

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

NOVATECH DETAILS

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
- D2. Standard Coniferous Tree Planting
- D3. Shrub and Perennial Planting
- D4. Wood Screen Detail
- D5. Bike Layout

NORTH

KEY PLAN
N.T.S.

LEGEND

- 3-D1 DETAIL SHEET # NOVATECH OR CITY EG L1, L2, ETC. DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- RIVER STONE
- PERENNIALS
- ORNAMENTAL GRASSES
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE TO REMAIN, SEE TREE CONSERVATION REPORT
- RETAINED EXISTING TREE CANOPY COVER WITHIN THE SITE, PER AERIAL MAP
- PROPOSED SHRUBS
- SPECIES (SEE PLANT LIST)
- QUANTITY
- PROPOSED WOOD PRIVACY FENCE
- TREE PROTECTION FENCE, SEE TCR
- BIKE RACK, SEE DETAIL D6
- PLANTER
- BOULDERS FROM EXISTING PILE ON SITE, SEE TCR FOR LOCATION

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, WB or BB, 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. 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 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.

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings required.

PAVERS
Edge of pavers to receive edge restraint.
• Blu 60 Smooth by Techo-bloc
Location: Patio on East side of Building C
Size: 60mm HD - All sizes
Pattern: Modular Pattern 01
Colour: Greyed Nickel

RETAINING WALL
• Skyscraper by Techo-bloc
Location: South side of Building C
Pattern: Linear
Colour: Shale Grey

SITE FURNITURE
Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
• 200 Bike Racks by Maglin
Product Number: MBR-0200-0005
Mounting Type: Surface Mount
Colour: Powdercoat Saffron Yellow RAL1017

124011 - 150 Dun Skipper

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees (Large) (35m ²)	Total No. of trees	Min. required Soil volume total (cu m)
			Small/ Column (25m ²)	Medium (30m ²)	Large (35m ²)	Evergreen (30m ²)			
Planting bed 1	295.1	442.6	1	1	2	1	3	30.0	
Planting bed 2	139.1	208.7	1	2	3	3	15	80.0	
Planting bed 3	832.0	1,248.0	4	5	3	3	8	370.0	
Planting bed 4	317.0	475.5	2	1	1	4	0	195.0	
Planting bed 5	18.0	27.0					0	0.0	
Planting bed 6	18.0	27.0					0	0.0	
Planting bed 7	25.0	37.5					0	0.0	
Planting bed 8	36.5	54.8					1	30.0	
Planting bed 9	36.5	54.8					1	30.0	
Planting bed 10	597.0	895.5					21	630.0	
*Planting bed 11	365.5	548.3					19	570.0	

Note: For all planting beds proposed, the available soil depth is considered to be 1.5m.
*Planting bed 11 note: the existing trees retained have access to additional soil volume beyond the north property line.

ESTIMATED CANOPY COVERAGE AT MATURITY

SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE (m ²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m ²)
Deciduous - Small/Column (<7.5m tall)	5m	20	7	137
Deciduous - Medium (7.5-14m tall)	10m	79	6	471
Deciduous - Large (14m+ tall)	15m	177	30	5301
Coniferous	5m	20	7	137

PROPOSED TOTAL CANOPY COVERAGE (m²): 6047
EXISTING RETAINED TOTAL CANOPY COVERAGE (m²): 107
TOTAL SITE AREA (m²): 19,273
EST. CANOPY COVERAGE (%): 32%

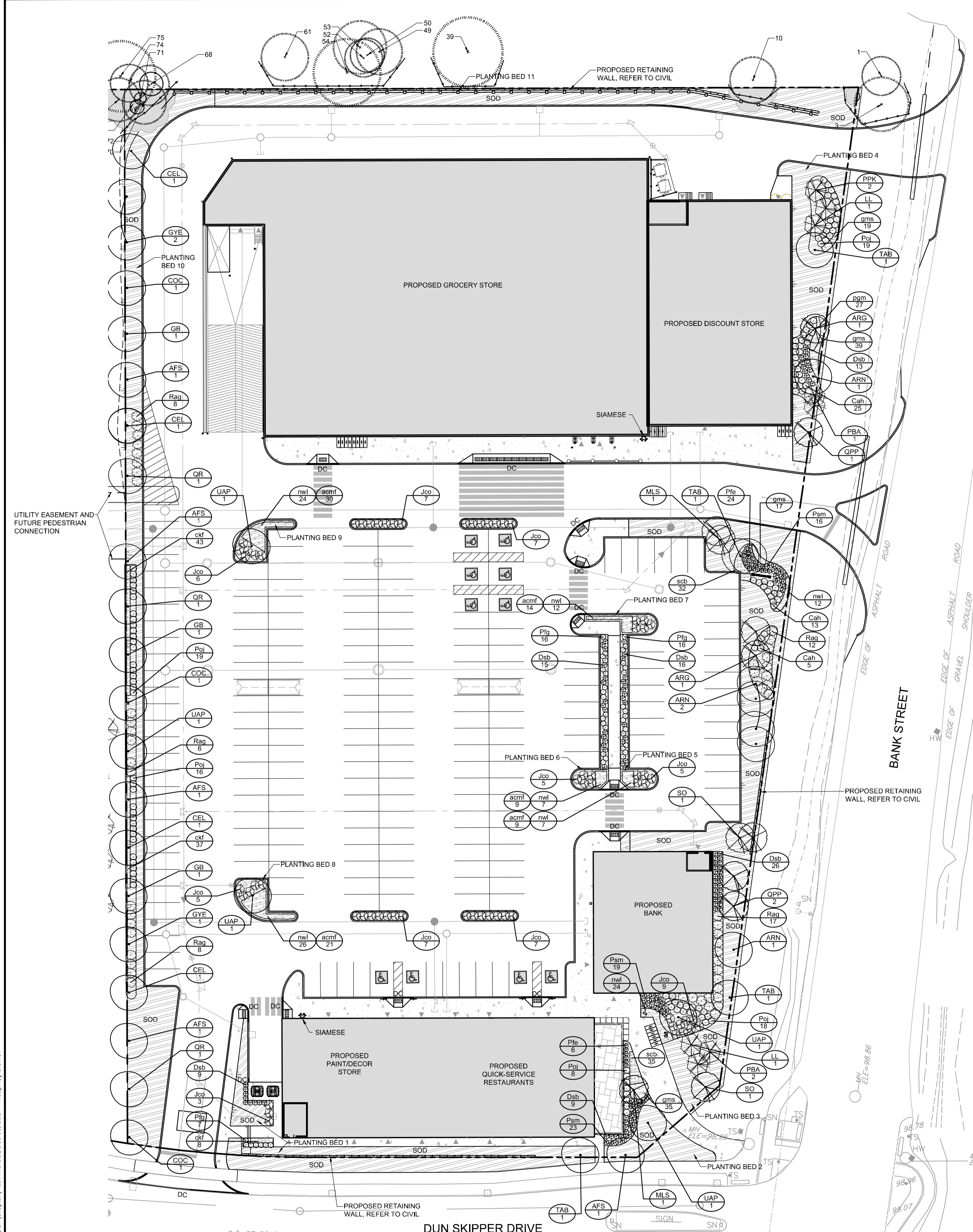
Area of a circle = πr²
Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π

PLANT LIST

150 Dun Skipper Drive - Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
LL	2	<i>Larix laricina</i>	Tamarack	200cm Ht	WB	As Show n
FPK	2	<i>Picea pungens 'Koster'</i>	Koster Blue Spruce	200cm Ht	WB	As Show n
PBA	3	<i>Pinus banksiana</i>	Jack Pine	200cm Ht	WB	As Show n
Deciduous Trees						
ARG	2	<i>Acer rubrum 'Armstrong'</i>	Armstrong Maple	50mm Cal	WB	As Show n
ARN	4	<i>Acer rubrum 'Northwood'</i>	Northwood Red Maple	50mm Cal	WB	As Show n
AFS	5	<i>Acer x freemanii 'Sienna'</i>	Sienna Glen Maple	50mm Cal	WB	As Show n
CEL	4	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Show n
COC	3	<i>Celtis occidentalis 'Chicagoland'</i>	Chicagoland Hackberry	50mm Cal	WB	As Show n
GB	3	<i>Ginkgo biloba</i>	Ginkgo (Male)	50mm Cal	WB	As Show n
GYE	3	<i>Gymnocladus dioica 'Espresso-JFS'</i>	Espresso Kentucky Coffee Tree (Male)	50mm Cal	WB	As Show n
MLS	2	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	50mm Cal	WB	As Show n
GFP	3	<i>Quercus palustris 'Green Pillar'</i>	Green Pillar Oak	50mm Cal	WB	As Show n
QR	3	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Show n
SO	2	<i>Sorbus americana</i>	American Mountain-Ash	50mm Cal	WB	As Show n
TAB	4	<i>Tilia americana 'Boulevard'</i>	Boulevard Linden	50mm Cal	WB	As Show n
UAP	5	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	50mm Cal	WB	As Show n
Coniferous Shrubs						
Psm	58	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	40cm Spr	PT	80cm O.C
Jco	66	<i>Juniperus horizontalis 'Flumosa Compacta'</i>	Compact Andorra Juniper	40cm Spr	PT	140cm O.C
Deciduous Shrubs						
CaH	43	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	50cm Ht	PT	100cm O.C
Dab	88	<i>Diervilla splendens 'Firefly' (BOKOFIRE)</i>	Firefly Bush Honeysuckle	60cm Ht	PT	80cm O.C
Poj	80	<i>Physocarpus opulifolius 'VEFAM'</i>	Amber Jubilee Ninebark	60cm Ht	PT	100cm O.C
Pfe	28	<i>Potentilla fruticosa 'Bella Bellissima' (HACHLISS)</i>	Bella Bellissima Potentilla	40cm Ht	PT	70cm O.C
Pfg	39	<i>Potentilla fruticosa 'Goldfinger'</i>	Goldfinger Potentilla	40cm Ht	PT	80cm O.C
Rag	51	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	60cm Ht	PT	160cm O.C
Perennials						
acnf	83	<i>Achillea millefolium</i>	Common Yarrow	9cm	PT	45cm O.C
nwl	112	<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	1g	PT	70cm O.C
pgm	27	<i>Polygonatum multiflorum</i>	Solomon's Seal	9cm	PT	45cm O.C
Groundcovers						
gms	110	<i>Geranium macrorrhizum 'Spessart'</i>	Spessart Cranesbill	9cm	PT	45cm O.C
Ornamental Grasses						
ckf	88	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C
scb	67	<i>Schizachyrium scoparium 'The Blues'</i>	The Blues Little Bluestem	1g	PT	50cm O.C

Proposed Planting: Ownership	Total
Private	50
City-Owned	0

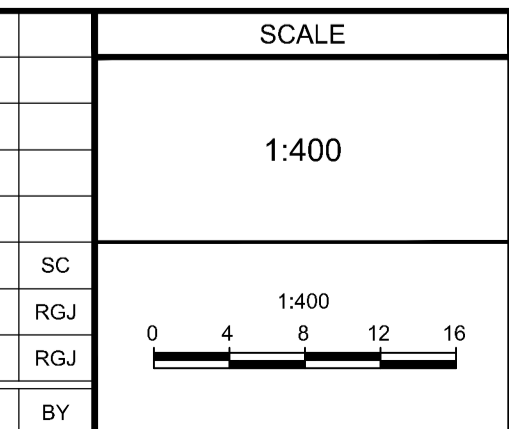


NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
Bank & Dun Developments Inc.
c/o Paul Pagliarunga
209 Wicksteed Avenue, Suite 30
Toronto, ON, M4G 0B1
Phone: (416) 335-0090

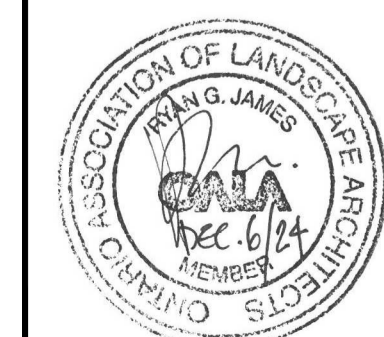
NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
3.	REVISED PER COMPLETENESS COMMENTS	DEC 6/24	SC
2.	ISSUED FOR SITE PLAN APPLICATION	OCT 24/24	RGJ
1.	PHASE 2 PRE-CONSULTATION	AUG 6/24	RGJ



FOR REVIEW ONLY

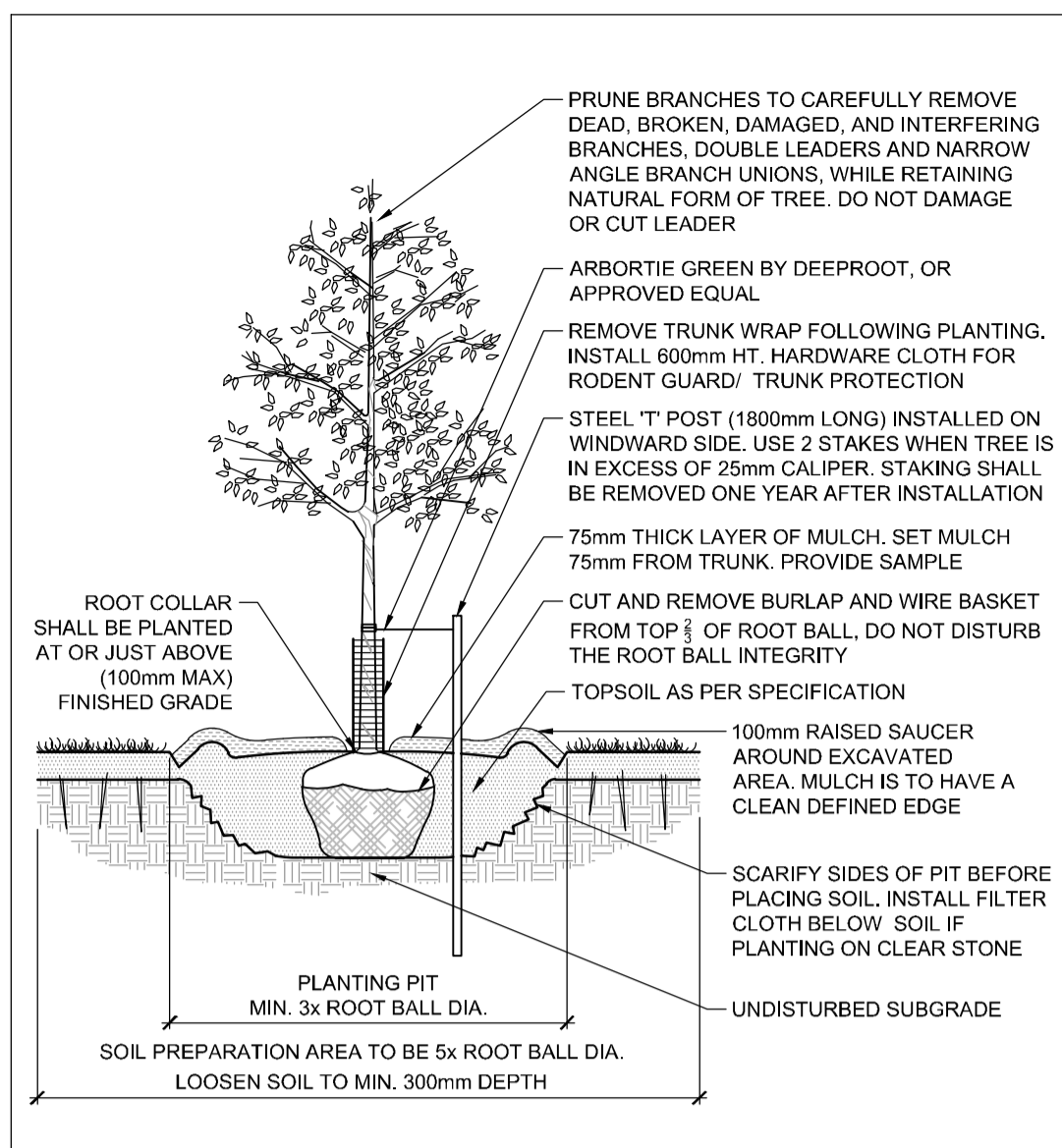
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DRAWN	KEYW
CHECKED	TB
APPROVED	RGJ



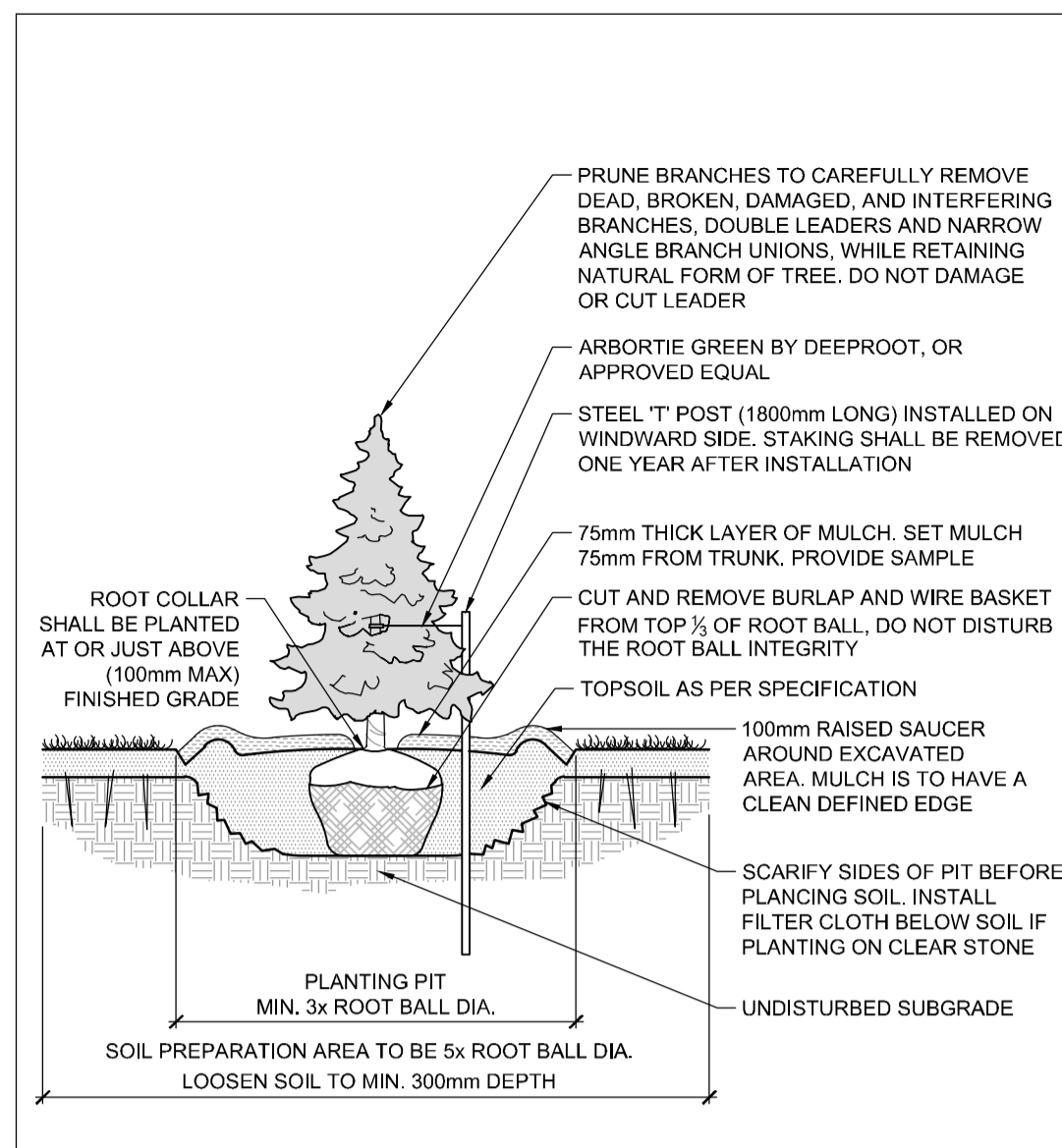
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION	CITY OF OTTAWA 150 DUN SKIPPER DRIVE
DRAWING NAME	LANDSCAPE PLAN
PROJECT NO.	124107-00
REV	REV # 3
DRAWING NO.	124107-L1

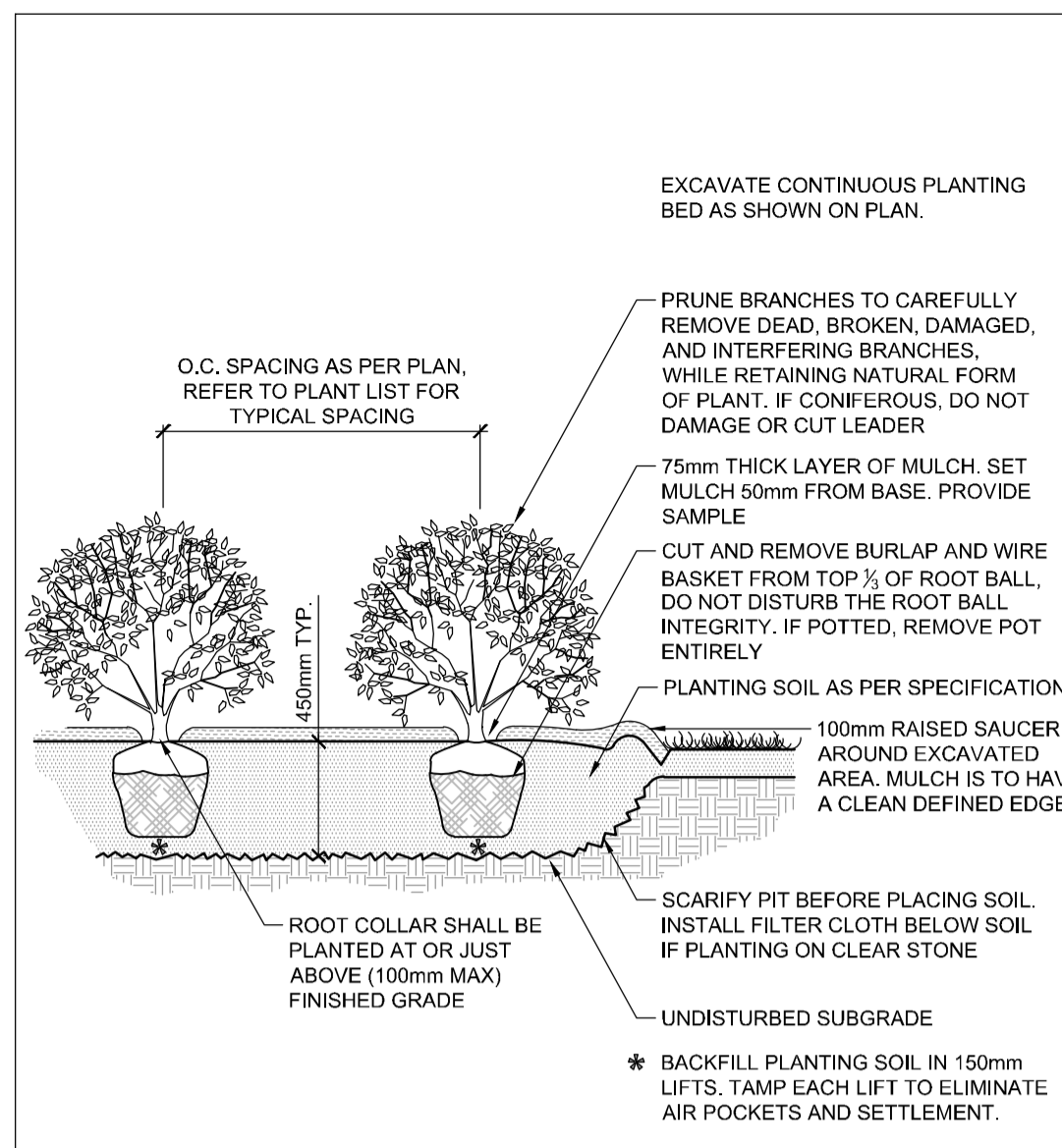
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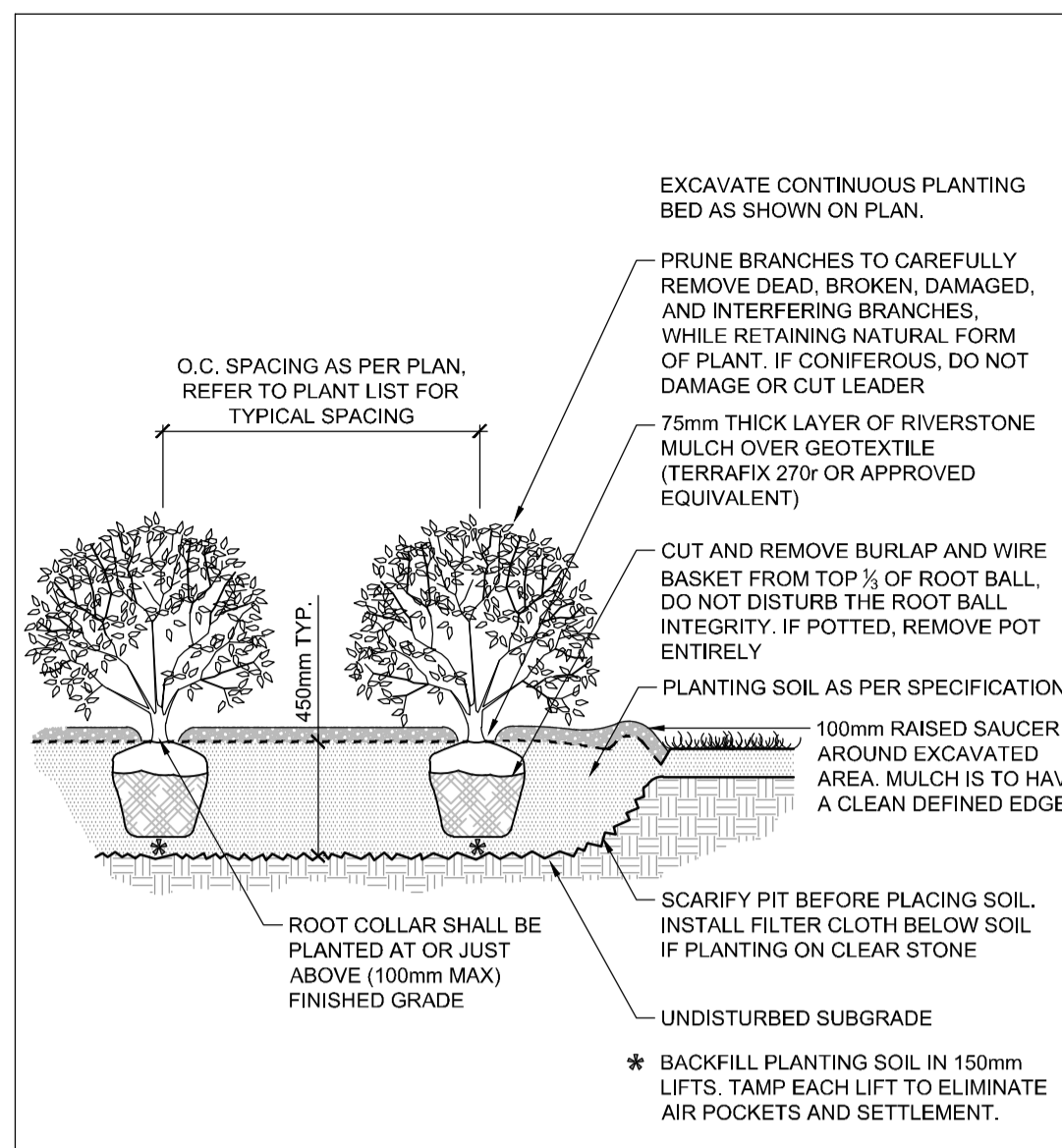
STANDARD DECIDUOUS TREE PLANTING **D1**



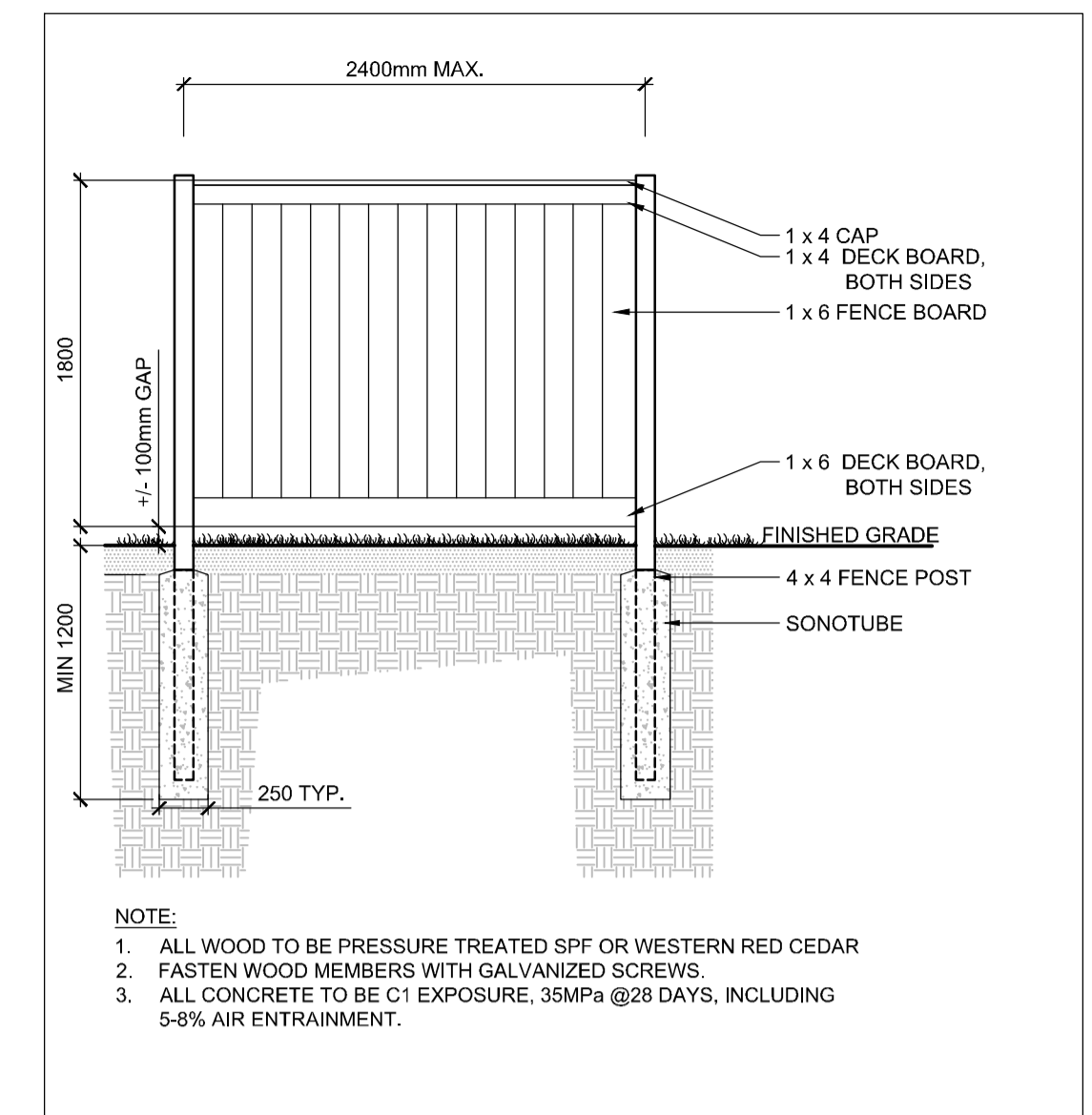
STANDARD CONIFEROUS TREE PLANTING **D2**



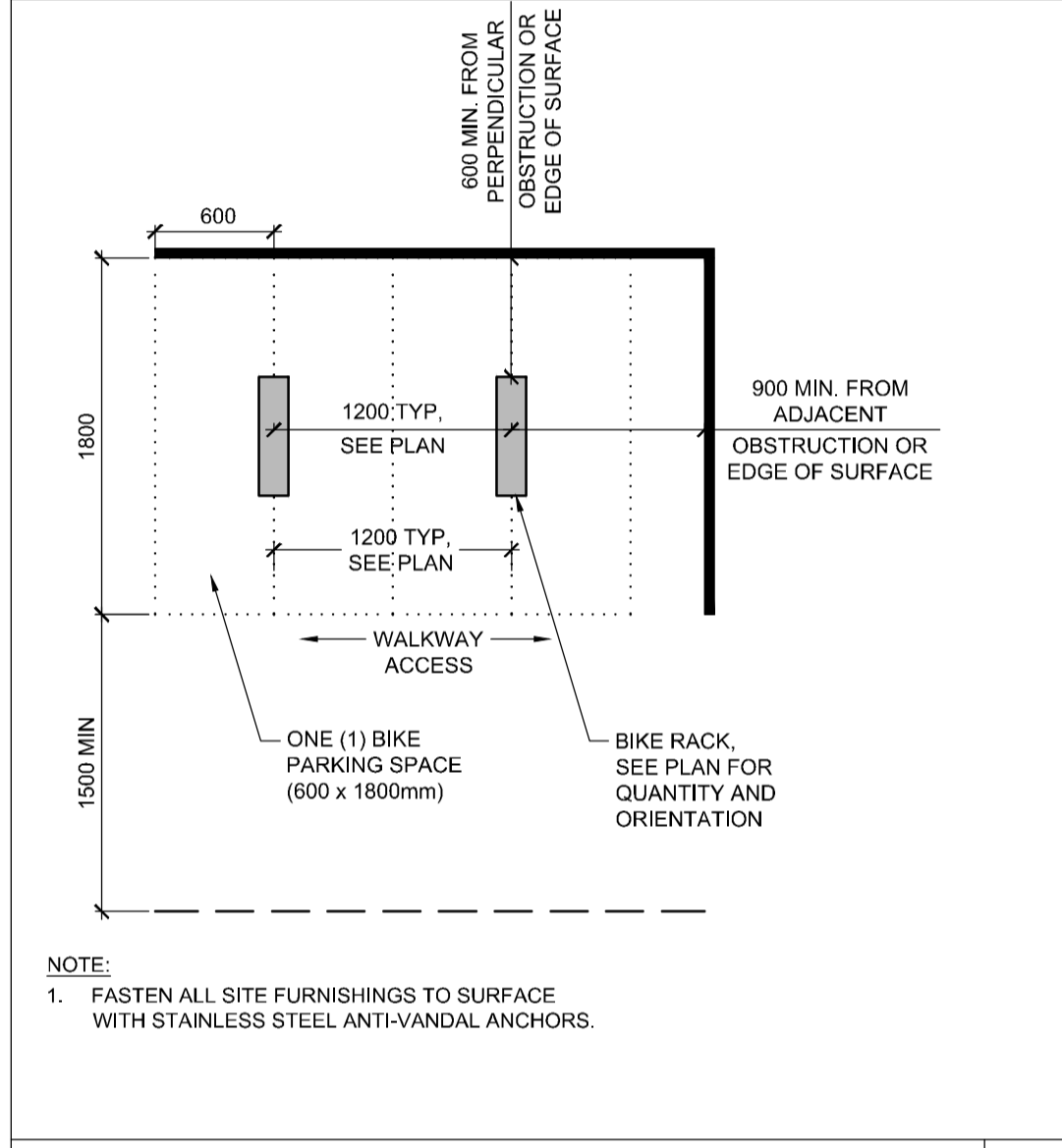
SHRUB AND PERENNIAL PLANTING **D3**



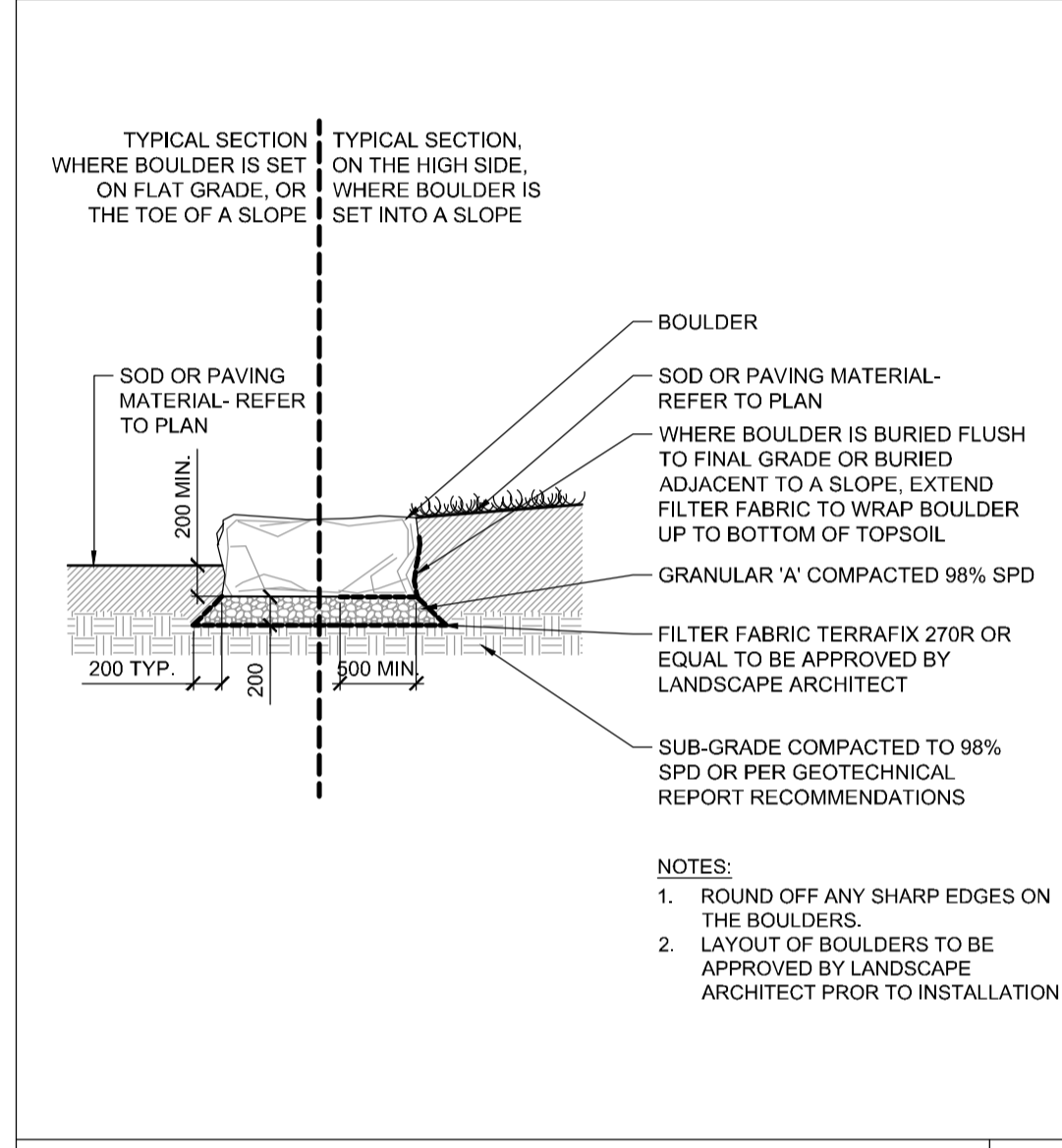
SHRUB AND PERENNIAL PLANTING WITH RIVERSTONE **D4**



WOOD SCREEN DETAIL **D5**



BIKE LAYOUT **D6**



BOULDER **D7**

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DESIGN	SCALE
KEW	
CHECKED	
KEW	
DRAWN	
KEW	
CHECKED	
TB	
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LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE

DRAWING NAME
LANDSCAPE PLAN

PROJECT No.
124107-00

REV
REV # 2

DRAWING No.
124107-L1

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