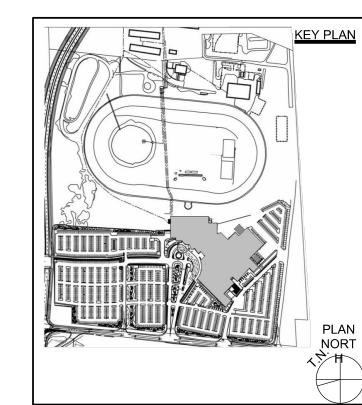




PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

INNER HARBOR CENTER 400 EAST PRATT STREET, SUITE 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

4837 ALBION RD, GLOUCESTER, OTTAWA ONTARIO, CANADA

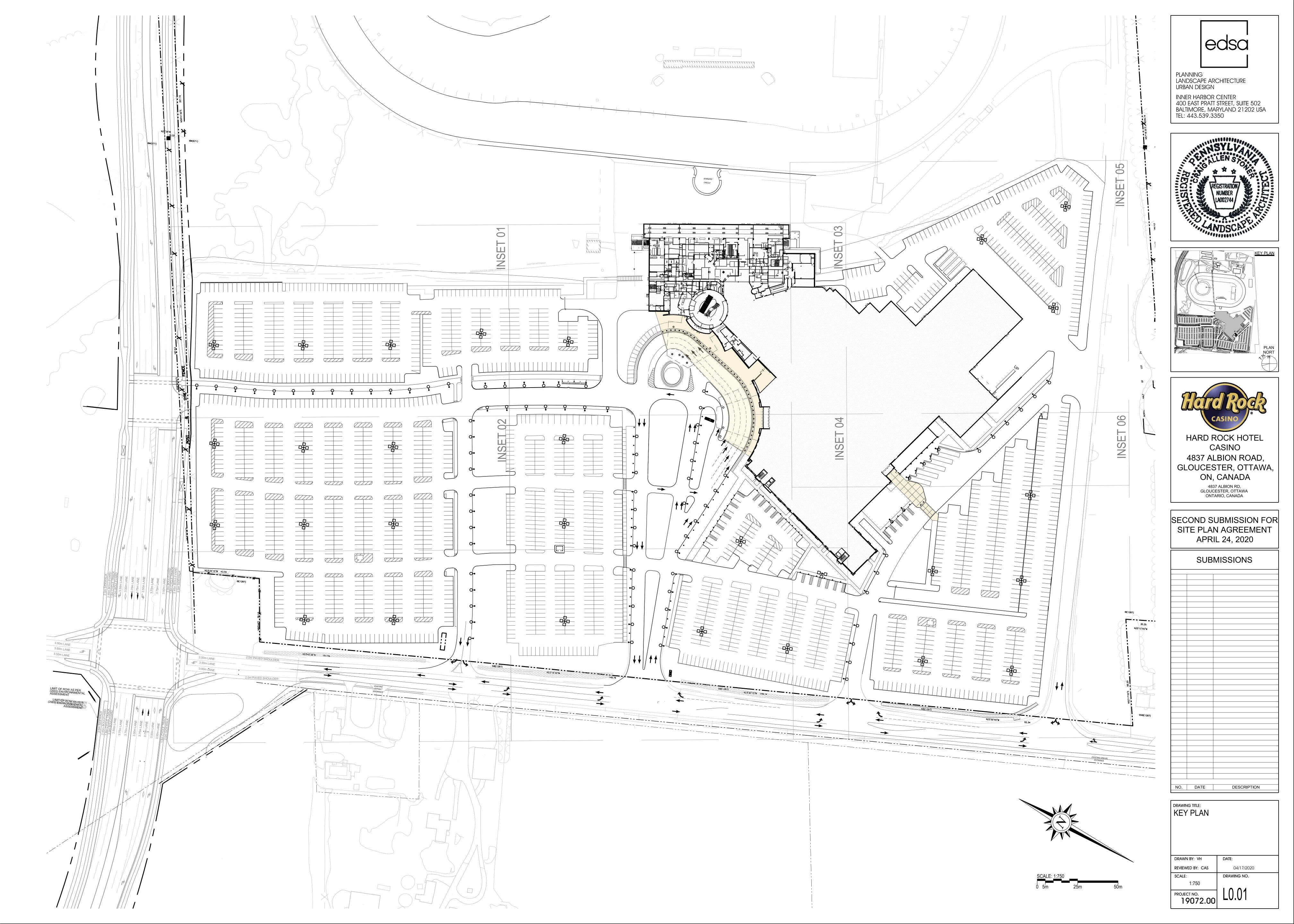
SUBMISSIONS

$\overline{\Omega}$	DATE	DESCRIPTION

DRAWING TITLE:

ILLUSTRATIVE PLAN

REVIEWED BY: CAS



GENERAL NOTES FOR SITE HARDSCAPE

1. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES. IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE CONTRACTOR'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF/ HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.

3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/ HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

4. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONTRACTOR'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE CONTRACTOR'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY

5. CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.

6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.

7. CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE CONTRACTOR'S REPRESENTATIVE.

8. ALL PAVEMENT JOINTS ARE TO BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT LINES UNLESS NOTED OTHERWISE. LAYOUT CURVILINEAR JOINTS AS INDICATED ON THE DRAWINGS FOR APPROVAL BY CONTRACTORS REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

9. ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS. PRIOR TO CONSTRUCTION ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS. MANHOLES. OR OTHER SITE ELEMENTS.

10. CONTRACTOR SHALL SUBMIT SAMPLES OF EACH PAVING TYPE FOR APPROVAL BY THE CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION ACCORDING TO THE SPECIFICATIONS. THEY ARE TO REVIEW THE SAMPLES TO UNDERSTAND THE LEVEL OF QUALITY OF VARIOUS FINISHES.

11. MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/ OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE WATER BODIES, EXISTING PARKING LOTS, ETC. ACCORDING TO ALL APPLICABLE FEDERAL/ STATE LAW AND REGULATIONS.

12. SEE ENGINEERS PLANS AND DETAILS FOR CONCRETE EXPANSION JOINTS AND CONTROL JOINTS

13. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS. MAKE SURE THAT ABUTTING PAVEMENT SURFACES ARE FLUSH WITHIN 1/8" TOLERANCES. ALL HARDSCAPE SURFACES SHALL HAVE A CROSS SLOPE NO GREATER THAN 2% UNLESS OTHERWISE NOTED.

14. REFER TO THE CIVIL ENGINEERS PLANS FOR GENERAL LIMITS OF CONSTRUCTION ARE NOTED, UNLESS OTHERWISE NOTED

15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/ PROTECTION BY LOCALLY APPROVED MEANS AND MAINTAINING EROSION CONTROLS ALREADY IN PLACE. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS.

16. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

17. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY, RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF SITE DAILY. ALL MATERIALS. PRODUCTS. AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY CONTRACTOR'S REPRESENTATIVE.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL DRAIN INLETS, CATCH BASINS. YARD DRAINS AND MANHOLES INDICATED ON THE PLANS UNDER PREVIOUS CONSTRUCTION.

19. THE CONTRACTOR, PRIOR TO BEGINNING ANY UNDERGROUND EXCAVATION, BORING, PILE DRIVING, BLASTING OR PLANTING MUST FIRST OBTAIN AN EXCAVATION PERMIT FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR MUST CALL THE APPROPRIATE AGENCIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO PLANNED EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINES. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE CONTRACTOR PRIOR TO EXCAVATING. THE CONTRACTOR SHALL COORDINATE FULLY WITH THE CONTRACTOR'S REPRESENTATIVE FOR ALL EXCAVATION PERMITS AND NOTIFICATION NECESSARY PRIOR TO INITIATING ALL WORK.

20. CONTRACTOR TO COORDINATE HIS/ HER WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/ HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CONTRACTOR'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND /OR ELEVATION OF HIS/ HER WORK SHALL BE PERFORMED BY OTHERS.

21. ALL PAVEMENT SURFACES SHALL BE CONSTRUCTED TO POSITIVELY DRAIN AWAY FROM VERTICAL ELEMENTS SUCH AS BUILDINGS, WALLS, COLUMNS, ETC. TOWARD AND INTO DRAINAGE STRUCTURES SHOWN ON THE CIVIL ENGINEER'S DRAWINGS. WALKWAYS LOCATED WITH EXISTING TREE AREAS SHALL BE LOCATED IN THE FIELD TO MINIMIZE DISTURBANCE OF EXISTING TREES.

22. ALL ANGLES ARE 45 DEGREES OR 90 DEGREES UNLESS OTHERWISE NOTED.

23. WALLS. FENCES. RAMPS. STAIRS. WALKS AND TRELLISES ARE TO BE STAKED IN THE FIELD AND FINAL LOCATION IS TO BE APPROVED BY CONTRACTOR'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

24. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND SITE LAYOUT AND GRADING. REFER TO CIVIL ENGINEERS DRAWINGS FOR OVERALL SITE LAYOUT AND GRADING.

25 WRITTEN DIMENSIONS WILL PREVAIL ON THIS PLAN. DO NOT SCALE FROM THESE PLANS.

26. ALL STRUCTURAL ELEMENTS IN THIS DRAWING PACKAGE INCLUDING. BUT NOT LIMITED TO: FOOTINGS. WALLS. COLUMNS. FOUNTAINS SHALL BE REVIEWED AND VERIFIED OR ADJUSTED IN FIELD BY CONTRACTOR'S STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION OF SUCH ITEMS.

27. ALL ELECTRICAL ELEMENTS IN THIS DRAWING PACKAGE INCLUDING, BUT NOT LIMITED TO PEDESTRIAN LIGHTS, STREET LIGHTS, PARKING LOT LIGHTS, BOLLARD LIGHTS, UPLIGHTS, ETC. SHALL BE REVIEWED AND VERIFIED OR ADJUSTED IN FIELD BY ELECTRICAL ENGINEER & LIGHTING CONSULTANT PRIOR TO CONSTRUCTION OF SUCH ITEMS.

28. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS AND FIELD MOCKUPS TO THE CONTRACTOR'S REPRESENTATIVE AND PROJECT LANDSCAPE ARCHITECT FOR FINAL REVIEW AND APPROVAL PRIOR TO CONSTRUCTION FOR THE FOLLOWING ITEMS: ALL PAVING TYPES, ALL ELEMENT TYPES IN THE SITE FURNISHINGS SCHEDULE, AS WELL AS, ENTRY COLUMN STONE LOGO PLACARD. MOCKUPS WILL BE SET UP IN A SECURED PORTION OF THE SITE FOR REFERENCE THROUGHOUT CONSTRUCTION AND REMAIN UNTIL PROJECT SITE CONSTRUCTION COMPLETION.

29. ANY AND ALL REFERENCES IN THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS) TO BE BRANDED PRODUCTS. PROCEDURES OR PATENTED PROCESSES ARE ASSUMED TO CARRY AN IMPLIED STATEMENT OF "OR APPROVED EQUAL" UNLESS SPECIFICALLY NOTED OTHERWISE WITH "NO SUBSTITUTIONS PERMITTED".

ABBREVIATIONS

NUMBER AND ΑТ **AREA DRAIN** A.D. **ADJACENT AGGREGATE ALTERNATE ARCH** ARCHITECT (Architectural)

BLDG BUILDING B.S. **BOTTOM OF STEP** BTW BETWEEN **BOTTOM OF WALL CATCH BASIN CONTROL JOINT CENTERLINE CUBIC METER** CLEAR

CLEARANCE COL. COLUMN CONC CONCRETE COND. CONDITION CONT **CONTINUOUS**

CLEAR TRUNK DECK DRAIN DECOMPOSED GRANITE DRAIN INLET DBL. DOUBLE DET DETAIL DIAMETER

DIM **DIMENSION** DWG DRAWING DWN. DOWN **EAST** EACH EJ **EXPANSION JOINT ELEC ELECTRICAL ELEVATION EQUAL** EQ

EXISTING FINISH FLOOR ELEVATION **FINISH GRADE** FΗ FIRE HYDRANT FLR. **FLOOR FINISH SURFACE FOOT**

PLANT CONTAINER SIZE GALLON HIGH HECTARE **HIGH POINT HORIZONTAL HEIGHT** JOINT

KILOGRAM LENGTH LANDSCAPE ARCHITECT LOW POINT METER MANUFACTURER MAN HOLE **MILLIMETER** MAX MAXIMUM **MECH MECHANICAL** MED MEDIUM MTL METAL

MIN **MINIMUM NOT IN CONTRACT** NEW NOT TO SCALE NATURAL NO **NUMBER OVERALL HEIGHT** ON CENTER OPENING PLANTING AREA

POURED IN PLACE PROPERTY LINE PCO POINT OF CONNECTION RADIUS REQ **REQUIRED** RES **RESISTANT RIGHT OF WAY SCORE LINE**

SEC SECTION SCH **SCHEDULE** SIMILAR SHEET **SQUARE METER** SPACE (SPACING) **SPECS SPECIFICATIONS** SQ SQUARE STL STEEL SSL STRUCT

STAINLESS STEEL SUBSURFACE LEVEL STRUCTURAL SYM SYMMETRICAL TAD TOP OF AREA DRAIN T&B TOP AND BOTTOM TPC TOP OF POOL COPING TOP OF CURB THK THICK TOP OF PAVING TOP OF STEPS TOP OF WALL

TYP TYPICAL **VERTICAL** WIDE WOOD **WEEPHOLE** WATER LEVEL WATERPROOF WITH W/O WITHOUT

PLANTING NOTES & SCHEDULE

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SUPPORTING TEXT.

2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. 3. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR

VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.

4. CONTRACTOR SHALL FAMILIARIZE HIMSELF/ HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

5. UNLESS OTHERWISE NOTED, LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS (REFER TO CIVIL ENGINEERING DRAWINGS).

6. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL APPLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SEED OR SOD QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION.

7. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.

8. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

9. CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST TWO ON-SITE AREAS.

10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "CANADIAN STANDARDS FOR NURSERY STOCK" PROCEDURES AND SPECIFICATIONS AS PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA). PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS. ANY PLANT MATERIAL EXHIBITING A SPINDLY OR LOPSIDED HABIT OR ANY OTHER FEATURE THAT DETRACTS FROM ITS HEALTH OR APPEARANCE WILL BE REJECTED

11. ALL SHADE TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED. CLEAR TRUNK IS NOT REQUIRED FOR FLOWERING TREES/ ORNAMENTALS.

12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.

13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.

14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.

15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1. SEE CIVIL ENGINEER'S GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1.

16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) IS LISTED UNDER "COMMENTS" ON THE PLANT LIST.

17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/ OR LANDSCAPE ARCHITECT.

18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATIONS OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND /OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.

19. ANY CURVILINEAR PLANTING OR UNCLEAR PLANTING LAYOUT IS TO BE STAKED IN THE FIELD AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR REVIEW.

21. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK WHEN NECESSARY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.

22. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

23. LANDSCAPE CONTRACTOR SHALL REGARD ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.

24. ALL DUG PLANT MATERIAL SHALL HAVE BEEN DUG BEFORE BUD BREAK OR AFTER LEAF MATURATION. ANY PLANT MATERIAL EXHIBITING DROOPING NEW GROWTH WITHIN TWO (2) WEEKS OF BEING PLANTED WILL BE REJECTED AND MUST BE REMOVED FROM THE JOB AND REPLACED AT NO COST TO THE OWNER. DUG PLANTS SHALL BE DUG WITH A FIRM, NATURAL ROOT BALL.

25. SITE PREPARATION: IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO PRESENT "CLEAN" SOIL CONDITIONS TO THE LANDSCAPE CONTRACTOR PRIOR TO ANY LANDSCAPE INSTALLATION. "CLEAN" MAY INCLUDE ON-SITE SOIL BUT MUST BE FREE OF PAVEMENT MATERIALS, MUD ROOTY SYSTEMS, PETROLEUM OR OTHER CHEMICAL SUBSTANCES, CONSTRUCTION DEBRIS AND ALL OTHER MATERIALS.

26. NO PLANTS SHALL BE PLANTED IN SITUATIONS THAT SHOW OBVIOUS POOR DRAINAGE. SUCH SITUATIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER, AND IF THEY DEEM NECESSARY, THE PLANTS SHALL BE RELOCATED OR THE CONTRACT SHALL BE ADJUSTED TO ALLOW DRAINAGE CORRECTION AT A NEGOTIATED COST.

27. AMENDED SOIL FOR PLANTING BEDS AND TREE PITS SHALL BE 40% EXISTING SOIL. 40% TOPSOIL. 10% MASONRY SAND AND 10% ORGANIC MATTER. ORGANIC MATTER CAN BE LEAF MOLD OR PEAT MOSS. BUT SHALL NOT INCLUDE HEAVY METALS. AMENDED SOIL PH SHALL BE ADJUSTED TO BE BETWEEN 6.5 AND 5.5 PH REQUIREMENTS. INCORPORATE 1 OZ. OF VITERRA GELSCAPE GRANULAR POLYMER PER CALIPER INCH FOR TREES AND 1/2 POUND PER 100 SQ. FT. FOR TURF AREAS IN THE TOP 2-3". MANF. BY AMEREQ (800)832-8788. ALSO INCORPORATE ENDO AND ECTOMYCORRHIZAL FUNGI PACKETS PER MANUFACTURER'S RECOMMENDATIONS (MANUFACTURER HORTICULTURAL ALLIANCE. INC., 800-628-6373).

28. THE FOLLOWING MINIMUM DEPTH OF AMENDED PLANTING SOIL SHALL ALLOW FOR SETTLING: 600MM WHERE TREES ARE PROPOSED, 300MM WHERE SHRUBS ARE PROPOSED AND 100MM WHERE LAWN IS PROPOSED.

29. PLANTING SHALL NOT BE STARTED UNTIL FINAL SUB GRADE HAS BEEN ESTABLISHED AND APPROVED BY THE LANDSCAPE ARCHITECT. UNDER NO CONDITION SHALL WORK BE DONE IF THE WEATHER OR SOIL CONDITIONS ARE NOT SATISFACTORY.

30. PLACE PLANTS FOR BEST APPEARANCE FOR REVIEW AND FINAL ORIENTATION BY LANDSCAPE ARCHITECT. ALL PLANTS BEDS SHALL BE CONTAINED WITH A 4" DEEP SPADED EDGE UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS. ALL PLANT BEDS AND PLANTING AREAS TO BE MULCHED TO A DEPTH OF 75MM UNLESS OTHERWISE NOTED ON DRAWINGS.

31. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT, CONTINUE MAINTENANCE UNTIL TERMINATION OF WARRANTY, MAINTENANCE SHALL INCLUDE WEEDING, WATERING, TRIMMING AND PRUNING, DISEASE CONTROL AND MAINTENANCE AND REMOVAL OF PLANT BRACING EQUIPMENT.

32. IF AVAILABLE ON SITE, THE OWNER SHALL SUPPLY WATER AT NO COST. IT WILL BE THE LANDSCAPE CONTRACTOR'S REPONSIBILITY TO SUPPLY WATER IF THERE IS NONE ON SITE. COST OF WATER SHOULD BE INCLUDED AS LINE ITEM IN THE BID. PROJECTS PLANTED DURING SUMMER MONTHS (JUNE 15TH - AUGUST 30TH), THE CONTRACTOR SHALL PROVIDE ONE 25-GALLON TREE GATOR WATERING BAG WITH EACH TREE. PROVISIONS SHALL BE MADE TO KEEP THE BAGS FULL DURING THE SUMMER MONTHS.

33. PROVIDE A WARRANTY ON ALL WORK FOR A MINIMUM OF ONE YEAR INCLUDING ONE CONTINUOUS GROWING SEASON. COMMENCE WARRANTY ON THE DATE IDENTIFIED IN THE CERTIFICATE OF SUBSTANTIAL COMPLETION. WARRANTY SHALL INCLUDE COVERAGE OF PLANTS FROM DEATH OR PLANT MATERIAL WHICH DECLINES TO LESS THAN 75% OF ITS ORIGINAL HABIT OR CONDITION. REPLACEMENT PLANTS SHALL BE THE SAME QUALITY, SIZE AND SPECIES AS SPECIFIED AND PLANTED IN THE NEXT GROWING SEASON WITH A NEW WARRANTY COMMENCING WITH THE DATE OF REPLACEMENT.

PLANT SCHEDULE

147 Totals

458 Totals

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

VDB 9

2905

4680

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHAD	E TRE	ES			•
AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
AS	24	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
GT	15	Gleditsia tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
PG	27	Populus grandidentata	Largetooth Aspen	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
QM	10	Quercus macrocarpa	Bur Oak	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
QR	23	Quercus rubrum	Red Oak	50mm cal.	Full Plant, B&B, 6' CLEAR BRANCHING
ТΔ	15	Tilia americana	Basswood	50mm cal	Full Plant B&B 6' CLEAR BRANCHING

EVER	EVERGREEN TREES				
PA	61	Picea abies	Norway Spruce	200cm ht., 40cm spd.	Full Plant, B&B
PC	220	Picea abies 'Cupressina'	Columnar Norway Spruce	200cm ht., 40cm spd.	Full Plant, B&B, Matching Heights per Area
PG	27	Picea glauca	White Spruce	200cm ht., 40cm spd.	Full Plant, B&B, Matching Heights per Area
PN	17	Picea nigra	Austrian Pine	200cm ht., 40cm spd.	Full Plant, B&B, 4' CLEAR BRANCHING
PP	96	Picea pungens 'Glauca'	Colorado Blue Spruce	200cm ht., 40cm spd.	Full Plant, B&B
PS	21	Pinus strobus	White Pine	200cm ht., 40cm spd.	Full Plant, B&B
TS	16	Tsuga canadensis	Eastern Hemlock	200cm ht., 40cm spd.	Full Plant, B&B

111 Chamaecyparis pisifera filifera

EFC	FC 411 Euonymous fortunei 'Canadale Gold' C		Canadale Gold Euonymous	30cm ht.	Full Plant
EFM	EFM 78 Euonymous fortunei 'Moonshadow' I		Moonshadow Euonymous	30cm ht.	Full Plant
JCG	JCG 336 Juniperus communis 'Green Carpet'		Green Carpet Juniper	40cm spd.	Full Plant, 45cm Spacing
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	50cm ht.	Full Plant, 60cm Spacing
JHW	305	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	4cm spd.	Full Plant, 60cm Spacing
JSW	39	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	100cm ht.	Full Plant
	1257				

50cm ht. | Full Plant

50cm ht. Full Plant

50cm ht. | Full Plant

50cm ht. | Full Plant

50cm ht. | Full Plant

1 gal. Full Plant, 60cm Spacing

Threadleaf False Cypress

Ottawa Forsythia

Limelight. Hydrangea

Burkwoodii Viburnum

Blue Muffin Viburnum

Shenandoah Switch Grass

Owarf Winterberry Holly (male)

Dwarf Winterberry Holly (female

Ilex verticillata 'Jim Dandy 69 Ilex verticillata 'Red Sprite VIB | 67 | Viburnum x burkwoodii

28 Forsythia ovata 'Ottawa'

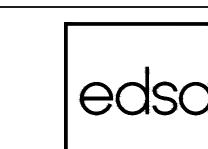
104 Hydrangea paniculata 'Limeliaht.

Viburnum dentatum 'Blue Muffin'

RENNIALS / GROUNDCOVERS / GRASSES						
SG	569	Miscanthus sinensis 'Graciillimus'	Silver Maiden Grass	1 gal.	Full Plant, 60cm Spacing	
ΑН	494	Pennisetum alopecuroides 'Hameln'	Dwarf Hameln Fountain Grass	1 gal.	Full Plant, 60cm Spacing	

LAWN					
		Seeded / Sodded Lawn			

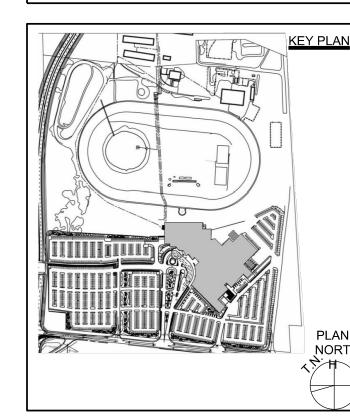
451 Panicum virgatum 'Shenandoah'



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INNER HARBOR CENTER 400 EAST PRATT STREET, SUITE 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

ON, CANADA

4837 ALBION RD.

GLOUCESTER, OTTAWA

ONTARIO, CANADA

SUBMISSIONS

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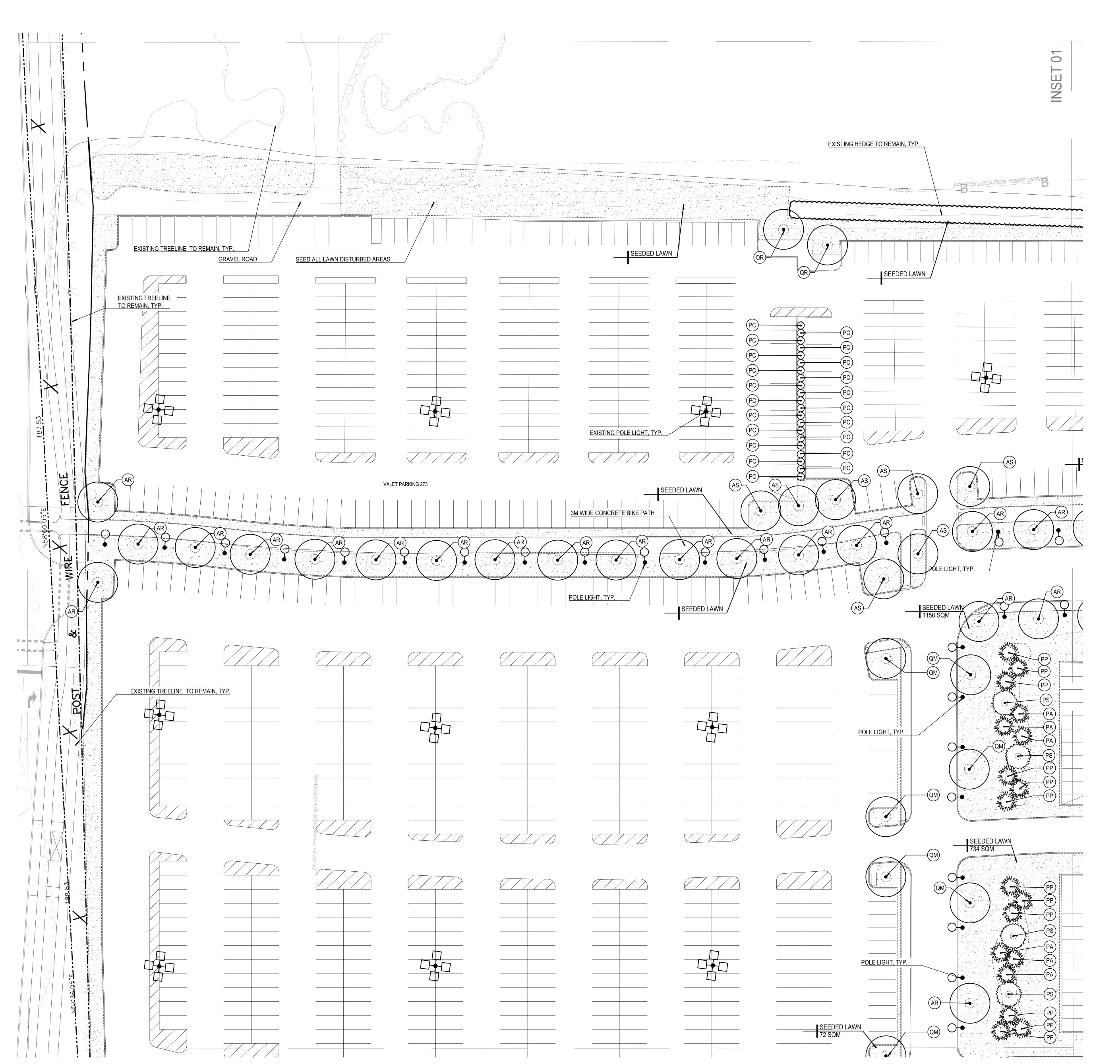
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REVIEWED BY: CAS SCALE:

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04/17/2020

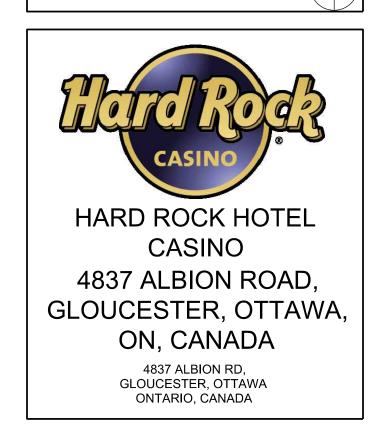
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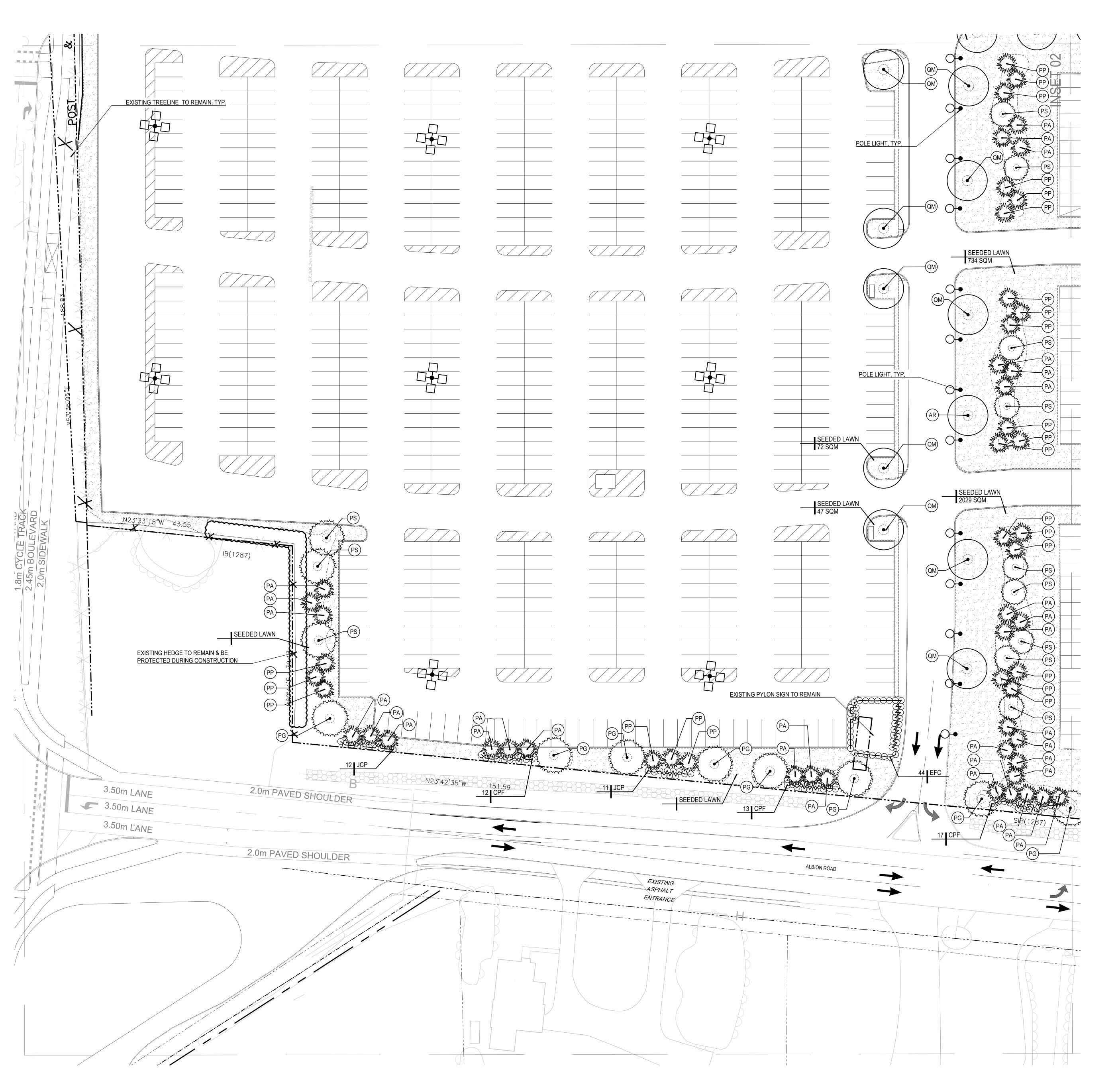
SUBMISSIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE:

SITE LANDSCAPE PLAN

REVIEWED BY: CAS



PLANT SCHEDULE

	KEY	QTY	BOTANICAL NAME	COMMON NAME	
	SHADE TREES				
	AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	
	AS	24	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	
	GT	15	Gleditsia tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust	
	PG	27	Populus grandidentata	Largetooth Aspen	
	QM	10	Quercus macrocarpa	Bur Oak	
	QR	23	Quercus rubrum	Red Oak	
	TA	15	Tilia americana	Basswood	
		1/17	Totals	•	

/EF	ERGREEN TREES					
Α	61	Picea abies	Norway Spruce			
Õ	220	Picea abies 'Cupressina'	Columnar Norway Spruce			
G	27	Picea glauca	White Spruce			
N	17	Picea nigra	Austrian Pine			
Ρ	96	Picea pungens 'Glauca'	Colorado Blue Spruce			
Š	21	Pinus strobus	White Pine			
S	16	Tsuga canadensis	Eastern Hemlock			

VERGREEN SHRUBS

EVE	EVERGREEN SHRUBS					
CPF	111	Chamaecyparis pisifera filifera	Threadleaf False Cypress			
EFC	411	Euonymous fortunei 'Canadale Gold'	Canadale Gold Euonymous			
EFM	78	Euonymous fortunei 'Moonshadow'	Moonshadow Euonymous			
JCG	336	Juniperus communis 'Green Carpet'	Green Carpet Juniper			
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper			
JHW	305	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper			
JSW	39	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper			
·	1257					

DECIDUOUS SHRUBS

DECI	D0003	SHINODS	
F00	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia
HPL	104	Hydrangea paniculata 'Limelight.'	Limelight. Hydrangea
IVJ	12	llex verticillata 'Jim Dandy'	Dwarf Winterberry Holly (ma
IVR	69	llex verticillata 'Red Sprite"	Dwarf Winterberry Holly (fem
VIB	67	Viburnum x burkwoodii	Burkwoodii Viburnum
VDB	9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum

PERENNIALS / GROUNDCOVERS / GRASSES

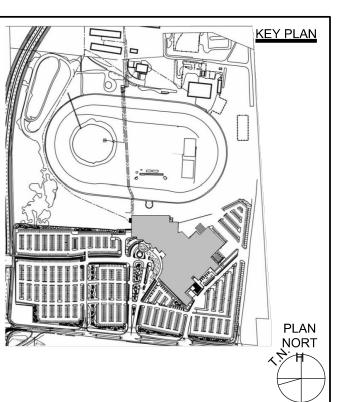
IVIOO	3	Wildodiffilds Sificilisis Ordollilliffids	Oliver Maidell Olass
PAH	494	Pennisetum alopecuroides 'Hameln'	Dwarf Hameln Fountain Grass
PVH	451	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass
	4680		

Seeded / Sodded Lawn

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

INNER HARBOR CENTER 400 EAST PRATT STREET, SUITE 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







ON, CANADA 4837 ALBION RD, GLOUCESTER, OTTAWA ONTARIO, CANADA

SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

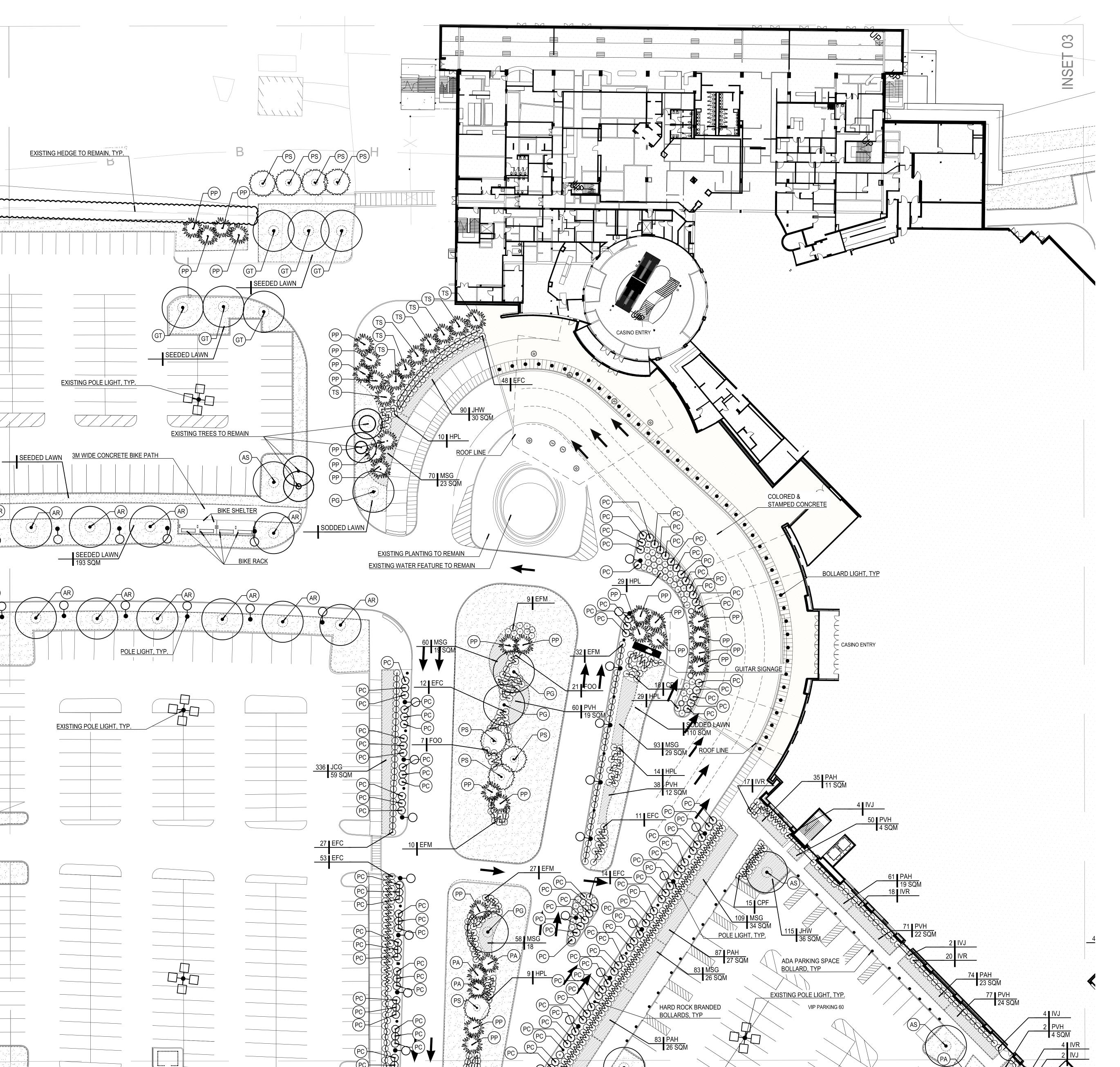
SUBMISSIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE:
SITE LANDSCAPE PLAN

REVIEWED BY: CAS

SCALE:





Red Oak Basswood

	147	Totals	
EVEF	RGREEN	ITREES	
PA	61	Picea abies	Norway Spruce
PC	220	Picea abies 'Cupressina'	Columnar Norv

QR 23 Quercus rubrum TA 15 Tilia americana

EF	ERGREEN TREES						
٩	61	Picea abies	Norway Spruce				
\sim	220	Picea abies 'Cupressina'	Columnar Norway Spruce				
IJ	27	Picea glauca	White Spruce				
1	17	Picea nigra	Austrian Pine				
0	96	Picea pungens 'Glauca'	Colorado Blue Spruce				
S	21	Pinus strobus	White Pine				
S	16	Tsuga canadensis	Eastern Hemlock				
	458	Totals					

	458	Totals			
EVERGREEN SHRUBS					
CPF	111	Chamaecyparis pisifera filifera	Threadleaf False Cypress		
EFC	411	Euonymous fortunei 'Canadale Gold'	Canadale Gold Euonymous		
EFM	78	Euonymous fortunei 'Moonshadow'	Moonshadow Euonymous		
JCG	336	Juniperus communis 'Green Carpet'	Green Carpet Juniper		
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper		
JHW	305	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper		
JSW	39	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper		
	1257				

DECI	DECIDUOUS SHRUBS					
FOO	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia			
HPL	104	Hydrangea paniculata 'Limelight.'	Limelight. Hydrangea			
IVJ	12	llex verticillata 'Jim Dandy'	Dwarf Winterberry Holly (male			
IVR	69	llex verticillata 'Red Sprite"	Dwarf Winterberry Holly (fema			
VIB	67	Viburnum x burkwoodii	Burkwoodii Viburnum			
VDB	9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum			
	2905		_			

LAWN		V		
			Seeded / Sodded Lawn	

PERENNIALS / GROUNDCOVERS / GRASSES

MSG 569 Miscanthus sinensis 'Graciillimus'
PAH 494 Pennisetum alopecuroides 'Hameln'

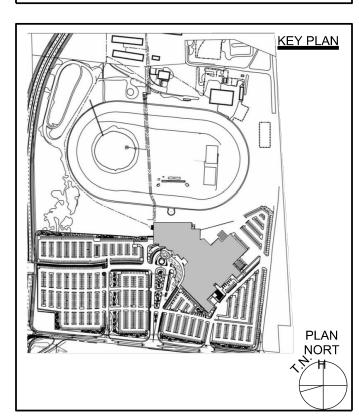
PVH 451 Panicum virgatum 'Shenandoah'



PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

INNER HARBOR CENTER 400 East Pratt Street, Suite 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

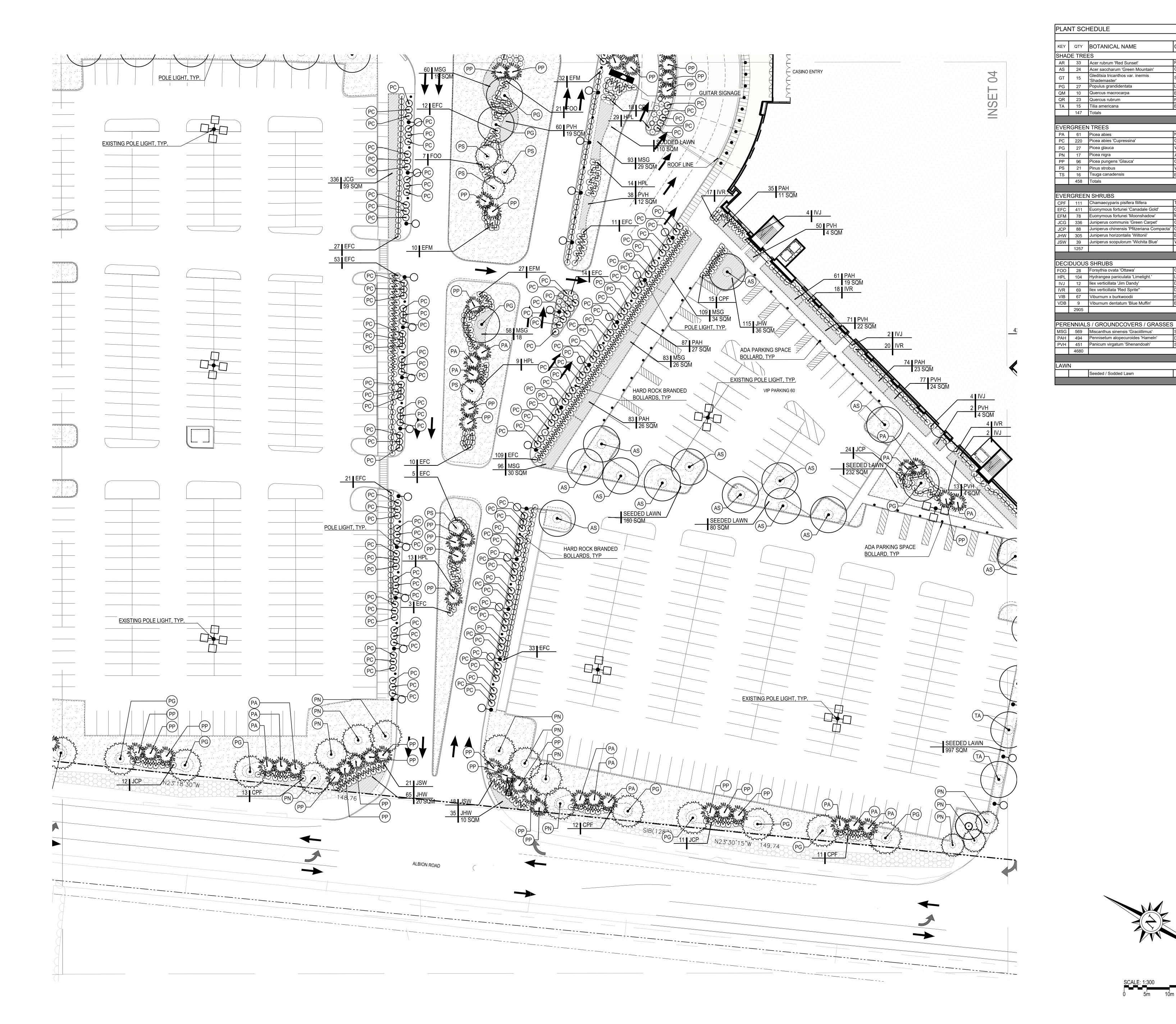
4837 ALBION RD, GLOUCESTER, OTTAWA ONTARIO, CANADA

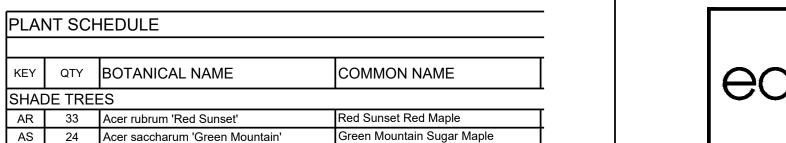
SUBMISSIONS

).	DATE	DESCRIPTION

DRAWING TITLE:
SITE LANDSCAPE PLAN

REVIEWED BY: CAS SCALE:





Shademaster Honeylocust

Largetooth Aspen

Norway Spruce

White Spruce

White Pine

Eastern Hemlock

Columnar Norway Spruce

Colorado Blue Spruce

hreadleaf False Cypress

Canadale Gold Euonymous

Green Carpet Juniper

Blue Rug Juniper

Limelight. Hydrangea

Burkwoodii Viburnum

Blue Muffin Viburnum

Silver Maiden Grass

Dwarf Hameln Fountain Grass

Shenandoah Switch Grass

Owarf Winterberry Holly (male)

Dwarf Winterberry Holly (female)

Bur Oak

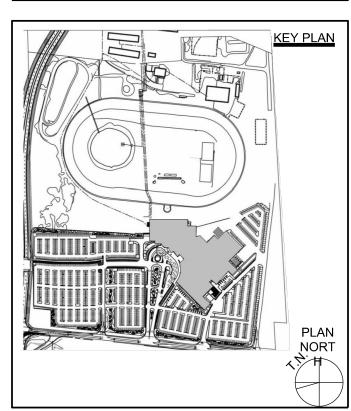
Red Oak

PLANNING LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
URBAN DESIGN

INNER HARBOR CENTER 400 EAST PRATT STREET, SUITE 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

4837 ALBION RD, GLOUCESTER, OTTAWA ONTARIO, CANADA

SUBMISSIONS

NO.	DATE	DESCRIPTION

SITE LANDSCAPE PLAN

DRAWN BY: VH
REVIEWED BY: CAS
SCALE:

WED BY: CAS 04/17/2020
E: DRAWING NO.
1:300

1:300 PROJECT NO. 19072.00 L1.04





KEY	QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES			
AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple
AS	24	Acer saccharum 'Green Mountain'	Green Mountain Sugar Ma
GT	15	Gleditsia tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust
PG	27	Populus grandidentata	Largetooth Aspen
QM	10	Quercus macrocarpa	Bur Oak
QR	23	Quercus rubrum	Red Oak
TA	15	Tilia americana	Basswood
	1/17	Totals	

EVERGREEN TREES				
PA	61	Picea abies	Norway Spruce	
PC	220	Picea abies 'Cupressina'	Columnar Norway Spruce	
PG	27	Picea glauca	White Spruce	
PN	17	Picea nigra	Austrian Pine	
PP	96	Picea pungens 'Glauca'	Colorado Blue Spruce	
PS	21	Pinus strobus	White Pine	
TS	16	Tsuga canadensis	Eastern Hemlock	
	458	Totals		

EVERGREEN SHRUBS

	VERGREEN SHRUBS				
CPF	111	Chamaecyparis pisifera filifera	Threadleaf False Cypress		
EFC	411	Euonymous fortunei 'Canadale Gold'	Canadale Gold Euonymous		
EFM	78	Euonymous fortunei 'Moonshadow'	Moonshadow Euonymous		
JCG	336	Juniperus communis 'Green Carpet'	Green Carpet Juniper		
JCP	88	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper		
JHW	305	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper		
JSW	39	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper		
	1257				

DECIDUOUS SHRUBS

	FOO 28 Forsythia ovata 'Ottawa'		Forsythia ovata 'Ottawa'	Ottawa Forsythia
HPL 104 Hydrangea paniculata 'Lime		Hydrangea paniculata 'Limelight.'	Limelight. Hydrangea	
	IVJ 12 Ilex verticillata 'Jim Dandy'		Dwarf Winterberry Holly (male	
	IVR	69	Ilex verticillata 'Red Sprite"	Dwarf Winterberry Holly (fema
	VIB	67	Viburnum x burkwoodii	Burkwoodii Viburnum
	VDB	9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum
		0005		

PERENNIALS / GROUNDCOVERS / GRASSES

MSG	569	Miscanthus sinensis 'Graciillimus'	Silver Maiden Grass
PAH	494	Pennisetum alopecuroides 'Hameln'	Dwarf Hameln Fountain Grass
PVH	451	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass

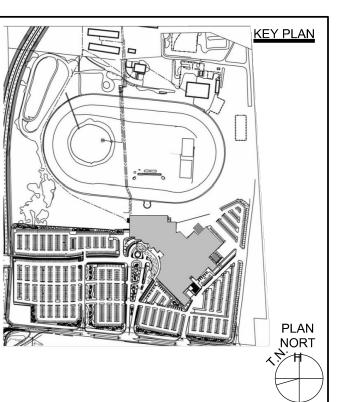
AWN	
	Seeded / Sodded La



PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

INNER HARBOR CENTER 400 EAST PRATT STREET, SUITE 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







HARD ROCK HOTEL CASINO 4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA 4837 ALBION RD, GLOUCESTER, OTTAWA ONTARIO, CANADA

SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

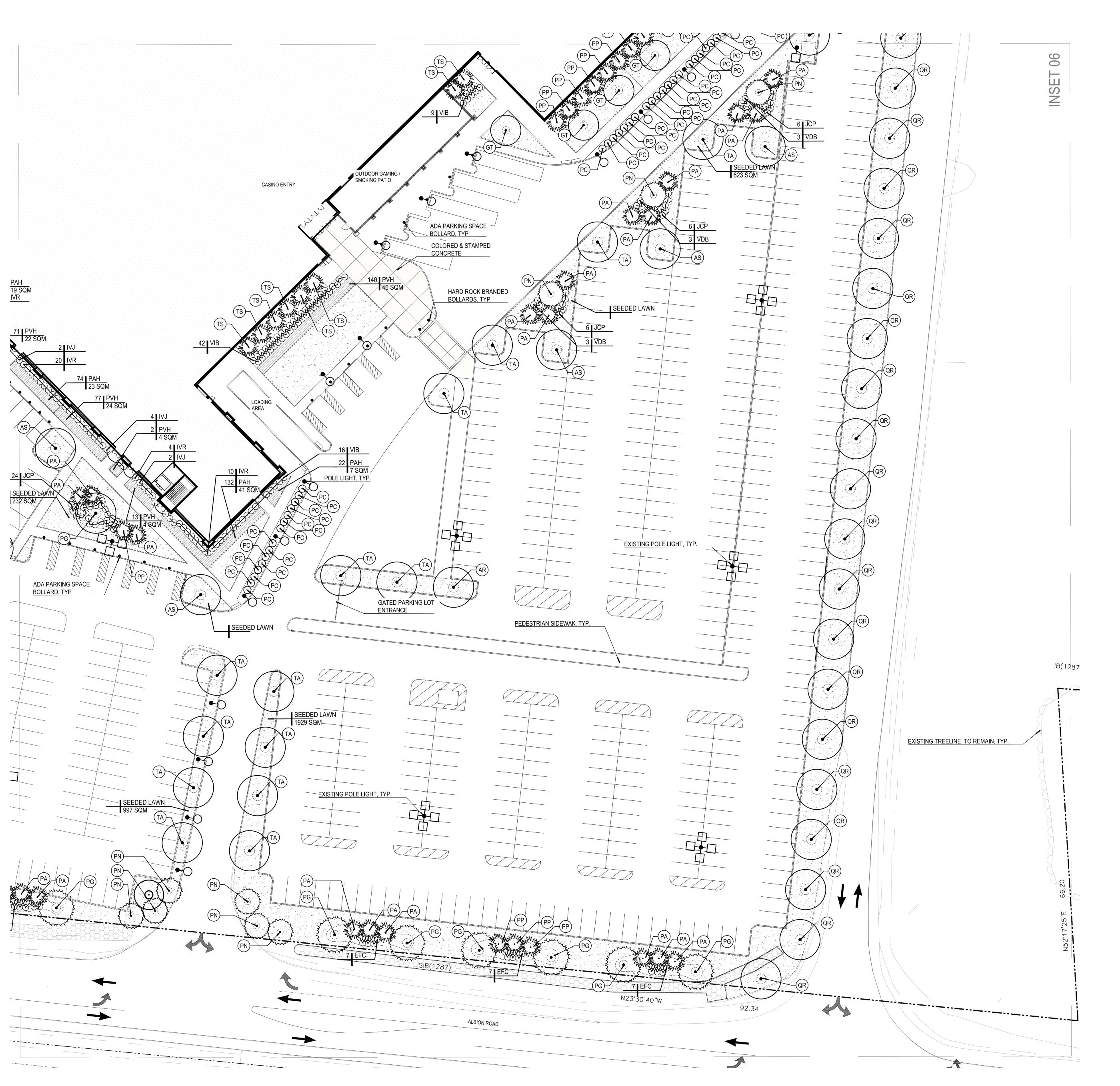
SUBMISSIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE:
SITE LANDSCAPE PLAN

REVIEWED BY: CAS

SCALE:





KEY	QTY	BOTANICAL NAME	COMMON NAME
SHAE	DE TREI	ES	
AR	33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple
AS	24	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple
GT	15	Gleditsia tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust
PG	27	Populus grandidentata	Largetooth Aspen
QM	10	Quercus macrocarpa	Bur Oak
QR	23	Quercus rubrum Red Oak	
TA	15	Tilia americana	Basswood
	147	Totals	_

EVEF	EVERGREEN TREES				
PA	61	Picea abies	Norway Spruce		
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PP	96	Picea pungens 'Glauca'	Colorado Blue Spruce		
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TS	16	Tsuga canadensis	Eastern Hemlock		
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EVERGREEN SHRUBS

CPF	111	Chamaecyparis pisifera filifera	Threadleaf False Cypress
EFC	411	Euonymous fortunei 'Canadale Gold'	Canadale Gold Euonymous
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JHW	305	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper
JSW	39	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
	1257		

DECIDLIQUE SHRUBS

DECI	00003	סמטאחמ	
F00	28	Forsythia ovata 'Ottawa'	Ottawa Forsythia
HPL	104	Hydrangea paniculata 'Limelight.'	Limelight. Hydrangea
IVJ	12	llex verticillata 'Jim Dandy'	Dwarf Winterberry Holly (male
IVR	69	llex verticillata 'Red Sprite"	Dwarf Winterberry Holly (fema
VIB	67	Viburnum x burkwoodii	Burkwoodii Viburnum
VDB	VDB 9 Viburnum dentatum 'Blue Muffin'		Blue Muffin Viburnum

PERENNIALS / GROUNDCOVERS / GRASSES MSG 569 Miscanthus sinensis 'Graciillimus'

90	3	Wildodiffilds Sificilisis Ordollilliffids	Oliver Malacii Orass
٩Н	494	Pennisetum alopecuroides 'Hameln'	Dwarf Hameln Fountain Grass
VΗ	451	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass
	4680		

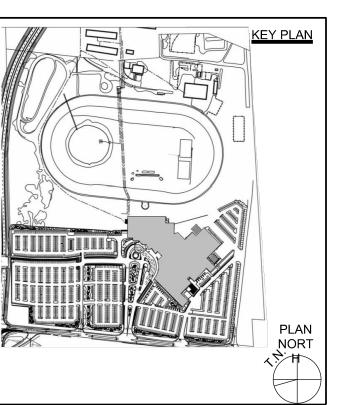
/N		
		Seeded / Sodded Lawn



PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

INNER HARBOR CENTER 400 EAST PRATT STREET, SUITE 502 BALTIMORE, MARYLAND 21202 USA TEL: 443.539.3350







4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA 4837 ALBION RD, GLOUCESTER, OTTAWA ONTARIO, CANADA

SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

SUBMISSIONS

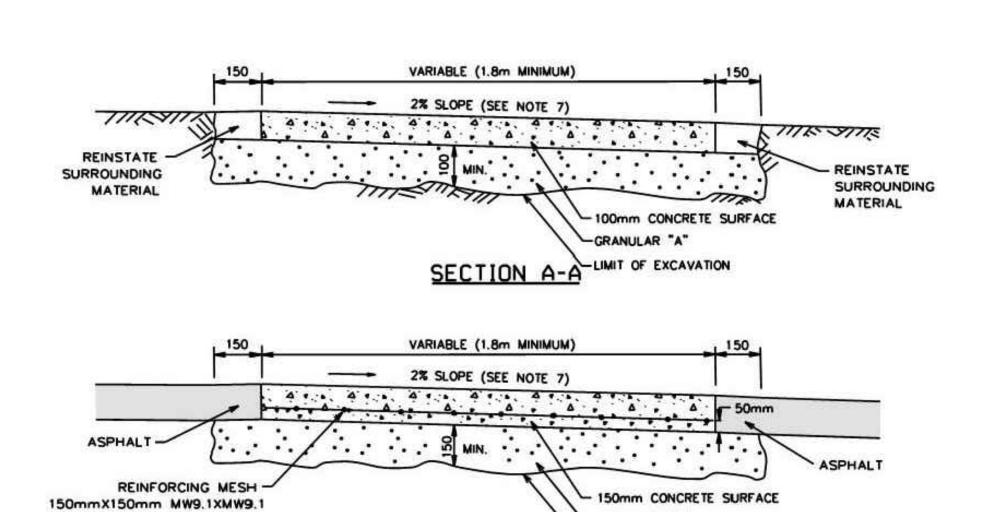
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Э.	DATE	DESCRIPTION
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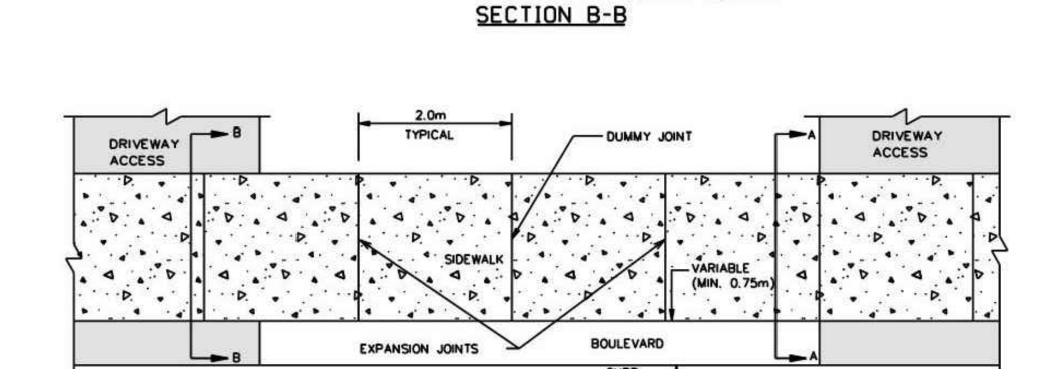
DRAWING TITLE: SITE LANDSCAPE PLAN

DRAWN BY: VH REVIEWED BY: CAS

SCALE:

04/17/2020 DRAWING NO. 1:300





PLAN

- LIMIT OF EXCAVATION

DEPRESSED -

NOTES.

DEPRESSED ____

- 1. CONCRETE AND GRANULAR "A" IS TO BE INCREASED TO 150mm AT THE ENTRANCE AND 150x150mm MW9.1 x MW9.1
- REINFORCING MESH IS TO BE PLACED MID DEPTH WITHIN DRIVEWAY ACCESS.

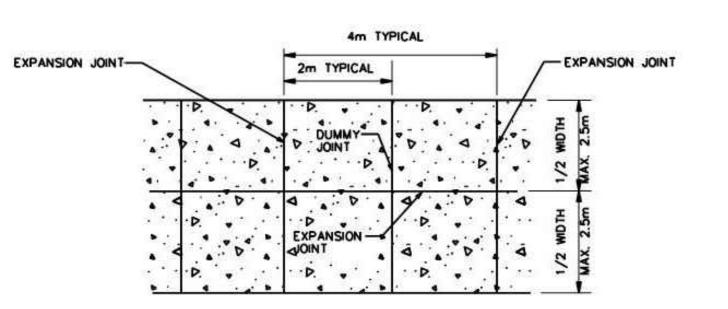
 2. TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT THE ENDS, THE MIDPOINT, AT INTERVALS OF 4m MAXIMUM, AND ALSO
- TO ISOLATE OBSTRUCTIONS FROM SIDEWALK, HYDRANTS, POLES, BUILDINGS, ETC.

 3. WHEN THE OVERALL SIDEWALK WIDTH EXCEEDS 2.5m, A LONGITUDINAL CONSTRUCTION JOINT SHALL BE CREATED AT ITS
- 4. EDGES AND JOINTS ARE TO BE FINISHED WITH A 75mm EDGING TOOL.
- 5. ALL CONCRETE SIDEWALKS ARE TO HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.
- 6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
 7. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%
- 7. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%.
 8. INSTALL DUMMY TRANSVERSE JOINTS AS REQUIRED SO THERE IS A MAXIMUM SPACING OF 2m BETWEEN ALL JOINTS.
- 9. SIDEWALK NOT TO BE DEPRESSED ACROSS DRIVEWAY ACCESSES.

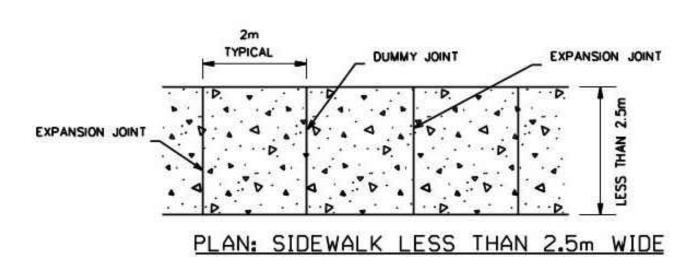
 10. EXPANSION AND DUMMY JOINTS AS PER SC5

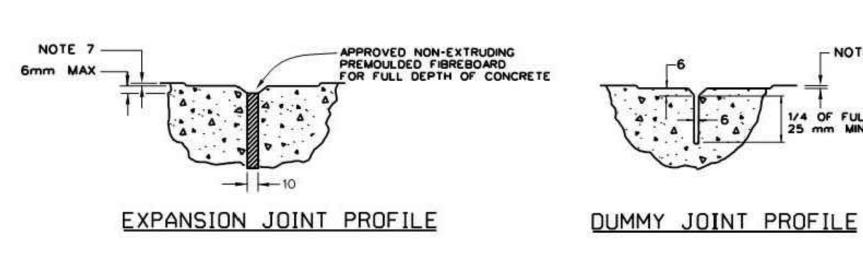
CONCRETE SIDEWALK TYPICAL

DETAIL SCALE: NOT TO SCALE



PLAN: SIDEWALK 2.5m WIDE AND OVER

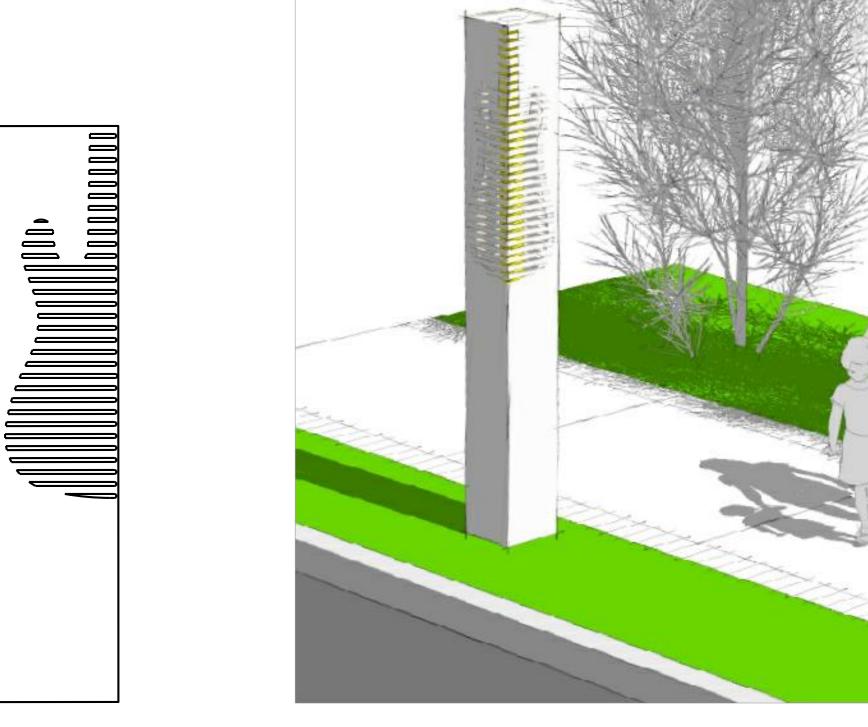




NOTES:

- 1. EXPANSION JOINTS IN SIDEWALK SHALL BE IN LINE WITH EXPANSION JOINTS IN CURB.
- 2. TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT THE ENDS, THE MIDPOINT, AT INTERVALS OF 4m MAXIMUM, AND ALSO TO ISOLATE OBSTRUCTIONS FROM SIDEWALK, HYDRANTS, POLES, BUILDINGS, ETC.
- 3. EDGES AND JOINTS ARE TO BE FINISHED WITH A 75mm EDGING TOOL.
- 4. ALL CONCRETE SIDEWALKS ARE TO HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.
- 5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
- 6. INSTALL DUMMY TRANSVERSE JOINTS AS REQUIRED SO THERE IS A MAXIMUM SPACING OF 2m BETWEEN ALL JOINTS.
- 7. SMOOTH ALL TOOLED EDGES TO A MAXIMUM DEPTH OF 1 mm.

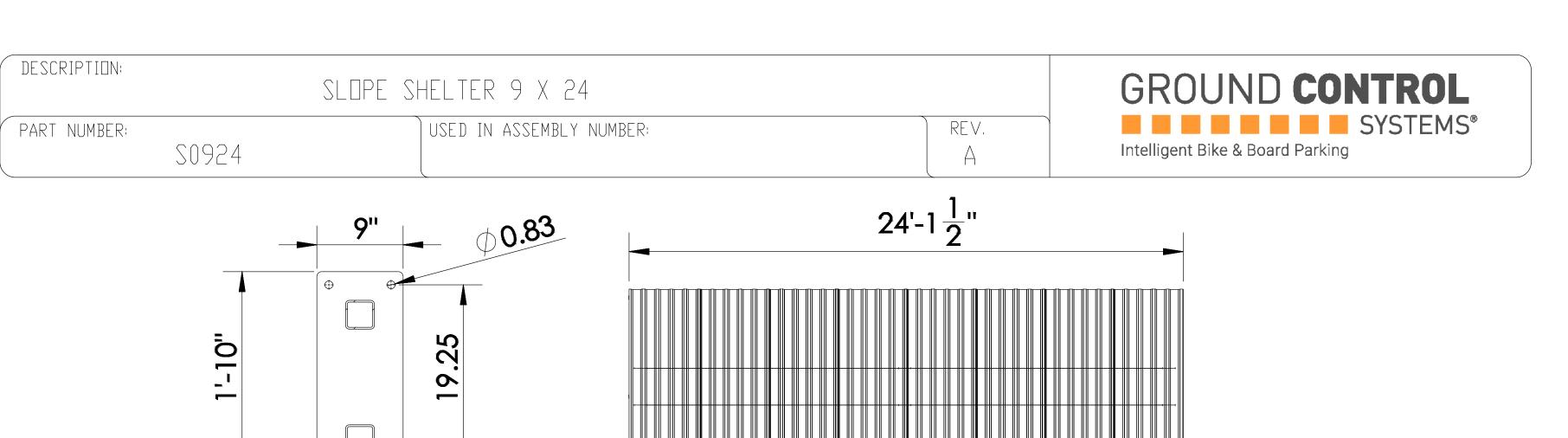
SIDEWALK CONSTRUCTION JOINTS
DETAIL SCALE: NOT TO SCALE

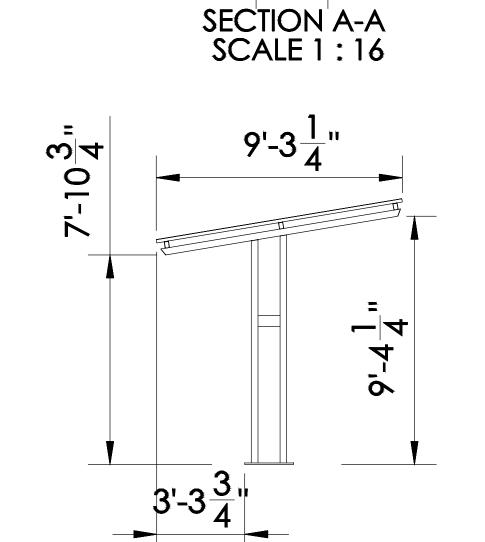


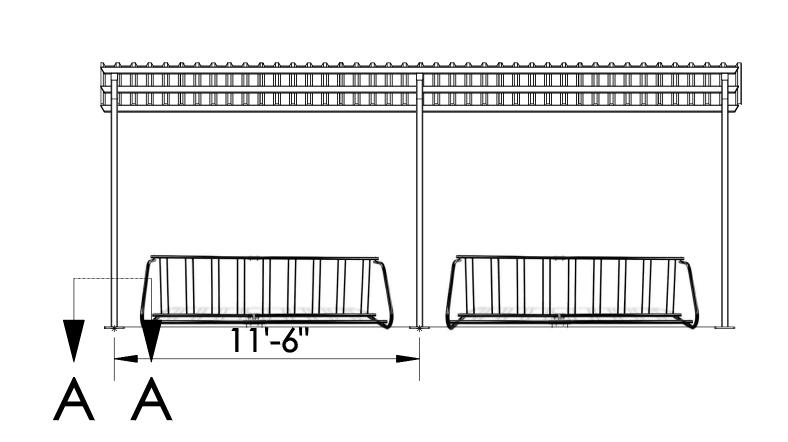
3 BRANDED HARD ROCK BOLLARD DETAIL

SCALE: NOT TO SCALE

DETAIL SCALE: NOT TO SCALE





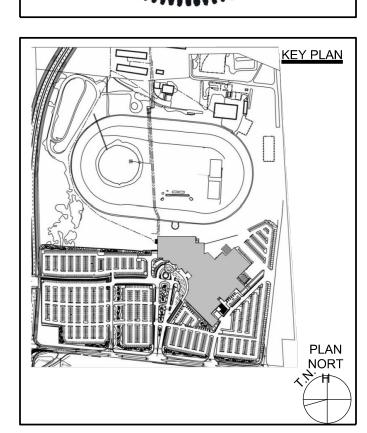


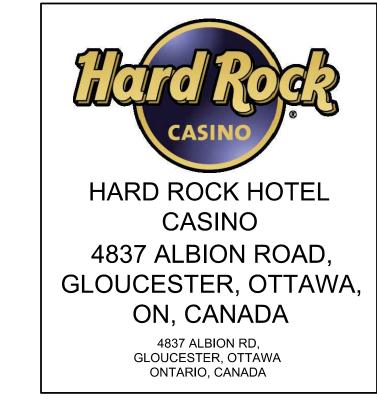




LANDSCAPE ARCHITECTURE
URBAN DESIGN
INNER HARBOR CENTER
400 EAST PRATT STREET, SUITE 502
BALTIMORE, MARYLAND 21202 USA
TEL: 443.539.3350







SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

SUBMISSIONS

NO.	DATE	DESCRIPTION

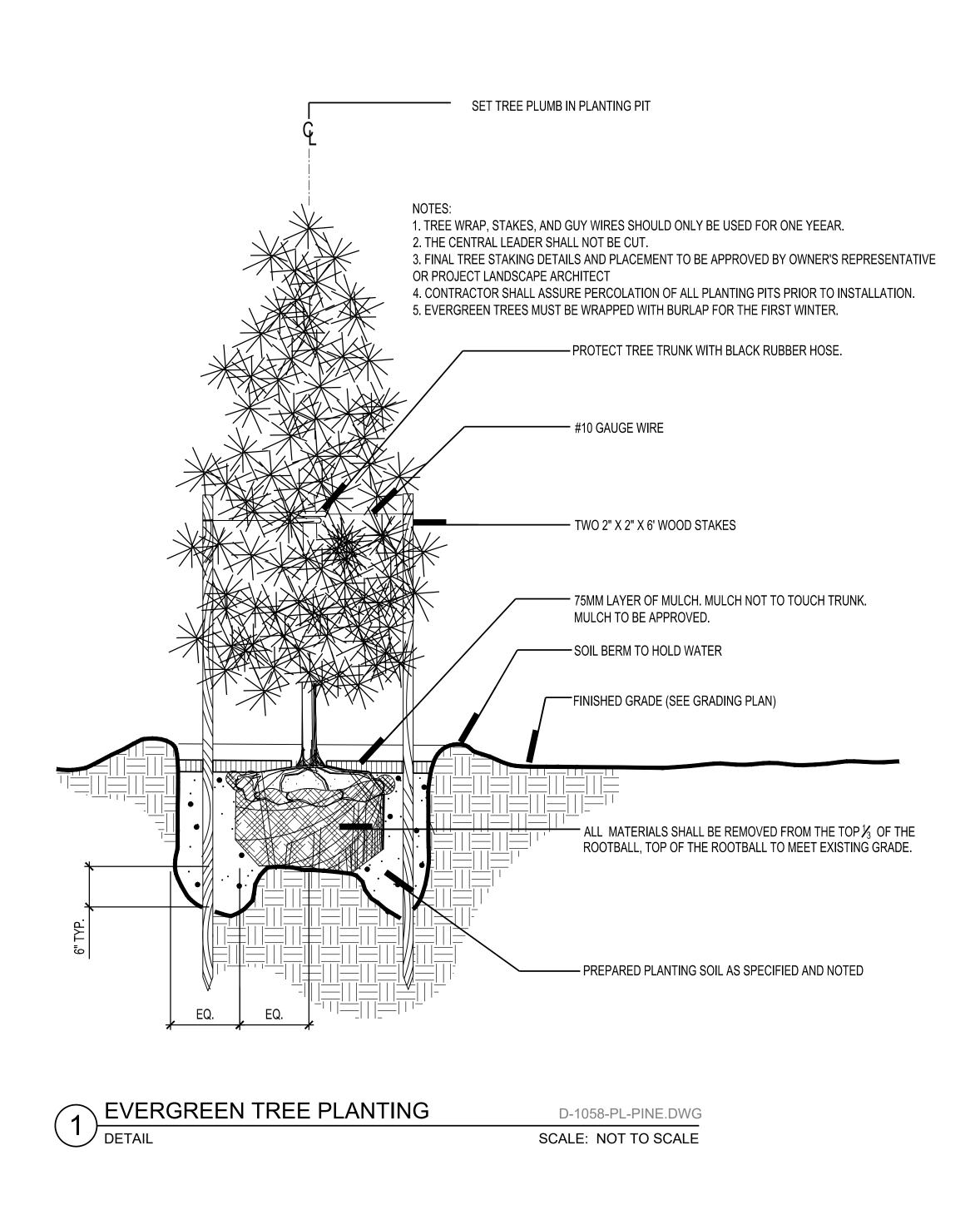
DRAWN BY: VH	DATE:
REVIEWED BY: CAS	04/17/2020
SCALE:	DRAWING NO.

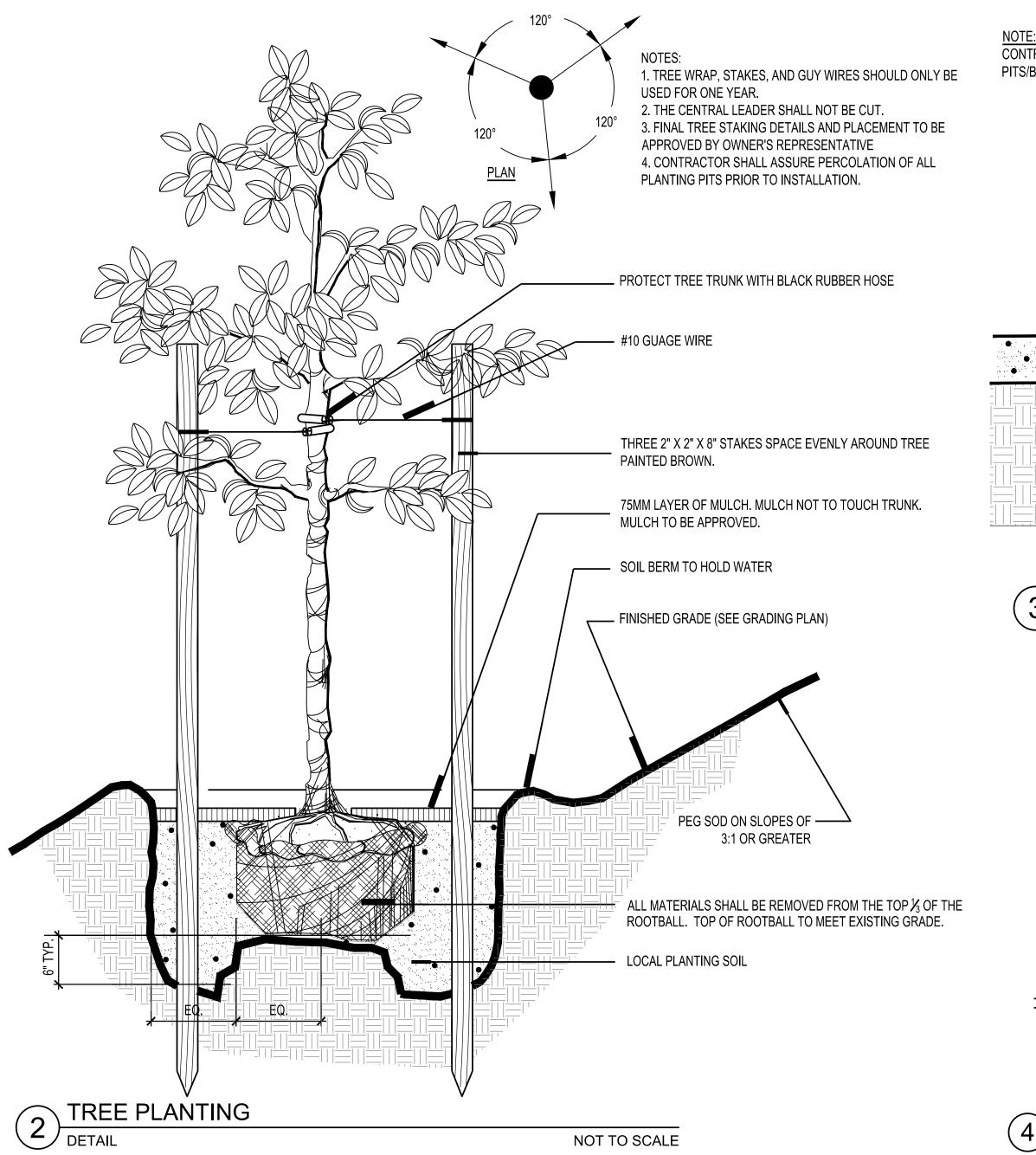
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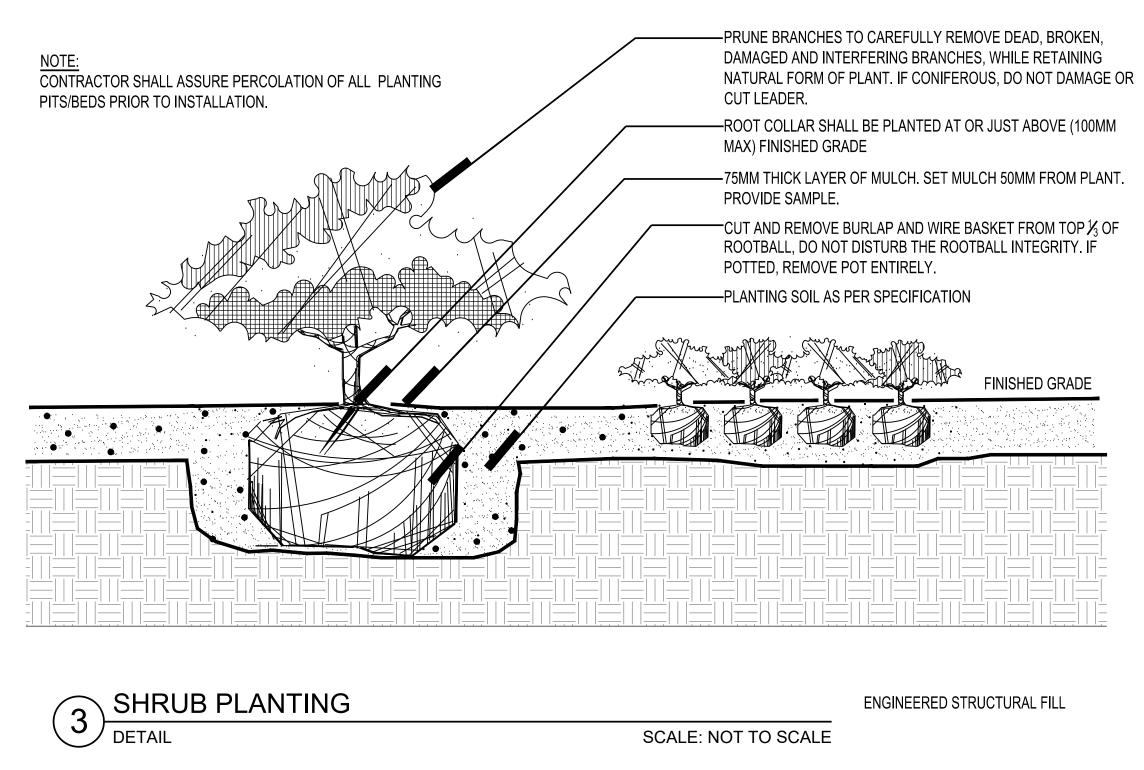
SITE DETAILS

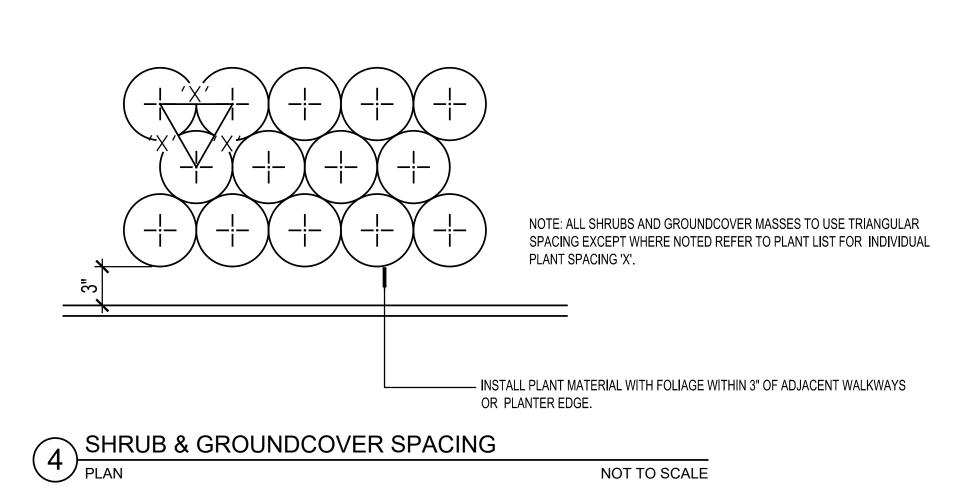
PROJECT NO. 19072.00 L5.01

9 BIKE - SINGLE SIDED BIKE RACK MODEL: CBBR-9SG-BK AS MFGR BY: BELSON OUTDOORS









NOT TO SCALE

HARD ROCK HOTEL CASINO 4837 ALBION ROAD, GLOUCESTER, OTTAWA, ON, CANADA 4837 ALBION RD, GLOUCESTER, OTTAWA ONTARIO, CANADA

PLANNING

URBAN DESIGN

TEL: 443.539.3350

LANDSCAPE ARCHITECTURE

400 East Pratt Street, Suite 502

BALTIMORE, MARYLAND 21202 USA

INNER HARBOR CENTER

SECOND SUBMISSION FOR SITE PLAN AGREEMENT APRIL 24, 2020

SUBMISSIONS

	•	
NO.	DATE	DESCRIPTION
	•	

LANDSCAPE DETAILS

DRAWING NO.