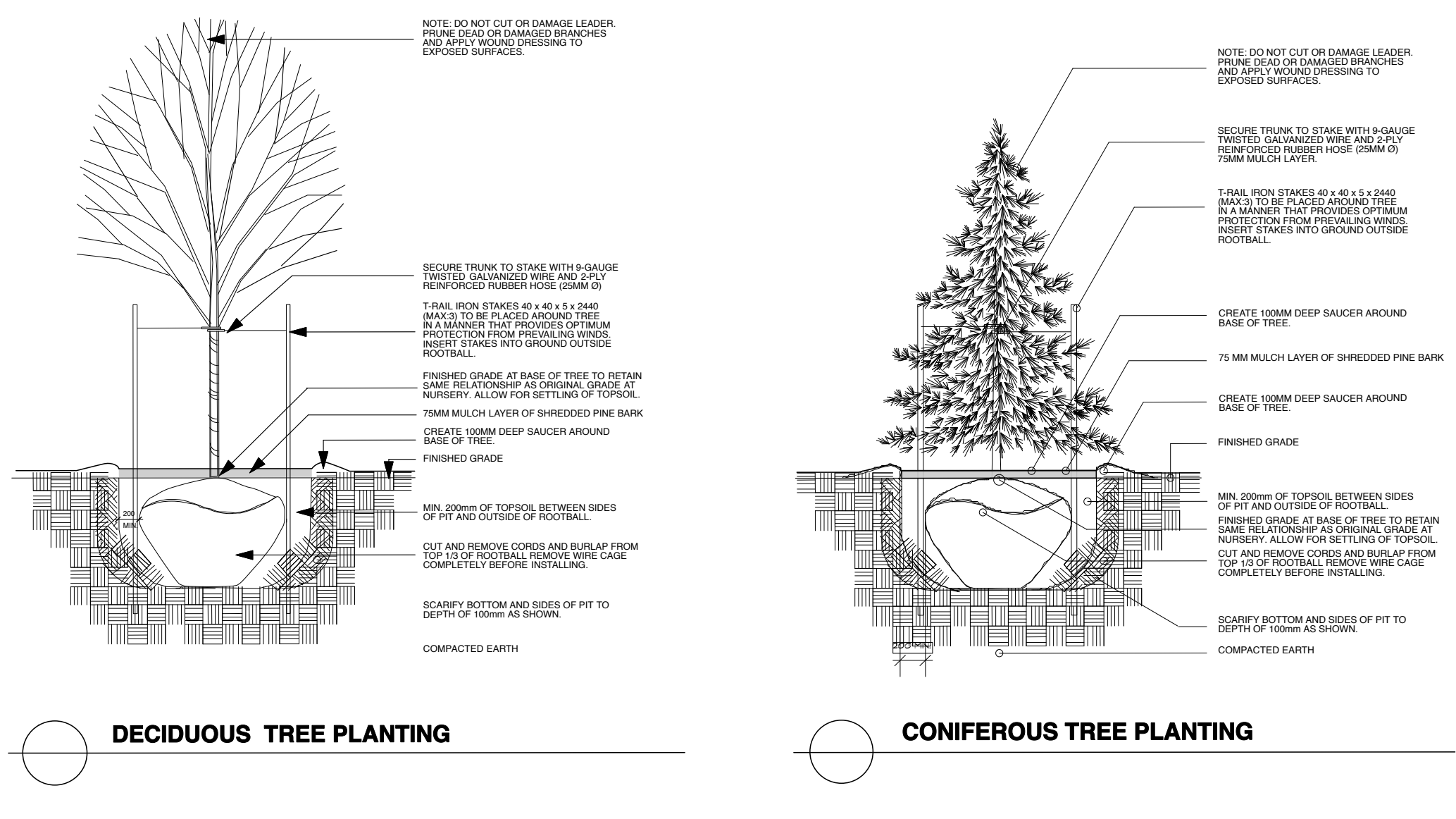
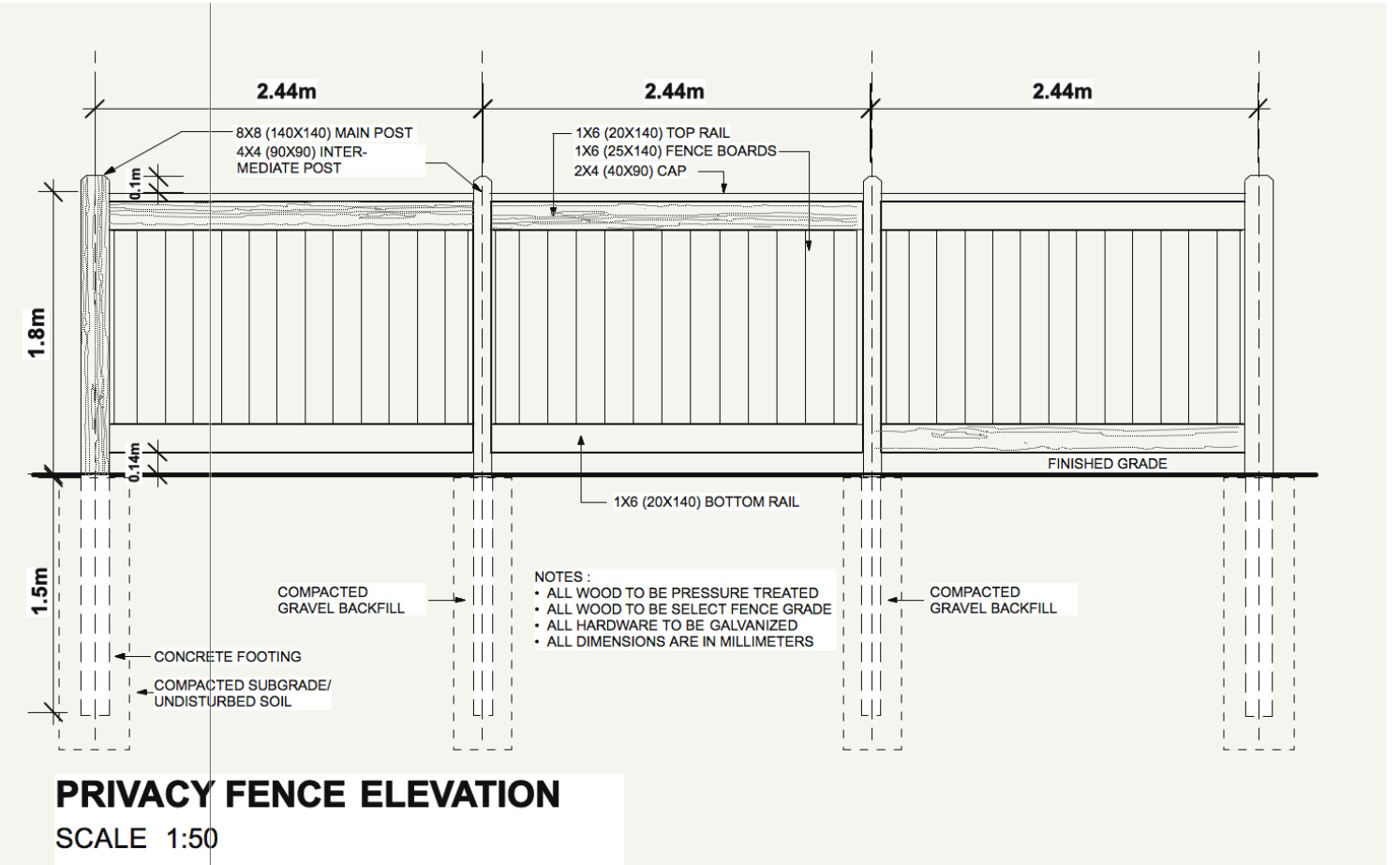
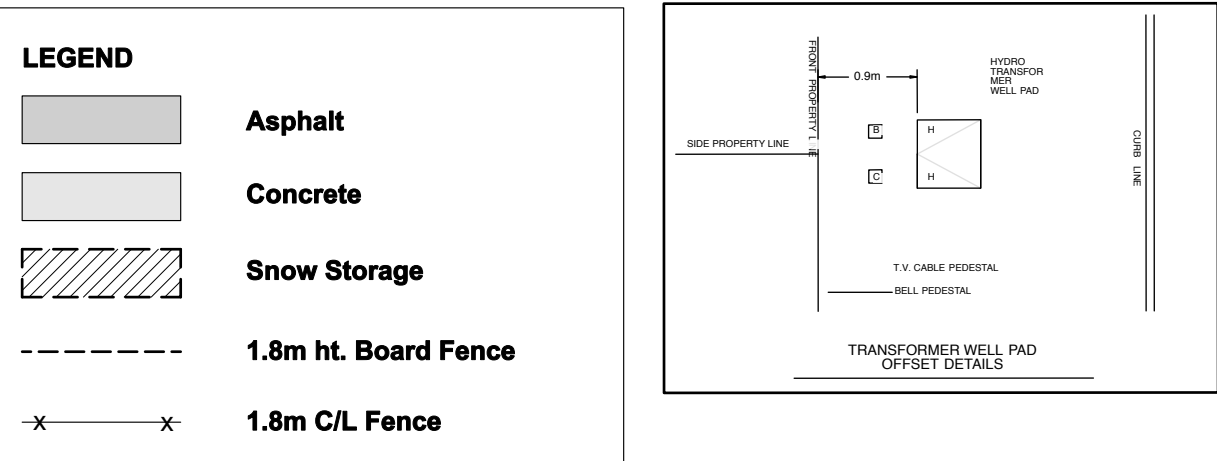


PLANT LIST						
KEY	NO.	BOTANIC NAME	ENGLISH NAME	SIZE	CONDIT.	REMARKS
PG	3	Picea glauca	White Spruce	2.75m ht	B & B	Min. 4.5m from buildings
AS	4	Acer saccharum	Sugar Maple	70mm. cal	B & B	Min. 10m from buildings
AF	4	Acer freemanii	Freeman Maple	70mm. cal	B & B	Min. 10m from buildings
TO	12	Thuja occidentalis	White Cedar	1.5m ht	BR/Potted	Well branched
RN	44	Rosa nitida	Shining Rose	60cm ht.	BR/Potted	Bushy
RB	49	Rosa blanda	Smooth Rose	60cm ht.	BR/Potted	Bushy
NA	10	Symphoricaricum novae-angliae	New England Aster	2 yr old	Container	Bushy Clumps
RH	20	Rudbeckia hirta	Black-eyed Susan	2 yr old	Container	Bushy Clumps
CL	56	Coreopsis lanceolata	Tickseed	2 yr. old	Container	Bushy Clumps

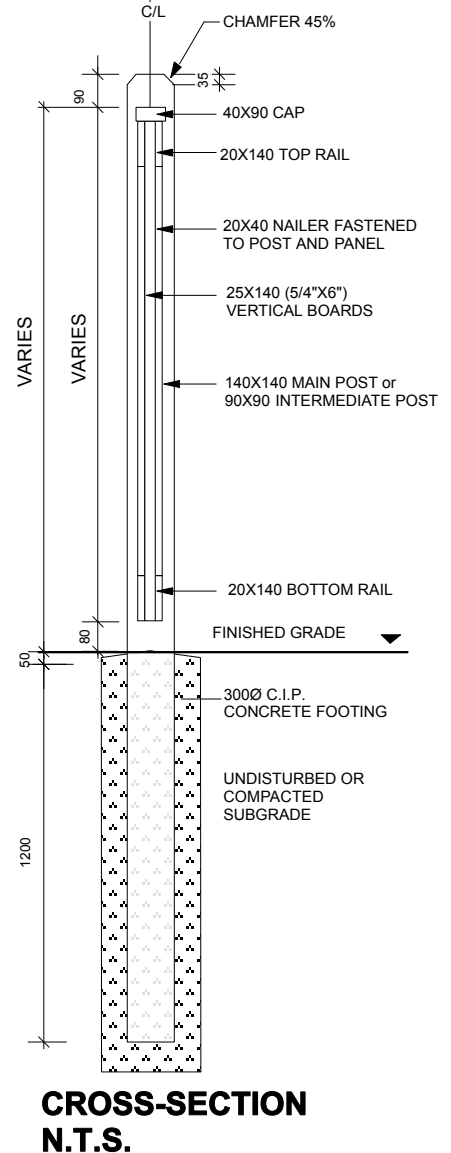
- NOTE:
- Landscape Contractor must advise Project Landscape Architect of the start of construction min. 48 hours by email prior to commencement of work, and obtain approval for planting and paving layouts before installation.
 - Landscape Contractor must keep up-to-date record of all changes to landscape 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 planting, 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 11 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.
- 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.



PRIVACY FENCE ELEVATION
SCALE 1:50



CROSS-SECTION
N.T.S.

Key Map

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 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 BYLAWS. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.
- COPYRIGHT RESERVED 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 48 HOURS IN ADVANCE OF THE COMMENCEMENT OF RESOLUTION WORK. REMOVAL OF EXISTING VEGETATION AND THE START OF NEW CONSTRUCTION.
- BASE INFORMATION TAKEN FROM DRAWINGS SUPPLIED BY KVA TECH CONSULTANTS AND MATINO DEVELOPMENTS.

SITE LAYOUT:

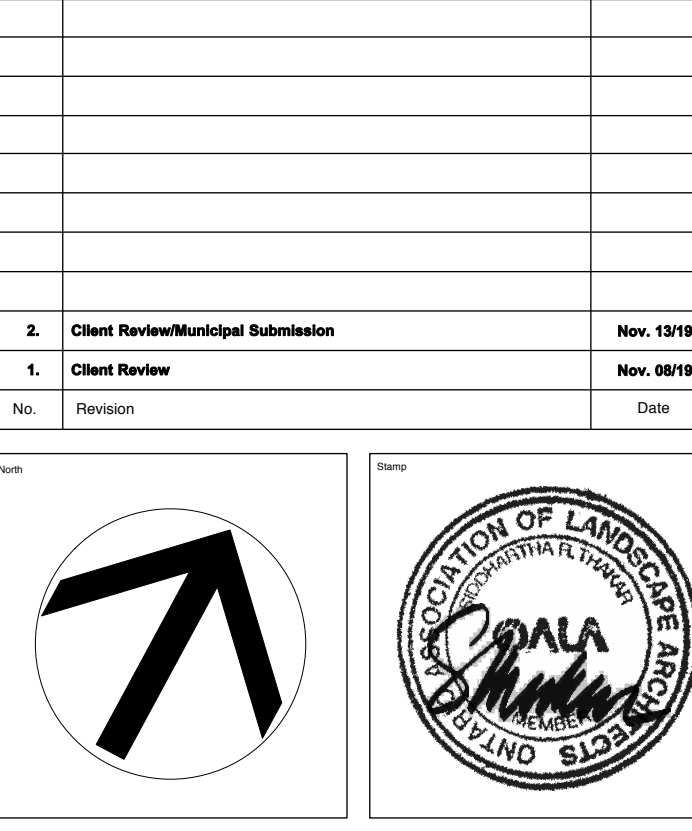
- CONTRACTOR TO STAKE OUT SITE ELEMENTS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
- ALL HORIZONTAL DIMENSIONS ARE SHOWN IN METRES AND MILLIMETRES.
- ALL DIMENSIONS ARE TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- ALL FENCING IS TO BE INSTALLED 0.3M INSIDE PRIVATE PROPERTY 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 SHALL NOT BE ACCEPTED. ITEMS TO BE REMOVED INCLUDE ASSOCIATED WIRING, PIPING, FOOTINGS AND GRANULAR SUBGRADES UNLESS INDICATED TO THE DRAWINGS AS ITEMS TO BE RETAINED.
- TREES AND SHRUBS INDICATED TO BE REMOVED ARE ALSO TO BE GRUBBED OUT, INCLUDING STAMPS AND ROOTS, TO A MINIMUM OF 400 MM BELOW GRADE.
- ALL AREAS, ITEMS OR STRUCTURES DESIGNATED FOR RETENTION ON SITE ARE TO BE REINSTALLED/REPAIRED OR REFINISHED AT THE LANDSCAPE ARCHITECT'S OPTION AND TO THE LANDSCAPE ARCHITECT'S SATISFACTION. THESE ARE TO BE DAMAGED OR DISTURBED DURING CONSTRUCTION.

PLANTING/RODING:

- 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 ROULEAU.
- 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 (CNA) FOR SIZE, HEIGHT, SPREAD, GRADE, AND METHOD OF CULTIVATION.
- ALL EXCAVATED MATERIAL FROM PLANTING PITS IS 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 IS TO BE INSTALLED ON MINIMUM 135 MM AND 150 MM DEEP LAYERS RESPECTIVELY OF PREPARED IMPORTED TOPSOIL WITH MINIMUM DEPTH OF 50 MM AND MULCH WITH 75 MM MINIMUM LAYER OF SHREDED PINE BARK MULCH OVER MULCH LAYER.
- 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 RESTORED TO ORIGINAL CONDITIONS AT NO ADDITIONAL EXPENSE.
- ALL PLANT MATERIAL AND GRASS AREAS INSTALLED UNDER THIS CONTRACT SHALL BE MAINTAINED, WEEDED AND MAINTAINED BY THE CONTRACTOR UNTIL WRITTEN ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL AND GRASS AREAS INSTALLED UNDER THIS CONTRACT SHALL BE MAINTAINED, WEEDED AND MAINTAINED BY THE CONTRACTOR UNTIL WRITTEN ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE THAT SPRINKLING 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.



THAKAR ASSOCIATES
DESIGN CONSULTANTS
Landscape Architects

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Project
BLOCK 21 STACKED TOWNHOUSES
VIA MATTINO WAY,
OTTAWA

Dwg. Title
STREETSCAPE PLAN

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