

**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  
78m<sup>2</sup> per x 6 = 468m<sup>2</sup>

PROPOSED SMALL DECIDUOUS TREES: 5m Dia. Spread  
20m<sup>2</sup> per x 1 = 20m<sup>2</sup>

EXISTING TREE CANOPY COVER  
Area (approx.): 530m<sup>2</sup>

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TOTAL TREE CANOPY COVER: 688m<sup>2</sup>  
TOTAL SITE AREA: 3508.4m<sup>2</sup>

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**% 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)
- PROPOSED SOIL VOLUME DATA (PER SOIL AREA)  
(REFER TO SOIL VOLUME DATA CHART)

**PLANT MATERIAL SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS	NATIVE(N)	OWNERSHIP
<b>DECIDUOUS TREES</b>							
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	Public
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
<b>SHRUBS</b>							
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 OPULIFOLIUS	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
<b>PERENNIALS</b>							
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
<b>ORNAMENTAL GRASSES</b>							
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	PRAIRE DROPSSEED	50	1 ltr pot	plant 45cm o/c	N	Private

**SOIL VOLUME DATA**

Soil Area	Soil Area (m <sup>2</sup> )	Soil Depth (m)*	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )
1	60.6	1.3	78.78	2	39.39
2	46.6	1.3	60.58	2	30.29

**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
no.	date	revision

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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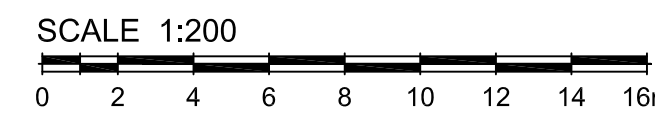
Consultant

**LEVSTEK CONSULTANTS**  
LANDSCAPE ARCHITECTS  
5871 Hugh Crescent - Ottawa - Ontario - K0A 2W0

**Project:**  
TIM HORTONS  
2300 BANK STREET  
OTTAWA, ONTARIO

Drawing Title  
**LANDSCAPE PLAN**  
SOIL VOLUME DATA LAYER

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



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