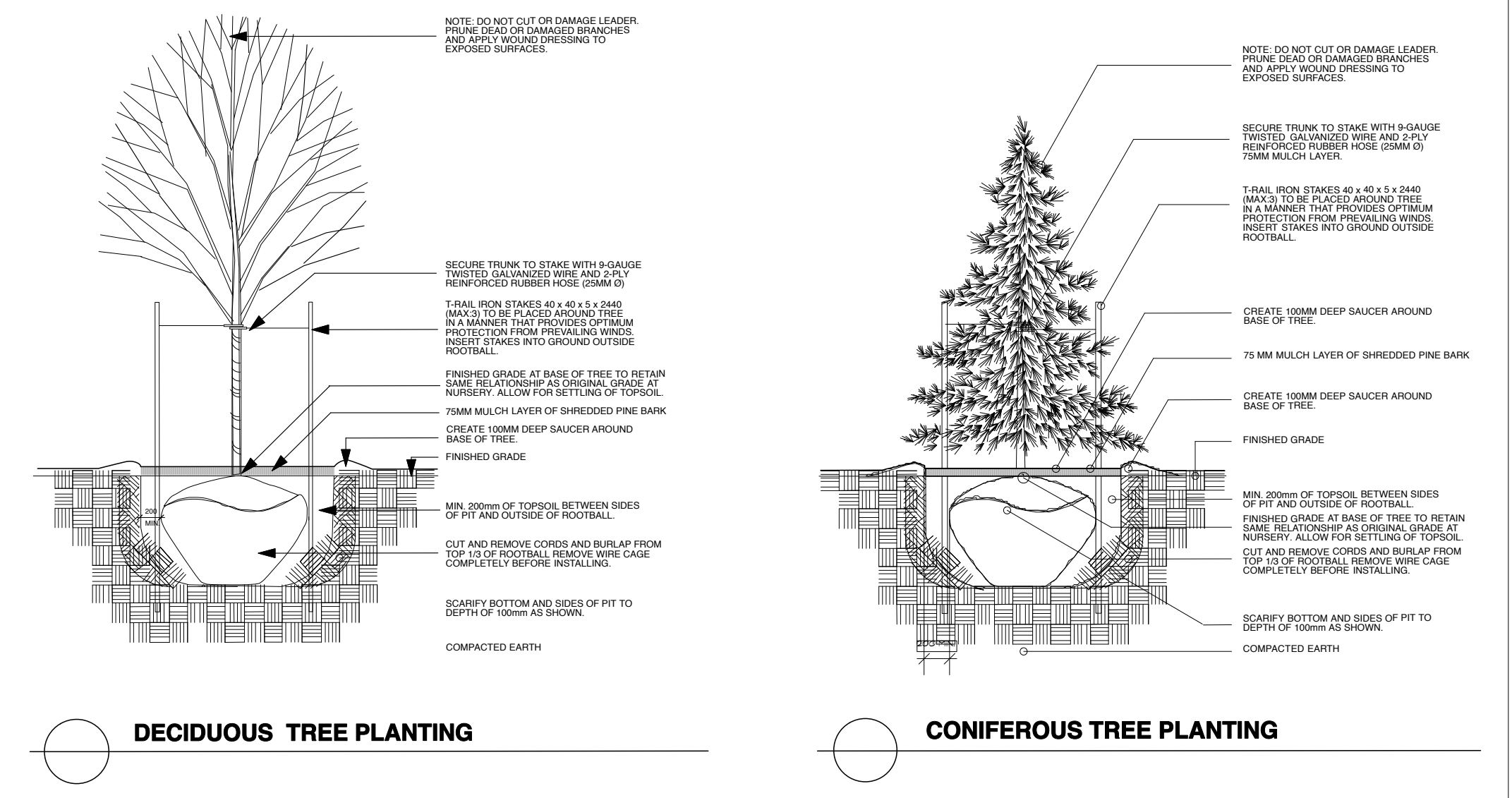


PLANT LIST							
KEY	NO.	BOTANIC NAME	ENGLISH NAME	SIZE	CONDIT.	REMARKS	TYPE
PP	12	Picea pungens	Colorado Spruce	2.75m ht	B & B	Min. 4.5m from buildings	Large Coniferous Tree
PG	12	Picea glauca	White Spruce	2.75m ht	B & B	Min. 4.5m from buildings	Large Coniferous Tree
GT	7	Gleditsia triacanthos Inermis	Honeylocust	60mm. cal	B & B	Min. 4.5m from buildings	Small Deciduous Tree
JS	11	Juniperus scopulorum	Wichita Blue Juniper	1.5m ht.	B & B	Min. 2.0m from buildings	Small Conifer
SG	40	Rosa blanda	Smooth Rose	60cm ht.	Potted		Deciduous shrub
NF	20	Nepeta x faassenii Walkers Low	Walkers Low Catmint	2 yr old	Container		Perennial
CG	12	Coreopsis grandiflora	Coreopsis Early Sunrise	2 yr old	Container		Perennial
RF	65	Rudbeckia hirta Indian Summer	Indian Summer Black-eyed S	2 yr old	Container		Perennial
GR	56	Geranium roseanne	Roseanne Geranium	2 yr. old	Container		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 final 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.

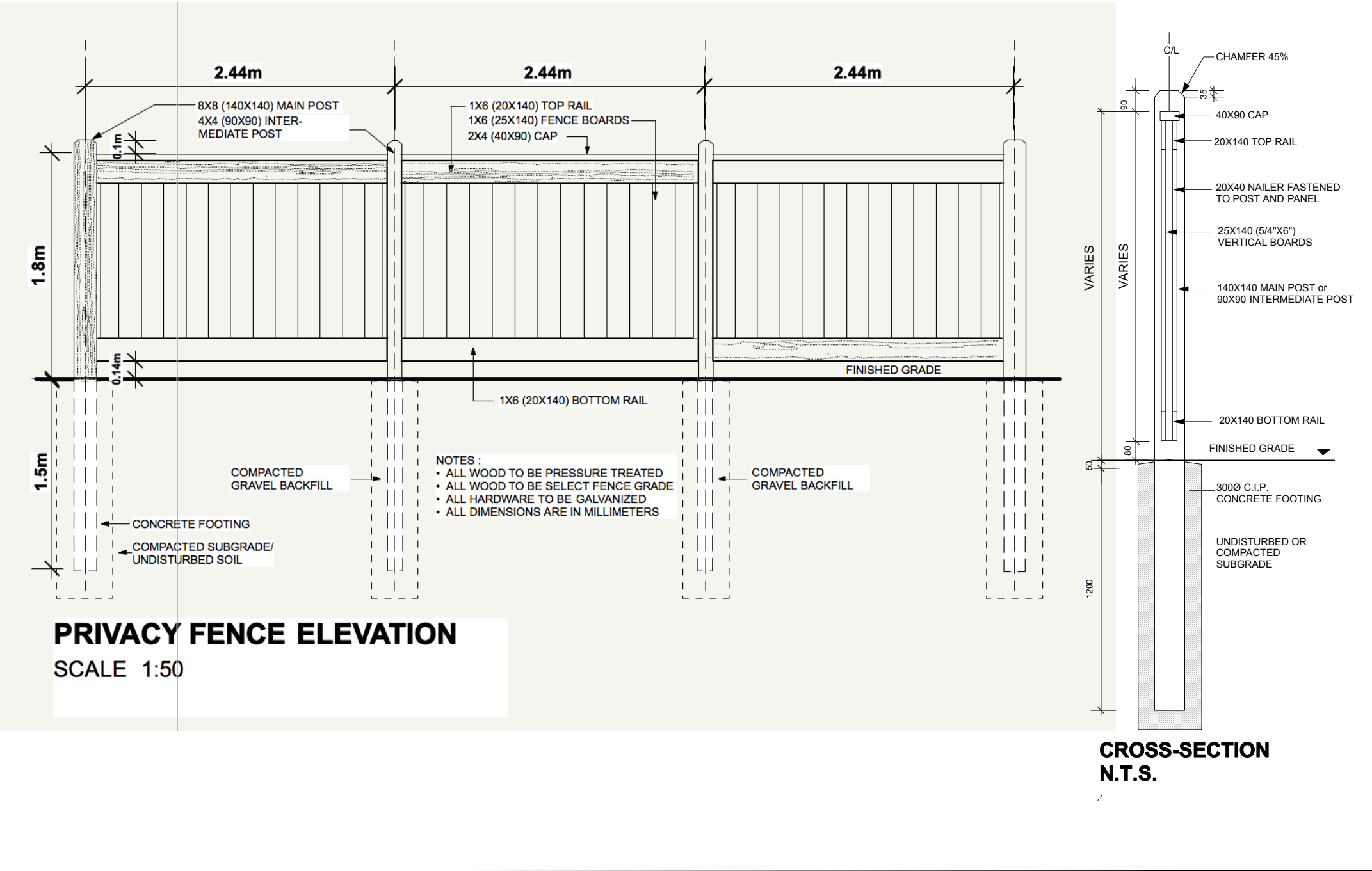


PLANTING NOTES:

- 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 PAVING, BURIED SERVICES, STREET LIGHTS, HYDRANTS, HYDRO TRANSFORMERS, MAILBOXES AND FENCING.

LOCATIONS OF HARDSURFACE AREAS AND BUILDING FOOTPRINTS ARE CONCEPTUAL. REFER TO ACTUAL SITE PLANS PROVIDED BY BUILDER 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:

- 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 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.
- THAKAR ASSOCIATES DESIGN CONSULTANTS AND SHALL NOT BE USED FOR ANY OTHER PURPOSES 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 DIMENSIONAL DIMENSIONS ARE 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.
- BACKFILLING OF RIBBLE WILL NOT BE ACCEPTED. ITEMS TO BE REMOVED 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.
- ALL REMAINING ITEMS OR STUBS ARE TO BE DISGUISED FOR RETENTION ON SITE AND ARE TO BE REINSTATED, REPLACED OR REPAIRED AT THE LANDSCAPE ARCHITECT'S OPTION AND AT THE LANDSCAPE ARCHITECT'S RISK. NO WORK SHOULD THESE BE DAMAGED OR DISTURBED DURING CONSTRUCTION.

PLANTINGS/ROOFS:

- 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 STREETSCAPE TREES EXCEPT CONIFERS ARE TO BE LOCATED WITHIN THE MUNICIPAL SCALE ROAD.
- 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 (2000) FOR SIZE, HEIGHT, SPREAD, GRADE AND METHOD OF CULTIVATION.
- ALL PLANTING MATERIAL FROM PLANTING PITS TO BE REMOVED FROM SITE. BACKFILL PLANTING INSTALLATIONS WITH IMPORTED PREPARED TOPSOIL OR STOCKPILED TOPSOIL ON SITE. SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
- SEEDING AND SEEDING TO BE INSTALLED ON MINIMUM 125 MM AND 150 MM DEEP LAYERS RESPECTIVELY OF PREPARED IMPORTED TOPSOIL.
- ALL SHRUBS TO BE INSTALLED IN BEDS EXCEPT ON SLOPES WITH MINIMUM 25% SLOPE AND 200 MM MINIMUM LAYER OF SHREDDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED.
- 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 SUCH TIME AS THEY ARE ESTABLISHED IN BEDS EXCEPT ON SLOPES.
- ARRANGEMENT AND SPACING OF PLANT MATERIAL ON SITE TO BE IN ACCORDANCE WITH CONCEPTUAL LAYOUT AND SPECIFIC CRITERIA. CONTRACTOR TO ENSURE THAT SPACING AND POSITIONING OF PLANTS ARE OPTIMIZED FOR BEST VISUAL USE AT ALL TIMES. USE OF SHRUB BEDS AND OTHER AREAS ARE SMOOTH, UNIFORM AND SENSITIVE TO THE SCENERY.

No.	Revision	Date
9.	Revised for municipal submission	Mar 17/22
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. 12/19
5.	Added distance to trees from subdrains along street frontages	July 12/19
4.	Added P & R Fence, snow storage area and planting changes	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

THAKAR ASSOCIATES
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Landscape Architects

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Project
BLOCK 2 TOWNHOUSES
255 MOUNTSHANNON DRIVE,
OTTAWA

Dwg. Title
STREETSCAPE PLAN

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

Plan # 17866