

- 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 Servicing.
 - 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.
 - Plant material shall be No.1 Grade and shall 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 work.
 - 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 depth composted pine mulch to finish grade.
 - Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
 - Reinstate all 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 Reviews.
 - TREE PLANTING SETBACK RESTRICTIONS FOR BUILDING FOUNDATIONS CONFORM TO RECOMMENDATIONS AND STANDARDS SET OUT IN THE GEOTECHNICAL REPORT.**
 - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

TREE CANOPY COVER DATA
(PROJECTION ASSUMED AT 40 YR. MATURITY)

PROPOSED LARGE DECIDUOUS TREES: 10m Dia. Spread
78m² per x 6 = 468m²

PROPOSED SMALL DECIDUOUS TREES: 5m Dia. Spread
20m² per x 1 = 20m²

EXISTING TREE CANOPY COVER
Area (approx.): 530m²

TOTAL TREE CANOPY COVER: 688m²
TOTAL SITE AREA: 3508.4m²

% TREE CANOPY COVER: 29.0

LEGEND / SYMBOL

- EXISTING TREE TO BE RETAINED (Refer to TCR)
CRZ (Critical Root Zone)
- EXISTING SHRUBS TO BE RETAINED
- PROPOSED DECIDUOUS TREES
DETAIL 1/L2.01
- PROPOSED SHRUBS
DETAIL 1/L2.01
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES
DETAIL 1/L2.01
- PROPOSED BICYCLE PARKING SPACES PROVIDED: 2
PROPOSED BICYCLE RACK
PROPOSED QTY: 2
DETAIL 2/L2.01
- PROPOSED 4.5m TREE PLANTING SETBACK LIMIT (PER GEOTECHNICAL RECOMMENDATIONS)

PLANT MATERIAL SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS	NATIVE(N)	OWNERSHIP
DECIDUOUS TREES							
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1	50mm cal	B&B, single-stem	N	Private
OO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	1	50mm cal	B&B, single-stem	N	Public
GT	GLEDITSIA TRIACANTHOS SUNBURST	SUNBURST HONEYLOCUST	2	50mm cal	B&B, single-stem	N	Private
QM	QUERCUS MACROCARPA	BUR OAK	1	50mm cal	B&B, single-stem	N	Public
QR	QUERCUS RUBRA	RED OAK	1	50mm cal	B&B, single-stem	N	Private
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	1	50mm cal	B&B, single-stem	N	Private
SHRUBS							
DL	DIERVILLA LONICERA	BUSH HONEYSUCKLE	47	50cm ht	potted, 100cm o/c	N	Private
PM	PINUS MUGO MUGHUS	MUGHO PINE	14	50cm ht	potted, 100cm o/c	N	Private
PO	PHYSCARPUS OPUULIFOLIUS	COMMON NINEBARK	29	50cm ht	potted, 100cm o/c	N	Private
RB	ROSA BLANDA	SHRUB ROSE	18	50cm ht	potted, 100cm o/c	N	Private
PERENNIALS							
Ast	ASTER novae-angliae	NEW ENGLAND ASTER	20	1 ltr pot	plant 45cm o/c	N	Private
Ech	ECHINACEA purpurea	PURPLE CONEFLOWER	29	1 ltr pot	plant 45cm o/c	N	Private
Li	LIATRIS spicata	DENSE BLAZING STAR	28	1 ltr pot	plant 45cm o/c	N	Private
Rud	RUDBECKIA fulgida 'Goldsturm'	BLACK-EYED SUSAN	29	1 ltr pot	plant 45cm o/c	N	Private
Sal	SALVIA yangii	RUSSIAN SAGE	28	1 ltr pot	plant 45cm o/c	N	Private
ORNAMENTAL GRASSES							
Cal	CALAMAGROSTIS x acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	23	1 ltr pot	plant 60cm o/c	N	Private
CaP	CAREX pensylvanica	OAK SEDGE	104	PL50	plant 45cm o/c	N	Private
Spo	SPOROBOLUS heterolepis	PRAIRIE DROPSSEED	50	1 ltr pot	plant 45cm o/c	N	Private

OWNER:
2045265 ONTARIO LTD.
1601-77 Bloor St., W., Toronto, ON M5S 1M2

ARCHITECT:
NICHOLAS CARAGIANIS ARCHITECT INC.
137 Pamilla St., Ottawa, ON K1S 3K9

CIVIL ENGINEER:
D.B. GRAY ENGINEERING INC.
700 Long Point Circle, Ottawa, ON K1T 4E9

GEOTECHNICAL ENGINEER:
PATERSON GROUP
9 Auriga Dr, Ottawa, ON K2E 7T9

ONTARIO LAND SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
500-14 Concourse Gate, Nepean, ON K2E 7S6

LEGAL DESCRIPTION:
Block 9, Registered Plan 4M-944
City of Ottawa.

FOR APPROVAL ONLY

2.	APR.13/26	PER CITY COMMENTS (1)
1.	DEC.17/25	ISSUE FOR SITE PLAN APPROVAL

North Arrow

Stamp

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.

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Consultant

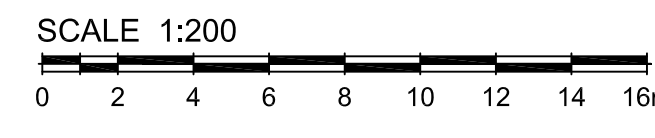
LEVSTEK CONSULTANTS
LANDSCAPE ARCHITECTS

5871 Hugh Crescent - Ottawa - Ontario - K0A 2W0

Project:
TIM HORTONS
2300 BANK STREET
OTTAWA, ONTARIO

Drawing Title:
LANDSCAPE PLAN

Drawn	MGB	Date	NOV. 2025	Drawing No.	
Scale	1:200	Project No.	1255		L1.01



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