MIXED USE DEVELOPMENT

667 BANK STREET, OTTAWA, ONTARIO

DATE: DEC 18TH , 2018

ARCHITECTURAL:

VINCENT P. COLIZZA ARCHITECT INCORPORATED

2611 QUEENSVIEW DR., SUITE 100
OTTAWA, ONTARIO K2B 8K2
PHONE (613) 820-7881
FAX (613) 820-4811

DRAWING LIST:

SP1 SITE PLAN

A1.0 BASEMENT FLOOR PLAN
A1.1 GROUND FLOOR PLAN
A1.2 2ND FLOOR PLAN
A1.3 3RD FLOOR PLAN
A1.4 4TH FLOOR PLAN
A1.4A 5TH FLOOR PLAN
A1.5 ROOF PLAN

A2.1 WEST ELEVATIONS
A2.2 EAST ELEVATIONS
A2.3 SOUTH ELEVATIONS
A2.4 NORTH ELEVATIONS

A3.2 BUILDING SECTION
A3.5 BUILDING SECTION

LANDSCAPING:

LEVSTEK CONSULTANTS

5871 HUGH CRESCENT,
OTTAWA, ONTARIO K0A2W0
TEL: 613 826 0518

DRAWING LIST:

L1.01 – LANDSCAPE PLAN

CIVIL:

T L MAK ENGINEERING CONSULTANTS LTD.

1455 Youville Drive, Ste. 218
ORLEANS, ONTARIO
TEL: 613 837-5516

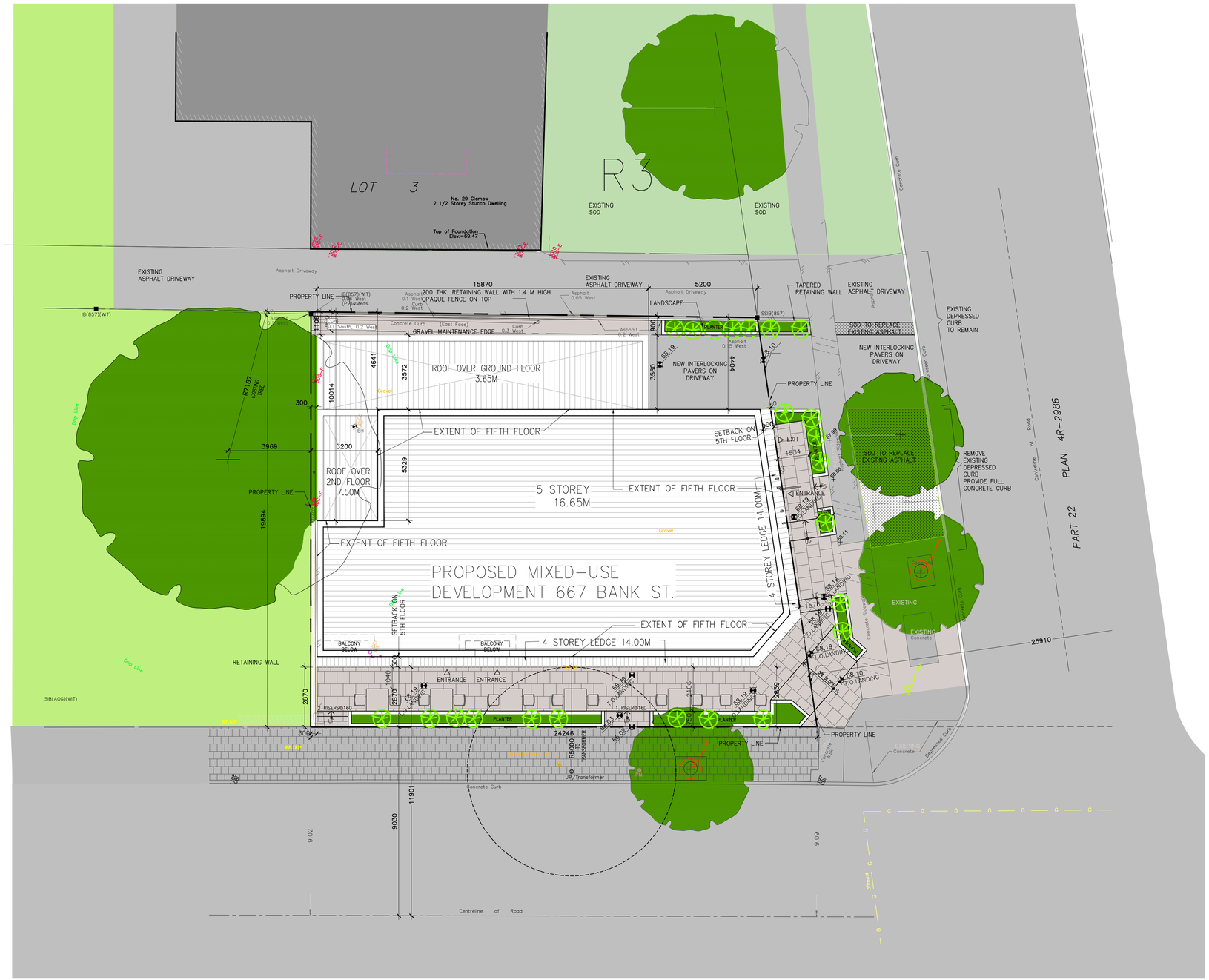
DRAWING LIST:

G-1 GRADING & SERVICING PLAN
ESC-1 EROSION & SEDIMENT CONTROL

TOP VIEW

BIRD'S EYE VIEW

VIEW FROM BANK STREET


LOT 3
No. 29 Clemow
2 1/2 Storey Stucco Dwelling
Top of Foundation Elev.=69.47
R3
EXISTING SOD
EXISTING ASPHALT DRIVEWAY
Asphalt Driveway
PROPERTY LINE
IB(857)(WIT)
0.05 West
15870
200 THK. RETAINING WALL WITH 1.4 M HIGH OPAQUE FENCE ON TOP
5200
LANDSCAPE
SSIB(857)
TAPERED RETAINING WALL
SOD TO REPLACE EXISTING ASPHALT
EXISTING DEPRESSED CURB TO REMAIN
NEW INTERLOCKING PAVERS ON DRIVEWAY
Concrete Curb
(East Face)
GRAVEL MAINTENANCE EDGE
Curb 0.3 West
Asphalt 0.2 West
Asphalt 0.15 West
Asphalt 0.1 West
Curb 0.2 West
Curb 0.1 South, 0.2 West
1100
900
4641
3572
4404
3569
68.19
68.10
ROOF OVER GROUND FLOOR 3.65M
Gravel
R7167 EXISTING TREE
Drip Line
300
10014
3969
3200
ROOF OVER 2ND FLOOR 7.50M
5329
EXTENT OF FIFTH FLOOR
SETBACK ON 5TH FLOOR
5 STOREY 16.65M
EXIT
1534
ENTRANCE
68.19 T.O.CURB
68.10 T.O.LANDING
68.50 T.O.LANDING
68.19 T.O.LANDING
68.11
68.15
68.18 T.O.LANDING
68.10 T.O.LANDING
68.19 T.O.LANDING
68.19 T.O.LANDING
68.10 T.O.LANDING
68.19 T.O.LANDING
68.10 T.O.LANDING
68.19 T.O.LANDING
68.10

1 A1.1 GROUND FLOOR PLAN
SCALE 1:50

THIS DRAWING MUST NOT BE SCALED.

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No.	DESCRIPTION	DATE	CHD
3	ISSUED FOR BUILT HERITAGE COMMITTEE	09NOV17	VCP
2	REVISIONS	23MAR17	VCP
1	ISSUED FOR REVIEW	06MAR17	VCP
1	REVISION DESCRIPTION	DDMTHYY	??

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

DATE: -

DRAWN: B.R.

DATE: 2016-07-29

CHECKED: V.P.C

DATE PRINTED: 2017-03-06

NORTH

VINCENT P. COLIZZA ARCHITECT INCORPORATED

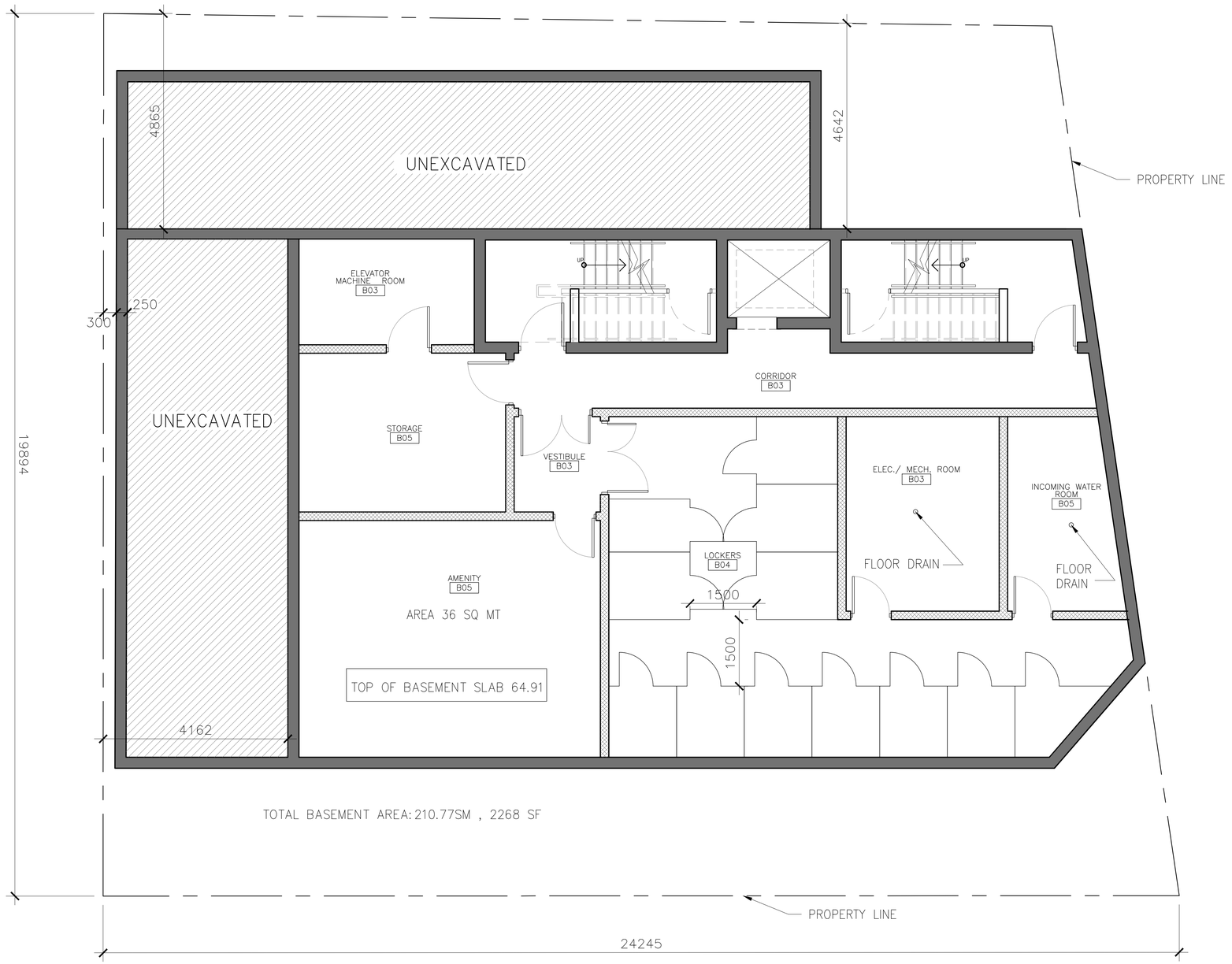
MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
GROUND FLOOR PLAN

SCALE 1:50

DWG. NO. A1.1

PROJ. NO. 1414



1 BASEMENT PLAN
A1.0 SCALE 1:50

No.	DESCRIPTION	DATE	CHD
1	ISSUED FOR REVIEW	21MAR17	VCP
	REVISION DESCRIPTION	DDMTHYY	??

REVISIONS

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DATE 2016-11-07

CHECKED V.P.C

DATE PRINTED 2017-03-06

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

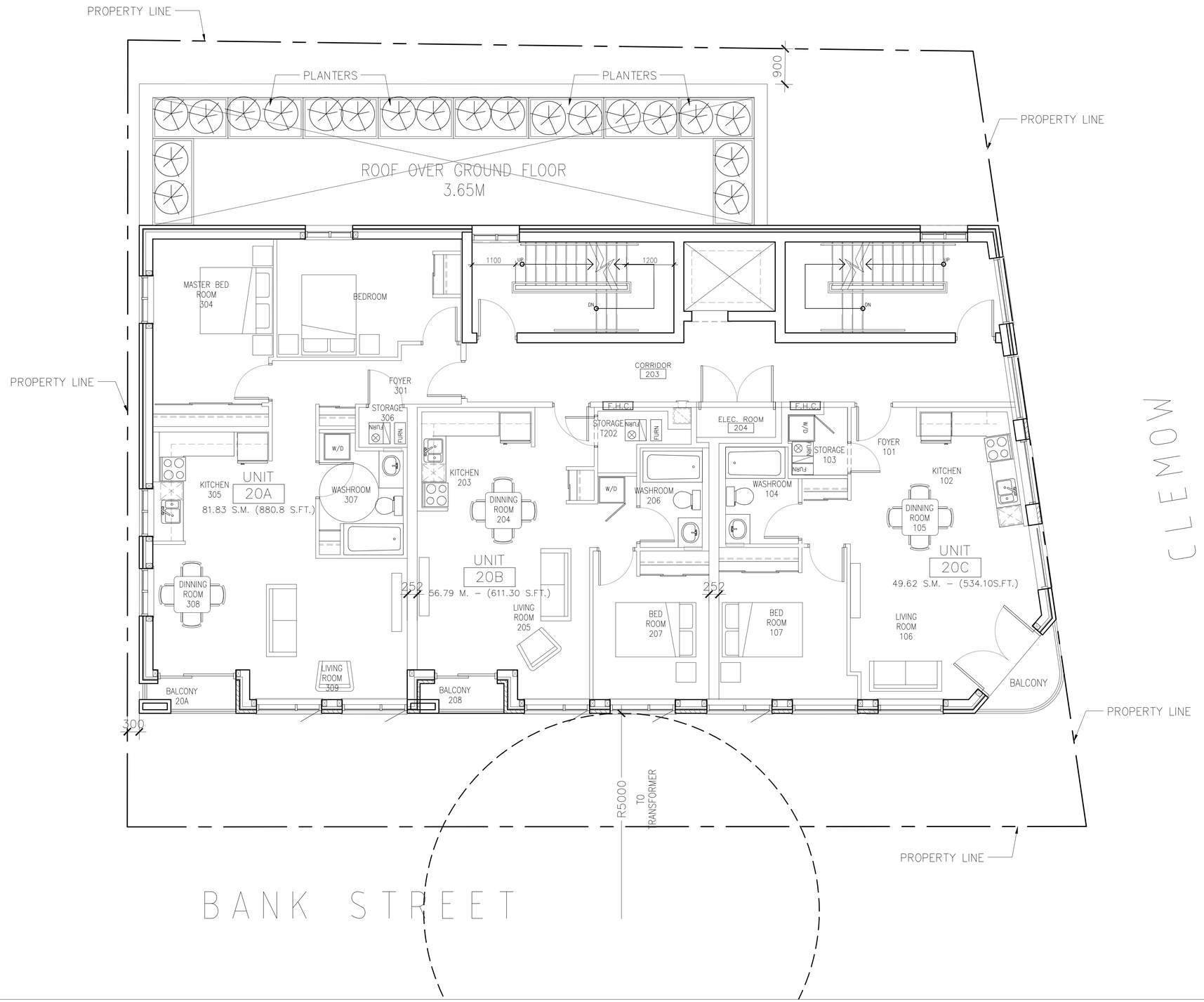
DWG. TITLE

BASEMENT PLAN

SCALE 1:50

PROJ. NO. 1414

DWG. NO. A1.0



1 2ND FLOOR PLAN
A1.2 SCALE 1:50

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No.	DESCRIPTION	DATE	CHD
2	REVISIONS	01MAY17	VCP
1	ISSUED FOR REVIEW	06MAR17	VCP
1	REVISION DESCRIPTION	DDMTHYY	??

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VINCENT P. COLIZZA ARCHITECT INCORPORATED

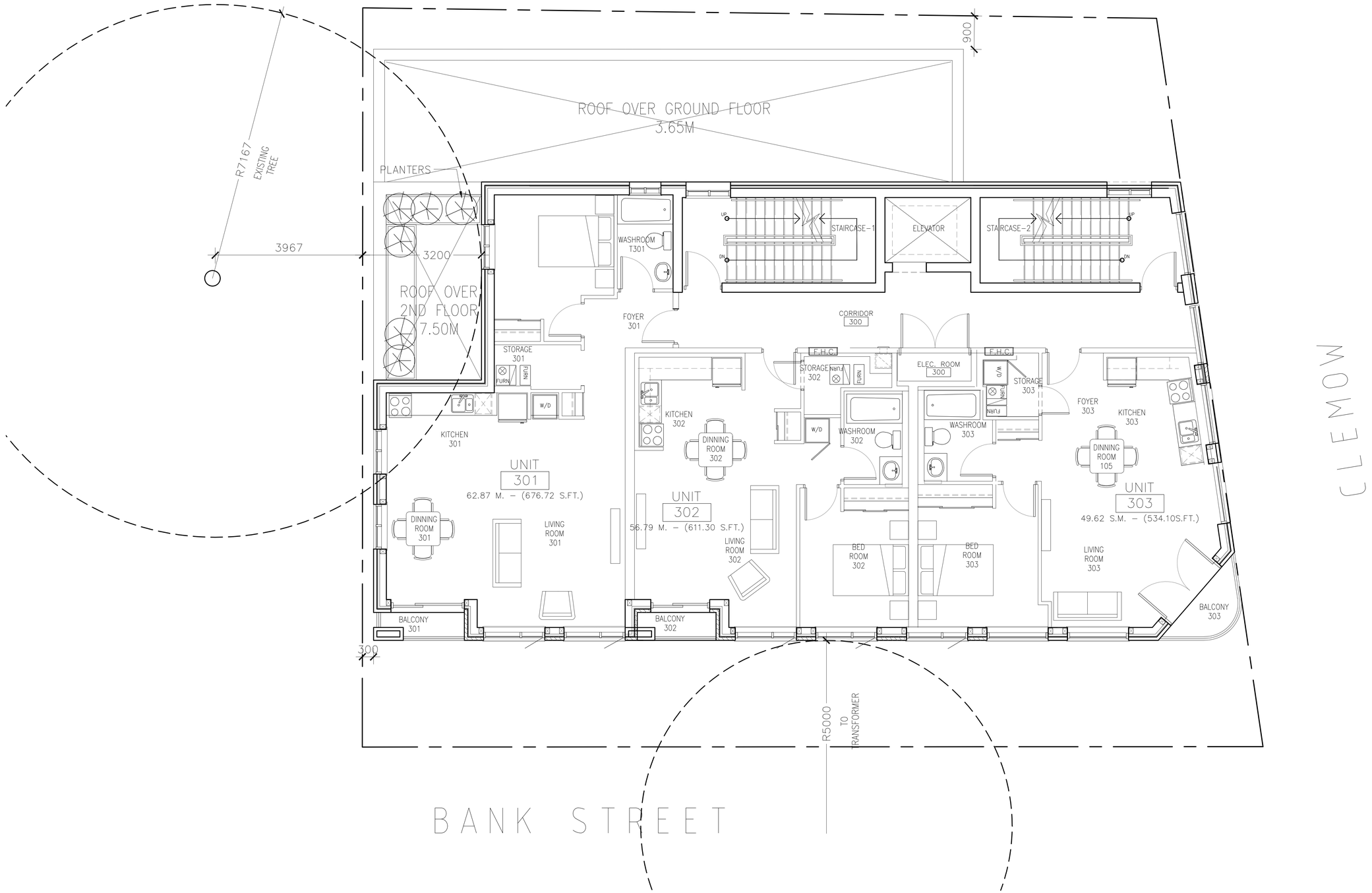
MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
2ND FLOOR PLAN

SCALE 1:50

PROJ. NO. 1414

DWG. NO. A1.2



1 / A1.3 3RD FLOOR PLAN
SCALE 1:50

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MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

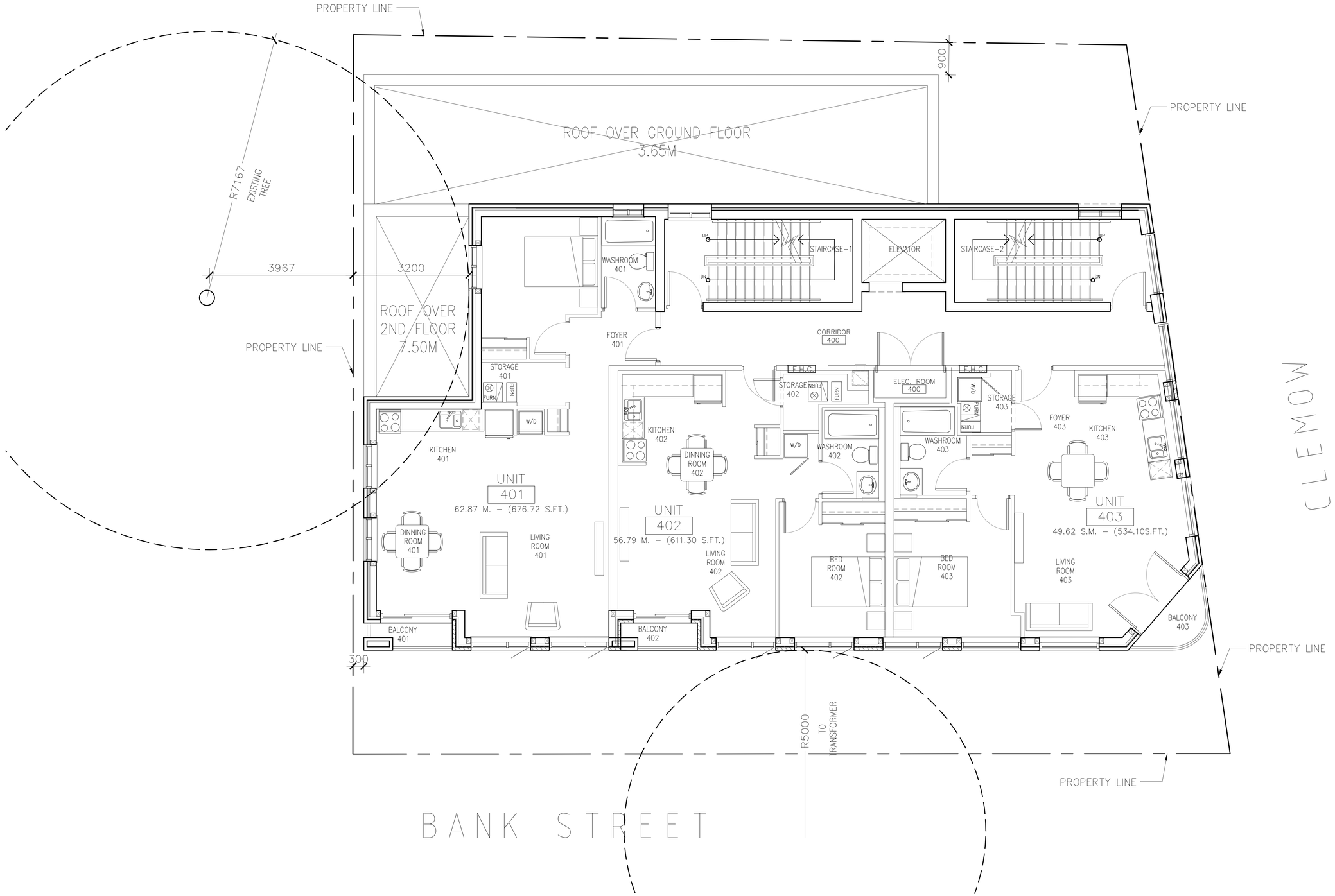
DWG. TITLE

3RD FLOOR PLAN

SCALE 1:50

PROJ. NO. 1414

DWG. NO. A1.3



1 / A1.3 4TH FLOOR PLAN
SCALE 1:50

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1	REVISION DESCRIPTION	DDMTHYY	??

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V.P.C

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2017-03-06

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VINCENT P. COLIZZA ARCHITECT INCORPORATED

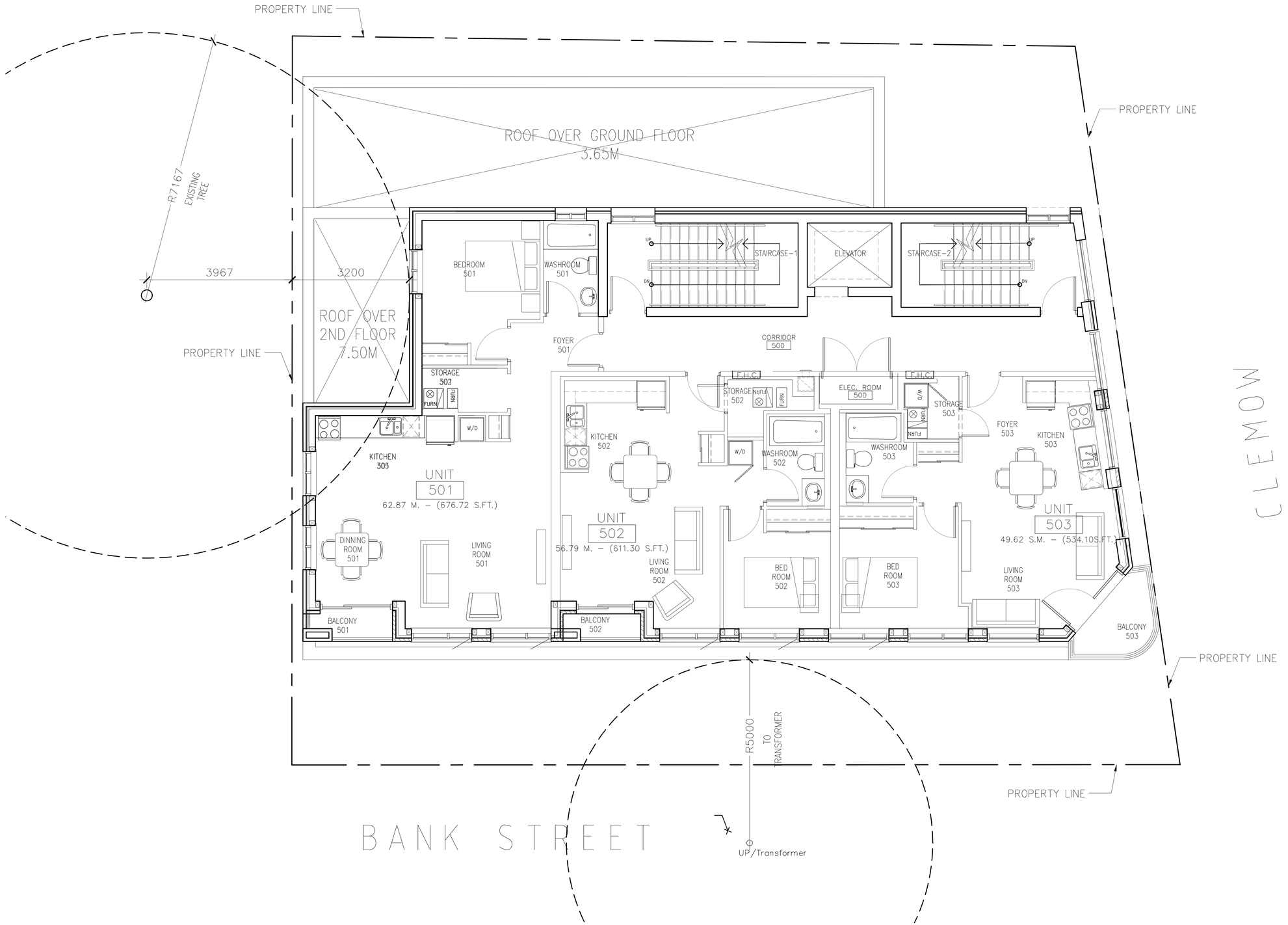
MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
4TH FLOOR PLAN

SCALE
1:50

PROJ. NO.
1414

DWG. NO.
A1.3



1 5TH FLOOR PLAN
A1.4A SCALE 1:50

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1	ISSUED FOR REVIEW	06MAR17	VCP
△	REVISION DESCRIPTION	DDMTHYY	??

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V.P.C

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2017-03-06

VINCENT P. COLIZZA ARCHITECT INCORPORATED

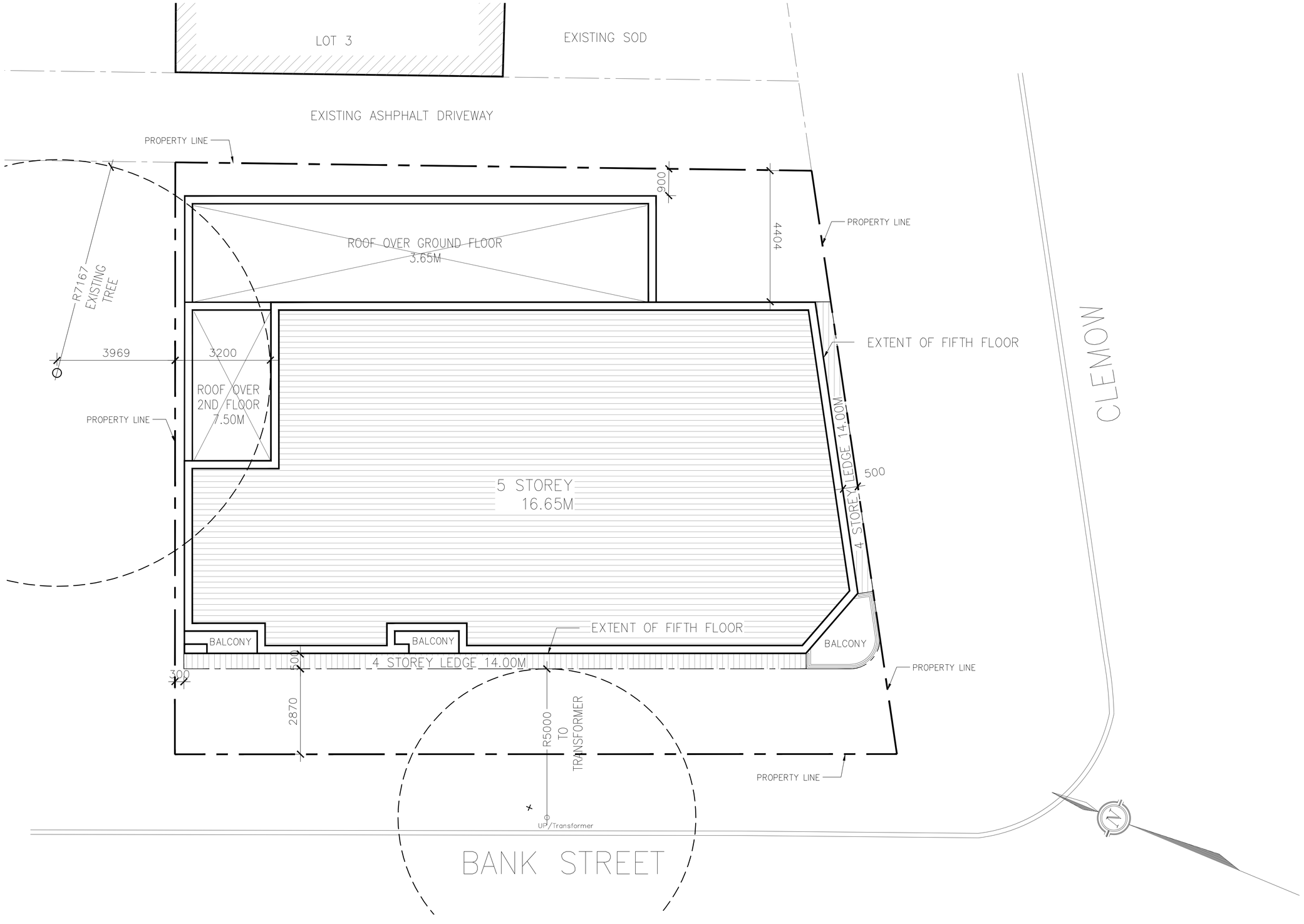
MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
5TH FLOOR PLAN

SCALE
1:50

DWG. NO.
A1.4A

PROJ. NO.
1414



1 ROOF PLAN
A1.5 SCALE 1:50

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1	ISSUED FOR REVIEW	06MAR17	VCP
2	REVISION DESCRIPTION	DDMTHYY	??

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DATE PRINTED
2017-03-06

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
ROOF PLAN

SCALE
1:50

PROJ. NO.
1414

DWG. NO.
A1.5

1 WEST ELEVATION
A2.1 SCALE 1:50

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No.	DESCRIPTION	DATE	CHD
2	ISSUED FOR REVIEW	07APR17	VCP
1	ISSUED FOR REVIEW	06MAR17	VCP
1	REVISION DESCRIPTION	DDMTHYY	??

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B.R.

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2016-07-29

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V.P.C

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2017-03-06

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

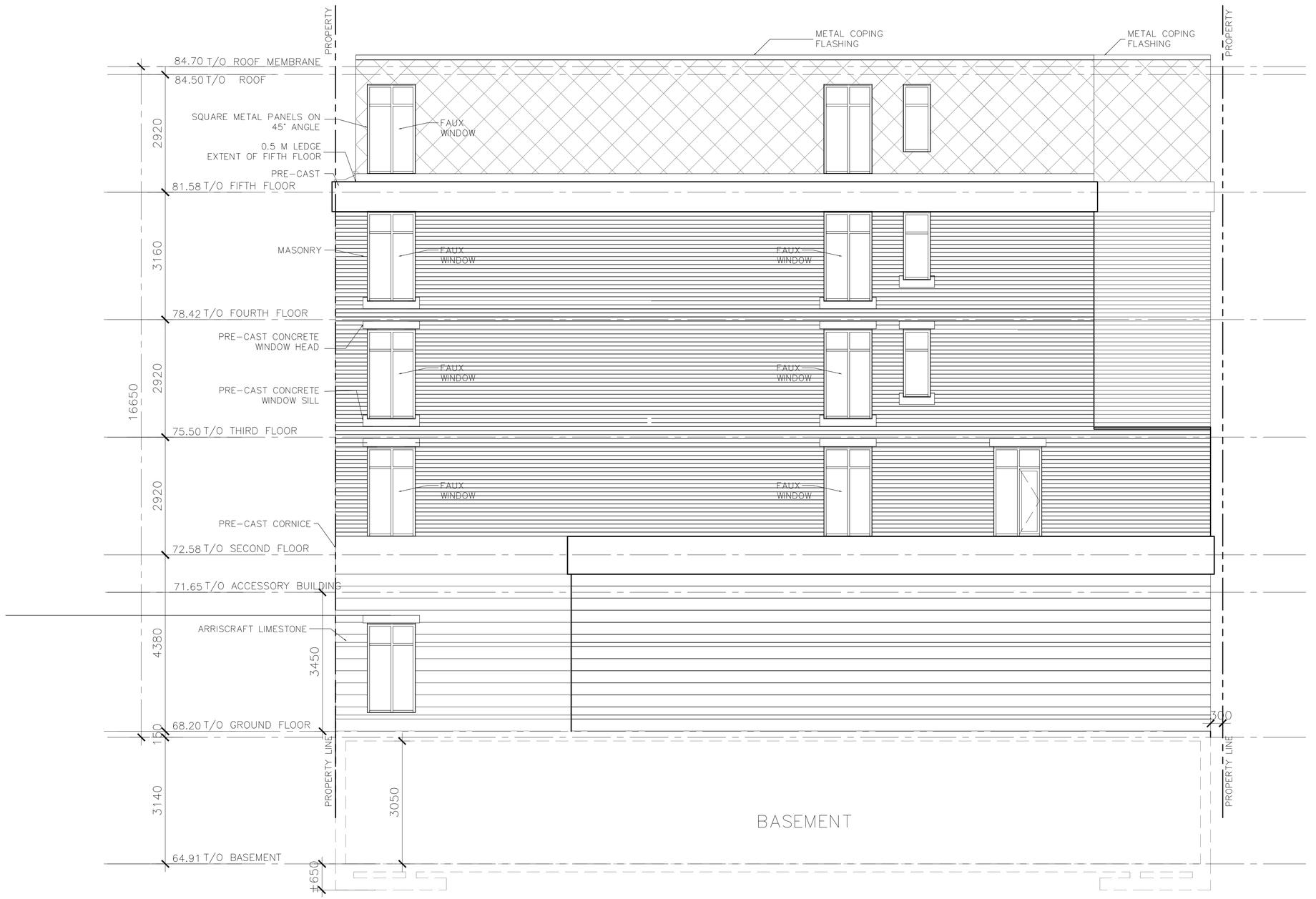
DWG. TITLE

WEST ELEVATION

SCALE
1:50

PROJ. NO.
1414

DWG. NO.
A2.1



1 A2.2 EAST ELEVATION
SCALE 1:50

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3	REVISION	01MAY17	VCP
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1	ISSUED FOR REVIEW	06MAR17	VCP
1	REVISION DESCRIPTION	DDMTHYY	??

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DATE PRINTED **2017-03-06**

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE

EAST ELEVATION

SCALE 1:50

PROJ. NO. 1414

DWG. NO. A2.2

1 / A2.3 SOUTH ELEVATION
SCALE 1:50

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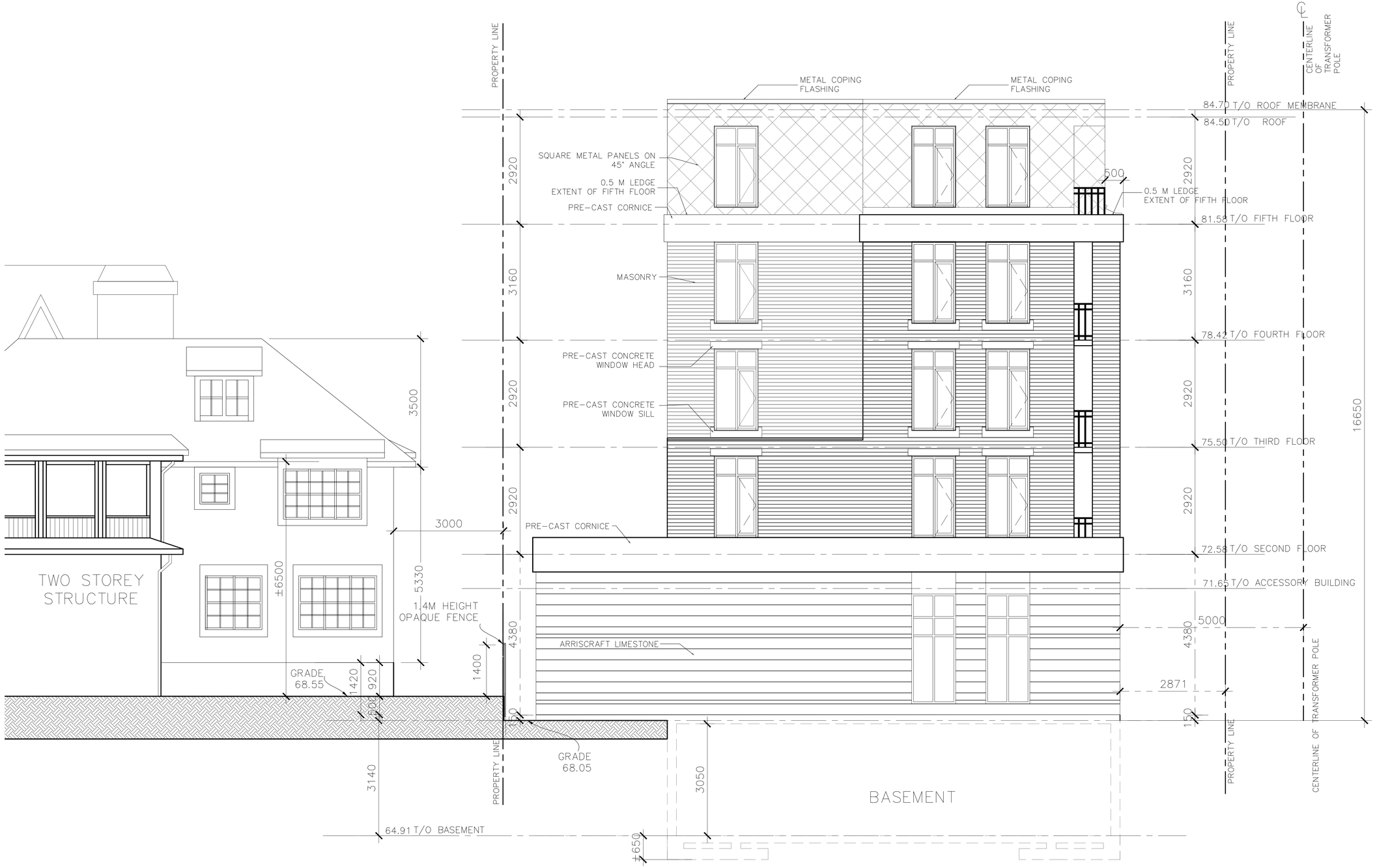
OTTAWA, ON

DWG. TITLE
SOUTH ELEVATION

SCALE
1:50

PROJ. NO.
1414

DWG. NO.
A2.3



1 NORTH ELEVATION
A2.4 SCALE 1:50

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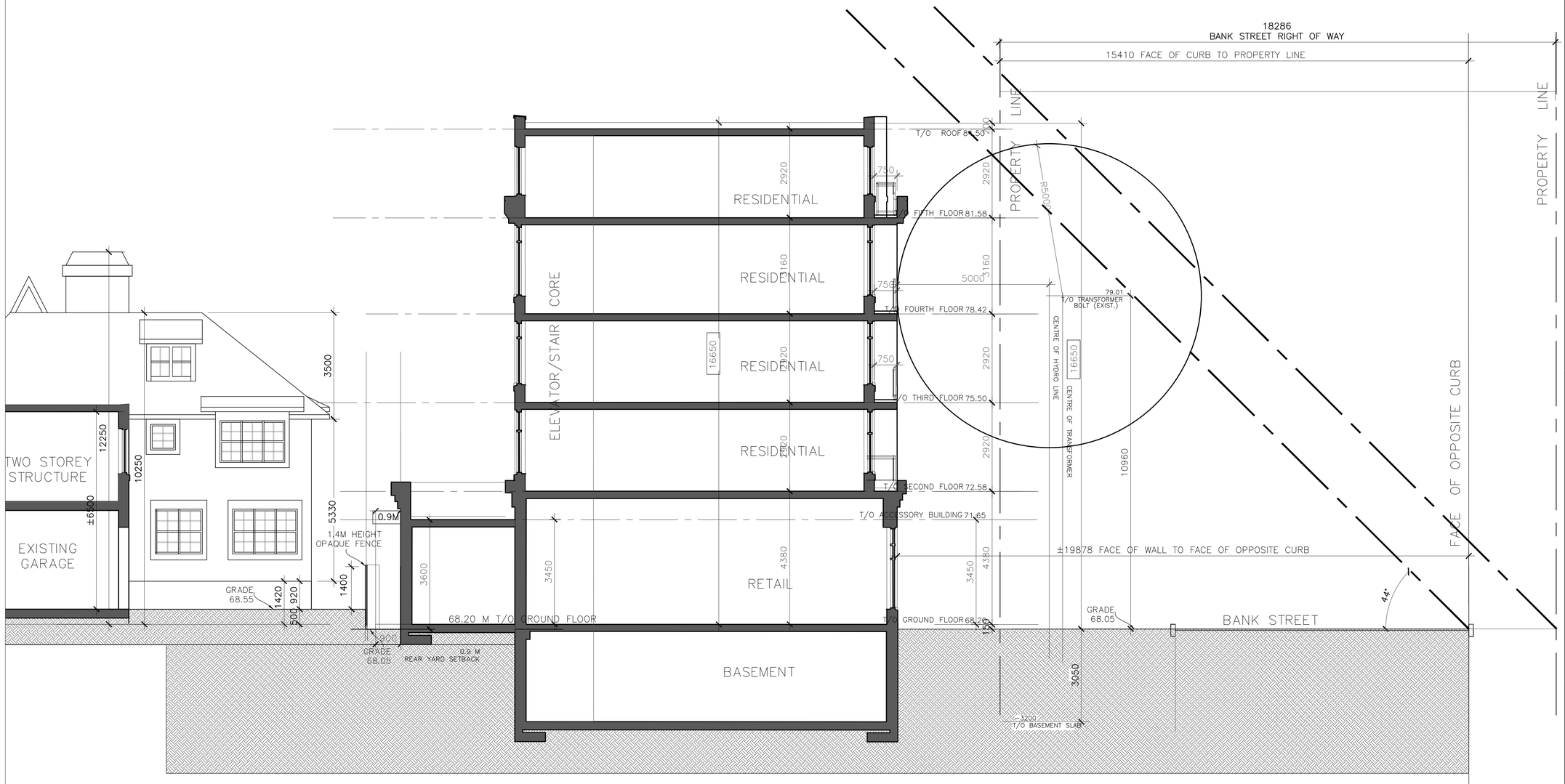
OTTAWA, ON

DWG. TITLE
NORTH ELEVATION

SCALE
1:50

DWG. NO.
A2.4

PROJ. NO.
1414



1 BUILDING SECTION
A3.5A SCALE 1:50

No.	DESCRIPTION	DATE	CHD
3	ISSUED FOR SITE PLAN APPROVAL	05/04/17	VCP
2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16	VCP
1	ISSUED FOR SITE PLAN APPROVAL	26/07/16	VCP
⚠	REVISION DESCRIPTION	DDMTHYY	??

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DATE –

DRAWN B.R.

DATE 2017-04-05

CHECKED V.P.C

DATE PRINTED 2017-04-05

NORTH

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

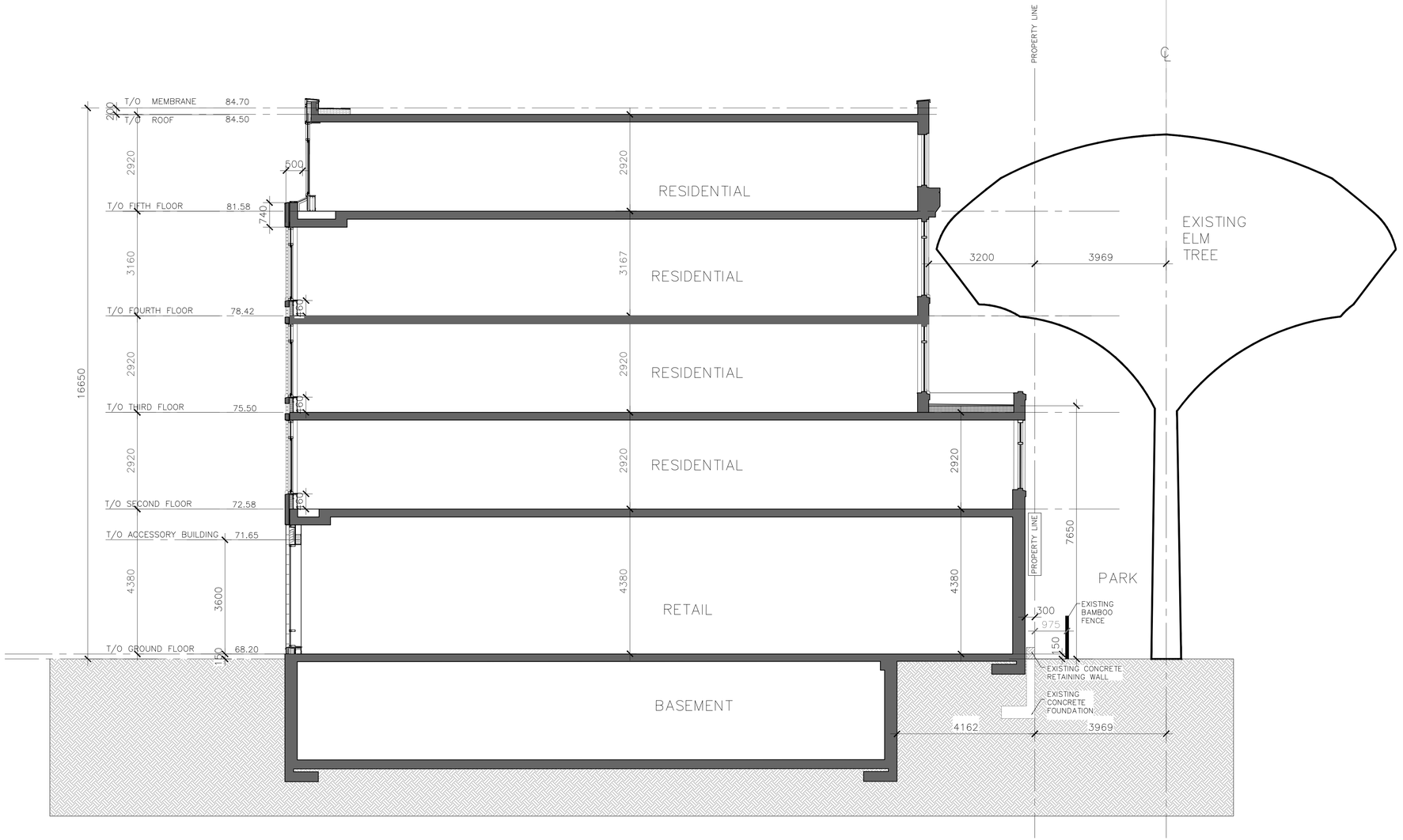
DWG. TITLE

BUILDING SECTION

SCALE 1:75

PROJ. NO. 0616

DWG. NO. A3.5A



1 BUILDING SECTION
A3.2 SCALE 1:50

No.	DESCRIPTION	DATE	CHD
1	ISSUED FOR REVIEW	24/10/17	VCP
	REVISION DESCRIPTION	DDMTHYY	??

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

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667 BANK STREET
OTTAWA, ON

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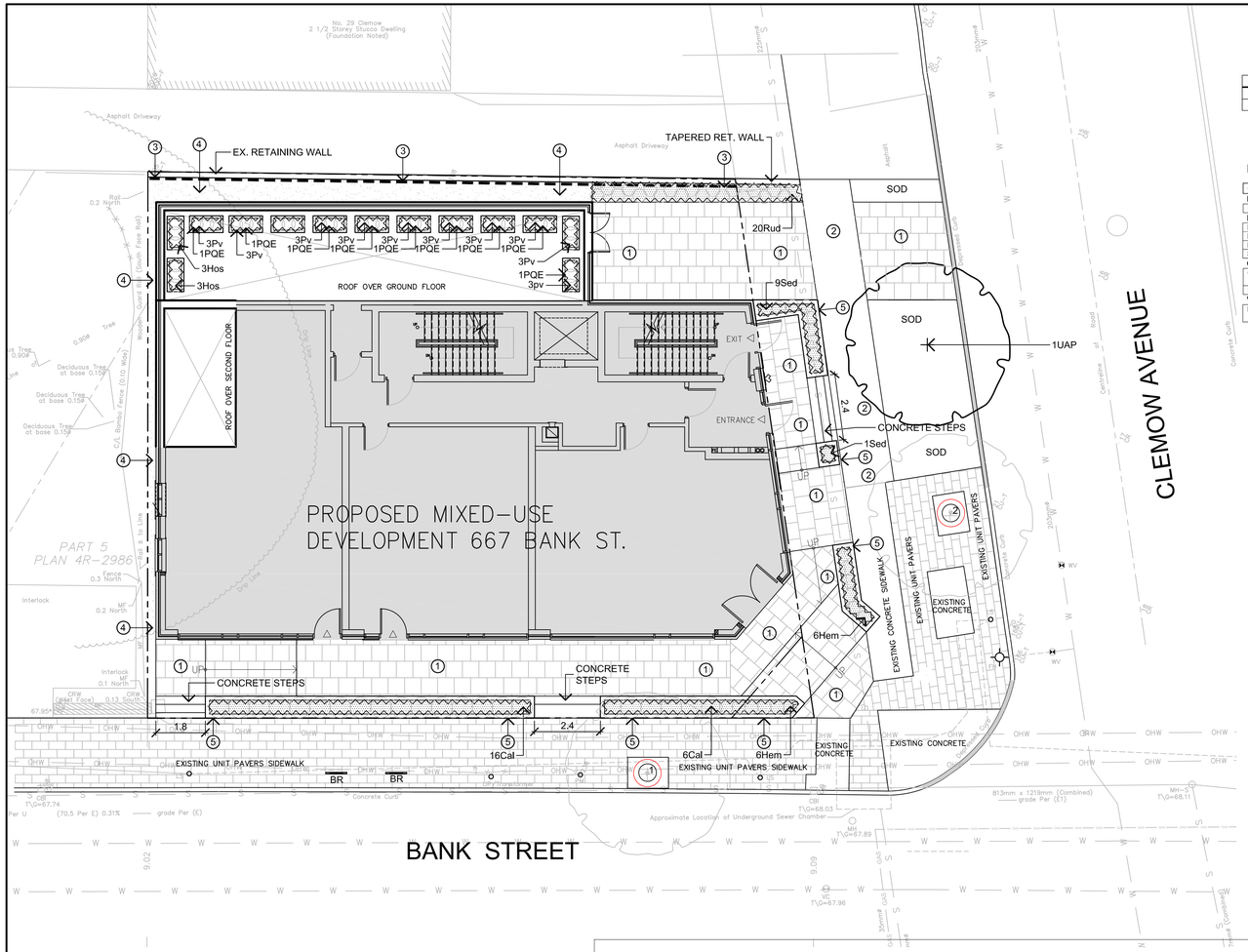
BUILDING SECTION

SCALE 1:75

DWG. NO. A3.2

PROJ. NO. 0616



SCALE 1:100

0 1 2 3 4 5 6 7 8m

SCHEDULE OF EXISTING TREES

(Inventory conducted May 13 , 2016)

CODE	SPECIES	SIZE (dia.in cm)	CONDITION / TREATMENT / REMARKS
1	Ginkgo biloba (Maidenhair)	5	good / **retain** / protect
2	Ulmus americana 'Princeton' (Elm)	5	good / **retain** / protect

PLANT MATERIAL SCHEDULE

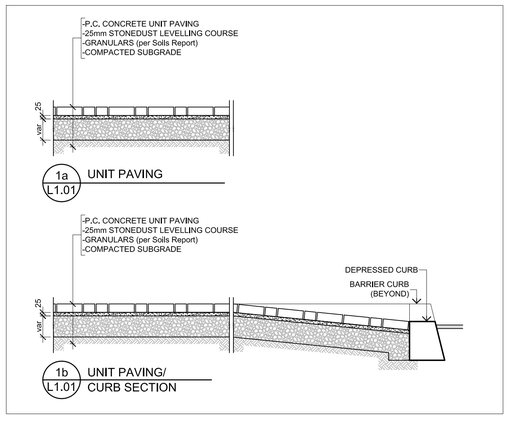
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
DECIDUOUS TREES					
UAP	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	1	50mm cal	B&B, Single Stem
PERENNIALS					
Hem	HEMEROCALLIS 'Hyperion'	Hyperion DAYLILY	12	15 cm pot	plant 50cm o/c
Hos	HOSTA 'Big Daddy'	'Big Daddy' HOSTA	6	15cm pot	plant 75cm o/c
Rud	RUDBECKIA 'hirta '	BROWN-EYED SUSAN	20	15 cm pot	plant 50cm o/c
Sed	SEDUM spectabilis 'Autumn Joy'	STONECROP	10	15 cm pot	plant 50cm o/c
ORNAMENTAL GRASSES					
Cal	CALAMAGROSTIS x acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	22	15cm pot	plant 75cm o/c
Pv	PANICUM virgatum	SWITCH GRASS	30	15cm pot	plant 75cm o/c
VINES / GROUNDCOVER					
PQE	PARTHENOCISSUS QUINQUEFOLIA ENGELMANII	ENGELMANN'S VIRGINIA CREEPER	9	2 yr.	potted

GENERAL NOTES

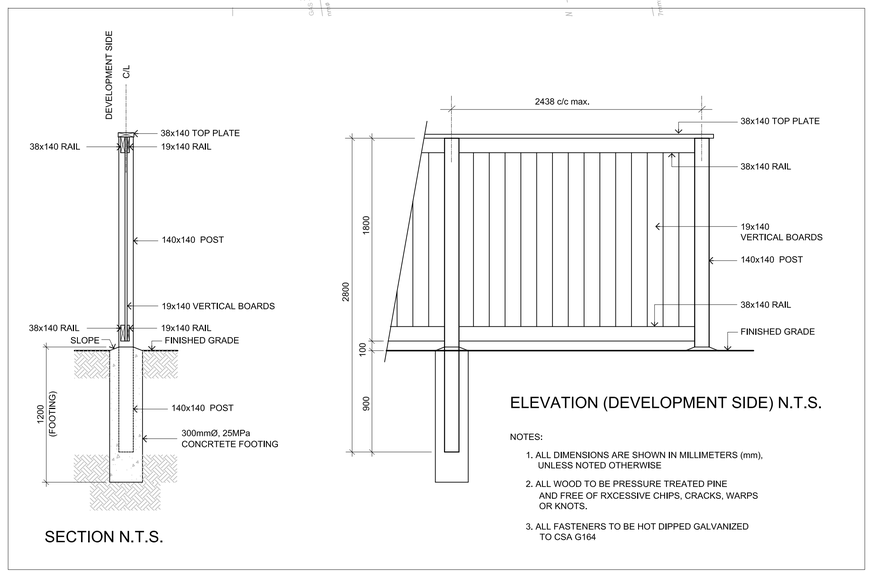
1. This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.
2. Refer to Engineering Drawings for Grading and Servicing.
3. Refer to Architectural Drawings for Site layout.
4. Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction.
5. Plant material shall be No.1 Grade and shall comply with the Metric Guide Specifications For Nursery Stock (latest edition), published by the Canadian Nursery Trades Association.
6. Plant Material locations are **Schematic / Approximate only.** Contractor shall stake out locations on site prior to work.
7. Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
8. **Perennials** and **Ornamental Grasses** shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade.(**NO WEED CONTROL FABRIC**), as specified
9. Reinstate all areas damaged or disturbed beyond the limit of Work.
10. Plant Material substitutions shall not be permitted without written approval from the Consultant.
11. Provide **protection for existing** trees to be retained. Install fencing to dripline (canopy) of each tree or groupings of trees (if close together). No excavation, filling, storage of materials, disposal of chemicals or waste, vehicle traffic or other activity which could cause root zone disturbance or compaction, shall take place within the protected area.
    Where limbs of trees are removed to accommodate construction work, they shall be done in accordance with accepted arboricultural practice.
    Where root systems become exposed due to excavation, carefully trim damaged roots and provide temporary mulch until backfill is undertaken. Keep roots moist at all times.
    Construct wells or retaining walls if grades around trees are to be modified. Root feed all existing trees after construction.
12. Contractor shall advise Consultant a minimum of **48hrs**. prior to proceeding landscape work and any required Field Reviews.
13. **THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

LEGEND / SYMBOL

- EXISTING TREE TO BE RETAINED (Refer to Schedule)
- CRZ (Critical Root Zone)
- PROPOSED DECIDUOUS TREE
- PROPOSED GROUNDCOVER
- (1) PROPOSED UNIT PAVERS DETAIL 1/L1.01
- (2) PROPOSED 1.8m WIDE CONCRETE SIDEWALK PER CITY OF OTTAWA DWG. SC4
- (3) PROPOSED WOOD SCREEN DETAIL 2/L1.01
- (4) PROPOSED DECORATIVE AGGREGATE
- (5) PROPOSED C.I.P.CONCRETE PLANTER
- 1220mm x 610mm x 460mm (443kg) PROPOSED PRECAST CONCRETE PLANTER ON ROOFDECK (w/PLANTING)



1 L1.01 UNIT PAVING



2 L1.01 WOOD SCREEN FENCE NTS

NOT FOR CONSTRUCTION

no.	date	revision
4.	NOV. 8/17	PER DRP COMMENTS
3.	OCT, 19/17	PER CITY COMMENTS
2.	MAR.28/17	PER NEW SITE PLAN
1.	MAY 16/16	ISSUE FOR SITE PLAN APPROVAL

North Arrow

Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — ROY J. LEVSTEK — OALA — MEMBER

Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.

Work to be done in accordance with all applicable codes and by-laws.

Do not scale Drawing.

Copyright reserved. This Drawing is the exclusive property of Levstek Consultants Inc. and shall not be used without consent.

Consultant

LEVSTEK CONSULTANTS LTD
LANDSCAPE ARCHITECTS
5871 Hugh Crescent · Ottawa · Ontario · K0A 2W0
613 . 826 . 0518

Client

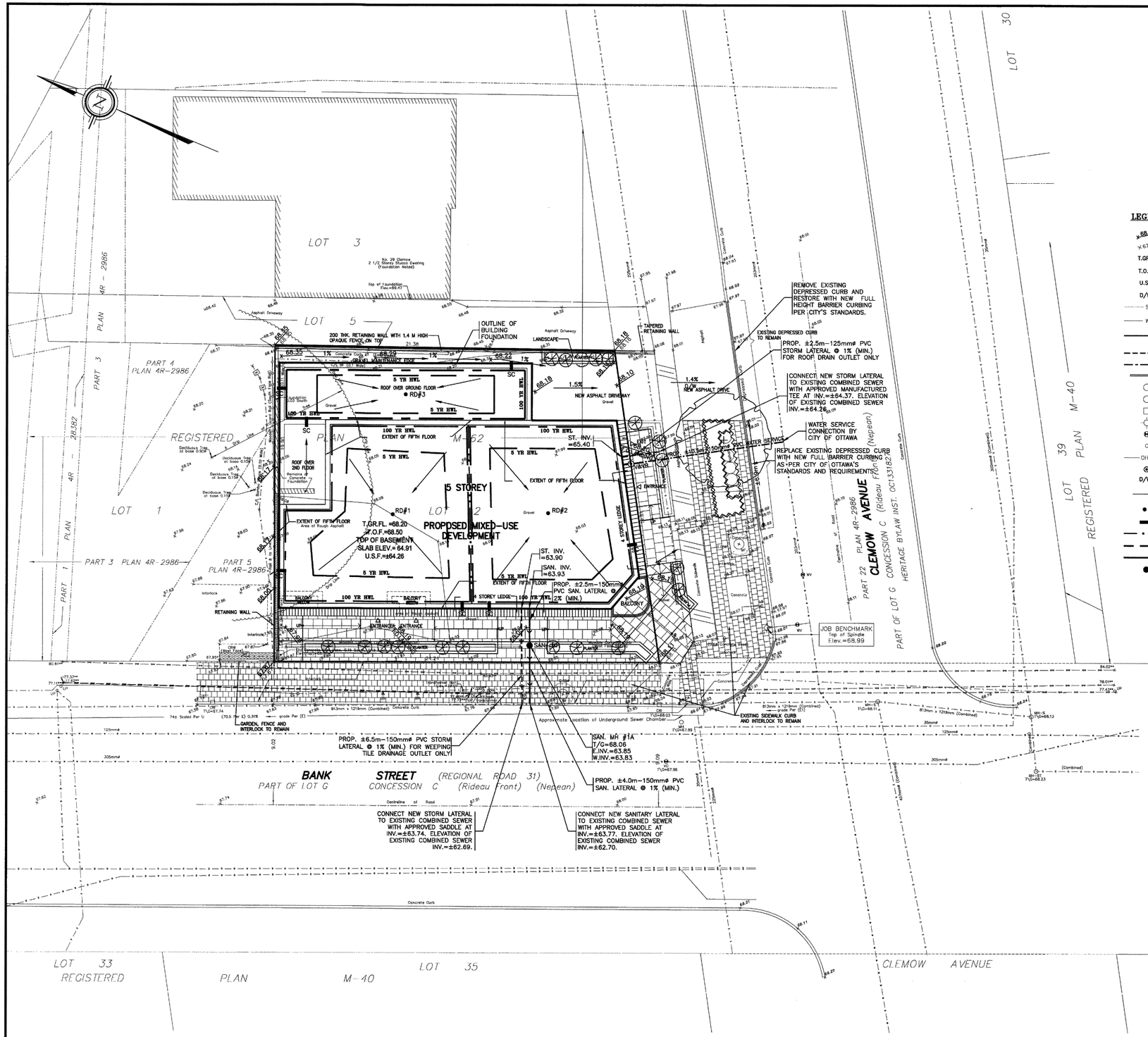
Project

MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA ONTARIO

Drawing Title

LANDSCAPE PLAN

Drawn	Date	Drawing No.
MGB	MAY 2016	L1.01
Scale 1:100	Project No. 1118	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LOT 5
LOT 1
LOT 2
LOT 30
LOT 39
LOT 33
LOT 35
PART 1 PLAN 4R-2986
PART 3 PLAN 4R-2986
PART 4 PLAN 4R-2986
PART 5 PLAN 4R-2986
PART 22 PLAN 4R-2986
REGISTERED PLAN M-62
REGISTERED PLAN M-40
CLEMOW AVENUE
BANK STREET (REGIONAL ROAD 31)
PART OF LOT G CONCESSION C (Rideau Front) (Nepean)
HERITAGE BYLAW INST. OC1331827
5 STOREY
PROPOSED MIXED-USE DEVELOPMENT
T.G.R.FL. =68.20
T.O.F.=68.50
TOP OF BASEMENT SLAB ELEV.= 64.91
U.S.F.=±64.26
EXTENT OF FIFTH FLOOR
ROOF OVER GROUND FLOOR
ROOF OVER 2ND FLOOR
ENTRANCE
ENTRANCE/EXIT
BALCONY
RETAINING WALL
GARDEN, FENCE AND INTERLOCK TO REMAIN
EXISTING SIDEWALK CURB AND INTERLOCK TO REMAIN
OUTLINE OF BUILDING FOUNDATION
200 THK. RETAINING WALL WITH 1.4 M HIGH OPAQUE FENCE ON TOP
TAPERED RETAINING WALL
NEW ASPHALT DRIVEWAY
LANDSCAPE
GRAVEL MAINTENANCE ROAD
REMOVE EXISTING DEPRESSED CURB AND RESTORE WITH NEW FULL HEIGHT BARRIER CURBING PER CITY'S STANDARDS.
EXISTING DEPRESSED CURB TO REMAIN
PROP. ±2.5m-125mmø PVC STORM LATERAL @ 1% (MIN.) FOR ROOF DRAIN OUTLET ONLY
CONNECT NEW STORM LATERAL TO EXISTING COMBINED SEWER WITH APPROVED MANUFACTURED TEE AT INV.=±64.37. ELEVATION OF EXISTING COMBINED SEWER INV.=±64.26
WATER SERVICE CONNECTION BY CITY OF OTTAWA
REPLACE EXISTING DEPRESSED CURB WITH NEW FULL BARRIER CURBING AS PER CITY OF OTTAWA'S STANDARDS AND REQUIREMENTS
PROP. ±10.5m 50mmø PVC WATER SERVICE
PROP. ±2.5m-150mmø PVC SAN. LATERAL @ 2% (MIN.)
SAN. MH #1A T/G=68.06 E.INV.=63.85 W.INV.=63.83
PROP. ±6.5m-150mmø PVC STORM LATERAL @ 1% (MIN.) FOR WEEPING TILE DRAINAGE OUTLET ONLY
PROP. ±4.0m-150mmø PVC SAN. LATERAL @ 1% (MIN.)
CONNECT NEW STORM LATERAL TO EXISTING COMBINED SEWER WITH APPROVED SADDLE AT INV.=±63.74. ELEVATION OF EXISTING COMBINED SEWER INV.=±62.69.
CONNECT NEW SANITARY LATERAL TO EXISTING COMBINED SEWER WITH APPROVED SADDLE AT INV.=±63.77. ELEVATION OF EXISTING COMBINED SEWER INV.=±62.70.
Approximate Location of Underground Sewer Chamber
JOB BENCHMARK Top of Spindle Elev.=68.99
ST. INV. =63.90
SAN. INV. =63.93
EXTENT OF FIFTH FLOOR
4 STOREY LEDGE
100 YR HWL
5 YR HWL
100 YR HWL EXTENT OF FIFTH FLOOR
No. 29 Clemow 2 1/2 Storey Stucco Dwelling (Foundation Noted)
Top of Foundation Elev.=69.47
Asphalt Driveway
Concrete Curb
Concrete Sidewalk
Deciduous Tree at base 0.908
Deciduous Tree at base 0.152
Deciduous Tree at base 0.178
Remains of Concrete Foundation
813mm x 1219mm (Combined) Concrete Curb
813mm x 1219mm (Combined) Storm Sewer (Existing)
813mm x 1219mm (Combined) Storm Sewer (Existing) Invert Grade Per (E)
74± Scales Per U
(70.5 Per U) 0.31%
Interlock
Asphalt
Gravel
Curb Cut
Entrance
Entrance/Exit
Concrete Curb
Centreline of Road
Concrete Curb
Concrete Sidewalk
Catchbasin
Manhole
Hydro Pole
Guy Wire
Fire Hydrant
Water Valve
Utility Pole
Overhead Wires
Light Standard
Sign
Bell Box
Gas Meter
Hydro Meter
Water Meter
Water Service
Storm Sewer
Sanitary Sewer
Combined Sewer
Underground Hydro
Underground Bell
Underground Gas
Underground Cable TV
Underground Telephone
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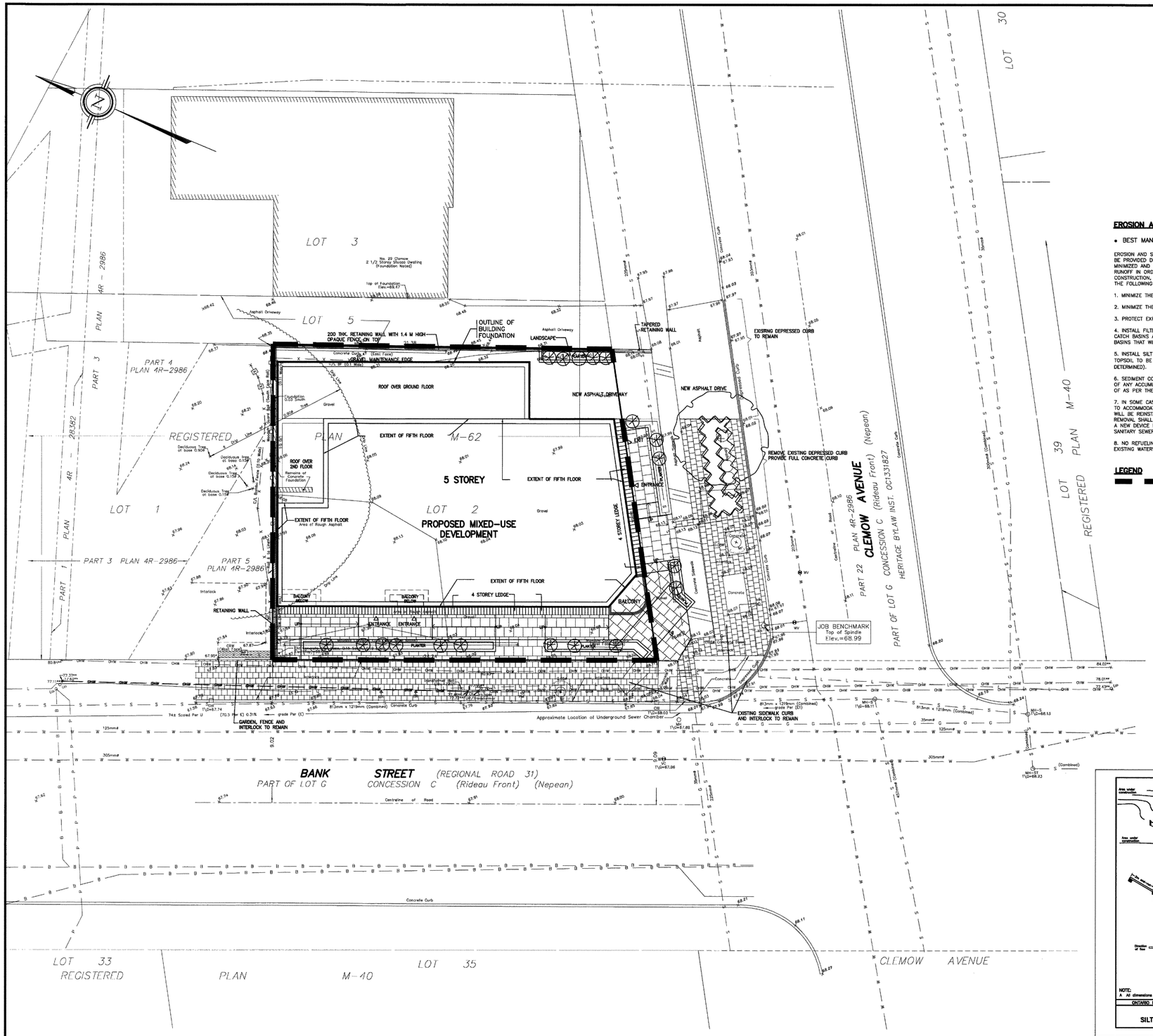
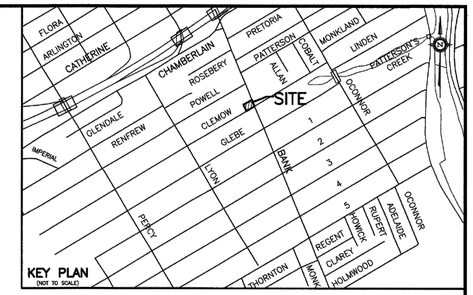




EROSION AND SEDIMENT CONTROL NOTES

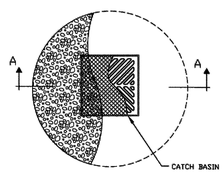
- BEST MANAGEMENT PRACTICES

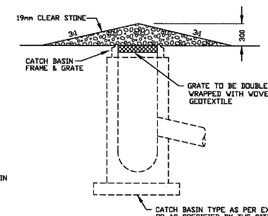
EROSION AND SEDIMENT CONTROLS (BEST MANAGEMENT PRACTICES) SHALL BE PROVIDED DURING CONSTRUCTION OF THIS PROJECT. EROSION MUST BE MINIMIZED AND SEDIMENTS MUST BE REMOVED FROM CONSTRUCTION SITE RUNOFF IN ORDER TO PROTECT DOWNSTREAM AREAS. DURING ALL CONSTRUCTION, EROSION AND SEDIMENTATION SHOULD BE CONTROLLED BY THE FOLLOWING TECHNIQUES:

1. MINIMIZE THE EXTENT OF EXPOSED SOILS.
2. MINIMIZE THE AREA TO BE CLEARED AND GRUBBED.
3. PROTECT EXPOSED SLOPES WITH PLASTIC OR SYNTHETIC MULCHES.
4. INSTALL FILTER CLOTH BETWEEN FRAME AND COVER ON ALL PROPOSED CATCH BASINS AND CATCH BASIN MANHOLES AND ON ALL EXISTING CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE SITE.
5. INSTALL SILT FENCES AROUND THE PERIMETER OF STOCKPILES OF TOPSOIL TO BE USED OR REMOVED FROM SITE. (LOCATION TO BE DETERMINED).
6. SEDIMENT CONTROL DEVICES SHALL BE INSPECTED DAILY AND CLEANED OF ANY ACCUMULATED SILT AS REQUIRED. THE DEPOSITS WILL BE DISPOSED OF AS PER THE REQUIREMENTS OF THE CONTRACT.
7. IN SOME CASES SOME FILTER BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE CONSTRUCTION OPERATIONS. THE AFFECTED BARRIERS WILL BE REINSTATED AT NIGHT WHEN CONSTRUCTION IS COMPLETED. REMOVAL SHALL NOT OCCUR IF RUNOFF OR RAINFALL IS PREDICTED UNLESS A NEW DEVICE HAS BEEN INSTALLED TO PROTECT THE EXISTING STORM AND SANITARY SEWER SYSTEMS.
8. NO REFUELING OR CLEANING OF EQUIPMENT IS PERMITTED NEAR ANY EXISTING WATERWAYS.

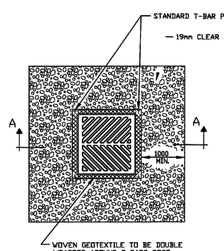
LEGEND

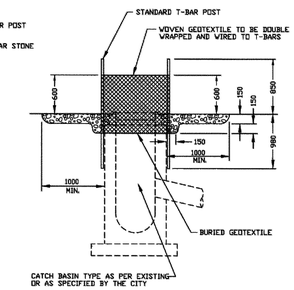
SILT FENCE BARRIER LOCATION





CATCH BASIN SEDIMENT BARRIER
TYPE "A"



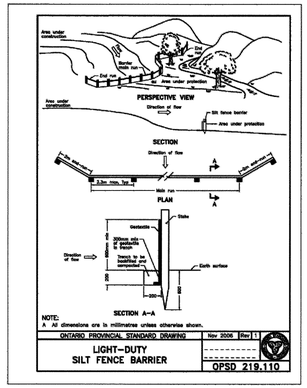


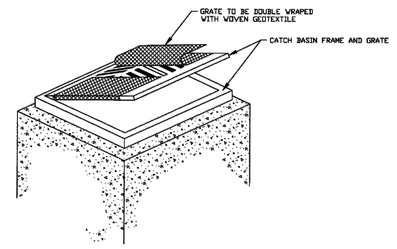
CATCH BASIN SEDIMENT BARRIER
TYPE "B"

NOTES:

1) CATCH BASIN LIFT HOLES TO BE PARGED WITH CONCRETE.
2) WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm.
3) ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

CATCH BASIN SEDIMENT BARRIER
TYPE "A" AND "B"
N.T.S.





NOTES:

1) TO BE USED UNDER APPROPRIATE DRAINAGE CIRCUMSTANCES, DURING THE CONSTRUCTION PERIOD.
2) WOVEN GEOTEXTILE TO HAVE A MINIMUM EQUIVALENT OPENING SIZE OF 0.15mm AND A MAXIMUM EQUIVALENT OPENING SIZE OF 0.25mm.
3) WOVEN GEOTEXTILE TO BE REPLACED PERIODICALLY WHEN ACCUMULATED SEDIMENTS INTERFERE WITH DRAINAGE.
4) ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.

ROADSIDE CATCH BASIN SEDIMENT
PROTECTION DETAIL
N.T.S.

NO.	REVISION	DATE	BY
2	REVISIONS AS PER OWNER'S ARCHITECT'S LATEST REVISED SITE PLAN RECEIVED ON MARCH 23, 2017	04/13/17	TLM
1	REVISIONS AS PER OWNER'S ARCHITECT'S LATEST REVISED SITE PLAN RECEIVED ON MARCH 9, 2017	03/17/17	TLM

LICENSED PROFESSIONAL ENGINEER
04/17/17
TONY L.M. MAK
PROVINCE OF ONTARIO

SCALE
0 1.25m 3.75m 6.25m
1:125
HORIZONTAL
VERTICAL

DESIGN	T.L.M.
CHECKED	T.L.M.
DRAWN BY	G.U.
CHECKED	T.L.M.
APPROVED	T.L.M.

PROJECT
667 BANK STREET
LOT 2
REGISTERED PLAN M-62
CITY OF OTTAWA

DRAWING TITLE
PROPOSED EROSION AND SEDIMENT CONTROL PLAN

T.L. MAK ENGINEERING CONSULTANTS LTD.
CONSULTING ENGINEERS

PROJECT No.	DATE	DRAWING No.
816-41	JULY 2016	ESC-1

SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of
LOT 2
REGISTERED PLAN M-62
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 100

4 3 2 1 0 2 4 Metres

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 14th day of November, 2014.

Nov. 19, 2014
Date

E. H. Herweyer
Ontario Land Surveyor

Plan Amended: March 8, 2016 to show additional trees.
May 24, 2016 to show revised drip line, monitoring well bore hole and eave, roof and door sill elevations
May 31, 2016 to show elevations of the tree canopy

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED:- November 19th,2014

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Peter Milito Investments Limited ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

—■—	Denotes	Survey Monument Found
SIB	-	Standard Iron Bar
SSIB	-	Short Standard Iron Bar
IB	-	Iron Bar
CC	-	Cut Cross
(WIT)	-	Witness
Meas.	-	Measured
(AOG)	-	Annis, O'Sullivan, Vollebekk Ltd.
(P1)	-	Registered Plan M-62
(P2)	-	Plan 4R-28382
(E)	-	City of Ottawa Engineering Drawing 15464-26, Sheet 26 of 103
(U)	-	City of Ottawa Utility Sheet F-12-27
FH	-	Fire Hydrant
BH	-	Borehole
WV	-	Water Valve
VC	-	Valve Chamber (Watermain)
M-W	-	Monitering Well
MH–ST	-	Maintenance Hole (Storm Sewer)
MH–S	-	Maintenance Hole (Sanitary)
MH	-	Maintenance Hole (Unidentified)
CBI	-	Catch Basin Inlet
T/G	-	Top of Grate / Top of Lid
INV.	-	Invert
S	-	Sign
PM	-	Parking Meter
UP	-	Utility Pole
LS	-	Light Standard
BF	-	Board Fence
MF	-	Metal Fence
CRW	-	Concrete Retaining Wall
BR	-	Bicycle Rack
C/L	-	Centreline
S	-	Underground Sanitary Sewer / Combined Sewer (Noted)
W	-	Underground Water
P	-	Underground Power
G	-	Underground Gas
B	-	Underground Bell
L	-	Underground Street Lighting
OHW	-	Overhead Wires
	-	Edge of Asphalt
	-	Deciduous Tree
Ø	-	Diameter
+65.00	-	Location of Elevations
+65.00	-	Top of Concrete Curb Elevation
+65.00*	-	Top of Wall Elevations
+65.00**	-	Location of Overhead Wire Elevations

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1919418
THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Bearings are grid, derived from the northerly limit of Clemow Avenue as shown on Plan 4R-22986 having a bearing of N59°03'50"E and referred to the Central Meridian of MTM Zone 9° (76°30' West Longitude) NAD-83 (original).

SITE AREA = 450 m²

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
4. Underground utility, locations, pipe sizes are taken from Utility Sheets F-12-27 and F-12-28.
5. Inverts and pipe grades are taken from City of Ottawa Engineering Drawings 15464-26 (sheet 26 of 103) and 15464-38 (sheet 38 of 103).

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Nepean, Ont. K2E 7S6
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Email: Nepean@aovltd.com

Job No. 15369-14 Milito_LT2_PL_M-62 D-T F3 dsm

PART 23 PLAN 4R-29986
PART 22 PLAN 4R-29986
PART 1 PLAN 5R-6892
CC(857)
Door Sill Elev.=69.48
LOT 4
LOT 3
Roof Peak Elev.=78.3
No. 29 Clemow 2 1/2 Storey Stucco Dwelling (Foundation Noted)
Top of Foundation Elev.=69.47
PART 4 PLAN 4R-2986
PART 3 PLAN 4R-2986
PART 5 PLAN 4R-2986
PART 3 PLAN 4R-28382
PIN 04133 - 0182
LOT 5
REGISTERED PLAN M-62
LOT 1 PIN 04133 - 0180
LOT 2 PIN 04133 - 0181
Underside of Eave Elev.=74.8
Asphalt Driveway
Concrete Curb
Gravel
Tree
Deciduous Tree at base 0.90ø
Branch Elevation =77.7
Branch Elevation =75.6
Remains of Concrete Foundation
Area of Rough Asphalt
Tree top Elevation = 85.0±
Fence 0.3 North
Interlock
Old Concrete Sign Base, 0.15 South, 0.19 East
Elev.Top=68.01
Movable Concrete Curb (West Face Noted)
Transformer Bolt Elev.=79.01
Approximate Location of Underground Sewer Chamber
Concrete Curb
Centreline of Road
LOT 33 REGISTERED PLAN M-40
LOT 35
CLEMOW AVENUE
BANK STREET (REGIONAL ROAD 31)
PART OF LOT G CONCESSION C (Rideau Front) (Nepean)
PIN 04133 - 0279
PART 22 PLAN 4R-2986 CLEMOW AVENUE (Rideau Front) (Nepean)
PIN 04133 - 0158
HERITAGE BY-LAW INST. 0C133827
LOT G
PART OF LOT G
LOT 39 REGISTERED PLAN M-40
JOB BENCHMARK
Top of Spindle
Elev.=68.99