

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 L3).
 D1. Standard Deciduous Tree Planting
 D2. Standard Coniferous Tree Planting
 D3. Shrub and Perennial Planting
 D4. Tree Protection Fence
 D5. Bike Layout
 D6. Warehouse 1 Patio Area
 D7. Warehouse 2 Patio Area
 D8. Warehouse 3 Patio Area

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. Do not scale drawings. Work to dimensions only.
4. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
5. 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. 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.
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 fences and supervision throughout the construction period, to the satisfaction of the Consultant.
8. Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
9. 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 be 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.
10. 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.
11. Contractor is responsible to clean roads and sidewalk daily to the satisfaction of Contract Administrator.
12. Contractor is responsible to daily take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
13. 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.
14. Contractor is responsible for all layout for construction purposes.

PLANT LIST

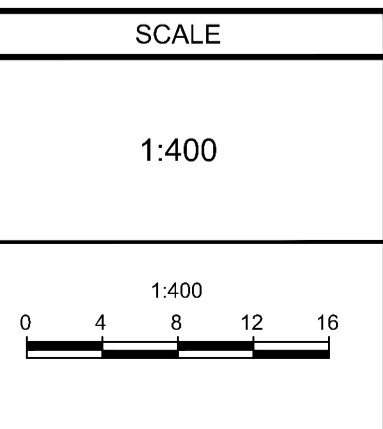
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
AFAF	7	<i>Acer x freemanii</i> 'Autumn Fantasy'	Autumn Fantasy Maple	50mm Cal	WB	As Shown
AXA	5	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	50mm Cal	WB	As Shown
GTI	8	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Impcole'	Imperial Honeylocust	50mm Cal	WB	As Shown
MSS	3	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	50mm Cal	WB	As Shown
GM	3	<i>Quercus macrocarpa</i>	Bur Oak	50mm Cal	WB	As Shown
Coniferous Trees						
PP	10	<i>Picea pungens</i>	Colorado Spruce	200cm Ht	WB	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.

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

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
1.	SITE PLAN APPLICATION	MAR 01/21	RGJ



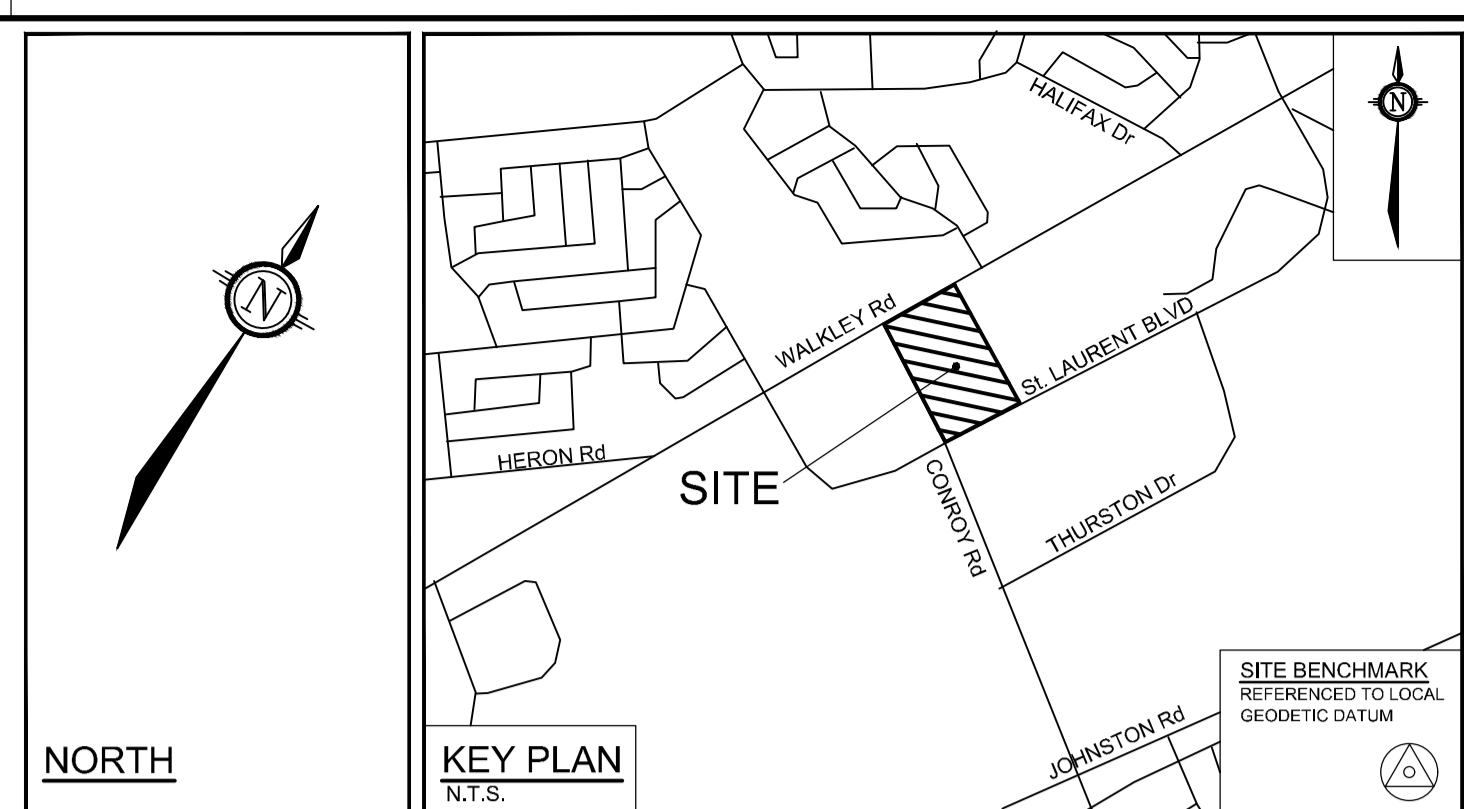
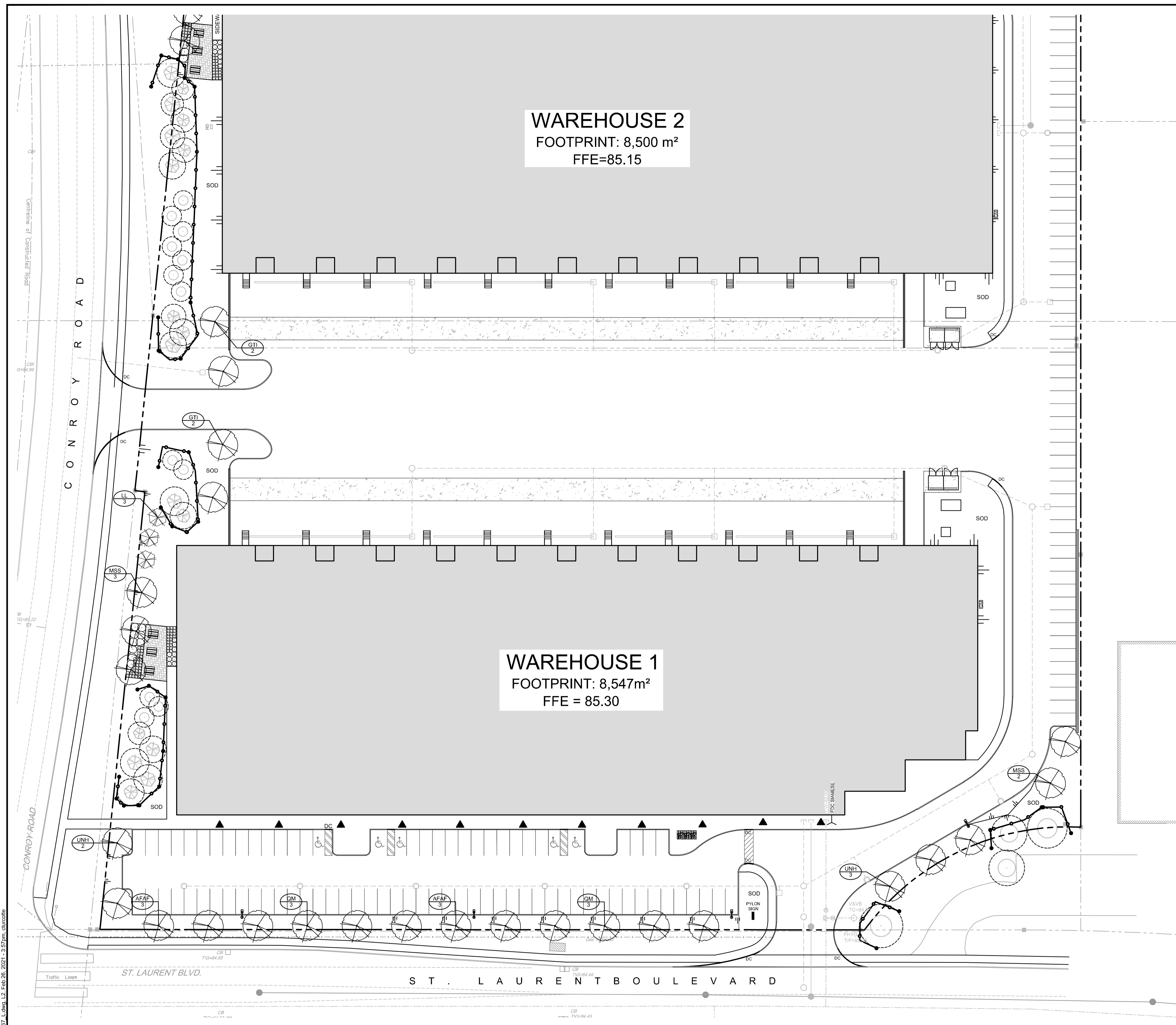
DESIGN	RGJ
CHECKED	RGJ
DRAWN	CT
CHECKED	RGJ
APPROVED	RGJ

FOR REVIEW ONLY



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

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LEGEND

- PROPERTY LIMIT
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
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- PROPOSED CONIFEROUS TREE
- SHRUBS
- ▭ PICNIC TABLE
- ▭ PROPOSED PAVERS

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 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. 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.
5. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
6. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
7. 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.
 - c. Reforestation - 300mm depth.
8. 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.
9. Install a 1.2m sod strip adjacent to all MUP surface edges. Note, sod is not typically graphically shown on plans.
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) at a rate of 350g/ha, i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash.
11. 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.

TREE PROTECTION

Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
2. Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
3. Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ, absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is no root pulling or disturbance of the ground within the CRZ.
12. Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
13. If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
15. The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
16. By-laws: All City-owned trees are protected under the Tree Protection By-Law (No. 2020-340).

PLANT LIST

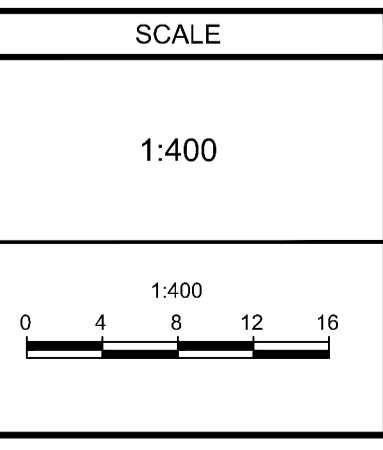
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Deciduous Trees						
AFAP	6	<i>Acer x freemanii 'Autumn Fantasy'</i>	Autumn Fantasy Maple	50mm Cal	WB	As Shown
GTI	4	<i>Gleditsia triacanthos var. inermis 'imicola'</i>	Imperial Honeylocust	50mm Cal	WB	As Shown
MSS	5	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	50mm Cal	WB	As Shown
QM	6	<i>Quercus macrocarpa</i>	Bur Oak	50mm Cal	WB	As Shown
UNH	5	<i>Ulmus x 'New Horizon'</i>	New Horizon Elm	50mm Cal	WB	As Shown
Coniferous Trees						
LL	3	<i>Larix laricina</i>	Tamarack	200cm Ht	WB	As Shown
PP	10	<i>Picea pungens</i>	Colorado Spruce	200cm Ht	WB	As Shown

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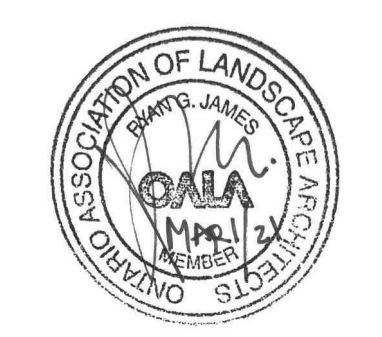
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DESIGN	RGJ
CHECKED	RGJ
DRAWN	CT
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APPROVED	RGJ

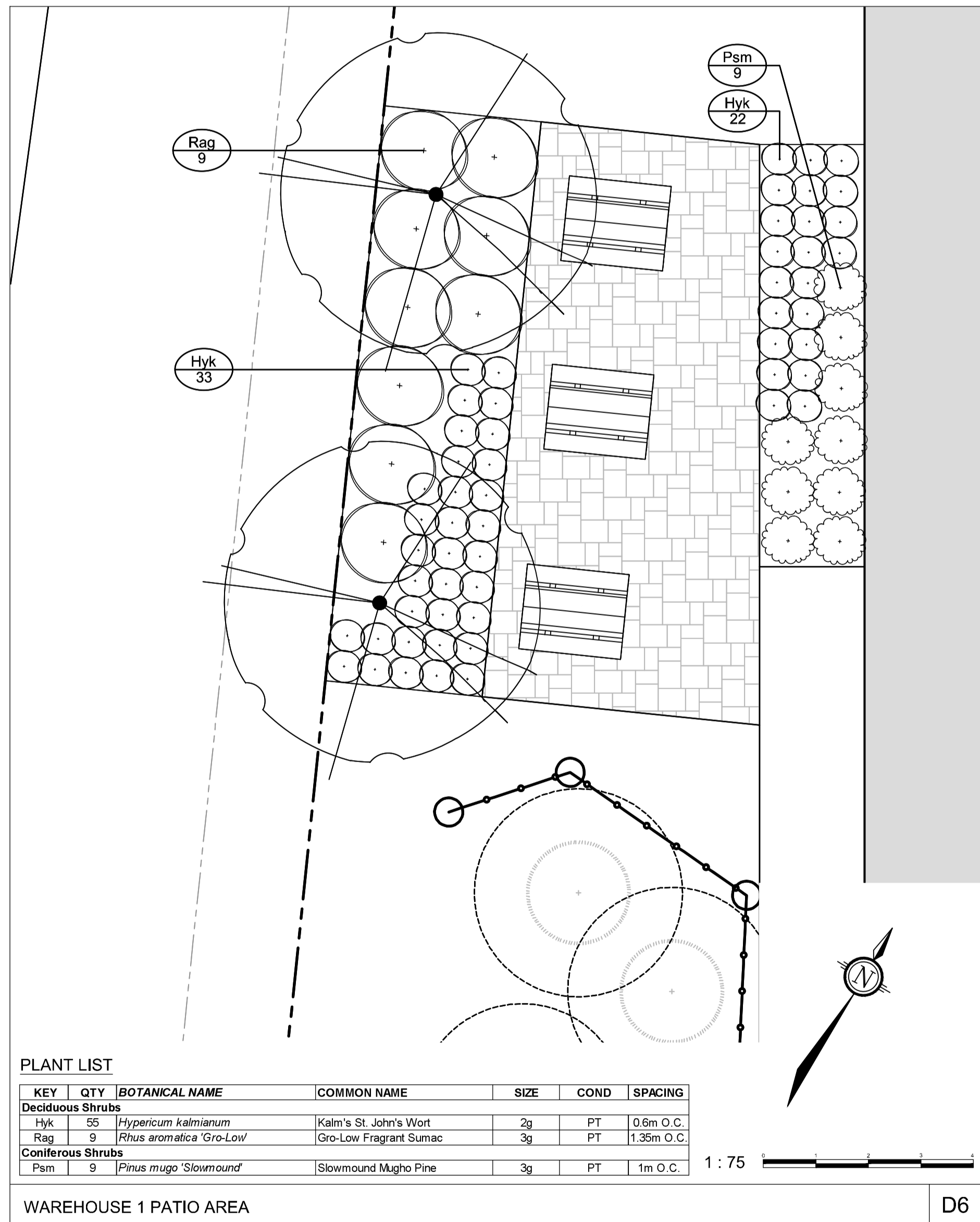
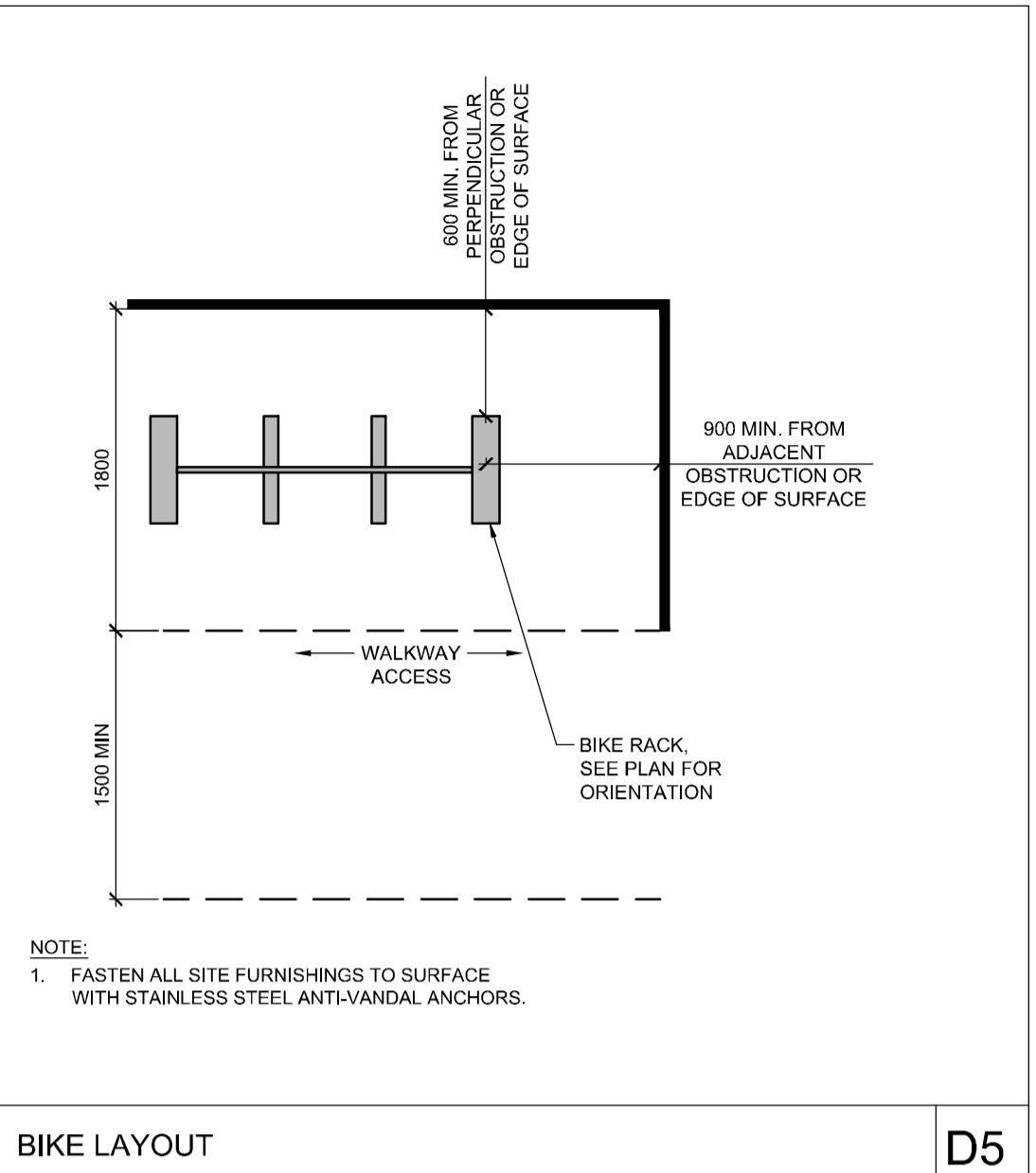
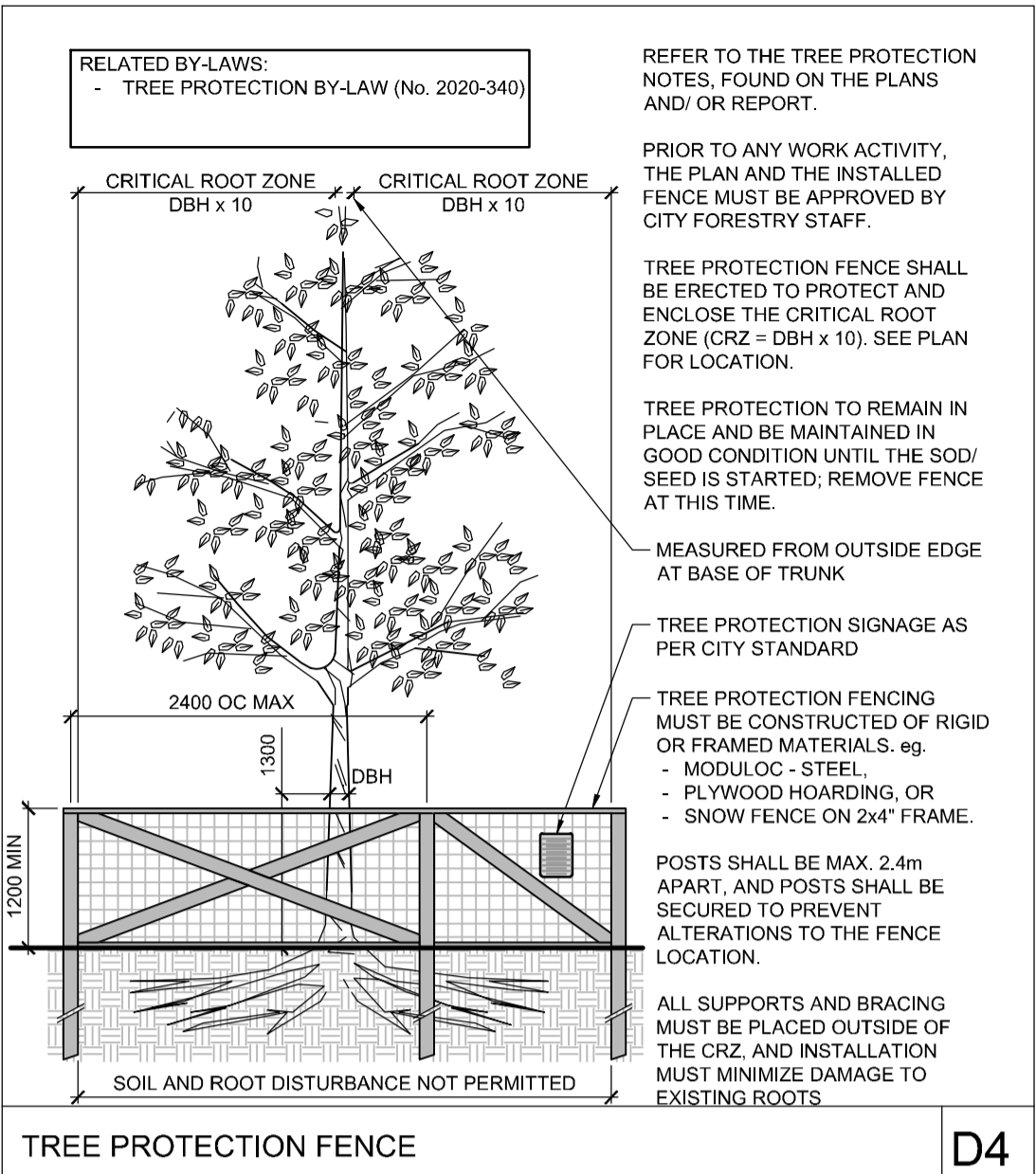
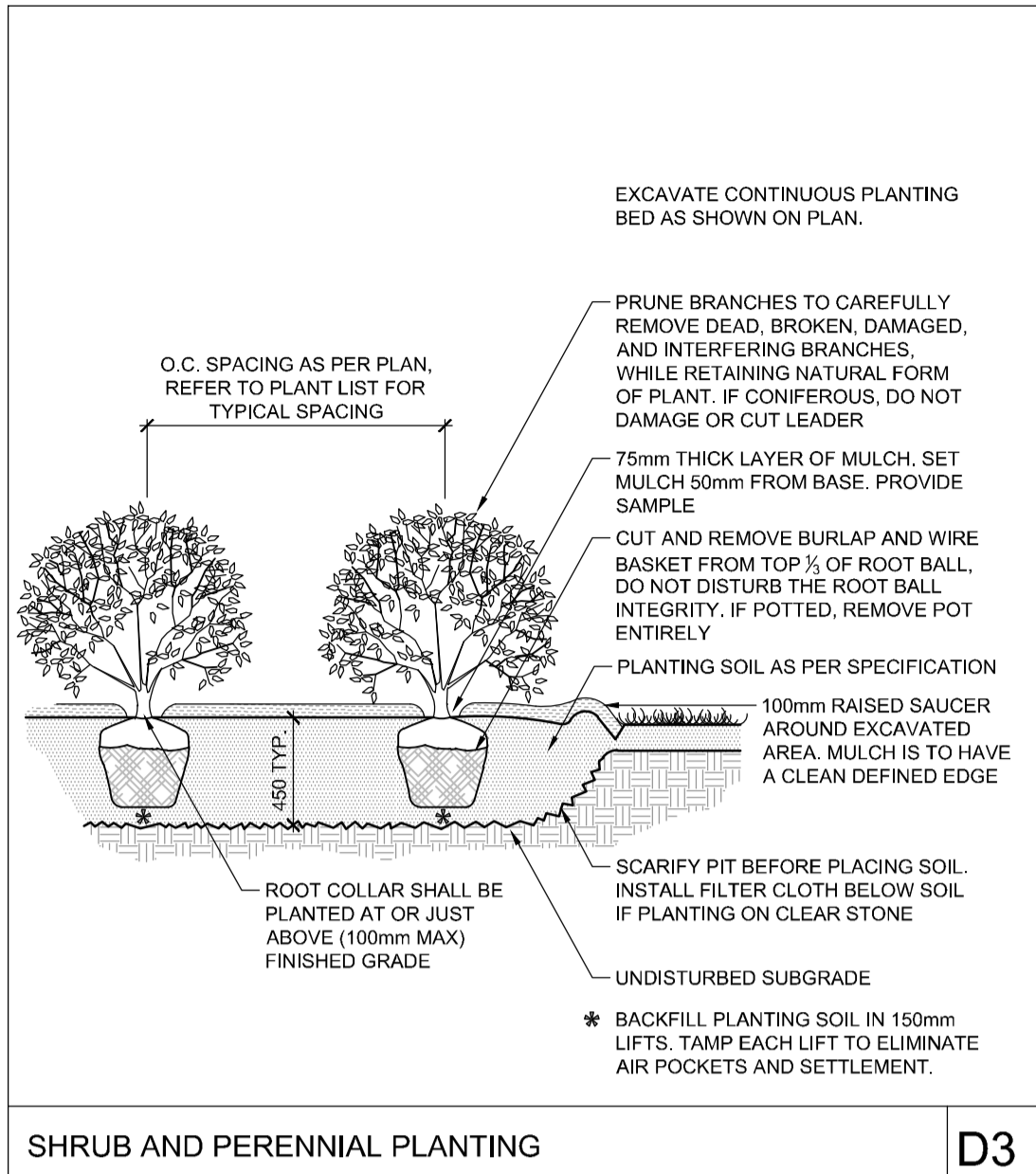
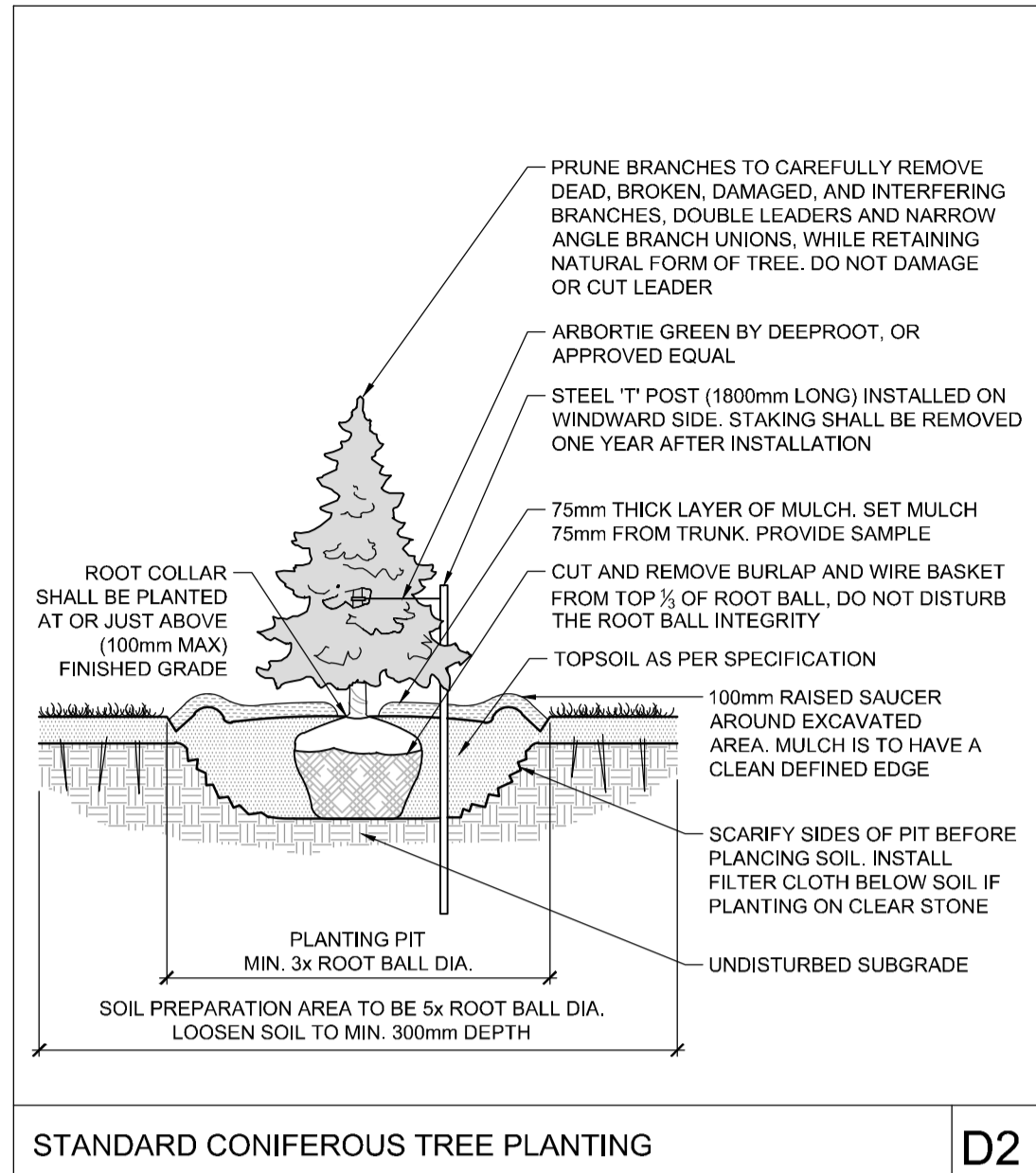
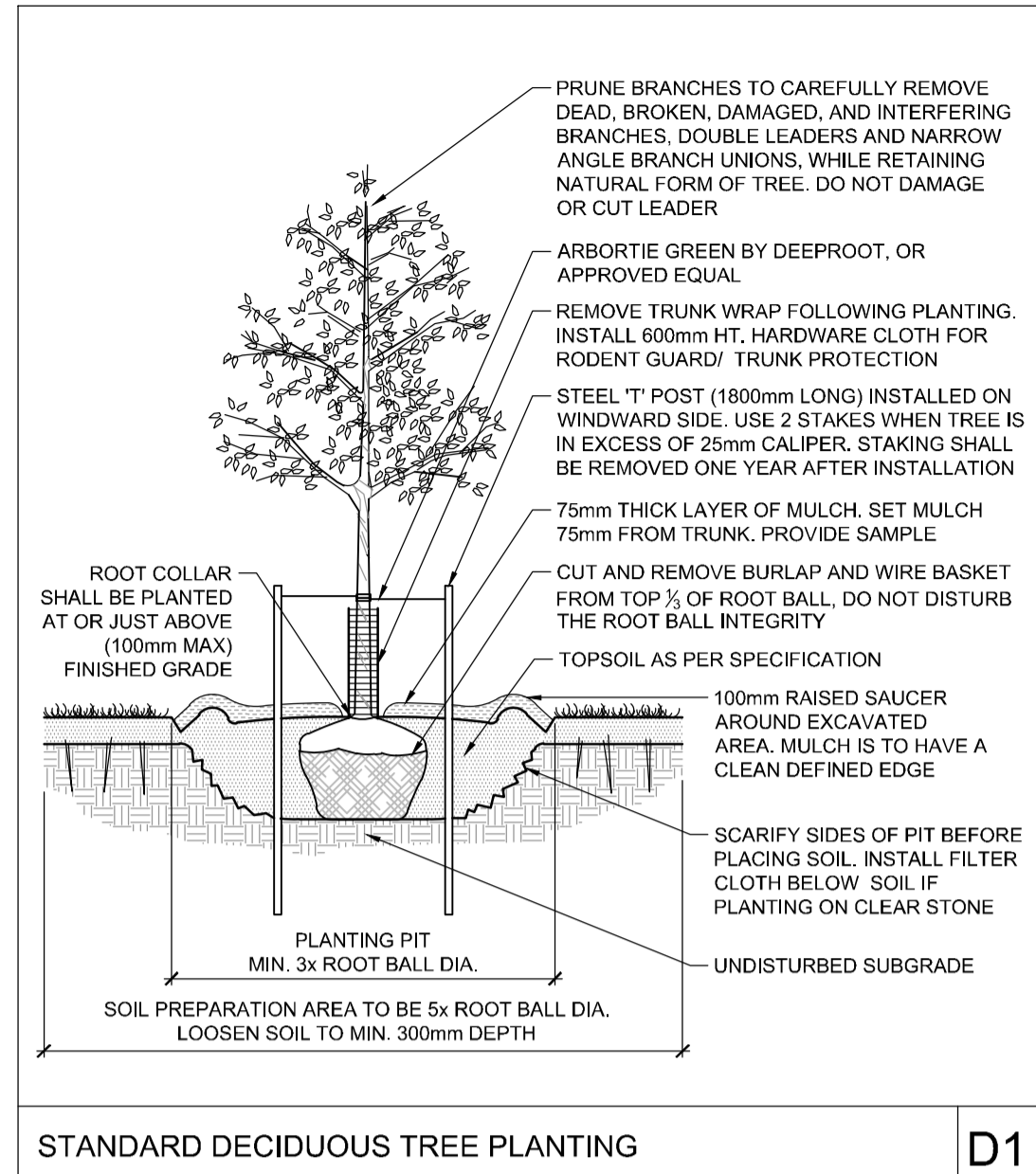
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NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

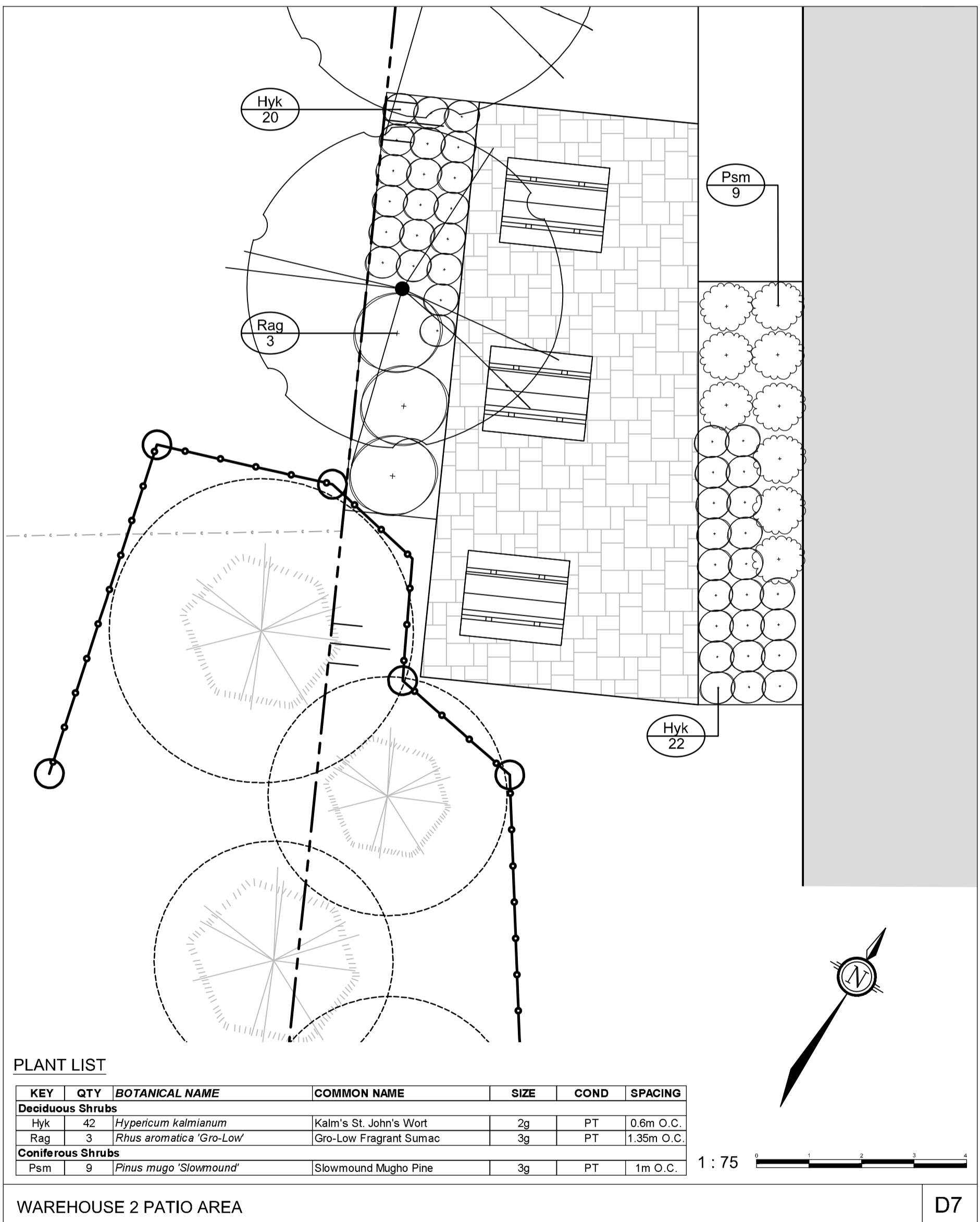
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION	CITY OF OTTAWA WALKLEY CONROY WAREHOUSES
DRAWING NAME	LANDSCAPE PLANS
PROJECT No.	119067
REV	REV #1
DRAWING No.	119067-L2



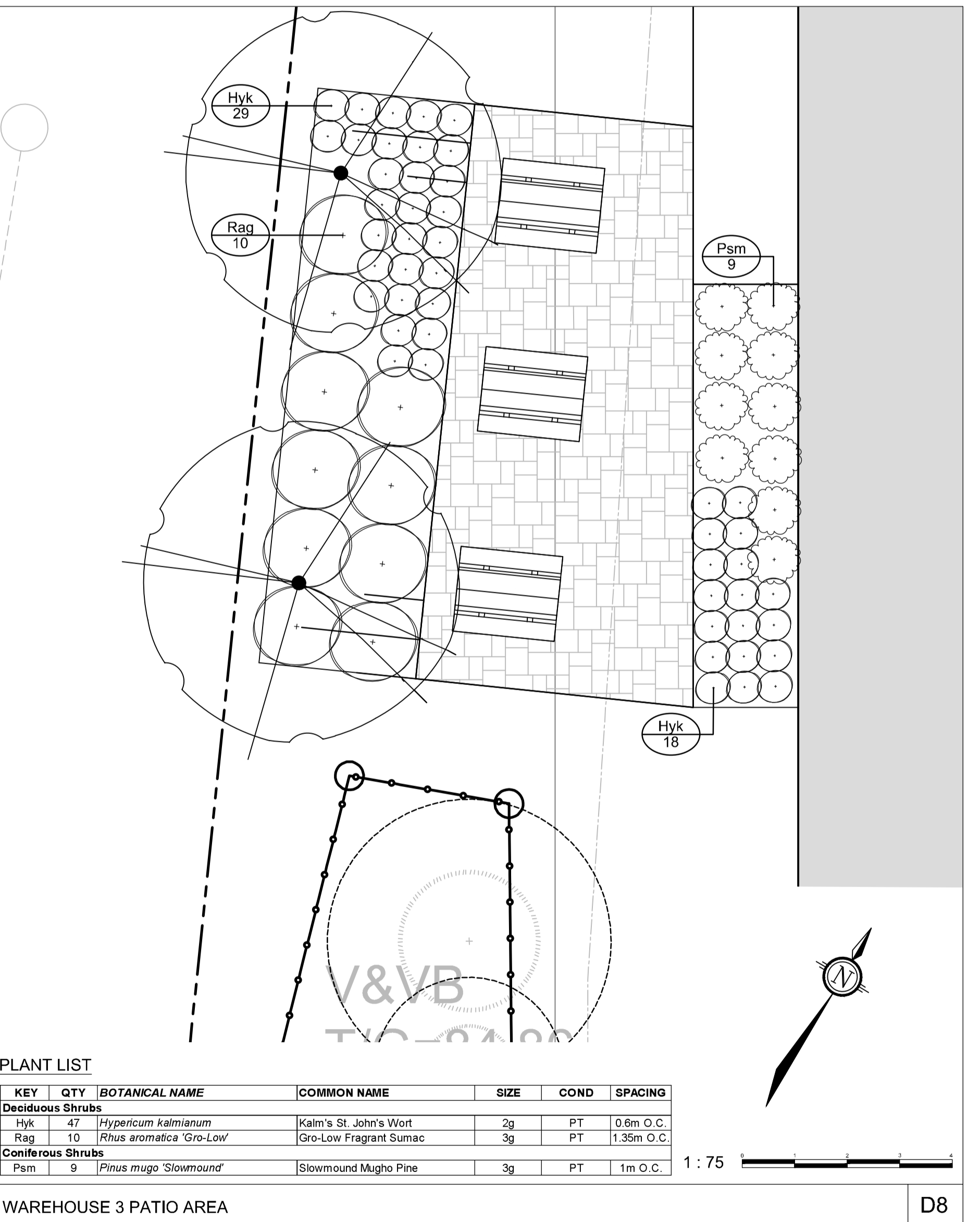
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Shrubs						
Hyk	35	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	2g	PT	0.6m O.C.
Rag	9	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	3g	PT	1.35m O.C.
Coniferous Shrubs						
Psm	9	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugho Pine	3g	PT	1m O.C.



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	2g	PT	0.6m O.C.
Rag	3	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	3g	PT	1.35m O.C.
Coniferous Shrubs						
Psm	9	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugho Pine	3g	PT	1m O.C.



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	2g	PT	0.6m O.C.
Rag	10	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	3g	PT	1.35m O.C.
Coniferous Shrubs						
Psm	9	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugho Pine	3g	PT	1m O.C.

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DESIGN	CHECKED	DRAWN	CHECKED	APPROVED
RGJ	RGJ	CT	RGJ	RGJ

SCALE

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
2020 WALKLEY ROAD

DRAWING NAME
LANDSCAPE DETAILS

PROJECT No. 119067
REV # 1
DRAWING No. 119067-L3

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