

CROSSING  
SIGNALIZED  
INTERSECTION

INNES ROAD

EXISTING  
SIGNALIZED  
INTERSECTION



LOCATION PLAN

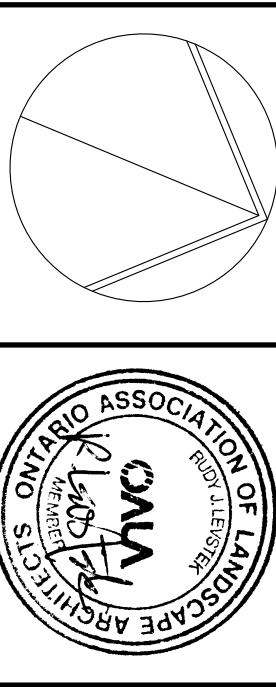


LEGEND / SYMBOL

- EXISTING TREE TO REMAIN (Refer to Schedule of Existing Trees)
- PROPOSED DECIDUOUS TREE DETAIL 11.2.201
- PROPOSED CONIFEROUS TREE DETAIL 11.2.201
- PROPOSED SHRUBS DETAIL 11.2.201
- PERENNIALS, ORNAMENTAL GRASSES DETAIL 11.2.201
- MODULAR SEGMENTAL SIGN (Refer to Schedule of Existing Signs)
- PROPOSED BICYCLE PARKING SPACES PROVIDED: 8 DETAIL 31.2.201
- PROPOSED PHASING

FOR APPROVAL ONLY

6.	AUG. 11/25	PER CITY COMMENTS (2)
5.	JULY 22/25	PER CITY COMMENTS (2)
4.	JUNE 20/25	IFT
3.	MAY 20/25	PER CITY COMMENTS (1)
2.	APR. 22/25	ISSUE FOR SITE PLAN APPROVAL
1.	APR. 7/25	ISSUE FOR REVIEW / COORDINATION
NO.	DATE	REVISION



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.

This Drawing shall not be used for construction until signed by the Consultant.

Copyright reserved. This Drawing is the exclusive property of the Consultant and shall not be reproduced without the Consultant's written consent.

Consultant

LEVSTEK CONSULTANTS  
LANDSCAPE ARCHITECTS  
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905-947-8518

Project

COMMERCIAL DEVELOPMENT  
BUILDING S2  
2025 MER BLEUE ROAD  
OTTAWA, ONTARIO

Drawing Title

LANDSCAPE PLAN

TREE CANOPY COVER DATA

(PROJECTION ASSUMED AT 40 YR MATURITY)

LARGE DECIDUOUS TREES: 10m Dia. Spread

78m2 per x 27 = 2106m2

SMALL DECIDUOUS TREES: 5m Dia. Spread

20m2 per x 14 = 280m2

EXISTING TREE CANOPY COVER

78m2 per x 2 = 156m2

TOTAL TREE CANOPY COVER: 2424m2

TOTAL SITE AREA + R.O.W. minus BLDG. FOOTPRINT: 13667m2

(2076m2 + 6530m2)

% TREE CANOPY COVER: 18.6

SCHEDULE OF EXISTING TREES

(Inventory conducted May 28, 2025)

CODE	SPECIES	CONDITION	DBH (cm)	OWNERSHIP	ACTION NOTES
1	Honeylocust (Gleditsia inaequalis)	Good health, Good structure.	5	Private	Protect / RETAIN.
2	Red Oak (Quercus rubra)	Good health, Good structure.	5	Private	Protect / RETAIN.
3	Black Birch (Betula nigra)	Good health, Good structure.	5	Private	Protect / RETAIN.

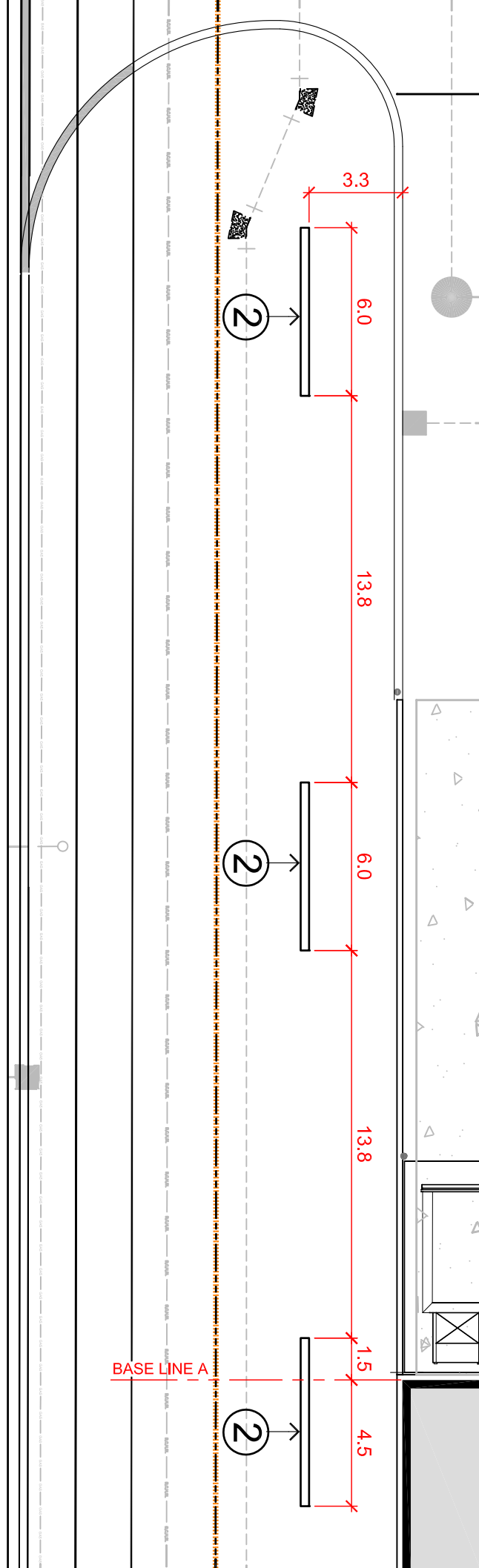
DBH: Diameter at breast height, or 1.4m from ground (unless otherwise noted).

SCALE 1:500

0 5 10 15 20 25 30 35 40m

ROGER PHARAND STREET

EXISTING  
SIGNALIZED  
INTERSECTION



1.1.07 DECORATIVE WALLS LAYOUT

1:200

**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 Sectional Details.

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, 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 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 75mm depth composted pine mulch to finish grade.

**Perennials and Ornamental Grasses** shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm mulch to finish grade.

Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Association standards.

Residential areas damaged or disturbed beyond the limit of Work.

Plant Material substitutions shall not be permitted without written approval from the Consultant.

Contractor shall advise Consultant a minimum of 48hrs prior to proceeding landscape work and any required Field Bookings.

**THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

**PLANT MATERIAL SCHEDULE (PRIVATE OWNERSHIP)**

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS / (N) NATIVE
<b>DECIDUOUS TREES</b>					
AC	AMELANCHIER CANADENSIS	SHAD-BLOW SERVICEBERRY	5	50mm cal	B&S Single Stem / N
AFJ	ACER FREEMANTII JEFFERSON	AUTUMN BLAZE MAPLE	3	50mm cal	B&S Single Stem / N
AS	ACER SACCHARINUM	SUGAR MAPLE	1	50mm cal	B&S Single Stem / N
GBA	GINKGO BILoba	AUTUMN GOLD MAIDENHAIR	1	50mm cal	B&S Single Stem / N
GM	QUERCUS MACROCARPA	BUR OAK	2	50mm cal	B&S Single Stem / N
QR	QUERCUS RUBRA	RED OAK	2	50mm cal	B&S Single Stem / N
SR	SYRINGA RETICULATA IVORY	IVORY SILK JAPANESE TREE	5	50mm cal	B&S Single Stem / N
SLK	ULMUS AMERICANA PRINCEPTON	PRINCEPTON ELM	1	50mm cal	B&S Single Stem
<b>DECIDUOUS SHRUBS</b>					
PD	POTENTILLA FRUTICOSA	GOLD DROP CINQUEFOIL	149	50cm ht	potted, 80cm o/c
PO	PHYSCOCARPUS OPILOLIFOLIUS	COMMON NINEBARK	64	50cm ht	potted, 100cm o/c / N
RB	ROSA BLANDA	SHRUB ROSE	115	50cm ht	potted, 100cm o/c / N
SLAW	SPIRAEA JAPONICA ANTHONY	ANTHONY WATERER SPIREA	74	50cm ht	potted, 100cm o/c
<b>PERENNIALS</b>					
ECN	ECHINACEA purpurea	PURPLE CONEFLOWER	28	15 cm pot	plant from o/c / N
Hem	HEMEROCALLIS hyperion	Hyperion Daylily	90	15 cm pot	plant from o/c
Rud	RUDEBECKIA fulgida	BLACK-EYED SUSAN	28	15 cm pot	plant from o/c / N
Sai	SAULIA x syriensis 'May Night'	MAY NIGHT SAGE	178	15 cm pot	plant from o/c
<b>ORNAMENTAL GRASSES</b>					
Cal	CALAMAGROSTIS x acutiflora	K&R FORESTER REED GRASS	100	15cm pot	plant 75cm o/c
Sor	SORGHASTRUM nutans	INDIAN GRASS	47	15cm pot	plant 75cm o/c / N
Spa	SPOROBOLUS heterolepis	PRAIRIE DROPSEED	24	15cm pot	plant 75cm o/c / N

BLDG. H3  
APPROVED-FUTURE  
CONSTRUCTION  
GLA: 24,717 SF

TEMPORARY PAD CONDITION  
PROPOSED-FUTURE BUILDING TBD,  
AND SUBJECT TO FUTURE SITE PLAN  
AMENDMENT

BLDG. S2

PHASE 1 & 2

PHASE 3

