

**APPROVED**  
By Kersten Nitsche at 11:50 am, Nov 27, 2024

*Kersten Nitsche*

**KERSTEN NITSCHKE, MCIP RPP**  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

**NORTH**

**KEY PLAN**  
N.T.S.

**LEGEND**

- 3-D1** DETAIL SHEET # NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- TREE PROTECTION FENCE
- PROPOSED CONCRETE
- PROPOSED PAVERS
- RIVER STONE
- SOD
- PERENNIALS
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- BENCH
- SPECIES (SEE PLANT LIST)
- QUANTITY

**GENERAL**

1. 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.
2. 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.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstatement 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 reinstatement all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

**PLANTING**

1. 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.
2. Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
3. Plant locations are schematic/ approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
4. 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.
5. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
6. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
7. 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.
8. 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.
9. 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.
10. 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.

**PRODUCT INFORMATION**

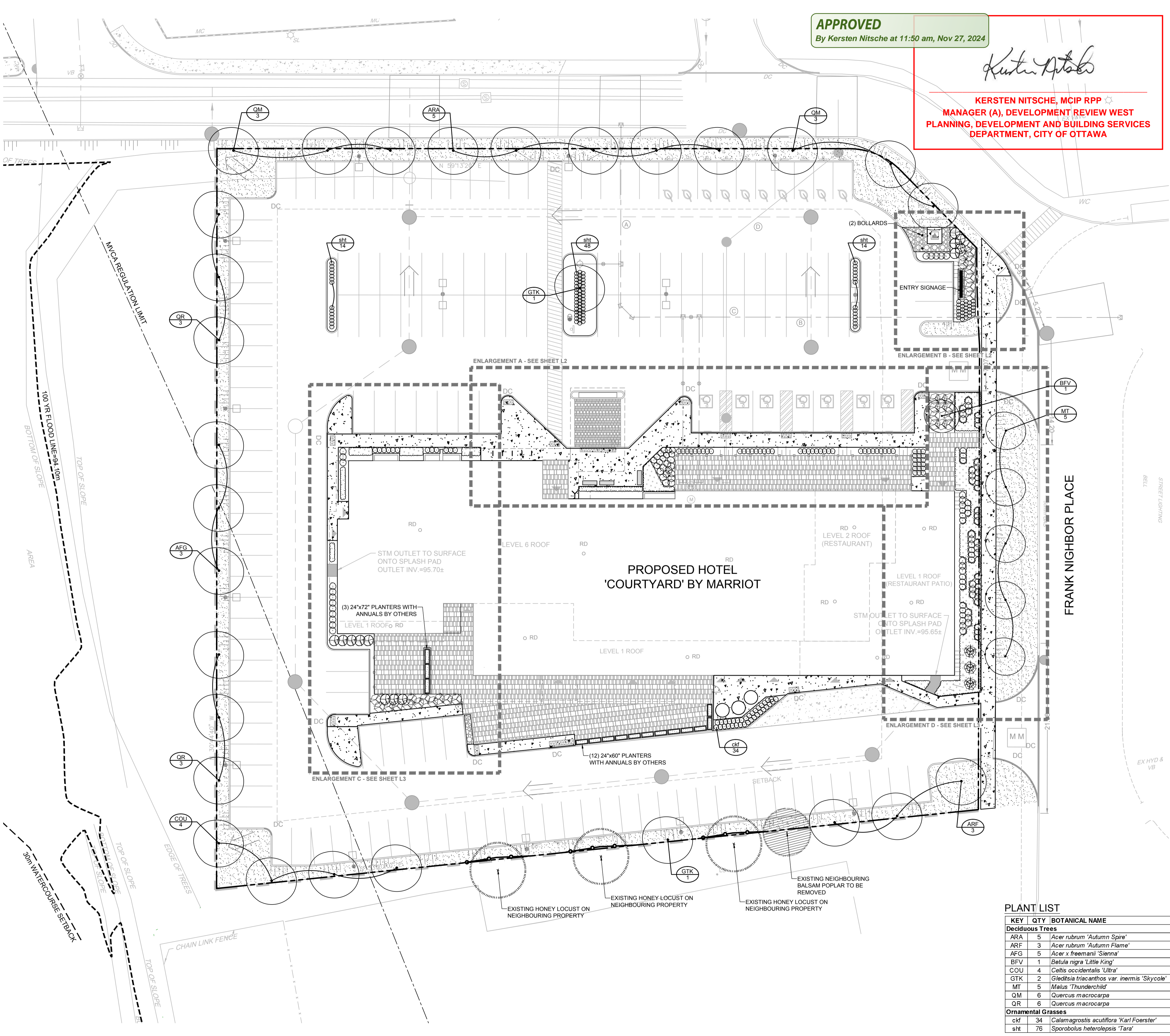
- Install products as per manufacturer specifications. Shop drawings required.
- PAVERS**  
Edge of pavers to receive edge restraint.  
• Industria Granitex by Techo-Bloc  
Size: As shown  
Pattern: As shown  
Colour: Greyed Nickel, Onyx Black, and Shale Grey.
- SITE FURNITURE**  
Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
- 2300 Series Iconic Bench by Maglin  
Product Number: MBE-2300-00026  
Size: 70" Length  
Frame colour: Gunmetal (Matte)  
Slats: Ipe  
Options: Backless, Armless, Skate Deterrent 1-Side
  - 2300 Series Iconic Bike Rack by Maglin  
Product Number: MBR-2300-00001  
Finish: Gunmetal (Matte)
  - Bollard TBD.
  - Commercial Wood Planter by DeepStream Designs  
72" x 24" x 21.5":  
Product Number: MAR-722421  
Finish: Driftwood Gray (RPL)  
60" x 24" x 21.5":  
Product Number: MAR-602421  
Finish: Driftwood Gray (RPL)

**TREE PLANTING IN SENSITIVE CLAY**

1. The landscape plans have been developed in accordance with the Geotechnical Report: Preliminary Geotechnical Investigation, Englobe, 05/10/2023, which includes figures and data sheets which confirm the categories and locations of clay soils.
  2. The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils (2017).
  3. 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) - 25m<sup>3</sup>/ minimum soil volume provided.
    - b. Medium tree (mature height 7.5-14m) - 30m<sup>3</sup>/ minimum soil volume provided.
- Where trees share a continuous greenspace:
- c. Two (2) small trees - 15m<sup>3</sup>/ minimum soil volume provided per tree
  - d. Two (2) medium trees - 18m<sup>3</sup>/ minimum soil volume provided per tree.

**PLANT LIST**

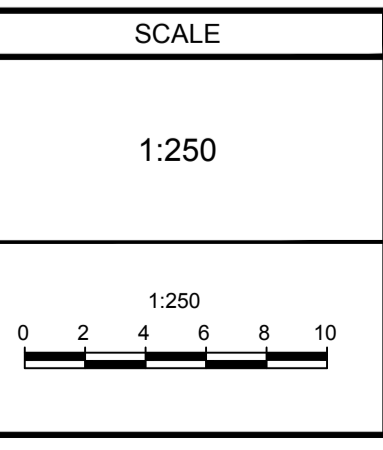
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Deciduous Trees</b>						
ARA	5	<i>Acer rubrum</i> 'Autumn Spire'	Autumn Spire Red Maple	50mm Cal	WB	As Shown
ARF	3	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	50mm Cal	WB	As Shown
AFG	5	<i>Acer x freemanii</i> 'Sienna'	Sienna Glenn Maple	50mm Cal	WB	As Shown
BFV	1	<i>Betula nigra</i> 'Little King'	Fox Valley River Birch	200cm Ht.	WB	As Shown
COU	4	<i>Celtis occidentalis</i> 'Ultra'	Ultra Hackberry	50mm Cal	WB	As Shown
GTK	2	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycolor'	Skyline Honeylocust	50mm Cal	WB	As Shown
MT	5	<i>Malus</i> 'Thunderchild'	Thunderchild Crabapple	50mm Cal	WB	As Shown
QM	6	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
QR	6	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
<b>Ornamental Grasses</b>						
ckf	34	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PT	As Shown
sht	76	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1g	PT	As Shown



**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.

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	MAR 28/24	RGJ
4.	REVISED PER CITY COMMENTS	FEB 12/24	RGJ
3.	REVISED PER CITY COMMENTS	OCT 3/23	RGJ
2.	ISSUED FOR SITE PLAN APPLICATION	MAY 12/23	RGJ
1.	ISSUED FOR COORDINATION	APR 25/23	RGJ



DESIGN	MJT
CHECKED	RGJ
DRAWN	MJT
CHECKED	RGJ
APPROVED	RGJ

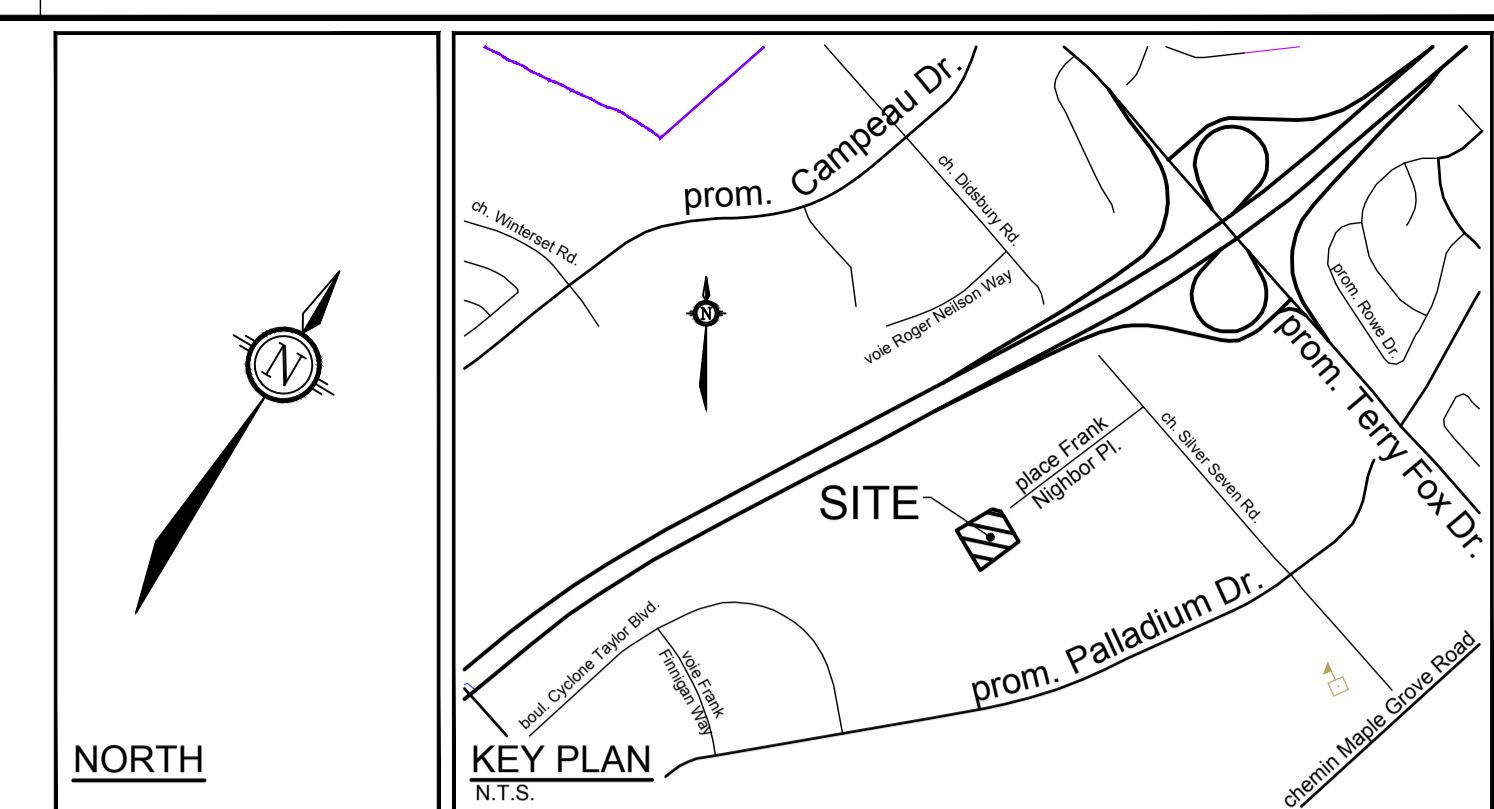
**FOR REVIEW ONLY**

**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		PROJECT No.	
CITY OF OTTAWA 40 FRANK NIGHBOR PLACE		123002-00	
DRAWING NAME		REV # 5	
LANDSCAPE PLAN - OVERALL		DRAWING No.	
		123002-L1	
		Plan #19002	

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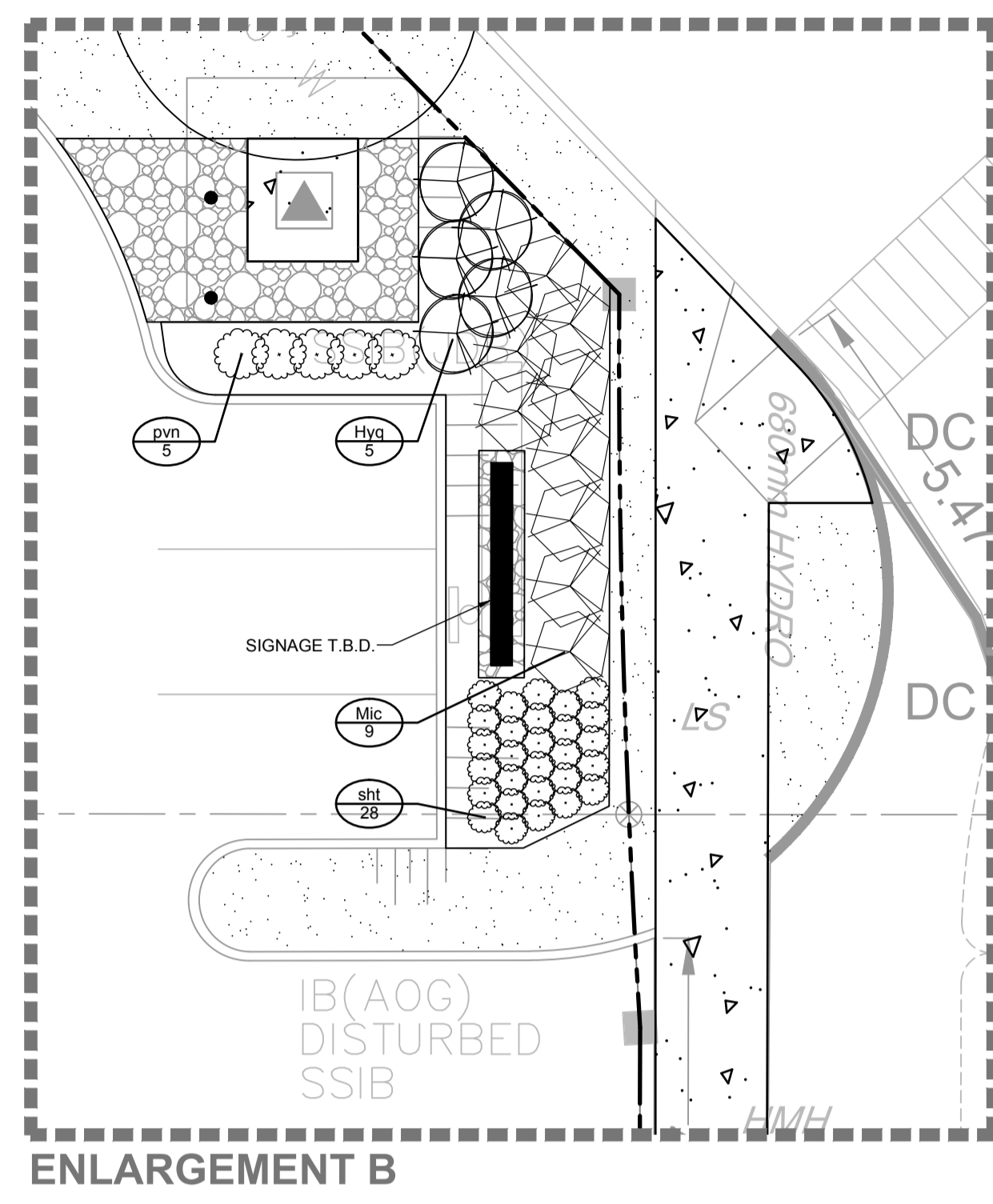
- LEGEND**
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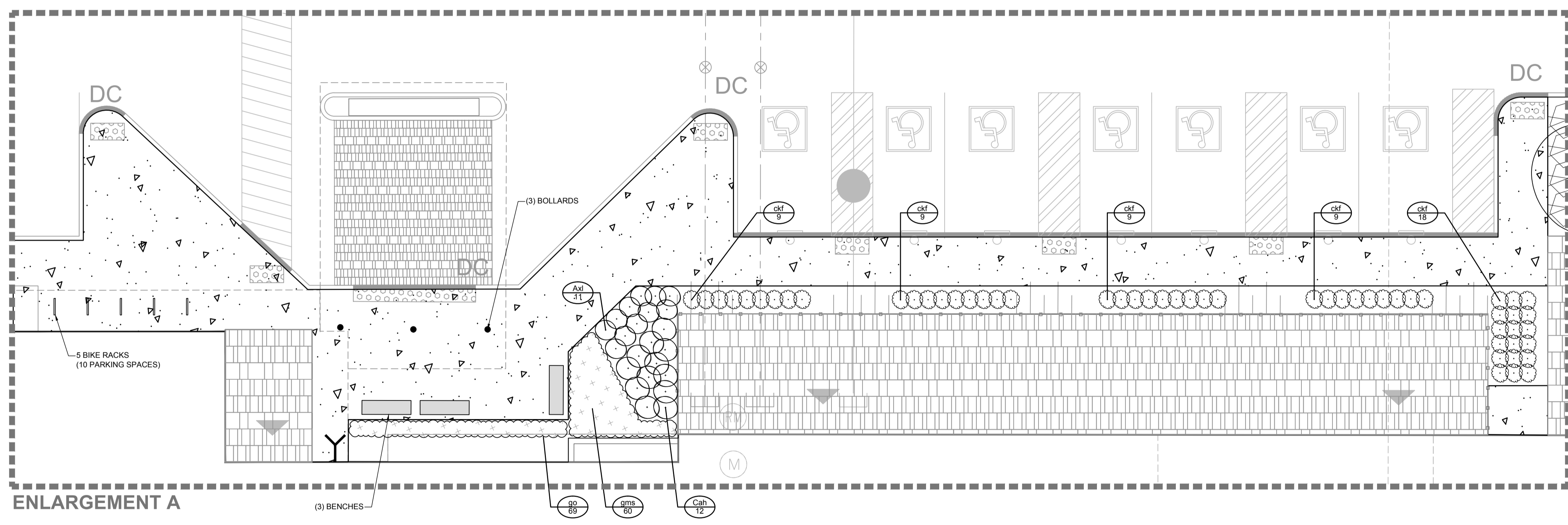
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By Kersten Nitsche at 11:50 am, Nov 27, 2024

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PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA



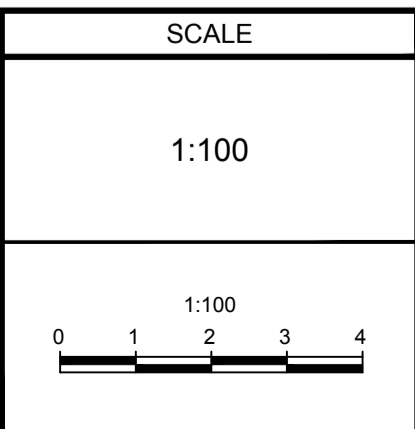
**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Coniferous Shrubs</b>						
Me	9	<i>Microbiota decussata</i> 'Prides'	Celtic Pride Siberian Cypress	50cm Spr	PT	As Shown
<b>Deciduous Shrubs</b>						
Ad	11	<i>Aronia x Low Scape Mound</i> (UCONNAM165)	Low Scape Mound Chokeberry	40cm Ht	PT	As Shown
Cah	12	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	50cm Ht	PT	As Shown
Hyq	5	<i>Hydrangea paniculata</i> 'SMHPLQF'	Little Quick Fire Hydrangea	60cm Ht	PT	As Shown
<b>Groundcovers</b>						
go	69	<i>Galium odoratum</i>	Sweet Woodruff	1g	PT	30cm O.C.
gms	60	<i>Geranium macrorrhizum</i> 'Spessart'	Spessart Cranesbill	1g	PT	40cm O.C.
<b>Ornamental Grasses</b>						
ckf	54	<i>Calamagrostis acutiflora</i> 'Kari Foerster'	Kari Foerster Feather Reed Grass	1g	PT	As Shown
pvn	5	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1g	PT	As Shown
sht	28	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1g	PT	As Shown

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**FOR REVIEW ONLY**

DESIGN: MJT  
CHECKED: RGJ  
DRAWN: MJT  
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APPROVED: RGJ

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LOCATION  
CITY OF OTTAWA  
40 FRANK NIGHBOR PLACE

DRAWING NAME  
LANDSCAPE PLAN  
ENLARGEMENT

PROJECT No: 123002-00  
REV: REV # 5  
DRAWING No: 123002-L2  
Plan #19002

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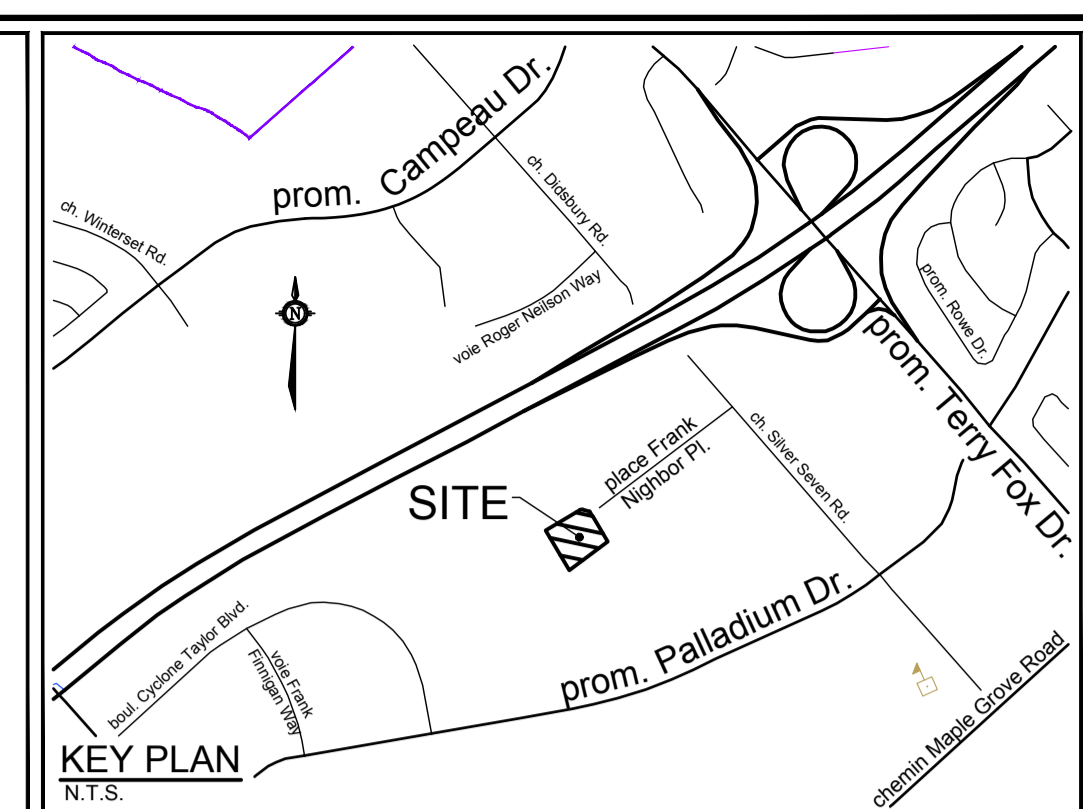
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**NORTH**

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- KEY ## QUANTITY

**NOTE:**

1. LANDSCAPE ARCHITECT TO BE GIVEN ADVANCE NOTICE OF DELIVERY OF PLANT MATERIAL FOR PERENNIAL PLANTING BEDS WHICH INCLUDE MULTIPLE SPECIES (ENLARGEMENT D PERENNIALS ONLY).
2. LAYOUT OF THIS PLANT MATERIAL TO BE DIRECTED ON SITE BY LANDSCAPE ARCHITECT.

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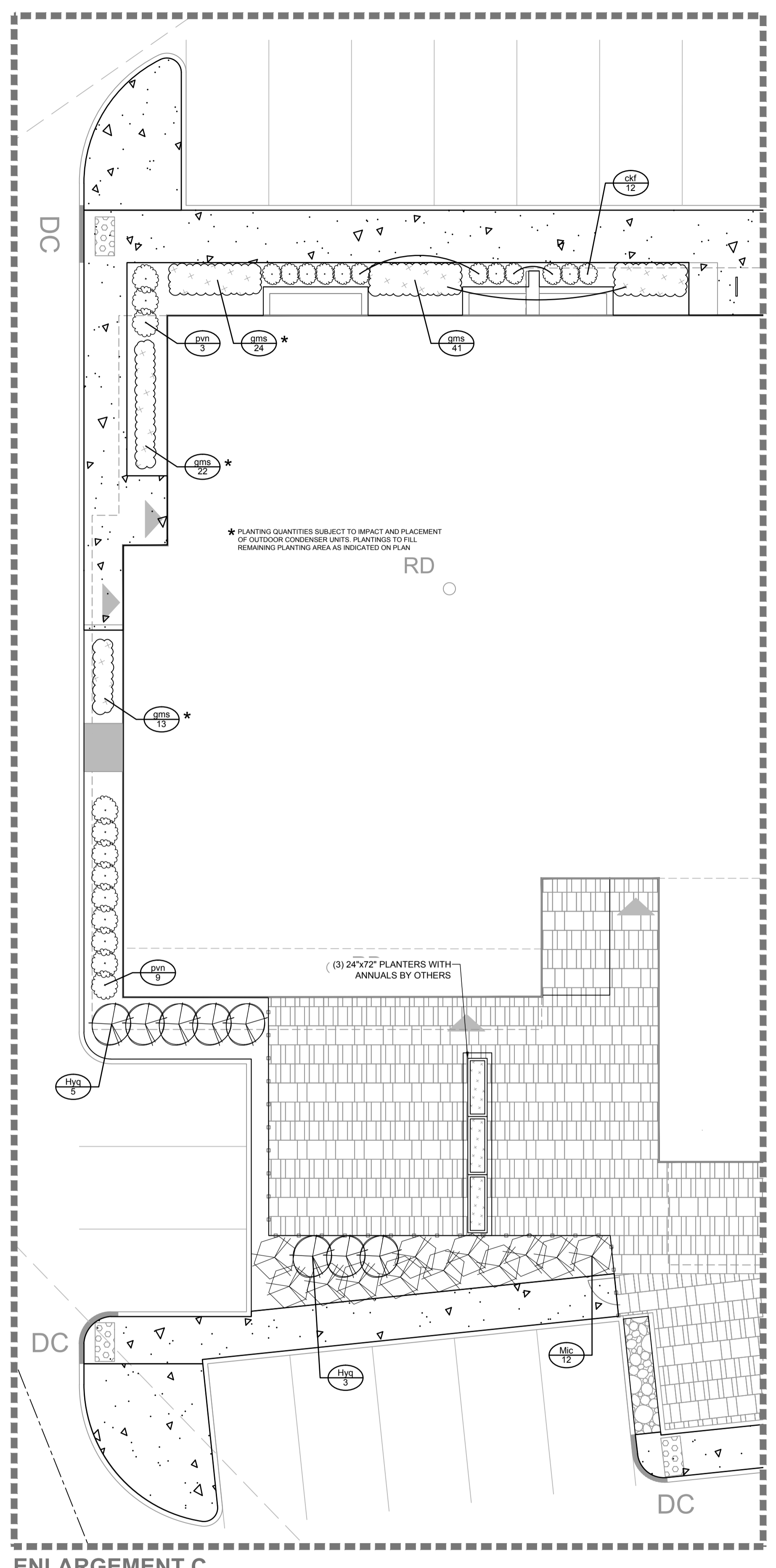
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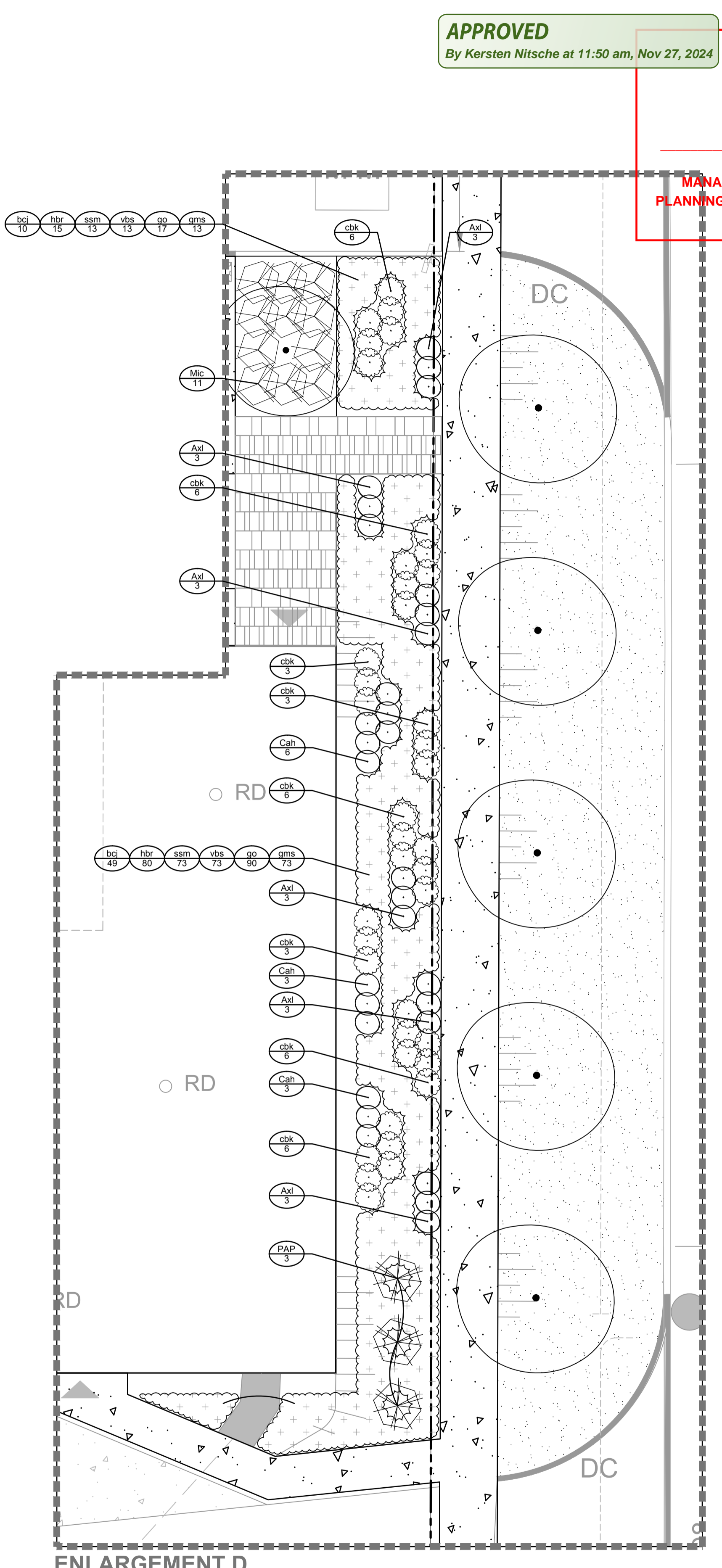
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<b>Coniferous Shrubs</b>						
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<b>Deciduous Shrubs</b>						
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<b>Perennials</b>						
bcj	59	<i>Baptisia</i> 'Cherries Jubilee'	Cherries Jubilee False Indigo	1g	PT	60cm O.C.
hbr	95	<i>Heuchera</i> 'Buttered Rum'	Buttered Rum Heuchera	1g	PT	40cm O.C.
ssm	86	<i>Sedum spectabile</i> 'Matrons'	Matrona Showy Stonecrop Sedum	1g	PT	40cm O.C.
vbs	86	<i>Veronica</i> 'Blue Skywalker'	Blue Skywalker Speedwell	1g	PT	40cm O.C.
<b>Groundcovers</b>						
go	107	<i>Galium odoratum</i>	Sweet Woodruff	1g	PT	30cm O.C.
gms	186	<i>Geranium macrorrhizum</i> 'Spessart'	Spessart Cranesbill	1g	PT	40cm O.C.
<b>Ornamental Grasses</b>						
cbk	39	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	1g	PT	As Shown
ckf	12	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PT	As Shown
pvn	12	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1g	PT	As Shown



**ENLARGEMENT C**



**ENLARGEMENT D**

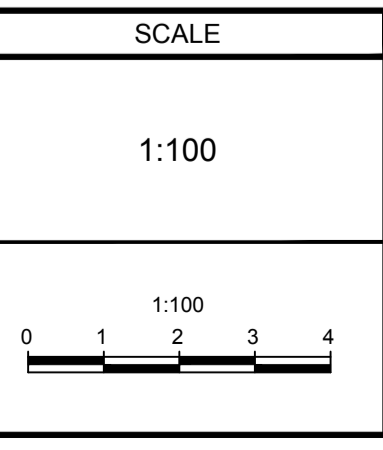
\* PLANTING QUANTITIES SUBJECT TO IMPACT AND PLACEMENT OF OUTDOOR CONDENSER UNITS. PLANTINGS TO FILL REMAINING PLANTING AREA AS INDICATED ON PLAN

(3) 24"x72" PLANTERS WITH ANNUALS BY OTHERS

**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.

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
5.	REVISED PER CITY COMMENTS	MAR 26/24	RGJ
4.	REVISED PER CITY COMMENTS	FEB 12/24	RGJ
3.	REVISED PER CITY COMMENTS	OCT 3/23	RGJ
2.	ISSUED FOR SITE PLAN APPLICATION	MAY 12/23	RGJ
1.	ISSUED FOR COORDINATION	APR 25/23	RGJ



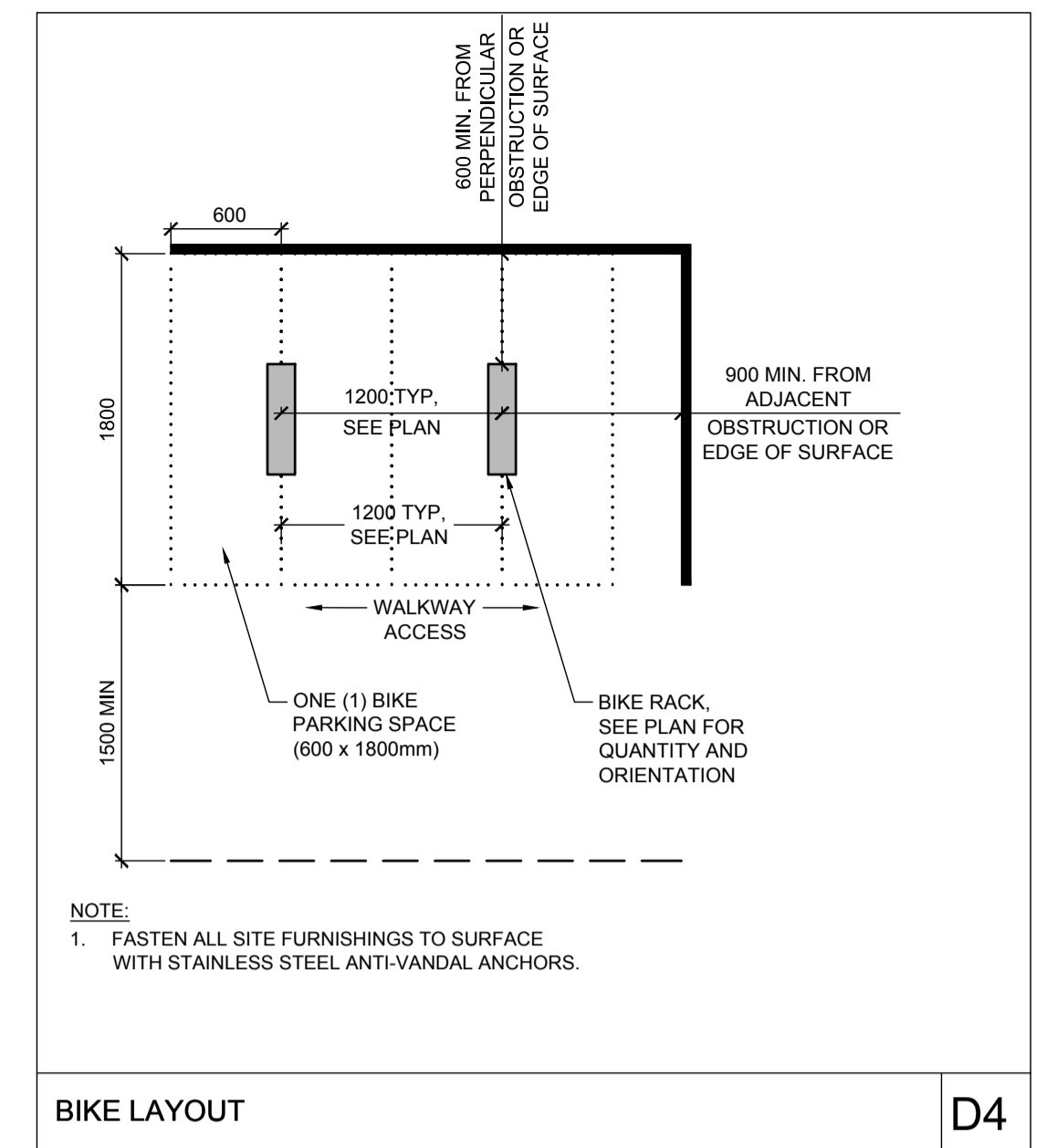
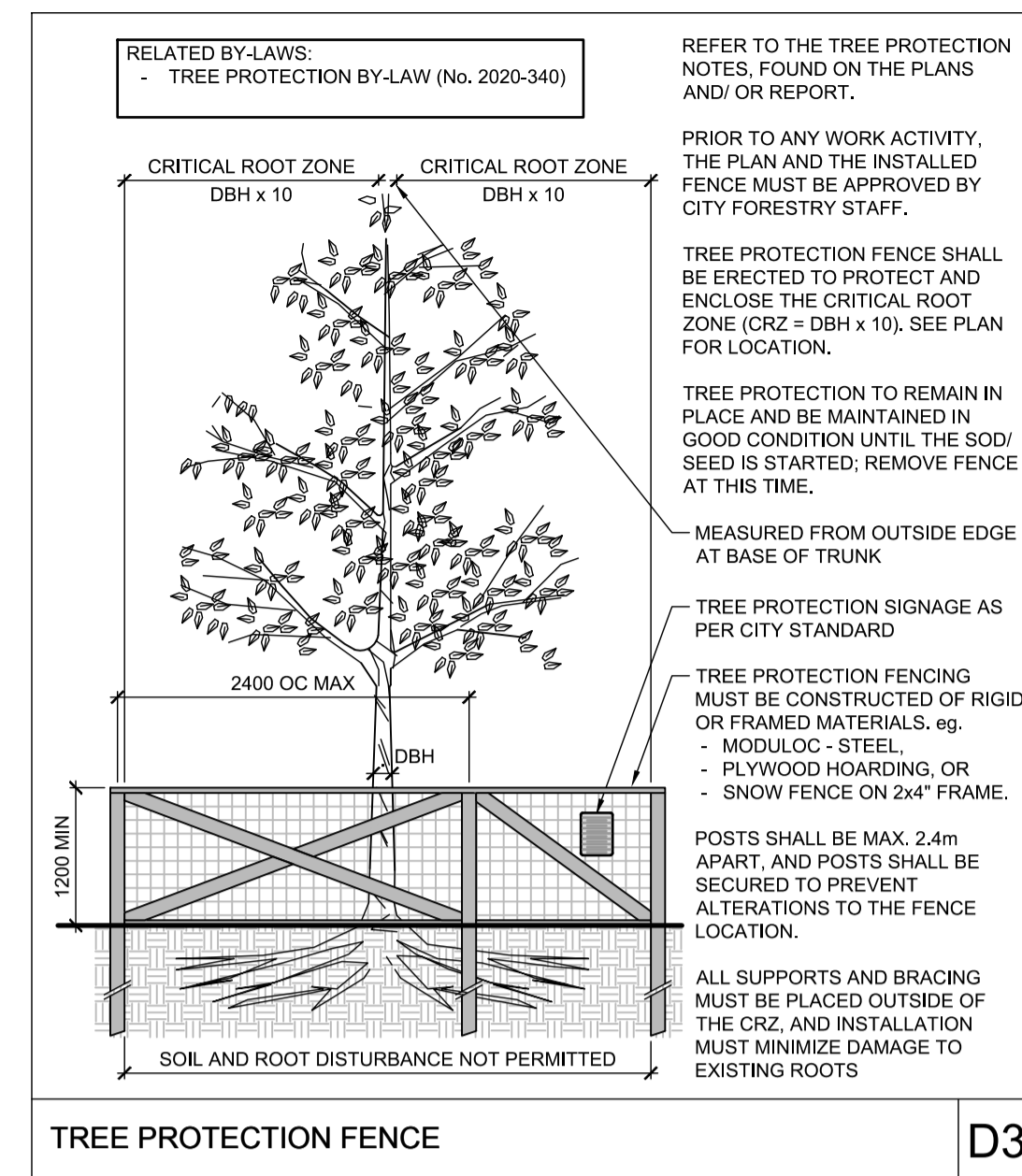
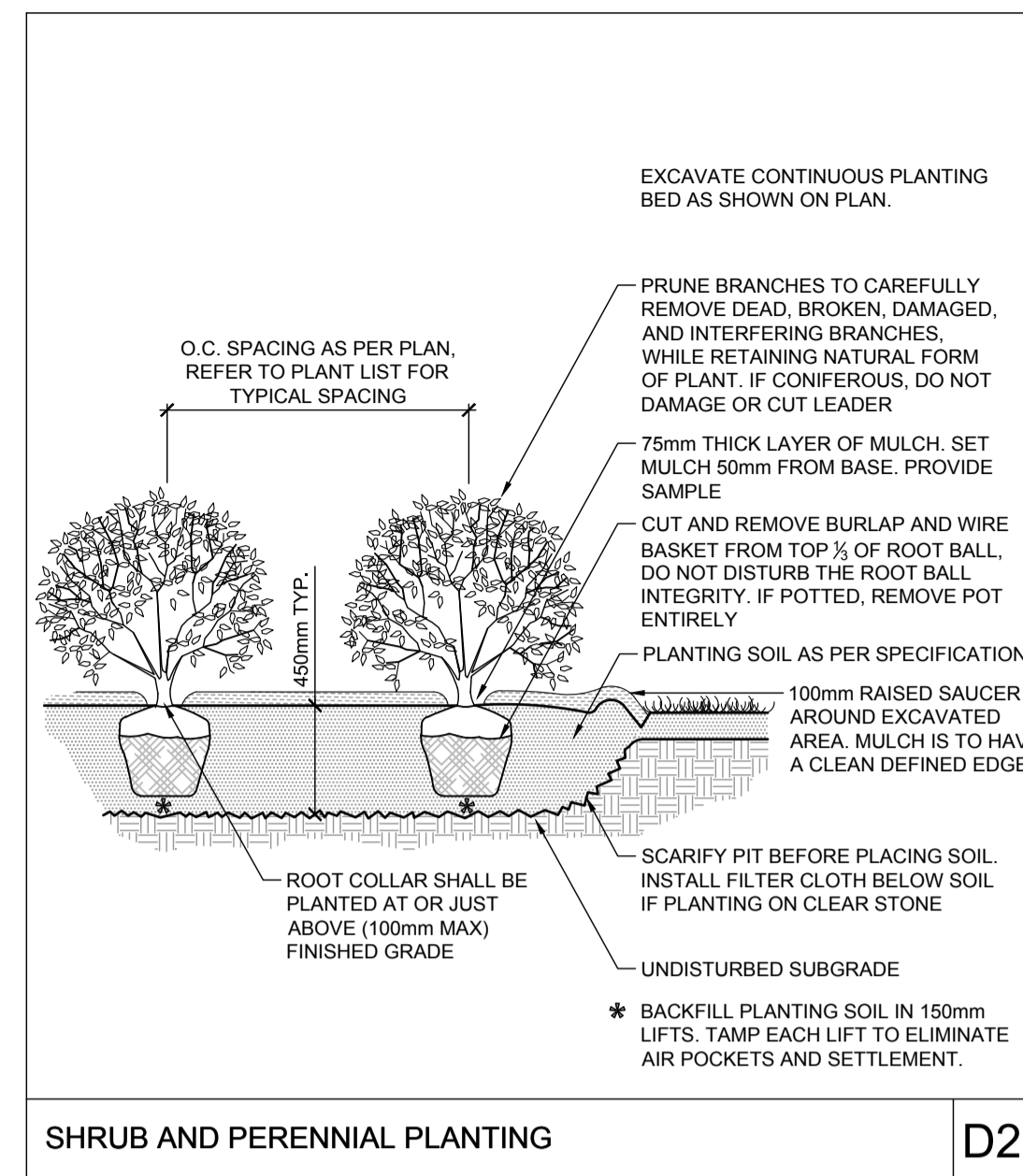
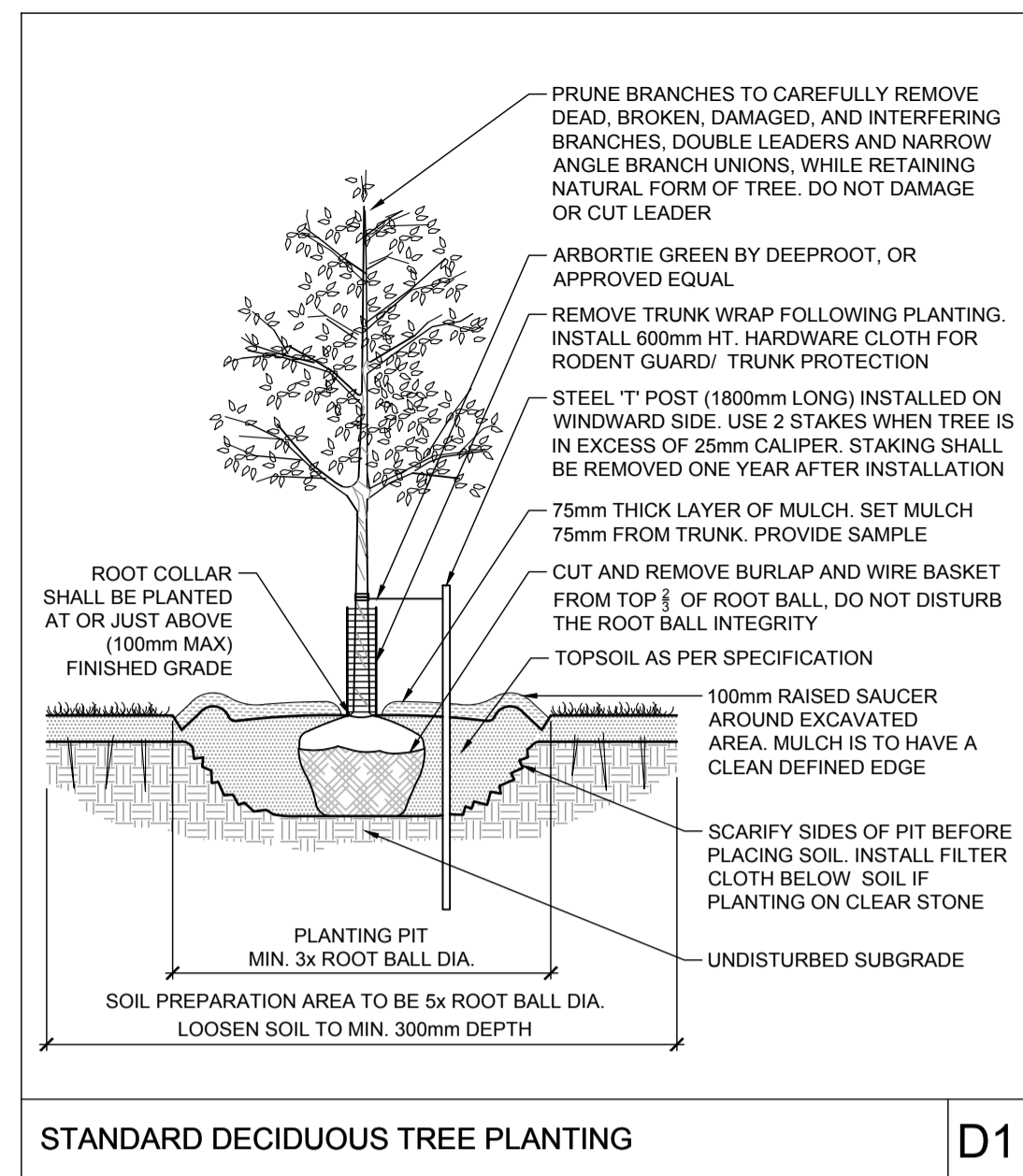
DESIGN	CHECKED	DRAWN	CHECKED	APPROVED
MJT	RGJ	MJT	RGJ	RGJ

**FOR REVIEW ONLY**

**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

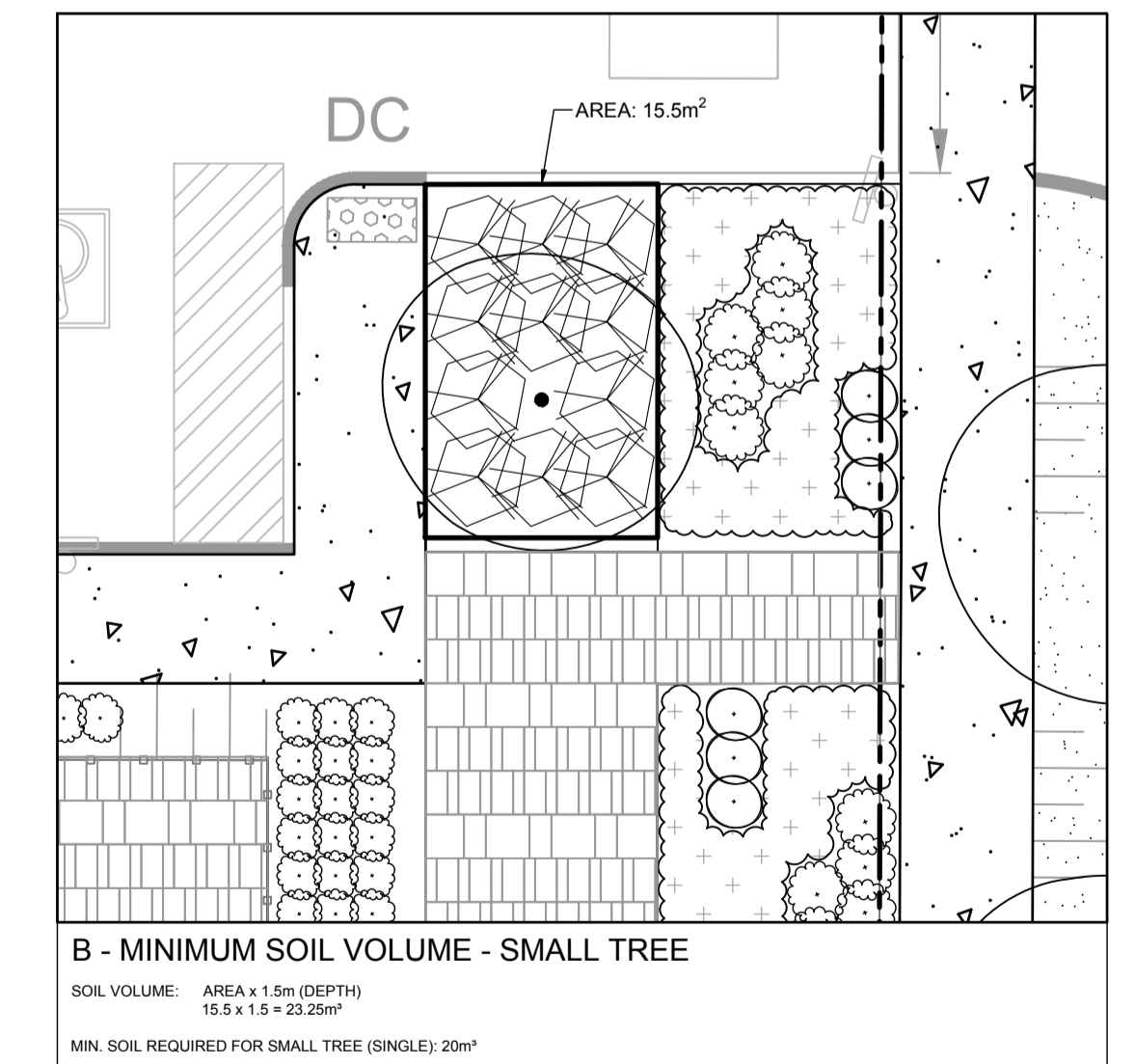
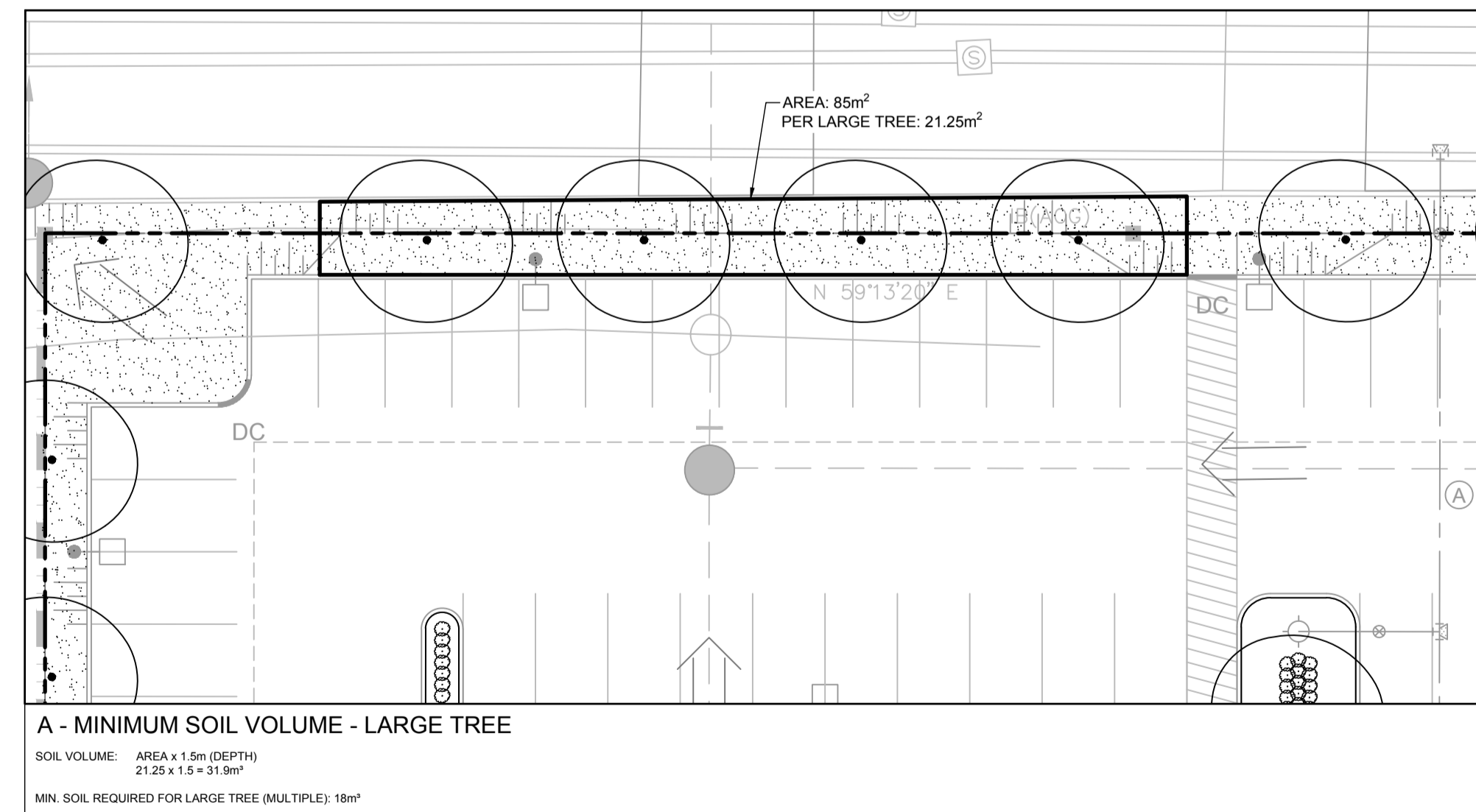
LOCATION		PROJECT No.	
CITY OF OTTAWA 40 FRANK NIGHBOR PLACE		123002-00	
DRAWING NAME		REV #	
LANDSCAPE PLAN ENLARGEMENT		REV # 5	
DRAWING No.		DRAWING No.	
123002-L3		123002-L3	

D07-12-23-0061



**APPROVED**  
By Kersten Nitsche at 11:49 am, Nov 27, 2024

**KERSTEN NITSCHÉ, MCIP RPP**  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA



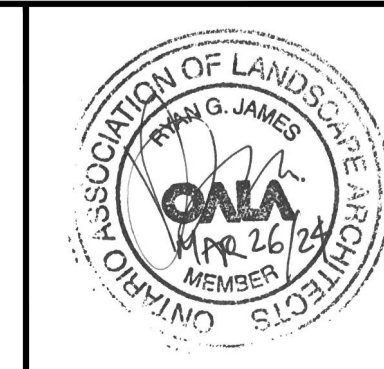
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DESIGN	SCALE
MJT	
CHECKED	
RGJ	
DRAWN	
MJT	
CHECKED	
RGJ	
APPROVED	
RGJ	

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LOCATION  
CITY OF OTTAWA  
40 FRANK NIGHBOR PLACE  
DRAWING NAME  
LANDSCAPE - DETAILS

PROJECT No. 123002-00  
REV # 5  
DRAWING No. 123002-L4