

**General Notes**

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- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies in this plan with actual conditions or other consultant plans prior to commencing work. The Landscape Architect is not responsible for subsurface conditions.
- It is the responsibility of the appropriate contractor to obtain all required permits and to obey all local bylaws and regulations.
- It is the responsibility of the appropriate contractor to determine the location of all underground services before the start to include: telephone cables, cable television, hydro cables, lights and power lines, weeping tiles, storm and sanitary sewers, natural gas lines, irrigation lines, etc.
- The contractor is to reinstate all areas and items damaged as a result of construction activities.
- Plant substitutions will not be accepted without prior approval of the Landscape Architect in writing.
- Positive drainage to be maintained at all times away from the building. This drawing not to be used for grading, refer to engineer's drawing for grading.
- Base information for this drawing was prepared using the survey plan prepared by Annis O'Sullivan, Vollebakk LTD. dated July 2, 2021

5	March 04/22	Revised Bicycle rack location noted
6	April 01/22	Revised window well and curb alignment noted
7	April 18/22	Added refs. to river rock mulch and T bar stakes
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No.	Date	Revision note

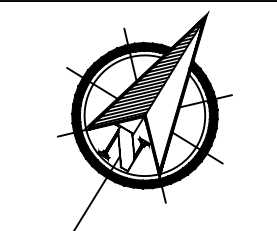
**John K. Szczepaniak**  
LANDSCAPE ARCHITECT  
tel: (613) 731-2777 fax: (613) 731-6989  
e-mail: jszla@rogers.com



**817 Roseview**  
817 Roseview Avenue  
Ottawa

**Landscape Plan**

CHK: JKS  
DRW: EK, MH  
DATE: June 25, 2021  
ID: 2021-11  
SCALE: 1:100



L1

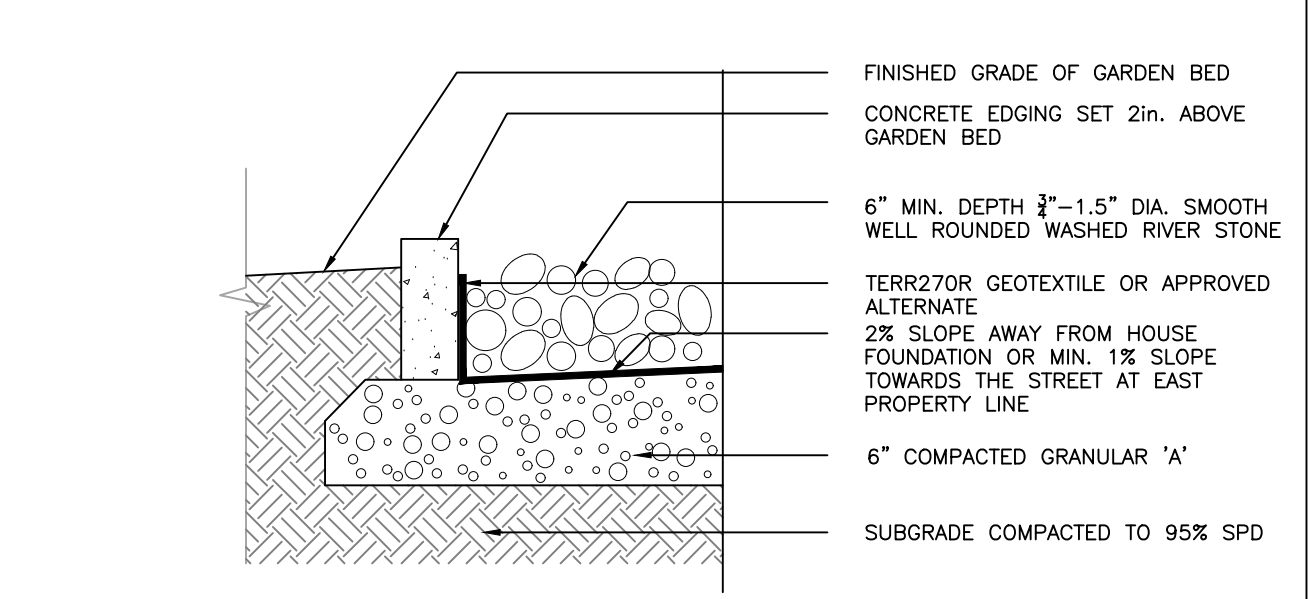
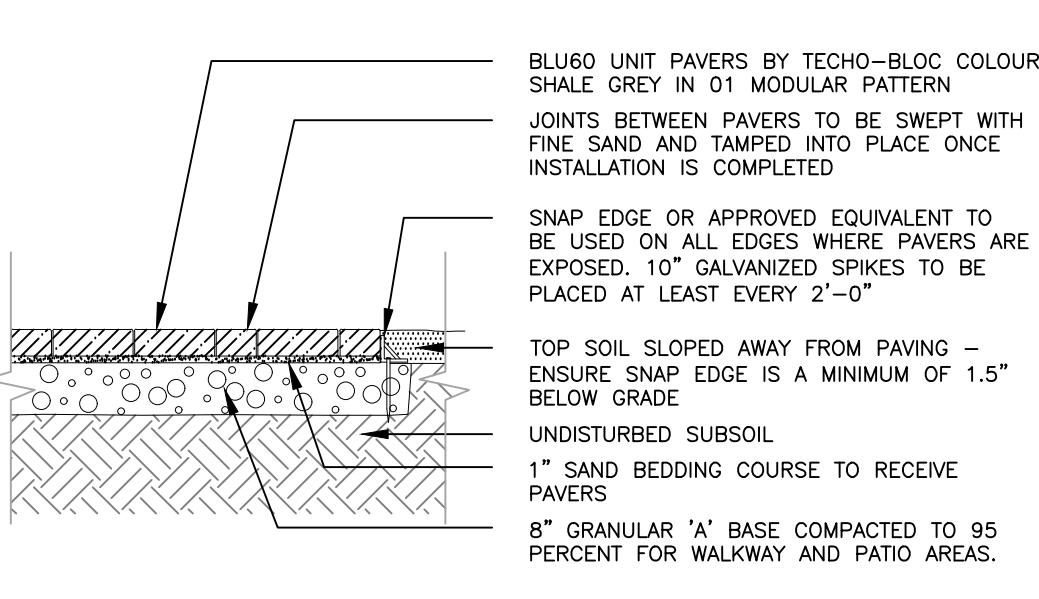
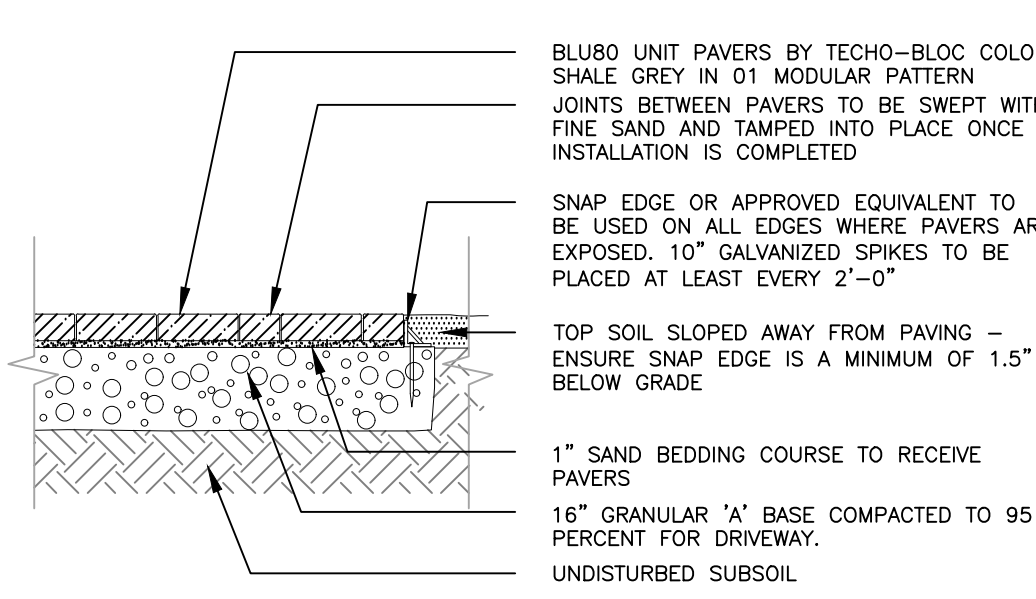
2021-11-11 817 ROSEVIEW 2023-06-08 DWG. ISSUED ON: June 8, 2023 09:09:37

**817 Roseview**  
817 Roseview Avenue, Ottawa, ON K2B 6J3  
08-Jun-23

Trees/Shrubs/Vines						
Key	Qty	Botanical Name	Common Name	Size	Cdn	Notes
BTS	7	Berberis thunbergii Sunston "Monry"	Sunston Barbery	40 cm	3 gal pot	
ASC	1	Acer saccharum "Columbare"	Columnar sugar maple	50mm cal	VVB	
CAR	7	Caragana arborescens "Sutherland"	Sutherland Columnar Pea Shrub Tree	40mm cal	16 gal opt	Tree form
CO	3	Celtis occidentalis	Hackberry	50 mm cal	VVB	
GBP	1	Celtis occidentalis "Princeton Sentry"	Princeton Sentry Maidenhair Tree	50mm cal	VVB	
PFM	15	Potentilla fruticosa "McKay's White"	McKay's white dianthus	2 gal pot		
FMS	4	Pinus mugo "Slowmound"	Slowmound Mugo Pine	30cm spr	3 gal pot	

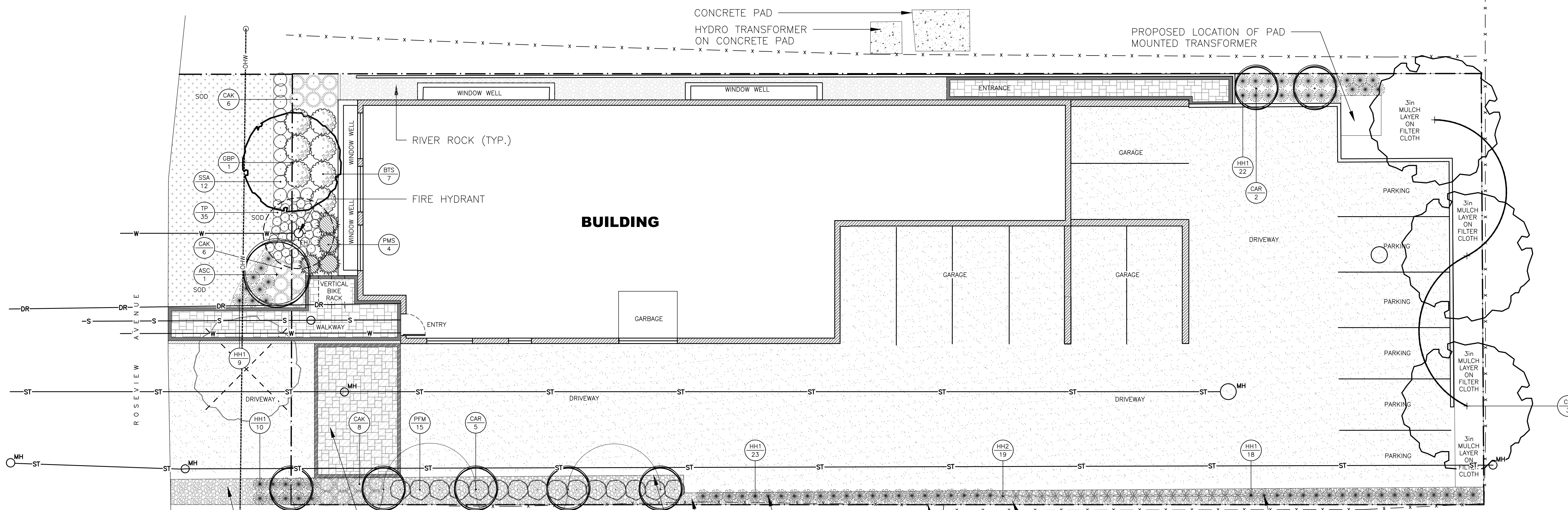
Perennials/Grasses/Groundcovers						
Key	No	Botanical Name	Common Name	Size	Cdn	Notes
CAK	20	Calamagrostis acutifolia "Overdam"	Feather Reed Grass	1 gal pot		plant 30" o.c.
HH1	82	Hemerocallis x "Stella D'Oro"	Stella D'Oro Hybrid Daylily	1 gal pot		plant 18" o.c.
HH2	19	Hemerocallis x "Purple D'Oro"	Purple D'Oro Hybrid Daylily	1 gal pot		plant 18" o.c.
TP	35	Thymus precox "purple carpet"	Purple carpet mother of thyme	9cm pot		plant 12" o.c.
SSA	12	Sedum spectabilis "Autumn Joy"	Autumn Joy Sedum	1 gal pot		plant .24" o.c.



**4 UNIT PAVING - DRIVEWAY n.t.s.**    **5 UNIT PAVING - PATIO & WALKWAYS n.t.s.**    **6 MAINTENANCE STRIP n.t.s.**

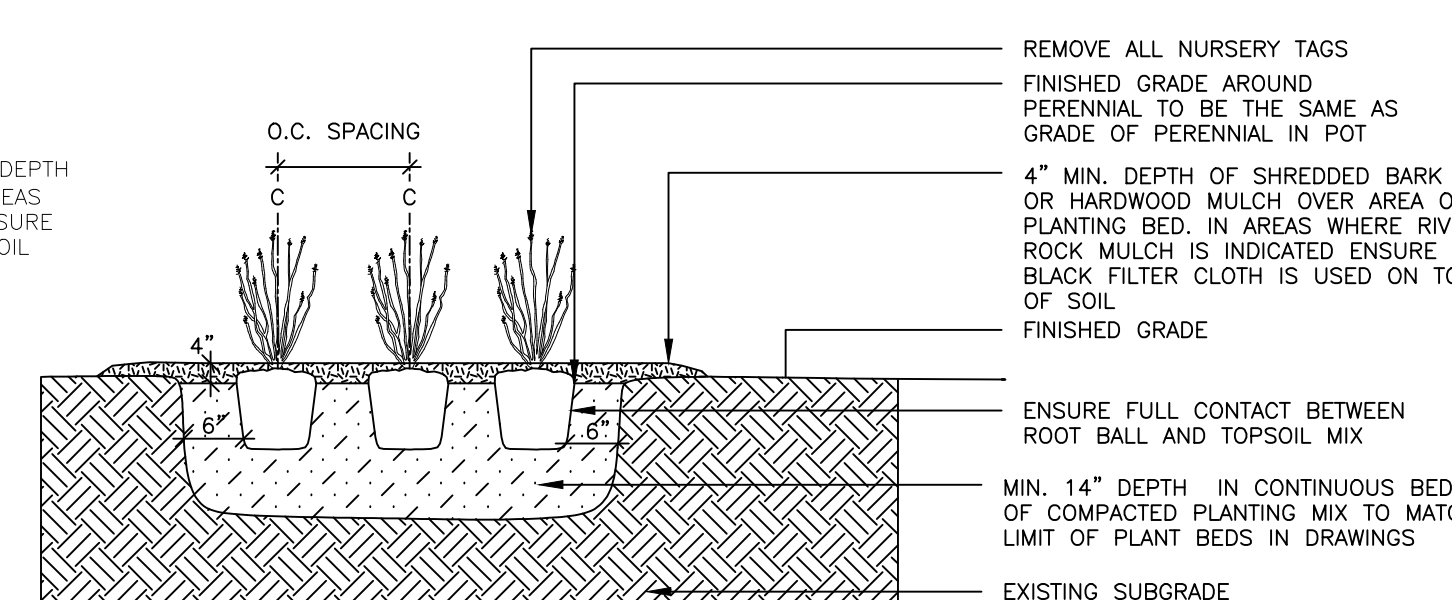
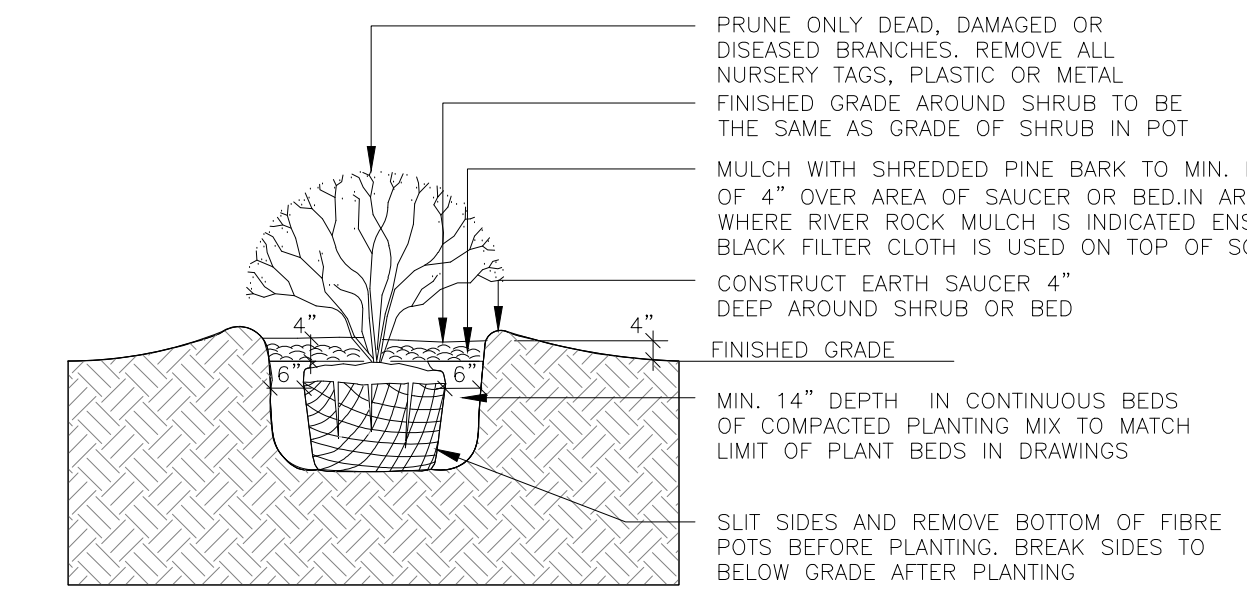
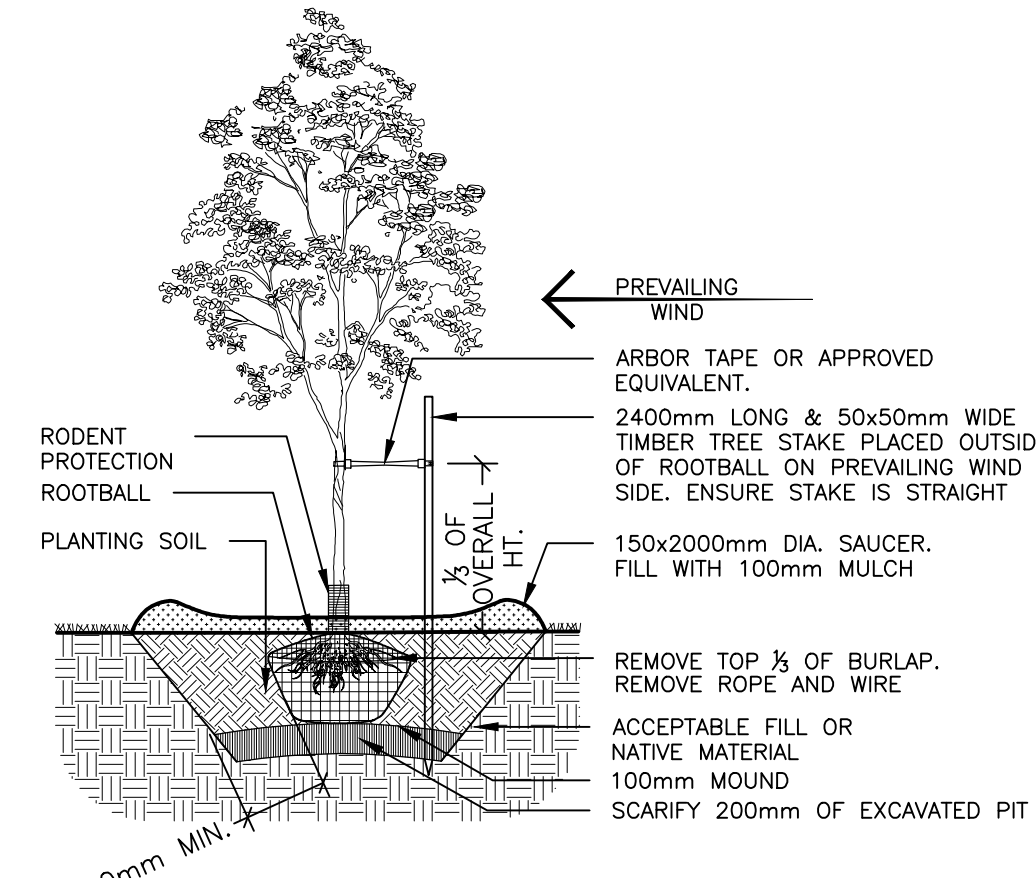
SCALE: 1:100

City File No.: D07-12-21-0165



### LEGEND

- EXISTING DECIDUOUS TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED GRASSES
- ASPHALT
- HEAVY DUTY UNIT PAVING. SEE DETAIL 5 ON L.1
- LIGHT DUTY UNIT PAVING. SEE DETAIL 6 ON L.1
- RIVER ROCK ON BLACK FILTER CLOTH
- SOD
- EXISTING FENCE



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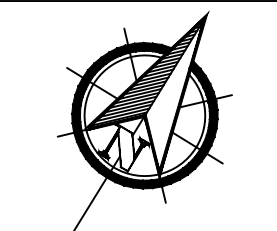
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L1

### 1 L.1 DECIDUOUS TREE PLANTING n.t.s.

### 2 L.1 SHRUB PLANTING n.t.s.

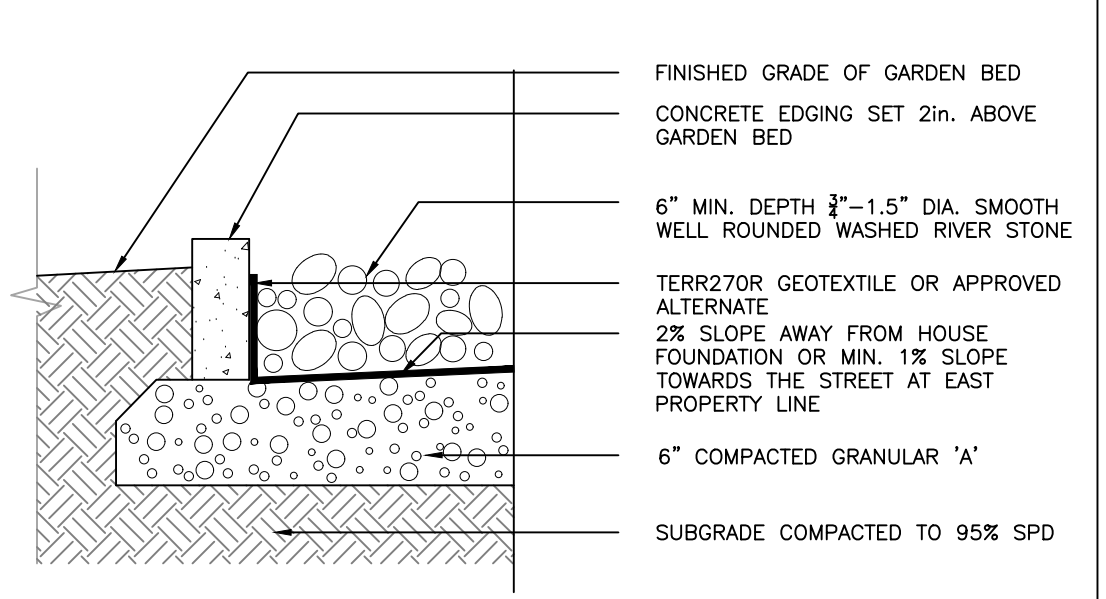
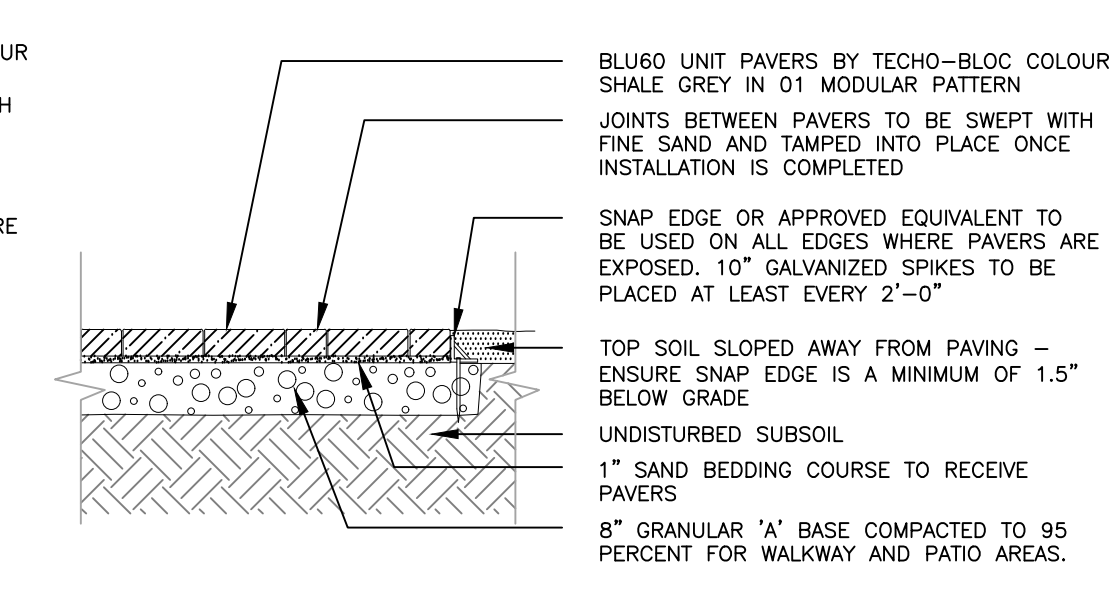
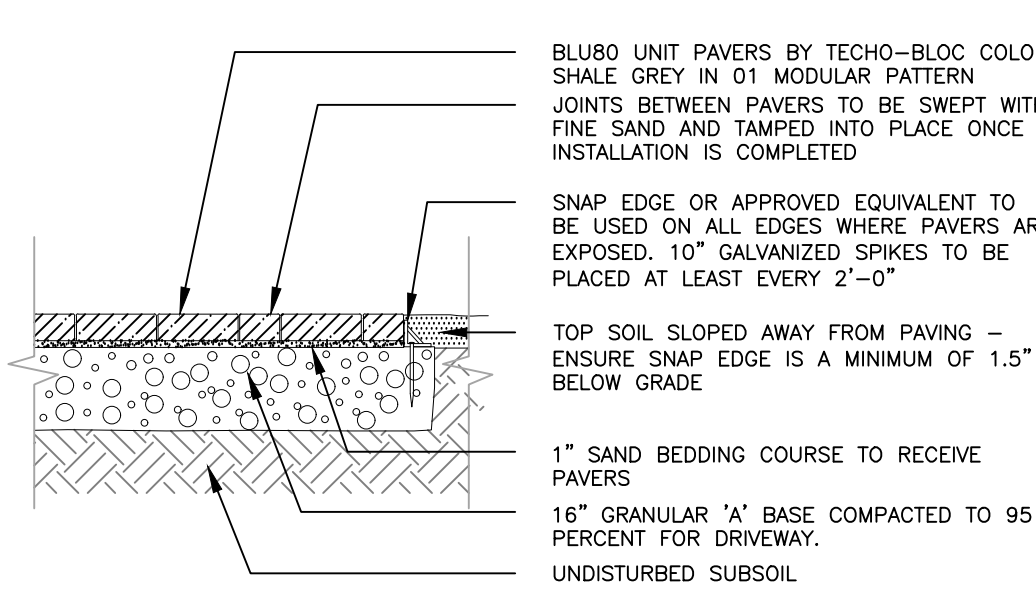
### 3 L.1 PERENNIAL & ORNAMENTAL GRASS PLANTING n.t.s.

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 817 Roseview Avenue, Ottawa, ON K2B 6J3  
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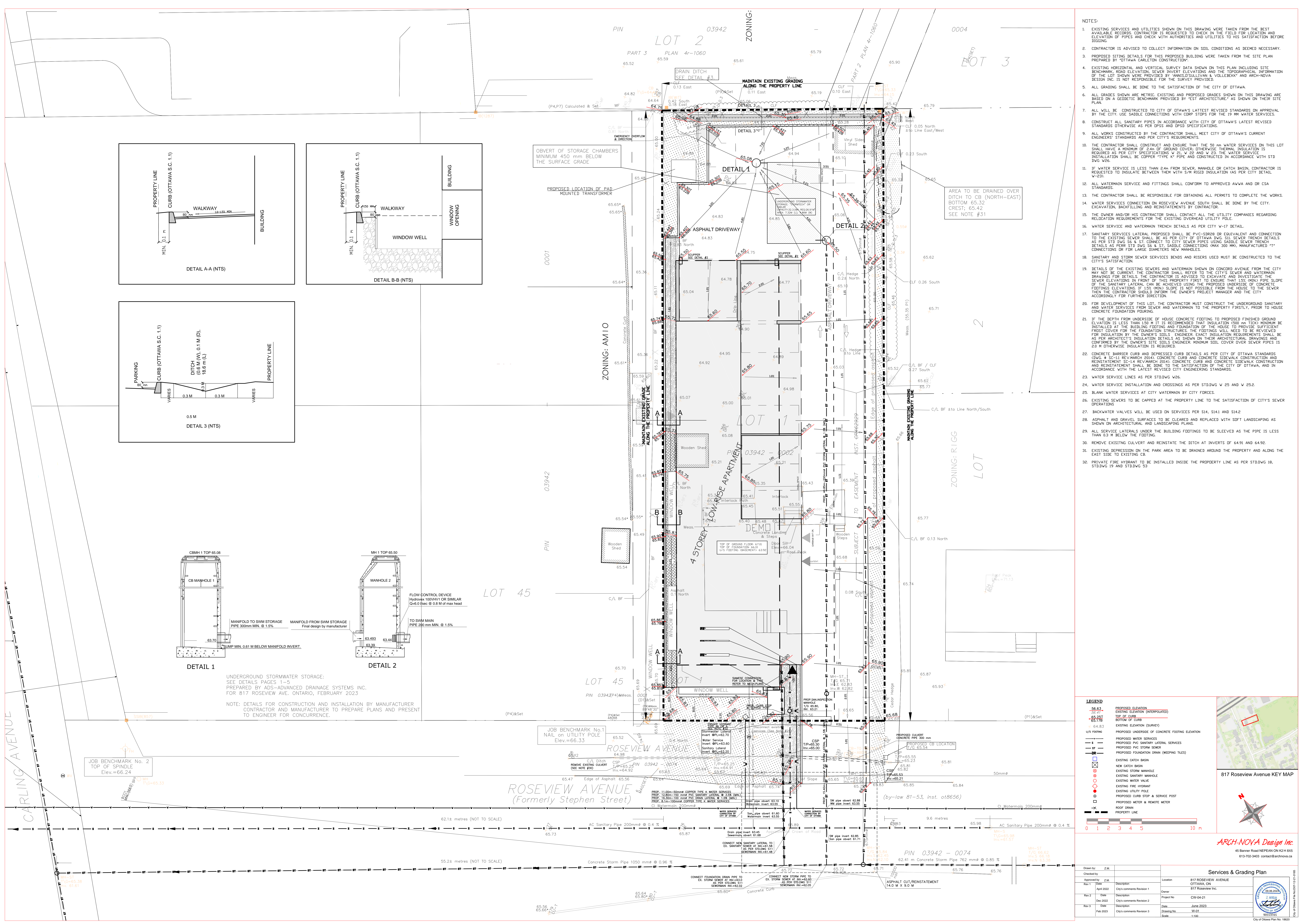
### 6 L.1 MAINTENANCE STRIP n.t.s.

SCALE: 1:100

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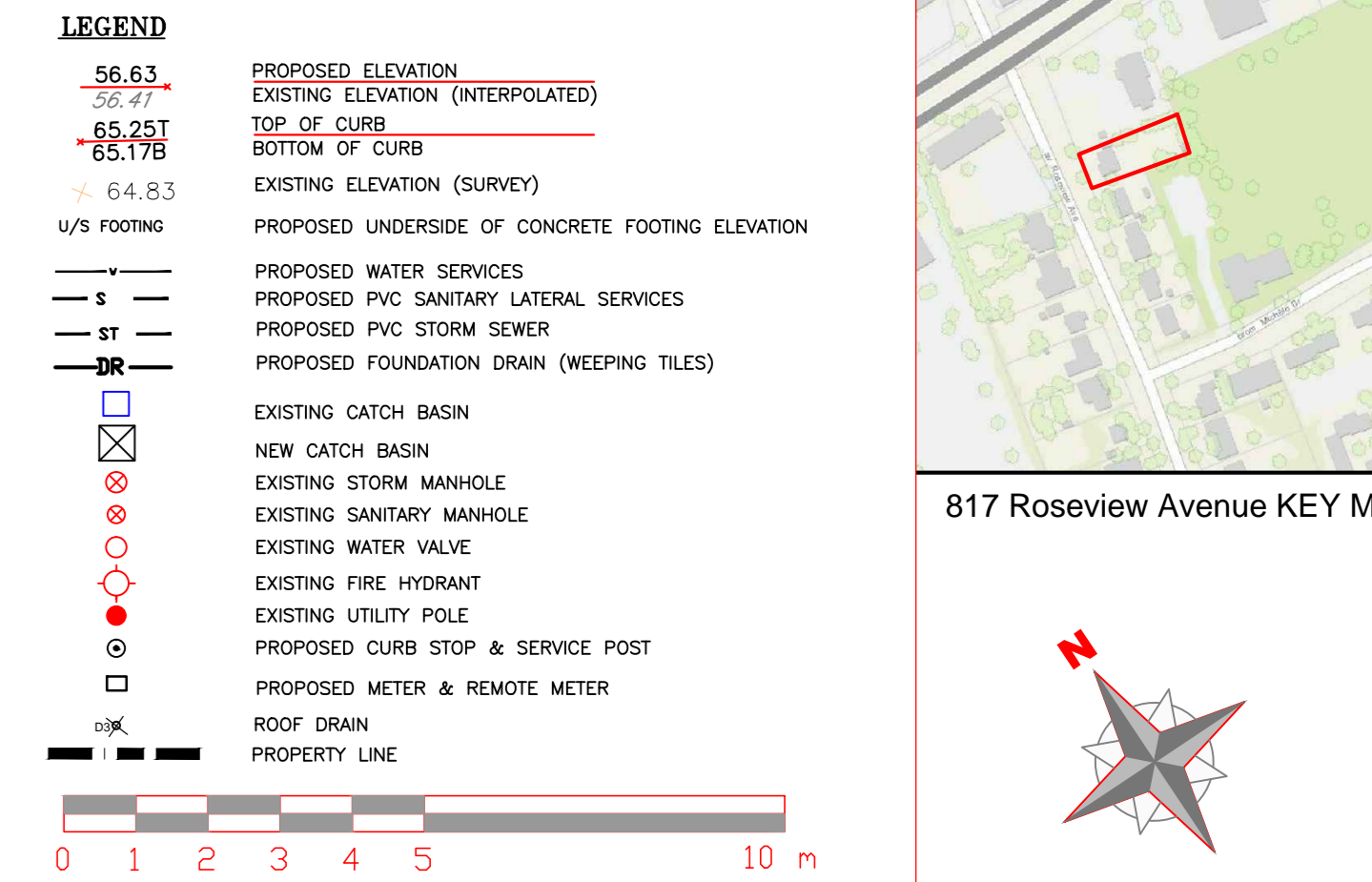
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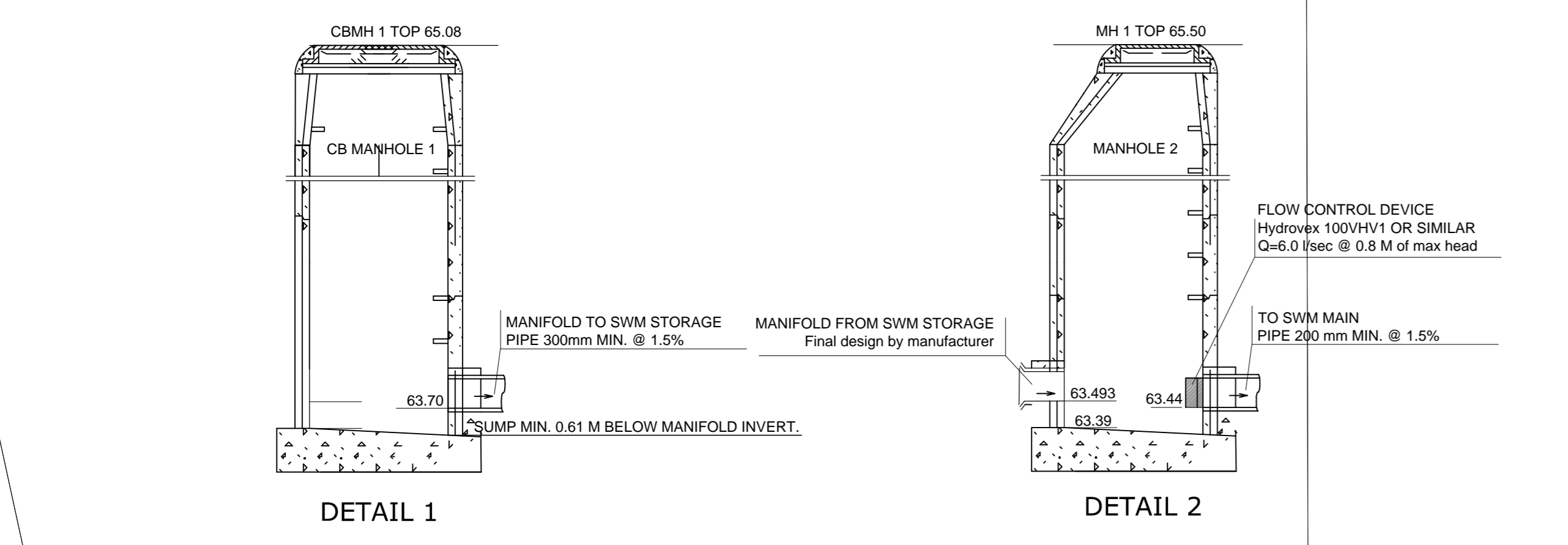
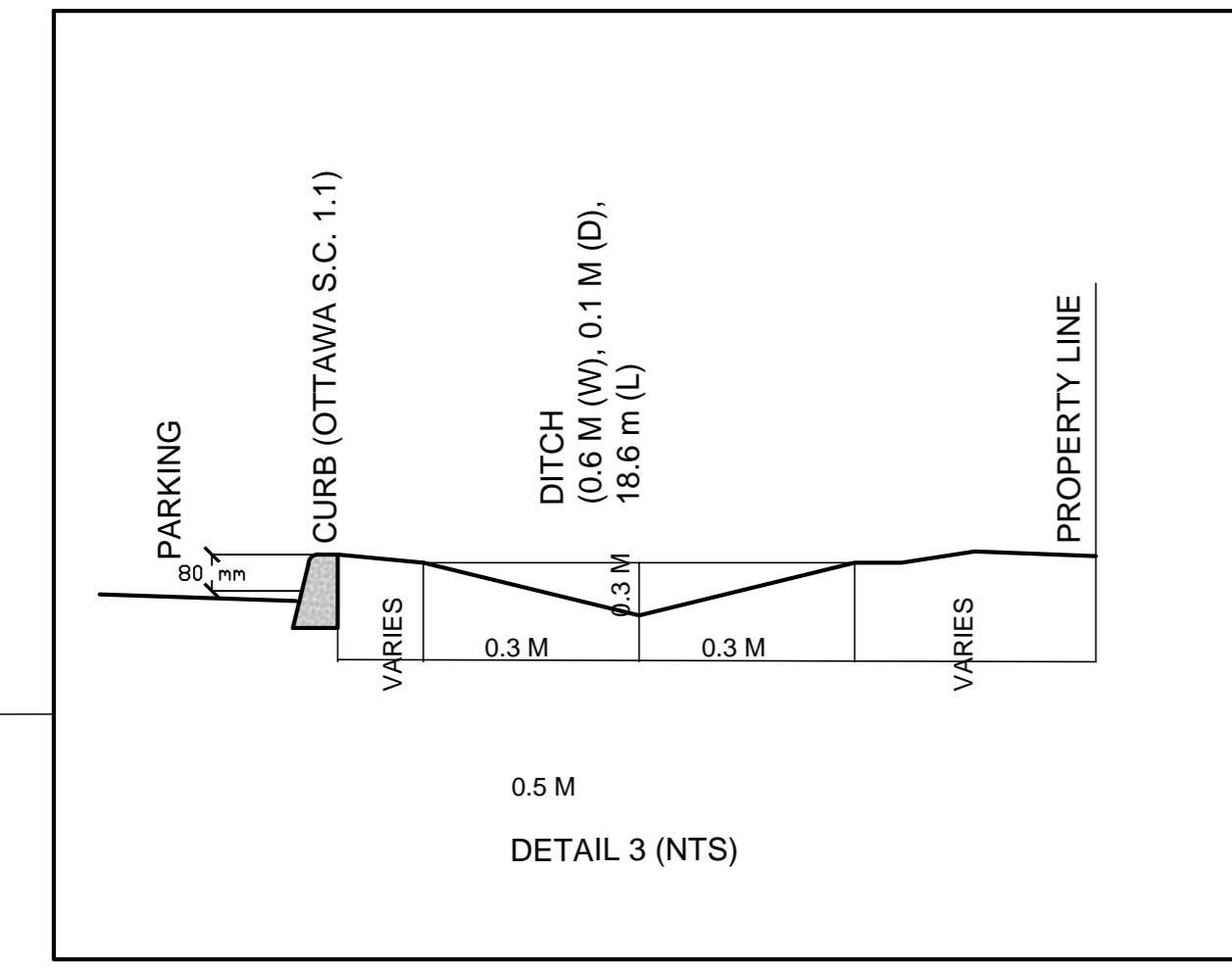
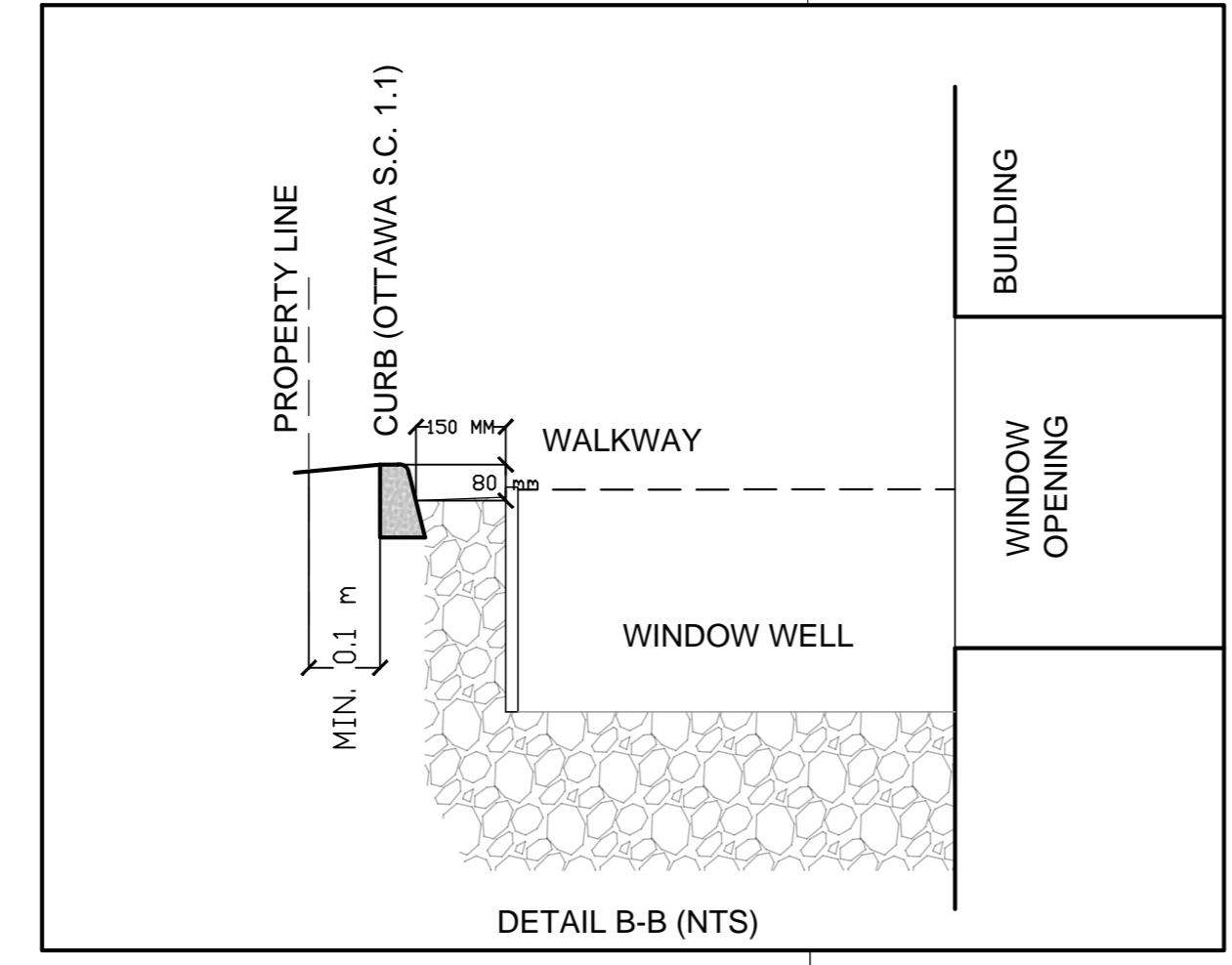
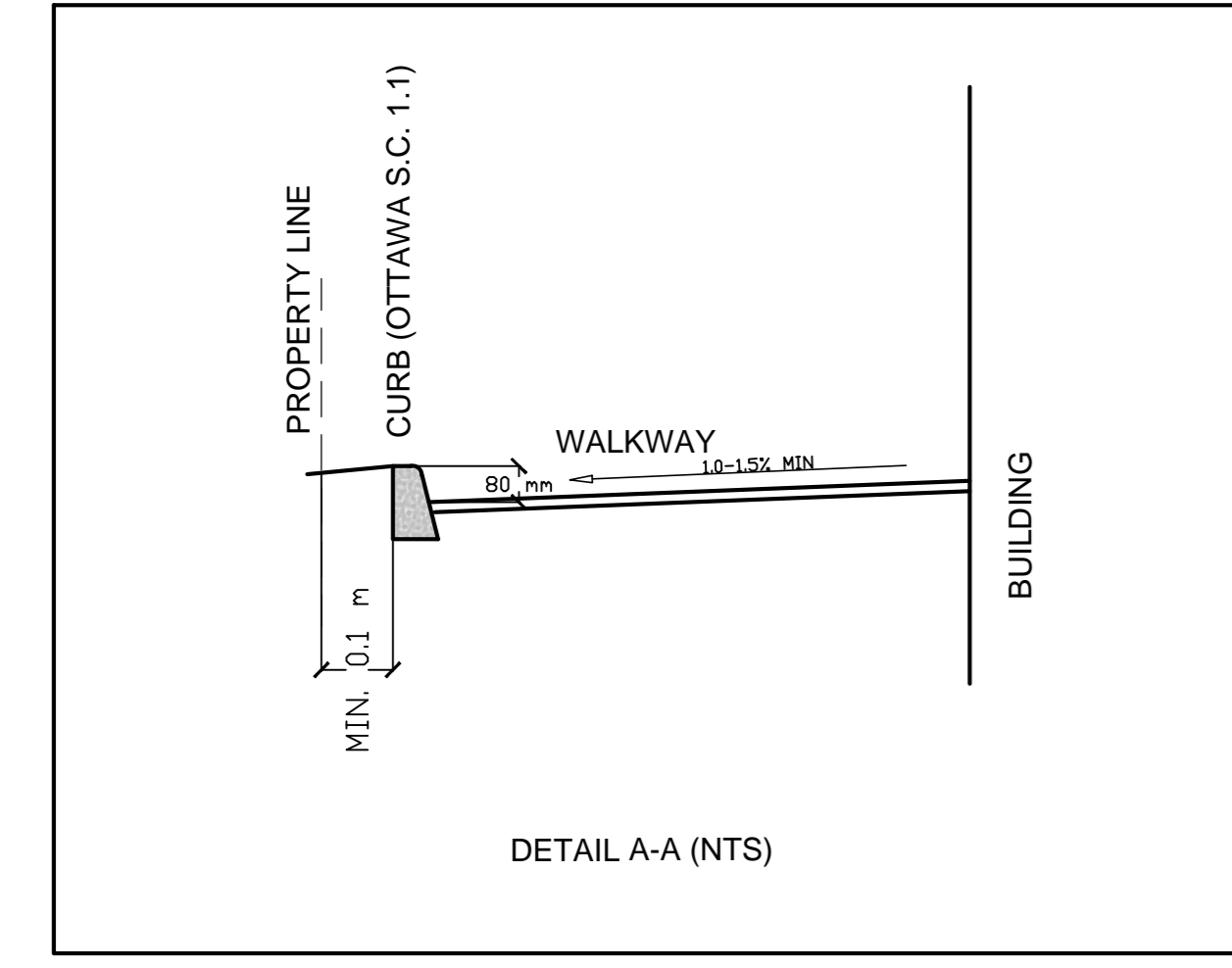
- NOTES:**
- EXISTING SERVICES AND UTILITIES SHOWN ON THIS DRAWING WERE TAKEN FROM THE BEST AVAILABLE RECORDS. CONTRACTOR IS REQUESTED TO CHECK IN THE FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH AUTHORITIES AND UTILITIES TO HIS SATISFACTION BEFORE DIGGING.
  - CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS AS DEEMED NECESSARY.
  - PROPOSED SITING DETAILS FOR THIS PROPOSED BUILDING WERE TAKEN FROM THE SITE PLAN PREPARED BY "OTTAWA CARLETON CONSTRUCTION".
  - EXISTING HORIZONTAL AND VERTICAL SURVEY DATA SHOWN ON THIS PLAN INCLUDING SITE BENCHMARK, ROAD ELEVATION, SEWER INVERT ELEVATIONS AND THE TOPOGRAPHICAL INFORMATION OF THE LOT SHOWN WERE PROVIDED BY "ANNIS/SULLIVAN & VOLLEBEEK" AND "ARCH-NOVA DESIGN INC." IS NOT RESPONSIBLE FOR THE SURVEY PROVIDED.
  - ALL GRADING SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA.
  - ALL GRADES SHOWN ARE METRIC. EXISTING AND PROPOSED GRADES SHOWN IN THIS DRAWING ARE BASED ON A GEODETIC BENCHMARK PROVIDED BY "EST ARCHITECTURE", AS SHOWN ON THEIR SITE PLAN.
  - ALL WILL BE CONSTRUCTED TO CITY OF OTTAWA'S LATEST REVISED STANDARDS ON APPROVAL BY THE CITY. USE SADDLE CONNECTIONS WITH CORP STOPS FOR THE 19 mm WATER SERVICES.
  - CONSTRUCT ALL SANITARY PIPES IN ACCORDANCE WITH CITY OF OTTAWA'S LATEST REVISED STANDARDS OTHERWISE AS PER DSS AND DSD SPECIFICATIONS.
  - ALL WORKS CONSTRUCTED BY THE CONTRACTOR SHALL MEET CITY OF OTTAWA'S CURRENT ENGINEERS' STANDARDS AND PER CITY'S REQUIREMENTS.
  - THE CONTRACTOR SHALL CONSTRUCT AND ENSURE THAT THE 50 mm WATER SERVICES ON THIS LOT SHALL HAVE A MINIMUM OF 24" OF DRAIN COVER OTHERWISE THERMAL INSULATION IS REQUIRED AS PER CITY SPECIFICATIONS W 21, W 22 AND W 23. THE WATER SERVICE INSTALLATION SHALL BE COPPER "TYPE K" PIPE AND CONSTRUCTED IN ACCORDANCE WITH STD DWG W6.
  - IF WATER SERVICE IS LESS THAN 24" FROM SEWER, MANHOLE OR CATCH BASIN, CONTRACTOR IS REQUESTED TO INSULATE BETWEEN THEM WITH 5/8" RIGID INSULATION (AS PER CITY DETAIL W-23).
  - ALL WATERMAIN SERVICE AND FITTINGS SHALL CONFORM TO APPROVED AVMA AND DR CSA STANDARDS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO COMPLETE THE WORKS.
  - WATER SERVICES CONNECTION ON ROSEVIEW AVENUE SOUTH SHALL BE DONE BY THE CITY. EXCAVATION, BACKFILLING AND REINSTATEMENTS BY CONTRACTOR.
  - THE OWNER AND/OR HIS CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES REGARDING RELOCATION REQUIREMENTS FOR THE EXISTING OVERHEAD UTILITY POLE.
  - WATER SERVICE AND WATERMAIN TRENCH DETAILS AS PER CITY W-17 DETAIL.
  - SANITARY SERVICES LATERAL PROPOSED SHALL BE PVC-SDR28 OR EQUIVALENT AND CONNECTION TO THE EXISTING SEWER SHALL BE AS PER CITY OF OTTAWA DWG 311. SEWER TRENCH DETAILS AS PER STD DWG S6 & S7. CONNECT TO CITY SEWER PIPES USING SADDLE SEWER TRENCH DETAILS AS PER STD DWG S6 & S7. SADDLE CONNECTIONS MAX 300 MM, MANUFACTURED "T" CONNECTIONS OR FOR LARGE DIAMETERS NEW MANHOLES.
  - SANITARY AND STORM SEWER SERVICES BENDS AND RISERS USED MUST BE CONSTRUCTED TO THE CITY'S SATISFACTION.
  - DETAILS OF THE EXISTING SEWERS AND WATERMAIN SHOWN ON CONCORD AVENUE FROM THE CITY MAY NOT BE CURRENT. THE CONTRACTOR SHALL REFER TO THE CITY'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 150 mm PIPE SLOPE OF THE SANITARY LATERAL CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTINGS ELEVATIONS. IF 150 mm SLOPE IS NOT POSSIBLE FROM THE HOUSE TO THE SEWER THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
  - FOR DEVELOPMENT OF THIS LOT, THE CONTRACTOR MUST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM SEWER AND WATERMAIN TO THE PROPERTY FIRSTLY, PRIOR TO HOUSE CONCRETE FOUNDATION POURING.
  - IF THE DEPTH FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 150 mm IT IS RECOMMENDED THAT INSULATION (500 mm THICK MINIMUM BE INSTALLED AT THE BUILDING FOOTING AND FOUNDATION OF THE HOUSE TO PROVIDE SUFFICIENT FROST COVER FOR THE FOUNDATION STRUCTURES. THE FOOTINGS WILL NEED TO BE REVIEWED FOR INSULATION BY THE OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE AS PER ARCHITECT'S INSULATION DETAILS AS SHOWN ON THEIR ARCHITECTURAL DRAWINGS AND CONFIRMED BY THE OWNER'S SITE SOILS ENGINEER. MINIMUM SOIL COVER OVER SEWER PIPES IS 2.0 M OTHERWISE INSULATION IS REQUIRED.
  - CONCRETE BARRIER CURB AND DEPRESSION CURB DETAILS AS PER CITY OF OTTAWA STANDARDS (DWG # SC-1) REVISION 2014. CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SC-1.4 REVISION 2014. CONCRETE CURB AND CONCRETE SIDEWALK CONSTRUCTION AND REINSTATEMENT SHALL BE DONE TO THE SATISFACTION OF THE CITY OF OTTAWA, AND IN ACCORDANCE WITH THE LATEST REVISED CITY ENGINEERING STANDARDS.
  - WATER SERVICE LINES AS PER STDWVG W6.
  - WATER SERVICE INSTALLATION AND CROSSINGS AS PER STDWVG V 29 AND V 232.
  - BLANK WATER SERVICES AT CITY WATERMAIN BY CITY FORCES.
  - EXISTING SEWERS TO BE CAPPED AT THE PROPERTY LINE TO THE SATISFACTION OF CITY'S SEWER OPERATIONS.
  - BACKWATER VALVES WILL BE USED ON SERVICES PER S14, S141 AND S142.
  - ASPHALT AND GRAVEL SURFACES TO BE CLEARED AND REPLACED WITH SOFT LANDSCAPING AS SHOWN IN ARCHITECTURAL AND LANDSCAPING PLANS.
  - ALL SERVICE LATERALS UNDER THE BUILDING FOOTINGS TO BE SLOVED AS THE PIPE IS LESS THAN 0.3 M BELOW THE FOOTING.
  - REMOVE EXISTING CULVERT AND REINSTATE THE DITCH AT INVERTS OF 64.91 AND 64.92.
  - EXISTING DEPRESSION ON THE PARK AREA TO BE DRAINED AROUND THE PROPERTY AND ALONG THE EAST SIDE TO EXISTING CB.
  - PRIVATE FIRE HYDRANT TO BE INSTALLED INSIDE THE PROPERTY LINE AS PER STDWVG 18, STDWVG 19 AND STDWVG 53.

- LEGEND**
- 66.63 PROPOSED ELEVATION
  - 65.77 EXISTING ELEVATION (INTERPOLATED)
  - 65.25 TOP OF CURB
  - 65.78 BOTTOM OF CURB
  - 64.83 EXISTING ELEVATION (SURVEY)
  - U/S FOOTING PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION
  - PROPOSED WATER SERVICES
  - PROPOSED PVC SANITARY LATERAL SERVICES
  - PROPOSED PVC STORM SEWER
  - PROPOSED FOUNDATION (KEEPING TILES)
  - EXISTING CATCH BASIN
  - NEW CATCH BASIN
  - EXISTING STORM MANHOLE
  - EXISTING SANITARY MANHOLE
  - EXISTING WATER VALVE
  - EXISTING FIRE HYDRANT
  - EXISTING UTILITY POLE
  - PROPOSED CURB STOP & SERVICE POST
  - PROPOSED METER & REMOTE METER
  - ROOF DRAIN
  - PROPERTY LINE



**ARCH-NOVA Design Inc.**  
 45 Banner Road NEPEAN ON K2H 8X5  
 613-702-3403 contact@archnova.ca

Services & Grading Plan		Location	
Drawn by	ZM	Location	817 ROSEVIEW AVENUE OTTAWA, ON
Checked by	AM	Client	817 ROSEVIEW INC.
Approved by	ZM	Project No.	CW-04-21
Rev 1	Date	Description	Date
Rev 2	Date	Description	Date
Rev 3	Date	Description	Date



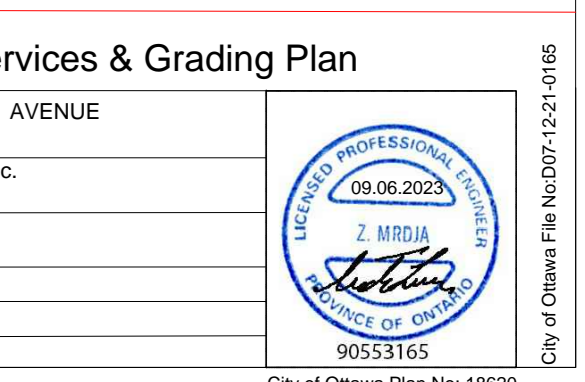
UNDERGROUND STORMWATER STORAGE:  
 SEE DETAILS PAGES 1-5  
 PREPARED BY ADS-ADVANCED DRAINAGE SYSTEMS INC.  
 FOR 817 ROSEVIEW AVE. ONTARIO, FEBRUARY 2023

NOTE: DETAILS FOR CONSTRUCTION AND INSTALLATION BY MANUFACTURER CONTRACTOR AND MANUFACTURER TO PREPARE PLANS AND PRESENT TO ENGINEER FOR CONCURRENCE.

JOB BENCHMARK No. 2  
 TOP OF SPINDLE  
 Elev.=66.24

JOB BENCHMARK No.1  
 NAIL ON UTILITY POLE  
 Elev.=66.33

ROSEVIEW AVENUE  
 (Formerly Stephen Street)



**SITE PLAN OF SURVEY PLAN, PART 1 PLAN OF PART OF LOT 1 REGISTERED PLAN 523, CITY OF OTTAWA**

**ZONING:** AM2|B1|H(1)  
**ARTERIAL MAIN STREET ZONE (SECTIONS 185 AND 186) CITY OF OTTAWA;**  
**URBAN EXCEPTION 2181, MAXIMUM HEIGHT 11.0 m**

**PROPOSED BUILDING TYPE:** 4 STOREY, LOW RISE RENTAL BUILDING  
**24 RESIDENTIAL RENTAL UNITS**

**LOT DEPTH:** 55.67m (182.64')

**ADJACENT ZONING:**  
 NORTH: AM10  
 SOUTH: R1GG  
 WEST SIDE: AM10  
 EAST SIDE: L1

**SCHEDULE 1 AREA: AREA 'C'  
 SCHEDULE 1A AREA: AREA 'C'**

**LOT INFO**

U. STANDARD	REQUIRED	PROPOSED	SINGLE	NOTES
LOT WIDTH:	n/a	20.12m	20.12m	
LOT AREA:	n/a	1100m <sup>2</sup>	1100m <sup>2</sup>	
HEIGHT:	11.0m	14.32m	<= 8.0m	
FRONT YARD:	n/a	3.0m	3.05m	
CORNER YARD:	n/a	n/a	n/a	
REAR YARD:	n/a	7.5m	13.65m	
INTERIOR YARD:	0.0m com. zones	1.22m	37.3m	
AMENITY AREA:	144m <sup>2</sup>	212.5m <sup>2</sup>	n/a	
PARKING SPACES:	29 req.	13	0	M.V.R.
BIKE SPACES:	5 req.	1	0	
M.L.C.:	NO MAX.	20	0	

**BUILDING AREAS**

BASEMENT FL. GFA:	160.0m <sup>2</sup>	-	-
FIRST FL. GFA:	175.5m <sup>2</sup>	-	-
SECOND FL. GFA:	367.3m <sup>2</sup>	-	-
THIRD FL. GFA:	367.3m <sup>2</sup>	-	-
FOURTH FL. GFA:	285.7m <sup>2</sup>	-	-
STORAGE:	70.1m <sup>2</sup>	-	-
GARAGE/CARPORT:	123.5m <sup>2</sup>	-	-
EXTERIOR (ALL FLOORS):	456.3m <sup>2</sup>	-	-
TOTAL GFA:	1355.8m <sup>2</sup>	-	-
TOTAL ALL AREAS:	1882.2m <sup>2</sup>	-	NOT INCL. CARPORTS

**PROPOSED SITE DEVELOPMENT INFO**

NEW GROSS FLOOR AREA:	1355.8m <sup>2</sup>	-
EX. GROSS FLOOR AREA:	0.0m <sup>2</sup>	144m <sup>2</sup>
NUMBER OF UNITS:	24	SINGLE
PROPOSED STOREYS:	4	

**BUILDING COVERAGE:** 39.8%  
**SOFT LANDSCAPING COV.:** 12.8%  
**HARD LANDSCAPING COV.:** 4.8%  
**DECKSPORCHES/STEPS:** 0.0%  
**ASPHALT COV.:** 42.7%  
**OTHER:** 1.0% (Window Walls)

**SURVEY INFO:**  
 SURVEY INFO TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF PART OF LOT 1, REGISTERED PLAN 523, CITY OF OTTAWA  
 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD  
 MAY 20, 2021

**SITE NOTES**  
 NEW ROOF DOWN SPOUTS SHALL NOT BE DIRECTED TOWARDS THE ADJACENT PROPERTIES  
 EXCAVATED MATERIAL TO BE REMOVED FROM PROPERTY  
 ALL GRADE TO SLOPE 2% AWAY FROM FOUNDATION WALL  
 ALL MEASUREMENTS ARE METRIC (ACCOMPANYING IMPERIAL MEAS. MAY APPEAR)  
 EXISTING GRADING AND DRAINAGE PATTERNS NOT TO BE ALTERED UNLESS OTHERWISE NOTED BY THE CIVIL ENGINEER  
 SNOW ACCUMULATION TO BE REMOVED OFF SITE IMMEDIATELY AS NEEDED

**EXISTING PLANTING MATERIAL**

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
<b>DECIDUOUS TREES</b>				
<b>CONIFEROUS TREES</b>				
<b>SHRUBS</b>				

**NEW PLANTING MATERIAL**

CODE	COMMON NAME	QTY.	SIZE (DIA.)	CONDITION/NOTES
<b>DECIDUOUS TREES</b>				
DT1	RED MAPLE	2	50mm Cal.	
<b>CONIFEROUS TREES</b>				
<b>SHRUBS</b>				

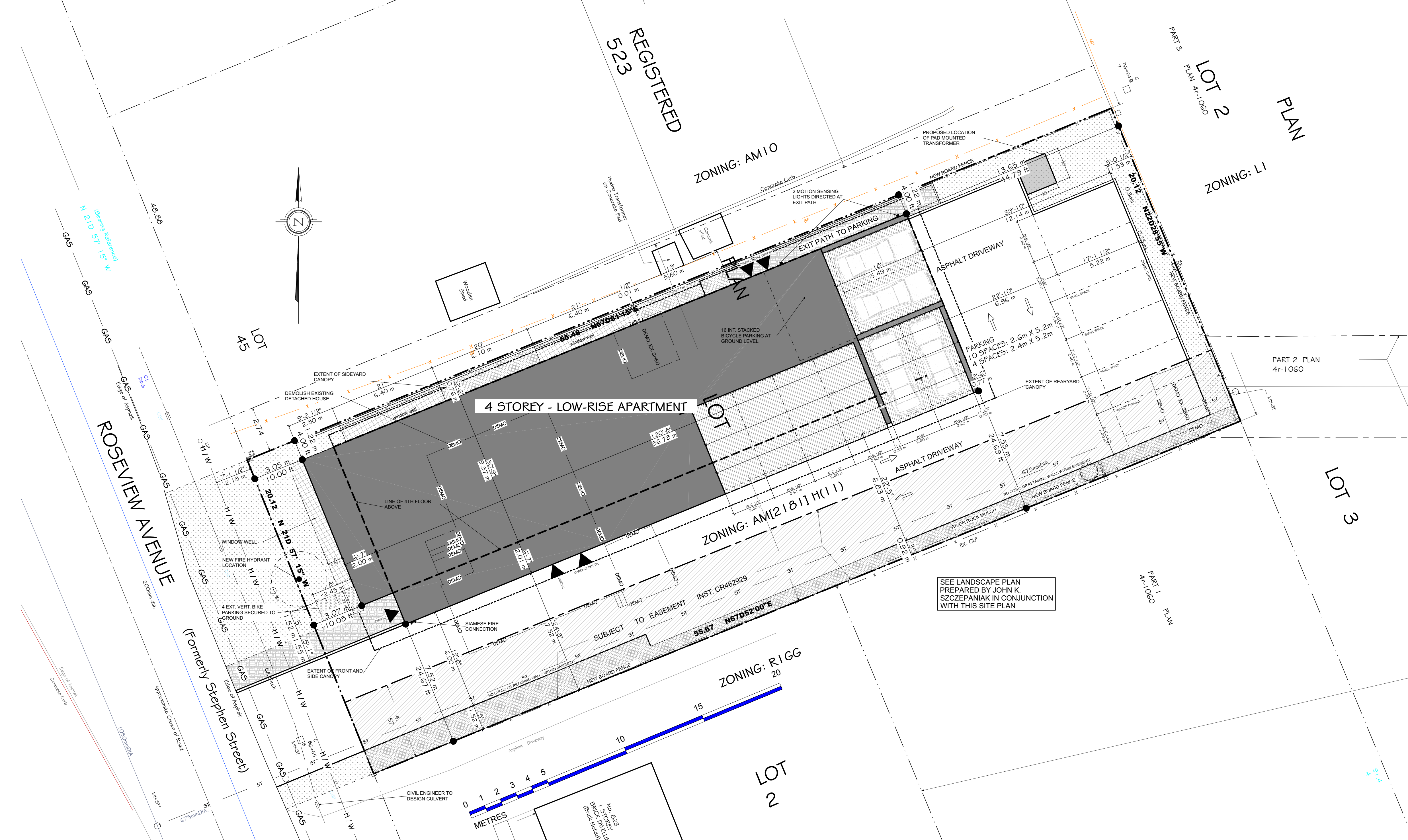
**TREE CONSERVATION NOTES**  
 1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES.  
 2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE.  
 3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.  
 4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL.  
 5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.  
 6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE.  
 7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.  
 \* THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAK-HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM.  
 \* TREE PROTECTION FENCE (PF) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).

**SITE LEGEND**

- EX. TREE TO BE REMOVED
- NEW CONIFEROUS TREE
- DENOTES SOFT LANDSCAPING
- DENOTES HARD LANDSCAPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED RIVERSTONE
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD DECKS/BALCONIES
- CAR PARKING SPACE (ASPHALT)
- BI-CYCLE PARKING (ASPHALT)
- WASTE COLLECTION AREA
- SNOW STORAGE AREA
- PROPOSED/EXISTING ENTRY/EXIT
- PF - TEMPORARY PROTECTION FENCE
- EX. UTILITY POLE
- EX. CHAINED LINK/BOARD FENCE
- PROPERTY LINE
- MOTION SENSING EXT. LIGHTS



**3 KEY PLAN & CONTEXT**  
**A1 SCALE NO SCALE**



**1 SITE PLAN**  
**A1 SCALE 3/32" = 1'-0"**

**UNPOISED ARCHITECTURE INC.**  
 5-16 SWIFTLAND AVE.  
 OTTAWA, ON K1N 7T6  
 AZUL DESIGNS

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**RESPONSIBILITIES:**  
 DO NOT SCALE DRAWINGS  
 ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION  
 ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION  
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DRAWING DESIGNER  
 COPYRIGHT RESERVED

**GENERAL NOTES:**

**817 ROSEVIEW AVENUE**  
**SCOPE OF WORK: NEW 4 STOREY LOW RISE RENTAL BUILDING - 24 UNITS**

**OVERSEER/DEVELOPER:**  
 PARISEL DEVELOPMENT INC.  
 1011 BROADVIEW AVE.  
 OTTAWA, ON K1K 0K1  
 K1K 0K1

**ARCHITECT/DRAWING DESIGNER:**  
 UNPOISED ARCHITECTURE INC./AZUL DESIGNS  
 5-16 SWIFTLAND AVE.  
 OTTAWA, ON K1N 7T6  
 K1N 7T6

**APPLICATION ANNOTATOR:**  
 JEFF CHAMBERLAIN  
 211 COLLEGE STREET DR. SUITE 300  
 OTTAWA, ON K1R 8K2  
 K1R 8K2

**CIVIL ENGINEER:**  
 ANNIS, O'SULLIVAN, VOLLEBEK LTD  
 14 CONCORDE DRIVE SUITE 301  
 OTTAWA, ON K1H 7P8  
 K1H 7P8

**LANDSCAPING:**  
 JOHN K. SZCZEPANIAK  
 P.O. Box 601, Salem St.  
 OTTAWA, ON  
 K1R 6H0

**CONSULTANTS:**  
 STRUCTURAL: TBD  
 MECHANICAL: TBD  
 ELECTRICAL: TBD

NO.	REVISION/ISSUE	DATE
4	REVISED SITE PLAN	06/09/23
3	REVISED SITE PLAN	06/09/21
2	REVISED SITE PLAN	07/20/21
1	PRELIMINARIES	02/20/21

**PROJECT:** 817 ROSEVIEW AVENUE  
 817 ROSEVIEW AVE.  
 OTTAWA, ON K2B 6J3 613-000-0000

**DRAWING NAME:** SITE PLAN

**SCALE:** AS NOTED

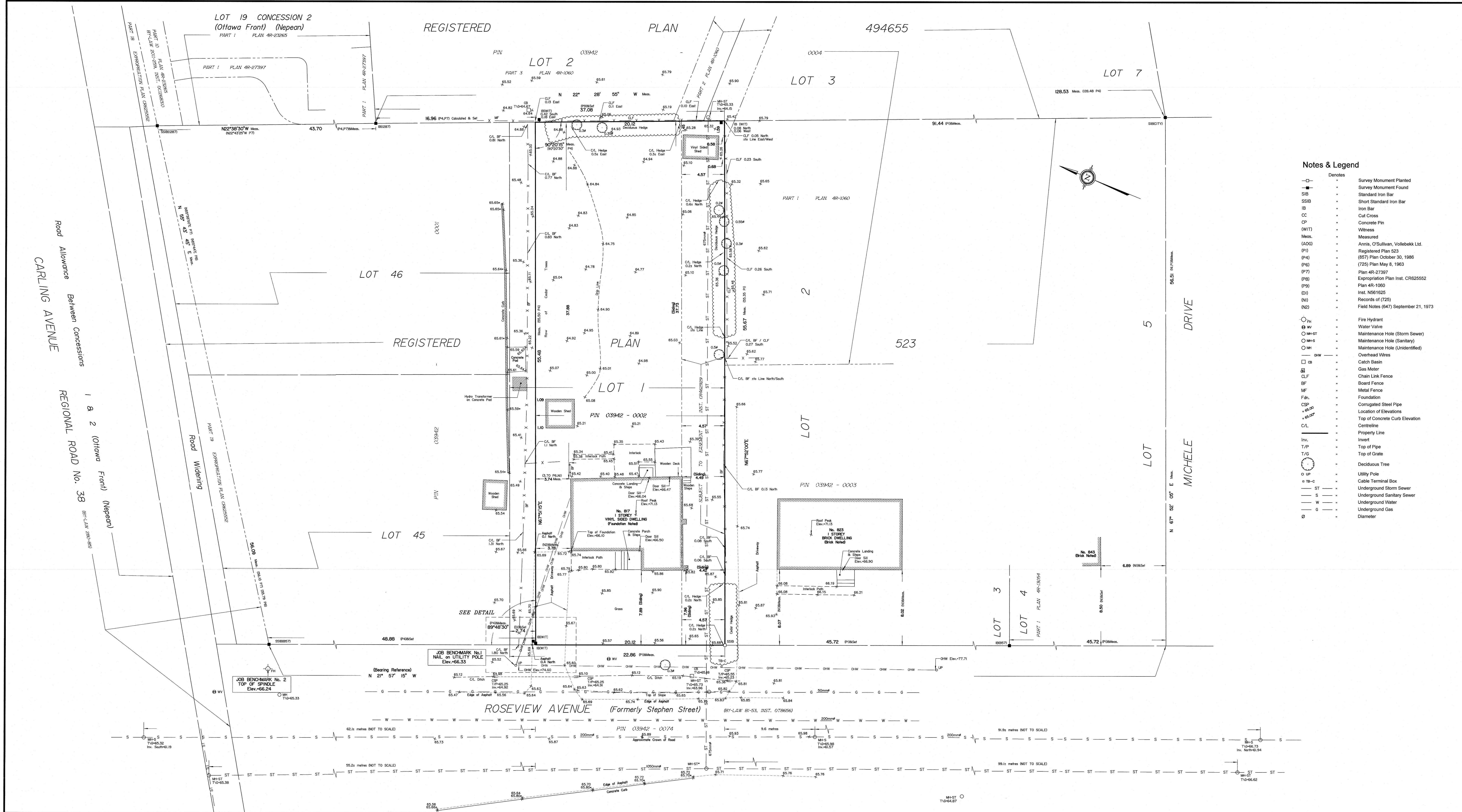
**DATE:** FEB. 10, 2021

**BY:** [Signature]

**SHEET:** A1

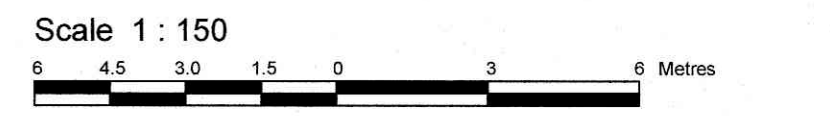
**FILE NUMBER:** D07-12-21-0165

**#18620**



**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1** Plan of  
**PART OF LOT 1**  
**REGISTERED PLAN 523**  
**CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



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 and the Surveyors Act and the regulations made under them.  
 2. The survey was completed on the 18th day of May, 2021.

May 20, 2021  
 Andrew J. Brodham  
 Ontario Land Surveyor

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED MAY 20, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to CITY OF OTTAWA (The Client), their successors, 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 Planted              |
| —■—     |         | Survey Monument Found                |
| —S—     |         | Standard Iron Bar                    |
| —SSIB—  |         | Short Standard Iron Bar              |
| —IB—    |         | Iron Bar                             |
| —CC—    |         | Cut Cross                            |
| —CP—    |         | Concrete Pin                         |
| —(WIT)— |         | Witness                              |
| —Meas.— |         | Measured                             |
| —(AOG)— |         | Annis, O'Sullivan, Vollebek Ltd.     |
| —(P1)—  |         | Registered Plan 523                  |
| —(P4)—  |         | (S7) Plan October 30, 1986           |
| —(P6)—  |         | (725) Plan May 8, 1963               |
| —(P7)—  |         | Plan 4R-27397                        |
| —(P8)—  |         | Expropriation Plan Inst. CR25552     |
| —(P9)—  |         | Plan 4R-1050                         |
| —(I1)—  |         | Inst. N561625                        |
| —(N1)—  |         | Records of (725)                     |
| —(N2)—  |         | Field Notes (647) September 21, 1973 |
| ○ FH    |         | Fire Hydrant                         |
| ○ WV    |         | Water Valve                          |
| ○ MH-ST |         | Maintenance Hole (Storm Sewer)       |
| ○ MH-S  |         | Maintenance Hole (Sanitary)          |
| ○ MH    |         | Maintenance Hole (Unidentified)      |
| —OHW—   |         | Overhead Wires (Unidentified)        |
| □ CB    |         | Catch Basin                          |
| —GM—    |         | Gas Meter                            |
| —CLF—   |         | Chain Link Fence                     |
| —BF—    |         | Board Fence                          |
| —MF—    |         | Metal Fence                          |
| —Fdh—   |         | Foundation                           |
| —CSP—   |         | Corrugated Steel Pipe                |
| +65.00  |         | Location of Elevations               |
| +65.00  |         | Top of Concrete Curb Elevation       |
| —C/L—   |         | Centreline                           |
| —PL—    |         | Property Line                        |
| —Inv.—  |         | Invert                               |
| —T/P—   |         | Top of Pipe                          |
| —T/G—   |         | Top of Grate                         |
| ○ DT    |         | Deciduous Tree                       |
| ○ UP    |         | Utility Pole                         |
| ○ TB-C  |         | Cable Terminal Box                   |
| —ST—    |         | Underground Storm Sewer              |
| —S—     |         | Underground Sanitary Sewer           |
| —W—     |         | Underground Water                    |
| —G—     |         | Underground Gas                      |
| —∅—     |         | Diameter                             |

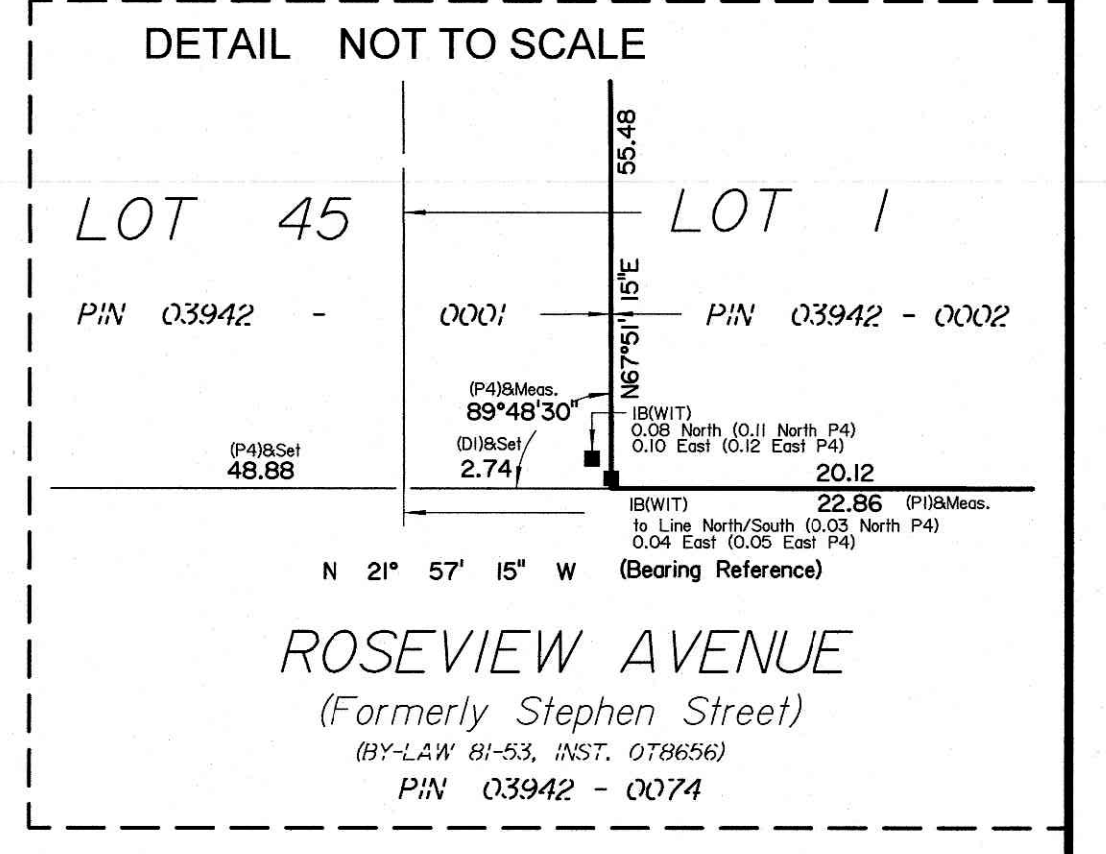
**ELEVATION NOTES**

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

**UTILITY NOTES**

- 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.
- Only visible surface utilities were located.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
- Underground services, Inverts and Maintenance Holes marked by " are taken from City of Ottawa Engineering Drawings C-C-14C and Plan No. L-32.

Bearings are grid, derived from Can-Net 2016 Real Time Network  
 GPS observations, MTM Zone 9 ( 76°30' West Longitude ) NAD-83 (original).



ASSOCIATION OF ONTARIO LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 V-11566

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).