Appendix F

LANDSCAPE SPECIFICATIONS

1. QUALIFICATION OF BIDDERS
.1 THE CONTRACTOR SHALL BE A MEMBER IN GOOD STANDING OF A MEMBER ORGANIZATION OF THE CANADIAN NURSERY TRADES ASSOCIATION.
.2 THE CONTRACTOR'S SITE SUPERVISOR SHALL BE A CERTIFIED LANDSCAPE TECHNICIAN.

2. GENERAL
.1 SITE LAYOUT HAS BEEN TAKEN FROM CIVIL PLANS BY SDMM INC. RECEIVED APRIL 16, 2024.
.2 THIS PLAN IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWINGS. REFER TO CIVIL DRAWINGS FOR ALL PAVEMENTS, GRADING AND LAYOUT INFORMATION AND ACCURATE PROPERTY BOUNDARY DEFINITIONS.
.3 IT IS THE CONTRACTOR'S RESPONSIBILITY TO READ ALL DRAWINGS, SPECIFICATIONS AND NOTES RELATED TO THIS PROJECT AND CONFIRM ALL TERMS AND CONDITIONS RELATED TO THIS CONTRACT AND TO QUESTION ANY UNCERTAINTIES PRIOR TO SUBMISSION OF QUOTATION.
.4 THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM CONDITIONS. THE CONTRACTOR SHALL CONTACT THE CONSULTANT WITH QUESTIONS CONCERNING ANY UNCERTAINTY IN THE TERMS OF THE CONTRACT PRIOR TO SUBMISSION OF QUOTATION.
.5 ALL LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE STAKED ON SITE BY CONTRACTOR AND APPROVED BY CONSULTANT PRIOR TO COMMENCEMENT OF LANDSCAPING.
.6 ALL WORK TO BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND BYLAWS.
.7 THE CONTRACTOR SHALL NOT DISTURB EXISTING STRUCTURES. PLANT MATERIAL, LAWNS AND PAVEMENT. THE CONTRACTOR SHALL REINSTATE ANY DISTURBANCE TO THE APPROVAL OF THE CONSULTANT AT OWN COST.
.8 THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION . DO NOT DISTURB UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES AT OWN EXPENSE.
.9 THE CONTRACTOR SHALL EMPLOY ANY MEASURES NECESSARY TO PREVENT SOIL FROM ENTERING THE STORM DRAINAGE SYSTEM. SCHEDULE WORK TO AVOID EXPOSURE OF SOIL TO RAINFALL.
.10 ALL WORK SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION OF PROJECT AND ACCEPTANCE BY CONSULTANT.

3. SOILS FOR LANDSCAPING
.1 TOPSOIL SHALL BE FRIABLE SANDY LOAM WITH A SUITABLE CONTENT OF MINERAL PARTICULATE, MICRO ORGANISMS, ORGANIC MATTER AND SOIL NUTRIENTS (NITROGEN, PHOSPHORUS, POTASSIUM), FREE OF DEBRIS AND STONES OVER 1 INCH IN DIAMETER. SAND CONTENT SHALL BE 40–70%, ORGANIC CONTENT SHALL BE 20%, THE CLAY CONTENT SHALL BE 20% MAX. A SAMPLE OF THE TOPSOIL SHALL BE SUBMITTED TO THE PROVINCIAL DEPARTMENT OF AGRICULTURE FOR ANALYSIS. THE CONTRACTOR SHALL SUPPLEMENT THE TOPSOIL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOIL ANALYSIS. THE CONTRACTOR SHALL SUBMIT A COPY OF THE SOILS ANALYSIS REPORT TO THE CONSULTANT AND PROVIDE A SAMPLE OF THE TOPSOIL FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
.2 PLANTING SOIL TO BE A MIXTURE OF 60% TOPSOIL AND 40% ORGANIC MATTER (COMPOST OR WELL AGED MANURE, FREE OF WEED SEED)OR APPROVED EQUAL.

4. PLANTING
.1 ALL PLANTING SHALL CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIAL SHALL BE TOP QUALITY AND APPROVED BY THE CONSULTANT PRIOR TO PLANTING. POOR QUALITY PLANT MATERIAL WILL BE REJECTED. UNDERSIZED PLANT MATERIAL OR SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED BY THE CONSULTANT.
.2 ENSURE ALL PLANTS ARE DELIVERED TO THE SITE IN GOOD CONDITION. DELIVER PLANTS TO THE SITE ON THE DAY THEY ARE TO BE PLANTED. DO NOT STORE PLANTS ON SITE.
.3 PLANTING TO BE IN ACCORDANCE WITH PLANTING DETAILS ON THIS DRAWING.
.4 WATER PLANTS IMMEDIATELY AFTER PLANTING AND WATER THOROUGHLY ONCE EVERY THREE DAYS FOR A PERIOD OF ONE MONTH AFTER PLANTING. CONTINUE TO WATER ONCE A WEEK FOR 3 MONTHS TO MAINTAIN OPTIMAL GROWING CONDITIONS DURING THE MAINTENANCE PERIOD.
.5 PLANTING AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
.1 WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS FOR THE GROWTH AND HEALTH OF THE PLANT MATERIAL, WITHOUT CAUSING EROSION.
.2 REMOVE WEEDS MONTHLY.
.3 REPLACE OR RESPREAD ANY DAMAGED, MISSING OR DISTURBED MULCH.
.4 APPLY PESTICIDES AS REQUIRED TO CONTROL INSECTS, FUNGUS AND DISEASE. OBTAIN PRODUCT APPROVAL FROM CONSULTANT BEFORE APPLICATION.
.5 REMOVE DEAD AND BROKEN BRANCHES FROM PLANT MATERIAL.
.6 KEEP TREE SUPPORTS IN PROPER REPAIR AND ADJUSTMENT. REMOVE TREE SUPPORTS AT END OF MAINTENANCE PERIOD.
.7 REMOVE AND REPLACE DEAD PLANTS AND PLANTS NOT IN HEALTHY GROWING CONDITIONS. MAKE REPLACEMENTS AS SPECIFIED FOR ORIGINAL PLANTINGS.

5. SODDING
.1 AREAS TO BE SODDED ARE INDICATED ON THE LANDSCAPE PLAN.
.2 ALL SODDED AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 1V/3H RISE/RUN UNLESS NOTED OTHERWISE.
.3 ENSURE THAT THE SUBGRADE UNDER THE AREAS TO BE SODDED HAS BEEN GRADED AND COMPACTED AND ACCEPTED BY THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
.4 ALL AREAS TO BE SODDED SHALL BE COVERED WITH 150 (AFTER COMPACTION) OF APPROVED AND AMENDED TOPSOIL, UNLESS NOTED OTHERWISE.
.5 SPREAD TOPSOIL AND GRADE TO SMOOTH EVEN SLOPES. ELIMINATE LOW SPOTS AND ENSURE THAT ALL SURFACES DRAIN POSITIVELY.
.6 ROLL TO COMPACT TOPSOIL.
.7 SOD SHALL CONFORM TO THE CANADIAN NURSERY SOD GROWERS SPECIFICATION AND CONSIST OF A MIXTURE OF KENTUCKY BLUEGRASS AND CREEPING FESCUE. ADVISE CONSULTANT OF SOURCE FOR SOD.
.8 LAY SOD IN NEAT EVEN ROWS. BUTT SECTIONS NEATLY TO AVOID OVERLAPS AND GAPS.
.9 ROLL SOD LIGHTLY TO PROVIDE GOOD CONTACT BETWEEN SOD AND SOIL.
.10 WATER IMMEDIATELY AFTER LAYING AND WHENEVER NECESSARY TO MAINTAIN OPTIMUM GROWING CONDITIONS UNTIL SOD IS ACCEPTED BY CONSULTANT.
.11 SOD SHALL BE ACCEPTED BY CONSULTANT AFTER IT HAS ESTABLISHED GOOD ROOT SYSTEM AND AFTER IT HAS BEEN CUT TWICE, PROVIDED THAT IT IS FREE OF WEEDS AND THERE ARE NO VISIBLE PATCHES OF SOIL.
.12 SODDED AREAS SHALL BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF ACCEPTANCE, TO INCLUDE:
.1 WATER WHENEVER NECESSARY TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITIONS TO A DEPTH OF 3".
.2 CUT GRASS TO A HEIGHT OF 50 WHEN IT REACHES A HEIGHT OF 4". REMOVE ALL GRASS CLIPPINGS WHICH WILL INHIBIT GROWTH.
.3 MAINTAIN LAWN AREAS WEED FREE.
.4 IN SEPT. APPLY 1–4–4 RATIO FERTILIZER. IN MAY APPLY 3–0–0 FERTILIZER. APPLY FERTILIZER AT RATES RECOMMENDED BY MANUFACTURER.
.5 REPLACE ANY DEAD OR POOR QUALITY SOD TO APPROVAL OF OWNER.

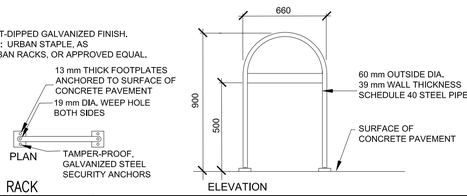
6. BIKE RACKS
.1 BIKE RACKS TO BE URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS (SALES@URBANRACKS.COM), HOT–DIPPED GALVANIZED, COMPLETE WITH FOOT PLATES FOR SURFACE MOUNT AND GALV. CONCRETE ANCHORS.

7. MULCH
.1 MULCH SHALL BE SHREDDED BARK AT LEAST TWO YEARS OLD AND FROM THE BARK OF SOFTWOOD TREES.
.2 ALL PLANTING AREAS, AND DISTURBED AREAS NOT DESIGNATED TO BE SODDED TO BE COVERED WITH 75mm OF MULCH.

8. BENCHES
.1 BENCHES TO BE MODEL 1200–PCS WITH BACK, COLOUR SANSTONE, WITH FOOTPLATES, AS MANUFACTURED BY MAGLIN, OR APPROVED EQUAL.
.2 BENCHES TO BE FASTENED SECURELY TO PAVERS WITH CONCRETE ANCHORS SUPPLIED BY MANUFACTUER.

9. CLEAN UP
.1 THE CONTRACTOR SHALL CONDUCT A THOROUGH CLEAN UP FOLLOWING THE COMPLETION OF THE WORK.
.2 REMOVE ALL LITTER AND UNUSED MATERIALS FROM THE SITE.
.3 ALL PAVED SURFACES USED TO ACCESS THE WORK SHALL BE CLEANED TO THE APPROVAL OF THE CONSULTANT.

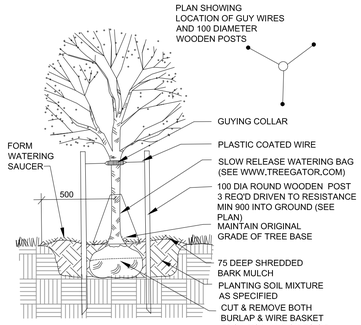
NOTES:
1. BIKE RACK TO HAVE HOT-DIPPED GALVANIZED FINISH.
2. ACCEPTABLE PRODUCT: URBAN STAPLE, AS MANUFACTURED BY URBAN RACKS, OR APPROVED EQUAL.



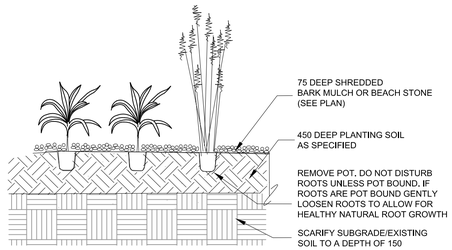
9 BICYCLE RACK
L–101 N.T.S.

PLANT LIST

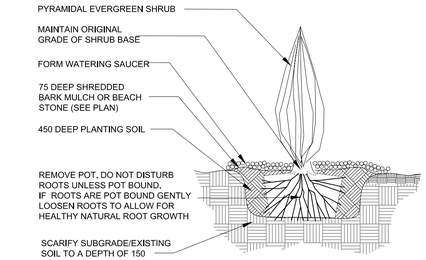
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/ CONDITION
12	WHITE SPRUCE	PICEA GLAUCA	150cm HT/ WB
4	RED MAPLE	ACER RUBRA	60mm CAL / WB
6	SERVICEBERRY	AMELANCHIER CANADENSIS	60mm CAL / WB
6	GINKGO	GINKGO BILOBA	60mm CAL / WB
8	BRADFORD PEAR	PYRUS CALLERYANA 'BRADFORD'	60mm CAL / WB
5	PIN OAK	QUERCUS PALUSTRIS	60mm CAL / WB
5	RED OAK	QUERCUS RUBRA	60mm CAL / WB
10	FAIRVIEW YEW	TAXUS x MEDIA 'FAIRVIEW'	60cm POTTED
8	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	60cm POTTED
13	CLIMBING HYDRANGEA	HYDRANGEA ANOMALA PETIOLARIS	60cm POTTED
29	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	60cm POTTED
61	FEATHER REED GRASS	CALAMAGROSTIS x ACUTIFOLIA 'KARL FOERSTER'	3 GAL. POT
40	CRANESBILL	GERANIUM MACRORRHIZUM 'BEVANS VARIETY'	1 GAL POT
37	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	1 GAL POT



1 DECIDUOUS TREE PLANTING
L–101 N.T.S.

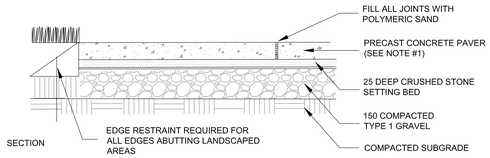


2 ORNAMENTAL GRASS and PERENNIAL PLANTING
L–101 N.T.S.

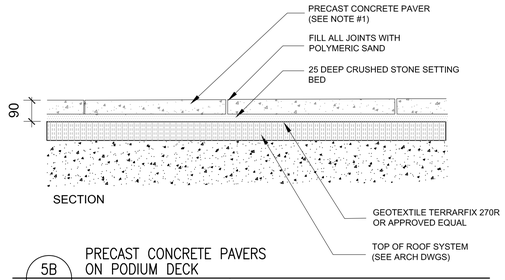


3 PYRAMIDAL EVERGREEN PLANTING
L–101 N.T.S.

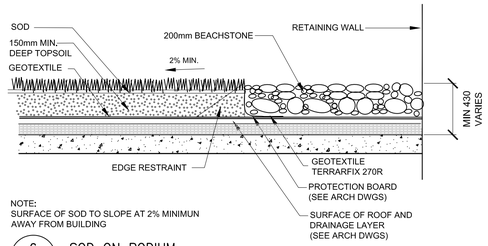
NOTES:
1. PRECAST CONCRETE PAVER TO BE SMOOTH FINISH MINIMUM 65mm THICK
2. ACCEPTABLE PRODUCTS INCLUDE: 65mm THICK PRESTIGE SLAB, GRANITE GRAY, AS MANUFACTURED BY BOLDUC OR APPROVED EQUAL. ROOF DECK AND TERRACE CONDITIONS TO HAVE MAXIMUM 65mm THICK PAVER.
3. INSTALL PAVERS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. PAVER PEDESTAL TO BE VIEWGRES, OR APPROVED EQUAL.



5A PRECAST CONCRETE UNIT PAVERS ON GRADE
L–101 N.T.S.

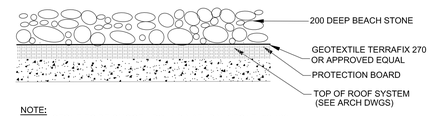


5B PRECAST CONCRETE PAVERS ON PODIUM DECK
L–101 N.T.S.



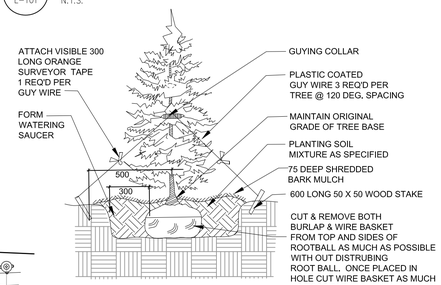
NOTE:
SURFACE OF SOD TO SLOPE AT 2% MINIMUN AWAY FROM BUILDING

6 SOD ON PODIUM
L–101 N.T.S.



NOTE:
BEACH STONE TO BE SMOOTH ROUND NATURAL STONE, 50-100mm DIA.WASHED AND FREE OF SOIL AND OTHER CONTAMINANTS. PLACE CAREFULLY TO CREATE NEAT EVEN SURFACE.

7 BEACHSTONE ON GRADE AND ON PODIUM
L–101 N.T.S.



8 CONIFEROUS TREE PLANTING
L–101 N.T.S.

LEGEND

- DECIDUOUS TREE
- EXISTING TREE TO BE PROTECTED
- CONIFEROUS TREE
- ORNAMENTAL SHRUBS
- PERENNIALS or ORNAMENTAL GRASSES
- BEACH STONE MULCH
- SODDING
- PRECAST CONCRETE UNIT PAVERS
- BENCH

No.	Description	Date
1.	ISSUED FOR PERMIT	JAN. 6/25

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MIXED USE DEVELOPMENT
143-153 SACKVILLE DRIVE
SACKVILLE, NOVA SCOTIA

LANDSCAPE PLAN

Project Number	
Date	APRIL, 2024
Drawn By	MDP
Checked By	GR
Scale	AS NOTED

L-101