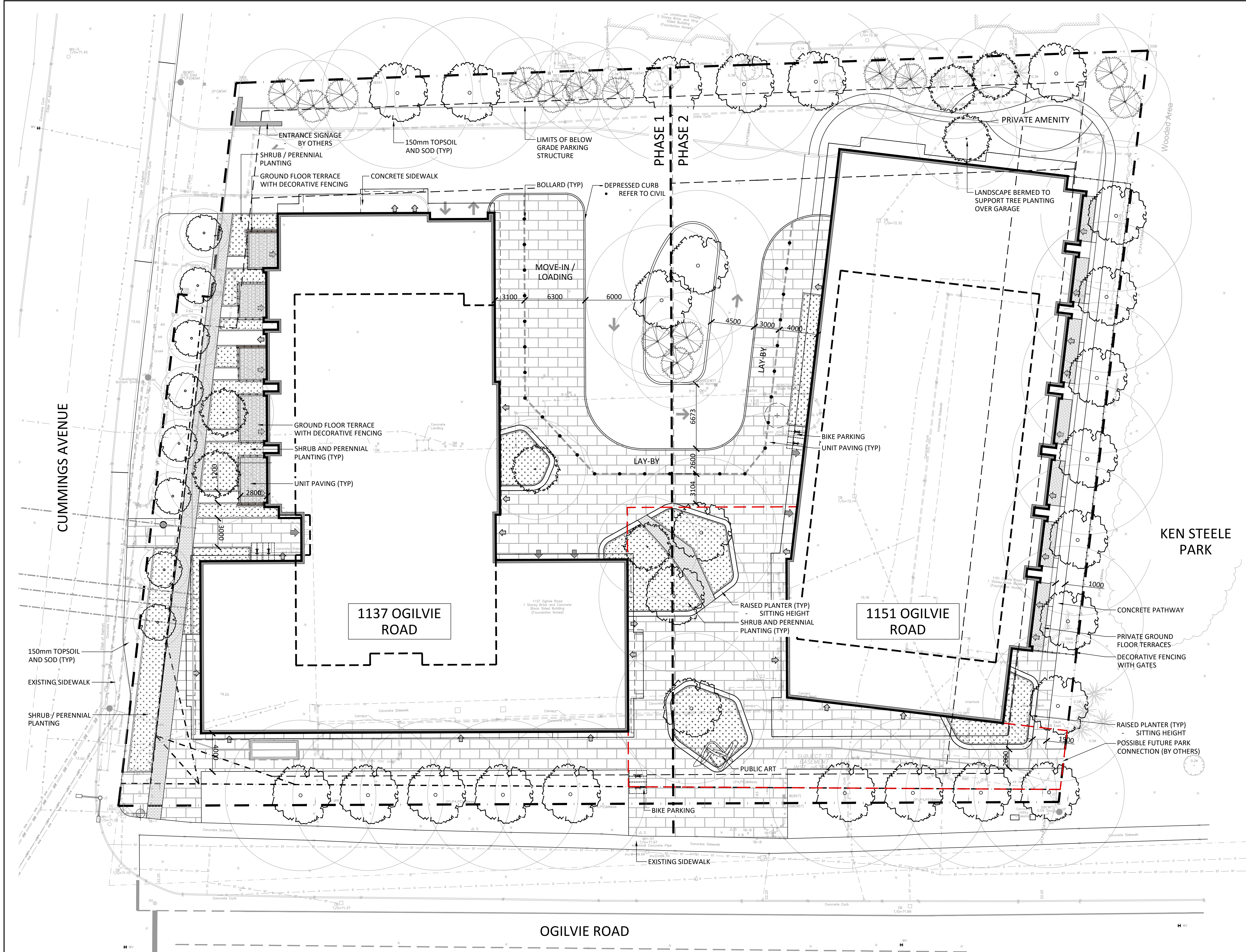
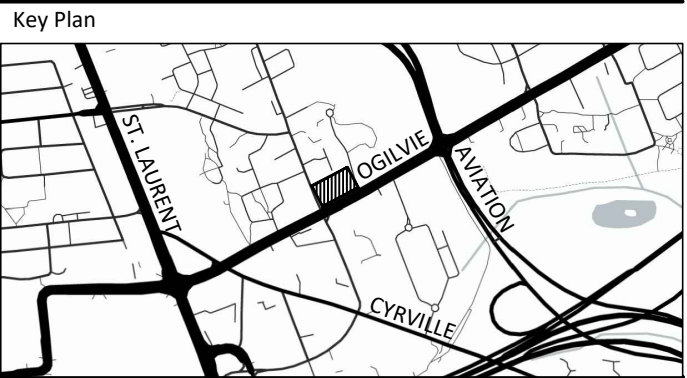




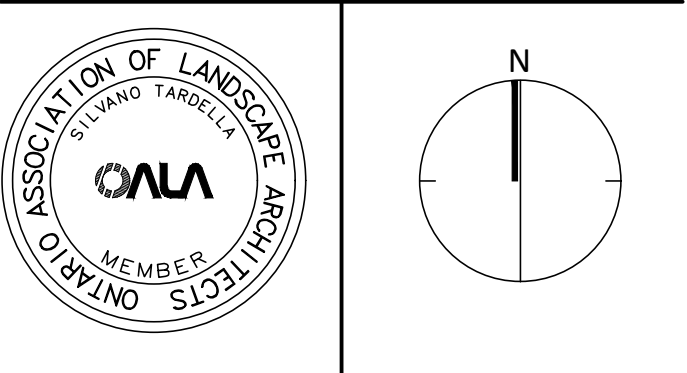
- GENERAL NOTES:
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 - THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
 - CHECK AND VERIFY ALL DIMENSIONS ON SITE
 - REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR
 - COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
 - CHECK AND VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES WITH ALL LOCAL UTILITIES PRIOR TO ANY DIGGING
 - ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
 - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE CONTRACT ADMINISTRATOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
 - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



- LEGEND
- PROPERTY LINE
- FENCING
- ORNAMENTAL FENCE
- PLANTING
- CONIFEROUS TREE
 - SMALL DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE
 - LARGE DECIDUOUS TREE
 - PROJECTED CANOPY COVER

-		
-		
-		
3	Re-issued for Site Plan Approval	May 30/25
2	Issued for Site Plan Approval	Apr 24/25
1	Issued for ZBLA	Feb 17/25
No.	Description	Date
Revision		
City Approval Stamp		



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

1137, 1151 OGILVIE ROAD
OTTAWA, ON

Title

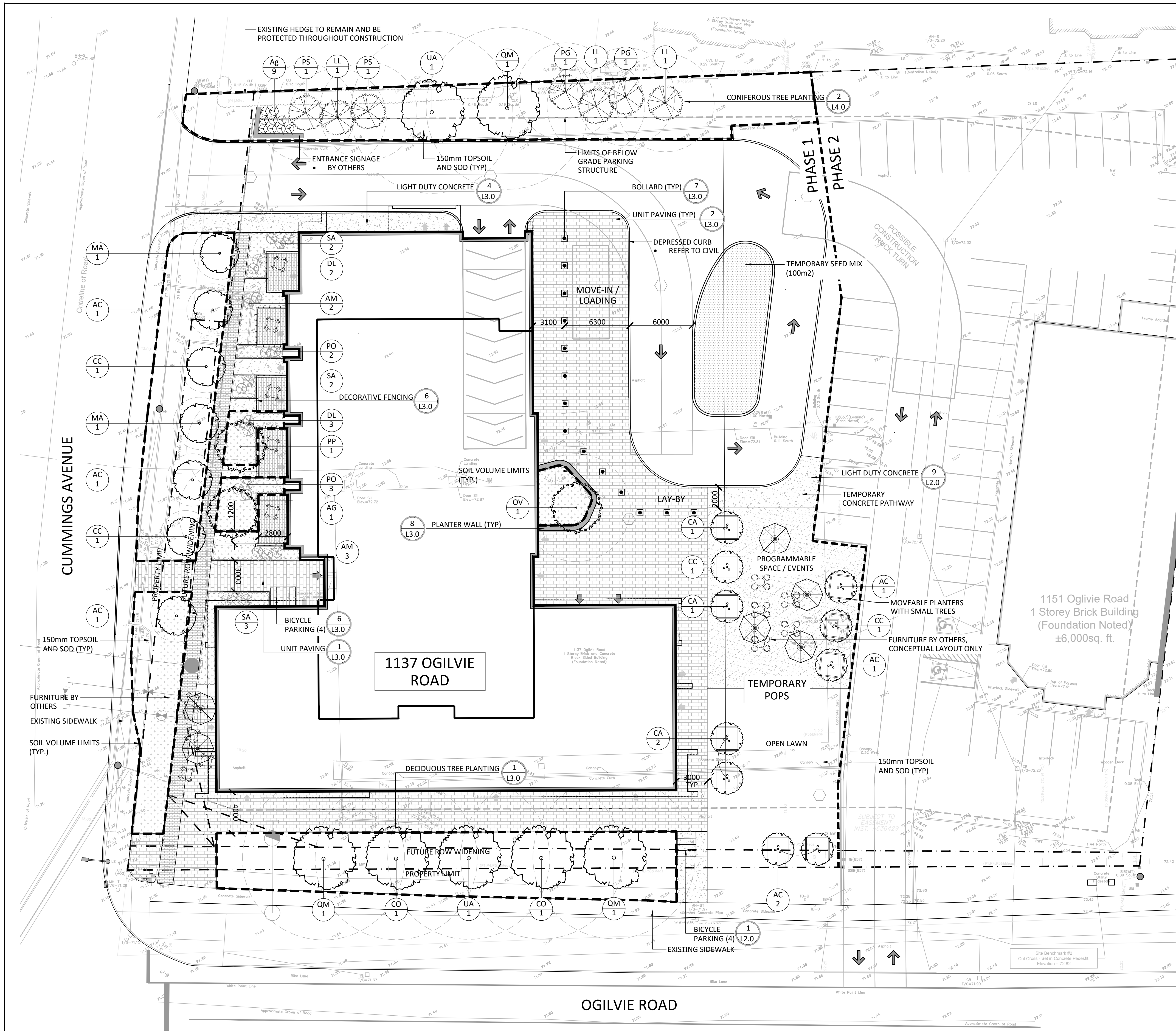
LANDSCAPE PLAN

Date	2025-01-27	Sheet
Scale	1:200	
Drawn	JE	
Checked	SC	
Job No.	24-112	

L0.0

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m ²)	CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
LARGE (27)	135-250*	192	
MEDIUM (7)	35-135*	85	
SMALL (8)	5-35*	20	
CONIFER (14)	45-96*	70	
"RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 7,385m ²
*CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNR); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA. UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: ~37.42%

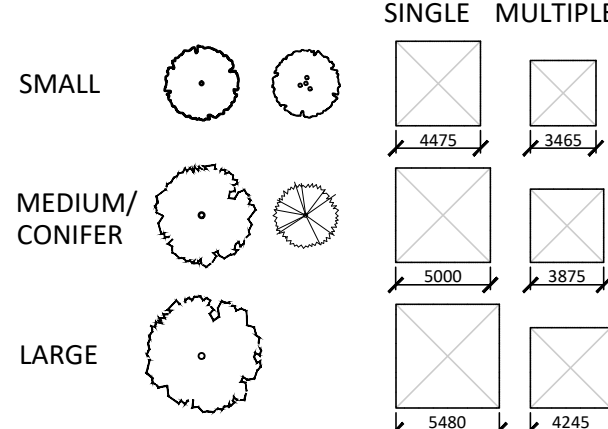
PROPOSED ULTIMATE CONDITION SHOWN
FOR REFERENCE ONLY - INCLUDED AS
PART OF SEPERATE APPLICATION (ZBLA)



PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (7)	135-250*	192	CANOPY (W. OVERLAP): 975m²
MEDIUM (3)	35-135*	85	
SMALL (8)	5-35*	20	
CONIFER (7)	45-96*	70	
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 3,943m²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL, AND BOTANICAL SOURCES. SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNR), US FOREST SERVICE, FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 24.7%

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH



PLANT LIST - INTERIM / TEMPORARY CONDITION					
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE
SMALL DECIDUOUS TREES - MULTI-STEM					
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	4	200cm HT.	B&B
CC	CARPINUS CAROLINIANA	BLUE BEECH	3	200cm HT.	B&B
CA	CORNUS ALTERNIFOLIA	ALTERNATE LEAVED DOGWOOD	3	200cm HT.	B&B
SEED MIX					
WILDFLOWER SEED MIX: DECOR MIX - SET SERIES (SHORT), AS SUPPLIED BY AIGLON INDIGO					

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NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:

- Paterson Group Report PG5770-1 Revision 1 Dated July 3, 2024

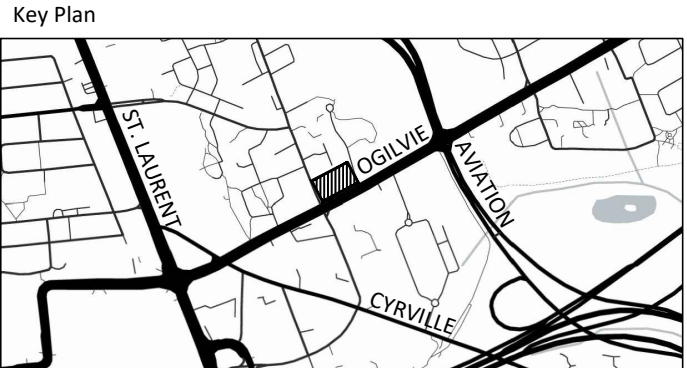
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE TREE CONSERVATION REPORT PREPARED BY NAK DESIGN STRATEGIES:

- 240715_Ogilvie Road_TCR_R2

ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 2024, AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

PLANT LIST - TREES, SHRUBS, PERENNIALS						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	OWNER
LARGE CONIFEROUS TREES						
LL	LARIX LARICINA	TAMARACK	3	250cm HT	B&B	PRIVATE
PG	PICEA GLAUCA	WHITE SPRUCE	2	250cm HT	B&B	PRIVATE
PS	PINUS STROBUS	WHITE PINE	2	250cm HT	B&B	PRIVATE
LARGE DECIDUOUS TREES						
CO	CELTIS OCCIDENTALIS	HACKBERRY	3	50mm CAL	B&B	PUBLIC
QM	QUERCUS MACROCARPA	BURR OAK	2	50mm CAL	B&B	PRIV/PUB
UA	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2	50mm CAL	B&B	PRIV/PUB
MEDIUM DECIDUOUS TREES						
AG	AESCULUS GLABRA	OHIO BUCKEYE	1	50mm CAL	B&B	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	1	50mm CAL	B&B	PRIVATE
PP	PRUNUS PENSYLVANICA	PIN CHERRY	1	50mm CAL	B&B	PRIVATE
SMALL DECIDUOUS TREES						
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	3	40mm CAL	B&B	PRIV/PUB
CC	CARPINUS CAROLINIANA	BLUE BEECH	2	40mm CAL	B&B	PUBLIC
MA	MAACKIA AMURENSIS	AMUR MAACKIA	2	40mm CAL	B&B	PUBLIC
DECIDUOUS SHRUBS						
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5	3 GAL.	POT	PRIVATE
SA	SYMPHORICARPOS ALBUS	SNOWBERRY	8	3 GAL.	POT	PRIVATE
PO	PHYSCOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5	3 GAL.	POT	PRIVATE
DL	DIERVILLA LONICERA	BUSH HONEYSUCKLE	5	3 GAL.	POT	PRIVATE
ORNAMENTAL GRASSES						
Ag	ANDROPOGON GERARDII	BIG BLUESTEM	9	3 GAL.	POT	PRIVATE
PERENNIAL MIX 'A' - PART SUN, PART SHADE (117 m2 @ 9/m2)						
ac	ANEMONE CANADENSIS	WINDFLOWER	175	2 GAL	POT	PRIVATE
cp	CAREX PENNSYLVANICA	FOX SEDGE	178	2 GAL	POT	PRIVATE
cc	CORNUS CANADENSIS	BUNCHBERRY	175	2 GAL	POT	PRIVATE
dc	DECHAMPسيا CESPITOSA	TUFTED HAIR GRASS	175	2 GAL	POT	PRIVATE
gm	GERANIUM MACULATUM	WILD GERANIUM	175	2 GAL	POT	PRIVATE
ha	HEUCHERA AMERICANA	CORAL BELLS	175	2 GAL	POT	PRIVATE
PERENNIAL MIX 'B' - SUN, PART SUN (35 m2 @ 9/m2)						
ct	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	45	2 GAL	POT	PRIVATE
cl	COREOPSIS LANCEOLATA	TICKSEED	45	2 GAL	POT	PRIVATE
hh	HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER	45	2 GAL	POT	PRIVATE
pp	PHLOX PANICULATA 'BLUE PARADISE'	GARDEN PHLOX	45	2 GAL	POT	N
rh	RUDBECKIA HIRTA	GLORIOSA DAISY	45	2 GAL	POT	PRIVATE
rf	MONARDA FISTULOSA	WILD BERGAMOT	45	2 GAL	POT	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSEED	45	2 GAL	POT	PRIVATE

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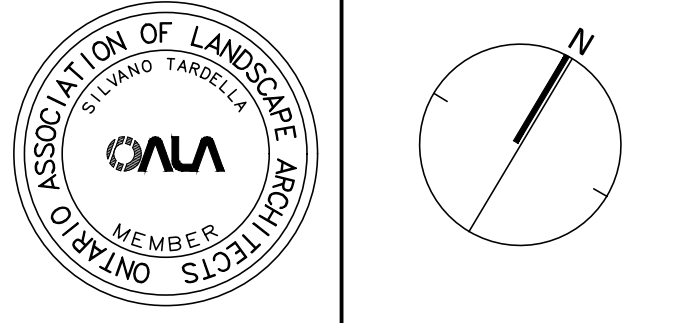


- LEGEND
- PROPERTY LINE
 - ORNAMENTAL FENCE
 - SOIL VOLUME LIMITS
 - PERENNIAL PLANTING BED
 - SEED MIX (TEMPORARY)
 - C.I.P. CONCRETE PAVING
 - UNIT PAVING
 - STONEDUST
 - ORNAMENTAL GRASSES
 - DECIDUOUS SHRUB
 - MULTI-STEM DECIDUOUS TREE
 - CONIFEROUS TREE
 - SMALL DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE
 - LARGE DECIDUOUS TREE
 - PROJECTED CANOPY COVER
- DETAIL KEY
- DETAIL NO.
 - SHEET NO.

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3	Re-Issued for Site Plan Approval	May 30/25
2	Issued for Site Plan Approval	Apr 24/25
1	Issued for ZBLA	Feb 17/25
No.	Description	Date

OWNERSHIP TCU Development Corporation 150 Isabelle Street, Unit 1007, Ottawa ON K1S 5H3	PLANNING FOTEN Consulting 586 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT Rila Architecture 56 Beech Street, Ottawa ON K1S 3J6	TRANSPORTATION CGT Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1
CIVIL Stratco 300-1331 Clyde Avenue, Ottawa ON K2C 3G4	GEOTECHNICAL Paterson Group 154 Colomade Road South, Ottawa ON K2E 7J5
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	SURVEYOR Annis O'Sullivan Vollebekk Ltd. 14 Concourse Gate, Suite 500, Nepean ON K2E 7J6
ENVIRONMENTAL GRANDVIEW WIND ENGINEERING INC. 127 Walgreen Rd., Corp. ON K0A 1L0	

PROPERTY INFORMATION
PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



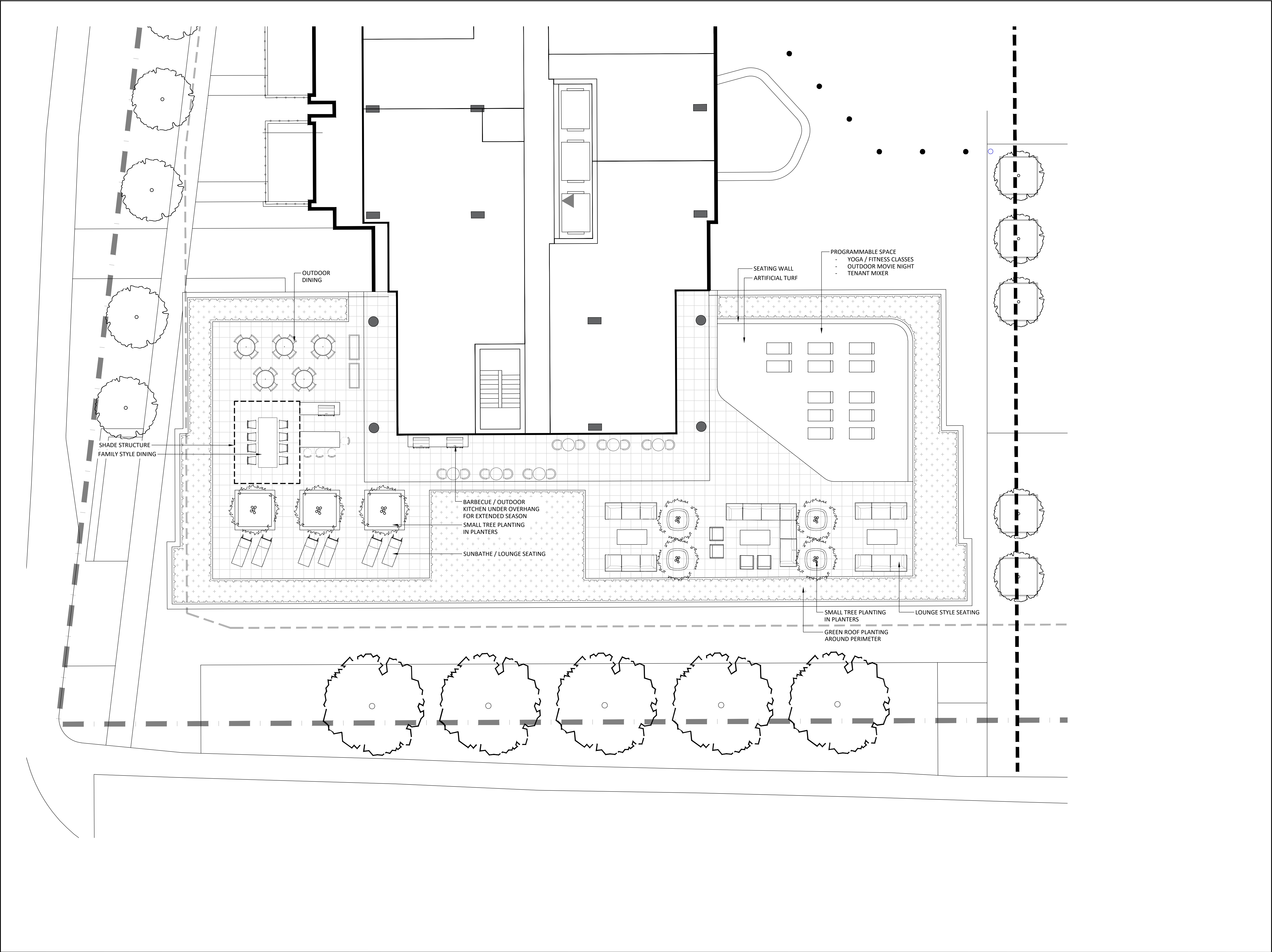
NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

1137, 1151 OGILVIE ROAD
OTTAWA, ON

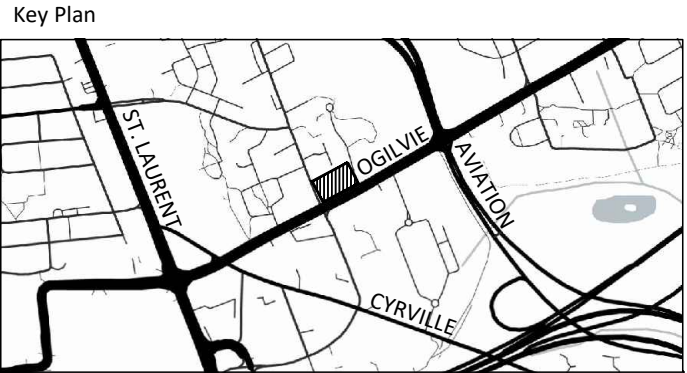
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Date	2025-01-27
Scale	1:200
Drawn	JE
Checked	SC
Job No.	24-112
Sheet	L1.0

PLAN N° --

CITY FILE N° DXX-XX-XX-XXXX



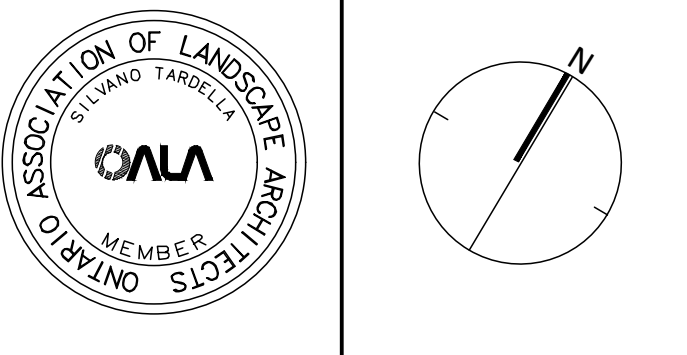
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2	Re-Issued for Site Plan Approval	May 30/25
1	Issued for Site Plan Approval	Apr 23/25
No.	Description	Date

Revision	
OWNERSHIP	PLANNING
TCU Development Corporation	FOTEN Consulting
150 Isabella Street, Unit 1207, Ottawa ON K1S 5H3	386 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT	TRANSPORTATION
R&A Architecture	CGM Transportation Inc.
56 Beech Street, Ottawa ON K1S 3J6	6 Plaza Court, Ottawa ON K2H 7W1
CIVIL	GEOTECHNICAL
Stantec	Platerson Group
300-1331 Clyde Avenue, Ottawa ON K2C 3G4	154 Colonnade Road South, Ottawa ON K2E 7S5
LANDSCAPE ARCHITECT	SURVEYOR
NAK DESIGN STRATEGIES	Armit, O'Sullivan Vollebek Ltd.
1285 Wellington St., Ottawa ON K1Y 3A8	24 Concourse Gate, Suite 500, Nepean ON K2E 7S6
ENVIRONMENTAL	
GRADIENT WIND ENGINEERING INC.	
127 Waingreen Rd., Corp. ON K0A 1L0	

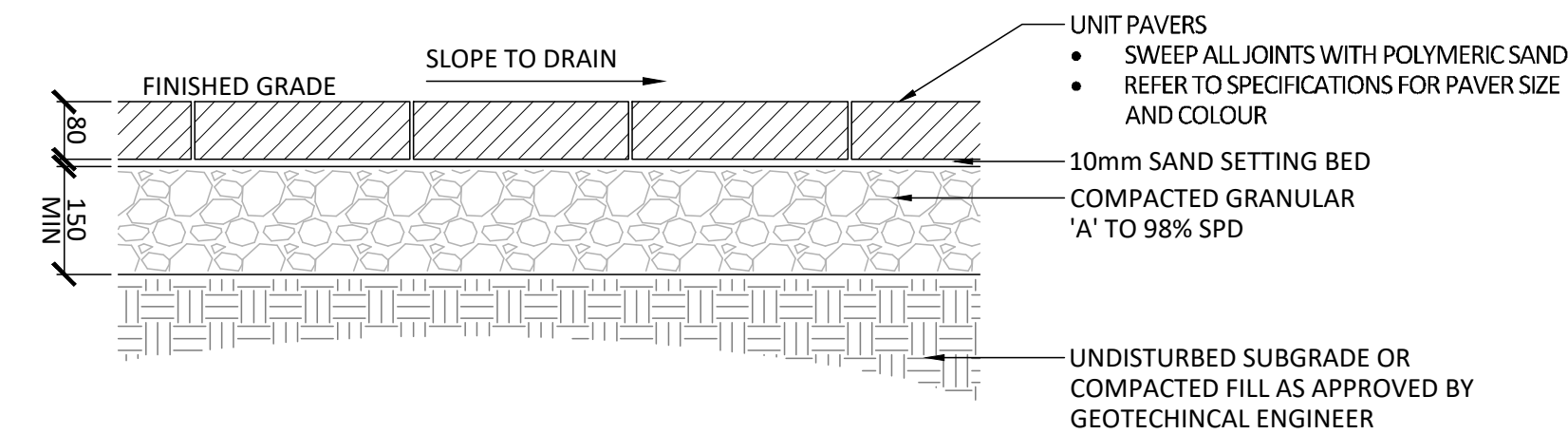
PROPERTY INFORMATION
PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



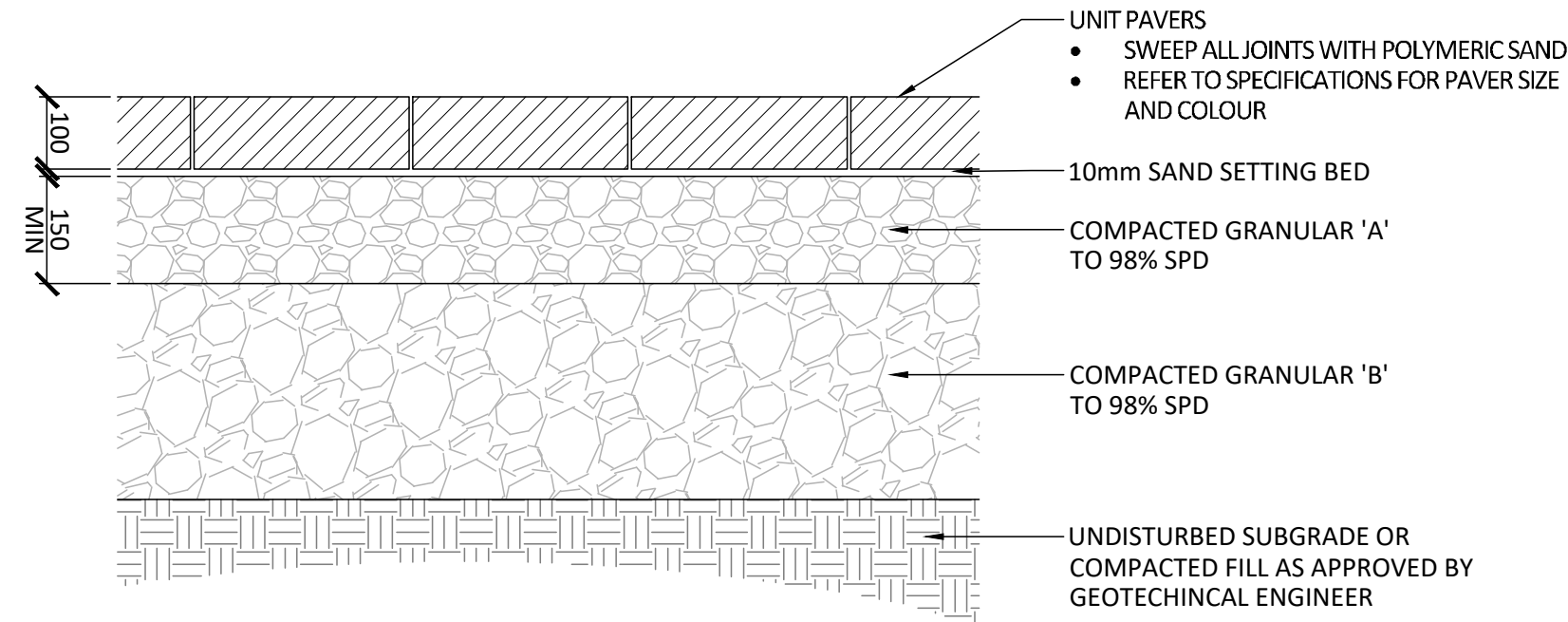
NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM
Project

1137 OGILVIE ROAD
OTTAWA, ON

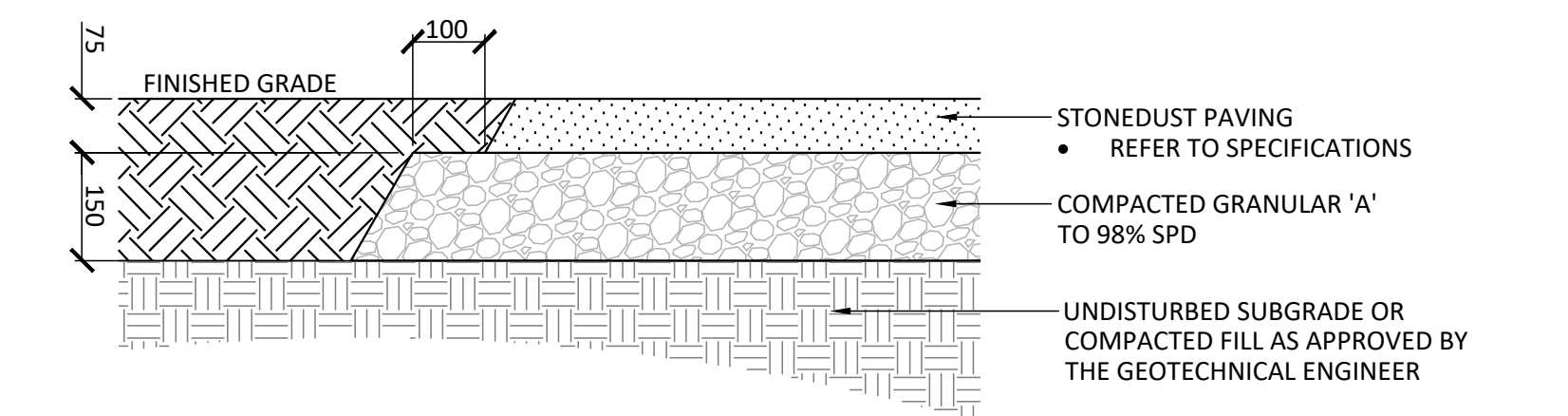
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ROOF TERRACE	
Date 2025-01-27	Sheet
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Drawn JE	
Checked SC	
Job No. 24-112	



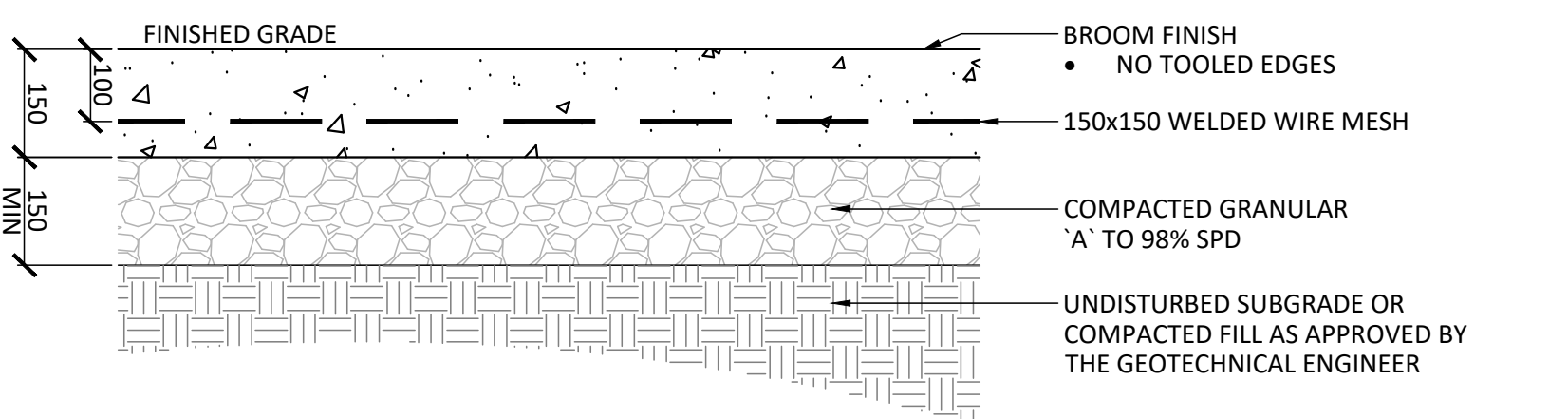
1 UNIT PAVERS - PEDESTRIAN
1:10



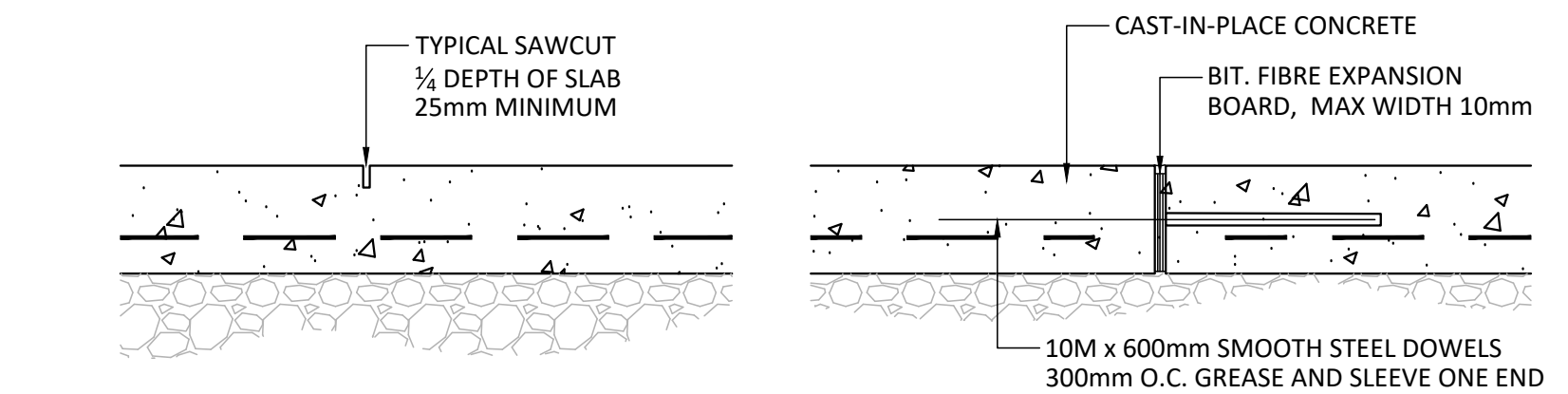
2 UNIT PAVERS - VEHICULAR
1:10



3 STONEDUST PAVING
1:10



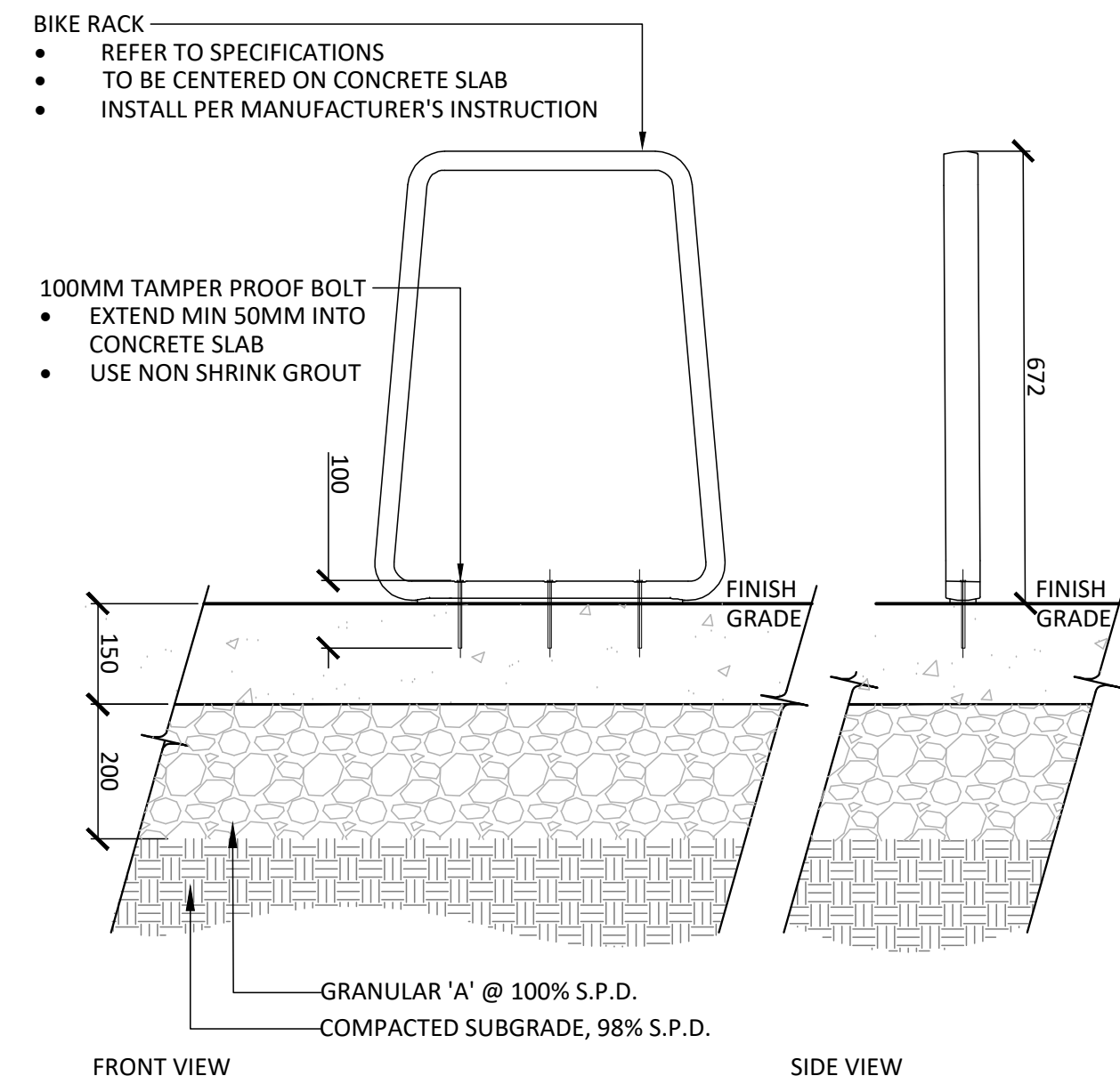
4 LIGHT DUTY CONCRETE
1:10



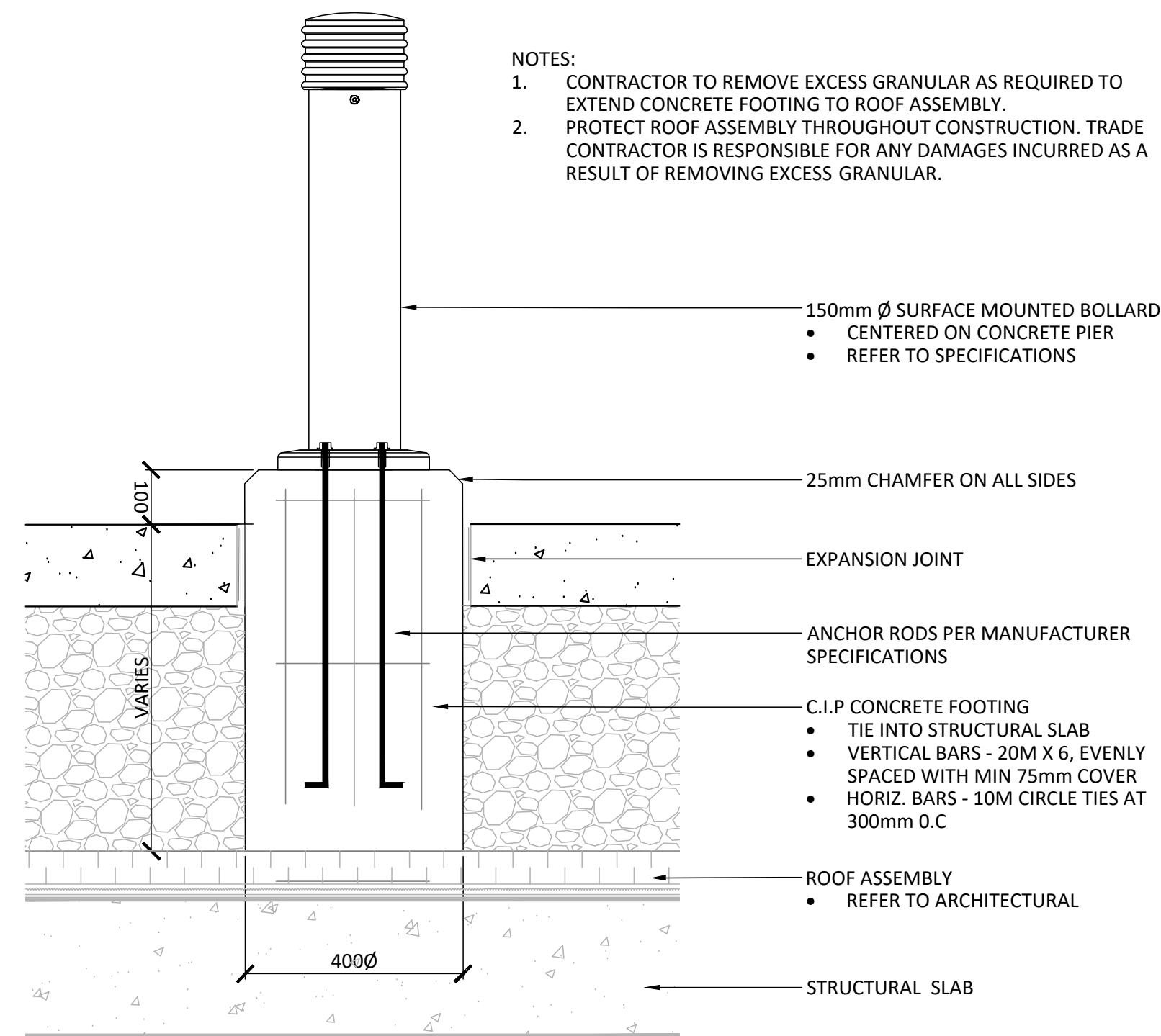
CONTROL JOINT (CJ)
NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. SAWCUT WITHIN 48 HOURS OF POUR

EXPANSION JOINT (EJ)
NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. NO CAULKED JOINTS

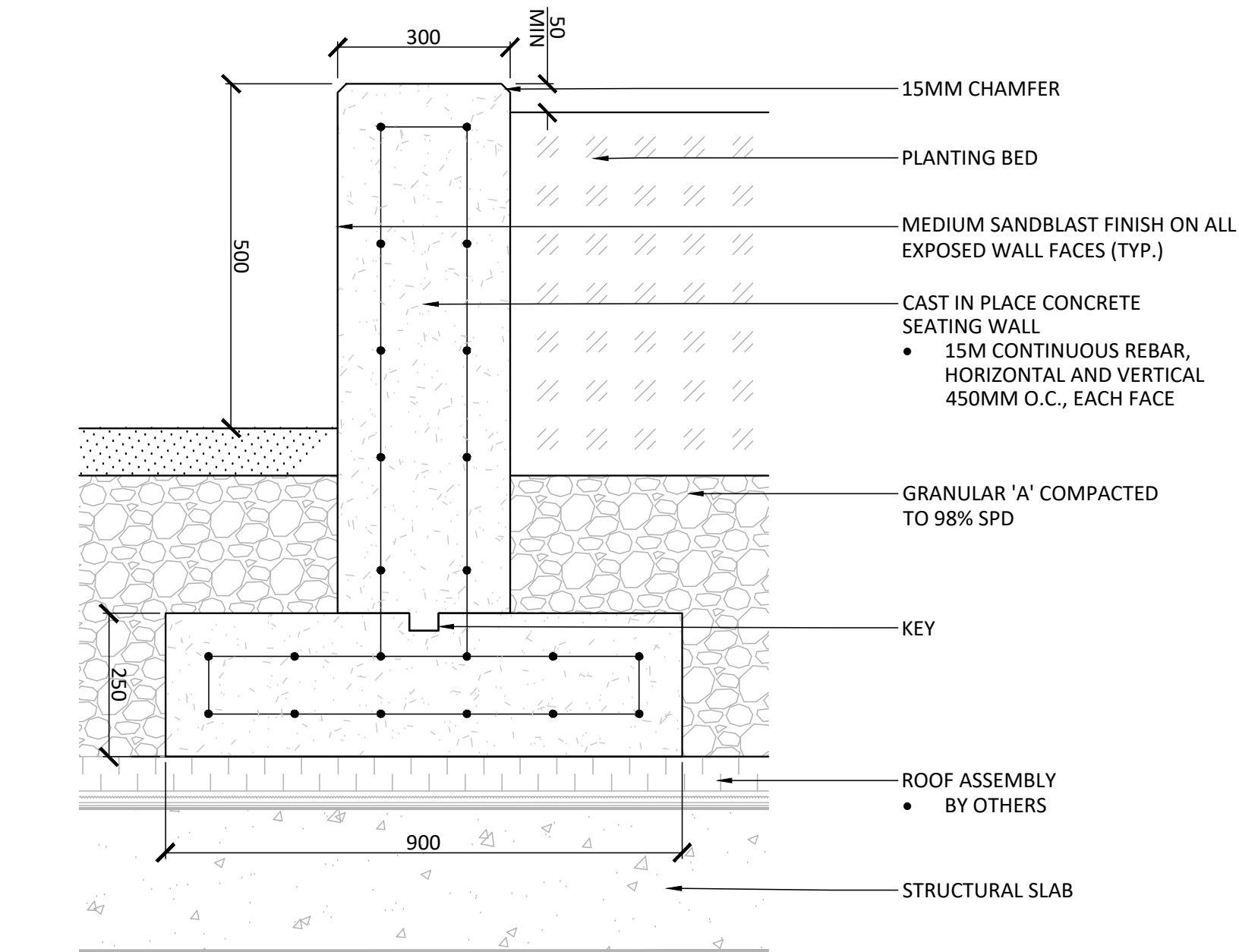
5 CONCRETE JOINTING
1:10



6 BIKE RACK
1:10

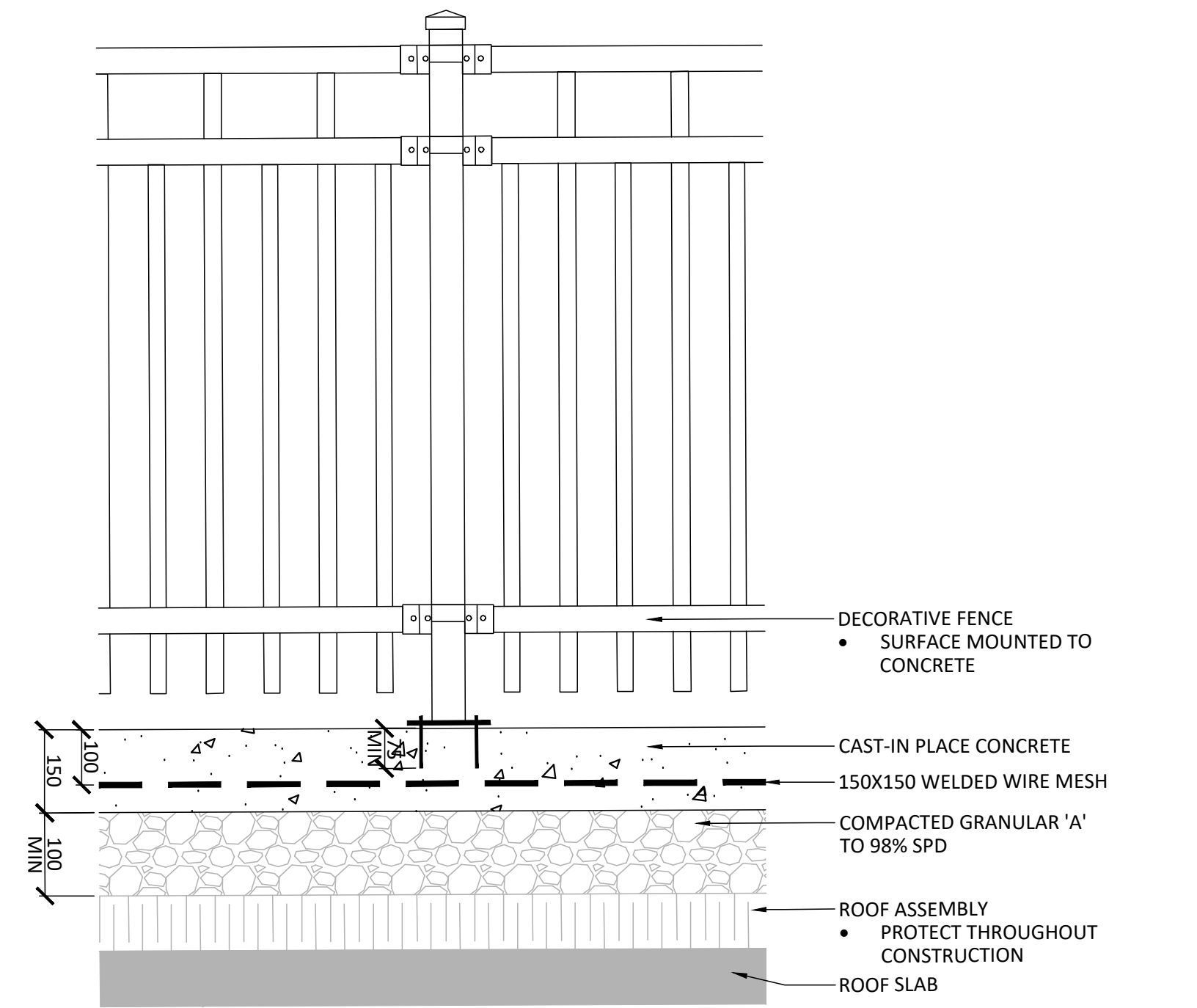


7 BOLLARD
1:10



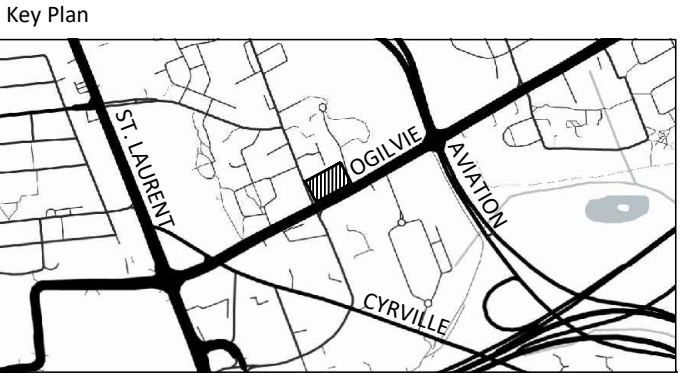
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION

8 C.I.P. CONCRETE PLANTER WALL
1:10



9 DECORATIVE FENCING
1:10

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3	Re-Issued for Site Plan Approval	May 30/25
2	Issued for Site Plan Approval	Apr 24/25
1	Issued for ZBLA	Feb 17/25
No.	Description	Date

Revision		
OWNERSHIP	YCU Development Corporation	150 Isabella Street, Unit 1207, Ottawa ON K1S 5H3
PLANNING	FORTEK Consulting	398 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT	RLA Architecture	56 Beech Street, Ottawa ON K1S 3J6
TRANSPORTATION	CGH Transportation Inc.	6 Plaza Court, Ottawa ON K2H 7W1
CIVIL	Starlec	300-1331 Clyde Avenue, Ottawa ON K2C 3G4
GEOTECHNICAL	Peterson Group	154 Colonnade Road South, Ottawa ON K2E 7J5
LANDSCAPE ARCHITECT	NAK DESIGN STRATEGIES	1285 Wellington St., Ottawa ON K1Y 3A8
SURVEYOR	Arcis O'Sullivan Vollebakk Ltd.	14 Concourse Gate, Suite 500, Nepean ON K2E 7S6
ENVIRONMENTAL	GRADIENT WIND ENGINEERING INC.	127 Walgreen Rd., Corp. ON K0A 110

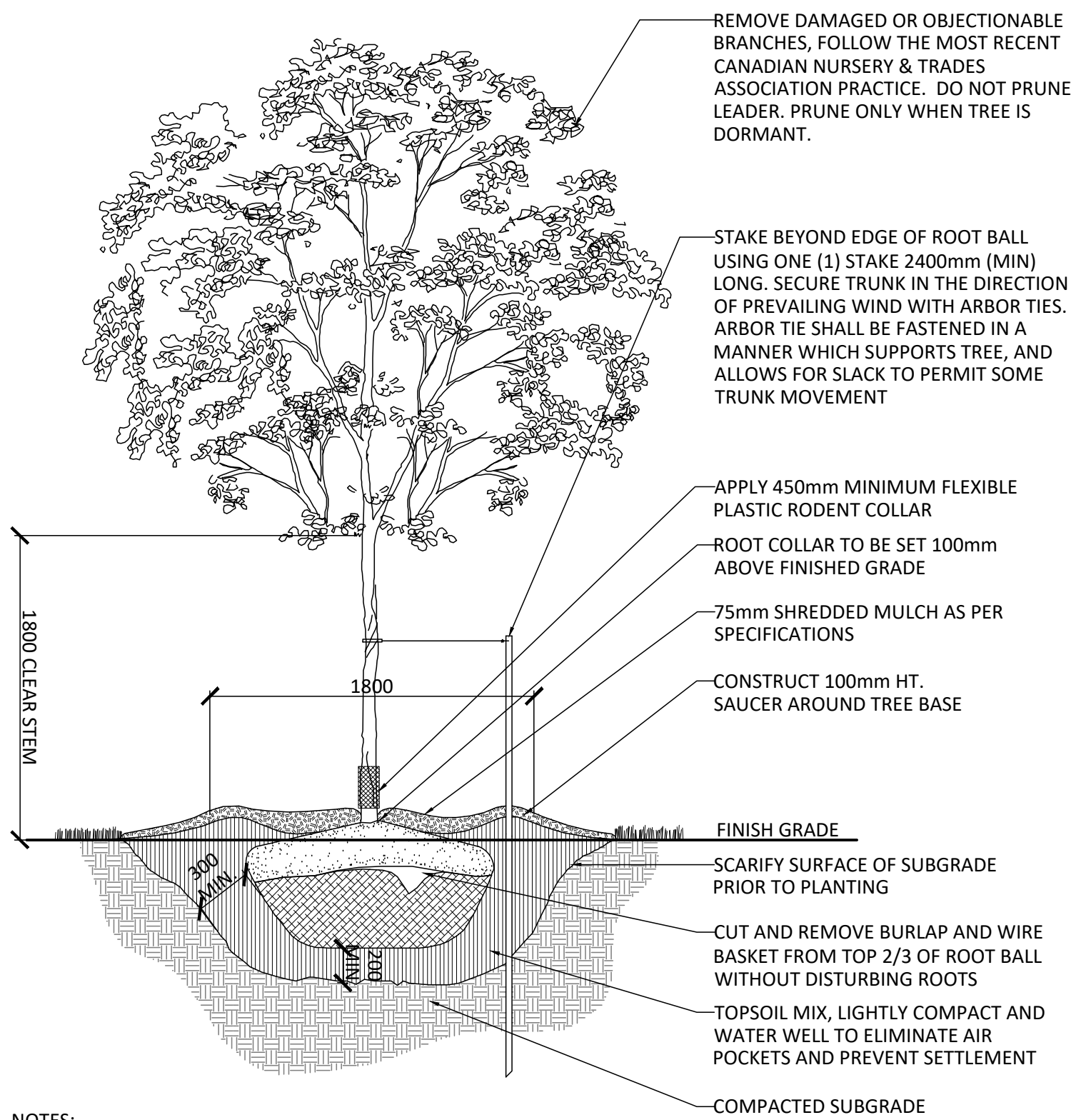
PROPERTY INFORMATION
PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

1137 OGILVIE ROAD
OTTAWA, ON

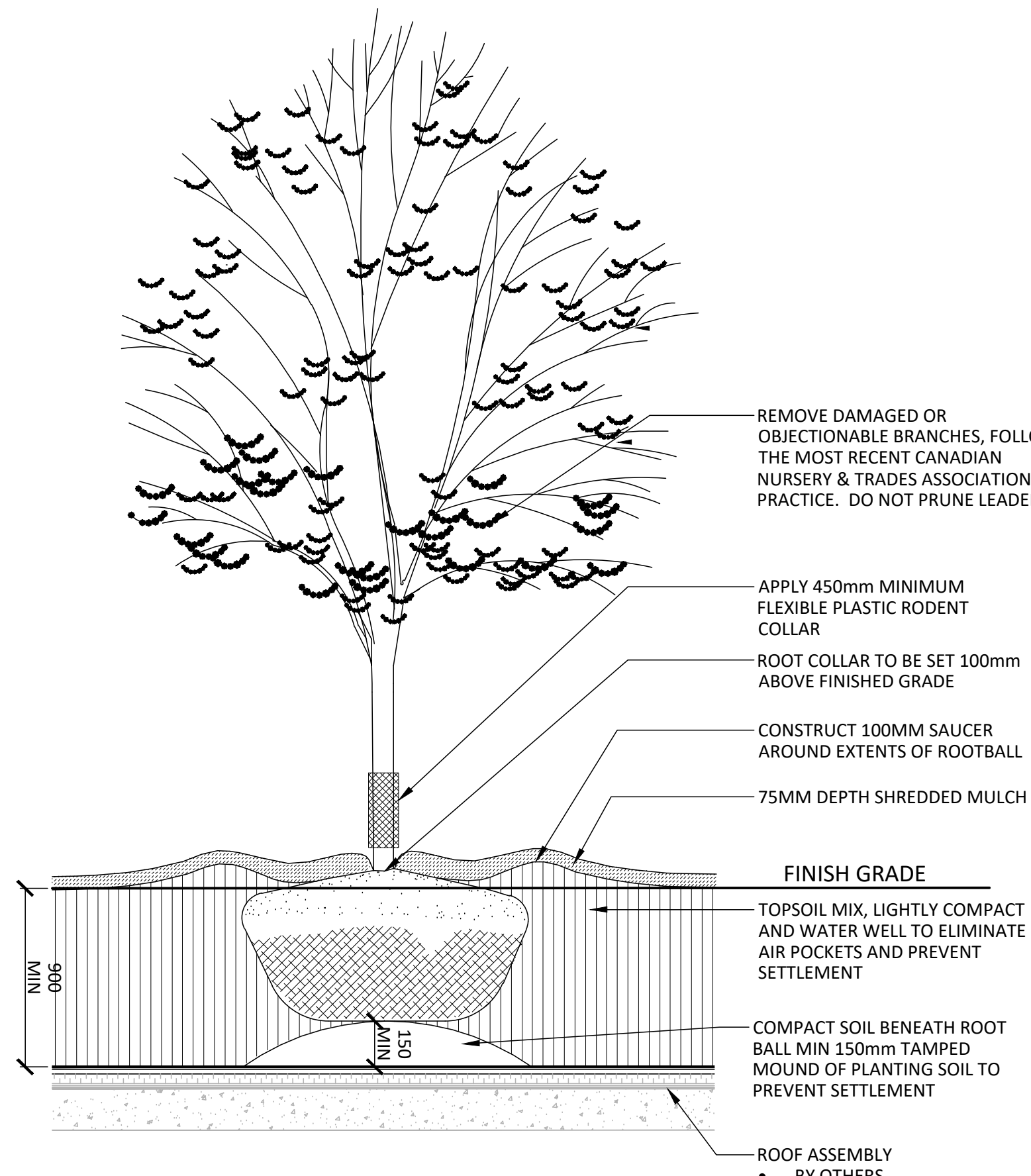
Title	DETAILS
Date	2025-01-27
Scale	AS SHOWN
Drawn	JE
Checked	SC
Job No.	24-112
Sheet	L3.0



- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

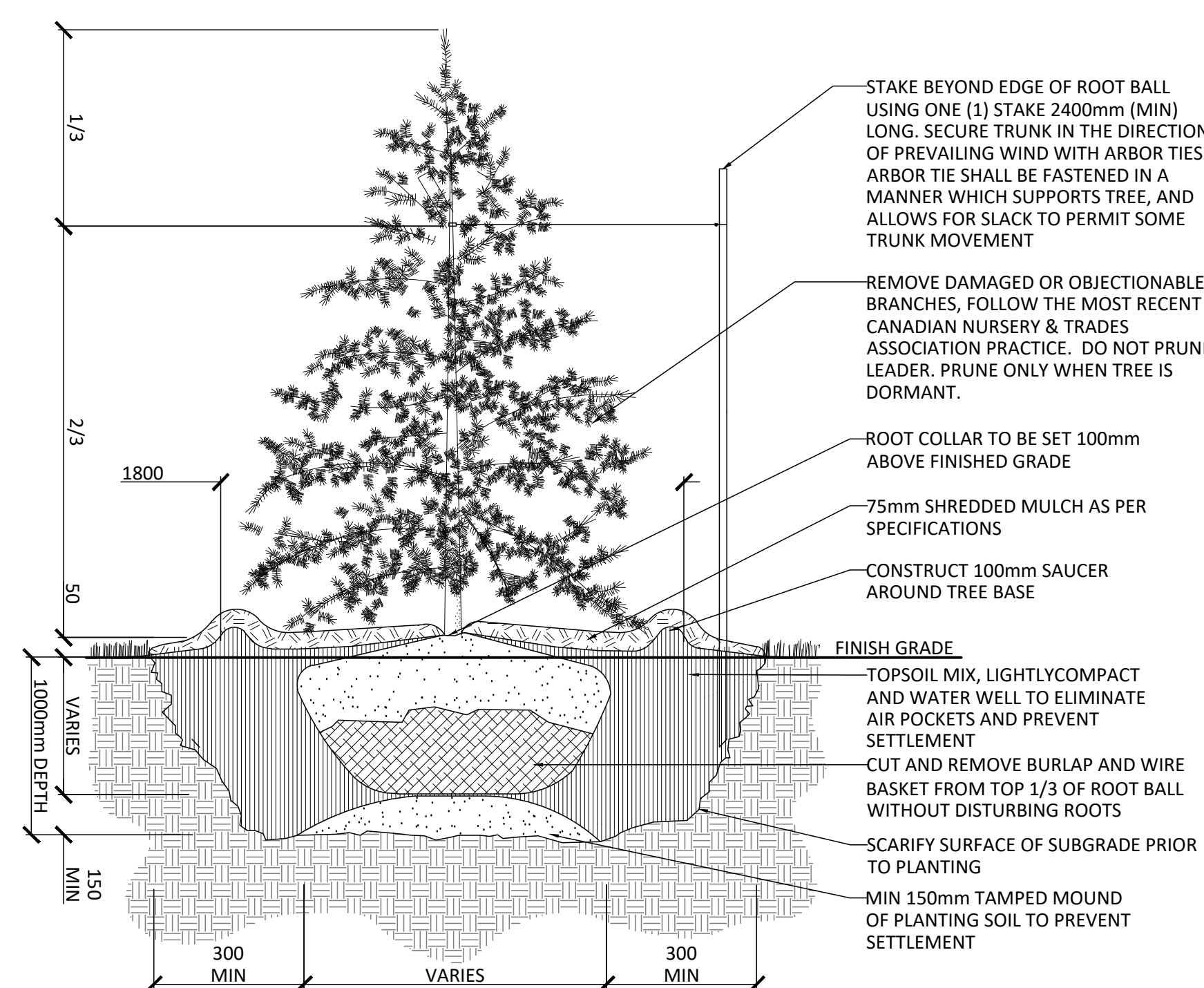
1 DECIDUOUS TREE PLANTING

1:30



2 DECIDUOUS TREE PLANTING - OVER SLAB

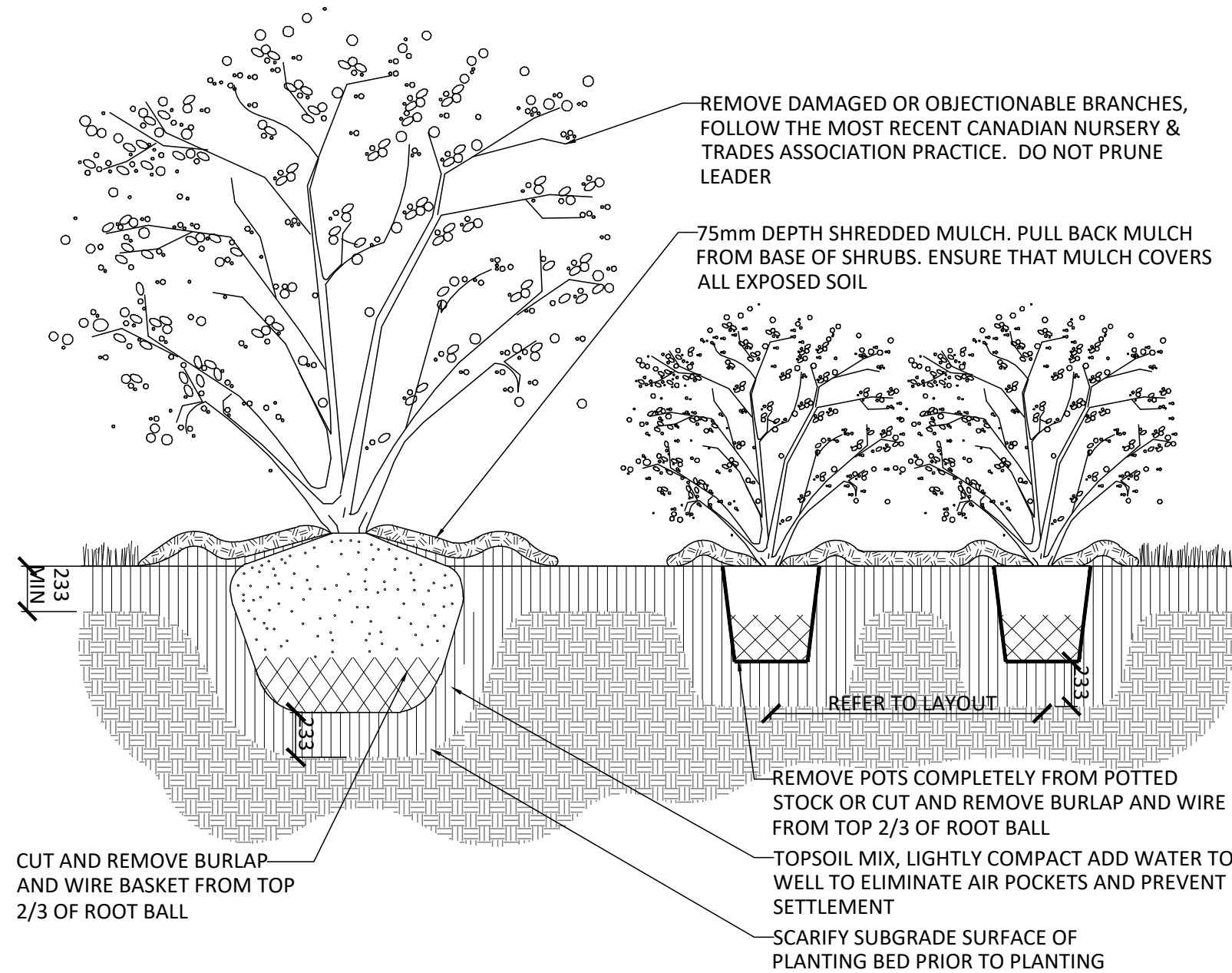
1:30



- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION

3 CONFEROUS TREE PLANTING

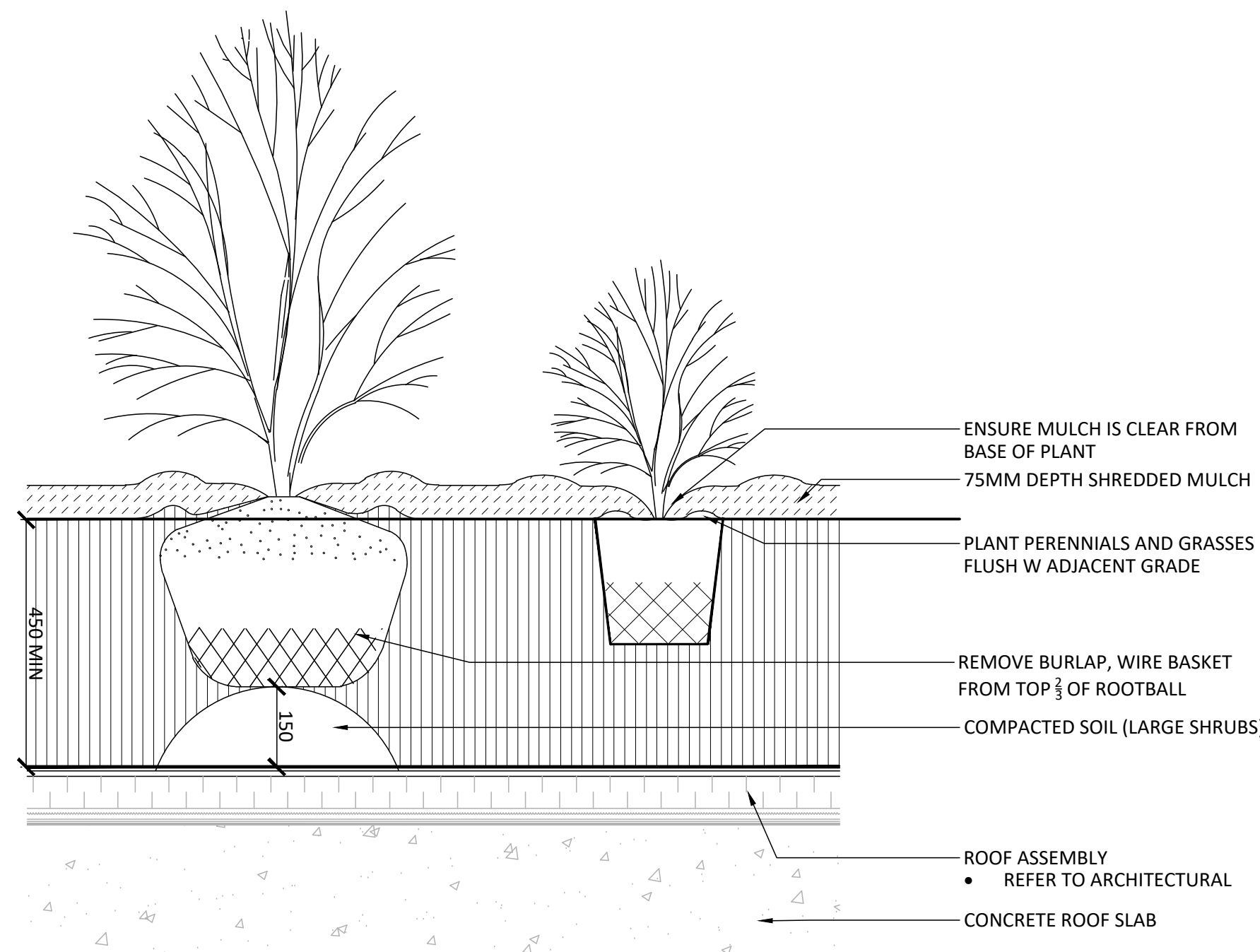
1:10



- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

4 SHRUB PLANTING

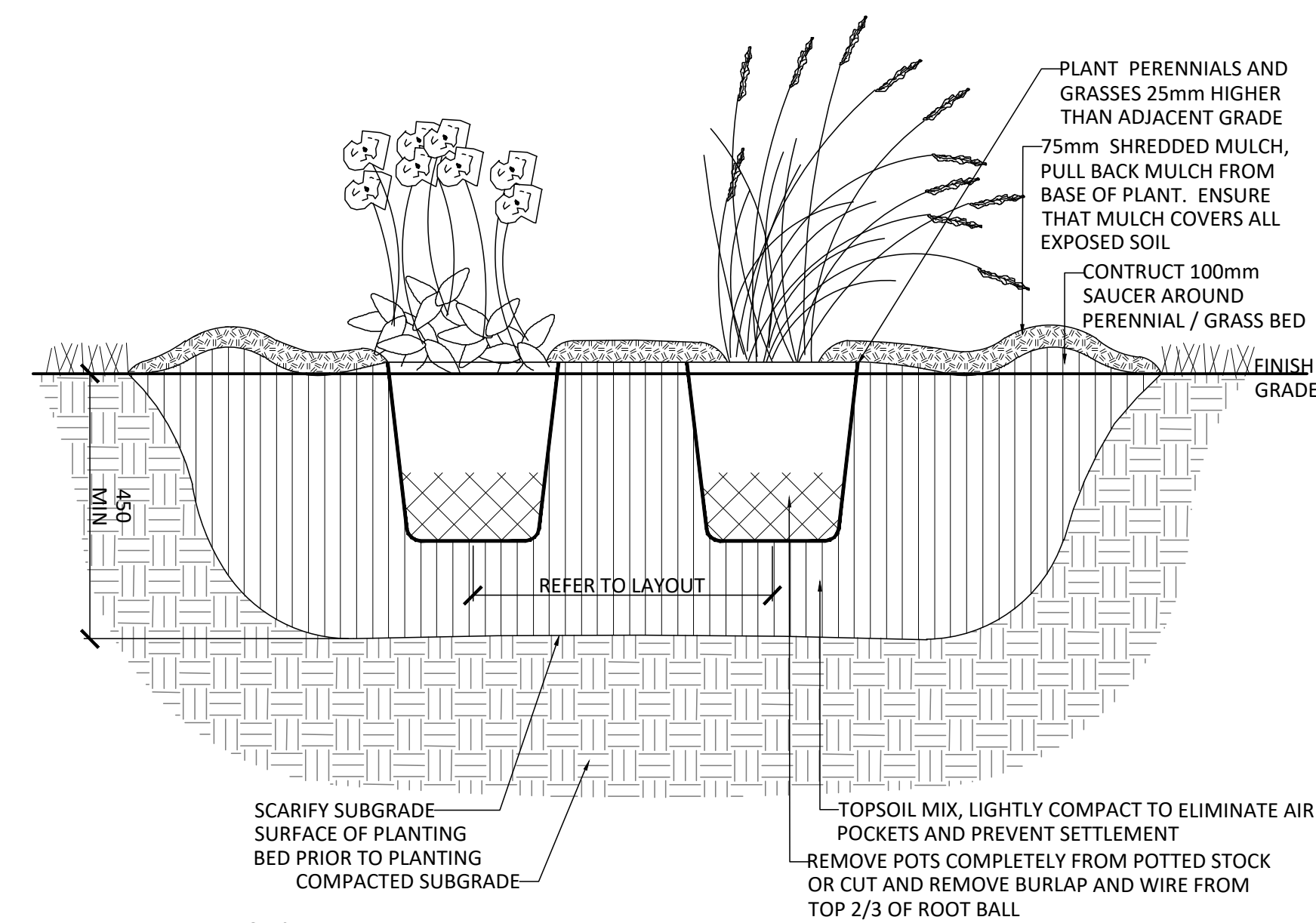
1:30



- NOTES:
1. PROVIDE 600mm DEPTH FOR LARGE SPECIMEN SHRUBS, 450mm DEPTH FOR MEDIUM/SMALL SHRUBS

5 SHRUB PLANTING - OVER SLAB

1:10

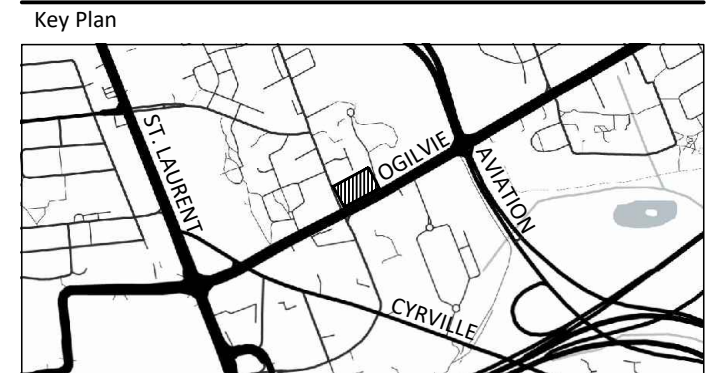


- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

6 PERENNIAL PLANTING

1:30

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



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3	Re-Issued for Site Plan Approval	May 30/25
2	Issued for Site Plan Approval	Apr 24/25
1	Issued for ZBLA	Feb 17/25
No.	Description	Date

Revision		
OWNERSHIP	YCU Development Corporation 150 Jabels Street, Unit 1207, Ottawa ON K1S 5H3	PLANNING FOTENR Consulting 398 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT	RLA Architecture 56 Beech Street, Ottawa ON K1S 3J6	TRANSPORTATION CGH Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1
CIVIL	Stantec 300-1331 Clyde Avenue, Ottawa ON K2C 3G4	GEOTECHNICAL Peterson Group 154 Colonnade Road South, Ottawa ON K2E 7J5
LANDSCAPE ARCHITECT	NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	SURVEYOR Arnos O'Sullivan Vollebakk Ltd. 14 Concourse Gate, Suite 500, Nepean ON K2E 7S6
ENVIRONMENTAL	GRADIENT WIND ENGINEERING INC. 127 Walgreen Rd., Corp. ON K0A 110	

PROPERTY INFORMATION
PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
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NAKDESIGNSTRATEGIES.COM

1137 OGILVIE ROAD
OTTAWA, ON

Title	DETAILS
Date	2025-01-27
Scale	AS SHOWN
Drawn	JE
Checked	SC
Job No.	24-112
Sheet	L4.0

PLAN N° --

CITY FILE N° DXX-XX-XX-XXXX