



| LANDSCAPE LEGEND:  |   | PRODUCT INFORMATION   |  |
|--|---|---|--|
|  | PROPOSED DECIDUOUS TREE                 | Install products as per manufacturer specifications. Shop drawings required.    |  |
|  | PROPOSED CONIFEROUS TREE                | <b>PRECAST RETAINING WALL</b>   |  |
|  | EXISTING TREES                          | <b>1-D1</b> Precast Modular Planter Wall - Brandon by Techo-Bloc                |  |
|  | PROPOSED SHRUBS AND GRASSES             | Size: As Shown, 500mm HL  |  |
|  | SOD                                     | Colour: Shale Grey  |  |
|  | PROPOSED PERENNIALS                     | <b>1-D2</b> Precast Modular Seat Wall (Freestanding) Brandon by Techo-Bloc      |  |
|  | PROPOSED CONCRETE PAVING                | Size: As Shown, 630mm HL  |  |
|  | PROPOSED VEHICULAR CONCRETE PAVERS      | Colour: Shale Grey  |  |
|  | PROPOSED CONCRETE / PORCELAIN PAVERS    | Pattern: Linear - 03  |  |
|  | PROPOSED RIVER STONE GROUND COVER       | <b>PAVERS</b>   |  |
|  | PROPOSED WOOD PRIVACY FENCE (TBD)       | Edge of pavers to receive edge restraint.                                       |  |
|  | TREE PROTECTION FENCE                   | <b>1-D3</b> Porcelain Tile Paver by Porcoia Stone                               |  |
|  | PROPOSED RAISED PLANTER BOX             | Size: 40x120cm  |  |
|  | PROPOSED WOOD BENCH                     | Pattern: 1/4 Offset Running Bond  |  |
|  | PROPOSED BENCH                          | <b>1-D4</b> Blu 80 Smooth Interlock Paver by Techo-Bloc                         |  |
| <b>LIGHTING LEGEND: REFER TO ELECTRICAL / LIGHTING PLANS</b> |   | Size: All sizes   |  |
|  | PROPOSED LIGHT POLE TBD                 | Colour: Greyed Nickel   |  |
|  | PROPOSED WALL SCONCE TBD                | <b>1-D5</b> Westmount Interlock Paver by Techo-Bloc                             |  |
|  | PROPOSED BOLLARD / LIGHTING BOLLARD TBD | Size: 240x60x80mm   |  |
|  |   | Pattern: Herringbone  |  |
|  |   | Colour: Shale Grey w/ Onyx Soldier Course & Banding                             |  |
|  |   | <b>1-D6</b> Westmount Interlock Paver by Techo-Bloc                             |  |
|  |   | Size: 240x60x80mm   |  |
|  |   | Pattern: Running Bond   |  |
|  |   | Colour: Shale Grey w/ Onyx Soldier Course & Banding                             |  |
|  |   | <b>1-D7</b> Floating Block Step by Porcoia Stone                                |  |
|  |   | Size: n/a   |  |
|  |   | Colour: Seashell  |  |
|  |   | <b>FENCE</b>  |  |
|  |   | <b>1-D8</b> TBD   |  |
|  |   | Panel Height: n/a   |  |
|  |   | Post Cap: n/a   |  |
|  |   | Colour: n/a   |  |
|  |   | <b>SITE FURNITURE</b>   |  |
|  |   | Fasten all site furnishing to surface with stainless steel anti-vandal anchors. |  |
|  |   | <b>1-D9</b> Rough & Ready Hug a Tube Square by Streetlife                       |  |
|  |   | Options: Integrated Bench (2 sides)   |  |
|  |   | Size: 230x230cm (90cm HL) (4.4m)  |  |
|  |   | Colour: Corten Steel  |  |
|  |   | <b>1-D10</b> Rough & Ready Hug a Tube Square by Streetlife                      |  |
|  |   | Options: Integrated Bench (1 side only)   |  |
|  |   | Size: 230x230cm (90cm HL) (4.4m)  |  |
|  |   | Colour: Corten Steel  |  |
|  |   | <b>1-D11</b> Rough & Ready Hug a Tube Square by Streetlife                      |  |
|  |   | Options: Integrated Bench (2 sides)   |  |
|  |   | Size: 200x200cm (90cm HL) (3.0m)  |  |
|  |   | Colour: Corten Steel  |  |
|  |   | <b>1-D12</b> Rough & Ready Hug a Tube Square by Streetlife                      |  |
|  |   | Options: Integrated Bench (1 side only)   |  |
|  |   | Size: 200x200cm (90cm HL) (3.0m)  |  |
|  |   | Colour: Corten Steel  |  |
|  |   | <b>1-D13</b> Shrububs Square by Streetlife                                      |  |
|  |   | Size: 230x230cm (90cm HL) (4.4m)  |  |
|  |   | Colour: Corten Steel  |  |
|  |   | <b>1-D14</b> Shrububs Square by Streetlife                                      |  |
|  |   | Size: 200x200cm (90cm HL) (3.0m)  |  |
|  |   | Colour: Corten Steel  |  |
|  |   | <b>1-D15</b> Rough & Ready Crosswise Closed Top Seat Bench by Streetlife        |  |
|  |   | Size: Size Varies - Custom Length   |  |
|  |   | Frame: Corten Steel   |  |
|  |   | Slats: FSC Louro  |  |
|  |   | <b>1-D16</b> Rough & Ready Crosswise Bench by Streetlife                        |  |
|  |   | Size: 207cm Length  |  |
|  |   | Frame: Corten Steel   |  |
|  |   | Slats: FSC Louro  |  |
|  |   | <b>1-D17</b> Shade Trellis by Hauser  |  |
|  |   | Options: n/a  |  |
|  |   | Size: As Shown  |  |
|  |   | Colour: TBD   |  |

**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.

**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  
SC7.3 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

| KEY                       | QTY | BOTANICAL NAME                                 | COMMON NAME                      | SIZE     | COND | SPACING   | NATIVE      |
|---------------------------|-----|--|----------------------------------|----------|------|-----------|-------------|
| <b>Coniferous Trees</b>   |     |  |                                  |          |      |           |             |
| ABC                       | 1   | Abies concolor                                 | White Fir                        | 200cm Ht | WB   | As Shown  | Native      |
| <b>Deciduous Trees</b>    |     |  |                                  |          |      |           |             |
| AES                       | 2   | Acer saccharum                                 | 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   | Amenlarix 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  | Near-Native |
| CEC                       | 4   | Cercis canadensis                              | Eastern Redbud                   | 150cm Ht | WB   | As Shown  | Native      |
| GB                        | 4   | Ginkgo biloba                                  | Ginkgo (Male)                    | 50mm Cal | WB   | As Shown  | Non-Native  |
| GTK                       | 5   | Gleditsia triacanthos var. 'inermis' 'Skycoke' | Skycoke Fire Hydrant             | 50mm Cal | WB   | As Shown  | Near-Native |
| MSW                       | 11  | Malus 'Jellyroll'                              | Green Wall Crabapple             | 40mm Cal | WB   | As Shown  | 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      |
| <b>Coniferous Shrubs</b>  |     |  |                                  |          |      |           |             |
| Mc                        | 172 | Microbiota decussata 'Prides'                  | Oxley Prides Siberian Cypress    | 50cm Spr | PT   | As Shown  | Non-Native  |
| gc                        | 25  | Illex glabra 'Compacta'                        | Compact Holly                    | 2g       | PT   | As Shown  | Native      |
| Tib                       | 15  | Thuja occidentalis 'Drepanops Spire'           | Drepanops Spire Cedar            | 150cm BS | PT   | As Shown  | Native      |
| <b>Deciduous Shrubs</b>   |     |  |                                  |          |      |           |             |
| Am                        | 60  | Aronia melanocarpa                             | Black Chokeberry                 | 60cm Ht  | PT   | As Shown  | Native      |
| Axl                       | 50  | Aronia x Low Shape Mound (UCCONAM165)          | Low Shape Mound Chokeberry       | 40cm Ht  | PT   | As Shown  | Native      |
| Car                       | 60  | Clethra alnifolia 'Ruby Spice'                 | Ruby Spice Summerviree           | 50cm Ht  | PT   | As Shown  | Native      |
| Hyl                       | 46  | Hydrangea paniculata 'Suzuki Fire'             | Compact Fire Hydrangea           | 60cm Ht  | PT   | As Shown  | Non-Native  |
| Ra                        | 71  | Physocarpus opulifolius 'JEFFAM'               | Amber Jubilee Noddy              | 60cm Ht  | PT   | As Shown  | Native      |
| Rag                       | 29  | Rhus aromatica 'Gro-Low'                       | Gro-Low Fragrant Sumac           | 60cm Ht  | PT   | As Shown  | Native      |
| <b>Groundcovers</b>       |     |  |                                  |          |      |           |             |
| go                        | 376 | Galium odoratum                                | Sweet Woodruff                   | 9cm PT   | PT   | 10cm O.C. | Native      |
| gr                        | 253 | Geranium 'Rozanne'                             | Rozanne Crane's Bill             | 1g       | PT   | 40cm O.C. | Non-Native  |
| ham                       | 104 | Hemerocallis 'Ranion Mir'                      | Ranion Mir Daylily               | 1g       | PT   | 30cm O.C. | Non-Native  |
| hsl                       | 83  | Heuchera 'Sweet Tea'                           | Sweet Tea Heuchera               | 1g       | PT   | 40cm O.C. | Native      |
| sem                       | 104 | Sedum spectabile 'Matrona'                     | Matrona Show Stopper Sedum       | 1g       | PT   | 60cm O.C. | Non-Native  |
| wf                        | 107 | Waldsteinia fragaroides                        | Barren Strawberry                | 1g       | PT   | 40cm O.C. | Non-Native  |
| <b>Ornamental Grasses</b> |     |  |                                  |          |      |           |             |
| clf                       | 66  | Calamagrostis acutiflora 'Karl Foerster'       | Karl Foerster Feather Reed Grass | 1g       | PT   | As Shown  | Non-Native  |
| civ                       | 622 | Carex pensylvanica                             | Pennsylvania Sedge               | 1g       | PT   | 50cm O.C. | Native      |
| mpc                       | 41  | Miscanthus sinensis 'Gracillimus'              | Japanese Silver Maiden Grass     | 2g       | PT   | As Shown  | Non-Native  |
| pvn                       | 135 | Panicum virgatum 'Northwind'                   | Northwind Sw. Grass              | 1g       | PT   | 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 Morn Avenue) PART OF WINSTON AVENUE (Closed by Judge's Order Inst. NS150801) REGISTERED PLAN 179 CITY OF OTTAWA Surveyed by Arnis, O'Sullivan, Volebski Ltd.

**OWNER:**  
UNIFORM PROPERTIES LIMITED  
117 CENTREPOINTE 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.

| ESTIMATED CANOPY COVERAGE AT MATURITY   |                       |  |                   |   |
|---|-----------------------|--|-------------------|---|
| SIZE OF TREE  | AVERAGE MATURE SPREAD | CANOPY COVERAGE PER TREE (m <sup>2</sup> ) | QUANTITY OF TREES | TOTAL CANOPY COVERAGE (m <sup>2</sup> ) |
| 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                | 2827                                    |
| Coniferous  | 5m                    | 20   | 2                 | 39                                      |
| <b>PROPOSED TOTAL CANOPY COVERAGE (m<sup>2</sup>):</b>  |                       |  |                   | 4505                                    |
| <b>EXISTING RETAINED TOTAL CANOPY COVERAGE (m<sup>2</sup>):</b>   |                       |  |                   | 0                                       |
| <b>TOTAL SITE AREA (m<sup>2</sup>):</b>   |                       |  |                   | 6,407                                   |
| <b>EST. CANOPY COVERAGE (%):</b>  |                       |  |                   | 70%                                     |
| Area of a circle = (π x r) x π<br>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 to be 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 35kg/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.

**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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.

|     |                                     |           |    |     |  |           |                                  |           |
|-----|-------------------------------------|-----------|----|-----|--|-----------|----------------------------------|-----------|
|     |                                     |           |    |     |  | 8.        | ISSUED FOR SITE PLAN APPLICATION | JUN 27/25 |
|     |                                     |           |    |     |  | 7.        | ISSUED FOR COORDINATION          | MAY 26/25 |
|     |                                     |           |    |     |  | 6.        | ISSUED FOR ZBA/OPA SUBMISSION    | AUG 13/24 |
|     |                                     |           |    |     |  | 5.        | ISSUED FOR COORDINATION          | JUN 5/24  |
|     |                                     |           |    |     |  | 4.        | ISSUED FOR DISCUSSION            | MAY 27/24 |
| 11. | SPA RE-SUBMISSION PER CITY COMMENTS | FEB 4/26  | SC | 3.  | OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMEND. | MAR 2/22  |                                  |           |
| 10. | SPA RE-SUBMISSION PER CITY COMMENTS | JAN 14/26 | SC | 2.  | REVISED PER REZONING COMMENTS                  | DEC 17/20 |                                  |           |
| 9.  | SPA RE-SUBMISSION PER CITY COMMENTS | SEP 16/25 | SC | 1.  | REZONING APPLICATION                           | AUG 4/20  |                                  |           |
| No. | REVISION                            | DATE      | By | No. | REVISION                                       | DATE      |                                  |           |





|             |           |
|-------------|-----------|
| PROJECT No. | 110098-00 |
| REV         | REV # 3   |
| DRAWING No. | 110098-L3 |