

PROJECT STATUS:  
ISSUED FOR COORDINATION

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2023-05-24

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PROJECT NAME:  
**TRINITY CROSSING APARTMENTS**

PROJECT NUMBER:  
CITY OF OTTAWA:

ADDRESS:  
4200 INNES ROAD  
OTTAWA, ON

DRAWING TITLE:  
**LANDSCAPE CONCEPT PLAN**

DRAWN BY: K. SELIN  
CHECKED BY: K. CERVENY

DATE: 2023-05-24  
SCALE: 1:300

DRAWING #: **L.1** REV #:

**LEGEND**

- PROPOSED SMALL DECIDUOUS CANOPY TREE:  
CANOPY HEIGHT = 4.5 - 7m
- PROPOSED MEDIUM DECIDUOUS CANOPY TREE:  
CANOPY HEIGHT = 7 - 14m
- EXISTING TREES
- PROPOSED PLANTING BED WITH PERENNIALS AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH
- PROPOSED PLANTING BED WITH SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH
- PROPOSED RIVER ROCK MULCH
- PROPOSED LAWN
- PROPOSED CHAIN LINK FENCE (+ GATE)
- PROPOSED SITE SIGNAGE
- PROPOSED WOOD SCREEN FENCE
- PROPERTY LINE

**GENERAL NOTES**

- ALL LANDSCAPED AREAS TO BE IRRIGATED.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL SITE FURNISHINGS AND SURFACING.
- REFER TO ENGINEERING DRAWINGS FOR ALL SITE SERVICING.

**PLANTING NOTES**

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- LOCATION OF ALL PLANT MATERIAL TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS AND PLANTING BEDS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- DECIDUOUS TREES TO HAVE A MINIMUM SETBACK FROM ALL BUILDING FOUNDATIONS IN ACCORDANCE WITH THE CITY OF OTTAWA TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017 GUIDELINES) AND GEOTECHNICAL INVESTIGATION BY PATERSON GROUP DATED MARCH 22, 2023, REFER TO GUIDELINES BELOW.
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE PROJECT MANAGER.
- ALL STEEL STAKING POSTS TO BE REMOVED AFTER ONE GROWING SEASON UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS OR HER WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
- ANY PROPOSED PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, HABIT, FLOWER, LEAF, COLOUR AND CULTURE AND ONLY AFTER WRITTEN APPROVAL FROM THE PROJECT MANAGER.
- ALL SOD AREAS TO RECEIVE A MINIMUM 150 MM OF IMPORTED TOPSOIL.
- ALL SOD TO BE NUMBER ONE TURF GRASS NURSERY SOD THAT HAS BEEN ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURF GRASS.

**NOTE: CITY OF OTTAWA POLICY RE: PLANTING IN DEVELOPMENTS WITH CLAY SUBSOILS**

- CONSIDERATION FOR TREE PLANTING IN MARINE CLAY SOILS HAVE BEEN MADE ACCORDING TO RECOMMENDATIONS PROVIDED BY PATERSON GROUP IN THEIR GEOTECHNICAL INVESTIGATION PROPOSED MULTI-BUILDING DEVELOPMENT 4200 INNES ROAD OTTAWA, ONTARIO, REPORT PG6528-1 REVISION 1 DATED MARCH 22, 2023.
- THE FOLLOWING TREE PLANTING SETBACKS ARE RECOMMENDED FOR THE LOW TO MEDIUM SENSITIVITY SILTY CLAY DEPOSIT AND WHERE TREES ARE LOCATED NEAR BUILDINGS FOUNDED ON COHESIVE SOILS. IT SHOULD BE NOTED THAT FOOTINGS BEARING UPON A COMPACT GLACIAL TILL OR SURFACE SOUNDED BEDROCK WILL NOT BE SUBJECT TO TREE PLANTING SETBACKS RESTRICTIONS.

LARGE TREES (MATURE HEIGHT OVER 14m) CAN BE PLANTED WITHIN THESE AREAS PROVIDED THAT A TREE TO FOUNDATION SETBACK EQUAL TO THE FULL MATURE HEIGHT OF THE TREE CAN BE PROVIDED.

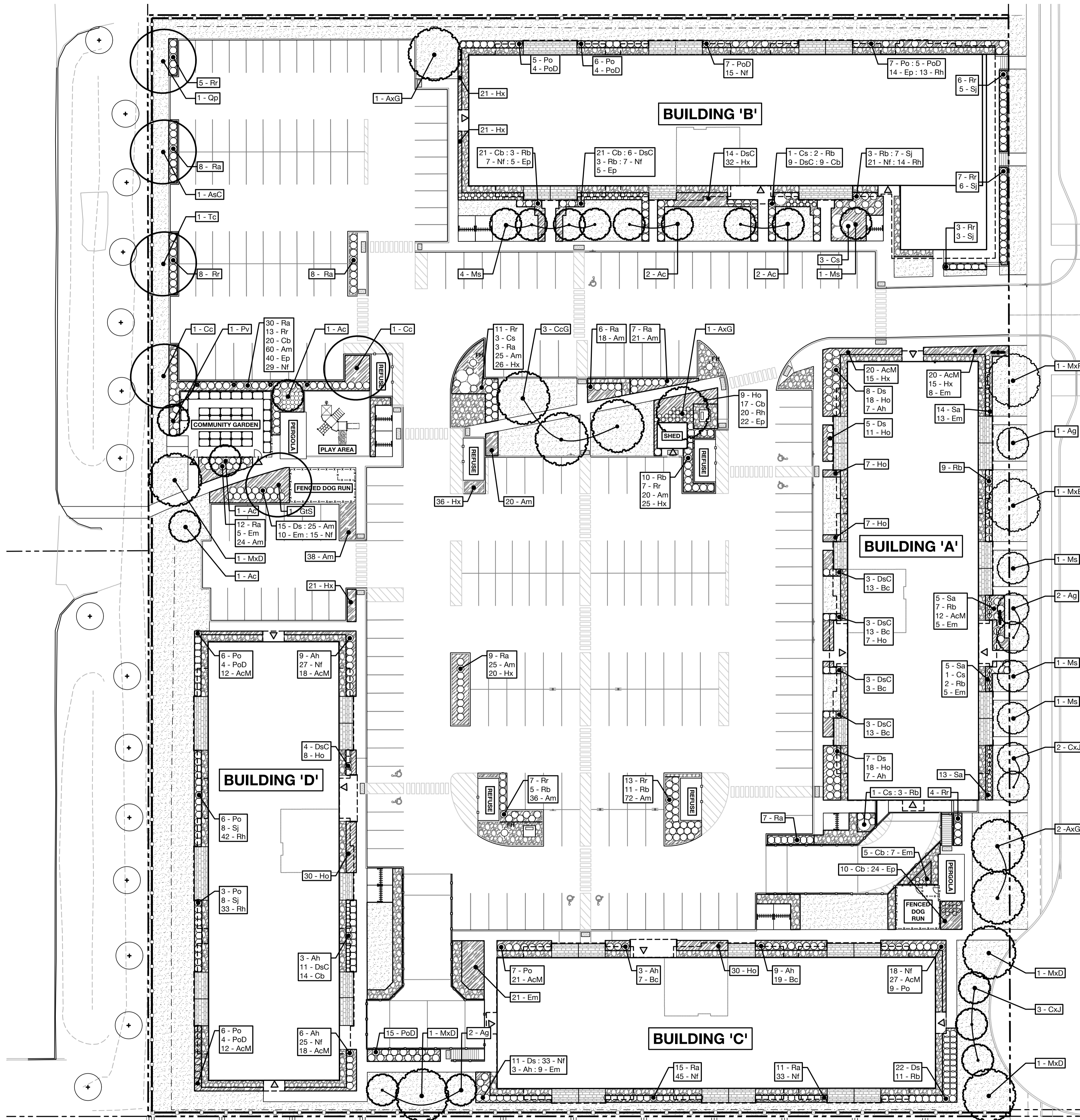
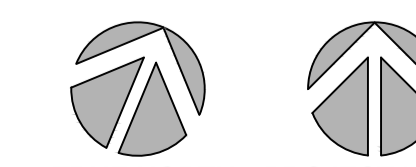
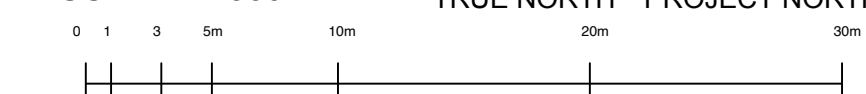
TREE PLANTING SETBACK LIMITS MAY BE REDUCED TO 4.5 m FOR SMALL (MATURE TREE HEIGHT UP TO 7.5m) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5 m TO 14 m), PROVIDED THAT THE CONDITIONS NOTED BELOW ARE MET.

A SMALL TREE MUST BE PROVIDED WITH A MINIMUM OF 25 M<sup>3</sup> OF AVAILABLE SOILS VOLUME WHILE A MEDIUM TREE MUST BE PROVIDED WITH A MINIMUM OF 30 M<sup>3</sup> OF AVAILABLE SOIL VOLUME, AS DETERMINED BY THE LANDSCAPE ARCHITECT. THE DEVELOPER IS TO ENSURE THAT THE SOIL IS GENERALLY UN-COMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.

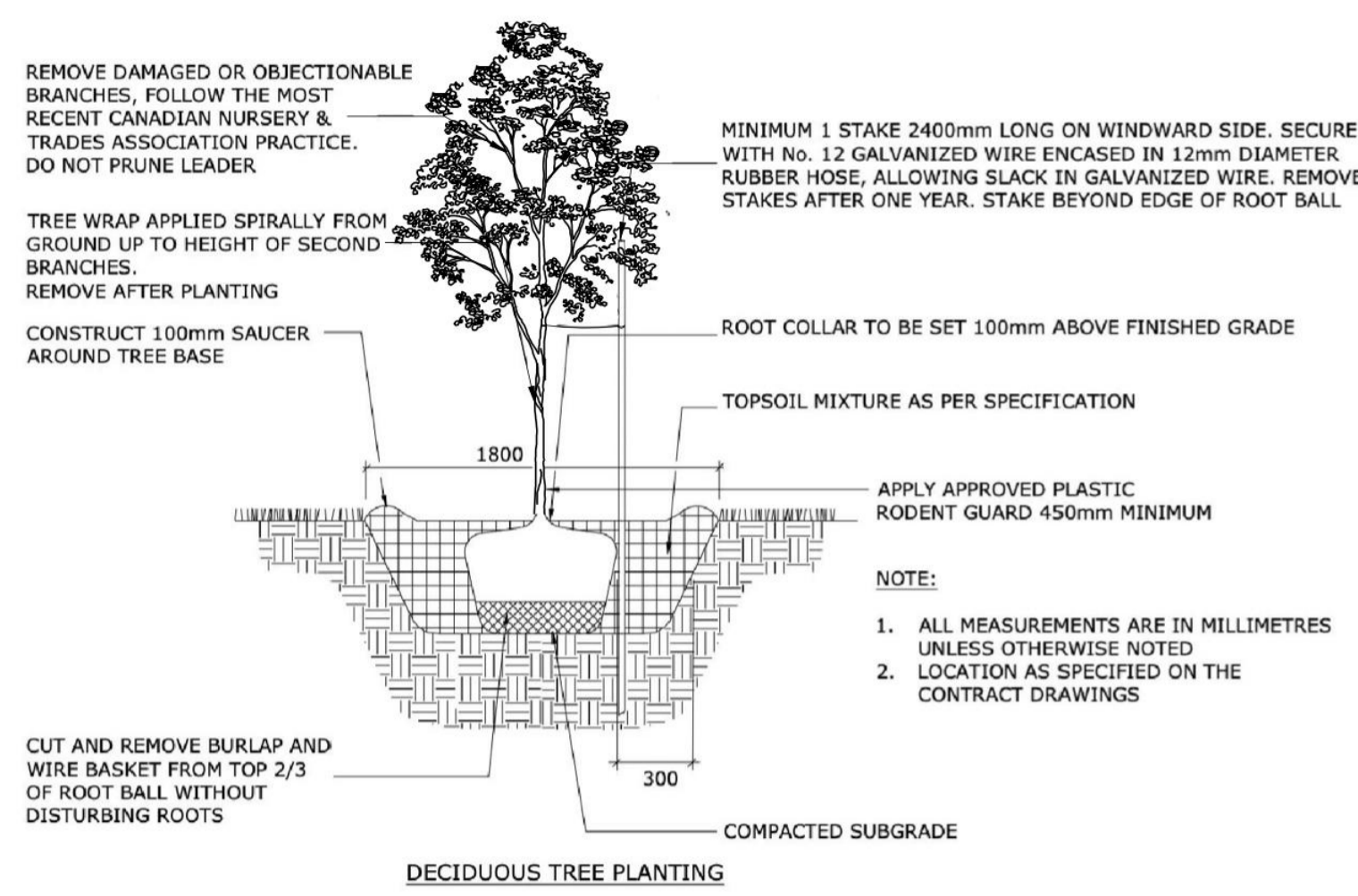
THE TREE SPECIES MUST BE SMALL (MATURE TREE HEIGHT UP TO 7.5 m) TO MEDIUM SIZE (MATURE TREE HEIGHT 7.5 m TO 14 m) AS CONFIRMED BY THE LANDSCAPE ARCHITECT.

GRADING SURROUNDING THE TREE MUST PROMOTE DRAINAGE TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE GRADING PLAN.

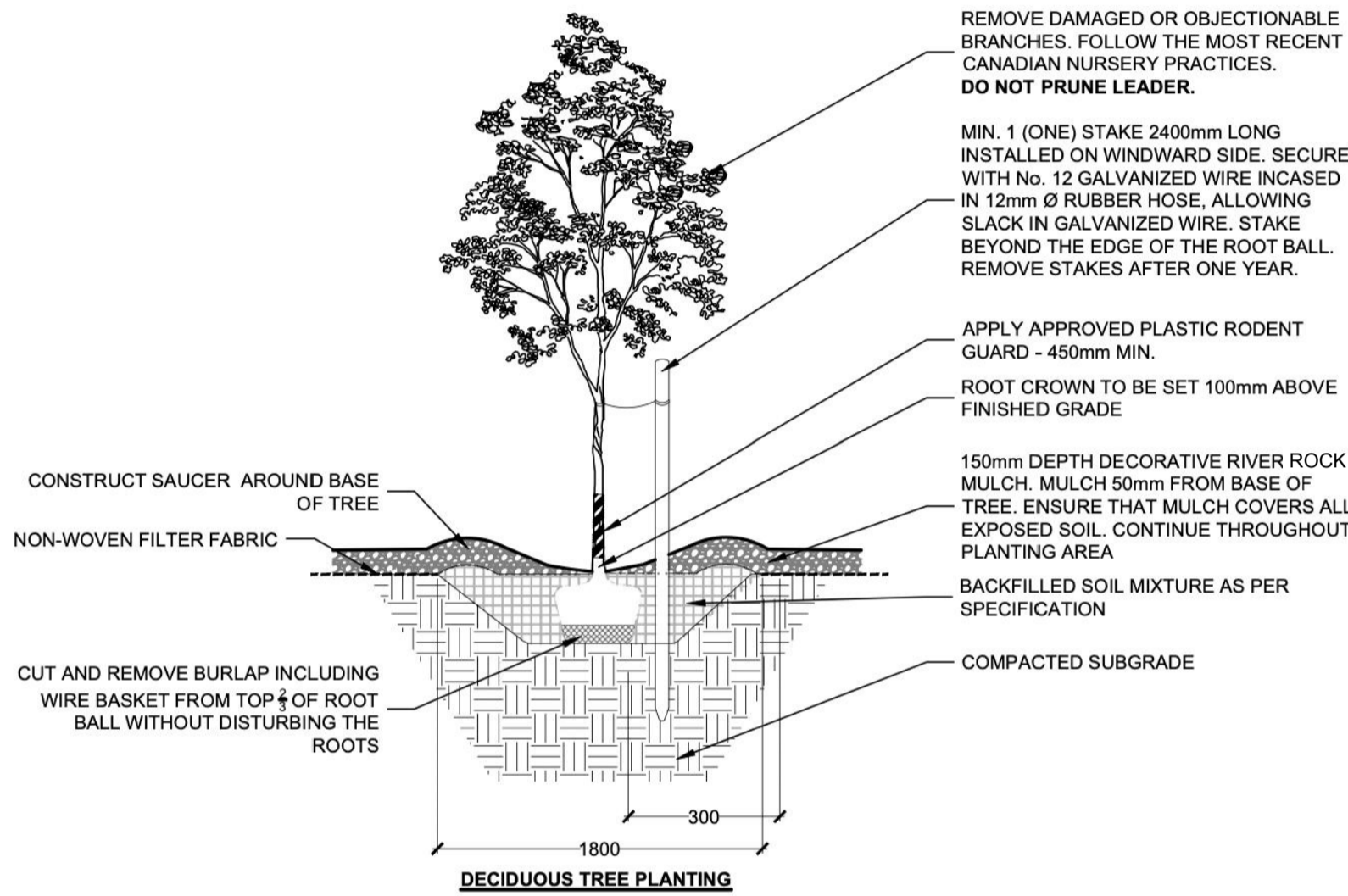
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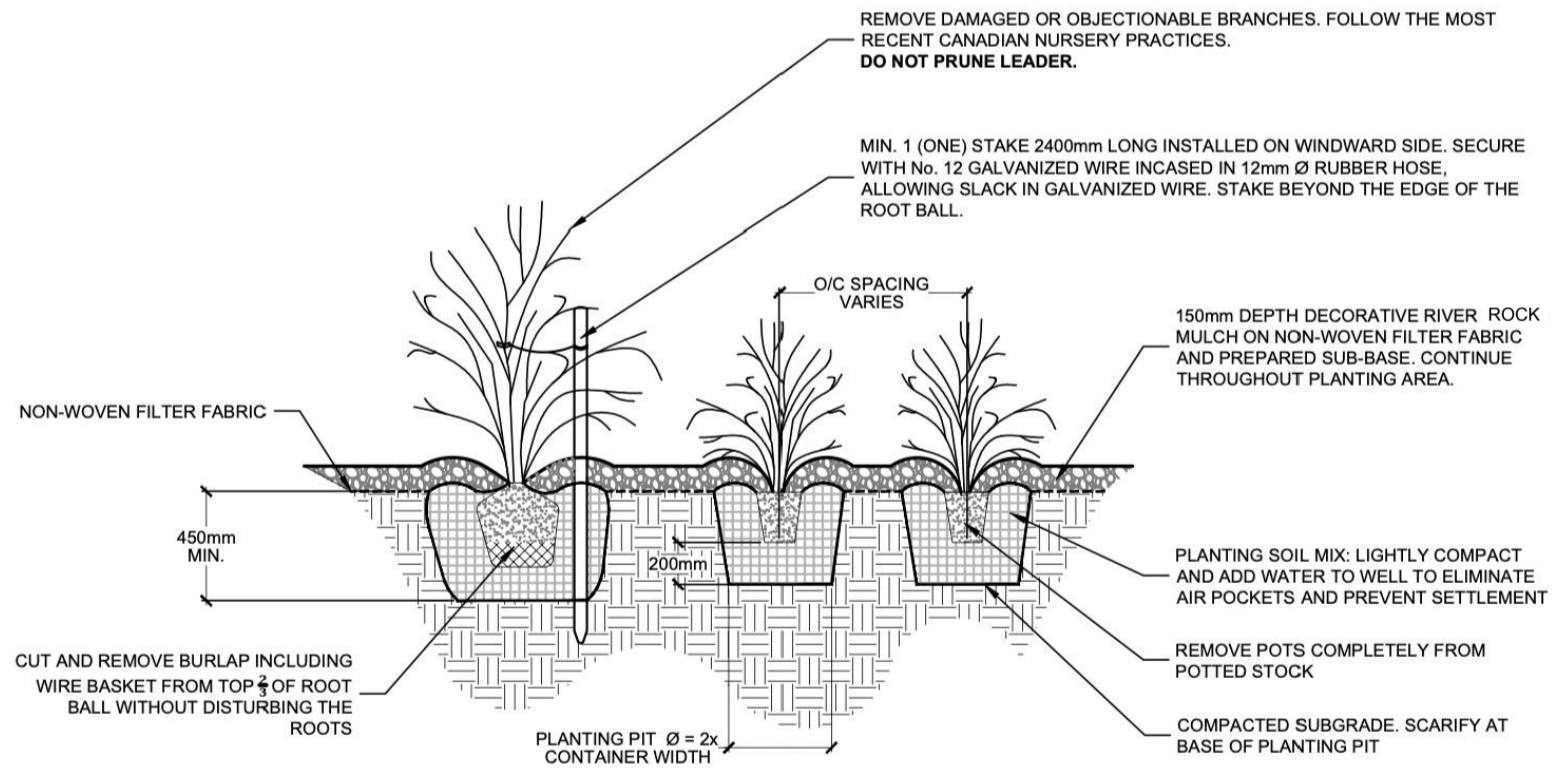




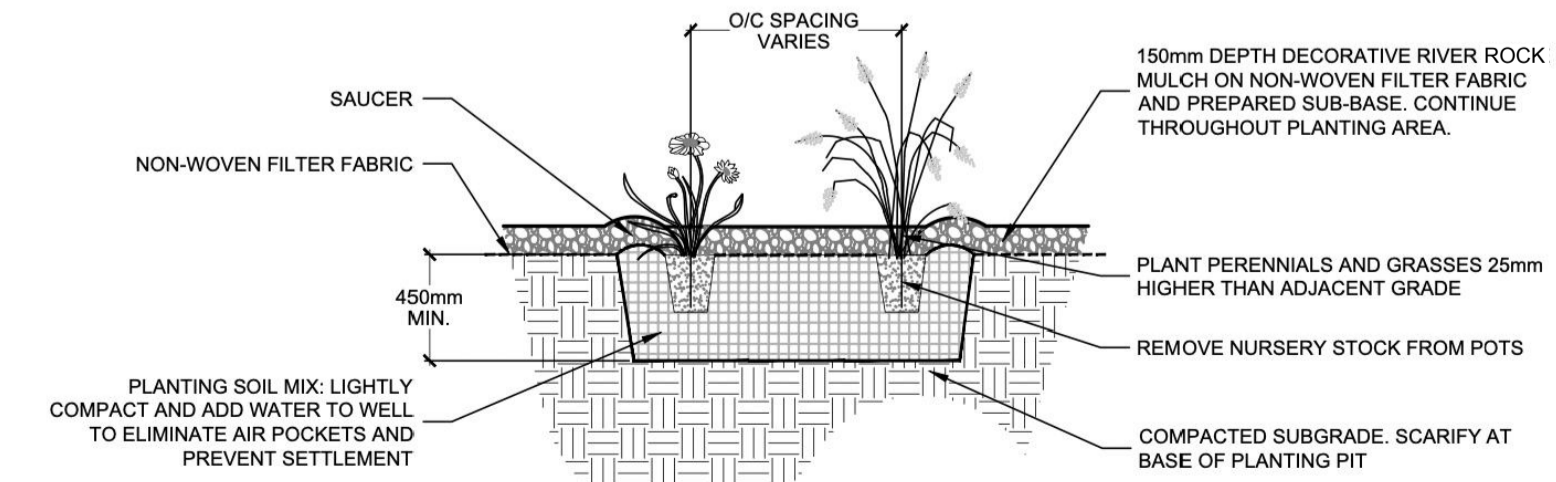
**1 DECIDUOUS TREE PLANTING IN GRASSED AREAS**  
NOT TO SCALE



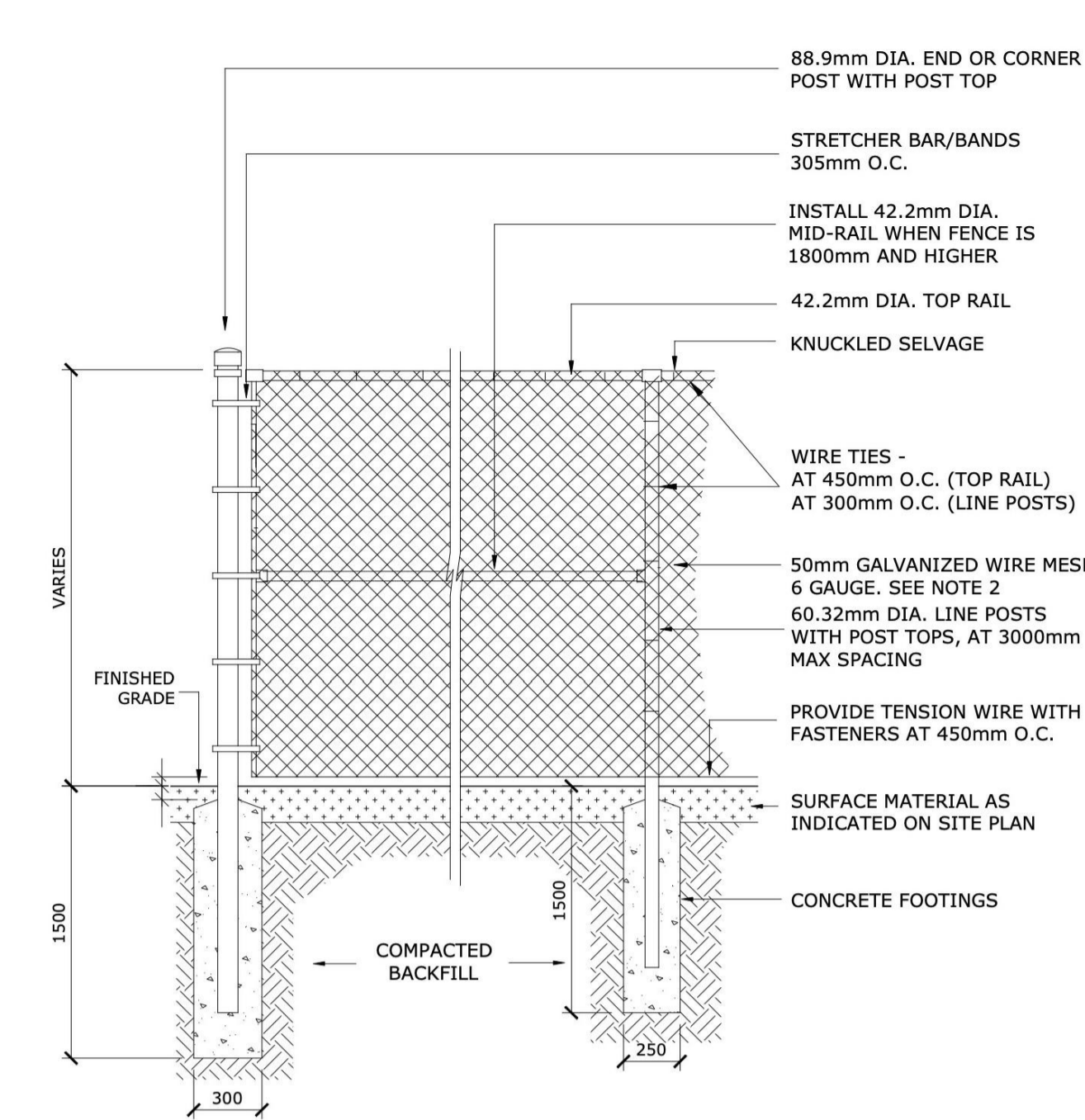
**2 DECIDUOUS TREE PLANTING IN RIVER ROCK MULCH**  
NOT TO SCALE



**3 CONTINUOUS SHRUB PLANTING IN RIVER ROCK MULCH**  
NOT TO SCALE

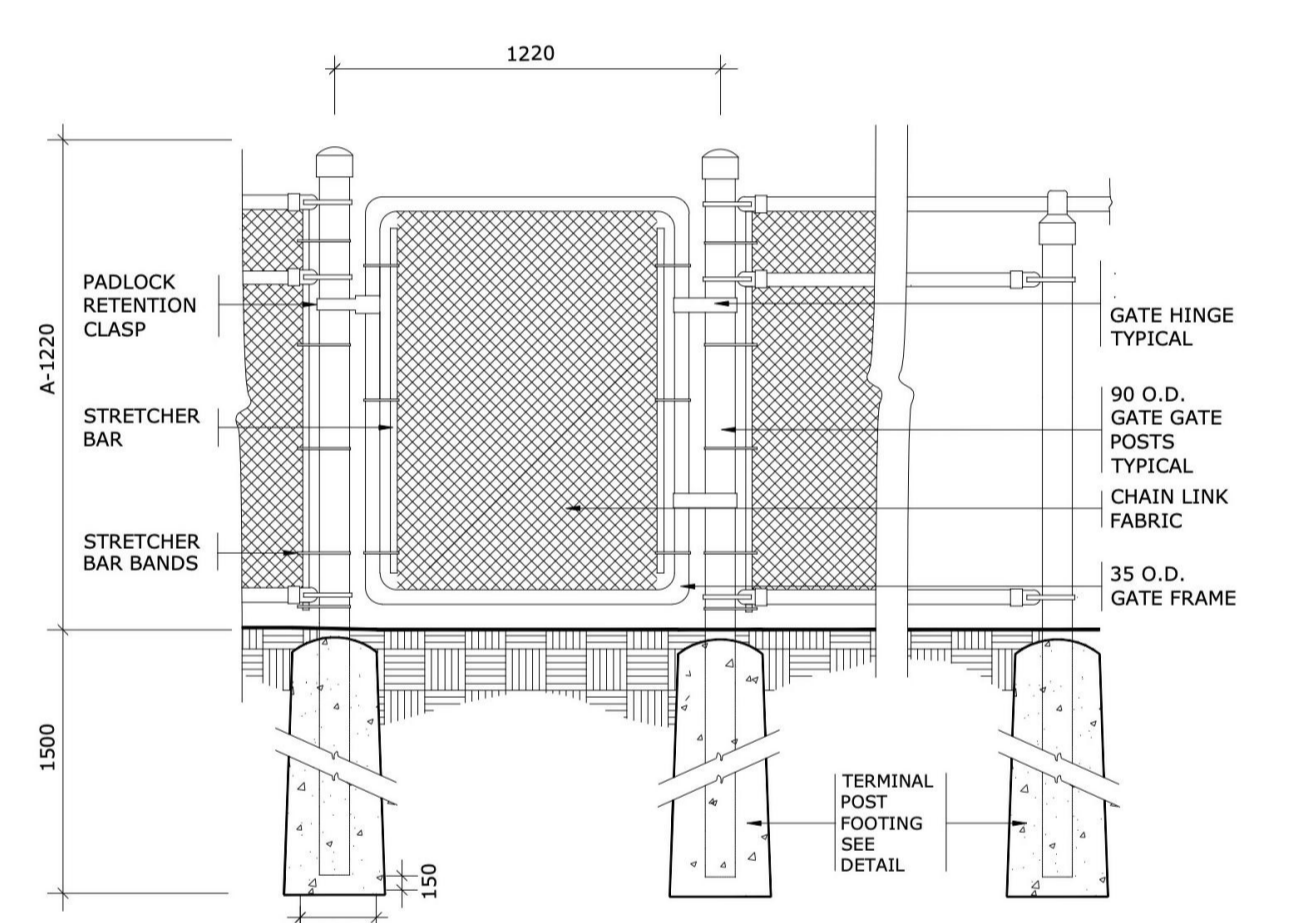


**4 PERENNIAL AND ORNAMENTAL GRASS PLANTING IN MULCH**  
NOT TO SCALE



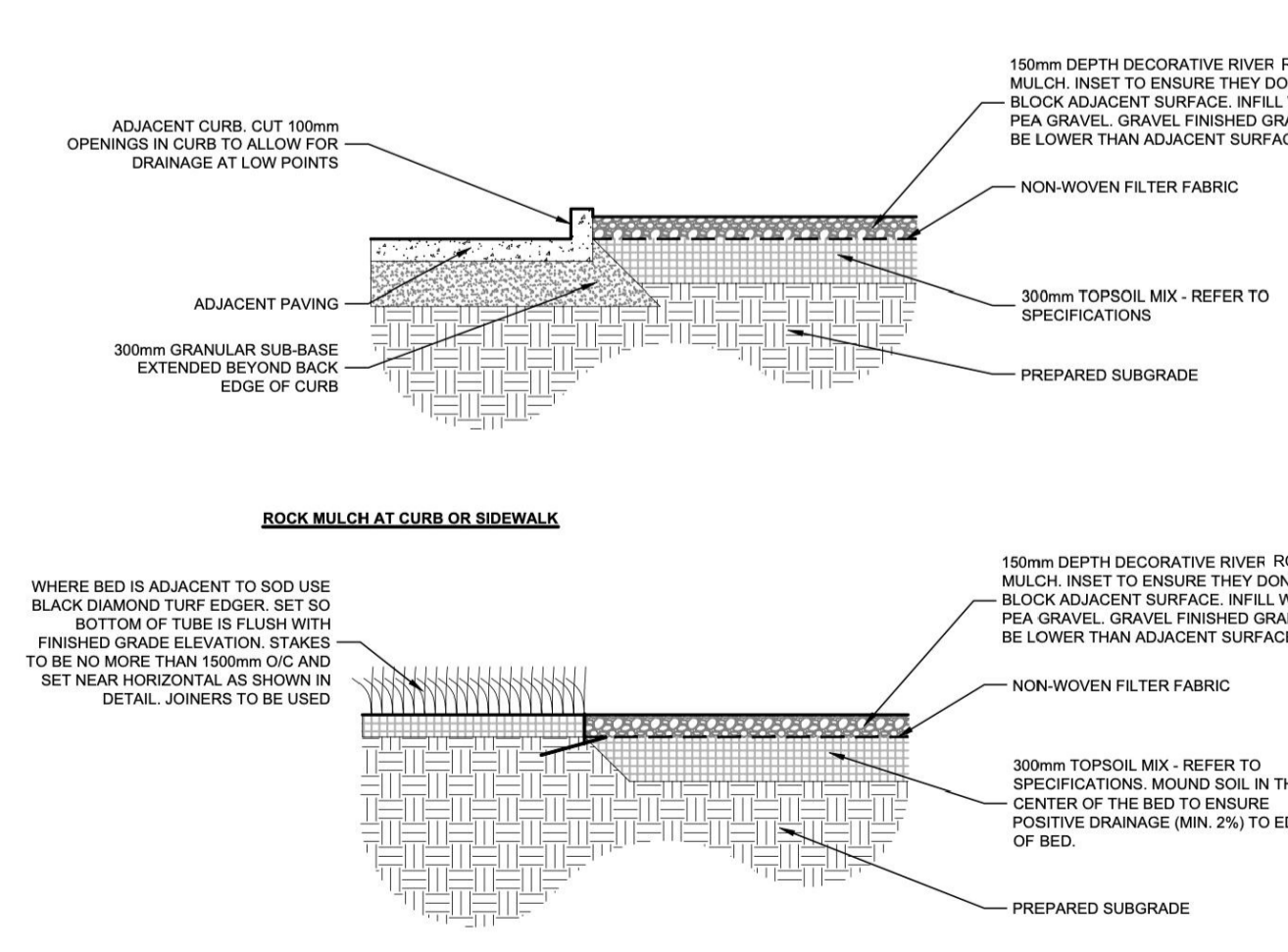
- NOTES:**
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
  2. IF FENCE IS TO BE BLACK VINYL, THE FENCE SHOULD BE 9 GAUGE GALVANIZED WIRE CORE WITH BLACK VINYL COATING TO PROVIDE A TOTAL OF 6 GAUGE THICKNESS
  3. POSTS, RAILS AND ALL OTHER HARDWARE SHOULD BE ELECTROSTATIC PAINTED
  4. CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

**5 CHAIN LINK FENCE**  
NOT TO SCALE



- NOTES:**
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
  2. GATE FRAMES SHALL BE CONSTRUCTED OF 33 O.D. GALVANIZED STEEL PIPE, SHOP BENT, WELDED, AND GROUND SMOOTH
  3. STRETCHER BARS TO BE 5 x 19 MINIMUM
  4. STRETCHER BAR BANDS 300 O.C., 6 x 19 MINIMUM
  5. CHAIN LINK FENCE TO BE BLACK VINYL COATED, 38 WOVEN MESH, 6 GAUGE O.D. OF 9 GAUGE GALVANIZED STEEL CORE FASTENED TO LINE POSTS, TOP RAIL, INTERMEDIATE RAIL, AND BOTTOM RAIL, AND GATE FRAME WITH 3.5 (9 GAUGE) KNUCKLED FASTENERS
  6. PADLOCK RETENTION CLASPS TO BE INSTALLED
  7. FINISH OF FABRIC AND TIES TO MATCH ADJACENT FENCE
  8. ALL FENCE POSTS, GATE FRAMES, AND RAILS TO BE GALVANIZED SCHEDULE '40' PIPE
  9. NO PLASTIC FITTING OR COMPONENTS ARE TO BE USED
  10. WELD ALL JOINTS

**6 CHAIN LINK FENCE GATE**  
NOT TO SCALE



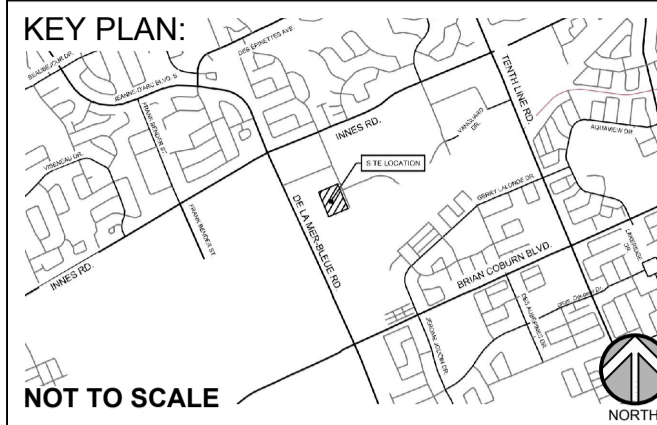
**7 RIVER ROCK MULCH EDGE CONDITION**  
NOT TO SCALE

**PROPOSED PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/ HT.	CONDITION/ REMARKS
<b>DECIDUOUS TREES</b>					
Ac	7	<i>Amelanchier canadensis</i>	Serviceberry	50 mm Cal.	W/B
Ag	5	<i>Acer ginnala</i> 'Ruby Slippers'	Ruby Slippers Amur Maple	50 mm Cal.	W/B
AsC	1	<i>Acer saccharum</i> 'Commemoration'	Commemoration Sugar Maple	50 mm Cal.	W/B
AxG	4	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	50 mm Cal.	Tree Form W/B
Cc	2	<i>Corylus colurna</i>	Turkish Hazel	50 mm Cal.	W/B
CcG	3	<i>Crataegus crus-galli</i> 'Crusader'	Crusader Hawthorn	50 mm Cal.	Tree Form W/B
CxJ	5	<i>Cercis canadensis</i> 'Joy's Pride'	Joy's Pride Redbud	50 mm Cal.	Tree Form W/B
Gts	1	<i>Gleditsia triacanthos var. inermis</i> 'Skyline'	Thornless Honey Locust	50 mm Cal.	W/B
Ms	8	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	175 cm Ht.	Potted
MxB	1	<i>Malus 'Branzam'</i> - Brandywine	Brandywine Crabapple	50 mm Cal.	W/B
MxD	4	<i>Malus 'Dolgo'</i>	Dolgo Crabapple	50 mm Cal.	W/B
MxR	1	<i>Malus x 'Royal Raindrops'</i>	Royal Raindrops Crabapple	50 mm Cal.	W/B
Pv	1	<i>Prunus virginiana</i>	Common Chokecherry	50 mm Cal.	Tree Form W/B
Qp	1	<i>Quercus palustris</i>	Pin Oak	50 mm Cal.	W/B
Tc	1	<i>Tilia cordata</i>	Littleleaf Linden	50 mm Cal.	W/B
<b>DECIDUOUS SHRUBS</b>					
Ah	47	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	100 cm Ht.	Container
Cs	9	<i>Cornus sericea</i>	Red Osier Dogwood	50 cm Ht.	Container
Ds	79	<i>Diervilla sessilifolia</i>	Southern Bush Honeysuckle	50 cm Ht.	Container
DsC	45	<i>Diervilla sessilifolia</i> 'Cool Splash'	Cool Splash Bush Honeysuckle	50 cm Ht.	Container
Po	52	<i>Physocarpus opulifolius</i>	Common Ninebark	50 cm Ht.	Container
PoD	43	<i>Physocarpus opulifolius</i> 'Monlo' - Diablo	Diablo Ninebark	50 cm Ht.	Container
Ra	116	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	50 cm Ht.	Container
Rb	69	<i>Rosa blanda</i>	Meadow Rose	50 cm Ht.	Container
Rr	84	<i>Rosa rugosa</i>	Rugosa Rose	50 cm Ht.	Container
Sa	37	<i>Symphoricarpos albus</i>	Snowberry	50 cm Ht.	Container
Sj	29	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	50 cm Ht.	Container
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>					
AcM	147	<i>Astilbe chinensis</i> 'Maggie Daley'	Maggie Daley Astilbe	1 gal.	Container
Am	396	<i>Achillea millefolium</i>	Common Yarrow	1 gal.	Container - Mixed Cultivars
Bc	68	<i>Berginia cordifolia</i>	Pigsqueak	1 gal.	Container
Cb	117	<i>Calamagrostis brachytricha</i>	Autumn Feather Reed Grass	1 gal.	Container
Em	83	<i>Eurybia macrophylla</i>	Large Leaf Aster	1 gal.	Container
Ep	110	<i>Echinacea purpurea</i>	Coneflower	1 gal.	Container
Ho	145	<i>Hosta</i>	Plantain Lily	1 gal.	Container - Mixed Cultivars
Hx	232	<i>Hemerocallis</i>	Daylily	1 gal.	Container - Mixed Cultivars
Nf	214	<i>Nepeta faassenii</i> 'Cat's Pyjamas'	Catmint	1 gal.	Container
Rh	80	<i>Rudbeckia hirta</i>	Black-eye Susan	1 gal.	Container

**NOTE**

1. RIVER ROCK SIZE TO BE 100-150mm DIAMETER.



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