

PROPOSED PAD 'B'
LANDSCAPE PLAN 1 LP-102

PROPOSED CRU-B-2a
& PROPOSED BOX 'D'
LANDSCAPE PLAN 1 LP-101

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 PERTAIN 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 HOLES 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 SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONSTRUCTION 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 CONTRACTORS 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 RESPREADING 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 TRANSPLANTED 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 SPADED EDGE BORDER. UNLESS METAL EDGE BORDER IS SPECIFIED, BORDER SHALL BE CUT 80MM DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.
15. ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 80MM 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 DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
18. WHERE PROJECT SITE IS TO BE SODDED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOD IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
19. CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
20. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTS AND SEEDS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.
21. SEED MIX FOR LAWN AREAS SHALL BE AS FOLLOWS:
20% FESCUE
10% RYE GRASS
20% BLUE GRASS
50% BLUE GRASS
SEED AT A RATE OF 4-6 POUNDS PER 1,000 SF OR 175-200 POUNDS PER ACRE.

Colette Gorni
**COLETTE GORNI
PLANNER I
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

APPROVED
By Colette Gorni at 9:26 am, Aug 10, 2020

no.	revision	date	by
03	RE-ISSUED FOR SPA #3	2020-03-27	MC
02	RE-ISSUED FOR SPA	2019-12-29	MC
01	ISSUED FOR REVIEW	2019-09-10	MC

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 _____

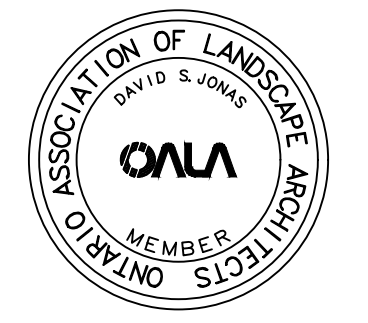
terraplan
LANDSCAPE ARCHITECTS
VISION. DELIVERED.
20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1 info@terraplan.ca www.terraplan.ca

**NORTH AMERICAN
PROPERTIES**

CLIENT
COMMUNITY RETAIL DEVELOPMENT
5705 HAZELDEAN ROAD
WEST KANATA, ONTARIO

PROJECT
OVERALL LANDSCAPE PLAN

DRAWING	MC
CHECKED	DJ
SCALE	AS SHOWN
DATE	2019-09-04
PROJECT NO.	19-119



SHEET NO. **LP-100**