

BLOCK 3

8 TO

1.8m high board fence
15cm inside property line

10 NA

20 RH

4 GT

7 CL

10 RN

7 CL

7 CL

7 CL

10 RN

7 CL

7 CL

10 RN

7 CL

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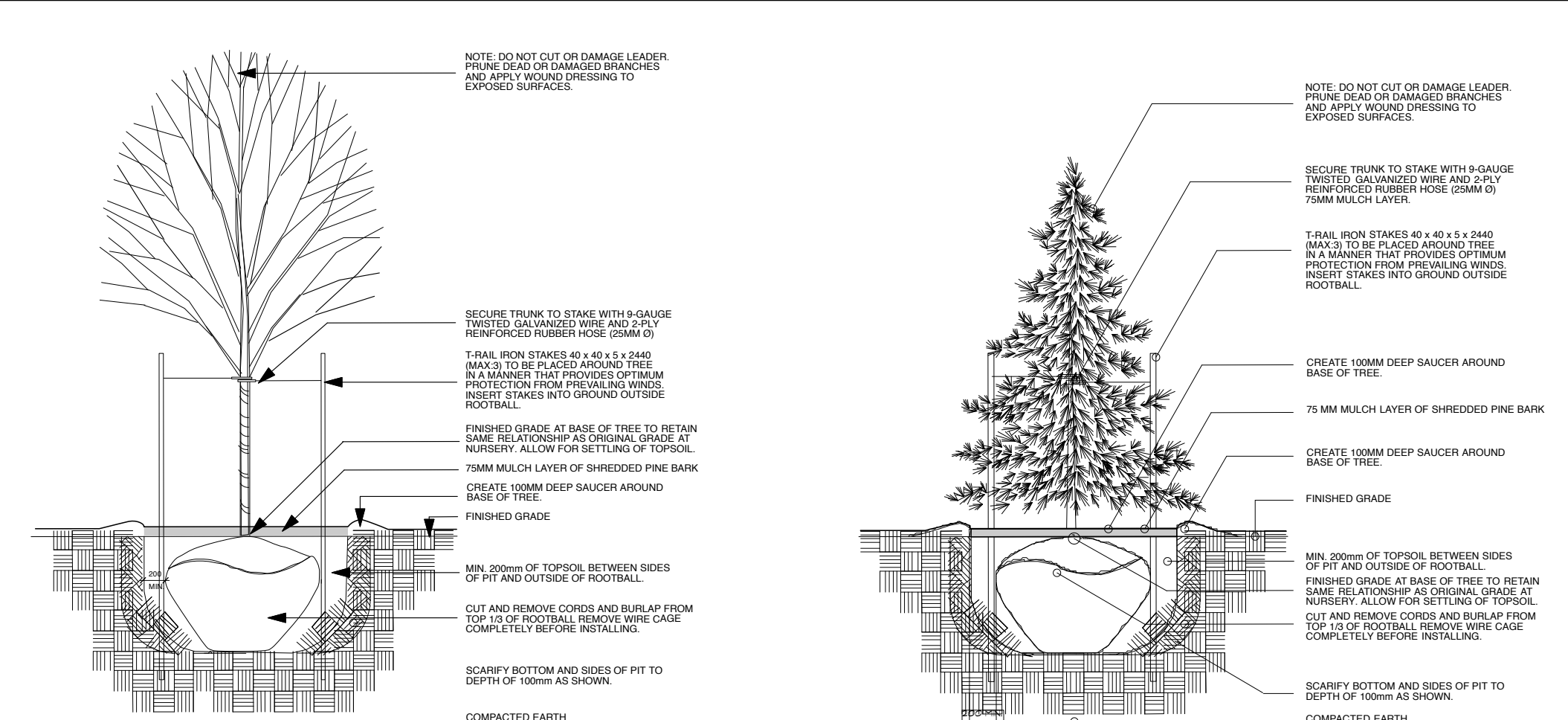
7 CL

10 RN

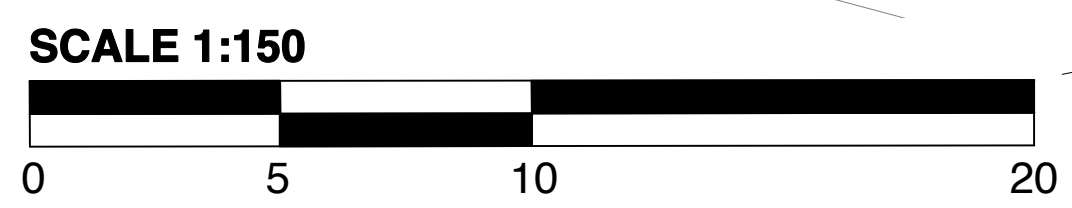
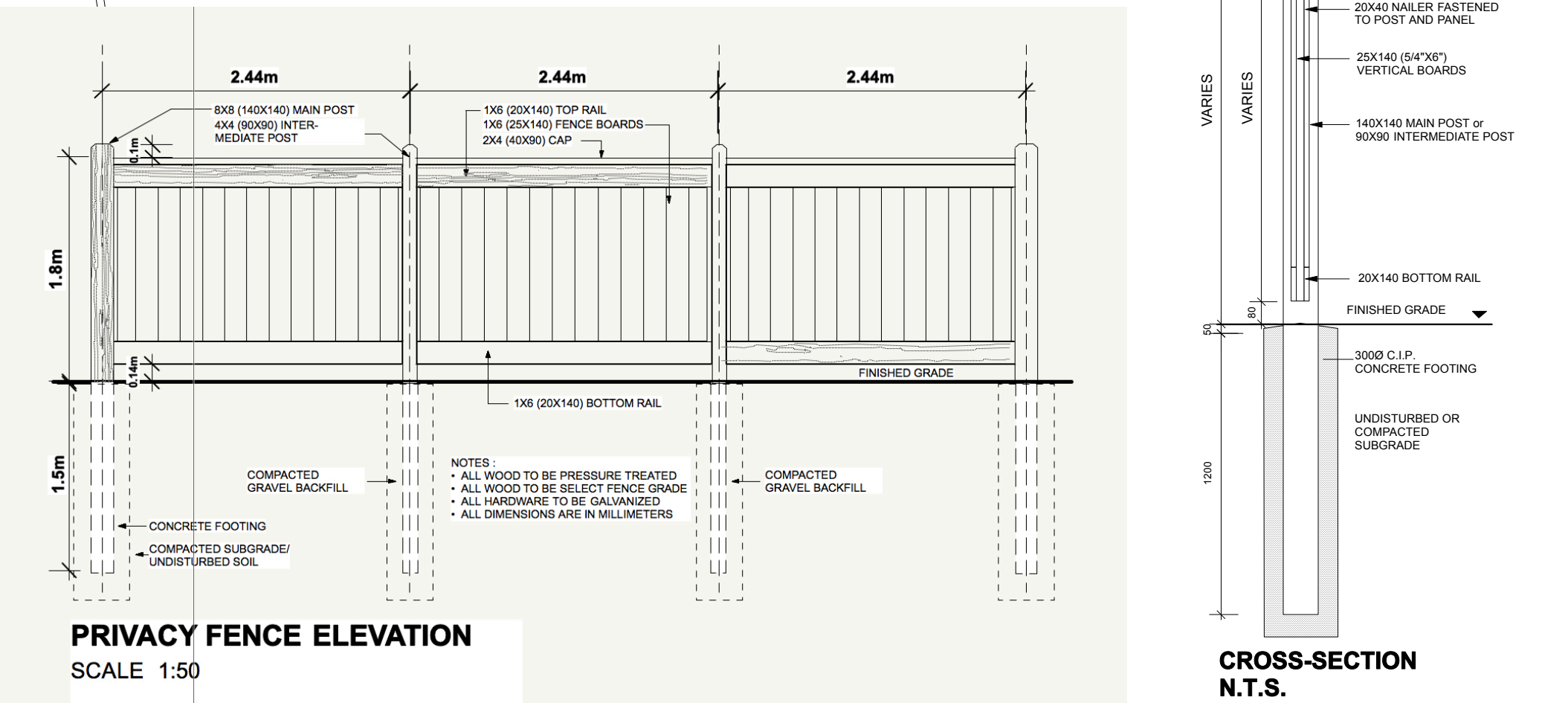
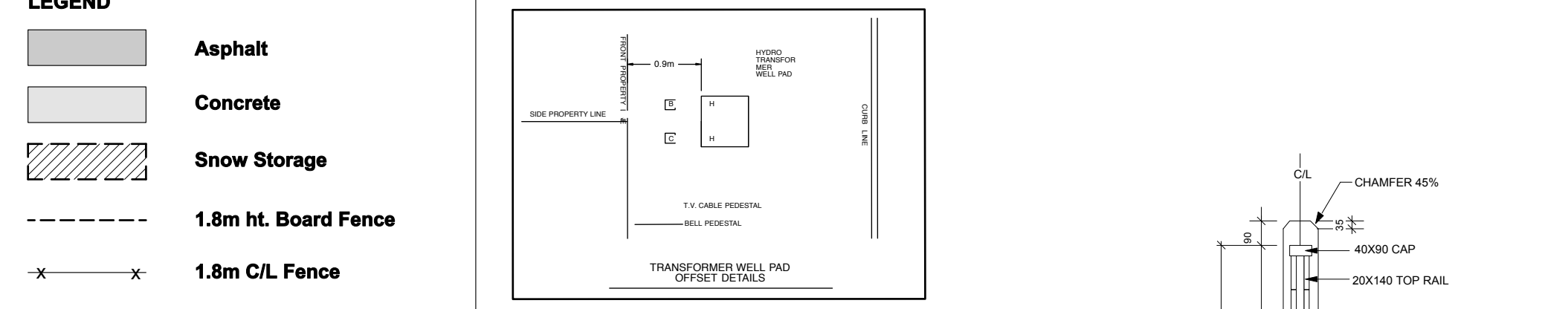
7 CL

KEY	NO.	BOTANIC NAME	ENGLISH NAME	SIZE	CONDIT.	REMARKS	TYPE
PG	3	Picea glauca	White 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
GT	4	Gleditsia triacanthos inermis	Honeylocust	60mm cal	B & B	Min. 4.5m from buildings	Large Deciduous Tree
TO	12	Thuja occidentalis	White Cedar	1.5m ht	BR/Potted	Well branched	Small Coniferous Tree
RN	44	Rosa nitida	Shining Rose	60cm ht.	BR/Potted	Bushy	Deciduous shrub
RB	49	Rosa blanda	Smooth Rose	60cm ht.	BR/Potted	Bushy	Deciduous shrub
NA	10	Symphotrichum novae-angliae	New England Aster	2 yr old	Container	Bushy Clumps	Perennial
RH	20	Rudbeckia hirta	Black-eyed Susan	2 yr old	Container	Bushy Clumps	Perennial
CL	56	Coreopsis lanceolata	Tickseed	2 yr old	Container	Bushy Clumps	Perennial

- 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.



- PLANTING NOTES:**
- Rootball volume of full-size coniferous street trees is 25 m³.
 - Rootball volume of small deciduous street trees is 20 m³.
- NOTE:**
ACTUAL TREE LOCATIONS ON SITE TO BE ADJUSTED IN RELATION TO LOCATIONS OF DRIVEWAYS, BURIED SERVICES, STREET LIGHTS, HYDRANTS, HYDRO TRANSFORMERS, MAILBOXES AND FENCING.
- NOTE:**
LOCATIONS OF DRIVEWAYS AND FOOTPRINTS ARE CONCEPTUAL. REFER TO ACTUAL UNIT LOCATIONS PROVIDED BY BUILDERS AND ACCEPTABLE MUNICIPAL SETBACKS AND MINIMUM DISTANCES BEFORE PLANTING TREES. DO NOT INSTALL TREE IF IT IS DETERMINED ON SITE TO BE IN CONFLICT WITH LATERALS OR BURIED SERVICES.



Client

MATTINO DEVELOPMENTS INC.
591 Longfields Drive, Ottawa

NOTES:

GENERAL:

- DO NOT SCALE THIS DRAWING.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELATED 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 MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT'S DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THAKAR ASSOCIATES. CONSULTANTS SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT. GRAPHIC MATERIALS, TEXTS 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.
- ALL DIMENSIONS 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.

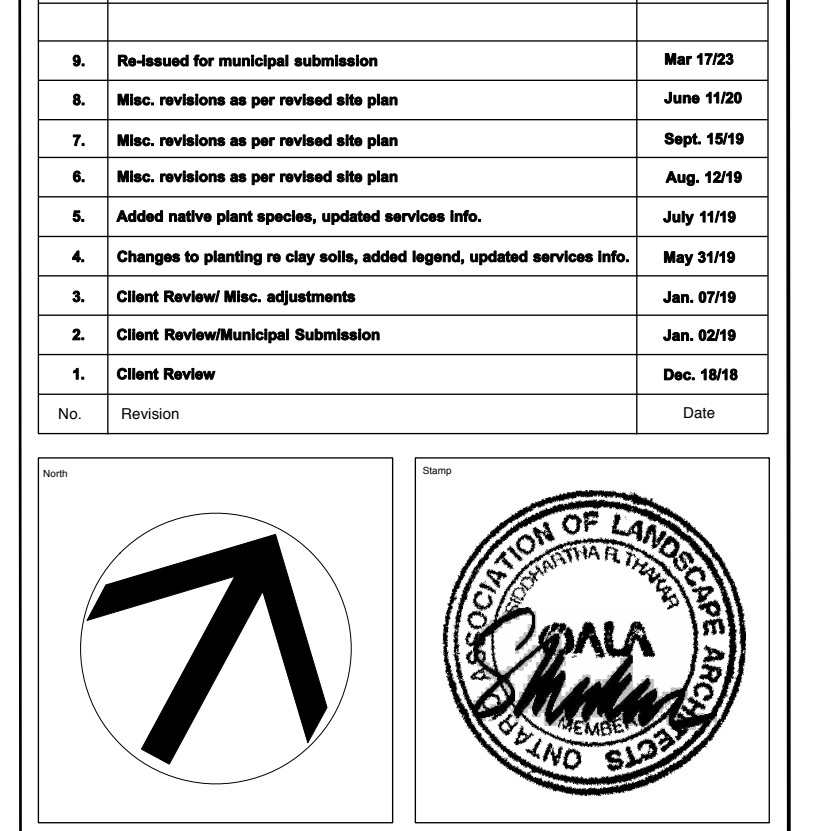
DEMOLITION:

- ALL EXISTING AREAS AND/OR ITEMS INDICATED FOR DEMOLITION AND REMOVAL ARE TO BE REMOVED FROM SITE.
- DEMOLITION DEBRIS OR RUBBISH IS TO BE REMOVED FROM SITE AND NOT TO BE REUSED FOR ANY PURPOSE.
- DEMOLITION OF EXISTING STRUCTURES AND UTILITIES SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADE ASSOCIATION (CNA) AND THE CANADIAN NURSERY TRADE ASSOCIATION (CNA) AND THE CANADIAN NURSERY TRADE ASSOCIATION (CNA).
- ALL AREAS, ITEMS OR STRUCTURES DESIGNATED FOR RETENTION ON SITE SHALL BE RETAINED AND REFINISHED AT THE LANDSCAPE ARCHITECT'S SATISFACTION.
- DEMOLITION OF EXISTING UTILITIES SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADE ASSOCIATION (CNA) AND THE CANADIAN NURSERY TRADE ASSOCIATION (CNA).

PLANTING/STAKING:

- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. PLANTING WHICH CONFLICTS WITH UNDERGROUND UTILITIES IS TO BE RELOCATED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- ALL DECIDUOUS STREET TREES TO BE PLANTED SHALL 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 TRADE ASSOCIATION (CNA) FOR SIZE, HEIGHT, SPREAD, GRADE AND METHOD OF CULTIVATION.
- ALL EXISTING PLANTING INSTALLATIONS WITH IMPROVED TOPSOIL OR STOCKPILED TOPSOIL ON SITE, SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
- SEEDINGS AND SEEDLINGS TO BE INSTALLED ON MINIMUM 150 MM AND 150 MM DEEP LAYERS RESPECTIVELY OF PREPARED IMPROVED TOPSOIL.
- ALL SHRUBS TO BE INSTALLED IN BEDS (EXCEPT ON SLOPES) WITH MINIMUM DEPTH OF 500 MM AND MULCHED WITH 75 MM MINIMUM LAYER OF SHREDDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED.
- ALL TREES TO BE PLANTED ACCORDING TO THE STANDARDS INDICATED ON THIS DRAWING.
- ALL AREAS DISTURBED DURING CONSTRUCTION BEYOND THE PROJECT LIMITS ARE TO BE RESTORED 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.
- ALL PLANTING IS TO BE ACCORDING TO THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADE ASSOCIATION (CNA) AND THE CANADIAN NURSERY TRADE ASSOCIATION (CNA). PLANTS ARE OPTIMIZED FOR BEST VISUAL DISPLAY AND OUTLINES OF SHRUB BEDS AND OTHER AREAS ARE SMOOTH, UNIFORM AND SENSITIVE TO THE DESIGN INTENT.

No.	Revision	Date
9.	Re-issued for municipal submission	Mar 17/23
8.	Misc. revisions as per revised site plan	June 11/20
7.	Misc. revisions as per revised site plan	Sept. 15/19
6.	Misc. revisions as per revised site plan	Aug. 13/19
5.	Added native plant species, updated services info.	July 15/19
4.	Changes to planting in clay soils, added legend, updated services info.	May 27/19
3.	Client Review/Misc. adjustments	Jan. 07/19
2.	Client Review/Municipal Submission	Jan. 02/19
1.	Client Review	Dec. 18/18



THAKAR ASSOCIATES
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Landscape Architects

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Project

BLOCK 1 TOWNHOUSES
285 MOUNTSHANNON DRIVE,
OTTAWA

Dwg. Title

STREETSCAPE PLAN

Drawn	STAFF	Start Date	12/18
Scale	1:150	Dwg. No.	L - 1
Job No.	286.2		