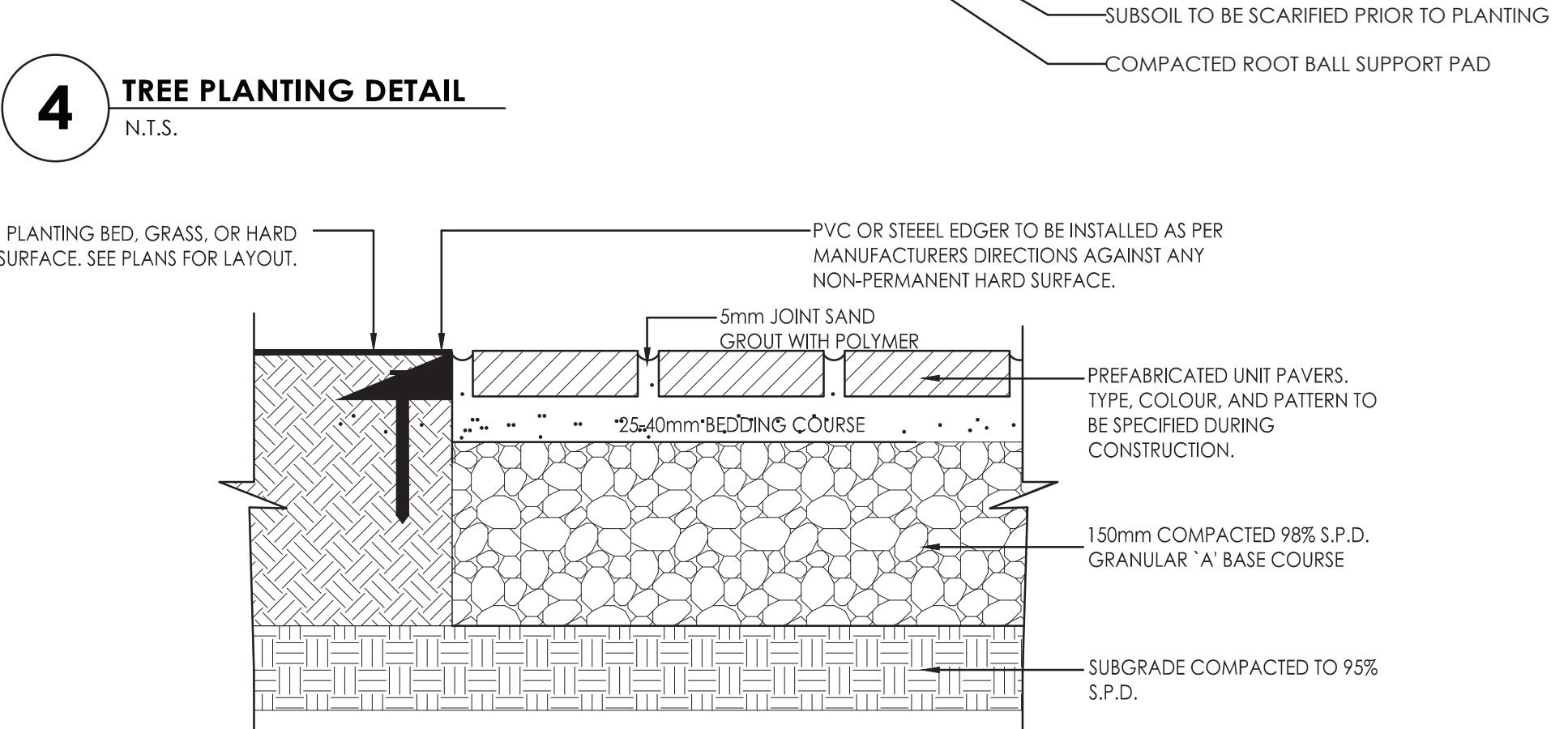
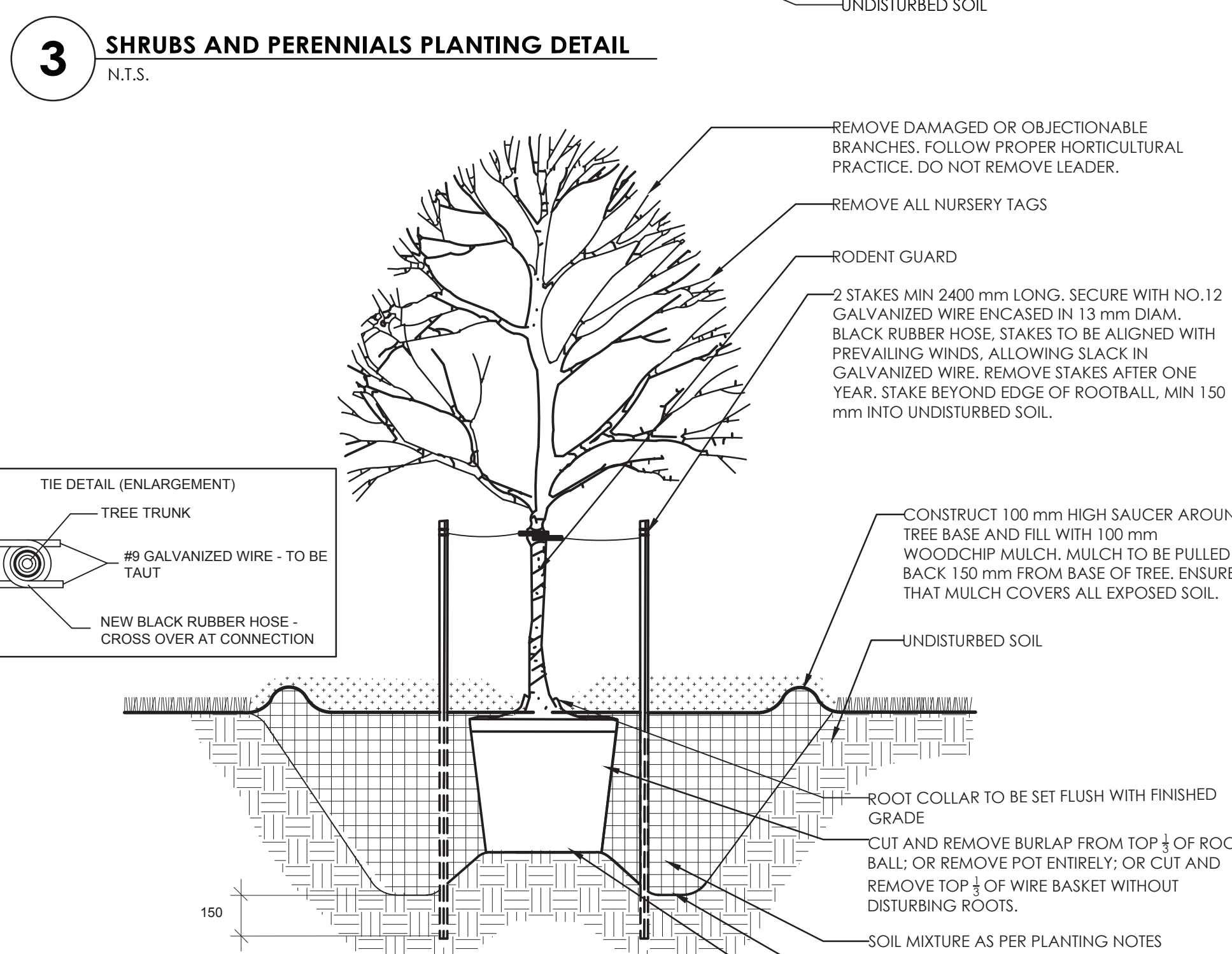
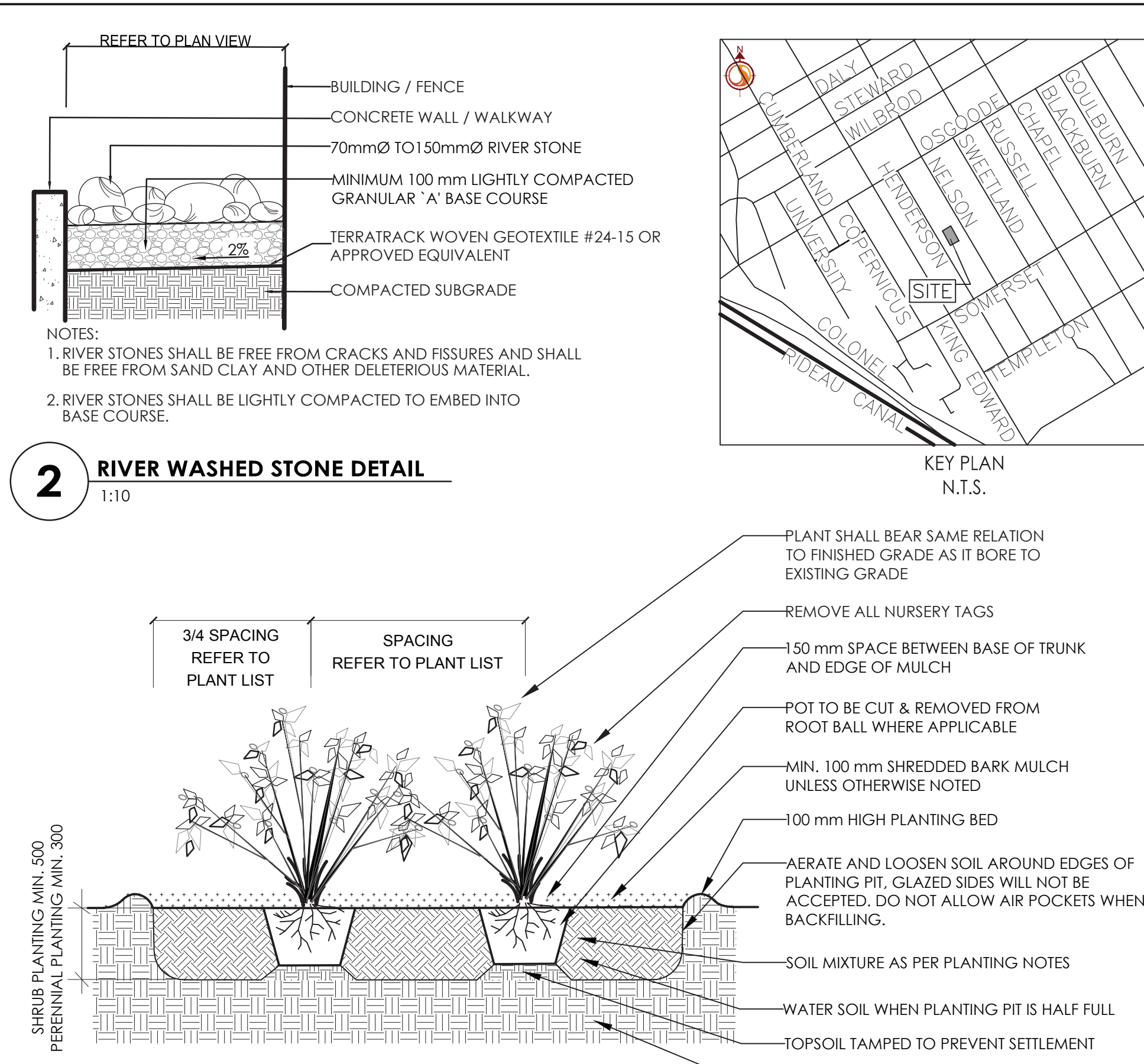
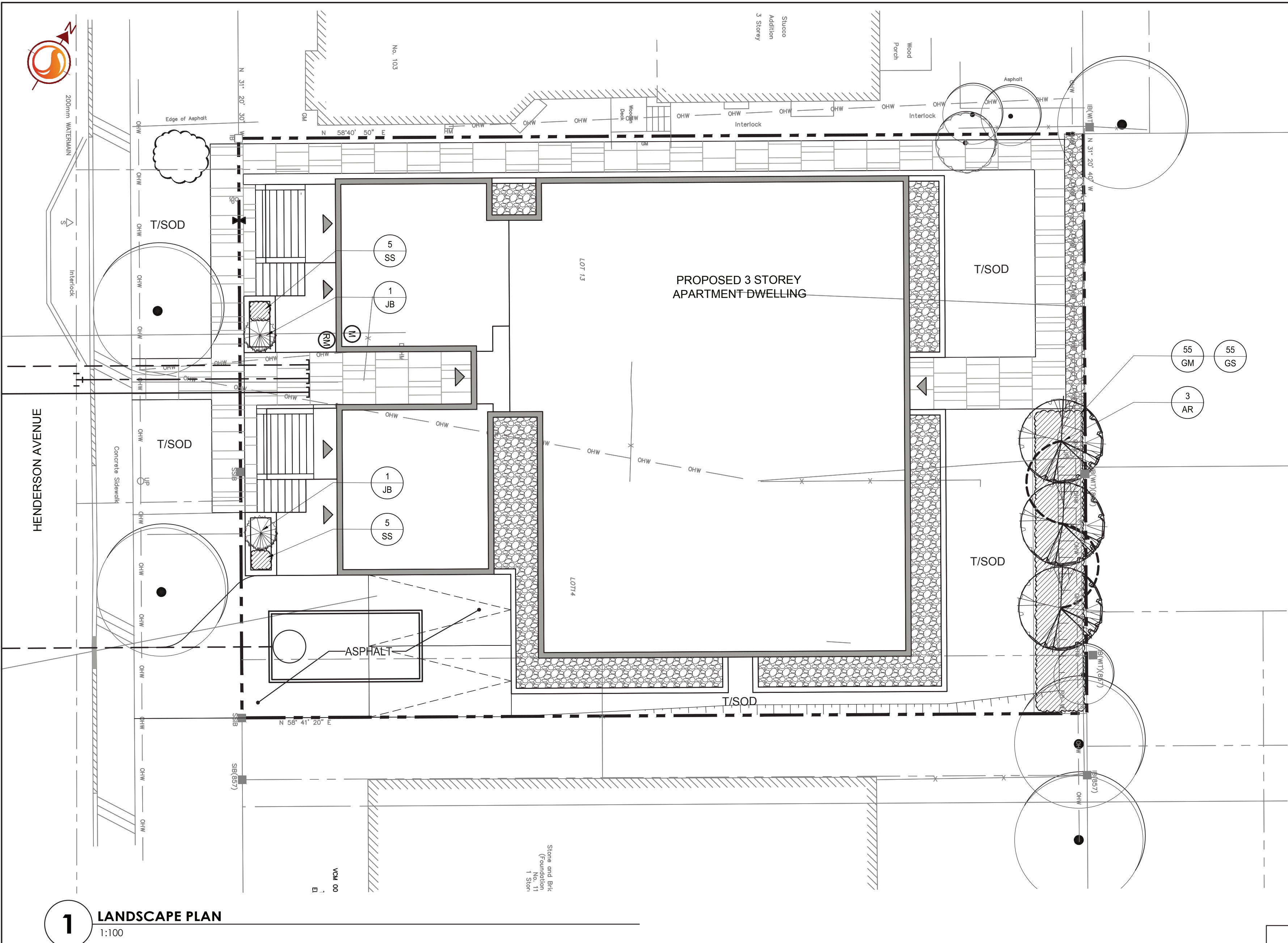


W:\action\160401351_105-109 Henderson (design)\drawing\160401351_LB.dwg
20/05/2017 12:27 PM By: cadman, boudrie



LANDSCAPE PLAN NOTES

- REFER TO TREE PRESERVATION PLAN FOR INFORMATION RELATED TO TREE REMOVAL / TREE PROTECTION DIRECTIONS. 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. 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.
- 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.

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.

PLANT LIST

QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES - REFER TO DETAIL 4/L200				
3	AR Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	45 mm (cal.)	W.B.; Plant @ 3000 mm o/c
CONIFEROUS SHRUBS - REFER TO DETAIL 3/L200				
2	JB Juniperus horizontalis 'Icee Blue'	Icee Blue Carpet Juniper	400 mm (sp.)	C.G.; Plant at 1200 mm o/c
PERENNIALS / ORNAMENTAL GRASSES - REFER TO DETAIL 3/L200				
55	GM Geranium macrorrhizum	Bigroot Geranium	1 Gallon	Potted; Plant at 450 mm o/c
55	GS Geranium macrorrhizum 'Spessart'	Spessart Bigroot Geranium	1 Gallon	Potted; Plant at 450 mm o/c
10	SS Sedum spectabile 'Pink Bomb'	Pink Bomb Stonecrop	1 Gallon	Potted; Plant at 250 mm o/c

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

- Legend
- EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING SHRUBS AREA TO REMAIN
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS SHRUBS
 - PROPOSED PERENNIALS
 - PROPOSED RIVER WASHED STONES
 - PROPOSED UNIT PAVERS
 - T/SOD TOPSOIL AND SOD
 - PROPERTY LINE
 - PLANT SPECIES/QUANTITY KEY

- Notes
- TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED AUGUST 25, 2017
 - SITE PLAN PREPARED BY PROJECT1 STUDIO DATED APRIL 3, 2018
 - GEOTECHNICAL REPORT CP-17-0638 PREPARED BY McIntOSH PERRY DATED MARCH 2018.

1	ISSUED FOR SITE PLAN APPROVAL	ILL	ILL	18.05.07
Revision		By	Appd.	YY.MM.DD
File Name:	160401405-DB	AMO	ILL	18.05.03
		Dwn.	Chkd.	Dgdn.
Permit-Seal				YY.MM.DD



Client/Project
TC UNITED GROUP
800 INDUSTRIAL AVENUE
APARTMENT BUILDING
105-109 HENDERSON AVENUE
OTTAWA, ONTARIO

Title
LANDSCAPE PLAN

Project No. 160401351	Scale 1:100	Sheet 2 of 2	Revision 1
--------------------------	----------------	-----------------	---------------

Drawing No. L200