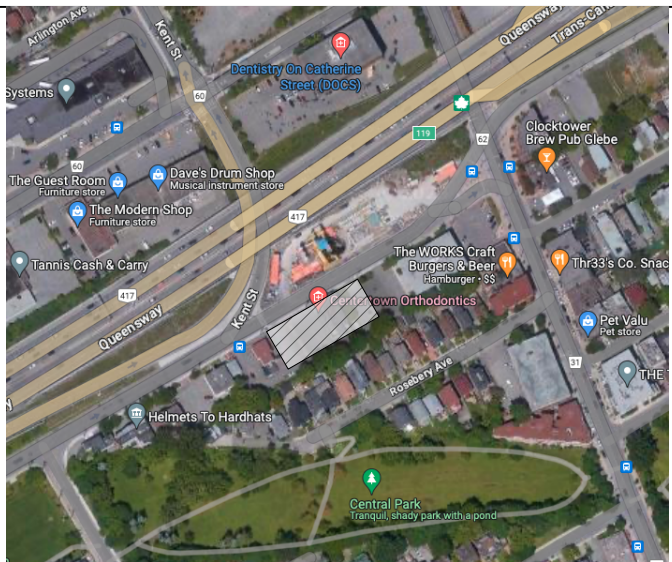
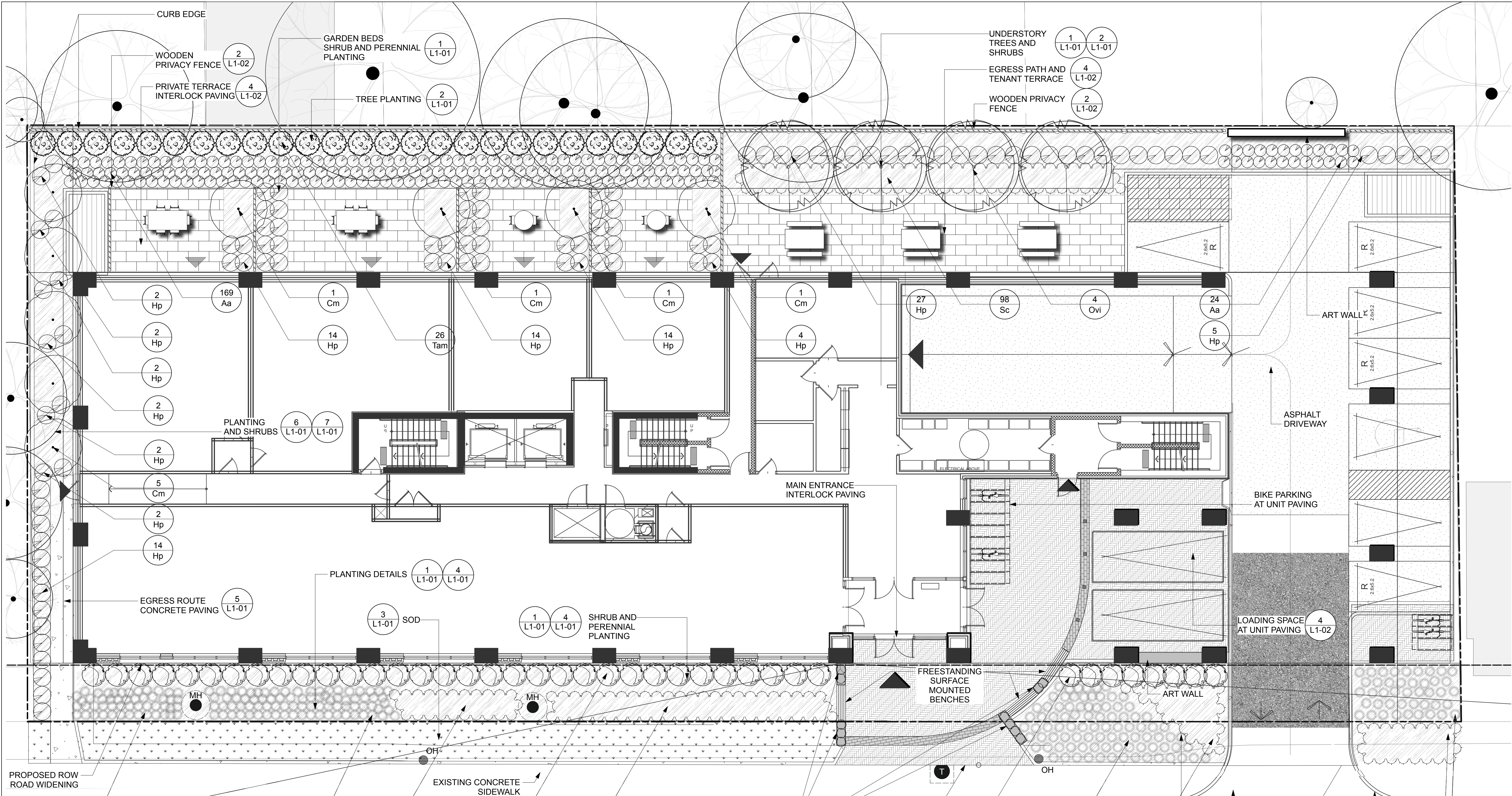




KEY PLAN, NTS

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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 DESCRIPTION

SEAL:

NORTH:

OWNERSHIP:

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

LASHLEY
+ASSOCIATES
LANDSCAPE ARCHITECTURE

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T 613 233 8579 x102
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E Mail@LashleyA.com

PROJECT:

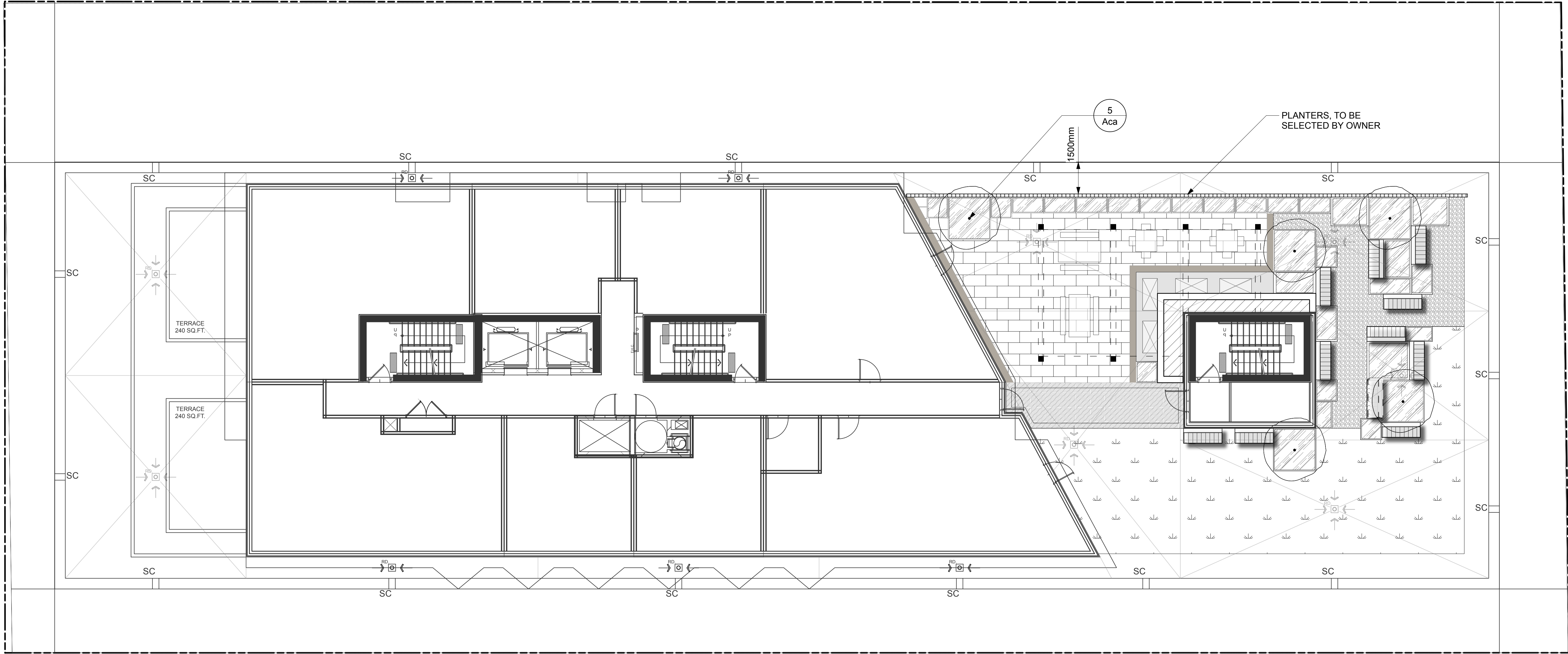
30 - 48 CHAMBERLAIN AVENUE
30 - 48 CHAMBERLAIN AVENUE,
OTTAWA, ONTARIO, K1S 1V9

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	2024-05-10	DRAWING NO.:	
DRAWN SCALE:	1:100		
DRAWN BY:	AY		
LA PROJECT NO.:	23855-1	REV NO.:	0

L0-01



1 PODIUM LANDSCAPE PLAN
L0-02 Scale: 1:100



LEGEND

- PROPERTY LINE
- PATIO SLABS
- UNIT PAVERS
- GRAVEL
- MULCH
- ARTIFICIAL SOD

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

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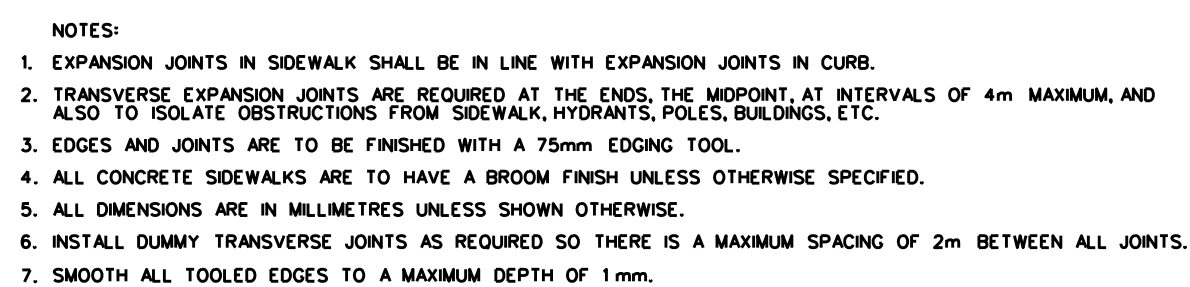
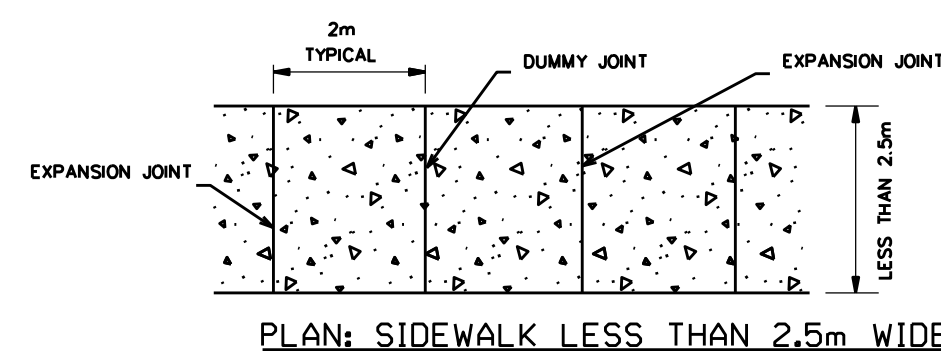
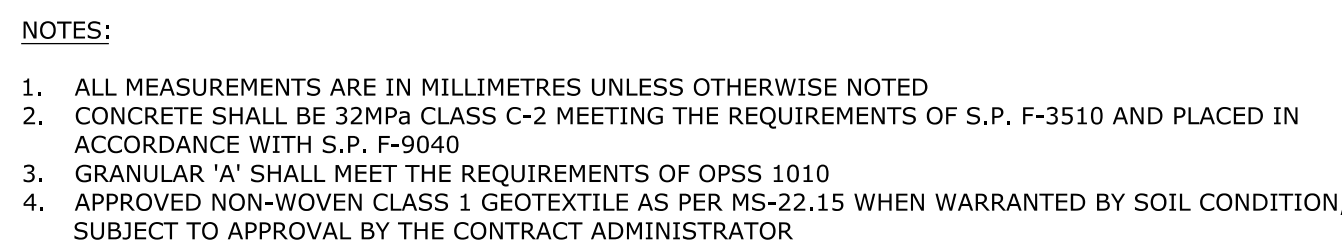
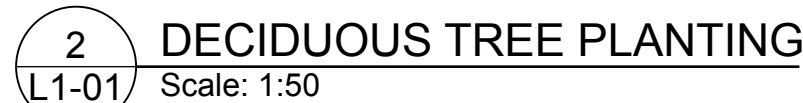


PROJECT:
30 - 48 CHAMBERLAIN AVENUE
30 - 48 CHAMBERLAIN AVENUE,
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DRAWING TITLE:
LANDSCAPE PLAN - PODIUM

DATE:	2024-05-10	DRAWING NO.:	
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DRAWN BY:	AY		
LA PROJECT NO.:	23855-1	REV NO.:	0

L0-02



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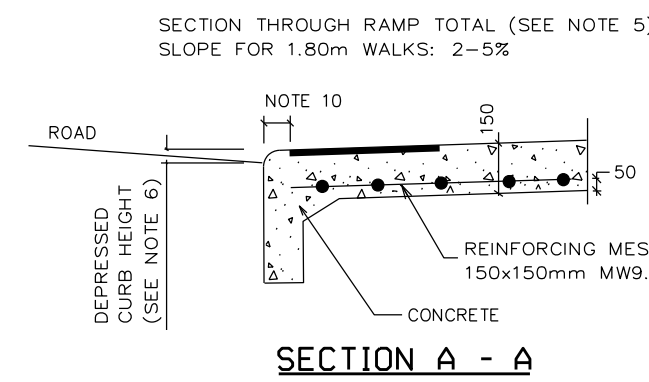
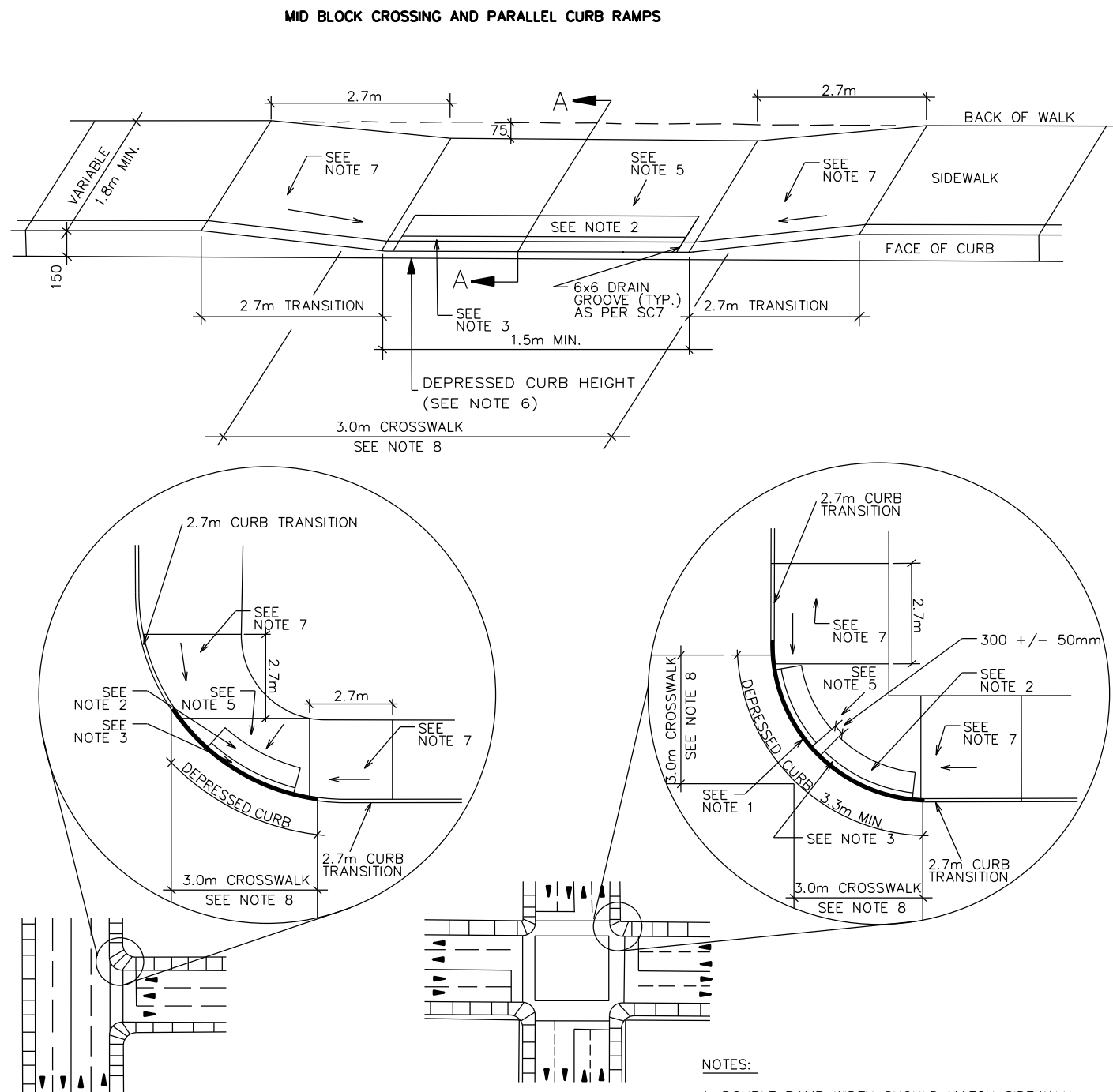
**30 - 48 CHAMBERLAIN
AVENUE**

30 - 48 CHAMBERLAIN AVENUE,
OTTAWA, ONTARIO, K1S 1V9

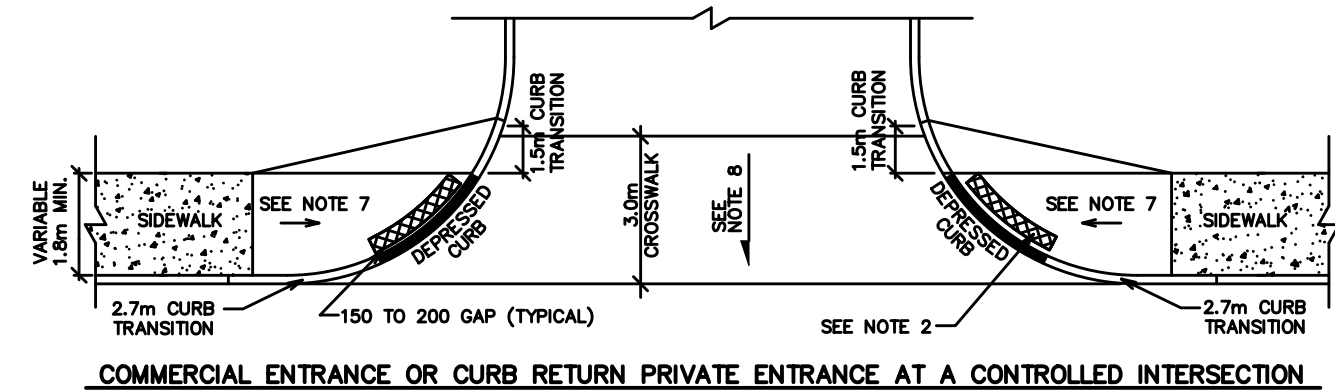
DRAWING TITLE:

LANDSCAPE DETAILS

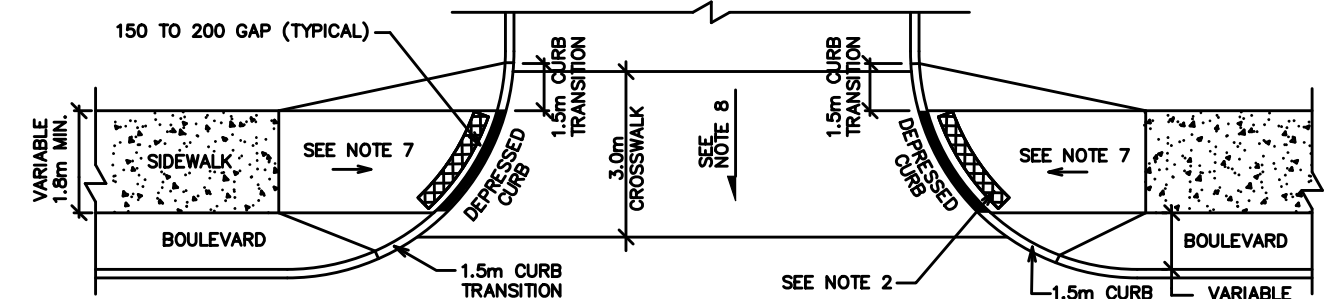
DATE:	2024-05-10	DRAWING NO.:	L1-01
DRAWN SCALE:	1:100		
DRAWN BY:	AY		
LA PROJECT NO.:	23855-1	REV NO.:	



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



COMMERCIAL ENTRANCE OR CURB RETURN PRIVATE ENTRANCE AT A CONTROLLED INTERSECTION



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 2. APPROVED 610 x WIDTH OF CURB RAMP (1500MIN) TACTILE WALKING SURFACE INDICATOR, RADIUS TO MATCH CURB. DRAIN GROOVES AS PER SC7.
 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

3 CURB RETURN ENTRANCES - CONTROLLED INTERSECTIONS
L1-02 Scale: N.T.S

- NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING.
 2. ALL LUMBER TO BE EASTERN WHITE CEDAR SELECT.
 3. ALL FASTENERS TO BE GALVANIZED.
 4. ALL LUMBER DIMENSIONS ARE SHOWN NOMINALLY.

SECTION

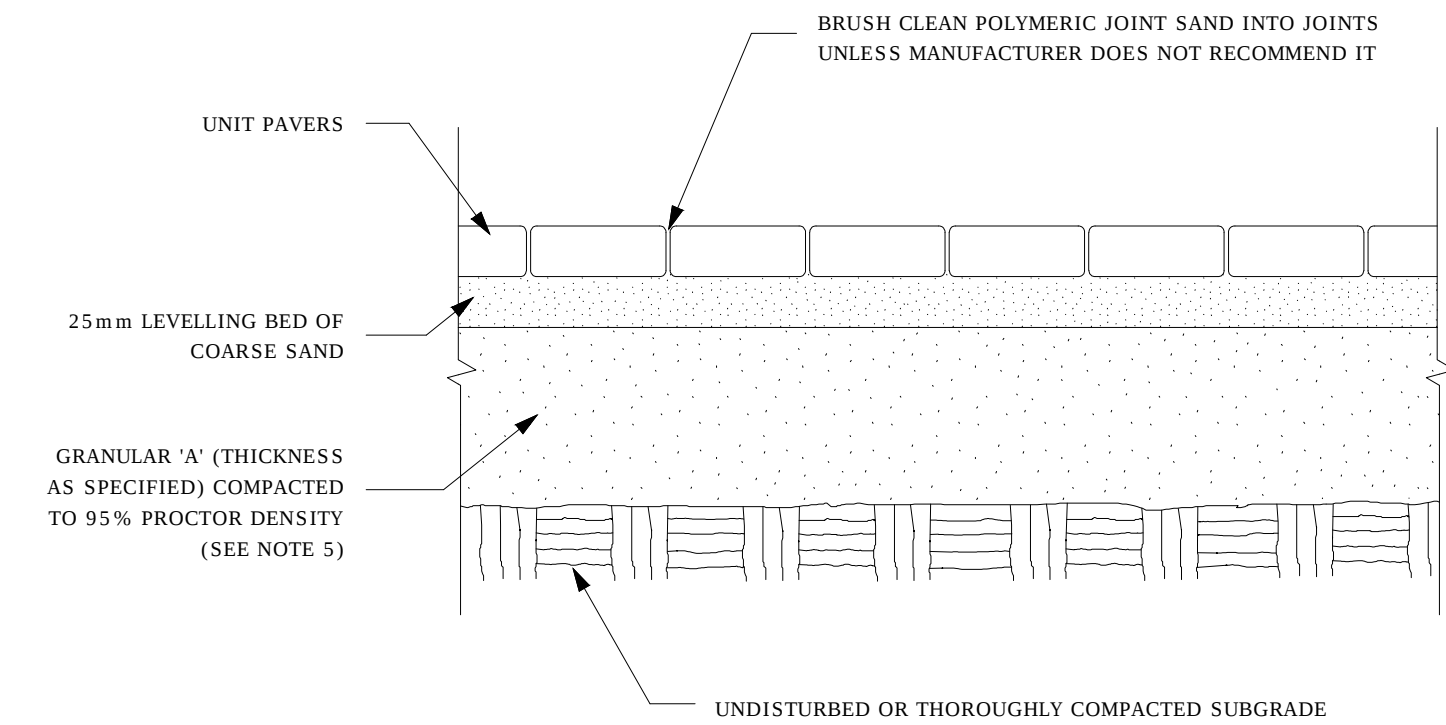
- 25mm CHAMFER
50 x 100mm CAP RAIL
50 x 100mm TOP RAIL
- 50 x 100mm MID RAIL
100 x 100mm POST
150 x 25mm BOARD
50 x 100mm BOTTOM RAIL

TOP VIEW

ELEVATION

- 100 x 100mm POST WITH 25mm CHAMFER
150 x 25mm BOARD
50 x 100mm TOP FASCIA
50 x 100mm TOP RAIL
- 1800 Max.
- 25 x 100mm TOP FASCIA
50 x 100mm CAP RAIL
25mm CHAMFER
- 25 x 100mm MIDDLE FASCIA
100 x 100mm POST
150 x 25mm BOARD
25 x 100mm BOTTOM FASCIA
METAL POST ANCHOR EMBEDDED INTO CONCRETE FOOTING; INSTALL PER MANUFACTURER'S RECOMMENDATIONS
SLOPE TO DRAIN
- 1800mm
- 111mm
- 450mm
- 575mm
- CURB, SEE CIVIL FOR DETAILS
- ACCEPTABLE SUBGRADE OR SUBBASE AS APPROVED BY ENGINEER
- 300mmØ CONCRETE FOOTING. CONCRETE TO BE 30MPa, ±6% AIR ENTRAPMENT

2 WOOD FENCE
L1-02 Scale: 1:20



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 SWEEPED 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 ACCESSSES, OR AS RECOMMENDED BY GEOTECHNICAL INVESTIGATION
6. USE OF THIS DETAIL REQUIRES THE PRIOR APPROVAL OF THE GENERAL MANAGER

4 UNIT PAVING - ON GRANULAR BASE
L1-02 Scale: N.T.S

Andrew McCreight

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

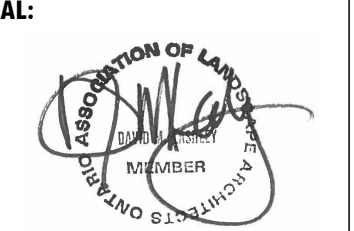


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OTTAWA, ON, K1S 1V9



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L1-02