

Surveyor

VOLLEBEKK LTD

14 CONCOURSE GATE,

SUITE 500, NEPEAN,

ON K2E 7S6

Architect

N45 ARCHITECTURE INC.

ROBERT MATTHEWS

71 BANK STREET,

ON K1P 5N2

7TH FLOOR, OTTAWA.

ANNIS O'SULLIVAN,

Owner:

DAY & ROSS INC.

HARTLAND.

NB E7P 1C6

Civil Engineer

NOVATECH

240 MICHAEL COWPLAND

DRIVE, SUITE 200

OTTAWA

ON K2M 1P6

358 MAIN STREET

THE POSITION OF ALL POLE LINES, CONDUITS,

UNDERGROUND AND OVERGROUND UTILITIES AND

STRUCTURES IS NOT NECESSARILY SHOWN ON

THE ACCURACY OF THE POSITION OF SUCH

STRUCTURES AND ASSUME ALL LIABILITY FOR

LOCATION OF ALL SUCH UTILITIES AND

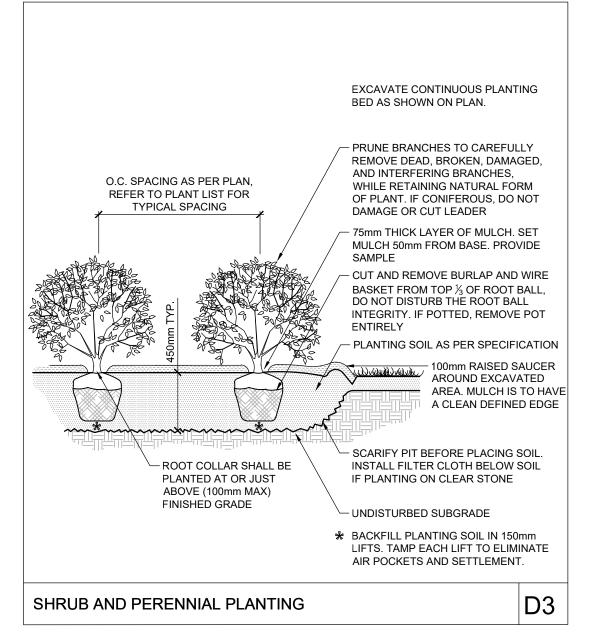
DAMAGE TO THEM.

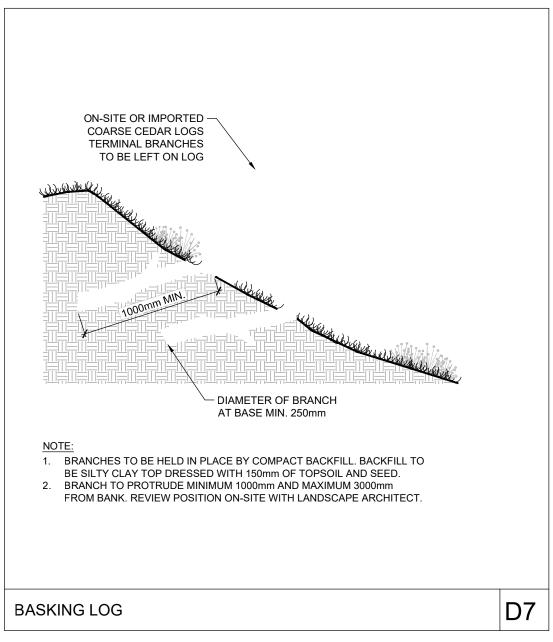
THE CONTRACT DRAWINGS, AND WHERE SHOWN,

UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, DETERMINE THE EXACT

WATERMAINS, SEWERS AND OTHER





DISCLAIMER:

The elements on this plan illustrate the design intent and

general constructability of the proposed landscape which

will support the associated development. This is to

and climate change objectives of the Official Plan will be

met through tree planting and site design. This drawing is

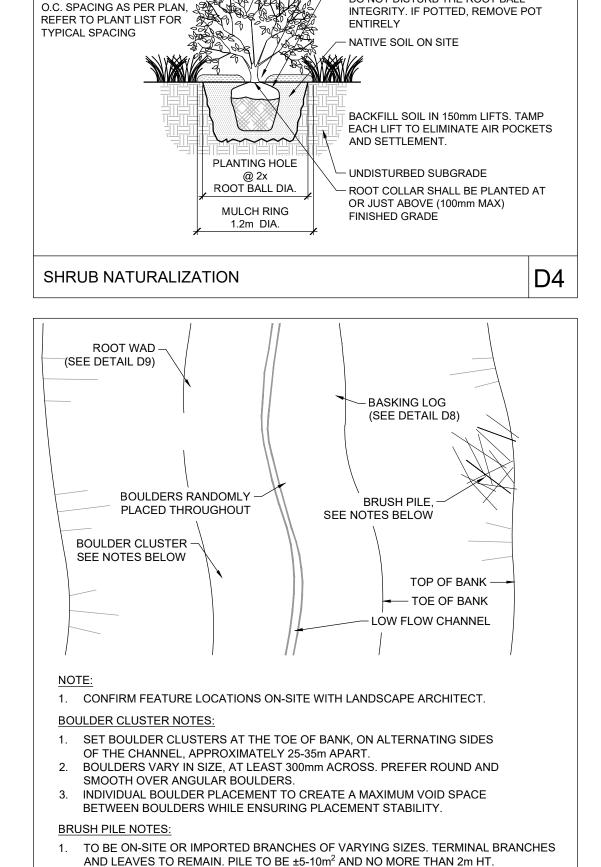
Final detailed design and construction documentation is to

be provided with certified 'Issued for Construction'

drawings and specifications prior to construction.

for City review only and is not intended for construction.

demonstrate how the canopy cover, urban design, health,



NUMBER OF BRUSH PILES TO BE DETERMINED BASED ON AVAILABLE ON-SITE

D8

SCALE

NOV 14/25

FEB 27/25

OCT 4/24

OCT 24/24 RO

OCT 2/24 RO

AUG 16/24 R

DATE

KEW

KEW/TB

of our P

CAA

≜\NOV 14, 2025/ດັ//

MEMBER

MATERIAL, MINIMUM 3.

CREEK CHANNEL

REVISED PER CITY AND SNCA COMMENTS

ISSUED FOR COMPLETENESS COMMENTS

REVISION

ISSUED FOR BUILDING PERMIT

ISSUED FOR 90% SUBMISSION

ISSUED FOR 60% SUBMISSION

ISSUED FOR SITE PLAN APPLICATION

PLANT MATERIAL IN GROUPS OF 5 OR 7 OF

ONE SPECIES, DISPERSE GROUPS IN A

PLANT MATERIAL IN A TRIANGULAR GRID

AT SPACING SPECIFIED ON PLANT LIST.

THE LEFT.

PLAN LAYOUT

RANDOM PATTERN, AS IN THE DIAGRAM TO

- PRUNE BRANCHES TO CAREFULLY

WHILE RETAINING NATURAL FORM

OF PLANT, IF CONIFEROUS, DO NOT

75mm THICK LAYER OF MULCH. SET

MULCH 50mm FROM BASE. PROVIDE

— CUT AND REMOVE BURLAP AND WIRE

DO NOT DISTURB THE ROOT BALL

BASKET FROM TOP 1/3 OF ROOT BALL.

AND INTERFERING BRANCHES,

DAMAGE OR CUT LEADER

REMOVE DEAD, BROKEN, DAMAGED,

## REALIGNED HEADWATER

1. Depth of realigned headwater to be 0.5m to 1m depth of

#### **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. 2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to
- for all existing utilities regardless of being shown on the 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. Reinstate all areas and items damaged or disturbed, beyond
- the Limit of Work, because of construction activities, including 4 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 disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at 10. Contractor to coordinate and schedule all work with other 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 be 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
- 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.

- Reforestation 300mm 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%
- 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.

Phosphorus, 16% Potash per manufacturer specifications.

# SEED MIX AND APPLICATION

For areas steeper than 3:1, Contractor to apply erosion contro 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.

# commencing construction. Protect and assume responsibility

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

All general site information and conditions are compiled from

are supplied for information purposes only. It is the

Consultant field notes and plans provided by the Owner and

responsibility of the Contractor to verify the accuracy of all the

commencement of work implies Contractor acceptance of the

information obtained from this plan.

CONSTRUCTION

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

Contractor to check and report any discrepancies before

commencing work. No responsibility is borne by the

- completion of works conveyed by these drawings, details, and specifications. 6. 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. 8. Contract Administrator is to approve access point(s) prior to
- A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
- trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties. 11. 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.
- 12. 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. 13. Contractor is responsible to take all necessary measures to
- control dust on the project site and to the satisfaction of the Contract Administrator 14. Contractor is responsible for all layout for construction
- 15. Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
- 16. The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

- 1. Contractor is to verify accuracy of existing topography and survey and report any discrepancies to the Contract Administrator. Commencement of grading is to constitute acceptance of site conditions; no claims for extras will be entertained thereafter.
- areas of the site designated for hard landscaping, or the construction of structures. Strip topsoil to its full depth, exercising caution not to mix topsoil with subsoil. Provide drainage as indicated in grading plan. Round all tops and toes of slopes, smoothly. Compact all areas to 95%
- standard proctor density unless otherwise noted. . Contractor to excavate to accommodate hard surface and ensure proper depth of excavation as specified on related

2. Strip topsoil, organic matter, or deleterious material from all

- drawings, contract details and specifications. Match existing grades at limit of work. 6. Ensure positive surface drainage of all areas within the limit of work, whether indicated or not, and prevent ponding. 7. Refer to geotechnical recommendations (if available)
- prepared by Geotechnical Engineer for subsurface conditio and construction recommendations. Claims for conditions that could have been ascertained by review of geotechnical report will not be considered.
- The Geotechnical Engineer is to inspect compacted subgrade prior to placement of granular material. 9. Sub-excavate and replace any soft areas evident from
- compaction with suitable material that is frost compatible with the existing soils as recommended by the Geotechnical
- 10. Remove from site all excess excavated material unless instructed otherwise by Consultant. Slopes, unless otherwise noted:
- a. Walkways maximum 12:1 slope (do not exceed 2% cross slopes).
- b. Asphalt and concrete surfaces minimum 1.0% slope; maximum 5% slope. c. Sod/ Seed Areas and Plant Beds - minimum 2% slope;
- maximum 33% slope. d. Swales - Flat-bottomed per Contract drawings and specification, with maximum side slopes of 3:1 and a
- minimum slope of 8:1. 12. New surfaces are to have smooth, safe, and seamless transition of materials, where construction of proposed
- surfaces adjoins existing materials. This is applicable for all surfaces soft and hard.

# PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings PAVERS Edge of pavers to receive edge restraint.

 Melville 80 Paver by Permacon Location: Patio Area Size: ALL Pattern: Modular Colour: Range Scandina Grey

 FoldSmart XT Speedgate by Wallace Perimeter Security Panel Height: 1.8m (6') Width: 4.57m (15') Panel Infill: Vertical Picket Infill Optional: Barb Wire Anti-Climb Edge, Dual head card reader pedestal, Card reader to enter and exit, CCTV

and intercom attachment at entrance and exit. Finish: Hot Dipped Galvanized Steel \*Contractor to coordinate: 1. Distance the pedestal for card reader is from bi-fold gate 2. How many bollards and where 3. Refer to Manufacturer Specifications regarding mounting adjoining fence material to columns.

4. How far the curb needs to be cut back to install the gates. SITE FURNITURE Fasten all site furnishing to surface with stainless steel anti-vandal

 Bike Rack by Maglin Product Number: MBR-0100-00003 Mounting Type: Surface Mount

Colour: Black • 210 Cluster Seating by Maglin Product Number: MTB-0210-00064 Material: Thermally Modified Ash Wood Colour: Black

Mounting Type: Surface Mount Option: Umbrella Mount

Flag Pole by Ottawa Flag Shop

Material: Aluminum Finish: Satin Top: Rotating cap or ball

Flag Assembly: for 3' flags, 3' x6' flags included (not Option: One piece, cone tapered, internal halyard chain, stainless steel cable and hardware, retaining ring and weight, door lock and key, tilt anchor and shoe base Instructions: Ottawa Flag Shop will mark and locate, install anchor cage in concrete base, assemble deliver and erect flag poles. NOTE TO CONTRACTOR - 2 to 3 MONTH LEAD TIME REQUIRED. PLAN

LOCATION CITY OF OTTAWA DRAWING NAME

118168

PICKSEED: EASTERN ECOTYPE PK LOT MIX Seeding Rate: 22-25 kg/ha **Botanical Name** Common Name 1% Autumn Bentgrass Agrostis perennans 15% Andropogon gerardii Big Bluestem 25% Elymus virginicus Virginia Wild Rye 6% Switchgrass Panicum virgatum 35% Schizachyrium scoparium Little Bluestem 18% Sporobolus cryptandrus Sand Dropseed SEED - RETENTION AREA Used to stabilize soils in retention basins. PICKSEED: RETENTION MIX Seeding Rate: 22-25 kg/ha grass Panicum clandestinum Deer Longue **FOR REVIEW ONLY** 

**Botanical Name** Common Name 10% Big Blue Stem Andropogon gerargii 1% Asclepias incarnata Swamp Milkweed 1% Aster puniceus Purplestem Aster 3% Fringe Sedge Carex crintita 5% Carex scoparia Blunt Broom Sedge 2% Carex stipata AWL Sedge 23% Carex vulpinoidea Fox Sedge 2% Showy Tick Trefoil Desmodium canadense 21% Virginia Wild Rye Elymus virginicus 2% Eupatorium maculatum Spotted Joe Pye Weed 2% Eupatorium perfoliatum Boneset 3% Euthamia gramminifolia Grassleaf Goldenrod 3% Helenium autumnale Sneezeweed 2% Ox Eye Sunflower Heliopsis helianthoides 1% Monarda fistulosa Wild Bergamot 5% Switchgrass Panicum virgatum 10% Sorghastrum nutans Indian Grass 4% Verbena hastata Blue Vervain SEED - EASTERN ECOTYPE PARKING LOT MIX Stabilizes slopes greater than 3:1.

SEED - WETLAND HABITAT

Seeding Rate: 22-25 kg/ha

Seed mix for wetland restoration.

PICKSEED: WETLAND HABITAT MIX

Rate	Botanical Name	Common Nam
15%	Agrostis hyemalis	Ticklegrass
15%	Agrostis perennans	Autumn Bentg
20%	Carex vulpinoidea	Fox Sedge
20%	Elymus virginicus	Virginia Wild R
5%	Juncus tenuis	Path Rush
250/	Paniaum alandastinum	Door Tonguo

Website

www.novatech-eng.com

