

# URBAN DESIGN REVIEW PANEL

## **The Founders Residences Westboro**

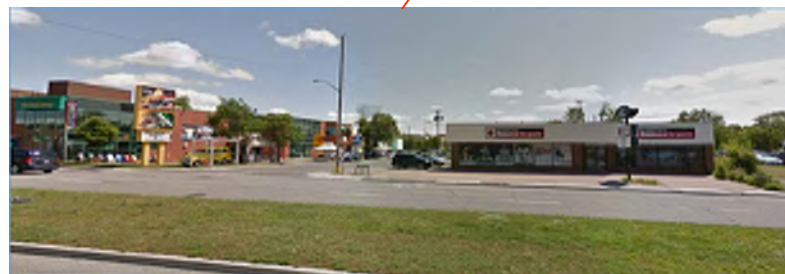
1705 CARLING AVENUE

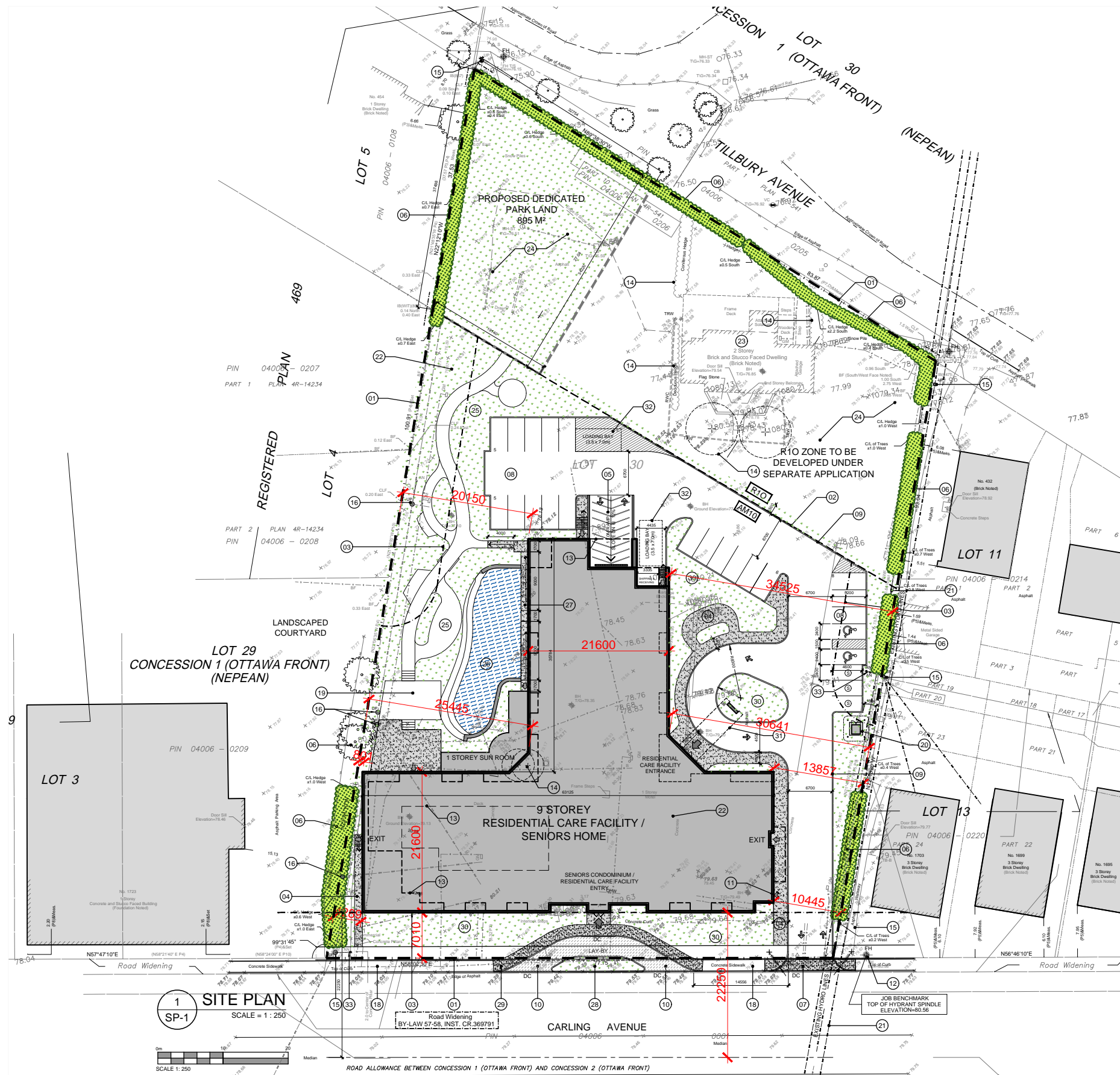
OTTAWA ONTARIO



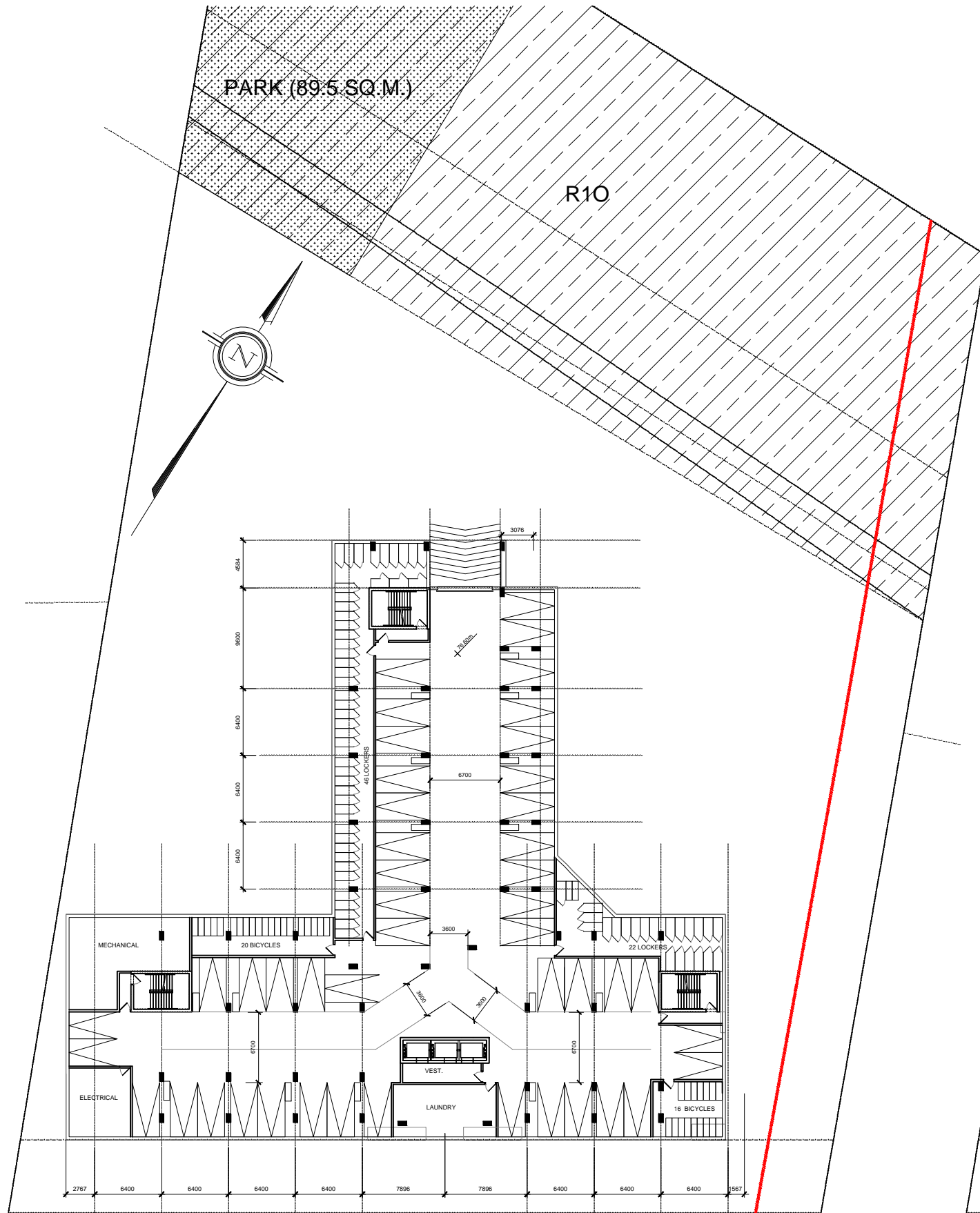


CONTEXT PLAN

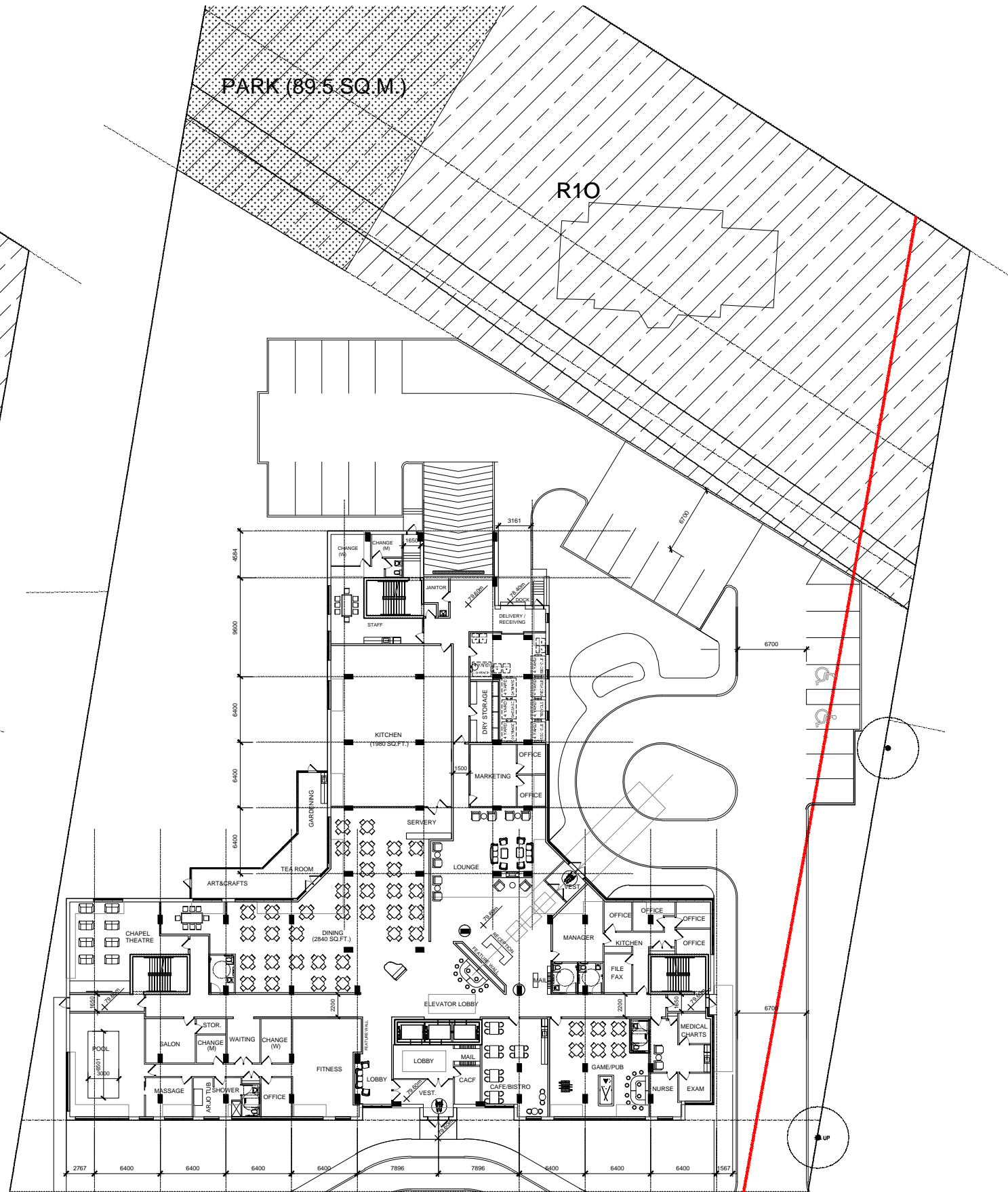




PROJECT INFORMATION		
ZONING	Zoning By-Law 2008-250 AM10 / R10	
SITE AREA	8,928.75 sq. m. (96,108) sq. ft.	
BUILDING HEIGHT	AM10 - 30.0 M / R10 - 8.0M	
PROJECT STATISTICS		
BUILDING HEIGHT	29.9 M	
AVERAGE MEAN GRADE	(GEO. ELEV.) 68.00	
GROSS BUILDING - AREAS (CITY OF OTTAWA'S DEFINITION)		
P1 PARKING LEVEL	N/A	
GROUND FLOOR	N/A	
2nd to 6th FLOOR	5 x 1,469.0 sq. m. 7,344.9 sq. m. (15,812) sq. ft. (79,060) sq. ft.	
7th FLOOR	1,416.4 sq. m. (15,246) sq. ft.	
8th & 9th FLOOR	2 x 1,246.8 sq. m. 2,493.5 sq. m. (13,420) sq. ft. (26,840) sq. ft.	
MECHANICAL FLOOR	N/A	
TOTAL AREA	11,254.8 sq. m. (121,146) sq. ft.	
UNIT STATISTICS		
<b>RESIDENTIAL CARE FACILITY</b>		
JUNIOR 1 BED UNIT	10	
1 BED UNIT	85	
1 BED UNIT + DEN	15	
2 BED UNIT	20	
TOTAL	130	
<b>SENIOR APARTMENTS</b>		
JUNIOR 1 BED UNIT	2	
1 BED UNIT	40	
1 BED UNIT + DEN	16	
2 BED UNIT	10	
TOTAL	68	
MEDICAL / HEALTH / PERSONAL SERVICE AREA	1,045.5 sq. m. (11,253) sq. ft.	
CAR PARKING		
<b>REQUIRED by ZONING BY-LAW</b>		
RESIDENCE CARE FACILITY	- 0.25 PER UNIT (130 UNITS)	33
RESIDENTIAL UNITS	- 0.5 PER UNIT (66 UNITS) (AFTER 12 UNITS)	27
VISITOR	- 0.1 PER RESIDENTIAL UNIT (AFTER 12 UNITS)	5
MEDICAL, HEALTH & PERSONAL SERVICES	- 0.5 PER 100m² OF G.F.A.	5
TOTAL		70
<b>PROVIDED</b>		
AT GRADE PARKING		25
UNDERGROUND P1 LEVEL PARKING		45
TOTAL		70
STANDARD PARKING SPACE (2.6 X 5.2)	95.0%	67
SMALL CAR PARKING SPACE (2.4 X 4.6)	5.0%	3
BICYCLE PARKING		
<b>REQUIRED</b>		
CARE FACILITY UNIT	- NOT REQUIRED	0
RESIDENCE UNIT	- 0.5 PER UNIT (66 UNITS)	33
MEDICAL, HEALTH & PERSONAL SERVICES	- 1.0 PER 250m² OF G.F.A.	3
TOTAL		36
<b>PROVIDED</b>		
UNDERGROUND PARKING LEVEL		51
LOT COVERAGE		
PAVED SURFACE =	1,559.2 sq. m.	17.46%
BUILDING FOOTPRINT =	2,145.7 sq. m.	24.03%
LANDSCAPE OPEN SPACE =	2,397.3 sq. m.	26.85%
PROPOSED PARK =	895.2 sq. m.	10.03%
R10 ZONE =	1,931.4 sq. m.	21.63%
TOTAL =	8,928.75 sq. m.	100.0%
AMENITY AREA		
EXTERIOR COMMUNAL AT GRADE	1,022.0 sq. m. 11,000 sq. ft.	
1st FLOOR COMMUNAL AMENITY ROOM	516.1 sq. m. 5,555 sq. ft.	
19th FLOOR COMMUNAL AMENITY ROOM	296.4 sq. m. 3,190 sq. ft.	
7th & 8th FLOOR COMMUNAL ROOF TOP PATIO	171.9 sq. m. 1,850 sq. ft.	
PRIVATE BALCONIES	615.0 sq. m. 6,620 sq. ft.	
TOTAL =	2,621.4 sq. m. 28,217 sq. ft.	
REQUIRED (196 UNITS X 6 m²) =	1,176 m² / 12,658 ft²	



P1 FLOOR PLAN

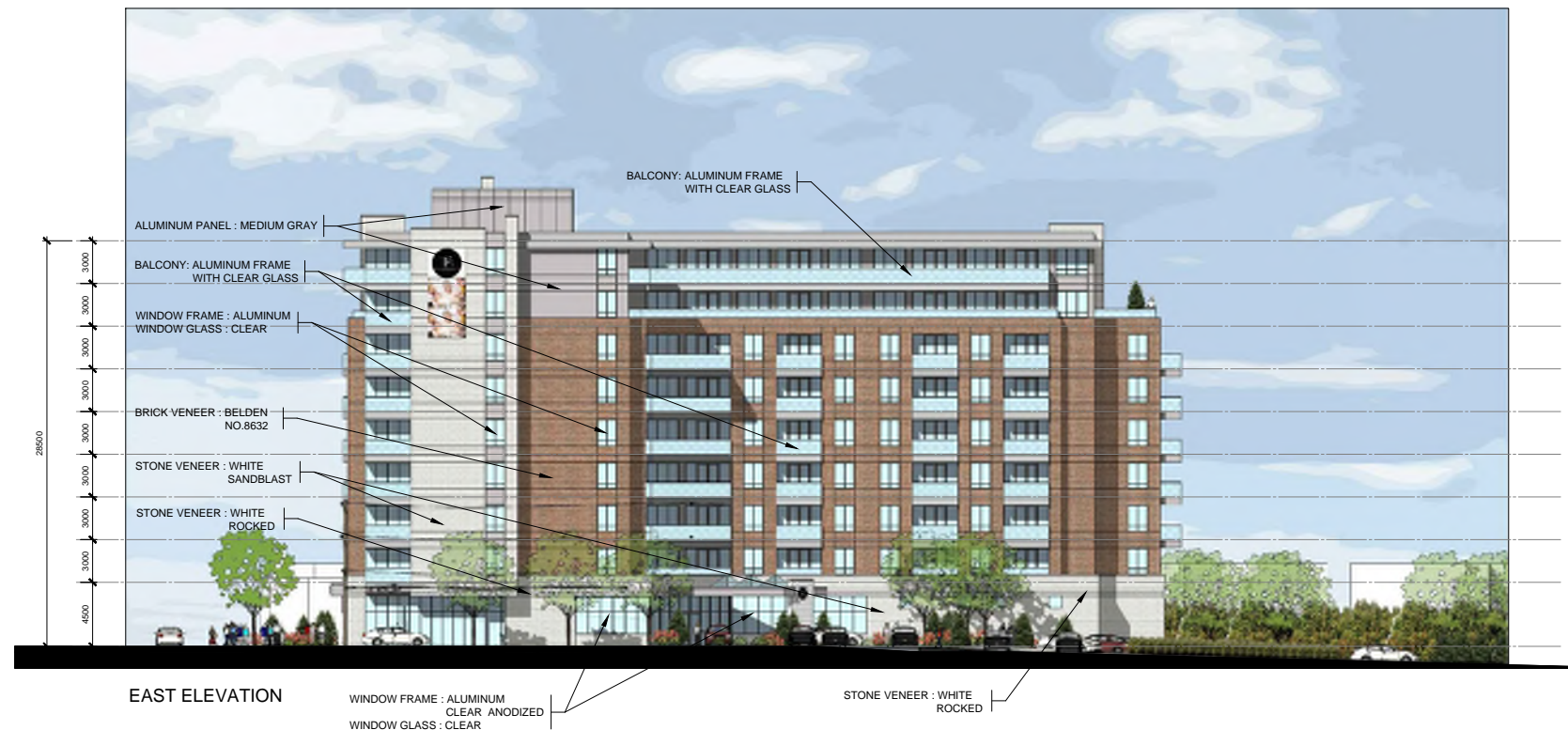


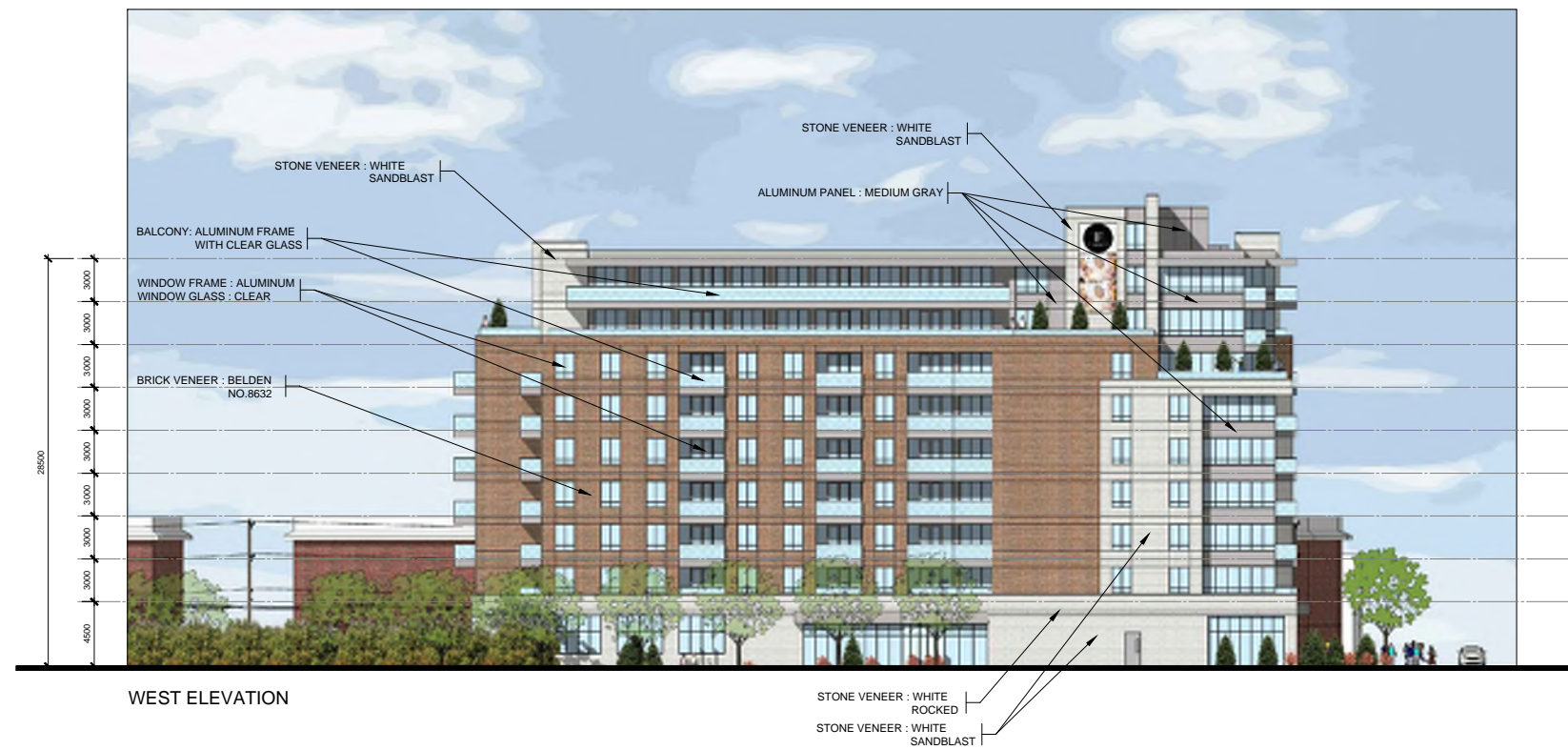
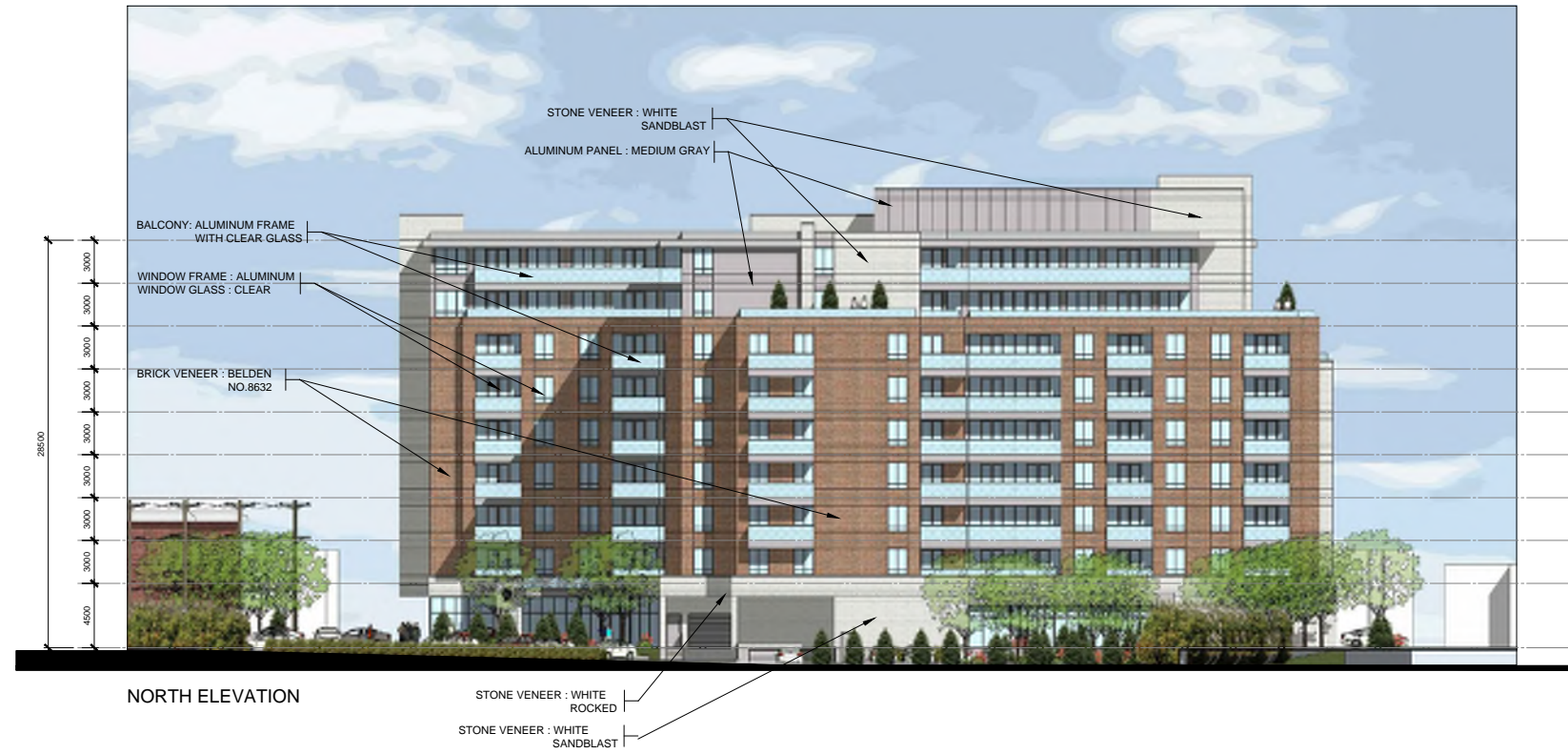
GROUND FLOOR PLAN













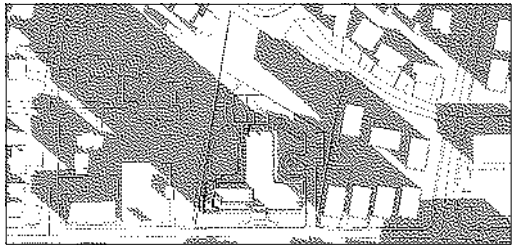




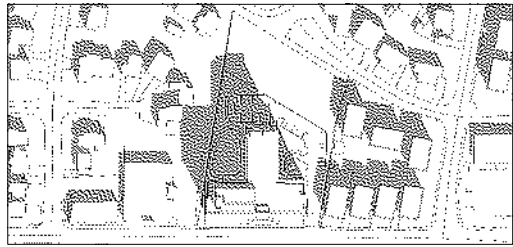




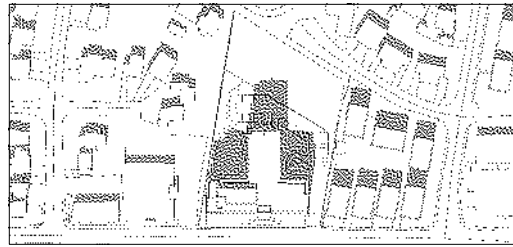
MARCH 21, DST



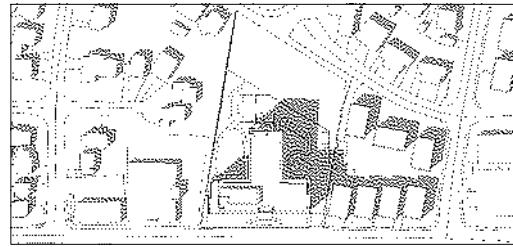
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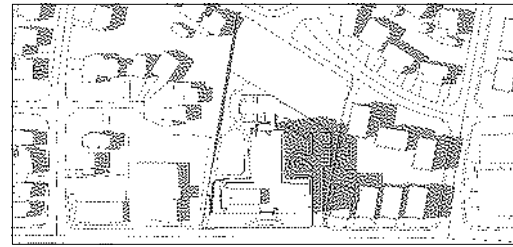
10:00 am



12:00 pm

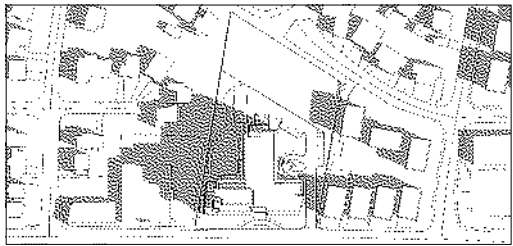


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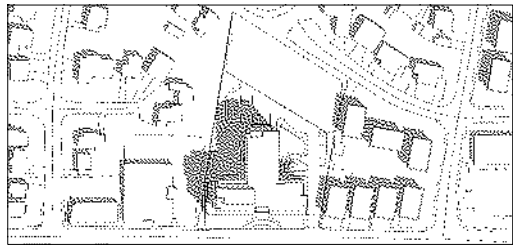


4:00 pm

JUNE 21, DST



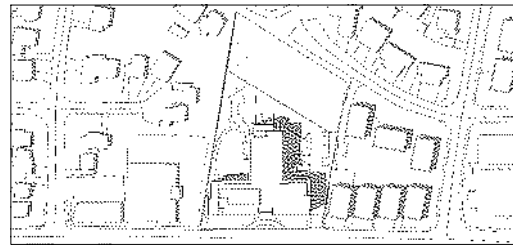
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10:00 am



12:00 pm



2:00 pm

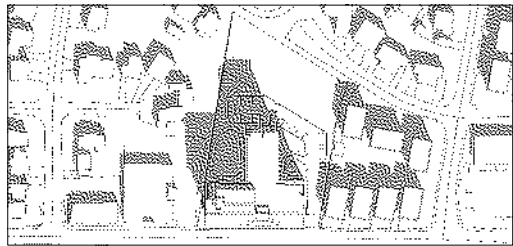


4:00 pm

SEPTEMBER 21, DST



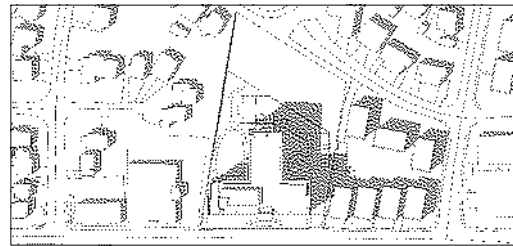
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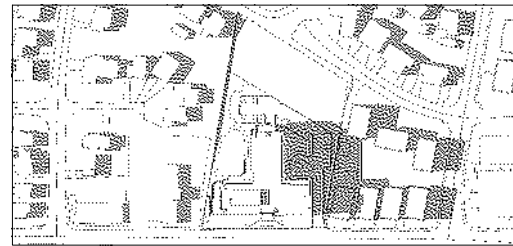
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12:00 pm

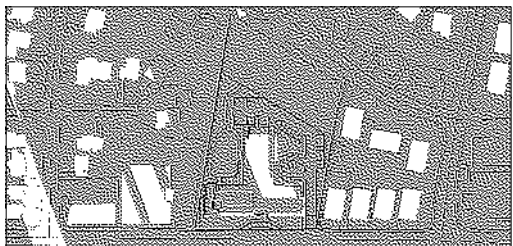


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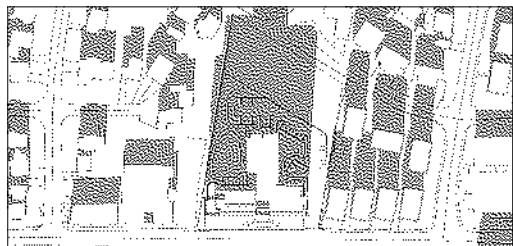


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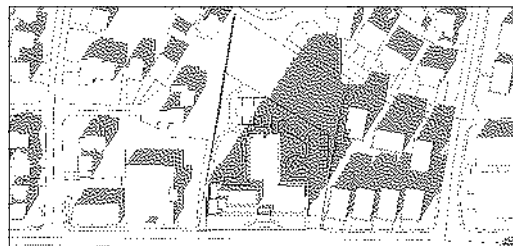
DECEMBER 21



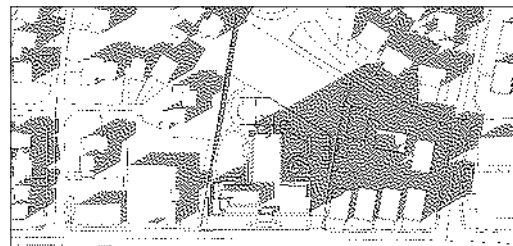
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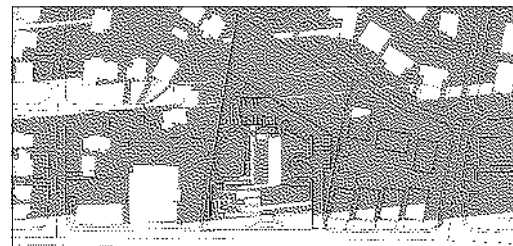
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12:00 pm



2:00 pm



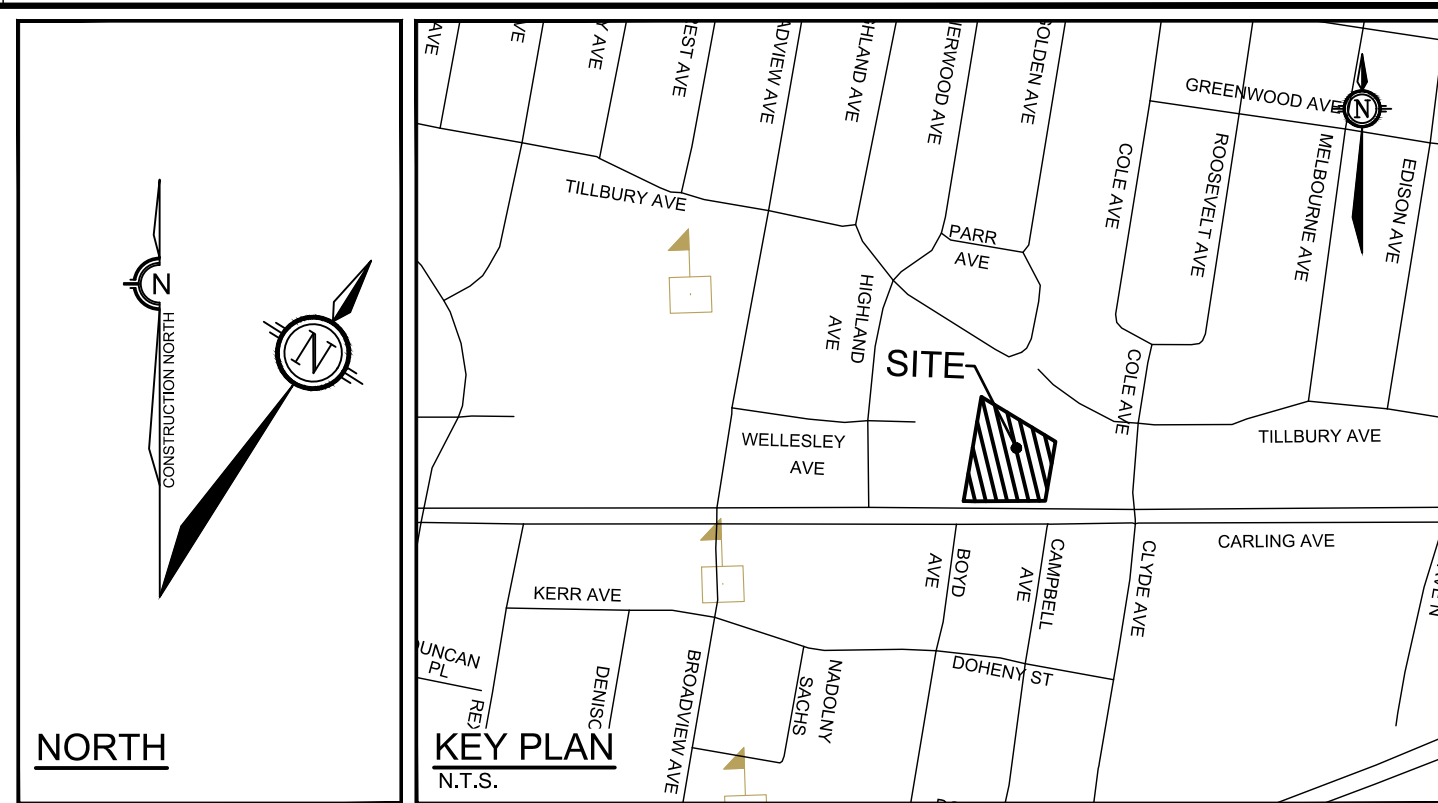
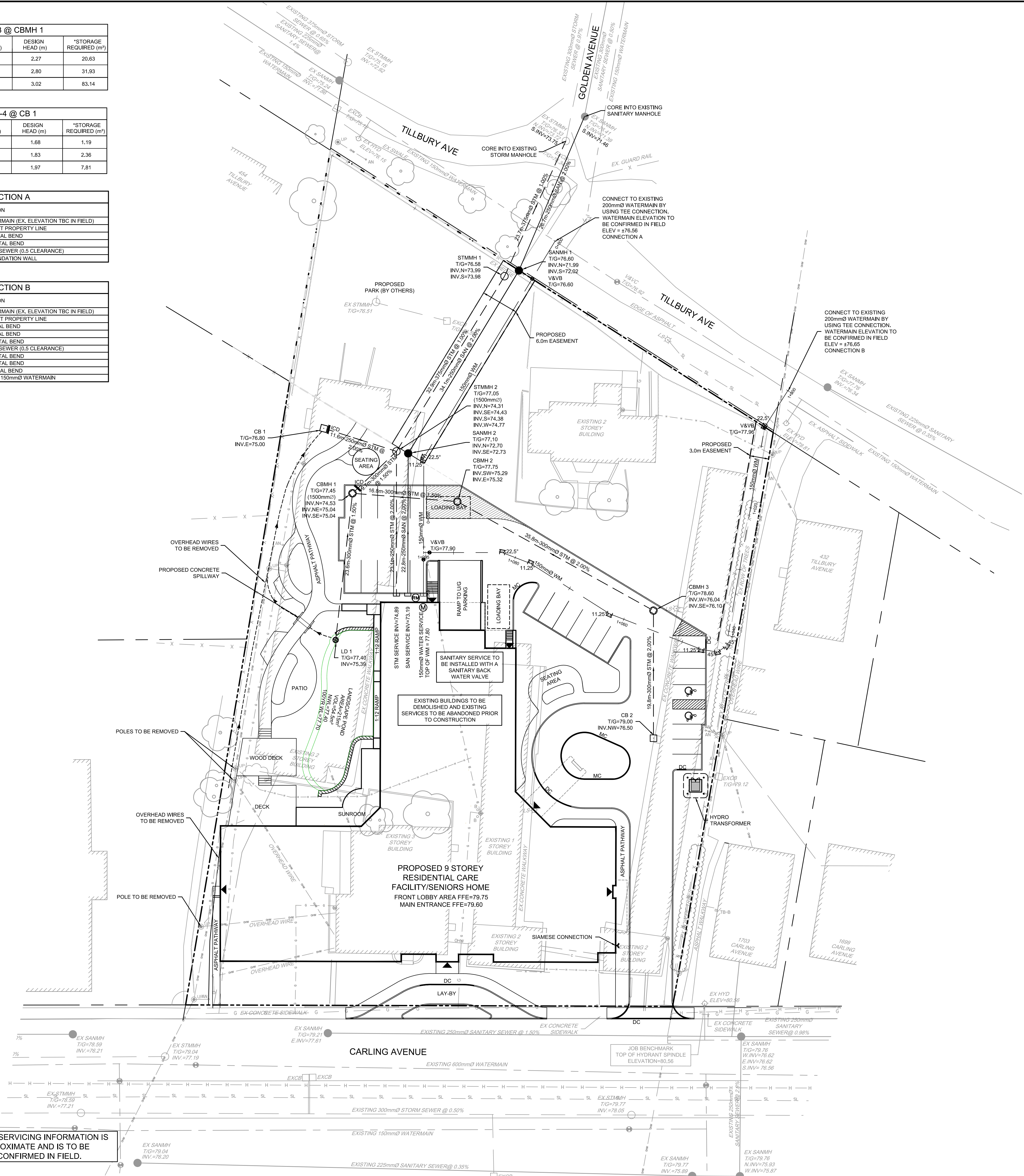
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INLET CONTROL DEVICE FOR AREA A-3 @ CBM 1					
DESIGN EVENT	ICD TYPE AND SIZE	DIAMETER OF OUTLET PIPE (mm)	DESIGN FLOW (L/s)	DESIGN HEAD (m)	*STORAGE REQUIRED (m³)
1.2 YEAR	TEMPEST LMF 105	300	14.6	2.27	20.63
1.5 YEAR	TEMPEST LMF 105	300	16.3	2.80	31.93
1:100 YEAR	TEMPEST LMF 105	300	17.0	3.02	83.14

INLET CONTROL DEVICE FOR AREA A-4 @ CB 1					
DESIGN EVENT	ICD TYPE AND SIZE	DIAMETER OF OUTLET PIPE (mm)	DESIGN FLOW (L/s)	DESIGN HEAD (m)	*STORAGE REQUIRED (m³)
1.2 YEAR	TEMPEST LMF 60	250	4.2	1.68	1.19
1.5 YEAR	TEMPEST LMF 60	250	4.3	1.83	2.36
1:100 YEAR	TEMPEST LMF 60	250	4.5	1.97	7.81

150mmØ WATERMAIN TABLE - CONNECTION A					
STATION	ELEVATION	TOP OF WATERMAIN	DESCRIPTION		
0+000	77.58	74.16	CONNECTION TO EXISTING 150mmØ WATERMAIN (EX. ELEVATION TBC IN FIELD)		
0+007.0	76.60	74.20	VALVE AND VALVE BOX AT PROPERTY LINE		
0+040.4	77.18	74.78	22.5° HORIZONTAL BEND		
0+040.8	77.18	74.78	11.25° HORIZONTAL BEND		
0+047.0	77.65	74.71	CROSSING PROPOSED STORM SEWER (0.5 CLEARANCE)		
0+063.0	77.80	75.40	CAP 1.0m FROM FOUNDATION WALL		

150mmØ WATERMAIN TABLE - CONNECTION B					
STATION	ELEVATION	TOP OF WATERMAIN	DESCRIPTION		
1+000	77.65	74.25	CONNECTION TO EXISTING 150mmØ WATERMAIN (EX. ELEVATION TBC IN FIELD)		
1+006.9	77.56	75.56	VALVE AND VALVE BOX AT PROPERTY LINE		
1+042.4	78.52	76.52	45° HORIZONTAL BEND		
1+044.1	78.82	76.42	45° HORIZONTAL BEND		
1+046.7	78.82	76.42	11.25° HORIZONTAL BEND		
1+055.0	78.65	75.65	CROSSING PROPOSED STORM SEWER (0.5 CLEARANCE)		
1+062.4	78.45	76.05	11.25° HORIZONTAL BEND		
1+077.4	78.59	75.69	11.25° HORIZONTAL BEND		
1+082.2	78.00	75.80	22.5° HORIZONTAL BEND		
1+095.0	77.82	75.52	CONNECTION TO PROPOSED 150mmØ WATERMAIN		



- LEGEND**
- PROPERTY LINE
  - PROPOSED CURB
  - DC PROPOSED DEPRESSED CURB
  - MC PROPOSED MOUNTABLE CURB
  - PROPOSED RETAINING WALL
  - V&VB PROPOSED VALVE AND VALVE BOX
  - PROPOSED CAP
  - PROPOSED WATER METER
  - PROPOSED REMOTE METER
  - PROPOSED SANITARY SERVICE c/w MANHOLE
  - PROPOSED STORM SEWER AND MANHOLE
  - PROPOSED WATERMAIN
  - PROPOSED BUILDING ENTRANCE
  - DIRECTION OF FLOW
  - PROPOSED LANDSCAPE DRAIN
  - PROPOSED CATCHBASIN MANHOLE
  - PROPOSED CATCHBASIN
  - SIAMESE CONNECTION
  - EXISTING UTILITY POLE C/W C/W W/RES
  - EXISTING WATERMAIN C/W VALVE & VALVE CHAMBER
  - EXISTING HYDRANT C/W VALVE & LEAD
  - EXISTING SANITARY MANHOLE & SEWER
  - EXISTING STORM MANHOLE & SEWER
  - EXISTING CATCHBASIN
  - EXISTING GAS MAIN
  - EXISTING OVERHEAD WIRES
  - EXISTING BELL LINE

- GENERAL NOTES:**
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
  - DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
  - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
  - BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$2,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
  - RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCE TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA.
  - REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL (IF ANY) SHALL BE DEPOSITED AT A LICENSED LANDFILL FACILITY.
  - ALL ELEVATIONS ARE GEODETIC. THE SITE BENCHMARK IS THE TOP OF SPINDLE ON THE HYDRANT ON THE NORTH SIDE OF CARLING AVENUE (ELEV. = 80.56). REFER TO ANNIS, OSULLIVAN VOLLEBECK LTD. TOPOGRAPHIC PLAN OF PART OF LOT 3 CONCESSION 1.
  - REFER TO GEOTECHNICAL REPORT PG4423-1, DATED FEB 16, 2018, PREPARED BY PATERSON GROUP INC. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
  - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
  - REFER TO DEVELOPMENT SERVICING STUDY AND STORMWATER MANAGEMENT REPORT (R-2018-059) PREPARED BY NOVATECH.
  - SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT.
  - CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THIS PLAN. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIAL, SIZES, LENGTHS, SLOPES, INVERT AND TIG ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATION, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS-BUILT GRADIES.
  - REFER TO CITY OF OTTAWA ROAD REINSTATEMENT DETAIL R10 FOR ALL REQUIRED ROAD REINSTATEMENTS.

- SEWER NOTES:**
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
CATCH-BASIN (600x600mm)	705.010	OPSD
STORM / SANITARY MANHOLE (1200x)	701.010	OPSD
STORM / SANITARY MANHOLE (1500x)	701.011	OPSD
CB, FRAME & COVER	400.020	OPSD
STORM / SANITARY MH FRAME	S25	CITY OF OTTAWA
SANITARY COVER	S24	CITY OF OTTAWA
STORM COVER (CLOSED)	S24-1	CITY OF OTTAWA
STORM COVER (OPEN)	S25-1	CITY OF OTTAWA
SEWER TRENCH	S6 & S7	CITY OF OTTAWA
STORM SEWER	PVC DR 35	CITY OF OTTAWA
SANITARY SEWER	PVC DR 35	CITY OF OTTAWA
ELBOW CB	S31	CITY OF OTTAWA
TEE CB	S30	CITY OF OTTAWA
  - SERVICES ARE TO BE CONSTRUCTED TO 1.0m FROM FACE OF BUILDING AT A MINIMUM SLOPE OF 1.0%.
  - PIPE BEDDING, COVER AND BACKFILL ARE TO BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY. THE USE OF CLEAR CRUSHED STONE AS A BEDDING LAYER SHALL NOT BE PERMITTED.
  - FLEXIBLE CONNECTIONS ARE REQUIRED FOR CONNECTING PIPES TO MANHOLES (FOR EXAMPLE KOR-N-SEAL, PSX POSITIVE SEAL AND DURASEAL). THE CONCRETE CRADLE FOR THE PIPE CAN BE ELIMINATED.
  - DYE TESTING IS TO BE COMPLETED ON ALL SANITARY SERVICES TO CONFIRM PROPER CONNECTION TO THE SANITARY SEWER MAIN.
  - STORM MANHOLES AND CBMS ARE TO HAVE 300mm SUMPES UNLESS OTHERWISE INDICATED.
  - CONTRACTOR TO TELETYPE (CCTV) ALL PROPOSED SEWERS, 200mm OR GREATER PRIOR TO BASE COURSE ASPHALT, UPON COMPLETION OF CONTRACT. THE CONTRACTOR IS RESPONSIBLE TO FLUSH AND CLEAN ALL SEWERS & APPURTENANCES.

- WATERMAIN NOTES:**
- SPECIFICATIONS:
 

ITEM	SPEC. No.	REFERENCE
WATERMAIN TRENCHING	W17	CITY OF OTTAWA
THERMAL INSULATION IN SHALLOW TRENCHES	W22	CITY OF OTTAWA
WATERMAIN CROSSING BELOW SEWER	W25	CITY OF OTTAWA
WATERMAIN	PVC DR 18	CITY OF OTTAWA
  - SUPPLY AND CONSTRUCT ALL WATERMANS AND APPURTENANCES IN ACCORDANCE WITH THE CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. EXCAVATION, INSTALLATION, BACKFILL AND RESTORATION OF ALL WATERMANS BY THE CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN AND CHLORINATION OF THE WATER SYSTEM SHALL BE PERFORMED BY CITY OFFICIALS.
  - WATERMAIN SHALL BE MINIMUM 2.4m DEPTH BELOW GRADE UNLESS OTHERWISE INDICATED.
  - PROVIDE MINIMUM 0.25m CLEARANCE BETWEEN OUTSIDE OF PIPES AT ALL CROSSINGS.
  - WATER SERVICE IS TO BE CONSTRUCTED TO WITHIN 1.0m OF FOUNDATION WALL AND CAPPED, UNLESS OTHERWISE INDICATED.

**PRELIMINARY**      **NOT FOR CONSTRUCTION**



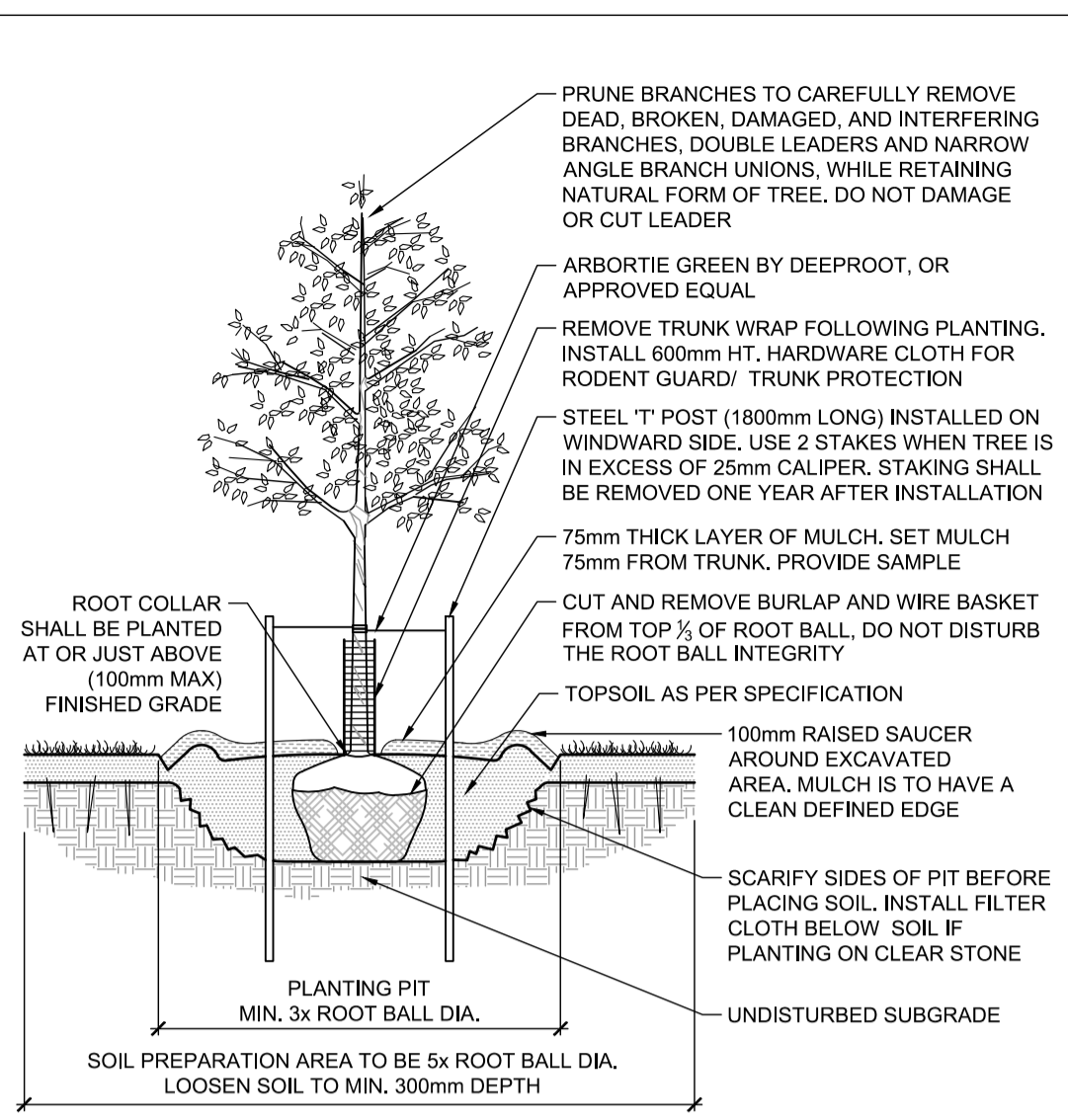
No.	REVISION	DATE	BY
1.	SITE PLAN APPLICATION	APR 2018	CJR

SCALE		FOR REVIEW ONLY	
1:300	1:300	CHECKED	AJL
0 3 6 9 12		DRAWN	CJR
		CHECKED	AJL
		APPROVED	CJR
			SG

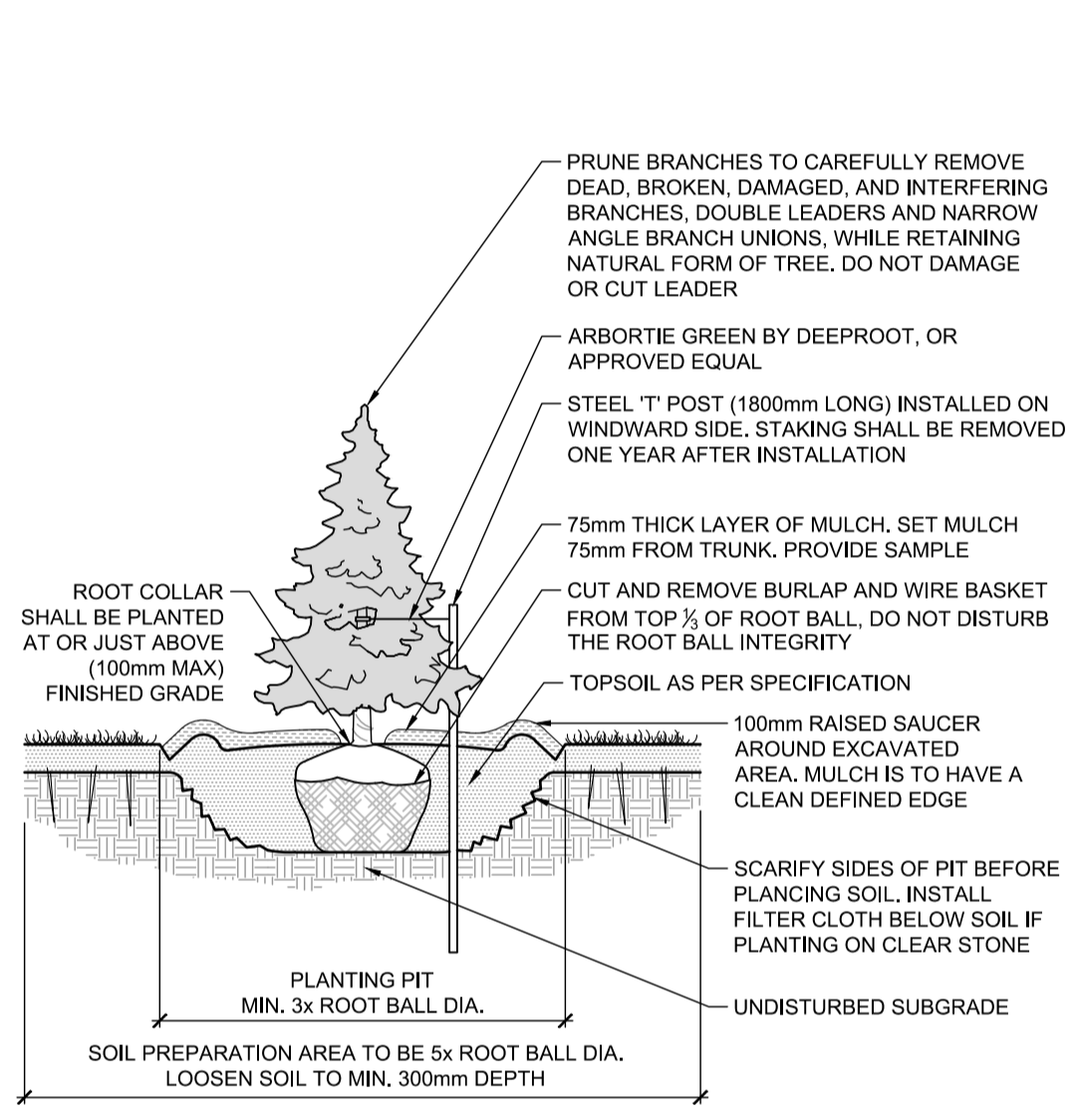
**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

LOCATION: CITY OF OTTAWA  
 THE FOUNDERS RESIDENCES WESTBORO  
 DRAWING NAME: GENERAL PLAN OF SERVICES  
 PROJECT No.: 117216-00  
 REV: 1  
 DRAWING No.: 117216-GP

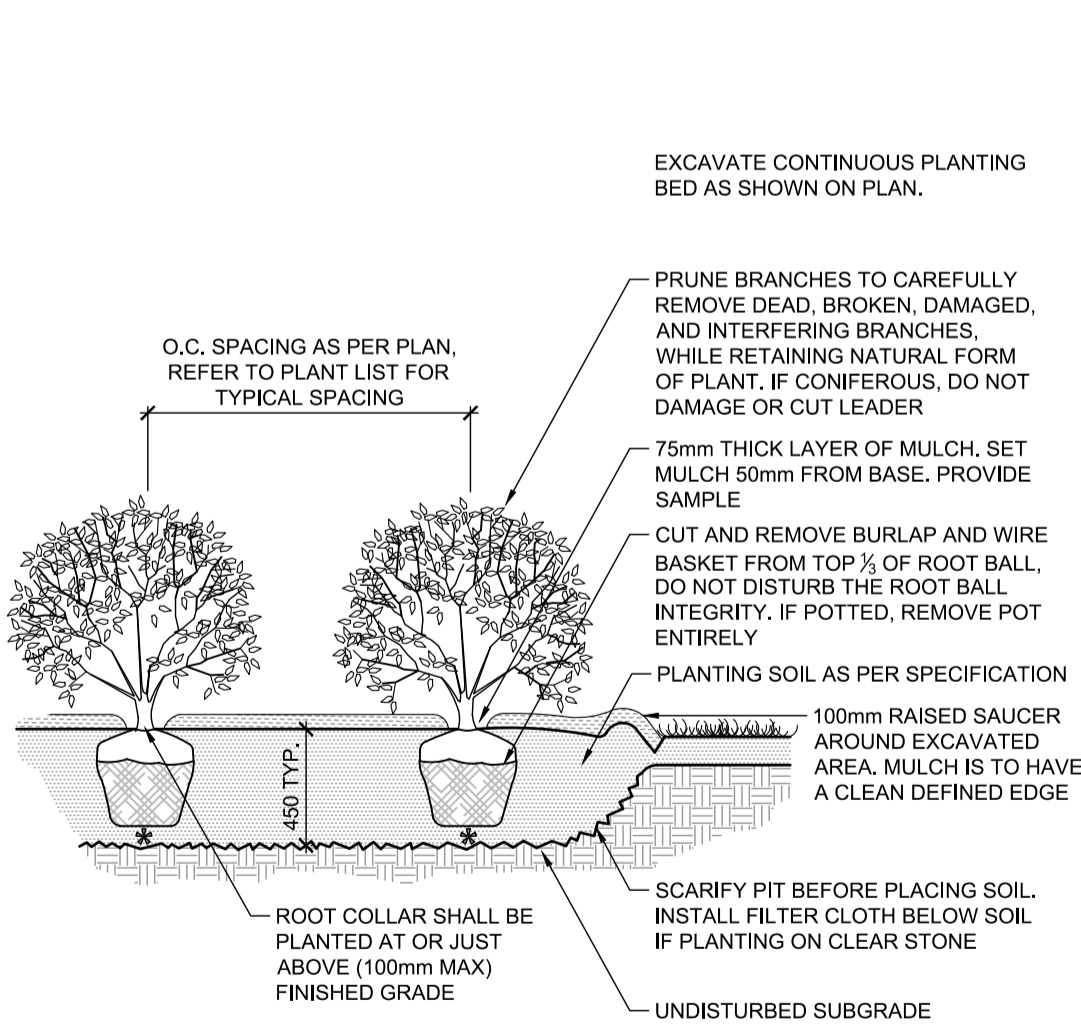
NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE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



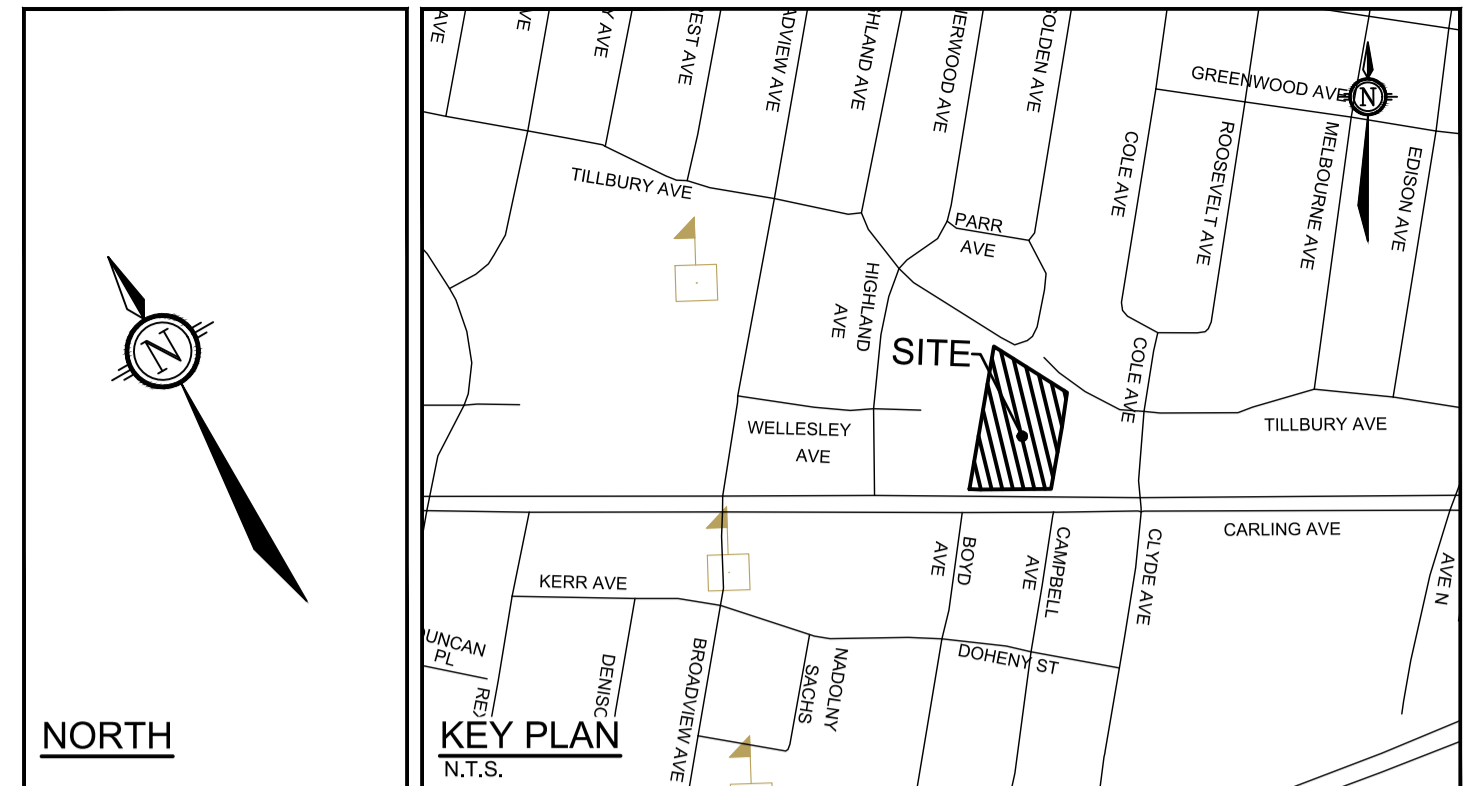
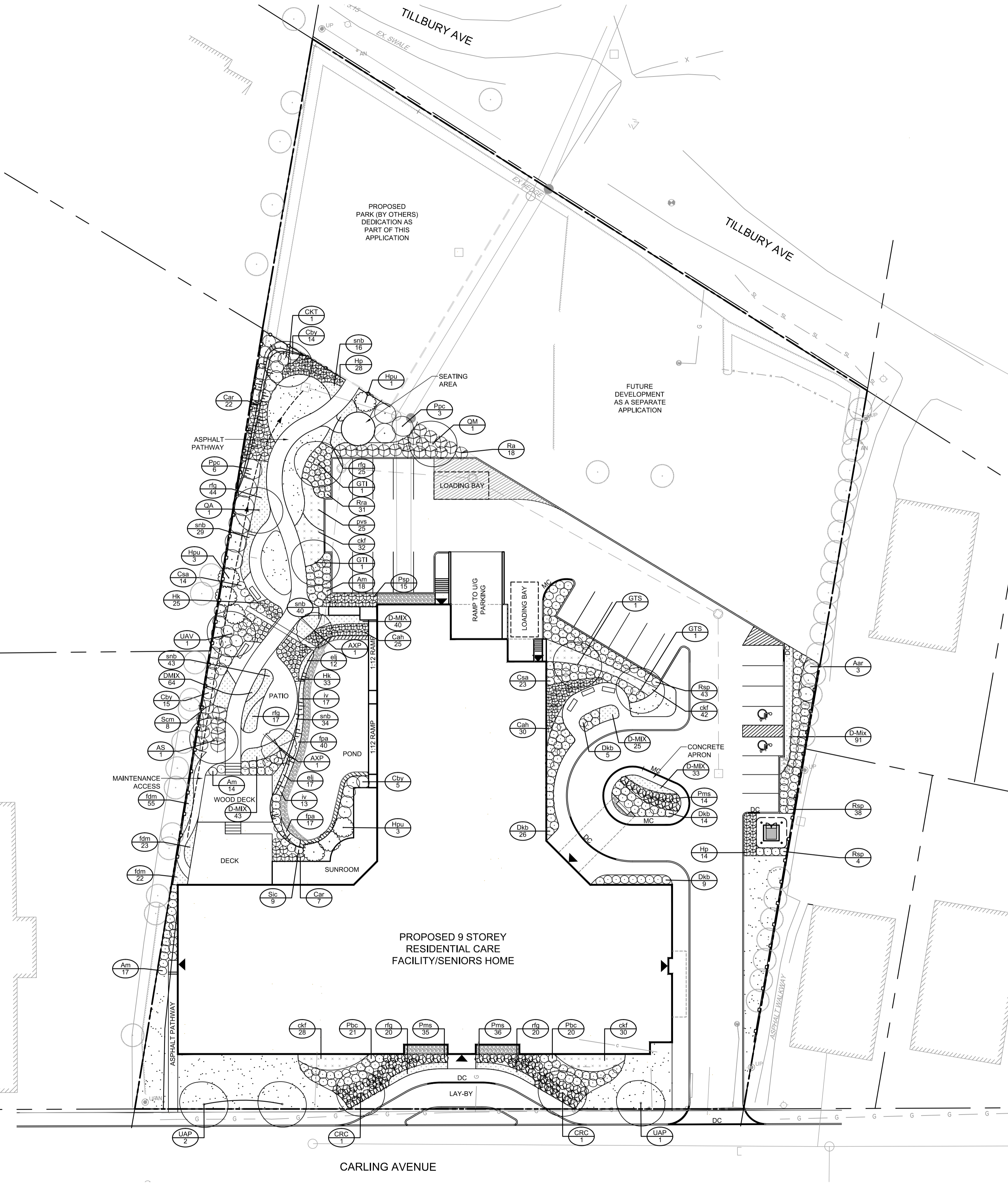
STANDARD DECIDUOUS TREE PLANTING D1



STANDARD CONIFEROUS TREE PLANTING D2



SHRUB AND PERENNIAL PLANTING D3



LANDSCAPE LEGEND:

- EXISTING TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED DECIDUOUS SHRUBS
- SPECIES (SEE PLANT LIST)
- QUANTITY
- PERENNIALS
- ORNAMENTAL GRASSES
- SOD
- RIVER STONE
- PROPOSED CHAINLINK FENCE
- PROPOSED WOOD PRIVACY FENCE
- BENCH ON CONCRETE PAD

PLANTING NOTES

1. This drawing shall be read in conjunction with all relevant Architectural, Engineering, and related drawings and documents.
2. Refer to Engineering Drawings for Grading. Provide drainage as indicated in grading plan. Round all tops and toes of slopes, smoothly. Compact all areas to 95% Standard Proctor Density unless otherwise noted.
3. Refer to Architectural Drawings for site layout.
4. Refer to Engineering Drawings for site servicing.
5. Contractor must contact utility companies for locations prior to excavation or planting.
6. It is essential to use the plans and details in conjunction with the specifications and notes.
7. Existing trees to be retained shall be protected according to the contract detail and specifications.
8. Plant material shall be No. 1 Grade and shall comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
9. Use plant material with strong fibrous root system free of disease, defects or injuries, and structurally sound. 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 shall be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root planting will only be acceptable for certain species and as approved by the Landscape Architect.
10. Plant material substitutions shall not be permitted without the written approval from the consultant, with 48 hours notice, prior to shipping plant material.
11. Plant locations are schematic / approximate only. Contractor shall stake out locations on site for approval by the Landscape Architect prior to installation. 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.
12. Shrubs, Perennials, Vines, and Groundcovers shall be planted in a continuous planting bed of 450mm depth with approved topsoil covered with 75mm depth shredded bark mulch.
13. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
14. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
15. Sod and/or seed areas to receive 150mm depth topsoil as specified. Sod shall be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source shall comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association. Unless otherwise specified, turf is to be maintained by the contractor until a second cutting is accepted by the Landscape Architect.
16. Apply the following mineral fertilizer unless soil tests show other requirements: Sodded areas - (8-32-16) 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha. - Planting Beds - (8-32-16) - 8% Nitrogen, 32% Phosphorus, 16% Potash as per manufacturer specifications.
17. Reinstale all areas damaged or disturbed beyond the Limit of Work.

1705-1715 Carling Avenue - Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Deciduous Trees</b>						
AXP	2	<i>Amelanchier x grandiflora 'Princess Diana'</i>	Princess Diana Serviceberry	50mm Cal	WB	As Shown
CKT	1	<i>Cedrus deodara</i>	Deodar Cedar	50mm Cal	WB	As Shown
CRC	2	<i>Crategeus crus-galli</i>	Cockspur Hawthorn	50mm Cal	WB	As Shown
GTI	2	<i>Gleditsia triacanthos var. inermis 'Impcole'</i>	Imperial Honeylocust	50mm Cal	WB	As Shown
GTS	2	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	Shademaster Honeylocust	50mm Cal	WB	As Shown
QA	1	<i>Quercus alba</i>	White Oak	50mm Cal	WB	As Shown
QM	1	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
UAP	3	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	50mm Cal	WB	As Shown
UAV	1	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge Elm	50mm Cal	WB	As Shown
<b>Coniferous Shrubs</b>						
Psm	1	<i>Pinus mugo 'Stowmound'</i>	Stowmound Mugo Pine	40cm Spr	PT	100cm O.C.
<b>Deciduous Shrubs</b>						
Aar	3	<i>Amelanchier alnifolia 'Regent'</i>	Regent Saskatoon Berry	100cm Ht	PT	175cm O.C.
Am	49	<i>Aronia melanocarpa</i>	Black Chokeberry	50cm Ht	PT	100cm O.C.
Cah	55	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	50cm Ht	PT	80cm O.C.
Car	29	<i>Clethra alnifolia 'Ruby Spice'</i>	Ruby Spice Summersweet	50cm Ht	PT	100cm O.C.
Cby	34	<i>Cornus sericea 'Budd's Yellow'</i>	Budd's Yellow Dogwood	50cm Ht	PT	150cm O.C.
Csa	37	<i>Cornus sericea 'Farrow'</i>	Arctic Fire Dogwood	50cm Ht	PT	100cm O.C.
Dkb	54	<i>Diervilla x kodak Black</i>	Kodiak Black Honeysuckle	50cm Ht	PT	100cm O.C.
Hpu	7	<i>Hydrangea paniculata 'Unique'</i>	Unique Hydrangea	60cm Ht	PT	250cm O.C.
Hk	58	<i>Hypericum kalmianum</i>	St. John's Wort/Pot Of Gold	40cm Ht	PT	60cm O.C.
Hp	42	<i>Hypericum prolificum</i>	St. John's Wort/Pot Of Gold	50cm Ht	PT	80cm O.C.
Pbc	41	<i>Physocarpus opulifolius 'Burgundy Candy'</i>	Burgundy Candy Ninebark	60cm Ht	PT	100cm O.C.
Ppc	9	<i>Physocarpus opulifolius 'Minka'</i>	Casperina Ninebark	60cm Ht	PT	250cm O.C.
Psp	15	<i>Physocarpus opulifolius 'Seward'</i>	Summer Wine Ninebark	60cm Ht	PT	80cm O.C.
Ra	18	<i>Rhus aromatica</i>	Fragrant Sumac	60cm Ht	PT	150cm O.C.
Rsp	85	<i>Rosa 'Snow Pavement' (Schneekoope)</i>	Snow Pavement Rose	60cm Ht	PT	100cm O.C.
Scm	8	<i>Sambucus canadensis 'Maxima'</i>	Maxima Elderberry	60cm Ht	PT	180cm O.C.
Sic	9	<i>Stephanandra incisa 'Crispa'</i>	Cutleaf Stephanandra	40cm Ht	PT	100cm O.C.
<b>Perennials</b>						
Idm	100	<i>Dryopteris marginalis</i>	Marginal Wood Fern	1g	PT	45cm O.C.
ej	29	<i>Eupatorium dubium 'Little Joe'</i>	Little Joe-Pye Weed	1g	PT	60cm O.C.
D-MX	256	<i>Hemerocallis sp.*</i>	Daylily Mix	1g	PT	45cm O.C.
iv	30	<i>Iris versicolor</i>	Blue Flag Iris	1g	PT	50cm O.C.
ipa	57	<i>Polystichum acrostichoides</i>	Christmas Fern	1g	PT	40cm O.C.
rg	126	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Coneflower	1g	PT	60cm O.C.
snb	162	<i>Salvia nemorosa 'Blaukoenigin'</i>	Blue Queen Meadow Sage	1g	PT	45cm O.C.
<b>Ornamental Grasses</b>						
ckf	132	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	75cm O.C.
pvs	25	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	1g	PT	75cm O.C.

\* to be divided equally between Hemerocallis 'Frans Hals' and Hemerocallis 'Sammy Russell'

NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	SITE PLAN APPLICATION	APR 20/18	RJ

SCALE: 1:300

DESIGN: KW

CHECKED: RJ

DRAWN: KW

CHECKED: RJ

APPROVED: RJ

FOR REVIEW ONLY

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LOCATION: CITY OF OTTAWA

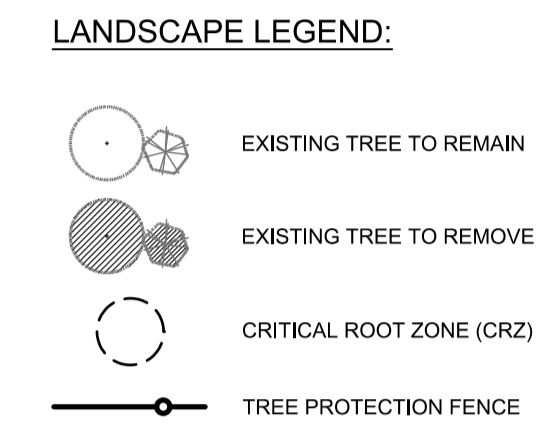
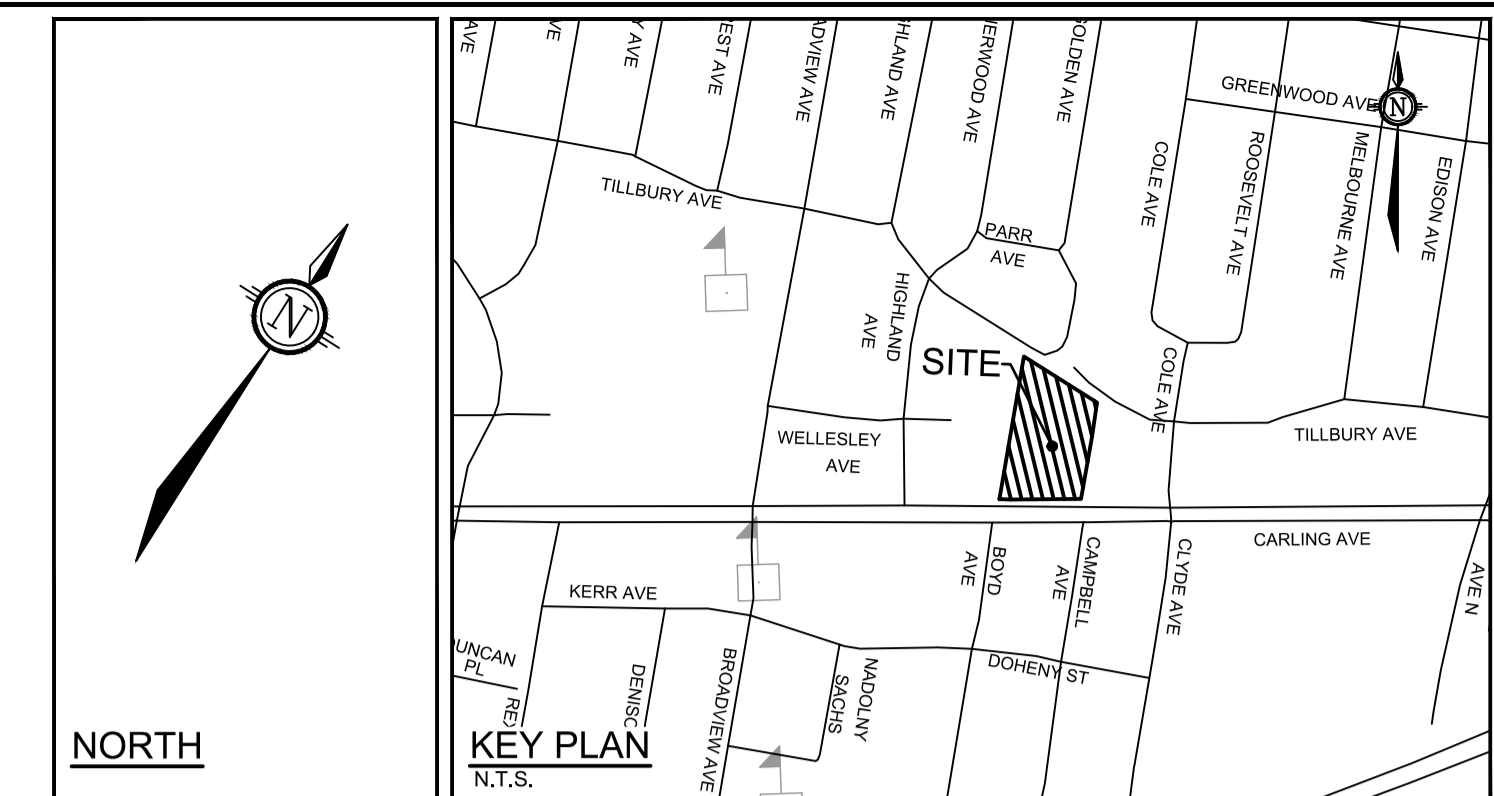
THE FOUNDERS RESIDENCES, WESTBORO

DRAWING NAME: LANDSCAPE PLAN

PROJECT No.: 117216-00

REV: REV #1

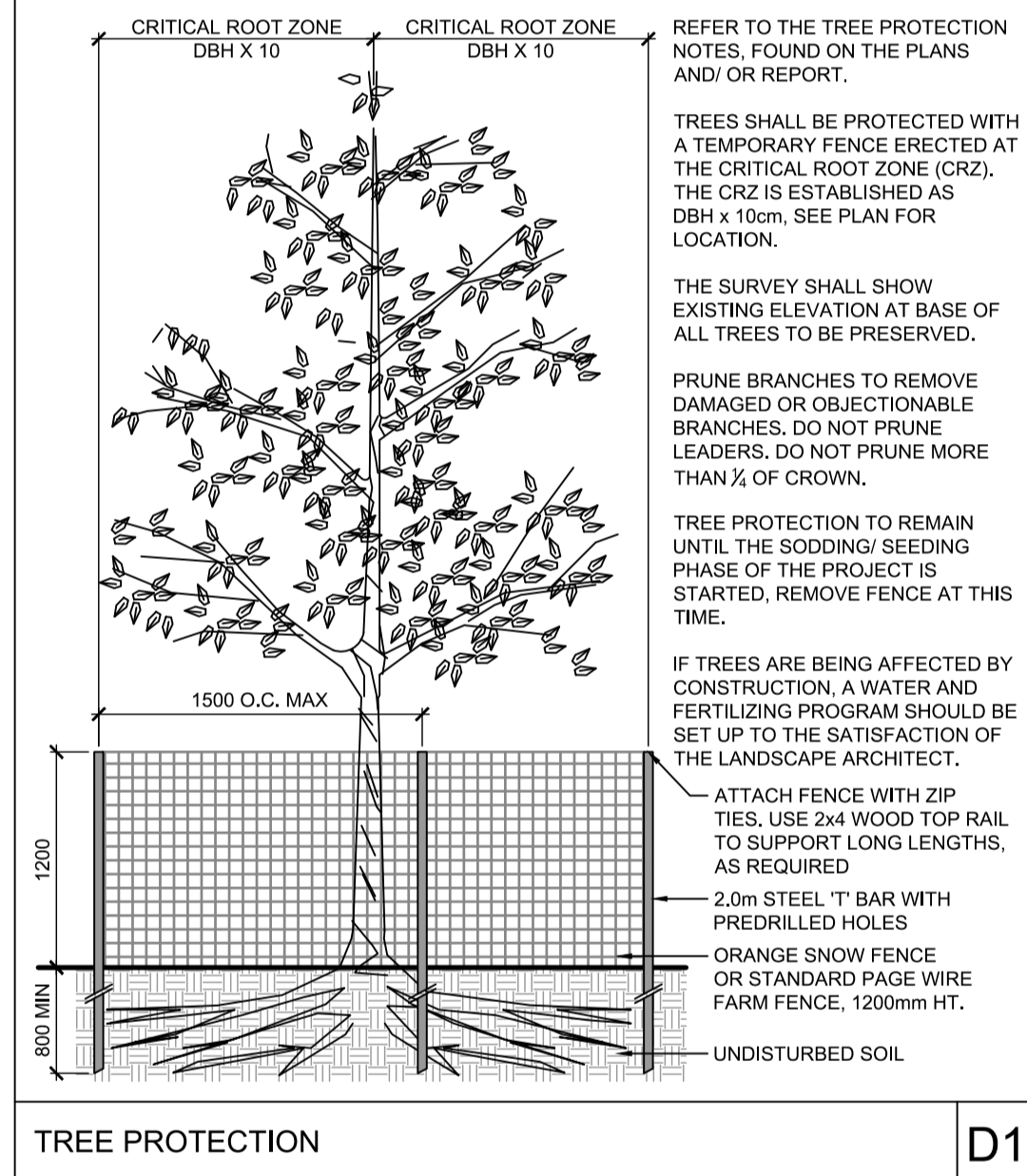
DRAWING No.: 117216-L1



**EXISTING TREE INVENTORY**

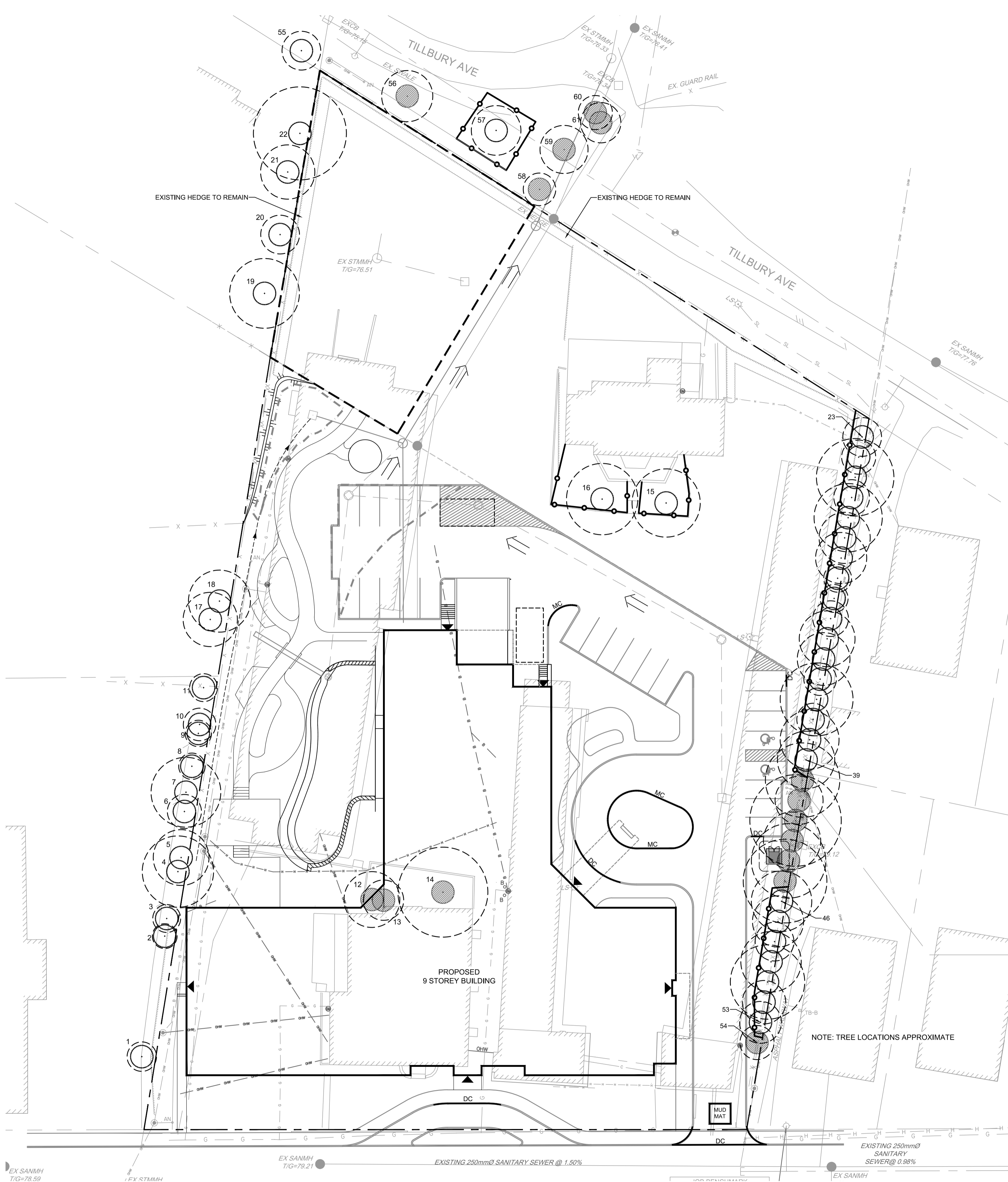
No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Remarks	Recomm.
1	Ulmus pumila	Siberian Elm	19	1.90	F	Multi-stem / Slime flux	PROTECT
2	Acer platanoides	Norway Maple	16	1.60	G	Multi-stem	PROTECT
3	Ulmus americana	White Elm	18	1.80	F	Competition from neighbour / Several small whiteface wounds	PROTECT
4	Ulmus pumila	Siberian Elm	46	4.60	P	Slime flux	PROTECT
5	Acer negundo	Manitoba Maple	36	3.60	F	Competition from neighbour / Overhead Hydro Wires	PROTECT
6	Ulmus americana	White Elm	22	2.20	P	OHW / Missing Base	PROTECT
7	Acer platanoides	Norway Maple	45	4.50	F	Multiple branch wounds / Large wound	PROTECT
8	Ulmus americana	White Elm	17	1.70	F	Minor wounds / OHW	PROTECT
9	Ulmus americana	White Elm	17	1.70	F	OHW	PROTECT
10	Ulmus americana	White Elm	21	2.10	F	OHW	PROTECT
11	Acer platanoides	Norway Maple	18	1.80	F	Multiple small wounds	PROTECT
12	Picea glauca	White Spruce	36	3.60	F	Bark depressions	Conflict
13	Picea glauca	White Spruce	26	2.60	F	Sap run	Conflict
14	Acer negundo	Manitoba Maple	58	5.80	F	Lean	Conflict
15	Acer platanoides	Norway Maple	44	4.40	G		PROTECT
16	Acer platanoides	Norway Maple	46	4.60	G		PROTECT
17	Acer platanoides	Norway Maple	35	3.50	F	Large seam in upper canopy	PROTECT
18	Acer platanoides	Norway Maple	40	4.00	F	Many small wounds / Branch stub not healing	PROTECT
19	Ulmus pumila	Siberian Elm	45	4.50	G		PROTECT
20	Ulmus pumila	Siberian Elm	25	2.50	G		PROTECT
21	Acer platanoides	Norway Maple	35	3.50	G		PROTECT
22	Acer negundo	Manitoba Maple	60	6.00	G		PROTECT
23	Acer negundo	Manitoba Maple	25	2.50	VP		PROTECT
24	Acer negundo	Manitoba Maple	22	2.20	VP		PROTECT
25	Ulmus pumila	Siberian Elm	50	5.00	VP		PROTECT
26	Ulmus pumila	Siberian Elm	23	2.30	VP		PROTECT
27	Ulmus pumila	Siberian Elm	44	4.40	VP		PROTECT
28	Ulmus pumila	Siberian Elm	33	3.30	VP		PROTECT
29	Ulmus pumila	Siberian Elm	33	3.30	VP		PROTECT
30	Ulmus pumila	Siberian Elm	18	1.80	VP		PROTECT
31	Ulmus pumila	Siberian Elm	18	1.80	VP		PROTECT
32	Ulmus pumila	Siberian Elm	23	2.30	VP		PROTECT
33	Ulmus pumila	Siberian Elm	36	3.60	VP		PROTECT
34	Ulmus pumila	Siberian Elm	34	3.40	VP		PROTECT
35	Ulmus pumila	Siberian Elm	21	2.10	VP		PROTECT
36	Ulmus pumila	Siberian Elm	47	4.70	VP		PROTECT
37	Ulmus pumila	Siberian Elm	21	2.10	VP		PROTECT
38	Ulmus pumila	Siberian Elm	38	3.80	VP		PROTECT
39	Ulmus pumila	Siberian Elm	37	3.70	VP		PROTECT
40	Ulmus pumila	Siberian Elm	48	4.80	VP		Conflict
41	Ulmus pumila	Siberian Elm	31	3.10	VP		Conflict
42	Ulmus pumila	Siberian Elm	59	5.90	VP		Conflict
43	Acer negundo	Manitoba Maple	37	3.70	VP		Conflict
44	Ulmus pumila	Siberian Elm	48	4.80	VP		Conflict
45	Ulmus pumila	Siberian Elm	54	5.40	VP		Conflict
46	Ulmus pumila	Siberian Elm	34	3.40	VP		PROTECT
47	Ulmus pumila	Siberian Elm	39	3.90	VP		PROTECT
48	Ulmus pumila	Siberian Elm	33	3.30	VP		PROTECT
49	Acer negundo	Manitoba Maple	25	2.50	VP		PROTECT
50	Ulmus pumila	Siberian Elm	39	3.90	VP		PROTECT
51	Ulmus pumila	Siberian Elm	48	4.80	VP		PROTECT
52	Acer platanoides	Norway Maple	28	2.80	VP		PROTECT
53	Acer platanoides	Norway Maple	27	2.70	VP		PROTECT
54	Acer platanoides	Norway Maple	22	2.20	VP		Conflict
55	Acer saccharum	Sugar Maple	25	2.50	P	Black bark	PROTECT
56	Acer platanoides	Norway Maple	33	3.30	F	Cobra Canker (Eutypella parasitica)**	Remove
57	Acer platanoides	Norway Maple	32	3.20	F	Major limb lost recently	PROTECT
58	Acer platanoides	Norway Maple	21	2.10	VP	Cobra Canker (Eutypella parasitica)**	Remove
59	Acer platanoides	Norway Maple	31	3.10	P	Black bark / Large wound	Conflict
60	Acer platanoides	Norway Maple	22	2.20	G		Conflict
61	Ulmus pumila	Siberian Elm	26	2.60	G		Conflict

\*\*Contagious disease. Best to remove.



**TREE PROTECTION NOTES**

- The following protection measures must be implemented for retained trees, both on site and on adjacent sites, prior to any tree removal or site works and maintained for the duration of construction on site:
- Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees where the CRZ is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height. The CRZ is calculated as DBH x 10cm. Refer to the Tree Protection Fence detail. See plan for fence location.
  - When trees to be removed overlap with the CRZ of trees to be preserved: 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.
  - 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.
  - Hand work only where required within the CRZ, absolutely no machinery permitted.
  - Do not place any material or equipment within the CRZ of any tree.
  - Do not attach any signs, notices or posters to any tree.
  - Do not disturb, raise or lower the existing grade within the CRZ without approval.
  - Only tunnel or bore when digging within the CRZ of a tree.
  - Do not damage the root system, trunk, or branches of any tree.
  - Ensure that exhaust fumes from all equipment are directed away from any tree canopy.



**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
1.	SITE PLAN APPLICATION	APR 20/18	RJ

SCALE: 1:300

DESIGN: MT  
CHECKED: RJ  
DRAWN: MT  
CHECKED: RJ  
APPROVED: RJ

**FOR REVIEW ONLY**

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Ottawa, Ontario, Canada K2M 1P6  
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Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION: CITY OF OTTAWA  
THE FOUNDERS RESIDENCES, WESTBORO

DRAWING NAME: TREE CONSERVATION REPORT

PROJECT No.: 117216-00  
REV: REV # 1  
DRAWING No.: 117216-TCR

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