

- LEGEND**
- 3-D1 DETAIL SHEET # NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
 - PROPERTY LIMIT
 - TREE PROTECTION FENCE
 - PROPOSED CONCRETE
 - PROPOSED PAVERS
 - RIVER STONE
 - SOD
 - PERENNIALS
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED SHRUBS
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO REMOVE
 - BENCH
 - SPECIES (SEE PLANT LIST)
 - QUANTITY
- GENERAL**
- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
 - The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
 - It is essential to use the plans and details in conjunction with the specifications and notes.
 - Do not scale drawings. Work to dimensions only.
 - Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
 - Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

- PLANTING**
- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association. Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, WB or BB, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
 - Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
 - Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
 - Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
 - In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
 - Approved topsoil depths are as follows:
 - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - Sod/ Seed Areas - 100mm depth.
 - Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
 - Apply the following mineral fertilizer unless soil tests show other requirements:
 - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
 - Where applicable, for any plant areas with a mix of species/ cultivars notes. Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

- PRODUCT INFORMATION**
- Install products as per manufacturer specifications. Shop drawings required.
- PAVERS**
Edge of pavers to receive edge restraint.
 • Industria Granitex by Techo-Bloc
 Size: As shown
 Pattern: As shown
 Colour: Grayed Nickel, Onyx Black, and Shale Grey.
- SITE FURNITURE**
Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
- 2300 Series - Iconic Bench by Maglin
Product Number: MBE-2300-00026
Size: 70" Length
Frame colour: Gunmetal (Matte)
Slats: Ipe
Options: Backless, Armless, Skate Deterrent 1-Side
 - 2300 Series Iconic Bike Rack by Maglin
Product Number: MBR-2300-00001
Finish: Gunmetal (Matte)
 - Bollard TBD.
 - Commercial Wood Planter by DeepStream Designs
72" x 24" x 21.5"
Product Number: MAR-722421
Finish: Driftwood Gray (RPL)
60" x 24" x 21.5"
Product Number: MAR-602421
Finish: Driftwood Gray (RPL)

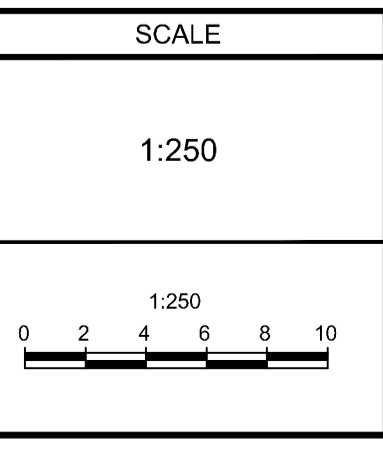
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
ARA	5	<i>Acer rubrum 'Autumn Spire'</i>	Autumn Spire Red Maple	50mm Cal	WB	As Shown
ARF	3	<i>Acer rubrum 'Autumn Flame'</i>	Autumn Flame Red Maple	50mm Cal	WB	As Shown
AFG	5	<i>Acer x freemanii 'Sienna'</i>	Sienna Glenn Maple	50mm Cal	WB	As Shown
BFV	1	<i>Betula nigra 'Little King'</i>	Fox Valley River Birch	200cm Ht	WB	As Shown
COU	4	<i>Celtis occidentalis 'Ultra'</i>	Ultra Hackberry	50mm Cal	WB	As Shown
GTK	2	<i>Gleditsia triacanthos var. inermis 'Skycole'</i>	Skyline Honeylocust	50mm Cal	WB	As Shown
MT	5	<i>Malus 'Thunderchild'</i>	Thunderchild Crabapple	50mm Cal	WB	As Shown
QM	6	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
QR	6	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
Ornamental Grasses						
ckf	34	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	As Shown
sht	76	<i>Sporobolus heterolepis 'Tara'</i>	Tara Prairie Dropseed	1g	PT	As Shown

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.

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3.	REVISED PER CITY COMMENTS	OCT 3/23	RGJ
2.	ISSUED FOR SITE PLAN APPLICATION	MAY 12/23	RGJ
1.	ISSUED FOR COORDINATION	APR 25/23	RGJ



DESIGN	MJT
CHECKED	RGJ
DRAWN	MJT
CHECKED	RGJ
APPROVED	RGJ

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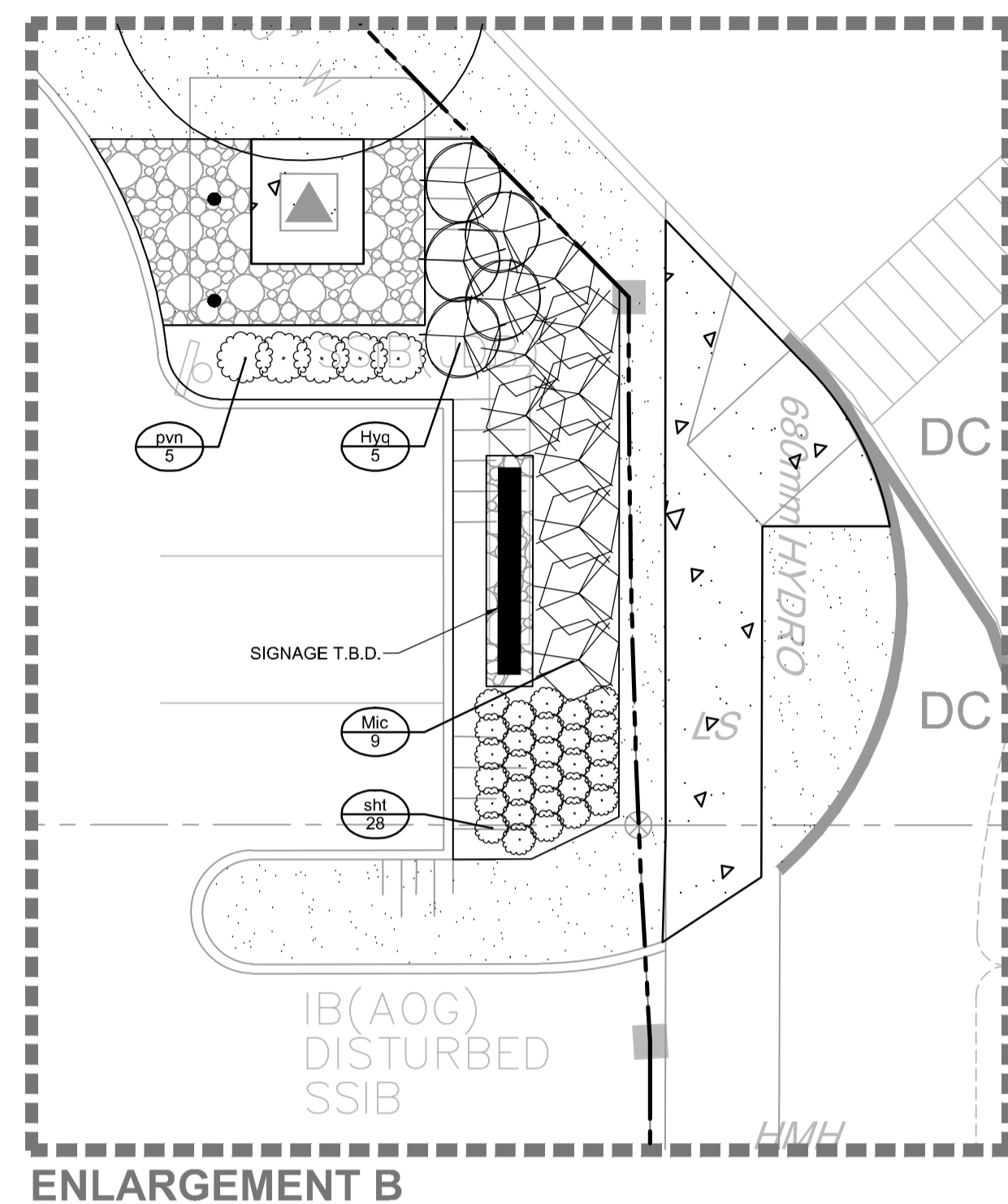
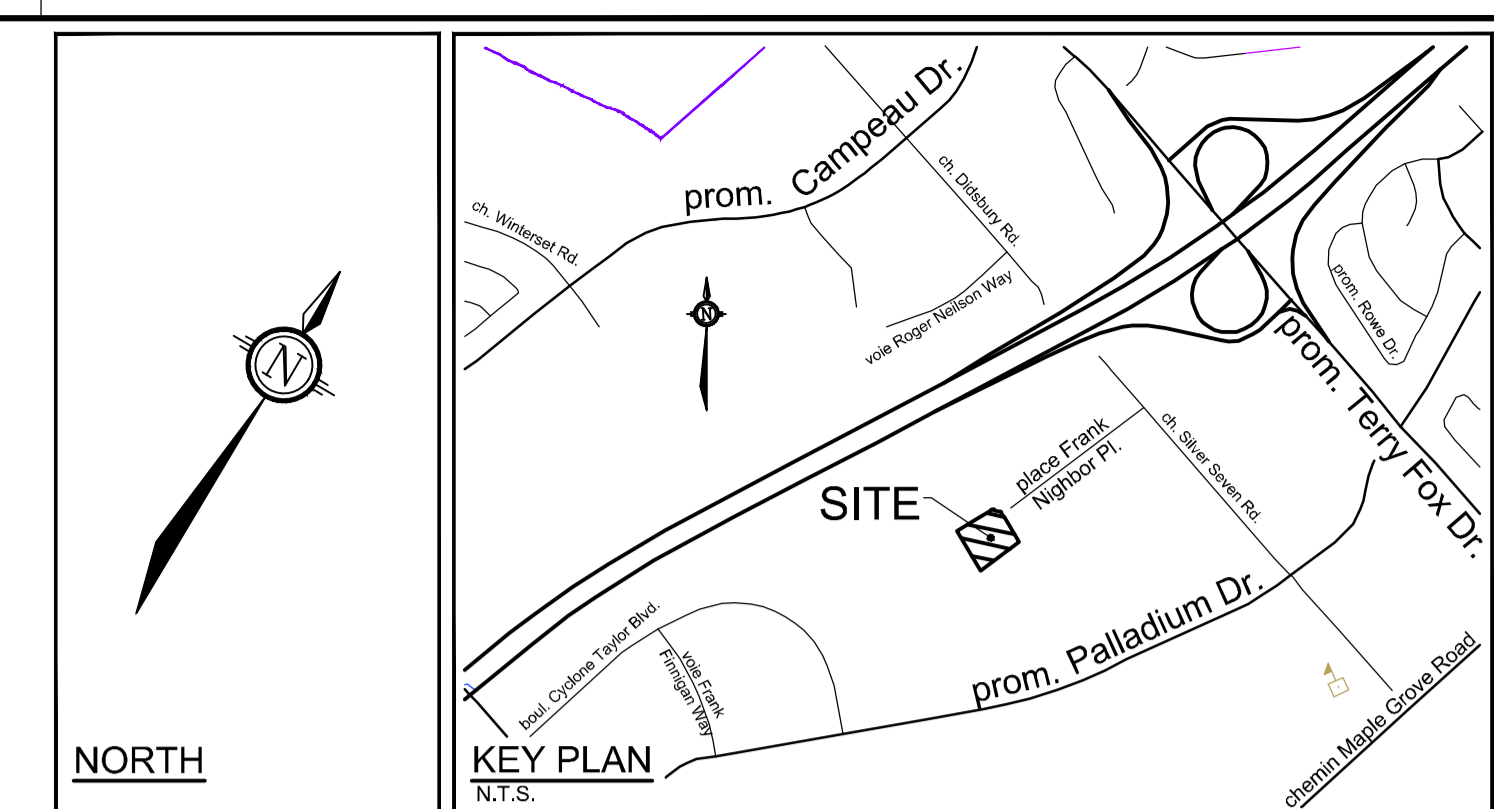
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION	CITY OF OTTAWA 40 FRANK NIGHBOR PLACE
DRAWING NAME	LANDSCAPE PLAN - OVERALL
PROJECT NO.	123002-00
REV	REV # 3
DRAWING NO.	123002-L1

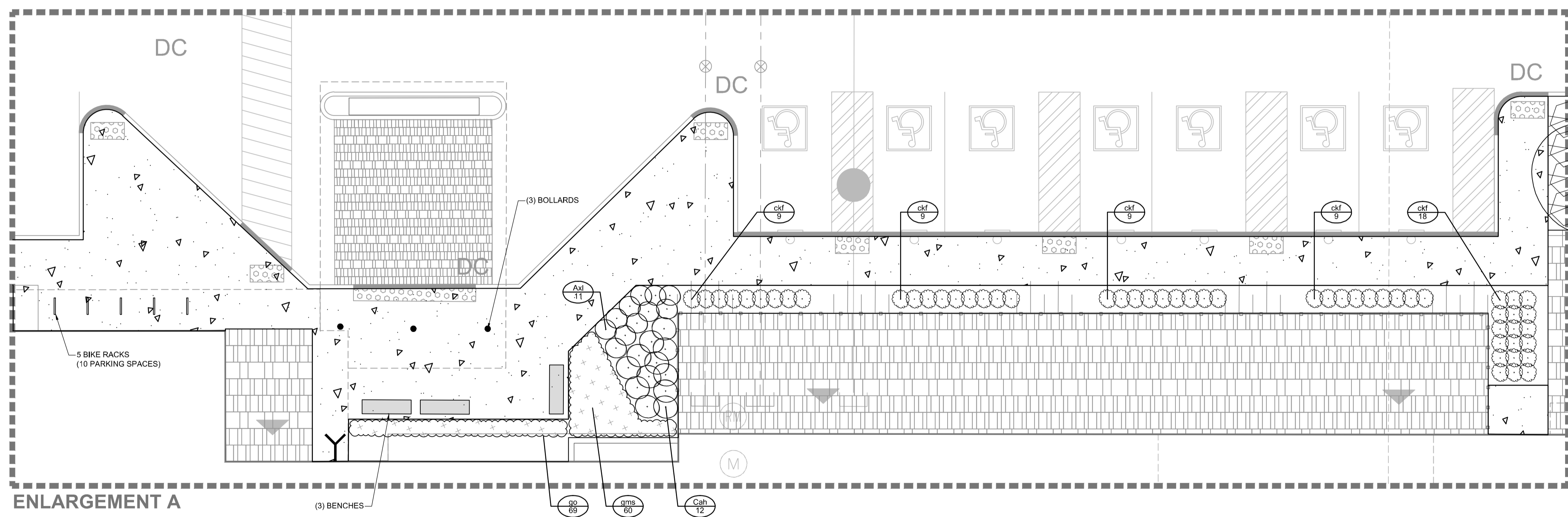
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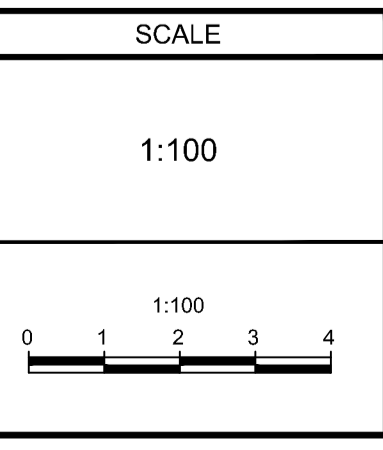
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 - In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
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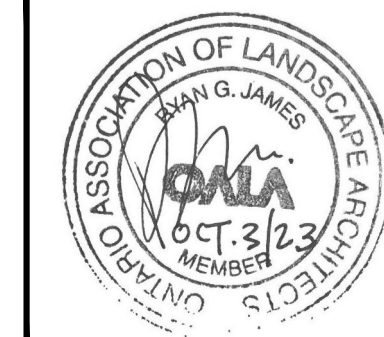
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DESIGN	FOR REVIEW ONLY
MJT	
CHECKED	
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DRAWN	
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CHECKED	
RGJ	
APPROVED	
RGJ	

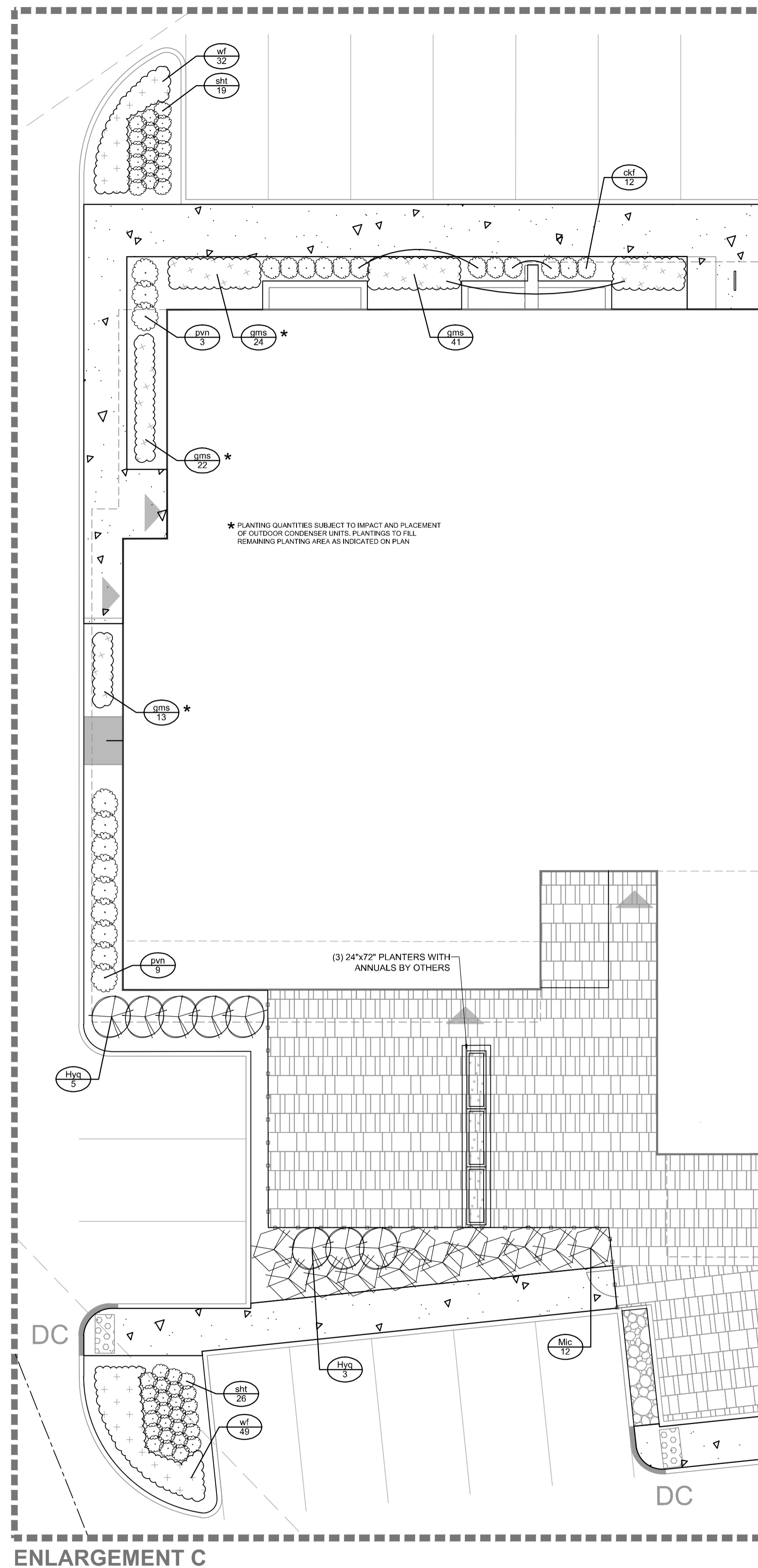


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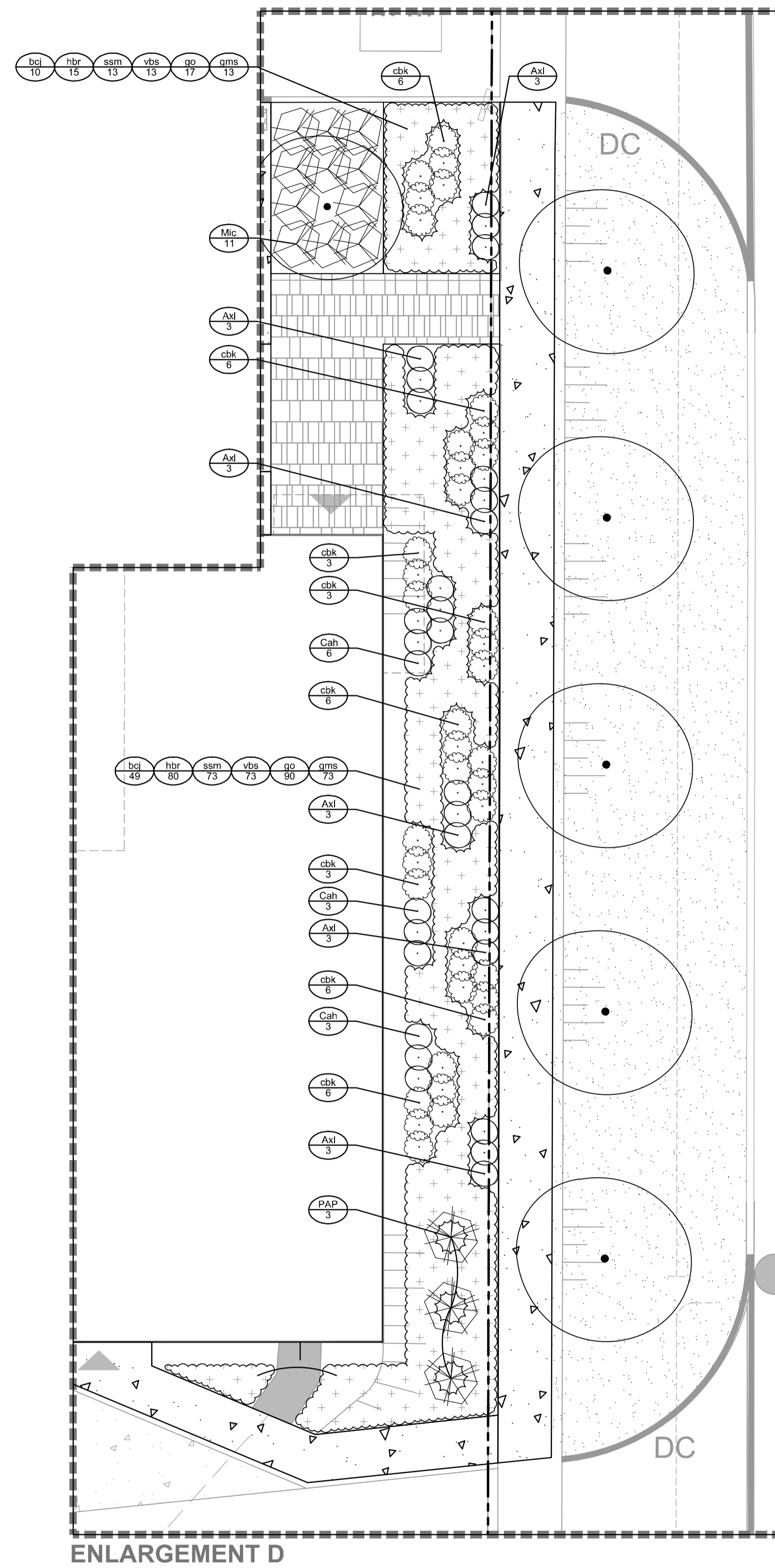
LOCATION		DRAWING NAME	
CITY OF OTTAWA 40 FRANK NIGHBOR PLACE		LANDSCAPE PLAN ENLARGEMENT	
PROJECT NO.	123002-00	REV #	REV # 3
DRAWING NO.		123002-L2	

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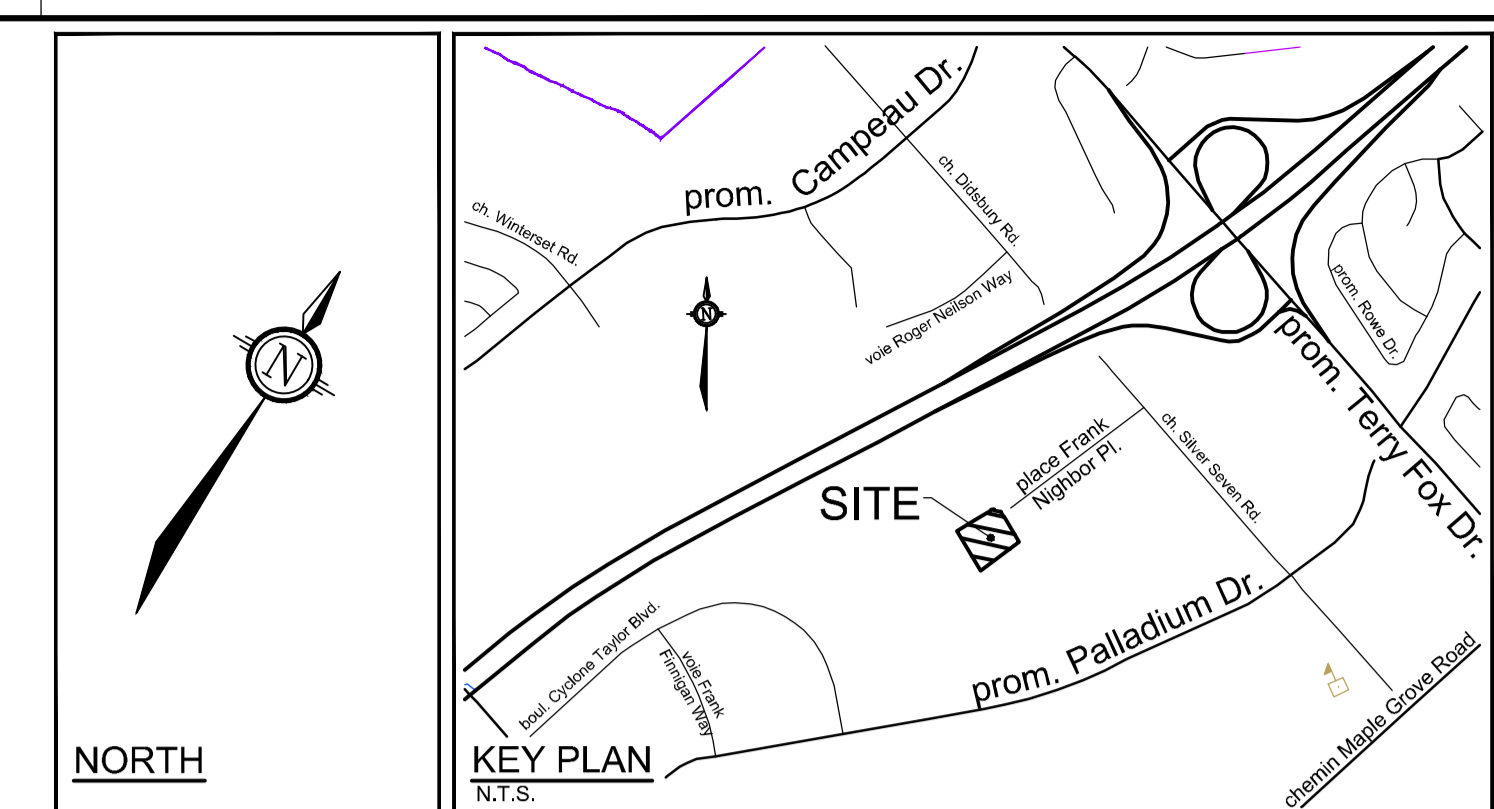
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ENLARGEMENT C



ENLARGEMENT D



LEGEND

3-D1	DETAIL SHEET #	NOVATECH OR CITY
	EG. L1, L2, ETC.	DETAIL NUMBER SEE LIST FOR CODE
---	PROPERTY LIMIT	
—○—	TREE PROTECTION FENCE	
[Pattern]	PROPOSED CONCRETE	
[Pattern]	PROPOSED PAVERS	
[Pattern]	RIVER STONE	
[Pattern]	SOD	
[Pattern]	PERENNIALS	
[Symbol]	PROPOSED DECIDUOUS TREE	
[Symbol]	PROPOSED CONIFEROUS TREE	
[Symbol]	PROPOSED SHRUBS	
[Symbol]	EXISTING TREE TO REMAIN	
[Symbol]	EXISTING TREE TO REMOVE	
[Symbol]	BENCH	
[Symbol]	SPECIES (SEE PLANT LIST)	
[Symbol]	QUANTITY	

GENERAL

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NOTE:

1. LANDSCAPE ARCHITECT TO BE GIVEN ADVANCE NOTICE OF DELIVERY OF PLANT MATERIAL FOR PERENNIAL PLANTING BEDS WHICH INCLUDE MULTIPLE SPECIES (ENLARGEMENT D PERENNIALS ONLY).
2. LAYOUT OF THIS PLANT MATERIAL TO BE DIRECTED ON SITE BY LANDSCAPE ARCHITECT.

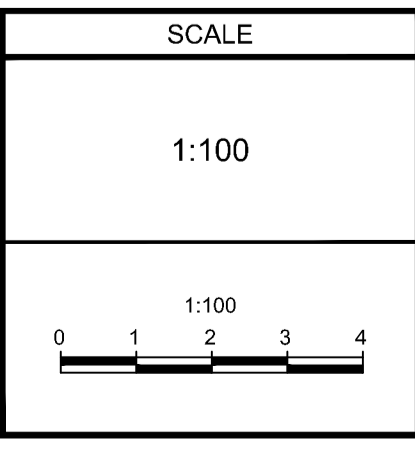
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
PAP	3	<i>Pinus cembra</i> 'Algonquin Pillar'	Algonquin Pillar Swiss Stone Pine	200cm Ht	WB	As Shown
Coniferous Shrubs						
Mic	11	<i>Microbiota decussata</i> 'Prides'	Celtic Pride Siberian Cypress	50cm Spr	PT	As Shown
Deciduous Shrubs						
Axl	18	<i>Aronia x Low Scape Mound</i> (UCONNAM 165)	Low Scape Mound Chokeberry	40cm Ht	PT	As Shown
Cah	12	<i>Celtis alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	50cm Ht	PT	As Shown
Hya	8	<i>Hydrangea paniculata</i> 'SMHPL QF'	Little Quick Fire Hydrangea	60cm Ht	PT	As Shown
Perennials						
Ecj	59	<i>Baptisia 'Chermes Jubilee'</i>	Chermes Jubilee False Indigo	1g	PT	60cm O.C.
hbr	95	<i>Heuchera 'Buttered Rum'</i>	Buttered Rum Heuchera	1g	PT	40cm O.C.
ssm	86	<i>Sedum spectabile</i> 'Matrona'	Matrona Showy Stonecrop Sedum	1g	PT	40cm O.C.
vbs	86	<i>Veronica</i> 'Blue Skywalker'	Blue Skywalker Speedwell	1g	PT	40cm O.C.
Groundcovers						
go	107	<i>Galium odoratum</i>	Sweet Woodruff	1g	PT	30cm O.C.
gms	186	<i>Geranium macrorrhizum</i> 'Spessart'	Spessart Cranesbill	1g	PT	40cm O.C.
wf	81	<i>Waldsteinia fragaroides</i>	Barren Strawberry	1g	PT	40cm O.C.
Ornamental Grasses						
ckk	39	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	1g	PT	As Shown
ckl	12	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PT	As Shown
pvn	12	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1g	PT	As Shown
shl	45	<i>Sporobolus heterolepis</i> 'Tara'	Tara Prairie Dropseed	1g	PT	As Shown

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.

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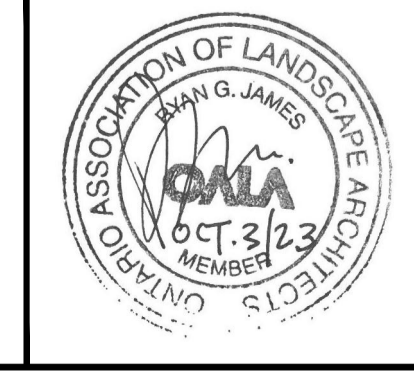
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DESIGN

DESIGN	MJT
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DRAWN	MJT
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APPROVED	RGJ

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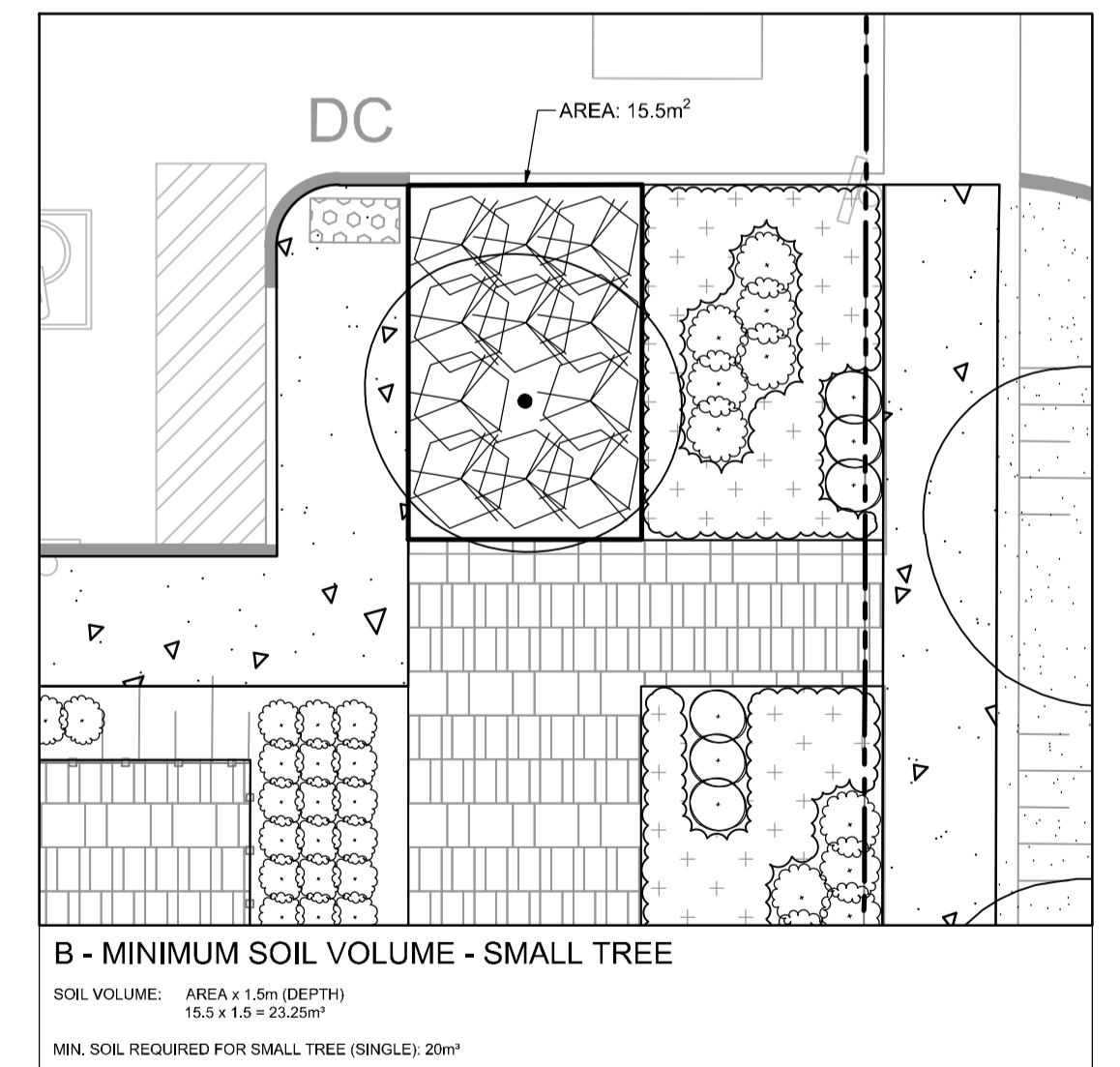
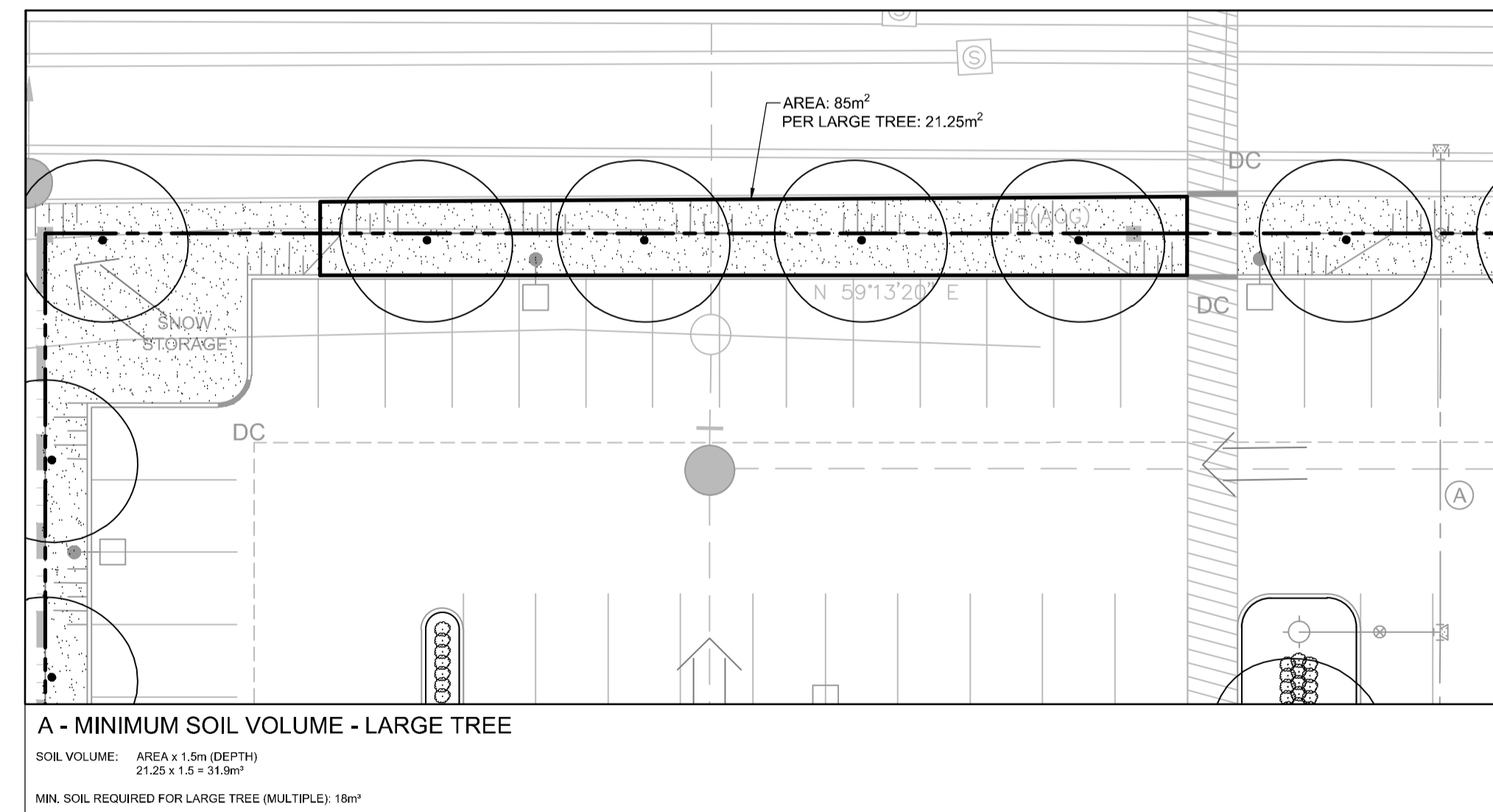
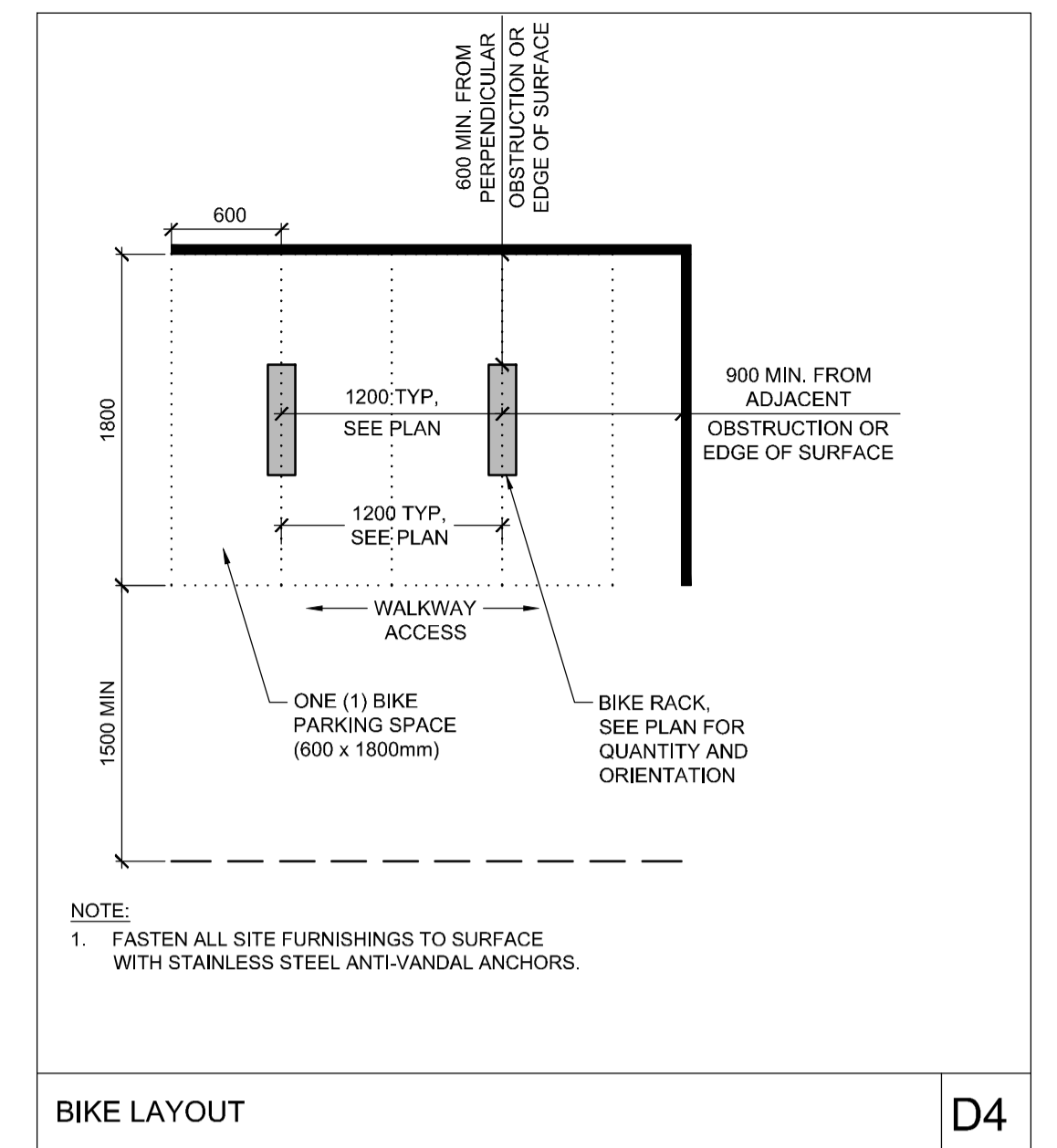
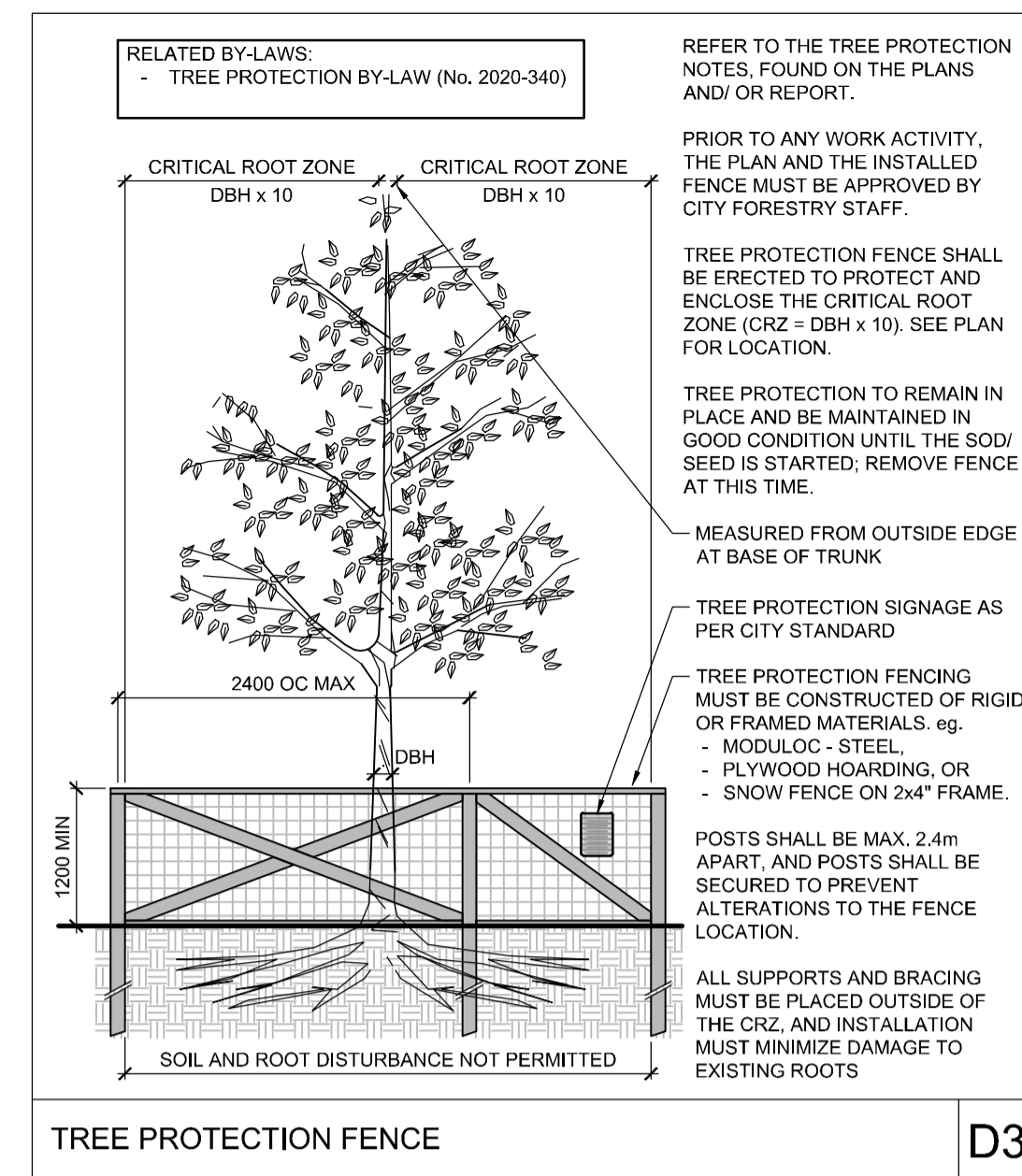
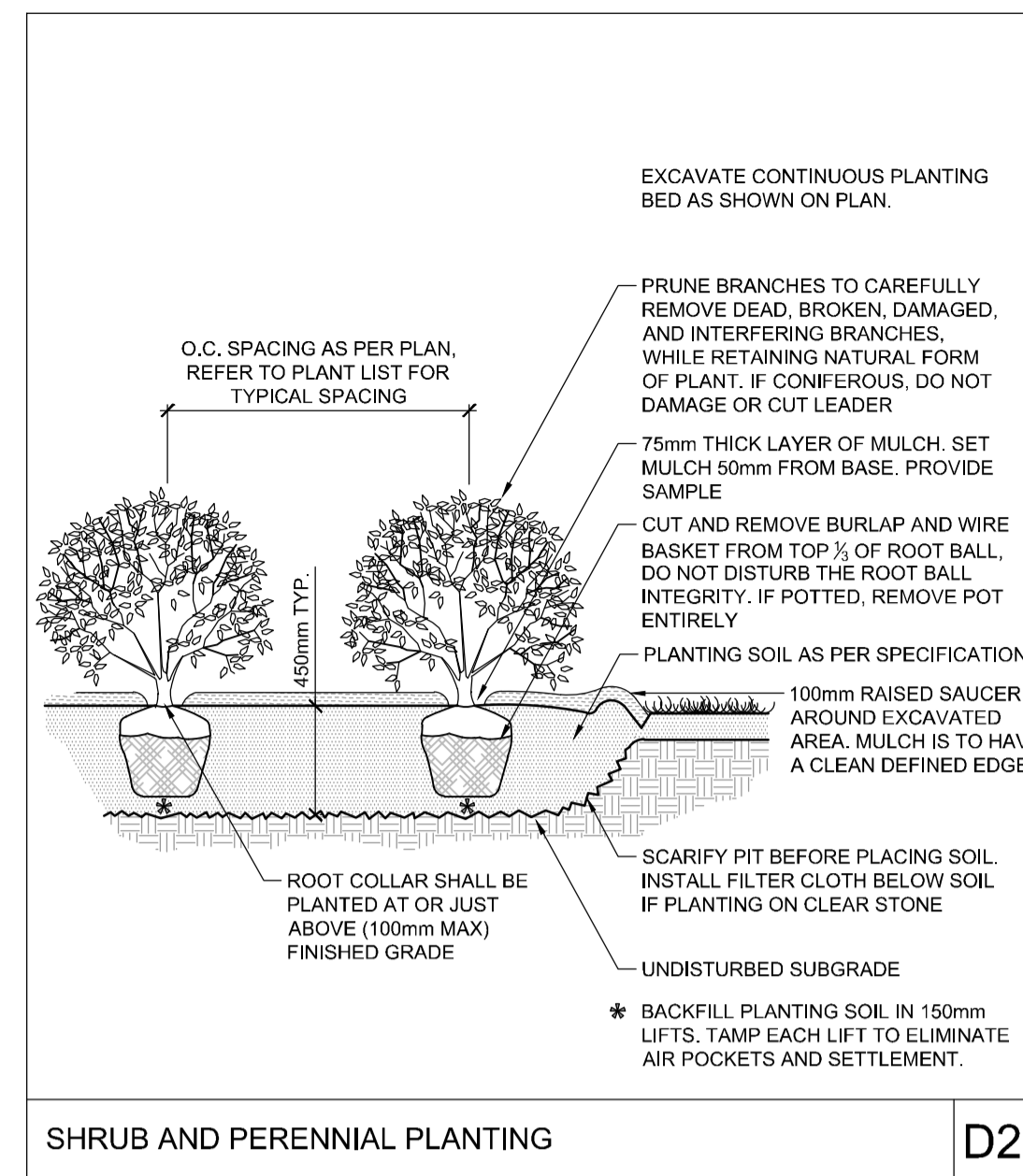
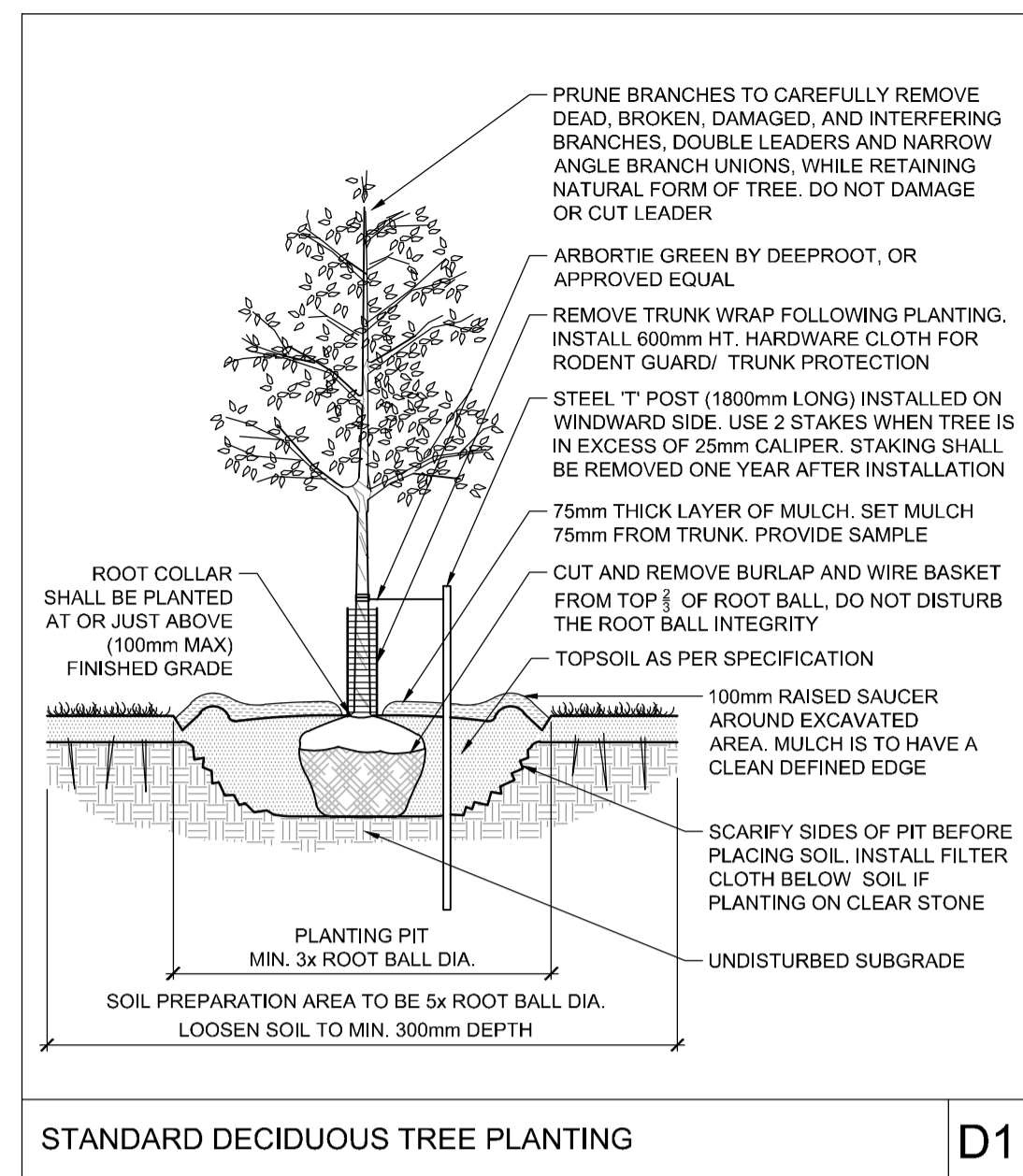
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LOCATION CITY OF OTTAWA 40 FRANK NIGHBOR PLACE	PROJECT No. 123002-00
DRAWING NAME LANDSCAPE PLAN ENLARGEMENT	REV # 3
	DRAWING No. 123002-L3

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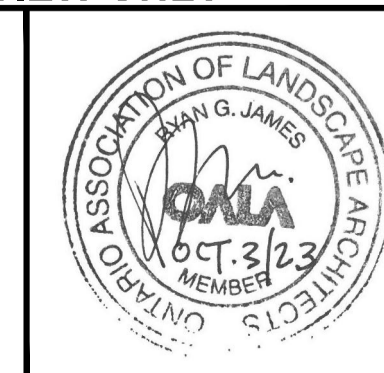
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LOCATION
CITY OF OTTAWA
40 FRANK NIGHBOR PLACE
DRAWING NAME
LANDSCAPE - DETAILS

PROJECT No.	123002-00
REV	REV # 3
DRAWING No.	123002-L4

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