



STAMP

REV DATE	ISSUE
16 20/09/2023	RE-ISSUED FOR SITE PLAN CONTROL
15 05/09/2023	ISSUED FOR ADDENDUM 06
11 18/07/2023	ISSUED FOR TENDER
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
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 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
 - 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
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: 9/20/2023 10:29:32 AM

REV DRAWING NO.

16 **A100**

#18765

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
- NEW CONCRETE CURB - SEE CIVIL
- ROAD CUT AND REINSTATEMENT - SEE CIVIL
- ASPHALT REINSTATEMENT - SEE CIVIL
- SIDEWALK REINSTATEMENT - SEE CIVIL
- ASPHALT BUFFER REINSTATEMENT - SEE CIVIL
- CONCRETE CURB REINSTATEMENT - SEE CIVIL

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.

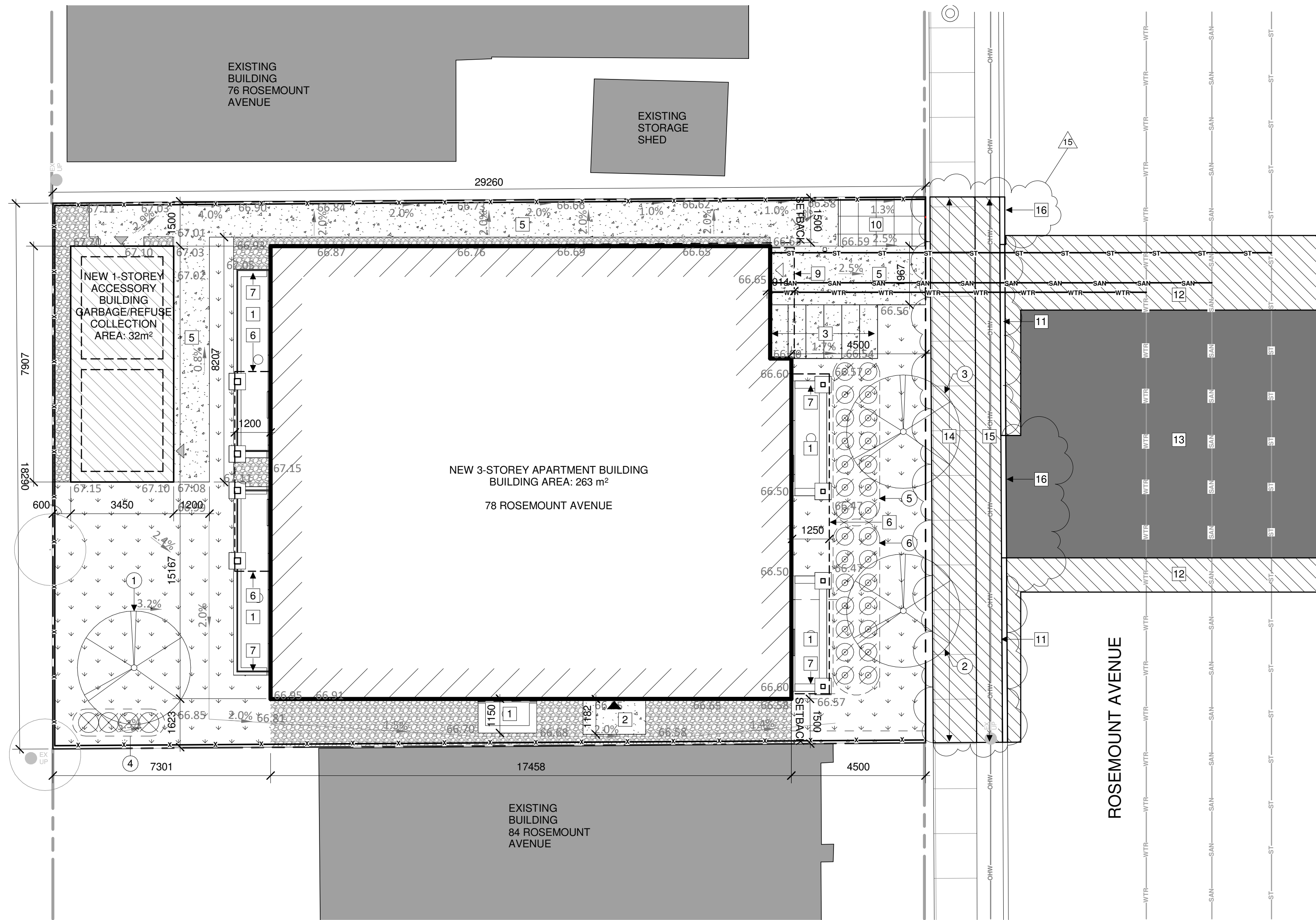
SITE PLAN LEGEND:

- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- NEW GRASS
- CONCRETE PAD/PATH
- PEASTONE/RIVERSTONE/MAINTENANCE STRIP
- PAVER TYPE 1
- ASPHALT REINSTATEMENT
- ROAD CUT AND REINSTATEMENT
- 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

APPROVED
 By John Bernier at 11:11 am, Oct 02, 2023



JOHN BERNIER
 PLANNER
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA



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	4.5 m	4.5 m	ACCESSIBLE PARKING	None	None
MIN. REAR YARD SETBACK	8.778 m	7.301m	BICYCLE PARKING	6	12
MIN. INTERIOR YARD SETBACK	1.5 m	1.5 m	REFUSE COLLECTION		3 x 360L Waste (7SQFT clrcnc/bin)
MAX. HEIGHT	11 m	11 m			1 x 360L Blue Bin (7SQFT clrcnc/bin)
LANDSCAPED AREA	160.5 m ²	214.9 m ²			1 x 360L Black Bin (7SQFT clrcnc/bin)
SOFT SCAPED AREA:					1 x 240L Organics (5.4SQFT clrcnc/bin)
FRONT YARD - 40%	34.4 m ²	50.9 m ²			
REAR YARD - 50%	66.5 m ²	72.5 m ²			