

Legend

	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EXISTING PLANTING BEDS
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	PROPOSED DECIDUOUS SHRUBS
	PROPOSED CONIFEROUS AND BROADLEAF EVERGREEN SHRUBS
	PROPOSED PERENNIALS AND GRASSES
	PROPOSED PLANTING BED
	PROPOSED ARMOURSTONE WALL REFER TO DETAIL 4/L501
	PROPOSED UNIT PAVERS. REFER TO DETAIL 3/L501
	EXISTING UNIT PAVERS.
	PROPOSED CONCRETE PAVING. REFER TO DETAIL 2/L501
	PROPOSED ASPHALT PATHWAY. REFER TO DETAIL 1/L501
	EXISTING ORNAMENTAL FENCE
	PROPOSED FENCE
	PROPERTY LINE

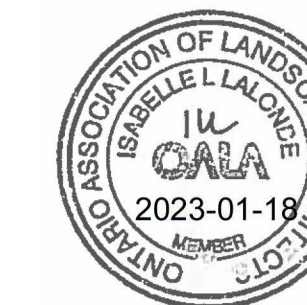
- Notes**
- TOPOGRAPHIC SURVEY PLAN BY STANTEC GEOMATICS LTD. AND DATED JANUARY 2022.
 - REFER TO TREE CONSERVATION REPORT FOR DETAILS ON TREE REMOVAL AND TREE PROTECTION.
 - REFER TO SITE PLAN PREPARED BY FIGURR AND DATED SEPTEMBER 2022 FOR PROPOSED DETAILS ON SITE DEVELOPMENT.
 - REFER TO CIVIL DRAWINGS PREPARED BY LRL ASSOCIATES LTD. AND DATED SEPTEMBER 2022 FOR PROPOSED GRADING AND SERVICING.

9	ISSUED FOR SPA APPROVAL	CA	ILL	23.01.18
6	ADDED PLANTING BED AT SITE ENTRANCE	CA	ILL	22.12.05
5	RE-ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.09.20
4	ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.09.28
3	ISSUED FOR COORDINATION	CA	ILL	22.09.23
2	RE-ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.10
1	ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.03

Revision

By	Appd.	YY.MM.DD
CA	ILL	22.04.04
Dwn.	Chkd.	Dgn.
CA	ILL	YY.MM.DD

Permit-Seal



Client/Project
1600 JAMES NAISMITH LP

1600 JAMES NAISMITH DRIVE

OTTAWA, ON

Title
GENERAL LANDSCAPE PLAN

Project No.
160410414



Drawing No.

Sheet

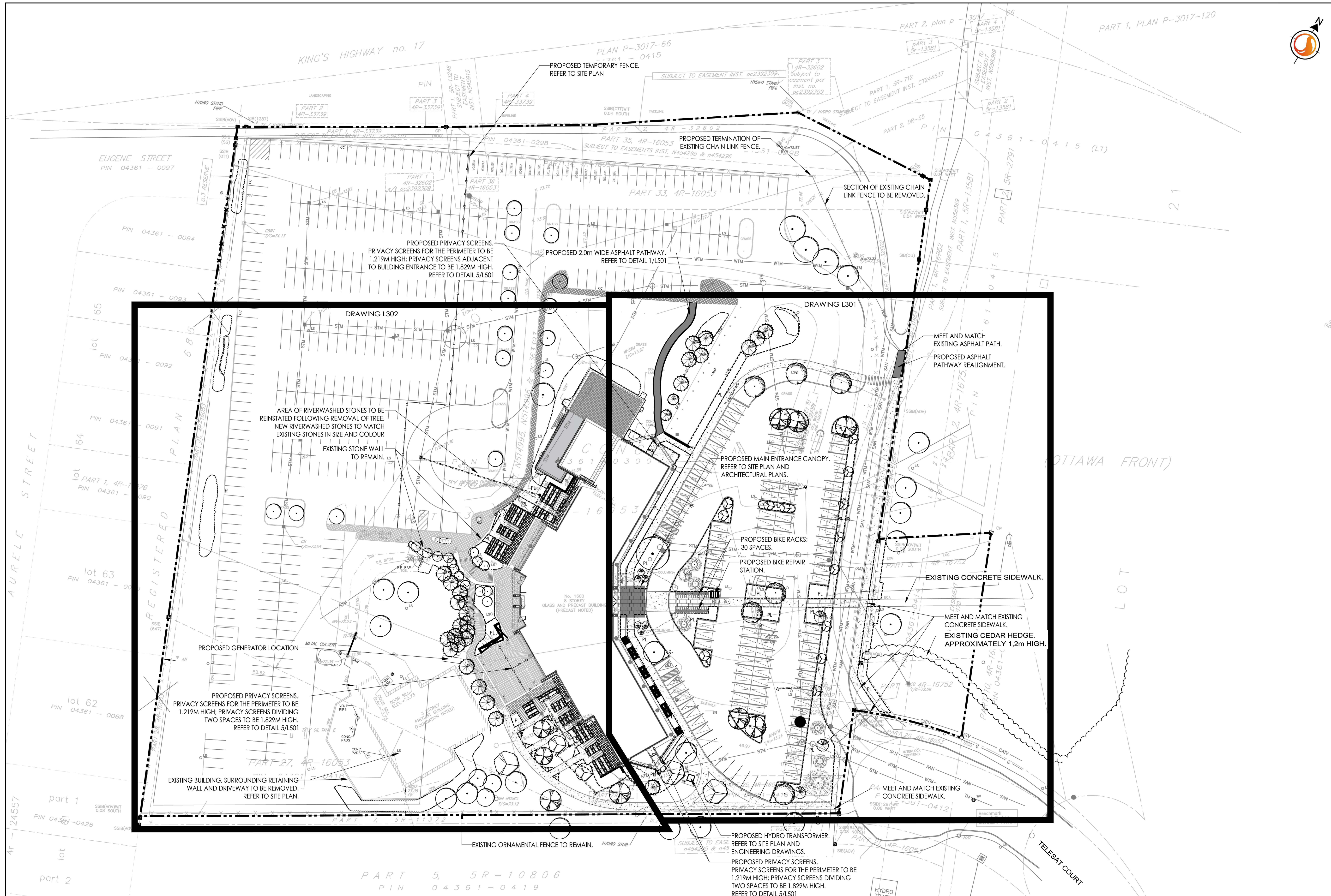
Revision

L300

1 of 5

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#18756



GENERAL LANDSCAPE NOTES

- REFER TO TREE CONSERVATION REPORT FOR INFORMATION RELATED TO TREE REMOVAL / TREE PROTECTION DIRECTIONS. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
- REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING, AND SITE SERVICING.
- EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
- SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135MM OF TOPSOIL. SOD SHALL BE INSTALLED WHERE INDICATED ON THE LANDSCAPE PLANS AND AS PER OPS 803.
- SEED SHALL BE A LOW MAINTENANCE LAWN MIXTURE #7104 BY OSC SEEDS OR APPROVED EQUIVALENT. SEEDING SHALL BE INSTALLED MECHANICALLY WITH MULCH OVER 150MM OF TOPSOIL. SEED SHALL BE INSTALLED AS PER OPS 804.
- CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE AND TO OBTAIN CLEARANCE FROM ALL APPLICABLE UTILITIES. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT CONFLICTS AND ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- NO TREES SHALL BE PLANTED ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS.
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
- MAINTAIN A MINIMUM DISTANCE OF 1500mm FROM ALL UNDERGROUND UTILITIES.
- MAINTAIN A MINIMUM DISTANCE OF 4500mm FROM ALL BUILDINGS.
- MAINTAIN A MINIMUM DISTANCE OF 4000mm FROM ALL HYDRO TRANSFORMERS.
- MAINTAIN A MINIMUM OF 1000mm FROM SIDEWALKS, PATHWAYS, AND DRIVEWAYS.
- THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL QUALITY STANDARDS:
- ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION AND THE CANADIAN STANDARDS FOR NURSERY STOCK AS TO SPECIES, SIZE AND CONDITION.
- PLANT MATERIAL COLLECTED FROM WILD SOURCES ARE NOT ACCEPTABLE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS APPROPRIATE TO SPECIES, DISEASE OR DAMAGE FROM POOR HANDLING DURING TRANSPORT, ON SITE STORAGE, INSTALLATION OR MAINTENANCE.
- ANY PLANTS THAT DO NOT CONFORM TO THESE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
- ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REMOVE ALL TREE STAKES AND TREE SUPPORTS PRIOR TO ASSUMPTION BY THE OWNER.
- AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

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PLANTING SCHEDULE - L302

QUANTITIES KEY	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING	REMARKS
DECIDUOUS TREES - REFER TO DETAIL 1/L500				
1	AS <i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	60mm (cal.)	W.B.
2	AR <i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	60mm (cal.)	W.B.
2	ARB <i>Acer rubrum</i> 'Brandywine'	Brandywine Red Maple	60mm (cal.)	W.B.
2	ASB <i>Acer saccharum</i> 'Barrett Cole'	Apollo Sugar Maple	60mm (cal.)	W.B.
DECIDUOUS SHRUBS - REFER TO DETAIL 3/L500				
16	DL <i>Diervilla lonicera</i>	Bush Honeysuckle	500mm (ht.)	Potted. Plant at 1000mm o.c.
CONIFEROUS & BROADLEAF EVERGREEN SHRUBS - REFER TO DETAIL 3/L500				
12	TC <i>Taxus cuspidata</i> 'Nova'	Nova Japanese Yew	600mm (ht.)	Potted. Plant at 800mm o.c.
18	TOL <i>Thuja occidentalis</i> 'Little Giant'	Little Giant Arborvitae	500mm (ht.)	Potted. Plant at 1200mm o.c.
14	TOG <i>Thuja occidentalis</i> 'Golden Globe'	Golden Globe Arborvitae	500mm (ht.)	Potted. Plant at 1200mm o.c.
PERENNIALS & ORNAMENTAL GRASSES - REFER TO DETAIL 4/L500				
39	CA <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	1 Gallon	Potted. Plant at 800mm o.c.
208	CV <i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Tickseed	1 Gallon	Potted. Plant at 300mm o.c.
138	EP <i>Echinacea purpurea</i> 'Magnus Superior'	Magnus Superior Coneflower	1 Gallon	Potted. Plant at 400mm o.c.
138	GM <i>Geranium maculatum</i>	Wild geranium	1 Gallon	Potted. Plant at 400mm o.c.
63	HR <i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily	1 Gallon	Potted. Plant at 500mm o.c.
58	HS <i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	1 Gallon	Potted. Plant at 500mm o.c.
59	NF <i>Nepeta x faassenii</i> 'Cat's Meow'	Cat's Meow Catmint	1 Gallon	Potted. Plant at 500mm o.c.
6	PV <i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Reed Switch Grass	1 Gallon	Potted. Plant at 800mm o.c.
131	RB <i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Coneflower	1 Gallon	Potted. Plant at 400mm o.c.



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- Legend**
- EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - EXISTING PLANTING BEDS
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED CONIFEROUS AND BROADLEAF EVERGREEN SHRUBS
 - PROPOSED PERENNIALS AND GRASSES
 - SOD WITH 150mm TOPSOIL
 - SEED WITH 150mm TOPSOIL
 - PROPOSED PLANTING BED
 - PROPOSED ARMOURSTONE WALL REFER TO DETAIL 4/L501
 - PROPOSED UNIT PAVERS. REFER TO DETAIL 3/L501.
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Revision

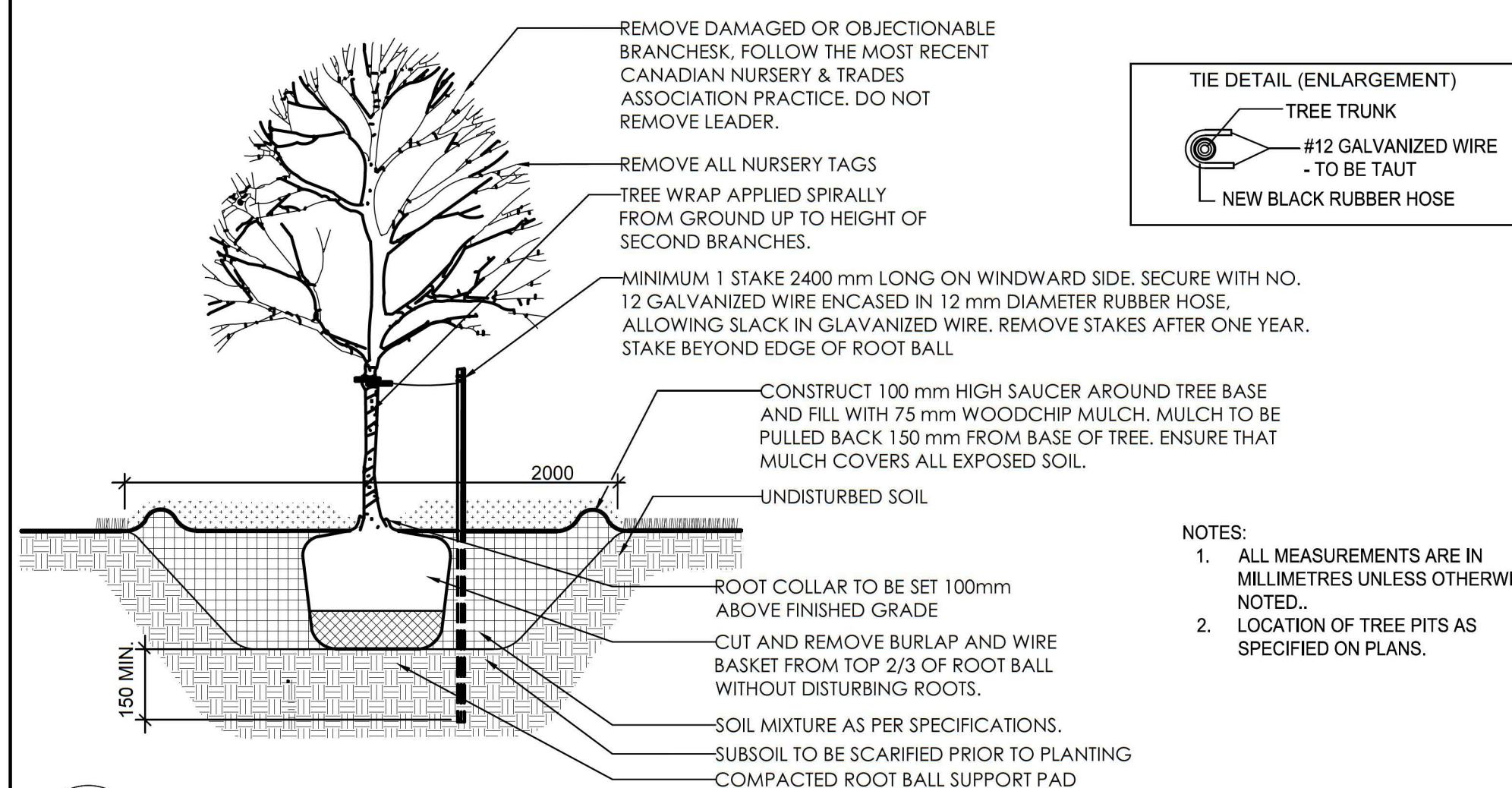
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Dwn.	Chkd.	Dgn.
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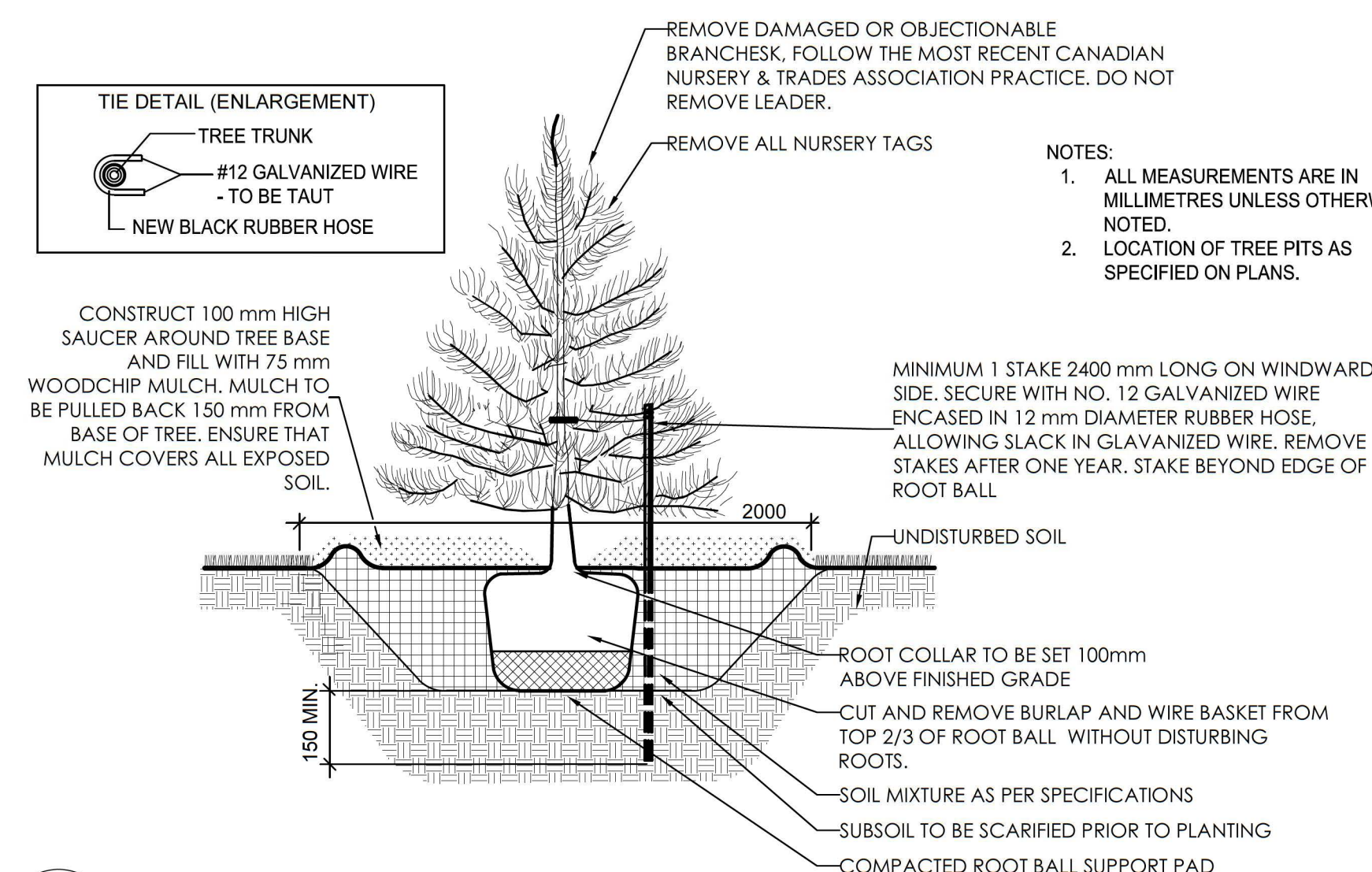
Client/Project
 1600 JAMES NAISMITH LP
 1600 JAMES NAISMITH DRIVE
 OTTAWA, ON

Title
 LANDSCAPE PLAN
 WESTERN ENTRANCE

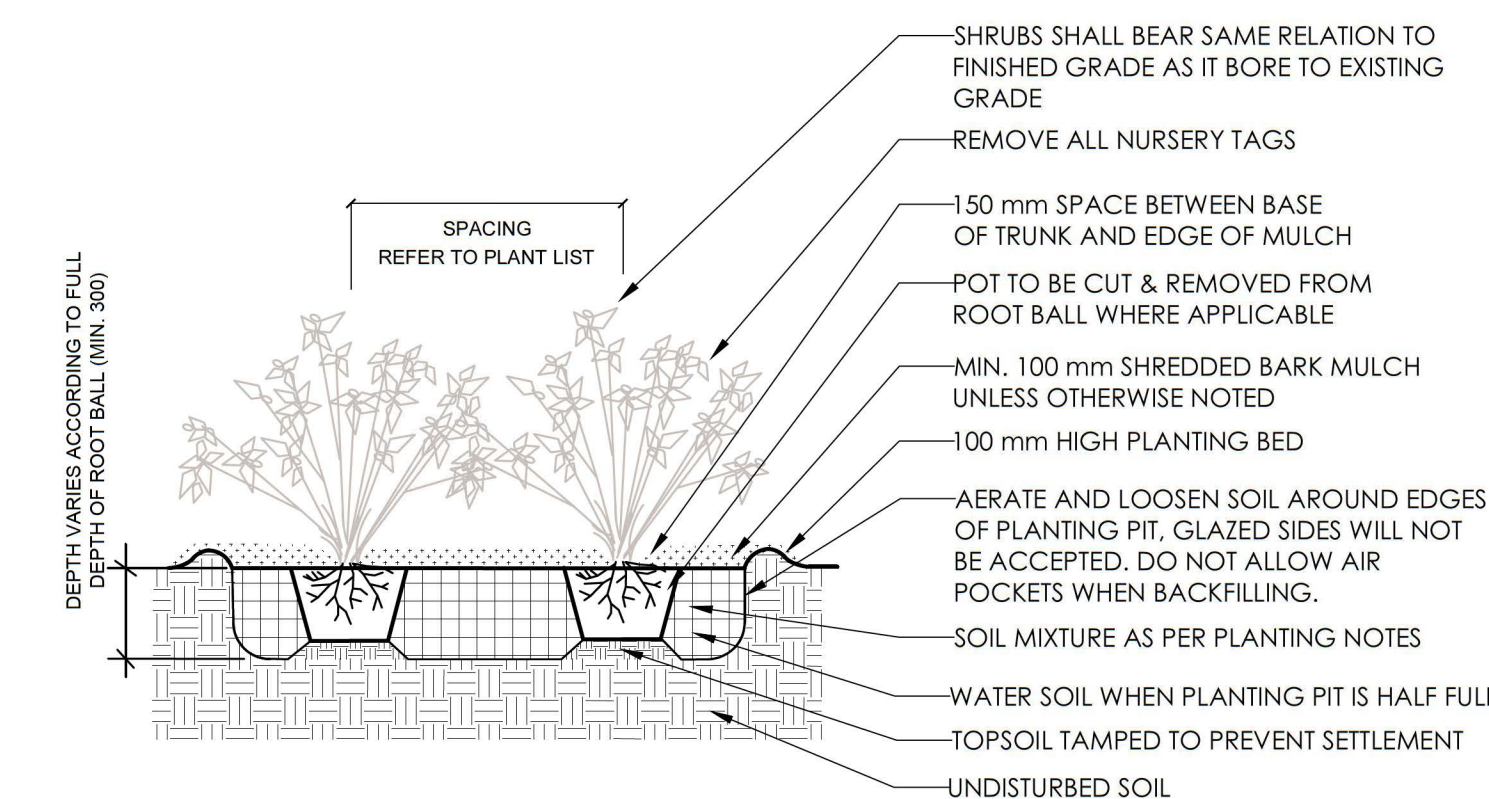
Project No. 160410414
 Drawing No. L302
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 Sheet 3 of 5
 Revision 7
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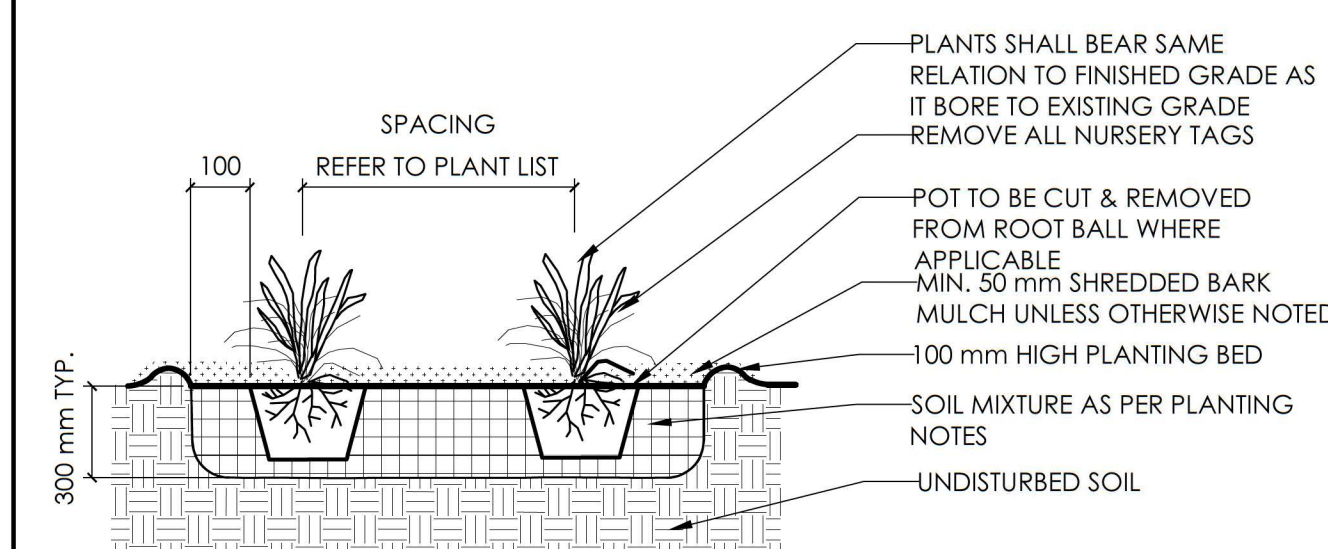
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 CONIFEROUS TREE PLANTING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 PERENNIAL AND GRASSES PLANTING
N.T.S.

PLANTING NOTES

- THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
- TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
- MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4m FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
- PLANTING MATERIAL QUALITY STANDARDS:
 - ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND CONDITION.
 - PLANT MATERIAL COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE.
 - ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- TOPSOIL:
 - SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO CONSIST OF:
 - CLAY: 14-20%
 - SILT: 0-35%
 - SAND: 45-70%
 - ORGANIC MATERIAL: 4-10%
 - pH: 6-9
 - SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:
 - 300mm FOR PERENNIALS
 - 500mm FOR SHRUB BEDS
 - 1000mm FOR TREE PLANTING
- MULCH:
 - MULCH SHALL BE SHREDDED WOOD VARYING IN SIZE FROM 25-125mm IN LENGTH FROM CONIFEROUS TREES.

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Revision		By	Appd.	YY.MM.DD
File Name: 160410414_Details.dwg		CA	ILL	22.04.04
		Dwn.	Chkd.	Dsgn.

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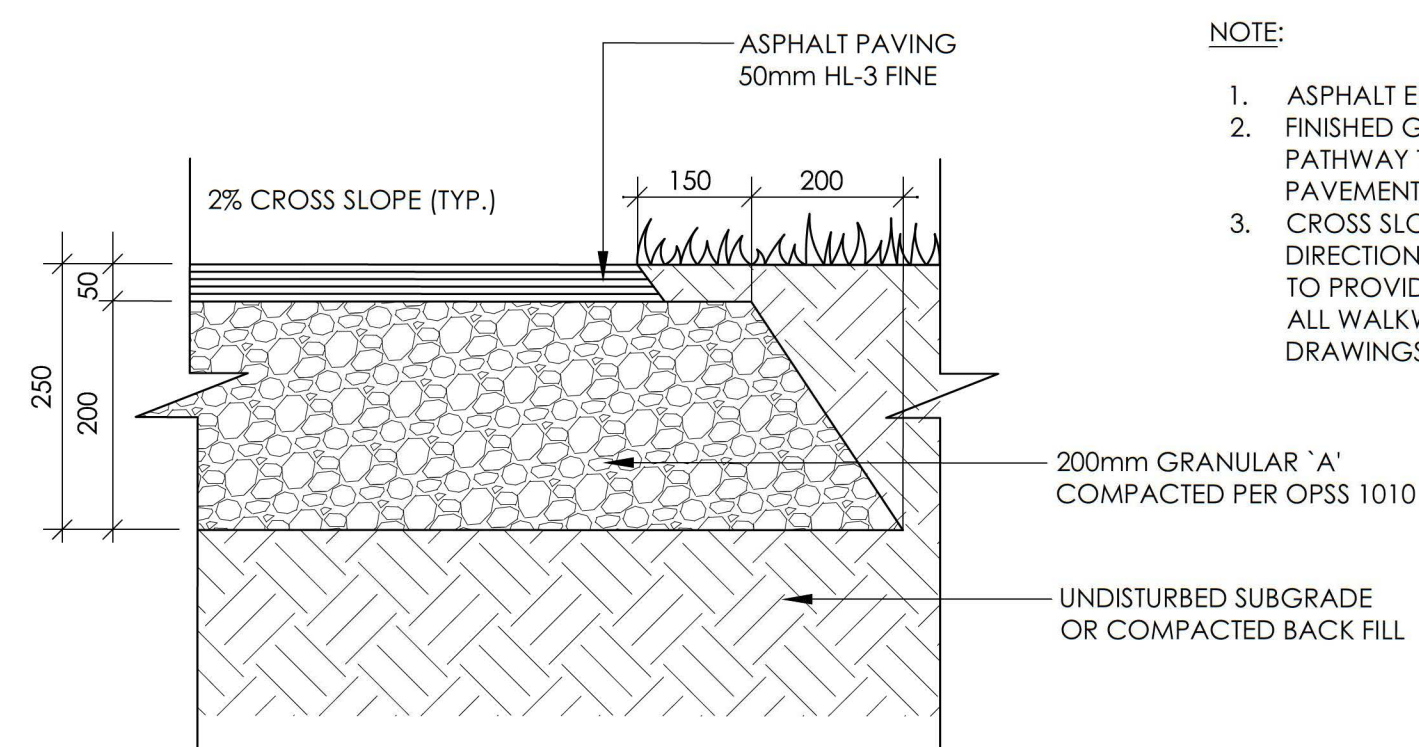
Client/Project
1600 JAMES NAISMITH LP

1600 JAMES NAISMITH DRIVE

OTTAWA, ON

Title
LANDSCAPE DETAILS - I

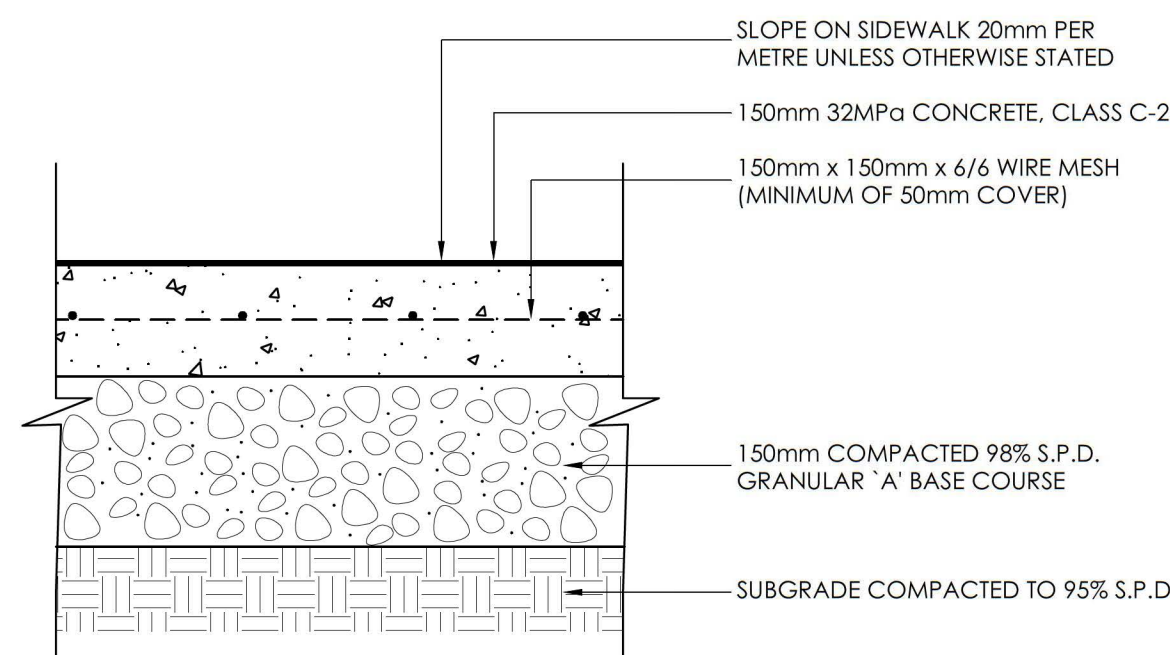
Project No. 160410414	Scale AS NOTED
Drawing No. L500	Sheet 4 of 5
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NOTE:

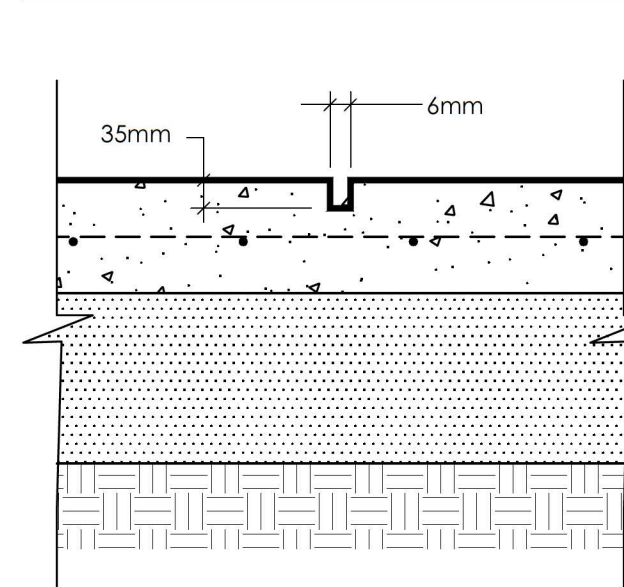
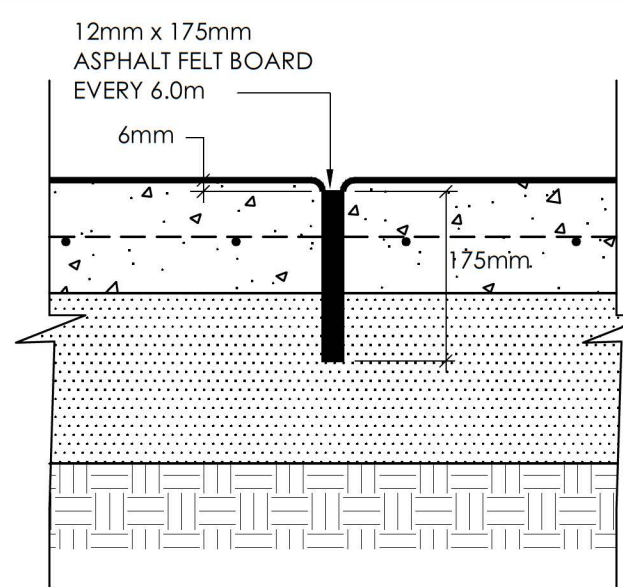
1. ASPHALT EDGE TO BE 45 DEGREES.
2. FINISHED GRADE ADJACENT TO PATHWAY TO BE FLUSH WITH EDGE OF PAVEMENT.
3. CROSS SLOPE PATHWAY 1 TO 2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OFF ALL WALKWAYS OR AS INDICATED ON DRAWINGS.

1 ASPHALT WALKWAY
N.T.S.



EXPANSION JOINT DETAIL SECTION

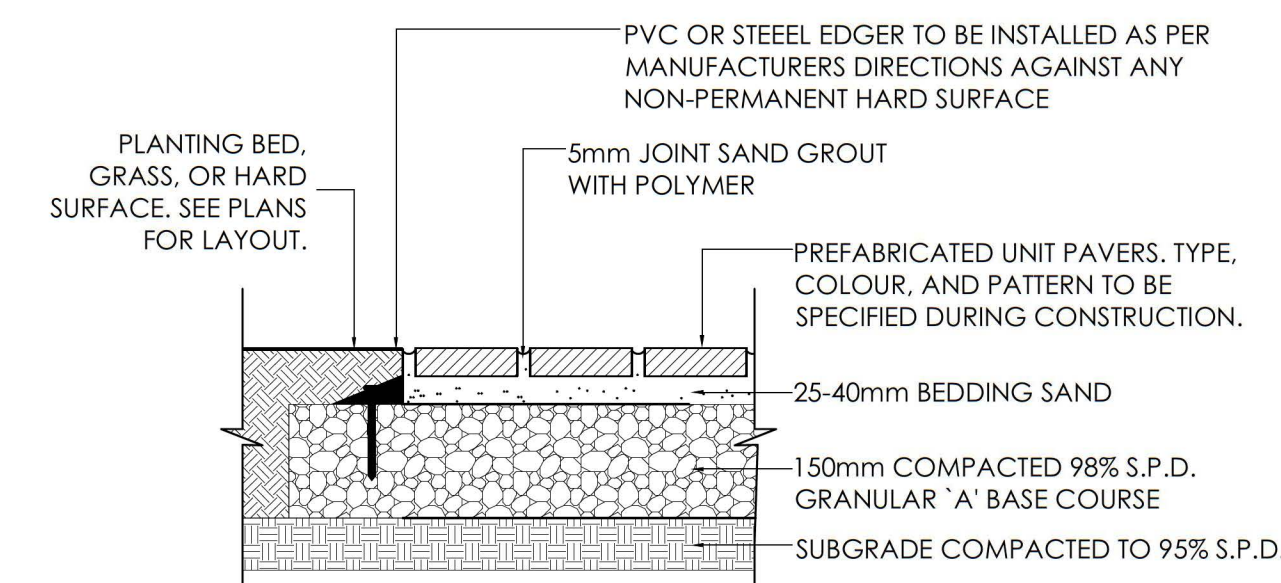
CONTROL JOINT DETAIL SECTION



NOTES:

1. CONCRETE TO BE 32MPa, CLASS C-2 AT 28 DAYS WITH 5-8% AIR ENTRAINED.
2. CONCRETE TO HAVE BROOM FINISH PERPENDICULAR TO THE LENGTH OF THE SIDEWALK.
3. EXPANSION JOINTS TO BE LOCATED AT EVERY 6.0m AND WHERE CONCRETE PAVING ABUTS OTHER STRUCTURES OR BUILDINGS.
4. CONTROL JOINTS TO BE LOCATED AT INTERVALS OF 2.0m AND AT CENTRELINE OF 4.0m WIDTH WALKWAY.
5. CONCRETE TO BE SPRAYED WITH WHITE PIGMENT CURING COMPOUND.
6. ALL DIMENSIONS ARE IN MILLIMETRES.

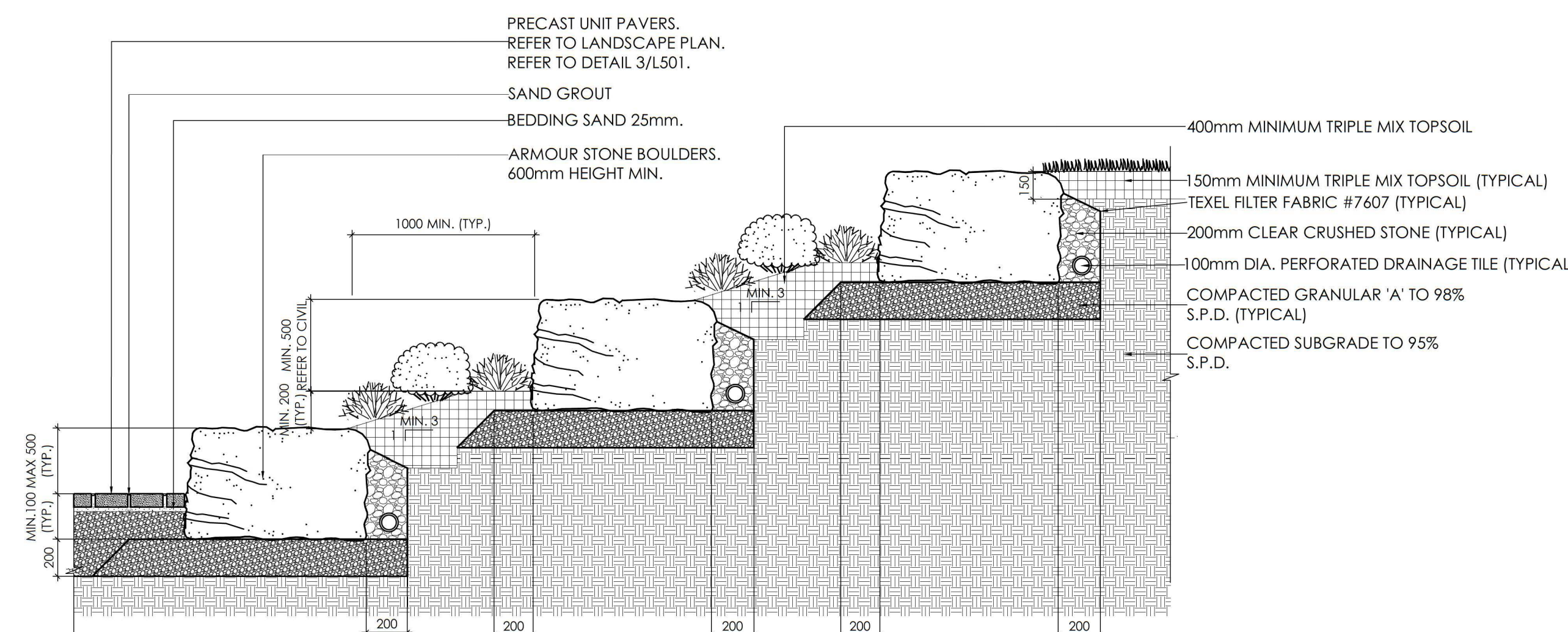
2 POURED IN PLACE CONCRETE PAD
N.T.S.



PAVING NOTES

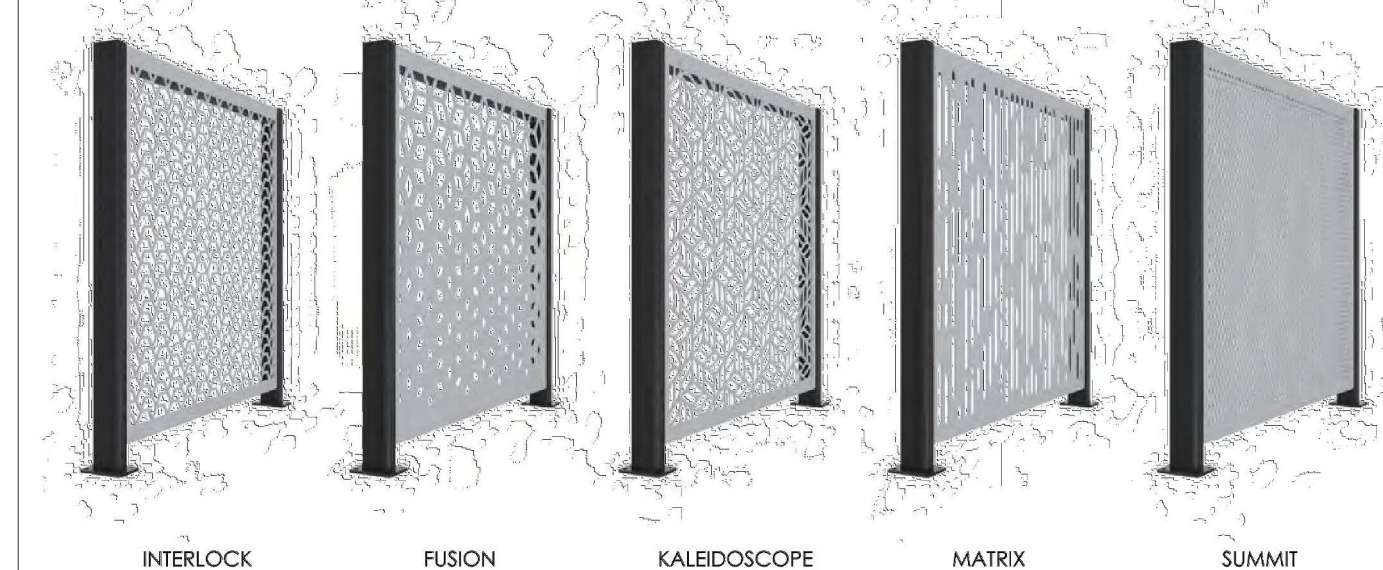
1. BEDDING SAND SHALL BE MANUFACTURED SAND FOR BEDDING. IT SHALL BE HARD, DURABLE, CRUSHED STONE PARTICLES, CONFORMING TO GRADATION OF CONCRETE SAND AS SPECIFIED IN CSA A23.1 DO NOT USE LIMESTONE SCREENING, STONE DUST OR JOINT SAND FOR BEDDING SAND.
2. JOINT SAND SHALL BE HARD, DURABLE ANGULAR PARTICLES, FREE FROM CLAY LUMPS, CEMENTATION, ORGANIC MATERIAL, FROZEN MATERIAL AND OTHER DELETERIOUS MATERIALS. JOINT SAND SHALL FILL SPACES BETWEEN PAVERS.
3. PASS MECHANICAL PLATE VIBRATOR OVER UNIT PAVING TO ACHIEVE COMPACTION OF SAND IN JOINTS. ENSURE JOINTS ARE FULL AT COMPLETION OF COMPACTION.
4. SURFACE OF FINISHED PAVEMENT SHALL BE FREE FROM DEPRESSIONS EXCEEDING 3mm AS MEASURED WITH 3m STRAIGHT EDGE.
5. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.

3 PREFABRICATED UNIT PAVERS
N.T.S.



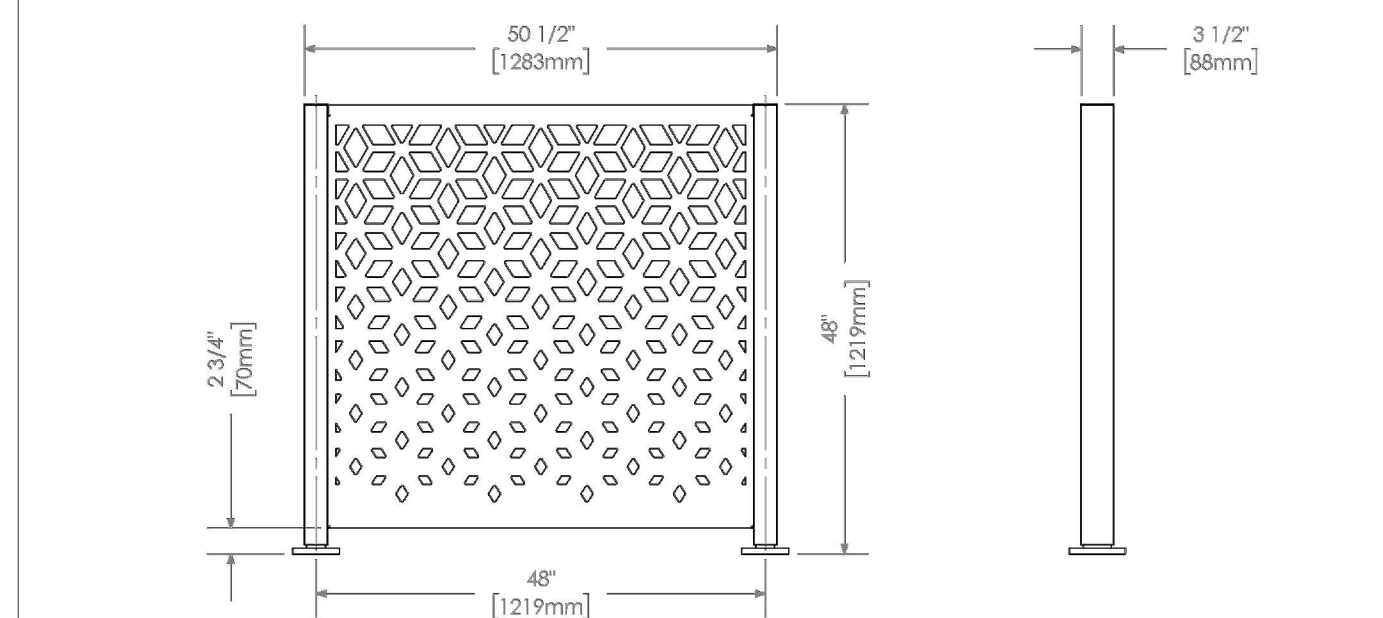
4 ARMOURSTONE TERRACED WALL
N.T.S.

4FT W X 4FT H FLEXX SERIES



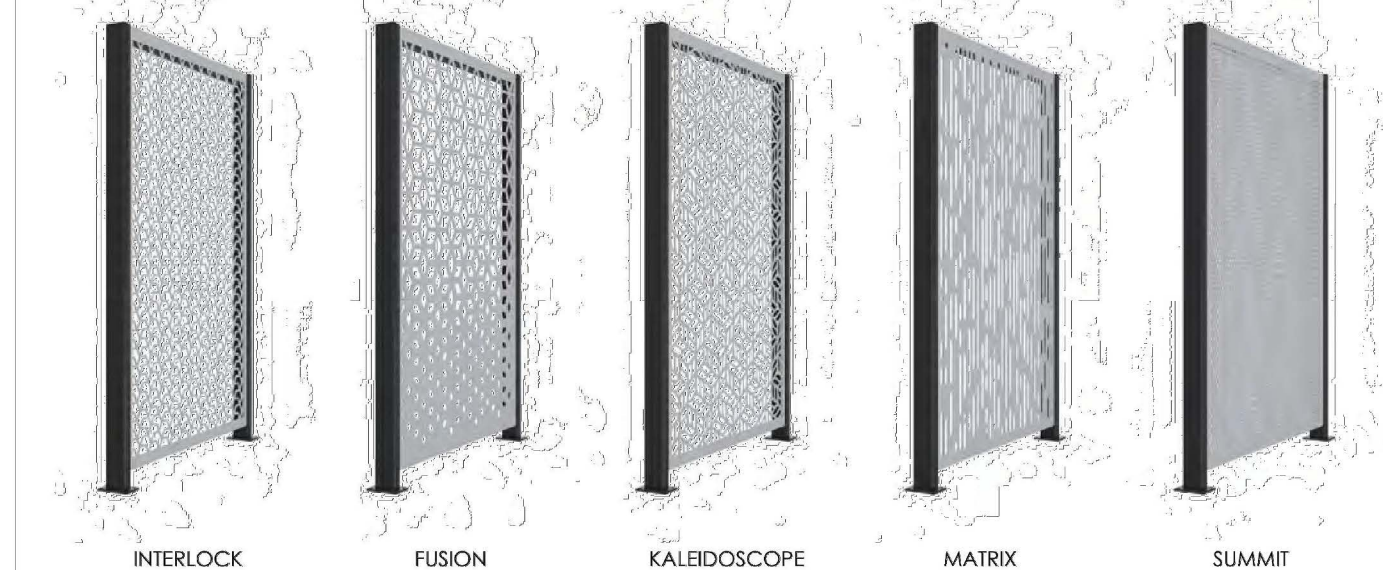
MATERIALS: The Panel is constructed with 11-gauge steel. The Post Inner Tube is constructed with 3/16" steel, the Post Exterior Sleeve is constructed with aluminum.
FINISH: All steel components are protected with E-coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: Flexx comes partially assembled. The Screens and Post are pre-assembled separately. Please refer to the general instructions document: INSTALL_FLEXX.PDF for site installation.
TO SPECIFY: Choose Panel pattern
Choose Post type: Surface Mount or Direct burial
SPECIFICATIONS: Flexx Panels System Engineered to wind load: V=115 mph Exposure C and V=140 mph Exposure B

HEIGHT: 48" (121.9cm) LENGTH: 50 1/2" (128.2cm) DEPTH: 3 1/2" (8.9cm) WEIGHT: 132 lbs (60 kg)



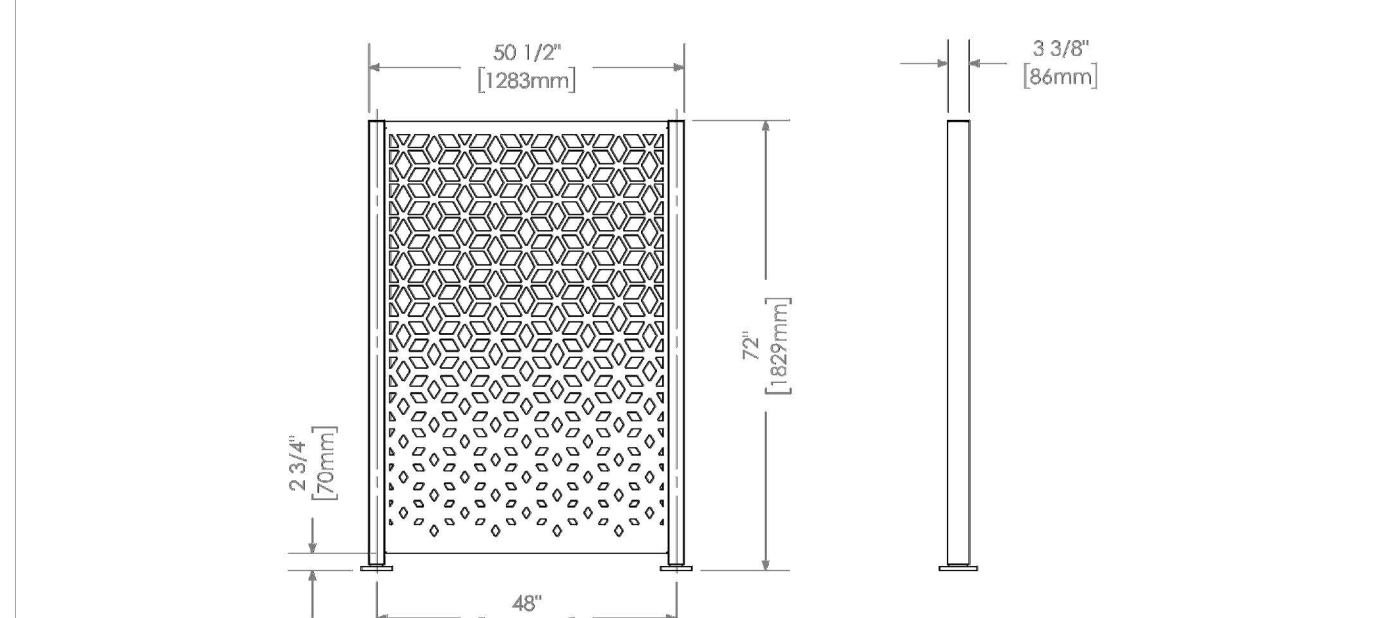
5 PRIVACY SCREEN
N.T.S.

4FT W X 6FT H FLEXX SERIES

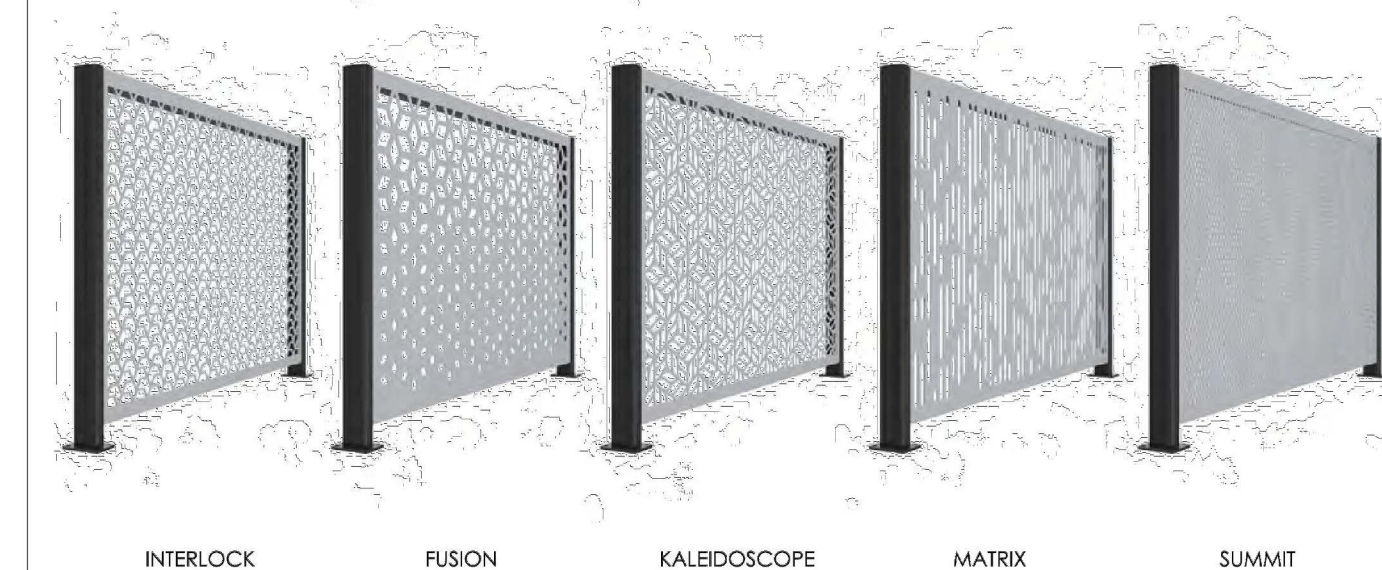


MATERIALS: The Panel is constructed with 11-gauge steel. The Post Inner Tube is constructed with 3/16" steel, the Post Exterior Sleeve is constructed with aluminum.
FINISH: All steel components are protected with E-coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: Flexx comes partially assembled. The Screens and Post are pre-assembled separately. Please refer to the general instructions document: INSTALL_FLEXX.PDF for site installation.
TO SPECIFY: Choose Panel pattern
Choose Post type: Surface Mount or Direct burial
SPECIFICATIONS: Flexx Panels System Engineered to wind load: V=115 mph Exposure C and V=140 mph Exposure B

HEIGHT: 72" (182.9cm) LENGTH: 50 1/2" (128.2cm) DEPTH: 3 1/2" (8.9cm) WEIGHT: 181 lbs (82 kg)

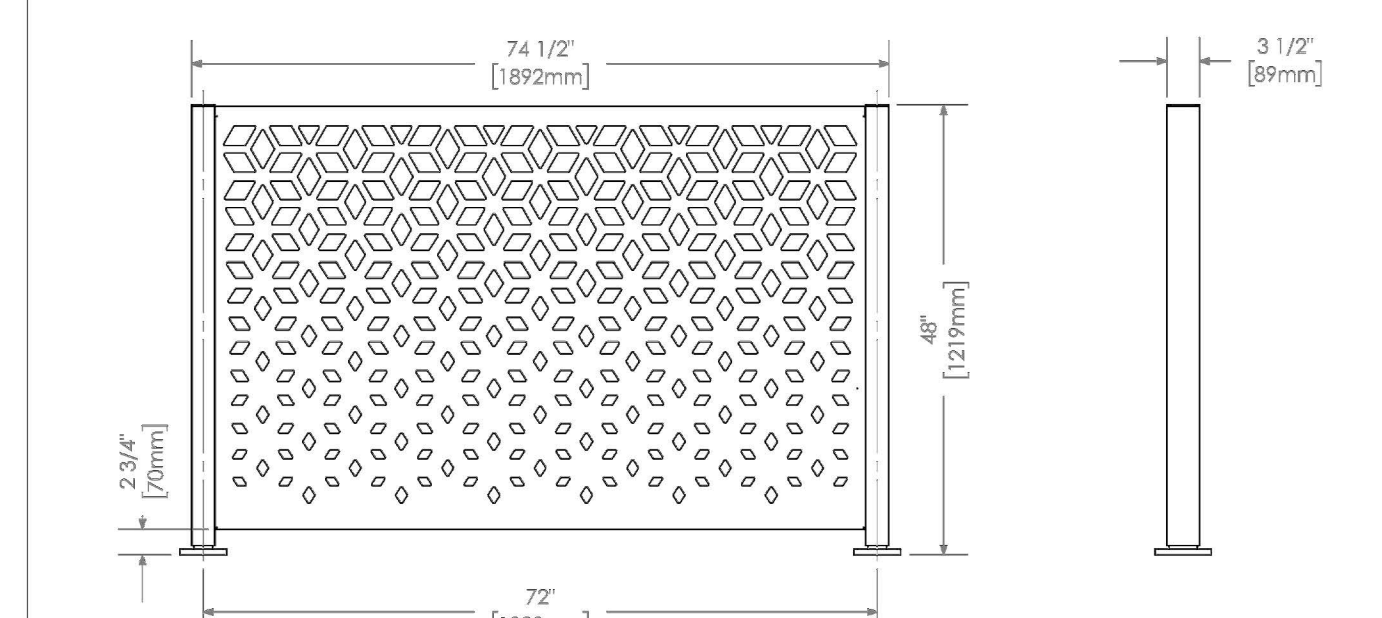


6FT W X 4FT H FLEXX SERIES



MATERIALS: The Panel is constructed with 11-gauge steel. The Post Inner Tube is constructed with 3/16" steel, the Post Exterior Sleeve is constructed with aluminum.
FINISH: All steel components are protected with E-coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: Flexx comes partially assembled. The Screens and Post are pre-assembled separately. Please refer to the general instructions document: INSTALL_FLEXX.PDF for site installation.
TO SPECIFY: Choose Panel pattern
Choose Post type: Surface Mount or Direct burial
SPECIFICATIONS: Flexx Panels System Engineered to wind load: V=115 mph Exposure C and V=140 mph Exposure B

HEIGHT: 48" (121.9cm) LENGTH: 74 1/2" (189.2cm) DEPTH: 3 1/2" (8.9cm) WEIGHT: 164 lbs (74 kg)



- Privacy Screen to be 'Flexx Panels' by Maglin or approved equivalent
- Layout and size as indicated on Landscape Plan.
- Pattern: Matrix
- Colour: Black
- Finish: Matte
- Installation: Surface Mounted
- Shop drawings of privacy screen to be provided for approval by Landscape Architect prior to place order.

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1600 JAMES NAISMITH DRIVE

OTTAWA, ON

Title
LANDSCAPE DETAILS - II

Project No.	Scale	
160410414	AS NOTED	
Drawing No.	Sheet	Revision
L501	5 of 5	6