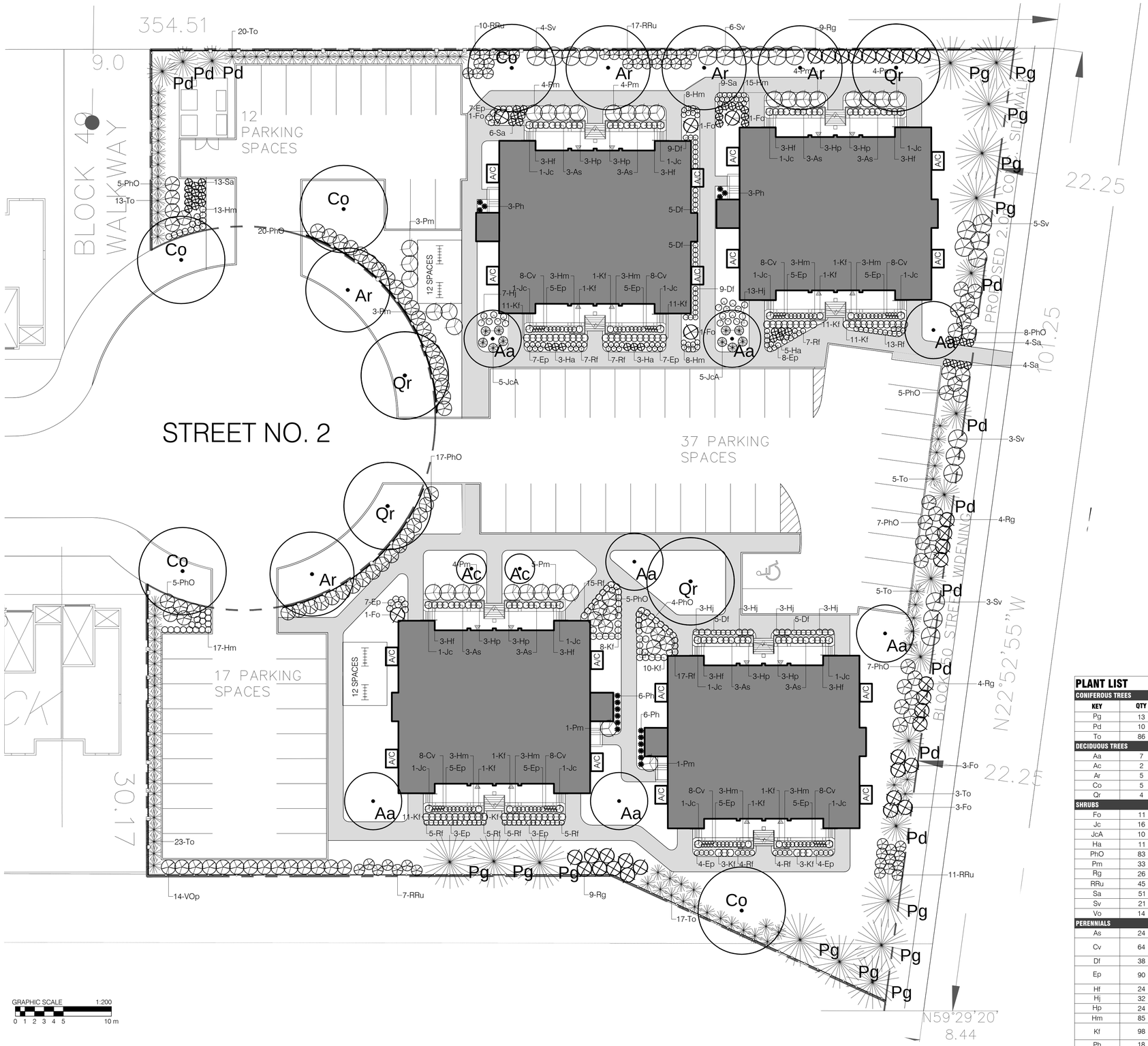

GRAPHIC SCALE 1:200
0 1 2 3 4 5 10 m

LEGEND

- PROPERTY LINE
- CHAIN LINK
- 2 RAIL WHITE 'THEME' FENCE
- 1.8M WOOD SCREEN
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIALS
- GRASSES

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CONIFEROUS TREES					
Pg	13	*Picea glauca*	White Spruce	250cm HT.	B&B;W.B.
Pd	10	*Picea glauca 'Densata'*	White Spruce 'Densata'	250cm HT.	B&B;W.B.
To	86	*Thuja occidentalis 'Holmstrup'*	Holmstrup Cedar	125cm HT.	potted
DECIDUOUS TREES					
Aa	7	*Acer rubrum 'Autumn spire'*	Red Maple 'Autumn spire'	50mm Ø CAL.	B&B;W.B.
Ac	2	*Amelanchier canadensis*	Shadblow Serviceberry	50mm Ø CAL.	B&B;W.B. Tree Form
Ar	5	*Acer rubrum*	Red Maple	60mm Ø CAL.	B&B;W.B.
Co	5	*Celtis occidentalis*	Hackberry	60mm Ø CAL.	B&B;W.B.
Qr	4	*Quercus rubra*	Red Oak	60mm Ø CAL.	B&B;W.B.
SHRUBS					
Fo	11	*Forsythia ovata 'Northern Gold'*	Northern Gold Forsythia	60cm, 3 gal pot	potted
Jc	16	*Juniperus communis 'Compressa'*	Compressa Juniper	50cm, 3gal pot	potted
JcA	10	*Juniperus communis 'Plumosa Compacta'*	Compact Andorra Juniper	50cm, 3 gal pot	potted
Ha	11	*Hydrangea arborescens 'Annabelle'*	Annabelle Hydrangea	3 gal pot	potted
PhO	83	*Physocarpus opulifolius 'Seward'*	Summer Wine Ninebark	60cm, 3 gal pot	potted
Pm	33	*Pinus mugho 'Pumilo'*	Mugho Pine 'Pumilo'	50cm, fibre pot	potted
Rg	26	*Rhus glabra*	Smooth Sumac	80cm ht.	potted
RRu	45	*Rosa Rugosa*	Rugosa Rose Pink & White	60cm, 3 gal pot	potted
Sa	51	*Spiraea albiflora*	Japanese White Spirea	60cm, 3 gal pot	potted
Sv	21	*Syringa vulgaris*	Common Lilac	100cm ht.	potted
Vo	14	*Viburnum opulifolius*	Highbush Cranberry	100cm ht.	potted
PERENNIALS					
As	24	*Astilbe simplicifolia 'Key West'*	Feather Flower 'Key West'	2 gal pot	potted
Cv	64	*Coreopsis verticillata 'Moonbeam'*	Threadleaf Coreopsis 'Moonbeam'	2 gal pot	potted
Df	38	*Dryopteris filix-mas*	Male Fern	2 gal pot	potted
Ep	90	*Echinacea purpurea 'Prairie Splendor'*	Purple Coneflower 'Prairie Spendor'	2 gal pot	potted
Hf	24	*Hosta 'Fire Island'*	Hosta 'Fire Island'	2 gal pot	potted
Hj	32	*Hosta 'June'*	Hosta 'June'	2 gal pot	potted
Hp	24	*Hosta 'Praying Hands'*	Hosta 'Praying Hands'	2 gal pot	potted
Hm	85	*Hemerocallis 'Stella D'Oro'*	Daylilly 'Stella D'Oro'	2 gal pot	potted
Kf	98	*Calamagrostis acutiflora 'Karl Foerster'*	Feather Reed Grass 'Karl Foerester'	3 gal pot	potted
Ph	18	*Pennisetum alopecuroides 'Hameln'*	Dwarf Fountain Grass	2 gal pot	potted
Rf	94	*Rudbeckia fulgida ' Goldsturm'*	Coneflower	2 gal pot	potted

GENERAL NOTES

1. All general site information and conditions compiled from existing plans and surveys.

2. This drawing shall be in conjunction with all relevant Engineering and related drawings and documents.

3. Refer to Engineering drawings for grading and servicing layouts.

4. The location of the trees shown on this plan is approximate and shall not be scaled from this drawing. This plan must be read in conjunction with the approved Composite Utility Plan, the City of Ottawa right of way drawings and the restrictions listed below in order to site each individual tree.

5. Do not scale this drawing.

6. Report any discrepancies prior to commencing work. No responsibility is borne by the Consultant for unknown subsurface conditions.

7. Contractor to check and verify all dimensions on site and report any errors and/or omissions to the Consultant.

8. Reinstate all areas and items damaged as a result of construction activities to the satisfaction of the Consultant, including areas beyond the property line.

9. The Landscape Architect certifies that the proposed species and locations of trees are in keeping with the recommendations of the approved geotechnical report.

10. Drawing may not be used for construction until signed by Landscape Architect as issued for construction.

11. The accuracy of the position of utilities is not guaranteed.

12. Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.

13. This drawing is an instrument of service and requires the permission of the Landscape Architect for use. Copyright is reserved by the Landscape Architect, David M. Lashley.

14. Landscaping shall be located in accordance with and as shown on IBI Drawing 100A sections and details.

15. The installer shall ensure that all utility locates are obtained prior to any excavation for landscaping.

16. The Landscape Architect certifies that the proposed location of trees does not conflict with infrastructure or utility installations as identified on the approved Composite Utility Plan at the time of drawing preparation.

17. Location of access easements indicative. Final location to be determined at registration of R-Plan.

18. Fencing and plant species within private lots are not included in this plan approval by City of Ottawa. The installation of items in the private realm are at the discretion of the applicant.

LANDSCAPE NOTES

1. Plant material shall be No.1 Grade ad shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by the Canadian Nursery Trades Association.

2. Plant substitutions shall not be permitted unless approved by the Landscape Architect and the City of Ottawa.

3. Turf for all lots and common areas shall be No.1 Nursery grade sod conforming to the Canadian Nursery Sod Growers Specification, installed on min. 125mm topsoil over scarified sub base.

4. Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance, UNLESS located on city property where a two (2) year guarantee shall apply.

5. All trees must be clear of intersection sight triangles.

6. Obtain approval of planting layout prior to digging.

7. No gates are permitted in chain link fence abutting city park.

8. Contractor to layout planting beds, pathways etc., to approval of Landscape Architect prior to any excavation.

9. Tree planting shall be hand excavated for those locations with less than 1 m clearance to any underground utilities.

10. Trees shall be placed to provide a minimum separation distance of 3 m from Hydro transformers, 2.5m from hydrants, 2m from water standpipes, 1.0m from Bell and Cablevision posts, and 2.5 m from back of curb.

11. Trees are to be located a minimum distance of 1.5 m from the water and sewer services, and a minimum distance of 0.7m from a gas service.

12. Trees are to be located a minimum distance of 2 m from a streetlight. Clearances from utility poles shall be as per the direction of the affected utility.

No.	Date	Revisions / Submissions
2	5/29/13	FOR SITE PLAN SUBMISSION
1	5/28/13	PRELIMINARY FOR CLIENT REVIEW

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Project Title
FINDLAY CREEK STAGE 3
JAVA CONDOMINIUMS
OTTAWA, ON

Drawing Title
LANDSCAPE PLAN

Project Manager	Project ID 13528-1
Drawn By LT	Scale 1:200
Reviewed By	Drawing No. L1-1
Date MARCH 2013	
CAD File Name 13528-1.dwg	