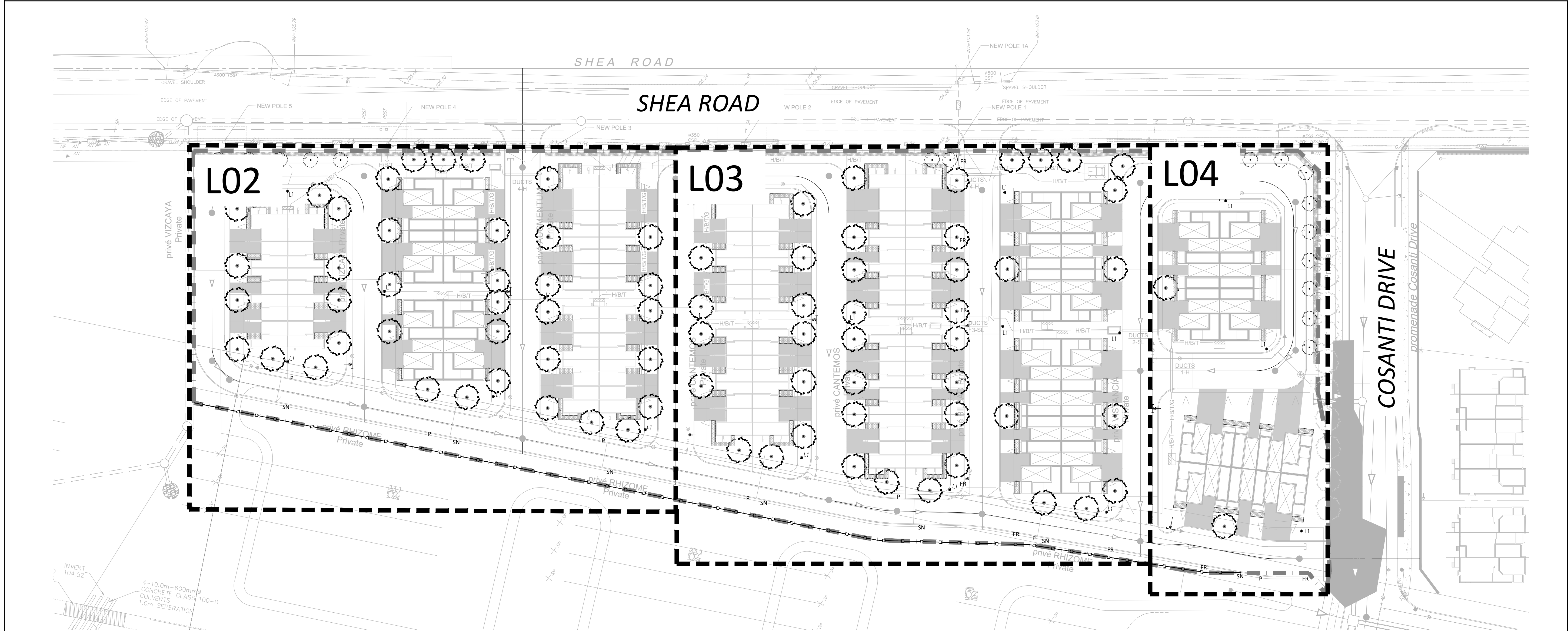




GENERAL NOTES:

- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION, TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM UTILITY LOCATIONS AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT' AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONSTRUCTOR' AS DEFINED IN THE ACT.
- ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES PER LATEST AMENDMENT.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- ALL DIMENSIONS ARE IN METRES UNLESS SPECIFIED OTHERWISE.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
- ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT.
- ALL SEWERS CONSTRUCTED WITH GRADES LESS THAN 1.0% SHALL BE INSTALLED USING LASER ALIGNMENT AND CHECKED WITH LEVEL INSTRUMENT PRIOR TO BACKFILLING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ADDITIONAL BEDDING, OR ADDITIONAL STRENGTH PIPE IF THE MAXIMUM TRENCH WIDTH AS SPECIFIED BY OPSD IS EXCEEDED.
- ALL PIPE / CULVERT SECTION SIZES REFER TO INSIDE DIMENSIONS.
- SHOULD DEEPLY BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW WITH CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING / REMOVAL.
- DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SITE PLAN.
- THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWINGS.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SOD & SEED NOTES:

- SODDED AND SEEDDED AREAS SHALL HAVE A MINIMUM 150mm TOPSOIL.
- ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS.
- INSTALL STANDARD MIXTURE BY MECHANICAL SEEDING. USE BIODEGRADABLE EROSION CONTROL MAT AS DIRECTED BY LANDSCAPE ARCHITECT TO RETAIN SEED ON STEEP SLOPES (OVER 3:1 UNTIL ESTABLISHED).
- PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 6mm (1/4") OR AS PER SUPPLIERS RECOMMENDATIONS.
- GENTLY TAMP OR ROLL THE SEEDBED AND DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
- CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm. REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
- SODDED AND SEEDDED AREAS WILL BE ACCEPTED BY THE LANDSCAPE ARCHITECT FOLLOWING PERFORMANCE ACCEPTANCE, PROVIDED:
 - SEEDDED AREAS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE (MINIMUM), THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.

SEED MIX-00m2		
NATIVE MEADOW SEED MIX OR APPROVED EQUIVALENT:		
2%	ARROW LEAVED ASTER	
15%	BIG BLUESTEM	
6%	BLACK EYED SUSAN	
25%	CANADA WILD RYE	
5%	FOXGLOVE/BEAR TONGUE	
5%	NEW ENGLAND ASTER	
25%	SWITCH GRASS	
15%	VIRGINIA WILD RYE	
2%	WILD BERGAMOT	

- APPLICATION NOTES:
- INSTALLATION-0.25kg PER 100m2, OR AS RECOMMENDED BY SUPPLIER
 - SEED MIX APPLIED DURING THE PERIOD OF MAY 15 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15.
 - NURSE CROP: NURSE CROP WILL BE ANNUAL RYEGRASS AT A RATE OF 0.5kg PER 100m2 APPLIED AT THE SAME RATE, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

PLANTING NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
- LOCATIONS OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PITS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- ALL STEEL T-BARS TO BE REMOVED AT THE ONE YEAR INTERIM INSPECTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO REINSTATE ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
- ACER RUBRUM, QUERCUS RUBRA AND CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTING IN THE SPRING ONLY.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREE STAKING IS NOT RECOMMENDED WITHIN A 10m RADIUS OF THE PLAY EQUIPMENT.
- THIS LANDSCAPE PLAN CONFORMS WITH THE CONSIDERATIONS OF GEMTEC'S GEOTECHNICAL INVESTIGATE DATED NOVEMBER 2, 2022, 102166.001-RPT01-Rev1.
 - 12.1 BASED ON THE SUBSURFACE CONDITIONS AT THIS SITE, THERE IS NO REQUIREMENT TO ADHERE TO THE CITY OF OTTAWA GUIDELINE FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS. THE SOILS AT THIS SITE ARE NOT SUSCEPTIBLE TO SHRINKAGE DUE TO MOISTURE REDUCTION.

PLANT LIST - STREET TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAJ/HT. (mm)	ROOT
LARGE DECIDUOUS STREET TREES (15-30m)					
AF	3	ACER X FREEMANNI	FREEMAN MAPLE	60	B&B
GS	5	GLEDETISIA TRICANTHOS VAR. INERMIS	HONEYLOCUST	60	B&B
GD	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	60	B&B
QM	2	QUERCUS MACROCARPA	BUR OAK	60	B&B
QR	3	QUERCUS RUBRA	RED OAK	60	B&B
15					
COLUMNAR DECIDUOUS TREES (8-15m)					
AR	18	ACER X FREEMANNI 'ARMSTRONG'	ARMSTRONG MAPLE	60	B&B
AM	09	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY	60	B&B
GP	11	GINGKO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	60	B&B
PA	15	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	60	B&B
QF	14	QUERCUS ROBUR 'ASTIGIATA'	PYRAMIDAL ENGLISH OAK	60	B&B
67					
TREE FORM SHRUBS					
CK	8	CORNUS KOUSA 'SATOMI'	SATOMI FLOWERING DOGWOOD	175cm	TREEFORM
CR	10	CORNUS RACEMOSA	GRAY DOGWOOD	35	TREEFORM
18					

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Key Plan



LEGEND

PROPERTY LINE

PLANTING

- AR DECIDUOUS STREET TREE
- AG TREE FORM SHRUBS
- LT TREES BY OTHERS

FENCING

- CHAIN LINK FENCE LOCATED 0.15M ON PRIVATE PROPERTY

SURFACING/ SIGNAGE

- UNIT PAVING
- SIGN ON U-CHANNEL POST
- P SIGN - NO PARKING
- SN SIGN - NO SNOW STORAGE
- FR SIGN - FIRE ROUTE

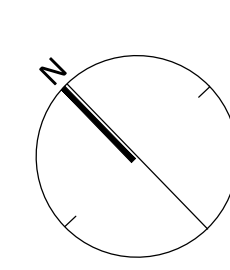
DETAIL KEY

- 1 DETAIL NO.
- D1 SHEET NO.

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No.	Description	Date

Revision	
City Approval Stamp	DESIGNER / OWNER: DAVIDSON CO-TENANCY AND TAMARACK HUMES 3587 ALBION ROAD SOUTH, OTTAWA, ONTARIO K1V 8P3 ENGINEER: IB GROUP SUITE 500, 333 PRESTON STREET OTTAWA, ONTARIO K1S 5M4 TRANSPORTATION ENGINEER: IB GROUP SUITE 500, 333 PRESTON STREET OTTAWA, ONTARIO K1S 5M4 LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 1285 WELLINGTON STREET WEST OTTAWA, ONTARIO K1Y 3A8

PROPERTY INFORMATION BLOCK 175 AND PART OF BLOCK 176 REGISTERED PLAN 494-1689
--



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design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

SHEA ROAD SITE PLAN
1650 SHEA ROAD (OTTAWA, ON)

Title
LANDSCAPE SITE PLAN

Date	2023-02-03	Sheet
Scale	1:500	
Drawn	SE/EL	
Checked	MK	
Job No.	22-099	

L01

OF PAVEMENT

OF PAVEMENT

NEW POLE 5

SHEA ROAD

NEW POLE 4

NEW POLE 3

RETAINING WALL
(BY OTHERS)

RETAINING WALL
(BY OTHERS)

DUCTS
4-H

DUCTS
4-H

Private

VIZCAYA PRIVATE

VIZCAYA PRIVATE

AUGMENTUM PRIVATE

CANTEMOS PRIVATE

RHIZOME PRIVATE

Private

PLANT LIST - STREET TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
LARGE DECIDUOUS STREET TREES (15-30m)					
AF	3	ACER X FREEMANII	FREEMAN MAPLE	60	B&B
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GD	2	GYMNOKLADUS DIOICUS	KENTUCKY COFFEE TREE	60	B&B
QM	2	QUERCUS MACROCARPA	BUR OAK	60	B&B
QR	3	QUERCUS RUBRA	RED OAK	60	B&B
	15				

COLUMNAR DECIDUOUS TREES (8-15m)

AR	18	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	60	B&B
AM	09	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY	60	B&B
GP	11	GINGKO BILoba 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	60	B&B
PA	15	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	60	B&B
QF	14	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	60	B&B
	67				

TREE FORM SHRUBS

Ck	8	CORNUS KOUSA 'SATOMI'	SATOMI FLOWERING DOGWOOD	175cm	TREEFORM
Cr	18	CORNUS RACEMOSA	GRAY DOGWOOD	35	TREEFORM

DESIGNER /OWNER:

DAVIDSON CO-TENANCY AND TAMARACK HOMES
3187 ALBION ROAD SOUTH,
OTTAWA, ONTARIO
K1V 8Y3

ENGINEER:

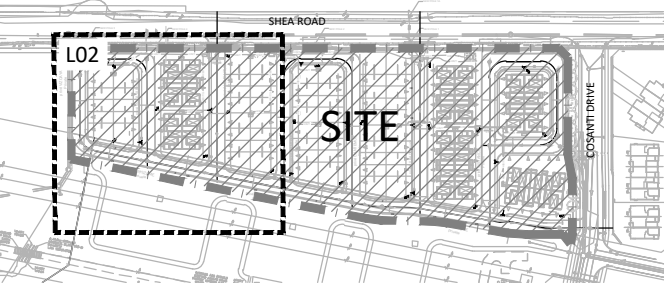
IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA, ONTARIO

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SCALE 1:200

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Key Plan



LEGEND

PROPERTY LINE

PLANTING

- AR DECIDUOUS STREET TREE
- AG TREE FORM SHRUBS
- QF TREES BY OTHERS

FENCING

CHAIN LINK FENCE
LOCATED 0.15M ON PRIVATE PROPERTY

SURFACING/ SIGNAGE

- UNIT PAVING
- SIGN ON U-CHANNEL POST
- P SIGN - NO PARKING
- SN SIGN - NO SNOW STORAGE
- FR SIGN - FIRE ROUTE

DETAIL KEY

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- D1 SHEET NO.

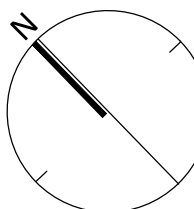
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No.	Description	Date

Revision

City Approval Stamp

DESIGNER /OWNER:
DAVIDSON CO-TENANCY AND TAMARACK
HOMES
3187 ALBION ROAD SOUTH,
OTTAWA, ONTARIO
K1V 8Y3
ENGINEER:
IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA, ONTARIO
K1V 8Y3
TRANSPORTATION ENGINEER:
IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA, ONTARIO
K1V 8Y3
LANDSCAPE ARCHITECT:
NAK DESIGN STRATEGIES
1285 WELLINGTON STREET WEST
OTTAWA, ONTARIO
K1V 3A8

PROPERTY INFORMATION
BLOCK 175
AND PART OF BLOCK 176
REGISTERED PLAN 404-1689



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design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1V 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

SHEA ROAD SITE PLAN
1650 SHEA ROAD (OTTAWA, ON)

Title

LANDSCAPE SITE PLAN

Date

2023-02-03

Sheet

L02

Scale

1:200

Drawn

SE/EL

Checked

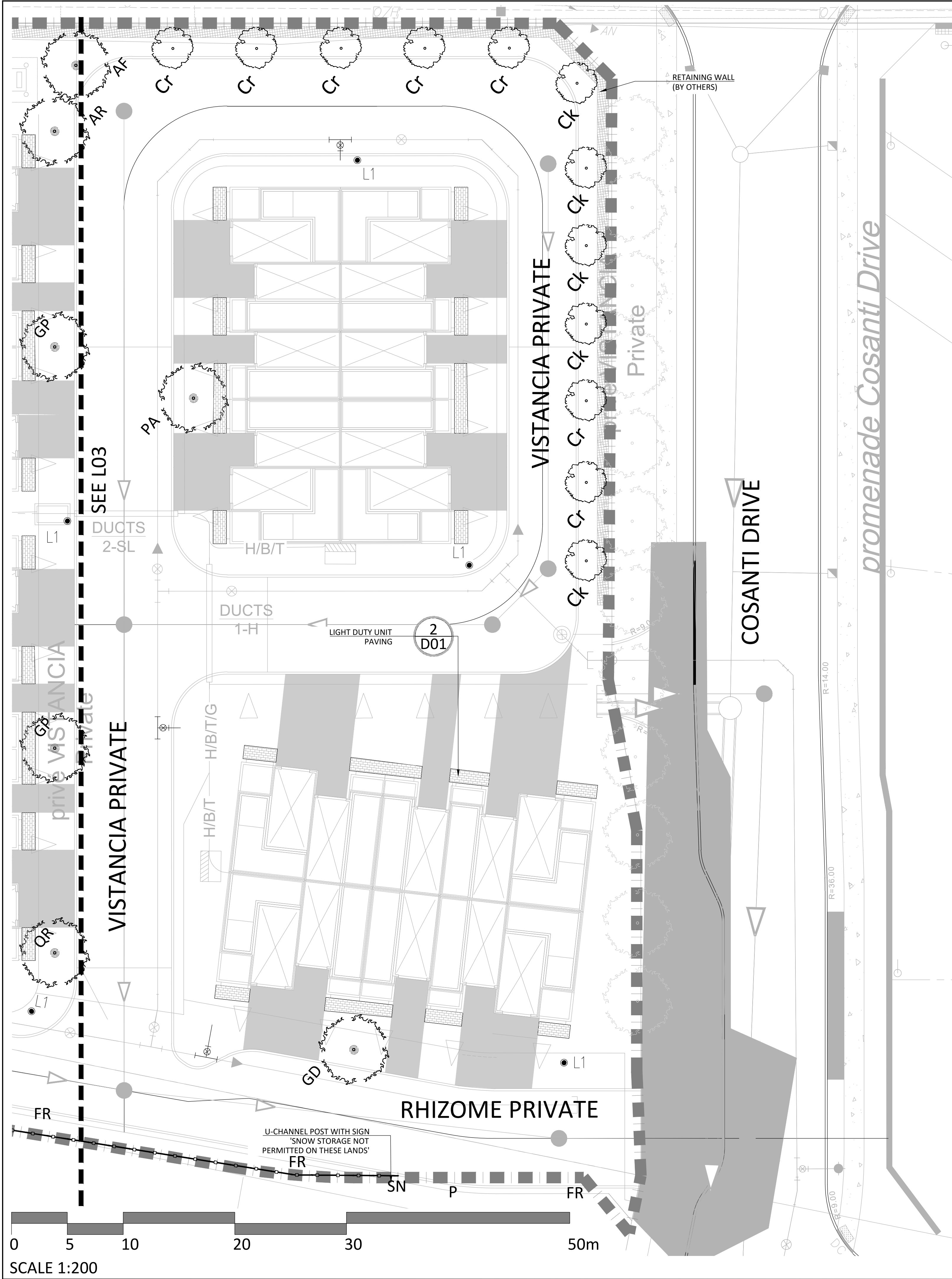
MK

Job No.

22-099

CITY PLAN No. 19029

CITY FILE No. D07-12-23-0032



PLANT LIST - STREET TREES					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
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	15				
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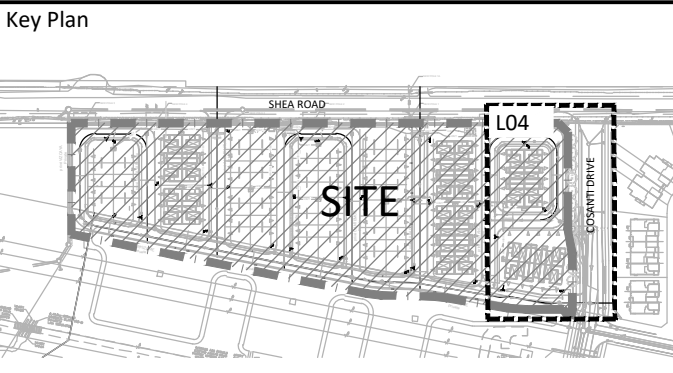
DESIGNER /OWNER:
DAVIDSON CO-TENANCY AND TAMARACK HOMES
3187 ALBION ROAD SOUTH,
OTTAWA , ONTARIO
K1V 8Y3

ENGINEER:
IBI GROUP
SUITE 500, 333 PRESTON STREET
OTTAWA , ONTARIO
K1S 5N4

TRANSPORTATION ENGINEER:
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SUITE 500, 333 PRESTON STREET
OTTAWA , ONTARIO
K1S 5N4

LANDSCAPE ARCHITECT:
NAK DESIGN STRATEGIES
1285 WELLINGTON STREET WEST
OTTAWA , ONTARIO
K1Y 3A8

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LEGEND

PROPERTY LINE

PLANTING

AR DECIDUOUS STREET TREE

AG TREE FORM SHRUBS

TREES BY OTHERS

FENCING

CHAIN LINK FENCE LOCATED 0.15M ON PRIVATE PROPERTY

SURFACING/ SIGNAGE

UNIT PAVING

SIGN ON U-CHANNEL POST

P SIGN - NO PARKING

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DETAIL KEY

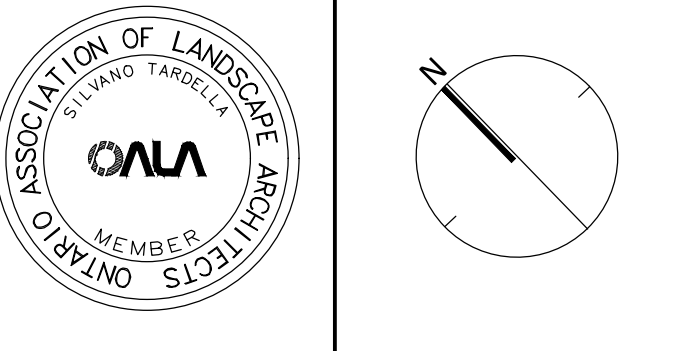
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PROPERTY INFORMATION
BLOCK 175
AND PART OF BLOCK 176
REGISTERED PLAN 4M-1689

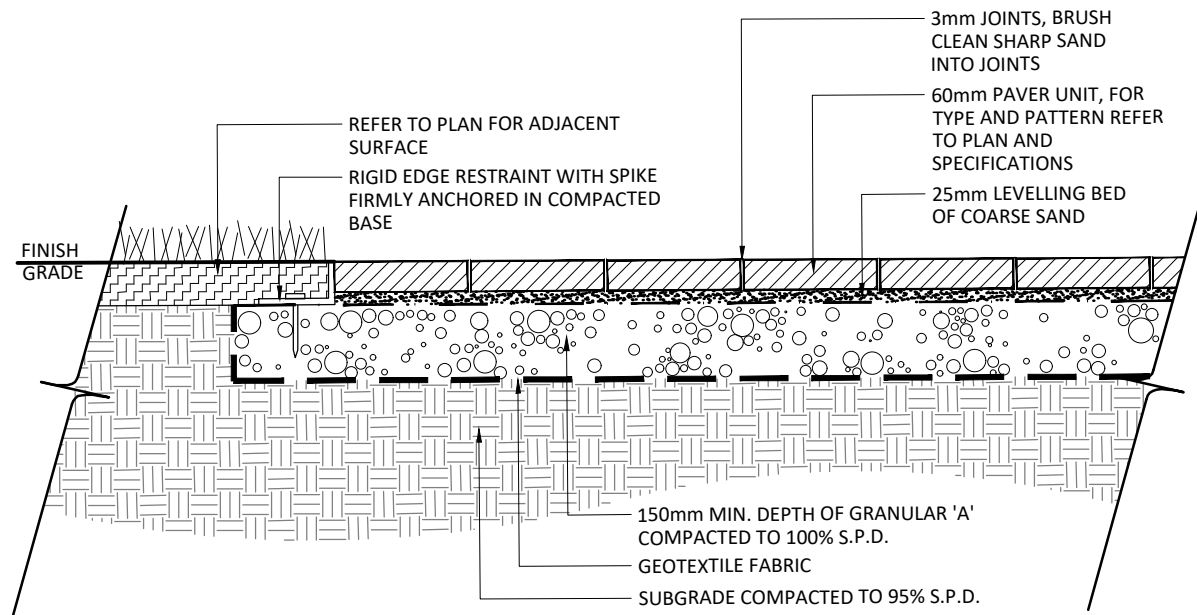
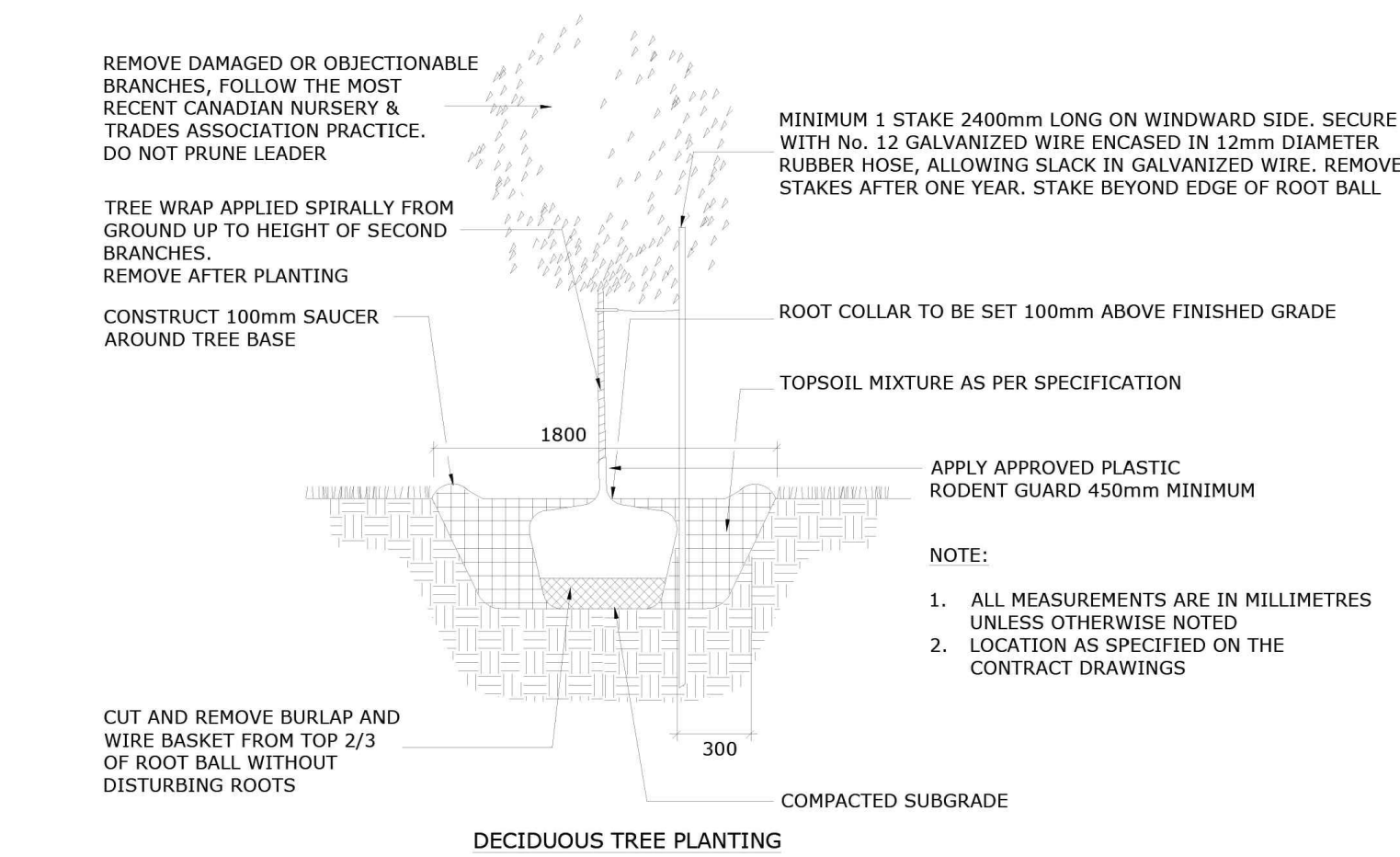


NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

SHEA ROAD SITE PLAN
1650 SHEA ROAD (OTTAWA, ON)

Title		
LANDSCAPE SITE PLAN		
Date	2023-02-03	Sheet
Scale	1:200	L04
Drawn	SE/EL	
Checked	MK	
Job No.	22-099	



- NOTES:
1. FOR PAVES TYPE REFER TO SPECIFICATIONS. PAVES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH TIGHT BUTT JOINTS OF APPROXIMATELY 3mm. ON A SAND BASE. SAW CUT PAVES AS REQUIRED. USE AN APPROVED VIBRATORY COMPACTOR IN A CIRCULAR PATTERN.
 2. ALL DAMAGED OR CHIPPED PAVES MUST BE REPLACED AT THE CONTRACTOR'S COST.
 3. EXCAVATE AND REMOVE ALL TOPSOIL AND UNSTABLE MATERIALS OFF SITE. SUBGRADE TO BE GRADED TO SIMILAR CONTOURS AS FINISH GRADE. COMPACT SUBGRADE TO 95% S.P.D. PLACE 150mm LAYER OF GRANULAR 'A' COMPACTED TO 100% S.P.D.
 4. PLACE MAXIMUM 25mm UNCOMPACTED SAND FOR LEVELLING COURSE.
 5. INSTALL PAVING UNITS IN THE PATTERN AS SPECIFIED PER MANUFACTURER'S PATTERN RECOMMENDATION AND SPECIFICATIONS.
 6. RETAIN EDGING WITH RIGID PAVES EDGE RESTRAINTS AS PER SPECIFICATIONS.



TITLE: PLANTING TRENCH
WELL DRAINED SOILS (LOTS)

DATE: MAY 2001
REV: JAN 2017
DWG No: L2

1

DECIDUOUS TREE PLANTING

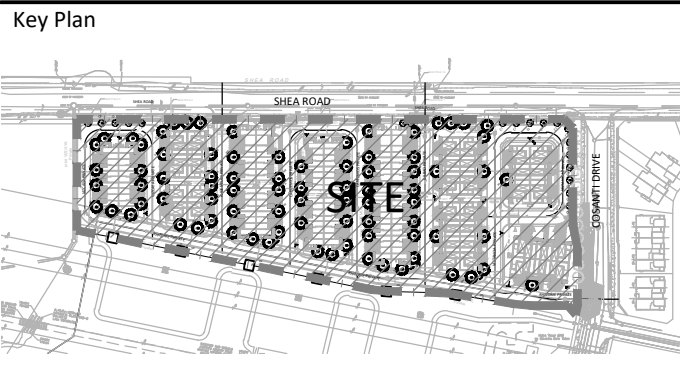
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2

LIGHT DUTY UNIT PAVING

Scale: 1:15

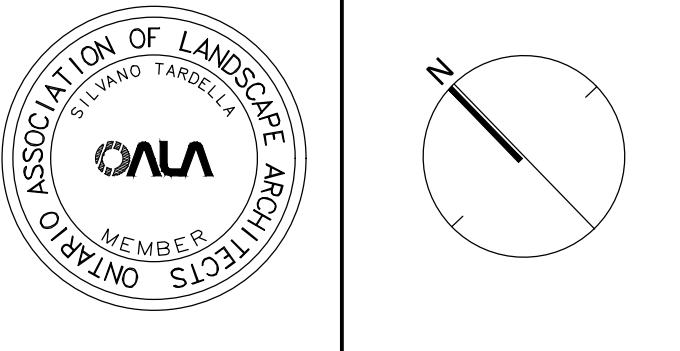
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No.	Description	Date

Revision	
City Approval Stamp	DESIGNER / OWNER: DAVIDSON CO-TENANCY AND TAMARACK HOMES 3187 ALBION ROAD SOUTH, OTTAWA, ONTARIO K1V 6Y3 ENGINEER: IBI GROUP SUITE 500, 333 PRESTON STREET OTTAWA, ONTARIO K1S 5N4 TRANSPORTATION ENGINEER: IBI GROUP SUITE 500, 333 PRESTON STREET OTTAWA, ONTARIO K1S 5N4 LANDSCAPE ARCHITECT: NAK DESIGN STRATEGIES 1285 WELLINGTON STREET WEST OTTAWA, ONTARIO K1Y 3A8

PROPERTY INFORMATION
BLOCK 175
AND PART OF BLOCK 176
REGISTERED PLAN 4M-1689



NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

SHEA ROAD SITE PLAN 1650 SHEA ROAD (OTTAWA, ON)

Title	DETAILS
Date	2023-02-03
Scale	AS NOTED
Drawn	SE/EL
Checked	MK
Job No.	22-099
Sheet	D01