



**Owner:** DAY & ROSS INC. 358 MAIN STREET HARTLAND, NB E7P 1C6

**Civil Engineer:** NOVATECH 240 MICHAEL COWPLAND DRIVE, SUITE 200 OTTAWA, ON K2M 1P6

**Surveyor:** ANNIS O'SULLIVAN, VOLLEBERK LTD. 14 CONCORDE GATE, SUITE 500, NEPEAN, ON K2E 7S6

**Architect:** N4S ARCHITECTURE INC. ROBERT MATTHEWS 71 BANK STREET, 7TH FLOOR, OTTAWA, ON K1P 5K2

**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
6.	REVISED PER CITY AND SNCA COMMENTS	NOV 14/25	SC
5.	ISSUED FOR COMPLETENESS COMMENTS	FEB 27/25	SC
4.	ISSUED FOR BUILDING PERMIT	OCT 24/24	RGJ
3.	ISSUED FOR 90% SUBMISSION	OCT 4/24	RGJ
2.	ISSUED FOR SITE PLAN APPLICATION	OCT 2/24	RGJ
1.	ISSUED FOR 60% SUBMISSION	AUG 16/24	RGJ

SCALE	FOR REVIEW ONLY
KEW	FOR REVIEW ONLY
RGJ	FOR REVIEW ONLY
KEW/TB	FOR REVIEW ONLY
SC	FOR REVIEW ONLY
SC	FOR REVIEW ONLY

**NOVATECH**  
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**LOCATION:** CITY OF OTTAWA 5494-5510 BOUNDARY ROAD

**DRAWING NAME:** DETAILS

**PROJECT NO.:** 118168

**REV. NO.:** REV # 6

**DRAWING NO.:** 118168-L2

**CITY FILE NUMBER:** D07-12-24-0117

**REALIGNED HEADWATER**

- Depth of realigned headwater to be 0.5m to 1m depth of water.

**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.

**CONSTRUCTION**

- All general site information and conditions are compiled from Consultant field notes and plans provided by the Owner and are supplied for information purposes only. It is the responsibility of the Contractor to verify the accuracy of all the information obtained from this plan.
- Together with all Subcontractors involved, the Contractor is to examine all surfaces or conditions relating to the work, in order to determine the acceptability of such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator.
- Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator.
- Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant.
- Contractor is responsible for all fees arising from the completion of works covered by these drawings, details, and specifications.
- Carry out all construction in accordance with the most current provincial and municipal standards and specifications.
- Contractor to coordinate all access and protect the public and users of the site with appropriate control fence and supervision throughout the construction period, to the satisfaction of the Consultant.
- Contract Administrator is to approve access point(s) prior to mobilization.
- Contract Administrator is required to direct all deliveries of machinery or materials to the site.
- Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
- Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage at a location on site as identified by the Consultant. Excavate and remove from site any contaminated material. Dispose of all contaminated material at a licensed landfill facility.
- Maintain site in a clean and orderly state for the duration of construction, perform all work in accordance with the Occupational Health and Safety Act. Remove all excess materials, packaging, and debris from the site.
- Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
- Contractor is responsible for all lay for construction purposes.
- Contractor to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
- The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

**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 diseases, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at species prior to digging. All trees and shrubs to be container grown, potted, WB 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:
  - 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 11. (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.

**GRADING**

- Contractor is to verify accuracy of existing topography and survey and report any discrepancies to the Contract Administrator. Commencement of grading is to constitute acceptance of site conditions; no claims for extras will be entertained thereafter.
- Strip topsoil, organic matter, or deleterious material from all areas of the site designated for hard landscaping, or the construction of structures. Strip topsoil to its full depth, exercising caution not to mix topsoil with subsoil.
- Provide drainage as indicated in grading plan. Round all tops and toes of slopes, smoothly. Compact all areas to 95% standard proctor density unless otherwise noted.
- Contractor to excavate to accommodate hard surface and ensure proper depth of excavation as specified on related drawings; contract details and specifications.
- Match existing grades at limit of work.
- Ensure positive surface drainage of all areas within the limit of work, whether indicated or not, and prevent ponding.
- Refer to geotechnical recommendations (if available) prepared by Geotechnical Engineer for subsurface conditions and construction recommendations. Claims for conditions that could have been ascertained by review of geotechnical report will not be considered.
- The Geotechnical Engineer is to inspect compacted subgrade and construction control blanket to be machine woven mats made from natural wood, coco or cotton fiber, or combination depending on manufacturer, with stitching between two photo-degradable natural organic fiber nettings. Submit products for approval by Consultant. OPSS 804 applies except as may be amended and extended herein.
- Remove from site all excess excavated material unless instructed otherwise by Consultant.
- Slopes, unless otherwise noted:
  - Walkways - maximum 1:2.1 slope (do not exceed 2% cross slopes).
  - Asphalt and concrete surfaces - minimum 1.0% slope; maximum 5% slope.
  - Sod/ Seed Areas and Plant Beds - minimum 2% slope; maximum 33% slope.
  - Swales - Flat-bottomed per Contract drawings and specification, with maximum side slopes of 3:1 and a minimum slope of 8:1.
- New surfaces are to have smooth, safe, and seamless transition of materials, where construction of proposed surfaces adjoins existing materials. This is applicable for all surfaces soft and hard.

**SEED MIX AND APPLICATION**

For areas steeper than 3:1. Contractor to apply erosion control blanket. Erosion control blanket to be machine woven mats made from natural wood, coco or cotton fiber, or combination depending on manufacturer, with stitching between two photo-degradable natural organic fiber nettings. Submit products for approval by Consultant. OPSS 804 applies except as may be amended and extended herein.

**SEED - WETLAND HABITAT**  
Seed mix for wetland restoration.

**PICKSEED: WETLAND HABITAT MIX**  
Seeding Rate: 22-25 kg/ha

Rate	Botanical Name	Common Name
10%	<i>Andropogon gerardii</i>	Big Blue Stem
1%	<i>Asclepias incarnata</i>	Swamp Milkweed
1%	<i>Aster pulchellus</i>	Purplestem Aster
3%	<i>Carex crinita</i>	Fringe Sedge
5%	<i>Carex scoparia</i>	Blunt Broom Sedge
2%	<i>Carex stipata</i>	AWL Sedge
23%	<i>Carex vulpinoidea</i>	Fox Sedge
2%	<i>Desmodium canadense</i>	Showy Tick Trefoil
21%	<i>Elymus virginicus</i>	Virginia Wild Rye
2%	<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed
2%	<i>Eupatorium perfoliatum</i>	Boneset
3%	<i>Euthamia graminifolia</i>	Grassleaf Goldenrod
3%	<i>Helenium autumnale</i>	Sneezeweed
2%	<i>Helopsis helianthoides</i>	Ox Eye Sunflower
1%	<i>Monarda fistulosa</i>	Wild Bergamot
5%	<i>Panicum virgatum</i>	Switchgrass
10%	<i>Sorghastrum nutans</i>	Indian Grass
4%	<i>Verbena hastata</i>	Blue Verbena

**SEED - EASTERN ECOTYPE PARKING LOT MIX**  
Stabilizes slopes greater than 3:1.

**PICKSEED: EASTERN ECOTYPE PK LOT MIX**  
Seeding Rate: 22-25 kg/ha

Rate	Botanical Name	Common Name
1%	<i>Agrostis perennans</i>	Autumn Bentgrass
15%	<i>Andropogon gerardii</i>	Big Bluestem
25%	<i>Elymus virginicus</i>	Virginia Wild Rye
6%	<i>Panicum virgatum</i>	Switchgrass
35%	<i>Schizachyrium scoparium</i>	Little Bluestem
18%	<i>Sporobolus cryptandrus</i>	Sand Dropseed

**SEED - RETENTION AREA**  
Used to stabilize soils in retention basins.

**PICKSEED: RETENTION MIX**  
Seeding Rate: 22-25 kg/ha

Rate	Botanical Name	Common Name
15%	<i>Agrostis hyemalis</i>	Ticklegrass
15%	<i>Agrostis perennans</i>	Autumn Bentgrass
20%	<i>Carex vulpinoidea</i>	Fox Sedge
20%	<i>Elymus virginicus</i>	Virginia Wild Rye
5%	<i>Juncus tenuis</i>	Path Rush
25%	<i>Panicum clandestinum</i>	Deer Tongue

**PRODUCT INFORMATION**

Install products as per manufacturer specifications. Shop drawings required.

**PAVERS**  
Edge of pavers to receive edge restraint.  
• Melville 80 Paver by Permacon  
Location: Patio Area  
Size: ALL  
Pattern: Modular  
Colour: Range Scandina Grey

**GATE\***  
• FoldSmart XT Speedgate by Wallace Perimeter Security  
Panel Height: 1.8m (6')  
Width: 4.57m (15')  
Panel Infill: Vertical Picket Infill  
Optional: Barb Wire Anti-Climb Edge. Dual head card reader pedestal. Card reader to enter and exit. CCTV and intercom attachment at entrance and exit.  
Finish: Hot Dipped Galvanized Steel  
Contractor to coordinate:  
1. Distance the pedestal for card reader is from bi-fold gate  
2. How many bollards and where  
3. Refer to Manufacturer Specifications regarding mounting adjoining fence material to columns.  
4. How far the curb needs to be cut back to install the gates.

**SITE FURNITURE**  
Fasten all site furnishing to surface with stainless steel anti-vandal anchors.  
• Bike Rack by Maglin  
Product Number: MBR-0100-00003  
Mounting Type: Surface Mount  
Colour: Black  
• 210 Cluster Seating by Maglin  
Product Number: MT-0210-00004  
Material: Thermally Modified Ash Wood  
Colour: Black  
Mounting Type: Surface Mount  
Option: Umbrella Mount

Flag Pole by Ottawa Flag Shop  
Material: Aluminum  
Finish: Satin  
Top: Rotating cap or ball  
Flag Assembly: for 3' flags, 3' x6' flags included (not custom)  
Option: One piece, cone tapered, internal halyard chain, stainless steel cable and hardware, retaining ring and weight, door lock and key, lift anchor and shoe base  
Instructions: Ottawa Flag Shop will mark and locate, install anchor cage in concrete base, assemble deliver and erect flag poles. NOTE TO CONTRACTOR: - 2 to 3 MONTH LEAD TIME REQUIRED. PLAN ACCORDINGLY.