

- LEGEND**
- 1-D1 DETAIL SHEET # NOVATECH DETAIL NUMBER EG. L1, L2, ETC. SEE LIST FOR CODE
 - PROPERTY LIMIT
 - BIO-SHIELD
 - PROPOSED CONCRETE
 - PROPOSED PAVERS
 - SOD
 - RIVER STONE
 - MULCH
 - PROPOSED DECIDUOUS TREE
 - SPECIES (SEE PLANT LIST)
 - QUANTITY
 - PROPOSED SHRUBS
- CITY DETAILS**
- Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.
- SC4. Typical Concrete Sidewalk in Boulevard
 - SC5. Sidewalk Construction Joints
- NOVATECH DETAILS**
- Found on Sheet TCR 1 and L1.
- D1. Tree Protection Fence
 - D2. Standard Deciduous Tree Planting
 - D3. Shrub and Perennial Planting
 - D4. Bike Layout
 - D5. Bio-Shield Adjacent To Enbridge Utility
 - D6. River Stone

OWNER
2317916 ONT INC.
2081 MERIVALE ROAD
OTTAWA, ON, K2G 1G9

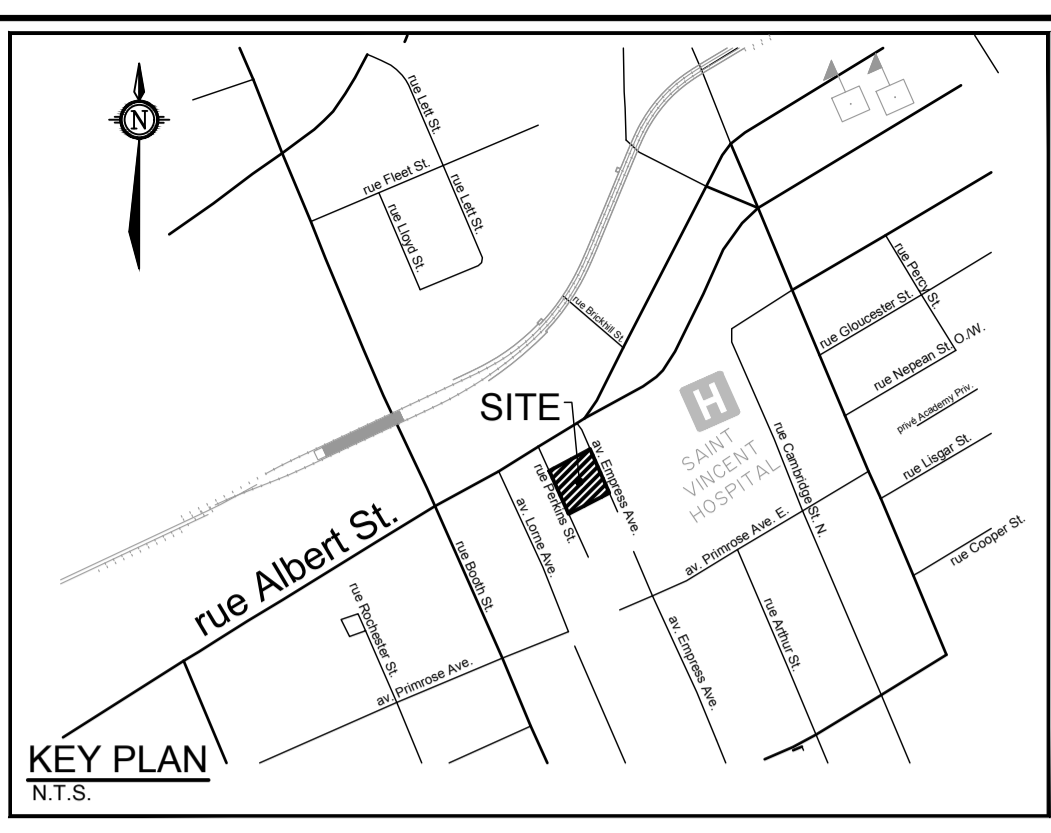
ARCHITECT
PROJECT 1 STUDIO
280 ST. PATRICK STREET, STE. 300
OTTAWA, ON, K1N 5K5

PLANNER
NOVATECH
240 MICHAEL COWPLAND DRIVE, STE. 200
OTTAWA, ON, K2M 1P6

LANDSCAPE ARCHITECT
NOVATECH
240 MICHAEL COWPLAND DRIVE, STE. 200
OTTAWA, ON, K2M 1P6

CIVIL ENGINEER
NOVATECH
240 MICHAEL COWPLAND DRIVE, STE. 200
OTTAWA, ON, K2M 1P6

SURVEYOR
FARLEY, SMITH & DENIS SURVEYING LTD.
30 COLONNADE ROAD, UNIT 275
OTTAWA, ON, K2E 7J6



- 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 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. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
 - 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.
 - 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 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.

- CONSTRUCTION**
- All general site information and conditions are compiled from Consultant field notes and plans provided by the Owner and are supplied for information purposes only. It is the responsibility of the Contractor to verify the accuracy of all the information obtained from this plan.
 - Together with all Subcontractors involved, the Contractor is to examine all surfaces or conditions relating to the work, in order to determine the acceptability of such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
 - Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
 - Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant.
 - Contractor is responsible for all fees arising from the completion of works conveyed by these drawings, details, and specifications.
 - Carry out all construction in accordance with the most current provincial and municipal standards and specifications.
 - Contractor to coordinate all access and protect the public and users of the site with appropriate control fence and supervision throughout the construction period, to the satisfaction of the Consultant.
 - Contract Administrator is to approve access point(s) prior to mobilization.
 - A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
 - Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
 - Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage at a location on site as identified by the Consultant. Excavate and remove from site any contaminated material. Dispose all contaminated material at a licensed landfill facility.
 - Maintain site in a clean and orderly state for the duration of construction; perform all work in accordance with the Occupational Health and Safety Act. Remove all excess materials, packaging, and debris from the site.
 - Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
 - Contractor is responsible for all layout for construction purposes.
 - Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
 - The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

- RAISED PLANTERS**
- Set trees in raised planters on a bed of heavily compacted growing medium, at the bottom, to eliminate settlement.
 - Backfill around the root ball with growing medium in 150mm lifts. Tamp and water each lift to eliminate air pockets or settlement.
 - Growing medium to be:
 - 80% commercial screened topsoil
 - 10% peat moss or compost
 - 10% perlite.
 - Cover top of the planter surface with 75mm of shredded bark mulch.

Allison Hamlin

APPROVED
By Allison Hamlin at 4:39 pm, Dec 10, 2024

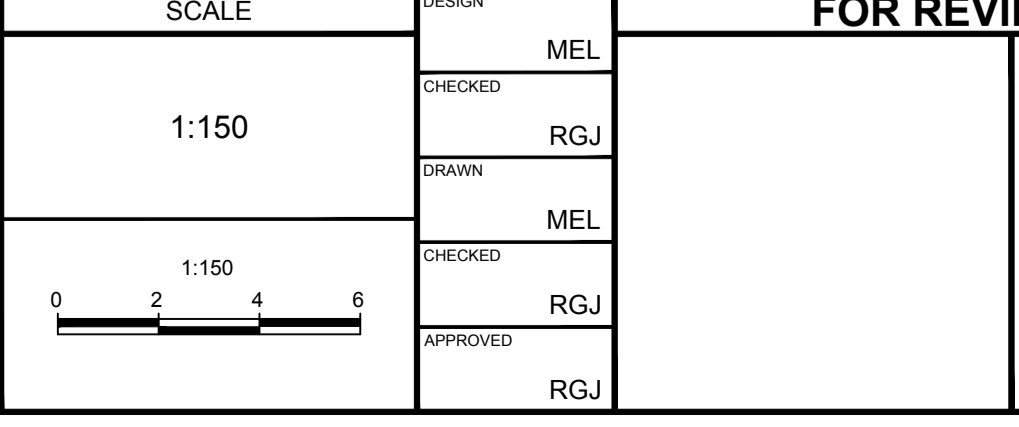
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	SIZE	COND	SPACING
Deciduous Trees							
ARM	3	<i>Acer rubrum 'Armstrong Gold'</i>	Armstrong Gold Red Maple	Native Cultivar	50mm Cal	WB	As Shown
ARR	1	<i>Acer rubrum 'Franklin'</i>	Redpointe Red Maple	Native Cultivar	50mm Cal	WB	As Shown
CEL	1	<i>Callus occidentalis</i>	Hackberry	Native	50mm Cal	WB	As Shown
COA	1	<i>Cornus alternifolia</i>	Pagoda Dogwood	Native	45mm Cal	WB	As Shown
DXA	1	<i>Quercus x alba x robur 'Streetspire' (IFS-RW10X)</i>	Streetspire Oak	Native Cultivar	50mm Cal	WB	As Shown
Deciduous Shrubs							
Cpe	10	<i>Comptonia peregrina</i>	Sweet Fern	Native	60cm Ht	PT	As Shown
Hdb	40	<i>Hydrangea paniculata 'Dragon Baby' (HYL-VF522)</i>	Dragon Baby Hydrangea	Cultivar	50cm Ht	PT	As Shown
Pyp	16	<i>Physocarpus opulifolius 'Panther'</i>	Panther Ninebark	Cultivar	60cm Ht	PT	As Shown
Pts	20	<i>Potentilla fruticosa 'Bella Sol'</i>	Bella Sol Potentilla	Cultivar	40cm Ht	PT	As Shown
Rgg	10	<i>Rosa 'Gumball Goody' (VLR12062)</i>	Gumball Goody Rose	Cultivar	50cm Ht	PT	As Shown
Sbg	17	<i>Spiraea betulifolia 'Glow Girl' (TOR Gold)</i>	Glow Girl Birchleaf Spirea	Cultivar	50cm Ht	PT	As Shown
Smc	68	<i>Spiraea japonica 'Magic Carpet'</i>	Magic Carpet Spirea	Cultivar	40cm Ht	PT	As Shown
Sic	2	<i>Stephanandra incisa 'Crispa'</i>	Cutleaf Stephanandra	Cultivar	40cm Ht	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.

No.	REVISION	DATE	BY
3.	RE-ISSUED FOR SPC	NOV. 28/24	RGJ
2.	ISSUED FOR TENDER	SEPT 25/24	RGJ
1.	ISSUED FOR SPC	AUG 8/24	RGJ

DESIGN	MEL
CHECKED	RGJ
DRAWN	MEL
CHECKED	RGJ
APPROVED	RGJ



FOR REVIEW ONLY

NOVATECH
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION	CITY OF OTTAWA	LOT 5 AND PART OF LOT 6
10 EMPRESS AVE <td>REGISTERED PLAN 7 <td>CITY OF OTTAWA</td> </td>	REGISTERED PLAN 7 <td>CITY OF OTTAWA</td>	CITY OF OTTAWA
DRAWING NAME	LANDSCAPE PLAN	PROJECT NO. 121234-00
		REV # 3
		DRAWING NO. 121234-L1

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