

- 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
- 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 HL
Colour: Shale Grey
 - 1-D2 Precast Modular Seat Wall (Freestanding) Brandon by Techo-Bloc
Size: As Shown, 630mm HL
Colour: Shale Grey
 - 1-D3 Precast Wall Cap Ruffinato Smooth by Techo-Bloc
Size: 60mm Thickness
Colour: Greyed Nickel
- PAVERS**
- Edge of pavers to receive edge restraint.
- 1-D3 Porcelain Tile Paver by Porcea 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: 240x60x60mm
Pattern: Herringbone
Colour: Shale Grey w/ Onyx Soldier Course & Banding
 - 1-D6 Westmount Interlock Paver by Techo-Bloc
Size: 240x60x60mm
Pattern: Running Bond
Colour: Shale Grey w/ Onyx Soldier Course & Banding
 - 1-D7 Floating Block Step by Porcea Stone
Size: n/a
Colour: Seashell
- FENCE**
- 1-D8 TBD
Panel Height: n/a
Post Cap: n/a
Colour: n/a
- LIGHTING LEGEND: REFER TO ELECTRICAL / LIGHTING PLANS**
- PROPOSED LIGHT POLE TBD
 - PROPOSED WALL SCONCE TBD
 - PROPOSED BOLLARD / LIGHTING BOLLARD TBD
- SITE FURNITURE**
- 1-D9 Fasten all site furnishing to surface with stainless steel anti-vandal anchor.

- 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.
- 1-D10 Rough & Ready Hugg a Tubs Square by Streetlife
Options: Integrated Bench (2 sides)
Size: 230x230cm (90cm HL) (4.4m²)
Colour: Corten Steel
 - 1-D11 Rough & Ready Hugg a Tubs Square by Streetlife
Options: Integrated Bench (1 side only)
Size: 230x230cm (90cm HL) (4.4m²)
Colour: Corten Steel
 - 1-D12 Rough & Ready Hugg a Tubs Square by Streetlife
Options: Integrated Bench (2 sides)
Size: 200x200cm (90cm HL) (3.0m²)
Colour: Corten Steel
 - 1-D13 Rough & Ready Hugg a Tubs Square by Streetlife
Options: Integrated Bench (1 side only)
Size: 200x200cm (90cm HL) (3.0m²)
Colour: Corten Steel
 - 1-D14 Shrububs Square by Streetlife
Size: 230x230cm (90cm HL) (4.4m²)
Colour: Corten Steel
 - 1-D15 Shrububs Square by Streetlife
Size: 200x200cm (90cm HL) (3.0m²)
Colour: Corten Steel
 - 1-D16 Rough & Ready Crosswise Closed Top Seat Bench by Streetlife
Size: Size Varies - Custom Length
Frame: Corten Steel
Slats: FSC Louro
 - 1-D17 Rough & Ready Crosswise Bench by Streetlife
Size: 207cm Length
Frame: Corten Steel
Slats: FSC Louro
 - 1-D18 Shale Trellis by Hauser
Options: n/a
Size: As Shown
Colour: TBD

- 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 L3.
- 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 HL	WB	As Shown	Native
Deciduous Trees							
ABE	2	Acer dasycarpum	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	Ametanther 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 HL	WB	As Shown	Native
GB	4	Ginkgo biloba	Ginkgo (Male)	50mm Cal	WB	As Shown	Non-Native
GTK	5	Gleditsia triacanthos var. 'inermis' 'Skyline'	Skyline Honeylocust	50mm Cal	WB	As Shown	Near-Native
MDW	11	Malus 'Jehol'	Green Wall Crabapple	40mm Cal	WB	As Shown	Non-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 'Prides'	Celtic Pride Siberian Cypress	50cm Spr	PF	As Shown	Non-Native
IG	25	Thuja glabra 'Compacta'	Compact Liberty	3g	PF	As Shown	Native
Tas	15	Thuja occidentalis 'Droegts Spire'	Droegts Spire Cedar	150cm BB	PF	As Shown	Native
Deciduous Shrubs							
Am	60	Aronia melanocarpa	Black Chokeberry	60cm HL	PF	As Shown	Native
Axl	50	Aronia x Low Scope Mound (LCONMAM16S)	Low Scope Mound Chokeberry	40cm HL	PF	As Shown	Native
Car	60	Cornus alternifolia 'Ruby Spice'	Ruby Spice Summervine	50cm HL	PF	As Shown	Native
Hpl	40	Hieracium punctatum 'Suzuki Fire'	Quick Fire Hydrangea	60cm HL	PF	As Shown	Non-Native
Rag	71	Rhus aromatica 'JEFAM'	Amber Jubilee Nettlebar	60cm HL	PF	As Shown	Native
Rag	29	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	60cm HL	PF	As Shown	Native
Groundcovers							
go	376	Galium obovatum	Sweet Woodruff	9cm	PF	10cm O.C.	Native
gpr	253	Geranium 'Rozanne'	Rozanne Cranesbill	1g	PF	40cm O.C.	Non-Native
Ipam	104	Impatiens 'Parade Ma'	Parade Ma Daylily	1g	PF	30cm O.C.	Non-Native
hsl	83	Heuchera 'Sweet Tea'	Sweet Tea Heuchera	1g	PF	40cm O.C.	Native
smm	104	Sedum spectabile 'Mebona'	Mebona Sedum	1g	PF	60cm O.C.	Non-Native
wf	107	Waldsteinia fragaroides	Barren Strawberry	1g	PF	40cm O.C.	Non-Native
Ornamental Grasses							
ckf	66	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PF	As Shown	Non-Native
cvf	792	Carex pensylvanica	Pennsylvania Sedge	1g	PF	50cm O.C.	Native
mpc	41	Miscanthus sinensis 'Gracillimus'	panee Silver Maiden Grass	2g	PF	As Shown	Non-Native
pvn	135	Panicum virgatum 'Northwind'	Northwind Switch Grass	1g	PF	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 Main Avenue) PART OF WINSTON AVENUE (Closed by Judge's Order Inst. NS150801) REGISTERED PLAN 179 CITY OF OTTAWA Surveyed by Arnis, O'Sullivan, Vollebæk Ltd.

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 PROPERTIES LIMITED
117 CENTREPOINT 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

SIZE OF TREE	AVERAGE MATURE SPREAD	AVERAGE MATURE 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	16	2832
Coniferous	5m	20	2	39
PROPOSED TOTAL CANOPY COVERAGE (m²):				4500
EXISTING RETAINED TOTAL CANOPY COVERAGE (m²):				0
TOTAL SITE AREA (m²):				6,407
EST. CANOPY COVERAGE (%):				70%

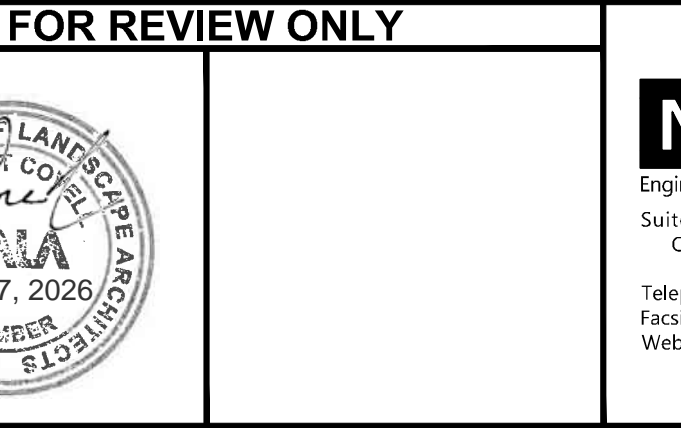
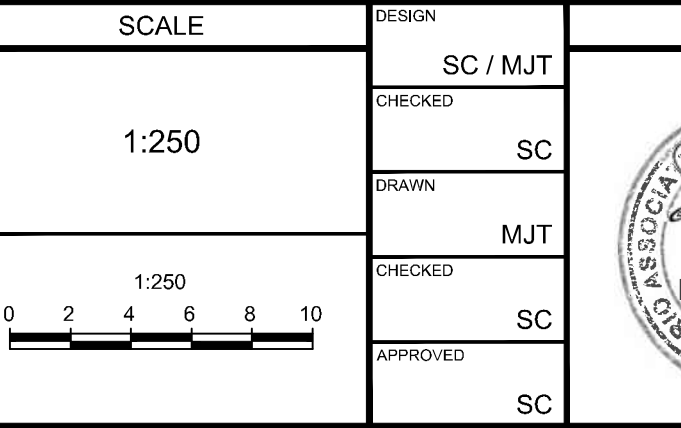
Area of a circle = (π x r) x π
Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π

- 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 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 50kg/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 areas.

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
8	ISSUED FOR SITE PLAN APPLICATION	JUN 27/25	SC	8	ISSUED FOR SITE PLAN APPLICATION	JUN 27/25	SC
7	ISSUED FOR COORDINATION	MAY 26/25	SC	7	ISSUED FOR COORDINATION	MAY 26/25	SC
6	ISSUED FOR ZBA/OFA SUBMISSION	AUG 13/24	SC	6	ISSUED FOR ZBA/OFA SUBMISSION	AUG 13/24	SC
5	ISSUED FOR COORDINATION	JUN 6/24	SC	5	ISSUED FOR COORDINATION	JUN 6/24	SC
4	ISSUED FOR DISCUSSION	MAY 27/24	SC	4	ISSUED FOR DISCUSSION	MAY 27/24	SC
11	SPA RE-SUBMISSION PER CITY COMMENTS	FEB 27/26	SC	4	OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMEND.	MAR 27/22	RGJ
11	SPA RE-SUBMISSION PER CITY COMMENTS	FEB 4/26	SC	2	REVISED PER REZONING COMMENTS	DEC 17/20	RGJ
10	SPA RE-SUBMISSION PER CITY COMMENTS	JAN 14/26	SC	1	REZONING APPLICATION	AUG 4/20	RGJ
9	SPA RE-SUBMISSION PER CITY COMMENTS	SEP 16/25	SC				



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LOCATION
335 ROOSEVELT AVE

DRAWING NAME
LANDSCAPE PLAN

PROJECT NO.
110098-00

REV #12
110098-1

D01-01-20-0013 D02-02-20-0071