

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions shown on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information.

This drawing is not to be scaled.

The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear the cost of any corrections or damages resulting from his work.

1. THE CONTRACTOR SHALL MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE THE CONSULTANT OF UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION WILL MEAN THAT THE CONTRACTOR HAS ACCEPTED THE EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY CONDITIONS.
2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT SHALL BE INFORMED OF ANY VARIATIONS FROM THE DRAWINGS. THE CONTRACTOR SHALL ADVISE THE DRAWINGS PRIOR TO CONTINUING WITH THE WORK.
3. ALL WORKSMANSHIP TO CONFORM WITH THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION AND LANDSCAPE ONTARIO'S SPECIFICATION STANDARDS.
4. CONSTRUCTION ACCESS AND STAGING AREAS SHOWN ON DRAWINGS UNLESS OTHERWISE APPROVED AT PRECONSTRUCTION MEETING.
5. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS.
6. THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PUBLIC ACCESS THROUGH THE PROJECT DURING THE ENTIRE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE AWARE OF ALL ADMINISTRATIVE PRACTICES REQUIRED AND SHALL ENSURE THE SAFETY OF THE PUBLIC AND OF TEMPORARY PUBLIC AND TRAVELING STORAGE MEASURE TO BE UNDERTAKEN BY THE CONTRACTOR SHALL INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF TEMPORARY FENCING AND WARNING SIGNS AS PER DRAWINGS AND WHEREVER ELSE IS REQUIRED TO ENSURE PUBLIC SAFETY. RESTRICT ENTRY TO CONSTRUCTION AREAS. STAKE OUTS AND MARKERS SHALL BE PLACED IN AREAS THAT ARE TO BE REMAIN UNCONSTRUCTED. SAFETY MEASURES SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION AREAS ARE SAFE FOR PUBLIC USE.
8. THE CONTRACTOR SHALL ENSURE ANY MUD TRACKING OFF SITE FROM VEHICLES LEAVING THE CONSTRUCTION SITE IS REMOVED AND CLEANED AT NO ADDITIONAL COST.
9. THE CONTRACTOR WILL ARRANGE AND PAY FOR ALL STAKEOUTS TO LOCATE EXISTING BUREAU OF HIGHWAYS (B.H.W.) CORNERS, METRES OF ALL SERVICES ON ALL SIDES TO ALLOW ACCESS TO SERVICES.
10. THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS AFFECTED BY WORKS OUTSIDE OF THE CONSTRUCTION ZONES TO CONDITIONS THAT EXISTED BEFORE CONSTRUCTION OR BETTER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTANT AND AT THE EXPENSE OF THE CONTRACTOR.
11. FINAL INSPECTION TO OCCUR AFTER THE 2nd YEAR ON HARDSCAPE AND 3rd year ON PLANT MATERIAL. DEPENDING ON THE NATURE OF REPLACEMENTS REQUIRED, EXTENDED WARRANTIES MAY APPLY. REPLACEMENTS SHALL BE MADE WITHIN 30 DAYS FROM THE DATE OF INSPECTION UNLESS OTHERWISE DIRECTED BY THE CITY.
12. CONTRACTOR IS RESPONSIBLE TO MAINTAIN WATERING, TRIMMING, AND MAINTENANCE OF DEAD MATERIAL (WITHIN 2 WEEKS) DURING WARRANTY PERIOD.

1. THE CONTRACTOR IS RESPONSIBLE TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. ANY DISTURBED OR LOST SURVEY MARKERS TO BE REPLACED, AS REQUIRED. BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
2. ALL SITE DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.

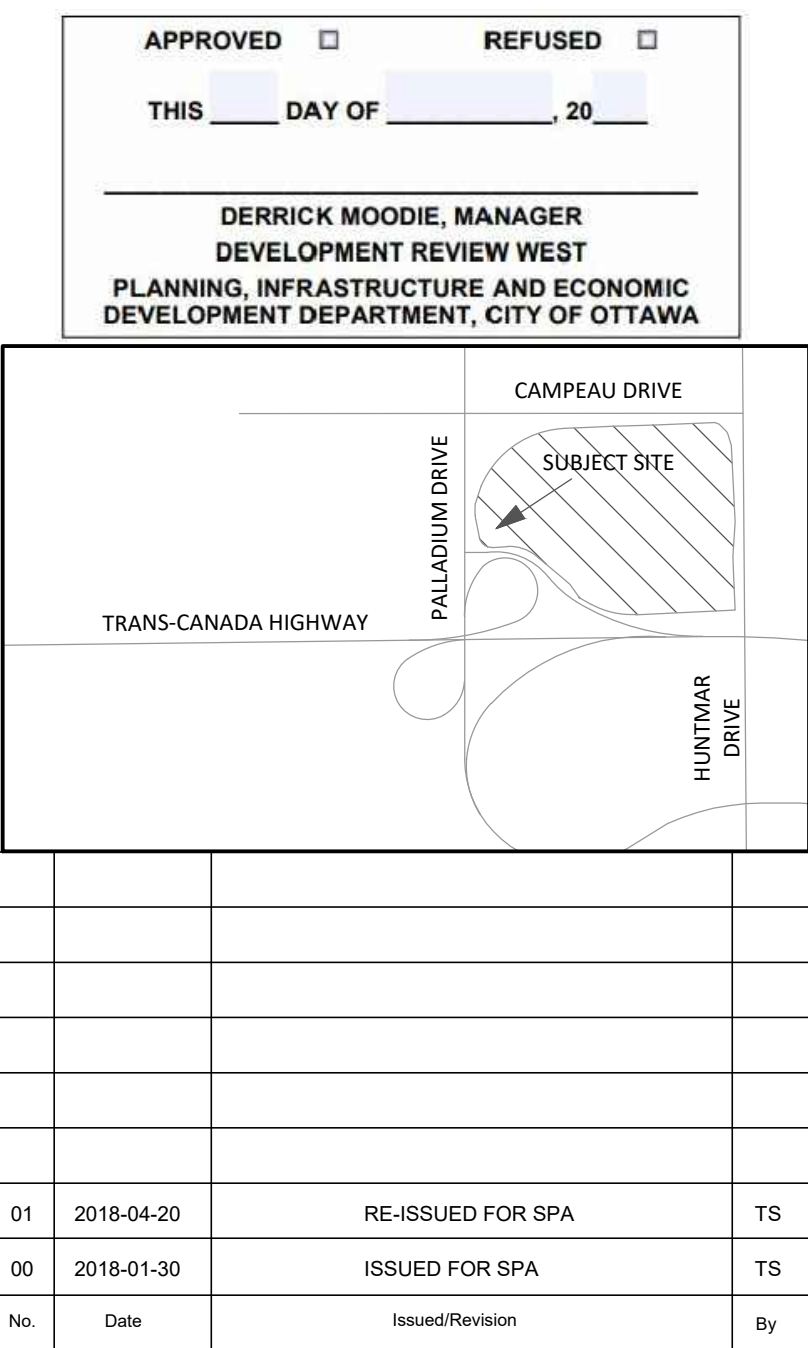
1. REFER TO CIVIL NEW CONSTRUCTION PACKAGE FOR ASPHALT, CURBS, SITE SERVING AND GRADING.
2. ALL GRADES IN EXCESS OF 3:1 SLOPE TO HAVE SOIL RETENTION MEASURES AS SPECIFIED.
3. CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND REPLACING TOPSOIL. SHOULD THE DESIRABLE BLEND NOT BE AVAILABLE TO CREATED ON-SITE.
4. TO MEET FIELD CONDITIONS OR TO ENHANCE THE CHARACTER OF THE GRADING DESIGNED, THE CONTRACTOR MAY BE REQUIRED TO ADJUST PROPOSED GRADES OR CUT-FILL QUANTITIES AS DIRECT BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT MAY DIRECT ON-SITE CHANGES TO THE FINE GRADING TO SUE ACTUAL FIELD CONDITIONS AND TO ACHIEVE ARTISTIC INTENT. SUCH CHANGES SHALL BE DONE AT NO INCREASE IN PRICE TO THE CONTRACTOR. GRADING OPERATIONS TO BALANCE CUT AND FILL VOLUMES.
5. CONTRACTOR TO SOO AND MAKE GOOD ALL DISTURBED AREAS.

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
2. ANY SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY LANDSCAPE ARCHITECT PRIOR TO CONTRACTOR INSTALLATION.
4. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
5. AN INSPECTION TO APPROVE PLANT MATERIAL AT THE NURSERY AND LOCATIONS WILL OCCUR PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 48 HOURS NOTIFICATION TO LANDSCAPE ARCHITECT.
6. PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
7. BACKFILL IN ALL PLANTING AREAS TO CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/LASS NATIVE TO THE SITE UNLESS OTHERWISE DETAILED OR SPECIFIED.
8. SOD ALL AREAS SHOWN ON DRAWINGS WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY VEGETATION, PAWING OR STRUCTURES. SODDED AREAS SHOULD BE LAID ON MINIMUM 130mm CLEAN TOPSOIL. IT IS TO THE BENEFIT OF THE CONTRACTOR TO PRESERVE ALL EXISTING PLANT MATERIAL THAT IS IN GOOD CONDITION AND NOT IN CONFLICT WITH CONSTRUCTION.
9. CONTRACTOR SHALL MAINTAIN ALL AREAS OF PROJECT UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
10. AN INSPECTION OF PLANT MATERIAL WILL OCCUR AFTER THE FIRST OF THE FOLLOWING SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT TO NOTIFY CONTRACTOR OF INSPECTION DATE. REPLACEMENTS MAY BE REQUIRED AT THIS TIME. REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
11. AT THE TIME OF FINAL INSPECTION ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.

1. CONTRACTOR TO COORDINATE ALL WORK WITH CONCURRENT WORK AND FUTURE WORK AROUND AND WITHIN PROJECT SITE.
2. CONTRACTOR TO IDENTIFY ANY CONSTRUCTION CONFLICTS WITH OTHER WORK AND BRING TO THE ATTENTION OF THE ARCHITECT FOR CONFLICT RESOLUTION.
3. CONTRACTOR TO UNDERSTAND THAT OTHER TENDERS RELATED TO THIS SITE HAVE BEEN ISSUED AND FUTURE PHASE WORK TENDERING IS TO FOLLOW.
4. CONTRACTOR TO FAMILIARIZE THEMSELVES WITH OTHER WORK BEING PERFORMED BY OTHERS THAT ARE ADJACENT OR CONCURRENT WITH THE WORK IN THESE DOCUMENTS.

1. PROVIDE 100% IRRIGATION COVERAGE TO ALL PLANTING AREAS WITHIN THE MEGAPAD COURTYARD AREA. IRRIGATION EQUIPMENT TO BE COORDINATED WITH MECHANICAL CONTRACTOR TO PROVIDE SHOP DRAWINGS AND IRRIGATION ZONING/LAYOUT AS REQUIRED.

SHEET	TITLE
L1e-0.0	GENERAL NOTES AND KEY LEGENDS
L2e-1.0	LAYOUT AND MATERIALS PLAN
L3e-1.0	PLANTING PLAN
L4e-1.0	PLANTING DETAILS, PLANT LIST, AND PLANTING NOTES
L4e-2.0	LANDSCAPE DETAILS



PROJECT ARCHITECT



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**RIO CAN**

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(416) 646 8330

TENANT


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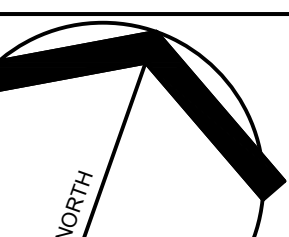
**Tanger®**Outlets

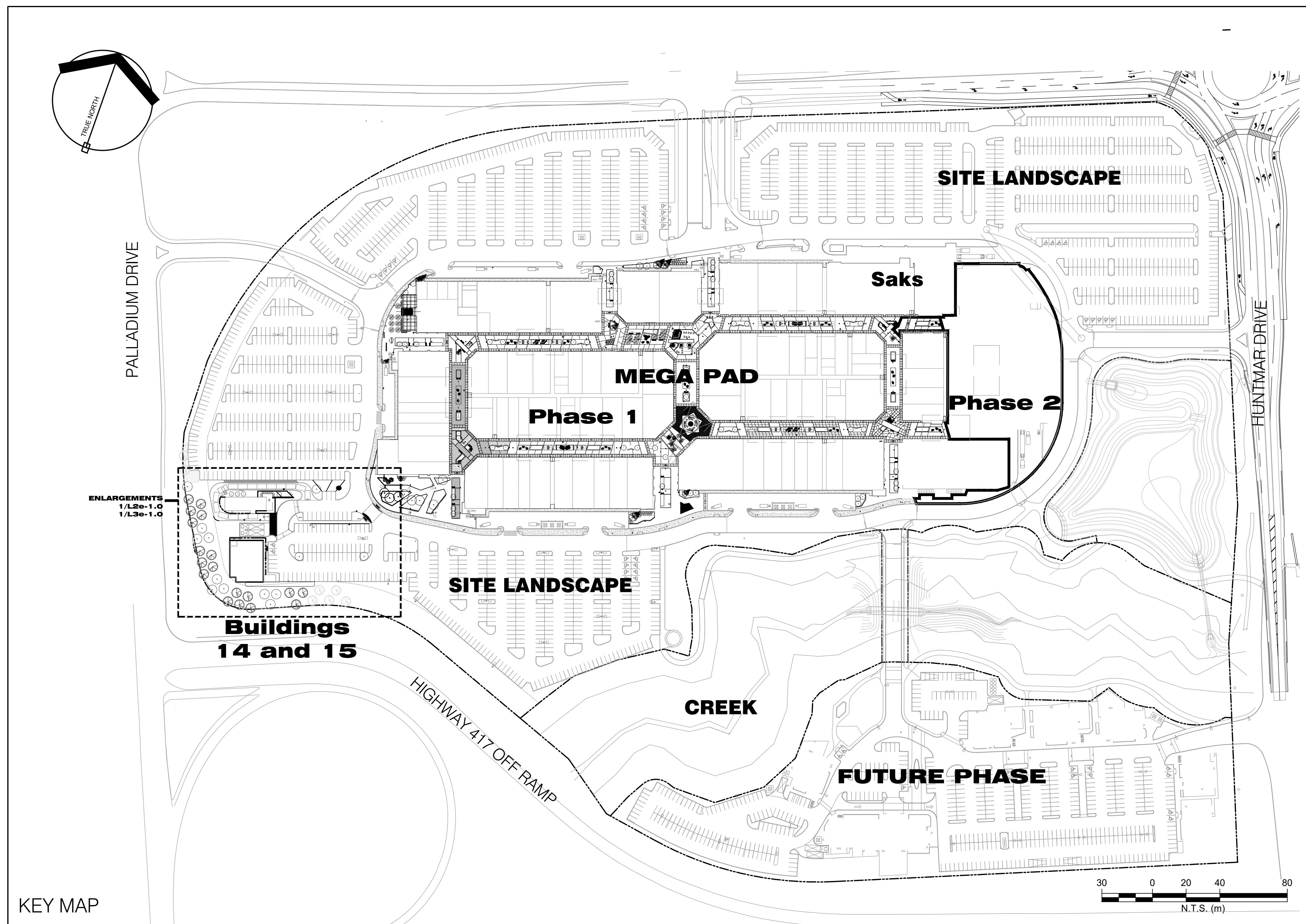
Tanger Factory Outlet Centers, Inc.  
3200 Northline Avenue  
Suite 360  
Greensboro, NC 27408  
1 (336)-292-3010

PROJECT

TANGER OUTLETS KANATA  
BUILDINGS 14 AND 15  
LANDSCAPE

KANATA		ONTARIO	
DWG. TITLE			

<h1 style="text-align: center;">GENERAL NOTES AND KEY LEGENDS</h1>	
PROJECT NO:  114870	DATE  JANUARY 2018
DRAWN BY  AS	SCALE  AS NOTED
CHECKED BY  NK	FILE NAME: C:\Users\mihajlo\Documents\114870\114870.dwg 2018-01-01 - 12:00pm
	PLOT SCALE: 1:1  DRAWING NUMBER:  <h1 style="text-align: center;">L1e-0.0</h1>





APPROVED ☐ REFUSED ☐

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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**DERRICK MOODIE, MANAGER  
DEVELOPMENT REVIEW WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

01	2018-04-20	RE-ISSUED FOR SPA
00	2018-01-30	ISSUED FOR SPA
No.	Date	Issued/Revision

**TURNER FLEISCHER**

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TENANT

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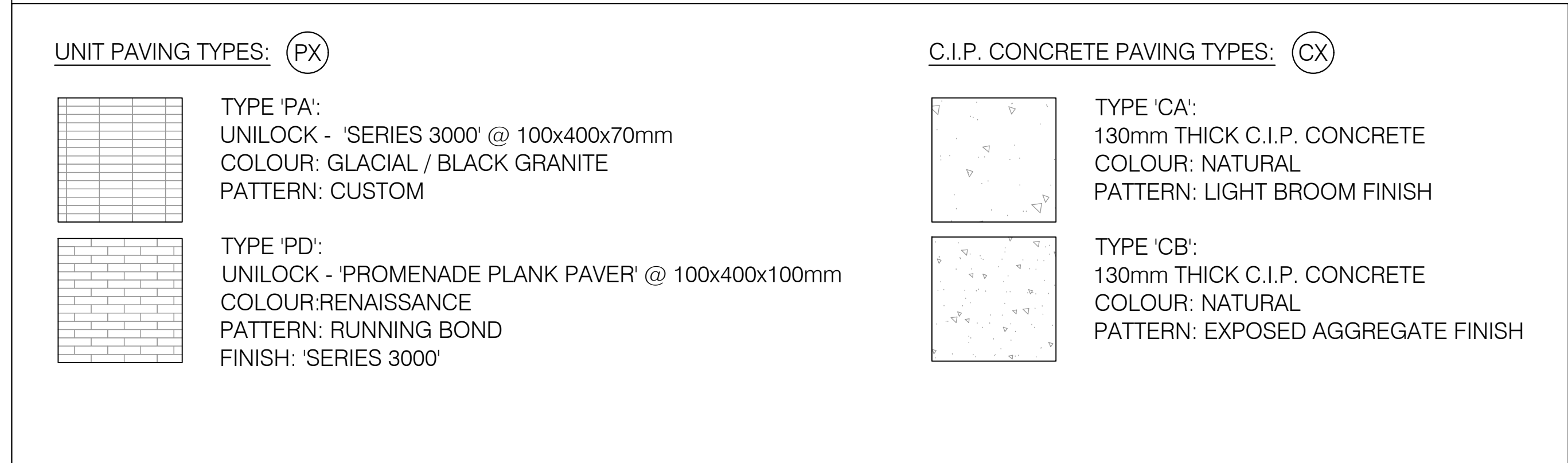
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KANATA OF

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	SCALE



PLOT SCALE:	1
DRAWING NUMBER:	L2e-1.



PRELIMINARY  
NOT FOR CONSTRUCTION



50 D07-12-18-0012

A map showing the location of the Subject Site. The site is a hatched rectangular area at the intersection of Palladium Drive and Campeau Drive. An arrow points to the site. To the west is the Trans-Canada Highway, and to the south is Huntmar Drive.

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PROJECT

TANGER OUTLETS KANATA  
BUILDINGS 14 AND 15  
LANDSCAPE

DWG. TITLE

PLANTING  
PLAN


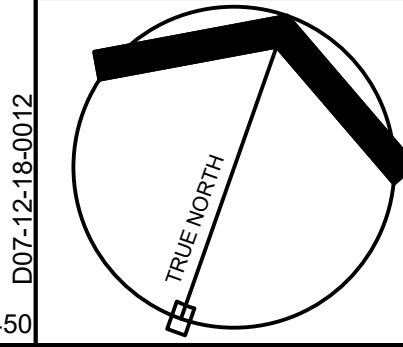
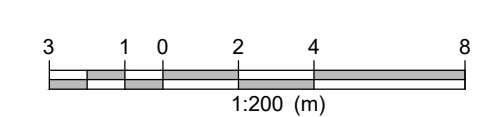


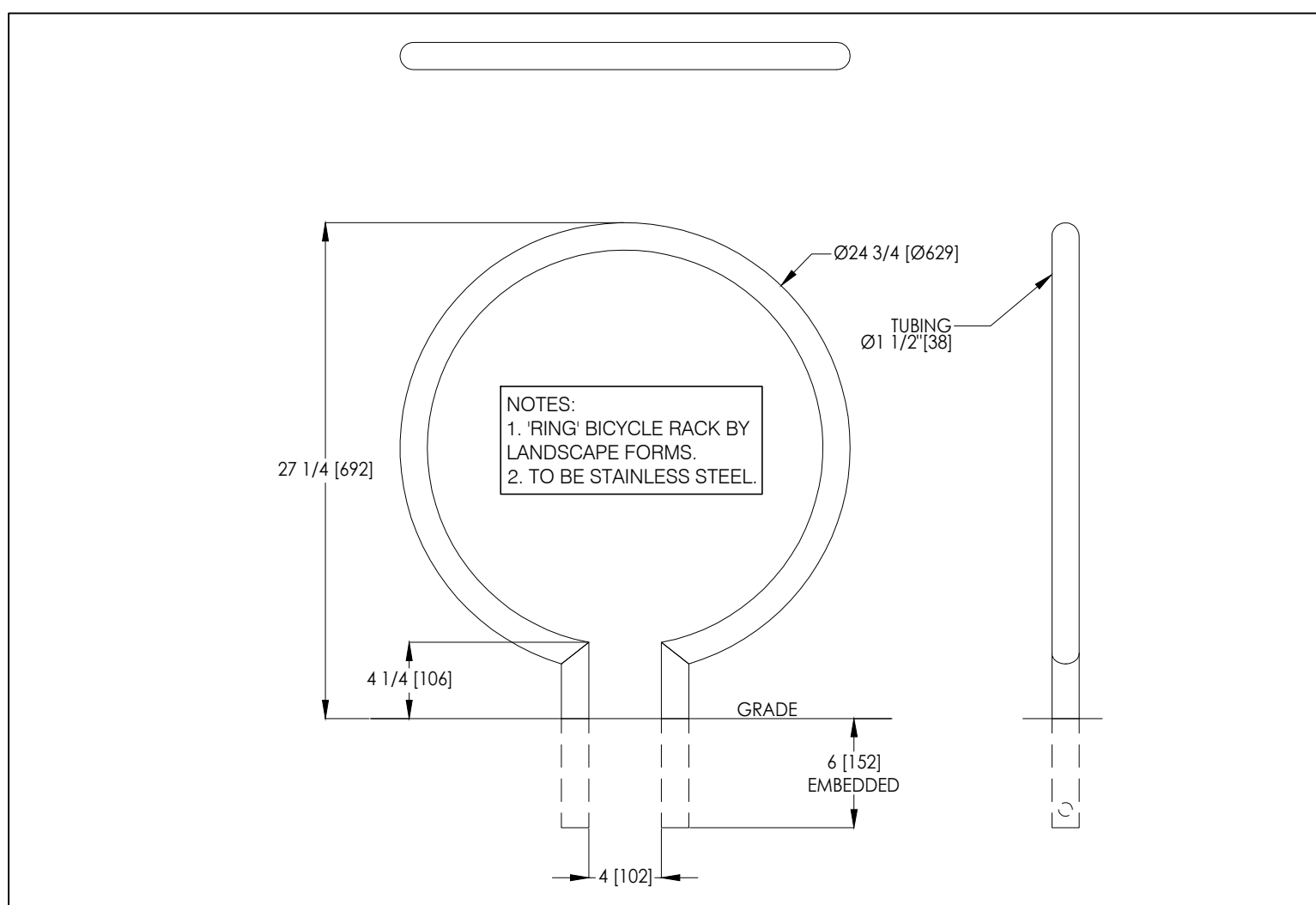
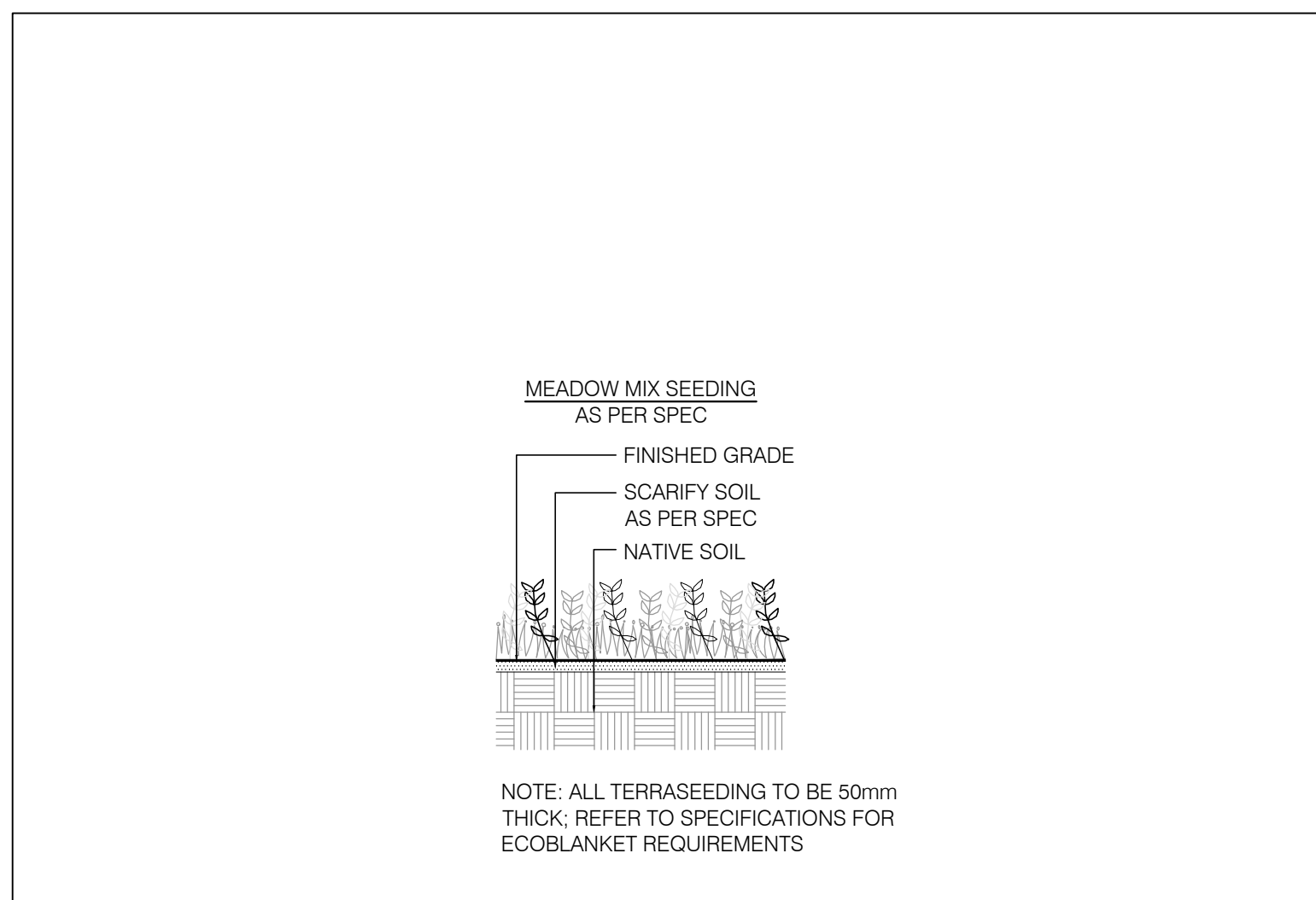
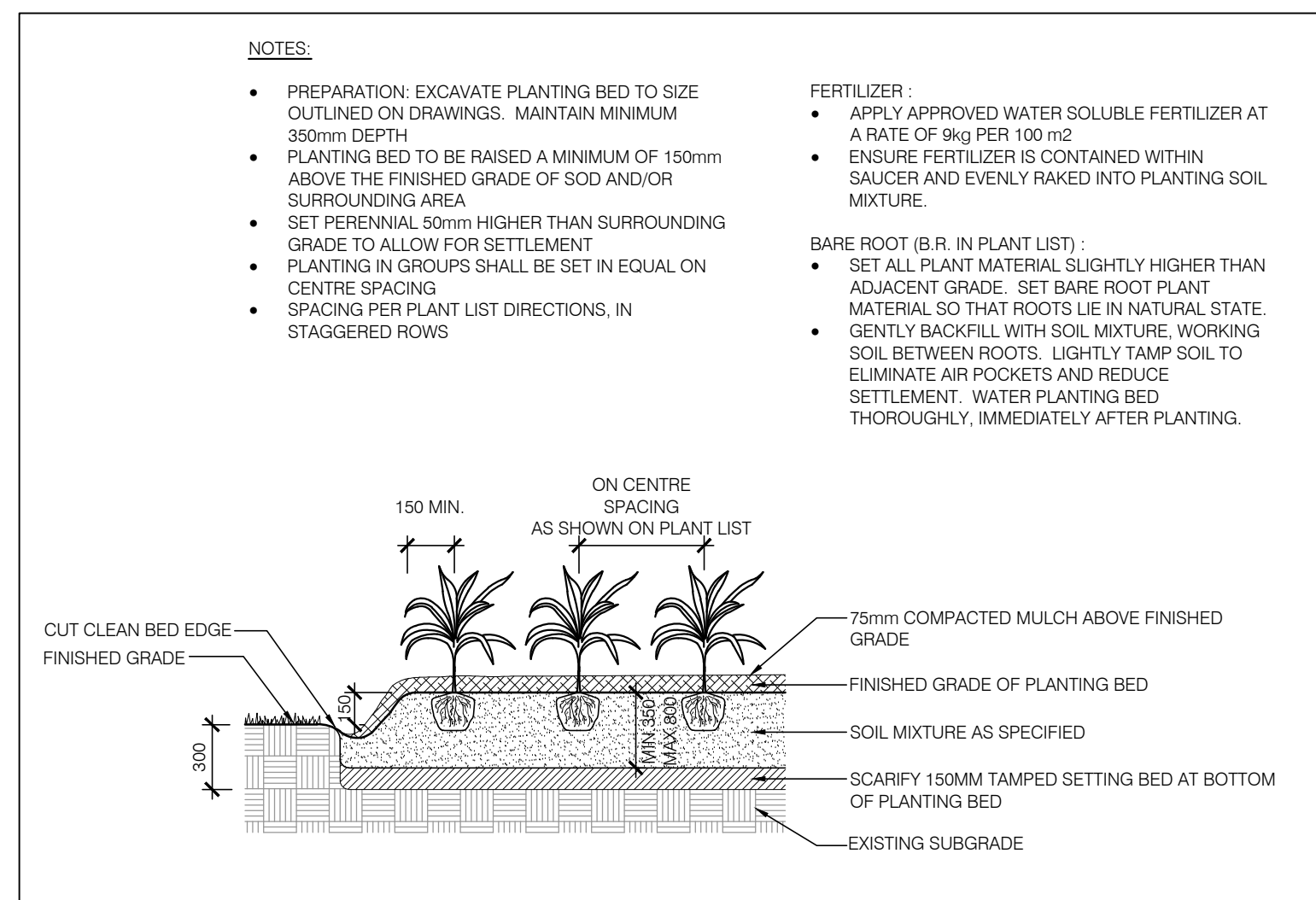
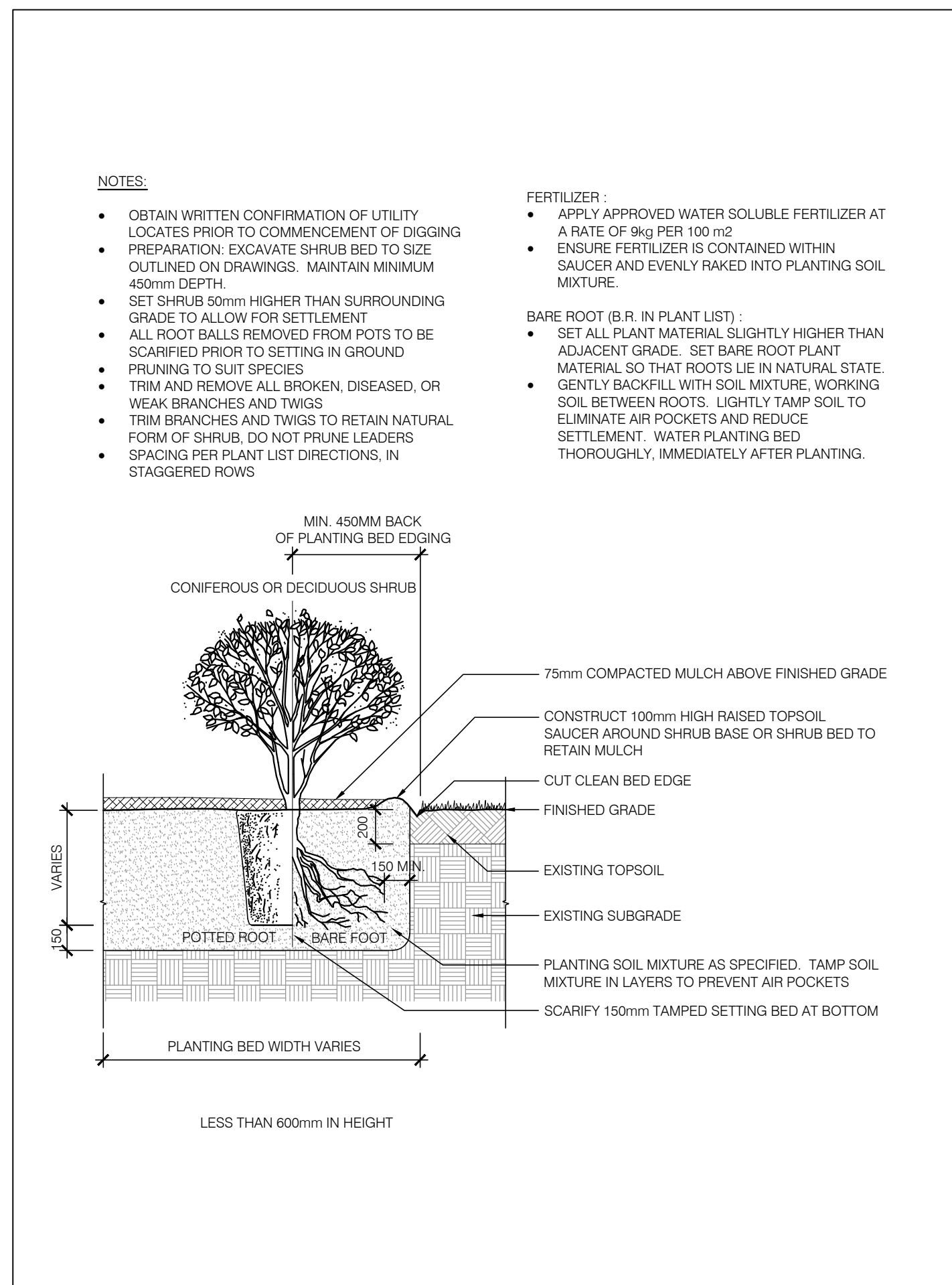
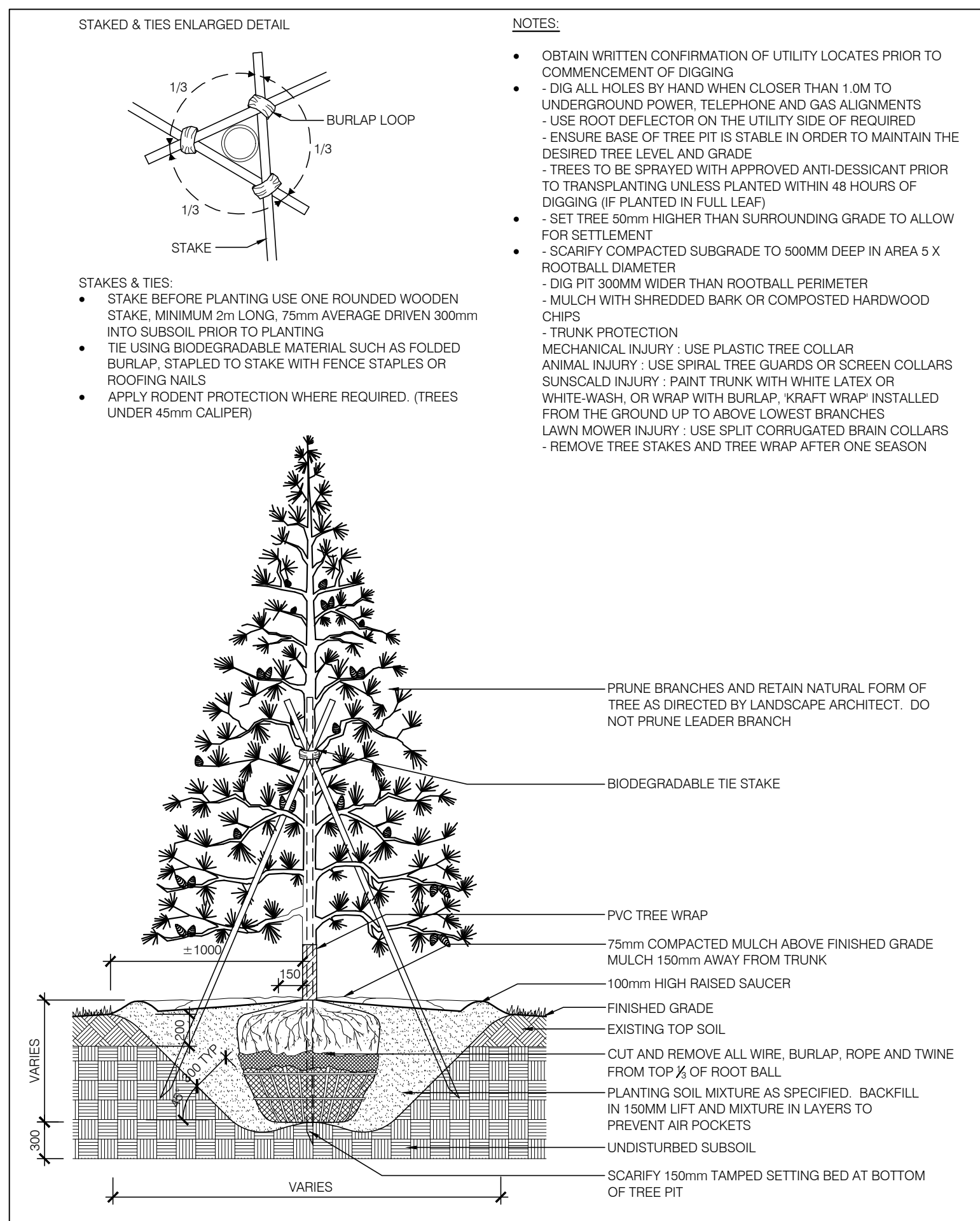
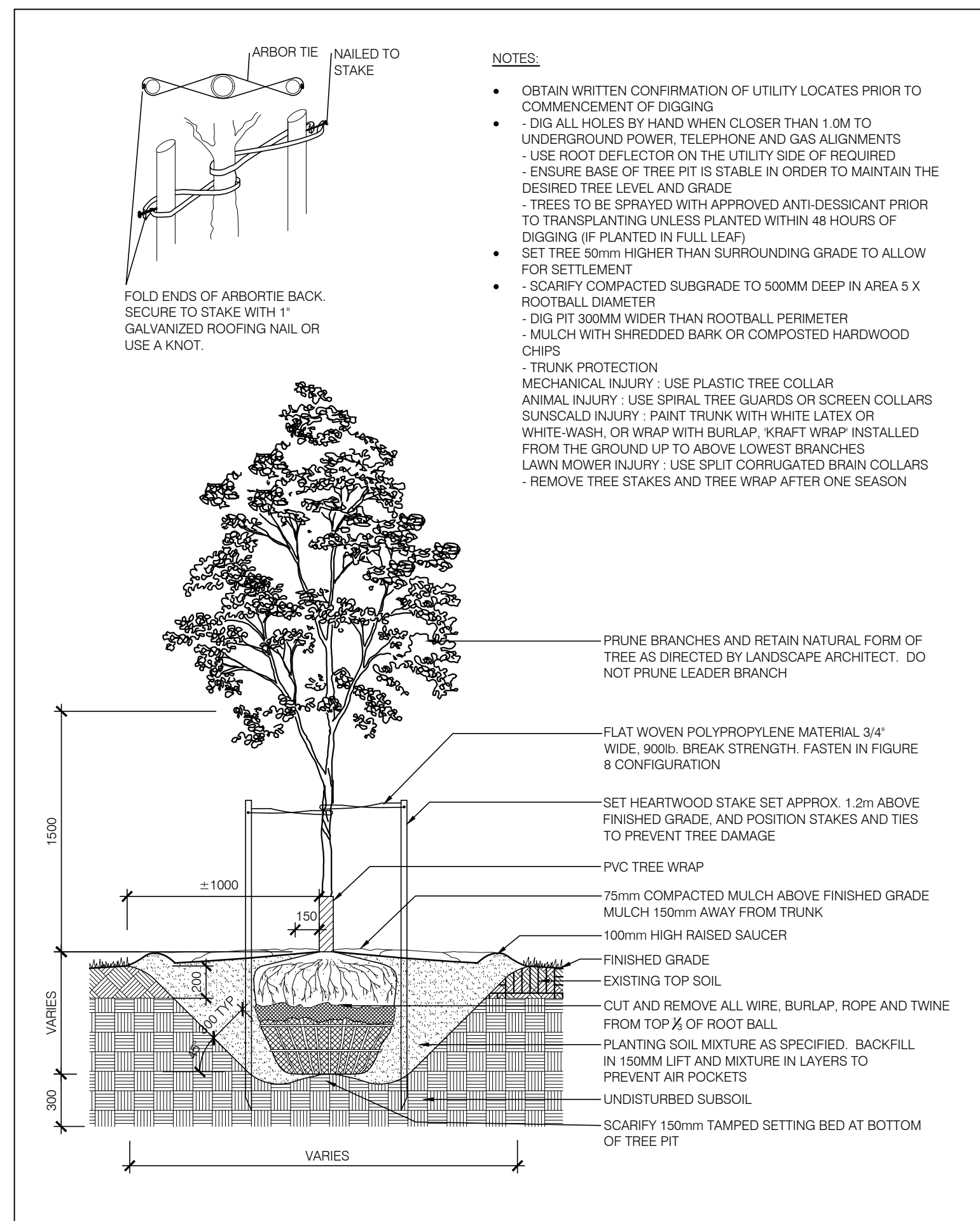
Figure 1 is a circular diagram showing a thick black arc representing a portion of a circle. A line segment labeled "TRUE NORTH" is drawn from the center of the circle to the arc, with a right-angle symbol at the center. The diagram is labeled "SCALE" and "PLOT SCALE: 1:1". Below the diagram, it says "DRAWING NUMBER: L3e-1.0".



PRELIMINARY  
NOT FOR CONSTRUCTION







- PLANTING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
2. ANY SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY LANDSCAPE ARCHITECT AND CONTRACTOR JOINTLY.
4. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
5. AN INSPECTION TO APPROVE PLANT MATERIAL AND LOCATIONS WILL OCCUR PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 48 HOURS NOTIFICATION TO LANDSCAPE ARCHITECT.
6. PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
7. PROVIDE 5 CUBIC METRES OF SOIL/STRUCTURAL SOIL PER TREE BASED ON A MINIMUM DEPTH OF 900mm; WHERE POSSIBLE.
8. A MINIMUM OF 1200mm BETWEEN THE TOP OF STRUCTURE TO THE FINAL GRADE AT THE BASE OF THE TREE IS REQUIRED. THIS INCLUDES ANY PROTECTIVE BOARD OVER WATERPROOFING MEMBRANES, ANY INSULATION THAT WOULD BE REQUIRED IN THE CASE OF HEATED STRUCTURE BELOW, AN ENGINEERED DRAINAGE LAYER AND THE SPECIFIED SOIL.
9. ALL PLANTING AREAS TO CONSIST OF A MINIMUM OF 600mm SANDY LOAM SOIL, COMPRISING OF 50 TO 60 PERCENT SAND, 20 TO 40 PERCENT SILT, 6 TO 10 PERCENT CLAY, 2 TO 5 PERCENT ORGANIC, WITH A OF 7.5 OR LESS, UNLESS OTHERWISE DETAILED OR SPECIFIED.
10. CONTRACTOR SHALL MAINTAIN ALL AREAS OF PROJECT UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
11. AN INSPECTION OF PLANT MATERIAL WILL OCCUR AFTER THE FIRST YEAR FOLLOWING SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT TO NOTIFY CONTRACTOR OF INSPECTION DATE. REPLACEMENTS MAY BE REQUIRED AT THIS TIME. REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
12. AT THE TIME OF FINAL INSPECTION ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.

## PLANT SCHEDULE

KING TOWER BOTANICAL NAME		COMMON NAME	CAL. (mm)	HT. (cm)	COND.	SPA (m)
<b>DECIDUOUS TREES</b>						
CLC	1	<i>Catalpa crus-galli</i> 'Inermis'	Thornless Cockspear Hawthorn	50	WB	as shown
PS	7	<i>Prunus serotina</i>	Black Cherry	50	WB	10.0 m
QHF	3	<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	50	WB	4.0 m
TA	1	<i>Tilia americana</i>	Basewood	50	WB	as shown
UAP	2	<i>Ulmus americana</i> 'Princeton'	Princeton White Elm	50	WB	as shown
UAV	3	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge White Elm	50	WB	as shown
<b>19</b>						
<b>CONIFEROUS TREES</b>						
PN	5	<i>Pinus nigra</i>	Austrian Pine	200	WB	10.0 m
PSV	13	<i>Pinus sylvestris</i>	Scott's Pine	200	WB	10.0 m
<b>18</b>						
<b>CONIFEROUS SHRUBS</b>						
JCS	7	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	125		as shown
<b>7</b>						
<b>DECIDUOUS SHRUBS</b>						
Hmo	53	<i>Hydrangea macrophylla</i> 'Bailmer'	Endless Summer® Hydrangea		5 gal	1.0 m
Pc	227	<i>Physocarpus opulifolius</i>	Common Ninebark	80		1.0 m
Rr	178	<i>Rosa rugosa</i>	Shrub Rose	60		1.0 m
<b>488</b>						
<b>PERENNIALS</b>						
ase	1	<i>Asitibe a. grandis</i> 'Pumila'	Pumila Asitibe		1 gal	0.50 m
ca/s	293	<i>Cauliflora</i> 'Karl Foerster' / <i>L. spricata</i>	Karl Foerster Reed Grass / Gayfeather		1 gal	0.65
dcn	91	<i>Decampsia caespitosa</i> 'Northern Lights'	Northern Lights Tufted Hair Grass		1 gal	0.50
gr	70	<i>Geranium macrorrhizum</i> 'Rozanne'	Rozanne Geranium		1 gal	0.50
hm	273	<i>Hemerocallis</i> 'Hyperion'	Hyperion Daylily		1 gal	0.50
<b>770</b>						
<b>GENERAL LANDSCAPE TERRASEEDING - with Ecoblaster for Erosion control</b>						
70% of Mix (Grasses)						10kg/ha
ag	<i>Andropogon gerardi</i>		Big Bluestem			
as	<i>Sorghastrum nutans</i>		Indian Grass			
dv	<i>Panicum virgatum</i>		Switch Grass			
sa	<i>Schizachyrium scoparium</i>		Little Bluestem			
bc	<i>Bouteloua curtipendula</i>		Side-oats Grama			
30% of Mix (Forbs)						10kg/ha
mt	<i>Monarda fistulosa</i>		Wild Bergamot			
pv	<i>Pycnanthemum virginianum</i>		Mountain Mint			
rh	<i>Rudbeckia hirta</i>		Black-eyed Susan			
dc	<i>Desmodium canadense</i>		Showy Ticktrefoil			
an	<i>Aster nova-angliae</i>		New England Aster			
ap	<i>Aster pilosus</i>		Heiry Aster			
sg	<i>Solidago grammifolia</i>		Lance-leaved Goldenrod			
an	<i>Solidago nemoralis</i>		Grey Goldenrod			
rp	<i>Rillidia pinnata</i>		Grey Cowweller			
100% of Mix (Nurse Crop)						10kg/ha
lf	<i>Lolium multiflorum</i>		Annual Ryegrass			

APPROVED ☐ REFUSED ☐

THIS  DAY OF , 20

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DERRICK MOODIE, MANAGER  
DEVELOPMENT REVIEW WEST  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

01	2018-04-20	RE-ISSUED FOR SPA	TS
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PROJECT

TANGER OUTLETS KANATA  
BUILDINGS 14 AND 15  
LANDSCAPE

KANATA ONTARIO

DWG. TITLE

PLANTING  
DETAILS,  
PLANT LIST,  
PLANTING  
NOTES

PROJECT NO:	114870	DATE	JANUARY 2018
DRAWN BY	AS	SCALE	AS NOTED
CHECKED BY	NK	FILE NAME:	a:\114870_114870_114870\114870_114870_114870\114870_114870_114870.dwg
		SCALE	
		PLOT SCALE:	1:1
		DRAWING NUMBER:	

	L4e-1.0
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