

GENERAL NOTES

- EXISTING VEGETATION TO REMAIN AND BE PROTECTED IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA TREE PROTECTION GUIDELINES.
- FOR REMOVALS REFER TO CIVIL DRAWINGS.
- THE CONTRACTOR IS TO NOTIFY THE CONTRACT ADMINISTRATOR IMMEDIATELY IF THERE IS POTENTIAL RISK OR DAMAGE TO ANY EXISTING TREE ON THE PROPERTY OR ON ADJACENT PROPERTIES. UNLESS SPECIFIED FOR REMOVAL, ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE CONTRACT ADMINISTRATOR FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.
- CONTRACTOR IS REQUIRED TO REPORT ANY CONCERNS RELATED TO POTENTIAL TREE DAMAGE PRIOR TO COMMENCING WORK. AN ARBORIST STAFF WILL BE REQUIRED TO ASSESS AND PROVIDE DIRECTION TO PROTECT ALL EXISTING TREES THAT ARE NOT INDICATED TO BE REMOVED.

LEGEND

- PROPERTY LINE
- SIB PROPERTY BAR
- 247.50 EX. CONTOUR
- × 247.50 EX. SPOT ELEVATION
- EX. VEGETATION
- EX. CB, DCB, CBMH AND MH
- EX. SWALE/ DITCH
- EX. CHAIN LINK FENCE
- EX. ABOVE GROUND HYDRO LINE
- ▽ EX. MAN DOOR
- × TREE TO BE REMOVED
- PROPOSED TREE PROTECTION FENCING
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- 0000 TREE TO BE RETAINED AND PROTECTED IDENTIFICATION TAG
- <10 TREE TO BE RETAINED AND PROTECTED IDENTIFICATION TAG-LESS THAN 10cm DBH
- 0000 TREE TO BE RETAINED AND PROTECTION IDENTIFICATION TAG - LOCATION APPROXIMATE
- 0000 TREE TO BE REMOVED IDENTIFICATION TAG
- <10 TREE TO BE REMOVED IDENTIFICATION TAG- LESS THAN 10cm DBH
- 0000 TREE TO BE REMOVED IDENTIFICATION TAG - LOCATION APPROXIMATE
- LIMIT OF GRADING
- PROPOSED SILT FENCE REFER TO CIVIL DRAWINGS FOR DETAILS
- ▨ EXISTING VEGETATION TO BE REMOVED

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Lily Xu at 4:19 pm, Jun 19, 2023

NOTE:
 IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED.



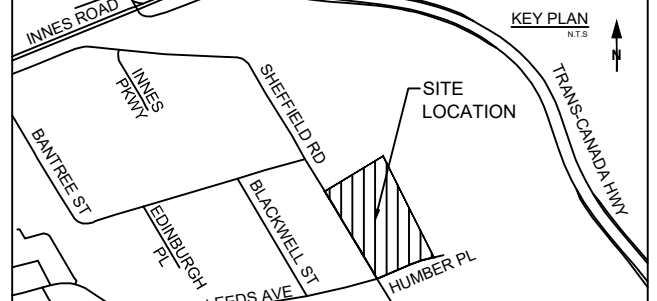
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
4	2023-02-06	REISSUED FOR SPA
3	2022-11-25	ISSUED FOR BID
2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	ISSUED FOR LANDLORD REVIEW

KEY PLAN

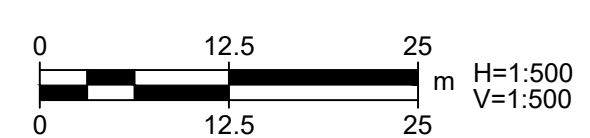


PROJECT NUMBER
 60648725

SHEET TITLE
 TREE MANAGEMENT PLAN

SHEET NUMBER
 L001

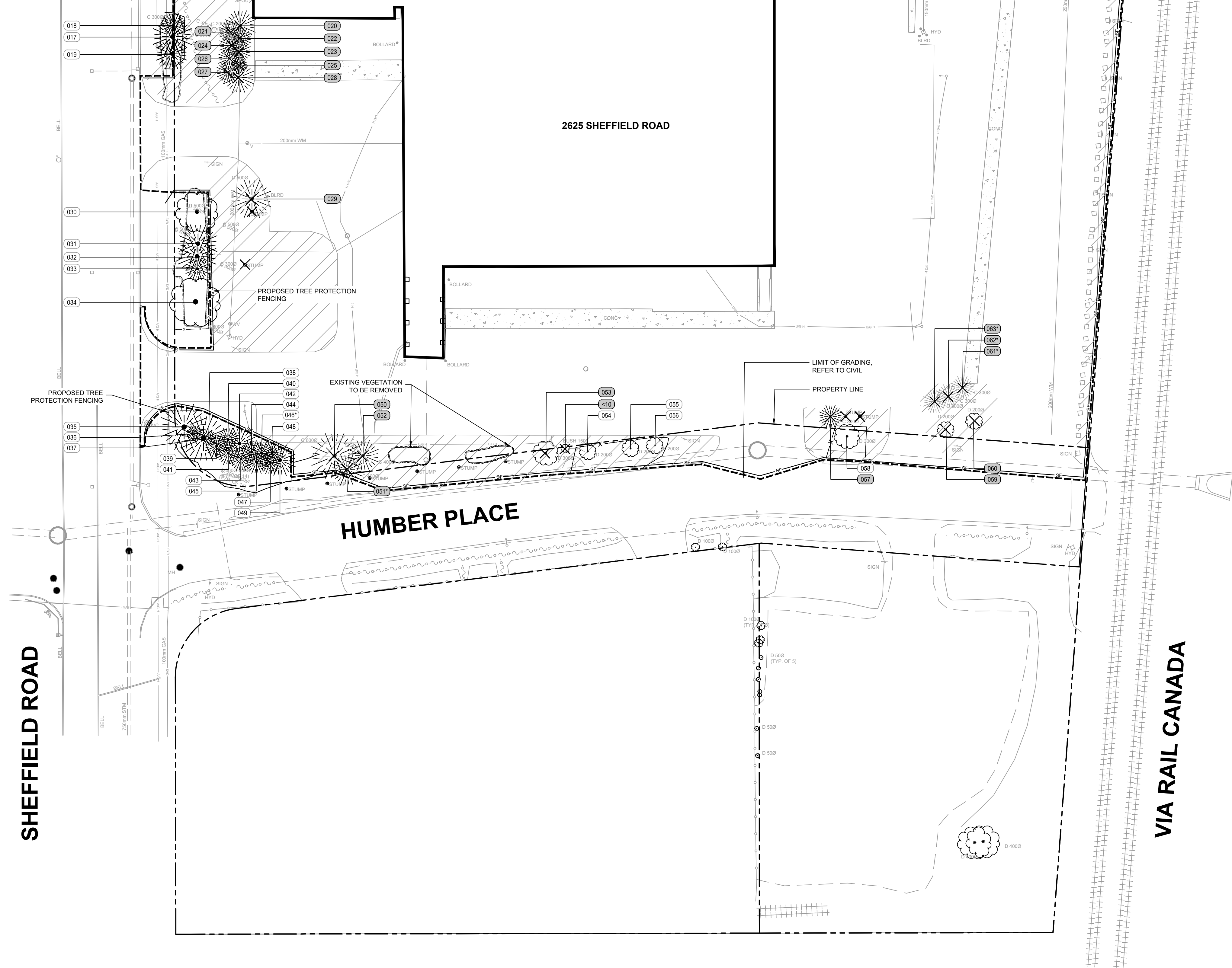
PLAN NO.: 18547



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MATCHLINE REFER TO L001

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GENERAL NOTES

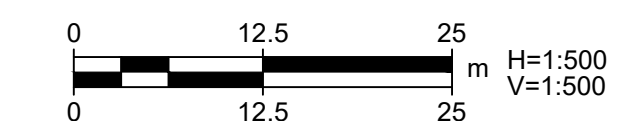
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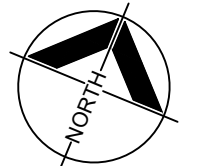

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
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 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Lily Xu at 4:20 pm, Jun 19, 2023



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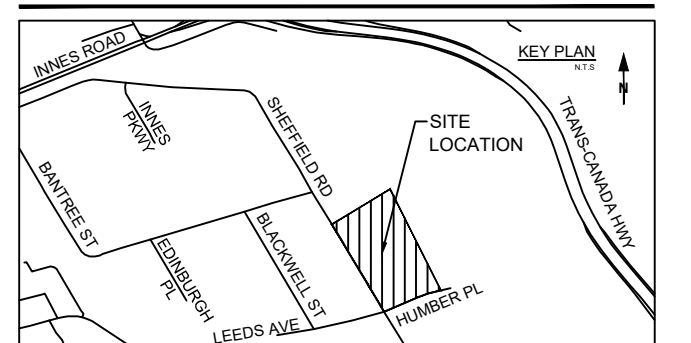
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KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

TREE MANAGEMENT PLAN

SHEET NUMBER

L002

PLAN NO.: 18547

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By Lily Xu at 4:21 pm, Jun 19, 2023

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MANAGER, DEVELOPMENT REVIEW SOUTH
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DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



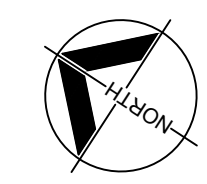
PROJECT
DYT3
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

OWNER
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700-22 St. Clair Avenue East
Toronto, Ontario M4T 2S5
647-533-5057

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519 650 5313 tel 519 650 3424 fax
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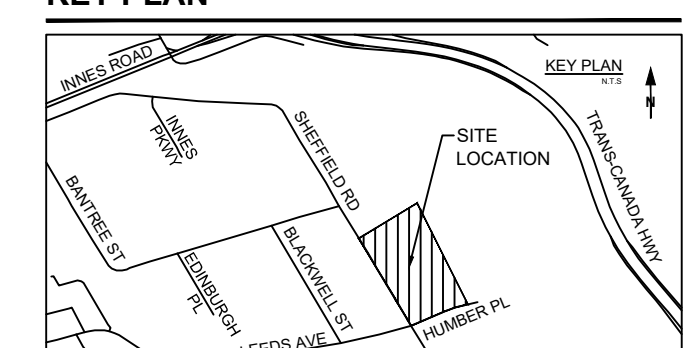
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KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

EXISTING TREE CANOPY COVER

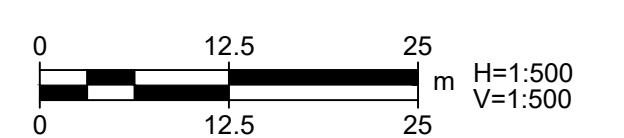
SHEET NUMBER

L003

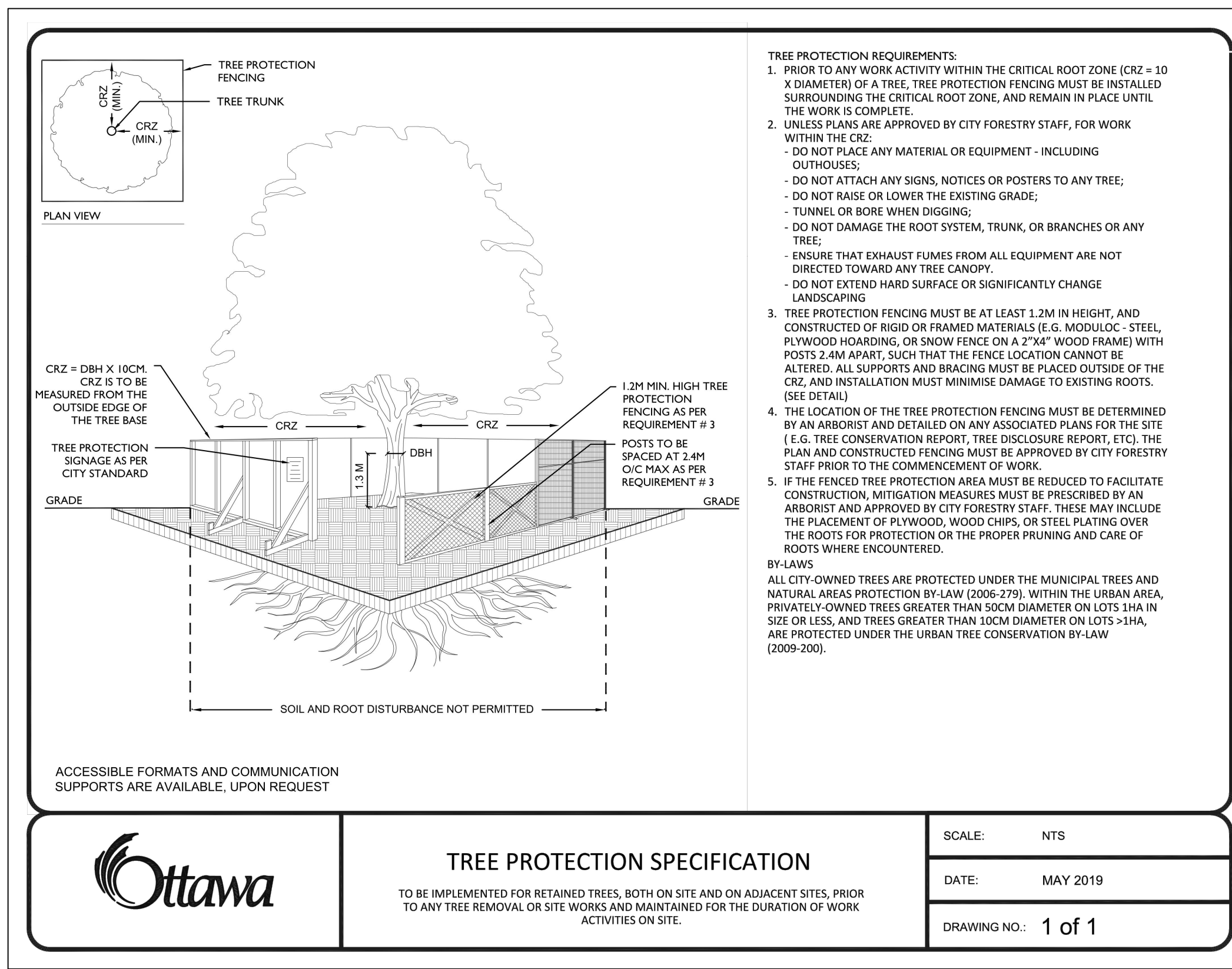
PLAN NO.: 18547

CANOPY SUMMARY

TOTAL SITE AREA	70,635m ²
EXISTING SITE CANOPY COVER	8,635m ²
CANOPY COVER PERCENTAGE	12%



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MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
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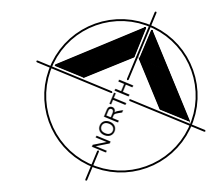


PROJECT
DYT3
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OWNER
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CONSULTANT
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50 Sportsworld Crossing Road, Suite 290
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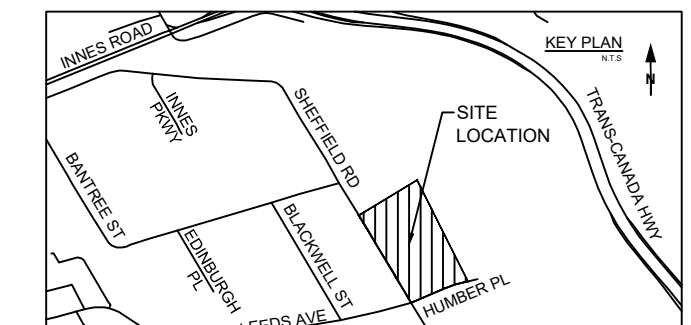
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KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

TREE PROTECTION NOTES AND DETAILS

SHEET NUMBER

L004

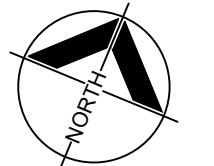
PLAN NO.: 18547

TREE INVENTORY

Tree Number	Common Name	Scientific Name	DBH (cm)	Tree Crown Reserve (m)	Crown Dieback	Overall Condition	Minimum Tree Protection Zone (m)	Recommended Action	Ownership
1	Spruce - Colorado	Picea pungens	36	5	15	Fair	3.6	Remove	Private Onsite
2	Spruce - Colorado	Picea pungens	43	6	0	Good	4.3	Remove	Private Onsite
3	Linden - Little-Leaf	Tilia cordata	35, 37	8	10	Good	3.7	Protect - Minor Injury	Private on adjoining site
4	Spruce - Colorado	Picea pungens	27	4	5	Good	2.7	Remove	Private Onsite
5	Spruce - Colorado	Picea pungens	42	6	10	Good	4.2	Remove	Private Onsite
6	Maple - Norway	Acer platanoides	4	1	5	Fair	0.3	Remove	Private Onsite
7	Maple - Sugar	Acer saccharum	4	2	0	Fair	0.3	Remove	Private Onsite
8	Maple - Sugar	Acer saccharum	4	1	0	Fair	0.3	Remove	Private Onsite
9	Maple - Sugar	Acer saccharum	3	1	10	Fair	0.2	Remove	Private Onsite
10	Maple - Norway	Acer platanoides	5	2	10	Fair	0.4	Remove	Private Onsite
11	Maple - Norway	Acer platanoides	51	13	15	Good	5.1	Remove	Private Onsite
12	Maple - Norway	Acer platanoides	52	13	10	Good	5.2	Remove	Private Onsite
13	Maple - Sugar	Acer saccharum	13	5	10	Fair	1.2	Remove	Private Onsite
14	Maple - Norway	Acer platanoides	63	18	30	Fair	6.3	Remove	Private Onsite
15	Maple - Norway	Acer platanoides	71	14	15	Good	7.1	Remove	Private Onsite
16	Apple sp.	Malus sp.	23, 26	8	15	Fair	2.6	Remove	Private Onsite
17	Spruce - Colorado	Picea pungens	21	5	0	Good	2.1	Protect	City owned
18	Spruce - Colorado	Picea pungens	25	5	10	Good	2.5	Protect	City owned
19	Spruce - Colorado	Picea pungens	21	5	0	Good	2.1	Protect	City owned
20	Spruce - Colorado	Picea pungens	27	4	5	Fair	2.7	Remove	Private Onsite
21	Spruce - Colorado	Picea pungens	30	5	5	Good	3	Remove	Private Onsite
22	Spruce - Colorado	Picea pungens	18	3	15	Fair	1.8	Remove	Private Onsite
23	Spruce - Colorado	Picea pungens	23	4	15	Fair	2.3	Remove	Private Onsite
24	Spruce - Colorado	Picea pungens	23	4	15	Fair	2.3	Remove	Private Onsite
25	Spruce - Colorado	Picea pungens	27	4	10	Fair	2.7	Remove	Private Onsite
26	Spruce - Colorado	Picea pungens	21	4	35	Fair	2.1	Remove	Private Onsite
27	Spruce - Colorado	Picea pungens	30	30	10	Fair	3	Remove	Private Onsite
28	Spruce - Colorado	Picea pungens	27	5	10	Good	2.7	Remove	Private Onsite
29	Pine - Austrian	Pinus nigra	42	8	35	Fair	4.2	Remove	Private Onsite
30	Maple - Norway	Acer platanoides	37	9	0	Good	3.7	Protect - Minor Injury	Private Onsite
31	Spruce - Colorado	Picea pungens	35	5	0	Good	3.5	Protect - Minor Injury	Private Onsite
32	Spruce - Colorado	Picea pungens	38	5	0	Good	3.8	Protect - Minor Injury	Private Onsite
33	Spruce - Colorado	Picea pungens	21	4	0	Good	2.1	Protect	Private Onsite
34	Maple - Norway	Acer platanoides	47	9	5	Good	4.7	Protect - Minor Injury	Private Onsite
35	Spruce - Colorado	Picea pungens	38	5	15	Fair	3.8	Protect	Private Onsite
36	Spruce - Colorado	Picea pungens	17	3	25	Fair	1.7	Protect	Private Onsite
37	Spruce - Colorado	Picea pungens	35	5	15	Fair	3.5	Protect	Private Onsite
38	Spruce - Colorado	Picea pungens	28	4	10	Fair	2.8	Protect	Private Onsite
39	Spruce - Colorado	Picea pungens	19	3	45	Fair	1.9	Protect	Private Onsite
40	Spruce - Colorado	Picea pungens	19	3	45	Fair	1.9	Protect	Private Onsite
41	Spruce - Colorado	Picea pungens	18	3	20	Fair	1.8	Protect	Private Onsite
42	Spruce - Colorado	Picea pungens	27	5	20	Fair	2.7	Protect	Private Onsite
43	Spruce - Colorado	Picea pungens	26	4	15	Fair	2.6	Protect	Private Onsite
44	Spruce - Colorado	Picea pungens	17	3	10	Fair	1.7	Protect	Private Onsite
45	Spruce - Colorado	Picea pungens	22	4	25	Fair	2.2	Protect	Private Onsite
46	Spruce - Colorado	Picea pungens	16	3	10	Fair	1.6	Protect	Private Onsite
47	Spruce - Colorado	Picea pungens	21	3	15	Fair	2.1	Protect	Private Onsite
48	Spruce - Colorado	Picea pungens	18	3	15	Fair	1.8	Protect	Private Onsite
49	Spruce - Colorado	Picea pungens	24	5	15	Fair	2.4	Protect	Private Onsite
50	Spruce - Colorado	Picea pungens	40	6	10	Good	4	Remove	Private Onsite
51	Spruce - Colorado	Picea pungens	22	3	20	Fair	2.2	Remove	Private Onsite
52	Spruce - Colorado	Picea pungens	38	6	10	Good	3.8	Remove	Private Onsite
53	Honey-Locust	Gleditsia triacanthos	23	7	10	Fair	2.3	Remove	City owned
54	Honey-Locust	Gleditsia triacanthos	19	6	15	Fair	1.9	Protect	City owned
55	Honey-Locust	Gleditsia triacanthos	18	7	16	Fair	1.8	Protect	City owned
56	Honey-Locust	Gleditsia triacanthos	20	7	20	Fair	2	Protect	City owned
57	Pine - Austrian	Pinus nigra	26	5	0	Good	2.6	Remove	Private Onsite
58	Honey-Locust	Gleditsia triacanthos	23	7	15	Fair	2.3	Protect	City owned
59	Honey-Locust	Gleditsia triacanthos	18	5	15	Fair	1.8	Remove	Private Onsite
60	Honey-Locust	Gleditsia triacanthos	20	7	15	Fair	2	Remove	Private Onsite
61	Spruce - Colorado	Picea pungens	23	5	5	Fair	2.3	Remove	Private Onsite
62	Spruce - Colorado	Picea pungens	24	6	5	Good	2.4	Remove	Private Onsite
63	Spruce - Colorado	Picea pungens	28	5	5	Good	2.8	Remove	Private Onsite
64	Maple - Norway	Acer platanoides	15, 31	8	10	Good	3.1	Remove	Private Onsite
65	Elm - Siberian	Ulmus pumila	15, 16, 17, 17, 25	9	20	Fair	2.5	Remove	Private Onsite
66	Elm - Siberian	Ulmus pumila	35	9	15	Good	3.5	Protect - Minor Injury	Private on adjoining site
67	Ash - White	Fraxinus americana	10, 12	0	100	Dead	1.1	Remove - Poor, Hazard, or Dead Tree	Private Onsite
68	Maple - Manitoba	Acer negundo	16	5	15	Fair	1.6	Protect - Minor Injury	Private on adjoining site
69	Maple - Norway	Acer platanoides	22	0	100	Dead	2.2	Remove - Poor, Hazard, or Dead Tree	Private on adjoining site
70	Maple - Manitoba	Acer negundo	13, 14, 15	7	15	Fair	1.5	Protect	Private on adjoining site
71	Maple - Manitoba	Acer negundo	13	5	15	Fair	1.2	Protect	City owned
72	Maple - Manitoba	Acer negundo	15, 20	5	5	Fair	2	Protect	City owned

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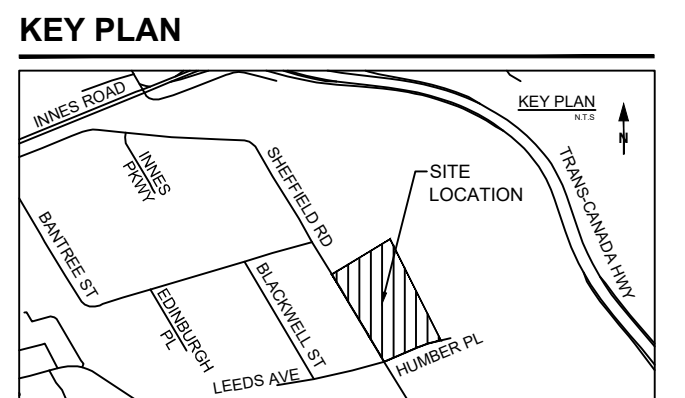
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SHEET TITLE
LANDSCAPE SITE PLAN
ENLAREMENT 1 OF 2

SHEET NUMBER
L100

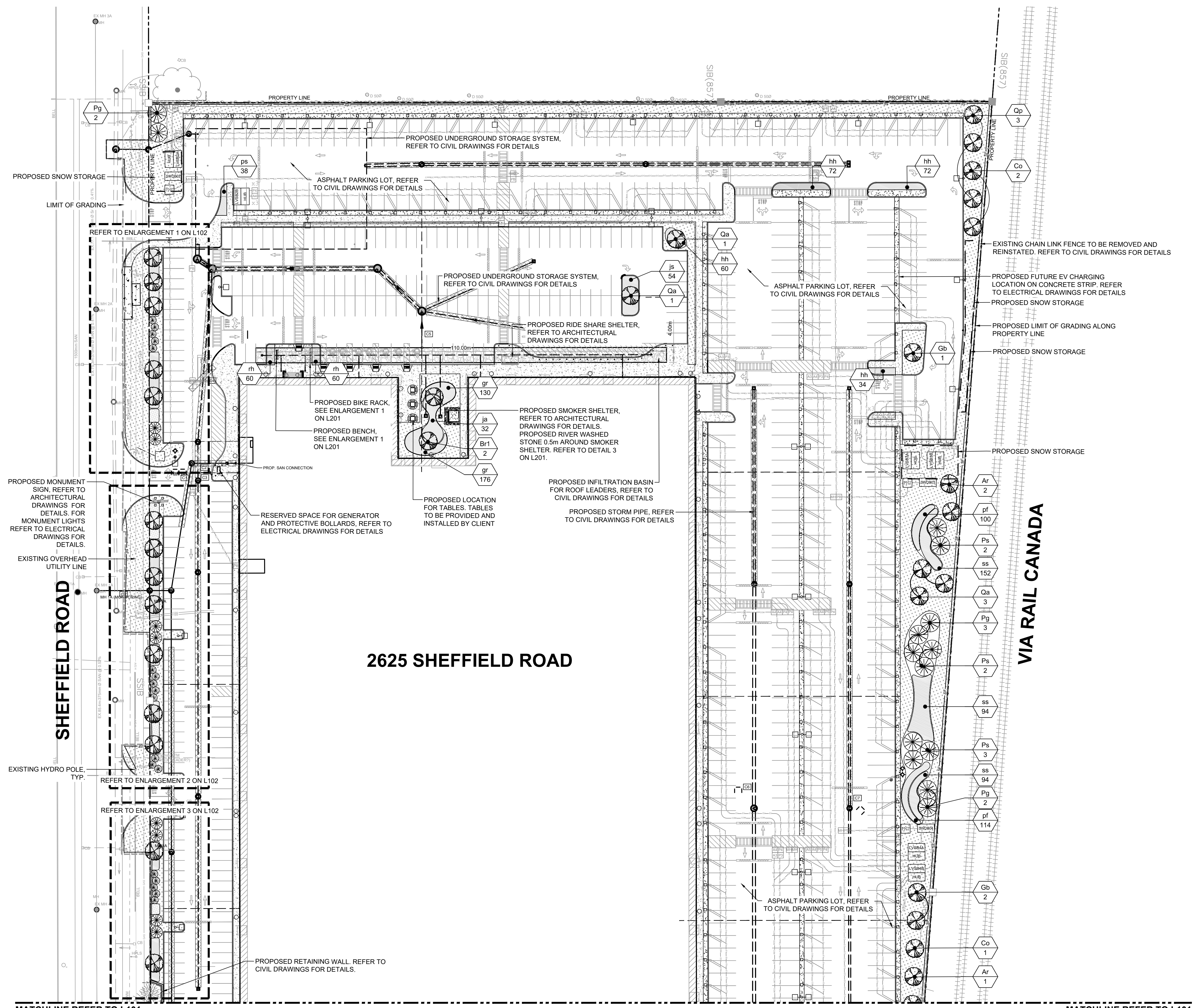
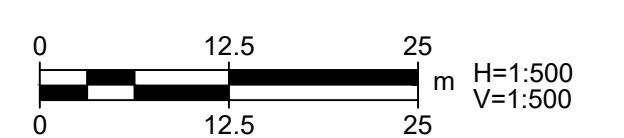
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 - DRAWINGS MAY BE SCALED FOR APPROPRIATE LAYOUT ONLY. ALL MEASUREMENTS IN METRIC. ALL LAYOUT, INCLUDING PLANTING, TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE CONTRACT ADMINISTRATOR.
 - THE CONTRACTOR IS TO TAKE NECESSARY PRECAUTION TO PROTECT ALL EXISTING SITE FEATURES UNLESS SPECIFIED FOR DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES AND MONUMENTS. MAKE GOOD ANY DAMAGE.
 - UPON COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USABLE AT ALL TIMES.
 - ALL LANDSCAPE WORKMANSHIP AND MATERIALS, INCLUDING PLANTS, TO BE GUARANTEED FOR TWO FULL YEARS FOLLOWING FINAL ACCEPTANCE OF THE PROJECT. ALL WORKMANSHIP TO THE STANDARDS OF LANDSCAPE ONTARIO.
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- LEGEND**
- PROPERTY LINE
 - PROPOSED TREE PROTECTION FENCING
 - EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING CONIFEROUS TREE TO REMAIN
 - PROPOSED SOD
 - PROPOSED DECIDUOUS TREES
 - PROPOSED CONIFEROUS TREES
 - PROPOSED PLANTING BED
 - PLANT IDENTIFICATION TAG
 - PROPOSED CONCRETE CURB
 - LIMIT OF GRADING
 - PROPOSED LIGHT POLE, REFER TO ELECTRICAL DRAWINGS
 - PROPOSED SILT FENCE, REFER TO CIVIL DRAWINGS FOR DETAILS
 - PROPOSED UNDERGROUND STORAGE TANK, REFER TO CIVIL DRAWINGS FOR DETAILS
 - PROPOSED CONCRETE PAVING, REFER TO CIVIL DRAWINGS FOR DETAILS
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 - PROPOSED ELECTRICAL POWER PULL BOX, (P2/P3 = 32" SQUARE, P4 = 36" SQUARE, P5 = 42" SQUARE), REFER TO ELECTRICAL DRAWINGS FOR DETAILS
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 - PROPOSED FUTURE ELECTRICAL EV EQUIPMENT, REFER TO ELECTRICAL DRAWINGS FOR DETAILS

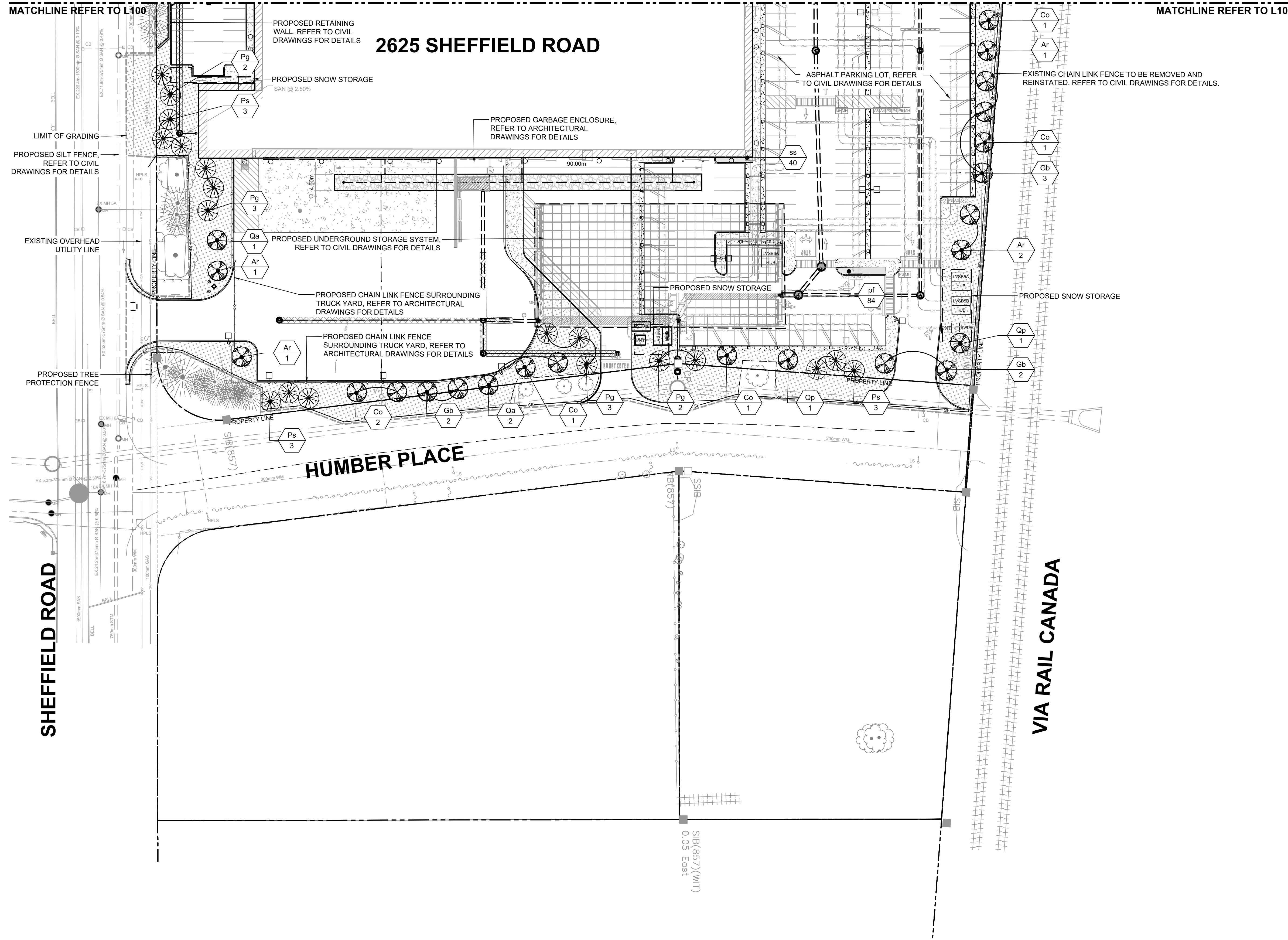
APPROVED
By Lily Xu at 4:25 pm, Jun 19, 2023

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



ARCH D 24" x 36" Approved: RB Checked: RB Designer: AH Project Management Initials: C:\Users\ASHLEY.HOSKINER\OneDrive\Documents\2023\02_06 - DYT3 - SHT - LAND - C3D2020.DWG
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D07-12-22-0149



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- PROPOSED PLANTING BED
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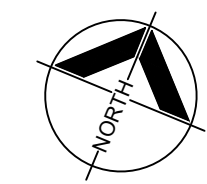
PROJECT
DYT3
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

OWNER
Choice Properties Reit
700-22 St. Clair Avenue East
Toronto, Ontario M4T 2S5
647-533-5057

CONSULTANT
AECOM Canada Ltd.
50 Sportsworld Crossing Road, Suite 290
Kitchener, Ontario, N2P 0A4
519 650 5313 tel 519 650 3424 fax
www.aecom.com

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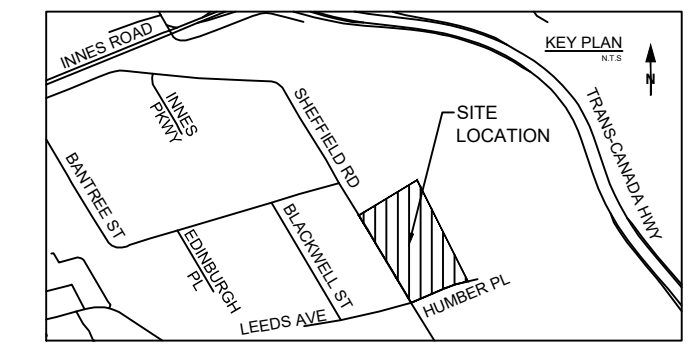
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
4	2023-02-06	REISSUED FOR SPA
3	2022-11-25	ISSUED FOR BID
2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	ISSUED FOR LANDLORD REVIEW

KEY PLAN



PROJECT NUMBER
60648725

SHEET TITLE
LANDSCAPE SITE PLAN
ENLARGEMENT 2 OF 2

SHEET NUMBER
L101
PLAN NO.: 18547

APPROVED
By Lily Xu at 4:25 pm, Jun 19, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



APPROVED
By Lily Xu at 4:25 pm, Jun 19, 2023



LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

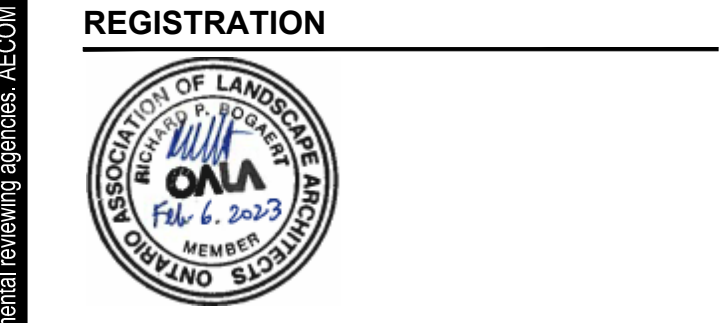


PROJECT
DYT3
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2625 SHEFFIELD ROAD

OWNER
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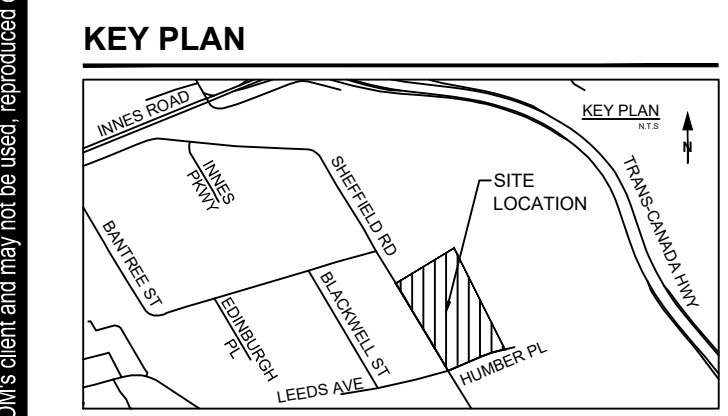
CONSULTANT
AECOM Canada Ltd.
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519 650 5313 tel 519 650 3424 fax
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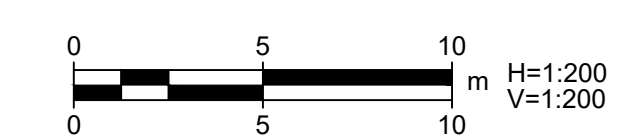
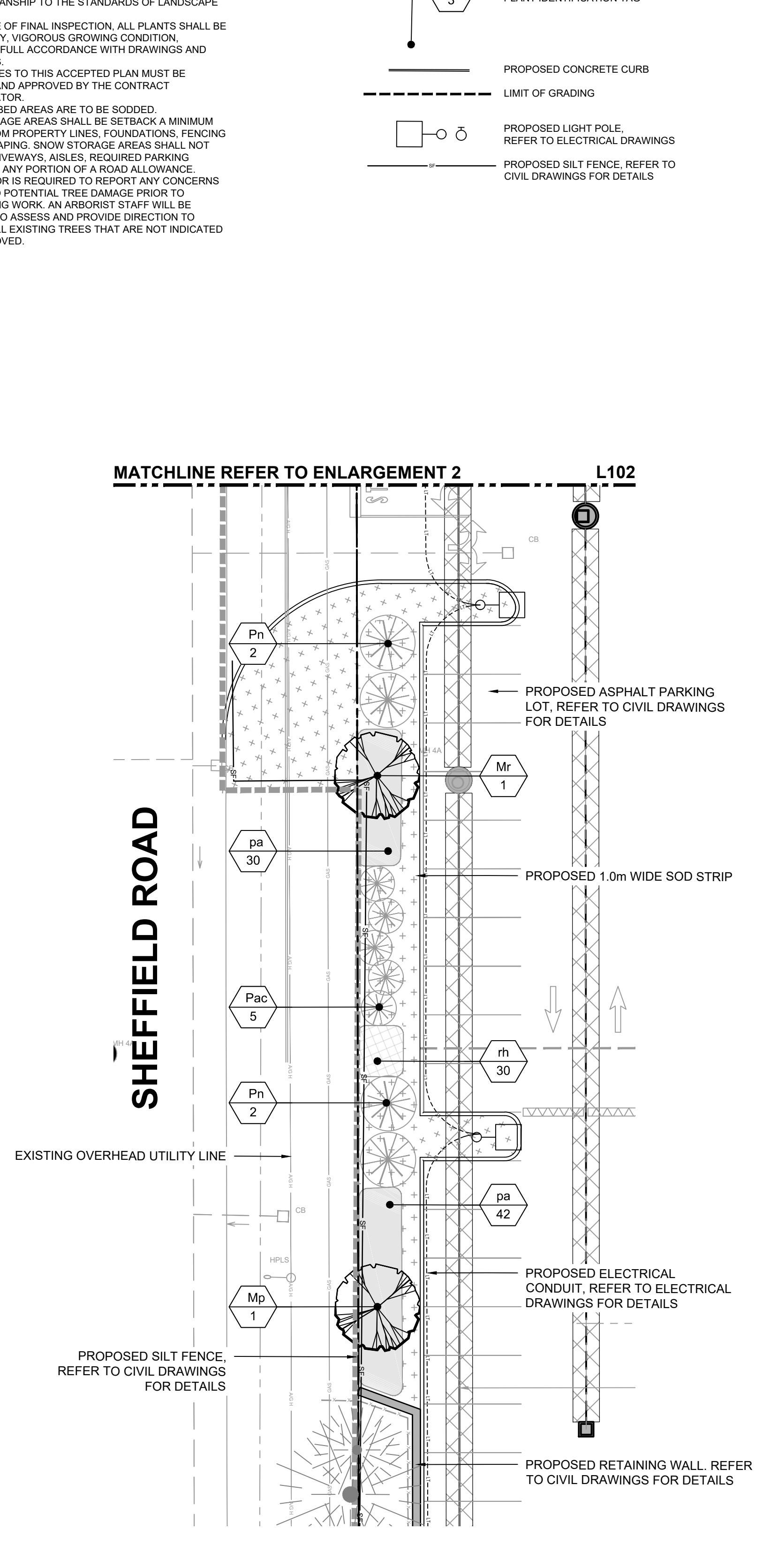
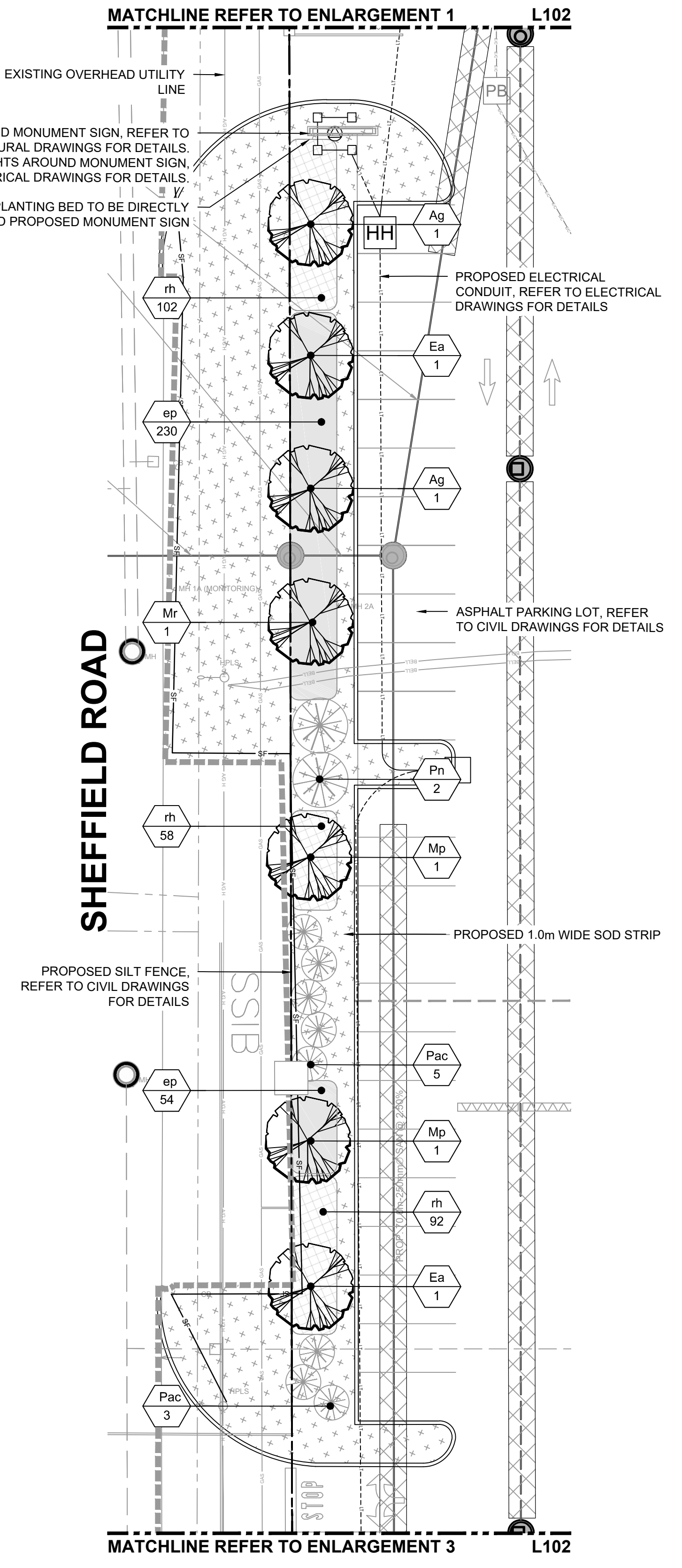
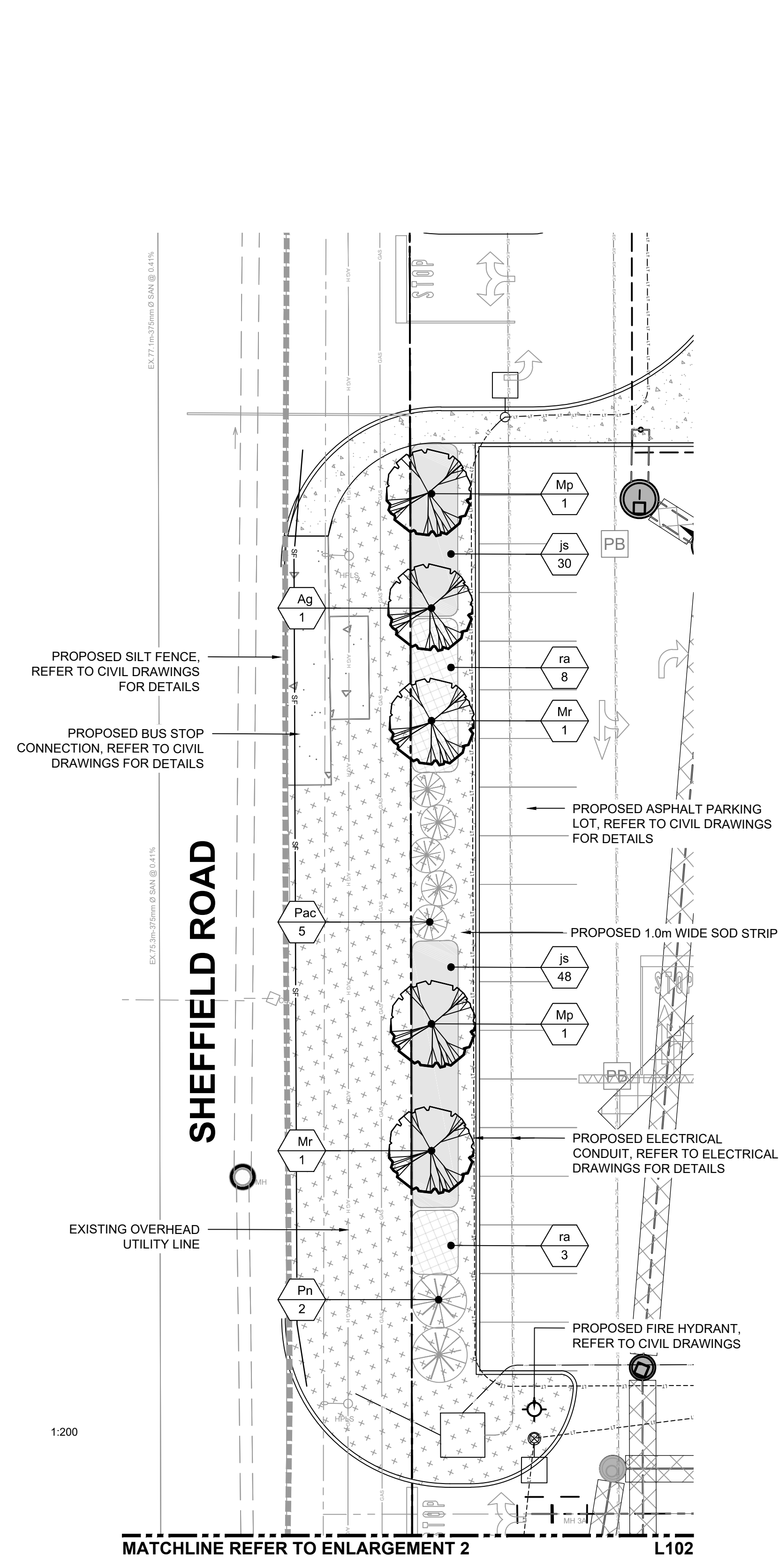
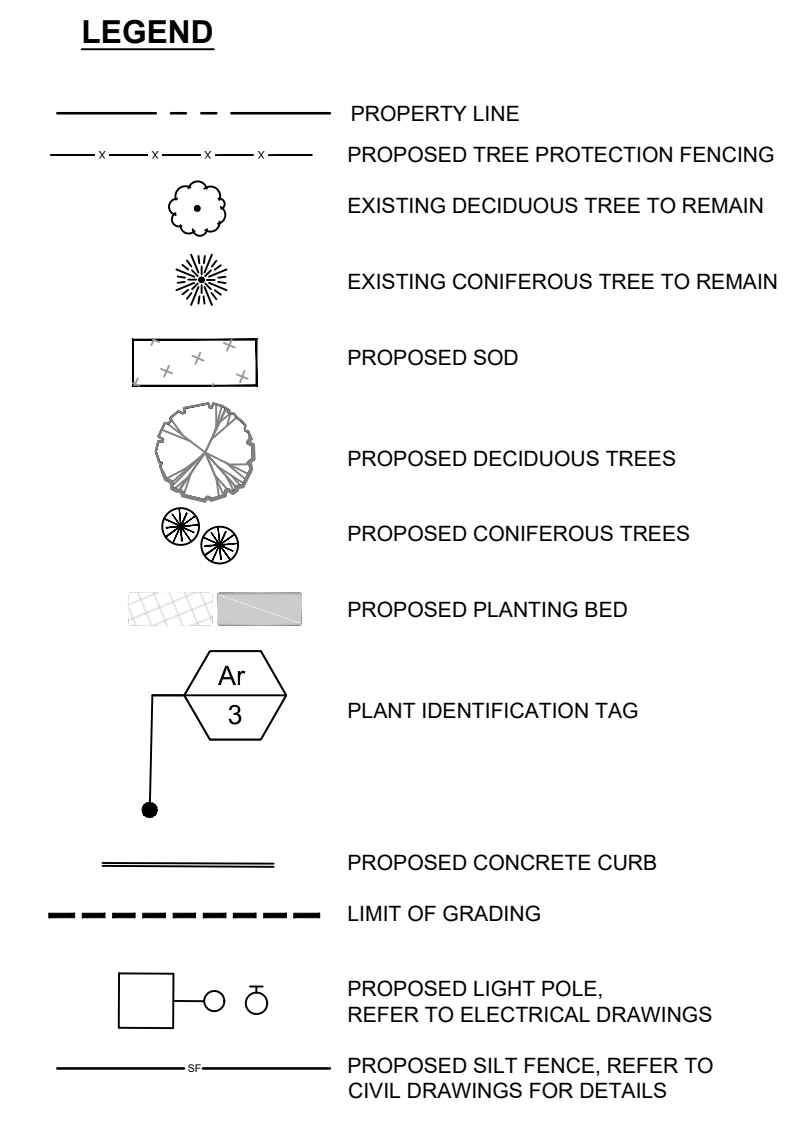


PROJECT NUMBER
60648725

SHEET TITLE
PLANTING ENLARGEMENTS
ALONG SHEFFIELD ROAD

SHEET NUMBER
L102

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APPROVED
By Lily Xu at 4:26 pm, Jun 19, 2023

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



PROJECT
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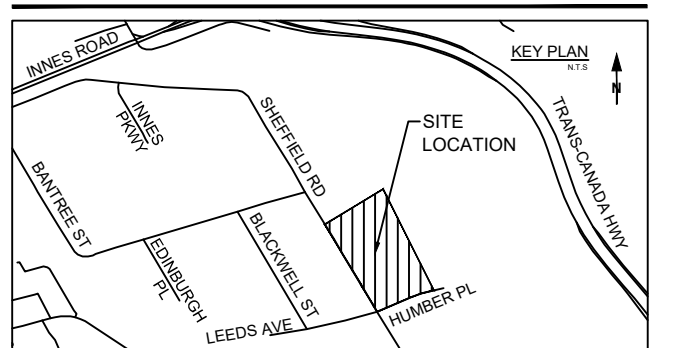
REGISTRATION



ISSUE/REVISION

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3	2023-02-06	REISSUED FOR SPA
2	2022-11-25	ISSUED FOR BID
1	2022-10-07	ISSUED FOR SPA

KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

PROJECTED FUTURE
CANOPY COVER
- 40 YEARS

SHEET NUMBER

L103

PLAN NO.: 18547

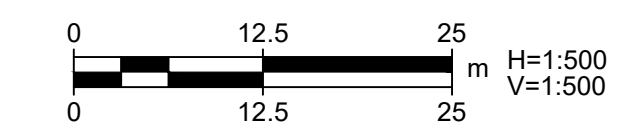
VIA RAIL CANADA

HUMBER PLACE

SHEFFIELD ROAD

CANOPY SUMMARY

TOTAL SITE AREA	70,635m ²
SITE CANOPY COVER	8,041.90m ²
CANOPY COVER PERCENTAGE	11.38%
EXISTING CANOPY COVER	487.81m ²
EXISTING CANOPY COVER PERCENTAGE	0.69%
TOTAL CANOPY COVER (PROPOSED & EXISTING TO REMAIN)	12.07%



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APPROVED
By Lily Xu at 4:27 pm, Jun 19, 2023

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
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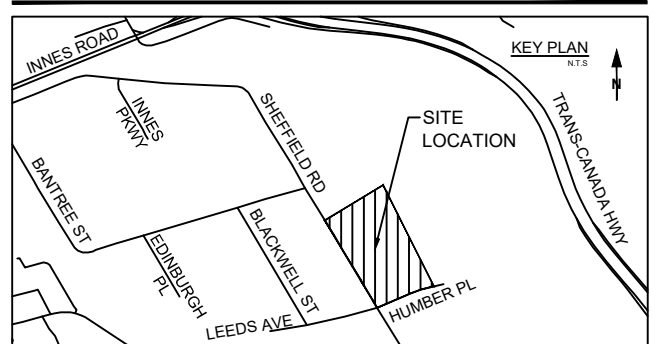
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
1	2023-02-06	ISSUED FOR SPA

KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

PROPOSED CONDITIONS
WITH TREE REMOVALS OVERLAID

SHEET NUMBER

L104




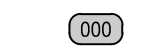

PLAN NO.: 18547

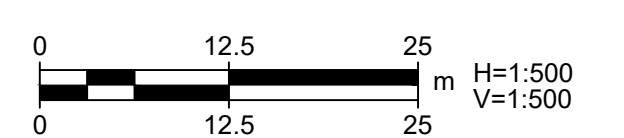
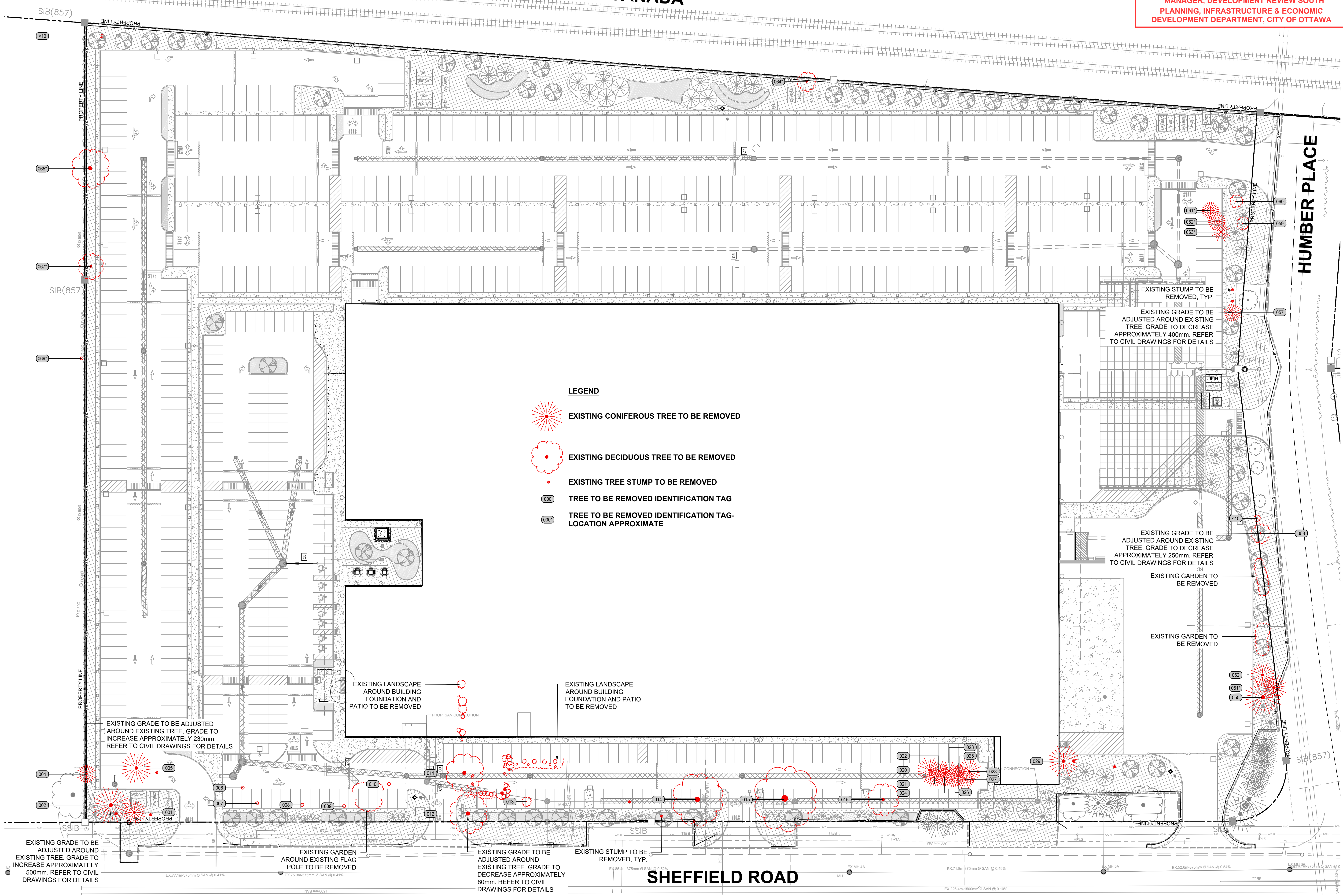
VIA RAIL CANADA

HUMBER PLACE

SHEFFIELD ROAD

LEGEND

-  EXISTING CONIFEROUS TREE TO BE REMOVED
-  EXISTING DECIDUOUS TREE TO BE REMOVED
-  EXISTING TREE STUMP TO BE REMOVED
-  TREE TO BE REMOVED IDENTIFICATION TAG
-  TREE TO BE REMOVED IDENTIFICATION TAG - LOCATION APPROXIMATE



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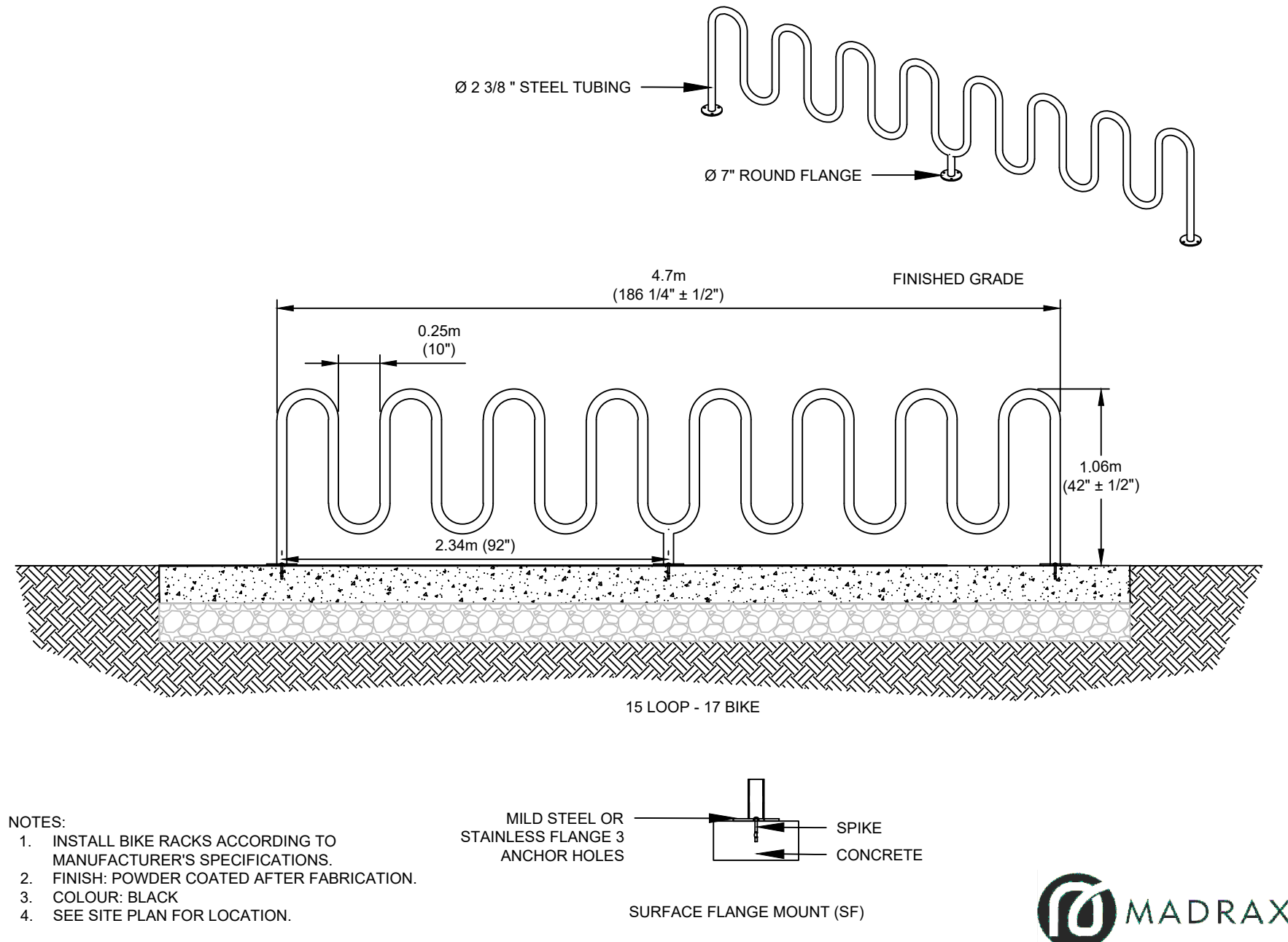
PLANTING NOTES:

- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS SHEET. ANY PLANT MATERIALS WHICH DO NOT CONFORM WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACT ADMINISTRATOR IS TO BE CONTACTED FOR INSPECTION AND WRITTEN APPROVAL PRIOR TO ANY PLANT MATERIAL INSTALLATION. THE CONTRACT ADMINISTRATOR RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED.
- ANY PLANT MATERIAL THAT IS REJECTED BY THE CONTRACT ADMINISTRATOR WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- ONLY REMOVE DEAD OR DAMAGED BRANCHES ON TREES AND SHRUBS. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.
- PLANTING LAYOUT TO BE DETERMINED ON SITE AT DIRECTION OF THE CONTRACT ADMINISTRATOR. FIELD ADJUSTMENTS TO GENERAL PLANT LOCATIONS INDICATED ON THE PLAN MAY BE NECESSARY TO RESPOND TO SITE CONDITIONS.
- ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE CONTRACT ADMINISTRATOR FOR DIRECTION.
- ANY SUBSTITUTIONS OF PLANT MATERIALS REQUIRE THE PRIOR WRITTEN PERMISSION OF THE CONTRACT ADMINISTRATOR.
- TREES AND SHRUBS ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH TYPICAL PLANTING DETAILS. CONTRACTOR TO REMOVE ALL STAKES AND TIES FROM THE SITE AT THE END OF THE TWO YEAR WARRANTY PERIOD.
- PLANTS ARE NOT TO BE INSTALLED OR TRANSPLANTED DURING EXTREME HEAT, DROUGHT OR OTHER UNDESIRABLE CONDITIONS. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY. CONTACT CONTRACT ADMINISTRATOR FOR DIRECTION.
- DO NOT PLANT IN DRAINAGE SWALES. WHERE PROPOSED PLANTING LOCATIONS CONFLICT WITH CONSTRUCTED SWALES, CONTACT CONTRACT ADMINISTRATOR FOR DIRECTION.
- ALL PLANT MATERIALS WILL BE PLANTED IN SOIL NATIVE TO THE SITE. IF ADDITIONAL TOPSOIL IS NECESSARY FOR COMPLIANCE WITH THESE SPECIFICATIONS, IT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- ALL TOPSOIL IS TO BE STOCKPILED SEPARATELY FROM SUBSOIL DURING THE PLANTING EXCAVATION PERIOD.
- ALL SUBSOIL COMPACTED DURING CONSTRUCTION ACTIVITIES IS TO BE SCARIFIED TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR PRIOR TO PLACEMENT OF TOPSOIL.
- SHREDDED PINE BARK MULCH SHALL BE SPREAD UNIFORMLY AROUND BASE OF TREES AND SHRUBS TO A DEPTH OF 75mm AND A RADIUS OF 100mm FROM TRUNK(S). DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS.
- SHRUBS TO BE PLANTED IN A CONTINUOUS PLANTING BED WITH CONTINUOUS MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR PLANT MATERIAL TO BE MAINTAINED IN A HEALTHY STATE FOR THE DURATION OF THE WARRANTY PERIOD AND FOR ALL MAINTENANCE AND REPLACEMENT OF DEAD PLANT MATERIALS DURING THE WARRANTY PERIOD UNTIL ACCEPTABLE BY THE CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA.
- ALL AREAS OF DISTURBED SOIL MUST BE STABILIZED AND RESTORED WITH SOD.
- THE CONTRACTOR IS TO REVIEW WITH CONTRACT ADMINISTRATOR ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
- THE CITY OF OTTAWA RESERVES THE RIGHT TO EXTEND THE CONTRACTOR'S WARRANTY RESPONSIBILITIES FOR AN ADDITIONAL YEAR IF, AT THE END OF THE INITIAL WARRANTY PERIOD LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL AS DETERMINED BY CONTRACT ADMINISTRATOR.
- A MINIMUM OF TWO YEARS OF MONITORING FOR PLANT ESTABLISHMENT IS REQUESTED. ALL DEAD AND DYING PLANTS WOULD NEED TO BE REPLACED AT THE END OF THE TWO YEAR MONITORING.
- LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING PLANTING OPERATIONS
- ALL PLANTS SHALL BE INSTALLED AS PER CONTRACT SPECIFICATIONS AND CITY OF OTTAWA STANDARD DETAILS

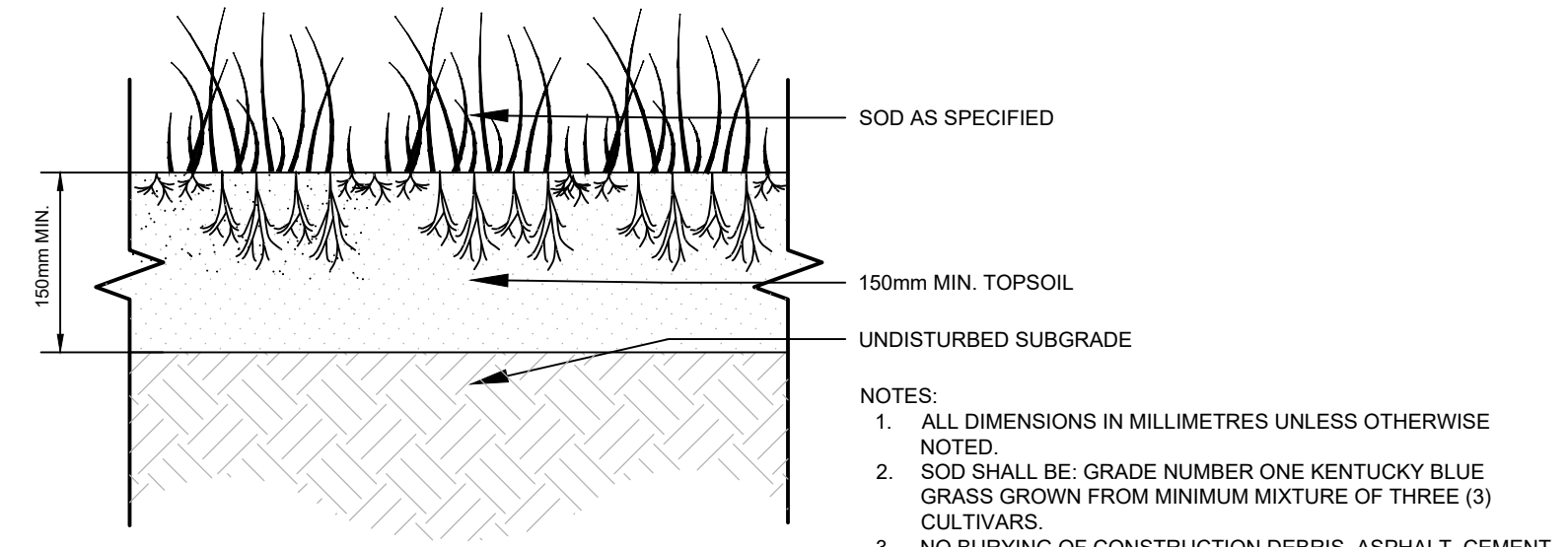
TREE PIT SOIL VOLUME

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Large	30	18
Conifer	25	15

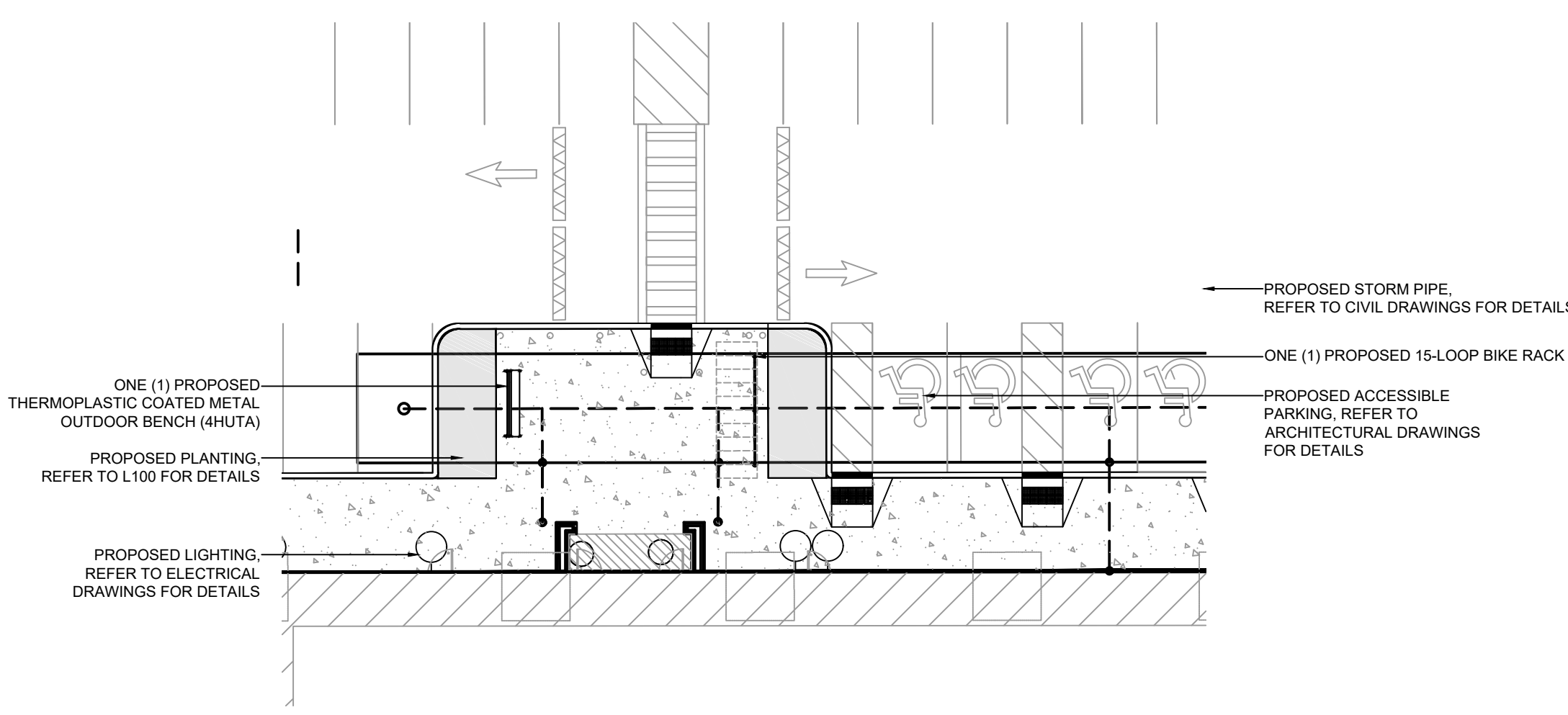
		PLANT LIST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
DECIDUOUS TREE						
Ag	3	Acer ginnala	Amur Maple	50mm cal.	WB	As Noted
Ar	8	Acer rubrum	Red Maple	50mm cal.	WB	As Noted
Br1	2	Betula nigra 'clump'	Clump River Birch	60mm WB (2-Stem)	WB	As Noted
Co	9	Celtis occidentalis	Hackberry	50mm cal.	WB	As Noted
Ea	2	Elaeagnus angustifolia	Russian Olive (Tree Form)	50mm cal.	WB	As Noted
Gb	10	Ginkgo biloba	Ginkgo	50mm cal.	WB	As Noted
Mp	5	Malus 'Pink Spires'	Pink Spires Crabapple	50mm cal.	WB	As Noted
Mr	4	Malus 'Royalty'	Royalty Crabapple	50mm cal.	WB	As Noted
Qa	8	Quercus alba	White Oak	50mm cal.	WB	As Noted
Qp	5	Quercus palustris	Pin Oak	50mm cal.	WB	As Noted
CONIFEROUS TREE						
Pac	18	Picea abies 'Cupressina'	Columnar Norway Spruce	2.0m ht.	WB	As Noted
Pg	17	Picea glauca	White Spruce	2.0m ht.	WB	As Noted
Pn	8	Pinus nigra 'Compacta'	Compact Austrian Black Pine	2.0m ht.	WB	As Noted
Ps	16	Pinus strobus	Eastern White Pine	2.0m ht.	WB	As Noted
PERENNIALS						
ep	368	Echinacea purpurea 'Magnus'	Magnus Coneflower	1 gal.	Potted	0.5m O.C.
gr	306	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gal.	Potted	0.5m O.C.
hh	238	Hemerocallis hybrid 'Stella de Oro'	Stella de Oro Daylily	1 gal.	Potted	0.6m O.C.
pa	142	Perovskia atriplicifolia	Russian Sage	1 gal.	Potted	0.8m O.C.
rh	587	Rudbeckia hirta	Black Eyed Susan	1 gal.	Potted	0.5m O.C.
SHRUBS						
cs	200	Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood	40cm	Potted	0.5m O.C.
js	151	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	40cm spr.	Potted	0.9m O.C.
pf	298	Potentilla fruticosa 'Abbotswood'	Abbotswood Cinquefoil	40cm	Potted	0.5m O.C.
ra	23	Rhus aromatica 'Gro-Low'	Fragrant Sumac	40cm	Potted	1.75m O.C.
GRASSES						
ps	38	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 gal.	Potted	0.6m O.C.
ss	380	Schizachyrium scoparium	Little Bluestem	1 gal.	Potted	0.5m O.C.



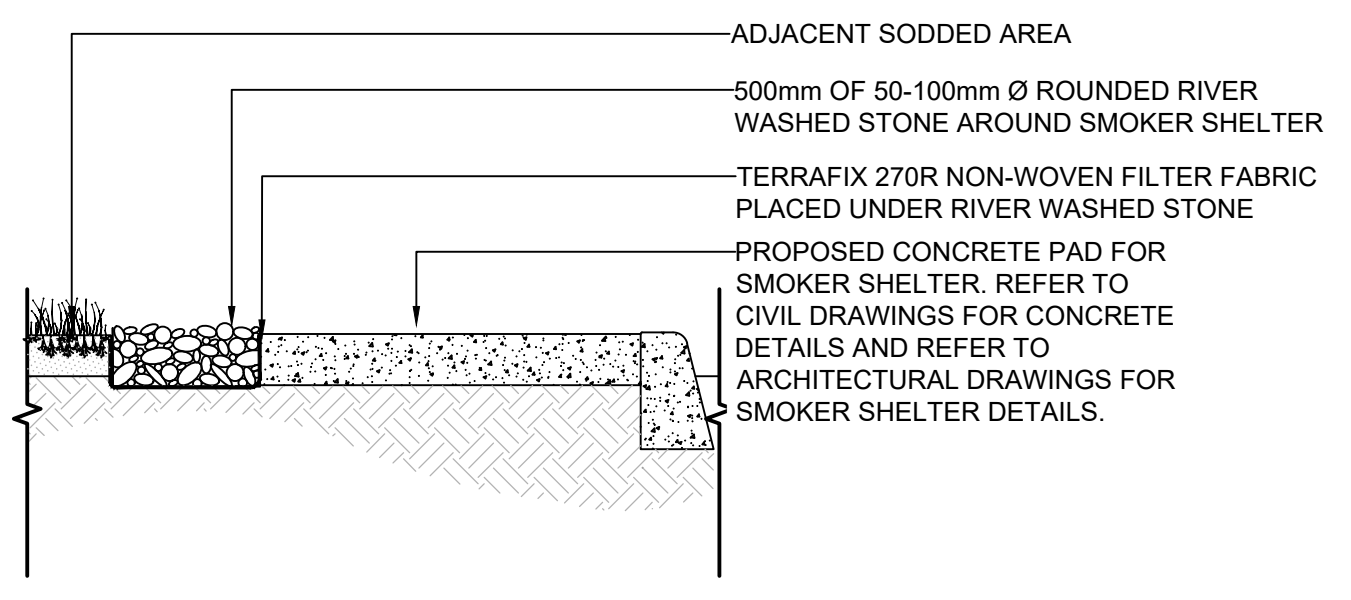
DETAIL 1 MADRAX HEAVY DUTY WINDER LOOP BIKE RACK - 17 BIKE
N.T.S.



DETAIL 2 SOD DETAIL
N.T.S.



ENLARGEMENT 1 MAIN ENTRY WITH BENCH AND BICYCLE RACK
1:200



DETAIL 3 RIVER WASHED STONE SPLASH STRIP
N.T.S.

APPROVED
By Lily Xu at 4:27 pm, Jun 19, 2023

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



PROJECT
DYT3
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

OWNER
Choice Properties Reit
700-22 St. Clair Avenue East
Toronto, Ontario M4T 2S5
647-533-5057

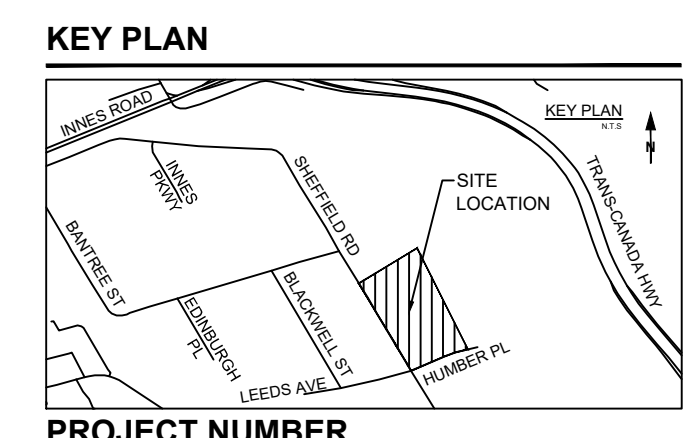
CONSULTANT
AECOM Canada Ltd.
50 Sportsworld Crossing Road, Suite 290
Kitchener, Ontario, N2P 0A4
519 650 5313 tel 519 650 3424 fax
www.aecom.com

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ISSUE/REVISION

I/R	DATE	DESCRIPTION
4	2023-02-06	REISSUED FOR SPA
3	2022-11-25	ISSUED FOR BID
2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	ISSUED FOR LANDLORD REVIEW

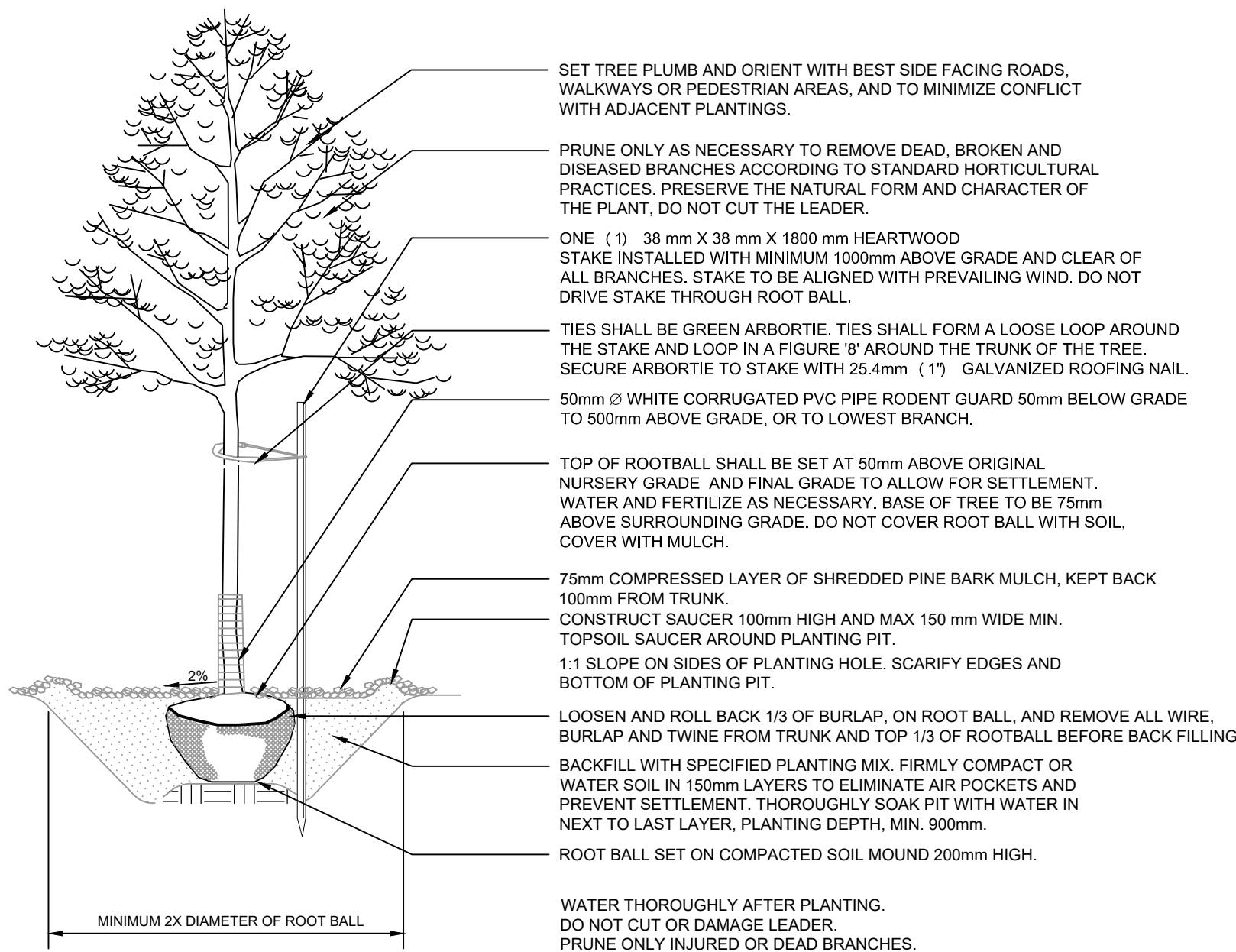


PROJECT NUMBER
60648725

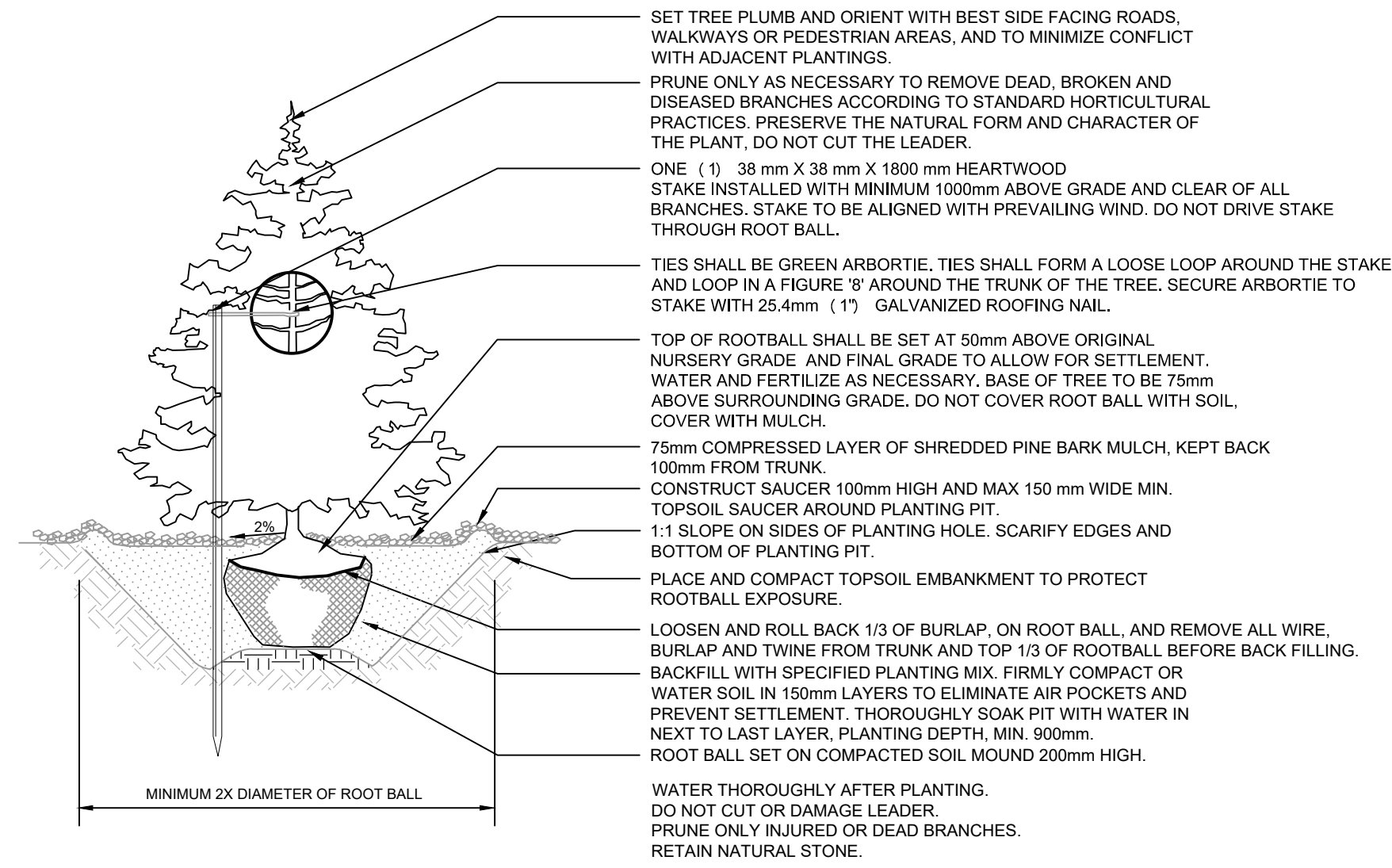
SHEET TITLE
LANDSCAPE NOTES, PLANT LIST AND DETAILS

SHEET NUMBER
L201

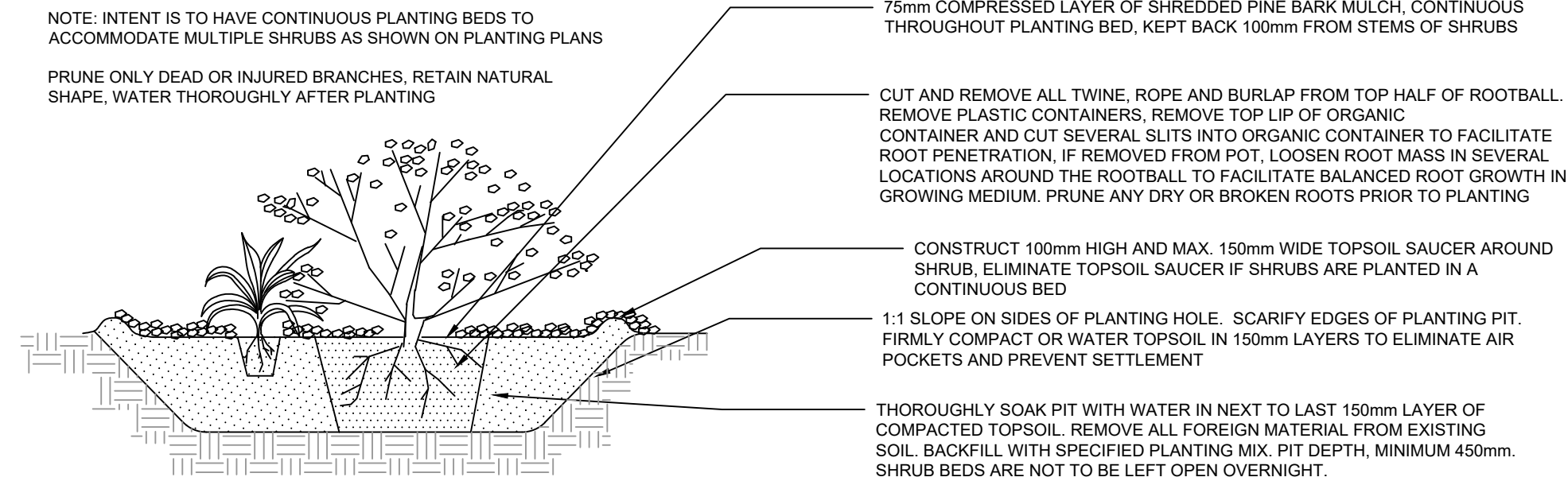
PLAN NO.: 18547



- NOTES:
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 - CONTRACTOR SHALL CHECK RODENT GUARD IN COMPARISON TO TREE DIAMETER. IF DIAMETER IS GREATER THAN 50mm, CHANGE RODENT GUARD TO 100mm DIAMETER.



- NOTES:
- CONTRACTOR SHALL REMOVE TREE STAKES AND TIES ONE YEAR AFTER PLANTING, OR AT THE END OF THE WARRANTY PERIOD IF STAKES ARE STILL REQUIRED.



- NOTE: INTENT IS TO HAVE CONTINUOUS PLANTING BEDS TO ACCOMMODATE MULTIPLE SHRUBS AS SHOWN ON PLANTING PLANS
- PRUNE ONLY DEAD OR INJURED BRANCHES. RETAIN NATURAL SHAPE. WATER THOROUGHLY AFTER PLANTING
- 75mm COMPRESSED LAYER OF SHREDDED PINE BARK MULCH, CONTINUOUS THROUGHOUT PLANTING BED, KEPT BACK 100mm FROM STEMS OF SHRUBS
- CUT AND REMOVE ALL TWINE, ROPE AND BURLAP FROM TOP HALF OF ROOTBALL. REMOVE PLASTIC CONTAINERS. REMOVE TOP LIP OF ORGANIC CONTAINER AND CUT SEVERAL SLITS INTO ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION. IF REMOVED FROM POT, LOOSEN ROOT MASS IN SEVERAL LOCATIONS AROUND THE ROOTBALL TO FACILITATE BALANCED ROOT GROWTH IN GROWING MEDIUM. PRUNE ANY DRY OR BROKEN ROOTS PRIOR TO PLANTING
- CONSTRUCT 100mm HIGH AND MAX. 150mm WIDE TOPSOIL SAUCER AROUND SHRUB. ELIMINATE TOPSOIL SAUCER IF SHRUBS ARE PLANTED IN A CONTINUOUS BED
- 1:1 SLOPE ON SIDES OF PLANTING HOLE. SCARIFY EDGES OF PLANTING PIT. FIRMLY COMPACT OR WATER TOPSOIL IN 150mm LAYERS TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT
- THOROUGHLY SOAK PIT WITH WATER IN NEXT TO LAST 150mm LAYER OF COMPACTED TOPSOIL. REMOVE ALL FOREIGN MATERIAL FROM EXISTING SOIL. BACKFILL WITH SPECIFIED PLANTING MIX. PIT DEPTH, MINIMUM 450mm. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVERNIGHT.

DETAIL DECIDUOUS TREE PLANTING

1:25

4

DETAIL CONIFEROUS TREE PLANTING

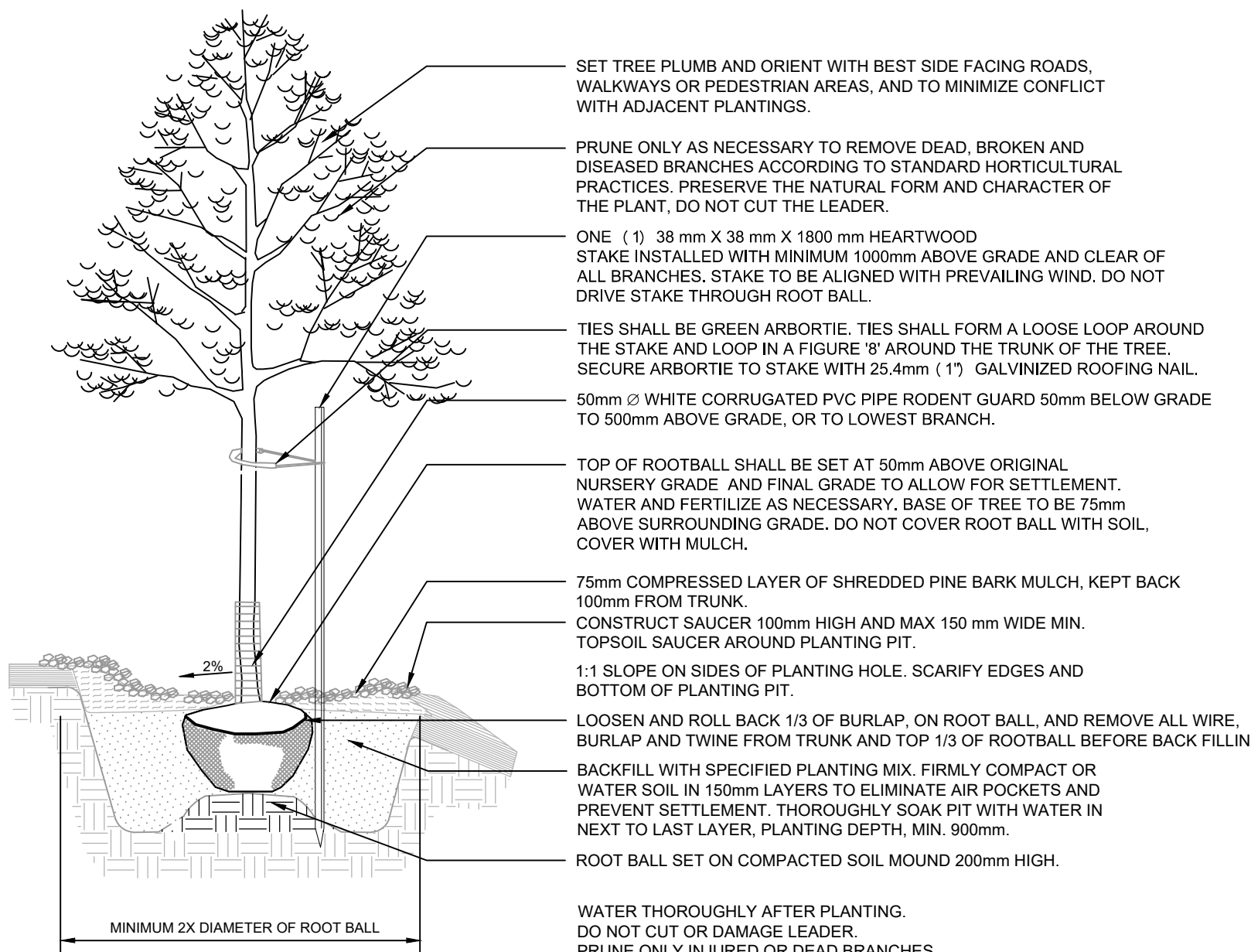
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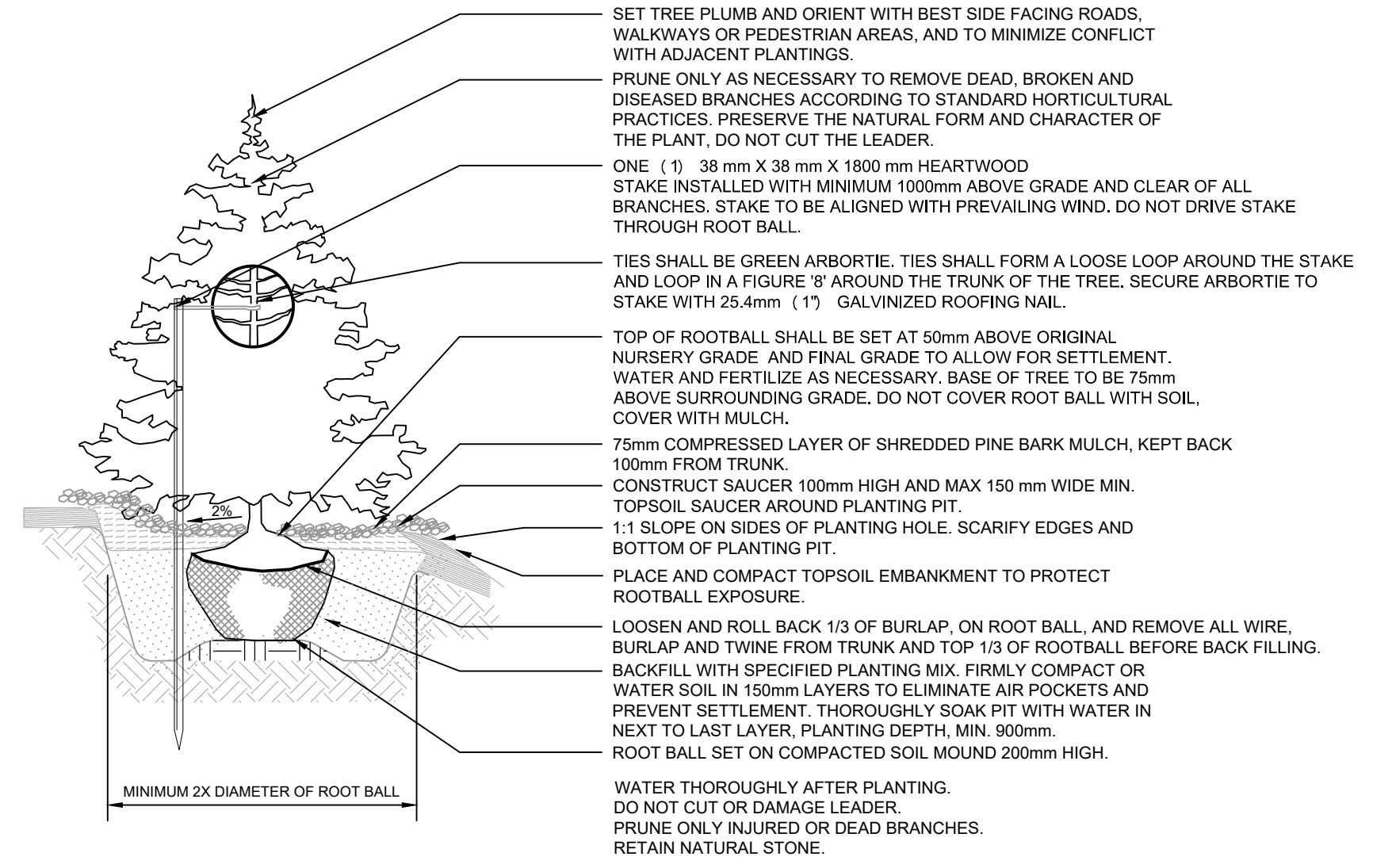
DETAIL DECIDUOUS SHRUB AND PERENNIAL PLANTING

1:25

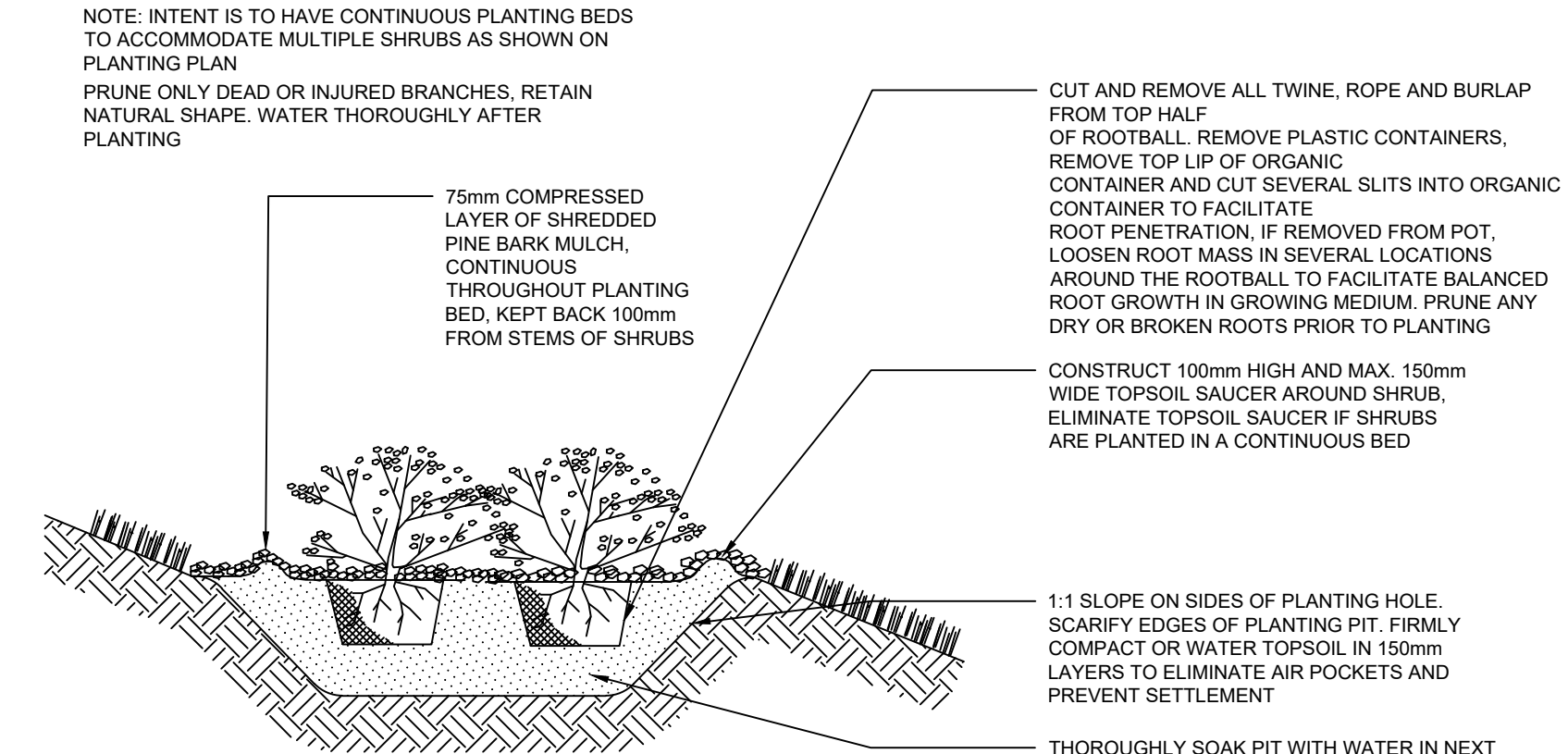
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DETAIL DECIDUOUS TREE PLANTING ON SLOPE

1:25

7

DETAIL CONIFEROUS TREE PLANTING ON SLOPE

1:25

8

DETAIL DECIDUOUS SHRUB PLANTING ON SLOPE

N.T.S.

9

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 4:27 pm, Jun 19, 2023

AECOM

PROJECT
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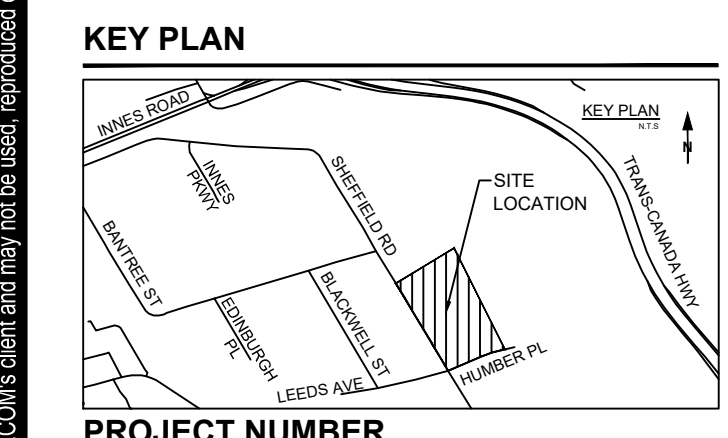
CONSULTANT
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PROJECT NUMBER
60648725

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L202

PLAN NO.: 18547

OWNER

CHOICE PROPERTIES REIT
 700-22 ST. CLAIR AVENUE EAST
 TORONTO, Ontario, M4T 2S5
 647 533 5057 tel

CONSULTANT

AECOM Canada Ltd.
 50 Sportsworld Crossing Road, Suite 290
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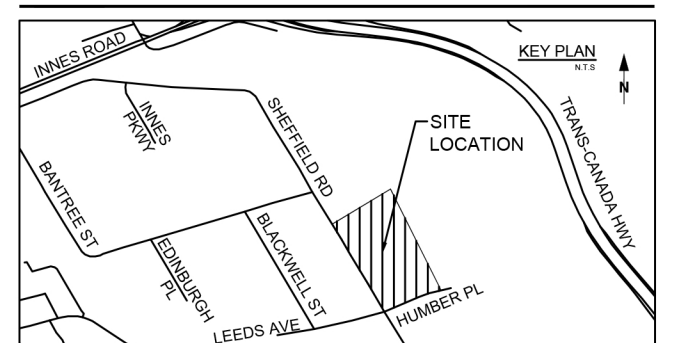
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
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KEY PLAN



PROJECT NUMBER

60634622

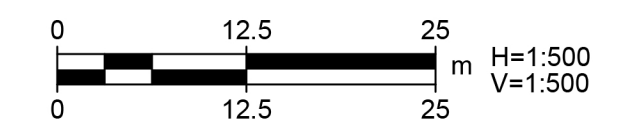
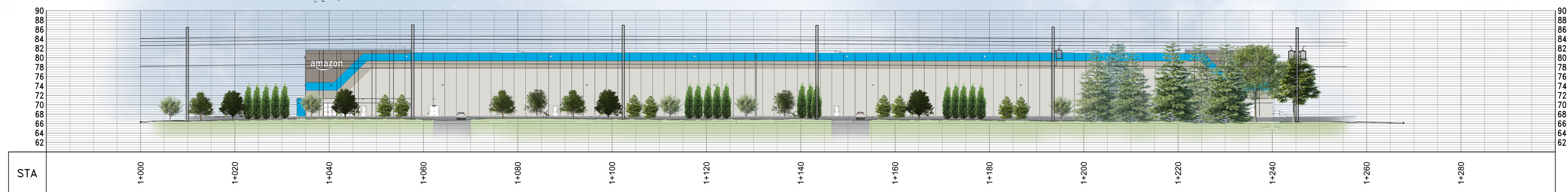
SHEET TITLE

SHEFFIELD AVENUE - SOUTH ELEVATION

SHEET NUMBER

FIG 1

2625 SHEFFIELD ROAD



APPROVED
 By Lily Xu at 4:28 pm, Jun 19, 2023

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA