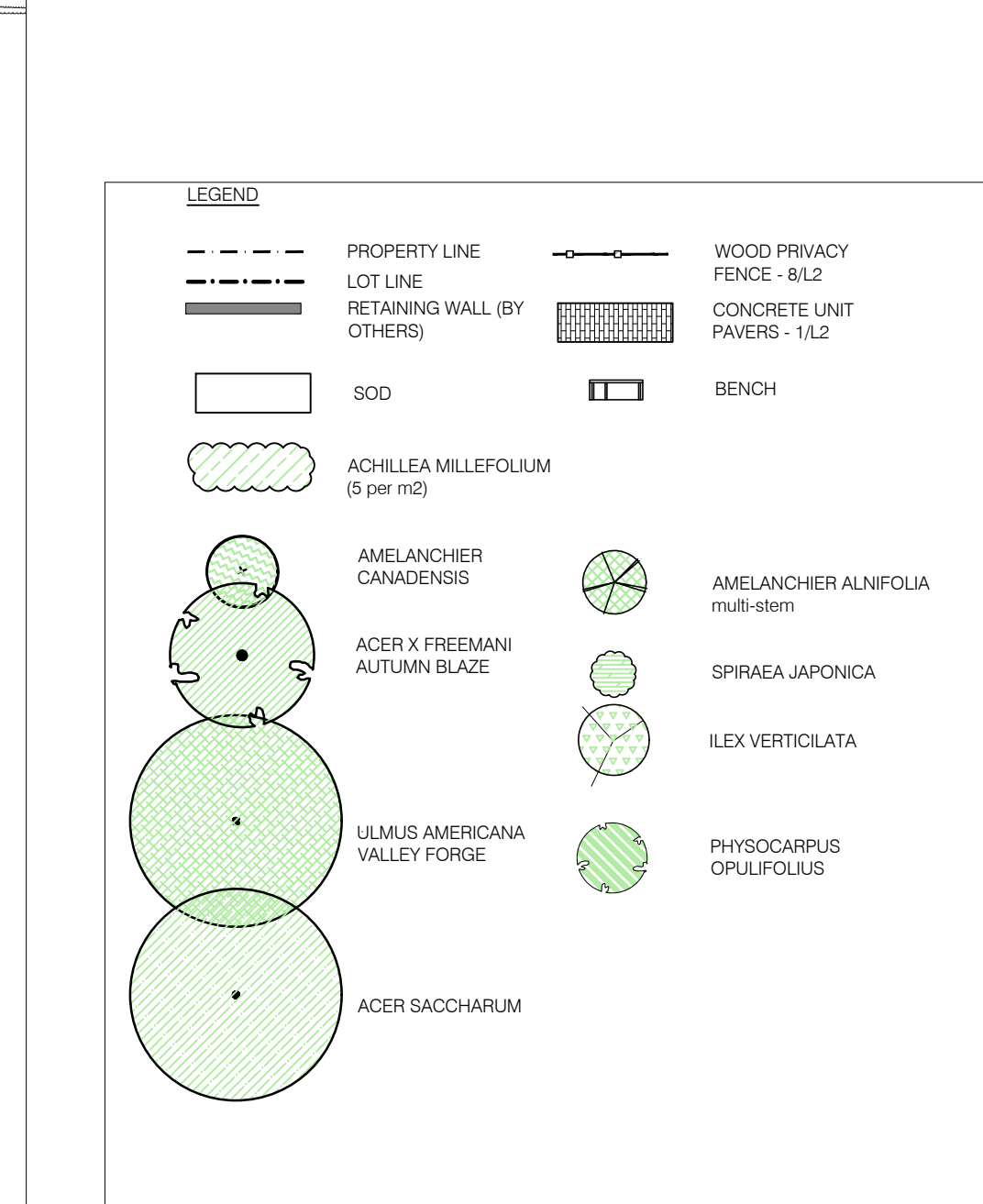


PLANT LIST (SPA)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
AC	8	Amelanchier canadensis	Serviceberry	50mm	WB, Treeform
AF	6	Acer x freemanii Autumn Blaze (Jeffersred)	Autumn Blaze Maple	60mm	WB
AS	4	Acer saccharum	Sugar Maple	60mm	WB
UA	3	Ulmus americana 'Valley Forge'	Valley Forge Elm	60mm	WB
SHRUBS					
Aa	16	Amelanchier alnifolia 'Regent' multi-stem	Regent Saskatoon Berry	125cm 7gal	pot
Sj	11	Spiraea japonica	Gold Mound	50cm 3 gal	pot
Iv	4	Ilex verticillata	Winterberry Holly	2 gal	pot
Po	8	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	50cm 3 gal	pot
PERENNIALS					
Am	285	Achillea millefolium	Yarrow	2 gal	pot
SOD					
QTY (m2)	1672				



- OFFSET AND CLEARANCE NOTES:**
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION.
 - ALL TREES MUST BE CLEAR OF INTERSECTION SIGHT TRIANGLES. OBTAIN APPROVAL OF PLANTING LAYOUT PRIOR TO DIGGING.
 - TREE PLANTING SHALL BE HAND EDUCATED FOR THOSE LOCATIONS WITH LESS THAN 1 M CLEARANCE TO ANY UNDERGROUND UTILITIES.
 - TREES SHALL BE PLACED TO PROVIDE A MINIMUM SEPARATION DISTANCE OF 3 M FROM THE ACCESS DOOR AND 1.5 M FROM BEDS AND BACKS OF HYDRO TRANSFORMERS; 1 M FROM HOVWAYS; 1.5 M FROM WATER STANDPIPES; 1.5 M FROM SIDEWALKS; 1.5 M FROM BACK OF CURBS FOR DECIDUOUS TREES AND 4.5 M FROM BACK OF CURBS FOR CONIFEROUS TREES.
 - TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 1.5 M FROM WATER AND SEWER SERVICES, AND A MINIMUM DISTANCE OF 2 M FROM STREETS.
 - LARGE AND MEDIUM TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 4.5 M FROM STREETS. SMALL TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 2.0 M FROM STREETS.
 - TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF 1.5 M FROM COMMUNITY MAILBOXES AND BUS STOPS.
 - NO TREES ARE TO BE PLANTED IN TOWNHOUSE ACCESS EASEMENTS OR DRAINAGE EASEMENTS.
 - REFER TO ENGINEERING CROSS SECTIONS FOR ACTUAL LOCATION OF JOINT UTILITY TRENCH LOCATIONS.
- LANDSCAPE NOTES:**
- LANDSCAPE CONTRACTOR SHALL CONFIRM CONSTRUCTION TIMING WINDOW WITH THE ONTARIO MINISTRY OF NATURAL RESOURCES AS REQUIRED PRIOR TO CONSTRUCTION.
 - REASONABLE MEASURES SHALL BE UNDERTAKEN TO LIMIT GRASS DISTURBANCE CAUSED BY HEAVY EQUIPMENT USAGE IN VICINITY OF PROPOSED LANDSCAPE.
 - PLANT MATERIAL SHALL BE NOT GRASS AND SHALL COMPLY WITH THE METRIC GLUEB SPECIFICATIONS FOR NURSERY STOCK (LATEST EDITION), PUBLISHED BY THE CANADIAN NURSERY TRADES ASSOCIATION.
 - PLANT SUBSTITUTIONS SHALL NOT BE PERMITTED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA.
 - NATIVE AND NON-INVASIVE NURSERY-GROWN PLANT STOCK IS SPECIFIED HEREIN IN KEEPING WITH THE PRINCIPLES OF URBAN FORESTRY MANAGEMENT BEST PRACTICES AND SUPPLIED BY NURSERIES THAT SUPPORT SUSTAINABLE PRACTICES IN PLANT PRODUCTION.
 - ALL PROPOSED LANDSCAPE DESIGN (PLANTING PLAN WITH THE PROPOSED WALKWAYS) SHALL BE COMPATIBLE WITH CITY OF OTTAWA STANDARDS FOR ACCESSIBLE DESIGN AND CITY OF OTTAWA ACCESSIBLE DESIGN STANDARDS AND THE CANADIAN STANDARDS FOR ACCESSIBLE DESIGN.
 - PLANTS SHALL BE HANDLED WITH CARE SO AS NOT TO BREAK UP SOIL ROOT CLOSURE OR BRANCHES.
 - ON SITE, ALL PLANTS SHOULD BE PROTECTED FROM SUN AND DRYING WINDS AND SHOULD BE WATERED FREQUENTLY UNTIL PLANTING.
 - PITS AND PLANTING BEDS SHOULD BE LOCATED ACCORDING TO THE DRAWINGS AND SHALL BE OF SUFFICIENT SIZE ACCORDING TO THE DETAILS PROVIDED.
 - ALL SURFACES OF PLANTING BEDS (SIDEWALKS AND DRIVEWAYS) AND SAUCERS FOR TREE PLANTING PITS WILL BE COVERED WITH MULCH NATURAL CEDAR AS PER CITY OF OTTAWA STANDARDS, UNLESS NOTED OTHERWISE.
 - THE PLANTS SHALL BE AMENDED INDIVIDUALLY - DIRECTLY IN THE PLANTING HOLE WITH COMPOST, BROWN MEAL, AND MYCORRHIZAE (BENEFICIAL FUNGUS) ACCORDING TO MANUFACTURER RECOMMENDATIONS.
 - PLANTS SHOULD BE WATERED LESS THAN AN HOUR AFTER PLANTING AND AGAIN IN THE SAME DAY.
 - ALL DECIDUOUS TREES SHALL BE PROTECTED AGAINST HOBBITS WITH AN SPRAYABLE POLYURETHANE GUARD MINIMUM 300MM HIGH INSTALLED AT THE BASE OF THE TRUNK, UNLESS OTHERWISE NOTED OTHERWISE TO BE REMOVED AFTER 15 MONTHS MAINTENANCE CONTRACTOR.
 - WINTER PROTECTION: NECESSARY PROTECTION SHALL BE INSTALLED FOR ALL FRAGILE PLANTS TO PROTECT AGAINST WINTER WINDS OR LIKEY DAMAGE BY SNOW - FOR EXAMPLE, THE BASE OF THE BUILDING SUBJECT TO FALLING SNOW FROM ROOFS, OR AREAS SUBJECT TO SNOW STORAGE AND REMOVAL. THE PROTECTION SHALL BE REVIEWED AND APPROVED AT THE END OF THE PLANTING WORKS BY THE LANDSCAPE ARCHITECT. PROTECTION MUST BE ADAPTED TO EACH PLANT OR GROUP OF PLANTS.
 - CONIFEROUS TREES TO BE PROTECTED WITH 4 STAKES AT DRINKING DISTANCE WRAPPED HORIZONTALLY WITH WRAPPING MATERIAL (NEW BURLAP), COMPLETELY WRAP EACH TREE IN THE FALL PRIOR TO FIRST MAJOR SNOWFALL.
 - TURF FOR ALL TOTS AND COMMON AREAS SHALL BE NO. 1 NURSERY GRADE SOD CONFORMING TO THE CANADIAN NURSERY STOCK GROWERS SPECIFICATION, INSTALLED ON MIN. 100MM TOPSOIL OVER SCARIFIED SUB-BASE.
- MAINTENANCE NOTES:**
- 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 EXTENDED WARRANTY SHALL APPLY AS PER CITY OF OTTAWA SD TRMARS.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED SO THAT THEY REMAIN IN THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR THE ORIGINAL MATERIAL. PLANTS WHICH HAVE DIED DURING THE PERIOD OF WARRANTY SHALL BE REPLACED CONSISTENT WITH THE ALLOWABLE PLANTING SEASON. DEAD PLANT MATERIAL REPLACED UNDER WARRANTY SHALL BE REPLACED PLANT MATERIAL REPLACED UNDER WARRANTY SHALL CONFORM TO ALL SPECIFICATIONS OF THE ORIGINAL CONTRACT INCLUDING THE WARRANTY FROM THE DATE OF REPLACEMENT PLANTING.
 - MAINTENANCE IMMEDIATELY AFTER THE PLANTS ARE INSTALLED AND CONTINUED THROUGHOUT THE ENTIRE WARRANTY PERIOD SHALL BE PROVIDED. MAINTENANCE REQUIREMENTS SHALL INCLUDE ALL PROCEDURES CONSISTENT WITH BEST PRACTICES TO ENSURE NORMAL VEGETATION AND HEALTHY GROWTH OF ALL MATERIAL PLANTED INCLUDING SEED AND SOD. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - REGULAR CULTIVATION AND WEED CONTROL OF PLANTING BEDS AND TREE PITS (NO PESTICIDES OR HERBICIDES IN ACCORDANCE WITH MUNICIPAL BY-LAWS AND PROVINCIAL LEGISLATION)
 - WATER A MINIMUM OF ONCE A WEEK FOR THE FIRST FOUR WEEKS, WHEN REQUIRED THROUGHOUT AND IN SUFFICIENT QUANTITIES TO SATURATE THE ROOT SYSTEM AND TO ENSURE SUFFICIENT MOISTURE FOR VIGOROUS PLANT MATERIAL GROWTH. ENSURE ADEQUATE MOISTURE IN THE ROOTBALL AT TIME OF FIRST FRIGID.
 - PRUNING, INCLUDING THE REMOVAL AND DISPOSAL OF DEAD OR BROKEN BRANCHES.
 - THE MAINTENANCE OF ALL ACCESSORIES IN GOOD CONDITION AND PROPERLY ADJUSTED INCLUDING THE REPAIR OR REPLACEMENT OF ACCESSORIES AS REQUIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - AT THE TIME OF FINAL WARRANTY ACCEPTANCE, ALL MATERIAL MUST BE IN A HEALTHY AND VIGOROUS CONDITION. BEDS AND TREE PITS MUST BE FREELY CULTIVATED AND FREE OF WEEDS, RUBBISH AND DEBRIS. ALL STAKES, WIRES, HOSE AND OTHER ACCESSORIES MUST BE REMOVED UPON FINAL ACCEPTANCE, EXCEPT FOR PLANT MATERIAL UNDER WARRANTY.

01	2/01/09/10	ISSUED FOR SITE PLAN REVIEW
02	2/21/09/10	ISSUED FOR SITE PLAN REVIEW
03	2/22/11/12	ISSUED FOR SITE PLAN REVIEW
04	10/20/09/14	ISSUED FOR SITE PLAN REVIEW
05	10/20/09/15	ISSUED FOR SITE PLAN REVIEW
06	10/20/09/15	ISSUED FOR SITE PLAN APPLICATION
07	10/20/09/15	PRELIMINARY FOR CLIENT REVIEW
08	10/20/09/15	revision

GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS, SURVEYS, AERIAL PHOTOS, AND CONSULTANT FIELD NOTES.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERING AND RELATED DRAWINGS AND DOCUMENTS.
- REFER TO ENGINEERING DRAWINGS FOR GRADING AND SERVICES LAYOUTS.
- 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 AND THE RESTRICTIONS LISTED BELOW IN ORDER TO SITE EACH INDIVIDUAL TREE.
- DO NOT SCALE THIS DRAWING.
- RESPONSIBILITY FOR ANY OMISSIONS PRIOR TO COMMENCING WORK OR RESPONSIBILITY IS BORNE BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS.
- THE INSTALLER SHALL ENSURE THAT ALL UTILITY LOCATES ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
- INDIVIDUAL UTILITY CO. MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING.
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT.
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT, INCLUDING AREAS BEYOND THE PROPERTY LINE.
- DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT AS ISSUED FOR CONSTRUCTION.
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED.
- THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE LANDSCAPE ARCHITECT FOR USE. COPYRIGHT IS RESERVED BY LASHLEY + ASSOCIATES CORPORATION.

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DRAWING TITLE:
 LANDSCAPE PLAN

DRAWN BY: R3
DATE: May 20, 2021
SCALE: 1:150

PROJECT: 1974-1
DRAWING NO.: L1
REVISION NO.:

APPROVED
 By Adam Brown at 9:32 am, Aug 25, 2021

ADAM BROWN
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 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA