

PROJECT STATUS:  
ISSUED FOR COORDINATION

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2023-05-24
2	ISSUED FOR SITE PLAN REVIEW	2023-09-08
3	RE-ISSUED FOR SITE PLAN REVIEW	2023-12-15

SEAL:



TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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PROJECT NAME:  
TRINITY CROSSING APARTMENTS

PROJECT NUMBER:  
CITY OF OTTAWA:  
ADDRESS:  
4200 INNES ROAD  
OTTAWA, ON

DRAWING TITLE:  
LANDSCAPE PLAN

DRAWN BY: K. SELIN  
CHECKED BY: K. CERVENY  
DATE: 2023-12-15  
SCALE: 1:300  
DRAWING #: REV #:

L.1

LEGEND

- PROPOSED SMALL AND MEDIUM DECIDUOUS TREE: MATURE HEIGHT = LESS THAN 14m (L.2)
- PROPOSED TREE FORM DECIDUOUS SHRUB: MATURE HEIGHT = LESS THAN 14m (L.2)
- PROPOSED LARGE DECIDUOUS TREE: MATURE HEIGHT = 14m + (L.2)
- PROPOSED CONIFEROUS TREE: MATURE HEIGHT = LESS THAN 14m (L.2)
- EXISTING TREES
- PROPOSED LAWN
- PROPOSED SITE SIGNAGE (REFER TO ARCHITECTURAL)
- PROPOSED PLANTING BED WITH PERENNIALS AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH (L.2)
- PROPOSED PLANTING BED WITH SHRUBS, PERENNIALS AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH (L.2)
- PROPOSED RIVER ROCK MULCH (L.2)
- PROPOSED WOOD SCREEN FENCE (REFER TO ARCHITECTURAL)
- PROPOSED CHAIN LINK FENCE (+ GATE) (L.2)
- PROPOSED ACCESSIBLE BENCH + CONCRETE PAD (REFER TO ARCHITECTURAL)
- 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 WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED 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.

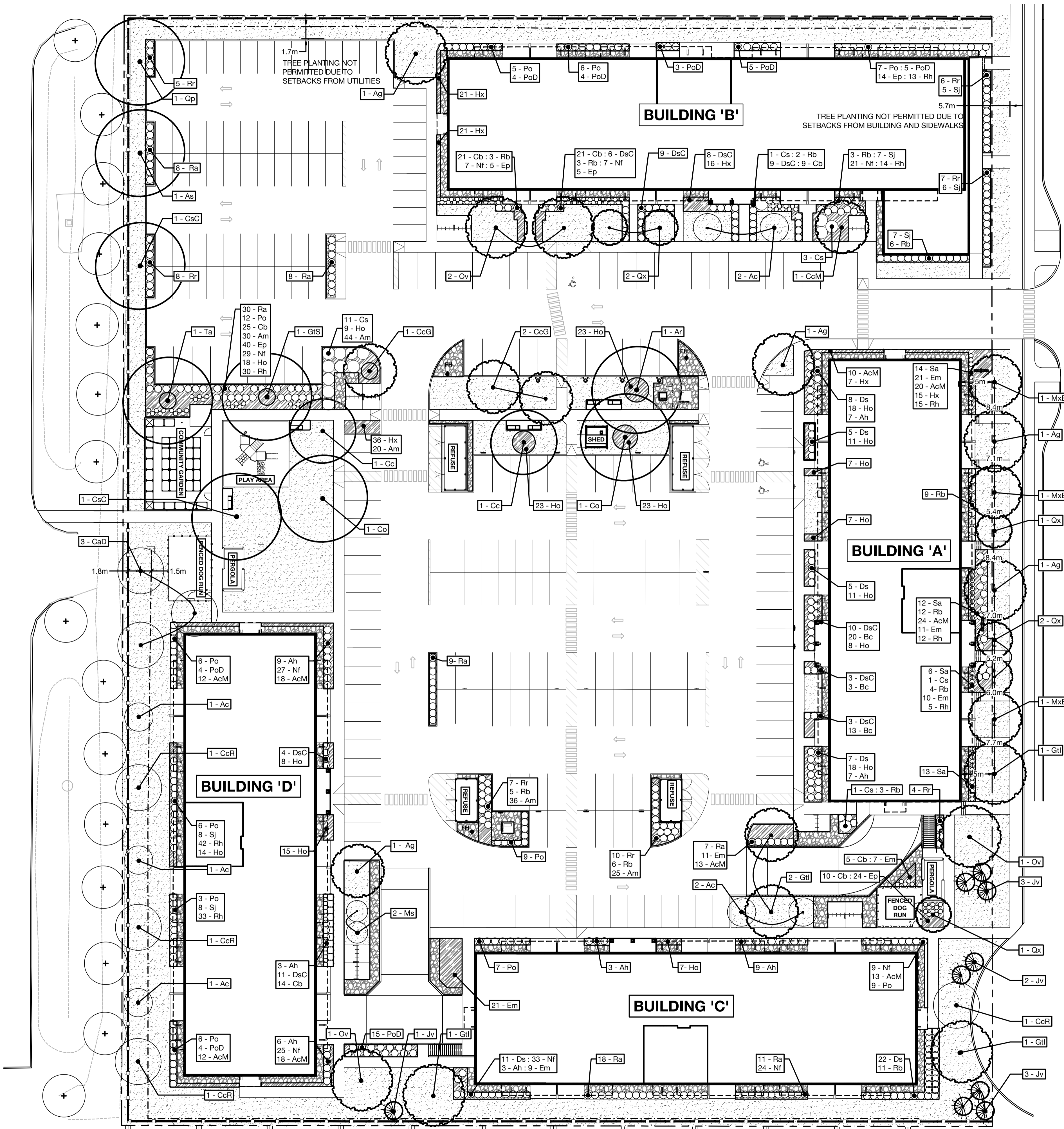
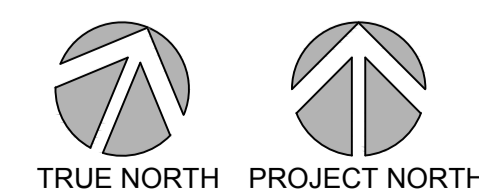
TREE PLANTING SETBACK LIMITS MAY BE REDUCED TO 4.5 m FOR SMALL (MATURE TREE HEIGHT UP TO 7.5m) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5 m TO 14 m), PROVIDED THAT THE CONDITIONS NOTED BELOW ARE MET.

A SMALL TREE MUST BE PROVIDED WITH A MINIMUM OF 25 M<sup>3</sup> OF AVAILABLE SOIL 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.

SCALE - 1:300



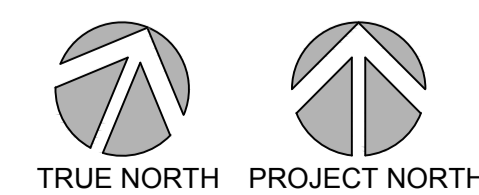
1.7m  
TREE PLANTING NOT PERMITTED DUE TO SETBACKS FROM UTILITIES

5.7m  
TREE PLANTING NOT PERMITTED DUE TO SETBACKS FROM BUILDING AND SIDEWALKS

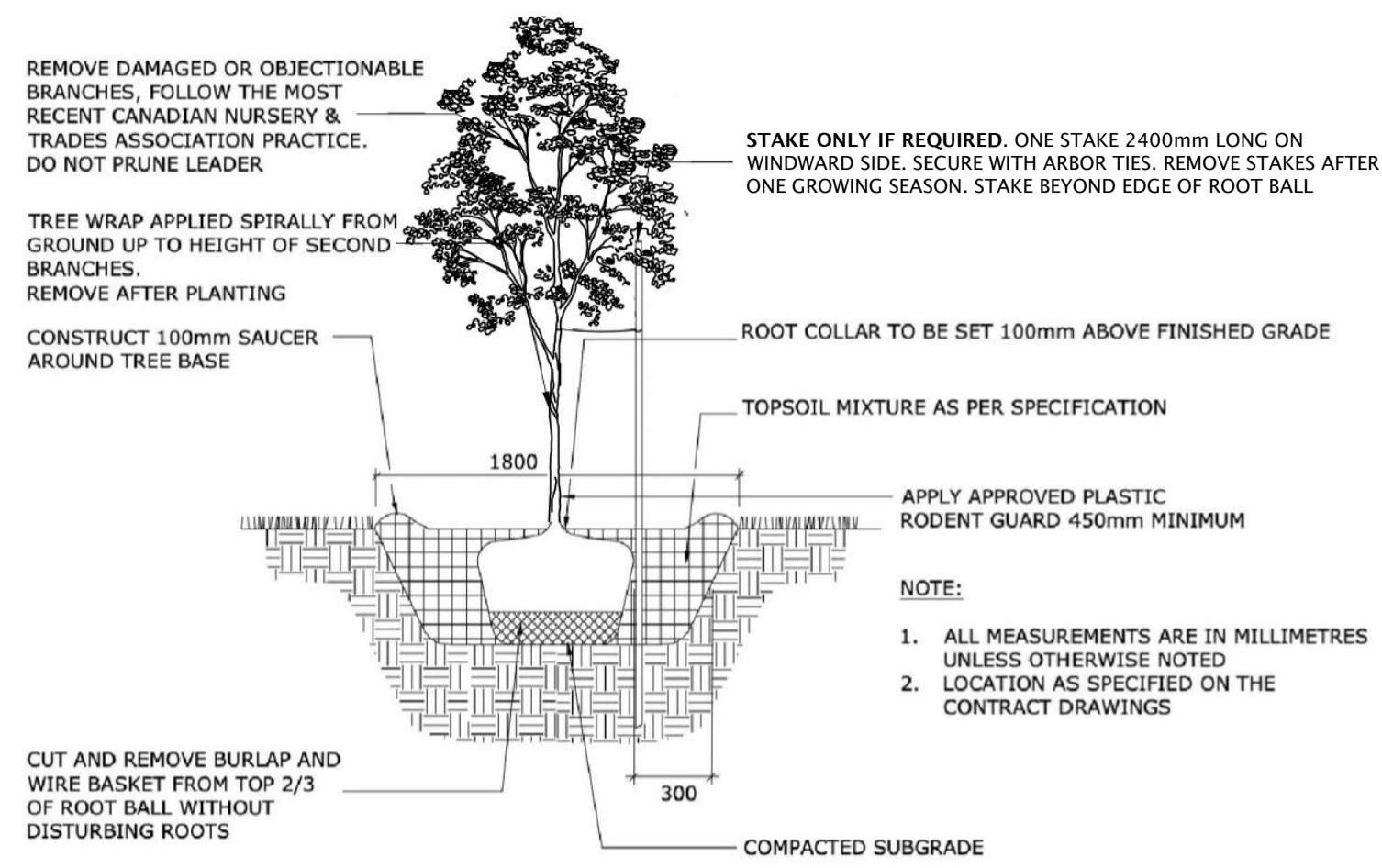
1.8m

1.5m

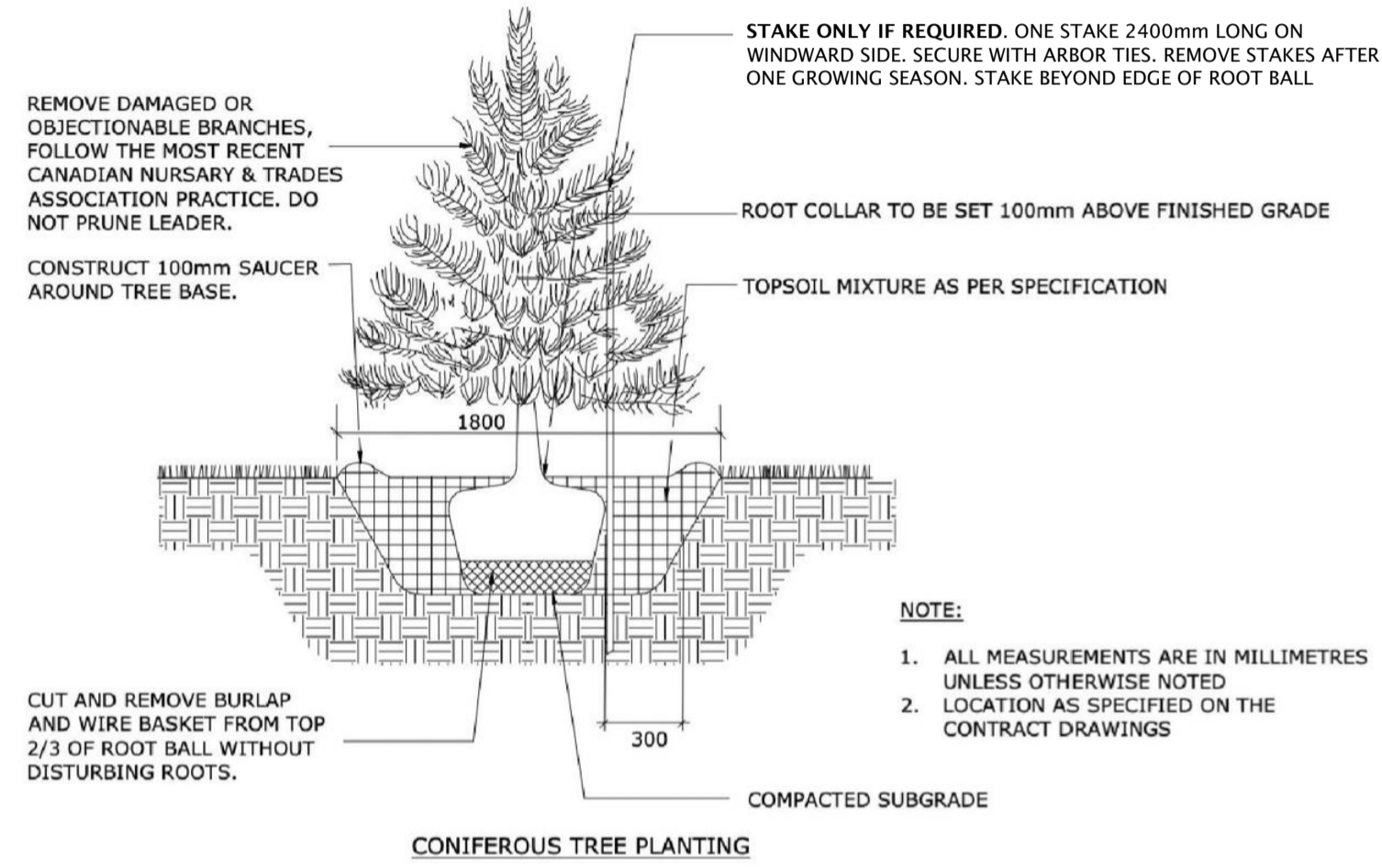
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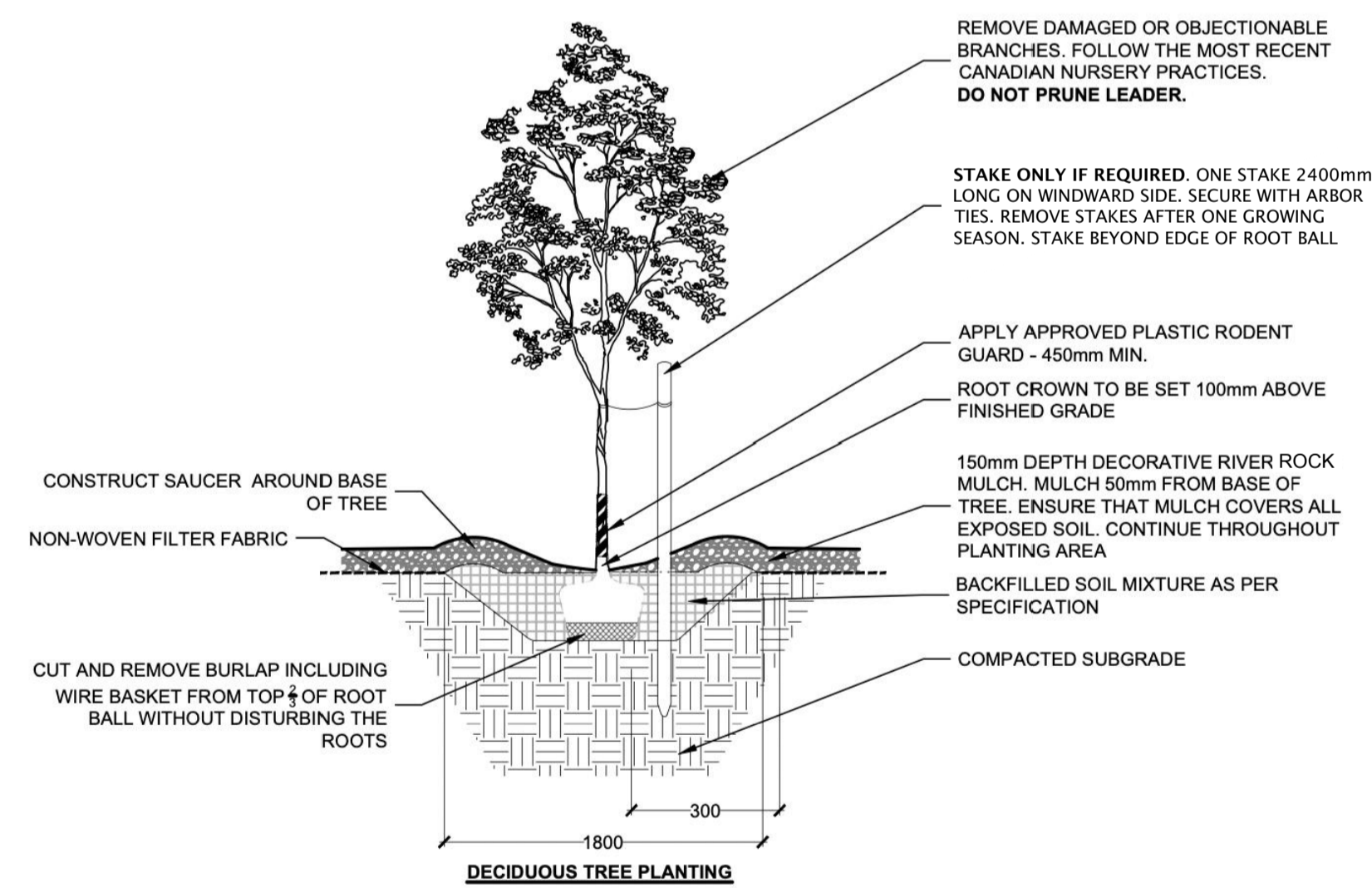


DECIDUOUS TREE AND TREE FORM SHRUB



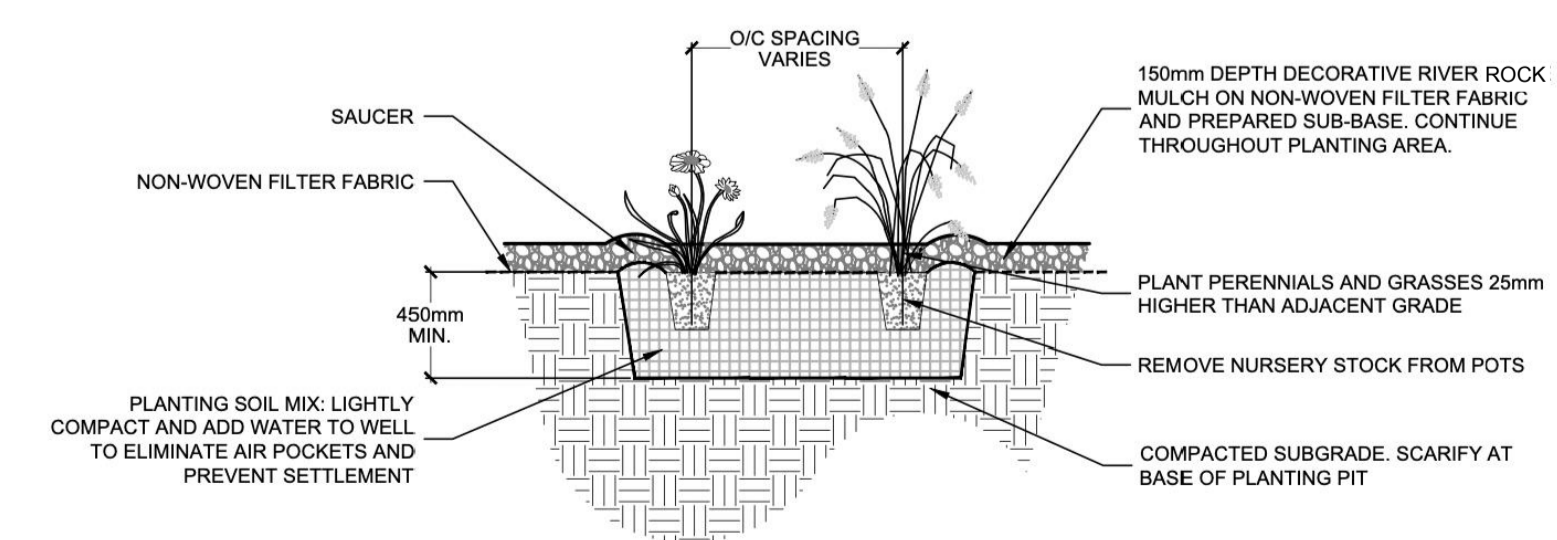
DECIDUOUS TREE, TREE-FORM SHRUB AND CONIFEROUS TREE PLANTING IN GRASSED AREAS

1 NOT TO SCALE



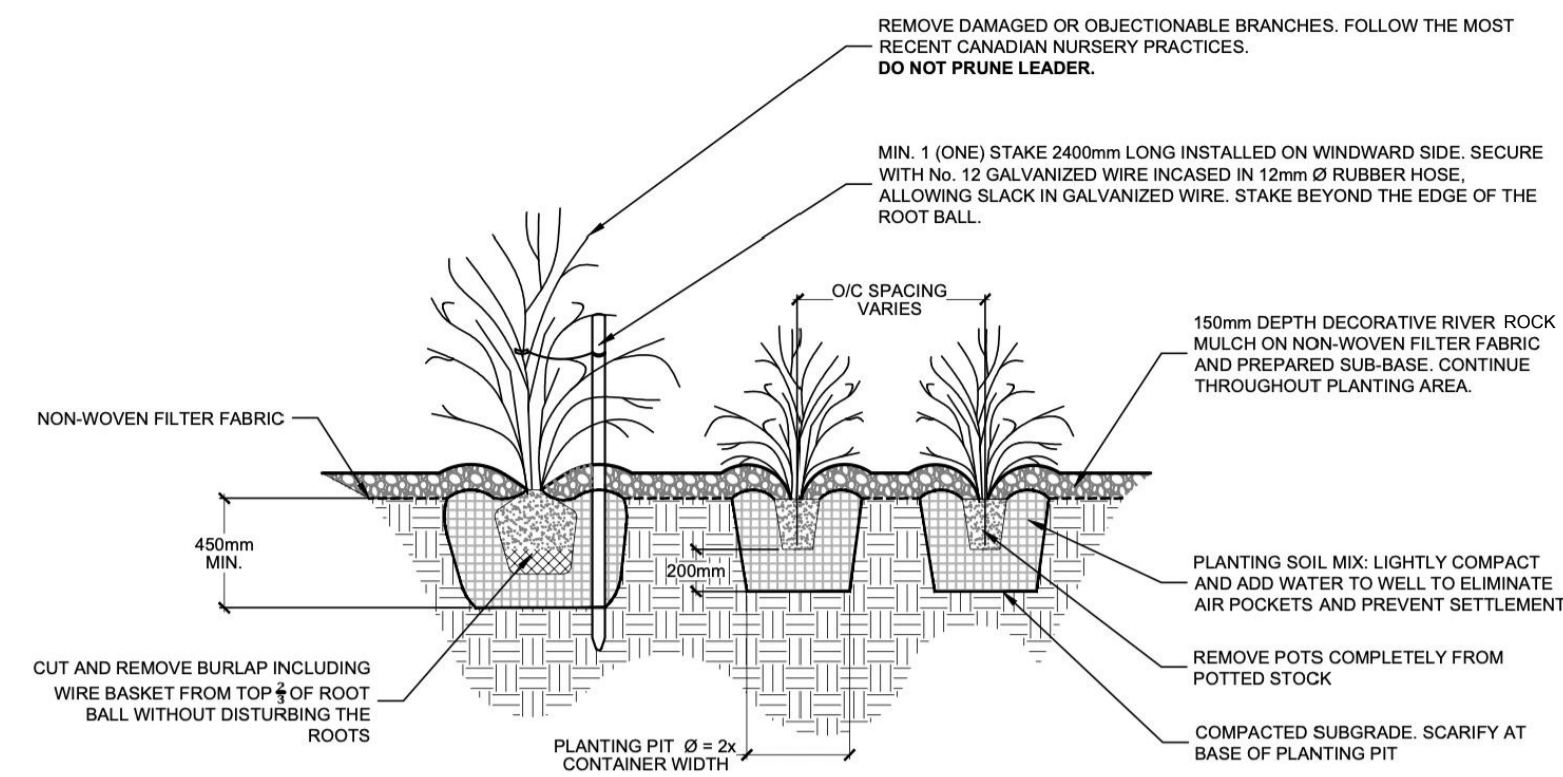
2 DECIDUOUS TREE AND TREE FORM SHRUB PLANTING IN RIVER ROCK MULCH

NOT TO SCALE



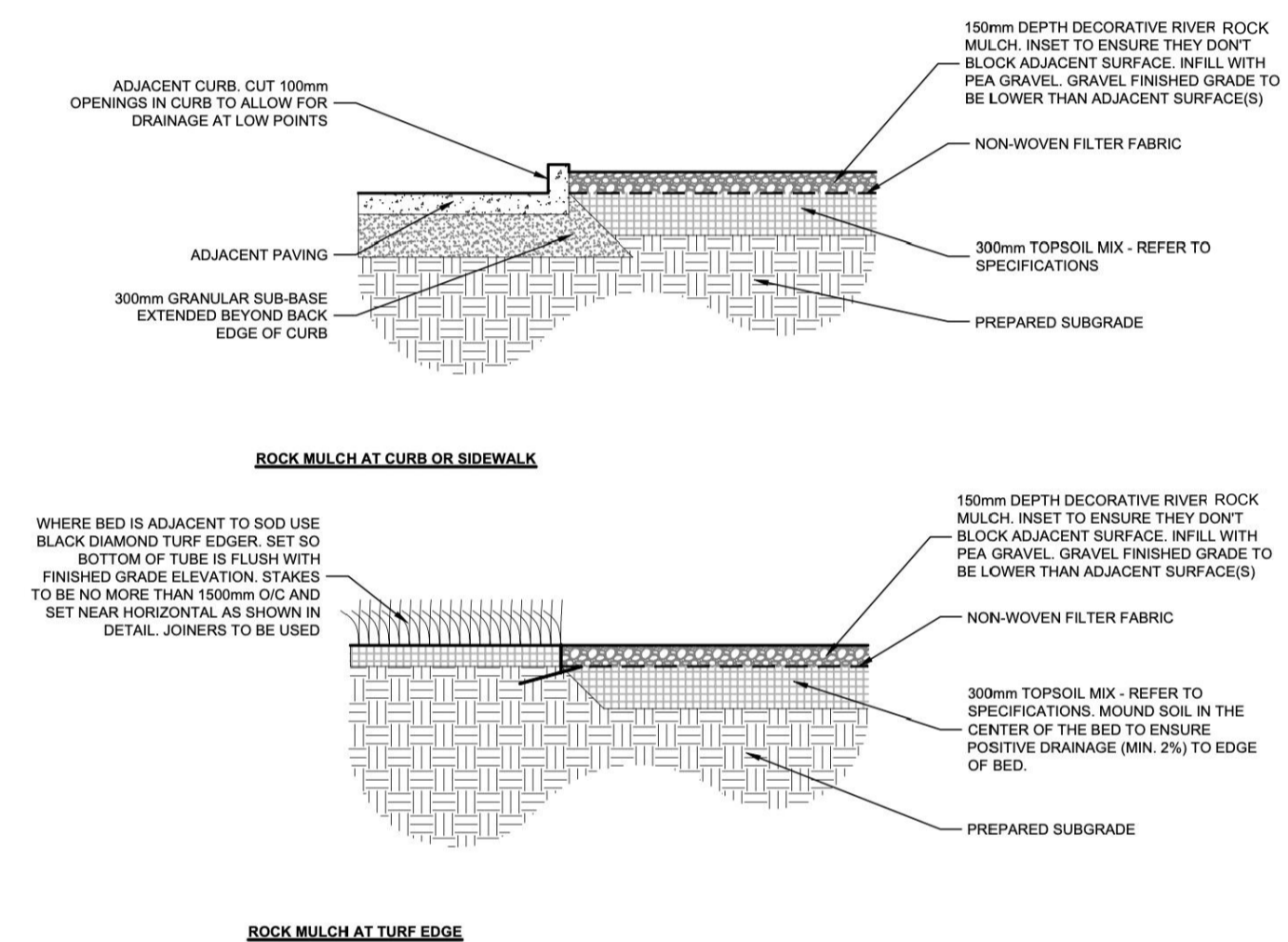
3 PERENNIAL AND ORNAMENTAL GRASS PLANTING IN RIVER ROCK MULCH

NOT TO SCALE



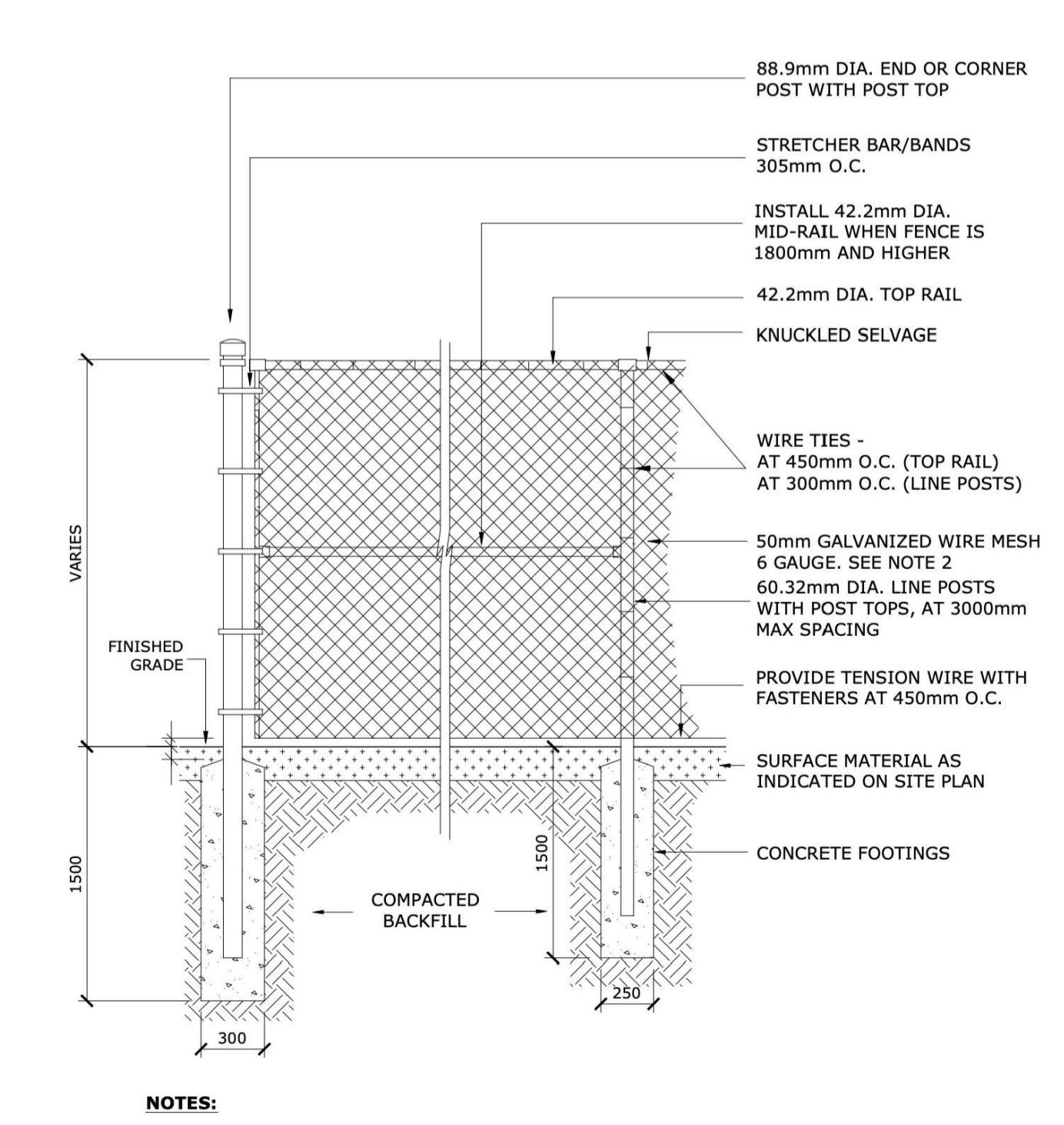
4 CONTINUOUS SHRUB PLANTING IN RIVER ROCK MULCH

NOT TO SCALE



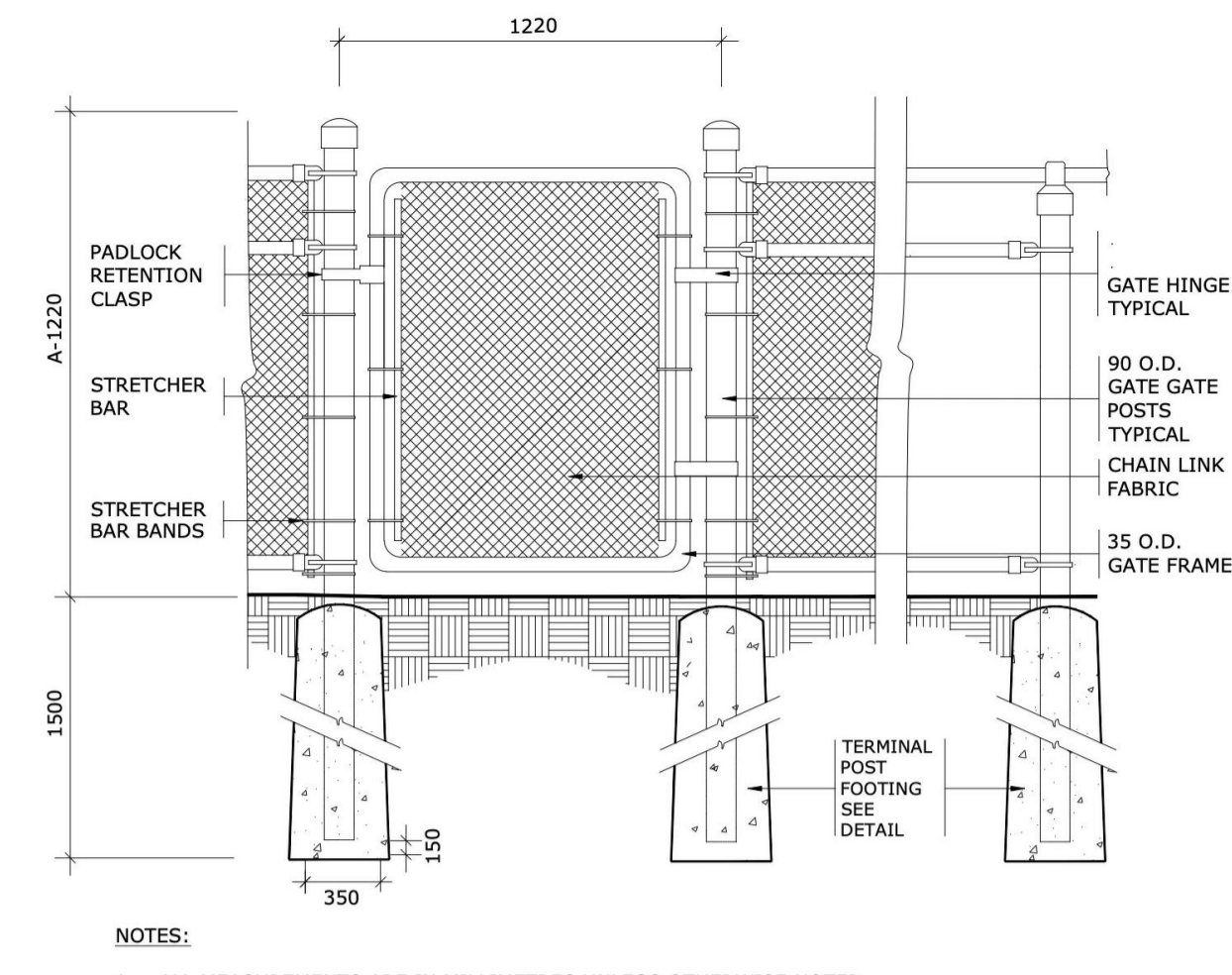
5 RIVER ROCK MULCH EDGE CONDITION

NOT TO SCALE



6 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, MID 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

7 CHAIN LINK FENCE

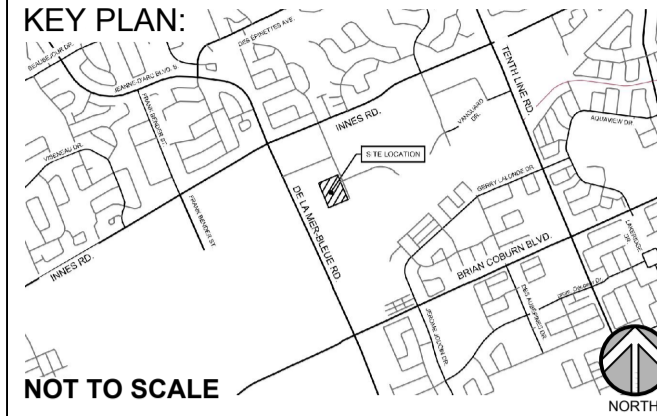
NOT TO SCALE

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/ HT.	CONDITION/ REMARKS
<b>DECIDUOUS and CONIFEROUS TREES</b>					
Ag	5	<i>Aesculus glabra</i>	Ohio Buckeye	50 mm Cal.	W/B
Ar	1	<i>Acer rubrum</i>	Red Maple	50 mm Cal.	W/B
As	1	<i>Acer saccharinum</i>	Silver Maple	50 mm Cal.	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
CM	1	<i>Carpinus caroliniana</i>	Musclewood	200 cm Ht.	Clump - Potted
Co	2	<i>Celtis occidentalis</i>	Common Hackberry	50 mm Cal.	W/B
CsC	2	<i>Catalpa speciosa</i>	Northern Catalpa	50 mm Cal.	W/B
GtI	5	<i>Gleditsia triacanthos var. inermis</i> 'Imperial'	Imperial Honey Locust	50 mm Cal.	W/B
GtS	1	<i>Gleditsia triacanthos var. inermis</i> 'Skyline'	Thornless Honey Locust	50 mm Cal.	W/B
Jv	9	<i>Juniperus virginiana</i>	Eastern Red Cedar	200 cm Ht.	W/B
MxB	3	<i>Malus 'Branzam'</i> - Brandywine	Brandywine Crabapple	50 mm Cal.	W/B
Ov	4	<i>Ostrya virginiana</i>	Ironwood	50 mm Cal.	W/B
Qp	1	<i>Quercus palustris</i>	Pin Oak	50 mm Cal.	W/B
Qx	6	<i>Quercus x alba x robur</i> 'Streetspire'	Streetspire Oak	50 mm Cal.	W/B
Ta	1	<i>Tilia americana</i>	Basswood	50 mm Cal.	W/B
<b>TREE FORM DECIDUOUS SHRUBS</b>					
Ac	7	<i>Amelanchier canadensis</i>	Serviceberry	50 mm Cal.	Tree Form W/B
CaD	3	<i>Cornus alternifolia</i>	Pagoda Dogwood	175 cm Ht.	Tree Form W/B
CcR	4	<i>Cercis canadensis</i>	Eastern Redbud	40 mm Cal.	Tree Form W/B
Ms	2	<i>Magnolia stellata</i> 'Royal Star'	Royal Star Magnolia	175 cm Ht.	Tree Form W/B
<b>DECIDUOUS SHRUBS</b>					
Ah	47	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	100 cm Ht.	Container
Cs	17	<i>Cornus sericea</i>	Red Osier Dogwood	50 cm Ht.	Container
Ds	58	<i>Diervilla sessilifolia</i>	Southern Bush Honeysuckle	50 cm Ht.	Container
DsC	63	<i>Diervilla sessilifolia</i> 'Cool Splash'	Cool Splash Bush Honeysuckle	50 cm Ht.	Container
Po	76	<i>Physocarpus opulifolius</i>	Common Ninebark	50 cm Ht.	Container
PoD	44	<i>Physocarpus opulifolius</i> 'Monlo' - Diablo	Diablo Ninebark	50 cm Ht.	Container
Ra	91	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	50 cm Ht.	Container
Rb	67	<i>Rosa blanda</i>	Meadow Rose	50 cm Ht.	Container
Rr	47	<i>Rosa rugosa</i>	Rugosa Rose	50 cm Ht.	Container
Sa	45	<i>Symphoricarpos albus</i>	Snowberry	50 cm Ht.	Container
Sj	41	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	50 cm Ht.	Container
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>					
AcM	140	<i>Astilbe chinensis</i> 'Maggie Daley'	Maggie Daley Astilbe	1 gal.	Container
Am	155	<i>Achillea millefolium</i>	Common Yarrow	1 gal.	Container - Mixed Cultivars
Bc	36	<i>Berginia cordifolia</i>	Pigsqueak	1 gal.	Container
Cb	105	<i>Calamagrostis brachytricha</i>	Autumn Feather Reed Grass	1 gal.	Container
Em	90	<i>Eurybia macrophylla</i>	Large Leaf Aster	1 gal.	Container
Ep	88	<i>Echinacea purpurea</i>	Coneflower	1 gal.	Container
Ho	220	<i>Hosta</i>	Plantain Lily	1 gal.	Container - Mixed Cultivars
Hx	116	<i>Hemerocallis</i>	Daylily	1 gal.	Container - Mixed Cultivars
Nf	182	<i>Nepeta faassenii</i> 'Cat's Pyjamas'	Catmint	1 gal.	Container
Rh	164	<i>Rudbeckia hirta</i>	Black-eye Susan	1 gal.	Container

NOTE

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



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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

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TRINITY CROSSING APARTMENTS

PROJECT NUMBER:  
CITY OF OTTAWA:  
ADDRESS:  
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OTTAWA, ON

DRAWING TITLE:  
DETAILS

DRAWN BY: K. SELIN  
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DATE: 2023-12-15  
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L.2