

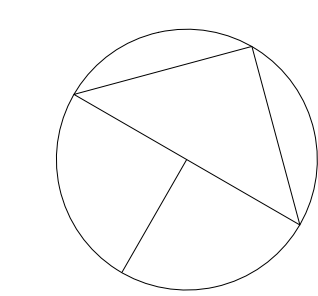
Invecta Development
(Ottawa) Corporation

GENERAL NOTES

- All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
- The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
- All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
- Obtain approval of Landscape Architect for granular base and layout of all pavement areas prior to construction.
- Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
- Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
- All sodded areas to receive a minimum of 150mm of topsoil over graded sub-base. If sod with mesh is used, mesh to be removed completely during sodding operations. Sod shall come from an approved source and shall be laid within 24 hours of being cut in the nursery. Only nursery sod shall be used.
- Final subgrade is to be approved by the Landscape Architect prior to sod being laid.
- Maintain positive surface runoff through the entire construction period.
- Reinstate all areas and items damaged as a result of construction activities.

6		
5		
4		
3	Issued for Site Plan Resubmission	2018/12/18
2	Issued for Site Plan Resubmission	2018/10/05
1	Issued for Site Plan Control	2018/06/22
no.	issue / revision	yyyy/mm/dd

north



seal



Ruhland & Associates Ltd

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project

1618,1622 Roger
Stevens Drive

location

1618, 1622 Roger Stevens Drive, Kars

drawing title

LANDSCAPE PLAN

scale 1:400	drawn by T. Frost	designed by M. Ruhland
date November 2016	checked by M. Ruhland	plot date May 18, 2018

project number

18-1577

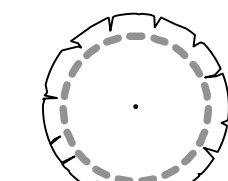
drawing number
L - 01

Contractor to check and verify all dimensions on the job

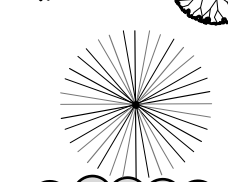
NOTE:

THIS PLAN TO BE READ IN CONJUNCTION WITH THE TREE
CONSERVATION REPORT. REFER TO TCR PREPARED BY
RUHLAND & ASSOCIATES LIMITED, DATED MAY 16, 2018

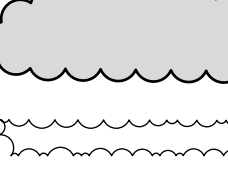
LEGEND

EXISTING DECIDUOUS TREE
w CRITICAL ROOT ZONE

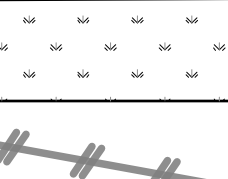
PROPOSED DECIDUOUS TREES



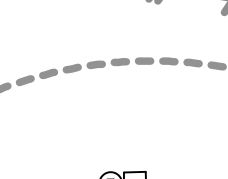
PROPOSED CONIFEROUS TREES



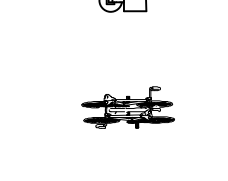
PROPOSED DECIDUOUS SHRUBS



PROPOSED PERENNIALS



PROPOSED SOD



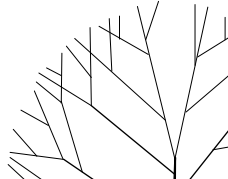
TREE PROTECTION FENCE



CRITICAL ROOT ZONE (CRZ)



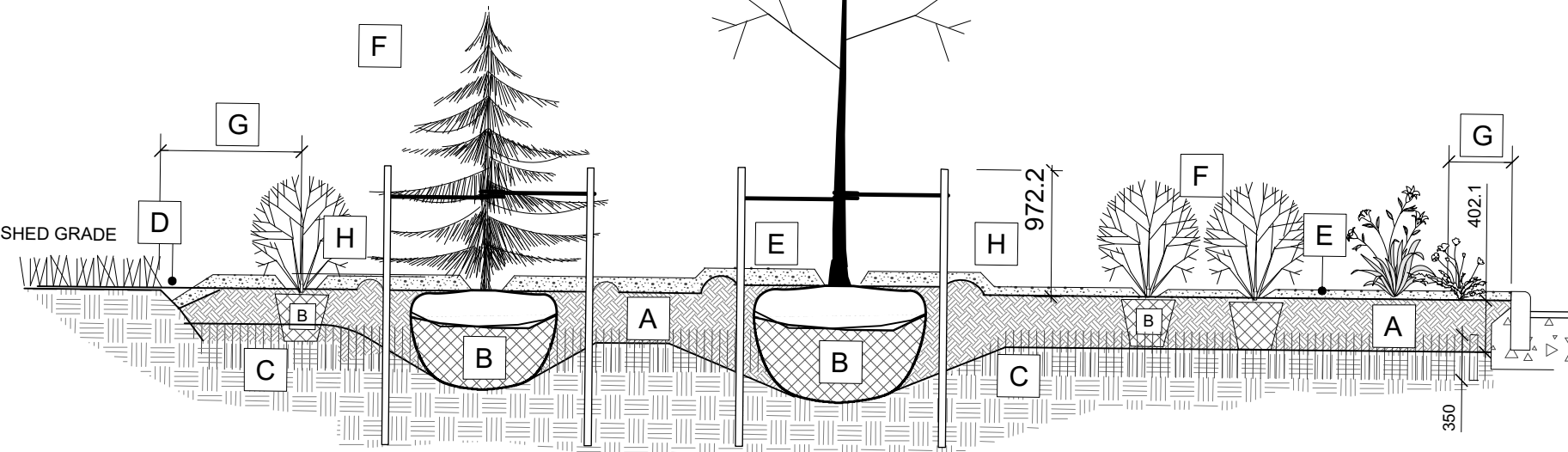
LAMP STANDARD



BICYCLE RACK (2 SPACES)

- A 450mm COMPACTED PLANTING MEDIUM, DEEPEN AT TREES
B ROOTBALL, TOP OF ROOT CROWN TO BE FLUSH WITH PLANTING SOIL AND 50mm ABOVE SOIL OUTSIDE PLANTING PIT / POT
C 350mm PLANTING MEDIUM / SUBSOIL CULTIVATED LAYER, CULTIVATE AT TREE PIT BOTTOM, SEE NOTE BELOW.
D EDGE TO DEPTH OF 100mm

- E 50-75 mm MULCH LAYER, KEEP MULCH AWAY FROM STEMS
F PRUNE DAMAGE, DISEASED OR WEAK BRANCHES AS PER ACCEPTED HORTICULTURAL PRACTICE, DO NOT DAMAGE OR REMOVE LEADER
G FIRST ROW OF PERENNIALS TO BE PLANTED 600mm FROM EDGE OF BED/CURB FIRST ROW OF SHRUBS TO BE PLANTED 900mm FROM EDGE OF BED/CURB
H PROVIDE 150 mm DEEP SAUCER AT TREES



BED PREPARATION

- EXCAVATE OR PLACE FILL FOR PLANTING BED TO PROVIDE 450mm MINIMUM DEPTH OF PLANTING MEDIUM. PLANTING BED TO BE DEEPENED AT TREE LOCATIONS IF BASE OF PIT IS OVER EXCAVATED, RAISE BOTTOM TO PROPER LEVEL WITH COMPACTED PLANTING MEDIUM.
- PLACE 150mm PLANTING MEDIUM ON SUBGRADE AND CULTIVATE INTO TOP 200mm OF SUBSOIL. SEE NOTE BELOW. PLACE REMAINDER OF PLANTING MEDIUM OVER CULTIVATED PORTION TO ACHIEVE FINAL GRADE.
- CENTRE OF BED TO BE CROWNED ABOVE ADJACENT GRADE TO APPROVAL OF CONSULTANT.
- ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING WALLS WHERE APPLICABLE.

1
L-01 PLANTING BED ON GRADE
NTS

TREE PLANTING:

- CUT AND REMOVE TOP 1/3 OF BURLAP AND WIRE BASKET FROM ROOTBALL.
- PLACE 2-METAL POSTS (40 x 40 x 2100 mm) AT OUTSIDE OF ROOTBALL AND FASTEN TO TRUNK WITH APPROVED TREE TIES.
- WATER THOROUGHLY SUBSEQUENT TO PLANTING.
- WRAP TREE TRUNK AFTER INSPECTION OF TREES BY LANDSCAPE ARCHITECT.
- PROTECT TREE FROM RODENT DAMAGE.
- REMOVE TREE RINGS, STAKES AND TRUNK WRAPPING AFTER XWARRANTY PERIOD.

NOTES:

- PLANTING BED AREAS EXCAVATED TO 500mm BELOW FINAL GRADE FOR ROUGH GRADE.
- REFER TO PLANT LIST FOR PLANT SPACING.

Plant List

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
TREES					
AsGM	2	Acer saccharum 'Green Mountain'	Green Mountain(R) Sugar Maple	60mm caliper	WB Staked
CoC	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	60mm dia.	WB Staked
CoPS	2	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	60mm dia.	WB Staked
Pg	2	Picea glauca	White Spruce	175 cm ht	WB Staked
Srl	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mm caliper	WB Staked
SHRUBS					
Cr	50	Cornus racemosa	Gray Dogwood	50cm ht	1.2m o.c.
Rt	40	Rhus typhina	Staghorn Sumac	80cm ht.	Potted, 1.75m o.c.
Sjs	105	Spiraea japonica 'Shirobana'	Shirobana Spirea	50cm ht.	spacing 0.8m o.c.
ScG	65	Spiraea x cinerea 'Grefsheim'	Grefsheim Spirea	50cm ht.	spacing 1.0m o.c.
PERENNIALS					
CaKF	30	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		Potted
PvHM	10	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 year	Potted
PvA	80	Sun-Shade Perennial Mix A	Perennial variety Sun-Shade	150mm pot	

PLAN #17837

PLAN 38"x24"= 610mmx914mm