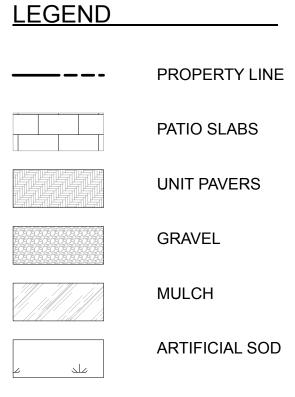




0 1 2 3 4 5 m



 ID
 Quantity
 Latin Name
 Common Name
 Scheduled Size
 Notes

 Aca
 5 Amelanchier canadensis 'Princess Diana'
 Princess Diana Serviceberry



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

APPROVED

By Andrew McCreight at 10:27 am, Oct 02, 2025



KEY PLAN, NTS

GENERAL NOTES

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FOR UNKNOWN SUBSURFACE CONDITIONS.

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3 2024-09-13 REISSUED FOR SPC

2 2024-05-17 REISSUED FOR SPC

1 2023-05-15 ISSUED FOR SPC

NO. DATE

AL:



DESCRIPTION

OWNERSH

SCARABELLI REALTIES INC. 44 CHAMBERLAIN AVENUE OTTAWA, ON, K1S 1V9



202, 950 GLADSTONE AVENUE OTTAWA, ON K1Y 3E6

T 613 233 8579 x102
F 613 233 4051

W LashleyLA.com
E Mail@LashleyLA.com

PROJECT:

30 - 48 CHAMBERLAIN AVENUE 30 - 48 CHAMBERLAIN AVENUE

30 - 48 CHAMBERLAIN AVENUE, OTTAWA, ONTARIO, K1S IV9

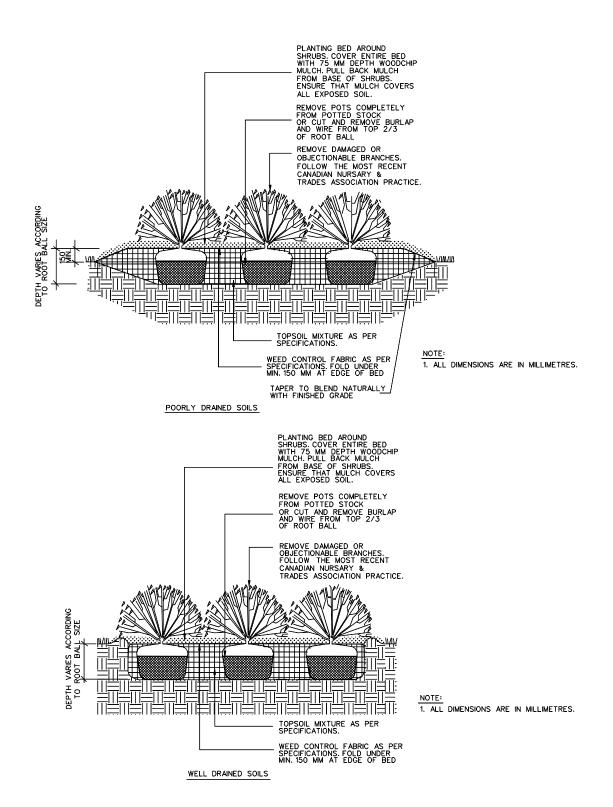
DRAWING TITLE:

LANDSCAPE PLAN - PODIUM

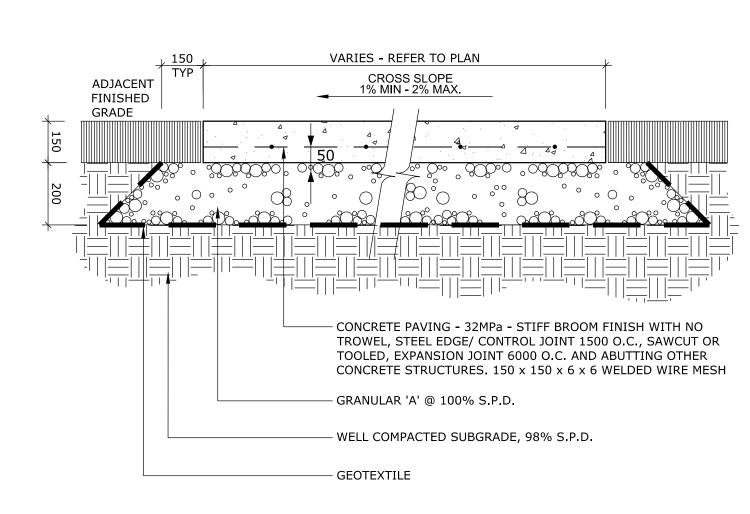
 DATE:
 2024-05-10
 DRAWING NO.:

 DRAWN SCALE:
 1:100
 LO-02

 DRAWN BY:
 AY
 REV NO.:
 0

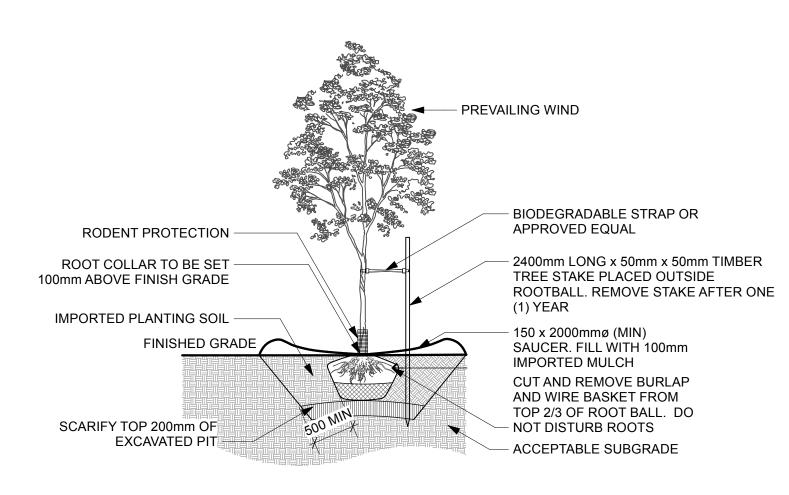






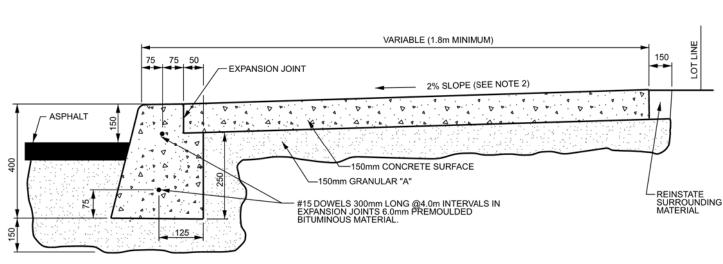
- 1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED 2. CONCRETE SHALL BE 32MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN
- ACCORDANCE WITH S.P. F-9040 3. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010
- 4. APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE CONTRACT ADMINISTRATOR

LIGHT DUTY WALKWAY CONCRETE PAVING L1-01 Scale: N.T.S

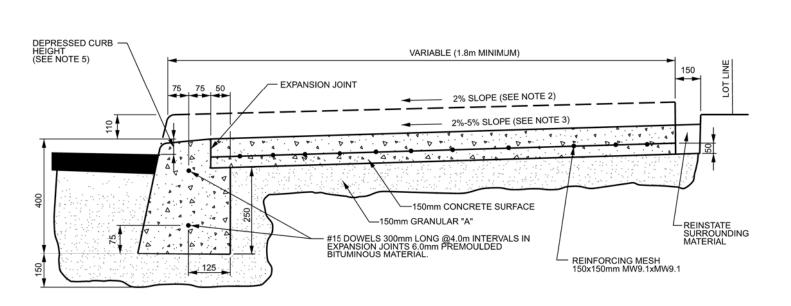


DO NOT DAMAGE OR CUT LEADER. REMOVE BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT. PRUNE AS REQUIRED MAINTAINING NATURAL SHAPE.

DECIDUOUS TREE PLANTING L1-01 Scale: 1:50



TYPICAL SIDEWALK SECTION

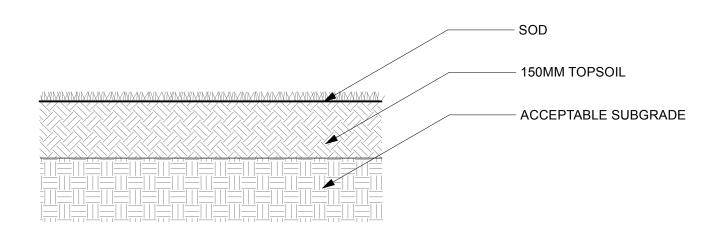


SECTION AT PRIVATE ENTRANCE AND PEDESTRIAN RAMPS

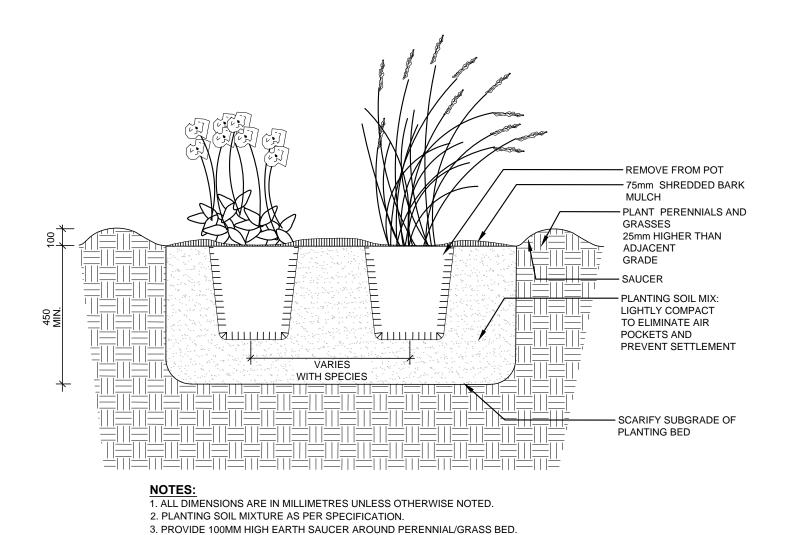
N.T.S.

- 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE
- 2. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
- 3. FOR CURB RAMPS, SLOPE OF 2% TO 5%, MAXIMUM 8%..
- 4. EXPANSION AND DUMMY JOINTS AS PER SC5. $5.\ \mathsf{DEPRESSED}\ \mathsf{CURB}\ \mathsf{HEIGHT}\ \mathsf{-}\ \mathsf{FOR}\ \mathsf{PEDESTRIAN}\ \mathsf{CURB}\ \mathsf{RAMPS}\ \mathsf{0}\ \mathsf{TO}\ \mathsf{6}\ \mathsf{mm}\ \mathsf{AND}\ \mathsf{FOR}\ \mathsf{PRIVATE}\ \mathsf{ENTRANCES}\ \mathsf{0}\ \mathsf{TO}\ \mathsf{13}\mathsf{mm}.$

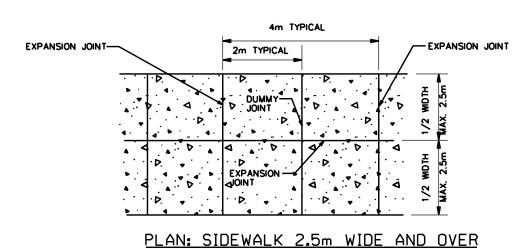
CONCRETE BARRIER CURB WITH SIDEWALK L1-01/ Scale: N.T.S



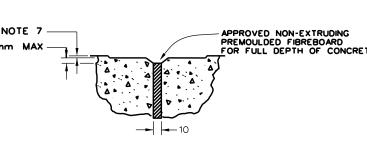
SOD PLANTING L1-01 Scale: 1:10



PERENNIAL AND ORNAMENTAL GRASS PLANTING

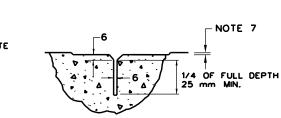


PLAN: SIDEWALK LESS THAN 2.5m WIDE



L1-01 Scale: N.T.S

EXPANSION JOINT PROFILE



DUMMY JOINT PROFILE

1. EXPANSION JOINTS IN SIDEWALK SHALL BE IN LINE WITH EXPANSION JOINTS IN CURB.

- 2. TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT THE ENDS, THE MIDPOINT, AT INTERVALS OF 4m MAXIMUM, AND ALSO TO ISOLATE OBSTRUCTIONS FROM SIDEWALK, HYDRANTS, POLES, BUILDINGS, ETC.
- 3. EDGES AND JOINTS ARE TO BE FINISHED WITH A 75mm EDGING TOOL.
- 4. ALL CONCRETE SIDEWALKS ARE TO HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.
- 5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE. 6. INSTALL DUMMY TRANSVERSE JOINTS AS REQUIRED SO THERE IS A MAXIMUM SPACING OF 2m BETWEEN ALL JOINTS. 7. SMOOTH ALL TOOLED EDGES TO A MAXIMUM DEPTH OF 1 mm.

SIDEWALK CONSTRUCTION JOINTS L1-01 Scale: N.T.S



KEY PLAN, NTS

GENERAL NOTES

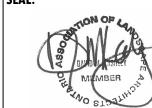
1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM ARCHITECT'S AND ENGINEER'S PLANS AND SURVEYS.

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4 | 2025-04-11 | REISSUED FOR SPC 3 | 2024-09-13 | REISSUED FOR SPC

2 | 2024-05-17 | REISSUED FOR SPC 2023-05-15 ISSUED FOR SPC



ANDREW MCCREIGHT

MANAGER, DEVELOPMENT REVIEW CENTRAL

PLANNING, DEVELOPMENT & BUILDING SERVICES DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

By Andrew McCreight at 10:27 am, Oct 02, 2025

APPROVED

SCARABELLI REALTIES INC. 44 CHAMBERLAIN AVENUE OTTAWA, ON, K1S 1V9



202, 950 GLADSTONE AVENUE OTTAWA, ON K1Y 3E6

DESCRIPTION

T 613 233 8579 x102 **F** 613 233 4051

PROJECT:

30 - 48 CHAMBERLAIN AVENUE

30 - 48 CHAMBERLAIN AVENUE, OTTAWA, ONTARIO, K1S IV9

DRAWING TITLE:

LANDSCAPE DETAILS

2024-05-10 **DRAWING NO.:**

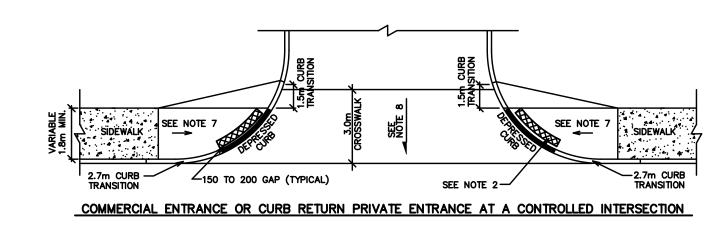
LA PROJECT NO.: 23855-1 REV NO.:

BACK OF WALK SIDEWALK FACE OF CURB - SEE NOTE 3 DEPRESSED CURB HEIGHT (SEE NOTE 6) 3.0m CROSSWALK SEE NOTE 8 2.7m CURB TRANSITION + SEE NOTE 3 1. DOUBLE RAMP WIDTH SHOULD MATCH SIDEWALK WIDTH, BE A MINIMUM OF 3.3m WIDE AND PERMIT WHEELCHAIRS TO ENTER CROSSING AT RIGHT ANGLES. SECTION THROUGH RAMP TOTAL (SEE NOTE 5) 2. APPROVED 610 X WIDTH OF CURB RAMP SLOPE FOR 1.80m WALKS: 2-5% (1500 MIN) TACTILE WALKING SURFACE INDICATOR, RADIUS TO MATCH CURB 4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE. 5. FOR TRANSITION AREA, MAXIMUM SLOPE OF 2% 6. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm. REINFORCING MESH 7. FOR CURB RAMPS SLOPE OF 2% TO 5%, 150x150mm MW9.1xMW9.1 MAXIMUM 8% 8. SUBJECT TO AVOIDANCE OF MEDIANS, CROSSWALK LINES TO CENTRED ON THE CURB RAMP.

MID BLOCK CROSSING AND PARALLEL CURB RAMPS

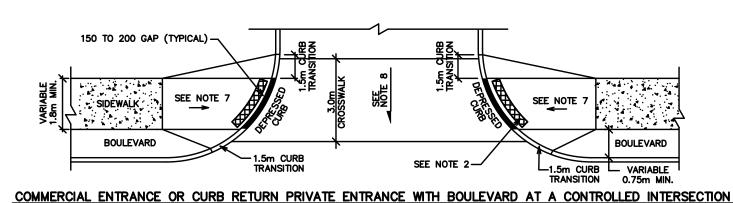
1 PEDESTRIAN CURB RAMP WITHOUT BOULEVARD L1-02 Scale: N.T.S

SECTION A - A



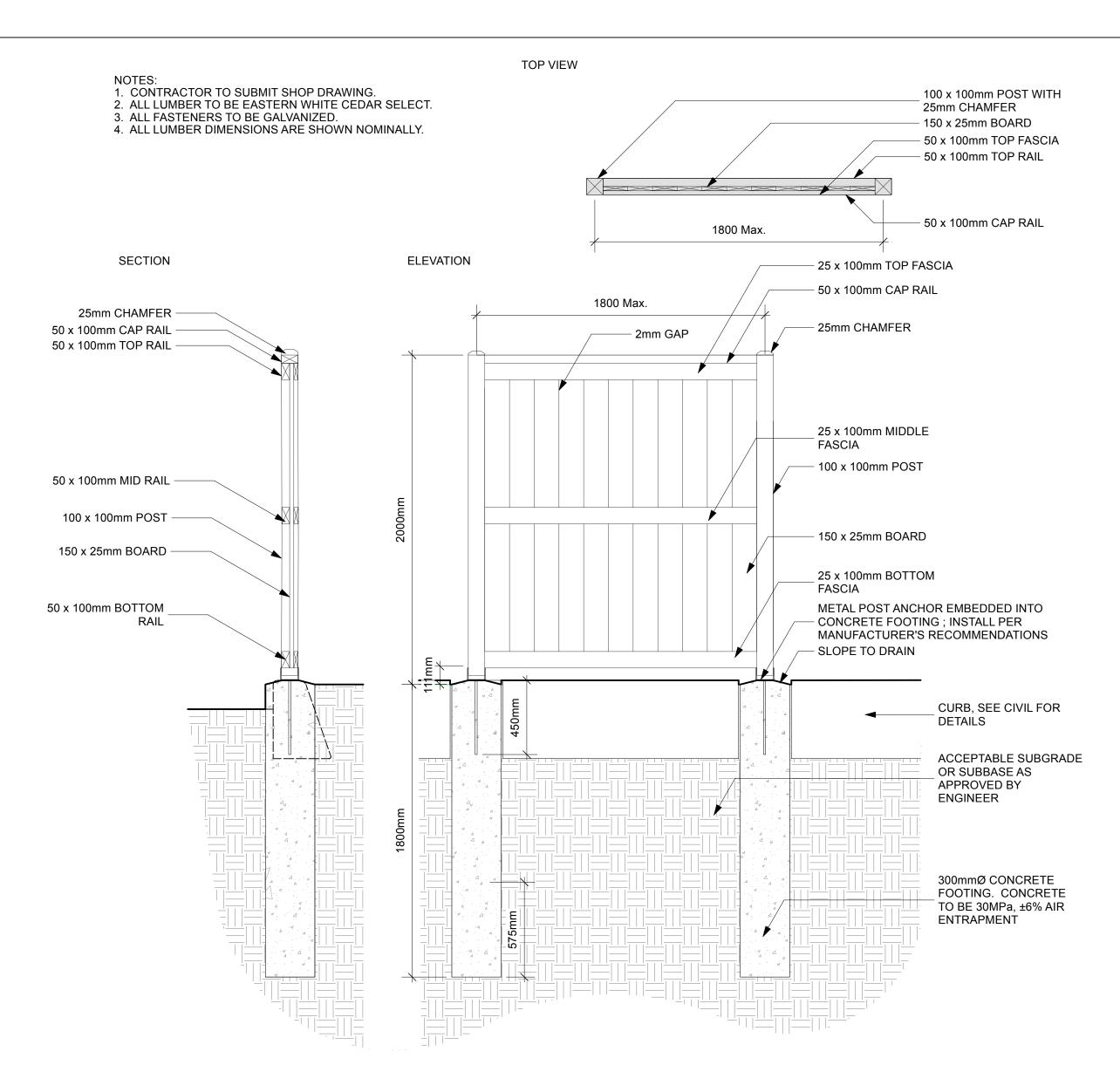
9. FOR RETROFIT APPLICATIONS ONLY

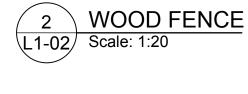
10. FOR MONOLITHIC SIDEWALK, TWSI SHALL BE 300 TO 350mm BACK FROM CURB FACE.

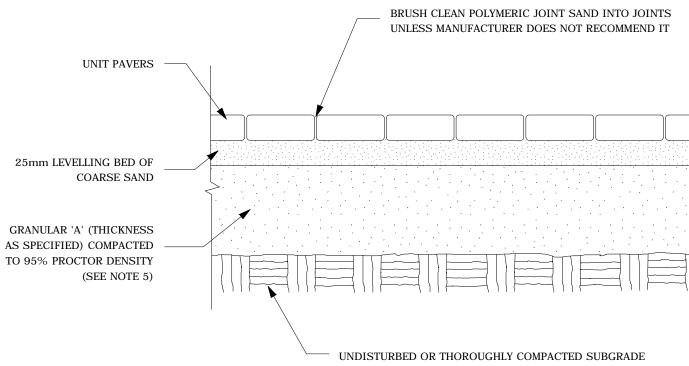


- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 APPROVED 610 X WIDTH OF CURB RAMP (1500MIN) TACTILE WALKING SURFACE INDICATOR, RADIUS TO MATCH CURB. DRAIN GROOVES AS PER SC7.
- RADIUS TO MATCH CURB. DRAIN GROOVES A 3. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
- 4. SIDEWALK DETAILS SEE SC2 AND SC3.
- 5. CURB RAMPS AS PER SC6 AND SC7.
- 6. CROSSWALK LINES TO BE CENTRED ON THE CURB RAMP.
- 7. FOR CURB RAMPS, SLOPE OF 2% TO 5% MAXIMUM 8%. 8. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH BYLAW.
- 9. CONTROLLED INTERSECTION MEANS AN ENTRANCE LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL









NOTES:

- 1. THE LEVELING COURSE (BEDDING SAND) SHALL BE PLACED LOOSE, IN A UNIFORM LAYER AT A MAXIMUM DEPTH OF 25mm TO ACHIEVE THE FINAL COMPACTED THICKNESS AND GRADE AS SPECIFIED
- 2. INSTALL SOLID EDGE RESTRAINT BETWEEN UNIT PAVERS AND ANY SOFT SURFACE (SOD, PLANTING BED, ETC.)
- 3. UNIT PAVERS ARE THEN PLACED ON TOP OF THE LEVELING COURSE AND ADDITIONAL SAND SWEPT BETWEEN THE UNIT PAVERS
- 4. THE UNIT PAVERS ARE THEN VIBRATED INTO PLACE WITH A VIBRA-PLATE AND WATER IS ADDED TO ASSIST IN THE SETTLING OF THE JOINT SAND
- 5. GRANULAR 'A' DEPTH TO BE 100mm FOR PEDESTRIAN AREAS AND 150mm FOR VEHICULAR ACCESSES. OR AS RECOMMENDED BY GEOTECHNICAL INVESTIGATION
- 6. USE OF THIS DETAIL REQUIRES THE PRIOR APPROVAL OF THE GENERAL MANAGER





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

APPROVED

By Andrew McCreight at 10:27 am, Oct 02, 2025



KEY PLAN, NTS

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- 3 | 2024-09-13 | REISSUED FOR SPC
- 2 2024-05-17 REISSUED FOR SPC
- 1 2023-05-15 ISSUED FOR SPC

NO. DATE SEAL:

NORTH:



OWNERSHIP:

SCARABELLI REALTIES INC. 44 CHAMBERLAIN AVENUE OTTAWA, ON, K1S 1V9



202, 950 GLADSTONE AVENUE OTTAWA, ON K1Y 3E6 T 613 233 8579 x102 F 613 233 4051

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PROJECT:

30 - 48 CHAMBERLAIN AVENUE 30 - 48 CHAMBERLAIN AVENUE,

30 - 48 CHAMBERLAIN AVENUE OTTAWA, ONTARIO, K1S IV9

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	2024-05-10	DRAWING NO.:	
DRAWN SCALE:	1:100	 1 _	.01
DRAWN BY:	AY		
LA PROJECT NO.	: 23855-1	REV NO.:	