

1 LANDSCAPE PLAN  
L1 1:250

**NOTES:**

DO NOT SCALE DRAWINGS;

F.D. Fountain 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;

PROPOSED FOUNDATION PLANTINGS ARE SUBJECT TO GEO-TECHNICAL REVIEW / LIGHTWEIGHT FILL REQUIREMENTS;

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;

FENCING TO BE INSTALLED AT 100mm OFFSET FROM PROPERTY LINES AT SIDE AND REAR YARDS AS INDICATED;

ALL UN-PAVED SURFACES TO RECEIVE 135mm DEPTH TOPSOIL & SOD.

**CITY OF OTTAWA STANDARDS FOR TREE PLANTING:**

MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;

MAINTAIN A MINIMUM DISTANCE OF 3.0m FROM ALL HYDRO TRANSFORMERS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM THE CURB FOR DECIDUOUS TREES AND 4.5m FOR CONIFEROUS TREES;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM FIRE HYDRANTS AND NO PLANTING IN FRONT OF HYDRANTS;

MAINTAIN A MINIMUM DISTANCE OF 1.5m FROM ALL UNDERGROUND SERVICES;

MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;

MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS AND COMMUNITY MAIL BOXES

**IMPORTANT NOTICE FOR CONTRACTOR:**

THE CITY OF OTTAWA REQUIRES A Certificate of Completion (F1) Landscape Works TO BE SUBMITTED AND SEALED BY THE LANDSCAPE ARCHITECT. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE REQUIREMENTS OF THIS PROCESS AND PROVIDING SUFFICIENT NOTICE TO THE LANDSCAPE ARCHITECT TO CONDUCT SITE REVIEWS DURING INSTALLATION OF TREES. THE 1 YEAR WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE LANDSCAPE ARCHITECT HAS SUBMITTED THE F1 Certificate.

PRIOR TO INSTALLATION OF TREES, THE DEVELOPER WILL CONTACT THE PLANNING AND GROWTH MANAGEMENT AND FORESTRY SERVICES TO REVIEW THE SPECIES AND LOCATION OF TREES.

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**JEFF MCEWEN P.ENG.**  
MANAGER, DEVELOPMENT REVIEW EAST BRANCH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

TREE PLANTING SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION / SPACING
DECIDUOUS TREES				
AG	2	Aesculus glabra	Ohio Buckeye	60mm cal. / W.B.
MB	5	Malus baccata 'Columnaris'	Columnar Crabapple	50mm cal. / W.B.
OV	2	Ostrya virginiana	Ironwood (American Hophornbeam)	50mm cal. / W.B.
PF	1	Pyrus fauriei	Korean Sun Pear	50mm cal. / W.B.
UT	2	Ulmus 'Frontier'	Frontier Elm	60mm cal. / W.B.
CONIFEROUS TREES				
PG	2	Picea glauca	White Spruce	175cm ht. / W.B.
PP	2	Picea pungens	Colorado Spruce	175cm ht. / W.B.
DECIDUOUS SHRUBS				
Et	24	Euonymus Fortunei 'Sarcocoe'	Emerald Gaiety Euonymus	50cm ht. /90cm sp.
Rr	52	Rosa rugosa	Rugosa Rose	60cm ht. /1m sp.
Spn	3	Salix purpurea nana 'Gracilis'	Arctic Willow	#3 Pot / 125cm sp.
Ss	12	Sorbaria sorbifolia	False Spirea	60cm ht. / 1.75m sp.
CONIFEROUS TREES				
Js	16	Juniperus scopulorum	Blue Haven Juniper	175cm ht / W.B.
PERENNIALS & GRASSES				
Ca	125	Calamagrostis x acutiflora 'Overdam'	Variegated Feather Reed Grass	#2 Pot / 60cm o.c.
He	236	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	#1 Pot / 30cm o.c.
Ho	30	Hosta 'Blue Angel'	Blue Angel Lily	#1 Pot / 50cm o.c.
Pvp	162	Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass	#2 Pot / 65cm o.c.

**APPROVED**  
By Jeff McEwen at 1:22 pm, May 27, 2019



**NOTES:**

1. INSTALL 1.8m HEIGHT PREMIA WOOD PRIVACY FENCE BEHIND RETAINING WALL PER PATERSON GROUP MEMO # PG3947-MEMO.02R, DATED AUGUST 21, 2018.

2. INSTALL PER PREMIA MANUFACTURER'S SPECIFICATIONS.

2 WOOD PRIVACY FENCE  
L1 n.t.s.

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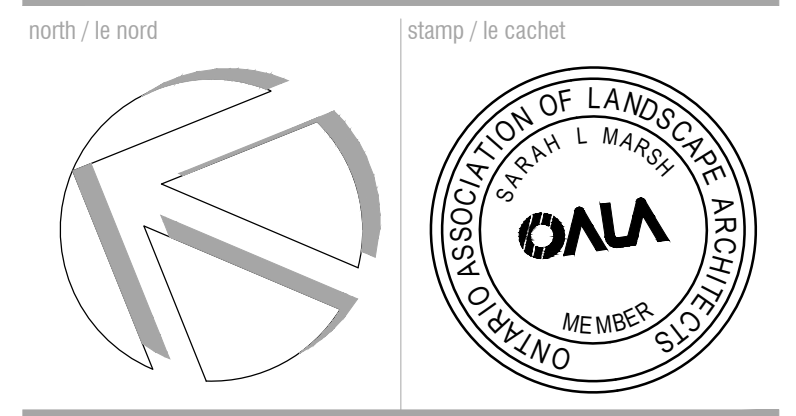
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Legend / légende	
	SMALL DECIDUOUS TREE (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
	MEDIUM DECIDUOUS TREE (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
	CONIFEROUS TREES (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
	RIVER WASH STONE MAINTENANCE STRIP
	SHRUB AND PERENNIAL PLANTING (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
	LIGHTING DESIGN AND FINAL LOCATIONS TO BE DETERMINED BY ELECTRICAL ENGINEER
	ACCESSIBLE BENCH
	TYP. CAST-IN-PLACE CONCRETE BICYCLE STORAGE PADS (CAPACITY - VARIES)
	ARMOUR STONE

11	issue for City submission	03/27/2019
10	issue for City submission	02/21/2019
9	issue for City submission	01/15/2019
8	issue for City submission	11/09/2018
7	coordination with revised Site Plan	11/06/2018
6	coordination with revised Site Plan & CUP	11/02/2018
5	reissue for City submission	08/13/2018
4	revisions per client comments	07/31/2018
3	project team coordination	07/16/2018
rev'n	description / la description	mm/dd/yyyy

**FOTENN**  
Planning + Design



**AVALON ENCORE STAGE 6 CONDOS**

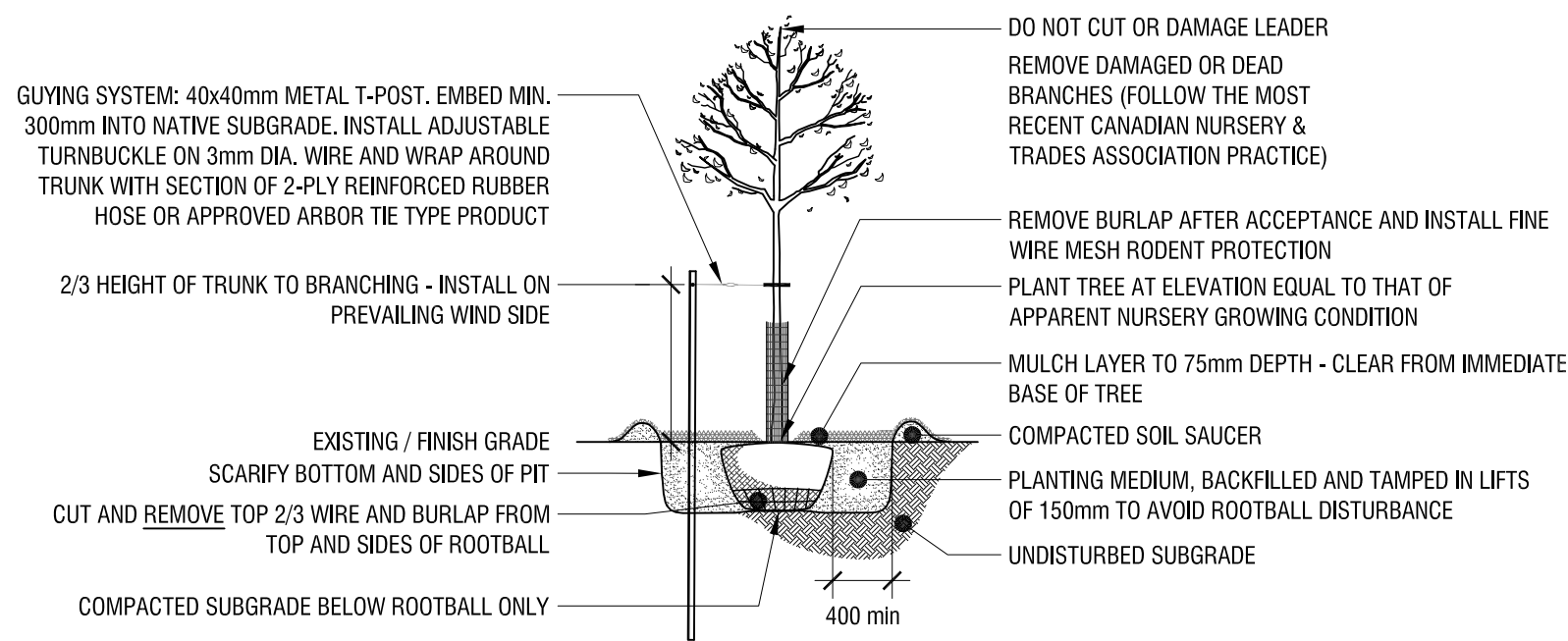
**LANDSCAPE PLAN**

designed / conçu <b>SM / SP</b>	drawn / dessiné <b>SP / SM</b>	reviewed / examiné <b>SM</b>
date <b>February 2018</b>	project number / No. du projet <b>C 18-88</b>	

drawing number / No. du dessin  
**L1 of 2**

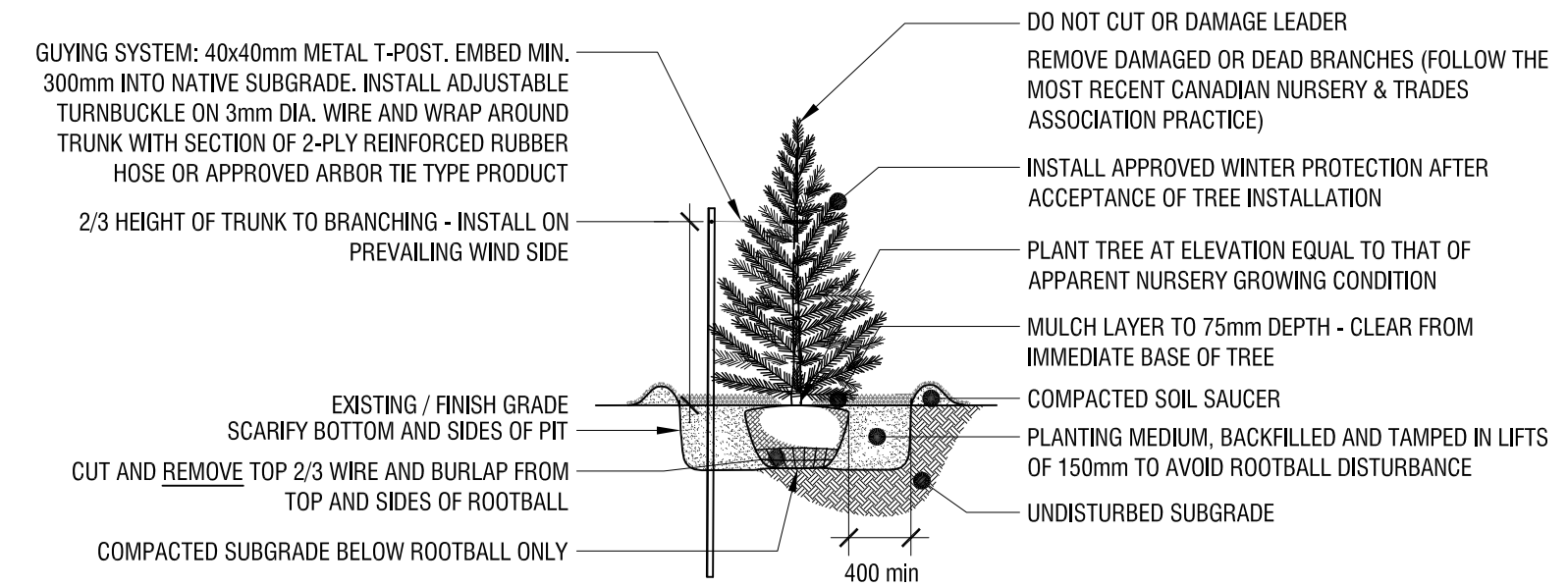
#17617





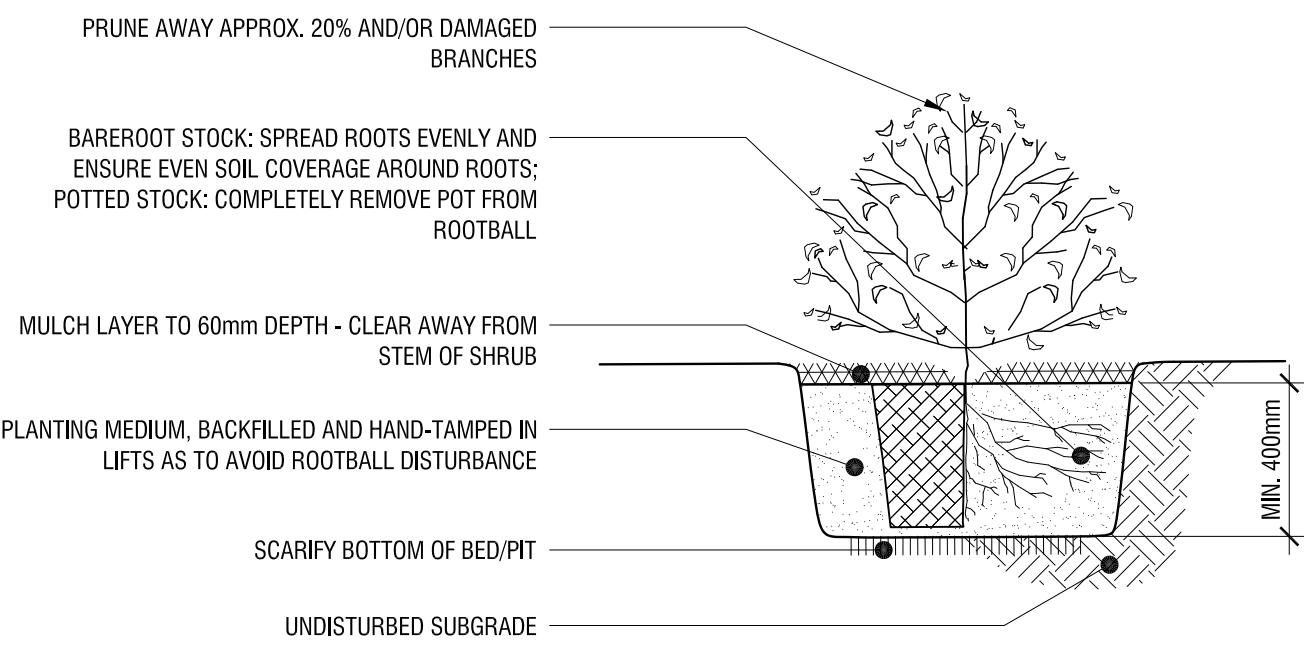
## 1 DECIDUOUS TREE PLANTING

### L2 n.t.s.



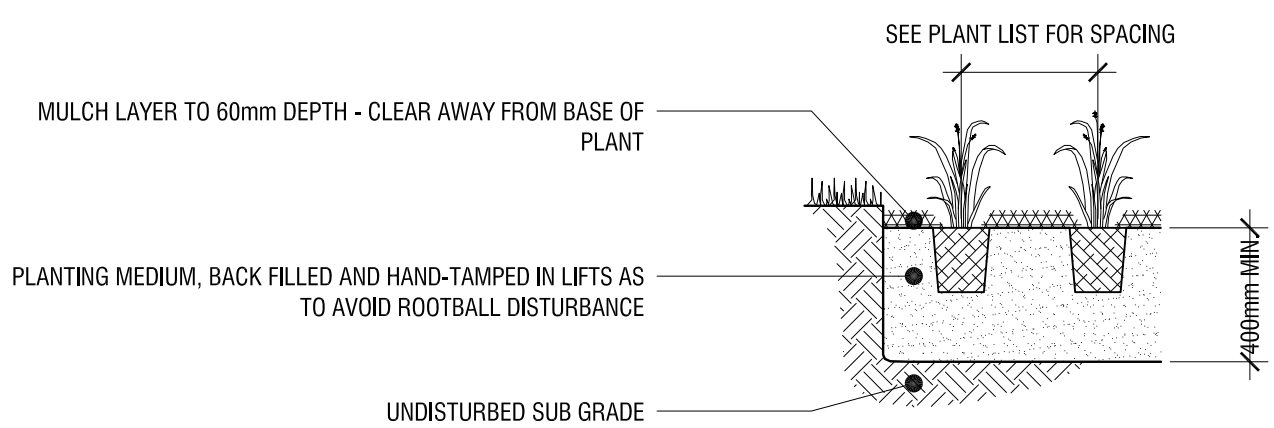
## 2 CONIFEROUS TREE PLANTING

### L2 n.t.s.



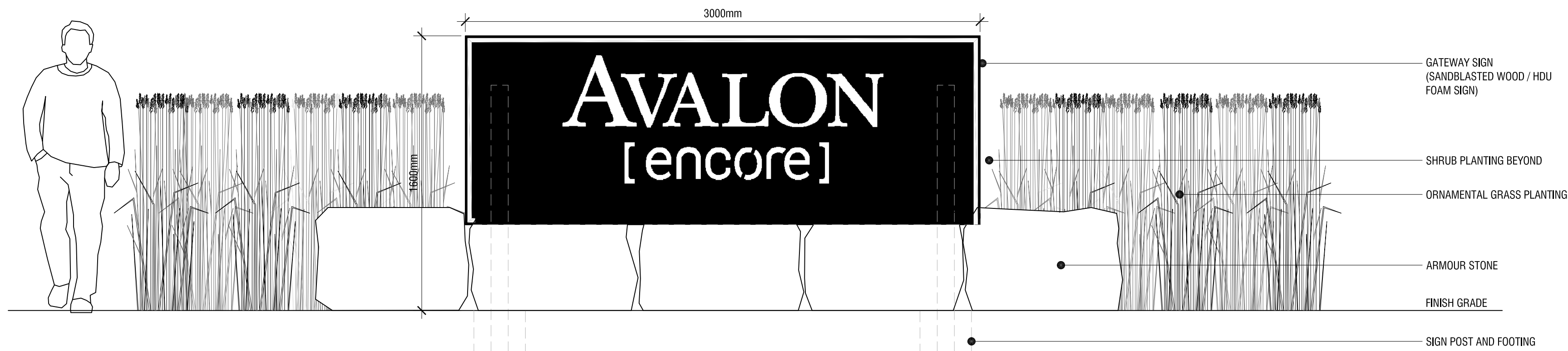
## 3 SHRUB PLANTING

### L2 n.t.s.



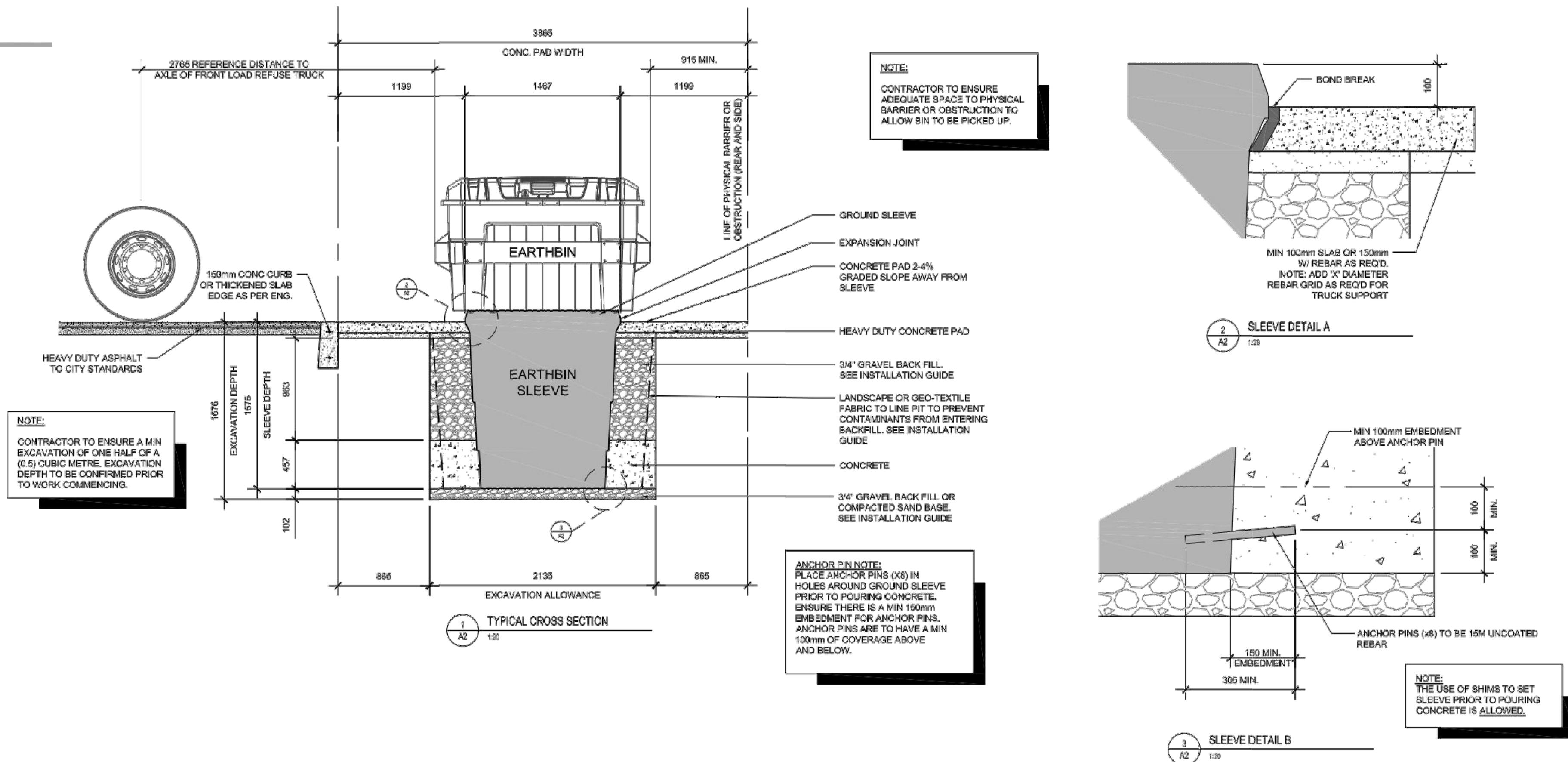
## 4 PERENNIAL PLANTING

### L2 n.t.s.



## 5 GATEWAY ELEVATION

### L2 n.t.s.



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### NOTES:

1. REFER TO FULL INSTALLATION GUIDE FROM MANUFACTURER FOR COMPLETE INSTRUCTIONS.

## 6 EARTH BINS

### L2 n.t.s.

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Client / Client



general notes / notes générales

legend / légende

rev'n	description / la description	mm/dd/yyyy
11	Issue for City submission	03/27/2019
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# FOTENN

## Planning + Design

north / le nord

stamp / le cachet



project / projet

## AVALON ENCORE STAGE 6 CONDOS

drawing / dessin

### CONSTRUCTION DETAILS

designed / conçu	drawn / dessiné	reviewed / examiné
SM / SP	SM / SP	SM
date	project number / No. du projet	
February 2018	C 18-88	

drawing number / No. du dessin

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#17617

D07-12-18-0046