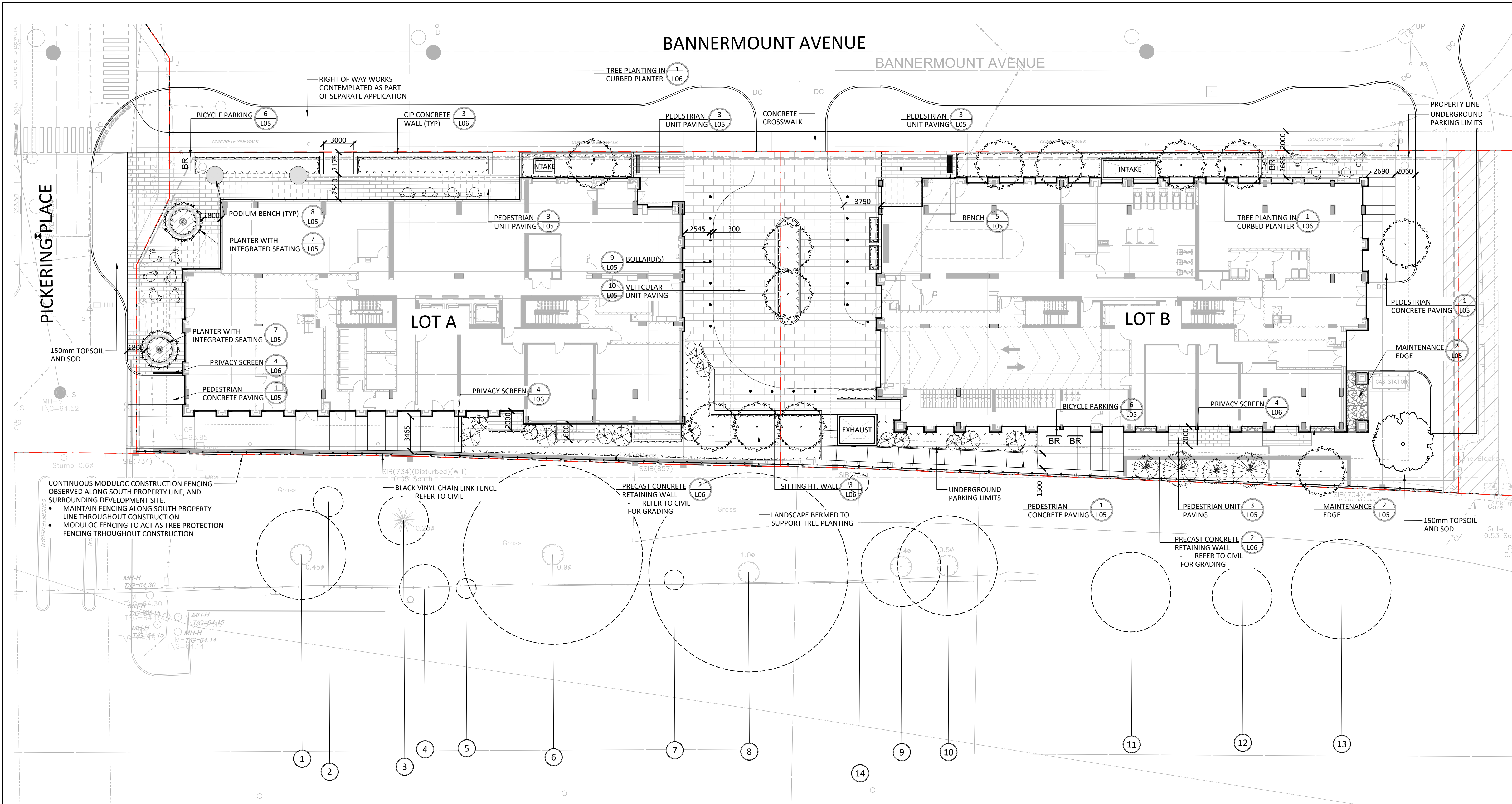
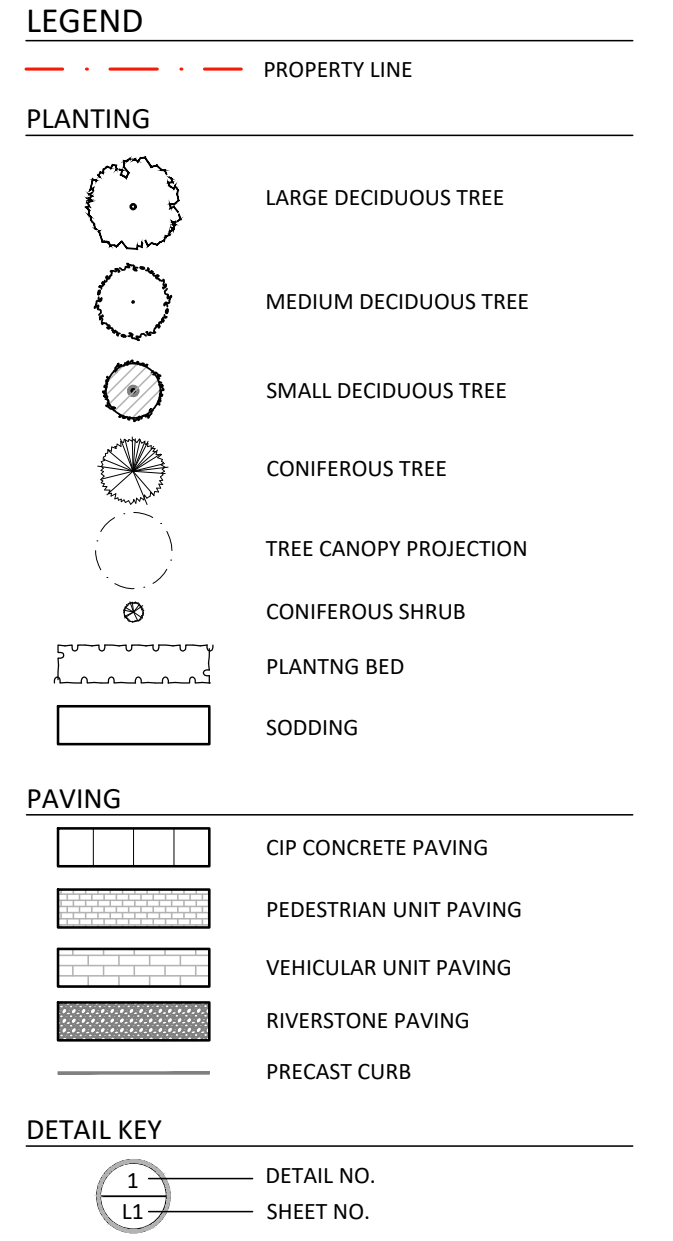
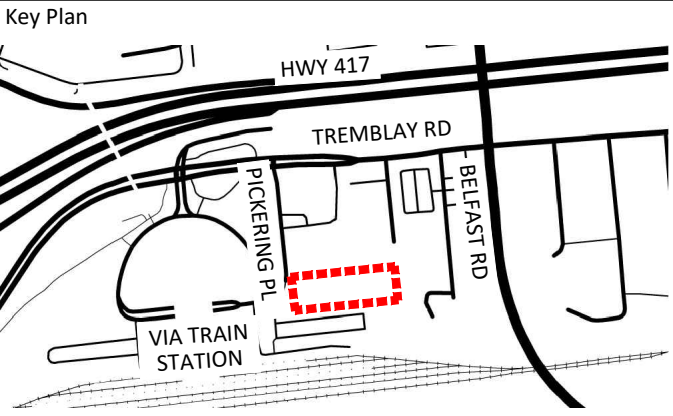
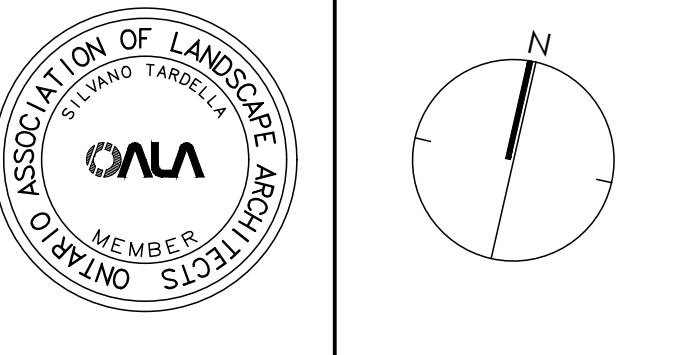




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No.	Description	Date
5	Re-issued for Site Plan Approval	25-09-11
4	Re-issued for Site Plan Approval	25-07-22
3	Re-issued for Site Plan Approval	25-05-15
2	Issued for Site Plan Approval	25-05-02
1	Issued for Site Plan Phase 2	24-05-10
Revision		
City Approval Stamp		



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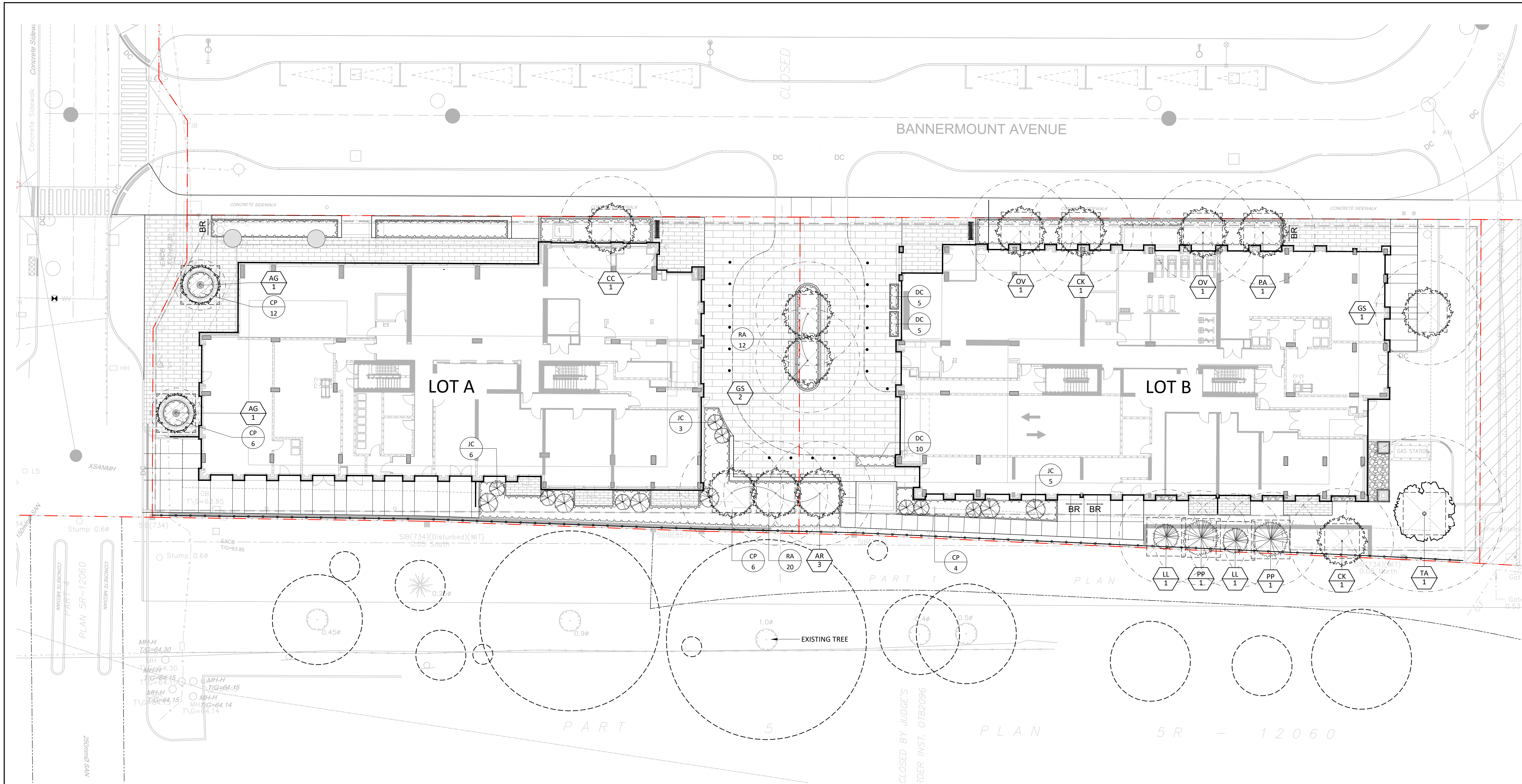
PICKERING PLACE

700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title	
LANDSCAPE PLAN / TREE INVENTORY REPORT	
Date	2024-04-01
Scale	1:200
Drawn	SW
Checked	SC
Job No.	24-043
Sheet	
L01	

Tree #	Botanical Name	Common Name	DBH (cm)	Ownership	Condition	Notes	To Be Preserved
1	Acer saccharum	Sugar Maple	45	Private - Neighbour	GOOD	Symmetrical canopy, Die Back: ~5% @ canopy, Single stem, Co-dominant Leaders: 2@ ~2m above grade	YES
2	Picea glauca	White Spruce	15	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~15% @ limbs, Broken Limbs, Single Stem.	YES
3	Picea glauca	White Spruce	25	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~5% @ limbs, Broken Limbs, Single Stem, Pruned: Limbed-Up	YES
4	Ulmus spp.	Elm	25	Private - Neighbour	GOOD	Symmetrical canopy, Single Stem, Included Bark	YES
5	Ulmus spp.	Elm	2@10	Private - Neighbour	MODERATE	Asymmetrical canopy, Single Stem, Co-dominant Leaders: 2@ ~0.5m above grade	YES
6	Acer saccharum	Sugar Maple	90	Private - Neighbour	MODERATE	Symmetrical canopy, Die Back: ~20% @ canopy, Broken Limbs, Single Stem, Included Bark	YES
7	Ulmus spp.	Elm	35	Private - Neighbour	GOOD	Asymmetrical canopy, Single Stem	YES
8	Acer ginnala	Amur Maple	100	Private - Neighbour	POOR	Asymmetrical canopy, Die Back: ~60% @ canopy, Broken Limbs, Multi-stem: 3, Bark Rot @ Trunk, Leaning	YES
9	Acer ginnala	Amur Maple	50	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~30% @ canopy, Broken Limbs, Pruned Limbs, Single Stem, Co-dominant Leaders: 2@ ~1m above grade	YES
10	Acer ginnala	Amur Maple	50	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~40% @ canopy, Broken Limbs, Single Stem, Co-dominant Leaders: 2@ ~1m above grade	YES
11	Acer saccharum	Sugar Maple	40	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~5% @ canopy, Broken Limbs, Single Stem, Broken Leader	YES
12	Acer saccharum	Sugar Maple	30	Private - Neighbour	GOOD	Asymmetrical canopy, Die Back: ~5% @ canopy, Single Stem	YES
13	Acer saccharum	Sugar Maple	50	Private - Neighbour	GOOD	Asymmetrical canopy, Die Back: ~5% @ limbs, Broken Limbs, Single Stem	YES
14	Ulmus spp.	Elm	10	Private - Neighbour	GOOD	Symmetrical canopy, Single Stem	YES





GENERAL NOTES:

- ALL DIMENSIONS IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
- THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
 - CHECK AND VERIFY ALL DIMENSIONS ON SITE
 - REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR
 - COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
 - CHECK AND VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES WITH ALL LOCAL UTILITIES PRIOR TO ANY DIGGING
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS'. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONSTRUCTOR' AS DEFINED IN THE ACT.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE CONTRACT ADMINISTRATOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

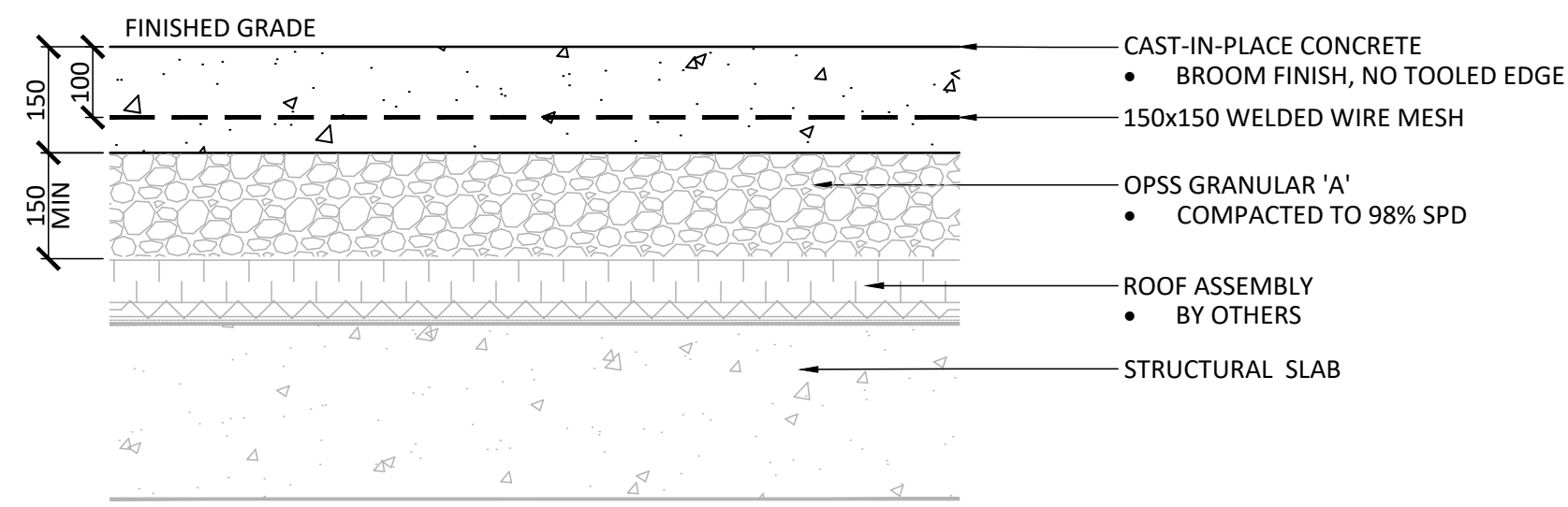
PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
CANOPY PLANTING PALETTE					
DECIDUOUS TREES - TOTAL: 16 (PRIVATELY OWNED)					
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2	50mm	B&B
AR	ACER RUBRUM	RED MAPLE	3	50mm	B&B
CC	CARPINUS CAROLINIANA	BLUE BEECH	1	50mm	B&B
CK	CLADRASTIS KENTUKEA	YELLOWWOOD	2	50mm	B&B
GS	GLIEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	3	50mm	B&B
PA	PHELLODENDRON AMURENSE	AMUR CORKTREE	1	50mm	B&B
OV	OSTRYA VIRGINIANA	IRONWOOD	2	40mm	B&B
TA	TILIA AMERICANA	AMERICAN BASSWOOD	1	50mm	B&B
CONIFEROUS TREES - TOTAL: 5 (PRIVATELY OWNED)					
LL	LARIX LARICINA	TAMARACK	2	150cm	B&B
PP	PICEA PUNGENS	COLORADO SPRUCE	2	150cm	B&B

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUBS - TOTAL: 56 (PRIVATELY OWNED)					
CP	COMPTONIA PERIGRINA	SWEET FERN	10	1 GAL.	POTTED
JC	JUNIPERUS CHINENSIS 'ONTARIO GREEN'	ONTARIO GREEN JUNIPER	14	3 GAL.	POTTED
RA	RHUS AROMATICA 'GRO-LO'	SUMAC	32	1 GAL.	POTTED
PERENNIALS AND GRASSES - TOTAL: 472 (PRIVATELY OWNED)					
CM	CAREX MUSKINGUMENSIS	PALM SEDGE GRASS	74	1 GAL.	POTTED
CP	CAREX PENSYLVANICA	OAK SEDGE	74	1 GAL.	POTTED
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	10	1 GAL.	POTTED
GM	GERANIUM MACULATUM	WILD GERANIUM	74	1 GAL.	POTTED
HH	HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	18	1 GAL.	POTTED
OC	OSMUNDA CINNAMONEA	CINNAMON FERN	74	1 GAL.	POTTED
PD	PHLOX DIVARICATA	WOODLAND PHLOX	74	1 GAL.	POTTED
PH	PENSTEMON HIRSUTUS	HAIRY BEARDTONGUE	74	1 GAL.	POTTED

- PLANTING LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING

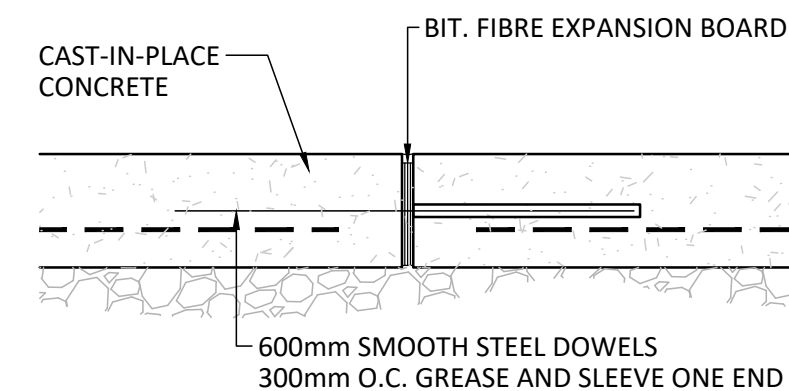
- MIX PLANTS TOGETHER IN GROUPS OF 4-7 PER SAME SPECIES

SOIL VOLUME PROJECTIONS (NTS)*		SINGLE		MULTIPLE		TREE SOIL VOLUMES		
						TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
SMALL			4475		3465	ORNAMENTAL	15	9
MEDIUM/ CONIFER			5000		3875	COLUMNAR	15	9
LARGE			5480		4245	SMALL	20	12
						MEDIUM	25	15
						LARGE	30	18
						CONIFER	25	15
*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH								



- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. SAWCUT WITHIN 48 HOURS OF POUR
 3. BROOM FINISH, NO TOOLED EDGE

CONTROL JOINT (CJ)

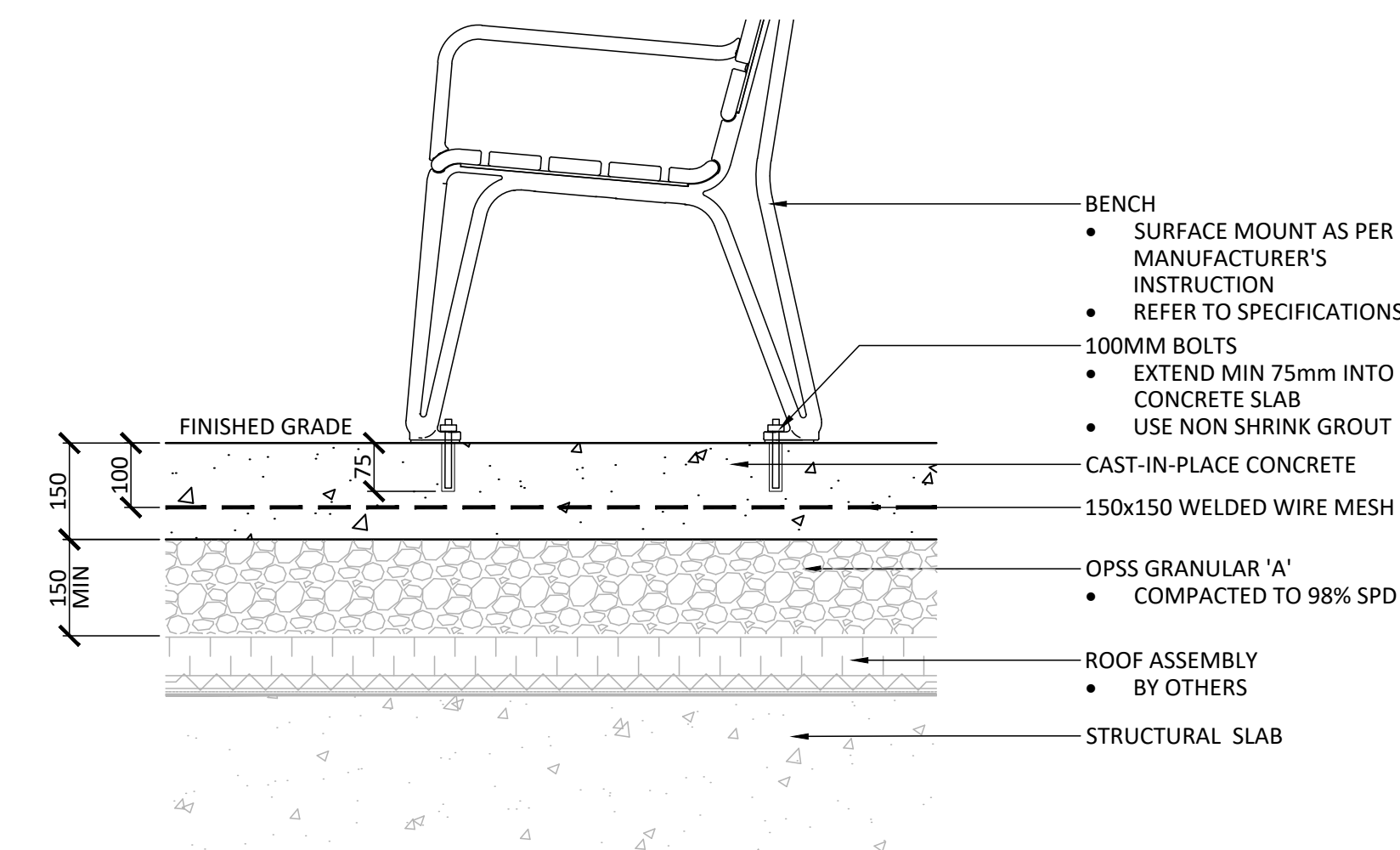


- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. BROOM FINISH, NO TOOLED EDGE
 3. NO CAULKED JOINTS

EXPANSION JOINT (EJ)

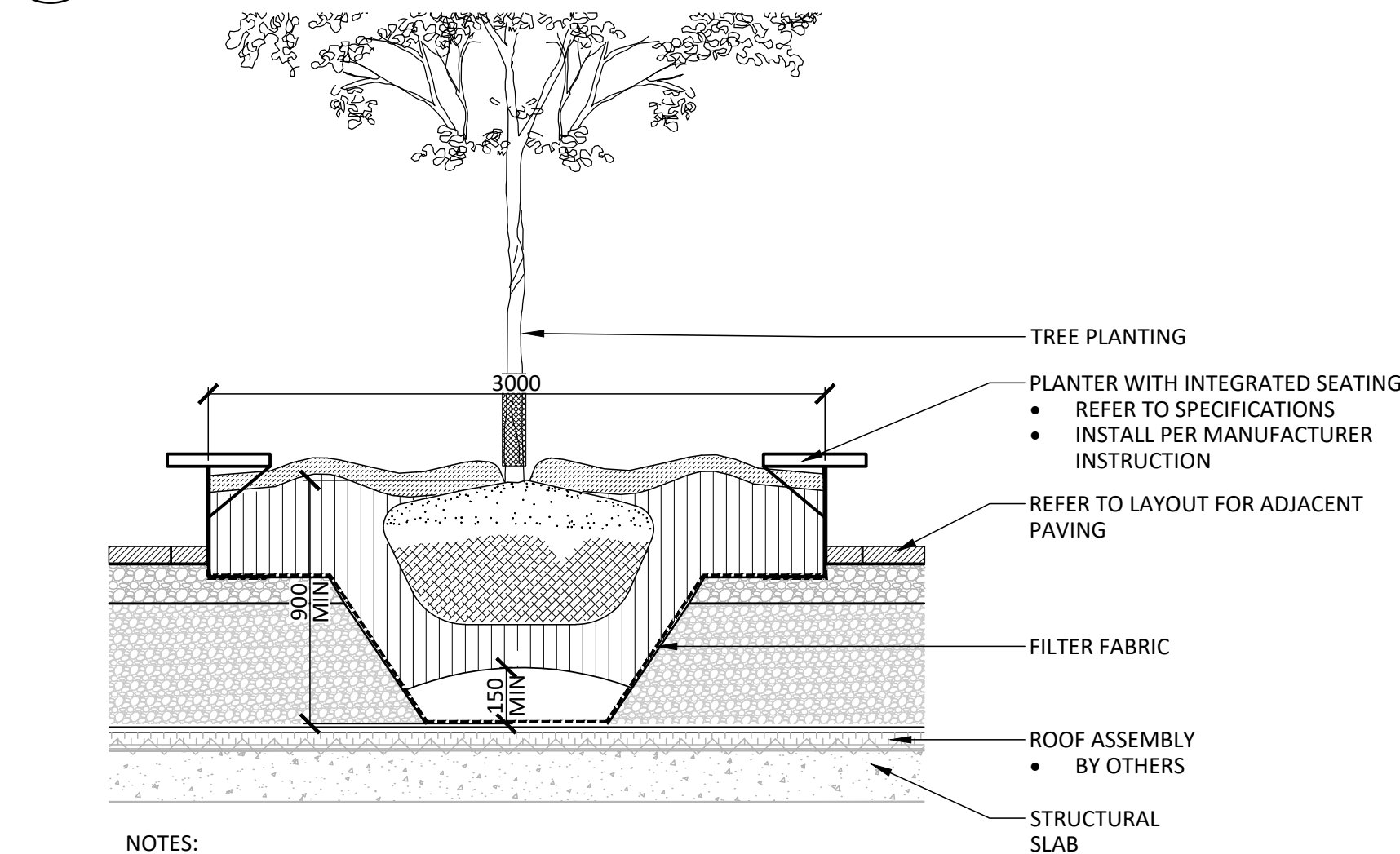
1 PEDESTRIAN CONCRETE PAVING & JOINTING

1:10



5 BENCH

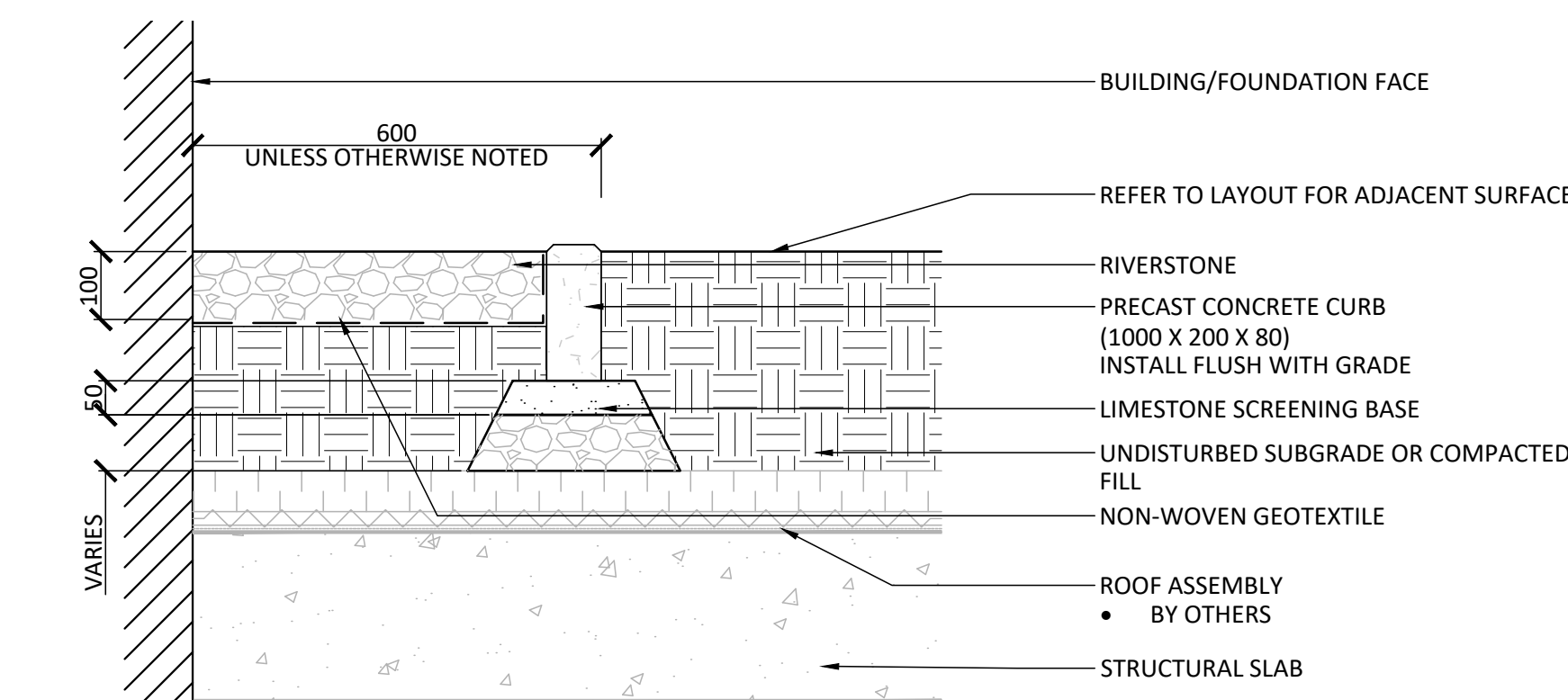
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- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
 2. REFER TO SPECIFICATIONS

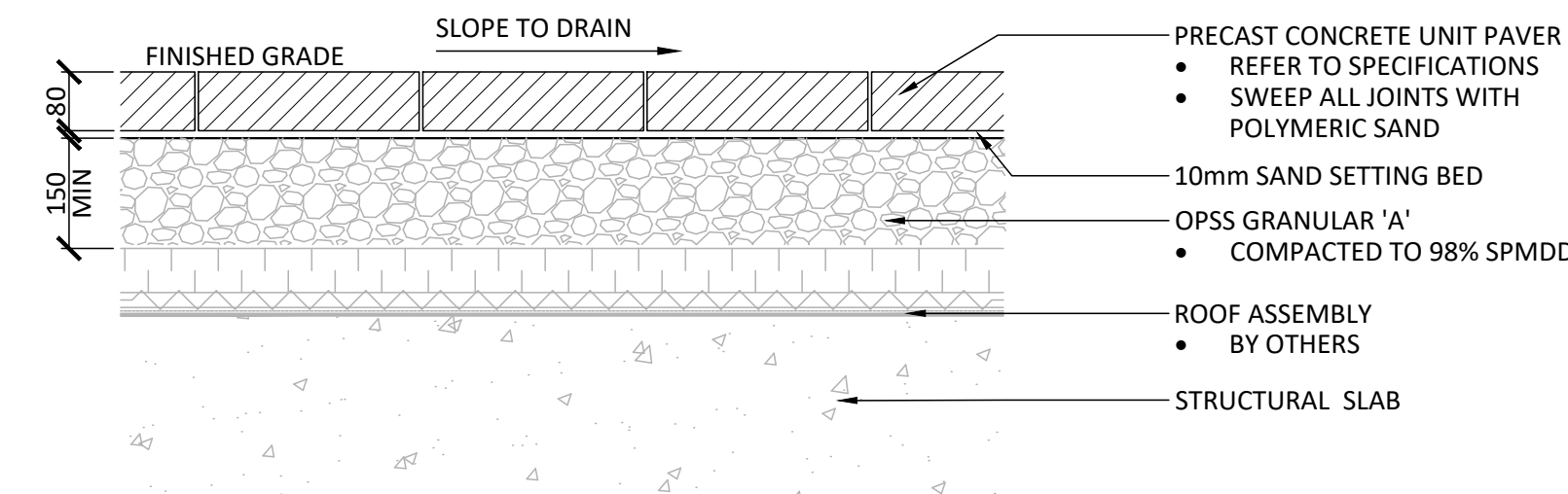
7 PLANTER WITH INTEGRATED SEATING

1:30



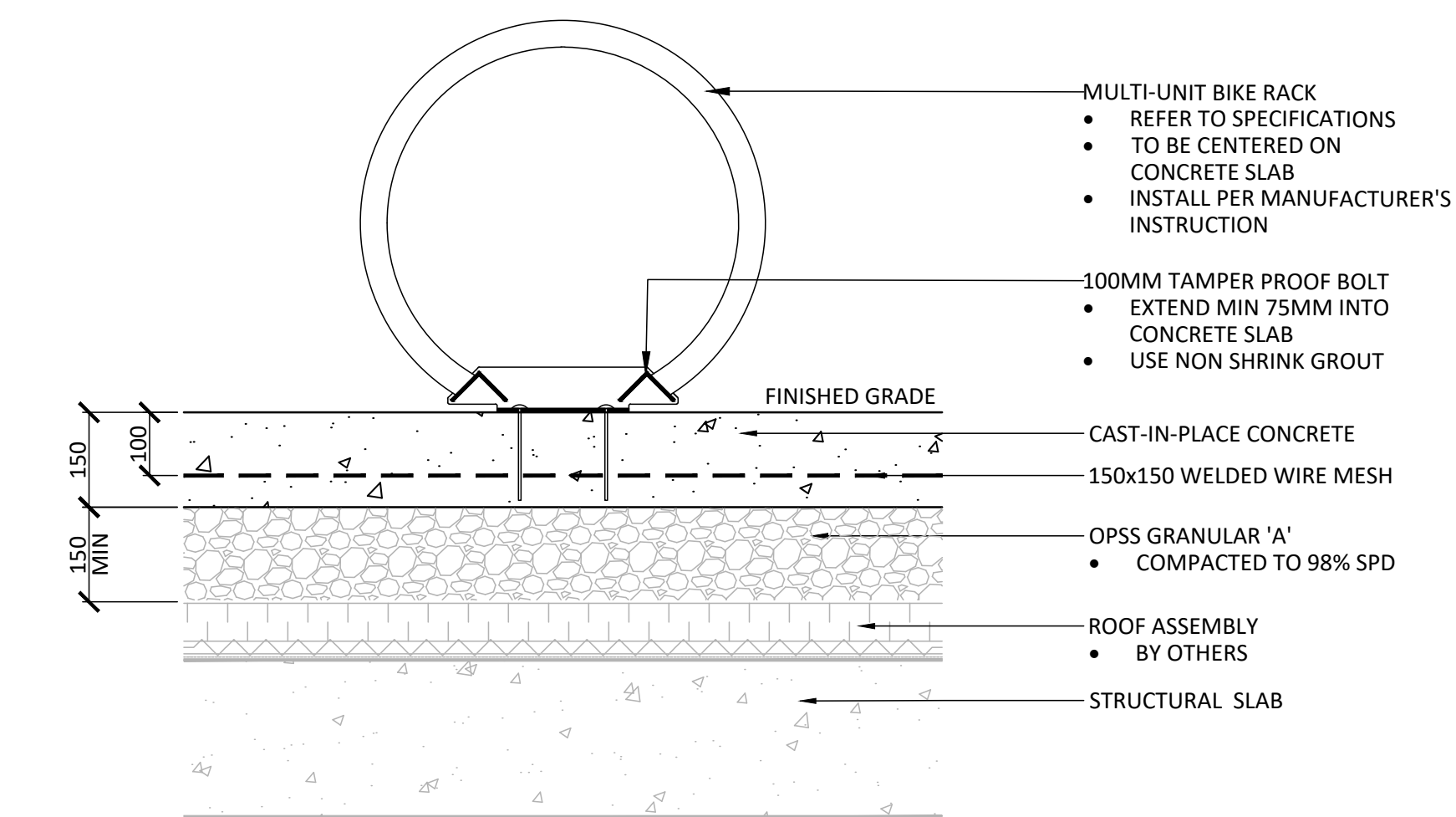
2 MAINTENANCE EDGE

1:10



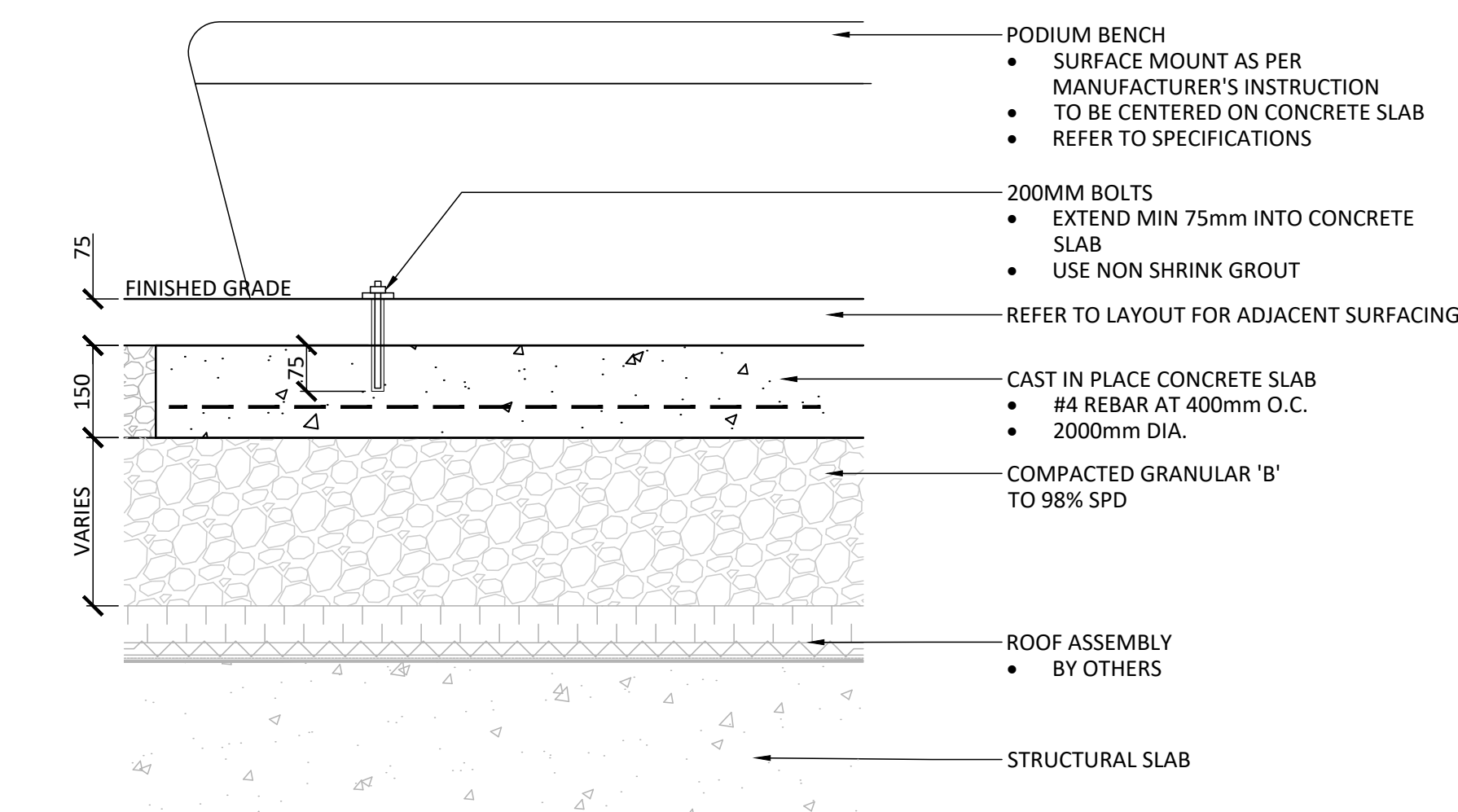
3 PEDESTRIAN UNIT PAVING

1:10



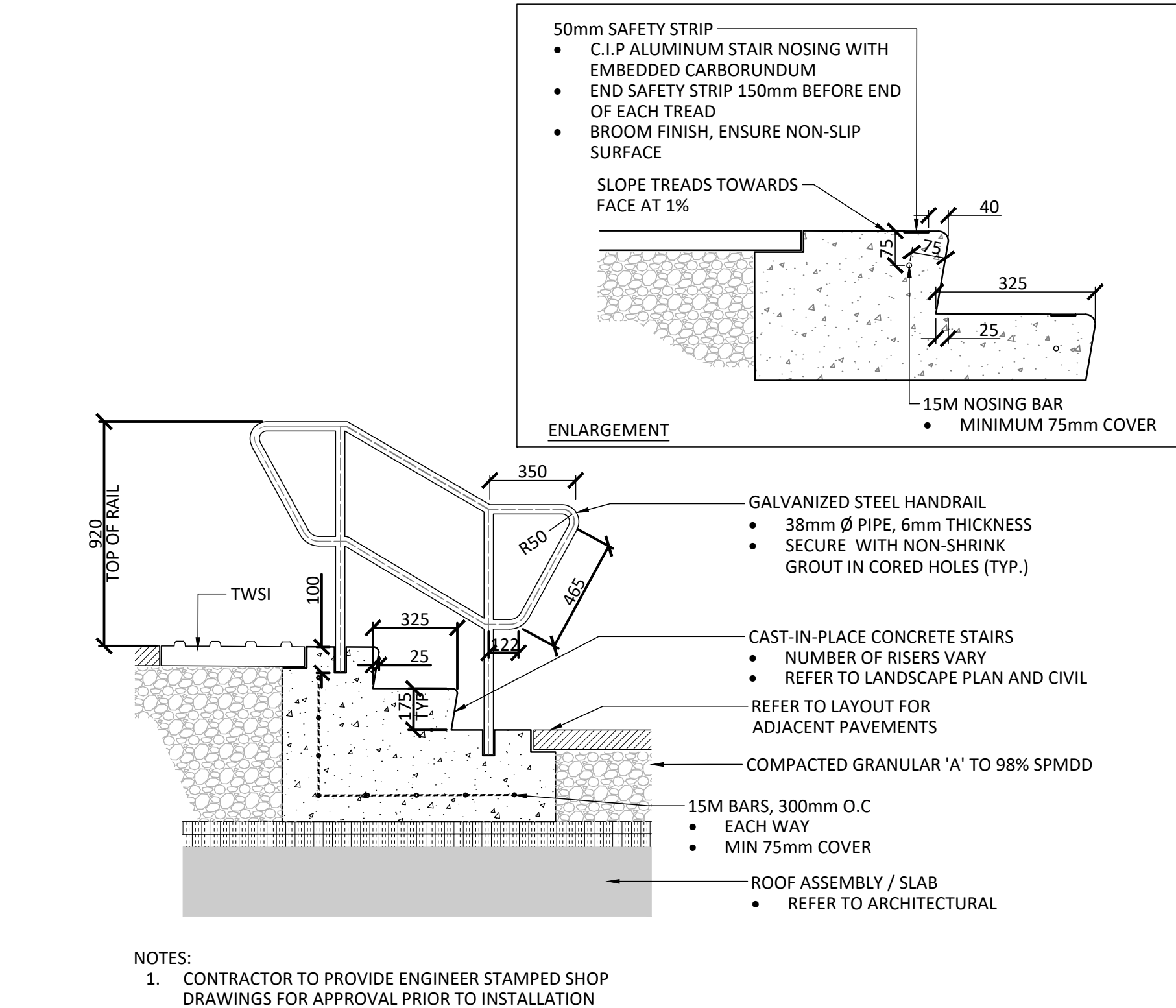
6 BIKE PARKING

1:10



8 PODIUM BENCH

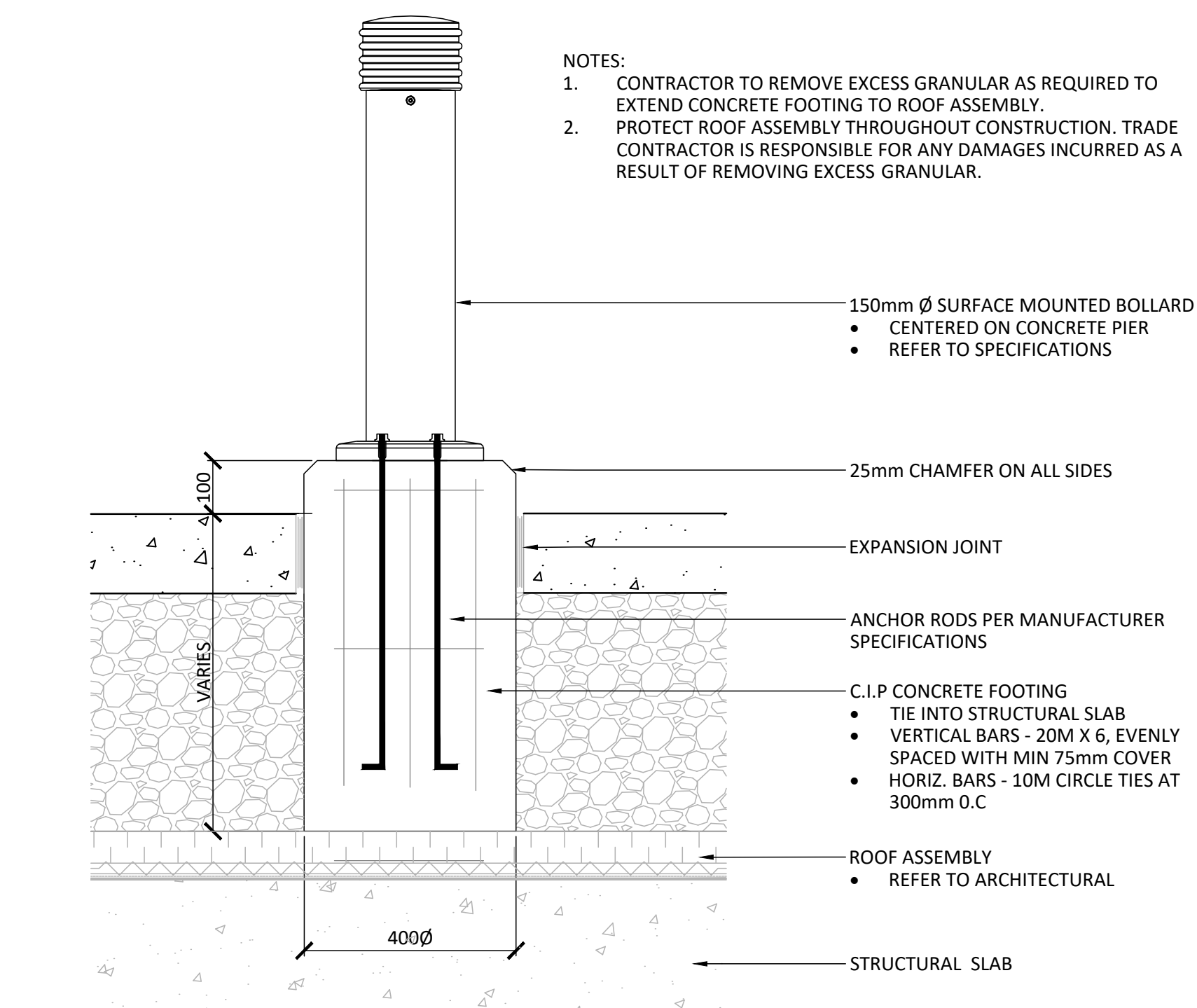
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- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

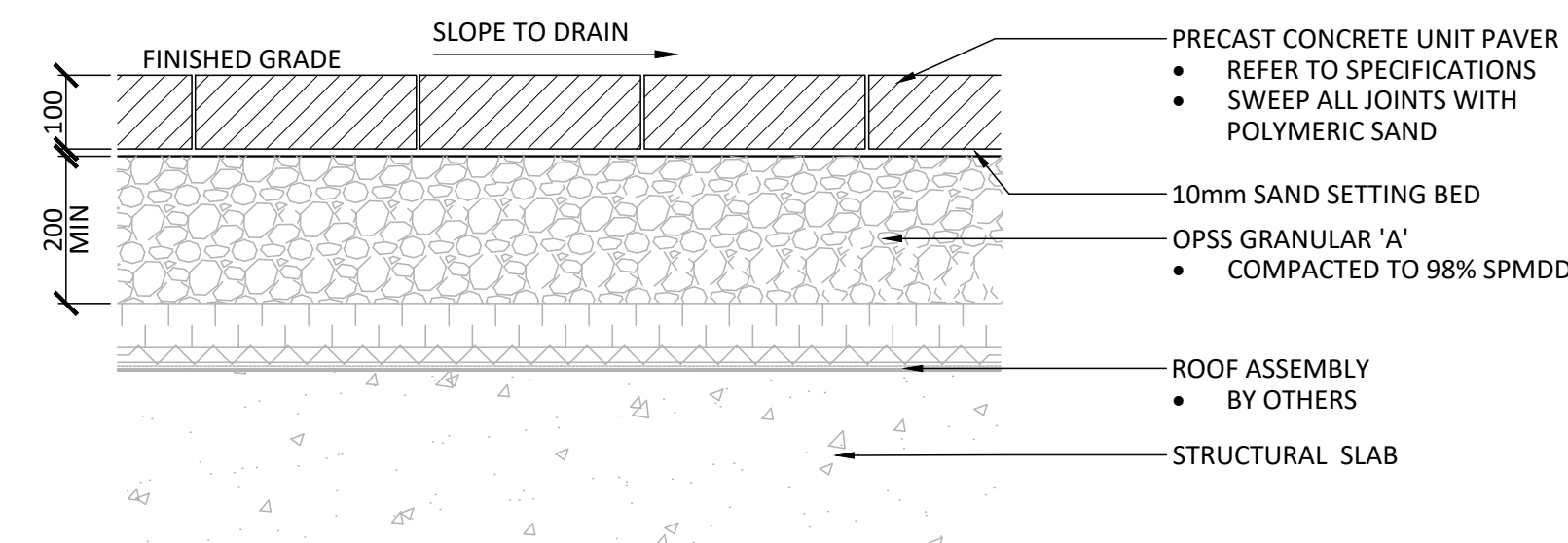
4 CIP CONCRETE STAIRS & HANDRAIL

1:10



9 TRAFFIC BOLLARD

1:10



10 VEHICULAR UNIT PAVING

1:10

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2	Re-issued for Site Plan Approval	25-09-11
1	Issued for Site Plan Approval	25-05-15
No.	Description	Date
Revision		
City Approval Stamp		



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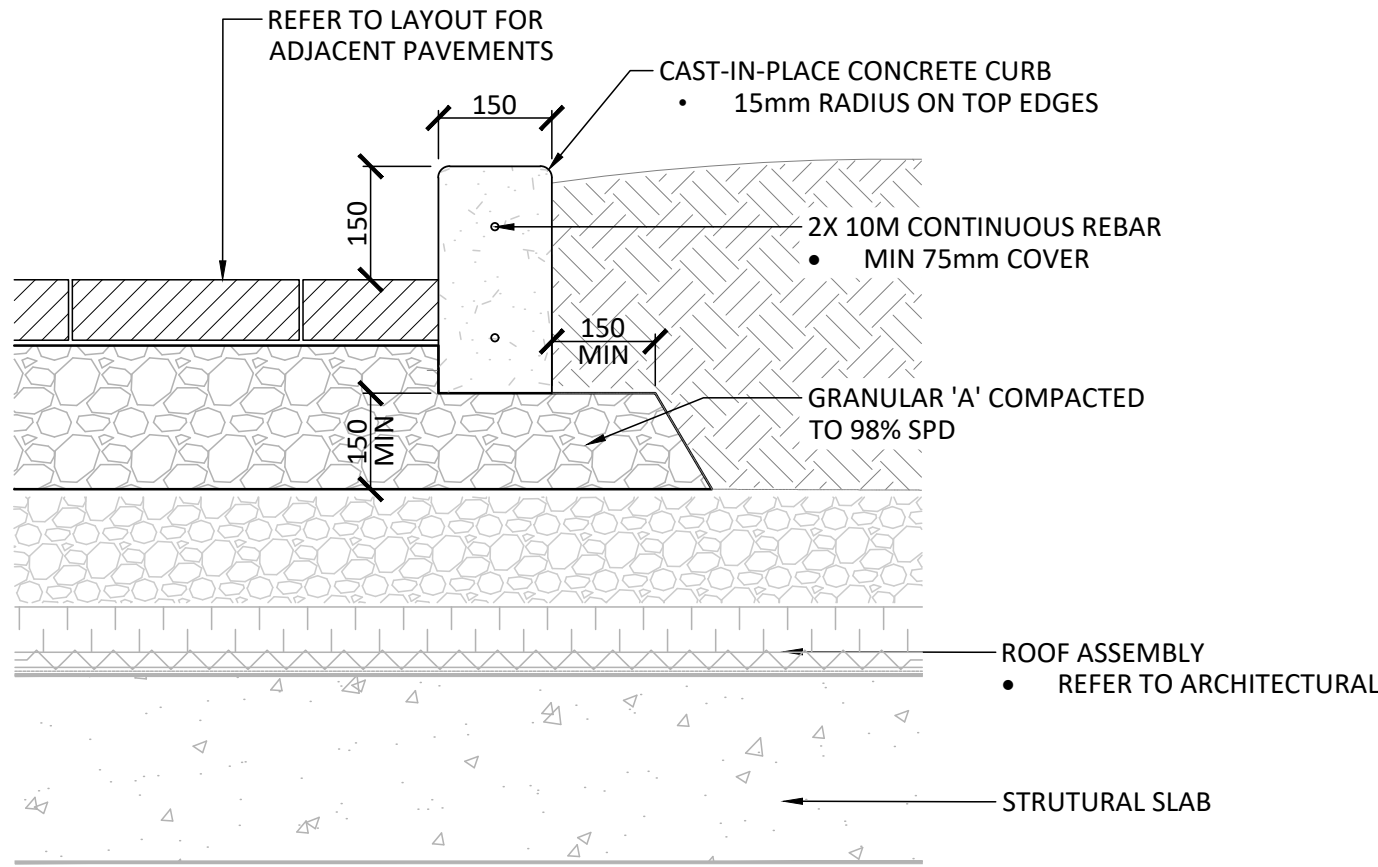
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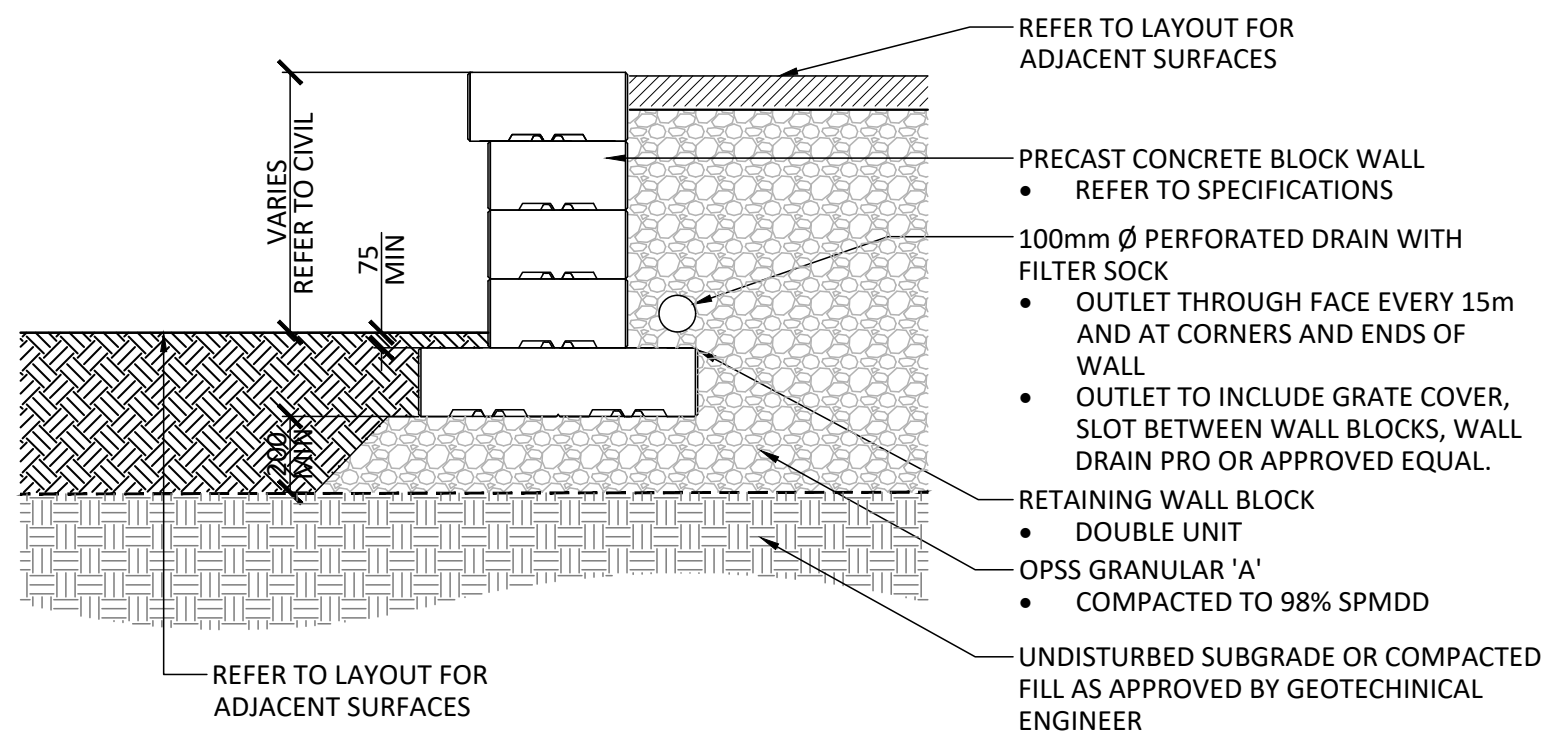
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Scale	AS SHOWN	
Drawn	SW	
Checked	SC	
Job No.	24-043	

PLAN N° 18865

CITY FILE N° D07-12-24-0077

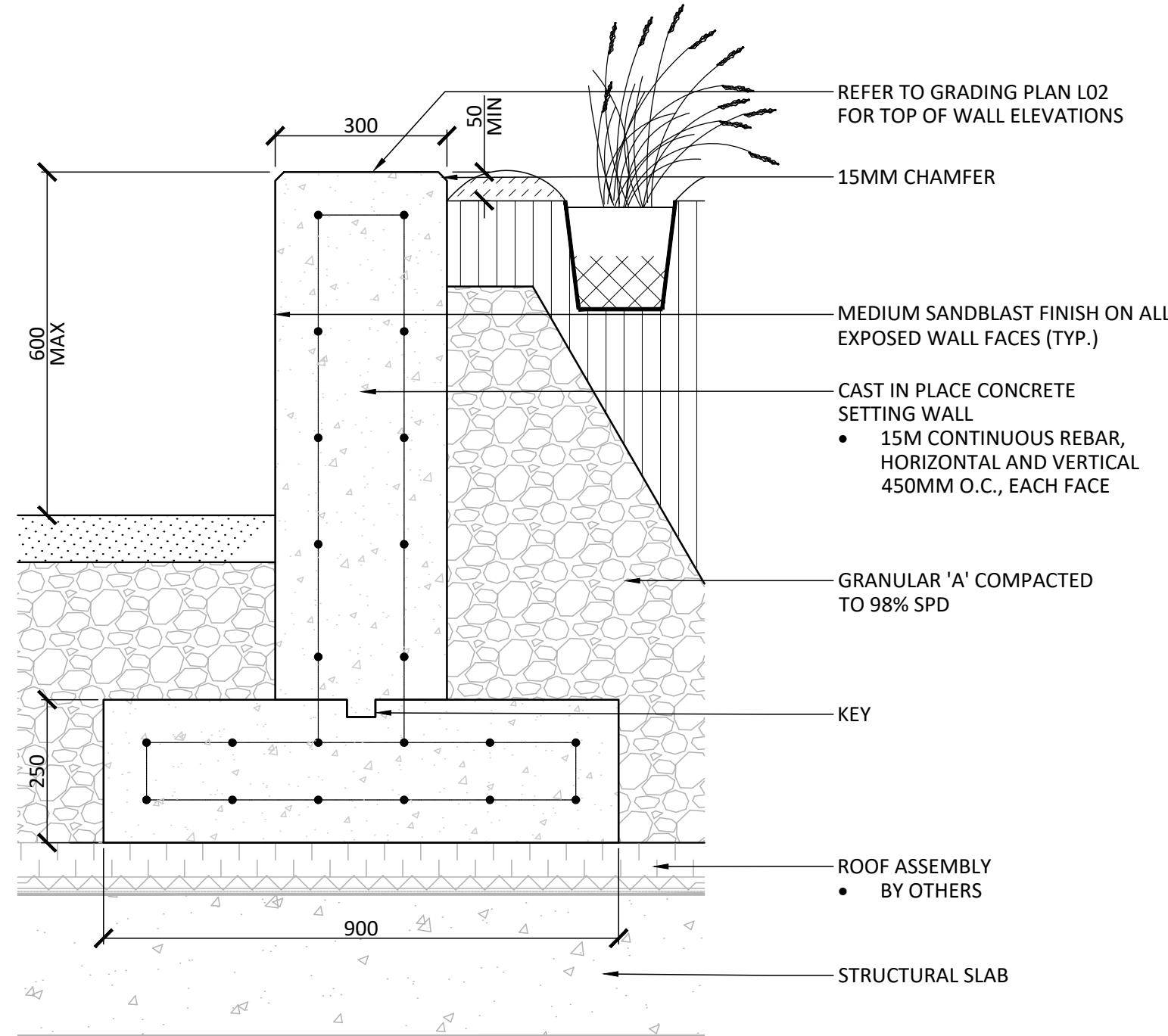


1 C.I.P. CONCRETE PLANTER CURB
1:10



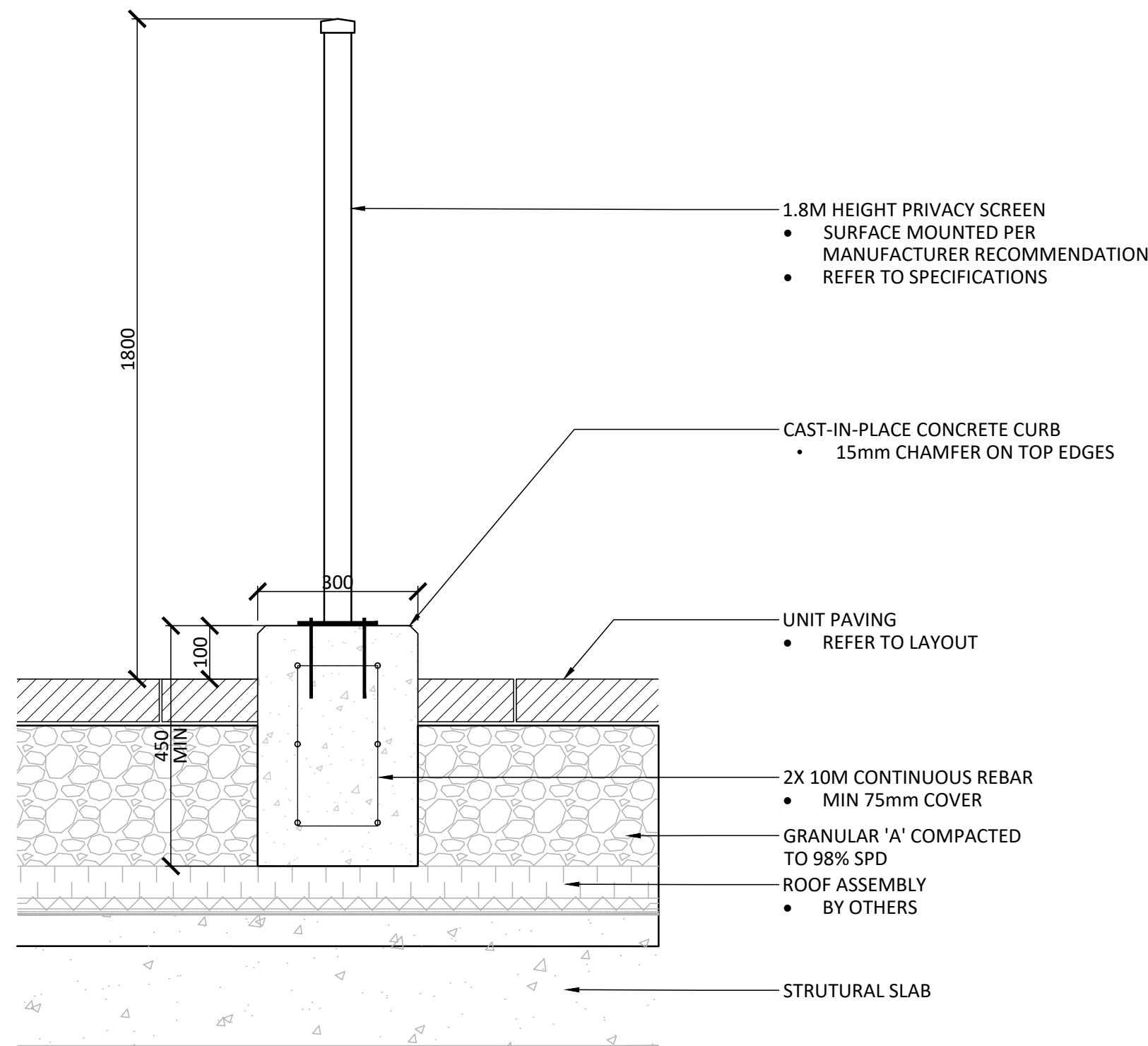
NOTES:
1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

2 PRECAST CONCRETE RETAINING WALL
1:10

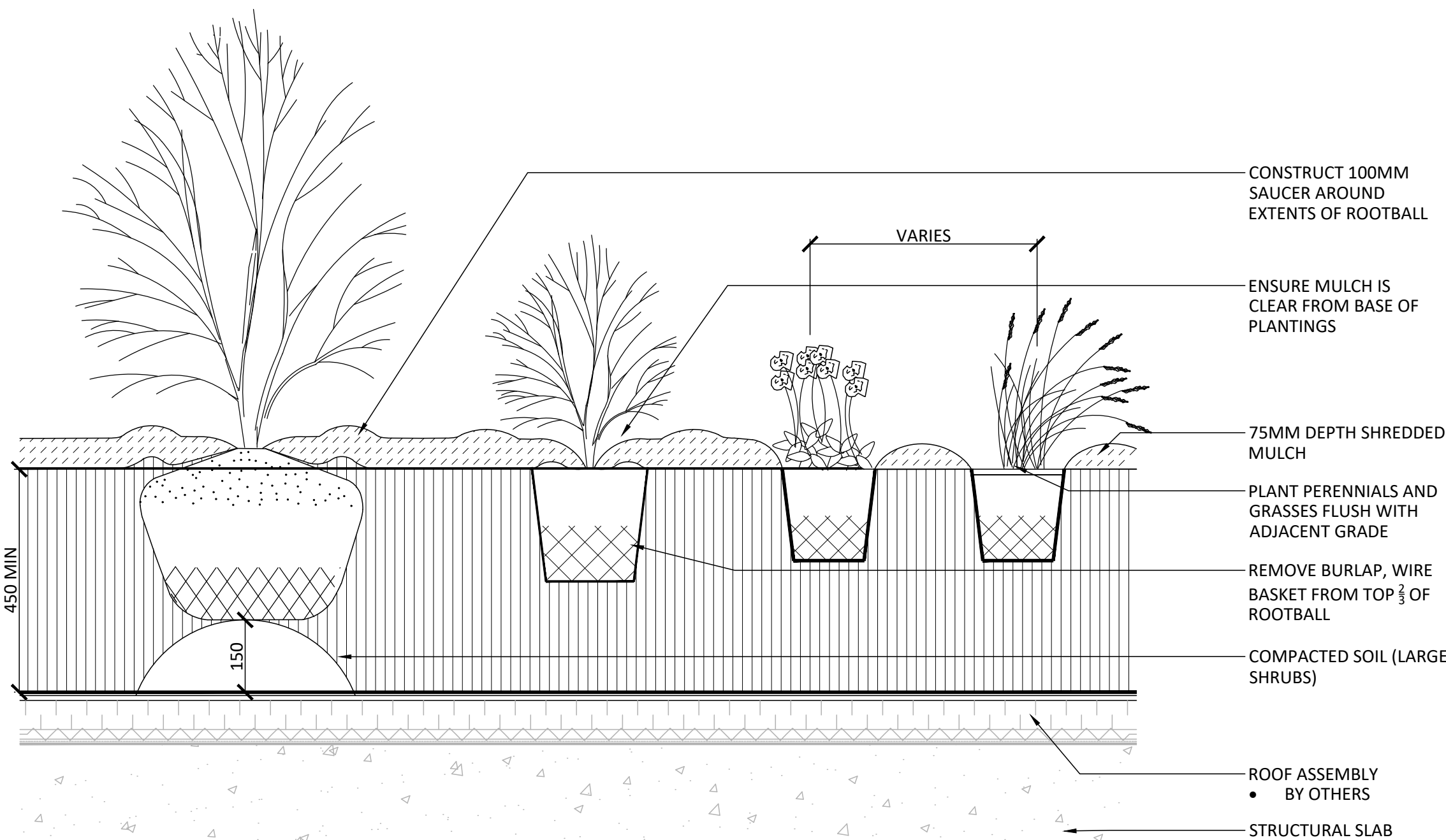


NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION

3 C.I.P. CONCRETE RETAINING WALL
1:10

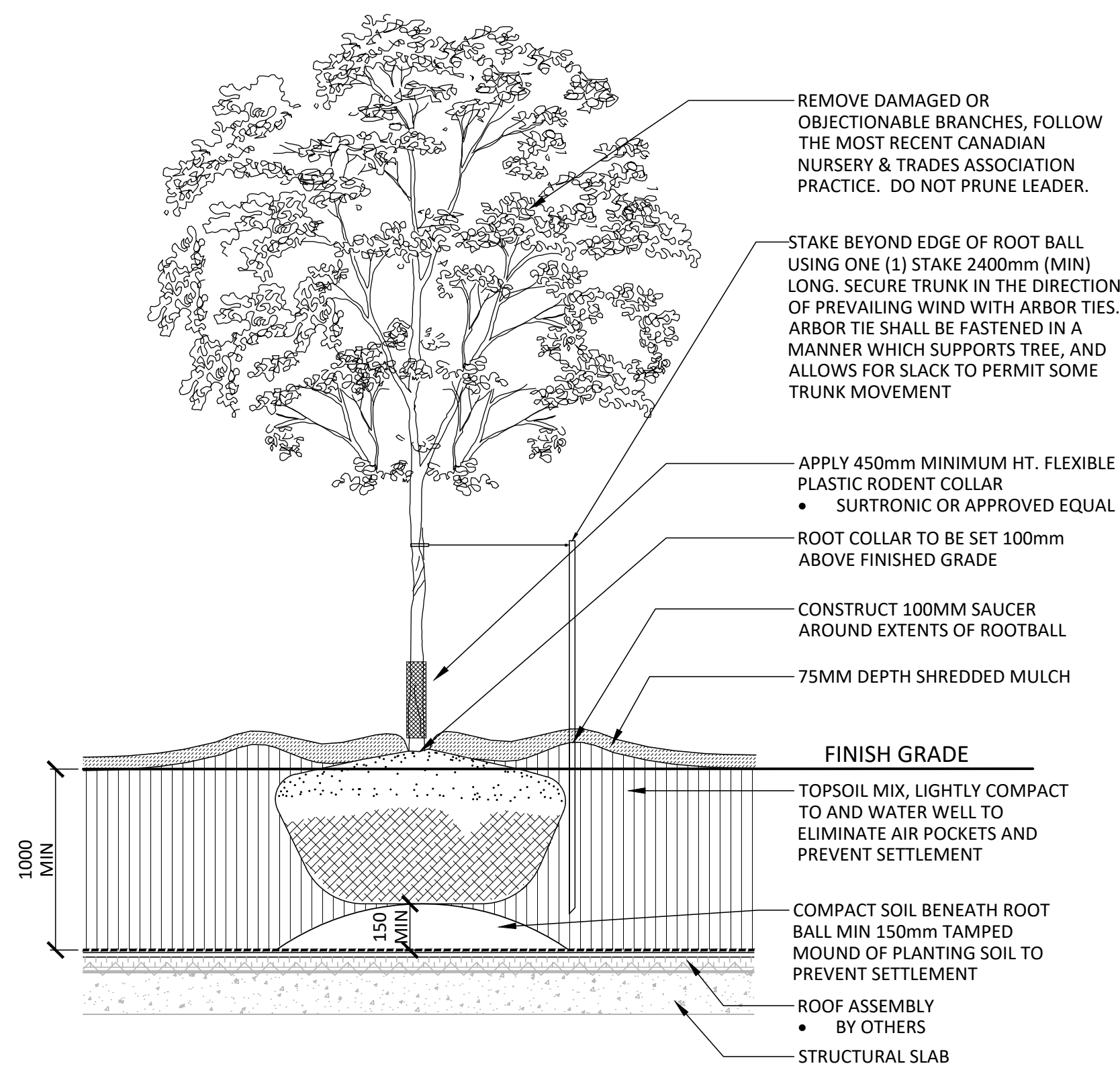


4 1.8M HEIGHT PRIVACY SCREEN
1:10

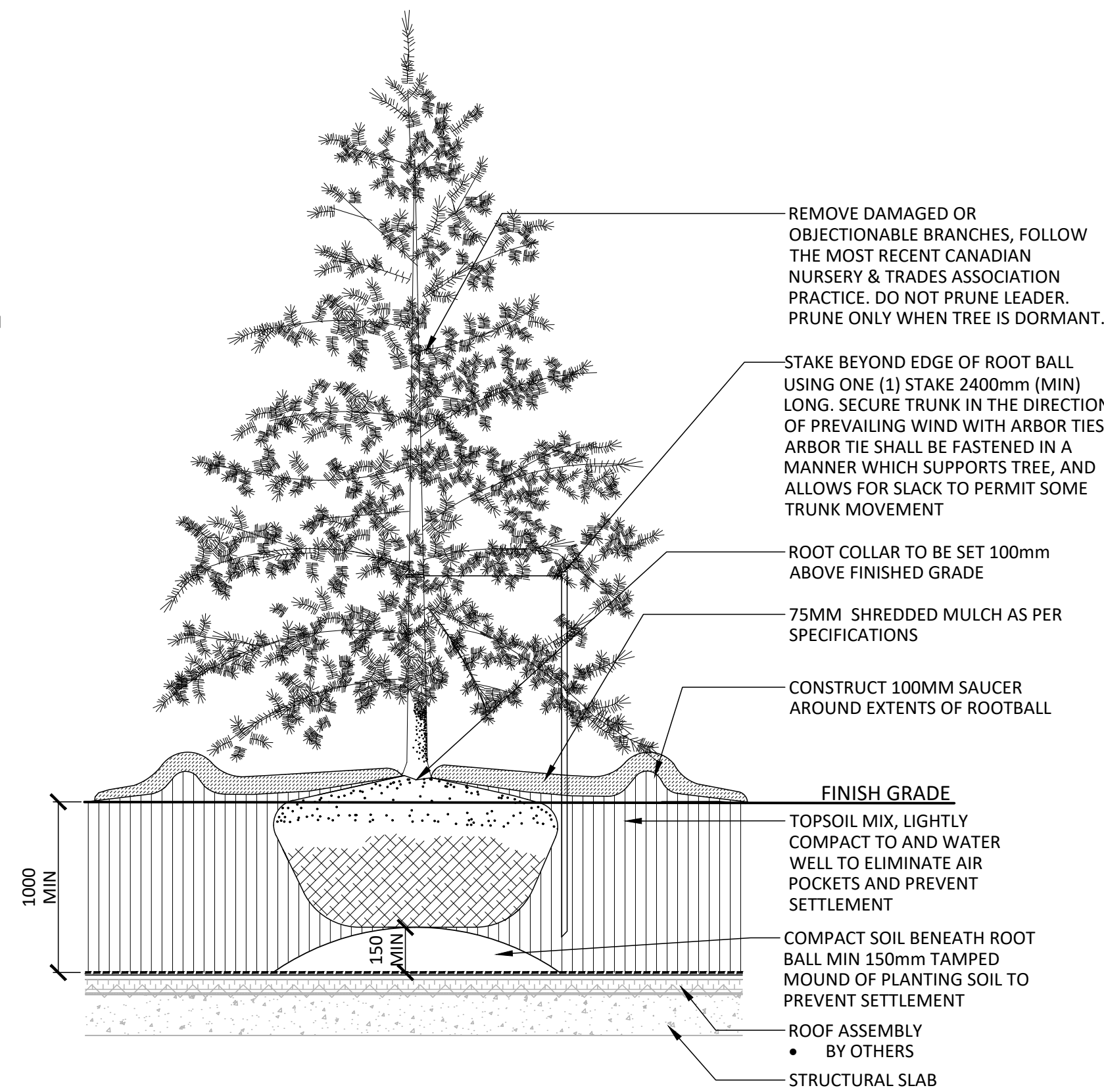


NOTES:
1. PROVIDE 600mm DEPTH FOR LARGE SPECIMEN SHRUBS, 450mm DEPTH FOR MEDIUM/SMALL SHRUBS AND PERENNIALS

5 SHRUB AND PERENNIAL PLANTING - OVER SLAB
1:10



6 DECIDUOUS TREE PLANTING - OVER SLAB
1:30



7 CONIFEROUS TREE PLANTING - OVER SLAB
1:30

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Title
DETAILS

Date	2025-05-02	Sheet
Scale	AS SHOWN	L06
Drawn	SW	
Checked	SC	
Job No.	24-043	