

- LEGEND**
- PROPERTY LINE
 - PAVING EXTENTS
 - EXTENT OF BUILDING
 - EXTENT OF BUILDINGS ABOVE
 - EXTENT OF BUILDINGS BELOW
 - EX. DECORATIVE METAL FENCE
- SURFACES & SITE FURNITURE**
- PRECAST CONCRETE UNIT PAVING
 - CURB RAMP
 - BENCH
 - BICYCLE RACK
- PLANTING**
- EXISTING TREES TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - PROPOSED DECIDUOUS TREE
 - PROPOSED SHRUBS
 - MIXED PERENNIALS
 - SOD

OWNER: ELMWOOD SCHOOL
ARCHITECT: FARROW PARTNERS
STRUCTURAL ENGINEER: LEA Consulting Ltd.
M/E ENGINEER: WSP
CIVIL ENGINEER: MSP
GEOLOGICAL ENGINEER: TERRAFIX
SURVEYOR: AINS O'SULLIVAN HOLLEBROOK
SUBSURFACE UTILITY SURVEYOR: T2 UTILITY ENGINEERS

PROGRESS PLOT
 FOR ARCHITECTURAL USE ONLY
 NOT FOR CONSTRUCTION

01 2025.03.15 ISSUED FOR SPA SUBMISSION MF
 NO. DATE ISSUE / REVISION BY
 WSP 01/01/2025 MFB/MS

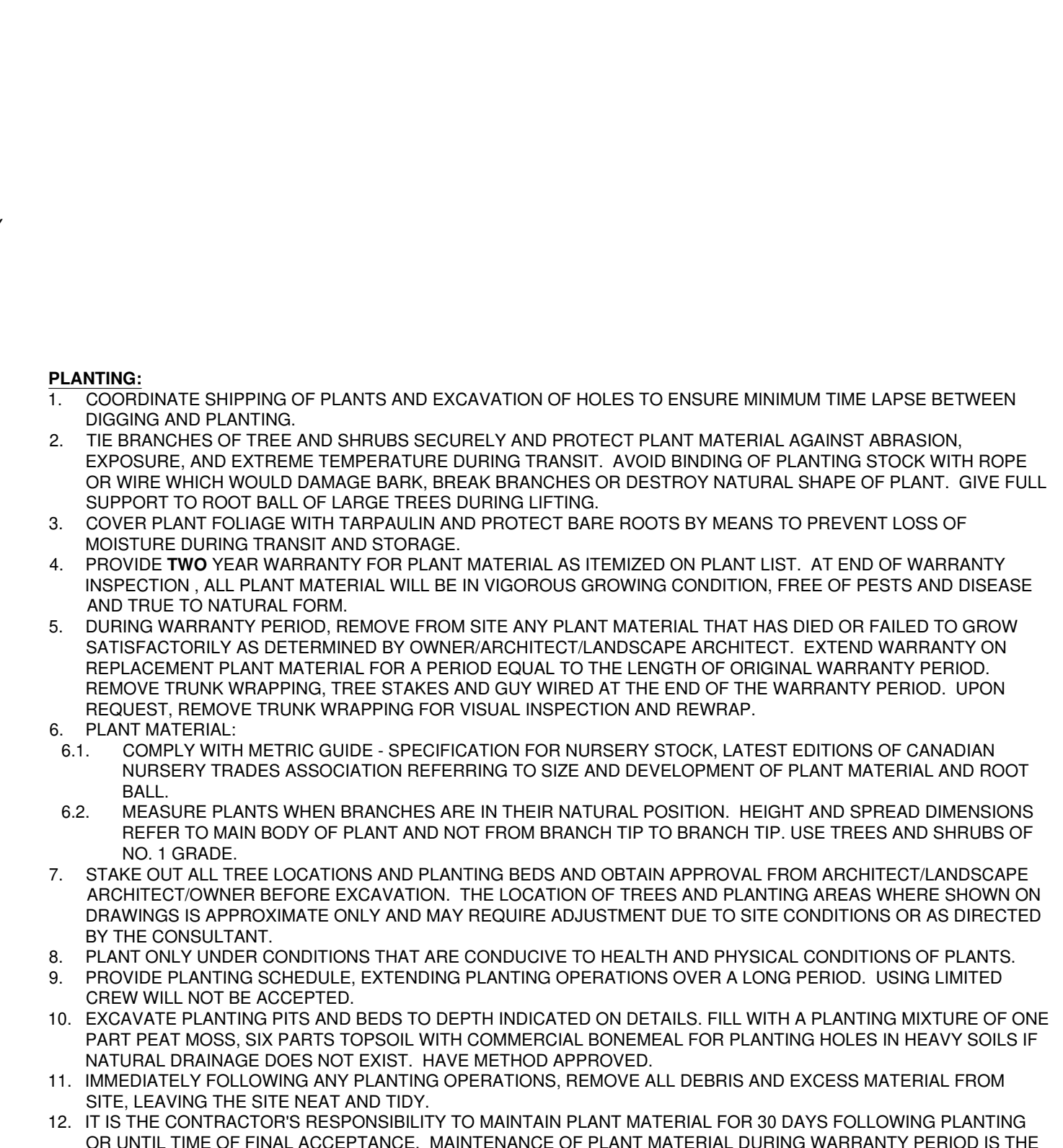
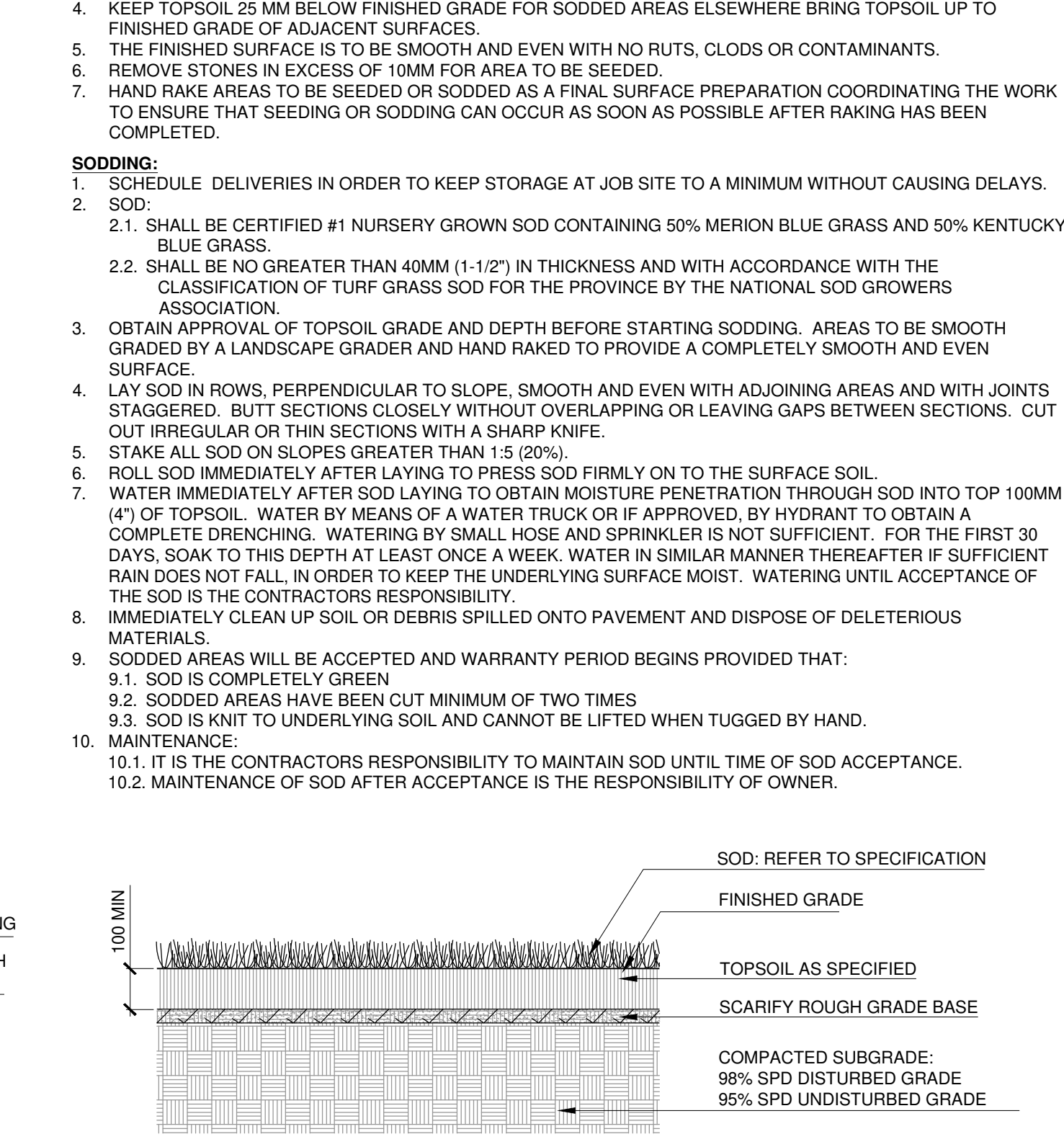
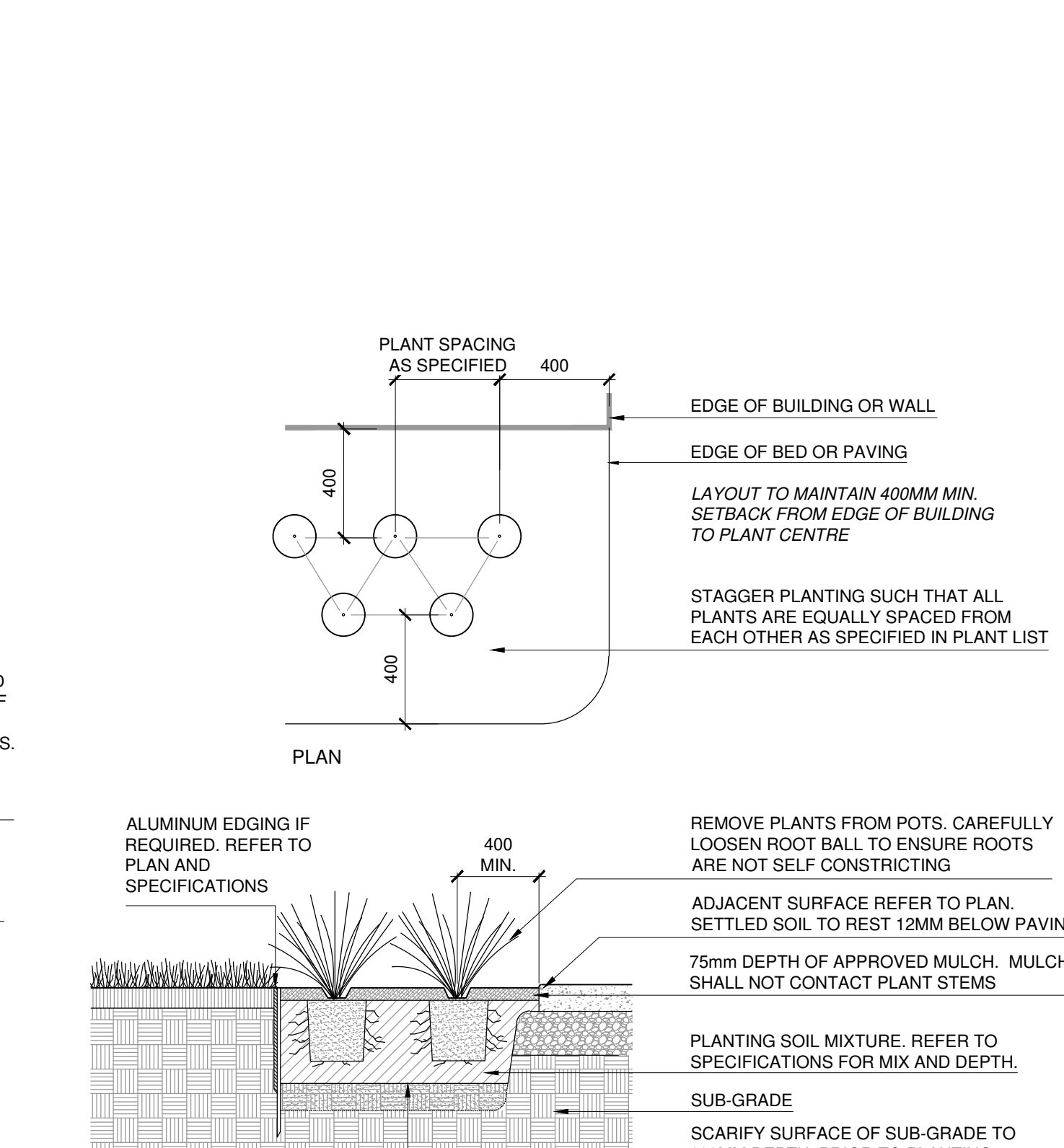
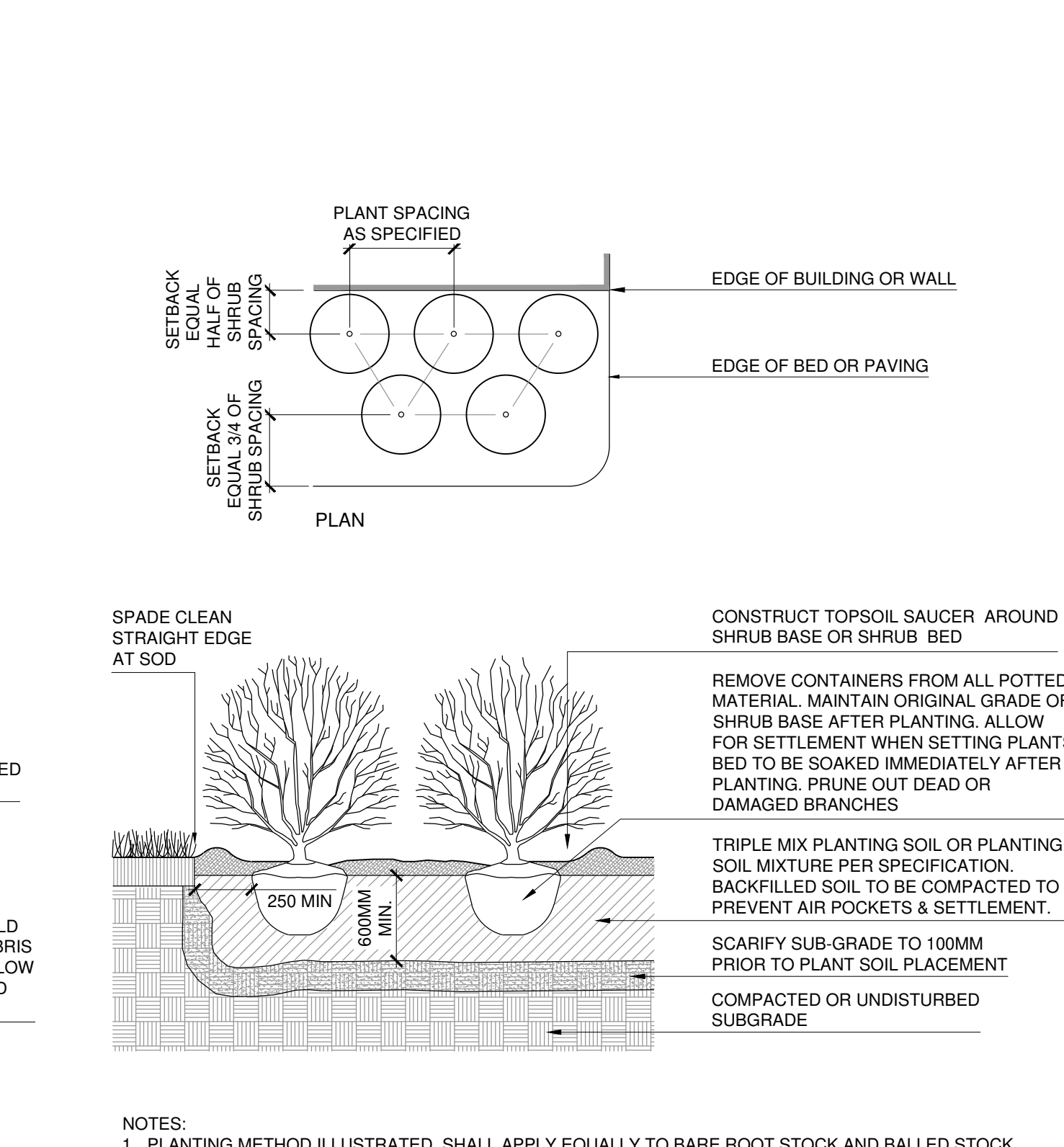
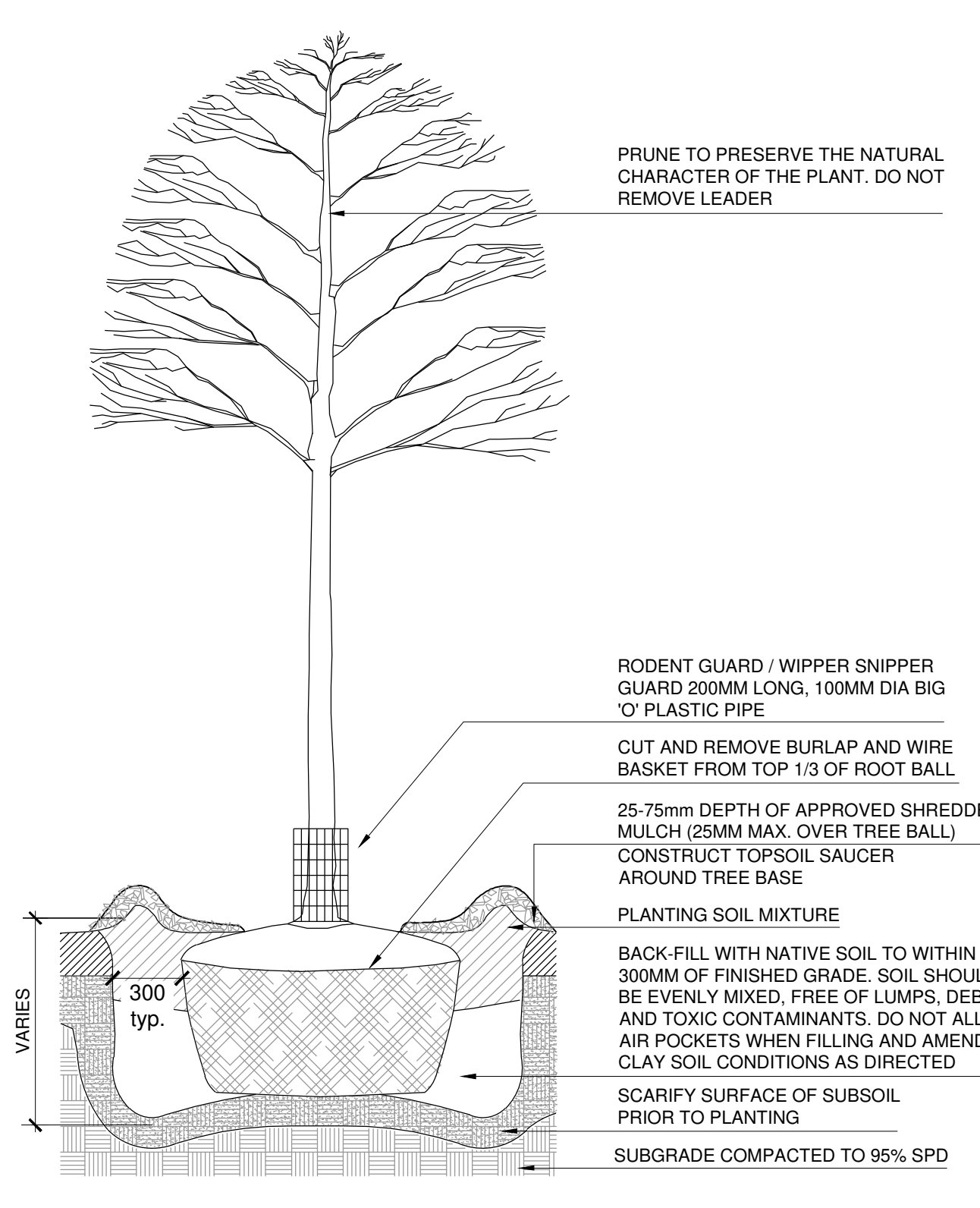
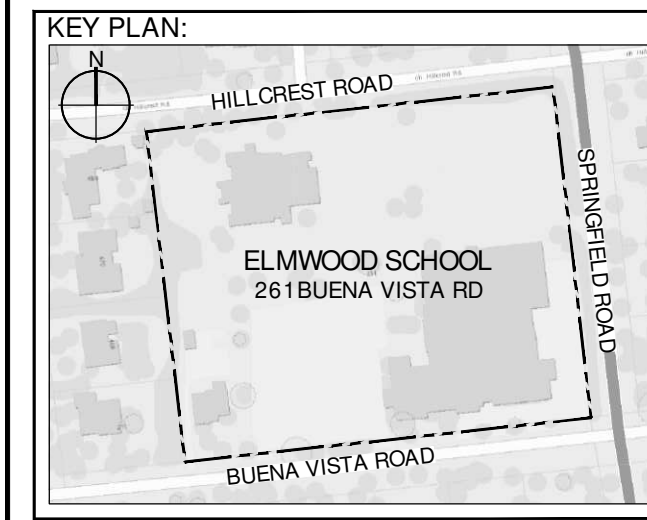
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 Landscape Architects
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 or quinn@quinn.ca

PROJECT TITLE:
 ELMWOOD SCHOOL
 SENIOR SCHOOL ADDITION
 261 BUENA VISTA RD, OTTAWA, ON

SHEET TITLE:
 CONCEPT LANDSCAPE PLAN

DRAWN BY: BS **SCALE:** AS NOTED
CHECKED BY: MF **SHEET NO.:**
DATE: 2025.06.11
ODA FILE NO.: 25-696 **L1.00**
PROJECT NO.:



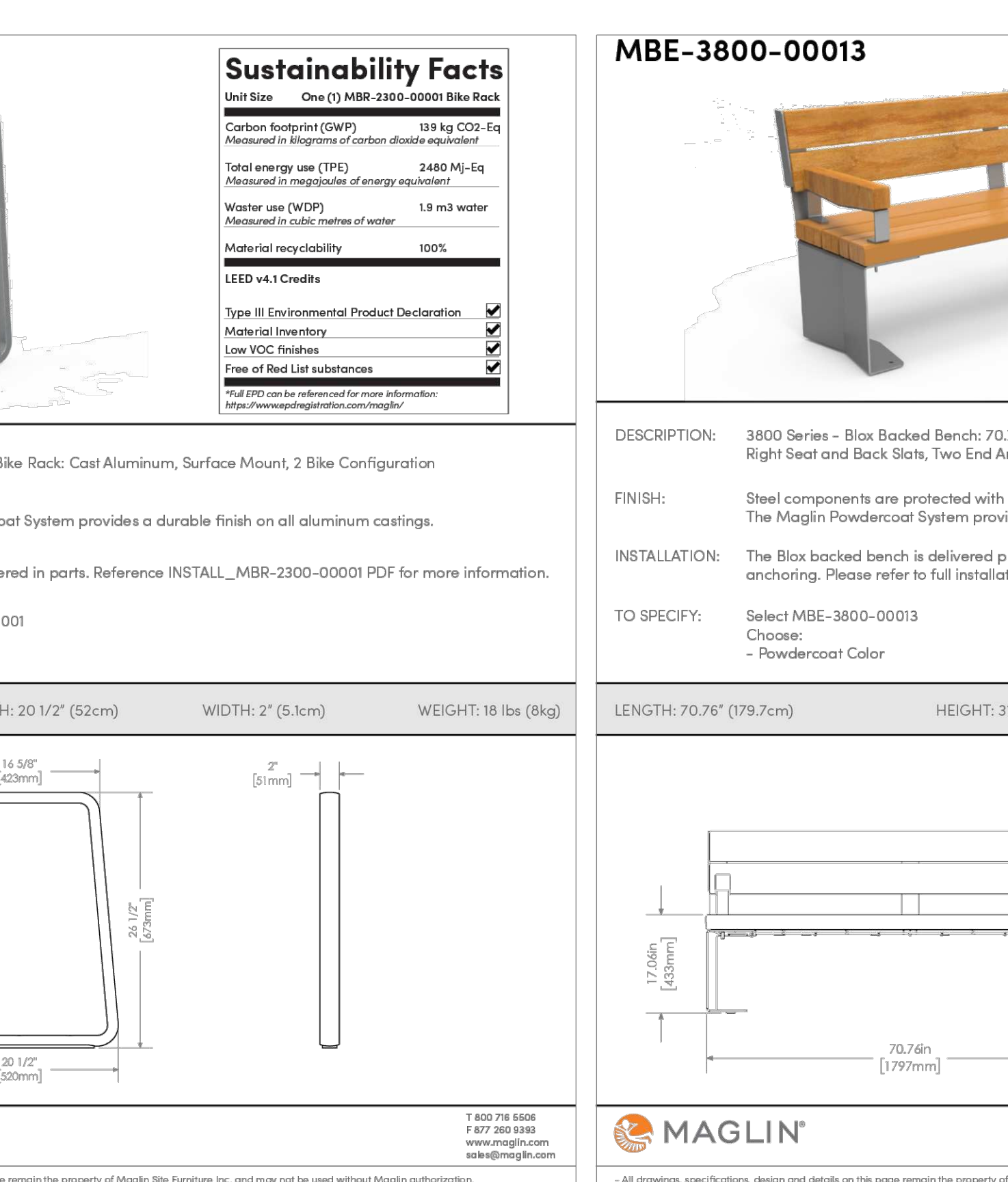
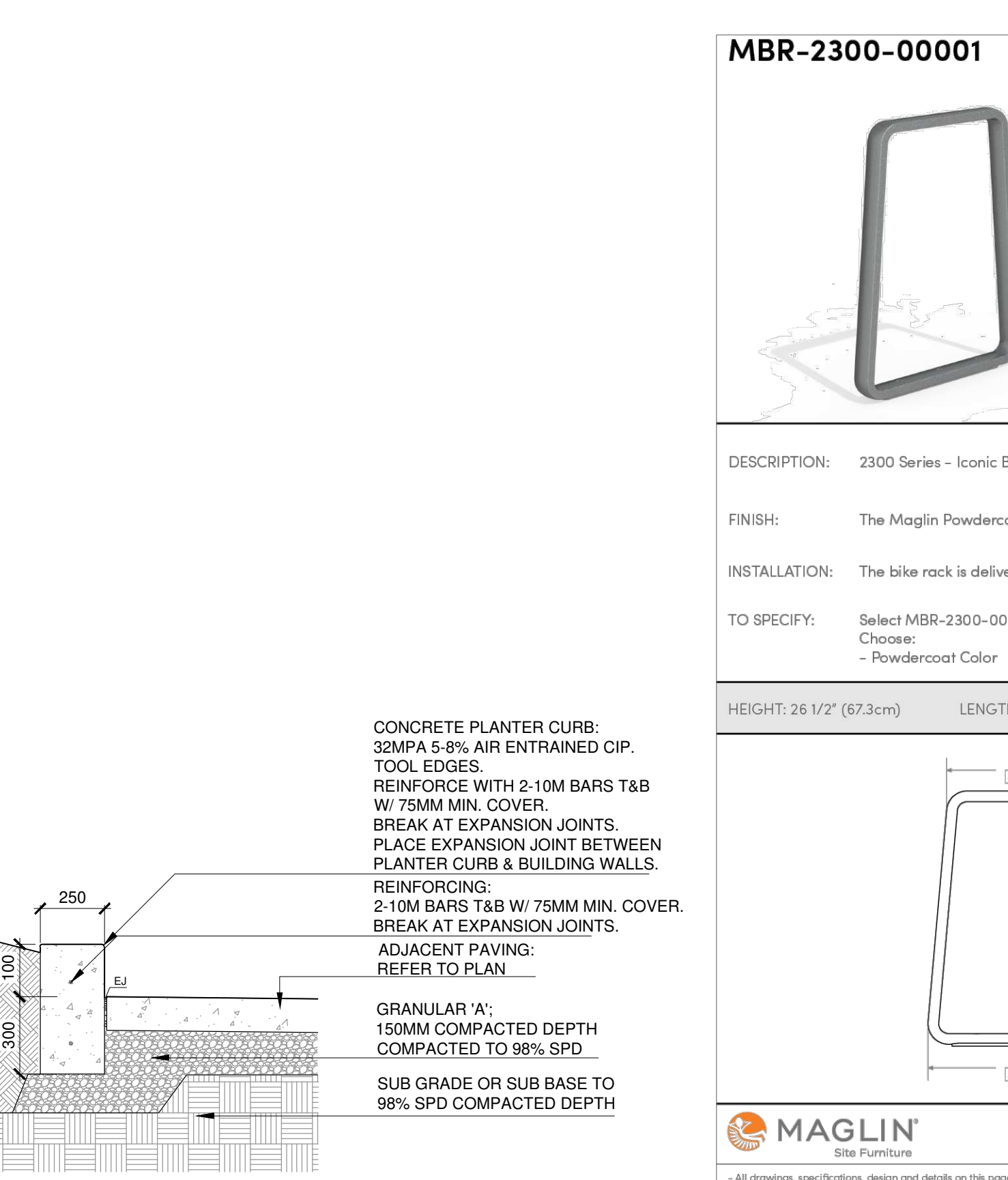
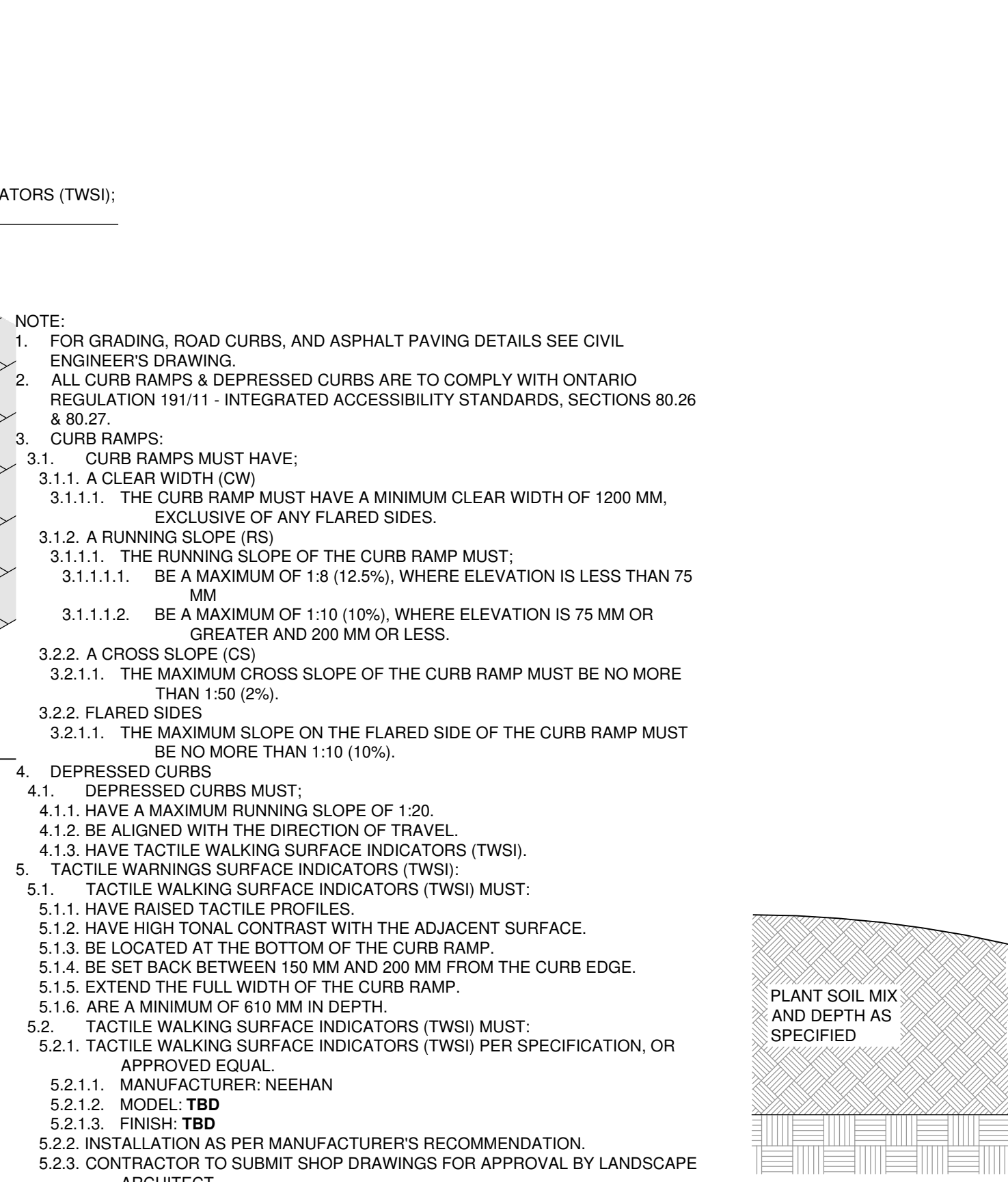
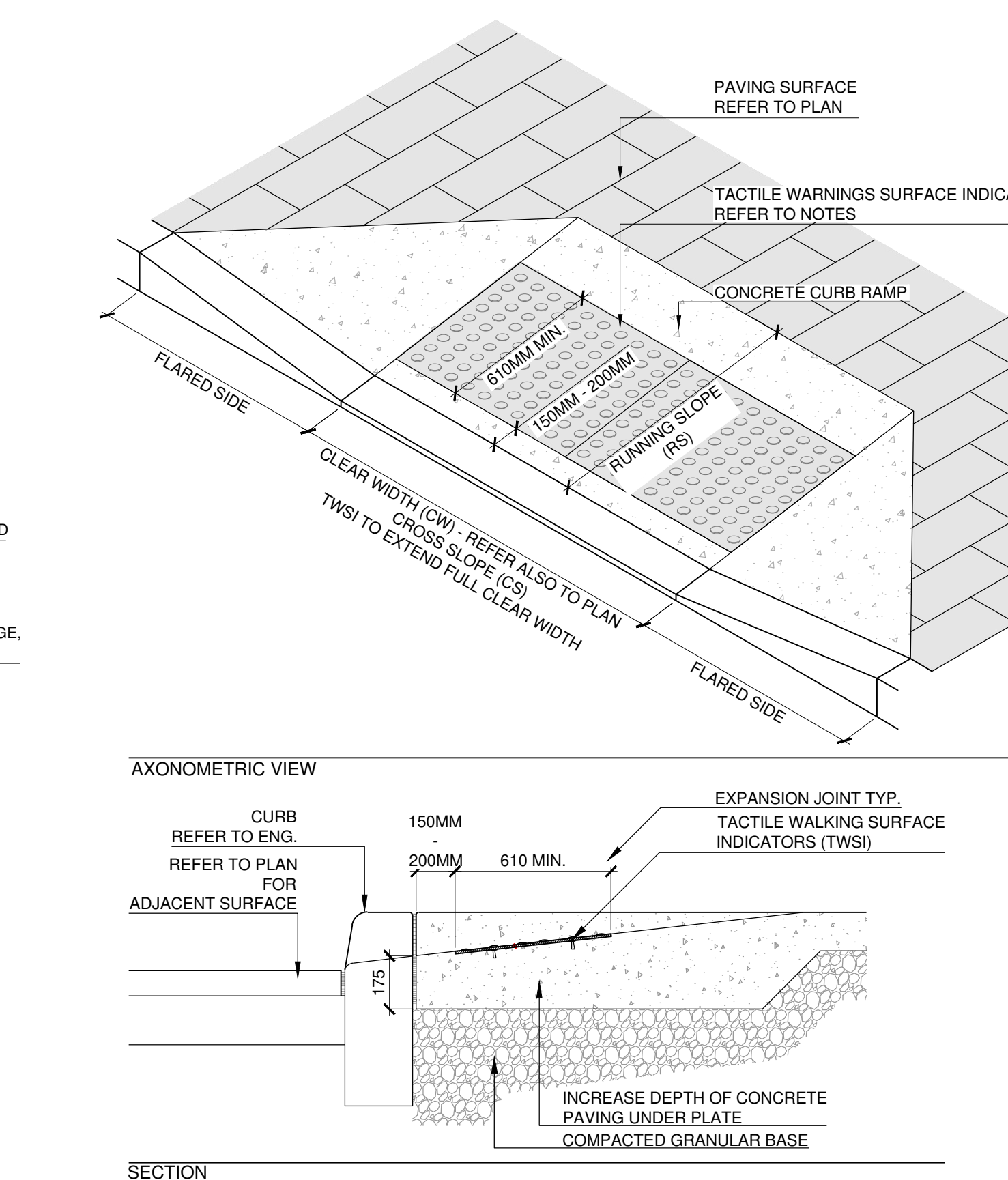
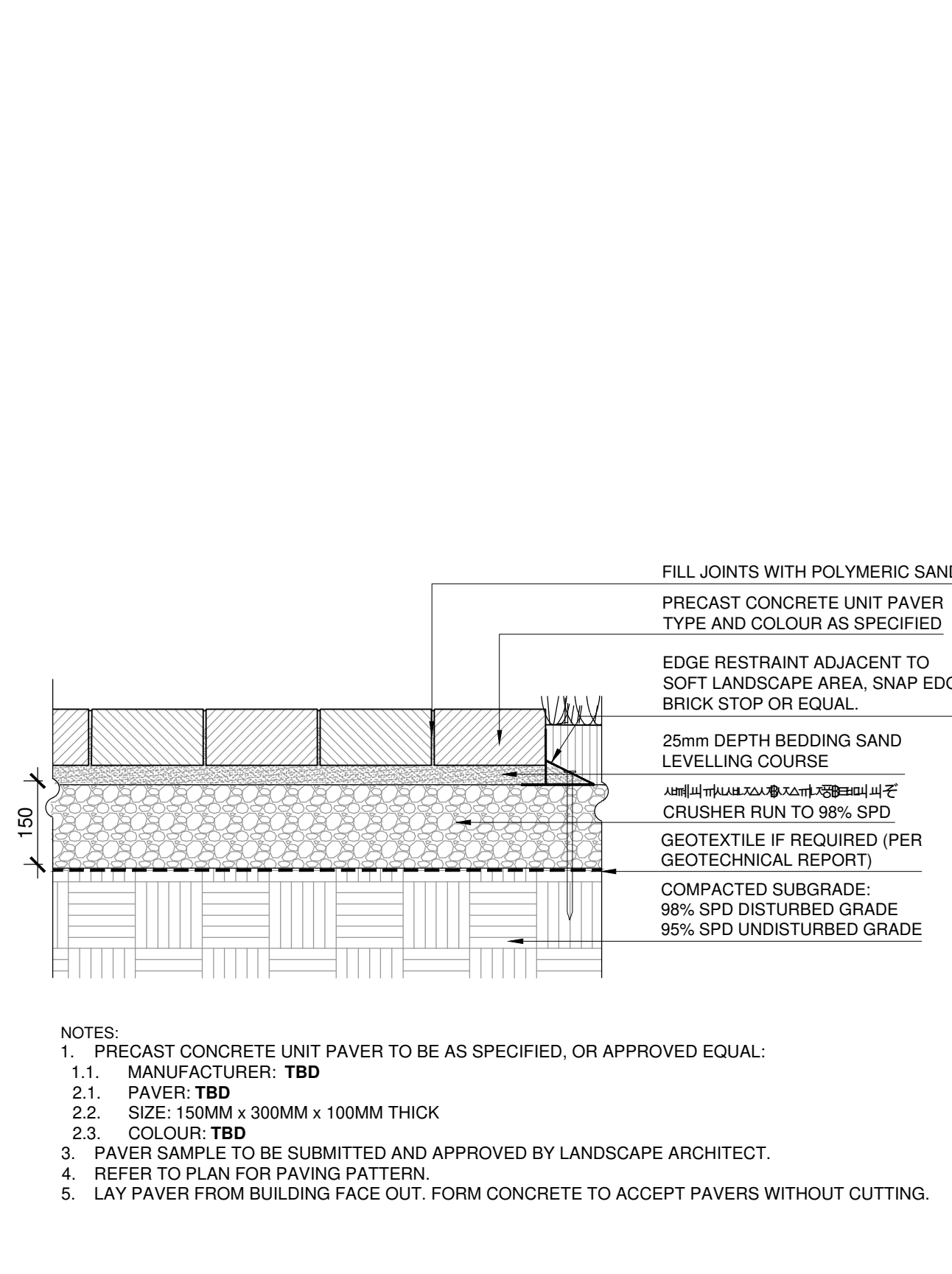
NOTES:
 1. IF PLANTED IN FULL LEAF, SPRAY WITH ANTI-DESICCANT UNLESS PLANTED WITHIN 48hrs OF DIGGING
 2. SET TREE 20mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
 3. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
 4. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
 5. TREE WRAP TO BE REMOVED AT TIME OF PLANTING.
 6. MINIMUM 1.0m DEPTH OF SOIL.

NOTES:
 1. PLANTING METHOD ILLUSTRATED. SHALL APPLY EQUALLY TO BARE ROOT STOCK AND BALLED STOCK.
 2. REMOVE CONTAINER AND MAINTAIN SOIL BALL INTACT. CONTAINER TO BE CUT CAREFULLY AWAY FROM ROOT SYSTEM SO AS NOT TO DISTURB SOIL BALL.
 3. SET SHRUBS 60mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
 4. SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTIGUOUS BEDS.
 5. THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
 6. PRUNE PLANTS TO REMOVE DEAD OR INJURED MEMBERS ONLY. MAINTAIN NATURAL CHARACTER AND SHAPE OF THE SPECIES.

NOTES:
 1. REFER TO GENERAL LANDSCAPE NOTES INCLUDING:
 1.1. TOPSOIL PLACEMENT & FINE GRADING NOTES.
 1.2. SOODING NOTES.

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NOTES:
 1. COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPSE BETWEEN DIGGING AND PLANTING.
 2. THE BRANCHES OF TREE AND SHRUBS SECURELY AND PROTECT PLANT MATERIAL AGAINST ABRASION, EXPOSURE, AND EXTREME TEMPERATURE DURING TRANSPORT. AVOID BINDING OF PLANTING STOCK WITH ROPE OR WIRE WHICH WOULD DAMAGE BARK. BREAK BRANCHES OR DESTROY NATURAL SHAPE OF PLANT. GIVE FULL SUPPORT TO ROOT BALL OF LARGE TREES DURING LIFTING.
 3. COVER PLANT FOLIAGE WITH TARPULIN AND PROTECT BARE ROOTS TO PREVENT LOSS OF MOISTURE DURING TRANSPORT AND STORAGE.
 4. PROVIDE TWO YEAR WARRANTY FOR PLANT MATERIAL AS ITEMIZED ON PLANT LIST. AT END OF WARRANTY PERIOD, REMOVE TRUNK WRAPPING, TREE STAKES AND CUT WIRED AT THE END OF THE WARRANTY PERIOD. UPON REQUEST, REMOVE TRUNK WRAPPING FOR VISUAL INSPECTION AND REWRAP.
 5. PLANT MATERIAL
 6.1. COMPLY WITH METRIC GUIDE - SPECIFICATION FOR NURSERY STOCK, LATEST EDITIONS OF CANADIAN NURSERY TRADES ASSOCIATION REFERRING TO SIZE AND DEVELOPMENT OF PLANT MATERIAL AND ROOT BALL.
 6.2. MEASURE PLANTS WHEN BRANCHES ARE IN THEIR NATURAL POSITION. HEIGHT AND SPREAD DIMENSIONS REFER TO MAIN BODY OF PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. USE TREES AND SHRUBS OF NO. 1 GRADE.
 7. STAKE OUT ALL TREE LOCATIONS AND PLANTING BEDS AND OBTAIN APPROVAL FROM ARCHITECT/LANDSCAPE ARCHITECT OWNER BEFORE EXCAVATION. THE LOCATION OF TREES AND PLANTING AREAS WHERE SHOWN ON DRAWINGS IS APPROXIMATE ONLY AND MAY REQUIRE ADJUSTMENT DUE TO SITE CONDITIONS OR AS DIRECTED BY THE CONSULTANT.
 8. PLANT ONLY UNDER CONDITIONS THAT ARE CONDUCTIVE TO HEALTH AND PHYSICAL CONDITIONS OF PLANTS.
 9. PROVIDE PLANTING SCHEDULE, EXTENDING PLANTING OPERATIONS OVER A LONG PERIOD. USING LIMITED CREW WILL NOT BE ACCEPTED.
 10. EXCAVATE PLANTING PITS AND BEDS TO DEPTH INDICATED ON DETAILS. FILL WITH A PLANTING MIXTURE OF ONE PART PEAT MOSS, SIX PARTS TOPSOIL WITH COMMERCIAL BONEMEAL. FOR PLANTING HOLES IN HEAVY SOILS IF NATURAL DRAINAGE DOES NOT EXIST, HAVE METHOD APPROVED.
 11. IMMEDIATELY FOLLOWING ANY PLANTING OPERATIONS, REMOVE ALL DEBRIS AND EXCESS MATERIAL FROM SITE LEAVING THE SITE NEAT AND TIDY.
 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN PLANT MATERIAL FOR 30 DAYS FOLLOWING PLANTING OR UNTIL THE TIME OF FINAL ACCEPTANCE. MAINTENANCE OF PLANT MATERIAL DURING WARRANTY PERIOD IS THE OWNER'S RESPONSIBILITY.
 13. MAINTENANCE TASKS UNTIL TIME OF FINAL ACCEPTANCE TO INCLUDE ALL OF THE FOLLOWING:
 13.1. WATERING
 13.2. FERTILIZING
 13.3. WEED CONTROL
 13.4. INSECT AND FUNGUS CONTROL
 13.5. PRUNING



NOTES:
 1. PRECAST CONCRETE UNIT PAVES TO BE AS SPECIFIED, OR APPROVED EQUAL:
 1.1. MANUFACTURER: TBD
 2.1. PAVES: TBD
 2.2. SIZE: 150MM x 300MM x 100MM THICK
 2.3. COLOUR: TBD
 3. PAVES SAMPLE TO BE SUBMITTED AND APPROVED BY LANDSCAPE ARCHITECT.
 4. REFER TO PLAN FOR PAVING PATTERN.
 5. LAY PAVES FROM BUILDING FACE OUT. FORM CONCRETE TO ACCEPT PAVES WITHOUT CUTTING.

NOTES:
 1. FOR GRADING, ROAD CURBS, AND ASPHALT PAVING DETAILS SEE CIVIL ENGINEER'S DRAWING.
 2. ALL CURB RAMPS & DEPRESSED CURBS ARE TO COMPLY WITH ONTARIO REGULATION 19/111 - INTEGRATED ACCESSIBILITY STANDARDS, SECTIONS 80.26 & 80.27.
 3. CURB RAMPS:
 3.1. CURB RAMPS MUST HAVE:
 3.1.1. A CLEAR WIDTH (CW) GREATER THAN 1200 MM, EXCLUSIVE OF ANY FLARED SIDES.
 3.1.1.1. THE RUNNING SLOPE OF THE CURB RAMP MUST:
 3.1.1.1.1. BE A MAXIMUM OF 1:8 (12.5%), WHERE ELEVATION IS LESS THAN 75 MM
 3.1.1.1.2. BE A MAXIMUM OF 1:10 (10%), WHERE ELEVATION IS 75 MM OR GREATER AND 200 MM OR LESS.
 3.2.2. A CROSS SLOPE (CS)
 3.2.2.1. THE MAXIMUM CROSS SLOPE OF THE CURB RAMP MUST BE NO MORE THAN 1:50 (2%).
 3.2.2.2. FLARED SIDES
 3.2.2.1. THE MAXIMUM SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10 (10%).
 4. DEPRESSED CURBS
 4.1. DEPRESSED CURBS MUST:
 4.1.1. HAVE A MAXIMUM RUNNING SLOPE OF 1:20.
 4.1.2. BE ALIGNED WITH THE DIRECTION OF TRAVEL.
 4.1.3. HAVE TACTILE WALKING SURFACE INDICATORS (TWS).
 5. TACTILE WALKING SURFACE INDICATORS (TWS) MUST:
 5.1.1. HAVE RAISED TACTILE PROFILES.
 5.1.2. HAVE HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
 5.1.3. BE LOCATED AT THE BOTTOM OF THE CURB RAMP.
 5.1.4. BE SET BACK BETWEEN 150 MM AND 200 MM FROM THE CURB EDGE.
 5.1.5. EXTEND THE FULL WIDTH OF THE CURB RAMP.
 5.1.6. BE A MINIMUM OF 810 MM IN DEPTH.
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 5.2.1.1. MANUFACTURER: NEUMAN
 5.2.1.2. MODEL: TBD
 5.2.1.3. FINISH: TBD
 5.2.2. INSTALLATION AS PER MANUFACTURER'S RECOMMENDATION.
 5.2.3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.

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 www.quinn.ca quinn@quinn.ca
 PROJECT TITLE:
 ELMWOOD SCHOOL ADDITION
 26 BUENA VISTA RD, OTTAWA, ON
 SHEET TITLE:
 DETAILS
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