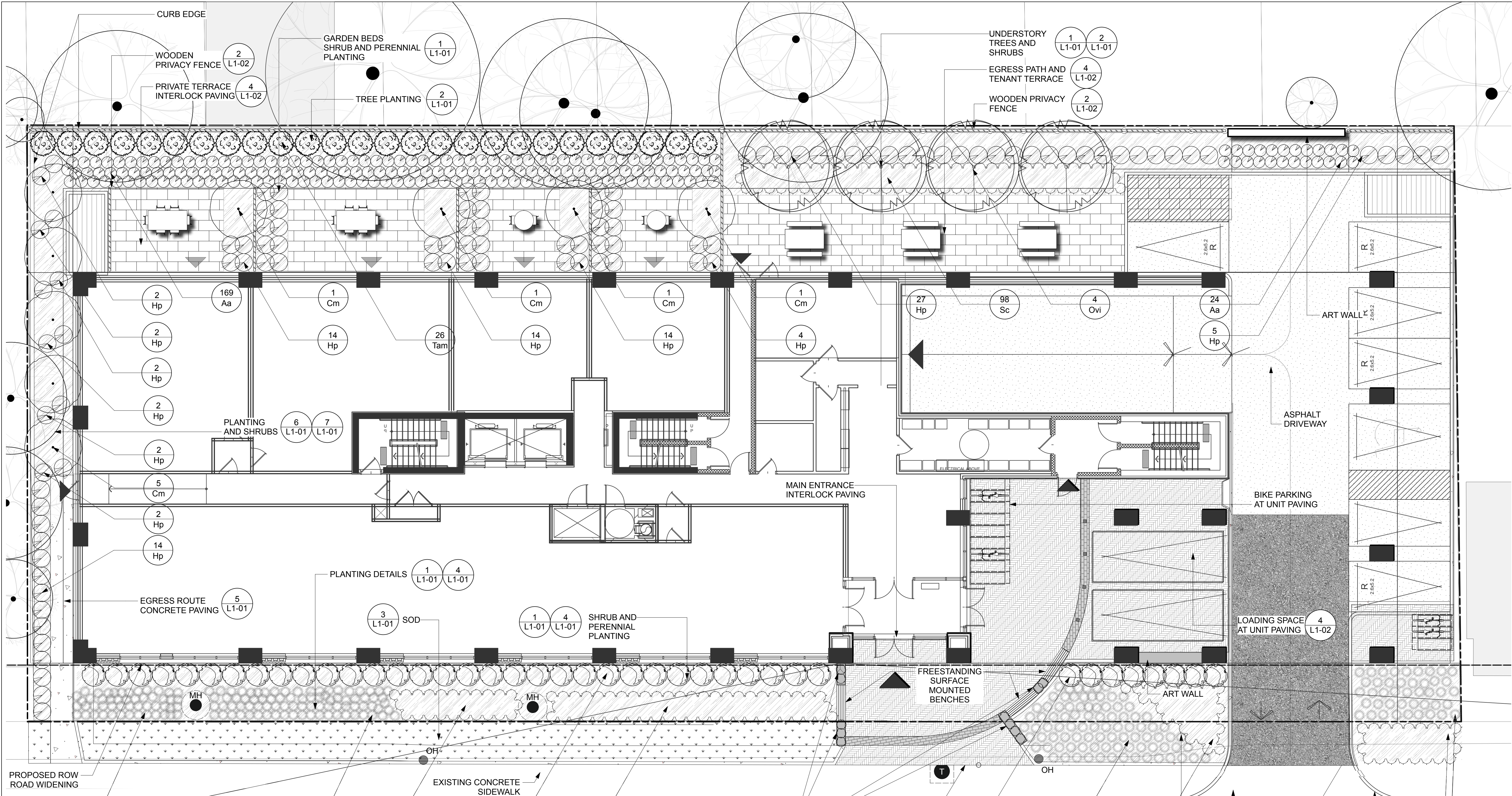




KEY PLAN, NTS

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3	2024-09-13	REISSUED FOR SPC
2	2024-05-17	REISSUED FOR SPC
1	2023-05-15	ISSUED FOR SPC

SEAL:

NORTH:

OWNERSHIP:
SCARBELLI REALTIES INC.
44 CHAMBERLAIN AVENUE
OTTAWA, ON, K1S 1V9

LASHLEY
+ASSOCIATES
LANDSCAPE ARCHITECTURE

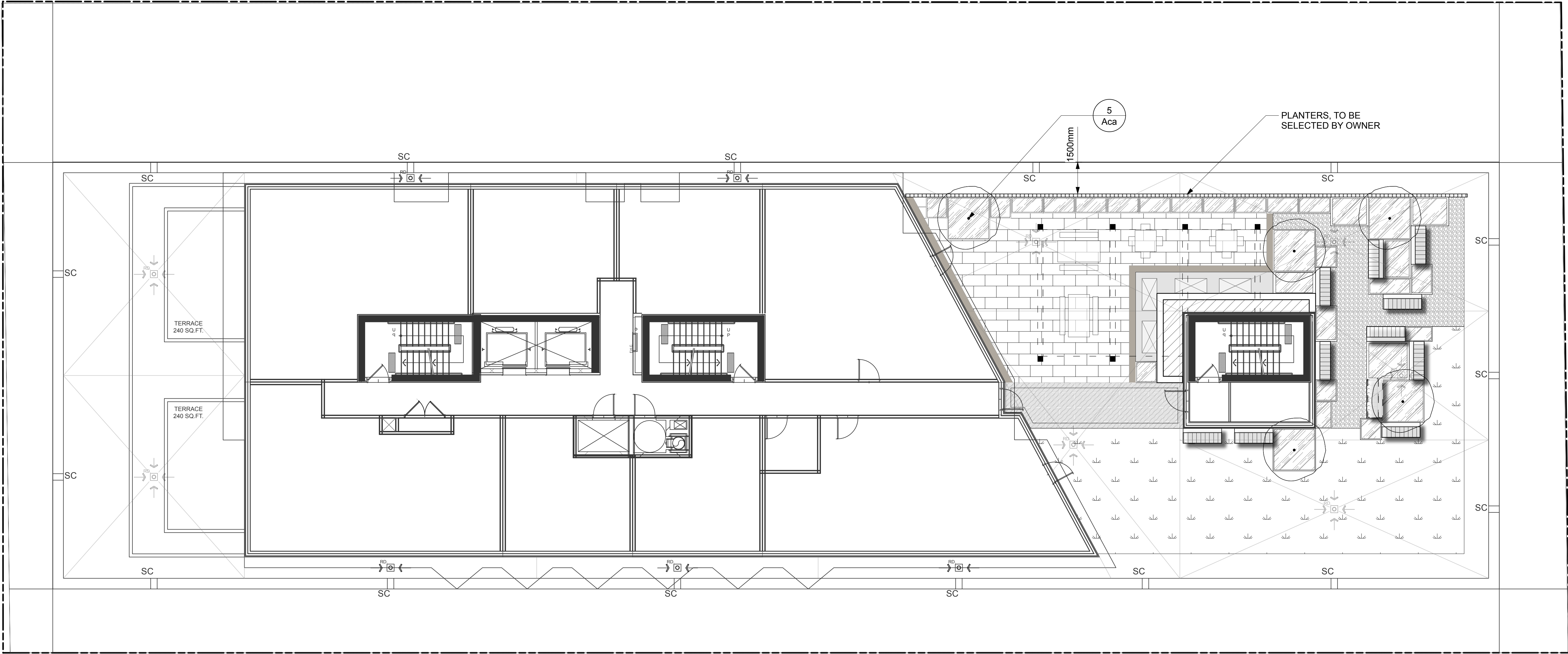
202, 860 GLADSTONE AVENUE
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T 613 233 8579 x102
F 613 233 4051
W LashleyA.com
E Mail@LashleyA.com

PROJECT:
30 - 48 CHAMBERLAIN AVENUE
30 - 48 CHAMBERLAIN AVENUE,
OTTAWA, ONTARIO, K1S 1V9

DRAWING TITLE:
LANDSCAPE PLAN

DATE:	2024-05-10	DRAWING NO.:	
DRAWN SCALE:	1:100		
DRAWN BY:	AY		
LA PROJECT NO.:	23855-1	REV NO.:	0

L0-01



1 PODIUM LANDSCAPE PLAN
L0-02 Scale: 1:100



LEGEND

- PROPERTY LINE
- PATIO SLABS
- UNIT PAVERS
- GRAVEL
- MULCH
- ARTIFICIAL SOD

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
Aca	5	Amelanchier canadensis 'Princess Diana'	Princess Diana Serviceberry		

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

By Andrew McCreight at 10:27 am, Oct 02, 2025



KEY PLAN, NTS

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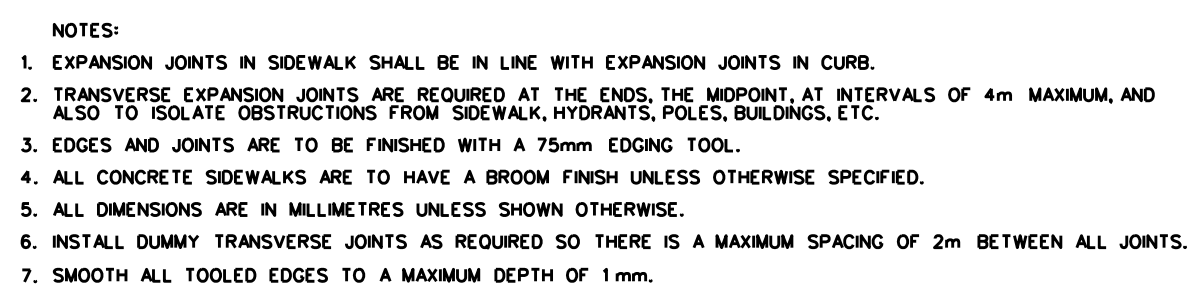
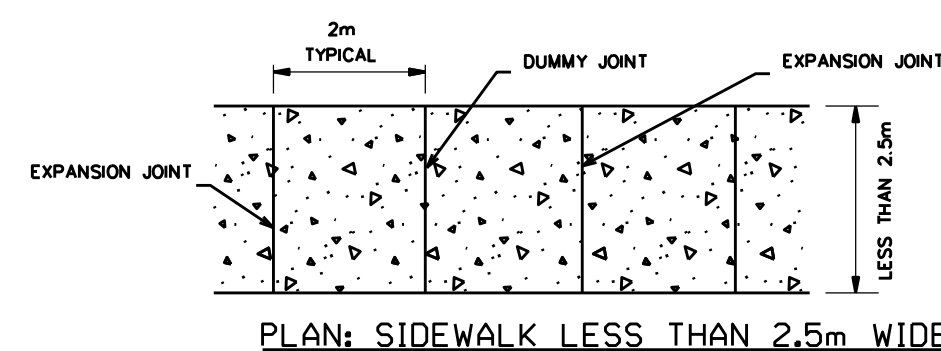
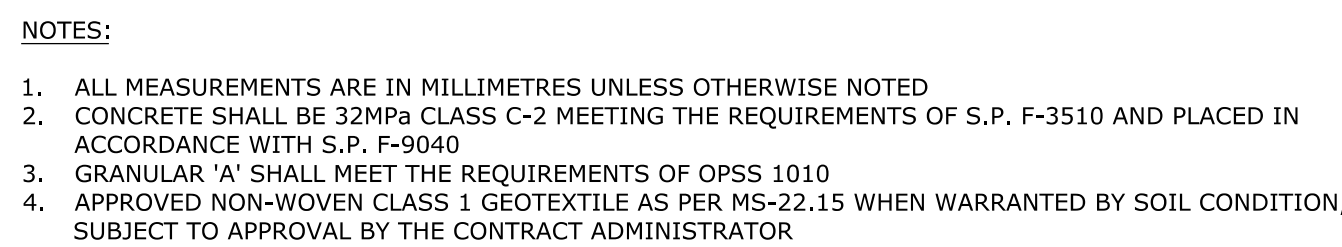
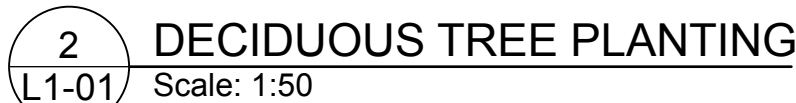


PROJECT:
30 - 48 CHAMBERLAIN AVENUE
30 - 48 CHAMBERLAIN AVENUE,
OTTAWA, ONTARIO, K1S 1V9

DRAWING TITLE:
LANDSCAPE PLAN - PODIUM

DATE:	2024-05-10	DRAWING NO.:	
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DRAWN BY:	AY		
LA PROJECT NO.:	23855-1	REV NO.:	0

L0-02



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PROJECT:

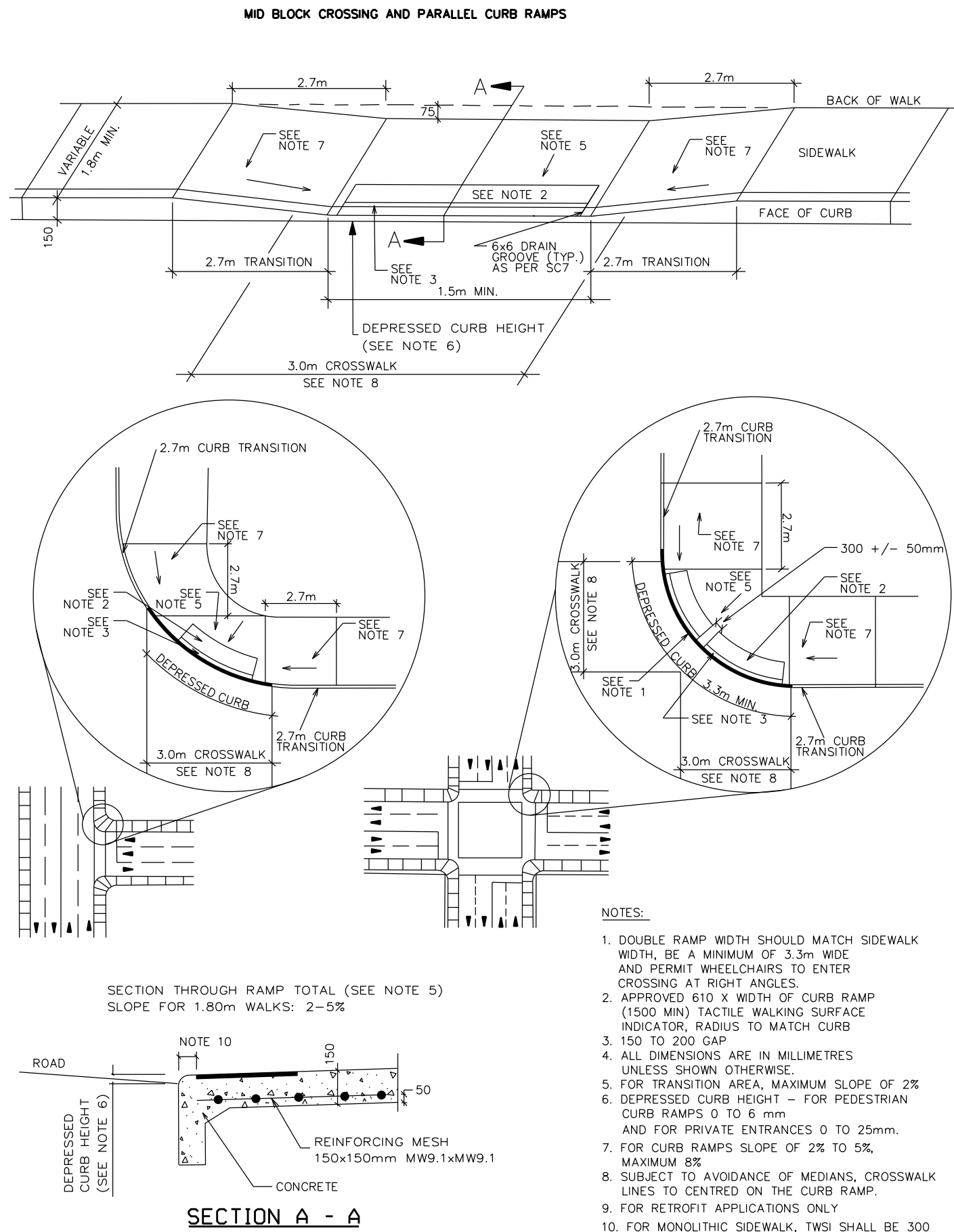
**30 - 48 CHAMBERLAIN
AVENUE**

30 - 48 CHAMBERLAIN AVENUE,
OTTAWA, ONTARIO, K1S 1V9

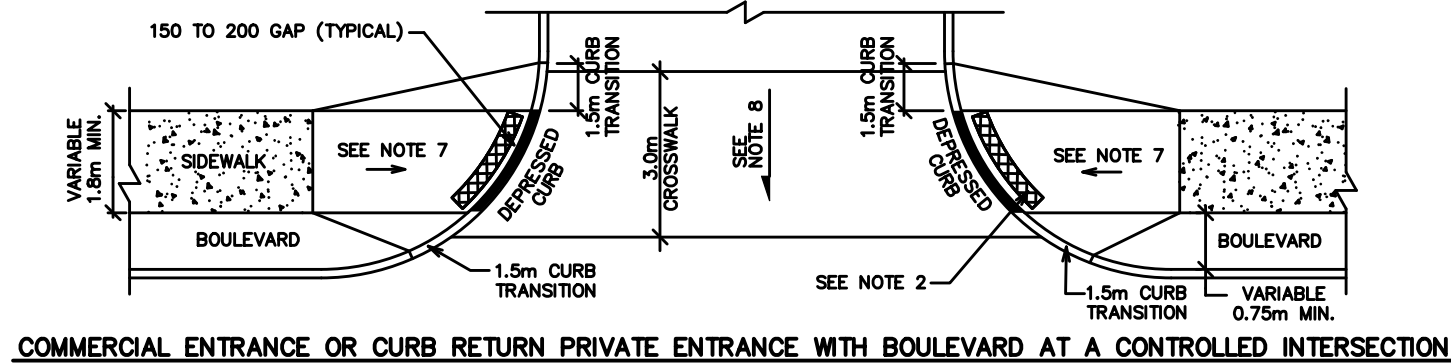
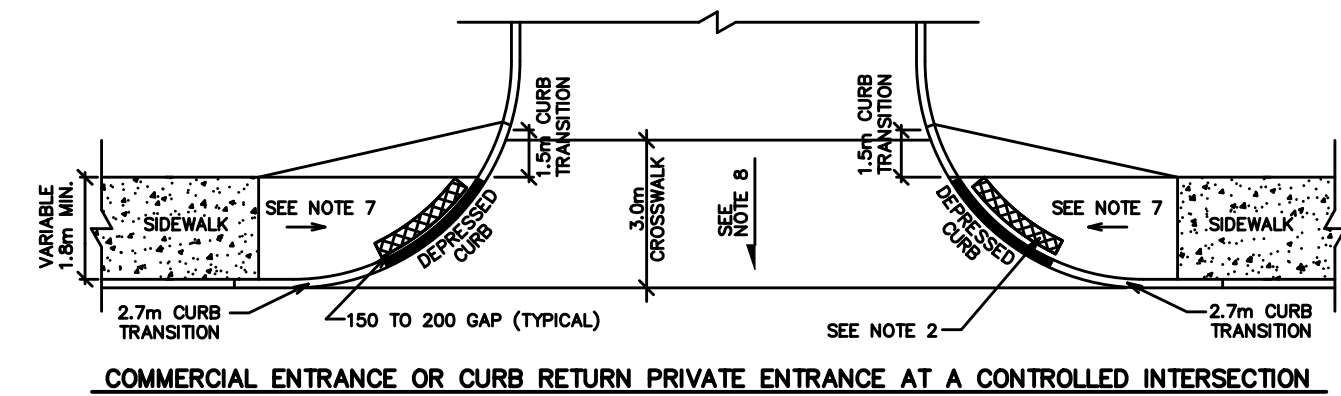
DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	2024-05-10	DRAWING NO.:	L1-01
DRAWN SCALE:	1:100		
DRAWN BY:	AY		
LA PROJECT NO.:	23855-1	REV NO.:	



1 PEDESTRIAN CURB RAMP WITHOUT BOULEVARD
L1-02 Scale: N.T.S



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 2. APPROVED 610 X WIDTH OF CURB RAMP (1500MIN) TACTILE WALKING SURFACE INDICATOR, RADIUS TO MATCH CURB. DRAIN GROOVES AS PER SC7.
 3. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
 4. SIDEWALK DETAILS SEE SC2 AND SC3.
 5. CURB RAMPS AS PER SC6 AND SC7.
 6. CROSSWALK LINES TO BE CENTRED ON THE CURB RAMP.
 7. FOR CURB RAMPS, SLOPE OF 2% TO 5% MAXIMUM 8%.
 8. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH BYLAW.
 9. CONTROLLED INTERSECTION MEANS AN ENTRANCE LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

3 CURB RETURN ENTRANCES - CONTROLLED INTERSECTIONS
L1-02 Scale: N.T.S

- NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWING.
 2. ALL LUMBER TO BE EASTERN WHITE CEDAR SELECT.
 3. ALL FASTENERS TO BE GALVANIZED.
 4. ALL LUMBER DIMENSIONS ARE SHOWN NOMINALLY.

SECTION

25mm CHAMFER
50 x 100mm CAP RAIL
50 x 100mm TOP RAIL

50 x 100mm MID RAIL

100 x 100mm POST

150 x 25mm BOARD

50 x 100mm BOTTOM RAIL

TOP VIEW

ELEVATION

1800 Max.

2mm GAP

25 x 100mm TOP FASCIA

50 x 100mm CAP RAIL

25mm CHAMFER

25 x 100mm MIDDLE FASCIA

100 x 100mm POST

150 x 25mm BOARD

25 x 100mm BOTTOM FASCIA

METAL POST ANCHOR EMBEDDED INTO CONCRETE FOOTING; INSTALL PER MANUFACTURER'S RECOMMENDATIONS

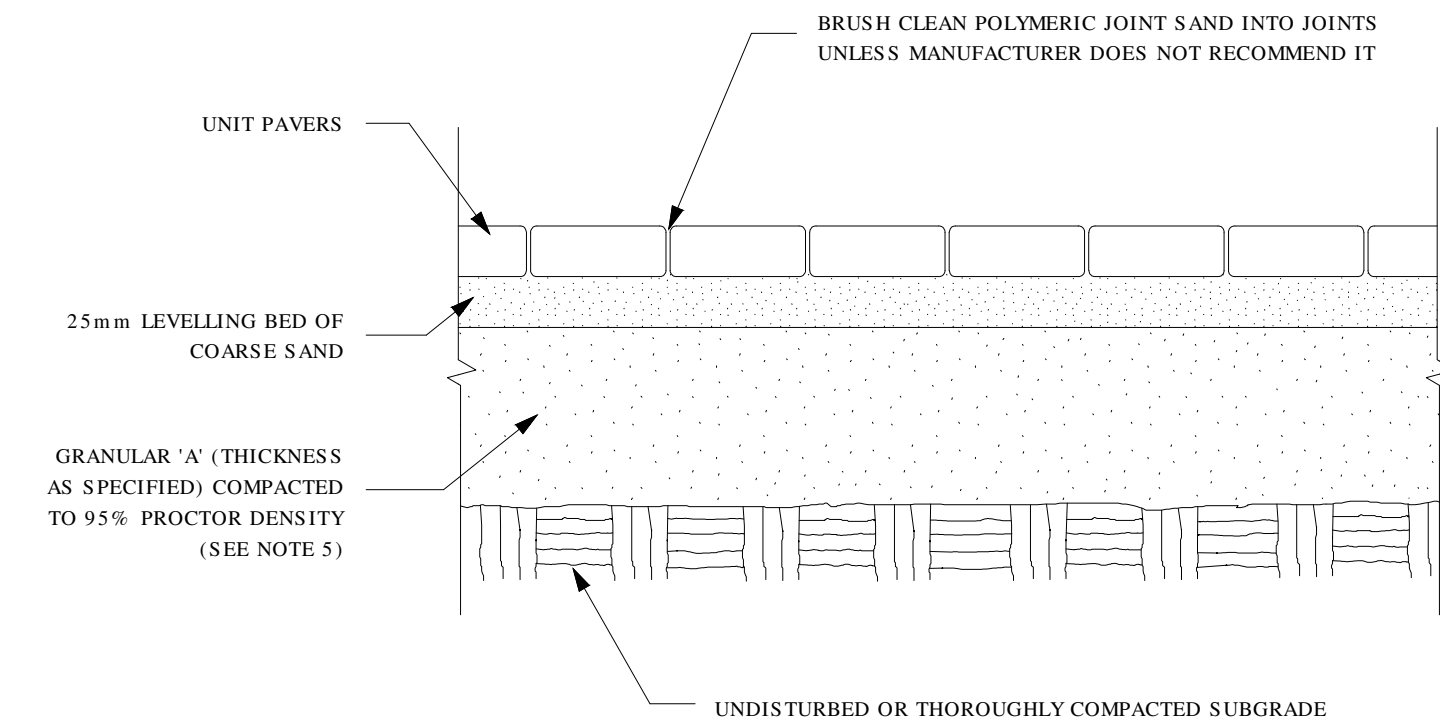
SLOPE TO DRAIN

CURB, SEE CIVIL FOR DETAILS

ACCEPTABLE SUBGRADE OR SUBBASE AS APPROVED BY ENGINEER

300mmØ CONCRETE FOOTING. CONCRETE TO BE 30MPa, ±6% AIR ENTRAPMENT

2 WOOD FENCE
L1-02 Scale: 1:20



NOTES:

1. THE LEVELING COURSE (BEDDING SAND) SHALL BE PLACED LOOSE, IN A UNIFORM LAYER AT A MAXIMUM DEPTH OF 25mm TO ACHIEVE THE FINAL COMPACTED THICKNESS AND GRADE AS SPECIFIED
2. INSTALL SOLID EDGE RESTRAINT BETWEEN UNIT PAVERS AND ANY SOFT SURFACE (SOD, PLANTING BED, ETC.)
3. UNIT PAVERS ARE THEN PLACED ON TOP OF THE LEVELING COURSE AND ADDITIONAL SAND SWEEPED BETWEEN THE UNIT PAVERS
4. THE UNIT PAVERS ARE THEN VIBRATED INTO PLACE WITH A VIBRA-PLATE AND WATER IS ADDED TO ASSIST IN THE SETTLING OF THE JOINT SAND
5. GRANULAR 'A' DEPTH TO BE 100mm FOR PEDESTRIAN AREAS AND 150mm FOR VEHICULAR ACCESSSES, OR AS RECOMMENDED BY GEOTECHNICAL INVESTIGATION
6. USE OF THIS DETAIL REQUIRES THE PRIOR APPROVAL OF THE GENERAL MANAGER

4 UNIT PAVING - ON GRANULAR BASE
L1-02 Scale: N.T.S



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