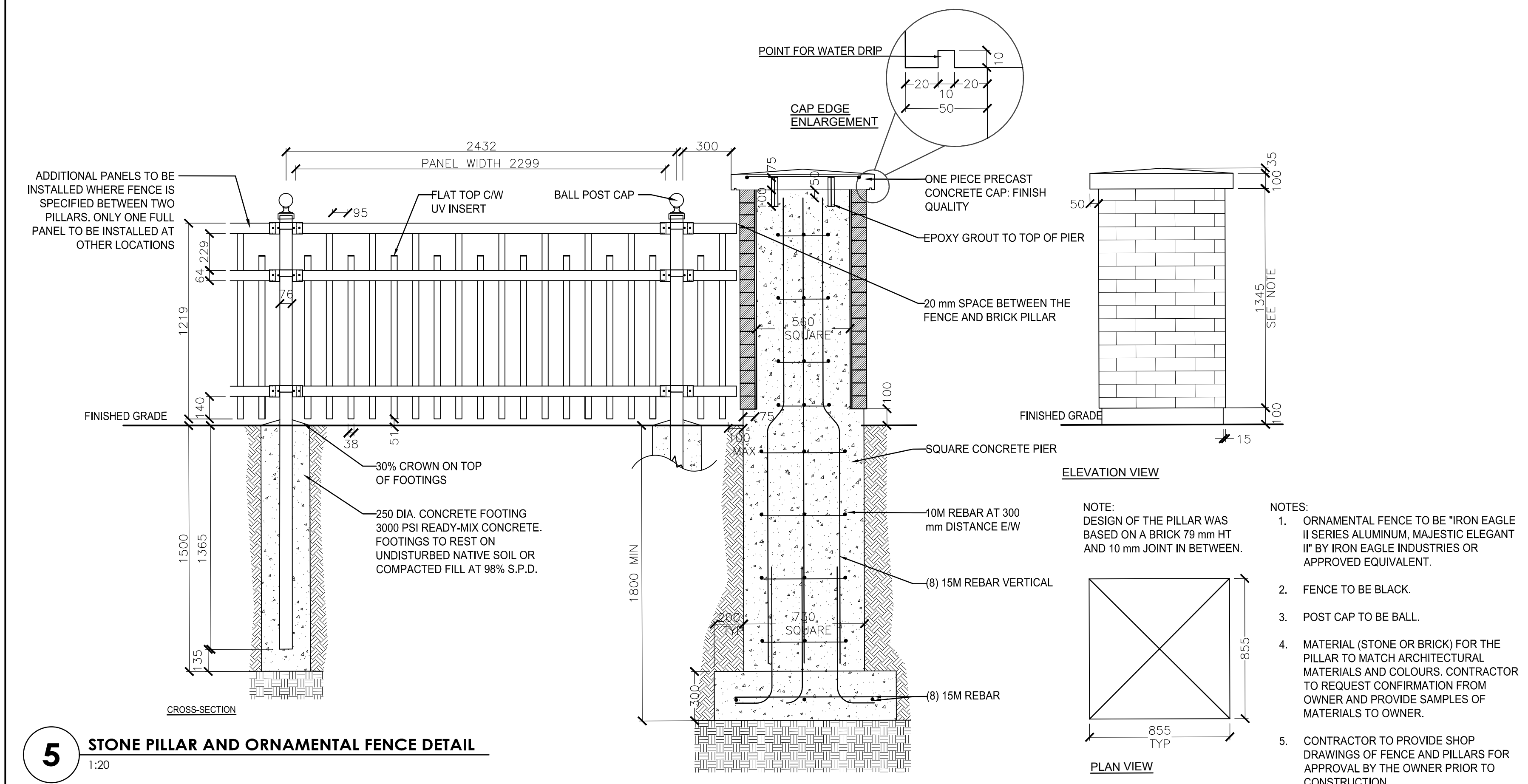
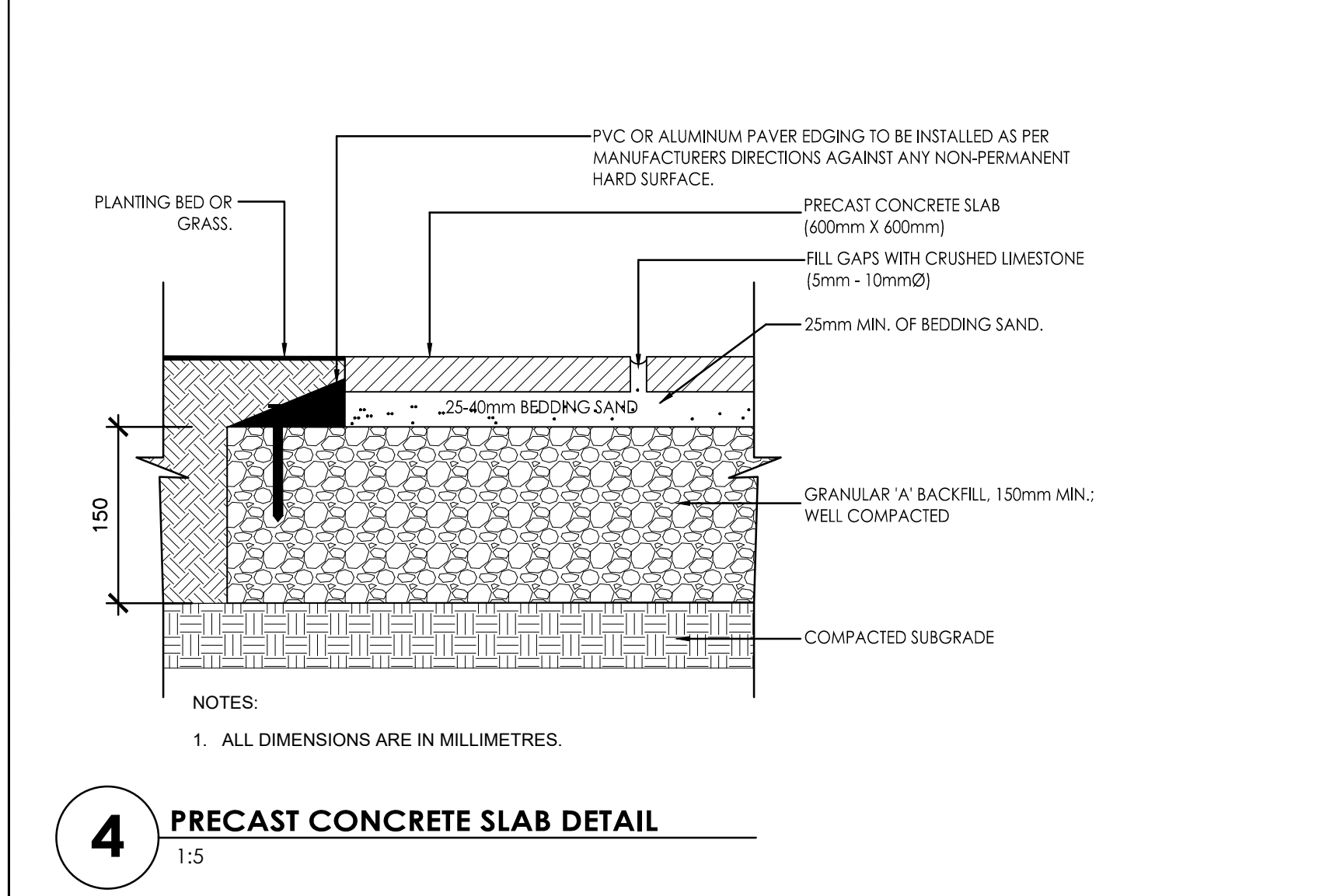
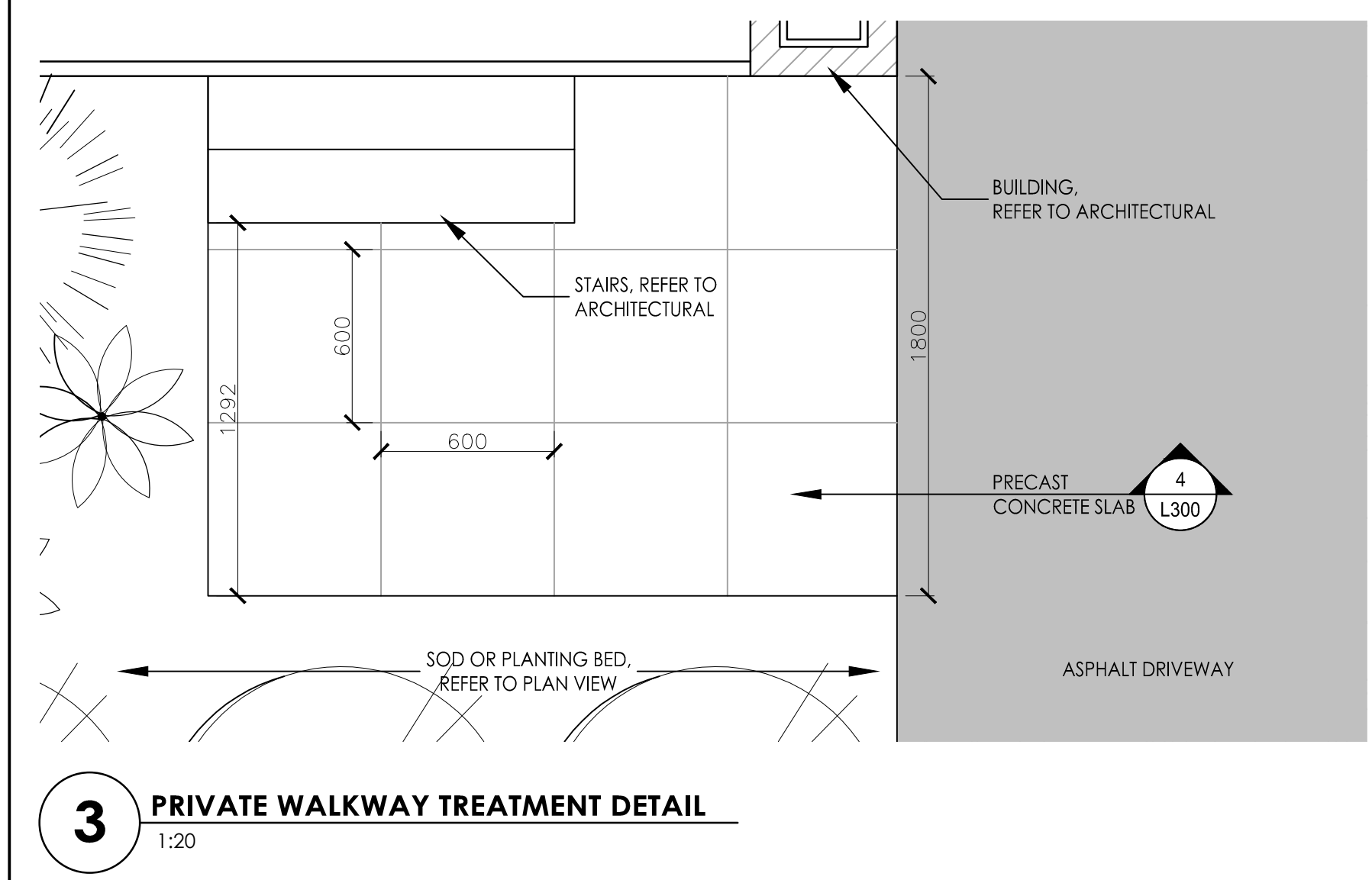
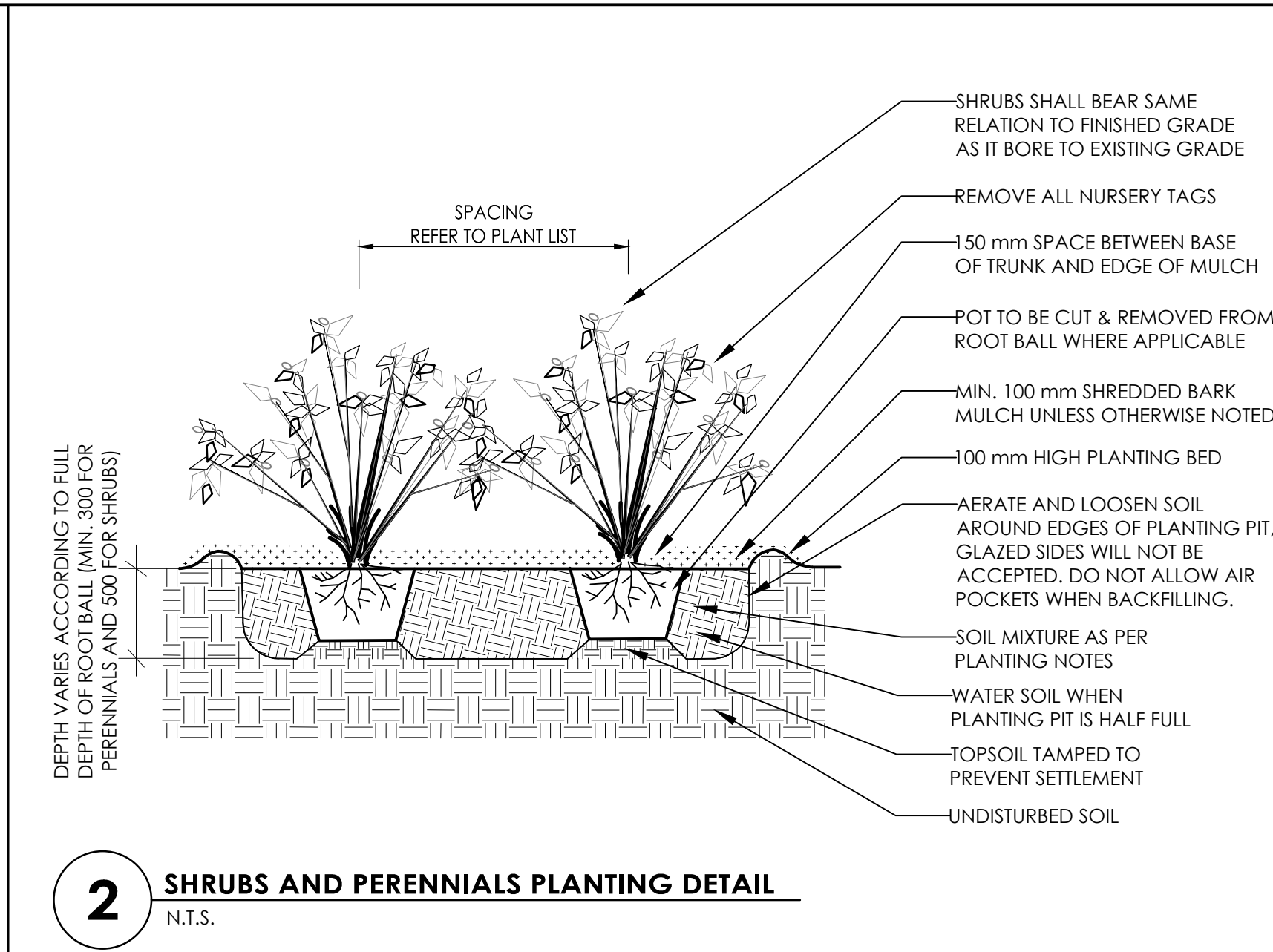
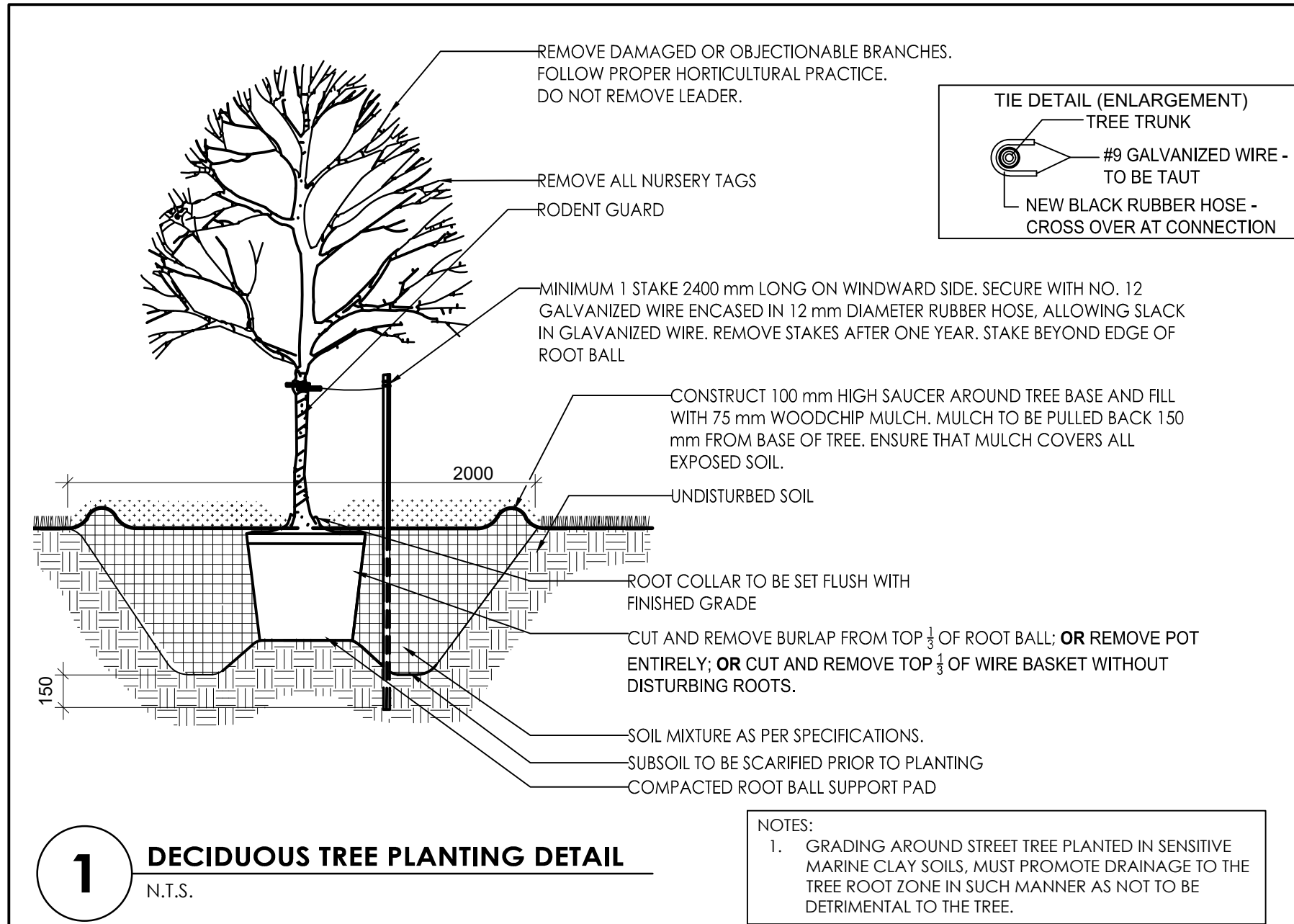


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2020/04/02 8:14 AM by: Macdon, Gregory

ORIGINAL SHEET - ARCH D



TREE PLANTING IN SENSITIVE MARINE CLAY SOILS

- ALL STREET TREES, IN THE ROAD RIGHT OF WAY ARE PROPOSED A MINIMUM OF 5.5m FROM BUILDINGS
 - THE SOIL PLASTICITY INDEX FOR BORE HOLE 14-12 PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY GOLDER ASSOCIATES LTD. AND DATED JULY 2015 IS 23% AND AS SUCH CONSIDERED A SOIL OF INTERMEDIATE OR MEDIUM PLASTICITY. OTHER SOIL SAMPLES FOR PHASE 8 OF RIVERSIDE SOUTH DEVELOPMENT INDICATED SOIL PLASTICITY INDEX BETWEEN 20 AND 43% AND AS SUCH ARE CONSIDERED SOILS OF INTERMEDIATE TO HIGH PLASTICITY.
 - THE UNDERSIDE OF FOOTING (USF), AS INDICATED ON THE CIVIL ENGINEERING DRAWINGS PREPARED BY STANTEC CONSULTING, IS A MINIMUM 2.20m BELOW THE FINISHED GRADE AT BLOCKS 1, 2, 3, 4, AND 11 WHERE STREET TREES ARE PROPOSED.
 - SOIL VOLUMES FOR ALL STREET TREES (NON BOULEVARD SITUATION) EXCEED THE MINIMUM VOLUMES REQUIRED OF 25m³ TO 30m³ (5m LONG x 3.5m WIDE x 1.5m DEEP).
 - ALL DECIDUOUS TREE SPECIES PROPOSED ARE SMALL TO MEDIUM IN SIZE (LESS THAN 14m IN HEIGHT AT MATURITY)
 - THE FOUNDATION WALLS OF BUILDINGS ARE TO BE REINFORCED AT LEAST NOMINALLY WITH MINIMUM OF TWO UPPER AND TWO LOWER 15M BARS TO PROVIDE DUCTILITY.
 - GRADING AROUND STREET TREES PLANTED IN SENSITIVE MARINE CLAY SOIL MUST PROMOTE DRAINAGE TO THE TREE ROOT ZONE IN SUCH

PLANTING NOTES

- THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
- TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
- MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4m FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
- PLANTING MATERIAL QUALITY STANDARDS:
 - ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND CONDITION;
 - PLANT MATERIAL COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED;
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE;
 - ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- TOPSOIL:
 - SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO CONSIST OF:
 - CLAY: 14-20%
 - SILT: 0-35%
 - SAND: 45-70%
 - ORGANIC MATERIAL: 4-10%
 - pH: 6-8
 - SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:
 - 300mm FOR PERENNIALS
 - 500mm FOR SHRUB BEDS
 - 1000mm FOR TREE PLANTING

LANDSCAPE PLAN NOTES

- EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
- SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135mm OF TOPSOIL. SOD SHALL BE INSTALLED THROUGHOUT WITHIN LIMIT OF WORK AND IN ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK EXCEPT WHERE INDICATED. SOD SHALL BE INSTALLED AS PER OPSS 803.
- CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- MAINTAIN A MINIMUM DISTANCE OF 2.0m FROM ALL UNDERGROUND UTILITIES.
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
- THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
- UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
- ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE OWNER.
- AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.



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Legend

Notes

- SITE PLAN PREPARED BY M. DAVID BLAKELY ARCHITECT INC., REVISION 19, DATED MARCH 2020.
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., PROJECT No. 19090-18 RICHCRAFT BLK 221, REGISTERED PLAN 4M-1573, CITY OF OTTAWA, DATED 2018-08-15



3	REVISED SITE PLAN	GM	ILL	20.04.02
2	ISSUED FOR REVIEW	GM	ILL	19.09.19
1	ISSUED TO CITY FOR SPA	ILL	ILL	19.01.08
Revision		By	Appd.	YY.MM.DD
File Name:	160401422_L8	MJS	ILL	18.12.10
		Dwn.	Chkd.	Dsgn.
				YY.MM.DD

Permit-Seal

Client/Project

RICHCRAFT HOMES

RIVERSIDE SOUTH PHASE 8
BLOCK 221
OTTAWA, ON

Title

LANDSCAPE DETAILS

Project No.

160401422

Scale

VARIES

Drawing No.

Sheet

Revision

L300

2 of 2

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