

GENERAL NOTES:

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
- ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
- ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
- SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SITE PLAN.
- THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SOD & SEED NOTES:

- SODDED AND SEEDED AREAS SHALL HAVE A MINIMUM 150mm TOPSOIL.
- ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS.
- INSTALL STANDARD MIXTURE BY MECHANICAL SEEDING. USE BIODEGRADABLE EROSION CONTROL MAT AS DIRECTED BY LANDSCAPE ARCHITECT TO RETAIN SEED ON STEEP SLOPES (OVER 3:1 UNTIL ESTABLISHED).
- PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 6mm (1/4") OR AS PER SUPPLIERS RECOMMENDATIONS.
- GENTLY TAMP OR ROLL THE SEEDBED AND DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
- CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm. REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
- SODDED AND SEEDED AREAS WILL BE ACCEPTED BY THE LANDSCAPE ARCHITECT FOLLOWING PERFORMANCE ACCEPTANCE, PROVIDED:
 - SEDED AREAS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE (MINIMUM), THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.

SEED MIX-90m²

NATIVE MEADOW SEED MIX OR APPROVED EQUIVALENT.

2%	ARROW LEAVED ASTER
15%	BIG BLUESTEM
6%	BLACK EYED SUSAN
25%	CANADA WILD RYE
5%	FOXGLOVE/BEAROT TONGUE
5%	NEW ENGLAND ASTER
25%	SWITCH GRASS
15%	VIRGINIA WILD RYE
2%	WILD BERGAMOT

APPLICATION NOTES:

- INSTALLATION-0.25kg per 100m², OR AS RECOMMENDED BY SUPPLIER
- SEED MIX APPLIED DURING THE PERIOD OF MAY 15 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15.
- NURSE CROP: NURSE CROP WILL BE ANNUAL RYEGRASS AT A RATE OF 0.5kg PER 100m² APPLIED AT THE SAME RATE, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT

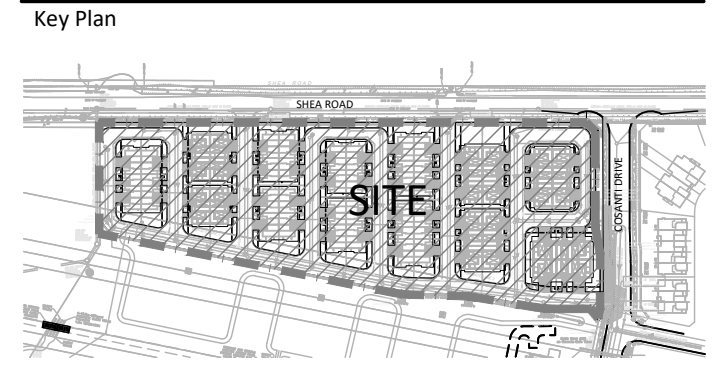
PLANTING NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
- LOCATIONS OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PITS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- ALL STEEL T-BARS TO BE REMOVED AT THE ONE YEAR INTERIM INSPECTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO REINSTATE ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
- ACER RUBRUM, QUERCUS RUBRA AND CELTIS OCCIDENTALIS TO BE SPRUNG DUG SPECIMENS AND PLANTING IN THE SPRING ONLY.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREE STAKING IS NOT RECOMMENDED WITHIN A 10m RADIUS OF THE PLAY EQUIPMENT.

PLANT LIST A - STREET TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
LARGE DECIDUOUS STREET TREES (15-30m)					
AF	10	ACER X FREEMANNI	FREEMAN MAPLE	60	B&B
GS	10	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	60	B&B
GD	10	GYMNOCALADUS DIOICUS	KENTUCKY COFFEE TREE	60	B&B
CM	8	QUERCUS MACROCARPA	BUR OAK	60	B&B
QR	13	QUERCUS RUBRA	RED OAK	60	B&B
	51				
COLUMNAR DECIDUOUS TREES (8-15m)					
AR	16	ACER X FREEMANNI 'ARMSTRONG'	ARMSTRONG MAPLE	60	B&B
AM	12	AMELANCHIER X GRANDIFLORA 'CUMMULUS'	CUMMULUS SERVICEBERRY	60	B&B
GP	12	GINGKO BILBOA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	60	B&B
PA	16	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	60	B&B
QF	13	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	60	B&B
	88				
TREE FORM SHRUBS					
Ag	11	ACER GINNALA	AMUR MAPLE	60	TREEFORM
Ck	14	CORNUS KOUSA 'SATOMI'	SATOMI FLOWERING DOGWOOD	175cm	TREEFORM
Cr	10	CORNUS RACEMOSA	GRAY DOGWOOD	35	TREEFORM
Mb	3	MALUS BACCATA 'COLUMNARIS'	COLUMNAR SIBERIAN CRABAPPLE	60	TREEFORM
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Cs	40	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	40cm	3 GAL
Ea	22	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	40cm	3 GAL
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GRASSES/PERENNIALS					
am	558	ALLIUM X MILLENIUM'	ORNAMENTAL ONION	50cm	1 GAL
age	371	ANDROPOGON GERARDII	BIG BLUESTEM	50cm	1 GAL
an	187	ASTER NOVAE-ANGLE 'PURPLE'	NEW ENGLAND ASTER	50cm	1 GAL
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rh	96	REDBECKIA HIRTA	BLACK-EYE SUSAN	60cm	1 GAL
	2,374				

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LEGEND

PROPERTY LINE

PLANTING

- AR DECIDUOUS STREET TREE
- AG TREE FORM SHRUBS
- CS DECIDUOUS SHRUB
- ES GRASSES/PERENNIALS

SURFACING

- UNIT PAVING

No.	Description	Date
3	Issued for First Submission	Mar 15/23
2	Issued for client review	Mar 4/23
1	Issued for client review	Feb 6/23

Revision

City Approval Stamp

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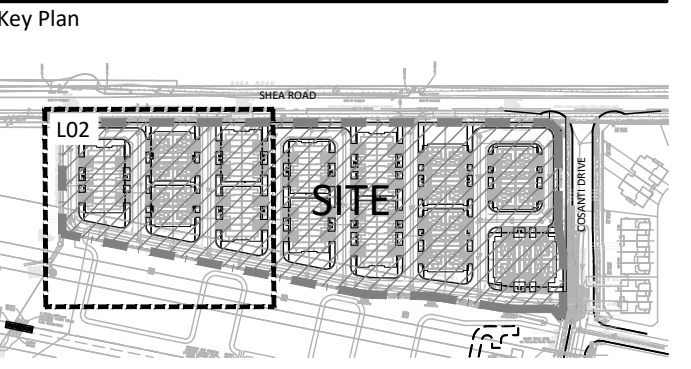
SHEA ROAD SITE PLAN
1650 SHEA ROAD (OTTAWA, ON)

LANDSCAPE SITE PLAN

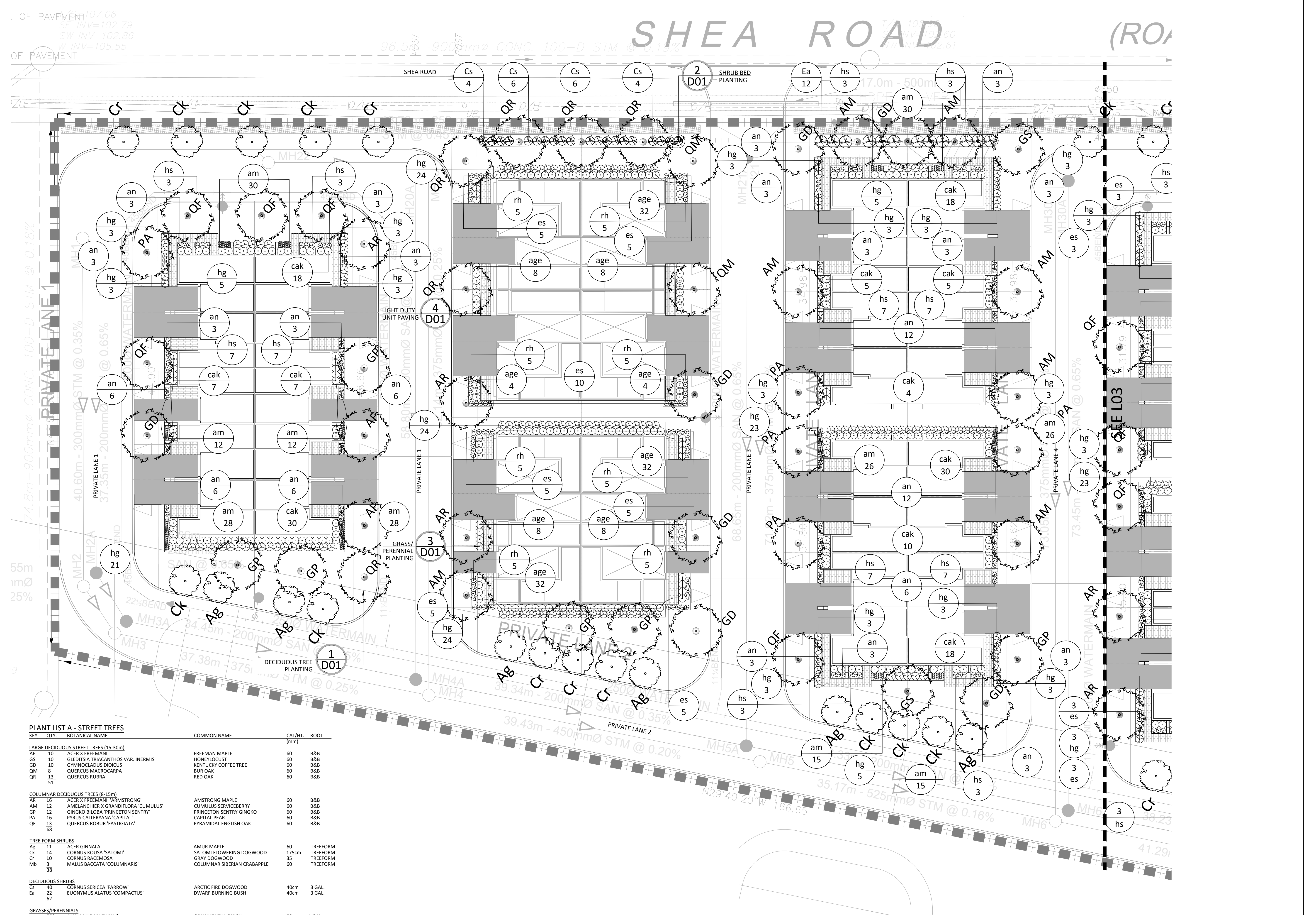
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Drawn	SE/EL		
Checked	MK		
Job No.	22-099		

SHEA ROAD (ROAD)

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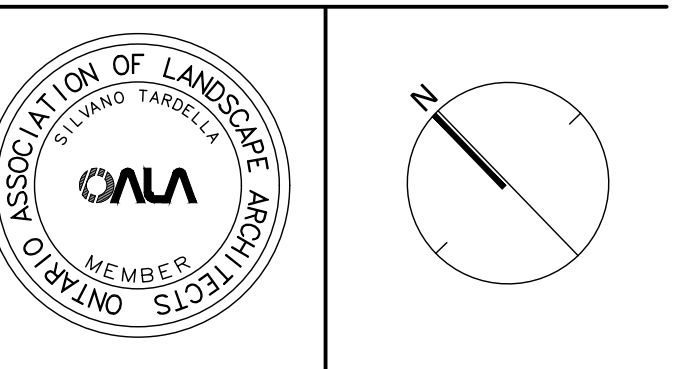


- LEGEND**
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 - TREE FORM SHRUBS
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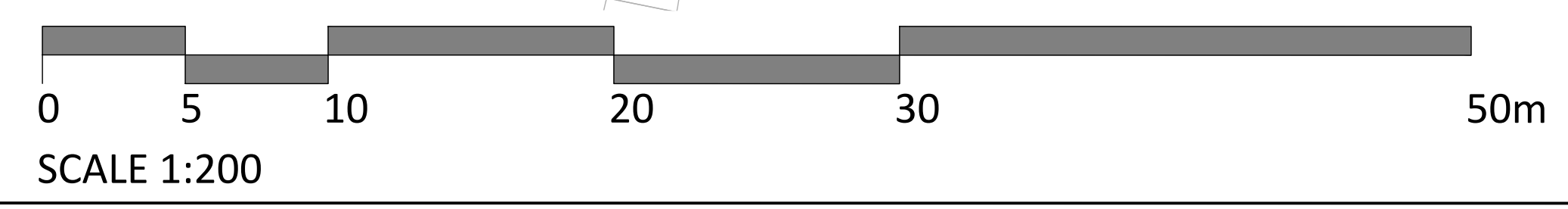


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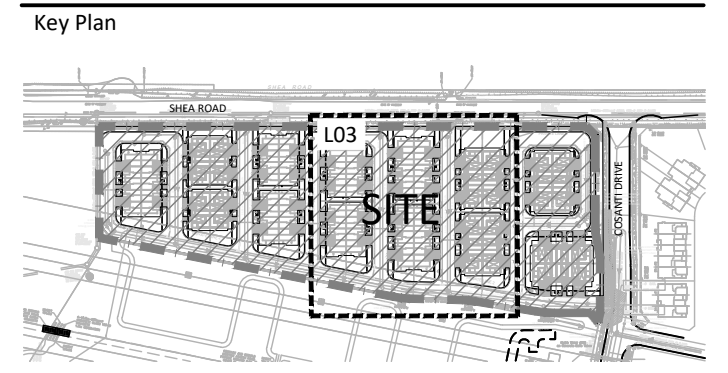
SHEA ROAD SITE PLAN
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Title: LANDSCAPE SITE PLAN

Date: 2023-02-03	Sheet:
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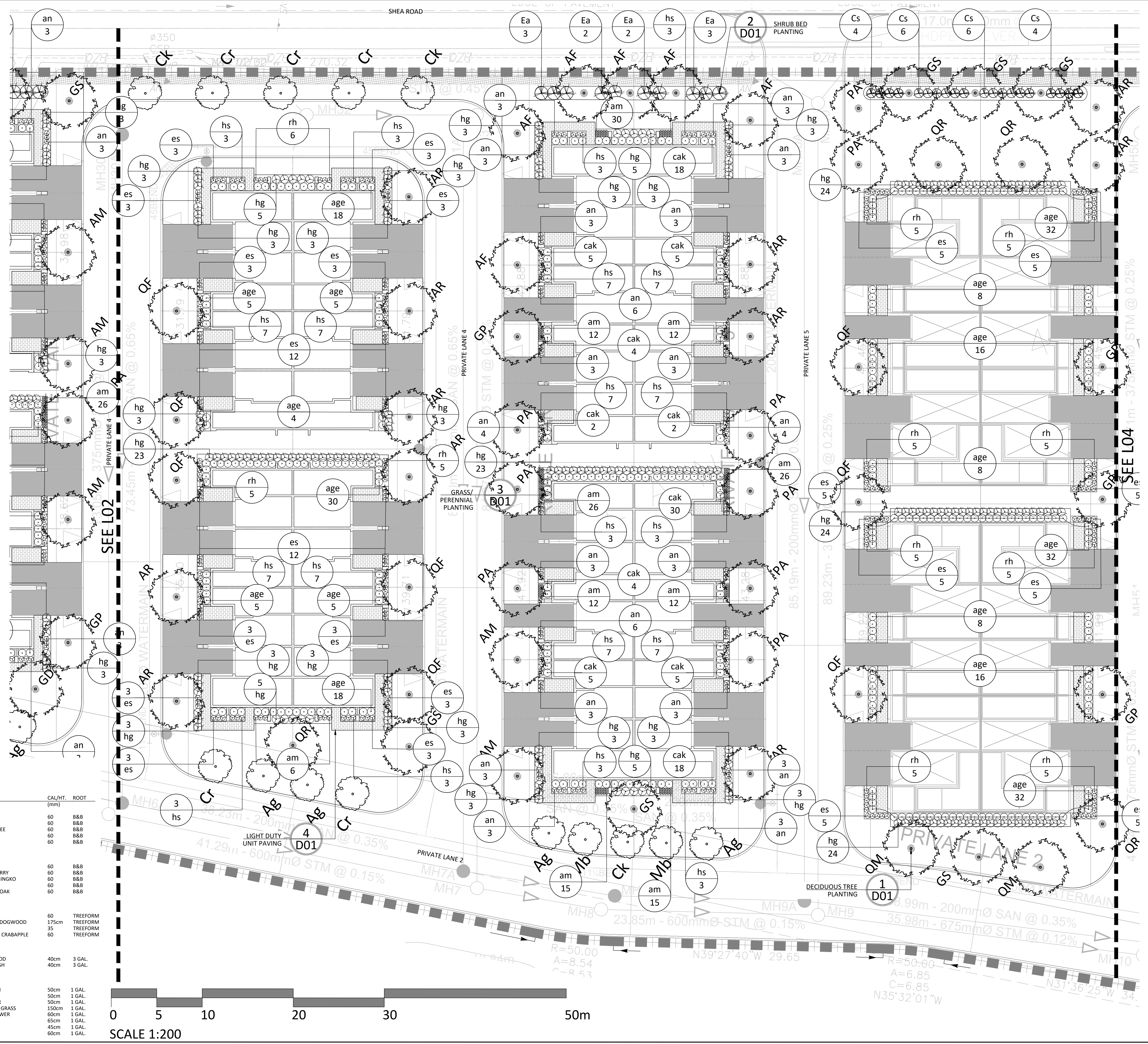
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PLANTING

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SURFACING

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PLANT LIST A - STREET TREES

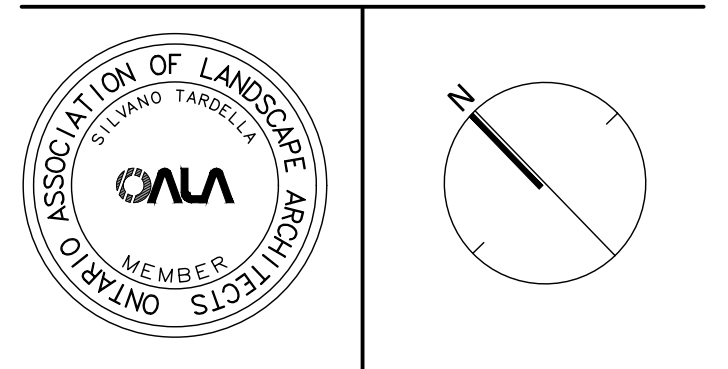
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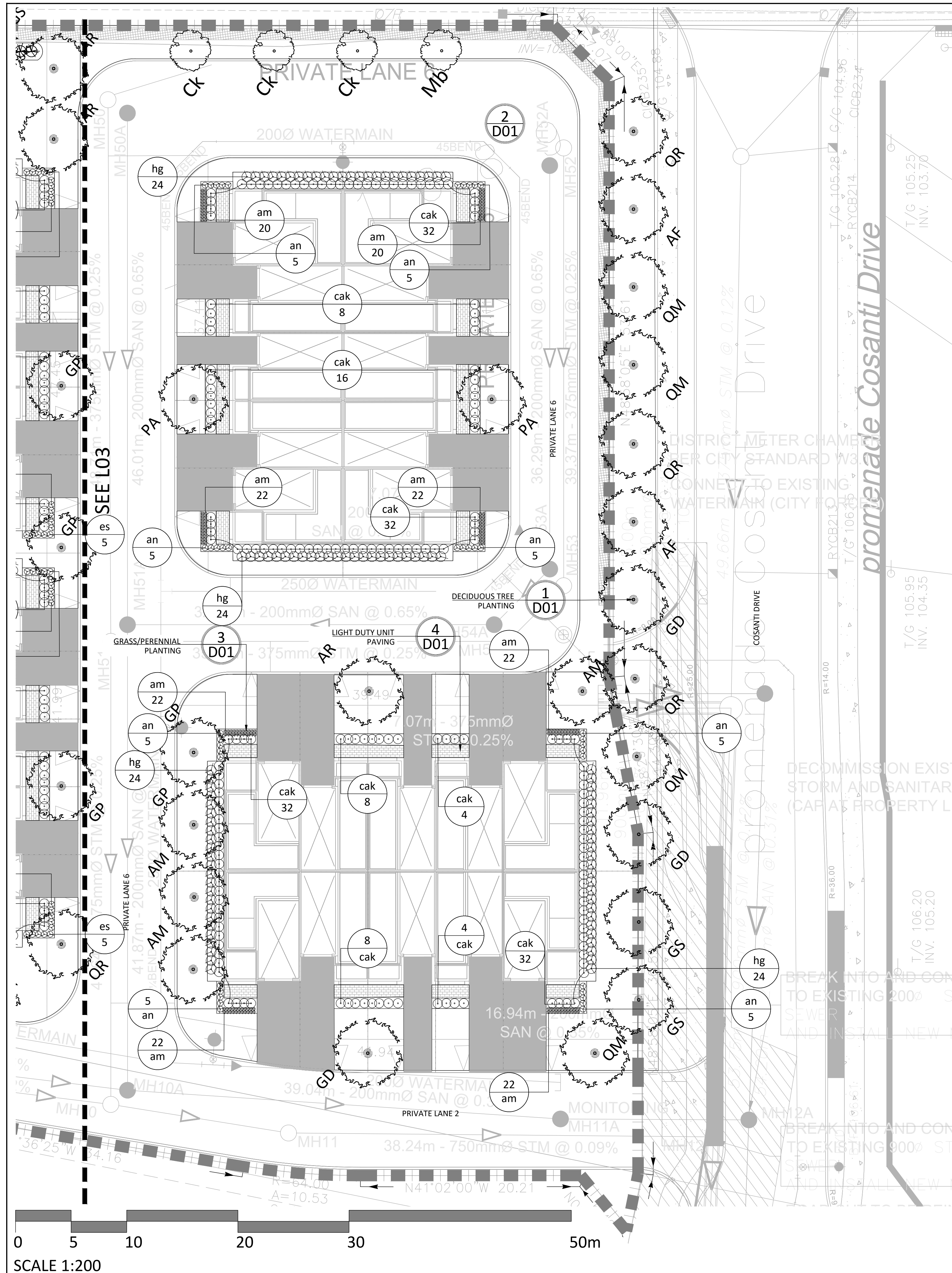
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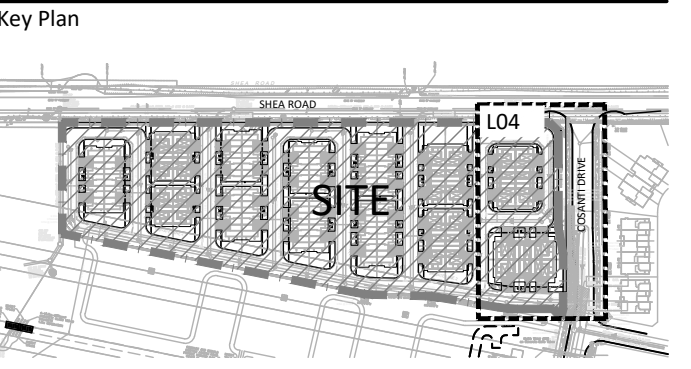
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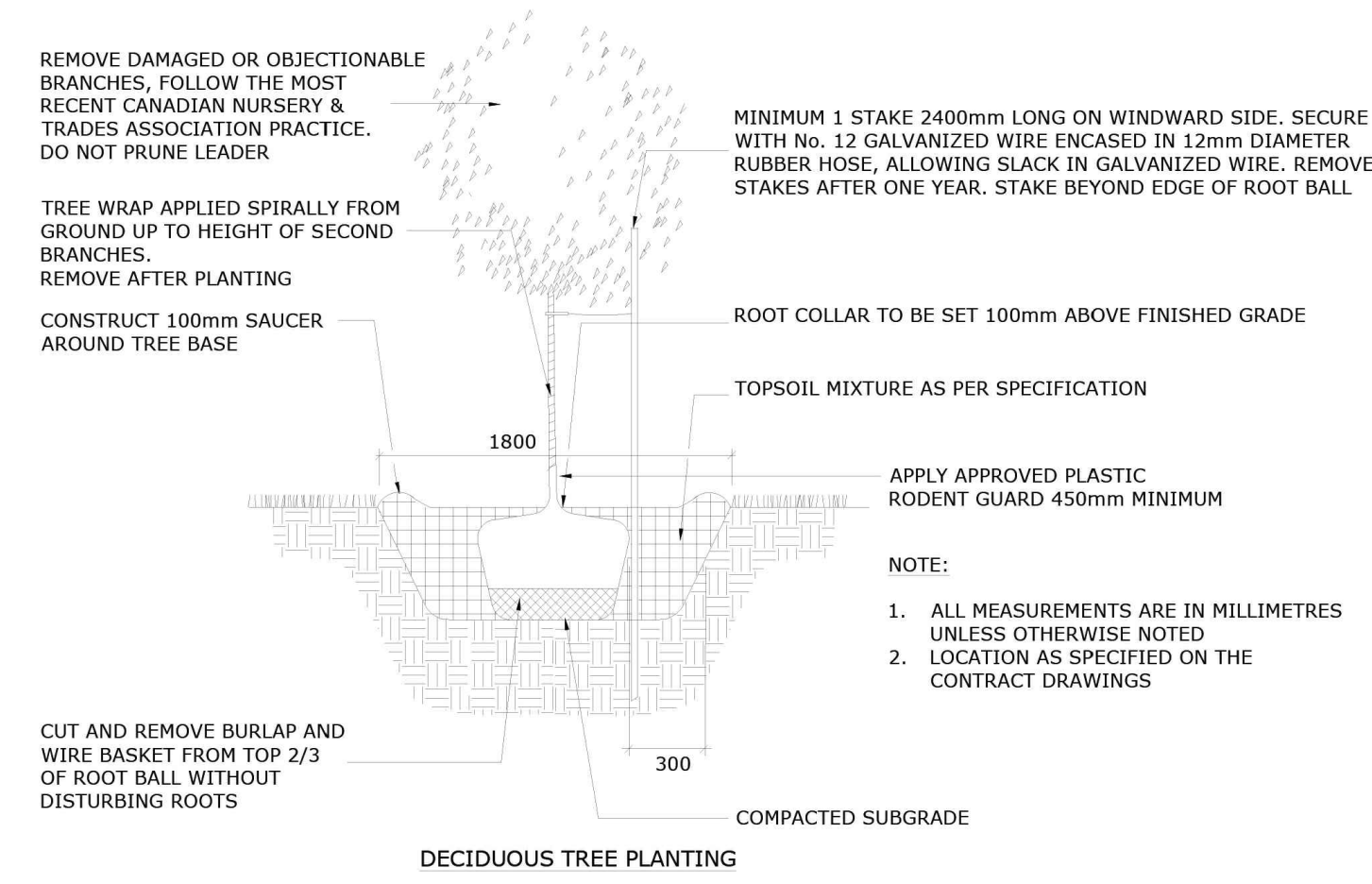
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SHEA ROAD SITE PLAN
1650 SHEA ROAD (OTTAWA, ON)

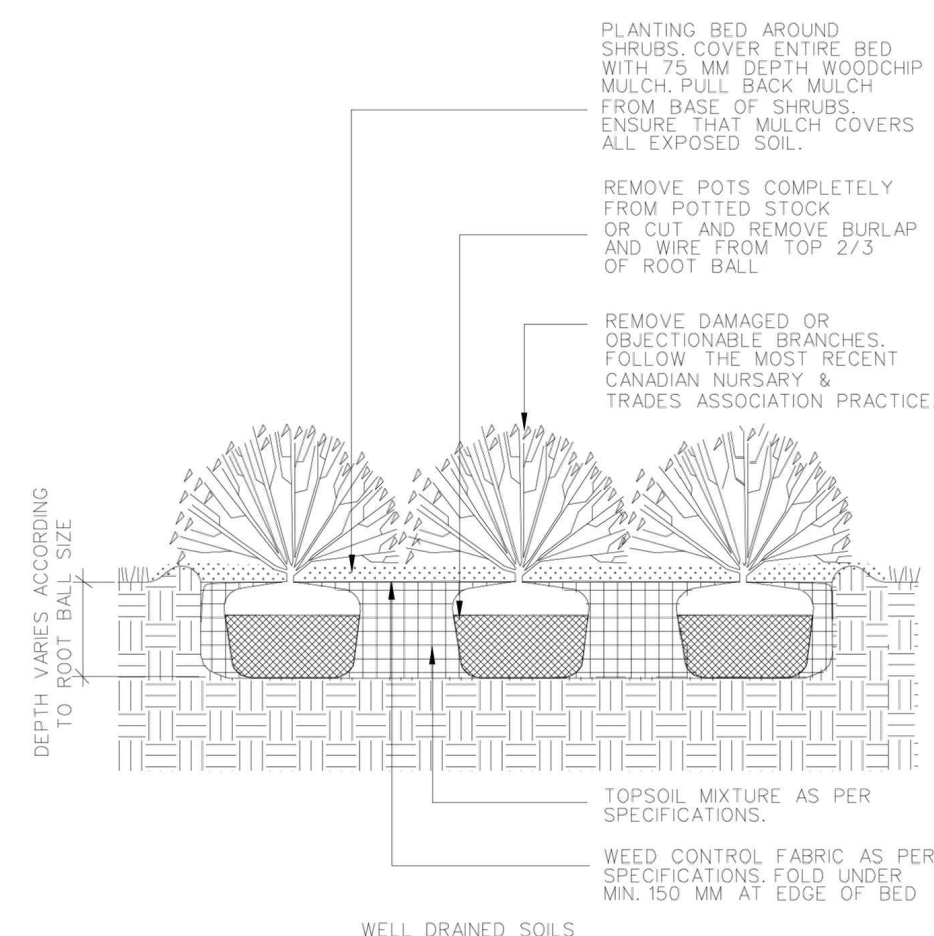
Title
LANDSCAPE SITE PLAN

Date	2023-02-03	Sheet	L04
Scale	1:200		
Drawn	SE/EL		
Checked	MK		
Job No.	22-099		



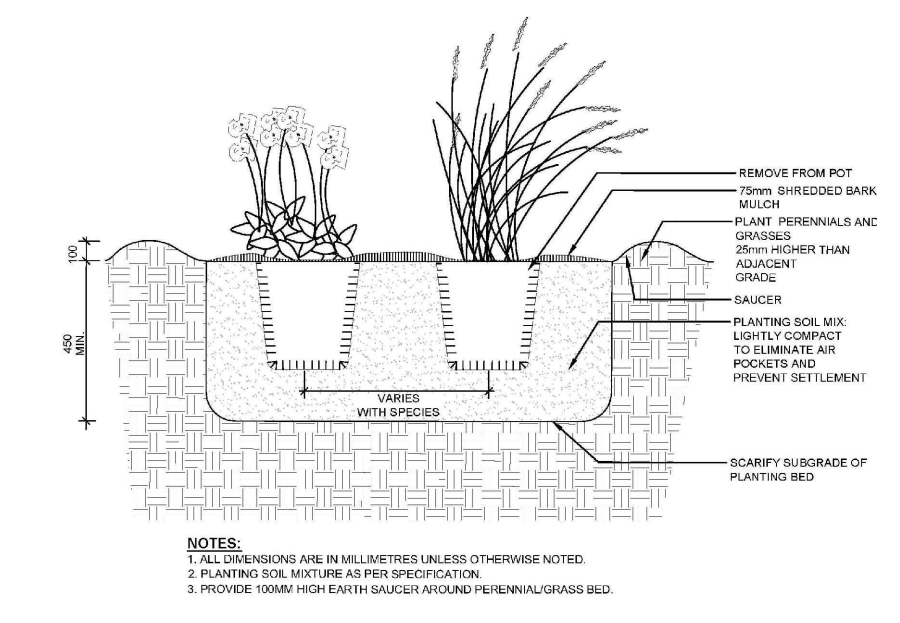
Ottawa TITLE: **PLANTING TRENCH WELL DRAINED SOILS (LOTS)** DATE: MAY 2001
REV: JAN 2017
DWG No.: L2

1 DECIDUOUS TREE PLANTING Scale: NTS



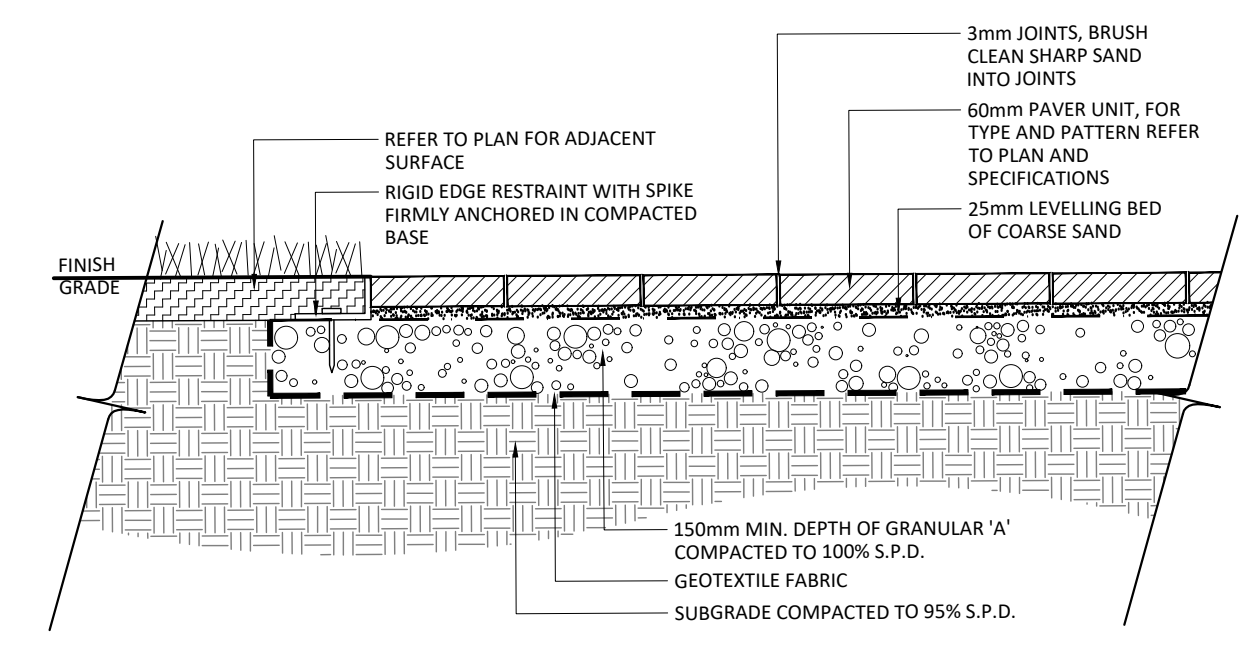
Ottawa TITLE: **SHRUB BED PLANTING** DATE: MAY 2001
REV: NONE
DWG No.: L4

2 CONTINUOUS SHRUB BED PLANTING Scale: NTS



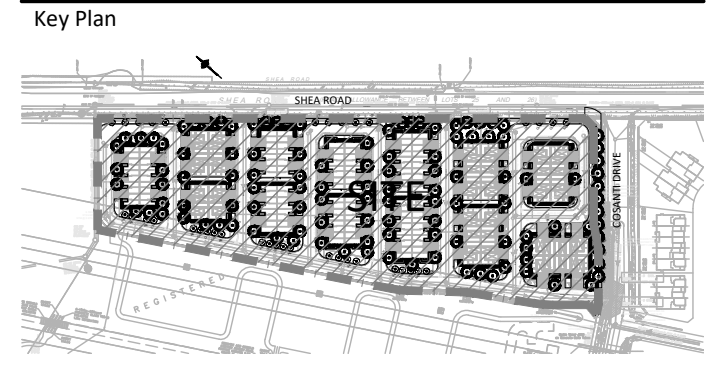
Ottawa TITLE: **PERENNIAL AND ORNAMENTAL GRASS PLANTING** DATE: JAN 2015
REV: NONE
DWG No.: L21

3 GRASS/ PERENNIAL BED PLANTING Scale: NTS



4 LIGHT DUTY UNIT PAVING Scale: 1:15

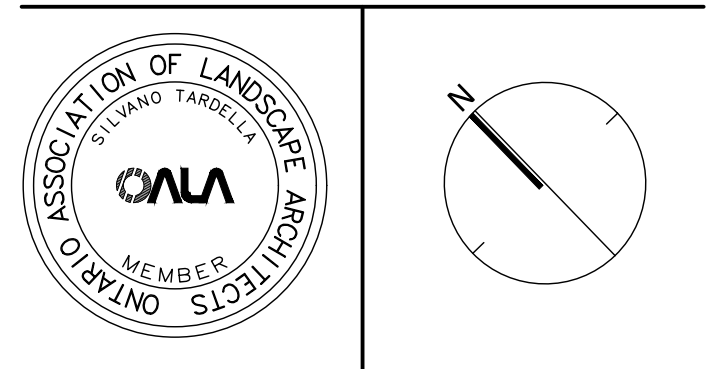
Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



No.	Description	Date
3	Issued for First Submission	Mar 15/23
2	Issued for client review	Mar 4/23
1	Issued for client review	Feb 6/23

Revision

City Approval Stamp



NAK
design strategies

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Project

SHEA ROAD SITE PLAN
1650 SHEA ROAD (OTTAWA, ON)

Title: DETAILS

Date	2023-02-03	Sheet	
Scale	AS NOTED		
Drawn	SE/EL		
Checked	MK		
Job No.	22-099		

D01