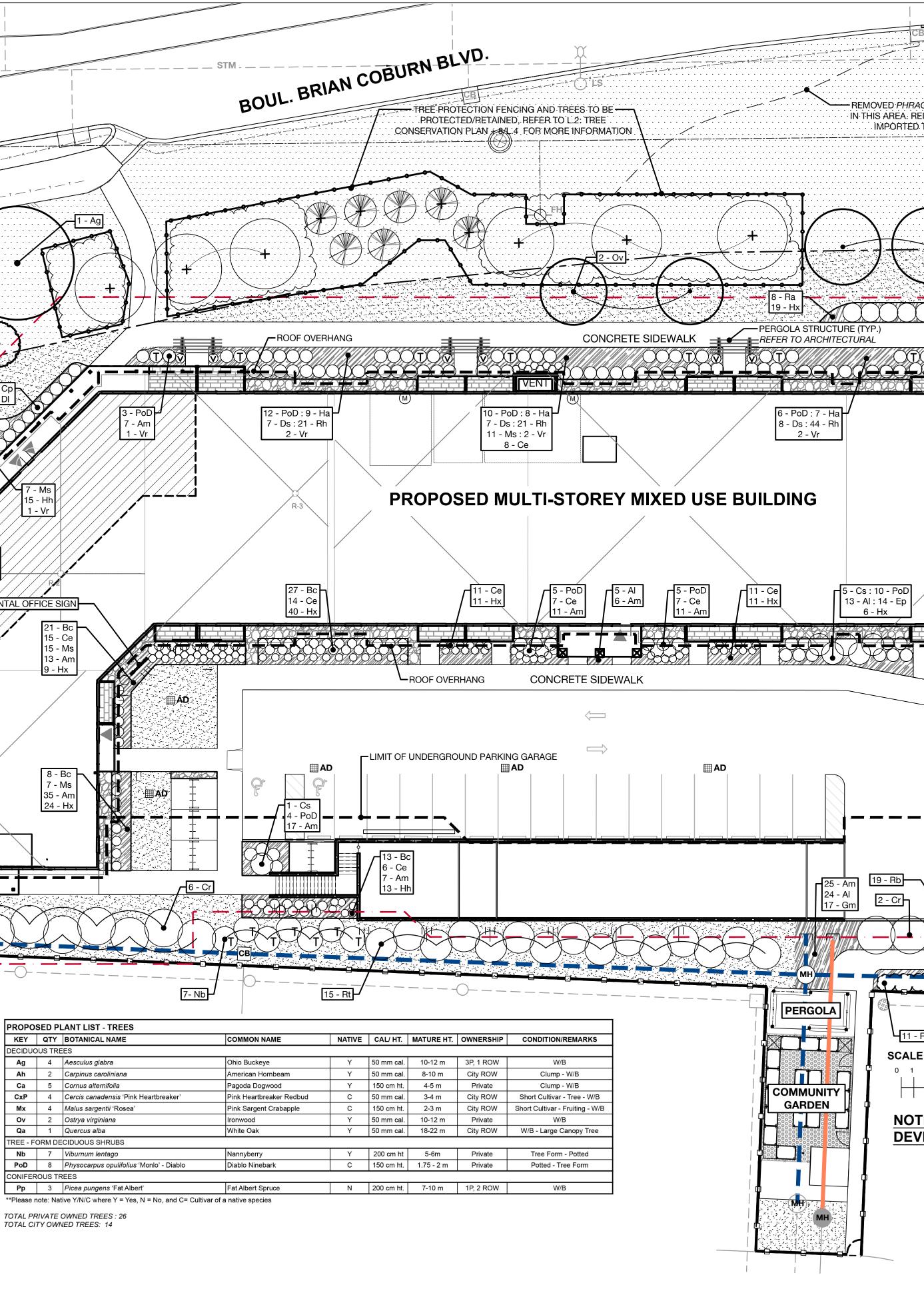


- 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
- REFER TO ENGINEERING DRAWINGS
- FOR ALL SITE SERVICING.
- 4. ALL PROPOSED TREES ARE 1.5m MIN. FROM PROPERTY LINE
- REQUIRE CONFIRMATION ON-SITE PRIOR TO PLANTING.
- 6. CITY OF OTTAWA TREE PLANTING SETBACKS ARE: a) MAINTAIN 1.5m MIN. FROM SIDEWALK OR MUP /CYCLE TRACK OR WATER SERVICE LATERALS. b) MAINTAIN 2.5m MIN. FROM CURB, 2.0m MIN. FROM WATERMAINS

SIDEWALK OR MUP/ CYCLE TRACK/ PATHWAY.

d) MAINTAIN 7.5m MIN. BETWEEN LARGE GROWING TREES, AND 4m MIN. BETWEEN SMALL GROWING TREES



- 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- 4. DECIDUOUS TREES TO HAVE A MINIMUM 1800mm CLEAR STEM ABOVE GRADE.
- ALL PLANT MATERIAL SHALL BE 6 WARRANTEED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS
- DETERMINED BY THE PROJECT MANAGER. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
- 9. ALL SOD AREAS TO RECEIVE A MINIMUM 150 mm OF IMPORTED TOPSOIL.
- 10. ALL SOD TO BE NUMBER ONE TURF GRASS NURSERY SOD THAT HAS BEEN ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURF GRASS.

- TREES SPECIFIED ARE NOT CONSIDERED TO BE 'FAST GROWING SPECIES: (ie. WILLOWS (Salix), POPLARS (*Populus*) AND MANITOBA MAPLE (Acer negundo). THESE ARE NOT CONSIDERED ACCEPTABLE FOR THIS SITE AND ITS SUBSURFACE CONDITIONS

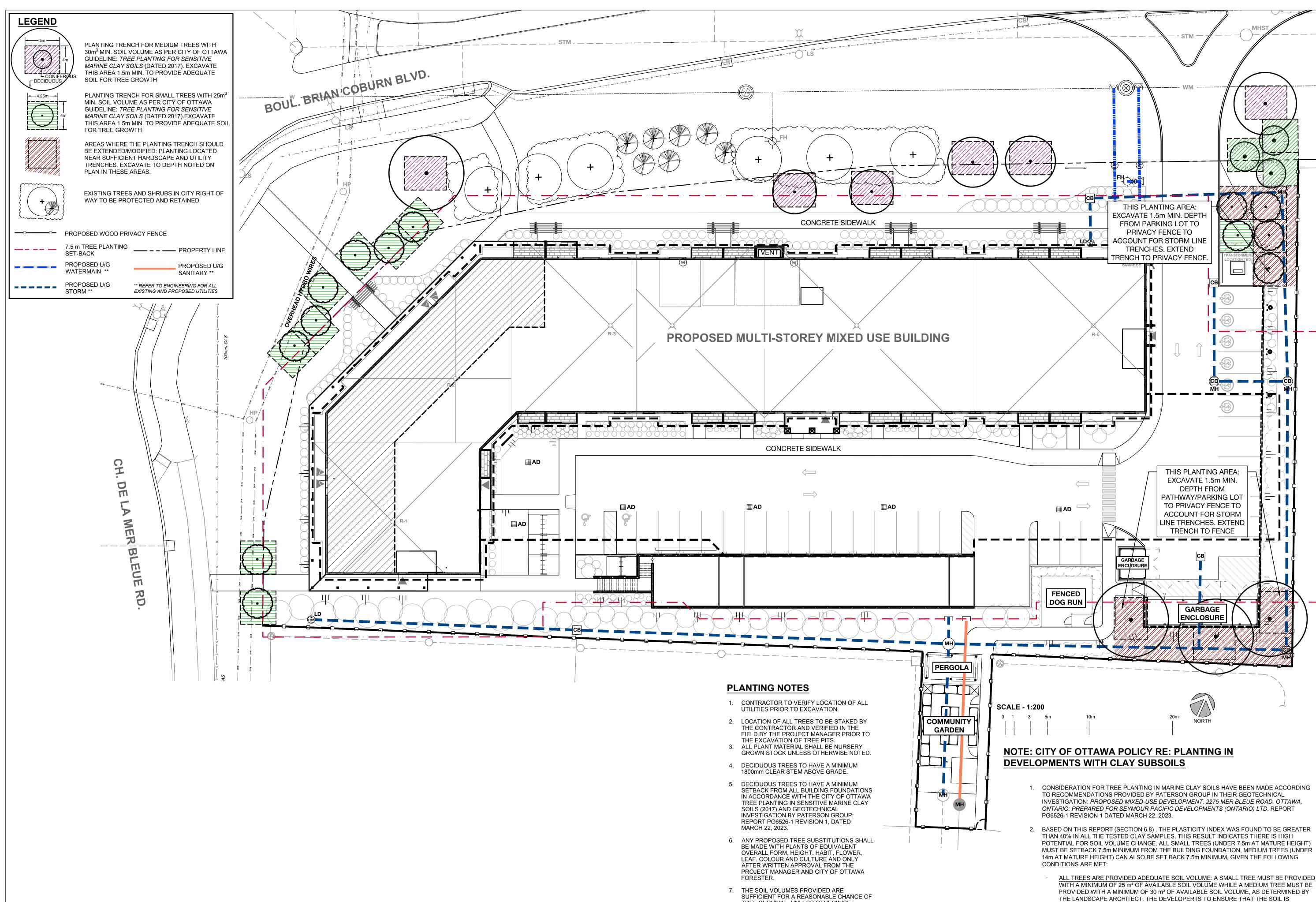
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DEVELOPMENTS LTD. 100 St Anns Street, Campbell River, B.C.						
(T)250.286.8045 (F)250.286.8046 www.seymourpacific.ca						
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3 4	ISSUED FOR SITE PLAN REVIEW ISSUED FOR SITE PLAN REVIEW	2024-04-29 2024-06-04				
5 6	ISSUED FOR SPC SUBMISSION ISSUED FOR SPC SUBMISSION	2024-08-06 2024-10-25				
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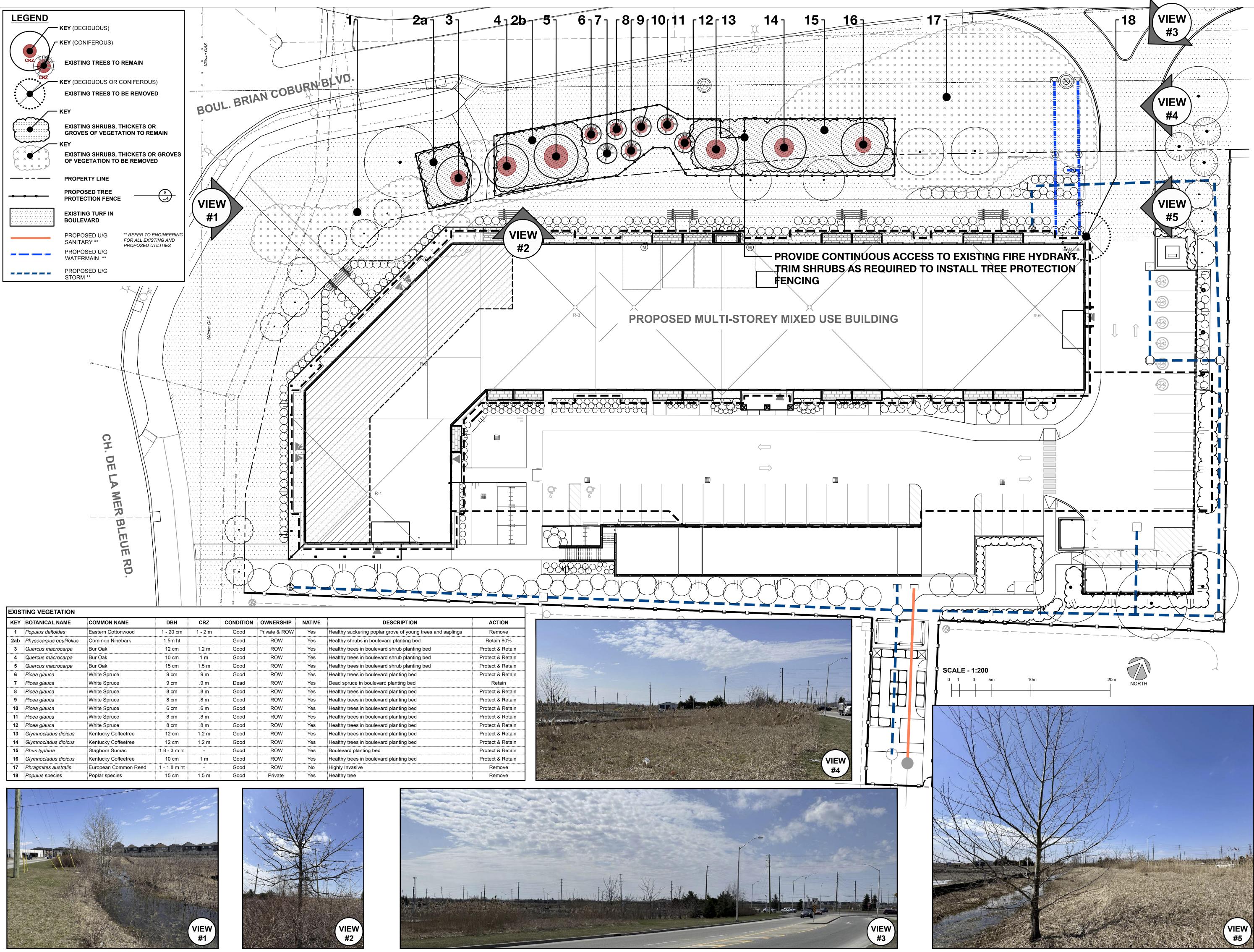
- TREE SURVIVAL. UNLESS OTHERWISE NOTED. ALL NEW TREES MEET THE MINIMUM SOIL VOLUME REQUIREMENTS BASED ON A DEPTH OF 1.5m BELOW FINISHED GRADE. AND SUBTRACTING THE VOLUME OF UTILITY TRENCHES.
- 8. REFER TO DOCUMENT 'Tree Planting in Sensitive Marine Clay Soils' CITY OF OTTAWA, 2017 FOR MORE INFORMATION.

THE 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 GRADING PLAN (PREPARED BY NOVATECH).

GENERALLY UN-COMPACTED WHEN BACKFILLING IN TREE PLANTING LOCATIONS.

TREES SPECIFIED ARE NOT CONSIDERED TO BE 'FAST GROWING SPECIES: (ie. WILLOWS (Salix), POPLARS (Populus) AND MANITOBA MAPLE (Acer negundo). THESE ARE NOT CONSIDERED ACCEPTABLE FOR THIS SITE AND ITS SUBSURFACE CONDITIONS

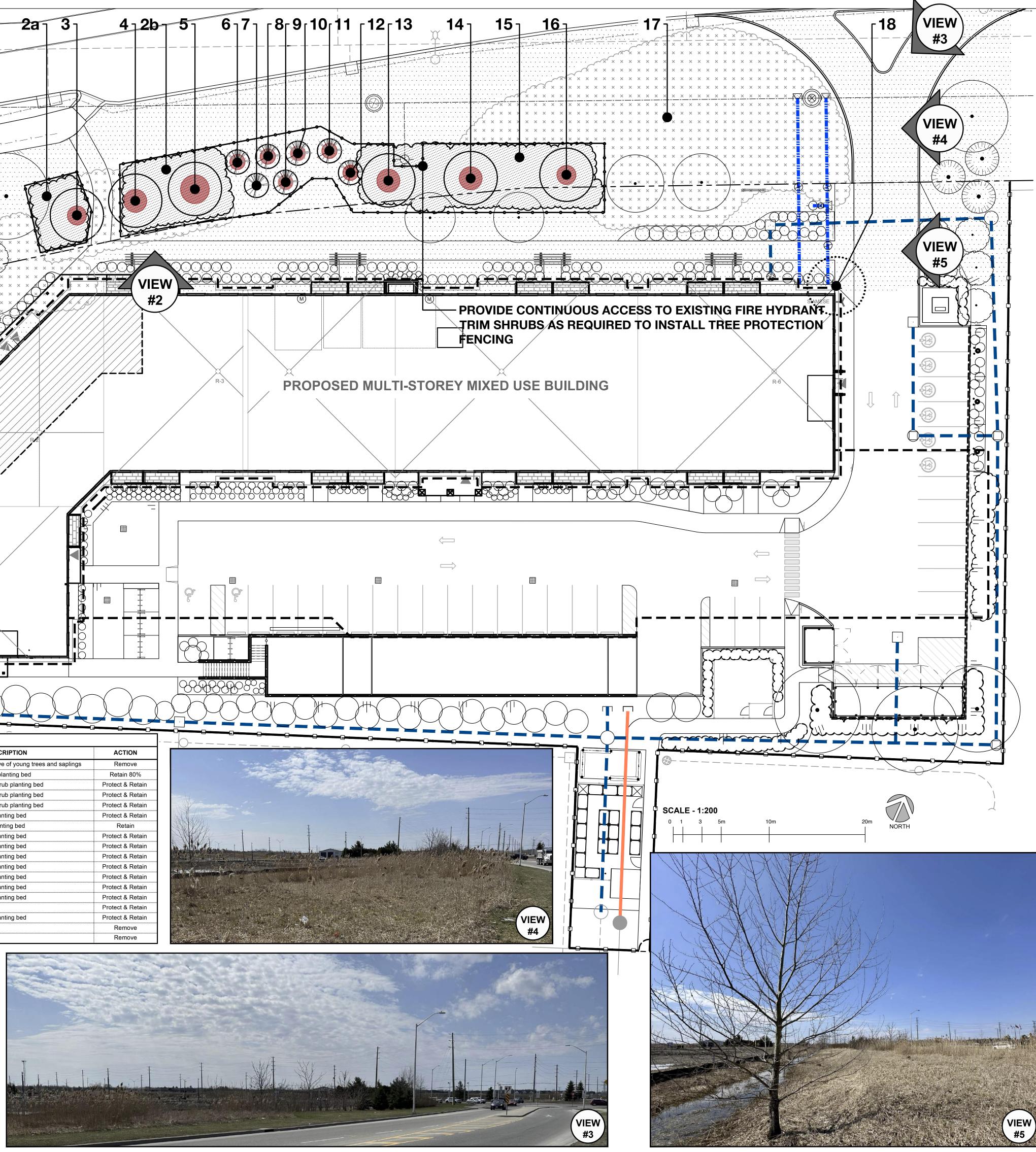
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KEY	BOTANICAL NAME	COMMON NAME	DBH	CRZ	CONDITION	OWNERSHIP	NATIVE	DESCRIPTION
1	Populus deltoides	Eastern Cottonwood	1 - 20 cm	1 - 2 m	Good	Private & ROW	Yes	Healthy suckering poplar grove of young trees and saplings
2ab	Physocarpus opulifolius	Common Ninebark	1.5m ht	-	Good	ROW	Yes	Healthy shrubs in boulevard planting bed
3	Quercus macrocarpa	Bur Oak	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed
4	Quercus macrocarpa	Bur Oak	10 cm	1 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed
5	Quercus macrocarpa	Bur Oak	15 cm	1.5 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed
6	Picea glauca	White Spruce	9 cm	.9 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
7	Picea glauca	White Spruce	9 cm	.9 m	Dead	ROW	Yes	Dead spruce in boulevard planting bed
8	Picea glauca	White Spruce	8 cm	.8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
9	Picea glauca	White Spruce	8 cm	.8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
10	Picea glauca	White Spruce	6 cm	.6 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
11	Picea glauca	White Spruce	8 cm	.8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
12	Picea glauca	White Spruce	8 cm	.8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
13	Glymnocladus dioicus	Kentucky Coffeetree	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
14	Glymnocladus dioicus	Kentucky Coffeetree	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
15	Rhus typhina	Staghorn Sumac	1.8 - 3 m ht	-	Good	ROW	Yes	Boulevard planting bed
16	Glymnocladus dioicus	Kentucky Coffeetree	10 cm	1 m	Good	ROW	Yes	Healthy trees in boulevard planting bed
17	Phragmites australis	European Common Reed	1 - 1.8 m ht	-	Good	ROW	No	Highly Invasive
18	Populus species	Poplar species	15 cm	1.5 m	Good	Private	Yes	Healthy tree

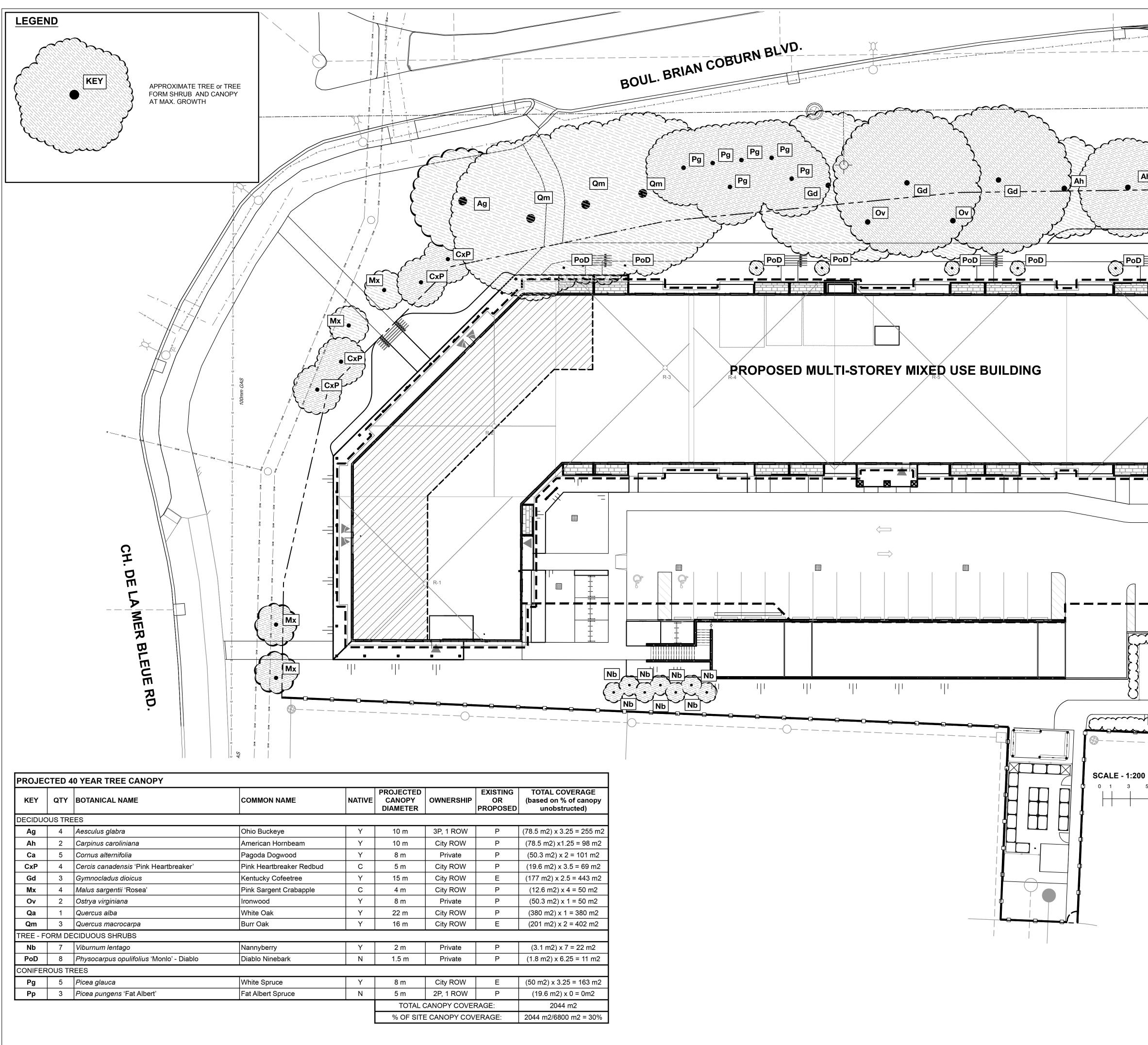




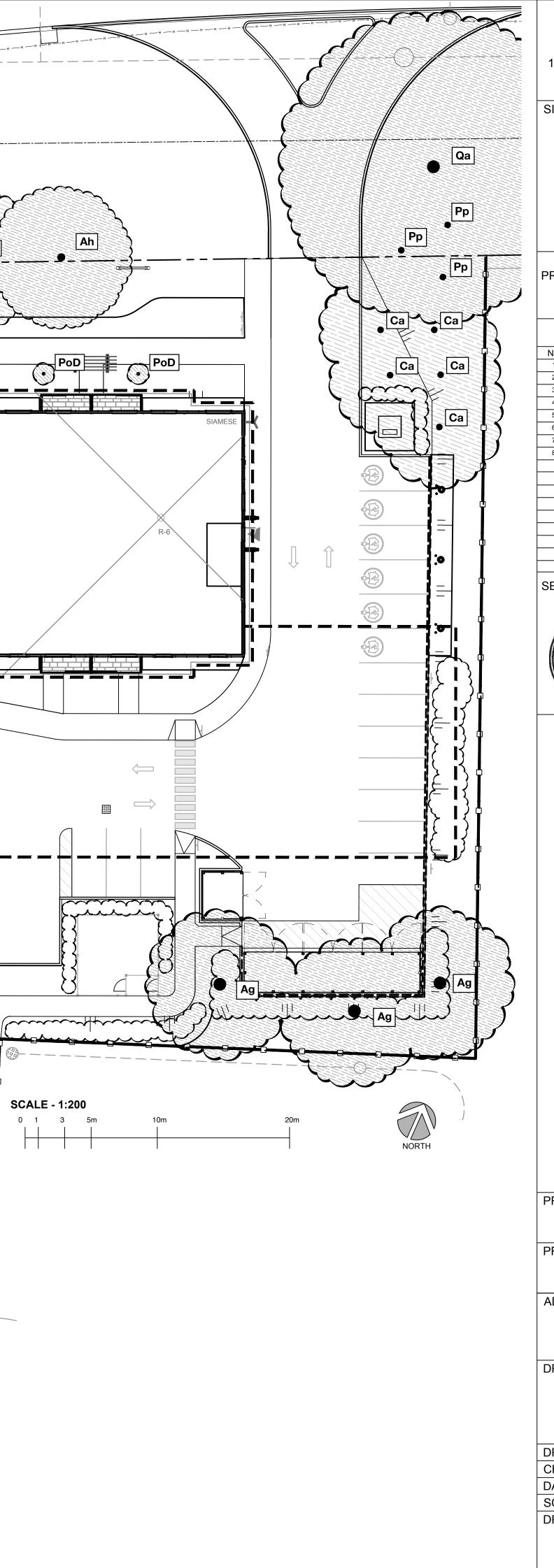


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	No.	De ISSUED FOR CL	ESCRIPTION	Revision Date 2023-07-07			
	2		TE PLAN REVIEW	2023-11-03 2024-04-29			
	4	ISSUED FOR SIT	TE PLAN REVIEW	2024-06-04			
	6	ISSUED FOR SP	C SUBMISSION	2024-10-25			
	7 8	ISSUED FOR SP		2024-11-26 2024-11-28			
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	OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD, IS PROHIBITED						
	DEVELOPMENTS LTD. IS PROHIBITED.						
	WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL						
	LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN						
	GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE						
	CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.						
	ADDITIONAL CLAIMS AND COSTS RELATED						
	AC	CEPTED BY	RIAL CHANGES W SEYMOUR PACIFI	IC			
	CH	ANGES ARE	S LTD. NON-MAT DEEMED TO BE F PECIFICATION				
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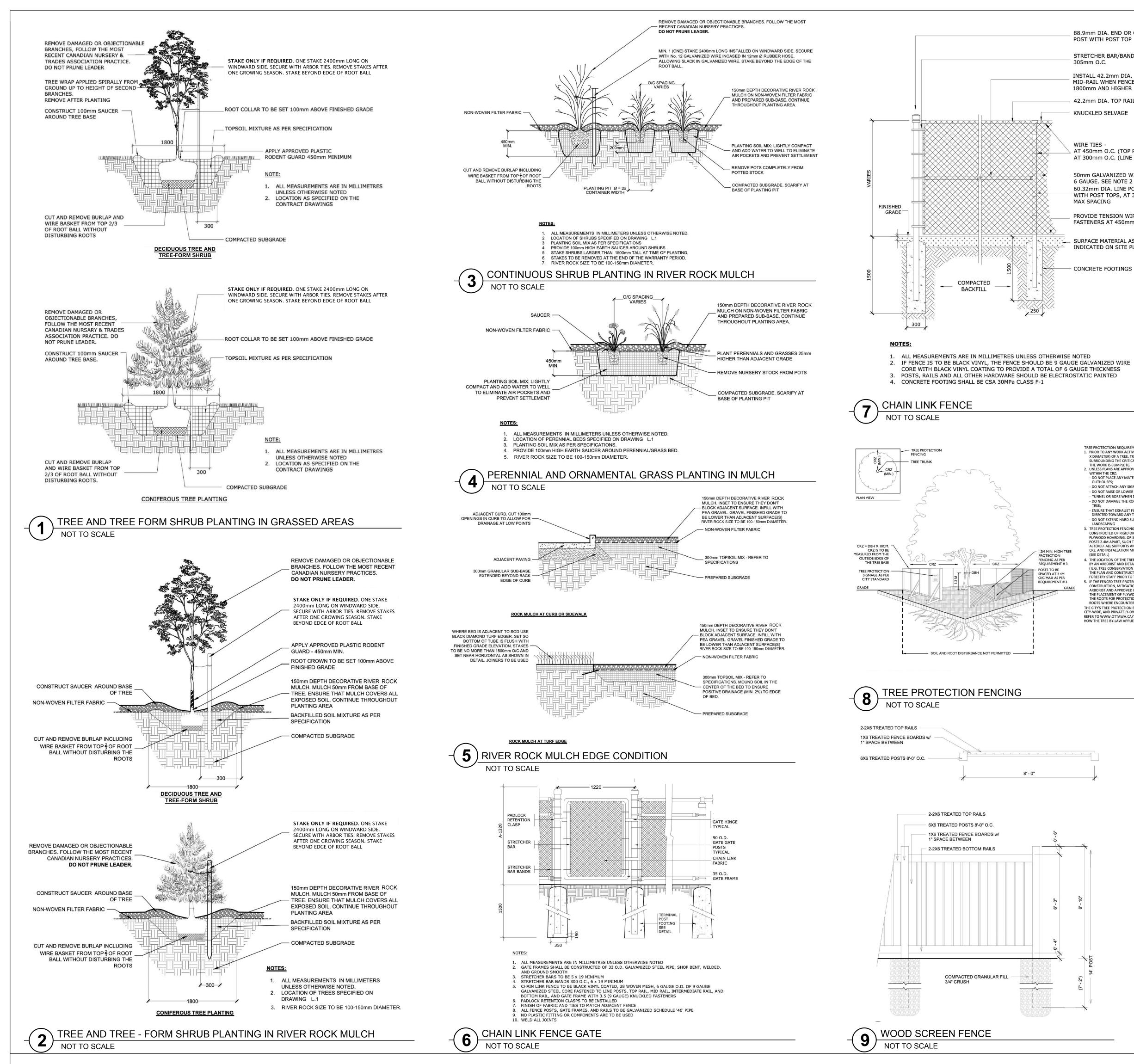


KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	PROJECTED CANOPY DIAMETER	OWNERSHIP	EXISTING OR PROPOSED	TO (base เ
DECIDU	OUS TRE	EES						
Ag	4	Aesculus glabra	Ohio Buckeye	Y	10 m	3P, 1 ROW	Р	(78.5 r
Ah	2	Carpinus caroliniana	American Hornbeam	Y	10 m	City ROW	Р	(78.5
Ca	5	Cornus alternifolia	Pagoda Dogwood	Y	8 m	Private	Р	(50.3
CxP	4	Cercis canadensis 'Pink Heartbreaker'	Pink Heartbreaker Redbud	С	5 m	City ROW	Р	(19.6
Gd	3	Gymnocladus dioicus	Kentucky Cofeetree	Y	15 m	City ROW	E	(177
Мх	4	Malus sargentii 'Rosea'	Pink Sargent Crabapple	С	4 m	City ROW	Р	(12.
Ov	2	Ostrya virginiana	Ironwood	Y	8 m	Private	Р	(50.
Qa	1	Quercus alba	White Oak	Y	22 m	City ROW	Р	(380
Qm	3	Quercus macrocarpa	Burr Oak	Y	16 m	City ROW	E	(201
TREE - F	ORM DE	ECIDUOUS SHRUBS						
Nb	7	Viburnum lentago	Nannyberry	Y	2 m	Private	Р	(3.1
PoD	8	Physocarpus opulifolius 'Monlo' - Diablo	Diablo Ninebark	N	1.5 m	Private	Р	(1.8 ו
CONIFE	ROUS TR	REES						
Pg	5	Picea glauca	White Spruce	Y	8 m	City ROW	E	(50 m
Рр	3	Picea pungens 'Fat Albert'	Fat Albert Spruce	N	5 m	2P, 1 ROW	Р	(19
					TOTAL	CANOPY COVE	RAGE:	
					% OF SITI	E CANOPY COV	'ERAGE'	2044



	SEY	mour Pag	CIFIC				
Developments Ltd. 100 St Anns Street, Campbell River, B.C. (T)250.286.8045 (F)250.286.8046							
SITE	www.sey	/mourpacific	.ca				
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ç	RELAME						
	AT. DELA MER BLELE ED.	voie. RYAN	REYNOLDS WAY				
PRO	PROJECT STATUS: ISSUED FOR SPC SUBMISSION						
No.		ion Schedul	e Revision Date				
1 2	ISSUED FOR CLIEN ISSUED FOR SITE P	PLAN REVIEW	2023-07-07 2023-11-03				
3 4	ISSUED FOR SITE P		2024-04-29 2024-06-04				
5 6	ISSUED FOR SPC S		2024-08-06 2024-10-25				
7	ISSUED FOR SPC S	UBMISSION	2024-11-26				
8	ISSUED FOR SPC S	UBMISSION	2024-11-28				
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PROJECT NAME: CASSETTE COMMONS							
PRO	JECT NUMBI	ER:					
C	CITY OF OTT	AWA:					
ADDRESS: 2275 MER BLEUE ROAD OTTAWA, ON							
DRAWING TITLE: 40 YEAR CANOPY							
	PKU	JECTIC	VIN				
DRA	WN BY:	K. SELIN					
-	CKED BY:	K. CERVE					
DAT SCA		2024-11-28	0				
	WING #:	00	REV #:				

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88.9mm DIA. END OR CORNER POST WITH POST TOP

STRETCHER BAR/BANDS 305mm O.C.

INSTALL 42.2mm DIA. MID-RAIL WHEN FENCE IS

42.2mm DIA. TOP RAIL KNUCKLED SELVAGE

WIRE TIES -AT 450mm O.C. (TOP RAIL) AT 300mm O.C. (LINE POSTS)

50mm GALVANIZED WIRE MESH 6 GAUGE. SEE NOTE 2 60.32mm DIA. LINE POSTS WITH POST TOPS, AT 3000mm MAX SPACING

PROVIDE TENSION WIRE WITH FASTENERS AT 450mm O.C.

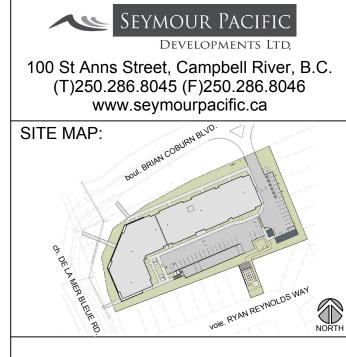
SURFACE MATERIAL AS INDICATED ON SITE PLAN

CONCRETE FOOTINGS

TREE PROTECTION REQUIREMENTS: 1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL

- THE WORK IS COMPLETE. 2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 ON NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES:
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE; - DO NOT RAISE OR LOWER THE EXISTING GRADE; - TUNNEL OR BORE WHEN DIGGING; DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY
- ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY. - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING 3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.44 WOOD HOADING, ON SHOW PERUCE ON A 2.44 WOOD HAME) WITH POSTS 2.44 APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS
- 4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINE BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITI (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK. 5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATI
- CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED. THE CITY'S TREE PROTECTION BYLAW PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON

HOW THE TREE BY-LAW APPLIES.



PROJECT STATUS:

ISSUED FOR SPC SUBMISSION

Revision Schedule					
No.	Description	Revision Date			
1	ISSUED FOR CLIENT REVIEW	2023-07-07			
2	ISSUED FOR SITE PLAN REVIEW	2023-11-03			
3	ISSUED FOR SITE PLAN REVIEW	2024-04-29			
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7	ISSUED FOR SPC SUBMISSION	2024-11-26			
8	ISSUED FOR SPC SUBMISSION	2024-11-28			

SEAL:



TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION

OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:

CASSETTE COMMONS

PROJECT NUMBER:

CITY OF OTTAWA:

ADDRESS:

2275 MER BLEUE ROAD OTTAWA, ON

DRAWING TITLE:

DETAILS

DRAWN BY: K. SELIN CHECKED BY: K. CERVENY 2024-11-28 DATE: AS NOTED SCALE: DRAWING #: REV #:

6' - 10"		
(7' - 2")		
-	7	