

ESTIMATED CANOPY COVERAGE - PROPOSED AND EXISTING

PROPOSED CANOPY COVERAGE AT MATURITY				
SIZE OF PROPOSED TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE AT MATURITY (m ²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m ²)
Deciduous - Small (<7.5m tall)	5m	20	5	98
Deciduous - Medium (7.5-14m tall)	10m	79	0	0
Deciduous - Large (14m+ tall)	15m	177	64	11309
Coniferous	5m	20	19	373
TOTAL PROPOSED CANOPY COVERAGE (m²):				11781
TOTAL AREA OF PRIVATE PROPERTY SITE (m²):				51,787
EST. PROPOSED CANOPY COVERAGE (%):				23%

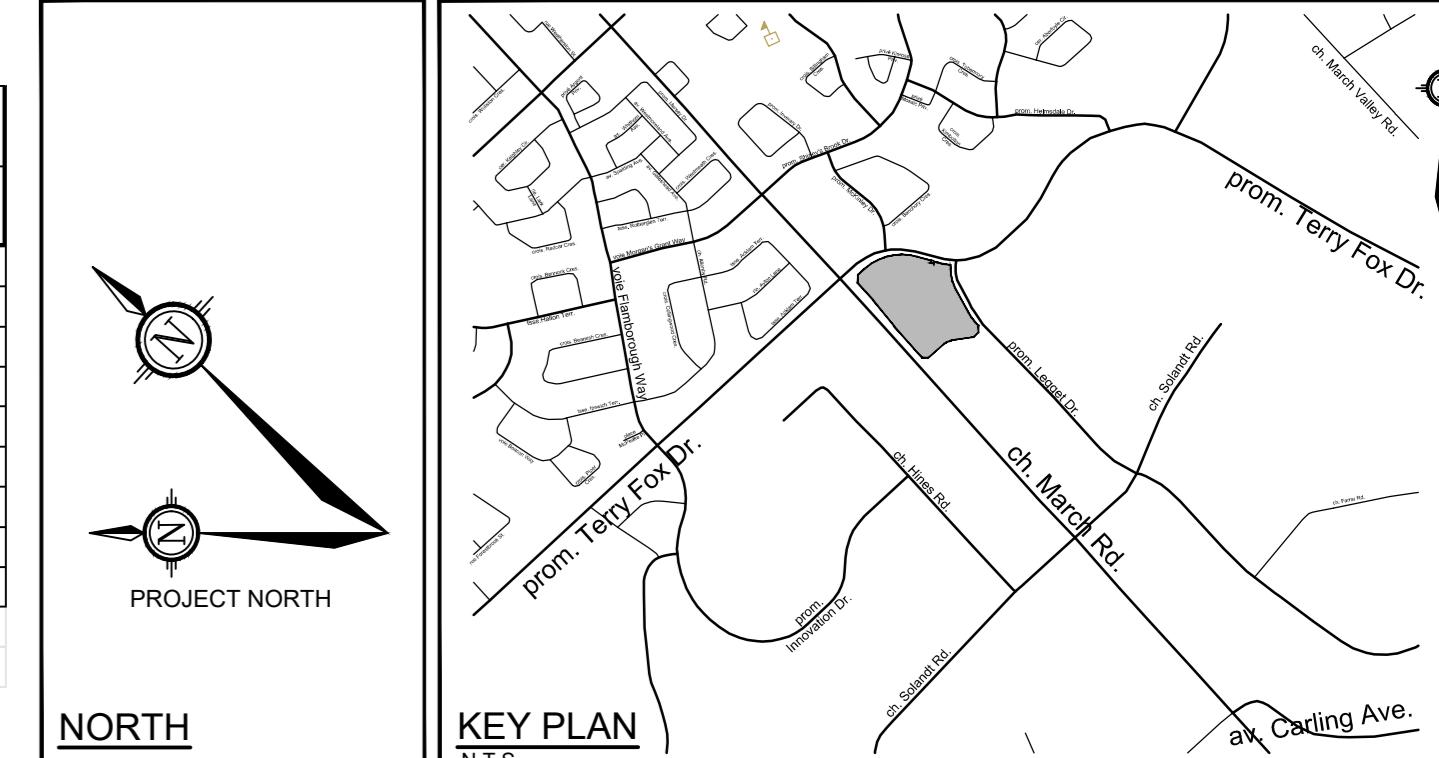
CANOPY COVERAGE OF EXISTING TREES RETAINED AT SITE AT MATURITY				
SIZE OF EXISTING TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE AT MATURITY (m ²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m ²)
Deciduous trees to remain	10m	79	46	3634
Conifers to remain	5m	20	88	1760
Existing vegetation retained beyond the construction limit* (North-east side of building)	na	na	na	5215
TOTAL EXISTING CANOPY COVERAGE RETAINED (m²):				10609
TOTAL AREA OF PRIVATE PROPERTY SITE (m²):				51,787
EST. EXISTING CANOPY COVERAGE (%):				20%
EST. TOTAL CANOPY COVERAGE (%):				43%

1. Area of a circle = $(\pi r^2) \times n$
 2. Canopy coverage per tree calculation: $(\text{average mature spread}/2) \times (\text{average mature spread}/2) \times n$
 3. Note that calculations do not include trees proposed in the R.O.W.
 * Canopy cover of existing vegetation beyond construction limit is based on aerial photograph of site and inventory completed by CSW in year 2022. We have not added an at maturity factor to this canopy cover area.

SOIL CALCULATIONS

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees	Total No. of trees	Min. required Soil volume total (cu m)
			Small (20m ²)	Medium (25m ²)	Large (30m ²)	Evergreen (25m ²) (Large) (30m ²)			
Planting bed 1	20.58	20.58	1	0	0	0	1	20.00	
Planting bed 2	208.94	208.94	4	0	1	0	2	170.00	
Planting bed 3	47.90	47.90	0	0	2	0	2	36.00	
Planting bed 4	21.12	21.12	0	0	0	0	0	0.00	
Planting bed 5	19.14	19.14	0	0	0	0	0	0.00	
Planting bed 6	13.91	13.91	0	0	0	0	0	0.00	
Planting bed 7	147.00	147.00	0	0	2	0	2	72.00	
Planting bed 8	142.67	142.67	0	0	3	0	1	4	72.00
Planting bed 9	305.32	305.32	0	0	1	0	14	15	270.00

Note: For all planting beds proposed, the available soil depth is considered to be 1m.



LEGEND

- 3-D1 DETAIL SHEET # NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- EXISTING PAVERS
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SHRUBS
- PERENNIALS AND ORNAMENTAL GRASSES
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE TO REMAIN
- SPECIES (SEE PLANT LIST)
- QUANTITY
- TREE PROTECTION FENCE
- SILT FENCE
- EXISTING VEGETATION BEYOND THE LIMIT OF CONSTRUCTION TO REMAIN

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.
- Restoration of 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 restore 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. Contractor will assume full responsibility if not 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:
 - a. Plant Beds - 400mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - b. Sod Seed Areas - 100mm depth.
 - c. Reforestation - 300mm 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 Nursery Landscape Association.
- 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), 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/cultivar notes, Contractor is to cluster the plants in groups of 3-5 and evenly distribute these in the noted area.

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

NOVATECH DETAILS

- D1. Standard Deciduous Tree Planting
- D2. Standard Coniferous Tree Planting
- D3. Shrub and Perennial Tree Planting
- D4. Tree Protection Fence
- D5. Shrub Naturalization

SEED MIX AND APPLICATION

- For areas steeper than 3:1, Contractor to apply erosion control blanket. Erosion control blankets 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 proposals for approval by Consultant. OPS 804 applies except as may be amended and extended herein.
- 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.
 - Together with all Subcontractors involved, the Contractor 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 to commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
 - 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 covered 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 site fencing and supervision throughout the construction period, to the satisfaction of the Consultant.
 - Contract Administrator is to approve access point(s) prior to mobilization.
 - A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
 - Contractor to coordinate 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 identified by the Consultant. Excavate and remove from site any 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. Remove any excess materials, packaging, and debris from the site.
 - Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
 - Contractor is responsible for all layout for construction purposes.
 - Contractor is to protect all iron bars. Replace any disturbed bars by Owner at Contractor expense.
 - The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

SUMMARY OF TREES

- There are a total of 134 existing trees to remain as indicated on 121334-L1 plan.
- There are a total of 160 existing trees to be removed as indicated on 121334-L1 plan.
- There are a total of 124 trees proposed, 88 trees in the property limit and 36 trees in the ROW along March Road as indicated on the Landscape plan 121334-L1.
- With 712 parking spaces proposed, a 5:1 ratio of parking to trees would yield a recommendation of 142 trees.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
PG	10	<i>Picea glauca</i>	White Spruce	200mm H	WB	As Shown
PPG	9	<i>Picea canadensis</i>	Colorado Blue Spruce	200mm H	WB	As Shown
Deciduous Trees - Small/Medium						
CMG	2	<i>Cornus mas 'Golden Glory'</i>	Golden Glory Cornelian Cherry Dogwood	150mm H	PT	As Shown
CRC	3	<i>Crataegus crus-galli 'virens'</i>	Thornless Cockspur Hawthorn	50mm Cal	WB	As Shown
Deciduous Trees - Large						
AR	7	<i>Acer rubrum</i>	Red Maple	50mm Cal	WB	As Shown
ASJ	5	<i>Acer saccharinum</i>	Silver Maple	50mm Cal	WB	As Shown
COU	1	<i>Calcea occidentalis 'Ultra'</i>	Ultra Hackberry	50mm Cal	WB	As Shown
GEA	7	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	50mm Cal	WB	As Shown
GBM	3	<i>Gleditsia triacanthos 'Maya'</i>	Maya Gleditsia	50mm Cal	WB	As Shown
GTI	7	<i>Gleditsia triacanthos var. inermis 'Impoco'</i>	Impoco Honeylocust	50mm Cal	WB	As Shown
QM	5	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
SEAT	1	<i>Sida alba 'Tropic'</i>	Golden Weeping Willow	50mm Cal	WB	As Shown
LIAB	5	<i>Ulmus americana 'Brandon'</i>	Brandon Elm	50mm Cal	WB	As Shown
LIAP	10	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	50mm Cal	WB	As Shown
UF	4	<i>Ulmus americana 'Frontier'</i>	Frontier Elm	50mm Cal	WB	As Shown
Deciduous Trees - Large - ROW						
AR	5	<i>Acer rubrum 'Jefferson'</i>	Autumn Blaze Maple	50mm Cal	WB	As Shown
AR	3	<i>Acer rubrum</i>	Red Maple	50mm Cal	WB	As Shown
COU	5	<i>Calcea occidentalis 'Ultra'</i>	Ultra Hackberry	50mm Cal	WB	As Shown
GEA	5	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	50mm Cal	WB	As Shown
GTI	10	<i>Gleditsia triacanthos var. inermis 'Impoco'</i>	Impoco Honeylocust	50mm Cal	WB	As Shown
QM	1	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
UF	4	<i>Ulmus americana 'Frontier'</i>	Frontier Elm	50mm Cal	WB	As Shown
Deciduous Shrubs						
FR	50	<i>Fraxinus racemosa 'Fragrant'</i>	Delaware Fragrant Fraxinella	40mm H	PT	100mm O.C.
Rag	60	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	50mm H	PT	80mm O.C.
Seau	10	<i>Sambucus canadensis 'Aurea'</i>	Golden Elderberry	60mm H	PT	PT
dca	72	<i>Deschampsia cespitosa 'Goldilocks'</i>	Gold Dew Tufted Hair Grass	1g	PT	80mm O.C.
faga	332	<i>Festuca glauca 'Cool as Ice'</i>	Cool Ice Ice Fescue	1g	PT	40mm O.C.
scd	40	<i>Solidago canadensis</i>	Bluestem Goldenrod	1g	PT	80mm O.C.

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
 COLLIERIES
 191 BAY STREET
 TORONTO, ONTARIO, M5J 2V1
 AARON CLOOD
 PHONE: (647) 798-9534
 EMAIL: Aaron.Clood@collieries.com



This drawing has been prepared in conjunction with CSW Landscape Architects Limited and is based on the Tree Information Report (TIR) completed by CSW dated 27th October 2022. Information regarding tree removal and tree protection measures has been prepared by Novatech.

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	DEC 05/23	RJL
2.	REVISED PER CITY COMMENTS	NOV 08/23	RJL
1.	ISSUED FOR CITY REVIEW	OCT 02/23	RJL

SCALE: 1:400

FOR REVIEW ONLY

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 340 Michael Compton Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5887
 Website: www.novatech-eng.com

LOCATION: CITY OF OTTAWA NOKIA PARKING LOT EXPANSION

DRAWING NAME: LANDSCAPE PLAN

PROJECT NO.: 121334-00

REV: REV 3

DRAWING NO.: 121334-L1