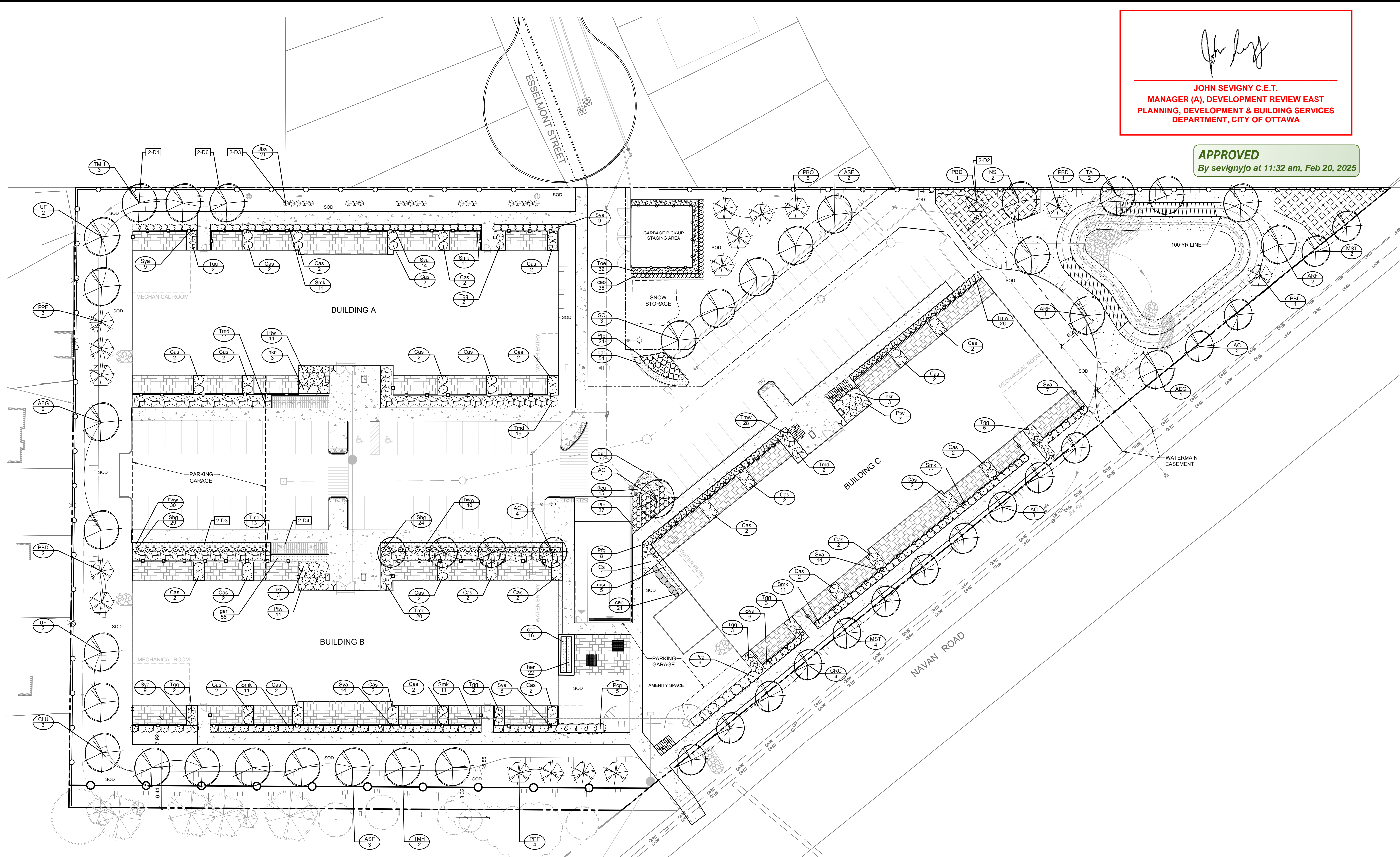
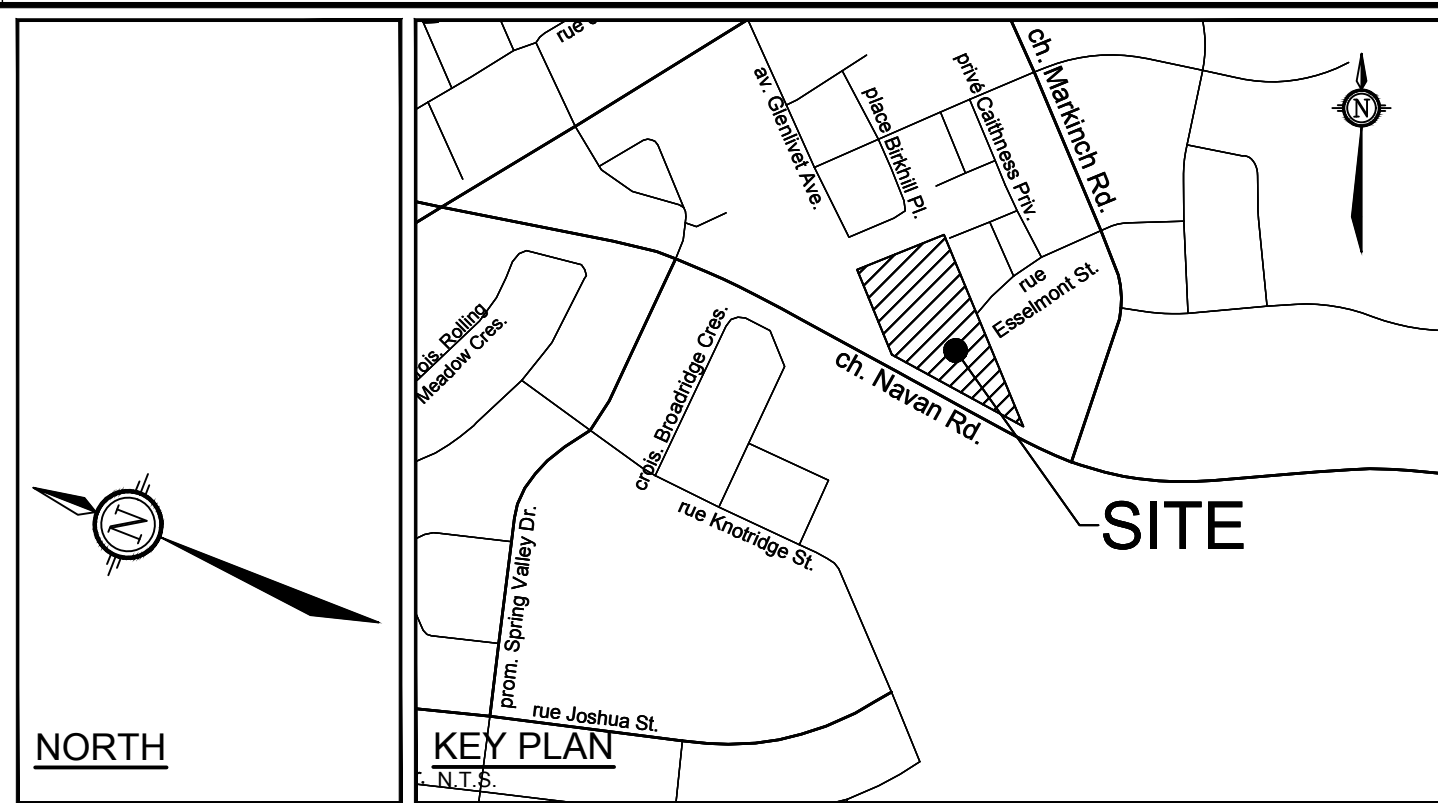

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By sevignyjo at 11:32 am, Feb 20, 2025



- ### LEGEND
- 2-D1 DETAIL SHEET # NOVATECH OR CITY EG. L1, L2, ETC. - DETAIL NUMBER SEE LIST FOR CODE.
 - PROPERTY LIMIT
 - PROPOSED CONCRETE
 - PROPOSED PAVERS
 - SEED MIX A
 - SEED MIX B
 - NATIVE SHRUB MIX
 - TABLE LAND SHRUB MIX (SMALL)
 - PERENNIALS / GRASSES
 - SHRUB MIX
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED SHRUBS
 - SPECIES (SEE PLANT LIST)
 - QUANTITY
 - ACCESSIBLE PICNIC TABLE
 - BOULDERS
 - TREE PROTECTION FENCE
 - WOOD PRIVACY FENCE 1.8m HT
 - DECORATIVE FENCE 1.2m HT
 - ANTICIPATED LIMIT OF EXCAVATION FOR UNDERGROUND GARAGE

- ### GENERAL
1. 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.
 2. 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.
 3. It is essential to use the plans and details in conjunction with the specifications and notes.
 4. Do not scale drawings. Work to dimensions only.
 5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
 6. Reinstatement of 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
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.
 2. Use structurally sound plant material with strong fibrous root system free of diseases, 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.
 3. Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
 4. Plant locations are schematic/ approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
 5. 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.
 6. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
 7. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
 8. Approved topsoil depths are as follows:
 - a. Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - b. Sod/ Seed Areas - 100mm depth.
 9. 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.
 10. 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.
 11. Where applicable, for any plant species 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.

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

NOVATECH DETAILS

Found on Sheet L2.

D1 Standard Deciduous Tree Planting
 D2 Standard Coniferous Tree Planting
 D3 Shrub and Perennial Planting
 D4 Bike Layout
 D5 Boulder
 D6 Wood Privacy Fence

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings required.

PAVERS

Edge of pavers to receive edge restraint.
 • Melville 60 Pavers by Permacon
 Colour: TBD

FENCE

• Elegant Traditional Panel by Iron Eagle Industries
 Panel Height: 1219mm (42")
 Post Cap: Pyramid
 Colour: Black

SITE FURNITURE

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

PICNIC TABLES

• 200 Series - 210 Accessible Cluster Seating by Maglin
 Product Number: MTR-0210-00042
 Frame: Structural I-Beam
 Top: Wood Table Top and Attached Blacksteel Benches (2)
 Cedar Color
 Surface Mount, Wheelchair Accessible

WASTE RECEPTACLE

• 200 Series - 250 Trash Receptacle by Maglin
 Product Number: MTR-0250-00004
 Frame: H.S. Steel
 Metal Lid
 32 Gallon

BOULDERS

Sizes: 1.0-1.5m L x 0.7-1.0m W x 0.6-0.8m H

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. CPSS 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

Seed Mix A
 Greenfields Seed Mix by DLF
 Seeding Rate: 175kg/hectare

Seed Mix B
 Retention Area Seed Six by DLF
 Seeding Rate: 30kg/hectare

TREE PLANTING IN SENSITIVE CLAY

1. The landscape plans have been developed in accordance with the Geotechnical Report PG6582-1, Revision 1, Pattern Cap, Pyramid, January 29, 2024, that confirms the categories and locations of clay soils and tree planting restriction recommendations.

2. The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils (2017).

3. 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) - 25m³ minimum soil volume provided.
 b. Medium tree (mature height 7.5-14m) - 30m³ minimum soil volume provided.
 c. Large tree (mature height 14-20m) - 45m³ minimum soil volume provided.
 d. Tree (2) small trees - 15m³ minimum soil volume provided per tree.
 e. Tree (2) medium trees - 18m³ minimum soil volume provided per tree.

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.

NOT FOR
 CONSTRUCTION

OWNER INFORMATION
 2628276 ONTARIO INC.
 231 BRITANNY DRIVE, SUITE D
 OTTAWA, ONTARIO, K1K 0R8
 LALIT AGGARWAL
 PHONE: (613)-746-1647
 isa@manorparkcap.com

NO.	REVISION	DATE	BY
4.	REVISED PER CITY COMMENTS	JUL 11/24	RJ
3.	REVISED PER CITY COMMENTS	FEB 28/24	RJ
2.	REVISED PER CITY COMMENTS	NOV 13/23	RJ
1.	ISSUED FOR SITE PLAN CONTROL	JUNE 13/23	RJ

SCALE		FOR REVIEW ONLY	
1:300	1:300	CHECKED	RJ
1:300	1:300	DRAWN	RJ
1:300	1:300	CHECKED	RJ
1:300	1:300	APPROVED	RJ



Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowland Drive
 Ottawa, Ontario, Canada K2M 1P6

Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION
 CITY OF OTTAWA
 3317 NAVAN ROAD

DRAWING NAME
LANDSCAPE PLAN

PROJECT NO:
118076

REV #
4

DRAWING NO:
118076-L1

C:\Users\118076\OneDrive\Desktop\118076-L1.dwg, L1, Jul 11, 2024, 1:30pm, mlsh

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