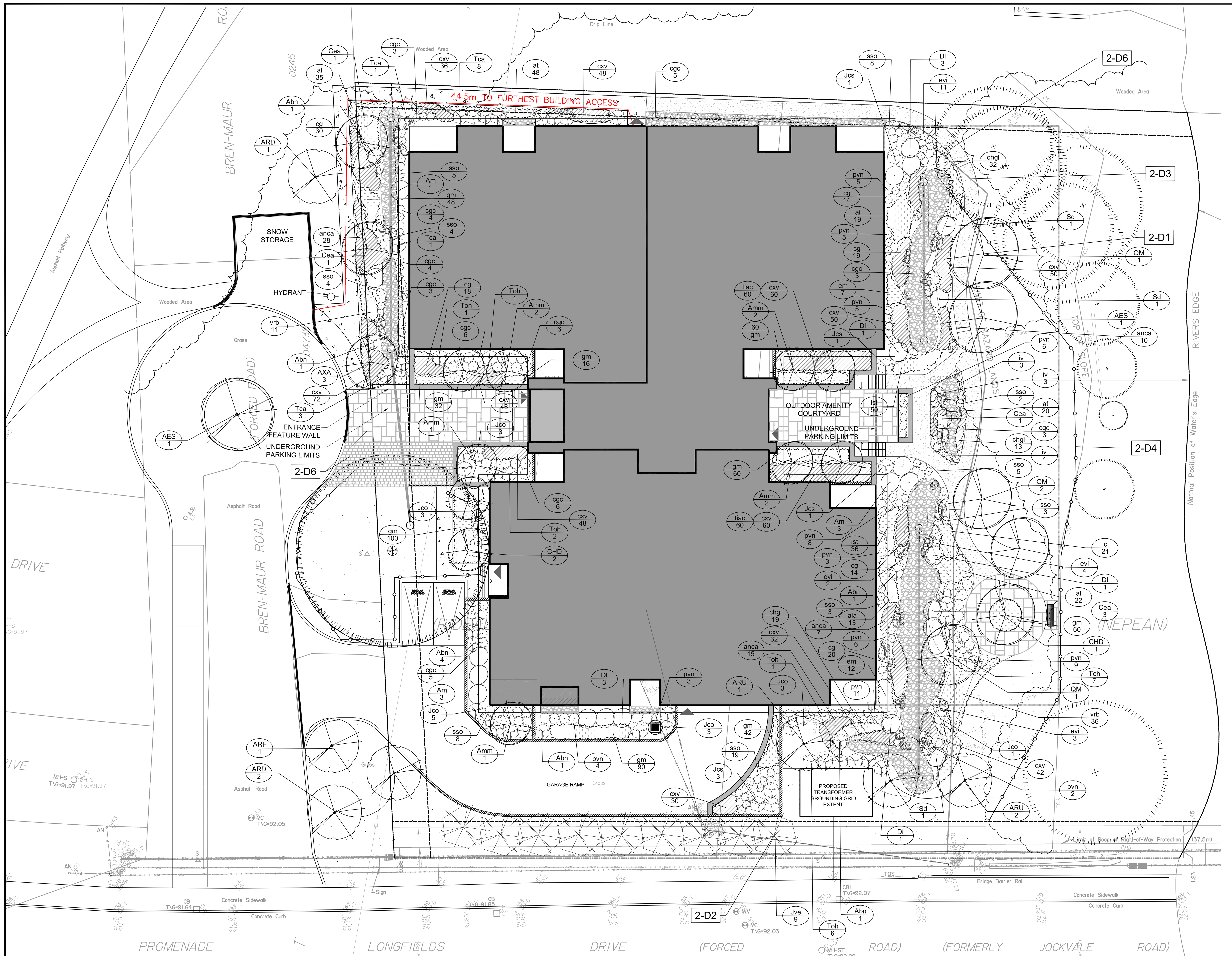


CITY DETAILS

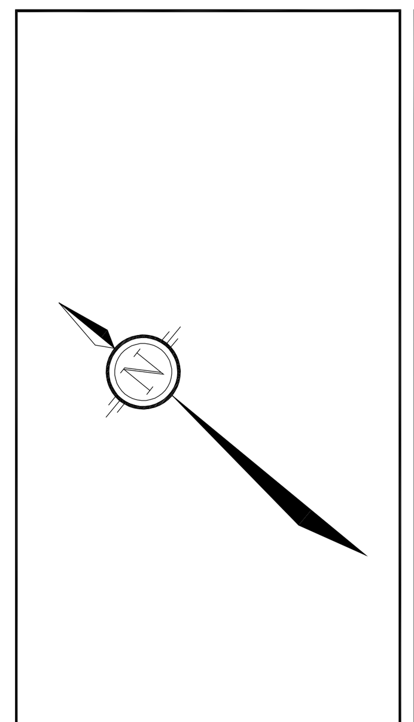
Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

SC4. Typical Concrete Sidewalk in Boulevard
SC5. Sidewalk Construction Joints

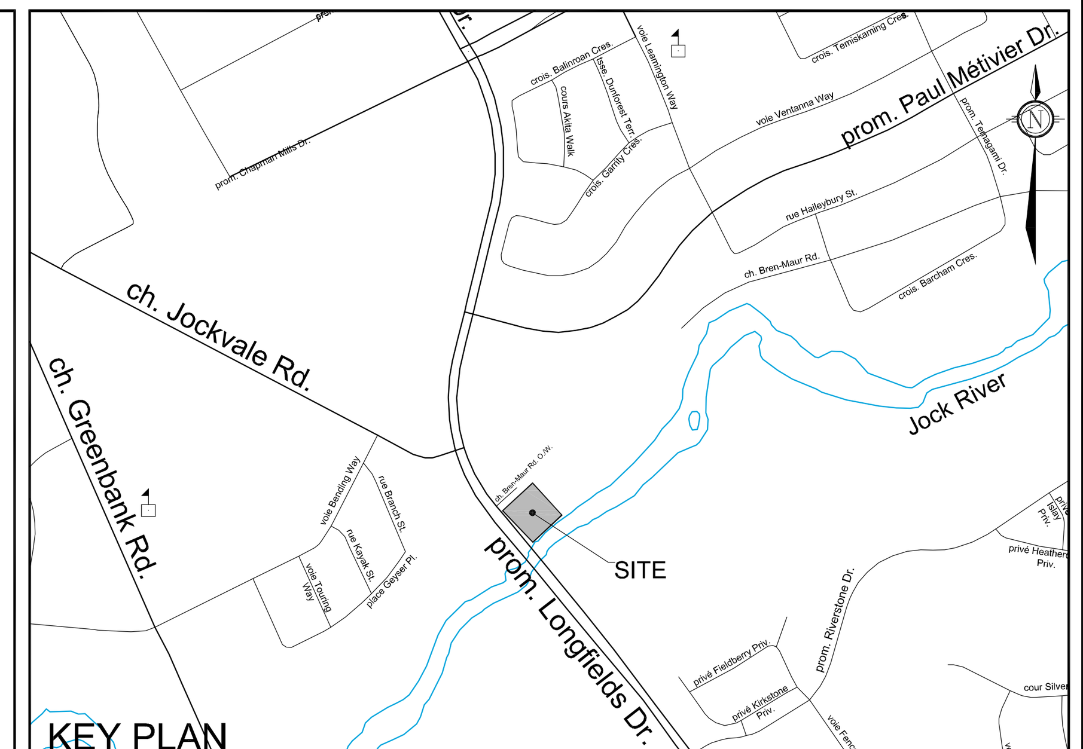
NOVATECH DETAILS

Found on Sheet L2.

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



NORTH



KEY PLAN
N.T.S.

LEGEND

3-D1 — DETAIL SHEET # EG. L1, L2, ETC. — NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
PROPERTY LIMIT
PROPOSED CONCRETE
PROPOSED PAVERS
STONEDUST
RIVER STONE
SEED / SOD
PERENNIALS
GROUNDCOVER / 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:

1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
2. 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.
3. Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. 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.
12. 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.
13. 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.
14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
15. 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.
16. 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

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.
2. 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.
3. Plant material substitutions are not be permitted without the written approval from the Consultant, **with 48 hours notice**, prior to shipping plant material.
4. Plant locations are schematic / approximate only. **Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.**
5. 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.
6. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
7. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
8. 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.
9. 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.
10. 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.
12. 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

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

TREE PLANTING IN SENSITIVE CLAY

1. The landscape plans have been developed in accordance with the Paterson Group Geotechnical Report PG7253-1, dated September 16, 2024, which includes the Test Hole Locations Plan, dated 09/2024, that confirms the categories and locations of clay soils.
2. As per the Paterson Group Geotechnical memo PG7253-1, the western portions of the site are subject to sensitive clay soil restrictions.
3. Therefore, in this case, tree planting will be restricted by the sensitivity clay soils.
4. 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.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE
Coniferous Trees							
Jve	9	*Juniperus virginiana*	Eastern Red Cedar	150cm Ht	WB	As Shown	Native
Deciduous Trees							
ARU	3	*Acer rubrum 'Autumn Radiance'*	Autumn Radiance Red Maple	50mm Cal	WB	As Shown	Nativar
ARF	2	*Acer rubrum 'Autumn Flame'*	Autumn Flame Red Maple	50mm Cal	WB	As Shown	Nativar
ARD	2	*Acer rubrum 'Red Rocket'*	Red Rocket Red Maple	50mm Cal	WB	As Shown	Nativar
AES	2	*Acer saccharum*	Sugar Maple	50mm Cal	WB	As Shown	Native
AXA	3	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	50mm Cal	WB	As Shown	Nativar
CHD	3	*Cercis canadensis 'Heart's Desire'*	Heart's Desire Redbud	150cm Ht	WB	As Shown	Nativar
QM	3	*Quercus macrocarpa*	Burr Oak	50mm Cal	WB	As Shown	Native
Coniferous Shrubs							
Abn	9	*Abies balsamea 'Nana'*	Dwarf Balsam Fir	1g	PT	As Shown	Nativar
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 Shown	Native
Toh	18	*Thuja occidentalis 'Holmstrup'*	Holmstrup Cedar	175cm Ht	PT	As Shown	
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
Dl	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							
aia	13	*Asclepias incarnata*	Swamp Milkweed	50	plug	60cm O.C	Nativar
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	508	*Geranium maculatum*	Spotted Cranesbill	1g	PT	30cm O.C	Native
iv	10	*Iris versicolor*	Blue Flag Iris	1g	PT	50cm O.C	Native
lst	86	*Liatris spicata*	Prairie Gayfeather	1g	PT	30cm O.C	Native
lc	21	*Lobelia cardinalis*	Cardinal Flower	50	plug	45cm O.C	Native
al	57	*Symphyotrichum laeve*	Smooth Aster	1g	PT	50cm O.C	Native
tiac	120	*Tiarella cordifolia*	Foamflower	1g	PT	40cm O.C	Native
vrb	47	*Verbena stricta*	Hoary Vervain	1ltr	PT	60cm O.C	Native
Groundcovers							
anca	60	*Anemone canadensis*	Canada Anemone	PL50	plug	60cm O.C	Native
cg	115	*Carex 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 Switch Grass	1g	PT	70cm O.C	Nativar
sso	62	*Schizachyrium scoparium 'Standing Ovation'*	Standing Ovation Little Blue Stem	1g	PT	60cm O.C	Nativar

PROPOSED CANOPY COVERAGE AT MATURITY				
SIZE OF PROPOSED TREE	AVERAGE	CANOPY	QUANTIT	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%**

1. Area of a circle = $(r \times r) \times \pi$
2. Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π

Proposed Planting: Ownership	Total
Private	24
City-Owned (ROW)	4

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.

Owner:
Uniform Developments
117 Centerpointe Drive, #300
Nepean, ON K2G 5X3
Phone: 613.225.0770

Architect
Hobin Architecture INC.
63 Pamila Street,
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
1.	ISSUED FOR SITE PLAN CONTROL APPLICATION	OCT 10/25	SC

SCALE 1:200

1:200
0 2 4 6 8

DESIGN SC
CHECKED SC
DRAWN TB
CHECKED SC
APPROVED SC

FOR REVIEW ONLY

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — SCOTT COVELL — OALA — Oct 10, 2025 — MEMBER

NOVATECH
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Ottawa, Ontario, Canada K2M 1P6
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Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
320 BREN MAUR

DRAWING NAME
LANDSCAPE PLAN

PROJECT No. 125099
REV REV # 1
DRAWING No. 125099-L1

PLANA1.DWG - 841mmx594mm
#00000

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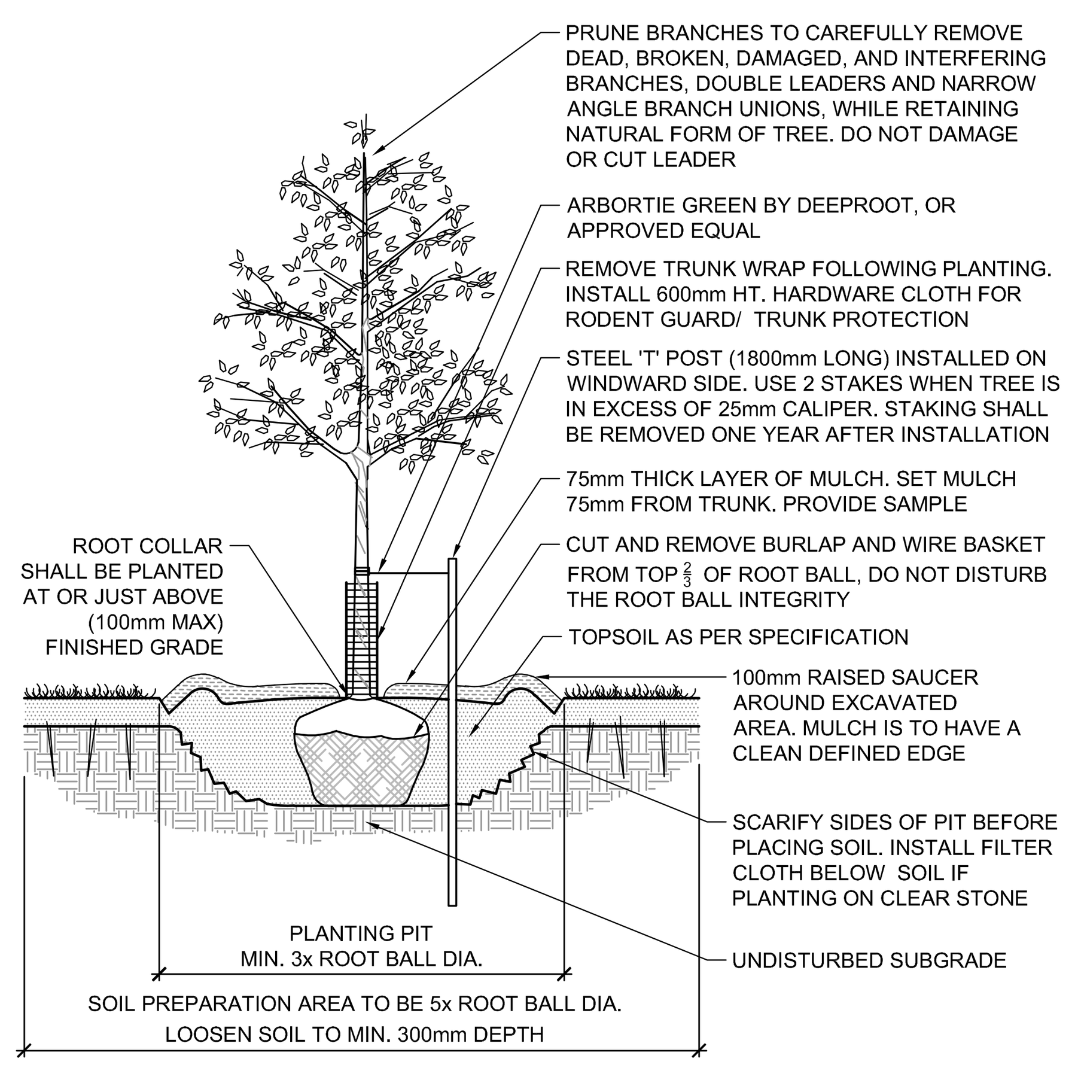
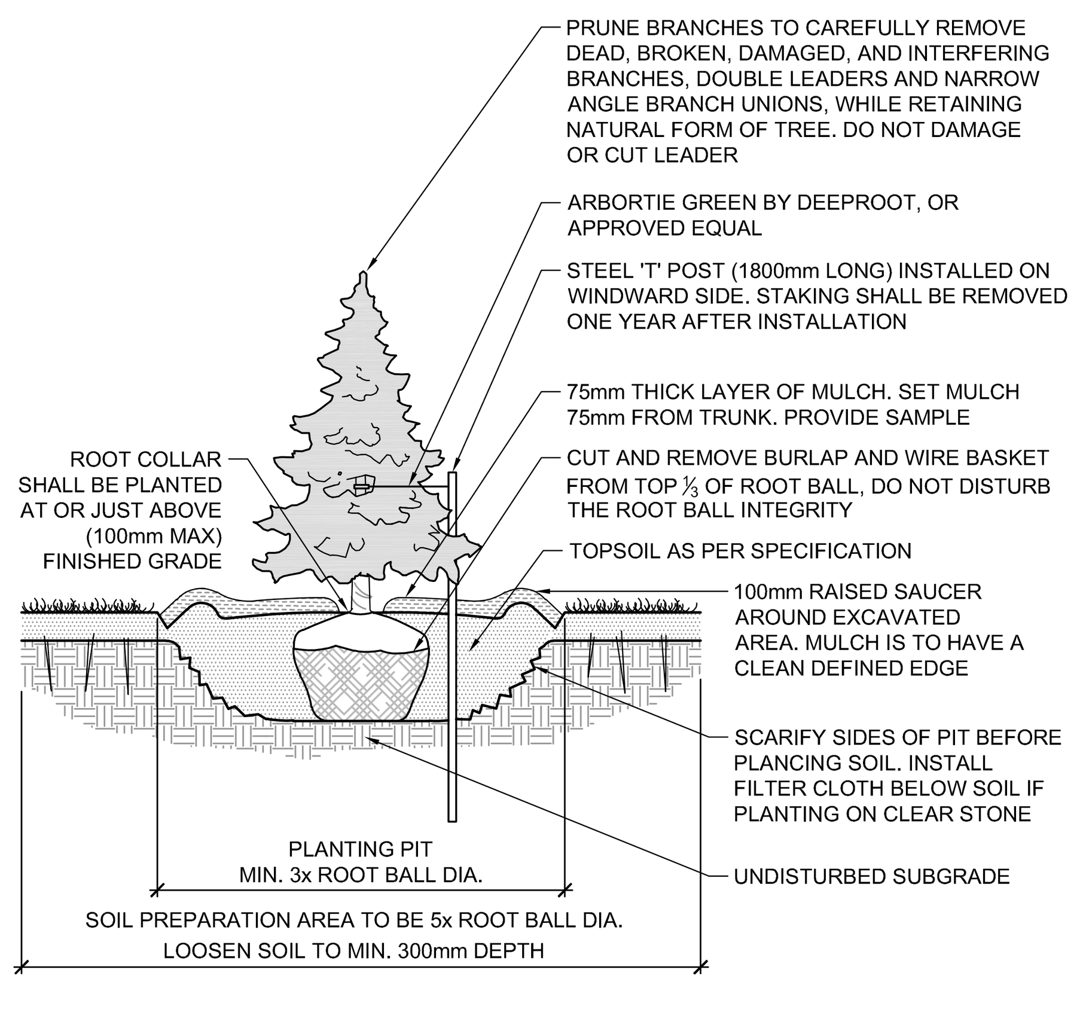
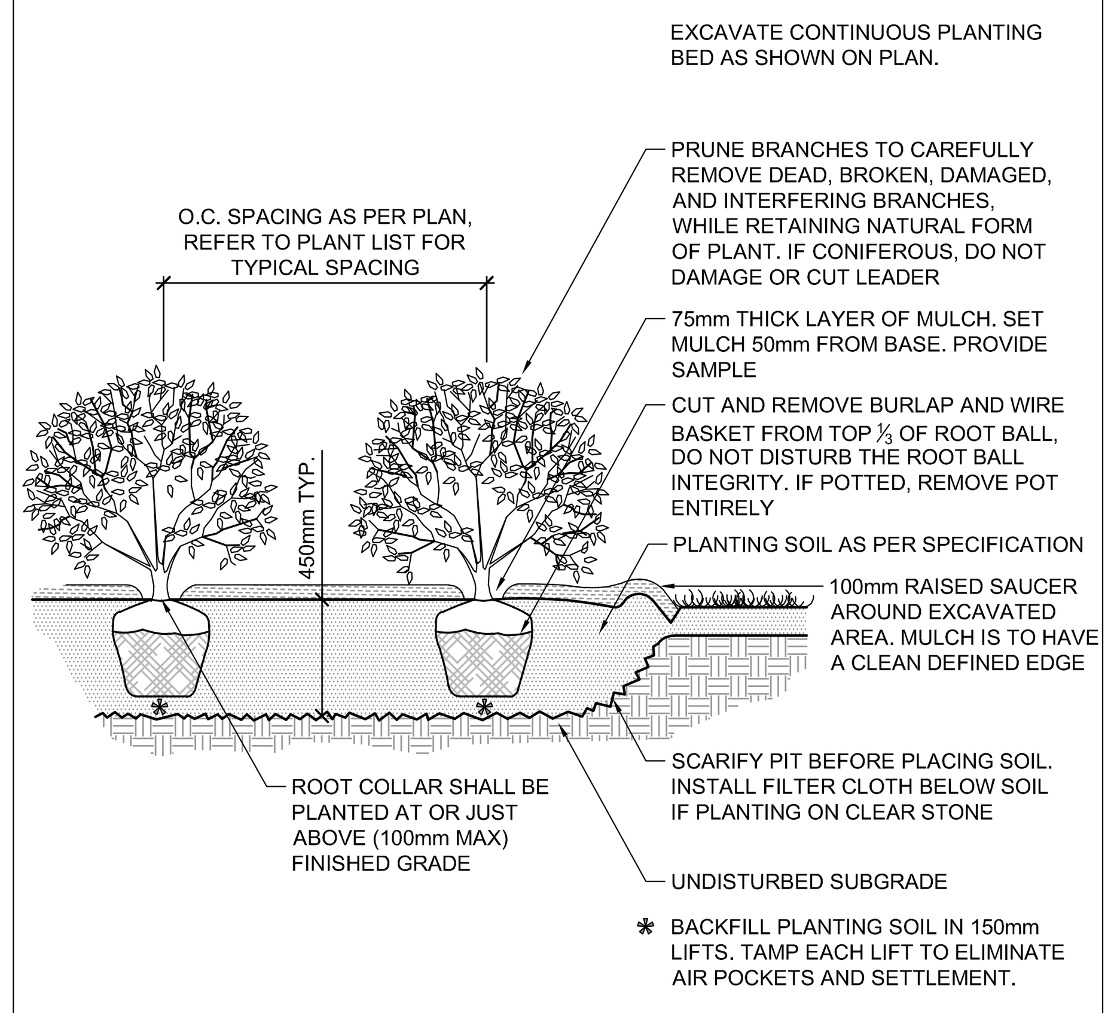


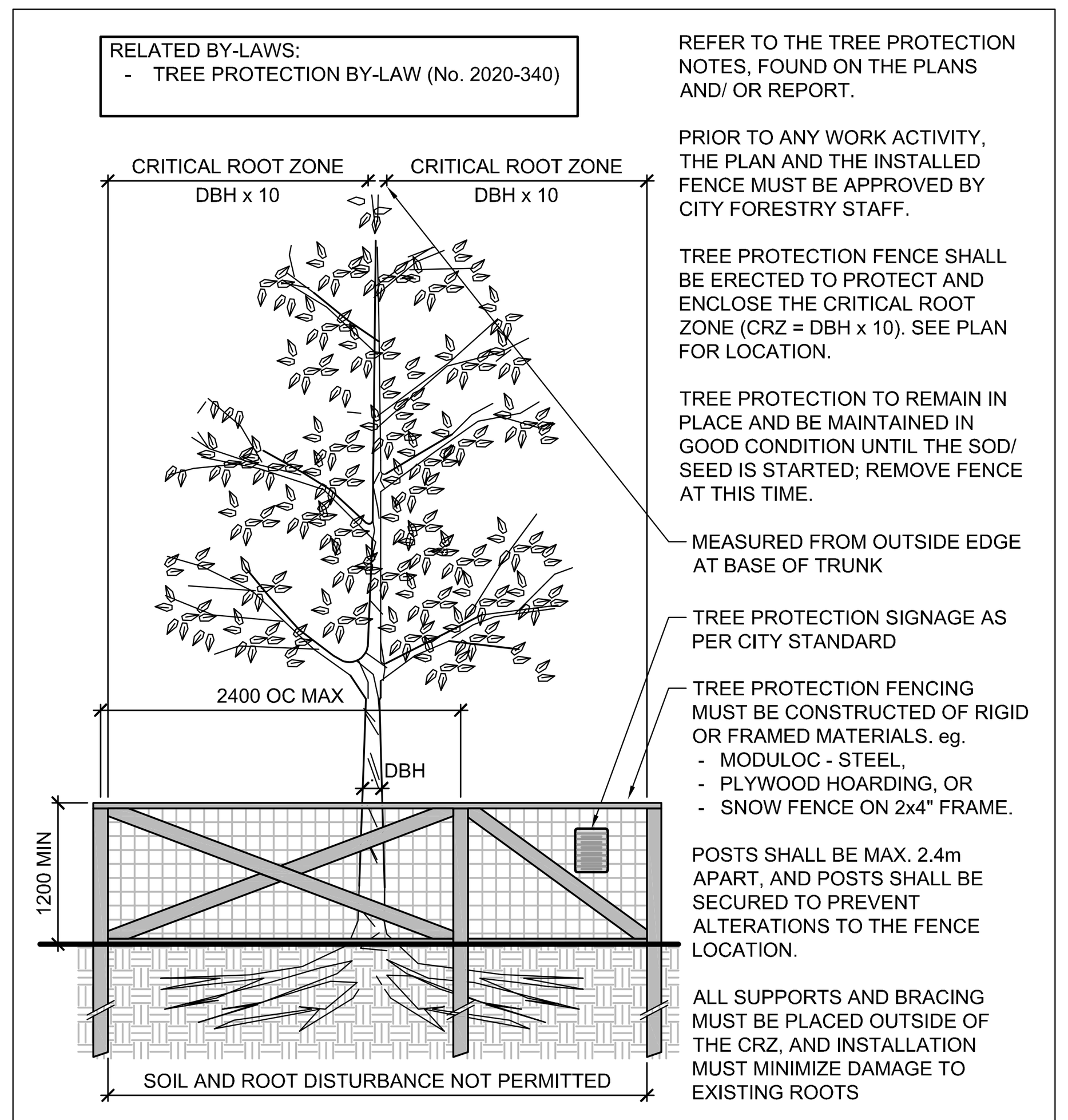
STANDARD DECIDUOUS TREE PLANTING D1



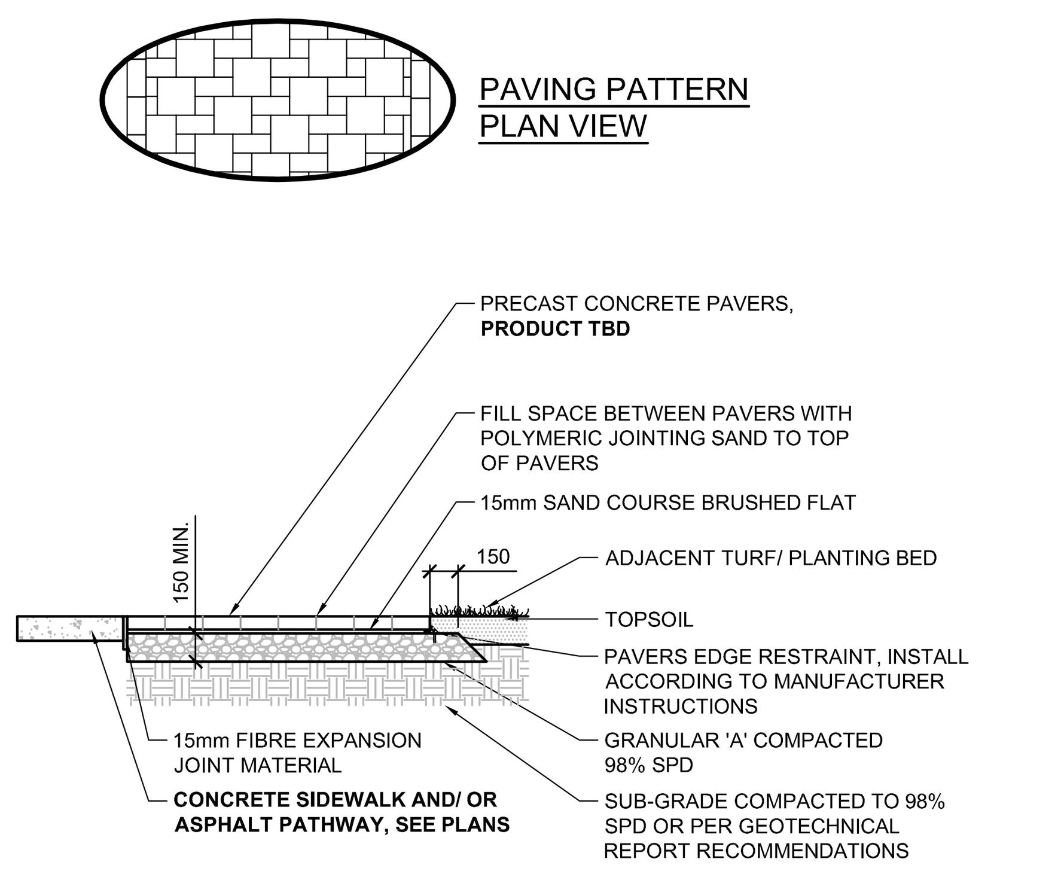
STANDARD CONIFEROUS TREE PLANTING D2



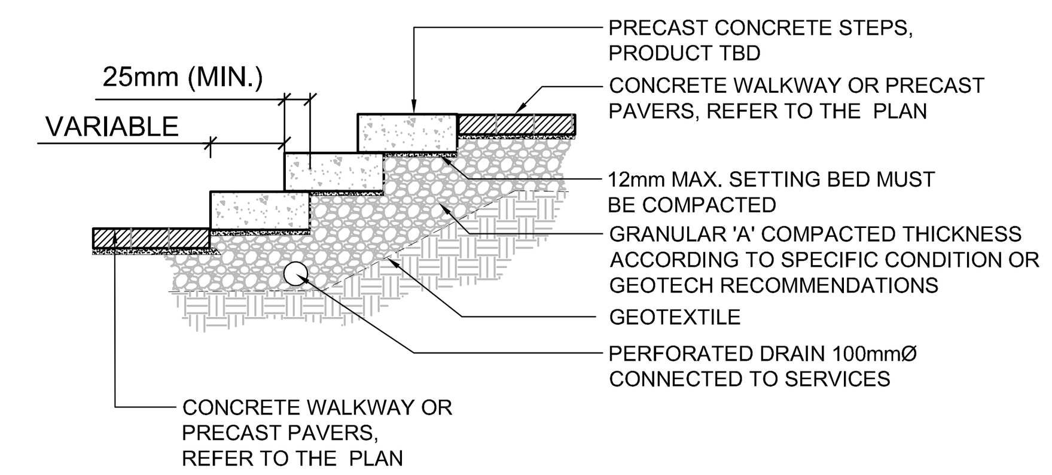
SHRUB AND PERENNIAL PLANTING D3



TREE PROTECTION FENCE D4



PAVERS ON GRANULAR BASE D5



PRECAST CONCRETE STEPS D6

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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
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DETAILS

PROJECT No. 125099
REV REV # 1
DRAWING No. 125099-L2

D07-00-00-0000

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