

KEY MAP

SCALE:NTS



- 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:
 - 9.1. BUILDING FOUNDATIONS - 7.5M
 - 9.2. SIDEWALKS - 1.5M
 - 9.3. PUBLIC STREETS - 2.5M
 - 9.4. 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 MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.
 - ALL TREE STAKES AND RODENT GUARDS ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD.
 - TREE SOIL VOLUMES ARE TO BE AS FOLLOWS:
 - 30m3 FOR LARGE DECIDUOUS TREES
 - 20m3 FOR EVERGREEN AND MEDIUM DECIDUOUS TREES
 - 20m3 FOR SMALL DECIDUOUS TREES

40 YEAR CANOPY CALCULATION:

25,764 m2 site area

(5) large trees proposed (154m2 ea.)

(20) medium trees proposed (79m2 ea.)

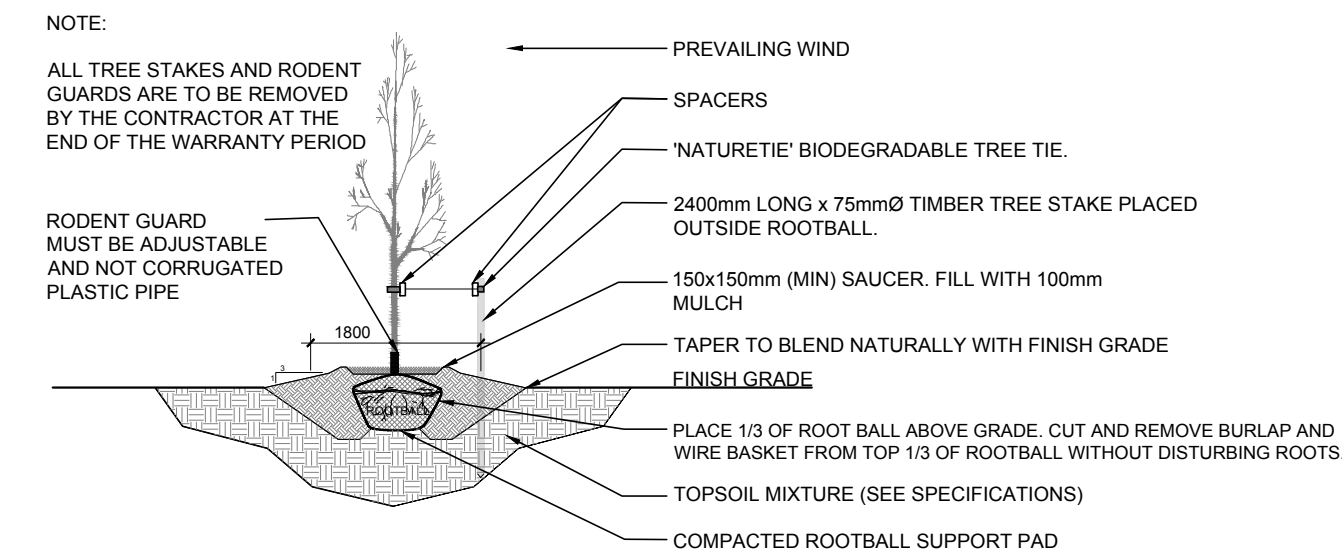
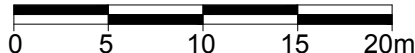
(10) medium trees to remain (79m2 ea.)

(4) large trees to remain (154m2 ea.)

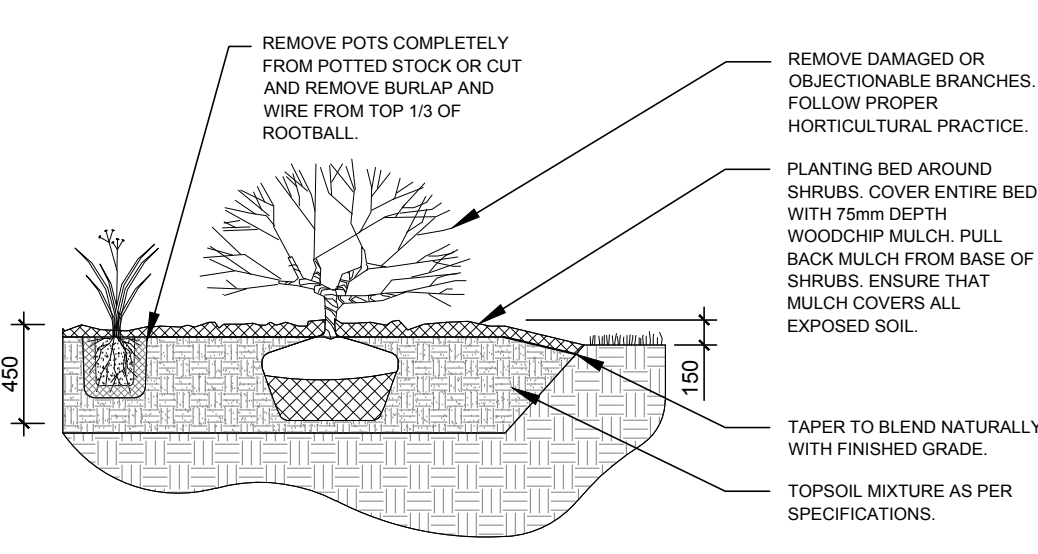
=3,910m2 canopy cover =14.6% canopy cover

***Large trees calculated at 14m spread and medium at 10m spread. Private road included in calculation.**

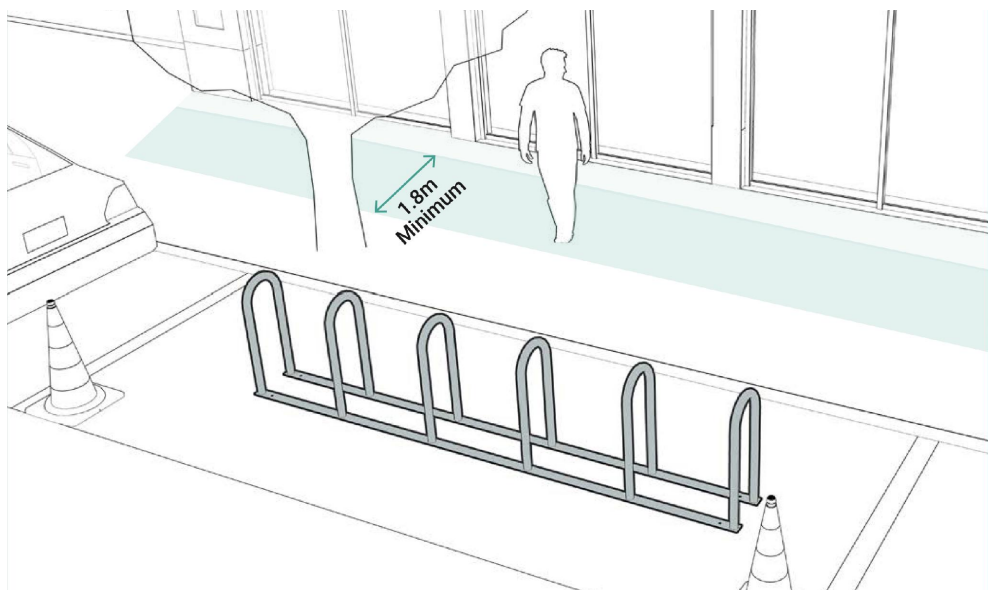
1 LANDSCAPE PLAN
L.1 SCALE 1:400



2 DECIDUOUS TREE PLANTING
L.1 SCALE: NTS



3 SHRUB / ORNAMENTAL GRASS PLANTING
L.1 SCALE: NTS



4 BIKE PARKING CORRAL
L.1 SCALE: NTS

PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
* FM	5	Acer x freemanii	Freeman's Maple	50mm Ø	B&B	
* HB	10	Celtis occidentalis	Hackberry	50mm Ø	B&B	
* HL	10	Gleditsia triacanthos 'Draves'	Street Keeper Honey Locust	50mm Ø	B&B	
SHRUBS						
AH	11	Rosa rugosa 'Alba'	Alba Rugosa Rose	600mm ht.	Potted	Space 1000mm O.C.
* CS	49	Cornus sericea	Red Osier Dogwood	600mm ht.	Potted	Space 1000mm O.C.
RR	303	Rosa rugosa 'Hansa'	Hansa Rugosa Rose	800mm ht.	Potted	Space 1000mm O.C.
* SF	346	Rhus aromatica 'Gro-Low'	Gro-low Sumac	600mm ht.	Potted	Space 1000mm O.C.
* SS	52	Hypericum kalmianum	Kalm's St.John's Wort	600mm ht.	Potted	Space 1000mm O.C.
ORNAMENTAL GRASSES						
BL	80	Leymus arenarius 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	Space 800mm O.C.
KF	238	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	Space 800mm O.C.
* MS	159	Panicum virgatum	Switch Grass	250mm pot	Potted	Space 800mm O.C.

*DENOTES NATIVE SPECIES

CLIENT

Caimion Development Consulting

CONSULTANTS

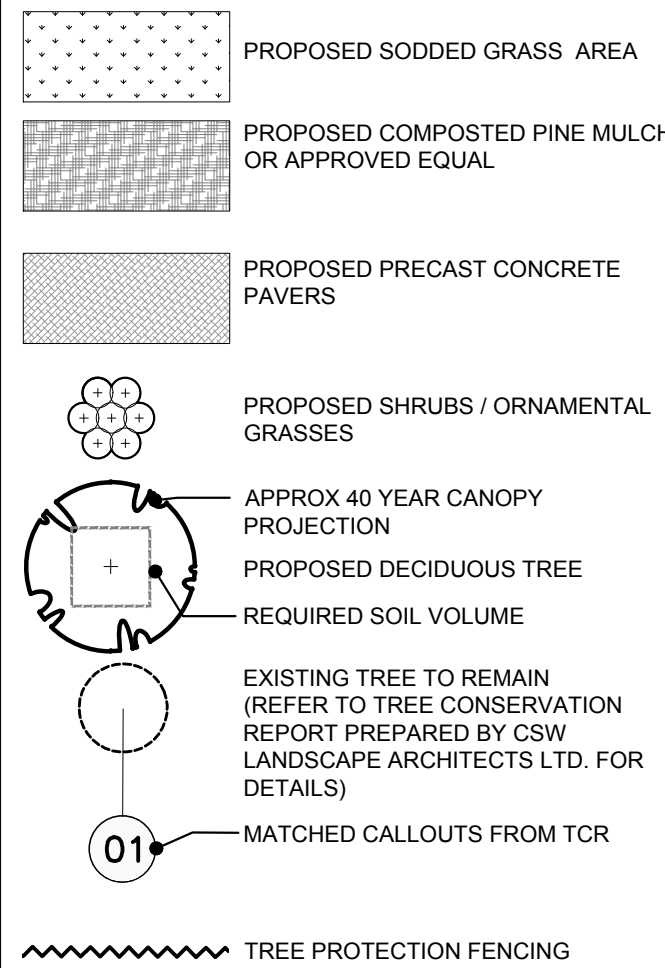
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CIVIL ENGINEERS:

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LEGEND



8	REVISED PER NEW SITE PLAN	07/17/2024	ML	JL
7	REVISED PER ARBORIST'S COMMENTS	07/11/2024	CM	JL
6	UPDATED PER NEW SITE PLAN	07/08/2024	CM	JL
5	REVISED PER CITY COMMENTS	07/03/2024	CM	JL
4	REVISED PER CITY COMMENTS	02/14/2024	ML	JL
3	REVISED PER NEW LIGHTING PLAN	02/12/2024	ML	JL
2	ISSUED FOR DISCUSSION AND REVIEW	02/09/2024	ML	JL
1	ISSUED FOR DISCUSSION AND REVIEW	10/31/2023	ML	JL
No.	Issue	Date	ML	JL
		06/23/2024	DR	CK

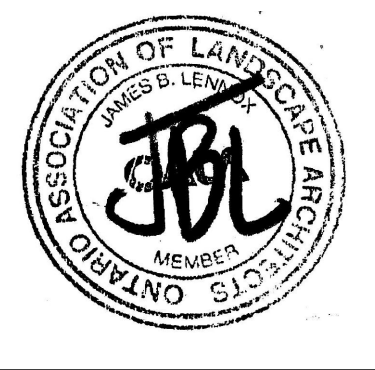
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PROJECT
COMMERCIAL DEVELOPMENT
3075 PALLADIUM DRIVE, OTTAWA ON

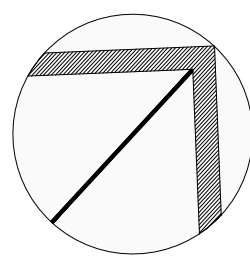
DRAWING

LANDSCAPE PLAN

STAMP



PROJECT NORTH



SCALE

AS SHOWN

START DATE

OCTOBER 2023

PROJECT NO.

23MIS2358

DRAWING NO.

L.1

PLOT SIZE ARCH-D