

**EXISTING VEGETATION SCHEDULE**  
 TREE ASSESSMENT CONDUCTED: November 12, 2020

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	HEALTH/CONDITION	RECOMMENDATIONS	REASON FOR REMOVAL
1	Acer saccharum	Sugar Maple	35	City	Fair / Poor	Street tree; Lots of dead branches. Bark missing on the trunk. TO BE REMOVED.	Construction of pathway and regrading.
2	Malus spp.	Crabapple	1 @ 8, 1 @ 10	Adjacent	Poor	377 O'Connor Street. Multi-trunk (2). Lots of dead branches; TO BE RETAINED.	
3	Malus spp.	Crabapple	1 @ 11, 1 @ 12	Adjacent	Good	377 O'Connor Street. Multi-trunk (3). Lots of dead branches; TO BE RETAINED.	
4	Rhamnus cathartica	European Buckthorn	N/A	Adjacent	Good	377 O'Connor Street. Multi-trunk Shrub. Non-native, invasive. TO BE RETAINED.	
5	Malus spp.	Crabapple	1 @ 6, 1 @ 13	Adjacent	Poor	377 O'Connor Street. Multi-trunk (2). Lots of dead branches; TO BE RETAINED.	
6	Malus spp.	Crabapple	1 @ 7, 1 @ 8, 1 @ 13	Adjacent	Good	Tree shoot from dead stump located at 428 Nelson. Existing wood fence separate tree shoot from stump; TO BE RETAINED.	
7	Acer saccharum	Sugar Maple	N/A	Adjacent	Good	280 Gladstone Avenue. TO BE RETAINED.	

**TREE PRESERVATION NOTES**

- NO VEGETATION SHALL BE REMOVED WITHOUT MUNICIPAL WRITTEN APPROVAL.
- LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
- NO VEGETATION REMOVAL SHALL OCCUR BETWEEN APRIL 8 AND AUGUST 28 OF ANY YEAR TO PROTECT BREEDING MIGRATORY BIRDS, AS WELL AS AT RISK BAT SPECIES. SHALL TREE REMOVAL DURING THIS PERIOD BY UNAVOIDABLE, THE CONTRACTOR IS REQUIRED TO CONDUCT A NESTING SURVEY BY A REGISTERED PROFESSIONAL AVIAN BIOLOGIST TO IDENTIFY AND ENSURE NO NESTING ACTIVITIES ARE PRESENT. TREE REMOVAL WILL BE ALLOWED WITHIN FIVE (5) DAYS OF CONDUCTING THE SURVEY.
- CONTRACTOR SHALL ENSURE THE PROTECTION OF MATURE TREES IDENTIFIED TO BE RETAINED. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM. TREE PROTECTION FENCING SHALL BE INSTALLED AS SPECIFIED.
- DURING EXCAVATION EQUIPMENT MUST BE MAINTAINED WITHIN THE CONFINES OF THE WORK AREA SO AS NOT TO DISRUPT ANY TURF OR TREE ROOTS UNNECESSARILY. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO BE RETAINED.
- CONTRACTOR SHALL ENSURE THAT NO FILL WILL BE ALLOWED TO OCCUR ON THE SURFACE ABOVE THE CRITICAL ROOT ZONE (CRZ) OF TREES.
- ALL EXCAVATED MATERIAL, INCLUDING IMPORTED MATERIAL, MUST BE REMOVED IMMEDIATELY AND NOT PLACED ON GRASS OR NEAR TREES IN ORDER TO PREVENT ROOT DAMAGE, ACCIDENTAL HITTING OF ADJACENT TREES, AND TURF DAMAGE OUTSIDE OF WORK AREA.
- CONTRACTOR SHALL MINIMIZE SOIL COMPACTION BY KEEPING OPERATION OF MACHINERY AND EQUIPMENT CONFINED TO DESIGNATED WORK AREA.
- CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
- CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
- CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONFINING THE OILING AND REFUELING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
- NO FUEL IS TO BE STORED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE AND EXHAUST FUMES FROM ALL EQUIPMENT MUST NOT BE DIRECTED TOWARDS ANY TREE'S CANOPY.
- CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
- STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY PROHIBITED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
- WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THEIR APPEARANCE. NOT MORE THAN ONE THIRD OF THE TOTAL BRANCHING SHALL BE REMOVED DURING A SINGLE OPERATION. THE SERVICES OF A CERTIFIED ARBORIST SHALL BE RETAINED FOR THIS TASK.

**WORK WITHIN PROTECTED AREAS**

- EXCAVATION WORK:
  - TO ENSURE THE ROOTS ARE NOT DISTURBED MORE THAN NECESSARY AND WHERE EXCAVATION WORKS ARE UNAVOIDABLE WITHIN THE CRZ OF TREES, THE FOLLOWING MITIGATION MEASURES SHALL BE USED:
    - ALL EXCAVATION WITHIN THE CRZ OF TREES SHALL BE BY HAND OR HYDRO EXCAVATION USING THE SMALLEST TOOLS. ROOT CUTTING SHALL BE MADE USING A SHARP SPADE OR KNIFE AT THE LIMIT OF DISTURBANCE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
    - THE CONTRACTOR SHALL ONLY TUNNEL OR BORE WITHIN THE CRZ, INSTEAD OF CREATING A TRENCH.
    - ANY ROOTS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITIES MUST BE COVERED WITH NATIVE TOPSOIL IMMEDIATELY, TO ENSURE THAT THE ROOTS DO NOT DRY OUT OR HAVE ANY FURTHER DAMAGE OCCUR TO THEM.
  - IN ALL THOSE INSTANCES WHERE ROOT PRUNING IS REQUIRED, THE SERVICE OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST SHALL BE RETAINED. IN ADDITION, ALL REMEDIAL WORKS MUST BE CONDUCTED BY A CERTIFIED CARE PROFESSIONAL TO ENSURE PROPER CARE IS ADMINISTERED IN ORDER TO ENABLE THE CONTINUED HEALTH OF THE TREES.
- GRADING WORK
  - WHERE RE-GRADING IS REQUIRED WITHIN THE CRZ, IT SHOULD BE PERFORMED BY HAND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



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**Legend**

- 000 TREE IDENTIFICATION NUMBER
- EXISTING DECIDUOUS TREE
- X EXISTING TREE TO BE REMOVED
- CRITICAL ROOT ZONE (CRZ)
- TREE PROTECTION FENCE
- PROPERTY LINE

**Notes**

- SITE PLAN PREPARED BY: GRC ARCHITECTS, SCENARIO 4C4, DATED JUNE 18, 2021.
- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PART OF LOTS 2 AND 3 and LOT 10, REGISTERED PLAN 30, CITY OF OTTAWA.

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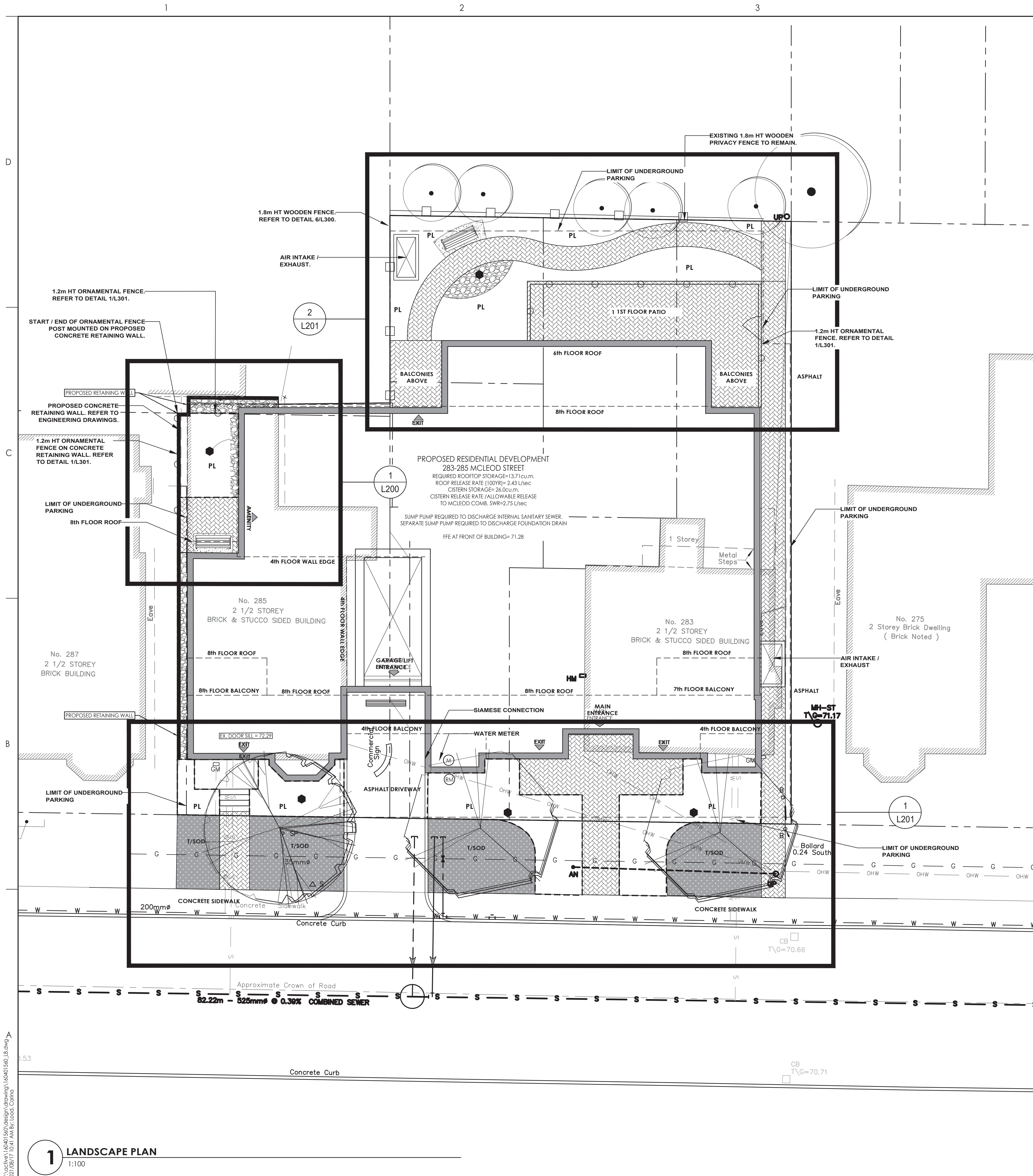
Client/Project  
 ZYER DEVELOPMENTS

CENTRETOWN  
 283-285 MCLEOD STREET  
 OTTAWA, ON

Title  
 TREE PRESERVATION PLAN

Project No. 160401560	Scale 1:100
Drawing No.	Sheet Revision

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QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>DECIDUOUS SHRUBS - REFER TO DETAIL 3/L300</b>				
1	HA <i>Hydrangea arborescens 'Grandiflora'</i>	Hills-of-Snow Hydrangea	500 mm (H.L.)	C.G.: Plant at 1200 mm o/c
<b>PERENNIALS / ORNAMENTAL GRASSES - REFER TO DETAIL 4/L300</b>				
5	AS <i>Asiibe x Delft Lace'</i>	Delft Lace False Spirea	1 Gallon	Potted: Plant at 700 mm o/c
15	CP <i>Carex plantaginea</i>	Plantain-leaved Sedge	1 Gallon	Potted: Plant at 400 mm o/c
5	CR <i>Cimicifuga racemosa 'Chocoholic'</i>	Chocoholic Purple-leaf Bugbane	1 Gallon	Potted: Plant at 700 mm o/c
2	HO <i>Hosta Frances Williams'</i>	Frances Williams Hosta	1 Gallon	Potted: Plant at 900 mm o/c

- LANDSCAPE PLAN NOTES**
- REFER TO TREE PRESERVATION PLAN FOR INFORMATION RELATED TO TREE REMOVAL / TREE PROTECTION DIRECTIONS. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
  - CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE. DO NOT PLANT TREES DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
  - SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135mm OF TOPSOIL. SOD SHALL BE INSTALLED THROUGHOUT WITHIN LIMIT OF WORK AND IN ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK EXCEPT WHERE INDICATED. SOD SHALL BE INSTALLED AS PER OPSS 803.
  - MAINTAIN A MINIMUM DISTANCE OF 2.0m FROM ALL UNDERGROUND UTILITIES.
  - NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
  - THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
  - CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
  - DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
  - UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
  - ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT.
  - THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE OWNER.
  - AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

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- Legend**
- EXISTING DECIDUOUS TREE
  - PROPOSED DECIDUOUS TREE
  - PROPOSED DECIDUOUS SHRUBS
  - PROPOSED PERENNIALS AND GRASSES
  - PROPOSED PLANTING BED EDGE
  - T/SOD SOD WITH 150mm TOPSOIL
  - PROPOSED UNIT PAVERS. REFER TO DETAIL 4/L300.
  - PROPOSED RIVER WASHED STONE. REFER TO DETAIL 5/L300.
  - PROPOSED ORNAMENTAL FENCE. REFER TO DETAIL 1/L301.
  - PROPOSED 1.8m HT WOODEN FENCE. REFER TO DETAIL 6/L300.
  - PROPERTY LINE

- Notes**
- SITE PLAN PREPARED BY: GRC ARCHITECTS, SCENARIO 4C4, DATED JUNE 18, 2021.
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Client/Project  
ZYER DEVELOPMENTS

CENTRETOWN  
283-285 MCLEOD STREET  
OTTAWA, ON

Title  
LANDSCAPE PLAN

Project No.  
160401560

Scale  
1:100

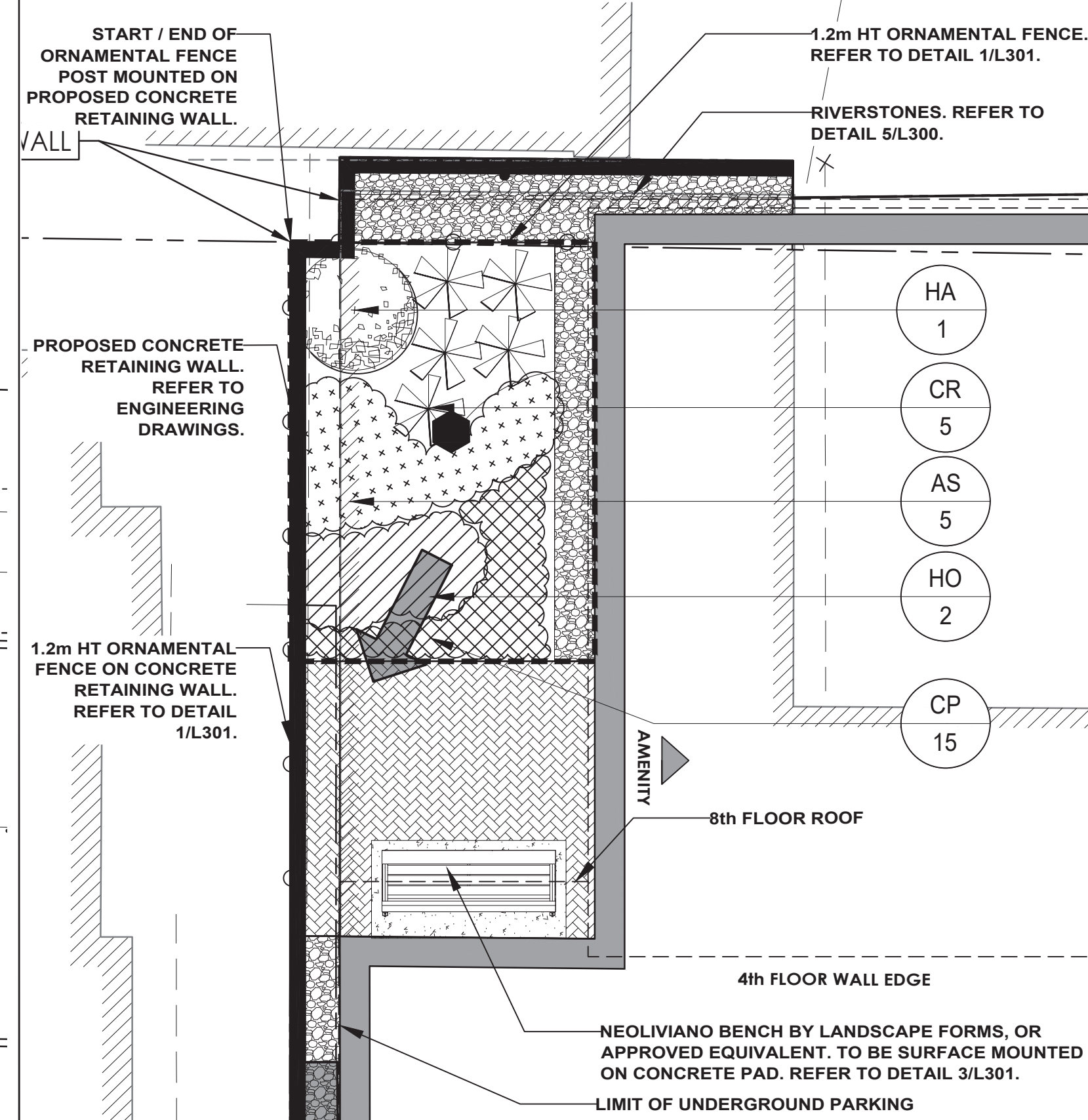
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**2 PLANTING ENLARGEMENT - AMENITY SPACE**  
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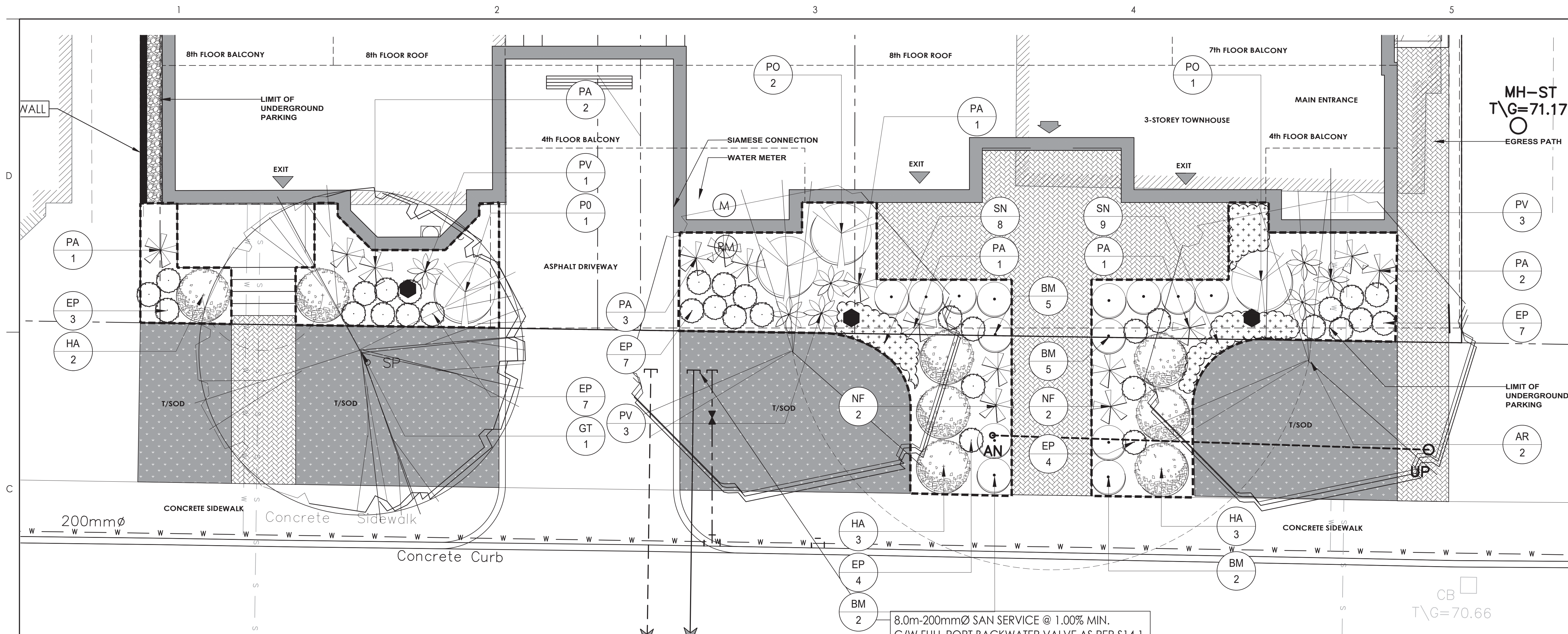
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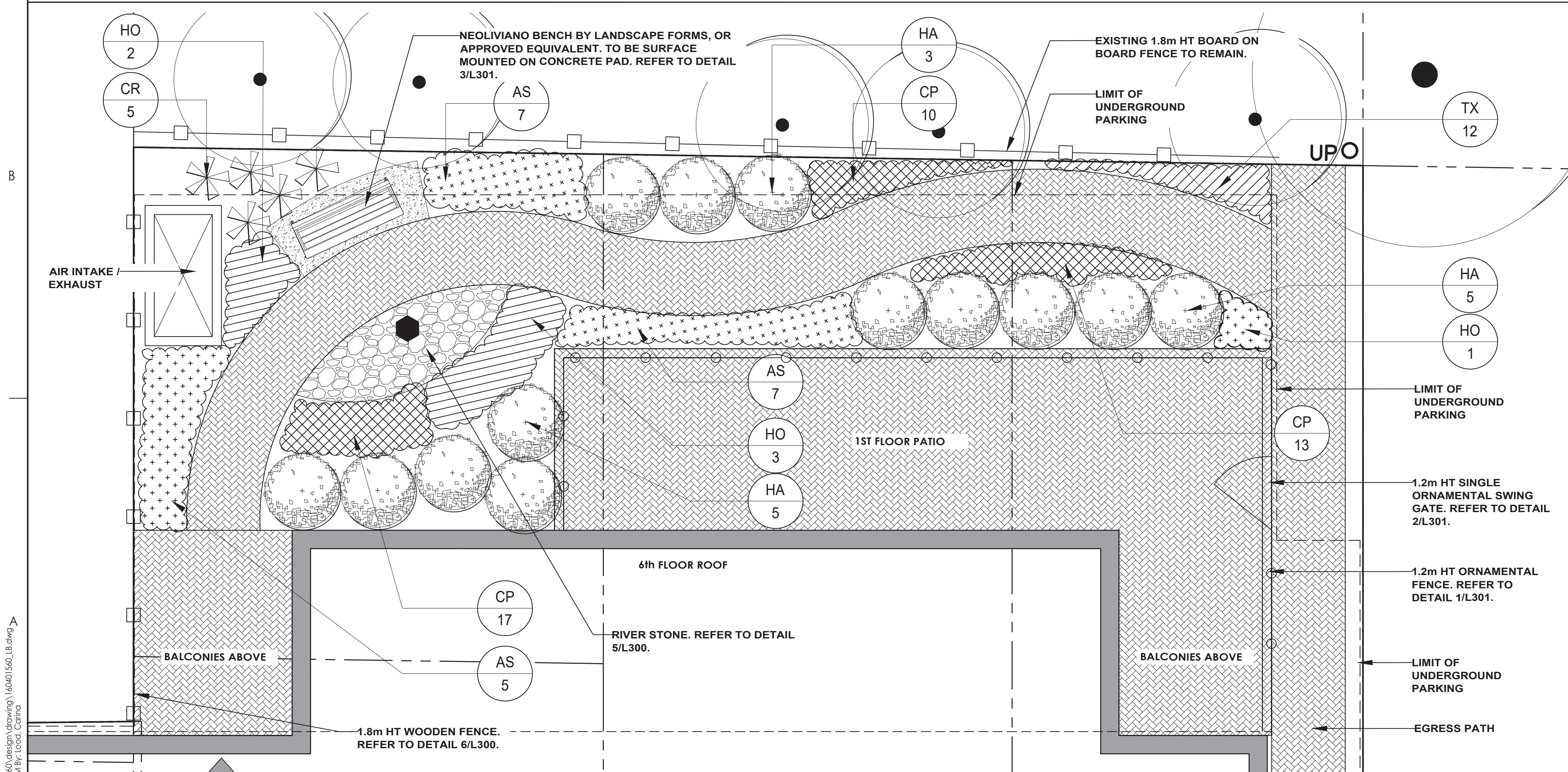
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Legend

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
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- PROPOSED 1.8m HT WOODEN FENCE. REFER TO DETAIL 6/L300.
- PROPERTY LINE



**1** PLANTING ENLARGEMENT - FRONT YARD  
1:50



**2** PLANTING ENLARGEMENT - REAR YARD  
1:50

QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>DECIDUOUS TREES - REFER TO DETAIL 2/L300</b>				
2	AR Acer rubrum 'October Glory'	October Glory Maple	60 mm (cal.)	60 mm (cal.)
1	GT Gleditsia triacanthos var. inermis 'Imperial'	Imperial Honeylocust	60 mm (cal.)	W.B. Plant at 7750 mm o/c
<b>DECIDUOUS SHRUBS - REFER TO DETAIL 3/L300</b>				
21	HA Hydrangea arborescens 'Grandiflora'	Hills-of-Snow Hydrangea	500 mm (H.L.)	C.G.: Plant at 1200 mm o/c
4	PO Phytocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	500 mm (H.L.)	C.G.: Plant at 1400 mm o/c
<b>BROADLEAVED EVERGREEN SHRUBS - REFER TO DETAIL 3/L300</b>				
14	BM Buxus microphylla 'Winter Beauty'	Winter Beauty Boxwood	500 mm (H.L.)	Potted: Plant at 800 mm o/c
<b>PERENNIALS / ORNAMENTAL GRASSES - REFER TO DETAIL 4/L300</b>				
19	AS Astilbe x 'Delft Lace'	Delft Lace False Spirea	1 Gallon	Potted: Plant at 700 mm o/c
40	CP Carex plantaginea	Plantain-leaved Sedge	1 Gallon	Potted: Plant at 400 mm o/c
5	CR Cimicifuga racemosa 'Chocoholic'	Chocoholic Purple-leaf Bugbane	1 Gallon	Potted: Plant at 700 mm o/c
32	EP Echinacea purpurea 'Butterfly Rainbow Marcella'	Rainbow Marcella Coneflower	1 Gallon	Potted: Plant at 500 mm o/c
6	HO Hosta 'Frances Williams'	Frances Williams Hosta	1 Gallon	Potted: Plant at 900 mm o/c
4	NF Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	1 Gallon	Potted: Plant at 800 mm o/c
11	PA Perovskia atriplicifolia	Russian Sage	1 Gallon	Potted: Plant at 900 mm o/c
7	PV Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 Gallon	Potted: Plant at 750 mm o/c
17	SN Salvia nemorosa 'Ostfriesland'	Ostfriesland Perennial Sage	1 Gallon	Potted: Plant at 500 mm o/c
12	TX Tiarella cordifolia 'Sugar and Spice'	Sugar and Spice Foamflower	1 Gallon	Potted: Plant at 400 mm o/c

Notes

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**ZYER DEVELOPMENTS**

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283-285 MCLEOD STREET  
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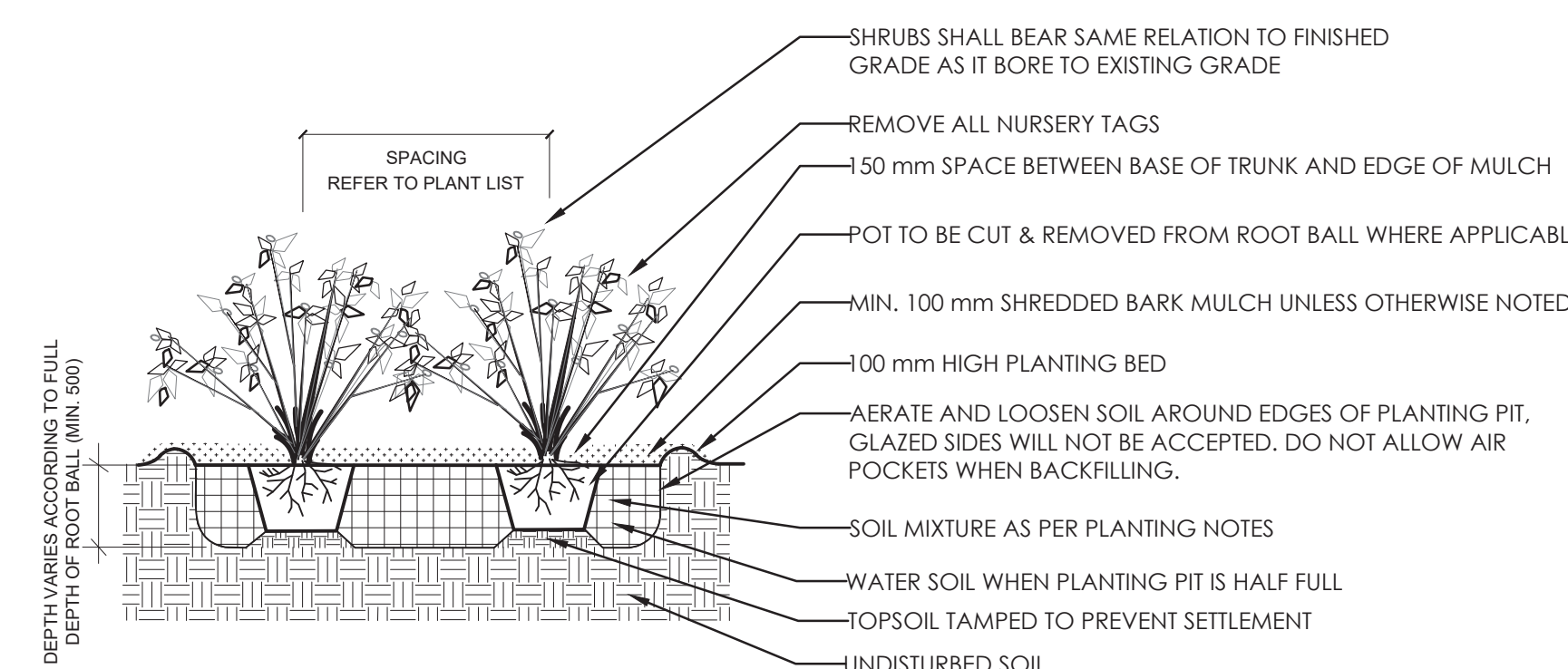
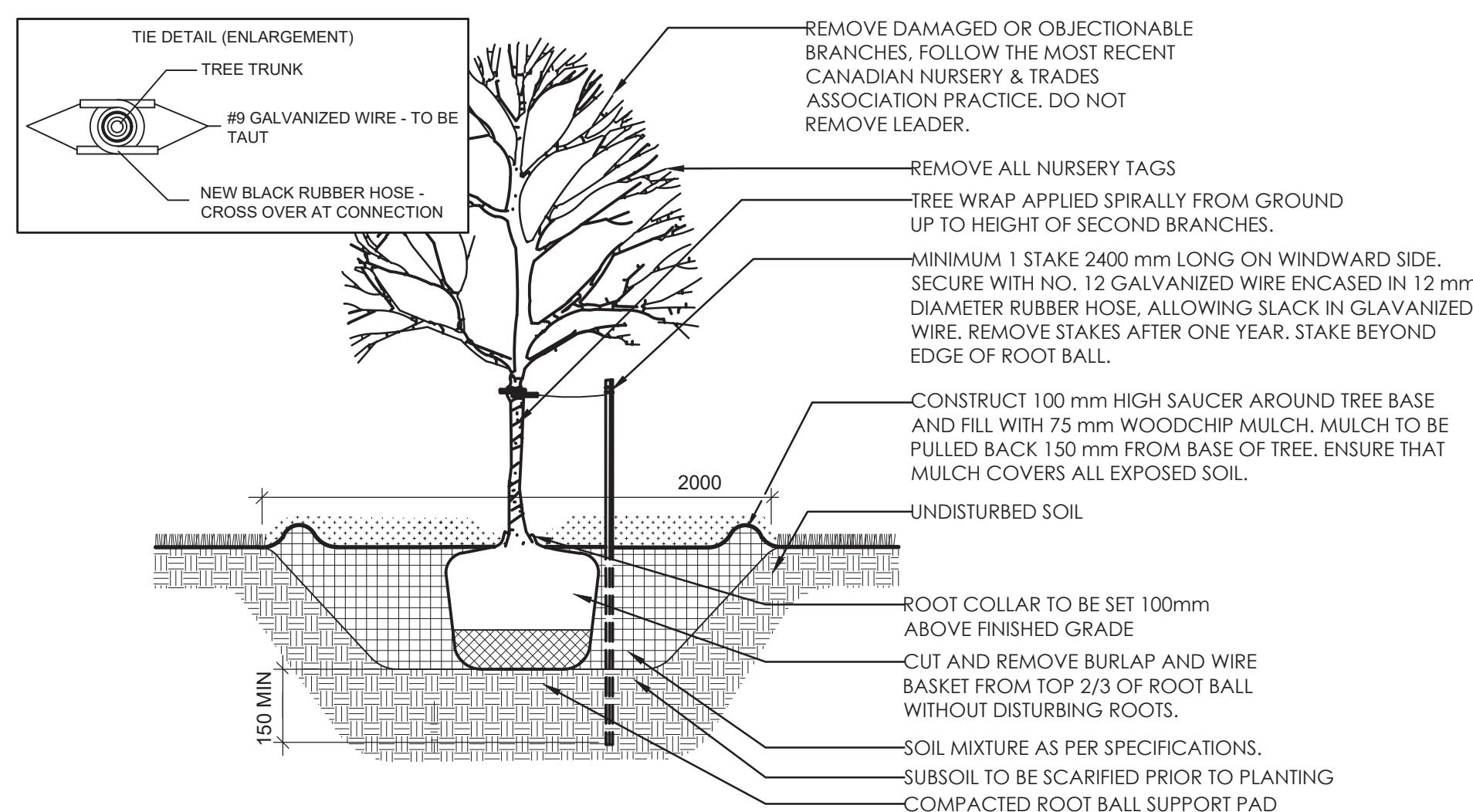
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**PLANTING ENLARGEMENTS  
FRONT AND REAR YARDS**

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Legend

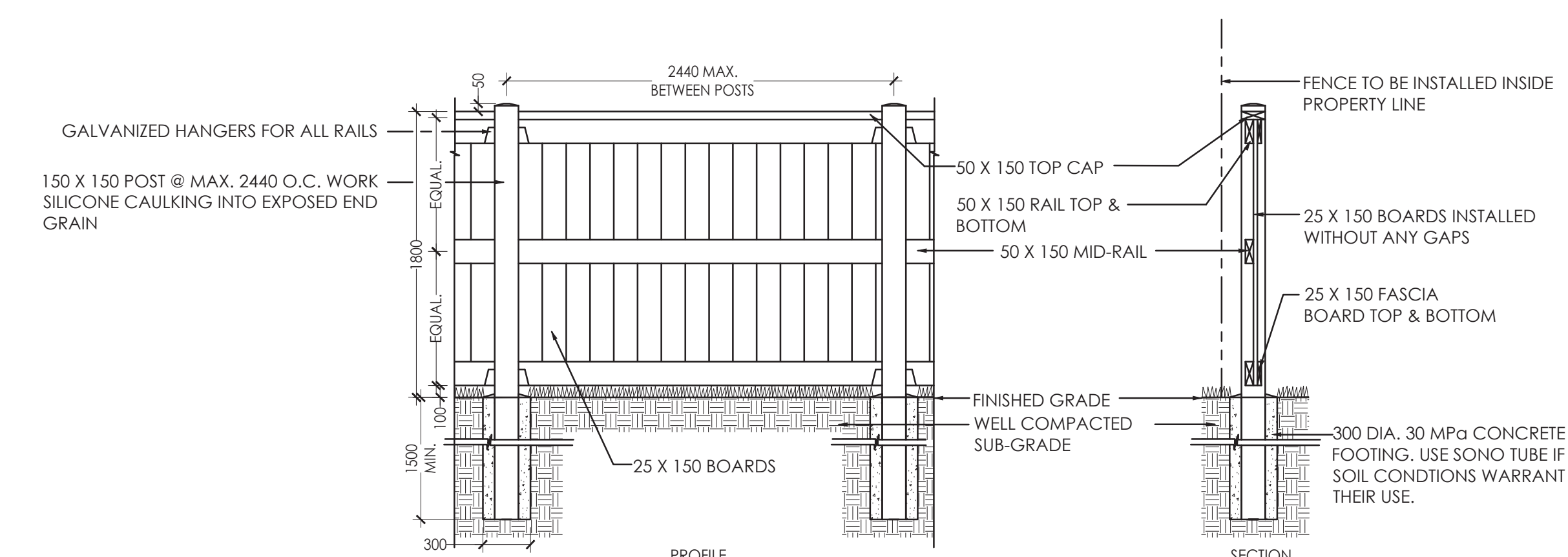
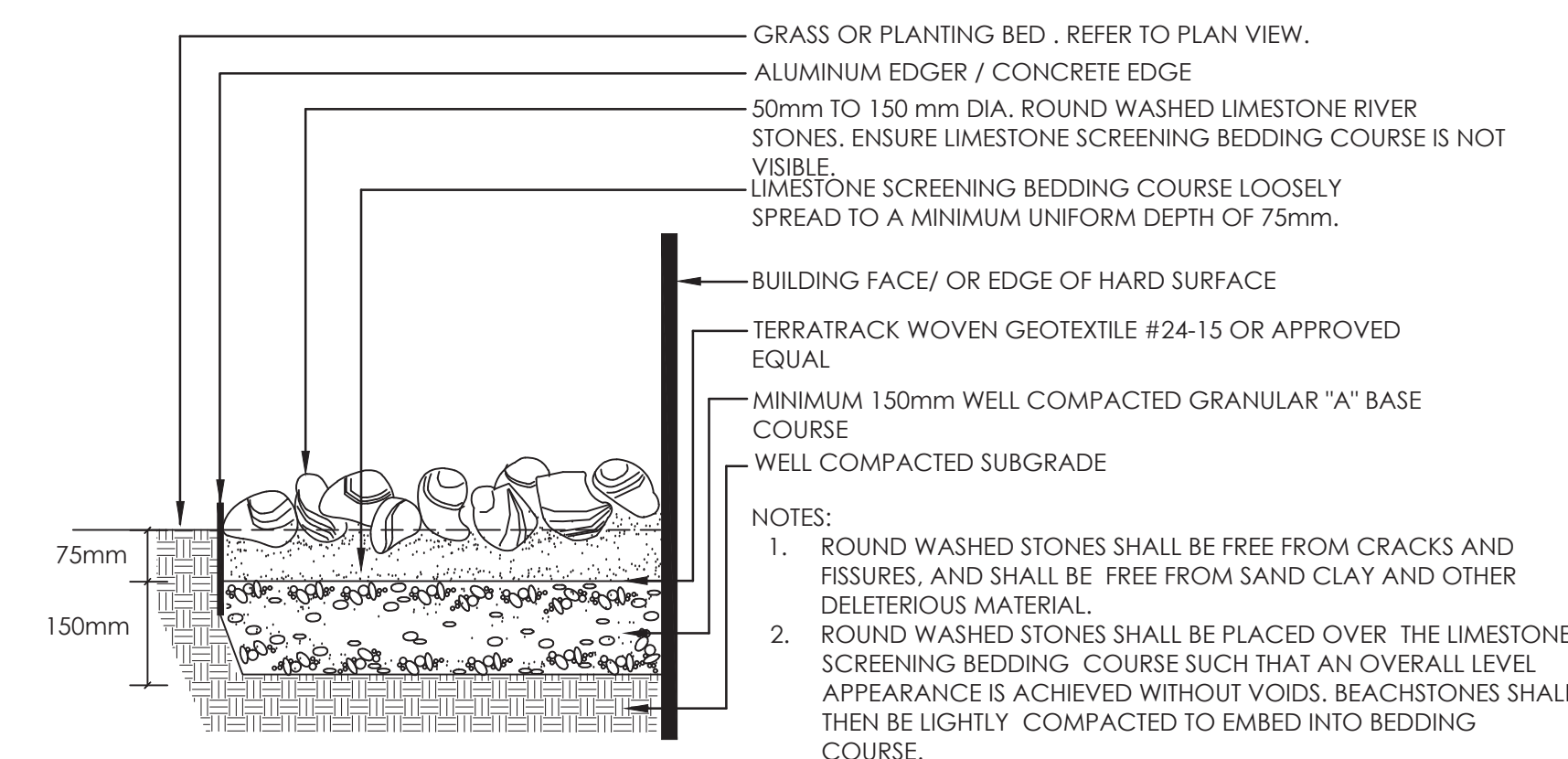
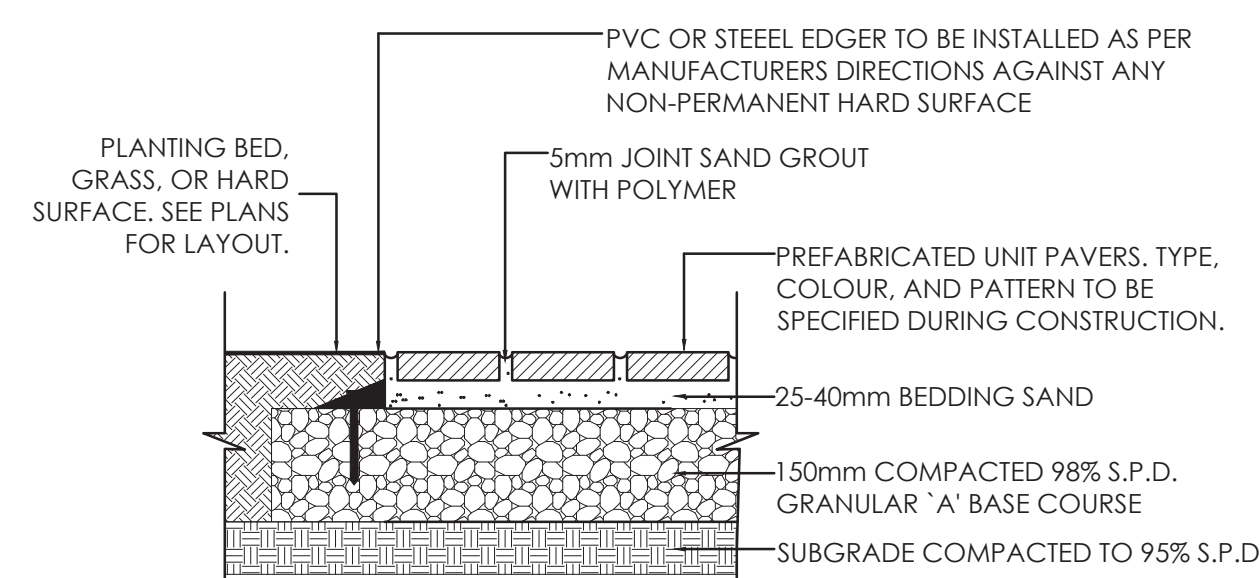
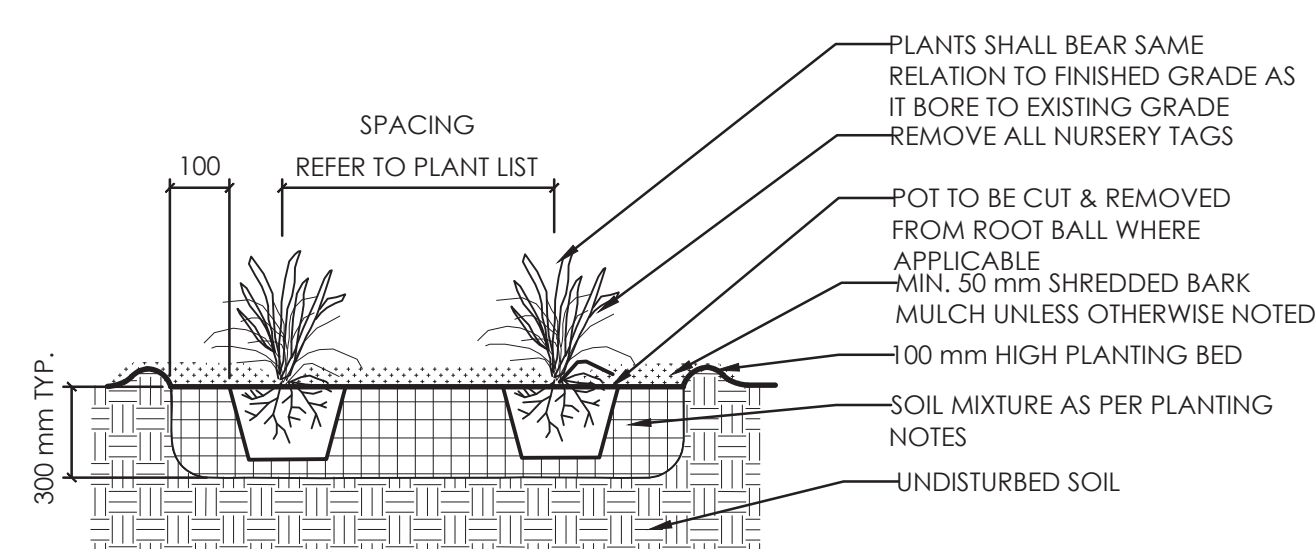


**PLANTING NOTES**

- THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
- TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
- MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4m FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY MAXIMUM 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
- PLANTING MATERIAL QUALITY STANDARDS:
  - ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND CONDITION;
  - PLANT MATERIAL COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED;
  - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE;
  - ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- TOPSOIL:
  - SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO CONSIST OF:
    - CLAY: 14-20%
    - SILT: 0-35%
    - SAND: 45-70%
    - ORGANIC MATERIAL: 4-10%
    - pH: 6-8
  - SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:
    - 300mm FOR PERENNIALS
    - 500mm FOR SHRUB BEDS
    - 1000mm FOR TREE PLANTING
- MULCH:
  - MULCH SHALL BE SHREDDED WOOD VARYING IN SIZE FROM 25-125mm IN LENGTH FROM CONIFEROUS TREES.

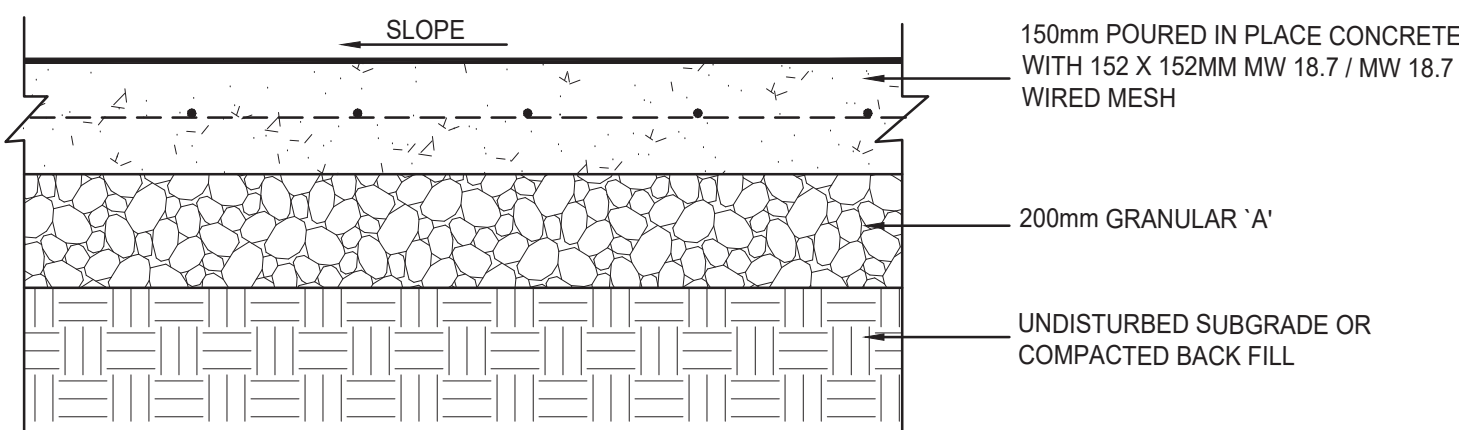
**PAVING NOTES**

- BEDDING SAND SHALL BE MANUFACTURED SAND FOR BEDDING. IT SHALL BE HARD, DURABLE, CRUSHED STONE PARTICLES, CONFORMING TO GRADATION OF CONCRETE SAND AS SPECIFIED IN CSA A23.1 DO NOT USE LIMESTONE SCREENING, STONE DUST OR JOINT SAND FOR BEDDING SAND.
- JOINT SAND SHALL BE HARD, DURABLE ANGULAR PARTICLES, FREE FROM CLAY LUMPS, CEMENTATION, ORGANIC MATERIAL, FROZEN MATERIAL AND OTHER DELETERIOUS MATERIALS. JOINT SAND SHALL FILL SPACES BETWEEN PAVERS.
- PASS MECHANICAL PLATE VIBRATOR OVER UNIT PAVING TO ACHIEVE COMPACTION OF SAND IN JOINTS. ENSURE JOINTS ARE FULL AT COMPLETION OF COMPACTION.
- SURFACE OF FINISHED PAVEMENT SHALL BE FREE FROM DEPRESSIONS EXCEEDING 3mm AS MEASURED WITH 3m STRAIGHT EDGE.
- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.



NOTES:  
ALL WOOD TO BE No. 1 SPRUCE PINE FIR PRESSURE TREATED, WOLMANIZED OR EQUAL.

USE HOT DIPPED GALVANIZED ARDOX NAILS AND HARDWARE WHERE REQUIRED.



Notes

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- TOPOGRAPHIC SURVEY SUPPLIED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PART OF LOTS 2 AND 3 AND LOT 10, REGISTERED PLAN 30, CITY OF OTTAWA.

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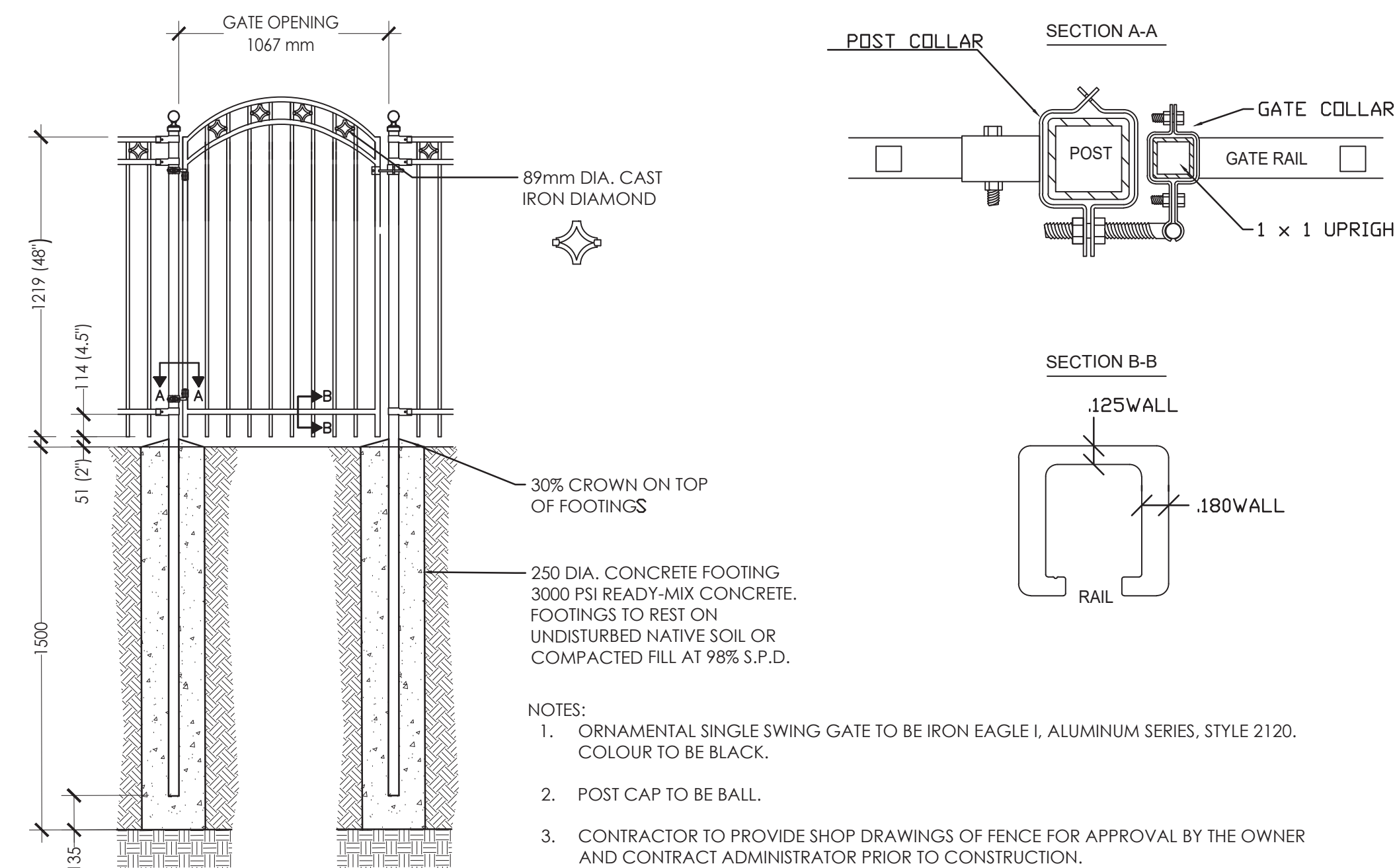
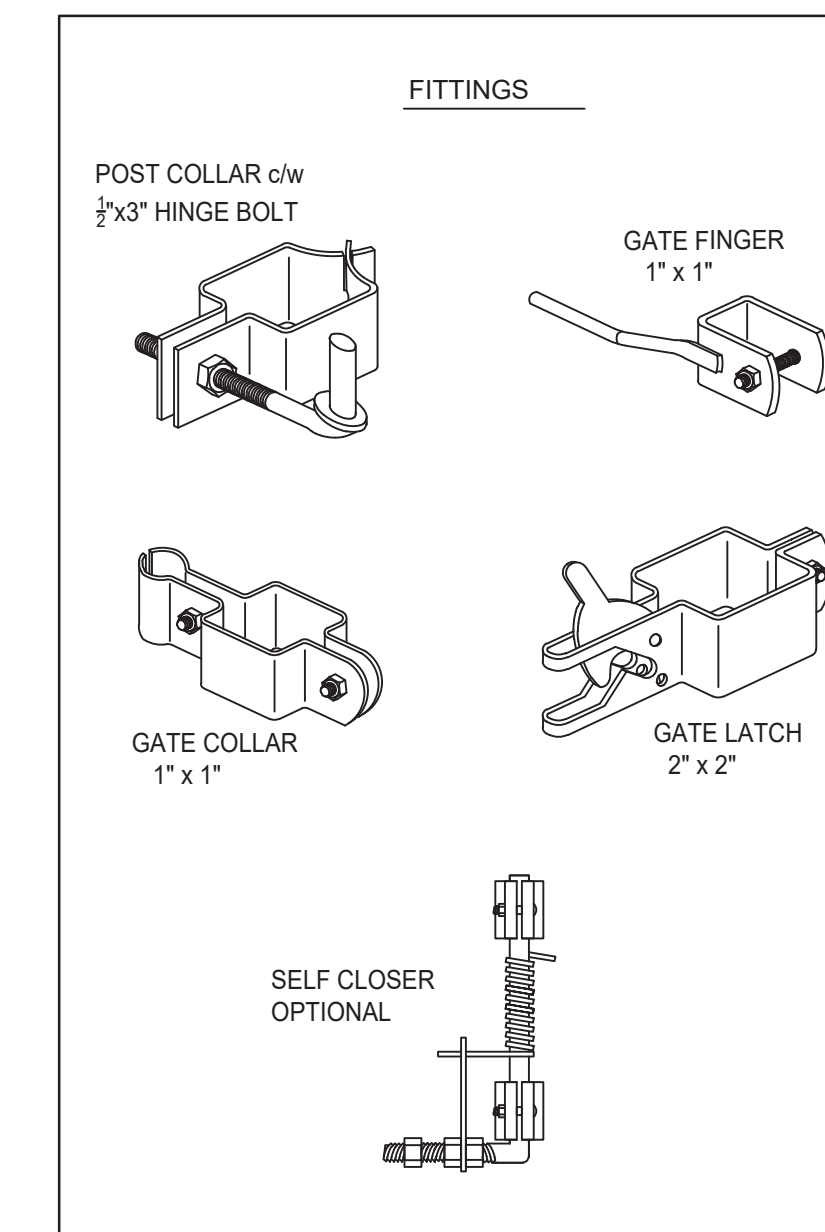
ZYER DEVELOPMENTS

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283-285 McLEOD STREET  
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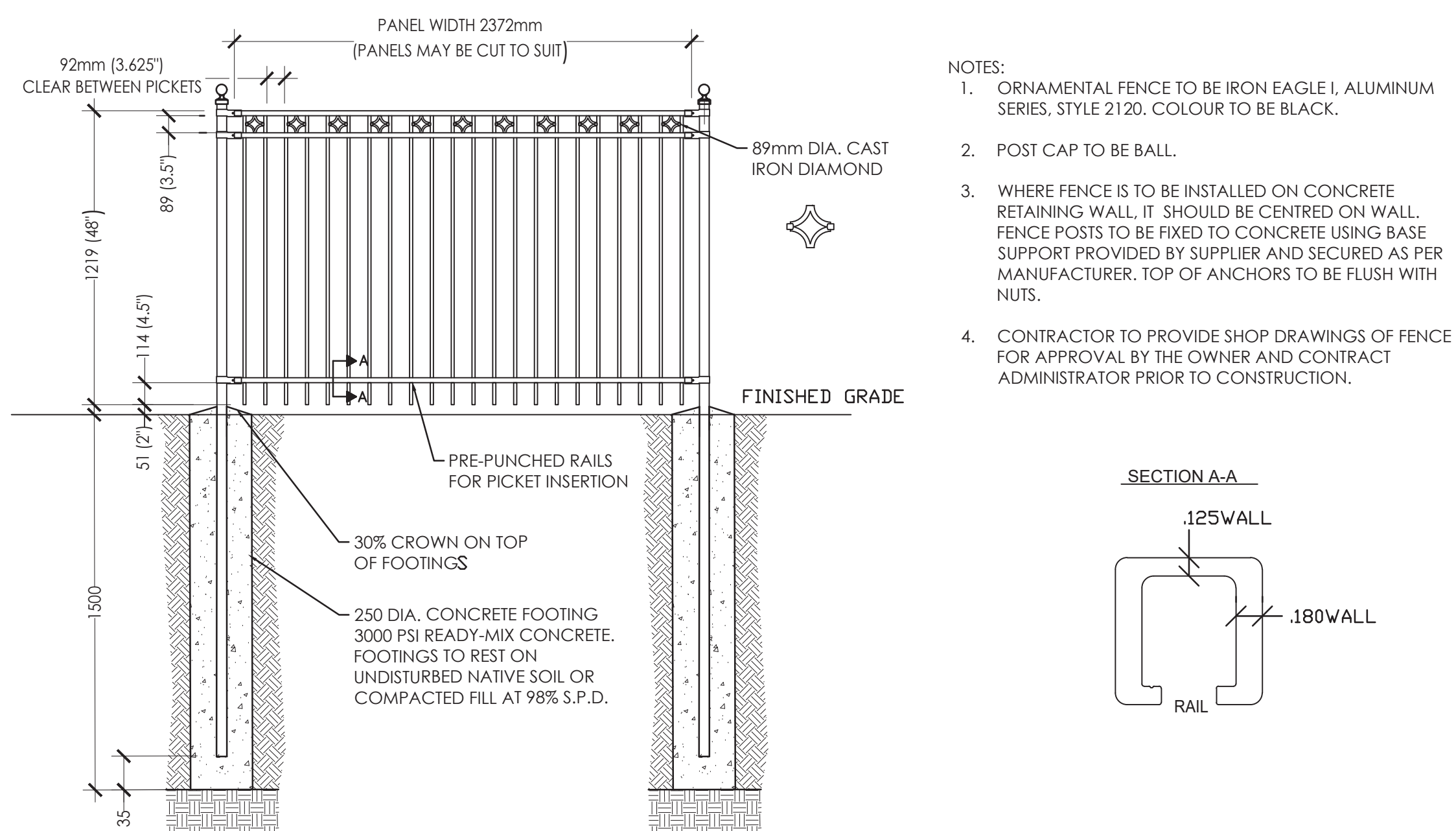
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LANDSCAPE DETAILS AND NOTES

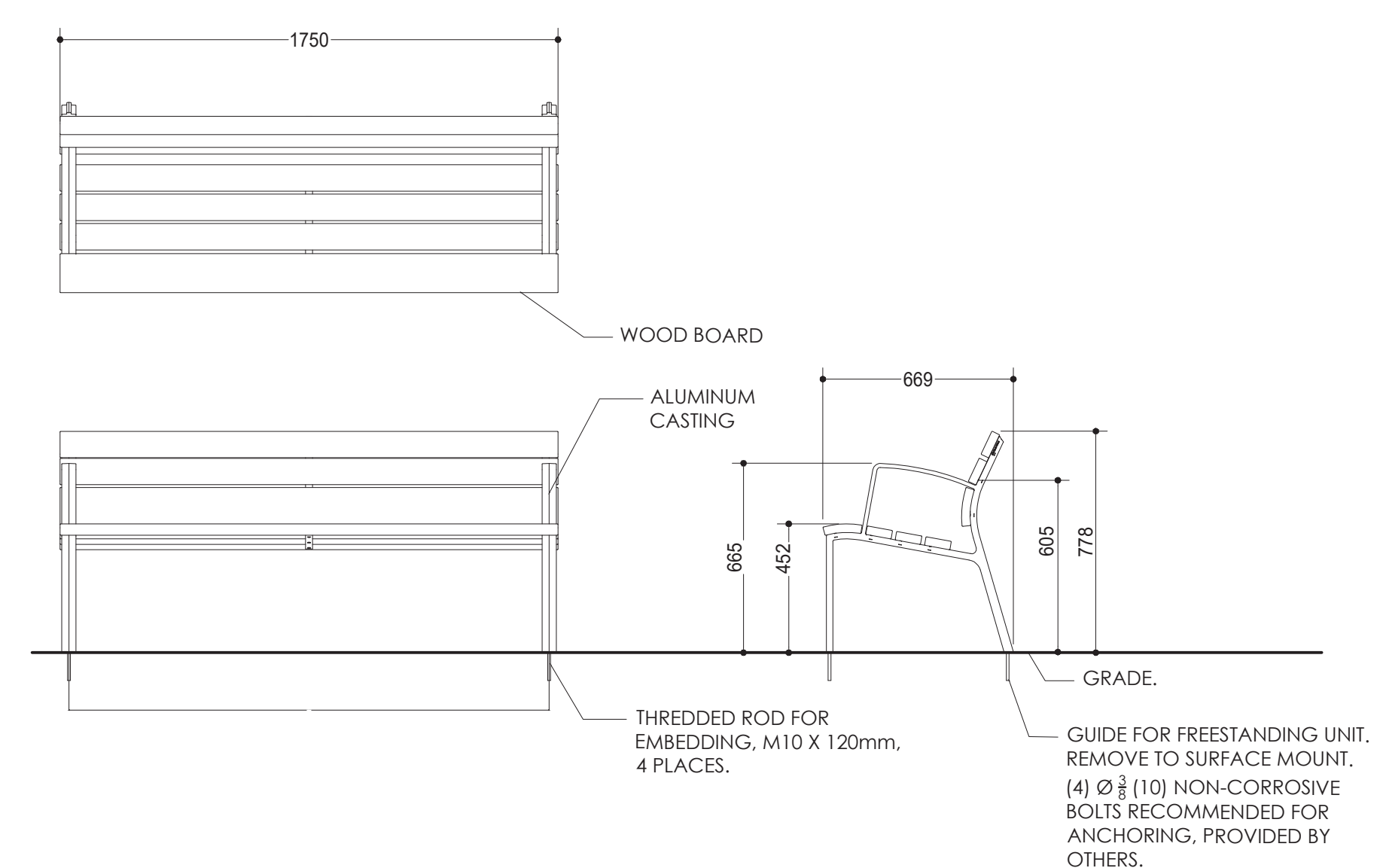
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160401560	VARIES	
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**2** 1.2 m HT ORNAMENTAL SWING GATE  
NTS



**1** 1.2 m HT ORNAMENTAL FENCE  
NTS



**2** 1.75 m (69") NEOLIVIANO BENCH DETAIL  
1:20

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Client/Project  
ZYER DEVELOPMENTS

CENTRETOWN  
283-285 McLEOD STREET  
OTTAWA, ON

Title  
LANDSCAPE DETAILS AND NOTES

Project No.	Scale
160401560	VARIES
Drawing No.	Sheet
	Revision