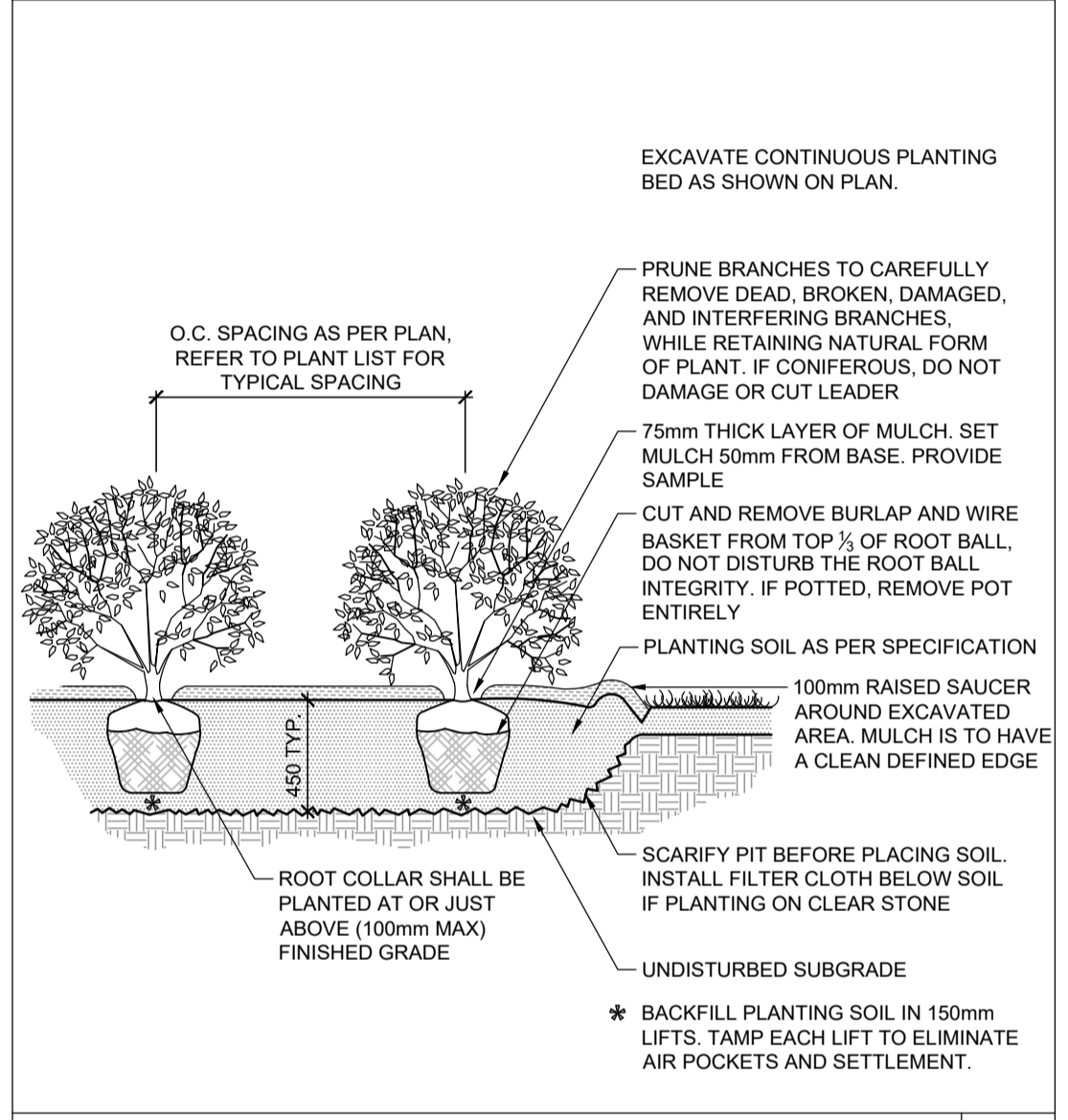
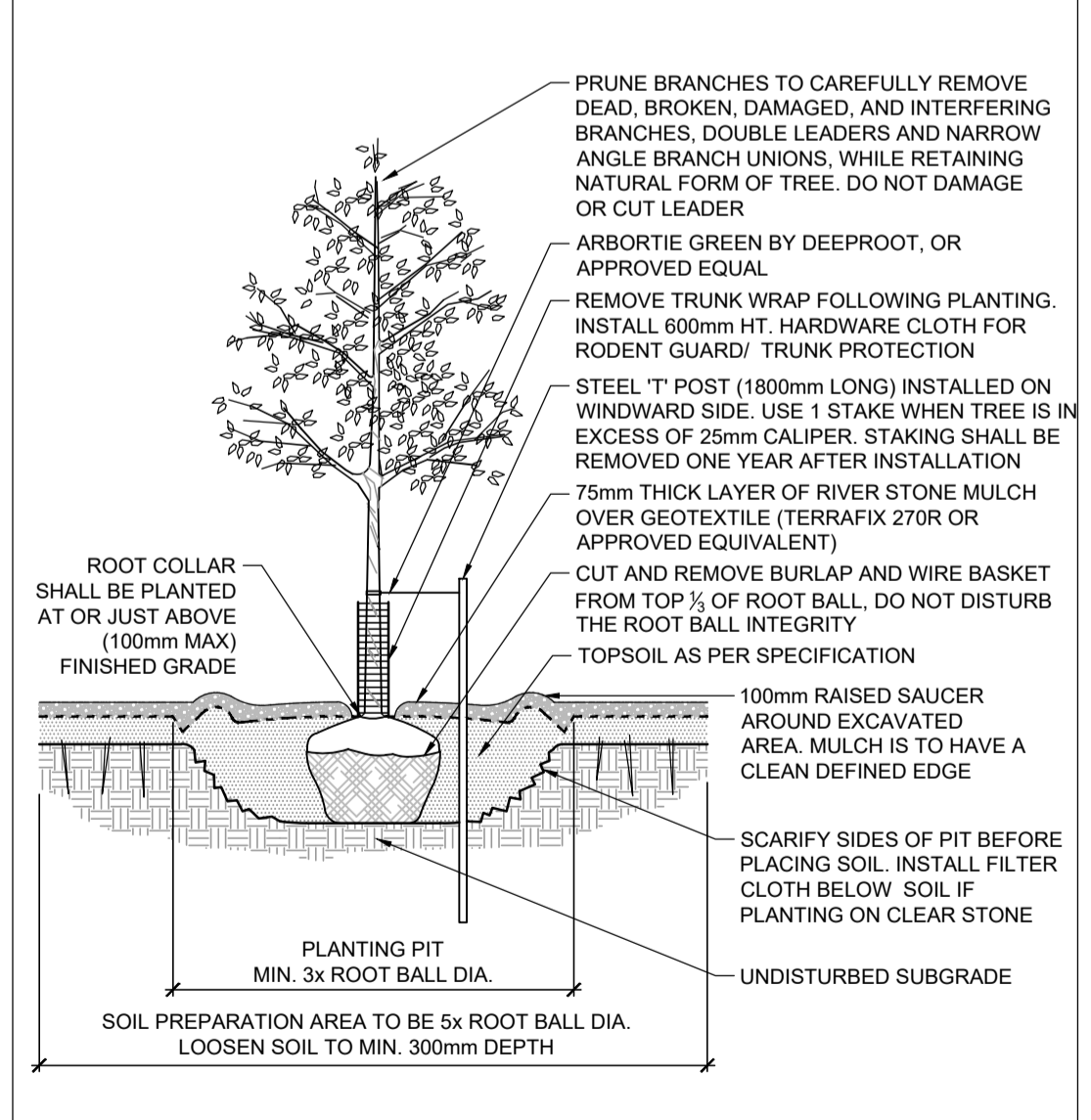


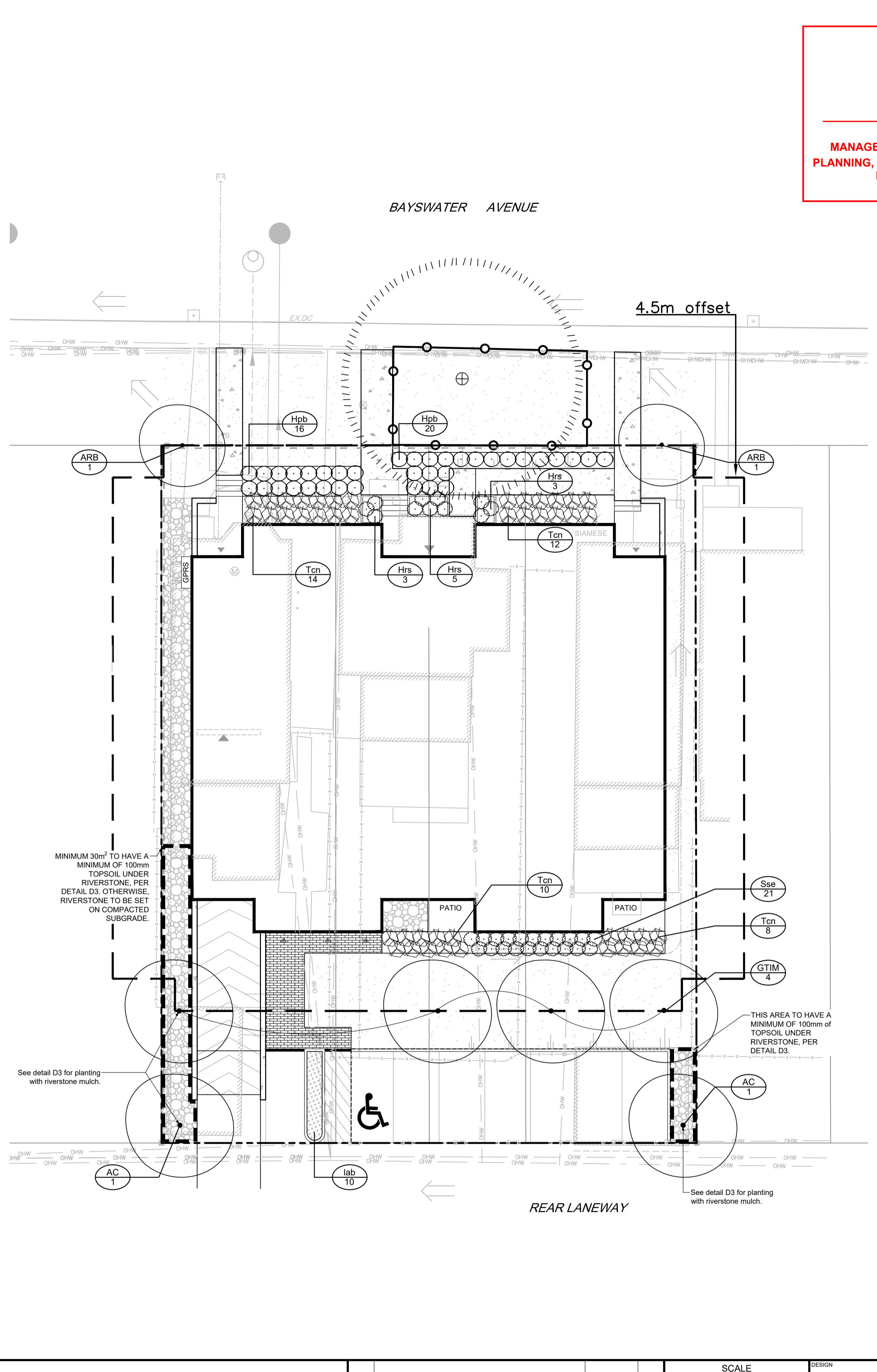
**STANDARD DECIDUOUS TREE PLANTING** D1



**SHRUB AND PERENNIAL PLANTING** D2



**TREE PLANTING WITH RIVERSTONE MULCH** D3

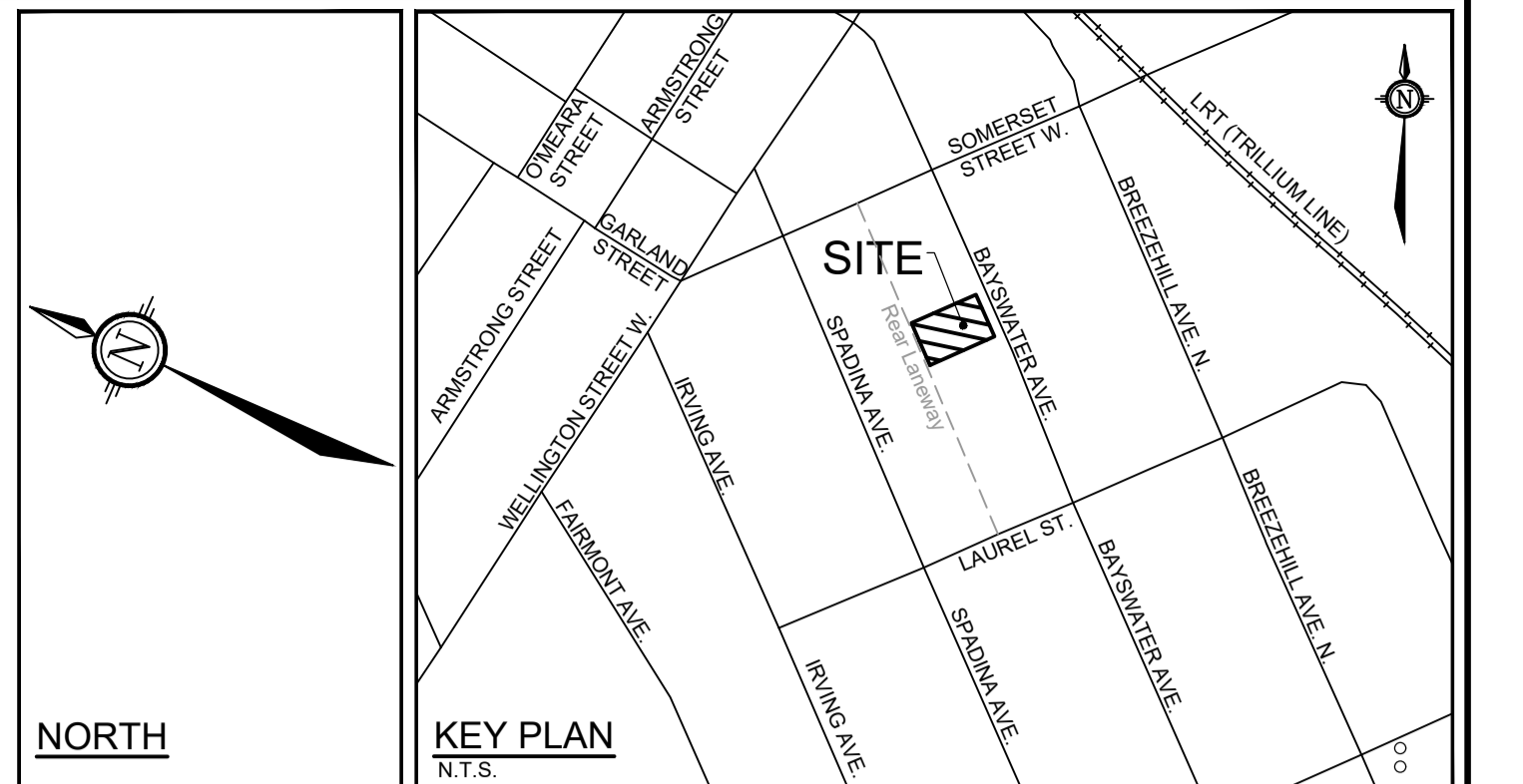


*Andrew McCreight*

**ANDREW MCCREIGHT**  
MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 10:14 am, Feb 15, 2023

- LEGEND**
- PROPERTY LIMIT
  - PROPOSED DECIDUOUS TREE
  - EXISTING TREE TO REMAIN
  - PROPOSED SHRUBS
  - ORNAMENTAL GRASSES
  - SOD
  - PROPOSED PAVERS
  - PROPOSED CONCRETE
  - RIVERSTONE
  - TREE PROTECTION FENCE
  - 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.
  - 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.
- RAISED PLANTERS**
- Set shrubs or perennials in raised planters on a bed of heavily compacted growing medium, at the bottom, to eliminate settlement.
  - Backfill around the root ball with growing medium in 150mm lifts. Tamp and water each lift to eliminate air pockets or settlement.
  - Growing medium to be:
    - 80% commercial screened topsoil
    - 10% peat moss or compost, and
    - 10% perlite.
  - Cover top of the planter surface with 75mm of shredded bark mulch.
- TOPSOIL REQUIREMENTS**
- Topsoil shall be a fertile, natural loam, capable of sustaining healthy growth; containing a minimum of 4% organic matter for clay loams and 2% organic matter for sandy loam, to a maximum of 25% by volume. Topsoil shall be loose and friable, free of subsoil, clay lumps, stones, roots or any other deleterious material greater than 50mm diameter. Topsoil shall be free of all litter and toxic materials that may be harmful to plant growth. Topsoil containing sod clumps, crabgrass, couchgrass or other noxious weeds is not acceptable. Topsoil shall not be delivered or placed in a frozen or excessively wet condition. Topsoil acidity / alkalinity shall be in the range of 5.5pH to 7.5pH.
  - Planting Soil shall be used for planting beds (for shrubs, perennials, vines, and groundcovers). Mix 4 parts topsoil with 1 part approved organic matter. Incorporate bone meal into planting soil at a rate of 0.5kg/m<sup>3</sup> of planting soil, or as approved by the Consultant.
  - Topsoil/ Planting Soil depth requirements are as follows:
    - Planting Beds: 450mm min. continuous depth Planting Soil
    - Tree Planting Pits: Depth of topsoil relative to root ball size
    - Sodded / Seeded Areas: 100mm min. continuous depth topsoil

- 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. 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.
    - Reforestation - 300mm depth.
  - Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source shall comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Association.
  - Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans.
  - Apply the following mineral fertilizer unless soil tests show other requirements:
    - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
    - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
  - 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.
- SOD NOTES**
- Sod shall be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source shall comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Association.
  - Sod is to be laid in rows, perpendicular to slope, with joints staggered. Where the slope is in excess of 3:1 (run:rise), the sod sections shall be secured with wooden stakes at a rate of 3 stakes per m<sup>2</sup>.
  - Unless otherwise specified, sodded areas are to be maintained by the Contractor until a second cutting is accepted by the Consultant.

- MAINTENANCE NOTES**
- The Contractor is to perform the following **Maintenance Operations** from time of planting until acceptance by Consultant in the form of an initial Certificate of Completion.
  - Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosion.
  - For evergreen material, water thoroughly in late fall, prior to freeze-up, to saturate soil around root system.
  - Prune dead or broken branches from plant material.
  - Keep tree supports and trunk protection in proper repair and adjustment.
  - Remove weeds monthly, by hand and adjust/ replenish mulch.
  - Remove and replace dead plants and plants not in healthy growing condition. Make replacements in same manner as specified for original plantings.
  - The Contractor is to perform the maintenance of all plant material during the specified **1yr Warranty Period**, as identified in the Schedule of Items and Prices.
  - Maintenance operations shall include, watering, weeding, pruning, mulch replenishment, adjusting tree supports and replacement of plant material that is found to be unacceptable in accordance with the Drawings and Planting Notes.

**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Deciduous Trees</b>						
AC	2	<i>Amelanchier canadensis</i> (single stem)	Downy Serviceberry	50mm Cal	WB	As Shown
ARB	2	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	50mm Cal	WB	As Shown
GTM	4	<i>Gleditsia triacanthos</i> f. <i>inermis</i> 'Impcole'	Impcole Honeylocust	50mm Cal	WB	As Shown
<b>Deciduous Shrubs</b>						
Hpb	36	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	50cm Ht	PT	80cm O.C
Sse	21	<i>Sorbaria sorbifolia</i> 'Sem'	Sem False-Spiraea	50cm Ht	PT	90cm O.C
<b>Coniferous Shrubs</b>						
Tcn	44	<i>Taxus cuspidata</i> Nana	Dwarf Japanese Yew	50cm Spr	PT	90cm O.C
<b>Perennials</b>						
Hrs	11	<i>Hosta</i> 'Royal Standard'	Royal Standard Hosta	40cm Ht	PT	80cm O.C
<b>Ornamental Grasses</b>						
lab	10	<i>Leymus arenarius</i> 'Blue Dune'	Blue Lyme Grass	1g	PT	70cm O.C

\*\*NOTE: Trees to be minimum 4.5m from the building.

**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 INFORMATION**  
Centennial Developments Corporation  
35 Kenilworth Avenue  
Ottawa, Ontario, K1Y 3X9  
Contact: Blair Hulaj  
Phone: 613-979-1135  
email: [blair@centennialdev.com](mailto:blair@centennialdev.com)

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	NOV 18/21	RJ
1	ISSUED FOR SITE PLAN APPROVAL	JUNE 16/21	RJ

SCALE: 1:150

DESIGN: KM  
CHECKED: RJ  
DRAWN: KMJK  
CHECKED: RJ  
APPROVED: RJ

**FOR REVIEW ONLY**

CITY OF LANDSCAPE ARCHITECTS  
NOV 18 2023

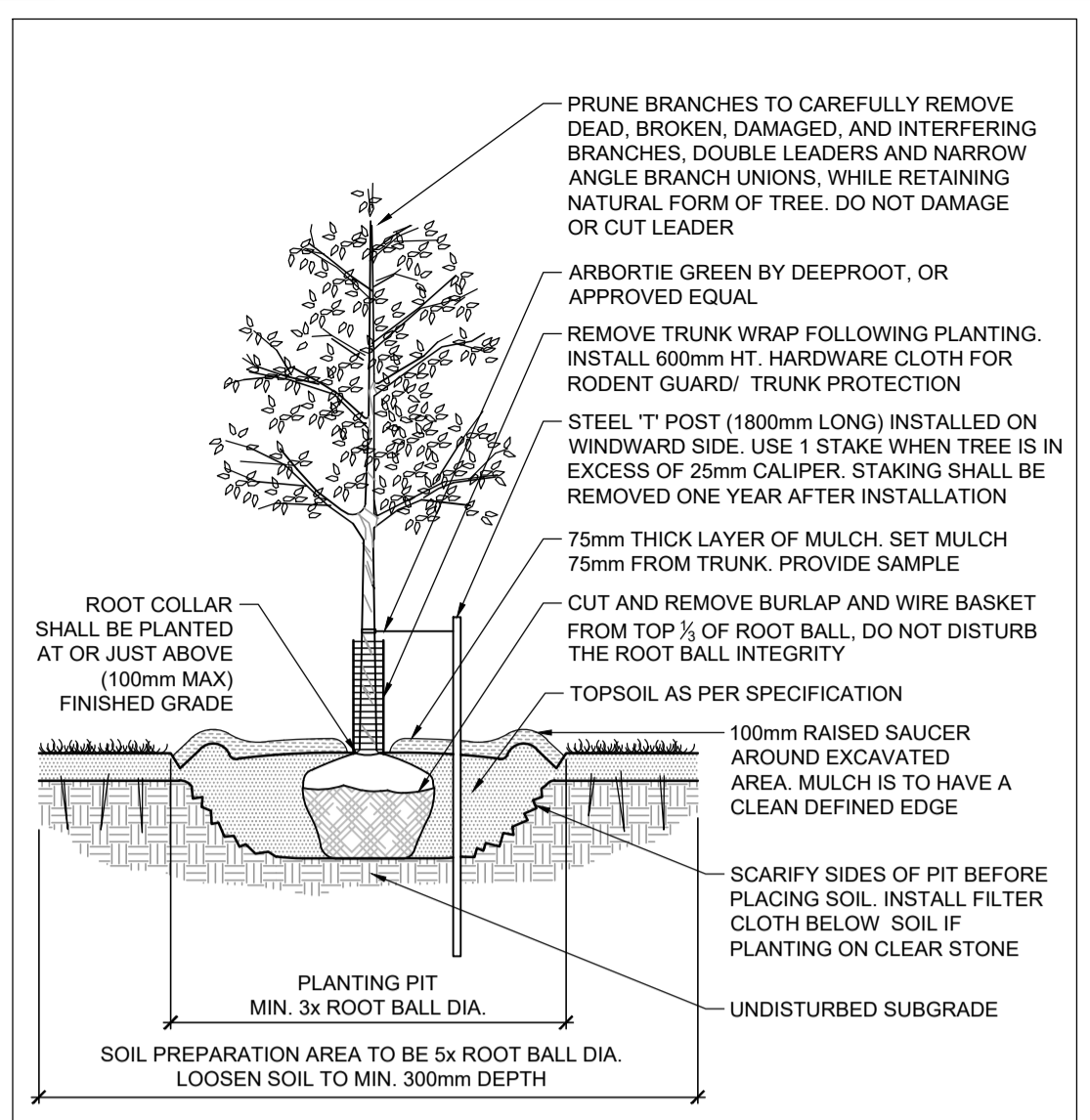
**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone: (613) 254-9643  
Facsimile: (613) 254-5867  
Website: [www.novatech-eng.com](http://www.novatech-eng.com)

PROJECT No.	REV	DRAWING No.
120169	REV # 2	120169-L1

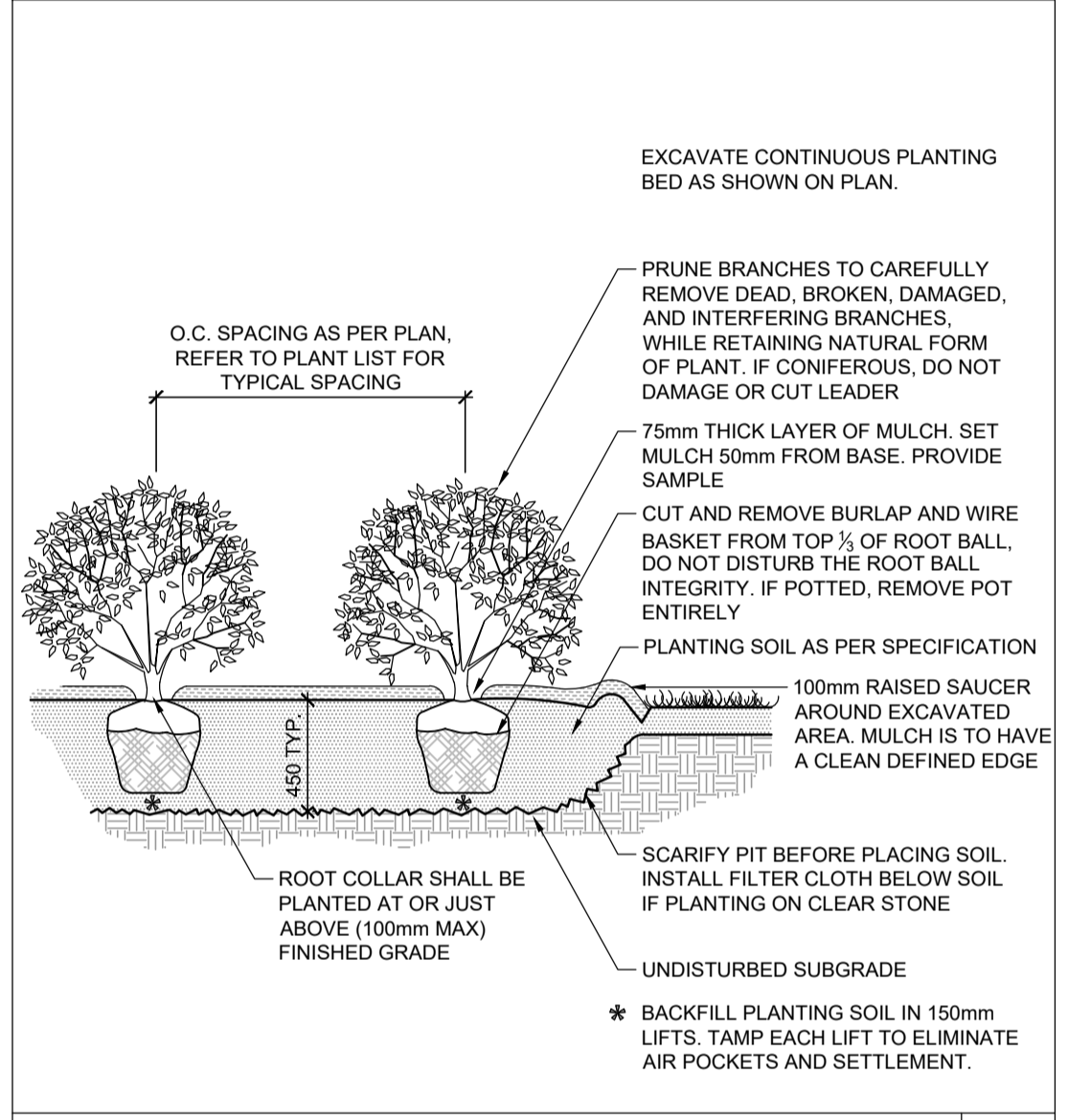
LOCATION: CITY OF OTTAWA  
54, 56 & 60 BAYSWATER AVENUE

DRAWING NAME: LANDSCAPE PLAN (4.5m offset from foundation)

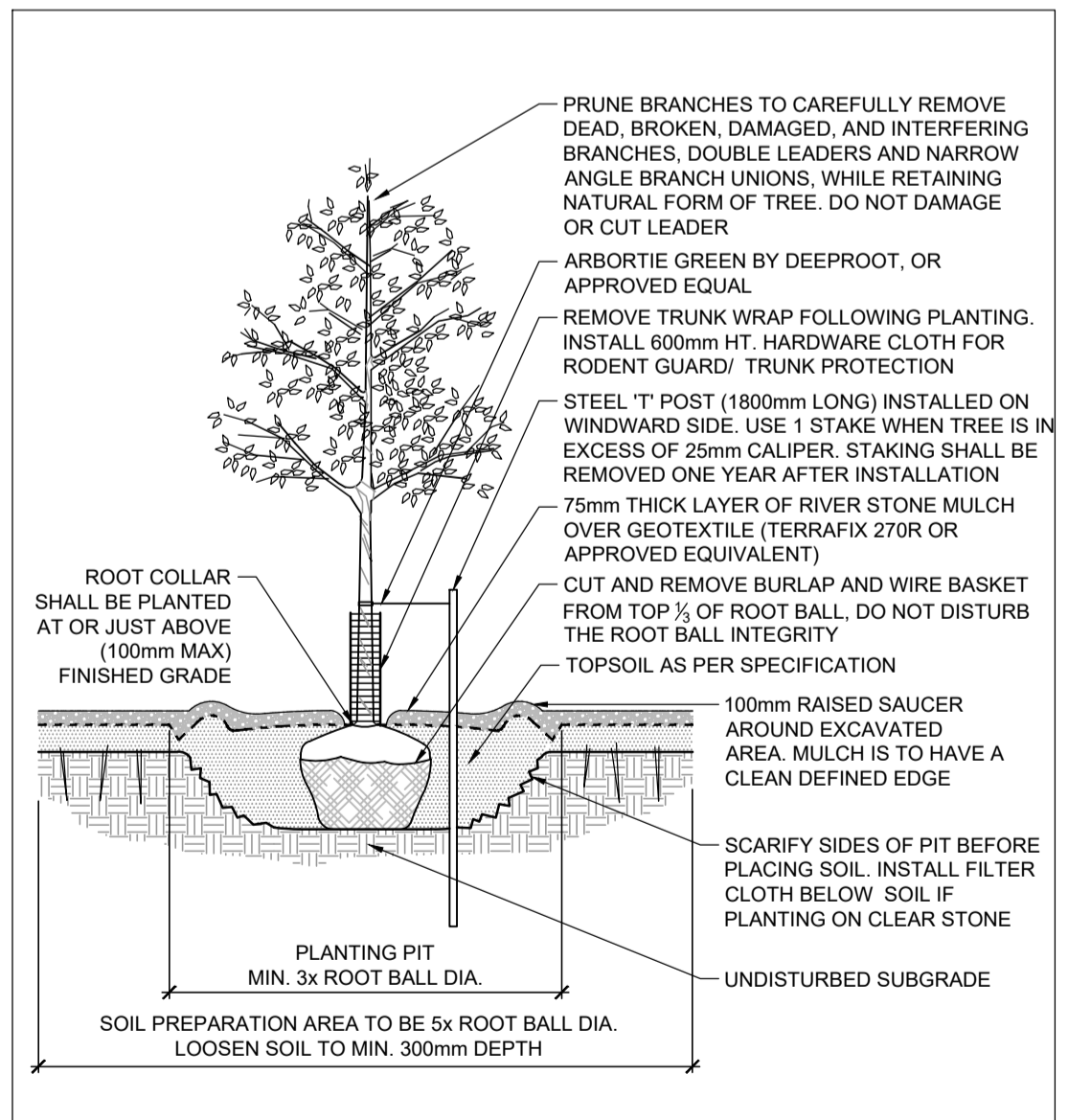
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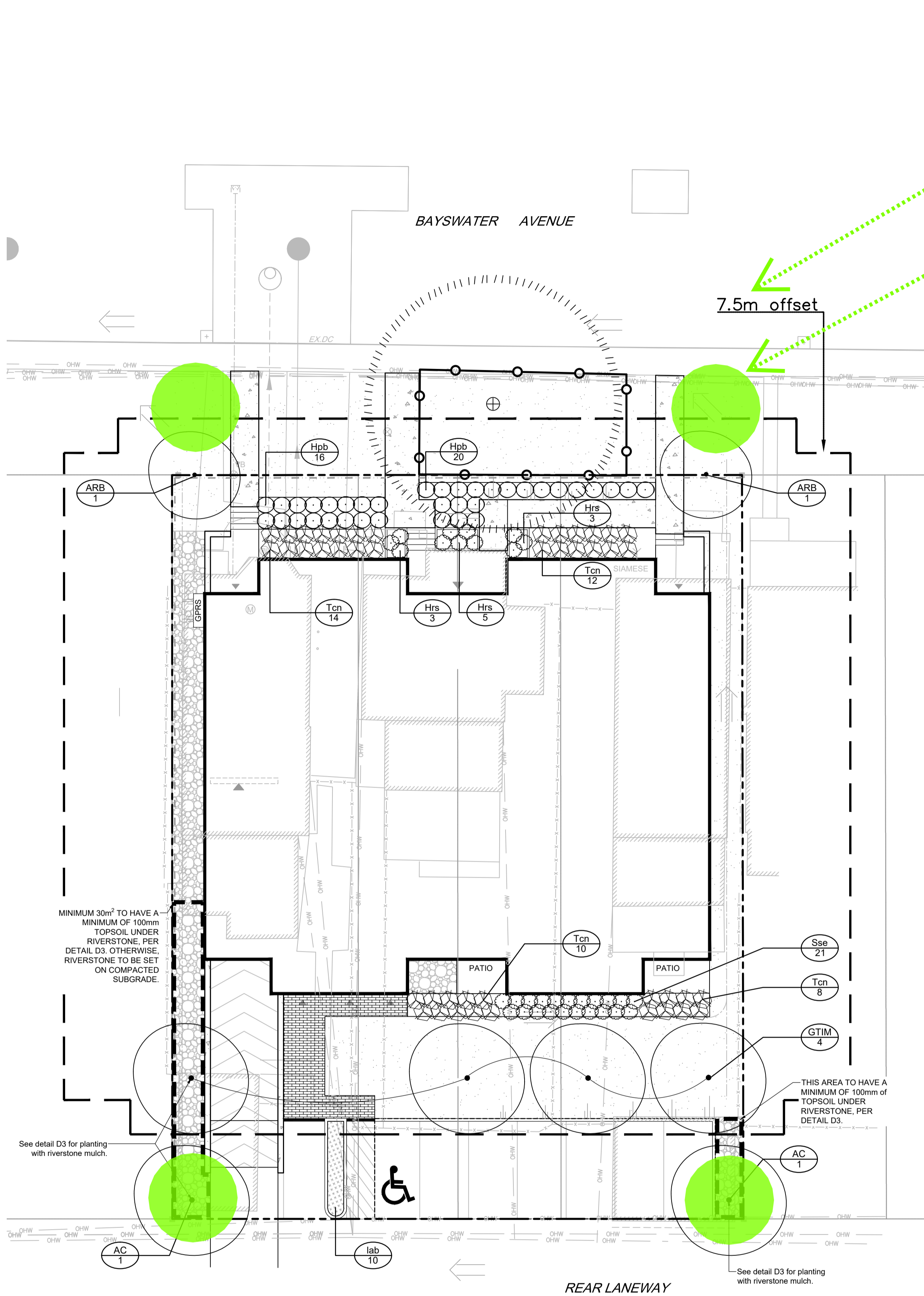
**STANDARD DECIDUOUS TREE PLANTING** D1



**SHRUB AND PERENNIAL PLANTING** D2



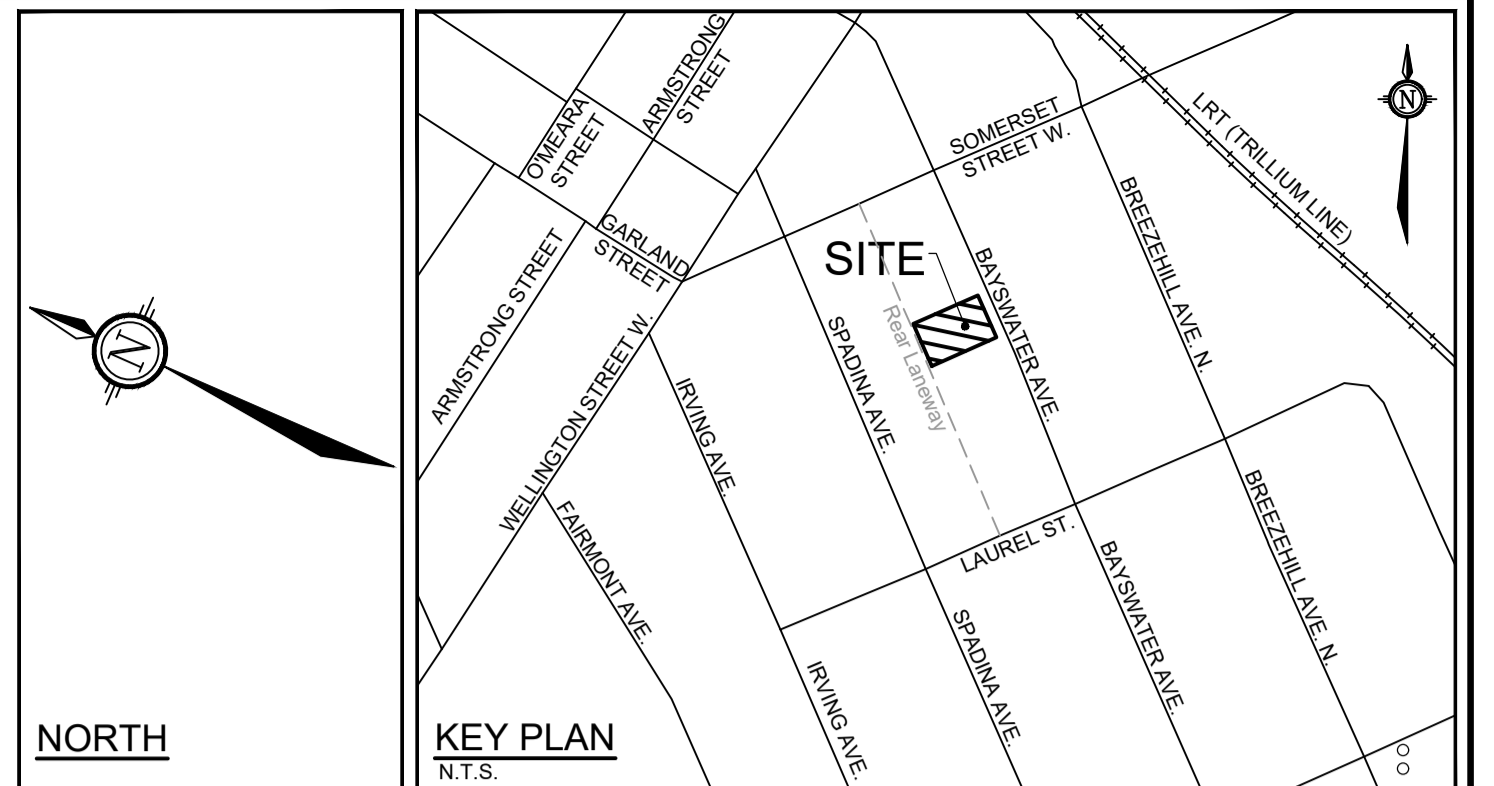
**TREE PLANTING WITH RIVERSTONE MULCH** D3



With an offset of 7.5m from the building, this site plan can only accommodate four trees in the locations noted in green. No other trees would be proposed. Due to proximity to OHW, the two trees in the front would have a maximum height of 6.0m. Suitable species include Crabapple species, Serviceberry species.

**LEGEND**

- PROPERTY LIMIT
- PROPOSED DECIDUOUS TREE
- EXISTING TREE TO REMAIN
- PROPOSED SHRUBS
- ORNAMENTAL GRASSES
- SOD
- PROPOSED PAVERS
- PROPOSED CONCRETE
- RIVERSTONE
- TREE PROTECTION FENCE
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  - 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.
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**\*\*NOTE:** Trees to be minimum 4.5m from the building.

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**OWNER INFORMATION**  
 Centennial Developments Corporation  
 35 Kenilworth Avenue  
 Ottawa, Ontario, K1Y 3X9  
 Contact: Blair Hulaj  
 Phone: 613-979-1135  
 email: blair@centennialdev.com

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	NOV 18/21	RJ
1	ISSUED FOR SITE PLAN APPROVAL	JUNE 16/21	RJ

**FOR REVIEW ONLY**

SCALE: 1:150

DESIGN: KM  
 CHECKED: RJ  
 DRAWN: KMKJK  
 CHECKED: RJ  
 APPROVED: RJ

**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  
 54, 56 & 60 BAYSWATER AVENUE

**DRAWING NAME**  
 LANDSCAPE PLAN  
 (7.5m offset from foundation)

PROJECT No.	120169
REV	REV # 2
DRAWING No.	120169-L1