

# TANGER OUTLETS KANATA

## Ottawa, Ontario Site Landscape Package Phase 2

### GENERAL NOTES:

- THE CONTRACTOR SHALL MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE THE CONSULTANT OF UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION WILL MEAN THAT THE CONTRACTOR HAS ACCEPTED THE EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY CONDITIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO CONTINUING WITH THE WORK.
- ALL WORKMANSHIP TO CONFORM WITH THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION AND LANDSCAPE ONTARIO'S SPECIFICATION STANDARDS.
- CONSTRUCTION ACCESS AND STAGING AREAS SHOWN ON DRAWINGS UNLESS OTHERWISE APPROVED AT PRECONSTRUCTION MEETINGS.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS.
- THE CONTRACTOR IS TO ENSURE THAT THERE IS NO PUBLIC ACCESS THROUGH THE PROJECT DURING THE ENTIRE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE AWARE OF ALL ADMINISTRATIVE PRACTICES REQUIRED AND SHALL ENSURE THE SAFETY OF EMPLOYEES AND THE GENERAL PUBLIC AT ALL TIMES. SAFETY MEASURES TO BE UNDERTAKEN BY THE CONTRACTOR SHALL INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND MAINTENANCE OF TEMPORARY FENCINGS AND WARNING SIGNAGE AS PER DRAWINGS AND WHEREVER ELSE IS REQUIRED TO ENSURE PUBLIC SAFETY, RESTRICT ENTRY TO CONSTRUCTION AREAS, STAGING AREAS AND EQUIPMENT, AND TO PROTECT AREAS THAT ARE TO REMAIN UNCHANGED. SAFETY MEASURES SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION AREAS ARE SAFE FOR PUBLIC USE.
- THE CONTRACTOR SHALL ENSURE ANY MUD TRACKING OFF SITE FROM VEHICLES LEAVING THE CONSTRUCTION SITE IS REMOVED AND CLEANED AT NO ADDITIONAL COST.
- THE CONTRACTOR WILL ARRANGE AND PAY FOR ALL STAKEOUTS TO LOCATE ALL EXISTING BURIED SERVICES. HAND DIG WITHIN 2 METRES OF ALL SERVICES ON ALL SIDES TO ALLOW ACCESS TO SERVICES.
- THE CONTRACTOR WILL CLEAN AND REINSTATE ALL AREAS AFFECTED BY WORKS OUTSIDE OF THE CONSTRUCTION ZONES TO CONDITIONS THAT EXISTED BEFORE CONSTRUCTION OR BETTER AND TO THE SATISFACTION OF THE CONSULTANT AND AT THE EXPENSE OF THE CONTRACTOR.
- FINAL INSPECTION TO OCCUR AFTER THE 2nd YEAR ON HARDSCAPE AND 3rd YEAR ON PLANT MATERIAL. DEPENDING ON THE NATURE OF REPLACEMENTS REQUIRED, EXTENDED WARRANTIES MAY APPLY. REPLACEMENTS SHALL BE MADE WITHIN 30 DAYS FROM THE DATE OF INSPECTION UNLESS OTHERWISE DIRECTED BY THE CITY.
- CONTRACTOR IS RESPONSIBLE TO MAINTAIN WATERING, TRIMMING, AND REPLACEMENT OF DEAD MATERIAL (WITHIN 2 WEEKS) DURING WARRANTY PERIOD.

### LAYOUT NOTES:

- THE CONTRACTOR IS RESPONSIBLE TO ACCURATELY SURVEY AND LAYOUT THE PROPOSED WORK FOR CONSTRUCTION. ANY DISTURBED OR LOST SURVEY MARKERS TO BE REPLACED, AS REQUIRED, BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
- ALL SITE DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
- LAYOUT OF PROPOSED TRAILS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

### GRADING NOTES:

- REFER TO CIVIL NEW CONSTRUCTION PACKAGE FOR ASPHALT, CURBS, SITE SERVICING AND GRADING.
- ALL GRADES IN EXCESS OF 3:1 SLOPE TO HAVE SOIL RETENTION MEASURES AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND REPLACING TOPSOIL SHOULD THE DESIRABLE BLEND NOT BE AVAILABLE TO BE CREATED ON-SITE.
- TO MEET FIELD CONDITIONS OR TO ENHANCE THE CHARACTER OF THE GRADINGS DESIRED, THE CONTRACTOR MAY BE REQUIRED TO ADJUST PROPOSED GRADES OR CUT/FILL QUANTITIES AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT MAY DIRECT ON-SITE CHANGES TO THE FINE GRADING TO SUIT ACTUAL FIELD CONDITIONS AND TO ACHIEVE ARTISTIC INTENT. SUCH CHANGES SHALL BE DONE AT NO INCREASE IN PRICE TO THE CONTRACT. GRADING OPERATIONS TO BALANCE CUT AND FILL VOLUMES.
- CONTRACTOR TO SOD AND MAKE GOOD ALL DISTURBED AREAS.

### PLANTING NOTES:

- THE CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS, AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
- ANY SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAKED FOR LOCATION BY LANDSCAPE ARCHITECT AND CONTRACTOR JOINTLY.
- UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
- AN INSPECTION TO APPROVE PLANT MATERIAL AT THE NURSERY AND LOCATIONS WILL OCCUR PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 48 HOURS NOTIFICATION TO LANDSCAPE ARCHITECT.
- PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
- BACKFILL IN ALL PLANTING AREAS TO CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE CLASS NATIVE TO THE SITE UNLESS OTHERWISE DETAILED OR SPECIFIED.
- SOD ALL AREAS SHOWN ON DRAWINGS WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY VEGETATION, PAVING OR STRUCTURES. SODDED AREAS TO BE LAID ON MINIMUM 150mm CLEAN TOPSOIL. IT IS TO THE BENEFIT OF THE CONTRACTOR TO PRESERVE ALL EXISTING SOD THAT IS IN GOOD CONDITION AND NOT IN CONFLICT WITH CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL AREAS OF PROJECT UNTIL SUBSTANTIAL COMPLETION OF PROJECT.
- AN INSPECTION OF PLANT MATERIAL WILL OCCUR AFTER THE FIRST YEAR FOLLOWING SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT TO NOTIFY CONTRACTOR OF INSPECTION DATE. REPLACEMENTS MAY BE REQUIRED AT THIS TIME. REPLACEMENTS SHALL BE PLANTED WITHIN 30 DAYS FROM THE DATE OF INSPECTION, UNLESS OTHERWISE DIRECTED, IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
- AT THE TIME OF FINAL INSPECTION ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.

### COORDINATION NOTES:

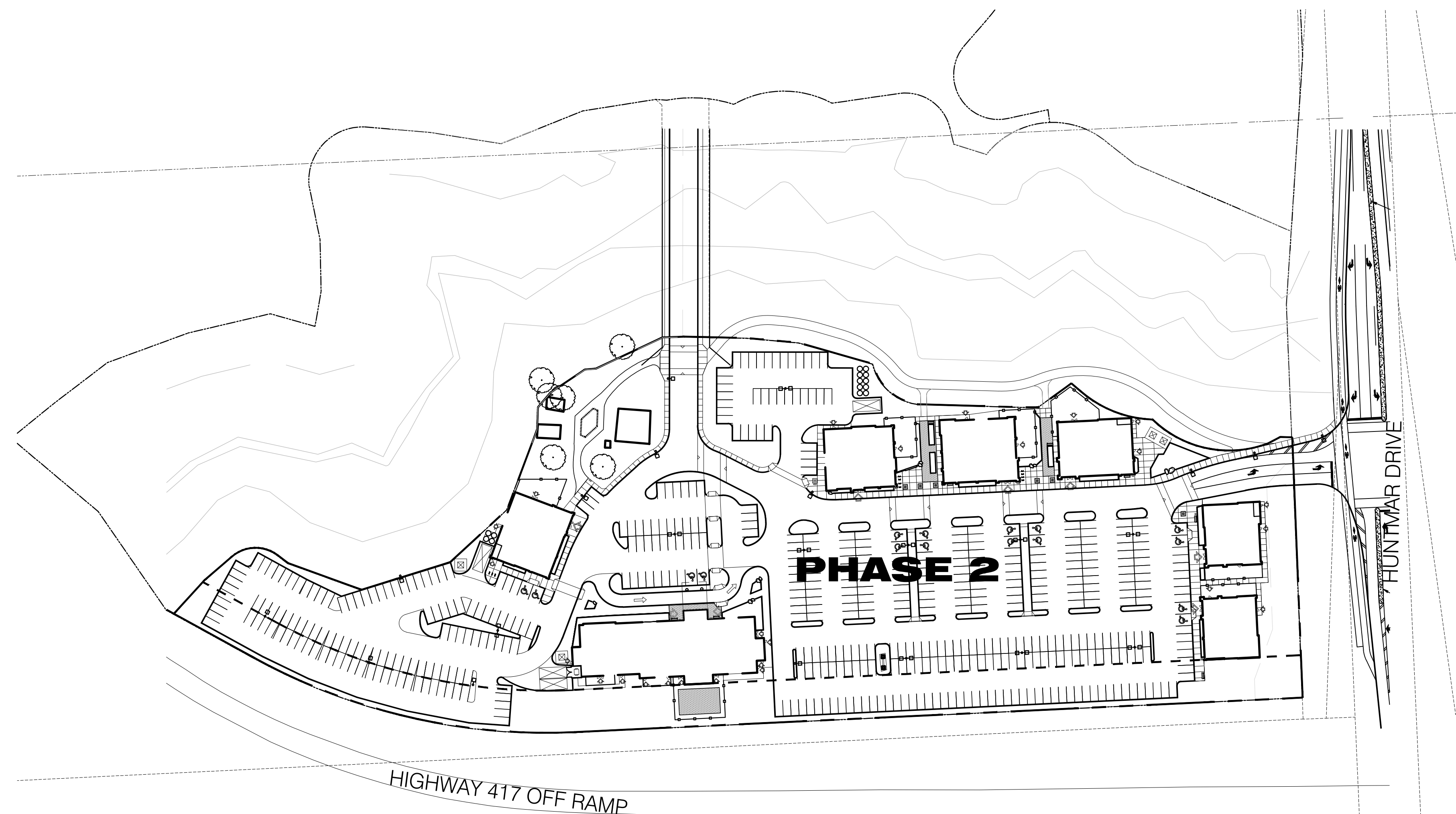
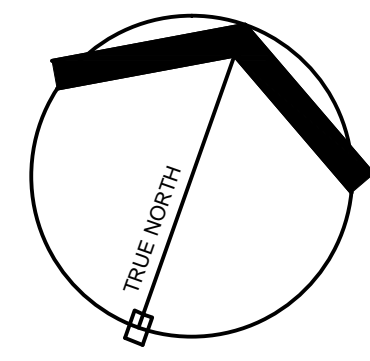
- CONTRACTOR TO COORDINATE ALL WORK WITH CONCURRENT WORK AND FUTURE WORK AROUND AND WITHIN PROJECT SITE.
- CONTRACTOR TO IDENTIFY ANY CONSTRUCTION CONFLICTS WITH OTHER WORK AND BRING TO THE ATTENTION OF THE ARCHITECT FOR CONFLICT RESOLUTION.
- CONTRACTOR TO UNDERSTAND THAT OTHER TENDERS RELATED TO THIS SITE HAVE BEEN ISSUED AND FUTURE PHASE WORK TENDERING IS TO FOLLOW.
- CONTRACTOR TO FAMILIARIZE THEMSELVES WITH OTHER WORK BEING PERFORMED BY OTHERS THAT ARE ADJACENT OR CONCURRENT WITH THE WORK IN THESE DOCUMENTS.

### SITE LANDSCAPE DRAWING LIST

SHEET	TITLE
L1-0.0	GENERAL NOTES AND KEY LEGENDS
L1-1.0	LANDSCAPE SITE PLAN
L4-1.0	LANDSCAPE DETAILS
L4-2.0	PLANTING AND SITE FURNISHING DETAILS

### LEGEND

	PROPERTY LINE		PROPOSED SITE FURNISHING
	MTO SETBACK		PROPOSED WALL
	PROPOSED DECIDUOUS TREE		PROPOSED LANDSCAPE BOULDERS
	PROPOSED CONIFEROUS TREE		PROPOSED LIGHT STANDARDS (REFER TO ELECTRICAL PACKAGE)
	PROPOSED SMALL TREE		
	PROPOSED SHRUBS/ PERENNIALS		
	PROPOSED CONCRETE PAVING		
	PROPOSED UNIT PAVING		



KEY MAP

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DT	Date	Issued/Revision	By
01	2014-12-16	ISSUED FOR SPA	RM

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PROJECT

**TANGER OUTLETS KANATA  
SITE LANDSCAPE  
PHASE 2**

KANATA ONTARIO

DWG. TITLE

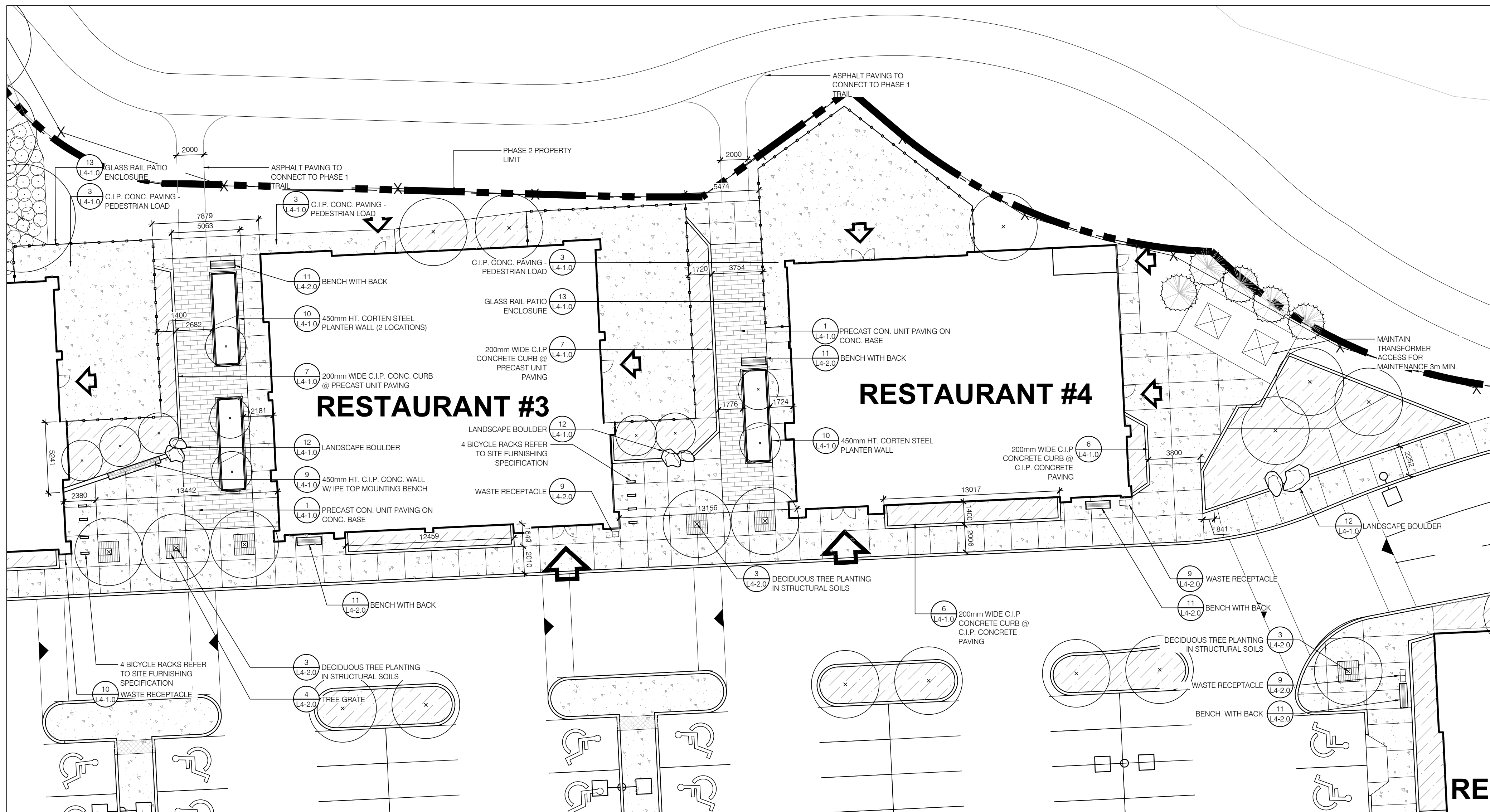
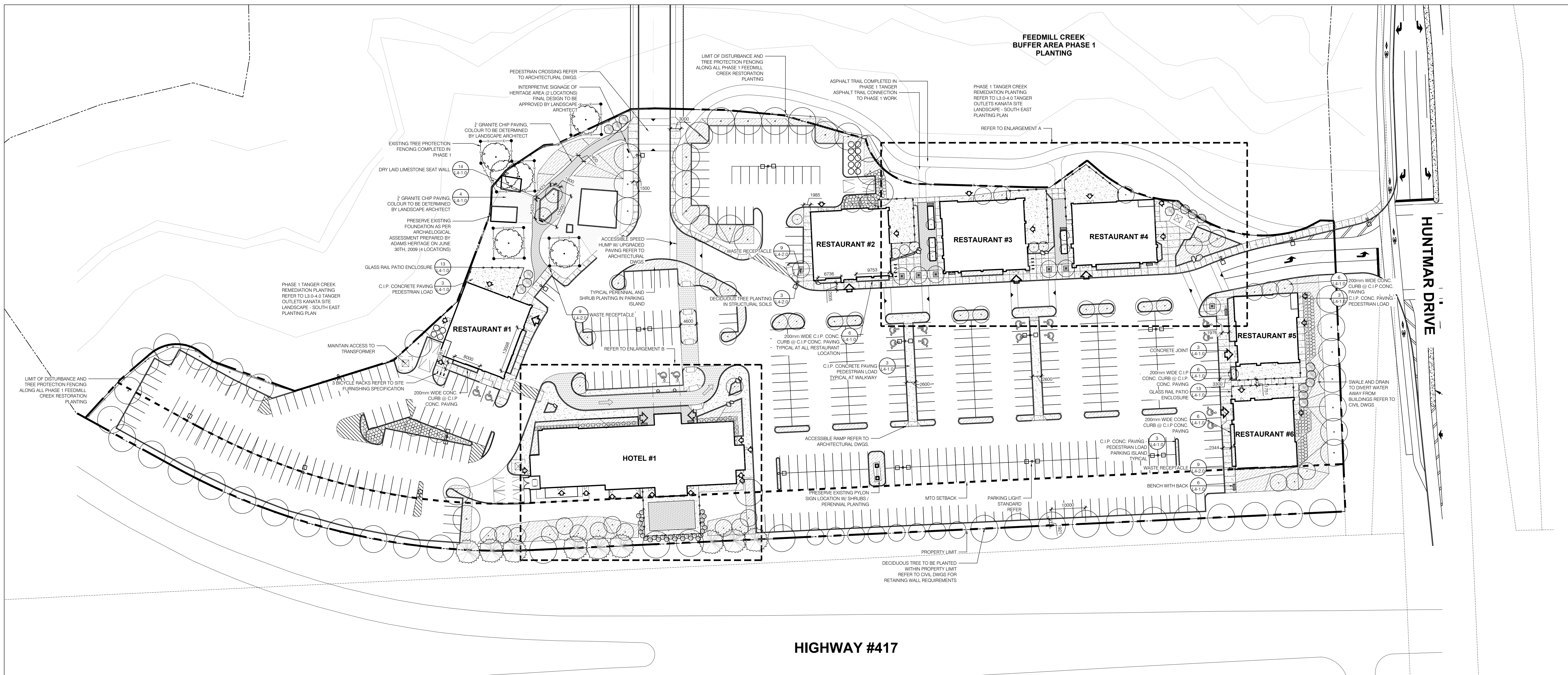
GENERAL NOTES AND KEY LEGENDS

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RM	1:1000
CHECKED BY	FILE NAME:
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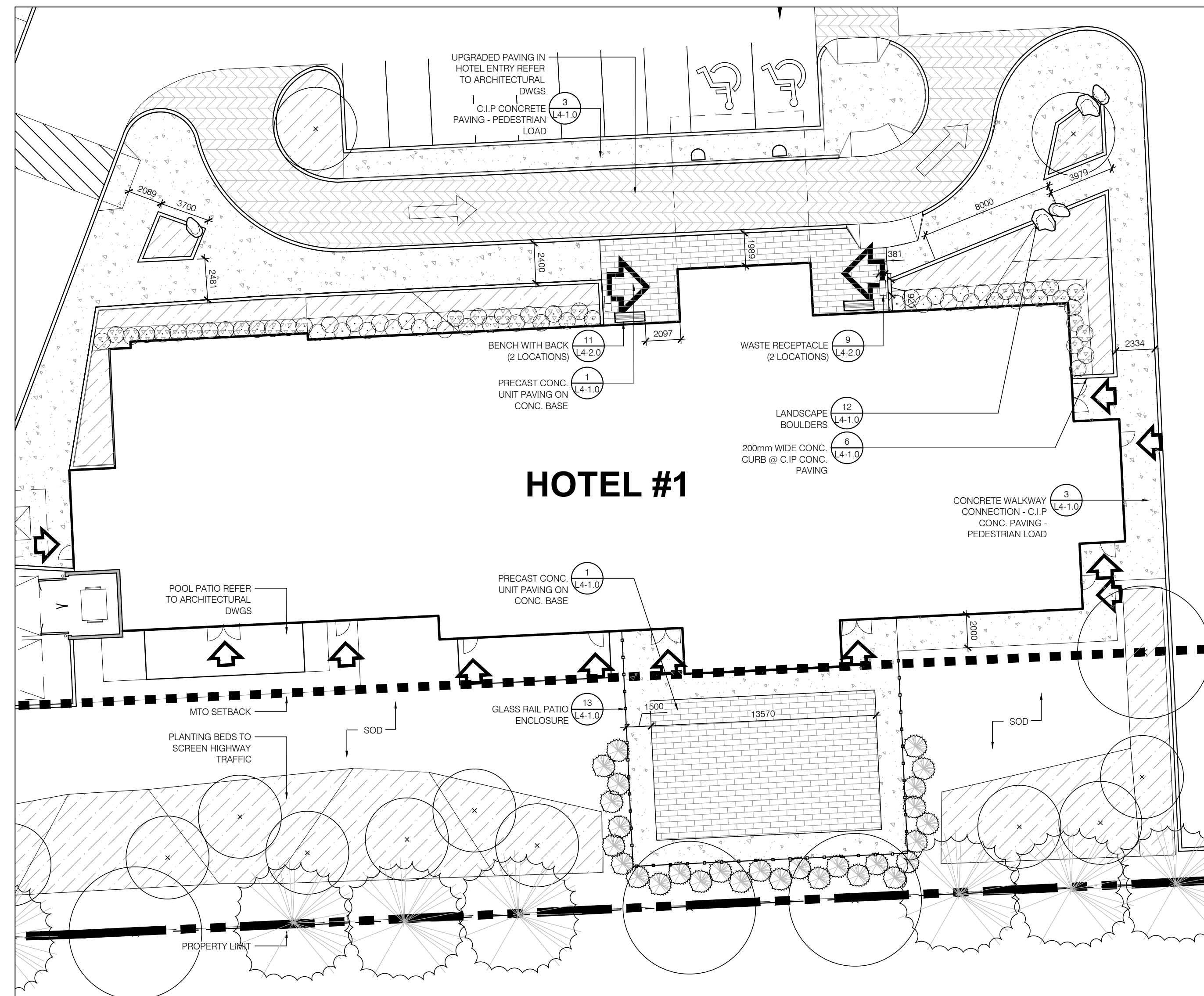
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DRAWING NUMBER:

**L1-0.0**



ENLARGEMENT A 1:200



ENLARGEMENT B 1:200

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Date	Issued/Revision	By	

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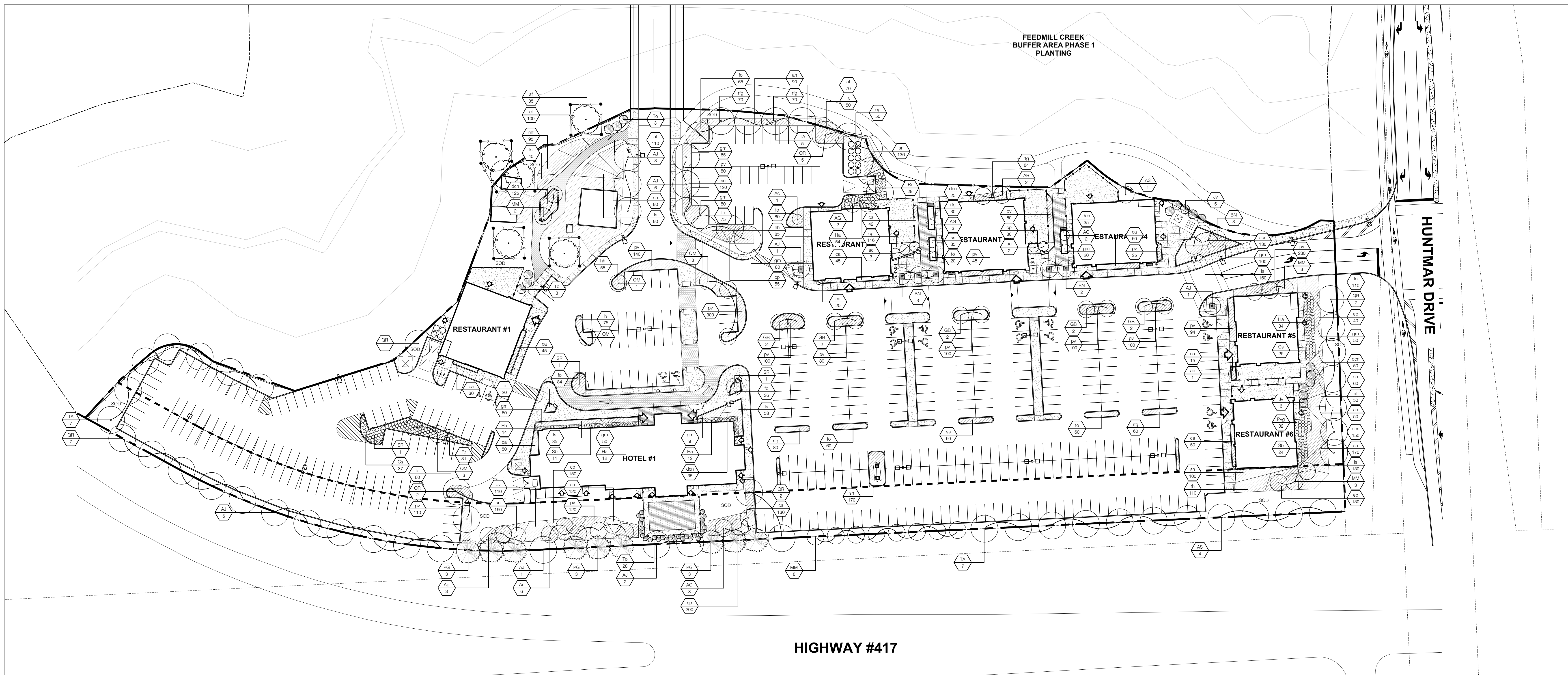
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**TANGER OUTLETS KANATA SITE LANDSCAPE PHASE 2**  
 KANATA ONTARIO

**LANDSCAPE SITE PLAN**  
 PROJECT NO. 37596 DATE NOVEMBER 2014  
 DRAWN BY RM SCALE 1:500  
 CHECKED BY NK FILE NAME: C:\Projects\Tanger\_Outlets\_Kanata\_Site\_Landscape\_Phase\_2\Drawings\Site\_Landscape\_Phase\_2.dwg

**LANDSCAPE ARCHITECTS ASSOCIATION OF ONTARIO**  
 PLOT SCALE: 1:1  
 DRAWING NUMBER: L1-1.0



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**TANGER OUTLETS KANATA SITE LANDSCAPE PHASE 2**

**LANDSCAPE PLANTING PLAN**

PROJECT NO:	37596	DATE:	NOVEMBER 2014
DRAWN BY:	RM	SCALE:	1:500
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TRUE NORTH

PLOT SCALE: 1:1

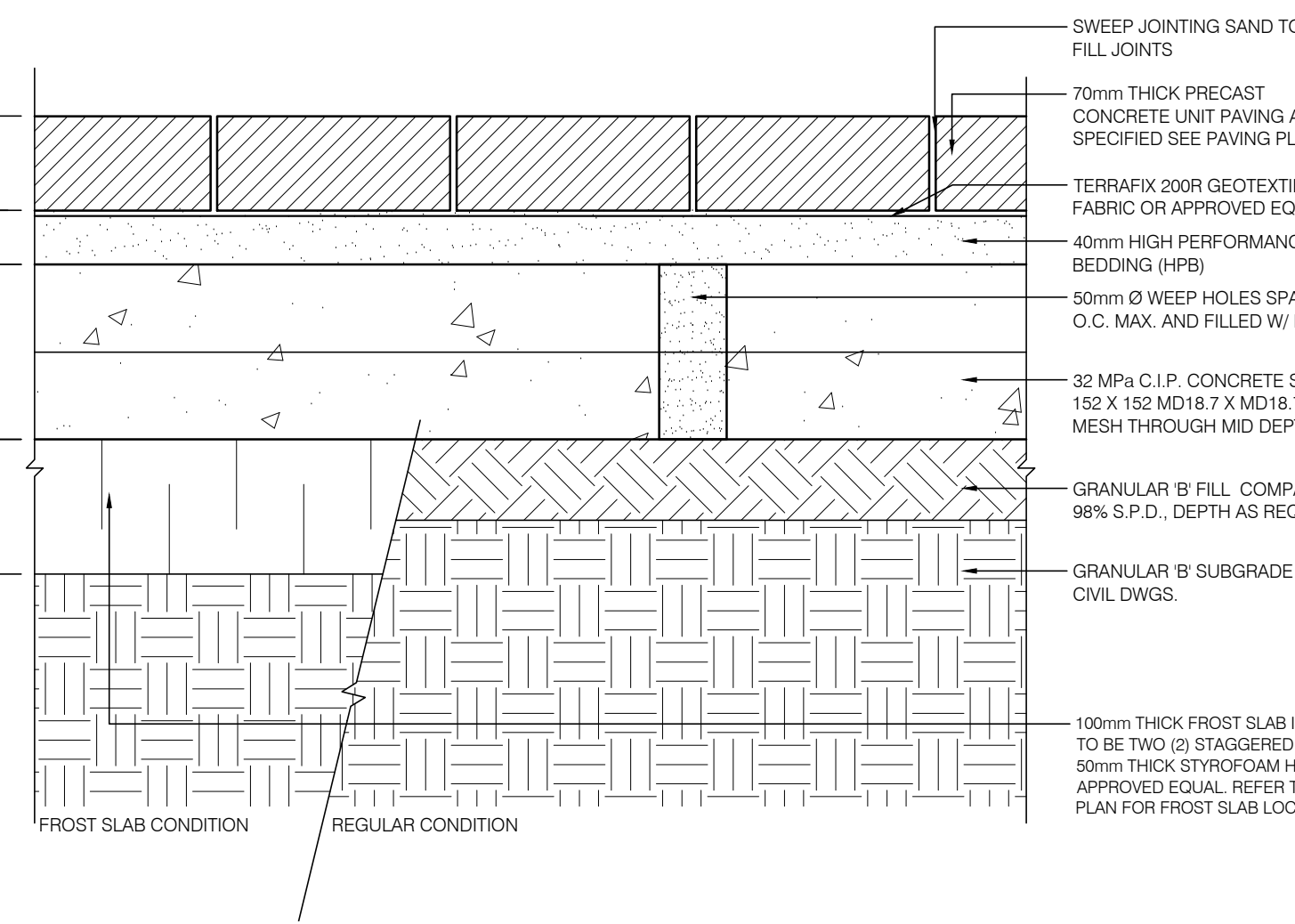
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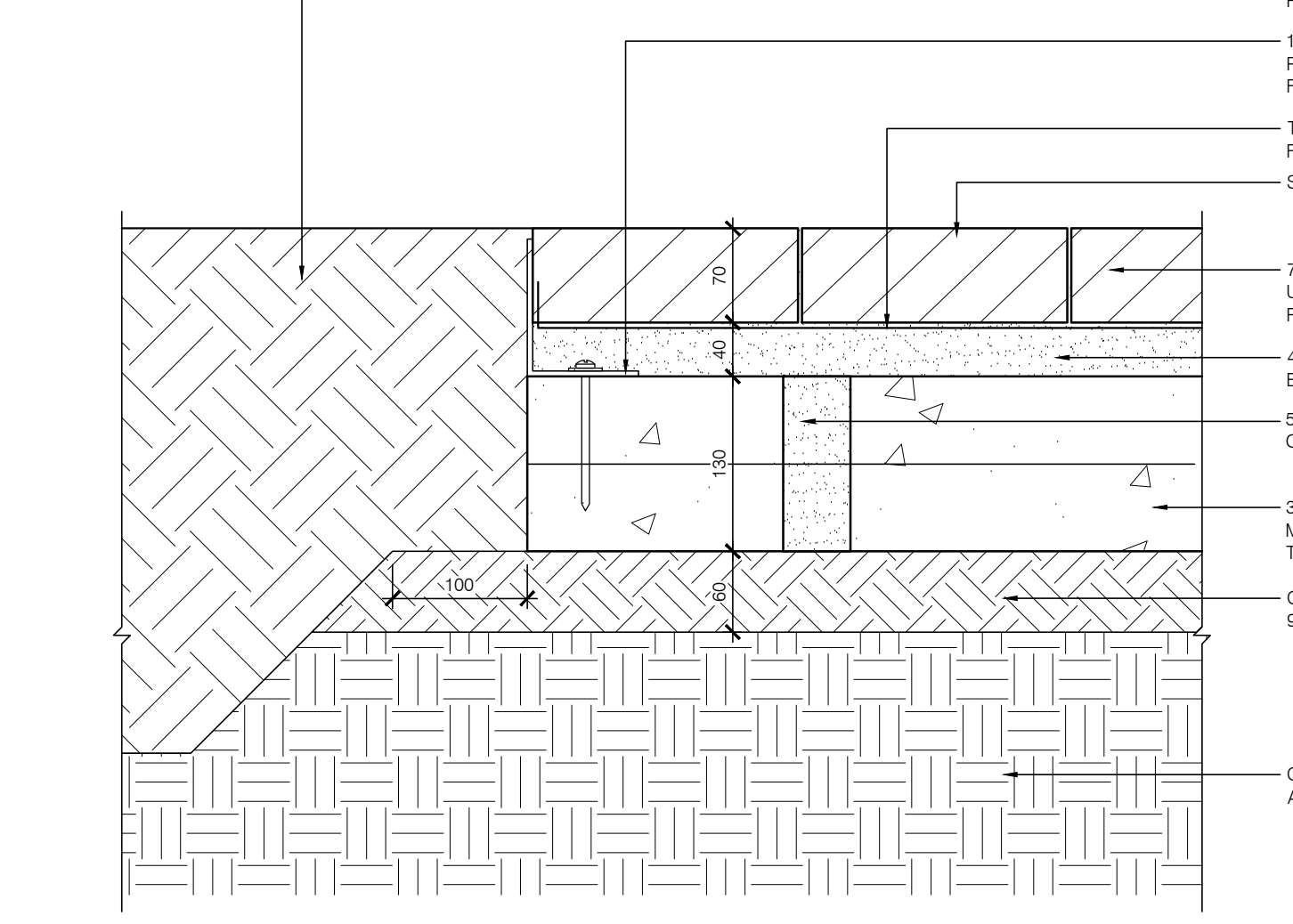
**PLANT SCHEDULE**

**Tanger Outlet Phase 2 Hotel-Plant List**

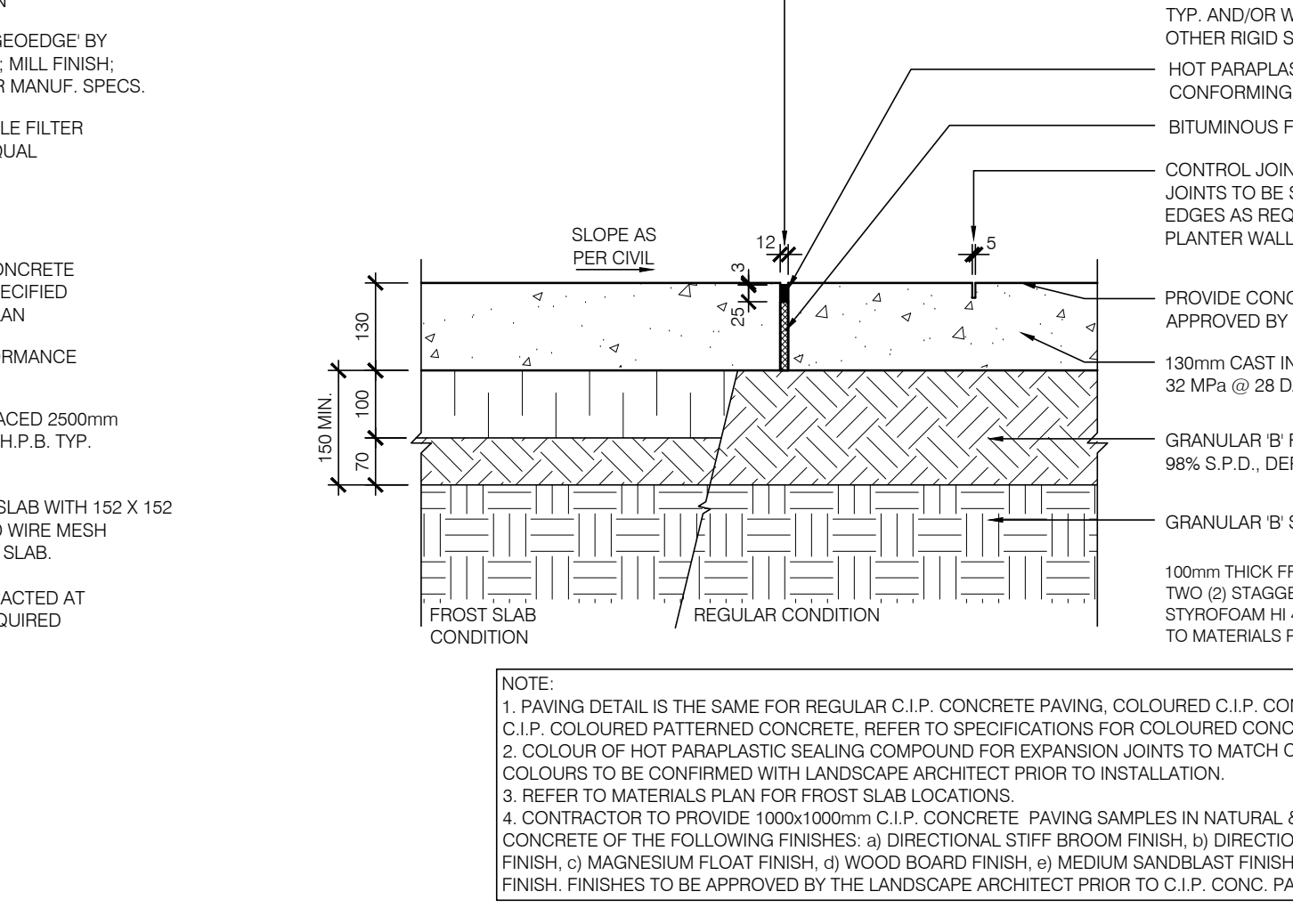
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL. (mm)	HT. (cm)	COND.	SPA (m)
<b>DECIDUOUS TREES</b>							
AG	13	Acer glabrum	Amur Maple	40		WB	as shown
AJ	20	Acer x freemanii 'Jeffers Red'	Jeffers Red Freeman Maple	40		WB	as shown
AR	2	Acer rubrum	Red Maple	40		WB	as shown
AS	5	Acer saccharum	Sugar Maple	40		WB	as shown
BN	8	Betula nigra 'Heritage'	Heritage River Birch (Multi-stem)	40		WB - Multistem	as shown
GB	10	Ginkgo biloba	Maidenhair Ginkgo	40		WB	as shown
MM	16	Malus 'Makami'	Makami Crabapple	40		WB	as shown
OM	7	Quercus macrocarpa	Big Oak	40		WB	as shown
OR	24	Quercus rubra	Red Oak	40		WB	as shown
SR	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	40		WB	as shown
TA	19	Tilia americana	Blisswood	40		WB	as shown
<b>CONIFEROUS TREES</b>							
PG	9	Picea glauca	White Spruce		150	WB	as shown
<b>CONIFEROUS SHRUBS</b>							
Jv	11	Juniperus virginiana	Eastern Redcedar		150	BB	as shown
To	34	Juniperus virginiana	Eastern Redcedar		150	BB	as shown
<b>DECIDUOUS SHRUBS</b>							
Ac	13	Amelanchier canadensis	Canada Serviceberry	200		WB	as shown
Cs	62	Cornus sericea	Redtwig Dogwood	60		2 gal	1.5 m
Ha	126	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea			2 gal	1.5 m
Pvg	32	Prinoschlophus virginiana 'Minnesota Snowflake'	Minnesota Snowflake Mockorange	80		3 gal	1.5 m
Rf	109	Rosa rugosa 'Jens Munk'	Jens Munk Rugosa Rose	60		2 gal	1.5 m
Sb	35	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	50		2 gal	1.0 m
<b>PERENNIALS</b>							
af	265	Agerastache foeniculum	Anise Hyssop			2 gal	0.75
an	140	Aster novae-angliae	New England Aster			2 gal	0.50
ca	487	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass			2 gal	0.75
cl	100	Gaillardia 'Burgunder' / Achillea Summer Pastels	Burgunder Blanketflower / Yarrow (1:1)			2 gal	0.40
cp	601	Carex pennsylvanica	Pennsylvania Sedge			2 gal	0.50
den	550	Deschmopsis cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass			2 gal	0.75
fo	670	Festuca ovina	Green Fescue			2 gal	0.65
ep	220	Echinacea purpurea	Purple Coneflower			2 gal	0.65
gm	555	Geranium macrorrhizum 'Rozanne'	Rozanne Geranium			2 gal	0.50
hh	140	Hemerocallis 'Hyperion'	Hyperion Daylily			2 gal	0.75
ls	638	Lythrum spicata	Gaylther			2 gal	0.75
mf	95	Morinda fastuosa	Wild Bergamot			2 gal	0.50
pv	1794	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass			2 gal	0.65
rg	394	Rubus idaeus 'Goldsturm'	Goldsturm Black-eyed Susan			2 gal	0.50
rh	110	Rubus idaeus	Black-eyed Susan			2 gal	0.50
sn	1126	Scrophularia nutans	Indian Grass			2 gal	0.20
ss	95	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop			2 gal	0.50



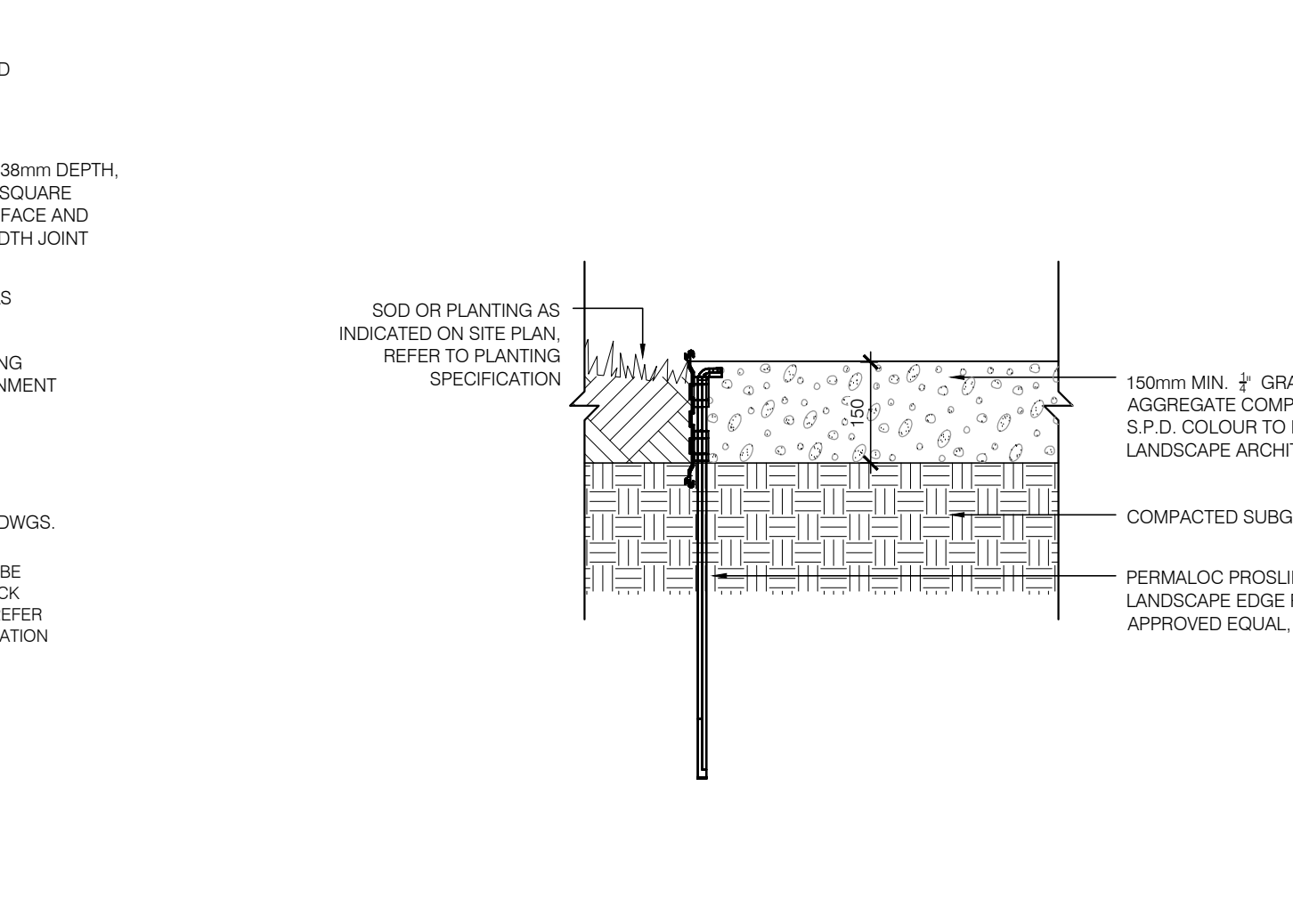
**1 PRECAST CONC. UNIT PAVING ON CONC. BASE**  
L4-1.0 1:5



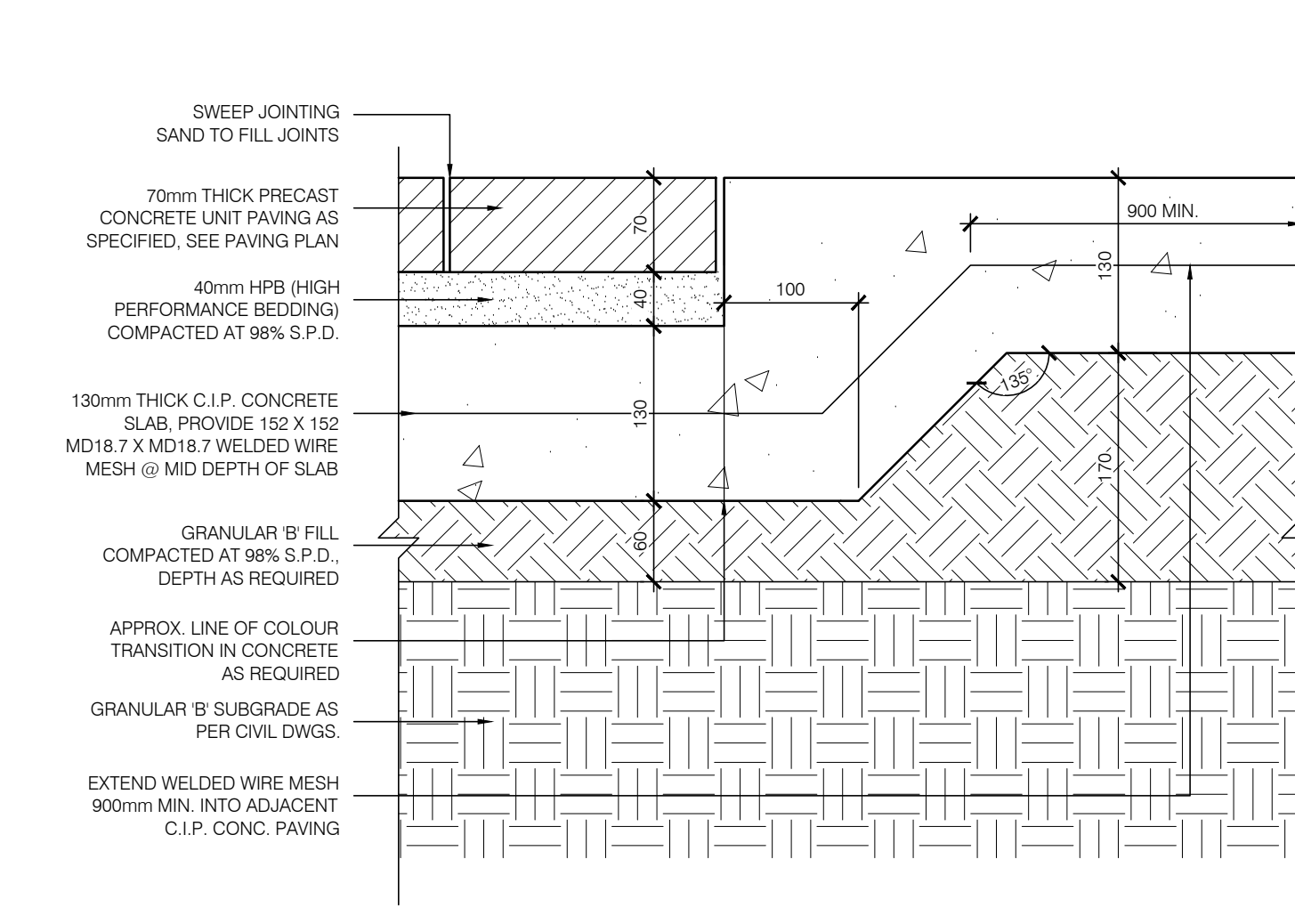
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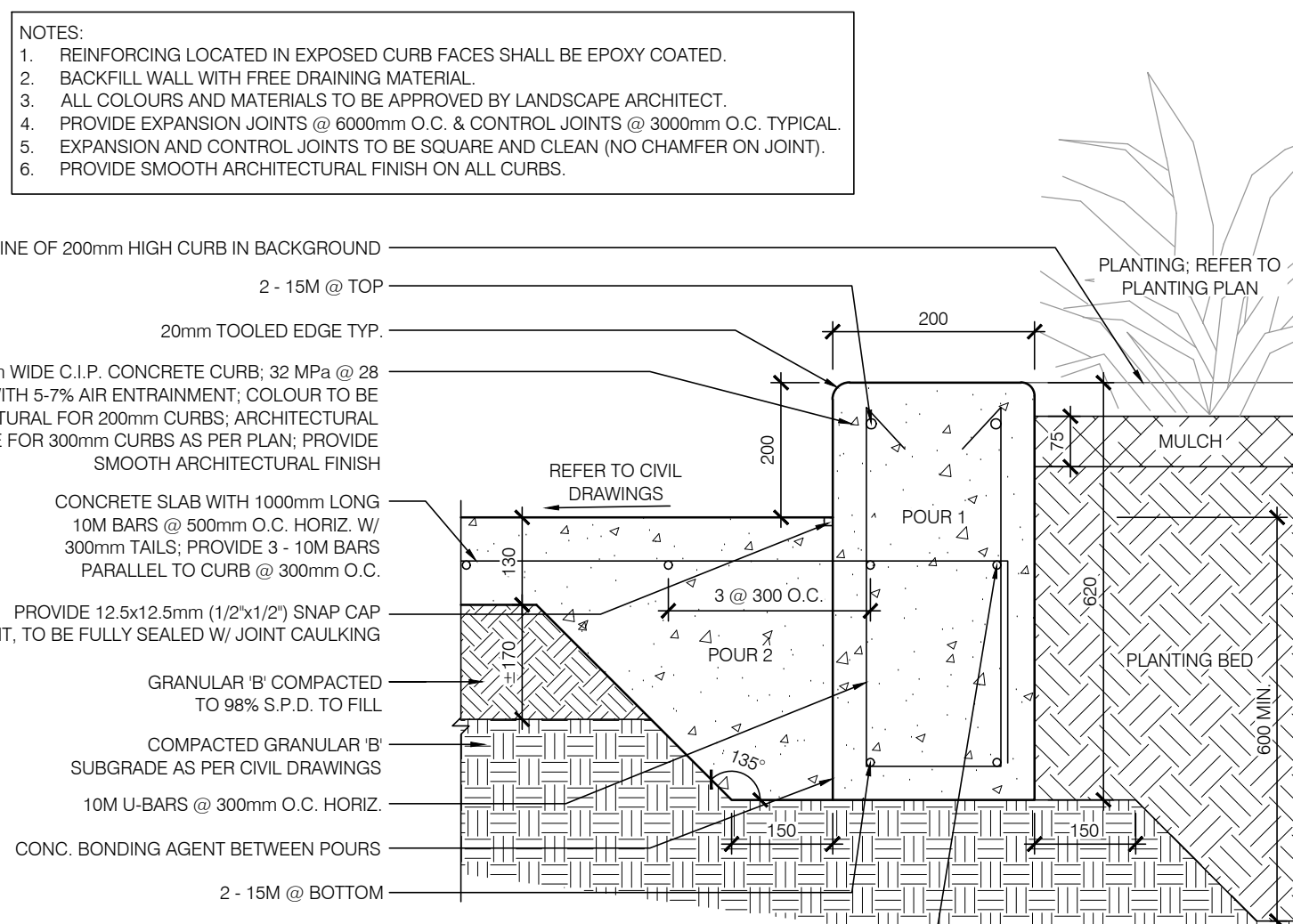
**3 C.I.P. CONC. PAVING - PEDESTRIAN**  
L4-1.0 1:10



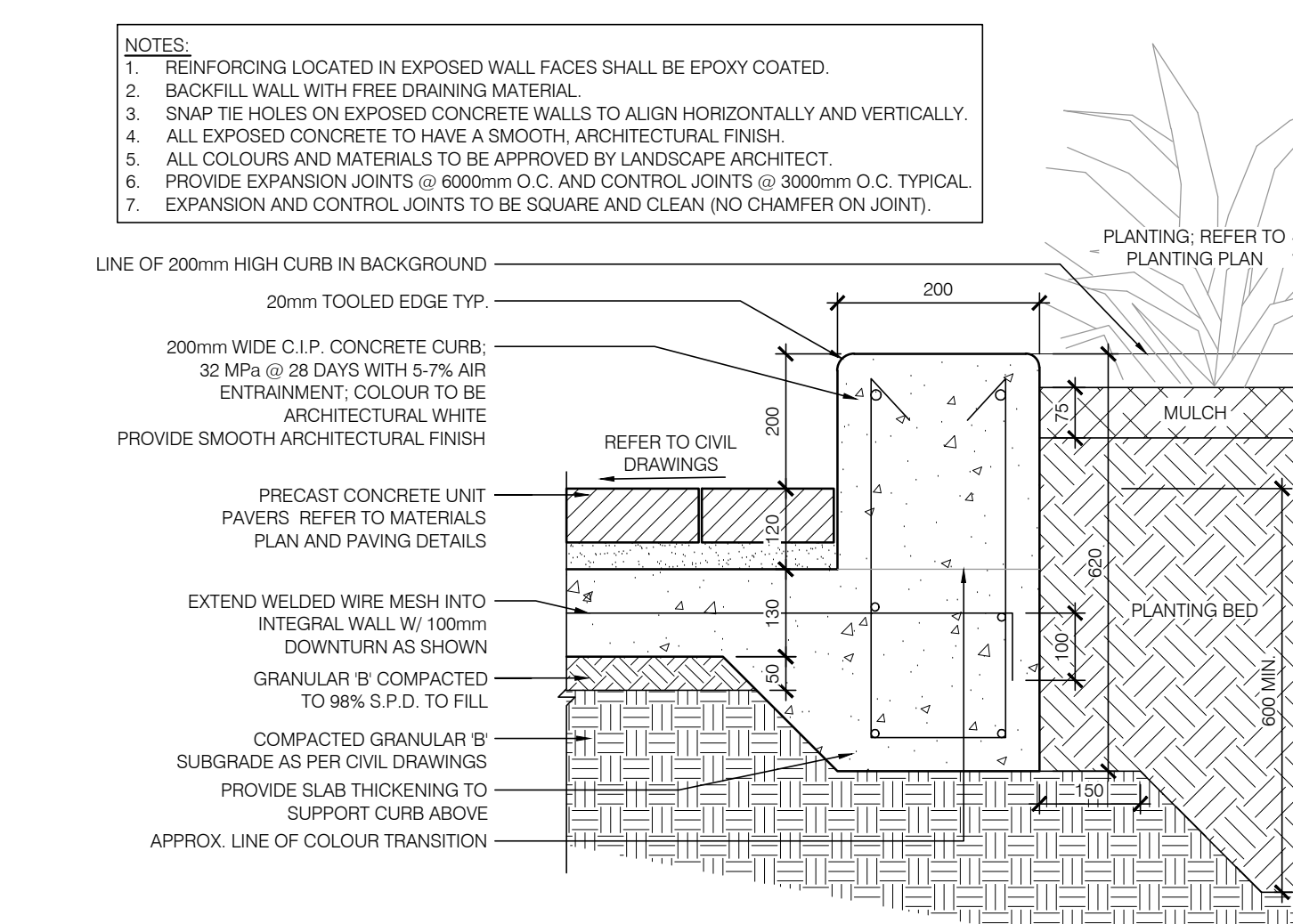
**4 GRANITE CHIP PAVING**  
L4-1.0 1:10



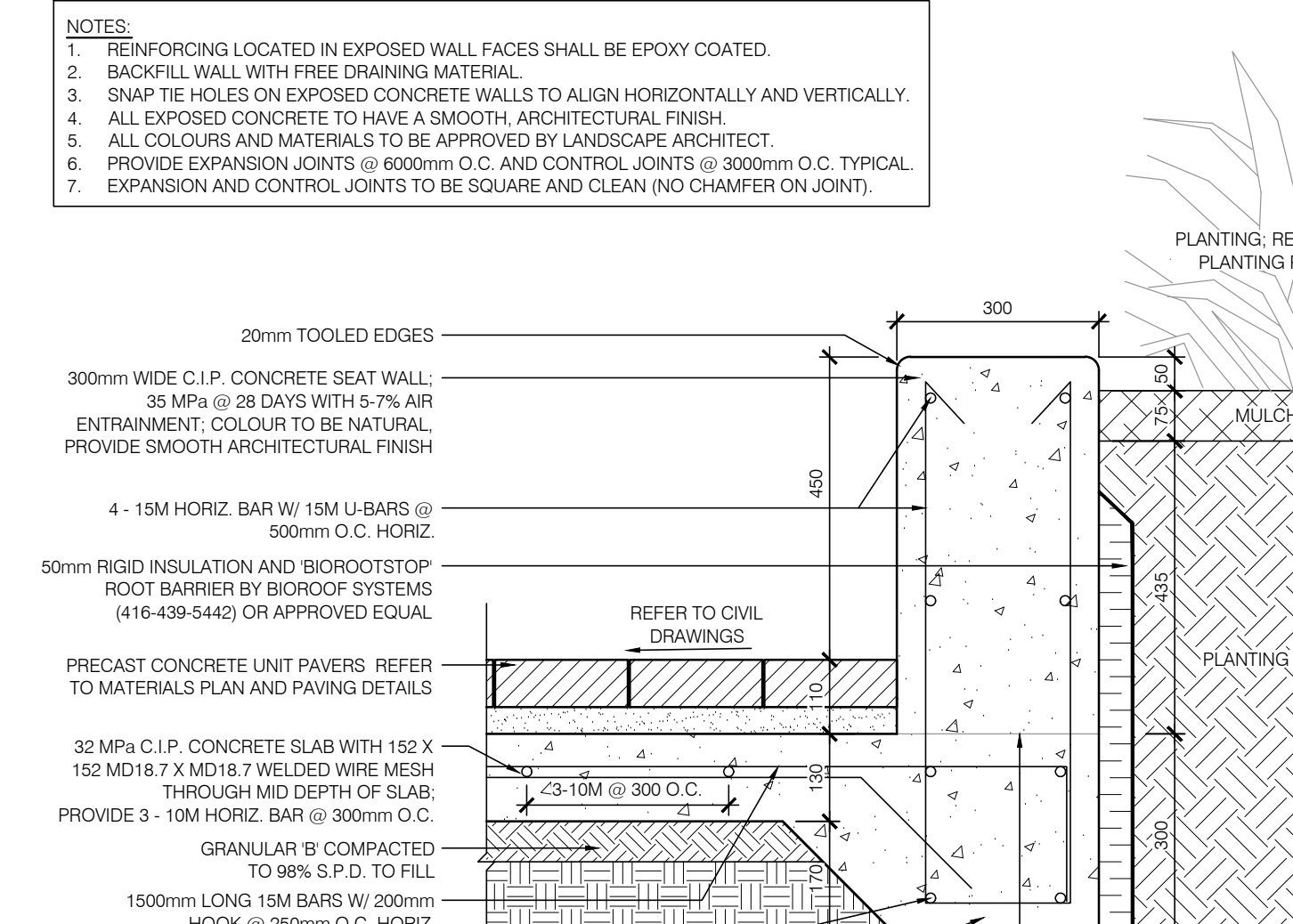
**5 PRECAST UNIT PAVING ON CONC. BASE @ C.I.P. PAVING**  
L4-1.0 1:5



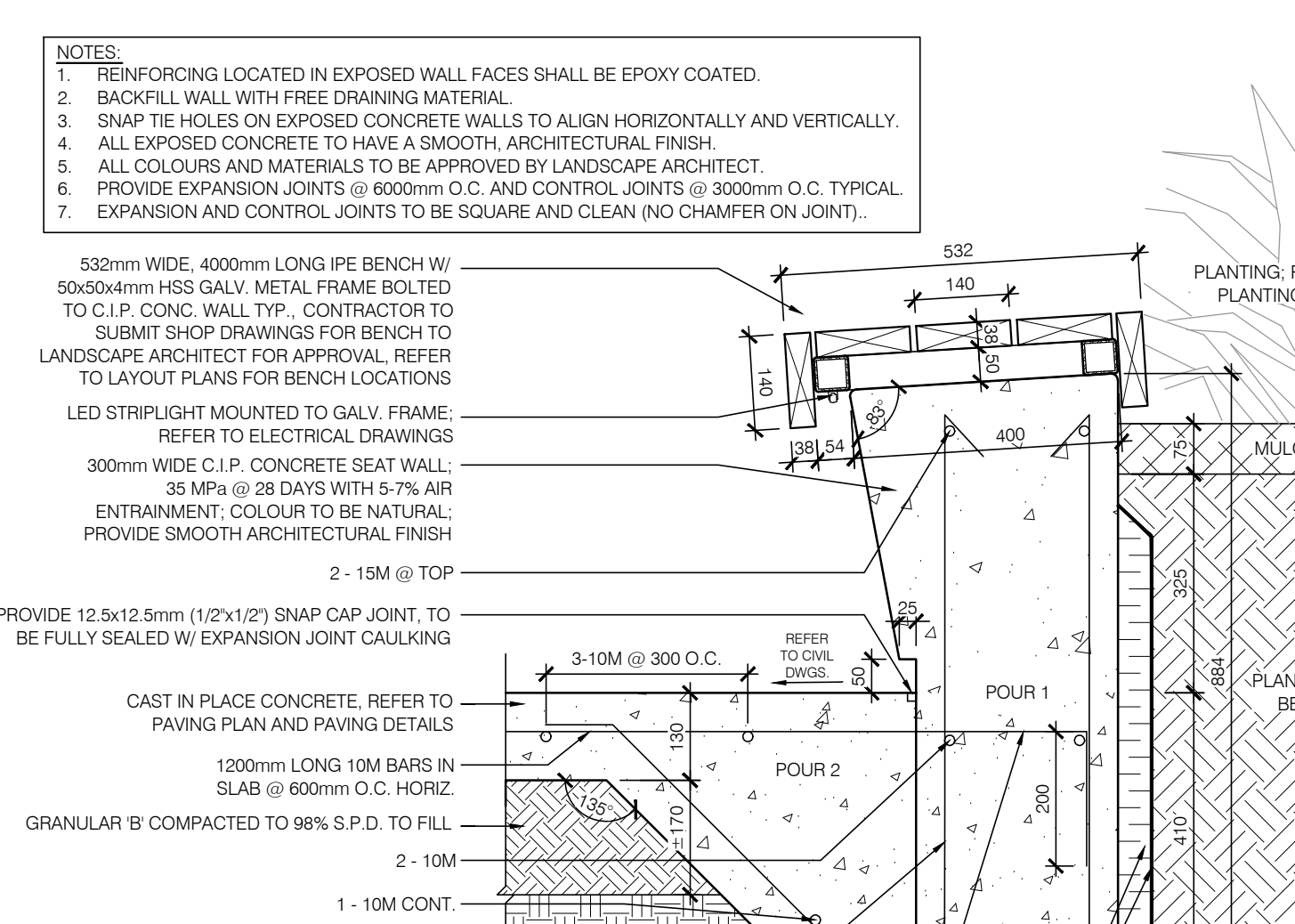
**6 200mm WIDE C.I.P. CONC. CURB @ C.I.P. CONCRETE PAVING**  
L4-1.0 1:10



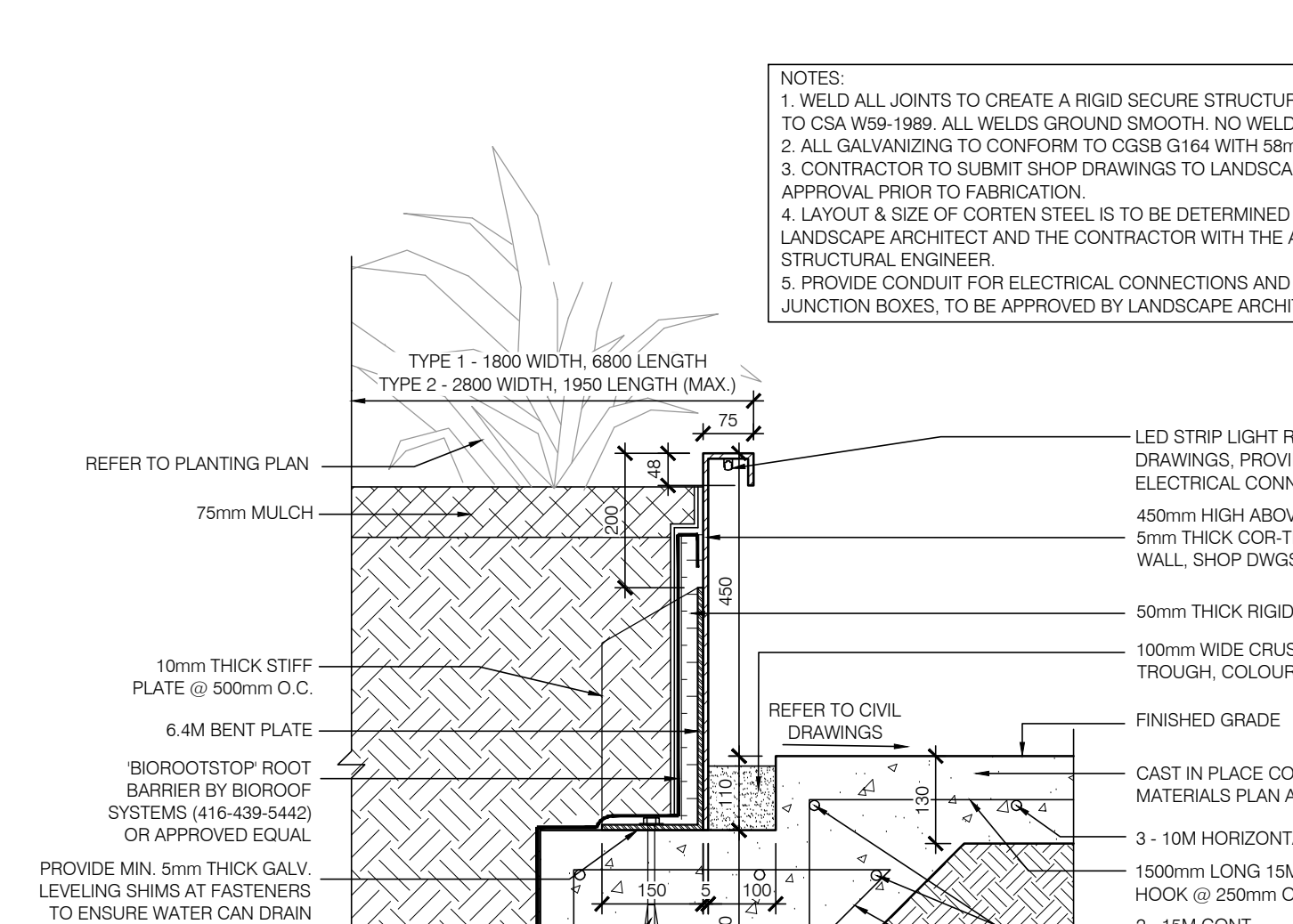
**7 200mm WIDE C.I.P. CONC. CURB @ PRECAST UNIT PAVING**  
L4-1.0 1:10



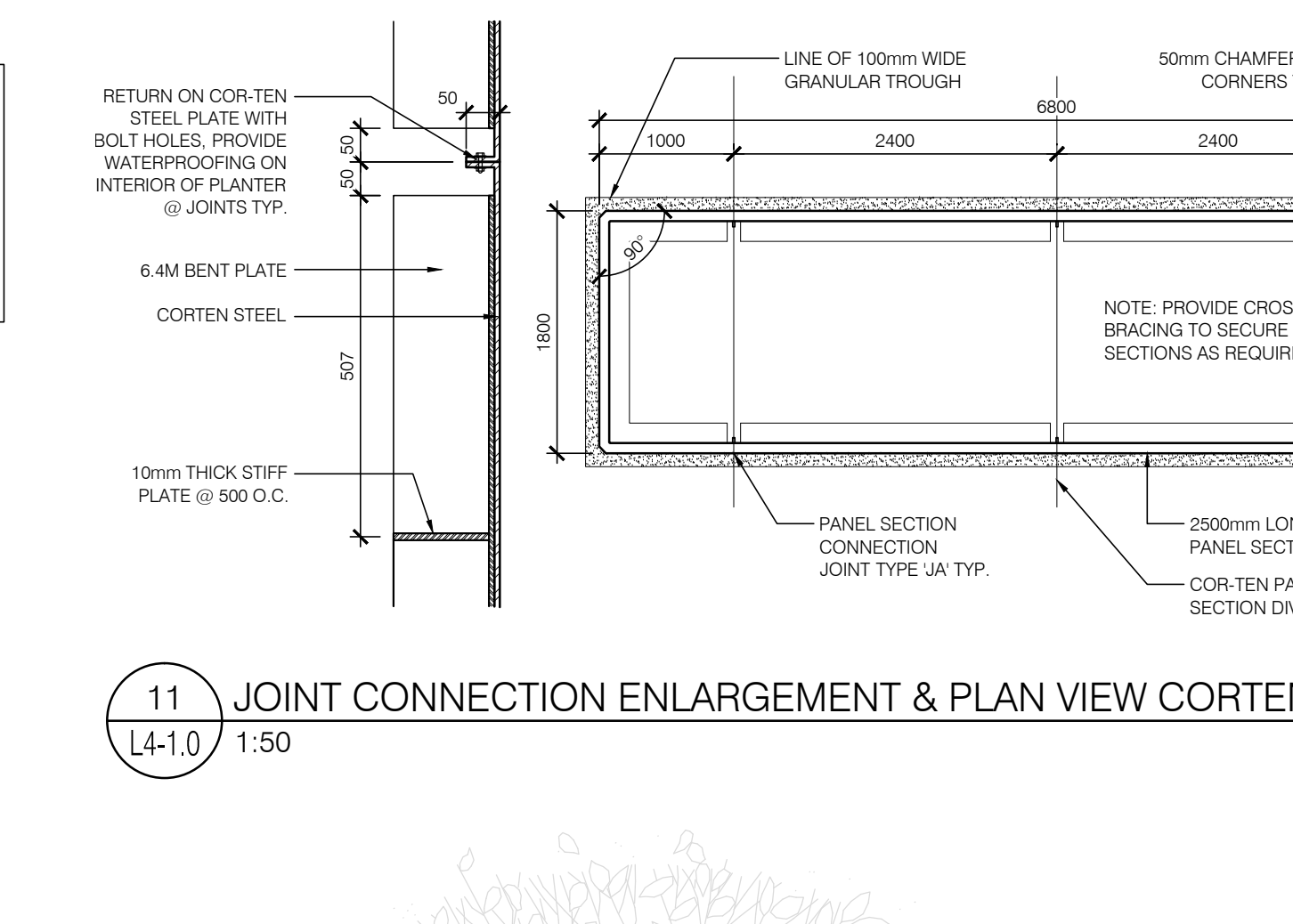
**8 450mm HT. C.I.P. CONC. WALL @ PRECAST UNIT PAVING**  
L4-1.0 1:10



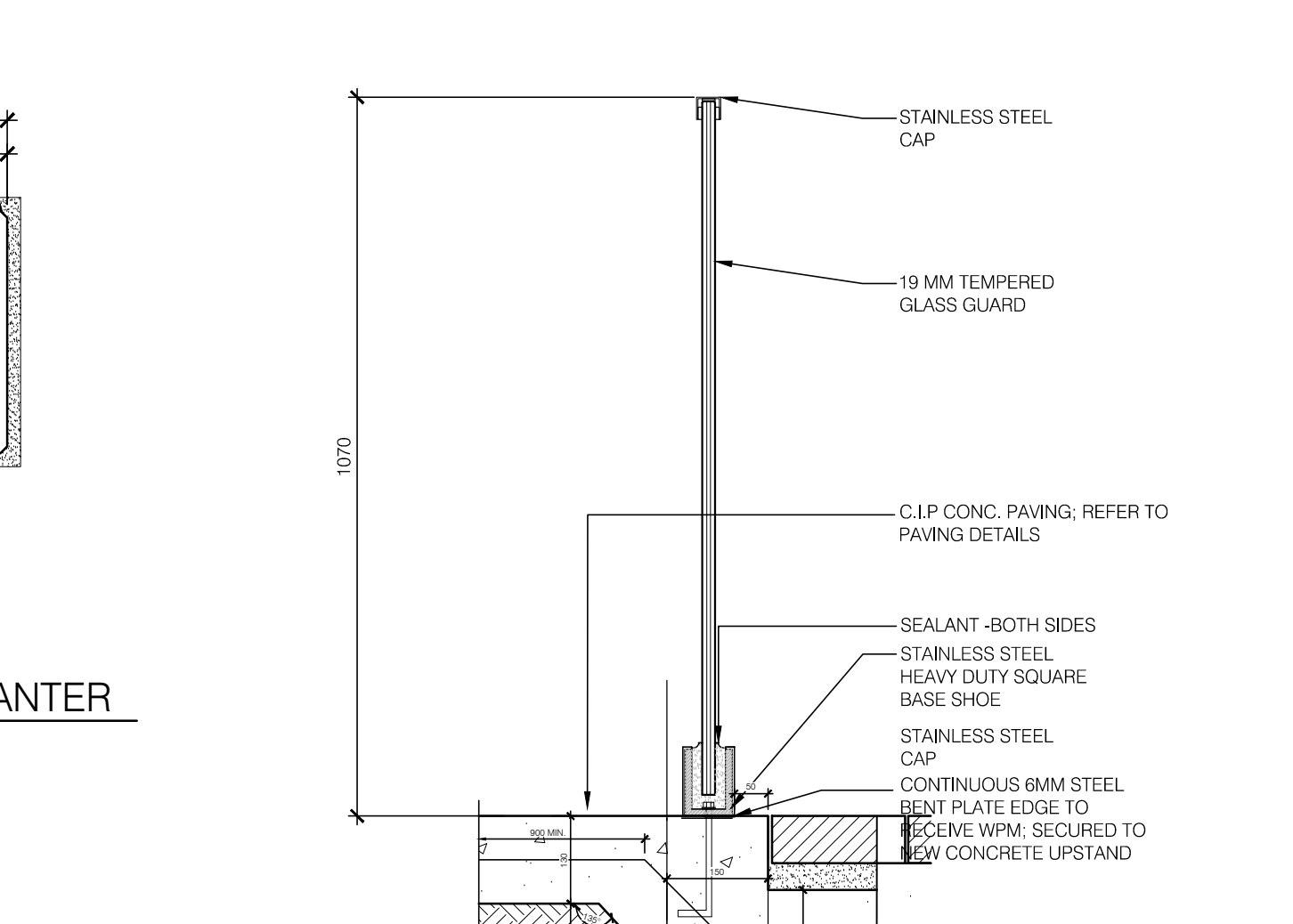
**9 450mm HT. C.I.P. CONC. WALL W/ IPE TOP MOUNTING BENCH**  
L4-1.0 1:10



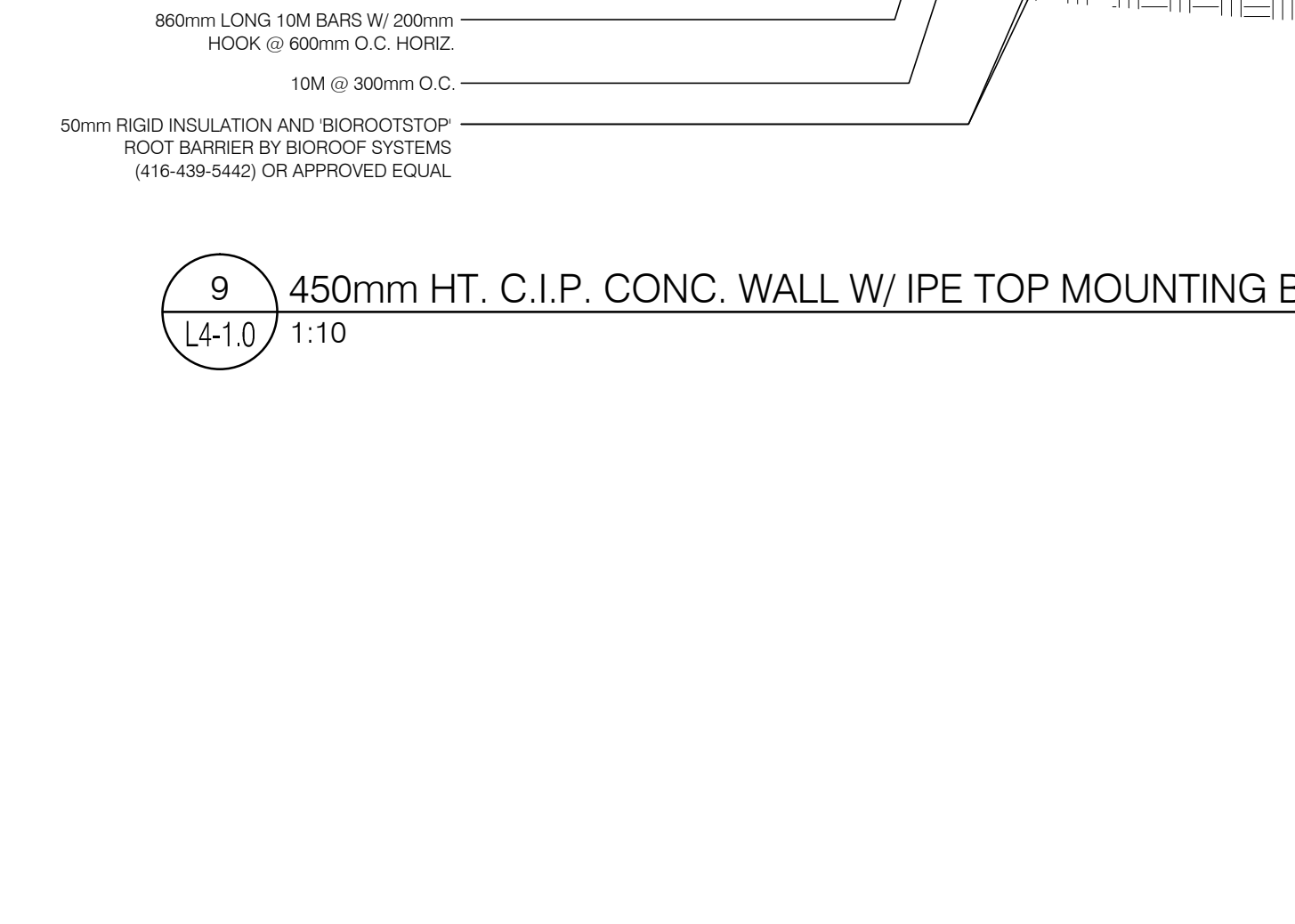
**10 450mm HT. CORTEN STEEL PLANTER WALL**  
L4-1.0 1:10



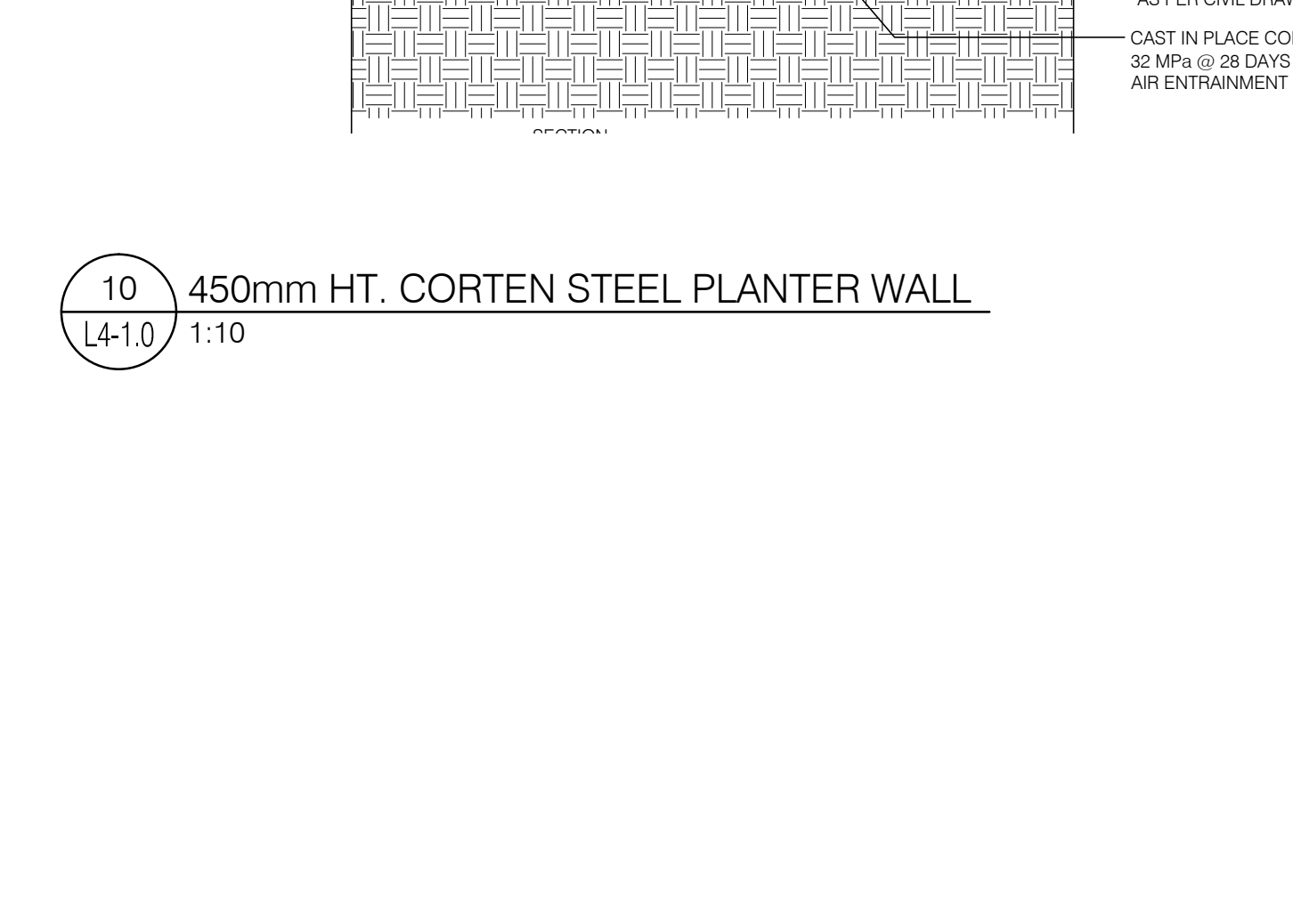
**11 JOINT CONNECTION ENLARGEMENT & PLAN VIEW CORTEN STEEL PLANTER**  
L4-1.0 1:50



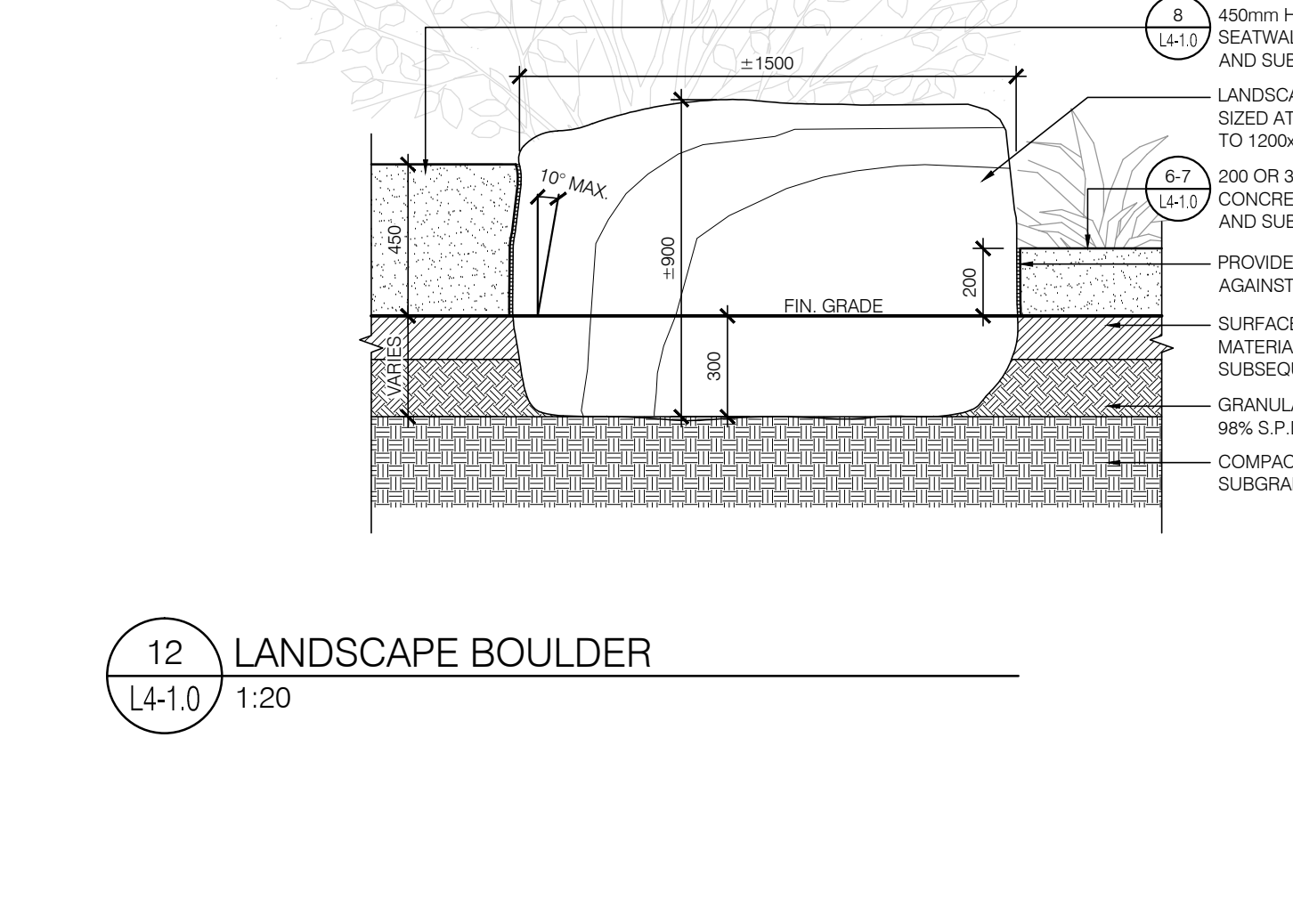
**12 LANDSCAPE BOULDER**  
L4-1.0 1:20



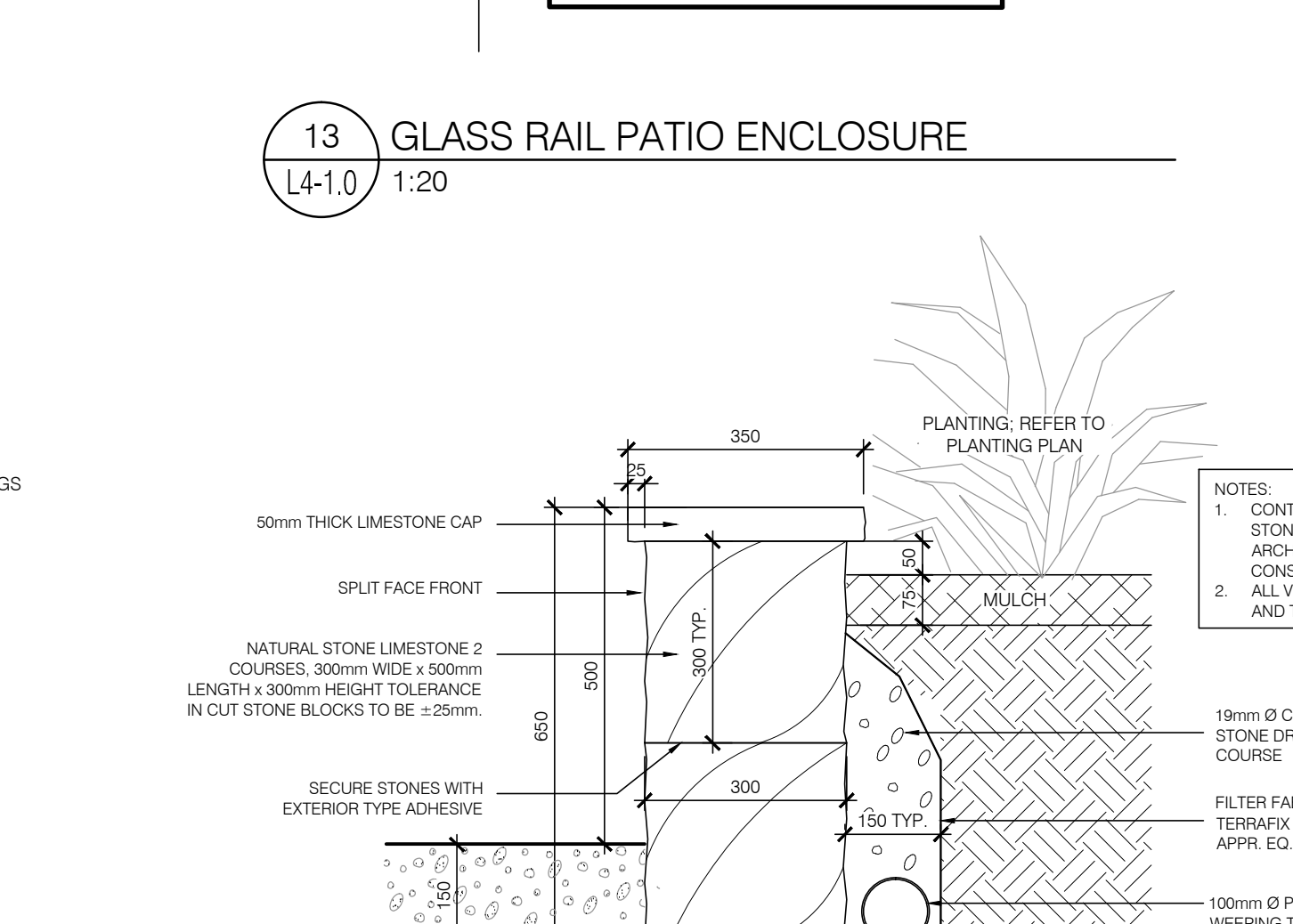
**13 GLASS RAIL PATIO ENCLOSURE**  
L4-1.0 1:20



**14 DRY LAID LIMESTONE SEAT WALL**  
L4-1.0 1:10



**15 GRANITE CHIP PAVING**  
L4-1.0 1:10



**16 PRECAST UNIT PAVING ON CONC. BASE @ C.I.P. PAVING**  
L4-1.0 1:5

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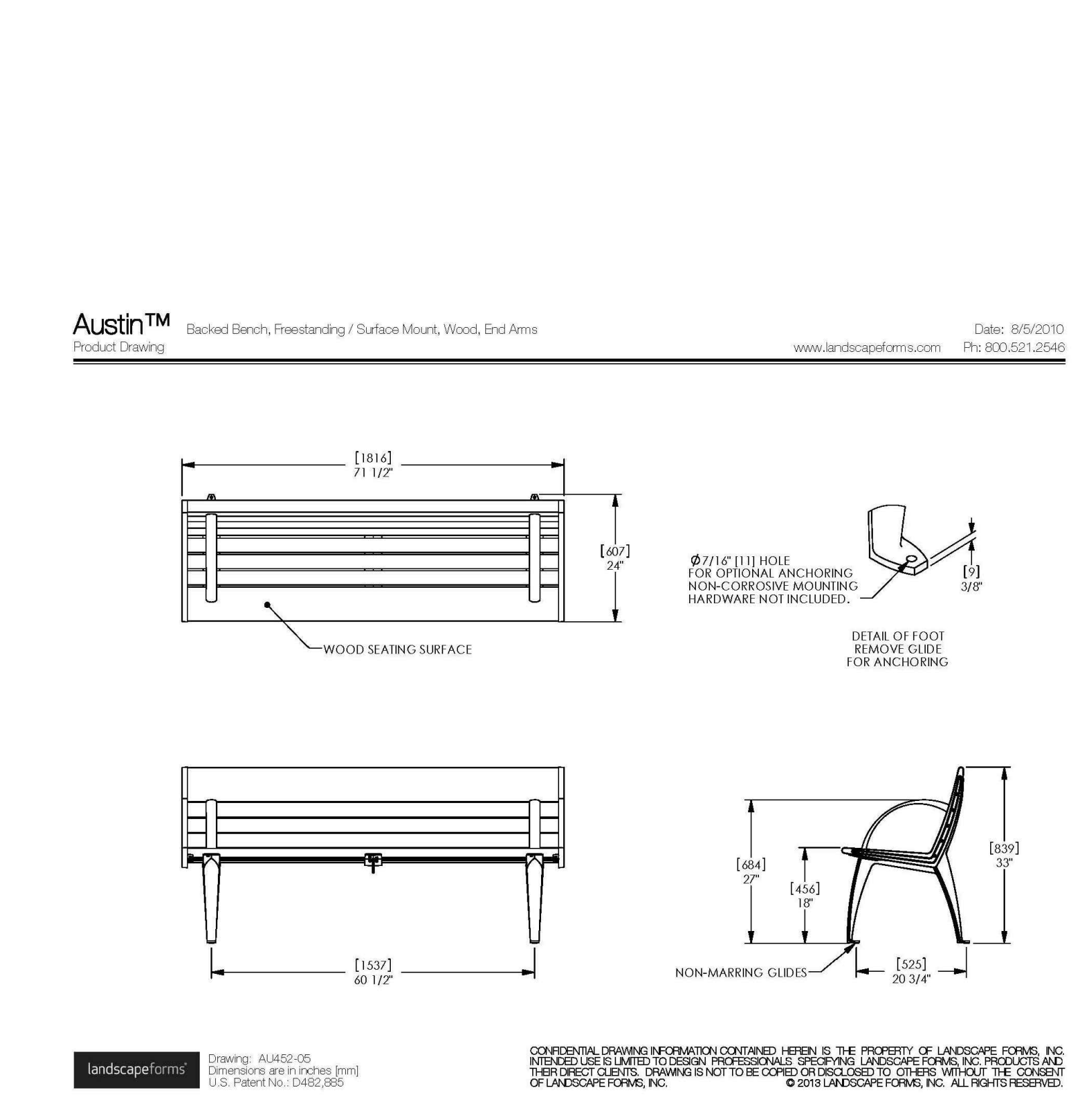
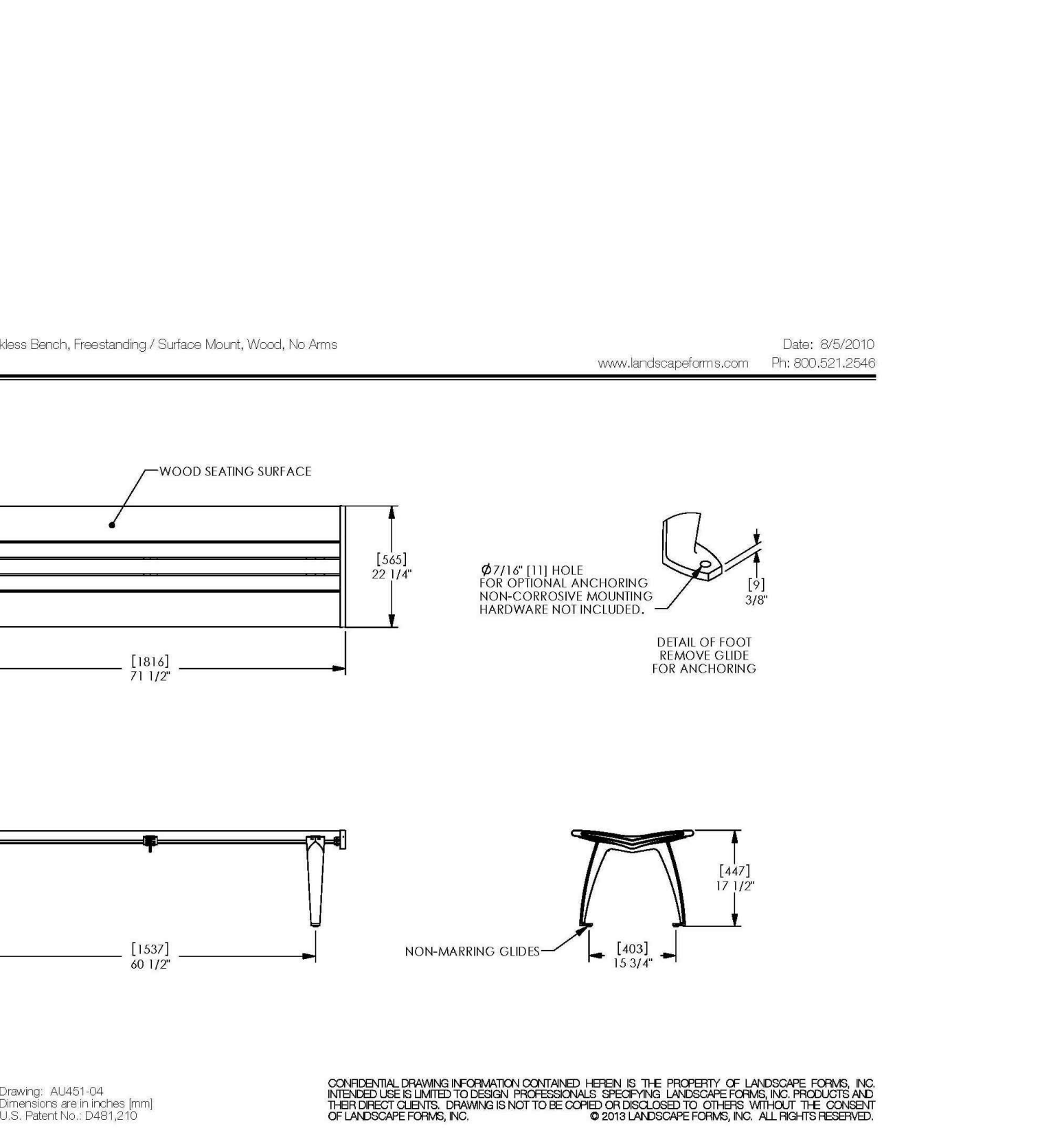
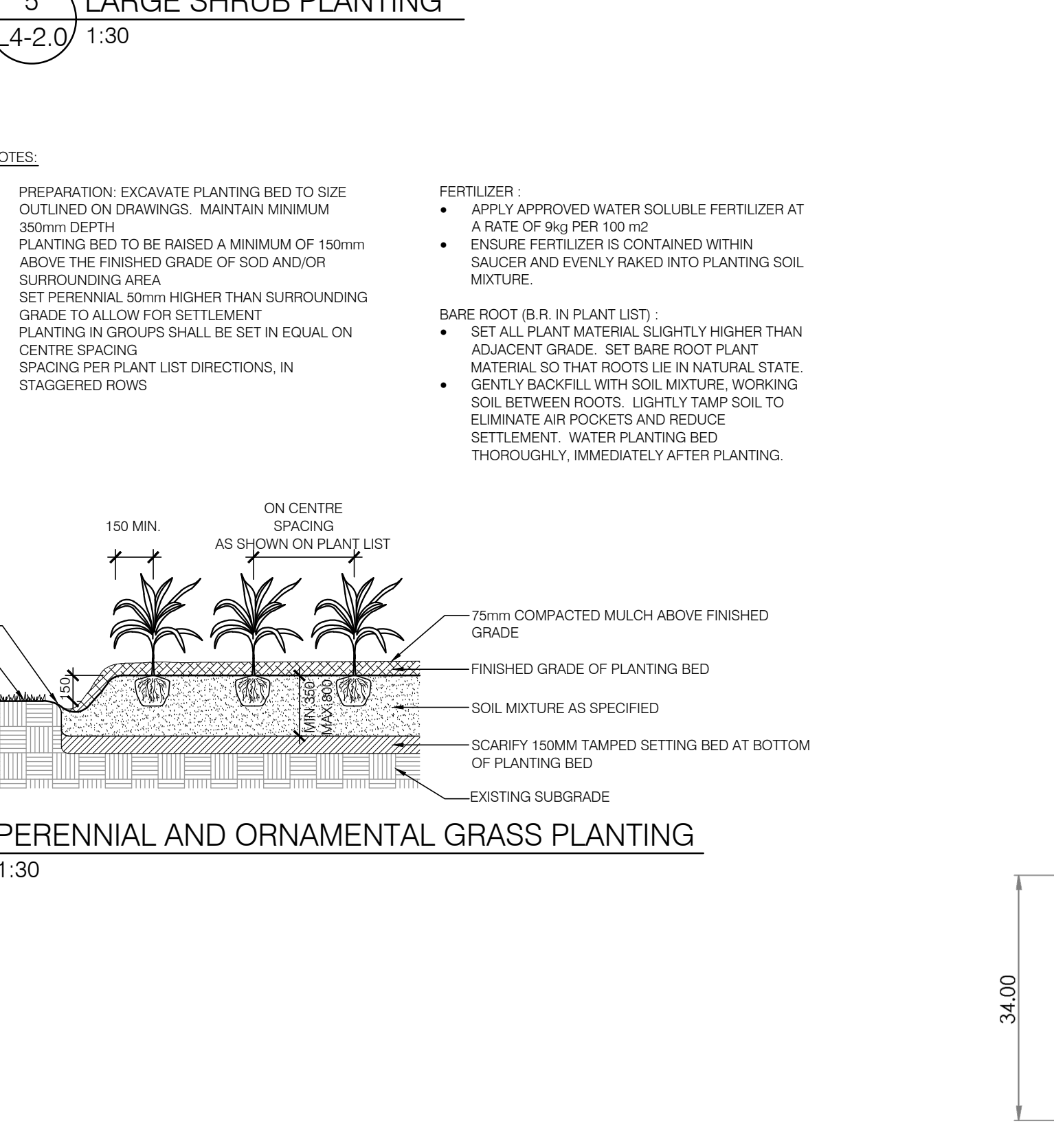
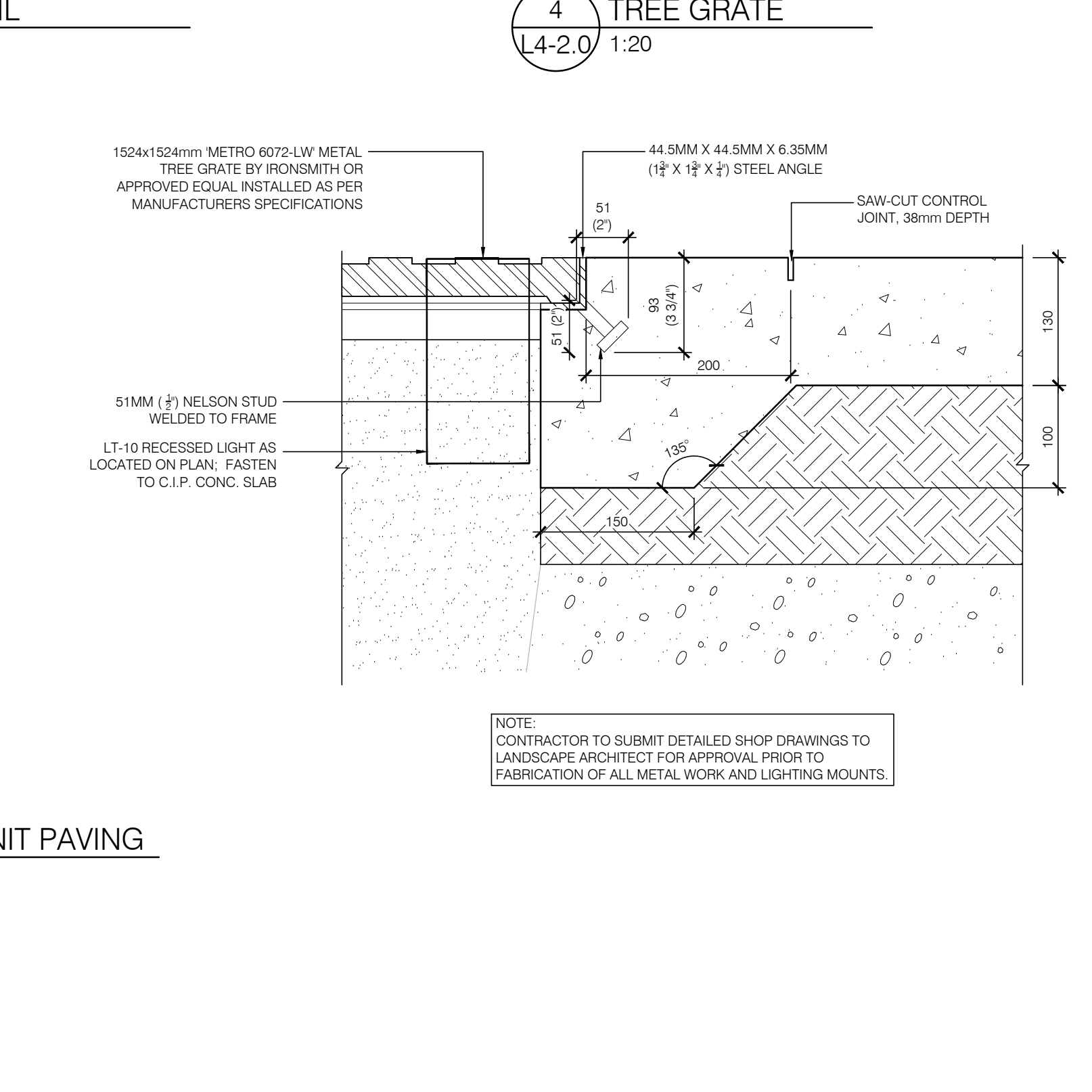
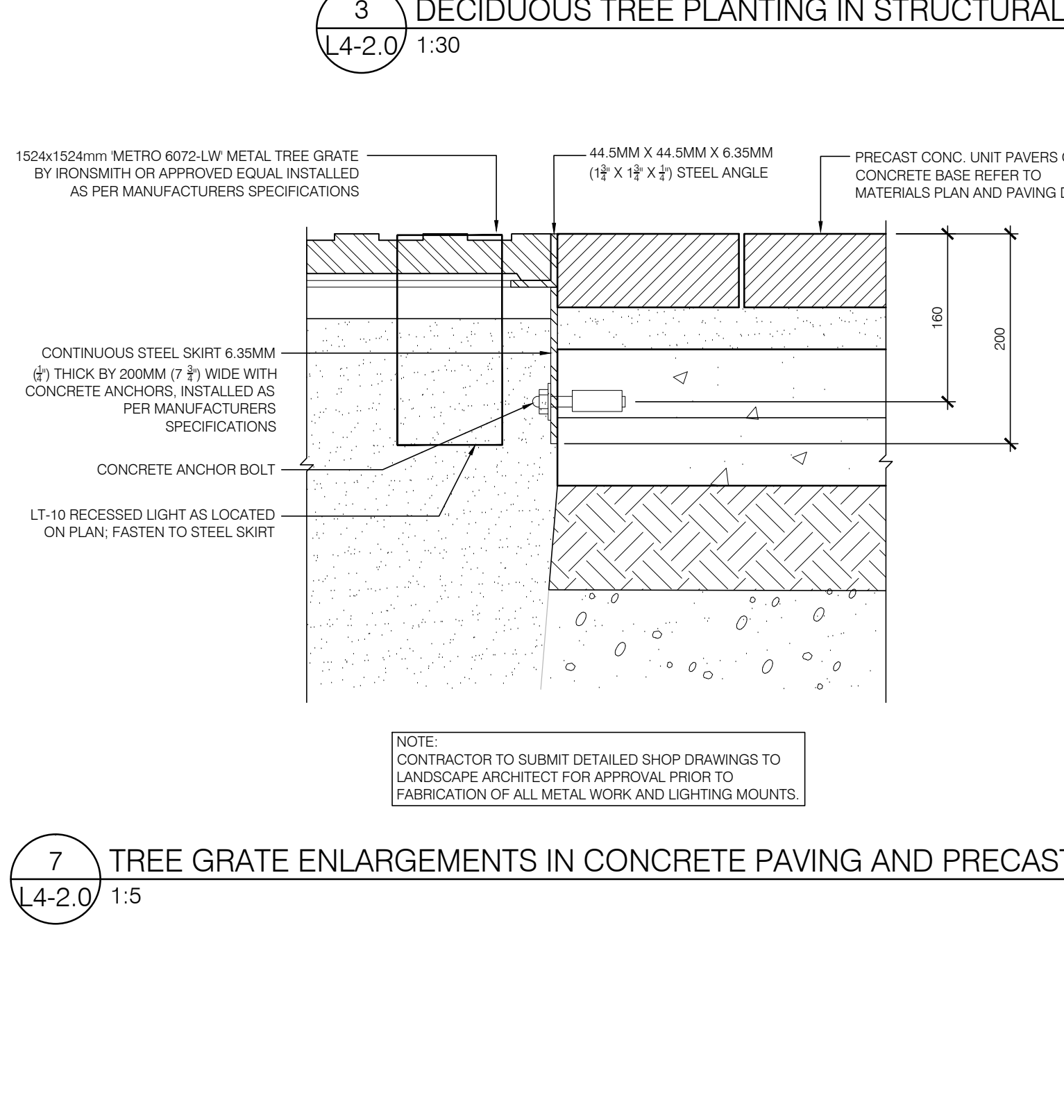
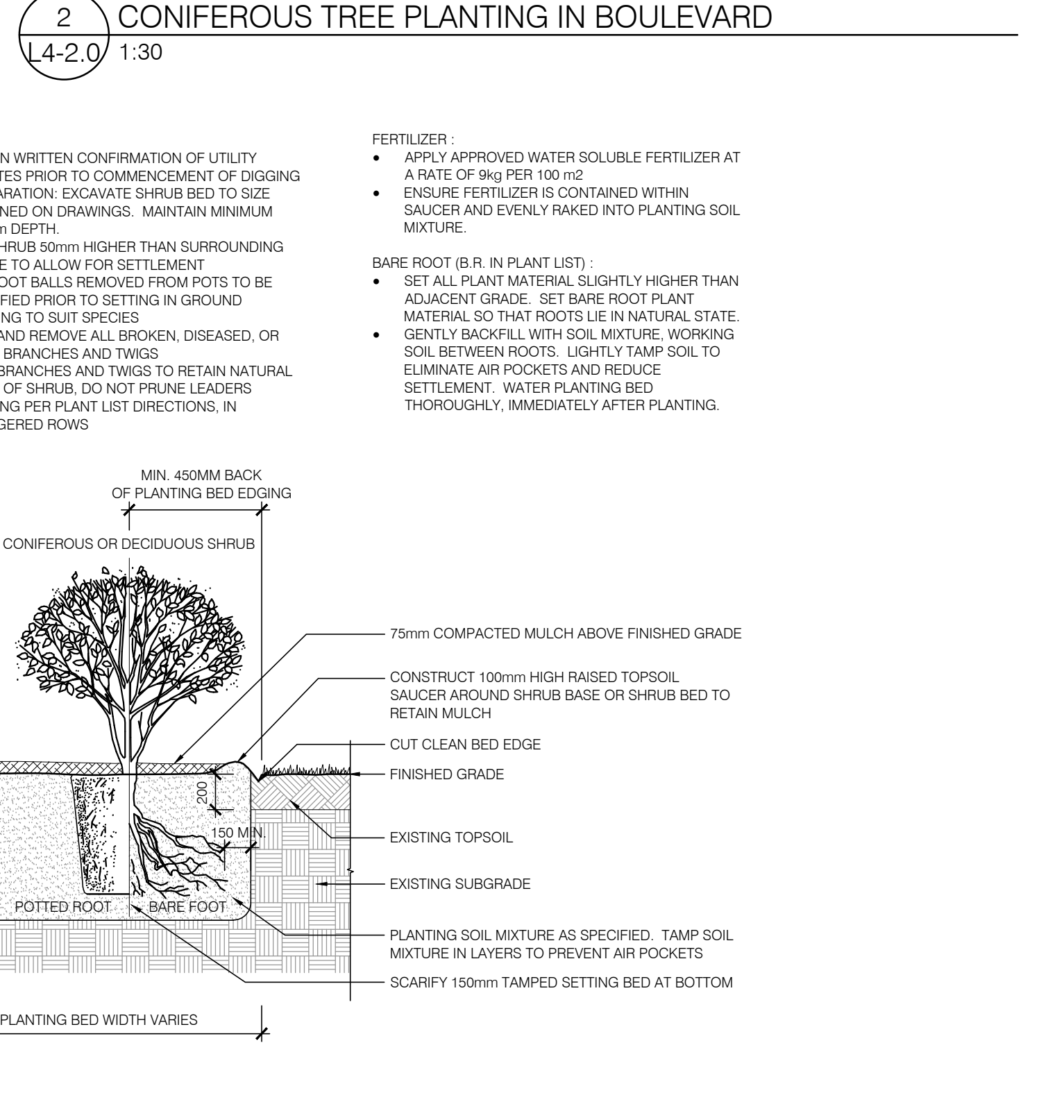
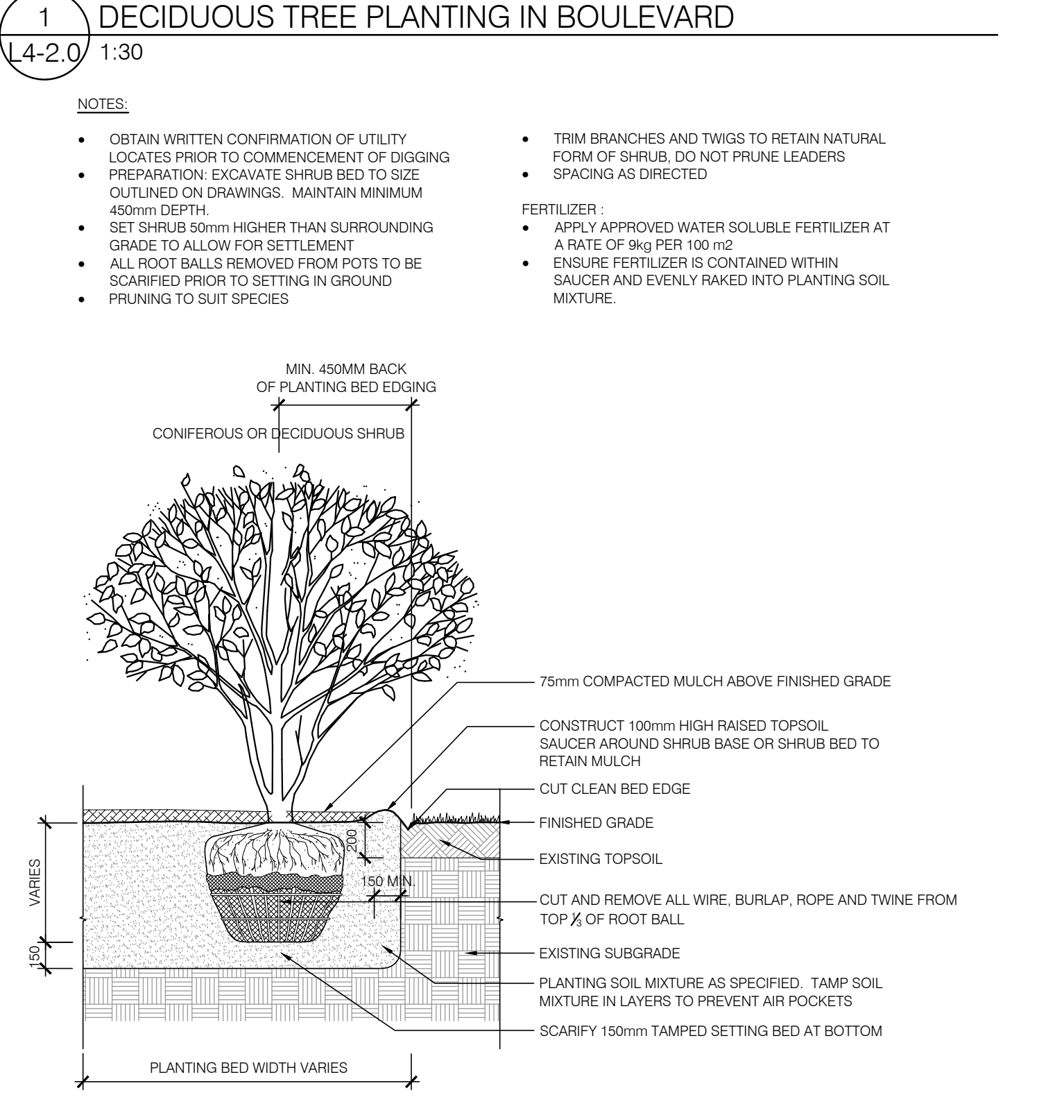
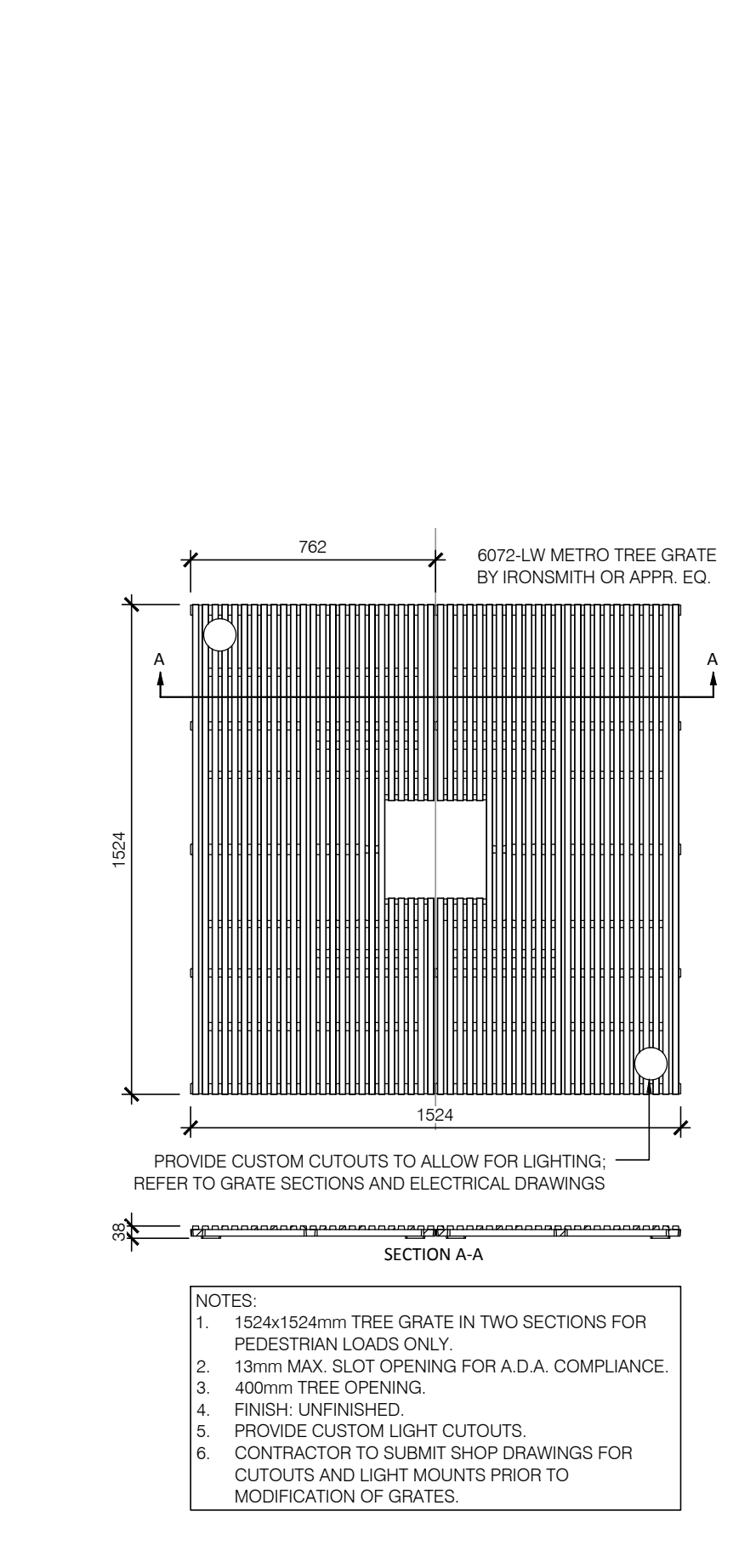
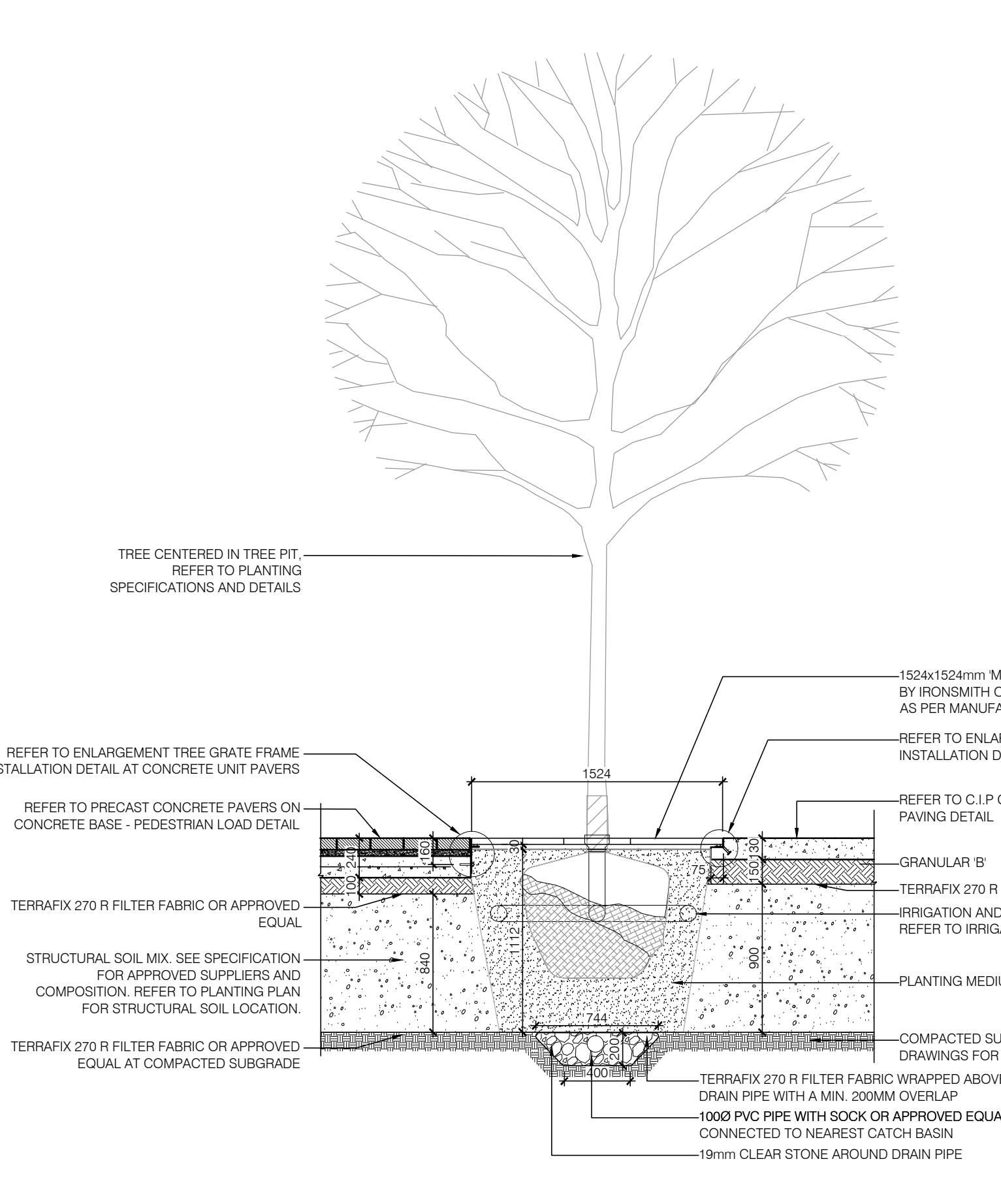
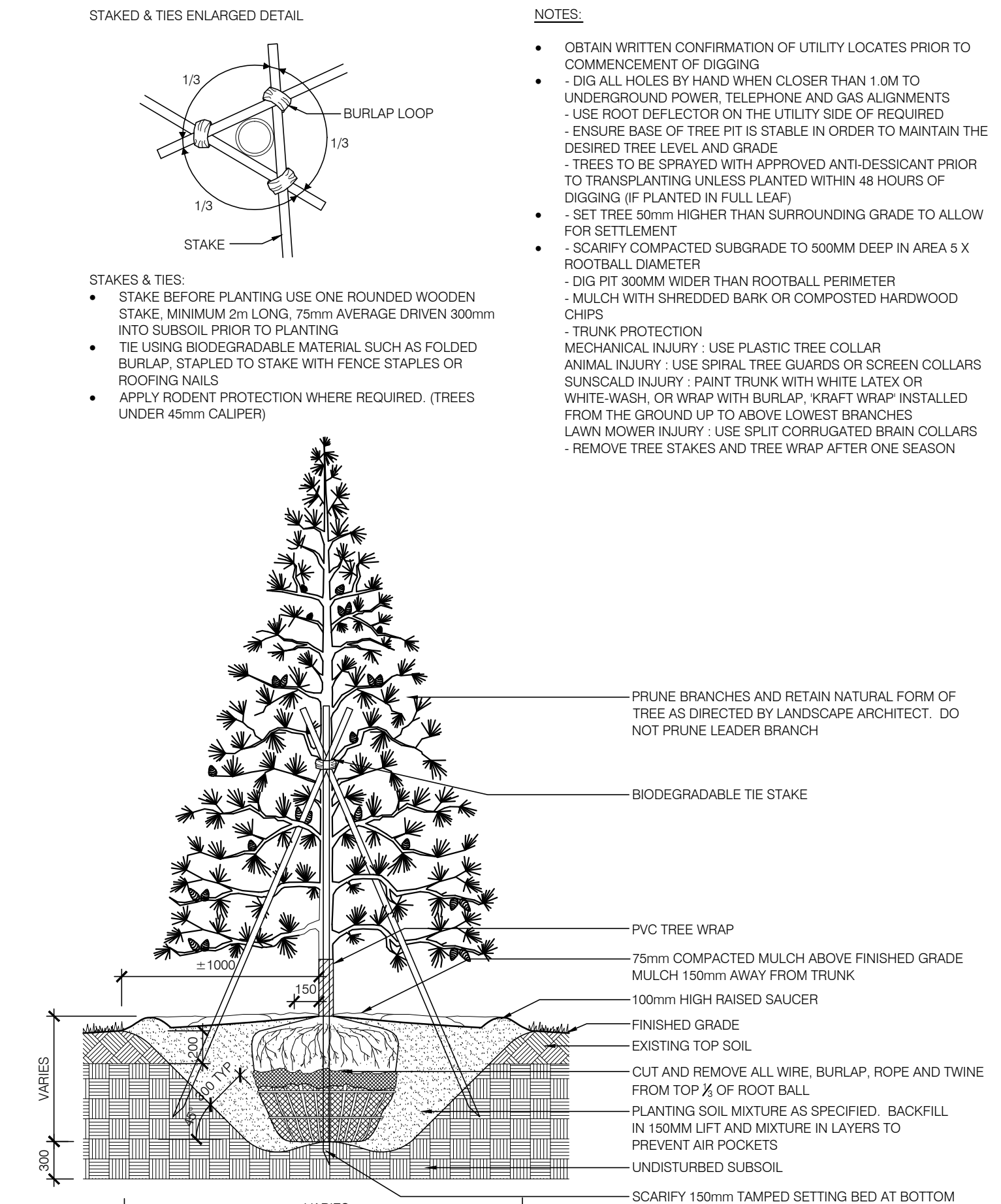
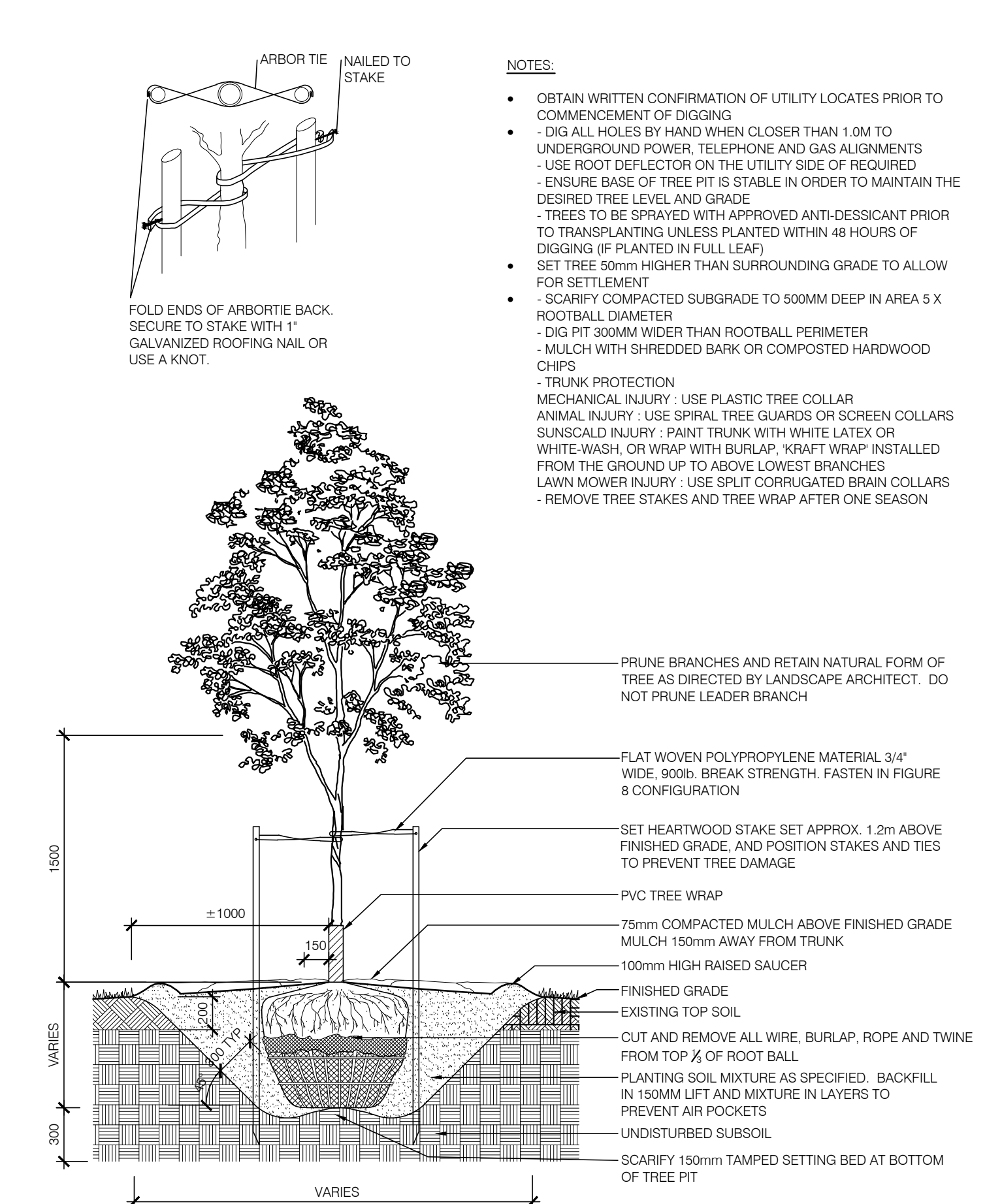
01	2014-12-16	ISSUED FOR COORDINATION	RM
Date	Issued/Revision		By
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PROJECT			
<b>TANGER OUTLETS KANATA SITE LANDSCAPE PHASE 2</b>			
KANATA ONTARIO			
DWG. TITLE			
<b>LANDSCAPE DETAILS</b>			
PROJECT NO.	37596	DATE	NOVEMBER 2014
DRAWN BY	RM	SCALE	AS SHOWN
CHECKED BY	NK	FILE NAME:	L:\Projects\2014\37596\37596.dwg
PLOT SCALE:		1:1	
DRAWING NUMBER:		L4-1.0	

PROJECT			
<b>TANGER OUTLETS KANATA SITE LANDSCAPE PHASE 2</b>			
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PROJECT NO.	37596	DATE	NOVEMBER 2014
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PLOT SCALE:		1:1	
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PROJECT NO.	37596	DATE	NOVEMBER 2014
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**TANGER OUTLETS KANATA SITE LANDSCAPE PHASE 2**

PROJECT NO: 37596 DATE: NOVEMBER 2014

DRAWN BY: RM SCALE: AS SHOWN

CHECKED BY: NK FILE NAME: L:\Projects\2014\37596\37596.dwg

PLOT SCALE: 1:1  
DRAWING NUMBER: **L4-2.0**