

- 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, WB or BB, 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.
 - 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.
 - Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans.
 - 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 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.

120202 - Plant List - L1

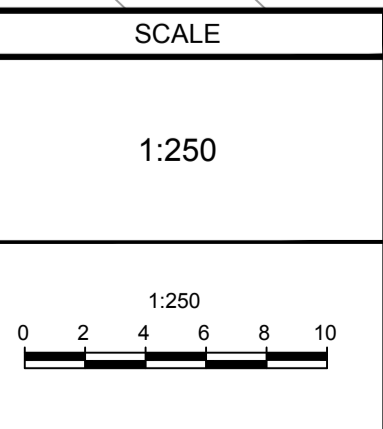
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
PG	3	<i>Picea glauca</i>	White Spruce	200cm Ht.	WB	As Shown
PP	2	<i>Picea pungens</i>	Colorado Spruce	200cm Ht.	WB	As Shown
Deciduous Trees						
ARA	1	<i>Acer rubrum 'Autumn Spire'</i>	Autumn Spire Red Maple	50mm Cal	WB	As Shown
AFAB	3	<i>Acer x freemanii 'Firefall'</i>	Firefall Maple	50mm Cal	WB	As Shown
AXB	3	<i>Amelanchier x grandiflora 'Ballarina'</i>	Ballarina Serviceberry	50mm Cal	WB	As Shown
CO	3	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Shown
CGZ	2	<i>Crataegus crus-galli 'Cruzam'</i>	Crusader Hawthorn	50mm Cal	WB	As Shown
CLC	1	<i>Crataegus laevigata 'Crimson Cloud'</i>	Crimson Cloud English Hawthorn	50mm Cal	WB	As Shown
QM	5	<i>Quercus macrocarpa</i>	Bur Oak	50mm Cal	WB	As Shown
TAR	1	<i>Tilia americana 'Redmond'</i>	Redmond Linden	50mm Cal	WB	As Shown
Deciduous Shrubs						
Pfb	41	<i>Potentilla fruticosa 'Bella Sol'</i>	Bella Sol Potentilla	40cm Ht.	PT	As Shown
Rag	22	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	60cm Ht.	PT	As Shown
Rer	60	<i>Rosa Easy Elegance 'BAI rage'</i>	Easy Elegance All The Rage	60cm Ht.	PT	As Shown
Perennials						
hbz	57	<i>Hemerocallis 'Bonanza'</i>	Bonanza Daylily	1g	PT	45cm O.C.
Ifp	38	<i>Liatris spicata 'Floristan Purple'</i>	Floristan Gayfeather	1g	PT	45cm O.C.

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Owner:
Wesley Clover International
c/o Richard Goldstein
KRP Properties
300-555 Legget Drive, Tower B,
Kanata, ON K2K 2K3
Phone: (613)591-0594

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	JAN 28/22	RGJ
2.	ISSUED FOR SITE PLAN APPROVAL	OCT 1/21	RGJ
1.	ISSUED FOR COORDINATION	AUG 31/21	RGJ



DESIGN	RGJ
CHECKED	RGJ
DRAWN	MEL
CHECKED	RGJ
APPROVED	RGJ

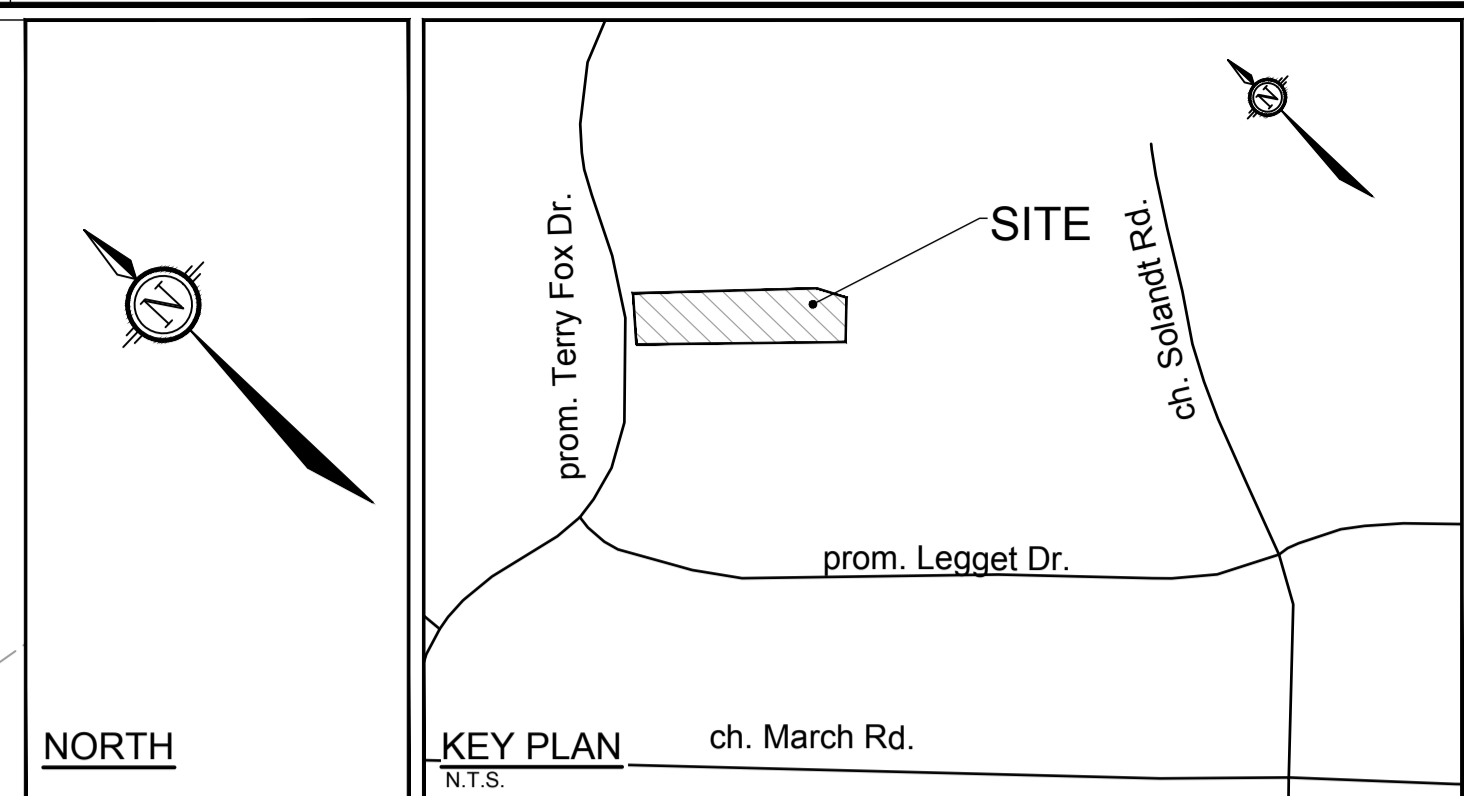
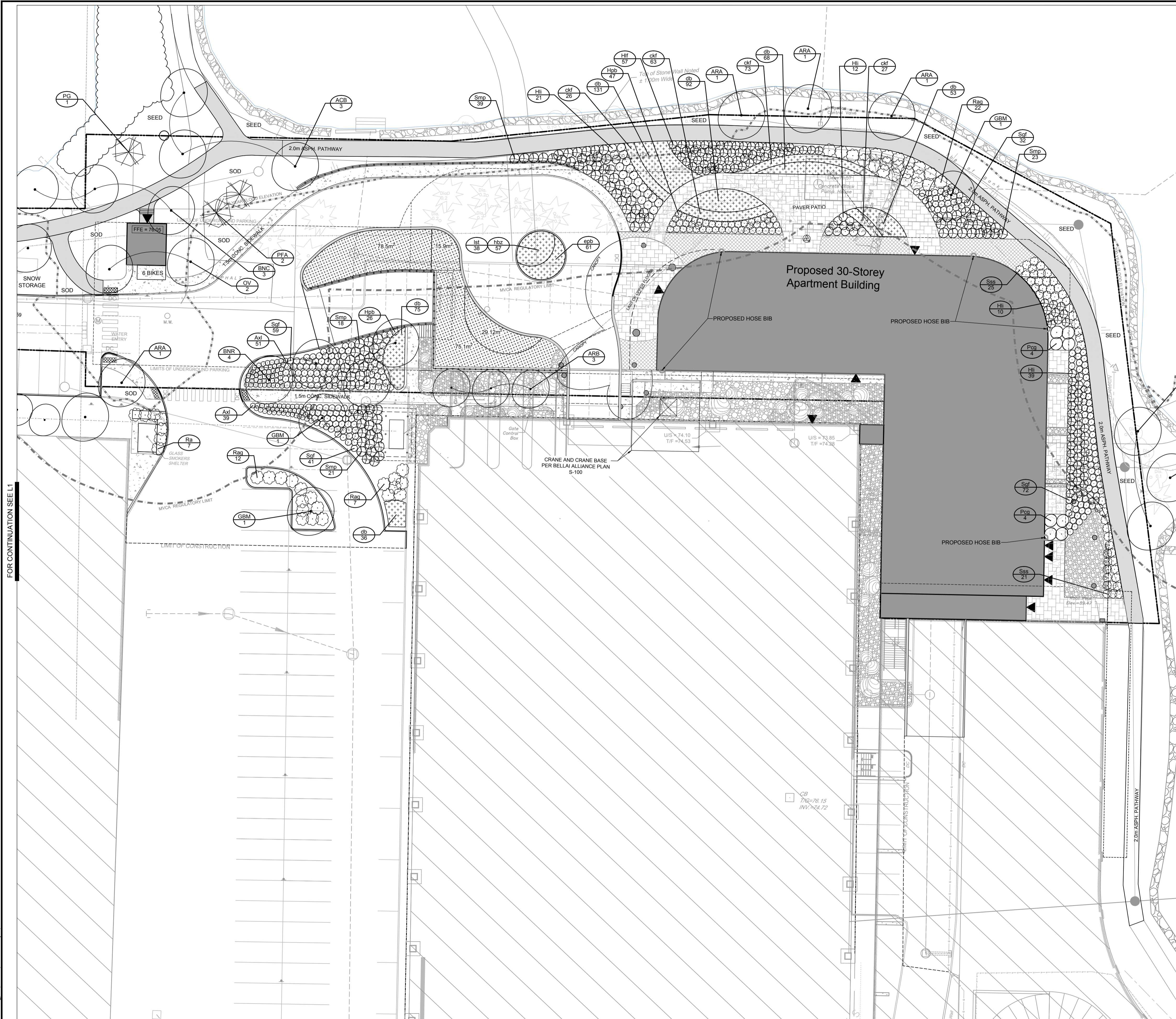
FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
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Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION	CITY OF OTTAWA BROOKSTREET APARTMENTS
DRAWING NAME	LANDSCAPE PLAN
PROJECT No.	120202-00
REV	REV # 3
DRAWING No.	120202-L1

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LEGEND

- PROPOSED PAVERS
- ASPHALT WALKWAYS
- CONCRETE WALKWAYS
- RIVER STONE
- SOD
- PERENNIALS
- SEDUM MATS
- PROPOSED DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- PROPOSED SHRUBS
- PROPOSED BOULDERS
- PICNIC TABLES
- SPECIES (SEE PLANT LIST)
- QUANTITY
- WOOD PRIVACY FENCE 1.8m HT
- PROPOSED HOSE BIB

PRODUCT INFORMATION
 Install products as per manufacturer specifications. Shop drawings required.
 SEDUM MATS
 Bulletproof Mix by Sedum Master
 Location: Driveway Entrance to Apartment Building and Garage Entrance
 Size: 198.6m²

120202 - Plant List - L2

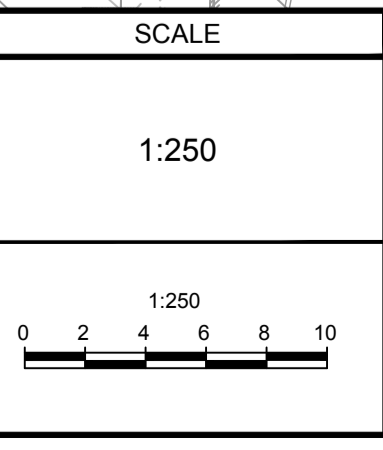
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
PG	3	<i>Picea glauca</i>	White Spruce	200cm Ht	WB	As Shown
PFA	2	<i>Picea pungens 'Fat Albert'</i>	Fat Albert Spruce	200cm Ht	WB	As Shown
Deciduous Trees						
ARA	4	<i>Acer rubrum 'Autumn Spire'</i>	Autumn Spire Red Maple	50mm Cal	WB	As Shown
ARB	3	<i>Acer rubrum 'Bowhall'</i>	Bowhall Red Maple	50mm Cal	WB	As Shown
ACB	3	<i>Aesculus x carnea 'Brioti'</i>	Ruby-Red Horse Chestnut	45mm Cal	PT	As Shown
BNR	4	<i>Betula nigra 'Riversii'</i>	River Birch - Clump form 3-4 stem	50mm Cal	WB	As Shown
BNC	3	<i>Betula nigra 'Cully'</i>	Heritage River Birch - Clump form 3-4 stem	50mm Cal	WB	As Shown
GBM	3	<i>Ginkgo biloba 'Magyar'</i>	Magyar Ginkgo	50mm Cal	WB	As Shown
OV	2	<i>Ostrya virginiana</i>	American Hophornbeam	50mm Cal	WB	As Shown
QR	1	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Shown
TAR	2	<i>Tilia americana 'Redmond'</i>	Redmond Linden	50mm Cal	WB	As Shown
Deciduous Shrubs						
Ast	90	<i>Aronia x Low Scape Mound (UCONNAM165)</i>	Low Scape Mound Chokeberry	50cm Ht	PT	As Shown
Hpb	73	<i>Hydrangea paniculata 'Bomshell'</i>	Bomshell Hydrangea	50cm Ht	PT	As Shown
Hli	82	<i>Hydrangea paniculata 'Little Lime' 'Jane'</i>	Little Lime Hydrangea	50cm Ht	PT	As Shown
Hif	57	<i>Hydrangea paniculata 'SMHPLQF'</i>	Little Quick Fire Hydrangea	50cm Ht	PT	As Shown
Pcg	8	<i>Physocarpus opulifolius 'Centre Glow'</i>	Centre Glow Ninebark	60cm Ht	PT	As Shown
Ra	7	<i>Rhus aromatica</i>	Fragrant Sumac	3g	PT	As Shown
Rag	41	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	3g	PT	As Shown
Sss	46	<i>Sorbaria sorbifolia 'Sem'</i>	Sem False Spirea	3g	PT	As Shown
Szf	204	<i>Spiraea japonica 'Goldflame'</i>	Goldflame Spirea	2g	PT	As Shown
Smp	101	<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac	2g	PT	As Shown
Perennials						
epb	61	<i>Euphorbia polychroma 'Bonfire'</i>	Bonfire Cushion Spurge	1g	PT	50cm O.C
hzb	57	<i>Hemerocallis 'Bonanza'</i>	Bonanza Daylily	1g	PT	45cm O.C
lst	38	<i>Liatris spicata</i>	Prairie Gayfeather	1g	PT	45cm O.C
Ornamental Grasses						
ckf	189	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C
db	455	<i>Deschampsia cespitosa 'Bronzeschleier'</i>	Bronze Veil Tufted Hair Grass	1g	PT	50cm O.C

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 c/o Richard Goldstein
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 300-555 Leggett Drive, Tower B,
 Kanata, ON K2V 2K3
 Phone: (613)591-0594

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	JAN 28/22	RGJ
2.	ISSUED FOR SITE PLAN APPROVAL	OCT 1/21	RGJ
1.	ISSUED FOR COORDINATION	AUG 31/21	RGJ



FOR REVIEW ONLY

DESIGN	RGJ
CHECKED	RGJ
DRAWN	MEL
CHECKED	RGJ
APPROVED	RGJ



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LOCATION
 CITY OF OTTAWA
 BROOKSTREET APARTMENTS

DRAWING NAME
 LANDSCAPE PLAN

PROJECT No.
 120202-00

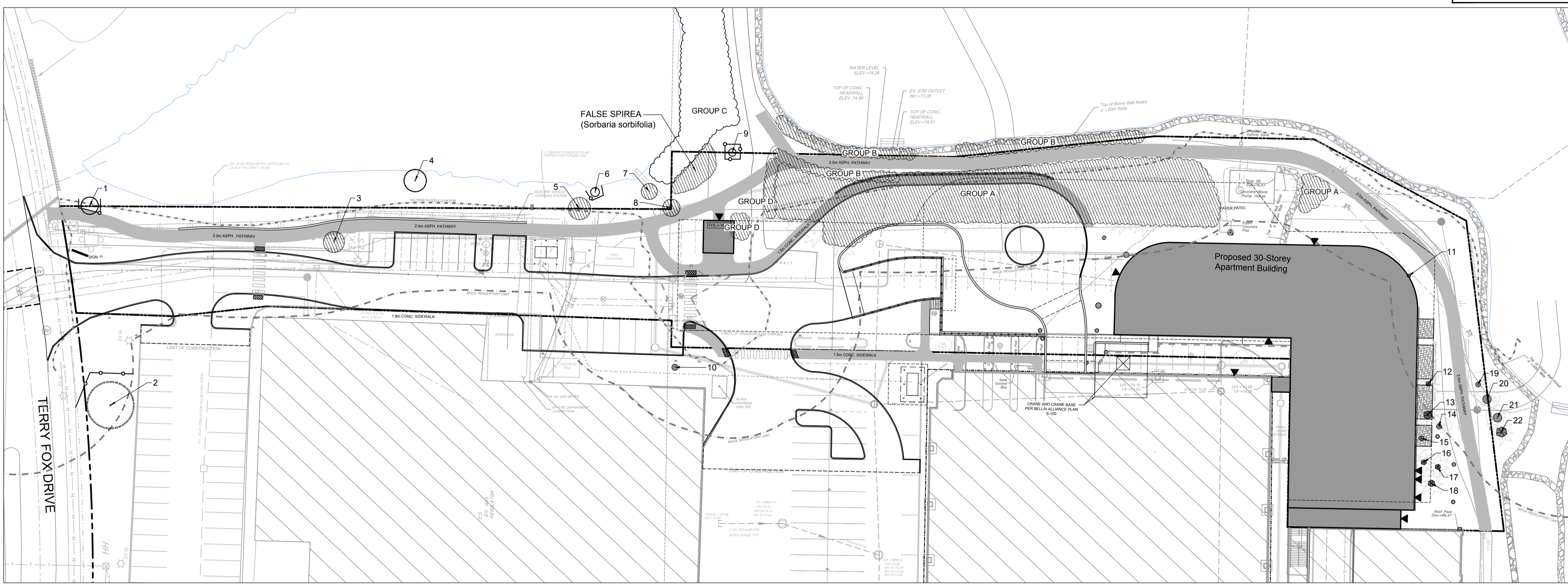
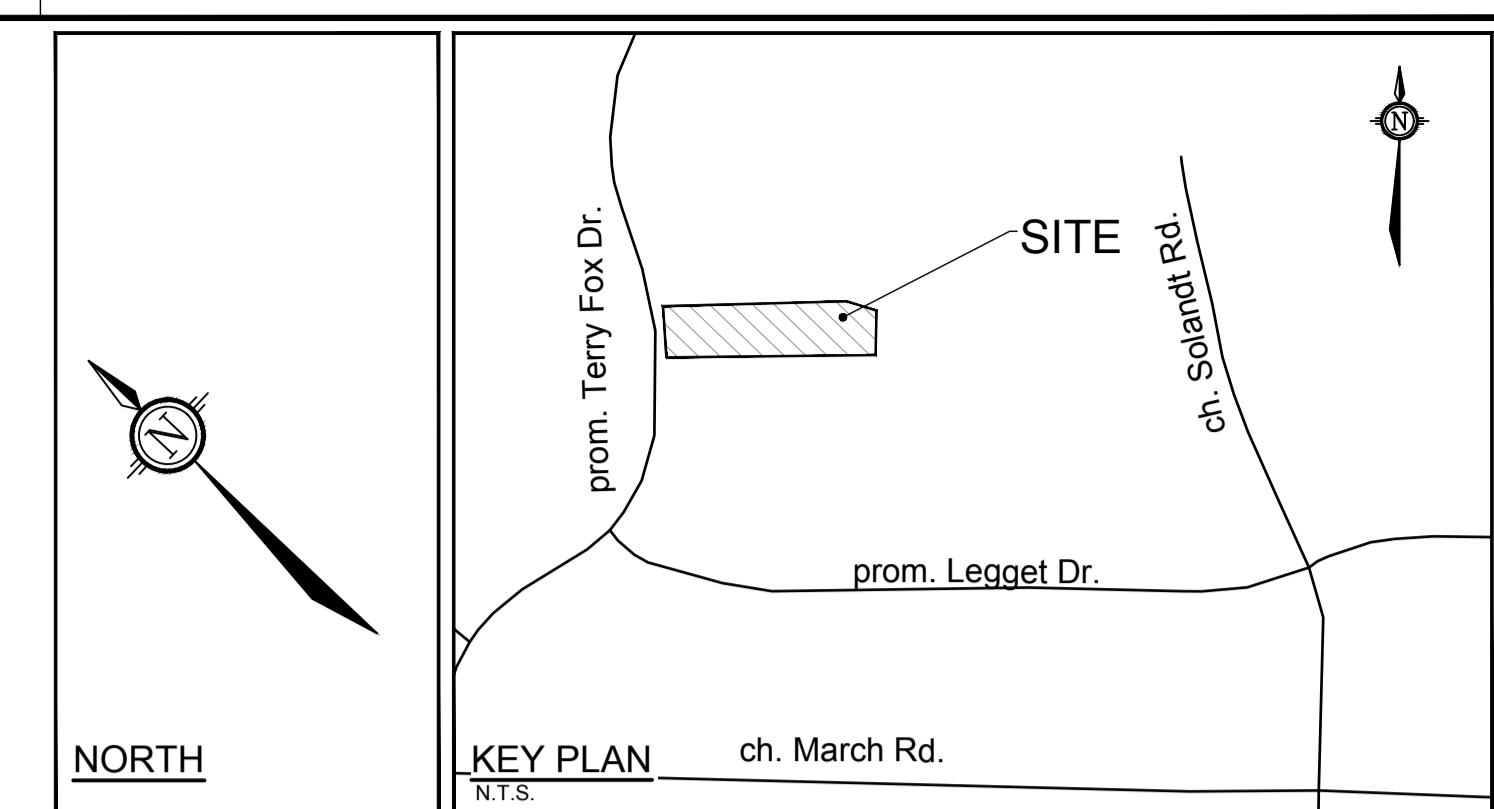
REV #
 REV # 3

DRAWING No.
 120202-L2

DATE
 12/01/2022

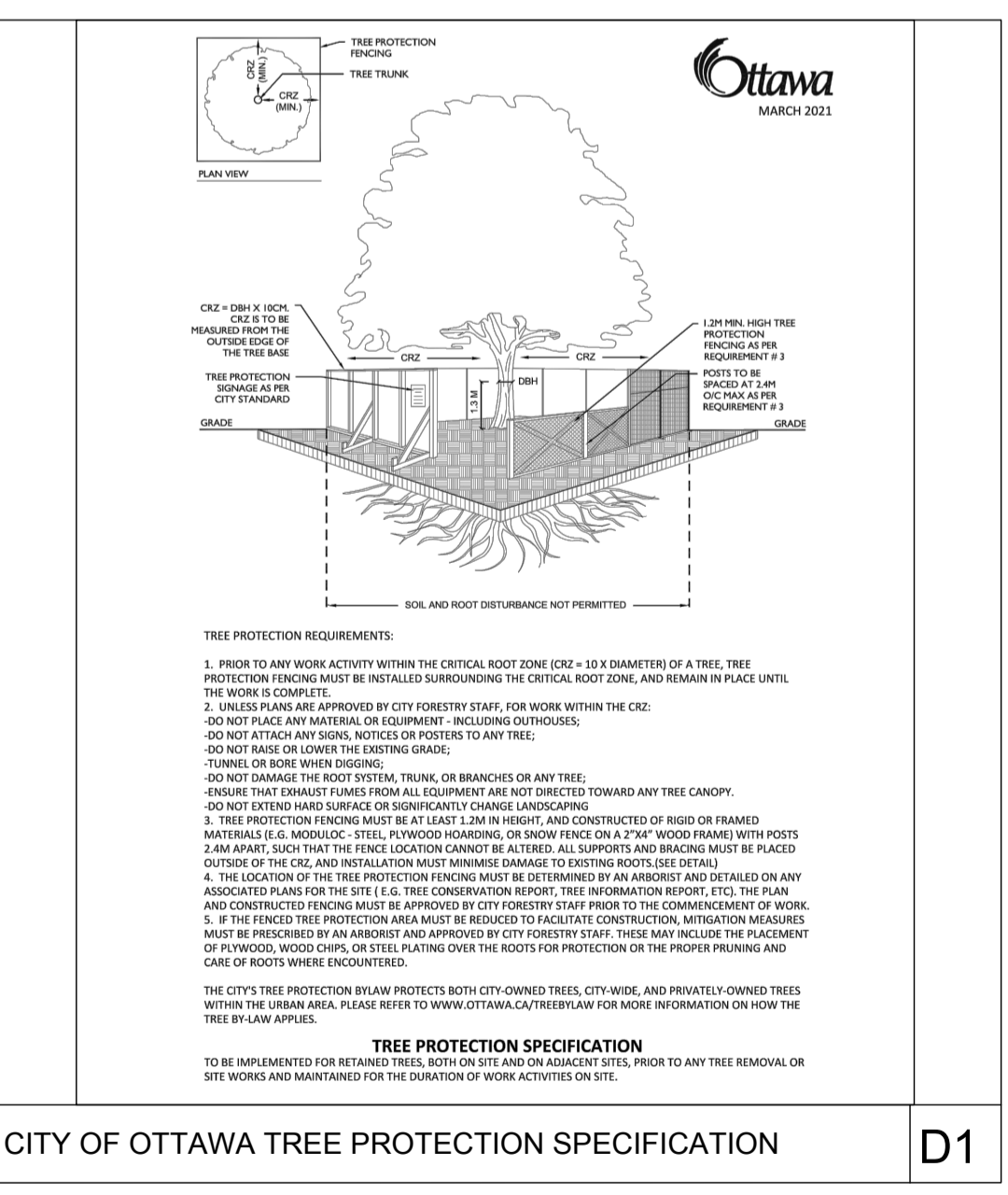
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- LEGEND**
- EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ
 - EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ
 - EXISTING TREE GROUP TO BE REMOVED
 - TREE PROTECTION FENCE
- TREE PROTECTION**
- Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

- The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
- Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
- Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
- Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
- Do not attach any signs, notices, or posters to any tree.
- Do not disturb, raise, or lower the existing grade within the CRZ without approval.
- Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
- Do not damage the root system, trunk, or branches, or any tree.
- Do not extend hard surface or significantly change landscaping.
- Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
- When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is no root pulling or disturbance of the ground within the CRZ.
- Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
- If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
- Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
- The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
- City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).



EXISTING TREE GROUP INVENTORY:

Key	Botanical Name	Common Name	% Compos.	DBH Min-Max	Remarks	Recomm.
Group A						
A	Larix laricina	Tamarack	40%	15-20cm		Conflict
A	Picea glauca	White Spruce	20%	5-25cm		Conflict
A	Picea pungens var. glauca	Colorado Spruce	20%	15-25cm		Conflict
A	Pinus nigra	Austrian Pine	20%	5-15cm		Conflict
Group B						
B	Fraxinus americanus	White Ash	85%	5-15cm		Conflict
B	Malus sp.	Crabapple	5%	10cm		Conflict
B	Salix sp.	Willow	10%	8cm		Conflict
Group C						
C	Fraxinus americanus	White Ash	30%	5-25cm	Mostly dead standing	PROTECT
C	Acer negundo	Manitoba Maple	40%	5-25cm		PROTECT
C	Malus sp.	Crabapple	10%	15-20cm		PROTECT
C	Rhamnus cathartica	European Buckthorn	20%	3-8cm	Invasive	Remove
Group D						
D	Syringa vulgaris	Common Lilac	100%	5cm		Conflict

EXISTING SINGLE TREE INVENTORY:

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Remarks	Recomm.
1	Acer x freemanii	Freeman Maple	14	1.40	G	Lean	PROTECT
2	Quercus rubra	Red Oak	38	3.80	G	Spiral seam	PROTECT
3	Amelanchier sp.	Serviceberry	17	1.70	P	Dieback	Remove
4	Acer ginnala	Amur Maple	18	1.80	G		PROTECT
5	Amelanchier sp.	Serviceberry	18	1.80	P	Severe dieback / Internal rot	Remove
6	Acer ginnala	Amur Maple	7	0.70	G		PROTECT
7	Amelanchier sp.	Serviceberry	13	1.30	P	Severe dieback / Internal rot	Remove
8	Amelanchier sp.	Serviceberry	14	1.40	P	Severe dieback / Internal rot	Remove
9	Acer rubrum	Red Maple	6	0.60	G		PROTECT
10	Gleditsia triacanthos var. inermis	Thornless Honey Locust	5	0.50	G		Conflict
11	Acer x freemanii	Freeman Maple	3	0.30	G		Conflict
12	Picea glauca	White Spruce	4	0.40	F	Low vigour / Double leader	Conflict
13	Pinus strobus	White Pine	6	0.60	G		Conflict
14	Amelanchier sp.	Serviceberry	4	0.40	P	Severe dieback	Conflict
15	Acer x freemanii	Freeman Maple	4	0.40	G	Mechanical damage at base (String trimmer)	Conflict
16	Pinus strobus	White Pine	4	0.40	G		Conflict
17	Picea glauca	White Spruce	4	0.40	F	Thin canopy / Low vigour	Conflict
18	Picea glauca	White Spruce	5	0.50	G		Conflict
19	Quercus rubra	Red Oak	4	0.40	G		Conflict
20	Quercus rubra	Red Oak	7	0.70	F	Large wound at base / Thin canopy	Conflict
21	Acer rubrum	Red Maple	7	0.70	G	Small wounds healing over	Conflict
22	Picea glauca	White Spruce	8	0.80	G		Conflict

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Phone: (613)591-0594

NOT FOR CONSTRUCTION

SCALE

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No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPROVAL	OCT 1/21	RGJ

DESIGN	RGJ
CHECKED	RGJ
DRAWN	MT
CHECKED	RGJ
APPROVED	RGJ

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LOCATION
CITY OF OTTAWA
BROOKSTREET APARTMENTS

DRAWING NAME
TREE CONSERVATION REPORT

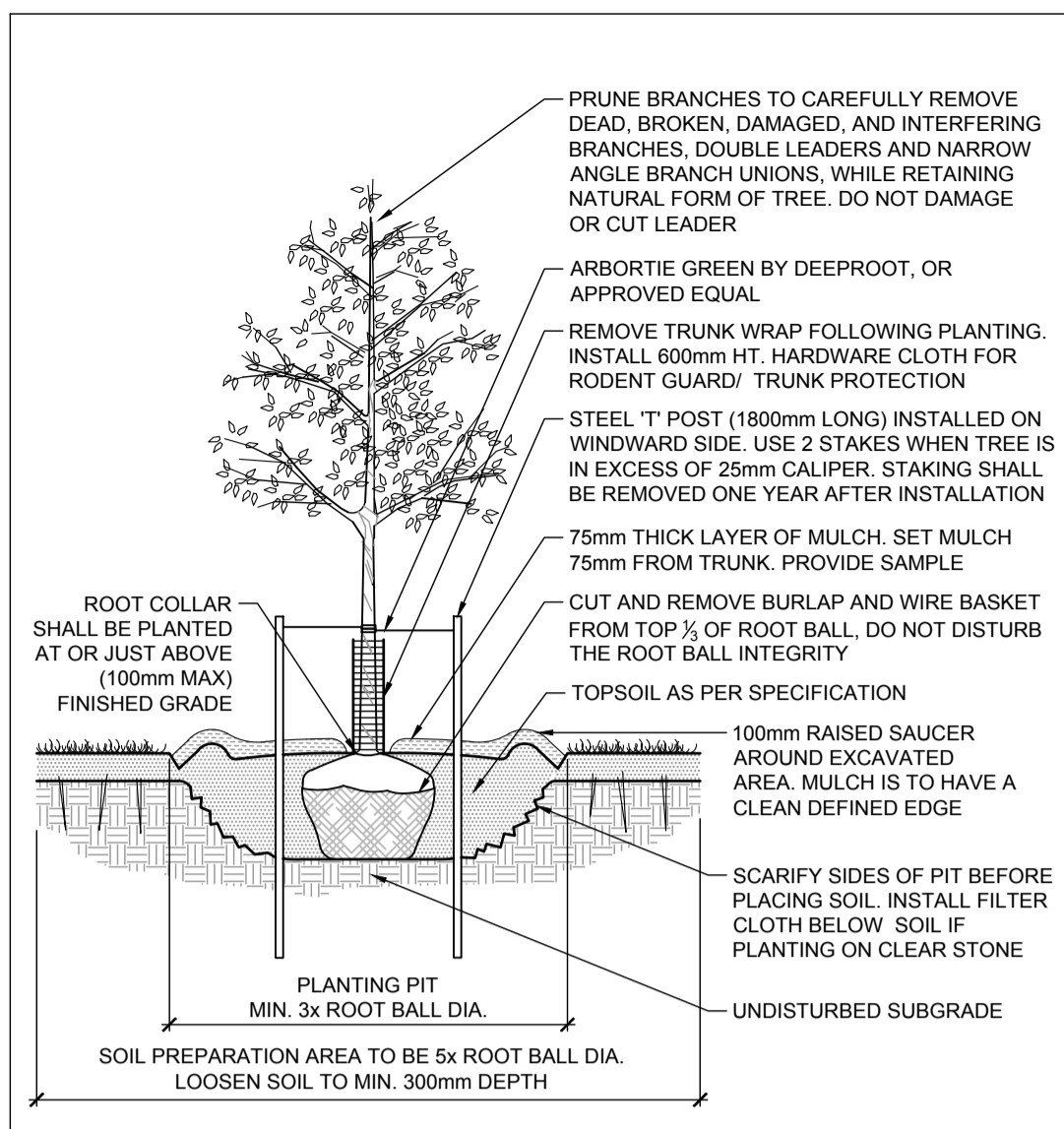
PROJECT No.
120202-00

REV #
REV # 1

DRAWING No.
120202-L3

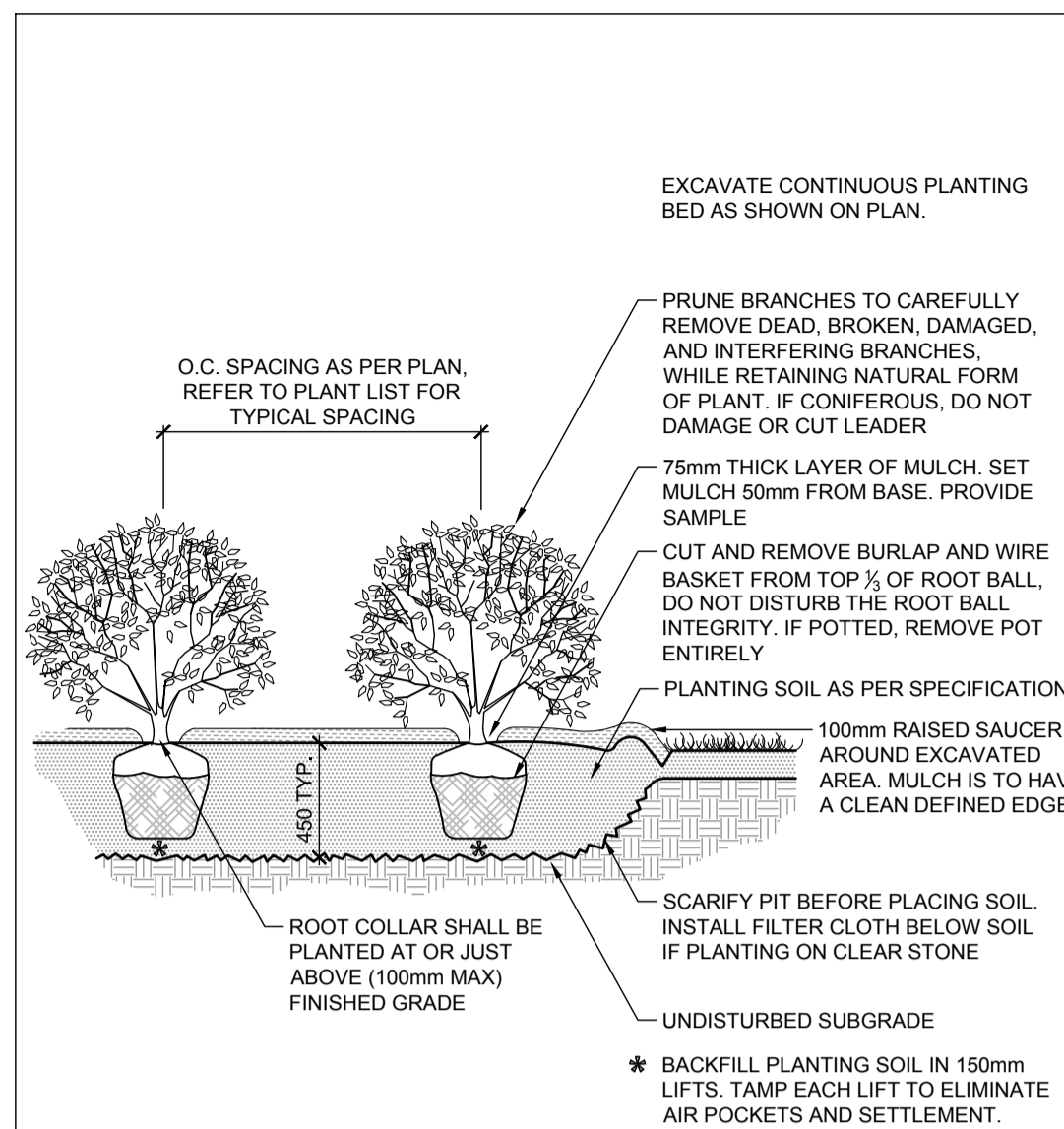
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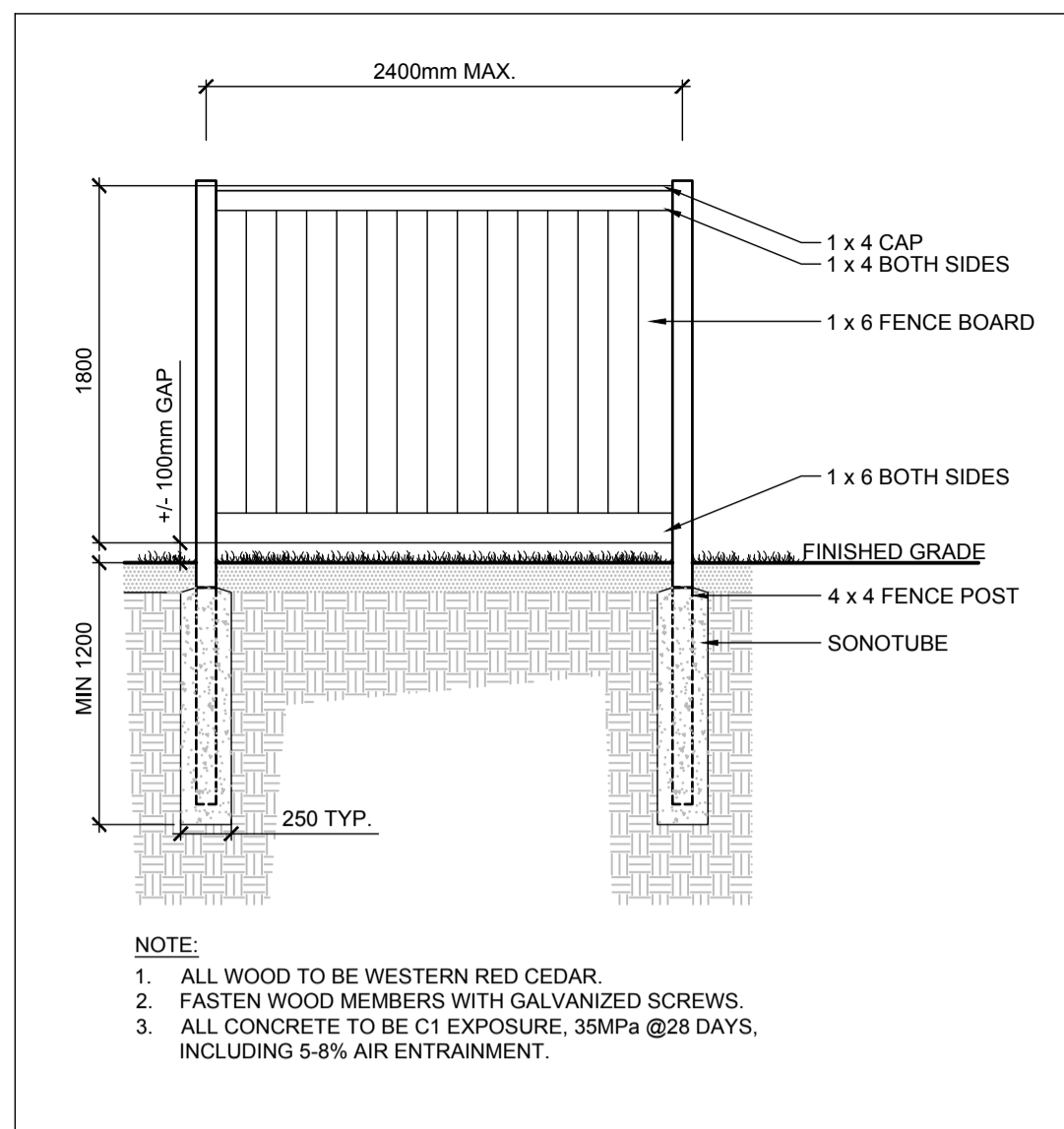
STANDARD DECIDUOUS TREE PLANTING

D2



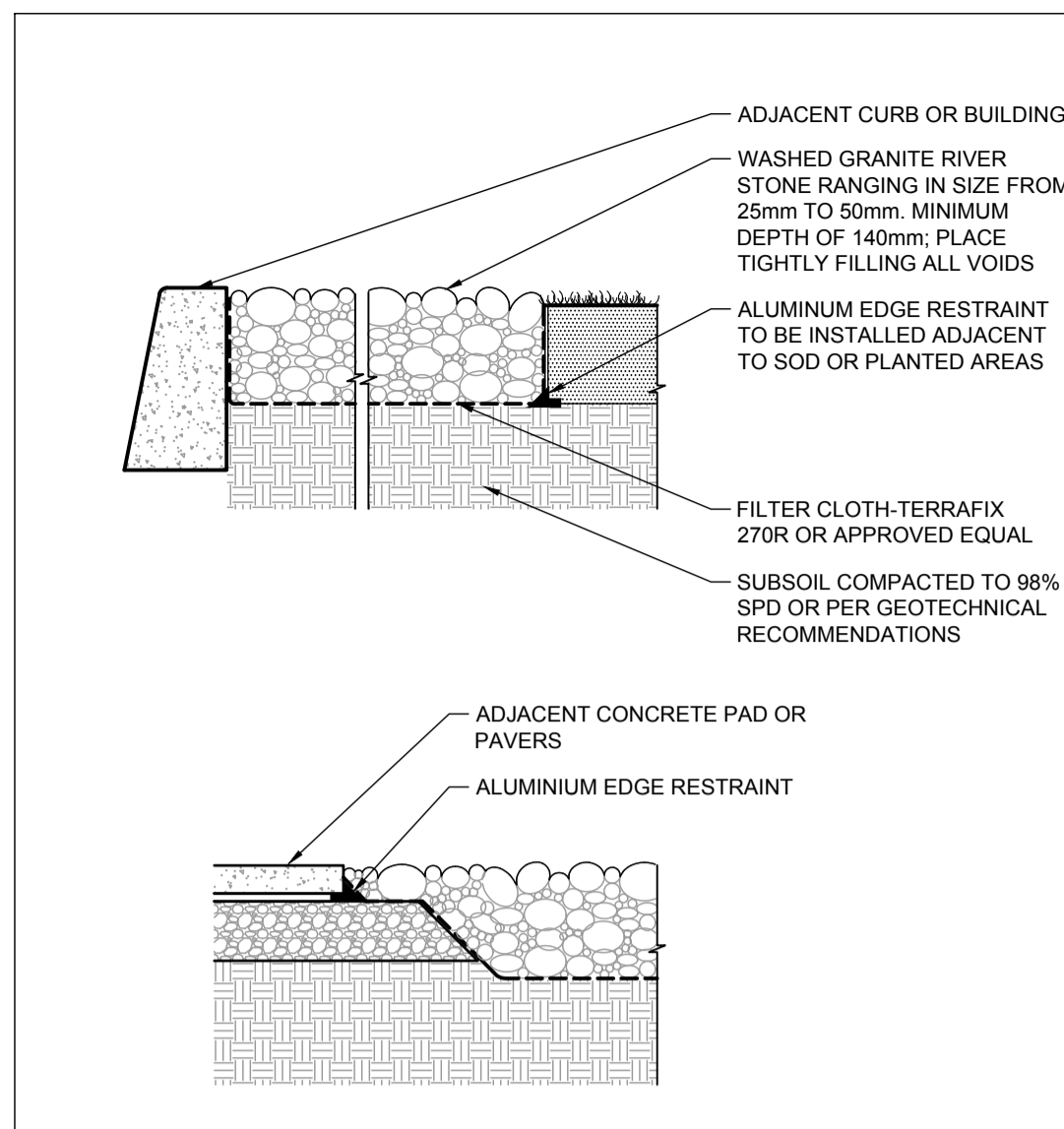
SHRUB AND PERENNIAL PLANTING

D3



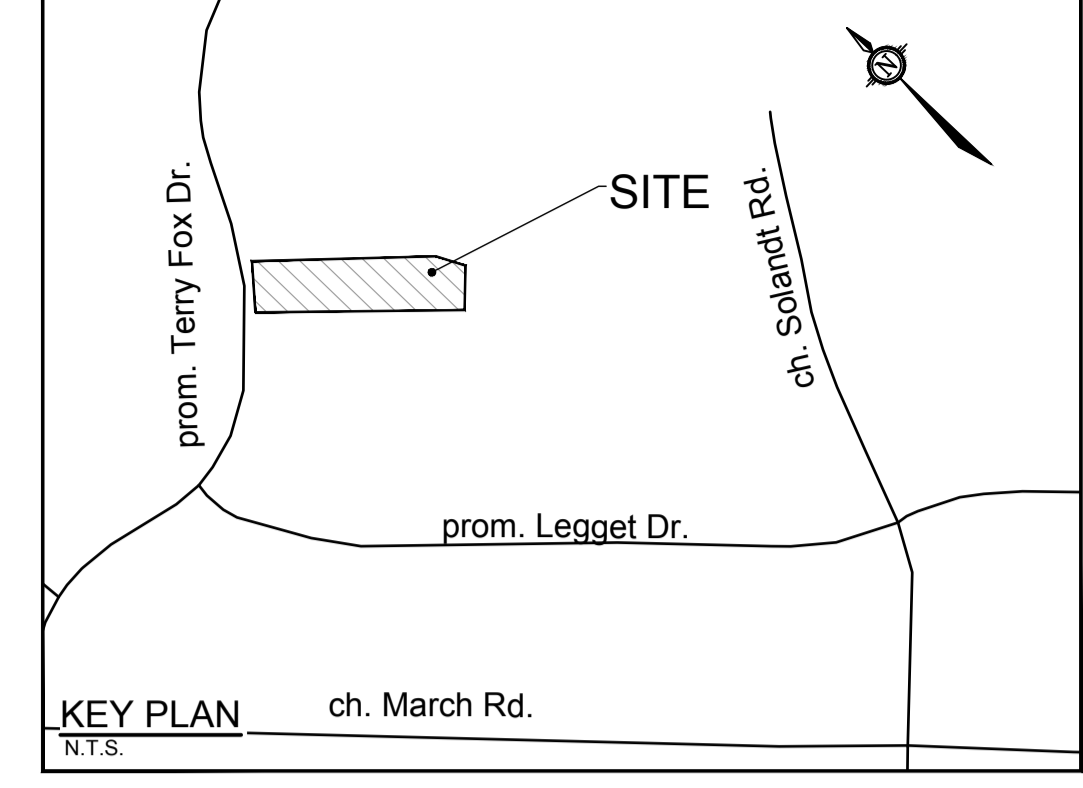
WOOD SCREEN DETAIL

D4



RIVER STONE DETAIL

D5



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No.	REVISION	DATE	BY
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1.	ISSUED FOR SITE PLAN APPROVAL	OCT 1/21	RGJ

DESIGN	SCALE
RGJ	
CHECKED	
RGJ	
DRAWN	
MEL	
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Website www.novatech-eng.com

LOCATION CITY OF OTTAWA BROOKSTREET APARTMENTS	PROJECT No. 120202-00
DRAWING NAME LANDSCAPE DETAILS	REV # 2
	DRAWING No. 120202-L4

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