

LANDSCAPE PLAN NOTES

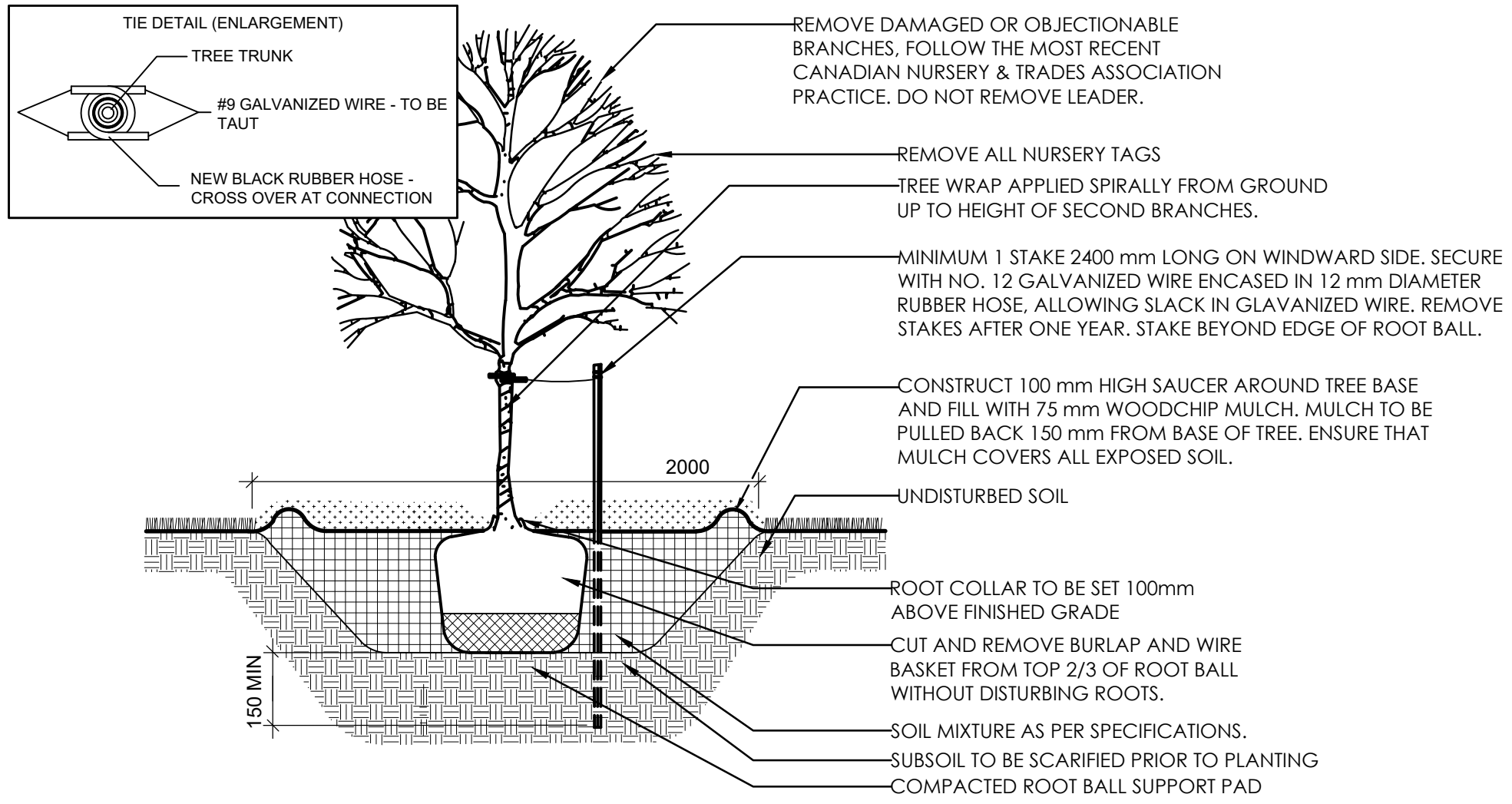
- REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING.
- REFER TO ENGINEERING DRAWINGS FOR PROPOSED SITE SERVICING.
- EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
- SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135mm OF TOPSOIL. SOD SHALL BE INSTALLED THROUGHOUT WITHIN LIMIT OF WORK AND IN ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK EXCEPT WHERE INDICATED. 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.
- 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 BY THE LANDSCAPE ARCHITECT.
- 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 OR WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

PLANTING NOTES

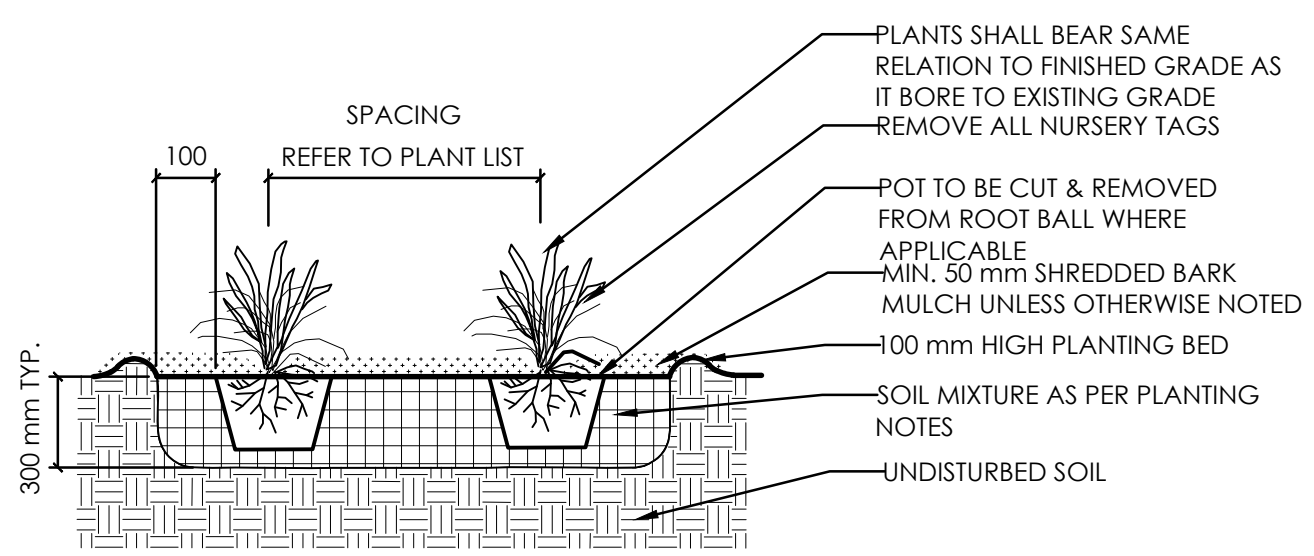
- THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
- TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
- MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4m FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY MAXIMUM 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.
- TOPSOIL:
 - SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO CONSIST OF:
 - CLAY: 14-20%
 - SILT: 0-35%
 - SAND: 45-70%
 - ORGANIC MATERIAL: 4-10%
 - pH: 6-8
 - SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:
 - 300mm FOR PERENNIALS
 - 500mm FOR SHRUB BEDS
 - 1000mm FOR TREE PLANTING
- MULCH:
 - MULCH SHALL BE SHREDDED WOOD VARYING IN SIZE FROM 25-125mm IN LENGTH FROM CONIFEROUS TREES.

PAVING NOTES

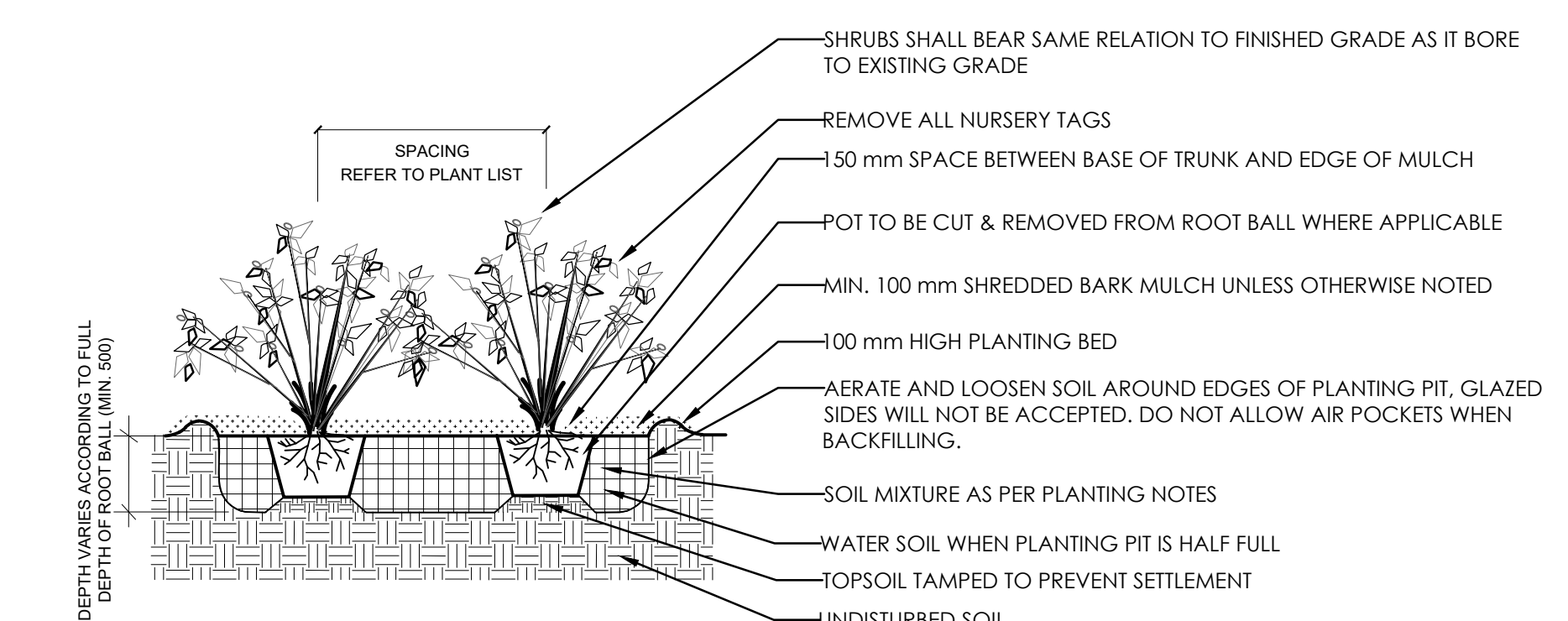
- BEDDING SAND SHALL BE MANUFACTURED SAND FOR BEDDING. IT SHALL BE HARD, DURABLE, CRUSHED STONE PARTICLES, CONFORMING TO GRADATION OF CONCRETE SAND AS SPECIFIED IN CSA A23.1. DO NOT USE LIMESTONE SCREENING, STONE DUST OR JOINT SAND FOR BEDDING SAND.
- JOINT SAND SHALL BE HARD, DURABLE ANGULAR PARTICLES. FREE FROM CLAY LUMPS, CEMENTATION, ORGANIC MATERIAL, FROZEN MATERIAL AND OTHER DELETERIOUS MATERIALS. JOINT SAND SHALL FILL SPACES BETWEEN PAVERS.
- PASS MECHANICAL PLATE VIBRATOR OVER UNIT PAVING TO ACHIEVE COMPACTION OF SAND IN JOINTS. ENSURE JOINTS ARE FULL AT COMPLETION OF COMPACTION.
- SURFACE OF FINISHED PAVEMENT SHALL BE FREE FROM DEPRESSIONS EXCEEDING 3mm AS MEASURED WITH 3m STRAIGHT EDGE.
- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.



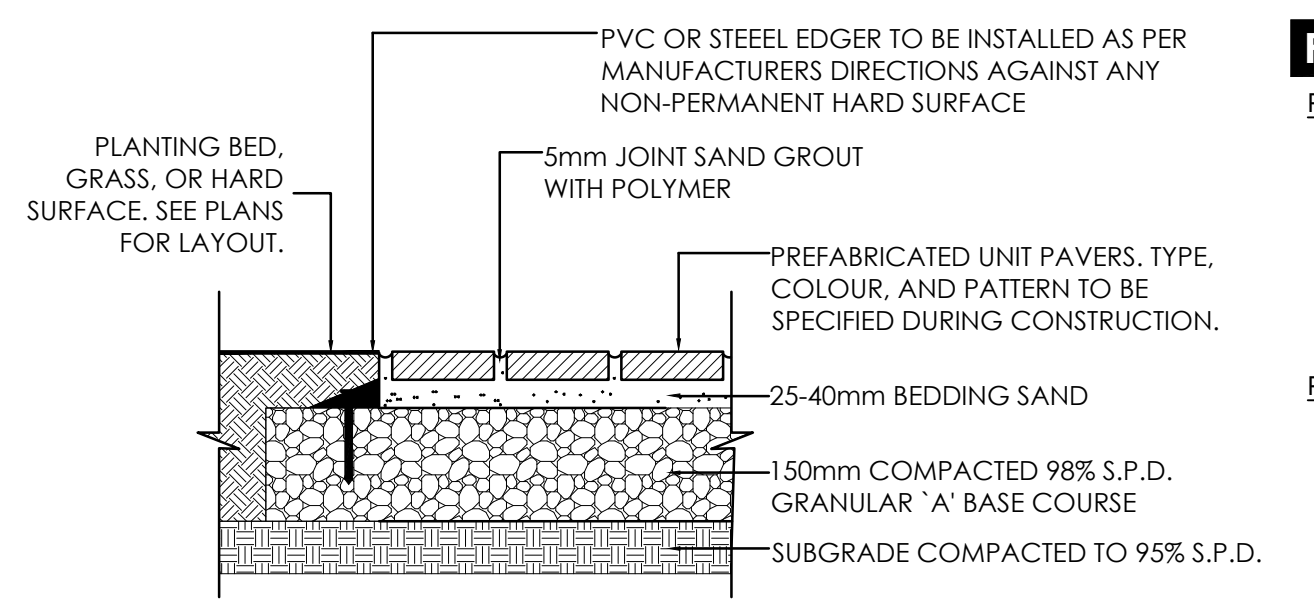
1 DECIDUOUS TREE PLANTING
N.T.S.



2 PERENNIAL AND GRASSES PLANTING
N.T.S.



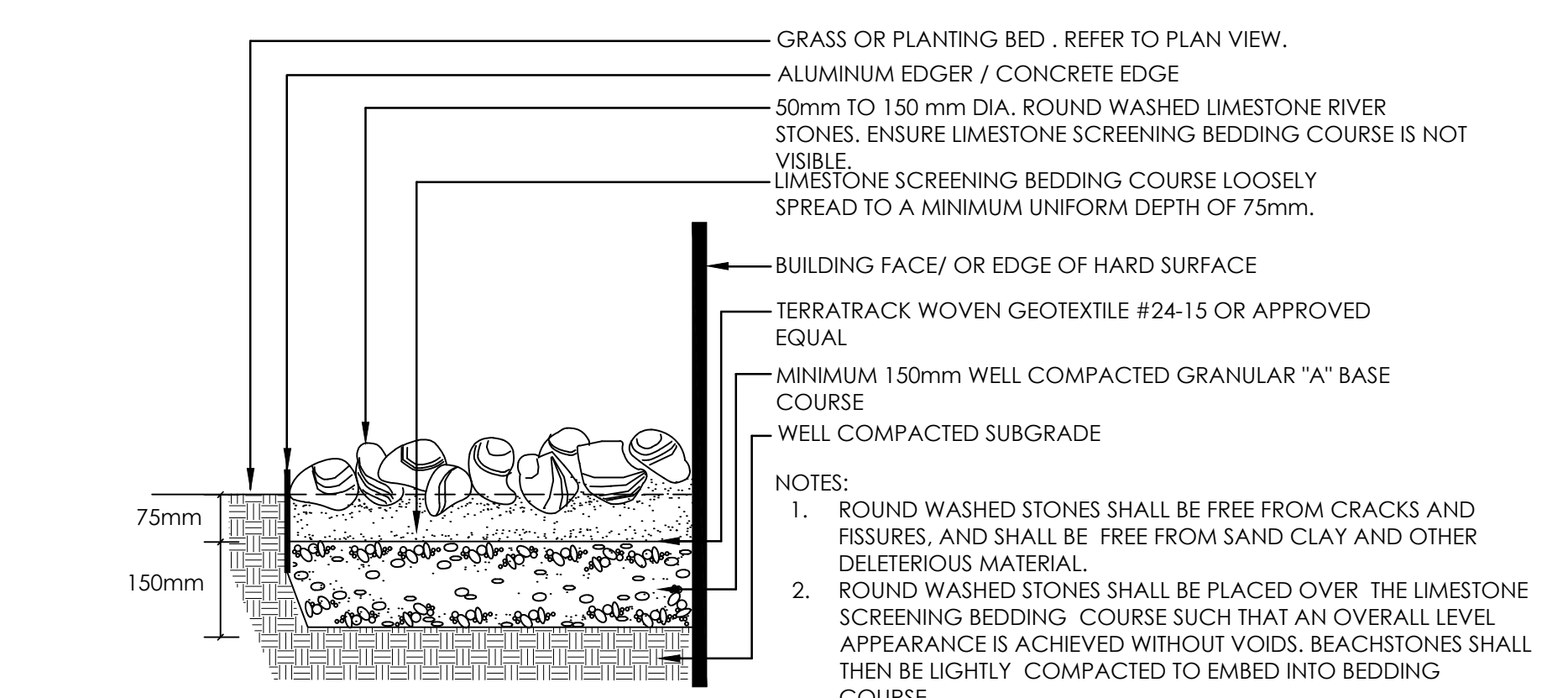
3 SHRUB PLANTING
N.T.S.



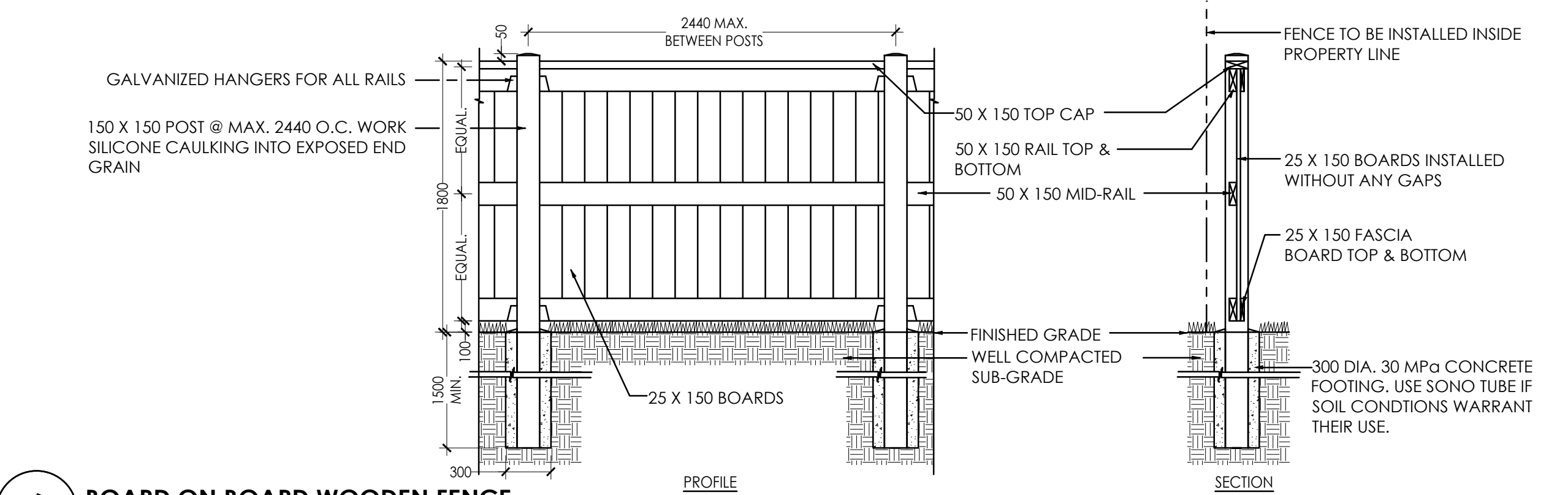
4 UNIT PAVING DETAIL
1:10

PAVING TYPES

- PAVER TYPE 1**
- ACCEPTABLE MATERIAL: BLU 80 SMOOTH BY TECO-BLOC OR APPROVED EQUIVALENT.
 - SIZES: 80mm x 165mm x 330mm; 80mm x 330mm x 330mm; 80mm x 330mm x 495mm.
 - COLOURS: GREYED NICKEL.
 - PATTERN: PAVERS TO BE LAID IN MODULAR PATTERN 01 AS PER MANUFACTURER LAYOUT.
- PAVER TYPE 2**
- ACCEPTABLE MATERIAL: BLU 80 SMOOTH BY TECO-BLOC OR APPROVED EQUIVALENT.
 - SIZES: 80mm x 165mm x 330mm.
 - COLOURS: ONYX BLACK.
 - PATTERN: PAVERS TO BE LAID IN LINEAR PATTERN AS PER MANUFACTURER LAYOUT.



5 RIVERWASHED STONES
1:10



6 BOARD ON BOARD WOODEN FENCE
N.T.S.

- NOTES:
- ALL WOOD TO BE NO. 1 SPRUCE, PINE, OR FIR PRESSURE TREATED, WOLMANIZED OR EQUAL.
 - USE HOT DIPPED GALVANIZED ARDOX NAILS AND HARDWARE WHERE REQUIRED.
 - WHERE FENCE TO BE INSTALLED ON CONCRETE RETAINING WALL, IT SHOULD BE CENTRED ON WALL. FENCE POSTS TO BE FIXED TO CONCRETE USING A FENCE BASE SUPPORT SECURED TO THE CONCRETE WITH CONCRETE FIXING BOLTS. IF CONCRETE WEDGE ANCHORS ARE USED, TOP OF ANCHORS TO BE FLUSH WITH NUTS.



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Legend

- Notes
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. No. 20100-19. PART OF LOT 24 IN BLOCK 5 (NORTH OF HOLMWOOD AVENUE) REGISTERED PLAN 26085, CITY OF OTTAWA. DATED MARCH 19, 2020.
 - SITE PLAN PREPARED BY SUSAN D. SMITH ARCHITECT, REV 0 DATED DECEMBER 2, 2021.

1	ISSUED FOR COMMENTS	CTL	KP	21.12.23
Revision		By	Appd.	YY.MM.DD
File Name:	160401680-LB	CTL	KP	CTL
		Dwn.	Chkd.	Dsgn.
				YY.MM.DD



Client/Project
VIKA LAND DEVELOPMENT GROUP INC.
2727 GRAND VISTA CIRCLE, OTTAWA, ON

NEW APARTMENT BUILDING
138 FORWARD AVENUE
OTTAWA, ON

Title
LANDSCAPE DETAILS AND NOTES

Project No.	Scale	
160401680	VARIES	
Drawing No.	Sheet	Revision
L200	2 of 2	1

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