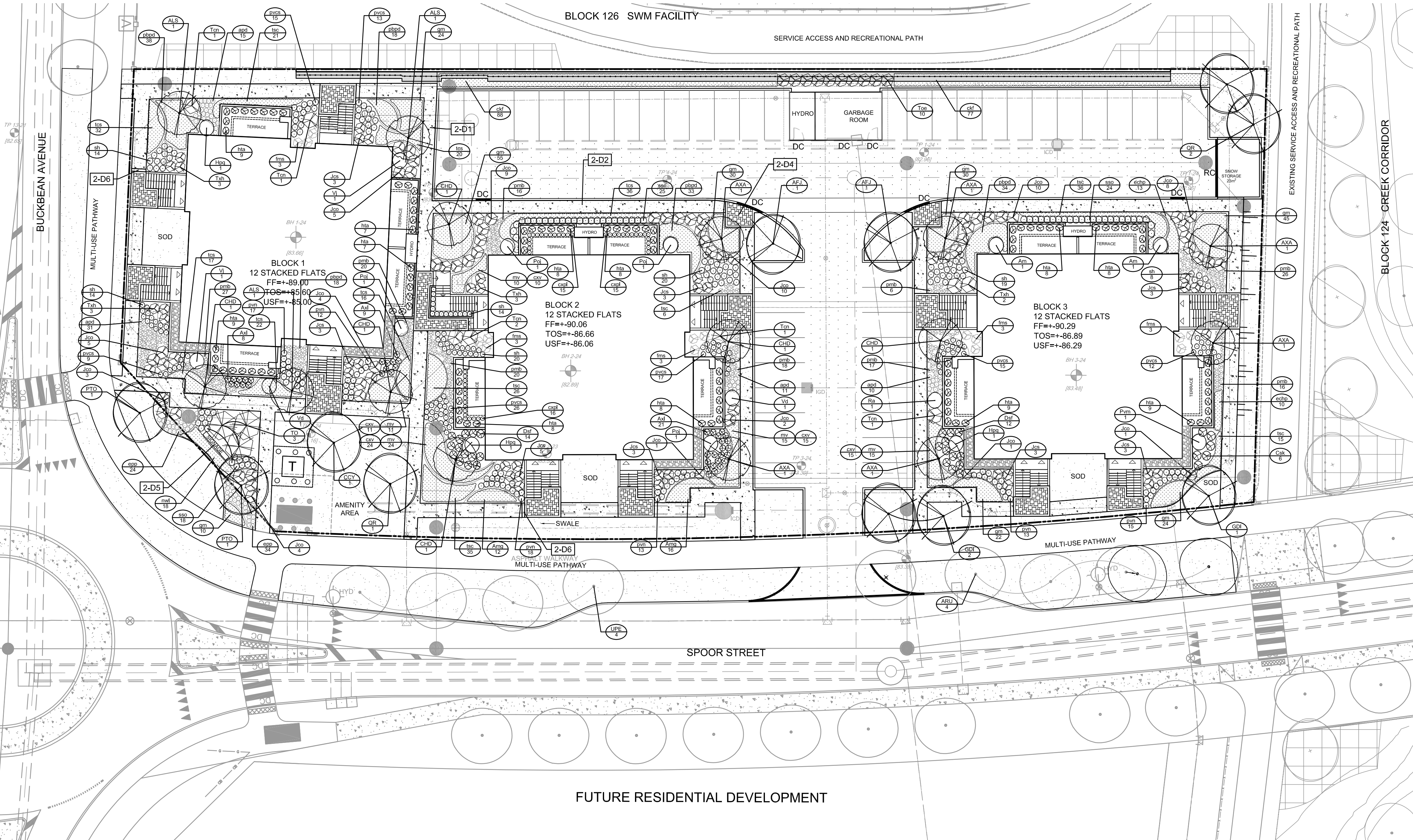


PLANT LISTS

KEY	QTY	BOTANICAL NAME	COMMON NAME	TREE HT AT MATURITY	SIZE	COND	SPACING	NATIVE/ NON-NATIVE*
Deciduous Trees								
ARU	4	<i>Acer rubrum 'Autumn Radiance'</i>	Autumn Radiance Red Maple	14m	50mm Cal	WB	As Shown	Native
UPE	4	<i>Ulmus procupa 'UFS-Bleichen'</i>	Emerald Sunshine Elm	11m	50mm Cal	WB	As Shown	Native
Deciduous Trees (Large)								
CCY	1	<i>Carya corymbosa</i>	Bittersweet Hickory	20m	50mm Cal	PT	As Shown	Native
GOI	3	<i>Gymnocladia dioica</i>	Kentucky Coffee Tree	18m	50mm Cal	WB	As Shown	Native
PIO	2	<i>Prinosus occidentalis</i>	American Sycamore	30m	50mm Cal	WB	As Shown	Native
QR	3	<i>Quercus robur</i>	Red Oak	22m	50mm Cal	WB	As Shown	Native
Deciduous Trees (Medium)								
AFJ	2	<i>Acer x freemanii 'Jefferson'</i>	Autumn Blaze Maple	15m	50mm Cal	WB	As Shown	Native
Deciduous Trees (Small)								
ALS	3	<i>Amelanchier laevis 'Spring Rainy'</i>	Spring Rainy Serviceberry	9.5m	50mm Cal	WB	As Shown	Native
AXA	6	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	7.5m	50mm Cal	WB	As Shown	Native
CHD	6	<i>Cercis canadensis 'Hearts Desire'</i>	Hearts's Desire™ Redbud	9m	150cm Ht	WB	As Shown	Native
Coniferous Trees								
TD	3	<i>Thuja occidentalis</i>	Eastern White Cedar	12m	200cm Ht	WB	As Shown	Native

Proposed Planting: Ownership	Total
Private	29
City-Owned (ROW)	8

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE/ NON-NATIVE*
Coniferous Shrubs							
Tch	5	<i>Taxus cuspidata 'Nana'</i>	Dwarf Japanese Yew	50cm Spr	PT	As Shown	Non-Native
Jcs	26	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper	100cm	PT	As Shown	Non-Native
JCO	63	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper	40cm Spr	PT	As Shown	Non-Native
Toe	10	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar	150cm	PT	As Shown	Native
Txn	11	<i>Taxus media 'Hicksii'</i>	Hicks Yew	100cm	PT	As Shown	Non-Native
Deciduous Shrubs							
Am	2	<i>Aronia melanocarpa</i>	Black Chokeberry	60cm Ht	PT	As Shown	Native
Amg	28	<i>Aronia melanocarpa Ground Hug</i>	Ground Hug Aronia	1g	PT	As Shown	Native
Axl	36	<i>Aronia x low Scape Mound (UCONVAM165)</i>	Low Scape Mound Chokeberry	40cm Ht	PT	As Shown	Native
Ca	6	<i>Cornus sericea 'Kelsey'</i>	Kelsey Dogwood	40cm Ht	PT	As Shown	Native
Daf	26	<i>Dierilla splendens 'Firefly Nightglow'</i>	Firefly Nightglow Bush Honeysuckle (B Madrigal)	60cm Ht	PT	As Shown	Native
Hpq	3	<i>Hydrangea paniculata 'Quick Fire'</i>	Quick Fire Hydrangea	60cm Ht	PT	As Shown	Non-Native
Pq	4	<i>Physocarpus opulifolius 'UEFAM'</i>	Amber Jubilee Ninebark	60cm Ht	PT	As Shown	Native
Ra	1	<i>Rhus aromatica</i>	Fragrant Sumac	60cm Ht	PT	As Shown	Native
Vd	2	<i>Viburnum dentatum</i>	Arrowwood Viburnum	60cm Ht	PT	As Shown	Native
Vj	2	<i>Viburnum x juddii</i>	Juddi Viburnum	60cm Ht	PT	As Shown	Non-Native
Perennials							
apd	67	<i>Aster novae-angiae 'Purple Dome'</i>	Purple Dome New England Aster	1g	plug	As Shown	Native
echo	23	<i>Echinacea purpurea 'Powwow Wild Berry'</i>	Wild Berry Coneflower	1g	PT	60cm O.C	Native
epp	57	<i>Echinacea purpurea</i>	Coneflower	1g	PT	60cm O.C	Native
gm	240	<i>Geranium maculatum</i>	Spotted Cranesbill	1g	PT	60cm O.C	Native
hta	98	<i>Hosta 'August Moon'</i>	August Moon Hosta	1g	PT	As Shown	Non-Native
nwl	18	<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	1g	PT	70cm O.C	Non-Native
ppd	141	<i>Penstemon barbatus 'Prairie Dusk'</i>	Prairie Dusk Beard Tongue	1g	PT	60cm O.C	Non-Native
prb	166	<i>Prinos diversica 'May Breeze'</i>	Woodland Pixie	1g	PT	50cm O.C	Non-Native
rv	1	<i>Mertensia virginica</i>	Virginia bluebell	1g	PT	60cm O.C	Native
isc	139	<i>Thymus serpyllum 'Coccineus'</i>	Red Creeping Thyme	1g	PT	60cm O.C	Non-Native
Ornamental Grasses / Ferns							
cfd	192	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	80cm O.C	Non-Native
cxpl	46	<i>Carex plantaginifolia</i>	Plantain-Leaved Sedge	1g	PT	As Shown	Native
cxv	75	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1g	PT	60cm O.C	Native
fme	15	<i>Maileucia struthiopteris</i>	Ostrich Fern	1g	PT	100cm O.C	Native
pvc	107	<i>Panicum virgatum 'Cheyenne Sky'</i>	Cheyenne Sky Switch Grass	1g	PT	70cm O.C	Native
pvn	88	<i>Panicum virgatum 'Northwind'</i>	Northwind Switch Grass	1g	PT	70cm O.C	Native
sh	109	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1g	PT	60cm O.C	Native
sso	67	<i>Schizachyrium scoparium 'Standing Ovation'</i>	Standing Ovation Little Blue Stem	1g	PT	50cm O.C	Native



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SECTORS 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:
Uniform Developments
117 Centrepoint Drive #300
Nepean, ON K2G 5X3
Phone: 613.225.0770

Engineer:
Novatech Engineers, Planners
& Landscape Architects
240 Michael Cowpland Drive,
Ottawa, ON, K2M 1P6
Phone: 613.254.9643

Architect
Hobin Architecture INC.
63 Pamela Street,
Ottawa, ON K1S 3K7
Phone: 613.236.7200

Surveyor:
Annis, O'Sullivan, Vollebek Ltd.
14 Concourse Gate, Suite 500
Nepean, ON K2E 7S6
Phone: 613.727.0850

DISCLAIMER: The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.			
4.	REVISED PER FORMAL REVIEW COMMENTS	DEC 1/25	SC
3.	REVISED PER FORMAL REVIEW COMMENTS	AUG 14/25	SC
2.	REVISED PER COMPLETENESS REVIEW COMMENTS	MAY 09/25	SC
1.	ISSUED FOR SITE PLAN APPLICATION	MAR 21/25	SC
No.	REVISION	DATE	BY

SCALE

1:250

1:250

0 2 4 6 8 10

DESIGN

SC

CHECKED

SC

DRAWN

TB

CHECKED

SC

APPROVED

SC

FOR REVIEW ONLY

ASSOCIATION OF LANDSCAPE ARCHITECTS OF CANADA

Dec 11, 2025

MEMBER

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

NOVATECH

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

LOCATION
COPPERWOOD FLATS, 1101 SPOOR ST, KANATA
STACKED APARTMENTS - BLOCK 125

DRAWING NAME
LANDSCAPE PLAN

PROJECT NO.
122144

REV
REV # 4

DRAWING NO.
122144-125-L1

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

- SC4. Typical Concrete Sidewalk in Boulevard
- SC5. Sidewalk Construction Joists
- SC7.1 Curb Return Entrances - With Boulevard

NOVATECH DETAILS

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
- D2. Shrub and Perennial Planting
- D4. Pavers On Granular Base
- D5. Signage Detail
- D6. Precast Concrete Steps

TREE PLANTING IN SENSITIVE CLAY

- The landscape plans have been developed in accordance with the Paterson Group Geotechnical Report PG6613-Revision 3, dated May 1, 2025 which includes the Test Hole Locations Plan, dated April, 2023 that confirms the categories and locations of clay soils, and coordinated with the Paterson Group Geotechnical Memo PG6613-MEMO.01 dated May 1, 2025, which provides responses to the Geotechnical related comments from the City.
- As per the Paterson Group Geotechnical memo PG6613-MEMO.01 - Response to City Comments, dated May 1, 2025, due to the thin nature of the silty clay deposit impacting buildings 1 and 2, this layer will be removed from under the proposed footing and replaced with engineered fill. This will remove the tree setback restrictions for the buildings 1 and 2.
- Based on the subsurface conditions observed in the test holes around block 3, this block is not expected to be subject to tree planting setback requirements.
- Therefore, in this case, tree planting will not be restricted by the sensitivity clay soils.
- The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.

- a. Small tree (mature height up to 7.5m) - 25m³/ minimum soil volume provided.
- b. Medium tree (mature height 7.5-14m) - 30m³/ minimum soil volume provided.

Where trees share a continuous greenspace:

- c. Two (2) small trees - 15m³/ minimum soil volume provided per tree.
- d. Two (2) medium trees - 18m³/ minimum soil volume provided per tree.

LEGEND

3-D1

PROPERTY LIMIT

PROPOSED CONCRETE

OFF-SITE CONCRETE

PROPOSED PAVERS

RIVER STONE

SOD

PROPOSED DECIDUOUS TREE

PROPOSED CONIFEROUS TREE

PROPOSED PERENNIALS / ORNAMENTAL GRASSES / FERNS

PROPOSED SHRUBS

TREES AROUND THE SITE (BY OTHERS)

1.07m TRANSLUCENT GUARD (SEE SITE PLAN)

CHAINLINK FENCE 1.5m HT (BY OTHERS)

RAILING ON THE RETAINING WALL, REFER TO CIVIL

RETAINING WALL REFER TO CIVIL

SPECIES (SEE PLANT LIST)

QUANTITY

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, W/B or B/B, 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 to be 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 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:
 - a. Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - b. Sod/ Seed Areas - 100mm depth.
 - c. Reforestation - 300mm 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:
 - a. Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - b. 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.

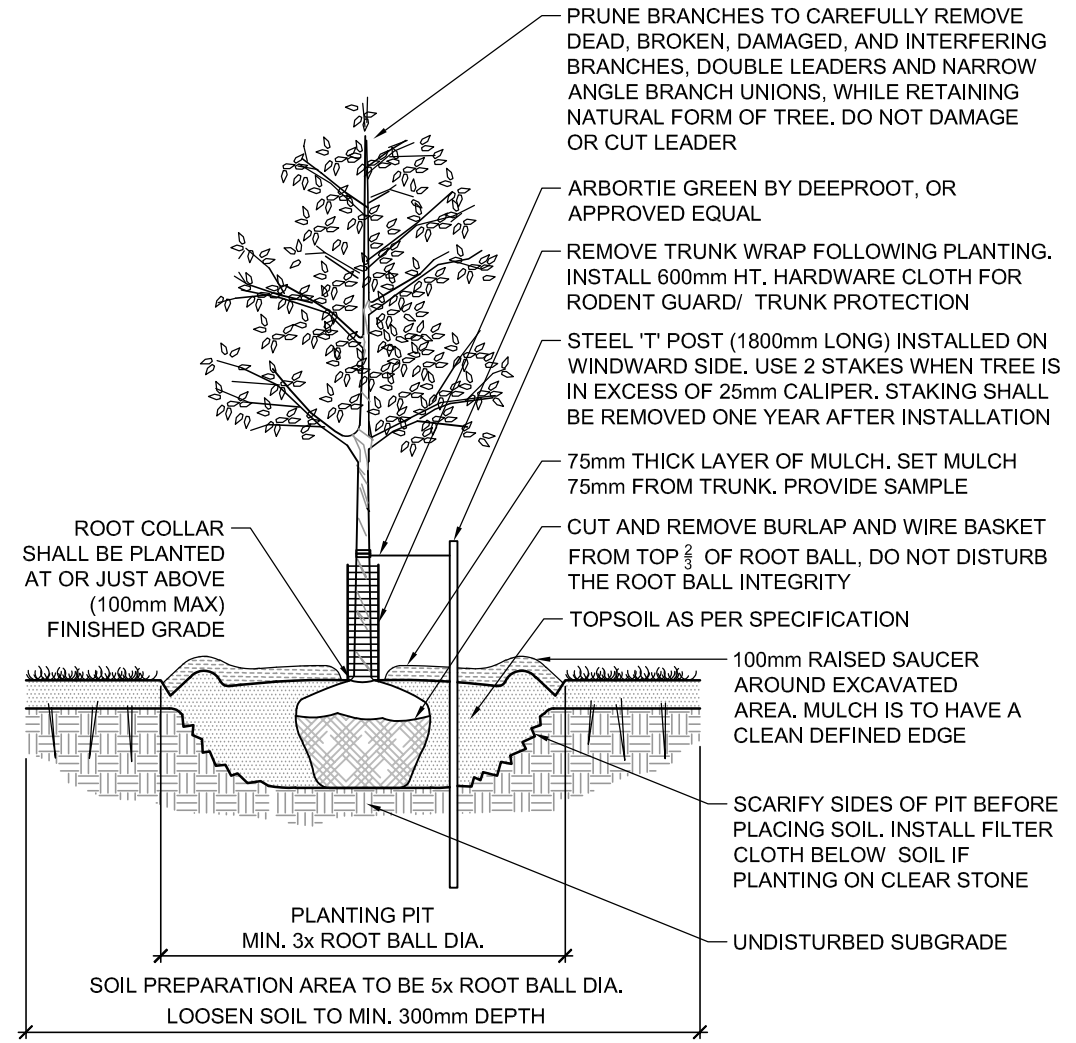
CONSTRUCTION:

- Refer to the sheet 122144-L3 for Construction Notes.

SOURCE REFERENCE:
PLAN OF SUBDIVISION OF PART OF LOTS 13 AND 14 CONCESSION 3 GEOGRAPHIC TOWNSHIP OF MARCH, CITY OF OTTAWA, PREPARED BY ANNIS, O-SULLIVAN, VOLLEBEK LTD. ON FEBRUARY 12, 2025, (PRELIMINARY 4M PLAN)

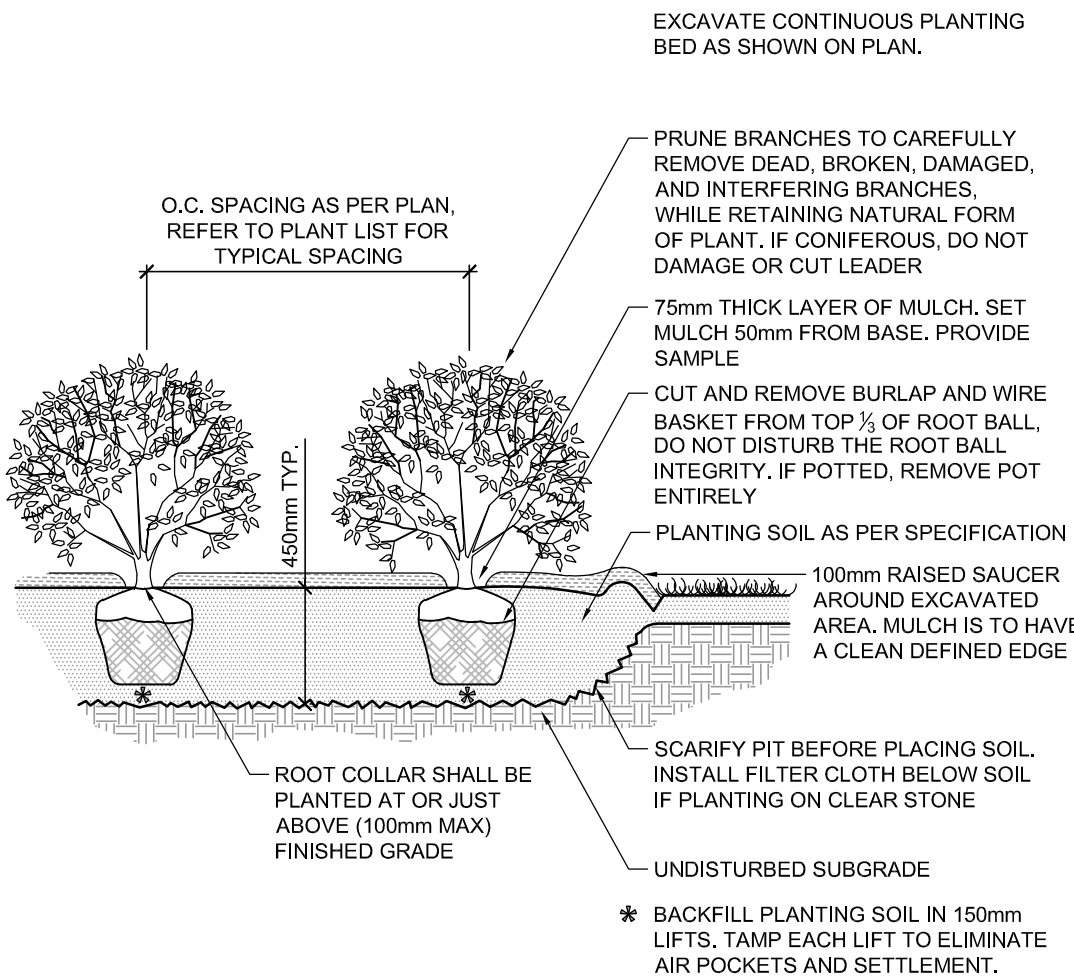
M:\2025\122144\BLOCK 307\CAD\landscape\122144-BLK125-L1.dwg, L1, Dec 10, 2025 - 3:40pm, scovell

D07-12-25-0039



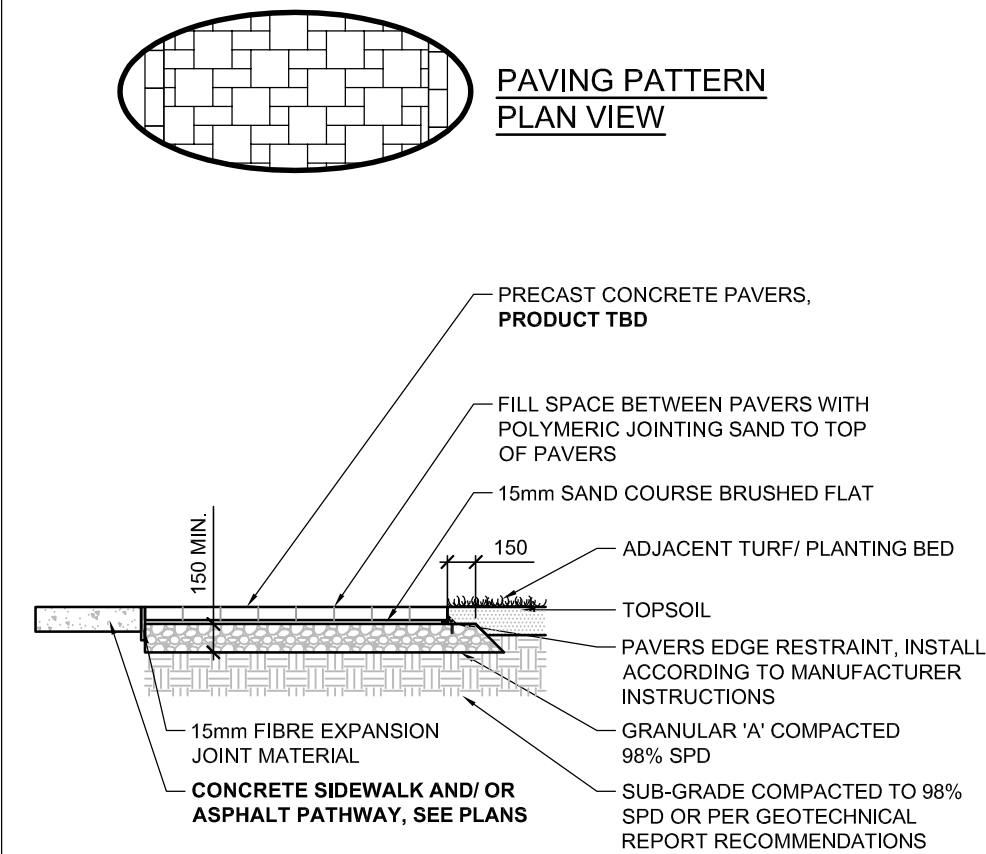
STANDARD DECIDUOUS TREE PLANTING

D1



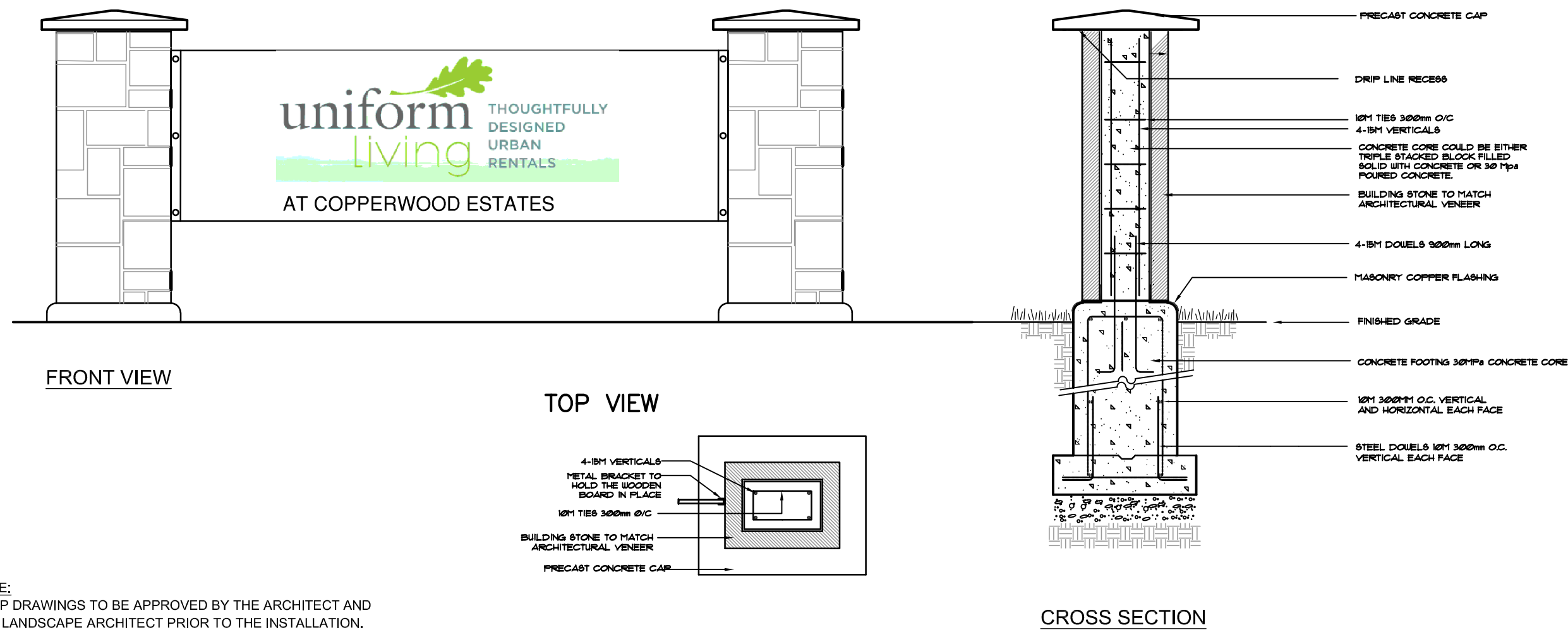
SHRUB AND PERENNIAL PLANTING

D2



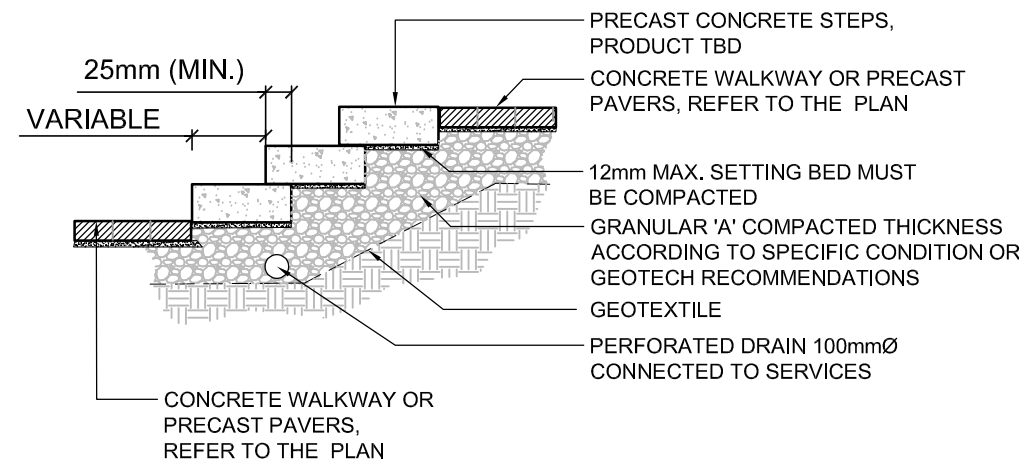
PAVERS ON GRANULAR BASE

D4



SIGNAGE DETAIL (NOT TO SCALE)

D5



PRECAST CONCRETE STEPS

D6

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:
Uniform Developments
117 Centrepointe Drive, #300
Nepean, ON K2G 5X3
Phone: 613.225.0770

Engineer:
Novatech Engineers, Planners
& Landscape Architects,
240 Michael Cowpland Drive,
Ottawa, ON, K2M 1P6
Phone: 613.254.9643

Architect
Hobin Architecture INC.
63 Pamela Street,
Ottawa, ON K1S 3K7
Phone: 613.236.7200

Surveyor:
Annis, O'Sullivan, Vollebakk Ltd.
14 Concourse Gate, Suite 500
Nepean, ON K2E 7S6
Phone: 613.727.0850

DISCLAIMER:
The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.

No.	REVISION	DATE	BY
4.	REVISED PER FORMAL REVIEW COMMENTS	DEC 1/25	SC
3.	REVISED PER FORMAL REVIEW COMMENTS	AUG 14/25	SC
2.	REVISED PER COMPLETENESS REVIEW COMMENTS	MAY 09/25	SC
1.	ISSUED FOR SITE PLAN APPLICATION	MAR 21/25	SC

SCALE	DESIGN
	CHECKED SC
	DRAWN SC
	TB
	CHECKED SC
	APPROVED SC

FOR REVIEW ONLY	

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 COPPERWOOD FLATS, 1101 SPOOR ST, KANATA STACKED APARTMENTS - BLOCK 125	
DRAWING NAME LANDSCAPE DETAILS	
PROJECT NO. 122144	REV # 4
DRAWING NO. 122144-125-L2	

PROPOSED AND RETAINED CANOPY COVER ESTIMATE:

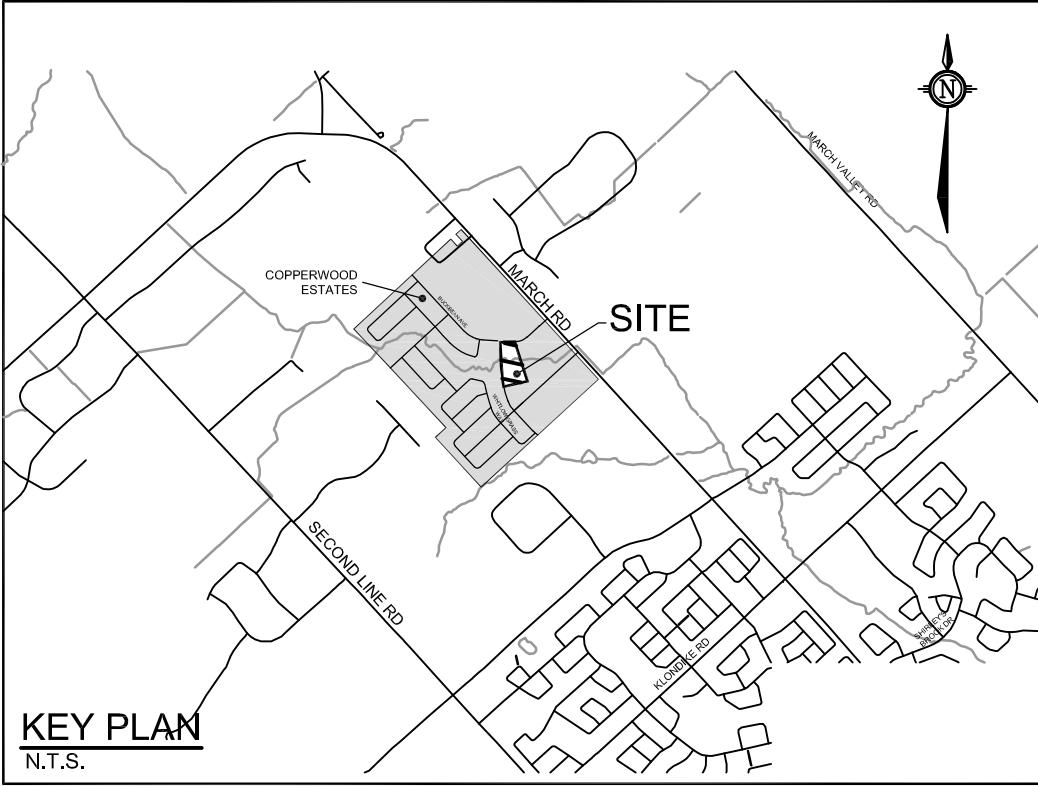
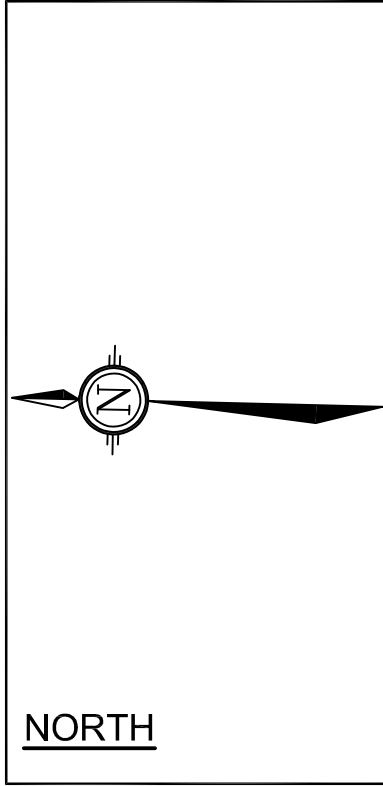
PROPOSED CANOPY COVERAGE AT MATURITY				
SIZE OF PROPOSED TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE AT MATURITY (m2)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m2)
Deciduous trees- Small	4.5m	16	15	240
Deciduous trees- Medium*	10m	79	10	790
Deciduous trees- Large	15m	177	9	1590
Conifers	5m	20	3	60
TOTAL PROPOSED CANOPY COVERAGE (m2):				2,680
TOTAL SITE AREA (m2):				5,503
EST. PROPOSED CANOPY COVERAGE (%):				49%
1. Area of a circle = (πr^2)				
2. Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π				
*3. ROW trees along Spoor Street have also been counted under the medium canopy category.				

SOIL AVAILABILITY CALCULATIONS:

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume* (cu m)	No. of trees proposed				Total No. of trees	Min. required Soil volume total (cu m)
			Small (min. 25m ³ soil for single & 15m ³ for shared)	Medium (min. 30m ³ soil for single & 18m ³ for shared)	Large (min. 35m ³ soil for single & 20m ³ for shared)	Conifers (min. 30m ³ soil for one tree)		
Planting bed 1	87	130				3	5	130.00
Planting bed 2	172	258			2		2	40.00
Planting bed 3	109	164	1				1	25.00
Planting bed 4	89	134					NA	0.00
Planting bed 5	25	38					NA	0.00
Planting bed 6	23	35			1		1	35.00
Planting bed 7	101	152	1		2		3	55.00
Planting bed 8	63	95					NA	0.00
Planting bed 9	128	192	2				2	30.00
Planting bed 10	18	27		1			1	30.00
Planting bed 11	18	27		1			1	30.00
Planting bed 12	67	101	2				2	30.00
Planting bed 13	67	101	2				2	30.00
Planting bed 14	130	195	2				2	30.00
Planting bed 15	46	69	1				1	25.00
Planting bed 16	251	377			2		2	40.00
Planting bed 17	65	98	1				1	25.00
Planting bed 18	43	64					NA	0.00
Planting bed 19	72	108	2				2	30.00
Planting bed 20	41	62	1				1	25.00
*Note : For all planting beds proposed, the available soil depth is considered to be 1.5m.								

TREE PLANTING IN SENSITIVE CLAY

- The landscape plans have been developed in accordance with the Paterson Group Geotechnical Report PG6613-1 Revision 3, dated May 1, 2025 which includes the Test Hole Locations Plan, dated April, 2023 that confirms the categories and locations of clay soils, and coordinated with the Paterson Group Geotechnical Memo PG6613-MEMO.01 dated May 1, 2025, which provides responses to the Geotechnical related comments from the City.
 - As per the Paterson Group Geotechnical memo PG6613-MEMO.01 - Response to City Comments, dated May 1, 2025, due to the thin nature of the silty clay deposit impacting buildings 1 and 2, this layer will be removed from under the proposed footing and replaced with engineered fill. This will remove the tree setback restrictions for the buildings 1 and 2.
 - Based on the subsurface conditions observed in the test holes around block 3, this block is not expected to be subject to tree planting setback requirements.
 - Therefore, in this case, tree planting will not be restricted by the sensitivity clay soils.
 - The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.
 - Small tree (mature height up to 7.5m) - 25m³/ minimum soil volume provided.
 - Medium tree (mature height 7.5-14m) - 30m³/ minimum soil volume provided.
- Where trees share a continuous greenspace:
- Two (2) small trees - 15m³/ minimum soil volume provided per tree.
 - Two (2) medium trees - 18m³/ minimum soil volume provided per tree.

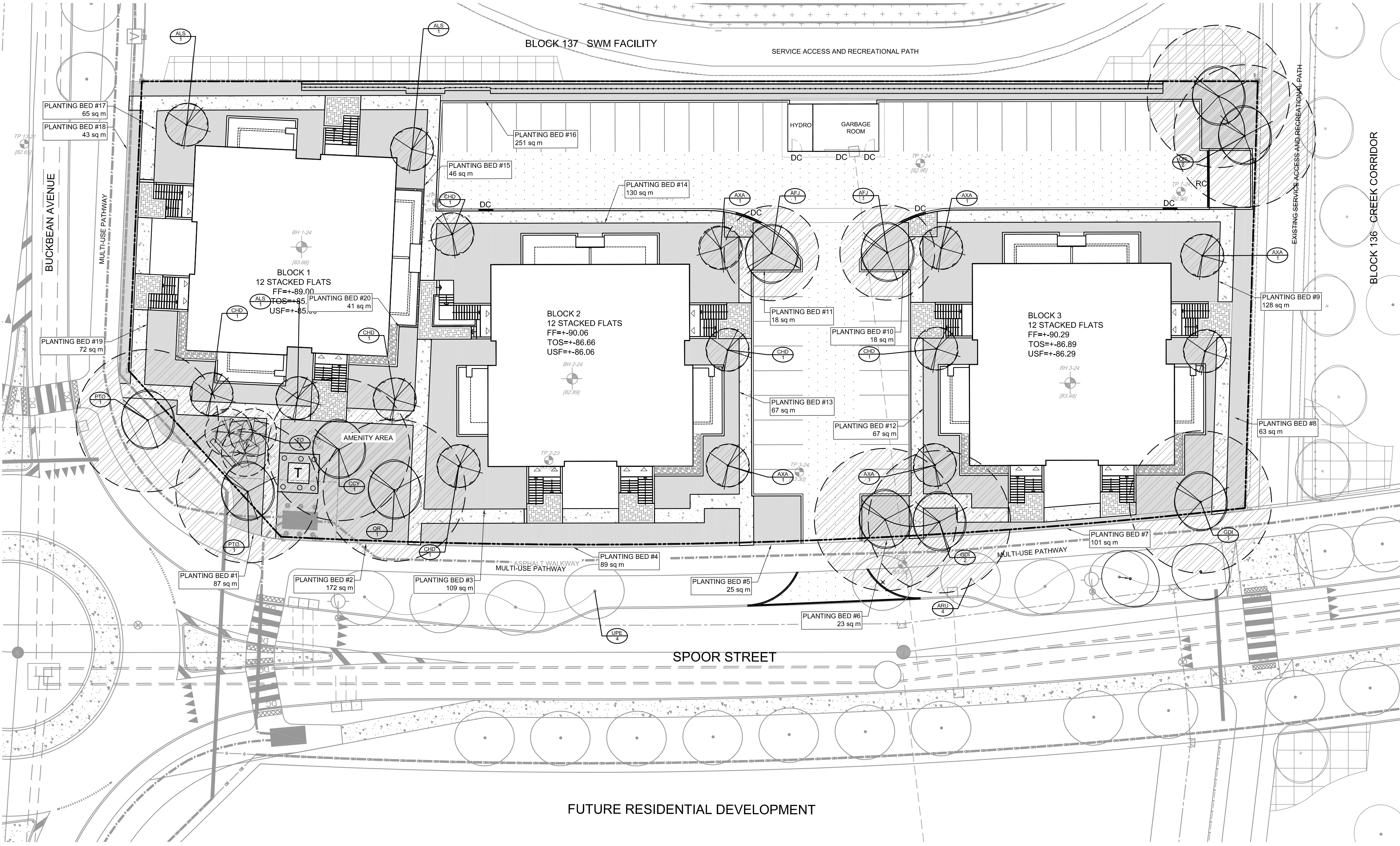


LEGEND

- PROPERTY LIMIT
- PROPOSED CONCRETE
- OFF-SITE CONCRETE
- PROPOSED PAVERS
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- CANOPY COVER AREA OF PROPOSED TREES AT MATURITY
- PLANTING BED SOIL
- TREES AROUND THE SITE (BY OTHERS)
- RETAINING WALL REFER TO GR
- SPECIES (SEE PLANT LIST)
- QUANTITY

CONSTRUCTION

- All general site information and conditions are compiled from Consultant field notes and plans provided by the Owner and are supplied for information purposes only. It is the responsibility of the Contractor to verify the accuracy of all the information obtained from this plan.
 - Together with all Subcontractors involved, the Contractor is to examine all surfaces or conditions relating to the work, in order to determine the acceptability of such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
 - Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
 - Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant. Contractor is responsible for all fees arising from the completion of works conveyed by these drawings, details, and specifications. Fees include but are not limited to securities, permit fees, deposits, application fees, letters of credit, or any other related funding requests.
 - Contractor to coordinate all access and protect the public and users of the site with appropriate control fence and supervision throughout the construction period, to the satisfaction of the Consultant.
 - Contract Administrator is to approve access point(s) prior to mobilization.
 - A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
 - Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
 - Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage at a location on site as identified by the Consultant. Excavate and remove from site any contaminated material. Dispose all contaminated material at a licensed landfill facility. Maintain site in a clean and orderly state for the duration of construction; perform all work in accordance with the Occupational Health and Safety Act. Remove all excess materials, packaging, and debris from the site.
 - Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
 - Contractor is responsible for all layout for construction purposes.
 - Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
 - The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.
- 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, W/B or B/B, 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 to be 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.
 - 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.
 - Reforestation - 300mm 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:
Uniform Developments
117 Centopente Drive #300
Nepean, ON K2G 5X3
Phone: 613.225.0770

Engineer:
Novatech Engineers, Planners & Landscape Architects,
240 Michael Cowpland Drive,
Ottawa, ON, K2M 1P6
Phone: 613.254.9643

Architect
Hobin Architecture INC.
63 Pamela Street,
Ottawa, ON K1S 3K7
Phone: 613.236.7200

Surveyor:
Annis, O'Sullivan, Vollebakk Ltd.
14 Concourse Gate, Suite 500
Nepean, ON K2E 7S6
Phone: 613.727.0850

DISCLAIMER:			
The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.			
4.	REVISED PER FORMAL REVIEW COMMENTS	DEC 1/25	SC
3.	REVISED PER FORMAL REVIEW COMMENTS	AUG 14/25	SC
2.	REVISED PER COMPLETENESS REVIEW COMMENTS	MAY 09/25	SC
1.	ISSUED FOR SITE PLAN APPLICATION	MAR 21/25	SC
No.	REVISION	DATE	BY

SCALE

1:250

0 2 4 6 8 10

DESIGN

SC

CHECKED

SC

DRAWN

TB

CHECKED

SC

APPROVED

SC

FOR REVIEW ONLY

ASSOCIATION OF LANDSCAPE ARCHITECTS OF CANADA

MEMBER

Dec 11, 2025

(613) 254-9643

(613) 254-5867

www.novatech-eng.com

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
COPPERWOOD FLATS, 1101 SPOOR ST, KANATA
STACKED APARTMENTS - BLOCK 125

DRAWING NAME
CANOPY COVER AND SOIL PLAN

PROJECT NO.
122144

REV
REV # 4

DRAWING NO.
122144-125-L3