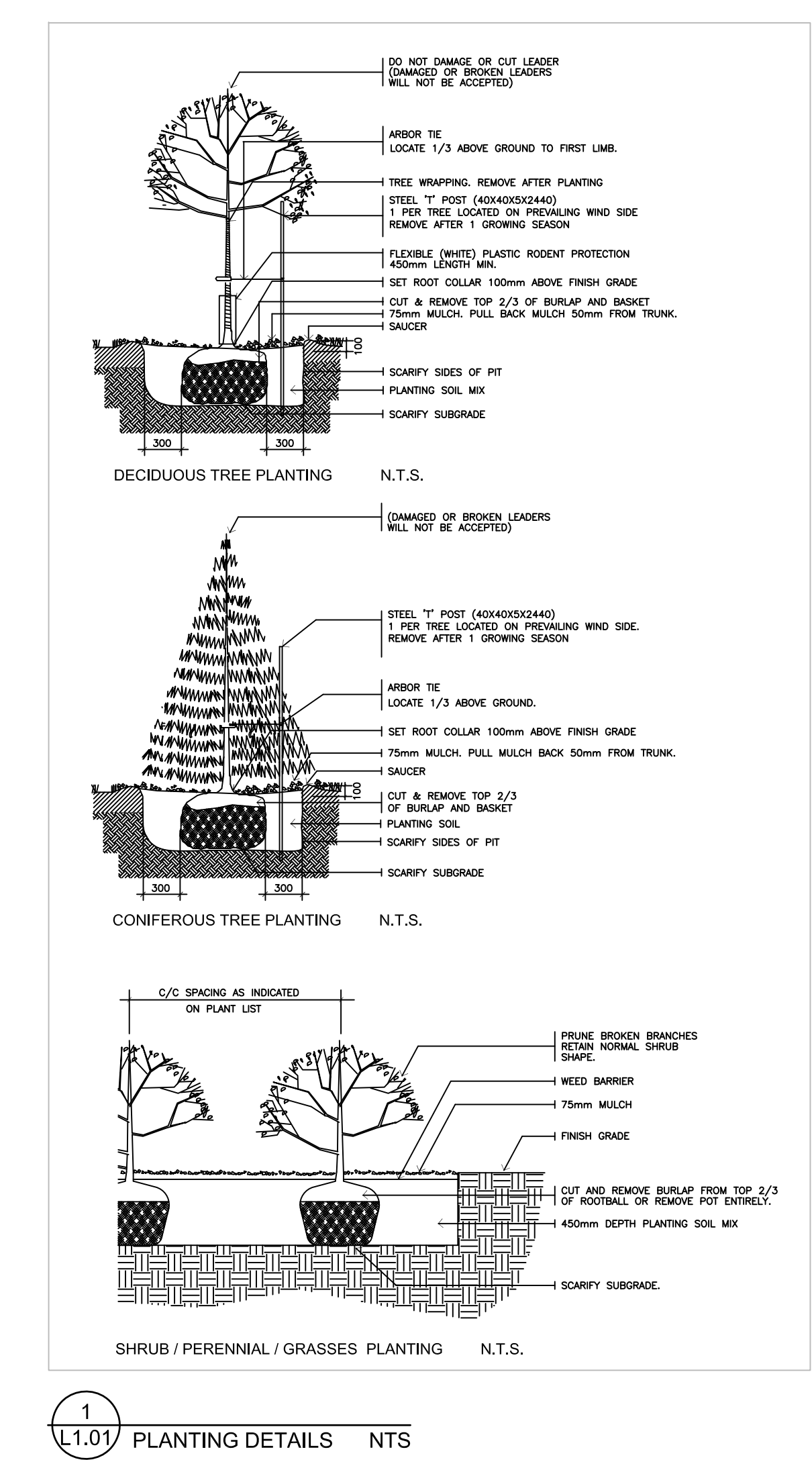


- GENERAL NOTES**
- This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.
 - Refer to Engineering Drawings for Grading and Servicing.
 - Refer to Architectural Drawings for Site layout. Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction.
 - Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications For Nursery Stock (latest edition), published by the Canadian Nursery Trades Association.
 - Plant Material locations are Schematic / Approximate only. Contractor shall stake out locations on site prior to work.
 - Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
 - Shrubs shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with a woven polypropylene weed control fabric (LANDSCAPE FABRIC-Green-Line by Thrac-LINO) and 75mm depth composted pine mulch to finish grade, as specified.
 - Perennials and Ornamental Grasses shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade (NO WEED CONTROL FABRIC), as specified.
 - Soil areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
 - Reinstale all areas damaged or disturbed beyond the limit of work.
 - Plant Material substitutions shall not be permitted without written approval from the Consultant.
 - Contractor shall advise Consultant a minimum of 48hrs. prior to proceeding landscape work and any required Field Reviews.
 - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

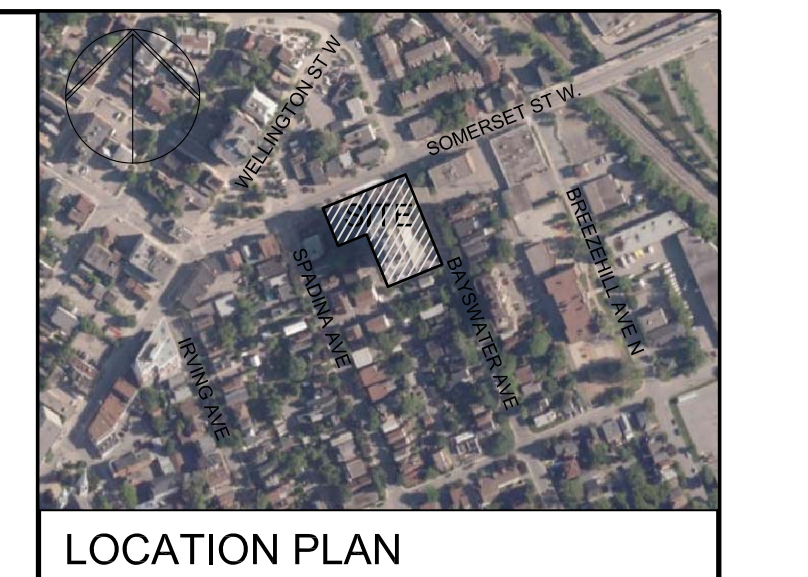
- LEGEND / SYMBOL**
- EXISTING TREE TO BE PROTECTED (Refer to TOR)
 - CRZ (Critical Root Zone)
 - PROPOSED DECIDUOUS TREE DETAIL 1L1.01
 - PROPOSED CONIFEROUS TREE DETAIL 1L1.01
 - PROPOSED SHRUBS, PERENNIALS, ORNAMENTAL GRASSES DETAIL 1L1.01
 - PROPOSED UNIT PAVING DETAIL 1A2.01
 - PROPOSED BENCH DETAIL 5L2.01
 - PROPOSED BICYCLE PARKING SPACES PROVIDED: 6
 - PROPOSED BICYCLE RACK PROPOSED QTY: 3 DETAIL 4L2.01
 - PROPOSED 2.0m (l) x 0.6m (w) x 0.6m (h) WEATHERING STEEL (COR-TEN) PLANTER DETAIL 2A2.01
 - MODULAR SEGMENTAL DOUBLE-SIDED WALL Type: Modular Tension Wall by PERMACON Slab(s): 180mm Veneer & Structural Units Colour: Range Scandia Grey Pattern: Linear Cap: 60x40x600 Range Scandia Grey - colour DETAIL 3A2.01
 - PROPOSED TREE PROTECTION BARRIER DETAIL 6L2.01

PLANT MATERIAL SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS / (N) NATIVE
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2	50mm cal	B&B, single-stem / N
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2	50mm cal	B&B, single-stem / N
QM	QUERCUS MACROCARPA	BUR OAK	1	50mm cal	B&B, single-stem / N
OR	QUERCUS RUBRA	RED OAK	1	50mm cal	B&B, single-stem / N
CONIFEROUS TREES					
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	28	150cm ht	B&B, 100cm o/c / N
SHRUBS					
PO	PHYSOCARPUS OPULIFOLIUS	COMMON NINESBARK	13	50cm ht	potted, 100cm o/c / N
CO	ROSA BLANDA	SHRUB ROSE	13	50cm ht	potted, 100cm o/c / N
SJF	SPIRAEA JAPONICA 'FROEBELII'	FROEBEL SPIREA	9	50cm ht	potted, 100cm o/c
ST	SPIRAEA TRILOBATA	DWARF VANHOUTTEI SPIREA	10	50cm ht	potted, 100cm o/c
VL	VIOLARIA LENTAGO	WANNYSBERRY	12	50cm ht	potted, 100cm o/c / N
PERENNIALS					
Ach	ACHILLEA millefolium	YARROW	10	15 cm pot	plant 60cm o/c / N
Ech1	ECHINACEA purpurea	PURPLE CONEFLOWER	12	15 cm pot	plant 60cm o/c / N
Ech2	ECHINACEA pallida	PALE PURPLE CONEFLOWER	13	15 cm pot	plant 60cm o/c / N
Rat	RATIBIDA pinnata	GRAY-HEAD CONEFLOWER	24	15 cm pot	plant 60cm o/c / N
Rud	RUEDEGIA racemosa	CUTLEAF CONEFLOWER	14	15 cm pot	plant 60cm o/c / N
ORNAMENTAL GRASSES					
Cal	CALAMAGROSTIS x acutiflora	KARL FOERSTER REED GRASS	29	15cm pot	plant 75cm o/c
Pv	PANICUM virgatum	SWITCH GRASS	12	15 cm pot	plant 75cm o/c / N
3or	SORGHASTRUM nutans	INDIAN GRASS	9	15 cm pot	plant 75cm o/c / N
3po1	SPOROBOLUS heterolepis	PRAIRIE DROPSSEED	9	15 cm pot	plant 75cm o/c / N
3po2	SPOROBOLUS heterolepis	PRAIRIE DROPSSEED	17	15 cm pot	plant 60cm o/c / N



1 L1.01 PLANTING DETAILS NTS



PROJECT DEVELOPER:
MANOR PARK MANAGEMENT
231 Brittany Dr., Suite D, Ottawa, ON K1K 0R8

PROJECT MANAGER:
RENFROE LAND MANAGEMENT
371A Richmond Rd., Ottawa, ON K2L 1Y3

PLANNER:
FOTENN CONSULTANTS INC.
300-396 Cooper St., Ottawa, ON K2P 2H7

ARCHITECT:
RLA INC.
56 Beech St., Ottawa, ON K1S 3J6

CIVIL ENGINEER:
WSP
300-2611 Queensview Dr. Ottawa, ON K2B 8K2

GEOTECHNICAL ENGINEER:
PATERSON GROUP
154 Colonnade Rd.S., Ottawa ON K2E 7J5

ONTARIO LAND SURVEYOR:
ACV LTD.
500-14 Concourse Gate, Nepean ON K2E 7S6

LANDSCAPE ARCHITECT
LEVSTEK CONSULTANTS INC.
5871 Hugh Gress., Ottawa, ON K0A 2W0

TRANSPORTATION ENGINEER
CGH TRANSPORTATION INC.
6 Plaza Ct., Ottawa, ON K2H 7W1

LEGAL DESCRIPTION:
TOPOGRAPHIC PLAN OF SURVEY OF OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN No. 475 and PART OF LOTS 1 AND 2 IN BLOCK Q East Spadina Avenue REGISTERED PLAN 73 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Volkbekk Ltd.

FOR APPROVAL ONLY

2.	JUNE 11/24	ISSUE FOR SPA
1.	JAN.17/24	ISSUE FOR UDRP
no.	date	revision

North Arrow

Stamp

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Do not scale Drawing.

This Drawing shall not be used for construction until signed by the Consultant.

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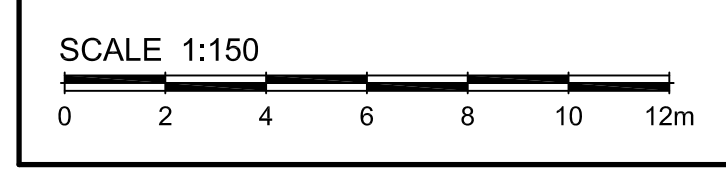
LEVSTEK CONSULTANT'S
5871 Hugh Gress., Ottawa, Ontario K0A 2W0
613-826-8518

Project
50 BAYSWATER AVENUE / 1088 SOMERSET STREET
OTTAWA, ONTARIO

Drawing Title
LANDSCAPE PLAN

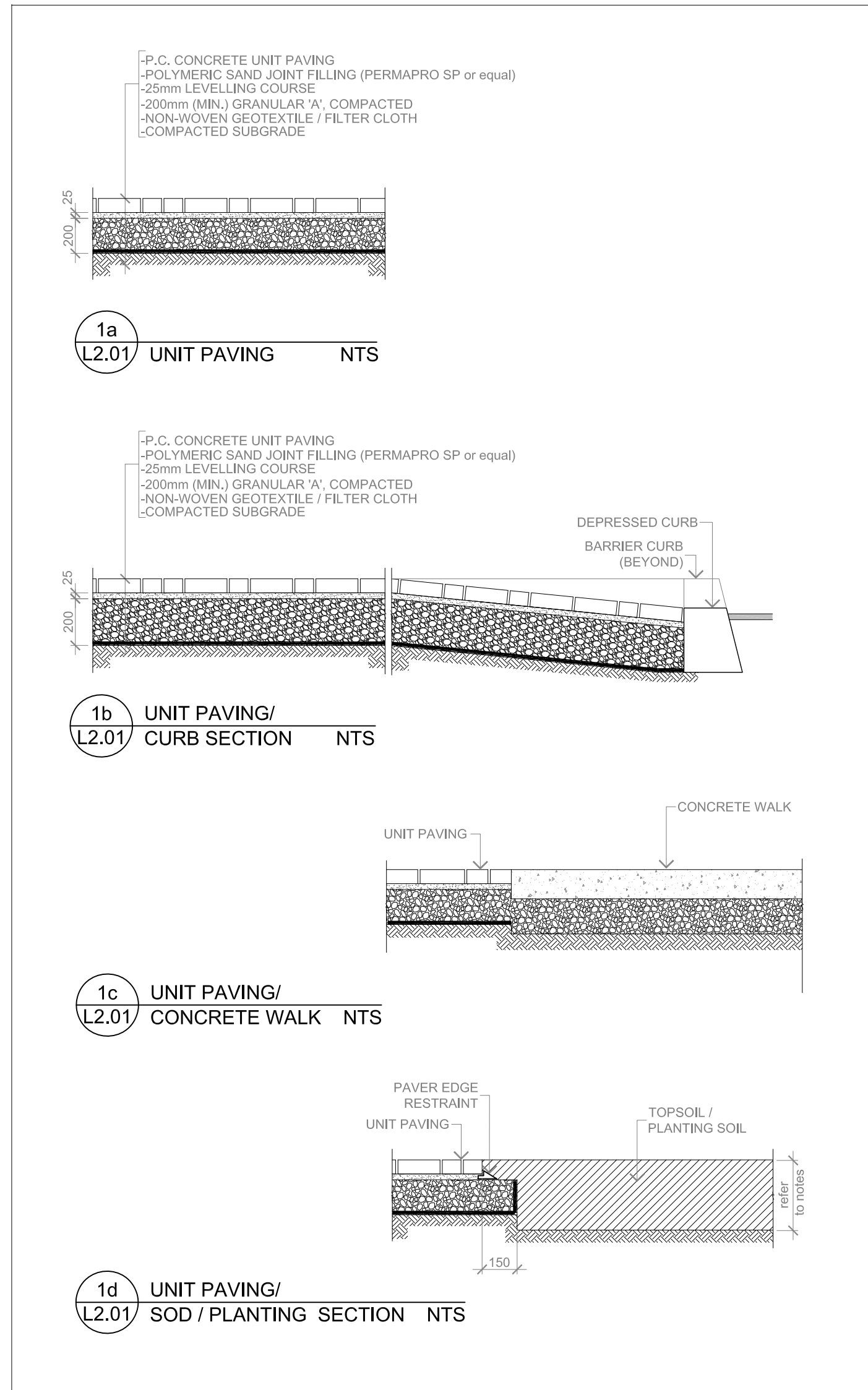
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Scale	1:150	Project No.	1231

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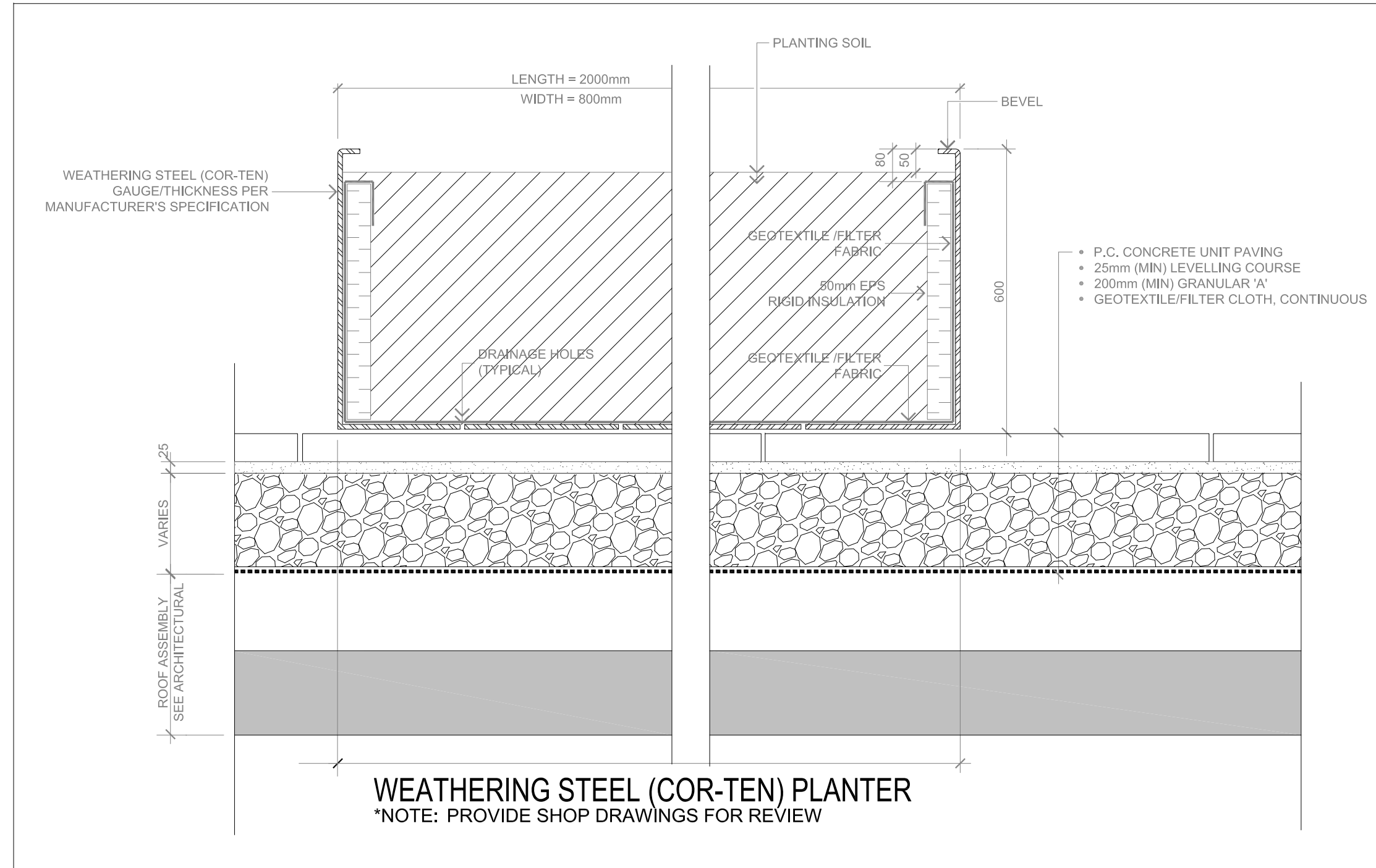


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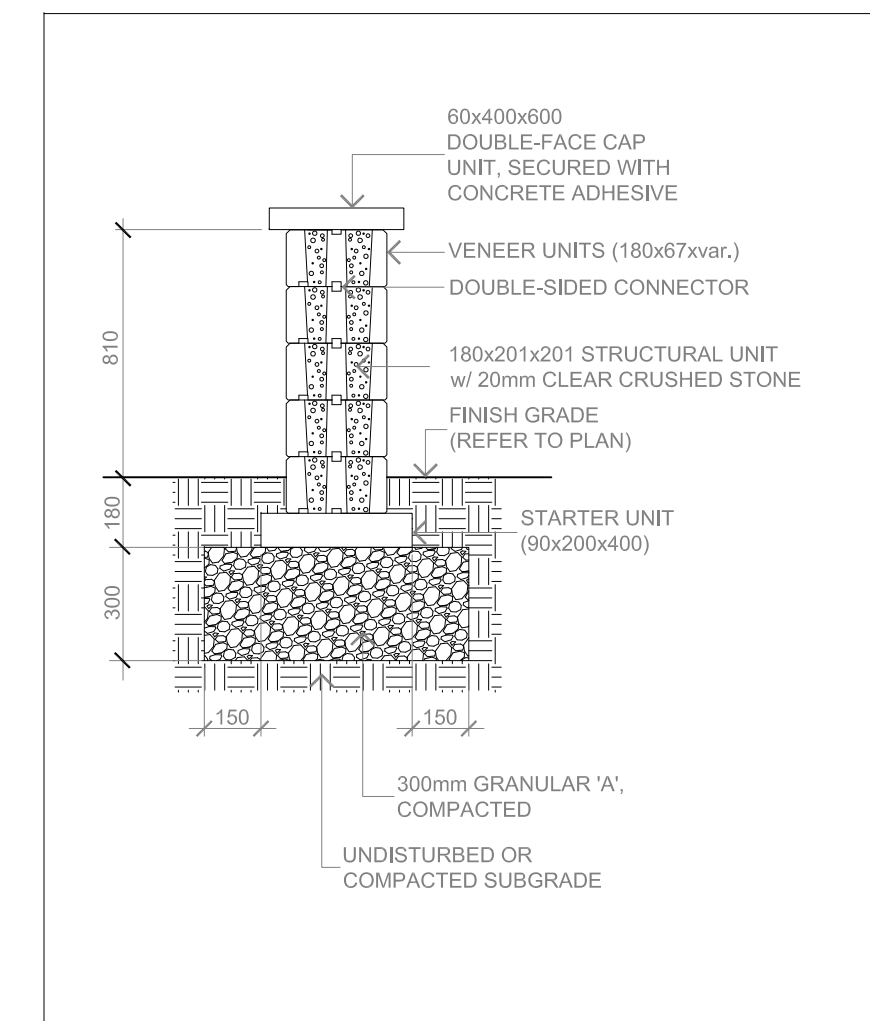
PC2023-0208



1
 L2.01 UNIT PAVING DETAILS NTS



2
 L2.01 AMENITY AREA PODIUM UNIT PAVING / PLANTER SECTION NTS



3
 L2.01 DOUBLE-SIDED TANDEM WALL SECTION NTS



LOCATION PLAN

500 SERIES

MBR-0500-00003
 Legacy # MBR500-3

MATERIALS: All parts of the bike rack are made from H.S. steel tube.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.

TO SPECIFY: Select MBR-0500-00003
 Choose: Powdercoat Color

HEIGHT: 35" (88.9cm) LENGTH: 19.25" (48.9cm) WEIGHT: 13.27 lbs (6.0kg)

MAGLIN
 Site Furniture

800 716 8866
 F 607 265 8993
 www.maglin.com
 info@maglin.com

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INSTALLATION: SURFACE MOUNT
 FINISH: TITANIUM (GLOSS) POWDERCOAT

4
 L2.01 BICYCLE RACK NTS

800 SERIES

MBE-0870-00025
 Legacy # MLB870-W

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs ipe wood slats.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0870-00025
 Choose: Powdercoat Color

HEIGHT: 32.2" (81.7cm) LENGTH: 69.5" (176.5cm) DEPTH: 24.2" (61.4cm) WEIGHT: 12.82lbs (58.6kg)

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INSTALLATION: SURFACE MOUNT
 FINISH: TITANIUM (GLOSS) POWDERCOAT

5
 L2.01 BENCH NTS

TREE PROTECTION SPECIFICATION

CRZ = DBH X 10CM
 CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

SOIL AND ROOT DISTURBANCE NOT PERMITTED

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

SCALE: NTS
DATE: MAY 2019
DRAWING NO.: 1 of 1

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

6
 L2.01 TREE PROTECTION BARRIER NTS

FOR APPROVAL ONLY

no.	date	revision
1,	JUNE 11/24	ISSUE FOR SPA

North Arrow

Stamp: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant. Work to be done in accordance with all applicable codes and by-laws. Do not scale Drawing.

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Consultant: **LEVSTEK CONSULTANT**
 LANDSCAPE ARCHITECTS

8871 Hugh Crockett - Ottawa - Ontario - K2A 2W6
 613 - 824 - 8518

Project: 50 BAYSWATER AVENUE / 1088 SOMERSET STREET
 OTTAWA, ONTARIO

Drawing Title: **LANDSCAPE DETAILS**

Drawn: MGB
 Scale: AS NOTED
 Project No.: 1231
 Drawing No.: L2.01

PC2023-0208