

PROJECT STATUS:
ISSUED FOR COORDINATION

Revision Schedule		
No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2023-07-07
2	ISSUED FOR SITE PLAN REVIEW	2023-11-03
3	ISSUED FOR SITE PLAN REVIEW	2024-04-29
4	ISSUED FOR SITE PLAN REVIEW	2024-06-04
5	ISSUED FOR SPC SUBMISSION	2024-08-06



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.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

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

PROJECT NAME:
CASSETTE COMMONS

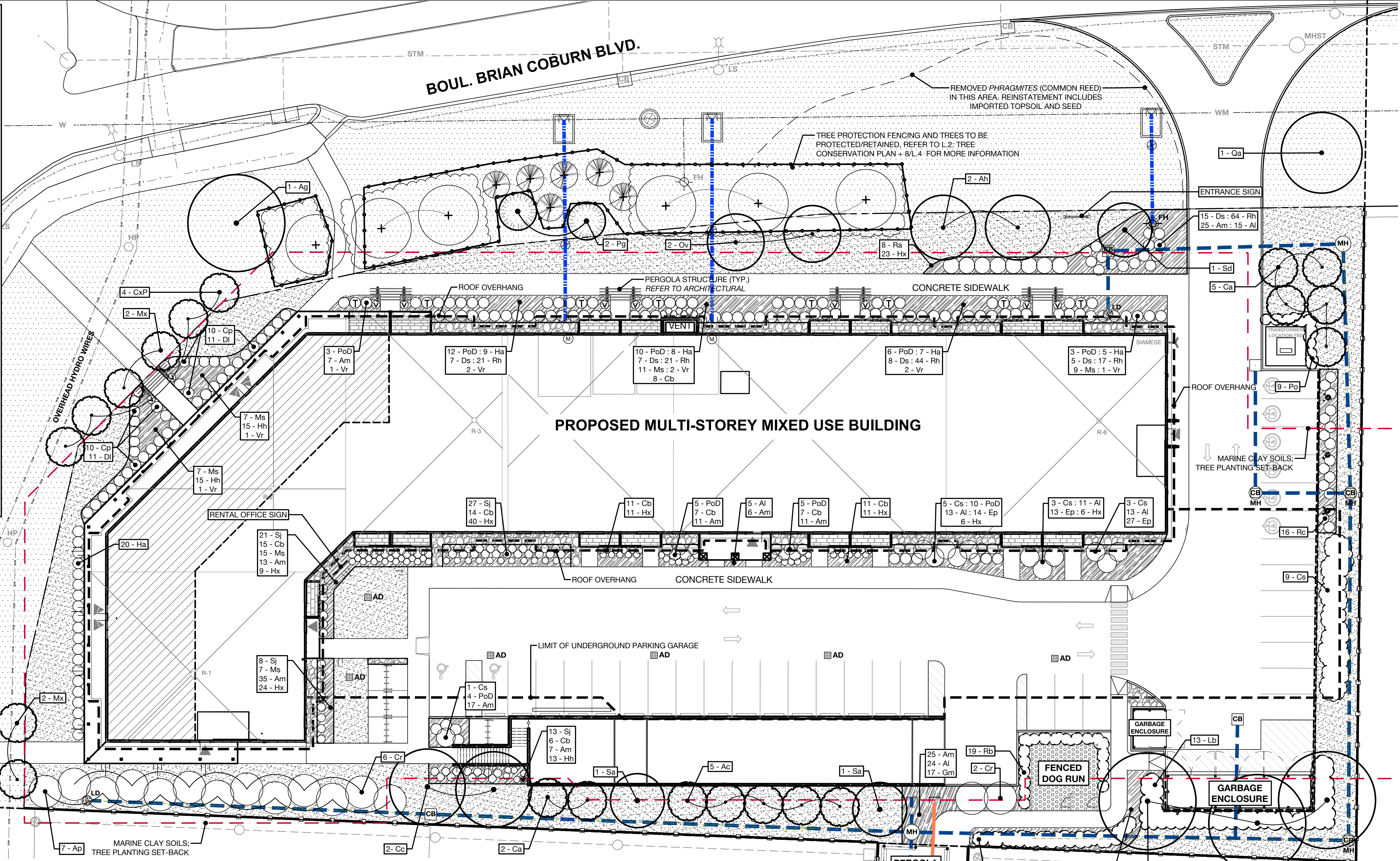
PROJECT NUMBER:
CITY OF OTTAWA:

ADDRESS:
2275 MER BLEUE ROAD
OTTAWA, ON

DRAWING TITLE:
LANDSCAPE PLAN

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENÝ
DATE: 2024-08-06
SCALE: 1:200
DRAWING #: **L.1**
REV #:

LEGEND	
	PROPOSED SMALL - MEDIUM DECIDUOUS TREES AND TREE-FORM SHRUBS
	PROPOSED CONIFEROUS TREES
	PROPOSED HEDGE OR SHRUB GROUP PLANTING
	EXISTING TREES AND SHRUBS IN CITY RIGHT OF WAY TO BE PROTECTED AND RETAINED
	PROPOSED PLANTING BED WITH PERENNIALS AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH
	PROPOSED PLANTING BED WITH SHRUBS, PERENNIALS, VINES AND/OR ORNAMENTAL GRASSES WITH RIVER ROCK MULCH
	PROPOSED RIVER ROCK MULCH
	PROPOSED SOD
	PROPOSED CRUSHED LIMESTONE
	PROPOSED DECOMPOSED GRANITE / CRUSHED GRANITE
	PATIO SURFACE: REFER TO ARCHITECTURAL
	PROPOSED CHAIN LINK FENCE + GATE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED WOOD PRIVACY FENCE
	7.5 m TREE PLANTING SET-BACK
	PROPOSED U/G WATERMAIN **
	PROPOSED U/G STORM **
	PROPOSED U/G SANITARY **
** REFER TO ENGINEERING FOR ALL EXISTING AND PROPOSED UTILITIES	



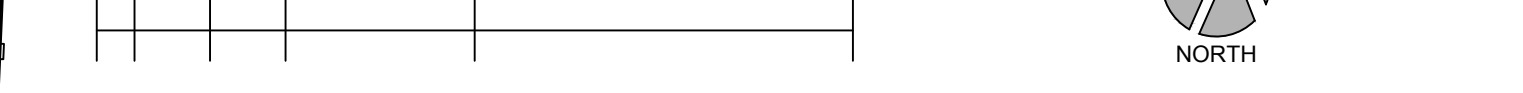
PROPOSED PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND VINES							
KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	CAL/HT.	MATURE HT.	CONDITION/REMARKS
DECIDUOUS SHRUBS							
Ap	7	<i>Aesculus parviflora</i>	Bottlebrush Buckeye	N	100 cm ht.	3-4 m	Potted
Cp	20	<i>Comptonia peregrina</i>	Sweet Fern	Y	50 cm ht.	0.3 - 0.9 m	Potted
Cr	8	<i>Cornus racemosa</i>	Gray Dogwood	Y	100 cm ht.	3-4 m	Potted
Cr	21	<i>Cornus sericea</i>	Red Osier Dogwood	Y	50 cm ht.	1.75 - 2 m	Potted
Ds	42	<i>Diervilla splendens</i> 'Firefly'	Firefly Bush Honeysuckle	N	50 cm ht.	0.8 - 1 m	Potted
Di	22	<i>Diervilla lonicera</i>	Bush Honeysuckle	Y	50 cm ht.	0.8 - 1 m	Potted
Ha	50	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	N	100 cm ht.	1.25 - 1.5 m	Potted
Lb	13	<i>Lindera benzoin</i>	Spicebush	Y	50 cm ht.	3-4 m	Potted
Po	9	<i>Physocarpus opulifolius</i>	Common Ninebark	Y	50 cm ht.	1.75 - 2 m	Potted
PoD	50	<i>Physocarpus opulifolius</i> 'Monio' - Diablo	Diablo Ninebark	N	50 cm ht.	1.75 - 2 m	Potted
Ra	19	<i>Rhus aromatica</i>	Fragrant Sumac	Y	50 cm ht.	1.25 - 1.5 m	Potted
Rb	7	<i>Rosa blanda</i>	Meadow Rose	Y	50 cm ht.	1.25 - 1.5 m	Potted
Rc	16	<i>Rosa carolina</i>	Pasture Rose	Y	50 cm ht.	1.5 - 1.75 m	Potted
SJ	68	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	N	50 cm ht.	0.8 - 1 m	Potted
PERENNIALS, ORNAMENTAL GRASSES AND VINES							
Al	81	<i>Aster laevis</i> 'Oudshoorn 1'	Blue Autumn Aster	N	1 gal.	40-60 cm	Perennial - Container
Am	157	<i>Achillea millefolium</i>	Common Yarrow	Y	1 gal.	45-60 cm	Perennial - Container
Cb	69	<i>Calamagrostis brachytricha</i>	Autumn Feather Reed Grass	N	1 gal.	90-125 cm	Ornamental Grass - Container
Ep	54	<i>Echinacea purpurea</i>	Purple Coneflower	Y	1 gal.	90-120 cm	Perennial - Container
Gm	57	<i>Geranium macrorrhizum</i>	Big Root Geranium	N	1 gal.	40-45 cm	Perennial - Container
Hh	43	<i>Heilopsis helianthoides</i> var. <i>scabra</i> 'Bleeding Hearts'	Smooth Oxeeye	N	1 gal.	80-100 cm	Perennial - Container
Hx	130	<i>Hemerocallis</i>	Daylily	N	1 gal.	40-100 cm	Perennial - Container - Mixed Cultivar (Pink, Yellow, White Flower)
Mh	56	<i>Mateuccia struthiopteris</i>	Ostrich Fern	Y	1 gal.	90-130 cm	Perennial - Container
Ra	167	<i>Rudbeckia hirta</i>	Gloriosa Daisy	Y	1 gal.	60-70 cm	Perennial - Container
Vr	10	<i>Vitis riparia</i>	Frost Grape	Y	1 gal.	10-15 m	Vine - Staked - Container

- 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.
 - ALL PROPOSED TREES ARE 1.5m FROM PROPERTY LINE.
 - EXISTING UTILITIES REFLECTED ON THIS PLAN ARE APPROXIMATE AND REQUIRE CONFIRMATION ON-SITE PRIOR TO PLANTING.
 - CITY OF OTTAWA TREE PLANTING SETBACKS ARE:
 - MAINTAIN 1.5m MIN. FROM SIDEWALK OR MUP/CYCLE TRACK OR WATER SERVICE LATERALS.
 - MAINTAIN 2.5m MIN. FROM CURB, 2.0m MIN. FROM WATERMANS
 - CONIFEROUS SPECIES REQUIRE A 4.5m MIN. SETBACK FROM CURB, SIDEWALK OR MUP/CYCLE TRACK/PATHWAY.
 - MAINTAIN 7.5m MIN. BETWEEN LARGE GROWING TREES, AND 4m MIN. BETWEEN SMALL GROWING TREES

PROPOSED PLANT LIST - TREES								
KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	CAL/HT.	MATURE HT.	OWNERSHIP	CONDITION/REMARKS
DECIDUOUS TREES								
Ac	5	<i>Amelanchier canadensis</i>	Serviceberry	Y	50 mm cal.	5-6 m	Private	W/B - Tree Form
Ag	4	<i>Aesculus glabra</i>	Ohio Buckeye	Y	50 mm cal.	10-12 m	Private	W/B
Ah	2	<i>Carpinus caroliniana</i>	American Hornbeam	Y	50 mm cal.	8-10 m	Private	Clump - W/B
Ca	7	<i>Cornus alternifolia</i>	Pagoda Dogwood	Y	150 mm cal.	4-5 m	Private	Clump - W/B
Cc	2	<i>Crataegus crus-galli</i>	Hawthorn	Y	50 mm cal.	8-10 m	Private	W/B
CxP	4	<i>Cercis canadensis</i> 'Pink Heartbreaker'	Pink Heartbreaker Redbud	C	50 mm cal.	3-4 m	City ROW	Short Cultivar - Tree - W/B
Mx	4	<i>Malus sargentii</i> 'Rosea'	Pink Sargent Crabapple	C	150 mm cal.	2-3 m	City ROW	Short Cultivar - Fruiting - W/B
Ov	2	<i>Ostrya virginiana</i>	Ironwood	Y	50 mm cal.	10-12 m	Private	W/B
Qa	1	<i>Quercus alba</i>	White Oak	Y	50 mm cal.	18-22 m	City ROW	W/B - Large Canopy Tree
Sa	2	<i>Sorbus americana</i>	American Mountainash	Y	50 mm cal.	5-10 m	Private	W/B
Sd	1	<i>Sorbus decora</i>	Showy Mountainash	Y	50 mm cal.	8-10 m	Private	W/B
TREE - FORM DECIDUOUS SHRUBS								
PoD	8	<i>Physocarpus opulifolius</i> 'Monio' - Diablo	Diablo Ninebark	N	150 cm ht.	1.75 - 2 m	Private	Potted - Tree Form
CONIFEROUS TREES								
Pg	2	<i>Picea glauca</i>	White Spruce	Y	200 cm ht.	20-25 m	City ROW	W/B
TOTAL PRIVATE OWNED TREES: 33 TOTAL CITY OWNED TREES: 10								

- 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 1800mm 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 JANUARY 30, 2023, REFER TO GUIDELINES.
 - 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 AND CITY OF OTTAWA FORESTER.
 - ALL SOD AREAS TO RECEIVE A MINIMUM 150 mm OF IMPORTED TOPSOIL.
 - ALL SOD TO BE NUMBER ONE TURF GRASS
 - THE SOIL VOLUMES PROVIDED ARE SUFFICIENT FOR A REASONABLE CHANCE OF TREE SURVIVAL, UNLESS OTHERWISE NOTED, ALL NEW TREES MEET THE MINIMUM SOIL VOLUME REQUIREMENTS OF THE FOLLOWING, BASED ON A DEPTH OF 1.5m BELOW FINISHED GRADE, AND SUBTRACTING THE VOLUME OF UTILITY TRENCHES.
 - SMALL TREE** (MATURE HEIGHT UP TO 7.5m) 25m³ MINIMUM SOIL VOLUME PROVIDED.
 - MEDIUM TREE** (MATURE HEIGHT 7.5-14m) 30m³ MINIMUM SOIL VOLUME PROVIDED.
 - LARGE TREE** (MATURE HEIGHT 14m+) 30m³ MINIMUM SOIL VOLUME PROVIDED.
 - WHERE TREES SHARE A CONTINUOUS SOIL VOLUME SPACE:
 - TWO (2) SMALL TREES - 15m³ MINIMUM SOIL VOLUME PROVIDED PER TREE
 - TWO (2) MEDIUM TREES - 18m³ MINIMUM SOIL VOLUME PROVIDED PER TREE
 - TWO (2) LARGE TREES - 25m³ MINIMUM SOIL VOLUME PROVIDED PER TREE

SCALE - 1:200



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 PG6528-2 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 14m), PROVIDED THAT THE CONDITIONS NOTED BELOW ARE MET.
 - A SMALL TREE MUST BE PROVIDED WITH A MINIMUM OF 25 M³ OF AVAILABLE SOIL VOLUME WHILE A MEDIUM TREE MUST BE PROVIDED WITH A MINIMUM OF 30 M³ 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.

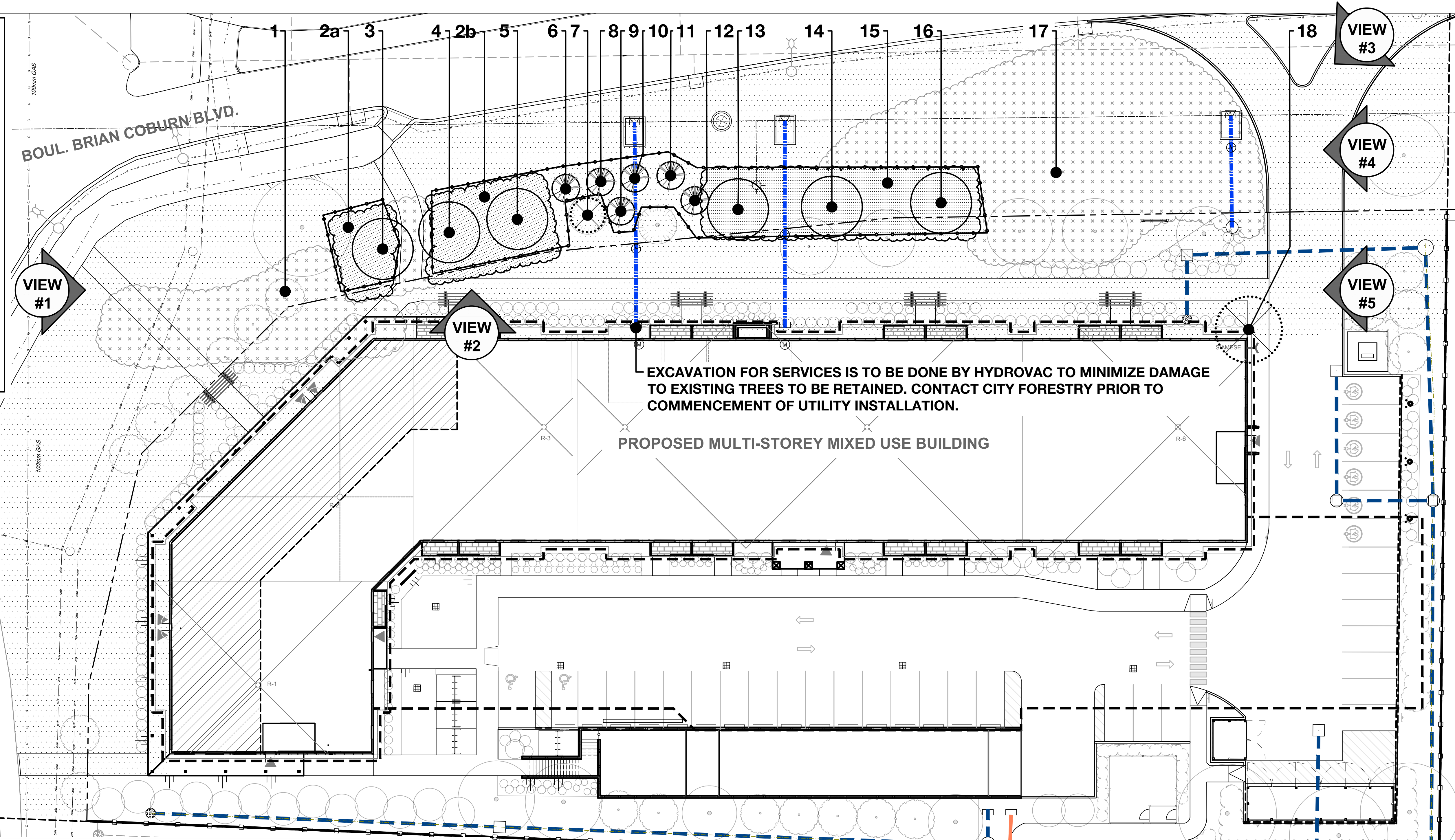
LEGEND

- KEY (DECIDUOUS)
- KEY (CONIFEROUS)
- EXISTING TREES TO REMAIN
- KEY (DECIDUOUS OR CONIFEROUS)
- EXISTING TREES TO BE REMOVED
- KEY
- EXISTING SHRUBS, THICKETS OR GROVES OF VEGETATION TO REMAIN
- KEY
- EXISTING SHRUBS, THICKETS OR GROVES OF VEGETATION TO BE REMOVED
- PROPERTY LINE
- PROPOSED TREE PROTECTION FENCE
- EXISTING TURF IN BOULEVARD

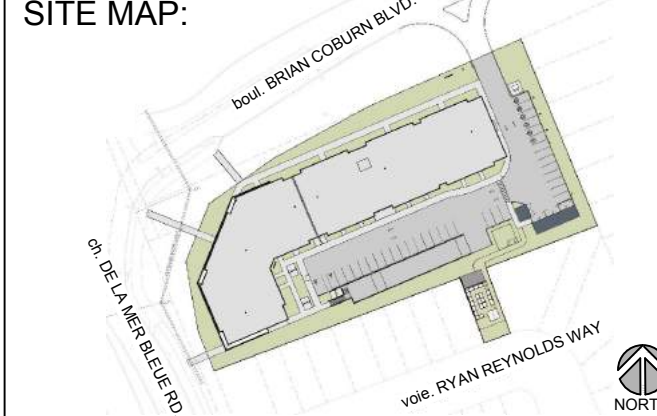
SCALE - 1:200

0 1 3 5m 10m 20m

NORTH



SEYMOUR PACIFIC DEVELOPMENTS LTD.
 100 St Anns Street, Campbell River, B.C.
 (T)250.286.8045 (F)250.286.8046
 www.seymourpacific.ca



PROJECT STATUS:
 ISSUED FOR COORDINATION

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2023-07-07
2	ISSUED FOR SITE PLAN REVIEW	2023-11-03
3	ISSUED FOR SITE PLAN REVIEW	2024-04-29
4	ISSUED FOR SITE PLAN REVIEW	2024-06-04
5	ISSUED FOR SPC SUBMISSION	2024-08-06

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.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

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

PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:

CITY OF OTTAWA:

ADDRESS:
 2275 MER BLEUE ROAD
 OTTAWA, ON

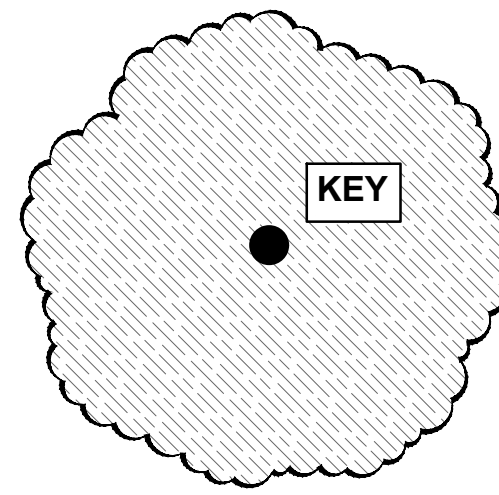
DRAWING TITLE:
TREE CONSERVATION REPORT + PLAN

DRAWN BY: K. SELIN
 CHECKED BY: K. CERVENÝ
 DATE: 2024-08-06
 SCALE: 1:200
 DRAWING #: L.2
 REV #:

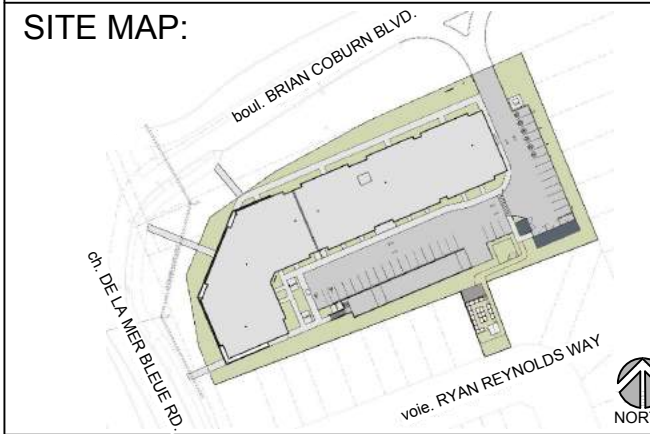
KEY	BOTANICAL NAME	COMMON NAME	DBH	CRZ	CONDITION	OWNERSHIP	NATIVE	DESCRIPTION	ACTION
1	<i>Populus deltoides</i>	Eastern Cottonwood	1 - 20 cm	1 - 2 m	Good	Private & ROW	Yes	Healthy suckering poplar grove of young trees and saplings	Remove
2ab	<i>Physocarpus opulifolius</i>	Common Ninebark	1.5m ht	-	Good	ROW	Yes	Healthy shrubs in boulevard planting bed	Retain 80%
3	<i>Quercus macrocarpa</i>	Bur Oak	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed	Protect & Retain
4	<i>Quercus macrocarpa</i>	Bur Oak	10 cm	1 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed	Protect & Retain
5	<i>Quercus macrocarpa</i>	Bur Oak	15 cm	1.5 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed	Protect & Retain
6	<i>Picea glauca</i>	White Spruce	9 cm	9 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
7	<i>Picea glauca</i>	White Spruce	9 cm	9 m	Dead	ROW	Yes	Dead spruce in boulevard planting bed	Remove & Replace
8	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
9	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
10	<i>Picea glauca</i>	White Spruce	6 cm	6 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
11	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
12	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
13	<i>Glymnocladus dioicis</i>	Kentucky Coffeetree	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
14	<i>Glymnocladus dioicis</i>	Kentucky Coffeetree	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
15	<i>Rhus typhina</i>	Staghorn Sumac	1.8 - 3 m ht	-	Good	ROW	Yes	Boulevard planting bed	Protect & Retain
16	<i>Glymnocladus dioicis</i>	Kentucky Coffeetree	10 cm	1 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
17	<i>Phragmites australis</i>	European Common Reed	1 - 1.8 m ht	-	Good	ROW	No	Highly Invasive	Remove
18	<i>Populus species</i>	Poplar species	15 cm	1.5 m	Good	Private	Yes	Healthy tree	Remove



LEGEND



APPROXIMATE TREE OR TREE FORM SHRUB AND CANOPY AT MAX. GROWTH



PROJECT STATUS:
 ISSUED FOR COORDINATION

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2023-07-07
2	ISSUED FOR SITE PLAN REVIEW	2023-11-03
3	ISSUED FOR SITE PLAN REVIEW	2024-04-29
4	ISSUED FOR SITE PLAN REVIEW	2024-06-04
5	ISSUED FOR SPC SUBMISSION	2024-08-06



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.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

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

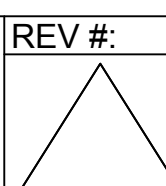
PROJECT NAME:
 CASSETTE COMMONS

PROJECT NUMBER:
 CITY OF OTTAWA:

ADDRESS:
 2275 MER BLEUE ROAD
 OTTAWA, ON

DRAWING TITLE:
 40 YEAR CANOPY PROJECTION

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2024-08-06
SCALE: 1:200
DRAWING #: L.3

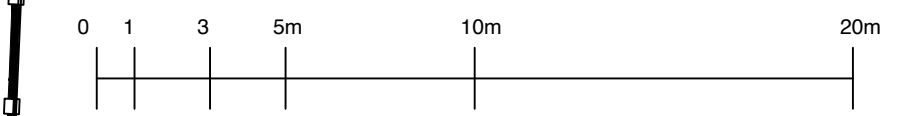


BOUL. BRIAN COBURN BLVD.

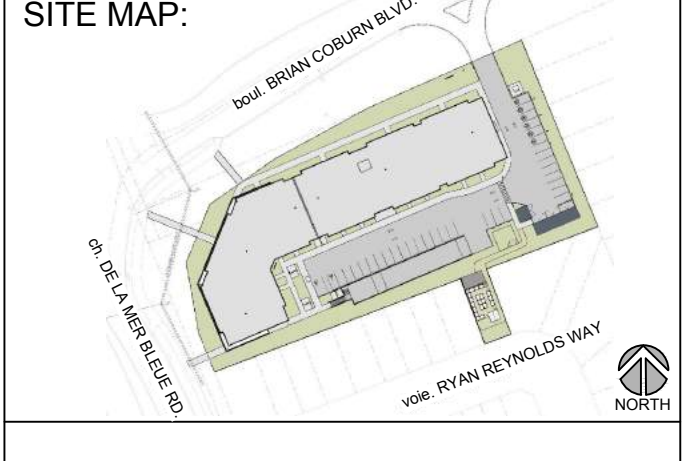
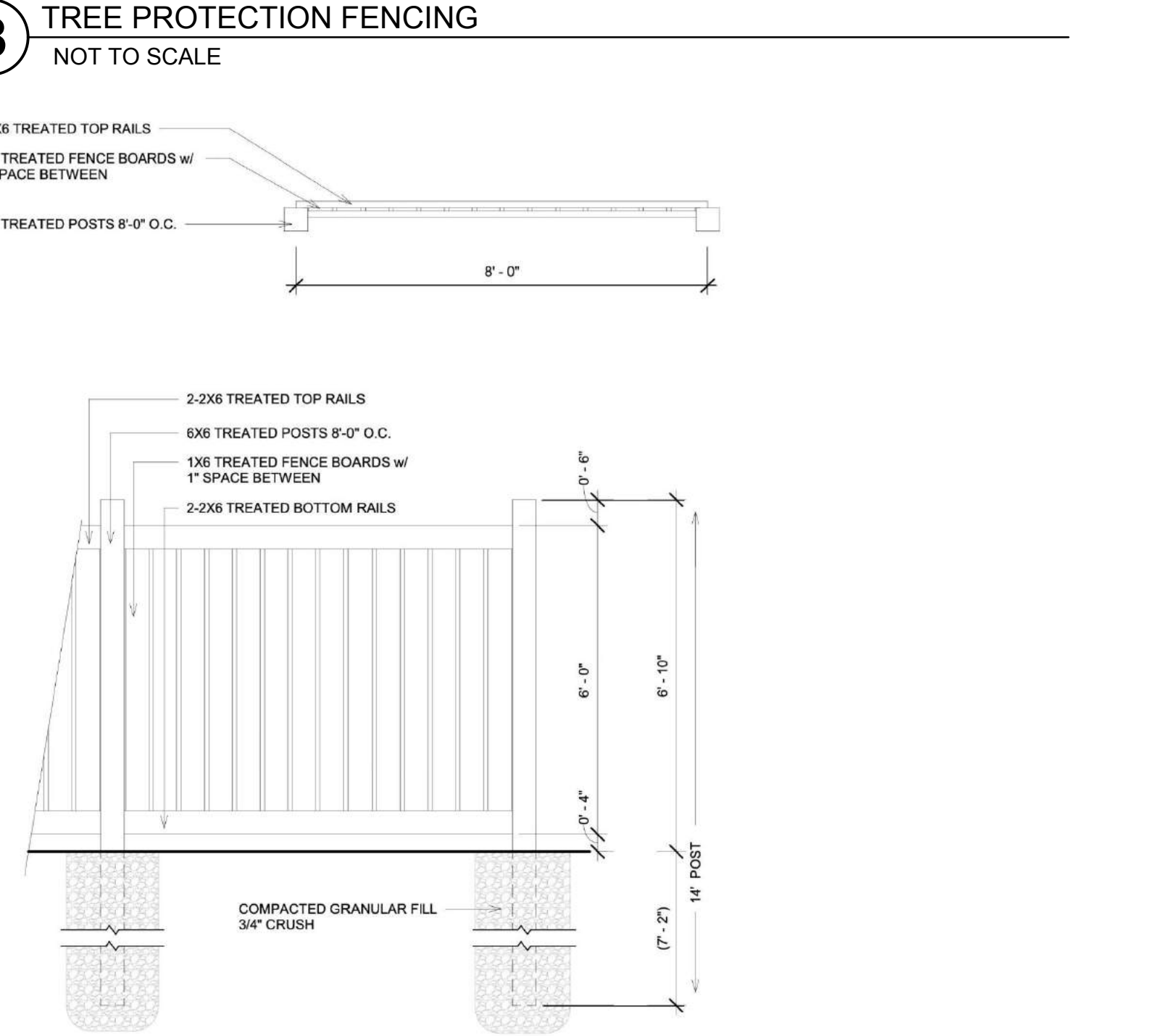
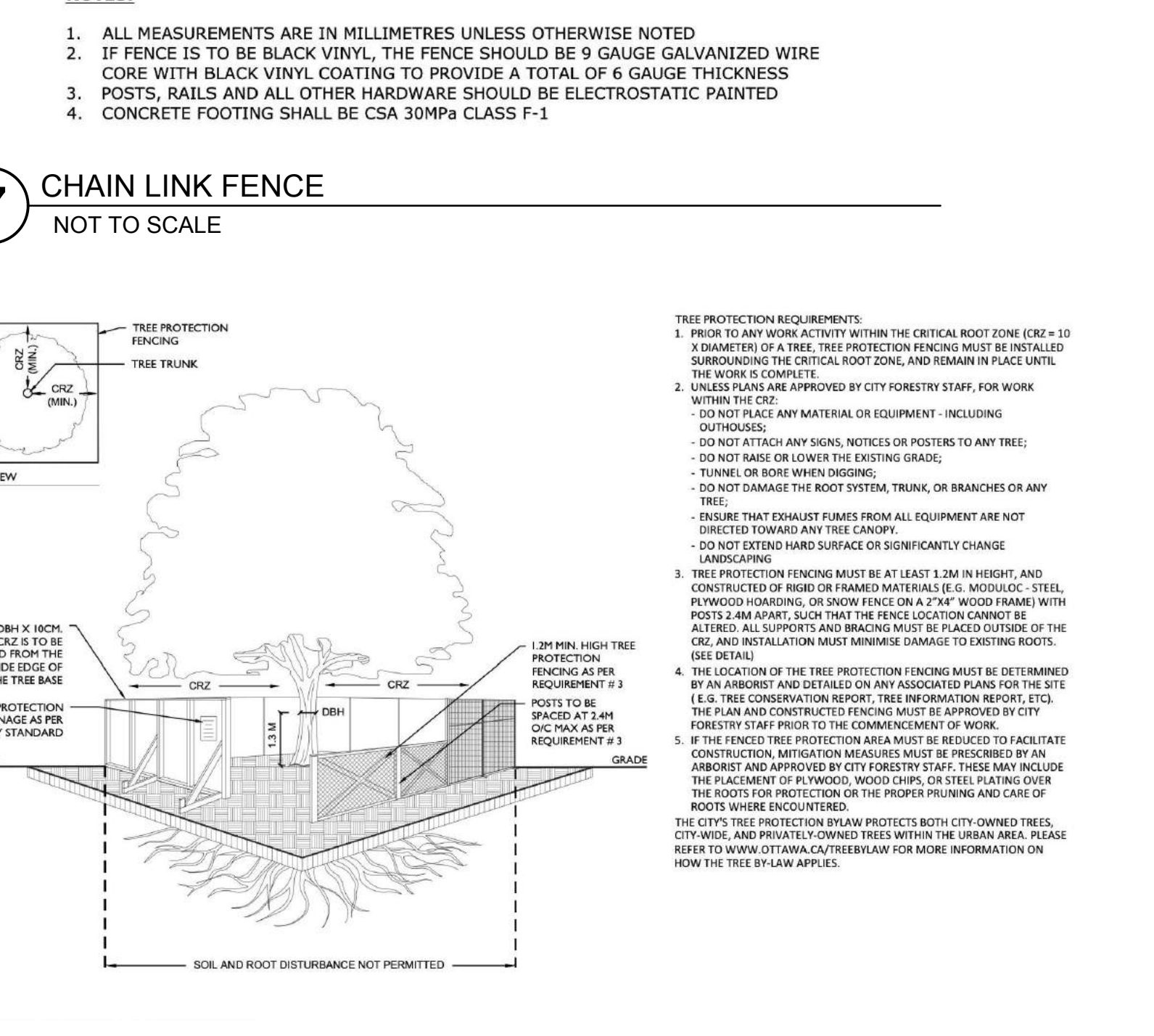
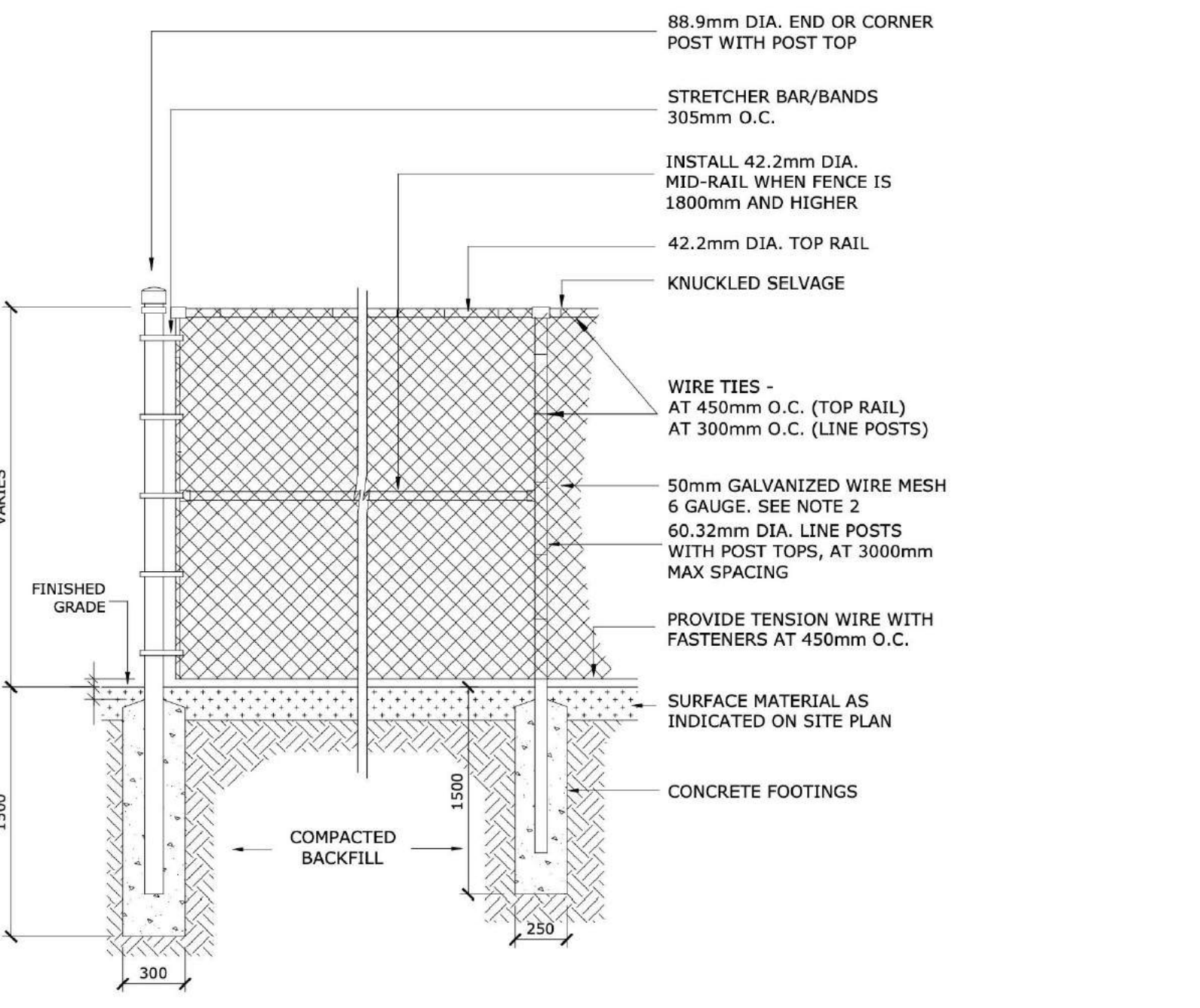
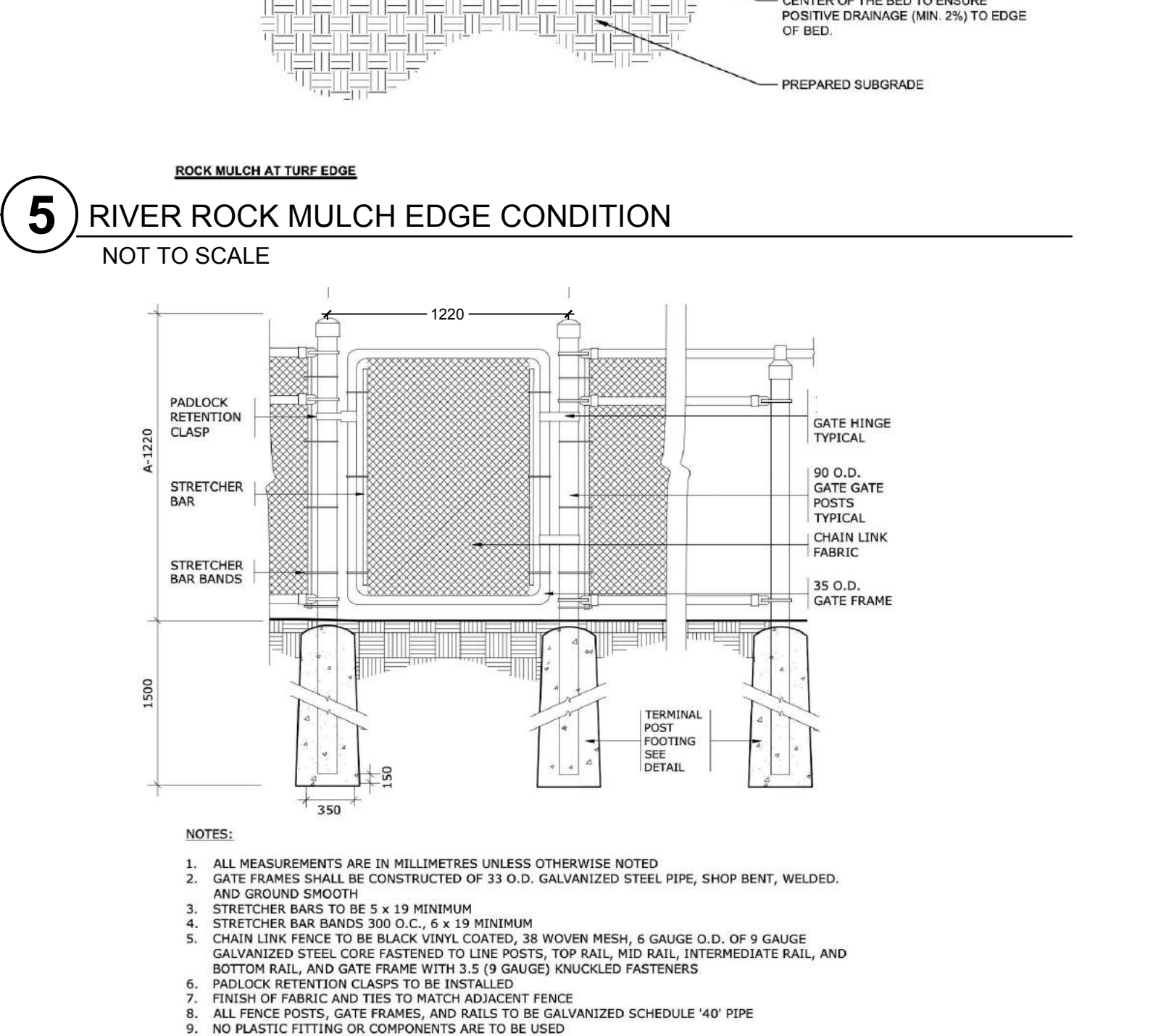
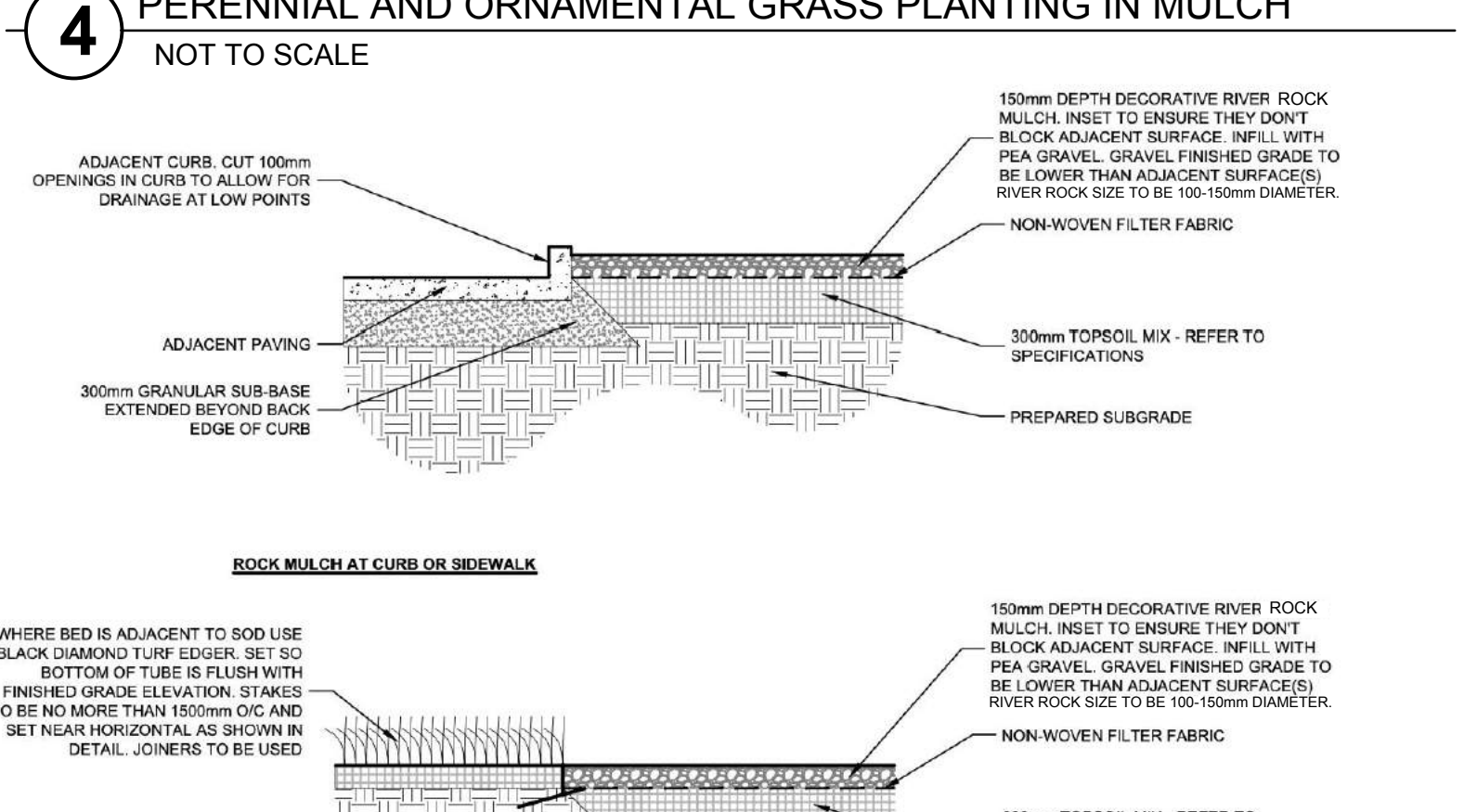
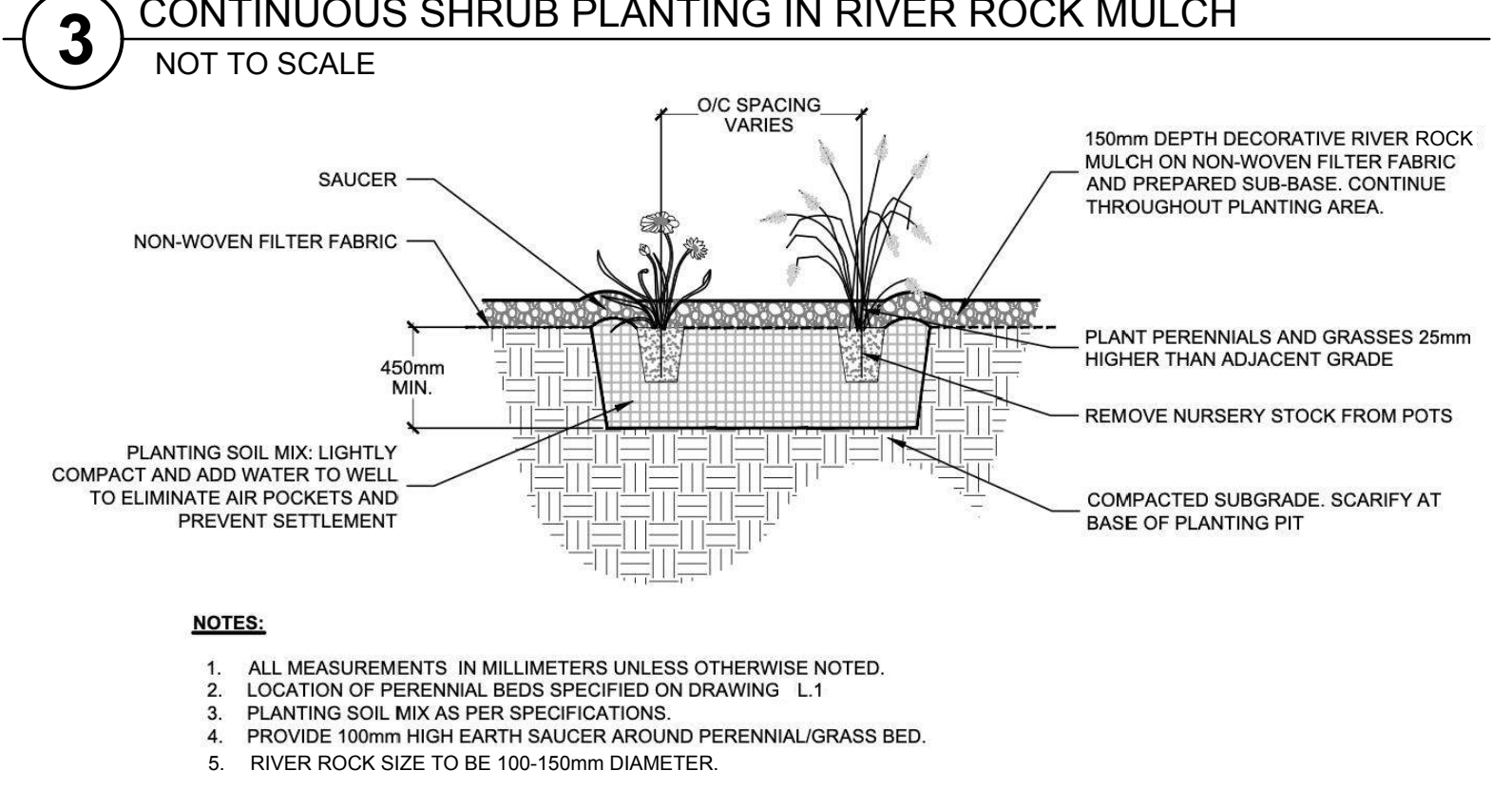
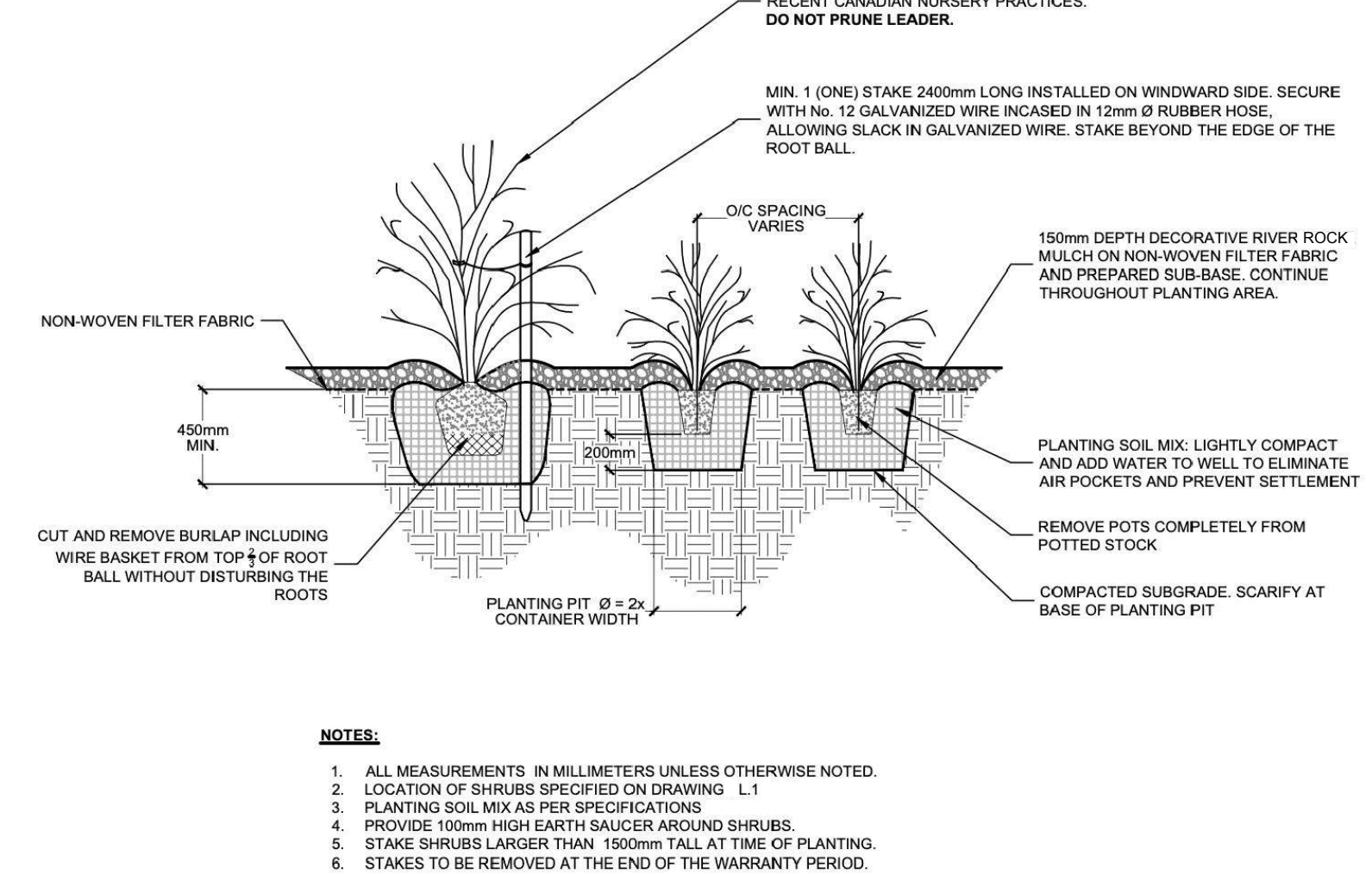
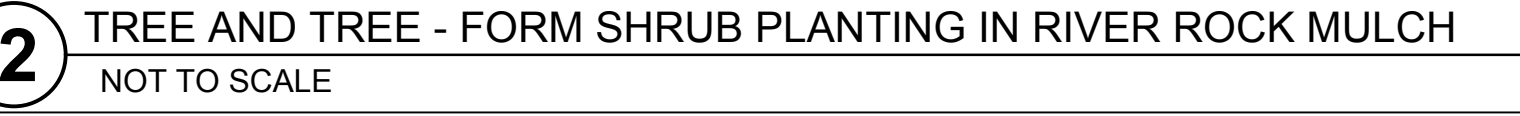
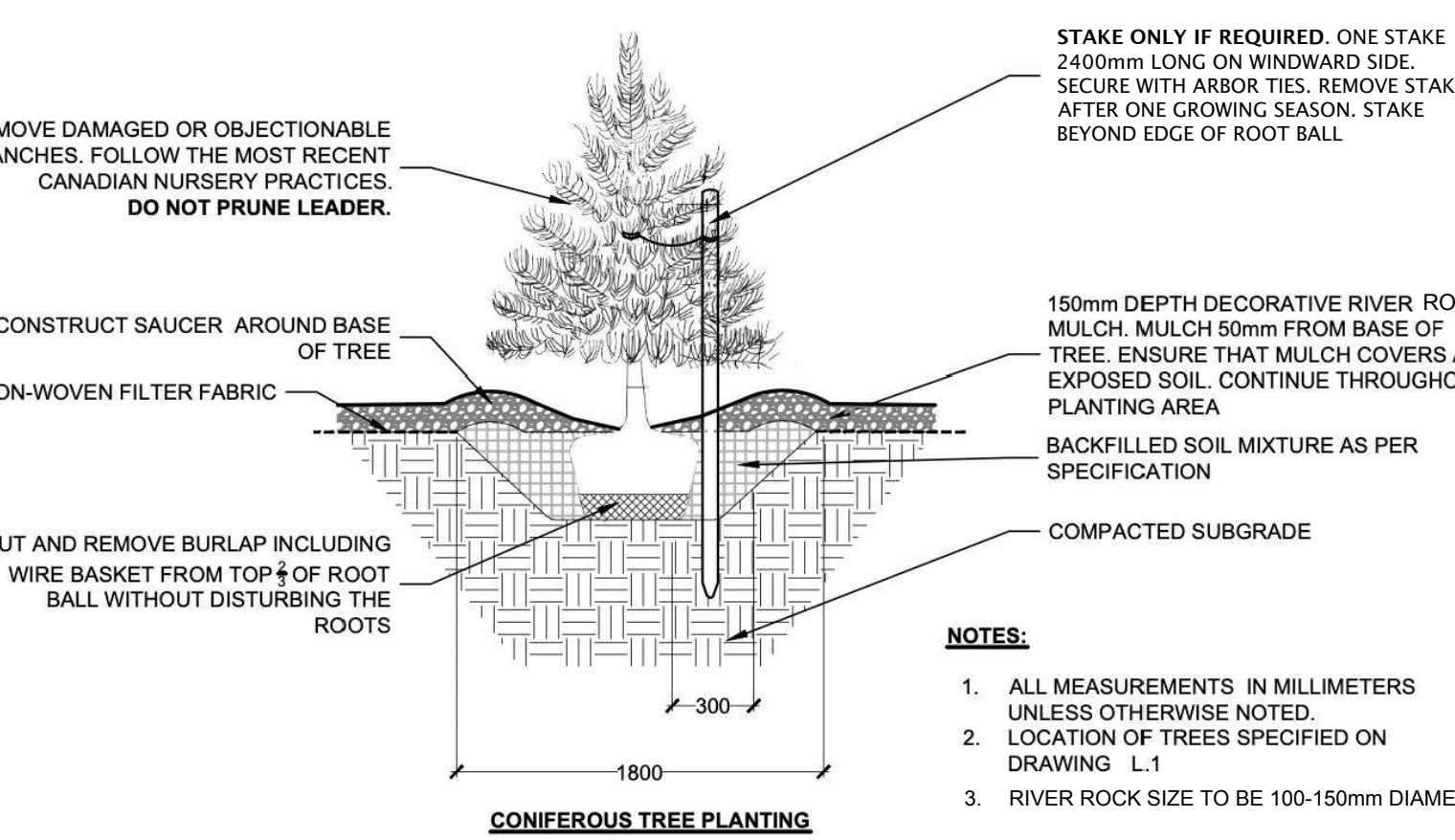
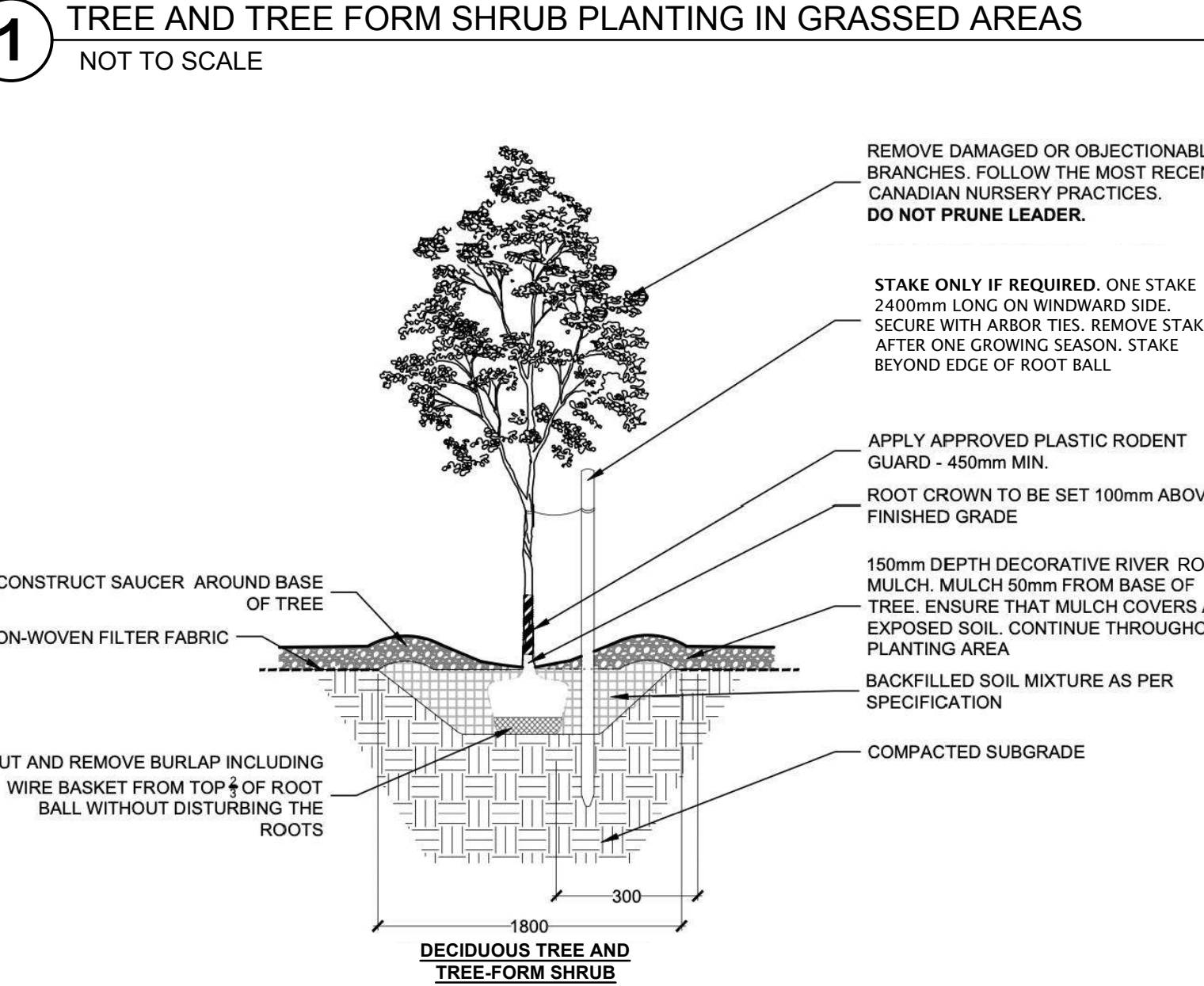
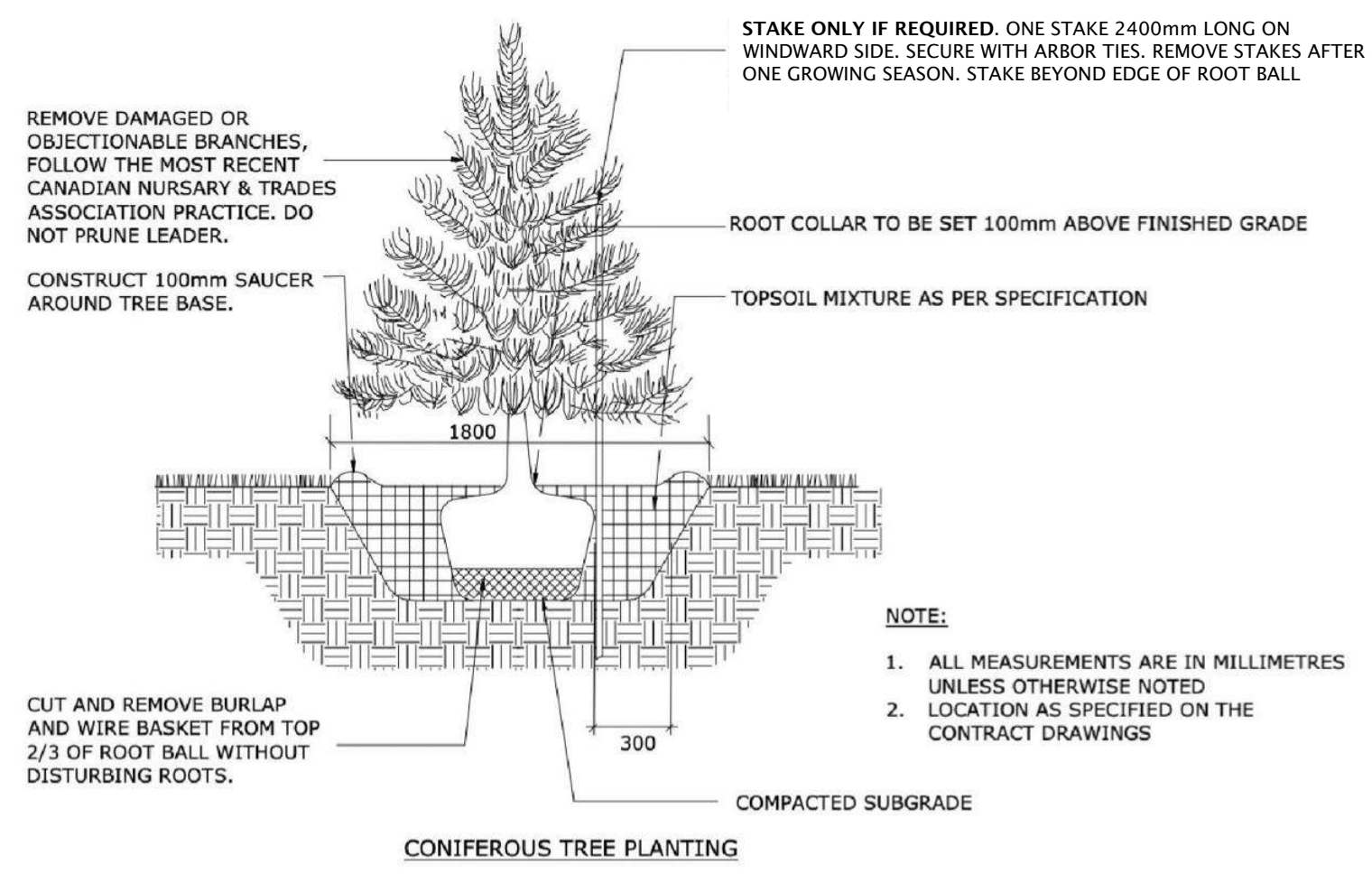
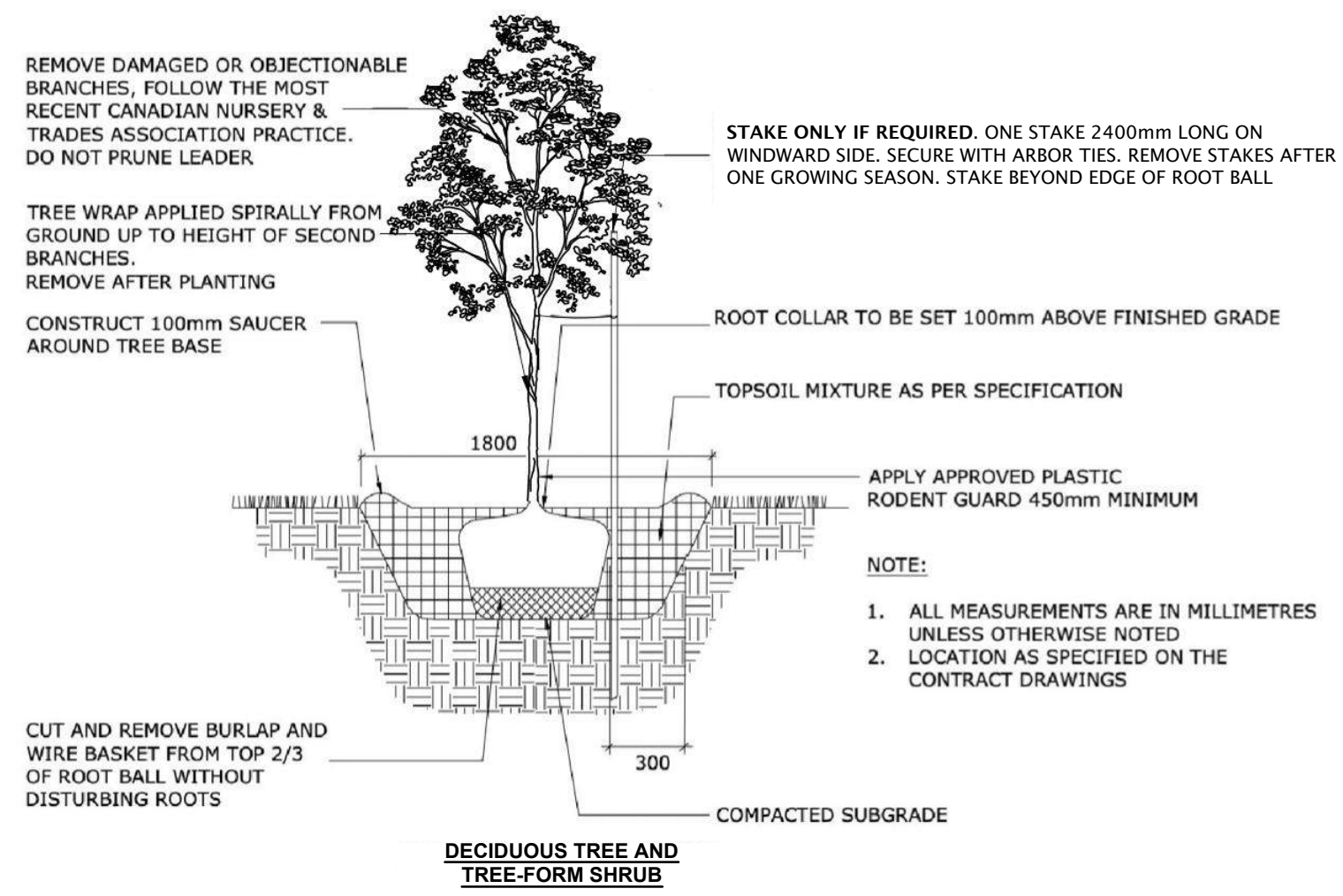
CH. DE LA MER BLEUE RD.

PROPOSED MULTI-STOREY MIXED USE BUILDING

SCALE - 1:200



KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	PROJECTED CANOPY DIAMETER	OWNERSHIP	EXISTING OR PROPOSED	TOTAL COVERAGE (based on % of canopy unobstructed)
DECIDUOUS TREES								
Ac	5	<i>Amelanchier canadensis</i>	Serviceberry	Y	4 m	Private	P	(12.6 m ²) x 3.25 = 41 m ²
Ag	4	<i>Aesculus glabra</i>	Ohio Buckeye	Y	10 m	Private	P	(78.5 m ²) x 3.25= 255 m ²
Ah	2	<i>Carpinus caroliniana</i>	American Hornbeam	Y	10 m	Private	P	(78.5 m ²) x 1.25= 98 m ²
Ca	7	<i>Cornus alternifolia</i>	Pagoda Dogwood	Y	8 m	Private	P	(50.3 m ²) x 3.5 = 176 m ²
Cc	2	<i>Crataegus crus-galli</i>	Hawthorn	Y	10 m	Private	P	(78.5 m ²) x 1.75 = 137 m ²
CxP	4	<i>Cercis canadensis</i> 'Pink Heartbreaker'	Pink Heartbreaker Redbud	C	5 m	City ROW	P	(19.6 m ²) x 3.25 = 64m ²
Gd	3	<i>Gymnocladus dioica</i>	Kentucky Cofeetree	Y	15 m	City ROW	E	(177m ²) x 2.25 = 398 m ²
Mx	4	<i>Malus sargentii</i> 'Rosea'	Pink Sargent Crabapple	C	4 m	City ROW	P	(12.6 m ²) x 3.5 = 44m ²
Ov	2	<i>Ostrya virginiana</i>	Ironwood	Y	8 m	Private	P	(50.3 m ²) x 0.25 = 13 m ²
Qa	1	<i>Quercus alba</i>	White Oak	Y	22 m	City ROW	P	(380m ²) x 1 = 380 m ²
Qm	3	<i>Quercus macrocarpa</i>	Burr Oak	Y	16 m	City ROW	E	(201m ²) x 2 = 402m ²
Sa	3	<i>Sorbus americana</i>	American Mountainash	Y	8 m	Private	P	(50.3 m ²) x 2.75 = 138 m ²
Sd	1	<i>Sorbus decora</i>	Showy Mountainash	Y	8 m	Private	P	(50.3 m ²) x 1 = 50 m ²
TREE - FORM DECIDUOUS SHRUBS								
PoD	8	<i>Physocarpus opulifolius</i> 'Monlo' - Diablo	Diablo Ninebark	N	1.5 m	Private	P	(1.8m ²) x 6.25 = 11 m ²
CONIFEROUS TREES								
Pg	8	<i>Picea glauca</i>	White Spruce	Y	8 m	City ROW	2P, 6E	(50m ²) x 2 = 100 m ²
TOTAL CANOPY COVERAGE:								2196 m ²
% OF SITE CANOPY COVERAGE:								2196/6800 m ² = 32%



PROJECT STATUS:
ISSUED FOR COORDINATION

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2023-07-07
2	ISSUED FOR SITE PLAN REVIEW	2023-11-03
3	ISSUED FOR SITE PLAN REVIEW	2024-04-29
4	ISSUED FOR SITE PLAN REVIEW	2024-06-04
5	ISSUED FOR SPC SUBMISSION	2024-08-06

SEAL:

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY 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.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE MATERIAL ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

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

PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
CITY OF OTTAWA

ADDRESS:
2275 MER BLEUE ROAD
OTTAWA, ON

DRAWING TITLE:
DETAILS

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENÝ
DATE: 2024-08-06
SCALE: AS NOTED
DRAWING #: **L.4** REV #: