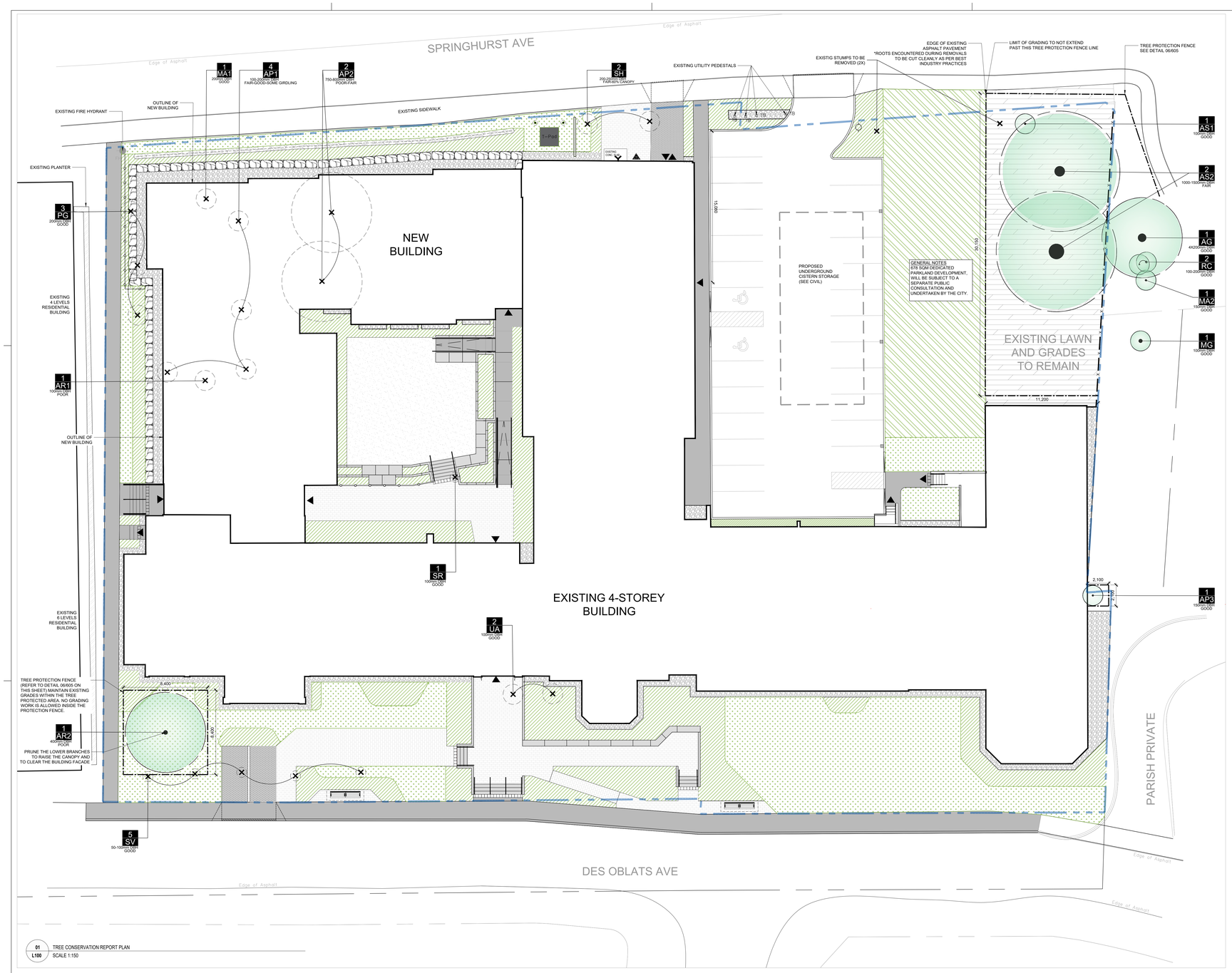


01 TREE CONSERVATION REPORT PLAN
L100 SCALE 1:150

EXISTING TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP
DECIDIOUS TREES							
AG	1	Acer ginnala	Amur Maple	4X200mm DBH	Good	To remain	102 Springhurst Ave
AP1	4	Acer platenoides	Norway Maple	100-200mm DBH	Fair-Good-some girdling	To be remove	15 Oblats Ave
AP2	2	Acer platenoides	Norway Maple	750-800mm DBH	Poor-Fair	To be remove	15 Oblats Ave
AP3	1	Acer platenoides	Norway Maple	150mm DBH	Good	To remain	102 Springhurst Ave
AR1	1	Acer rubrum	Red Maple	100mm DBH	Poor	To be remove	15 Oblats Ave
AR2	1	Acer rubrum	Red Maple	400mm DBH	Poor	To remain	15 Oblats Ave
AS1	1	Acer saccharinum 'Laciniata'	Cutleaf Silver Maple	100mm DBH	Good	To remain	15 Oblats Ave
AS2	2	Acer saccharinum 'Laciniata'	Cutleaf Silver Maple	1000-1500mm DBH	Fair	To remain	15 Oblats Ave
MA1	1	Malus spp.	Crabapple	200mm DBH	Good	To be remove	15 Oblats Ave
MA2	1	Malus spp.	Crabapple	150mm DBH	Good	To remain	102 Springhurst Ave
MG	1	Magnolia spp.	Magnolia	100mm DBH	Good	To remain	102 Springhurst Ave
RC	2	Rhamnus cathartica	Common Buckthorn	100-200 DBH	Good	To remain	102 Springhurst Ave
SH	2	Sorbus x hybrida	Oakleaf Mountain Ash	200-250mm DBH	Fair-60% canopy	To be remove	15 Oblats Ave
SR	1	Syringa reticulata	Japanese Tree Lilac	100mm DBH	Good	To be remove	15 Oblats Ave
SV	5	Syringa vulgaris	Common Purple Lilac	50-100mm DBH	Good	To be remove	15 Oblats Ave
UA	2	Ulmus americana	American Elm	100mm DBH	Good	To be remove	15 Oblats Ave
CONIFEROUS TREES							
PG	3	Picea glauca	White Spruce	200mm DBH	Good	To be remove	15 Oblats Ave

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE SITE. THE CONTRACTOR IS TO CONTACT CONTRACT ADMINISTRATOR IN UNCERTAINTY.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR SHALL LOCATE PLANT MATERIAL IN ACCORDANCE WITH UTILITY OFFSET REQUIREMENTS.
3. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ALL UNDERGROUND SERVICES INCLUDING LIGHT STANDARD AND ELECTRICAL LINES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL A PRIVATE LOCATING COMPANY AND PAY ALL COSTS RELATING TO ALL SERVICES NOT STAKED OUT BY GAS, HYDRO, BELL, AND CABLE.
5. THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM SITE CONDITIONS PRIOR TO SUBMITTING BIDS.
6. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE AT THE END OF EACH DAY. THE SITE IS TO BE KEPT CLEAN.
7. UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR ONE (1) FULL YEAR, UNLESS NOTED OTHERWISE. ALL WORKMANSHIP IS TO BE COMPLETED TO THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.
9. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN STANDARDS, CRITERIA, AND SPECIFICATIONS FORM THE ONTARIO BUILDING CODE, THE ONTARIO PROVINCIAL STANDARD DETAIL, THE ONTARIO PROVINCIAL STANDARD SPECIFICATION AND LANDSCAPE ONTARIO.
10. CONTRACTOR TO ENSURE PROPER DEPTH OF EXCAVATIONS TO ACCOMMODATE HARD SURFACE AND LANDSCAPING AS SPECIFIED ON THESE DRAWINGS.
11. TREE PRESERVATION AND HOARDING TO BE REVIEWED WITH CONTRACTOR PRIOR TO START OF CONSTRUCTION.

ENVIRONMENTAL NOTES

1. THE CONTRACTOR SHALL ADHERE TO SPECIAL PROVISION REQUIREMENTS FOR THE MANAGEMENT OF ON-SITE MATERIAL AS PER THE DRAWINGS AND SPECIAL PROVISIONS OF THIS CONTRACT.
2. THE CONTRACTOR SHALL ENSURE THAT ALL REASONABLE MEASURES ARE TAKEN TO LIMIT GROUND DISTURBANCE CAUSED BY HEAVY EQUIPMENT USAGE, AND THAT ERODSION AND SEDIMENT CONTROLS WILL BE INSTITUTED ON DISTURBED AREAS. NO SUBSURFACE GROUND-DISTURBING EQUIPMENT SHALL BE USED BY CONSTRUCTION FORCES EXCEPT ON ACCESS ROADS.
3. ALL CONSTRUCTION ACTIVITIES WITHIN THE LIMIT OF CONSTRUCTION SHALL BE EXECUTED IN SUCH A MANNER SO AS TO PREVENT THE ENTRY OF CHEMICALS, PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO LANDSCAPE AREAS.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY INSPECTION, CLEANUP, AND PROPER LABELING, STORAGE, AND DISPOSAL OF ALL REFUSE AND DEBRIS PRODUCED BY OPERATIONS AND EMPLOYEES. SUITABLE REFUSE COLLECTING FACILITIES WILL BE REQUIRED. ONLY THOSE DISPOSAL AREAS DESIGNATED BY THE OWNER/ CONTRACT ADMINISTRATOR SHALL BE USED. DISPOSAL CONTAINERS SUCH AS DUMPSTERS OR ROLL-OFF CONTAINERS SHALL BE OBTAINED FROM A PROPER WASTE DISPOSAL CONTRACTOR.
5. CONTRACTOR SHALL VISIT SITE PRIOR TO THE START OF CONSTRUCTION AND PHOTOGRAPH EXISTING CONDITIONS. CONTRACTOR TO NOTE ANY OVERHANGING BRANCHES THAT WILL REQUIRE PRUNING TO PERMIT VEHICULAR ACCESS AND ADVISE LANDSCAPE ARCHITECT/CONTRACT ADMINISTRATOR. ALL PRUNING SHALL BE AS PER CURRENT ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) STANDARDS.

SITE PREPARATION

1. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL AREAS WITHIN THE LIMIT OF THE CONTRACT.
2. CONTRACTOR TO WORK WITHIN GUIDELINES FOR THE CITY'S NOISE BY-LAWS.
3. ANY REFUSE, GARBAGE, OR OTHER DEBRIS ON SITE MUST BE REMOVED AND DISPOSED OF OFF-SITE AT THE EXPENSE OF THE CONTRACTOR.
4. AREAS TO BE SODDED SHALL BE BACKFILLED WITH NATIVE SUITABLE SOIL TO 150MM BELOW FINISHED GRADE TO ALLOW FOR TOPSOIL INSTALLATION.
5. ABSOLUTELY NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE OF CONSTRUCTION FENCING.

SEDIMENTATION CONTROL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SEDIMENTATION CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES. CONTRACTOR SHALL INSPECT SUCH DEVICES DAILY AND AFTER EACH RAINFALL EVENT.

UNDERGROUND SERVICES AND UTILITIES

1. UTILITIES MUST BE LOCATED BY THE UTILITY COMPANIES BEFORE CONSTRUCTION BEGINS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR TO EXISTING SERVICES DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE.
3. CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, REPORTING ALL DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SERVICES WHEN EXCAVATING.

CLIENT
FORUM ASSET MANAGEMENT
EAST PODIUM, 2ND FLOOR
181 BAY STREET
TORONTO, ON, M5J 2T3
T. 416-947-0389
WWW.forumam.com

ARCHITECTURE
lemay
Lemay CO Inc
SUITE 401
60 ADELAIDE ST E
TORONTO, ON M5C 3E4
T. 647-254-3185
www.lemay.com

STRUCTURAL
D+M Structural Engineering
110
333 Preston Street
Ottawa, ON, K1S 5N4
T. 613-651-9490
www.dm-structural.ca

MECHANICAL & ELECTRICAL
Jain Sustainability
2nd Floor
7405 East Danbro Crescent
Mississauga, ON, L5N 6P8
T. 905-285-9900
www.jainconsultants.com

LANDSCAPE
Lemay
3500
Saint-Jacques Street
Montreal, QC H4C 1H2
T. 514-932 5101
www.lemay.com

CIVIL
WSP
300
2611 Queensview Drive
Ottawa, ON, K2B 8K2
T. 613-829-2800
www.wspgroup.com

SURVEYOR
Annis, O'Sullivan, Vollebekk Ltd.
Suite 500
14 Concourse Gate
Nepean, ON, K2E 7S6
T. 613-727-0850
www.aovltd.com

NOTES

1. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
2. CONTRACTOR TO COMPLY WITH ALL BUILDING CODES, REGULATIONS, AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION.
3. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED ISSUED FOR CONSTRUCTION BY LEMAY ARCHITECTURE AND DESIGN LTD.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING MAY NOT BE COPIED, ALTERED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT © LEMAY ARCHITECTURE AND DESIGN LTD.
6. REPORT ANY ERRORS AND OMISSIONS TO THE CONSULTANT IMMEDIATELY BEFORE COMMENCING WORK.
7. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM CONSULTANT ARE SUBJECT TO CORRECTIONS AT CONTRACTOR EXPENSE.
8. DIMENSIONS ARE IN METRIC (MM) UNLESS NOTED OTHERWISE.

LEGEND

- LIMIT OF PROPERTY
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN AND PROTECT
- NEW METAL CHAINLINK
- NEW METAL GUARDRAIL
- NEW METAL HAND RAIL
- NEW FENCING FOR TREE PROTECTION SEE L-605-06
- NEW PLANTING BED
- NEW SODDED AREAS
- NEW SEEDED AREA (PARKLAND)
- NEW CRUSHED STONE PAVEMENT, SEE L-600-01
- NEW PRECAST CONCRETE PAVERS (PEDESTRIAN), SEE L-600-02
- NEW PRECAST CONCRETE PAVERS (VEHICULAR), SEE L-600-03
- NEW PEA STONE SURFACE, SEE L-600-05
- NEW PRECAST CONCRETE STAIRS / WALL / SEAT WALLS
- NEW POURED IN PLACE CONCRETE PAVEMENT
- BUILDING ACCES OR EGRESS

ISSUE

#	DATE	DESCRIPTION
9	2025-12-02	ISSUED FOR VE REVISED
8	2025-11-28	ISSUED FOR VE
7	2025-09-26	ISSUED FOR CONSOLIDATION
6	2025-06-16	REISSUED FOR BUILDING PERMIT
5	2025-05-02	ISSUED FOR TENDER REVIEW
4	2025-03-07	ISSUED FOR BUILDING PERMIT
3	2024-12-20	ISSUED FOR 50% CD
2	2024-09-13	ISSUED FOR CLASS C ESTIMATE
1	2024-09-06	ISSUED FOR SPA RESUBMISSION

SEALS

PROJECT NUMBER & PROJECT NAME
24-0353 - 15(17) OBLATS AVENUE, OTTAWA

SHEET NAME
TREE CONSERVATION REPORT

DATE / TIME STAMP
12/02/2025 11:46:52 AM

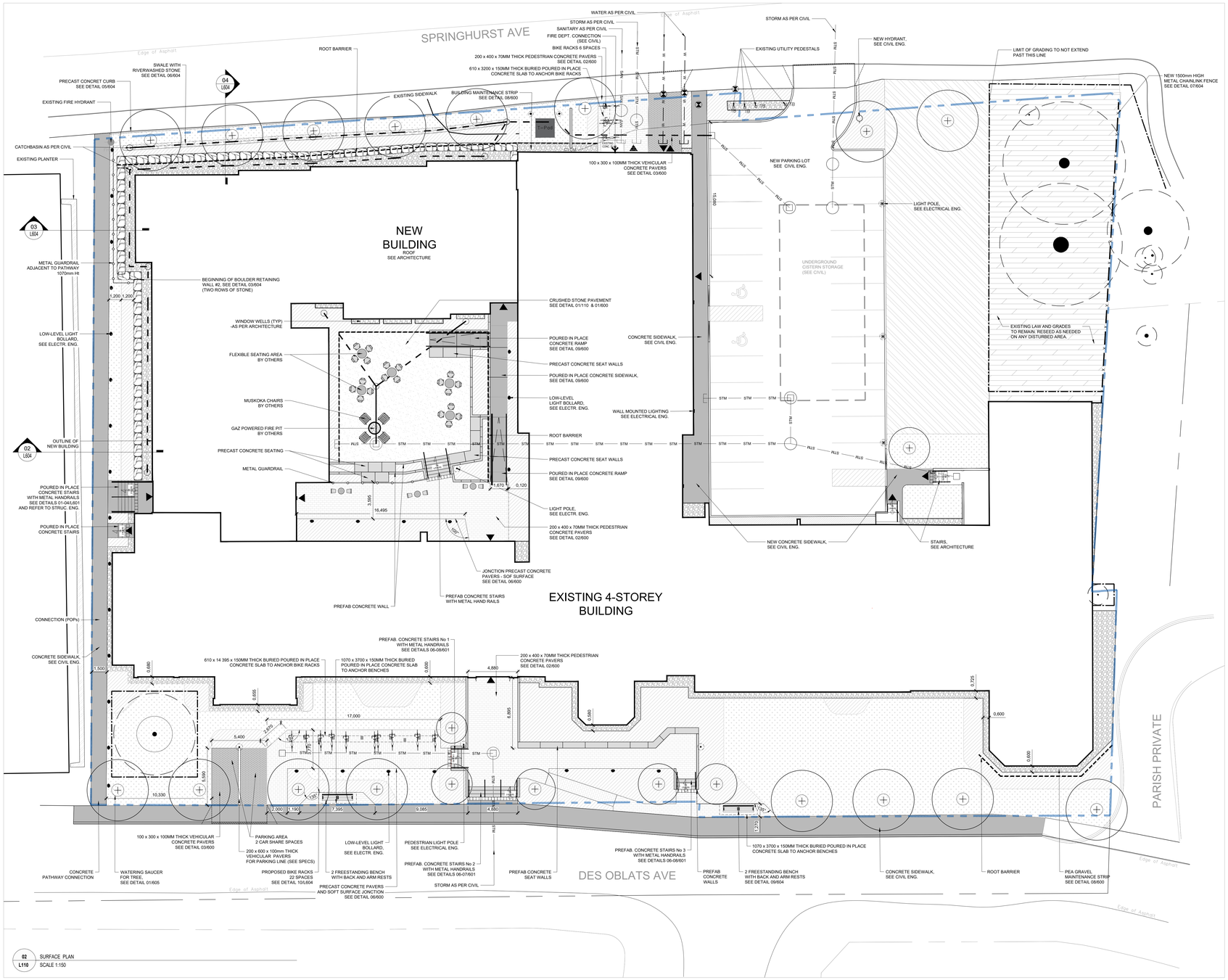
APPROVED BY
MYLENE CARREAU
CHECKED BY
MYLENE CARREAU
DRAWN BY
TAN AU CA NGUYEN
SCALE

SHEET NUMBER
L.100

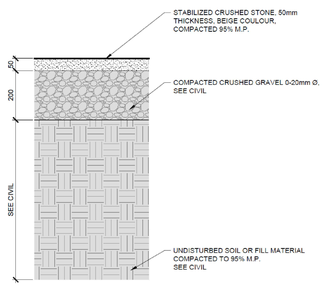
D07-12-21-0083
#18846

SHEET SIZE - ARCH E (914.4X1219.2mm) (36"X48")

File Path - Autodesk Docs://24-0353_15-17 Des Oblats Ottawa/24-0353_Oblats_AR_Building New_v24.rvt



02 L110 SURFACE PLAN
SCALE 1:150



01 110 *CRUSHED STONE PAVEMENT*
TYPE
ECHELLE 1:10

CLIENT
FORUM ASSET MANAGEMENT
EAST PODIUM, 2ND FLOOR
181 BAY STREET
TORONTO, ON, M5J 2T3
T. 416-947-0389
WWW.forumam.com

ARCHITECTURE
Lemay CO Inc
SUITE 401
60 ADELAIDE ST E
TORONTO, ON M5C 3E4
T. 647-254-3185
www.lemay.com

STRUCTURAL
D+M Structural Engineering
110
333 Preston Street
Ottawa, ON, K1S 5N4
T. 613-651-9490
www.dm-structural.ca

MECHANICAL & ELECTRICAL
Jain Sustainability
2nd Floor
7405 East Danbro Crescent
Mississauga, ON, L5N 6P8
T. 905-285-9900
www.jainconsultants.com

LANDSCAPE
Lemay
3500
Saint-Jacques Street
Montreal, QC H4C 1H2
T. 514-932 5101
www.lemay.com

CIVIL
WSP
300
2611 Queensview Drive
Ottawa, ON, K2B 8K2
T. 613-829-2800
www.wspgroup.com

SURVEYOR
Annis, O'Sullivan, Vollebekk Ltd.
Suite 500
14 Concourse Gate
Nepean, ON, K2E 7S6
T. 613-727-0850
www.aovltd.com

NOTES

1. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
2. CONTRACTOR TO COMPLY WITH ALL BUILDING CODES, REGULATIONS, AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION.
3. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED ISSUED FOR CONSTRUCTION BY LEMAY ARCHITECTURE AND DESIGN LTD.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING MAY NOT BE COPIED, ALTERED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT ©LEMAY ARCHITECTURE AND DESIGN LTD.
6. REPORT ANY ERRORS AND OMISSIONS TO THE CONSULTANT IMMEDIATELY BEFORE COMMENCING WORK.
7. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM CONSULTANT ARE SUBJECT TO CORRECTIONS AT CONTRACTOR EXPENSE.
8. DIMENSIONS ARE IN METRIC (MM) UNLESS NOTED OTHERWISE.

LEGEND

- LIMIT OF PROPERTY
- EXISTING TREE TO REMAIN AND PROTECT REFER TO L100 FOR SPECIES
- NEW DECIDOUS TREE
- NEW BIKE RACKS
- NEW FREESTANDING BENCH WITH BACK AND ARM RESTS
- NEW FREESTANDING BENCH
- NEW METAL CHAINLINK
- NEW METAL GUARDRAIL
- NEW METAL HAND RAIL
- ROOT BARRIER
- LOW-LEVEL LIGHT BOLLARD, SEE ELECTR. ENG.
- LIGHT POLE, SEE ELECTR. ENG.
- WALL MOUNTED LIGHT, SEE ELECTR. ENG.
- NEW PLANTING BED
- NEW SODDED AREAS
- NEW SEEDED AREA (PARKLAND)
- NEW CRUSHED STONE PAVEMENT, SEE L-600-01
- NEW PRECAST CONCRETE PAVERS (PEDESTRIAN), SEE L-600-02
- NEW PRECAST CONCRETE PAVERS (VEHICULAR), SEE L-600-03
- NEW PEA STONE SURFACE, SEE L-600-08
- NEW PRECAST CONCRETE STAIRS / WALL / SEAT WALLS
- NEW POURED IN PLACE CONCRETE PAVEMENT
- BOULDER RETAINING WALL SEE L-604-02/03/04

ISSUE

#	DATE	DESCRIPTION
9	2025-12-02	ISSUED FOR VE REVISED
8	2025-11-28	ISSUED FOR VE
7	2025-09-26	ISSUED FOR CONSOLIDATION
6	2025-06-16	REISSUED FOR BUILDING PERMIT
5	2025-05-02	ISSUED FOR TENDER REVIEW
4	2025-03-07	ISSUED FOR BUILDING PERMIT
3	2024-12-20	ISSUED FOR 50% CD
2	2024-09-13	ISSUED FOR CLASS C ESTIMATE
1	2024-09-06	ISSUED FOR SPA RESUBMISSION

SEALS

PROJECT NUMBER & PROJECT NAME
24-0353 - 15(17) OBLATS AVENUE, OTTAWA

SHEET NAME
SURFACE PLAN AND DETAIL REFERENCE

DATE / TIME STAMP
12/02/2025 12:05:13 PM

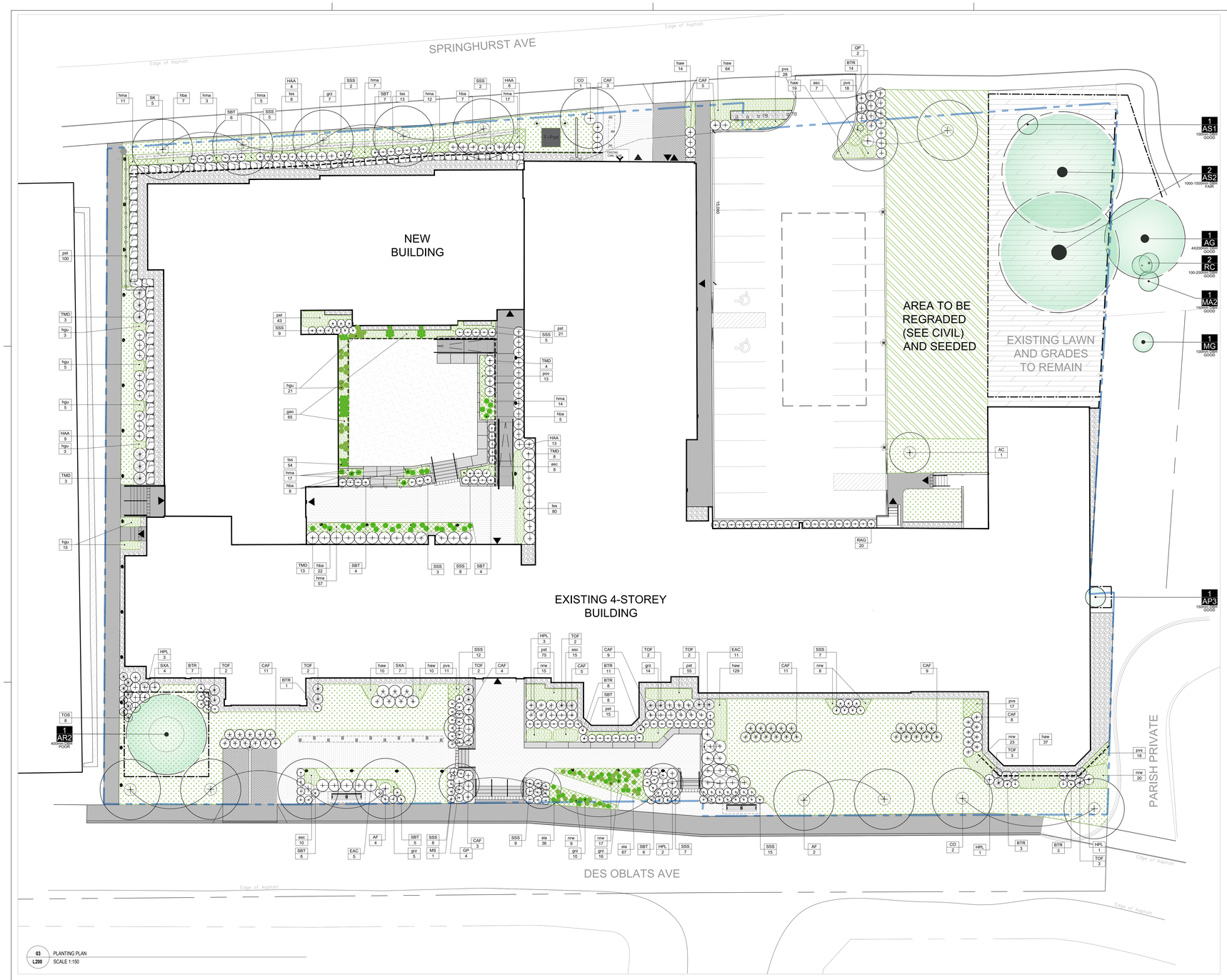
APPROVED BY
MYLENE CARREAU
CHECKED BY
MYLENE CARREAU
DRAWN BY
TAN AU CA NGUYEN
SCALE

SHEET NUMBER
L.110

DCI-12-21-0083
#18846

SHEET SIZE - ARCH E (914.4X1219.2mm) (36"X48")

File Path - Autodesk Docs://24-0353_15-17 Des Oblats Ottawa/24-0353_Oblats_AR_Building New_v24.rvt



03 PLANTING PLAN
L200 SCALE 1:150

PLANTING:

1. THE LANDSCAPE PLAN HAS BEEN DEVELOPED IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT, REVISION 3 (DATED NOV. 11TH OF 2024, PATERSON GROUP).
2. THE CONTRACTOR SHALL COMPLY WITH THE LANDSCAPING CONSIDERATIONS FOR TREE PLANTING SETBACKS AS OUTLINED IN SECTION 6.8 OF THE GEOTECHNICAL INVESTIGATION REPORT. WHERE A ROOT BARRIER REQUIRED OR INDICATED, IT MUST BE INSTALLED IN ACCORDANCE WITH THE GEOTECHNICAL SPECIFICATIONS.
3. THE CONTRACTOR SHALL UNDERTAKE THE PLANTING AS PROPOSED IN THE DRAWINGS AND AS SPECIFIED. THE PLANTING SOIL SHALL COMPLY WITH THESE REQUIREMENTS.
4. ALL PROPOSED TREES WILL BE PLANTED WITHIN 15-17 OBLATS PRIVATE LANDS.
5. ALL PLANTS SHALL BE NURSERY-GROWN AND SUPPLIED BY NURSERIES THAT SUPPORT SUSTAINABLE PRACTICES IN PLANT PRODUCTION.
6. ANY CHANGES, MODIFICATIONS OR EQUIVALENCE PROPOSED BY THE CONTRACTOR IN THE CHOICE OF PLANTS SHALL BE APPROVED BY THE PROFESSIONAL OF RECORD (LANDSCAPE ARCHITECT). PROVIDE GOOD CONTROL OF THE SUPPLIER BEFORE DELIVERY TO THE SITE OF THE PLANT.
7. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF DELIVERY OF PLANT MATERIALS AT LEAST 48 HOURS IN ADVANCE OF DELIVERY FOR REVIEW AND APPROVAL.
8. THE CONTRACTOR SHALL ENSURE THAT THE PLANTS ARE HANDLED WITH CARE SO AS NOT TO BREAK UP SOIL/ROOT CLODS OR BRANCHES. FOR TREES, IF NECESSARY, APPLY AN ANTI-DESICCANT SO THEY DO NOT DRY OUT DURING TRANSPORT. ANY PLANT DAMAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. ON SITE, ALL PLANTS SHOULD BE PROTECTED FROM SUN AND DRYING WINDS AND SHOULD BE WATERED FREQUENTLY UNTIL PLANTING.
10. SUPPLY AND PLACE TOPSOIL TO A MINIMUM DEPTH OF 150MM IN SEED/SOD AREAS AND 450MM IN PLANTING BEDS UNLESS OTHERWISE SPECIFIED. EACH SOURCE OF TOPSOIL, IMPORTED OR NATIVE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE. SUBMIT TOPSOIL ANALYSIS/TEST RESULTS TO LANDSCAPE ARCHITECT PRIOR TO ORDER OR DELIVERY TO SITE. TESTING TO BE IN ACCORDANCE WITH CONTRACT SPECIFICATIONS. PREPARED TOPSOIL SHALL BE 4 PARTS TOPSOIL TO ONE PART WELL-ROTTED COMPOST.
11. PITS AND PLANTING BEDS SHOULD BE LOCATED ACCORDING TO THE DRAWINGS AND SHALL BE OF SUFFICIENT SIZE ACCORDING TO THE DETAILS PROVIDED. THE CONTRACTOR SHALL OBTAIN APPROVAL OF THE PITS AND PLANTING BEDS BY THE LANDSCAPE ARCHITECT BEFORE ALL PLANTING.
12. ALL SURFACES OF PLANTING BEDS (SHRUBS) AND SAUCERS FOR TREE PLANTING PITS WILL BE COVERED WITH MULCH, B.R.F. (MINIMUM 75MM THICK LAYER). MULCH IS TO BE PULLED BACK FROM THE TRUNK OF THE TREE. CUT AND REMOVE TOP 2/3 OF THE WIRE BASKET, ROPES AND TIES (DO NOT BURY).
13. PLANTS SHOULD BE WATERED LESS THAN AN HOUR AFTER PLANTING AND AGAIN IN THE SAME DAY.
14. ALL DECIDUOUS TREES AND CONIFERS SHALL BE PROTECTED AGAINST RODENTS WITH 230mm DIMEX ARBORGUARD TRUNK PROTECTORS OR APPROVED EQUIVALENT INSTALLED AT THE BASE OF THE TRUNK.

MAINTENANCE NOTES:

1. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS LOCATED ON CITY PROPERTY WHERE A TWO (2) YEAR EXTENDED WARRANTY SHALL APPLY AS PER CITY OF OTTAWA STANDARDS.
2. ALL PLANT MATERIAL SHALL BE MAINTAINED SO THAT THEY REMAIN IN THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR THE ORIGINAL MATERIAL. PLANTS WHICH HAVE DIED DURING THE PERIOD OF WARRANTY SHALL BE REPLACED, CONSISTENT WITH THE ALLOWABLE PLANTING SEASON. DEAD PLANT MATERIAL REPLACED UNDER WARRANTY SHALL BE REMOVED. PLANT MATERIAL REPLACED UNDER WARRANTY SHALL CONFORM TO ALL SPECIFICATIONS OF THE ORIGINAL CONTRACT INCLUDING THE WARRANTY FROM THE DATE OF REPLACEMENT PLANTING.
3. MAINTENANCE IMMEDIATELY AFTER THE PLANTS ARE INSTALLED AND CONTINUED THROUGHOUT THE ENTIRE WARRANTY PERIOD SHALL BE PROVIDED. MAINTENANCE REQUIREMENTS SHALL INCLUDE ALL PROCEDURES CONSISTANT WITH PROPER HORTICULTURAL PRACTICES TO ENSURE NORMAL, VIGOROUS, AND HEALTHY GROWTH OF ALL MATERIAL PLANTED INCLUDING SEED AND SOD. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   - REGULAR CULTIVATION AND WEED CONTROL OF PLANTING BEDS AND TREE PITS (NO PESTICIDES OR HERBICIDES IN ACCORDANCE WITH MUNICIPAL BY-LAWS AND PROVINCIAL LEGISLATION).
   - WATER A MINIMUM OF ONCE A WEEK FOR THE FIRST FOUR WEEKS, WHEN REQUIRED THEREAFTER AND IN SUFFICIENT QUANTITIES TO SATURATE THE ROOT SYSTEM AND TO ENSURE SUFFICIENT MOISTURE FOR VIGOROUS PLANT MATERIAL GROWTH. ENSURE ADEQUATE MOISTURE IN THE ROOTBALL AT TIME OF FIRST FROST.
   - PRUNING, INCLUDING THE REMOVAL AND DISPOSAL OF DEAD OR BROKEN BRANCHES.
   - THE MAINTENANCE OF ALL ACCESSORIES IN GOOD CONDITION AND PROPERLY ADJUSTED INCLUDING THE REPAIR OR REPLACEMENT OF ACCESSORIES AS REQUIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. WINTER PROTECTION: NECESSARY PLANT PROTECTION SUCH AS BURLAP WRAPPING SHALL BE INSTALLED FOR ALL FRAGILE PLANTS TO PROTECT AGAINST WINTER WINDS OR LIKELY DAMAGE BY SNOW - FOR EXAMPLE THE BASE OF THE BUILDING SUBJECT TO FALLING SNOW FROM ROOFS, OR IN AREAS SUBJECT TO SNOW STORAGE AND REMOVAL). THE PROTECTION SHALL BE REVIEWED AND APPROVED AT THE END OF THE PLANTING WORKS BY LANDSCAPE ARCHITECT. PROTECTIONS MUST BE ADAPTED TO EACH PLANT OR GROUP OF PLANTS ACCORDING TO THE SPECIFICATIONS OF THE LANDSCAPE ARCHITECT. STRUCTURES AND MATERIALS DEVELOPED FOR WINTER PROTECTION SHALL REMAIN IN THE POSSESSION OF THE CUSTOMER AFTER THE WARRANTY PERIOD OF THE WORK.
5. AT THE TIME OF FINAL WARRANTY ACCEPTANCE, ALL MATERIAL MUST BE IN A HEALTHY AND VIGOROUS CONDITION. BEDS AND TREE PITS MUST BE FRESHLY CULTIVATED AND FREE OF WEEDS, RUBBISH AND DEBRIS. ALL STAKES, WIRES, HOSE AND OTHER ACCESSORIES MUST BE REMOVED UPON FINAL ACCEPTANCE, EXCEPT FOR PLANT MATERIAL UNDER WARRANTY.

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	NOTES
DECIDOUS TREES						
AC	1	Amelanchier canadensis	Shadblow Serviceberry	2000mm ht	B&B	Multi-stem
AF	6	Acer x freemanii 'Autumn Blaze'	Freeman's Maple	60mm dia.	B&B	
CO	3	Celtis occidentalis	Common Hackberry	60mm dia.	B&B	
GP	4	Ginkgo biloba 'Autumn Gold'	Maiden Tree 'Autumn Gold'	60mm dia.	B&B	
MS	1	Magnolia stellata 'Royal Star'	Star Magnolia	2000mm ht	B&B	Multi-stem
QP	2	Quercus palustris	Pin Oak	60mm dia.	B&B	
SK	5	Gleditsia triacanthos var. inermis 'Draves'	Streetkeeper Honeylocust	60mm dia.	B&B	
CONIFEROUS SHRUBS						
TMD	31	Taxus X Media 'Densiformis'	Dense Spreading Yew	500mm spr	Potted	1200mm o.c.
TOF	18	Thuja occidentalis 'Fastigiata'	Pyramidal Cedar	1500mm ht	Potted	1000mm o.c.
TOS	8	Thuja Occidentalis 'Smaragd'	Emerald Green Arborvitea	1500mm ht	Potted	800mm o.c.
DECIDOUS SHRUBS						
BTR	47	Berberis thunbergii ' Royal Burgundy'	Japanese Barberry	400mm ht	Potted	800mm o.c.
CAF	68	Cornus sericea 'Farrow' Artic Fire	Arctic Fire Red Twig Dogwood	600mm ht	Potted	1000mm o.c.
EAC	16	Euonymus alatus 'Compactus'	Dwarf Burning Bush	600mm ht	Potted	1200mm o.c.
HAA	32	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2 gal pot	Potted	1000mm o.c.
HPL	10	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	600mm ht	Potted	1000mm o.c.
RAG	20	Rhus aromatica 'Gro-Low'	Fragant Sumac	400mm ht	Potted	800mm o.c.
SBT	46	Spiraea betulifolia ' Tor'	Birch Leaf Spirea	400mm ht	Potted	800mm o.c.
SMP	9	Syringa meyeri ' Palibin'	Dwarf Korean Lilac	600mm ht	Potted	1200mm o.c.
SSS	92	Sorbaria sorbifolia ' Sem'	Sem False Spirea	400mm ht	Potted	800mm o.c.
SXA	11	Spirea x arguta 'Compacta'	Dwarf Garland Spirea	600mm ht	Potted	1200mm o.c.
ORNEMENTAL GRASSES						
hma	143	Hakonechloa macra 'Aureola'	Hakone Grass 'Aureola'	1L pot	Potted	400mm o.c.
pvs	92	Panicum virgatum 'Shenandoah'	Switch Grass 'Shenandoah'	1L pot	Potted	400mm o.c.
sla	103	Sesleria autumnalis	Autumn Moor Grass	1L pot	Potted	350mm o.c.
PERENNIALS						
asc	40	Anemone x hybrida 'September Charm'	Japanese Anemone	1L pot	Potted	450mm o.c.
gao	65	Galium odoratum	Sweet Woodruff	1L pot	Potted	400mm o.c.
grz	52	Geranium 'Rozanne'	Hardy Geranium Rozanne	1L pot	Potted	450mm o.c.
haw	283	Hemerocallis 'Alice in Wonderland'	Alice in Wonderland Daylily	1L pot	Potted	400mm o.c.
hba	49	Hosta 'Blue Angel'	Large Blue Hosta	1 gal pot	Potted	500mm o.c.
hgu	52	Hosta 'Guacamole'	Guacamole Hosta	1 gal pot	Potted	500mm o.c.
nrw	92	Nepeta racemosa 'Walker's Low'	Nepeta' Walker's Low Catmint	1L pot	Potted	450mm o.c.
pst	309	Pachysandra terminalis	Japanese Spurge	1L pot	Potted	300mm o.c.
pov	13	Polygonatum odoratum 'Variegatum'	Solomon's Seal	1L pot	Potted	400mm o.c.
tss	155	Tiarella cordifolia 'Sugar and Spice'	Foam Flower 'Suger and Spice'	1L pot	Potted	300mm o.c.

CLIENT
FORUM ASSET MANAGEMENT
EAST PODIUM, 2ND FLOOR
181 BAY STREET
TORONTO, ON, M5J 2T3
T. 416-947-0389
WWW.forumam.com

ARCHITECTURE
lemay
Lemay CO Inc
SUITE 401
60 ADELAIDE ST E
TORONTO, ON M5C 3E4
T. 647-294-3185
www.lemay.com

STRUCTURAL
D+M Structural Engineering
110
333 Preston Street
Ottawa, ON, K1S 5N4
T. 613-651-9490
www.dm-structural.ca

MECHANICAL & ELECTRICAL
Jain Sustainability
2nd Floor
7405 East Danbro Crescent
Mississauga, ON, L5N 6P8
T. 905-285-9900
www.jainconsultants.com

LANDSCAPE
Lemay
3500
Saint-Jacques Street
Montreal, QC H4C 1H2
T. 514-932 5101
www.lemay.com

CIVIL
WSP
300
2611 Queensview Drive
Ottawa, ON, K2B 8K2
T. 613-829-2800
www.wspgroup.com

SURVEYOR
Annis, O'Sullivan, Vollebekk Ltd.
Suite 500
14 Concourse Gate
Nepean, ON, K2E 7S6
T. 613-727-0850
www.aovltd.com

NOTES

1. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
2. CONTRACTOR TO COMPLY WITH ALL BUILDING CODES, REGULATIONS, AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION.
3. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED ISSUED FOR CONSTRUCTION BY LEMAY ARCHITECTURE AND DESIGN LTD.
4. DO NOT SCALE DRAWING.
5. THIS DRAWING MAY NOT BE COPIED, ALTERED, OR DISTRIBUTED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT © LEMAY ARCHITECTURE AND DESIGN LTD.
6. REPORT ANY ERRORS AND OMISSIONS TO THE CONSULTANT IMMEDIATELY BEFORE COMMENCING WORK.
7. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM CONSULTANT ARE SUBJECT TO CORRECTIONS AT CONTRACTOR EXPENSE.
8. DIMENSIONS ARE IN METRIC (MM) UNLESS NOTED OTHERWISE.

LEGEND

- LIMIT OF PROPERTY
- EXISTING TREE TO REMAIN AND PROTECT REFER TO L100 FOR SPECIES
- NEW DECIDOUS TREE
- NEW DECIDOUS SHRUBS
- NEW CONIFEROUS SHRUBS
- NEW BIKE RACKS
- NEW FREESTANDING BENCH WITH BACK AND ARM RESTS
- NEW FREESTANDING BENCH
- NEW METAL CHAINLINK
- NEW METAL GUARDRAIL
- NEW METAL HAND RAIL
- ROOT BARRIER
- LOW-LEVEL LIGHT BOLLARD, SEE ELECTR. ENG.
- LIGHT POLE, SEE ELECTR. ENG.
- WALL MOUNTED LIGHT, SEE ELECTR. ENG.
- NEW SODDED AREAS
- NEW SEEDED AREA (PARKLAND)
- NEW PERENNIALS / ORNEMENTAL GRASSES
- NEW CRUSHED STONE PAVEMENT, SEE L-600-01
- NEW PRECAST CONCRETE PAVERS (PEDESTRIAN), SEE L-600-02
- NEW PRECAST CONCRETE PAVERS (VEHICULAR), SEE L-600-03
- NEW PEA STONE SURFACE, SEE L-600-08
- NEW PRECAST CONCRETE STAIRS / WALL / SEAT WALLS
- NEW POURED IN PLACE CONCRETE PAVEMENT

ISSUE

#	DATE	DESCRIPTION
9	2025-12-02	ISSUED FOR VE REVISED
8	2025-11-28	ISSUED FOR VE
7	2025-09-26	ISSUED FOR CONSOLIDATION
6	2025-06-16	REISSUED FOR BUILDING PERMIT
5	2025-05-02	ISSUED FOR TENDER REVIEW
4	2025-03-07	ISSUED FOR BUILDING PERMIT
3	2024-12-20	ISSUED FOR 50% CD
2	2024-09-13	ISSUED FOR CLASS C ESTIMATE
1	2024-09-06	ISSUED FOR SPA RESUBMISSION

SEALS

PROJECT NUMBER & PROJECT NAME
24-0353 - 15(17) OBLATS AVENUE, OTTAWA

SHEET NAME
PLANTING PLAN

DATE / TIME STAMP
12/02/2025 12:05:13 PM

APPROVED BY
MYLENE CARREAU
CHECKED BY
MYLENE CARREAU
DRAWN BY
TAN AU CA NGUYEN
SCALE

SHEET NUMBER
L.200

D07-12-21-0083

#18846

SHEET SIZE - ARCH E (914.4X1219.2mm) (36"X48")

File Path : Autodesk Docs://24-0353_15-17 Des Oblats Ottawa/24-0353_Oblats_AR_Building New_v24.rvt