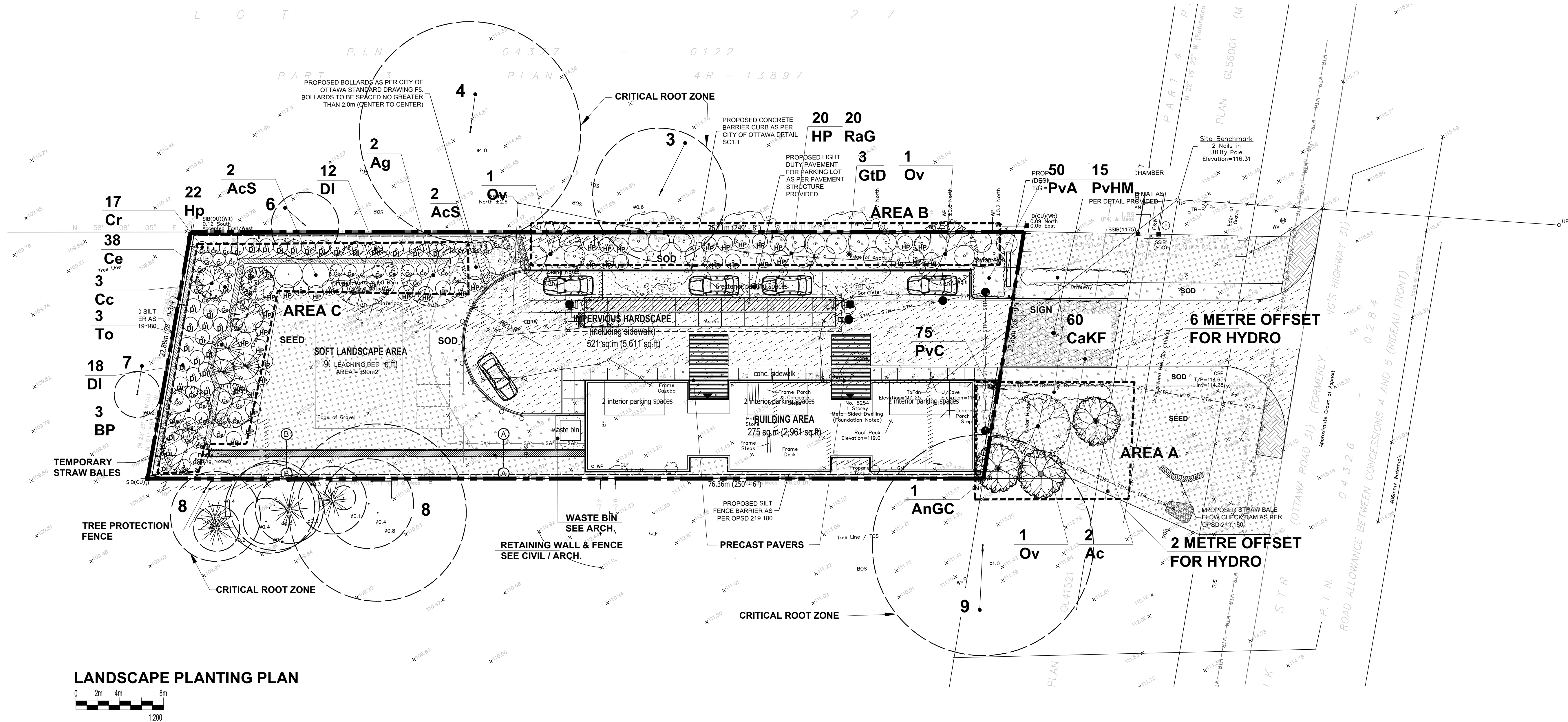


File Location: C:\Users\91880\Ruhland & Associates\Dropbox\PROJECTS RAP\PROJECTS 2020 - 2024\Commercial\5254 Bank Street\09 Site Plan Control SPC Drawings\01 Autocad Files\02-1689_5254 Bank Street_SPC_2020 06 27\SPC_5254 Bank Street_2020 06 02.dwg Last Saved: June 4, 2025

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

PLAN TO BE READ IN CONJUNCTION WITH TREE CONSERVATION
REPORT PREPARED BY IFS ASSOCIATES DATED DECEMBER 06, 2022

SERVICING SHOWN FOR REFERENCE ONLY.
REFER TO CIVIL DRAWINGS



LANDSCAPE PLANTING PLAN

SOIL VOLUME CALCULATION				
Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m ³)	Design Soil Volume	Soil Adequacy percentage
AREA A - 4 medium Trees				
plant bed (155 sq m x 0.4 ave metre deep)	4	72.0	62.0	86.11%
AREA B - 5 medium trees				
plant bed (165 sq m x 0.5 ave metre deep)	5	90.0	82.5	91.67%
AREA C - 3 small, 2 medium and 3 large trees				
plant bed (244 sq m x 0.5 ave metre deep)	8	141.0	122.0	86.52%

* Small ornamental trees with growth to 8-15cm DBH, large shrubs, and columnar conifers calculated using 'How much soil to grow a big tree' by DeepRoot as a guide

Total number of Private Trees = 13
Total number of City Trees = 4

PLANT LIST					
Origin	ID	Qty	Botanical Name	Common Name	Scheduled Size
Large Trees (14m to 40m ht., >13m canopy dia)					
Nlv	Bp	3	Betula papyrifera	Paper Birch	70mm cal.
Medium Trees (9m to 13m ht., 8.5 - 20m canopy dia) + Columnar Trees (6-12m ht for hydro offset*)					
Nlv	Ag	2	Aesculus glabra	Ohio Buckeye	60mm cal.
Nlv h	AnGC	1	Acer nigrum 'Green Column'	Green Column Black Maple	60mm cal.
Nlv h	GtD	3	Gleditsia triacanthos 'Drakes'	Streetkeeper Honeylocust	60mm cal.
Nlv	Ov	3	Ostrya virginiana	Ironwood	60mm cal.
Small trees (6m to 8m ht. and canopy dia, under 6m for hydro offset*)					
Nlv	Ac	2	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.
Nlv h	Cc	3	Crataegus crus-galli	Thornless Cockspur Hawthorn	50mm cal.
Shrubs					
Nlv	AcS	4	Amelanchier canadensis	Canadian Serviceberry (shrub form)	150cm ht
Nlv	DI	30	Diervilla lonicera	Bush Honeysuckle	50 cm ht
Nlv	Ce	38	Ceanothus Americanus	New Jersey Tea	50 cm ht
Nlv	Cr	17	Cornus Racemosa	Grey Dogwood	50 cm ht
Nlv	Hp	42	Hypericum prolificum	Shrubby St. Johnswort	2 gallon pot
Nlv h	RaG	20	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	40 cm ht
Nlv	To	3	Thuja occidentalis	White Cedar nursery grown	150cm ht
Perennials / Ornamental Grasses					
75% native	PvA	50	Low Flowering perennials		150mm Pot
75% native	PvB	0	Sun Flowering Perennials		150mm Pot
75% native	PvC	75	Mid Height Flowering Perennials		150mm Pot
Non N	CaKf	60	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon Pot
Nlv H	PvHM	15	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gallon Pot

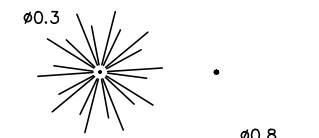
Note:

Perennial types: (invasives such as miscanthus or purple loosestrife are not to be planted)

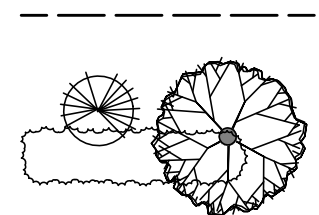
PvA: Low Perennial Mix - <30cm ht: Thrift Seapink, Yellow Hardy Ice Plant, Arizona Apricot Blanket Flower, Prairie Smoke, Moss Phlox, Blanket flower

PvB: Sun Flowering Perennials - Shasta Daisy, Daylily, Conflower, Rudbeckia varieties

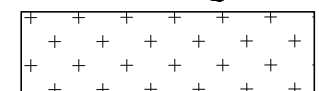
LEGEND



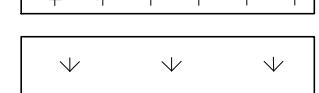
EXISTING VEGETATION



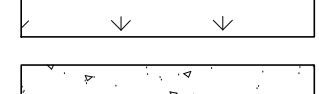
CRITICAL ROOT ZONE



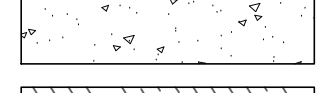
PROPOSED PLANTING



PROPOSED SEED



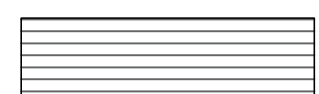
PROPOSED SOD



PROPOSED CONCRETE



PROPOSED STRAW BALE



PRECAST PAVERS



SOIL VOLUME AREA ID

GENERAL NOTES

- 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.
- 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.
- 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.
- No other trees to be removed without prior approval by Landscape Architect.

7		
6		
5		
4		
3	SPC Resubmission	Jun. 09/25
2	SPC Resubmission	Sep. 14/23
1	SPC Submission	Dec. 12/22

No.	ISSUE	DATE
-----	-------	------

SCALE: AS SHOWN

OWNER: Rayan Zaher
364 Wisteria Crescent Ottawa ON

ARCHITECT: unPoised Architecture INC
5-16 Sweetland Avenue Ottawa ON

Ruhland & Associates Ltd
200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5
P (613) 224-4744 x 222 F (613) 224-1131 info@ra.ca www.ra.ca

PROJECT NORTH: PROFESSIONAL STAMP:



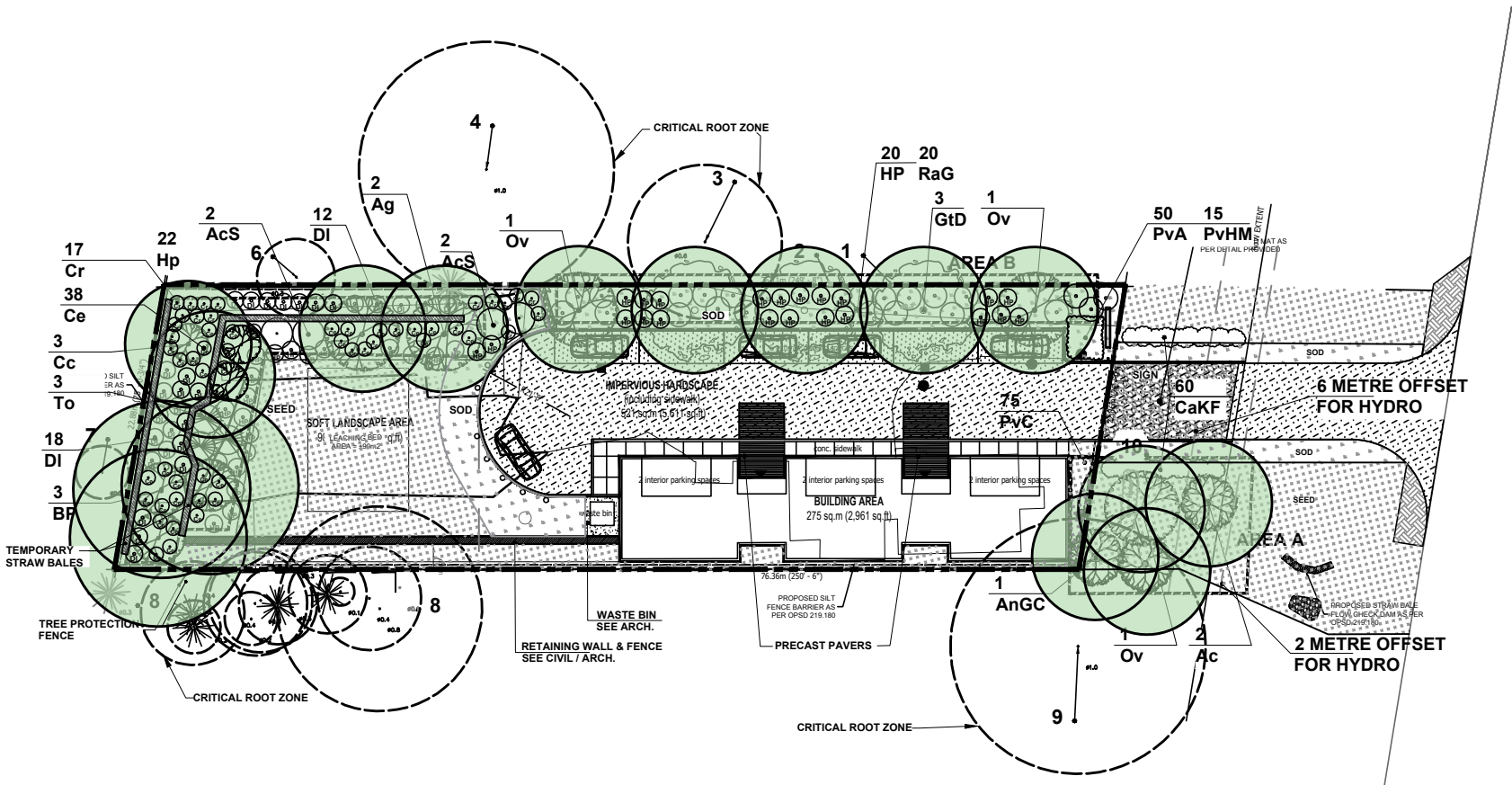
PROFESSIONAL STAMP: PROFESSIONAL STAMP:

PROJECT: SERVICE REPAIR FACILITY

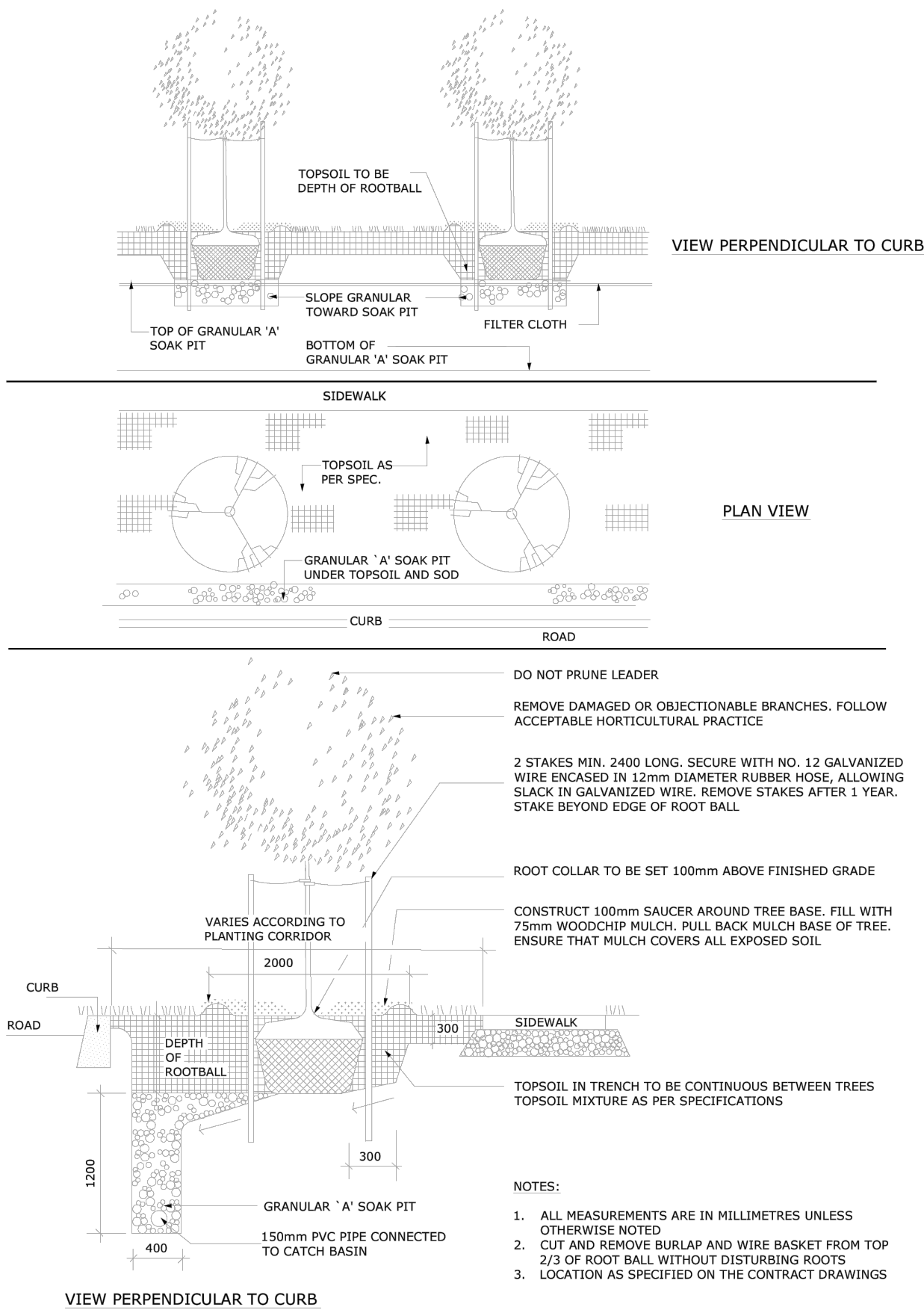
5254 Bank Street, Ottawa ON

DRAWING: LANDSCAPE PLAN

DESIGN: M.R.	DRAWING NO: L-01
DRAWN: D.A.	G-C NO:
CHECKED: M.R.	
PLOTTED:	

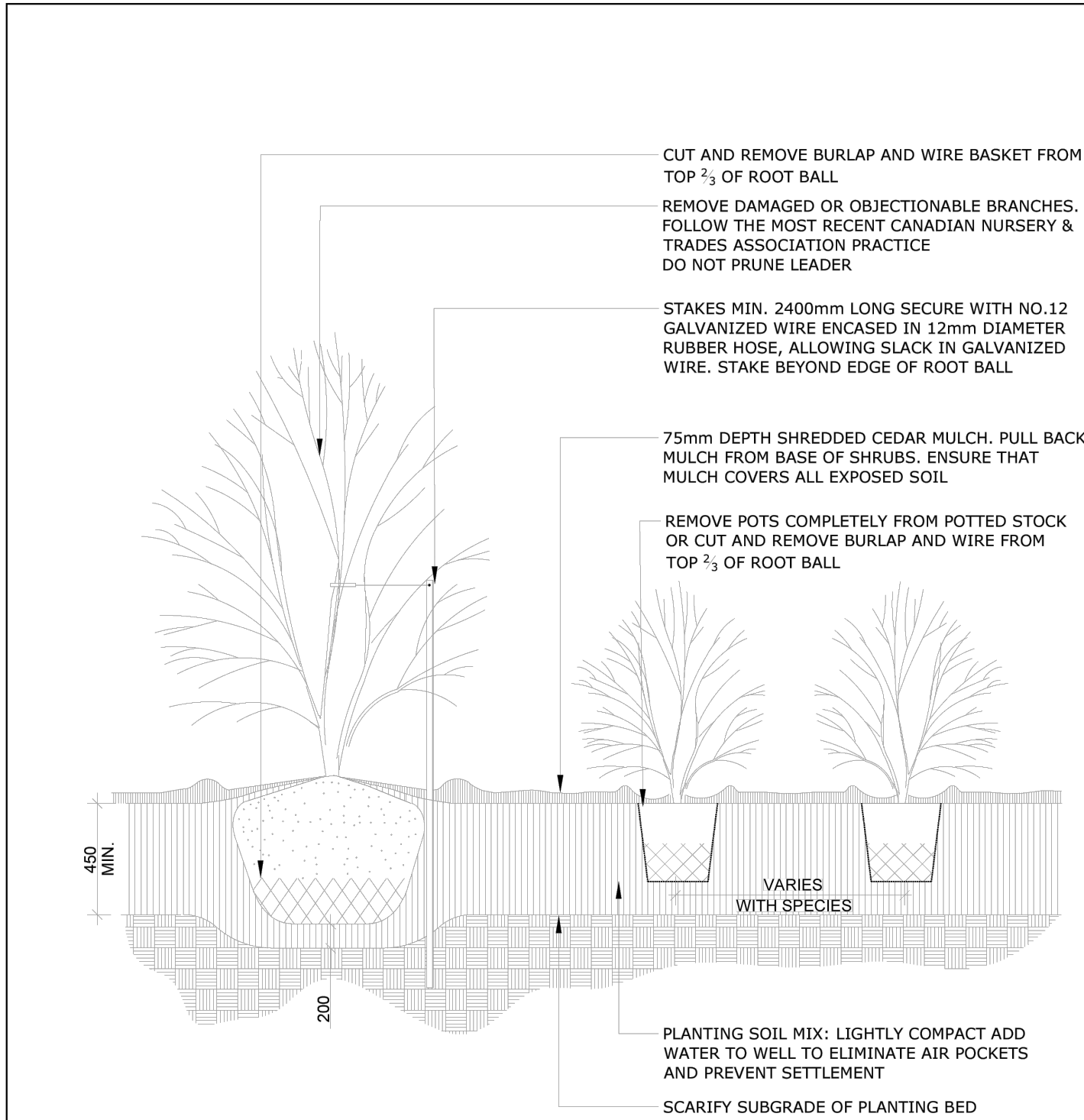


TREE CANOPY COVERAGE		
TOTAL CANOPY AREA	1069	m2
TOTAL SITE AREA	1717	m2
PERCENT COVERAGE	62.26%	



TITLE: CONTINUOUS PLANTING BED

DATE: MAY 2001
REV: JAN 2015
DWG No: L5



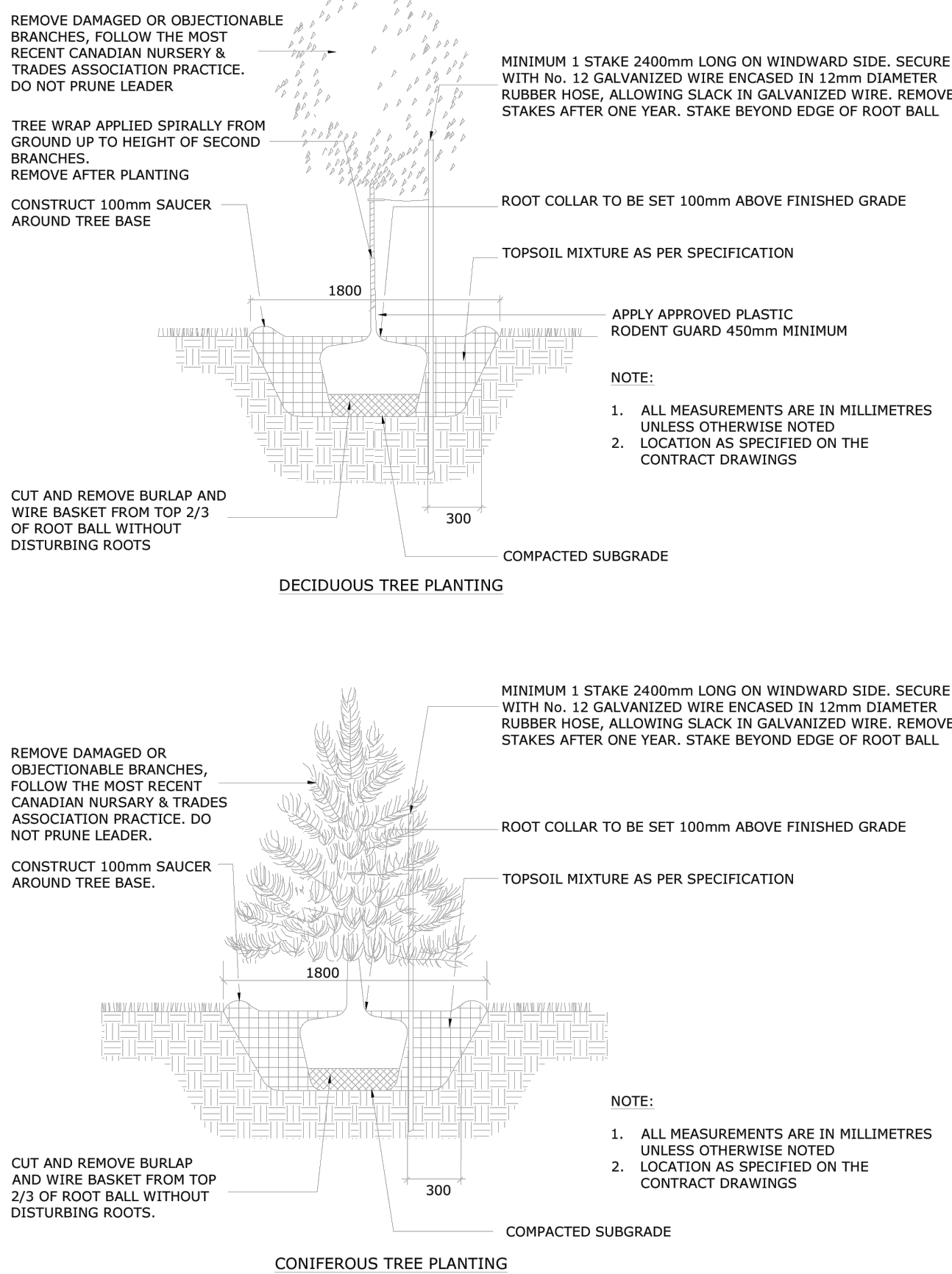
- NOTES:
1. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOTS (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE
 3. PROVIDE 100 HIGH EARTH SAUCER AROUND SHRUB BED
 4. STAKES TO BE REMOVED AT COMPLETION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



TITLE: CONTINUOUS SHRUB BED PLANTING

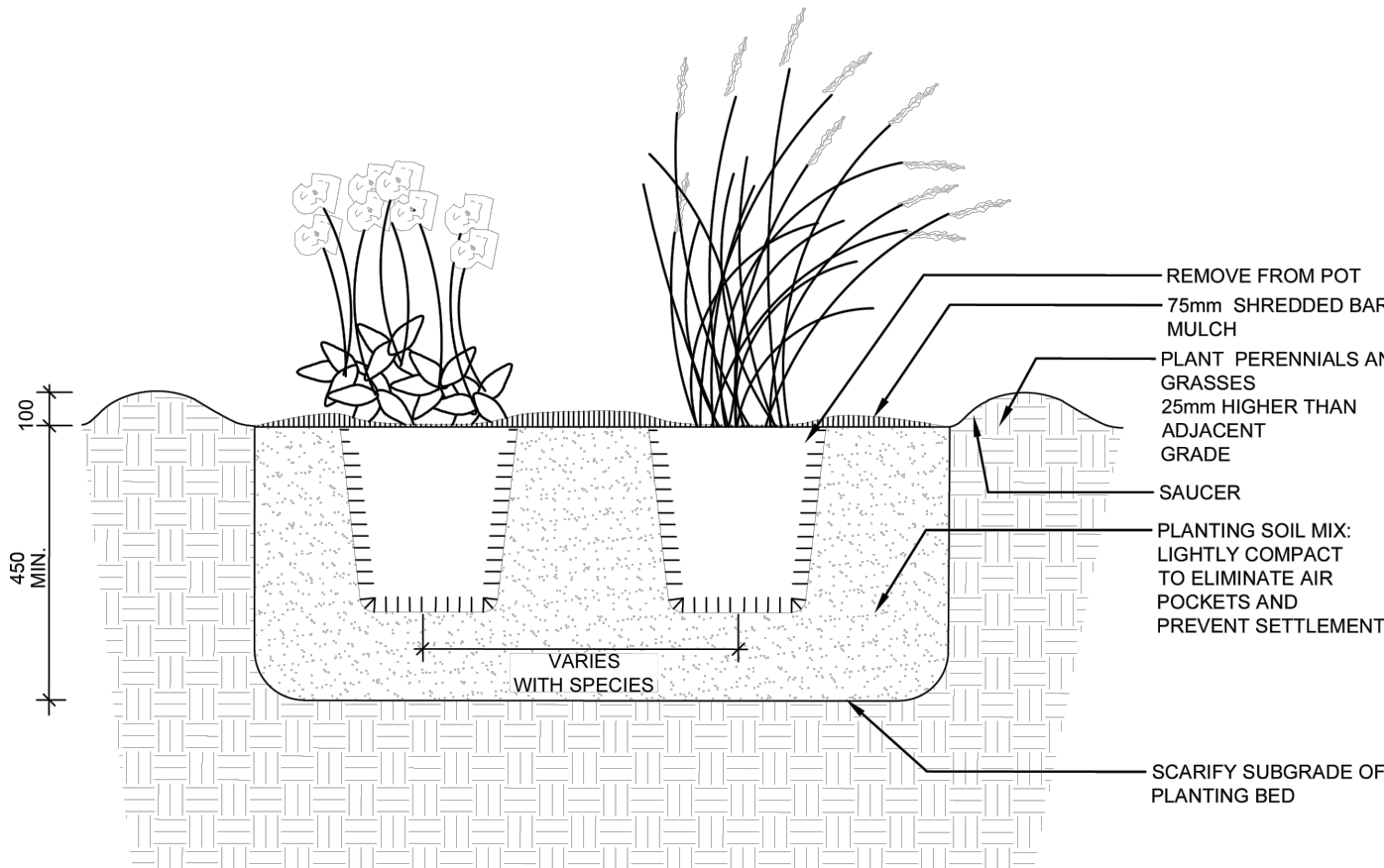
DATE: FEB 2013
REV: FEB 2014
DWG No: L17

- 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.



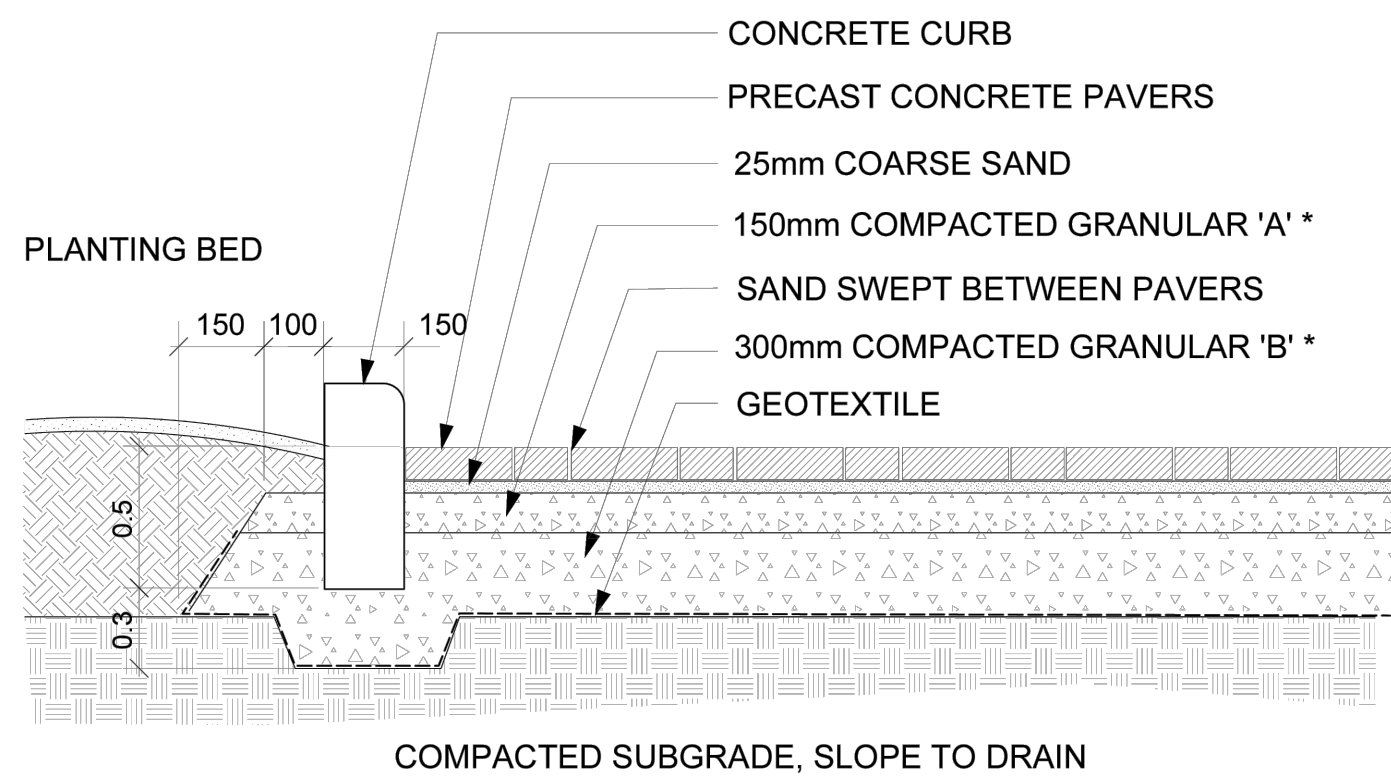
TITLE: PLANTING TRENCH WELL DRAINED SOILS (LOTS)

DATE: MAY 2001
REV: JAN 2017
DWG No: L2



TITLE: PERENNIAL AND ORNAMENTAL GRASS PLANTING

DATE: JAN 2015
REV: L21
DWG No: L21



UNIT PAVING DETAIL

GENERAL NOTES

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4. No other trees to be removed without prior approval by Landscape Architect.

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1	SPC Submission	Dec. 12/22

SCALE: NTS

OWNER: Rayan Zaher
364 Wisteria Crescent Ottawa ON

ARCHITECT: unPoised Architecture INC
5-16 Sweetland Avenue Ottawa ON

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200-1750 Courtwood Crescent, Ottawa, Ontario K1C 2B5
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PROJECT NORTH: PROFESSIONAL STAMP:



PROFESSIONAL STAMP: PROFESSIONAL STAMP:

PROJECT: SERVICE REPAIR FACILITY

5254 Bank Street, Ottawa ON

DRAWING: LANDSCAPE DETAILS

DESIGN: M.R. DRAWING NO: L-02

DRAWN: D.A.

CHECKED: M.R. G-C NO:

PLOTTED:

DRAWING NO:		
LANDSCAPE DETAILS		
DESIGN:	M.R.	DRAWING NO:
DRAWN:	D.A.	L-03
CHECKED:	M.R.	
NOTED:		
		G-C NO: