

# 800 MONTREAL ROAD RESIDENCE

MONTREAL ROAD, OTTAWA, ONTARIO

REISSUED FOR SPA

10 DEC 2024

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POST-DEVELOPMENT VEGETATION PLAN L-TP2

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DETAILS - HARDSCAPE L3-01

DETAILS - PLANTING L4-01



202, 950 GLADSTONE AVENUE  
OTTAWA, ON K1Y 3E6

T 613 233 8579 X 102

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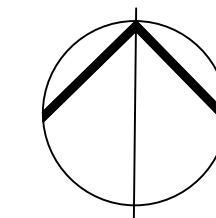
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ST-BRUNO DE MONTARVILLE (QUEBEC) J3V 083

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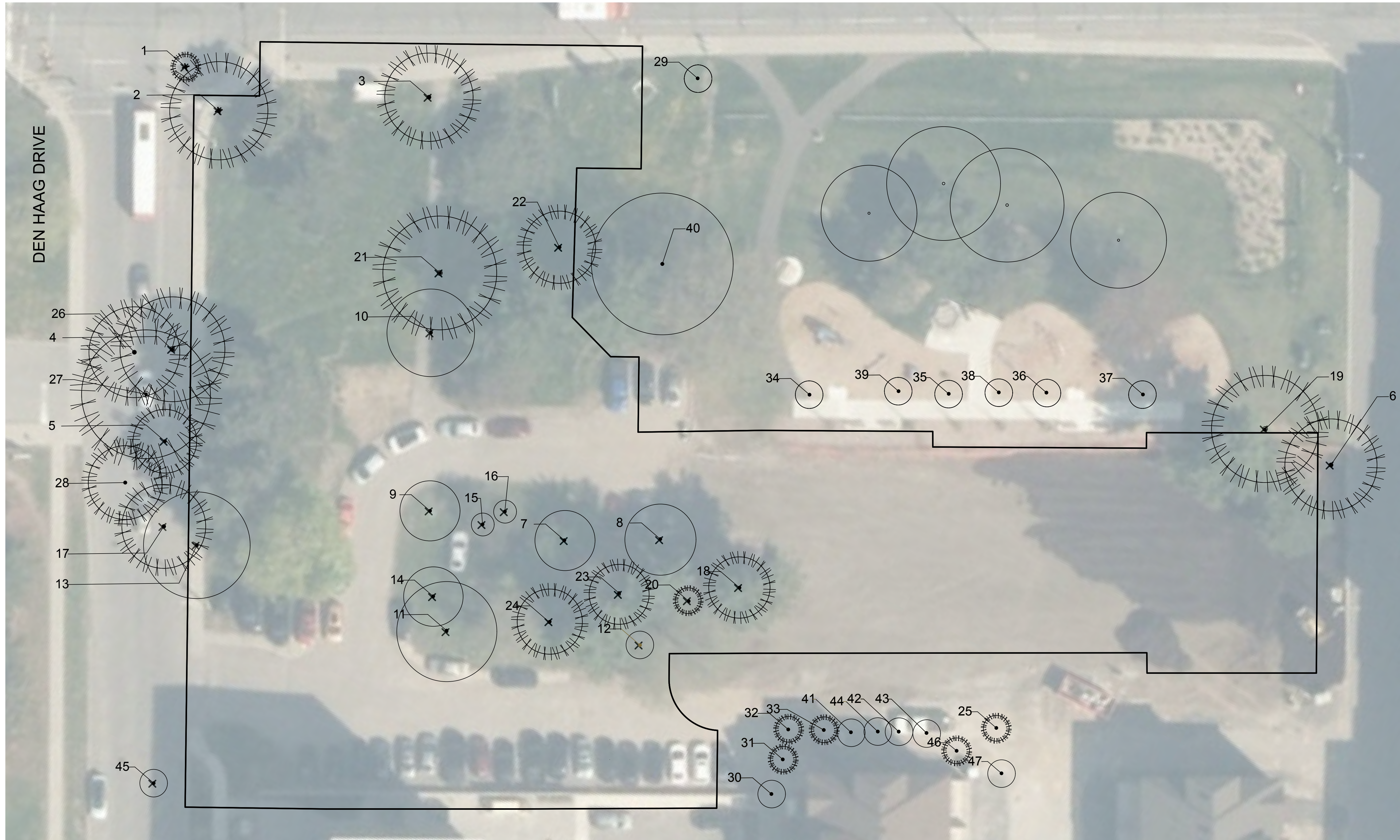


KEY PLAN



N.T.S.





KEY PLAN, NTS

**TREE PRESERVATION, PROTECTION & REMOVAL NOTES**


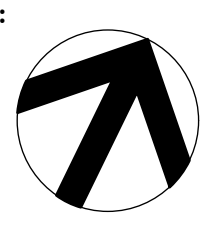
- All existing trees to remain shall be protected from damage during construction by maintaining a protection fence at the critical root zone of the tree or group of trees  
-CRZ: diameter of trunk in cm multiplied by 10cm.
- Storage of materials and/or equipment is prohibited within the drip line of all existing trees to remain.
- Contractor must comply with the Migratory Birds Convention Act (MBCA), 1994 and Regulations
- Trees noted for removal must be cut outside of birdnesting season.
- Bird nesting season: April 1st until August 31st

**TREE TABLE SUMMARY**

- 1.1 Total Number of Trees : 47
- 1.2 # of Trees to Remain : 22
- 1.3 # of Trees to be Removed: 25

NO.	DATE	DESCRIPTION
6	2024-12-10	REISSUED FOR SPA
5	2023-02-24	ISSUED FOR BUILDING PERMIT
4	2022-12-13	ISSUED FOR SPA
3	2022-11-22	ISSUED FOR COORDINATION
2	2021-10-13	SITE PLAN REVISION
1	2022-12-02	SITE PLAN SUBMISSION

NO. DATE DESCRIPTION

SEAL:  NORTH: 

 332 851 GLADSTONE AVENUE  
OTTAWA, ON K1Y 3E5  
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PROJECT: **800 MONTCLAIR ROAD RESIDENCE**

Montclair road, Ottawa, Ontario

DRAWING TITLE: **PRE- DEVELOPMENT VEGETATION PLAN**

DATE: 2023-02-24 DRAWING NO.: **L-TP1**

DRAWN SCALE: 1:200

DRAWN BY: SP

LA PROJECT NO.: M20015-1

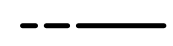
TREES WITHIN PROPERTY LINE			
NO.	TREE SPECIES	DBH (cm)	CONDITION
1	Austrian Pine	36	Fair
2	Austrian Pine	44	Fair
3	Austrian Pine	53	Fair
4	Austrian Pine	33	Fair
5	Austrian Pine	42	Good
6	Austrian Pine	55	Good
7	Crab Apple	20/20/15/11	Fair
8	Crab Apple	27/ 22	Fair
9	Crab Apple	25	Poor
10	Crab Apple	24/17/16/13	Poor
11	Manitoba Maple	23/ 27	Poor
12	Red Maple	57	Good

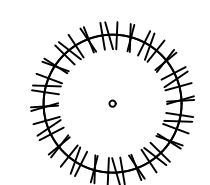
NO.	TREE SPECIES	DBH (cm)	CONDITION
13	Sugar Maple	63	Good
14	Sugar Maple	10	Good
15	Sugar Maple	8	Fair
16	Sugar Maple	8	Good
17	Scots Pine	40	Good
18	White Pine	34	Fair
19	White Pine	60	Good
20	White Pine	33	Fair
21	White Pine	61	Good
22	White Pine	55	Good
23	White Pine	35	Good

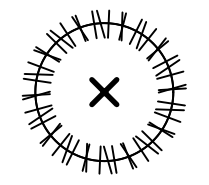
TREES ON ADJACENT PRIVATE PROPERTY			
NO.	TREE SPECIES	DBH (cm)	CONDITION
25	White spruce	5	Fair
30	Callery Pear	4	Fair
31	Colorado Blue Spruce	5	Fair
32	Colorado Blue Spruce	5	Fair
33	Colorado Blue Spruce	5	Fair
41	Tree Lilac	5	Fair
42	Tree Lilac	5	Fair
43	Tree Lilac	5	Fair
44	Tree Lilac	5	Fair
46	White spruce	5	Fair
47	White spruce	5	Fair

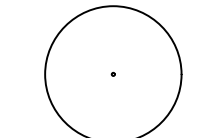
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28	Austrian Pine	40	Fair
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35	Hackberry	5	Fair
36	Hackberry	5	Good
37	Hackberry	5	Good
38	Hackberry	5	Good
39	Hackberry	5	Good
40	Red Oak	94	Good
45	Tree Lilac	8	Good

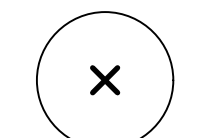
**LEGEND**

PROPERTY LINE 

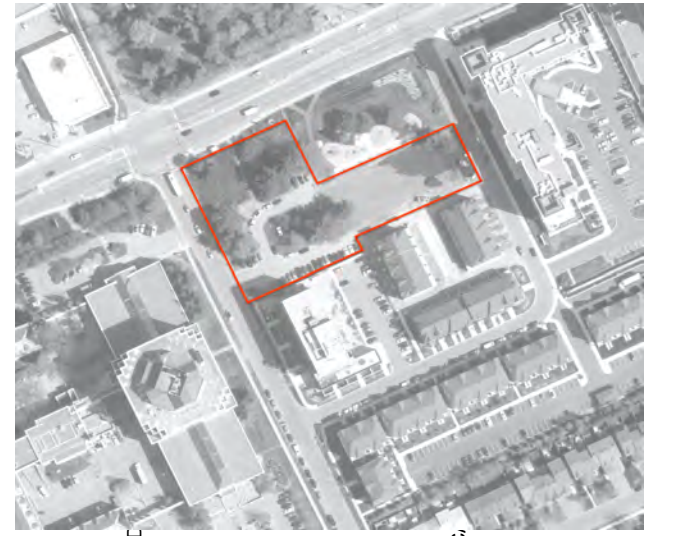
EXISTING CONIFEROUS TREE 

EXISTING CONIFEROUS TREE TO BE REMOVED 

EXISTING DECIDUOUS TREE 

EXISTING DECIDUOUS TREE TO BE REMOVED 





KEY PLAN, NTS

**TREE PRESERVATION, PROTECTION & REMOVAL NOTES**


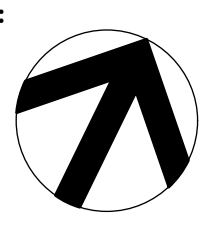
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SEAL:  NORTH: 



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**PROJECT:**  
**800 MONTREAL ROAD RESIDENCE**  
Montreal road, Ottawa, Ontario



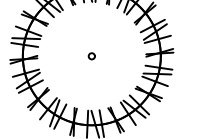
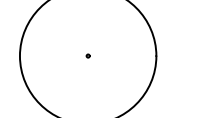
**DRAWING TITLE:**  
**POST-DEVELOPMENT VEGETATION PLAN**

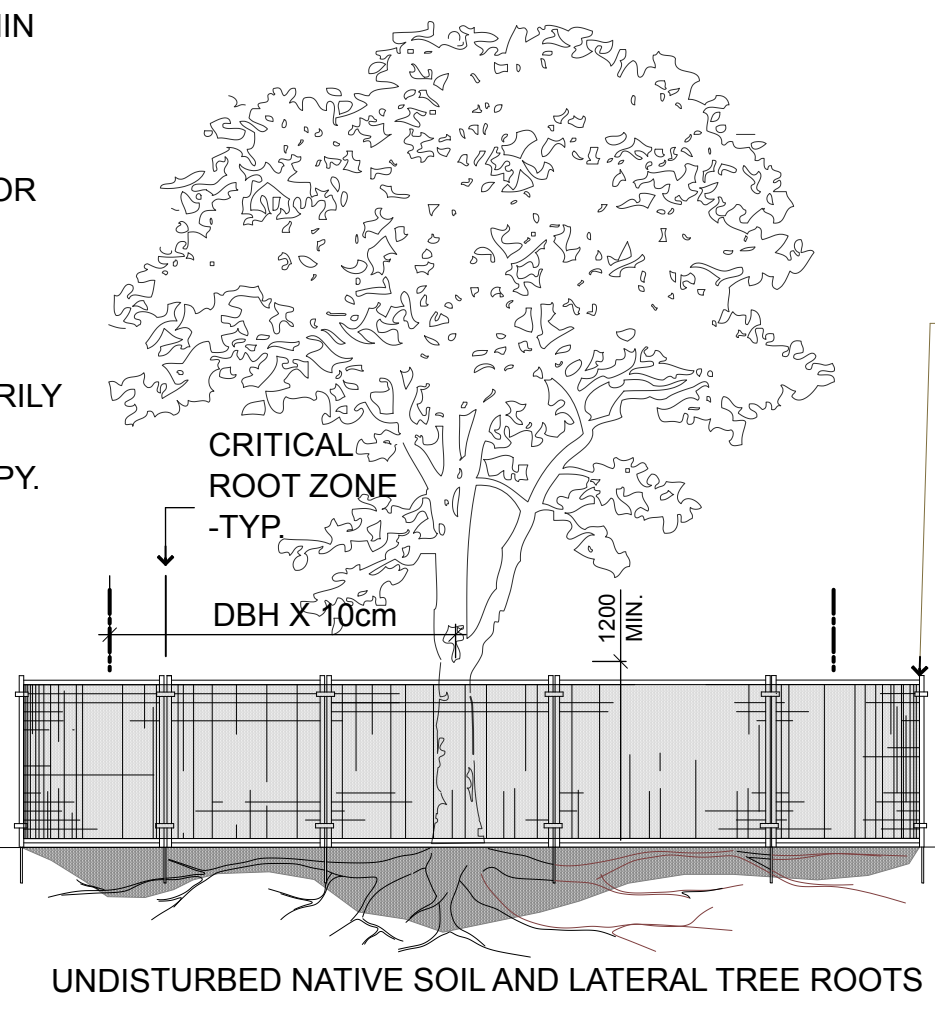
<b>DATE:</b> 2023-02-24	<b>DRAWING NO.:</b>
<b>DRAWN BY:</b> 1:200	<b>L-TP2</b>
<b>DRAWN BY:</b> SP	
<b>LA PROJECT NO.:</b> M20015-1	<b>REV NO.:</b> 0

**NOTES:**  
THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH WITHIN THE WORK AREA AND ON ADJACENT PARCELS.

- UNDER THE GUIDANCE OF AN ARBORIST, ERECT A MODULAR FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT.
- TREE PROTECTION SHALL BE ERECTED TO PROVIDE A CONTINUOUS BARRICADE BETWEEN DESIGNATED TREES AND THE WORK AREA PRIOR TO CONSTRUCTION.
- TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
- ENSURE ALL EQUIPMENT AND CONSTRUCTION RELATED MATERIAL ARE NOT PLACED OR TEMPORARILY STORED WITHIN THE CRZ.
- ENSURE EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.
- FLOODING OR DEPOSITION OF SEDIMENT SHALL BE PREVENTED WHERE TREES ARE LOCATED.
- ALL DISTURBED ROOT SYSTEMS SHALL BE EXPOSED AND BACKFILLED IN ONE CONTINUOUS OPERATION TO MINIMIZE DESICCATION.
- EXPOSED ROOTS SHALL BE KEPT CONTINUOUSLY MOIST DURING EXCAVATION.
- REMOVE BROKEN AND DAMAGED ROOTS WITH SHARP PRUNING SHEARS.
- THE TREE PROTECTION MODULAR FENCE IS TEMPORARY, SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS, AND SHALL BE REMOVED UPON COMPLETION OF WORK WHEN AGREED TO BY THE CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT.

**LEGEND**

-  PROPERTY LINE
-  TREE PRESERVATION FENCE
-  EXISTING CONIFEROUS TREE TO REMAIN
-  EXISTING DECIDUOUS TREE TO REMAIN



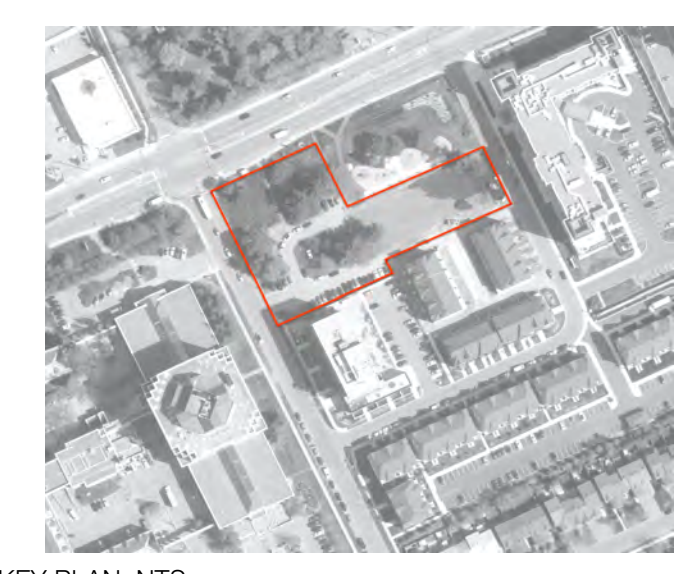
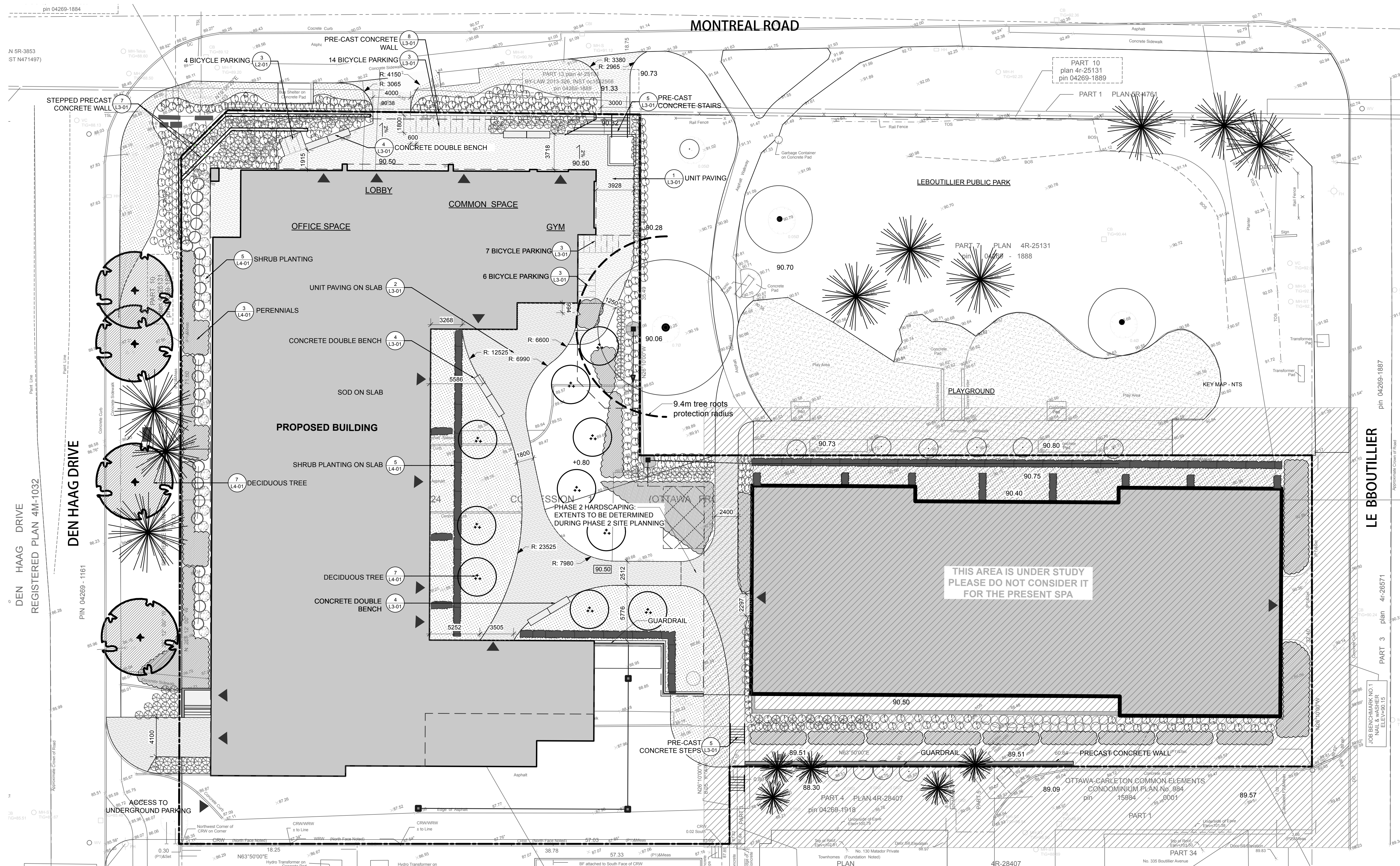
STAKED/ ANCHORED TREE CONSTRUCTION FENCE BEYOND CRITICAL ROOT ZONE UNLESS AUTHORIZED BY THE CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT

TREES ON CITY PROPERTY TO REMAIN			
NO.	TREE SPECIES	DBH (cm)	CONDITION
26	Austrian Pine	36	Good
27	Austrian Pine	42	Fair
28	Austrian Pine	40	Fair
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34	Hackberry	5	Good
35	Hackberry	5	Fair
37	Hackberry	5	Good
38	Hackberry	5	Good
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41	Tree Lilac	5	Fair
42	Tree Lilac	5	Fair
43	Tree Lilac	5	Fair
44	Tree Lilac	5	Fair
45	Tree Lilac	8	Good
46	White spruce	5	Fair
47	White spruce	5	Fair

UNDISTURBED NATIVE SOIL AND LATERAL TREE ROOTS





KEY PLAN, NTS

- GENERAL NOTES**
1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM ARCHITECT'S AND ENGINEER'S PLANS AND SURVEYS.
  2. DO NOT SCALE THIS DRAWING.
  3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE LANDSCAPE ARCHITECT FOR UNKNOWN SUBSURFACE CONDITIONS.
  4. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
  5. DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT AS ISSUED FOR CONSTRUCTION.
  6. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED.
  7. INDIVIDUAL UTILITY CO. MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING.
  8. 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.

**1 LANDSCAPE PLAN**  
L1-01 Scale: 1:200

**LEGEND**

--- PROPERTY LINE	○ PROPOSED DECIDUOUS TREE	■ EVERGREEN HEDGE	90.50 PROPOSED GRADE	■ EXISTING UTILITIES BOX
--- UNDERGROUND PARKING	○ PROPOSED MULTI-STEM TREE	○ PROPOSED SHRUBS	□ WHITE PRECAST CONCRETE BENCH WITH WOOD SEATING AND PARTIAL BACKED	--- UTILITIES BY OTHERS
▼ BUILDINGS ENTRANCE	○ EXISTING DECIDUOUS TREE	○ PROPOSED PERENNIALS	○ RIVER WASH AROUND BASIN MIN. 610mm DISTANCE	○ POST AND CABLE UTILITY BY OTHERS
○ EXISTING CONIFEROUS TREE	○ EXISTING GRADE	■ SOD		
		■ INTERLOCK PAVERS		
		■ PRECAST CONCRETE WALL		
		■ PRECAST CONCRETE STAIR		



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NO. DATE DESCRIPTION

SEAL:

NORTH:

**LASHLEY ASSOCIATES**  
LANDSCAPE ARCHITECTURE

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**PROJECT:**  
**800 MONTREAL ROAD RESIDENCE**

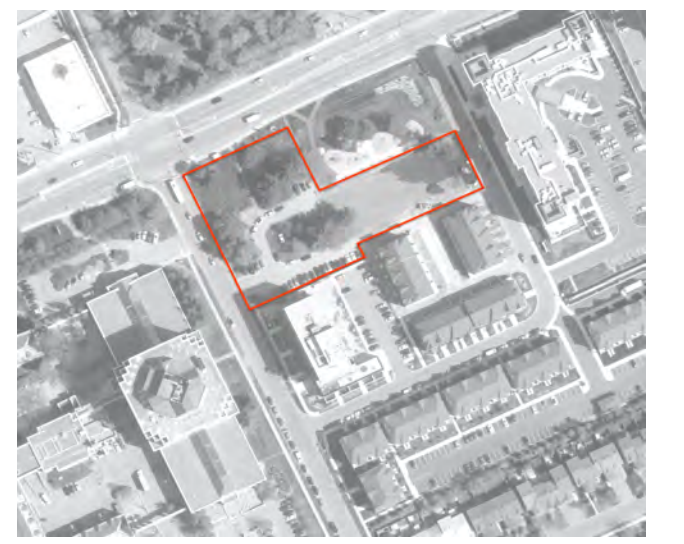
Monteral road, Ottawa, Ontario

**DRAWING TITLE:**  
**LANDSCAPE PLAN**

<b>DATE:</b> 2023-02-24	<b>DRAWING NO.:</b>
<b>DRAWN SCALE:</b> 1:200	<b>L1-01</b>
<b>DRAWN BY:</b> SP	
<b>LA PROJECT NO.:</b> M20015-1	<b>REV NO.:</b> 0



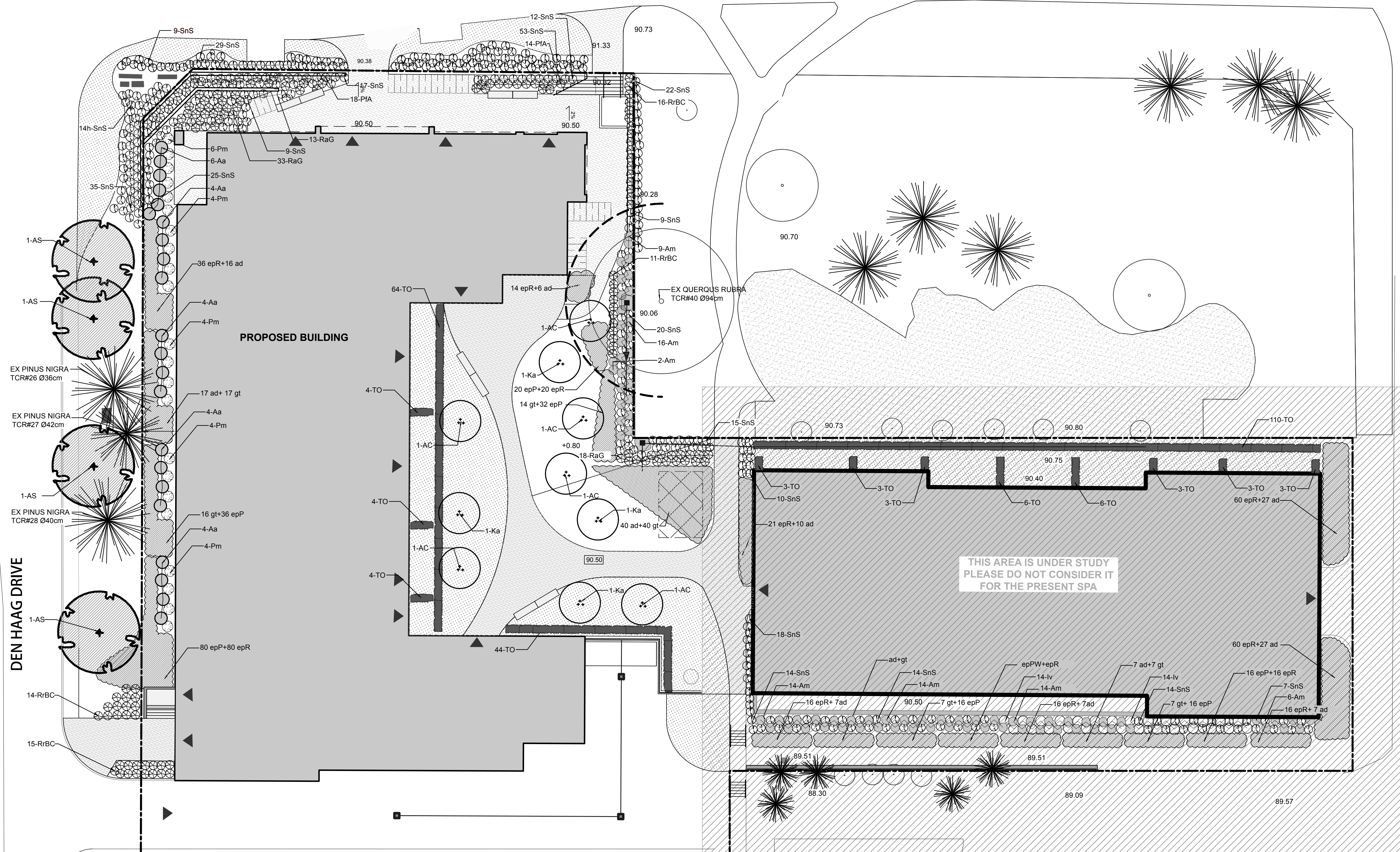
MONTREAL ROAD



KEY PLAN, NTS

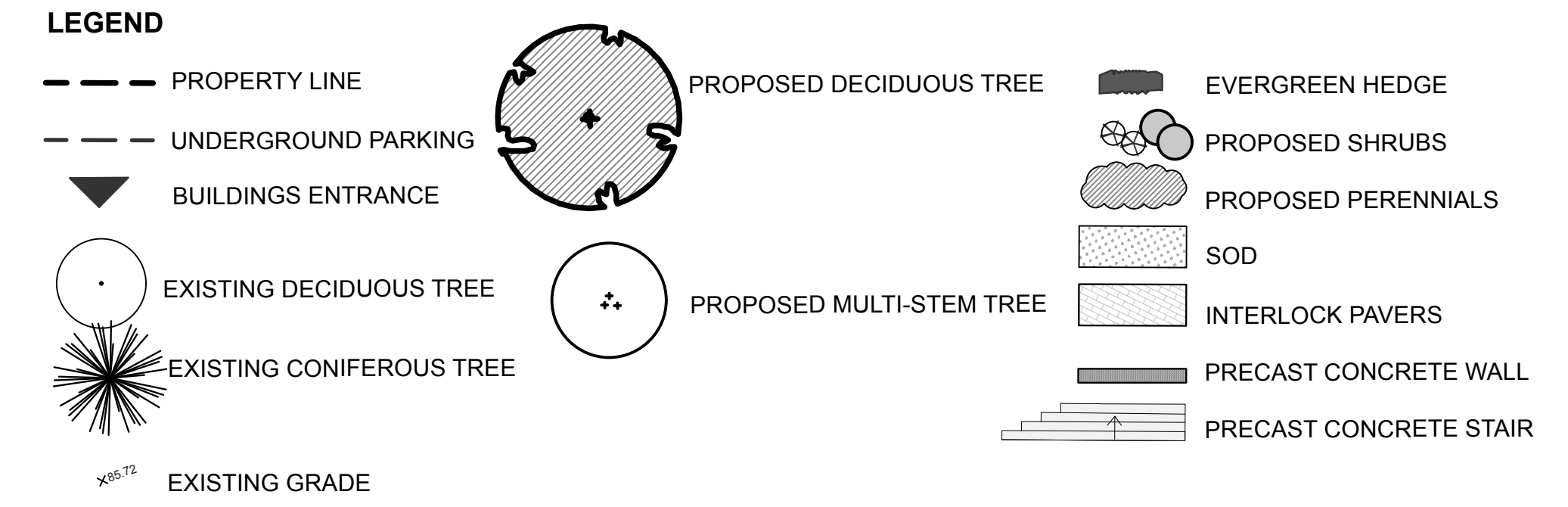
GENERAL NOTES

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM ARCHITECT'S AND ENGINEER'S PLANS AND SURVEYS.
2. DO NOT SCALE THIS DRAWING.
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE LANDSCAPE ARCHITECT FOR UNKNOWN SUBSURFACE CONDITIONS.
4. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
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THIS AREA IS UNDER STUDY  
PLEASE DO NOT CONSIDER IT  
FOR THE PRESENT SPA

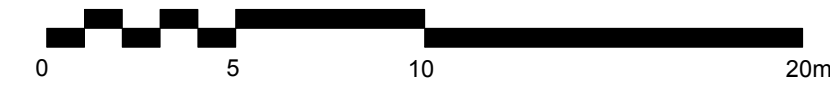
2 PLANTING PLAN  
L2-01 Scale: 1:200



PLANT LIST

DECIDUOUS TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AS	4	<i>Acer saccharum</i>	Sugar Maple	60mm	WB
AC	6	<i>Amelanchier canadensis</i>	Serviceberry	50mm	WB, multi-stem
EVERGREEN TREES					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
To	260	<i>Thuja occidentalis</i>	Eastern White cedar	1.5mt HT	hedge planting
SHRUBS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Aa	22	<i>Amelanchier alnifolia</i>	Saskatoon Berry	3gal	-
Am	75	<i>Aronia melocarpa</i>	Black Chokeberry	2gal	-
Ka	4	<i>Kolkwitzia amabilis</i>	Beautybush	3gal	-
Iv	28	<i>Ilex verticillata</i>	Winterberry Holly	2gal	-

SHRUBS (cont.)					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Ra	48	<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	2gal	-
RrB	56	<i>Rosa rugosa 'Blanc de Coubert'</i>	Rugosa rose	2gal	-
SnS	359	<i>Spirea nipponica 'Snowmound'</i>	Snowmound Spirea	2gal	-
Pm	22	<i>Pinus mugo var. pumilo</i>	Dwarf Mugo Pine	3gal	-
PIA	32	<i>Potentilla fruticosa 'Abbotswood'</i>	Abbotswood Cinquefoil	1gal	-
PERENNIALS (5/m2)					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ad	171	<i>Aster divaricatus</i>	White Wood Aster	1gal	-
epP	252	<i>Echinacea purpurea 'Pow Wow'</i>	White Coneflower	1gal	-
epR	319	<i>Echinacea purpurea 'Rainbow'</i>	White Coneflower	1gal	-
gt	108	<i>Gillenia trifoliata</i>	Bowman's Root	1gal	-



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PROJECT: **800 MONTREAL ROAD RESIDENCE**

Montreal road, Ottawa, Ontario

DRAWING TITLE: **PLANTING PLAN**

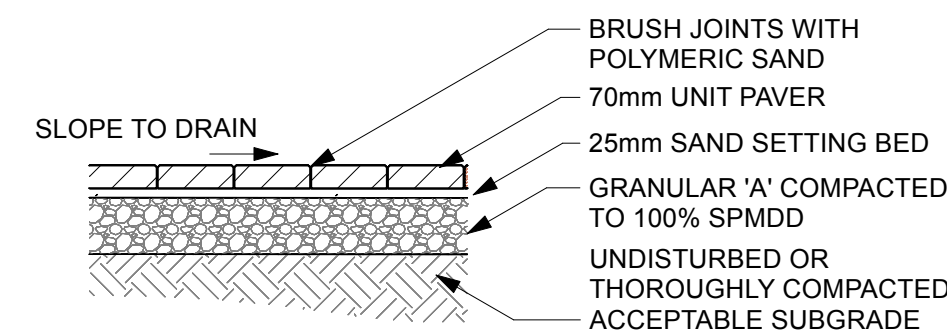
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DRAWN SCALE: 1:200

DRAWN BY: SP

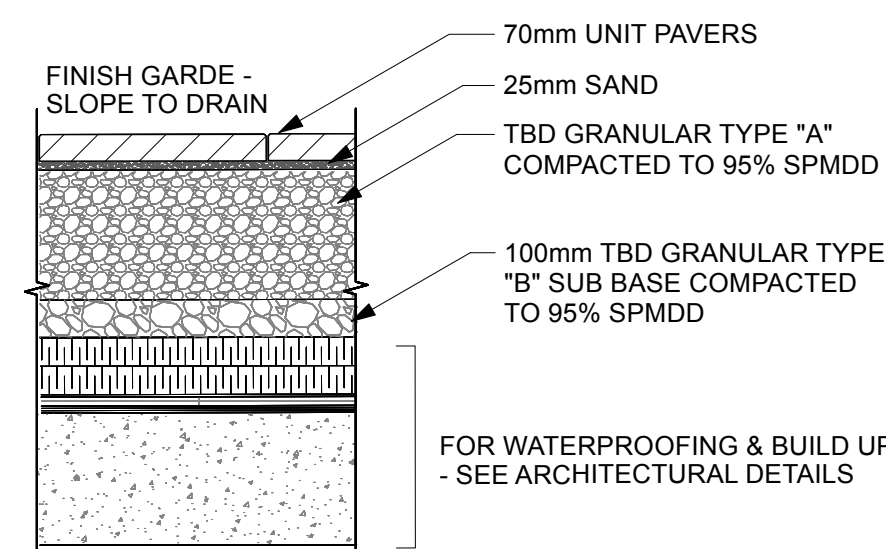
LA PROJECT NO.: M20015-1 REV NO.: 0



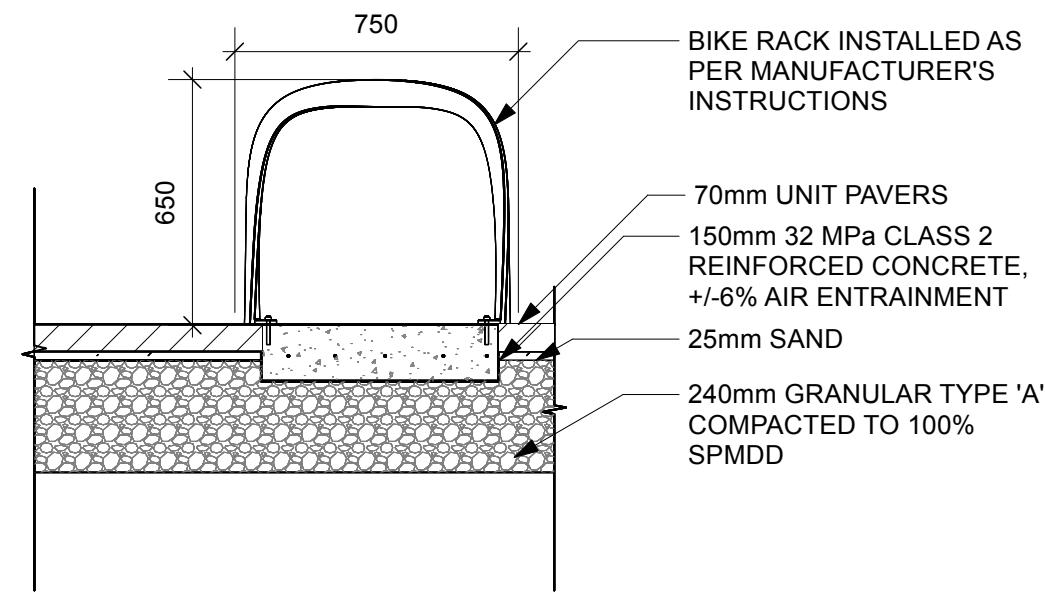


NOTES:  
ALL SURFACES TO BE THOROUGHLY BROOM CLEANED

**1 UNIT PAVING**  
L3-01 Scale: 1:20



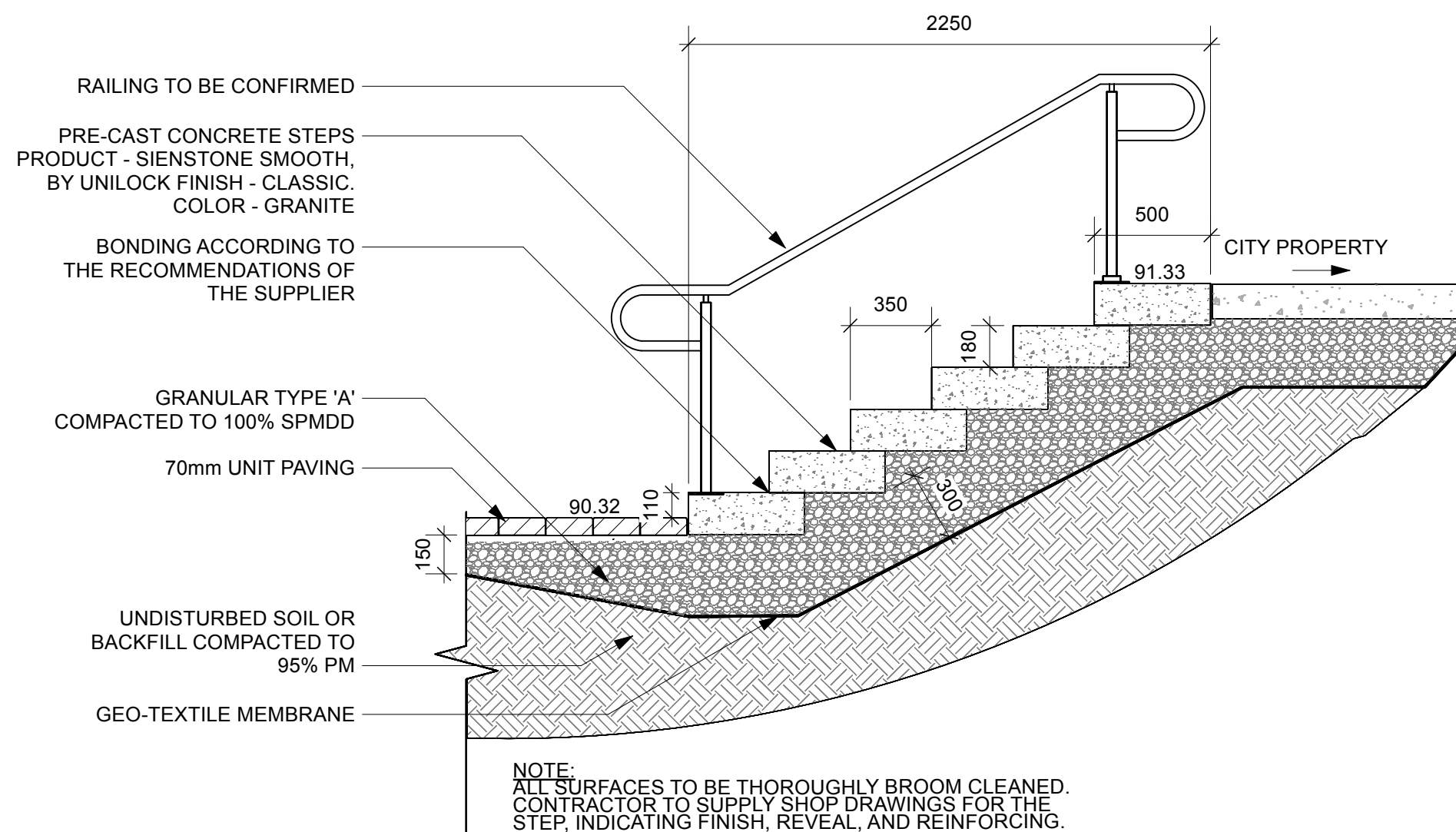
**2 UNIT PAVING ON SLAB**  
L3-01 Scale: 1:20



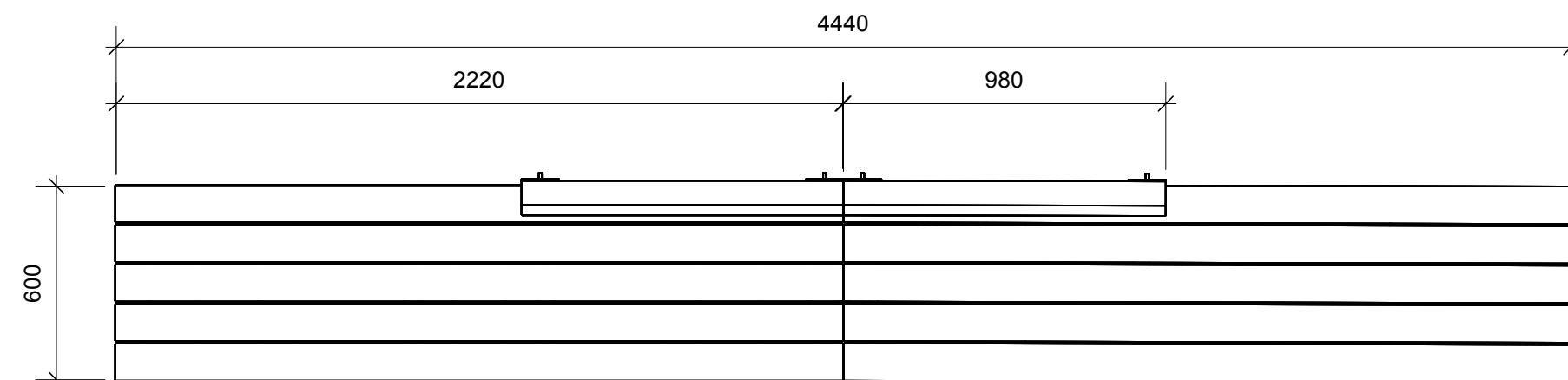
PRODUCT - RIDE - FROM LANDSCAPE FORMS

NOTE:  
CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR THE BIKE RACK, INDICATING FINISH, REVEAL AND REINFORCING.

**3 BIKE RACK ON UNIT PAVING**  
L3-01 Scale: 1:20



**5 PRE-CAST CONCRETE STEPS**  
L3-01 Scale: 1:25

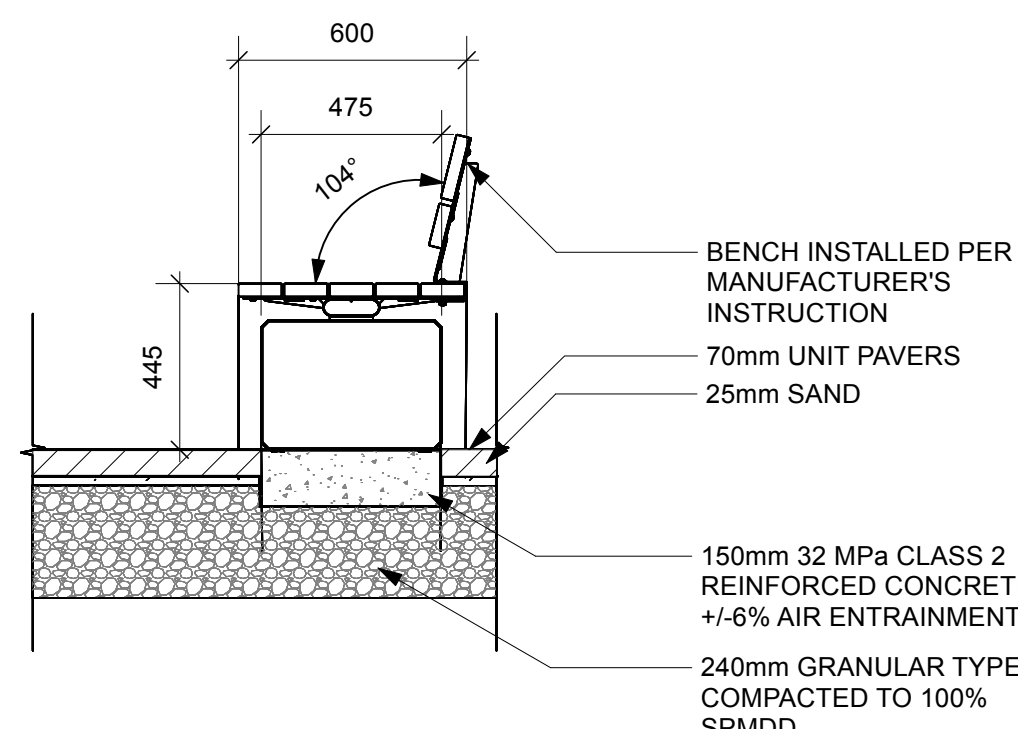


**SINGLE BENCH:**

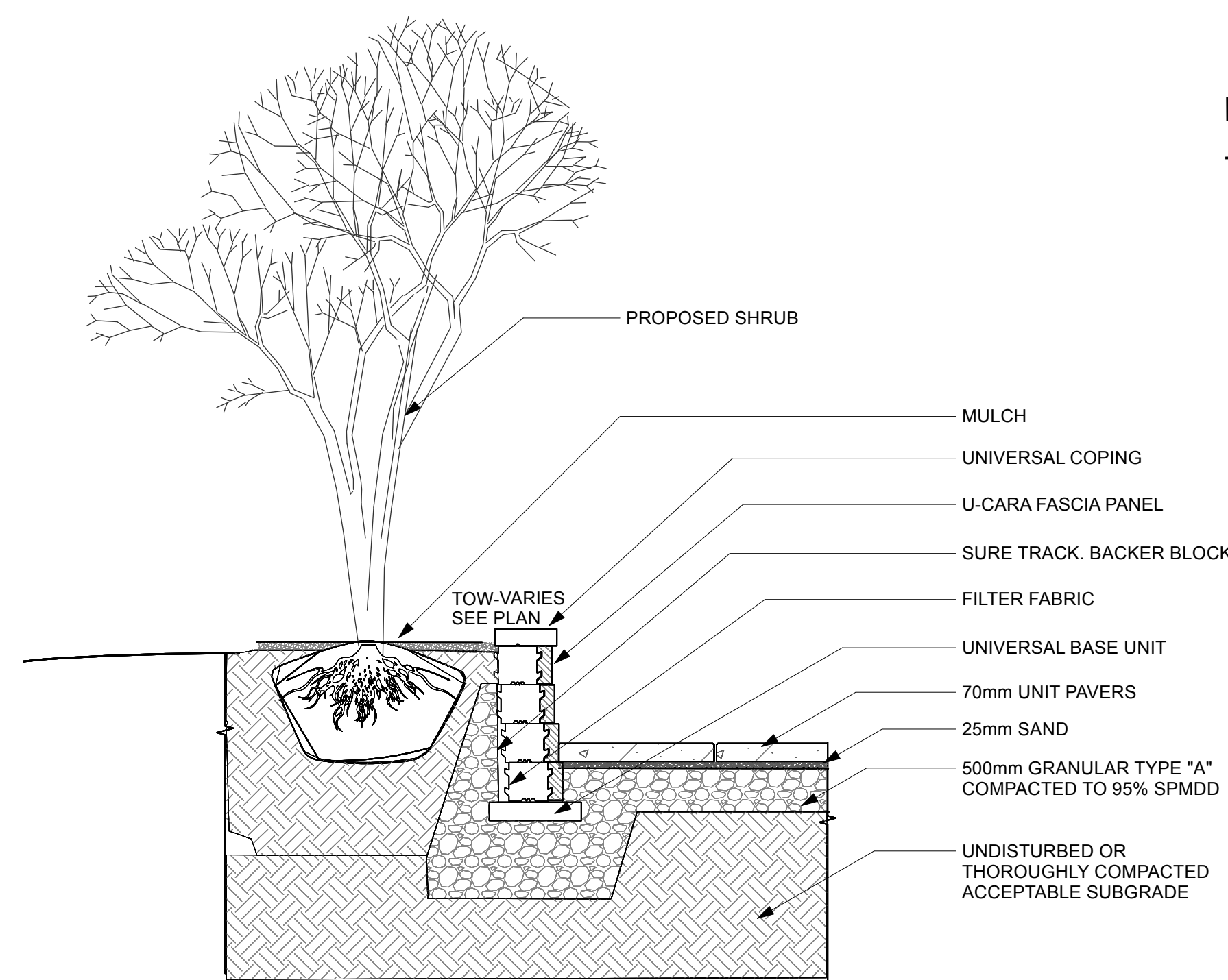
- PRODUCT - LINK - in line, left partial backrest, no arms, concrete block base.
- from LANDSCAPE FORMS

**DOUBLE BENCH:**

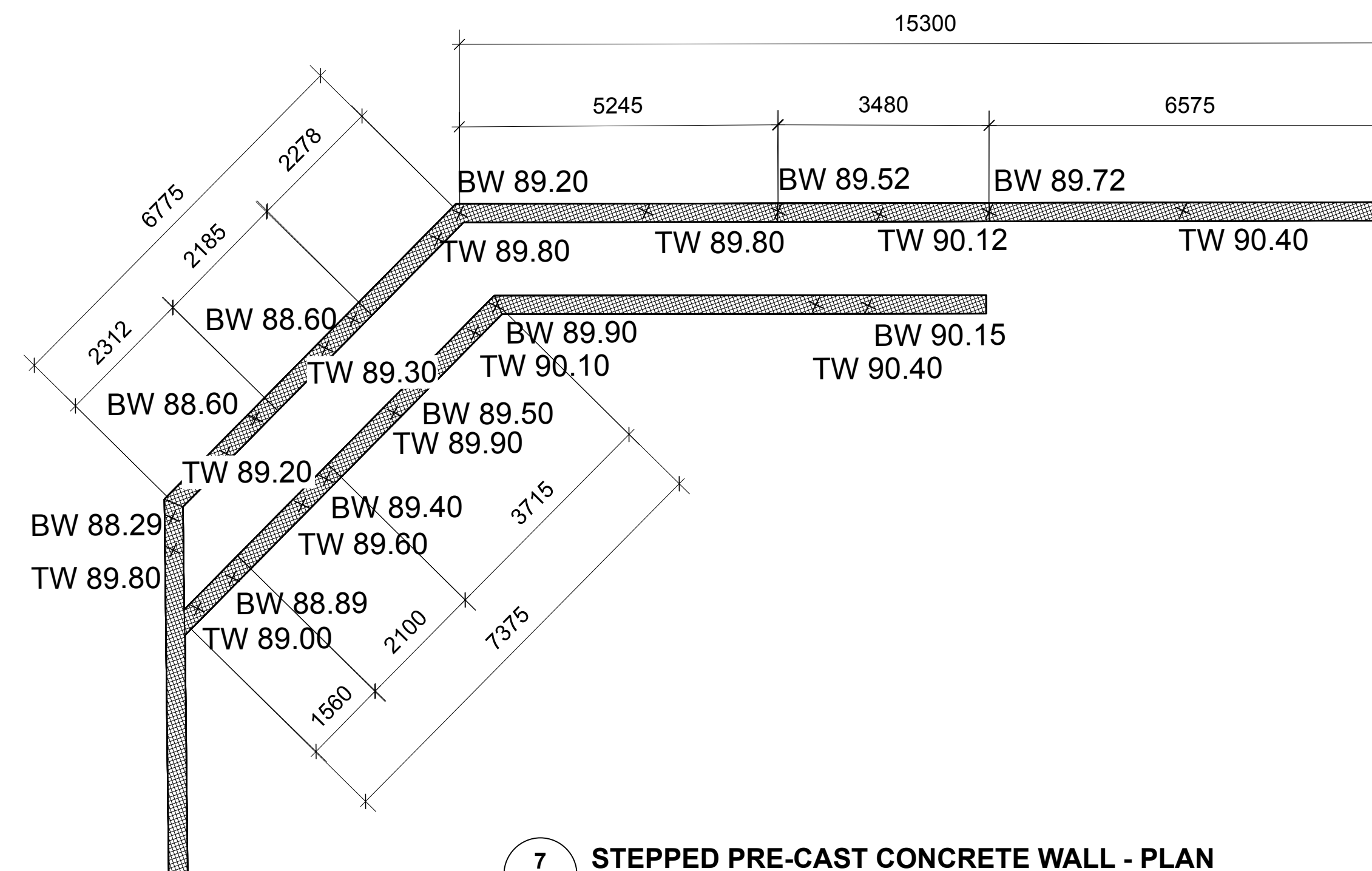
- PRODUCT - LINK - in line, left partial backrest, no arms, concrete block base.
- PRODUCT - LINK - in line, right partial backrest, no arms, concrete block base.
- from LANDSCAPE FORMS



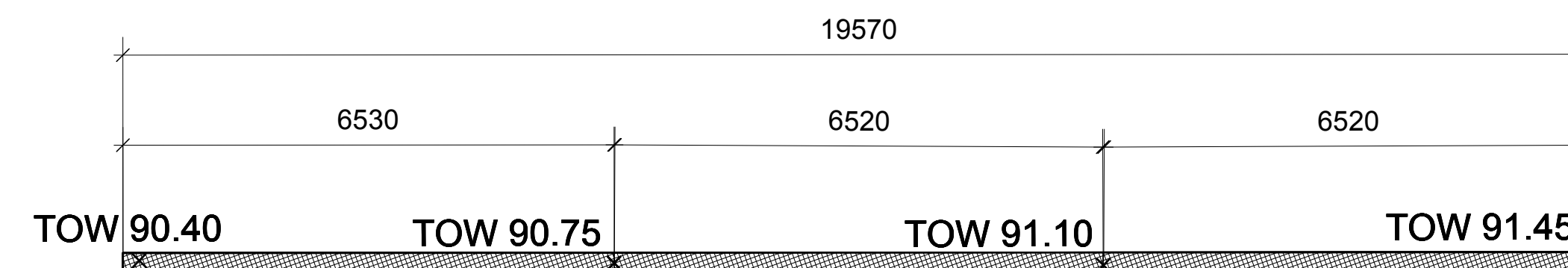
**4 PRE-CAST CONCRETE BENCH SINGLE / DOUBLE**  
L3-01 Scale: 1:20



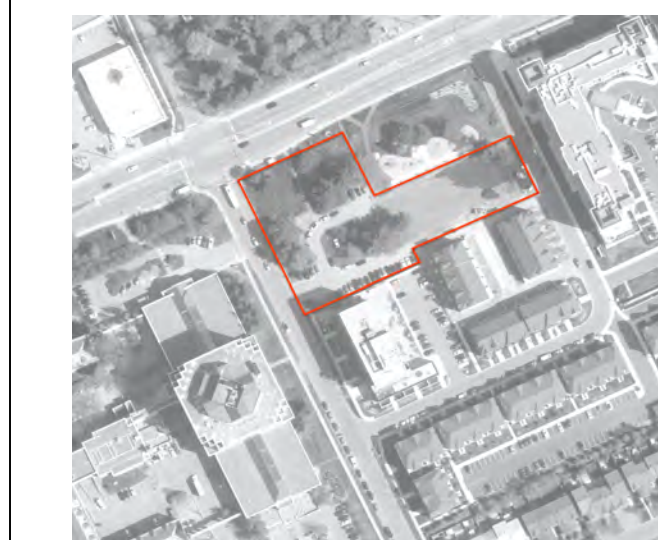
**6 PRE-CAST CONCRETE RETAINING WALL**  
L3-01 Scale: 1:20



**7 STEPPED PRE-CAST CONCRETE WALL - PLAN**  
L3-01 Scale: 1:75



**8 PRE-CAST CONCRETE WALL - PLAN**  
L3-01 Scale: 1:75



KEY PLAN, NTS

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NO.	DATE	DESCRIPTION
F	2024-12-10	REISSUED FOR SPA
E	2023-02-24	ISSUED FOR BUILDING PERMIT
D	2022-12-13	ISSUED FOR SPA
C	2022-11-22	ISSUED FOR COORDINATION
B	2021-10-13	SITE PLAN REVISION
A	2022-12-02	SITE PLAN SUBMISSION

NO. DATE DESCRIPTION

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E Mail@LashleyLA.com

PROJECT: **800 MONTREAL ROAD RESIDENCE**

Monteral road, Ottawa, Ontario

DRAWING TITLE: **DETAILS - HARDSCAPE**

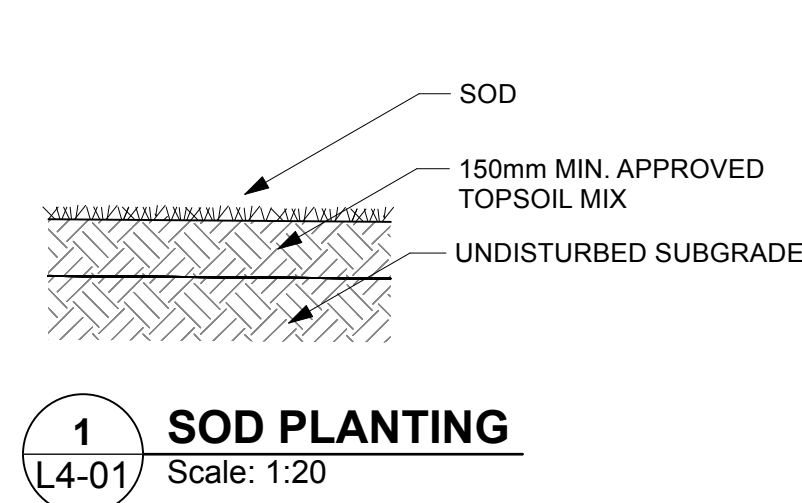
DATE: 2023-02-24 DRAWING NO.: **L3-01**

DRAWN SCALE: 1:200

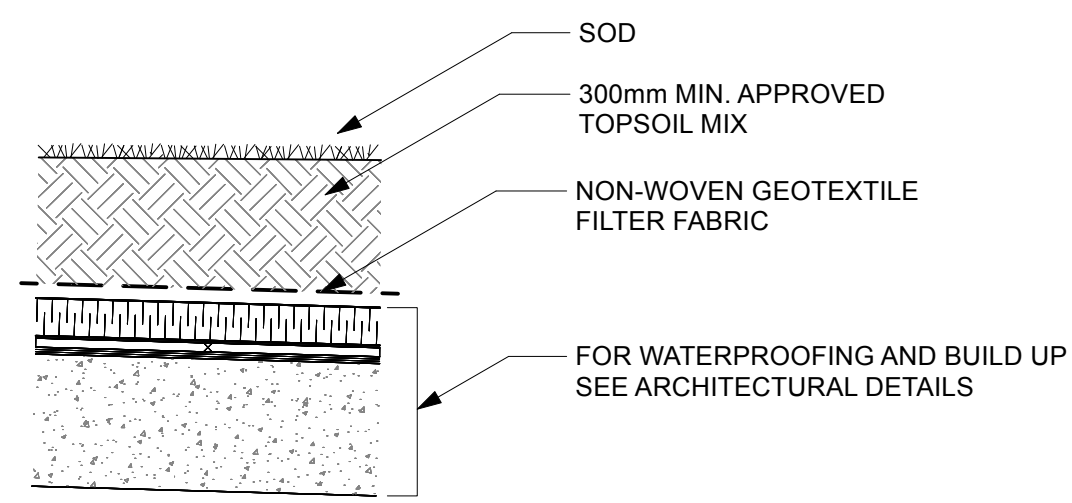
DRAWN BY: SP

LA PROJECT NO.: M20015-1 REV NO.: 0

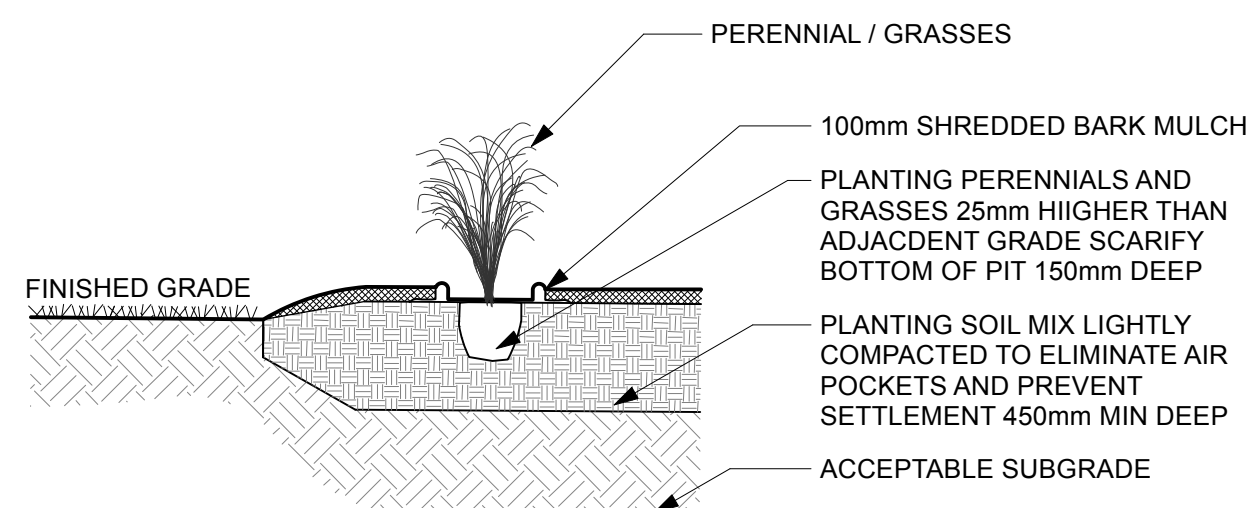




**1 SOD PLANTING**  
L4-01 Scale: 1:20

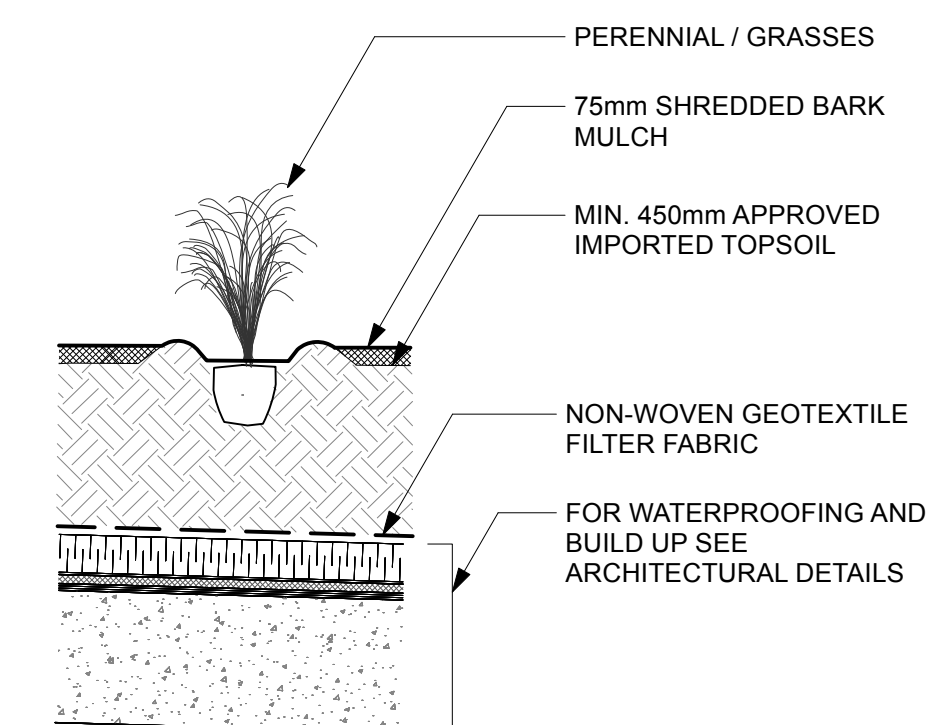


**2 SOD ON SLAB**  
L4-01 Scale: 1:20

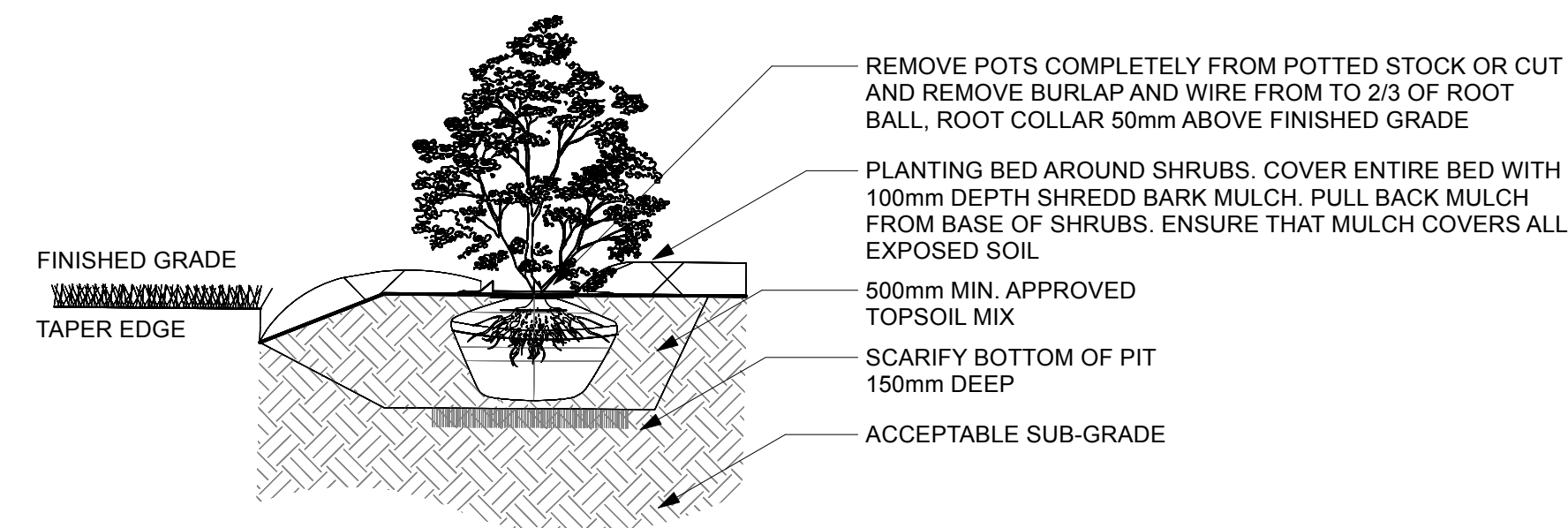


**NOTES:**  
1. PLANTING SOIL MIXTURE AS SPECIFICATION  
2. PROVIDE 100mm V SHAPED EARTH EDGE BETWEEN SOD AND PLANTING BED  
3. FOR POTTED GRASS OR PERENNIALS, REMOVE POTS COMPLETELY AND GENTLY LOOSEN SOIL AND ROOTS AT THE BOTTOM OF PLANT  
4. DETAIL PREPARED IN ACCORDANCE WITH CITY OF OTTAWA DETAIL L21

**3 PERENNIAL PLANTING**  
L4-01 Scale: 1:20

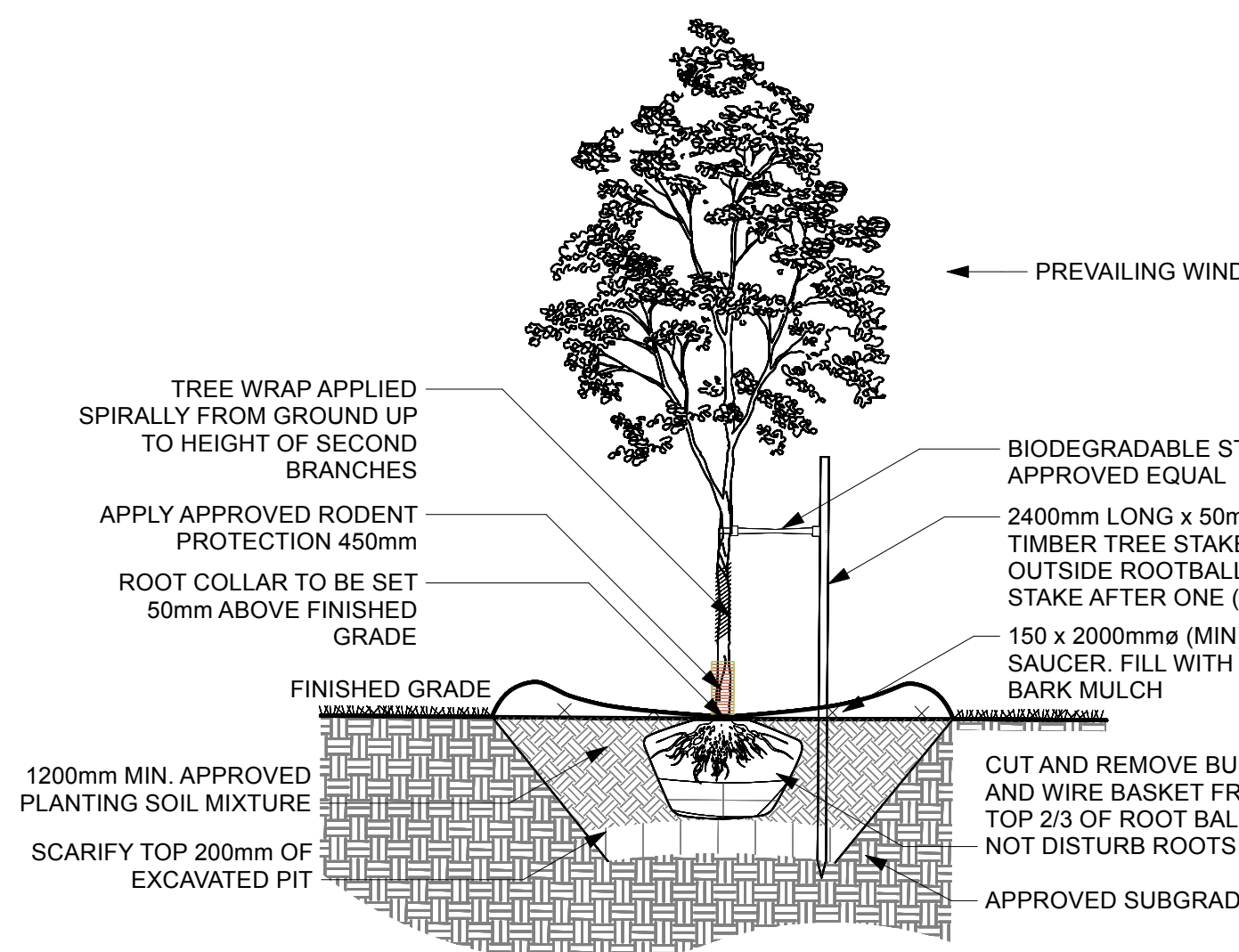


**4 PERENNIAL PLANTING ON SLAB**  
L4-01 Scale: 1:20



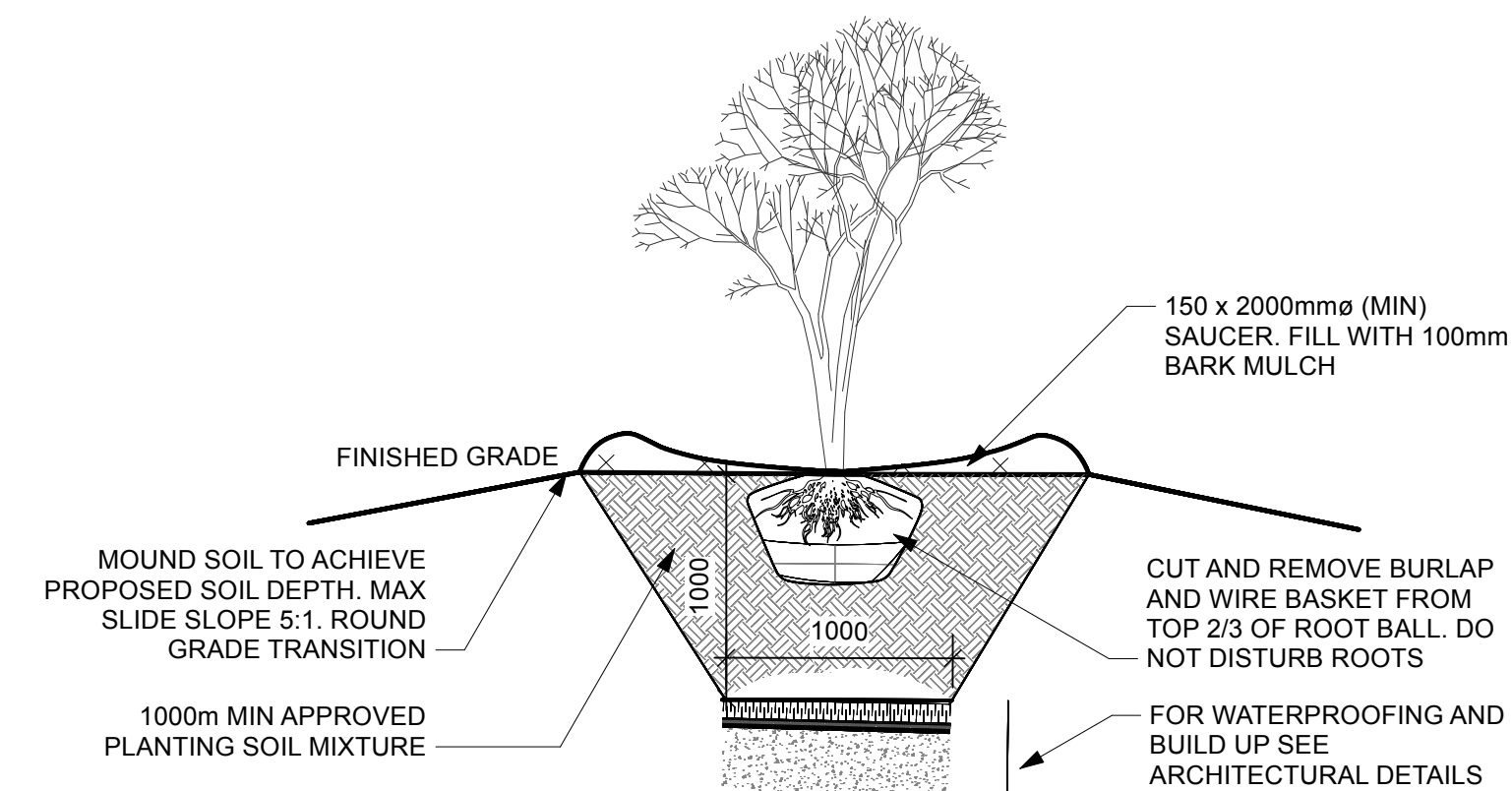
**NOTES:**  
1. REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. FOLLOW THE MOST RECENT CANADIAN NURSERY & TRADES ASSOCIATION PRACTICE AND FOLLOW PROPER HORTICULTURAL PRACTICE.  
2. COVER ENTIRE BED WITH 100mm DEPTH MULCH. PULL BACK MULCH FROM BASE OF SHRUBS. ENSURE THAT MULCH COVERS ALL EXPOSED SOIL.  
3. PLANTBED GRADE A MIN 50mm ABOVE FINISH GRADE.  
4. DETAIL PREPARED IN ACCORDANCE WITH CITY OF OTTAWA DETAIL L4.

**5 SHRUB PLANTING**  
L4-01 Scale: 1:20

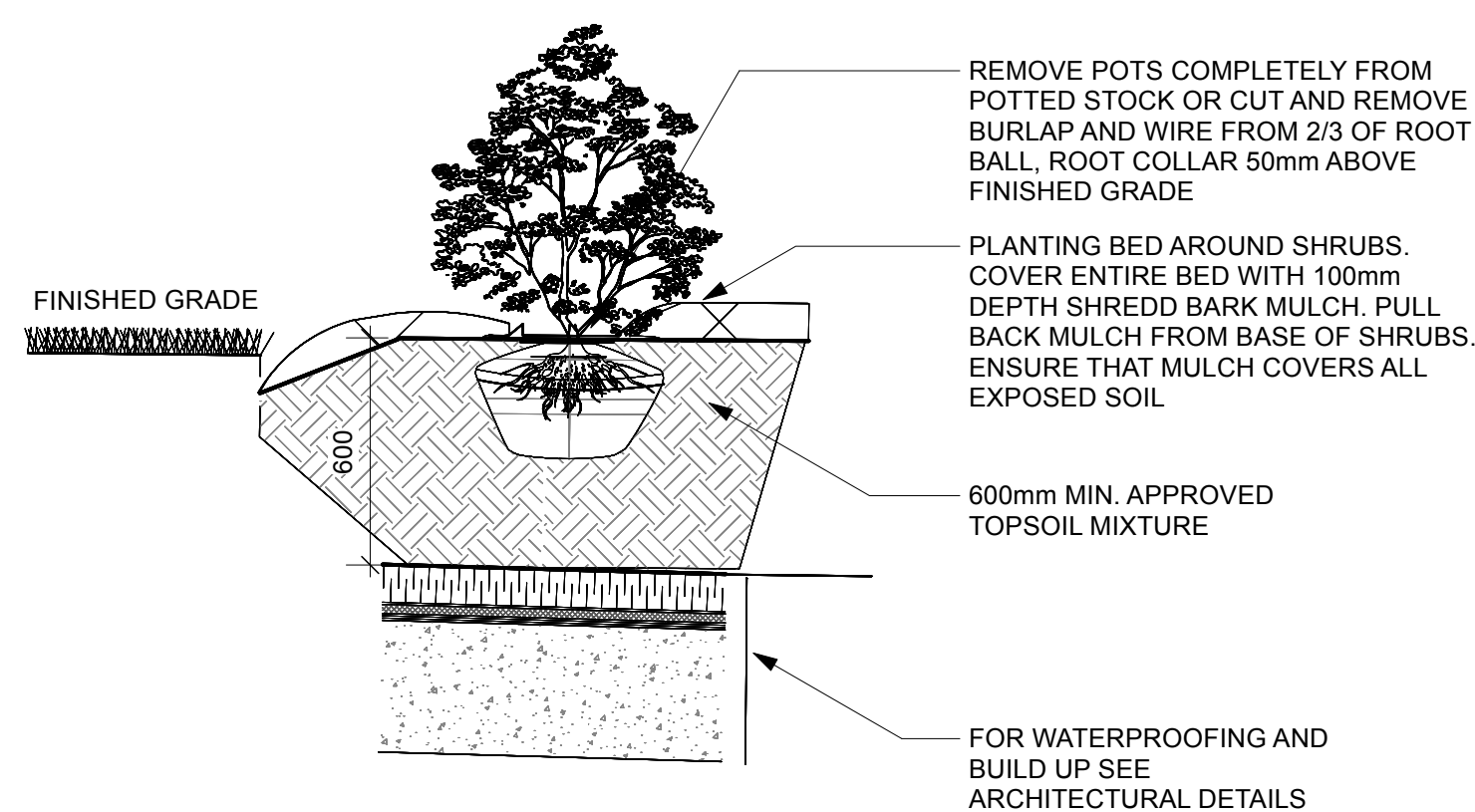


**NOTES:**  
1. REMOVE DAMAGED OR OBJECTIONABLE BRANCHES, FOLLOW THE MOST RECENT CANADIAN NURSERY & TRADES ASSOCIATION PRACTICE. DO NOT DAMAGE OR CUT LEADER. REMOVE BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT. PRUNE AS REQUIRED MAINTAINING NATURAL SHAPE.  
2. DETAIL PREPARED IN ACCORDANCE WITH CITY OF OTTAWA DETAIL L2.

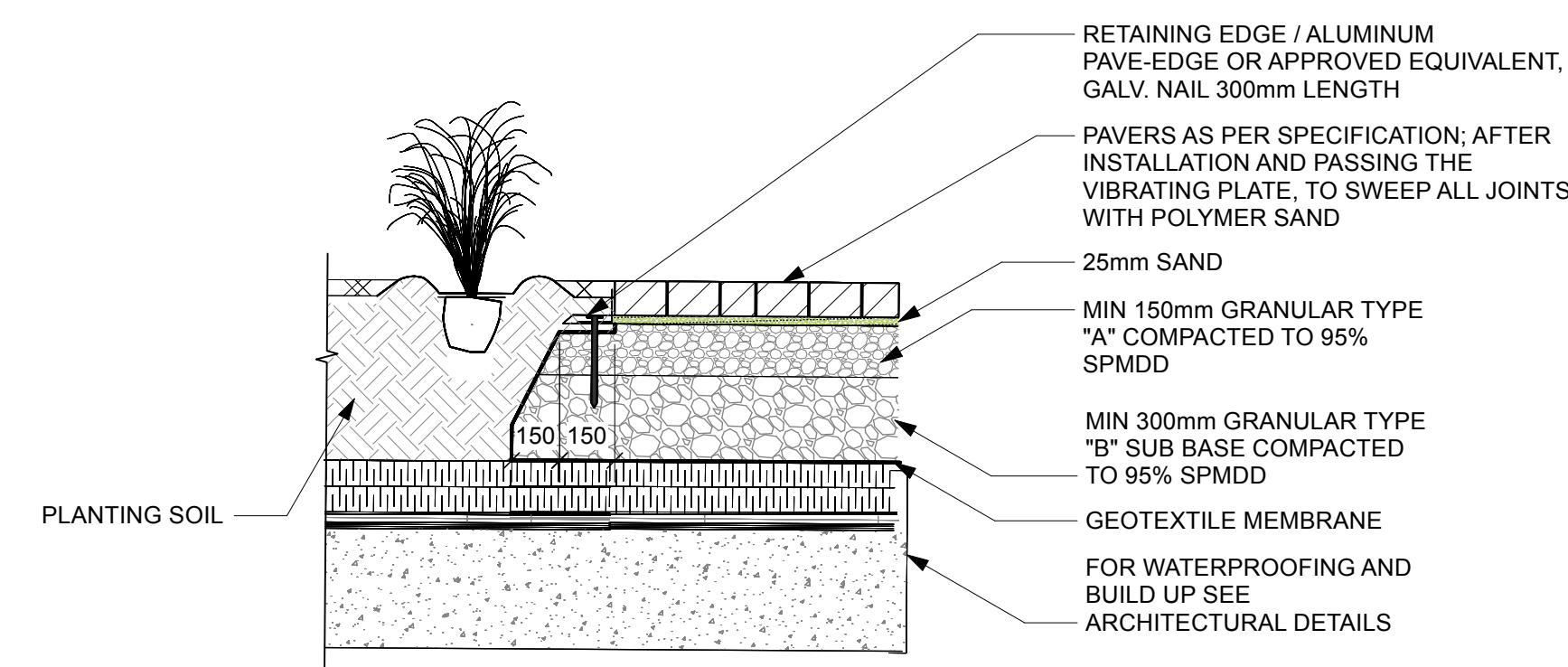
**7 DECIDUOUS TREE PLANTING**  
L4-01 Scale: 1:40



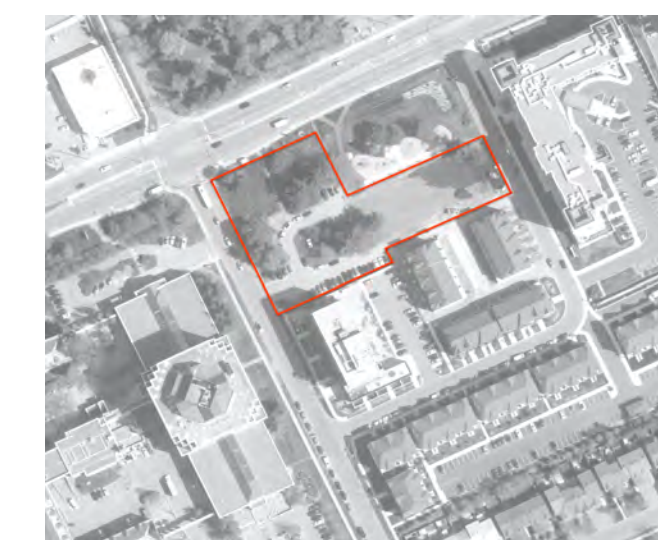
**8 MULTI STEM TREE PLANTING ON SLAB**  
L4-01 Scale: 1:40



**6 SHRUB PLANTING ON SLAB**  
L4-01 Scale: 1:20



**9 PAVER EDGE - ALUMINUM RETAINER**  
L4-01 Scale: 1:20



KEY PLAN, NTS

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**PROJECT:**  
**800 MONTREAL ROAD RESIDENCE**  
Monteral road, Ottawa, Ontario

**DRAWING TITLE:**  
*DETAILS - PLANTING*

<b>DATE:</b>	2023-02-24	<b>DRAWING NO.:</b>	
<b>DRAWN SCALE:</b>	1:200	<b>L4-01</b>	
<b>DRAWN BY:</b>	SP		
<b>LA PROJECT NO.:</b>	M20015-1	<b>REV NO.:</b>	0