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NOTE:
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:
[corporation name]
c/o [contact name]
[address line 1]
Ottawa, ON [postal]
Phone: (XXX) XXX-XXXX

NOT FOR
CONSTRUCTION

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN APPLICATION	AUG 13/26	RGJ

SCALE

1:250

1:250
0 2 4 6 8 10

DESIGN

RGJ/MEL

CHECKED

RGJ

DRAWN

MEL

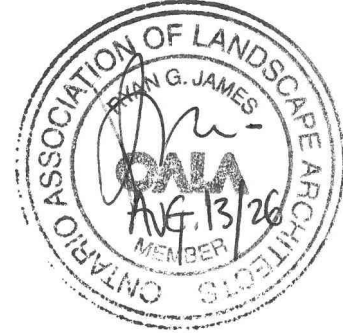
CHECKED

RGJ

APPROVED

RGJ

FOR REVIEW ONLY



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
4149 STRANDHERD DRIVE

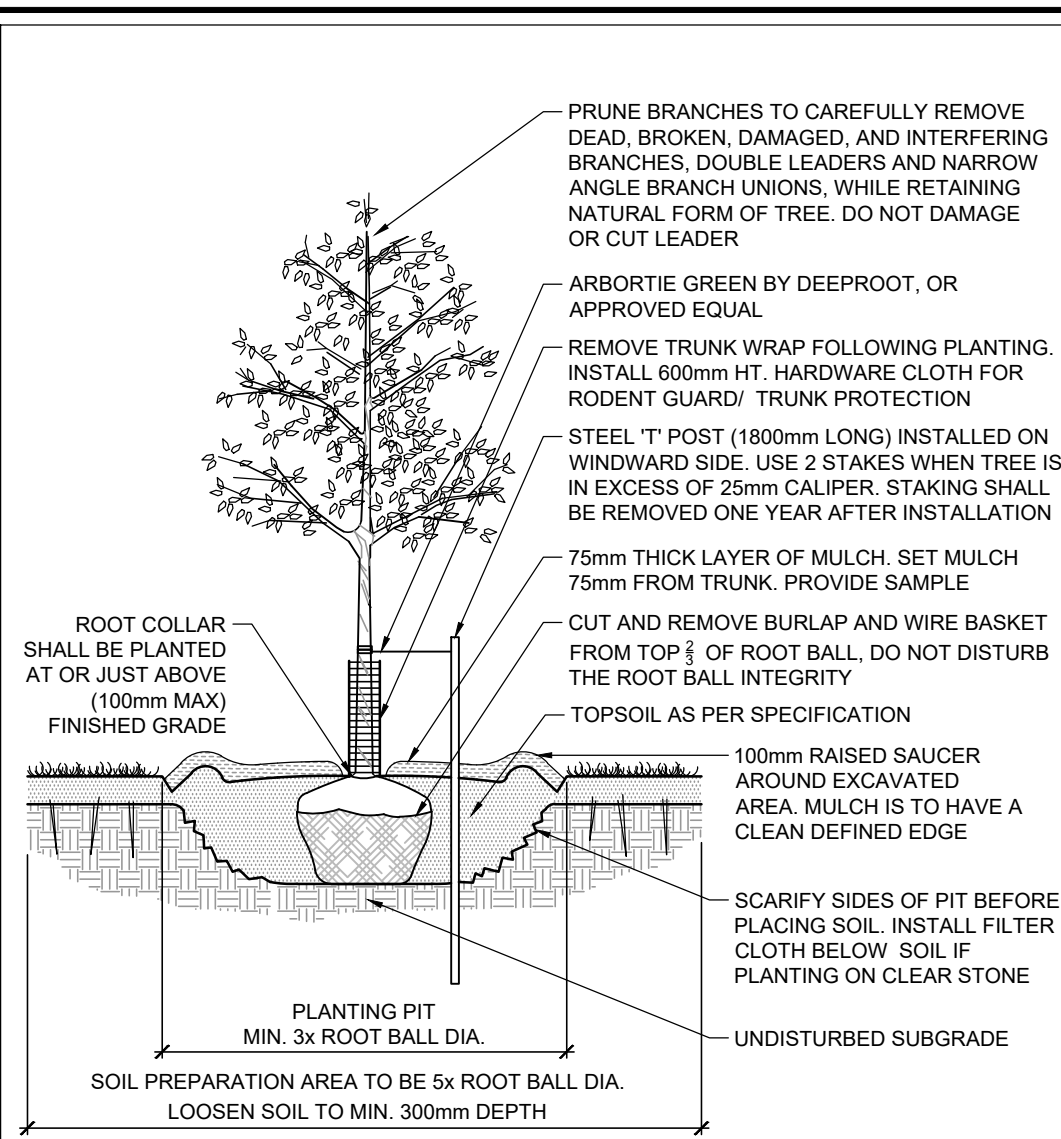
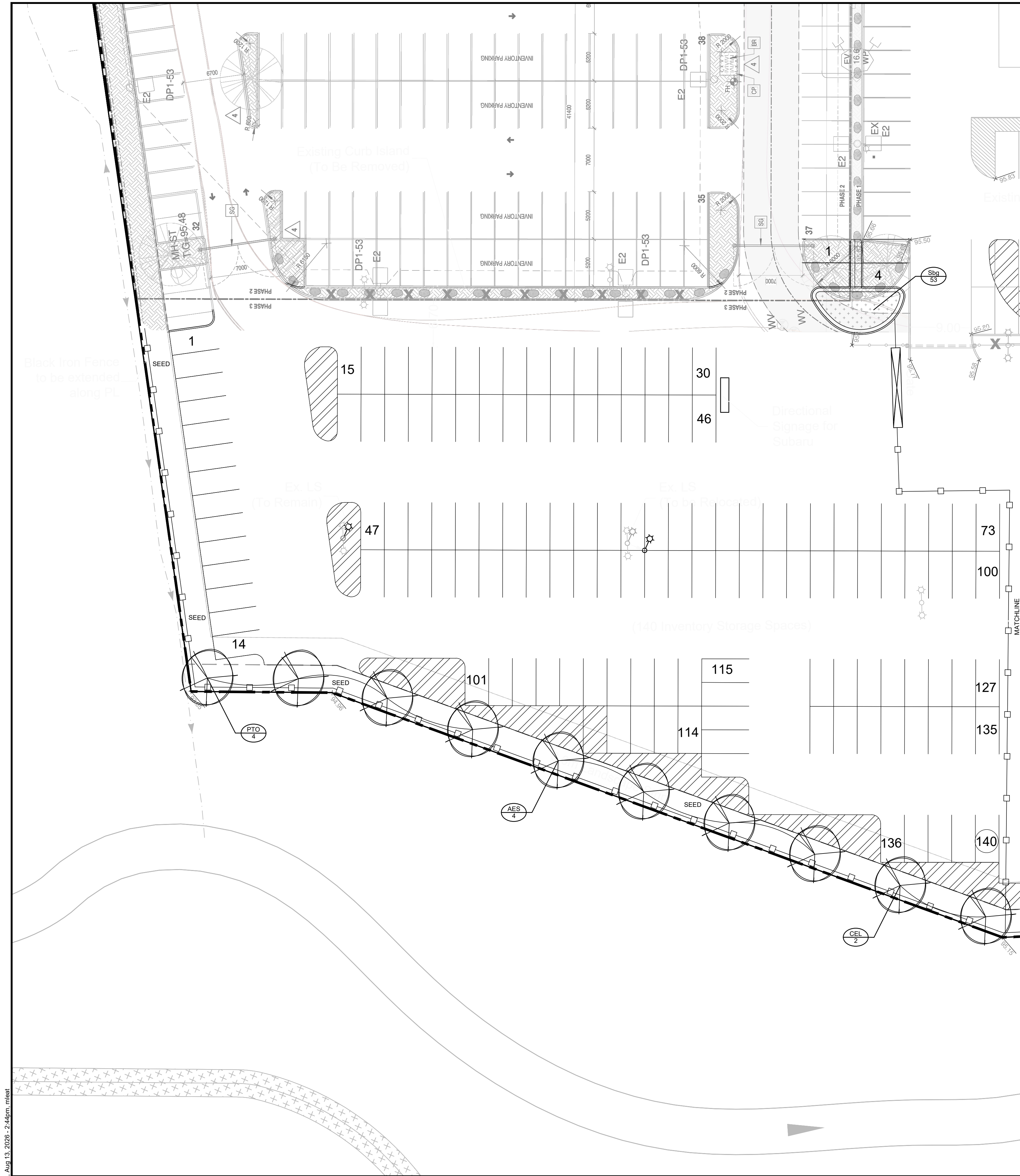
DRAWING NAME
LANDSCAPE PLAN

PROJECT No.
125132

REV
REV # 1

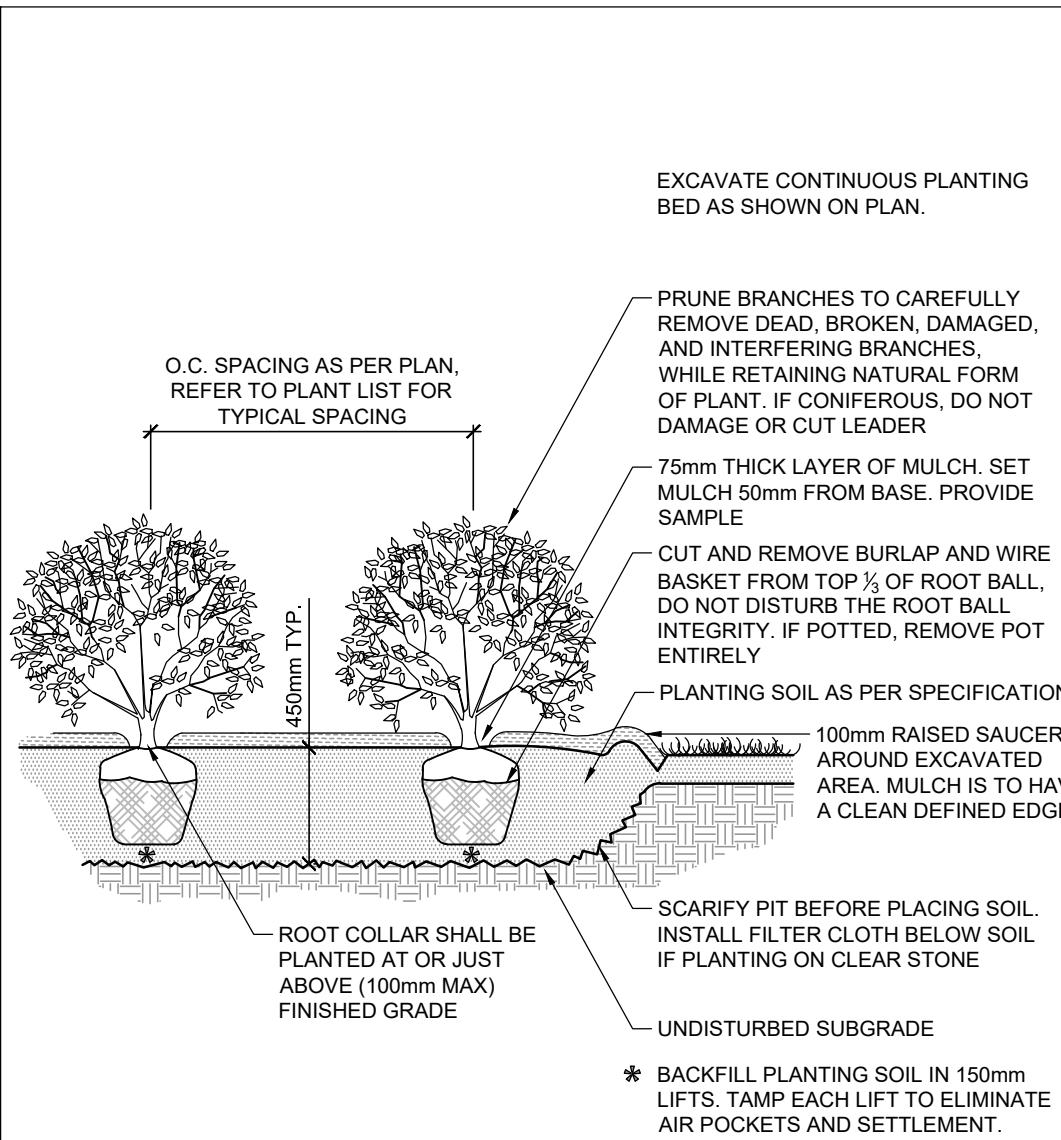
DRAWING No.

125132-L1



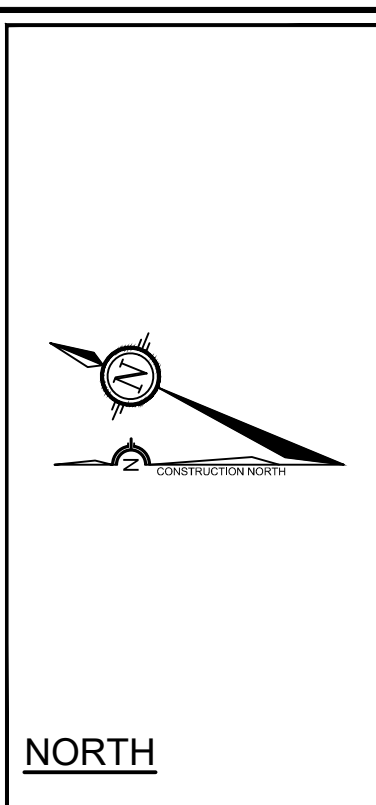
STANDARD DECIDUOUS TREE PLANTING

D1



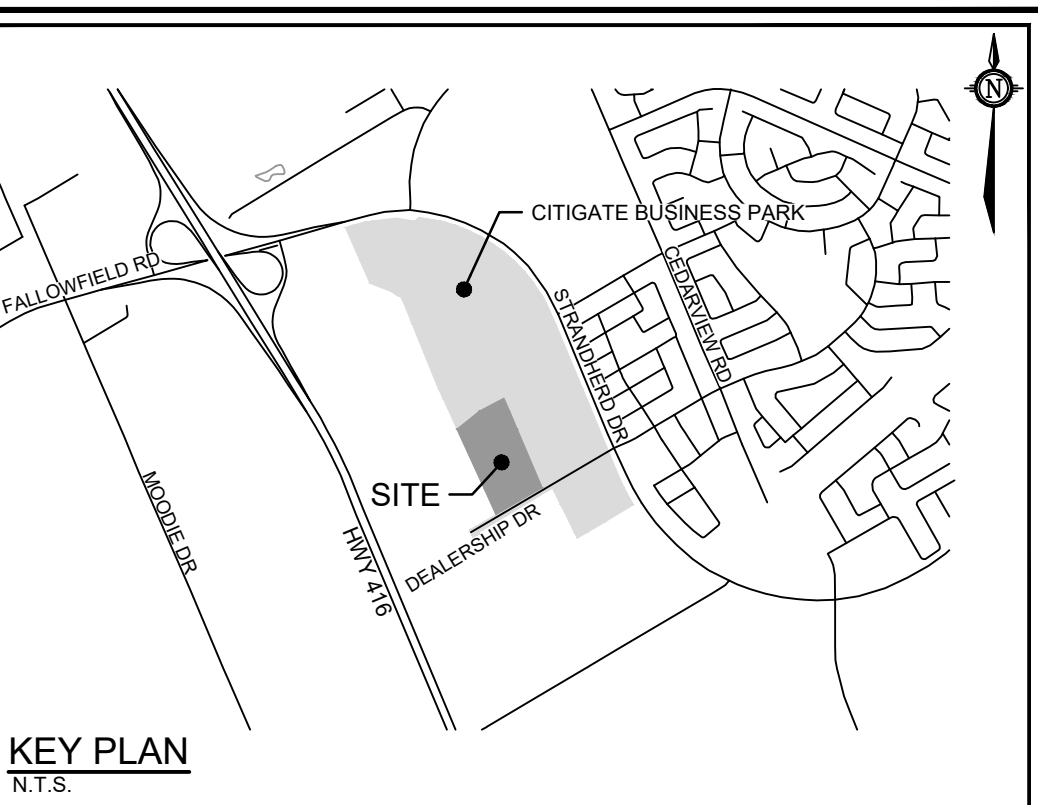
SHRUB AND PERENNIAL PLANTING

D2



LEGEND

- PROPERTY LIMIT
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUBS
- SPECIES (SEE PLANT LIST)
- QUANTITY



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. OPSS 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
GREENFIELDS SEED MIX BY DLF
Seeding Rate: 175kg/hectare

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, 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.
 - 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.**
 - 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.
 - 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.
 - 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.
- Acceptance will be given provided that:**
- Sod areas are properly, uniformly, and well established.
 - Sod is free of bare and dead spots and is without weeds.
 - Required application of fertilizer has been completed.
 - Grass has been cut to 60mm height immediately prior to acceptance review and no surface soil is visible.
 - All submittals, installation, and maintenance requirements have been satisfied.
 - Sod areas have been cut a minimum of two (2) times.
 - Note, sod that has not met the acceptance criteria by the end of the growing season (October 31) will be reviewed for acceptance the following spring.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
AES	4	<i>Acer saccharum</i>	Sugar Maple	50mm Cal	WB	As Show n
CEL	2	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Show n
PTO	4	<i>Platanus occidentalis</i>	American Sycamore	50mm Cal	WB	As Show n
Deciduous Shrubs						
Sbg	53	<i>Spiraea betulifolia</i> 'Glow Girl' (Tor Gold)	Glow Girl Birchleaf Spirea	60cm Ht	PT	80cm O.C

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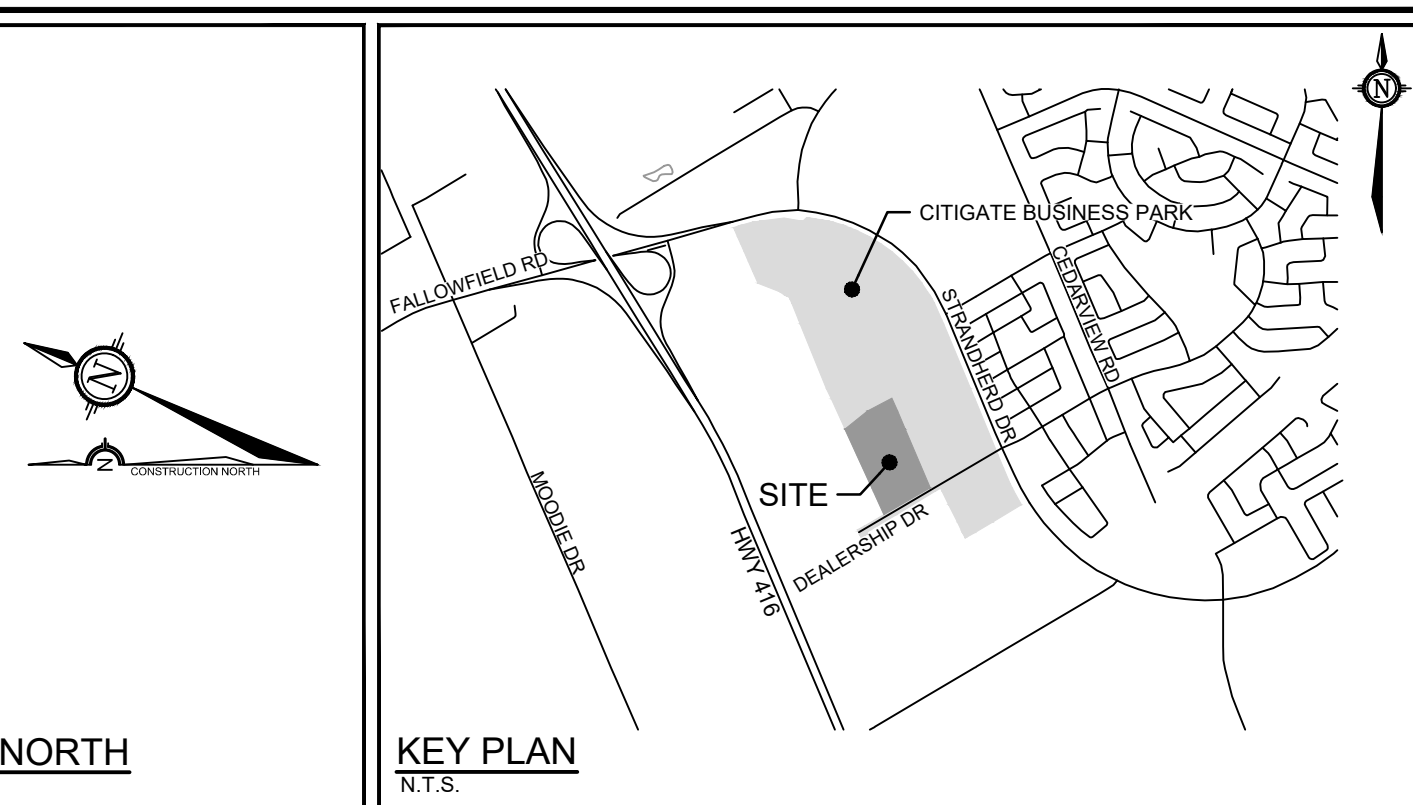
DRAWING NAME
LANDSCAPE PLAN

PROJECT No.
125132

REV
REV # 1

DRAWING No.

125132-L2



LEGEND

- PROPERTY LIMIT
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUBS
- SPECIES (SEE PLANT LIST)
- QUANTITY

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.
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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, 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.
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- 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.
- 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.
- 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.

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. OPSS 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
GREENFIELDS SEED MIX BY DLF
Seeding Rate: 175kg/hectare

SOD

- OPSS 803 is to apply except as may be amended and extended herein.
- Place topsoil at a uniform compacted depth, 15mm below finished grade for sod areas. Depth as specified.
- Sod quality and source to comply with standards outlined in "Canadian Standards for Nursery Stock". Sod to be No. 1 Kentucky Bluegrass Sod, grown from a minimum mixture of three (3) Kentucky Bluegrass cultivars. Contract Administrator to approve source prior to commencement.
- Apply complete synthetic slow release fertilizer with maximum 35% water soluble nitrogen. For the initial application: Nutrient requirements to match soils testing recommendations. Application rate based on soils analysis. Until soils results are available, assume a fertilizer application of 8-32-16 analysis, applied uniformly to the entire sod area at a rate of 350kg/ha.
- Verify that finished grades are correct and stake out limits of sod areas to the approval of the Contract Administrator prior to commencing sod placement. If discrepancies occur, notify Contract Administrator, and do not commence work until instructed by Contract Administrator.
- Cultivate sod areas to 50mm depth. Spread fertilizer uniformly to the sod area, prior to the placement of the sod.
- The Contractor is to place sod within 36 hours of sod being lifted. Place sod after Contract Administrator has inspected and approved the depth and grade of the topsoil. Place sod during growing season. Sod placement during dry, hot summer period, excessively wet conditions, or over frozen soil is not acceptable.
- Lay sod in rows, perpendicular to slope, with joints staggered. Butt sections closely without overlap or gaps between sections. Irregular or thin sections are not included in the work. Where the slope is more than 3:1 (Run: Rise), secure sod sections with wooden stakes at a rate of 3 stakes per m². Wood pegs dimensions are: 17mm x 17mm x 200mm.
- Roll sod lightly to provide close contact between the sod and the soil. Use of a heavy roller to correct grade irregularities is not permitted. Water sod immediately after placement to obtain moisture penetration into top 100mm of soil.
- The Contractor is to provide adequate protection against erosion, pedestrian, and vehicular traffic damages, immediately after sodding. The Contractor is to rope off newly placed sod adjacent to walkways or roadways when necessary and remove protection measures following establishment, with the approval of the Contract Administrator.
- Contractor to maintain sod until acceptance of the sod. Maintenance includes:
 - Water sod in sufficient quantities and at the frequency required to maintain soil under sod continuously moist to a depth of 75mm to 100mm.
 - Control and eliminate turf damaging pests when they appear in newly placed sod.
 - Maintain sod in a weed free condition.
 - Cut sod is to a height of 60mm when it reaches 75mm in height and remove clippings which would smother the sod from site.
- Acceptance will be given provided that:
 - Sod areas are properly, uniformly, and well established.
 - Sod is free of bare and dead spots and is without weeds.
 - Required application of fertilizer has been completed.
 - Grass has been cut to 60mm height immediately prior to acceptance review and no surface soil is visible.
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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
CEL	2	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Show n
GBT	6	<i>Ginkgo biloba 'The President'</i>	Presidential Gold Ginkgo	50mm Cal	WB	As Show n
PTO	4	<i>Platanus occidentalis</i>	American Sycamore	50mm Cal	WB	As Show n
QR	4	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Show n