

BLOCK 3

8 TO

1.8m high board fence
15cm inside property line

10 NA

20 RH

4 GT

7 CL

10 RN

7 CL

7 CL

7 CL

10 RN

7 CL

7 CL

10 RN

7 CL

7 CL

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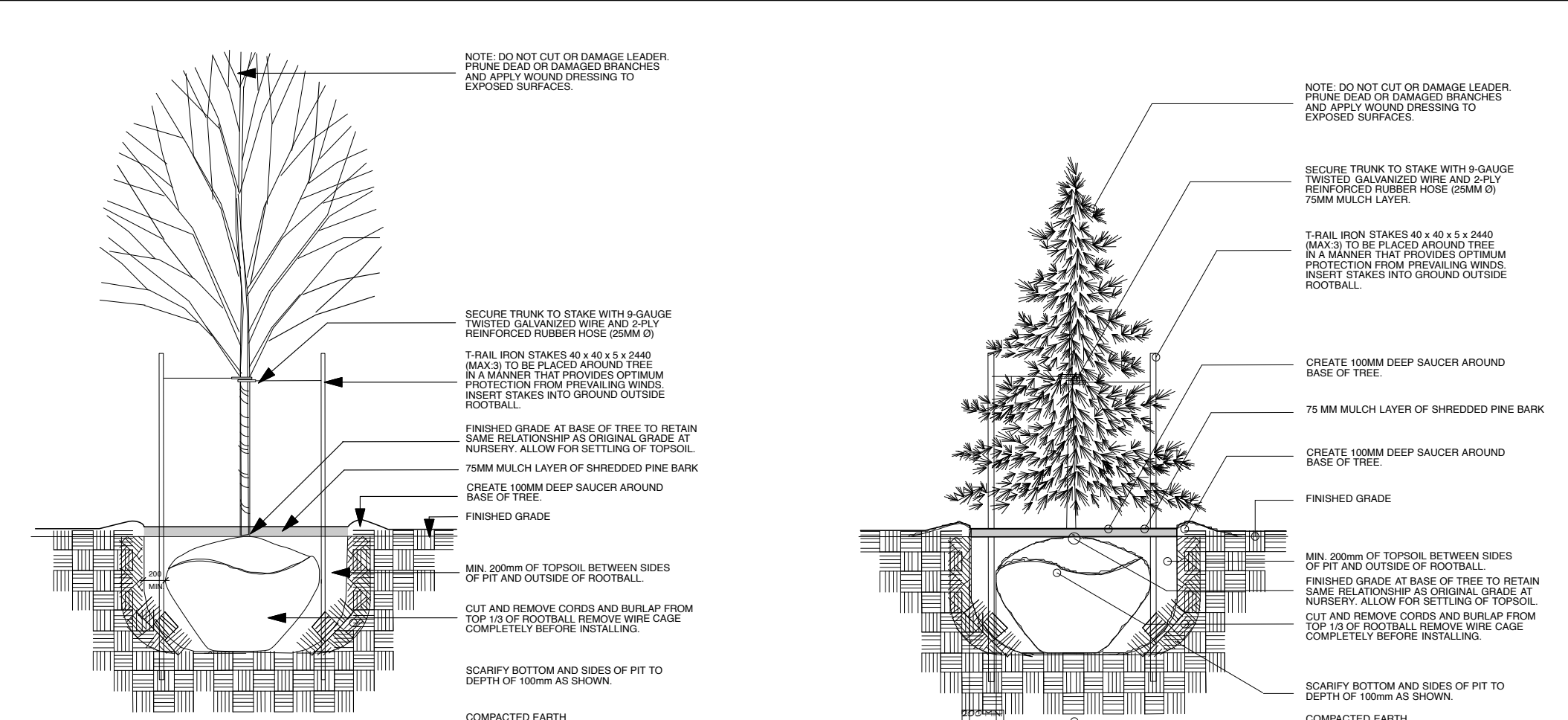
7 CL

10 RN

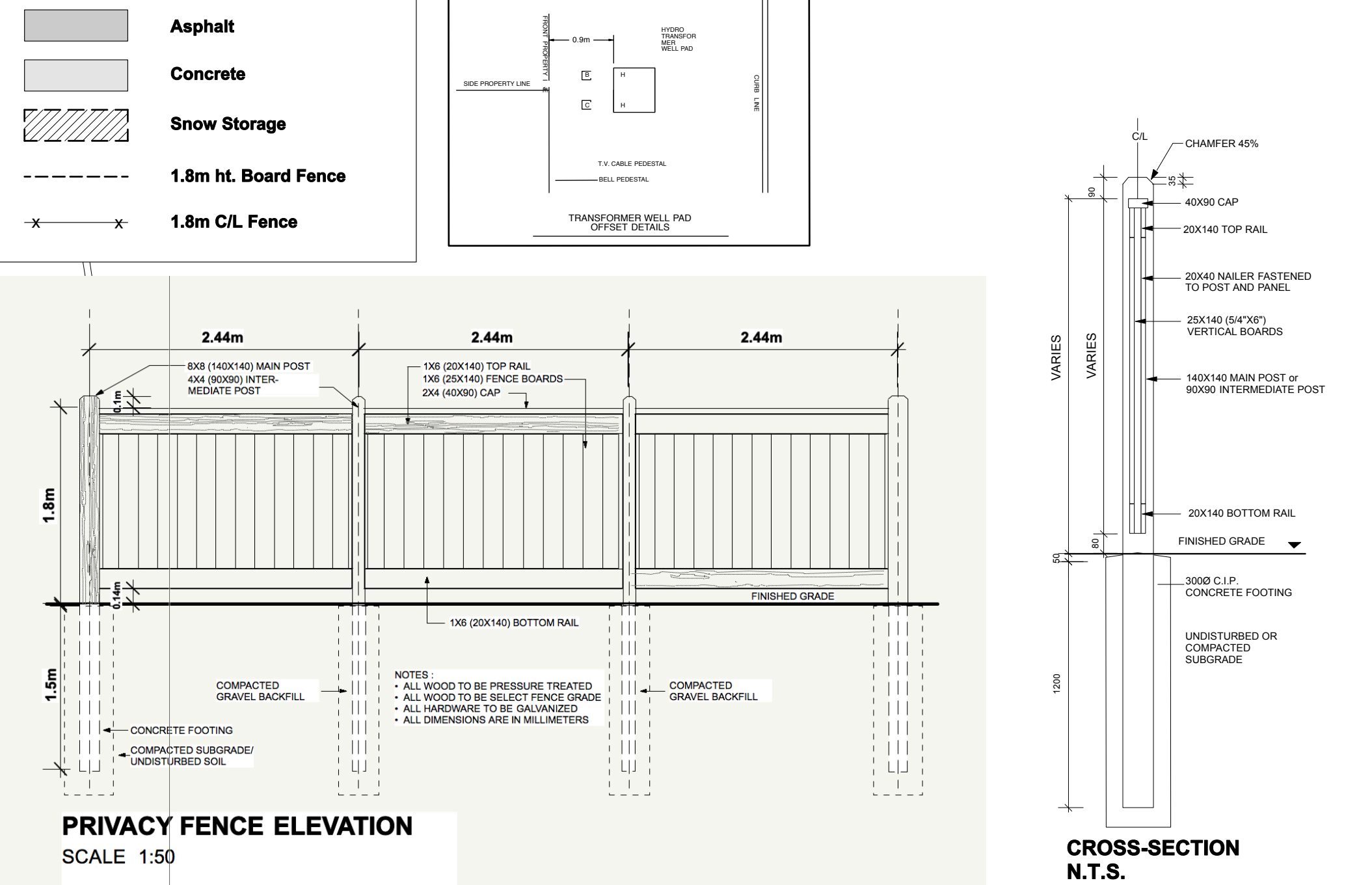
7 CL

KEY NO.	BOTANIC NAME	ENGLISH NAME	SIZE	CONDIT.	REMARKS	TYPE
PG 3	Picea glauca	White Spruce	2.75m ht	B & B	Min. 4.5m from buildings	Large Coniferous Tree
AS 4	Acer saccharum	Sugar Maple	70mm cal	B & B	Min. 10m from buildings	Large Deciduous Tree
GT 4	Gleditsia triacanthos inermis	Honeylocust	60mm cal	B & B	Min. 4.5m from buildings	Large Deciduous Tree
TO 12	Thuja occidentalis	White Cedar	1.5m ht	BR/Potted	Well branched	Small Coniferous Tree
RN 44	Rosa nitida	Shining Rose	60cm ht.	BR/Potted	Bushy	Deciduous shrub
RB 49	Rosa blanda	Smooth Rose	60cm ht.	BR/Potted	Bushy	Deciduous shrub
NA 10	Symphotrichum novae-angliae	New England Aster	2 yr old	Container	Bushy Clumps	Perennial
RH 20	Rudbeckia hirta	Black-eyed Susan	2 yr old	Container	Bushy Clumps	Perennial
CL 56	Coreopsis lanceolata	Tickseed	2 yr old	Container	Bushy Clumps	Perennial

- NOTE:**
- Landscape Contractor must advise Project Landscape Architect of the start of construction min. 48 hours by email prior to commencement of work, and obtain approval for planting and paving layouts before installation.
 - Landscape Contractor must keep up-to-date record of all changes to landscape installations, including planting, paving and site furniture placement.
 - Landscape Contractor should adhere closely to organic and geometric layouts as shown on landscape plan to ensure optimum placing, spacing and display of plantings.
 - Landscape Contractor to use discretion and judgement and reject trees or plants on site which do not meet minimum size, shape and branch growth criteria as specified on this drawing.
 - 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 rope removed, may be rejected at the time of the inspection regardless of the length of time between the date of planting and the date of the inspection.
 - All deciduous street trees to be planted 0.6 m away from property line and 1.5 m away from any adjacent driveway, coniferous trees to be planted on private property and set back as necessary to avoid conflicts sightlines, especially at daylight triangles.
 - Locations and configurations of driveway and unit footprints are schematic only.
 - Adjust tree locations on site in accordance with utility and easement locations.
 - Before installing, establish correct locations of plant material and fencing on site by checking locations of access easements and other minimum clearances. refer to the site plan, survey plan and engineering drawings prepared by others.
 - Final locations of trees to be adjusted in accordance with building and driveway locations on site.



- PLANTING NOTES:**
- Rootball volume of full-size coniferous street trees is 25 m³.
 - Rootball volume of small deciduous street trees is 20 m³.
- NOTE:**
ACTUAL TREE LOCATIONS ON SITE TO BE ADJUSTED IN RELATION TO LOCATIONS OF DRIVEWAYS, BURIED SERVICES, STREET LIGHTS, HYDRANTS, HYDRO TRANSFORMERS, MAILBOXES AND FENCING.
- LEGEND:**
- Asphalt
 - Concrete
 - Snow Storage
 - 1.8m ht. Board Fence
 - 1.8m C/L Fence



PRIVACY FENCE ELEVATION
SCALE 1:50

CROSS-SECTION
N.T.S.



Client
MATTINO DEVELOPMENTS INC.
591 Longfields Drive, Ottawa

NOTES:

GENERAL:

- DO NOT SCALE THIS DRAWING.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELATED DRAWINGS.
- 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.
- 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 UNLESS SIGNED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT'S DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THAKAR ASSOCIATES. THESE DRAWINGS SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT. GRAPHIC ARTISTS AND OTHERS SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS THAT MAY BE MADE IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THAKAR ASSOCIATES.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT BY PHONE AND EMAIL AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF DEMOLITION WORK, REMOVAL OF EXISTING VEGETATION AND THE START OF NEW CONSTRUCTION.
- BASE INFORMATION TAKEN FROM DRAWINGS SUPPLIED BY NOVATECH CONSULTANTS AND MATTINO DEVELOPMENTS.

SITE LAYOUT:

- CONTRACTOR TO STAKE OUT SITE ELEMENTS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
- ALL DIMENSIONAL DIMENSIONS ARE SHOWN IN METRES AND MILLIMETRES.
- ALL DIMENSIONS 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:

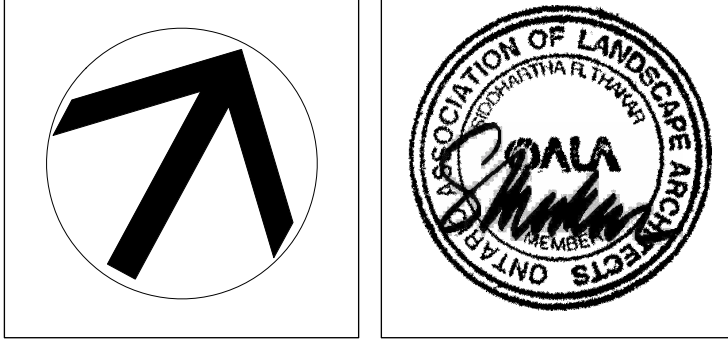
- ALL EXISTING AREAS AND/OR ITEMS INDICATED FOR DEMOLITION AND REMOVAL ARE TO BE REMOVED FROM SITE.
- DEMOLITION DEBRIS OR RUBBISH IS TO BE REMOVED FROM SITE AND NOT REUSED FOR ANY PURPOSE.
- ALL EXISTING TREES, SHRUBS, AND GRASSES ARE TO BE PRESERVED UNLESS OTHERWISE INDICATED ON THE DRAWINGS AS TO 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. THE LANDSCAPE ARCHITECT'S SATISFACTION SHALL BE THE FINAL DETERMINATION OF THE LANDSCAPE ARCHITECT'S SATISFACTION WITH THE WORK.

PLANTING/STAKING:

- THE CONTRACTOR IS 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 DECIDUOUS STREET TREES AND CONIFEROUS TREES TO BE PLANTED ARE TO BE LOCATED WITHIN THE MUNICIPAL BOUNDARY.
- ALL CONIFEROUS STREET TREES TO BE PLANTED 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 CANADIAN NURSERY TRADES ASSOCIATION (CNA) FOR SIZE, HEIGHT, SPREAD, GRADE, AND METHOD OF CULTIVATION.
- ALL EXISTING PLANTING INSTALLATIONS WITH IMPROVED TOPSOIL OR STOCKPILED TOPSOIL ON SITE, SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL.
- SOONINGS AND SEEDING TO BE INSTALLED ON MINIMUM 150 MM AND 150 MM DEEP LAYERS RESPECTIVELY OF PREPARED IMPROVED TOPSOIL.
- ALL SHRUBS TO BE INSTALLED IN BEDS EXCEPT ON SLOPES, WITH MINIMUM DEPTH OF 500 MM AND MULCHED WITH 75 MM MINIMUM LAYER OF SHREDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED.
- ALL TREES TO BE PLANTED ACCORDING TO THE STANDARDS INDICATED ON THE DRAWINGS.
- ALL AREAS DISTURBED DURING CONSTRUCTION, BEYOND THE PROJECT LIMITS, ARE TO BE RESTORED TO ORIGINAL CONDITIONS AT NO 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.
- ALL PLANTING IS TO BE INSTALLED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND AESTHETIC CRITERIA. CONTRACTOR TO PROVIDE A VISUAL DISPLAY OF SHRUB BEDS AND OTHER AREAS ARE SMOOTH, UNIFORM AND SENSITIVE TO THE DESIGN INTENT.

No.	Revision	Date
9.	Re-issued for municipal submission	Mar 17/23
8.	Misc. revisions as per revised site plan	June 11/20
7.	Misc. revisions as per revised site plan	Sept. 15/19
6.	Misc. revisions as per revised site plan	Aug. 13/19
5.	Added native plant species, updated service info.	July 15/19
4.	Changes to planting in clay soils, added legend, updated service info.	May 21/19
3.	Client Review/Misc. adjustments	Jan. 02/19
2.	Client Review/Municipal Submission	Jan. 02/19
1.	Client Review	Dec. 18/18

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THAKAR ASSOCIATES
Design Consultants
Landscape Architects

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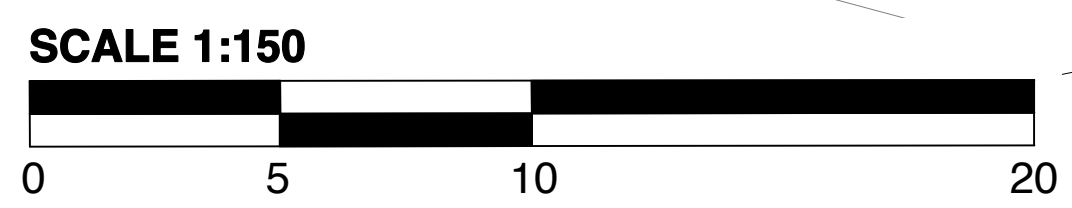
BLOCK 1 TOWNHOUSES
285 MOUNTSHANNON DRIVE,
OTTAWA

STREETSCAPE PLAN

Drawn	STAFF	Start Date	12/18
Scale	1:150	Dwg. No.	L - 1
Job No.	286.2		

Mélanie Gervais
PLANNER III
PLANNING, REAL ESTATE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Melanie Gervais at 10:11 am, Jan 22, 2024



SCALE 1:150