



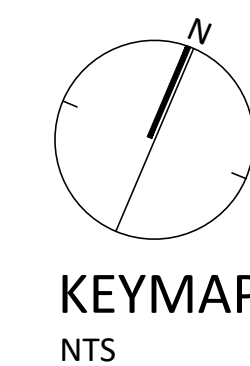
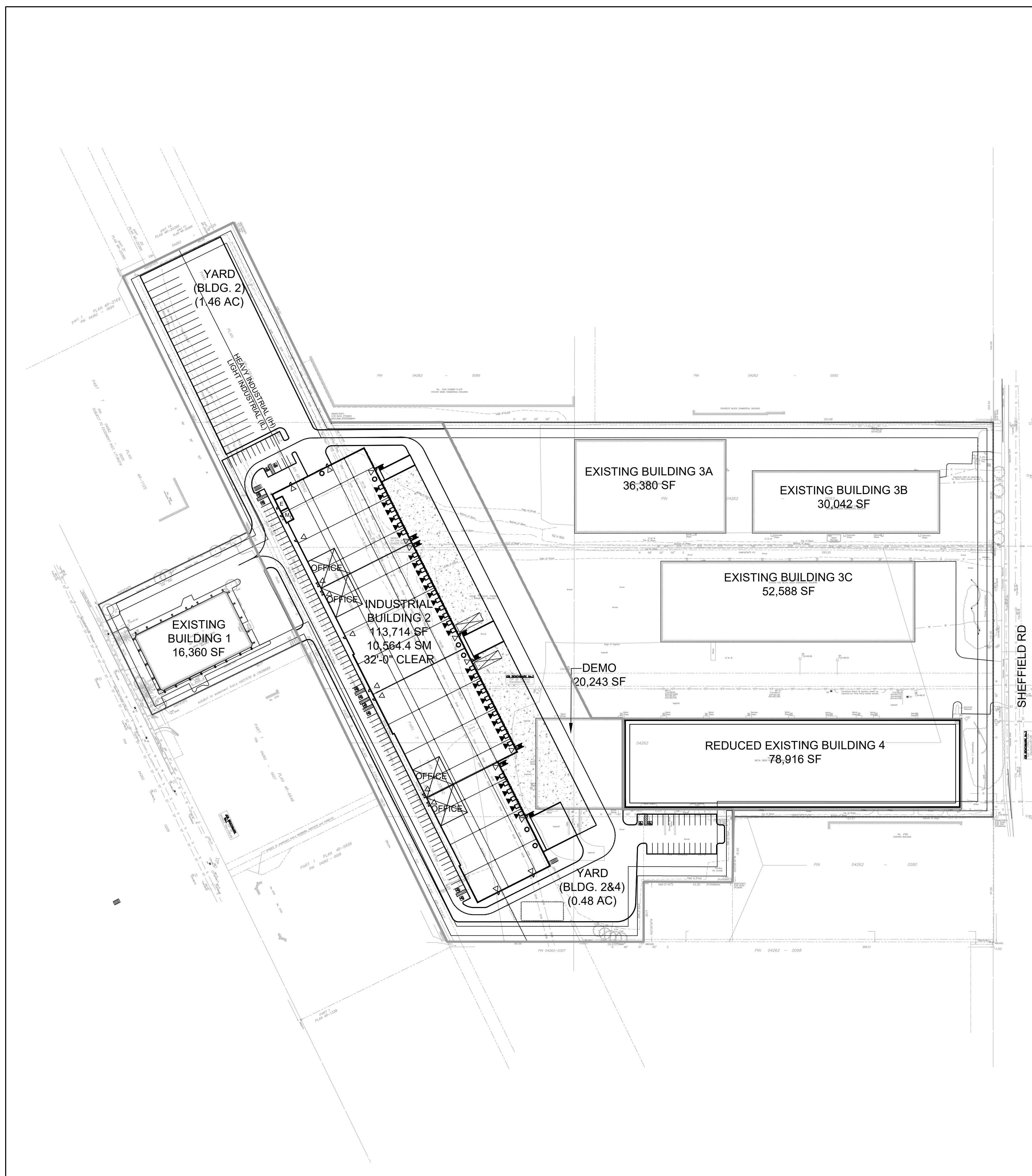
RICHCRAFT HOMES
SHEFFIELD WAREHOUSE
2760 - 2770 Sheffield Rd. Ottawa

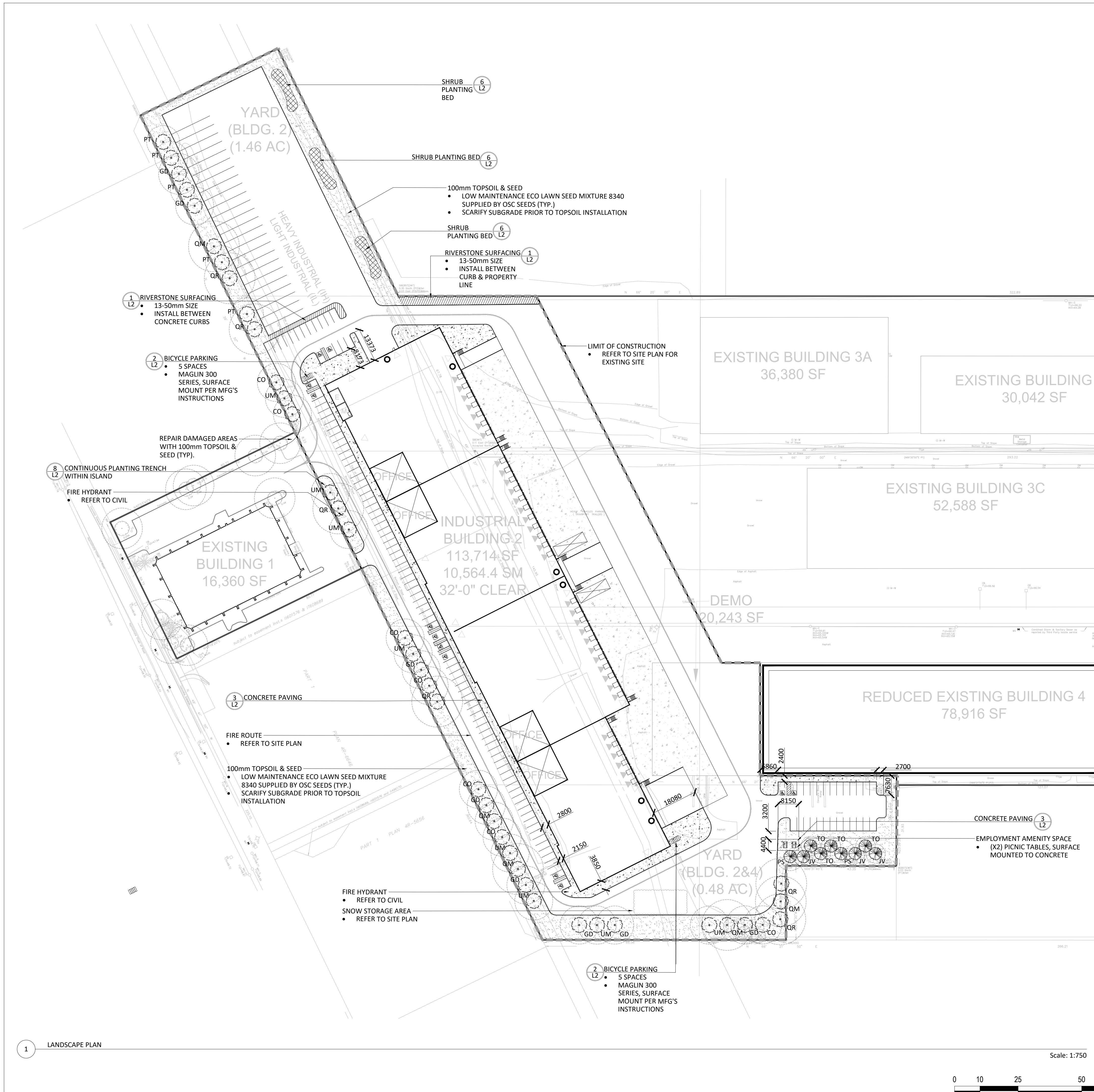


WARE MALCOMB

LIST OF DRAWINGS:

- L1.0 - LANDSCAPE PLAN
- L2.0 - DETAILS





SITE NOTES:

1. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORNE BY THE CONTRACT ADMINISTRATOR FOR UNKNOWN SURFACE CONDITIONS.
2. REINSTATE ALL AREAS AND ITEMS DAMAGED ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO LANDSCAPE ARCHITECT. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
3. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF OTTAWA, ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) AND SPECIFICATIONS (OPSS), WHERE APPLICABLE. LOCAL UTILITY STANDARDS AND MINISTRY OF TRANSPORTATION STANDARDS WILL APPLY WHERE REQUIRED.
4. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE PERIOD OF THIS CONTRACT. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
5. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECT. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE "CONTRACTOR" AS DEFINED IN THE ACT.
8. CONTRACTOR TO ARRANGE A SITE REVIEW FOR PRELIMINARY ACCEPTANCE OF THE WORKS. PROVIDED THAT THE WORKS ARE COMPLETED IN STRICT COMPLIANCE WITH THE DRAWING SPECIFICATIONS, PRELIMINARY ACCEPTANCE MAY BE GRANTED SUBJECT TO CORRECTION OF ANY NOTED DEFICIENCIES WITHIN 21 CALENDAR DAYS FROM THE DATE OF PRELIMINARY ACCEPTANCE. 2 YEAR WARRANTY PERIOD TO COMMENCE FROM THEN ON.

LAYOUT NOTES:

1. THE LANDSCAPE ARCHITECT SHALL APPROVE ANY MODIFICATIONS ON-SITE PRIOR TO CONSTRUCTION.
2. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
3. LANDSCAPE ARCHITECT TO REVIEW ALL LAYOUTS AND PATHWAYS PRIOR TO ANY EXCAVATION.
4. THE LOCATION OF THE UTILITIES IS APPROXIMATE. THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL APPROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
5. LAYOUT CURVES AND TANGENTS WITH SMOOTH TRANSITIONS AND CLEAN EDGES.
6. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START LANDSCAPE ARCHITECT. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO CONFIRM DIMENSIONS OR ELEVATIONS AND NOTIFYING THE LANDSCAPE ARCHITECT OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTOR'S EXPENSE.

PLANTING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
2. LOCATIONS OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PITS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
4. DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
5. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT.
6. ALL STEEL T-BARS TO BE REMOVED AT THE ONE YEAR INTERIM INSPECTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
7. CONTRACTOR TO REINSTATE ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
8. PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
9. ACER RUBRUM, QUERCUS RUBRA AND CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTING IN THE SPRING ONLY.
10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

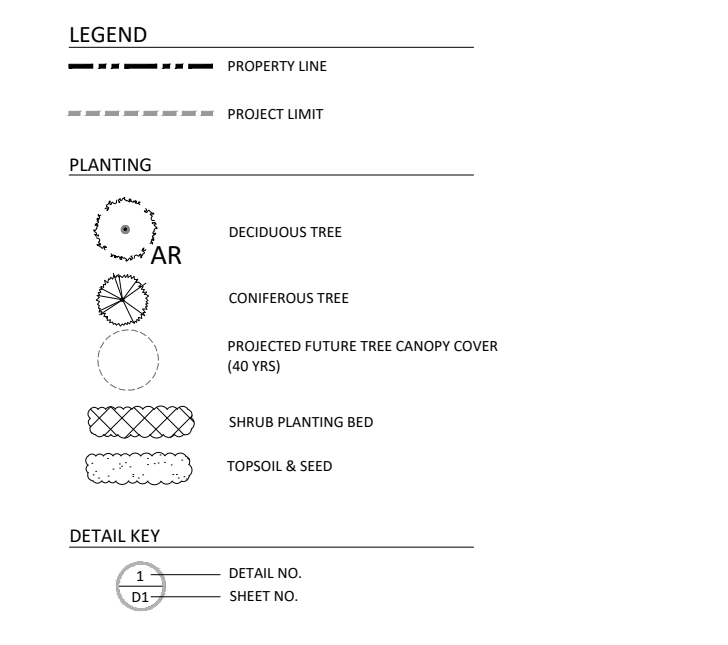
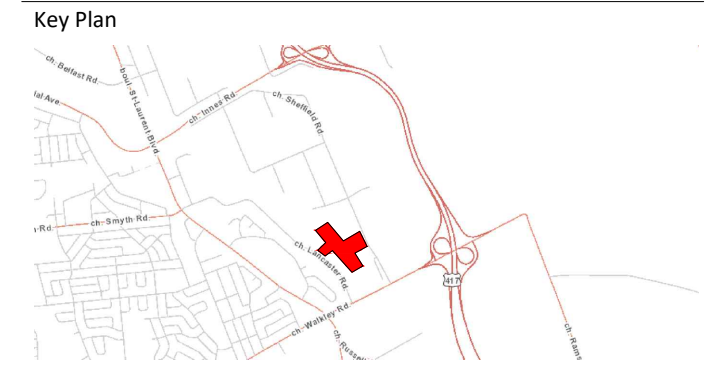
SEED NOTES:

1. SEEDED AREAS SHALL HAVE A MINIMUM 100mm TOPSOIL.
2. ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS.
3. INSTALL STANDARD MIXTURE BY MECHANICAL SEEDING. USE BIODEGRADABLE EROSION CONTROL MAT AS DIRECTED BY LANDSCAPE ARCHITECT TO RETAIN SEED ON STEEP SLOPES (OVER 3:1 UNTIL ESTABLISHED).
4. PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 6mm (1/4") OR AS PER SUPPLIERS RECOMMENDATIONS.
5. GENTLY TAMP OR ROLL THE SEEDBED AND DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
6. CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm. REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
7. SEEDED AREAS WILL BE ACCEPTED BY THE LANDSCAPE ARCHITECT FOLLOWING PERFORMANCE ACCEPTANCE PROVIDED:
 - SEEDED AREAS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE (MINIMUM), THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	OWNERSHIP	NATIVE SPP. (Y/N)
DECIDUOUS TREES							
CO	CELTIS OCCIDENTALIS	HACKBERRY	7	50mm CAL.	W.B./7.0m MIN. O.C SPACING	PRIVATE	Y
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	8	50mm CAL.	W.B./7.0m MIN. O.C SPACING	PRIVATE	Y
PT	POPULUS TREMULOIDES	TREMBLING ASPEN	5	50mm CAL.	W.B./7.0m MIN. O.C SPACING	PRIVATE	Y
QM	QUERCUS MACROCARPA	BUR OAK	5	50mm CAL.	W.B./7.0m MIN. O.C SPACING	PRIVATE	Y
QR	QUERCUS RUBRA	RED OAK	6	50mm CAL.	W.B./7.0m MIN. O.C SPACING	PRIVATE	Y
UM	ULMUS 'MORTON'	ACCOLADE ELM	8	50mm CAL.	W.B./7.0m MIN. O.C SPACING	PRIVATE	N
CONIFEROUS TREES							
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3	250cm HT.	B&B/5.0m MIN O.C SPACING	PRIVATE	Y
PS	PINUS STOBUS	WHITE PINE	2	250cm HT.	B&B/5.0m MIN O.C SPACING	PRIVATE	Y
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	4	250cm HT.	B&B/5.0m MIN O.C SPACING	PRIVATE	Y
DECIDUOUS SHRUBS							
CR	CORNUS RACEMOSA	GREY DOGWOOD	TBD	100cm HT.	POT/ 100cm O.C SPACING	PRIVATE	Y
RT	RHUS TYPHINA	STAGHORN SUMAC	TBD	100cm HT.	POT/100cm O.C SPACING	PRIVATE	Y

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



Project Consultants:

Architecture & Site Plan
Ware Malcomb

Civil Engineering
Ware Malcomb

Environmental
Mckinley Environmental

Geotechnical Engineering
Paterson Group

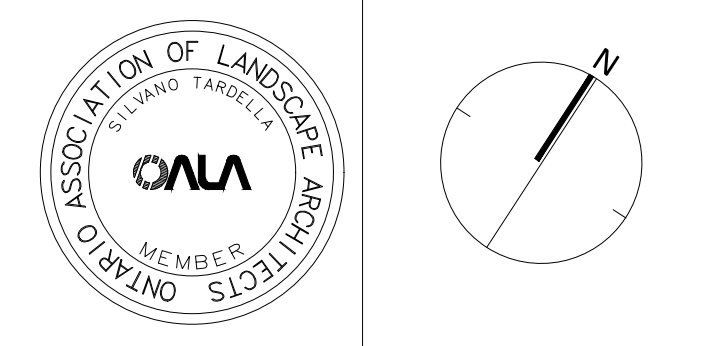
Surveyor
Annis O'Sullivan Vollebek Ltd.

Transportation Engineering
Castleglen

No.	Description	Date
4	Re-issued for SPA	Aug.29/23
3	Re-issued for SPA	May.17/23
2	Issued for SPA	Mar.23/23
1	Issued for Coordination	Feb.06/23

Revision

City Approval Stamp



NAK design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

SHEFFIELD ROAD WAREHOUSE
2760 - 2770 SHEFFIELD ROAD OTTAWA, ON

Title

LANDSCAPE PLAN

Date AUG 2023 Sheet

Scale 1:750

Drawn AM/PG

Checked SC

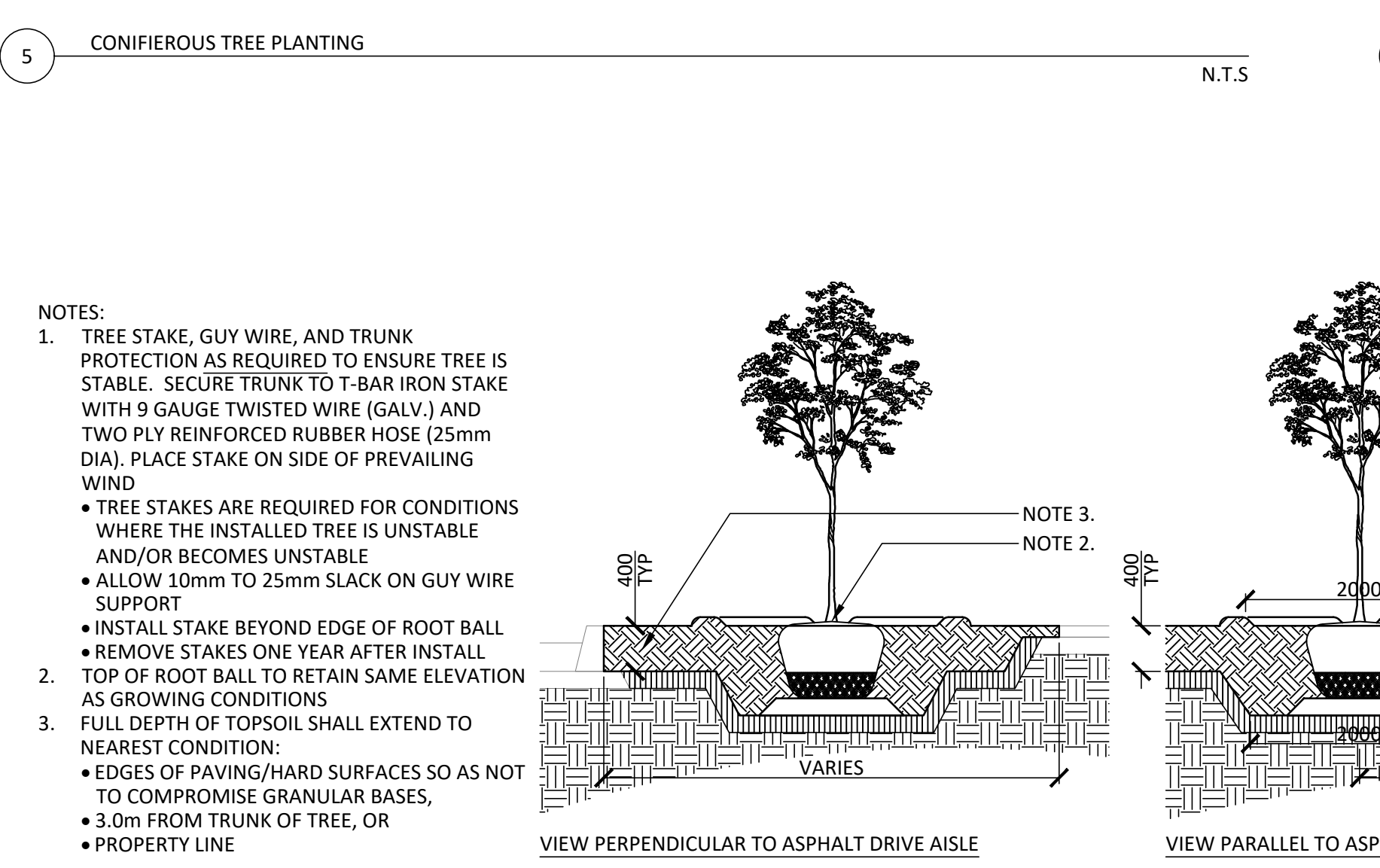
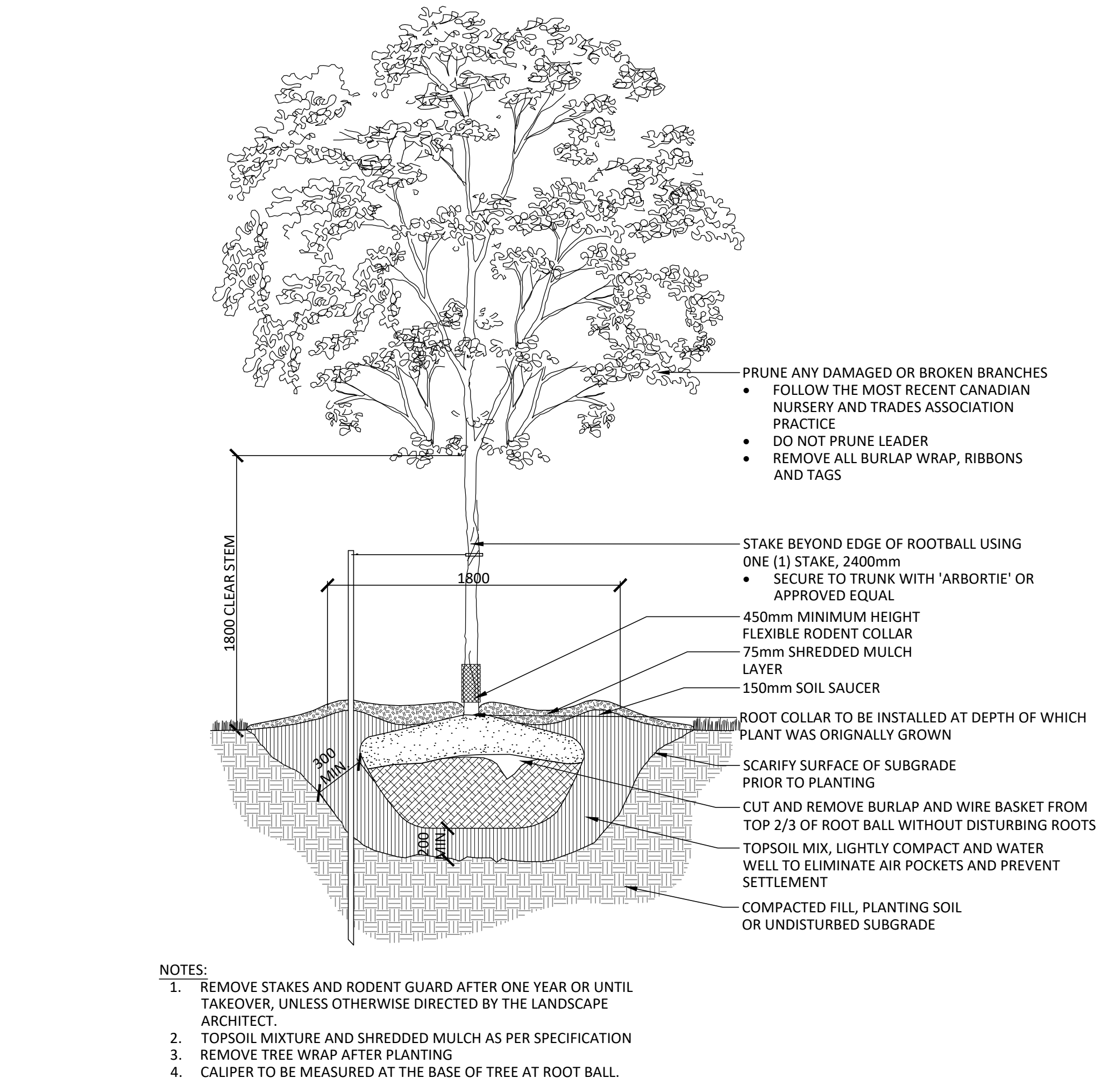
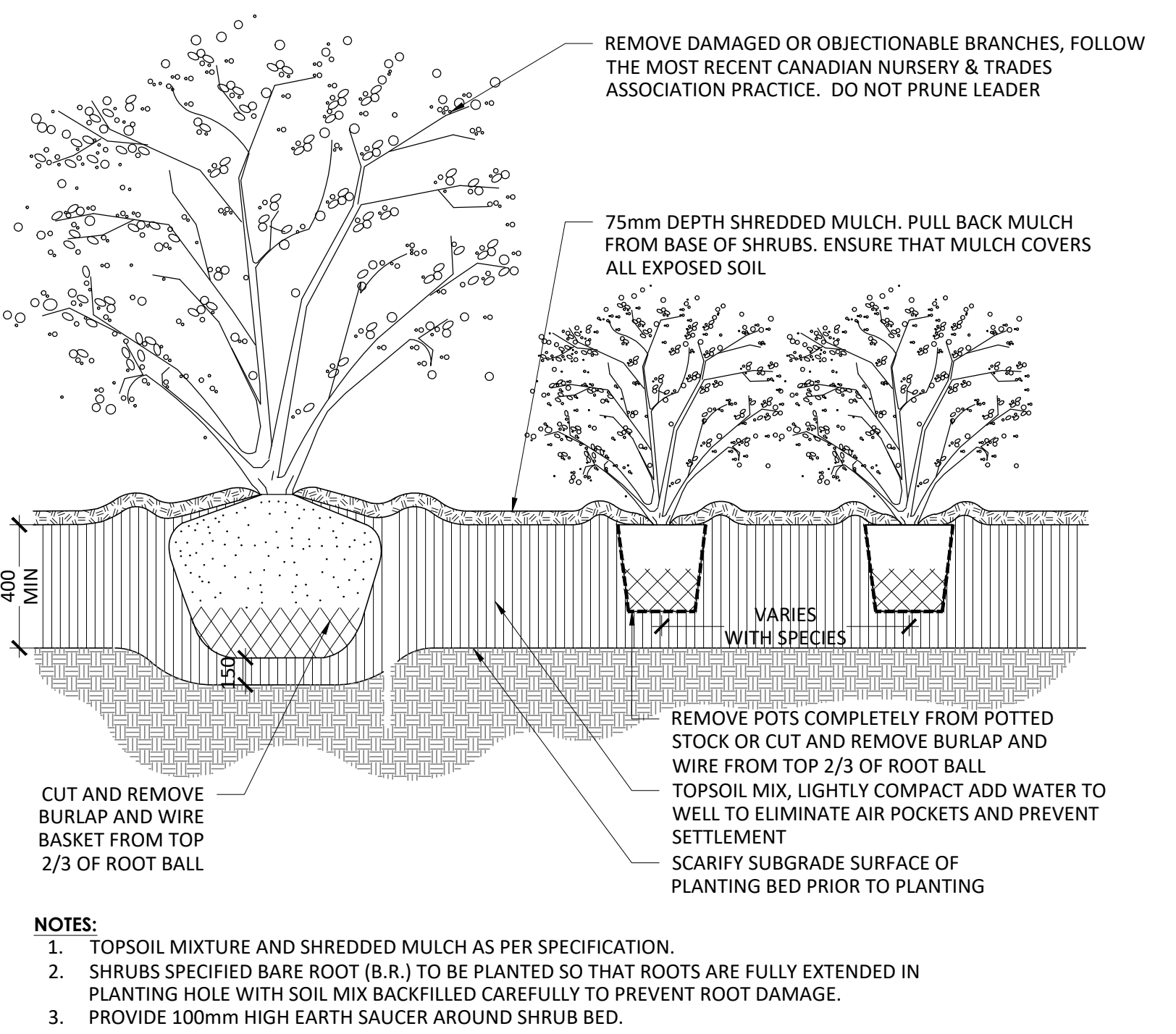
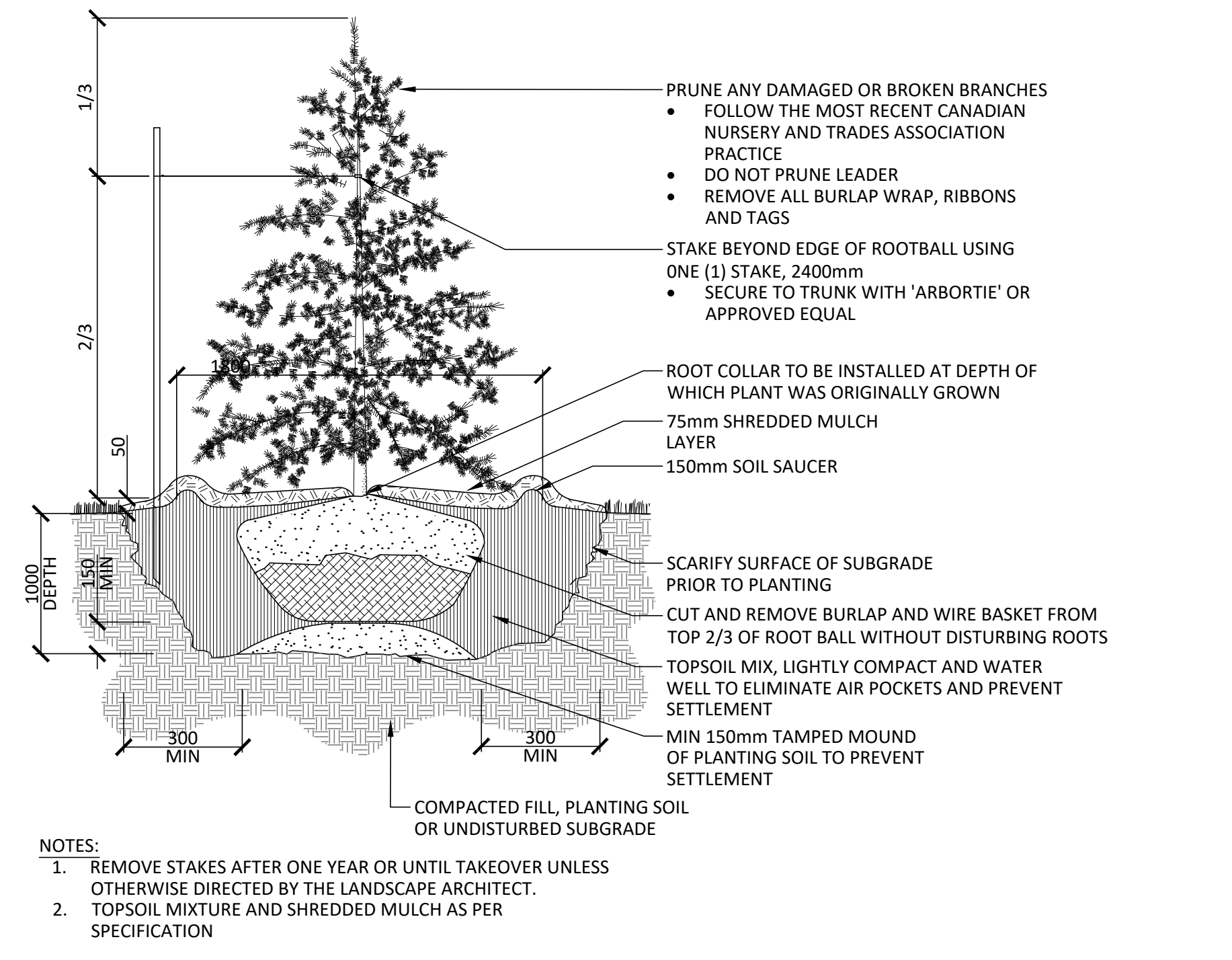
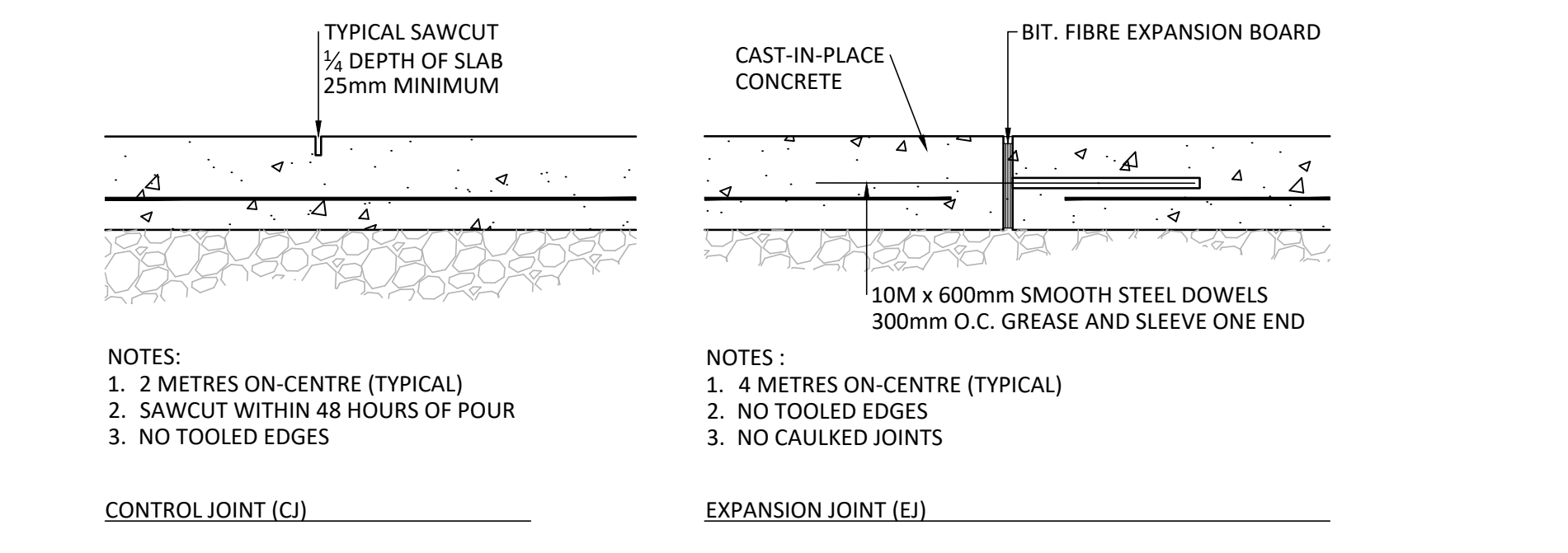
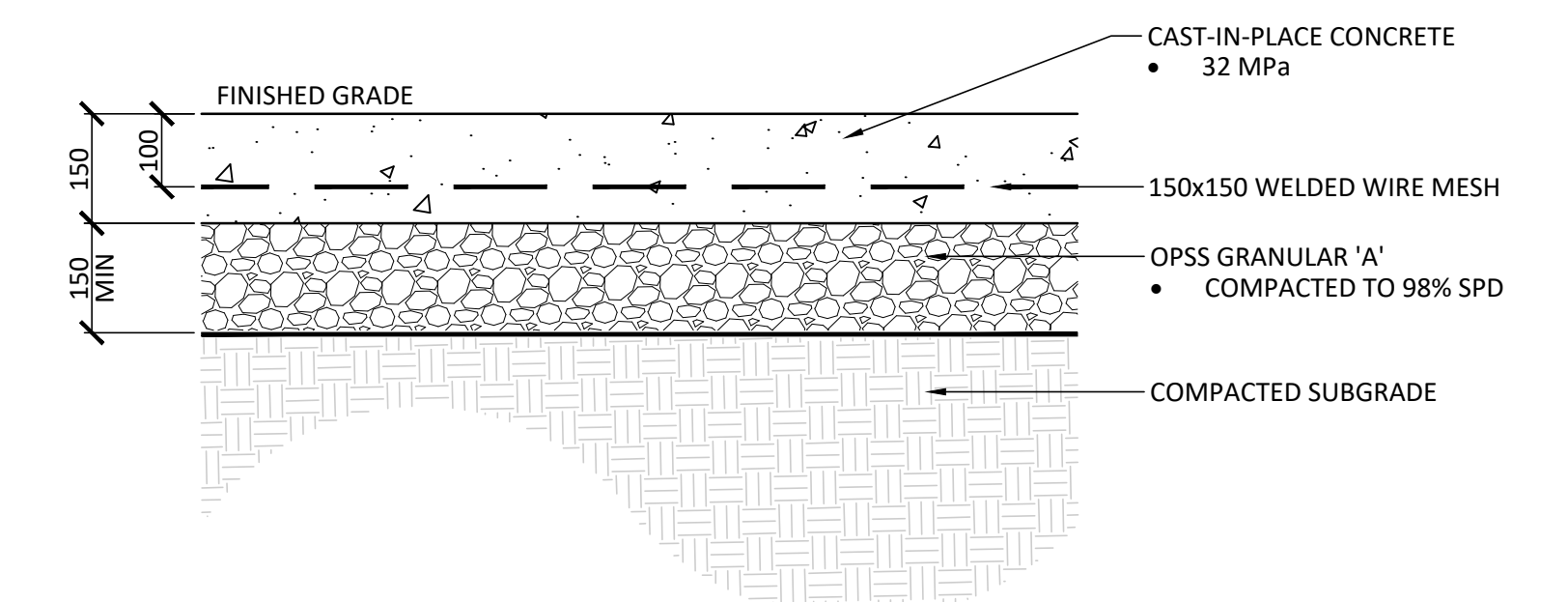
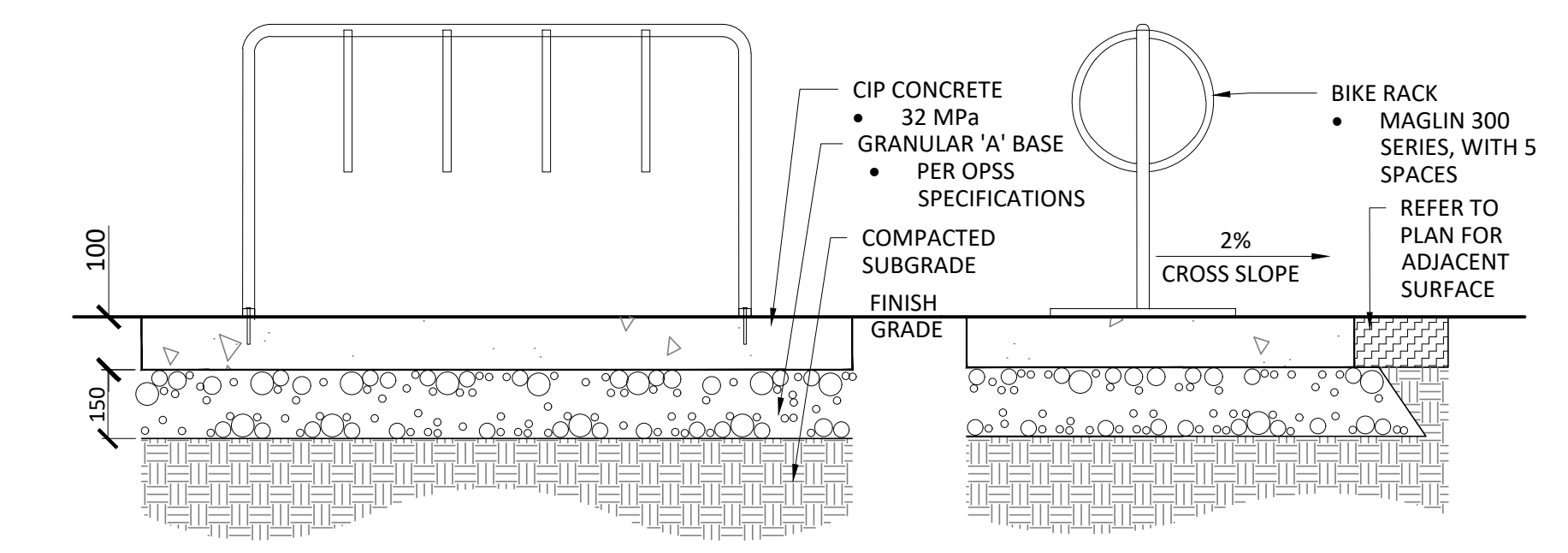
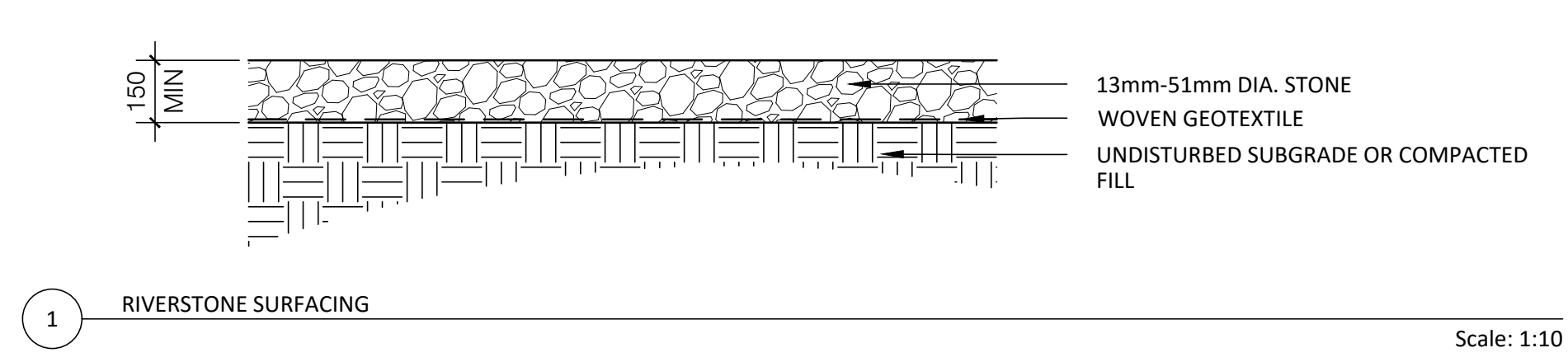
Job No. 23-005

L1



Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

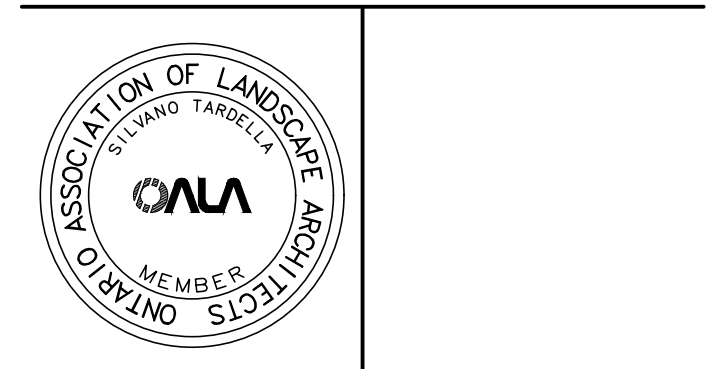
Key Plan



- Project Consultants:
- Architecture & Site Plan: Ware Malcomb
 - Civil Engineering: Ware Malcomb
 - Environmental: McKinley Environmental
 - Geotechnical Engineering: Paterson Group
 - Surveyor: Annis O'Sullivan Vollebek Ltd.
 - Transportation Engineering: Castleglen

No.	Description	Date
4	Re-issued for SPA	Aug.29/23
3	Re-issued for SPA	May.17/23
2	Issued for SPA	Mar.23/23
1	Issued for Coordination	Feb.06/23

Revision: City Approval Stamp



NAK design strategies
 1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
 T 613.237.2345 NAKDESIGNSTRATEGIES.COM
 Project

SHEFFIELD ROAD WAREHOUSE
 2760 - 2770 SHEFFIELD ROAD OTTAWA, ON

Title: DETAILS

Date: AUG 2023	Sheet:
Scale: AS SHOWN	
Drawn: JC/PG	
Checked: SC	
Job No.: 23-005	

L2