

**LEGEND**

- PROPERTY LINE
- - - 4m LIMITING DISTANCE AGREEMENT
- - - 4.5m GEOTECHNICAL OFFSET
- - - 7.5m GEOTECHNICAL OFFSET
- /// ROOT PRUNING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] PRECAST PAVERS
- [Pattern] SOD
- [Pattern] MULCH
- [Pattern] PERENNIAL VARIETIES
- [Symbol] DECORATIVE ROCKS
- [Symbol] PICNIC TABLE
- [Symbol] BENCH

**NOTE:**

TREES AT EASTSIDE BEYOND 4m LIMITING DISTANCE AGREEMENT -

TREES ARE PROPOSED AT EAST SIDE BEYOND 4m LIMITING DISTANCE AGREEMENT AIMING TOWARDS 40% CANOPY COVERAGE TARGET.

PROPOSED TREES ARE TO BE FURTHER REVIEWED WITH THE OWNERS FOR CONFIRMATION.

EXISTING TREES:

REFER TO THE ARBORIST / TREE CONSERVATION REPORT BY OTTAWA TREE REPORT FOR RETENTION, REMOVAL, CONSERVATION AND ROOT PRUNING OF THE EXISTING TREES.

**GENERAL NOTES**

- 1 All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
- 2 The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
- 3 All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
- 4 Obtain approval of the Consultant(s) for granular base and layout of all pavement areas prior to construction.
- 5 Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
- 6 Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
- 7 Maintain positive surface runoff through the entire construction period.
- 8 Reinststate all areas and items damaged as a result of construction activities.

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1	Issued for Site Plan Application	2022/12/21
NUMBER/	MILESTONE / FMT SALLANT	DATE: (Y/M/D)
NUMERO		(A/M/J)
ARCHITECT	CONSULTANT	
NORTH	CONSULTANT	

PROJECT / LOCATION

**4-Storey Mixed Use Building Development**

2663 Innes Road  
Ottawa, Ontario

SHEET NAME:

**LANDSCAPE / PLANTING PLAN**

DATE: DESIGNED BY: / CONCU PAR A.A. / T.F.  
 DRAWN BY: / DESINE PAR T.F.  
 PROJECT NO: 22-1704

CHECKED BY: / VERIFE PAR M.R.  
 SCALE / ECHELLE  
 SHEET NO: L-01

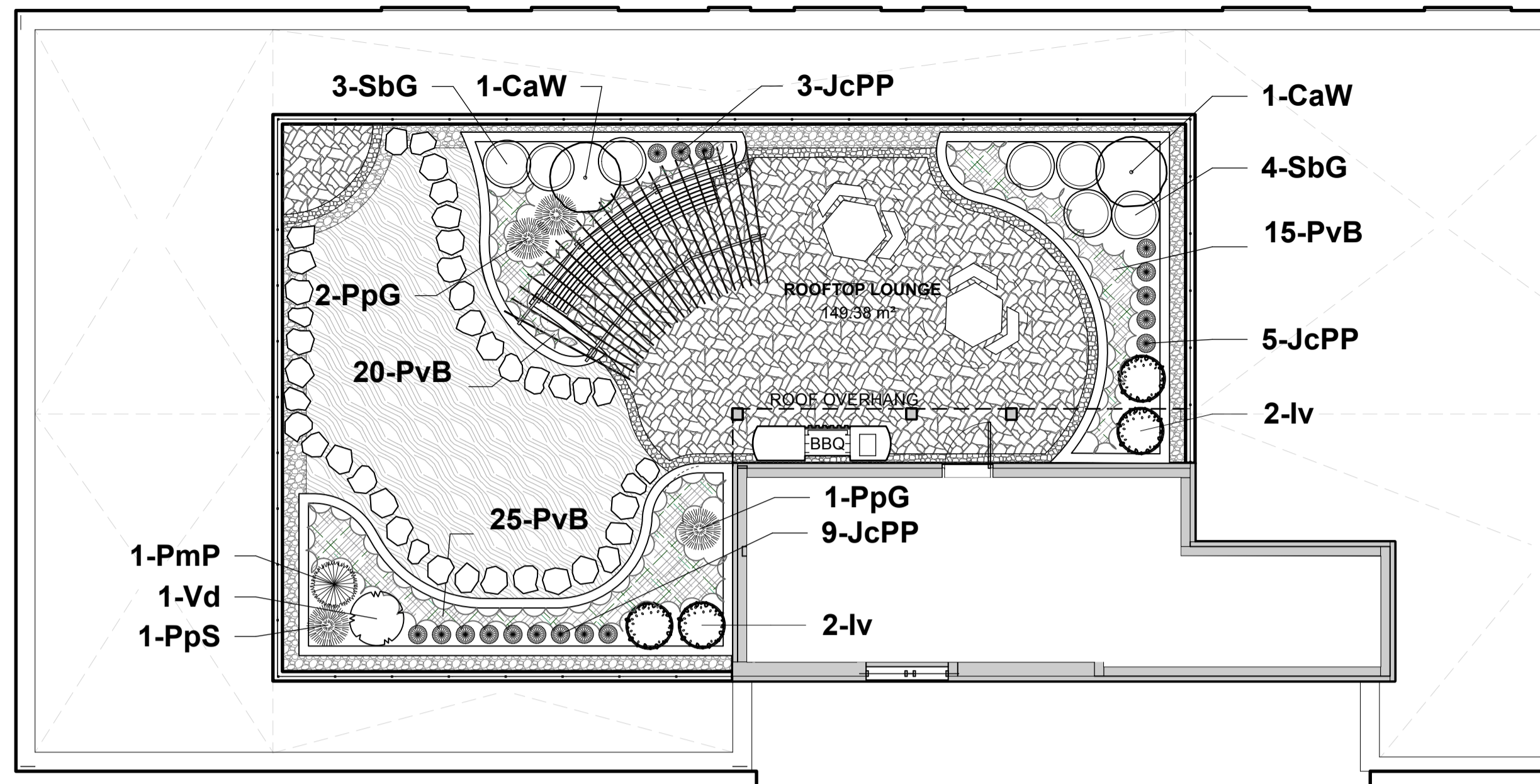
**LANDSCAPE / PLANTING PLAN**  
 Scale: 1:125

ID	Qty	Botanical Name	Common Name	Sched. Size	Remarks	Native
<b>Plant List - Ground level</b>						
<b>TREES</b>						
Ab	1	Abies balsamea	Balsam Fir	200 cm ht	WB, Staked	Native
CrT	2	Cornus racemosa	Gray Dogwood (Tree form)	50mm caliper	WB, Staked	Native
Gt	3	Gleditsia triacanthos inermis	Thornless Honeylocust	60mm caliper	WB, Staked	Native
MHG	1	Malus x 'Harvest Gold'	Harvest Gold Crabapple	50mm caliper	WB, Staked	Introduced
MM	1	Malus x 'Makamik'	Makamik Crabapple	50mm caliper	WB, Staked	Introduced
PpF	2	Picea pungens 'Fastigiata'	Columnar Colorado Spruce	200 cm ht	WB, Staked	Native
PpFA	6	Picea pungens glauca 'Fat Albert'	Fat Albert Colorado Blue Spruce	200 cm ht	WB, Staked	Native
SrIS	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mm caliper	WB, Staked	Introduced
			%Native by number of plants			73%
<b>SHRUBS</b>						
AcS	3	Ametanchier canadensis	Shadblow Serviceberry (Shrub form)	2 gallon pot		Native
DI	11	Diervilla lonicera	Dwarf Bush-honeysuckle	2 gallon pot		Native
JsBA	31	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	150 cm ht	Potted	Native
MaP	2	Morus alba 'Pendula'	Weeping Mulberry (Fruitless)	40cm stem	Potted	Introduced
PoDM	13	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	2 gallon pot		Native
PpG	7	Picea pungens 'Glauca Globosa'	Globe Blue Spruce	100cm ht	Potted	Native
ToH	22	Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	150 cm ht.	Potted	Native
			%Native by number of plants			97%
<b>ORNAMENTAL GRASSES</b>						
Pv	27	Panicum virgatum	Switch Grass	1 gallon pot		Native
Ss	70	Schizachyrium scoparium/Andropogon sco	Little Bluestem	1 gallon pot		Native
			%Native by number of plants			100%
<b>PERENNIALS</b>						
PvA	120	Perennial Mix A - Sun-Shade	Perennial variety Sun-Shade	150mm pot		
		Perennial Varieties - such as Coneflower, Daylily, Blazing Star, and Rudbeckia to be minimum 50% native varieties				

**NOTE:**

THIS PLAN IS ISSUED FOR SITE PLAN CONTROL SUBMISSION ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING OR CONSTRUCTION.

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**ROOF LOUNGE LAYOUT / PLANTING PLAN**  
Scale: 1:100

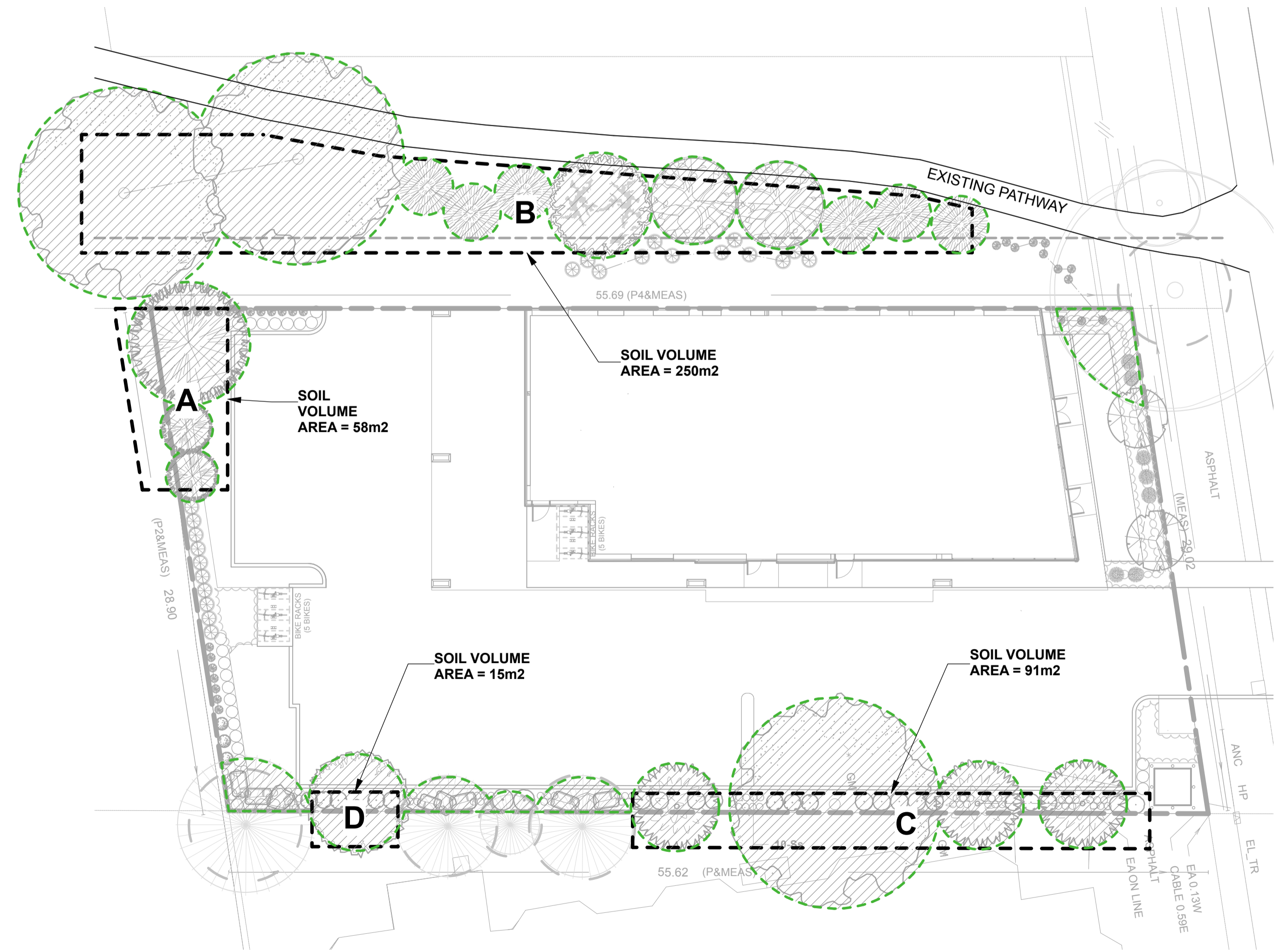
- LEGEND**
- PARAPET AND RAILING
  - 500mm PEASTONE MAINTENANCE EDGE
  - PAVERS TYPE 1
  - PAVERS TYPE 2
  - STEPPING STONES
  - LOW, POLLINATOR-FRIENDLY GROUNDCOVERS
  - RAISED PLANTERS - SHRUBS AND PERENNIALS
  - SMALL ORNAMENTAL TREES / MULTISTEM SHRUBS
  - CONIFEROUS SHRUBS
  - PERENNIAL PLANTING

**Plant List - Roof lounge**

ID	Qty	Botanical Name	Common Name	Sched. Size	Remarks	Native
<b>TREES</b>						
CaW	2	Caragana arborescens 'Walker'	Walker Siberian Peashrub	125cm STEM	WB specimen	Introduced
<b>SHRUBS</b>						
Iv	4	Ilex verticillata	Winterberry	2 gallon pot	Potted	Native
JcPP	17	Juniperus communis 'Pencil Point'	Pencil Point Juniper	125cm ht	Potted	Native
PpG	3	Picea pungens 'Glauca Globosa'	Globe Blue Spruce	100cm ht	Potted	Native
PpS	1	Picea pungens 'Sester Dwarf'	Sester Dwarf Blue Spruce	125cm ht	specimen	Native
PmP	1	Pinus mugo 'Pumilo'	Dwarf Mugho Pine	125cm ht	1.5m o.c.	Introduced
SbG	7	Spiraea bumalda 'Goldflame'	Goldflame Spirea	50cm ht	0.9m o.c.	Introduced
Vd	1	Viburnum dentatum	Arrowwood	125cm ht	Bare root	Native
<b>PERENNIALS</b>						
PvB	60	Perennial Mix B - Sun-Shade_exposed	Perennial variety Sun-Shade for roof lounge	150mm pot		

Perennial Varieties - such as Sea Thrift, Tickseed, Russian Sage, Canada Columbine, Coral Bells, Hosta, Ferns, and Trailing perennials to be minimum 50% native varieties

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**SOIL VOLUMES AND CANOPY COVERAGE**  
Scale: 1:200

- LEGEND:**
- C SOIL VOLUME AREA AND IDENTIFIER
  - TREE CANOPY COVERAGE

**Total Tree Canopy Coverage: 625m<sup>2</sup>**  
**Total Property Area: 1590m<sup>2</sup>**  
**Percentage of Tree Canopy Coverage: 39%**

**SOIL VOLUME MATRIX:**

SOIL VOLUME CALCULATIONS - Tree quantity and size soil volume area and depth	Tree Quantity	OTTAWA Target Soil Volume (m <sup>3</sup> )	Design Soil Volume	Soil Adequacy percentage
<b>AREA A - 3 conifers</b> plant bed (58 sq m x 0.9 metre deep)	3	54.0	52.2	96.67%
<b>AREA B - 2 medium trees, 6 conifers, 3 small trees</b> plant bed (250 sq m x 0.9 metre deep)	11	189.0	225.0	119.05%
<b>AREA C - 1 medium tree, 3 small trees</b> plant bed (91 sq m x 0.9 metre deep)	4	63.0	81.9	130.00%
<b>AREA D - 1 small tree (in multi-tree area)</b> plant bed (15 sq m x 0.9 metre deep)	1	15.0	13.5	90.00%

Due to clay soils, tree volumes are calculated according to City of Ottawa guide for one size up of proposed trees - i.e. for small tree counted in soil volume for medium size tree.

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1	Issued for Site Plan Application	2022/12/21

ARCHITECT: [ ] CONSULTANT: [ ]

NORTH: [ ] CONSULTANT: [ ]

PROJECT / LOCATION  
**4-Storey Mixed Use Building Development**  
2663 Innes Road  
Ottawa, Ontario

SHEET NAME:  
**ROOF LOUNGE PLAN / SOIL VOLUMES & CANOPY COVERAGE**

DATE: DESIGNED BY / CONCU PAR A.A. / T.F.	CHECKED BY / VERIFIE PAR M.R.
DRAWN BY / DESINE PAR T.F.	SCALE / ECHELLE
PROJECT NO. 22-1704	SHEET NO. <b>L-02</b>

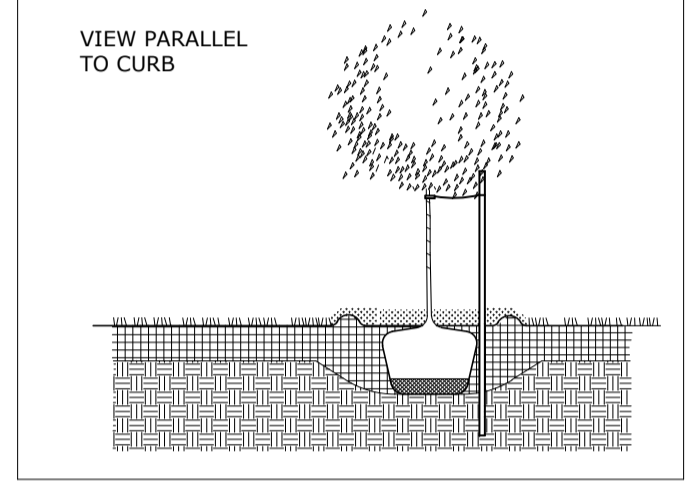
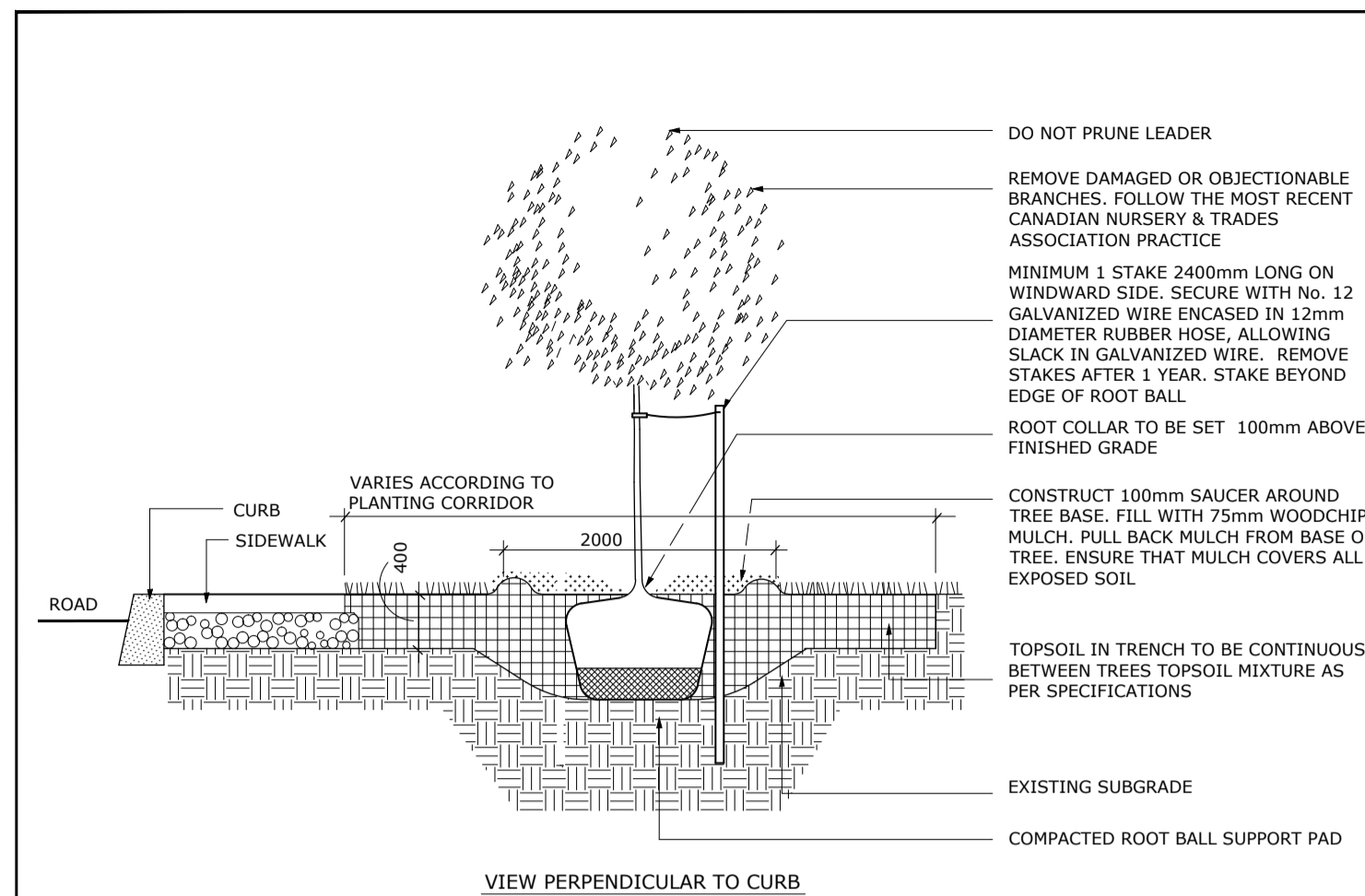
**NOTES:**

**TREES ARE TO BE INSTALLED AS PER CITY STANDARD DETAILS: SOIL VOLUME AS PER BELOW NOTES AND MATRIX ON SHEET L-01.**

- STANDARD TREE SOIL VOLUMES QUANTITIES INCLUDE THE TOP 900-1000mm OF SOIL/EXISTING SUBSOIL LAYER TO CALCULATE TOTAL SOIL VOLUMES REQUIRED BY THE CITY OF OTTAWA FOR SUSTAINABLE TREE GROWTH. WHERE LARGER SOFT AREAS ARE AVAILABLE, THE TOP 400-500mm LAYER IS USED TO CALCULATE SOIL VOLUMES.

- WHERE EXISTING MATERIAL BELOW THE SPECIFIED TOPSOIL IS NOT CONDUCTIVE TO TREE GROWTH, AN ADDITIONAL LAYER OF PLANTING MEDIUM IS TO BE INSTALLED BELOW SPECIFIED TOPSOIL DEPTH TO OBTAIN THE SOIL VOLUME DEPTH REQUIRED.

- REFER TO SOIL VOLUME MATRIX AND PLANS FOR AREA WHERE TREE SOIL VOLUMES ARE REQUIRED.

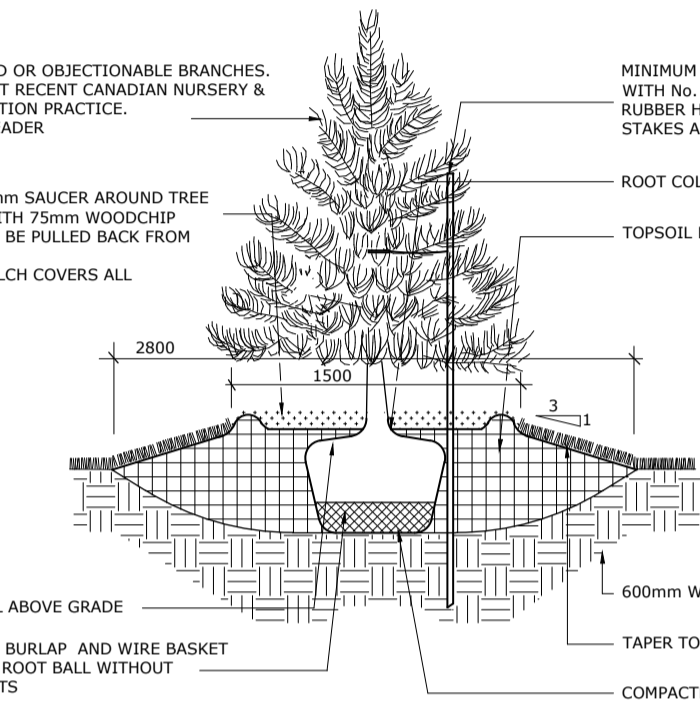
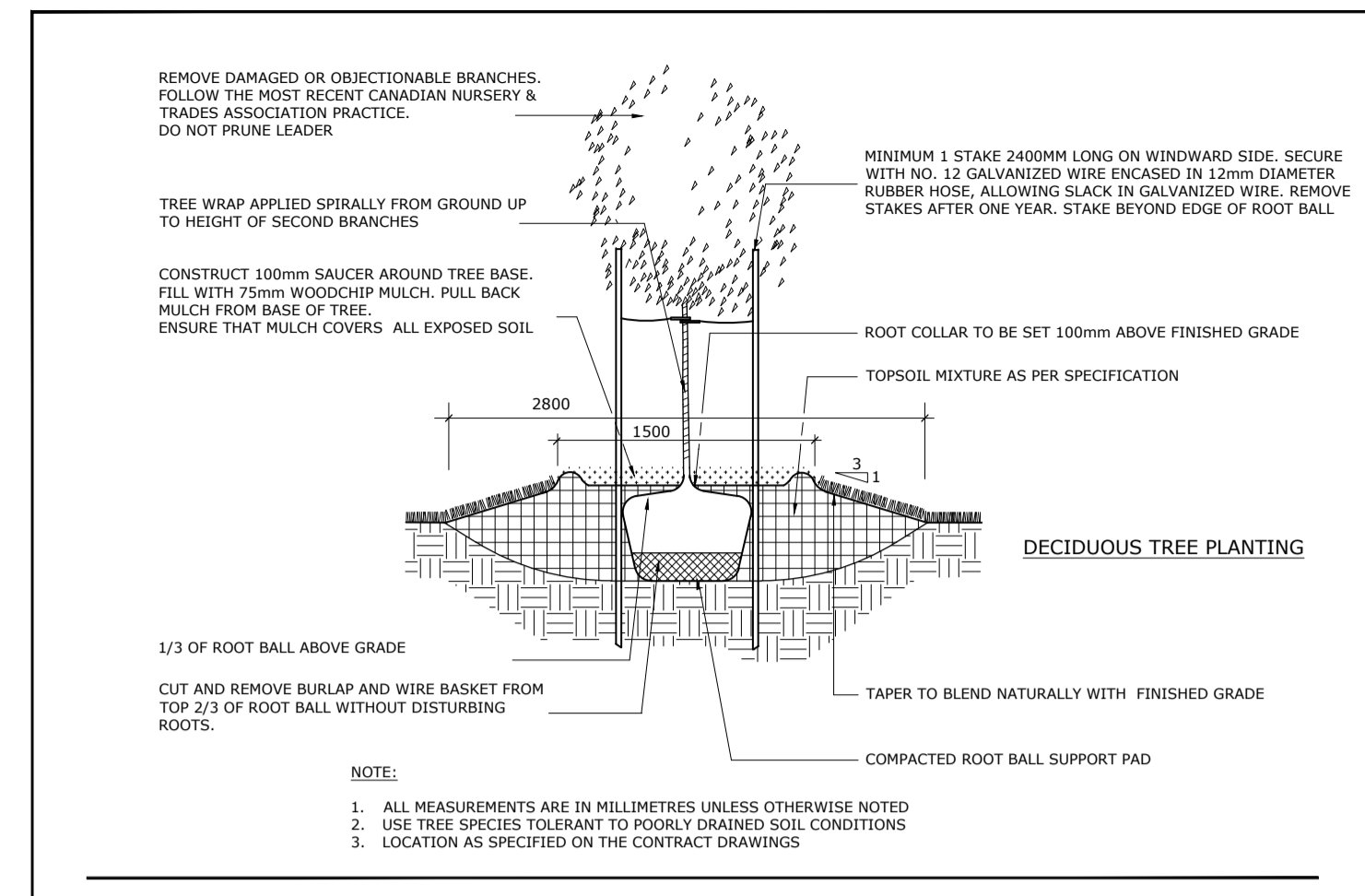


**NOTES:**

1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 2/3 OF ROOT BALL WITHOUT DISTURBING ROOTS
3. LOCATION AS SPECIFIED ON THE CONTRACT DRAWINGS



TITLE: **PLANTING TRENCH WELL DRAINED SOILS**  
DATE: MAY 2001  
REV: JAN 2017  
DWG No: L1

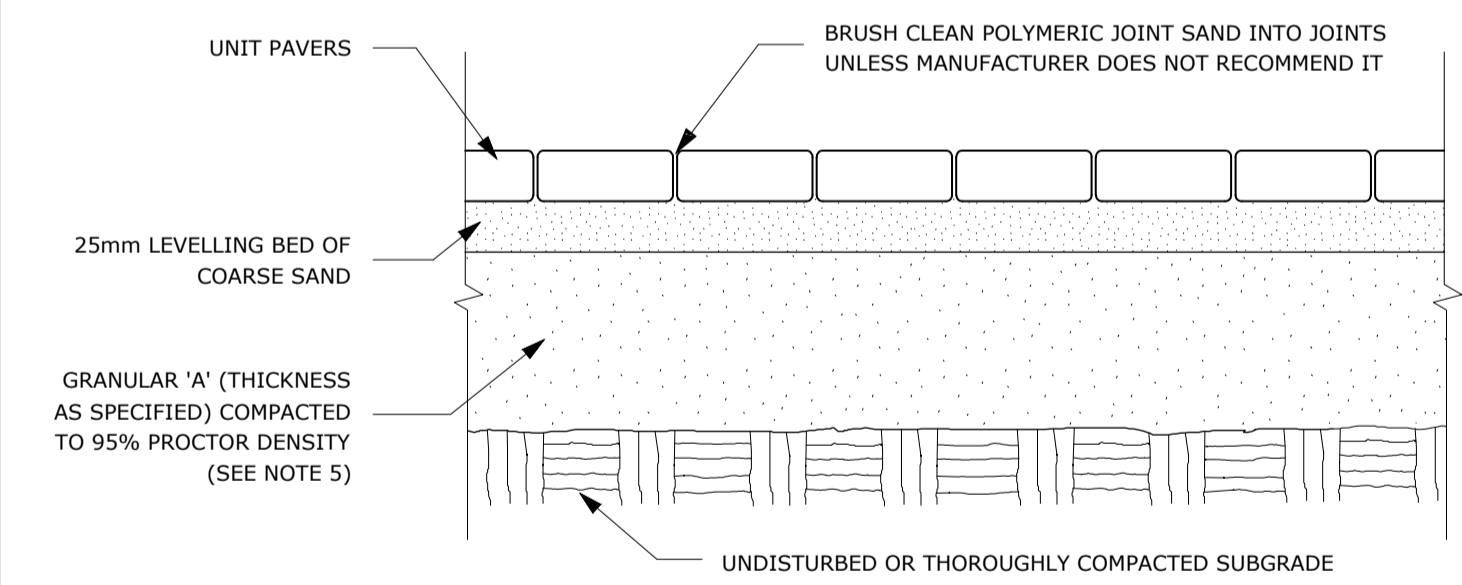


**NOTE:**

1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. USE TREE SPECIES TOLERANT TO POORLY DRAINED SOIL CONDITIONS
3. LOCATION AS SPECIFIED ON THE CONTRACT DRAWINGS



TITLE: **PLANTING PIT POORLY DRAINED SOILS**  
DATE: MAY 2001  
REV: FEB 2017  
DWG No: L6



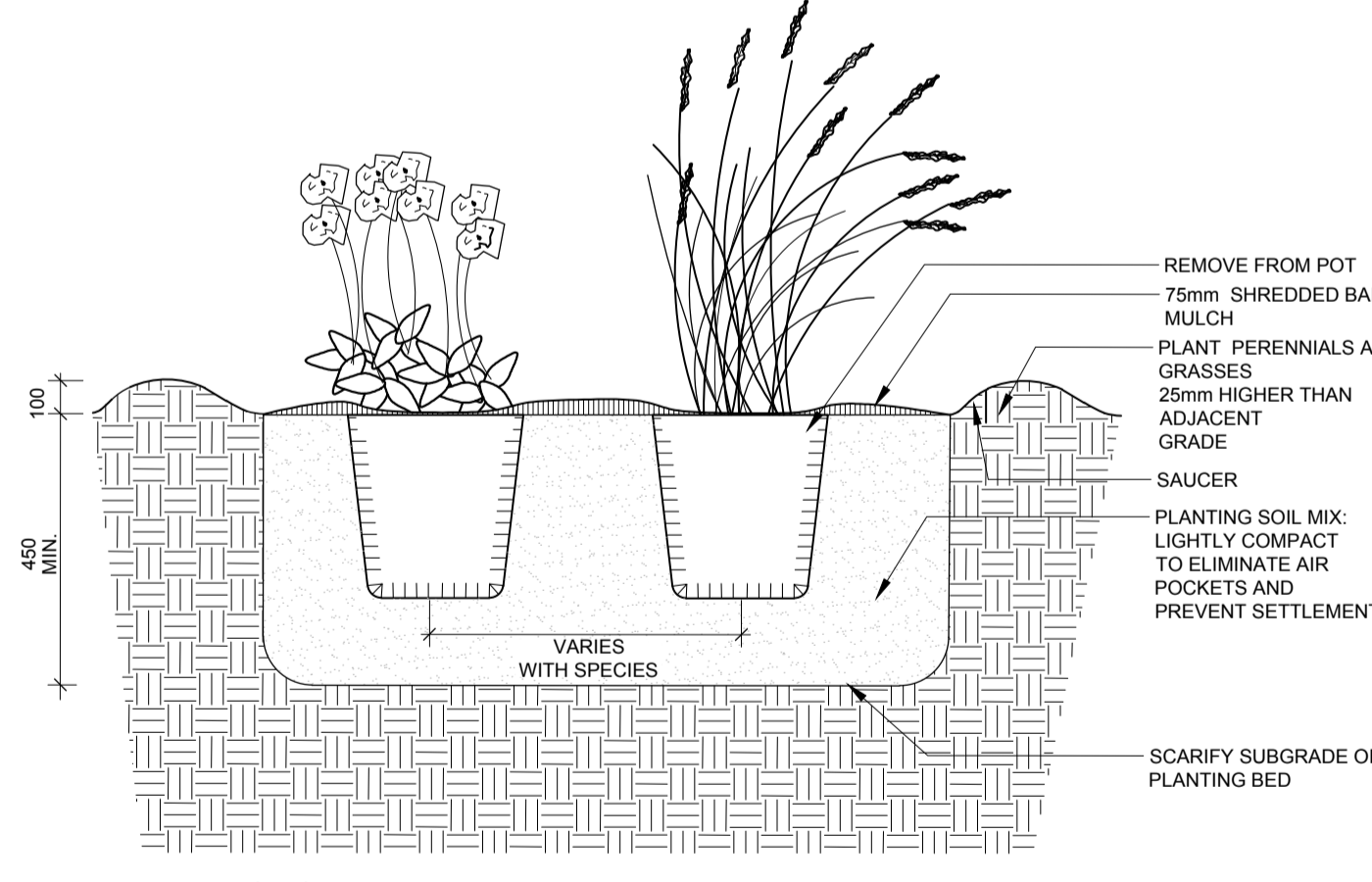
**NOTES:**

1. THE LEVELING COURSE (BEDDING SAND) SHALL BE PLACED LOOSE, IN A UNIFORM LAYER AT A MAXIMUM DEPTH OF 25mm TO ACHIEVE THE FINAL COMPACTED THICKNESS AND GRADE AS SPECIFIED
2. INSTALL SOLID EDGE RESTRAINT BETWEEN UNIT PAVERS AND ANY SOFT SURFACE (SOD, PLANTING BED, ETC.)
3. UNIT PAVERS ARE THEN PLACED ON TOP OF THE LEVELING COURSE AND ADDITIONAL SAND SWEEP BETWEEN THE UNIT PAVERS
4. THE UNIT PAVERS ARE THEN VIBRATED INTO PLACE WITH A VIBRA-PLATE AND WATER IS ADDED TO ASSIST IN THE SETTLING OF THE JOINT SAND
5. GRANULAR 'A' DEPTH TO BE 100mm FOR PEDESTRIAN AREAS AND 150mm FOR VEHICULAR ACCESSES. OR AS RECOMMENDED BY GEOTECHNICAL INVESTIGATION
6. USE OF THIS DETAIL REQUIRES THE PRIOR APPROVAL OF THE GENERAL MANAGER



TITLE: **UNIT PAVING - ON GRANULAR BASE**  
DATE: MAY 2001  
REV: FEB 2016  
DWG No: SC9

ADDITIONAL NOTES FOR NUMBER 5: PRECAST PAVERS IN PEDESTRIAN AREAS WHERE NORMAL SNOW REMOVALS ARE DONE IS TO RECEIVE A MINIMUM 200mm GRANULAR 'A'. FURTHER ADJUSTMENTS TO BE SPECIFIED IN RELATION TO SITE CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.

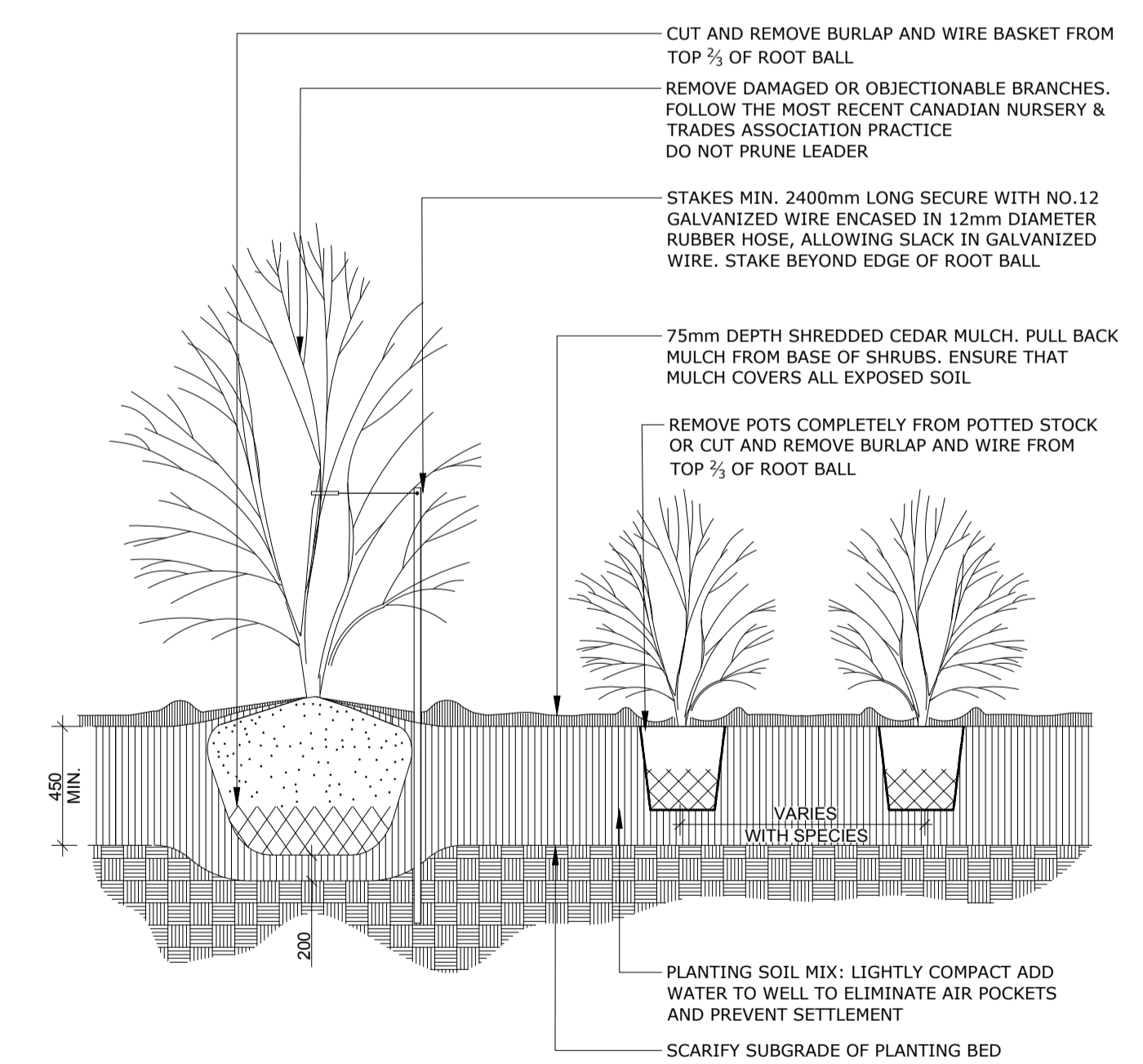


**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
3. PROVIDE 100MM HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.



TITLE: **PERENNIAL AND ORNAMENTAL GRASS PLANTING**  
DATE: JAN 2015  
REV:  
DWG No: L21



**NOTES:**

1. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
2. SHRUBS SPECIFIED BARE ROOTS (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE
3. PROVIDE 100 HIGH EARTH SAUCER AROUND SHRUB BED
4. STAKES TO BE REMOVED AT COMPLETION OF TWO YEAR WARRANTY PERIOD



TITLE: **CONTINUOUS SHRUB BED PLANTING**  
DATE: FEB 2013  
REV: FEB 2014  
DWG No: L17

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1	Issued for Site Plan Application	2022/12/21
NUMBER	MILESTONE / FANT SALLANT	DATE: (Y/M/D)
NUMERO		(A/M/J)

ARCHITECT	CONSULTANT
NORTH	CONSULTANT

PROJECT / LOCATION  
**4-Storey Mixed Use Building Development**  
2663 Innes Road  
Ottawa, Ontario

SHEET NAME:  
**DETAILS**

DATE:	DESIGNED BY: / CONCU PAR	CHECKED BY: / VERIFE PAR
A.A. / T.F.	M.R.	SCALE / ECHELLE
DRAWN BY: / DESINE PAR	T.F.	SHEET NO:
PROJECT NO:	22-1704	<b>L-03</b>