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Legend

Notes

DEVELOPER/OWNER: ASHBURY COLLEGE
MUNICIPAL ADDRESS:
362 MARIPOSA AVENUE, OTTAWA, ON K1M 0T3
LEGAL DESCRIPTION OF PROPERTY:
BLOCK A REGISTERED PLAN 251 &
PART OF BLOCK 10 REGISTERED PLAN 92, CITY OF OTTAWA
N 74° 08'30" E, N 80° 44'30" E
N 81° 15'00" E, N 12° 23'30" W
N 12° 18'40" W, N 12° 27'00" W

PIN: 04224-0234
SITE AREA = 5.3 HECTARES

BOUNDARY INFORMATION COMPILED FROM EXISTING RECORDS AND FIELD SURVEY

BEARINGS ARE GRID, DERIVED FROM CAN-NET 2016 REAL TIME NETWORK GPS OBSERVATIONS AND ARE REFERENCED TO SPECIFIED CONTROL POINTS 01919880105 AND 019198434761, MTM ZONE 9 (76°30' WEST LONGITUDE) NAD-83 (ORIGINAL).

1.	ISSUED FOR SITE PLAN APPLICATION	AJ/WQ	BT	26.04.07
		By	Aspd.	YY.MM.DD

Revision

File Name:	116501019_NOTES.DWG	AJ/WQ	BT	BT	26.02.22
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
ASHBURY COLLEGE

**ASHBURY COLLEGE
SYNTHETIC TURF FIELD
OTTAWA, ON**

Title
PROJECT NOTES

Project No.	Scale
116501019	
Drawing No.	Sheet
	Revision

L102 2 of 23 0

LAYOUT NOTES

LAYOUT NOTES ARE SUBJECT TO PROJECT SPECIFIC NOTES AND GENERAL CONSTRUCTION NOTES. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWING PRINTS.

ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S REPRESENTATIVE ON THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. THE OWNER MAY REQUEST ALL HARDSCAPE ITEMS (E.G. HEADER, SIDEWALKS, FLATWORK, PATHWAYS ETC...) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.

REQUEST FOR ALTERNATES MUST BE SUBMITTED TO OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BID SUBMISSION. REQUESTED ALTERNATES MUST CONFORM TO SPECIFIED MATERIALS AND REQUIRES APPROVAL BY THE OWNER AND OWNER'S AUTHORIZED REPRESENTATIVE FOR ACCEPTANCE.

TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, BACK OF CURB, CENTER LINE OF TREES, AND CENTER LINE OF LIGHT POLE BASES, UNLESS OTHERWISE NOTED.

ALL DIMENSIONS CALLED OUT AS 'EQUAL' ARE EQUIDISTANT MEASUREMENTS.

ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB (BOC), FACE OF WALL (FOW), OR FACE OF BUILDING (FOB) UNLESS OTHERWISE NOTED. ALL DIMENSIONS FROM STRUCTURE ARE FROM FACE OF FINISH OF EXTERIOR WALL UNLESS OTHERWISE STATED.

ALL ANGLES ARE ASSUMED TO BE 90 DEGREES AND ALL LINES OF PAVING ARE TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED ON DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.

ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG A SLOPED SURFACE.

DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY FIELD DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO FURTHER WORK.

STAKE LAYOUT (E.G. PATHWAYS, TRACK SURFACING, SAND PIT, CONCRETE, RETAINING WALLS) FOR APPROVAL BY OWNER'S REPRESENTATIVE AND/OR PROJECT OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION. CONTRACTOR TO PROVIDE MINIMUM 24-HOUR NOTIFICATION PRIOR TO INSPECTION.

RETAINING WALLS SHALL CONFORM TO THE DIMENSIONS AND ELEVATIONS (E.G. BOTTOM OF WALL AND TOP OF WALL) AS SPECIFIED ON THE DRAWINGS. SHOULD MULTIPLE LEVELS OF STONE BE REQUIRED TO MEET THIS EXPECTATION, THE CONTRACTOR SHALL ENSURE THE GAPS BETWEEN ALL SIDES OF EACH STONE MEET THE EXPECTATIONS AS SET FORTH IN THE DETAILS. IF DISCREPANCY IS NOTED BETWEEN FIELD CONDITIONS AND DESIGN DRAWINGS CONTRACTOR SHALL CONTACT PROJECT OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLACEMENT OF CONSTRUCTION OF THE WALL.

INSTALL FURNITURE AS PER MANUFACTURER'S SPECIFICATIONS.

SET ALL TRASH RECEPTACLES A MINIMUM OF 1.0M BACK FROM THE EDGE OF PATHWAY.

CHANGES TO PLANTING LOCATIONS ARE TO BE NOTED ON A RECORD DRAWING AND SUBMITTED TO OWNER WITHIN 30 DAYS OF ISSUANCE OF CONSTRUCTION COMPLETION CERTIFICATE (CCC).

HARDSCAPE NOTES

HARDSCAPE NOTES ARE SUBJECT TO PROJECT SPECIFIC NOTES AND GENERAL CONSTRUCTION NOTES. WRITTEN DIMENSIONS AND COORDINATES SHALL GOVERN OVER SCALED DRAWINGS.

ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.

ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADI AND CURVES ARE TO HAVE SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNOBTUSIVE. CONTRACTOR SHALL STAKE OUT ALL PATHWAY CENTERLINES AND OUTLINES OF OTHER HARDSCAPE AREAS FOR REVIEW BY THE OWNER'S REPRESENTATIVE AND/OR PROJECT OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION. FINAL FORM APPROVAL MUST BE OBTAINED PRIOR TO FIRST POUR. CONTRACTOR TO PROVIDE MINIMUM 24-HOUR NOTIFICATION PRIOR TO INSPECTION.

LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BICYCLE RACKS IS TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRED FOR SITE FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.

UNLESS SEALED WITH A STRUCTURAL ENGINEERING STRUCTURAL STAMP, BUILT MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE SHOP DRAWINGS FOR ALL ITEMS OUTLINED WITHIN THE "MATERIAL SAMPLES/MOCK-UPS" NOTES (IF APPLICABLE).

CONTRACTOR HOLDS ULTIMATE RESPONSIBILITY FOR STRUCTURAL INTEGRITY OF ALL HARDSCAPE ELEMENTS, INCLUDING STRUCTURAL CALCULATIONS, CONCRETE MIX RATIOS, EXPANSION/CONTROL JOINT LOCATIONS, EFFECTIVE DRAINAGE SYSTEMS, AND INTERNAL CONCRETE REINFORCEMENT.

THE CONTRACTOR SHALL ENSURE THAT CURVED EDGES OF PAVING, WALLS, CURBS AND OTHER ELEMENTS HAVE SMOOTH AND CONTINUOUS CURVES.

EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.

NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.

FOOTINGS WILL BE OF THE SIZE AND TYPE AS INDICATED ON THE STRUCTURAL DRAWINGS AND SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL/SUBGRADE.

CONCRETE FOOTINGS SHALL BE A CONTINUOUS POUR TO GREATEST EXTEND PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.

WATERPROOF ALL CONCRETE AND/OR MASONRY BELOW GRADE.

UNLESS OTHERWISE SHOWN ON PLANS, FOUNDATION ELEMENTS ARE TO BE CENTERED UNDER WALLS, GRADE BEAMS, AND COLUMNS.

IF SOIL CONDITIONS OR SPECIAL PROJECT CONDITIONS REQUIRE ADDITIONAL EXCAVATION OR LOWERING OF FOOTINGS, ADVISE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING.

DO NOT BACKFILL BEHIND FOUNDATION WALLS UNTIL THE FLOOR SLAB(S) TO WHICH THEY MAY BE TIED TO ARE COMPLETE AND THE CONCRETE HAS REACHED 28-DAY STRENGTH.

CONCRETE SLABS OR FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS AS PER SPECIFICATIONS OR AS SHOWN IN THE DRAWINGS. REQUIRED DOWELING MAY NOT BE SHOWN ON ALL PLANS.

INSTALL DOWELED CONSTRUCTION JOINTS WHERE DIFFERENT PAVING TYPES ABUT, PER CONSTRUCTION DOCUMENTS, AND WHEN PAVING WORK STOPPAGES OCCUR.

DOWELS FOR WALLS SHALL BE SAME SIZE AND SPACING AS THE WALL REINFORCEMENT.

ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO THE POURING OF ANY CONCRETE OR GROUT. ALL EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED.

ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.

CAP ENDS OF EXPOSED TUBING, REBAR, ETC. DURING CONSTRUCTION TO MINIMIZE POTENTIAL OF SAFETY HAZARDS.

THE CONTRACTOR SHALL INSTALL EXPANSION JOINTS PER DETAIL AT LOCATIONS WHERE PAVING ABUTS BUILDING WALLS, COLUMNS, STEPS, LANDSCAPE WALLS AND OTHER FIXED VERTICAL SURFACES, UNLESS OTHERWISE NOTED.

EXPANSION JOINT SPACING IN CONCRETE WALKS OCCUR AT ALL CHANGES IN DIRECTION AND WILL NOT EXCEED A MAXIMUM SPACING OF 3.0M ON CENTER.

CONTRACTOR SHALL INSTALL CAULKING IN ALL EXPANSION JOINTS IN CONCRETE PAVING AS SHOWN ON THE PLANS, DETAILS AND OR SPECIFIED HEREIN.

CONTRACTOR SHALL PROVIDE CONTROL JOINTS EVENLY SPACED BETWEEN EXPANSION JOINTS AS SHOWN ON DRAWINGS, EXCEPT WHERE SPECIAL JOINTING PATTERNS ARE SPECIFIED.

IF CONTROL JOINT LOCATIONS ARE NOT PROVIDED WITHIN THESE DRAWINGS, THE CONTRACTOR SHALL PROVIDE SCALED DRAWINGS OF SAWCUT LINES OR CHALK PROPOSED CONTROL JOINT LOCATIONS IN THE FIELD ON ACTUAL CONCRETE SURFACE FOR PROJECT OWNER'S AUTHORIZED REPRESENTATIVE REVIEW AND APPROVAL PRIOR TO WORK.

CONCRETE COLORS AND FINISHES SHALL BE PER CONSTRUCTION PLANS AND CONSTRUCTION MATERIALS SCHEDULE.

NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS OTHERWISE NOTED ON DRAWINGS.

ALL CONCRETE FLATWORK WITH NATURAL GRAY COLOR OR INTEGRAL COLOR SHALL BE SEALED WITH A PENETRATING, MATTE FINISH SEALER THAT WILL NOT ALTER THE COLOR, TEXTURE, OR FINISH OF THE CONCRETE. INSTALL SCOFIELD "CURE SEAL" OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.

FINISH WORKS NOT MEETING THE SAME QUALITY & FINISH OF THE OWNER APPROVED SAMPLE/MOCK-UPS, PROJECT TOLERANCES, FINISH AND TOOLING WILL BE REJECTED.

HARDSCAPE NOTES CONT.

NEW CONCRETE PATCHING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS OTHERWISE NOTES ON DRAWINGS.

ALL CONCRETE FLATWORK ON GRADE WILL SLOPE TO DRAIN AT A MINIMUM OF 1%, UNLESS NOTED OTHERWISE.

ALL NEW CONCRETE SHALL MEET AND BE FLUSH WITH EXISTING CONCRETE.

ALL FLATWORK SHALL BE LAID WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS UNLESS OTHERWISE NOTED. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER.

CONTRACTOR SHALL VERIFY AND COORDINATE FINISH GRADES WITH RELATED SITE IMPROVEMENTS.

MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION NECESSARY FOR THE EXECUTION OF MASONRY WORK AND FOR BACKFILL AS NOTED ABOVE. EXCESS SOIL SHALL BE DISPOSED OF BY THE CONTRACTOR LEGALLY OFF-SITE.

PREPARE SUB-GRADES FOR ALL CONCRETE FLATWORK AND MASONRY WALLS AS SPECIFIED IN THE SOILS REPORT, INCLUDING BUT NOT LIMITED TO, MOISTURE CONTENT AND COMPACTION. SUB-GRADE SHALL BE COMPACTED TO A MINIMUM OF 98% PROCTOR DENSITY.

CONCRETE MUST BE TESTED BY THE CONTRACTOR WITH TEST REPORTS FOR FINAL CONCRETE MIX DESIGNS SUBMITTED TO THE OWNER.

REMOVE ALL GRASS AND TOPSOIL IN AREAS OF CONCRETE PAVING, WALL, AND FOUNDATION CONSTRUCTION. VEGETATION AND EARTH/SOIL SPOILS TO BE REMOVED AND DISPOSED OF PROPERLY. REMOVE EARTH/SOIL TO DEPTHS INDICATED ON THE PLANS, OR PER CONTRACTOR PROVIDED STRUCTURAL SHOP DRAWINGS.

THE OWNER'S AUTHORIZED REPRESENTATIVE AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS.

PLANTING NOTES

PLANTING NOTES ARE SUBJECT TO PROJECT SPECIFIC NOTES, GENERAL CONSTRUCTION NOTES AND TREE CONSERVATION REPORT.

VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANTING MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.

ALL PLANT MATERIAL TO BE ORDERED BY BOTANICAL/SCIENTIFIC NAME. THE PROJECT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.

CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.

PLANT MATERIAL TO BE PLANTED NO LATER THAN OCTOBER 1 OR BEFORE APRIL 1, UNLESS APPROVED IN WRITING BY THE PROJECT OWNER'S AUTHORIZED REPRESENTATIVE.

SHOULD SPECIFIC PLANT MATERIAL NOT BE AVAILABLE AT TIME OF PLANTING, THE PROJECT LANDSCAPE ARCHITECT IS TO APPROVE ANY SUGGESTED PLANT MATERIAL SUBSTITUTIONS PRIOR TO INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SPECIFIED SUBGRADE ELEVATION, OF 30MM BELOW FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL AMENDED OR IMPORTED SOIL PER SPECIFICATIONS IN ANY PLANTING AREAS AS NECESSARY TO ACHIEVE THE SPECIFIED FINISH PLANTING GRADES UNLESS OTHERWISE NOTED ON PLANS OR SPECS. THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING GENERATED EXCESS MATERIAL.

THE LANDSCAPE CONTRACTOR SHALL VERIFY SOIL TEST AT THEIR EXPENSE PRIOR TO PLANTING AND WILL FOLLOW TEST RECOMMENDATIONS AND PROJECT OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL FOR SOIL AMENDMENTS. AT A MINIMUM THE CONTRACTOR SHALL PROVIDE TOPSOIL TESTS FOR N, P, K AND MINOR ELEMENT VALUES, SOLUBLE SALT CONTENT, ORGANIC MATTER, PH VALUE AND TOXIC CHEMICALS, IF APPLICABLE. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION ON SOIL TESTING REQUIREMENTS.

CONTRACTOR SHALL INSTALL SOIL AMENDMENTS, AS RECOMMENDED OR BETTER, TO CORRECT PROBLEMS NOTED BY THE SOIL REPORT.

ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY SPECIMENS FREE PESTS, PLANT DISEASE OR DAMAGE, PRE-SELECTED, OR 'TAGGED' MATERIAL MUST ALSO BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE.

CONTAINER GROWN PLANTS SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE GROWN IN THE CONTAINER FOR A SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HOLD THE PLANTING MEDIUM WHEN TAKEN FROM THE CONTAINER, BUT NOT LONG ENOUGH TO BECOME ROOT BOUND.

DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON THE JOB SITE.

CONTRACTOR TO REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM SITE UPON INSTRUCTION TO DO SO.

FIELD STAKE AND REVIEW LOCATIONS OF ALL PROPOSED TREES WITH PROJECT OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING OPERATIONS.

FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO RECEIVE TURF APPLICATIONS. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE. ENSURE POSITIVE DRAINAGE IN ALL AREAS TO BE SODDED.

SCARIFY SURFACE OF SUBSOIL PRIOR TO PLANTING.

LIGHTLY COMPACT PLANTING SOIL AND VEGETATIVE PIT BACKFILL IN 200MM LIFTS. TAMP SOIL TO ELIMINATE POTENTIAL AIR TRAPPED UNDER THE SURFACE AND PREVENT SOIL SETTLEMENT. SOAK SOIL/BACKFILL TO ENSURE FULL SETTLEMENT AND CONTACT TO THE ROOTBALL.

UPON DELIVERY, ALL PLANT MATERIAL MUST MEET SPECIFICATIONS AS SET OUT IN THE LATEST GUIDE SPECS FOR NURSERY STOCK PREPARED BY THE CNTA AND ISA. BY ACCEPTING DELIVERY OF PLANT MATERIAL, THE CONTRACTOR IS APPROVING OF PLANT SIZE, VIGOR, AND HEALTH.

THE PROJECT LANDSCAPE ARCHITECT AND/OR PROJECT OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER VEGETATION HAS BEEN PLANTED.

ALL PLANT MATERIAL AND FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.

SOD AND/OR SEED QUANTITIES ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE TO INSTALL SOD/SEED APPLICATIONS FOR ALL AREAS DESIGNATED ON THE PLANS, INCLUDING ALL DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES.

CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A PERMANENT STAND OF TURF IN ALL DISTURBED AREAS DUE TO CONSTRUCTION NOT OTHERWISE REQUIRED TO HAVE OTHER PLANT MATERIAL.

ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE PROJECT OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 50MM IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.

CONTRACTOR IS REQUIRED TO MAINTAIN THE MOWING OF LAWNS, TRIMMING OF HEDGES, PROVIDE ADEQUATE IRRIGATION OR HAND-WATERING, REPLACE DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTED AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS DURING THE CONSTRUCTION AND MAINTENANCE PHASES OF THEIR CONTRACT.

ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE WATER TO NEWLY INSTALLED MATERIALS TO MAINTAIN PLANT HEALTH FOR THE DURATION OF THE CONSTRUCTION PERIOD UNTIL FINAL ACCEPTANCE IS GRANTED AND THE REQUIRED MAINTENANCE PERIOD TAKES EFFECT.

REFER TO CONTRACT DOCUMENTS AND/OR WRITTEN SPECIFICATIONS FOR INFORMATION REGARDING THE SPECIFICS OF THE ANTICIPATED VEGETATION AND PLANTING WARRANTY. COSTS FOR REPLACEMENTS DURING THE WARRANTY PERIOD ARE AN ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COSTS TO THE OWNER.

MATERIALS SAMPLES/ MOCKUPS/ SHOP DRAWINGS

THIS PROJECT WILL REQUIRE THE CONTRACTOR TO PROVIDE MATERIAL SAMPLES / MOCK-UPS FOR OWNER AND PROJECT OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL PRIOR TO FULL CONSTRUCTION.

ITEMS REQUIRING SHOP DRAWINGS HAVE BEEN SHOWN SCHEMATICALLY WITHIN THESE PLAN SETS TO CONVEY DESIGN INTENT ONLY. UNLESS THE DETAILS AND PLANS WITHIN THIS PLAN SET ARE SEALED WITH A STRUCTURAL ENGINEERING STAMP, BUILT MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY.

ITEMS REQUIRING SHOP DRAWINGS WILL BE IDENTIFIED WITHIN THE MATERIAL SCHEDULES AND DETAILS SECTION OF THESE PLANS. CONTRACTOR TO DIGITALLY SUBMIT ONE PDF COPY OF ALL SHOP DRAWINGS REQUIRED TO THE OWNER'S AUTHORIZED REPRESENTATIVE A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION FOR REVIEW.

SHOP DRAWINGS TO INCLUDE IDENTIFICATION OF ALL PRODUCTS AND MATERIALS, RELATION TO ADJACENT STRUCTURES AND MATERIALS, CLEARLY IDENTIFIED FIELD DIMENSIONS, FABRICATION DETAILS, ASSEMBLY PARTS, MANUFACTURER IDENTIFICATION AND MODEL NUMBERS, AND ANY SUPPLEMENTAL INFORMATION TO PROVIDE CLARIFICATION OF HOW THE WORK IS ANTICIPATED TO BE COMPLETED. CATALOGUE SHEETS, DIAGRAMS, SCHEDULES, ILLUSTRATIONS, AND OTHER STANDARD DESCRIPTIVE DATA MAY BE SUBMITTED IN LIEU OF SHOP DRAWINGS AS LONG AS THE ABOVE REQUIREMENTS ARE MET.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE SHOP DRAWINGS FOR ALL ITEMS IN ACCORDANCE WITH ALL PROJECT NOTES, LEGENDS AND DRAWINGS.

THE PROJECT OWNER'S AUTHORIZED REPRESENTATIVE WILL REVIEW SHOP DRAWINGS ONLY FOR CONFORMITY TO THE DESIGN CONCEPT AND GENERAL ARRANGEMENT. SUCH REVIEW AND APPROVAL BY THE PROJECT OWNER'S AUTHORIZED REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY FOR ANY AND ALL ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FROM THEIR RESPONSIBILITY FOR MEETING ALL THE REQUIREMENTS CONTAINED WITHIN THE PLAN SETS, SPECIFICATIONS, AND CONTRACT DOCUMENTS.

ITEMS LISTED "SAMPLE" REQUIRE THE CONTRACTOR TO PROVIDE A SMALL QUANTITY/SIZE OF A MATERIAL THAT IS SPECIFIED OR A SUBSTITUTE MATERIAL FOR OWNER AND PROJECT OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.

ITEMS LISTED AS "MOCK-UPS" REQUIRE THE CONTRACTOR TO PROVIDE A SPECIFIED QUANTITY/SIZE OF CONSTRUCTED EXAMPLE OF FINISH / FABRICATION THAT IS SPECIFIED OR A SUBSTITUTE FOR OWNER APPROVAL. FOR CONCRETE WORK A GENERAL 0.6M X 0.6M X SPECIFIED THICKNESS POUR AND FINISH SAMPLE IS EXPECTED.

THE CONTRACTOR AND THEIR FABRICATORS UNDERTAKE ALL LIABILITY FOR DESIGN, FABRICATION, CONSTRUCTION AND FABRICATION OF THE WORK FOR ANY AND ALL ELEMENTS OUTLINED WITHIN THESE PLANS THAT HAVE BEEN IDENTIFIED AS REQUIRING EITHER MATERIAL SAMPLES, MOCK-UPS, OR SHOP DRAWINGS.

SHOULD MATERIAL SAMPLES/MOCK-UPS NOT BE PROVIDED BY THE CONTRACTOR FOR REVIEW AND OWNER APPROVAL PRIOR TO ANY CONSTRUCTION OF IDENTIFIED ELEMENTS, THE CONTRACTOR MAY BE LIABLE TO DEMO, REMOVE, AND REPLACE BUILT WORK SOLELY BASED UPON THE FIT, FINISH, AND AESTHETICS OF THE WORK.

CONTRACTOR IS REQUIRED TO PROVIDE SAMPLES/MOCK-UPS PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE INITIAL SAMPLE/MOCK-UP NOT BE APPROVED, THE CONTRACTOR SHALL REDO AND RESUBMIT ADDITIONAL EXAMPLES UNTIL APPROVED BY OWNER AND PROJECT OWNER'S AUTHORIZED REPRESENTATIVE.

SAMPLES/MOCK-UPS SHALL BE INDIVIDUALLY CONSTRUCTED AND SHALL NOT BE PART OF THE PROJECT WORK.

ITEMS REQUIRING APPROVAL ARE LISTED BELOW:

ITEM	SCHEDULE ID	REQUIRED
SAND PIT RUBBER CURB	HS-03	SAMPLE
SYNTHETIC TRACK SURFACING	HS-04	SAMPLE
ARTIFICIAL TURF	HS-05	SAMPLE
PRE-CAST PAVERS	HS-07	SAMPLE

ZONING TABLE

SECTION	PROVISION	REQUIRED	PROVIDED
TABLE 170A(A)	MINIMUM LOT WIDTH	15.0 m	210.5 m (SPRINGFIELD ROAD)
TABLE 170A(B)	MINIMUM LOT AREA	400 m ²	5.3 HECTARES
TABLE 170A(C)	MINIMUM FRONT YARD SETBACK	ABUTTING A RESIDENTIAL ZONE IN AREA C ON SCHEDULE 1: 7.5 m	9.4 m FROM MATTHEWS HOUSE 62.99 m FROM PROPOSED SPORTS FIELD 6.0 m FROM ASHBURY COLLEGE
TABLE 170A(D)	MINIMUM REAR YARD SETBACK	7.5 m	7.5 m FROM PROPOSED SOCCER FIELD
TABLE 170A(E)	MINIMUM INTERIOR SIDE YARD SETBACK	7.5 m	10.8 m FROM RESIDENCE (MARIPOSA AVENUE) 61.8 m FROM PROPOSED SPORTS FIELD
TABLE 170A(F)	MINIMUM CORNER SIDE YARD SETBACK	4.5 m	8.0 m FROM MATTHEWS HOUSE (MAPLE LANE) 10.89 m FROM PROPOSED SPORTS FIELD
TABLE 170A(G)	MAXIMUM HEIGHT	15 m	N/A

ZONING TABLE - NEW BY-LAW

SECTION	PROVISION	REQUIRED	PROVIDED
TABLE 1101(B)	MINIMUM LOT WIDTH	15.0 m	210.5 m (SPRINGFIELD ROAD)
TABLE 1101(A)	MINIMUM LOT AREA	400 m ²	5.3 HECTARES
TABLE 1101(C)	MINIMUM FRONT YARD SETBACK	3.0 m	9.4 m FROM MATTHEWS HOUSE 62.99 m FROM PROPOSED SPORTS FIELD 6.0 m FROM ASHBURY COLLEGE
TABLE 1101(F)	MINIMUM REAR YARD SETBACK	WHERE ABUTTING N1-N6 ZONES: 7.5 m ALL OTHER CASES: 4.5 m	7.5 m FROM PROPOSED SOCCER FIELD
TABLE 1101(E)	MINIMUM INTERIOR SIDE YARD SETBACK	WHERE ABUTTING N1-N6 ZONES: 7.5 m ALL OTHER CASES: 3.0 m	10.8 m FROM RESIDENCE (MARIPOSA AVENUE) 61.8 m FROM PROPOSED SPORTS FIELD
TABLE 1101(D)	MINIMUM EXTERIOR SIDE YARD SETBACK	4.5 m	8.0 m FROM MATTHEWS HOUSE (MAPLE LANE) 10.89 m FROM PROPOSED SPORTS FIELD
TABLE 1101(G)	MAXIMUM BUILDING HEIGHT	15 m	N/A

I Zoning Mechanisms	Provisions		
	II Areas A and B on Schedule 1	III Abutting a residential zone in Area C on Schedule 1	IV Other cases
(a) Minimum Lot Width (m)	15		
(b) Minimum Lot Area (m ²)	400		
(c) Minimum Front Yard Setback (m)	3	7.5	6
(d) Minimum Rear Yard Setback (m)	Abutting an R1, R2 or R3 Zone- 7.5 Other cases- 4.5	7.5	
(e) Minimum Interior Side Yard Setback (m)	7.5		3
(f) Minimum Corner Side Yard Setback (m)	4.5		
(g) Maximum Height (m)	15 (By-law 2017-303)		