

ALL UN-PAVED SURFACES TO RECEIVE 150mm DEPTH TOPSOIL & SOD.

PRIOR TO INSTALLATION OF TREES, THE DEVELOPER WILL CONTACT THE PLANNING AND GROWTH MANAGEMENT AND FORESTRY SERVICES TO REVIEW THE SPECIES AND LOCATION OF TREES.



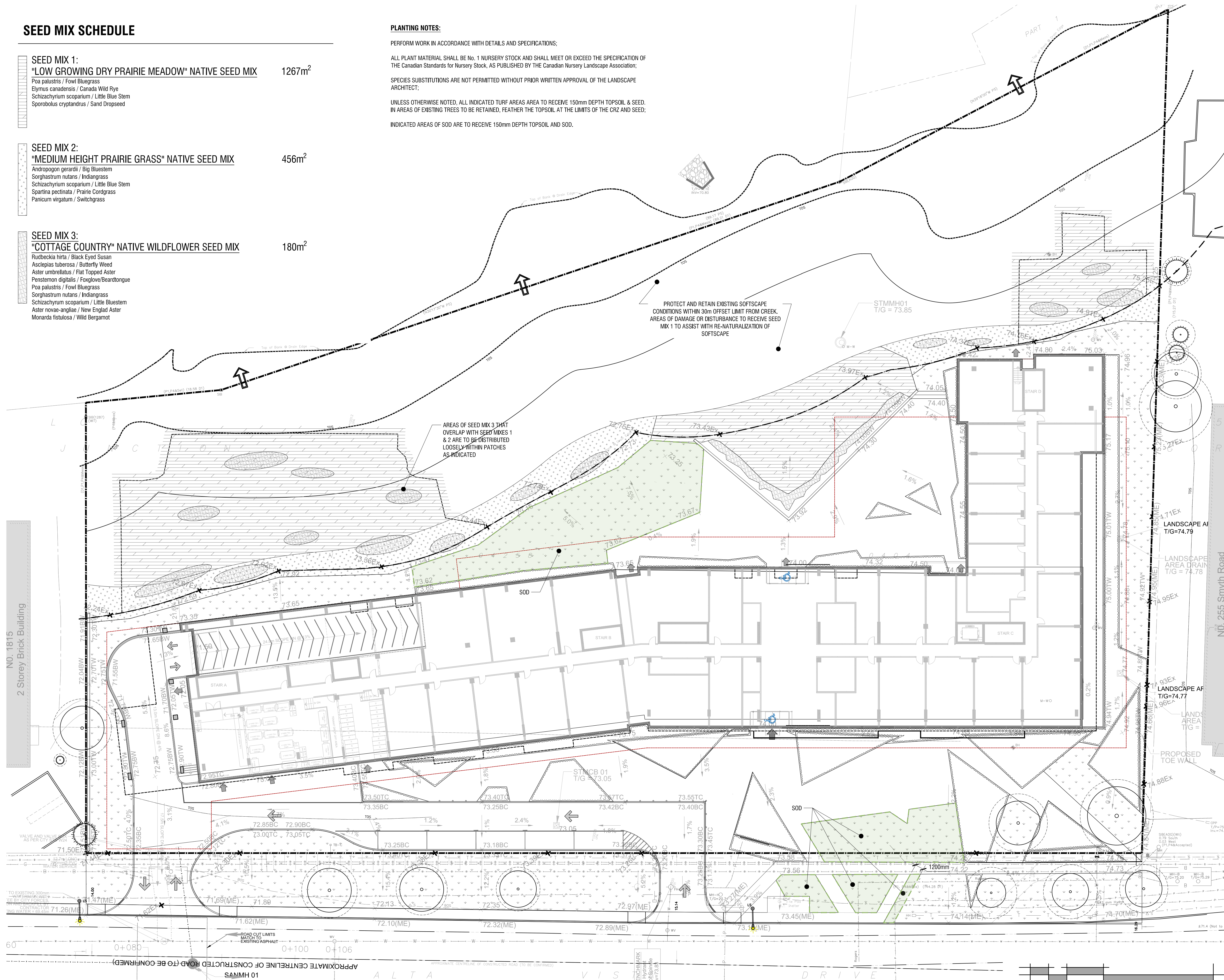
drawing number / No. du dessin
L1

SEED MIX 1: "LOW GROWING DRY PRAIRIE MEADOW" NATIVE SEED MIX	1267m ²
Poa palustris / Fowl Bluegrass	
Elymus canadensis / Canada Wild Rye	
Schizachyrium scoparium / Little Blue Stem	
Sporobolus cryptandrus / Sand Dropseed	

SEED MIX 2: "MEDIUM HEIGHT PRAIRIE GRASS" NATIVE SEED MIX	456m ²
Andropogon gerardi / Big Bluestem	
Sorghastrum nutans / Indiangrass	
Schizachyrium scoparium / Little Blue Stem	
Spartina pectinata / Prairie Cordgrass	
Panicum virgatum / Switchgrass	

SEED MIX 3: "COTTAGE COUNTRY" NATIVE WILDFLOWER SEED MIX	180m ²
Rudbeckia hirta / Black Eyed Susan	
Asclepias tuberosa / Butterfly Weed	
Aster umbellatus / Flat Topped Aster	
Penstemon digitalis / Foxglove/Beardtongue	
Poa palustris / Fowl Bluegrass	
Sorghastrum nutans / Indiangrass	
Schizachyrium scoparium / Little Bluestem	
Aster novae-angliae / New England Aster	
Monarda fistulosa / Wild Bergamot	

INDICATED AREAS OF SOD ARE TO RECEIVE 150mm DEPTH TOPSOIL AND SOD.



L2

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION / SPACING	NATIVE
CONIFEROUS TREES					
LLA	7	Larix laricina	Tamarack	200cm HL / W.B.	Native
PPU	2	Picea pungens	Colorado Spruce	175cm HL / W.B.	
TDC	1	Thuja occidentalis	American Arborvitae	175cm HL / W.B.	Native
DECIDUOUS TREES					
AGL	2	Acer ginnala	Amur Maple	50mm cal. / W.B.	
ARU	5	Acer rubrum	Red Maple	70mm cal. / W.B.	Native
AXF	5	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	60mm cal. / W.B.	
AGL	4	Aesculus glabra	Ohio Buckeye	70mm cal. / W.B.	
ACA	5	Aralia nudicaulis canadensis	Canadian Spotted-leaf Multi-trunk	50mm cal. / W.B.	Native
CSP	3	Catalpa speciosa	Northern Catalpa	60mm cal. / W.B.	
CEO	3	Celtis occidentalis	Common Hackberry	70mm cal. / W.B.	Native
GTI	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	70mm cal. / W.B.	
PTR	9	Populus tremuloides	Quaking Aspen	60mm cal. / W.B.	Native
OPA	1	Quercus palustris	Pin Oak	60mm cal. / W.B.	Native
UAM	2	Ulmus americana 'Brandon'	Brandon American Elm	60mm cal. / W.B.	Native cultivar
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION / SPACING	
SHRUBS					
Auu	54	Arctostaphylos uva-ursi	Kinnikinnick	#1 Pot / Refer to plan for spacing	
Bse	16	Buxus sempervirens	Common Boxwood	#3 Pot / Refer to plan for spacing	
Has	72	Hydrangea arborescens 'SMNHRL'	Invincibelle Sublime™ Hydrangea	#3 Pot / Refer to plan for spacing	
Pop	17	Physocarpus opulifolius	Ninebark	#3 Pot / Refer to plan for spacing	
Tcn	19	Taxus cuspidata 'Nana'	Dwarf Japanese Yew	#3 Pot / Refer to plan for spacing	
Txm	54	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	#3 Pot / Refer to plan for spacing	
PERENNIALS & GRASSES					
Bgr	60	Bouteloua gracilis	Blue Grama Grass	#1 Pot / Refer to plan for spacing	
Csa	10	Calamagrostis x scutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Pot / Refer to plan for spacing	
csp	55	Carex appalachica	Appalachian Sedge	#1 Pot / Refer to plan for spacing	
GROUND COVERS					
adi	245	Antennaria dioica	Pussytoes	plugs	

PLANT MIXES SCHEDULE

ENTRY PLANTING 160.5 m²

Achillea millefolium 'Strawberry Seduction' / Strawberry Seduction Common Yarrow
Alchemilla mollis / Lady's Mantle
Eupatorium purpureum / Joe Pye Weed
Helenium x 'Sahlin's Early Flowerer' / Sahlin's Early Flowerer Sneezeweed
Physocarpus opulifolius 'Tiny Wine' / Tiny Wine® Ninebark
Salvia yangii 'Blue Spire' / Blue Spire Russian Sage
Sedum x 'Purple Emperor' / Purple Emperor Stonecrop
Spiraea japonica 'Goldflame' / Goldflame Japanese Spiraea
Veronica spicata 'Royal Candles' / Spike Speedwell 'Royal Candles'

GEOMETRIC LANDFORMS 337.7 m²

Anemonea thalictroides / Rue Anemone
Arabis caucasica 'Little Treasure White' / Little Treasure™ White Rockcress
Arabis caucasica 'Rosea La Fraicheur' / Rosea La Fraicheur Rockcress
Armeria maritima 'Alba' / White Sea Thrift
Armeria maritima 'Dusseldorff Pride' / Dusseldorff Pride Sea Thrift
Carex laxiculmis 'Hobb' / Bunny Blue Spreading Sedge
Carex nigra / Black Sedge
Carex rosea / Rosy Sedge
Sedum album 'Murale' / Chubby Fingers Stonecrop
Sedum album 'Orange Ice' / Orange Ice Stonecrop
Sedum hispanicum 'Blue Carpet' / Blue Carpet Stonecrop
Sedum x 'Firecracker' / Sunsparkler® Firecracker Stonecrop
Sedum x 'Plum Dazzled' / Sunsparkler® Plum Dazzled Sedum

SHADE TOLERANT PERENNIALS 33 m²

Adiantum verutsum / Himalayan Maidenhair Fern
Brunnera macrophylla / Siberian Bugloss
Heuchera x 'Black Pearl' / Primo® Black Pearl Coral Bells
Tiarella cordifolia / Foamflower

SUN/PART SUN PERENNIALS 101.8 m²

Alchemilla mollis / Lady's Mantle
Armeria maritima 'Alba' / White Sea Thrift
Carex morrowii 'Everglow' / EverColor® Everglow Japanese Sedge
Heuchera x 'Fire Alarm' / Fire Alarm Coral Bells

PLANTING NOTES:

PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;

ALL PLANT MATERIAL SHALL BE No. 1 NURSERY STOCK AND SHALL MEET OR EXCEED THE SPECIFICATION OF THE Canadian Standards for Nursery Stock, AS PUBLISHED BY THE Canadian Nursery Landscape Association;

SPECIES SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT;

IMPORTANT NOTICE FOR CONTRACTOR:

THE CITY OF OTTAWA REQUIRES A Certificate of Completion (F1) Landscape Works TO BE SUBMITTED AND SEALED BY THE LANDSCAPE ARCHITECT. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE REQUIREMENTS OF THIS PROCESS AND PROVIDING SUFFICIENT NOTICE TO THE LANDSCAPE ARCHITECT TO CONDUCT SITE REVIEWS **DURING INSTALLATION** OF TREES. THE 1 YEAR WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE LANDSCAPE ARCHITECT HAS SUBMITTED THE F1 Certificate.

PRIOR TO INSTALLATION OF TREES, THE DEVELOPER WILL CONTACT THE PLANNING AND GROWTH MANAGEMENT AND FORESTRY SERVICES TO REVIEW THE SPECIES AND LOCATION OF TREES.

STANDARDS FOR TREE PLANTING:

NO PLANTING ON CORNERS OR ANYWHERE WHERE IT WOULD CREATE A SIGHT LINE CONCERN;

MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM THE CURB FOR DECIDUOUS TREES AND 4.5m FOR CONIFEROUS TREES;

MAINTAIN A MINIMUM DISTANCE OF 1.5m FOR DECIDUOUS (4.5m FOR CONIFERS) FROM ANY SIDEWALK OR PRIVATE WALKWAY;

MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;

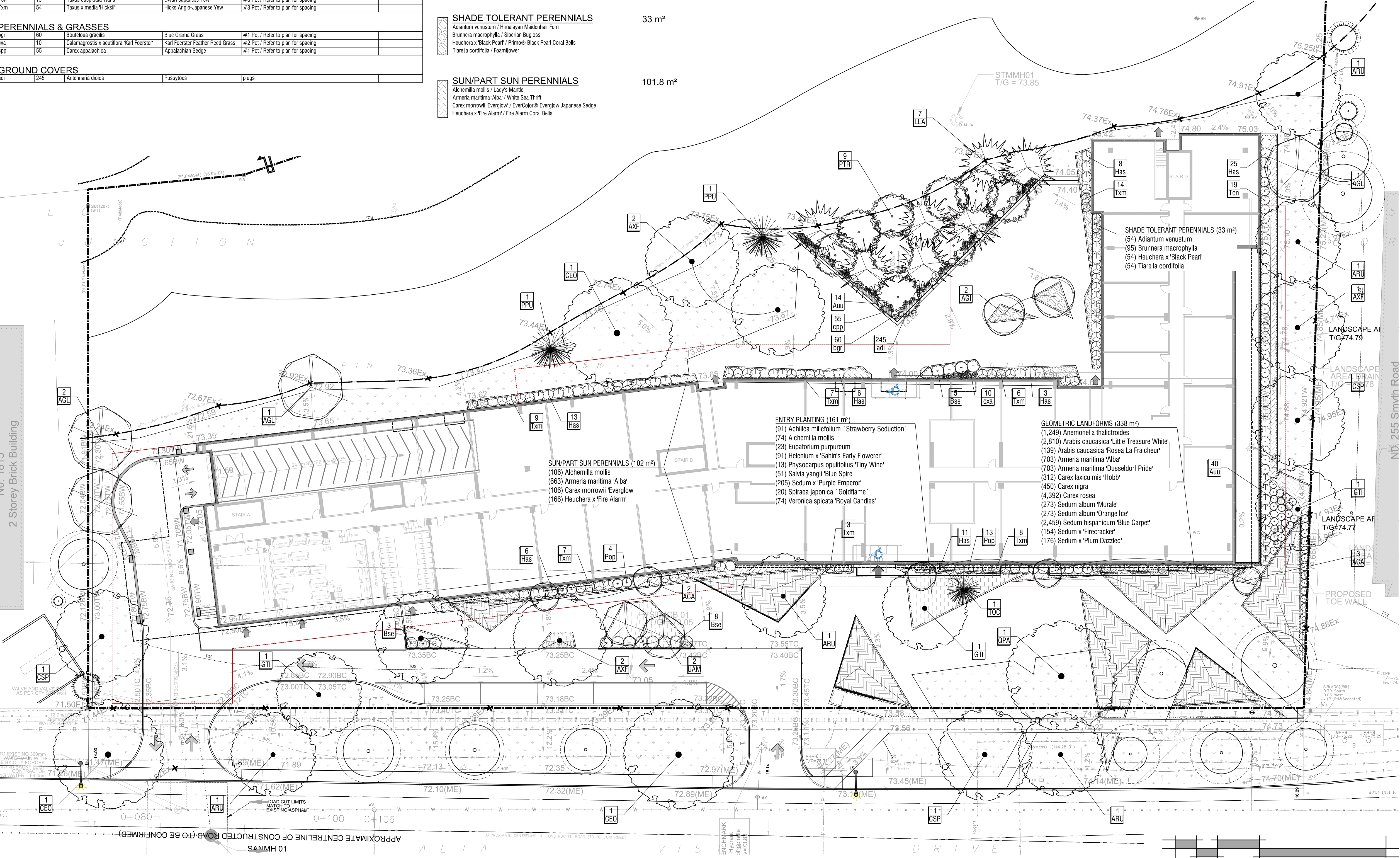
MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM COMMUNITY MAILBOXES, LIGHT STANDARDS, FIRE HYDRANTS AND NO PLANTING IN FRONT OF HYDRANTS;

MAINTAIN A MINIMUM DISTANCE OF 3.0m FROM ALL HYDRO TRANSFORMERS;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL UNDERGROUND SERVICES;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL BELL AND CABLE BOXES;

MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS



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TC+U

TCU DEVELOPMENT CORPORATION



legend / légende

- PROPERTY LINE
- EXTENT OF UNDERGROUND GARAGE
- EXISTING TREES TO REMAIN (SEE TCR)
- CRITICAL ROOT ZONE (SEE TCR)
- DECIDUOUS TREES (SEE PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- CONIFEROUS TREES (SEE PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- SHRUB, PERENNIAL AND GROUND COVER PLANTING (SEE PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- PLANT KEY
- LAWN

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rev'n description / la description yyyy/mm/dd

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ASSOCIATION OF LANDSCAPE ARCHITECTS
F. DUNGLAS FOUNTAIN
MEMBER

project / projet

1867 Alta Vista Drive

drawing / dessin

PLANTING PLAN

designed / conçu BM/ DF	drawn / dessiné BM	reviewed / examiné DF
date July 2025		
project number / No. du projet 25002		

drawing number / No. du dessin

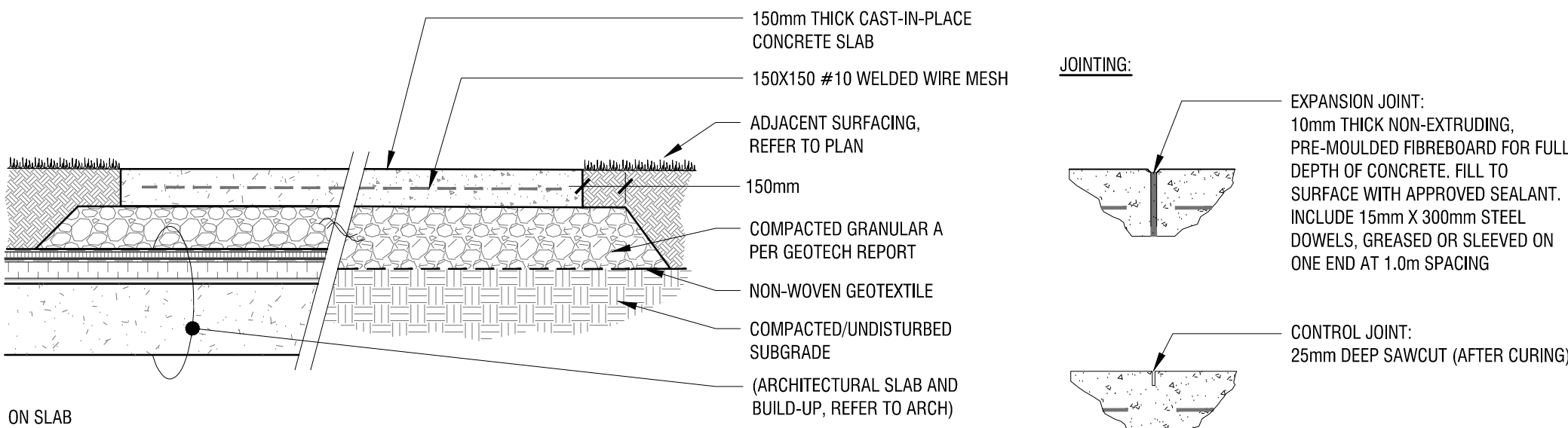
1 **PLANTING PLAN**

L3 **1:250**

L3

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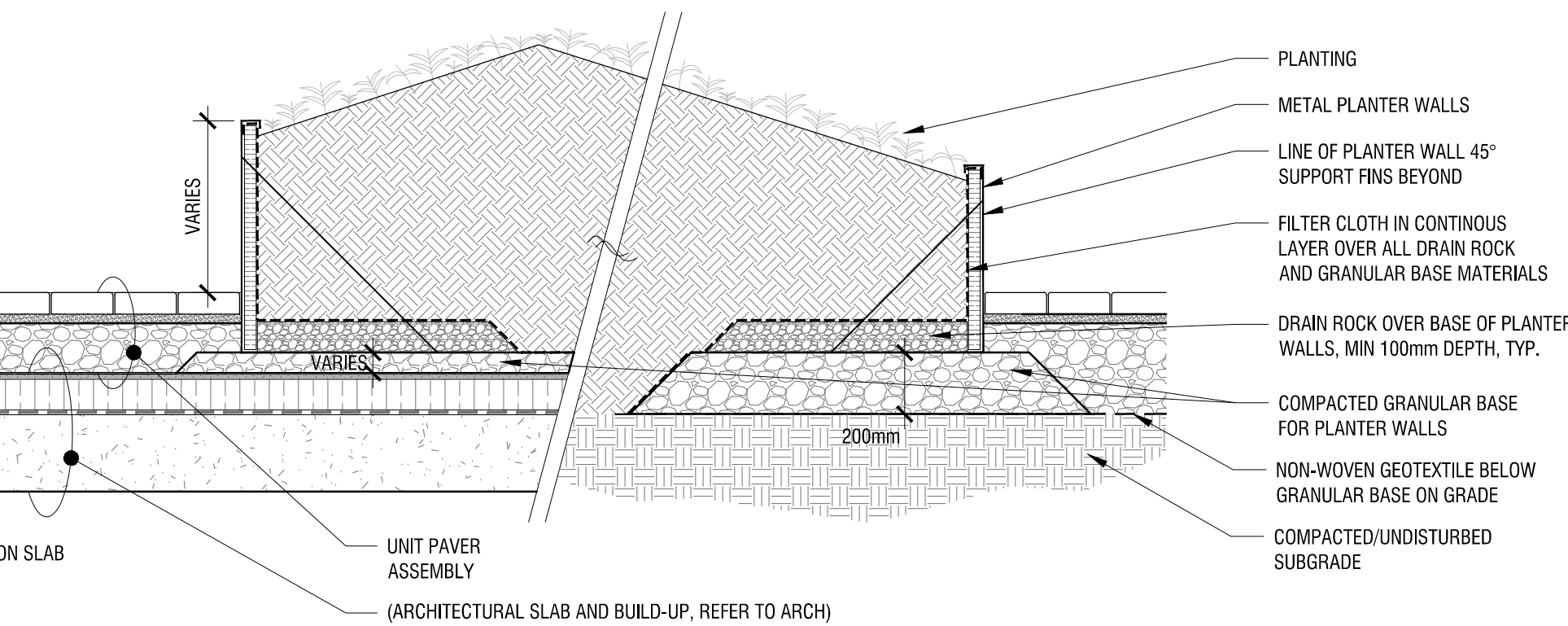
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- NOTES:
1. CONCRETE TO BE 32MPa WITH 5-7% AIR ENTRAINMENT AND LIGHT BROOM FINISH;
 2. EXPANSION JOINTS: 13mm THICK BITUMINOUS FIBRE BOARD WITH 300mm, 10m DOWELS @ 600mm O.C., GREASED OR SLEEVED ON ONE END;
 3. SAW-CUT JOINTS: TO 10mm DEPTH;
 4. SEE PLAN FOR JOINTING LAYOUT. LAYOUT TO BE REVIEWED AND CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO CONCRETE POUR;
 5. CONCRETE MIX AND INSTALLATION, AS PER SPECIFICATIONS;
 6. CONCRETE FINISH PER SPECIFICATIONS;
 7. COORDINATE INSTALLATION OF DRAINAGE, MECHANICAL, ELECTRICAL SCOPE AND COMPONENTS AS REQUIRED.

1 CAST-IN-PLACE CONCRETE ON SLAB / GRADE

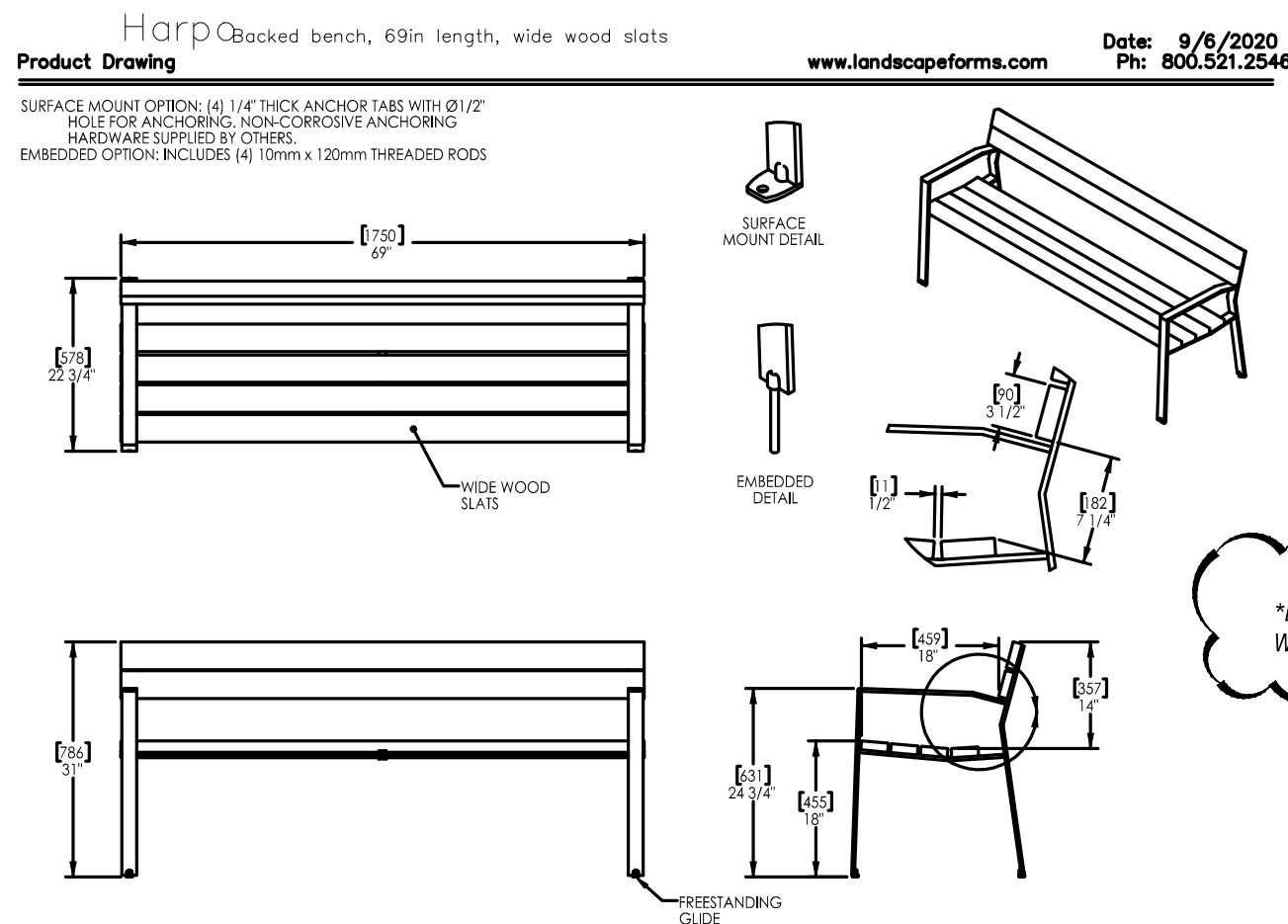
L4 n.t.s.



- NOTES:
1. PLANTER WALLS TO BE FREESTANDING. REFER TO LAYOUT FOR PLACEMENT;
 2. ENSURE PLANTERS ARE INSTALLED LEVEL;
 3. SUPPLY AND INSTALL 50mm RIGID INSULATION, DRAIN BOARD, AND FILTER CLOTH ON ALL SIDES OF PLANTERS;
 4. PROVIDE 100mm DEPTH DRAIN ROCK BELOW PLANTING MEDIUM OVER THE BASE OF THE PLANTER WALLS;
 5. REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTER PRODUCT INFORMATION.

4 LANDSCAPE PLANTER WALLS

L4 n.t.s.

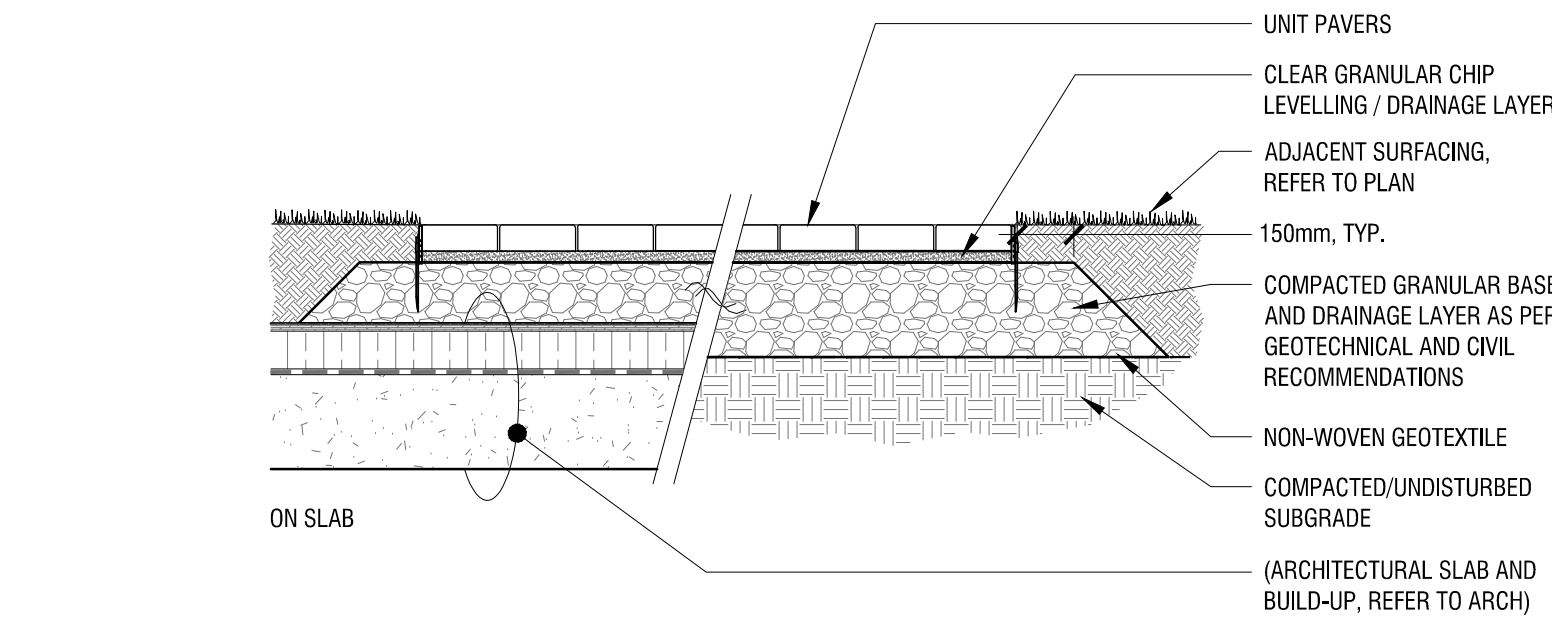


Drawing: AX204-01
Dimensions are in inches [mm]

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7 ACCESSIBLE BENCH

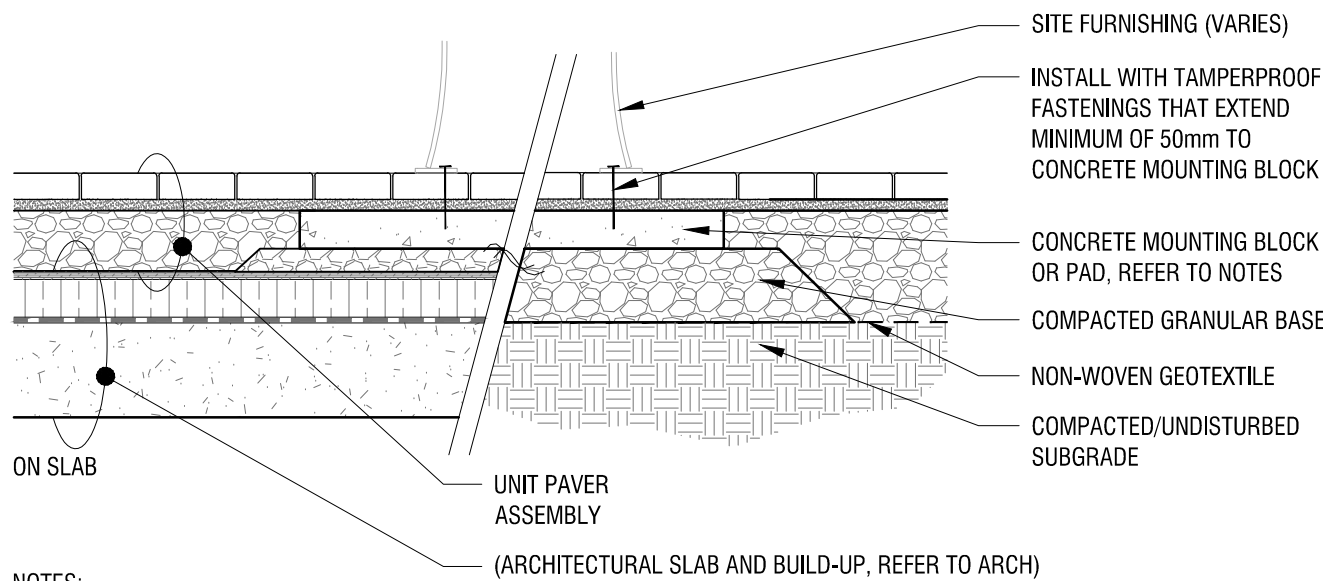
L4 n.t.s.



- NOTES:
1. UNIT PAVERS, REFER TO SPECIFICATIONS;
 2. JOINTING, REFER TO SPECIFICATIONS;
 3. REFER TO LANDSCAPE PLAN FOR EXTENT AND TYPE OF UNIT PAVERS. LAYOUT TO BE REVIEWED AND CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION;
 4. COORDINATE INSTALLATION OF DRAINAGE, MECHANICAL, ELECTRICAL SCOPE AND COMPONENTS AS REQUIRED.

2 PERMEABLE UNIT PAVERS ON SLAB / GRADE

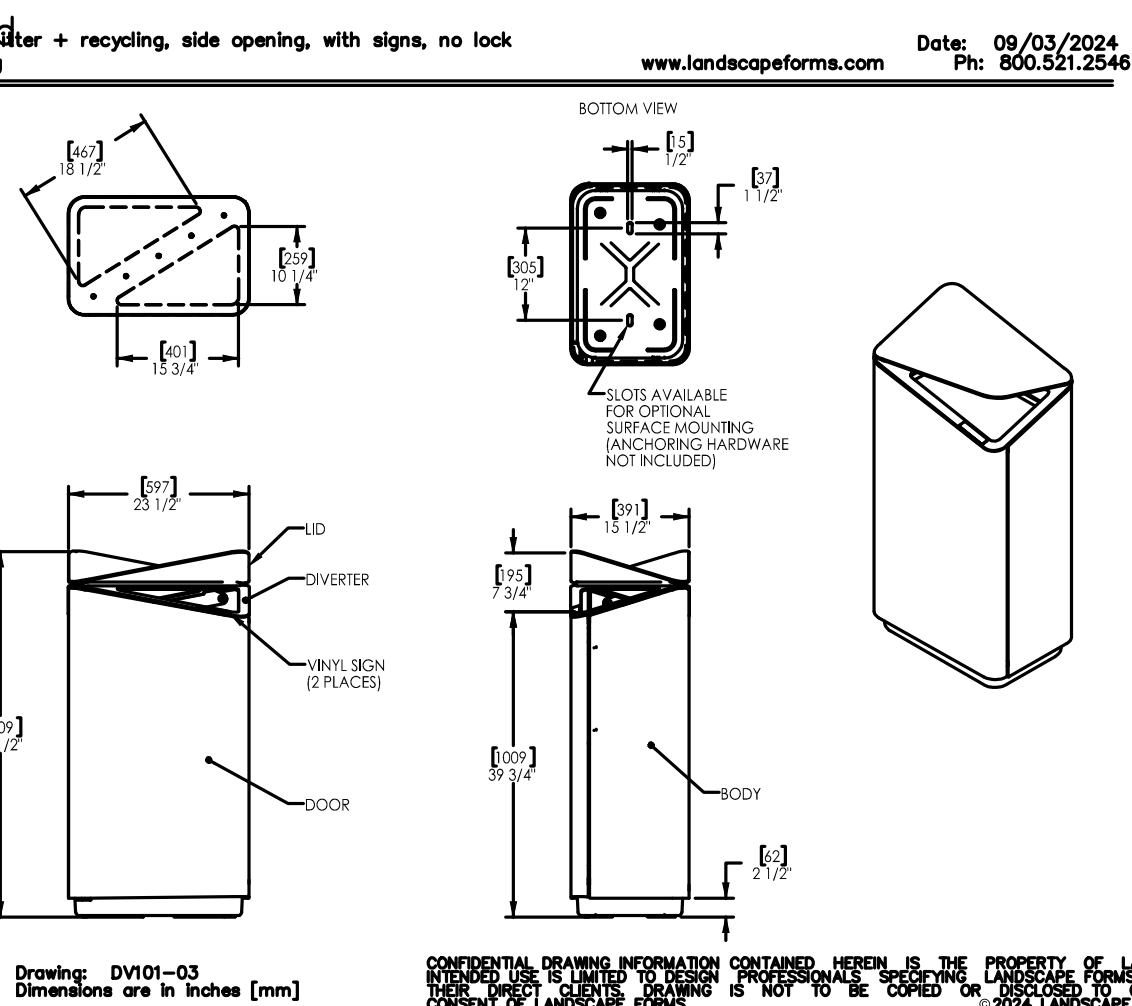
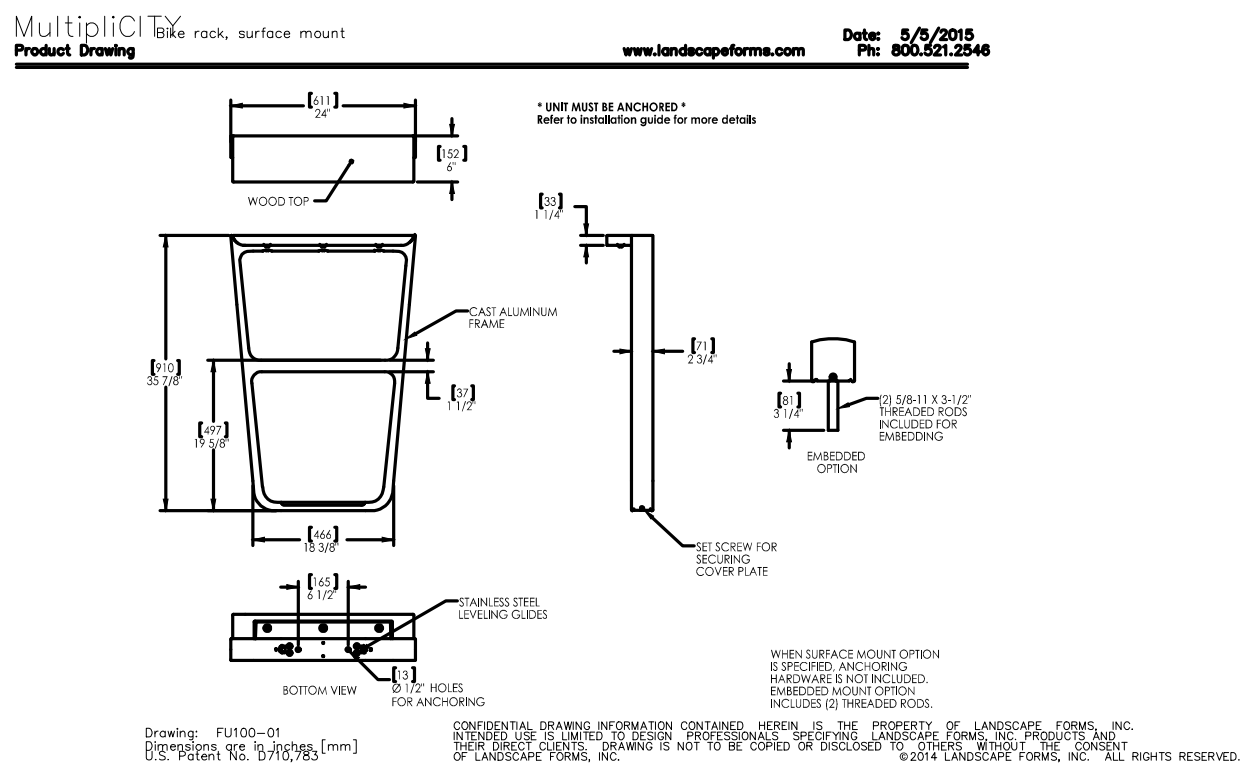
L4 n.t.s.



- NOTES:
1. CONCRETE MOUNTING BLOCK OR PAD MAY BE CAST-IN-PLACE OR PRE-CAST CONCRETE PRODUCT. PAD MUST BE A MINIMUM OF 100mm THICK AND EXTEND A MINIMUM OF 150mm BEYOND THE FOOTPRINT OF THE SITE FURNISHING OR AS DIRECTED BY THE SITE FURNISHING MANUFACTURER.
 2. REFER TO LANDSCAPE PLAN FOR LOCATIONS OF SITE FURNISHINGS AND COORDINATE CONCRETE MOUNTING PAD LOCATIONS ACCORDINGLY.
 3. COORDINATE INSTALLATION OF DRAINAGE, MECHANICAL, ELECTRICAL SCOPE AND COMPONENTS AS REQUIRED.

5 MOUNTING FOR FURNISHINGS ON UNIT PAVERS

L4 n.t.s.

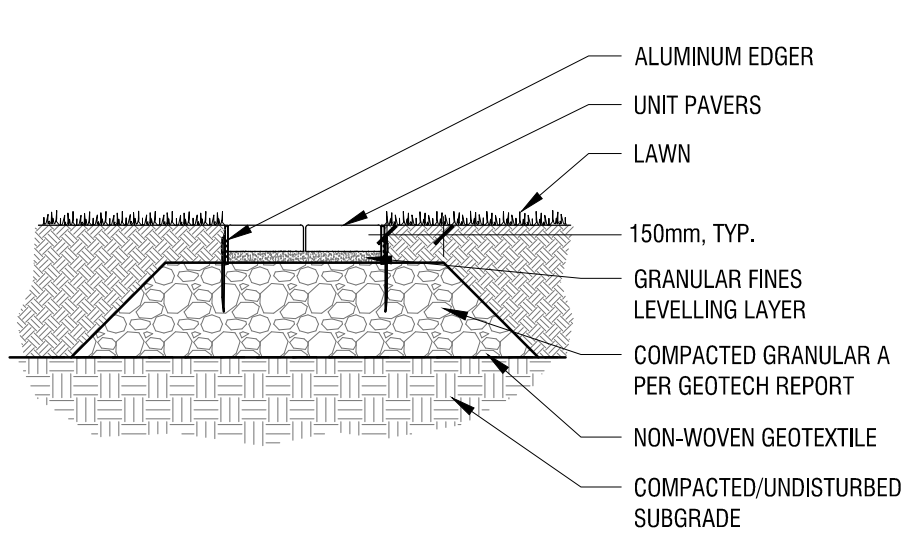


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Dimensions are in inches [mm]

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9 WASTE AND RECYCLING RECEPTACLES

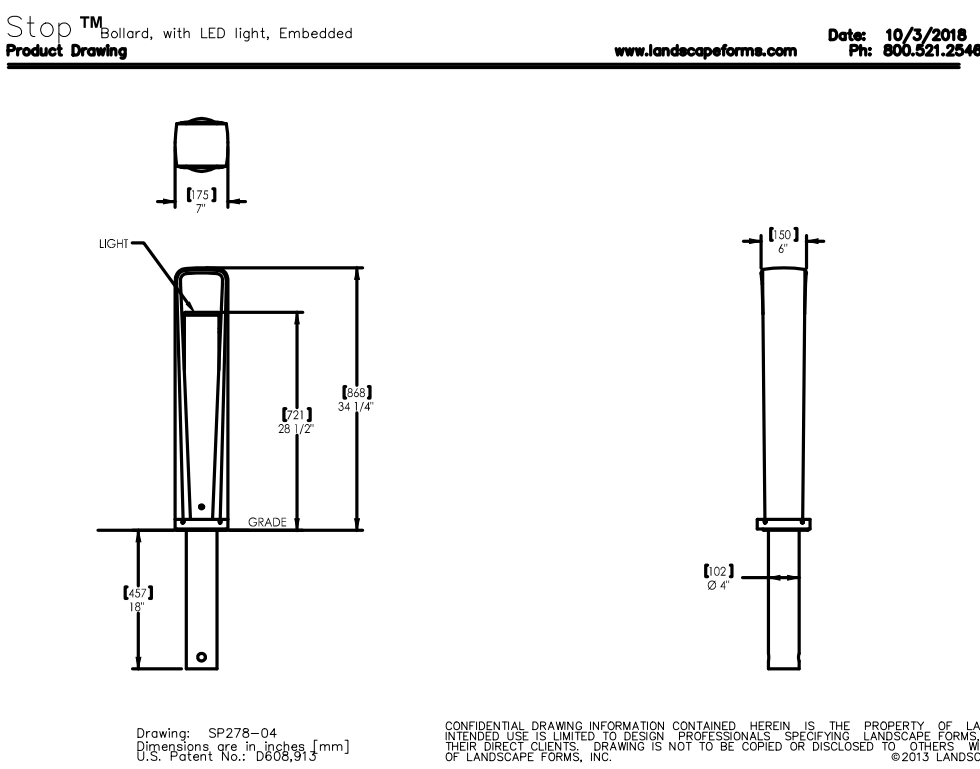
L4 n.t.s.



- NOTES:
1. UNIT PAVERS, REFER TO SPECIFICATIONS;
 2. JOINTING, REFER TO SPECIFICATIONS;
 3. ALUMINUM EDGERS, INSTALL AS PER MANUFACTURER INSTRUCTIONS ALONG ALL PAVEMENT EDGES ADJACENT TO LAWN;
 4. REFER TO LANDSCAPE PLAN FOR EXTENT AND TYPE OF UNIT PAVERS. LAYOUT TO BE REVIEWED AND CONFIRMED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION;
 5. COORDINATE INSTALLATION OF DRAINAGE, MECHANICAL, ELECTRICAL SCOPE AND COMPONENTS AS REQUIRED.

3 UNIT PAVERS IN LAWN

L4 n.t.s.



Drawing: SP278-04
Dimensions are in inches [mm]

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6 BOLLARD

L4 n.t.s.

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rev'n	description / la description	yyyy/mm/dd

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project / projet

1867 Alta Vista Drive

drawing / dessin

CONSTRUCTION DETAILS

designed / conçu BM/ DF	drawn / dessiné BM	reviewed / examiné DF
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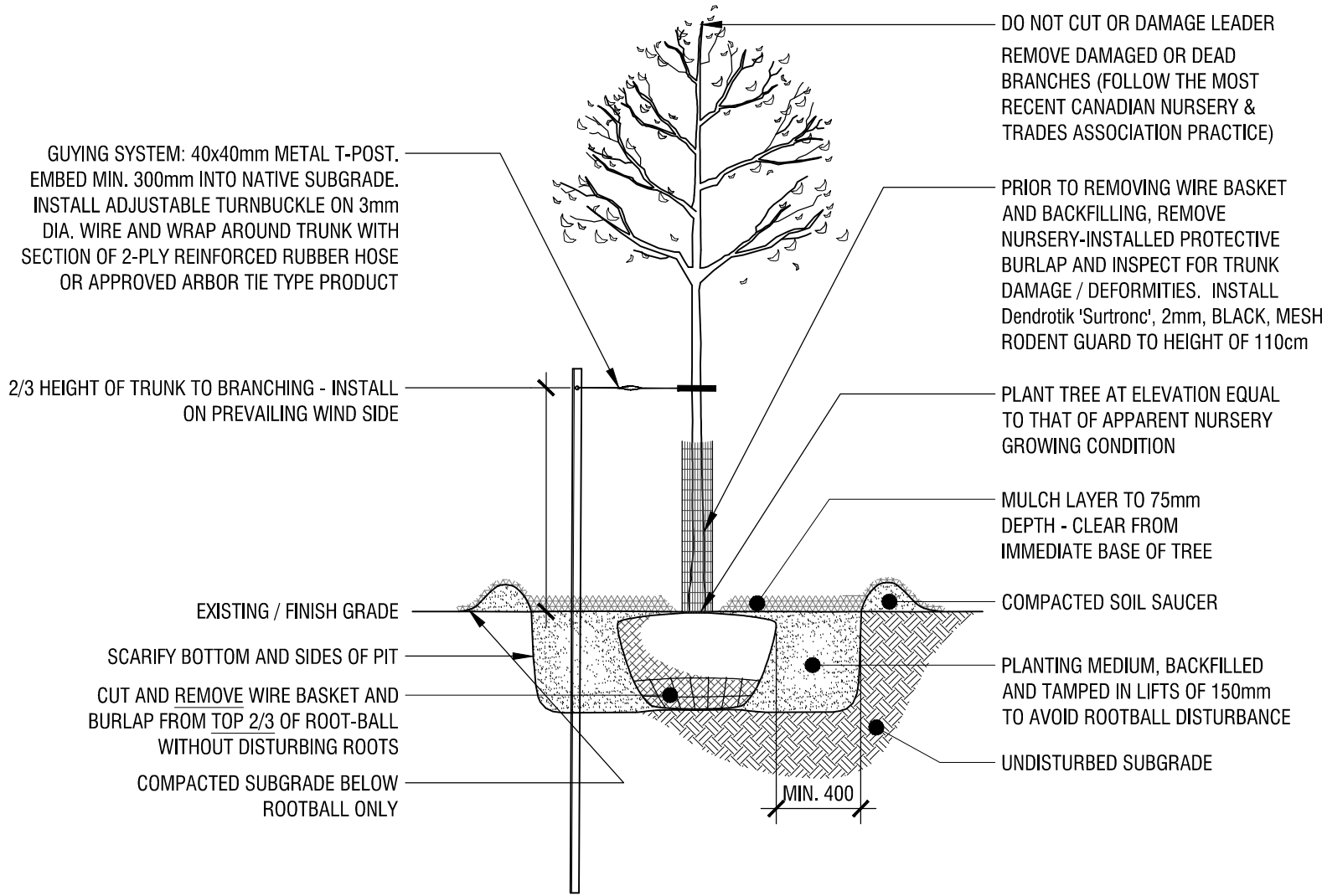
date
July 2025

project number / No. du projet
25002

drawing number / No. du dessin

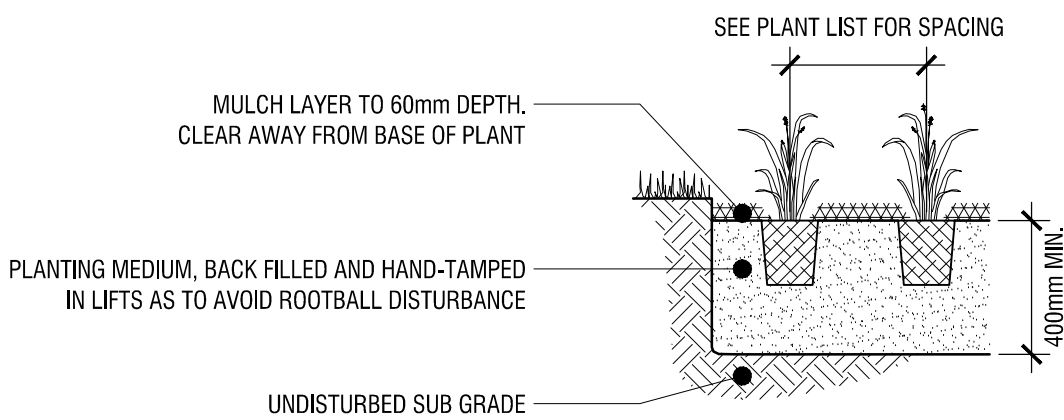
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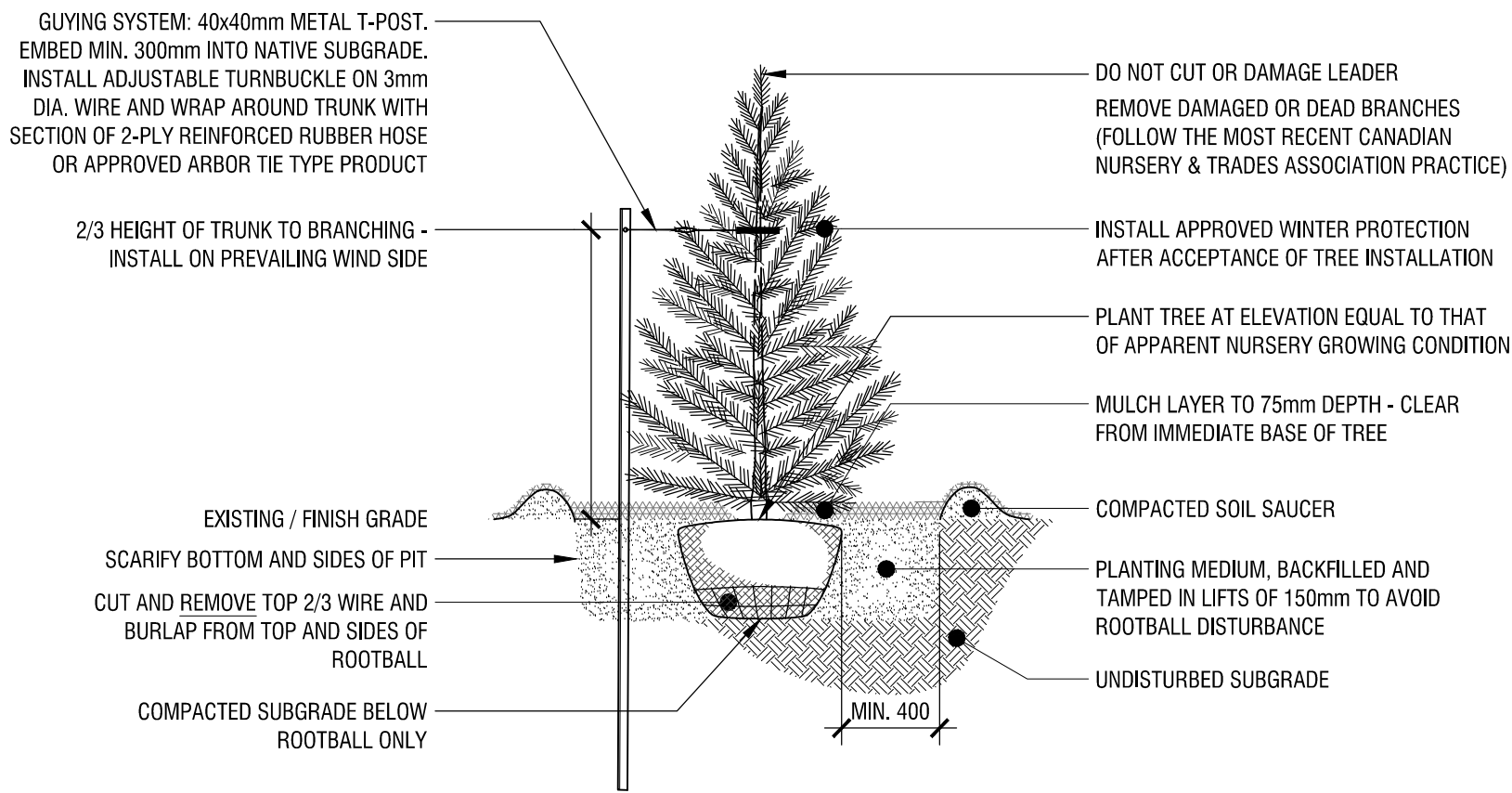
1 DECIDUOUS TREE PLANTING DETAIL

L5 n.t.s.



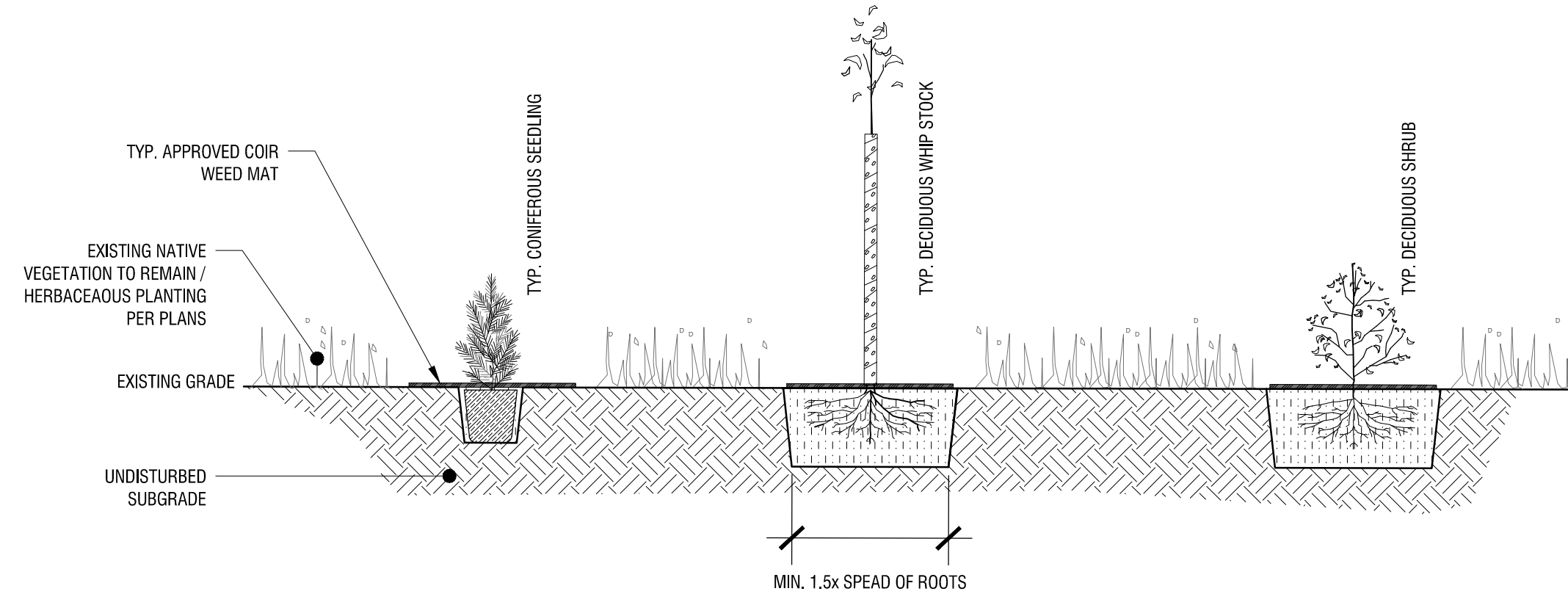
4 PERENNIAL AND GROUNDCOVER PLANTING DETAIL

L5 n.t.s.



2 CONIFEROUS TREE PLANTING DETAIL

L5 n.t.s.



NOTES:

- LOCATIONS AND SPACING OF PLANTS WILL BE PROVIDED IN THE FIELD BY THE LANDSCAPE ARCHITECT / FORESTER;
- SCARIFY BOTTOM OF PLANTING PITS;
- SPREAD ROOTS OF BARE ROOT STOCK EVENLY AND ENSURE FULL SOIL COVERAGE AROUND ROOTS;
- BACKFILL PLANTING EXCAVATIONS WITH LOOSESEED NATIVE SOIL- WHERE FOUND TO UN-SUITABLE; BLEND WITH APPROVED IMPORTED TOPSOIL;
- REMOVE NATIVE HERBACEOUS GROWTH FROM IMMEDIATE BASE OF PLANT. INSTALL APPROVED BIO-DEGRADABLE COIR MATS (MIN. 600 Ø x 10 THICK) AND FASTEN WITH 3 APPROVED BIO-DEGRADABLE STAKES;
- INSTALL APPROVED FINE WIRE MESH OR PERFORATED PLASTIC RODENT BARRIER ON WHIP STOCK TREES;
- REFER TO PLANTING SPECIFICATIONS FOR FURTHER DETAILS

5 REFORESTATION PLANTING DETAIL

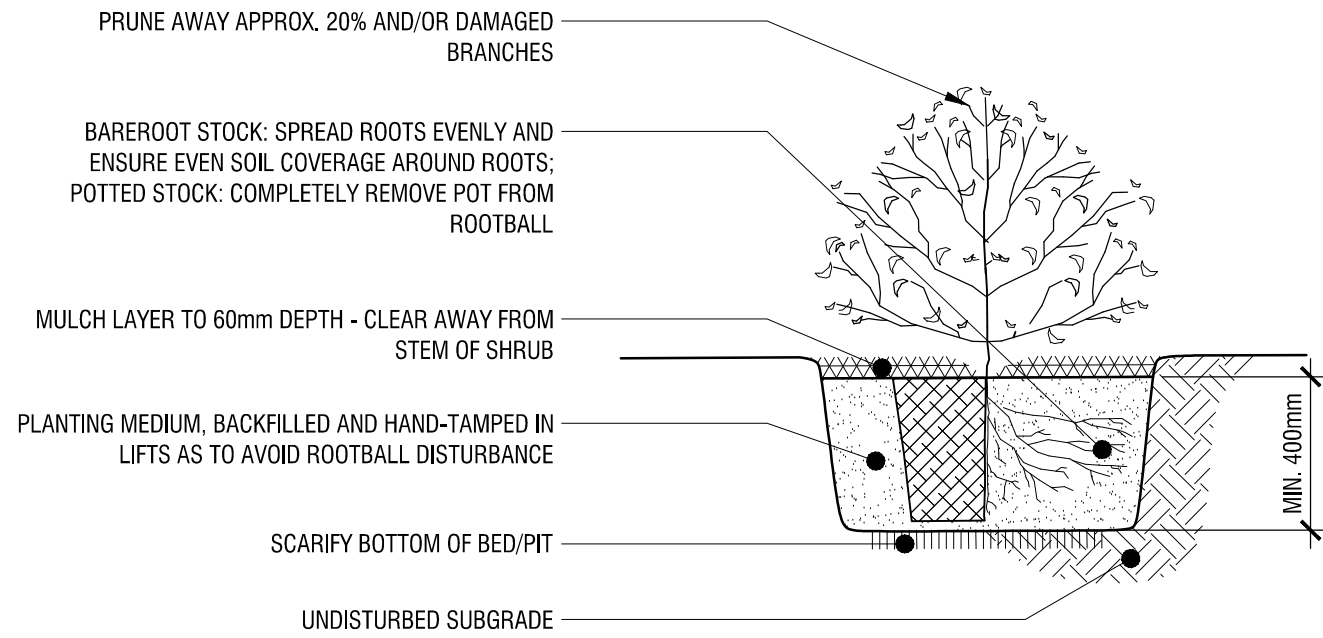
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GENERAL PLANTING NOTES:

ALL PLANT MATERIAL TO MEET CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) STANDARDS. REFER TO THE CNLA LANDSCAPE STANDARDS, LATEST EDITION;

REFER TO SPECIFICATIONS FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS;

NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE ACCEPTED WITHOUT SUBMITTAL REVIEW AND WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.



3 SHRUB PLANTING DETAIL

L5 n.t.s.

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project / projet

1867 Alta Vista Drive

drawing / dessin

PLANTING DETAILS

designed / conçu BM/ DF	drawn / dessiné BM	reviewed / examiné DF
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date July 2025	project number / No. du projet 25002
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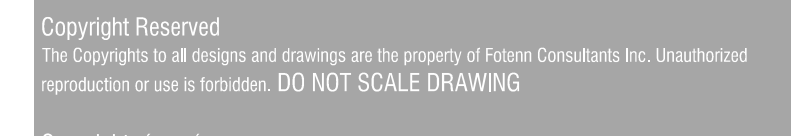
drawing number / No. du dessin

L5

CANOPY PROJECTIONS (NTS)		AVERAGE CROWN AREA PER TREE (m ²)	QTY OF TREES	TOTAL TREE CANOPY COVERAGES	SOIL VOLUME REQUIREMENT*	CONTINUOUS SPACE SOIL VOLUME (I.e. 2 TREES/ GREENSPACE)
	SMALL DECIDUOUS TREE (AVG. CANOPY DIAMETER = 4.5m)	16m ²	7	112m ²	20m ³	12m ³ /tree
	MEDIUM DECIDUOUS TREE (AVG. CANOPY DIAMETER = 8.5m)	57m ²	20	1,140m ²	25m ³	15m ³ /tree
	LARGE DECIDUOUS TREE (AVG. CANOPY DIAMETER = 16m)	201m ²	15	3,015m ²	30m ³	18m ³ /tree
	MEDIUM CONIFEROUS TREE (AVG. CANOPY DIAMETER = 6.5m)	31m ²	10	310m ²	25m ³	15m ³ /tree

CALCULATIONS
EXISTING RETAINED CANOPY COVER:
387m ²
PROPOSED CANOPY COVER:
4,577m ²
SITE SIZE:
12,140m ²
TOTAL CANOPY COVERAGE
4,964m ²
40.9%

- CALCULATIONS HAVE BEEN MADE TO PROJECT A 40 YEAR HORIZON AND TYPICAL GROWTH RATES FOR ALL TREES
- PROJECTED CANOPY DIAMETERS AND AREAS ARE BASED ON AN AVERAGE OF THE TREES PROPOSED FOR THE SITE
- PROJECTED CANOPY AREAS FOR EXISTING TREES ARE BASED ON AVERAGE OF THE TREES PLANTED AS PART OF PREVIOUS PHASES
- OVERLAPPING CANOPIES AREAS ARE ONLY COUNTED ONCE WHEN APPLICABLE
- CANOPY CALCULATION DOES NOT ACCOUNT FOR EXISTING TREE CANOPY ON ADJACENT SITES/IN ROW OVERLAPPING SITE
- "SOIL VOLUME REQUIREMENT IS BASED ON CITY OF OTTAWA'S *Tree Planting in Sensitive Marine City Slops - 2017 Guidelines* DRAFT Version 2.0 DATED JANUARY 11, 2019" WHICH CALCULATES SOIL VOLUME USING A DEPTH OF 1.5m, OR AS NOTED OTHERWISE WHERE THIS DEPTH IS NOT ACHIEVABLE.

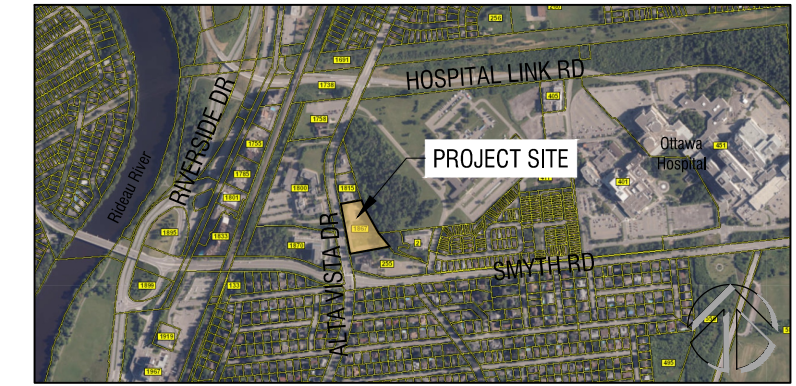


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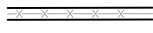
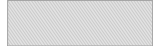
Client / Client



key plan / plan repère



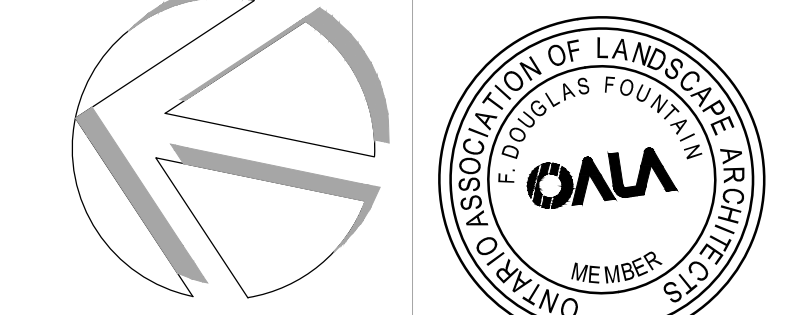
legend / légende

	PROPERTY LINE
	EXTENT OF UNDERGROUND GARAGE
	EXISTING TREES TO REMAIN CRITICAL ROOT ZONE
	DECIDUOUS TREES (SEE PLANTING NOTES & SCHEDULE FOR SPECIES AND QUANTITIES)
	CONIFEROUS TREES (SEE PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
	PRIVACY SCREEN ON RETAINING WALL (REFER TO ARCHITECTURE)
	PAVING TYPE 1 - HD CONCRETE
	PAVING TYPE 2 - CONCRETE
	PAVING TYPE 3 - PERMEABLE UNIT PAVERS (HD AND PEDESTRIAN)
	PAVING TYPE 4 - UNIT PAVERS
	LAWN
	MEADOW
	PLANTING AREA

00	issue for SPA	2026/07/02
rev'n	description / la description	yyyy/mm/dd

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project / projet

1867 Alta Vista Drive

drawing / dessin

SOIL VOLUME AND CANOPY COVER PLAN

designed / conçu BM/ DF	drawn / dessiné BM	reviewed / examiné DF
date July 2025	project number / No. du projet 25002	

drawing number / No. du dessin

L6