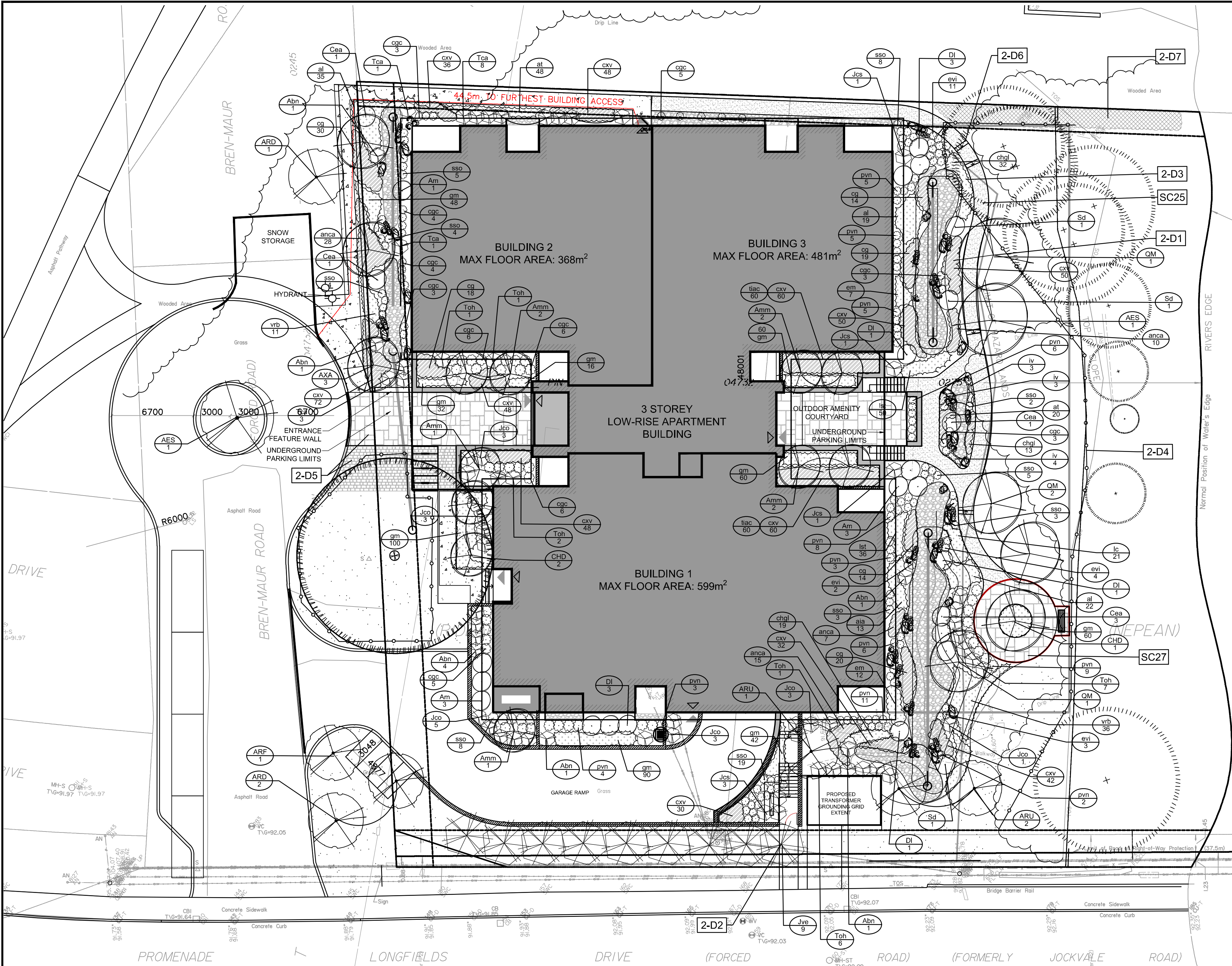




CITY DETAILS

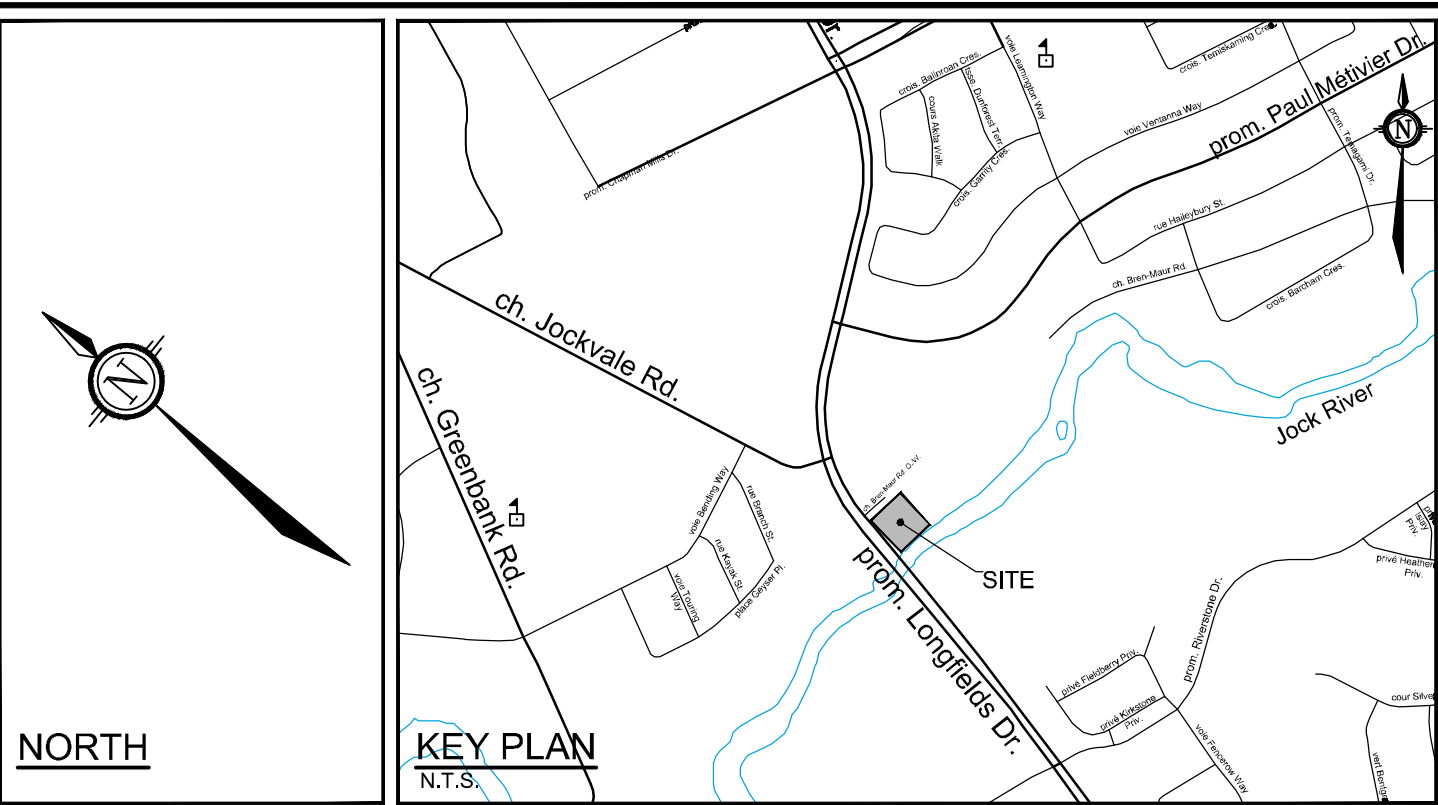
Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

- SC4. Typical Concrete Sidewalk in Boulevard
- SC25. Sidewalk Construction Joints
- SC25. Stonedust Path
- SC27. Permeable Pavers

NOVATECH DETAILS

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
- D2. Standard Coniferous Tree Planting
- D3. Shrub and Perennial Planting
- D4. Tree Protection Fence
- D5. Pavers on Granular Base
- D6. Precast Concrete Steps



LEGEND

- 3-D1 DETAIL SHEET # NOVATECH OR CITY EG. L1, L2, ETC. DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- STONEDUST
- RIVER STONE
- SEED / SOD
- PERENNIALS
- GROUND COVER / SEDGES
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE TO REMAIN
- PROPOSED SHRUBS / ORNAMENTAL GRASSES
- KEY SPECIES (SEE PLANT LIST)
- QUANTITY
- TREE PROTECTION FENCE
- ROCKS / BOULDERS
- BENCH
- OVERHANG
- LANDSCAPE RETAINING WALL
- LIMIT OF UNDERGROUND GARAGE

SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOTS 12 AND 13 CONCESSION 2 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA ANNIS O'SULLIVAN VOLLEBEKK LTD. 2024

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 an associated plan for the site (e.g. tree protection 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. 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 outcrops.
- 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 not 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 tearing, 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).

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:
 - a. Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - b. Sod / Seed Areas - 100mm depth.
 - c. 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 Nursery Landscape Association.
- Apply the following mineral fertilizer unless soil tests show other requirements:
 - a. Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - b. 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.

RAISED PLANTERS

- Set trees in raised planters on a bed of heavily compacted growing medium, at the bottom, to eliminate settlement.
- Backfill the root ball with growing medium in 150mm lifts. Tamp and water each lift to eliminate air pockets or settlement.
- Growing medium to be:
 - a. 80% commercial screened topsoil
 - b. 10% peat moss or compost, and
 - c. 10% perlite.
- Cover top of the planter surface with 75mm of shredded bark mulch.

TREE PLANTING IN SENSITIVE CLAY

- The landscape plans have been developed in accordance with the Paterson Group Geotechnical Report PG2753-1, dated September 16, 2024, which includes the Test Hole Locations Plan, dated 09/2024, that confirms the categories and locations of clay soils.
- As per the Paterson Group Geotechnical memo PG2753-1, the western portions of the site are subject to sensitive clay soil restrictions.
- Therefore, in this case, tree planting will be restricted by the sensitivity clay soils.
- The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.
 - a. Small tree (mature height up to 7.5m) - 25m³/ minimum soil volume provided.
 - b. Medium tree (mature height 7.5-14m) - 30m³/ minimum soil volume provided. Where trees share a continuous greenspace.
 - c. Two (2) small trees - 15m³/ minimum soil volume provided per tree.
 - d. Two (2) medium trees - 18m³/ minimum soil volume provided per tree.

PROPOSED CANOPY COVERAGE AT MATURITY				
SIZE OF PROPOSED TREE	AVERAGE	CANOPY QUANTITY	TOTAL CANOPY	
Deciduous trees- Small	4.5m	16	6	96
Deciduous trees- Medium	10m	79	7	553
Deciduous trees- Large	15m	177	5	884
Conifers	5m	20	9	180

TOTAL PROPOSED CANOPY COVERAGE (m²):

1,713

TOTAL SITE AREA (m²):

4,284

EST. PROPOSED CANOPY COVERAGE (%):

40%

- Area of a circle = (π x r) x π
- Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π

Proposed Planting: Ownership
Private
City-Owned (ROW)

D07-12-25-0142

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE
Coniferous Trees							
JVE	9	Juniperus virginiana	Eastern Red Cedar	150cm Ht	WB	As Show n	Native
Deciduous Trees							
ARU	3	Acer rubrum 'Autumn Radiance'	Autumn Radiance Red Maple	50mm Cal	WB	As Show n	Native
ARF	2	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	50mm Cal	WB	As Show n	Native
ARD	2	Acer rubrum 'Red Rocket'	Red Rocket Red Maple	50mm Cal	WB	As Show n	Native
AES	2	Acer saccharum	Sugar Maple	50mm Cal	WB	As Show n	Native
AXA	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	50mm Cal	WB	As Show n	Native
CHD	3	Cercis canadensis 'Heart's Desire'	Heart's Desire Redbud	150cm Ht	WB	As Show n	Native
QM	3	Quercus macrocarpa	Burr Oak	50mm Cal	WB	As Show n	Native
Coniferous Shrubs							
Abn	9	Abies balsamea 'Nana'	Dwarf Balsam Fir	1g	PT	80cm O.C	Native
Jco	18	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	40cm Spr	PT	140cm O.C	
Jcs	6	Juniperus chinensis 'Spartan'	Spartan Juniper	3g	PT	100cm O.C	
Tca	13	Taxus canadensis	Canadian Yew	2g	PT	As Show n	Native
DI	3	Salix discolor	Carax occidentalis 'Holmstrup'				
Deciduous Shrubs							
Amm	8	Amelanchier canadensis (Multi stem)	Canadian Serviceberry	150cm Ht	WB	320cm O.C	Native
Am	7	Aronia melanocarpa	Black Chokeberry	60cm Ht	PT	80cm O.C	Native
Cea	6	Ceanothus americanus	New Jersey Tea	1g	PT	100cm O.C	Native
DI	9	Diervilla lonicera	Bush Honeysuckle	50cm Ht	PT	100cm O.C	Native
Sd	3	Salix discolor	Pussy Willow	60cm Ht	PT	120cm O.C	Native

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE
Perennials							
ai	13	Asclepias incarnata	Sw amp Milkweed	50	plug	60cm O.C	Native
at	68	Asclepias tuberosa	Butterfly Weed	1g	PT	30cm O.C	Native
chgl	51	Chelone glabra	Turtlehead	50	plug	40cm O.C	Native
em	19	Eupatorium maculatum	Spotted Joe-Pye Weed	1g	PT	60cm O.C	Native
gm	481	Geranium maculatum	Spotted Cranesbill	1g	PT	30cm O.C	Native
iv	10	Iris versicolor	Blue Flag Iris	1g	PT	60cm O.C	Native
lst	86	Liatris spicata	Prairie Gayfeather	1g	PT	40cm O.C	Native
lc	21	Lobelia cardinalis	Cardinal Flower	50	plug	45cm O.C	Native
57		Symphitrichum laeve	<<Botanical name required	1g	PT		
liac	120	Tiarella cordifolia	Foamflower	1g	PT	40cm O.C	Native
vrb	47	Verbena stricta	Hairy Vervain	1flr	PT	60cm O.C	Native
Groundcovers							
anca	60	Anemone canadensis	Canada Anemone	PL50	plug	60cm O.C	Native
cg	115	Carax grayi	Morning Star Sedge	1g	PT	50cm O.C	Native
cxv	528	Carex pensylvanica	Pennsylvania Sedge	1g	PT	30cm O.C	Native
Ornamental Grasses							
cgc	45	Calamagrostis canadensis	Canadian Reedgrass	1g	PT	60cm O.C	Native
evi	20	Elymus virginicus	Virginia Wild Rye	1g	PT	50cm O.C	Native
pvn	56	Panicum virgatum 'Northwind'	Northwind Sw Itch Grass	1g	PT	70cm O.C	Native
sso	62	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Blue Stem	1g	PT	60cm O.C	Native

125099 - Renaturalization Mix (Rmix)				
%	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Deciduous + Coniferous Shrubs				
8%	19	Aronia melanocarpa	Black Chokeberry	0.60m Ht
5%	11	Cephalanthus occidentalis	Buttonbush	0.60m Ht
10%	22	Cornus racemosa	Grey Dogwood	0.60m Ht
5%	11	Myrica pensylvanica	Bayberry	0.60m Ht
14%	31	Rhus typhina	Staghorn Sumac	0.60m Ht
5%	11	Rubus occidentalis	Black Raspberry	0.60m Ht
15%	33	Thuja occidentalis	Eastern White Cedar	0.60m Ht
5%	11	Salix bebbiana	Beaked Willow	0.60m Ht
8%	19	Salix petiolaris	Slender Willow	0.60m Ht
5%	11	Sorbus decora	Showy Mountain-Ash	0.60m Ht
10%	22	Symphoricarpos alba	Snowberry	0.60m Ht
10%	22	Viburnum lentago	Nannyberry	0.60m Ht
100%	223			

NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND 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:
Uniform Developments
117 Centrepointe Drive, #300
Nepean, ON K2G 5X3
Phone: 613.225.0770

Architect
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63 Peninsula Drive, Suite 200
Ottawa, ON K1S 3K7
Phone: 613.236.7200

Engineer:
Arcadis
Suite 500, 333 Preston Street,
Ottawa, ON K1S 5N4
Phone: 613.225.1311

Surveyor:
Annis, O'Sullivan, Vollebekk Ltd.
14 Concourse Gate, Suite 500
Nepean, ON K2E 7S6
Phone: 613.727.0850

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.

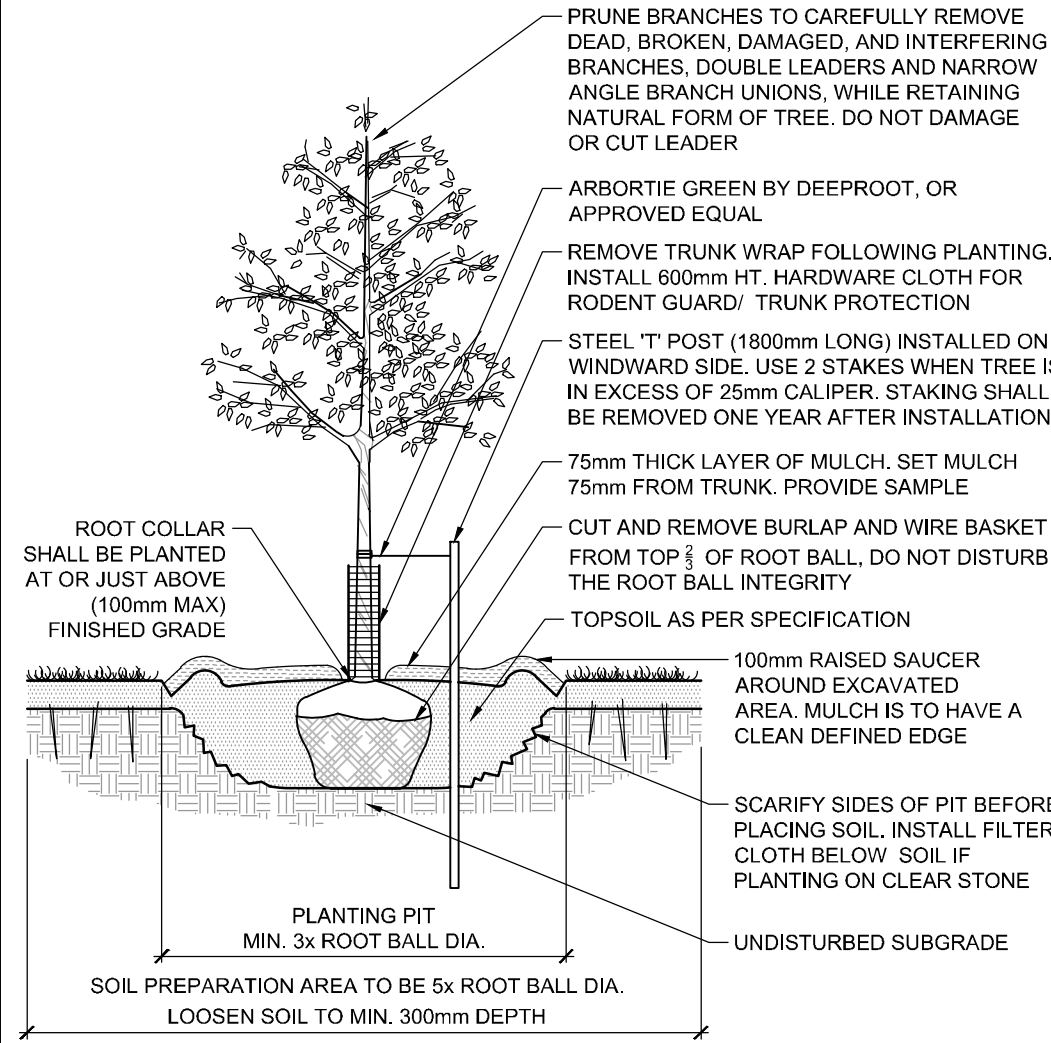
No.	REVISION	DATE	BY
2.	RE-ISSUED FOR SITE PLAN CONTROL APPLICATION	JUN 28/26	SC
1.	ISSUED FOR SITE PLAN CONTROL APPLICATION	OCT 10/25	SC

SCALE	DESIGN
1:200	SC
1:200	SC
1:200	TB
1:200	SC
1:200	SC

FOR REVIEW ONLY
SC
SC
TB
SC
SC

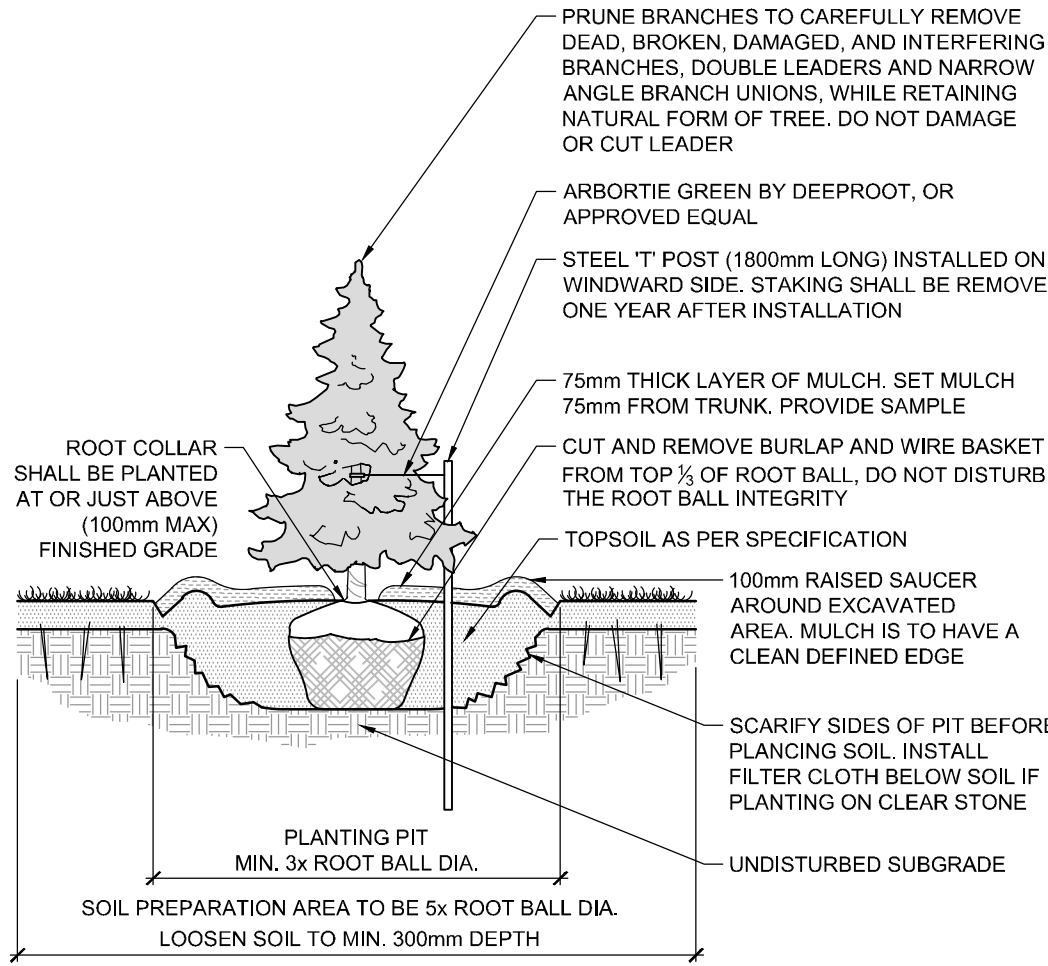
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION CITY OF OTTAWA 320 BREN MAUR	PROJECT NO. 125099
DRAWING NAME LANDSCAPE PLAN	REV # 2
DRAWING NO. 125099-L1	



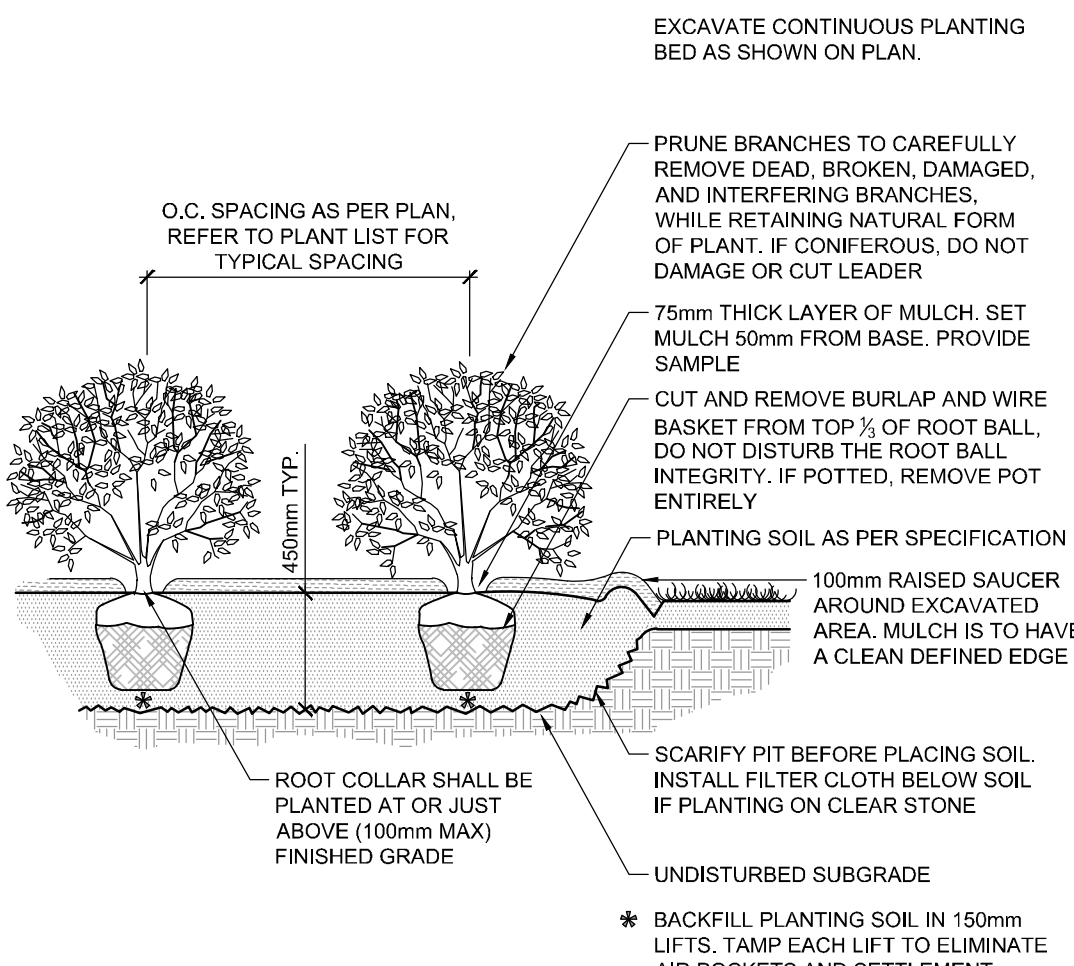
STANDARD DECIDUOUS TREE PLANTING

D1



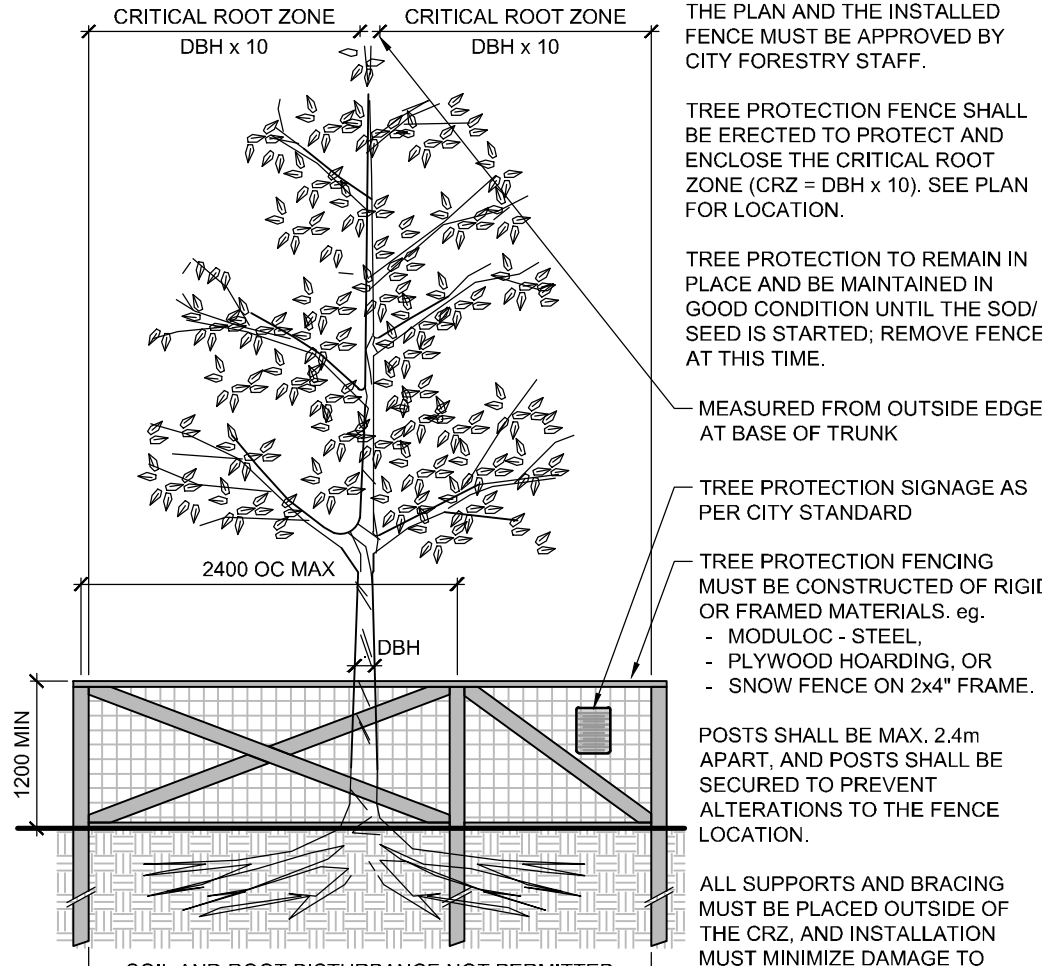
STANDARD CONIFEROUS TREE PLANTING

D2



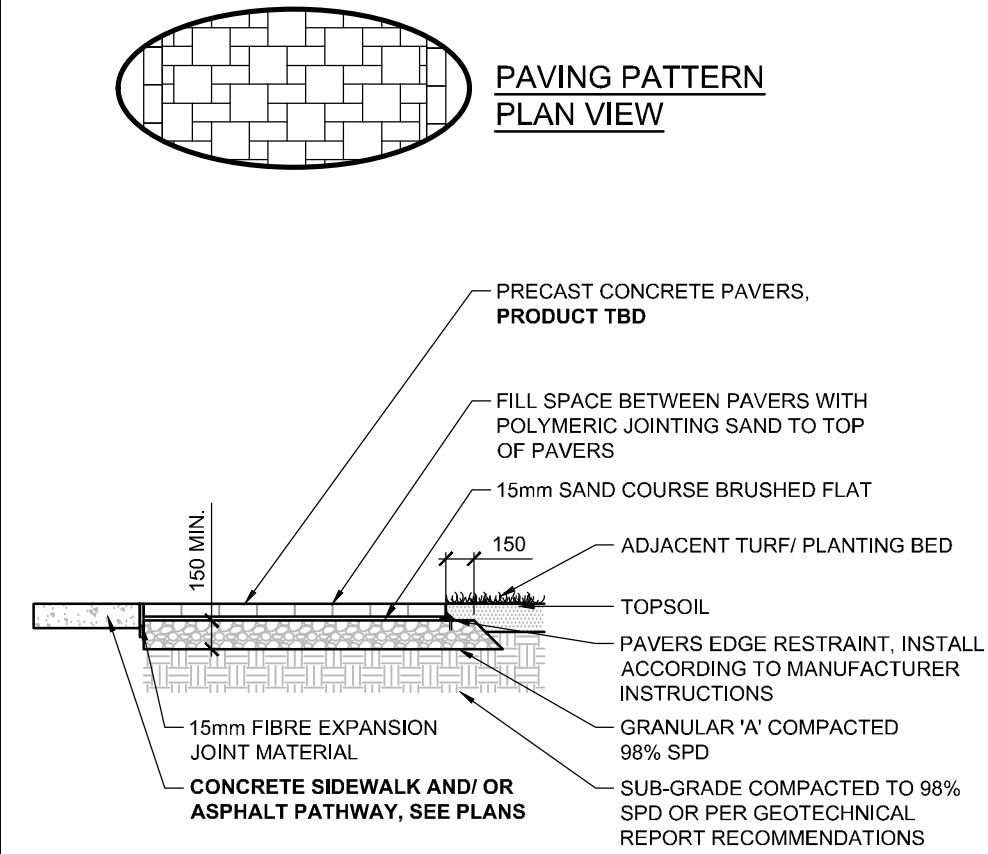
SHRUB AND PERENNIAL PLANTING

D3



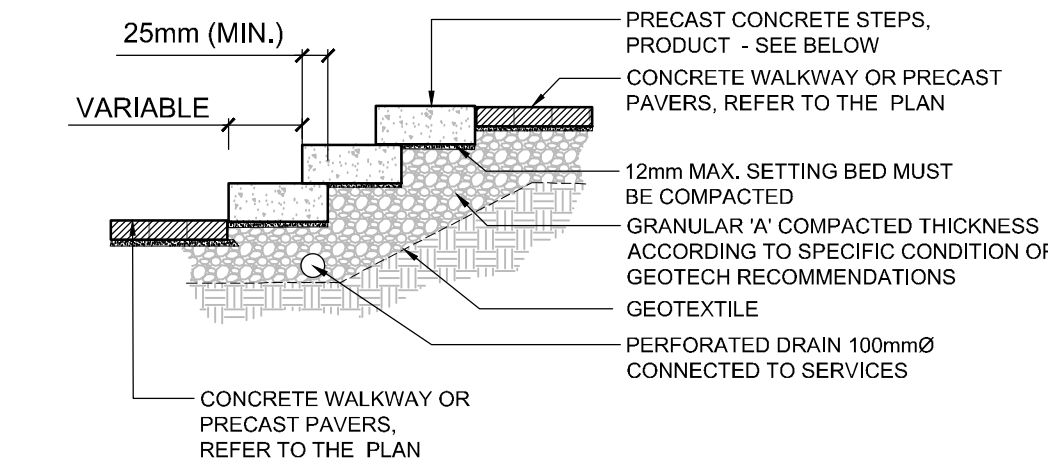
TREE PROTECTION FENCE

D4



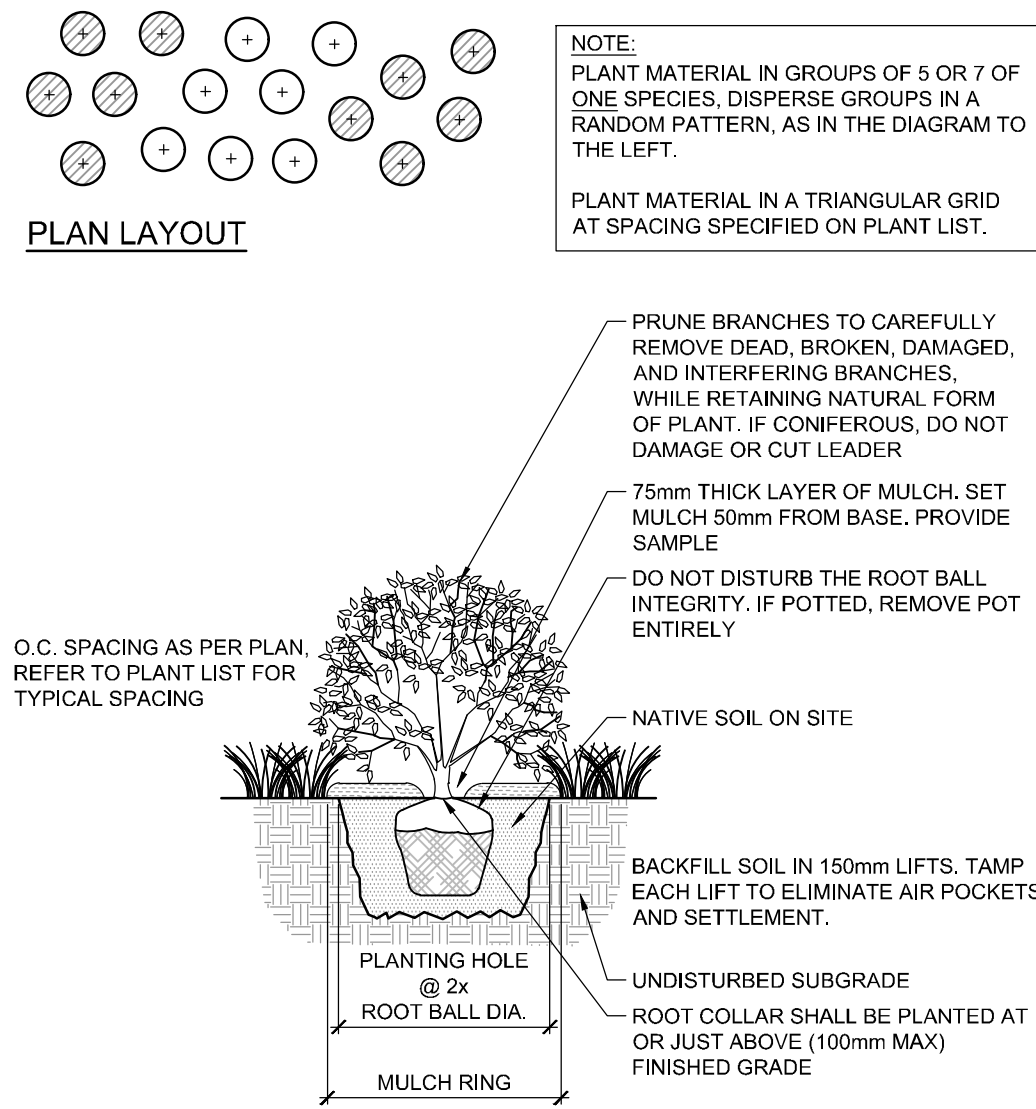
PAVERS ON GRANULAR BASE

D5



PRECAST CONCRETE STEPS

D6



SHRUB RENATURALIZATION PLANTING

D7

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1.	ISSUED FOR SITE PLAN CONTROL APPLICATION	OCT 10/25	SC

SCALE

DESIGN

SC

CHECKED

SC

DRAWN

TB

CHECKED

SC

APPROVED

SC

FOR REVIEW ONLY



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LOCATION
CITY OF OTTAWA
320 BREN MAUR

DRAWING NAME

DETAILS

PROJECT No.
125099

REV
REV # 2

DRAWING No.
125099-L2