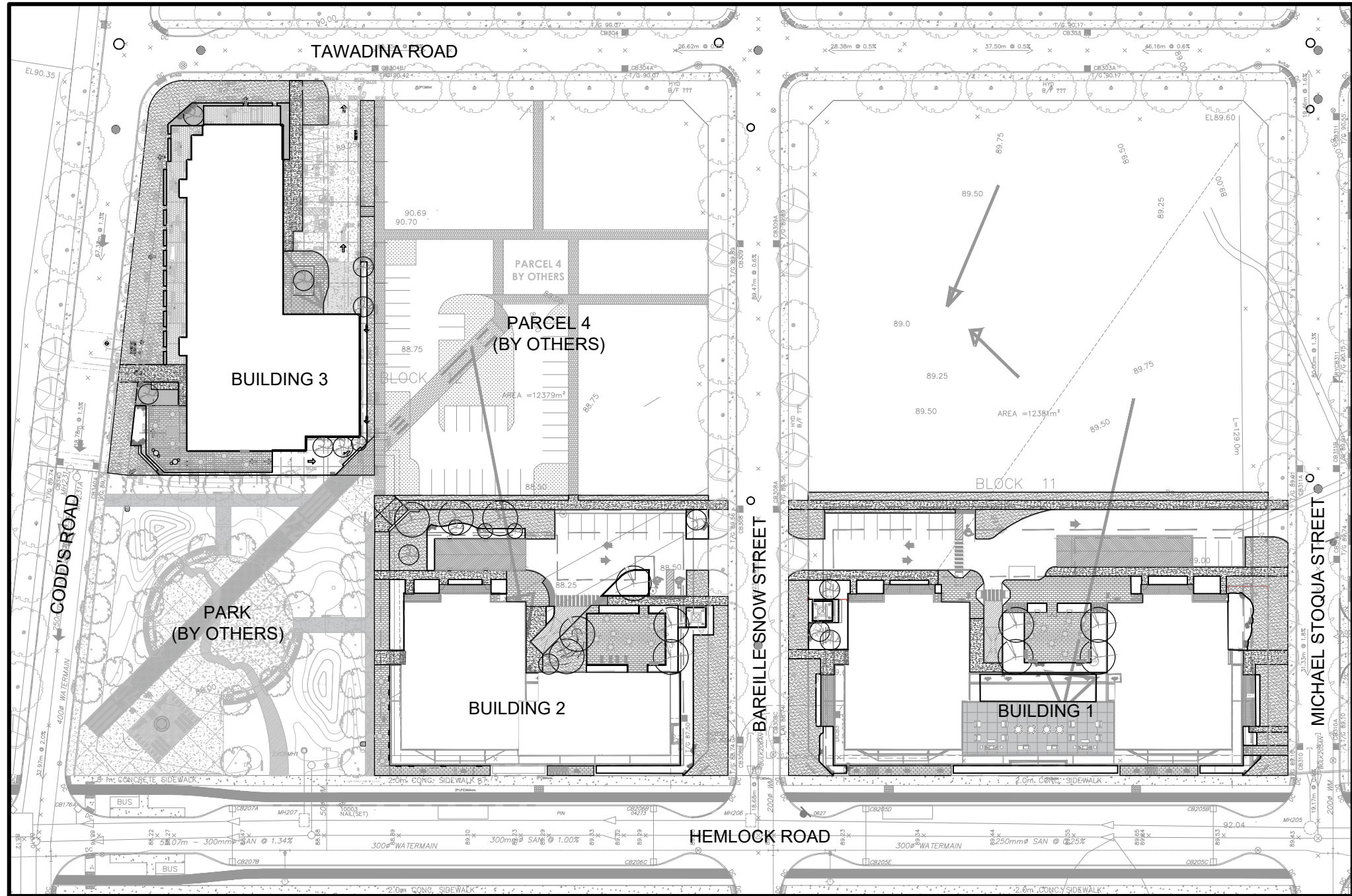


WATERIDGE APARTMENT BUILDING 3

BAYVIEW GROUP



RE-ISSUED FOR SPA SUBMISSION

DECEMBER 3rd, 2024

PRELIMINARY
FOR INFORMATION ONLY
2024-12-03

LANDSCAPE PLAN

221-04473-00

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

GENERAL

- THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS IDENTIFIED FOR REMOVAL OR DEMOLITION INCLUDING ALL SURVEY BARS AND STAKES. CONTRACTOR IS TO MAKE GOOD ANY DAMAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE. THE CONTRACTOR IS TO CONTACT CONTRACT ADMINISTRATOR IN UNCERTAINTY.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR SHALL LOCATE PLANT MATERIAL IN ACCORDANCE WITH UTILITY OFFSET REQUIREMENTS.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ALL UNDERGROUND SERVICES INCLUDING LIGHT STANDARD ELECTRICAL LINES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL A PRIVATE LOCATING COMPANY AND PAY ALL COSTS RELATING TO ALL SERVICES NOT STAKED OUT BY GAS, HYDRO, BELL, AND CABLE.
- THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM SITE CONDITIONS PRIOR TO SUBMITTING BIDS.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE AT THE END OF EACH DAY. THE SITE IS TO BE KEPT CLEAN.
- UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR ONE (1) FULL YEAR, UNLESS NOTED OTHERWISE. ALL WORKMANSHIP IS TO BE COMPLETED TO THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN STANDARDS, CRITERIA, AND SPECIFICATIONS FROM THE ONTARIO BUILDING CODE, THE ONTARIO PROVINCIAL STANDARD DETAIL, THE ONTARIO PROVINCIAL STANDARD SPECIFICATION AND LANDSCAPE ONTARIO.
- CONTRACTOR TO ENSURE PROPER DEPTH OF EXCAVATIONS TO ACCOMMODATE HARD SURFACE AND LANDSCAPING AS SPECIFIED ON THESE DRAWINGS.

ENVIRONMENTAL NOTES

- THE CONTRACTOR SHALL ADHERE TO SPECIAL PROVISION REQUIREMENTS FOR THE MANAGEMENT OF ON-SITE MATERIAL AS PER THE DRAWINGS AND SPECIAL PROVISIONS OF THIS CONTRACT.
- THE CONTRACTOR SHALL ENSURE THAT ALL REASONABLE MEASURES ARE TAKEN TO LIMIT GROUND DISTURBANCE CAUSED BY HEAVY EQUIPMENT USAGE, AND THAT EROSION AND SEDIMENT CONTROLS WILL BE INSTITUTED ON DISTURBED AREAS. NO SUBSURFACE GROUND-DISTURBING EQUIPMENT SHALL BE USED BY CONSTRUCTION FORCES EXCEPT ON ACCESS ROADS.
- ALL CONSTRUCTION ACTIVITIES WITHIN THE LIMIT OF CONSTRUCTION SHALL BE EXECUTED IN SUCH A MANNER SO AS TO PREVENT THE ENTRY OF CHEMICALS, PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO LANDSCAPE AREAS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY INSPECTION, CLEANUP AND PROPER LABELING, STORAGE, AND DISPOSAL OF ALL REFUSE AND DEBRIS PRODUCED BY OPERATIONS AND EMPLOYEES. SUITABLE REFUSE COLLECTING FACILITIES WILL BE REQUIRED. ONLY THOSE DISPOSAL AREAS DESIGNATED BY THE OWNER/ CONTRACT ADMINISTRATOR SHALL BE USED. DISPOSAL CONTAINERS SUCH AS DUMPSTERS OR ROLL-OFF CONTAINERS SHALL BE OBTAINED FROM A PROPER WASTE DISPOSAL CONTRACTOR.
- SOLID, SPECIAL CONSTRUCTION/DEMOLITION AS WELL AS SCRAPERS ARE PART OF POTENTIAL REFUSE GENERATED AND SHALL BE PROPERLY MANAGED WITH EMPHASIS ON REUSE, RECYCLE, OR POSSIBLE GIVE AWAY, AS APPROPRIATE, BEFORE THEY ARE HANDLED AS WASTE.
- CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT IN OPERATION ON THE SITE IS IN GOOD WORKING CONDITION, AND SHALL MAINTAIN AND OPERATE EQUIPMENT TO LIMIT VEHICLE EXHAUST EMISSIONS. CORRECTIVE ADJUSTMENTS OR REPAIRS SHALL BE DONE ON EQUIPMENT AND VEHICLES THAT SHOW EXCESSIVE EMISSIONS OF EXHAUST AND/OR PARTICULAR MATTER DUE TO POOR ENGINE ADJUSTMENTS OR OTHER INEFFICIENT OPERATING CONDITIONS.
- CONTRACTOR SHALL VISIT SITE PRIOR TO THE START OF CONSTRUCTION AND PHOTOGRAPH EXISTING CONDITIONS. CONTRACTOR TO NOTE ANY OVERHANGING BRANCHES THAT WILL REQUIRE PRUNING TO PERMIT VEHICULAR ACCESS AND ADVISE LANDSCAPE ARCHITECT/CONTRACT ADMINISTRATOR. ALL PRUNING SHALL BE AS PER CURRENT ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) STANDARDS.

SITE PREPARATION

- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL AREAS WITHIN THE LIMIT OF THE CONTRACT.
- CONTRACTOR TO WORK WITHIN GUIDELINES FOR THE CITY'S NOISE BY-LAWS.
- ANY REFUSE, GARBAGE, OR OTHER DEBRIS ON SITE MUST BE REMOVED AND DISPOSED OF OFF-SITE AT THE EXPENSE OF THE CONTRACTOR.
- AREAS TO BE SODDED SHALL BE BACKFILLED WITH NATIVE SOIL TO 150MM BELOW FINISHED GRADE TO ALLOW FOR TOPSOIL INSTALLATION.
- CONTRACTOR TO DETERMINE A SINGLE POINT OF CONSTRUCTION ACCESS AND RESTORE BOULEVARD TO EXISTING OR BETTER CONDITION AFTER THE COMPLETION OF CONSTRUCTION.
- ABSOLUTELY NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE OF CONSTRUCTION FENCING.

SEDIMENTATION CONTROL

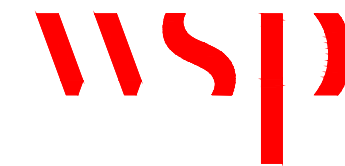
- ALL SILTATION CONTROL FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EXCAVATION OR GRADING. CONTRACTOR SHALL SUBMIT SEDIMENTATION CONTROL AND EROSION PROTECTION PLAN TO THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SILTATION CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES. CONTRACTOR SHALL INSPECT SUCH DEVICES DAILY AND AFTER EACH RAINFALL EVENT.
- FOLLOWING COMPLETION OF CONSTRUCTION, COLLECTED SILT SHALL BE DISPOSED OFF-SITE. SILT FENCE SHALL BE REMOVED AND THE AFFECTED AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS.

UNDERGROUND SERVICES AND UTILITIES

- UTILITIES MUST BE LOCATED BY THE UTILITY COMPANIES BEFORE CONSTRUCTION BEGINS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR TO EXISTING SERVICES DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE.
- CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, REPORTING ALL DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SERVICES WHEN EXCAVATING.

PLANTING

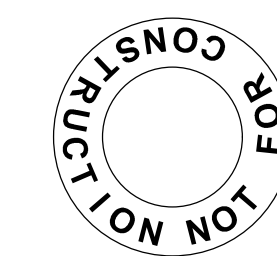
- ALL PLANTINGS SHALL BE UNDER WARRANTY FOR ONE YEAR (1 YEAR) FROM DATE OF FINAL ACCEPTANCE AND AS SPECIFIED. WARRANTY CONDITIONS SHALL INCLUDE WATERING AS REQUIRED TO SUSTAIN VIVACIOUS GROWTH DURING THE ESTABLISHMENT/WARRANTY PERIOD.
- THE CONTRACTOR SHALL UNDERTAKE PLANTING PROPOSED ACCORDING TO THE DRAWINGS AND AS SPECIFIED. PLANTING SOIL SHALL COMPLY WITH THESE REQUIREMENTS.
- ALL PLANTS SHALL BE NURSERY-GROWN AND SUPPLIED BY NURSERIES THAT SUPPORT SUSTAINABLE PRACTICES IN PLANT PRODUCTION.
- ANY CHANGES, MODIFICATIONS OR EQUIVALENCE PROPOSED BY THE CONTRACTOR IN THE CHOICE OF PLANTS SHALL BE APPROVED BY THE PROFESSIONAL OF RECORD (LANDSCAPE ARCHITECT), PROVIDE GOOD CONTROL OF THE SUPPLIER BEFORE DELIVERY TO THE SITE OF THE PLANT.
- THE CONTRACTOR SHALL NOTIFY THE PROFESSIONAL OF RECORD (LANDSCAPE ARCHITECT) OF DELIVERY OF PLANT MATERIALS AT LEAST 48 HOURS IN ADVANCE OF DELIVERY FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL ENSURE THAT THE PLANTS ARE HANDLED WITH CARE SO AS NOT TO BREAK UP SOIL/ROOT CLOUDS OR BRANCHES. FOR TREES, IF NECESSARY, APPLY AN ANTI-DESICCANT SO THEY DO NOT DRY OUT DURING TRANSPORT. ANY PLANT DAMAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ON SITE, ALL PLANTS SHOULD BE PROTECTED FROM SUN AND DRYING WINDS AND SHOULD BE WATERED FREQUENTLY UNTIL PLANTING.
- PITS AND PLANTING BEDS SHOULD BE LOCATED ACCORDING TO THE DRAWINGS AND SHALL BE OF SUFFICIENT SIZE ACCORDING TO THE DETAILS PROVIDED. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE PITS AND PLANTING BEDS BY THE LANDSCAPE ARCHITECT BEFORE ALL PLANTING.
- ALL SURFACES OF PLANTING BEDS (SHRUBS) AND SAUCERS FOR TREE PLANTING PITS WILL BE COVERED WITH MULCH, NATURAL CEDAR (MINIMUM 5-INCH THICK LAYER). MULCH IS TO BE PULLED BACK FROM THE TRUNK OF THE TREE. CUT AND REMOVE TOP 2/3 OF THE WIRE BASKET, ROPES AND TIES (DO NOT BURY).
- PLANTS SHOULD BE WATERED LESS THAN AN HOUR AFTER PLANTING AND AGAIN IN THE SAME DAY.
- ALL DECIDUOUS TREES AND CONIFERS SHALL BE PROTECTED AGAINST RODENTS WITH 230mm DIMEX ARBORGUARD TRUNK PROTECTORS OR APPROVED EQUIVALENT INSTALLED AT THE BASE OF THE TRUNK.
- WINTER PROTECTION: NECESSARY PLANT PROTECTION SUCH AS BURLAP WRAPPING SHALL BE INSTALLED FOR ALL FRAGILE PLANTS TO PROTECT AGAINST WINTER WINDS OR LIKELY DAMAGE BY SNOW - FOR EXAMPLE THE BASE OF THE BUILDING SUBJECT TO FALLING SNOW FROM ROOFS, OR IN AREAS SUBJECT TO SNOW STORAGE AND REMOVAL. THE PROTECTION SHALL BE REVIEWED AND APPROVED AT THE END OF THE PLANTING WORKS BY LANDSCAPE ARCHITECT. PROTECTIONS MUST BE ADAPTED TO EACH PLANT OR GROUP OF PLANTS ACCORDING TO THE SPECIFICATIONS OF THE LANDSCAPE ARCHITECT. STRUCTURES AND MATERIALS DEVELOPED FOR WINTER PROTECTION SHALL REMAIN IN THE POSSESSION OF THE CUSTOMER AFTER THE WARRANTY PERIOD OF THE WORK.



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CONSULTANT:

SEAL:



CLIENT:

BAYVIEW GROUP

CLIENT REF. #:

PROJECT:

WATERIDGE APARTMENT BUILDINGS
1000/1050 TAWADINA ROAD
WATERIDGE VILLAGE,
OTTAWA, ON

KEY PLAN:

DISCLAIMER: THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY WSP. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.

ISSUED FOR - REVISION:

NO.	DATE	DESCRIPTION
12	2024.12.03	RE-ISSUED FOR SPA SUBMISSION
11	2024.08.19	RE-ISSUED FOR SPA SUBMISSION
10	2023.12.20	ISSUED FOR SPA SUBMISSION
9	2023.05.16	ISSUED FOR SPA SUBMISSION
8	2023.05.03	ISSUED FOR COORDINATION
7	2023.03.24	ISSUED FOR COORDINATION
6	2023.03.16	ISSUED FOR COORDINATION
5	2023.03.09	ISSUED FOR COORDINATION
4	2023.03.08	ISSUED FOR COORDINATION
3	2023.03.06	ISSUED FOR COORDINATION
2	2023.03.02	ISSUED FOR COORDINATION
1	2023.05.24	ISSUED FOR CLC REVIEW

IS	RE	DATE	DESCRIPTION

PROJECT NO: 221-004473-00 DATE: DEC 2024

ORIGINAL SCALE: 1:200

DESIGNED BY: LS/AP

DRAWN BY: AP

CHECKED BY: TM

DISCIPLINE: LANDSCAPE ARCHITECTURE

TITLE: GENERAL NOTES & DETAILS

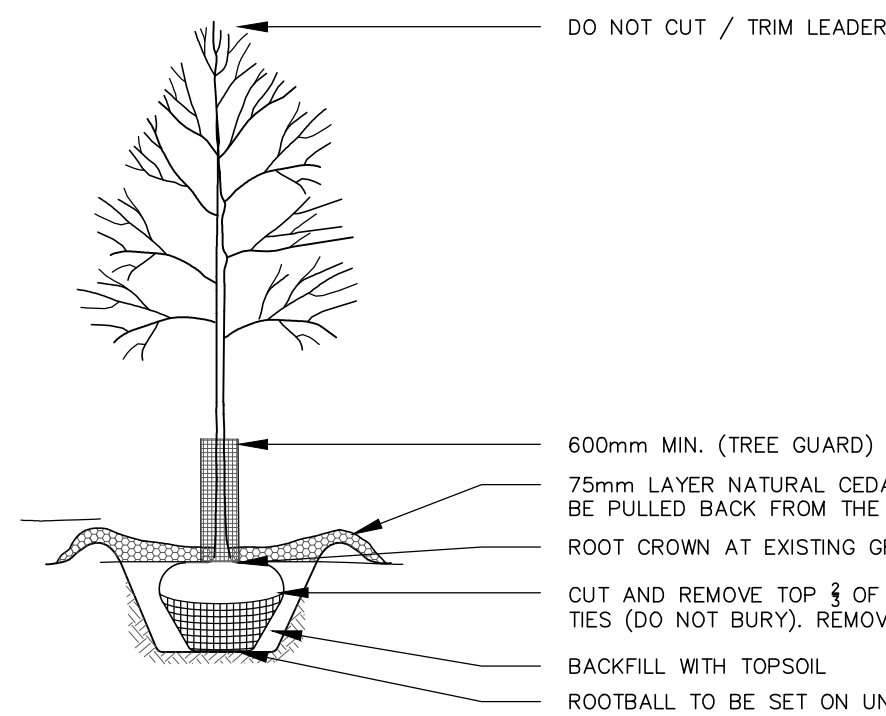
SHEET NUMBER: L500

SHEET # OF

ISSUE: --

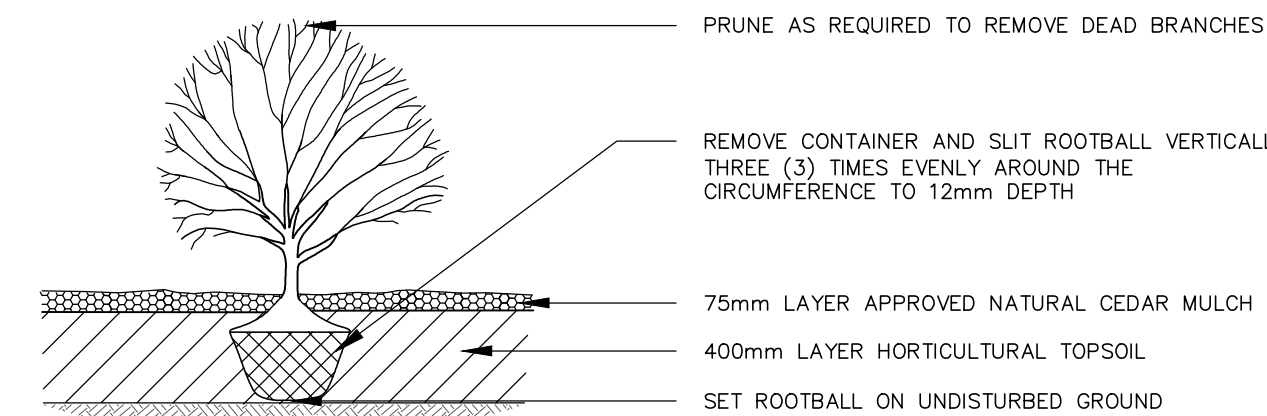
DATE OF: --

REV # 12



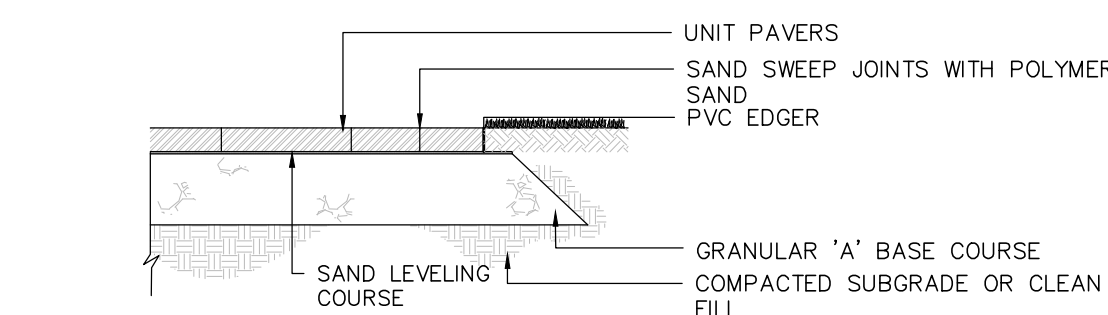
1 DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



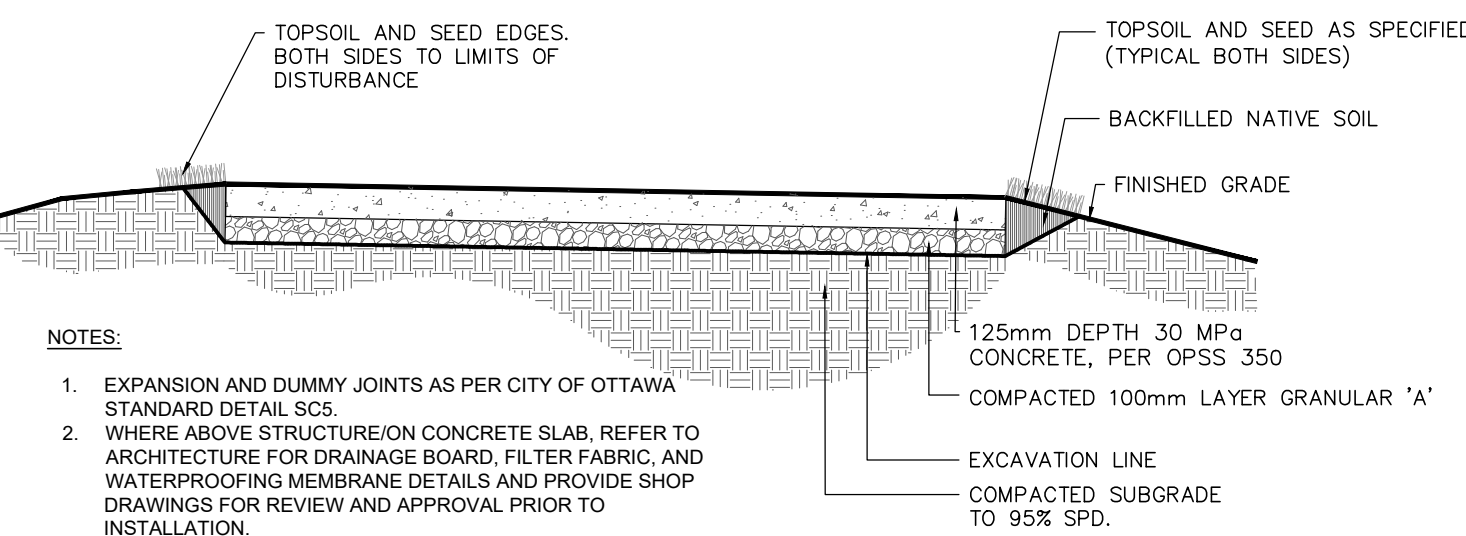
2 SHRUB / ORNAMENTAL GRASS PLANTING

SCALE: NOT TO SCALE



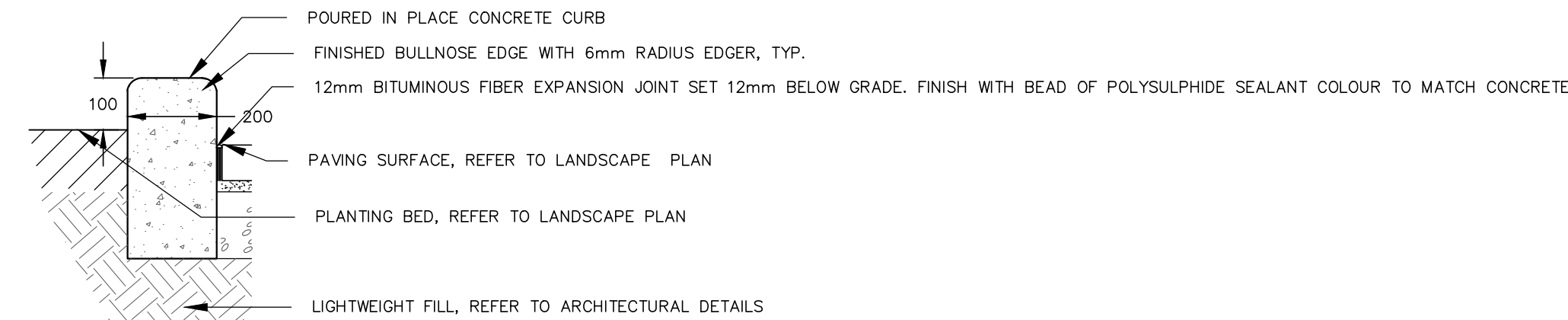
3 CONCRETE UNIT PAVES ON GRANULAR BASE

SCALE: NOT TO SCALE



4 CONCRETE WALKWAY

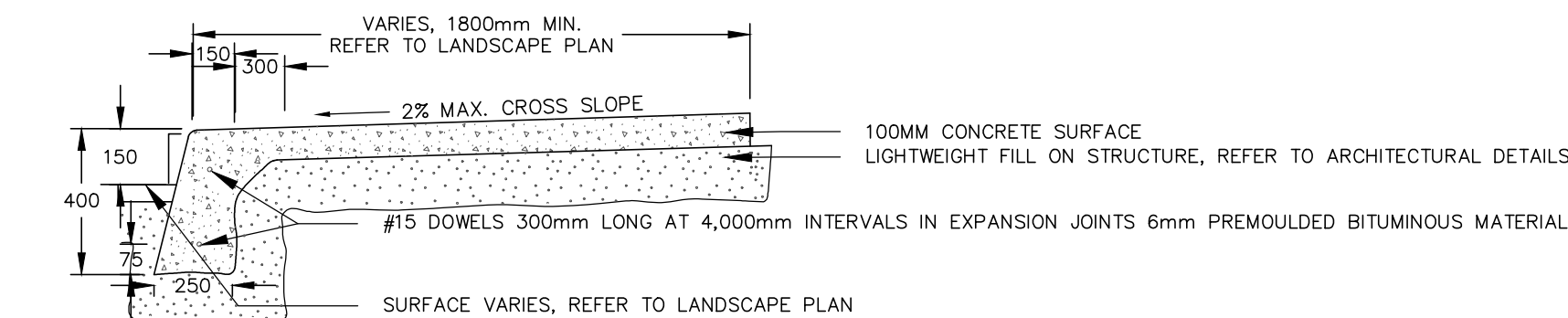
SCALE: NTS



NOTES:
1. ALL DIMENSIONS IN mm UNLESS SHOWN OTHERWISE.

5 CONCRETE PLANTER CURB

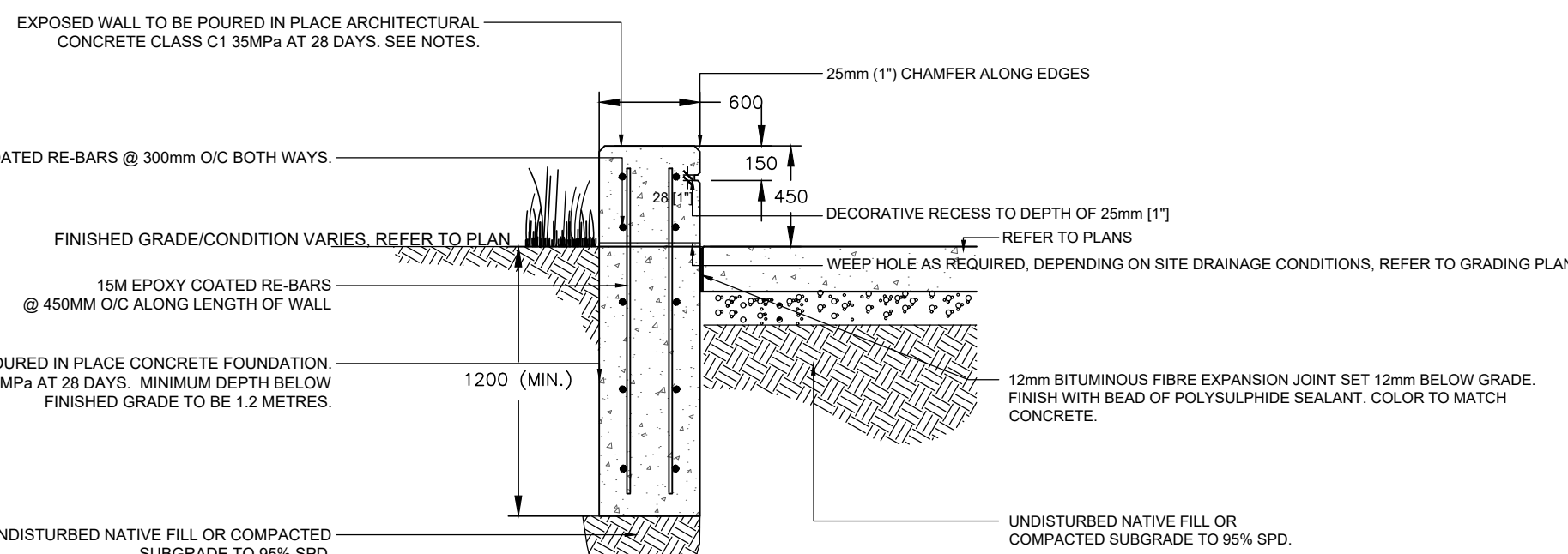
SCALE: NOT TO SCALE



NOTES:
1. ALL DIMENSIONS IN mm UNLESS SHOWN OTHERWISE.
2. 2% MAX. CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. 2-5% SLOPE, 8% MAX. CROSS SLOPES FOR CURB RAMPS.
4. EXPANSION AND DUMMY JOINTS AS PER CITY OF OTTAWA STANDARD DETAIL SCS.
5. DEPRESSED CURB HEIGHTS:
5.1 PEDESTRIAN CURB RAMP = 0-6mm;
5.2 PRIVATE ENTRANCE = 0-25mm.
6. WHERE ABOVE STRUCTURE ON CONCRETE SLAB, REFER TO ARCHITECTURE FOR DRAINAGE BOARD, FILTER FABRIC, AND WATERPROOFING MEMBRANE DETAILS AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

6 MONOLITHIC CONCRETE CURB AND SIDEWALK

SCALE: NOT TO SCALE



NOTES:
1. ALL WALL FOUNDATIONS TO BE MINIMUM OF 1.2 METRES BELOW FINISHED GRADE.
2. CONTRACTOR TO SUPPLY ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL BY THE CONSULTANT.
3. CONCRETE COLOUR TO BE A DARK TINT. ALL COLOURED CONCRETE WITHIN A UNIFIED STRUCTURE TO BE POURED FROM THE SAME TRUCK/MIX TO ENSURE CONSISTENT COLOURING. CONCRETE TO BE COLOURED WITH A DARK TINT.
4. CONCRETE MIX TO BE AGILIA ARCHITECTURAL (LAFARGE) OR APPROVED EQUIVALENT. CONCRETE TO BE 4% - 7% AIR ENTRAINED. EXPOSED SURFACE TO RECEIVE A SUBTLE TEXTURED FINISH (APPLICATION TECHNIQUE TBD - TEXTURE SAME AS WALL FINISH).

7 CONCRETE SEAT WALL

SCALE: NOT TO SCALE