

M:\2020\120251\CA\DL\landscape\L-Plan\120251-L.dwg, L1 (landscape), Feb 17, 2022 - 2:52pm, kkaralov

NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS,  
WATERMAINS, 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 INFORMATION  
15-19 LARCH ST. INC.  
359 KENT STREET, SUITE 503,  
OTTAWA, ONTARIO, K2P 0R6  
ROBERTO CAMPAGNA  
PHONE: (613) 851-7823  
roberto@rocahomes.ca

NOT FOR  
CONSTRUCTION

1.	ISSUED FOR SITE PLAN APPROVAL	FEB 17/22	RGJ		
No.	REVISION	DATE	BY		

SCALE
1:100
1:100
0 1 2 3 4

DESIGN
JMK
CHECKED
RGJ
DRAWN
JMK
CHECKED
RGJ
APPROVED
RGJ

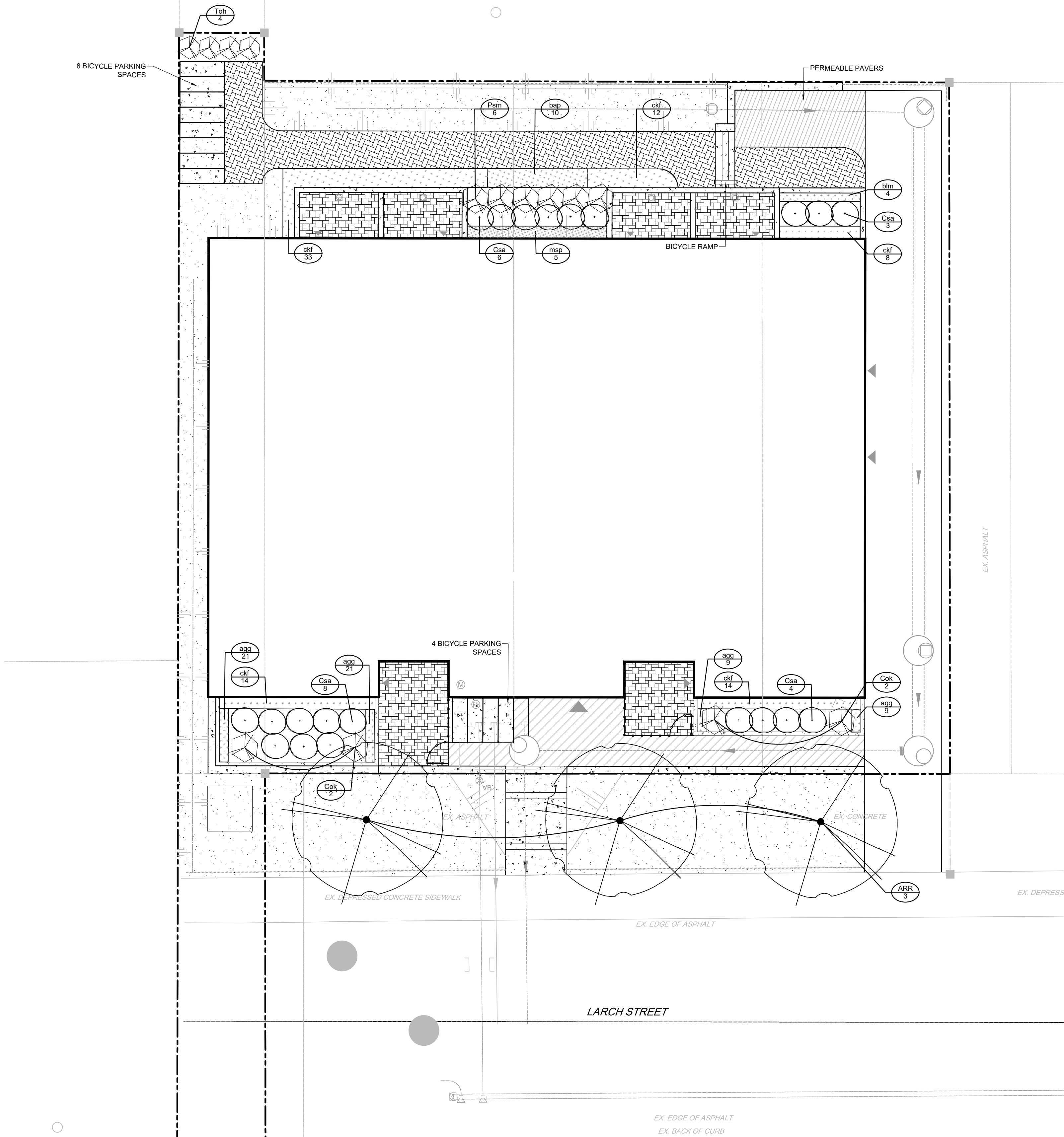
FOR REVIEW ONLY



**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  
CITY OF OTTAWA  
15 LARCH STREET  
DRAWING NAME  
LANDSCAPE PLAN

PROJECT No.	120251
REV	REV # 1
DRAWING No.	120251-L1



NORTH

LEGEND

---	PROPERTY LIMIT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PAVERS
[Pattern]	PROPOSED PERMEABLE PAVERS
[Pattern]	SOD
[Pattern]	PERENNIALS
[Pattern]	ORNAMENTAL GRASSES
[Symbol]	PROPOSED DECIDUOUS TREE
[Symbol]	PROPOSED SHRUBS
[Symbol]	SPECIES (SEE PLANT LIST)
[Symbol]	QUANTITY
[Symbol]	LANDSCAPE PANEL 1.8m HT

NOVATECH DETAILS

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
- D2. Standard Coniferous Tree Planting
- D3. Shrub and Perennial Planting
- D4. Landscape Panel Detail
- D5. Bike Layout
- D6. Bike Ramp Detail

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 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:
  - a. Plant Beds - **450mm** continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
  - b. Sod/ Seed Areas - **100mm** 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.
- 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.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Deciduous Trees</b>						
ARR	3	<i>Acer rubrum</i> 'Redpointe'	Redpointe Red Maple	50mm Cal	W/B	As Shown
<b>Coniferous Shrubs</b>						
Cok	4	<i>Chamaecyparis obtusa</i> 'Kosteri'	Koster's Hinokie False Cypress	3g	PT	As Shown
Psm	6	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugho Pine	3g	PT	100cm O.C
Toh	4	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Cedar	175cm HT	PT	80cm O.C
<b>Deciduous Shrubs</b>						
Csa	21	<i>Cornus sericea</i> 'Farrow'	Arctic Fire Dogwood	2g	PT	As Shown
<b>Perennials</b>						
agd	60	<i>Allium giganteum</i> 'Globemaster'	Ornamental Onion	1g	PT	20cm O.C
bap	10	<i>Baptisia australis</i> 'Purple Smoke'	Purple Smoke False Indigo	1g	PT	60cm O.C
blm	3	<i>Baptisia</i> x 'Lemon Meringue'	Lemon Meringue False Indigo	1g	PT	70cm O.C
<b>Ornamental Grasses</b>						
ckt	81	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C
msp	5	<i>Miscanthus sinensis</i> 'Purpureascens'	Orange Flame Grass	2g	PT	80cm O.C

PLANS&DWG - 6P.mms&dwg



