

- LANDSCAPE NOTES**
GENERAL
1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS IDENTIFIED FOR REMOVAL OR DEMOLITION, INCLUDING ALL SURVEY BARS, STAKES AND MONUMENTS. CONTRACTOR IS TO MAKE GOOD ANY DAMAGE.
 2. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE. THE CONTRACTOR IS TO CONTACT CONTRACT ADMINISTRATOR IN UNCERTAINTY.
 3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR SHALL LOCATE PLANT MATERIAL IN ACCORDANCE WITH UTILITY OFFSET REQUIREMENTS.
 4. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ALL UNDERGROUND SERVICES INCLUDING LIGHT STANDARD ELECTRICAL LINES.
 5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL A PRIVATE LOCATING COMPANY AND PAY ALL COSTS RELATING TO ALL SERVICES NOT STAKED OUT BY GAS, HYDRO, BELL, AND CABLE.
 6. THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM SITE CONDITIONS PRIOR TO SUBMITTING BIDS.
 7. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE AT THE END OF EACH DAY. THE SITE IS TO BE KEPT CLEAN.
 8. UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR ONE (1) FULL YEAR, UNLESS NOTED OTHERWISE. ALL WORKMANSHIP IS TO BE COMPLETED TO THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.
 9. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN STANDARDS, CRITERIA, AND SPECIFICATIONS FORM THE ONTARIO BUILDING CODE, THE ONTARIO PROVINCIAL STANDARD DETAIL, THE ONTARIO PROVINCIAL STANDARD SPECIFICATION AND LANDSCAPE ONTARIO.
 10. CONTRACTOR TO ENSURE PROPER DEPTH OF EXCAVATIONS TO ACCOMMODATE HARD SURFACE AND LANDSCAPING AS SPECIFIED ON THESE DRAWINGS.

- ENVIRONMENTAL NOTES**
1. THE CONTRACTOR SHALL ADHERE TO SPECIAL PROVISION REQUIREMENTS FOR THE MANAGEMENT OF ON-SITE MATERIAL AS PER THE DRAWINGS AND SPECIAL PROVISIONS OF THIS CONTRACT.
 2. THERE SHALL BE NO WORKS PERMITTED BEYOND THE LIMIT OF CONSTRUCTION BOUNDARY UNDER ANY CIRCUMSTANCES.
 3. THE CONTRACTOR SHALL ENSURE THAT ALL REASONABLE MEASURES ARE TAKEN TO LIMIT GROUND DISTURBANCE CAUSED BY HEAVY EQUIPMENT USAGE, AND THAT EROSION AND SEDIMENT CONTROLS WILL BE INSTITUTED ON DISTURBED AREAS. NO SUBSURFACE GROUND-DISTURBING EQUIPMENT SHALL BE USED BY CONSTRUCTION FORCES EXCEPT ON ACCESS ROADS.
 4. ALL CONSTRUCTION ACTIVITIES WITHIN THE LIMIT OF CONSTRUCTION SHALL BE EXECUTED IN SUCH A MANNER SO AS TO PREVENT THE ENTRY OF CHEMICALS, PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO LANDSCAPE AREAS.
 5. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY INSPECTION, CLEANUP, AND PROPER LABELING, STORAGE, AND DISPOSAL OF ALL REFUSE AND DEBRIS PRODUCED BY OPERATIONS AND EMPLOYEES. SUITABLE REFUSE COLLECTING FACILITIES WILL BE REQUIRED. ONLY THOSE DISPOSAL AREAS DESIGNATED BY THE OWNER/ CONTRACT ADMINISTRATOR SHALL BE USED. DISPOSAL CONTAINERS SUCH AS DUMPSTERS OR ROLL-OFF CONTAINERS SHALL BE OBTAINED FROM A PROPER WASTE DISPOSAL CONTRACTOR.
 6. SOLID, SPECIAL, CONSTRUCTION/DEMOLITION, AS WELL AS SCRAPS ARE PART OF POTENTIAL REFUSE GENERATED AND SHALL BE PROPERLY MANAGED WITH EMPHASIS ON REUSE, RECYCLE, OR POSSIBLE GIVE AWAY, AS APPROPRIATE, BEFORE THEY ARE HANDLED AS WASTE.
 7. CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT IN OPERATION ON THE SITE IS IN GOOD WORKING CONDITION, AND SHALL MAINTAIN AND OPERATE EQUIPMENT TO LIMIT VEHICLE EXHAUST EMISSIONS. CORRECTIVE ADJUSTMENTS OR REPAIRS SHALL BE DONE ON EQUIPMENT AND VEHICLES THAT SHOW EXCESSIVE EMISSIONS OF EXHAUST AND/OR PARTICULATE MATTER DUE TO POOR ENGINE ADJUSTMENTS OR OTHER INEFFICIENT OPERATING CONDITIONS.
 8. CONTRACTOR SHALL VISIT SITE PRIOR TO THE START OF CONSTRUCTION AND PHOTOGRAPH EXISTING CONDITIONS. CONTRACTOR TO NOTE ANY OVERHANGING BRANCHES THAT WILL REQUIRE PRUNING TO PERMIT VEHICULAR ACCESS AND ADVISE LANDSCAPE ARCHITECT/CONTRACT ADMINISTRATOR. ALL PRUNING SHALL BE AS PER CURRENT ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) STANDARDS.
- FORESTRY (TREE REMOVALS AND PRUNING)**
1. ALL FORESTRY WORK SHALL BE FACILITATED AT A PRE-CONSTRUCTION MEETING WITH CONTRACT ADMINISTRATION PRIOR TO THE WORK AND TO REVIEW AND MARK PROPOSED REMOVALS IN THE FIELD.
 2. NO TREE REMOVAL WORK IS PERMITTED WITHOUT PRIOR REVIEW AND APPROVAL BY THE CONTRACT ADMINISTRATOR. ALL TREES PROPOSED FOR REMOVAL SHALL BE ASSESSED BY A QUALIFIED BIOLOGIST (HIRED DIRECTLY BY THE CITY, NOT IN THIS CONTRACT) PRIOR TO REMOVAL.
- SITE PREPARATION**
1. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL AREAS WITHIN THE LIMIT OF THE CONTRACT.
 2. CONTRACTOR TO WORK WITHIN GUIDELINES FOR THE CITY'S NOISE BY-LAWS.
3. ANY REFUSE, GARBAGE, OR OTHER DEBRIS ON SITE MUST BE REMOVED AND DISPOSED OF OFF-SITE AT THE EXPENSE OF THE CONTRACTOR.
 4. AREAS TO BE SODDED SHALL BE BACKFILLED WITH NATIVE SOIL TO 150MM BELOW FINISHED GRADE TO ALLOW FOR TOPSOIL INSTALLATION.
 5. CONTRACTOR TO DETERMINE A SINGLE POINT OF CONSTRUCTION ACCESS AND RESTORE BOULEVARD TO EXISTING OR BETTER CONDITION AFTER THE COMPLETION OF CONSTRUCTION.
 6. ABSOLUTELY NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE OF CONSTRUCTION FENCING.

SEDIMENTATION CONTROL

1. ALL SILTATION CONTROL FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EXCAVATION OR GRADING. CONTRACTOR SHALL SUBMIT SEDIMENTATION CONTROL AND EROSION PROTECTION PLAN TO THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SILTATION CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES. CONTRACTOR SHALL INSPECT SUCH DEVICES DAILY AND AFTER EACH RAINFALL EVENT.
3. FOLLOWING COMPLETION OF CONSTRUCTION, COLLECTED SILT SHALL BE DISPOSED OFF-SITE. SILT FENCE SHALL BE REMOVED AND THE AFFECTED AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS.

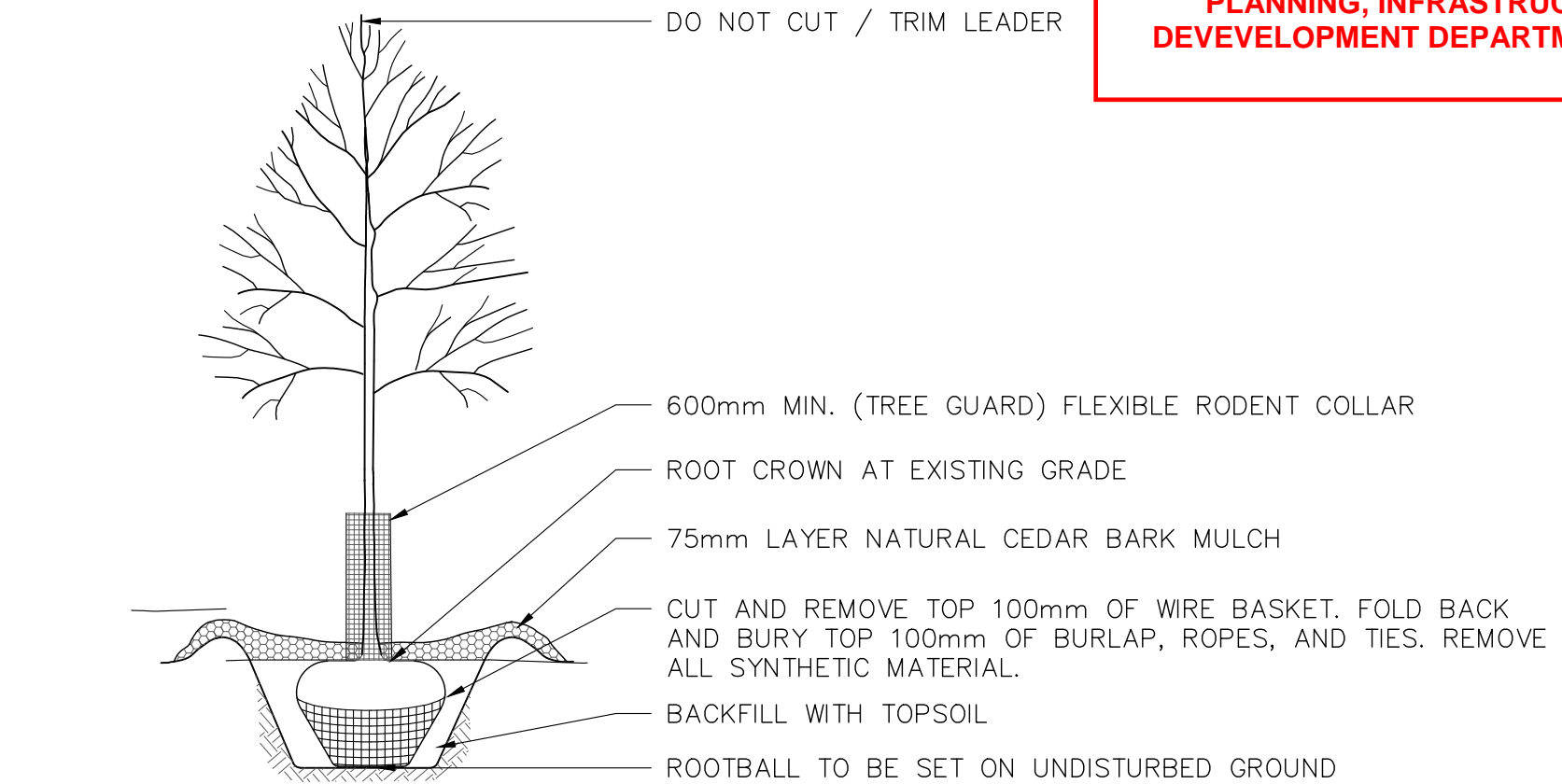
UNDERGROUND SERVICES AND UTILITIES

1. UTILITIES MUST BE LOCATED BY THE UTILITY COMPANIES BEFORE CONSTRUCTION BEGINS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR TO EXISTING SERVICES DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE.
3. CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, REPORTING ALL DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SERVICES WHEN EXCAVATING.

PLANTING

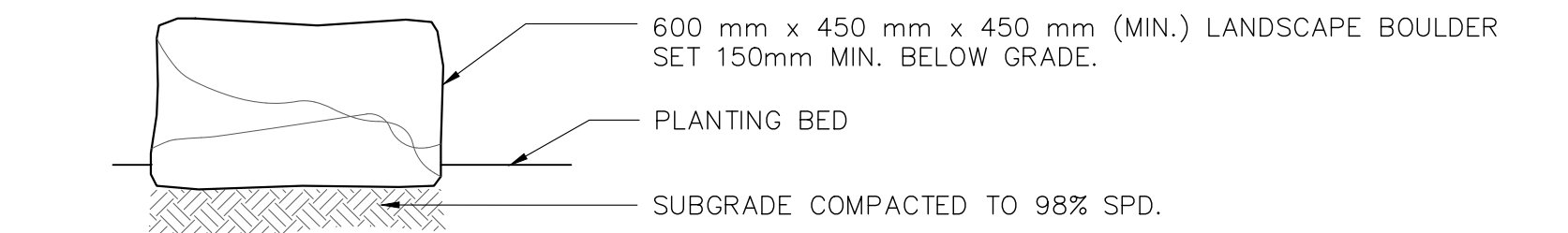
1. ALL PLANTINGS SHALL BE UNDER WARRANTY FOR ONE YEAR (1 YEAR) FROM DATE OF FINAL ACCEPTANCE AND AS SPECIFIED, WARRANTY CONDITIONS SHALL INCLUDE WATERING AS REQUIRED TO SUSTAIN VIVACIOUS GROWTH DURING THE ESTABLISHMENT/WARRANTY PERIOD.
2. THE CONTRACTOR SHALL UNDERTAKE PLANTING PROPOSED ACCORDING TO THE DRAWINGS AND AS SPECIFIED. PLANTING SOIL SHALL COMPLY WITH THESE REQUIREMENTS.
3. ALL PLANTS SHALL BE NURSERY-GROWN AND SUPPLIED BY NURSERIES THAT SUPPORT SUSTAINABLE PRACTICES IN PLANT PRODUCTION.
4. ANY CHANGES, MODIFICATIONS OR EQUIVALENCE PROPOSED BY THE CONTRACTOR IN THE CHOICE OF PLANTS SHALL BE APPROVED BY THE PROFESSIONAL OF RECORD (LANDSCAPE ARCHITECT). PROVIDE GOOD CONTROL OF THE SUPPLIER BEFORE DELIVERY TO THE SITE OF THE PLANT.
5. THE CONTRACTOR SHALL NOTIFY THE PROFESSIONAL OF RECORD (LANDSCAPE ARCHITECT) OF DELIVERY OF PLANT MATERIALS AT LEAST 48 HOURS IN ADVANCE OF DELIVERY FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL ENSURE THAT THE PLANTS ARE HANDLED WITH CARE SO AS NOT TO BREAK UP SOIL/ROOT CLODS OR BRANCHES. FOR TREES, IF NECESSARY, APPLY AN ANTI-DESICCANT SO THEY DO NOT DRY OUT DURING TRANSPORT. ANY PLANT DAMAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ON SITE, ALL PLANTS SHOULD BE PROTECTED FROM SUN AND DRYING WINDS AND SHOULD BE WATERED FREQUENTLY UNTIL PLANTING.
8. PITS AND PLANTING BEDS SHOULD BE LOCATED ACCORDING TO THE DRAWINGS AND SHALL BE OF SUFFICIENT SIZE ACCORDING TO THE DETAILS PROVIDED. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE PITS AND PLANTING BEDS BY THE LANDSCAPE ARCHITECT BEFORE ALL PLANTING.
9. ALL SURFACES OF PLANTING BEDS (PERENNIALS AND SHRUBS) AND SAUCERS FOR TREE PLANTING PITS WILL BE COVERED WITH MULCH, NATURAL CEDAR (MINIMUM 3-INCH THICK LAYER).
10. PLANTS SHOULD BE WATERED LESS THAN AN HOUR AFTER PLANTING AND AGAIN IN THE SAME DAY.
11. ALL DECIDUOUS TREES AND CONIFERS SHALL BE PROTECTED AGAINST RODENTS WITH A SECTION OF CORRUGATED POLYETHYLENE DRAIN PIPE (150MM DIAMETER X 300MM HIGH) INSTALLED AT THE BASE OF THE TRUNK.
12. WINTER PROTECTION: NECESSARY PLANT MATERIAL SHALL BE INSTALLED FOR ALL FRAGILE PLANTS TO PROTECT AGAINST WINTER WINDS OR LIKELY DAMAGE BY SNOW - FOR EXAMPLE THE BASE OF THE BUILDING SUBJECT TO FALLING SNOW FROM ROOFS, OR IN AREAS SUBJECT TO SNOW STORAGE AND REMOVAL). THE PROTECTION SHALL BE REVIEWED AND APPROVED AT THE END OF THE PLANTING WORKS BY LANDSCAPE ARCHITECT. PROTECTIONS MUST BE ADAPTED TO EACH PLANT OR GROUP OF PLANTS ACCORDING TO THE SPECIFICATIONS OF THE LANDSCAPE ARCHITECT. STRUCTURES AND MATERIALS DEVELOPED FOR WINTER PROTECTION SHALL REMAIN IN THE POSSESSION OF THE CUSTOMER AFTER THE WARRANTY PERIOD OF THE WORK.

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	PLANTING DISTANCE CENTRE TO CENTRE COND.
DECIDUOUS TREES						
AF	2	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	50mm	-	as shown WIRE BASKET
GB	1	<i>Ginkgo biloba</i> 'Princeton Sentry'	Ginkgo Tree 'Princeton Sentry'	50mm	-	as shown WIRE BASKET
DECIDUOUS SHRUBS						
Hpl	3	<i>Hydrangea paniculata</i> 'Limelight'	Hydrangea 'Limelight'	-	-	2000 3 GAL. POT
CONIFEROUS SHRUBS						
Jhm	15	<i>Juniperous horizontalis</i> 'Mother Lode'	Creeping Juniper 'Mother Lode'	-	300mm	1,000mm 3 GAL. POT
Jsa	1	<i>Juniperous sabina</i>	Savin Juniper	-	400mm	1,200mm 3 GAL. POT
PmS	1	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	-	400mm	1,500mm 3 GAL. POT
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS						
Hbd	9	<i>Hosta</i> 'Big Daddy'	Big Daddy Hosta	-	-	1500 1 GAL. POT
Hgs	6	<i>Hosta</i> 'Gold Standard'	Gold Standard Hosta	-	-	1500 1 GAL. POT
Hom	20	<i>Hosta</i> 'Orange Marmalade'	Orange Marmalade Hosta	-	-	1000 1 GAL. POT
Mis	7	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	-	-	1,250mm 2 GAL. POT
Sph	16	<i>Sporobolus heterolepis</i>	Prairie Dropseed	-	-	500mm 1 GAL. POT
REFORESTATION (TREE WHIPS)						
AR	2	<i>Acer saccharum</i>	Sugar Maple	30mm	-	~1,500mm on centre WIRE BASKET
CO	2	<i>Celtis occidentalis</i>	Common Hackberry	30mm	-	~1,500mm on centre WIRE BASKET
TA	2	<i>Tilia americana</i>	common Basswood	30mm	-	~1,500mm on centre WIRE BASKET

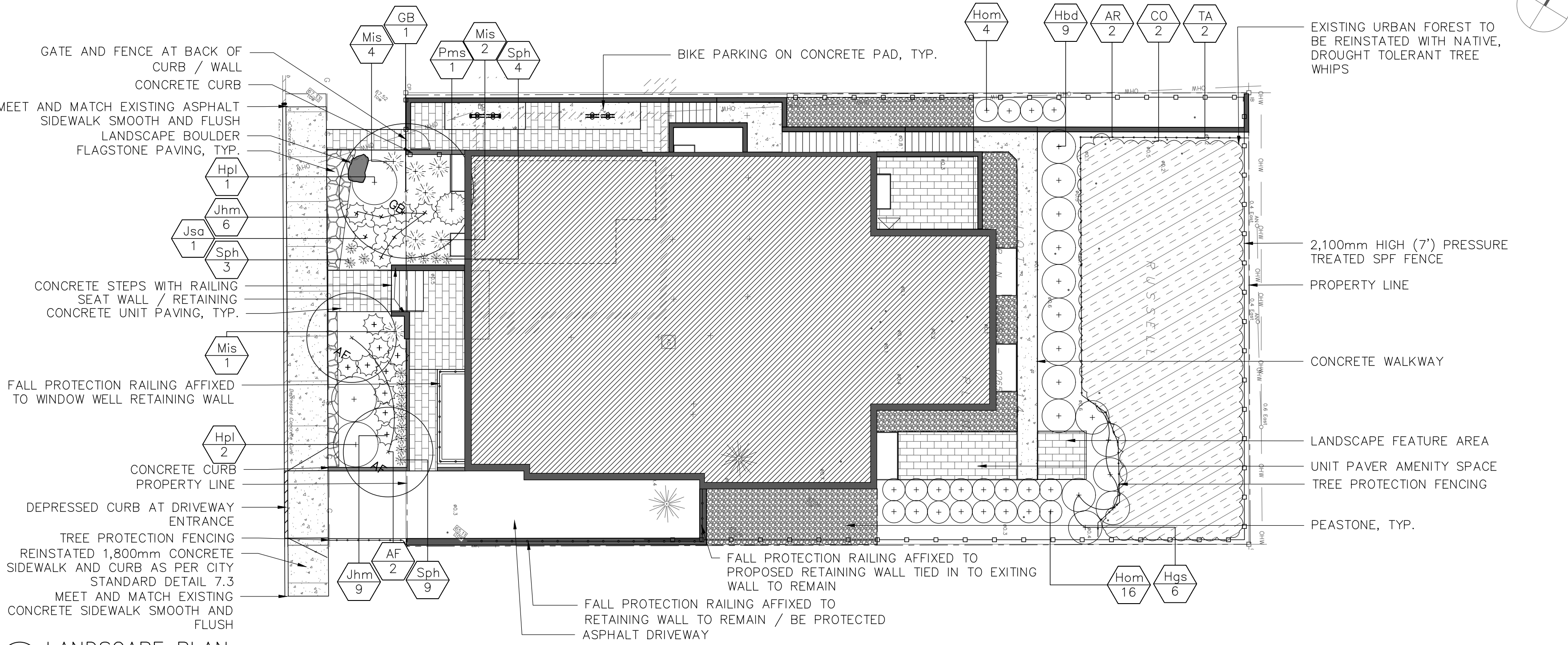


- NOTES:
1. REFER TO GENERAL PLANTING NOTES THIS SHEET.
 2. PIT SIZE DETERMINED BY TYPE OF MATERIAL TO BE PLANTED. PIT SHALL BE MINIMUM 3X (TIMES) WIDTH OF ROOTBALL.

3 DECIDUOUS TREE PLANTING
L1 SCALE:NOT TO SCALE



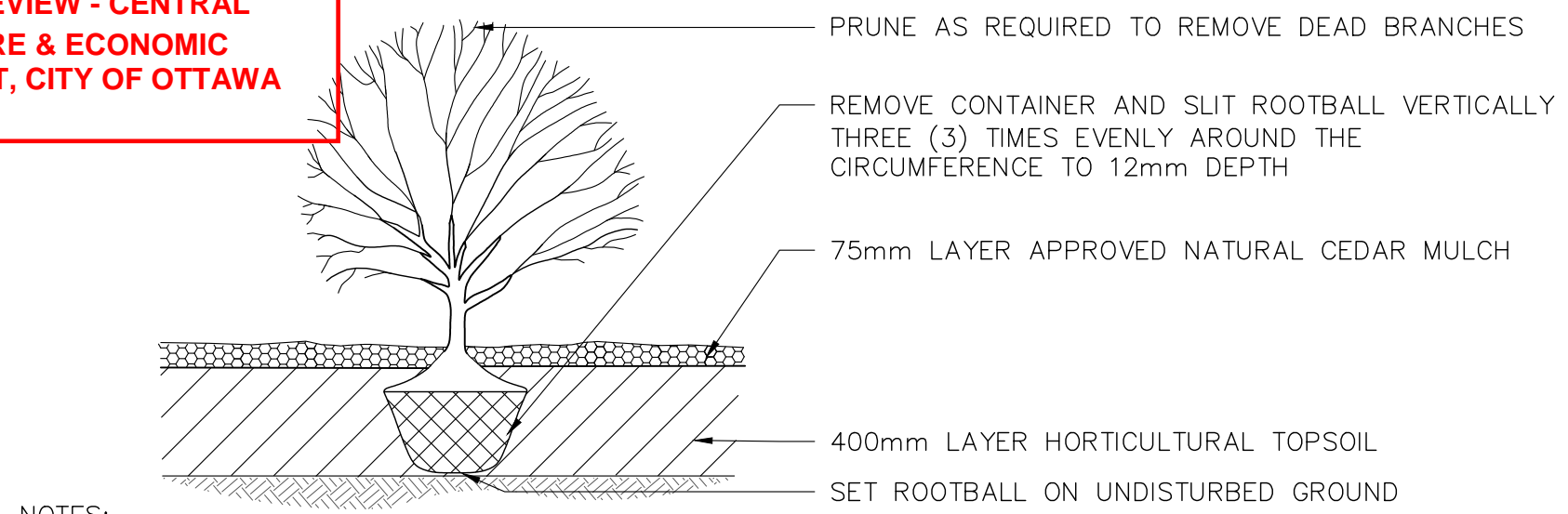
4 LANDSCAPE BOULDER
L1 SCALE: NOT TO SCALE



1 LANDSCAPE PLAN
L1 SCALE:1:150

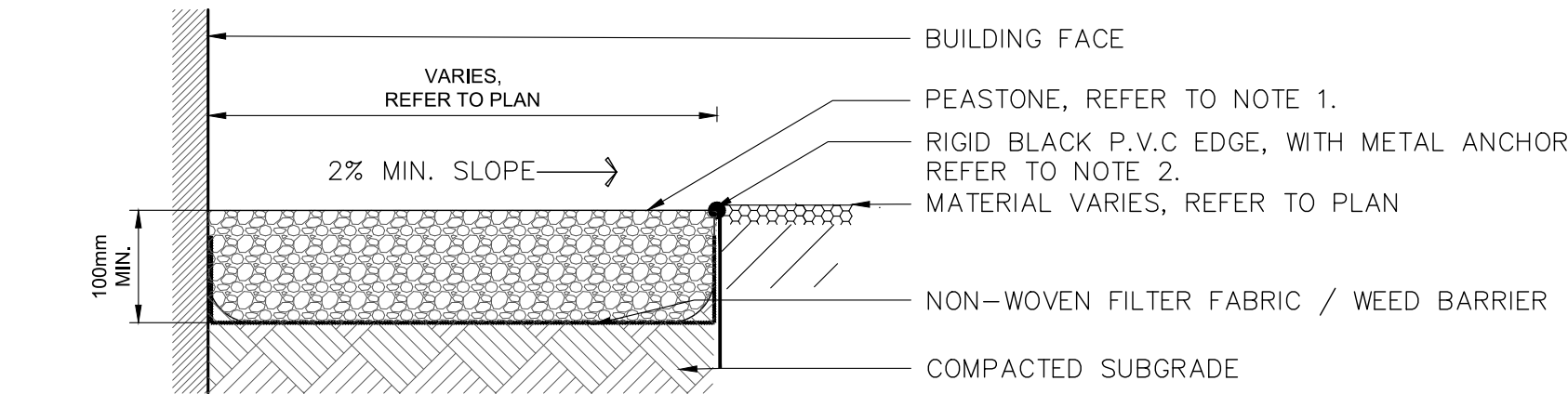
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 5:05 pm, Jun 27, 2019



- NOTES:
1. REFER TO PLANTING NOTES THIS SHEET.
 2. DETAIL ALSO APPLIES TO PROPOSED ORNAMENTAL GRASS PLANTINGS.
 3. EXCAVATE ALL AREAS OF PROPOSED PLANTING TO DEPTH OF 400mm MINIMUM. BACKFILL WITH TOPSOIL AS SPECIFIED. SEE PLANTING NOTES THIS SHEET.

5 SHRUB / ORNAMENTAL GRASS PLANTING
L1 SCALE:NOT TO SCALE



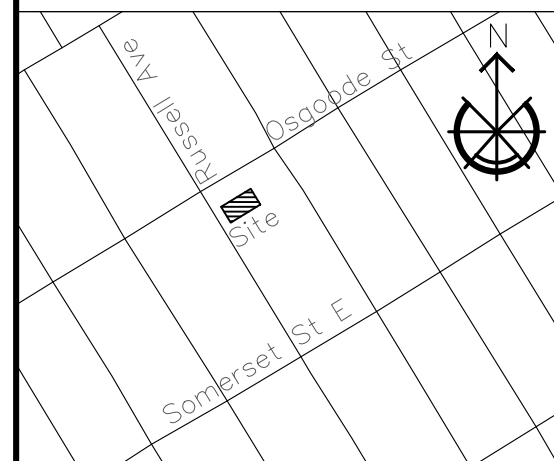
- NOTES:
1. PEASTONE SHALL BE COLOURED RIVERWASH STONE, 3/8" TO 5/8", AVAILABLE FROM GREELY SAND & GRAVEL, OR APPROVED EQUAL.
 2. RIGID EDGING SHALL BE PERMALOC (1-800-356-9660) OR APPROVED EQUAL.

6 PEA STONE
L1 SCALE:NOT TO SCALE

APARTMENT BUILDING

71 RUSSELL AVENUE
OTTAWA, ONT.

CLIENT:
Philip Ho
& Brent McElheran



KEY MAP

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OTTAWA, ONT. K2E 7J5
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FAX: (613) 727-1826

1	RE-ISSUED FOR FINAL SPC	26/06/2019
2	ISSUED FOR FINAL SPC	12/06/2019
3	ISSUED FOR SPC RE-SUBMISSION	21/03/2019
4	ISSUED FOR SITE PLAN CONTROL	31/08/2018
NO.	REVISION	DATE

- NOTE:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 2. All work to comply with Ontario building code.
 3. Drawings to be read in conjunction with structural and architectural drawings.

LANDSCAPE PLAN,
NOTES, & DETAILS

Scale	AS NOTED
Drawn	BL
Checked	JL
Date	JUNE/2019
Job #	1765

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