

**GENERAL NOTES:**

- ALL DIMENSIONS IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
- THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
  - CHECK AND VERIFY ALL DIMENSIONS ON SITE
  - REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR
  - COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
  - CHECK AND VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES WITH ALL LOCAL UTILITIES PRIOR TO ANY DIGGING
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.' THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE CONTRACT ADMINISTRATOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

**NOTES:**  
 THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:  
 • Paterson Group Report PG5770-1 Revision 1 Dated July 3, 2024

THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE TREE CONSERVATION REPORT PREPARED BY NAK DESIGN STRATEGIES:  
 • 240715\_Ogilvie Road\_TCR\_R2

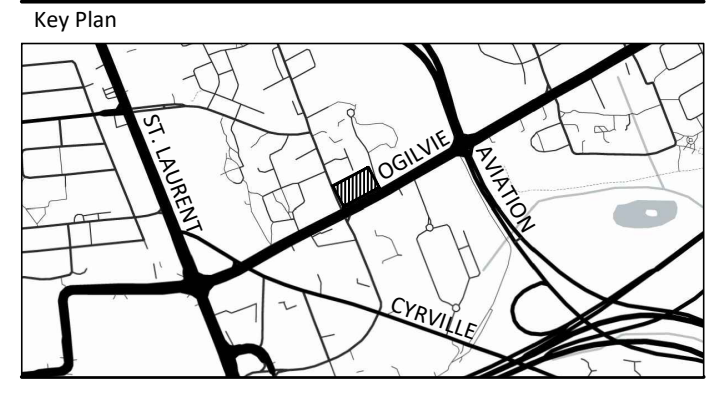
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 2024, AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD.

*John Seigny*  
**JOHN SEIGNY C.E.T.**  
 MANAGER, DEVELOPMENT REVIEW EAST  
 PLANNING, DEVELOPMENT & BUILDING SERVICES  
 DEPARTMENT, CITY OF OTTAWA

**REVISED**  
 11:23 am, Jun 05, 2026

**APPROVED**  
 By seignyjo at 11:23 am, Jun 05, 2026

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



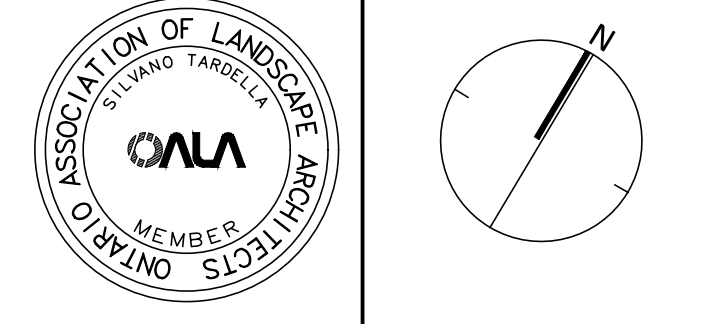
**LEGEND**

- PROPERTY LINE
- ORNAMENTAL FENCE
- SOIL VOLUME LIMITS
- PERENNIAL PLANTING BED
- SEED MIX (TEMPORARY)
- C.I.P. CONCRETE PAVING
- UNIT PAVING
- STONEDUST
- ORNAMENTAL GRASSES
- DECIDUOUS SHRUB
- MULTI-STEM DECIDUOUS TREE
- CONIFEROUS TREE
- SMALL DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- LARGE DECIDUOUS TREE
- PROJECTED CANOPY COVER

No.	Description	Date
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9	Re-issued for Site Plan Approval	Feb 25/26
8	Re-issued for Site Plan Approval	Feb 03/26
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3	Re-issued for Site Plan Approval	May 30/25
2	Issued for Site Plan Approval	Apr 24/25
1	Issued for ZBLA	Feb 17/25
No.	Description	Date

OWNER/SHIP	PLANNING
TCU Development Corporation 150 Isabelle Street, Unit 1207, Ottawa ON K1S 5H3	101000 Consulting 238 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT	TRANSPORTATION
RA Architecture 56 Beech Street, Ottawa ON K1S 3J6	EGM Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1
CIVIL	GEOTECHNICAL
Strategic 300-1331 Clyde Avenue, Ottawa ON K2C 3S4	Pateron Group 154 Colonnade Road South, Ottawa ON K1R 7S5
LANDSCAPE ARCHITECT	SURVEYOR
NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	Annis O'Sullivan Vollebeck Ltd. 24 Concourse Gate, Suite 500, Nepean ON K2E 7S6
ENVIRONMENTAL	ENGINEERING INC.
GRANITE WIND ENGINEERING INC. 127 Walgreen Rd., Carp, ON K0A 1J0	

PROPERTY INFORMATION  
 PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



**NAK**  
 design strategies  
 1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
 T 613.237.2345 NAKDESIGNSTRATEGIES.COM  
 Project

**1137, 1151 OGLIVIE ROAD  
 OTTAWA, ON**

PLANT LIST - TREES, SHRUBS, PERENNIALS	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
<b>LARGE CONIFEROUS TREES</b>	LL	LARIX LARICINA	TAMARACK	3	250cm HT	B&B	Y	PRIVATE
PG	PICEA GLAUCOA	WHITE SPRUCE	2	250cm HT	B&B	Y	PRIVATE	
PS	PINUS STROBUS	WHITE PINE	2	250cm HT	B&B	Y	PRIVATE	
<b>LARGE DECIDUOUS TREES</b>	CO	CELTIS OCCIDENTALIS	HACKBERRY	3	50mm CAL	B&B	Y	PUBLIC
QM	QUERCUS MACROCARPA	BURR OAK	2	50mm CAL	B&B	Y	PRIV/PUB	
UA	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2	50mm CAL	B&B	Y	PRIV/PUB	
<b>MEDIUM DECIDUOUS TREES</b>	AG	AESCULUS GLABRA	OHIO BUCKEYE	2	50mm CAL	B&B	N	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	2	50mm CAL	B&B	Y	PRIVATE	
PP	PRUNUS PENNSYLVANICA	PIN CHERRY	2	50mm CAL	B&B	Y	PRIVATE	
<b>DECIDUOUS SHRUBS</b>	AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5	3 GAL	POT	Y	PRIVATE
SA	SYMPHORICARPOS ALBUS	SNOWBERRY	9	3 GAL	POT	Y	PRIVATE	
PO	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5	3 GAL	POT	N	PRIVATE	
DL	DIERVILLA LONICERA	BUSH HONEYSUCKLE	5	3 GAL	POT	Y	PRIVATE	
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	46	3 GAL	POT	Y	PRIVATE	
ha	HEUCHERA AMERICANA	CORAL BELLS	175	2 GAL	POT	Y	PRIVATE	
<b>PERENNIAL MIX 'A' - PART SUN, PART SHADE (117 m2 @ 9/m2)</b>	ac	ANEMONE CANADENSIS	WINDFLOWER	175	2 GAL	POT	Y	PRIVATE
cp	CAREX PENNSYLVANICA	FOX SEDGE	178	2 GAL	POT	Y	PRIVATE	
cc	CORNUS CANADENSIS	BUNCHBERRY	175	2 GAL	POT	Y	PRIVATE	
dc	DECHAMPسيا CESPITOSA	TUFTED HAIR GRASS	175	2 GAL	POT	Y	PRIVATE	
gm	GERANIUM MACULATUM	WILD GERANIUM	175	2 GAL	POT	Y	PRIVATE	
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSSEED	45	2 GAL	POT	Y	PRIVATE	
<b>PERENNIAL MIX 'B' - SUN, PART SUN (35 m2 @ 9/m2)</b>	ct	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	45	2 GAL	POT	Y	PRIVATE
cl	COREOPSIS LANCEOLATA	TICKSEED	45	2 GAL	POT	Y	PRIVATE	
hh	HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER	45	2 GAL	POT	Y	PRIVATE	
pp	PHLOX PANICULATA 'BLUE PARADISE'	GARDEN PHLOX	45	2 GAL	POT	N	PRIVATE	
rh	RUBBECKIA HIRTA	GLORIOSA DAISY	45	2 GAL	POT	Y	PRIVATE	
mf	MONARDA FISTULOSA	WILD BERGAMOT	45	2 GAL	POT	Y	PRIVATE	
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSSEED	45	2 GAL	POT	Y	PRIVATE	

**PROPOSED TREE CANOPY PROJECTIONS**

TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (7)	135-250*	192	CANOPY (W. OVERLAP): 983.40m²
MEDIUM (3)	35-135*	85	
SMALL (8)	5-35*	20	
CONIFER (7)	45-96*	70	

SITE: 3,943m²  
 TOTAL PERCENT COVER: 24.9%

**TREE SOIL VOLUMES**

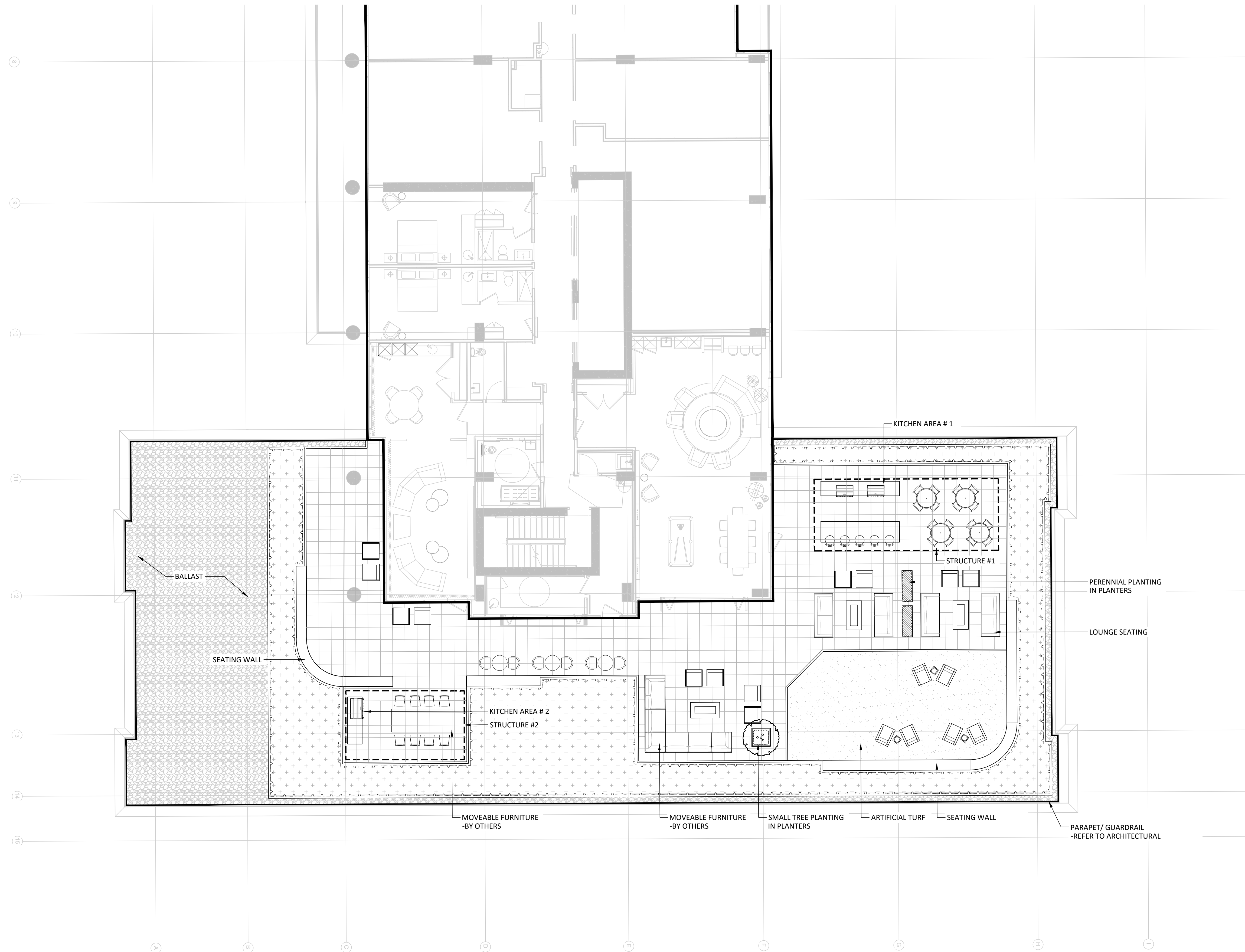
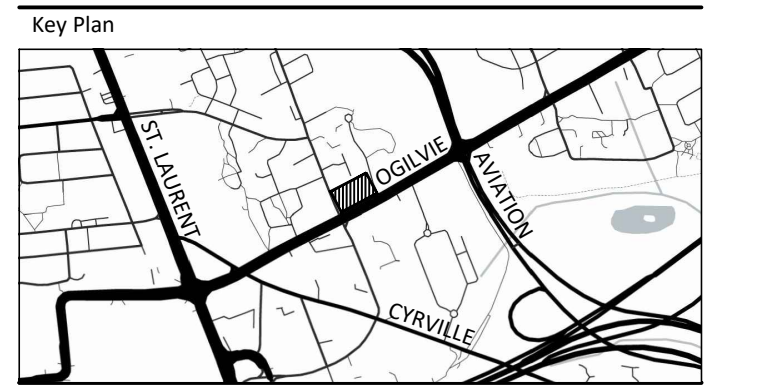
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

\*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH

**PLANT LIST - INTERIM / TEMPORARY CONDITION**

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	200cm HT.	B&B	Y	PRIVATE
CC	CARPINUS CAROLINIANA	BLUE BEECH	3	200cm HT.	B&B	Y	PRIVATE
CA	CORNUS ALTERNIFOLIA	ALTERNATE LEAVED DOGWOOD	3	200cm HT.	B&B	Y	PRIVATE
<b>SEED MIX</b>							
WILDFLOWER SEED MIX: DECOR MIX - SET SERIES (SHORT), AS SUPPLIED BY AIGLON INDIGO							

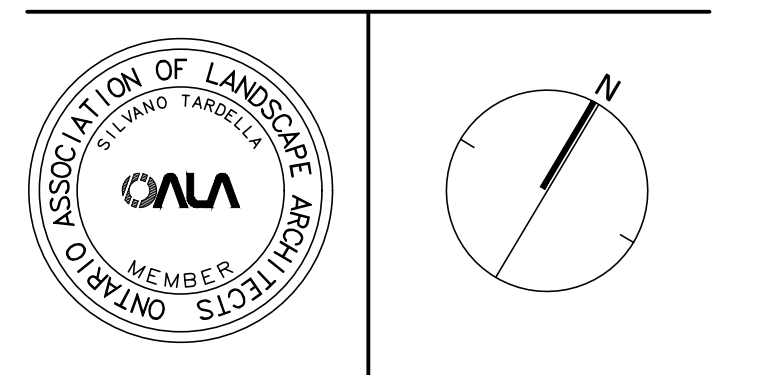
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2	Re-Issued for Site Plan Approval	May 30/25
1	Issued for Site Plan Approval	Apr 23/25

OWNERSHIP		PLANNING	
TDJ Development Corporation 100 Adelaide Street, Unit 1201, Ottawa ON K1S 5H3	FOTIEN Consulting 398 Cooper Street, Suite 300, Ottawa ON K2P 2H7	ARCHITECT	TRANSPORTATION
B.A. Architecture 56 Burch Street, Ottawa ON K1S 3J6	CGM Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1	CIVIL	CIVIL
STATREC 289 1331 Clyde Avenue, Ottawa ON K2C 3K4	GEOTECHNICAL Patrierson Group 154 Colborne Road South, Ottawa ON K2E 7J5	LANDSCAPE ARCHITECT	SURVEYOR
N&K DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	ENVIRONMENTAL GRANDT WIND ENGINEERING INC. 227 Wilgreen Rd., Carp, ON N6A 1L0	1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA T 613.237.2345	14 Concourse Gate, Suite 500, Nepean ON K2E 7S6

PROPERTY INFORMATION  
PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



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design strategies  
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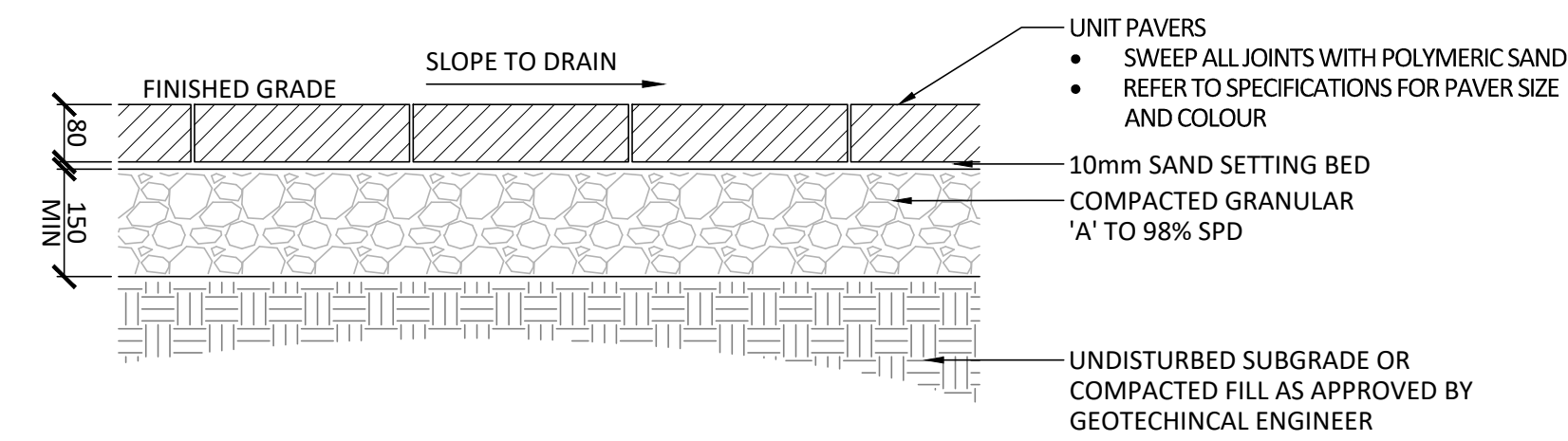
Project

1137 OGILVIE ROAD  
OTTAWA, ON

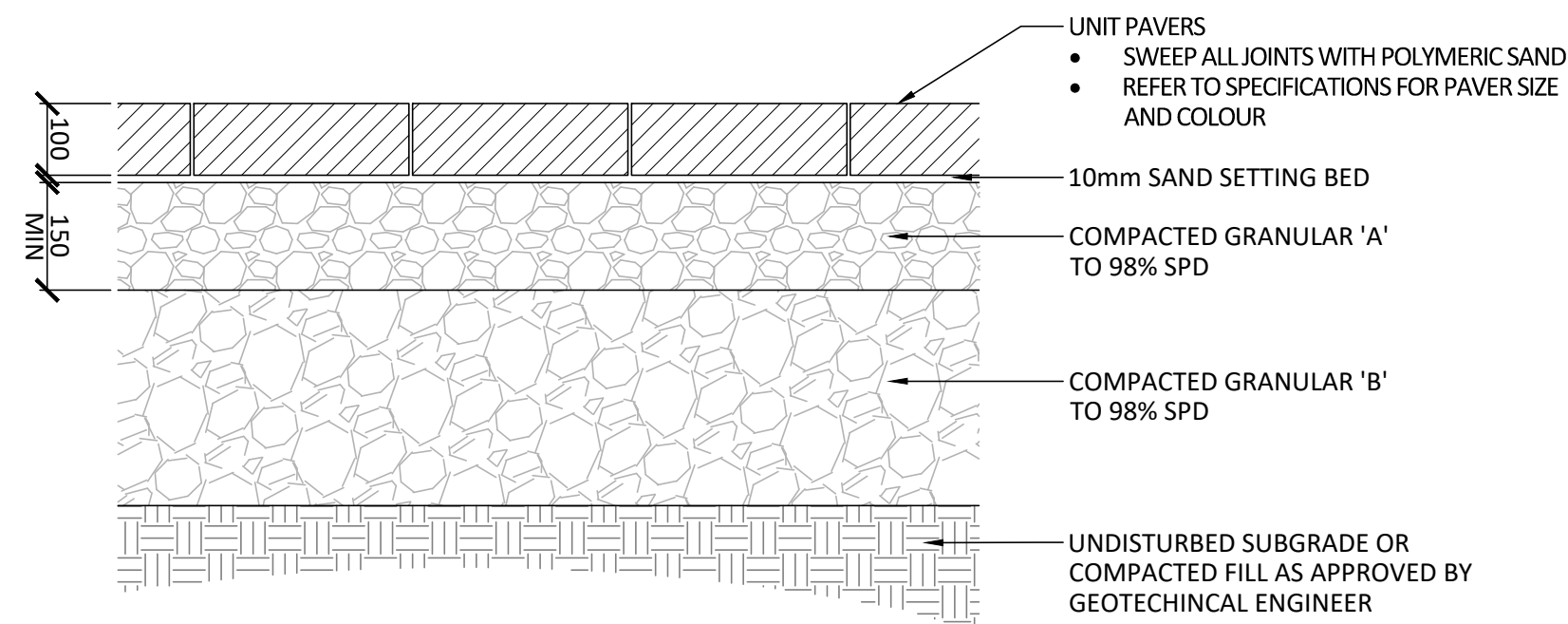
Title  
ROOF TERRACE

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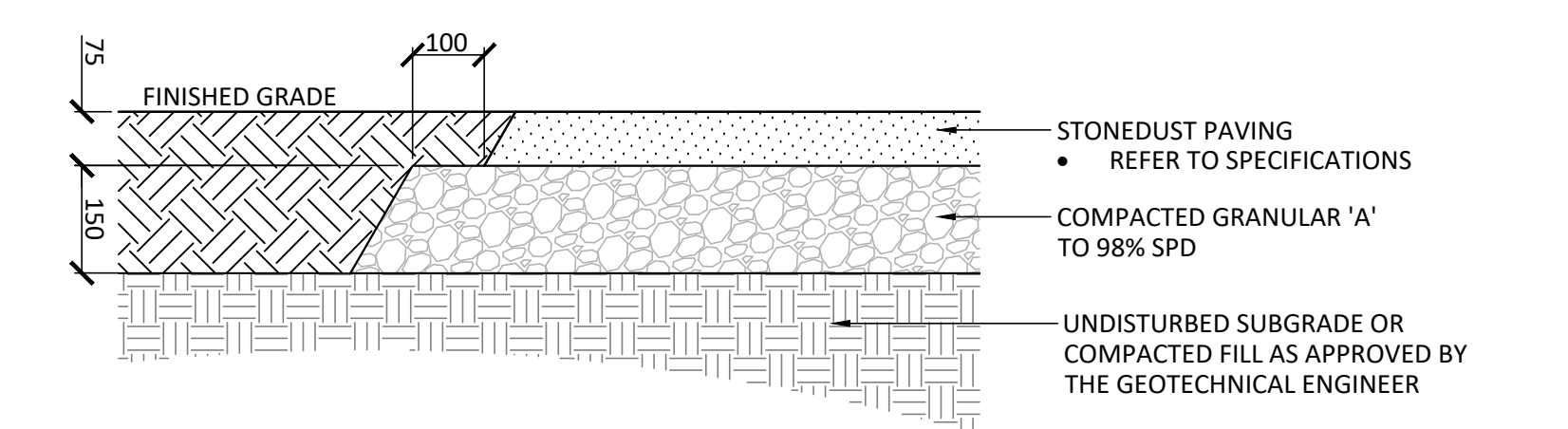
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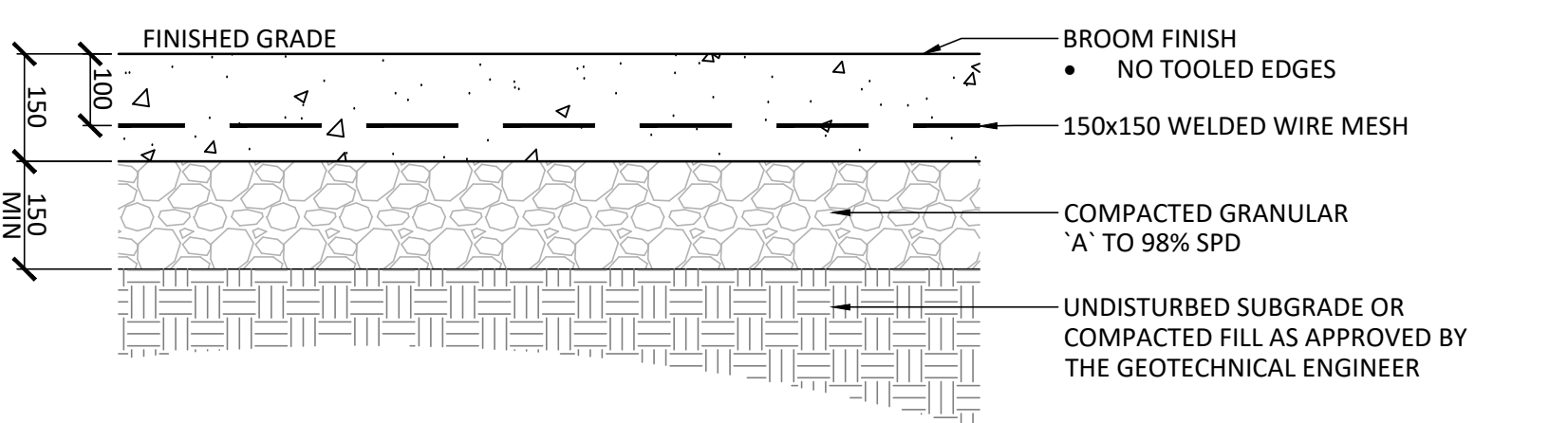
1 UNIT PAVERS - PEDESTRIAN  
1:10



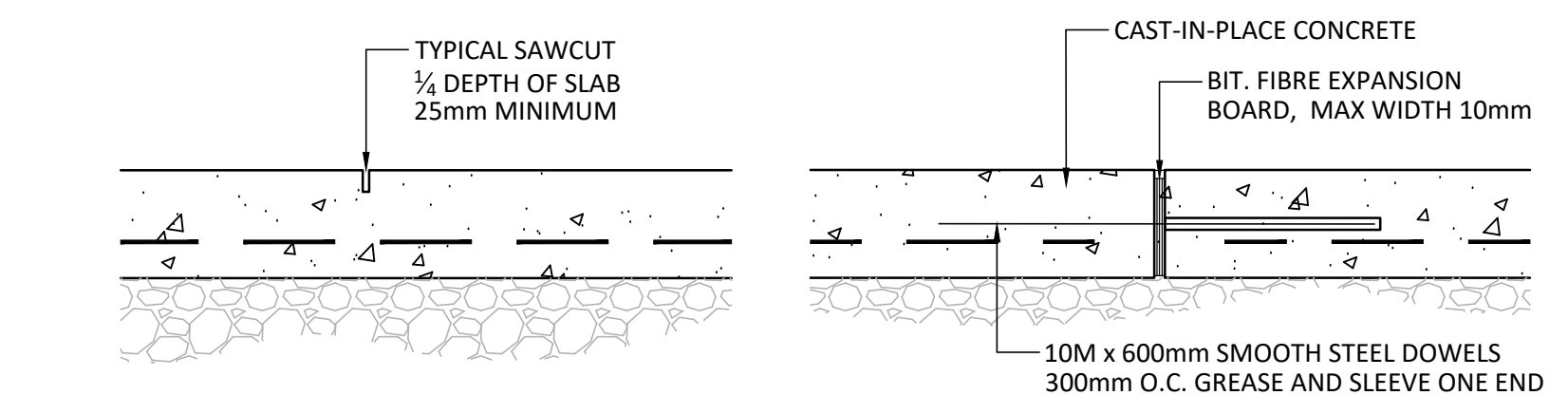
2 UNIT PAVERS - VEHICULAR  
1:10



3 STONEDUST PAVING  
1:10



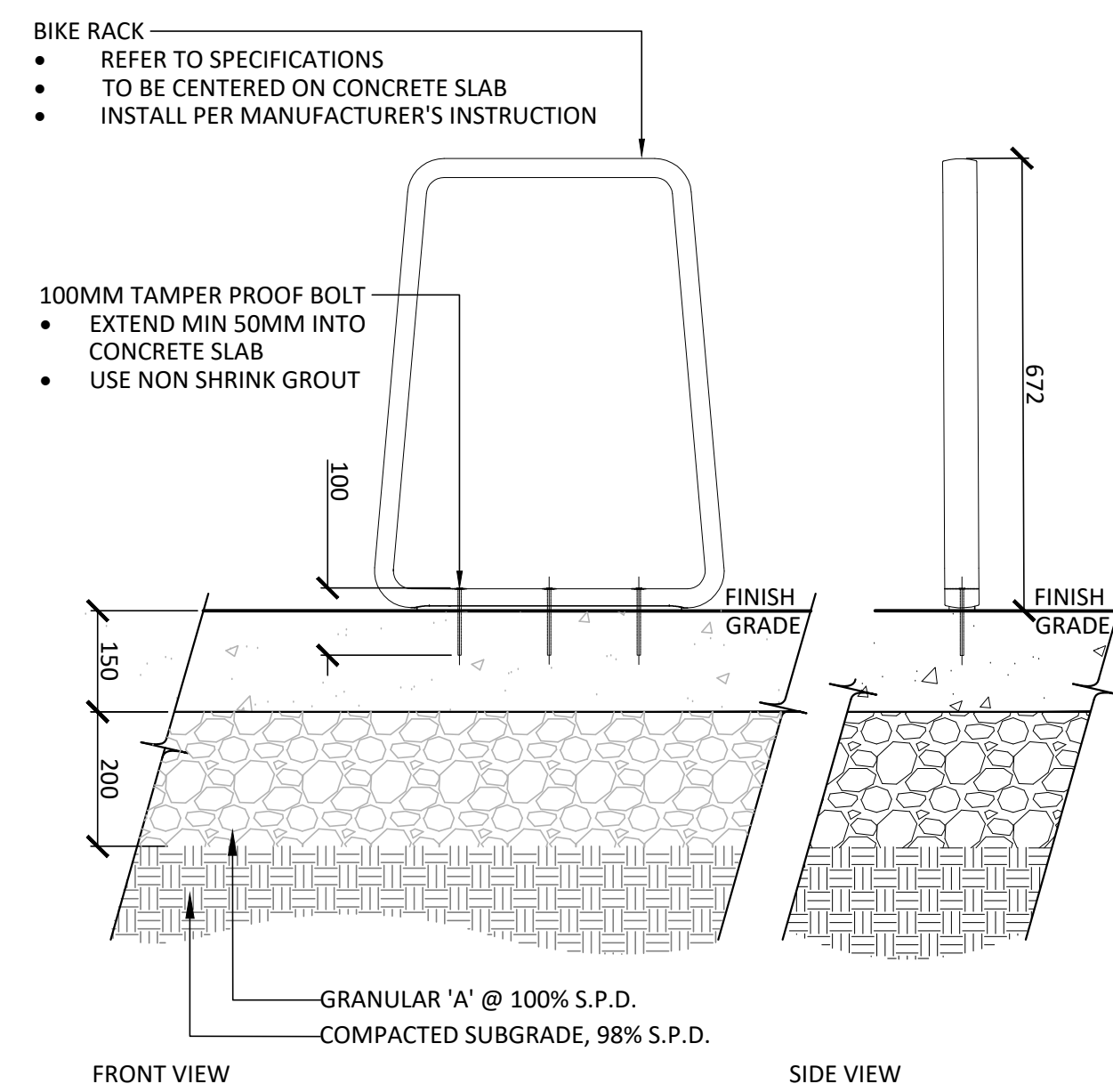
4 LIGHT DUTY CONCRETE  
1:10



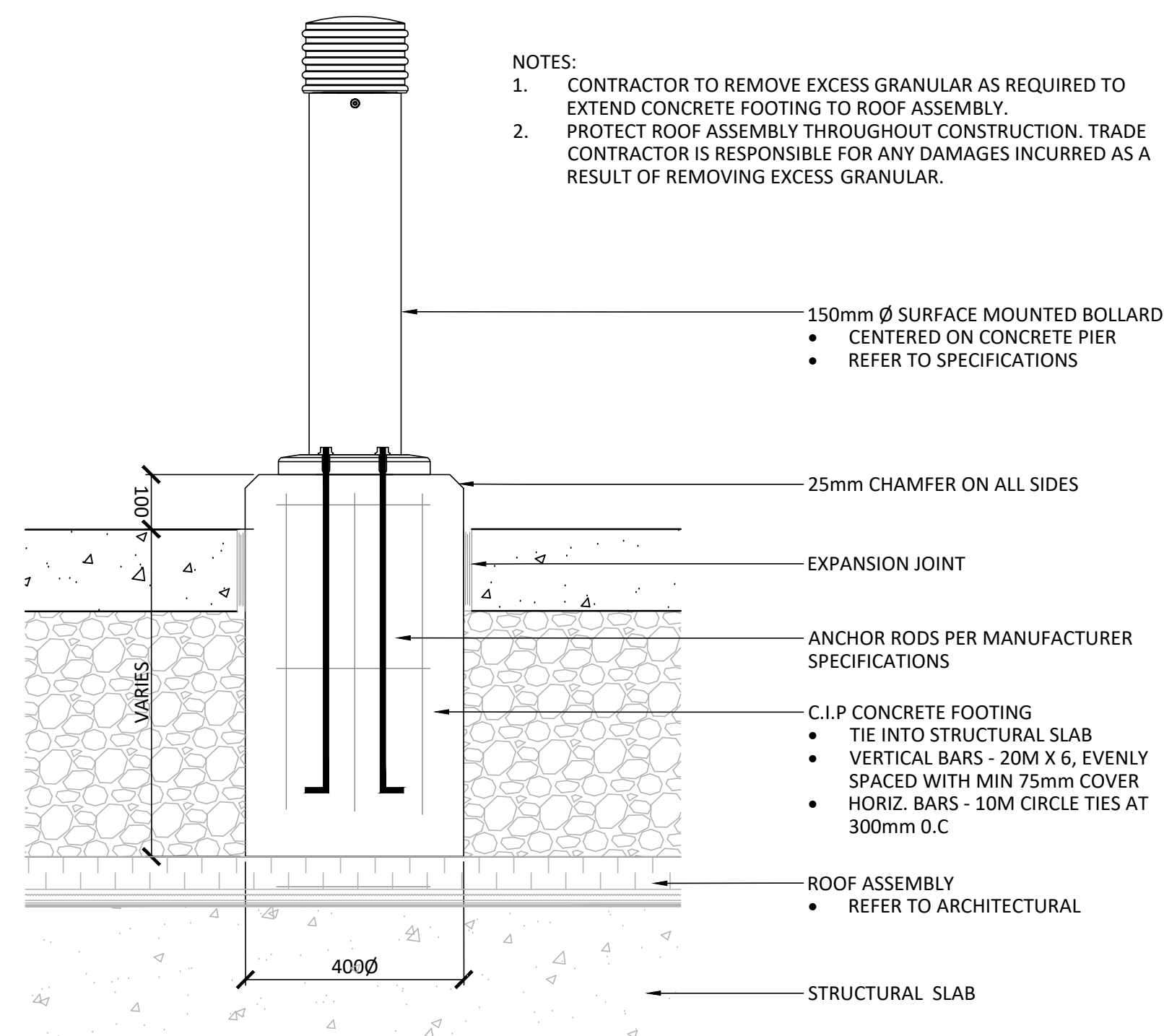
CONTROL JOINT (CJ)  
NOTES:  
1. REFER TO DRAWINGS FOR JOINT LAYOUT  
2. SAWCUT WITHIN 48 HOURS OF POUR

EXPANSION JOINT (EJ)  
NOTES:  
1. REFER TO DRAWINGS FOR JOINT LAYOUT  
2. NO CAULKED JOINTS

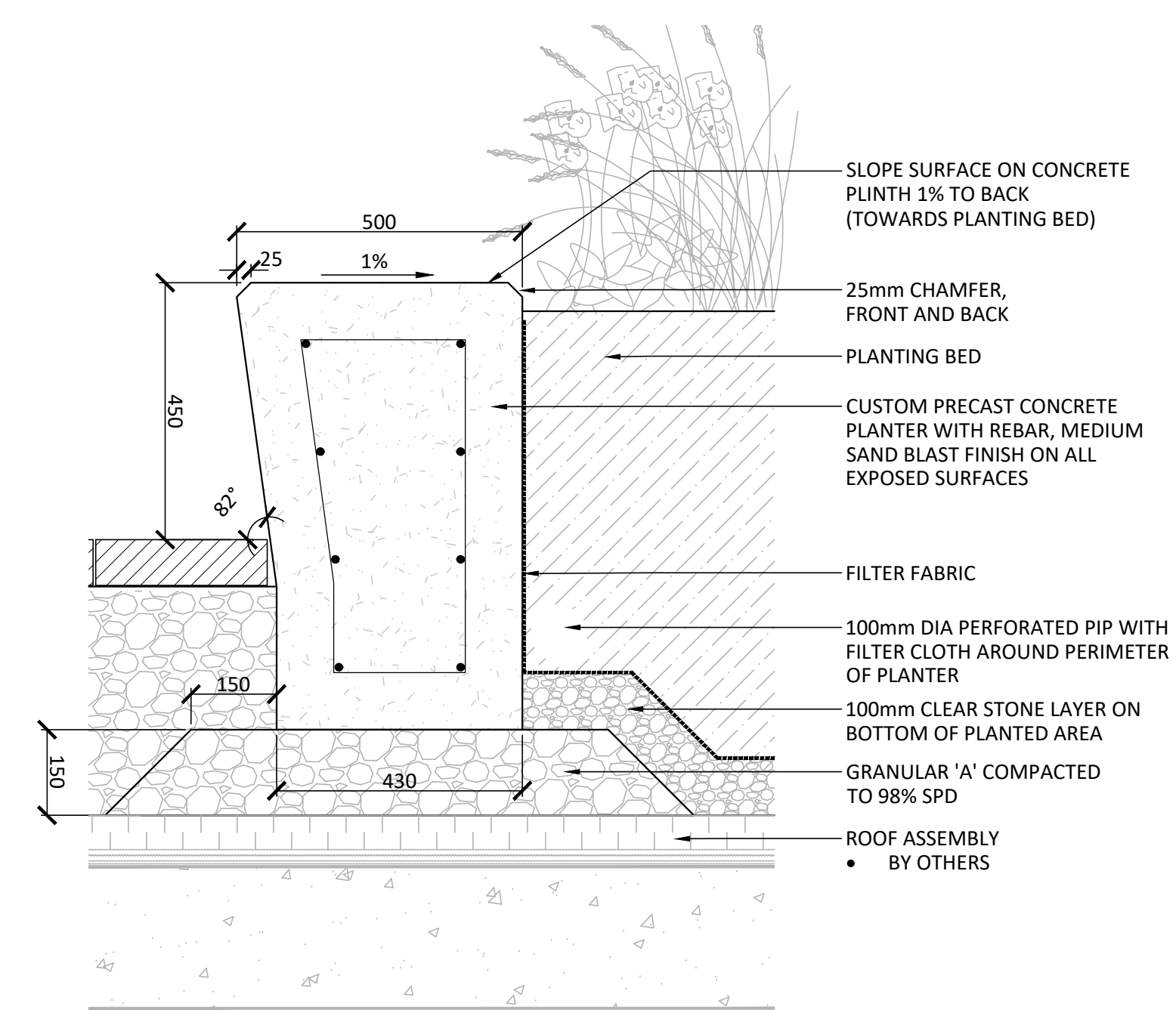
5 CONCRETE JOINTING  
1:10



6 BIKE RACK  
1:10

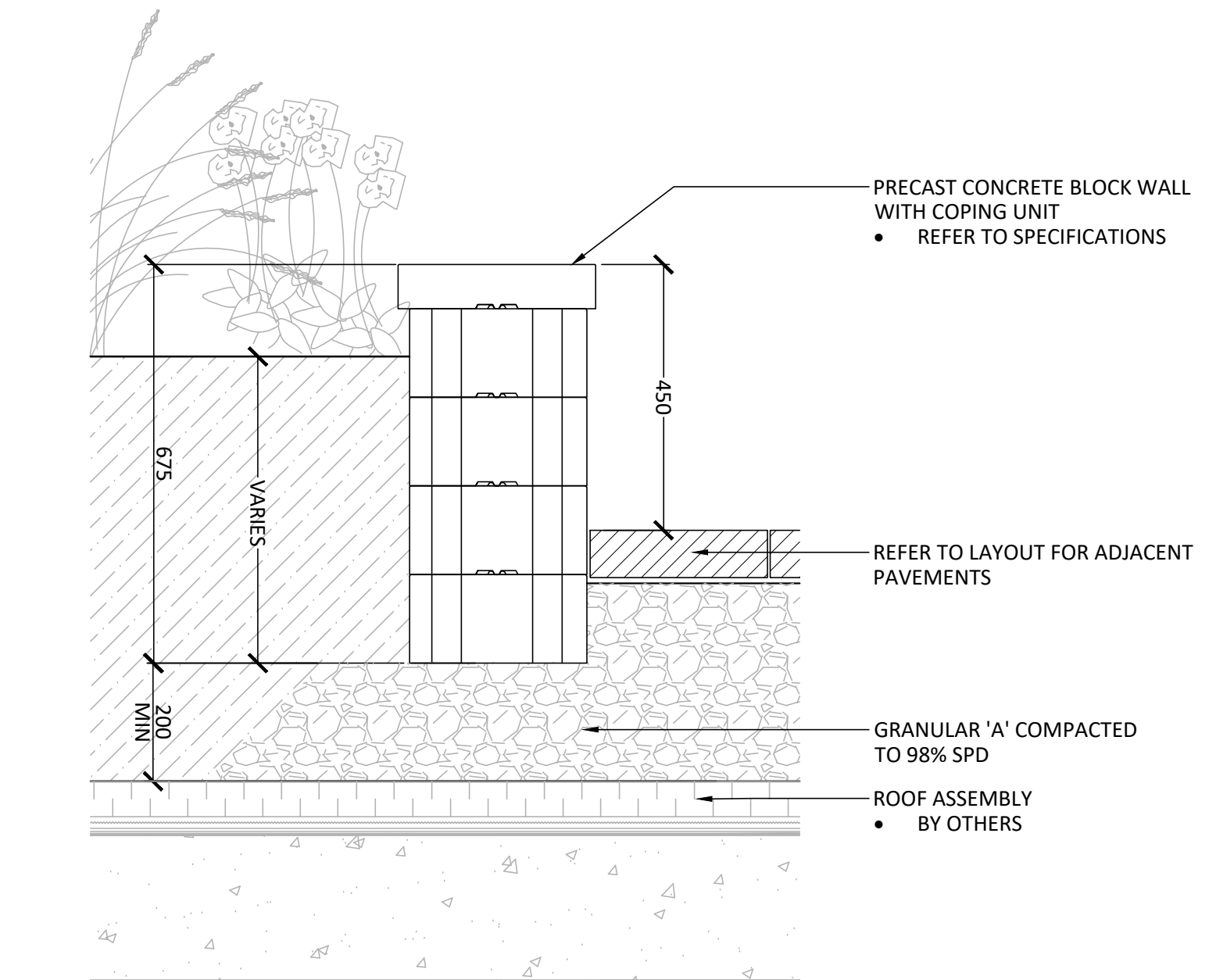


7 BOLLARD  
1:10



NOTES:  
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR PRECAST CONCRETE PLANTER DESIGN INDICATING FINISH, REVEAL, AND REINFORCEMENT

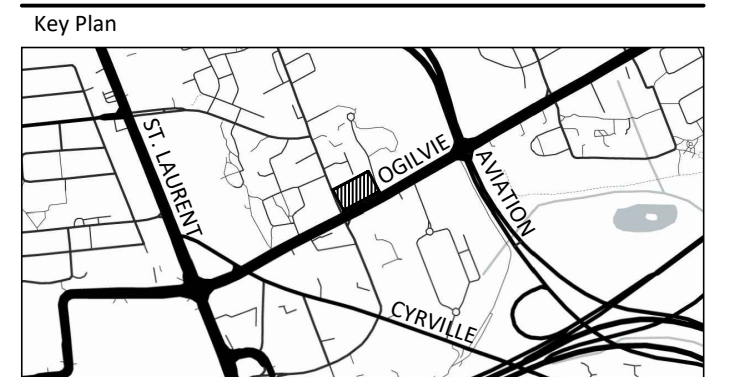
8 PRECAST CONCRETE SEATWALL  
1:10



NOTES:  
1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

9 PRECAST RETAINING WALL  
1:10

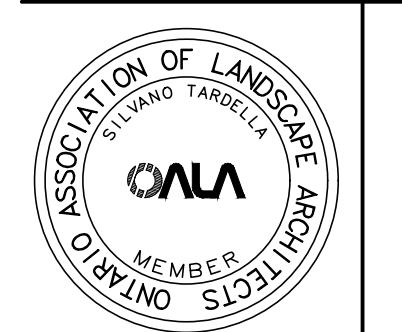
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1	Issued for ZBLA	Feb 17/25

Ownership	Planning
TCU Development Corporation 150 Robb Street, Unit 1207, Ottawa ON K1S 5H3	FOTEN Consulting 398 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT RLA Architecture 56 Beech Street, Ottawa ON K1S 5J6	TRANSPORTATION CGR Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1
CIVIL Stavac 300-1331 Clyde Avenue, Ottawa ON K2C 3G4	GEOTECHNICAL Peterson Group 154 Colonnade Road South, Ottawa ON K2E 7J5
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	SURVEYOR Arvo O'Sullivan Vollebakk Ltd. 14 Concourse Gate, Suite 500, Nepean ON K2E 7S6
ENVIRONMENTAL GRACENT WIND ENGINEERING INC. 127 Walgreen Rd., Corp. ON K0A 1L0	

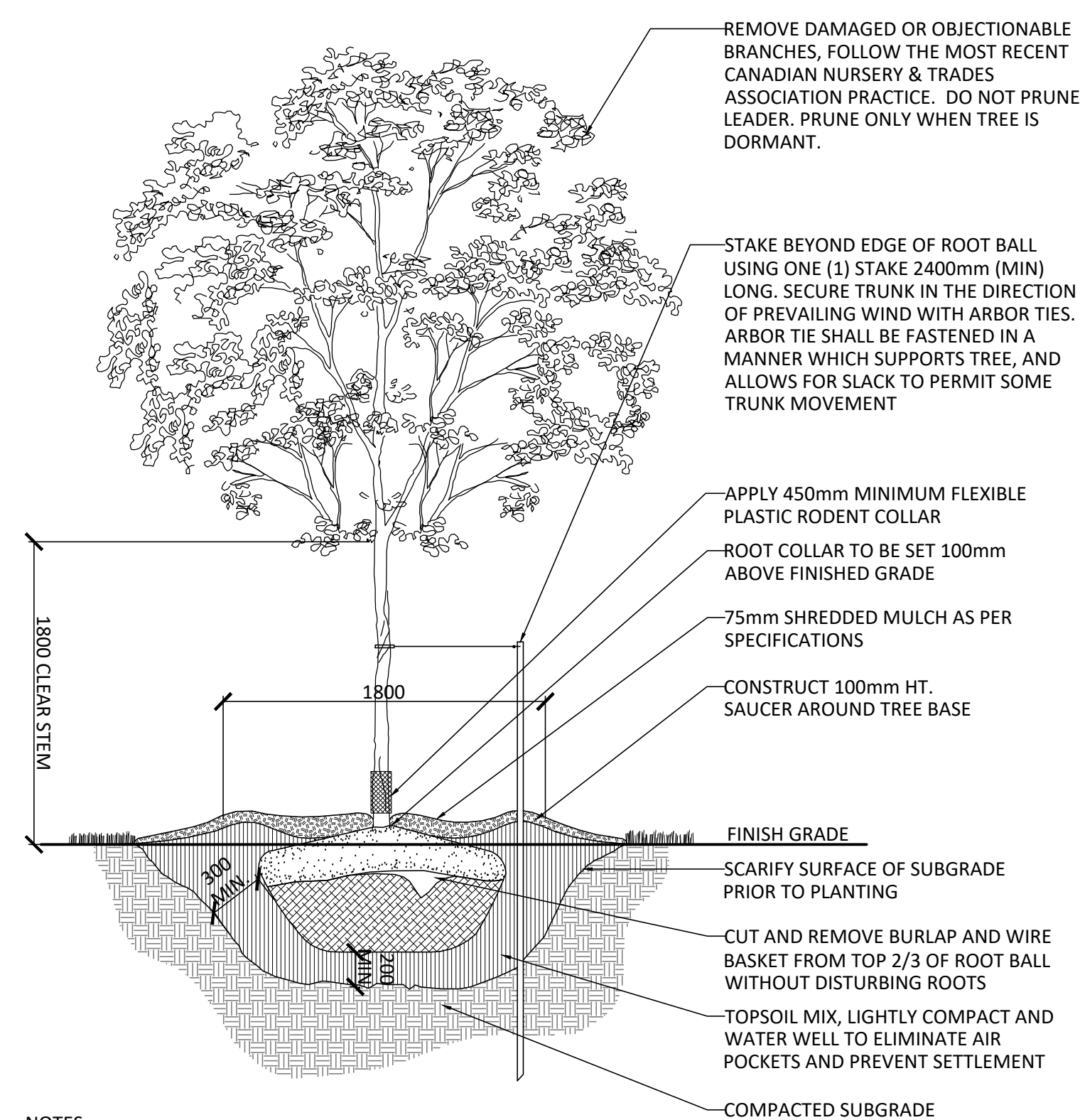
PROPERTY INFORMATION  
PART OF LOT 1B, REGISTERED PLAN 217, CITY OF OTTAWA



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design strategies  
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

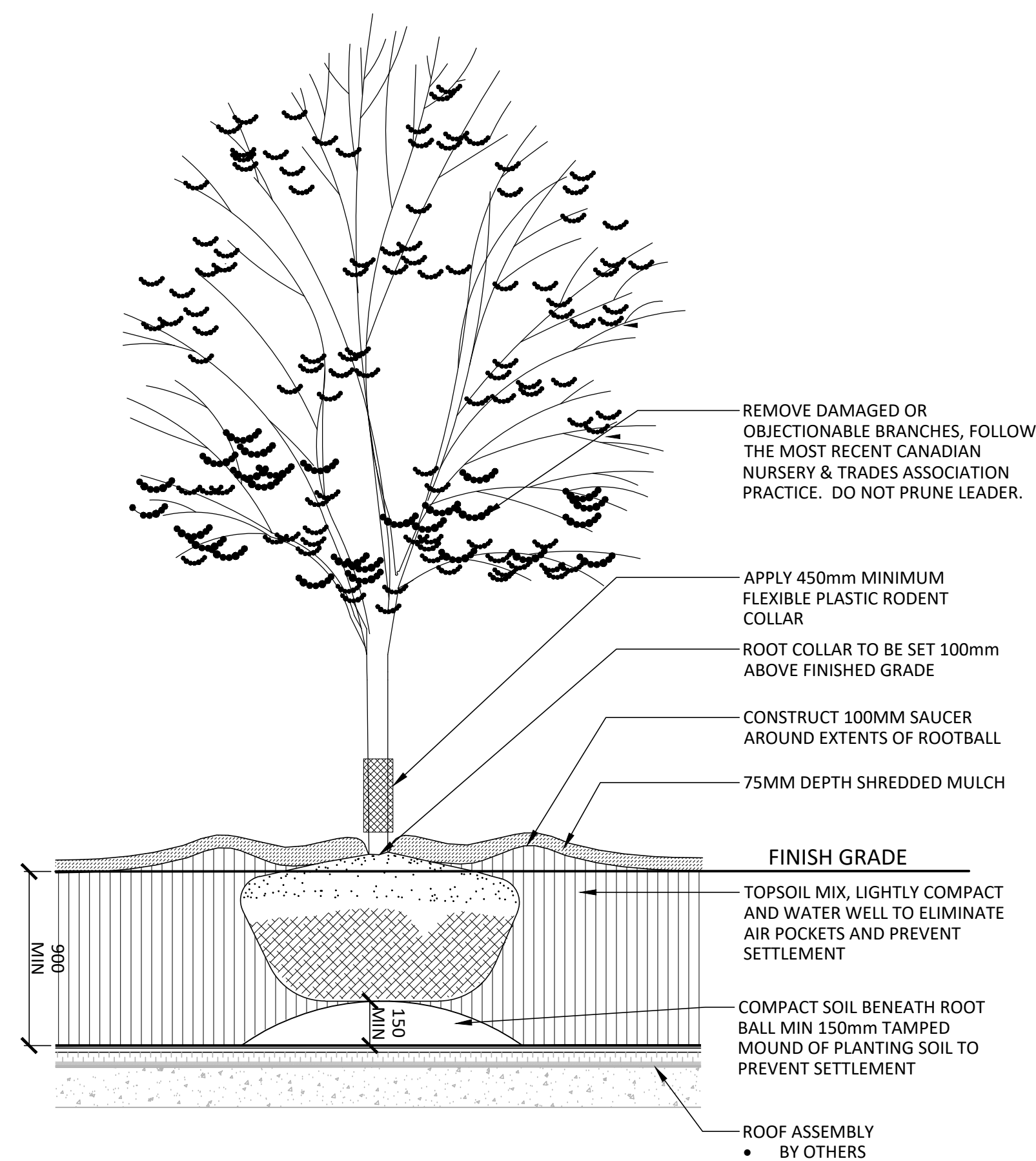
1137 OGILVIE ROAD  
OTTAWA, ON

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Checked	SC	
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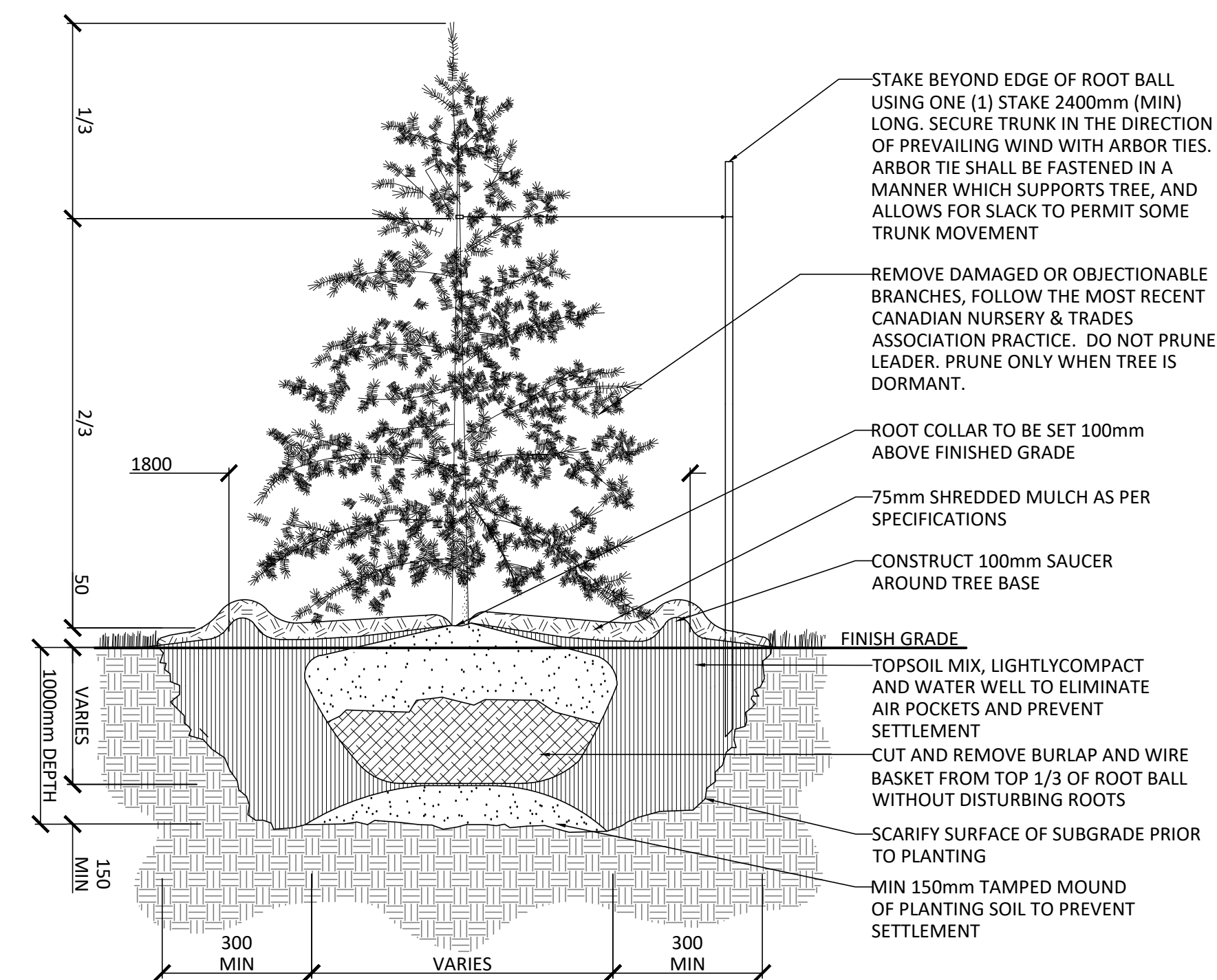


- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
  2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
  3. REMOVE TREE WRAP AFTER PLANTING
  4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING  
1:30

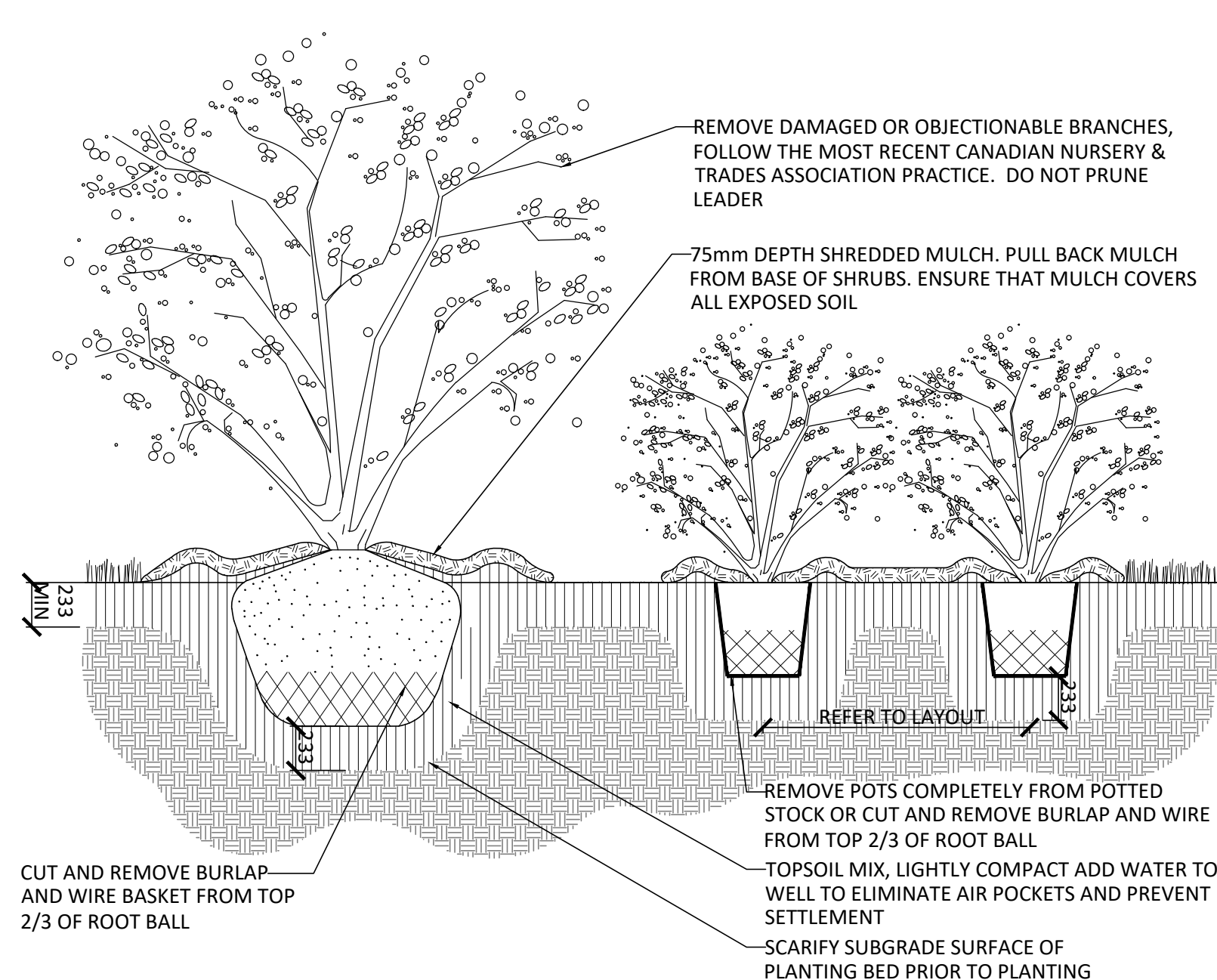


2 DECIDUOUS TREE PLANTING - OVER SLAB  
1:30



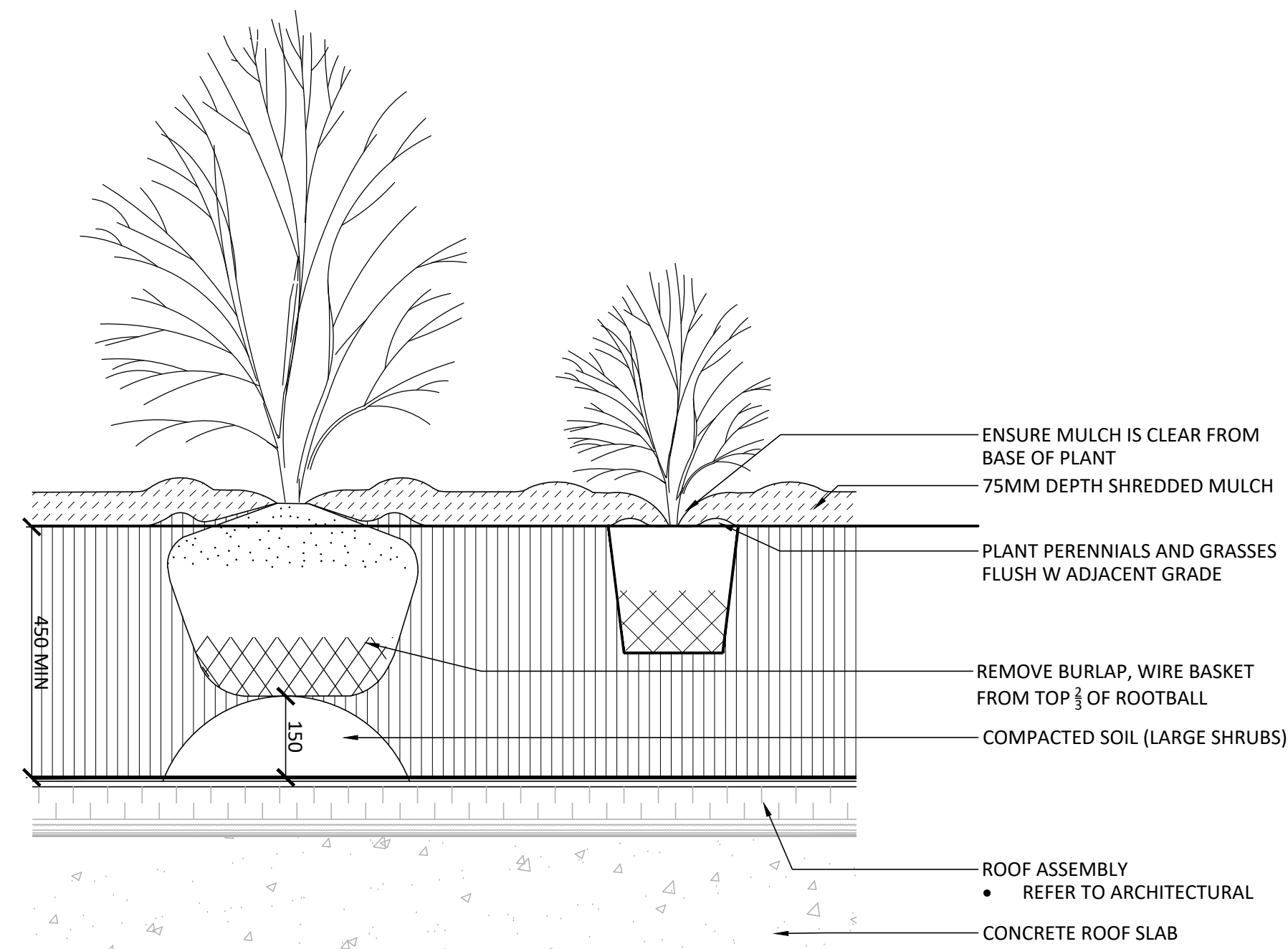
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  2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION

3 CONIFEROUS TREE PLANTING  
1:10



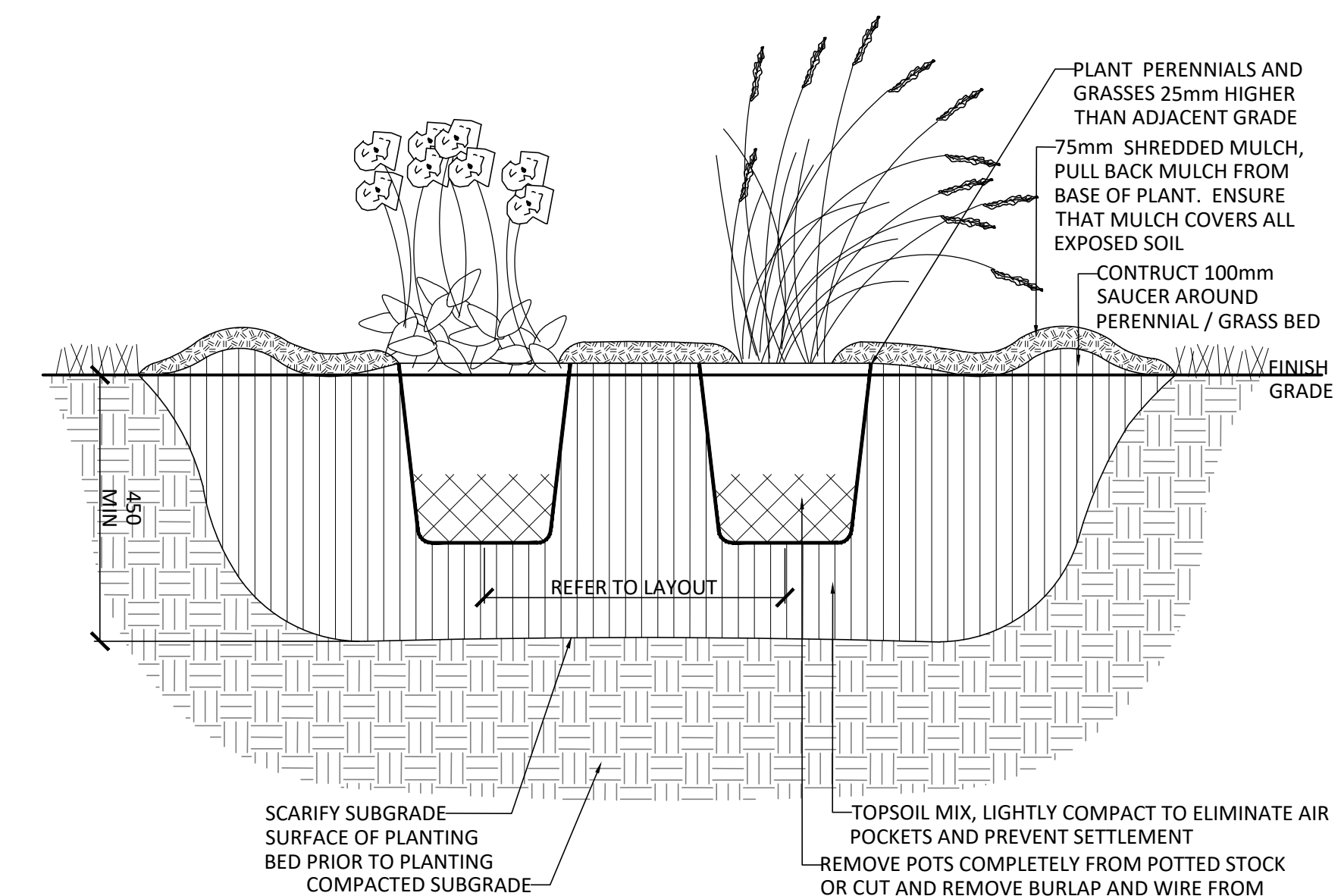
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
  2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
  3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

4 SHRUB PLANTING  
1:30



- NOTES:
1. PROVIDE 600mm DEPTH FOR LARGE SPECIMEN SHRUBS, 450mm DEPTH FOR MEDIUM/SMALL SHRUBS

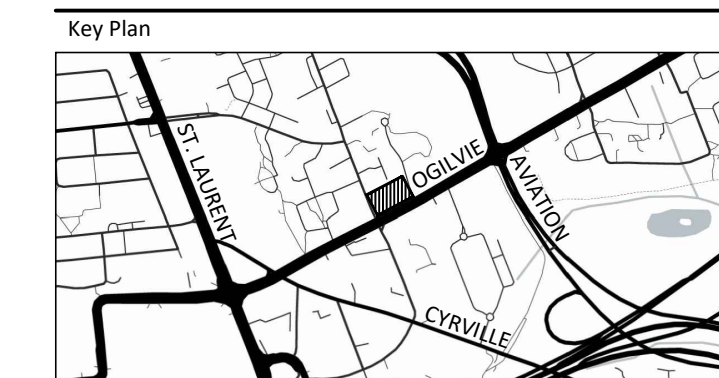
5 SHRUB PLANTING - OVER SLAB  
1:10



- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
  2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

6 PERENNIAL PLANTING  
1:30

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Ownership	Architect	Geotechnical	Surveyor
TCU Development Corporation 150 Habels Street, Unit 1207, Ottawa ON K1S 5H3	RLA Architecture 56 Beech Street, Ottawa ON K1S 3J6	Paterson Group 154 Colonnade Road South, Ottawa ON K2E 7J5	Arvo O'Sullivan Vollebakk Ltd. 14 Concourse Gate, Suite 500, Nepean ON K2E 7S6

PROPERTY INFORMATION  
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**NAK**  
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 613.237.2345  
Project

1137 OGILVIE ROAD  
OTTAWA, ON

Title

DETAILS

Date 2025-01-27  
Scale AS SHOWN  
Drawn JE  
Checked SC  
Job No. 24-112

Sheet

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PLAN N° 19283

CITY FILE N° D07-12-25-0054