

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR SITE PLAN REVIEW	2023-04-19
2	ISSUED FOR SITE PLAN SUBMISSION	2023-04-26

SEAL:



TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

RHYTHM APARTMENTS

PROJECT NUMBER:

CITY OF OTTAWA:

ADDRESS:

3080 NAVAN ROAD  
OTTAWA, ON

DRAWING TITLE:

LANDSCAPE PLAN

DRAWN BY: K. SELIN

CHECKED BY: K. CERVENÝ

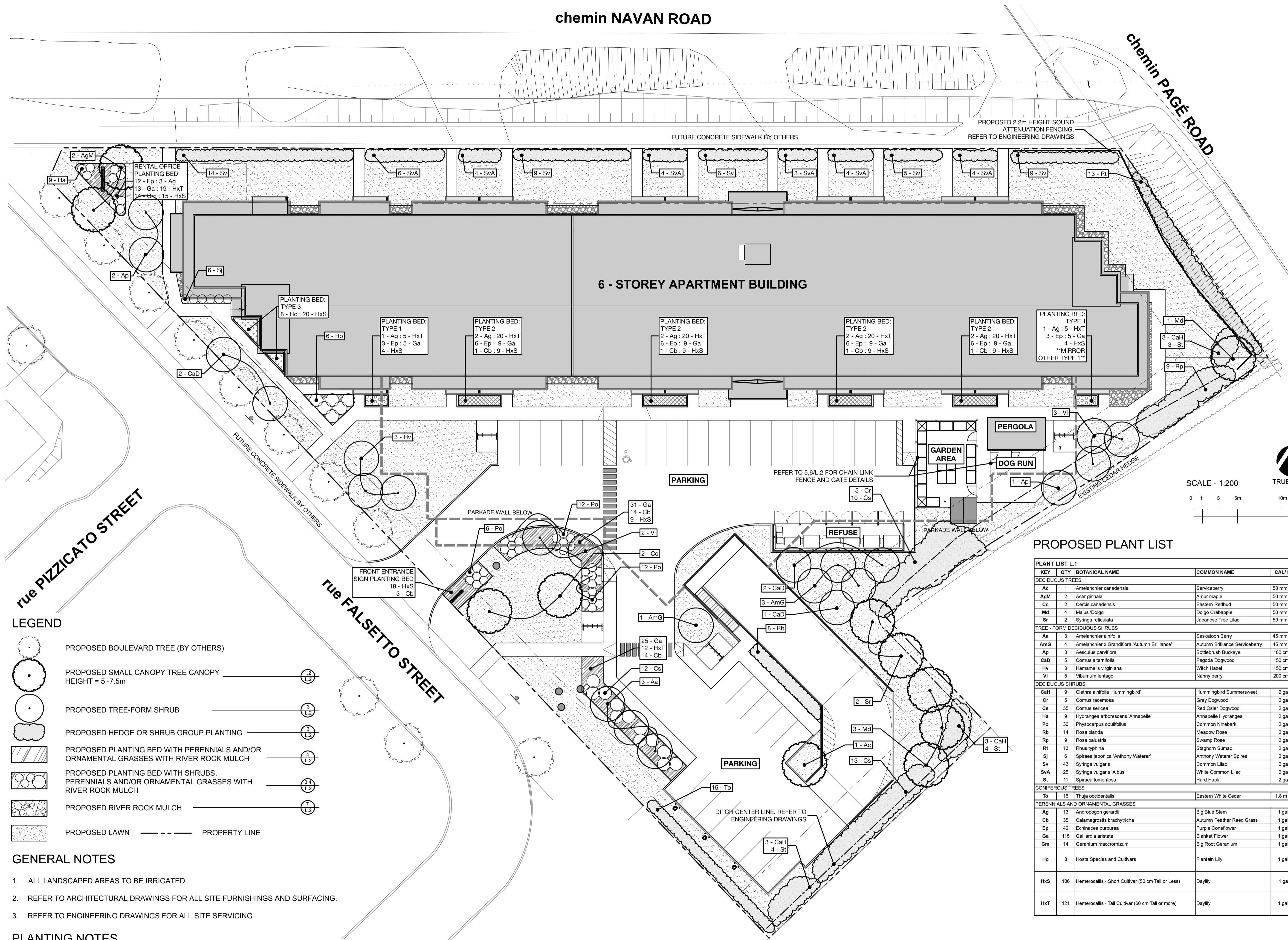
DATE: 2023-04-26

SCALE: 1:200

DRAWING #:

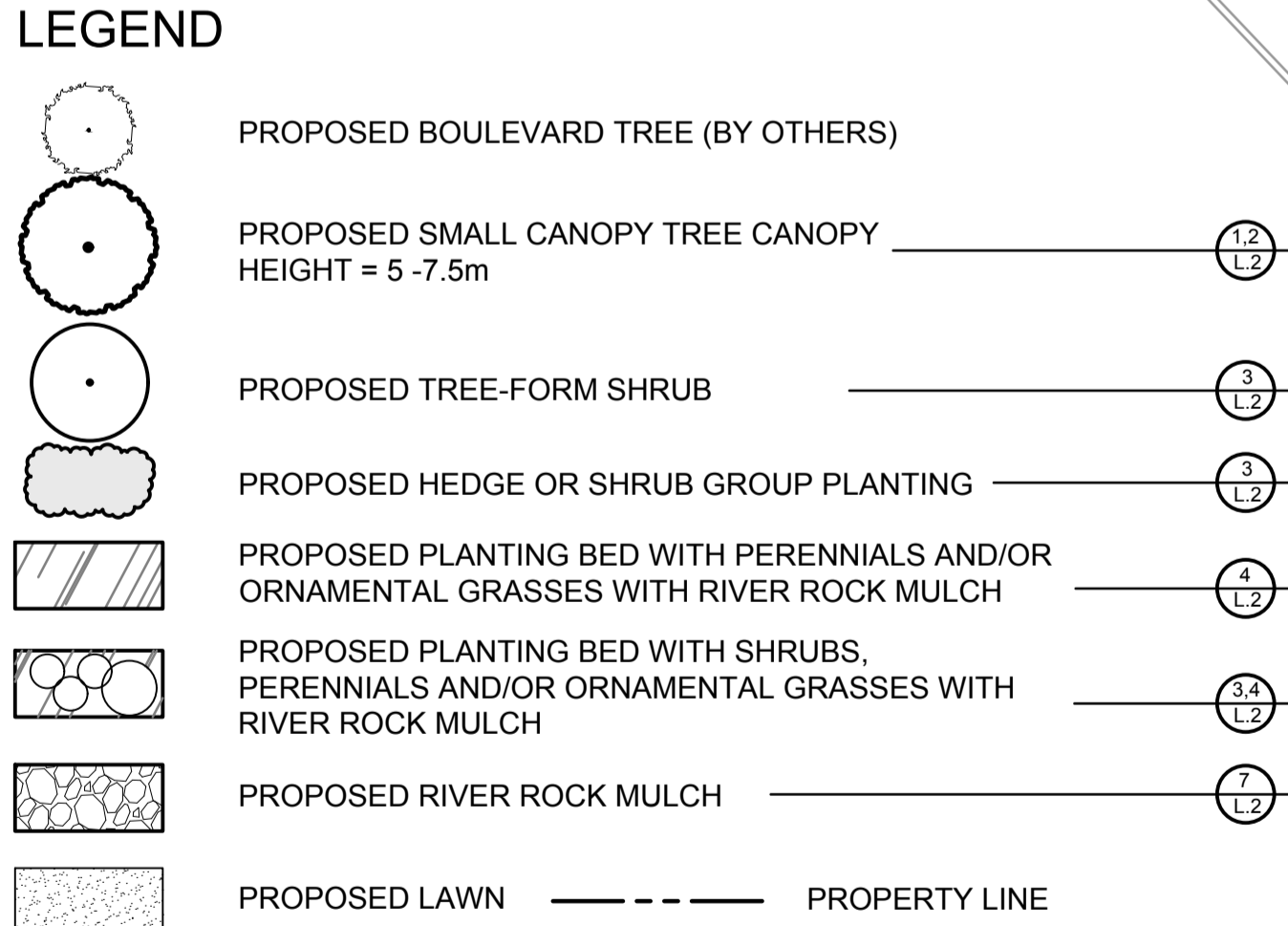
REV #:

L.1



rue PIZZICATO STREET

rue FALSETTO STREET



GENERAL NOTES

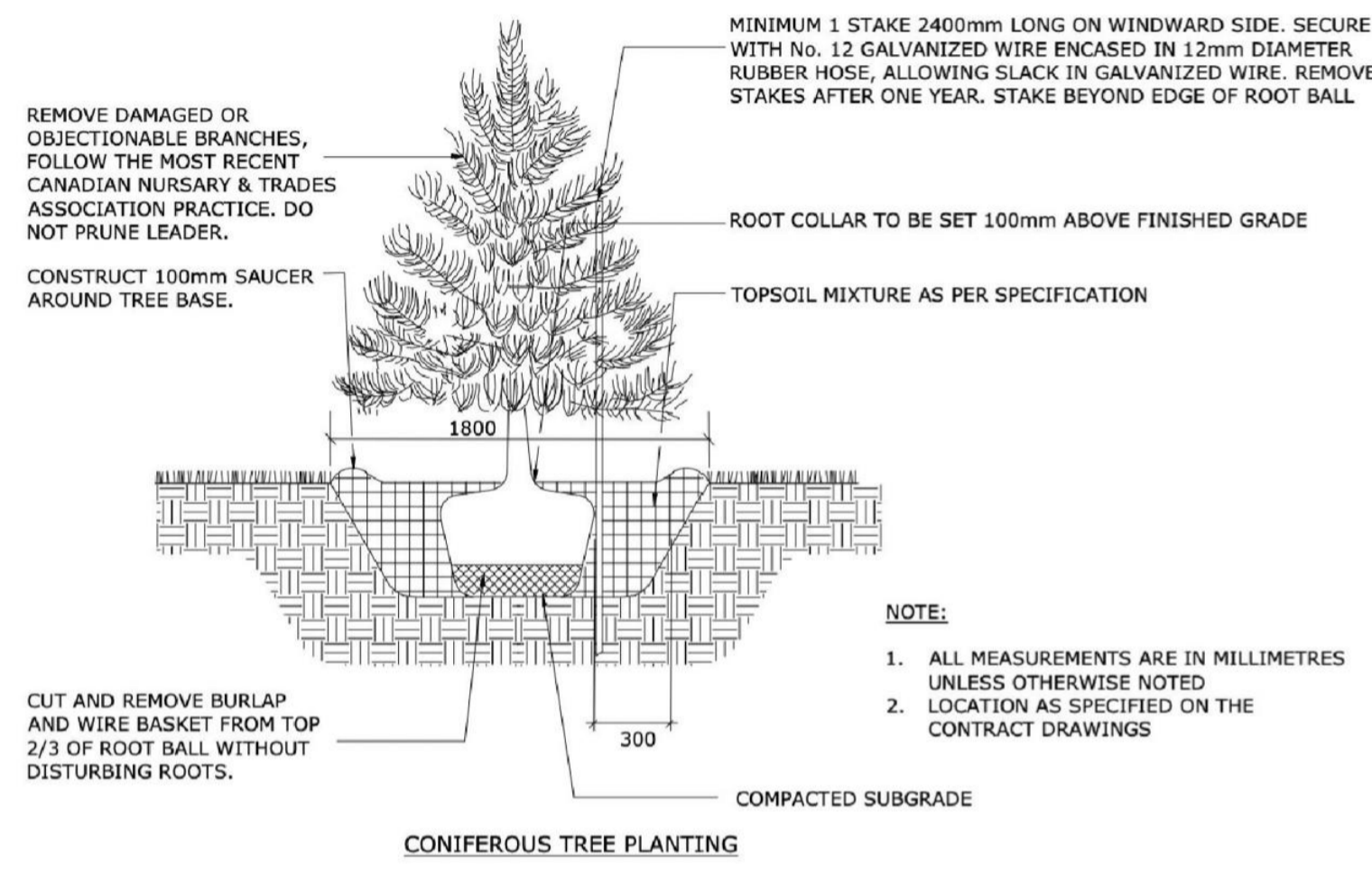
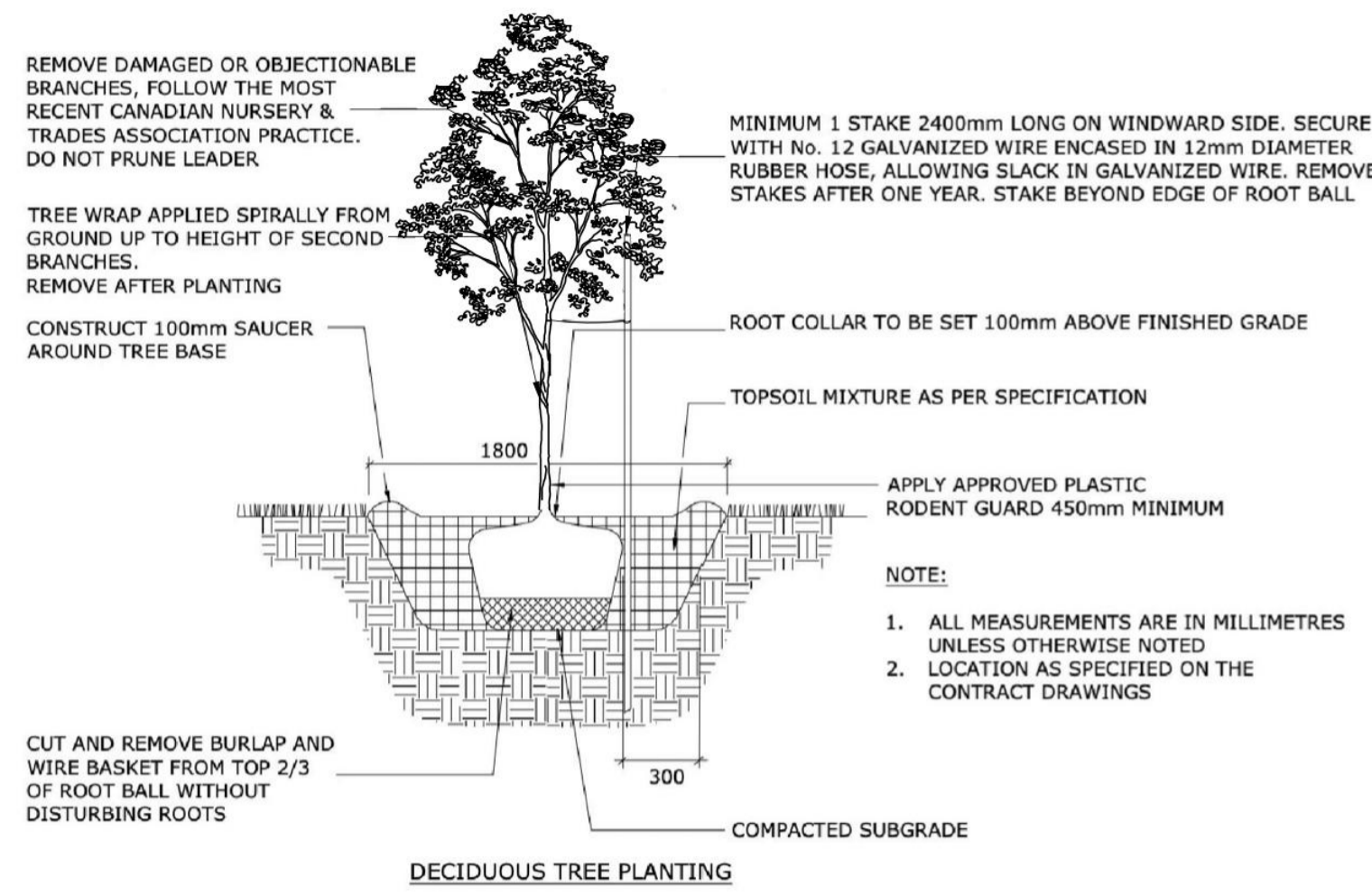
- ALL LANDSCAPED AREAS TO BE IRRIGATED.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
- REFER TO ENGINEERING DRAWINGS FOR ALL SITE SERVICING.

PLANTING NOTES

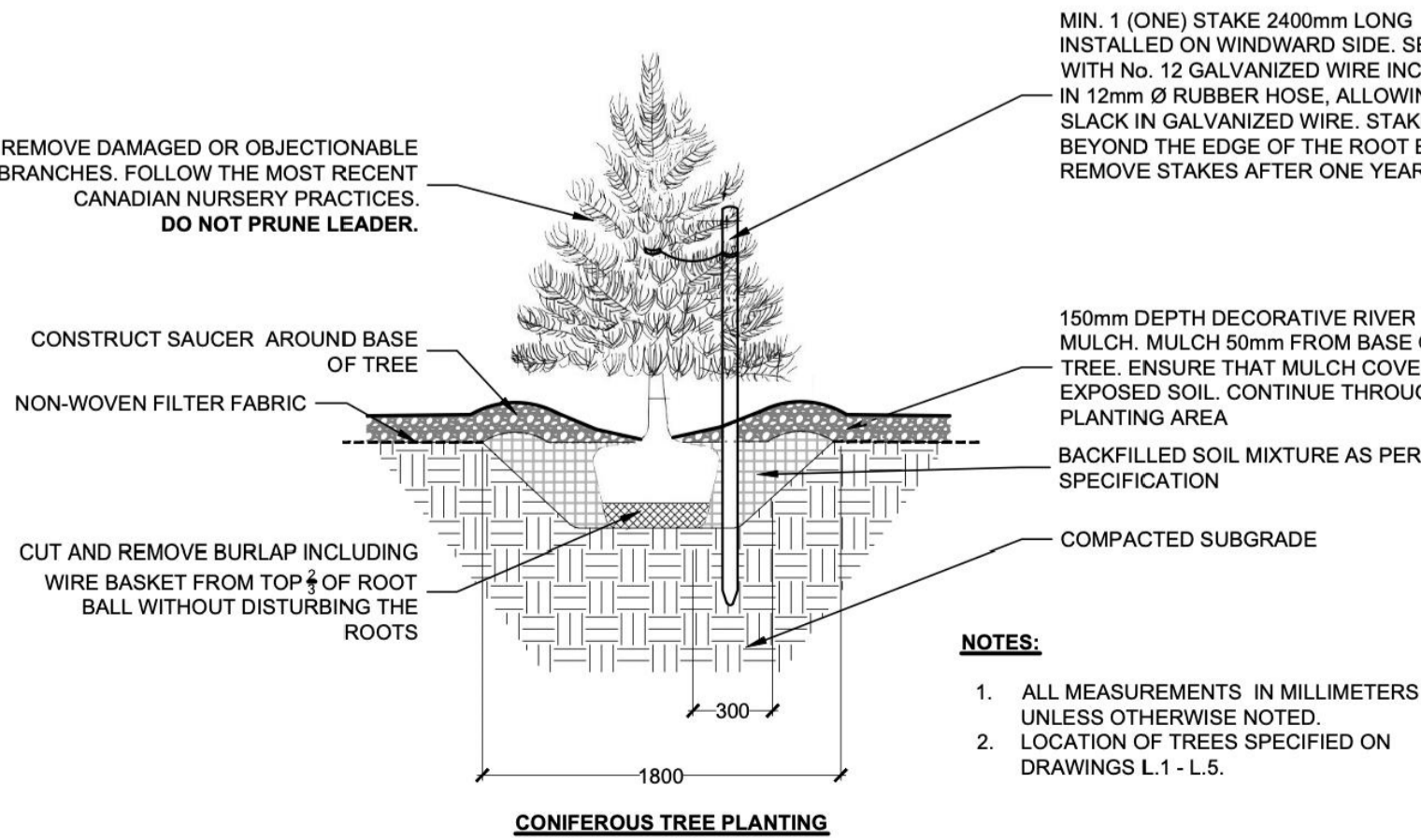
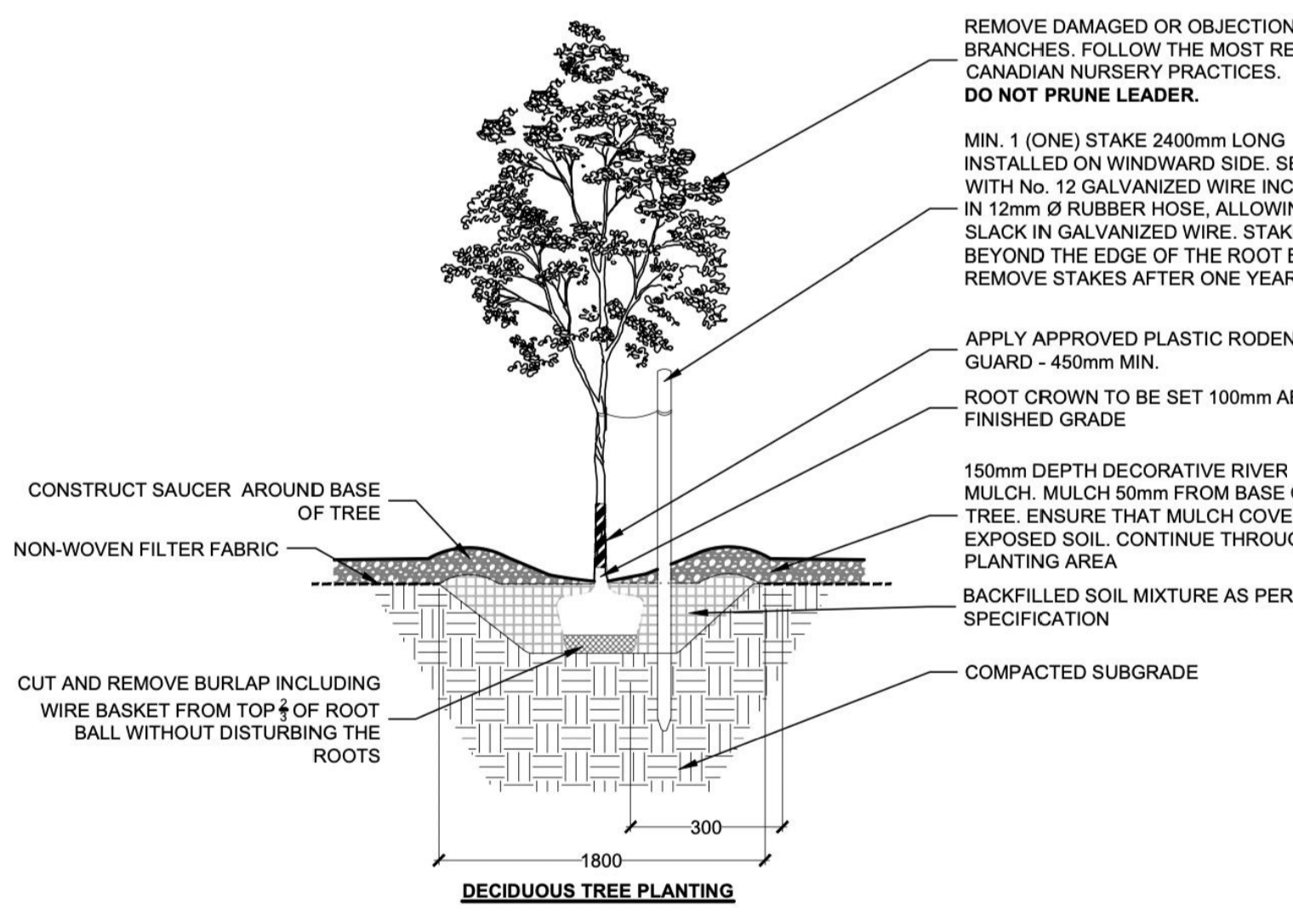
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- LOCATION OF ALL PLANT MATERIAL TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS, SHRUBS AND PERENNIALS
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER.
- ALL STEEL STAKING POSTS TO BE REMOVED AFTER ONE GROWING SEASON UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
- DECIDUOUS TREES TO HAVE A MINIMUM 7.5M SETBACK FROM ALL BUILDING FOUNDATIONS IN ACCORDANCE WITH THE CITY OF OTTAWA TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017 GUIDELINES) AND GEOTECHNICAL INVESTIGATION BY PATERSON GROUP DATED JANUARY 30, 2023.

PROPOSED PLANT LIST

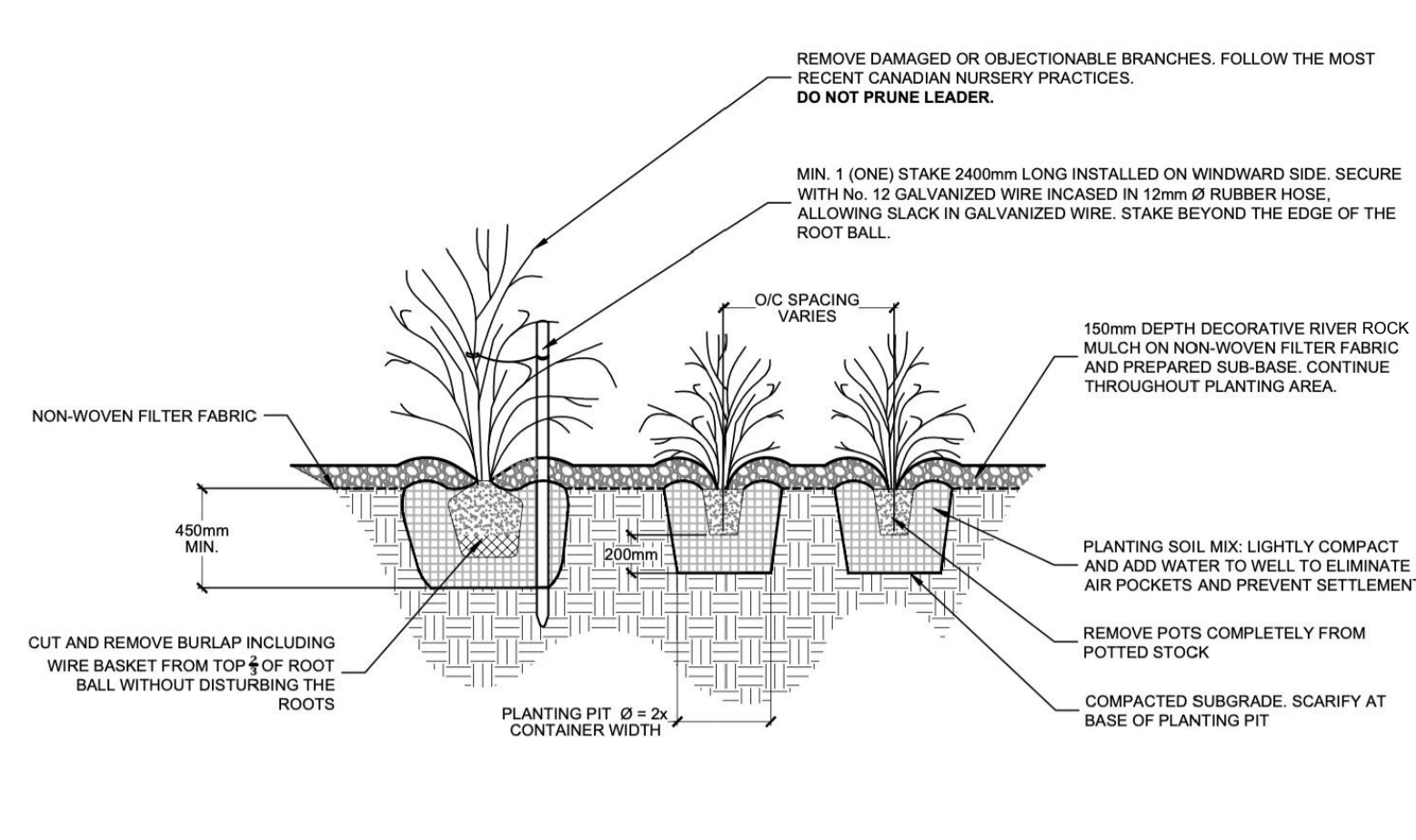
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/HT.	CONDITION/REMARKS
<b>DECIDUOUS TREES</b>					
Ac	1	Amelanchier canadensis	Serviceberry	50 mm cal.	W/B
AgM	2	Acer ginnala	Amur maple	50 mm cal.	W/B
Cc	2	Cercis canadensis	Eastern Redbud	50 mm cal.	W/B
Md	4	Malus 'Dolgo'	Dolgo Crabapple	50 mm cal.	W/B
Sr	2	Syringa reticulata	Japanese Tree Lilac	50 mm cal.	W/B
<b>TREE - FORM DECIDUOUS SHRUBS</b>					
Aa	3	Amelanchier alnifolia	Saskatoon Berry	45 mm cal.	W/B Tree Form
AmG	4	Amelanchier x Grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	45 mm cal.	W/B Tree Form
Ap	3	Aesculus parviflora	Bottlebrush Buckeye	100 cm ht.	W/B Tree Form
CaD	5	Cornus alternifolia	Pagoda Dogwood	150 cm ht.	W/B Tree Form
Hv	3	Hamamelis virginiana	Witch Hazel	150 cm ht.	W/B Tree Form
Vi	5	Viburnum lentago	Nanny berry	200 cm ht.	W/B Tree Form
<b>DECIDUOUS SHRUBS</b>					
CaH	9	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	2 gal.	Potted
Cr	5	Cornus racemosa	Gray Dogwood	2 gal.	Potted
Cs	35	Cornus sericea	Red Osier Dogwood	2 gal.	Potted
Ha	9	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2 gal.	Potted
Po	30	Physocarpus opulifolius	Common Ninebark	2 gal.	Potted
Rb	14	Rosa blanda	Meadow Rose	2 gal.	Potted
Rp	9	Rosa palustris	Swamp Rose	2 gal.	Potted
Rt	13	Rhus typhina	Staghorn Sumac	2 gal.	Potted
Sj	6	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	2 gal.	Potted
Sv	43	Syringa vulgaris	Common Lilac	2 gal.	Potted
SvA	25	Syringa vulgaris 'Albus'	White Common Lilac	2 gal.	Potted
St	11	Spiraea tomentosa	Hard Hack	2 gal.	Potted
<b>CONIFEROUS TREES</b>					
To	15	Thuja occidentalis	Eastern White Cedar	1.8 m ht.	W/B
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>					
Ag	13	Andropogon gerardii	Big Blue Stem	1 gal.	Ornamental Grass - Container
Cb	35	Calamagrostis brachytricha	Autumn Feather Reed Grass	1 gal.	Ornamental Grass - Container
Ep	42	Echinacea purpurea	Purple Coneflower	1 gal.	Perennial - Container
Ga	115	Gallardia aristata	Blanket Flower	1 gal.	Perennial - Container
Gm	14	Geranium macrorrhizum	Big Root Geranium	1 gal.	Perennial - Container
Ho	8	Hosta Species and Cultivars	Plantain Lily	1 gal.	Perennial - Container, Suggested Cultivars: 'Big Daddy', 'Designer Genes', 'Empress Wu', 'Wide Brim Stained Glass'
HxS	106	Hemerocallis - Short Cultivar (50 cm Tall or Less)	Daylily	1 gal.	Perennial - Container, Suggested Cultivars: 'Pardon Me', 'Stella D'Oro', 'Little Grapette'
HxT	121	Hemerocallis - Tall Cultivar (60 cm Tall or more)	Daylily	1 gal.	Perennial - Container, Suggested Cultivars: 'Bella Lugosa', 'Entrapment', 'Frans Hals', 'Flava', 'Joan Senor'



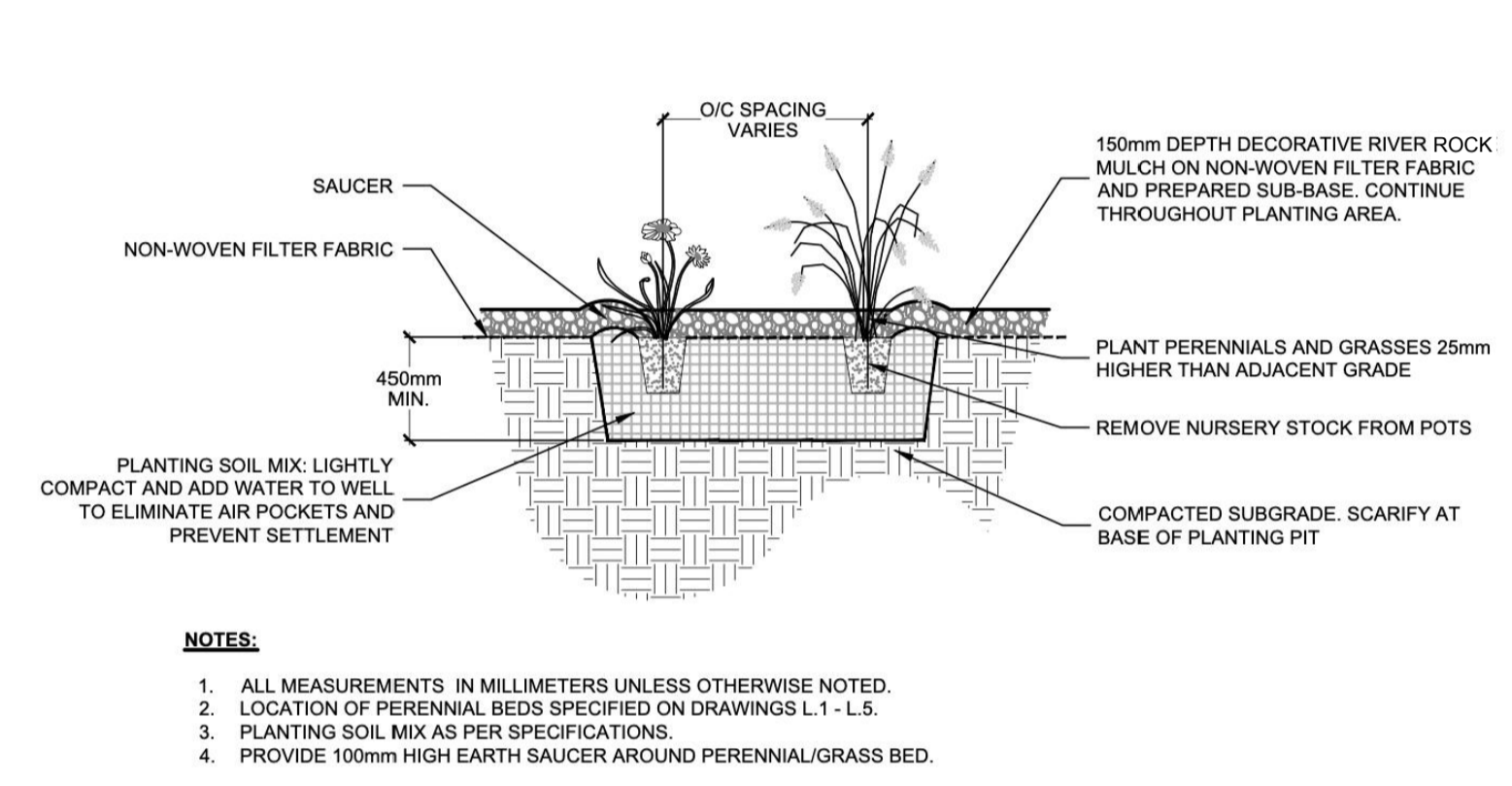
**1 DECIDUOUS AND CONIFEROUS TREE PLANTING IN GRASSED AREAS**  
NOT TO SCALE



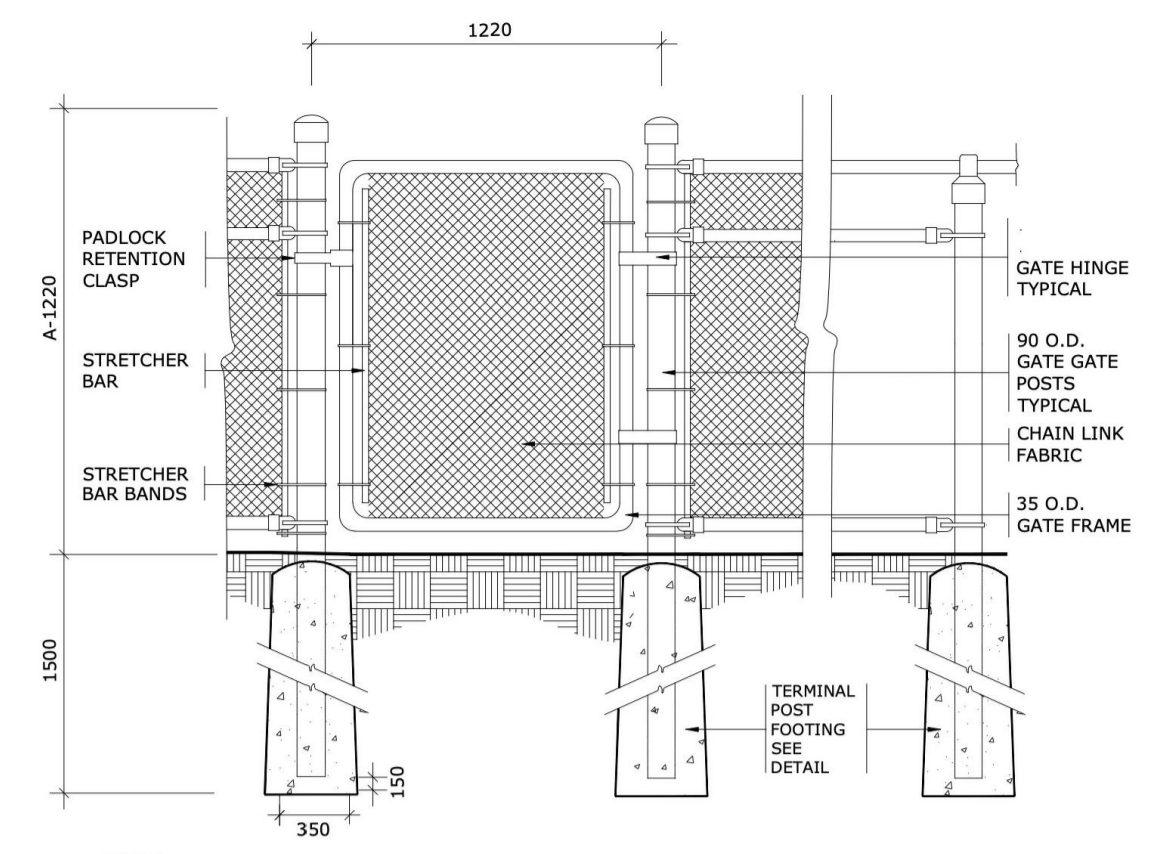
**2 DECIDUOUS AND CONIFEROUS TREE PLANTING IN RIVER ROCK MULCH**  
NOT TO SCALE



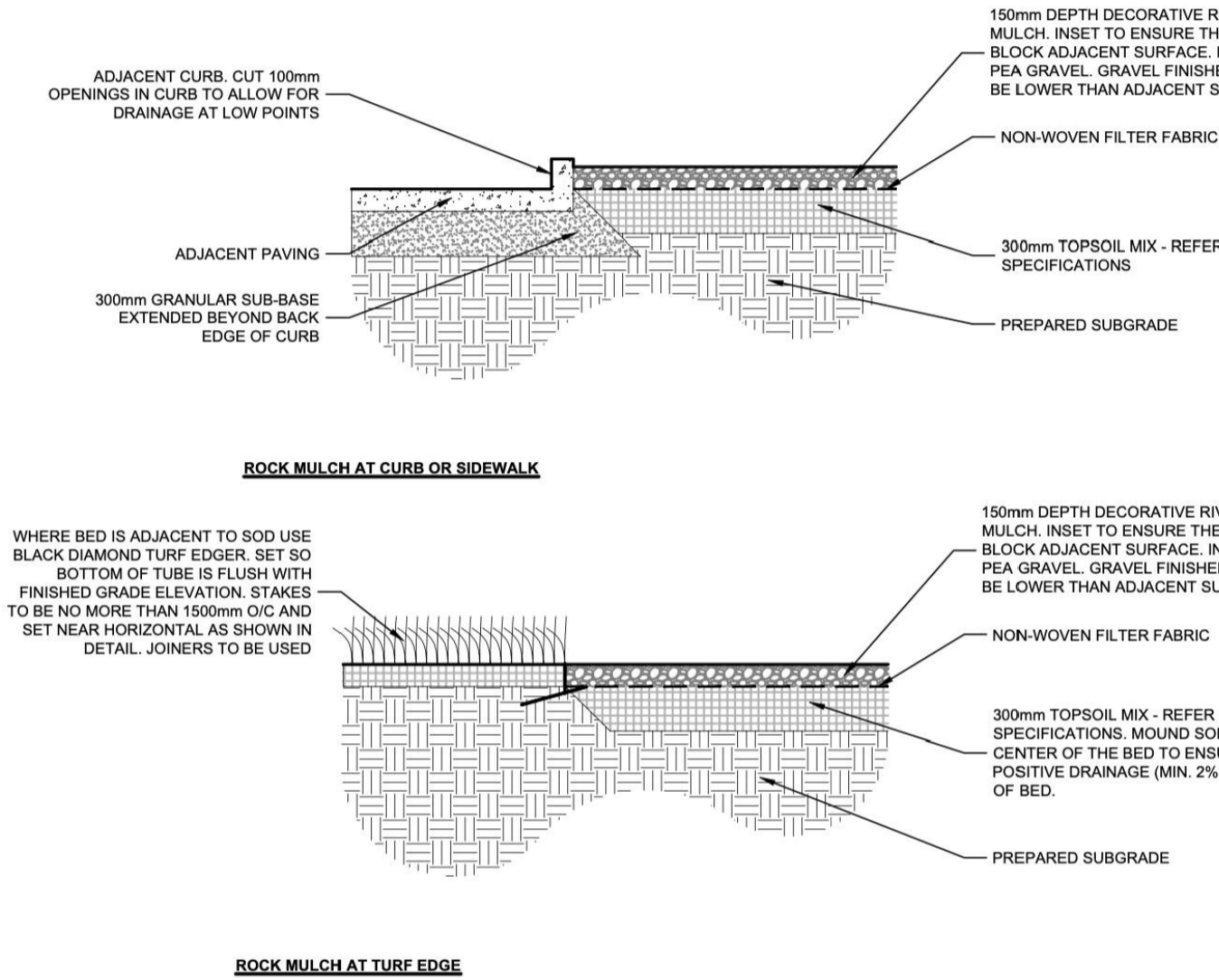
**3 CONTINUOUS SHRUB PLANTING IN RIVER ROCK MULCH**  
NOT TO SCALE



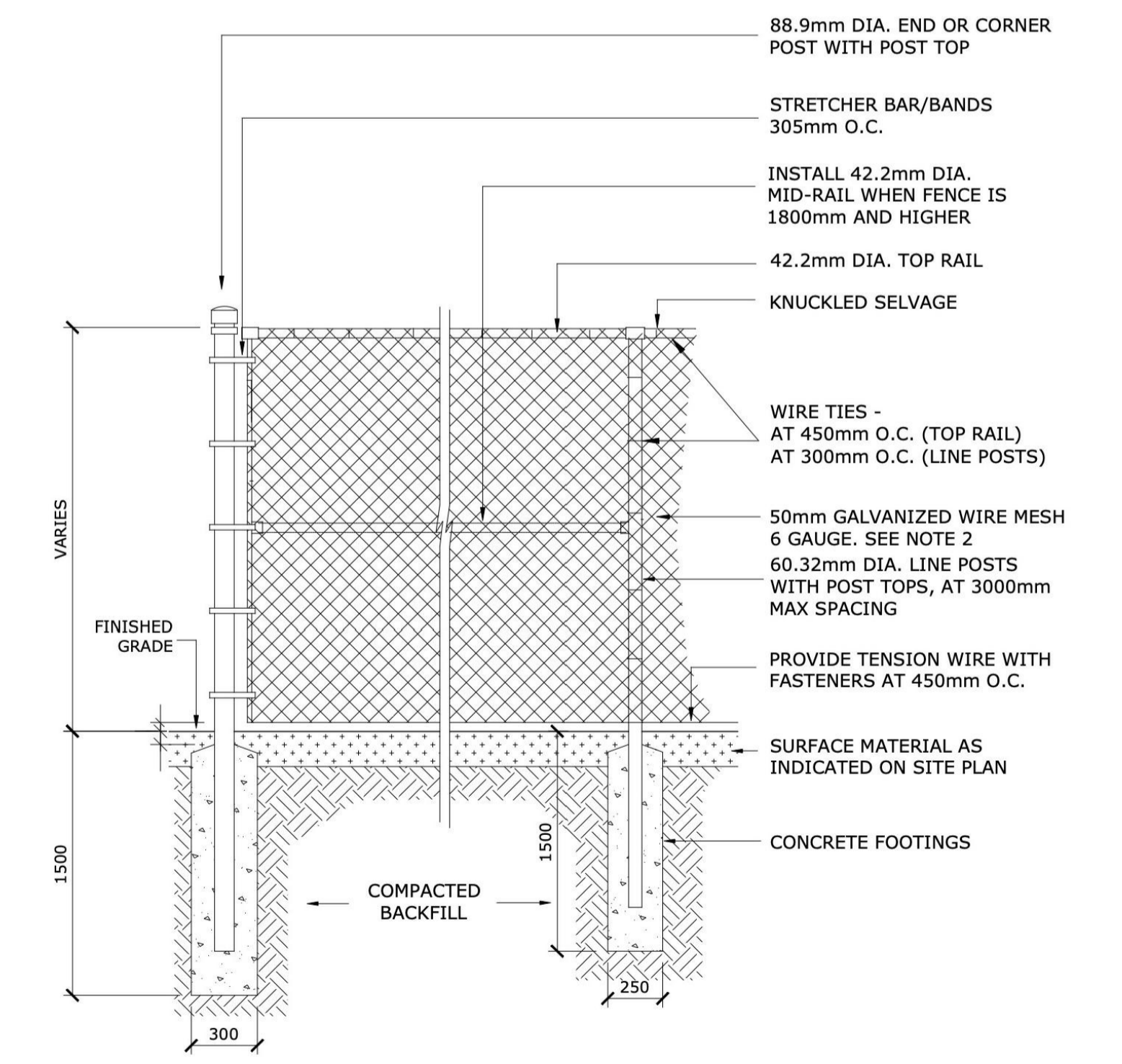
**4 PERENNIAL AND ORNAMENTAL GRASS PLANTING IN MULCH**  
NOT TO SCALE



**6 CHAIN LINK FENCE GATE**  
NOT TO SCALE



**7 RIVER ROCK MULCH EDGE CONDITION**  
NOT TO SCALE



**5 CHAIN LINK FENCE**  
NOT TO SCALE

- NOTES**
1. SEEDED AREAS SHALL HAVE A MINIMUM 150mm TOPSOIL.
  2. ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS.
  3. INSTALL SEED MIXTURE BY MECHANICAL SEEDING
  4. PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY, THIS IS 6mm (¼") OR LESS.
  5. FIRM THE SOIL GENTLY TAMP OR ROLL THE SEED BED. DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
  6. SEEDED AREAS WILL BE ACCEPTED BY THE PROJECT MANAGER FOLLOWING PERFORMANCE ACCEPTANCE, PROVIDED: SEEDED AREAS ARE PROPERLY ESTABLISHED.
    - A. TURF IS FREE OF DEAD SPOTS AND WEEDS.
    - B. NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 60mm.
    - C. TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE. THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.
  7. RIVER ROCK SIZE TO BE 100-150mm DIAMETER.

**SITE MAP:**

**PROJECT STATUS:**  
ISSUED FOR COORDINATION

**Revision Schedule**

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RHYTHM APARTMENTS

**PROJECT NUMBER:**

**CITY OF OTTAWA:**

**ADDRESS:**  
3080 NAVAN ROAD  
OTTAWA, ON

**DRAWING TITLE:**  
DETAILS

**DRAWN BY:** K. SELIN  
**CHECKED BY:** K. CERVENY  
**DATE:** 2023-04-26  
**SCALE:** AS NOTED

**DRAWING #:** L.2  
**REV #:**