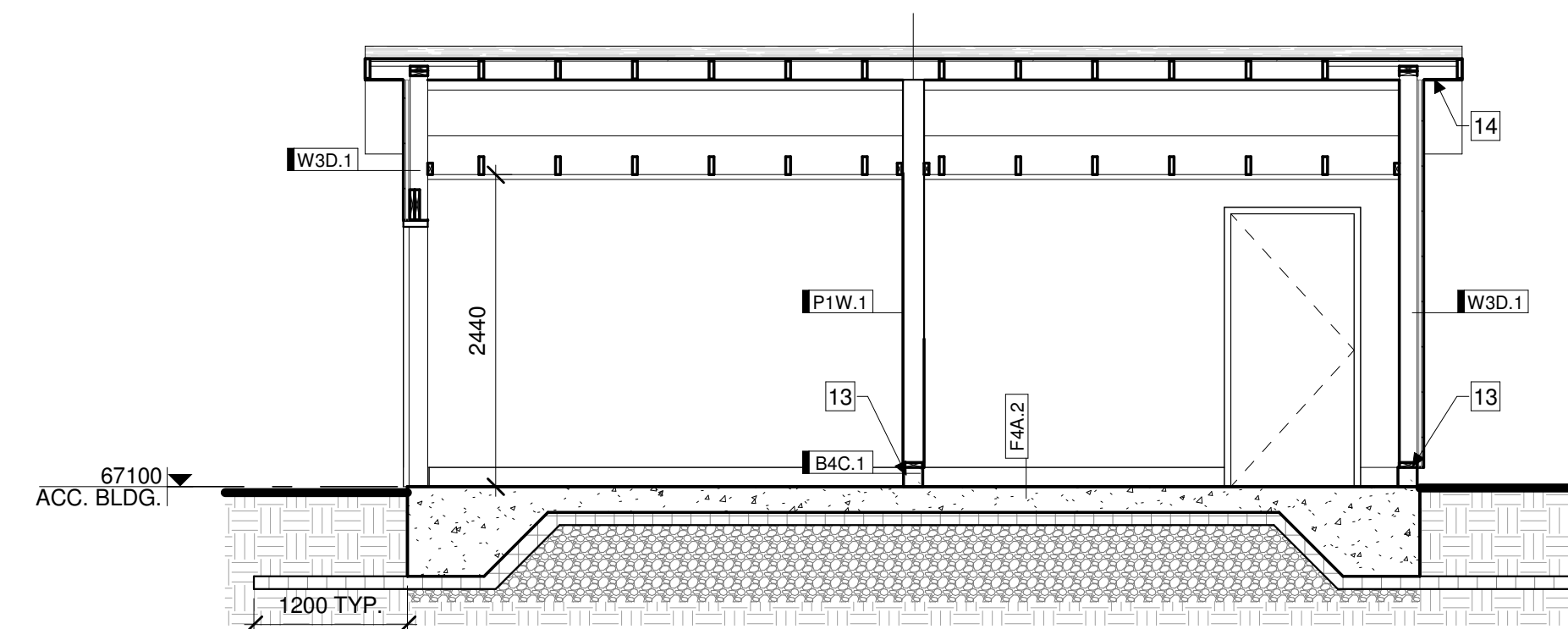
7 ACCESSORY BUILDING - SOUTH

A101 | 1:50



8 ACCESSORY BUILDING - WEST

A101 | 1:50



9 ACCESSORY BUILDING - SECTION

A101 | 1:50