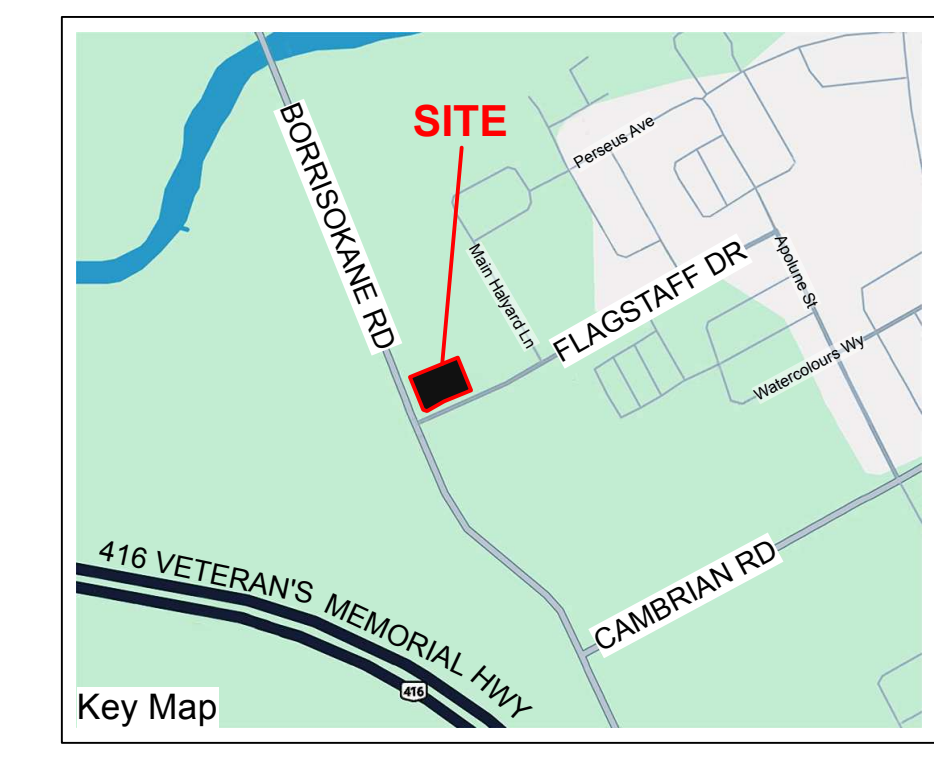


BLOCK 66, PLAN 4M1705
SUBJECT TO AN
EASEMENT AS IN
OC2553461 CITY OF
OTTAWA



GENERAL NOTES

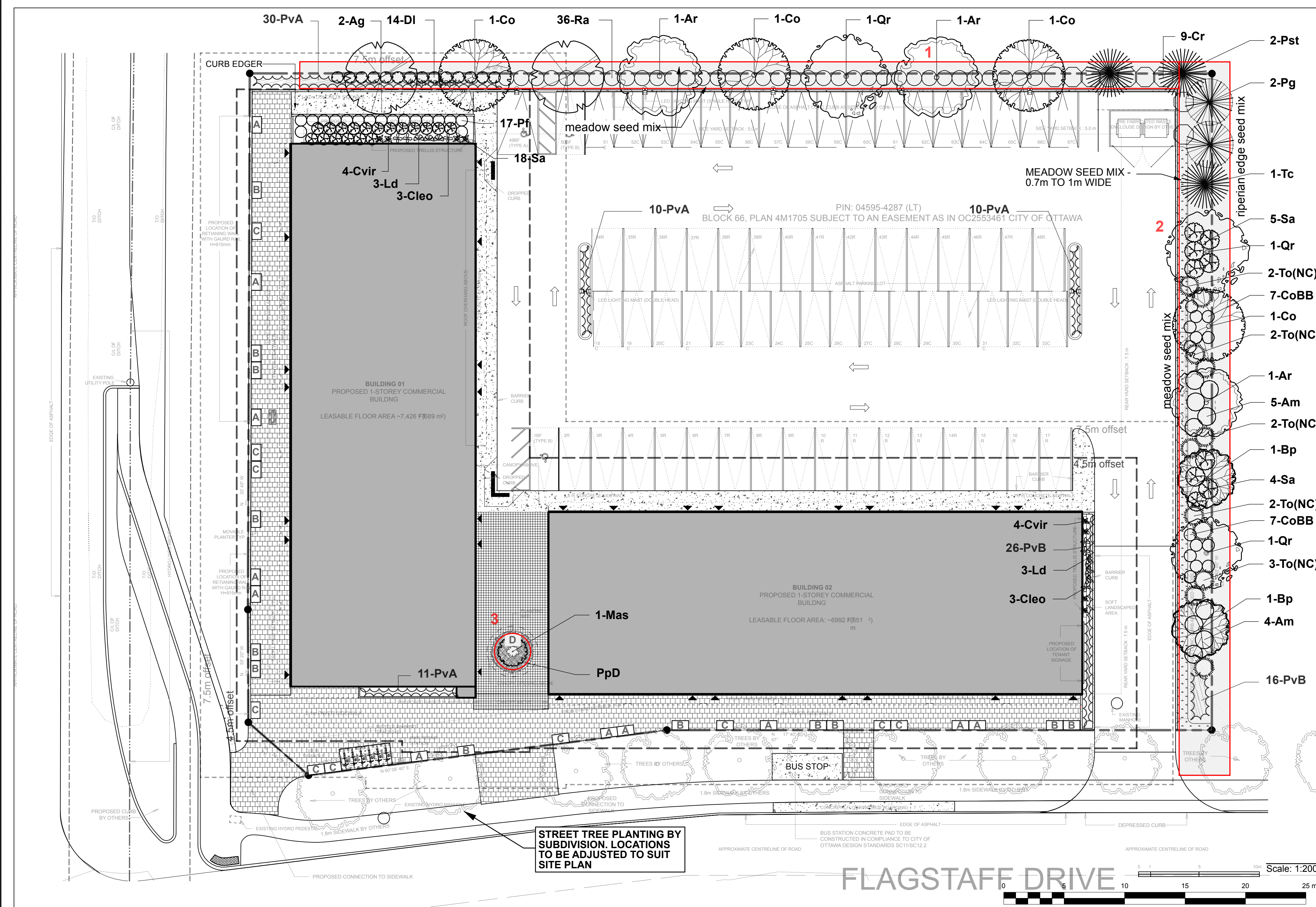
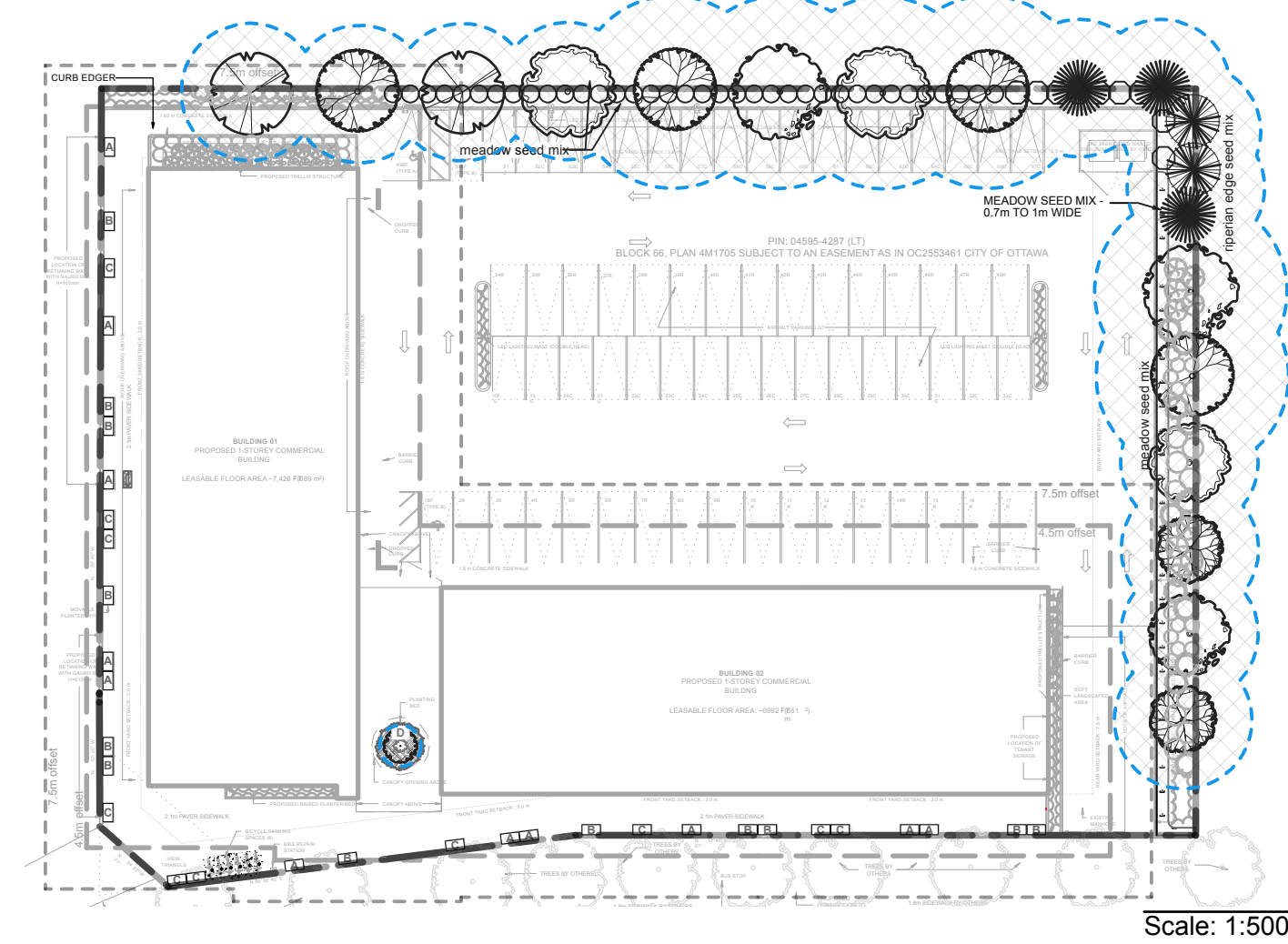
- All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
- The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
- All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
- Obtain approval of Landscape Architect for granular base and layout of all pavement areas prior to construction.
- Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
- Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
- Maintain positive surface runoff through the entire construction period.
- Reinstate all areas and items damaged as a result of construction activities.

NOTE
THIS PLAN IS ISSUED FOR SITE PLAN CONTROL SUBMISSION ONLY.
ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED
PRIOR TO TENDERING OR CONSTRUCTION.



TREE CANOPY COVERAGE

TOTAL CANOPY AREA	1319.23
TOTAL SITE AREA	4390 m ²
PERCENT COVERAGE	30%



LEGEND

- PROPERTY LINE
- 4.5m GEOTECHNICAL OFFSET
- 7.5m GEOTECHNICAL OFFSET
- HYDRO LINE
- HYDRO LINESSET
- PRECAST PAVERS
- PERMEABLE PRECAST PAVERS
- CONCRETE
- SHRUB BED
- PROPOSED CLIMBERS
- ORNAMENTAL GRASS BED
- NATIVE MEADOW SEED MIX
- PLANTERS - outdoor
- PLANTER - under roof
- SOIL VOLUME AREA & ID
- PROPOSED SITE TREES
- STREET TREES (BY SUBDIVISION)

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m ³)	Design Soil Volume	Soil Adequacy percentage
AREA 1 - 4 large trees, 4 medium trees, 1 conifer plant bed (160 sq m x 0.9 metre deep)	9	147.0	144.0	97.96%
AREA 2 - 2 large trees, 4 medium trees, 4 conifers plant bed (245 sq m x 0.7 metre deep)	10	156.0	171.5	109.94%
AREA 3 - 1 small ornamental tree (15cm DBH)* plant bed (7 sq m x 0.9 metre deep)	1	7.0	6.3	90.00%

* Small ornamental trees with growth to 8-15cm DBH, large shrubs, and columnar conifers calculated using 'How much soil to grow a big tree' by DeepRoot as a guide

Plant List

ID	Qty	Botanical Name	Common Name	Sched.	Size	Remarks	Origin
TREES							
Ar	3	Acer rubrum	Red Maple	70mm	caliper	WB, Staked	Ntv
Ag	2	Aesculus glabra	Ohio Buckeye	50mm	caliper	WB, Staked	Ntv
Bp	2	Betula papyrifera	Paper Birch, Canoe Birch	60mm	caliper	WB, Staked	Ntv
Co	4	Celtis occidentalis	Common Hackberry	60mm	caliper	WB, Staked	Ntv
Pg	2	Picea glauca	White Spruce	200cm	ht	WB, Staked	Ntv
Pst	2	Pinus strobus	Eastern White Pine	200cm	ht	WB, Staked	Ntv
Qr	3	Quercus rubra	Northern Red Oak	70mm	caliper	WB, Staked	Ntv
Tc	1	Tsuga canadensis	Canadian Hemlock	200cm	ht	WB, Staked	Ntv
SHRUBS							
Am	9	Aronia melanocarpa	Black Chokeberry	50cm	ht.	Bare root	Ntv
CoBB	14	Cephalanthus occidentalis	Buttonbush	50cm	ht.	Potted	Ntv
Cr	9	Cornus racemosa	Gray Dogwood	50cm	ht.	Potted	Ntv
DI	14	Diervilla lonicera	Dwarf Bush-honeysuckle	2 gallon	pot	Potted	Ntv
Pf	17	Potentilla fruticosa	Bush Cinquefoil	2 gallon	pot	Potted	Ntv
Ra	36	Rhus aromatica	Fragrant Sumac	50cm	ht.	Potted	Ntv
Sa	27	Symphoricarpos albus	Snowberry	50cm	ht.	Potted	Ntv
To(NC)	11	Thuja occidentalis (Nursery grown, Clumps)	White Cedar, Eastern Arborvitae	200cm	ht	B&B	Ntv H
CLIMBERS							
Ld	6	Lonicera dioica	Glaucous Honeysuckle	3 year		Potted	Ntv
Cvir	8	Clematis virginiana	Virgin's Bower Clematis	3 year		Potted	Ntv
Cleo	6	Clematis occidentalis	Blue Virgin's Bower	3 year		Potted	Ntv
PERENNIALS							
PvA	61	Ornamental Grasses - Mixed	Karl Foerster Featherreed Grass, Switch Grass, Big Bluestem	3 year		Potted	Mix
PvB	42	Ornamental Grasses - Native	Hall's Fescue, Bottlebrush Grass, Canada Wild Rye, Little Bluestem	3 year		Potted	Ntv
Planters							
PpA	11	Planter type A	Per planter: 2 Rodgersia, 14 (Wild Strawberry, Pink Coreopsis, Candytuft				Mix
PpB	13	Planter type B	Per planter: 2 Little Bluestem Grass, 17 (trailing sedum varieties, Wild Strawberry, Pink Coreopsis)				Mix
PpC	10	Planter type C	Per planter: 2 Prairie Dropseed Grass, 17 (Trailing sedum varieties, Wild Strawberry, trailing Phlox)				Mix
			18 Hosta spp. 50 (Phlox				

To be used inside eastern property line adjacent to curb

Meadow Seed mix

<i>Bromus ciliatus</i>	Fringed Brome
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Rudbeckia fulgida</i>	Blackeyed Susan
<i>Schizachyrium scoparium</i>	Little bluestem
<i>Sporobolus compositus</i>	Rough Dropseed
<i>Symphotrichum novae-angliae</i>	New England Aster
<i>Spartina pectinata</i>	Prairie Cord Grass

To be used along eastern edge of property for reinstatement

Riparian Seed Mix

<i>Agrostis perennans</i>	Autumn Bentgrass
<i>Agrostis scabra</i>	Ticklegrass
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye.
<i>Poa palustris</i>	Fowl Bluegrass
<i>Puccinellia nuttalliana</i>	Nuttall's Alkali Grass
<i>Asclepias incarnata</i>	Marsh Milkweed
<i>Physostegia virginiana</i>	Obedient plant
<i>Veronicastrum virginicum</i>	Culvers Root
<i>Pycnanthemum virginianum</i>	Virginia Mountain Mint

PROJECT / LOCATION

THE NUKK

652 FLAGSTAFF DRIVE,
OTTAWA ON.

DRAWING

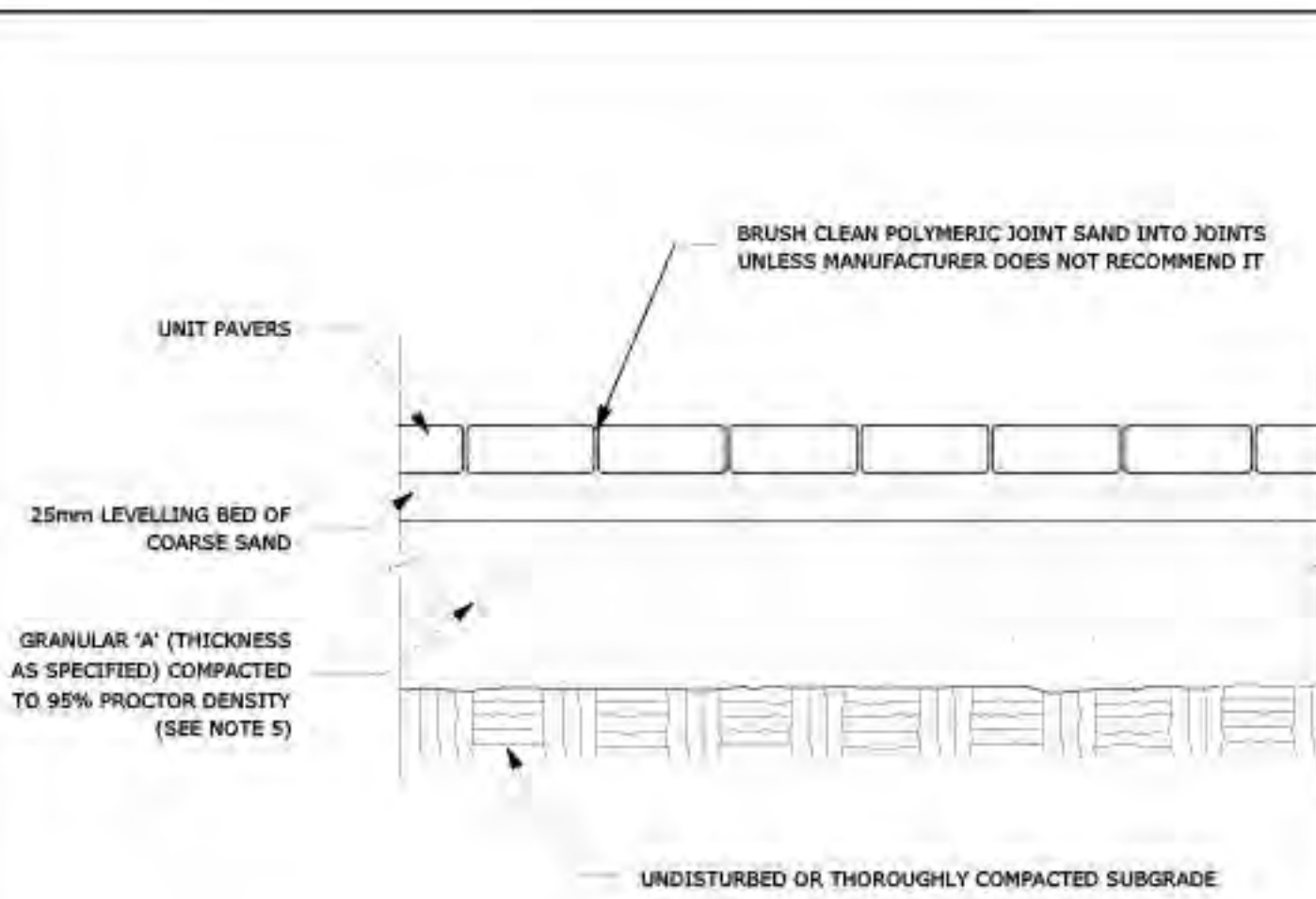
LANDSCAPE PLAN

SHEET NO.

PROJECT NO.

23-1719

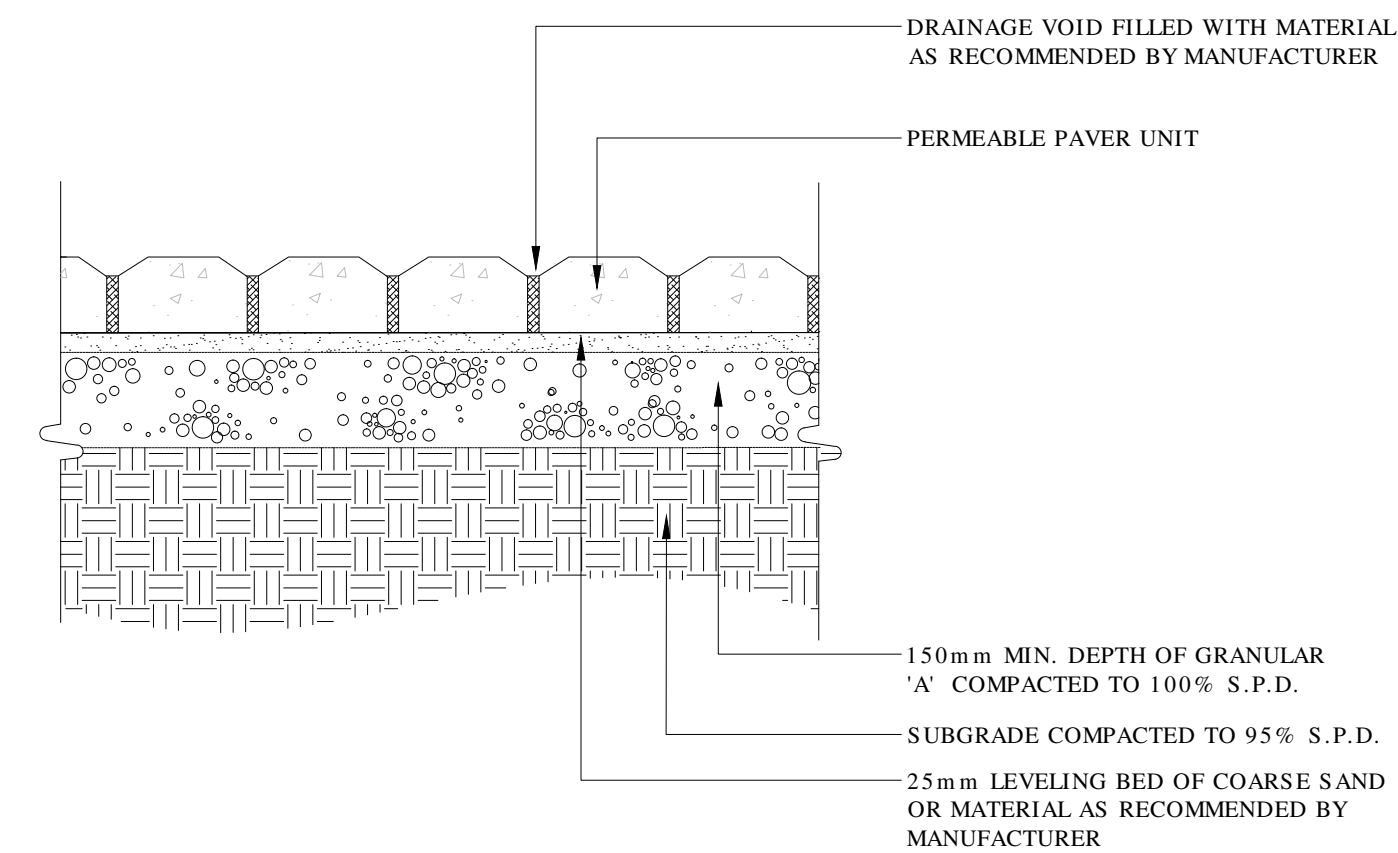
L-01



- NOTES:**
1. THE LEVELING COURSE (BEDDING SAND) SHALL BE PLACED LOOSE, IN A UNIFORM LAYER AT A MAXIMUM DEPTH OF 25mm TO ACHIEVE THE FINAL COMPACTED THICKNESS AND GRADE AS SPECIFIED
 2. INSTALL SOLID EDGE RESTRAINT BETWEEN UNIT PAVERS AND ANY SOFT SURFACE (SOIL, PLANTING BED, ETC.)
 3. UNIT PAVERS ARE THEN PLACED ON TOP OF THE LEVELING COURSE AND ADDITIONAL SAND SWEEPED BETWEEN THE UNIT PAVERS
 4. THE UNIT PAVERS ARE THEN VIBRATED INTO PLACE WITH A VIBRA-PLATE AND WATER IS ADDED TO ASSIST IN THE SETTLING OF THE JOINT SAND
 5. GRANULAR 'A' DEPTH TO BE 100mm FOR PEDESTRIAN AREAS AND 150mm FOR VEHICULAR ACCESSES. OR AS RECOMMENDED BY GEOTECHNICAL INVESTIGATION
 6. USE OF THIS DETAIL REQUIRES THE PRIOR APPROVAL OF THE GENERAL MANAGER

ADDITIONAL NOTES FOR NUMBER 5: PRECAST PAVERS IN PEDESTRIAN AREAS WHERE NORMAL SNOW REMOVALS ARE DONE IS TO RECEIVE A MINIMUM 200mm GRANULAR 'A'. FURTHER ADJUSTMENTS TO BE SPECIFIED IN RELATION TO SITE CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.

Ottawa TITLE: UNIT PAVING - ON GRANULAR BASE DATE: MAY 2001
 REV: FEB 2016
 DWG No: SC9



WORKMANSHIP

PERMEABLE PAVERS BY UNILOCK LIMITED OR APPROVED EQUAL PAVERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH TIGHT BUTT JOINTS OF APPROXIMATELY 3mm. ON A SAND BASE. SAW CUT PAVERS AS REQUIRED. USE AN APPROVED VIBRATORY COMPACTOR IN A CIRCULAR PATTERN. ALL DAMAGED OR CHIPPED PAVERS MUST BE REPLACED AT THE CONTRACTOR'S COST

PREPARATION

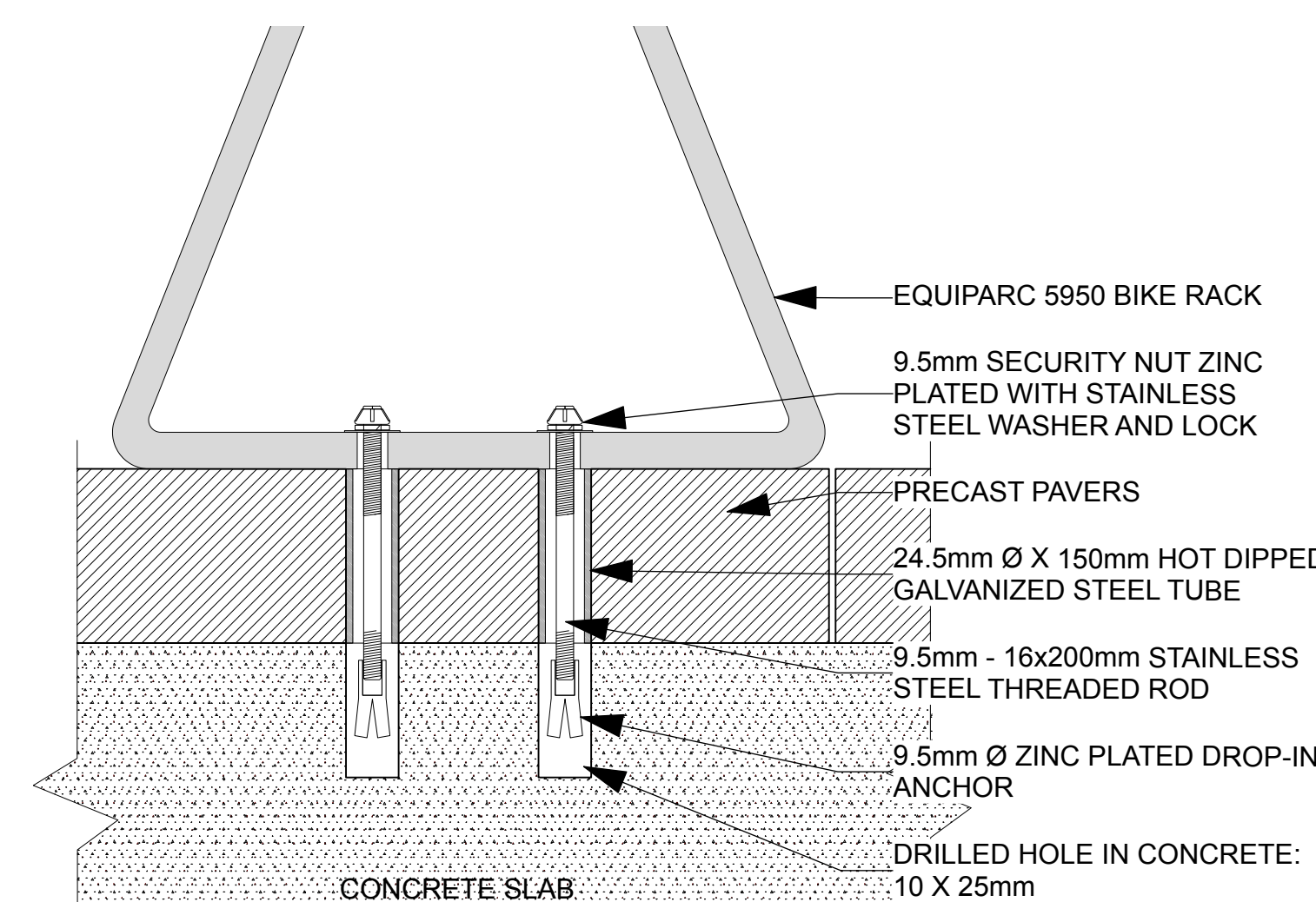
EXCAVATE AND REMOVE ALL TOPSOIL AND UNSTABLE MATERIALS OFF SITE. SUBGRADE TO BE GRADED TO SIMILAR CONTOURS AS FINISH GRADE. COMPACT SUBGRADE TO 95% S.P.D. PLACE 150mm LAYER OF GRANULAR 'A' COMPACTED TO 100% S.P.D. PLACE MAXIMUM 25mm UNCOMPACTED SAND FOR LEVELING COURSE OR MATERIAL AS RECOMMENDED BY MANUFACTURER

INSTALL PERMEABLE UNITS IN THE PATTERN SPECIFIED ON THE PLAN DRAWING OR PER MANUFACTURER'S PATTERN RECOMMENDATION

ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE

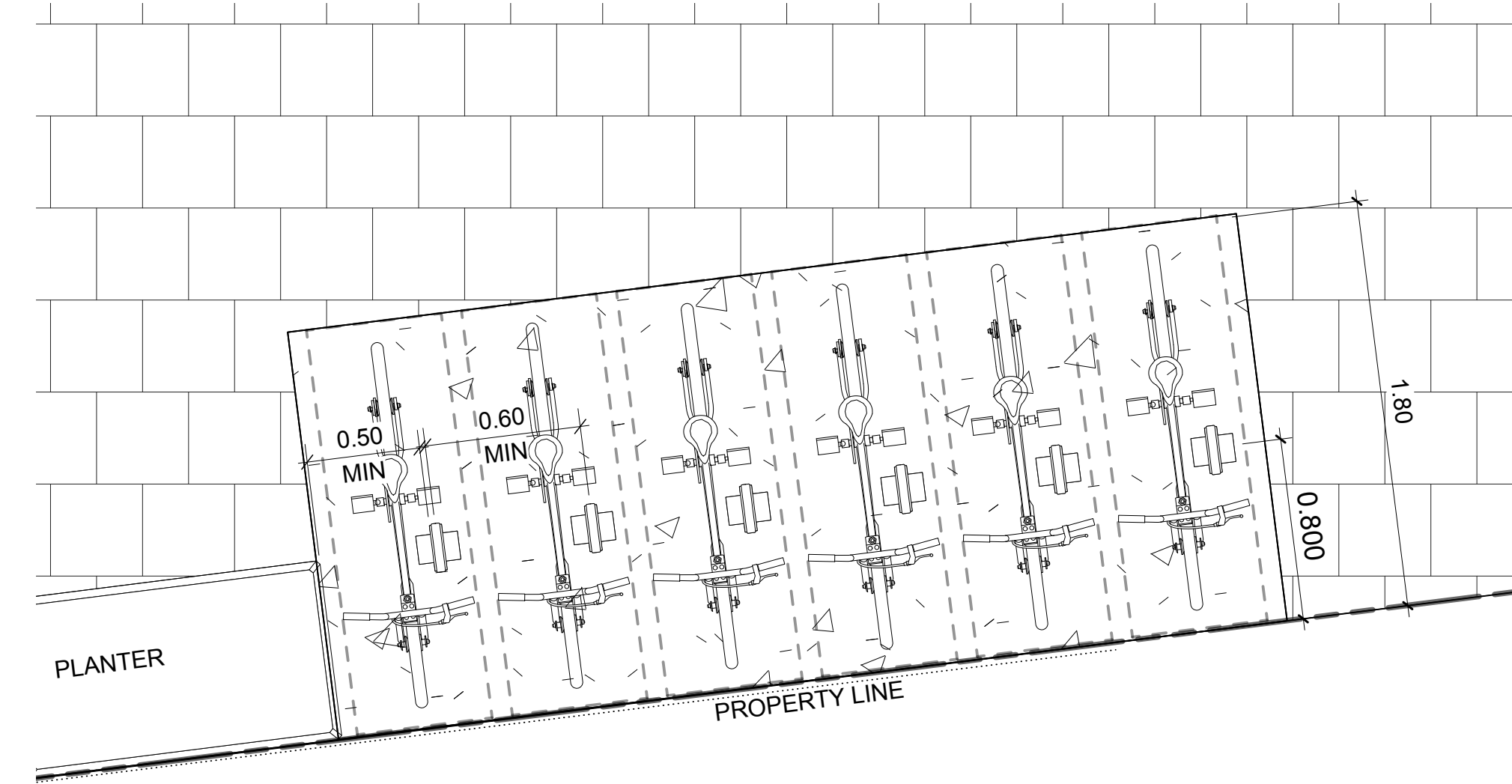
NOTE:
BASES FOR PERMEABLE PAVERS TO BE ADJUSTED TO SITE CONDITIONS AND AS PER GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT STRUCTURES AND PERMEABILITY REQUIREMENTS.

Ottawa TITLE: PERMEABLE PAVING DATE: FEB 2013
 REV: FEB 2016
 DWG No: SC27



2 Bike rack attachment through pavers
 Scale: NTS
 PROVIDE SHOP DRAWINGS FOR ANCHORS AND CONCRETE PAD

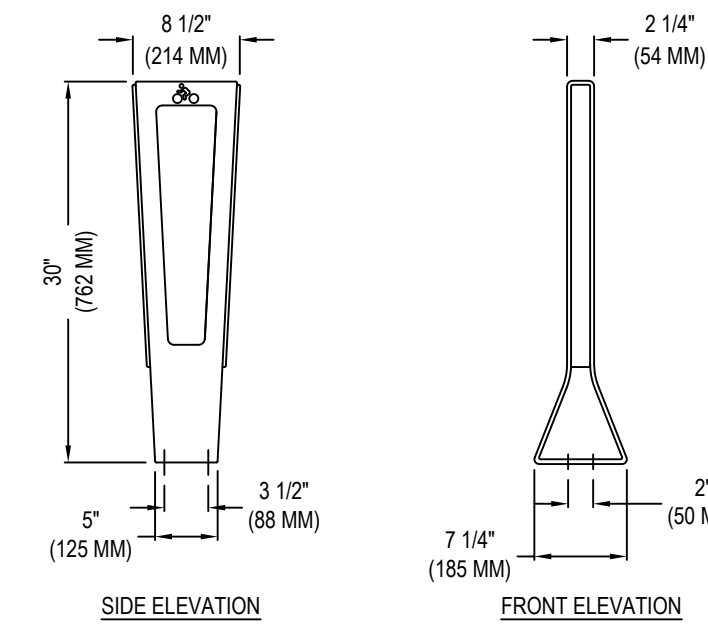
NOTE
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 ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED
 PRIOR TO TENDERING OR CONSTRUCTION.



1 Bike Rack layout
 Scale: 1:25

Equiparc

EQUIPARC
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 TOLL FREE: 1-800-363-9264
 PHONE: (450) 346-1882
 FAX: (866) 346-2538
 www.equiparc.com



- SPECIFICATIONS:**
 FRAME MADE OF HOT DIPPED GALVANIZED STEEL, PAINTED HOT DIPPED GALVANIZED EXPANDED METAL LINER.
 36 IMP. GAL. / 43 US GAL.
 COVERINGS AVAILABLE IN WOOD ONLY
 COVERINGS: WOOD, JATOPA, IPE AND WHITE OAK
 WEIGHT: 240 LB
- NOTES:**
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 2896-065.

3 Bike Rack EP 5950
 Scale: NTS

2896-065 REVISION DATE 19/02/2019
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NUKK

TTF ENGINEERING DESIGN & SYSTEMS
 STRUCTURAL & WELDING ENGINEERS

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6			
5			
4			
3	Re-Issued for SPC	2024/02/--	
2	Re-Issued for SPC	2023/12/14	
1	Issued for SPC	2023/08/22	
NUMBER	MILESTONE / FAIT SALLANT	DATE: (Y/M/D) (A/M/D)	INITIALES
DESIGNED BY / CONÇU PAR	CHECKED BY / VÉRIFIÉ PAR		
M. Ruhland	M. Ruhland		
DRAWN BY / DÉSSINÉ PAR	SCALE / ÉCHELLE		
T.Frost / V. Odusanya	AS SHOWN		

ARCHITECT CONSULTANT

CONSULTANT CONSULTANT

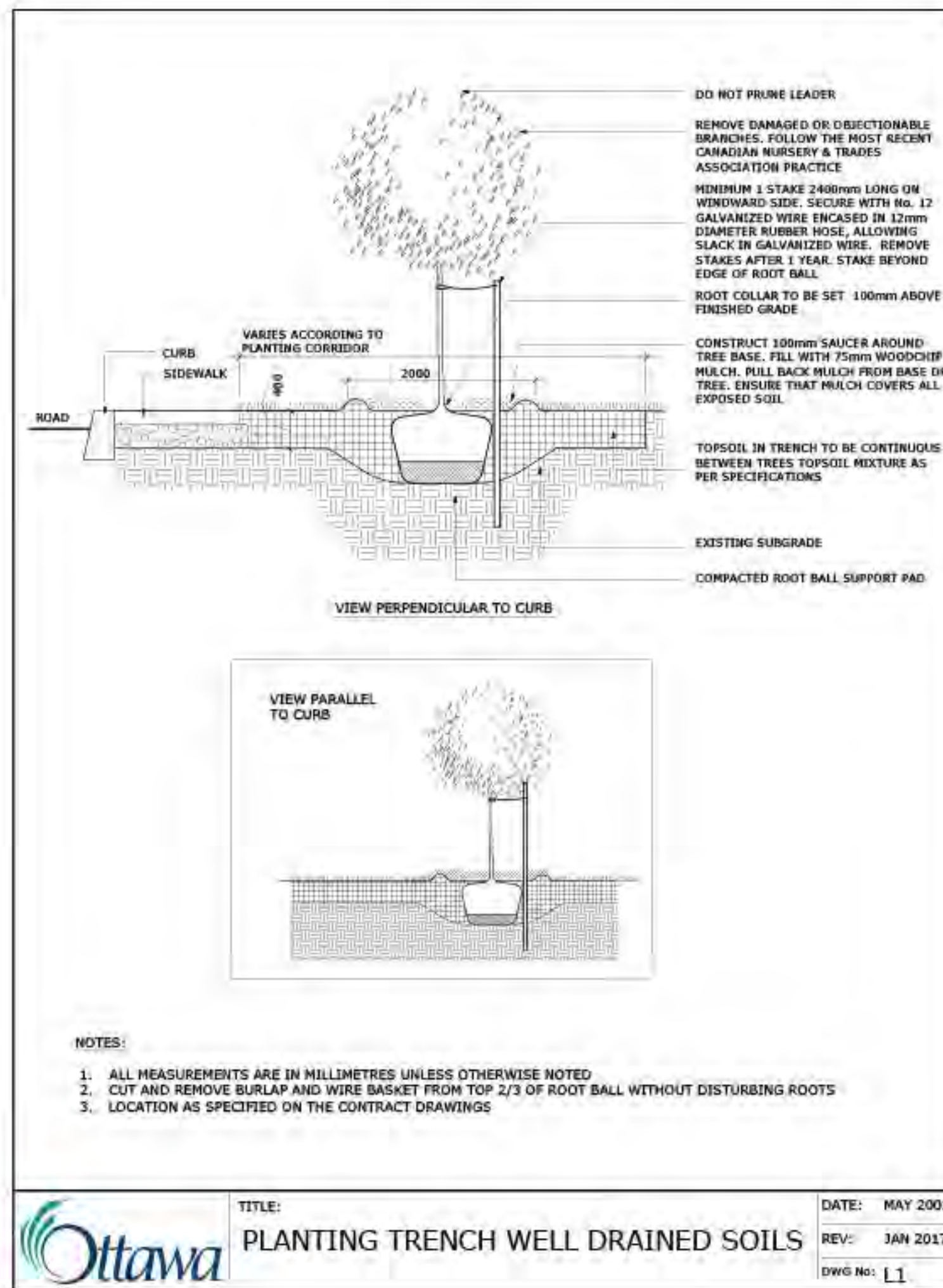
PROJECT / LOCATION

THE NUKK
 652 FLAGSTAFF DRIVE,
 OTTAWA ON.

DRAWING

LANDSCAPE PLAN

PROJECT NO. SHEET NO.
 23-1719 L-02



TREE SOIL VOLUME REQUIREMENTS:

STANDARD TREE SOIL VOLUMES QUANTITIES INCLUDE THE TOP 900-1000mm OF SOIL/EXISTING SUBSOIL LAYER TO CALCULATE TOTAL SOIL VOLUMES REQUIRED BY CITY OF OTTAWA FOR SUSTAINABLE TREE GROWTH. WHERE LARGER SOFT AREAS ARE AVAILABLE, THE TOP 400-500mm LAYER IS USED TO CALCULATE SOIL VOLUMES.

WHERE EXISTING MATERIAL BELOW THE SPECIFIED TOPSOIL IS NOT CONDUCTIVE TO TREE GROWTH, AN ADDITIONAL LAYER OF PLANTING MEDIUM IS TO BE INSTALLED BELOW SPECIFIED TOPSOIL DEPTH TO OBTAIN THE SOIL VOLUME DEPTH REQUIRED.

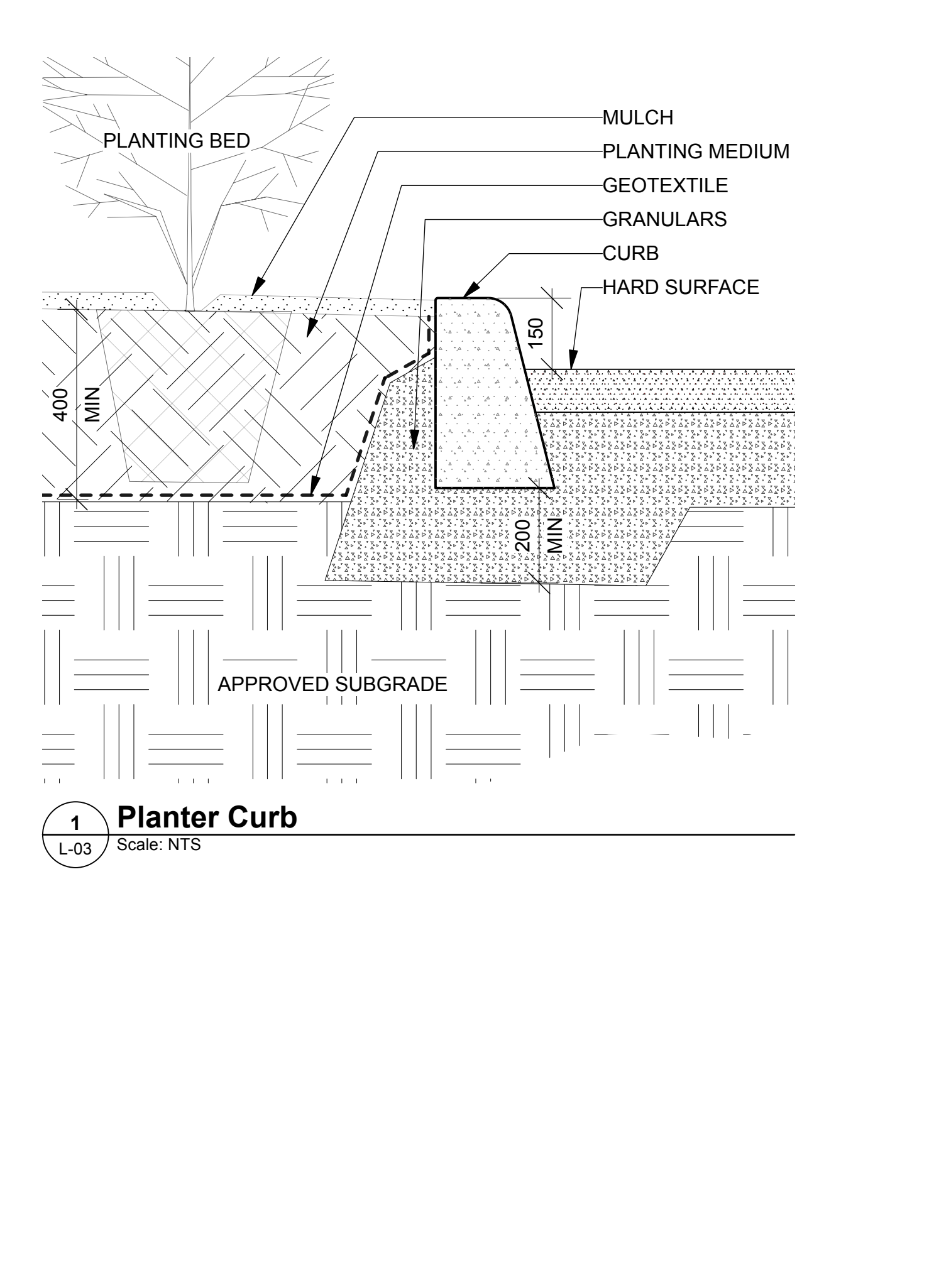
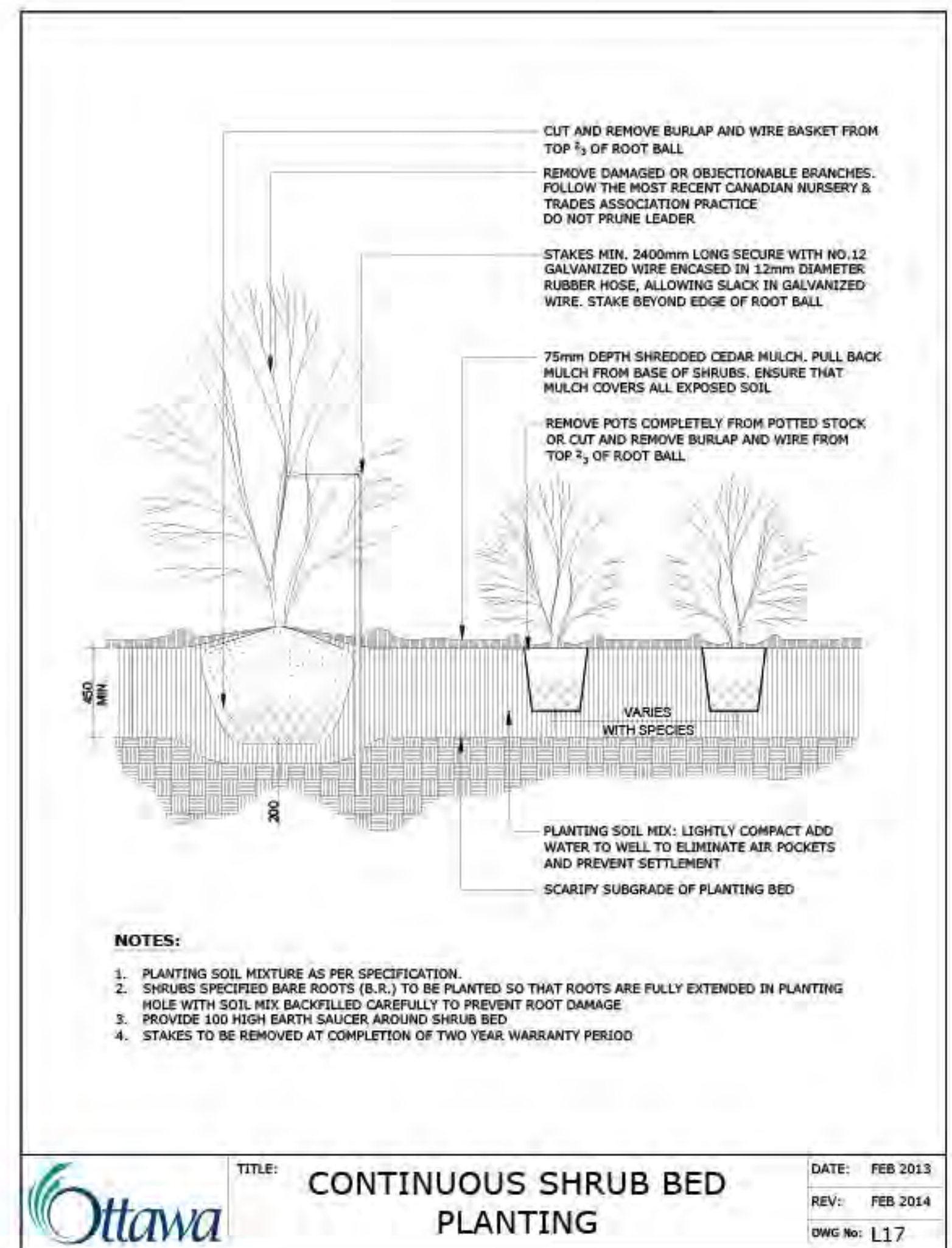
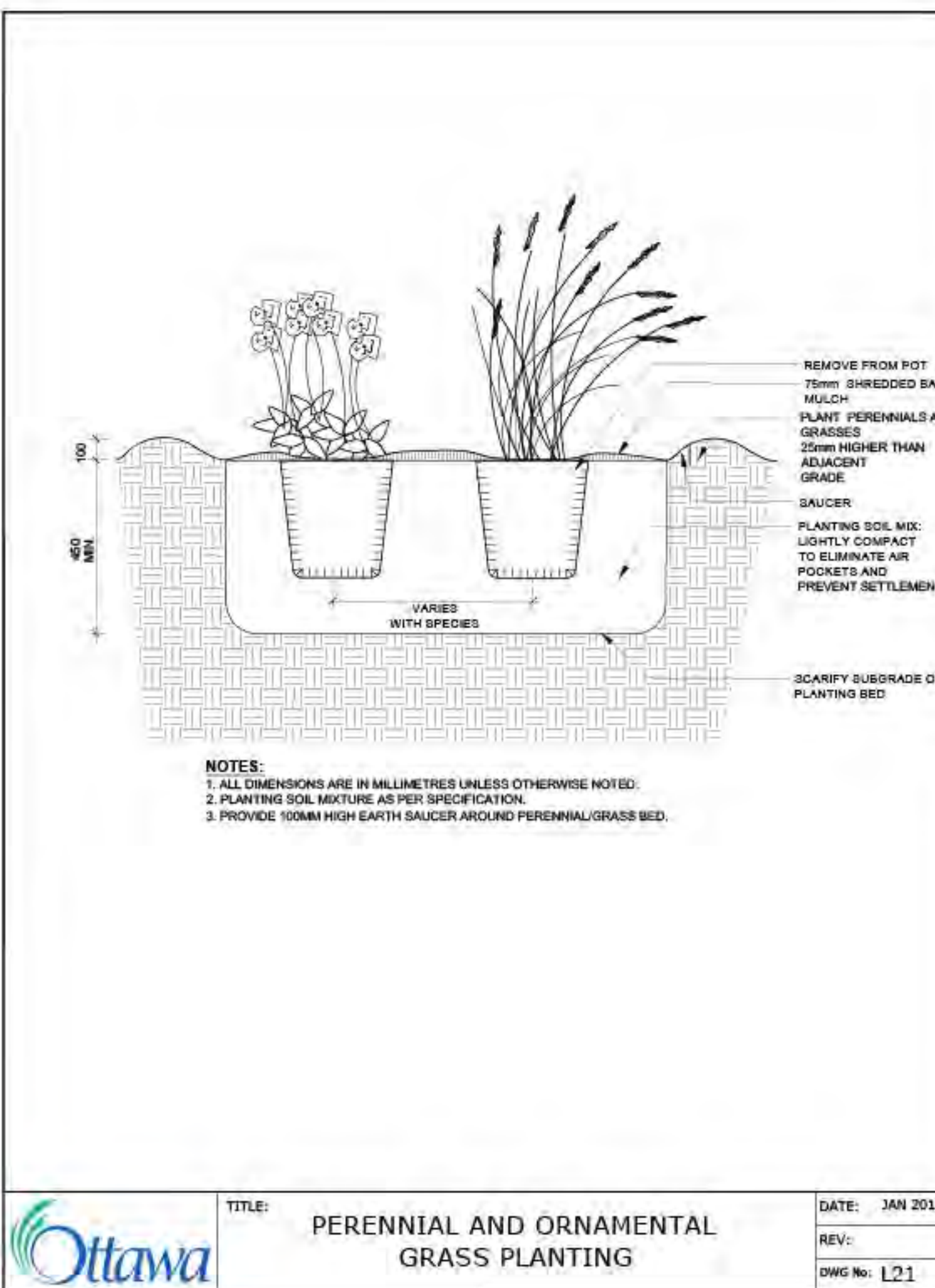
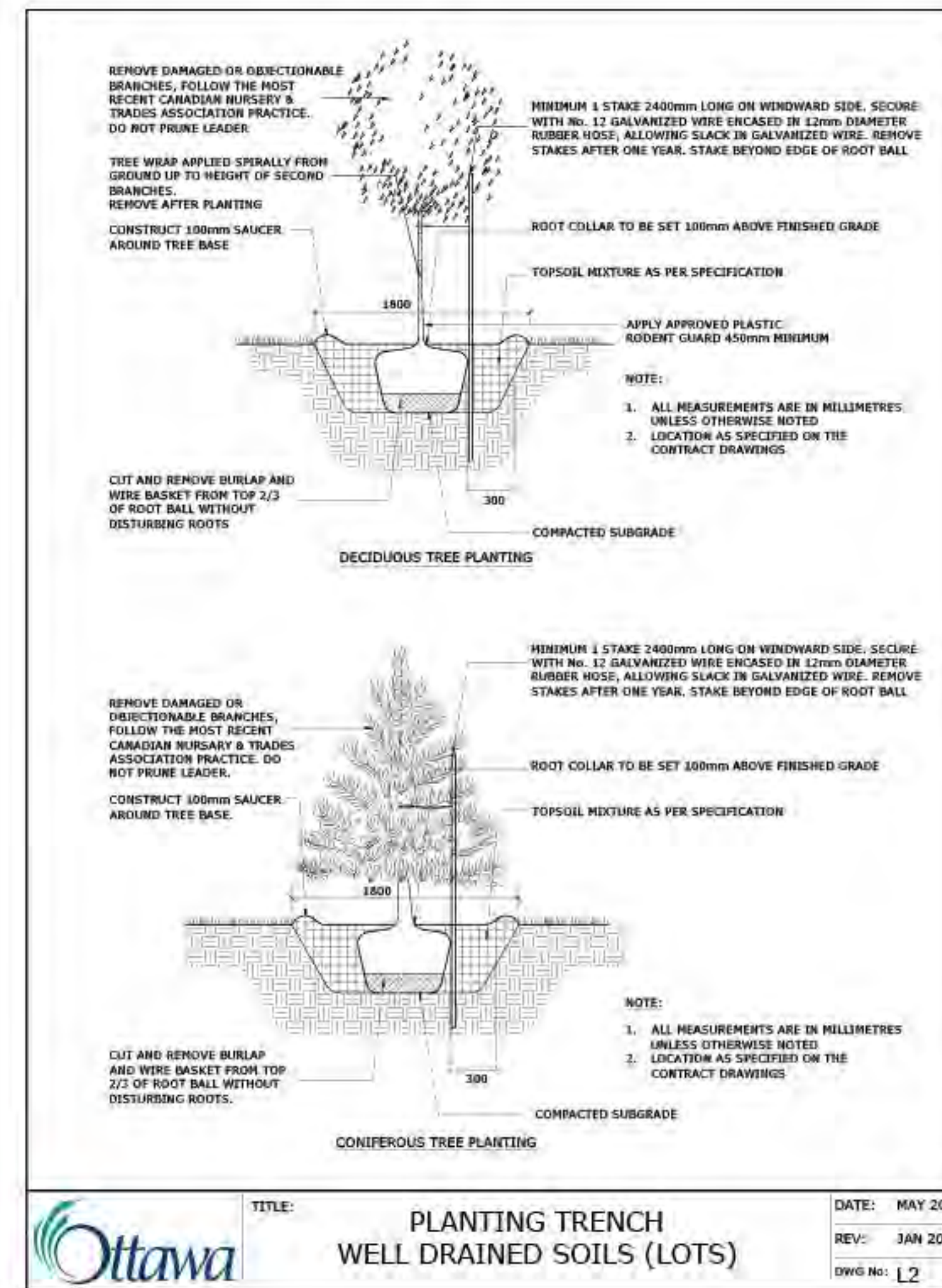
REFER TO SOIL VOLUME CHART AND PLANS FOR AREA WHERE TREE SOIL VOLUMES ARE REQUIRED.

TREE SOIL VOLUME REQUIREMENTS:

STANDARD TREE SOIL VOLUMES QUANTITIES INCLUDE THE TOP 900-1000mm OF IMPORTED AND EXISTING SOIL/SUBSOIL LAYER TO CALCULATE TOTAL SOIL VOLUMES REQUIRED BY CITY OF OTTAWA FOR SUSTAINABLE TREE GROWTH. WHERE LARGER SOFT AREAS ARE AVAILABLE WITH APPROVED EXISTING TOPSOIL AND SUBSOIL, IMPORTED TOPSOIL ONLY AS PER DETAIL L-2.

WHERE EXISTING MATERIAL BELOW THE SPECIFIED TOPSOIL IS NOT CONDUCTIVE TO TREE GROWTH, AN ADDITIONAL LAYER OF 400mm PLANTING MEDIUM AND APPROVED SUBSOIL IS TO BE INSTALLED BELOW SPECIFIED TOPSOIL DEPTH TO OBTAIN THE SOIL VOLUME DEPTH REQUIRED.

REFER TO SOIL VOLUME NOTES.



6			
5			
4			
3	Re-Issued for SPC	2024/02/--	
2	Re-Issued for SPC	2023/12/14	
1	Issued for SPC	2023/08/22	

DESIGNED BY / CONGR PAR	CHECKED BY / VERIFIE PAR
M. Ruhland	M. Ruhland
DRAWN BY / DESINE PAR	SCALE / ECHELLE
T.Frost / V. Odusanya	

ARCHITECT CONSULTANT

CONSULTANT CONSULTANT

PROJECT / LOCATION

THE NUKK

652 FLAGSTAFF DRIVE, OTTAWA ON.

DRAWING

DETAILS

SHEET NO.

L-03

PROJECT NO. 23-1719