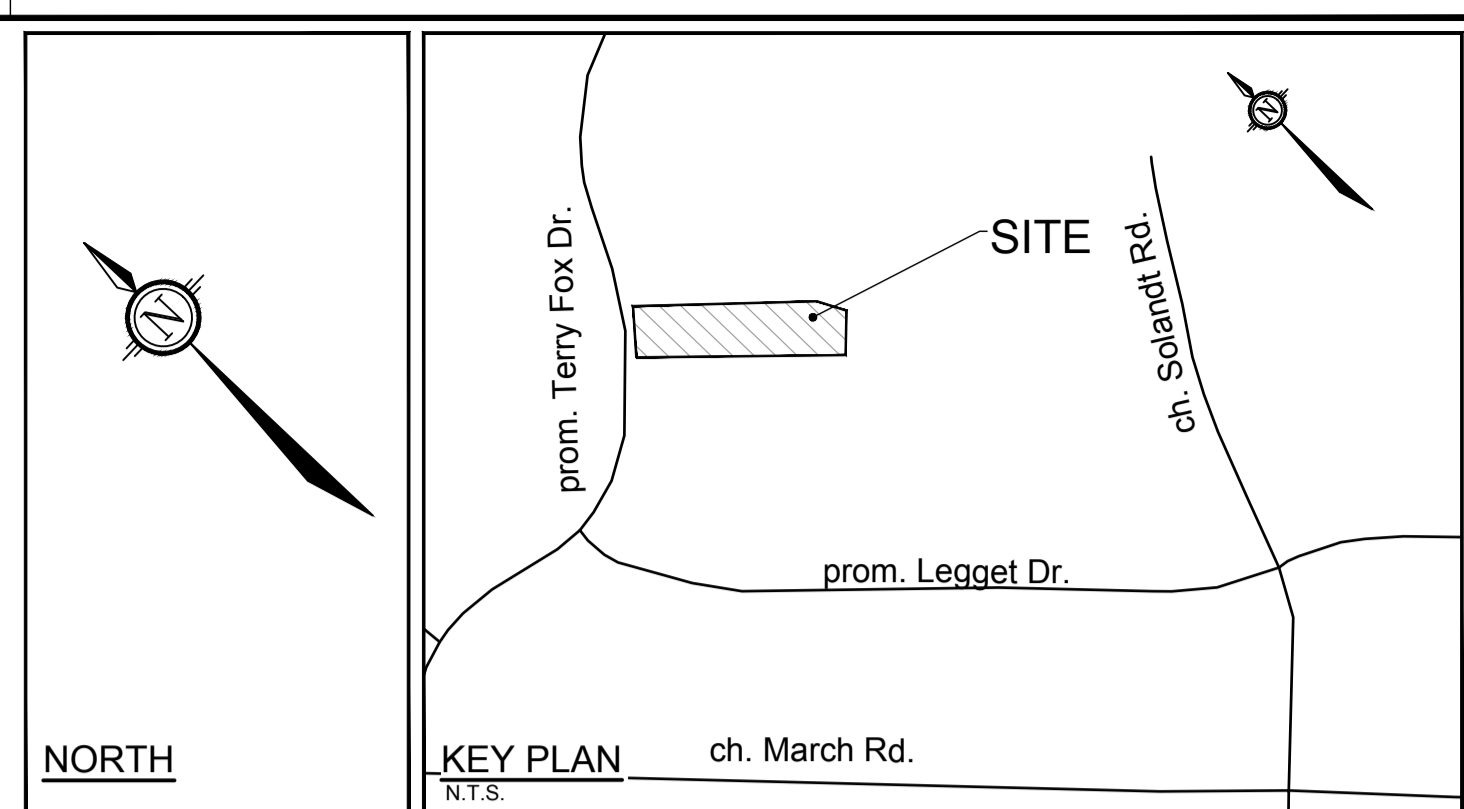


Allan Hamlin

**ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA**

APPROVED
By Allison Hamlin at 10:50 pm, Oct 12, 2022



LEGEND

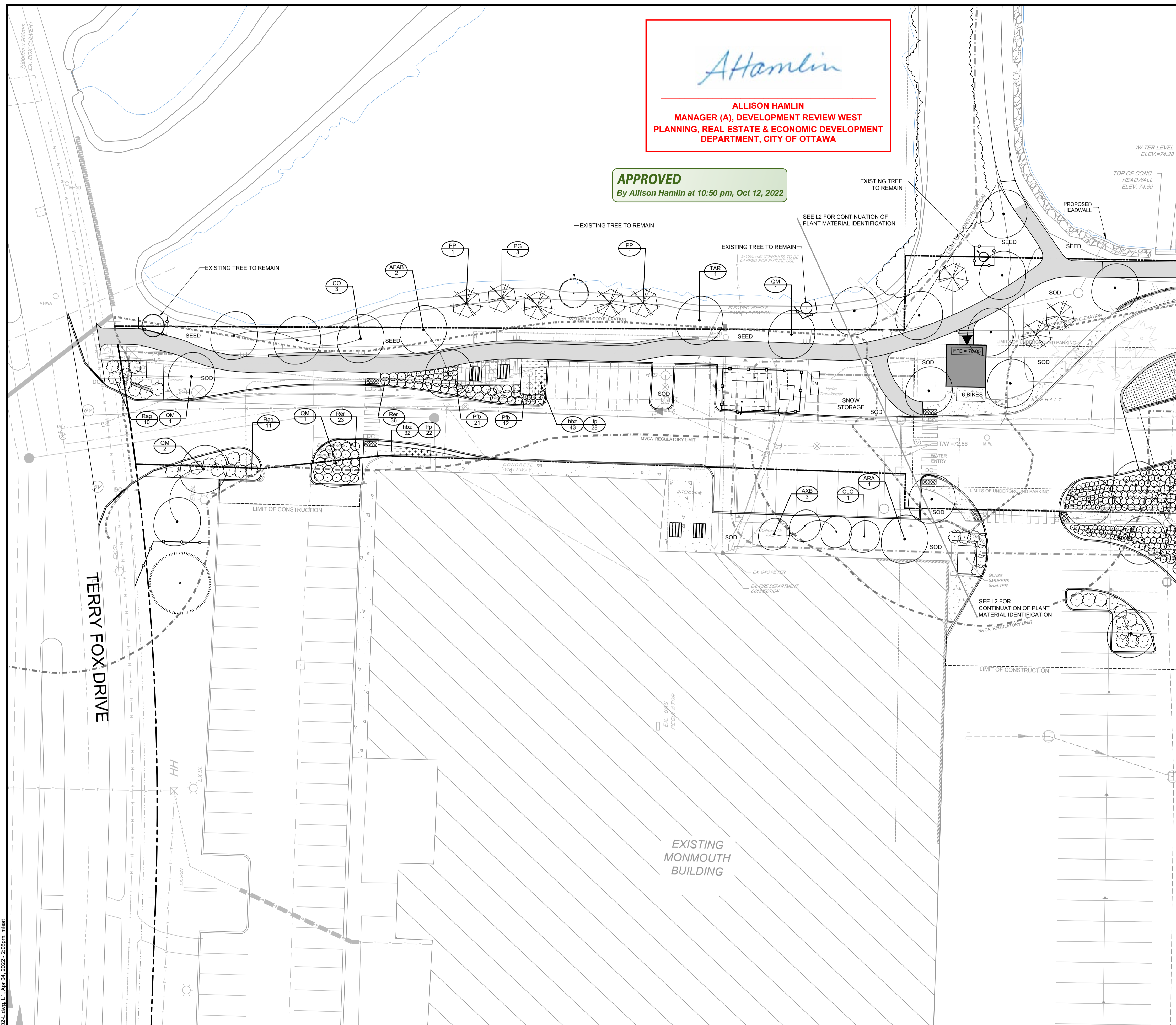
- PROPOSED PAVERS
- ASPHALT WALKWAYS
- CONCRETE WALKWAYS
- RIVER STONE
- SOD
- PERENNIALS
- SEDUM MATS
- PROPOSED DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE
- PROPOSED SHRUBS
- PROPOSED BOULDERS
- PICNIC TABLES
- SPECIES (SEE PLANT LIST)
- QUANTITY
- WOOD PRIVACY FENCE 1.8m HT
- PROPOSED HOSE BIB

GENERAL

- 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.
- 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.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- 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

- 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. 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, WB or BIB, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- 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.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
 - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - Sod/ Seed Areas - 100mm depth.
- 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.
- Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans.
- Apply the following mineral fertilizer unless soil tests show other requirements:
 - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
- 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.



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.

Owner:
Wesley Clover International
c/o Richard Colistein
KRP Properties
300-555 Legget Drive, Tower B,
Kanata, ON K2K 2K3
Phone: (613)591-0594

**NOT FOR
CONSTRUCTION**

No.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	APR 4/22	RGJ
3.	REVISED PER CITY COMMENTS	JAN 28/22	RGJ
2.	ISSUED FOR SITE PLAN APPROVAL	OCT 1/21	RGJ
1.	ISSUED FOR COORDINATION	AUG 31/21	RGJ

SCALE

1:250

DESIGN	RGJ
CHECKED	RGJ
DRAWN	MEL
CHECKED	RGJ
APPROVED	RGJ

FOR REVIEW ONLY

120202 - Plant List - L1

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
PG	3	<i>Picea glauca</i>	White Spruce	200cm HT	WB	As Shown
PP	2	<i>Picea pungens</i>	Colorado Spruce	200cm HT	WB	As Shown
Deciduous Trees						
ARA	1	<i>Acer rubrum 'Autumn Spire'</i>	Autumn Spire Red Maple	50mm Cal	WB	As Shown
AFAB	2	<i>Acer x freemanii 'Firefall'</i>	Firefall Maple	50mm Cal	WB	As Shown
AXB	3	<i>Amelanchier x grandiflora 'Ballarina'</i>	Ballarina Serviceberry	50mm Cal	WB	As Shown
CO	3	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Shown
CLC	1	<i>Crataegus laevigata 'Crimson Cloud'</i>	Crimson Cloud English Hawthorn	50mm Cal	WB	As Shown
QM	5	<i>Quercus macrocarpa</i>	Bur Oak	50mm Cal	WB	As Shown
TAR	1	<i>Tilia americana 'Redmond'</i>	Redmond Linden	50mm Cal	WB	As Shown
Deciduous Shrubs						
Pfb	33	<i>Potentilla fruticosa 'Bella Sol'</i>	Bella Sol Potentilla	40cm HT	PT	As Shown
Rag	22	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	60cm HT	PT	As Shown
Rer	59	<i>Rosa Easy Elegance 'BAI rage'</i>	Easy Elegance All The Rage	60cm HT	PT	As Shown
Perennials						
hbz	75	<i>Hemerocallis 'Bonanza'</i>	Bonanza Daylily	1g	PT	45cm O.C
lp	50	<i>Liatris spicata 'Floristan Purple'</i>	Floristan Gayfeather	1g	PT	45cm O.C

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
BROOKSTREET APARTMENTS

DRAWING NAME
LANDSCAPE PLAN

PROJECT No.
120202-00

REV #
REV # 4

DRAWING No.
120202-L1

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