

LOCATION OF ALL SUCH UTILITIES AND

DAMAGE TO THEM.

STRUCTURES AND ASSUME ALL LIABILITY FOR

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
- 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
- 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
- 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.

Chain Link Fence Typical Concrete Sidewalk in Boulevard Sidewalk Construction Joints

NOVATECH DETAILS

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting D2. Standard Coniferous Tree Planting
- D4. Tree Protection Fence
- D6. Naturalization Planting

TREE PLANTING IN SENSITIVE CLAY

- The landscape plans have been developed in accordance with the Geotechnical Investigation Final Report, Daniel Wall, May 29,2024, which includes the letter/memo Daniel Wall. May 29, 2024, and map Borehole Location Plan, May 2, 2024 that confirms the categories and locations of clay
- 2. The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils
- The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property 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.
- a. Small tree (mature height up to 7.5m) 20m3/ minimum soil volume provided.
- b. Medium tree (mature height 7.5-14m) 25m3/ minimum soil volume provided.
- Where trees share a continuous greenspace:
- c. Two (2) small trees 12m3/ minimum soil volume provided
- d. Two (2) medium trees 15m3/ minimum soil volume provided per tree.

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings in good condition for the duration of site works: required.

PAVERS

Edge of pavers to receive edge restraint. Artline by Unilock

Location: Back Patio Size: Mixed Pattern: Linear Colour: Sterling

SITE FURNITURE

Slats: Ipe

Fasten all site furnishing to surface with stainless steel anti-vandal

 400 Cluster Seating by Maglin Product Number: MTB-0400-00026 Size: 72.75" Length Frame colour: Gunmetal

• 2300 Series Bike Rack by Maglin Product Number: MBR-2300-00001 Frame Colour: Gunmetal

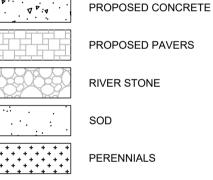
PROPERTY LIMIT

Options: Surface mount

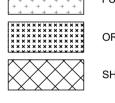
Options: Surface mount, Umbrella Hole

LEGEND

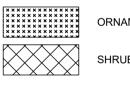
DETAIL SHEET # NOVATECH OR CITY
EG. 11.12 ETC — DETAIL NUMBER SEE LIST 3-D1 EG. L1, L2, ETC. FOR CODE



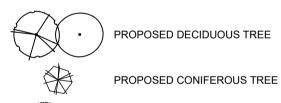
FUTURE PERENNIALS



ORNAMENTAL GRASSES



SHRUB NATURALIZATION



PROPOSED DECIDUOUS TREE

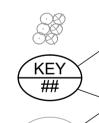


EXISTING TREE TO REMAIN (SYMBOL SCALED TO MATCH

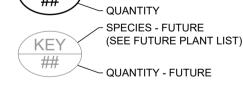


PROPOSED SHRUBS

CRITICAL ROOT ZONE)



PROPOSED FUTURE SHRUBS (SEE PLANT LIST)



—— X —— PROPOSED CHAINLINK FENCE 1.5m HT

TREE PROTECTION FENCE

1:300

MAY 31/24

DATE

ISSUED FOR SITE PLAN APPLICATION

REVISION

KEY	KEY QTY BOTANICAL NAME		COMMON NAME	SIZE	COND	SPACING	Native Status
Deciduo	us Sh	rubs					
Hyk	20	Hypericum kalmianum	Kalm's St. John's Wort	60cm Ht	PT	80cm O.C.	Native
Haa 12 Hydrangea arborescens 'Annal Rag 9 Rhus aromatica 'Gro-Low'		Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	60cm Ht	PT	100cm O.C.	Non Native
		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	60cm Ht	PT	160cm O.C.	Native Cultiva
Perenn	ials						
ерр	16	Echinacea purpurea	Purple Coneflow er	1g	PT	30cm O.C	Native
)rnam e	ntal G	rasses					
dcg 20 Deschampsia cespitosa 'Goldtau		Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	1g	PT	50cm O.C	Native Cultiva
_		DESIGN		-> /I = \ A		11.37	
		SCALE FOR REVIEW ONLY					

KEW

RG

KEW



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

NORTH

TREE PROTECTION

1. 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.).

2. 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

Refer to the Landscape Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.

4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses. 5. Do not attach any signs, notices, or posters to any tree. 6. Do not disturb, raise, or lower the existing grade within the

CRZ without approval. 7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no

machinery permitted. 8. Do not damage the root system, trunk, or branches, or any

9. Do not extend hard surface or significantly change landscaping.

10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy. 11. 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. 12. 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. 13. 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. 14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape

15. 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.

16. 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

1. 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.

SITE BENCHMARK REFERENCED TO LOCA

GEODETIC DATUM

Plant material substitutions are not be 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.

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:

Monitor material and ensure adequate moisture until

a. Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.

b. Sod/ Seed Areas - 100mm depth. c. 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

Apply the following mineral fertilizer unless soil tests show other requirements:

a. Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications. b. Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.

12. 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

100 Bill Leathem Drive - Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	Native Status
Conife	rous Tr	rees					
PBB	2	Picea pungens 'Baby Blue'	Baby Blue Colorado Spruce	200cm Ht	t WB	As Shown	n Non Native
PSF	1	Pinus strobus 'Fastigiata'	Columnar White Pine	200cm Ht	t WB	As Shown	Native Cultivar
Decidu	ious Tre	ees					
ARU	3	Acer rubrum 'Autumn Radiance'	Autumn Radiance Red Maple	50mm Cal	al WB	As Shown	Native Cultivar
CLU	2	Cladrastis kentukea (formerly 'lutea')	Yellow w ood	50mm Cal	al WB	As Shown	n Non Native
MLS	3	Malus 'Spring Snow'	Spring Snow Crabapple	50mm Cal	al WB	As Shown	n Non Native
QM	3	Quercus macrocarpa	Burr Oak	50mm Cal	al WB	As Shown	n Native
QXA	2	Quercus x alba x robur 'Streetspire' (JFS-KW1QX)	Streetspire Oak	50mm Cal	al WB	As Shown	Native Cultivar
UF	3	Ulmus americana 'Frontier'	Frontier Elm	50mm Cal	al WB	As Shown	Native Cultivar
Conife	rous Sh	nrubs					''
Jco	15	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	40cm Spr	r PT	140cm O.C.	C. Native Cultivar
Txs	6	Taxus x media 'Stonehenge Skinny' (SMNTHDPF)	Stonehenge Skinny Yew	2g	PT	50cm O.C.	. Non Native
Decidu/	eciduous Shrubs Cah 24 Clethra alnifolia 'Hummingbird'						
Cah			Hummingbird Summersweet	50cm Ht	PT	80cm O.C.	. Native Cultivar
Dkb	13	Diervilla x Kodiak Black 'SMNDRSF'	Kodiak Black Honeysuckle	60cm Ht	PT	100cm O.C.	C. Native Cultivar
Haa	9	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	60cm Ht	PT	100cm O.C.	. Non Native
Hpi	10	Hydrangea paniculata 'llvobo'	Bobo Dwarf Hydrangea	60cm Ht	PT	70cm O.C.	. Non Native
Hyk	18	Hypericum kalmianum	Kalm's St. John's Wort	40cm Ht	PT	80cm O.C.	. Native
Sya	11	Symphoricarpos albus	Snow berry	50cm Ht	PT	100cm O.C.	. Native
Perenn	nials	'					
cll	35	Coreopsis lanceolata	Lance-Leaved Tickseed	1g	PT	30cm O.C	Native
ерр	31	Echinacea purpurea	Purple Coneflower	1g	PT	40cm O.C	Native
hth	35	Hosta 'Halcyon'	Halcyon Hosta	1g	1g PT 90cm O.C Non Native		
Ground	Jcover	s					
gmb	84	Geranium macrorrhizum 'Bevans'	Bevans Variety	1g	PT	50cm O.C	Non Native
tiac	48	Tiarella x 'Sugar and Spice'	Sugar and Spice Foam Flow er	1g	PT	40cm O.C	Native Cultivar
		<u>, i </u>					

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ckf | 58 | Calamagrostis acutiflora 'Karl Foerster'

Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 (613) 254-9643 (613) 254-5867 Facsimile

dcg 37 Deschampsia cespitosa 'Goldtau'

Ornamental Grasses

CITY OF OTTAWA 100 BILL LEATHEM DRIVE DRAWING NAME

Gold Dew Tufted Hair Grass

| Karl Foerster Feather Reed Grass | 1g | PT | 60cm O.C | Non Native

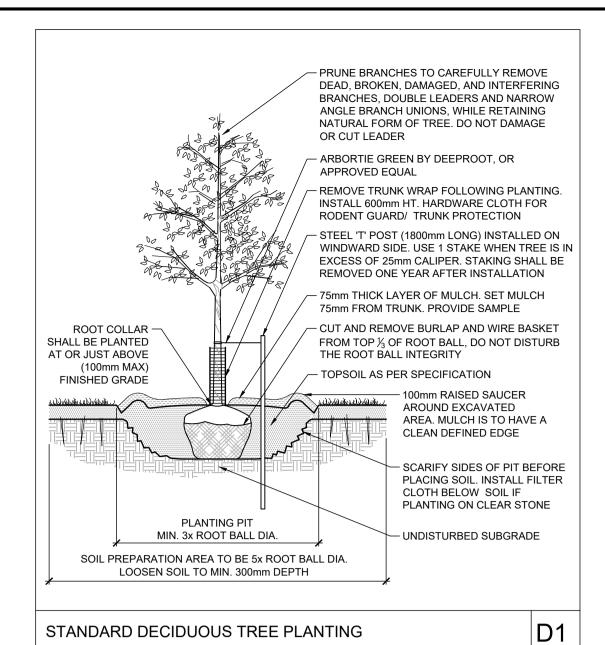
LANDSCAPE PLAN

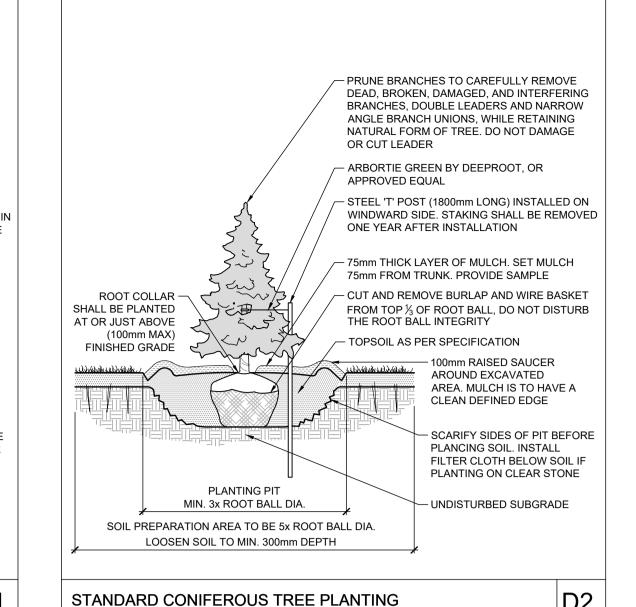
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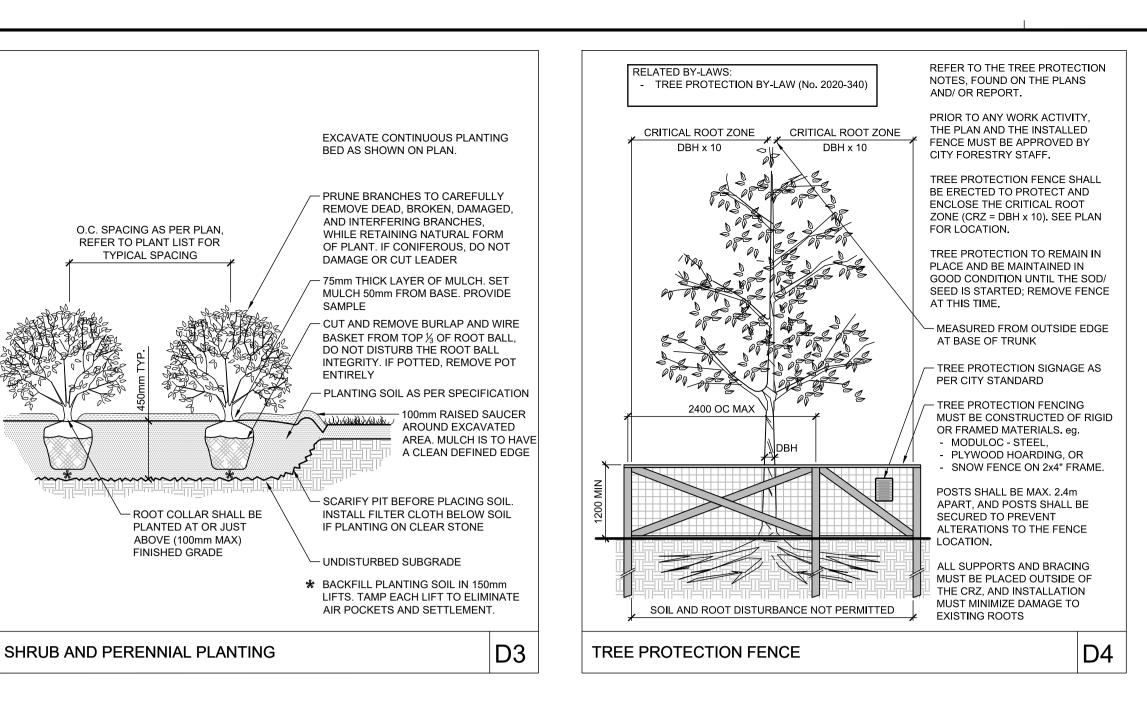
1g PT 50cm O.C Native Cultivar

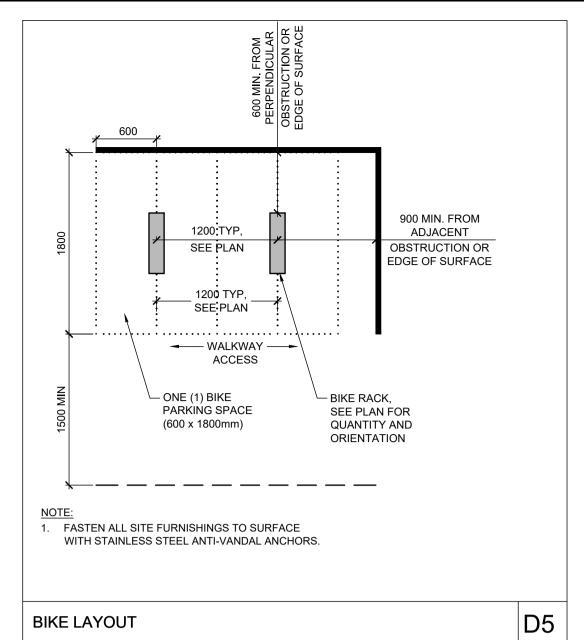
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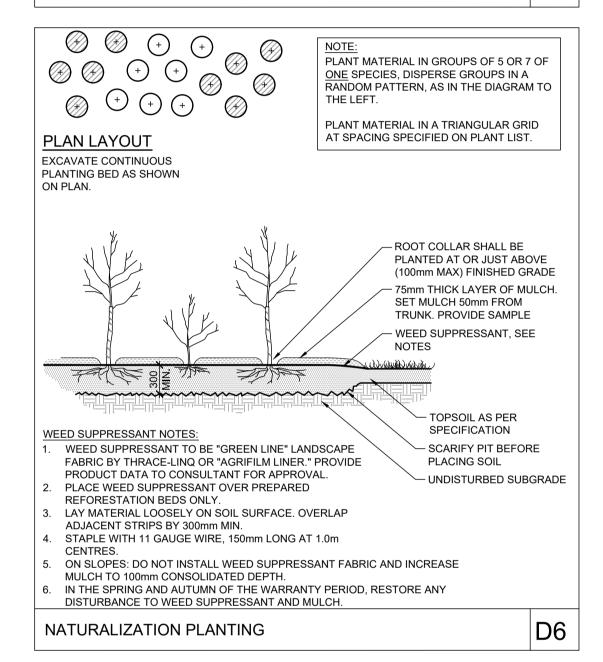
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THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES 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: Contiental Flooring Inc - Holding Corp Dominik Sepowicz 48A Colonnade Road North, Nepean, ON K2E 7J6 Phone: (613) 852-9911

NOT FOR CONSTRUCTION

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2.	REVISED PER CITY COMMENTS	AUG 22/24	KEW		l ,	В
1.	ISSUED FOR SITE PLAN APPLICATION	MAY 31/24	KEW		APPROVED	Ħ
No.	REVISION	DATE	BY		RC	λJ

FOR REVIEW ONLY

Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 (613) 254-9643 Telephone (613) 254-5867 Facsimile

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Website

CITY OF OTTAWA 100 BILL LEATHEM DRIVE DRAWING NAME **DETAILS**

#19183

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124011 REV#2