

SCALE 1:200
0 2 4 6 8 10 12 14 16m

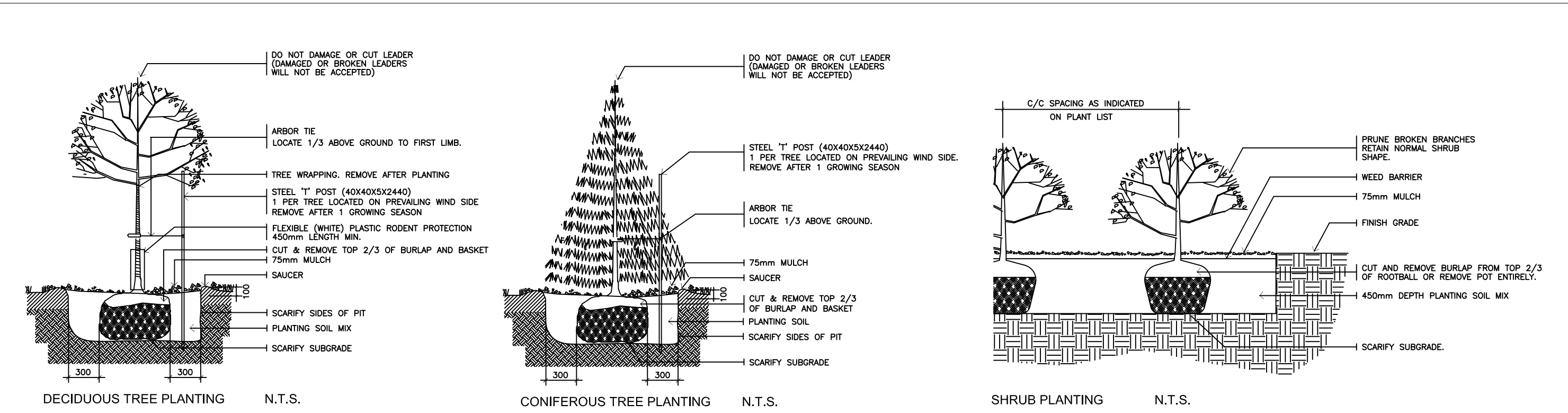
- GENERAL NOTES**
- This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.
 - Refer to Engineering Drawings for Grading and Servicing.
 - Refer to Architectural Drawings for Site layout.
 - Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction.
 - 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.
 - Plant Material locations are Schematic / Approximate only. Contractor shall stake out locations on site prior to work.
 - Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
 - Shrubs shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with a woven polypropylene weed control fabric (LANDSCAPE FABRIC-Green-Line by Thrace-LINQ) and 75mm depth composted pine mulch to finish grade, as specified.
 - 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.
 - Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
 - Reinstatement all areas damaged or disturbed beyond the limit of Work.
 - Plant Material substitutions shall not be permitted without written approval from the Consultant.
 - 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 limits of trees are removed to accommodate construction work, they shall be done in accordance with accepted arboricultural practice.
 - When 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.
 - Contractor shall advise Consultant a minimum of 48hrs. prior to proceeding landscape work and any required Field Reviews.
 - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

SCHEDULE OF EXISTING TREES (Inventory conducted July 31, 2020)

CODE	SPECIES	DBH*(cm)	CONDITION / TREATMENT / REMARKS
1	Siberian Elm (Ulmus pumila)	84 (at 0.5m from grade)	Double-stemmed (at 1.5m from grade); occurrences of slime flux; asymmetric crown; introduced / undesirable species; fair condition; REMOVE / Development conflict;
2	Cottonwood (Populus deltoids)	139 (at 0.5m from grade)	Tri-stemmed (at 1m from grade); very broad and moderately asymmetric crown; native species; species have tendency to fall under wind and ice loads; REMOVE / Development conflict;
3	American Yellowwood (Cladrastis lutea)	7	Good condition; some basal damage (mowers); located on City boulevard; RETAIN / PRESERVE;
4	American Yellowwood (Cladrastis lutea)	9	Good condition; located on City boulevard; REMOVE / Development conflict;
5	American Yellowwood (Cladrastis lutea)	10	Good condition; located on City boulevard; RETAIN / PROTECT;
6	Siberian Elm (Ulmus pumila)	15	Good condition; REMOVE / Development conflict;
7	Siberian Elm (Ulmus pumila)	15	Good condition; REMOVE / Development conflict;

* Diameter at breast height, or 1.4m from grade (unless otherwise noted).

- NOTE:**
- No tree species at risk, as identified under the Province of Ontario Endangered Species Act (ESA), were found on subject property or within 25m of adjacent properties.
 - In conformance to the guidelines outlined in the City of Ottawa Protocol for Wildlife Protection During Construction, no clearing of vegetation shall occur between April 15 and August 15, unless a qualified biologist has determined that no bird nesting is occurring within 5 days prior to clearing. A pre-clearing survey for active stick nests and cavity nests shall also be conducted between April 1 and April 15 in order to identify and protect early nesting owls and raptors.
 - A tree permit is required prior to removal of trees. Please contact the planner associated with the file or the Planning Forester, Mark Richardson (mark.richardson@ottawa.ca) for information on obtaining the permit.



1 L1.01 PLANTING DETAILS NTS

SM

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Sean Moore at 3:56 pm, May 25, 2026

PROJECT DEVELOPER
BRIGIL CONSTRUCTION
98, Lois St. Gatineau Qc., J8Y 3R7

ARCHITECT:
RLA/ARCHITECTURE
56 Beech St., Ottawa, ON K1S 3J6

CIVIL ENGINEER:
STANTEC ENGINEERING LTD.
400-1331 Clyde Ave., Ottawa, ON K2C 3G4

URBAN PLANNER:
FoTenn Consultants Inc.
300-396 Cooper St., Ottawa, ON K2P 2H7

ONTARIO LAND SURVEYOR:
ANNIS O'SULLIVAN VOLLEBEK LTD.
500-14 Concourse Gate, Nepean, ON K2E 7S6

LEGAL DESCRIPTION:
Plan of Survey of Part of Lot 20, Concession 2 (Ottawa Front)
Township of Nepean, Now City of Ottawa
Part of Dumaaurier Ave. (as closed by By-Law 372.75 Inst. NS41961)
and Part of the 1st Reserve
Registered Plan 479600, City of Ottawa
Regional Municipality of Ottawa-Carleton

TREE CANOPY COVER DATA
(PROJECTION ASSUMED AT 40 YR. MATURITY)

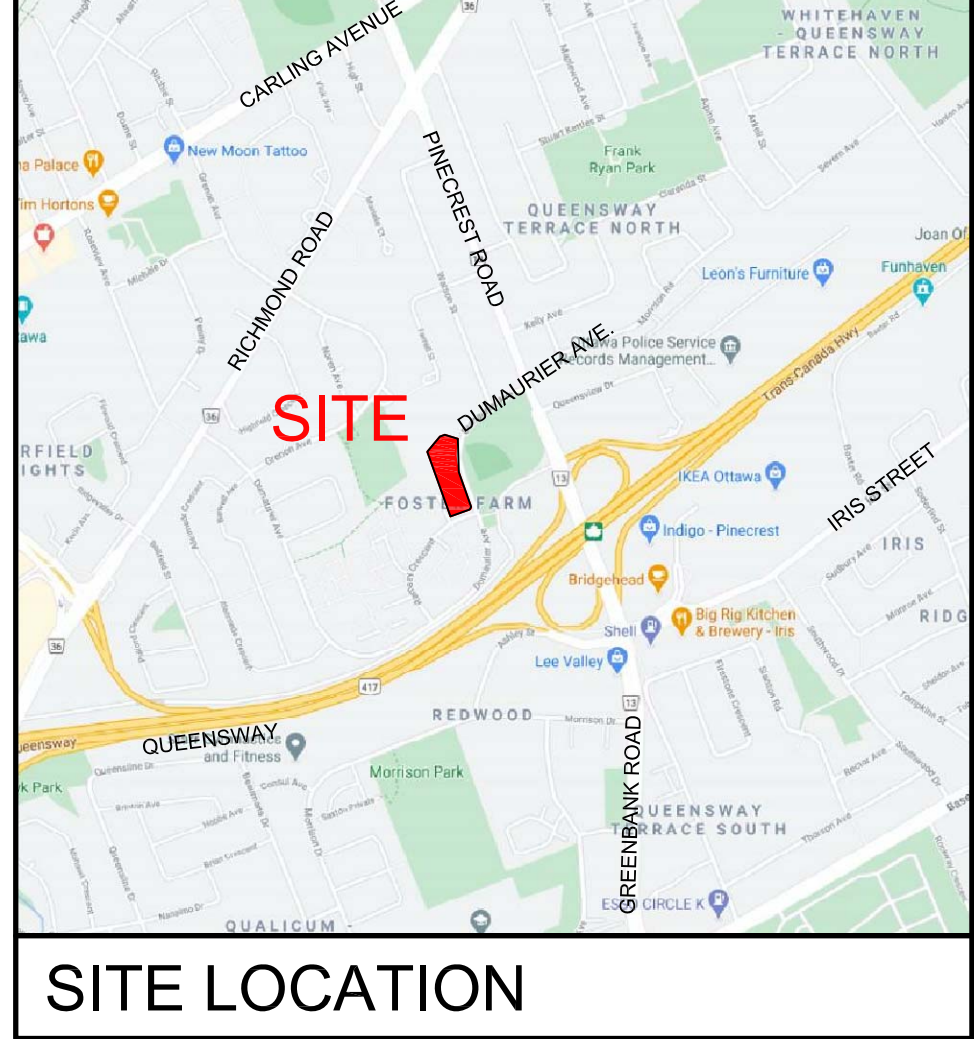
LARGE DECIDUOUS TREES: 10m Dia. Spread
78m² per x 9 = 702m²

SMALL DECIDUOUS TREES: 5m Dia. Spread
20m² per x 3 = 60m²

TOTAL TREE CANOPY COVER: 762m²
SITE AREA minus BLDG. FOOTPRINT: 2625.0m²
(4195.0m²) - (1570.0m²)
% TREE CANOPY COVER: 29.0

PLANT MATERIAL SCHEDULE (Ground Level)

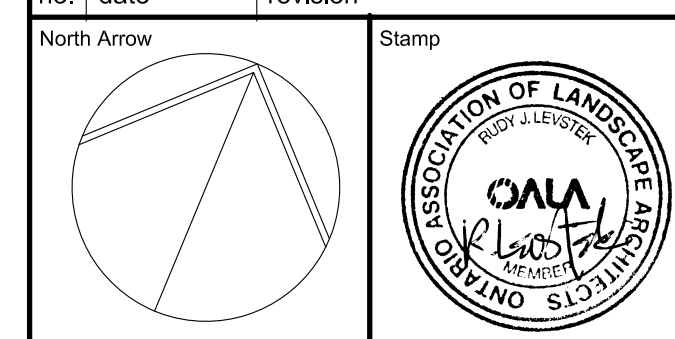
CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	3	50mm cal	B&B, Single Stem
AFJ	ACER x FREEMANII JEFFERSRED	AUTUMN BLAZE MAPLE	2	50mm cal	B&B, Single Stem
CL	CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	1	50mm cal	B&B, Single Stem
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3	50mm cal	B&B, Single Stem
GR	QUERCUS RUBRA	RED OAK	1	50mm cal	B&B, Single Stem
CONIFEROUS TREES					
TD	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	39	150 cm ht	B&B
DECIDUOUS SHRUBS					
AC2	AMELANCHIER CANADENSIS	DOWNY SERVICEBERRY	1	150cm ht	B&B, multi-stem
CAI	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	1	150cm ht	B&B, multi-stem
HAA	HYDRANGEA ARBORESCENS ANNABELLE	ANNABELLE HYDRANGEA	50	50cm ht	potted, 100cm o/c
PO	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	64	60cm ht	potted, 100cm o/c
POL	PHYSOCARPUS OPULIFOLIUS LUTEUS	GOLDEN NINEBARK	14	50cm ht	potted, 100cm o/c
PVM	PHILADELPHUS VIRGINALIS	MINNESOTA SNOWFLAKE	18	50cm ht	potted, 100cm o/c
RB	ROSA BLANDA	SHRUB ROSE	45	50cm ht	potted, 100cm o/c
SA	SYMPHORICARPOS ALBUS	SNOWBERRY	70	50cm ht	potted, 100cm o/c
SJF	SPIRAEA JAPONICA 'FROEBELII'	FROEBEL SPIREA	42	50cm ht	potted, 100cm o/c
SLGo	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	25	50cm ht	potted, 100cm o/c
ST	SPIRAEA TRILOBATA	DWARF VANHOUTTEI SPIREA	100	50cm ht	potted, 100cm o/c
VD	VIBURNUM DENTATUM	ARROWWOOD	20	50cm ht	potted, 100cm o/c
PERENNIALS					
Ech	ECHINACEA purpurea	PURPLE CONEFLOWER	30	15 cm pot	plant 60cm o/c
Ger	GERANIUM maculatum	WILD GERANIUM	115	15 cm pot	plant 60cm o/c
Hel	HELIOPSIS helianthoides 'Tuscan Sun'	TUECAN SUNFLOWER	15	15 cm pot	plant 60cm o/c
Rud	RUDEBECKIA fulgida 'Goldsturm'	GLORIOSA DAISY	15	15 cm pot	plant 60cm o/c
GRASSES					
Ca1	CALAMAGROSTIS x acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	9	15cm pot	plant 75cm o/c
Ca2	CALAMAGROSTIS canadensis	CANADA BLUEJOINT	38	15cm pot	plant 75cm o/c



- LEGEND / SYMBOL**
- EXISTING TREE TO BE RETAINED (Refer to Existing Tree Inventory) CRZ (Critical Root Zone)
 - EXISTING TREE TO BE REMOVED (Refer to Existing Tree Inventory) CRZ (Critical Root Zone)
 - PROPOSED DECIDUOUS TREE DETAIL 1/L1.01
 - PROPOSED CONIFEROUS TREE DETAIL 1/L1.01
 - PROPOSED CEDAR HEDGE DETAIL 1/L1.01
 - PROPOSED SHRUBS, PERENNIALS, ORNAMENTAL GRASSES DETAIL 1/L1.01
 - PROPOSED UNIT PAVING DETAIL 3/L2.01 + 4/L2.01
 - PROPOSED CONCRETE PAVING
 - PROPOSED P.C CONCRETE SEGMENTAL PLANTER WALL DETAIL 5/L2.01
 - PROPOSED AGGREGATE: 1 1/2" (1/2-1/2" NATURAL SORBLED GRAVEL) APPROVED SOURCE: Neotek Aggregates Ltd. (Rainbow ON)
 - PROPOSED BICYCLE PARKING SPACES PROVIDED: 10 PROPOSED BICYCLE RACK PROPOSED QTY: 5 DETAIL 2/L2.01
 - PROPOSED TREE PROTECTION BARRIER DETAIL 1/L2.01
 - PROPOSED SOIL VOLUME (SV) DATA

FOR APPROVAL ONLY

no.	date	revision
8.	NOV.11/25	RE-ISSUE FOR SITE PLAN APPROVAL
7.	JAN. 13/25	RE-ISSUE FOR SITE PLAN APPROVAL
6.	SEPT.19/24	RE-ISSUE FOR SITE PLAN APPROVAL
5.	JULY 9/24	RE-ISSUE FOR SITE PLAN APPROVAL
4.	AUG.24/23	ISSUE FOR UDRP
3.	MAR.28/23	RE-ISSUE PER CITY COMMENTS (1)
2.	JUNE 15/21	ISSUE FOR SITE PLAN APPROVAL
1.	MAR.28/21	ISSUE FOR REVIEW



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.

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Consultant
LEVSTEK CONSULTANT'S
LANDSCAPE ARCHITECTS
5871 Hugh Crescent, Ottawa, Ontario - R6A 2N9
613-828-9518

Client
brigil

Project
2858 DUMAURIER AVE
OTTAWA ONTARIO

Drawing Title
LANDSCAPE PLAN

Drawn
MGB

Date
MAR. 2021

Drawing No.
L1.01

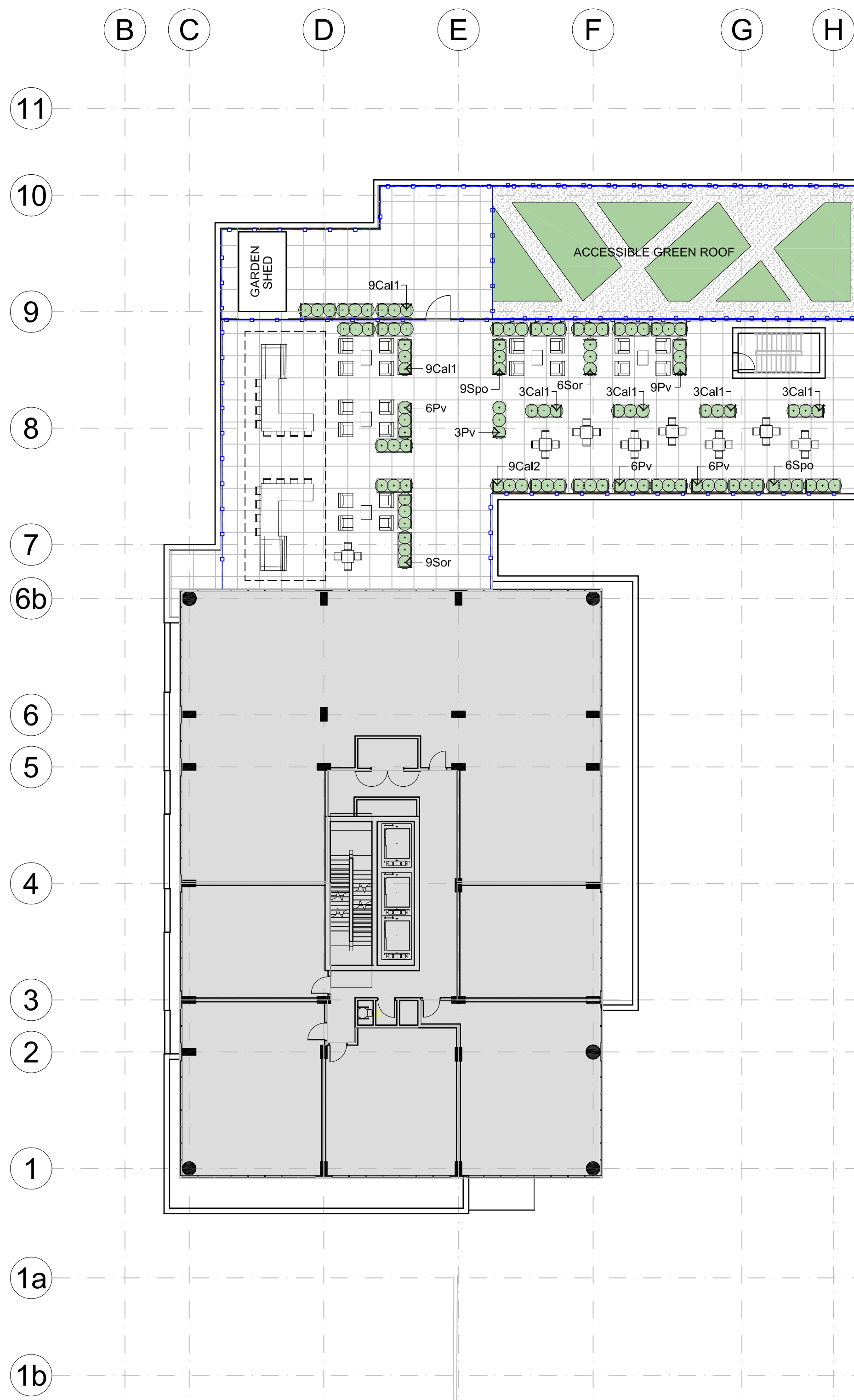
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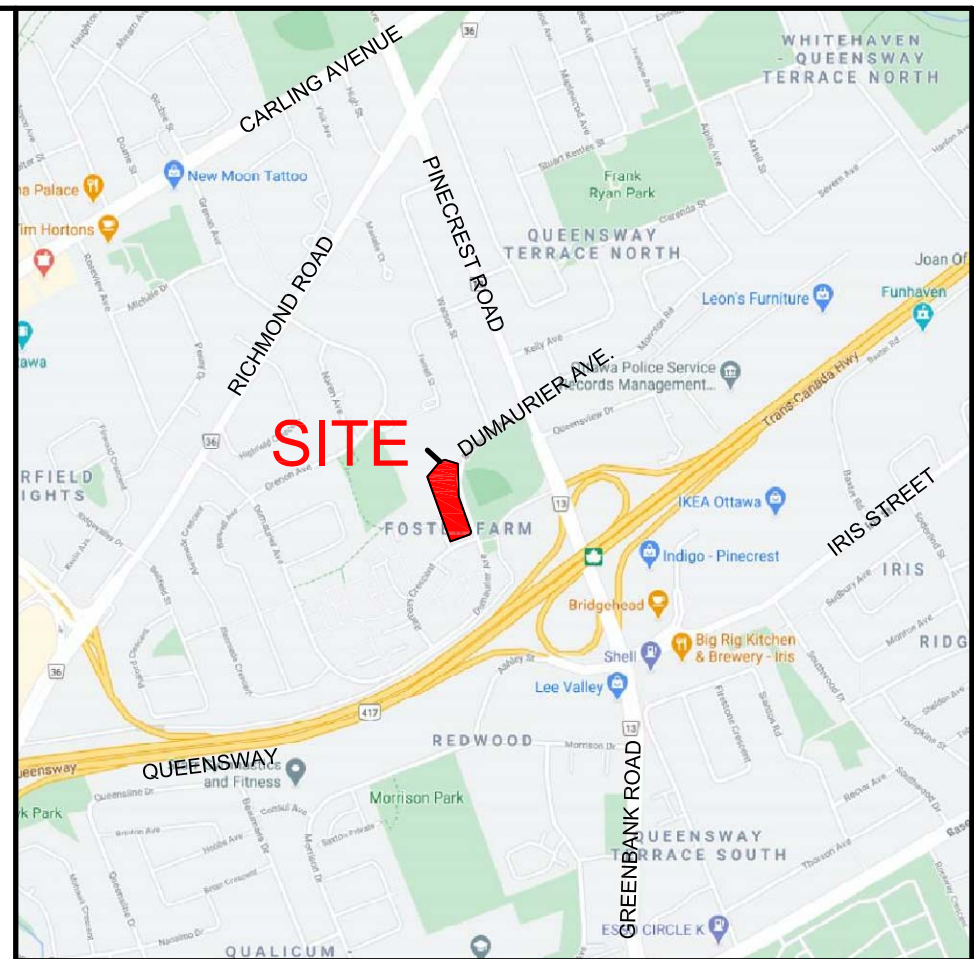
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PLANT MATERIAL SCHEDULE (Level 5 Podium)

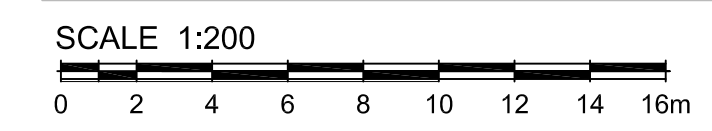
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ORNAMENTAL GRASSES					
Cal1	CALAMAGROSTIS x acutiflora Karl Foerster	KARL FOERSTER REED GRASS	30	15cm pot	plant 75cm o/c
Cal2	CALAMAGROSTIS canadensis	CANADA BLUE JOINT	9	15cm pot	plant 75cm o/c
Pv	PANICUM virgatum	SWITCH GRASS	30	15cm pot	plant 75cm o/c
Sor	SORGHASTRUM nutans	INDIAN GRASS	15	15cm pot	plant 75cm o/c
Spa	SPOROBOLUS heterolepis	PRAIRIE DROPSEED	15	15cm pot	plant 75cm o/c



SITE LOCATION

LEGEND / SYMBOL

- PROPOSED SHRUB / PERENNIAL / GRASS
- PROPOSED DECORATIVE AGGREGATE
Type: 10-15mm DIA WASHED GRANITE (Peagravel)
- PROPOSED WEATHERING STEEL (COR-TEN) PLANTER
- PROPOSED UNIT PAVING TYPE A
- PROPOSED 1.0m HT. GLASS GUARD / FENCE (REFER TO ARCHITECTURAL)



LEVEL 5 PODIUM LANDSCAPE

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2.	JUNE 15/21	ISSUE FOR SITE PLAN APPROVAL
1.	MAR.28/21	ISSUE FOR REVIEW

North Arrow

Stamp

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Consultant

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LANDSCAPE ARCHITECTS

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613-826-5519

Client

brigil

Project

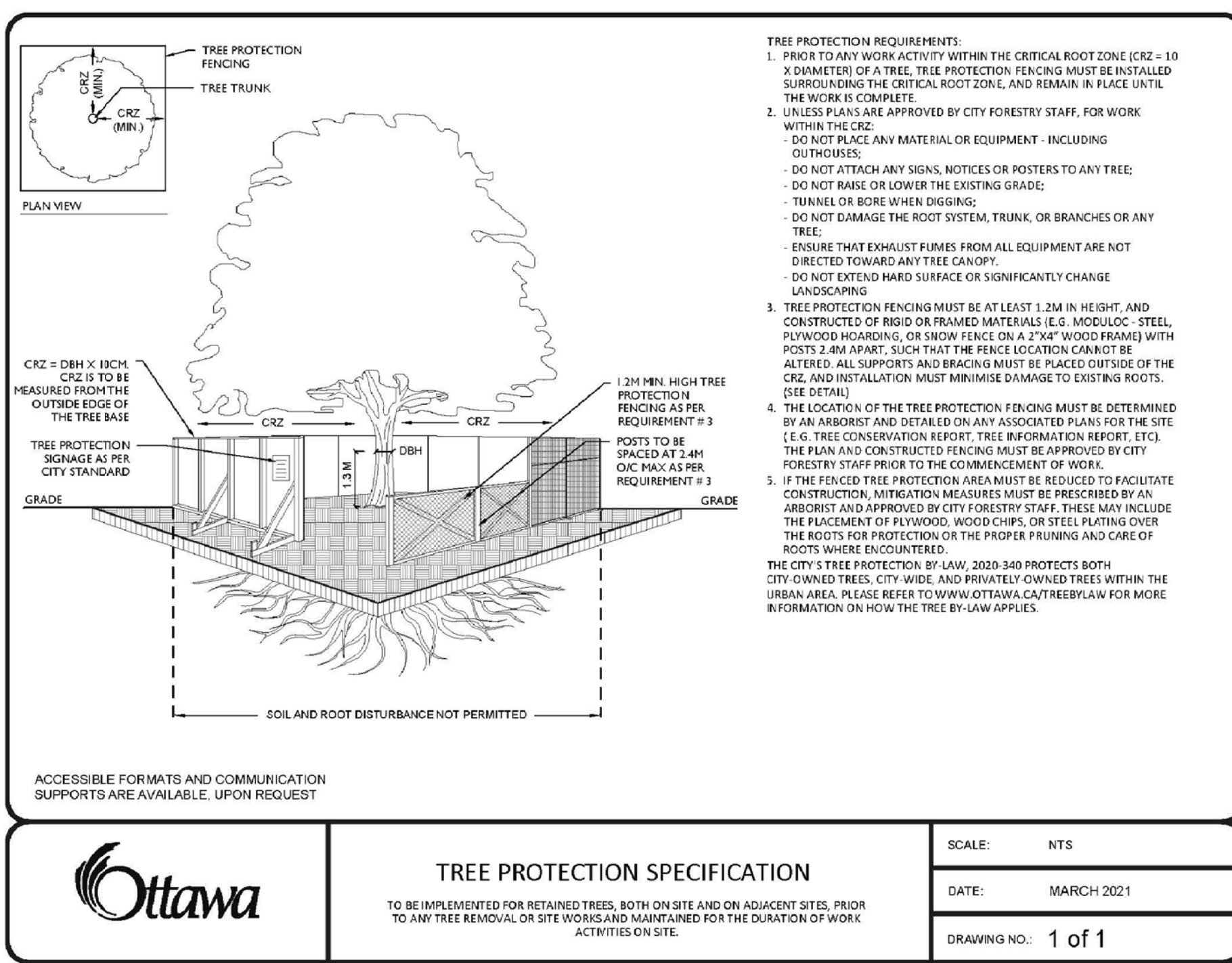
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OTTAWA ONTARIO

Drawing Title

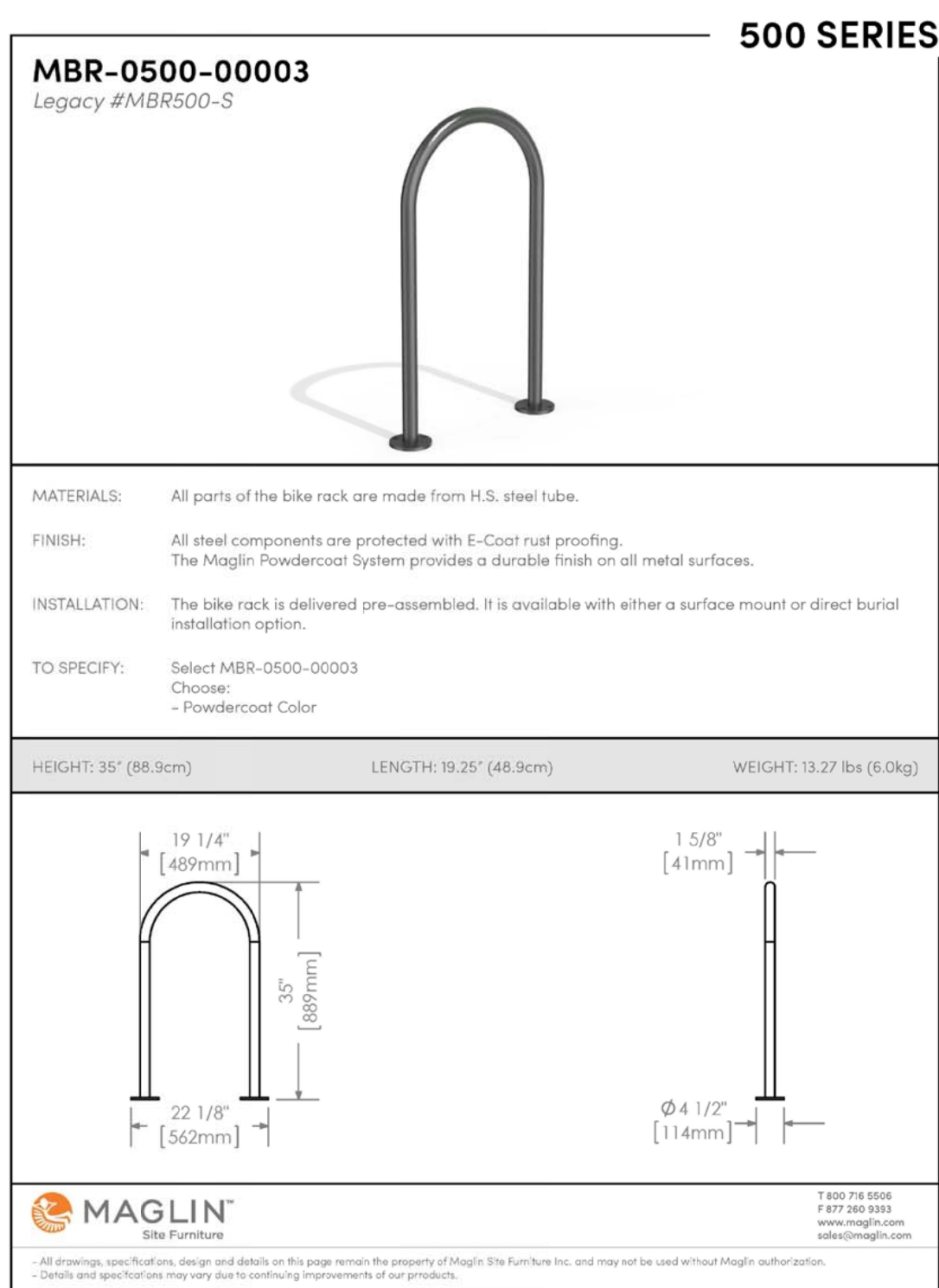
LEVEL 5 PODIUM LANDSCAPE

Drawn	Date	Drawing No.
MGB	MAR. 2021	L1.02
Scale	Project No.	
AS NOTED	1183	#18503

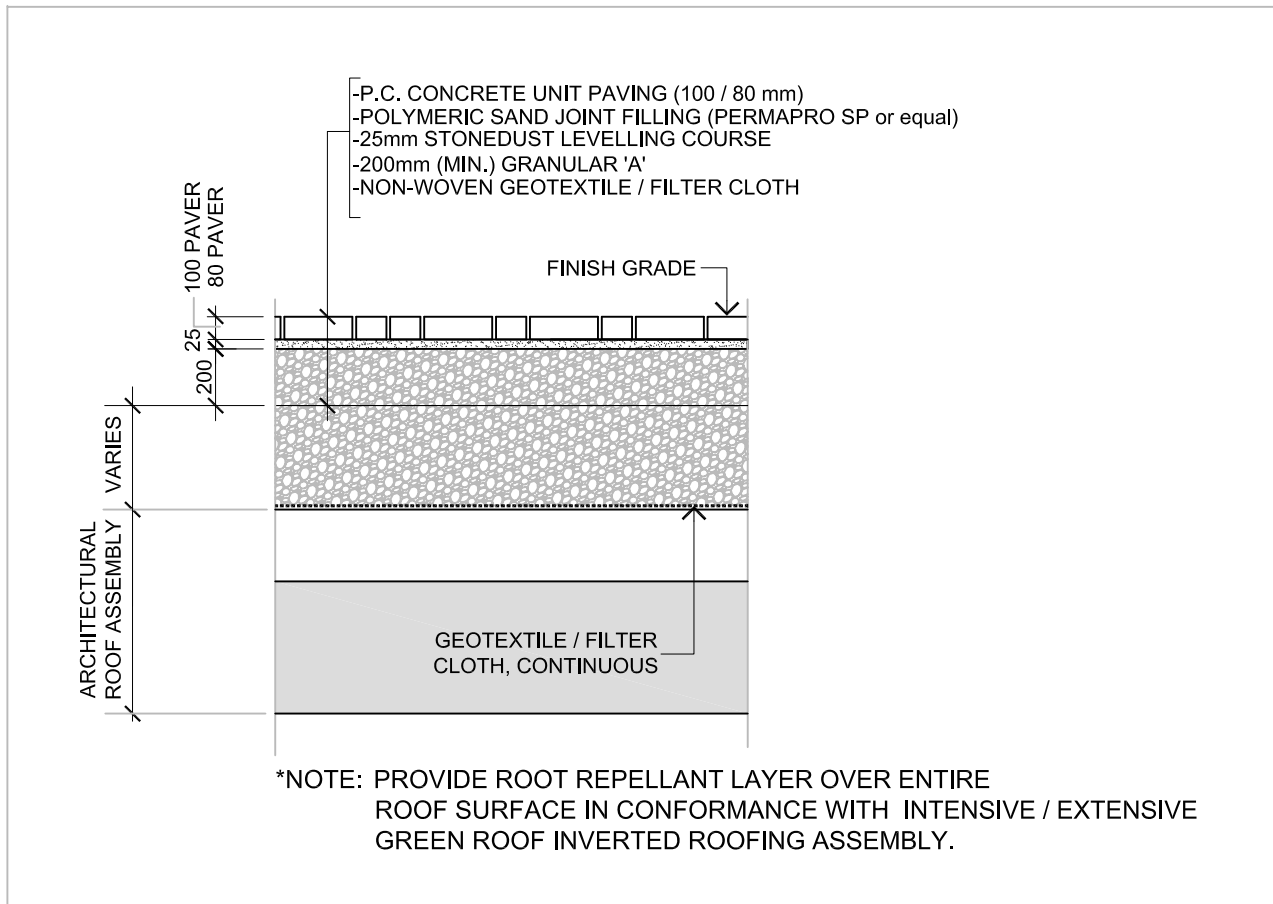
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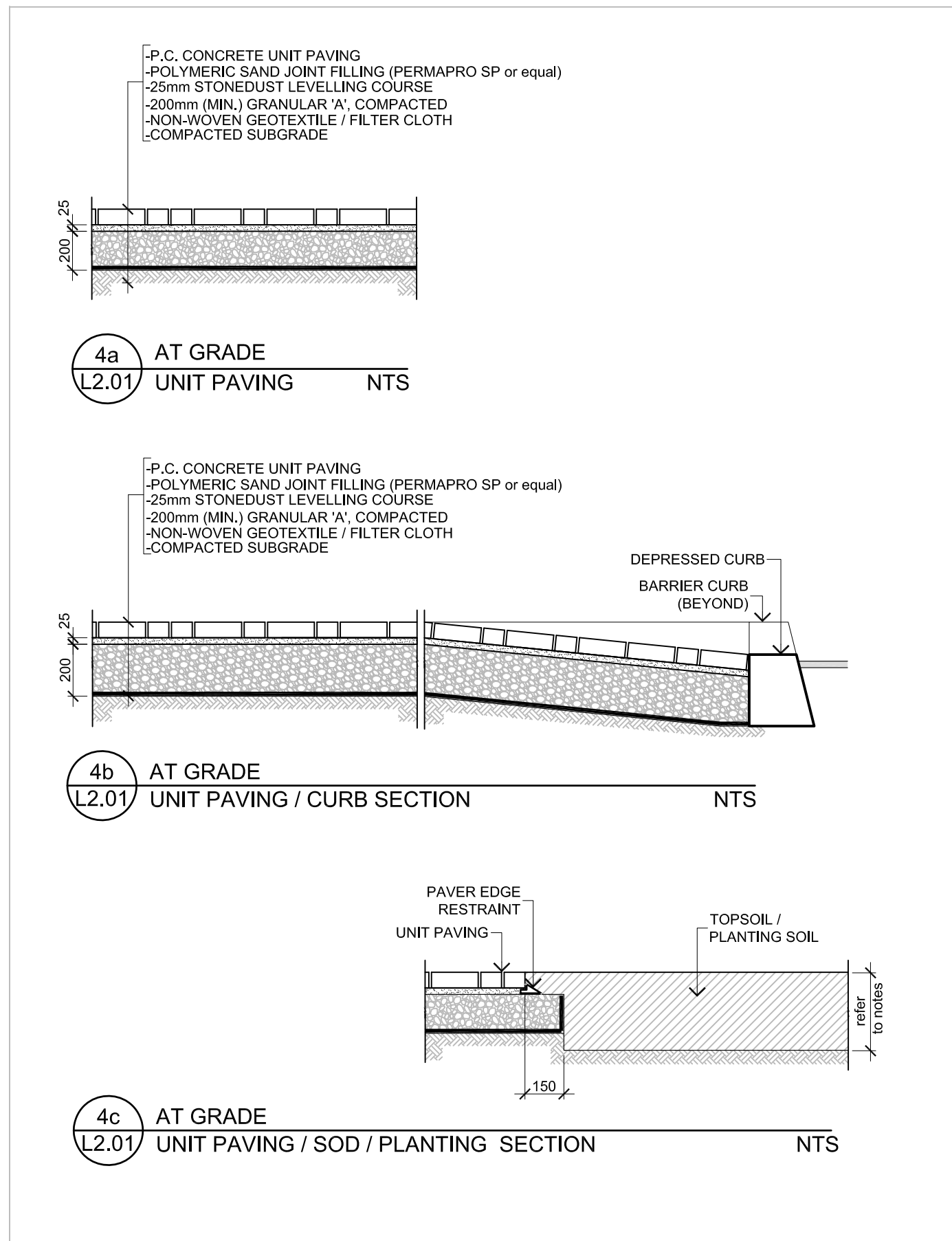
1 L2.01 TREE PROTECTION BARRIER NTS



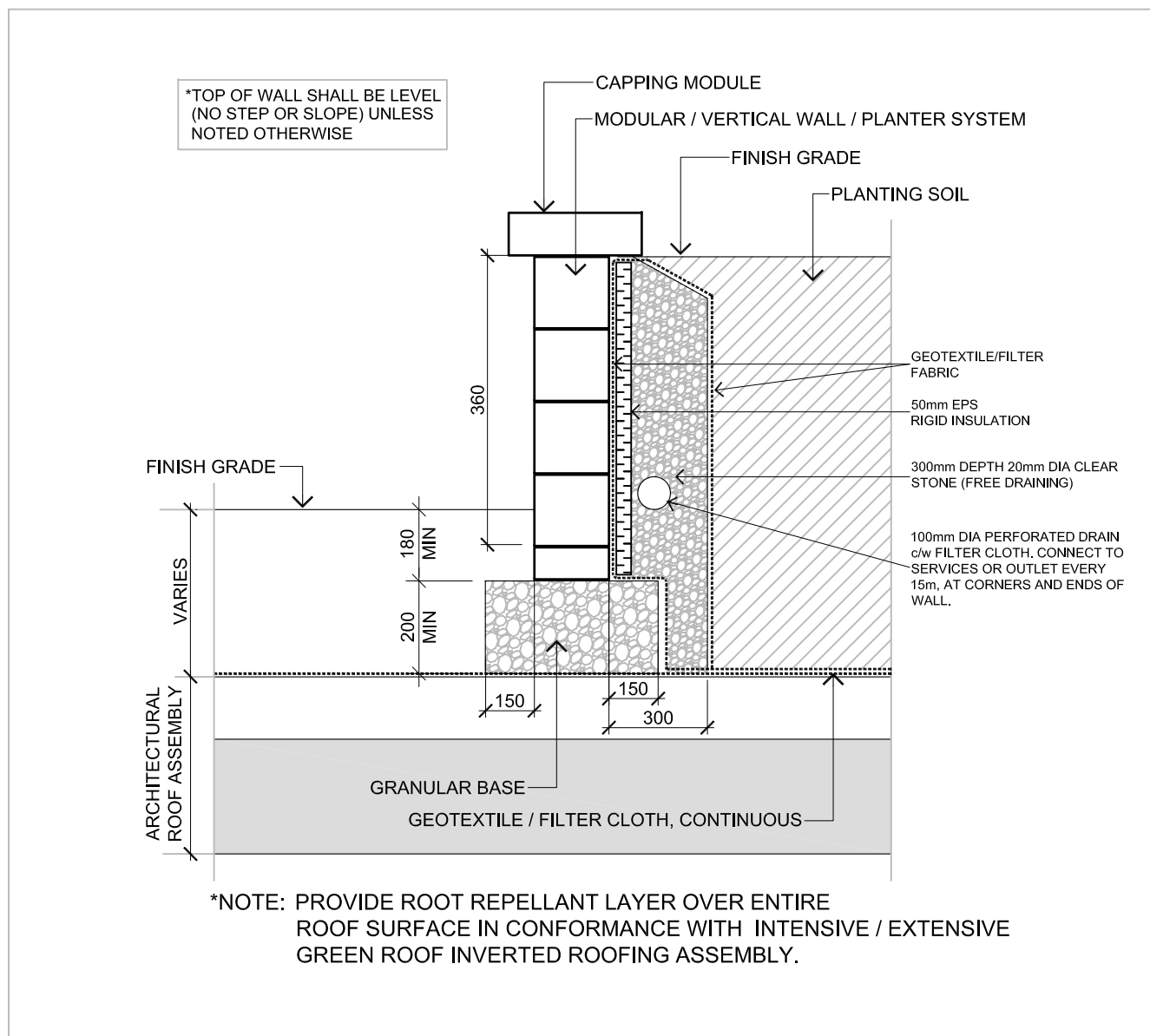
2 L2.01 BICYCLE RACK NTS



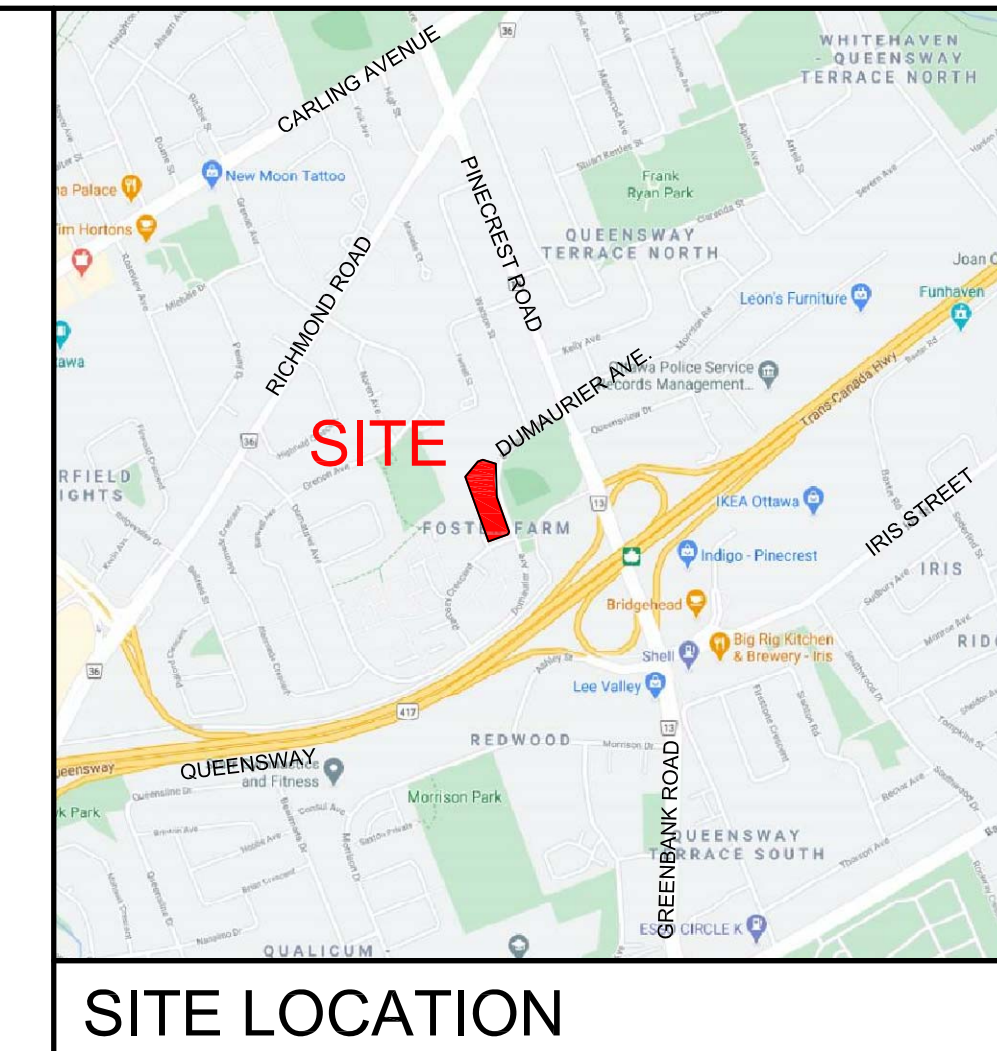
3 L2.01 PODIUM UNIT PAVING NTS



4 L2.01 AT GRADE UNIT PAVING DETAILS NTS



5 L2.01 PODIUM P.C. CONCRETE PLANTER WALL NTS



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LANDSCAPE ARCHITECTS

5871 Hugh Creechway - Ottawa - Ontario - K0A 2N0
613 - 828 - 6318

Client

brigil

Project

2858 DUMAURIER AVE
OTTAWA ONTARIO

Drawing Title

LANDSCAPE DETAILS

Drawn	Date	Project No.	Drawing No.
MGB	MAR. 2021	1183	L2.01
Scale	AS NOTED		#18503

007-12-21-0110