



LANDSCAPE LEGEND:

- PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - EXISTING TREES
 - PROPOSED SHRUBS AND GRASSES
 - SOD
 - PROPOSED PERENNIALS
 - PROPOSED CONCRETE PAVING
 - PROPOSED VEHICULAR CONCRETE PAVERS
 - PROPOSED CONCRETE / PORCELAIN PAVERS
 - PROPOSED RIVER STONE GROUND COVER
 - PROPOSED WOOD PRIVACY FENCE (TBD)
 - TREE PROTECTION FENCE
 - PROPOSED RAISED PLANTER BOX
 - PROPOSED WOOD BENCH
 - PROPOSED BENCH
- LIGHTING LEGEND: REFER TO ELECTRICAL / LIGHTING PLANS
- PROPOSED LIGHT POLE TBD
 - PROPOSED WALL SCONCE TBD
 - PROPOSED BOLLARD / LIGHTING BOLLARD TBD

PRODUCT INFORMATION

- Install products as per manufacturer specifications. Shop drawings required.
- PRECAST RETAINING WALL**
- 1-D1 • Precast Modular Planter Wall - Brandon by Techo-Bloc. Size: As Shown, 500mm Ht. Colour: Shale Grey
 - 1-D2 • Precast Modular Seat Wall (Freestanding) Brandon by Techo-Bloc. Size: As Shown, 630mm Ht. Colour: Shale Grey
 - Precast Wall Cap Rafterino Smooth by Techo-Bloc. Size: 60mm Thickness. Colour: Greyed Nickel
- PAVERS**
- Edge of pavers to receive edge restraint.
- 1-D3 • Porcelain Tile Paver by Porcoza Stone. Size: 40x120cm. Pattern: 1/4 Offset Running Bond. Colour: Birch Timber
 - 1-D4 • Blu 80 Smooth Interlock Paver by Techo-Bloc. Size: All sizes. Pattern: Linear - 03. Colour: Greyed Nickel
 - 1-D5 • Westmount Interlock Paver by Techo-Bloc. Size: 240x60x80mm. Pattern: Herringbone. Colour: Shale Grey w/ Onyx Soldier Course & Banding
 - 1-D6 • Westmount Interlock Paver by Techo-Bloc. Size: 240x60x80mm. Pattern: Running Bond. Colour: Shale Grey w/ Onyx Soldier Course & Banding
 - 1-D7 • Floating Block Step by Porcoza Stone. Size: n/a. Colour: Seashell
- FENCE**
- 1-D8 • TBD. Panel Height: n/a. Post Cap: n/a. Colour: n/a
- SITE FURNITURE**
- Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
- 1-D9 • Rough & Ready Hug a Tube Square by Streetlife. Options: Integrated Bench (2 sides). Size: 230x230cm (90cm Ht.) (4.4m²). Colour: Corten Steel
 - 1-D10 • Rough & Ready Hug a Tube Square by Streetlife. Options: Integrated Bench (1 side only). Size: 230x230cm (90cm Ht.) (4.4m²). Colour: Corten Steel
 - 1-D11 • Rough & Ready Hug a Tube Square by Streetlife. Options: Integrated Bench (2 sides). Size: 200x200cm (90cm Ht.) (3.0m²). Colour: Corten Steel
 - 1-D12 • Rough & Ready Hug a Tube Square by Streetlife. Options: Integrated Bench (1 side only). Size: 200x200cm (90cm Ht.) (3.0m²). Colour: Corten Steel
 - 1-D13 • Shrubsquare by Streetlife. Size: 230x230cm (90cm Ht.) (4.4m²). Colour: Corten Steel
 - 1-D14 • Shrubsquare by Streetlife. Size: 200x200cm (90cm Ht.) (3.0m²). Colour: Corten Steel
 - 1-D15 • Rough & Ready Crosswise Closed Top Seat Bench by Streetlife. Size: Size Varies - Custom Length. Frame: Corten Steel. Slats: FSC Louro
 - 1-D16 • Rough & Ready Crosswise Bench by Streetlife. Size: 207cm Length. Frame: Corten Steel. Slats: FSC Louro
 - 1-D17 • Shade Trellis by Hauser. Options: n/a. Size: As Shown. Colour: TBD

SOIL VOLUME CALCULATIONS:

This plan has trees proposed in planters and some areas where the soil volume is limited. In these instances the soil volumes have been calculated and reviewed to determine an appropriate size of tree. Those trees which are lost over time will be replanted to maintain the original aesthetic and functional design intent.

Other trees are proposed in open areas with extensive soil volumes available on the site and/or on adjacent properties.

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 Joints
 - SC7 TWSI Detail

NOVATECH DETAILS

- Found on Sheet L-3.
- D1 Standard Deciduous Tree Planting
 - D2 Standard Coniferous Tree Planting
 - D3 Shrub and Perennial Planting
 - D4 Bike Layout
 - D5 Precast wall Planter on Garage Slab

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE
Coniferous Trees							
ABC	1	Abies concolor	White Fir	200cm Ht	WB	As Shown	Native
PO	6	Picea omorika	Serbian Spruce	200cm Ht	WB	As Shown	Native
Deciduous Trees							
AES	8	Acer saccharum	Sugar Maple	50mm Cal	WB	As Shown	Native
ARA	1	Acer rubrum 'Autumn Spire'	Autumn Spire Red Maple	50mm Cal	WB	As Shown	Native
AXR	8	Ametantherix x grandiflora 'Robin Hill'	Robin Hill Serviceberry	50mm Cal	WB	As Shown	Native
BN	7	Betula nigra (multistem)	River Birch	50mm Cal	WB	As Shown	Native
CEC	4	Cercis canadensis	Eastern Redbud	150cm Ht	WB	As Shown	Native
GB	4	Gleditsia triacanthos	Chinese Honeylocust	50mm Cal	WB	As Shown	Native
GTK	5	Gleditsia triacanthos var. 'Inermis' 'Skycole'	Skyline Honeylocust	50mm Cal	WB	As Shown	Native
MGW	11	Malus 'Jellyroll'	Green Wall Crabapple	40mm Cal	WB	As Shown	Native
PTD	3	Platanus occidentalis	American Sycamore	50mm Cal	WB	As Shown	Native
QR	2	Quercus rubra	Red Oak	50mm Cal	WB	As Shown	Native
UAJ	3	Ulmus americana 'Jefferson'	Jefferson American Elm	50mm Cal	WB	As Shown	Native
Coniferous Shrubs							
MC	172	Microbiota decussata 'Pyrites'	Celtis: Pride Siberian Cypress	50cm Spr	PT	As Shown	Native
IG	25	Ilex glabra 'Compacta'	Compact Highberry	2g	PT	As Shown	Native
Tos	18	Thuja occidentalis 'Drepano Spire'	Drepano Spire Cedar	150cm BB	PT	As Shown	Native
Deciduous Shrubs							
Am	60	Aronia melanocarpa	Black Chokeberry	60cm Ht	PT	As Shown	Native
AXR	50	Aronia x Low Spine Mount (UCONNAM165)	Low Spine Mount Chokeberry	40cm Ht	PT	As Shown	Native
Car	60	Celtis occidentalis 'Ruby Spice'	Ruby Spice Summerweet	50cm Ht	PT	As Shown	Native
Hq	46	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	60cm Ht	PT	As Shown	Native
Poj	71	Physocarpus opulifolius 'UEFAM'	Amber Jubilee Ninebark	60cm Ht	PT	As Shown	Native
Rag	29	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	60cm Ht	PT	As Shown	Native
Groundcovers							
gr	378	Gallium odoratum	Sweet Woodruff	9cm	PT	10cm O.C.	Native
gr	253	Geranium 'Rozanne'	Rozanne Geranium	1g	PT	40cm O.C.	Native
hpm	104	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1g	PT	30cm O.C.	Native
hsl	83	x Heuchera 'Sweet Tea'	Sweet Tea Heuchera	1g	PT	40cm O.C.	Native
ssm	104	Sedum spectabile 'Matrona'	Matrona Showy Stonecrop	1g	PT	60cm O.C.	Native
wf	107	Walstenia fragrans	Barron Straw berry	1g	PT	40cm O.C.	Native
Ornamental Grasses							
ckl	66	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PT	As Shown	Native
cxv	622	Carex pensylvanica	Pennsylvania Sedge	1g	PT	50cm O.C.	Native
mpc	41	Miscanthus sinensis 'Gracillimus'	Japanese Silver Maiden Grass	2g	PT	As Shown	Native
pvn	135	Paricum virgatum 'Northwind'	Northwind Sw. Ich Grass	1g	PT	As Shown	Native

SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN OF SURVEY OF LOT 38 AND PART OF LOT 37 REGISTERED PLAN 114 LOTS 13, 14 and 15 (West Winston Avenue) LOTS 20, 21 and 22 (East Winston Avenue) LOTS 17 AND 18 AND PART OF LOT 16 (West Mosa Avenue) PART OF WINSTON AVENUE (Closed by Judge's Order Inst. NS150801) REGISTERED PLAN 179 CITY OF OTTAWA Surveyed by Arnis, O'Sullivan, Volebek Ltd.

OWNER:
UNIFORM PROPERTIES LIMITED
117 CENTREPOINTE DRIVE, SUITE 300
OTTAWA, ON. K2G 5X3
613-225-0770

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.

MATURE CANOPY CALCULATION

ESTIMATED CANOPY COVERAGE AT MATURITY				
SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE (m ²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m ²)
Deciduous - Small/Column (<7.5m tall)	5m	20	23	460
Deciduous - Medium (7.5-14m tall)	10m	79	15	1178
Deciduous - Large (14m+ tall)	15m	177	25	4425
Coniferous	5m	20	8	157
PROPOSED TOTAL CANOPY COVERAGE (m ²):				6210
EXISTING RETAINED TOTAL CANOPY COVERAGE (m ²):				0
TOTAL SITE AREA (m ²):				7,112
EST. CANOPY COVERAGE (%):				87%

Area of a circle = πr^2

Canopy coverage per tree calculation: $(\text{average mature spread} / 2) \times (\text{average mature spread} / 2) \times \pi$

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.
- 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 Association.
- 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 35kg/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.

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
10.	SPA RE-SUBMISSION PER CITY COMMENTS	JAN 14/26	SC	2.	REVISED PER REZONING COMMENTS	DEC 17/20	RGJ
9.	SPA RE-SUBMISSION PER CITY COMMENTS	SEP 16/25	SC	1.	REZONING APPLICATION	AUG 4/20	RGJ

SCALE
1:250
0 2 4 6 8 10

FOR REVIEW ONLY
SC / MJT
SC
MJT
SC
SC

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LOCATION
335 ROOSEVELT AVE

DRAWING NAME
LANDSCAPE PLAN

PROJECT No.
110098-00

REV #10
110098-L1

NOVATECH-2025-02-20-00713 D02-02-20-0071

NOVATECH-2025-02-20-00713 D02-02-20-0071



PROJECT No.	110098-00
REV	REV # 3
DRAWING No.	110098-L3