

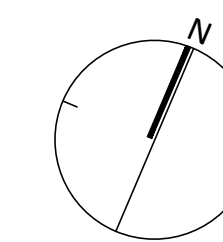
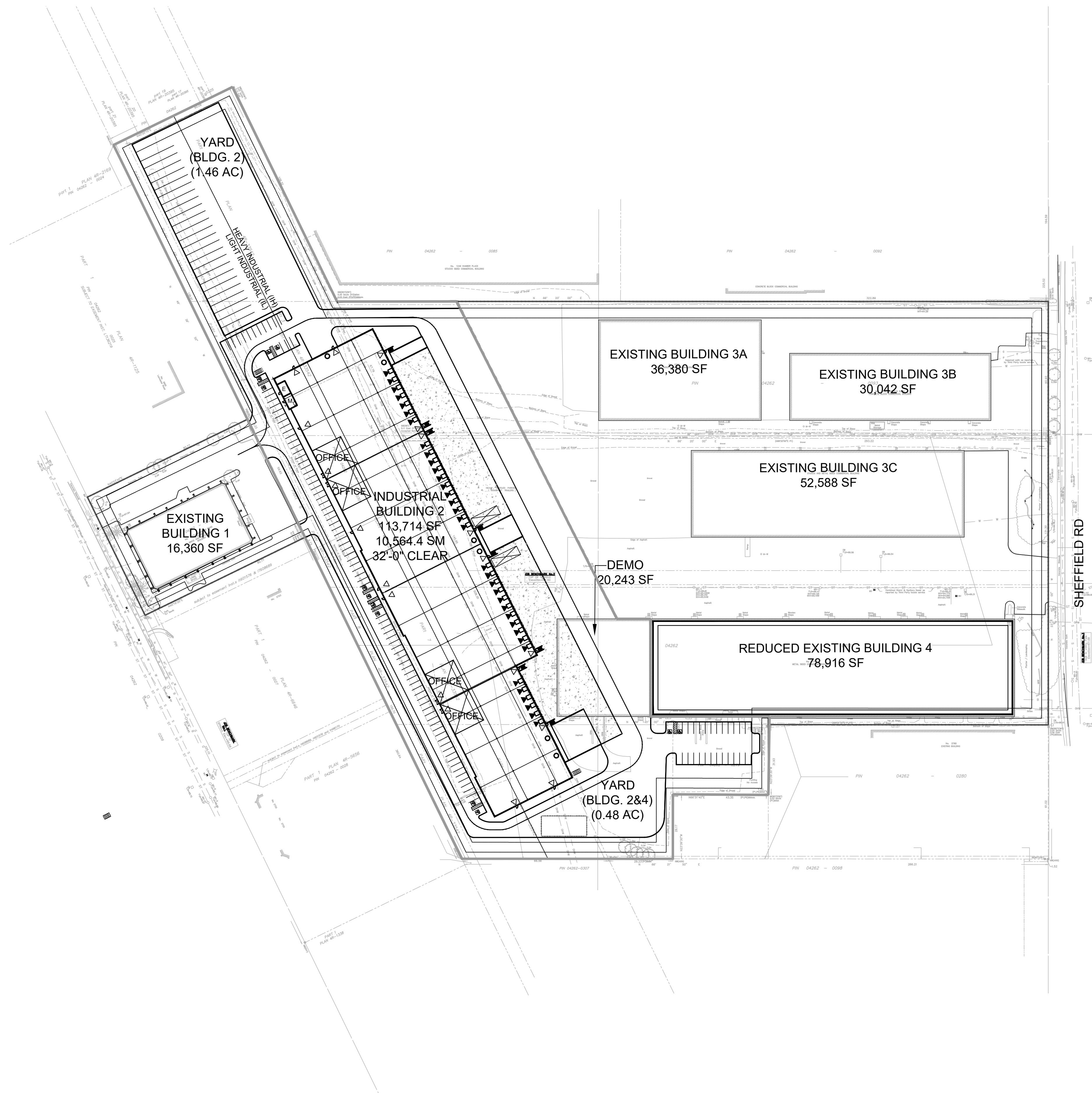


RICHCRAFT HOMES SHEFFIELD WAREHOUSE



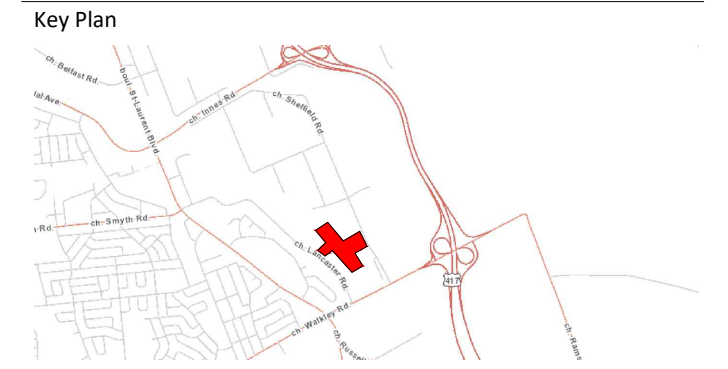
LIST OF DRAWINGS:

- L1.0 - LANDSCAPE PLAN
- L2.0 - DETAILS



KEYMAP
NTS

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



LEGEND

--- PROPERTY LINE
 - - - PROJECT LIMIT

PLANTING

○ DECIDUOUS TREE
 ● CONIFEROUS TREE
 ○ PROJECTED FUTURE TREE CANOPY COVER (40 YRS)
 ▨ SHRUB PLANTING BED
 ▨ TOPSOIL & SEED

PLANTING KEY

○ TREE SPECIES QUANTITY
 ● SHRUB SPECIES QUANTITY

DETAIL KEY

○ DETAIL NO.
 ▨ SHEET NO.

SITE NOTES:

- REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORNE BY THE CONTRACT ADMINISTRATOR FOR UNKNOWN SURFACE CONDITIONS.
- REINSTATE ALL AREAS AND ITEMS DAMAGED ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO LANDSCAPE ARCHITECT. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
- THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECT. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONSTRUCTOR' AS DEFINED IN THE ACT.
- CONTRACTOR TO ARRANGE A SITE REVIEW FOR PRELIMINARY ACCEPTANCE OF THE WORKS. PROVIDED THAT THE WORKS ARE COMPLETED IN STRICT COMPLIANCE WITH THE DRAWING SPECIFICATIONS, PRELIMINARY ACCEPTANCE MAY BE GRANTED SUBJECT TO CORRECTION OF ANY NOTED DEFICIENCIES WITHIN 21 CALENDAR DAYS FROM THE DATE OF PRELIMINARY ACCEPTANCE. 2 YEAR WARRANTY PERIOD TO COMMENCE FROM THEN ON.

LAYOUT NOTES:

- THE LANDSCAPE ARCHITECT SHALL APPROVE ANY MODIFICATIONS ON-SITE PRIOR TO CONSTRUCTION.
- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
- LANDSCAPE ARCHITECT TO REVIEW ALL LAYOUTS AND PATHWAYS PRIOR TO ANY EXCAVATION.
- THE LOCATION OF THE UTILITIES IS APPROXIMATE. THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL APPROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
- LAYOUT CURVES AND TANGENTS WITH SMOOTH TRANSITIONS AND CLEAN EDGES.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START LANDSCAPE ARCHITECT. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM DIMENSIONS OR ELEVATIONS AND NOTIFYING THE LANDSCAPE ARCHITECT OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.

PLANTING NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
- LOCATIONS OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PITS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- ALL STEEL T-BARS TO BE REMOVED AT THE ONE YEAR INTERIM INSPECTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO REINSTATE ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
- ACER RUBRUM, QUERCUS RUBRA AND CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTING IN THE SPRING ONLY.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREE STAKING IS NOT RECOMMENDED WITHIN A 10m RADIUS OF THE PLAY EQUIPMENT.

SEED NOTES:

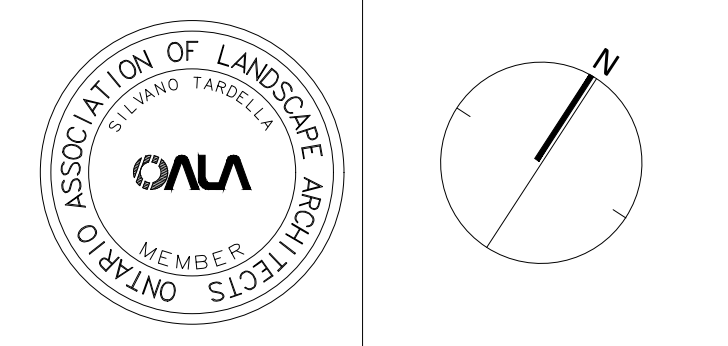
- SEEDS SHALL HAVE A MINIMUM 100mm TOPSOIL.
- ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS.
- INSTALL STANDARD MIXTURE BY MECHANICAL SEEDING. USE BIODEGRADABLE EROSION CONTROL MAT AS DIRECTED BY LANDSCAPE ARCHITECT TO RETAIN SEED ON STEEP SLOPES (OVER 3:1 UNTIL ESTABLISHED).
- PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 6mm (1/4") OR AS PER SUPPLIERS RECOMMENDATIONS.
- GENTLY TAMP OR ROLL THE SEEDBED AND DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
- CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm. REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
- SEEDING AREAS WILL BE ACCEPTED BY THE LANDSCAPE ARCHITECT FOLLOWING PERFORMANCE ACCEPTANCE, PROVIDED:
 - SEEDING AREAS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE (MINIMUM), THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
DECIDUOUS TREES					
CO	CELTIS OCCIDENTALIS	HACKBERRY	6	50	W.B.
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	5	50	W.B.
PT	POPULUS TREMULOIDES	TREMBLING ASPEN	6	50	W.B.
QM	QUERCUS MACROCARPA	BUR OAK	5	50	W.B.
QR	QUERCUS RUBRA	RED OAK	6	50	W.B.
UM	ULMUS 'MORTON'	ACCOLADE ELM	4	50	W.B.
			28		
CONIFEROUS TREES					
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3	250cm	B&B
PS	PINUS STOBUS	WHITE PINE	2	250cm	B&B
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	4	250cm	B&B
			9		
DECIDUOUS SHRUBS					
CR	CORNUS RACEMOSA	GREY DOGWOOD	TBD	100cm HT. POT. 100cm O.C	
RT	RHUS TYPHINA	STAGHORN SUMAC	TBD	100cm HT. POT. 100cm O.C	
			195		

No.	Description	Date
3	Re-issued for SPA	May.17/23
2	Issued for SPA	Mar.23/23
1	Issued for Coordination	Feb.06/23

Revision
City Approval Stamp



NAK
design strategies

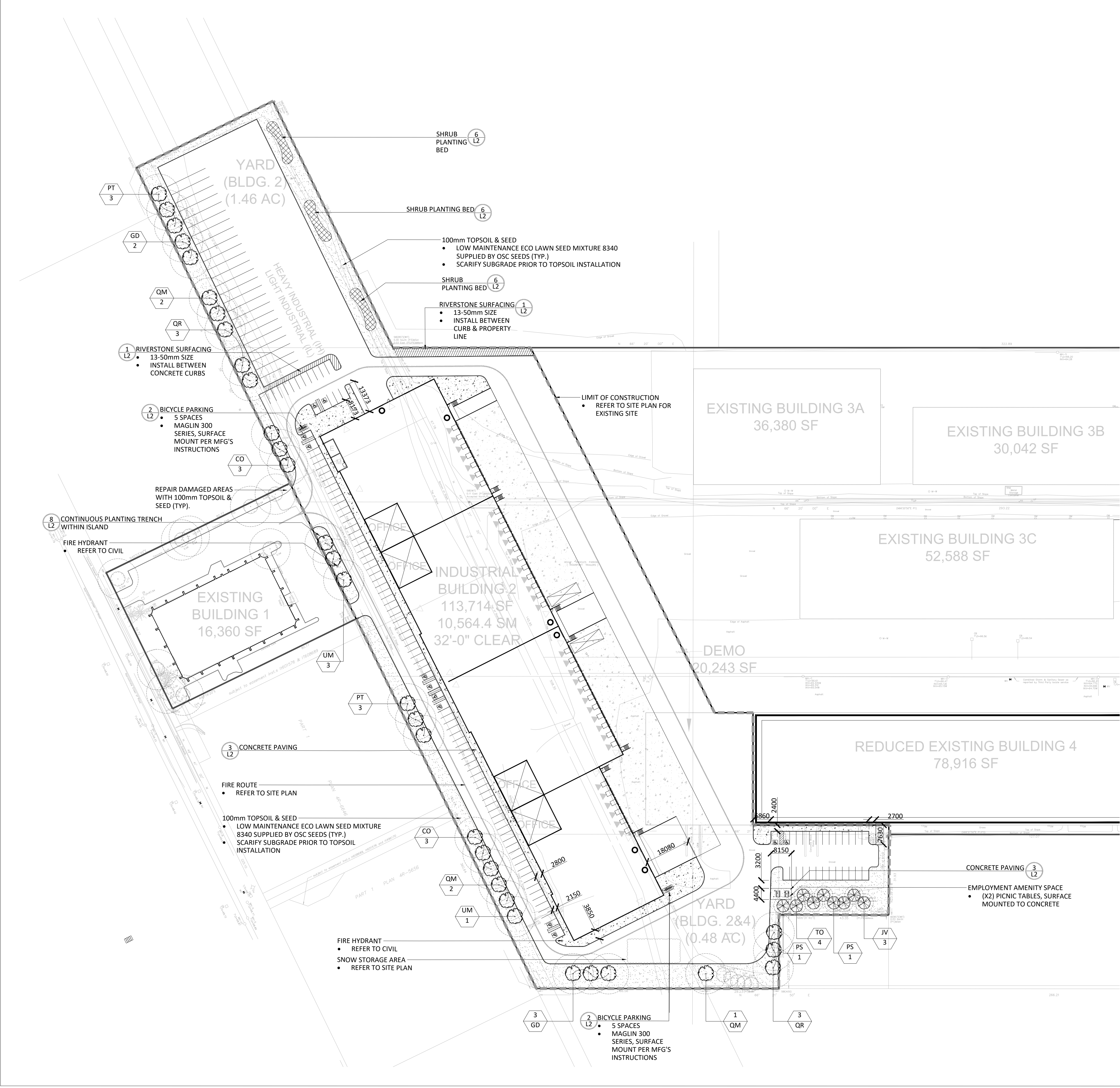
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
 T 613.237.2345 NAKDESIGNSTRATEGIES.COM
 Project

SHEFFIELD ROAD WAREHOUSE
SHEFFIELD ROAD OTTAWA, ON

Title
LANDSCAPE PLAN

Date MAY 2023 Sheet
 Scale 1:750
 Drawn AM/PG
 Checked SC
 Job No. 23-005

L1



SHRUB PLANTING BED 6 L2

SHRUB PLANTING BED 6 L2

SHRUB PLANTING BED 6 L2

RIVERSTONE SURFACING 1 L2
 • 13-50mm SIZE
 • INSTALL BETWEEN CURB & PROPERTY LINE

BICYCLE PARKING 2 L2
 • 5 SPACES
 • MAGLIN 300 SERIES, SURFACE MOUNT PER MFG'S INSTRUCTIONS

REPAIR DAMAGED AREAS WITH 100mm TOPSOIL & SEED (TYP.)

CONTINUOUS PLANTING TRENCH WITHIN ISLAND
 FIRE HYDRANT REFER TO CIVIL

CONCRETE PAVING 3 L2

FIRE ROUTE REFER TO SITE PLAN

100mm TOPSOIL & SEED
 • LOW MAINTENANCE ECO LAWN SEED MIXTURE 8340 SUPPLIED BY OSC SEEDS (TYP.)
 • SCARIFY SUBGRADE PRIOR TO TOPSOIL INSTALLATION

FIRE HYDRANT REFER TO CIVIL
 SNOW STORAGE AREA REFER TO SITE PLAN

BICYCLE PARKING 2 L2
 • 5 SPACES
 • MAGLIN 300 SERIES, SURFACE MOUNT PER MFG'S INSTRUCTIONS

100mm TOPSOIL & SEED
 • LOW MAINTENANCE ECO LAWN SEED MIXTURE 8340 SUPPLIED BY OSC SEEDS (TYP.)
 • SCARIFY SUBGRADE PRIOR TO TOPSOIL INSTALLATION

SHRUB PLANTING BED 6 L2

RIVERSTONE SURFACING 1 L2
 • 13-50mm SIZE
 • INSTALL BETWEEN CURB & PROPERTY LINE

LIMIT OF CONSTRUCTION REFER TO SITE PLAN FOR EXISTING SITE

BICYCLE PARKING 2 L2
 • 5 SPACES
 • MAGLIN 300 SERIES, SURFACE MOUNT PER MFG'S INSTRUCTIONS

EXISTING BUILDING 3A
36,380 SF

EXISTING BUILDING 3B
30,042 SF

EXISTING BUILDING 3C
52,588 SF

INDUSTRIAL BUILDING 2
113,714 SF
32'-0" CLEAR

DEMO
20,243 SF

REDUCED EXISTING BUILDING 4
78,916 SF

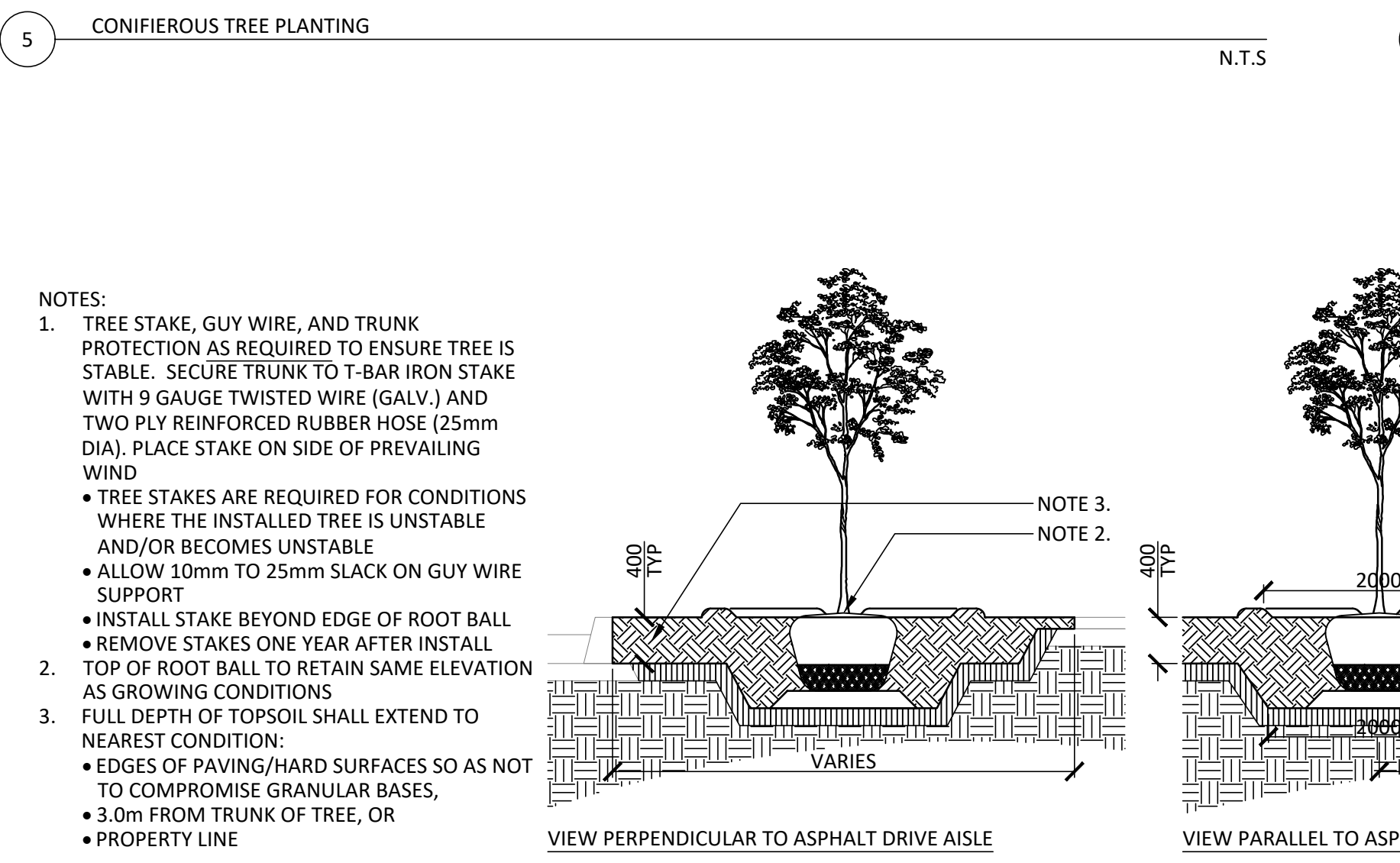
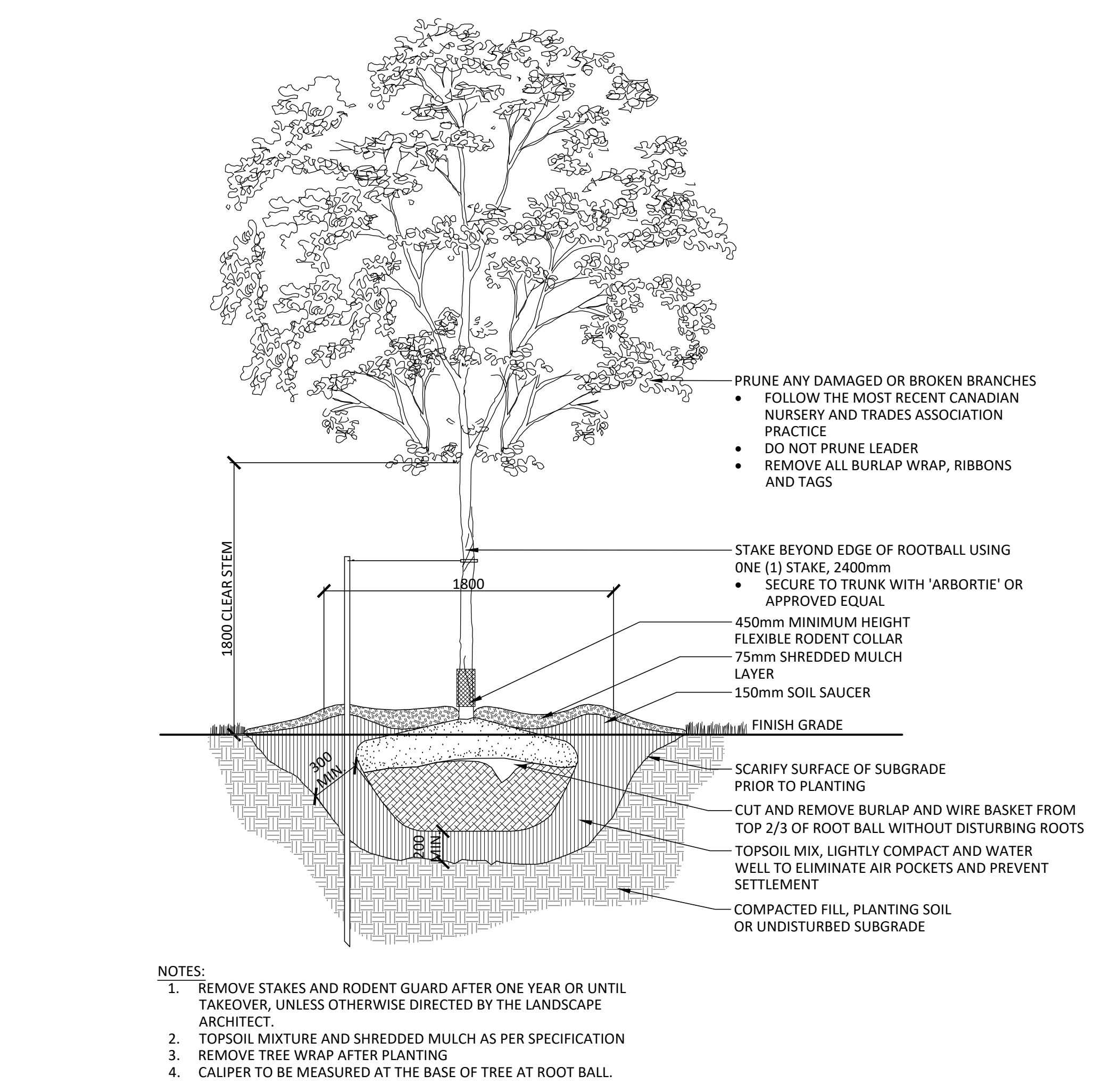
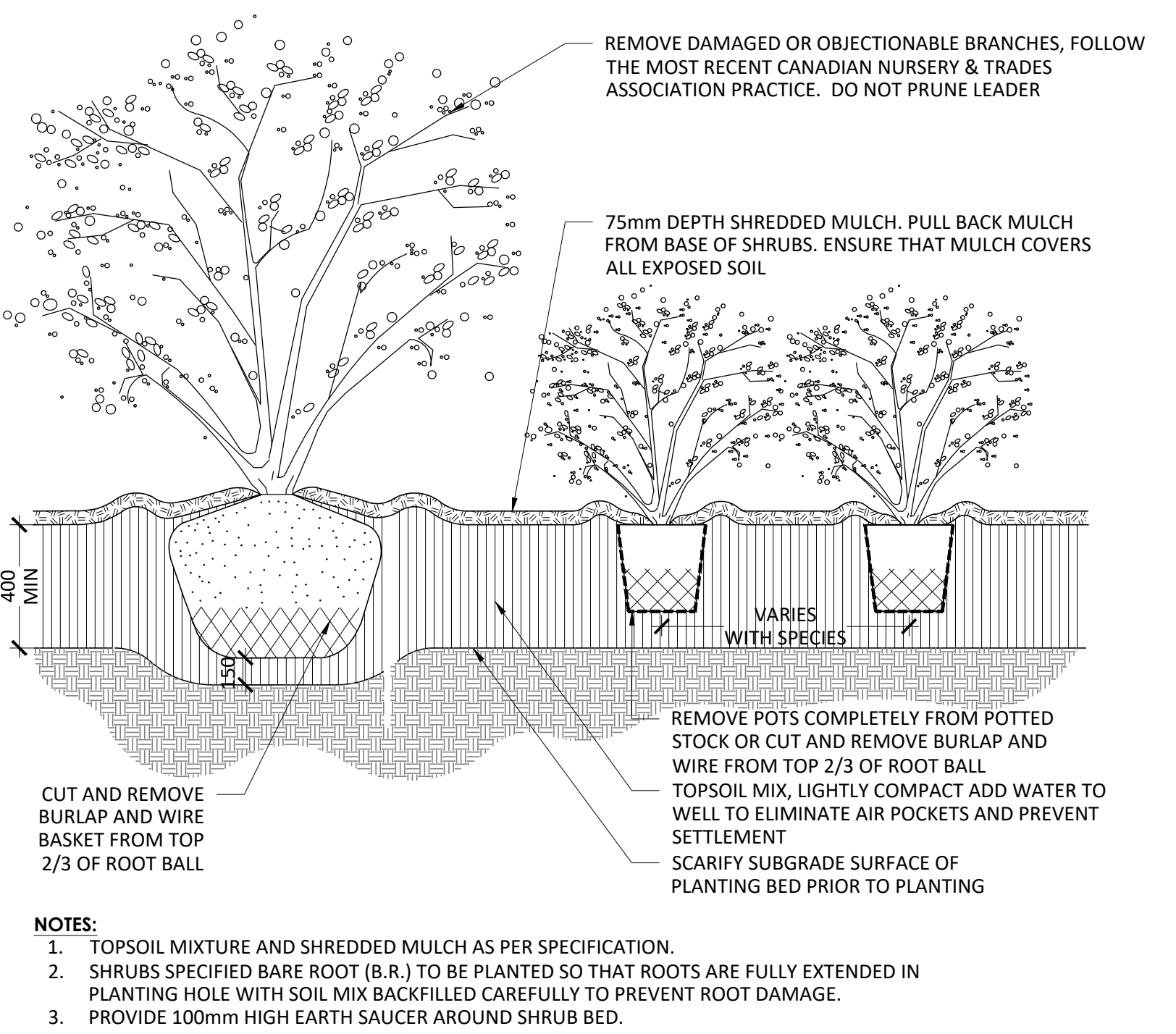
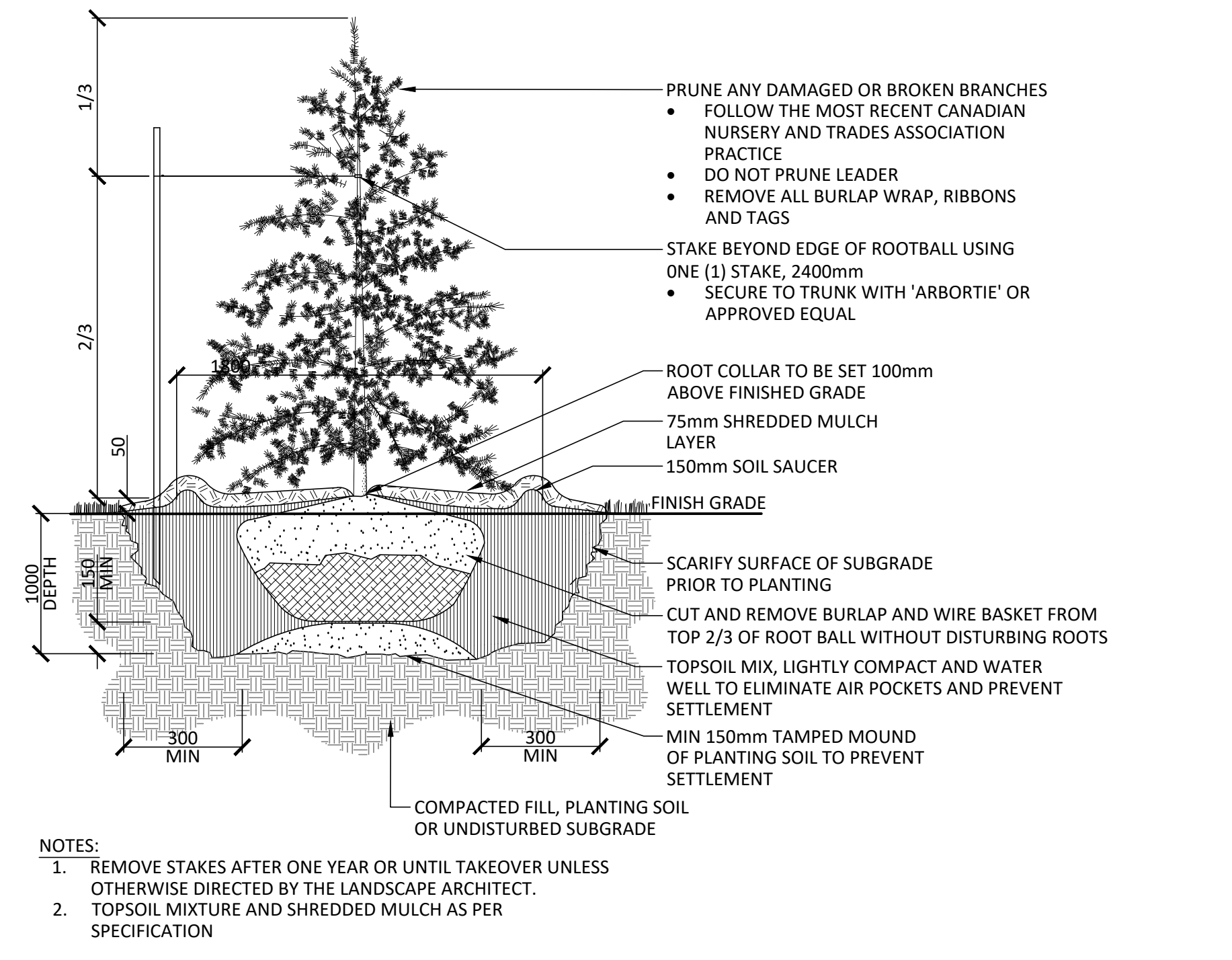
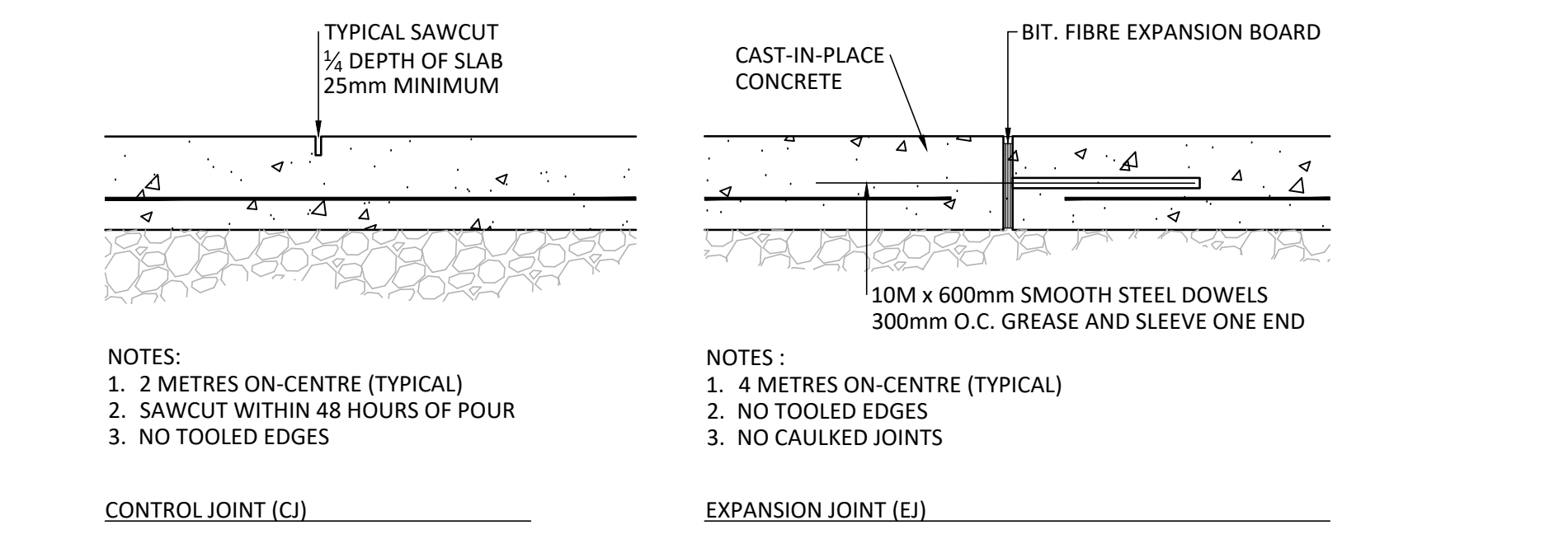
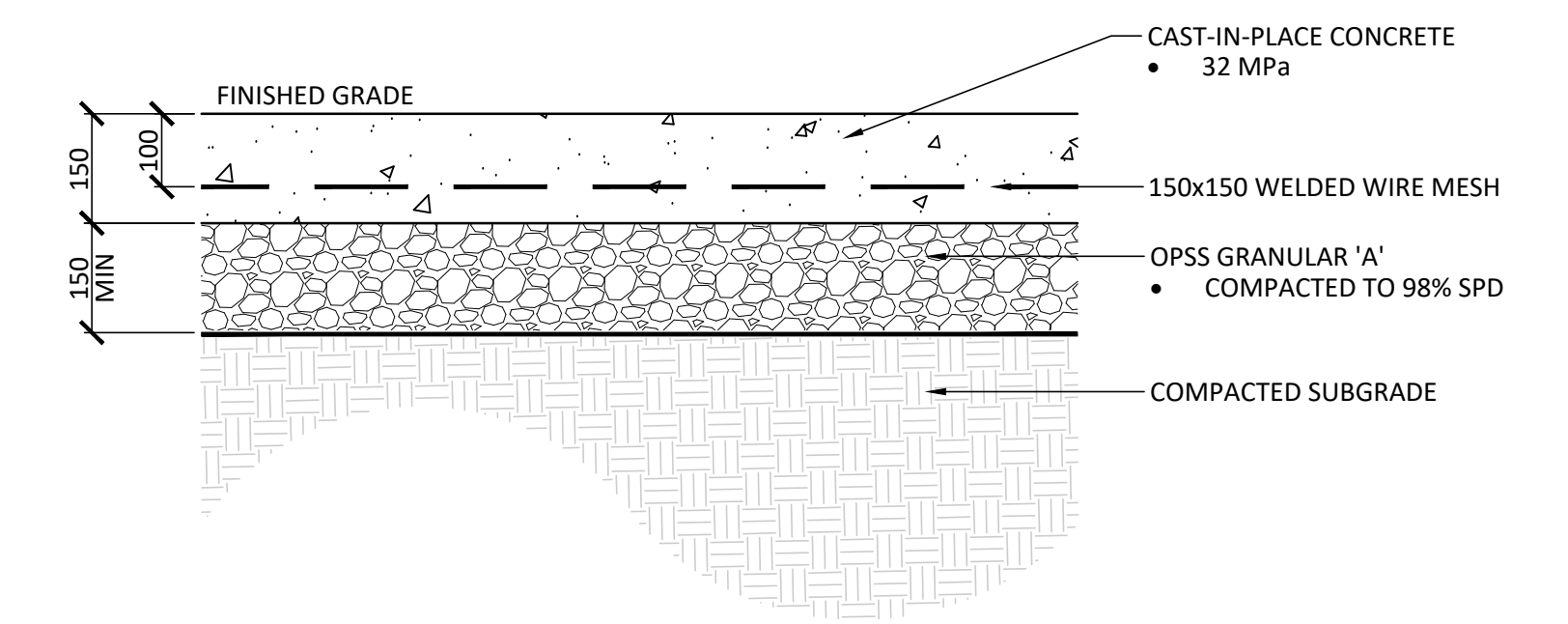
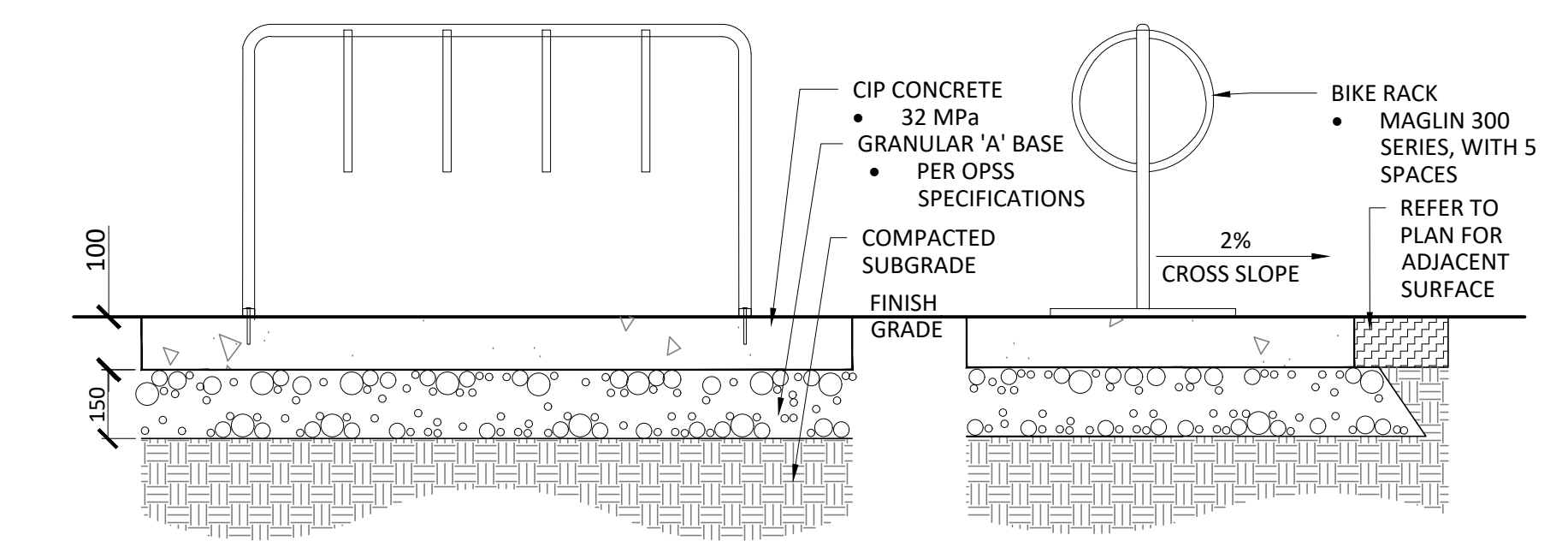
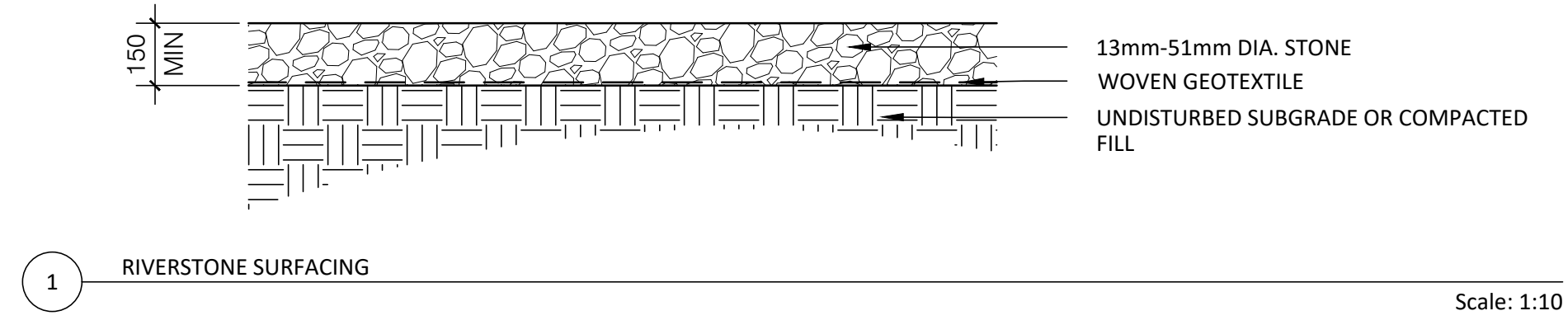
YARD (BLDG. 2&4)
(0.48 AC)

CONCRETE PAVING 3 L2

EMPLOYMENT AMENITY SPACE
 • (X2) PICNIC TABLES, SURFACE MOUNTED TO CONCRETE

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Key Plan



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Revision
City Approval Stamp

ASSOCIATION OF LANDSCAPE ARCHITECTS
ONTARIO
SILVANO TARDIA
MEMBER
NAK
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T 613.237.2345
NAKDESIGNSTRATEGIES.COM
Project

SHEFFIELD ROAD WAREHOUSE
SHEFFIELD ROAD

Title

DETAILS

Date	MAY 2023	Sheet	
Scale	AS SHOWN		
Drawn	JC/PWS		
Checked	SC		
Job No.	23-005		

L2