

OWNER:
TRIM WORKS DEVELOPMENT LTD.
110 Place d'Orleans Drive
Orleans, ON K1C 2L9

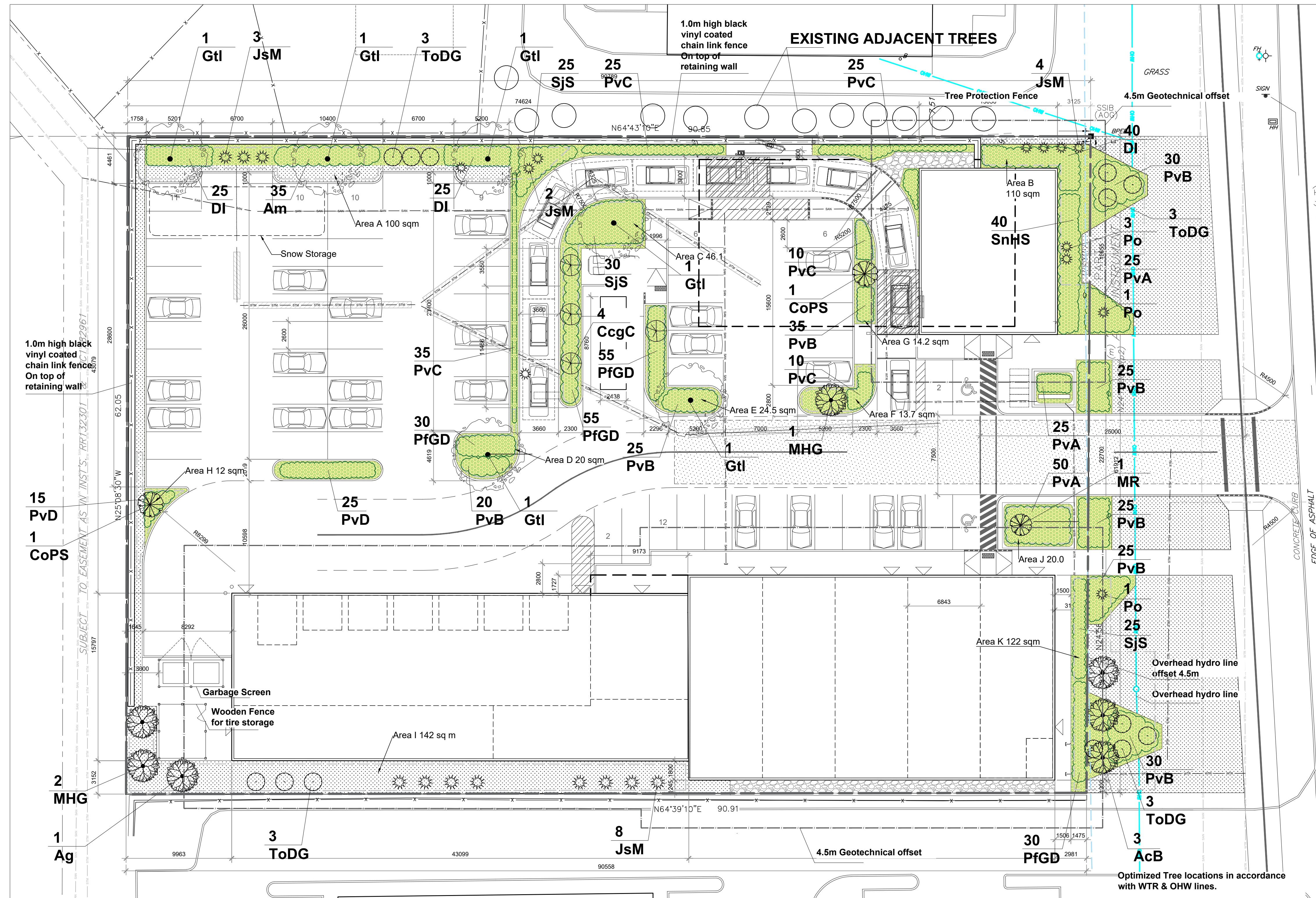
PLANNING CONSULTANT:
Q9 PLANNING + DESIGN
C-43 Eccles Street
OTTAWA, ON K1R 6S3

CIVIL ENGINEER:
LRL ENGINEERING
5430 Canotek Road
Ottawa, ON K1J 9G2

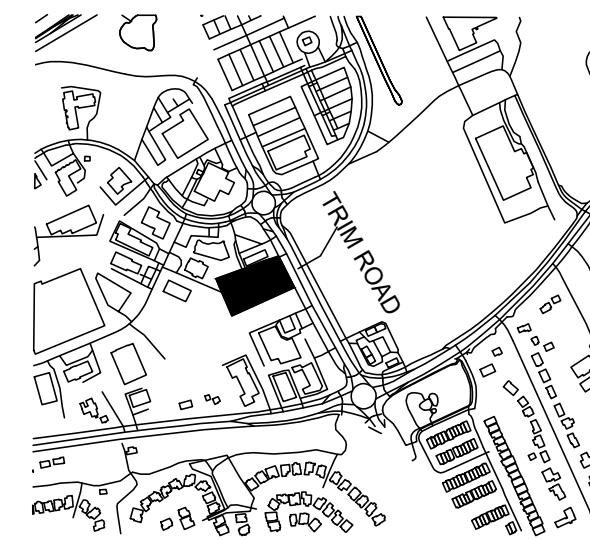
LANDSCAPE ARCHITECTS:
RUHLAND & ASSOCIATES LTD.
200-1750 Courtwood Crescent
Ottawa, ON K2C 2B5

TRAFFIC ENGINEERING
J.L.RICHARDS & ASSOCIATES LTD.
1000-343 Preston Street
Ottawa, ON K13 1N4

- GENERAL NOTES**
- All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
 - The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
 - All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
 - No other trees to be removed without prior approval by Landscape Architect.
- SPC NOTES**
- THIS PLAN IS ISSUED FOR SITE PLAN CONTROL SUBMISSION ONLY.
 - ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING OR CONSTRUCTION.
 - DRAWING TO BE READ IN CONJUNCTION WITH TREE CONSERVATION REPORT. REFER TO TREE CONSERVATION REPORT PREPARED BY IFS ASSOCIATES DATED 2023-09-11 FOR TREE PROTECTION MEASURES AND DETAILS.
 - SERVICING INFORMATION SHOWN AS REFERENCE ONLY. REFER TO CIVIL DRAWINGS.
 - TREE PLANTING PREPARED IN ACCORDANCE WITH: GEOTECHNICAL INVESTIGATION - Proposed Site Redevelopment, 1280 Trim Road. Prepared by LRL Engineering, May 2023.
 - Garbage screen / Wooden fence - Refer to Architectural Drawings.
 - Retaining wall - Refer to Civil Drawings.



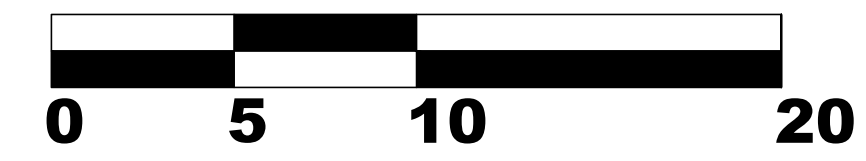
KEY PLAN



LEGEND

- PROPOSED TREES**
- PROPOSED SHRUBS / PERENNIALS**
- GRASS**
- GRAVEL PATHWAY**
- PROPERTY LINE**
- BLACK VINYL COATED CHAIN LINK FENCE**
- OVERHEAD HYDRO LINE**
- GEOTECHNICAL OFFSET**
- SOIL AREA OFFSET**

SCALE 1:200



7		
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3	Re-issued for Site Plan Control	2024/01/18
2	Issued for Site Plan Control	2023/10/26
1	Issued for Site Plan Control	2023/10/16

no.	issue / revision	date
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North seal

Ruhlana & Associates Ltd
200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5
P (613) 224-4744 x 232 F (613) 224-1131 info@rala.ca www.rala.ca

project

PLAZA TRIM WORKS DEVELOPMENT
LEGAL DESCRIPTION:
PART OF LOT 30 CONCESSION 1
TOWNSHIP OF CUMBERLAND

scale	drawn by	designed by
NTS	M. Malkov	R. Ruhlana
date	checked by	plot date
Sep. 2023	R. Ruhlana	
project number	drawing number	
23-1713	L - 01	Landscape Plan

Contractor to check and verify all dimensions on the job

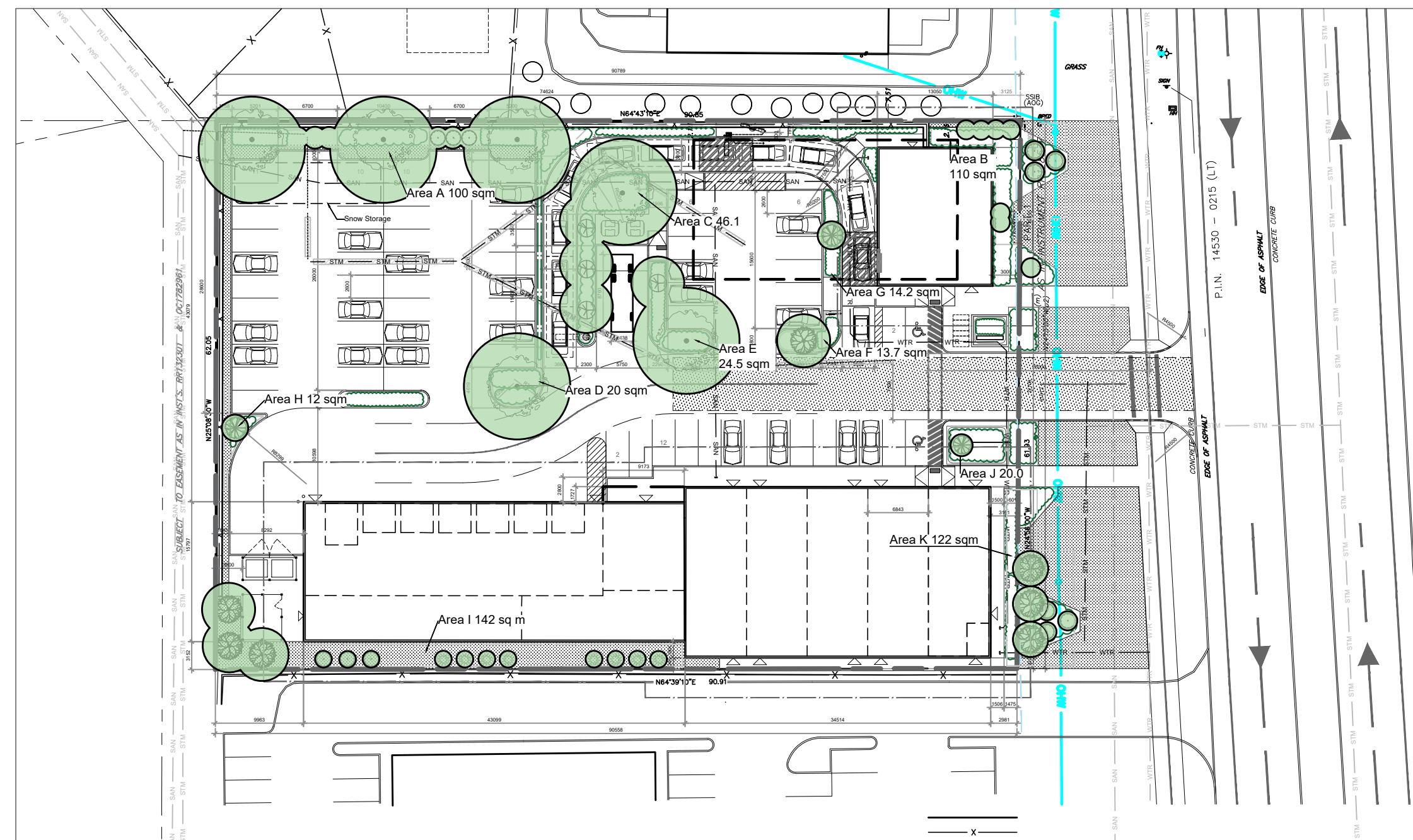
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Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m ³)	Design Soil Volume	Soil Adequacy percentage
AREA A - 3 Medium Trees, 8 Small Conifers				
plant bed (95.8 sq m x 0.9 ave metre deep)	11	65.2	86.2	132%
AREA B - 7 Small Conifers				
plant bed (50 sq m x 0.45 ave metre deep)	7	9.8	22.5	230%
AREA C - 1 Medium, 3 Small Trees				
plant bed (46.1 sq m x 1.2 ave metre deep)	4	63.0	55.3	88%
AREA D - 1 Medium tree				
plant bed (20 sq m x 1.2 ave metre deep)	1	30.0	24.0	80%
AREA E - 1 Medium, 1 Small Tree				
plant bed (24.5 sq m x 1.2ave metre deep)	2	33.0	29.4	89%
AREA F - 1 Ornamental Tree				
plant bed (13.7 sq m x 1.2ave metre deep)	1	20.0	16.4	82%
AREA G - 1 Columnar Tree				
plant bed (14.2 sq m x 1.2ave metre deep)	1	20.0	17.0	85%
AREA H - 1 Columnar Tree				
plant bed (13.5 sq m x 1.2ave metre deep)	1	20.0	16.2	81%
AREA I - 2 Orn, 1 Med.Trees, 11 Small Con.				
plant bed (140.4 sq m x 0.4ave metre deep)	14	57.4	56.2	98%
AREA J - 1 Small Ornamental Tree				
plant bed (20 sq m x 0.4ave metre deep)	1	6.0	8.0	133%
AREA K - 3 Medium Trees, 3 Conifers				
plant bed (122 sq m x 0.4ave metre deep)	6	58.2	48.8	84%

* Smaller columnar trees, small ornamental trees with growth to 8-15cm DBH, large shrubs, and columnar conifers calculated using 'How much soil to grow a big tree' by DeepRoot as a guide

NOTES:

AREAS WHERE SITE CONSTRAINTS (such as parking lot islands, adjacent hard surface areas):
0.9 TO 1.2 METRE DEPTH IMPORTED TOPSOIL (average depth of 1000mm).

AREAS WITHIN OR ADJACENT TO LARGER SOFT LANDSCAPE AREAS (such as wide boulevards, lawns, etc):

0.4 METRE AVERAGE DEPTH OF IMPORTED TOPSOIL OVER APPROVED EXISTING SUBSOIL.
ADDITIONAL IMPORTED TOPSOIL OR APPROVED SUBSOIL TO BE ADDED WHERE SUBGRADE BELOW THE 400mm IMPORTED TOPSOIL IS NOT CONDUSIVE TO PLANT GROWTH.

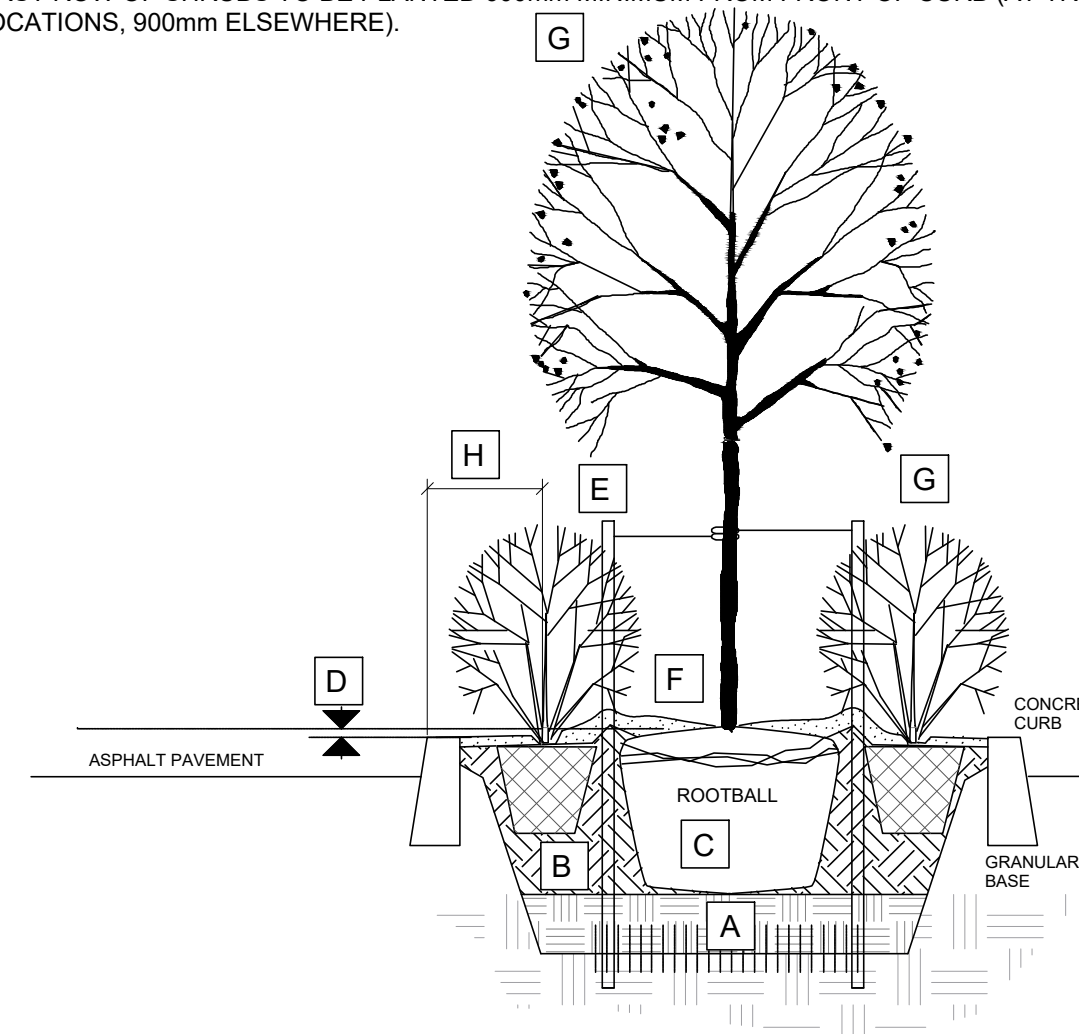
TREE CANOPY COVERAGE

TOTAL CANOPY AREA	1008	m2
TOTAL SITE AREA	5619	m2
PERCENT COVERAGE	17.94%	

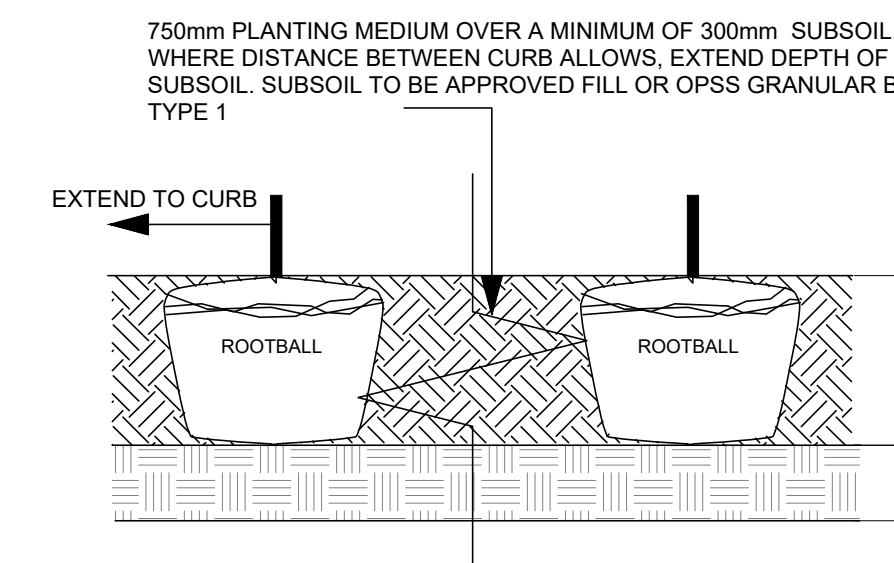
Origin	Plant List	Qty	Botanical Name	Common Name	Mature Height	Scheduled Size	Remarks
DECIDUOUS TREES							
Ntv	Ag	1	Aesculus glabra	Ohio Buckeye	10-15m	50mm caliper	WB, Staked
Ntv H.	AcB	3	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry (tree form)	>3 - 5m	40mm caliper	WB, Staked
Ntv H.	CoPS	2	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	6-8m	60mm caliper	WB, Staked
Ntv H.	CcgC	4	Crataegus crus-galli inermis 'Cruzam'	Thornless Crusader Cockspur Hawthorn	6.5m	45mm caliper	WB, Staked
Ntv H.	Gtl	5	Gleditsia triacanthos var. inermis 'Impc'	Imperial Honeylocust	12m	70mm caliper	WB, Staked
Non Ntv	MHG	3	Malus x 'Harvest Gold'	Harvest Gold Crabapple	6-7m	50mm caliper	WB, Staked
Non Ntv	MR	1	Malus 'Rinki'	Rinki Crabapple	5-6m	35mm caliper	WB, Staked
Non Ntv	UF	3	Ulmus minor x parvifolia 'Frontier'	Frontier Elm	8-10m	60mm caliper	WB, Staked
CONIFERS							
Non Ntv	JsM	17	Juniperus scopulorum 'Medora'	Medora Juniper	4m	125cm ht	150-175cm ht
Ntv H.	ToDG	12	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	3-4m	150 cm ht.	Potted
SHRUBS							
Ntv	Am	35	Aronia melanocarpa	Black Chokeberry		50 cm ht.	Bare root
Ntv	DI	90	Diervilla lonicera	Dwarf Bush-honeysuckle			2 gallon pot
Ntv	Po	2	Physocarpus opulifolius	Ninebark		50cm ht.	Potted
Ntv H.	PFGD	170	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla		2 gallon pot	Potted
Non Ntv	SjS	80	Spiraea japonica 'Shirobana'	Shirobana Spirea		50cm ht	0.9m o.c.
Non Ntv	SnHS	40	Spiraea nipponica 'Halward's Silver'	Halward's Silver Spirea		50cm ht.	Potted, 0.9cm o.c.
PERENNIALS							
Mixed	PvA	100	Low to mid flowering Perennials	Ostrich Fern, Hosta varieties, Bigroot Geranium, Astilbe, Lamium		150mm pot	50-60cm o.c.
Mixed	PvB	215	Mid to high Flowering Perennials	Coneflower, Daylily, Black Eyed Susan, Beebalm, Spiked Speedwell, Blanket Flower, Blazing Star		150mm pot	60-70cm o.c.
Non Ntv	PvC	105	Calamagrostis acutifolia 'Karl Forester'	Karl Foerster Reed Grass		1 Gallon pot	70cm o.c.
Ntv H.	PvD	40	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass		1 Gallon pot	65cm o.c.

Total proposed city owned trees are 3-AcB, 3-ToDS, 2-Po, 105-PvB and 30-PvA. The rest are private.
Tree dimensions are taken from consensus of tree lists by Universities and Nurseries

- A SUBSOIL / SUBGRADE CULTIVATED LAYER
- B PLANTING MEDIUM
- C ROOTBALL / POT
- D TOP OF ROOT CROWN TO BE FLUSH WITH PLANTING SOIL
- E 2-METAL POSTS (40x 40x 2100 mm) PLACE AT OUTSIDE OF ROOTBALL AND FASTEN TO TRUNK WITH 3 mmØ GALVANIZED WIRE AND 25 mmØ 2 PLY REINFORCED HOSE (PARALLEL TO CURB).
- F 50-75 mm MULCH LAYER, KEEP MULCH AWAY FROM STEMS AND PROVIDE 100mm DEEP SAUCER.
- G PRUNE DAMAGE, DISEASED OR WEAK BRANCHES AS PER ACCEPTED HORTICULTURAL PRACTICE. DO NOT DAMAGE OR REMOVE LEADER
- H FIRST ROW OF SHRUBS TO BE PLANTED 600mm MINIMUM FROM FRONT OF CURB (AT TREE LOCATIONS, 900mm ELSEWHERE).



PLANTING IN MEDIAN



SECTION LENGTHWISE THROUGH MEDIAN

Bed Preparation

- 1 EXCAVATE OR PLACE FILL FOR PLANTING BED TO PROVIDE 750mm MINIMUM DEPTH OF PLANTING MEDIUM AND 300mm DEPTH SUBSOIL (CONTINUOUS BETWEEN TREES). CULTIVATE PLANTING SUBSOIL INTO SUBGRADE TO A DEPTH OF 150mm.
- 2 PLACE COMPACTED PLANTING MEDIUM ON SUBSOIL TO ACHIEVE FINAL GRADE.
- 3 CENTRE OF BED TO BE CROWNED ABOVE ADJACENT GRADE TO APPROVAL OF CONSULTANT.

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LEGAL DESCRIPTION:
PART OF LOT 30 CONCESSION 1 TOWNSHIP OF CUMBERLAND

scale NTS	drawn by M. Malkov	designed by R. Ruhland
date Sep. 2023	checked by R. Ruhland	plot date
project number 23-1713	drawing number L - 02	Canopy coverage Plan, Soil volume and Plant List

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