

GENERAL NOTES

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000 MM ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF FOUNDATION AND SITE WALLS UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PREVAIL TO THE SITE UNDER CONSTRUCTION.
3. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
5. CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE SHOULD ANY DAMAGE OCCUR. CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
8. PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLE OPEN OVERNIGHT.
9. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR APPROVAL PRIOR TO PLACING ORDERS.
11. ALL WORK SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
12. CONTRACTOR SHALL PROVIDE MARKED UP REDLINE PLANS SHOWING AS BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
13. AT ALL EDGES OF EXISTING SIDEWALKS OR CURB ADJACENT WHEN NEW CONCRETE IS TO BE PLACED, SAND/CUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
14. INSTALL EXPANSION JOINTS AS SHOWN OR AT MAXIMUM 9 METER INTERVAL.
15. INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE, PAVEMENT, SLABS, OR FOOTINGS.

LANDSCAPE NOTES

1. ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
3. IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
4. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS ON SITE.
5. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING OF SUBGRADE BELOW LAWN AND LANDSCAPE AREAS.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING TOPSOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
7. LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOIL USED ON PROJECT. COPIES OF SOIL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
8. PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BY EARTHWORK CONTRACTOR BEFORE PLACING ANY TOPSOIL.
9. BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR APPROVAL. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
11. ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
12. ALL PLANT MATERIAL SHALL BE GROWN IN CLAY SOIL. ALL SHRUBS SHALL BE GROWN IN FIBRE POT CONTAINERS. ALL TREES SHALL BE NURSERY GROWN AND TRANSPORTED USING THE BALL AND BURLAP METHOD.
13. ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
14. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A GRADED EDGE BORDER. METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 90MM DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.
15. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A MINIMUM 50MM THICK LAYER OF LANDSCAPE MULCH.
16. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
17. CONTRACTOR SHALL SEED ALL AREAS NOT DESIGNATED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
18. WHERE PROJECT SITE IS TO BE SODDED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOIL IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY ONE TO BACK OF MUNICIPAL CURB.
19. CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, LEVEL LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
20. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.
21. SEED: 100% BLUE GRASS SHALL BE USED FOLLOWING:
 - 20% FESCUE
 - 10% FINE GRASS
 - 20% BLUE GRASS
 - 20% BLUE GRASS
22. SEED: 100% BLUE GRASS SHALL BE USED FOLLOWING:
 - 20% FESCUE
 - 10% FINE GRASS
 - 20% BLUE GRASS
 - 20% BLUE GRASS

SEED AT A RATE OF 4-6 POUNDS PER 1,000 SF OR 175-200 POUNDS PER ACRE.

no.	revision	date	by
01	ISSUED FOR REVIEW	2019-09-10	WA

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY THE LANDSCAPE ARCHITECT.

signed _____ date _____

terrapien
LANDSCAPE ARCHITECTS
VISION. DELIVERED.

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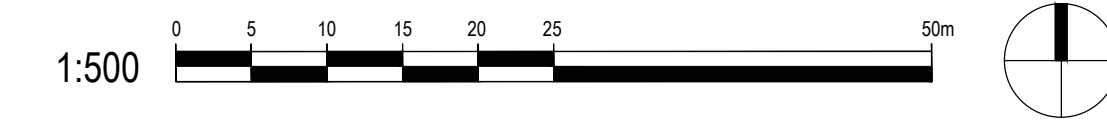
NORTH AMERICAN PROPERTIES

CLIENT
COMMUNITY RETAIL DEVELOPMENT
5707 HAZELDEAN ROAD
WEST KANATA, ONTARIO

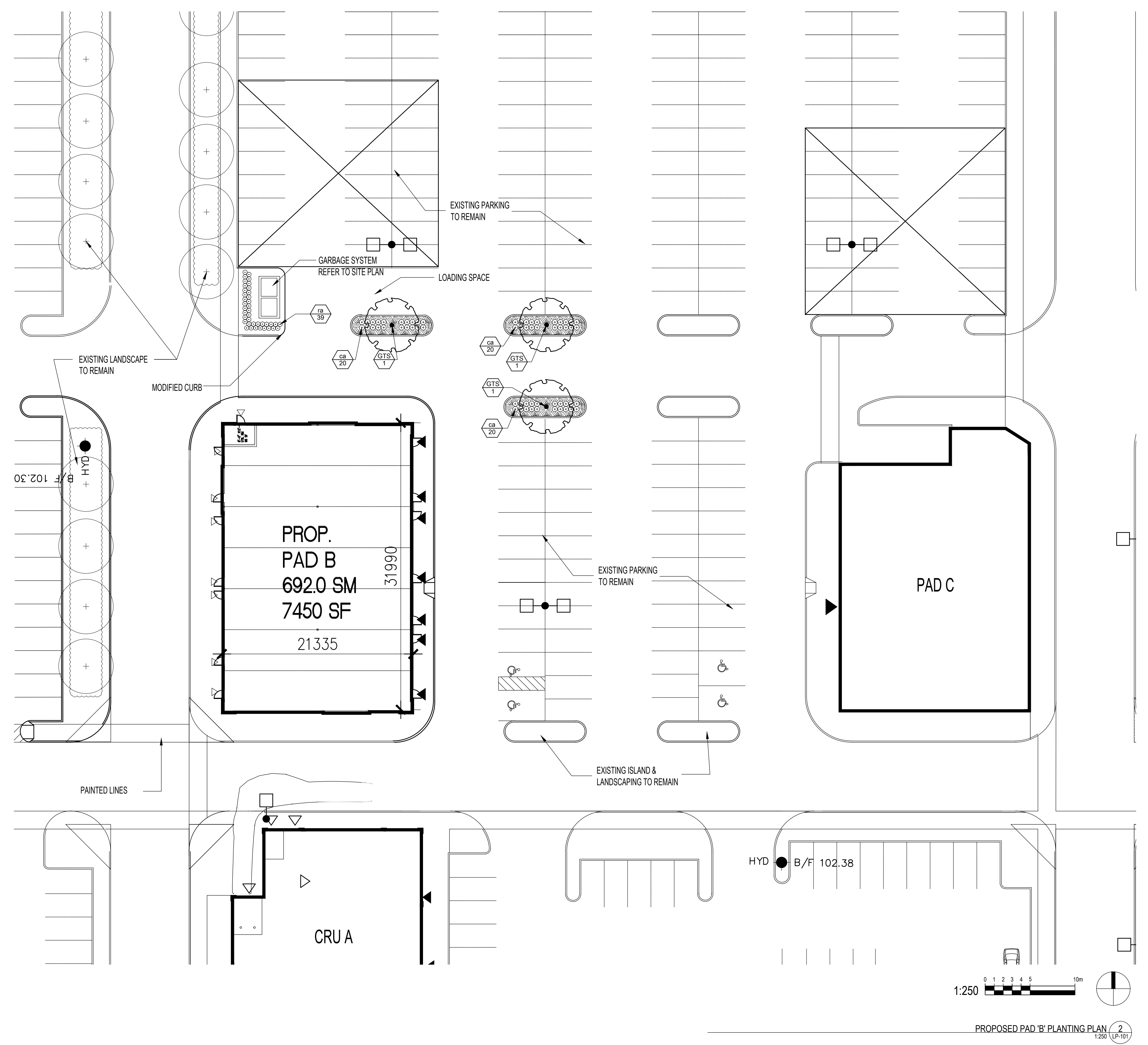
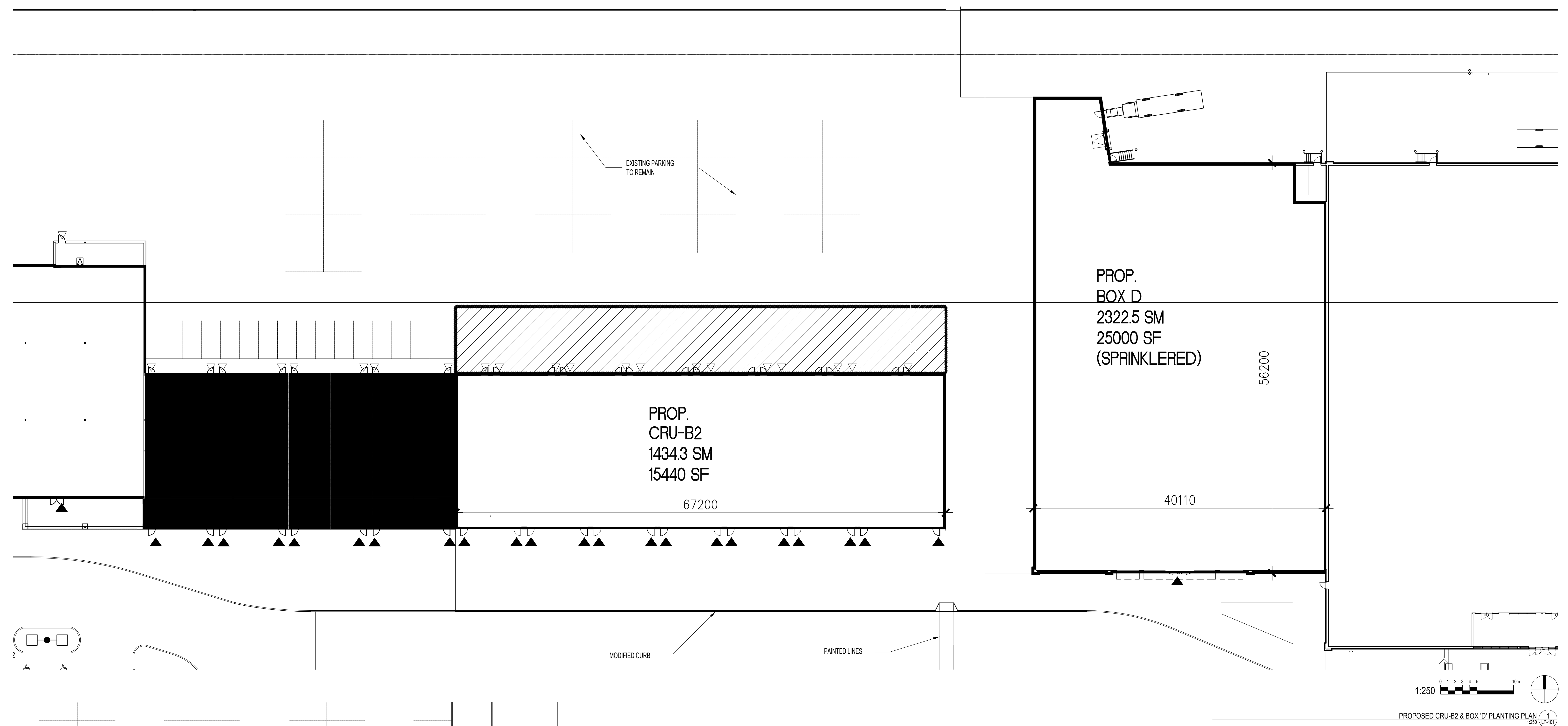
PROJECT
MASTER PLAN

DRAWING: WA
CHECKED: WA
SCALE: AS SHOWN
DATE: 2019.09.20
PROJECT NO.: 19-119

SHEET NO.: **LP-100**



MASTER PLAN 100 LP-100



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	B&B	CAL.	REMARKS
	GTS	3	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B	70MM CAL	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	REMARKS
	ra	39	RIBES ALPINUM	ALPINE CURRANT	3 GAL POT	40CM HT	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	REMARKS
	ca	60	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL		

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NORTH AMERICAN PROPERTIES

CLIENT: COMMUNITY RETAIL DEVELOPMENT
 5707 HAZELDEAN ROAD
 WEST KANATA, ONTARIO

PROJECT: PLANTING PLAN

DRAWING: WA
 CHECKED: WA
 SCALE: AS SHOWN
 DATE: 2019-09-24
 PROJECT NO.: 19-119

SHEET NO.: LP-101

DATE: 2019-09-24 11:41 AM PROJECT: 19-119 5707 HAZELDEAN ROAD WEST KANATA, ONTARIO L3W 5K6 DRAWING: PLANTING PLAN SHEET: LP-101