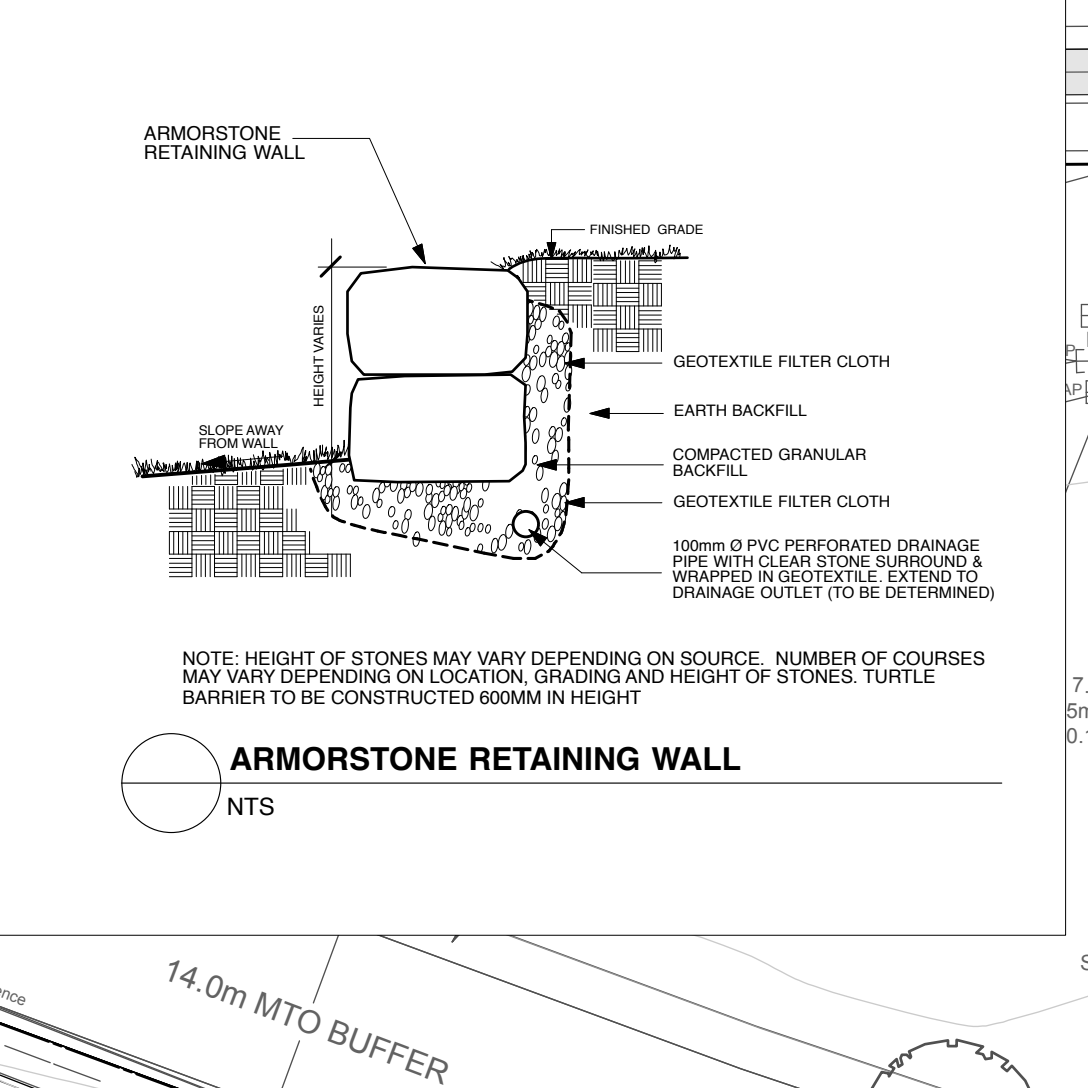
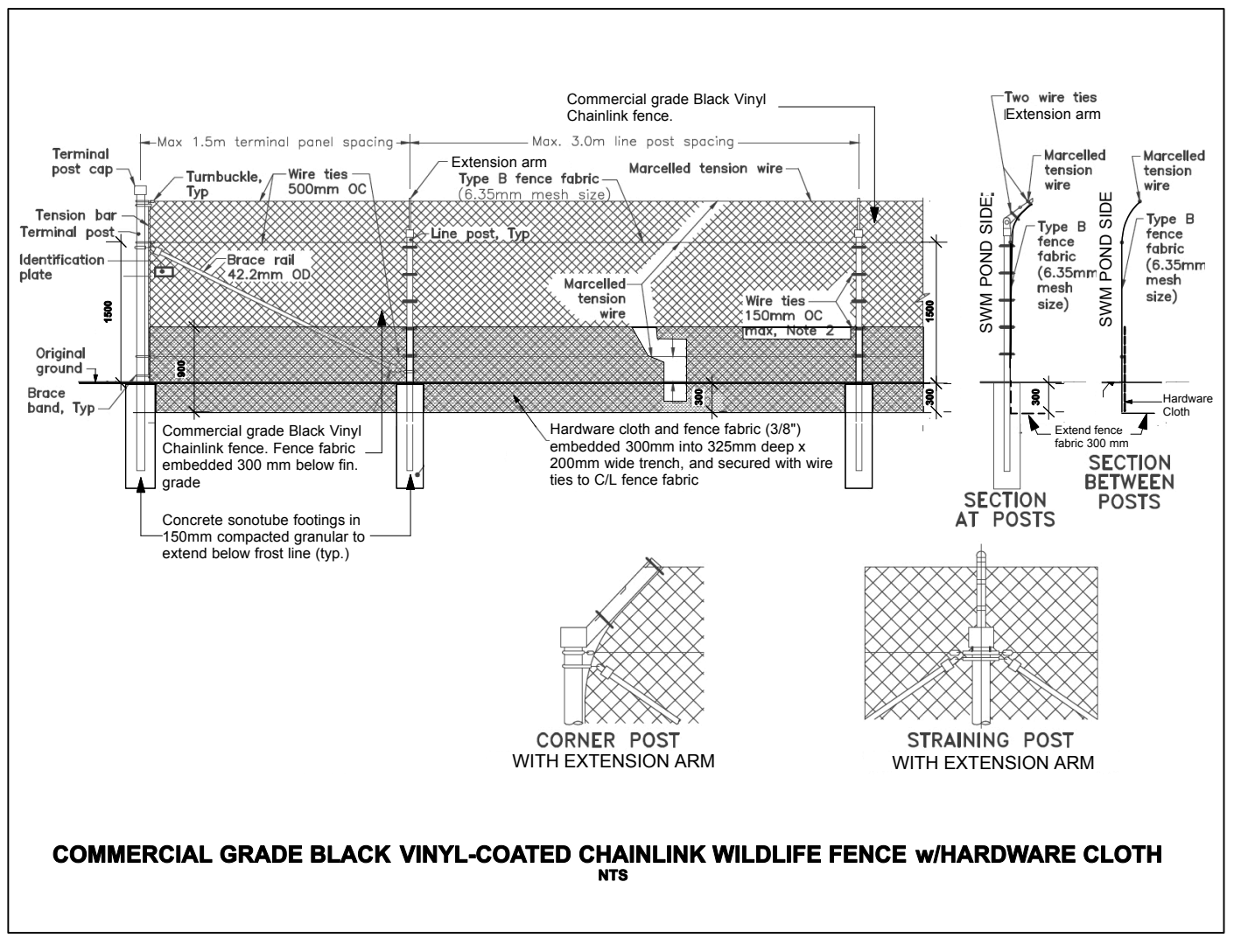


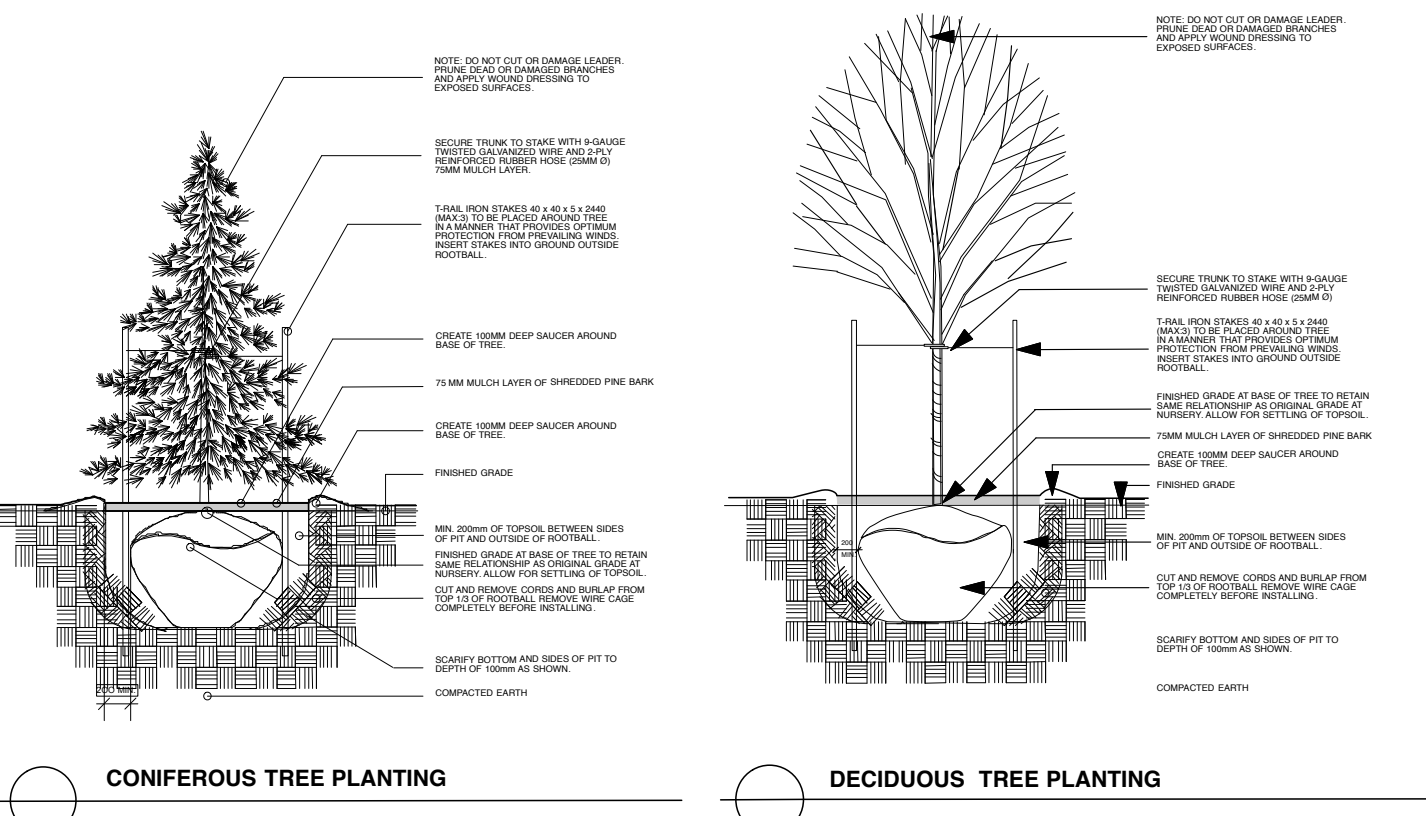
Legend:

- Deciduous Trees
- Coniferous Trees
- Asphalt Roads and Parking
- Sidewalks
- Wildlife Fencing
- Armorstone Wall



1.5m high Commercial Grade Black Vinyl-Coated Chainlink Animal Barrier Fence w/ Hardware Cloth. Install fence as shown at .15m inside SWM Pond property line to prevent turtles from crossing over from Drainage Corridor into SWM Pond area. Return fence 2.5m at ends/corners to prevent animals from going around ends of fence (see detail blowup on this drawing). Install fence as per detail shown elsewhere on this drawing, adapting to site conditions as needed.

1.5m high Commercial Grade Black Vinyl-Coated Chainlink Animal Barrier Fence w/ Hardware Cloth. Install fence as shown at .15m inside SWM Pond property line to prevent turtles from crossing over from Drainage Corridor into SWM Pond area. Return fence 2.5m at ends/corners to prevent animals from going around ends of fence (see detail blowup on this drawing). Install fence as per detail shown elsewhere on this drawing, adapting to site conditions as needed.



Note: Contractor is required to keep track of and record all planting layout, substitution, deletion and quantity changes during construction, and provide an As-built Layout (marked up PDF of latest Streetscape Plan will suffice) at the completion of construction and acceptance of the project by the Landscape Architect.

PLANT LIST L1-A

KEY	QNTY.	BOTANIC NAME	COMMON NAME	SIZE	CONDIT.	REMARKS
AS	16	ACER SACCHARUM	SUGAR MAPLE	70 MM ø	B & B	see plan
AR	8	ACER RUBRUM	RED MAPLE	70 MM ø	B & B	see plan
QR	10	QUERCUS RUBRA	RED OAK	70 MM ø	B & B	see plan

- Notes:**
- Do not scale this drawing.
 - This drawing is to be read in conjunction with related architectural/engineering drawings.
 - It is the responsibility of the 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 by-laws. All permits are the responsibility of the contractor.
 - This drawing must not be used for construction until signed by the landscape architect.
 - Copyright reserved in 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.
 - Landscape Contractor must keep up-to-date report of all changes to landscape installation, including planting, paving and site furniture placement.
 - Landscape Contractor to take direction and care with respect to acceptance of trees delivered to site and reject material which does not meet minimum size, shape and branch growth criteria as specified on this drawing and the specifications. Plant material not meeting minimum criteria or in damaged condition will be removed from site even after installation at the landscape architect's discretion.
 - Wire baskets and burlap used to hold the root ball and rope that is used 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 with roots that are not spread out, may be rejected at the time of the inspection.
 - Adjust tree locations on site in accordance with utility and easement locations.
 - Site information taken from drawings prepared by Folem Consultants and B9 Group.
- 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.
 - Premanufactured items 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 will not be accepted. Items to be removed include associated wiring, piping, footings, and granular subgrades 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 areas, items or structures designated for retention on site are to be retained, repaired or replaced at the landscape architect's satisfaction should these be damaged or disturbed during construction.
- Planting/soil:**
- Contractor 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 site-specific materials shall 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 latest edition of the Canadian Nursery Trades Association for size, height, spread, grade and method of cultivation.
 - All excavated 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.
 - Soil and seedling to be installed on minimum 150 mm deep layers of prepared imported topsoil.
 - All areas disturbed during construction, beyond the project limits, are to be restored to original conditions or as additional expense.
 - All plant material and grass areas installed under this contract shall be watered, weeded and maintained by the contractor until written acceptance of the work by the landscape architect.
 - Arrangement and spacing of plant material on site to be in accordance with good horticultural practices and aesthetic criteria. Contractor to ensure that spacing 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.

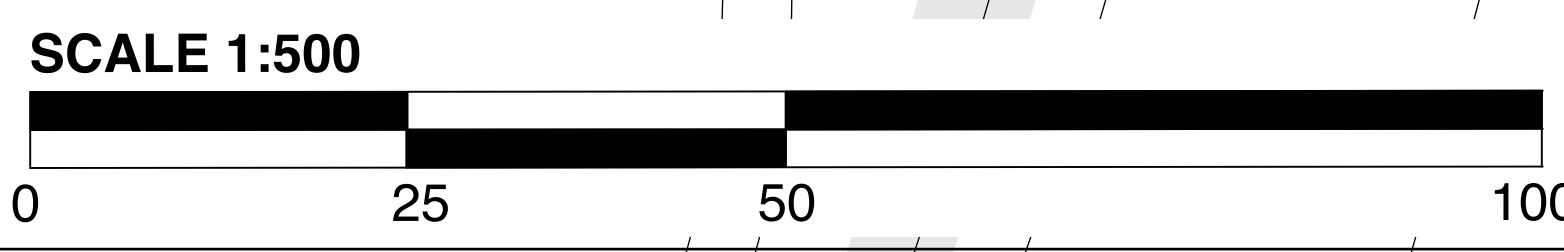
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4401 FALLOWFIELD ROAD
 OTTAWA

STREETSCAPE PLAN

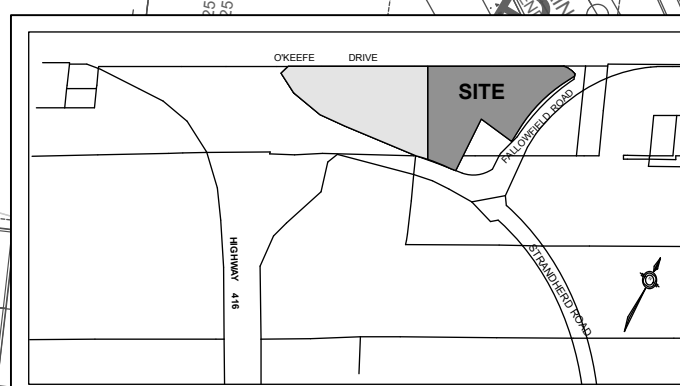
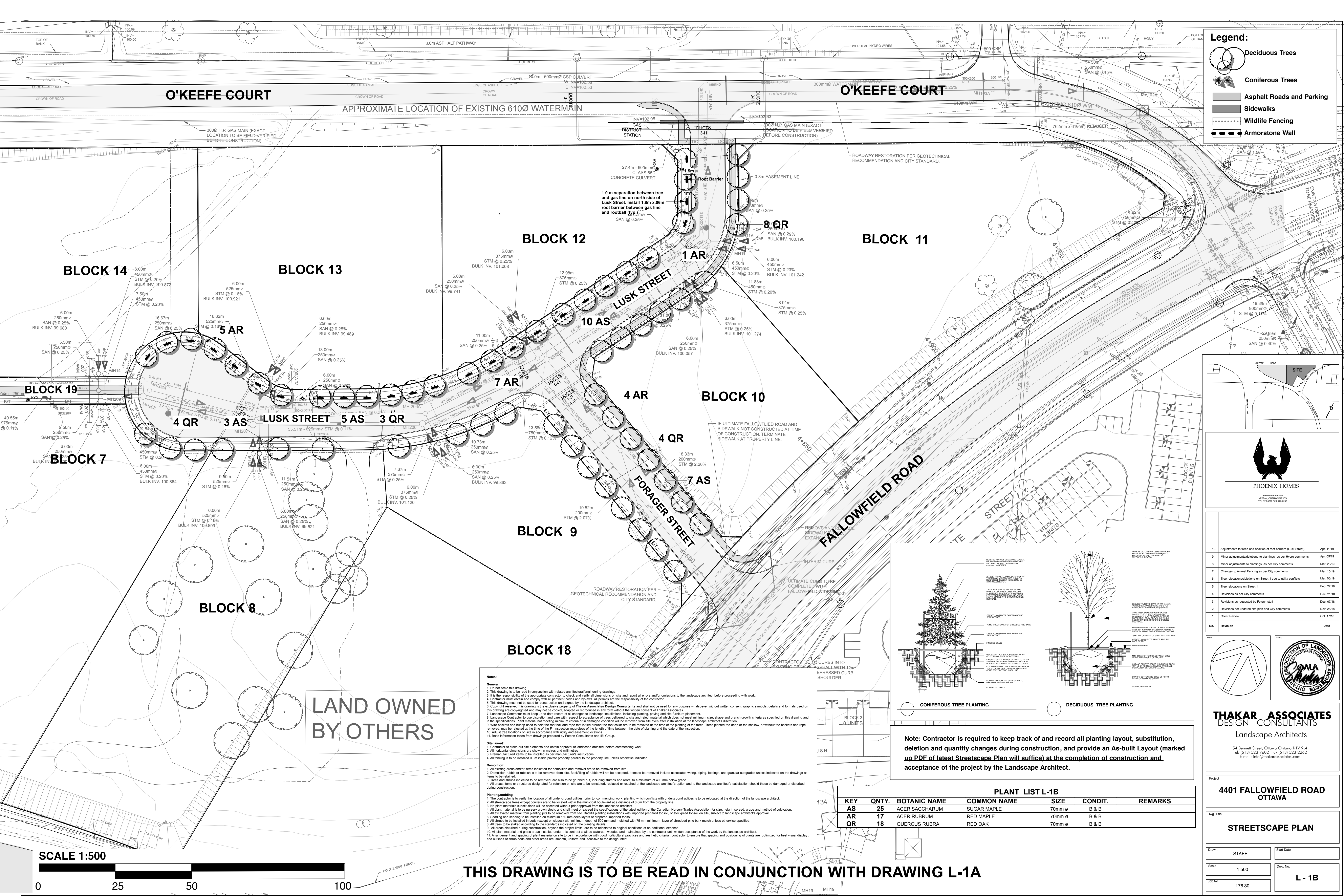
Drawn: STAFF Start Date: _____
 Scale: 1:500 Dwg. No.: L-1A
 Job No.: 176.30



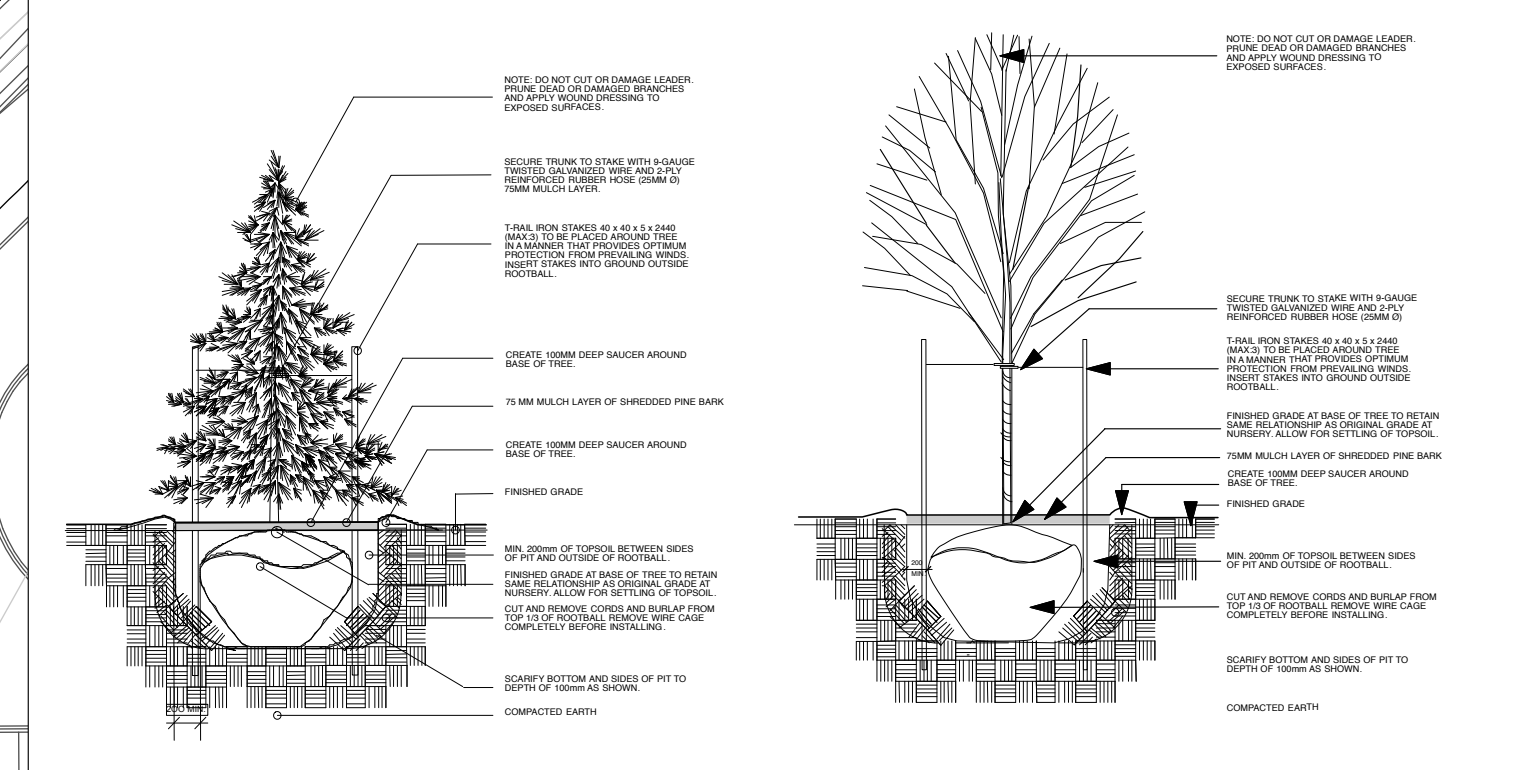
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING L-1B

Legend:

- Deciduous Trees
- Coniferous Trees
- Asphalt Roads and Parking
- Sidewalks
- Wildlife Fencing
- Armorstone Wall



No.	Revision	Date
10.	Adjustments to trees and addition of root barriers (Lusk Street)	Apr. 11/19
9.	Minor adjustments to plantings, as per Hylio comments	Apr. 25/19
8.	Minor adjustments to plantings as per City comments	Mar. 25/19
7.	Changes to Animal Fencing as per City comments	Mar. 15/19
6.	Tree relocations/decisions on Street 1 due to utility conflicts	Mar. 06/19
5.	Tree relocations on Street 1	Feb. 22/18
4.	Revisions as per City comments	Dec. 21/18
3.	Revisions as requested by Foteris staff	Dec. 07/18
2.	Revisions per updated site plan and City comments	Nov. 28/18
1.	Client Review	Oct. 17/18



CONIFEROUS TREE PLANTING

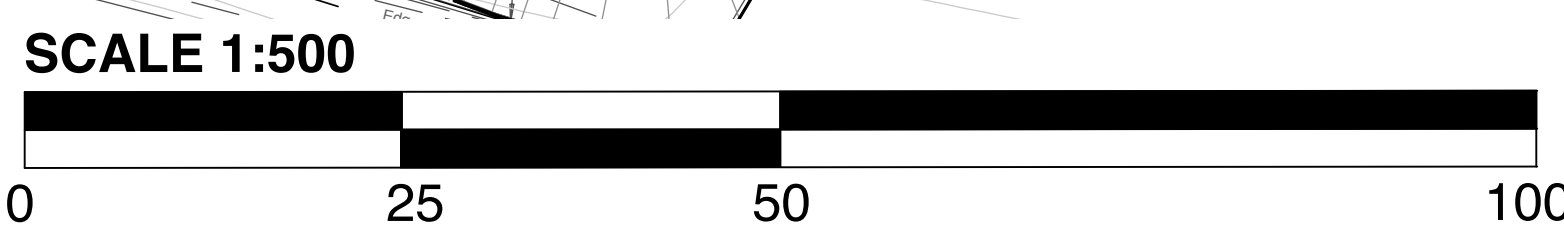
DECIDUOUS TREE PLANTING

Note: Contractor is required to keep track of and record all planting layout, substitution, deletion and quantity changes during construction, and provide an As-built Layout (marked up PDF of latest Streetscape Plan will suffice) at the completion of construction and acceptance of the project by the Landscape Architect.

PLANT LIST L-1B						
KEY	QNTY.	BOTANIC NAME	COMMON NAME	SIZE	CONDIT.	REMARKS
AS	25	ACER SACCHARUM	SUGAR MAPLE	70mm ø	B & B	
AR	17	ACER RUBRUM	RED MAPLE	70mm ø	B & B	
QR	18	QUERCUS RUBRA	RED OAK	70mm ø	B & B	

LAND OWNED BY OTHERS

- Notes:**
- 1. Do not scale this drawing.
 - 2. This drawing is to be read in conjunction with related architectural/engineering drawings.
 - 3. 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.
 - 4. Contractor must obtain and comply with all permit codes and bylaws. All permits are the responsibility of the contractor.
 - 5. This drawing must not be used for construction until signed by the landscape architect.
 - 6. 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 copy-righted and may not be copied, adapted or reproduced in any form without the written consent of Thakar Associates.
 - 7. Landscape Contractor must keep up-to-date record of all changes to landscape installations, including planting, paving and site furniture placement.
 - 8. Landscape Contractor to use discretion and care with respect to acceptance of trees delivered to site and reject material which does not meet minimum size, shape and branch growth criteria as specified on this drawing and in the specifications. Plant material not meeting minimum criteria or damaged during transport will be removed from site even after installation at the landscape architect's discretion.
 - 9. 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 removed, may be rejected at the time of the P1 inspection regardless of the length of time between the date of planting and the date of the inspection.
 - 10. Adjust tree locations on site in accordance with utility and easement locations.
 - 11. Store information taken from drawings prepared by Foteris Consultants and IBI Group.
- Site layout:**
1. Contractor to stake out site elements and obtain approval of landscape architect before commencing work.
 2. All horizontal dimensions are shown in metres and millimetres.
 3. Premanufactured items to be installed as per manufacturer's instructions.
 4. All fencing is to be installed 0.3m inside private property parallel to the property line unless otherwise indicated.
- Demolition:**
1. All existing areas and/or items indicated for demolition and removal are to be removed from site.
 2. Demolition rubble or rubbish is to be removed from site. Backfilling of rubble will not be accepted. Items to be removed include associated wiring, piping, footings, and granular subgrades unless indicated on the drawings as items to be retained.
 3. 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.
 4. All areas, items or structures designated for retention on site are to be retained, replaced or repaired at the landscape architect's satisfaction unless these be damaged or disturbed during construction.
- Planting/sooding:**
1. The contractor is to verify the location of all under-ground utilities prior to commencing work, planting which conflicts with underground utilities is to be relocated at the direction of the landscape architect.
 2. All street-side trees except conifers are to be located within the municipal boulevard at a distance of 0.6m from the property line.
 3. All plant material substitutions will be accepted without prior approval from the landscape architect.
 4. All plant material is to be nursery grown stock and shall meet or exceed the specifications of the latest edition of the Canadian Nursery Trades Association for size, height, spread, grade and method of cultivation.
 5. All excavated material from planting pits to be removed from site. Backfilling operations with imported prepared topsoil, or stockpiled topsoil on site, subject to landscape architect's approval.
 6. Sooding and seeding to be installed on minimum 150 mm deep layers of prepared imported topsoil.
 7. All shrubs to be installed in beds (except on slopes) with minimum depth of 500 mm and mulched with 75 mm minimum layer of shredded pine bark mulch unless otherwise specified.
 8. All trees to be staked according to the standards indicated on the planting details.
 9. All areas disturbed during construction, beyond the project limits, are to be reinstated to original conditions at no additional expense.
 10. All plant material and grass areas installed under this contract shall be watered, weeded and maintained by the contractor until written acceptance of the work by the landscape architect.
 11. Arrangement and spacing of plant material on site to be in accordance with good horticultural practices and aesthetic criteria. Contractor to ensure that spacing 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.



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING L-1A

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Project: **4401 FALLOWFIELD ROAD OTTAWA**

Dwg. Title: **STREETSCAPE PLAN**

Drawn: STAFF Start Date: _____

Scale: 1:500 Dwg. No.: _____

Job No.: 176.30 **L - 1B**