

## **GENERAL NOTES:**

- 1. ALL DIMENSIONS IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
- 2. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
- 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
- 3. 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.
- 4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.' THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONSTRUCTOR' AS DEFINED IN THE ACT.
- 5. THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE CONTRACT ADMINISTRATOR.
- 6. 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.

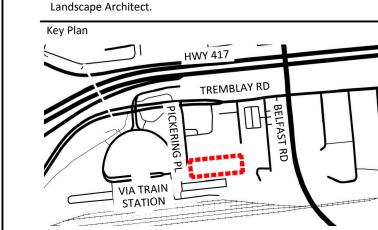
- GRADIENT WIND REPORT#: 24-031-PLW, DATED MARCH 20, 2024.
- ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JAN 21, 2020 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

## 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.
- 2. 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.
- 3. 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.
- 5. 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.
- 7. TREE PROTECTION FENCE MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- 8. 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

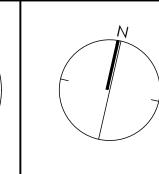
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LEGEND	
· · _	PROPERTY LINE
PLANTING	
	LARGE DECIDUOUS TREE
0	MEDIUM DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	CONIFEROUS TREE
	TREE CANOPY PROJECTION
8	CONIFEROUS SHRUB
	PLANTNG BED
	SODDING
PAVING	
	CIP CONCRETE PAVING
	PEDESTRIAN UNIT PAVING
	VEHICULAR UNIT PAVING
	RIVERSTONE PAVING
	PRECAST CURB
DETAIL KEY	
1	<ul><li>DETAIL NO.</li><li>SHEET NO.</li></ul>

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	-		
	5	Re-Issued for Site Plan Approval	25-09-11
	4	Re-Issued for Site Plan Approval	25-07-22
	3	Re-Issued for Site Plan Approval	25-05-15
	2	Issued for Site Plan Approval	25-05-02
25	1	Issued for Site Plan Phase 2	24-05-10
	No.	Description	Date
	Revis	sion	







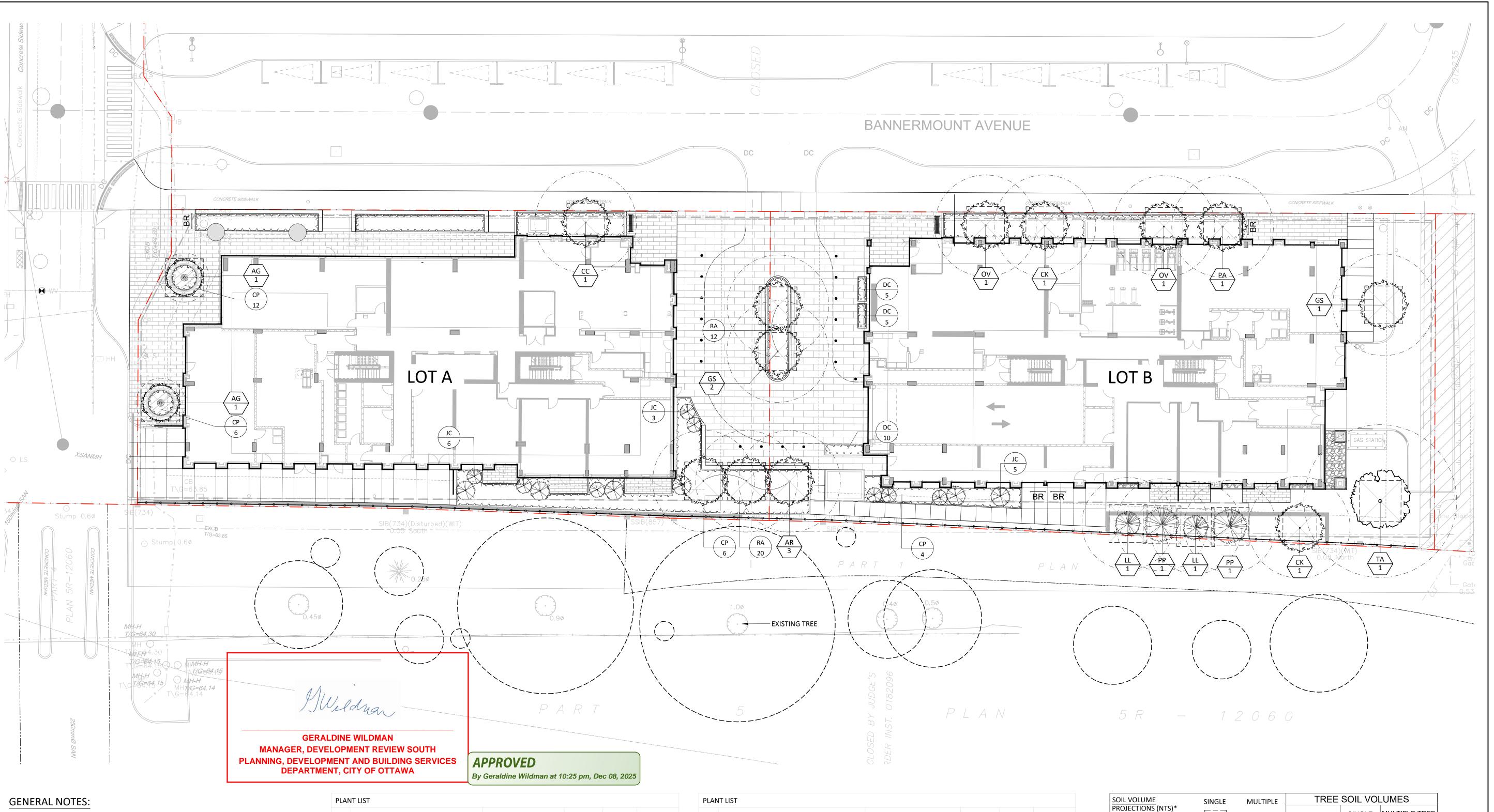
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

PICKERING PLACE 700 & 720 BANNERMOUNT AVE. OTTAWA, ON

LANDSCAPE PLAN / TREE INVENTORY REPORT

Date 2024-04-01 Scale Drawn SW Checked SC

Job No. 24-043



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PLANT LIST									
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS				
CANO	CANOPY PLANTING PALETTE								
DECII	DECIDUOUS TREES - TOTAL: 16 (PRIVATELY OWNED)								
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2	50mm	B&B				
AR	ACER RUBRUM	RED MAPLE	3	50mm	В&В				
CC	CARPINUS CAROLINIANA	BLUE BEECH	1	50mm	В&В				
СК	CLADRASTIS KENTUKEA	YELLOWWOOD	2	50mm	В&В				
GS	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	3	50mm	B&B				
PA	PHELLODENDRON AMURENSE	AMUR CORKTREE	1	50mm	B&B				
OV	OSTRYA VIRGINIANA	IRONWOOD	2	40mm	B&B				
TA	TILIA AMERICANA	AMERICAN BASSWOOD	1	50mm	B&B				
CONIFEROUS TREES - TOTAL: 5 (PRIVATELY OWNED)									
LL	LARIX LARICINA	TAMARACK	2	150cm	в&в				
PP	PICEA PUNGENS	COLORADO SPRUCE	2	150cm	в&в				

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRU	JBS - TOTAL: 56 (PRIVATELY OWNED)				
СР	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
PERE	NNIALS AND GRASSES - TOTAL: 472 (PRIVATE	LY OWNED)			
CM	CAREX MUSKINGUMENSIS	PALM SEDGE GRASS	74	1 GAL.	POTTED
СР	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
НН	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

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	hand from the		_ [	LARGE	30		18	
	LARGE	$\times$ i i $\times$	( i [	CONIFER	25		15	
D		5480 4245		*SOIL VOLUME	CALCULATION DEPTH	N BASED	10	1.0m
D			l		<u> </u>			
D	CANOPY PROJECTIONS (NTS)	PRC	POSE	D TREE CA	NOPY PR	OJEC	TIC	ONS
D	LARGE	TREE			CROWN ARE			SITE CANOPY
D	Franks we	TYPE/SIZE		STANDARD NGE (m²)	TREE USED CALC. (m			COVER
D	1 Landon !	LARGE (3)	1	35-250*	192			
D		MEDIUM (13)	;	35-135*	85			CANOPY (W.
D	MEDIUM , posture \	SMALL (2)		5-35*	20			OVERLAP): 765m <sup>2</sup>
		CONIFER (5)		45-96*	70			
	The way a country of the same				<u> </u>			
	SMALL	*RANGE OF CROWN A SPECIES	AREAS IS I	N ACCORDANCE WI	TH PROPOSED TR	REES		SITE: 4,207m <sup>2</sup>
	1/6/X	**CDOWN ADEAC ADE	100000	INIC TO THE AVEDAG	OF MATURE CANC	אחא		

MEDIUM/

CONIFER

CONIFER

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

SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN

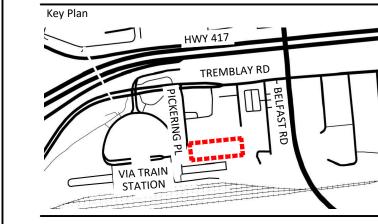
DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND

TREES IN CANADA, UNIVERSITY OF GUELPH ABORETUM, VARIOUS

\*\*CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY

BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L.

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24-05-10 Date

PEDESTRIAN UNIT PAVING

VEHICULAR UNIT PAVING

RIVERSTONE PAVING

PRECAST CURB

TREE SPECIES — QUANTITY

XX SHRUB SPCIES QUANTITY

Revision City Approval Stamp

1 Issued for Site Plan Phase 2

PLANTING KEY



SINGLE | MULTIPLE TREE

(m3/TREE)

15

TOTAL

**PERCENT** COVER: 18.18%

TREE SOIL | SOIL VOLUME

VOLUME

25

TYPE/SIZE

ORNAMENTAL

COLUMNAR

SMALL

MEDIUM



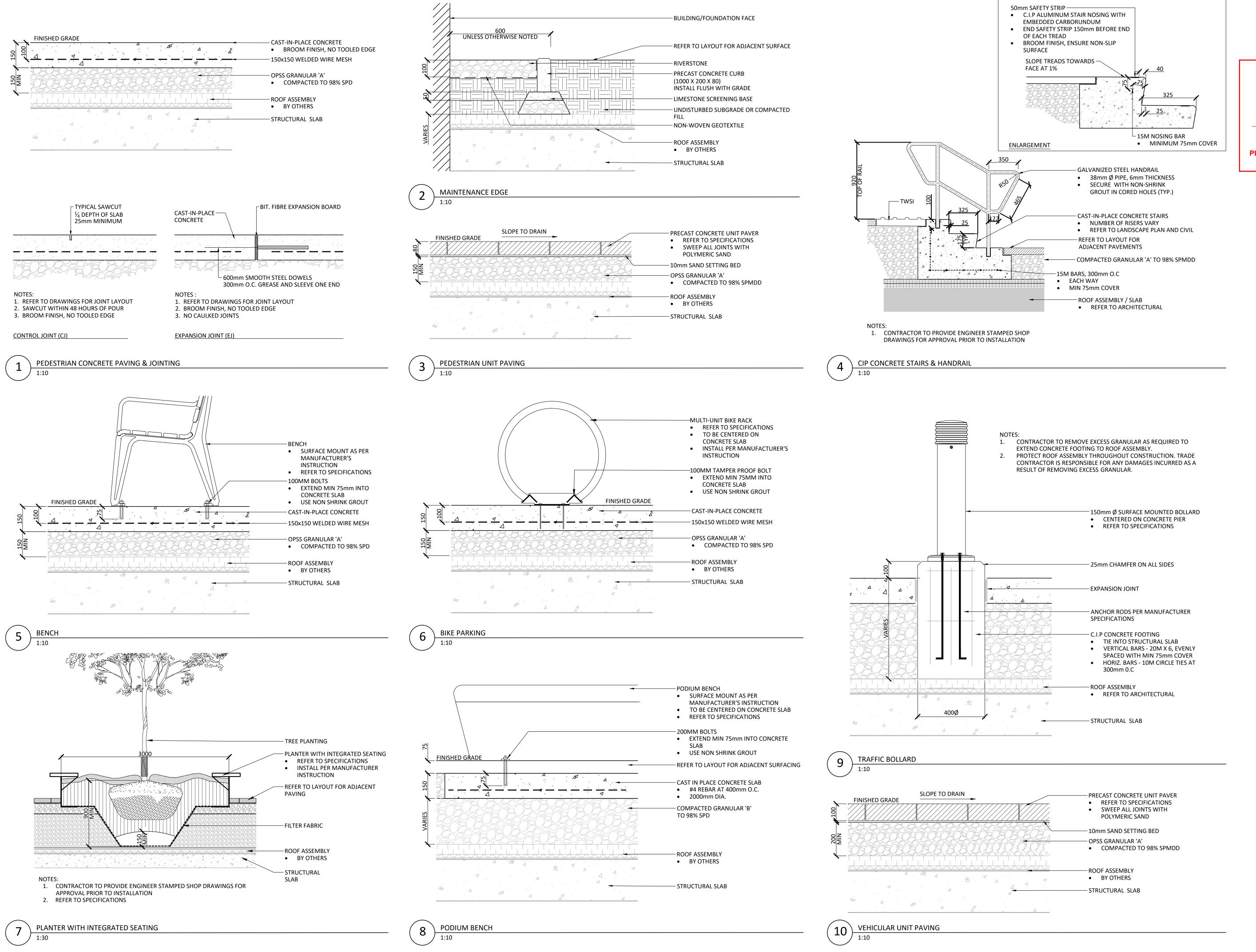
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> PICKERING PLACE 700 & 720 BANNERMOUNT AVE. OTTAWA, ON

> > PLANTING PLAN

Date 2024-04-01 Scale 1:200 Drawn SW

Checked SC Job No. 24-043



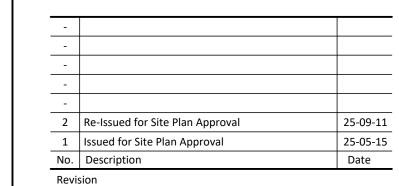
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GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

By Geraldine Wildman at 10:26 pm, Dec 08, 2025





City Approval Stamp



1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

PICKERING PLACE
700 & 720 BANNERMOUNT AVE.

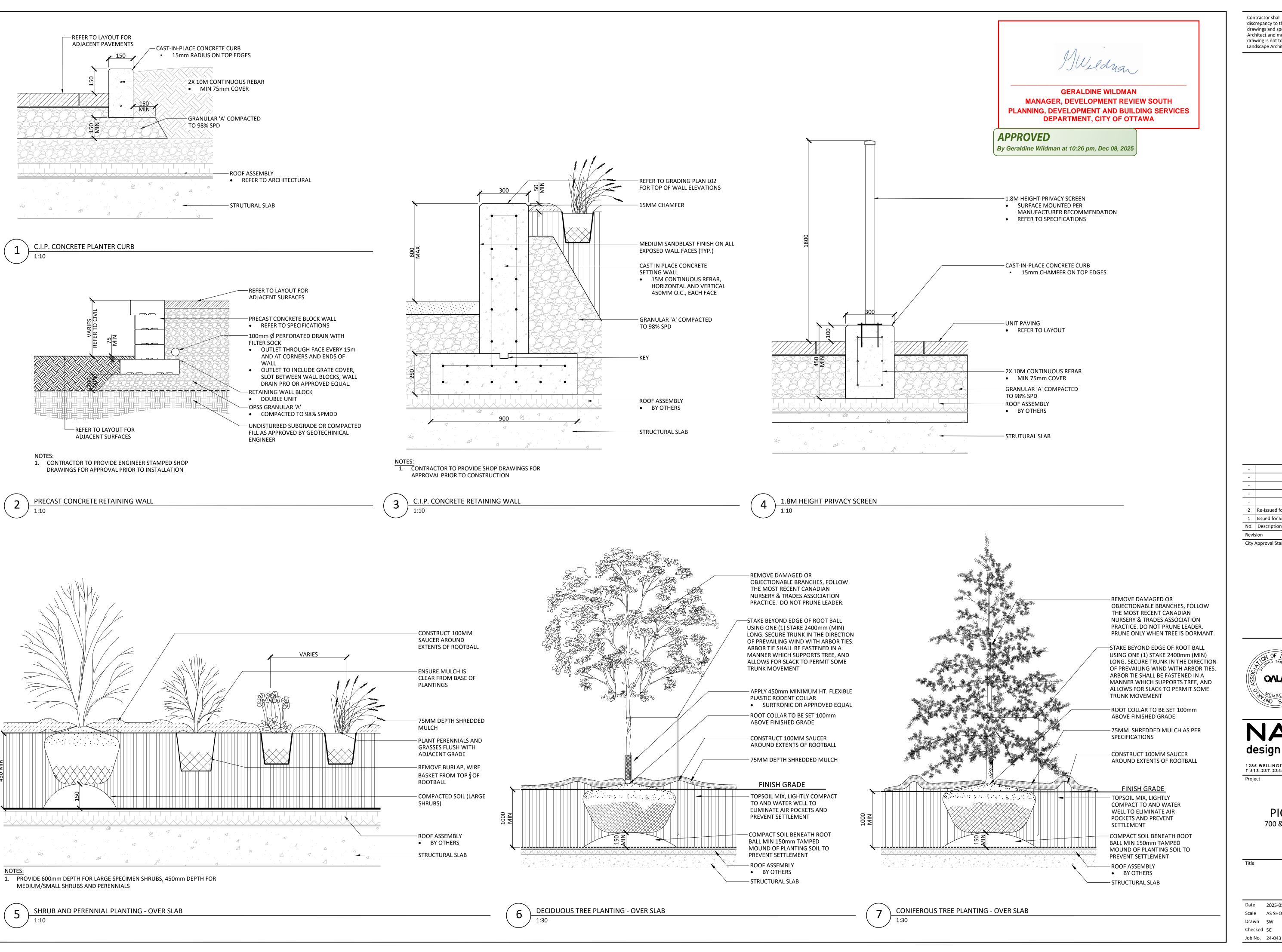
OTTAWA, ON

DETAILS

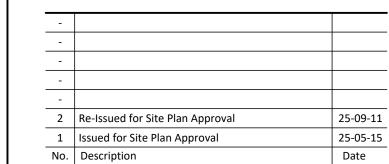
Date 2025-05-02
Scale AS SHOWN
Drawn SW
Checked SC

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L05



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PICKERING PLACE 700 & 720 BANNERMOUNT AVE.

OTTAWA, ON

DETAILS

Date 2025-05-02 Scale AS SHOWN

L06