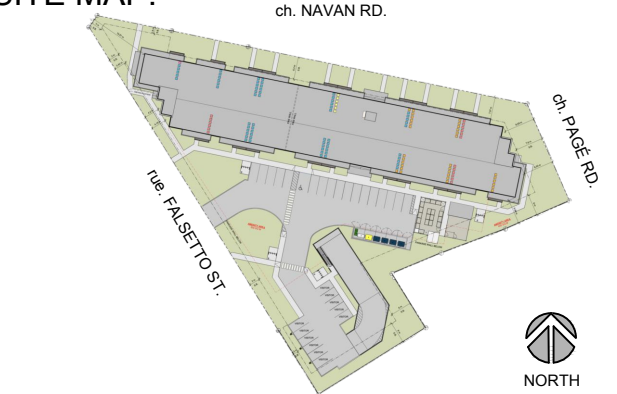




ISSUED FOR COORDINATION

[illegible]

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.

RHYTHM APARTMENTS

3080 NAVAN ROAD
OTTAWA, ON

LANDSCAPE PLAN

REV #.
^

L.1

**JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**

APPROVED

By sevignyjo at 3:26 pm, Jun 21, 2024

6 - STOREY APARTMENT BUILDING

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL HT.	NATIVE*	CONDITION/REMARKS
DECIDUOUS TREES						
AgB	3	<i>Aesculus glabra</i>	Ohio Buckeye	50 mm cal.	Y	W/B
Ar	5	<i>Acer rubrum</i>	Red Maple	50 mm cal.	Y	W/B
Cc	2	<i>Carya cordiformis</i>	Bitternut Hickory	50 mm cal.	Y	W/B
Ccg	3	<i>Crataegus crus-galli var. inermis</i>	Thornless Hawthorn	50 mm cal.	C	W/B
Ov	4	<i>Ostrya virginiana</i>	American Hophornbeam	50 mm cal.	Y	W/B
Ps	1	<i>Prunus serotina</i>	Black Cherry	50 mm cal.	Y	W/B
Pt	12	<i>Populus tremuloides</i>	Trembling Aspen	50 mm cal.	Y	W/B
Qb	2	<i>Quercus bicolor</i>	Swamp White Oak	50 mm cal.	Y	W/B
Qm	1	<i>Quercus macrocarpa</i>	Burr Oak	50 mm cal.	Y	W/B
Qr	3	<i>Quercus rubra</i>	Red Oak	50 mm cal.	Y	W/B
Sd	2	<i>Sorbus decora</i>	Showy Mountain Ash	50 mm cal.	Y	W/B
TREE - FORM DECIDUOUS SHRUBS						
Ac	9	<i>Amelanchier canadensis</i>	Serviceberry	150 cm ht.	Y	W/B Tree Form
Ap	2	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	100 cm ht.	N	W/B Tree Form
CaD	6	<i>Cornus alternifolia</i>	Pagoda Dogwood	150 cm ht.	Y	W/B Tree Form
Vi	3	<i>Viburnum lentago</i>	Nanny berry	200 cm ht.	Y	W/B Tree Form
DECIDUOUS SHRUBS						
CaH	13	<i>Cedrea alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	2 gal.	N	Potted
Ca	27	<i>Cornus sericea</i>	Red Osier Dogwood	2 gal.	Y	Potted
Ha	9	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	2 gal.	N	Potted
Po	27	<i>Physocarpus opulifolius</i>	Common Ninebark	2 gal.	Y	Potted
Rb	40	<i>Rosa blanda</i>	Meadow Rose	2 gal.	Y	Potted
Rp	65	<i>Rosa palustris</i>	Swamp Rose	2 gal.	Y	Potted
Rr	12	<i>Rosa rugosa</i>	Rugosa Rose	2 gal.	N	Potted
Rt	13	<i>Rhus typhina</i>	Staghorn Sumac	2 gal.	Y	Potted
Sj	6	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	2 gal.	N	Potted
St	8	<i>Spiraea tomentosa</i>	Hard Hack	2 gal.	Y	Potted
CONIFEROUS TREES						
To	15	<i>Thuja occidentalis</i>	Eastern White Cedar	1.8 m ht.	Y	W/B
PERENNIALS AND ORNAMENTAL GRASSES						
Aa	11	<i>Acorus americanus</i>	Sweet Flag	1 gal.	Y	Ornamental Grass - Container
Ag	13	<i>Andropogon gerardi</i>	Big Blue Stem	1 gal.	Y	Ornamental Grass - Container
Bs	17	<i>Carex comosa</i>	Bristly Sedge	1 gal.	Y	Ornamental Grass - Container
Cb	42	<i>Calamagrostis brachytricha</i>	Autumn Feather Reed Grass	1 gal.	N	Ornamental Grass - Container
Cg	5	<i>Carex grayi</i>	Mace Sedge	1 gal.	Y	Ornamental Grass - Container
Eh	3	<i>Equisetum hyemale</i>	Horsetail Rush	1 gal.	Y	Perennial - Container
Ep	62	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal.	Y	Perennial - Container
Ga	132	<i>Gallardia aristata</i>	Blanket Flower	1 gal.	Y	Perennial - Container
Gm	36	<i>Geranium macrorrhizum</i>	Big Root Geranium	1 gal.	N	Perennial - Container
Ho	14	<i>Hosta</i> Species and Cultivars	Plantain Lily	1 gal.	N	Perennial - Container. Suggests Cultivars: 'Big Daddy', 'Designe Genes', 'Empress Wu', 'Wide Brim', 'Stained Glass', 'Flava', 'Joan Senior'
HxS	114	<i>Hemerocallis</i> - Short Cultivar (50 cm Tall or Less)	Daylily	1 gal.	N	Perennial - Container. Suggests Cultivars: 'Pardon Me', 'Stella D'Oro', 'Little Grapette'
HxT	144	<i>Hemerocallis</i> - Tall Cultivar (60 cm Tall or more)	Daylily	1 gal.	N	Perennial - Container. Suggests Cultivars: 'Sella Lugosi', 'Entrapment', 'Frans Hals', 'Pardon Me', 'Stella D'Oro', 'Little Grapette'
Iv	20	<i>Iris versicolor</i>	Blue Flag Iris	1 gal.	Y	Perennial - ON Native - Cont.
Pv	96	<i>Potentilla verna nana</i>	Alpine Cinquefoil	9 pt.	N	Perennial - Container

* Native: Y=Yes, N=No, C=Co. C=Co. Cultivar of Native Species

* Native: Y= Yes, N = No, C= Cultivar of Native Species

LEGEND

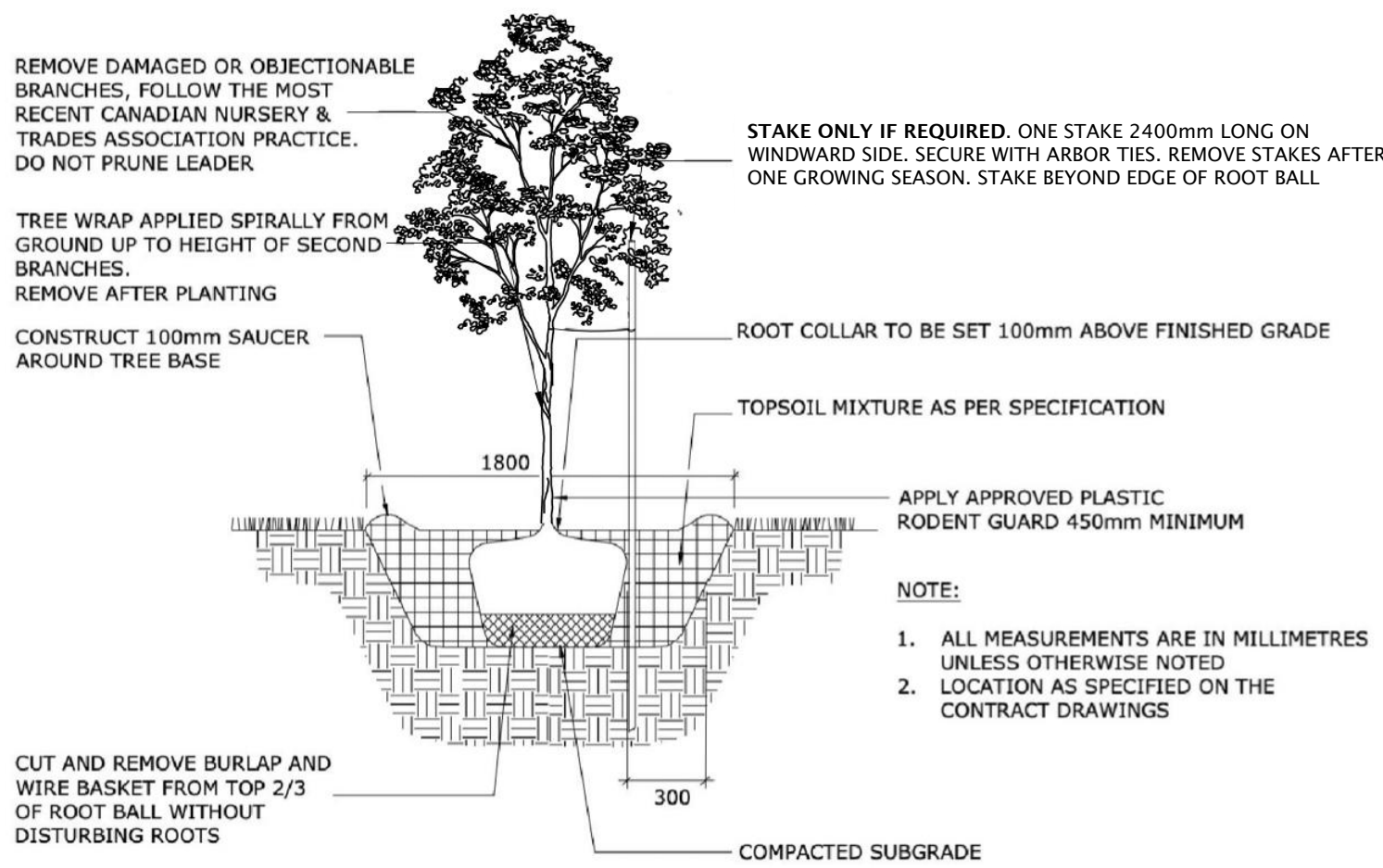
-
- PROPOSED BOULEVARD TREE (BY OTHERS)
- PROPOSED DECIDUOUS TREE 1.2
1.2
- PROPOSED TREE-FORM SHRUB
- PROPOSED HEDGE OR SHRUB GROUP PLANTING 3
1.2
- PROPOSED PLANTING BED WITH PERENNIALS AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH 4
1.2
- PROPOSED PLANTING BED WITH SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH 3.4
1.2
- PROPOSED RIVER ROCK MULCH 8
1.2
- PROPOSED SOD
- PROPERTY LINE
- PROPOSED WOOD SCREEN FENCE (REFER TO ARCHITECTURAL)

GENERAL NOTES

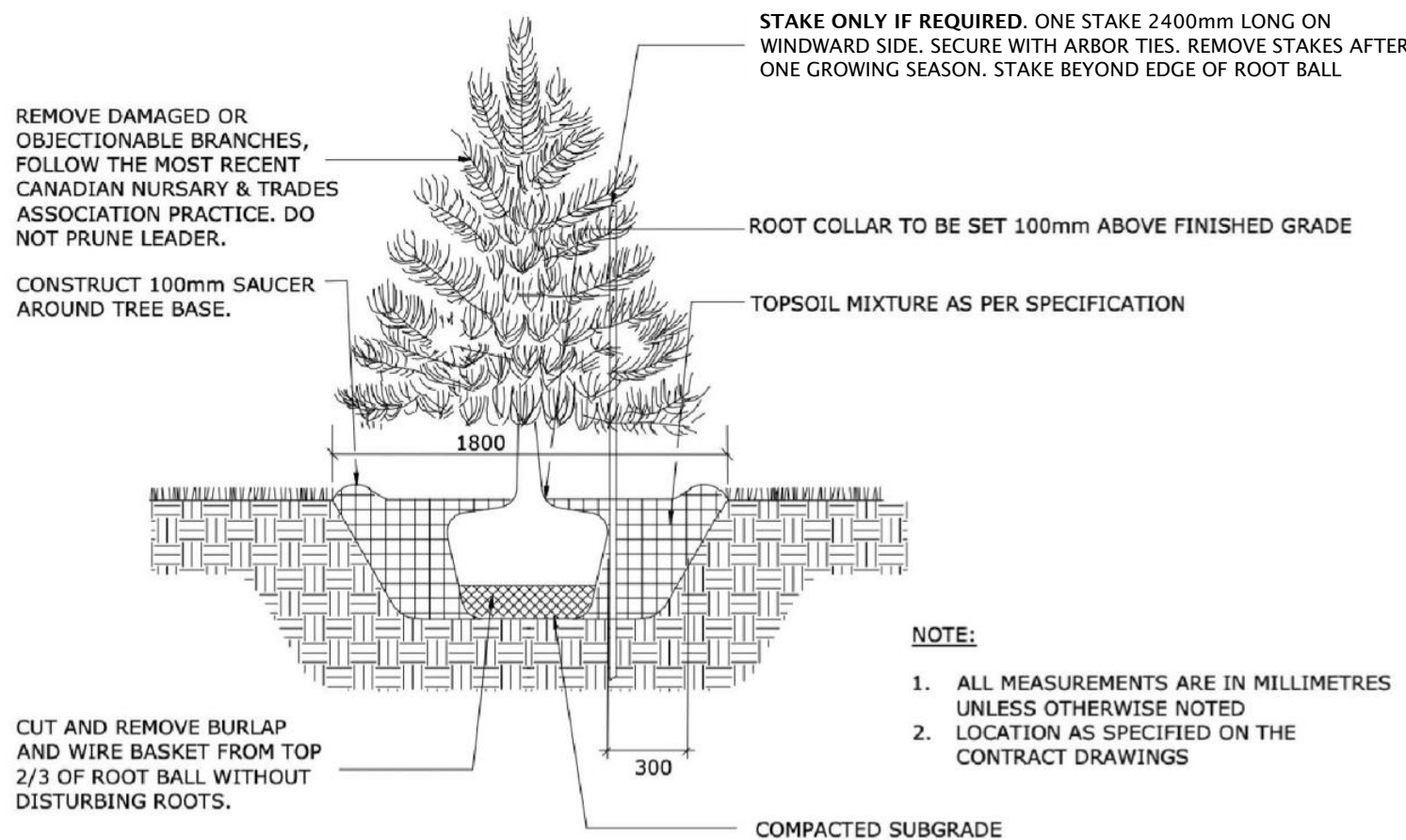
1. ALL LANDSCAPED AREAS TO BE IRRIGATED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
3. REFER TO ENGINEERING DRAWINGS FOR ALL EXISTING AND FUTURE SITE SERVICING.

PLANTING NOTES

- | | | |
|---|--|--|
| 1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. | 4. DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE. | 7. ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, HABIT, FLOWER, LEAF, COLOUR AND CULTURE AND ONLY AFTER WRITTEN APPROVAL FROM THE PROJECT MANAGER. |
| 2. 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 | 5. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER. | 8. ALL LANDSCAPE CONSIDERATIONS INCLUDING PROPOSED AND CITY APPROVED TREES ARE NOT SUBJECT TO THE CITY OF OTTAWA TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017 GUIDELINES) IN ACCORDANCE WITH PATERSON GROUP - GEOTECHNICAL INVESTIGATION REPORT PG6527-1 REVISION 2 DATED MAY 17, 2023 |
| 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED. | 6. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER. | |

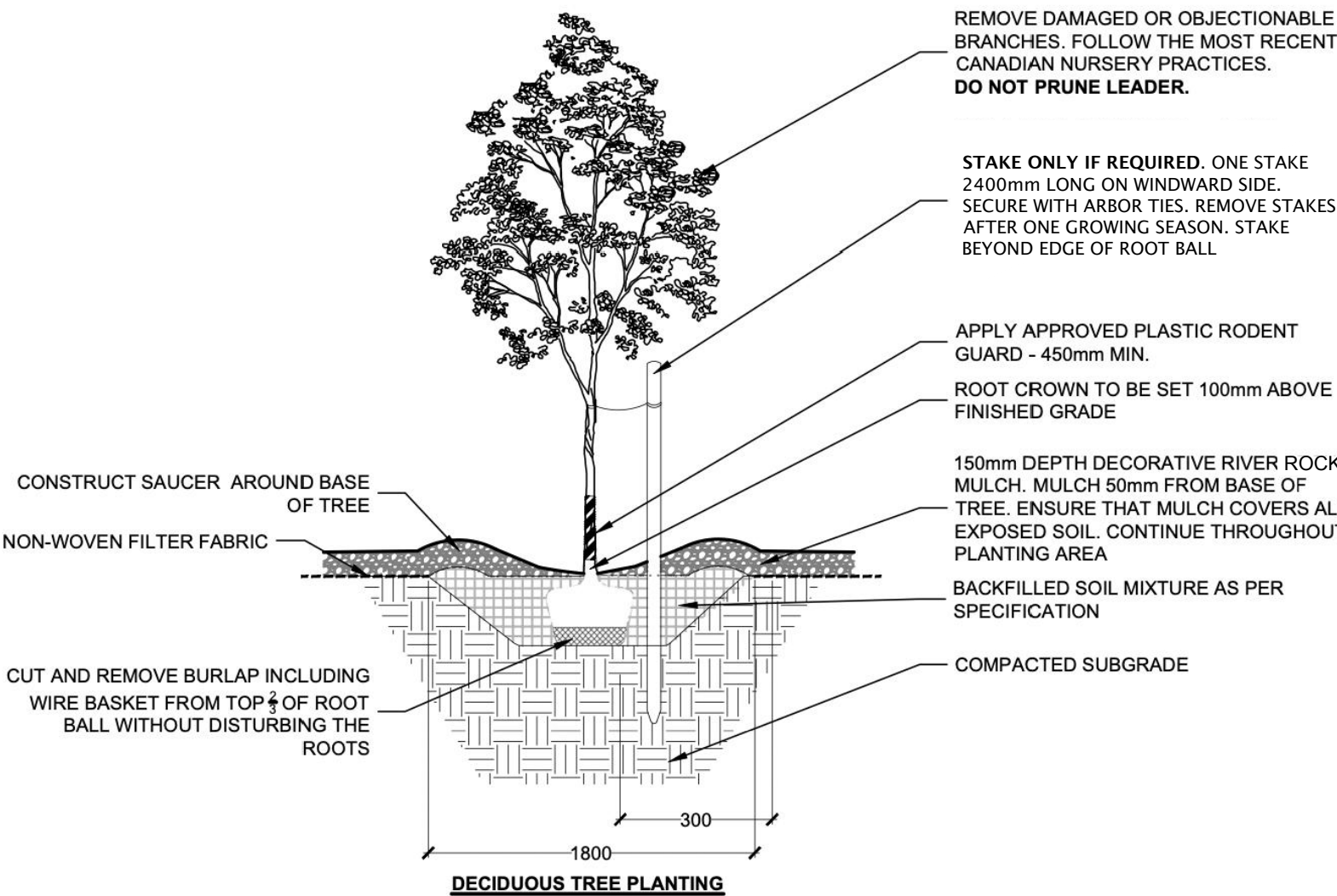


DECIDUOUS TREE PLANTING

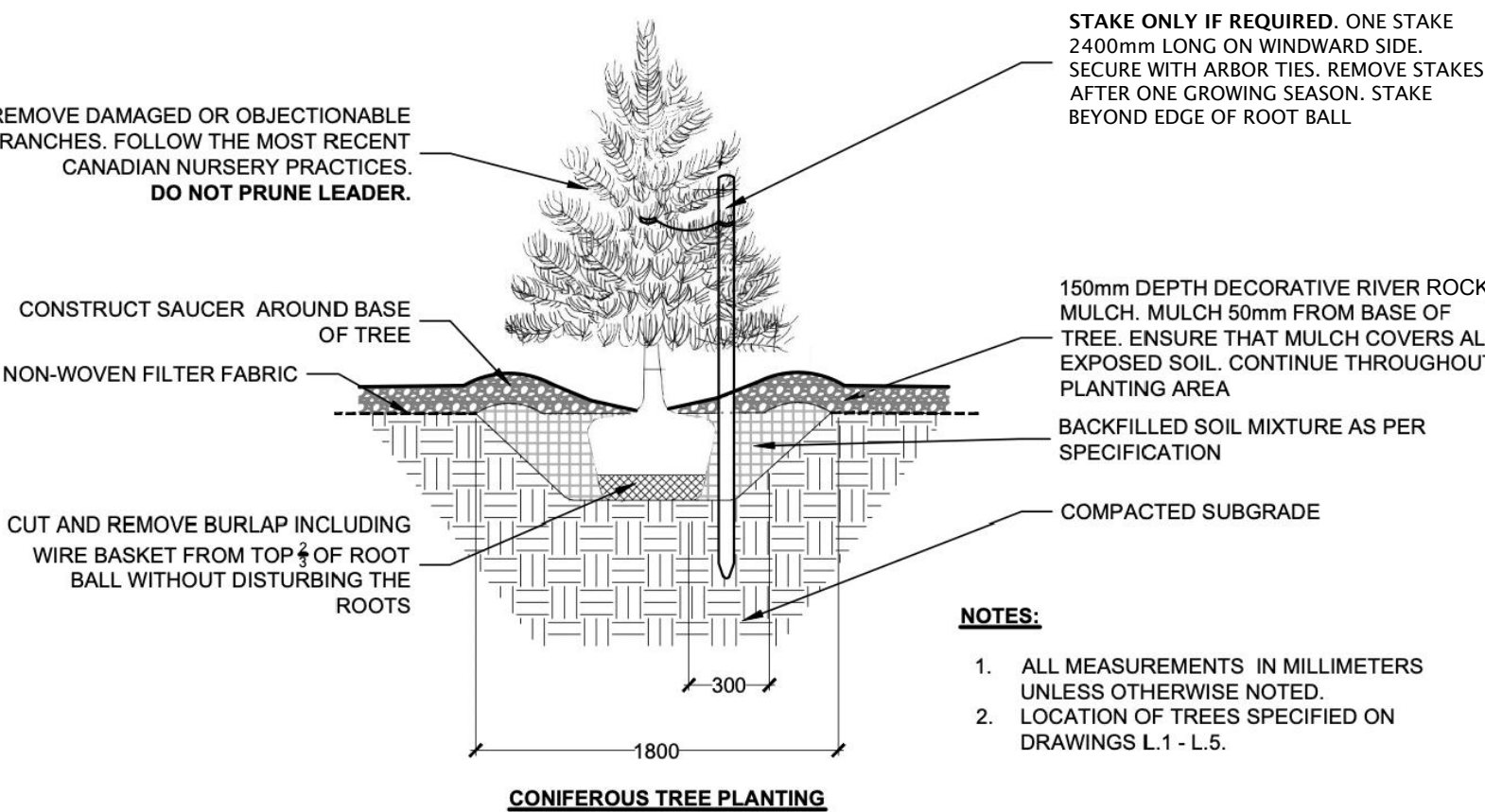


CONIFEROUS TREE PLANTING

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

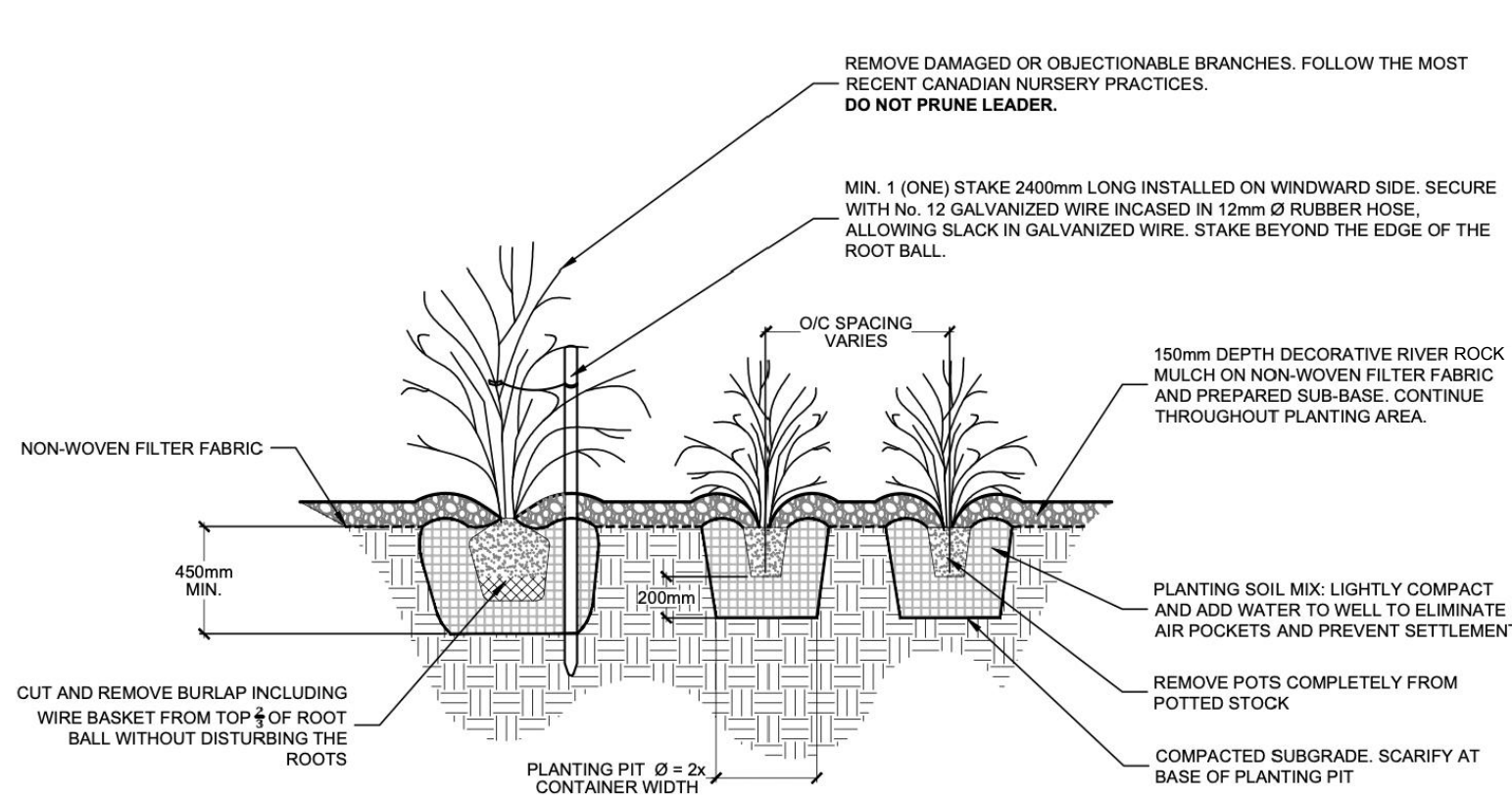


DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING

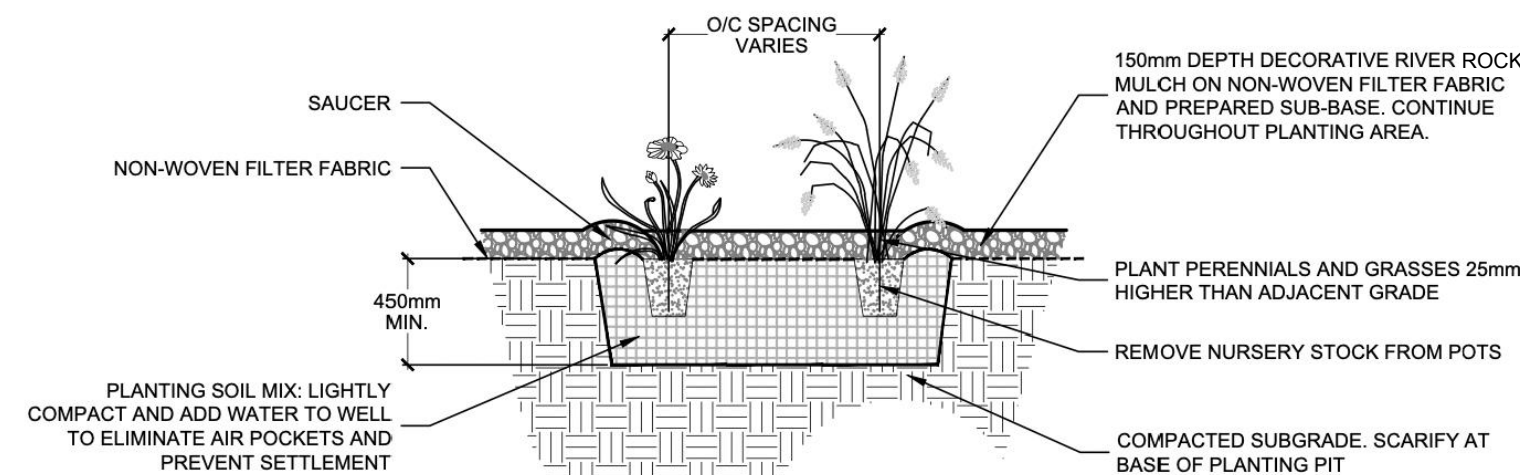
2 DECIDUOUS AND CONIFEROUS TREE PLANTING IN RIVER ROCK MULCH NOT TO SCALE



NOTES:

1. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. LOCATION OF SHRUBS SPECIFIED ON DRAWINGS L1 - L5.
3. PLANTING SOIL MIX AS PER SPECIFICATIONS.
4. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUBS.
5. STAKE SHRUBS LARGER THAN 150mm TALL AT TIME OF PLANTING.
6. STAKES TO BE REMOVED AT THE END OF THE WARRANTY PERIOD.

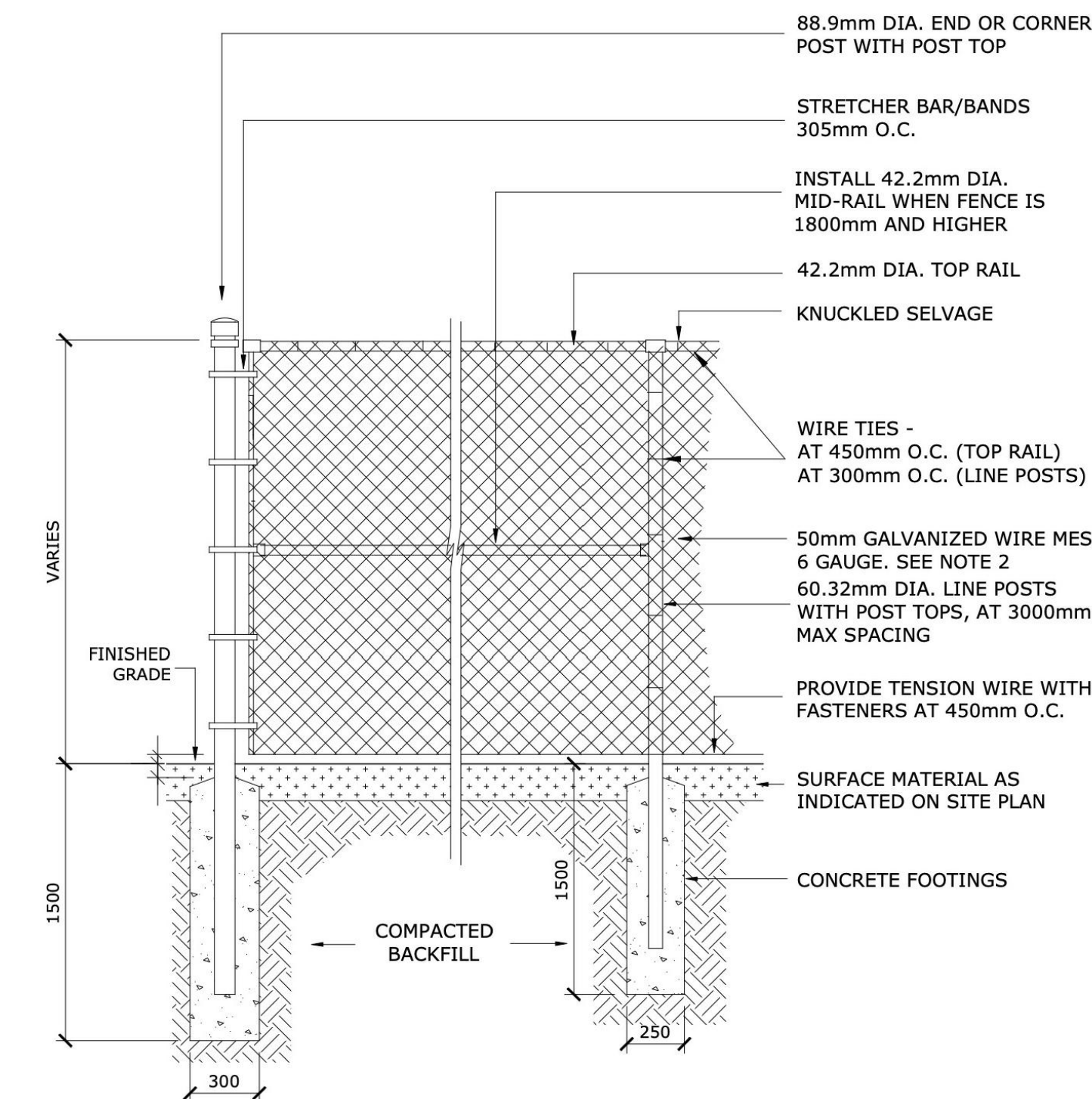
3 CONTINUOUS SHRUB PLANTING IN RIVER ROCK MULCH NOT TO SCALE



NOTES:

1. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. LOCATION OF PERENNIAL BEDS SPECIFIED ON DRAWINGS L1 - L5.
3. PLANTING SOIL MIX AS PER SPECIFICATIONS.
4. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL GRASS BED.

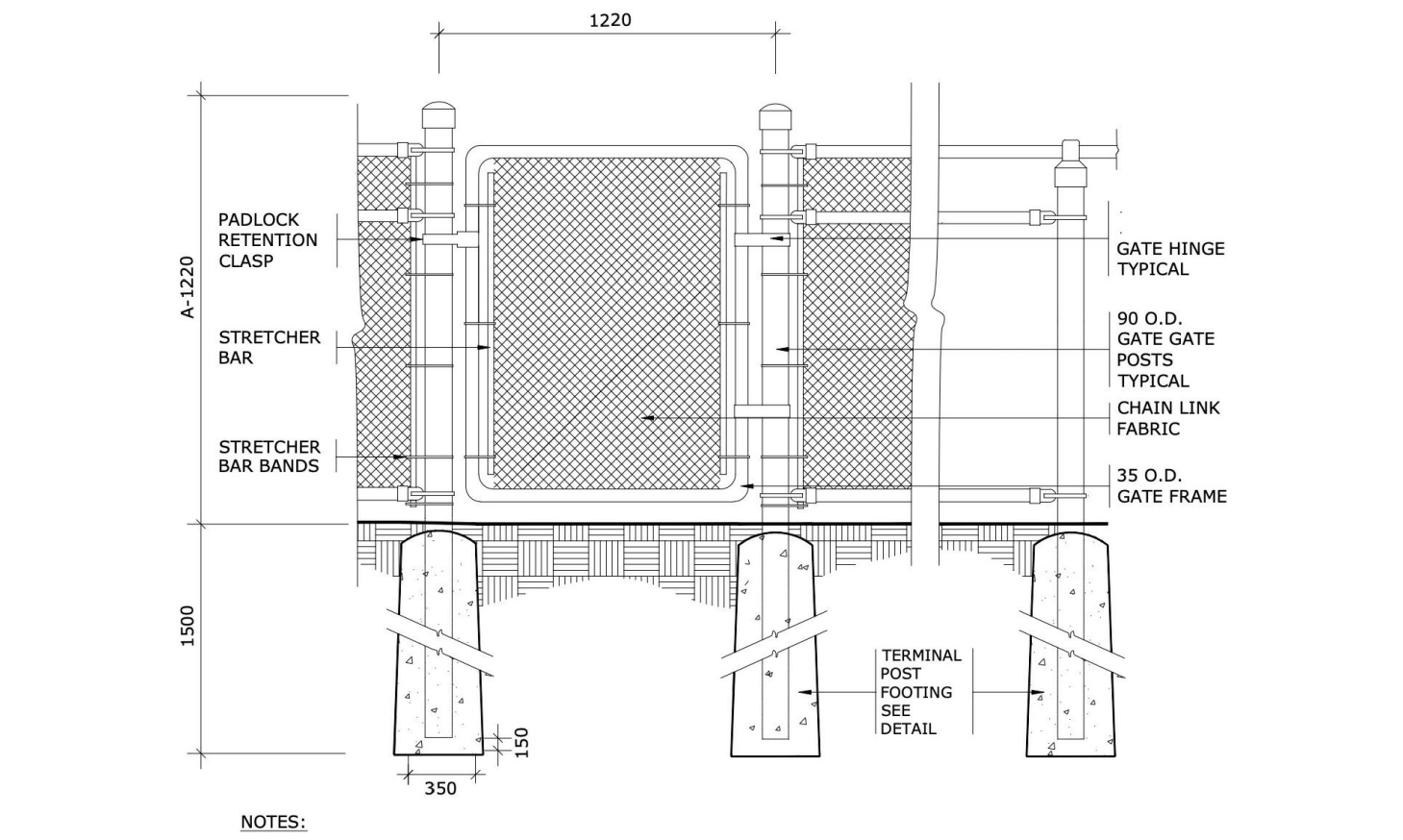
4 PERENNIAL AND ORNAMENTAL GRASS PLANTING IN MULCH NOT TO SCALE



NOTES:

1. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED
2. IF FENCE IS TO BE BLACK VINYL, THE FENCE SHOULD BE 9 GAUGE GALVANIZED WIRE CORE WITH BLACK VINYL COATING TO PROVIDE A TOTAL OF 6 GAUGE THICKNESS
3. POSTS, RAILS AND ALL OTHER HARDWARE SHOULD BE ELECTROSTATIC PAINTED
4. CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

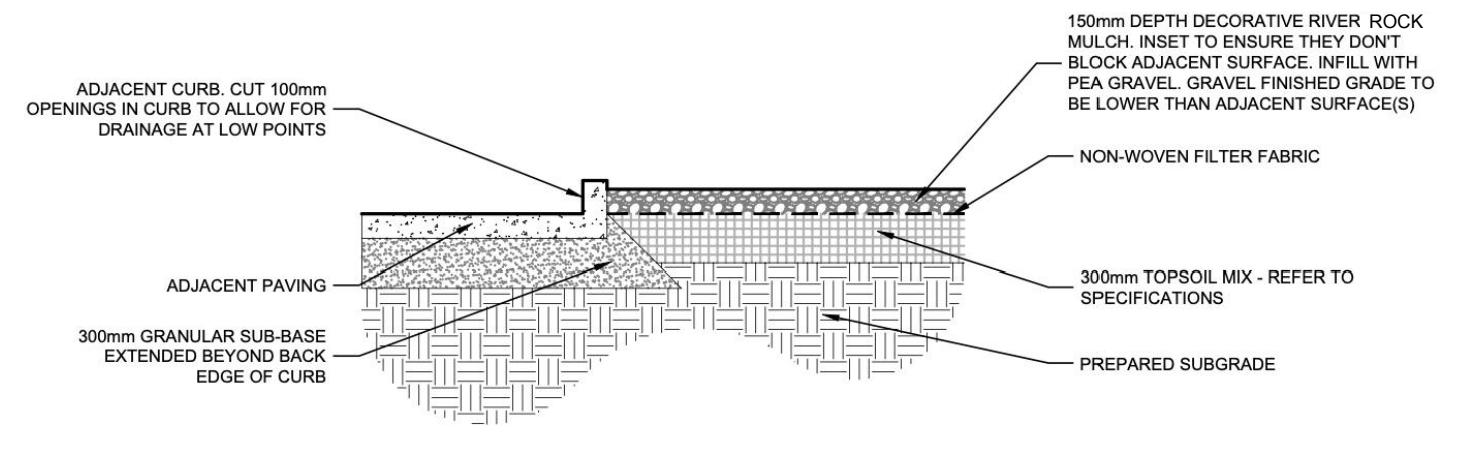
5 CHAIN LINK FENCE NOT TO SCALE



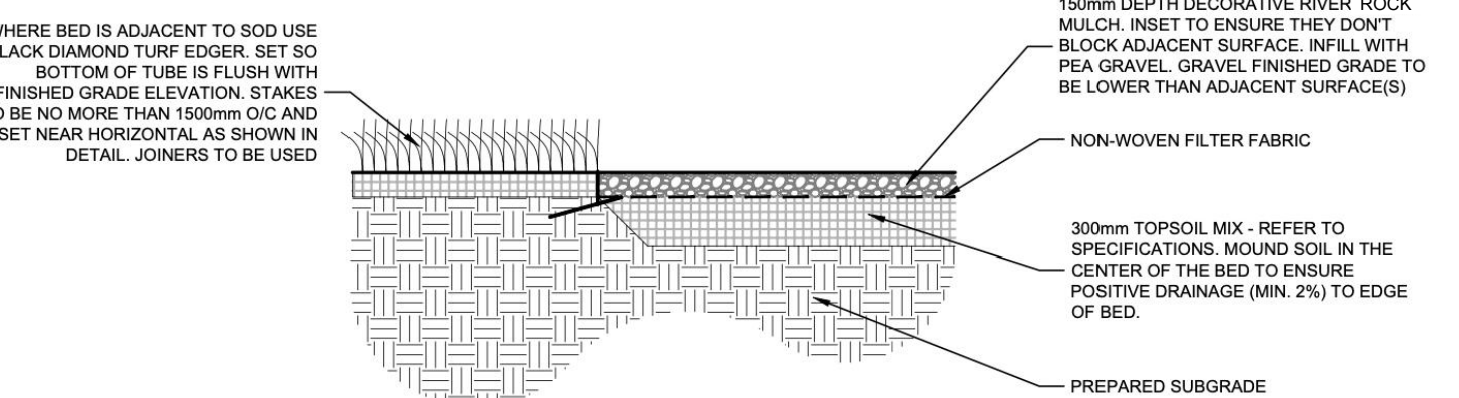
NOTES:

1. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED
2. GATE FRAMES SHALL BE CONSTRUCTED OF 33 O.D. GALVANIZED STEEL PIPE, SHOP BENT, WELDED, AND GROUND SMOOTH
3. STRETCHER BARS TO BE 5 x 19 MINIMUM
4. STRETCHER BAR BANDS 300 O.C., 6 x 19 MINIMUM
5. CHAIN LINK FENCE TO BE BLACK VINYL COATED, 38 WOVEN MESH, 6 GAUGE O.D. OF 9 GAUGE GALVANIZED STEEL CORE FASTENED TO LINE POSTS, TOP RAIL, MID RAIL, INTERMEDIATE RAIL, AND BOTTOM RAIL, AND GATE FRAME WITH 3.5 (9 GAUGE) KNUCKLED FASTENERS
6. PADLOCK RETENTION CLASPS TO BE INSTALLED
7. FINISH OF FABRIC AND TIES TO MATCH ADJACENT FENCE
8. ALL FENCE POSTS, GATE FRAMES, AND RAILS TO BE GALVANIZED SCHEDULE 40 PIPE
9. NO PLASTIC FITTING OR COMPONENTS ARE TO BE USED
10. WELD ALL JOINTS

6 CHAIN LINK FENCE GATE NOT TO SCALE

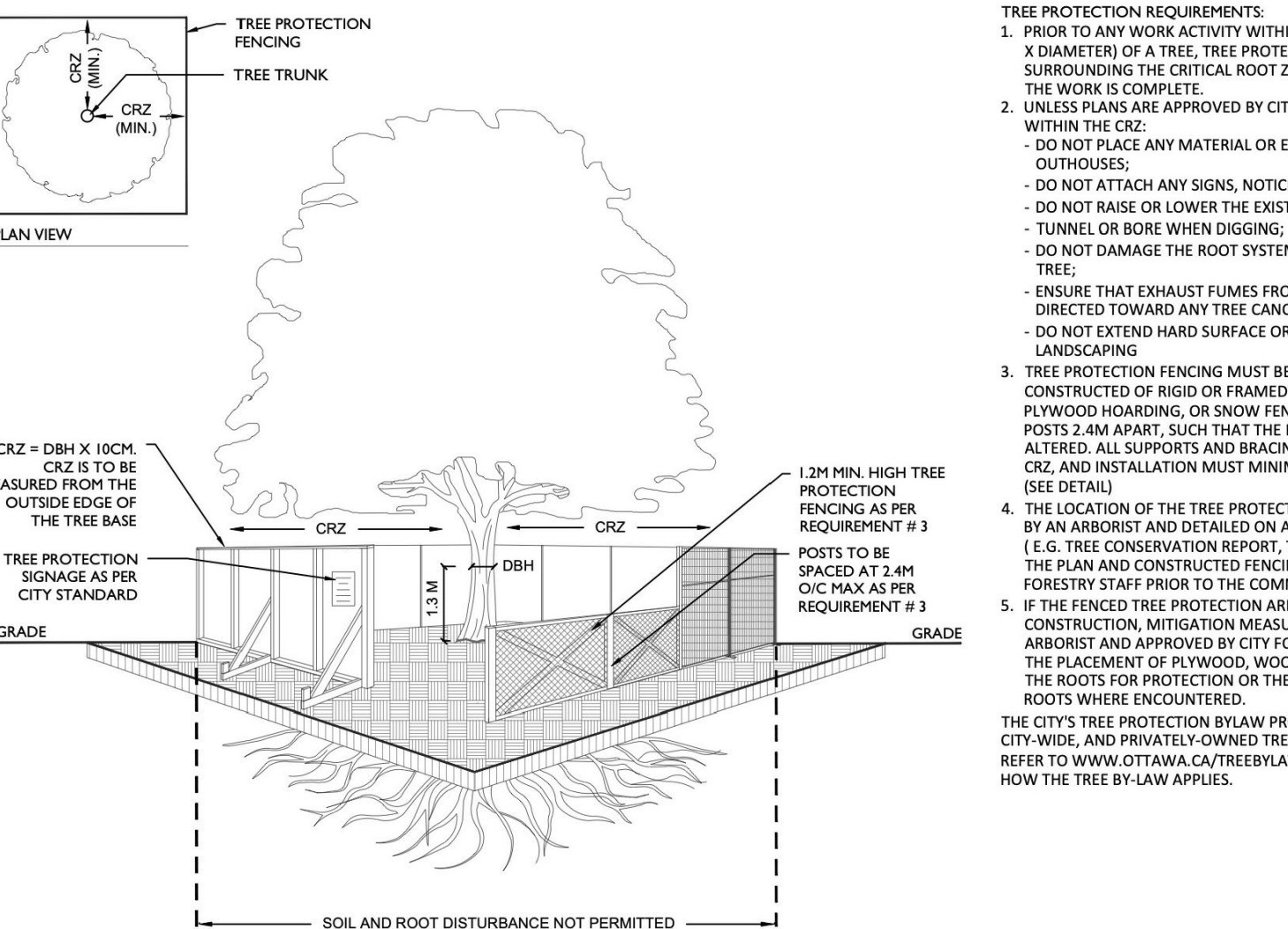


ROCK MULCH AT CURB OR SIDEWALK



ROCK MULCH AT TURF EDGE

7 RIVER ROCK MULCH EDGE CONDITION NOT TO SCALE



8 TREE PROTECTION FENCING NOT TO SCALE

NOTES

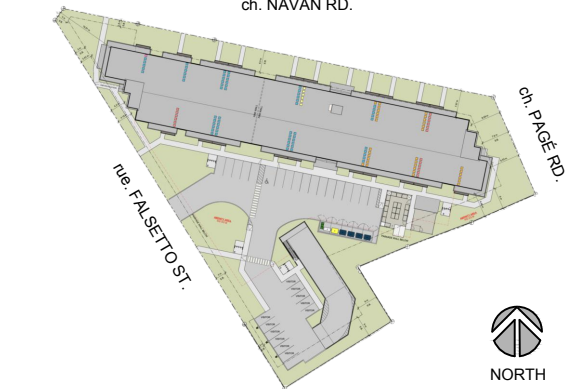
1. ALL SOD BEDS SHALL HAVE A MINIMUM 150mm TOPSOIL. A SOIL TEST MAY BE REQUIRED TO ENSURE PROPER GROWING CONDITIONS (INCLUDING PH, CEC) ARE MET FOR STRONGEST GROWTH AND ESTABLISHMENT OF SOD.
2. ALL SOD MUST BE FROM A RECOGNIZED GROWER FOLLOWING THE CANADIAN LANDSCAPE AND NURSERY STANDARDS AND ANY LOCAL GOVERNMENT REGULATIONS.
3. PREPARE THE SOIL - ADD ANY AMENDMENTS AS NEEDED. GENTLY TAMP OR ROLL THE BED AFTER APPLICATION. **DO NOT COMPACT THE SOIL.** EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GROWTH.
4. AREAS WITH SOD WILL BE ACCEPTED BY THE PROJECT MANAGER FOLLOWING PERFORMANCE ACCEPTANCE PROVIDED: SODDED 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.

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

By sevignyjo at 3:27 pm, Jun 21, 2024

SITE MAP:



PROJECT STATUS:

ISSUED FOR COORDINATION

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR SITE PLAN REVIEW	2023-04-19
2	ISSUED FOR SITE PLAN SUBMISSION	2023-04-26
3	RE-ISSUED FOR SITE PLAN SUBMISSION	2023-07-14
4	ISSUED FOR SITE PLAN SUBMISSION	2023-09-11
5	ISSUED FOR SITE PLAN SUBMISSION	2023-11-16
6	RE-ISSUED FOR SITE PLAN SUBMISSION	2023-11-24
7	ISSUED FOR UDRP SUBMISSION	2024-01-31
8	RE-ISSUED FOR UDRP SUBMISSION	2024-04-12

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:

DETAILS

DRAWN BY:

K. SELIN

CHECKED BY:

K. CERVENY

DATE:

2024-04-12

SCALE:

AS NOTED

DRAWING #:

L.2

REV #:

1

1

1

1