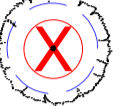
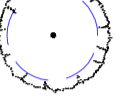
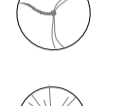
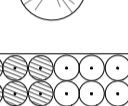
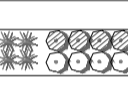
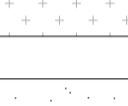
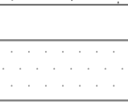
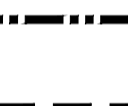


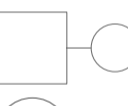


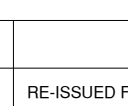
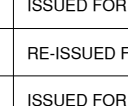

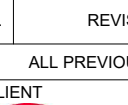


KEY PLAN NTS

LEGEND

-  EXISTING TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
-  EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)
-  PROPOSED DECIDUOUS TREE
-  PROPOSED CONIFEROUS TREE
-  PROPOSED SHRUBS
-  PROPOSED PERENNIALS AND GRASSES
-  PROPOSED GARDEN BED WITH MULCH
-  PROPOSED SOD
-  EXISTING SOFTSCAPE TO REMAIN
-  NEW PROPERTY LINE
-  EXISTING PROPERTY LINE
-  TREE PROTECTION FENCING
-  LIMIT OF CONSTRUCTION
-  FIRE HYDRANT (BY OTHERS)
-  SIGN (BY OTHERS)
-  LIGHT POLE (BY OTHERS)
-  BUILDING LIGHT (BY OTHERS)

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
7.	RE-ISSUED FOR SPA	SI	2025/03/25	
6.	ISSUED FOR SPA	TM	2025/11/28	
5.	RE-ISSUED FOR PERMIT/BID	TM	2025/05/16	
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3.	ISSUED FOR QA3	DK	2025/04/21	
2.	ISSUED FOR QA2	GM	2025/04/09	
1.	ISSUED FOR QA1	GM	2025/03/28	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
COSTCO Wholesale Business Centre

OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
(CONVERTED WAREHOUSE)

SHEET TITLE
MASTER PLAN

CONSULTANT
wsp

NOT FOR CONSTRUCTION
2025-03-25

DESIGNED G.M.	DRAWN D.K. / G.M.	CHECKED T.M.
SCALE 1:600	DATE MARCH 2025	DWG. NUMBER L001
PROJECT NUMBER 211-12161-00		

DRAWING INDEX

L001	MASTER PLAN
L100	LANDSCAPE NOTES
L201	LANDSCAPE PLAN
LD-1	LANDSCAPE DETAILS

PROJECT: COSTCO WHOLESALE BUSINESS CENTRE (OTTAWA GLOUCESTER) - BUSINESS CENTRE CONVERSION (OTTAWA GLOUCESTER) - MASTER PLAN
 DRAWN: G.M. / D.K. / T.M. / DATE: MARCH 2025
 PROJECT NUMBER: 211-12161-00

LANDSCAPE NOTES

GENERAL NOTES:

- DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF WSP CANADA INC. (WSP) - LANDSCAPE ARCHITECTURE. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF WSP - LANDSCAPE ARCHITECTURE.
- THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO WSP CANADA INC. (WSP), FOR ADJUSTMENT. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL FROM WSP.
- REFER TO PROJECT DRAWINGS AND SPECIFICATION DOCUMENTS FOR REQUIREMENTS OF ALL PROPOSED WORKS INCLUDING REMOVALS, GRADING, LANDSCAPE WORKS, PLANTING, RESTORATION, ETC..
- EXTENT OF WORK SHOWN IS TO CONVEY INTENT ONLY. EXTENT OF CONSTRUCTION IS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LAYOUT TO BE STAKED BY CONTRACTOR AND REVIEWED BY THE CONSULTANT.
- PROPERTY LINES TO BE VERIFIED PRIOR TO INITIATING CONSTRUCTION.
- QUALIFIED REGISTERED LAND SURVEYOR (OLS), ACCEPTABLE TO OWNER, TO LOCATE, CONFIRM AND PROTECT CONTROL POINTS PRIOR TO STARTING SITE WORK. PRESERVE PERMANENT REFERENCE POINTS DURING CONSTRUCTION.
- CONTRACTOR TO REVIEW ALL DRAWINGS AND REPORT ANY ERRORS, OMISSIONS, AND DISCREPANCIES TO THE CONSULTANT IN WRITING. PROPERTY LINES TO BE VERIFIED PRIOR TO INITIATING ANY CONSTRUCTION.
- CONTRACTOR TO MAKE GOOD TO CONSULTANT'S SATISFACTION ALL DAMAGES THAT OCCUR DURING CONSTRUCTION.
- CONTRACTOR RESPONSIBLE TO PREPARE THE SITE IN ORDER TO COMPLETE ALL REQUIRED SITE WORKS, AND STAGE/SCHEDULE WORKS IN A COHESIVE AND ORDERLY MANNER THAT BEST FULFILLS PROJECT OBLIGATIONS AND DESIGN INTENT.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN STANDARDS, CRITERIA, AND SPECIFICATIONS FOR THE MUNICIPALITY, THE BUILDING CODE, AND ACCESSIBILITY STANDARDS.
- WHERE INDICATED ON DRAWINGS, ALL SITE DISTURBED AREAS TO RECEIVE FINISH GRADE SURFACE OF TOPSOIL, AT DEPTH/COMPOSITION AS SPECIFIED IN PROJECT SPECIFICATIONS. TOPSOIL TO BE TESTED, REVIEW DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL FEES ARISING FROM THE COMPLETION OF WORKS CONVEYED BY THESE DRAWINGS AND IN THE SPECIFICATION PACKAGE. FEES INCLUDE BUT ARE NOT LIMITED TO SECURITIES, PERMIT FEES, DEPOSITS, APPLICATION FEES, LETTERS OF CREDIT, OR ANY OTHER RELATED FUNDING REQUESTS.
- REFER TO TREE PRESERVATION PLANS AND ARBORIST REPORT FOR TREE REMOVALS AND TREE PROTECTION DETAILS.

UNDER GROUND SERVICING AND UTILITIES:

- ALL UNDERGROUND SERVICE INFORMATION IS DERIVED FROM RECORDS AND SERVICES HAVE NOT BEEN LOCATED BY THE UTILITY COMPANIES OR BY DAYLIGHTING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ABOVE/BELOW GROUND UTILITY LOCATES AND ASSOCIATED COSTS. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION. UTILITIES TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE UTILITY COMPANIES OR 3RD PARTY LOCATING COMPANY FOR UTILITIES LOCATING AND PAY ALL RELATED COSTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED/CONFIRMED BY THE UTILITY COMPANIES AND THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR TO EXISTING SERVICES ABOVE AND BELOW GROUND DURING EXCAVATION.

SITE PREPARATION NOTES:

- CONTRACTOR IS TO PROTECT ALL EXISTING SWALES, DRAINAGE COURSES, ETC., FROM SILTATION INFILTRATION.
- SILT FENCE WHERE REQUIRED TO BE INSTALLED SURROUNDING ALL EXISTING CATCH BASINS, MAINTENANCE HOLES, WATER CHAMBERS, OUTLETS, AREAS OF TOPSOIL STORAGE AND AREAS OF ONGOING EXCAVATION.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING STAGING WORKS IN A LOGICAL AND RESPONSIBLE MANNER, AND RE-LOCATING/IMPLEMENTING SEDIMENT/EROSION CONTROL MEASURES TO SUIT WORKS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR RE-ALLOCATING AND ADJUSTING SEDIMENTATION/EROSION CONTROL MEASURES TO SUIT THE VARIOUS STAGES OF EARTHWORKS OF THE PROJECT.
- AREAS DESIGNATED FOR EXCAVATION, FILL, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL.
- REMOVED TOPSOIL SHALL BE STOCKPILED FOR FUTURE USE AS SPECIFIED AND REVIEWED BY SITE CONSULTANT.
- ALL CONSTRUCTION VEHICLES SHALL ENTER SITE ONLY AT DESIGNATED LOCATIONS THAT ARE ACCEPTED BY OWNER'S REPRESENTATIVE.
- ANY REFUSE, GARBAGE, OR OTHER DEBRIS ON SITE MUST BE REMOVED AND DISPOSED OF OFF SITE AT THE EXPENSE OF THE CONTRACTOR.
- IF THE PROJECT SITE IS LOCATED WITHIN A DESIGNATED AREA THAT RESTRICTS THE REMOVAL AND TRANSPORT OF ALL WOOD AND WOOD PRODUCTS. CONTRACTOR TO CONFORM TO ALL RULING LEGISLATION PERTAINING TO THE REMOVAL OF WOOD/TREE PRODUCTS.
- CONTRACTOR TO DETERMINE POINTS OF CONSTRUCTION ACCESS AND RESTORE SITE TO EXISTING OR BETTER CONDITION AT COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL NOT PARK ANY VEHICLES OR STORE ANY EQUIPMENT OR MATERIALS IN AREAS TO REMAIN UNDISTURBED. ANY DAMAGE TO SUCH AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITIONS AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH MUNICIPALITY'S NOISE BY-LAWS.

DRAINAGE FLOWS, WATER MAINTENANCE AND STABILIZATION NOTES:

- ALL WORKS ON PERMANENT STRUCTURES AND ELEMENTS SHALL BE CARRIED OUT IN AREAS FREE FROM WATER/FLOW.
- THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL NECESSARY PUMPING, FILTRATION BAGS, AND OTHER MEASURES REQUIRED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE WORK.
- CONTRACTOR SHALL MAINTAIN THE EXCAVATIONS, FOUNDATIONS, AND OTHER PARTS OF THE WORKS FREE FROM WATER/FLOW AS REQUIRED AND AS ACCEPTED BY SITE CONSULTANT.
- AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY PROTECTIVE WORKS SHALL BE REMOVED OR LEVELED AND GRADED TO THE EXTENT REQUIRED TO PREVENT OBSTRUCTION OF THE FLOW OF WATER TO THE SWALES, SPILLWAY/OUTLET WORKS.
- SWALE DIVERSIONS/SEDIMENTATION CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE FULL STORM FLOW CAN BE PASSED THROUGH THE PERMANENT WORKS.
- ALL EXPOSED/DISTURBED SURFACES, AS A RESULT OF GRADING/PROJECT WORKS, SHALL BE STABILIZED BY TOPSOIL, SEEDING, VEGETATION, FERTILIZING, MULCHING AND ALL OTHER MEASURES AS PER CONTRACT DOCUMENTS AND TO THE SATISFACTION OF SITE CONSULTANT.

GRADING NOTES:

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL AREAS WITHIN THE LIMIT OF WORK AS PER CONTRACT DOCUMENTS.
- ENSURE TRANSITION OF EXISTING AND NEW GRADES, SURFACES AND ANY PAVING IS SMOOTH. (I.E. NO ABRUPT CHANGE IN ELEVATION.)
- ENSURE GRADING TRANSITIONS BETWEEN AREAS OF VARYING PROPOSED SLOPES IS SMOOTH, TRANSITIONAL AND BLENDED WITHOUT ABRUPT DIFFERENCES.
- MAXIMUM SLOPE ON PAVING SURFACES TO BE AS SHOWN ON PLAN AND TO CONSULTANT'S SATISFACTION.
- PROPOSED ELEVATIONS ALONG LIMIT OF WORK MUST MATCH EXISTING ELEVATIONS.
- NOTIFY CONSULTANT IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE DISCOVERED.
- AREAS TO BE SODDED AND SEEDED SHALL BE TOPSOILED AS PER PROJECT DRAWINGS AND SPECIFICATIONS. ROUGH GRADE BELOW FINISHED GRADE TO ALLOW FOR TOPSOIL INSTALLATION AND FINISH GRADING.

GENERAL PLANTING NOTES:

- SURVEY, LAYOUT AND STAKING/IDENTIFICATION AND MAINTENANCE OF ALL PLANTING BED LIMITS/OUTLINES/DELINEATION AS SHOWN WITHIN PROJECT DRAWINGS (BED OUTLINES/IDENTIFICATION TO REMAIN AND TO BE REMOVED AS PER PROJECT DRAWINGS).
- SUPPLY AND INSTALLATION OF SPECIMEN TREE AND SHRUB PLANT MATERIAL SPECIES, AND HERBACEOUS (PERENNIAL AND GRASSES) SPECIES, AS NOTED WITHIN PROJECT DESIGN DRAWINGS AND AS PER DETAILS.
- PLANTING SOIL FOR TREES TO BE PREPARE AS PER PROPORTIONS, NOTED OF PLANTING DETAILS, AND AS PER DEPTH AND VOLUME NOTES.
- SUPPLY AND INSTALL SOD IN AREAS NOTED ON PROJECT DRAWINGS.
- SUPPLY AND INSTALL SEEDING WITH COMPOSTED TOPSOIL IN AREAS NOTED ON PROJECT DRAWINGS.
- SUPPLY AND INSTALL CONTINUOUS MULCH LAYER WITHIN SHRUB/ORNAMENTAL GRASS/ PERENNIAL PLANTING BEDS, 75mm MINIMUM DEPTH, CONSISTING OF SHREDDED PINE BARK MULCH.
- LAYOUT OF TREES TO BE STAKED BY CONTRACTOR AND TO THE CONSULTANT'S SATISFACTION PRIOR TO INSTALLATION OF THE TREES. IN GENERAL, TREES TO BE 3.0m MIN. FROM LIGHT STANDARDS, HYDRANTS, TRANSFORMERS AND OTHER FEATURES, UNLESS OTHERWISE NOTED OR DIRECTED.
- ANY IMPORTED TOPSOIL TO CONFORM TO MUNICIPALITY GUIDELINES.
- PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH MUNICIPALITY GUIDELINES AND DETAIL DRAWINGS. PLANTS SHALL BE TRUE TO NAME, SIZE AND ROOT CONDITIONS AND CONFORM TO THE LATEST STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
- ALL PLANTING BEDS TO BE CONTINUOUS TYP.
- ALL AREAS NOT DESIGNATED FOR PLANTING OR PAVING TO RECEIVE TOPSOIL AND SOD (TYP.) AS PER SPECIFICATIONS UNLESS OTHERWISE NOTED. THESE AREAS ARE NOT NECESSARILY INDICATED ON PLANS.
- CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE/GROOMING OF PLANTING BEDS AND MULCH LAYERS DURING WARRANTY PERIOD.
- ALL PLANT MATERIALS ARE TO BE SOURCED FROM SOUTHERN ONTARIO TO PRESERVE LOCAL GENETICS. IDENTIFICATION OF PLANT MATERIAL WILL BE VERIFIED IN THE FIELD BY A QUALIFIED PROFESSIONAL PRIOR TO INSTALLATION. PROOF OF GENETICS, NURSERY TAGS AND PACKAGING IDENTIFICATION WILL BE MADE AVAILABLE TO THE CONSULTANT FOR VERIFICATION.
- INSTALLATION OF ANY BARE ROOT MATERIAL TO OCCUR ONLY DURING PLANT DORMANT SEASON - LATE FALL, OR EARLY SPRING.
- AVOID INSTALLATION OF PLANT MATERIAL DURING DRY, MID-SUMMER PERIODS.
- ANY REQUIRED SEEDING TO BE CARRIED OUT DURING EARLY SPRING (MAY - JUNE 15) OR LATER FALL (SEPTEMBER -OCTOBER) TO IMPROVE GERMINATION RATES OF SEEDS AND SURVIVORSHIP OF PLANTS.
- ALL AREAS TO RECEIVE SPECIFIC HERBACEOUS PLANTING INSTALLATIONS AND BROADCAST SEED ARE TO BE CULTIVATED (TILLED) TO A MINIMUM DEPTH OF 150mm.
- THE SEEDING OPERATION SHALL NOT COMMENCE UNTIL THE CONSULTANT HAS REVIEWED THE SURFACE PREPARATION, THE SEED MIXTURES BEING APPLIED, THE LAYOUT OF THE PERMANENT SEED MIXES LOCATIONS, AND THE DIFFERENT COVER TYPES.
- PRIOR TO APPLICATION OF SEED AND FOLLOWING SOIL TILLING - ALLOW 1 WEEK FOR ANY WEEDS TO GERMINATE. REMOVE WEEDS IN THEIR ENTIRETY.
- PROPOSED PLANTING OPERATIONS IN EXISTING CONDITIONS WHERE EROSION CONTROL MAT EXISTS, CONTRACTOR TO ENSURE OPERATIONS INCLUDING TEMPORARY PEELING BACK OF MAT FOR EASE OF INSTALLATION, WILL RESULT IN MINIMUM DISRUPTION, AND RE-INSTALLATION AND SECURING MAT PROPERLY TO CONSULTANT'S SATISFACTION UPON COMPLETION OF PLANTING/SEEDING WORKS.
- WATERING OPERATIONS TO BE CARRIED OUT AS PER SPECIFICATIONS, AND GERMINATION OF ANY APPLIED SEED TO BE MONITORED BY CONTRACTOR ON REGULAR BASIS TO ENSURE GOOD GERMINATION AND CONTROL/REMOVAL OF ANY WEEDS.
- CONTRACTOR TO ENSURE ALL DISTURBED AREAS RECEIVED SPECIFIED DEPTH OF TOPSOIL AND SEEDING APPLICATION OF SPECIES OR SOD AS NOTED WITHIN PROJECT DRAWINGS.
- ALL PLANTING BEDS TO BE MAINTAINED AND INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS (BI-WEEKLY DURING SPRING/SUMMER SEASON), WITH CONTRACTOR REMOVING ALL WEEDS AND NON-SPECIFIED PLANT INVASION; MAINTAINING MINIMUM DEPTH OF MULCH COVER, AND REGULAR WATERING, FOR ENTIRE DURATION OF 2-YEAR WARRANTY PERIOD.

SOD AND FERTILIZING:

- CONTRACTOR TO SUPPLY AND INSTALL TOPSOIL AND SOD TO ALL BOULEVARD AREAS AND ALL AREAS NOT DESIGNATED FOR PAVING, PLANTING, OR SEEDING.
- SOD SHALL BE No. 1 CERTIFIED CULTIVATED TURF GRASS.
- ALL SOD SHALL BE GUARANTEED FOR ONE (1) YEAR FOLLOWING SUBSTANTIAL PERFORMANCE.
- SODDING SHALL CONFORM TO LANDSCAPE ONTARIO'S 'GENERAL LANDSCAPE SPECIFICATIONS'.
- TOPSOIL SHALL BE EVENLY SPREAD OVER SUBGRADE AND LOOSELY COMPACTED TO 150mm MINIMUM DEPTH.
- ALL STONES AND DEBRIS OVER 20mm DIA. SHALL BE REMOVED.
- SOD SHALL BE PLACED WITH STAGGERED BUTT JOINTS, WATERED THOROUGHLY, AND ROLLED WHEN DRY.
- LAY SOD SECTIONS PERPENDICULAR ON SLOPES GREATER THAN 3:1 AND SECURE WITH WOODEN PEGS. WOODEN PEGS TO BE 17 X 17 X 300mm. PLACE PEGS 3 PER SQUARE METRE, 100mm BELOW TOP EDGE TO PREVENT SHIFTING OF SOD AND DRIVE PEGS FLUSH WITH TOP OF SOD SOIL. PROVIDE A MINIMUM OF 2 STAKES PER ROLL OF SOD.
- MAINTAIN SODDED AREA FROM THE TIME OF INSTALLATION UNTIL THIRTY (30) CALENDAR DAYS AFTER ALL SODDED AREAS HAVE BEEN REVIEWED BY THE CONSULTANT AND A CERTIFICATE OF SUBSTANTIAL PERFORMANCE IS ISSUED.
- MAINTENANCE SHALL INCLUDE ALL NECESSARY MEASURES TO ESTABLISH AND MAINTAIN GRASS IN A HEALTHY, VIGOROUS GROWING CONDITION.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING WORK:
 - MOWING AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM HEIGHT OF 60mm. DO NOT CUT MORE THAN 1/3 OF THE GRASS HEIGHT AT ANY ONE MOWING. TRIM AND CLIP EDGES. REMOVE CLIPPINGS AFTER MOWING AND TRIMMING.
 - WATERING WHEN REQUIRED IN SUFFICIENT QUANTITIES AND AT A FREQUENCY TO PREVENT SOD FROM DRYING OUT AND TO MAINTAIN SOIL UNDER SOD CONTINUOUSLY MOIST TO A DEPTH OF 75 TO 100mm.
 - FERTILIZE SODDED AREAS ONE MONTH AFTER SODDING WITH 2:1:1 RATIO FERTILIZER. SPREAD EVENLY AT A RATE AS PER MANUFACTURER'S INSTRUCTIONS AND WATER IN WELL, WITH A MINIMUM DEPTH OF INFILTRATION AS PREVIOUSLY MENTIONED.

PLANTING MATERIAL DELIVERY AND INSPECTION:

- SPRAY ALL PLANT MATERIAL WITH ANTI DESICCANT PRIOR TO TRANSPORT.
- KEEP ALL ROOTS AND ROOTBALLS MOIST PRIOR TO PLANTING.
- OBTAIN LANDSCAPE ARCHITECT'S REVIEW ON ALL PLANT MATERIAL AT SOURCE OR UPON DELIVERY, PRIOR TO COMMENCEMENT OF PLANTING WORK.
- THE REVIEW OF PLANT MATERIAL PRIOR TO PLANTING SHALL NOT IMPAIR THE RIGHT OF THE LANDSCAPE ARCHITECT TO REJECT PLANTS AFTER PLANTING, WHICH HAVE BEEN DAMAGED, OR WHICH IN ANY WAY DO NOT CONFORM TO THE SPECIFICATIONS.
- SUBSTITUTIONS OF SIZE, OR WITH OTHER PLANT MATERIAL WILL ONLY BE ALLOWED WITH THE WRITTEN NOTICE OF THE CONSULTANT. SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE MUNICIPALITY.
- ALL MATERIAL MUST CONFORM TO THE SIZES SHOWN ON THE PLANT LIST, EXCEPT WHERE LARGER PLANT MATERIAL IS USED WHEN REVIEWED BY THE CONSULTANT. USE OF LARGER PLANTS WILL NOT INCREASE THE CONTRACT PRICE. UNDERSIZED MATERIAL WILL BE REJECTED.
- ALL SHRUBS AND TREES SHALL CONFORM TO THE PRESENT STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.
- PLANTS ARE TO BE NURSERY GROWN UNDER PROPER CULTURAL CONDITIONS, IN PARTICULAR WITH RESPECT TO SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STRAIGHT STURDY TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES LESS THAN 1.8M ABOVE THE GROUND.

TOPSOIL / PLANTING SOIL:

- OBTAIN EVENLY MIX TOPSOIL FROM STOCKPILE IF IT MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL HAVE THE TOPSOIL (BOTH FROM STOCKPILE AND IMPORTED) TESTED BY AN OMAFRA ACCREDITED SOIL TESTING LABORATORIES IN ONTARIO. SUBMIT THE SOIL TESTING RESULTS TO THE CONSULTANT FOR REVIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF TOP SOIL AND ALL RELATED COST.
- CONTRACTOR SHALL AMEND THE TOPSOIL AS PER THE RECOMMENDATIONS FROM THE SOIL TESTING.
- ALL TOPSOIL TO BE FREE OF SUBSOILS, CLAY, STONES GREATER THAN 20mm, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEIOUS MATTER.
- LEVEL THE GROUND BY ELIMINATING LOW POINTS TO GIVE A SLOPE THAT ENSURES ADEQUATE DRAINAGE. SPREAD TOPSOIL LAYER WITH A MINIMUM THICKNESS OF 200MM FOR AREAS TO BE TURFED (SEEDING, SODDING). LEVEL THE SOIL LAYER BY ELIMINATING LOW SPOTS AND FIRM THE SOIL BY COMPACTING LIGHTLY WITH EQUIPMENT DESIGNED FOR THIS PURPOSE. PRIOR TO SEEDING, RAKE THE SURFACE TO LOOSEN THE TOP 25MM.
- TOPSOIL / PLANTING SOIL SHALL NOT BE USED TO CONSTRUCT PERMANENT BERMS.
- PREPARE PLANTING BEDS PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE.
- EXCAVATE PER PLANTING DETAILS. THE FOREGOING PROPORTIONS ARE SUBJECT TO CHANGE UPON RECEIPT OF PLANTING SOIL ANALYSIS.
- TOPSOIL / PLANTING SOIL IS TO BE THOROUGHLY MIXED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.

GUARANTEE AND FINAL INSPECTION:

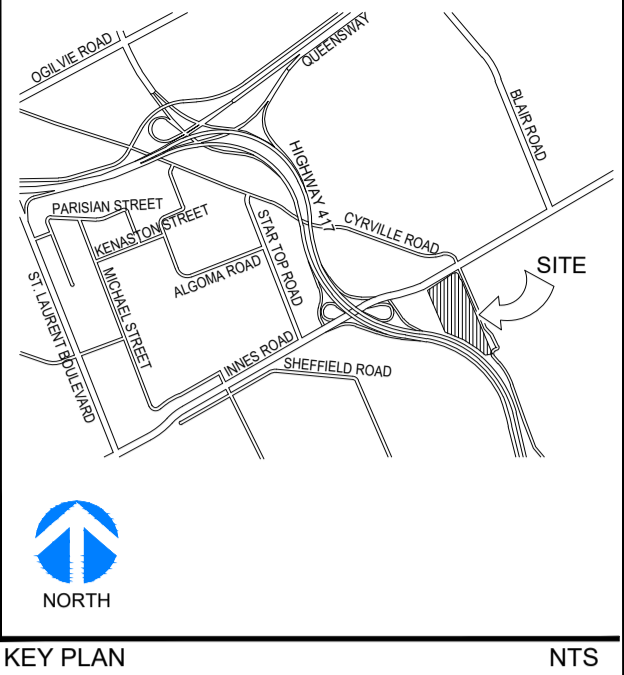
- AT THE COMPLETION OF PLANTING OPERATIONS, REMOVE ALL SURPLUS MATERIAL FROM THE SITE AT NO EXTRA COST.
- MAKE GOOD ALL DAMAGE RESULTING FROM PLANTING OPERATIONS AT NO EXTRA COST.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS FROM THE ISSUE DATE OF THE CERTIFICATE OF SUBSTANTIAL PERFORMANCE.
- ALL PLANTS SHALL BE REVIEWED AT THE END OF THE GUARANTEE PERIOD. PLANTS WHICH, AT THAT TIME, ARE NOT IN HEALTHY VIGOROUS GROWING CONDITION, TO THE CONSULTANT'S SATISFACTION, SHALL BE REPLACED AT NO EXTRA CHARGE.

WATERING PROGRAM:

- CONTRACTOR TO BE RESPONSIBLE FOR IRRIGATION OF ALL PLANT MATERIALS WITHIN THE SITE FOR PERIOD OF TWO YEARS AFTER ACCEPTANCE.

IRRIGATION DESIGN:

- IRRIGATION POINT-OF CONNECTION (POC) TO BE COORDINATED BY THE MECHANICAL CONSULTANT. IRRIGATION TO BE DESIGN-BUILD BY CONTRACTOR.



KEY PLAN NTS

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ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED



OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
(CONVERTED WAREHOUSE)

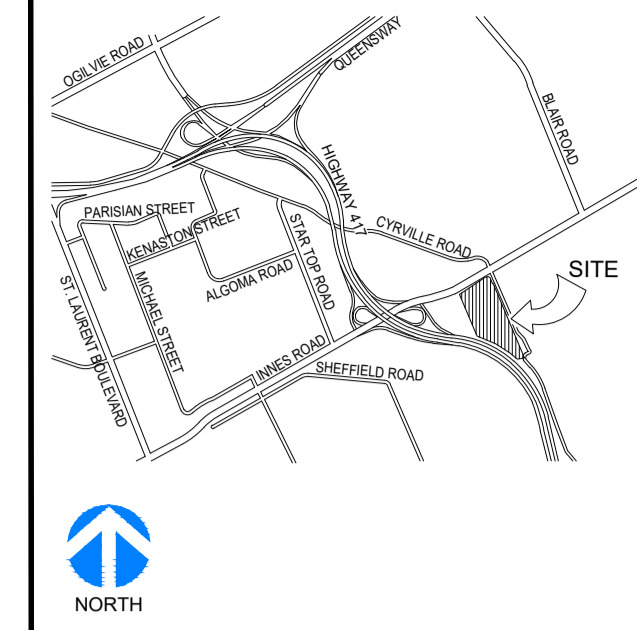
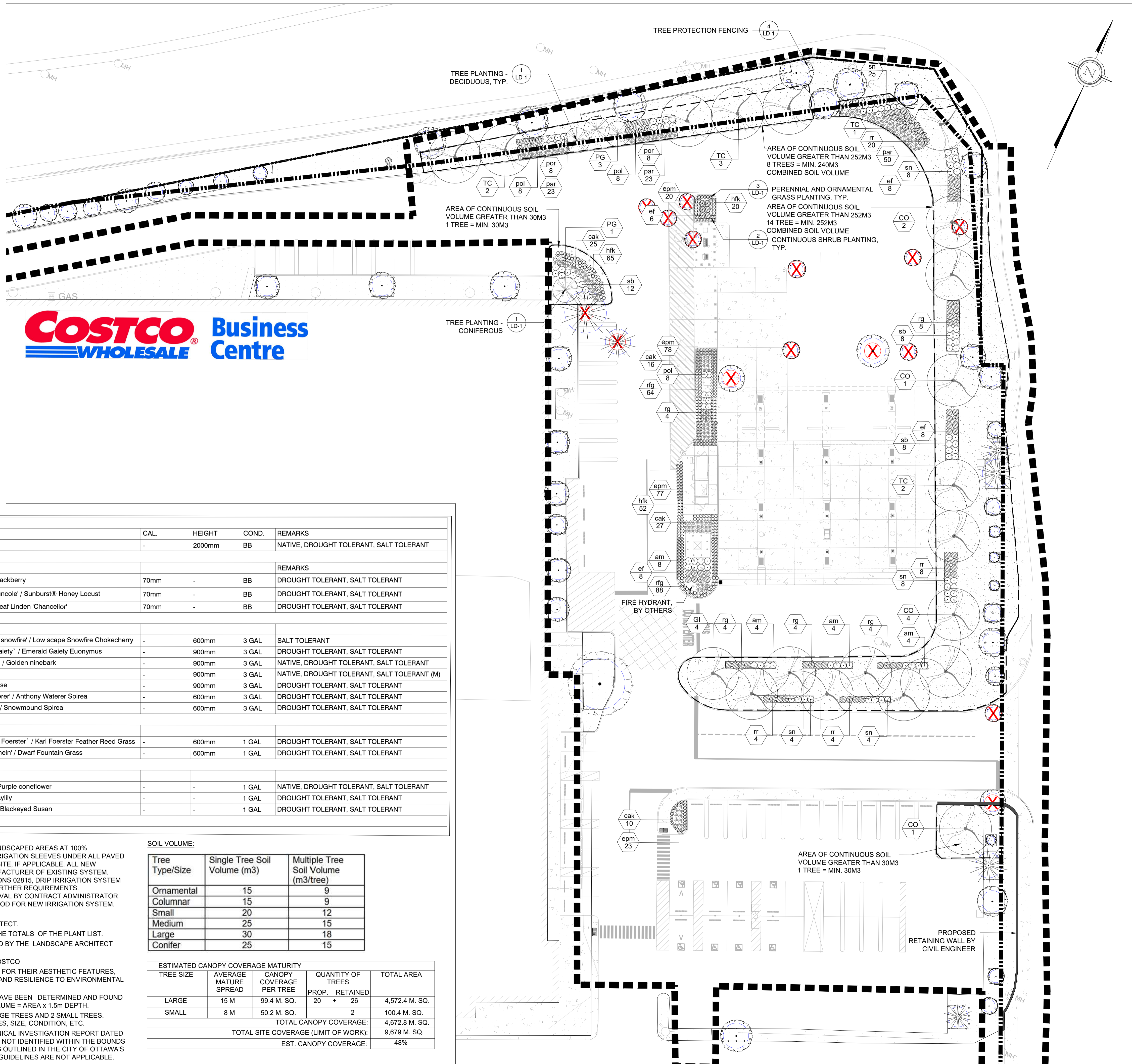
SHEET TITLE
LANDSCAPE NOTES

CONSULTANT
wsp

NOT FOR CONSTRUCTION
2026-03-25

DESIGNED G.M.	DRAWN D.K. / G.M.	CHECKED T.M.
SCALE	DATE	MARCH 2025
PROJECT NUMBER 211-12161-00	DWG. NUMBER L100	

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LEGEND

- EXISTING TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
- EXISTING TREE TO BE RETAINED (REFER TO ARBORIST REPORT)
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS AND GRASSES
- PROPOSED GARDEN BED WITH MULCH
- PROPOSED SOD
- EXISTING SOFTSCAPE TO REMAIN
- SOIL VOLUME (M3)
- NEW PROPERTY LINE
- EXISTING PROPERTY LINE
- TREE PROTECTION FENCING
- LIMIT OF CONSTRUCTION
- FIRE HYDRANT (BY OTHERS)
- SIGN (BY OTHERS)
- LIGHT POLE (BY OTHERS)
- BUILDING LIGHT (BY OTHERS)

PLANT SCHEDULE

CONIFEROUS (LARGE)	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	COND.	REMARKS
PG	4	Picea glauca / White Spruce	-	2000mm	BB	NATIVE, DROUGHT TOLERANT, SALT TOLERANT

DECIDUOUS (LARGE)	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	COND.	REMARKS
CO	8	Celtis occidentalis / Common Hackberry	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT
GI	4	Gleditsia triacanthos inermis 'Suncole' / Sunburst® Honey Locust	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT
TC	8	Tilia cordata 'Chancellor' / Littleleaf Linden 'Chancellor'	70mm	-	BB	DROUGHT TOLERANT, SALT TOLERANT

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	COND.	REMARKS
am	20	Aronia melanocarpa 'low scape snowfire' / Low scape Snowfire Chokecherry	-	600mm	3 GAL	SALT TOLERANT
ef	30	Euonymus fortunei 'Emerald Gaiety' / Emerald Gaiety Euonymus	-	900mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT
pol	24	Physocarpus opulifolius 'Luteus' / Golden ninebark	-	900mm	3 GAL	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
rg	24	Ribes alpinum / Alpine Currant	-	900mm	3 GAL	NATIVE, DROUGHT TOLERANT, SALT TOLERANT (M)
rr	36	Rosa rugosa 'Hansa' / Shrub Rose	-	900mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT
sb	28	Spiraea bumalda 'Anthony Waterer' / Anthony Waterer Spirea	-	600mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT
sn	49	Spiraea nipponica 'Snowmound' / Snowmound Spirea	-	600mm	3 GAL	DROUGHT TOLERANT, SALT TOLERANT

GRASSES	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	COND.	REMARKS
cak	78	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	-	600mm	1 GAL	DROUGHT TOLERANT, SALT TOLERANT
par	96	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	-	600mm	1 GAL	DROUGHT TOLERANT, SALT TOLERANT

PERENNIALS	QTY	BOTANICAL / COMMON NAME	CAL.	HEIGHT	COND.	REMARKS
epm	198	Echinacea purpurea 'Magnus' / Purple coneflower	-	-	1 GAL	NATIVE, DROUGHT TOLERANT, SALT TOLERANT
hfk	137	Hemerocallis 'Anzac' / Anzac Daylily	-	-	1 GAL	DROUGHT TOLERANT, SALT TOLERANT
rfg	152	Rudbeckia fulgida 'Goldstrum' / Blackeyed Susan	-	-	1 GAL	DROUGHT TOLERANT, SALT TOLERANT

NOTE:

- CONTRACTOR TO PROVIDE IRRIGATION FOR ALL NEW LANDSCAPED AREAS AT 100% COVERAGE. SUPPLY AND PLACE 'CLASS 160' PVC PIPE IRRIGATION SLEEVES UNDER ALL PAVED AREAS. CONNECT TO EXISTING IRRIGATION SYSTEM ON SITE, IF APPLICABLE. ALL NEW EQUIPMENT/PARTS AND CONNECTIONS TO MATCH MANUFACTURER OF EXISTING SYSTEM. REFER TO SPECIFICATIONS FOR IRRIGATION MODIFICATIONS 02815, DRIP IRRIGATION SYSTEM 02811 AND LANDSCAPE AND MAINTENANCE 02990 FOR FURTHER REQUIREMENTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY CONTRACT ADMINISTRATOR. CONTRACTOR TO PROVIDE A TWO YEAR WARRANTY PERIOD FOR NEW IRRIGATION SYSTEM.
- CHECK ALL QUANTITIES.
- REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
- THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PROPOSED TREES WILL BE PRIVATELY OWNED BY COSTCO
- NON-NATIVE PLANT SPECIES SPECIFIED WERE SELECTED FOR THEIR AESTHETIC FEATURES, SALT-TOLERANCE, ADAPTABILITY IN OTTAWA'S CLIMATE, AND RESILIENCE TO ENVIRONMENTAL FACTORS INCLUDING SNOW LOADING AND DROUGHT.
- ALL SOIL VOLUME CALCULATIONS AND REQUIREMENTS HAVE BEEN DETERMINED AND FOUND TO BE ADEQUATE FOR THE SPECIES SELECTED. SOIL VOLUME = AREA x 1.5m DEPTH.
- RETAINED TREES WITHIN LIMIT OF WORK EQUALS 26 LARGE TREES AND 2 SMALL TREES. REFER TO TREE INFORMATION REPORT FOR TREE SPECIES, SIZE, CONDITION, ETC.
- PER SECTION 7.3 OF STANTEC'S PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT DATED MARCH 2026, SENSITIVE MARINE CLAY (SMC) SOILS WERE NOT IDENTIFIED WITHIN THE BOUNDS OF THE SITE THEREFORE, TREE PLANTING RESTRICTIONS OUTLINED IN THE CITY OF OTTAWA'S TREE PLANTING IN SENSITIVE MARINE CALY SOILS - 2017 GUIDELINES ARE NOT APPLICABLE.

SOIL VOLUME:

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

ESTIMATED CANOPY COVERAGE MATURITY			
TREE SIZE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE	QUANTITY OF TREES PROP. RETAINED
LARGE	15 M	99.4 M. SQ.	20 + 26
SMALL	8 M	50.2 M. SQ.	2
TOTAL CANOPY COVERAGE:			4,672.8 M. SQ.
TOTAL SITE COVERAGE (LIMIT OF WORK):			9,679 M. SQ.
EST. CANOPY COVERAGE:			48%

No.	REVISIONS TO DRAWING	BY	DATE	APPR.
7.	RE-ISSUED FOR SPA	SI	2026/03/25	
6.	ISSUED FOR SPA	TM	2025/11/28	
5.	RE-ISSUED FOR PERMIT/BID	TM	2025/05/16	
4.	ISSUED FOR PERMIT/BID	TM	2025/04/30	
3.	ISSUED FOR QA3	DK	2025/04/21	
2.	ISSUED FOR QA2	GM	2025/04/09	
1.	ISSUED FOR QA1	GM	2025/03/28	

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
COSTCO Business Centre
WHOLESALE

OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE
(CONVERTED WAREHOUSE)

SHEET TITLE
LANDSCAPE PLAN

CONSULTANT
wsp

NOT FOR CONSTRUCTION
2026-03-25

DESIGNED	DRAWN	CHECKED
G.M.	D.K./G.M.	T.M.
SCALE	DATE	MARCH 2025
1:300		
PROJECT NUMBER	DWG. NUMBER	
211-12161-00	L201	

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