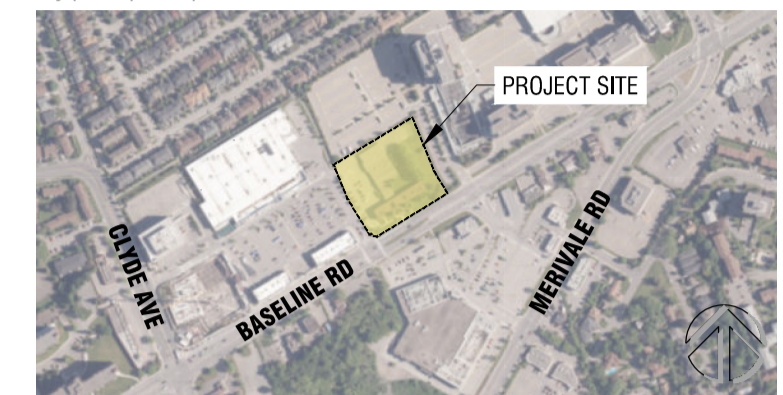


# BERTONE DEVELOPMENT CORPORATION

key plan / plan repère



legend / légende

- PROPERTY LINE
- - - EXTENT OF UNDERGROUND GARAGE
- - - EXTENT OF PARKLAND DEDICATION
- - - LIMIT OF P.O.P.S.
- EXISTING TREES AND VEGETATION  
ESTIMATED LOCATIONS PER  
GeoOTTAWA 2022 CANOPY COVER
- PROPOSED DECIDUOUS TREE PLANTING
- PROPOSED CONIFEROUS TREE PLANTING
- CIP CONCRETE
- UNIT PAVERS
- UNIT PAVERS - HEAVY DUTY
- ASPHALT PAVING
- GRANULAR PAVING
- LAWN
- PLANTING AREA
- ACCESSIBLE BENCH WITH THIRD ARMREST
- BIKE RACKS

**NOTES:**

- DO NOT SCALE DRAWINGS;
- NOTES ARE APPLICABLE TO ALL DRAWINGS IN THE SET;
- Fotenn Consultants Inc. IS NOT RESPONSIBLE FOR ACCURACY OF BASE INFORMATION;
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING & SITE SERVICING INFORMATION;
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING SITE CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT;
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT LOCATIONS OF ALL UNDERGROUND SERVICES AND OBTAINING CLEARANCE FROM ALL APPLICABLE UTILITIES. PROPOSED WORKS FOUND TO BE IN CONFLICT WITH UNDERGROUND SERVICES MAY BE ADJUSTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT;
- LANDSCAPE ELEMENTS SHOWN ARE SUBJECT TO THE FINAL LOCATION OF UNDERGROUND SERVICES AND UTILITIES;
- DO NOT INSTALL TREES ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS;
- PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;
- ALL PLANT MATERIAL SHALL BE No. 1 NURSERY STOCK AND SHALL MEET OR EXCEED THE SPECIFICATION OF THE Canadian Standards for Nursery Stock, AS PUBLISHED BY THE Canadian Nursery Landscape Association;
- SPECIES SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT;
- ALL UN-PAVED SURFACES TO RECEIVE 150mm DEPTH TOPSOIL & SOD.
- STANDARDS FOR TREE PLANTING:**
- NO PLANTING ON CORNERS OR ANYWHERE WHERE IT WOULD CREATE A SIGHT LINE CONCERN;
- MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;
- MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM THE CURB FOR DECIDUOUS TREES AND 4.5m FOR CONIFEROUS TREES;
- MAINTAIN A MINIMUM DISTANCE OF 1.5m FOR DECIDUOUS (4.5m FOR CONIFERS) FROM ANY SIDEWALK OR PRIVATE WALKWAY;
- MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;
- MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM COMMUNITY MAILBOXES, LIGHT STANDARDS, FIRE HYDRANTS AND NO PLANTING IN FRONT OF HYDRANTS;
- MAINTAIN A MINIMUM DISTANCE OF 3.0m FROM ALL HYDRO TRANSFORMERS;
- MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL UNDERGROUND SERVICES;
- MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL BELL AND CABLE BOXES;
- MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS
- PARKLAND DEDICATION:**
- AMENITIES AND DESIGN FOR THE PARK MAY BE REVISED FOLLOWING STAFF REVIEW AND PUBLIC CONSULTATION OF THE CONCEPT PLAN.

**NOT FOR CONSTRUCTION**

rev'n	description / la description	yyyy/mm/dd
01	Issue for coordination	2026/04/10
00	Issue for UDRP coordination	2026/02/18

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north / le nord stamp / le cachet

project / projet

**1345 BASELINE**

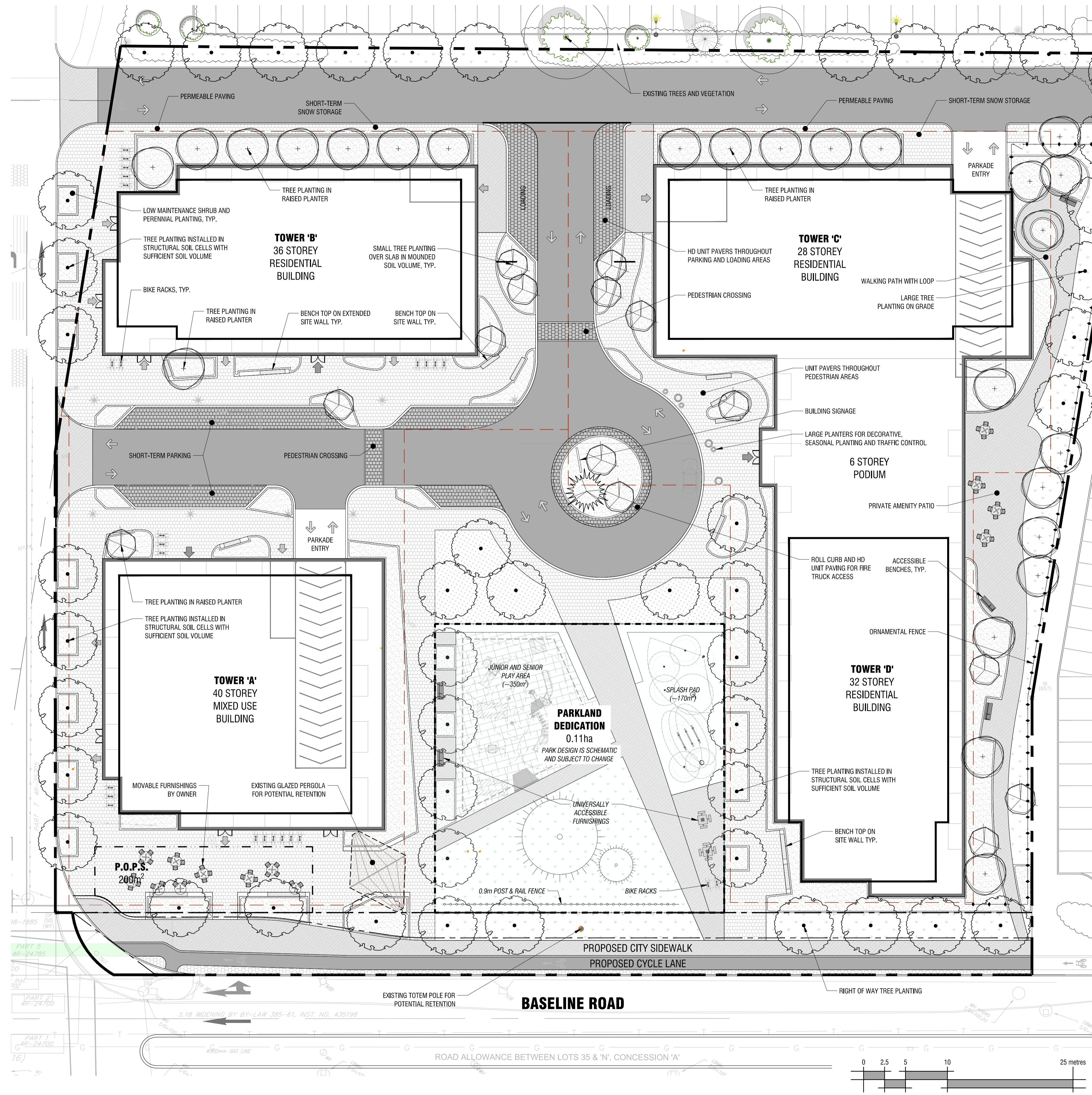
drawing / dessin

## LANDSCAPE CONCEPT PLAN

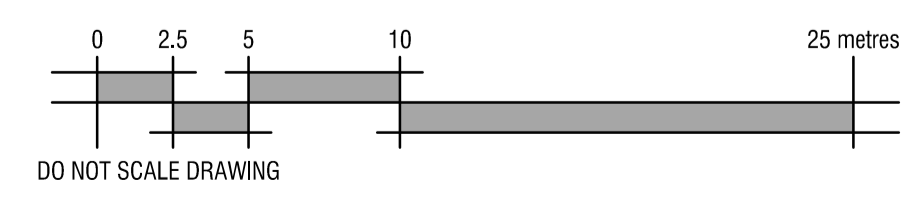
designed / conçu	drawn / dessiné	reviewed / examiné
<b>BM / DF</b>	<b>BM</b>	<b>DF</b>
date	project number / No. du projet	
<b>August 2025</b>	<b>25001</b>	

drawing number / No. du dessin

**L1**



**1 PLAN**  
**L1 1:250**



PLOT INFORMATION: DWG NAME: P:\PROJECTS\Bertone\_Development\1345\_Baseline\1345\_Baseline\_SHEET\_1.dwg PLOT DATE: 2026-04-10 14:43:38 PM SHEET SIZE: ISO A1 (841x594) PLOTTED BY: Bertone\_Michael LAST SAVED BY: bertone