

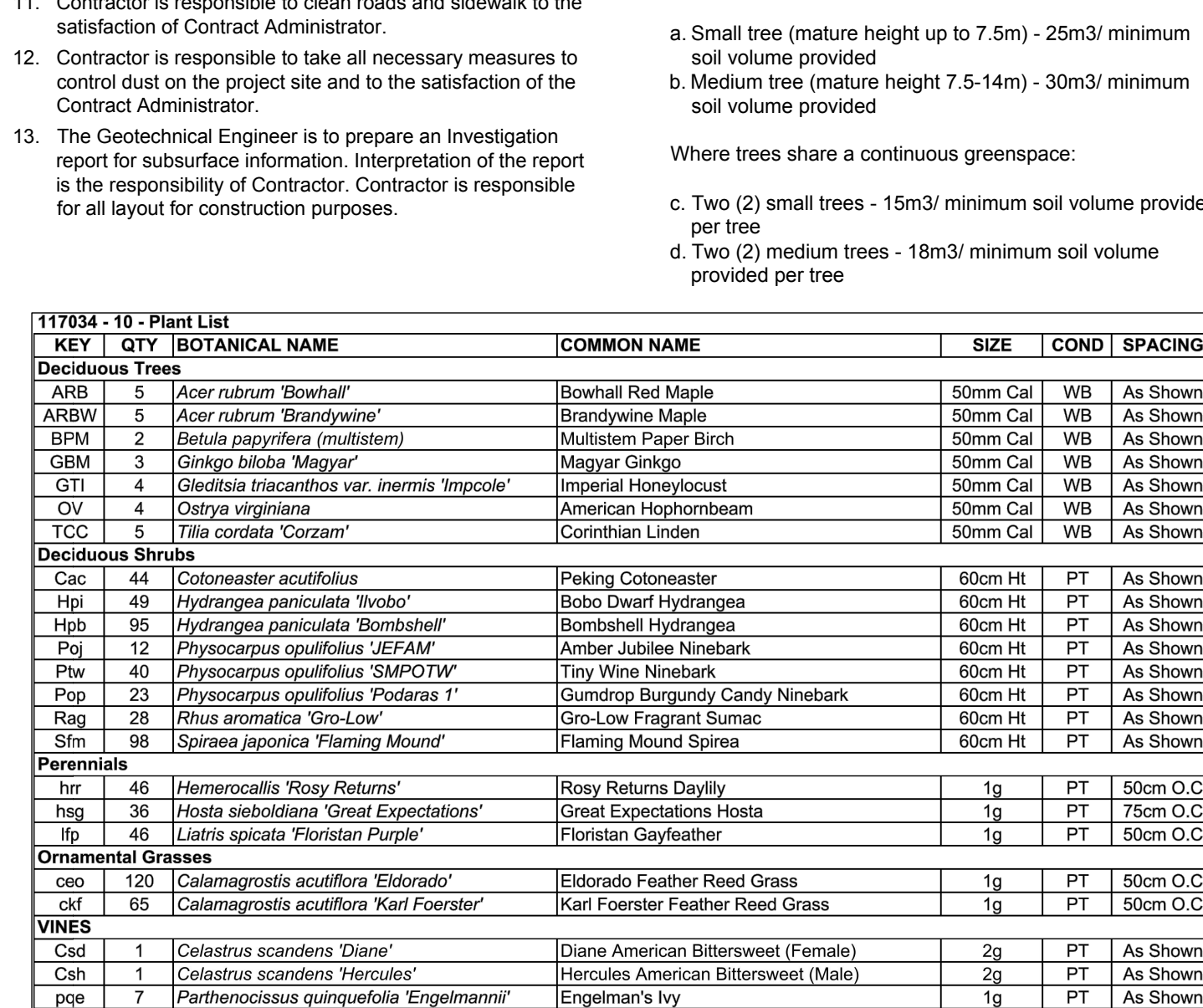
- LEGEND**
- EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ
  - PROPOSED DECIDUOUS TREE
  - PROPOSED SHRUBS
  - PROPOSED ORNAMENTAL GRASSES & VINES
  - PERENNIALS
  - RIVER STONE GROUND COVER
  - SPECIES (SEE PLANT LIST)
  - QUANTITY
  - 1.8m HT. WOOD PRIVACY FENCE
  - 1.5m HT. BLACK VINYL CHAIN LINK FENCE
- 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, WB or BB, 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 to be 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 Association.
  - 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 350g/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.

- 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: 2kg/ha
- GREENFIELDS SEED MIX BY DLF**
- Seeding Rate: 17kg/ha
- CONSTRUCTION**
- 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.
  - Before commencing construction, Contractor is to provide proof of comprehensive all risk and operational liability insurance including blasting (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.
  - 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 completion of works conveyed by these drawings, details, and specifications.
  - 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 fences and supervision throughout the construction period, to the satisfaction of the Consultant.
  - Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
  - 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 contaminated material. Dispose all contaminated material at a licensed landfill facility.
  - 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 to the satisfaction of Contract Administrator.
  - Contractor is responsible to 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. Contractor is responsible for all layout for construction purposes.

- TREE PLANTING IN SENSITIVE CLAY**
- The landscape plans have been developed in accordance with the Potential for Soil Volume Change (64153-85-R0) Greg Davidson, May 11, 2018, and map Sensitive Clay Soil Plan, May 2018, that confirms the categories and locations of clay soils. These were prepared by Greg Davidson and Brent Wiebe at Gemtec. Furthermore, we also referenced Tree Planting Recommendations (64153-85), March 26, 2021, also by Greg Davidson and Brent Wiebe at Gemtec.
  - The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils (2017).
  - The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.
    - Small tree (mature height up to 7.5m) - 25m<sup>3</sup> minimum soil volume provided
    - Medium tree (mature height 7.5-14m) - 30m<sup>3</sup> minimum soil volume provided
    - Where trees share a continuous greenspace:
      - Two (2) small trees - 15m<sup>3</sup> minimum soil volume provided per tree
      - Two (2) medium trees - 18m<sup>3</sup> minimum soil volume provided per tree

**117034 - 10 - Plant List**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
ARB	5	Acer rubrum 'Bowhall'	Bowhall Red Maple	50mm Cal	WB	As Shown
ARBW	5	Acer rubrum 'Brandywine'	Brandywine Maple	50mm Cal	WB	As Shown
BPM	2	Baccharis papyrifera (multicaulis)	Multicaulis Paper Birch	50mm Cal	WB	As Shown
GEM	3	Ginkgo biloba 'Mayer'	Mayer's Ginkgo	50mm Cal	WB	As Shown
GTI	4	Gleditsia inornata var. 'Inermis' 'Impicola'	Imperial Honeylocust	50mm Cal	WB	As Shown
GV	4	Gleditsia virginiana	American Honeylocust	50mm Cal	WB	As Shown
TCC	1	Tilia cordata 'Coram'	Common Linden	50mm Cal	WB	As Shown
Cac	44	Cotoneaster acutifolius	Peking Cotoneaster	60cm Ht	PT	As Shown
Hpb	49	Hydrangea paniculata 'Invo'	Bobo Dwarf Hydrangea	60cm Ht	PT	As Shown
Hpb	95	Hydrangea paniculata 'Bomshel'	Bomshel Hydrangea	60cm Ht	PT	As Shown
Paj	12	Physocarpus opulifolius 'LEFAM'	Amber Jubilee Ninebark	60cm Ht	PT	As Shown
Pwr	40	Physocarpus opulifolius 'SMPTDIA'	Tiny Wine Ninebark	60cm Ht	PT	As Shown
Pop	23	Physocarpus opulifolius 'Podaras 1'	Gundrop Burgundy Candy Ninebark	60cm Ht	PT	As Shown
Rag	28	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	60cm Ht	PT	As Shown
Sis	8	Spiraea japonica 'Flaming Mount'	Flaming Mount Spirea	60cm Ht	PT	As Shown
hr	46	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1g	PT	50cm O.C.
hst	38	Hosta saskiiana 'Great Expectations'	Great Expectations Hosta	1g	PT	75cm O.C.
lp	48	Liatris spicata 'Florian Purple'	Florian Gayfeather	1g	PT	50cm O.C.
Orn	120	Calamagrostis acutiflora 'Eldorado'	Eldorado Feather Reed Grass	1g	PT	50cm O.C.
or	65	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C.
Csd	1	Celastrus scandens 'Diane'	Diane American Bittersweet (Female)	2g	PT	As Shown
Ch	1	Celastrus scandens 'Hercules'	Hercules American Bittersweet (Male)	2g	PT	As Shown
po	7	Perithous quinquifolia 'Engelmannii'	Engelmann's Ivy	1g	PT	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.

**NOT FOR CONSTRUCTION**

**SCALE**

1:250

**FOR REVIEW ONLY**

RGJMEL  
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RGJ

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**CITY OF OTTAWA**  
KLONDIKE ROAD - BLOCK 10

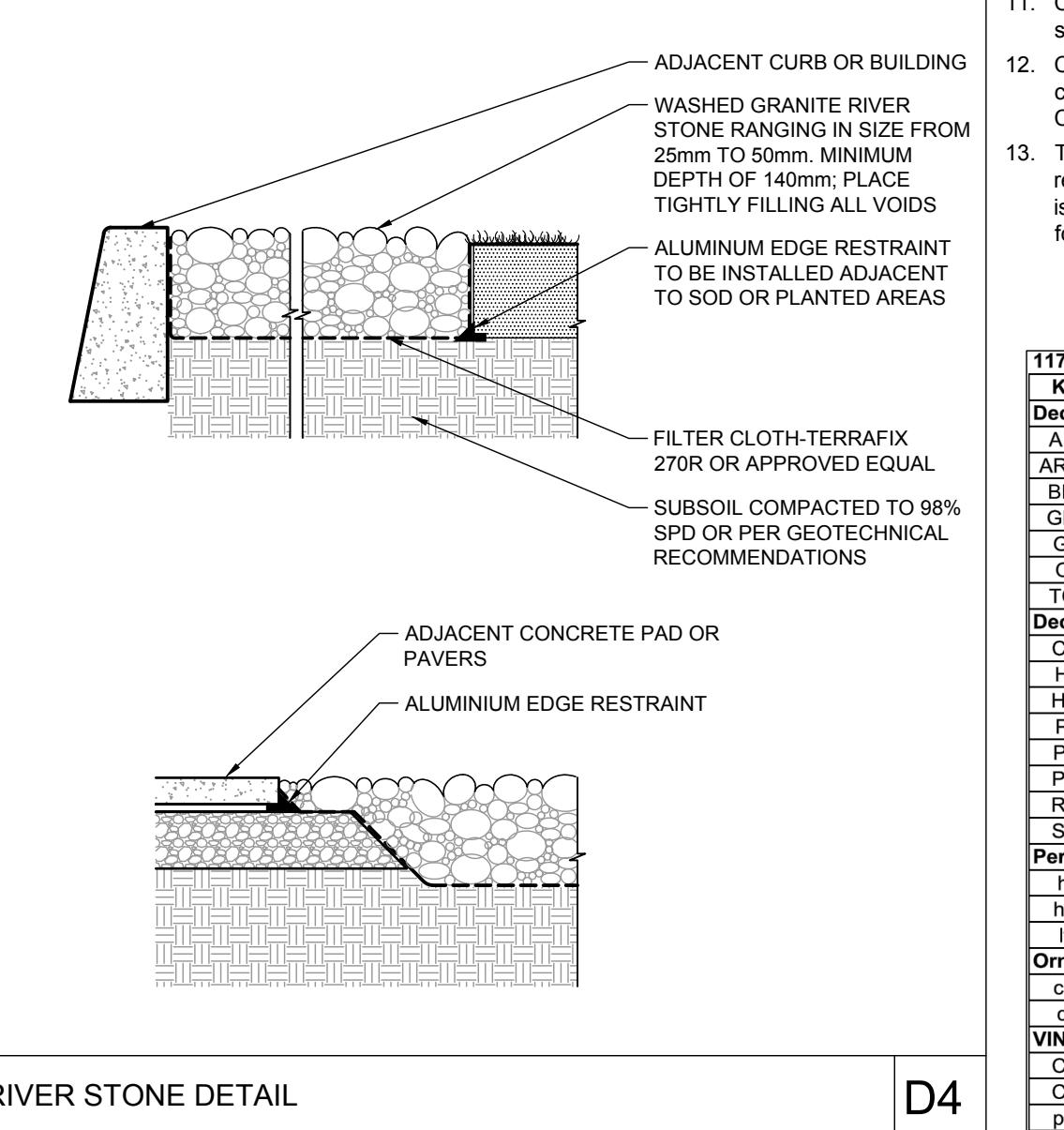
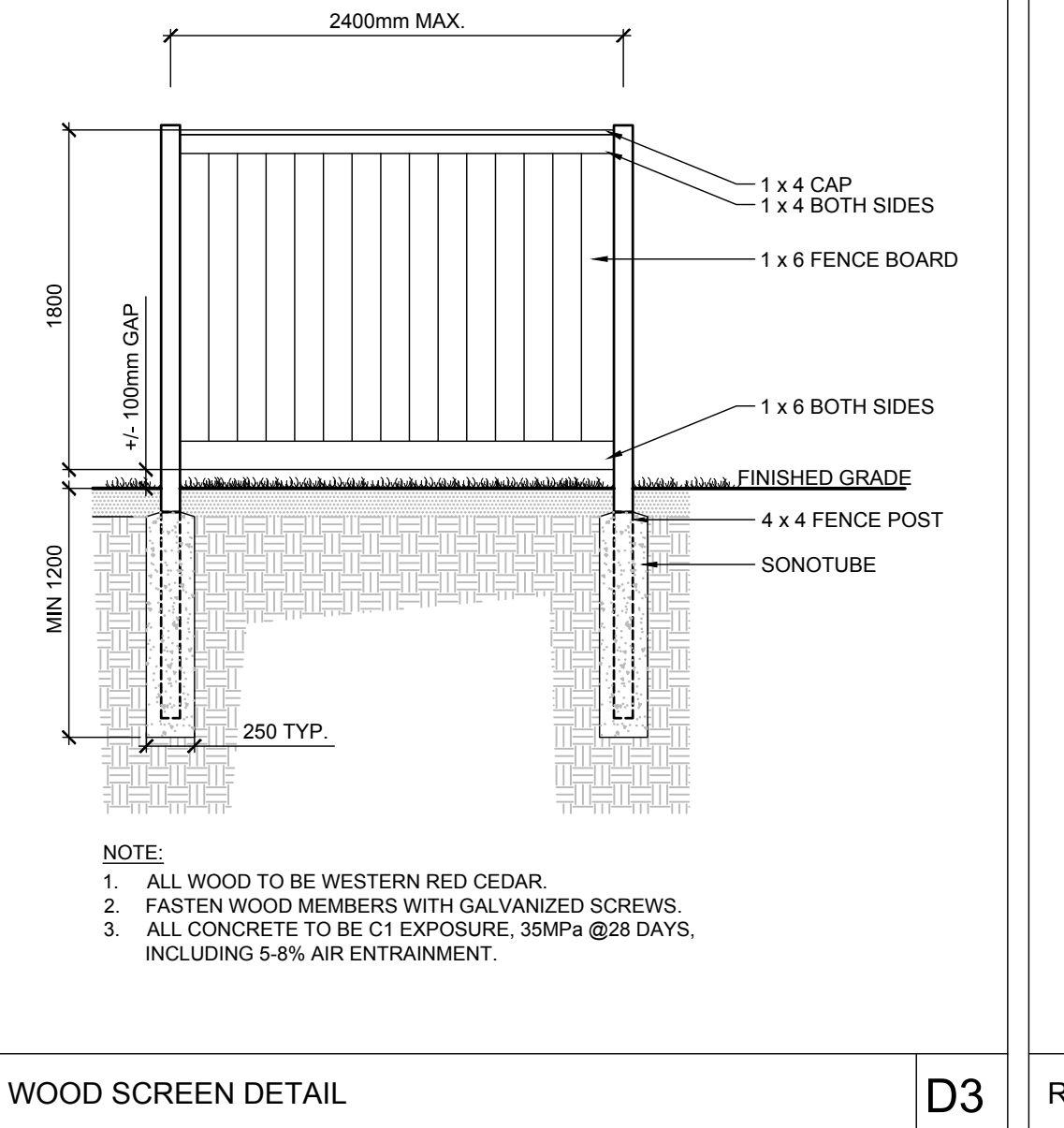
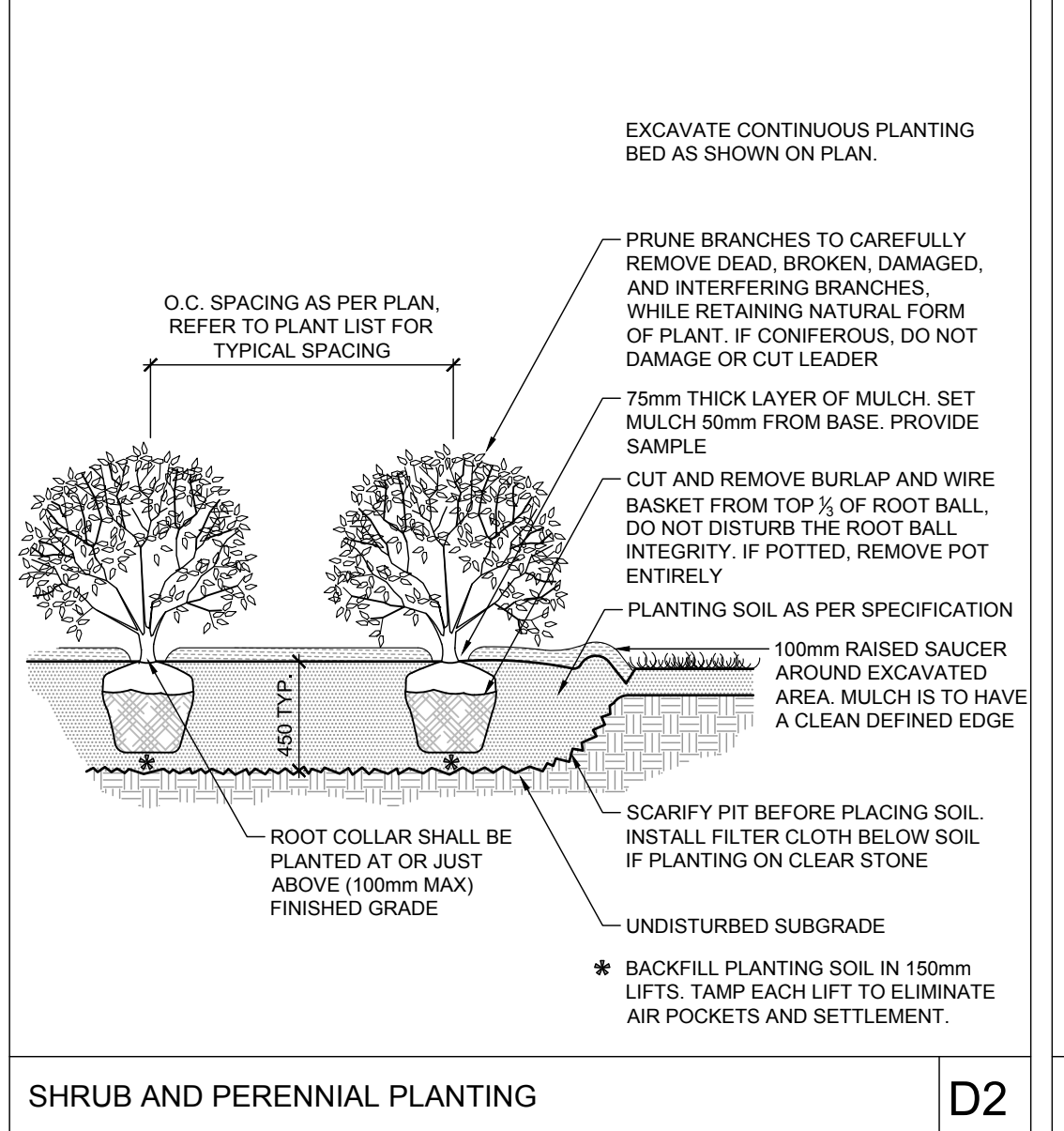
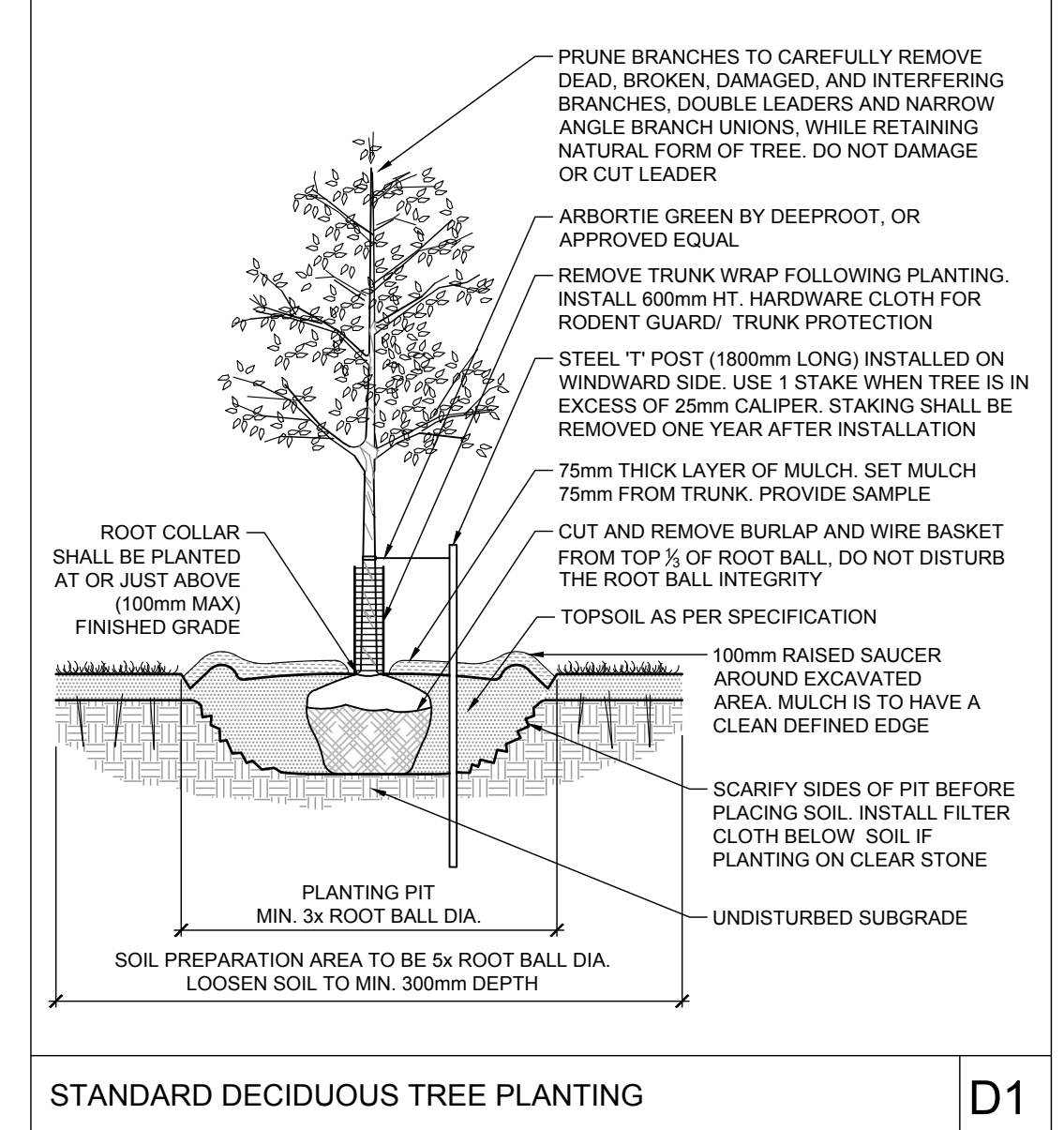
**LANDSCAPE PLAN**

PROJECT NO: 117034-10  
REV # 2  
DRAWING NO: 117034-10-L

**APPROVED**  
By Kersten Nitsche at 11:44 am, Jul 16, 2024

*Kersten Nitsche*

**KERSTEN NITSCHKE, MCIP RPP**  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA



NO.	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	JAN 31/22	RGJ
1	ISSUED FOR APPROVAL	MAY 17/21	RGJ