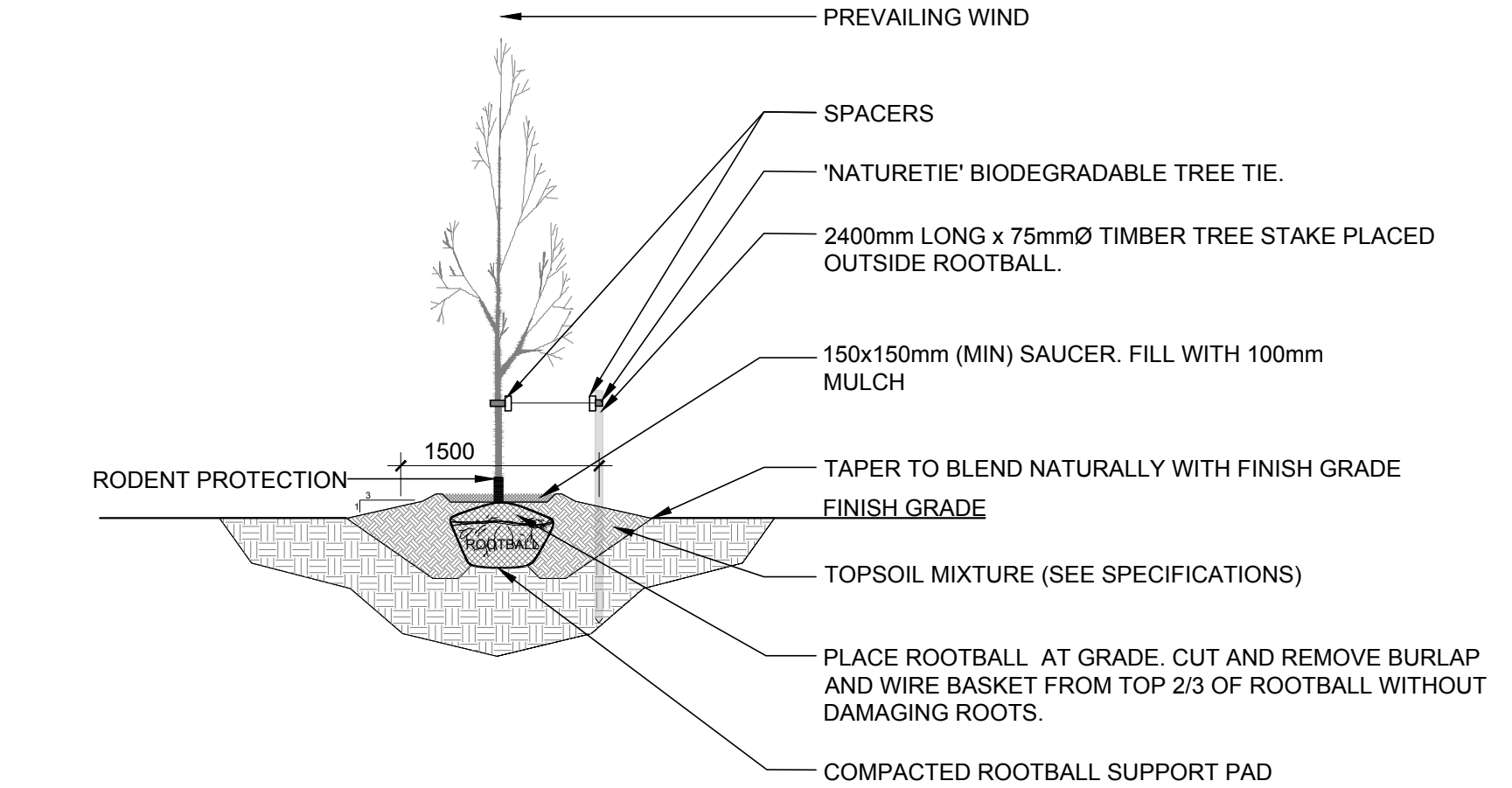


1 LANDSCAPE PLAN
SCALE: 1:200

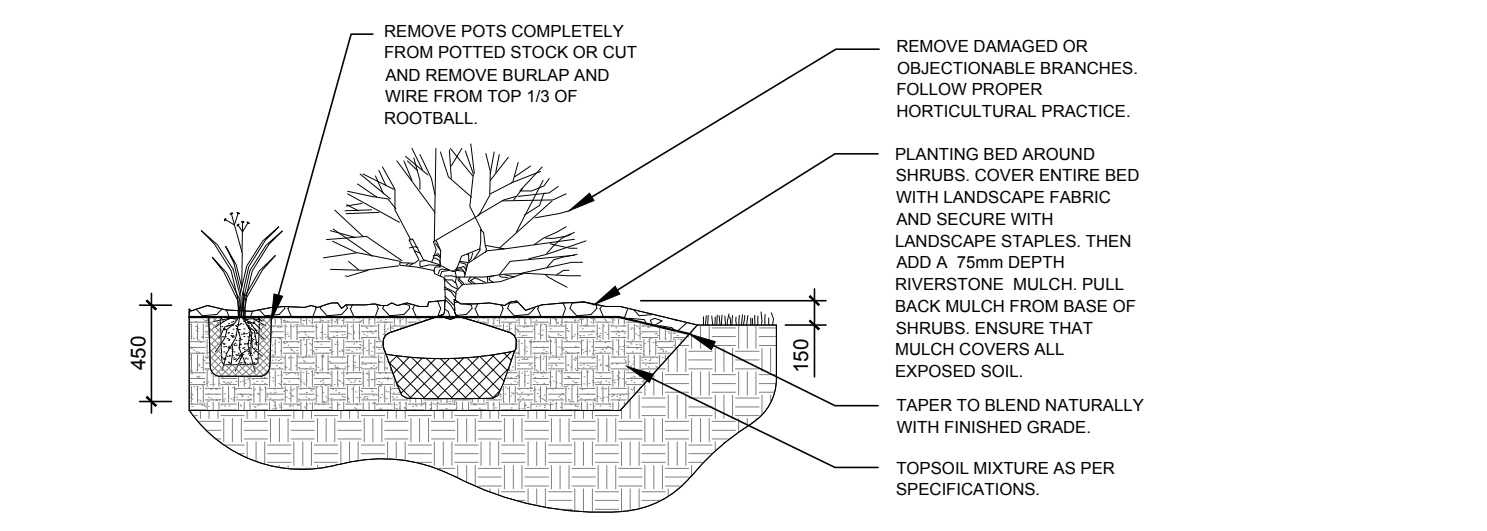
- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
 - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
 - The contractor is to reinstate all areas and items damaged as a result of construction activity.
 - The contractor is to comply with all pertinent codes and by-laws.
 - The contractor is to maintain a positive surface run-off throughout the entire construction period.
 - The Landscape Architect is not responsible for subsurface conditions.
 - The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
 - The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
 - 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 grade/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 ensure that 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 minimally (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 2.2m
 - Underground Infrastructure 2.0m
 - All trees within 1m of underground utility trenches are to be excavated by hand.
 - Remove all protective wrapping from tree trunks after installation.
 - Staking of trees shall only be performed if necessary.
 - Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.
 - Contractor is to provide a 2 year warranty for plant material



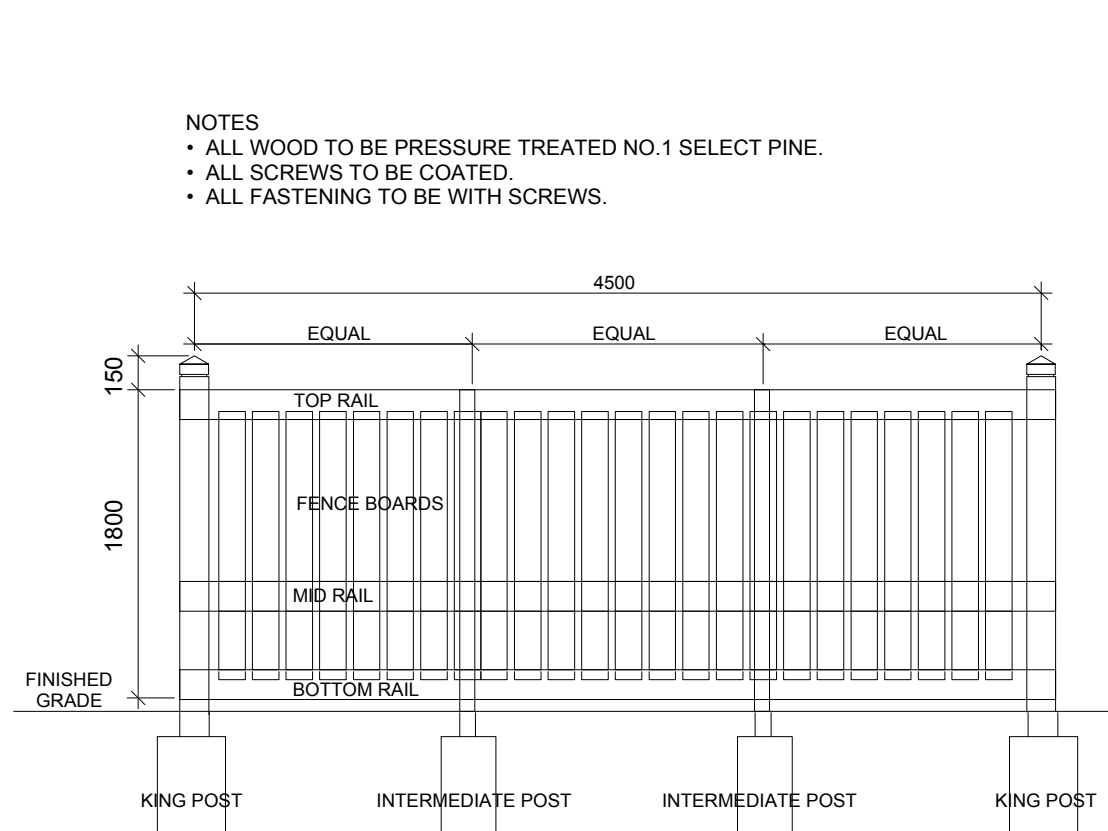
2 DECIDUOUS TREE PLANTING
SCALE: 1:NTS

PROPOSED PLANT LIST (QTY KEY)

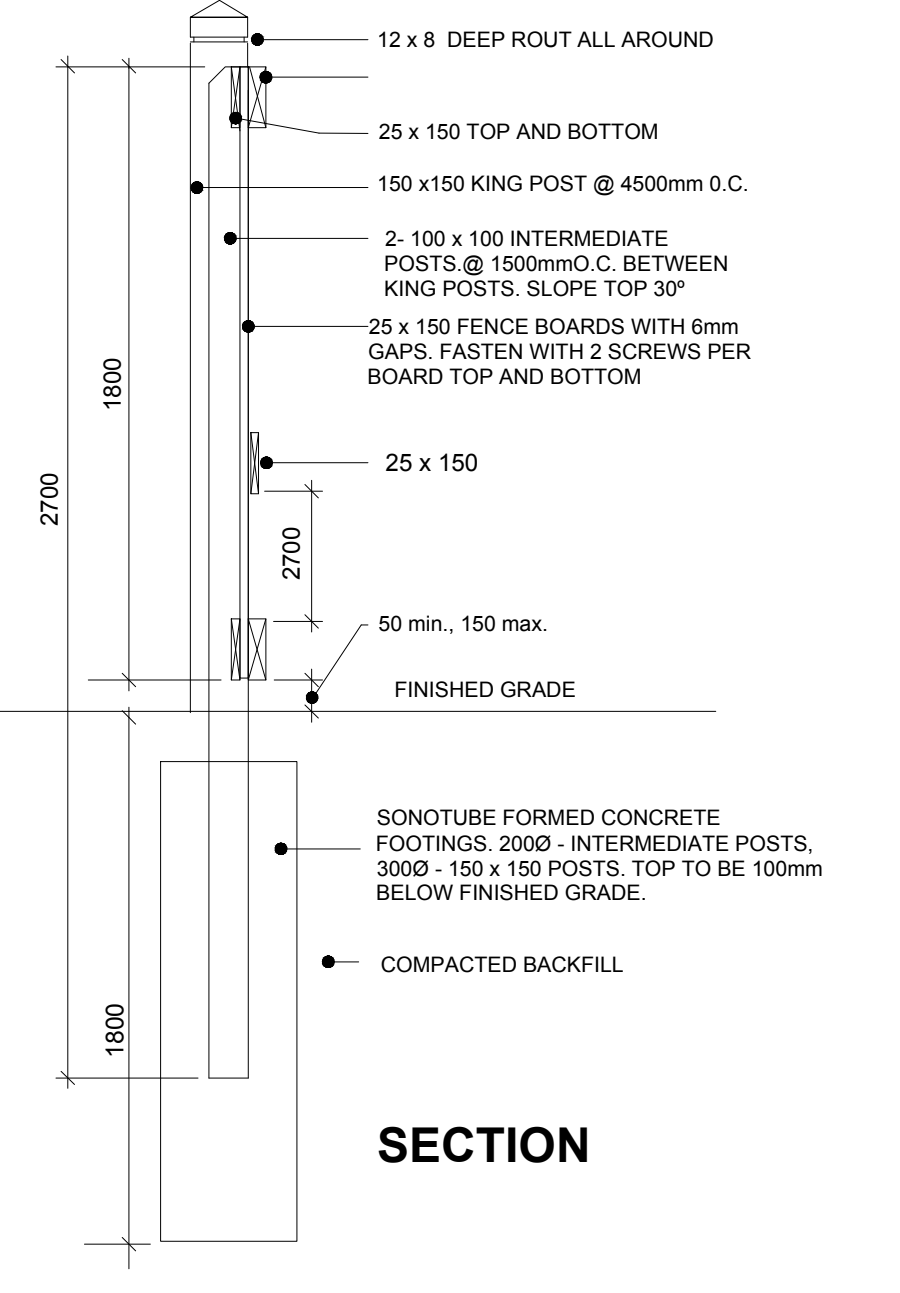
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
CA	2	Cornus alternifolia	Pagoda Dogwood	30mm cal.	Potted, 4m oc. min	Single leader
HA	3	Crataegus crus-galli var inermis	Thornless Hawthorn	50mm cal.	B&B, 4m oc. min	
HB	2	Celtis occidentalis	Hackberry	50mm cal.	B&B, 7.5m oc. min	
JL	2	Syringa reticulata	Japanese Tree Lilac	50mm cal.	B&B, 4m oc. min	Single leader
SB	4	Amelanchier canadensis	Servicberry	50mm cal.	B&B, 4m oc. min	Single leader
SF	3	Amelanchier laevis 'IFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B, 4m oc. min	Single leader
SHRUBS						
CL	4	Syringa vulgaris	Common Lilac	2000 mm ht	Potted	2000mm o.c.
DG	37	Physocarpus opulifolius	Common Ninebark	1000 mm ht.	Potted	1100mm o.c.
DN	38	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	1000 mm ht.	Potted	1100mm o.c.
JK	20	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.
PERENNIALS AND ORNAMENTAL GRASSES						
BL	58	Leymus arenarius 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	500mm o.c.
DL	85	Hemerocallis 'Red Magic'	Red Magic Daylily	100 mm pot	Potted	400mm o.c.
KF	53	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	800mm o.c.



3 SHRUB & ORNAMENTAL GRASS PLANTING
SCALE: 1:NTS



ELEVATION



SECTION

4 1.8m Ht. WOOD SCREEN FENCE
SCALE: NTS

CLIENT
Creative Development Ventures - 14193679 CANADA INC

CONSULTANTS
ARCHITECTS: **CSV ARCHITECTS**
sustainable design - conception écologique
413.564.8118
www.csv.ca
190 O'Connor Street, Suite 100
Ottawa, Ontario K2P 2K3

SURVEYORS:
J.D. BARNES
LAND INFORMATION SPECIALISTS
ENTREPRENEUR (SINCE 1982) IN LAND SURVEYING
1. SURVEYING - 2. PHOTOGRAMMETRY - 3. PHOTOGRAMMETRIC MAPPING

LEGEND

- PROPOSED DECIDUOUS TREE
- EXISTING TREE TO REMAIN SEE TCR FOR DETAILS
- PROPOSED SHRUBS / PERENNIALS / ORNAMENTAL GRASSES
- PROPOSED SOD
- PROPOSED PRECAST PAVERS
- PROPOSED 1.4m HT. WOOD SCREEN FENCE
- PROPERTY LINE
- TREE PROTECTION FENCE
- LIMIT OF EXCAVATION
- 7.5M PLANTING SETBACK
- SOIL VOLUME AREA

NO.	REVISION	DATE	BY	CHK
4	REVISED PER CITY COMMENTS	01/03/2024	ML	JL
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	Issue	DR

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

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

DRAWING
LANDSCAPE PLAN

STAMP

SCALE
AS SHOWN

START DATE
APRIL 2023

PROJECT NO.
23CSV2349

PROJECT NORTH

DRAWING NO.
L.1

PLOT SIZE ARCH-D