

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 75mm depth composted pine mulch to finish grade.
- Perennials and Ornamental Grasses shall be planted in a continuous prepared bed of 450mm depth planting soil mix.
- Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
- Seed areas to receive 150mm topsoil. Grass seed shall be Certified Canada No. 1 Grade in accordance with Government of Canada Seeds Acts and Regulations.
- Reinstate 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.**

PLANT MATERIAL SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS / (N) NATIVE
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	7	50mm cal	B&B, single-stem / N
AFJ	ACER x FREEMANII JEFFERSRED	AUTUMN BLAZE MAPLE	4	50mm cal	B&B, single-stem / N
AR	ACER RUBRUM	RED MAPLE	7	50mm cal	B&B, single-stem / N
CCa	CARPINUS CAROLINIANA	BLUE BEECH	4	50mm cal	B&B, single-stem / N
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	7	50mm cal	B&B, single-stem / N
GT	GLEDTISIA TRIACANTHOS SKYLINE	SKYLINE HONEYLOCUST	2	50mm cal	B&B, single-stem
QM	QUERCUS MACROCARPA	BUR OAK	3	50mm cal	B&B, single-stem / N
QR	QUERCUS RUBRA	RED OAK	3	50mm cal	B&B, single-stem / N
CONIFEROUS TREES					
AB	ABIES BALSAMICA	BALSAM FIR	5	200 cm ht	B&B / N
PG	PICEA GLAUCA	WHITE SPRUCE	4	200 cm ht	B&B / N
SHRUBS					
AC2	AMELANCHIER CANADENSIS	DOWNY SERVICEBERRY	6	240cm ht	B&B, multi-stem / N
AP	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEY	14	50cm ht	potted, 100cm o/c
HAA	HYDRANGEA ARBORESCENS ANNABELLE	ANNABELLE HYDRANGEA	10	50cm ht	potted, 100cm o/c
HPG	HYDRANGEA PANICULATA GRANDIFLORA	PEE GEE HYDRANGEA	23	50cm ht	potted, 100cm o/c
RB	ROSA BLANDA	SMOOTH ROSE	19	50cm ht	potted, 100cm o/c / N
SJAW	SPIRAEA JAPONICA ANTHONY WATERER	ANTHONY WATERER SPIREA	36	50cm ht	potted, 100cm o/c
VL	VIBURNUM LENTAGO	NANNYBERRY	3	240cm ht	B&B, multi-stem / N
PERENNIALS					
Ach	ACHILLEA millefolium	YARROW	43	15 cm pot	plant 60cm o/c / N
As	ASTER soltanensis	SKY BLUE ASTER	40	15 cm pot	plant 60cm o/c / N
Dal	DALEA purpurea	PURPLE PRAIRIE CLOVER	37	15 cm pot	plant 60cm o/c / N
Ech1	ECHINACEA purpurea	PURPLE CONEFLOWER	16	15 cm pot	plant 60cm o/c / N
Ech2	ECHINACEA pallida	PALE PURPLE CONEFLOWER	40	15 cm pot	plant 60cm o/c / N
Ech3	ECHINACEA angustifolia	NARROW-LEAF CONEFLOWER	18	15 cm pot	plant 60cm o/c / N
Ger	GERANIUM maculatum	WILD GERANIUM	63	15 cm pot	plant 60cm o/c / N
Hem	HEMEROCALLIS 'Hyperion'	Hyperion DAYLILY	41	15 cm pot	plant 60cm o/c
L1	LIATRIS spicata	DENSE BLAZING STAR	41	15 cm pot	plant 60cm o/c / N
L2	LIATRIS cylindrica	BLAZING STAR	25	15 cm pot	plant 60cm o/c / N
Rat	RATIBIDA pinnata	GRAY-HEAD CONEFLOWER	19	15 cm pot	plant 60cm o/c / N
Rud1	RUDEBECKIA laciniata	OUTLEAF CONEFLOWER	34	15 cm pot	plant 60cm o/c / N
Rud2	RUDEBECKIA fulgida 'Goldsturm'	BLACK-EYED SUSAN	87	15 cm pot	plant 60cm o/c /
Sal	SALVIA nemorosa 'May Light'	MAY LIGHT MEADOW SAGE	83	15 cm pot	plant 60cm o/c
ORNAMENTAL GRASSES					
Cal1	CALAMAGROSTIS x acutiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	37	15cm pot	plant 75cm o/c
Cal2	CALAMAGROSTIS canadensis	CANADA BLUEJOINT	24	15 cm pot	plant 75cm o/c / N
Carl	CAREX pensylvanica	OAK SEDGE	33	15 cm pot	plant 60cm o/c / N
Sor	SORGHASTRUM nutans	INDIAN GRASS	23	15 cm pot	plant 75cm o/c / N
Spo	SPOROBOLUS heterolepis	PRAIRIE DROPSEED	16	15 cm pot	plant 75cm o/c / N

TREE CANOPY COVER DATA

(PROJECTION ASSUMED AT 40 YR. MATURITY)

LARGE DECIDUOUS TREES: 10m Dia. Spread

78m2 per x 26 = 2,028m2

SMALL DECIDUOUS TREES: 5m Dia. Spread

20m2 per x 11 = 220m2

CONIFEROUS TREES: 4.5m Dia. Spread

16m2 per x 9 = 144m2

EXISTING TREE CANOPY COVER

Area: 9,922m2

TOTAL TREE CANOPY COVER: 12,314m2

TOTAL SITE AREA minus BLDG. FOOTPRINT: 21,101m2

(22,680m2) - (1,578m2)

% TREE CANOPY COVER: 58.4

% LANDSCAPE

TOTAL SITE AREA: 22,680m2

TOTAL LANDSCAPE AREA: 16,385m2

% LANDSCAPE AREA: 81.1

LEGEND / SYMBOL

- EXISTING TREE INVENTORIED TO BE RETAINED (Refer to TCR)
- PROPOSED DECIDUOUS TREE DETAIL 1A.2.01
- PROPOSED CONIFEROUS TREE DETAIL 1A.2.01
- PROPOSED SHRUBS, PERENNIALS, ORNAMENTAL GRASSES DETAIL 1A.2.01
- PROPOSED UNIT PAVERS
- PROPOSED BICYCLE PARKING DIMENSION PER SPACE: 0.6m x 1.8m SPACES PROVIDED: 6
- PROPOSED BICYCLE RACK PROPOSED QTY: 3 DETAIL 4A.2.01
- PROPOSED ROCK / BOULDER PLACEMENT DETAIL 3A.2.01
- PROPOSED TREE PROTECTION BARRIER DETAIL 5A.2.01



LOCATION PLAN

OWNER:
STRATFORD-FOX RUN
99117756 CANADA INC.

ARCHITECT:
N45 ARCHITECTURE INC.
71 Bank St., 7th Floor, Ottawa, ON K1P 5N2

CIVIL ENGINEER & SURVEYOR:
EGIS CANADA LTD.
115 Walgreen Rd., Carp, ON K0A 1L0

GEOTECHNICAL ENGINEER:
PATERSON GROUP
9 Auriga Dr., Ontario, ON K2E 7T9

ENVIRONMENTAL CONSULTANT
GEMTEC
32 Steacie Dr., Ottawa, ON K2K 2A9

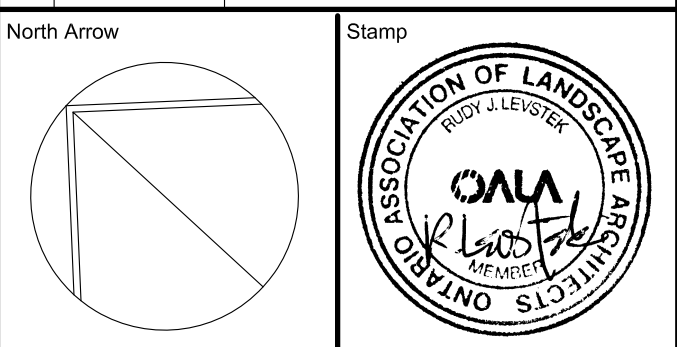
RAIL SAFETY ENGINEER
EN TUITIVE
7-200 University Ave., Toronto ON M5H 3C6

LEGAL DESCRIPTION:
Part of Unit 10 Index Plan D-26,
Geographic Township of Goulbourn,
City of Ottawa.



FOR APPROVAL ONLY

2.	JUNE 5/25	PER CITY COMMENTS (1)
1.	OCT. 19/24	ISSUE FOR PHASE 2 PRE-CONSULTATION
no.	date	revision



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

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Consultant:
LEVSTEK CONSULTANTS
Landscape Architects
5875 Hugh Crawford Drive, Ottawa, Ontario K2A 2W9
613-826-9518

Project:
FOXRUN RICHMOND
5923 OTTAWA STREET

OTTAWA, ONTARIO

Drawing Title
LANDSCAPE PLAN

Drawn	Date	OCT. 2024	Drawing No.
Scale	1:300	Project No.	1236
			L1.01

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INTERPRETATION.