GENERAL NOTES:

1. It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.

2. The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.

3. The contractor is to reinstate all areas and items damaged as a result of construction activity.

4. The contractor is to comply with all pertinent codes and by-laws.

5. The contractor is to maintain a positive surface run-off throughout the entire construction period.

6. The Landscape Architect is not responsible for subsurface conditions.

7. The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.

8. The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.

9. Minimum distances for selected deciduous trees are as follows:

-Building Foundations 7.5m for small (mature height up to 7.5m) and medium size trees (mature height 7.5 to 14m) provided that the following conditions are met: The underside of footing (USF) is 2.1 m or greater below the lowest finished gradefor footings within 10 m from the tree, as measured from the centre of the tree trunk and verified by means of the Grading Plan.

-A small tree must be provided with a minimum of 25 m3 of available soils volume while a medium tree must be provided with a minimum of 30 m3 of available soil volume. The developer is to ensurethat the soil is generally un-compacted when backfilling in street tree planting locations.

-The tree species must be small (mature tree height up to 7.5 m) to medium size (mature tree height 7.5 m to 14 m)

- The foundation walls are to be reinforced at least nominally (minimum of two upper and two lower 15M bars in the foundation wall).

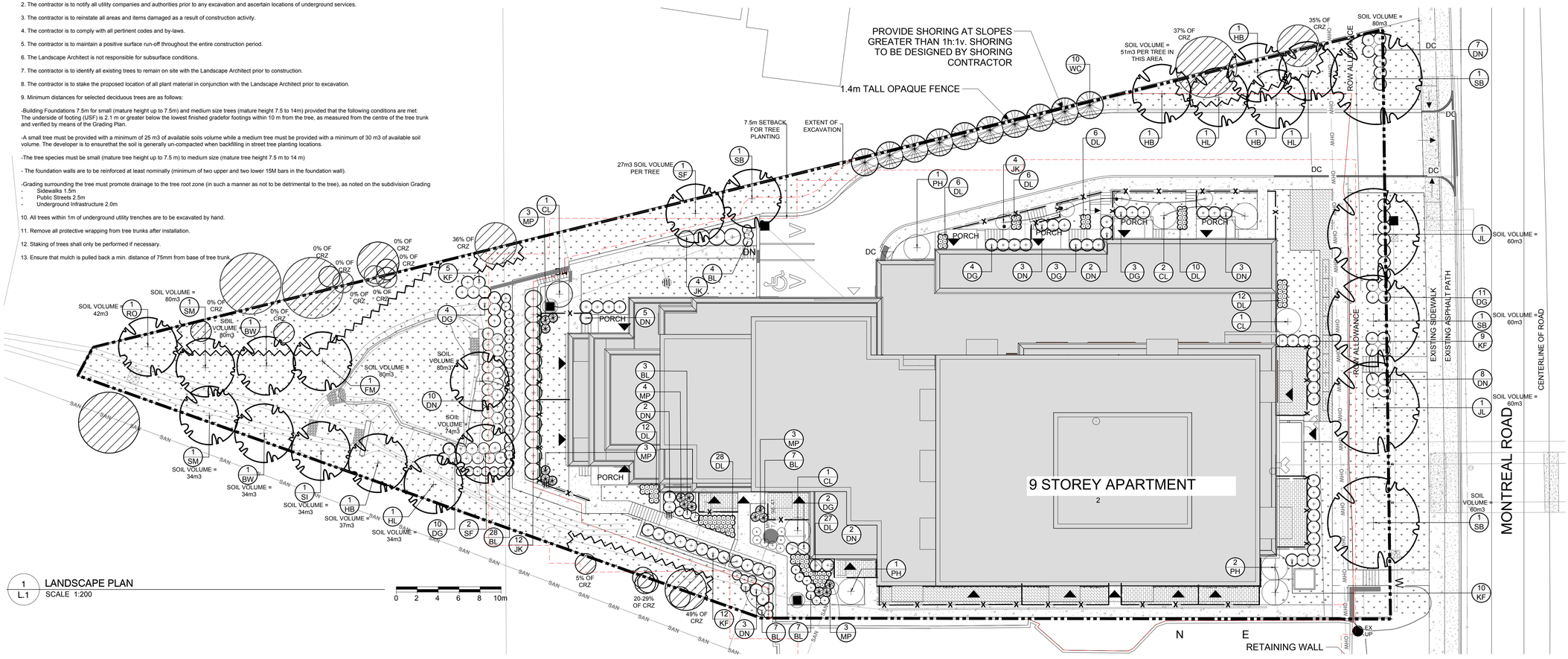
-Grading surrounding the tree must promote drainage to the tree root zone (in such a manner as not to be detrimental to the tree), as noted on the subdivision Grading
- Sidewalks 1.5m
- Public Streets 2.5m
- Underground Infrastructure 2.0m

10. All trees within 1m of underground utility trenches are to be excavated by hand.

11. Remove all protective wrapping from tree trunks after installation.

12. Staking of trees shall only be performed if necessary.

13. Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

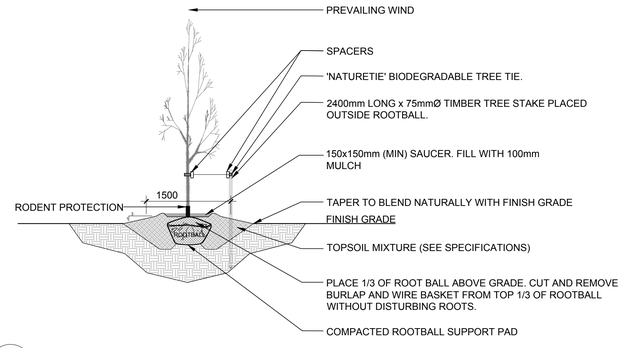


1 L.1 LANDSCAPE PLAN
SCALE 1:200

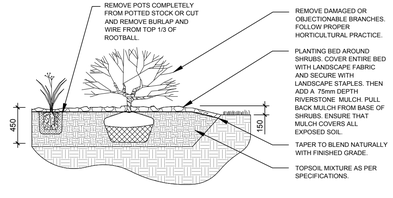
0 2 4 6 8 10m

PROPOSED PLANT LIST (QTY. KEY)

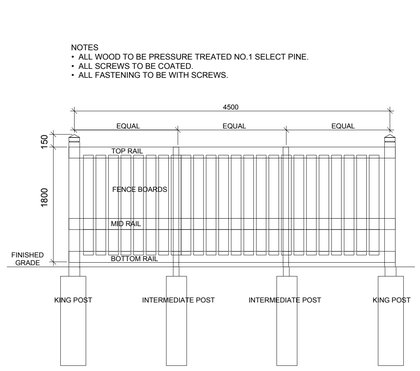
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
BW	2	Tilia americana	Basswood	50mm cal.	B&B	
FM	1	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	
HB	4	Celtis occidentalis	Hackberry	50mm cal.	B&B	
HL	3	Gleditsia triacanthos	Honey Locust	50mm cal.	B&B	
JL	2	Syringa reticulata	Japanese Tree Lilac	50mm cal.	B&B	Single leader
RO	1	Quercus rubra	Red Oak	50mm cal.	B&B	
SB	4	Amelanchier canadensis	Serviceberry	50mm cal	B&B	Single leader
SF	3	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal	B&B	Single leader
SI	1	Acer saccharinum	Silver Maple	50mm cal.	B&B	
SM	2	Acer saccharum	Sugar Maple	50mm cal.	B&B	
SHRUBS						
CL	4	Syringa vulgaris	Common Lilac	2000 mm ht	Potted	2000mm o.c.
DG	40	Physocarpus opulifolius	Common Ninebark	1000 mm ht.	Potted	1100mm o.c
DN	42	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	1000 mm ht.	Potted	1100mm o.c.
JK	18	Sorbaria sorbifolia	Ural False Spirea	1000mm ht.	Potted	1500mm o.c.
MP	16	Pinus mugo	Mugo Pine	800 mm ht.	Potted	800mm o.c.
PH	4	Hydrangea Paniculata 'PeeGee'	PeeGee Hydrangea	2000 mm ht.	Potted	2000mm o.c.
WC	10	Thuja occidentalis	Eastern White Cedar	2000 mm ht.	Potted	2000mm o.c.
PERENNIALS AND ORNAMENTAL GRASSES						
BL	56	Leymus arenarius 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	500mm o.c
DL	107	Hemerocallis 'Red Magic'	Red Magic Daylily	100 mm pot	Potted	400mm o.c.
KF	36	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	800mm o.c



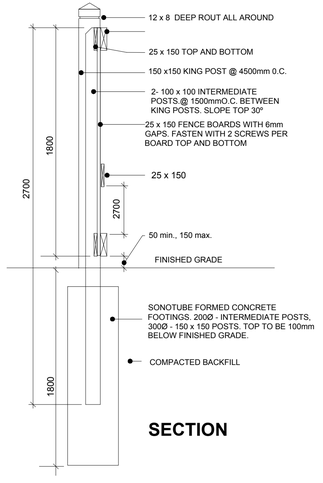
2 L.1 DECIDUOUS TREE PLANTING
SCALE: 1:NTS



3 L.1 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: 1:NTS



ELEVATION



SECTION

4 L.1 1.8m Ht. WOOD SCREEN FENCE
SCALE: NTS

CLIENT

Creative Development Ventures - 14193679 CANADA INC

CONSULTANTS

ARCHITECTS:
CSV ARCHITECTS
sustainable design · conception écologique
613.564.8118 www.csv.ca
190 O'Connor Street, Suite 100 Ottawa, Ontario,K2P 2R3

SURVEYORS:
J.D.BARNES LIMITED LAND INFORMATION SPECIALISTS
41 STEACIE DRIVE, SUITE 101, KANATA, ON K2K 2A9
T: (613) 755-7266 F: (613) 254-8459 www.jdbarnes.com

LEGEND

- PROPOSED DECIDUOUS TREE
- EXISTING TREE TO REMAIN SEE TCR FOR DETAILS
- PROPOSED SHRUBS / PERENNIALS / ORNAMENTAL GRASSES
- PROPOSED SOD
- PROPOSED PRECAST PAVERS
- PROPOSED 1.8m Ht. WOOD SCREEN FENCE
- PROPERTY LINE
- TREE PROTECTION FENCE

3	REVISED PER GEOTECHNICAL REPORT	10/24/2023	ML	JL
2	REVISED PER CITY COMMENTS	10/06/2023	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	05/30/2023	CM	JL
	Issue	Date MM/DD/YY	DR	CK

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

PROJECT
PROPOSED DEVELOPMENT
1815 Montréal Rd, Gloucester, ON K1J 6N1

DRAWING
LANDSCAPE PLAN

STAMP
ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
JAMES B. LENNOX
Member

SCALE: AS SHOWN
START DATE: APRIL 2023
PROJECT NO.: 23CSV2349
PROJECT NORTH
DRAWING NO.: L.1
PLOT SIZE ARCH-D