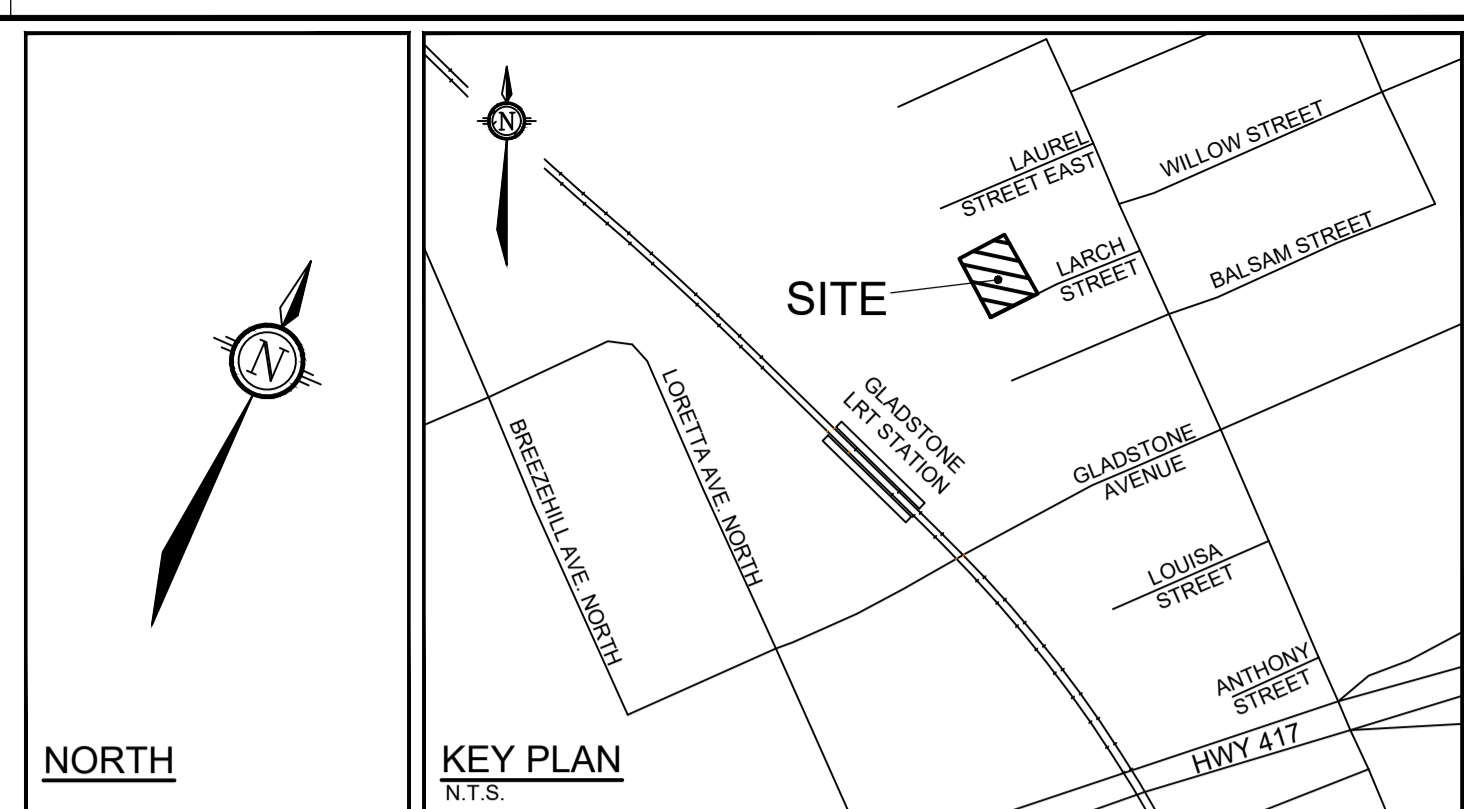


PROPOSED 3-STOREY APARTMENT

T/FND = 59.33m-60.80m
 BFE = 59.18
 USF = 59.94
 SBE = 58.42
 USLF = 56.06



- LEGEND**
- PROPERTY LIMIT
 - [Pattern] PROPOSED CONCRETE
 - [Pattern] PROPOSED PAVERS
 - [Pattern] RIVER STONE
 - [Pattern] SOD
 - [Pattern] PERENNIALS
 - [Pattern] ORNAMENTAL GRASSES
 - [Symbol] PROPOSED DECIDUOUS TREE
 - [Symbol] PROPOSED SHRUBS
 - [Symbol] SPECIES (SEE PLANT LIST)
 - [Symbol] QUANTITY
 - [Symbol] WOODEN FENCE 1.8m HT
 - [Symbol] LANDSCAPE PRIVACY SCREEN

- 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.
 - 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:
 - 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.

- NOVATECH DETAILS**
 Found on Sheet L2.
- D1. Standard Deciduous Tree Planting
 - D2. Shrub and Perennial Planting
 - D3. Landscape Panel Detail
 - D4. Bike Layout- Front Yard Bicycle Parking Spaces
 - D5. Wooden Fence

PLANT LIST

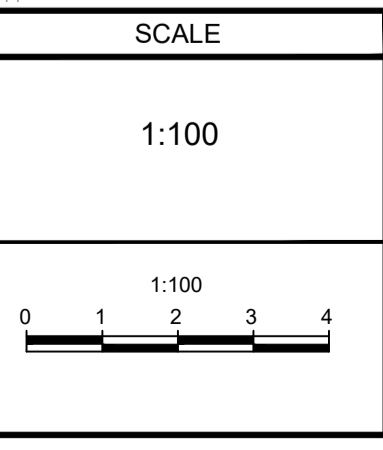
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
ABV	3	<i>Acer rubrum 'Brandyvine'</i>	Brandyvine Red Maple	50mm Cal	WB	As Shown
ALS	1	<i>Amelanchier laevis 'Spring Flurry'</i>	Spring Flurry Strawberry	50mm Cal	WB	As Shown
CCL	1	<i>Carpinus caroliniana</i>	American Hornbeam, Ironwood	50mm Cal	WB	As Shown
Coniferous Shrubs						
Md	4	<i>Chamaecyparis obtusa 'Koster'</i>	Koster's Hinoki False Cypress	3g	PT	As Shown
Md	14	<i>Microbota decussata</i>	Siberian Carpet Cypress	2g	PT	100cm O.C
Deciduous Shrubs						
Csk	46	<i>Cornus sericea 'Kelsey'</i>	Kelsey Dogwood	2g	PT	60cm O.C
Perennials						
sgg	80	<i>Allium giganteum 'Glebeaster'</i>	Ornamental Onion	1g	PT	20cm O.C
hms	74	<i>Hemerocallis 'Mini Stella D'oro'</i>	Mini Stella D'oro Daylily	1g	PT	30cm O.C
Ornamental Grasses						
db	50	<i>Deschampsia cespitosa 'Bronzeschiele'</i>	Bronze Veil Tufted Hair Grass	1g	PT	50cm O.C

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 INFORMATION
 15-19 LARCH ST. INC.
 359 KENT STREET, SUITE 503,
 OTTAWA, ONTARIO, K2P 0R6
 ROBERTO CAMPAGNA
 PHONE: (613) 851-7823
 roberto@rochomes.ca

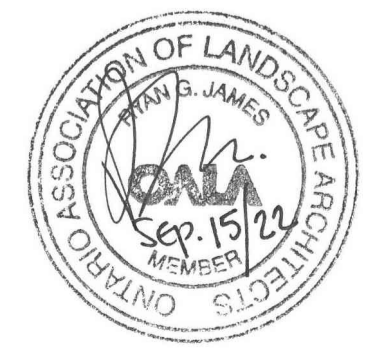
NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	SEPT 15/22	RGJ
1.	ISSUED FOR SITE PLAN APPROVAL	FEB 17/22	RGJ



FOR REVIEW ONLY

DESIGN	CHECKED	DRAWN	CHECKED	APPROVED
JMK	RGJ	JMK	RGJ	RGJ



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

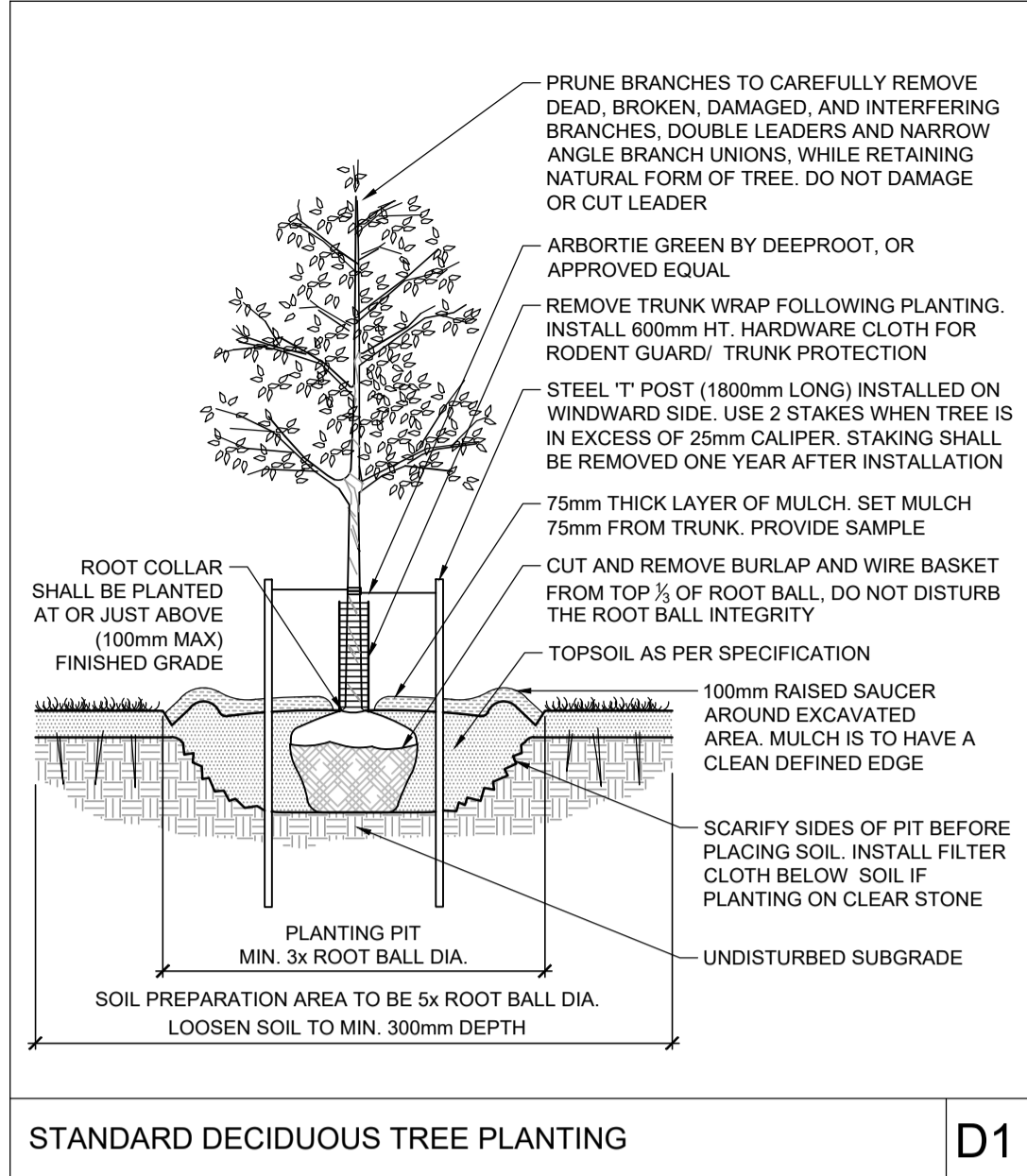
LOCATION
 CITY OF OTTAWA
 15 LARCH STREET

DRAWING NAME
 LANDSCAPE PLAN

PROJECT No.	120251
REV #	REV # 2
DRAWING No.	120251-L1

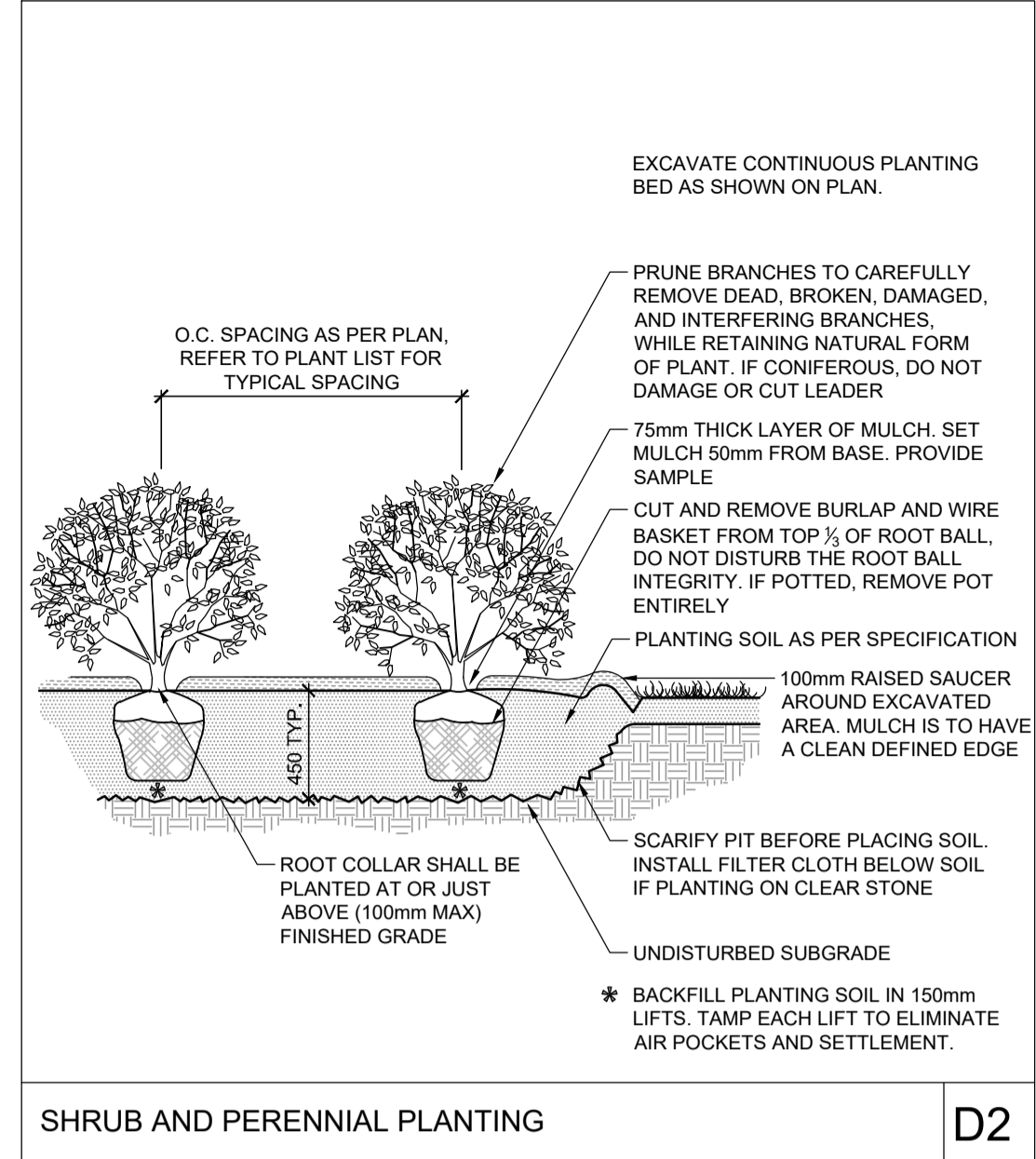
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STANDARD DECIDUOUS TREE PLANTING

D1



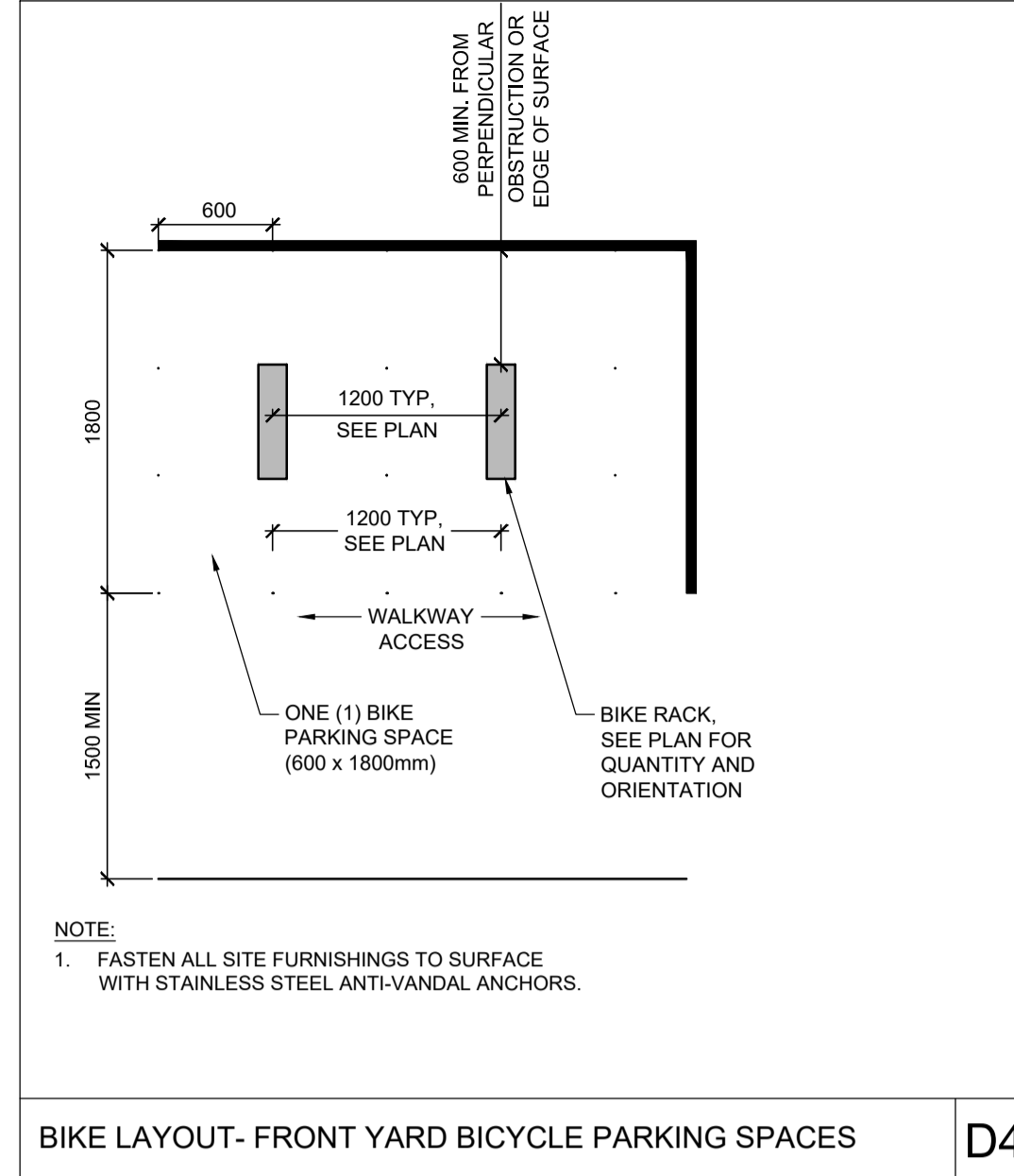
SHRUB AND PERENNIAL PLANTING

D2



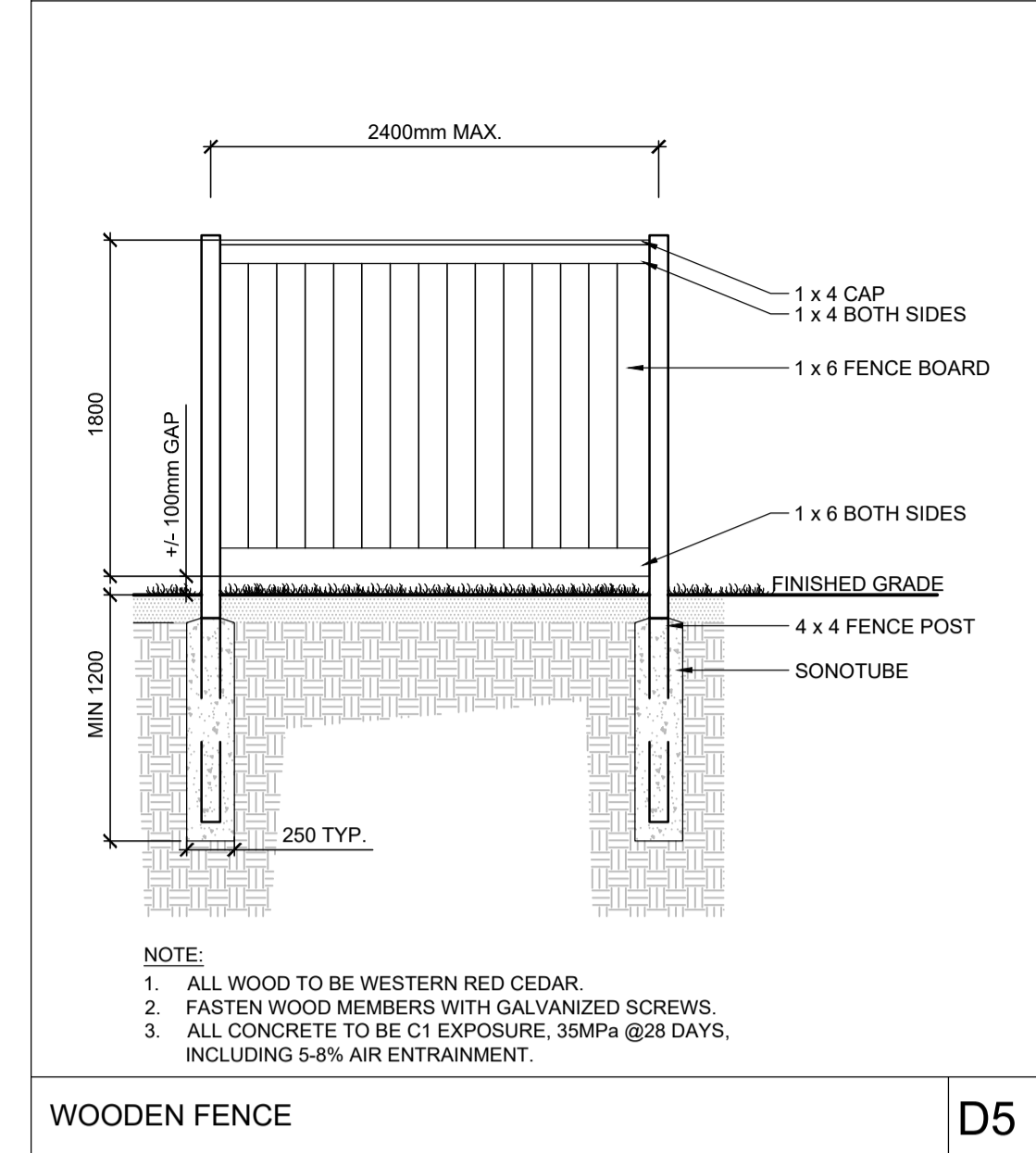
LANDSCAPE PANEL DETAIL

D3



BIKE LAYOUT- FRONT YARD BICYCLE PARKING SPACES

D4



WOODEN FENCE

D5

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SCALE	
AS SHOWN	DESIGN
	CHECKED
	DRAWN
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	APPROVED

JMK
RGJ
JMK
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LOCATION
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15 LARCH STREET

DRAWING NAME
LANDSCAPE DETAILS

PROJECT No.	120251
REV	REV # 2
DRAWING No.	120251-L2

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