

- LEGEND**
- PROPERTY LIMIT
 - [Pattern] SOD
 - [Pattern] SEED MIX, SEE SEED APPLICATION NOTES
 - [Pattern] ORNAMENTAL GRASSES
 - [Symbol] PROPOSED DECIDUOUS TREE
 - [Symbol] PROPOSED CONIFEROUS TREE
 - [Symbol] PROPOSED SHRUBS
 - [Symbol] SPECIES (SEE PLANT LIST)
 - [Symbol] QUANTITY
 - [Pattern] PROPOSED PAINTED STRIPED PEDESTRIAN WALKWAYS

TREE PLANTING IN SENSITIVE CLAY

- The landscape plans have been developed in accordance with the Geotechnical Investigation "PG6153-1, Revision 1" by Paterson Group, dated April 28, 2022, which includes the letter/memo from Joey R. Villeneuve, dated April 28, 2022, and map "Test Hole Location Plan" dated 04/2022 that confirms the categories and locations of clay soils.
 - The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils (2017).
 - The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property must meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.
 - Small tree (mature height up to 7.5m) - 25m³/ minimum soil volume provided.
 - Medium tree (mature height 7.5-14m) - 30m³/ minimum soil volume provided.
- Where trees share a continuous greenspace:
- Two (2) small trees - 15m³/ minimum soil volume provided per tree.
 - Two (2) medium trees - 18m³/ minimum soil volume provided per tree.

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**
- Annual Ryegrass
 - Seeding Rate: 25kg/hectare
- CUSTOM SEED MIX BY DLF PICKSEED**
To be determined.

NOVATECH DETAILS

- Found on Sheet L2.
- D1. Standard Deciduous Tree Planting
 - D2. Standard Coniferous Tree Planting
 - D3. Shrub and Perennial Planting
 - D4. Bike Layout

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, 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.

PLANT LIST

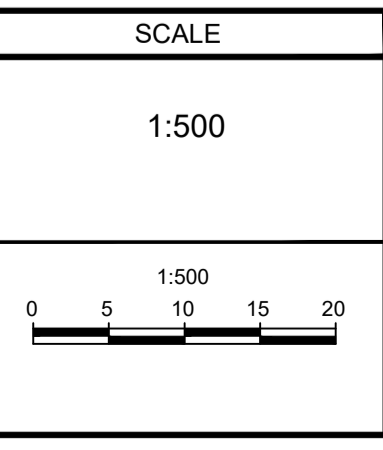
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
ASI	5	<i>Acer saccharinum</i>	Silver Maple	50mm Cal	WB	As Shown
AEG	9	<i>Aesculus glabra</i>	Ohio Buckeye	50mm Cal	WB	As Shown
CEL	7	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Shown
PAM	9	<i>Phelodendron amurense 'His Majesty'</i>	His Majesty Cork Tree	50mm Cal	WB	As Shown
UAV	3	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge Elm	50mm Cal	WB	As Shown
Coniferous Trees						
ABA	3	<i>Abies balsamea</i>	Balsam Fir	200cm H	WB	As Shown
PS	3	<i>Pinus strobus</i>	Eastern White Pine	200cm H	WB	As Shown
PG	5	<i>Picea glauca</i>	White Spruce	200cm H	WB	As Shown
Deciduous Shrubs						
Csk	111	<i>Cornus sericea 'Kelsey'</i>	Kelsey Dogwood	2g	PT	As Shown
Ra	8	<i>Rhus aromatica</i>	Fragrant Sumac	3g	PT	
Rtb	12	<i>Rhus typhina 'Baltiger'</i>	Tiger Eyes Cutleaf Staghorn Sumac	3g	PT	160cm O.C.
Coniferous Shrubs						
Jcc	66	<i>Juniperus communis 'Green Carpet'</i>	Green Carpet Juniper	40cm Spr	PT	60cm O.C.
Broadleaf Evergreens						
Iva	28	<i>Ilex verticillata 'Aterglow'</i>	Aterglow Winterberry	3g	PT	150cm O.C.
IJ	5	<i>Ilex verticillata 'Jim Dandy'</i>	Jim Dandy Winterberry (Male)	3g	PT	As Shown
Ornamental Grasses						
ckf	81	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	70cm O.C.

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 INFORMATION
U-HAUL CANADA
3636 INNES ROAD
OTTAWA, ONTARIO, K1C 1T1
DAVID POLLOCK
PHONE: 1-602-263-6555
david_pollock@uhhaul.com

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	SEPT 15/22	RGJ
1.	ISSUED FOR SITE PLAN APPROVAL	MAY 20/22	RGJ



DESIGN	JMK
CHECKED	RGJ
DRAWN	JMK
CHECKED	RGJ
APPROVED	RGJ

FOR REVIEW ONLY

NOVATECH
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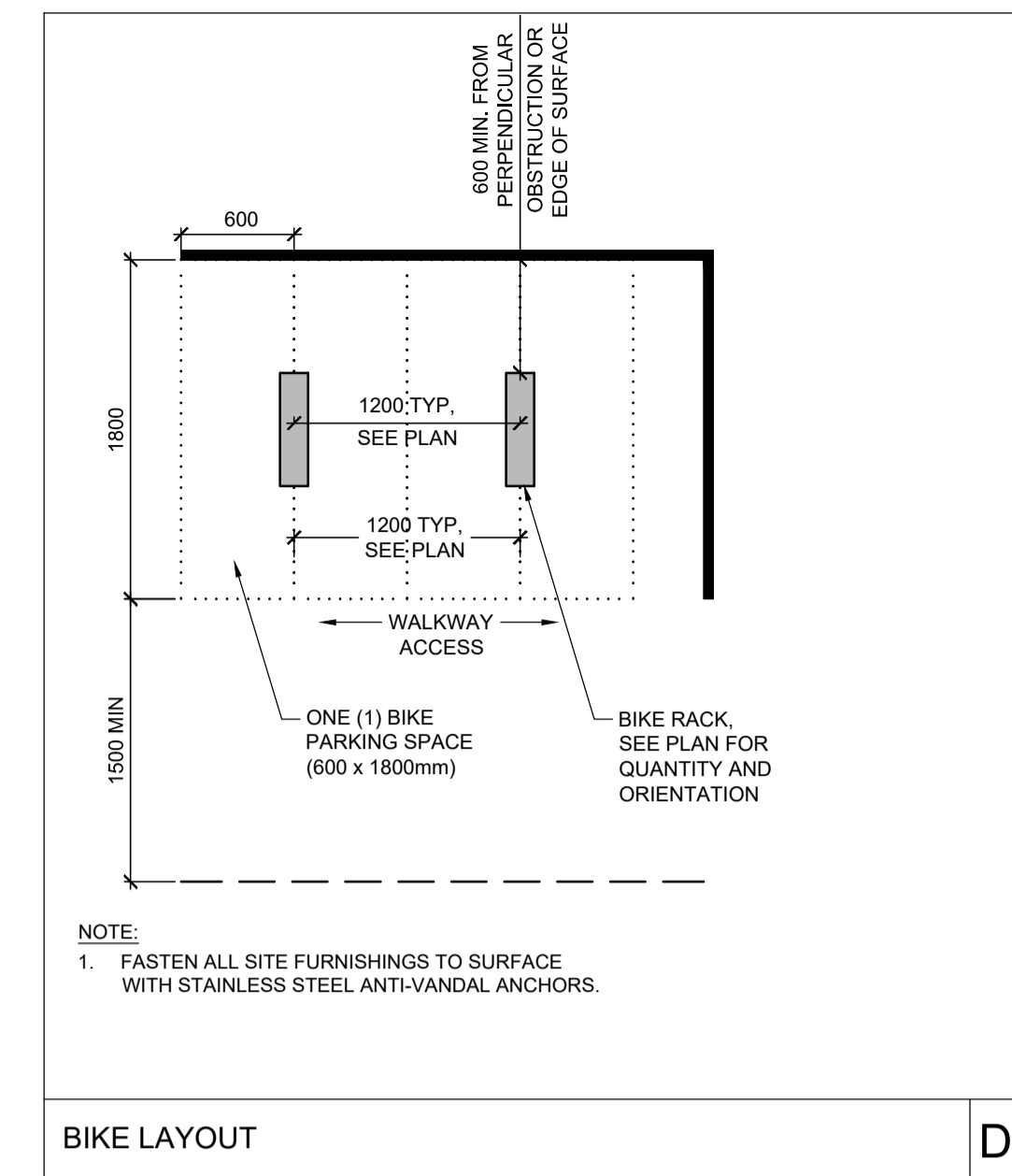
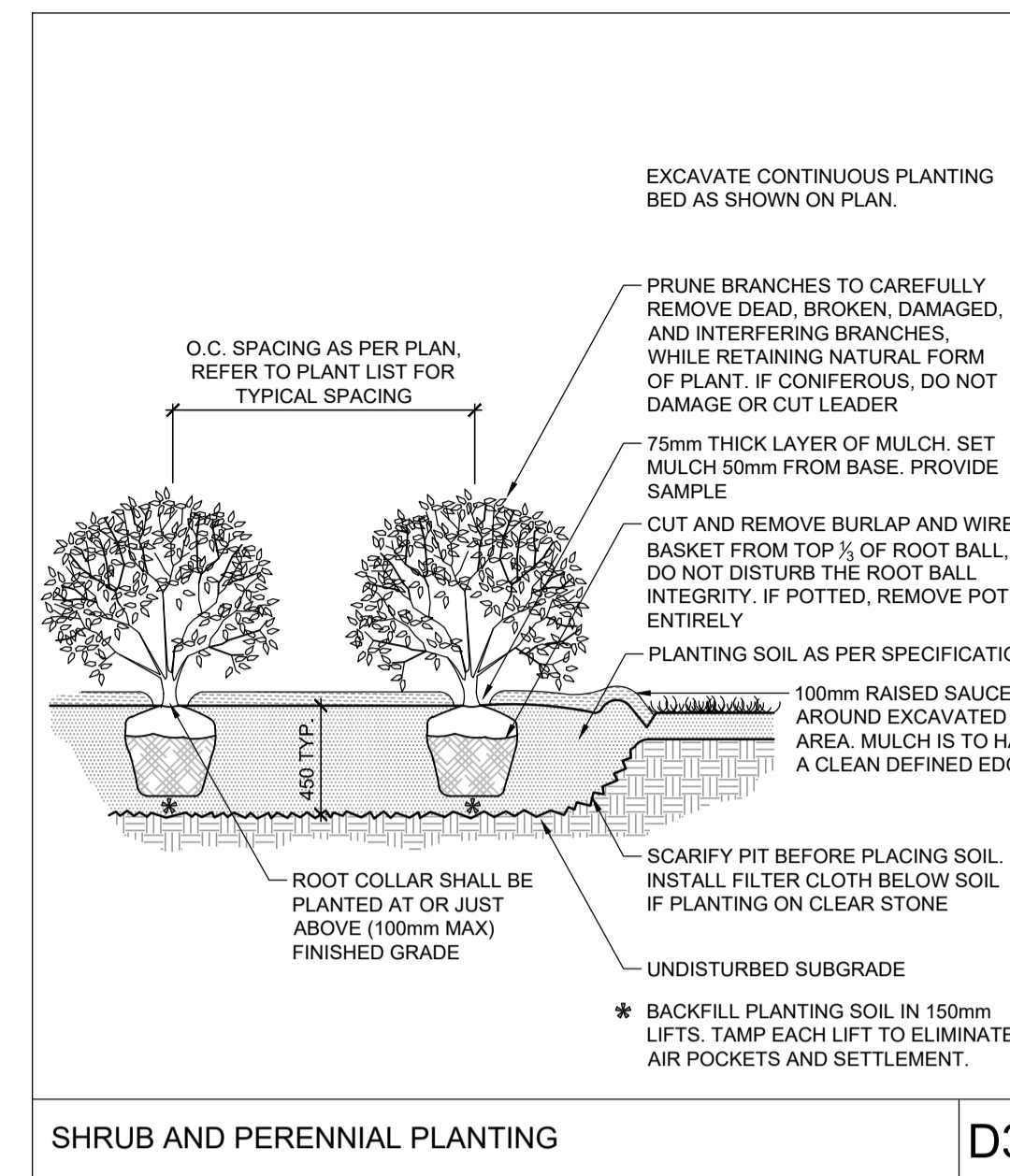
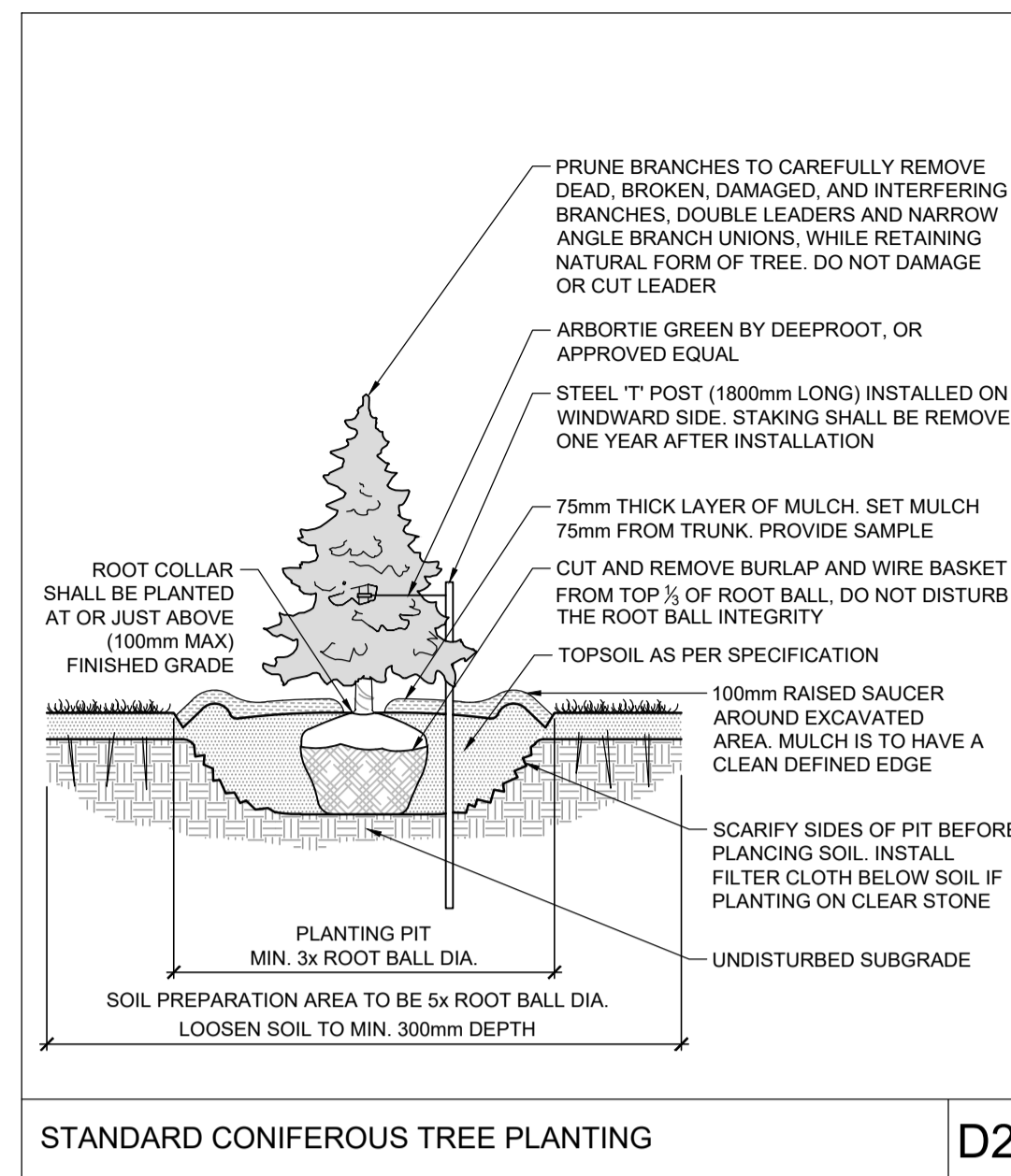
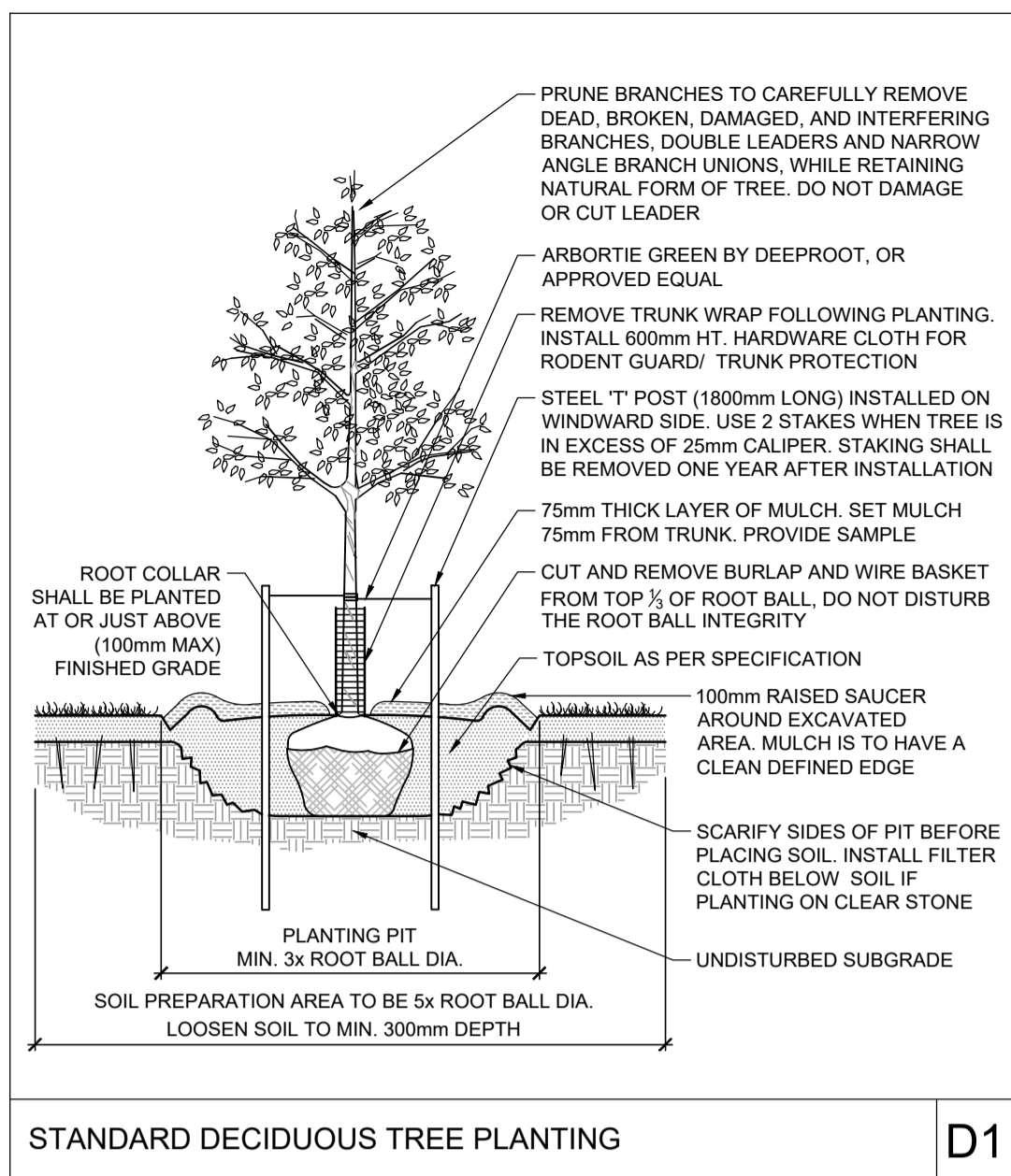
LOCATION
CITY OF OTTAWA
30 FRANK NIGHBOR PLACE

DRAWING NAME
LANDSCAPE PLAN

PROJECT No.	121326
REV	REV # 2
DRAWING No.	121326-L1

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SCALE

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JMK	RGJ	JMK	RGJ	RGJ

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LOCATION
CITY OF OTTAWA
30 FRANK NIGHBOR PLACE

DRAWING NAME
LANDSCAPE DETAILS

PROJECT No.	REV	REV #	DRAWING No.
121326		2	121326-L2