

Site Plan

Item	Description	Date
ISS. B-1	SPC RESUBMISSION	2015OCT16
ISSUE B	ISSUE FOR SITE PLAN CONTROL	2015JUN26

ISSUES/REVISIONS

Check and verify all dimensions and report any discrepancies to the Consultant whose seal is affixed to this drawing. This drawing is not to be scaled for the purpose of verifying dimensions.

This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction _____ Date _____

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 95 St. Clair Av W
 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
 T 416.961.6111
 F 416.961.3176

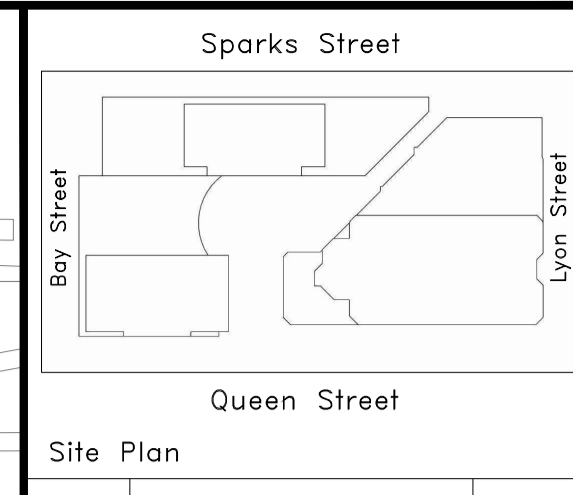
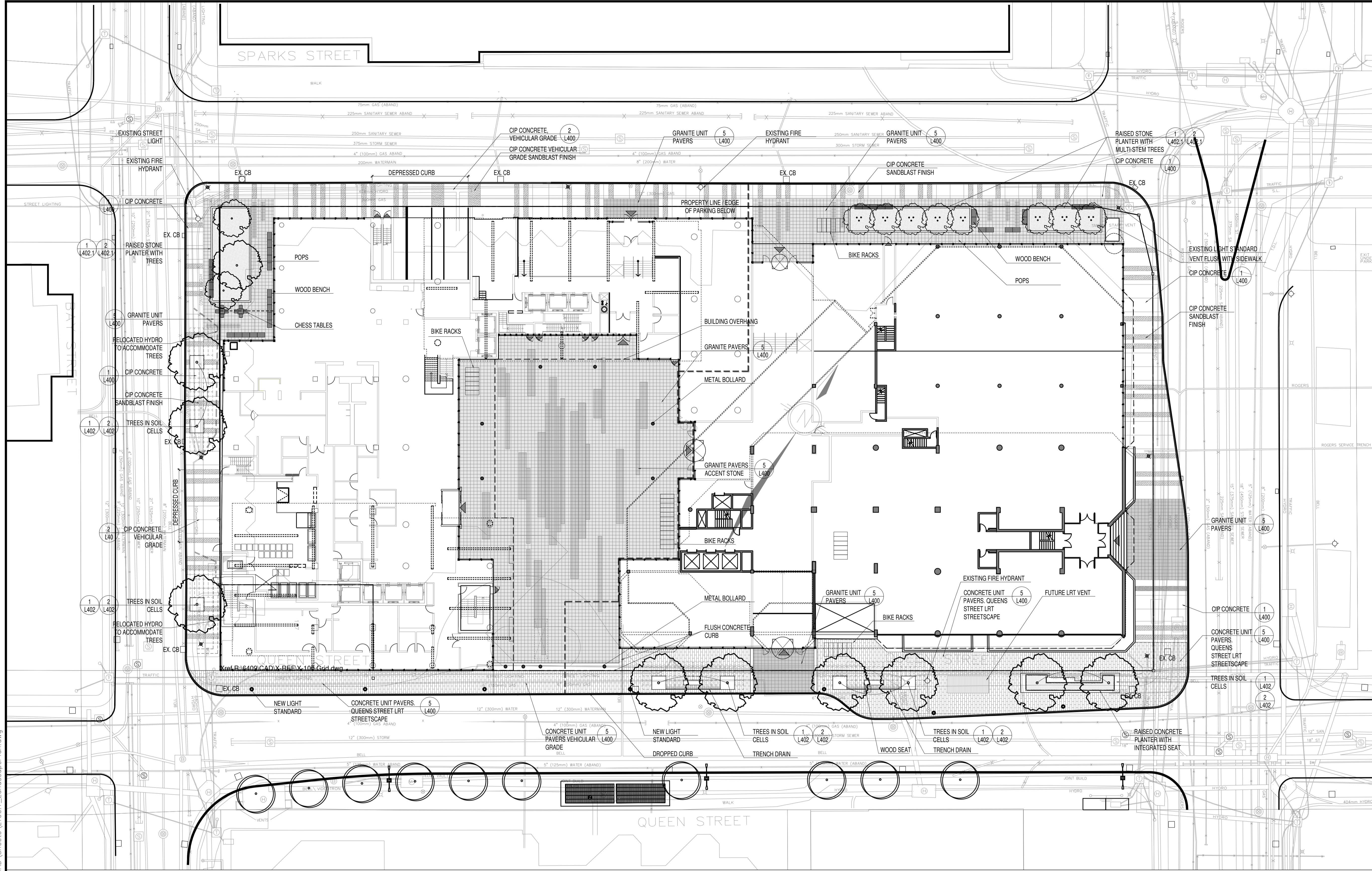
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350 SPARKS STREET
 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title:
 RENDERED
 LANDSCAPE PLAN

Scale: 1:250
 Project Number: 15-019-A
 Drawing Number: L100.0

Plot time: Oct 14, 2015 - 5:46pm
 Drawing Name: K:\Sparks Street Development\15-019-A\CAD\Sheets\L100.1_LandscapePlan.dwg



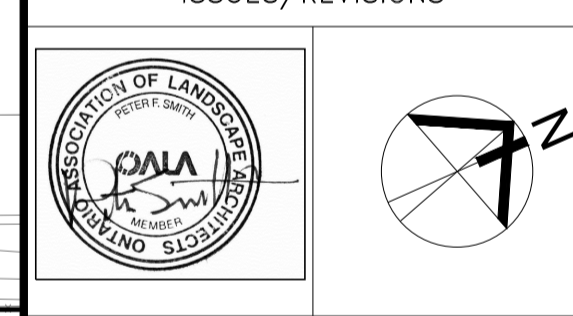
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 Suite 1500
 Toronto, Ontario
 Canada M4V 1N6
 T 416.961.4111
 F 416.961.3176

50 Park Road T 416.968.9479
 Toronto Ontario F 416.968.0667
 M4W 2N5 www.dtah.com

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 350 Sparks Street, Ottawa,
 K1R 7S8

Sheet Title: GROUND LEVEL LANDSCAPE PLAN
 Scale: 1:250
 Project Number: 15-019-A
 Drawing Number: L100.1

1 LANDSCAPE PLAN

PLANTING LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION
AF	Acer x freemanii 'DTR 102'	Autumn Fantasy Maple	3	80mm cal.	WB
AG	Acer ginnala	Amur Maple	8	2.5m ht.	multi-stem
AM	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance	2	2.5m ht.	multi-stem
Ov	Ostrya virginiana	Ironwood/ Hop Hornbean	1	80mm cal.	WB
XX	XXX	XXX	6	80mm cal.	WB

QUEEN STREET TREES, SPECIES TBD.
 SPECIES TO COMPLY WITH CITY OF
 OTTAWA DESIGN CONCEPT DATED
 MAY 25 2015

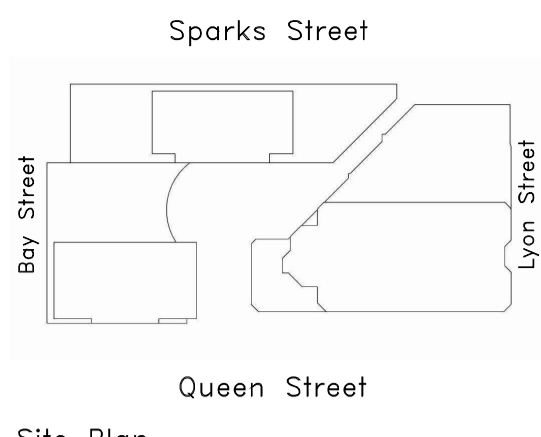
SHRUB AND GROUND COVER

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION
		SHRUB AND GROUND COVER SPECIES TBD. SPECIES SELECTED TO BE A MAX. HEIGHT OF 300MM ABOVE SOIL. FINISHED GRADE TO MAINTAIN VISIBILITY THROUGH PLANTERS (IN KEEPING WITH OPTED PRINCIPLES)			

2 PLANT LIST

NOTE:
 QUEEN STREET STREETSCAPE BASED ON CITY OF OTTAWA DESIGN
 CONCEPT DATED MAY 25 2015. TO BE UPDATED AS DIRECTED.

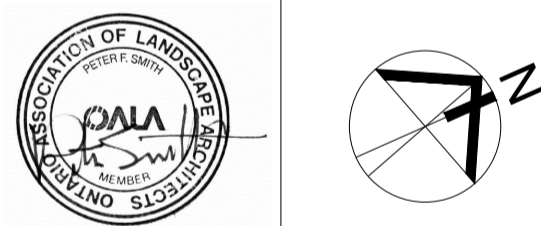
Plot Time: Oct 14, 2015 - 4:06pm
 Drawing Name: K:\Sparks Street Development\15-019-A\CAD\Sheets\L100.1_LandscapePlan.dwg



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Suite 1500
Toronto, Ontario
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T 416.961.4111
F 416.961.3176

50 Park Road T 416.968.9479
Toronto, Ontario F 416.968.0687
M4W 2N5 www.dtah.com



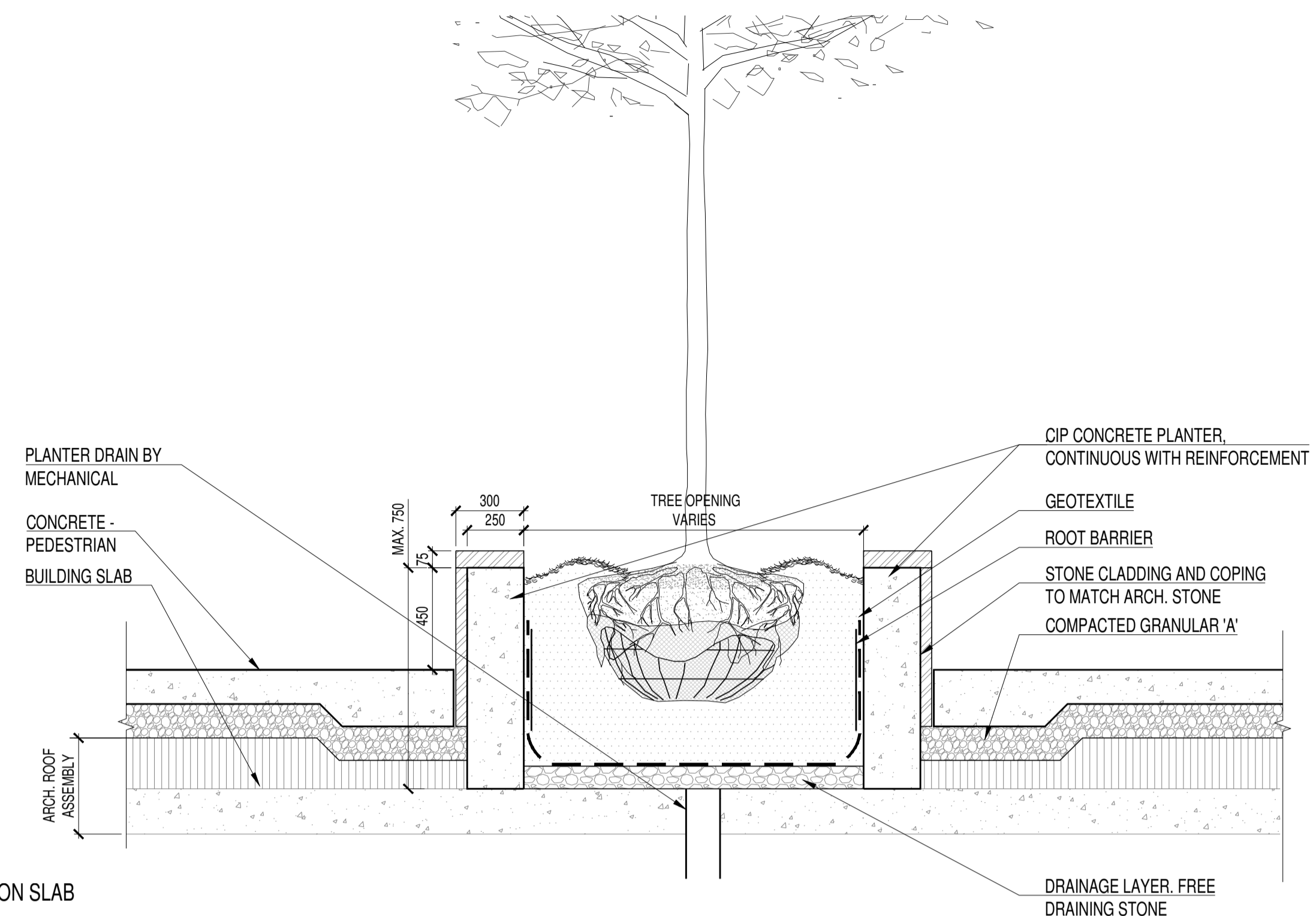
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Sheet Title:
DETAILS – PLANTING II

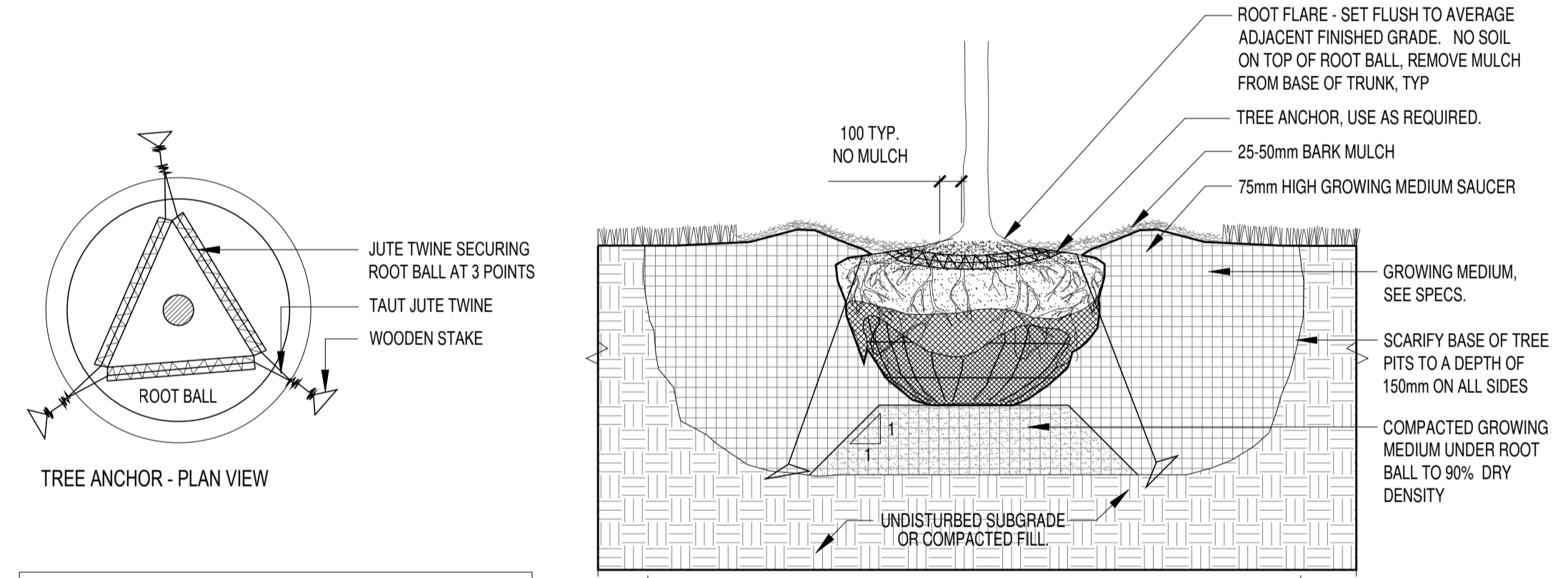
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Project Number: 15-019-A

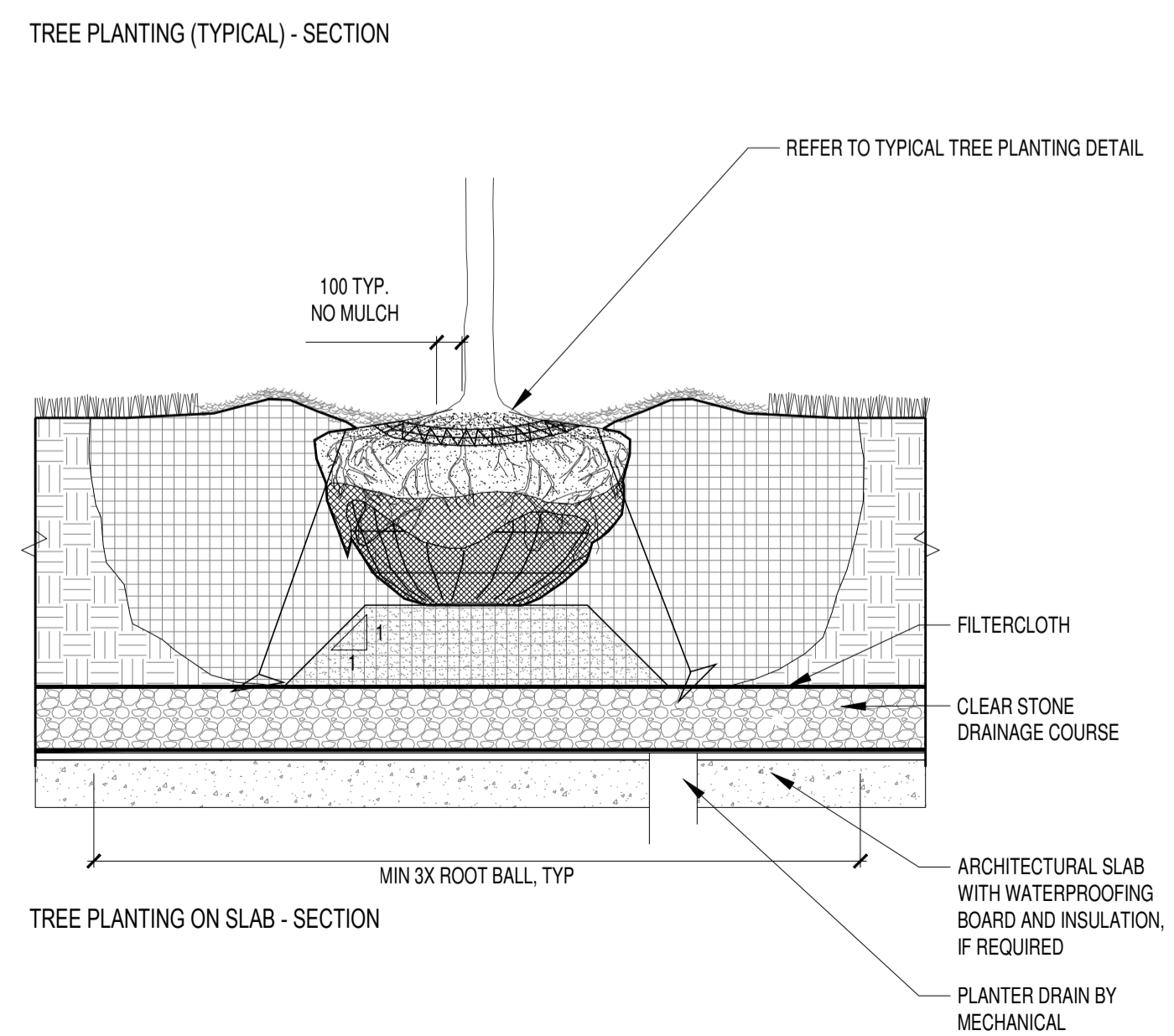
Drawing Number: L402.1



1 RAISED STONE PLANTER WITH TREES
1:20



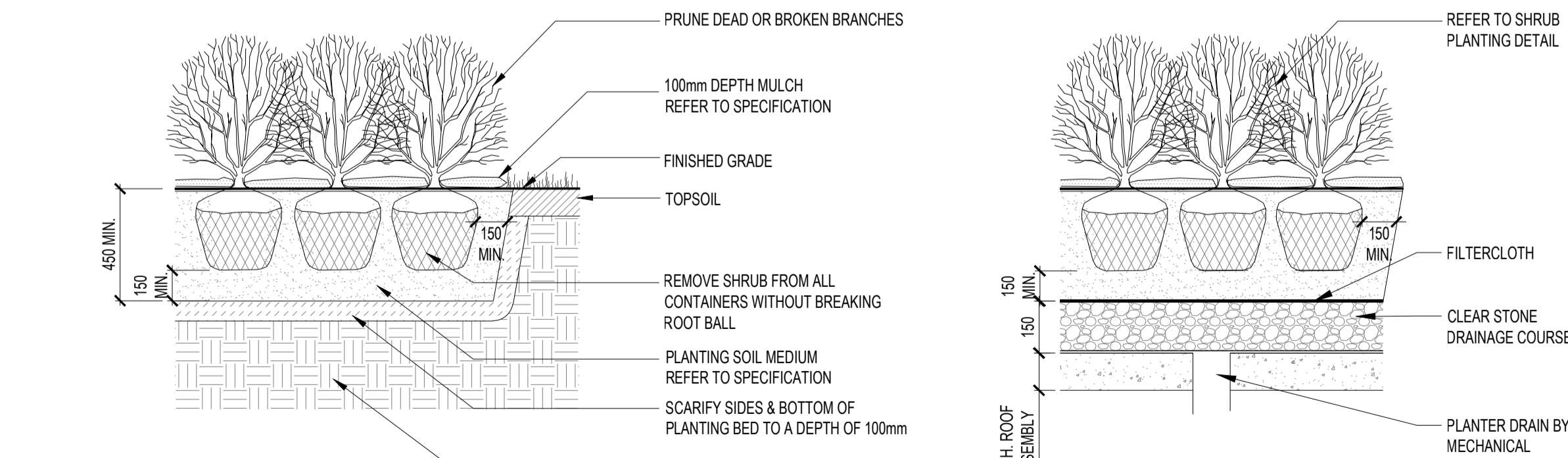
- GENERAL TREE PLANTING NOTES:**
- REMOVE ALL DEBRIS AND CONTAMINATED SOIL FROM PLANTING SPACE PRIOR TO PLANTING.
 - DIG PLANTING HOLE TO THE DEPTH OF ROOT BALL SUCH THAT THE TRUNK FLARE IS FLUSH WITH THE PAVING ELEVATION.
 - TREE WILL BE POSITIONED WITH TRUNK FLARE SLIGHTLY ABOVE FINAL GRADE AND TOP ROOTS NEAR SURFACE. TOP OF ROOT BALL SHOULD NOT BE DISTURBED OR COVERED WITH SOIL.
 - CUT BURLAP AWAY. DO NOT FOLD DOWN. FOLD WIRE DOWN INTO THE HOLE.
 - GROWING MEDIUM SHOULD BE LIGHTLY TAMPED ONCE HALF THE PLANTING HOLE IS FILLED. ONCE 3/4 OF DEPTH OF PLANTING PIT HAS BEEN BACKFILLED, FILL REMAINING SPACE WITH WATER. ONCE WATER HAS PENETRATED GROWING MEDIUM, FILL TO FINISH GRADE. SOAK GROWING MEDIUM TO ENSURE FULL CONTACT BETWEEN ROOT BALL AND GROWING MEDIUM.
 - IN OPEN PLANTING BEDS, A 25-50mm HIGH SAUCER OF SOIL SHOULD BE FORMED AROUND THE EDGE OF THE ROOT BALL.
 - 25-50mm MULCH SHOULD BE ADDED ON TOP OF AND AROUND THE ROOT BALL TO A DEPTH NOT EXCEEDING 50mm AND SET A MINIMUM OF 40mm AWAY FROM ROOT FLARE/TRUNK.
 - PRUNE TO REMOVE DAMAGED BRANCHES. DO NOT REMOVE LEADER. REMOVE ANY CO-DOMINANT STEMS.
 - REMOVE NURSERY TRUNK WRAP FROM TRUNK AND INSPECT FOR DAMAGE.
 - AVOID STAKING BALLED OR BURLAPPED TREES.
 - BELOW-GRADE TREE ANCHOR TO BE USED WHERE REQUIRED.
 - DO NOT DROP, BREAK, CRACK OR COMPACT ROOT BALL.
 - ROTATE TREE TO ORIENT BEST FACE TOWARD VEHICULAR / PEDESTRIAN ACTIVITY ON SITE.



2 TYP. TREE PLANTING
1:20

PLANTING NOTES

- PLANTING BEDS: CONTINUOUS 75mm MULCH AROUND TREES AND SHRUBS, 150mm AWAY FROM TREE TRUNKS. INSTALL CONTINUOUS DEPTH OF 450mm DEPTH OF PLANTING SOIL IN SHRUB BEDS
- SCARIFY SURFACE OF SUBSOIL PRIOR TO PLANTING.
- PRUNING: PRUNE TREE AND SHRUB BRANCHES AS REQUIRED ONLY TO REMOVE DEAD OR DAMAGED BRANCHES AND AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT PRUNE OR DAMAGE LEADER. RETAIN NORMAL TREE/SHRUB FORM.
- CUT AND REMOVE BURLAP FROM TOP 1/3 OF BURLAPPED TREE ROOTBALLS. CUT TWO RUNS OF WIRE FROM TOP OF WIRE BASKETS.
- REMOVE SHRUBS FROM FIBRE POT.
- TREE STAKES TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD, PRIOR TO THE RELEASE OF THE LETTER OF CREDIT.
- LIGHTLY COMPACT PLANTING SOIL IN 200MM LIFTS MIX TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
- INSTALL PLASTIC RODENT GUARD AROUND TREE TRUNKS.
- REFER TO TREE PLANTING SPECIFICATIONS FOR PLANT MATERIAL DELIVERY AND INSTALLATION CONDITIONS.
- LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO ANY PLANTING AND TO BE ONSITE DURING INITIAL INSTALLATION OF TREES.
- THE CONTRACTOR SHALL WEED, MAINTAIN PLANTING BEDS AND TREE PITS DURING CONSTRUCTION.



- NOTES:**
- ALL SHRUBS TO BE PLANTED IN CONTINUOUS BEDS
 - THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SHRUB SPECIES
 - THIS DETAIL IS TO BE USED IN CONJUNCTION WITH SPECIFICATION

3 TYP. SHRUB AND GRASSES PLANTING
1:20

Plot Time: Oct 14, 2015 - 4:34pm
Drawing Name: K:\Sparks Street Development\15-019-A\CAD\Sheets\L402.1_PlantingDetail.dwg