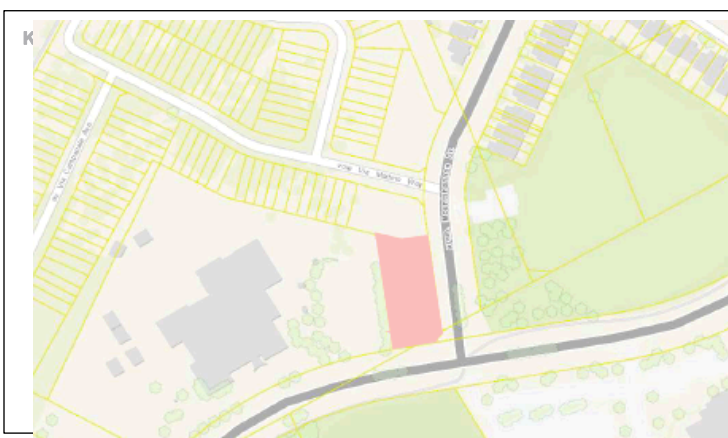
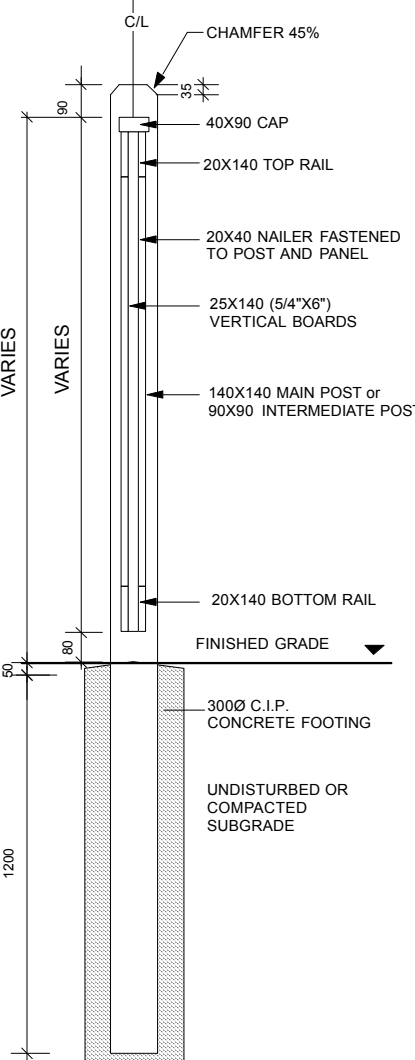
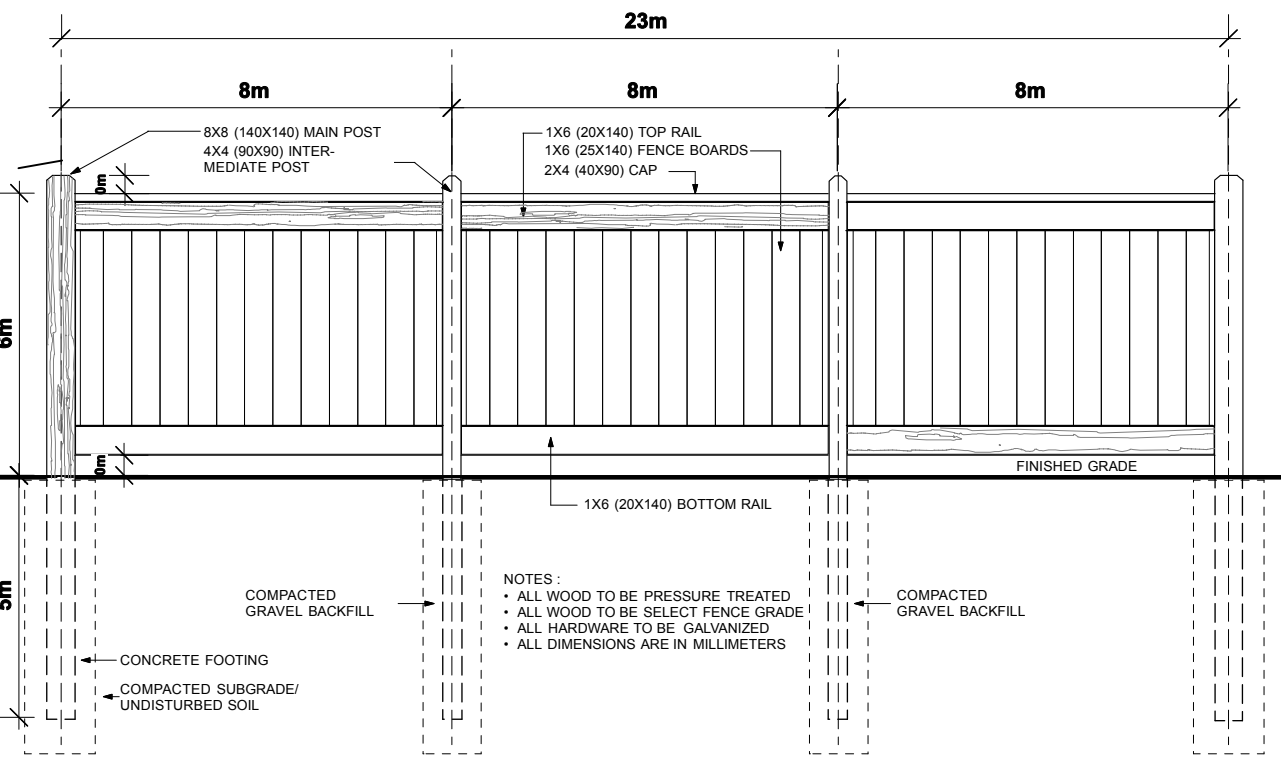
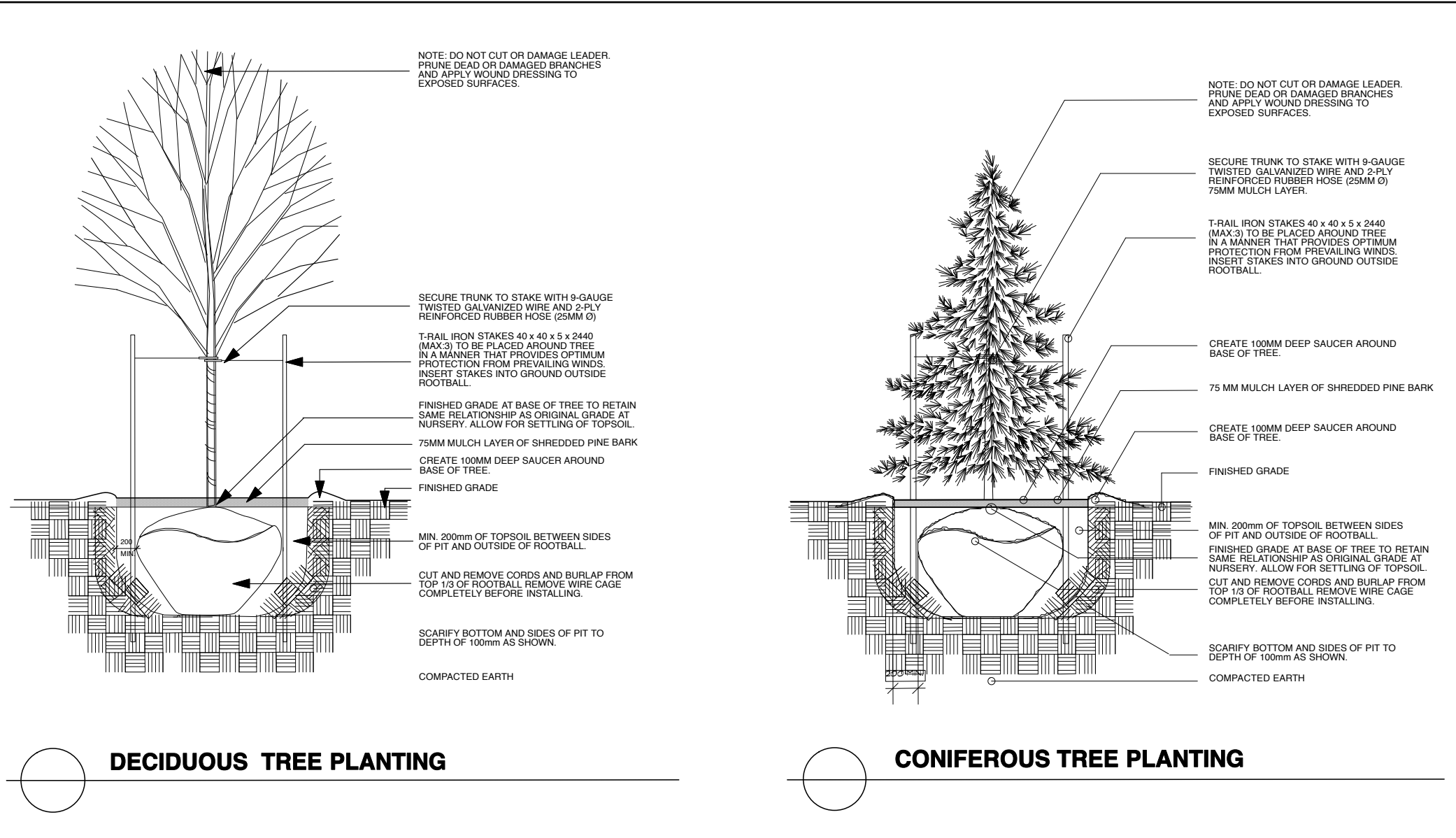


KEY	NO.	BOTANIC NAME	ENGLISH NAME	SIZE	CONDIT.	REMARKS	TYPE
PP	3	Picea pungens	Colorado Spruce	2.75m ht.	B & B	Min. 4.5m from buildings	Large Coniferous Tree
AS	4	Acer saccharum	Sugar Maple	70mm. cal	B & B	Min. 10m from buildings	Large Deciduous Tree
AC	4	Amelanchier canadensis	Downy Serviceberry	30mm. cal	Potted	Min. 4.5m from buildings	Small Deciduous Tree
JS	6	Juniperus scopulorum	Wichita Blue Juniper	1.5m ht.	B & B	Min. 2.0m from buildings	Small Conifer
SG	44	Spirea japonica Goldmound	Goldmound Spirea	60cm ht.	Potted	Bushy	Deciduous shrub
RR	47	Rosa rugosa Knock Out	Knock Out Rose 'Radtko'	60cm ht.	Potted	Bushy	Deciduous shrub
NF	10	Nepeta x faassenii Walkers Low	Walkers Low Catmint	2 yr old	Container	Bushy Clumps	Perennial
CG	70	Coreopsis grandiflora	Coreopsis Early Sunrise	2 yr old	Container	Bushy Clumps	Perennial
RF	35	Rudbeckia hirta Indian Summer	Indian Summer Black-eyed S	2 yr old	Container	Bushy Clumps	Perennial
GR	56	Geranium Roseanne	Roseanne Geranium	2 yr. old	Container	Bushy Clumps	Perennial
TO	6	Thuja occidentalis	Pyramidal Cedar	1.5m ht	BR/Potted	Well branched	Large Coniferous Tree

- NOTE:**
- Landscape Contractor must advise Project Landscape Architect of the start of construction min. 48 hours by email prior to commencement of work, and obtain approval for planting and paving layouts before installation.
 - Landscape Contractor must keep up-to-date record of all changes to landscape installations, including planting, paving and site furniture placement.
 - Landscape Contractor should adhere closely to organic and geometric layouts as shown on landscape plan to ensure optimum placing, spacing and display of plantings.
 - Landscape Contractor to use discretion and judgement and reject trees or plants on site which do not meet minimum size, shape and branch growth criteria as specified on this drawing.
 - Wire baskets and burlap used to hold the root ball and rope that is tied around the root collar are to be removed at the time of the planting of the trees. trees planted too deep or too shallow, or without the baskets and rope removed, may be rejected at the time of the inspection regardless of the length of time between the date of planting and the date of the inspection.
 - All deciduous street trees to be planted 0.6 m away from property line and 1.5 m away from any adjacent driveway. coniferous trees to be planted on private property and set back as necessary to avoid conflicts sightlines, especially at daylight triangles.
 - Locations and configurations of driveway and unit footprints are schematic only.
 - Adjust tree locations on site in accordance with utility and easement locations.
 - Before installing, establish correct locations of plant material and fencing on site by checking locations of access easements and other minimum clearances. refer to the site plan, survey plan and engineering drawings prepared by others.
 - Final locations of trees to be adjusted in accordance with building and driveway locations on site.



MATTINO DEVELOPMENTS INC.

591 Longfields Drive, Ottawa

GENERAL:

- DO NOT SCALE THIS DRAWING.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELATED ARCHITECTURAL/ENGINEERING DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTOR MUST OBTAIN AND COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DRAWING IS NOT TO BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THAKAR ASSOCIATES.
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THAKAR ASSOCIATES DESIGN CONSULTANTS AND SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT. GRAPHIC SYMBOLS, DETAILS AND FORMATS USED ON THIS DRAWING ARE COPYRIGHTED AND MAY NOT BE COPIED, ADAPTED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THAKAR ASSOCIATES.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT BY PHONE AND EMAIL AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF DEMOLITION WORK, REMOVAL OF EXISTING VEGETATION AND THE START OF NEW CONSTRUCTION.
- BASE INFORMATION TAKEN FROM DRAWINGS SUPPLIED BY NOVATECH CONSULTANTS AND MATTINO DEVELOPMENTS.

SITE LAYOUT:

- CONTRACTOR TO STAKE OUT SITE ELEMENTS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
- ALL HORIZONTAL DIMENSIONS ARE SHOWN IN METRES AND MILLIMETRES.
- PREMANUFACTURED ITEMS TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.
- ALL FENCING IS TO BE INSTALLED 0.3M INSIDE PRIVATE PROPERTY PARALLEL TO THE PROPERTY LINE UNLESS OTHERWISE INDICATED.

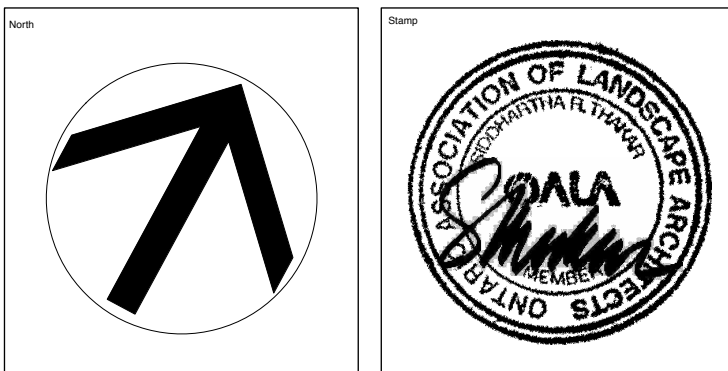
DEMOLITION:

- ALL EXISTING AREAS AND/OR ITEMS INDICATED FOR DEMOLITION AND REMOVAL ARE TO BE REMOVED FROM SITE.
- DEMOLITION RUBBLE OR RUBBISH IS TO BE REMOVED FROM SITE. BACKFILLING OF RUBBLE WILL NOT BE ACCEPTED. ITEMS TO BE REMOVED INCLUDE ASSOCIATED WIRING, PIPING, FOOTINGS AND GRANULAR SURROUNDINGS UNLESS INDICATED ON THE DRAWINGS AS ITEMS TO BE RETAINED.
- TREES AND SHRUBS INDICATED TO BE REMOVED ARE ALSO TO BE GRUBBED OUT INCLUDING STUMPS AND ROOTS TO A MINIMUM OF 400 MM BELOW GRADE.
- SHRUBS, TREES OR STRUCTURES DESIGNATED FOR RETENTION ON SITE ARE TO BE REINSTATED, REPLACED OR REPAIRED AT THE LANDSCAPE ARCHITECT'S OPTION AND TO THE LANDSCAPE ARCHITECT'S SATISFACTION SHOULD THESE BE DAMAGED OR DISTURBED DURING CONSTRUCTION.

PLANTING/GOODING:

- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. PLANTING WHICH COMES IN CONTACT WITH UNDERGROUND UTILITIES IS TO BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL DECIDUOUS STREETSCAPE TREES EXCEPT CONIFERS ARE TO BE LOCATED WITHIN THE MUNICIPAL BOUNDARIES.
- NO PLANT MATERIALS SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOCIATION (CNTRA) FOR SIZE, HEALTH AND PLANTING METHODS & CULTIVATION.
- ALL EXCAVATED MATERIAL FROM PLANTING RITS TO BE REMOVED FROM SITE. BACKFILL PLANTING INSTALLATIONS WITH IMPORTED PREPARED TOPSOIL OR STOCKPILED TOPSOIL ON SITE. SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
- SEEDINGS AND SEEDLING TO BE INSTALLED ON MINIMUM 135 MM AND 150 MM DEEP LAYERS RESPECTIVELY.
- ALL SPRINGS TO BE INSTALLED IN BEDS (EXCEPT ON SLOPES) WITH MINIMUM DEPTH OF 500 MM AND MULCHED WITH 75 MM MINIMUM LAYER OF SHREDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED.
- ALL TREES TO BE STAKED ACCORDING TO THE STANDARDS INDICATED ON THE PLANTING DETAILS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, BEYOND THE PROJECT LIMITS, ARE TO BE REINSTATED TO ORIGINAL CONDITIONS AT NO ADDITIONAL EXPENSE.
- ALL PLANT MATERIAL AND GRASS AREAS INSTALLED UNDER THIS CONTRACT SHALL BE WATERED, WEEDED AND MAINTAINED BY THE CONTRACTOR UNTIL WRITTEN ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.
- ARRANGEMENT AND SPACING OF PLANT MATERIAL ON SITE TO BE IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND AESTHETIC CRITERIA. CONTRACTOR TO ENSURE THAT SPACING AND POSITIONING OF PLANTS ARE OPTIMIZED FOR BEST VISUAL DISPLAY AND OUTLINES OF SHRUB BEDS AND OTHER AREAS ARE SMOOTH, UNIFORM AND SENSITIVE TO THE DESIGN INTENT.

4.	Changes to planting re clay soils, added legend, updated services info.	May 31/19
3.	Client Review/ Misc. adjustments	Jan. 07/19
2.	Client Review/Municipal Submission	Jan. 02/19
1.	Client Review	Dec. 18/18
No.	Revision	Date



BLOCK 1 TOWNHOUSES

285 MOUNTSHANNON DRIVE, OTTAWA

STREETSCAPE PLAN

Drawn STAFF **Start Date** 12/18

Scale 1:150 **Dwg. No.** L - 1

Job No. 286.2