

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. 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.

CONSTRUCTION

1. 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.
2. 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.
3. Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
4. Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant.
5. Contractor is responsible for all fees arising from the completion of works conveyed by these drawings, details, and specifications. Fees include but are not limited to securities, permit fees, deposits, application fees, letters of credit, or any other related funding requests.
6. Carry out all construction in accordance with the most current provincial and municipal standards and specifications.
7. 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 mobilization.
9. A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
10. Contractor to coordinate and schedule all work with other 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 purposes.
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.

CITY DETAILS
 Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.
 F9. Chain Link Fence
 SC4. Typical Concrete Sidewalk in Boulevard
 SC5. Sidewalk Construction Joints

NOVATECH DETAILS
 (Found on Sheet L4).
 D1. Warehouse 1 Amenity Area
 D2. Warehouse 2 Amenity Area
 D3. Warehouse 3 Amenity Area
 D4. Standard Deciduous Tree Planting
 D5. Standard Coniferous Tree Planting
 D6. Shrub and Perennial Planting
 D7. Tree Protection Fence
 D8. Bike Layout

WAREHOUSE 1
 FOOTPRINT: 8,551m²
 FFE = 85.30

PLANT LIST

119067 - Phase 1 Plant List

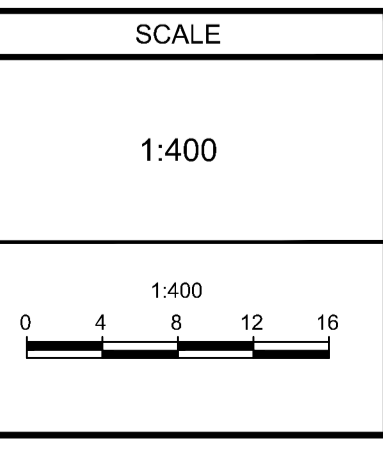
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
AFAF	6	Acer x freemansi 'Autumn Fantasy'	Autumn Fantasy Maple	60mm Cal	WB	As Shown
CO	4	Celtis occidentalis	Hackberry	50mm Cal	WB	As Shown
GTI	1	Gleditsia triacanthos var. inermis 'Impcoie'	Imperial Honeylocust	60mm Cal	WB	As Shown
MSS	8	Malus 'Spring Snow'	Spring Snow Crabapple	60mm Cal	WB	As Shown
QM	7	Quercus macrocarpa	Bur Oak	60mm Cal	WB	As Shown
UNH	5	Ulmus x 'New Horizon'	New Horizon Elm	50mm Cal	WB	As Shown
Coniferous Trees						
LL	2	Larix laricina	Tamarack	200cm Ht	WB	As Shown
Deciduous Shrubs						
Hyk	55	Hypericum kalmianum	Kalm's St. John's Wort	0.3m Ht	PT	0.6m O.C.
Pcg	18	Physocarpus opulifolius 'Centre Glow'	Centre Glow Ninebark	0.6m Ht	PT	1.2m O.C.
Rag	48	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	0.5m Ht	PT	1.2m O.C.

NOTE:
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Owner:
 Manulife Ontario Property Portfolio Inc.
 55 Metcalfe Street - Suite 1490
 Ottawa, Ontario
 M5G 2L5

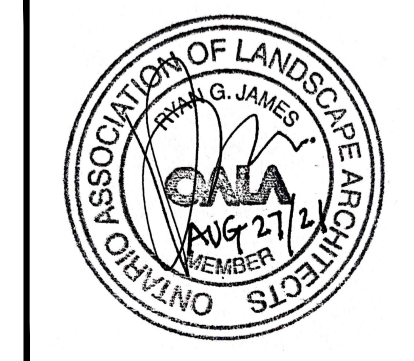
NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	REVISED PER CITY COMMENTS	AUG 27/21	RGJ
1.	SITE PLAN APPLICATION	MAR 01/21	RGJ



DESIGN	RGJ
CHECKED	RGJ
DRAWN	CT
CHECKED	RGJ
APPROVED	RGJ

FOR REVIEW ONLY

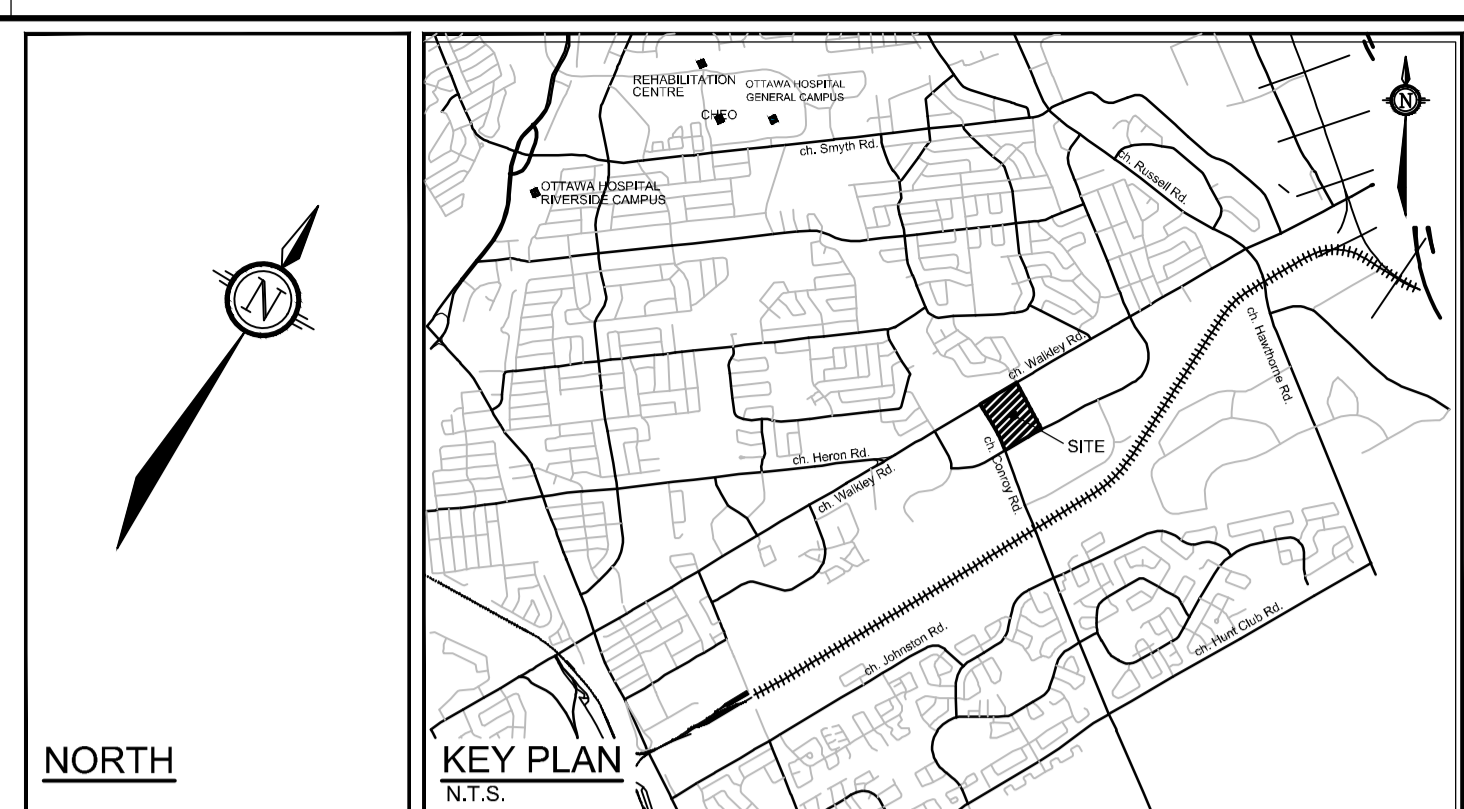
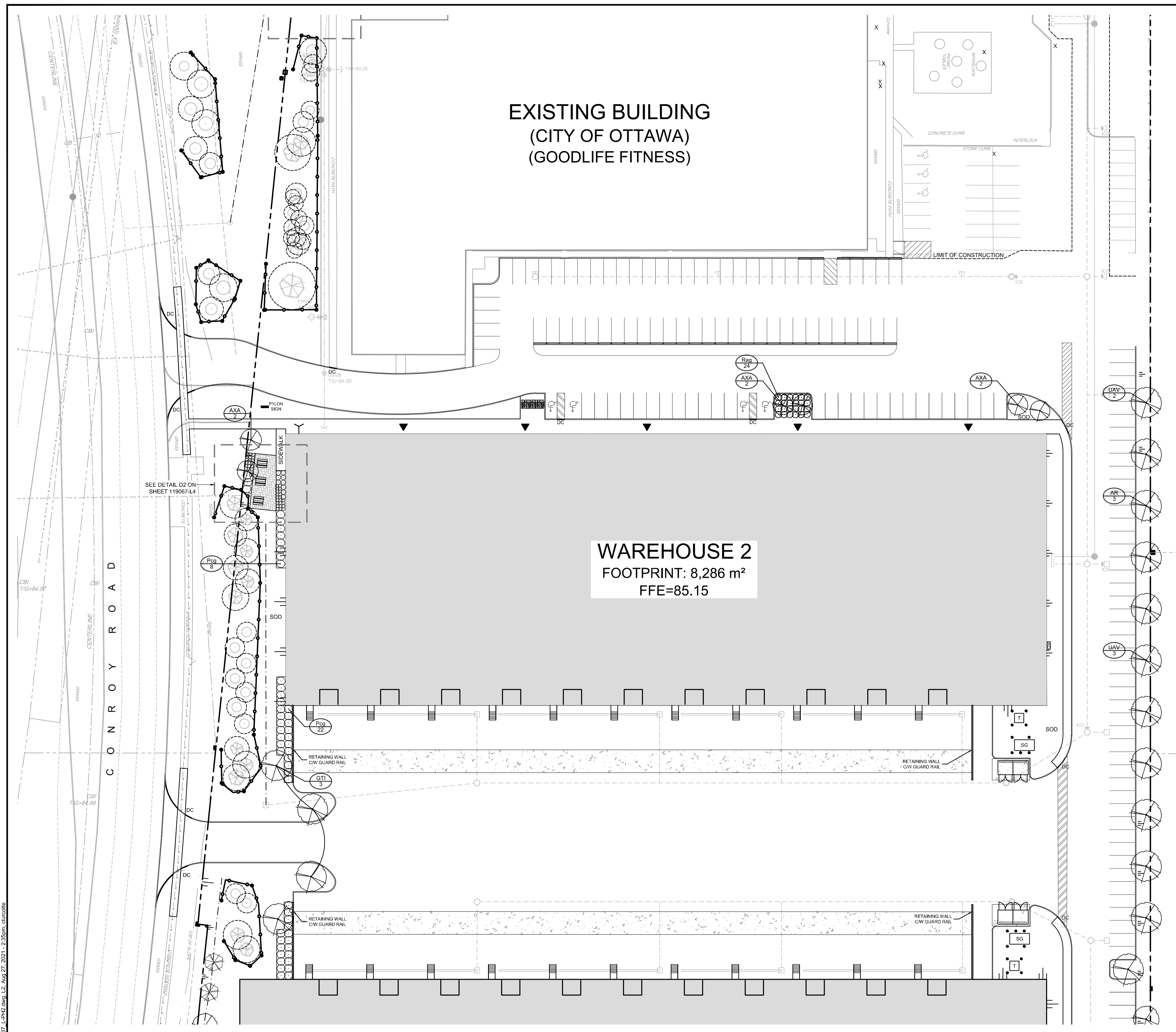


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 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION		PROJECT NO.	
CITY OF OTTAWA WALKLEY CONROY WAREHOUSES		119067	
DRAWING NAME		REV #	
PHASE 1 LANDSCAPE PLAN		REV # 2	
DRAWING NO.		119067-L1	

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D07-12-21-0036



- LEGEND**
- PROPERTY LIMIT
 - TREE PROTECTION FENCE
 - EXISTING TREE TO REMAIN
 - CRITICAL ROOT ZONE (CRZ)
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - SHRUBS
 - PICNIC TABLE
 - PROPOSED PAVERS

- CITY DETAILS**
- Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.
- F9. Chain Link Fence
 - SC4. Typical Concrete Sidewalk in Boulevard
 - SC5. Sidewalk Construction Joints

- NOVATECH DETAILS**
- (Found on Sheet L4).
- D1. Warehouse 1 Amenity Area
 - D2. Warehouse 2 Amenity Area
 - D3. Warehouse 3 Amenity Area
 - D4. Standard Deciduous Tree Planting
 - D5. Standard Coniferous Tree Planting
 - D6. Shrub and Perennial Planting
 - D7. Tree Protection Fence
 - D8. Bike Layout

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 - Before commencing construction, Contractor is to provide proof of comprehensive all risk and operational liability insurance including blasting (only if required), insurance policy to name Owner, Engineer, Landscape Architect, Geotechnical Engineer, and Municipality as co-insured. The Owner agent is to specify insurance value.
 - Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
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 - 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.
 - Contractor is responsible to clean roads and sidewalk daily to the satisfaction of Contract Administrator.
 - Contractor is responsible to daily take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
 - The Geotechnical Engineer is to prepare an Investigation report for subsurface information. Interpretation of the report is the responsibility of Contractor. No recycled geotechnical material is permitted for use on-site.
 - Contractor is responsible for all layout for construction purposes.

PLANT LIST

119067 - Phase 2 Plant List

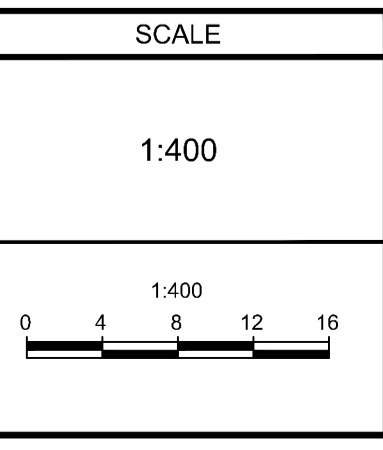
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
AR	3	<i>Acer rubrum</i>	Red Maple	50mm Cal	WB	As Shown
AXA	6	<i>Amenlancher x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry	50mm Cal	WB	As Shown
GTI	3	<i>Gleditsia triacanthos var. inermis 'Impicola'</i>	Imperial Honeylocust	60mm Cal	WB	As Shown
UAV	5	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge Elm	50mm Cal	WB	As Shown
Deciduous Shrubs						
Pcg	30	<i>Physocarpus opulifolius 'Centre Glow'</i>	Centre Glow Ninebark	0.6m Ht	PT	1.2m O.C.
Rag	24	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	0.5m Ht	PT	1.2m O.C.

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1.	SITE PLAN APPLICATION	MAR 01/21	RGJ



FOR REVIEW ONLY

DESIGN	RGJ
CHECKED	RGJ
DRAWN	CT
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APPROVED	RGJ

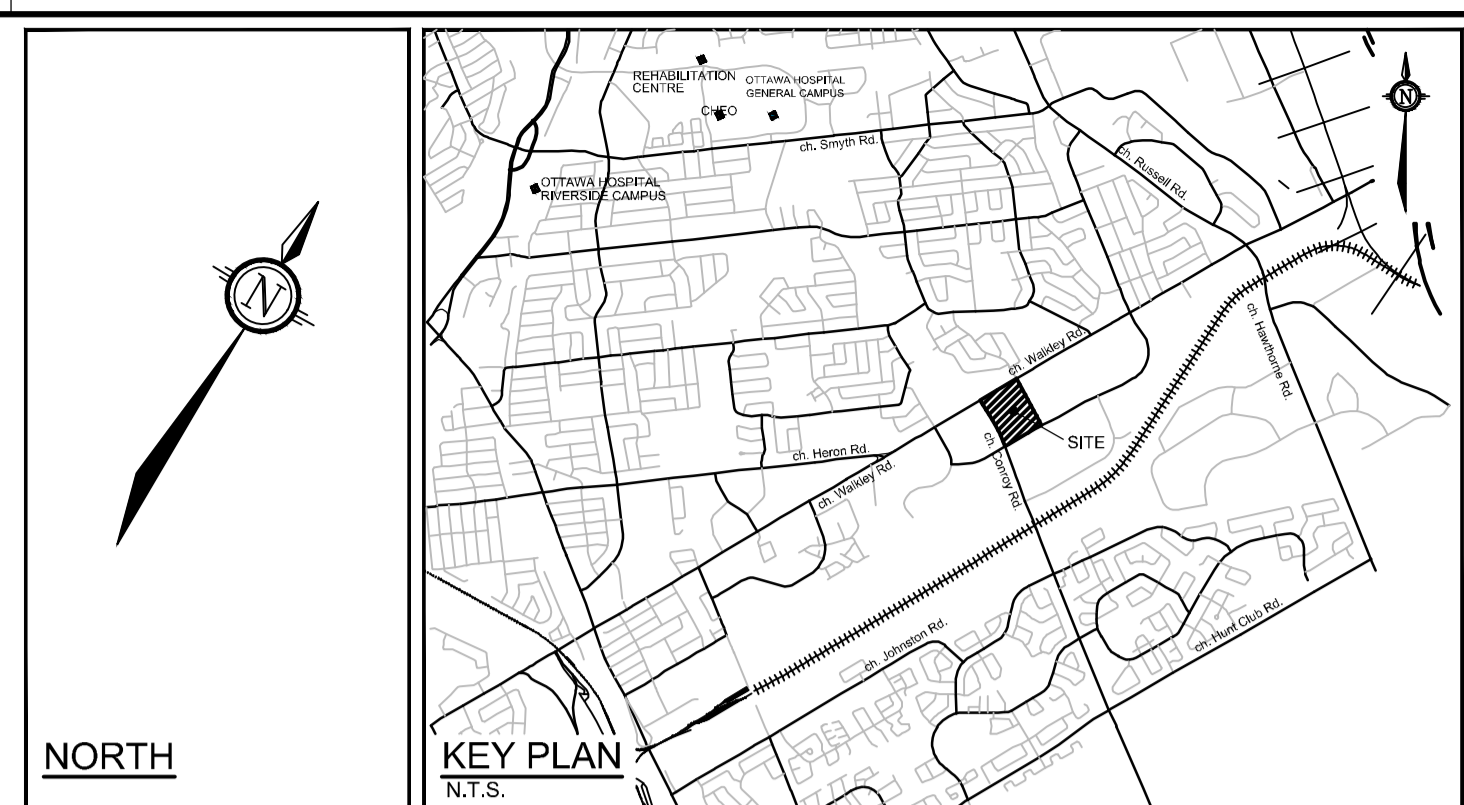
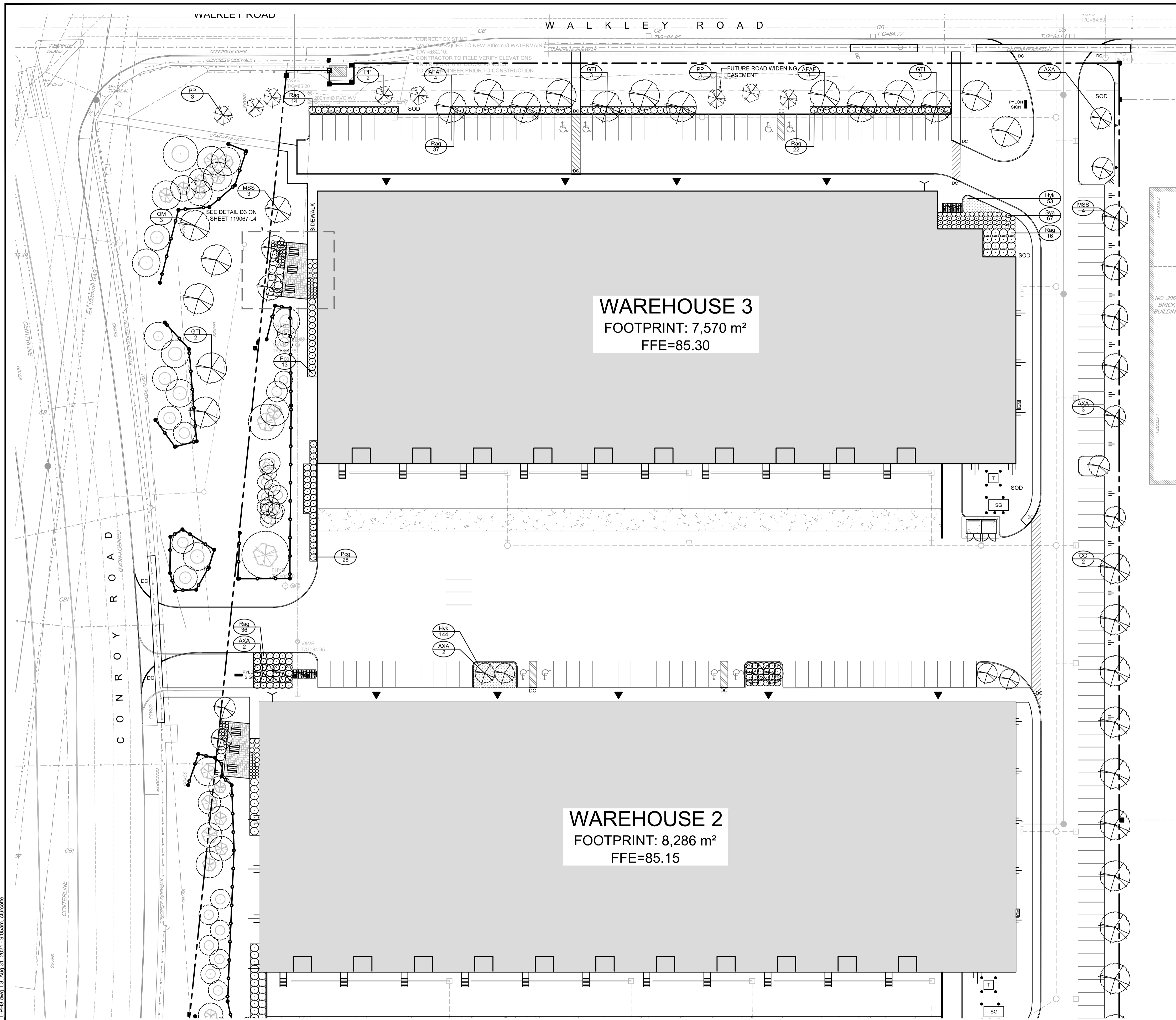


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LOCATION CITY OF OTTAWA WALKLEY CONROY WAREHOUSES	PROJECT No. 119067
DRAWING NAME PHASE 2 LANDSCAPE PLAN	REV # 2 REV # 2
	DRAWING No. 119067-L2

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D07-12-21-0036



- LEGEND**
- PROPERTY LIMIT
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 - Contractor is responsible to daily take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
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PLANT LIST

119067 - Phase 3 Plant List

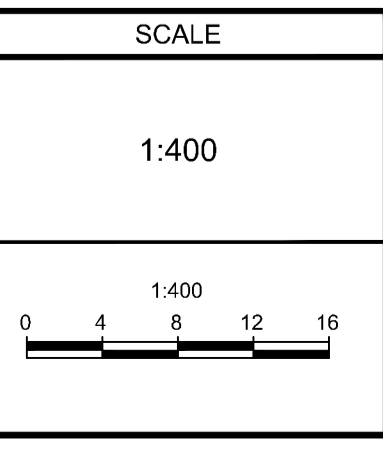
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
AFAF	7	<i>Acer x freemanii</i> 'Autumn Fantasy'	Autumn Fantasy Maple	60mm Cal	WB	As Shown
AXA	9	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	50mm Cal	WB	As Shown
CO	2	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Shown
GTI	8	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Impole'	Imperial Honeylocust	60mm Cal	WB	As Shown
MSS	7	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	60mm Cal	WB	As Shown
GM	3	<i>Quercus macrocarpa</i>	Bur Oak	60mm Cal	WB	As Shown
Coniferous Trees						
PP	8	<i>Picea pungens</i>	Colorado Spruce	200cm Ht	WB	As Shown
Deciduous Shrubs						
Hyl	197	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	0.3m Ht	PT	0.6m O.C.
Pcg	41	<i>Physocarpus opulifolius</i> 'Centre Glow'	Centre Glow Ninebark	0.6m Ht	PT	1.2m O.C.
Rag	125	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	0.5m Ht	PT	1.2m O.C.
Sya	67	<i>Symphoricarpos albus</i>	Snowberry	0.5m Ht	PT	0.9m O.C.

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1.	SITE PLAN APPLICATION	MAR 01/21	RGJ



FOR REVIEW ONLY

DESIGN	RGJ
CHECKED	RGJ
DRAWN	CT
CHECKED	RGJ
APPROVED	RGJ



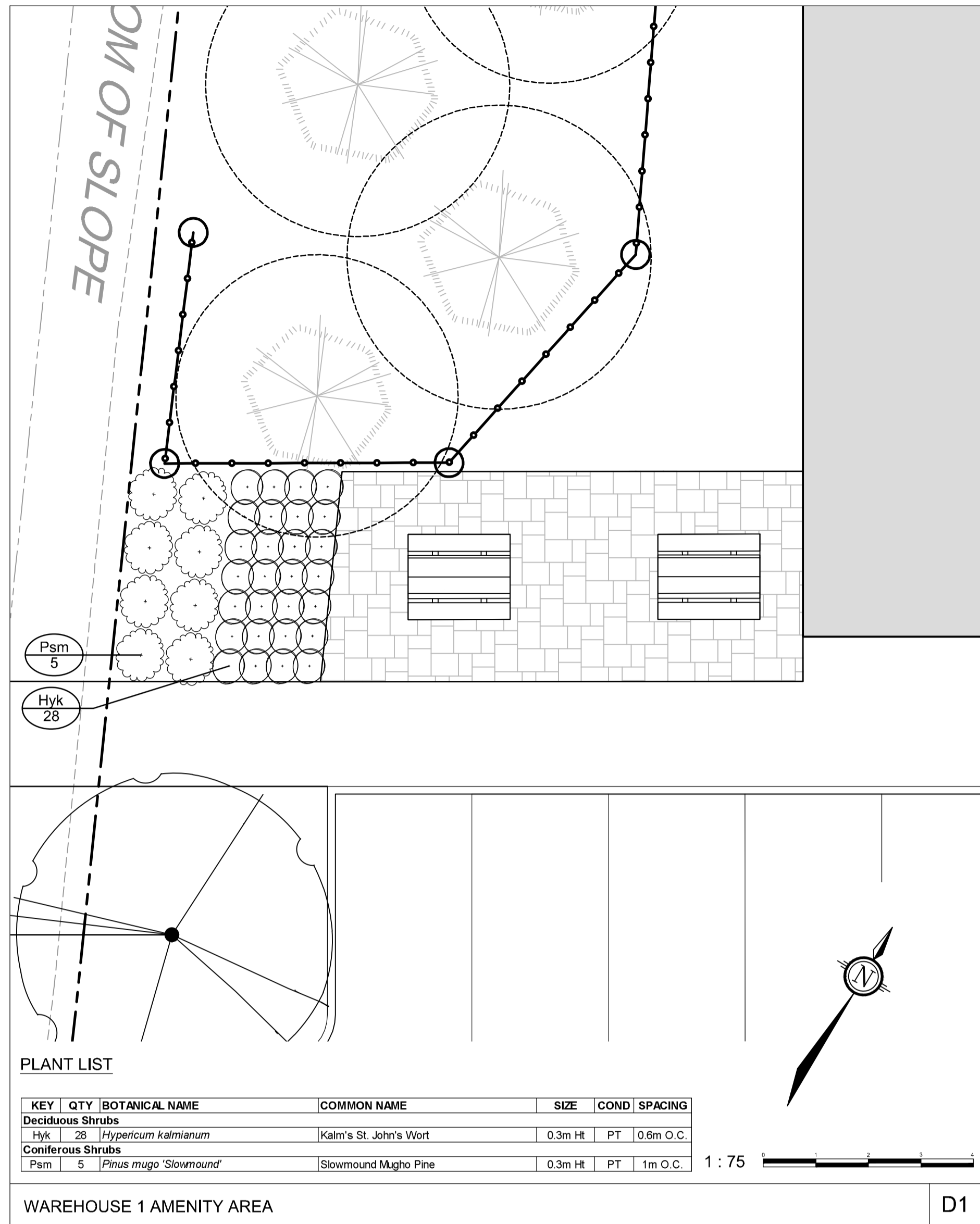
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LOCATION CITY OF OTTAWA WALKLEY CONROY WAREHOUSES	PROJECT NO. 119067
DRAWING NAME PHASE 3 LANDSCAPE PLAN	REV # 2
	DRAWING NO. 119067-L3

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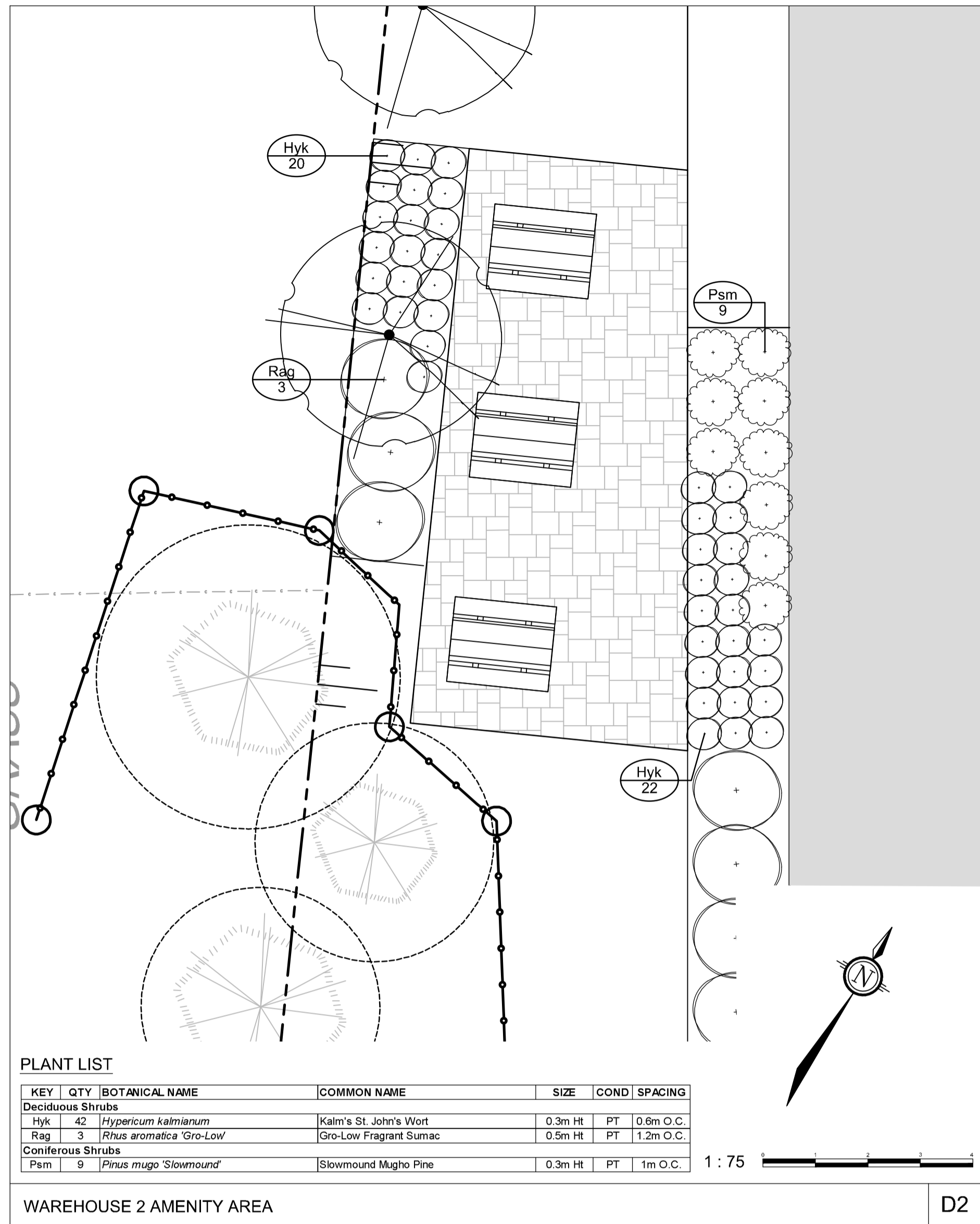
D07-12-21-0036



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Shrubs						
Hyk	28	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	0.3m Ht	PT	0.6m O.C.
Coniferous Shrubs						
Psm	5	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	0.3m Ht	PT	1m O.C.

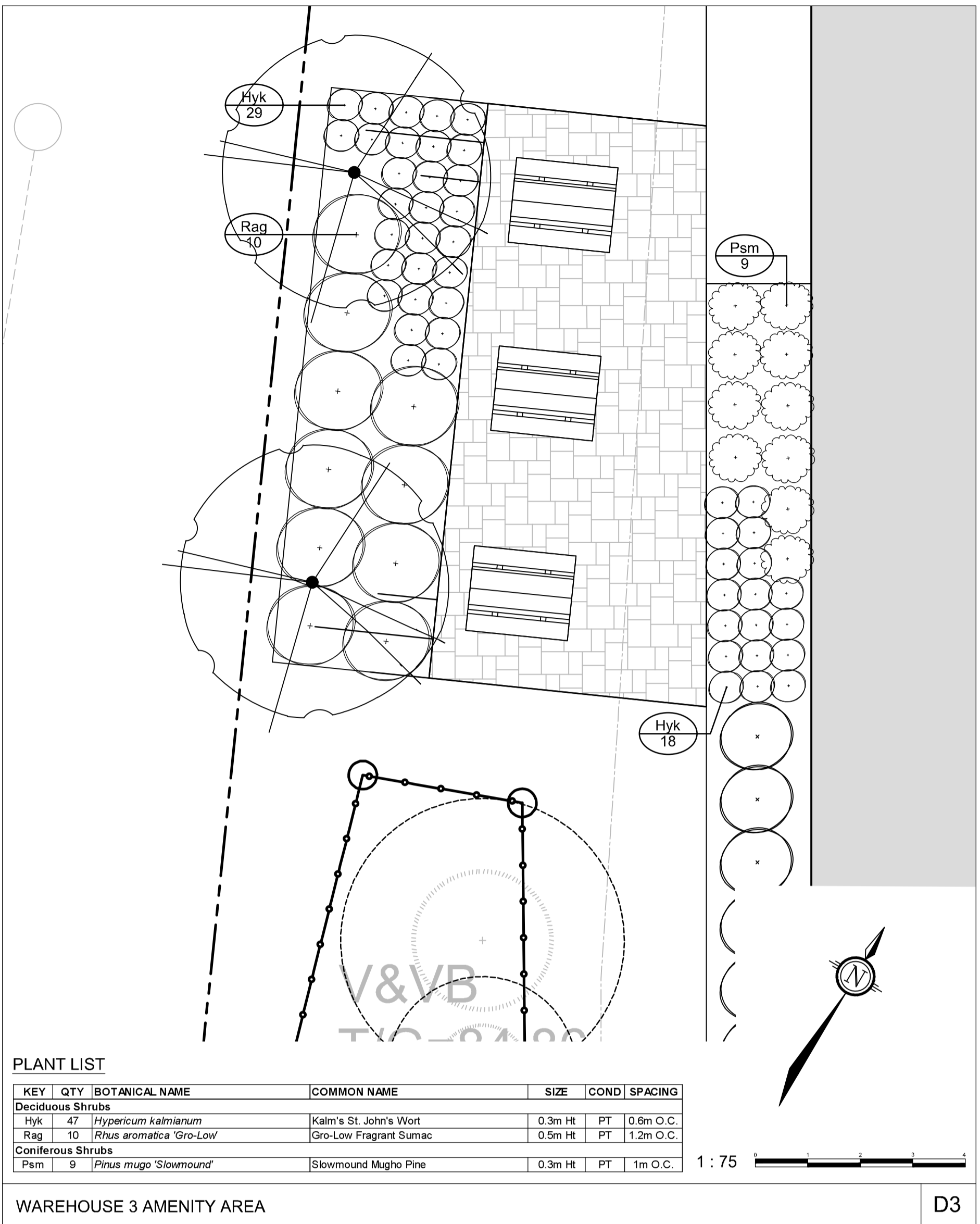
WAREHOUSE 1 AMENITY AREA D1



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Shrubs						
Hyk	42	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	0.3m Ht	PT	0.6m O.C.
Rag	3	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	0.5m Ht	PT	1.2m O.C.
Coniferous Shrubs						
Psm	9	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	0.3m Ht	PT	1m O.C.

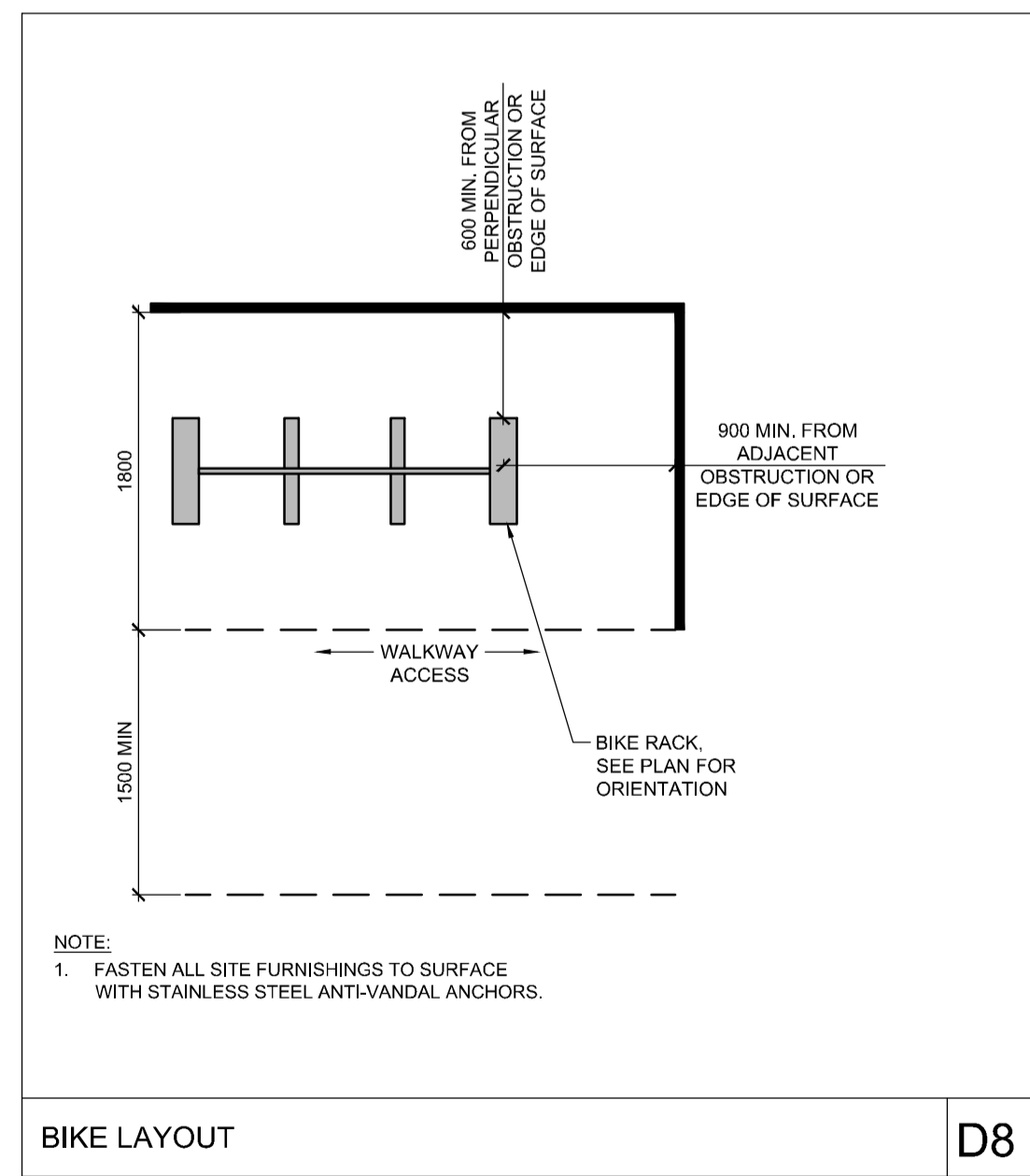
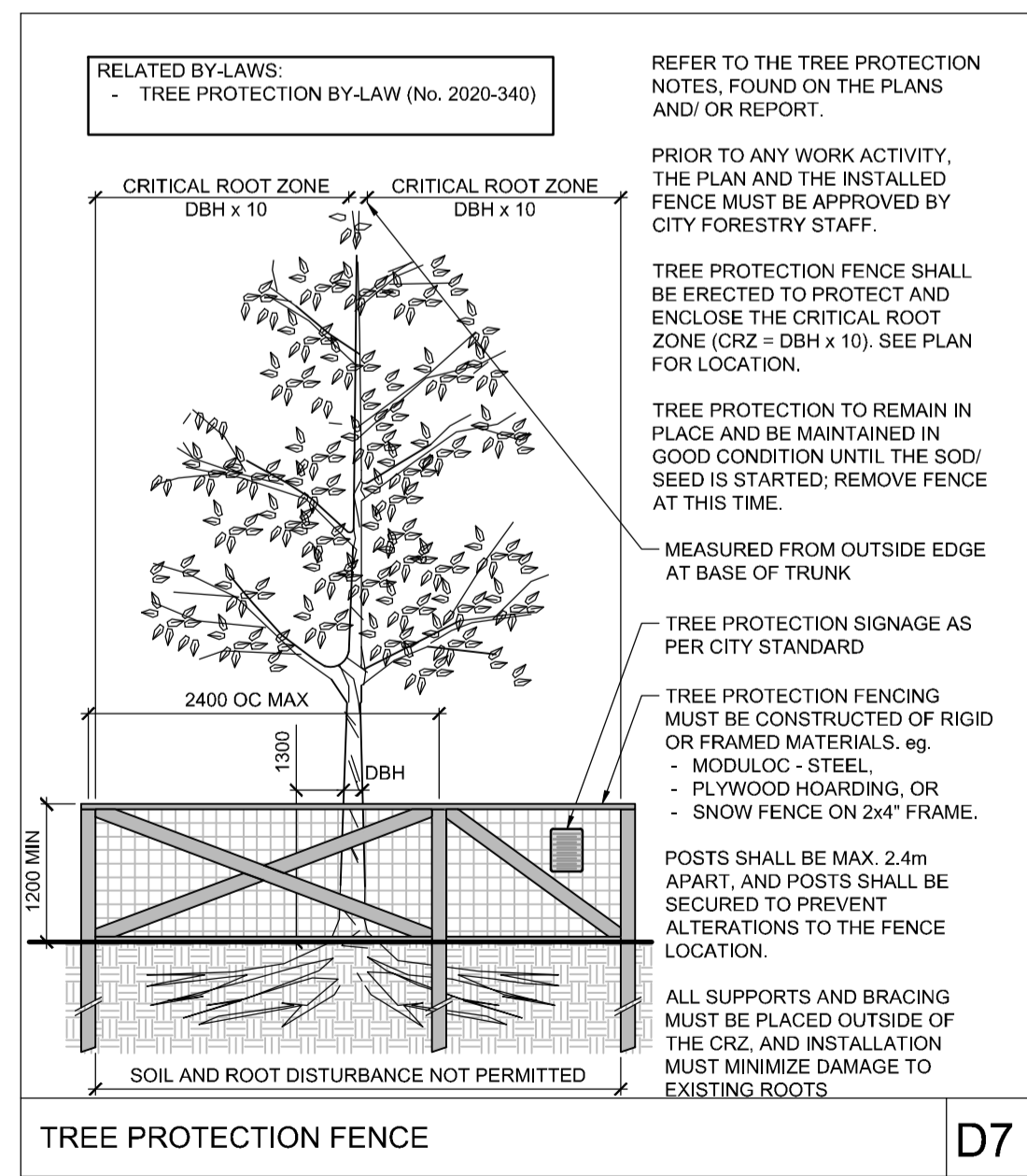
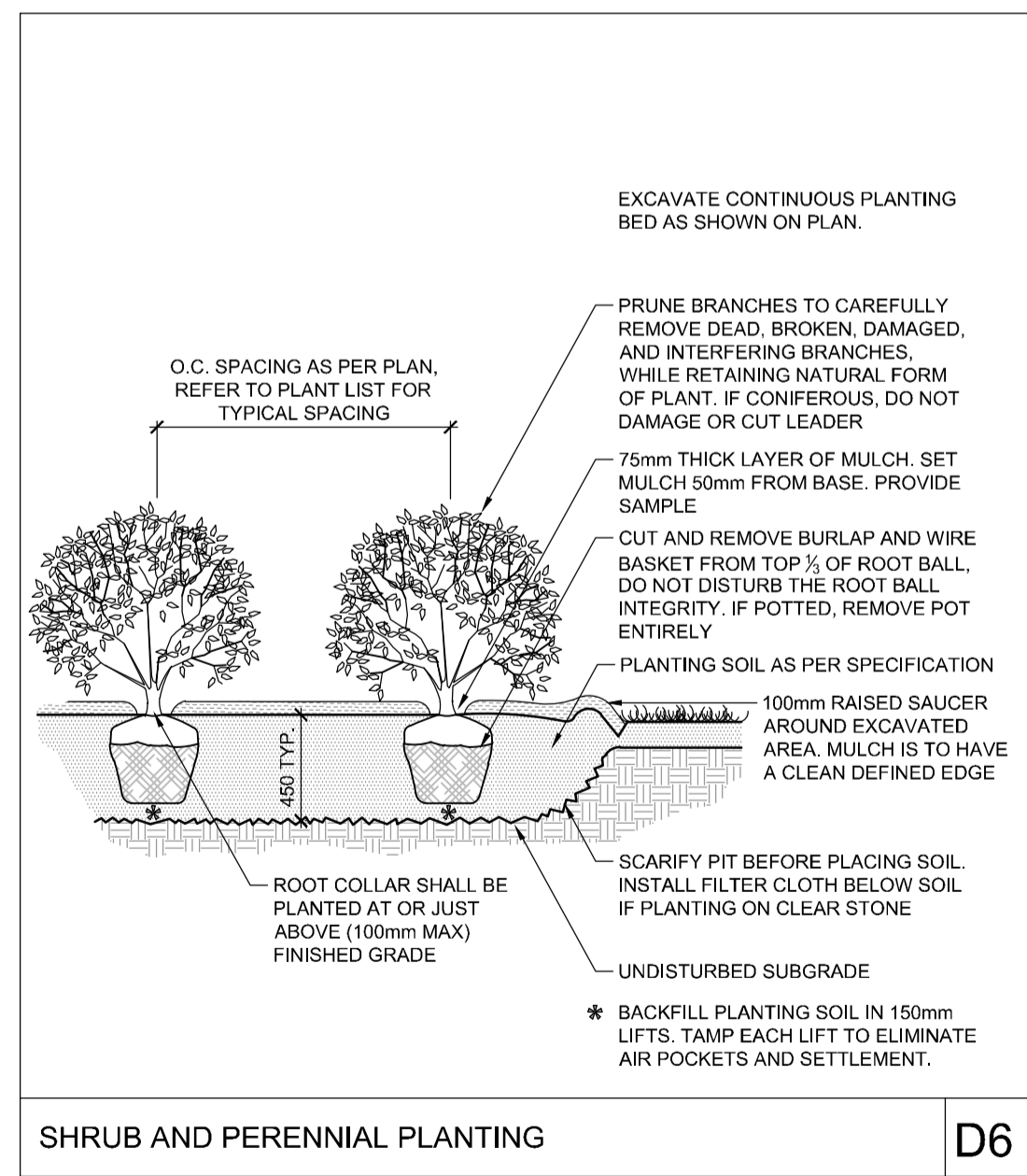
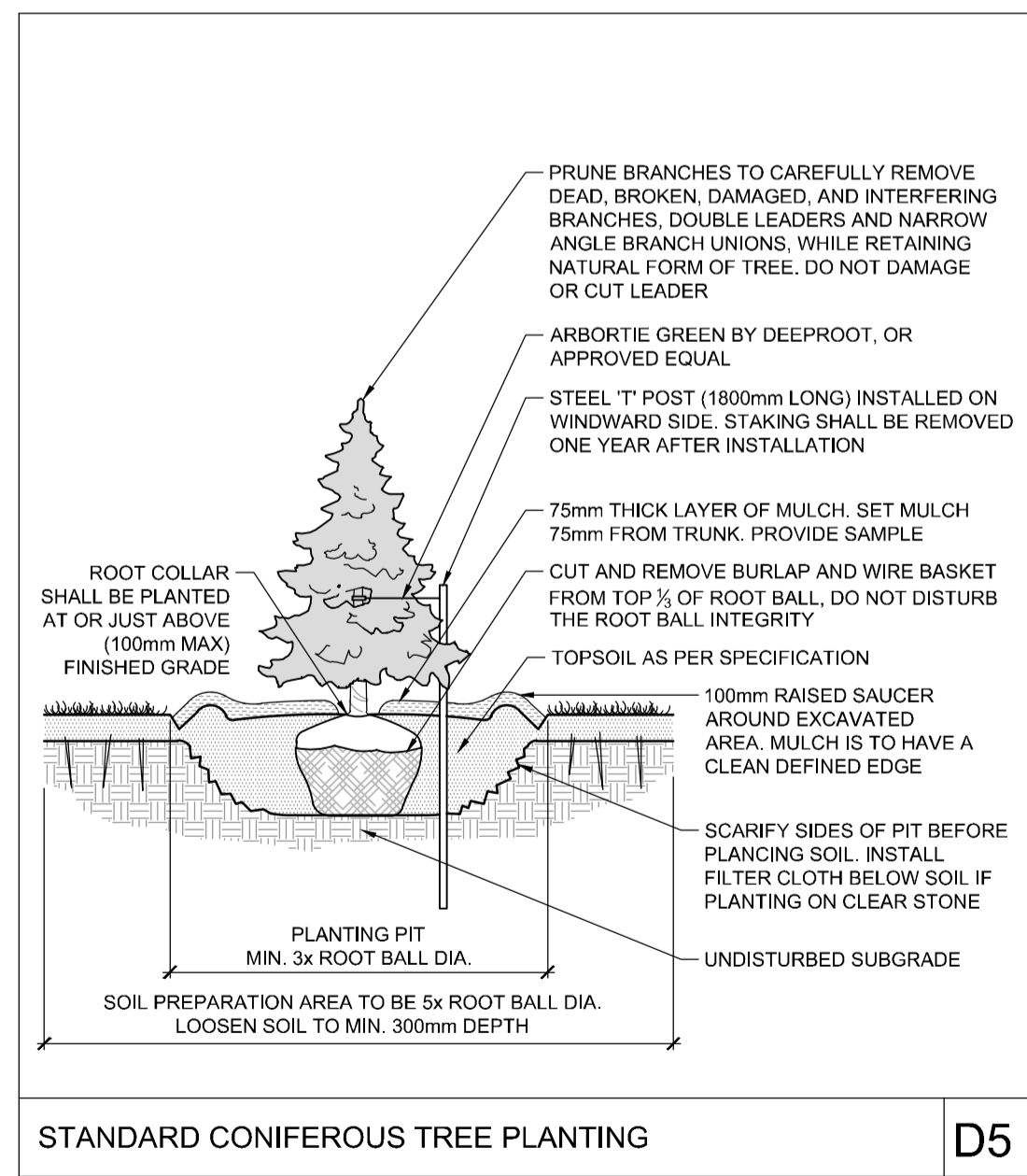
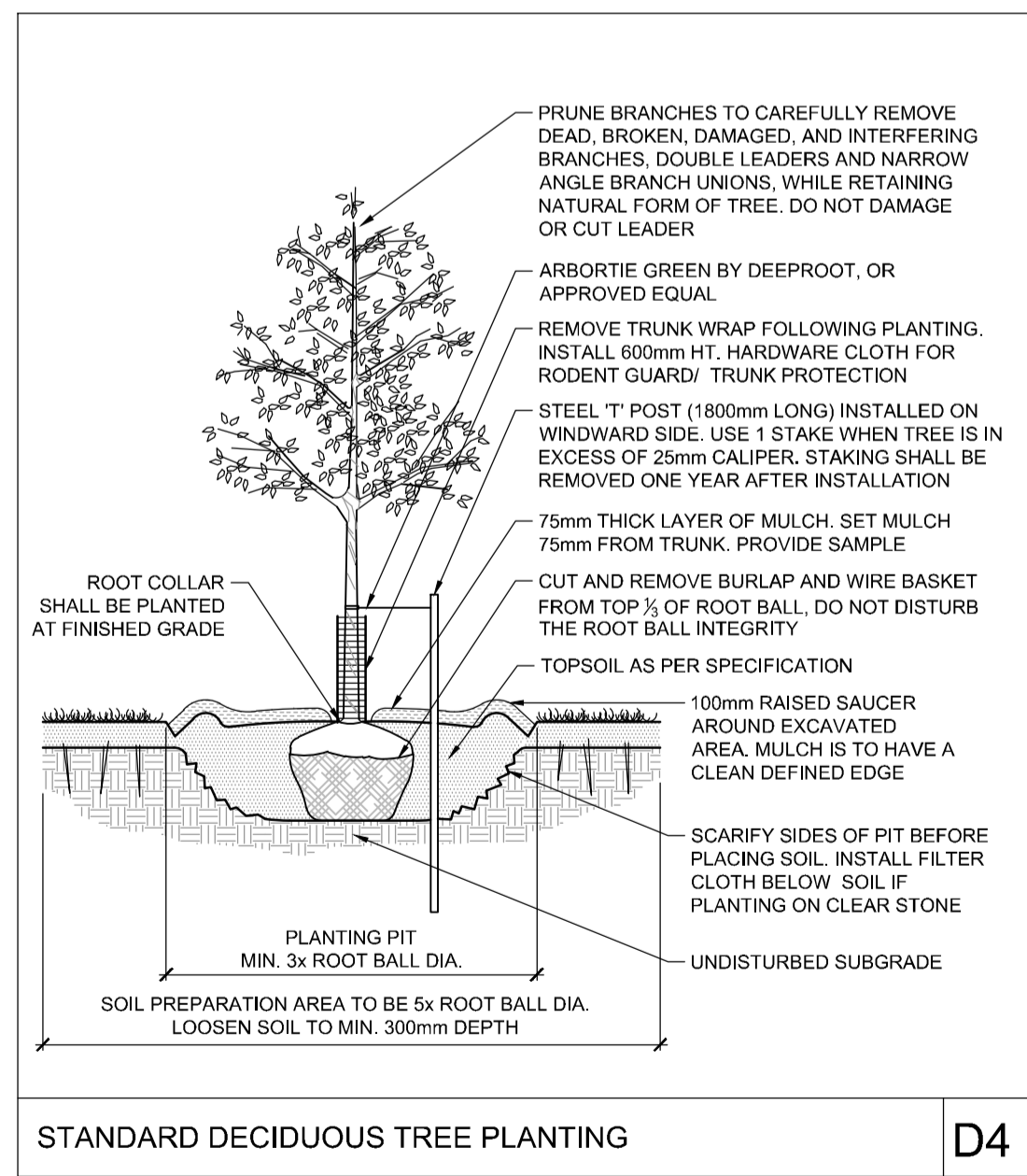
WAREHOUSE 2 AMENITY AREA D2



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Shrubs						
Hyk	47	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	0.3m Ht	PT	0.6m O.C.
Rag	10	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	0.5m Ht	PT	1.2m O.C.
Coniferous Shrubs						
Psm	9	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	0.3m Ht	PT	1m O.C.

WAREHOUSE 3 AMENITY AREA D3



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DESIGN	SCALE
RGJ	
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CT	
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LOCATION CITY OF OTTAWA 2020 WALKLEY ROAD	
DRAWING NAME LANDSCAPE DETAILS	
PROJECT No.	119067
REV	REV # 2
DRAWING No.	119067-L4

M:\2019\119067\CAD\Landscapes\119067-L4_Plan\119067-L4_Plan.dwg, L4, Aug 27, 2021, 2:36pm, clurc016

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