

- GENERAL NOTES**
1. ALL WORK TO CONFORM TO THE LATEST CITY OF OTTAWA STANDARD DRAWINGS AND SPECIFICATIONS AS WELL AS THE LATEST ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
 2. UNLESS INDICATED OTHERWISE, ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE UNDERTAKEN IN ACCORDANCE WITH CITY OF OTTAWA DESIGN STANDARDS AND SPECIFICATIONS. ONTARIO PROVINCIAL STANDARDS MAY BE SUBJECT TO THE APPROVAL OF THE CITY OF OTTAWA. BE USED WHERE NO STANDARD OR SPECIFICATION IS NOTED.
 3. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS MUST BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCEMENT OF CONSTRUCTION AND APPROPRIATE ACTION TAKEN TO THE SATISFACTION OF THE CITY OF OTTAWA.
 4. SIDEWALK SPACE TO MAINTAIN A MINIMUM 2.0M PEDESTRIAN CLEARWAY.
 5. THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATIONS.

6. THE CONTRACTOR IS RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO SATISFY HIM OR HERSELF AS TO THE ACTUAL SITE CONDITIONS PRIOR TO SUBMISSION OF BIDS.
7. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
8. ALL PROPOSED WORK LINES ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING THE LOCATIONS OF ALL SITE ELEMENTS TO BE RESET IN THEIR SAME HORIZONTAL LOCATION.
10. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. REQUIRED SHOP DRAWINGS SHALL BE BASED ON FIELD MEASUREMENT AND LAYOUT VERIFICATION BY THE CONTRACTOR.

12. ALL LINE AND GRADE WORK AS PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE GENERAL CONTRACTOR.
13. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE IN AND WITHIN LIMITS OF WORK AS SHOWN ON PLANS AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
14. REFER TO CIVIL DRAWING FOR GRADING AND SERVICING PLANS.

SITE SYMBOL LEGEND

- PROPERTY LINE
- OVERHEAD CANOPY
- UNDERGROUND STRUCTURE
- BUILDING BOUNDARY
- UNIT PAVING - PEDESTRIAN
AVERAGE 100 PAVEMENT BY BOLDUC
100 X 100 X 40 mm
- UNIT PAVING - VEHICULAR
AVERAGE 100 RL PAVEMENT BY BOLDUC
100 X 150 X 300 mm
- ACCENT UNIT PAVING - PEDESTRIAN
HEXAGON 85 PAVEMENT BY BOLDUC
80 X 200 X 230 mm
- WELLINGTON STREETSCAPE
BIAPAVING
- CONCRETE PAVING
- WOOD DECKING
BENCHMARK ASH DECKING 1X4
GROOVED BY THERMOY
- TACTILE SURFACE
- PLANTING BED
- SOD
- FLUSH CURB
- CRU PATIO
- BIKE RACK
- UTILITY POLE
- LIGHT POLE
- BOLLARD
- PROPOSED TREE
- WOOD BENCH
- WELLINGTON WEST BIA BENCH
- TREE GUARD

- ISSUED FOR**
- 1 2021-06-25 ISSUED FOR OPA/ZBLA
 - 2 2021-11-19 RE-ISSUED FOR OPA/ZBLA
 - 3 2022-06-30 ISSUED FOR SPA
 - 4 2022-12-09 ISSUED FOR SPA
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 - 7 2023-12-08 ISSUED FOR 66% DD
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 - 12 2024-11-21 ISSUED FOR FINAL SPA
 - 13 2024-11-29 ISSUED FOR FINAL SPA
 - 14 2024-11-29 ISSUED FOR BUILDING PERMIT
 - 15 2025-03-10 ISSUED FOR FINAL SPA REGISTRATION

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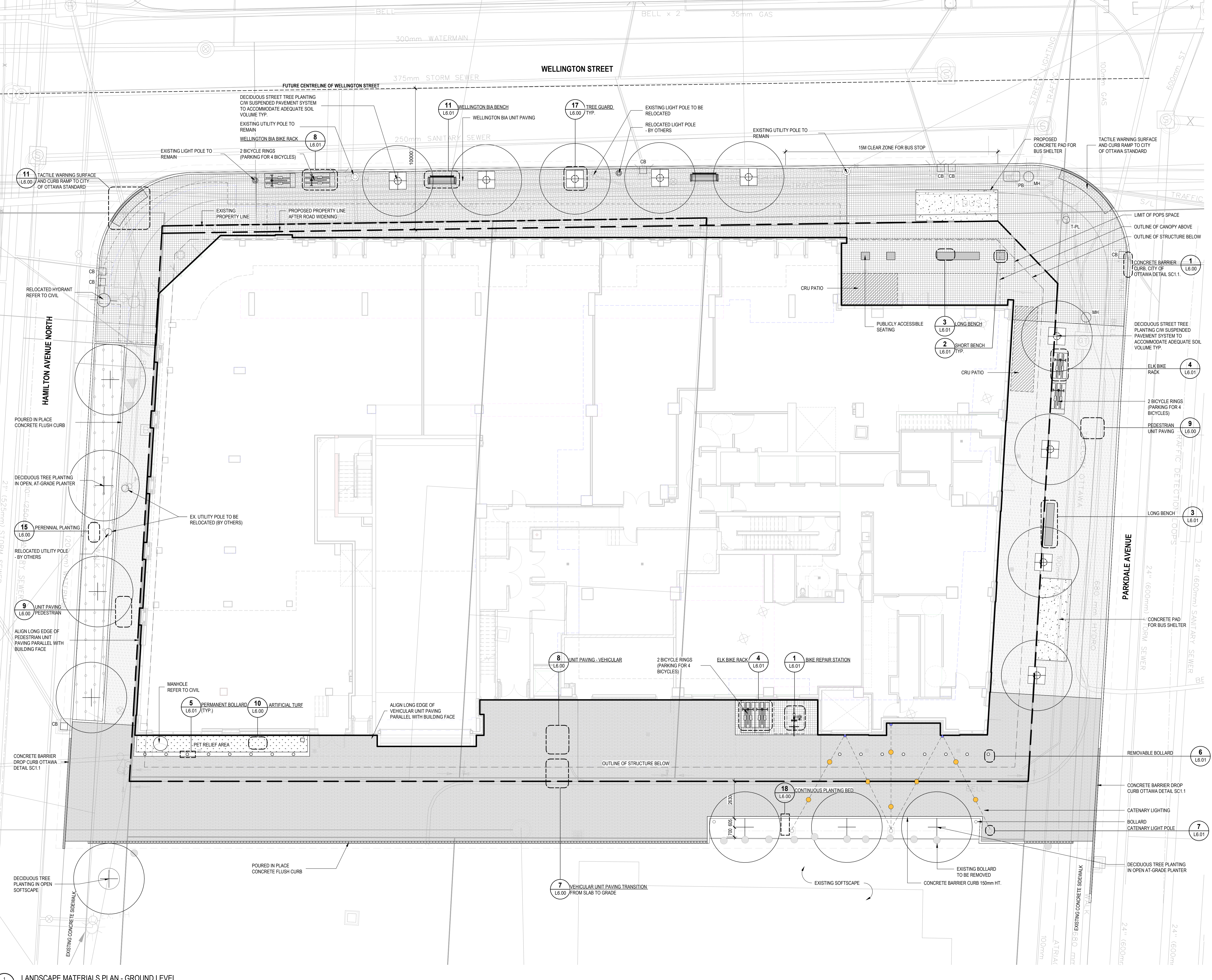
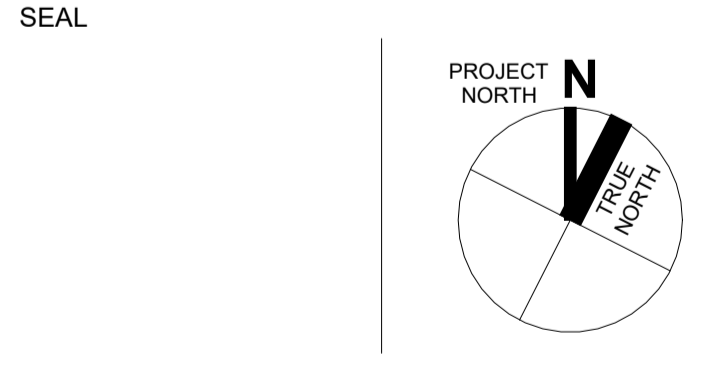
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GRADIENT WIND
127 WALGREEN ROAD
OTTAWA, ON K0A 1L0
Tel: 613-836-0934



1
L1.00
LANDSCAPE MATERIALS PLAN - GROUND LEVEL
SCALE: 1:100

Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 12:27 pm, Mar 13, 2025

CITY PLAN No.: 18523
CITY FILE No.: D07-12-22-0150

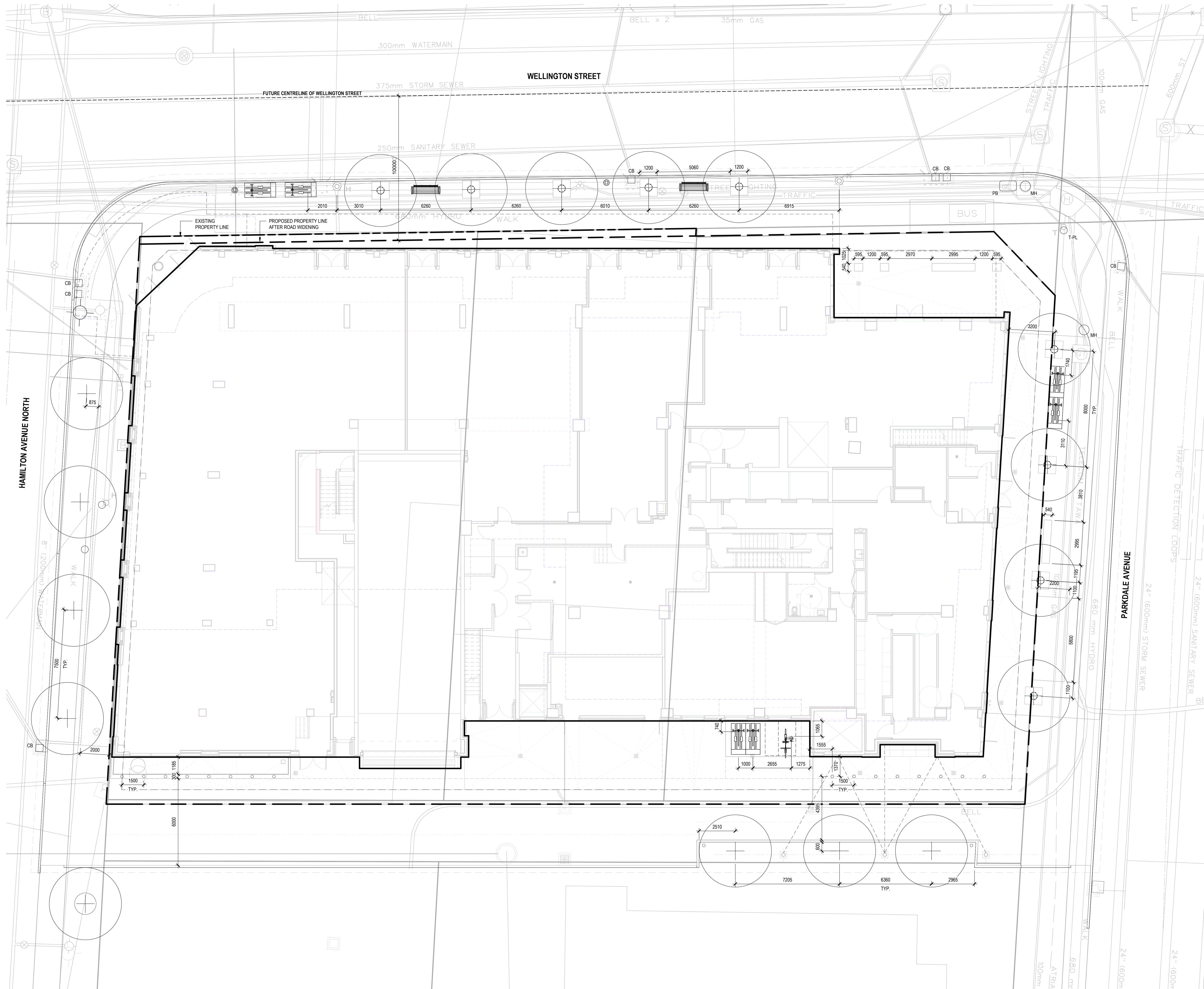
**1186-1194
WELLINGTON ST W**

1186-1194 Wellington St W
Ottawa, ON K1Y 2Z5

**LANDSCAPE
MATERIALS PLAN -
GROUND LEVEL**

DRAWN: AC/EB CHECKED: BM
PLOT DATE: 3/10/2025 1:42:16 PM

L1.00



SITE SYMBOL LEGEND

	PROPERTY LINE
	OVERHEAD CANOPY
	UNDERGROUND STRUCTURE
	BUILDING BOUNDARY
	BIKE RACK
	UTILITY POLE
	LIGHT POLE
	BOLLARD
	PROPOSED TREE
	WOOD BENCH
	WELLINGTON WEST BIA BENCH
	TREE GUARD
	EXISTING CATCH BASIN
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	EXISTING PULLBOX
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	EXISTING HYDRANT

ISSUED FOR

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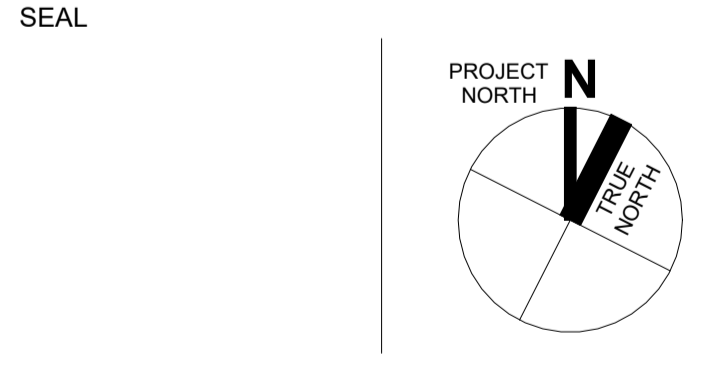
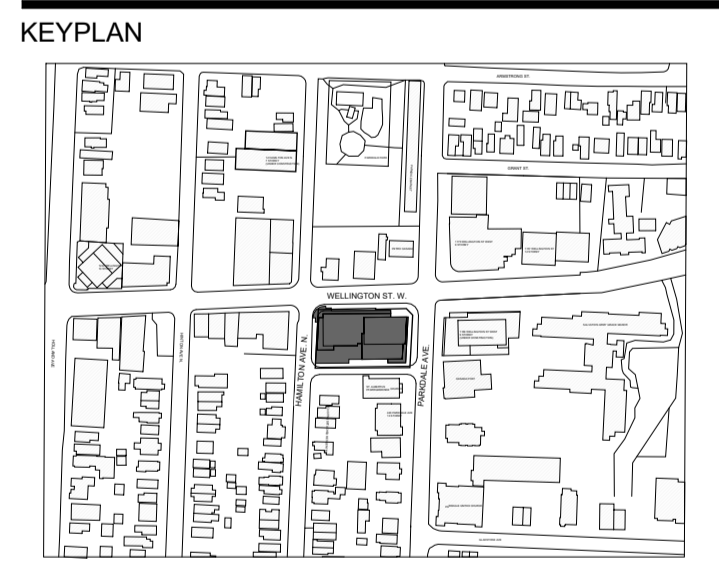
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ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 12:27 pm, Mar 13, 2025

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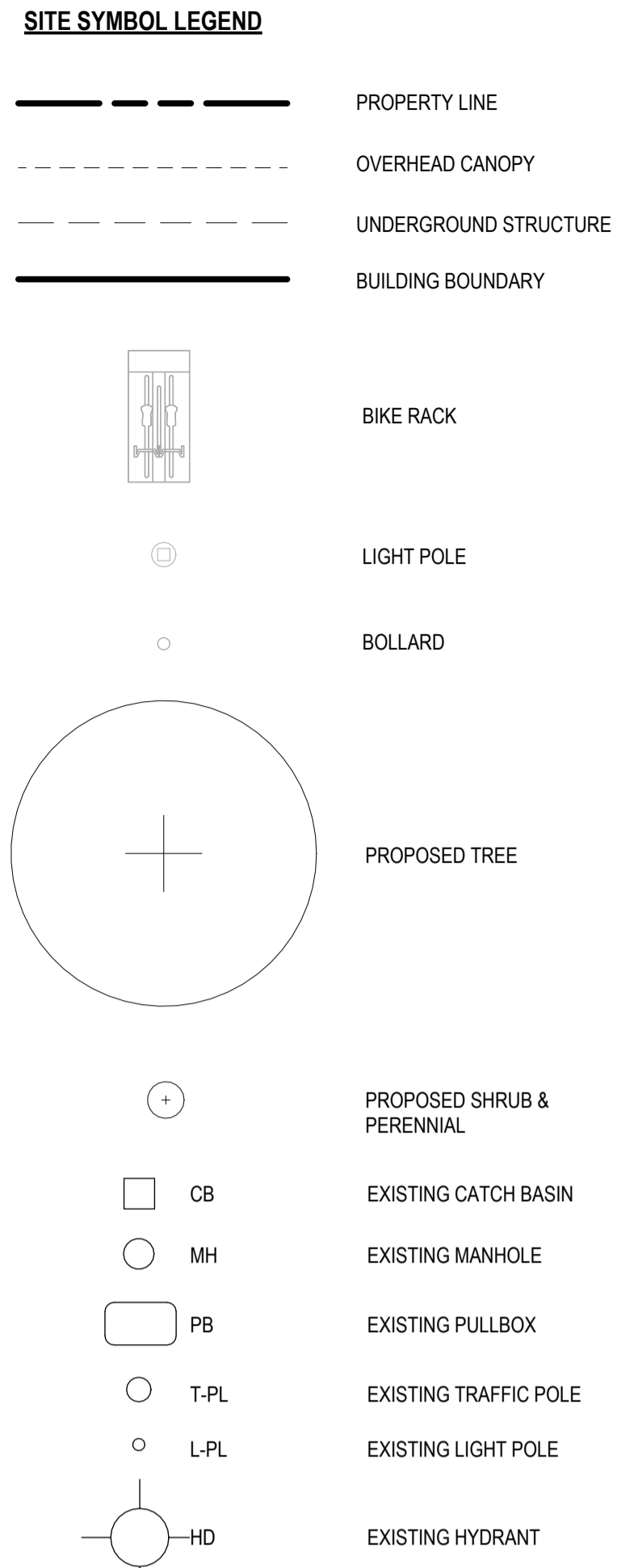
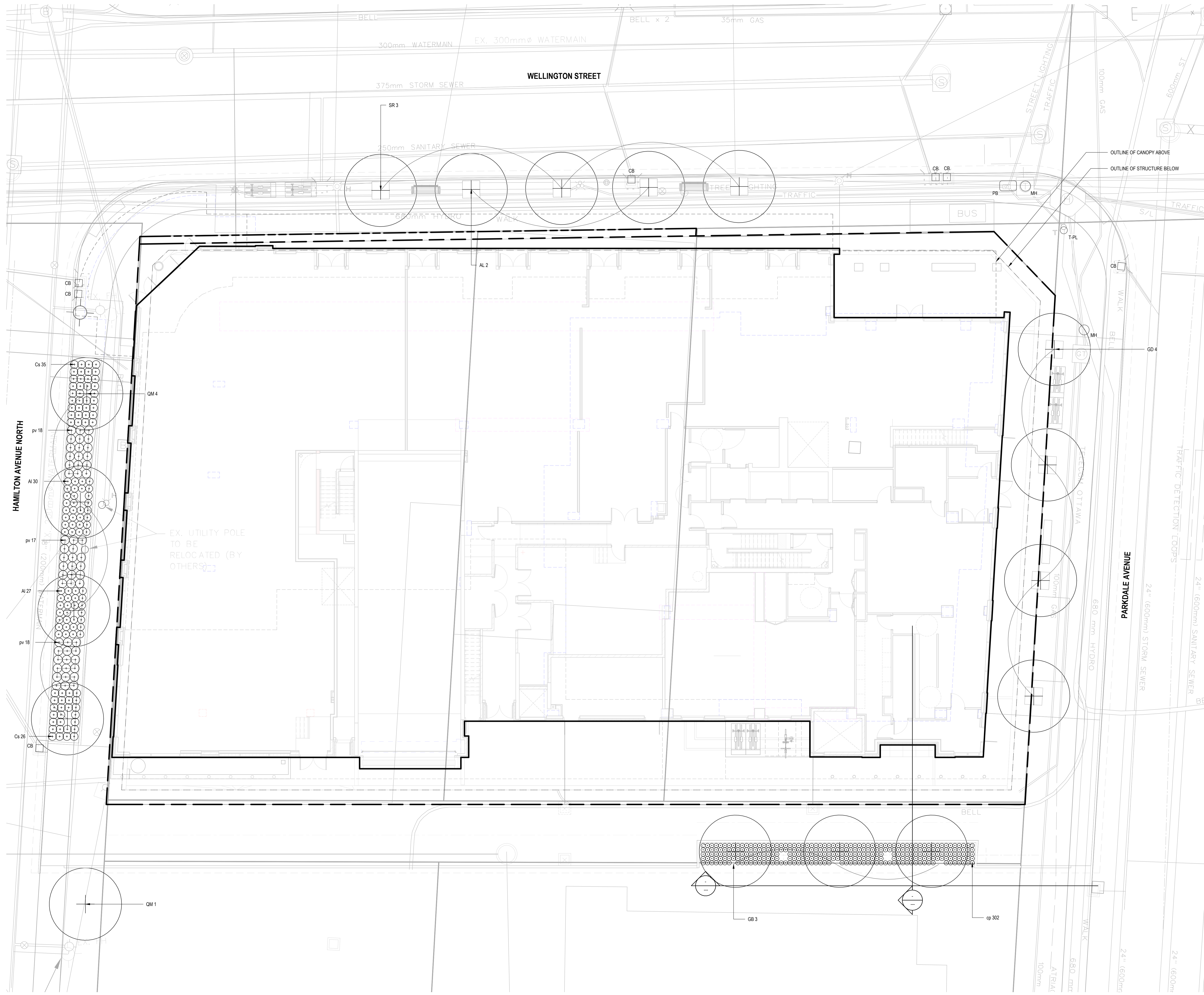


1186-1194
WELLINGTON ST W
 1186-1194, Wellington St W
 Ottawa, ON K1Y 2Z5

LANDSCAPE LAYOUT & COMPOSITE UTILITY PLAN
 DRAWN: Author CHECKED: Checker
 PLOT DATE: 3/10/2025 1:42:19 PM

L2.00

CITY PLAN No.: 18573
 CITY FILE No.: D07-12-22-0150



ISSUED FOR

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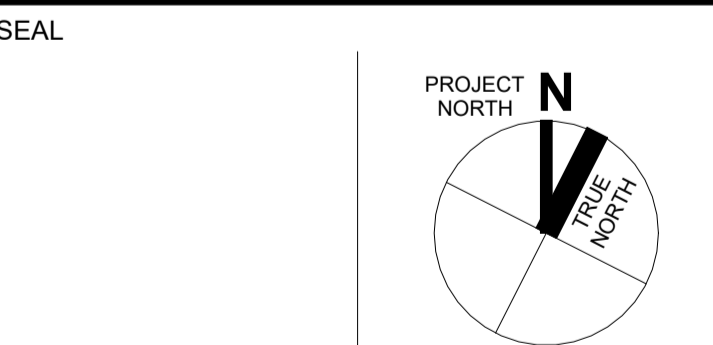
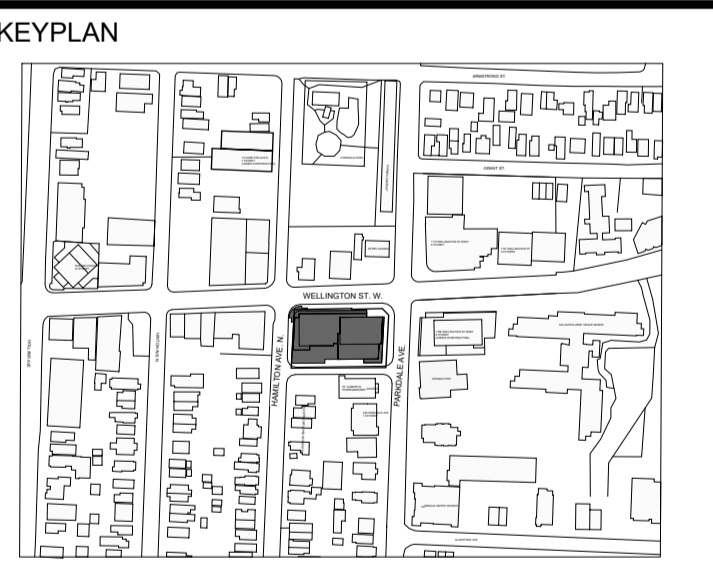
Andrew McCreight
ANDREW MCCREIGHT
 MANAGER, DEVELOPMENT REVIEW CENTRAL
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 12:28 pm, Mar 13, 2025

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SPACING	SIZE
TREE					
AL	Amelanchier laevis 'Cumulus'	Cumulus Serviceberry	2	AS SHOWN	50mm WB
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3	AS SHOWN	50mm WB
GD	Gymnodia dioica 'Espresso'	Espresso Kentucky Coffee Tree	4	AS SHOWN	50mm WB
GM	Quercus macrocarpa	Burr Oak	5	AS SHOWN	50mm WB
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	3	AS SHOWN	50mm WB
SHRUB					
AI	Aronia x Low Scape Mound	Low Scape Mound Chokeberry	57	450mm O.C.	30cm 2 gal
CA	Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood	61	500mm O.C.	50cm 3 gal
PERENNIAL					
CP	Carex pensylvanica	Pennsylvania sedge	302	300mm O.C.	20cm 1 gal
PV	Panicum virgatum 'Northwind'	Northwind Switch Grass	53	600mm O.C.	40cm 1 gal
			TOTAL:490		

- PLANTING NOTES:**
- PLANTING BEDS: CONTINUOUS 100mm MULCH AROUND TREES AND SHRUBS, 150mm AWAY FROM TREE TRUNKS OF NEW TREES. INSTALL CONTINUOUS DEPTH OF 450mm DEPTH OF PLANTING SOIL IN SHRUB BEDS.
 - SCARIFY SURFACE OF SUBSOIL PRIOR TO PLANTING.
 - PRUNING: PRUNE TREE AND SHRUB BRANCHES AS REQUIRED ONLY TO REMOVE DEAD OR DAMAGED BRANCHES AND AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT PRUNE OR DAMAGE LEADER. RETAIN NORMAL TREE/SHRUB FORM.
 - CUT AND REMOVE BURLAP FROM TOP 2/3 OF BURLAPPED TREE ROOTBALLS. CUT TWO RUNS OF WIRE FROM TOP OF WIRE BASKETS.
 - REMOVE SHRUBS FROM FIBRE POT.
 - TREE STAKES TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD, PRIOR TO THE RELEASE OF THE LETTER OF CREDIT.
 - LIGHTLY COMPACT PLANTING SOIL MIX TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
 - INSTALL PLASTIC RODENT GUARD TO BE WRAPPED AROUND TREE TRUNKS.
 - TREES TO BE WATERED WEEKLY DURING NON-DORMANT SEASONS THROUGHOUT THE 2-YEAR PLANTING WARRANTY PERIOD.

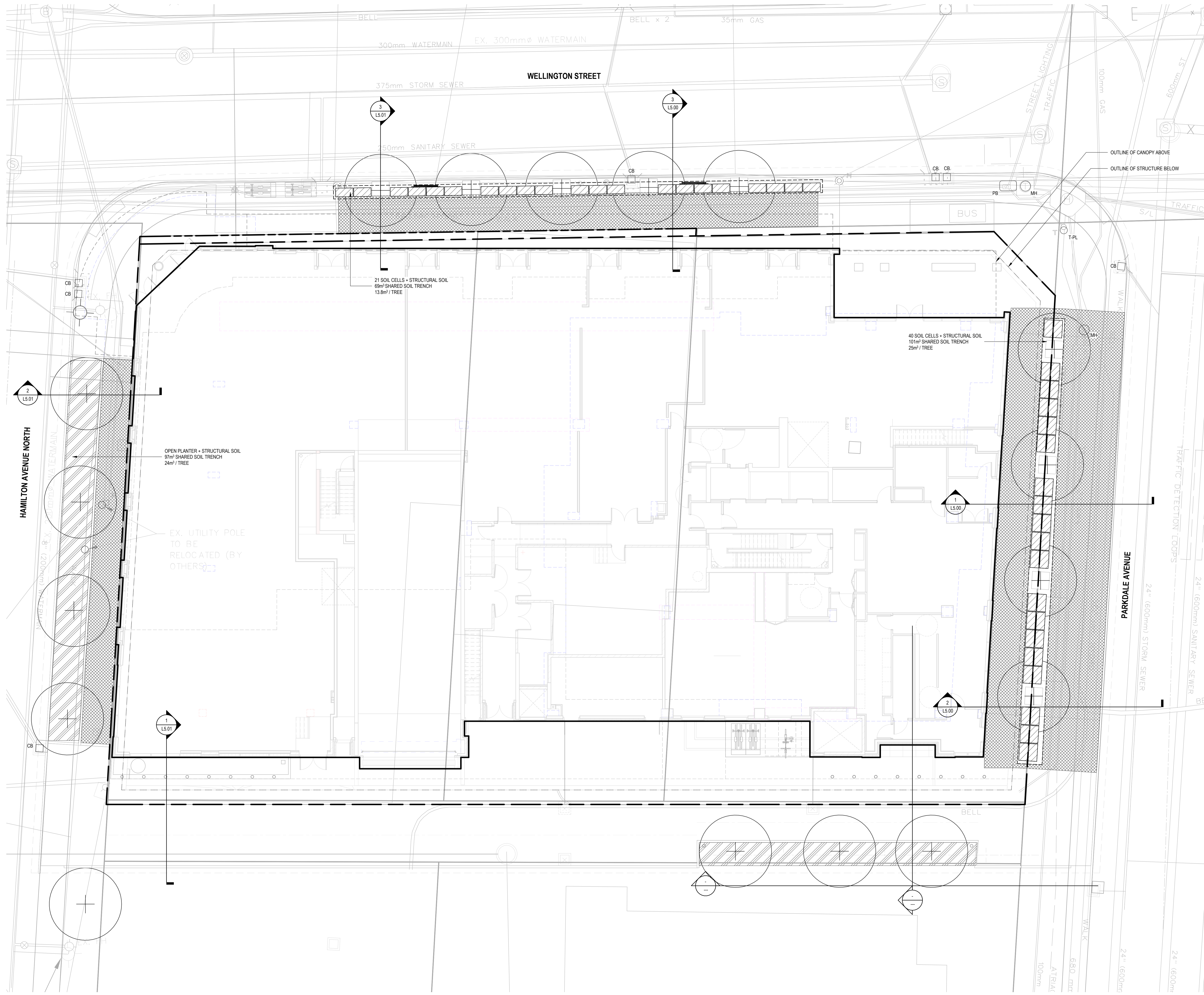


1186-1194 WELLINGTON ST W

PLANTING PLAN

DRAWN: AC/EB CHECKED: BM
 PLOT DATE: 3/10/2025 1:42:33 PM

L3.00



SITE SYMBOL LEGEND

	PROPERTY LINE
	OVERHEAD CANOPY
	UNDERGROUND STRUCTURE
	SOIL TRENCH
	BUILDING BOUNDARY
	STRUCTURAL SOIL
	PLANTING SOIL
	SOIL CELL
	BIKE RACK
	PROPOSED TREE
	EXISTING CATCH BASIN
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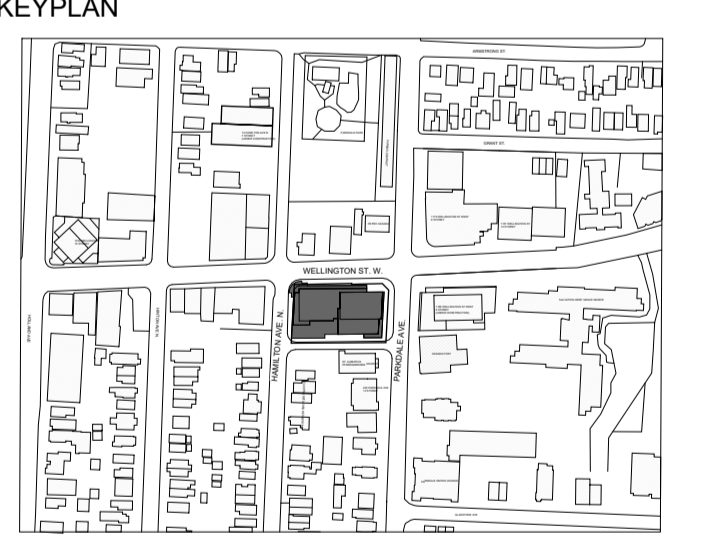
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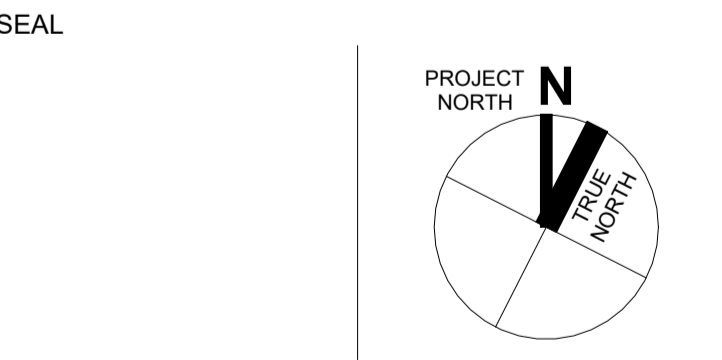
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APPROVED
 By Andrew McCreight at 12:28 pm, Mar 13, 2025



1186-1194
WELLINGTON ST W

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 Ottawa, ON K1Y 2Z5

SOIL VOLUME PLAN

DRAWN: AC/EB CHECKED: BM
 PLOT DATE: 3/10/2025 1:42:36 PM

L4.00

ON100020 - WELLINGTON

1
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 SCALE: 1:100

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