

GENERAL NOTES:

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 - CHECK AND VERIFY ALL DIMENSIONS ON SITE
 - REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR
 - COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
 - CHECK AND VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES WITH ALL LOCAL UTILITIES PRIOR TO ANY DIGGING
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
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- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PINCHIN AND THE WIND STUDY PREPARED BY GRADIENT WIND:

- PINCHIN FILE#: 267991.001, DATED MARCH 2, 2020.
- GRADIENT WIND REPORT#: 24-031-PLW, DATED MARCH 20, 2024.

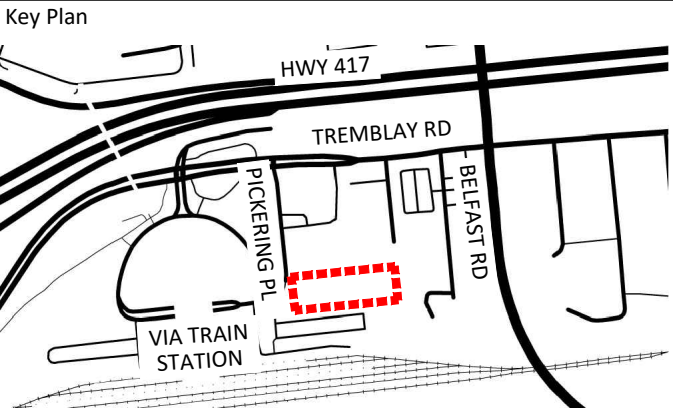
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JAN 21, 2020 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

TREE PRESERVATION / REMOVAL NOTES:

- TREE INVENTORY AND SITE ASSESSMENT CONDUCTED BY CERTIFIED ARBORIST AT NAK DESIGN STRATEGIES ON APRIL 9, 2024. NO IMPACT TO EXISTING TREE CANOPIES OR CRZ ON THE SOUTH SIDE OF THE PROPERTY BOUNDARY IS EXPECTED AS PART OF THIS PROPOSED DEVELOPMENT.
- A QUALIFIED ARBORIST (ISA CERTIFIED) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA MUST PRUNE ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE AS REQUIRED. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
- TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
- THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES. NO WORK OR MATERIAL STORAGE IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF AN EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
- TREE PROTECTION FENCE MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150mm TOPSOIL AND SOD OR SEED AS INDICATED.

Tree #	Botanical Name	Common Name	DBH (cm)	Ownership	Condition	Notes	To Be Preserved
1	Acer saccharum	Sugar Maple	45	Private - Neighbour	GOOD	Symmetrical canopy, Die Back: ~5% @ canopy, Single stem, Co-dominant Leaders: 2@ ~2m above grade	YES
2	Picea glauca	White Spruce	15	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back ~15% @ limbs, Broken Limbs, Single Stem.	YES
3	Picea glauca	White Spruce	25	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back ~5% @ limbs, Broken Limbs, Single Stem, Pruned: Limbed-Up	YES
4	Ulmus spp.	Elm	25	Private - Neighbour	GOOD	Symmetrical canopy, Single Stem, Included Bark	YES
5	Ulmus spp.	Elm	2@10	Private - Neighbour	MODERATE	Asymmetrical canopy, Single Stem, Co-dominant Leaders: 2@ ~0.5m above grade	YES
6	Acer saccharum	Sugar Maple	90	Private - Neighbour	MODERATE	Symmetrical canopy, Die Back: ~20% @ canopy, Broken Limbs, Single Stem, Included Bark	YES
7	Ulmus spp.	Elm	35	Private - Neighbour	GOOD	Asymmetrical canopy, Single Stem	YES
8	Acer ginnala	Amur Maple	100	Private - Neighbour	POOR	Asymmetrical canopy, Die Back: ~60% @ canopy, Broken Limbs, Multi-stem: 3, Bark Rot @ Trunk, Leaning	YES
9	Acer ginnala	Amur Maple	50	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~30% @ canopy, Broken Limbs, Pruned Limbs, Single Stem, Co-dominant Leaders: 2@ ~1m above grade	YES
10	Acer ginnala	Amur Maple	50	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~40% @ canopy, Broken Limbs, Single Stem, Co-dominant Leaders: 2@ ~1m above grade	YES
11	Acer saccharum	Sugar Maple	40	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~5% @ canopy, Broken Limbs, Single Stem, Broken Leader	YES
12	Acer saccharum	Sugar Maple	30	Private - Neighbour	GOOD	Asymmetrical canopy, Die Back: ~5% @ canopy, Single Stem	YES
13	Acer saccharum	Sugar Maple	50	Private - Neighbour	GOOD	Asymmetrical canopy, Die Back: ~5% @ limbs, Broken Limbs, Single Stem	YES
14	Ulmus spp.	Elm	10	Private - Neighbour	GOOD	Symmetrical canopy, Single Stem	YES

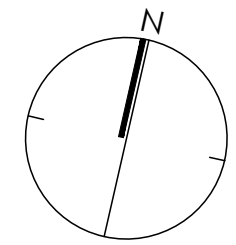
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LEGEND

- PLANTING
- LARGE DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE
 - SMALL DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE CANOPY PROJECTION
 - CONIFEROUS SHRUB
 - PLANTING BED
 - SODDING
- PAVING
- CIP CONCRETE PAVING
 - PEDESTRIAN UNIT PAVING
 - VEHICULAR UNIT PAVING
 - RIVERSTONE PAVING
 - PRECAST CURB
- DETAIL KEY
- DETAIL NO.
 - SHEET NO.

No.	Description	Date
3	Re-issued for Site Plan Approval	25-05-15
2	Issued for Site Plan Approval	25-05-02
1	Issued for Site Plan Phase 2	24-05-10
No.	Description	Date
Revision		
City Approval Stamp		



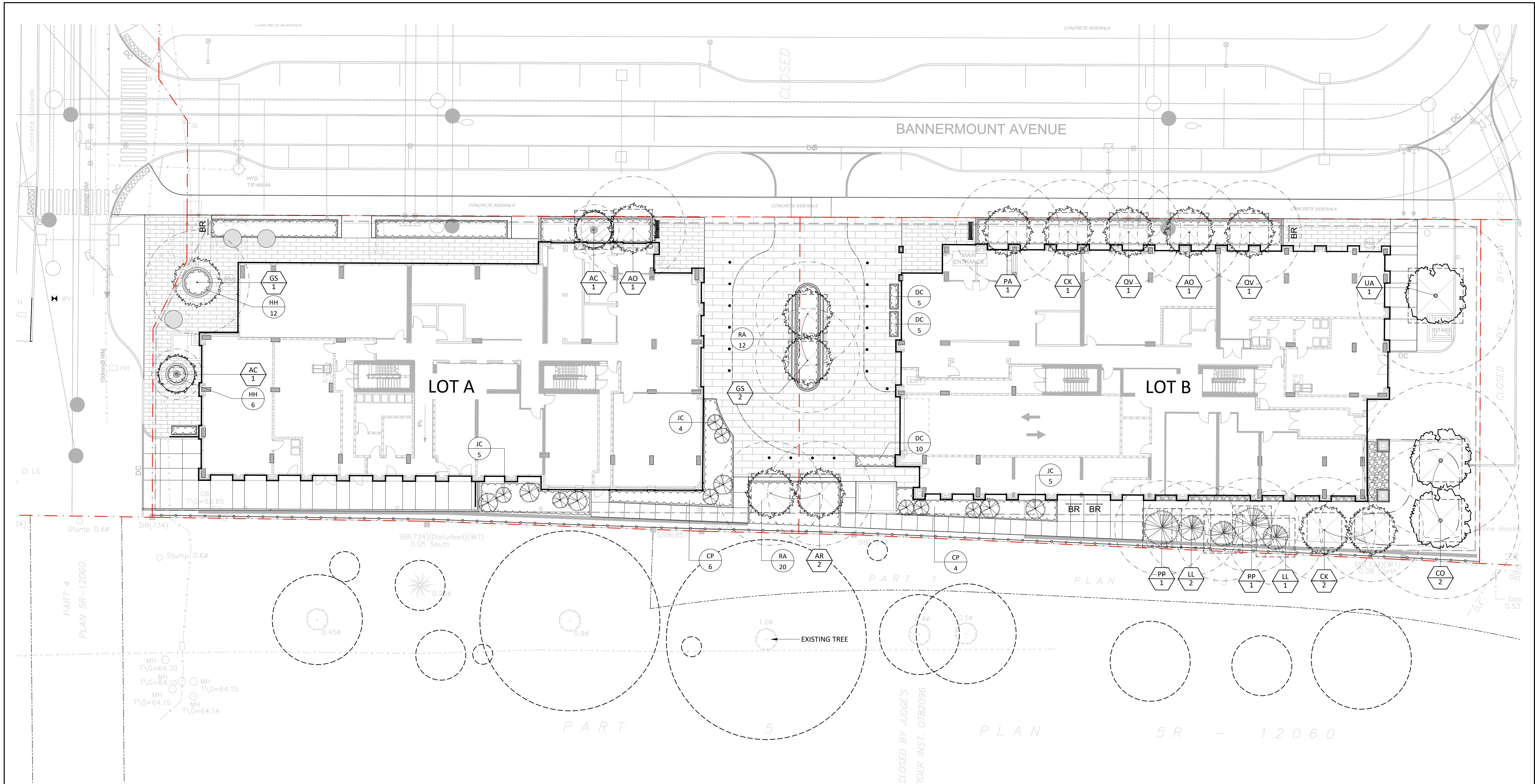
NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 416.237.2345 NAKDESIGNSTRATEGIES.COM

Project

PICKERING PLACE
700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title	
LANDSCAPE PLAN / TREE INVENTORY REPORT	
Date 2024-04-01	Sheet
Scale 1:200	L01
Drawn SW	
Checked SC	
Job No. 24-043	



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


PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
CANOPY PLANTING PALETTE					
DECIDUOUS TREES - TOTAL: 18 (PRIVATELY OWNED)					
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	50mm	B&B
AO	AESCULUS GLABRA	OHIO BUCKEYE	2	50mm	B&B
AR	ACER RUBRUM	RED MAPLE	2	50mm	B&B
CK	CLADRASTIS KENTUKEA	YELLOWWOOD	3	50mm	B&B
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2	50mm	B&B
GS	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	3	50mm	B&B
PA	PHELLODENDRON AMURENSE	AMUR CORKTREE	1	50mm	B&B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	1	60mm	B&B
OV	OSTRYA VIRGINIANA	IRONWOOD	2	40mm	B&B
CONIFEROUS TREES - TOTAL: 5 (PRIVATELY OWNED)					
LL	LARIX LARICINA	TAMARACK	3	150cm	B&B
PP	PICEA PUNGENS	COLORADO SPRUCE	2	150cm	B&B

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUBS - TOTAL: 56 (PRIVATELY OWNED)					
CP	COMPTONIA PERIGRINA	SWEET FERN	10	1 GAL.	POTTED
JC	JUNIPERUS CHINENSIS 'ONTARIO GREEN'	ONTARIO GREEN JUNIPER	14	3 GAL.	POTTED
RA	RHUS AROMATICA 'GRO-LO'	SUMAC	32	1 GAL.	POTTED
PERENNIALS AND GRASSES - TOTAL: 472 (PRIVATELY OWNED)					
CM	CAREX MUSKINGUMENSIS	PALM SEDGE GRASS	74	1 GAL.	POTTED
CP	CAREX PENSYLVANICA	OAK SEDGE	74	1 GAL.	POTTED
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	10	1 GAL.	POTTED
GM	GERANIUM MACULATUM	WILD GERANIUM	74	1 GAL.	POTTED
HH	HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	18	1 GAL.	POTTED
OC	OSMUNDA CINNAMONEA	CINNAMON FERN	74	1 GAL.	POTTED
PD	PHLOX DIVARICATA	WOODLAND PHLOX	74	1 GAL.	POTTED
PH	PENSTEMON HIRSUTUS	HAIRY BEARDTONGUE	74	1 GAL.	POTTED

- PLANTING LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING

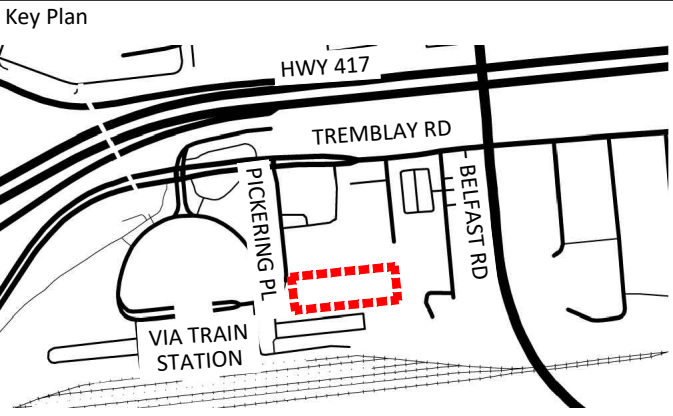
- MIX PLANTS TOGETHER IN GROUPS OF 4-7 PER SAME SPECIES

SOIL VOLUME PROJECTIONS (NTS)*		SINGLE		MULTIPLE		TREE SOIL VOLUMES								
SMALL						TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)						
ORNAMENTAL							15	9						
COLUMNAR							15	9						
SMALL							20	12						
MEDIUM							25	15						
LARGE							30	18						
CONIFER							25	15						
*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH														

CANOPY PROJECTIONS (NTS)		PROPOSED TREE CANOPY PROJECTIONS			
LARGE		TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
		LARGE (3)	135-250*	192	CANOPY (W. OVERLAP): 892m²
		MEDIUM (13)	35-135*	85	
		SMALL (2)	5-35*	20	
		CONIFER (5)	45-96*	70	
MEDIUM					
SMALL					
CONIFER					
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES					SITE: 4,207m²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (ONNRF); US FOREST SERVICE, FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS					TOTAL PERCENT COVER: 21.20%

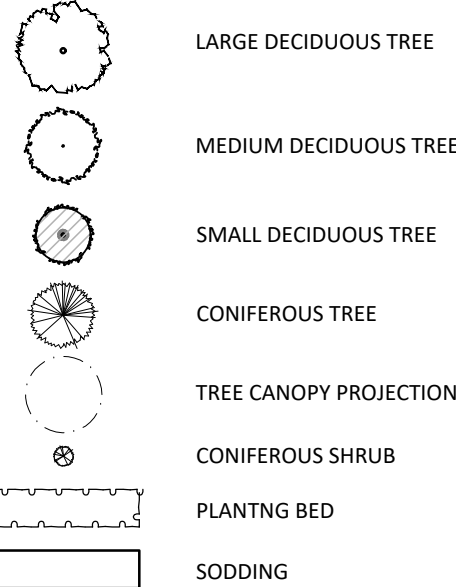
*NOTE: CANOPY COVERAGE DOES NOT ACCOUNT FOR ANY OVERLAP OF FUTURE STREET TREE CANOPY ON SITE

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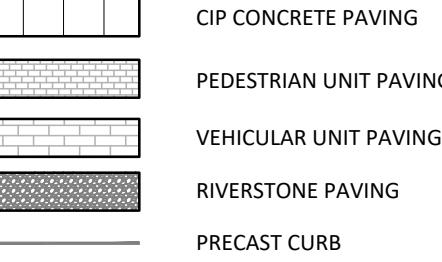


LEGEND

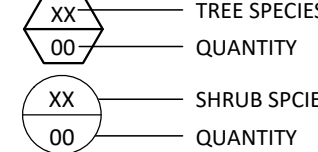
PLANTING



PAVING

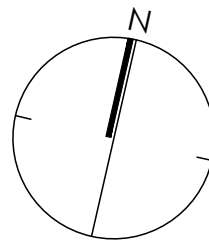


PLANTING KEY



No.	Description	Date
3	Re-issued for Site Plan Approval	25-05-15
2	Issued for Site Plan Approval	25-05-02
1	Issued for Site Plan Phase 2	24-05-10

Revision
City Approval Stamp



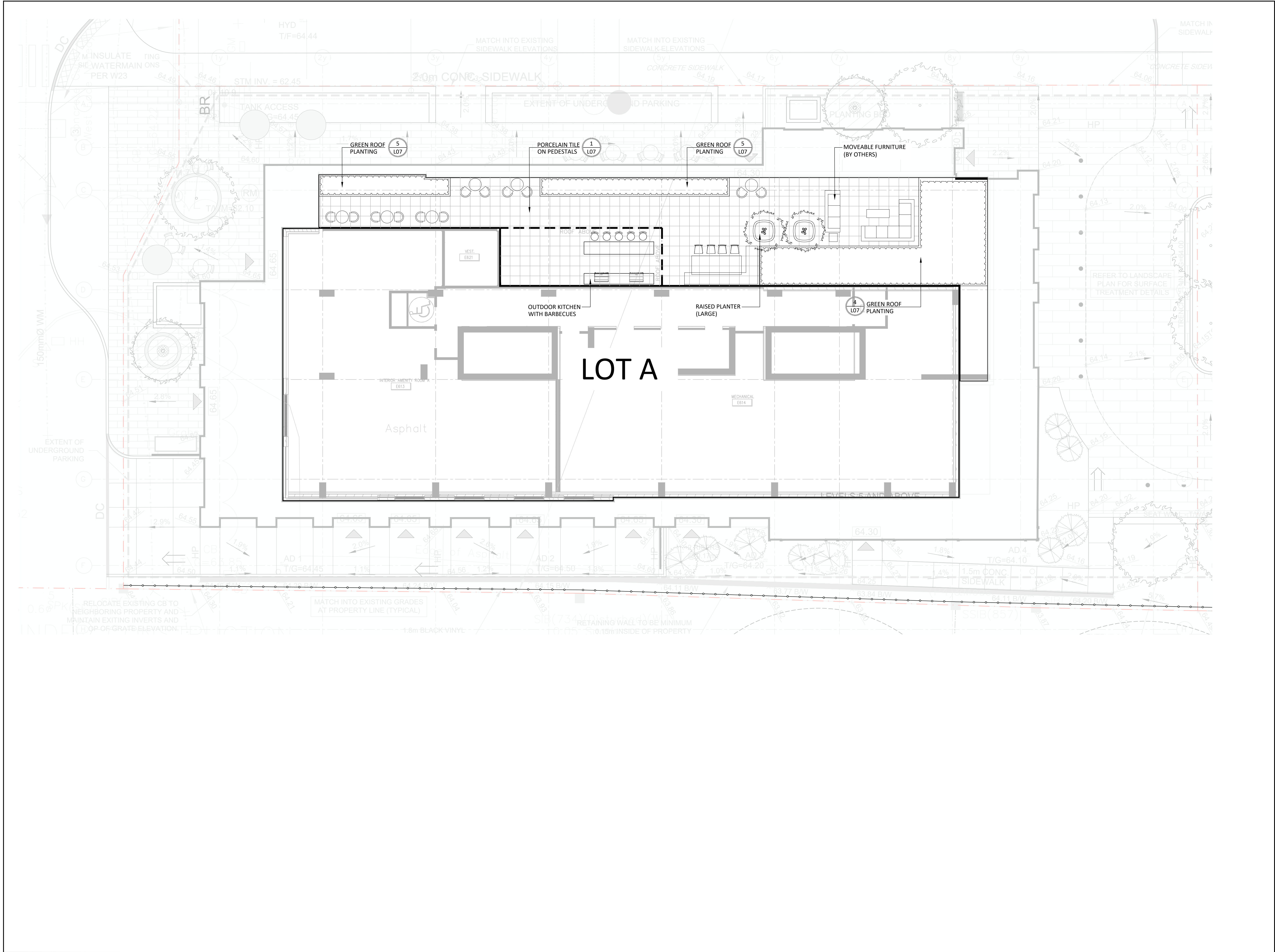
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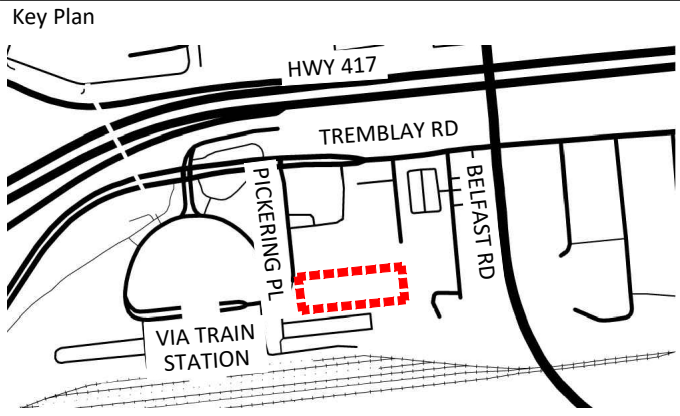
Project

PICKERING PLACE
700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title	
PLANTING PLAN	
Date: 2024-04-01	Sheet
Scale: 1:200	L02
Drawn: SW	
Checked: SC	
Job No.: 24-043	



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- PROPERTY LINE
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 - CONIFEROUS TREE
 - TREE CANOPY PROJECTION
 - CONIFEROUS SHRUB
 - PLANTING BED
 - SODDING
- PAVING**
- CIP CONCRETE PAVING
 - PEDESTRIAN UNIT PAVING
 - VEHICULAR UNIT PAVING
 - RIVERSTONE PAVING
 - PRECAST CURB
- DETAIL KEY**
- DETAIL NO.
 - SHEET NO.
- PLANTING KEY**
- TREE SPECIES
 - QUANTITY
 - SHRUB SPECIES
 - QUANTITY

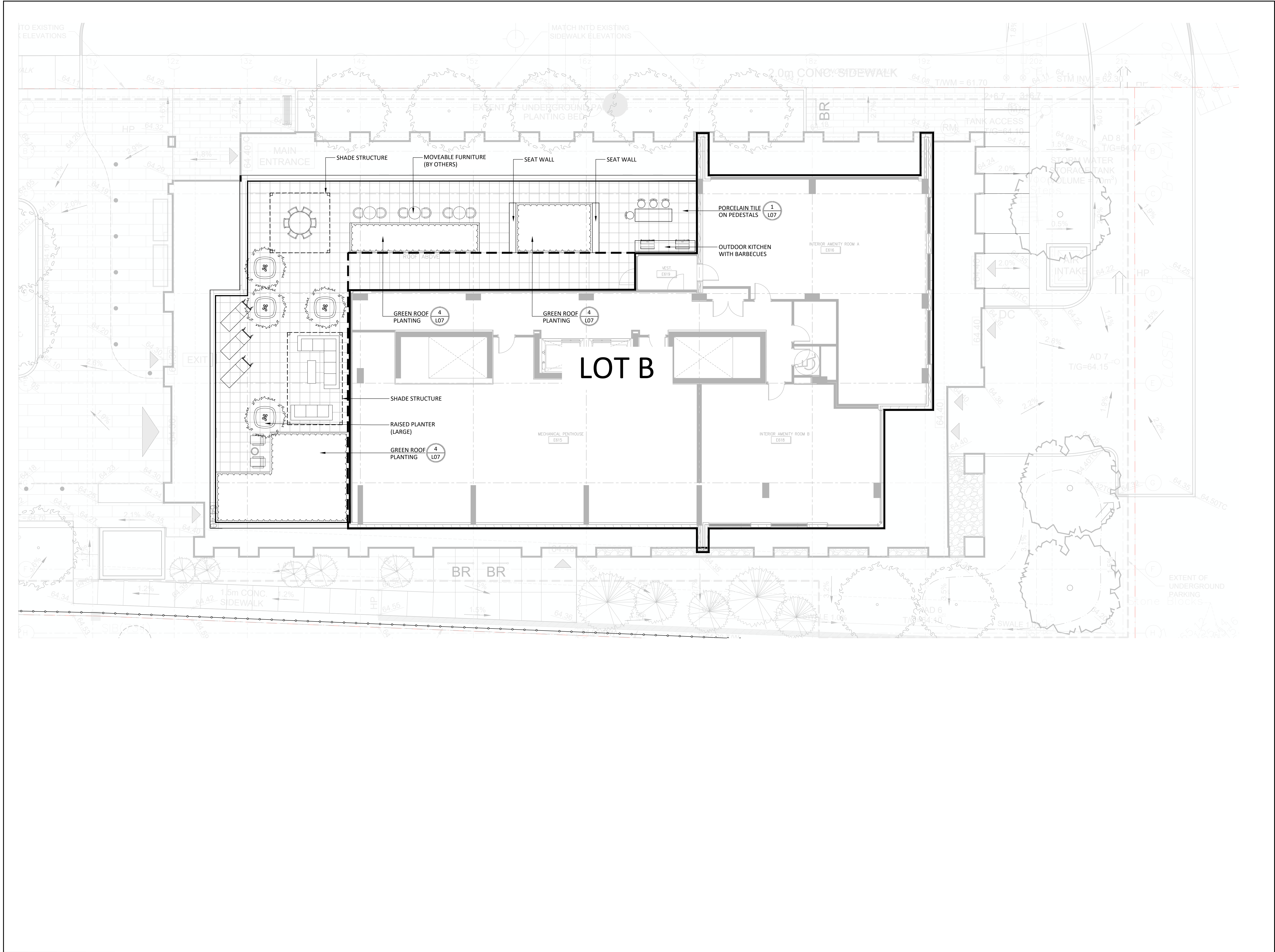
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2	Issued for Site Plan Phase 2	25-05-10
3	Re-issued for Site Plan Approval	25-05-15
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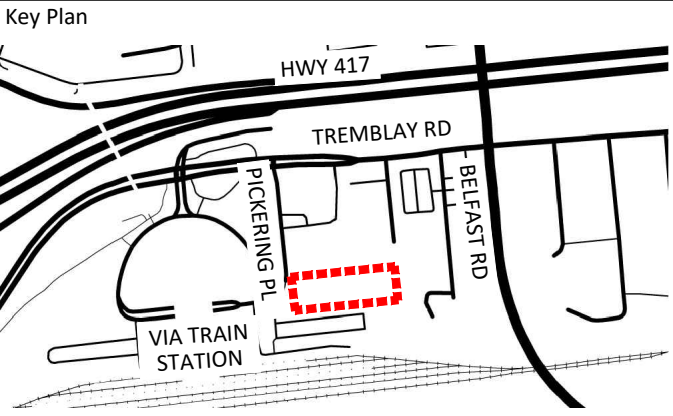
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Project

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Title		
WEST TERRACE LEVEL 29		
Date	2024-04-01	Sheet
Scale	1:100	L03
Drawn	SW	
Checked	SC	
Job No.	24-043	

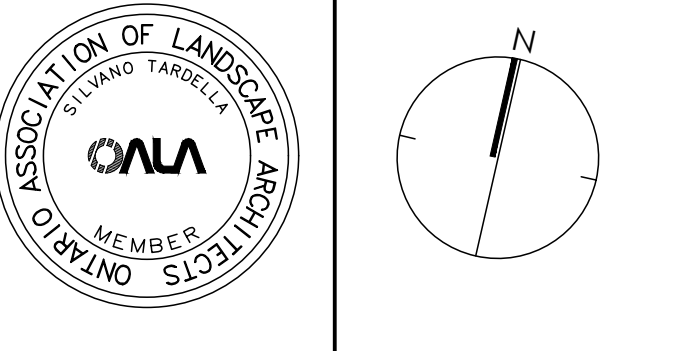


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 - PRECAST CURB
- DETAIL KEY**
- 1 L1: DETAIL NO.
 - 1 L1: SHEET NO.
- PLANTING KEY**
- XX 00: TREE SPECIES
 - XX 00: QUANTITY
 - XX 00: SHRUB SPECIES
 - XX 00: QUANTITY

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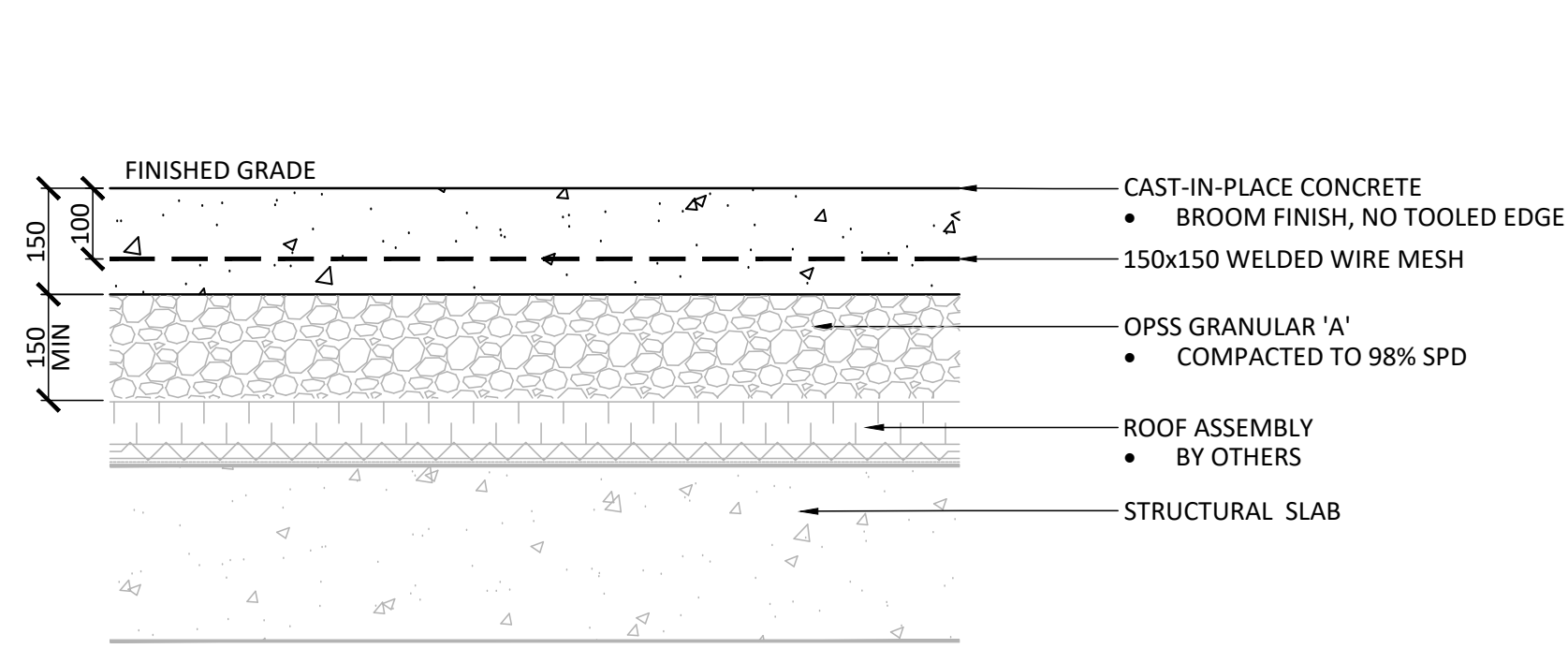
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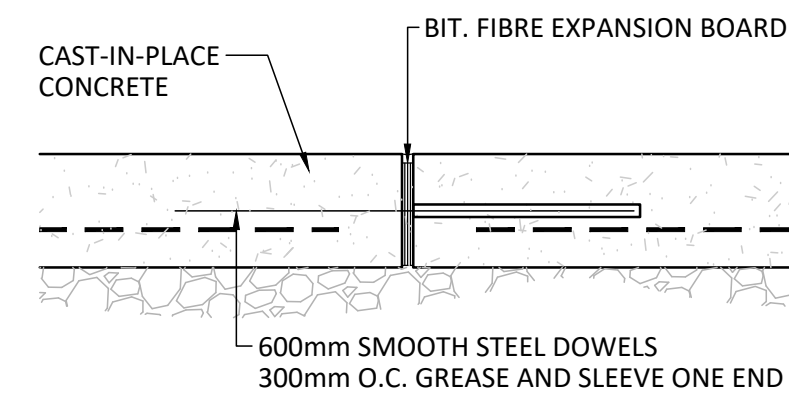
PICKERING PLACE
700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title	
EAST TERRACE LEVEL 15	
Date 2024-04-01	Sheet
Scale 1:100	L04
Drawn SW	
Checked SC	
Job No. 24-043	



- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. SAWCUT WITHIN 48 HOURS OF POUR
 3. BROOM FINISH, NO TOOLED EDGE

CONTROL JOINT (CJ)

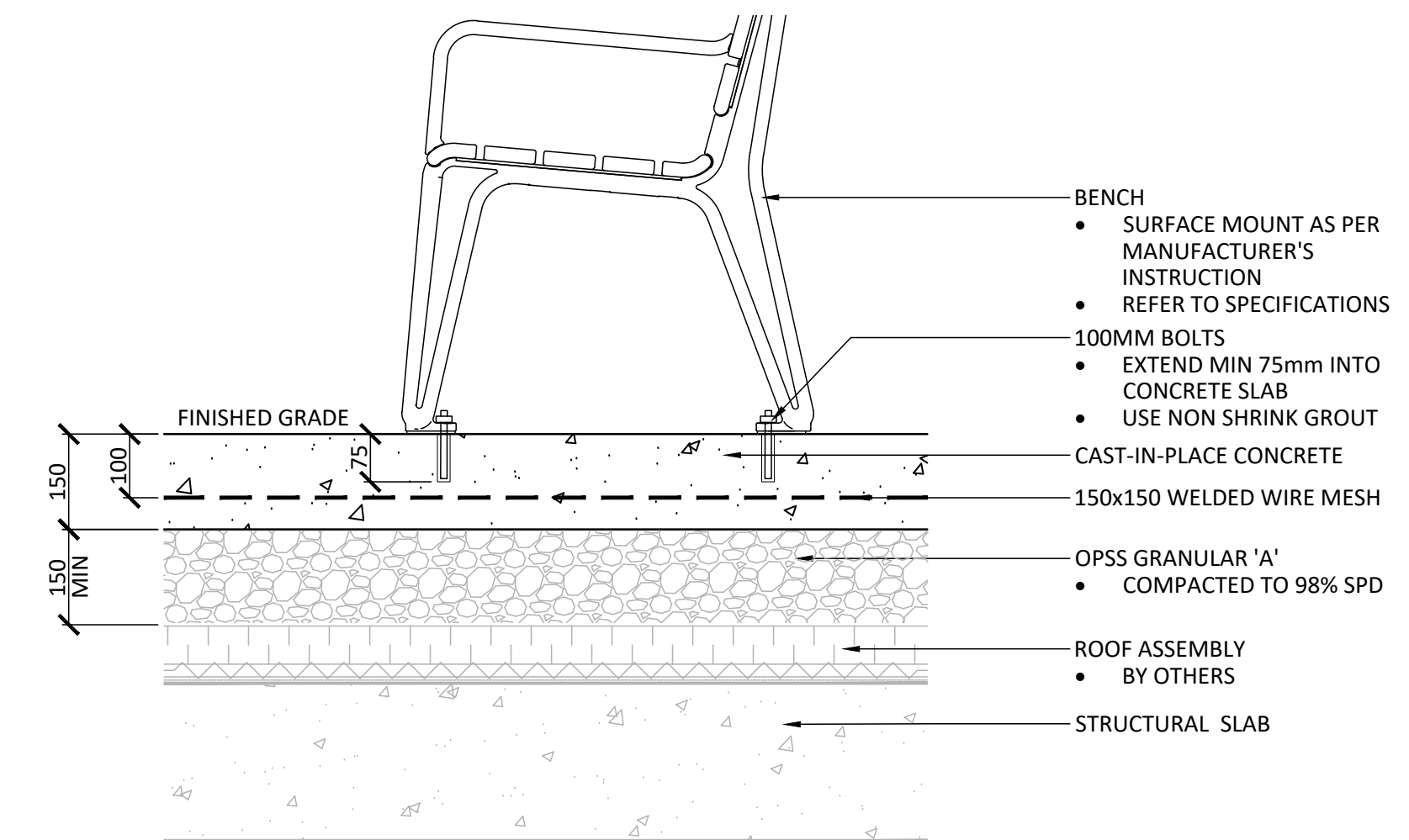


- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. BROOM FINISH, NO TOOLED EDGE
 3. NO CAULKED JOINTS

EXPANSION JOINT (EJ)

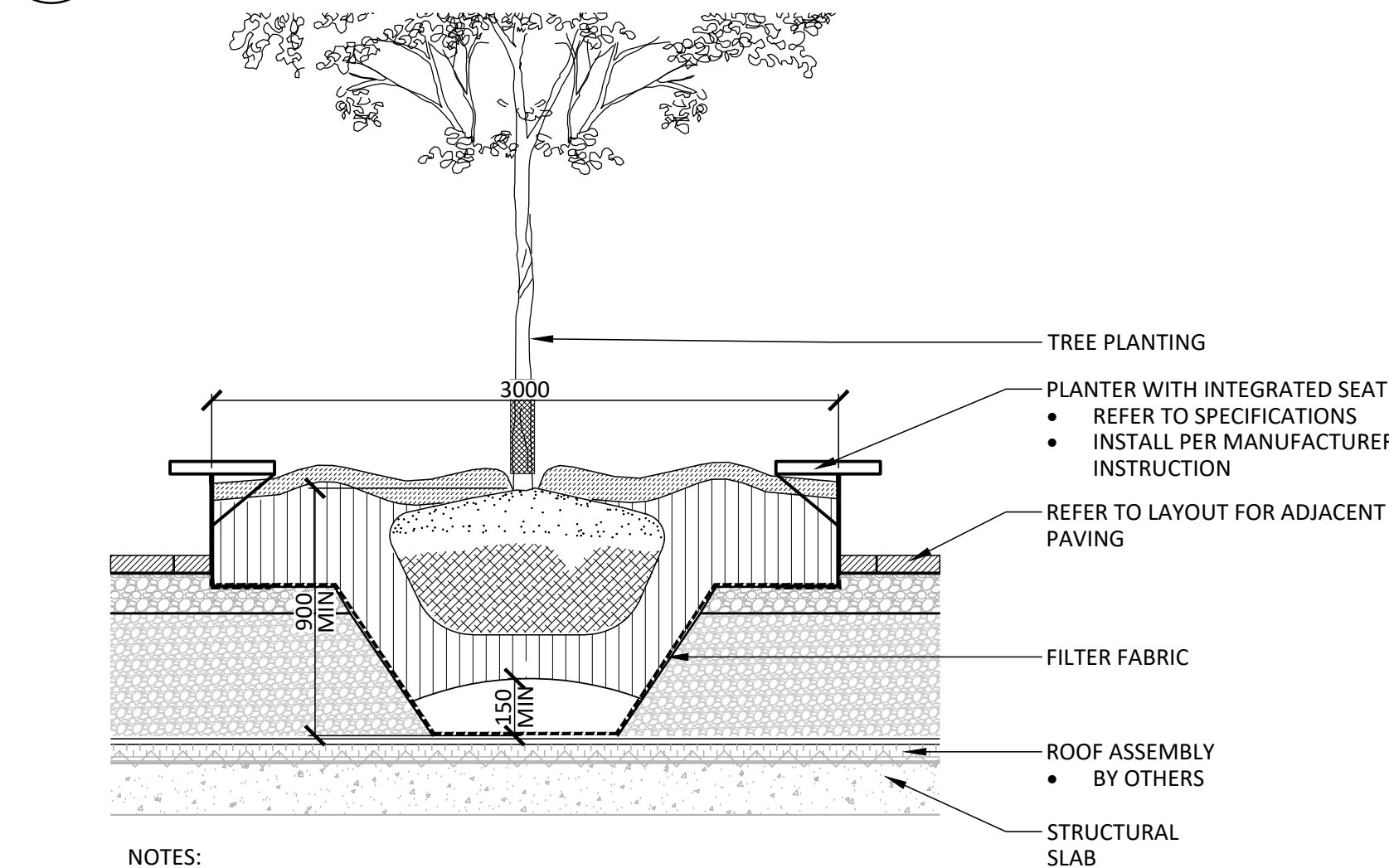
1 PEDESTRIAN CONCRETE PAVING & JOINTING

1:10



5 BENCH

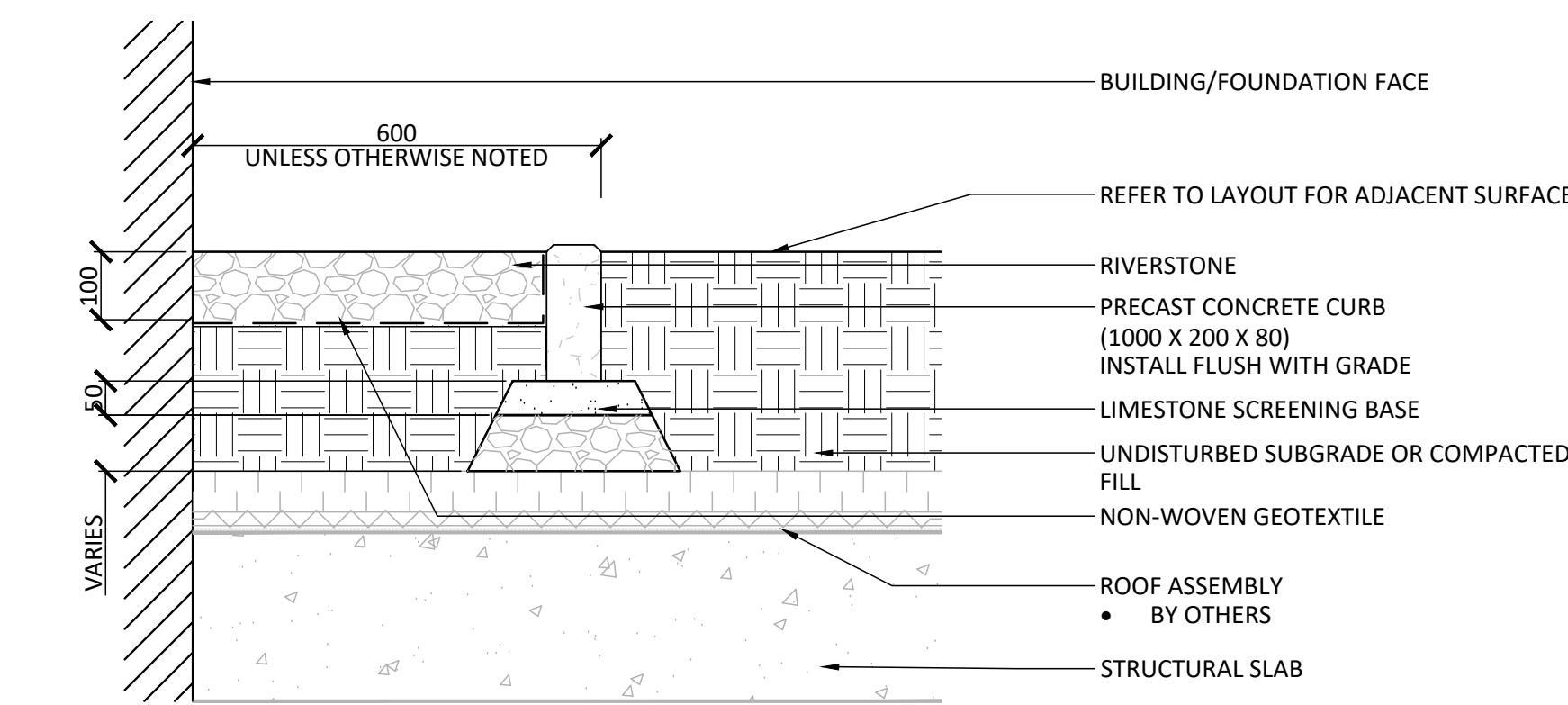
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- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
 2. REFER TO SPECIFICATIONS

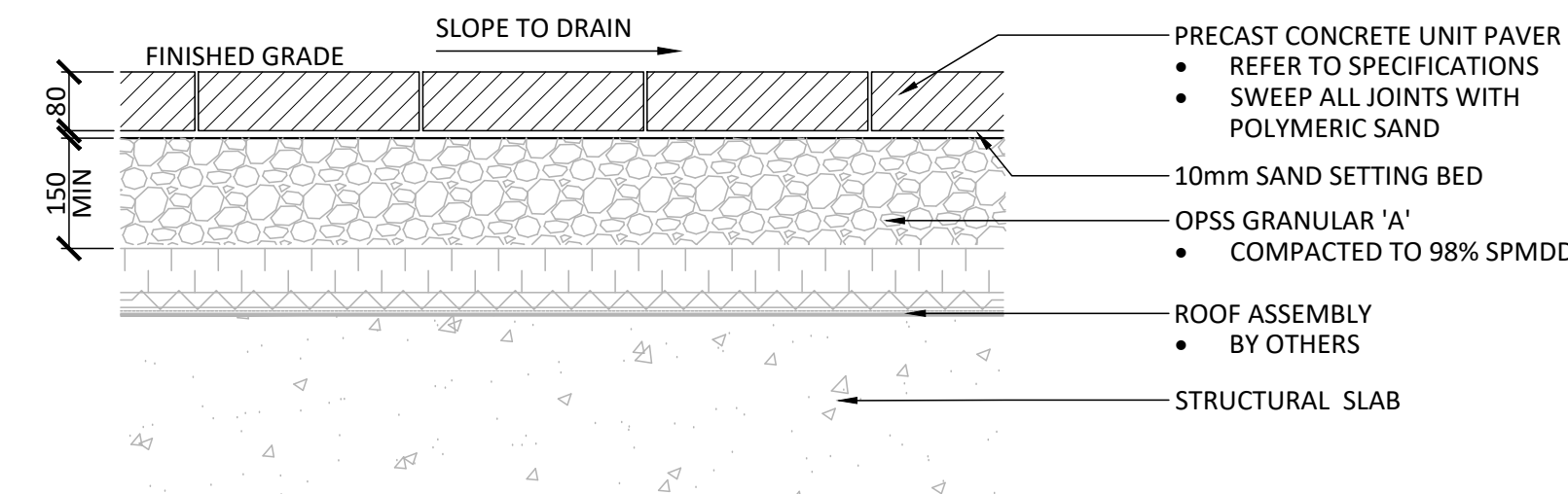
7 PLANTER WITH INTEGRATED SEATING

1:30



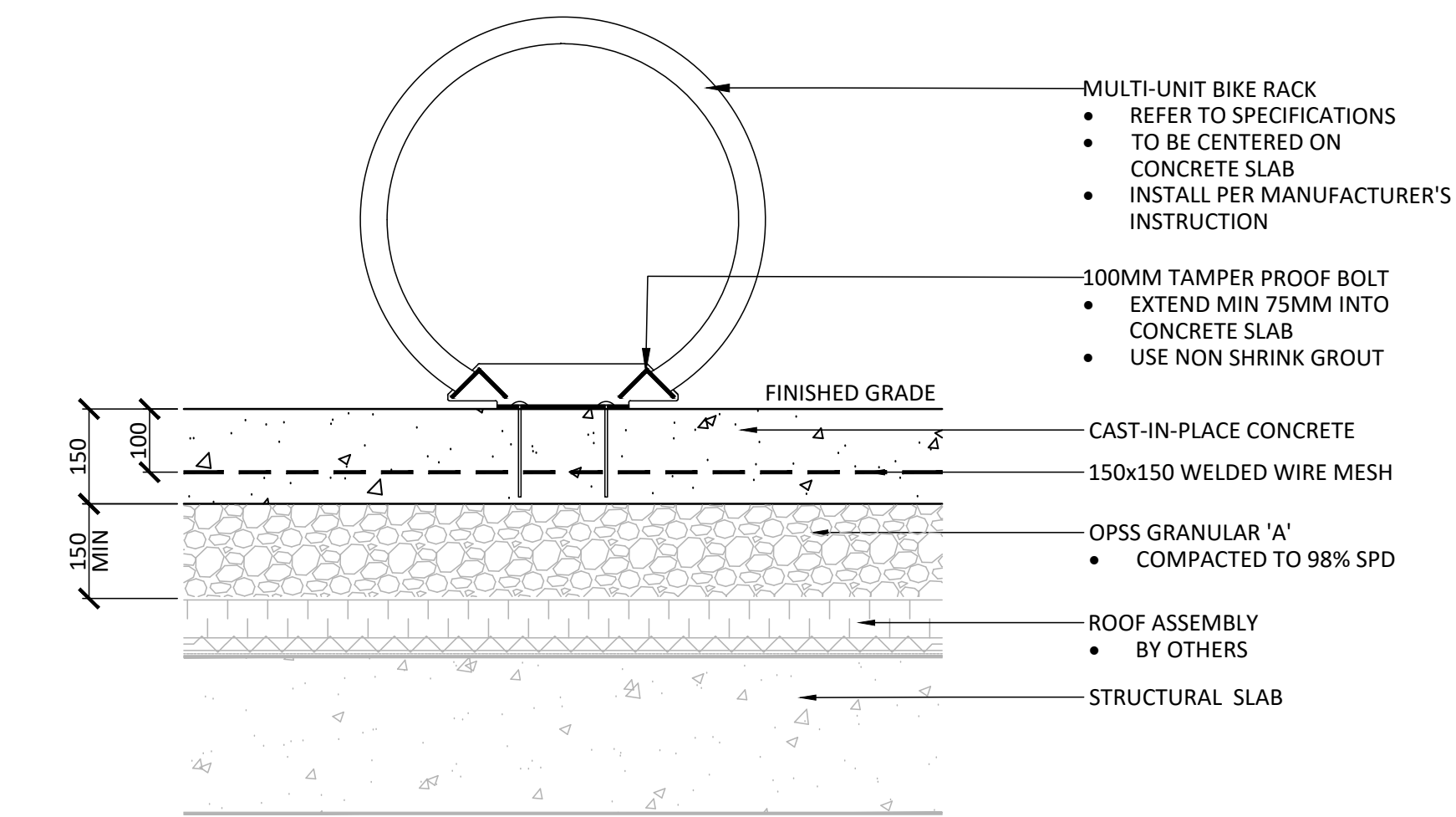
2 MAINTENANCE EDGE

1:10



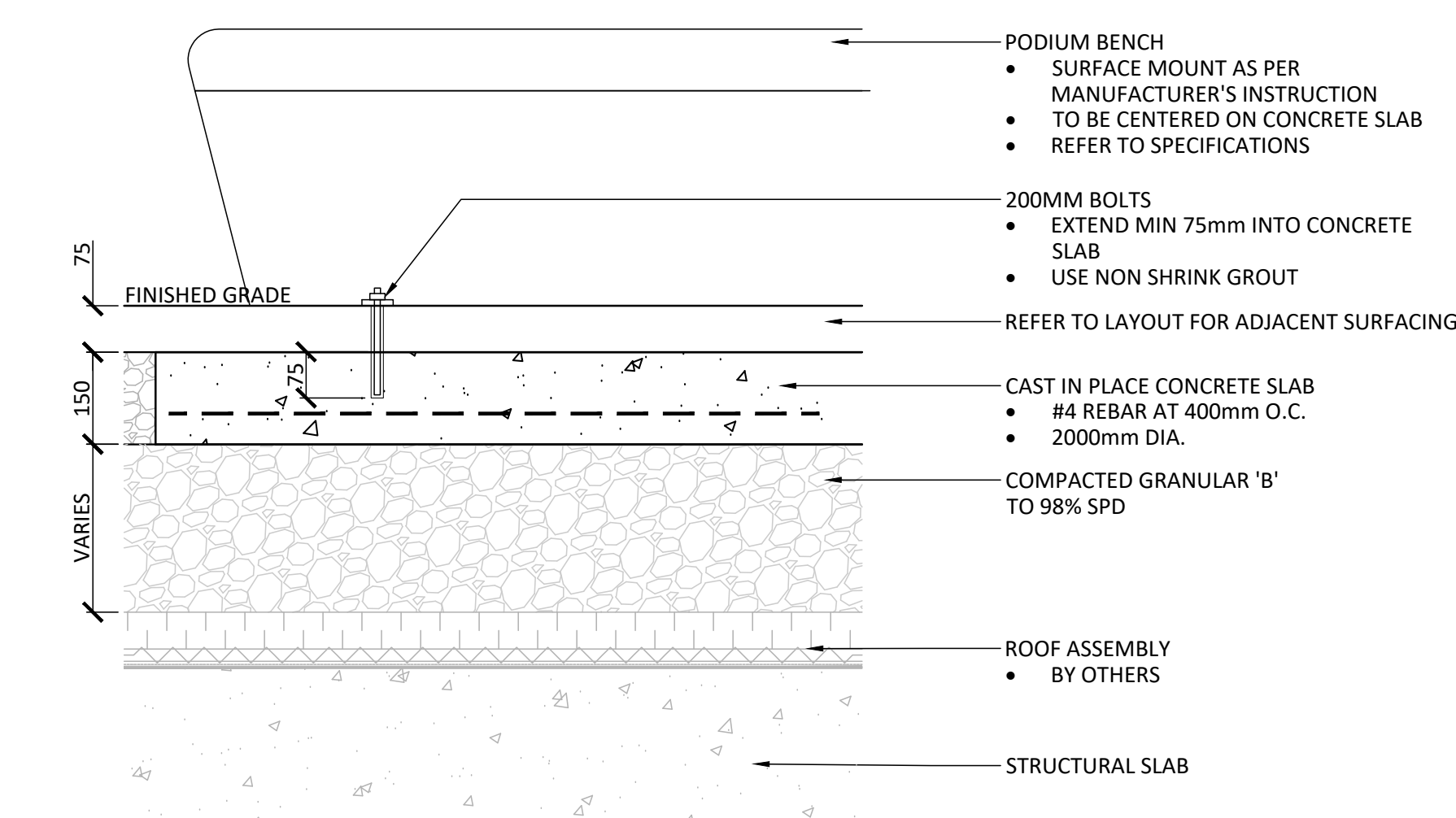
3 PEDESTRIAN UNIT PAVING

1:10



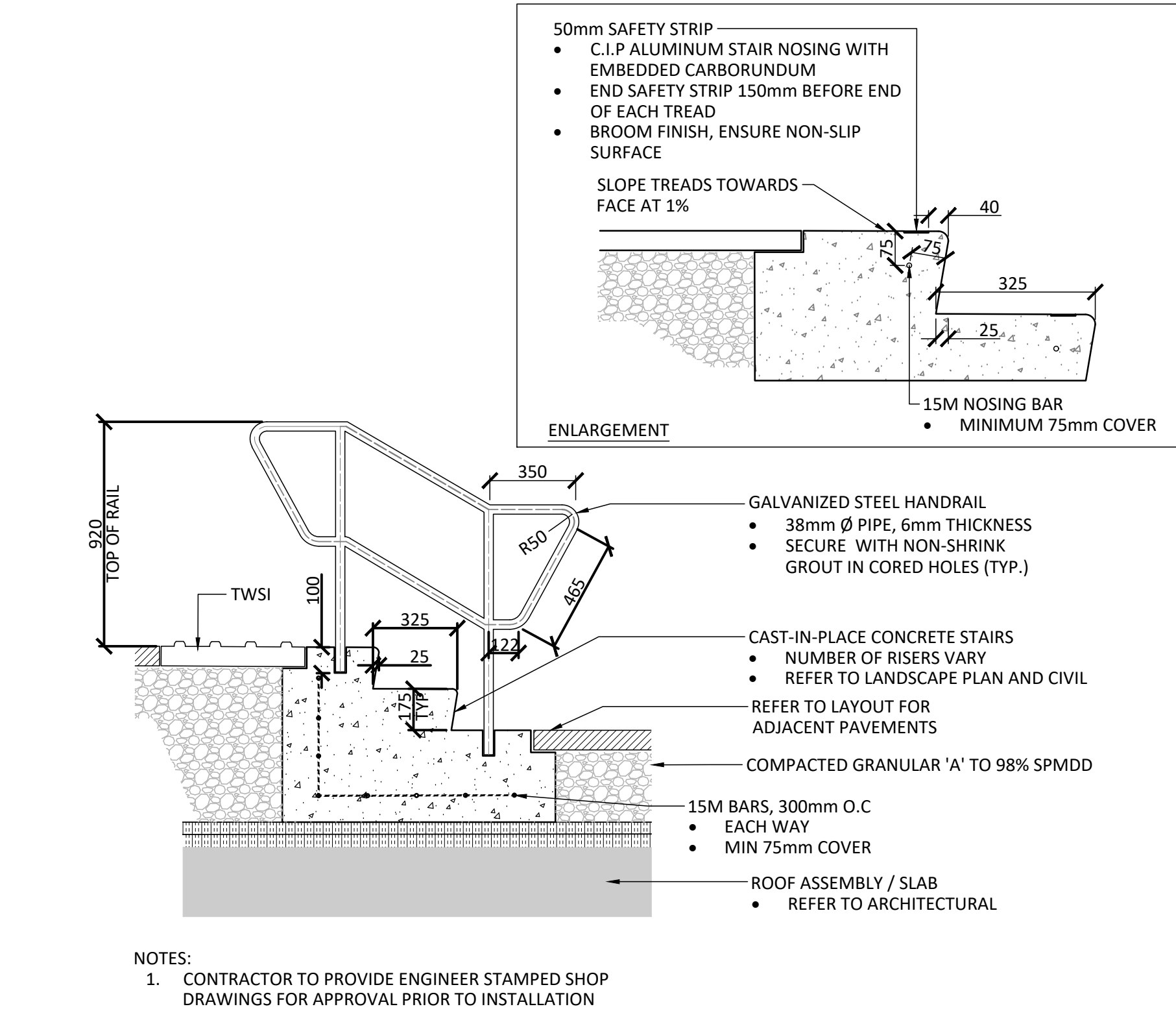
6 BIKE PARKING

1:10



8 PODIUM BENCH

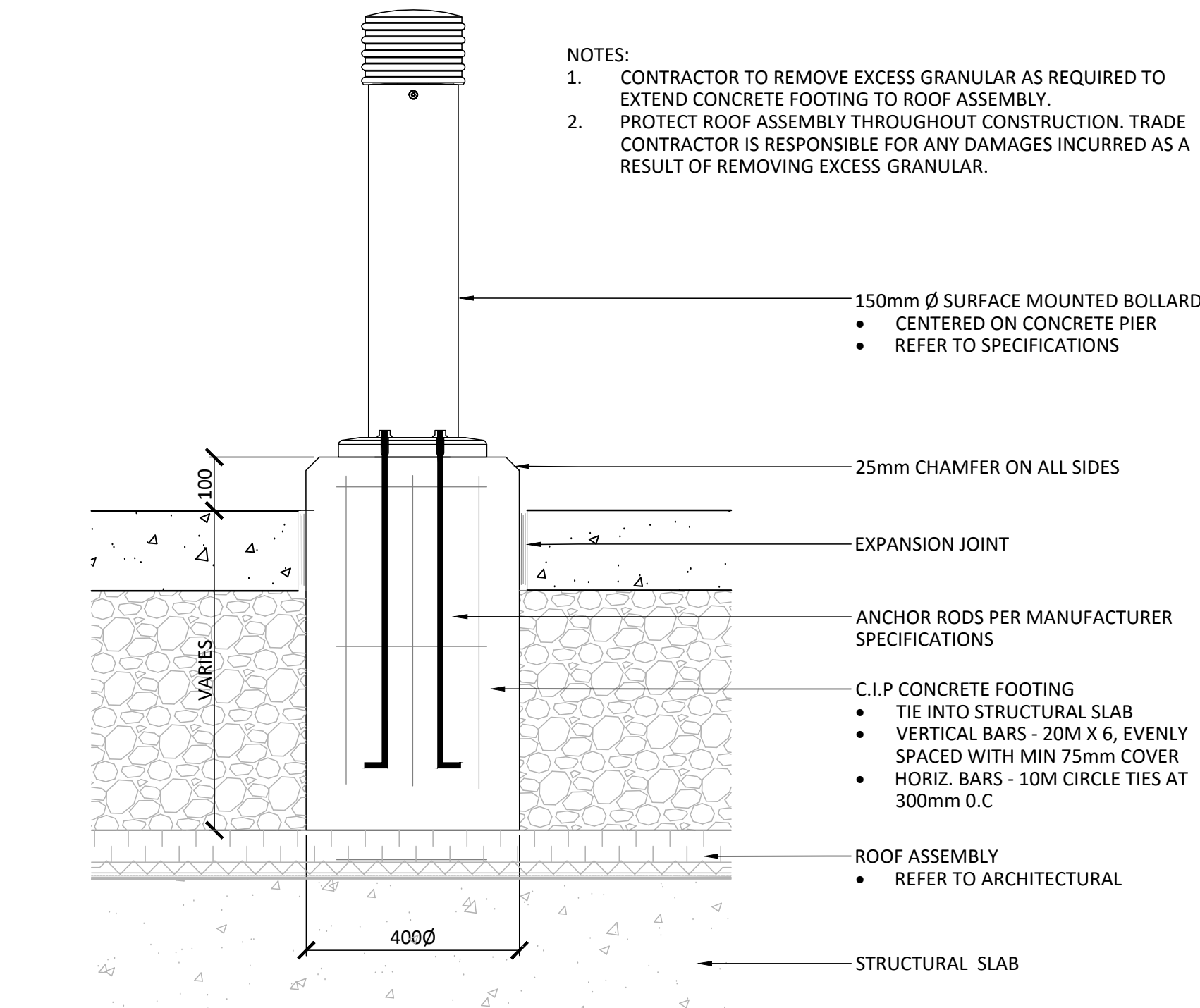
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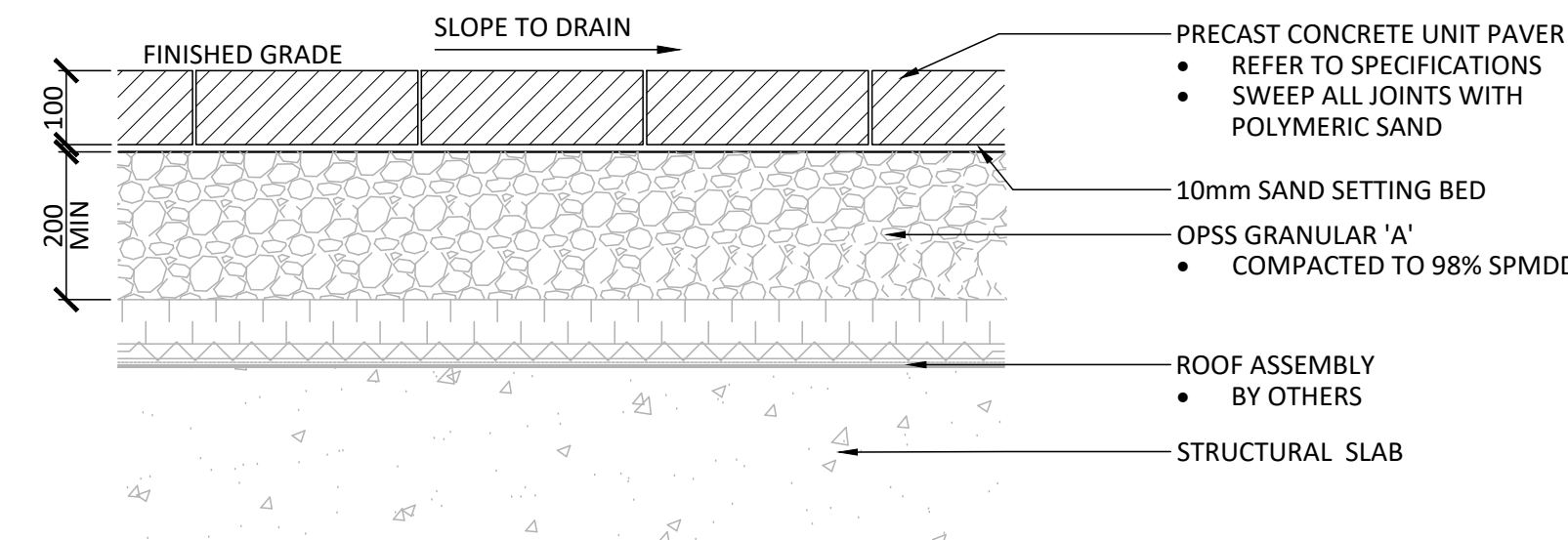
4 CIP CONCRETE STAIRS & HANDRAIL

1:10



9 TRAFFIC BOLLARD

1:10



10 VEHICULAR UNIT PAVING

1:10

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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO

MEMBER

NAK

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700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

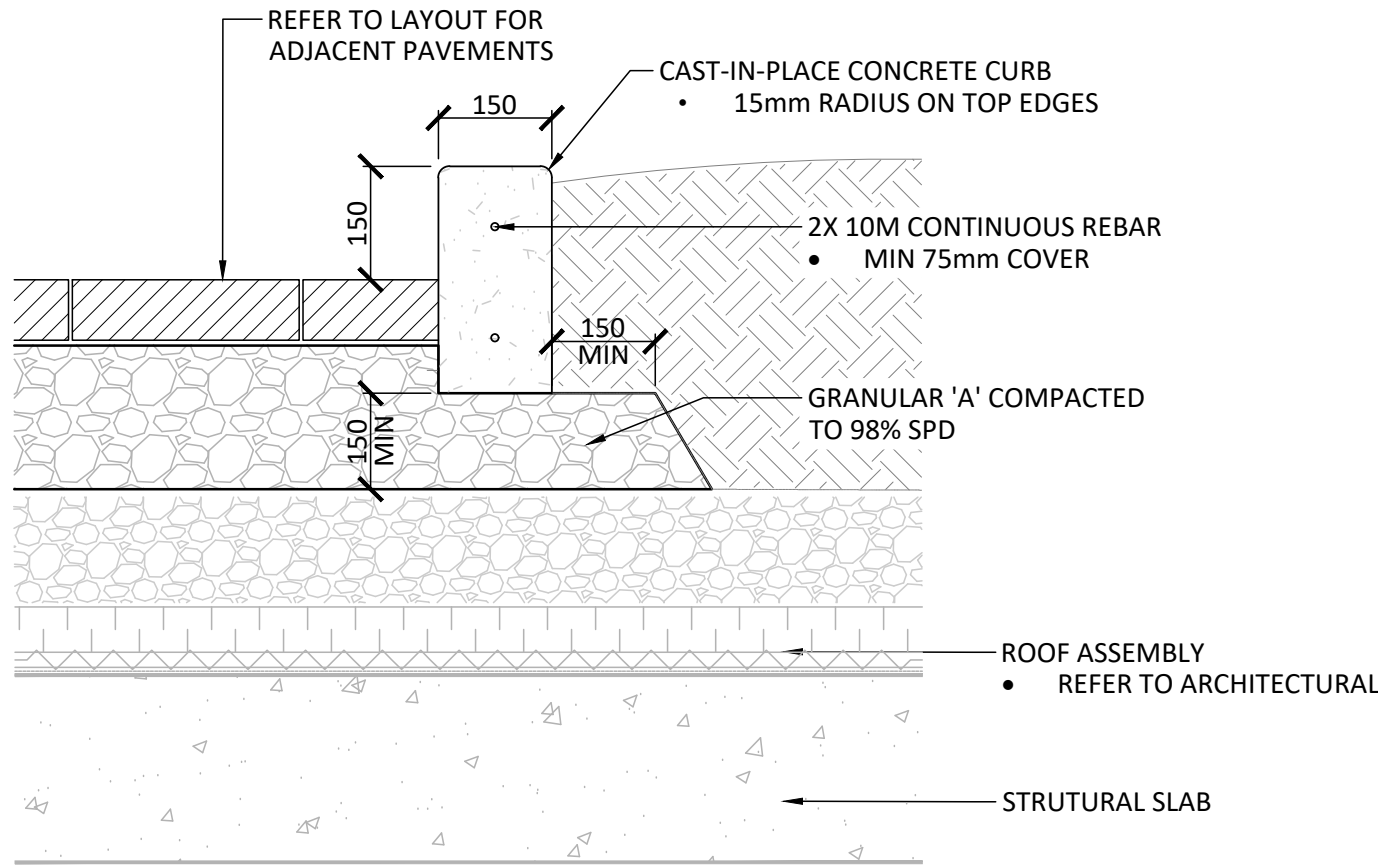
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DETAILS

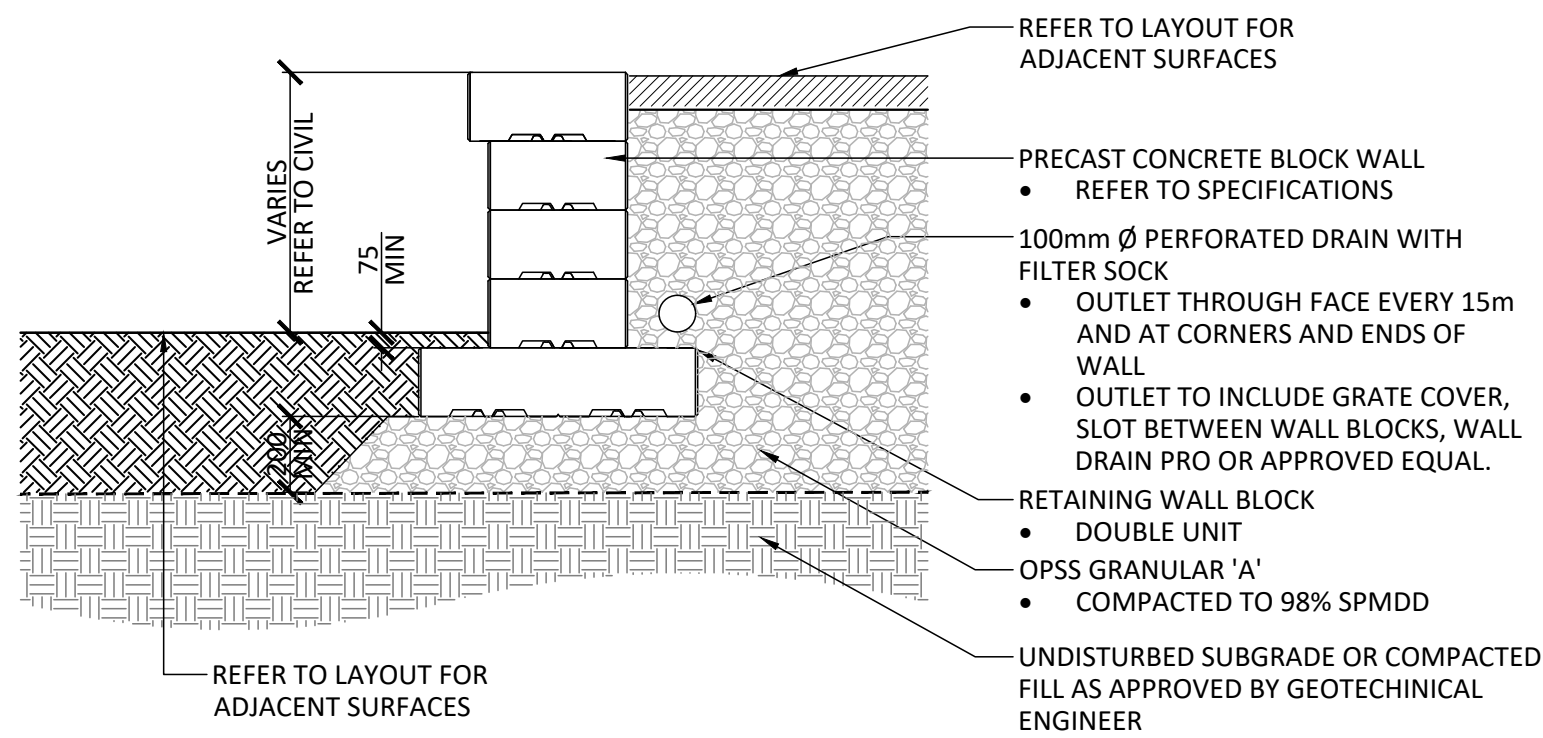
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Checked	SC	Job No.	24-043

PLAN N° 18865

CITY FILE N° D07-12-24-0077

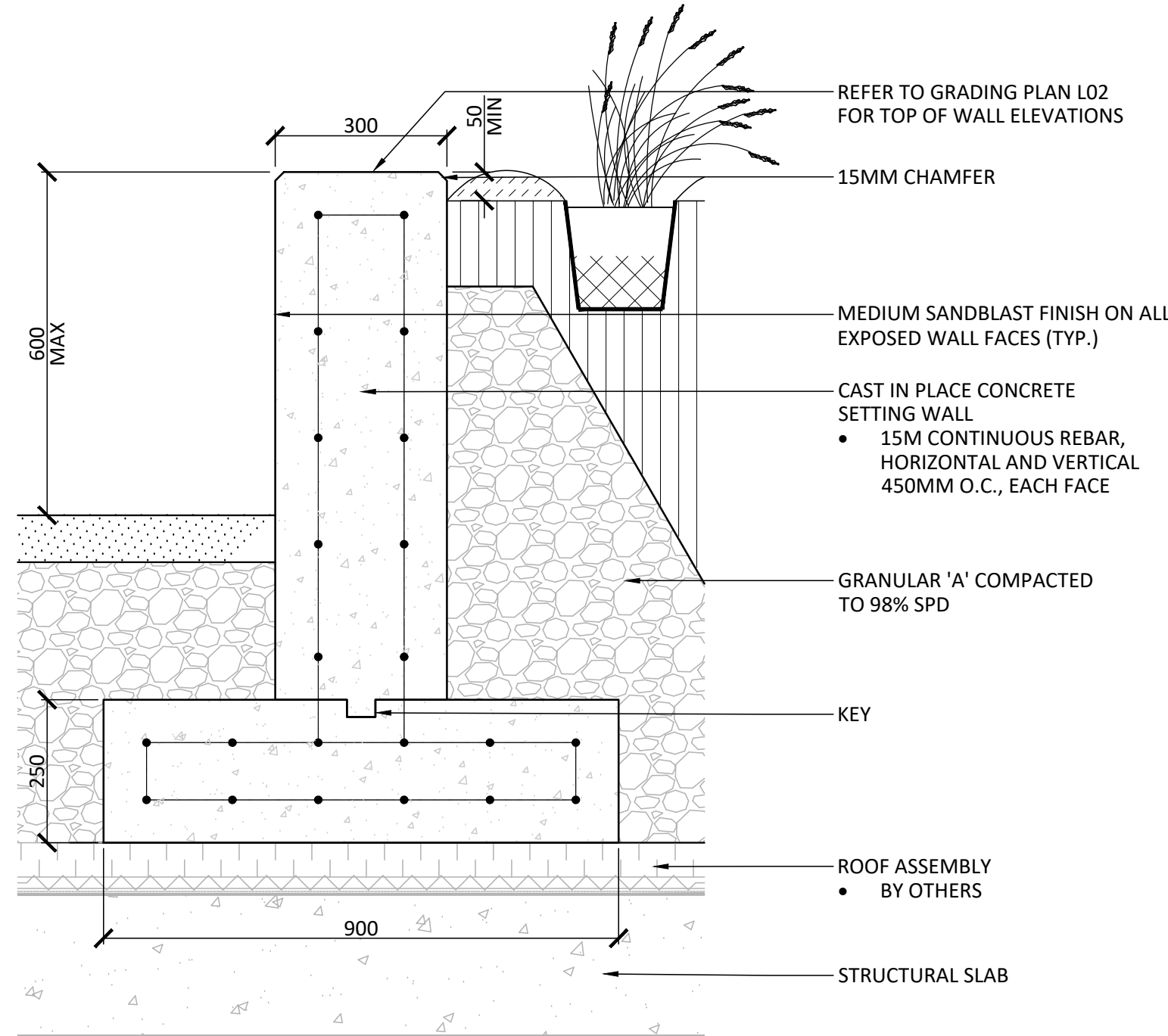


1 C.I.P. CONCRETE PLANTER CURB
1:10



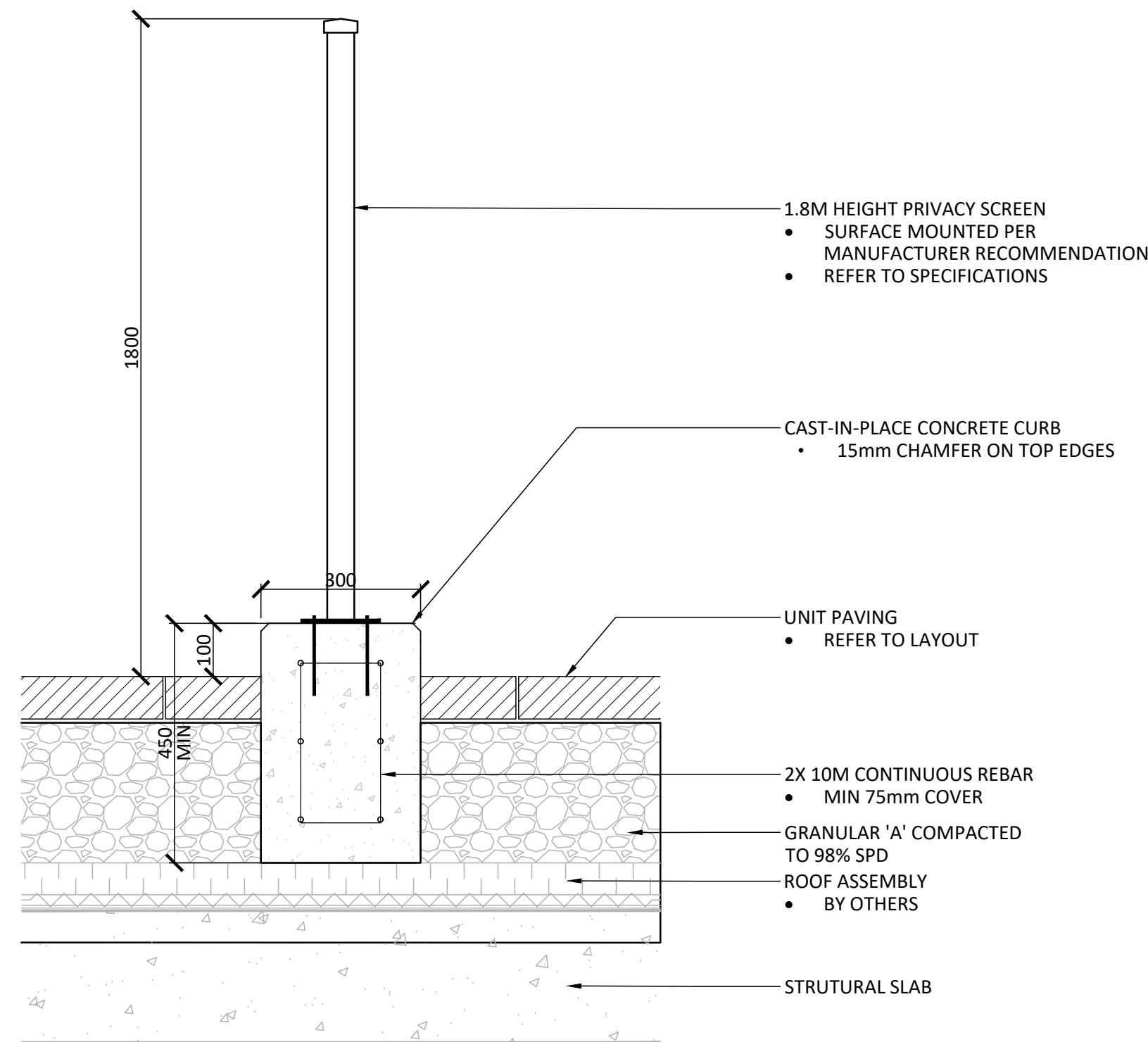
NOTES:
1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

2 PRECAST CONCRETE RETAINING WALL
1:10

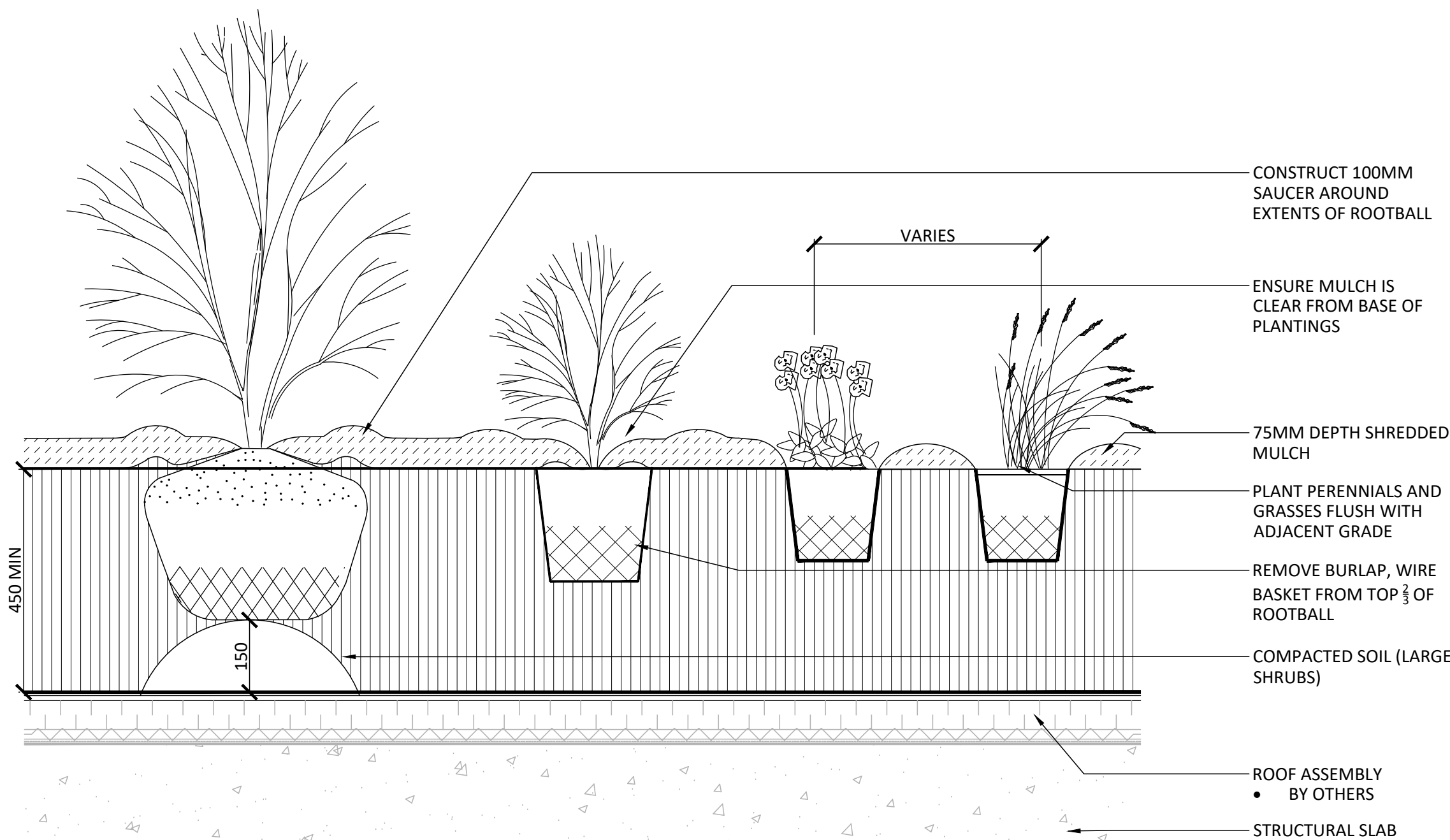


NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION

3 C.I.P. CONCRETE RETAINING WALL
1:10

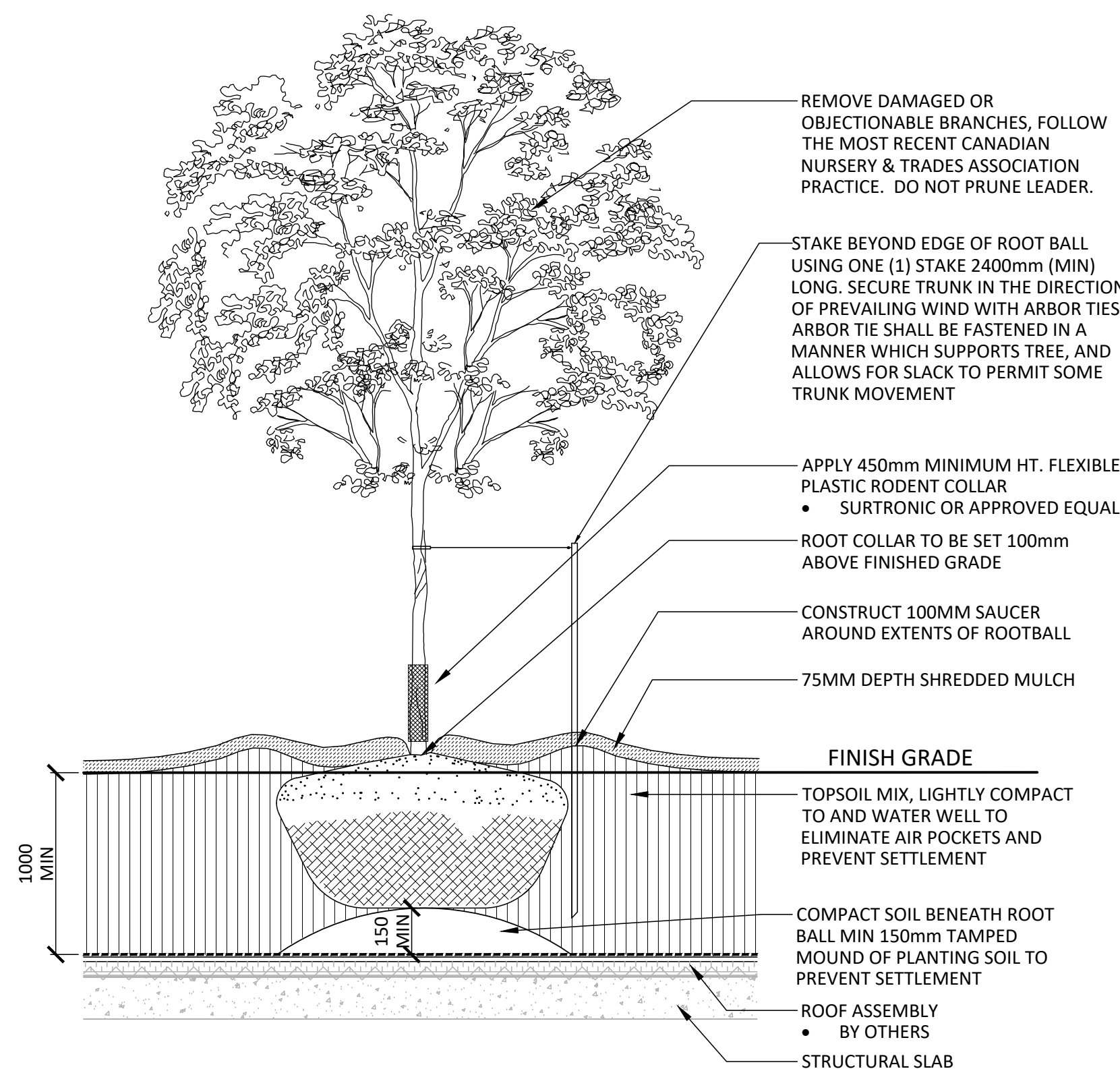


4 1.8M HEIGHT PRIVACY SCREEN
1:10

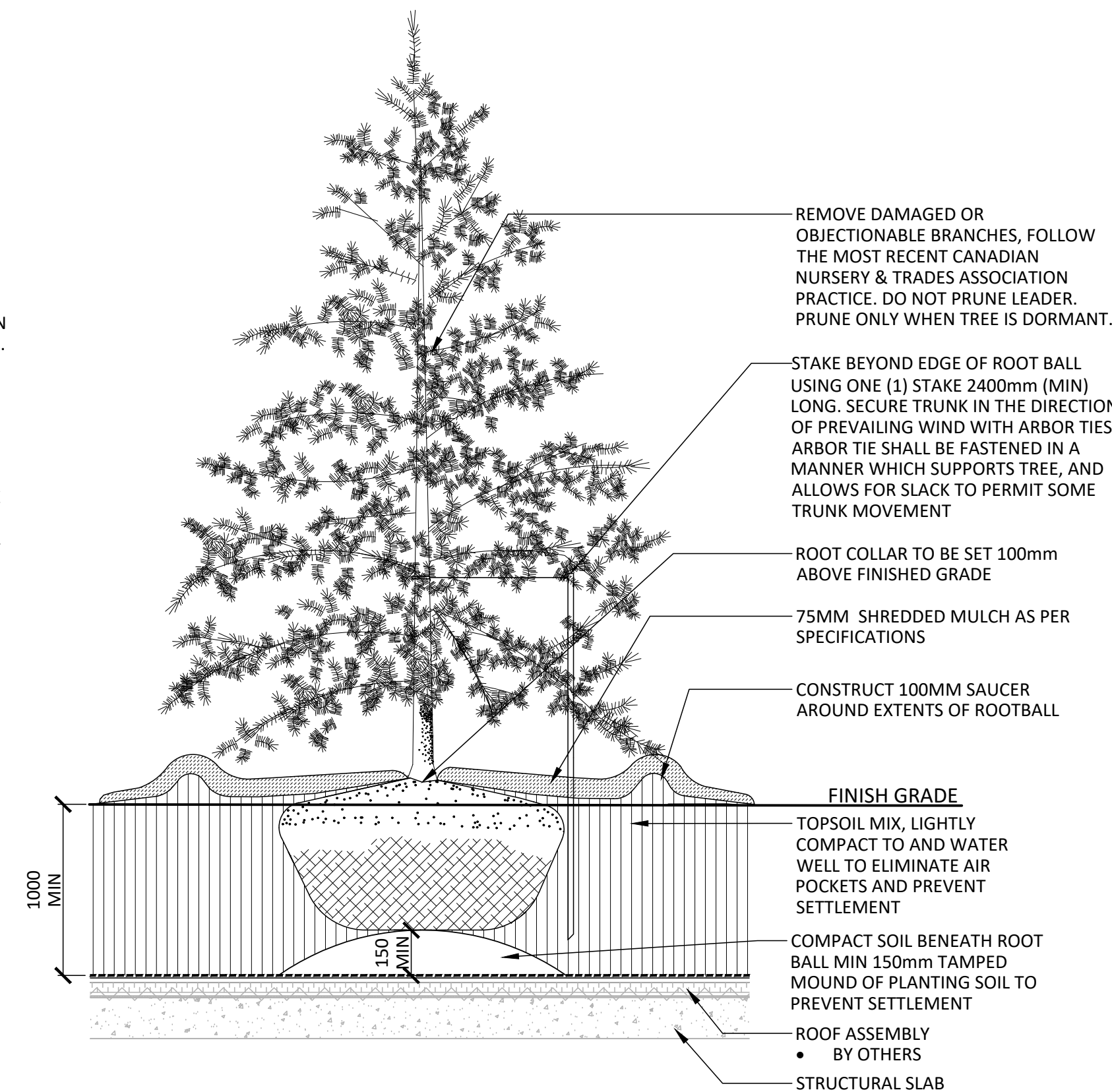


NOTES:
1. PROVIDE 600mm DEPTH FOR LARGE SPECIMEN SHRUBS, 450mm DEPTH FOR MEDIUM/SMALL SHRUBS AND PERENNIALS

5 SHRUB AND PERENNIAL PLANTING - OVER SLAB
1:10



6 DECIDUOUS TREE PLANTING - OVER SLAB
1:30



7 CONIFEROUS TREE PLANTING - OVER SLAB
1:30

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

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1	Issued for Site Plan Approval	25-05-15
No.	Description	Date
Revision		
City Approval Stamp		

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO

MEMBER

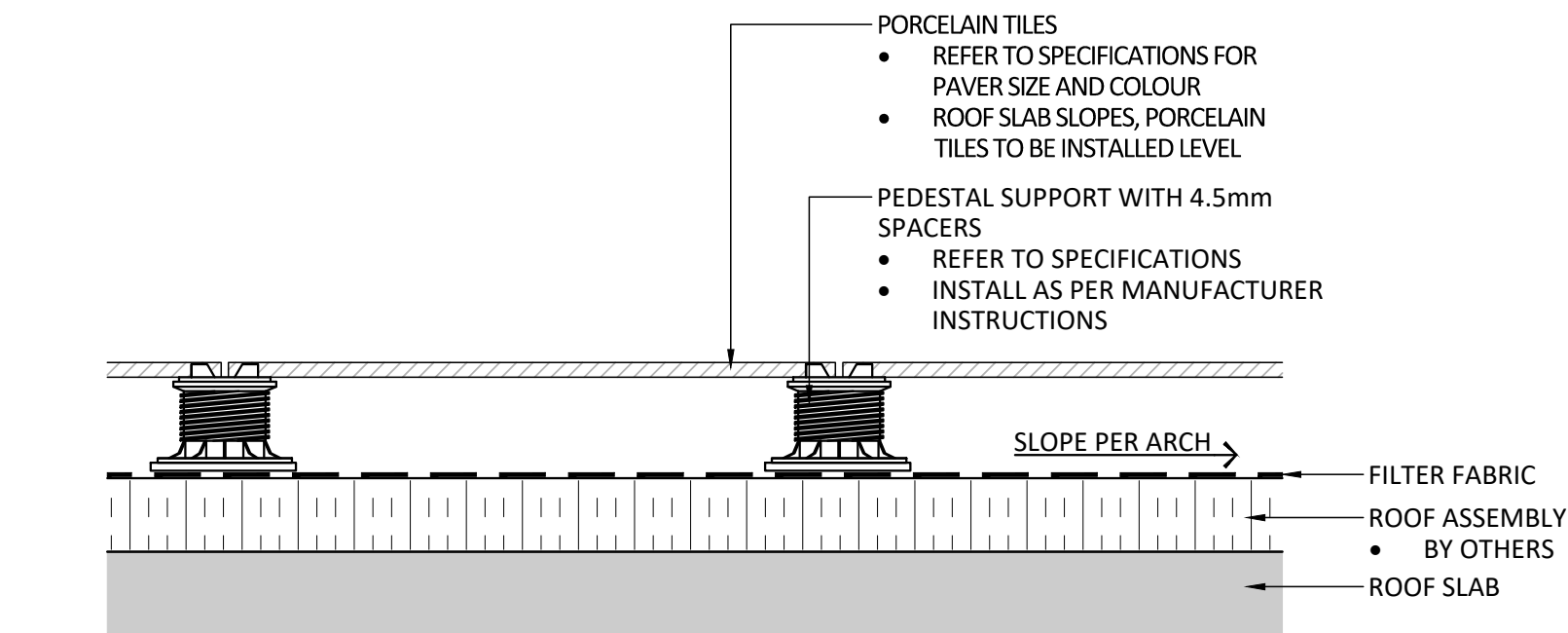
NAK

design strategies

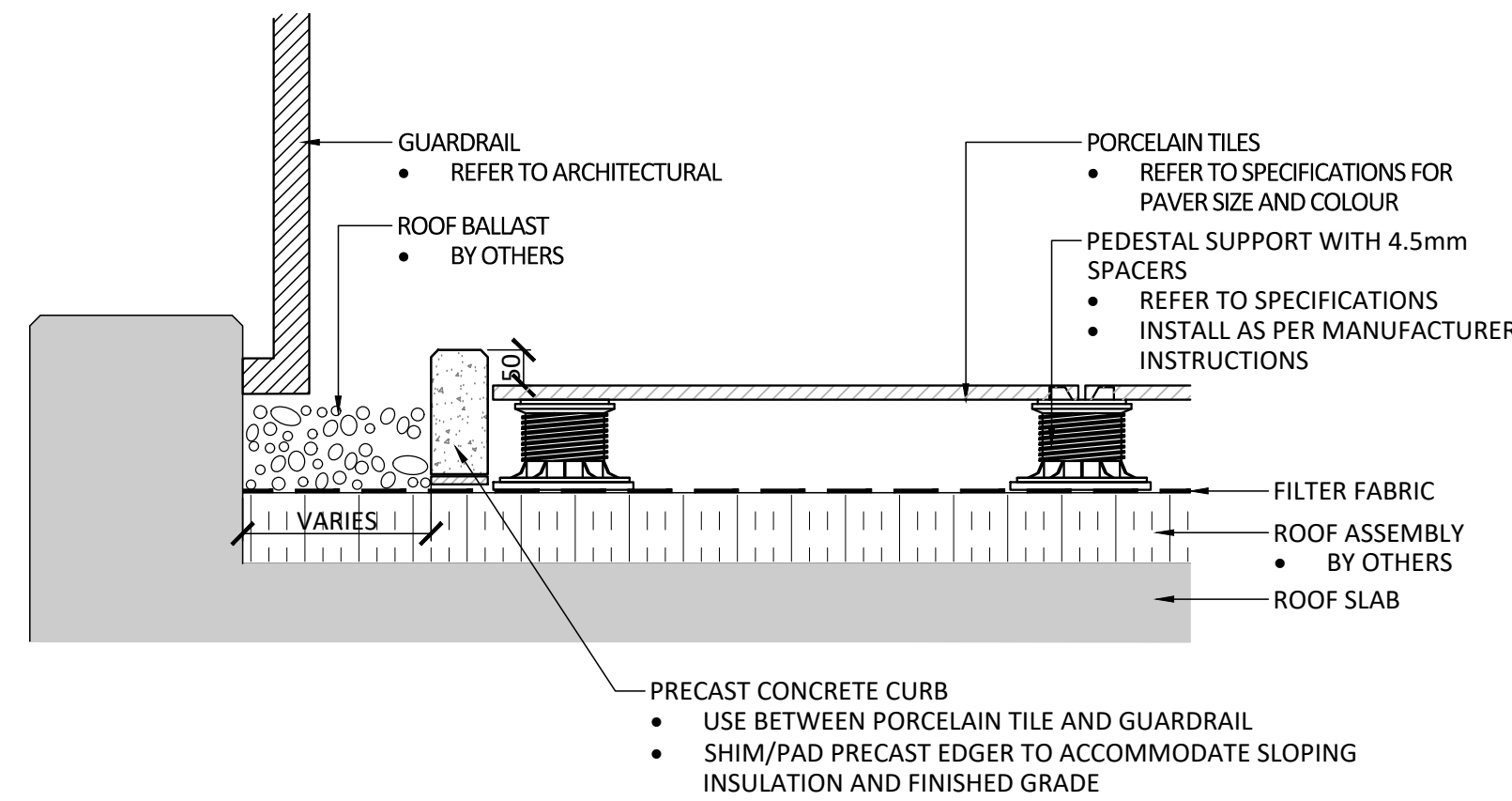
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

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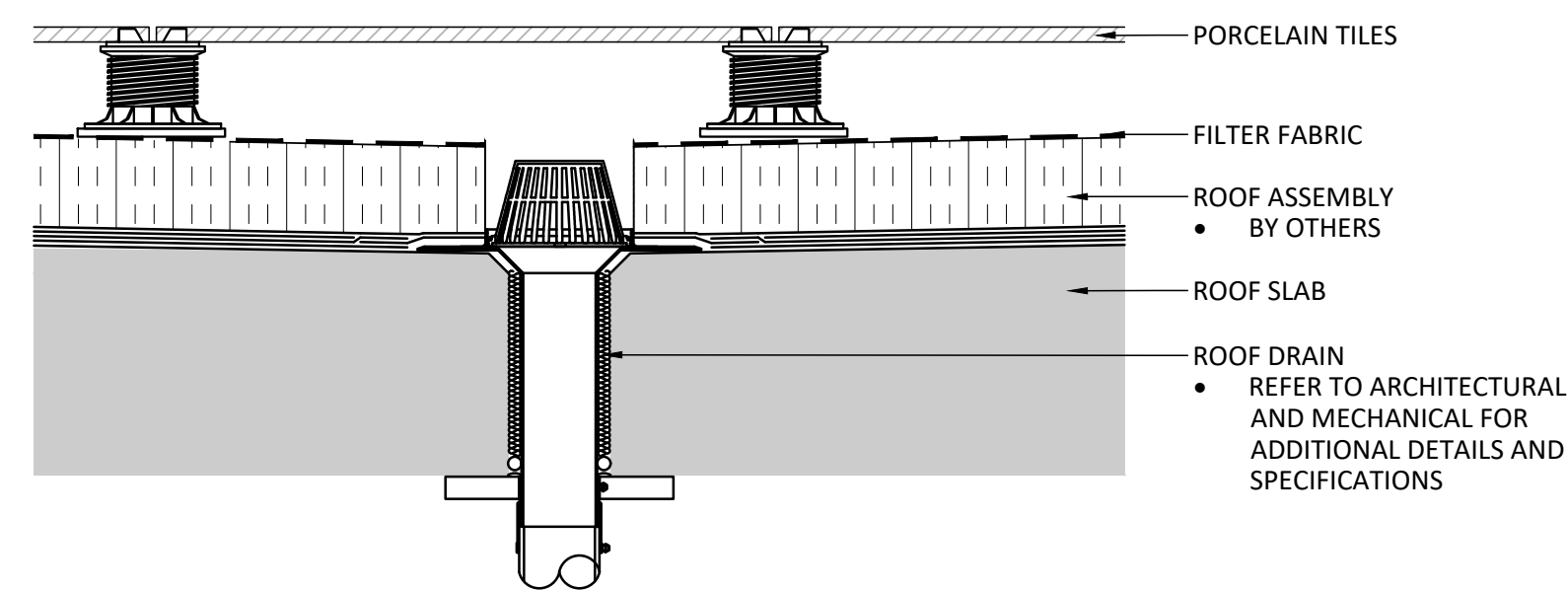
PICKERING PLACE 700 & 720 BANNERMOUNT AVE. OTTAWA, ON		
Title		
DETAILS		
Date	2025-05-02	Sheet
Scale	AS SHOWN	L06
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Job No.	24-043	



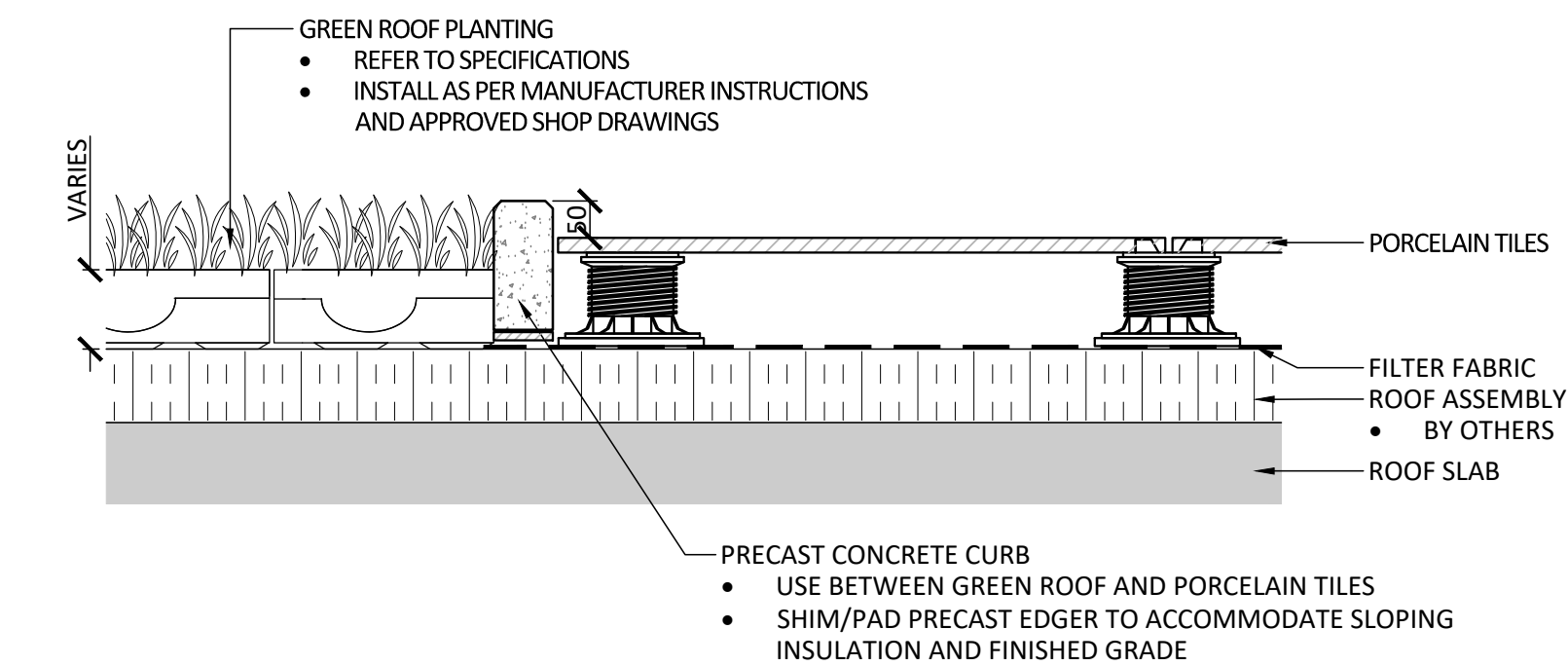
1 PORCELAIN TILE ON PEDESTAL
1:10



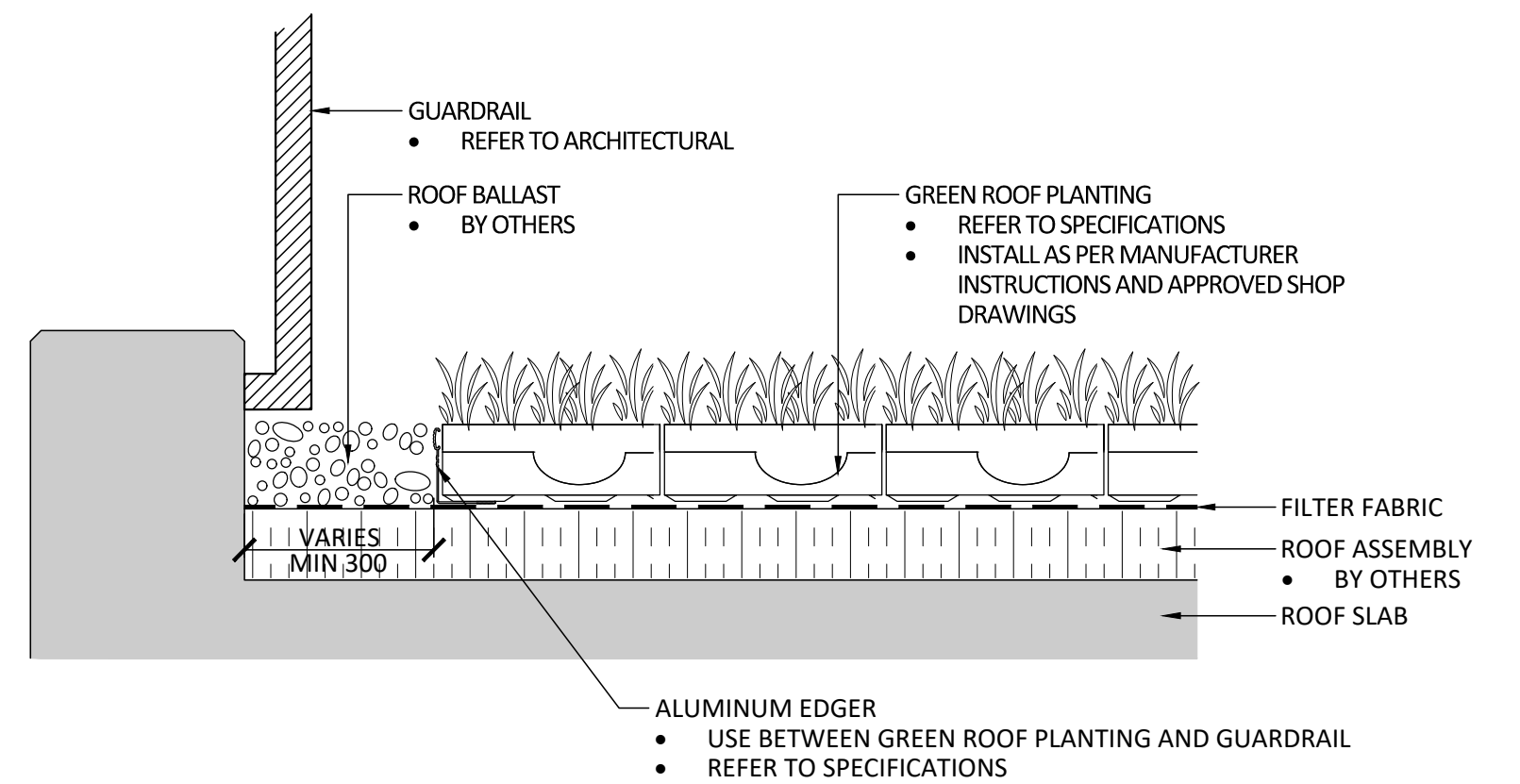
2 PORCELAIN TILE AT GUARDRAIL
1:10



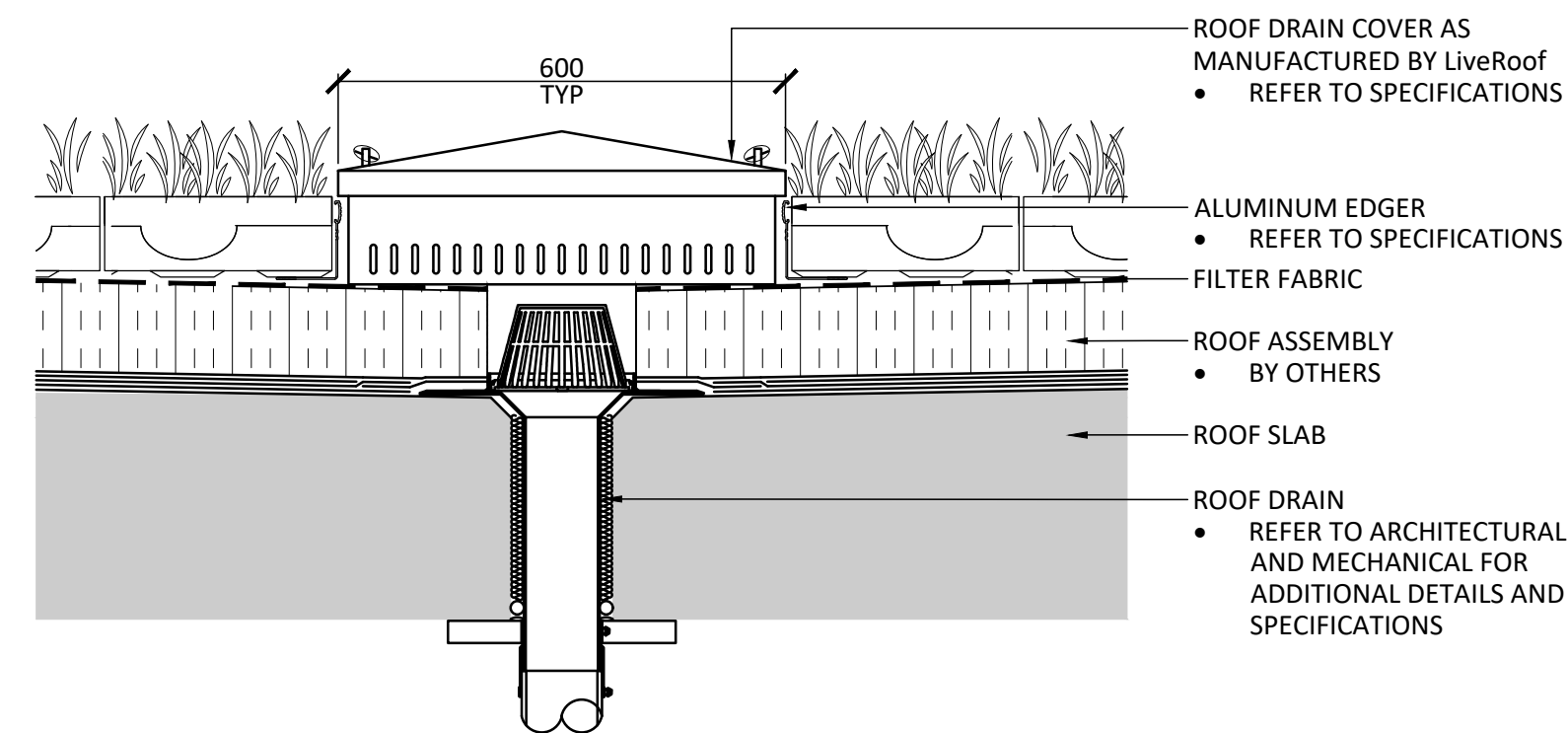
3 ROOF DRAIN AT PORCELAIN TILE
1:10



4 GREEN ROOF PLANTING AT TILE EDGE
1:10



5 GREEN ROOF PLANTING AT GUARDRAIL
1:10



6 ROOF DRAIN AT GREEN ROOF
1:10

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

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PICKERING PLACE
700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title		DETAILS	
Date	2025-04-02	Sheet	L07
Scale	AS SHOWN		
Drawn	SW		
Checked	SC		
Job No.	24-043		