LANDSCAPE SPECIFICATIONS

LANDSCAPE SPECIFICATIONS
CONTRACTOR MUST CONTACT ALL UTILITIES COMPANIES FOR STAKE OUTS PRIOR TO THE COMMENCEMENT OF PLANTING.

REMOVE GRASS

REMOVE GRASS AND FULL WEAVE TO EXTENSIVE SUBGRADE AS REQUIRED. PREPARE SUBGRADE TO REMOVE ALL WEEDS AND ROOTS. REMOVE STONES LARGER THAN 50 MM IN SIZE. CONTACT ALDU ARCHITECTS IF UNFORESEEN SUBSOIL CONDITIONS ARE ENCOUNTERED. EXISTING TREES TO REMAIN IN SITE AND TO BE PROTECTED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LATEST OR GRADING PLAN PROVIDED BY CIVIL ENGINEER. ALL GRADES TO BE SMOOTH AND FREE OF ROCKS, ALONG WITH SPECIFIED GRADING. SLOPES MAY NOT EXCEED 3:1 (33 1/3%).

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL DEBRIS TO BE DISPOSED UNLESS OTHERWISE INSTRUCTED BY LANDSCAPE ARCHITECT. SPREAD TOPSOIL TO A MINIMUM DEPTH OF 150 MM(FOR TURFGRASS AREAS). TOPSOIL MUST BE SPREAD IN LIFTS.

USE SOIL WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION. TOPSOIL SHALL BE FREE OF STONES LARGER THAN 50 MM, STICKS, ROOTS, BRUSH OR DEBRIS. AND SHALL BE REASONABLY RICH IN NUTRIENTS. TOPSOIL MUST BE NEUTRAL IN REACTION, HAVE A PH FACTOR OF 6.5 TO 7.5 AND BE FREE OF WEEDS. TOPSOIL SHALL BE SPREAD AT A TO BE PROVIDED MINERAL FERTILIZER

WEEDS FROM THE COLONIZE MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER RECOMMENDATIONS.

ALL TREES NEW - 1.25 KG NITROGEN, 0K PHOSPHORUS AND 0K POTASH (1:1:0-W) AT RATE OF 40 GRAMS (1-0-0) / PER EVERY BUNDLE OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTOURED.
EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS. REMOVE ALL STONES LARGER THAN 50 MM, STICKS, ROOTS, BRUSH OR DEBRIS. MIX IN THE TOP 150 MM OF SOIL WITH PEAT MOSS AND MANURE AT THE FOLLOWING RATE: ONE CUBIC METRE OF PEAT MOSS, ONE CUBIC METRE OF MANURE, 1.25 KG OF 15-15-15 NITROGEN-PHOSPHOROUS-POTASH FERTILIZER PER CUBIC METRE OF MIXED MATERIAL. ADJUST THE PH OF THE PLANTING MIXTURE TO BE WITHIN THE RANGE OF 6.5 TO 7.5 PH. DELIVERY OF THE PLANT MATERIALS TO THE JOB SITE

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR ARE IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR ADVICE ON THE ADDITION OF SAND TO THE SOIL MIXTURE. DO NOT PLANT WITHOUT IN WRITING OF APPROVAL AND ACCEPTANCE.

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN. PETITES, 3-5 OR B/B. CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS FREE OF PEST INFESTATION. SHRUBS MUST BE GROWN IN SOIL ALL PLANTING SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION STANDARDS. CONTACT ALDU ARCHITECTS PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE SUPPLIED FROM STOCK GROWN OR OBTAINABLE WITHIN

PLANT MATERIAL INSTALLATION

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED AND AS SHOWN ON THE DRAWINGS. ALL PLANTING SHALL BE CARRIED OUT BY PERSONS QUALIFIED IN THE PROPER PLANTING AND CARE OF ORNAMENTAL PLANTS. REFER TO PLANTING DETAILS. WORK AS DETAILED ON THE DRAWINGS MUST BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE CONTRACTOR PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN REFERENCE PLANT MATERIAL QUANTITIES SHOWN ON THE PLANT LISTS ARE ESTIMATED ONLY. ESTIMATING IS NOT ACCURATE. REPORTED ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR CLARIFICATION AND ADJUSTMENT PRIOR TO PLANTING. CONTRACTOR WILL BE RESPONSIBLE FOR ESTIMATING PLANT MATERIAL.

* MULCH - SHREDDED FINE MULCH BY TOND BRAND OR APPROVED EQUAL
LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION

GENERAL MAINTENANCE

MAINTENANCE PROCEDURES ARE TO BE FULLY ADHERED TO FOR ALL NEW / CONTRACTED LANDSCAPE WORK. AS ACCORDING TO LANDSCAPE ONTARIO SPECIFICATIONS / SECTION 3 - MAINTENANCE WORK. THIS SHALL APPLY BEFORE THE CONSTRUCTION PHASE IS COMPLETED AND THE OWNER HAS ASSUMED MAINTENANCE RESPONSIBILITY FOR THE LANDSCAPE UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

WEEDY PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTED AREAS FROM WEEDS UNTIL THE PLANTING HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT. PROTECTIVE COVERS SHALL BE EMPLOYED WHERE WEED SEEDS ARE PRESENT IN THE SOIL. THE CONTRACTOR SHALL REMOVE ALL WEEDS AND SHRUBS PRIOR TO THE APPLICATION OF THE MULCH AND SHALL BE PLACED A MINIMUM OF 50M (2") OUT FROM THE TREE TRUNK OR ALL TIMES.

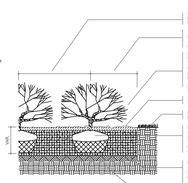
ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "WILTPROOF" ANTI-DESICCANT APPLIED AT THE RATE OF ONE LITRE PER 50 LITRE OF WATER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

USE WORK SPECIFICATIONS IN COMPLICATION WITH THE DRAWING. LANDSCAPE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOCIATION. CONTACT ALDU ARCHITECTS IF THERE ARE ANY DISCREPANCIES BETWEEN THE CANADIAN NURSERY TRADES ASSOCIATION - SEE ALSO PLANT MATERIAL PRICE LISTS FOR ALL ON HAND AVAILABLE SPECIFICATIONS ON PLANTING SHRUB, PERENNIAL, GROUNDCOVER, VINE AND TREE SPECIFICATIONS.

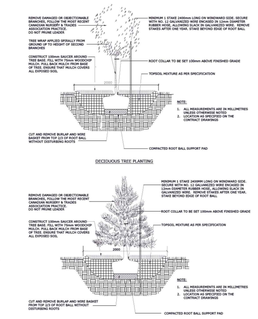
SEEKING APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GENERAL FORM THE LANDSCAPE ARCHITECT MAY ACCEPT SUBSTITUTIONS IF THE SPECIFIED PLANT MATERIAL IS NOT READILY AVAILABLE - FREE FROM PEST AND DISEASES AND UNDAMAGED. CHECK LOCATIONS AND DETAILS CAREFULLY BEFORE PLANTING. ALL PLANTING SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. BEFORE COMMENCEMENT OF CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE DRAWINGS. ALL PLANTING SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. ALL PLANTING SHALL BE PLANTED AT THE BOTTOM OF THE SLOPE. REPORT ANY DISCREPANCIES TO THE DRAWINGS. CONTACT ALDU ARCHITECTS FOR ADVICE ON THE ADDITION OF SAND TO THE SOIL MIXTURE. DO NOT PLANT WITHOUT IN WRITING OF APPROVAL AND ACCEPTANCE.

GUARANTEE PERIOD - PRESENT ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK. GUARANTEE PERIOD TO COMMENCE AT THE DATE OF ACCEPTANCE OF THE WORK. PLANTS DAMAGED OR ESTIMATED TO PARTIALLY DAMAGED BY VANDALISM, STORMS, ETC. DEPENDING ON MUNICIPAL STANDARDS CONTRACTOR TO SUPPLY WITH SHRUB AND LANDSCAPE ARCHITECT.



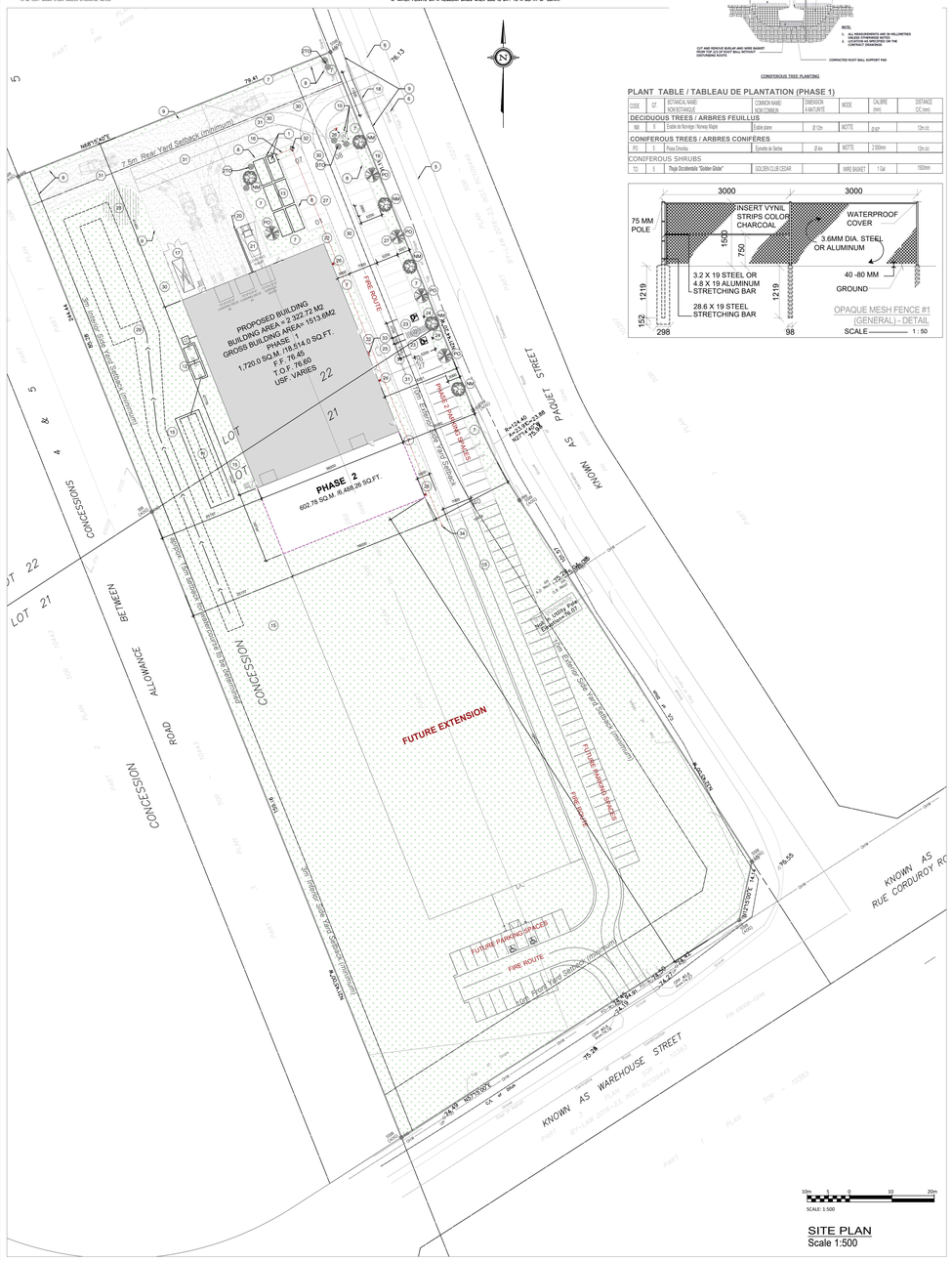
NOTES/ REMARQUES

1. PLANT PERENNIALS IN THE SPRING AFTER DANGER OF FROST HAS PASSED.
2. REMOVE PLANT FROM CONTAINER IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT PLANT WHEN GROUND IS FROZEN OR WET.
4. DO HALF LARGE DIGGER FOR ROOT SPREAD.
5. WATER IN PLANTS IMMEDIATELY AFTER PLANTING TO PREVENT DRYING OF ROOTS.
6. WATER PLANTS ON A REGULAR BASIS WHEN 30% OF SOIL IS DRY TO A DEPTH OF 50mm.

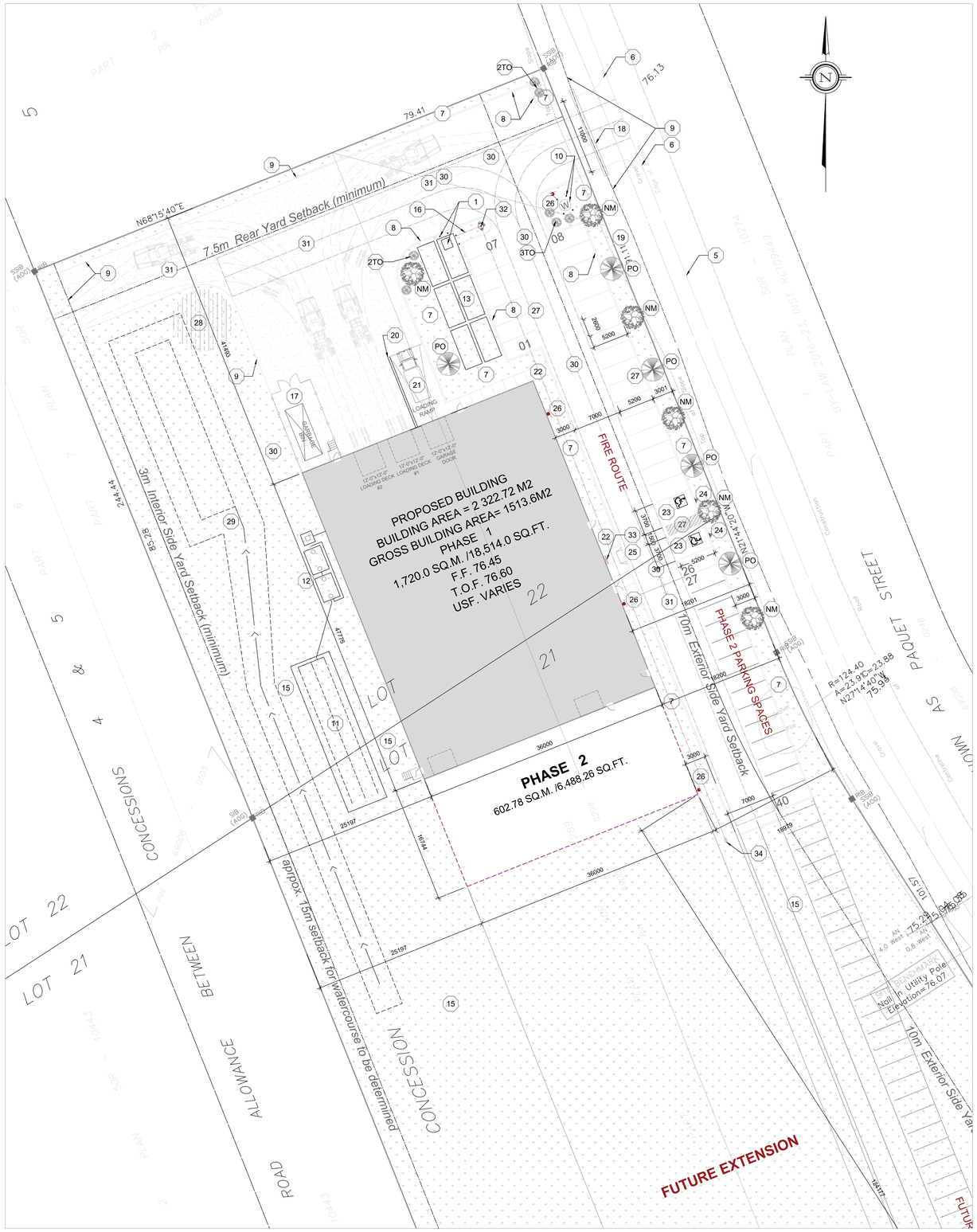


PLANT TABLE / TABLEAU DE PLANTATION (PHASE 1)

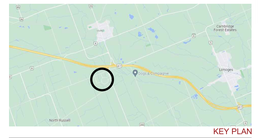
CODE	Q'.	BOTANICAL NAME NOM BOTANIQUE	COMMON NAME NOM COMMUN	DIMENSION A MATURITÉ	MODE	CALIBRE (mm)	DISTANCE CC (mm)
DECIDUOUS TREES / ARBRES FEUILLUS							
RB	6	Cercis ca'Hornpip' Forney Rigdo	Eastern pinkin	Ø 12m	MOTTE	Ø 40*	12m c/c
CONIFEROUS TREES / ARBRES CONIFÈRES							
PO	5	Picea Omorika	Epinette de Serbie	Ø 4m	MOTTE	2 000mm	12m c/c
CONIFEROUS SHRUBS							
TO	6	Thuja Occidentalis "Smaragd Smaragd"	GOLDEN CLUB CEDAR		WIRE BASKET	1 Gal	1500mm



SITE PLAN
Scale 1:500



PARTIAL SITE PLAN
Scale 1:250



KEY PLAN

ZONING BY-LAW - TOWNSHIP OF RUSSELL

ZONE MP2 - INDUSTRIAL PARK ZONE-UNSERVICED

DESCRIPTION	PROPOSED	REQUIRED
LOT AREA	25,903.6 SM	4000 SM
MINIMUM LOT FRONTAGE	109 m	35 m
MAXIMUM LOT COVERAGE	9% PHASE 1&2 TOTAL 29.6%	50%
MAXIMUM BUILDING HEIGHT	13 m	15 m Max.
MINIMUM FRONT YARD SETBACK	18.2m	10.0 m
MINIMUM CORNER SIDE YARD SETBACK	124.1 m	10 m
MINIMUM REAR YARD SETBACK	25.1 m	7.5 m
MINIMUM INTERIOR YARD SETBACK	41.4 m	3 m
MINIMUM LANDSCAPE (OPEN SPACE)	90%	10%
PARKING SPACES (OFFICES) =4 SPACES PER 100SM OF GFA	100 m²/100 x4 =4	4
PARKING SPACES (INDUSTREAL) -0.8 SPACES PER 100SM OF GFA	1720m²/100 x 0.8= 13.76	14
DISABILED PARKING SPACES	2	2
LOADING SPACES	2	1 Min.

NOTES:

BUILDING CODE ANALYSIS

- 1 STOREY BUILDING FACING 1 STREET AND ONE PROPOSED FIRE ACCESS ROUTES.
- OCCUPANCY: GROUP "F" DIV. 2 (PRINTING PLANT)
- BUILDING AREA: 2,323.25 m² IN TWO PHASES.
- PART 3 OF OBC 2017
- CLASSIFICATION: 3.2.2.70. GROUP F, DIVISION 2, UP TO 4 STOREYS.
- COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION.
- SPRINKLER: NOT REQUIRED (BUILDING AREA LESS THAN 4000 m²).
- FLOOR ASSEMBLIES SHALL BE FIRE SEPARATIONS WITH A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN AND 45 MIN FOR SUPPORTING LOADBEARING WALLS, COLUMNS AND ARCHES.
- MEZZANINES SHALL HAVE 1/ OF COMBUSTIBLE CONSTRUCTION. A FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.
- NO FIRE RESISTANCE IS REQUIRED FOR NON-COMBUSTIBLE ROOF ASSEMBLIES.
- NO FIRE RESISTANCE IS REQUIRED FOR NON-COMBUSTIBLE LOADBEARING WALLS, COLUMNS AND ARCHES SUPPORTING ASSEMBLIES THAT NOT REQUIRED TO BE WITH FIRE -RESISTANCE (SUCH AS THE ROOF OR NON-COMBUSTIBLE MEZZANINE).
-THE TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN 30m ACCORDING TO 3.4.2.5.D.
-THE AGGREGATE AREA OF FUTURE MEZZANINE IS LESS THAN 40% OF THE OPEN AREA OF THE ROOM IN WHICH THEY ARE LOCATED AS PER 3.2.1.1.3(a).
-THE SPACE ABOVE A MEZZANINE INCLUDE AN ENCLOSED SPACE WHOSE AREA DOES NOT EXCEED 10% OF THE OPEN AREA OF THE ROOM IN WHICH THE MEZZANINE LOCATED AS PER 3.2.1.1.8).
-ONE EXIST REQUIRED FOR MEZZANINE GROUP "D" OCCUPANCY TOTAL FLOOR AREA NOT MORE THAN 300 SQ.M ACCORDING TO (T.3.3.1.5.B) WILL TRAVEL DISTANCE NOT MORE THAN 20M.
- COMPLIANCE WITH SECTION 3.8. IS REQUIRED.

LEGEND

1. FIRE WATER CHUTE OUTLET WITH BOLLARD PROTECTION AS PER CIVIL & MECHANICAL DRAWINGS
2. FUTURE WATER LINE TO CONNECT TO FUTURE WATER SERVICE-SEE CIVIL DRAWINGS
3. CAPPED WATER LINE FOR FUTURE CONNECTION TO WATER SERVICE-SEE CIVIL DRAWINGS
4. CAPPED SANITARY SERVICE LINE FOR FUTURE CONNECTION TO SANITARY SERVICE-SEE CIVIL DRAWINGS
5. EXISTING EDGE OF ASPHALT TO REMAIN
6. EXISTING EDGE OF ASPHALT-NEW ASPHALT TO MATCH-SEE CIVIL DRAWINGS
7. SOD AREA TO PROPERTY LINE TO THE BUILDING LIMIT OR TO EXISTING GRASS AREA
8. CONCRETE CURB
9. UNDERGRAD DRAINAGE / PARKING
10. FIRE HYDRANT-SEE CIVIL DRAWINGS / WITH BOLLARD PROTECTION -SEE CIVIL DRAWINGS
11. APPROXIMATE SEPTIC SYSTEM & BED-SEE CIVIL DRAWINGS
12. APPROXIMATE SEPTIC SYSTEM TANK-SEE CIVIL DRAWINGS
13. APPROXIMATE UNDERGROUND FIRE WATER TANKS FOR PRESPRINKTHRUSAGE-CIVIL & MECHANICAL DRAWINGS
14. APPROXIMATE FIRE WATER PIPE FROM WATER TANK TO ENTRY ROOMAGE-CIVIL & MECHANICAL DRAWINGS
15. EXISTING SOIL VEGETATION AREA
16. APPROXIMATE CAPPED DRY WATER LINE - CONNECT TO FIRE DRY HYDRANT -SEE CIVIL DRAWINGS
17. LOCATION OF 10 TON GARBAGE BIN - DIM-NALL - 1.2 M HIGH FENCE WITH A GATE FOR THE SERVICE AREA
18. NEW CULVERT-SEE CIVIL DRAWINGS
19. CONCRETE PAD
20. RETAINING WALL
21. CONCRETE PAD
22. CONCRETE SIDEWALK
23. BARRIER FREE PARKING
24. BARRIER FREE PARKING SIGN
25. DEPRESSED CURB BARRIER FREE
26. FIRE ROUTE SIGN
27. PART MARKS
28. AREA FOR TEMPORARY SNOW REMOVAL
29. TREATMENT BASIN LIMIT & PROPOSED SWALE - SEE CIVIL DRAWINGS
30. ASPHALT PAVEMENT
31. COMPACTED SUBBASE- SEE CIVIL DRAWINGS
32. DRY HYDRANT- SEE CIVIL DRAWINGS
33. ACCESS KEY BOX
34. APPROXIMATE CAPPED DRY WATER LINE - FOR FUTURE CONNECTION TO DRY HYDRANT - SEE CIVIL DRAWINGS

GENERAL NOTES

1. ALL WORKS AND MATERIALS SHALL CONFORM TO THE LATEST REVISION OF THE STANDARDS AND SPECIFICATIONS FOR THE CITY OF RUSSELL, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS AND ONTARIO BUILDING CODE.
2. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE SITE AND ADJACENT WORK AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES AND STRUCTURES DURING CONSTRUCTION. THE CONTRACTOR, HAVING LOCATED THE UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY SERVICES OR UTILITIES DISTURBED DURING CONSTRUCTION AND NOTIFY ENGINEER OF POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
3. EXISTING GRADES SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER. LOST TIME DUE TO FAILURE OF THE CONTRACTOR TO REPORT ANY DISCREPANCIES WILL BE CONSIDERED. ANY POSSIBLE CONFLICTS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS EXPENSE.
4. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE ENGINEER AND THE JURISDICTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT" AND REGULATIONS FOR CONSTRUCTION PROJECTS. ALL WORKS BY CONTRACTOR SHALL BE DEEMED TO BE THE CONTRACTOR'S AS DEFINED IN THE ACT.
6. ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE MINISTRY OF TRANSPORTATION OF ONTARIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR LATEST AMENDMENT.
7. THE CONTRACTOR IS ADVISED THAT WORKS BY OTHERS MAY BE ONGOING DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES TO PREVENT CONFLICTS.
8. ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE
9. ALL WORKS AND MATERIALS OR OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE ENGINEER.
10. ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ENGINEER'S RECOMMENDATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
12. SHOULD CULTURAL BURIED ARCHAEOLOGICAL REMAINS BE FOUND ON THE PROPERTY DURING CONSTRUCTION ACTIVITIES, THE HERITAGE OPERATIONS UNIT OF THE ONTARIO MINISTRY OF CULTURE MUST BE NOTIFIED IMMEDIATELY.
13. THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER ONE SET OF AS CONSTRUCTED SITE SERVICING AND GRADING DRAWING.
14. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER/CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

SITE GRADING NOTES

1. PRIOR TO THE COMMENCEMENT OF THE SITE GRADING WORKS ALL SITUATION CONTROL DEVICES SHALL BE INSTALLED AND OPERATIONAL PER EROSION CONTROL PLAN.
2. ALL GRANULAR AND PAVEMENT FOR ROADS/PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. ALL TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED WITHIN THE ROAD AND PARKING AREAS ALLOWANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTIONS.
4. PROVISION OF ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. PROVISION SHALL BE MADE FOR CURB DEPRESSIONS AS INDICATED ON SITE PLAN.CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS AND SPECIFICATIONS. ALL SIDEWALKS SHALL BE CONSTRUCTED ON THE DRAWING AND TO BE PAID/CO IN THE SITE WORK PORTION OF THE CONTRACT.
5. PAVEMENT REINSTATEMENT FOR SERVICE AND UTILITY CUTS SHALL BE IN ACCORDANCE WITH CITY OF OTTAWA REQUIREMENTS AND SPECIFICATIONS.
6. ALL TRENCHES SHALL BE BACKFILLED WITH MINIMUM THICKNESS OF 300MM AROUND ALL STRUCTURES WITHIN THE PAVEMENT AREA.
7. SUB-EXCAVATE SOFT AREAS AND FILL WITH GRANULAR 'B'COMPACTED IN MAXIMUM 200MM LIFTS.
8. ALL WORKS IN THE MUNICIPAL RIGHT OF WAY AND EASEMENTS TO BE INSPECTED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
9. CONTRACTOR TO OBTAIN A ROAD OCCUPANCY PERMIT 48 HOURS PRIOR TO COMMENCING WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCE, IF REQUIRED BY THE MUNICIPALITY.
10. ALL PAVEMENT MARKING FEATURES AND SITE SIGNAGE SHALL BE PER SITE PLAN.LINE PAINTING OF PAVEMENT MARKINGS SHALL BE APPLIED WITH A MINIMUM OF TWO COATS OF ORGANIC BELOND PAINT.
11. REFER TO SITE PLAN FOR DIMENSIONS AND SITE DETAILS.
12. SIDEWALKS TO BE 1MM & BEVELED AT 0.1 OR 6MM WITH NO BEVEL REQUIRED BELLOW THE FINISHED FLOOR SLAB ELEVATION AT ENTRANCES REQUIRED TO BE BARRIER-FREE. ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH OBC 3.8.1.3 & RUSSELL ACCESSIBILITY DESIGN STANDARDS.

ÉMIS /ISSUED			
No	DATE	DESCRIPTION	App.
01	2023.08.22	CITY REVIEW TEAM	A.A.
02	2024.08.16	SITE PLAN CONTROL	A.A.
03			
03			

RÉVISION /REVISION			
No	DATE	DESCRIPTION	App.
1.1	2023.11.10	ELABORATED SITE PLAN FOR COORDINATION	A.A.
1.2	2024.01.29	ADJUSTMENT ACCORDING TO NEW SURVEY	A.A.
1.3	2024.03.04	CIVIL WORK COORDINATION	A.A.

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Sceau / Stamp

ONTARIO ASSOCIATION ARCHITECTS
2024.08.16
AMMAR A. AL-OUJALI
LICENCE
8610

Projet/ Project
NEWPRINT PLANT
25 Paquet St. Vars, Russell, ON.

Titre/ Title: SITE PLAN LANDSCAPING

Echelle/ Scale: As Indicated

Feuille/ Sheet: 1 / 2

Date : 2024.08.16

Dessin / Drw. : A.A.

Revision: 0

App : A. Aldu.

Dess./Drw. # A-100

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