

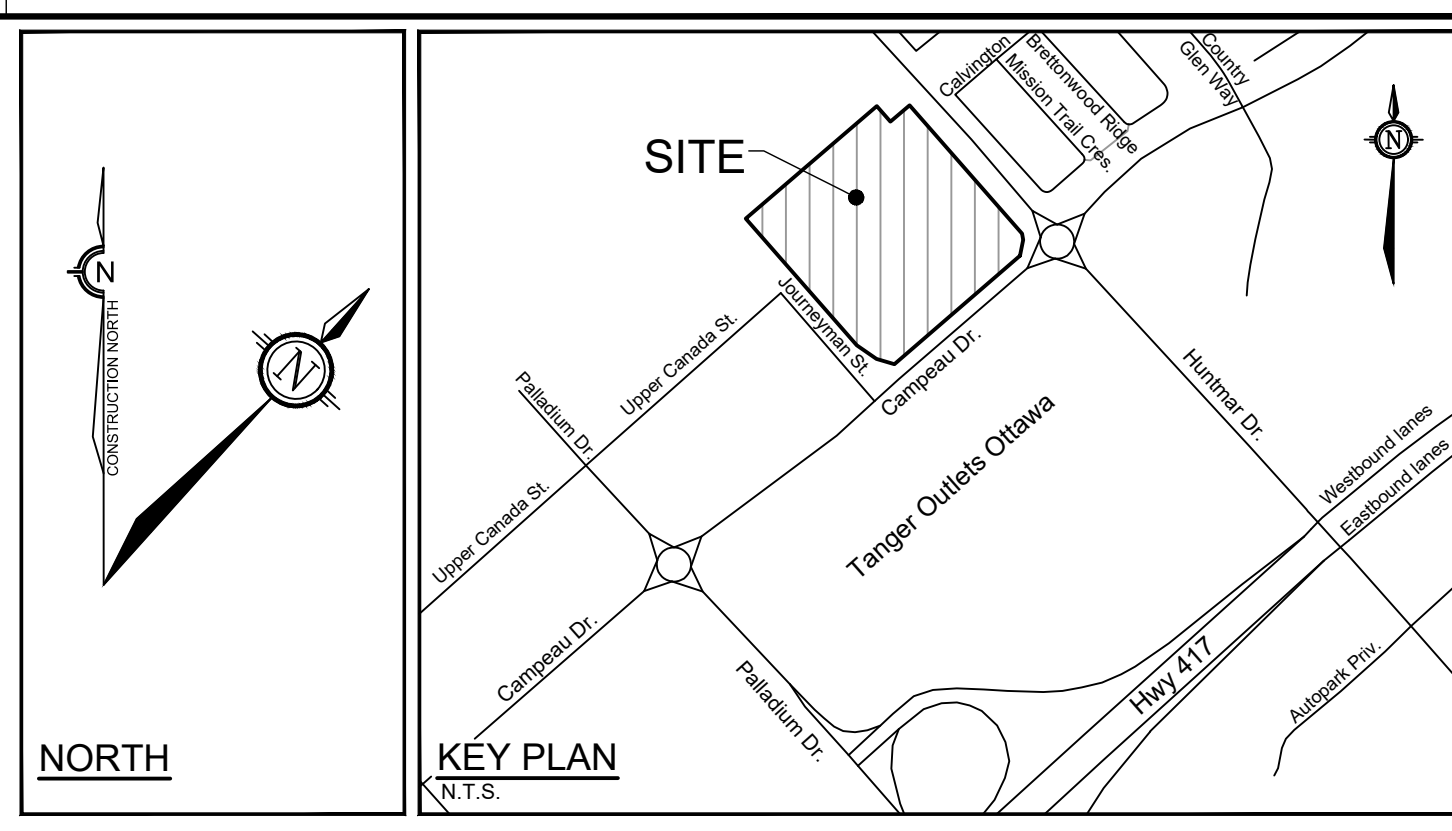
LOCATIONS ARE APPROXIMATE. REFER TO GEOTECHNICAL REPORT (Geotechnical Investigation Proposed Warehouse Buildings Campeau Drive at Huntmar Drive Ottawa, Ontario, Maha K. Saleh, March 21, 2023) AND MAP (Tree Planting Setback Recommendations, March 21, 2023)

### TREES VS PARKING SPACES

Building	Parking Provided	Trees in Parking Lot Area	Number of Parking Spaces per Tree
Building A	168	55	3
Building B	114	30	4

### SOIL VOLUMES

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees (Large) (35m)	Total No. of trees	Min. required Soil volume total (cu m)
			Small (25m)	Medium (30m)	Large (35m)	Evergreen (30m)			
Planting bed 1	299.20	448.80	0	0	3	0	2	175.00	
Planting bed 2	1308.58	1,962.86	1	1	4	9	7	720.00	
Planting bed 3	895.92	1,343.88	1	7	0	9	0	505.00	
Planting bed 4	495.41	743.12	0	9	0	3	0	360.00	
Planting bed 5	605.13	907.69	7	0	0	3	0	285.00	
Planting bed 6	921.06	1,381.59	7	0	0	5	0	325.00	
Planting bed 7	1390.11	2,085.17	4	3	0	5	0	340.00	
Planting bed 8	140.59	210.88	0	5	0	0	0	150.00	
Planting bed 9	25.44	38.16	0	1	0	0	0	30.00	
Planting bed 10	25.37	38.06	0	1	0	0	0	30.00	
Planting bed 11	157.07	235.61	0	0	6	0	0	210.00	
Planting bed 12	18.50	27.75	0	0	0	0	0	0.00	
Planting bed 13	38.40	57.60	0	0	1	0	0	35.00	
Planting bed 14	178.22	267.33	0	3	3	0	0	195.00	
Planting bed 15	301.96	452.94	0	3	6	2	0	360.00	
Planting bed 16	214.00	321.00	0	0	2	1	0	100.00	
Planting bed 17	2152.06	3,228.08	0	0	12	7	0	630.00	
Planting bed 18	376.69	565.04	3	0	0	3	0	165.00	



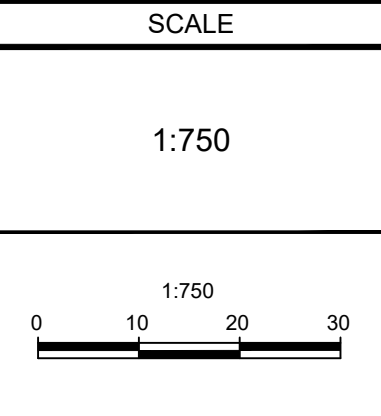
- ### LEGEND
- PROPERTY LIMIT
  - PROPOSED CONCRETE
  - PROPOSED PLANTING BED
  - SOD
  - SEED MIX A - SEE SEED MIX APPLICATION NOTE ON SHEET L6
  - SEED MIX B - SEE SEED MIX APPLICATION NOTE ON SHEET L6
  - SEED MIX C - SEE SEED MIX APPLICATION NOTE ON SHEETS L2-L5
  - PROPOSED WET SHRUB MIX, REFER TO SHEET L6
  - PROPOSED DRY SHRUB MIX, REFER TO SHEET L6
  - PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE
  - EXISTING TREE TO REMAIN
  - EXISTING HEDGEROW TO REMAIN
- ### 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.
- ### 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 L7.
- D1. Standard Deciduous Tree Planting
  - D2. Standard Coniferous Tree Planting
  - D3. Shrub and Perennial Planting
  - D4. Tree Protection Fence
  - D5. Bike Layout
  - D6. Site furniture installation
  - D7. Reforestation
  - D8. Riverstone
- ### PRODUCT INFORMATION
- Install products as per manufacturer specifications. Shop drawings required.
- ### SITE FURNITURE
- Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
- Accessible 400 Bench by Maglin  
Product Number: MMP-0400-00034  
Size: 72.75" Length  
Frame colour: Gunmetal  
Slats: Ipe  
Options: Steel ends, end arms and centre arm 9" ht.
  - Mug Bike Rack by Maglin  
Product Number: MBR-0500-00001  
Finish: Direct Burial  
Colour: Gunmetal Gloss Post
- ### EXISTING VEGETATION
- No clearing of vegetation should occur between April 15th and August 15. Should clearing be necessary during this time, a survey is to be conducted by a biologist (approved by the Landscape Architect) to determine that no nesting is occurring within 5 days prior to clearing.
  - Should any clearing be required before April 15th, a pre-clearing survey for active stick nests and cavity nests must also occur between April 1 and April 15, to identify and protect early-nesting owls and raptors.

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:  
Rosefellow  
c/o Julian Nini  
750 Marie-Laurin, Suite 210  
Saint-Laurent, QC H4M 2M4  
Phone: (514) 532-1080

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1.	ISSUED FOR CITY OF OTTAWA REVIEW	DEC 16/22	RGJ



FOR REVIEW ONLY

DESIGN: KW  
CHECKED: RGJ  
DRAWN: TB

CHECKED: KW  
APPROVED: RGJ

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
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Telephone: (613) 254-9643  
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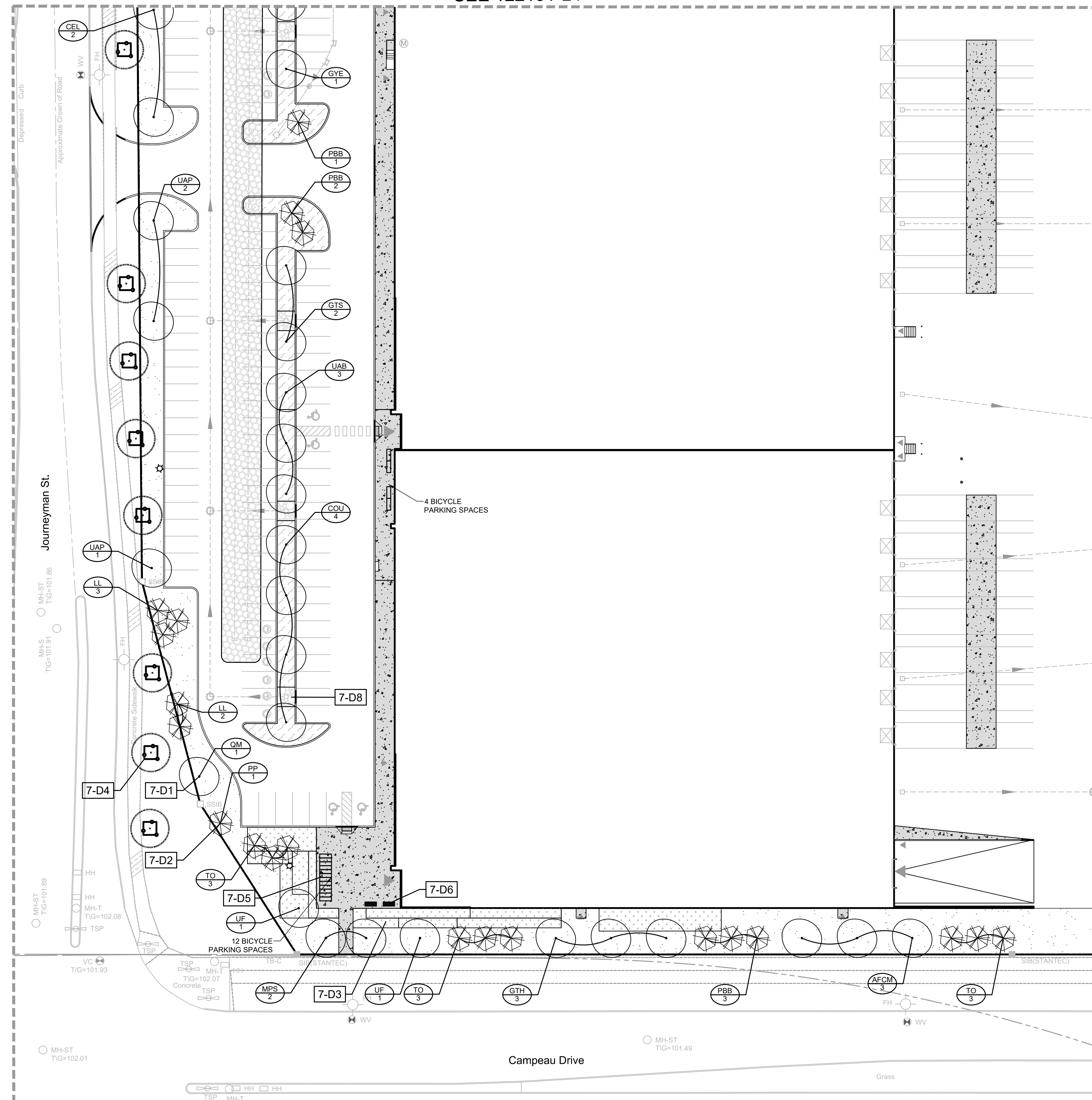
LOCATION  
CITY OF OTTAWA  
405 HUNTMAR DRIVE - WAREHOUSE DEVELOPMENT

DRAWING NAME  
OVERALL LANDSCAPE PLAN

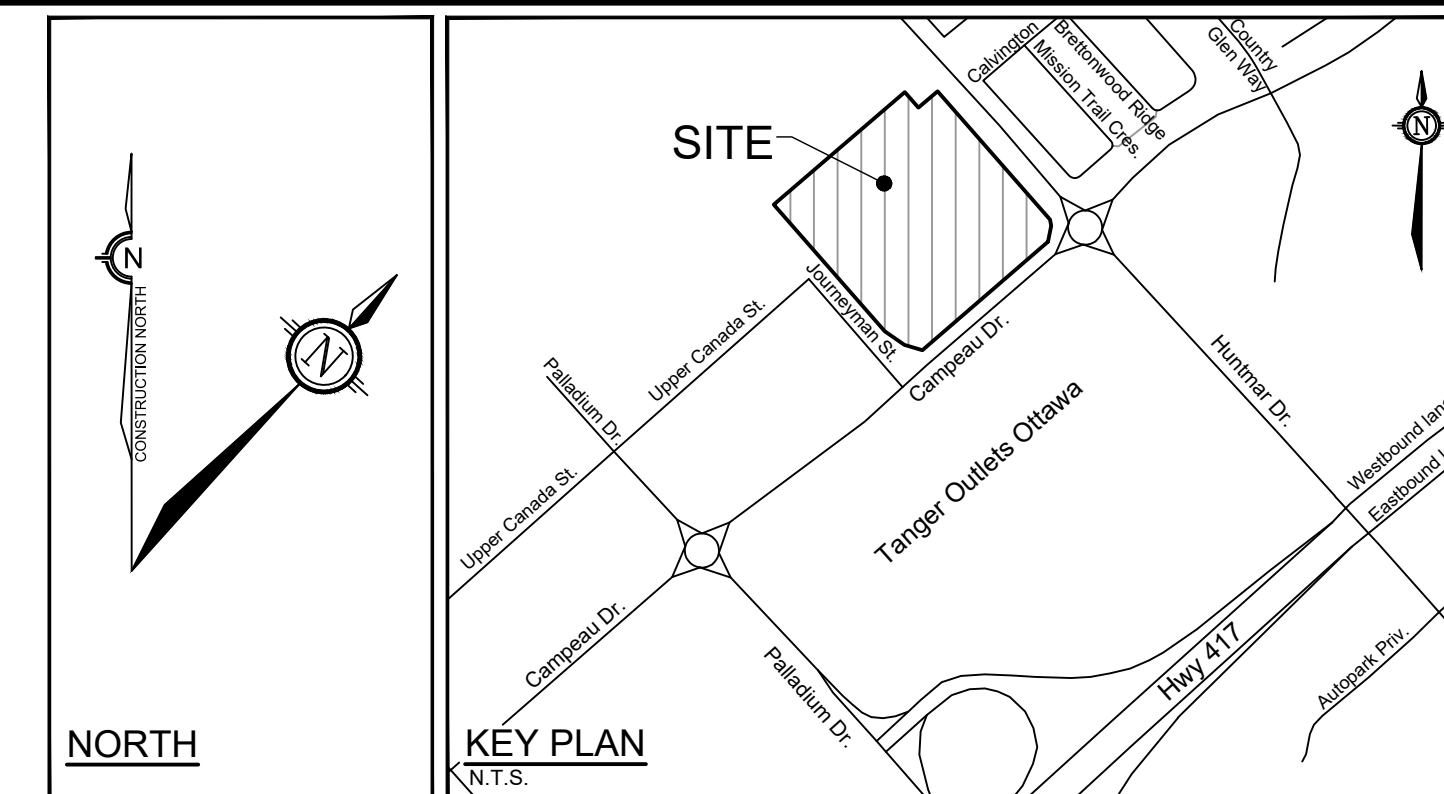
PROJECT No.: 122151  
REV #4  
DRAWING No.: 122151-L1



SEE 122151-L4



SEE 122151-L3



LEGEND - LANDSCAPE

- 3-D1 DETAIL SHEET # NOVATECH OR CITY  
EG. L1, L2, ETC. DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- TREE PROTECTION FENCE
- PROPOSED CONCRETE
- RIVERSTONE
- PROPOSED PLANTING BED
- SOD
- SEED MIX A - SEE SEED MIX APPLICATION NOTE ON SHEET L6
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- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN
- EXISTING HEDGEROW TO REMAIN
- BENCH
- SPECIES (SEE PLANT LIST)
- QUANTITY

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:
- 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.).
  - 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.
  - 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.
  - Do not place any material or equipment within 2m of the CRZ of any tree, including culthouses.
  - Do not attach any signs, notices, or posters to any tree.
  - Do not disturb, raise, or lower the existing grade within the CRZ without approval.
  - Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ, absolutely no machinery permitted.
  - Do not damage the root system, trunk, or branches, or any tree.
  - Do not extend hard surface or significantly change landscaping.
  - Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
  - 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.
  - Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff. 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.
  - 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. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
  - 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.
  - 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

- 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, 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.
- 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.
- 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.

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 L7.

D1. Standard Deciduous Tree Planting  
D2. Standard Coniferous Tree Planting  
D3. Shrub and Perennial Planting  
D4. Tree Protection Fence  
D5. Bike Layout  
D6. Site furniture installation  
D7. Reforestation  
D8. Riverstone

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.

In addition to the specified seed mixes, all applications are to include a nurse crop as noted.

NURSE CROP  
40% Oats (Avena sativa)  
45% Barley (Hordeum vulgare)  
15% Canada Wild Rye (Elymus canadensis)  
Seeding Rate: 15kg/hectare

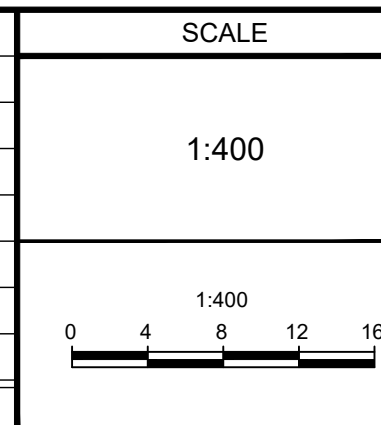
SEED MIX C  
CUSTOM NATIVE PARKING ISLAND SEED MIX BY DLF  
Seeding Rate: 25kg/hectare

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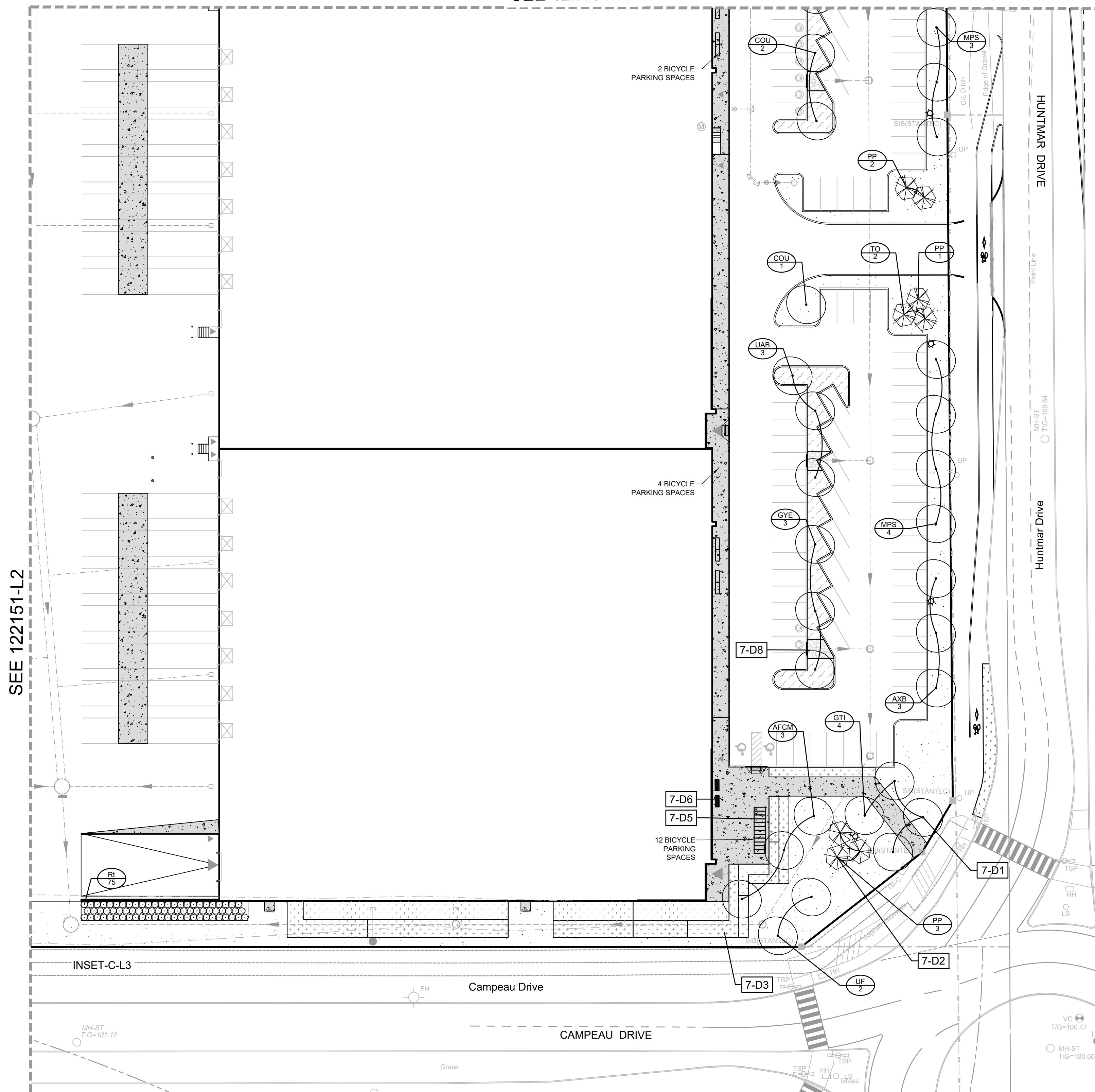
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LOCATION CITY OF OTTAWA 405 HUNTMAR DRIVE - WAREHOUSE DEVELOPMENT	PROJECT No. 122151
DRAWING NAME LANDSCAPE PLAN	REV #4 122151-L2



SEE 122151-L5



SEE 122151-L2

INSET-C-L3

Campeau Drive

HUNTMAR DRIVE

Huntmar Drive

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SC4 Typical Concrete Sidewalk in Boulevard  
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Found on Sheet L7.

D1 Standard Deciduous Tree Planting  
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D5 Bike Layout  
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D7 Reforestation  
D8 Riverstone

PARKING LOT - PLANT LIST

Deciduous Shrubs	Quantity	Species	Height	Planting	Notes
Rt	75	Rhus typhina	60cm Ht.	PT	100cm O.C.

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.

In addition to the specified seed mixes, all applications are to include a nurse crop as noted.

**NURSE CROP**  
40% Oats (Avena sativa)  
45% Barley (Hordeum vulgare)  
15% Canada Wild Rye (Elymus canadensis)  
Seeding Rate: 15kg/hectare

**SEED MIX C**  
CUSTOM NATIVE PARKING ISLAND SEED MIX BY DLF  
Seeding Rate: 25kg/hectare

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2. Plant material substitutions are not to be permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.

3. 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.

4. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.

5. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.

6. 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.

7. 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.

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9. 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.

LEGEND - LANDSCAPE

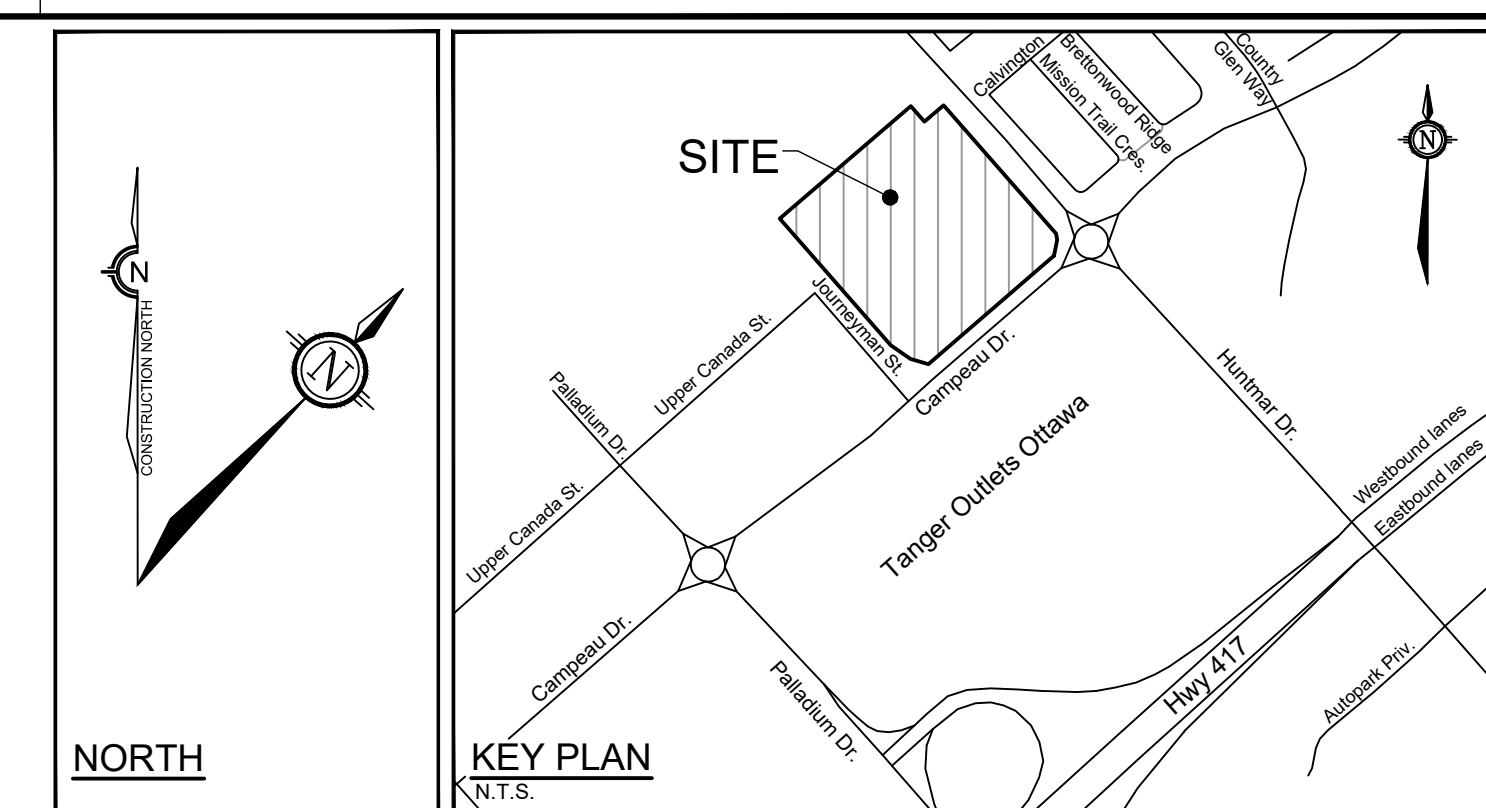
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NORTH

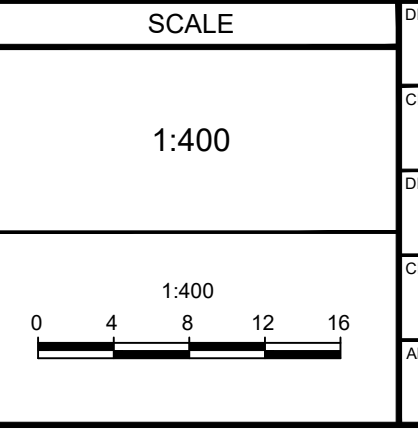
KEY PLAN

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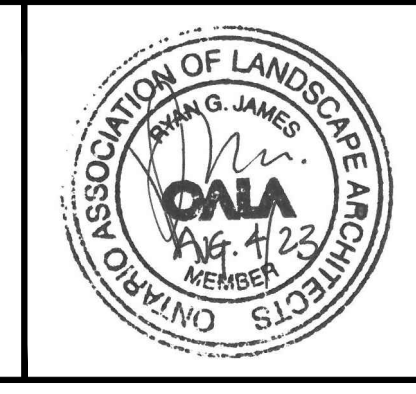
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1.	ISSUED FOR CITY OF OTTAWA REVIEW	DEC 16/22	RGJ



DESIGN	CHECKED	DRAWN	APPROVED
KW	RGJ	TB	KW
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  
CITY OF OTTAWA  
405 HUNTMAR DRIVE - WAREHOUSE DEVELOPMENT

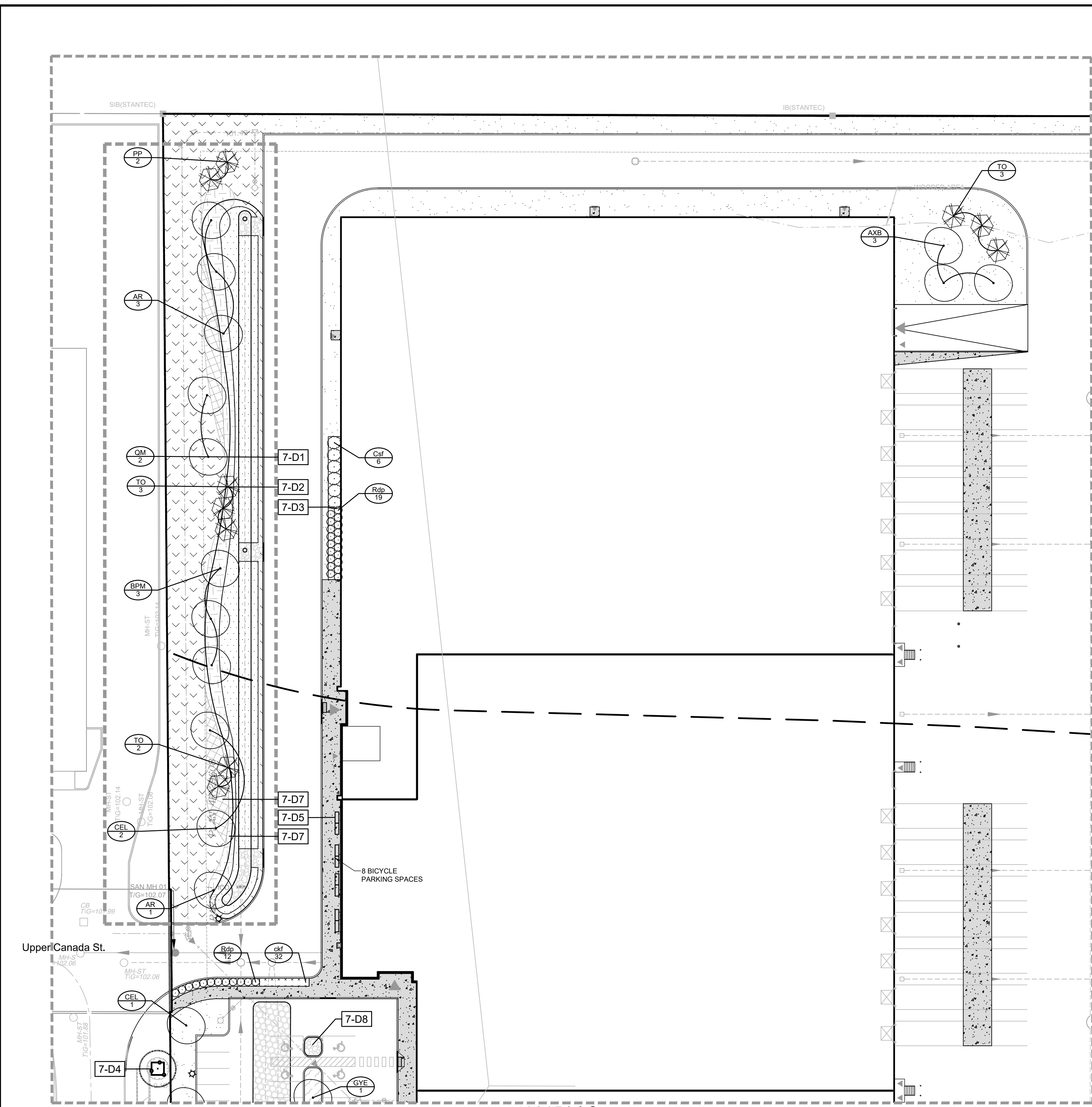
DRAWING NAME  
**LANDSCAPE PLAN**

PROJECT No. 122151  
REV # 4  
DRAWING No. 122151-L3

#18906

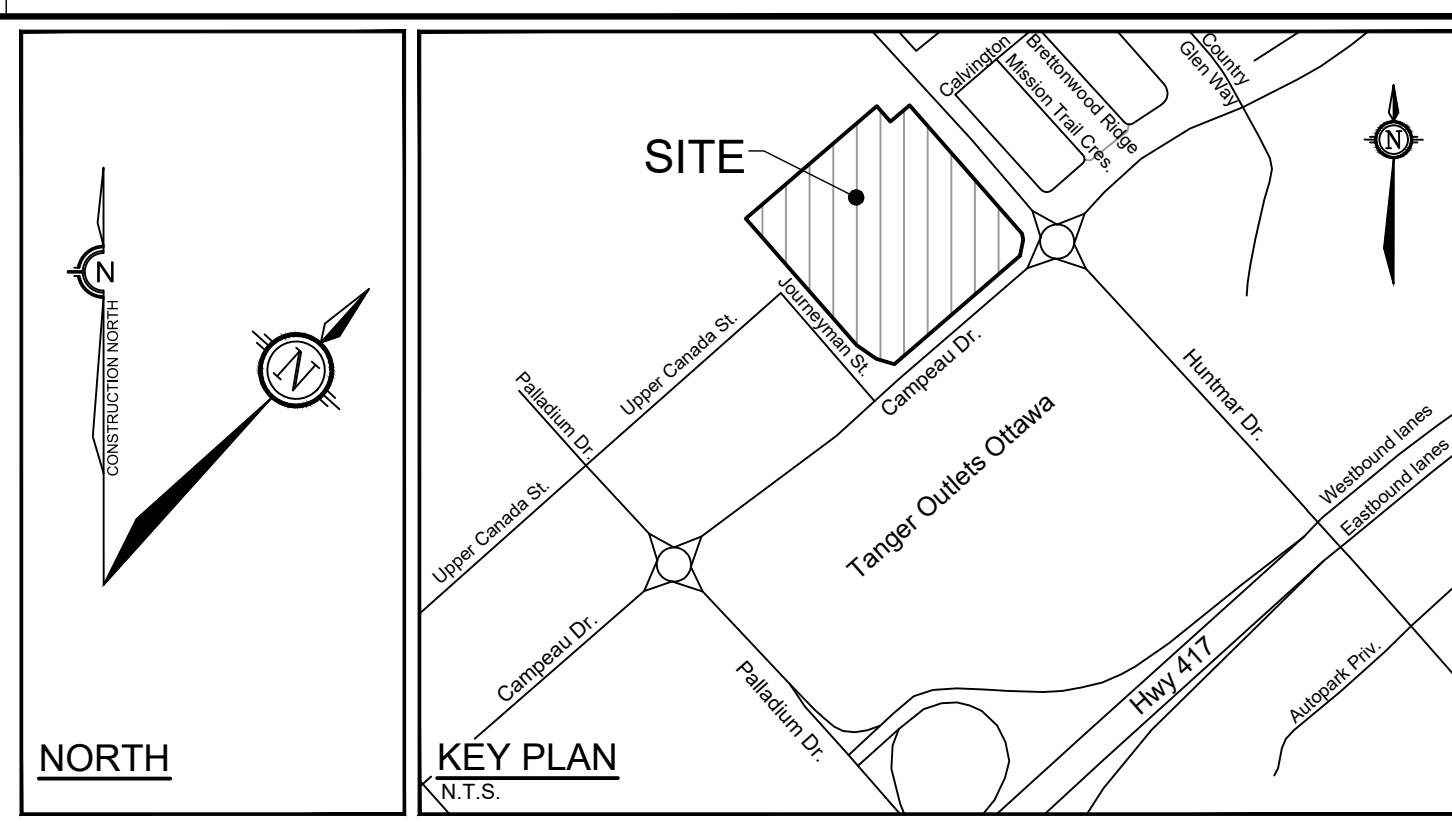
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D07-12-22-0-186



SEE 122151-L5

SEE 122151-L2



LEGEND

- 3-D1** DETAIL SHEET # NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- TREE PROTECTION FENCE
- PROPOSED CONCRETE
- RIVERSTONE
- PROPOSED PLANTING BED
- SOD
- SEED MIX A - SEE SEED MIX APPLICATION NOTE ON SHEET L6
- SEED MIX B - SEE SEED MIX APPLICATION NOTE ON SHEET L6
- SEED MIX C - SEE SEED MIX APPLICATION NOTE ON SHEETS L2-L5
- PROPOSED WET SHRUB MIX, REFER TO SHEET L6
- PROPOSED DRY SHRUB MIX, REFER TO SHEET L6
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN
- EXISTING HEDGEROW TO REMAIN
- BENCH
- SPECIES (SEE PLANT LIST)
- QUANTITY

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:
- 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.).
  - 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.
  - 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.
  - Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
  - Do not attach any signs, notices, or posters to any tree.
  - Do not disturb, raise, or lower the existing grade within the CRZ without approval.
  - Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ, absolutely no machinery permitted.
  - Do not damage the root system, trunk, or branches, or any tree.
  - Do not extend hard surface or significantly change landscaping.
  - Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
  - 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 no root pulling or disturbance of the ground within the CRZ.
  - 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.
  - 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.
  - Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
  - 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.
  - 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

- 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, 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.
- 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.
- 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 them in the noted area.

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 L7.
- D1. Standard Deciduous Tree Planting
  - D2. Standard Coniferous Tree Planting
  - D3. Shrub and Perennial Planting
  - D4. Tree Protection Fence
  - D5. Bike Layout
  - D6. Site furniture installation
  - D7. Re-forestation
  - D8. Riverstone

PARKING LOT - PLANT LIST

Deciduous Shrubs		Ornamental Grasses	
Csf	6 <i>Cornus sericea 'Flaviramea'</i>	Yellow Twig Dogwood	60cm Ht PT 200cm O.C.
Rdp	31 <i>Rosa 'Dwarf Pavement'</i>	Dwarf Pavement Rose	60cm Ht PT 120cm O.C.
ckf	32 <i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g PT 60cm O.C.

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.

In addition to the specified seed mixes, all applications are to include a nurse crop as noted.

NURSE CROP  
 40% Oats (*Avena sativa*)  
 45% Barley (*Hordeum vulgare*)  
 15% Canada Wild Rye (*Elymus canadensis*)  
 Seeding Rate: 15kg/hectare

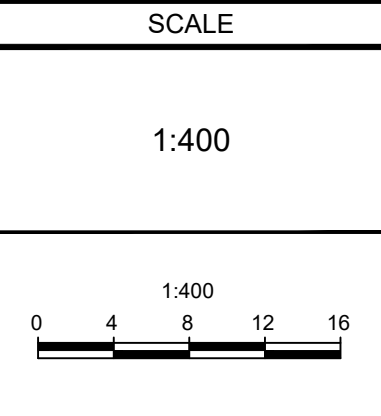
SEED MIX C  
 CUSTOM NATIVE PARKING ISLAND SEED MIX BY DLF  
 Seeding Rate: 25kg/hectare

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:  
 Rosefellow  
 c/o Julian Nini  
 750 Marie-Laurin, Suite 210  
 Saint-Laurent, QC H4M 2M4  
 Phone: (514) 532-1080

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
4.	ISSUED FOR SITE PLAN APPROVAL	AUG 4/23	RGJ
3.	REVISED PER CITY COMMENTS	MAY 31/23	RGJ
2.	REVISED PER CITY COMMENTS	MAR 30/23	RGJ
1.	ISSUED FOR CITY OF OTTAWA REVIEW	DEC 16/22	RGJ



DESIGN: KW  
 CHECKED: RGJ  
 DRAWN: TB  
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 APPROVED: RGJ

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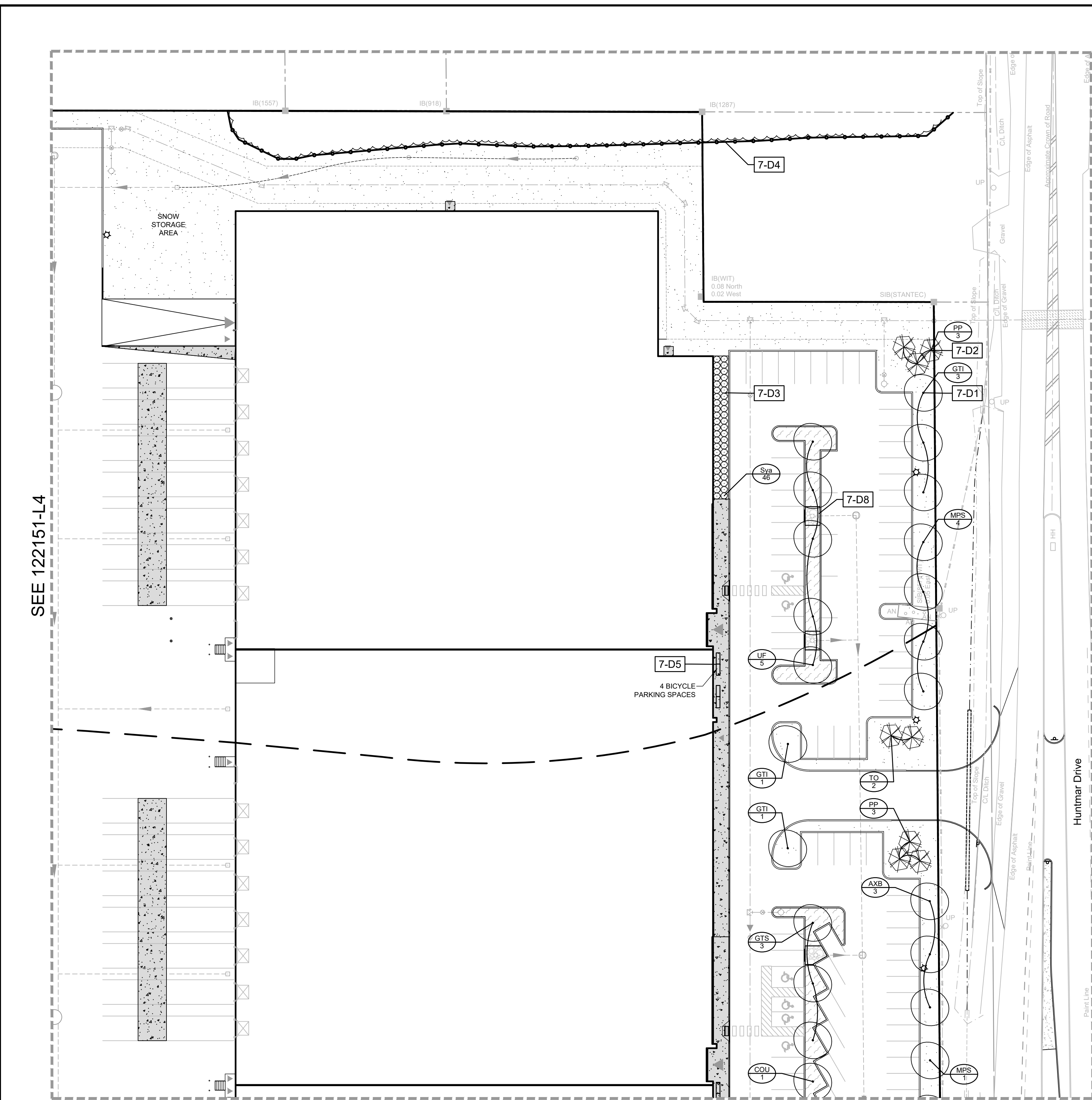
LOCATION  
 CITY OF OTTAWA  
 405 HUNTMAR DRIVE - WAREHOUSE DEVELOPMENT

DRAWING NAME  
**LANDSCAPE PLAN**

PROJECT No. 122151  
 REV # 4  
 DRAWING No. 122151-L4



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SEE 122151-L4

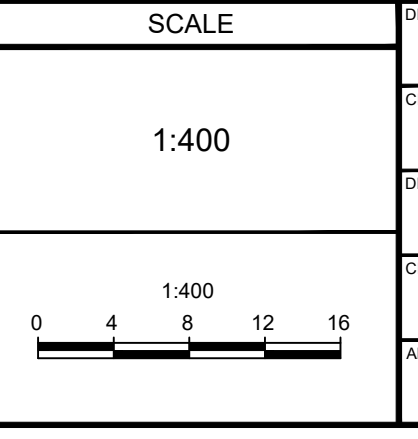
SEE 122151-L3

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Saint-Laurent, QC H4M 2M4  
Phone: (514) 532-1080

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1.	ISSUED FOR CITY OF OTTAWA REVIEW	DEC 16/22	RGJ



DESIGN	KW
CHECKED	RGJ
DRAWN	TB
CHECKED	KW
APPROVED	RGJ

**PARKING LOT - PLANT LIST**

Deciduous Shrubs	Quantity	Species (SEE PLANT LIST)
Sya 46	46	<i>Symphoricarpos albus</i>
		Snowberry

**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 L7.

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D3: Shrub and Perennial Planting  
D4: Tree Protection Fence  
D5: Bike Layout  
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D8: Riverstone

**SEED MIX AND APPLICATION**

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In addition to the specified seed mixes, all applications are to include a nurse crop as noted.

**NURSE CROP**  
40% Oats (*Avena sativa*)  
45% Barley (*Hordeum vulgare*)  
15% Canada Wild Rye (*Elymus canadensis*)  
Seeding Rate: 15kg/hectare

**SEED MIX C**  
CUSTOM NATIVE PARKING ISLAND SEED MIX BY DLF  
Seeding Rate: 25kg/hectare

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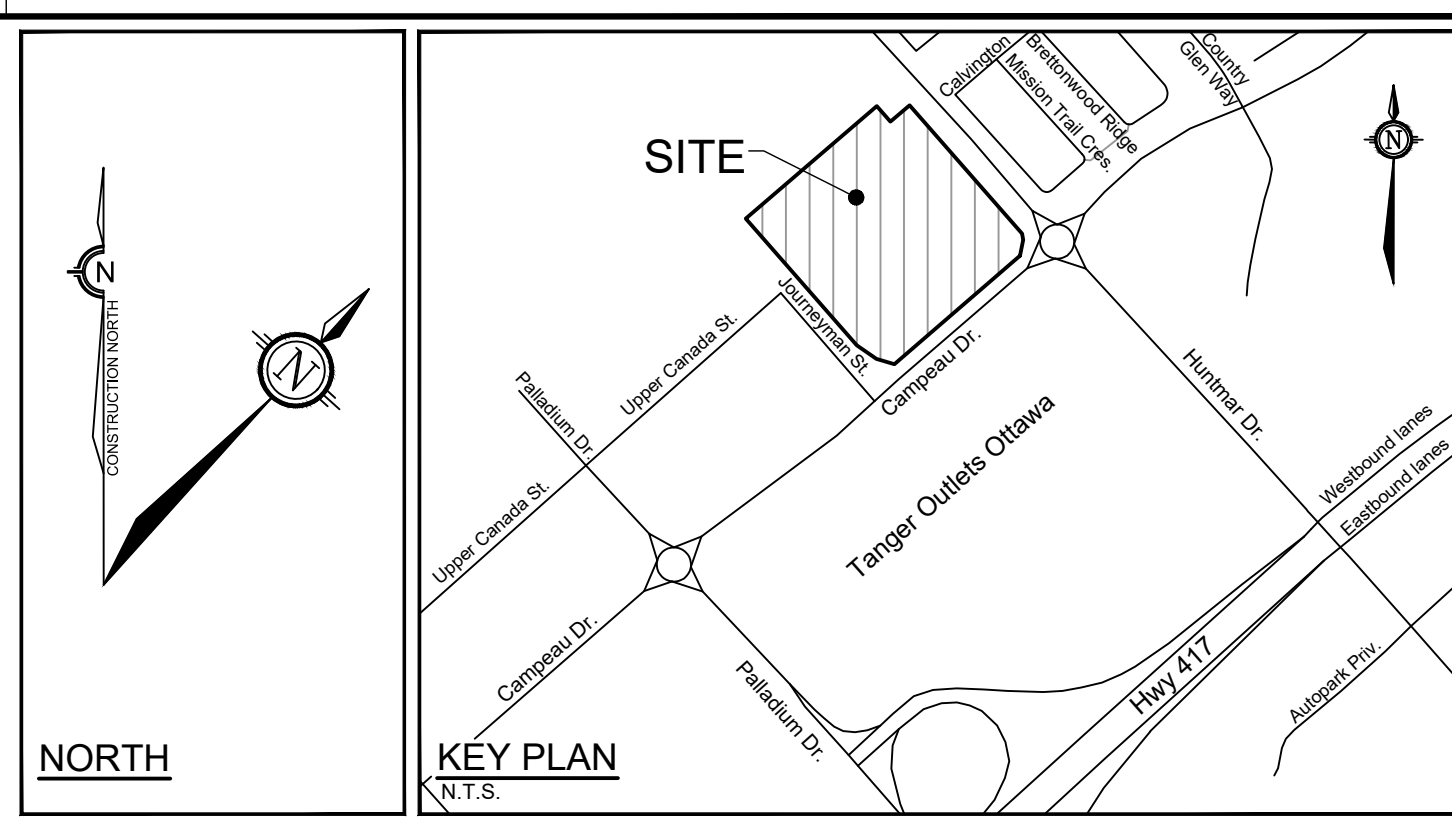
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LOCATION  
CITY OF OTTAWA  
405 HUNTMAR DRIVE - WAREHOUSE DEVELOPMENT

DRAWING NAME  
**LANDSCAPE PLAN**

PROJECT No. 122151  
REV # 4  
DRAWING No. 122151-L5

#18906



**LEGEND - LANDSCAPE**

- 3-D1 DETAIL SHEET # NOVATECH OR CITY  
EG. L1, L2, ETC. DETAIL NUMBER SEE LIST  
FOR CODE
- PROPERTY LIMIT
- TREE PROTECTION FENCE
- PROPOSED CONCRETE
- RIVERSTONE
- PROPOSED PLANTING BED
- SOD
- SEED MIX A - SEE SEED MIX APPLICATION NOTE ON SHEET L6
- SEED MIX B - SEE SEED MIX APPLICATION NOTE ON SHEET L6
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- PROPOSED WET SHRUB MIX, REFER TO SHEET L6
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- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- EXISTING TREE TO REMAIN
- EXISTING HEDGEROW TO REMAIN
- BENCH
- KEY SPECIES (SEE PLANT LIST)
- KEY QUANTITY

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**PLANTING**

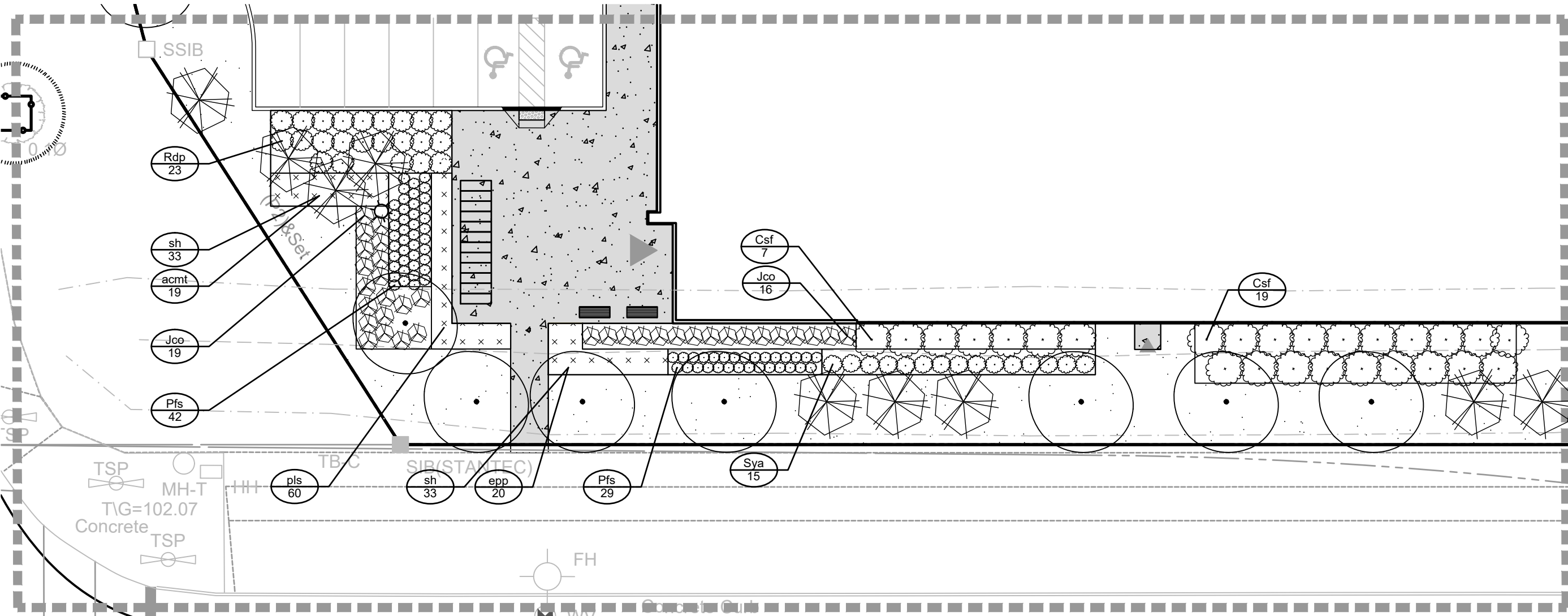
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- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
  - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
  - Sod/Seed Areas - 100mm depth.
- 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.
- Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans.
- 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.



ENLARGEMENT A : PLANT LISTS

Dry Shrub Mix (DS)					
107 m <sup>2</sup>					
1500 mm O.C. 0.51 pcs/m <sup>2</sup>					
25%	14	<i>Ceanothus americanus</i>	New Jersey Tea	0.60m Ht	BR 1.5m O.C.
20%	11	<i>Diervilla lonicera</i>	Bush Honeysuckle	0.60m Ht	BR 1.5m O.C.
5%	3	<i>Physocarpus opulifolius</i>	Common Ninebark	0.60m Ht	BR 1.5m O.C.
5%	3	<i>Rhus aromatica</i>	Fragrant Sumac	0.60m Ht	BR 1.5m O.C.
25%	14	<i>Rubus odoratus</i>	Flowering Raspberry	0.60m Ht	BR 1.5m O.C.
20%	11	<i>Symphoricarpos alba</i>	Snowberry	0.60m Ht	BR 1.5m O.C.

Wet Shrub Mix (WS)					
250 m <sup>2</sup>					
1500 mm O.C. 0.51 pcs/m <sup>2</sup>					
20%	26	<i>Aronia melanocarpa</i>	Black Chokeberry	0.60m Ht	BR 1.5m O.C. 1.3 1.0
15%	19	<i>Cephalanthus occidentalis</i>	Butterbush	0.60m Ht	BR 1.5m O.C. 3.0 6.0
20%	26	<i>Cornus sericea</i>	Red Osier Dogwood	0.60m Ht	BR 1.5m O.C. 2.0 2.5
5%	6	<i>Myrica gale</i>	Sweet Gale	0.60m Ht	BR 1.5m O.C. 1.3 1.0
5%	6	<i>Salix petiolaris</i>	Slender Willow	0.60m Ht	BR 1.5m O.C. 3.0 3.0
20%	26	<i>Spiraea alba</i>	White Meadowsweet	0.60m Ht	BR 1.5m O.C. 1.5 1.5
15%	19	<i>Rosa palustris</i>	Swamp Rose	0.60m Ht	BR 1.5m O.C. 3.0 2.4



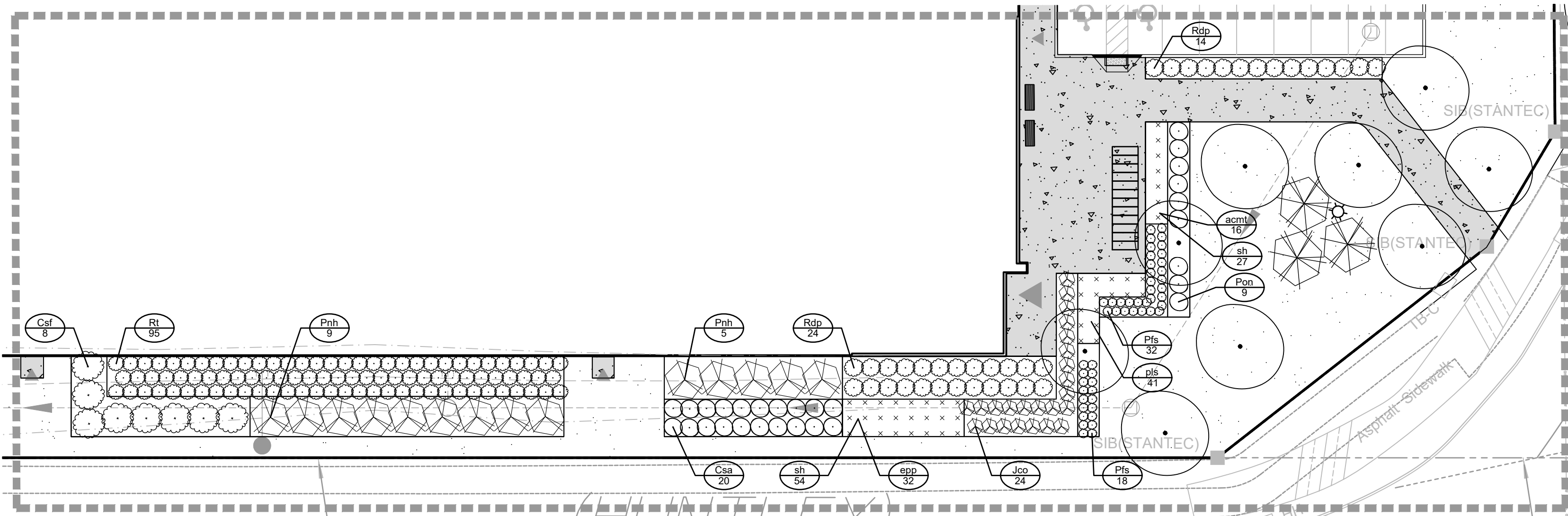
ENLARGEMENT B - BUILDING ENTRANCE - SOUTH

ENLARGEMENT B : PLANT LISTS

Coniferous Shrubs					
Jco	1	35	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper	60cm Spr PT 100cm O.C.
Deciduous Shrubs					
Csa	7		<i>Cornus sericea 'Flaviramea'</i>	Yellow Twig Dogwood	60cm Ht PT 200cm O.C.
Pfs	74		<i>Potentilla fruticosa 'Bella Sol'</i>	Bella Sol Potentilla	40cm Ht PT 60cm O.C.
Rdp	27		<i>Rosa 'Dwarf Pavement'</i>	Dwarf Pavement Rose	60cm Ht PT 120cm O.C.
Sya	15		<i>Symphoricarpos albus</i>	Snowberry	50cm Ht PT 100cm O.C.
Perennials					
scmt	19		<i>Achillea millefolium 'Terra Cotta'</i>	Terra Cotta Yarrow	1ltr PT 45cm O.C.
epp	20		<i>Echinacea purpurea</i>	Purple Coneflower	1g PT 45cm O.C.
pls	60		<i>Perovskia atriplicifolia 'Little Spire'</i>	Dwarf Russian Sage	1g PT 60cm O.C.
Ornamental Grasses					
sh	66		<i>Sporobolus heterolepis</i>	Prairie Dropseed	1g PT 60cm O.C.

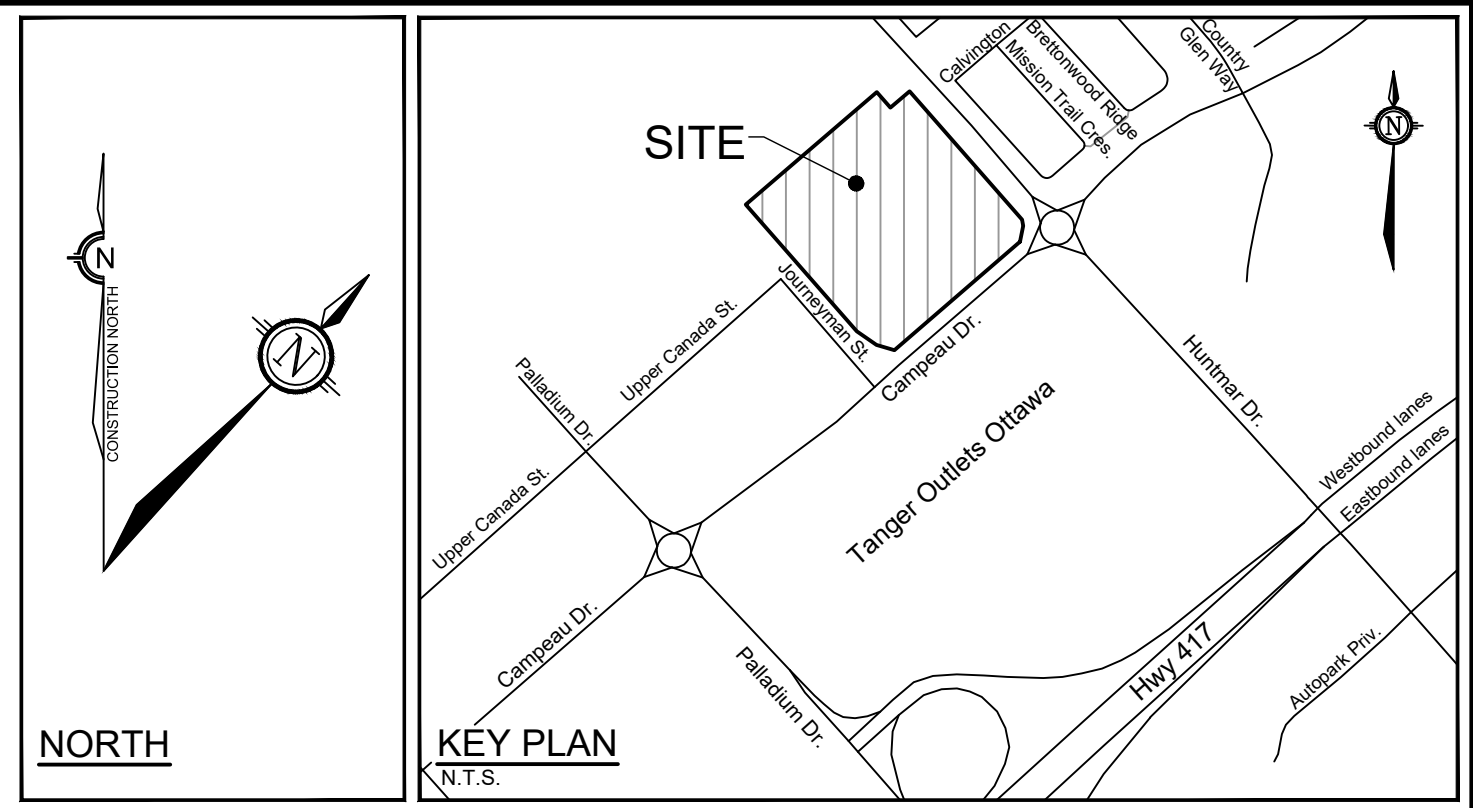
ENLARGEMENT C : PLANT LISTS

Coniferous Shrubs					
Jco	24		<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper	60cm Spr PT 100cm O.C.
Pfnh	5		<i>Pinus nigra 'Helga'</i>	Helga Austrian Pine	60cm Spr PT 240cm O.C.
Deciduous Shrubs					
Csa	20		<i>Cornus sericea 'Farrow'</i>	Arctic Fire Dogwood	60cm Ht PT 120cm O.C.
Pfs	32		<i>Potentilla fruticosa 'Bella Sol'</i>	Bella Sol Potentilla	40cm Ht PT 60cm O.C.
Rdp	38		<i>Rosa 'Dwarf Pavement'</i>	Dwarf Pavement Rose	60cm Ht PT 120cm O.C.
Perennials					
scmt	16		<i>Achillea millefolium 'Terra Cotta'</i>	Terra Cotta Yarrow	1ltr PT 45cm O.C.
epp	32		<i>Echinacea purpurea</i>	Purple Coneflower	1g PT 45cm O.C.
pls	41		<i>Perovskia atriplicifolia 'Little Spire'</i>	Dwarf Russian Sage	1g PT 60cm O.C.
Ornamental Grasses					
sh	81		<i>Sporobolus heterolepis</i>	Prairie Dropseed	1g PT 60cm O.C.



ENLARGEMENT C - BUILDING ENTRANCE - EAST

ENLARGEMENT A - RAIN GARDENS



LEGEND

- 3-D1 DETAIL SHEET # NOVATECH OR CITY  
EG. L1, L2, ETC. DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
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- PROPOSED RIVER STONE
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- PROPOSED SHRUBS
- BENCH
- KEY SPECIES (SEE PLANT LIST)
- QUANTITY
- NATURALIZATION MIX
- AREA

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- 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:
- 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.).
  - 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.
  - 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.
  - Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
  - Do not attach any signs, notices, or posters to any tree.
  - Do not disturb, raise, or lower the existing grade within the CRZ without approval.
  - Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ, absolutely no machinery permitted.
  - Do not damage the root system, trunk, or branches, or any tree.
  - Do not extend hard surface or significantly change landscaping.
  - Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
  - 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 no root pulling or disturbance of the ground within the CRZ.
  - 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.
  - 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.
  - Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
  - 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.
  - 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).

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 L7.
- D1. Standard Deciduous Tree Planting
  - D2. Standard Coniferous Tree Planting
  - D3. Shrub and Perennial Planting
  - D4. Tree Protection Fence
  - D5. Bike Layout
  - D6. Site furniture installation
  - D7. Reforestation
  - D8. Riverstone

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.
- In addition to the specified seed mixes, all applications are to include a nurse crop as noted.
- NURSE CROP  
40% Oats (*Avena sativa*)  
45% Barley (*Hordeum vulgare*)  
15% Canada Wild Rye (*Elymus canadensis*)  
Seeding Rate: 15kg/hectare
- SEED MIX A  
RETENTION AREA BY DLF  
Seeding Rate: 25kg/hectare
- SEED MIX B  
CUSTOM GREENFIELD MIX (230314) BY DLF  
Seeding Rate: 25kg/hectare
- 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.

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Owner:  
Rosefellow  
c/o Julian Nini  
750 Mariee Laurin, Suite 210  
Saint-Laurent, QC H4M 2M4  
Phone: (514) 532-1080

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
4.	ISSUED FOR SITE PLAN APPROVAL	AUG 4/23	RGJ
3.	REVISED PER CITY COMMENTS	MAY 31/23	RGJ
2.	REVISED PER CITY COMMENTS	MAR 30/23	RGJ
1.	ISSUED FOR CITY OF OTTAWA REVIEW	DEC 16/22	RGJ

SCALE  
1:250

DESIGN	FOR REVIEW ONLY
KW	
CHECKED RGJ	
DRAWN TB	
CHECKED KW	
APPROVED RGJ	

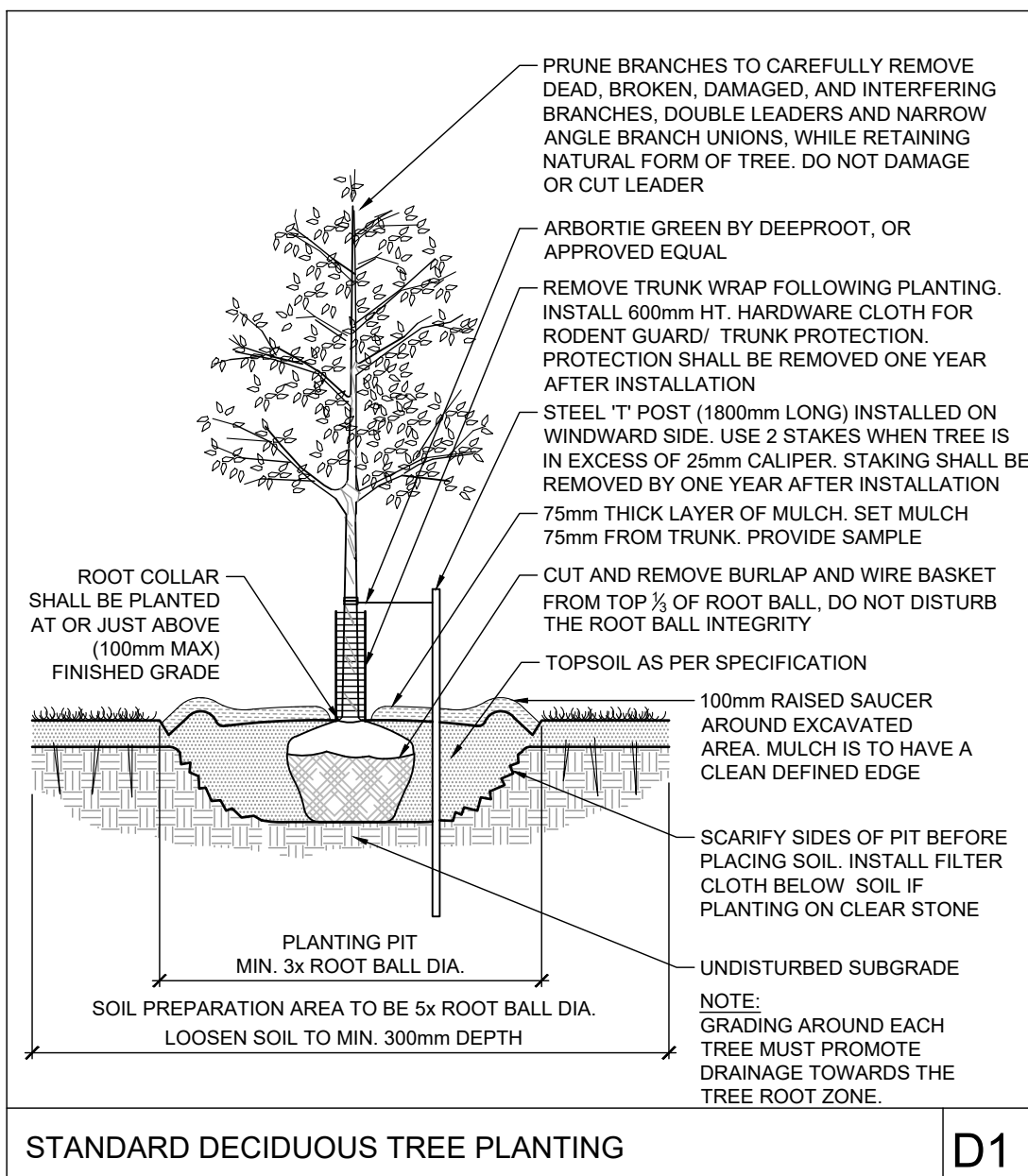
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
Website: www.novatech-eng.com

LOCATION  
CITY OF OTTAWA  
405 HUNTMAR DRIVE - WAREHOUSE DEVELOPMENT

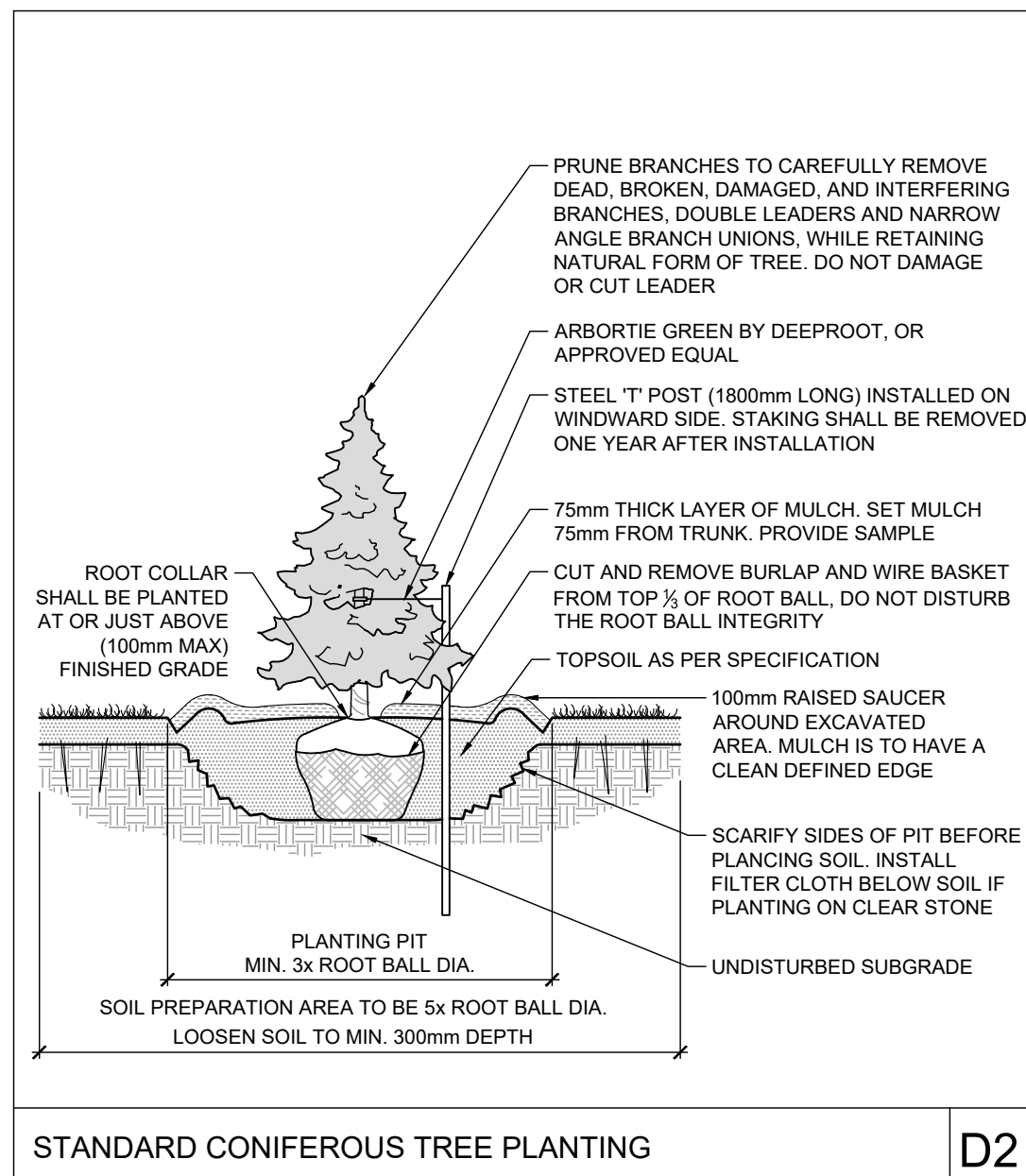
DRAWING NAME  
**LANDSCAPE ENLARGEMENTS**

PROJECT No. 122151  
REV 4  
DRAWING No. 122151-L6

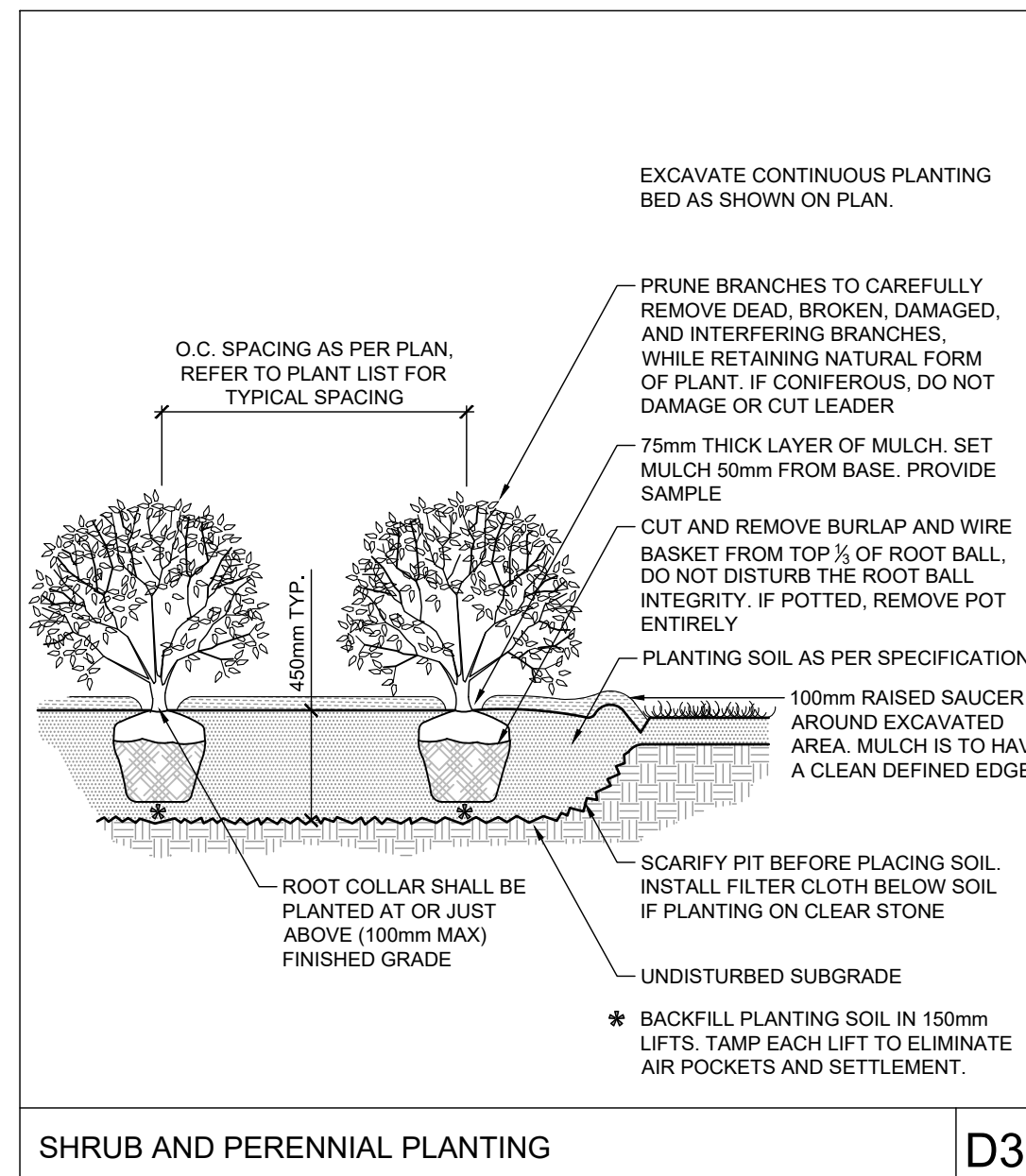




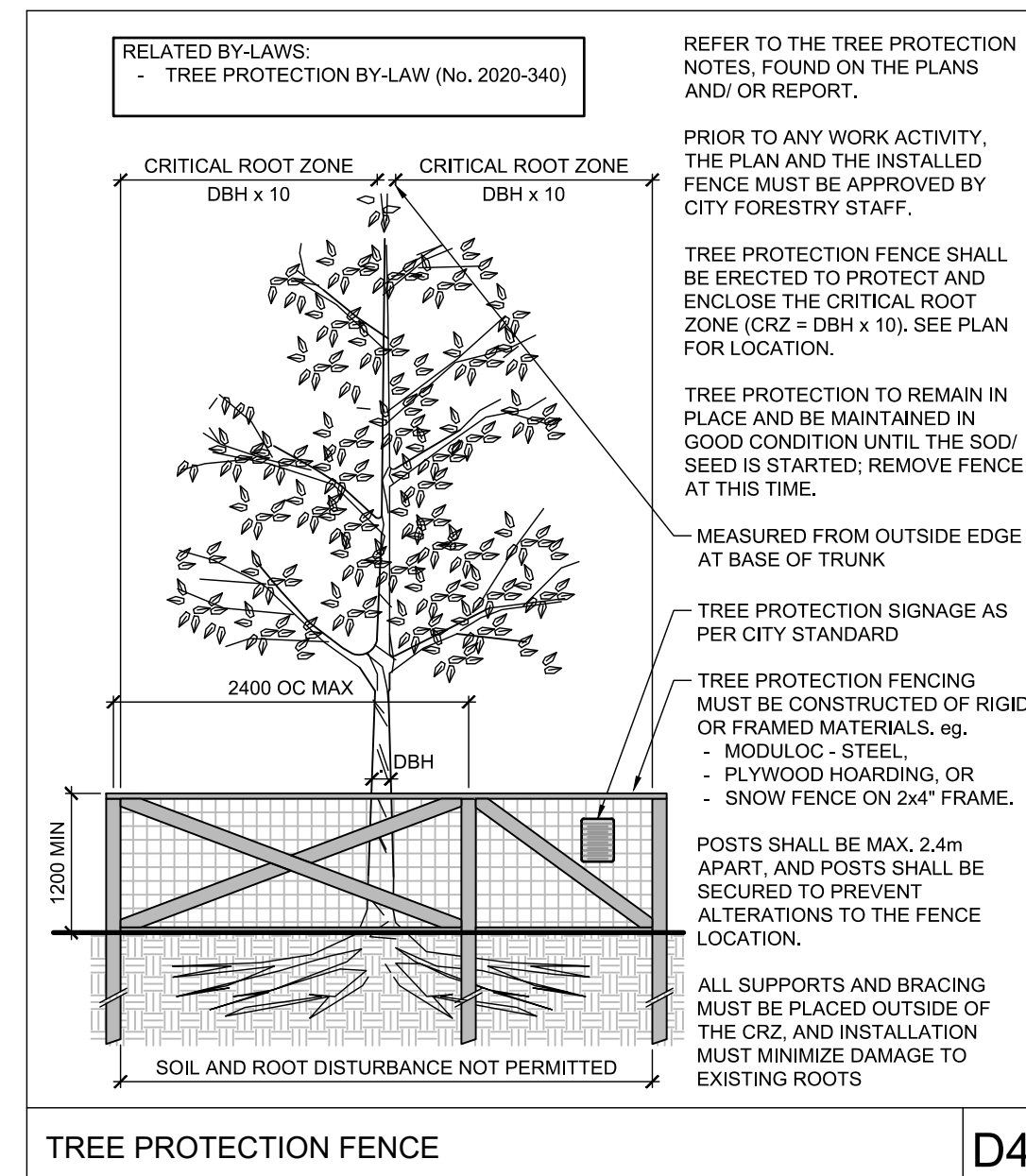
STANDARD DECIDUOUS TREE PLANTING **D1**



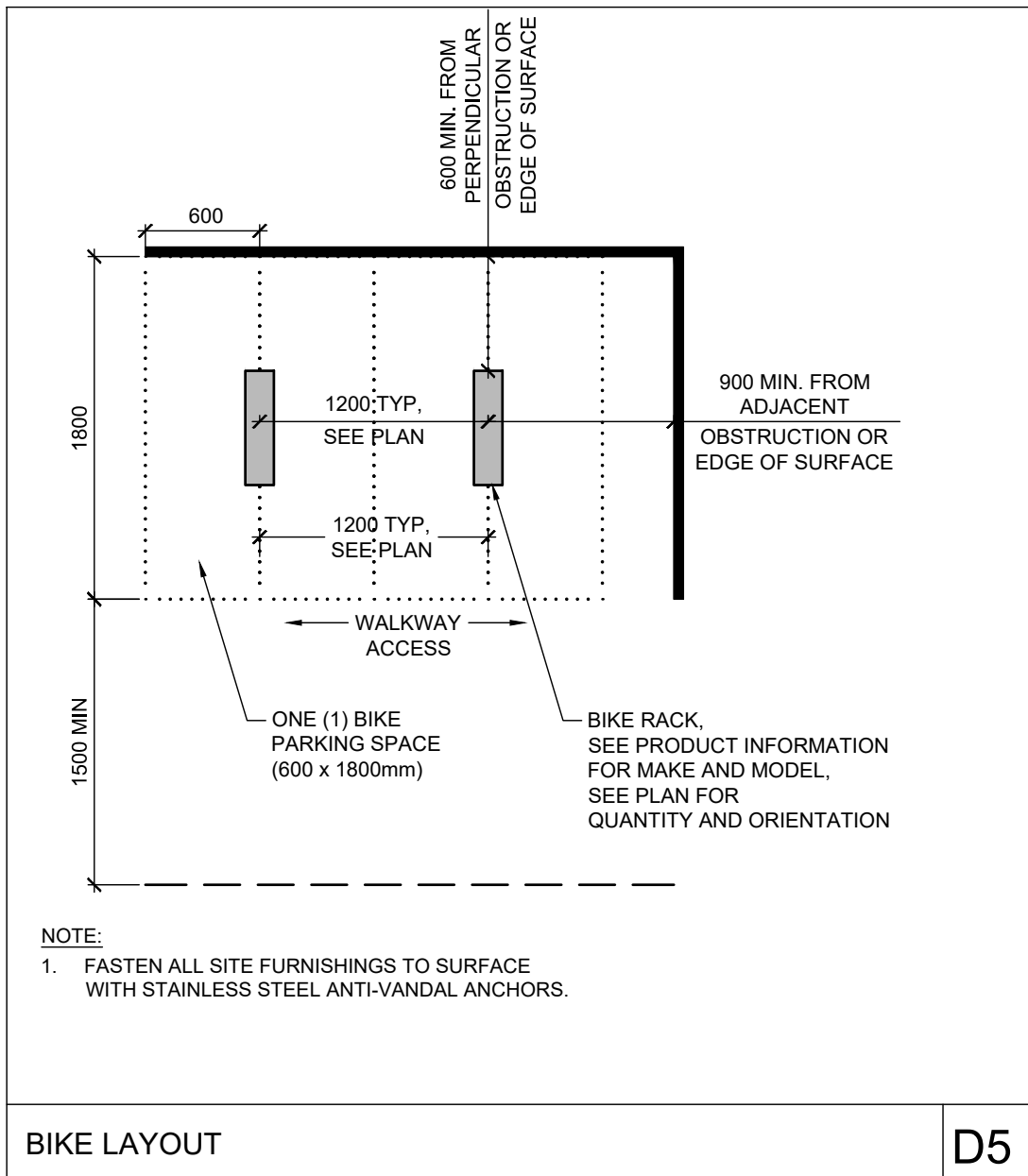
STANDARD CONIFEROUS TREE PLANTING **D2**



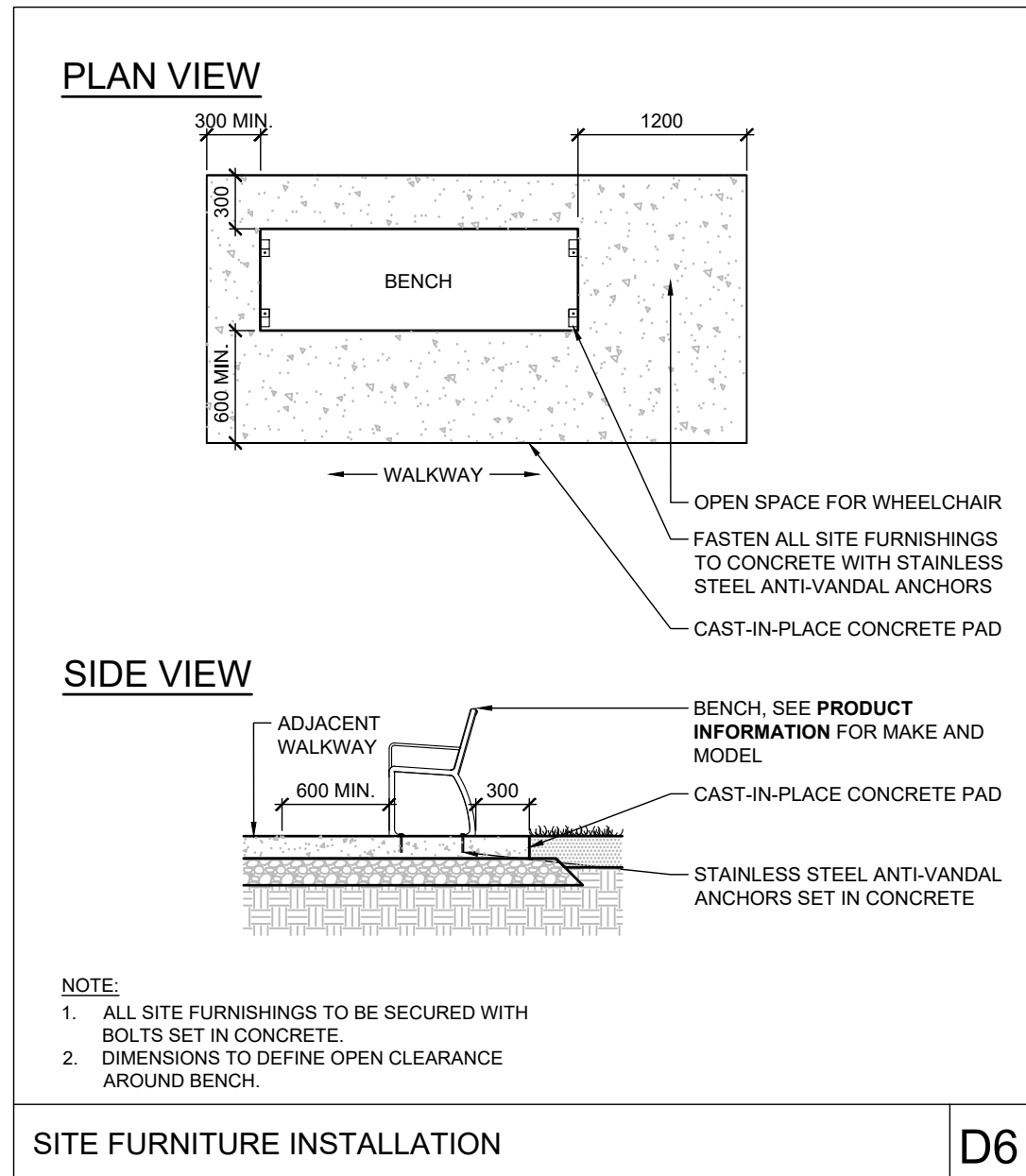
SHRUB AND PERENNIAL PLANTING **D3**



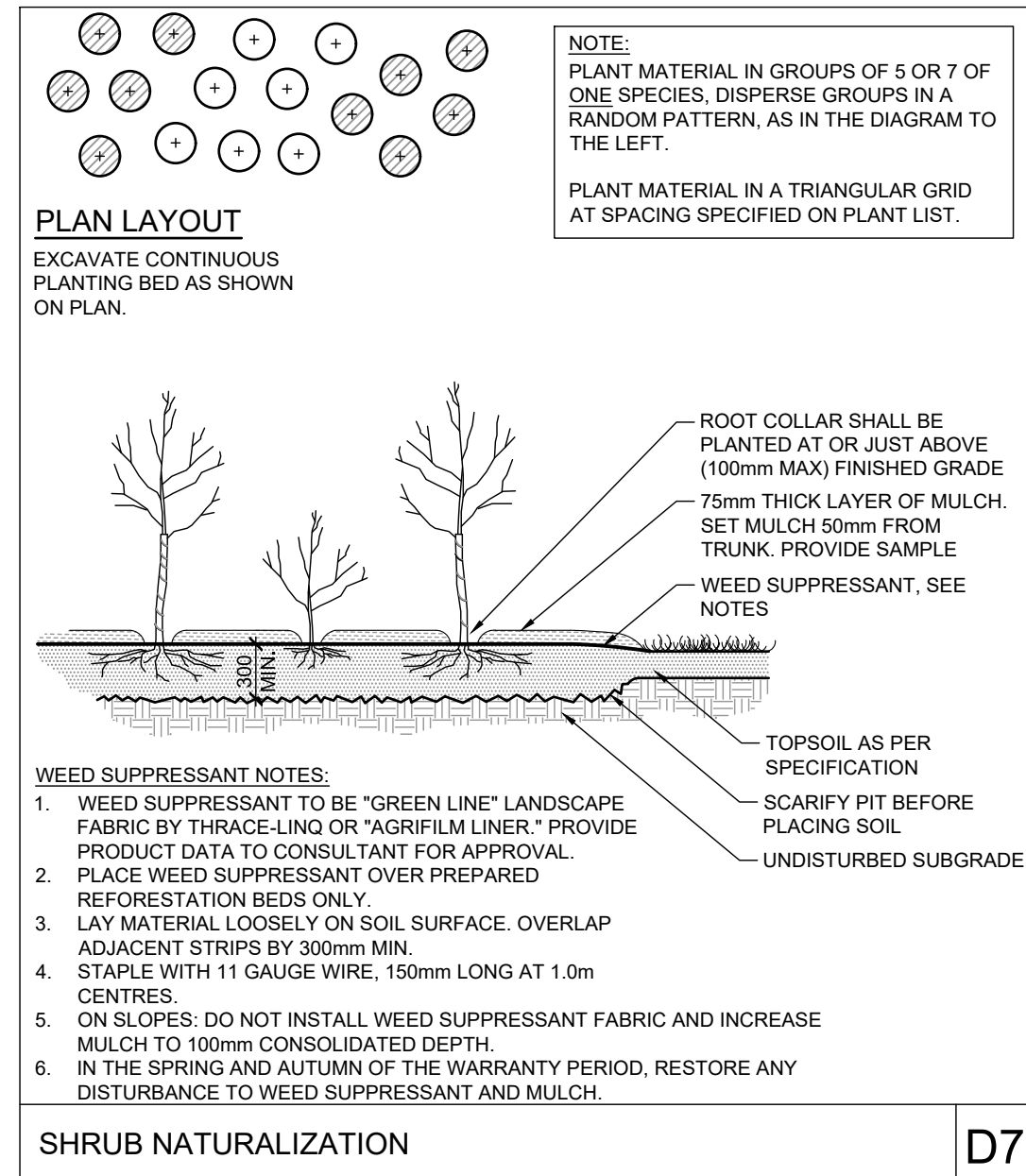
TREE PROTECTION FENCE **D4**



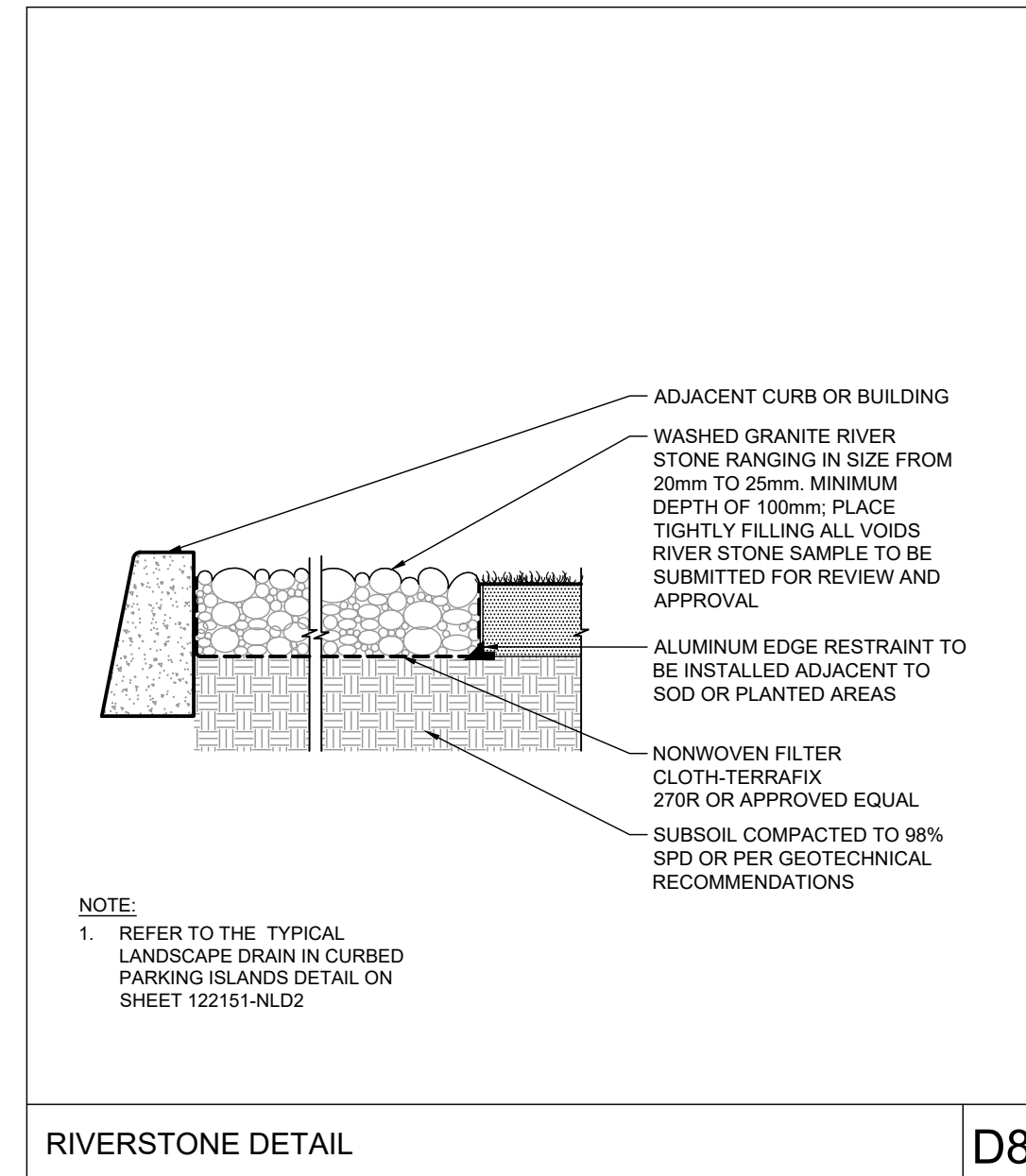
BIKE LAYOUT **D5**



SITE FURNITURE INSTALLATION **D6**



SHRUB NATURALIZATION **D7**



RIVERSTONE DETAIL **D8**

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SCALE	DESIGN
	KW
	CHECKED RGJ
	DRAWN KW
	CHECKED KW
	APPROVED RGJ

FOR REVIEW ONLY	



LOCATION	
CITY OF OTTAWA 405 HUNTMAR DRIVE - WAREHOUSE DEVELOPMENT	
DRAWING NAME	
LANDSCAPE DETAILS	
PROJECT No.	122151
REV	REV # 4
DRAWING No.	122151-L7