Urban Design Brief - 150 Dun Skipper Drive Residential

Prepared by Novatech, January 20, 2025

Project Description

Two six storey apartment buildings are proposed, comprising a total of 237 units. The buildings frame Dun Skipper Drive and Cedar Creek Drive. Each building has a grand pedestrian entry from Cedar Creek Drive and individual entrances to ground floor units serve to activate both street frontages.

The design incorporates varied high-quality materials including brick and steel panels. High levels of glazing and articulation are incorporated. Generous, open sided balconies provide usable private amenity areas.

Car access is from Cedar Creek Drive via a driveway between the buildings to surface and basement parking spaces. Extensive landscaped areas are provided around the buildings.

Bicycle parking is provided in accordance with zoning. A pedestrian link connects directly to the proposed commercial development on the east part of 150 Dun Skipper Drive.

Refer to the Site Plan for additional development statistics.

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Design Directives
Response to Urban Design Policies
Leitrim Community Design Plan (2005)

The Leitrim CDP is almost 20 years old and most of the CDP area has now been built out, with isolated development blocks such as the Subject Site remaining.

Section 4.0 Land Use Plan Designation
On the Land Use Plan at Section 4, the Subject Site is designated Mixed Use (southern two thirds) and Open Space (northern third). In relation to the Open Space designation, the General Mixed Use zone (GM) was applied to the entire site in 2017 and the pre-consultation Parkland comments dated October 21, 2024 require cash-in-lieu:

50.The proposed development site is served by several recently developed parks in Leitrim including Miikana Park, Salamander Park and Dun Skipper Park. Salamander Park is the nearest park and is located approximately 100m from 150 Dun Skipper Drive.

51.Parkland dedication at a 2% commercial parkland dedication rate was provided for Block 241 on Plan 4M-1617 when the Pathways at Findlay Creek Phase 1 subdivision agreement was registered (4800 Bank Street, File No. D07-16-03-0018).

52.Cash-in-lieu of parkland dedication will be required as a condition of site plan approval for the proposed residential development.

On the basis of the above, the entire Subject Site is considered to be designated Mixed Use. The intent of the designation is:
The intent of the Mixed Use designation is to accommodate a wide range of institutional, community and convenience retail, and personal service and business uses to serve the Communitys residents, with higher density residential uses that will support the commercial activities and provide diversity in the housing stock. These areas are intended to be the core of the Leitrim Community.

Only low and mid-rise apartments are permitted in the Mixed Use designation. In the context of the Leitrim CDP, an apartment will mean any building that exceeds a density of 80 units per net hectare.
The proposal is a for a higher density residential use in the form of mid-rise apartment buildings at an approximate density of 237 units per hectare, consistent with the intent.

Section 4.3 Dwelling Units, Population and Employment
This section sets out unit and population targets for five zones within the CDP area. The Subject Site is in Zone 5, which includes all the lands south of Findlays Creek and is completely built-out except the for the Subject Site, the 2.63 ha parcel to the north and the 4.57 ha parcel at 3151 Blais Road. The targets for High Density (90 units per ha) in Zone 5 are 257 units and 488 people. There is currently only one site in Zone 5 that is developed at High Density (90 units per ha), 4840 Bank Stret which has 180 apartments. The development of 237 units on the Subject Site will meet the target.

Section 5 Community Design Guidelines for Mixed Use Centres
An assessment is provided below against each applicable guideline. As this is a Site Plan application, the guidelines for Greenspace, Streets, Transit, Schools and other Designations are not applicable.

C1 For each of the Mixed Use areas along Bank Street, a composite site plan for the entire Mixed Use area must be approved prior to the first development application for the area. This composite site plan must demonstrate how all land uses will work together, including surrounding land uses, how the CDPs guidelines can be achieved, and how individual proposals will fit within the overall plan.
Response: A Composite Site Plan is included in this Urban Design Brief.~

C2 Lot coverage by buildings should be at least 50% of the total lot area. While commercial areas are anticipated to be phased, the composite plan required by guideline C1 must show how this target can be achieved through subsequent phases and infilling.
Response: The Subject Site has lot coverage of 37%. A higher lot coverage by six storey buildings would not be appropriate (this standard may be more concerned with commercial developments). The part of the lot not covered by buildings is mostly landscape area.

C3 The maximum floor space index (fsi) should be 2.0. The maximum floor space for retail should be 0.35. The remaining density should be a combination of office and/or residential.
Response: the FSI for the Subject Site is 1.7. It is a residential only development.

C4 Buildings should be oriented to front, face, and feature public streets, especially with buildings at corners.
Response: The buildings front public streets.

C5 Building façades along the public streets should be articulated with colour, material variations, windows, and other treatments of the wall plane to provide a high quality of design, detail, and variety. The design treatment of flanking façades visible from the street should be similar to that of the front façade.
Response: Building façades are consistent with this. Refer to the elevations for details.

C6 The side and rear of buildings abutting low to medium density residential properties should be of similar height as the residential dwellings or should be stepped above 4 storeys to maintain an appropriate scale in relation to adjacent residential uses.
Response: The proposed buildings are not stepped but are separated by approximately 10m (combined setback on the Subject Site and property to the north).

C7 Both the residential and commercial components of buildings should be of quality construction and architectural details should extend to both components of buildings.
Response: The buildings are purely residential. Refer to building elevations for details.

C8 All façades that overlook streets and open spaces should have windows. Reflective mirror glass should not be used for windows at grade.
Response: Façades that overlook streets have windows typical of residential apartments (i.e., not mirror glass). Refer to building elevations.

C9 Building fronts should be treated as pedestrian areas and public spaces:
•Pedestrian areas in front of the buildings should be wide and well-landscaped with furniture, lighting, and planting;
•Tree planting should be carefully planned with signage to avoid conflicts; and,
•Planting should be in large continuous planting beds.
Response: The building fronts provide direct access from ground floor units to the sidewalks. A landscaped strip varying in width from 3m to 8.5m is provided. Refer to the Landscape Plan for details.

C10 Rooftop mechanical equipment should be screened with materials that are complementary to the building.
Response: Mechanical equipment is to be confirmed but will be screened with materials that are complementary to the building.

C11 A variety of roof shapes should be considered to avoid the monotony of flat roofs.
Response: Flat roofs are proposed, which is appropriate for six storey buildings. The height difference between the proposal and existing buildings (which are maximum two storey) avoids monotony.

C12 Entrances to buildings should be prominent and visible with entrance canopies, awnings, and other architectural elements.
Response: Both the main building entry and entries to the individual ground floor units are made visible by entry pathways and architectural features.

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C13 All utility equipment, hydro transformers and garbage storage facilities should be incorporated into the design of a building. If this is not possible, equipment should be positioned not to be visible from the public street. ~ ~ ~
Response: Hydro transformer locations and design are decided by Hydro. Waste storage is setback from the street behind the buildings and is screened.

Internal Private Roads
Response: C14 and C15 are not applicable as no internal private roads are proposed.

Parking
C16 Parking areas should be located at the side or rear of the development and set back from the street ROW.
Response: Parking areas are located behind the buildings, refer to Site Plan.

C17 Parking areas should be designed in small sections and include lighting, substantial landscaping, and special paving to break up expanses of parking and to provide places for pedestrian connections.
Response: The limited surface parking (39 spaces, with the remaining 211 spaces in the basement) is broken up into three sections with landscaping and paving. Lighting is provided.

C18 Parking areas should be screened from view from streets, open spaces, and adjacent residential areas with low fencing and planting.
Response: Parking areas are screened by buildings and landscaping.

C19 Reduced minimum and maximum parking ratios for retail, office commercial and residential will be implemented at the time of zoning in accordance with the new City of Ottawa Comprehensive Zoning By-law for lands within Leitrims mixed use centres.
Response: The Zoning By-law referenced is the current one, which requires 1.2 resident spaces per unit and 0.2 visitor spaces per unit. This ZBLA proposes to further reduce the resident rate, with the visitor rate to remain unchanged. Refer to Section 3.5 for details.

C20 Shared parking facilities and on-street parking will be encouraged in the calculation of required parking in Mixed Use Centres.
Response: Although the proposed use is purely residential so shared parking is not applicable. Although the proposed lower parking rates does not rely on on-street parking, it is available.

Loading & Servicing
C21 Servicing and loading areas should be located behind buildings and screened. Conflicts between shipping vehicles and pedestrians must be minimized through signage and delineation of the pedestrian right-of-way.
Response: The ZBL does not require loading areas for residential uses.

Site Landscape Treatment
C22 Trees, shrubs and groundcovers should be planted at grade in wide, continuous planting beds that serve to define pods of parking and provide the preliminary pedestrian circulation.
Response: Refer to Landscape Plan.

C23 Planting beds should be established to enable plant material to be massed to create a healthy and sustainable landscape.
Response: Refer to Landscape Plan.

C24 A mix of deciduous and evergreen vegetation should be used. C25 Signage should provide a high level of clarity, visibility, and visual interest and shall complement the architecture of the building(s) in its scale, materials, consistency, and design.
Response: Refer to Landscape Plan.

Bird-Safe Design Guidelines (2020)

Building Design Guidelines

Guideline 1: Consider the environmental context

Response: The Subject Site is not located along known or suspected migration corridors or adjacent to areas likely to have an increased probability of bird collisions, e.g., forests, parks, waterfront areas and wetlands.

Guideline 2: Minimize the transparency and reflectivity of glazing

Response: The glass product has not yet been specified but transparency and reflectivity will be minimized.

Guideline 3: Avoid or mitigate design traps

Response: The design does not include any of the listed design traps such as interior courtyards, open-topped atria, glass elements used in parallel or perpendicular settings or deeply shadowed alcoves.

Guideline 4: Consider other structural features

Response: The design does not include other structural features listed such as antennas and guy wires or ground or wall mounted ventilation grates.

Landscape Design Guidelines

Guideline 5: Create safe bird-friendly landscaping

Response: Reflections, linear landscape features and species selection have been considered in the Landscape Plan. There is no rooftop or indoor landscaping and no ornamental fountains, ponds, stormwater retention basins, wetlands or swales.

Lighting Design Guidelines

Guideline 6: Design exterior lighting to minimize light trespass at night

Response: The lighting design has not yet been finalized but will comply with these guidelines.

Guideline 7: Avoid nighttime light trespass from the buildings interior

Response: The lighting design has not yet been finalized but will comply with these guidelines.

Response to Urban Design Comments on Preliminary Design (provided October 21, 2024)

Urban Design Comments

15.The following policy and guidelines apply:
a. Leitrim CDP Mixed Use Centre
b. Bird Friendly Design Guidelines

Response: Noted. An assessment against these is provided in the Urban Design Brief.

16.For each of the Mixed-Use areas along Bank Street, a composite site plan for the entire Mixed-Use area must be approved prior to the first development application for the area. This composite site plan must demonstrate how all land uses will work together, including surrounding land uses, how the CDPs guidelines can be achieved, and how individual proposals will fit within the overall plan.

Response: A Composite Site Plan is included in the Urban Design Brief.

17.Consider providing public access through the site from Pingwi Place to Bank, as this will be a desire line for residents. Please ensure that direct safe, pedestrian connections are provided.

Response: This will be provided. It is shown on the revised Site Plan.

18.Landscaping and street trees should be provided along public roadway frontages.

Response: Shown on the Landscape Plan.

19.Please provide tree planting on-site.

Response: Shown on the Landscape Plan.

20.Please determine an appropriate ground floor program based on the assessment of streetscape character. For instance are individual ground floor entries and terraces appropriate?

Response: Yes, agree that they are appropriate based on the ground oriented dwellings in the area. Individual ground floor entries and terraces are shown on the revised Site Plan.

21.Please align front setbacks with buildings to the north to create a consistent streetscape.

Response: The setback of the proposed buildings to Cedary Creek Drive varies. Adjacent to the townhouses to the north the setback matches and it then follows the curvature of Cedar Creek Drive.

22.Please consider transition between this development and surrounding residential to the north for instance, consider screening landscaping and removing overlooking balconies from upper floors.

Response: Building Two is setback 7.5m from the northern lot line with landscaping provided. Balconies are minimized. Removing balconies completely from units that face only north would compromise their amenity space.

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Site, Context and Analysis

Photos of existing site conditions and surrounding area

Map showing photo locations and directions

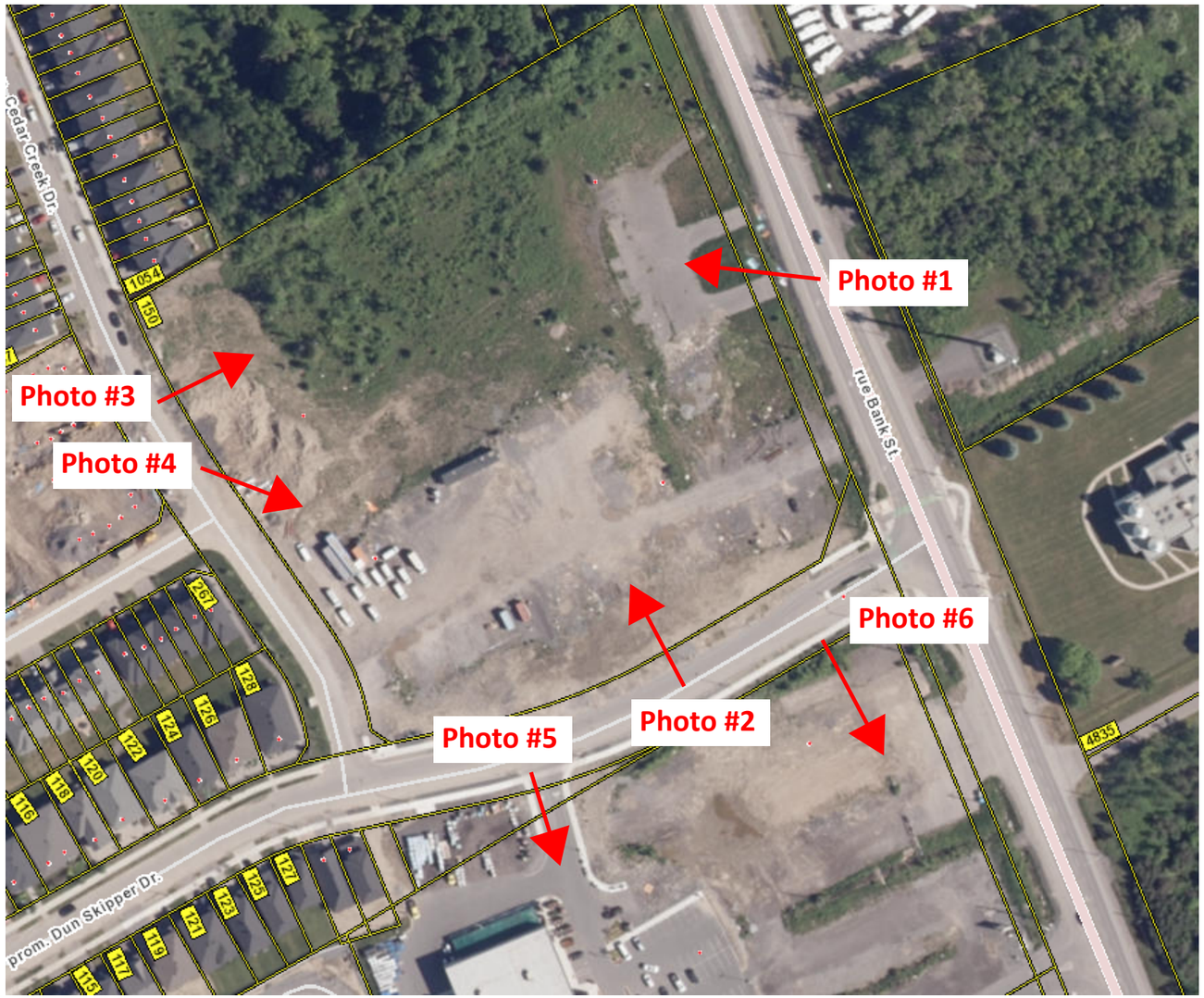

Photo #1

Photo #2

Photo #3

Photo #4

Photo #5

Photo #6

Characteristics of adjacent streets and public realm

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Looking north to Bank across Dun Skipper:

Looking southwest across Cedar Creek:

Render showing Built form transition between the proposed development and the surrounding area.

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Context and Mobility Plan

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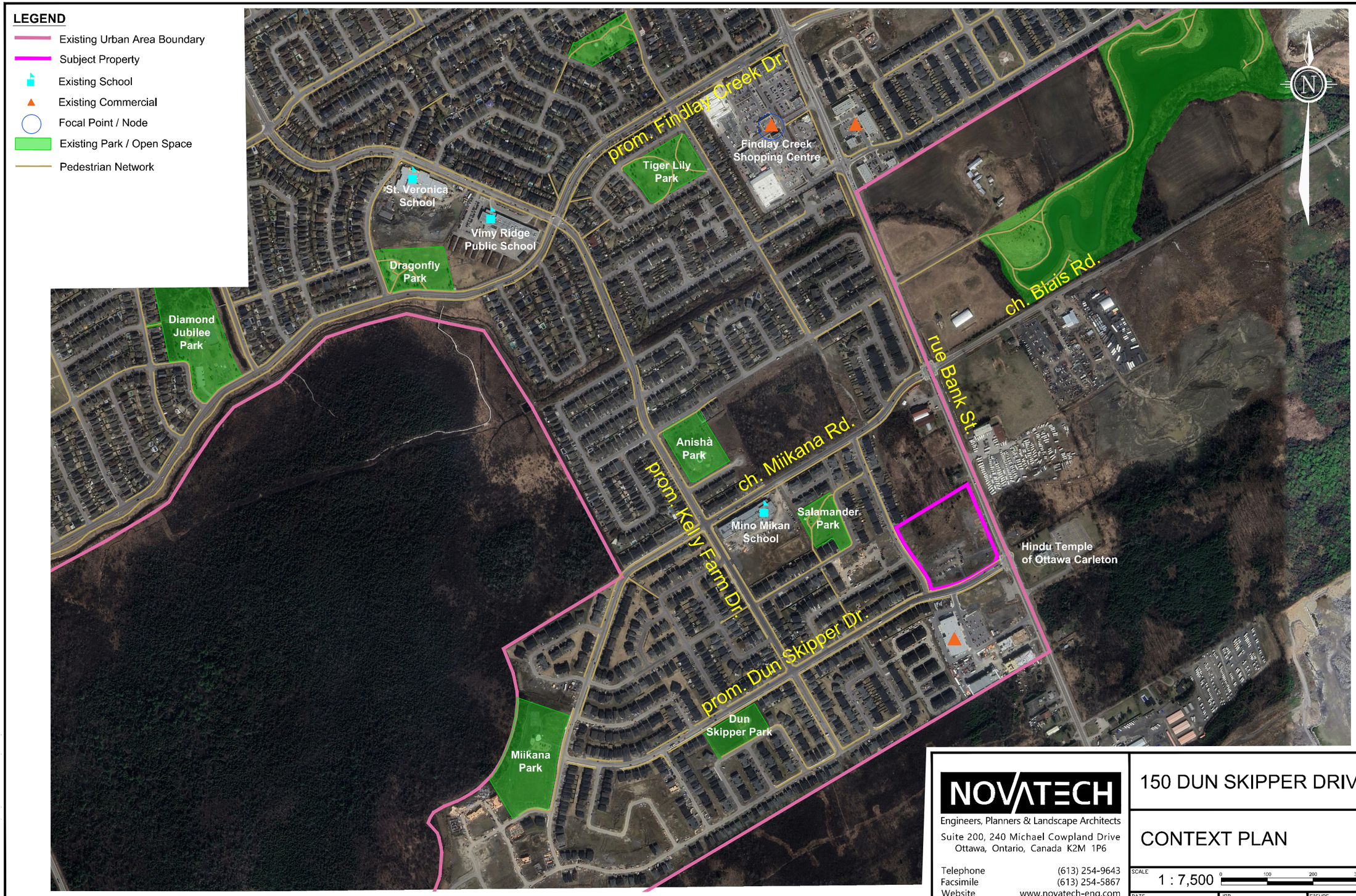

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

150 DUN SKIPPER DRIVE

CONTEXT PLAN

SCALE	DATE	JOB	FIGURE
1 : 7,500 (0, 100, 200, 300)	OCT 2024	124107	124107-FIG2

Design Research - Alternative Site Plan Option

The Site Plan option below dated November 15, 2024 did not include a pedestrian connection to the east.

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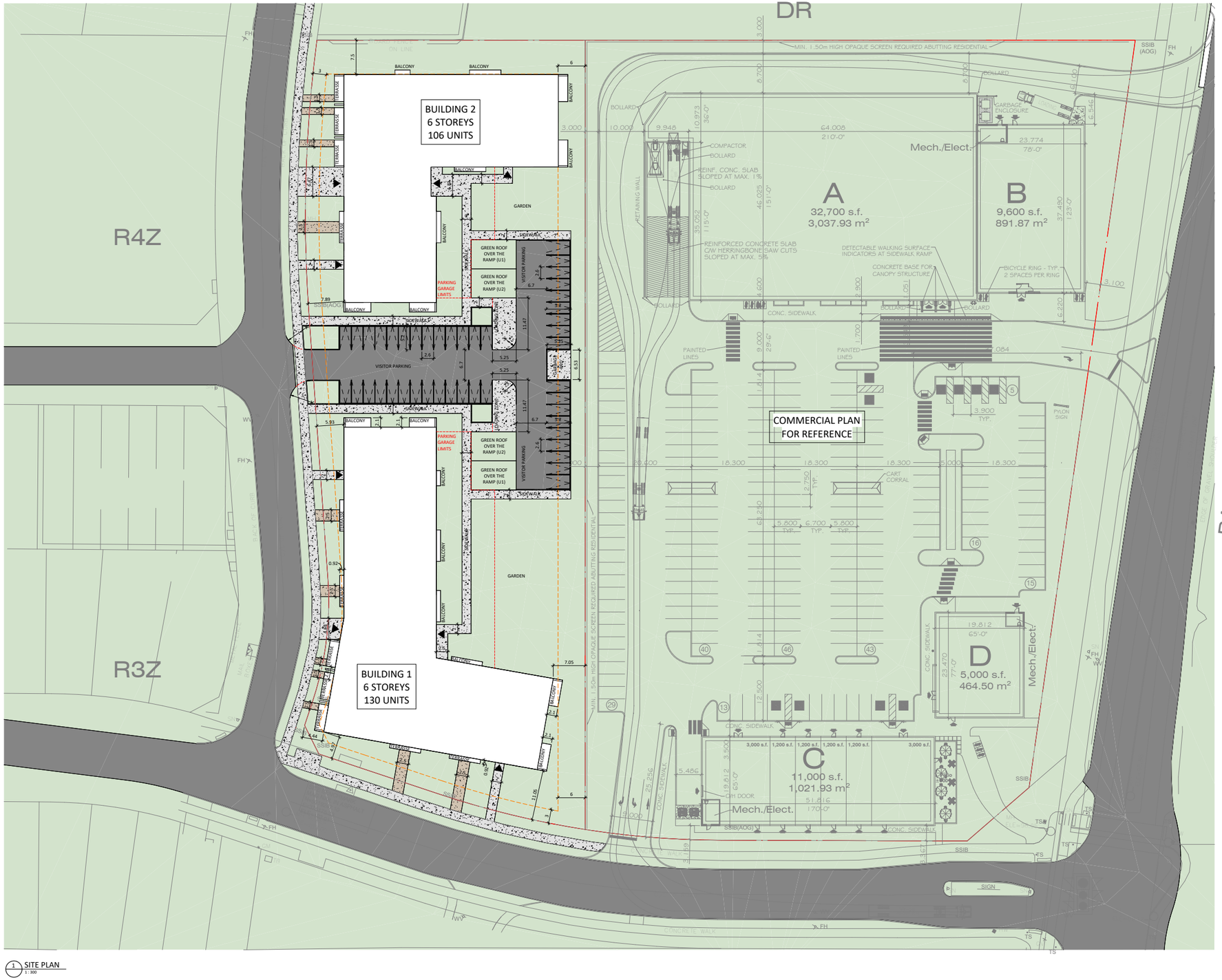

SITE PLAN LEGEND

- LOT LINE
- SETBAKCS
- ELECTRICS LINES
- EASEMENTS
- PROTECTION ZONE
- GEO ELEVATION
- EXISTING BUILDING
- BUILDING TO BE DEMOLISHED
- EXISTING TREE
- TREE TO BE DEMOLISHED
- NEW TREE
- NEW BUSH
- GRASS
- PEA GRAVEL
- CONCRETE
- ASPHALT
- RADIANT ZONE
- PAVEMENT
- GRAVEL
- WATER

1 SITE PLAN
1 : 300

Plan Showing Adjacent Development

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Composite Site Plan (Conceptual)

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NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

150 DUN SKIPPER DRIVE

COMPOSITE SITE PLAN (CONCEPTUAL)

SCALE 1 : 2000 (0, 20, 40, 60, 80)

DATE	JOB	FIGURE
JAN 2025	124107	124107-FIG1

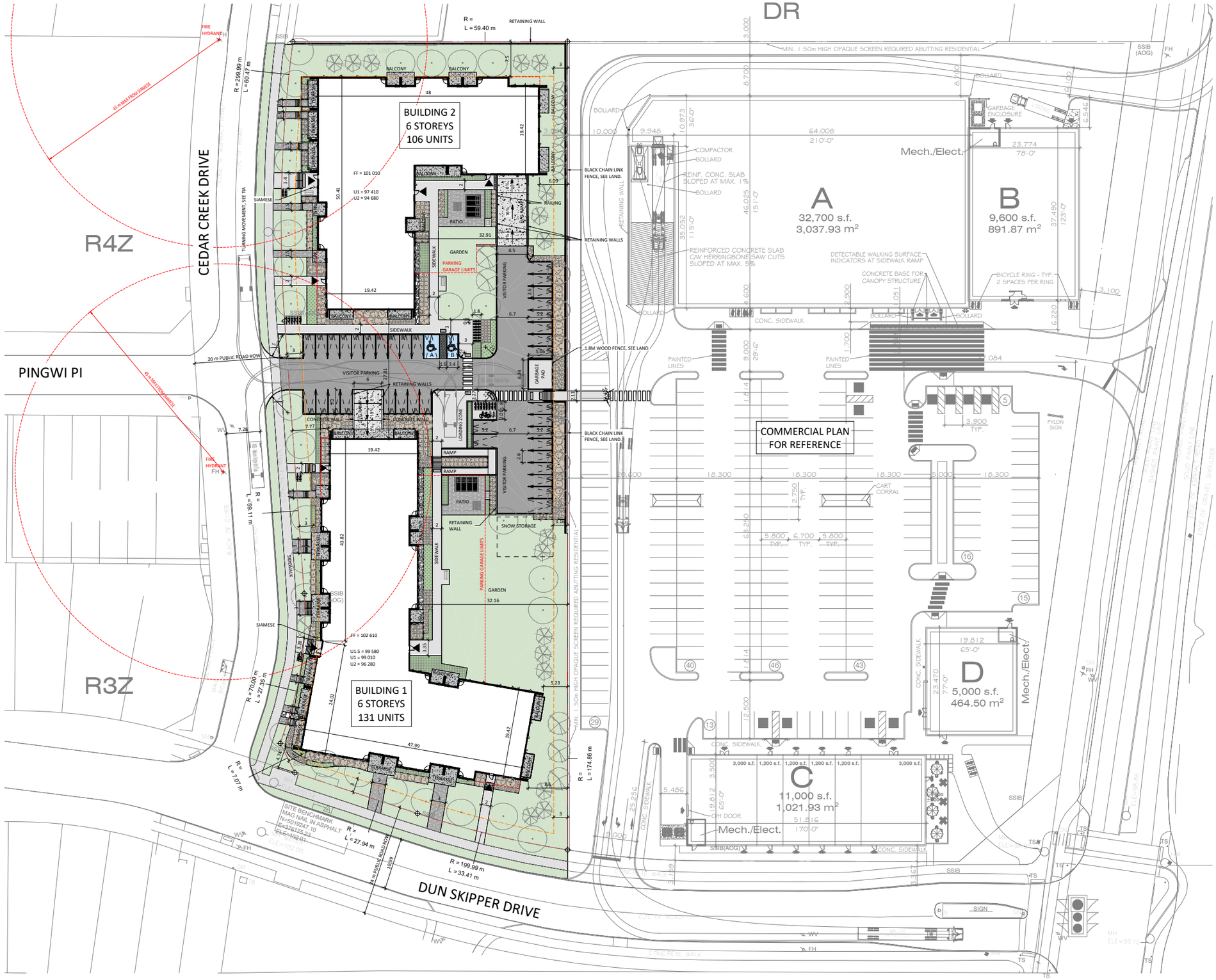
Additional Materials

- Site Plan

- Building Elevations

- Landscape Plan

- Renders / Views of the proposal



20 0 20 40m

1 SITE PLAN
1 : 300

SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS		PIN
		04328 - 4465 (LT)
ZONING		GM[2615]
SITE AREA		
TOTAL SITE AREA:		~10,009.87 m² (1ha)
UNITS		
BUILDING 1:		
RESIDENTIAL:		131 UNITS
BUILDING 2:		
RESIDENTIAL:		106 UNITS
TOTAL NUMBER OF UNITS:		237 UNITS

SPECIFIC PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA	NO MIN.	10,009.87 m²
MINIMUM LOT WIDTH	NO MIN.	-
SETBACKS		
MINIMUM FRONT YARD:	3 m	3 m
MINIMUM CORNER SIDE YARD:	3 m	3 m
MINIMUM INTERIOR SIDE YARD:		
NON-RESIDENTIAL OR MIXED-USE:	5 m	-
RESIDENTIAL HEIGHT ≤ 11m :	1.2 m	-
RESIDENTIAL HEIGHT > 11m :	3 m	6.09 m
MINIMIM REAR YARD:		
ABUTTING A STREET:	3 m	-
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m
MAXIMUM BUILDING HEIGHT	18 m	19.5 m
MAXIMUM FLOOR SPACE INDEX	2	1.71

PARKING RATES	REQUIRED	PROVIDED
BUILDING 1:		
R12 - APARTEMENTS	1.2 p/unit = 157	131 (1.0 p/unit)
VISITOR:	0.2 p/unit = 26	26 (0.2 p/unit)
BUILDING 2:		
R12 - APARTEMENTS	1.2 p/unit = 127	106 (1.0 p/unit)
VISITOR:	0.2 p/unit = 21	21 (0.2 p/unit)
		TOTAL: 284

BIKE PARKING	REQUIRED	PROVIDED
BUILDING 1:	0.5 p/unit = 66	66
BUILDING 2:	0.5 p/unit = 53	53

AMENITY AREA	REQUIRED	PROVIDED
BUILDING 1:		
PRIVATE:	3m² p/unit = 393m²	1,040m²
SHARED:	3m² p/unit = 393m²	987m²
BUILDING 2:		
PRIVATE:	3m² p/unit = 318m²	927m²
SHARED:	3m² p/unit = 318m²	567m²

GFA - CITY OF OTTAWA	PROVIDED
BUILDING 1:	9,538m²
BUILDING 2:	7,537m²

NOTE

1. ASSUME TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.

2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF J.D. BARNES LIMITED - REFERENCE NUMBER 24-10-059-00.

3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0,3048.

SITE PLAN LEGEND

- LOT LINE
- SETBAKCS
- ELECTRICS LINES
- EASEMENTS
- PROTECTION ZONE
- 0000 GEO — GEO ELEVATION
- EXISTING BUILDING
- BUILDING TO BE DEMOLISHED
- NEW DECIDUOUS TREE
- NEW SHRUBS
- NEW CONIFEROUS TREE
- GRASS
- PEA GRAVEL
- CONCRETE
- ASPHALT
- RADIANT ZONE
- LANDSCAPE
- CONCRETE BALCONY
- WATER
- TWSI
- PAVERS

PROJECT

FINDLAY CREEK DEVLEOPMENT

150 DUN SKIPPER DRIVE, GLOUCESTER, ON K1X 0G2

OWNER

MAVERICK DEVELOPMENT CORPORATION

MAVERICK DEVELOPMENT CORPORATION
209 WICKSTEED AVENUE, SUITE 30
TORONTO, ON M4G 0B1

ARCHITECT

PMA ARCHITECTES

(418) 651-8955
INFO@PMAARCHITECTES.COM

3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2K4
PMAARCHITECTES.COM

CIVIL / LANDSCAPE / PLANNER

NOVATECH
Engineers, Planners & Landscape Architects

NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200,
OTTAWA, ON K2M 1P6

SURVEYOR

J.D. BARNES LIMITED
62 STEACIE DRIVE, SUITE 103,
KANATA, ON K2K 2A9

STRUCTURAL

MECHANICAL

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
2	FOR CITY REVIEW	2025-01-17
1	FOR COORDINATION	2024-12-17

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

DO NOT USE FOR CONSTRUCTION

DATE 2025-01-17
DESIGNED P.POMERLEAU
DRAWN P.POMERLEAU
PROJECT No 24061
CHECKED P.MARTIN

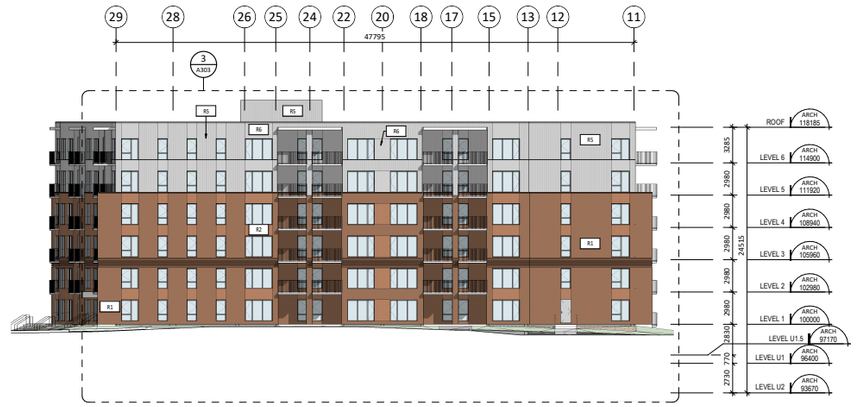
SHEET TITLE

SITE PLAN

SHEET No

A101

1 A101 ELEVATION 1
1 : 200



4 A101 ELEVATION 4
1 : 200

2 A101 ELEVATION 2
1 : 200

3 A101 ELEVATION 3
1 : 200

EXTERIOR MATERIALS

MASONRY

R1 — 162.111.80

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R2 — 189.128.93

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R3

ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINESS SERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CAULKING BETWEEN BRICKS

STRUCTURAL LINTEL
SEE STRUCTURAL ENG.

FREE LINTEL

METAL

R4

STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 5S 174
FLASHING COLOR : DEEP GREY 5S 174
SHUTTER COLOR: RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

R5

STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

R6

STEEL PANEL COLOR LIGHT GRAY
MODEL : VPS (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

R7

ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGEND

- WX02 — WINDOW TYPE
- CW — CURTAIN WALL
- 2 — ADDENDA
- 1 — NOTICE OF MODIFICATION
- XX — DIRECTIVE
- 1 — ELEVATION ANNOTATIONS
- 1 / A500 — SECTION REFERENCE
- LEVEL ARCH 500000 — LEVEL
- XX — STRUCTURAL GRID
- 1 / A101 Name of the drawing (Scale of the drawing) — TITLE

PROJECT

FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DRIVE, OTTAWA, ON K1X 0G2

OWNER

MAVERICK DEVELOPMENT CORPORATION
209 WICKSTEED AVENUE, SUITE 30
TORONTO, ON M4G 0B1

ARCHITECT

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3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2K4
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DATE 2025-01-17
DESIGNED P.POMERLEAU
DRAWN P.POMERLEAU
PROJECT No 24061
CHECKED P.MARTIN

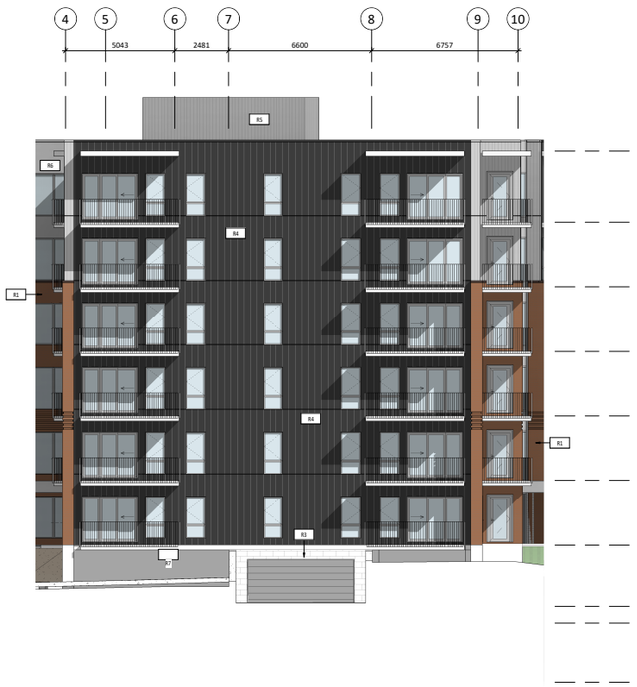
SHEET TITLE

GENERAL ELEVATIONS

SHEET No

A301

1 A301 ELEVATION 1A
1 : 100



2 A301 ELEVATION 2A
1 : 100

3 A301 ELEVATION 3A
1 : 100

EXTERIOR MATERIALS

MASONRY

R1 — 102.111.80
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R2 — 189.129.93
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MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R3
ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINESS SERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CAULKING BETWEEN BRICKS

STRUCTURAL LINTEL
SEE STRUCTURAL ENG.

FREE LINTEL

METAL

R4
STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 55 174
FLASHING COLOR : DEEP GREY 55 174
SHUTTER COLOR: RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

R5
STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

R6
STEEL PANEL COLOR LIGHT GRAY
MODEL : VPS (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

R7
ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGEND

- WXX — WINDOW TYPE
- CW — CURTAIN WALL
- A — ADDENDA
- 1 — NOTICE OF MODIFICATION
- X — DIRECTIVE
- 1 / A500 — ELEVATION ANNOTATIONS
- 1 / A500 — SECTION REFERENCE
- LEVEL ARCH 500000 — LEVEL
- XX — STRUCTURAL GRID
- 1 / A101 Name of the drawing — TITLE
  Scale of the drawing

1

ELEVATION NOTES	
#	DESCRIPTION
1	Text

PROJECT

FINDLAY CREEK
DEVELOPMENT

150 DUN SKIPPER DRIVE,
OTTAWA, ON K1X 0G2

OWNER

MAVERICK
DEVELOPMENT CORPORATION

MAVERICK DEVELOPMENT CORPORATION
209 WICKSTEED AVENUE, SUITE 30
TORONTO, ON M4G 0B1

ARCHITECT

PMA ARCHITECTES

(438) 651-8956
INFO@PMAARCHITECTES.COM
3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2K4
PMAARCHITECTES.COM

CIVIL / LANDSCAPE / PLANNER

NOVATECH
Engineers, Planners & Landscape Architects

NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200,
OTTAWA, ON K2M 1P6

SURVEYOR

J.D.BARNES
LAND INFORMATION SPECIALISTS

J.D. BARNES LIMITED
62 STEACIE DRIVE, SUITE 103,
KANATA, ON K2K 2A9

STRUCTURAL

MECHANICAL

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
2	FOR CITY REVIEW	2025-01-17
1	FOR COORDINATION	2024-12-17

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

DO NOT USE FOR CONSTRUCTION

DATE 2025-01-17
DESIGNED Concepteur
DRAWN P.POMERLEAU
PROJECT No 24061
CHECKED P.MARTIN

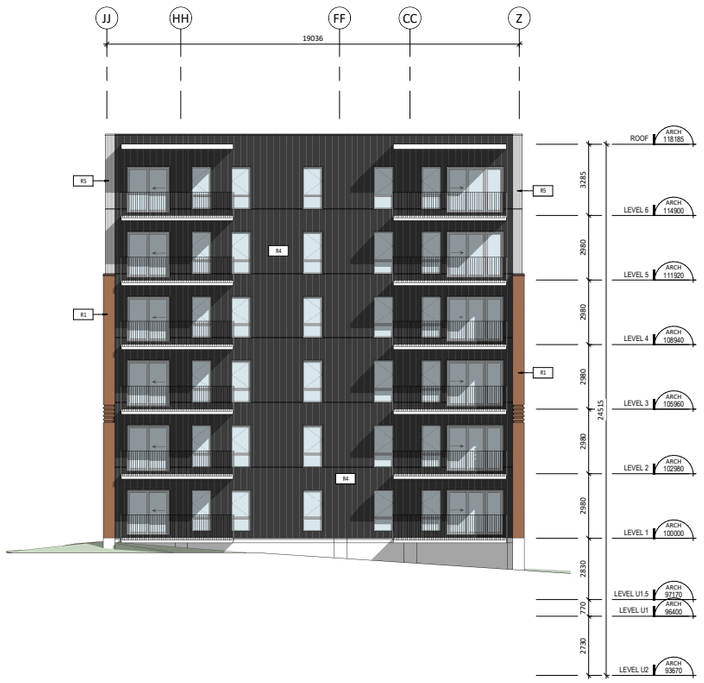
SHEET TITLE

ELEVATIONS

SHEET No
A302

1 A101 ELEVATION 1B
1 : 100

3 A101 ELEVATION 3B
1 : 100



2 A101 ELEVATION 2B
1 : 100

4 A101 ELEVATION 4B
1 : 100

LÉGEND

- WINDOW TYPE
- CURTAIN WALL
- ADDENDA
- NOTICE OF MODIFICATION
- DIRECTIVE
- ELEVATION ANNOTATIONS
- 1 / A500 — SECTION REFERENCE
- LEVEL ARCH 500000 — LEVEL
- XX — STRUCTURAL GRID
- 1 / A101 Name of the drawing — TITLE
  Scale of the drawing

EXTERIOR MATERIALS

MASONRY

R1 — 102 111 80

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R2 — 189 128 93

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R3

ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINESS SERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CAULKING BETWEEN BRICKS

STRUCTURAL LINTEL
SEE STRUCTURAL ENG.

FREE LINTEL

METAL

R4

STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 55 174
FLASHING COLOR : DEEP GREY 55 174
SHUTTER COLOR: RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

R5

STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

R6

STEEL PANEL COLOR LIGHT GRAY
MODEL : VPS (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

R7

ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

1

#	ELEVATION NOTES
1	Text

PROJECT

FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DRIVE, OTTAWA, ON K1X 0G2

OWNER

MAVERICK DEVELOPMENT CORPORATION
209 WICKSTEED AVENUE, SUITE 30
TORONTO, ON M4G 0B1

ARCHITECT

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CIVIL / LANDSCAPE / PLANNER

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OTTAWA, ON K2M 1P6

SURVEYOR

J.D. BARNES LIMITED
62 STEACIE DRIVE, SUITE 103,
KANATA, ON K2K 2A9

STRUCTURAL

MECHANICAL

KEY PLAN

ARCHITECT SEAL

REVISIONS

NO	DESCRIPTION	DATE
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DO NOT USE FOR CONSTRUCTION

DATE 2025-01-17
DESIGNED Concepteur
DRAWN P.POMERLEAU
PROJECT No 24061
CHECKED P.MARTIN

SHEET TITLE

ELEVATIONS

SHEET No

A303

1 A201 ELEVATION 1
1 : 200

2 A201 ELEVATION 2
1 : 200

3 A201 ELEVATION 3
1 : 200

4 A203 ELEVATION 4
1 : 200

EXTERIOR MATERIALS

MASONRY

R1 — **CLAY BRICK**
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R2 — **CLAY BRICK**
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R3 — **ARCHITECTURAL CONCRETE BLOCKS**
MODEL : FINESS SERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CAULKING BETWEEN BRICKS

STRUCTURAL LINTEL
SEE STRUCTURAL ENG.

FREE LINTEL

METAL

R4 — **STEEL PANEL COLOR CARBON**
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 55 174
FLASHING COLOR : DEEP GREY 55 174
SHUTTER COLOR: RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

R5 — **STEEL PANEL COLOR LIGHT GRAY**
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

R6 — **STEEL PANEL COLOR LIGHT GRAY**
MODEL : VP5 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

R7 — **ACRYLIC COATING**
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGEND

- WINDOW TYPE
- CW — CURTAIN WALL
- ADDENDA
- NOTICE OF MODIFICATION
- DIRECTIVE
- ELEVATION ANNOTATIONS
- 1 / A500 — SECTION REFERENCE
- LEVEL ARCH 500000 — LEVEL
- XX — STRUCTURAL GRID
- 1 / A101 Name of the drawing — TITLE (Scale of the drawing)

PROJET

FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DRIVE,
OTTAWA, ON K1X 0G2

PROPRIÉTAIRE

ARCHITECTE

PMA ARCHITECTES
(613) 651-8964
INFO@PMAARCHITECTES.COM

3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2K4
PMAARCHITECTES.COM

STRUCTURE

MÉCANIQUE-ÉLECTRICITÉ

CIVIL

ARCHITECTE PAYSAGISTE

ENTREPRENEUR

PLAN CLÉ

SCEAU

RÉVISION

N°	Description	Date
2	FOR CITY REVIEW	2025-01-17
1	FOR COORDINATION	2024-12-17

NOTE

AVANT DE DÉBUTER LES TRAVAUX, L'ENTREPRENEUR DEVRA VÉRIFIER TOUTES LES CÔTES ET DIMENSIONS ET AVISER PAR ÉCRIT L'ARCHITECTE S'IL Y AVAIT NON-CONCORDANCE. LE DROIT D'AUTEUR SUR LE PRÉSENT DOCUMENT IMPRIMÉE OU ÉLECTRONIQUE APPARTIENT À PMA ARCHITECTES. CE DOCUMENT NE PEUT ÊTRE TRANSMIS, TÉLÉCHARGÉ OU REPRODUIT, SOUS AUCUNE FORME IMPRIMÉE OU ÉLECTRONIQUE QUE CE SOIT, SANS L'AUTORISATION EXPRESSE ÉCRITE DU TITULAIRE DU DROIT D'AUTEUR.

NE PAS UTILISER POUR CONSTRUCTION

DATE 2025-01-17
CONÇU PAR P.POMERLEAU
DESSINÉ PAR P.POMERLEAU
DOSSIER 24061
VÉRIFIÉ PAR P.MARTIN

TITRE

GENERAL ELEVATIONS

FEUILLE

A301

1 A301 ELEVATIION 1A
1 : 100

2 A301 ELEVATION 2A
1 : 100

EXTERIOR MATERIALS

MASONRY

R1 — 102.111.80

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R2 — 180.129.93

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R3

ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINESS SERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CAULKING BETWEEN BRICKS

STRUCTURAL LINTEL
SEE STRUCTURAL ENG.

FREE LINTEL

METAL

R4

STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 55 174
FLASHING COLOR : DEEP GREY 55 174
SHUTTER COLOR: RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

R5

STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

R6

STEEL PANEL COLOR LIGHT GRAY
MODEL : VP5 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

R7

ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGEND

- WW WINDOW TYPE
- CW CURTAIN WALL
- 2 ADDENDA
- 1 NOTICE OF MODIFICATION
- DIRECTIVE
- 1 ELEVATION ANNOTATIONS
- 1 / A500 SECTION REFERENCE
- LEVEL ARCH 500000 LEVEL
- XX STRUCTURAL GRID
- 1 / A301 Name of the drawing — Scale of the drawing — TITLE

ELEVATION NOTES	
#	DESCRIPTION
1	Text

PROJET

FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DRIVE, OTTAWA, ON K1X 0G2

PROPRIÉTAIRE

ARCHITECTE

PMA ARCHITECTES
(418) 661-8964
INFO@PMAARCHITECTES.COM

3070, CHEMIN DES QUATRE-BOURGEOIS
QUÉBEC (QC) G1W 2K4
PMAARCHITECTES.COM

STRUCTURE

MÉCANIQUE-ÉLECTRICITÉ

CIVIL

ARCHITECTE PAYSAGISTE

ENTREPRENEUR

PLAN CLÉ

SCEAU

RÉVISION

N°	Description	Date
2	FOR CITY REVIEW	2025-01-17
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NE PAS UTILISER POUR CONSTRUCTION

DATE 2025-01-17
CONÇU PAR P.POMERLEAU
DESSINÉ PAR P.POMERLEAU
DOSSIER 24061
VÉRIFIÉ PAR P.MARTIN

TITRE

ELEVATIONS

FEUILLE A302

Autodesk Docs://FINDLAY CREEK/24061_FINDLAY_CREEK_BUILDING_2_R24.rvt

1 A301 ELEVATION 3A
1 : 100

2 A301 ELEVATION 4A
1 : 100

3 A301 ELEVATION 3B
1 : 100

4 A301 ELEVATION 4B
1 : 100

EXTERIOR MATERIALS

MASONRY

R1 — 102 111 80
CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R2 — 180 329 03
CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPASION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

R3
ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINESS SERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CAULKING BETWEEN BRICKS

STRUCTURAL LINTEL
SEE STRUCTURAL ENG.

FREE LINTEL

METAL

R4
STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 55 174
FLASHING COLOR : DEEP GREY 55 174
SHUTTER COLOR: RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

R5
STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

R6
STEEL PANEL COLOR LIGHT GRAY
MODEL : VP5 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

R7
ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGEND

- WW — WINDOW TYPE
- CW — CURTAIN WALL
- 2 — ADDENDA
- 1 — NOTICE OF MODIFICATION
- 1 — DIRECTIVE
- 1 — ELEVATION ANNOTATIONS
- 1 / A500 — SECTION REFERENCE
- LEVEL ARCH 500000 — LEVEL
- XX — STRUCTURAL GRID
- 1 / A301 Name of the drawing — Scale of the drawing — TITLE

#	ELEVATION NOTES
1	DESCRIPTION
1	Text

PROJET

FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DRIVE, OTTAWA, ON K1X 0G2

PROPRIÉTAIRE

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MÉCANIQUE-ÉLECTRICITÉ

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SCEAU

RÉVISION

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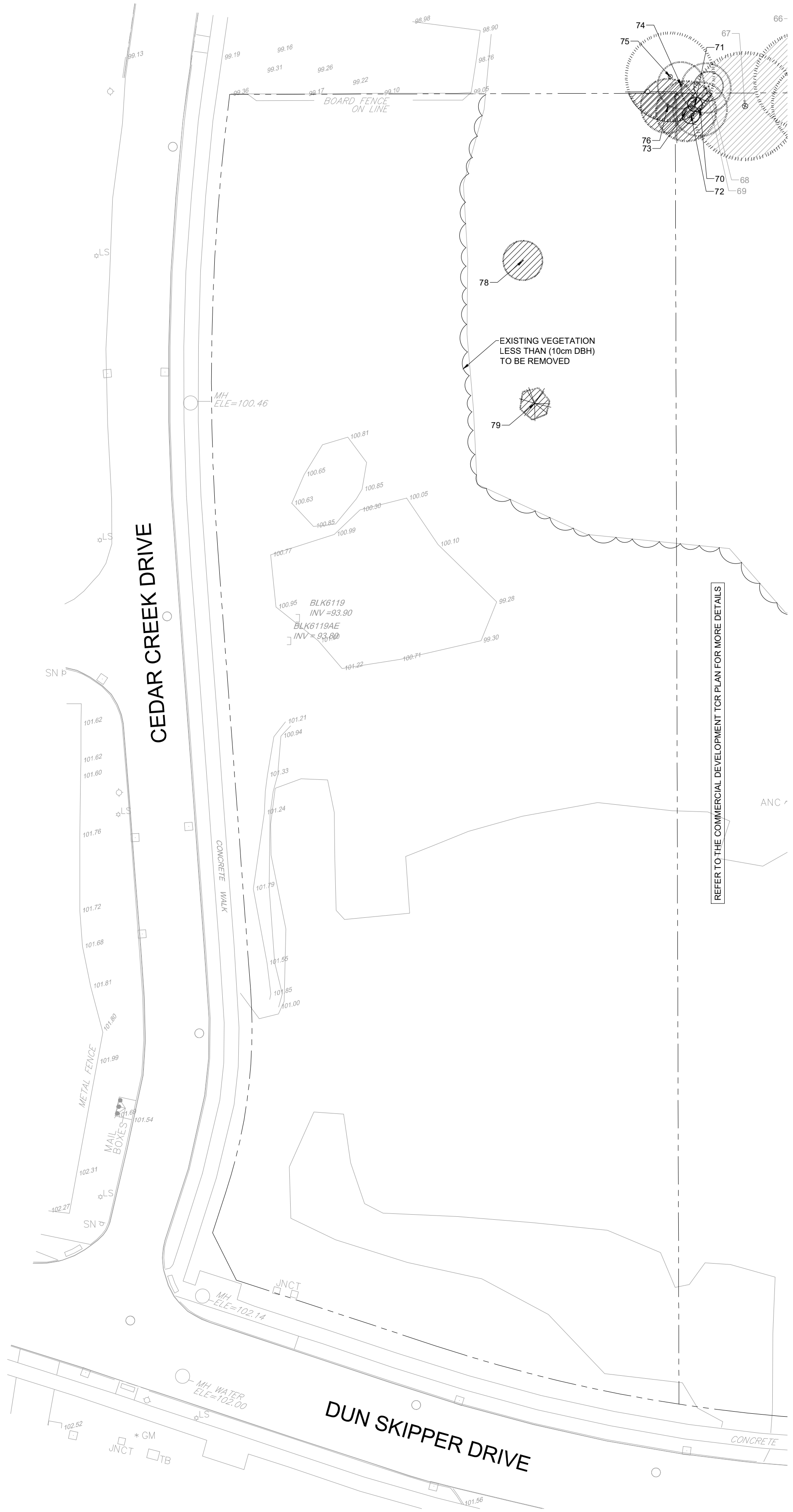
DESSINÉ PAR P.POMERLEAU
DOSSIER 24061
VÉRIFIÉ PAR P.MARTIN

TITRE

ELEVATIONS

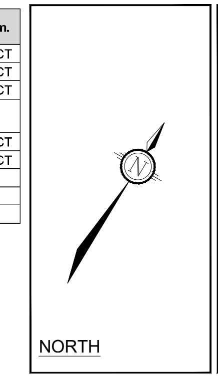
FEUILLE

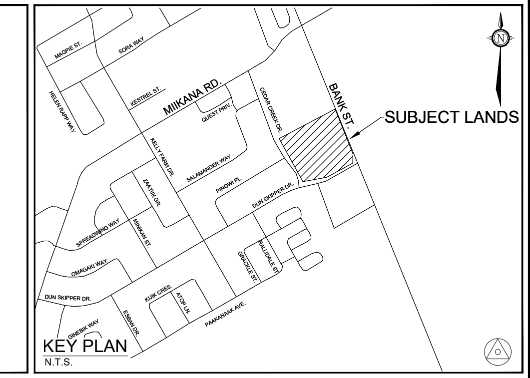
A303



No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
70	*Ulmus americana*	White Elm	37.0	3.70	F	Owner	bow in trunk,	PROTECT
71	*Acer saccharum*	Sugar Maple	10.0	1.00	F	Owner	intertwined with dead tree	PROTECT
72	*Acer saccharum*	Sugar Maple	12.0	1.20	G	Owner		PROTECT
73	*Acer saccharum*	Sugar Maple	41.0	4.10	P	Owner	Twin trunk, rot, dead tree fallen between two trunks, split trunks	Remove
74	*Acer saccharum*	Sugar Maple	32.0	3.20	G	Neighbour		PROTECT
75	*Ulmus americana*	White Elm	60.0	6.00	F	Neighbour	Minor splitting	PROTECT
76	*Acer saccharum*	Sugar Maple	37.0	3.70	G	Owner		**Conflict**
78	*Acer saccharum*	Sugar Maple	27.0	2.70	G	Owner		**Conflict**
79	*Thuja sp.*	Cedar	20.0	2.00	G	Owner		**Conflict**

Legend			
G	Good	**Conflict**	Remove due to conflict with construction.
F	Fair	Remove	Remove due to tree helath or invasive status.
P	Poor	PROTECT	Protect trees as per contract details and specifications.
VP	Very Poor		





LEGEND

3-D1	DETAIL SHEET # EG. L1, L2, ETC. — NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
— — —	PROPERTY LIMIT
	EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ
	EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ
	TREE PROTECTION FENCE
	EXISTING VEGETATION WITH DBH LESS THAN 10cm

GENERAL

1. Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

CONSTRUCTION

1. All general site information and conditions are compiled from Consultant field notes and plans provided by the Owner and are supplied for information purposes only. It is the responsibility of the Contractor to verify the accuracy of all the information obtained from this plan.
2. Together with all Subcontractors involved, the Contractor is to examine all surfaces or conditions relating to the work, in order to determine the acceptability of such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
3. Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
4. Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant.
5. Contractor is responsible for all fees arising from the completion of works conveyed by these drawings, details, and specifications.
6. Carry out all construction in accordance with the most current provincial and municipal standards and specifications.
7. Contractor to coordinate all access and protect the public and users of the site with appropriate control fence and supervision throughout the construction period, to the satisfaction of the Consultant.
8. Contract Administrator is to approve access point(s) prior to mobilization.
9. A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
10. Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
11. Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage at a location on site as identified by the Consultant. Excavate and remove from site any contaminated material. Dispose all contaminated material at a licensed landfill facility.
12. Maintain site in a clean and orderly state for the duration of construction; perform all work in accordance with the Occupational Health and Safety Act. Remove all excess materials, packaging, and debris from the site.
13. Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
14. Contractor is responsible for all layout for construction purposes.
15. Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
16. The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

F7. Tree Preservation Protection Fence

TREE PROTECTION

Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
2. Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
3. Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ.
12. Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
13. If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
15. The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
16. City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
Bank & Dun Developments Inc,
c/o Paul Paglialunga
209 Wicksteed Avenue, Suite 30
Toronto, ON, M4G 0B1
Phone: (416) 335-0090

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No.	REVISION	DATE	BY
1.	ISSUED FOR SPC APPLICATION	JAN 17/25	SC

SCALE 1:400

1:400 — 0 4 8 12 16

DESIGN	TCB
CHECKED	SC
DRAWN	TCB
CHECKED	SC
APPROVED	RGJ

FOR REVIEW ONLY

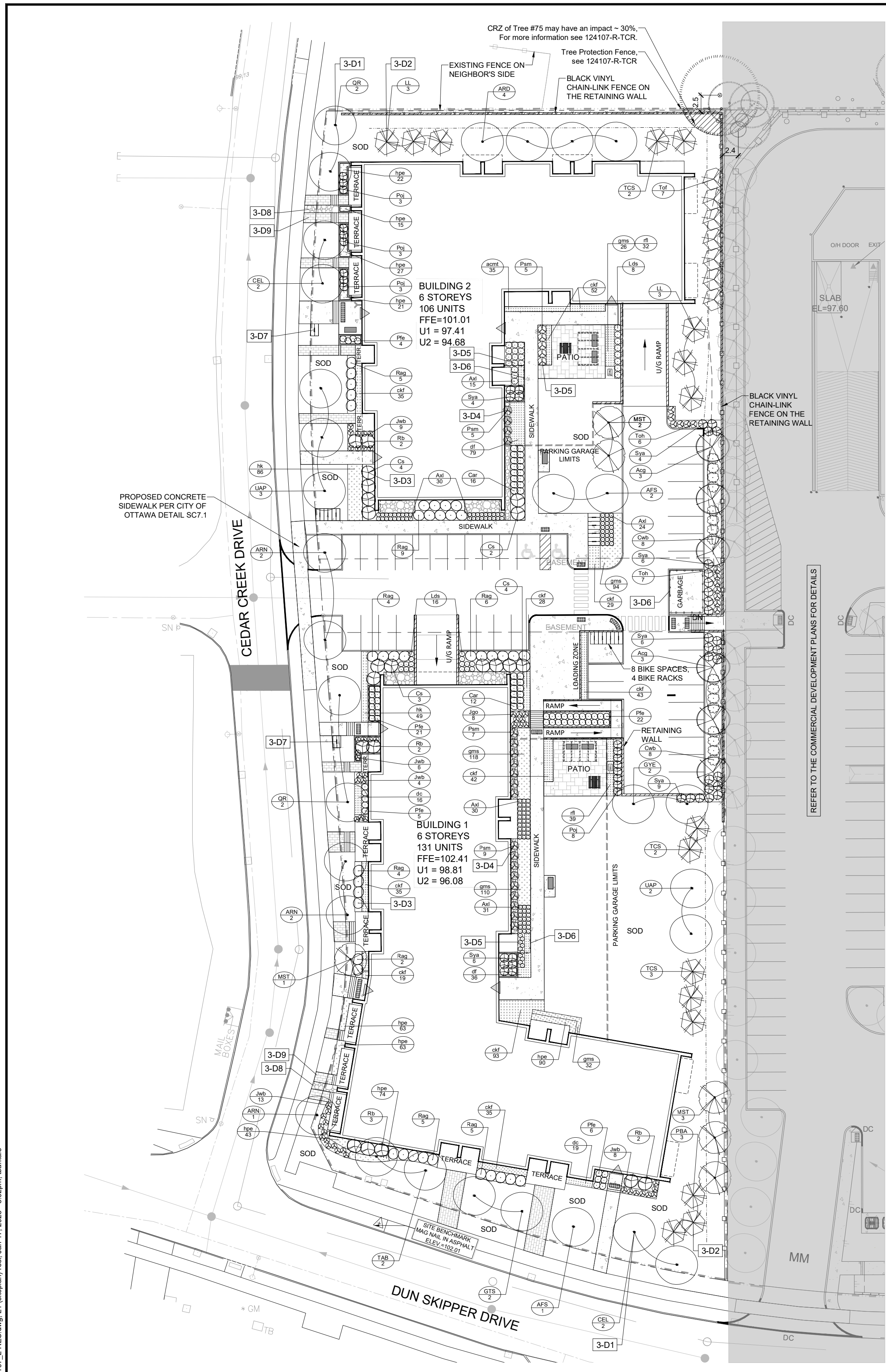
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — R. G. JAMES — MEMBER — JAN. 17 25

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELOPMENT

DRAWING NAME
TREE CONSERVATION PLAN

PROJECT No. 124107
REV: REV # 1
DRAWING No. 124107-R-TCR



SOIL AVAILABILITY CALCULATIONS :

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Total No. of trees	Min. required Soil volume total (cu m)
			Small/ Column (25m³)	Medium (30m³)	Large (35m³)	Evergreen (30m³)		
Planting bed 1	1185.2	1,185.2	3		6	8	17	440.0
Planting bed 2	100.6	100.6			1		1	35.0
Planting bed 3	113.6	113.6			2		2	60.0
Planting bed 4	198.4	198.4			3		3	90.0
Planting bed 5	25.0	25.0	1				1	25.0
Planting bed 6	55.4	55.4		2			2	50.0
Planting bed 7	56.4	56.4			1		1	35.0
Planting bed 8	17.4	17.4					0	0.0
Planting bed 9	130.4	130.4		1	1		2	55.0
Planting bed 10	25.8	25.8		1			1	30.0
Planting bed 11	144.5	144.5			1		1	35.0
Planting bed 12	37.2	37.2			1		1	35.0
Planting bed 13	81.0	81.0			1		1	35.0
Planting bed 14	17.2	17.2					0	0.0
Planting bed 15	28.6	28.6			1		1	35.0
Planting bed 16	28.4	28.4			1		1	35.0
Planting bed 17	750.9	750.9			6	8	14	380.0
Planting bed 18	177.4	177.4	2	2			4	90.0

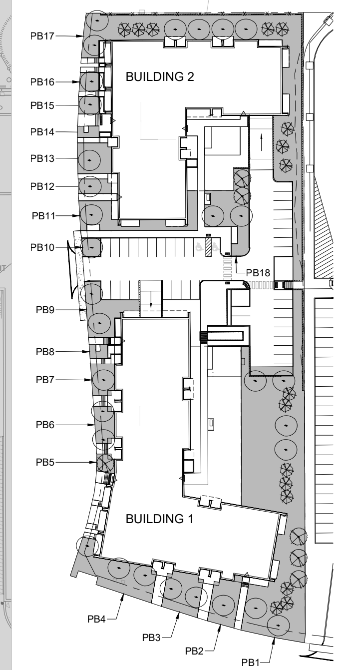
Note: For all planting beds proposed, the available soil depth is considered to be 1m.

ESTIMATED CANOPY COVERAGE AT MATURITY

SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE (m2)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m2)
Deciduous - Small/Column (<7.5m tall)	7m	38	5	190
Deciduous - Medium (7.5-14m tall)	10m	79	5	393
Deciduous - Large (14m+ tall)	15m	177	26	4594
Coniferous	5m	20	16	314
PROPOSED TOTAL CANOPY COVERAGE (m2):				5491
EXISTING RETAINED TOTAL CANOPY COVERAGE (m2):				17
TOTAL SITE AREA (m2):				**10,010**
EST. CANOPY COVERAGE (%):				**55%**

Area of a circle = $(r \times r) \times \pi$

Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π



SOIL VOLUME FIGURE
NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE STATUS
Coniferous Trees							
LL	6	*Larix laricina*	Tamarack	200cm Ht	WB	As Shown	Native
PBA	3	*Pinus banksiana*	Jack Pine	200cm Ht	WB	As Shown	Native
TCS	7	*Tsuga canadensis*	Eastern Hemlock	200cm Ht	WB	As Shown	Native
Deciduous Trees							
ARD	4	*Acer rubrum 'Red Rocket'*	Red Rocket Red Maple	50mm Cal	WB	As Shown	Nativar
ARN	5	*Acer rubrum 'Northwood'*	Northwood Red Maple	50mm Cal	WB	As Shown	Nativar
AFS	3	*Acer x freemanii 'Sienna'*	Sienna Glen Maple	50mm Cal	WB	As Shown	Nativar
CEL	4	*Celtis occidentalis*	Hackberry	50mm Cal	WB	As Shown	Native
GTS	2	*Gleditsia triacanthos var.inermis 'Shademaster'*	Shademaster Honeylocust	50mm Cal	WB	As Shown	Nativar
GYE	2	*Gymnocladus dioicus 'Espresso-JFS'*	Espresso Kentucky Coffee Tree (Male)	50mm Cal	WB	As Shown	Nativar
MST	5	*Malus 'Sugar Tyme'*	Sugar Tyme Crabapple	50mm Cal	WB	As Shown	Nativar
QR	4	*Quercus rubra*	Red Oak	50mm Cal	WB	As Shown	Native
TAB	2	*Tilia americana 'Boulevard'*	Boulevard Linden	50mm Cal	WB	As Shown	Nativar
UAP	5	*Ulmus americana 'Princeton'*	Princeton Elm	50mm Cal	WB	As Shown	Nativar
Coniferous Shrubs							
Psm	26	*Pinus mugo 'Slowmound'*	Slowmound Mugho Pine	3g	PT	As Shown	Nativar
Jwb	40	*Juniperus horizontalis 'Wiltonii'*	Blue Rug Juniper	30cm Spr	PT	As Shown	Nativar
Tof	7	*Thuja occidentalis 'Fastigiata'*	Pyramidal Cedar	80cm3g		As Shown	Nativar
Toh	13	*Thuja occidentalis 'Holmstrup'*	Holmstrup Cedar	175cm Ht	PT	As Shown	Nativar
Deciduous Shrubs							
Acg	6	*Amelanchier canadensis 'Glenform'*	Rainbow Pillar Serviceberry	150cm Ht	PT	As Shown	Nativar
Axl	130	*Aronia x Low Scape Mound (UCONNAM165)*	Low Scape Mound Chokeberry	40cm Ht	PT	50cm O.C	Nativar
Car	28	*Clethra alnifolia 'Ruby Spice'*	Ruby Spice Summersweet	50cm Ht	PT	80cm O.C	Nativar
Cs	13	*Cornus sericea*	Red Osier Dogwood	60cm Ht	PT	200cm O.C	Native
Cwb	16	*Cornus sanguinea 'Winter Beauty'*	Winter Beauty Dogwood	60cm Ht	PT	140cm O.C	Nativar
Lds	24	*Lonicera x brownii 'Dropmore Scarlet'*	Dropmore Scarlet Honeysuckle	2g	PT	As Shown	Nativar
Poj	17	*Physocarpus opulifolius 'JEFAM'*	Amber Jubilee Ninebark	60cm Ht	PT	100cm O.C	Nativar
Pfe	58	*Potentilla fruticosa 'Bella Bellissima' (HACHLISS)*	Bella Bellissima Potentilla	40cm Ht	PT	As Shown	Non-native
Rag	40	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	60cm Ht	PT	As Shown	Nativar
Rb	9	*Rosa blanda*	Meadow Rose	60cm Ht	PT	As Shown	Native
Sya	35	*Symphoricarpos albus*	Snowberry	50cm Ht	PT	As Shown	Native
Perennials							
acmt	35	*Achillea millefolium 'Terra Cotta'*	Terra Cotta Yarrow	1g	PT	50cm O.C	
gms	380	*Geranium macrorrhizum 'Spessart'*	*Spessart Cranesbill*	9cm	PT	45cm O.C	Nativar
hk	135	*Hypericum kalmianum*	St. John's Wort/Pot Of Gold	3g	PT	60cm O.C	Native
hpe	418	*Heuchera micrantha 'Palace Purple'*	Palace Purple Coral Bells	1g	PT	30cm O.C	Non-native
rfl	71	*Rudbeckia fulgida 'Little Goldstar'*	Little Goldstar Black-Eyed Susan	1g	PT	40cm O.C	Nativar
Ornamental Grasses							
ckf	411	*Calamagrostis acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C	Non-native
dc	35	*Deschampsia cespitosa*	Tufted Hair Grass	1g	PT	60cm O.C	Native
df	115	*Deschampsia flexuosa*	Wavy Hair Grass	1g	PT	50cm O.C	Native

Proposed Planting: Ownership	Total
Private	52
City-Owned	0

PRODUCT INFORMATION

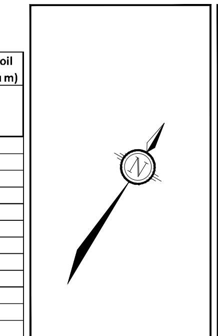
Install products as per manufacturer specifications. Shop drawings required.

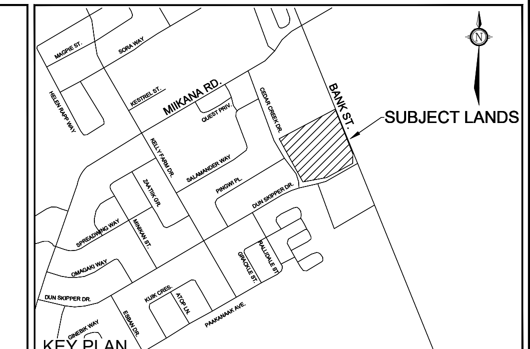
PAVER TYPE 1
Edge of pavers to receive edge restraint.
- Blu 60 Smooth by Techo-bloc
  Location: Patio Pavers
  Size: 60mm HD² - All sizes
  Pattern: Modular Pattern 01
  Colour: Greyed Nickel

PAVER TYPE 2
Edge of pavers to receive edge restraint.
- Westmount by Techo-Bloc
  Location: Walkway Pavers
  Pattern:Linear Pattern
  Colour: Shale Grey

PLANTER WALLS - TBD

SITE FURNITURE
Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
- 200 Bike Racks by Maglin
  Product Number: MBR-0200-00005
  Mounting Type: Surface Mount
  Colour: Powdercoat Saffron Yellow RAL1017





KEY PLAN
N.T.S.

LEGEND

- 3-D1 — DETAIL SHEET # EG. L1, L2, ETC. — NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- PROPOSED CONCRETE
- PAVERS TYPE 1
- PAVERS TYPE 2
- RIVER STONE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PERENNIALS
- ORNAMENTAL GRASSES
- KEY / ## — SPECIES (SEE PLANT LIST) / QUANTITY
- RETAINING WALLS
- LANDSCAPE PLANTER WALLS
- PROPOSED WOOD PRIVACY FENCE
- PROPOSED CHAIN LINK FENCE
- TREE PROTECTION FENCE, SEE TCR
- BIKE RACKS, SEE DETAIL D6
- PICNIC BENCH
- SEATING
- BBQ ON CONCRETE PAD
- BUILDING LINE
- OVERHANG
- LIMIT OF UNDERGROUND GARAGE

RAISED PLANTERS

1. Set plants in raised planters on a bed of heavily compacted growing medium, at the bottom, to eliminate settlement.
2. Backfill around the root ball with growing medium in 150mm lifts. Tamp and water each lift to eliminate air pockets or settlement.
3. Growing medium to be:
   a. 6 parts good quality topsoil
   b. 2 parts well rotted horse or cow manure
   c. 1 part peat moss
   d. 1 lb. bonemeal per cubic yard soil
4. Cover top of the planter surface with 75mm of shredded bark mulch.

GENERAL

1. Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

PLANTING

1. Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
2. Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
3. Plant material substitutions are not be permitted without the written approval from the Consultant, **with 48 hours notice**, prior to shipping plant material.
4. Plant locations are schematic / approximate only. **Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.**
5. The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
6. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
7. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
8. Approved topsoil depths are as follows:
   a. Plant Beds - **450mm** continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
   b. Sod/ Seed Areas - **100mm** depth.
   c. Reforestation - **300mm** depth.
9. Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
10. Apply the following mineral fertilizer unless soil tests show other requirements:
    a. Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
    b. Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
12. Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

SC4. Typical Concrete Sidewalk in Boulevard
SC5. Sidewalk Construction Joints

NOVATECH DETAILS

Found on Sheet L2.

D1. Standard Deciduous Tree Planting
D2. Standard Coniferous Tree Planting
D3. Shrub and Perennial Planting
D4. Shrub and Perennial Planting with Granular
D5. Shrub and Perennial Planting on slab
D6. Wood Screen Detail
D7. Bike Layout
D8. River stone Detail
D9. Paving Detail

PRELIMINARY

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No.	REVISION	DATE	BY
2.	ISSUED FOR SPC APPLICATION	JAN 17/25	SC
1.	ISSUED FOR COORDINATION	JAN 13/25	SC

SCALE 1:400

DESIGN	TCB
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APPROVED	RGJ

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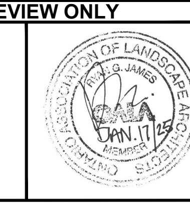

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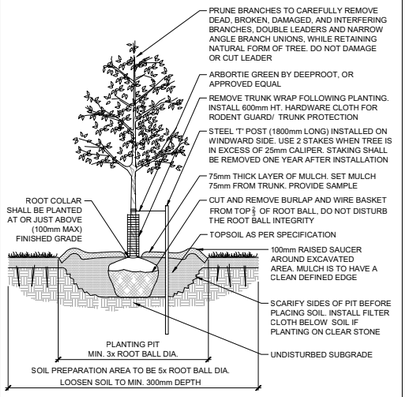
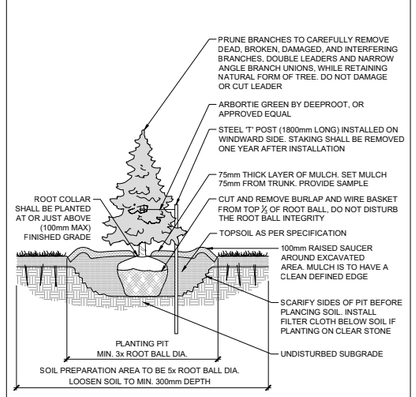
LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELOPMENT

DRAWING NAME
LANDSCAPE PLAN

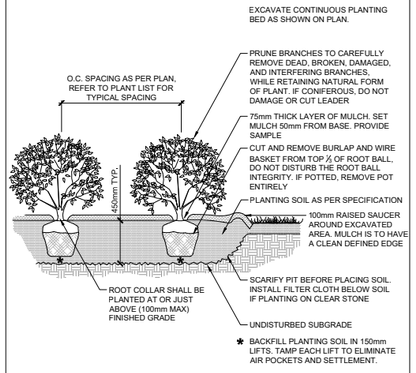
PROJECT No. 124107
REV # 2
DRAWING No. 124107-R-L1



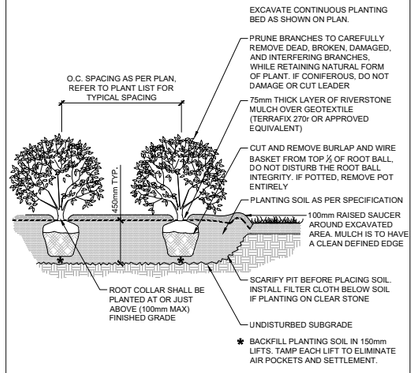
STANDARD DECIDUOUS TREE PLANTING | D1



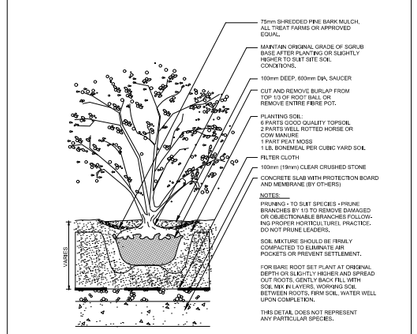
STANDARD CONIFEROUS TREE PLANTING | D2



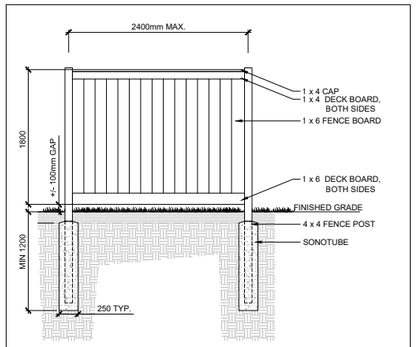
SHRUB AND PERENNIAL PLANTING | D3



SHRUB AND PERENNIAL PLANTING WITH RIVERSTONE | D4

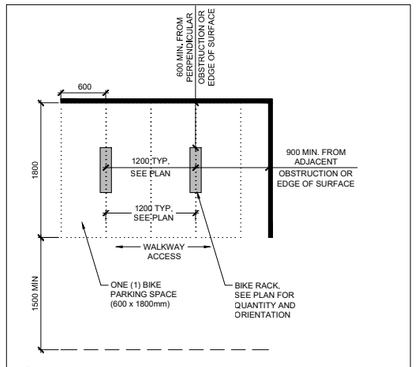


SHRUB AND PERENNIAL PLANTING ON SLAB | D5



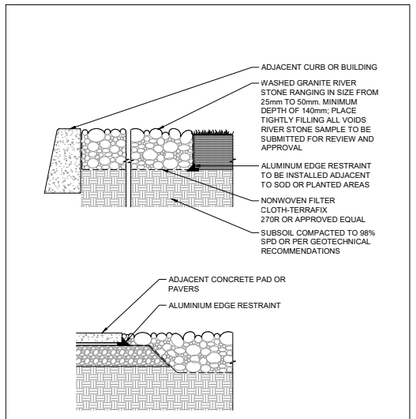
NOTE:
1. ALL WOOD TO BE PRESSURE TREATED SPF OR WESTERN RED CEDAR
2. FASTEN WOOD MEMBERS WITH GALVANIZED SCREWS.
3. ALL CONCRETE TO BE C1 EXPOSURE, 35MPa @28 DAYS, INCLUDING 5-8% AIR ENTRAINMENT.

WOOD SCREEN DETAIL | D6



NOTE:
1. FASTEN ALL SITE FURNISHINGS TO SURFACE WITH STAINLESS STEEL ANTI-VANDAL ANCHORS.

BIKE LAYOUT | D7



RIVERSTONE | D8

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
Bank & Dun Developments Inc,
c/o Paul Pagiakaloras
209 Wicksteed Avenue, Suite 30
Toronto, ON, M4G 0B1
Phone: (416) 335-0090

DISCLAIMER:
The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.

No.	REVISION	DATE	BY
2.	ISSUED FOR SPC APPLICATION	JAN 17/25	SC
1.	ISSUED FOR COORDINATION	JAN 13/25	SC

SCALE

DESIGN TCB
CHECKED SC
DRAWN TCB
CHECKED SC
APPROVED RGJ

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELOPMENT

DRAWING NAME
LANDSCAPE DETAILS

PROJECT No. 124107
REV REV # 2
DRAWING No. 124107-R-L2

M:\2024\124107\CAD\Landscape\Residential\124107_L-RES.dwg, L2, Jan 17, 2025 - 3:02pm, tbarkale

PREPARED BY PMA ARCHITECTES

PMA
ARCHITECTES

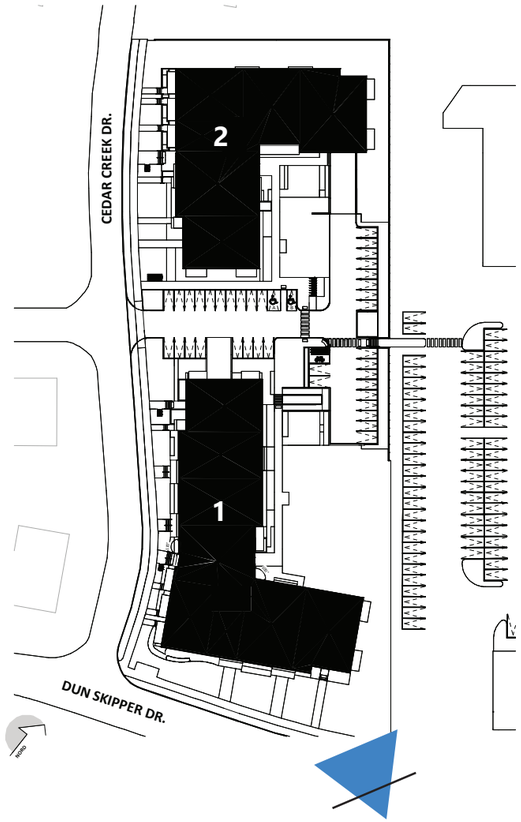
FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DR, OTTAWA

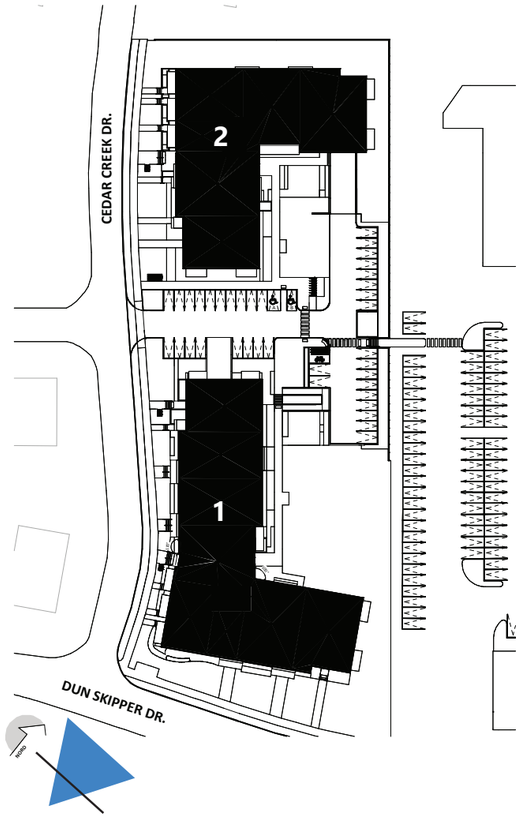
PROJECT RENDERINGS

DECEMBER 17, 2024

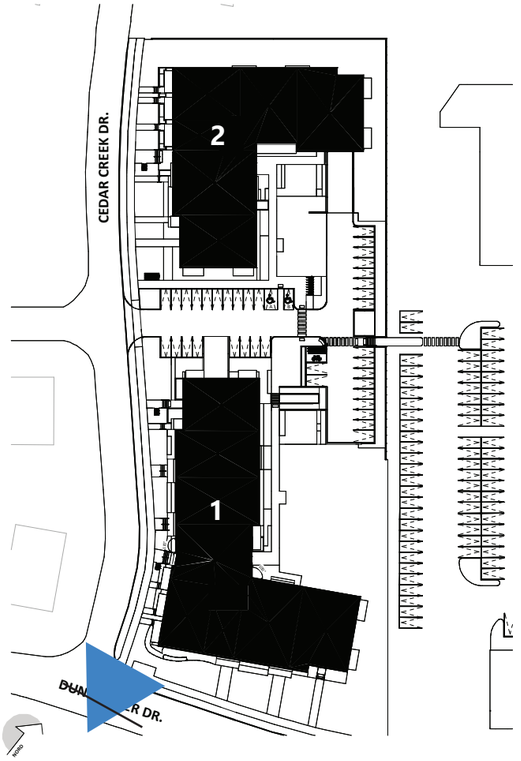
VIEW FROM DUN SKIPPER DRIVE ON THE SOUTHEAST CORNER OF BUILDING 1



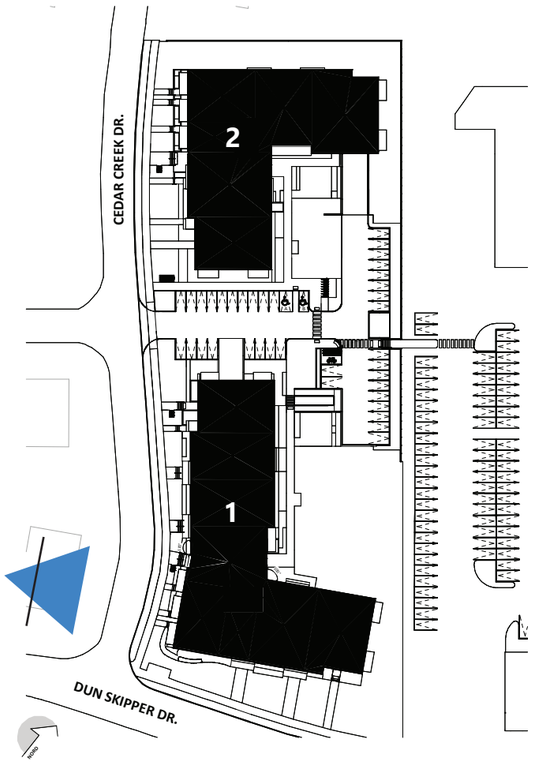
VIEW FROM DUN SKIPPER DRIVE ON THE SOUTH CORNER OF BUILDING 1



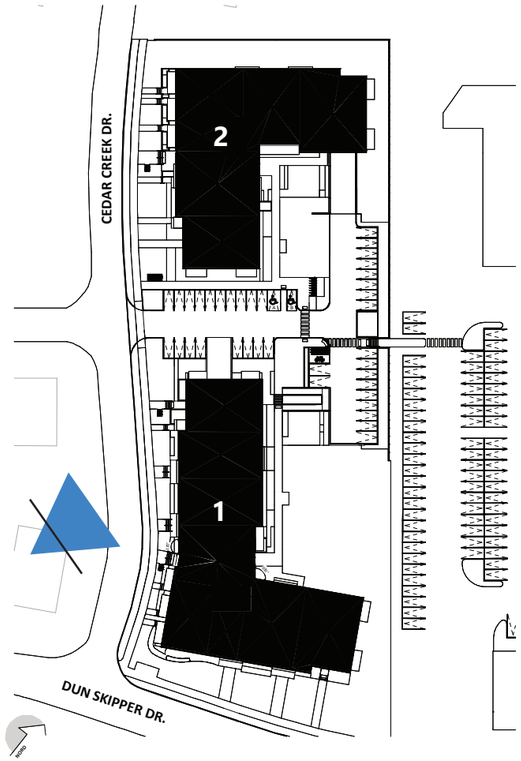
VIEW FROM THE INTERSECTION OF DUN SKIPPER DR. AND CEDAR CREEK DR. ON BUILDING 1



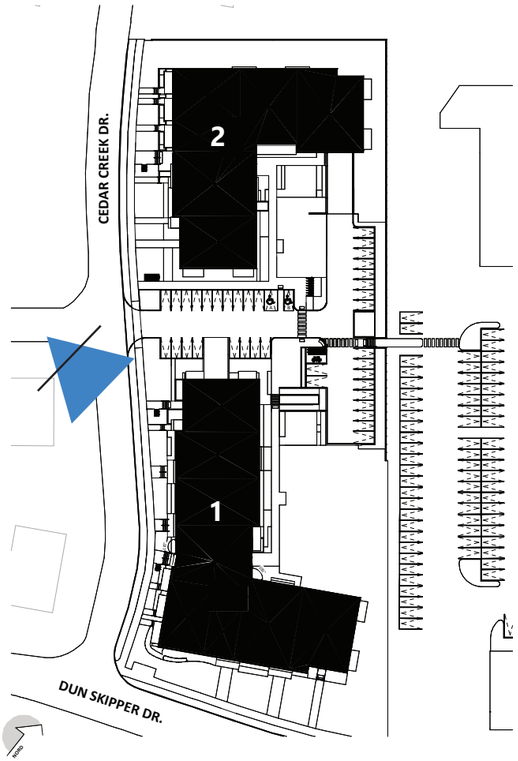
VIEW FROM CEDAR CREEK DR. ON THE SOUTH CORNER OF BUILDING 1



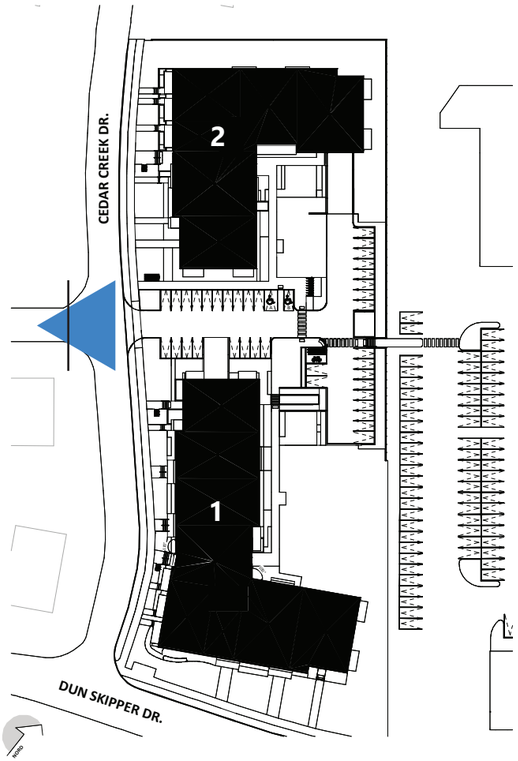
VIEW FROM CEDAR CREEK DR. TOWARD BUILDING 1'S NORTHWEST CORNER



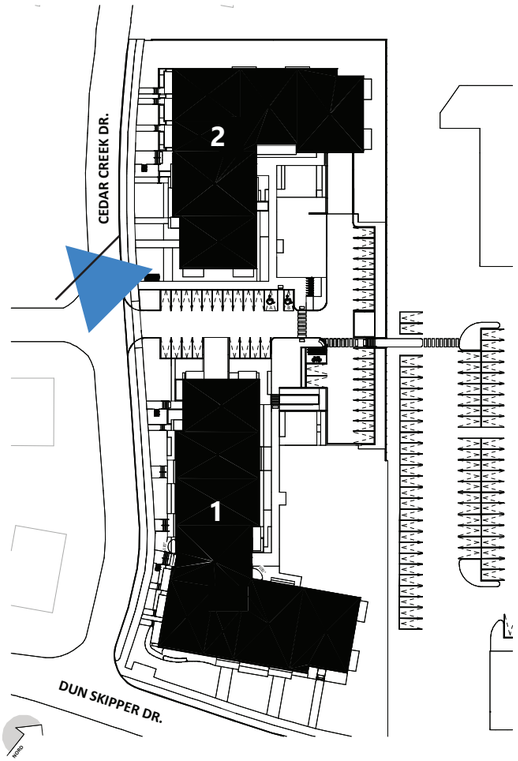
VIEW OF BUILDING 1 FROM CEDAR CREEK DR. TOWARD DUN SKIPPER DR.



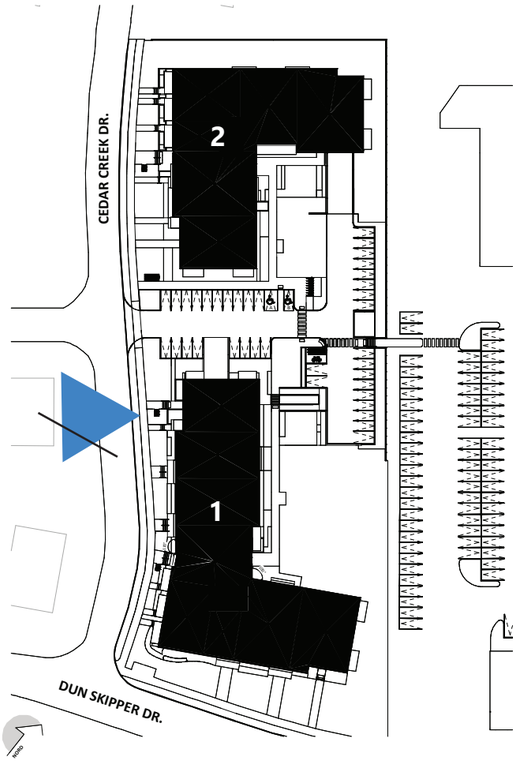
VIEW OF THE DEVELOPMENT'S ENTRANCE FROM CEDAR CREEK DR.



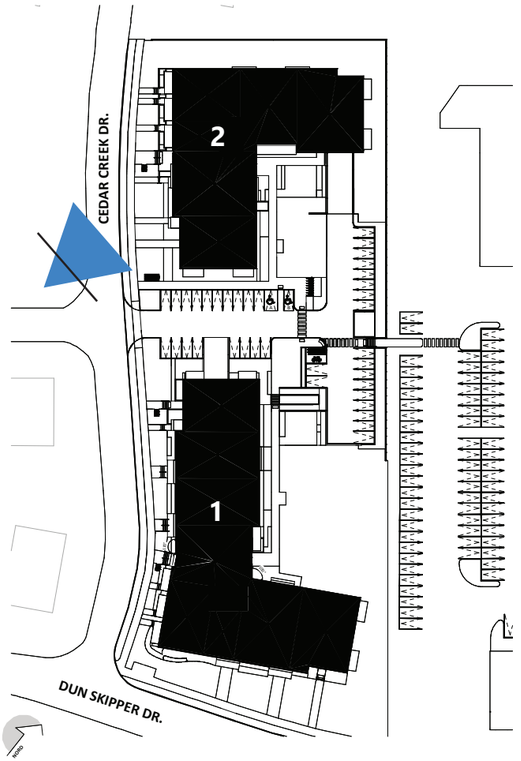
VIEW OF BUILDING 1'S NORTHWEST CORNER



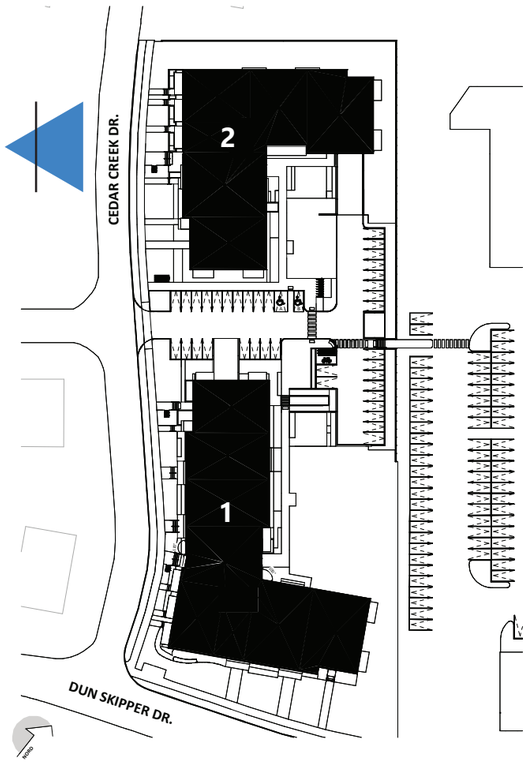
VIEW OF BUILDING 2'S SOUTH CORNER



VIEW OF BUILDING 2 PRINCIPAL ELEVATION FORM CEDAR CREEK DR.

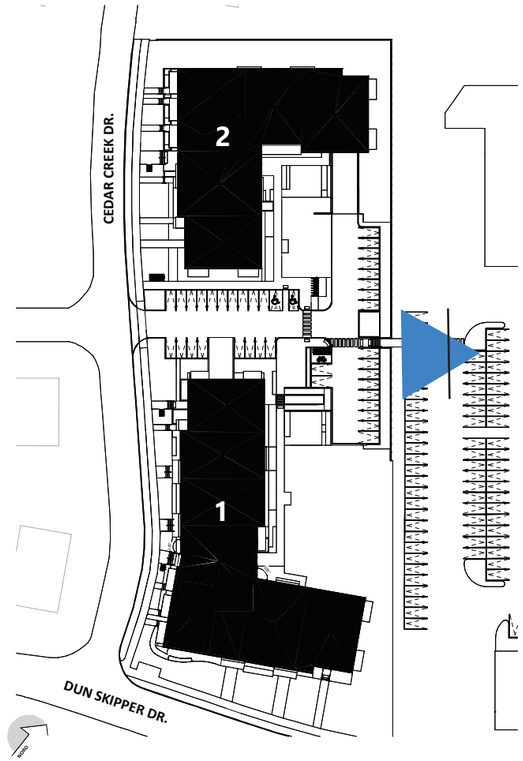


VIEW OF BUILDING 2'S PRINCIPAL ENTRANCE

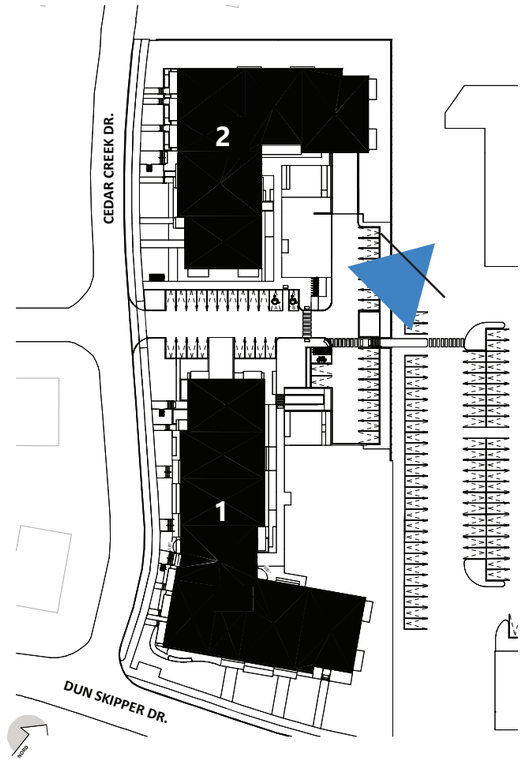


VIEW OF BUILDING 2'S GARDEN FROM THE COMMERCIAL DEVELOPMENT

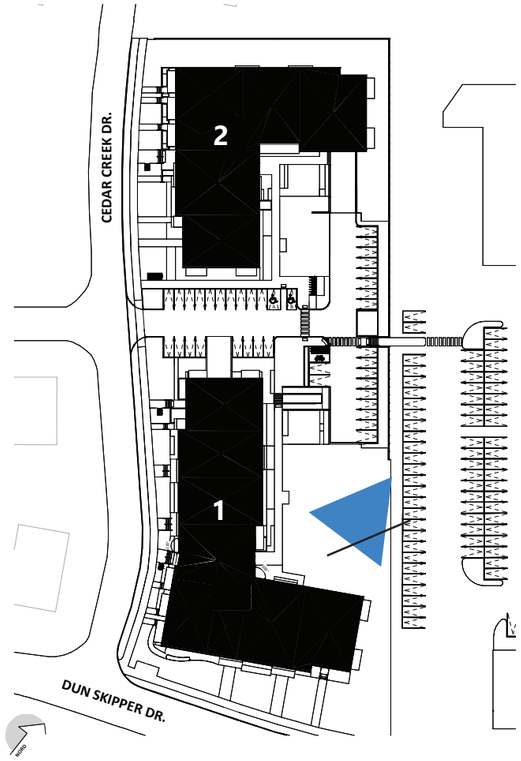
VIEW OF THE PROJECT ENTRANCE ON CEDAR CREEK DR. FROM THE INNER COURTYARD



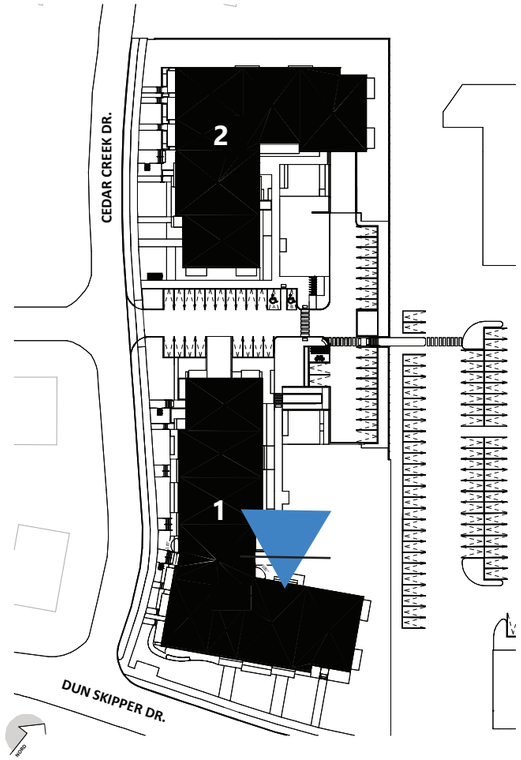
VIEW OF BUILDING 1'S ACCESS RAMP AND GARDEN



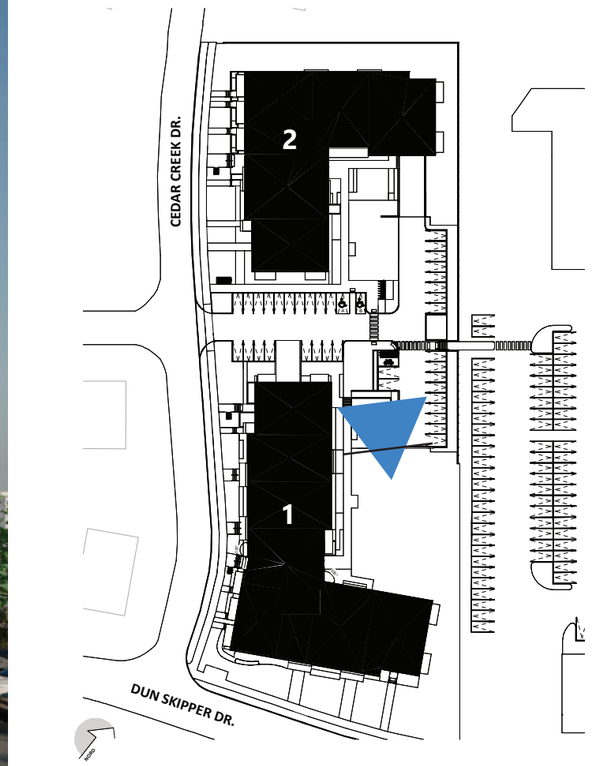
OVERVIEW OF BOTH BUILDINGS' GARDEN



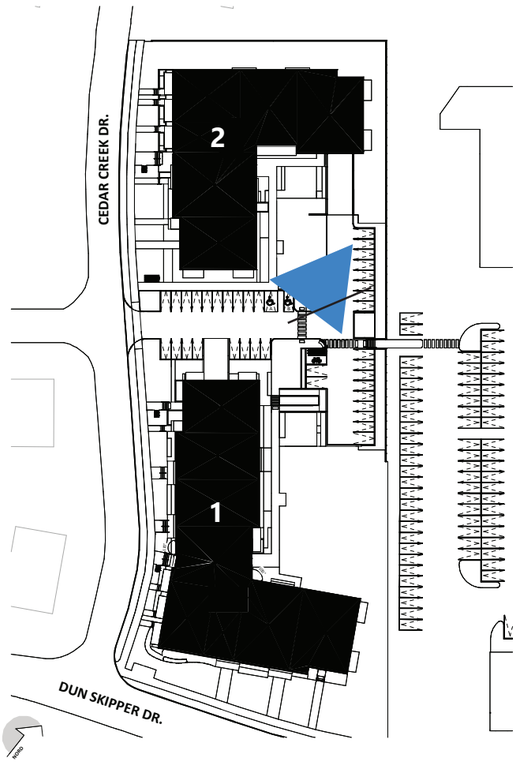
VIEW OF BUILDING 1'S GARDEN EXITING THE INNER ENTRANCE



VIEW OF BUILDING 2'S GARDEN FROM BUILDING 1'S ACCESS RAMP



VIEW OF BUILDING 2'S GARDEN AND AMENITY AREA



VIEW OF BUILDING 1'S NORTH CORNER FROM BUILDING 2'S GARDEN