

**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 K1J 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.

*John Sevigny*

**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By sevignyo at 4:28 pm, Jan 22, 2025

no.	issue / revision	date
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North	seal	

**Ruhland & Associates Ltd**  
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P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca

**PLAZA TRIM WORKS DEVELOPMENT**

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

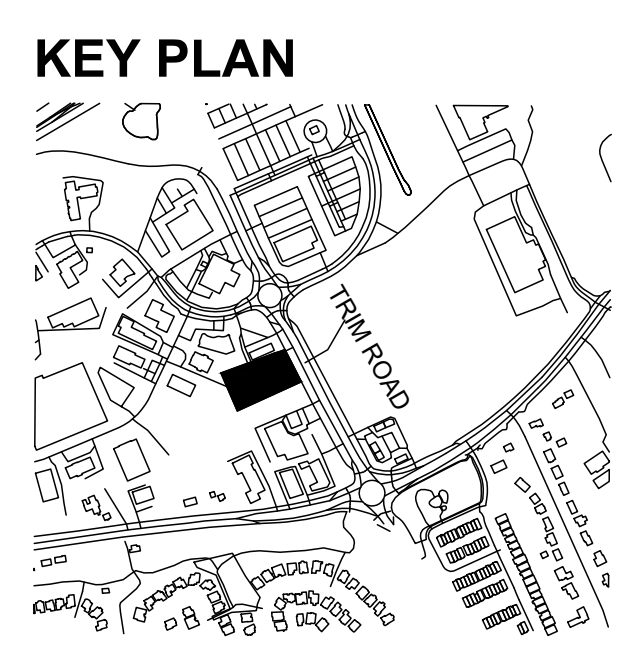
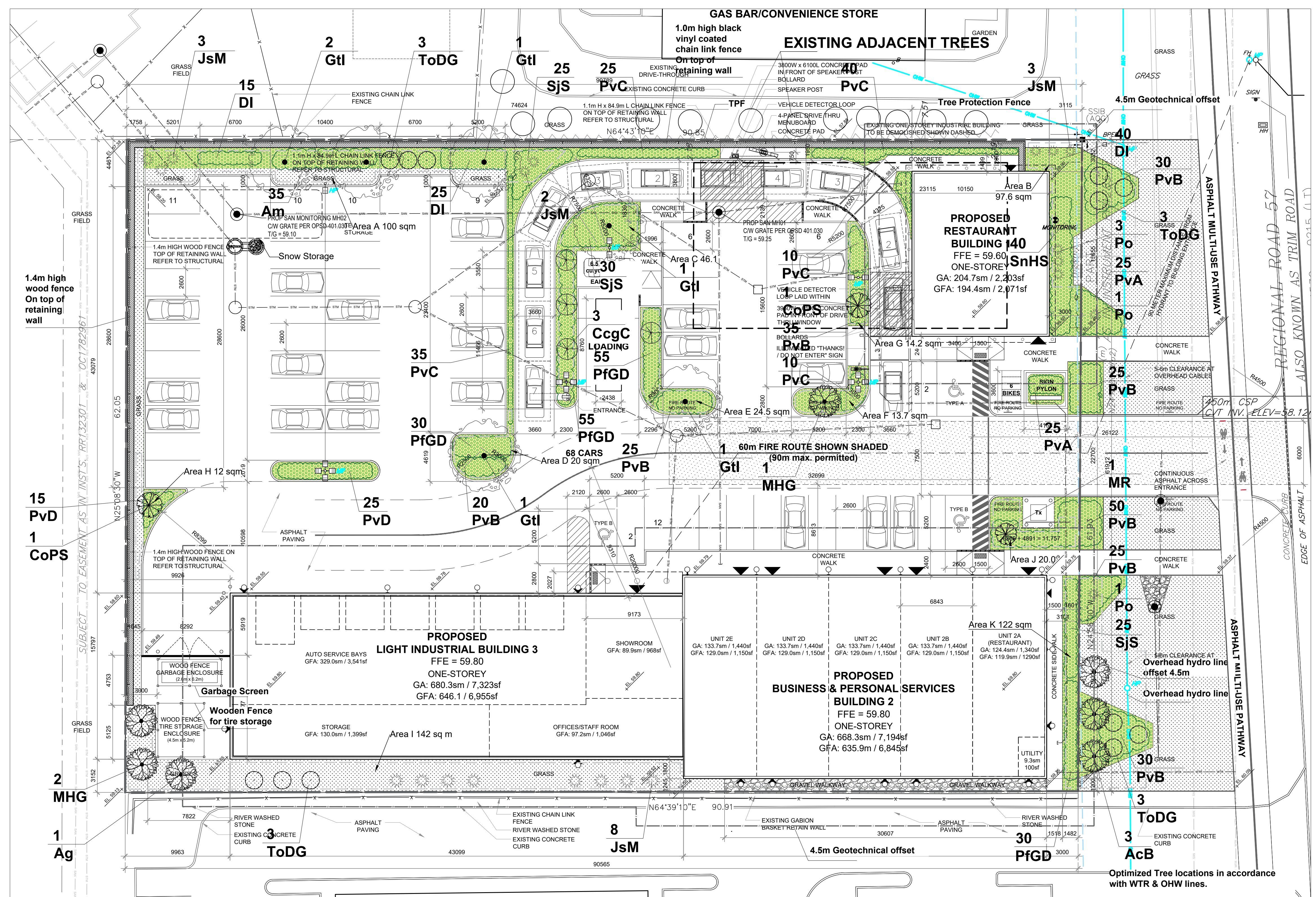
scale NTS	drawn by M. Malkov	designed by R. Ruhland
date Sep. 2023	checked by R. Ruhland	plot date

project number  
**23-1713**

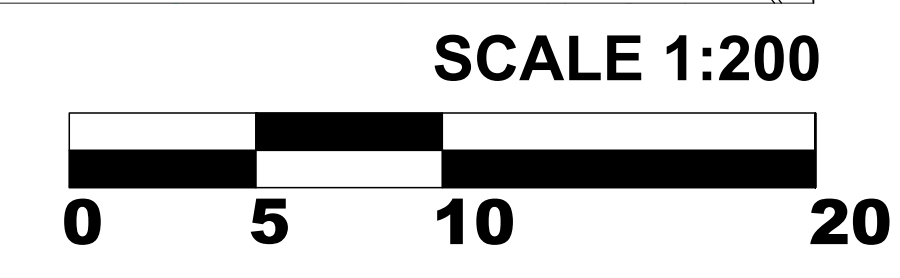
drawing number  
**L - 01**

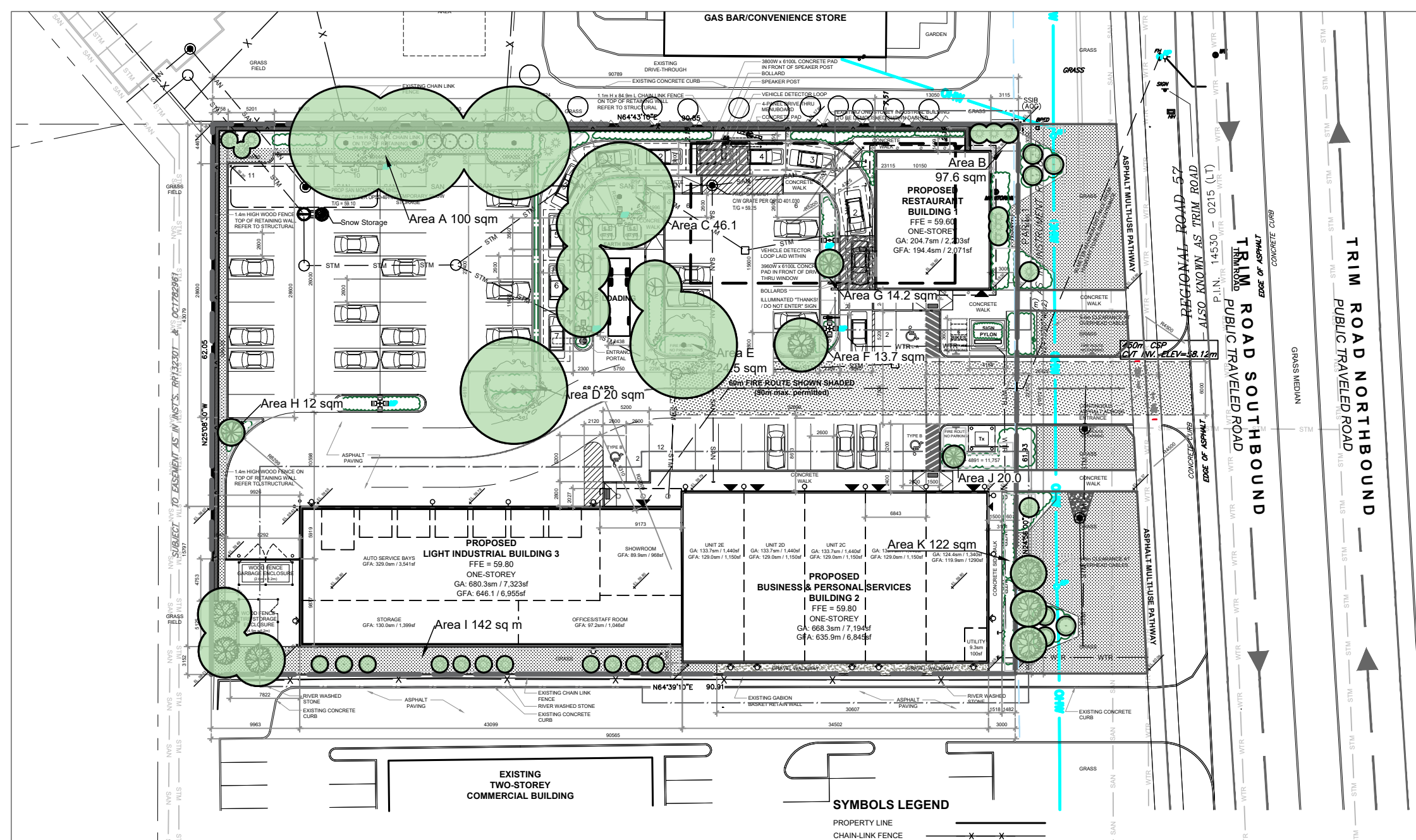
**Landscape Plan**

Contractor to check and verify all dimensions on the job



- 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





Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m <sup>3</sup> )	Design Soil Volume	Soil Adequacy percentage
<b>AREA A - 3 Medium Trees, 8 Small Conifers</b> plant bed (95.8 sq m x 0.9 ave metre deep)	11	65.2	86.2	132%
<b>AREA B - 6 Small Conifers</b> plant bed (50 sq m x 0.45 ave metre deep)	6	9.8	22.5	230%
<b>AREA C - 1 Medium, 3 Small Trees</b> plant bed (46.1 sq m x 1.2 ave metre deep)	4	63.0	55.3	88%
<b>AREA D - 1 Medium tree</b> plant bed (20 sq m x 1.2 ave metre deep)	1	30.0	24.0	80%
<b>AREA E - 1 Medium, 1 Small Tree</b> plant bed (24.5 sq m x 1.2ave metre deep)	2	33.0	29.4	89%
<b>AREA F - 1 Ornamental Tree</b> plant bed (13.7 sq m x 1.2ave metre deep)	1	20.0	16.4	82%
<b>AREA G - 1 Columnar Tree</b> plant bed (14.2 sq m x 1.2ave metre deep)	1	20.0	17.0	85%
<b>AREA H - 1 Columnar Tree</b> plant bed (13.5 sq m x 1.2ave metre deep)	1	20.0	16.2	81%
<b>AREA I - 2 Orn, 1 Med. Trees, 11 Small Con.</b> plant bed (140.4 sq m x 0.4ave metre deep)	14	57.4	56.2	98%
<b>AREA J - 1 Small Ornamental Tree</b> plant bed (20 sq m x 0.4ave metre deep)	1	6.0	8.0	133%
<b>AREA K - 3 Medium Trees, 3 Conifers</b> 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	1005	m2
TOTAL SITE AREA	5619	m2
PERCENT COVERAGE	17.89%	

Origin	Plant List	Qty	Botanical Name	Common Name	Mature Height	Scheduled Size	Remarks
		20	<b>DECIDUOUS TREES</b>				
Ntv	Ag	1	Aesculus glabra	Ohio Buckeye	10-15m	50mm caliper	WB, Staked
Ntv	AcB	3	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry (tree form)	>3 - 5m	40mm caliper	WB, Staked
Ntv	CoPS	2	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	6-8m	60mm caliper	WB, Staked
Ntv	CcgC	4	Crataegus crus-galli inermis 'Cruzam'	Thornless Crusader Cockspur Hawthorn	6.5m	45mm caliper	WB, Staked
Non Ntv	Gtl	6	Gleditsia triacanthos var. inermis 'Impc'	Imperial Honeylocust	12m	70mm caliper	WB, Staked
Ntv H	MHG	3	Malus x 'Harvest Gold'	Harvest Gold Crabapple	6-7m	50mm caliper	WB, Staked
Ntv H	MR	1	Malus 'Rinki'	Rinki Crabapple	5-6m	35mm caliper	WB, Staked
		28	<b>CONIFERS</b>				
Non Ntv	JsM	16	Juniperus scopulorum 'Medora'	Medora Juniper	4m	125cm ht	150-175cm ht
Ntv	ToDG	12	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	3-4m	150 cm ht.	Potted
		410	<b>SHRUBS</b>				
Ntv	Am	35	Aronia melanocarpa	Black Chokeberry		50 cm ht.	Bare root
Ntv	DI	80	Diervilla lonicera	Dwarf Bush-honeysuckle			2 gallon pot
Ntv	Po	5	Physocarpus opulifolius	Ninebark		50cm ht.	Potted
Ntv	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.
Ntv H	ToDS	9	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire White Cedar		200cm ht	Full clumps
			<b>PERENNIALS</b>				
	PvA	100	Low to mid flowering Perennials			150mm pot	50-60cm o.c.
	PvB	190	Mid to high Flowering Perennials			150mm pot	60-70cm o.c.
	PvC	120	Calamagrostis acutifolia 'Karl Forester'	Karl Foerster Reed Grass		1 Gallon pot	70cm o.c.
	PvD	40	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass		1 Gallon pot	65cm o.c.

Species Origins: Ntv - Native, Ntv H - NAtive Hybrid, Non Ntv- Non Native

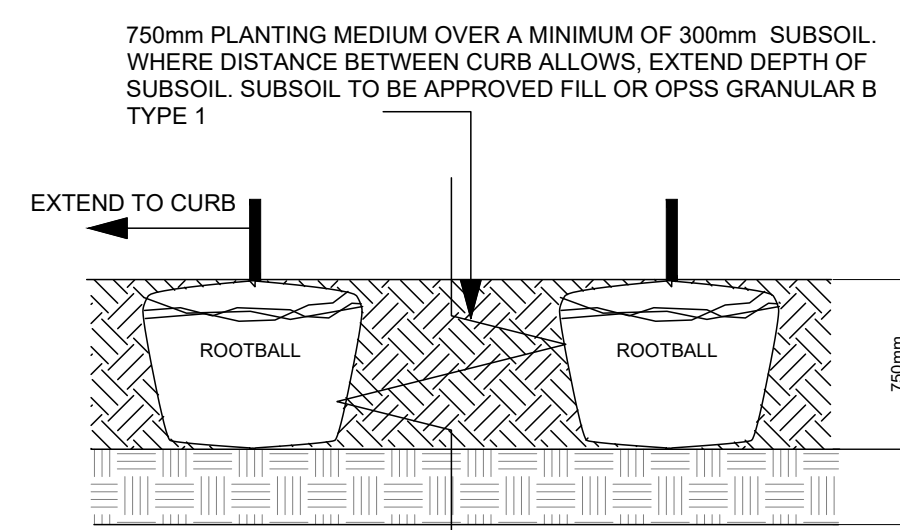
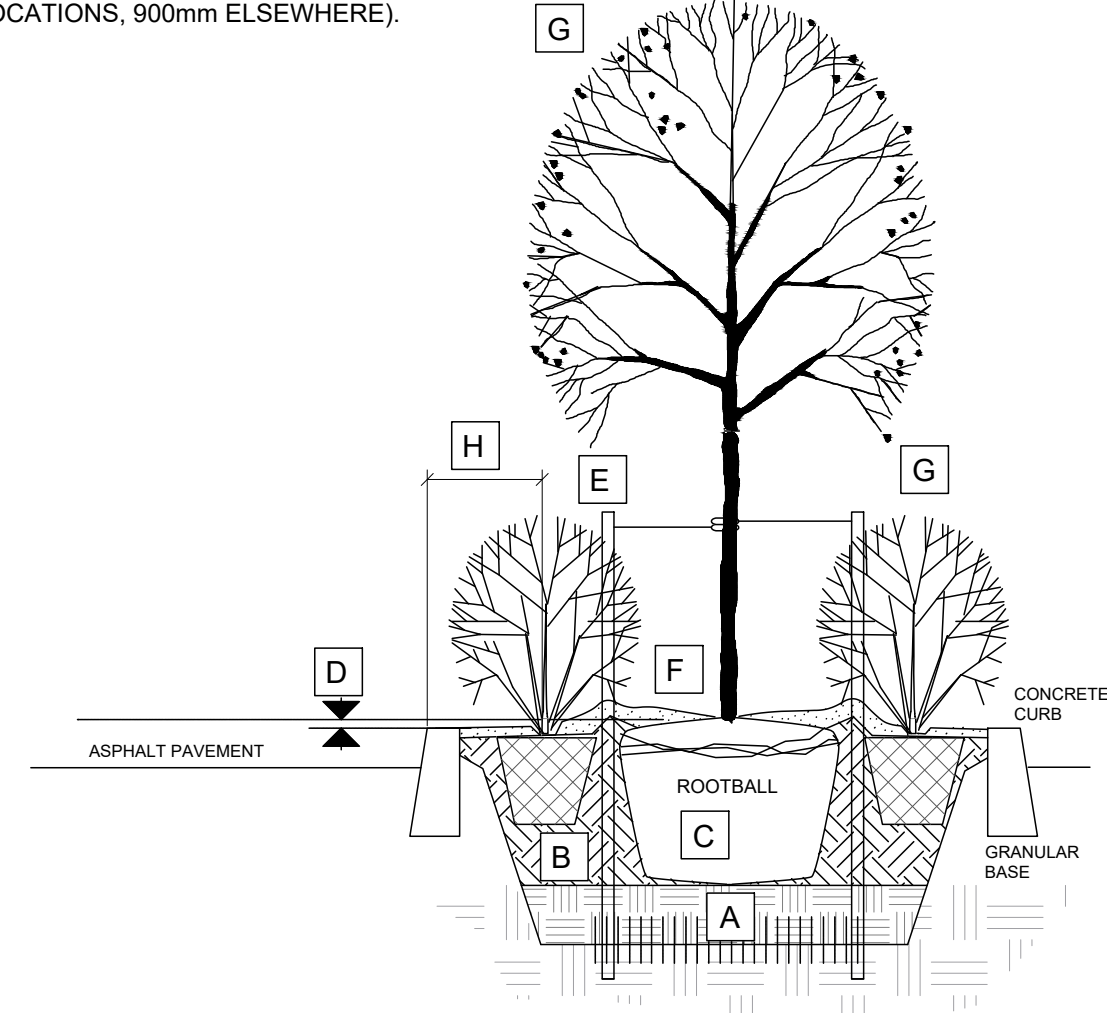
Total proposed city owned trees are 3-AcB, 3-ToDS, 2-Po, 105-PvB and 30-PvA. The rest are private.

Tree dimensions are taken from consensus of tree lists by Universities and Nurseries

*[Signature]*  
**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By sevignyo at 4:29 pm, Jan 22, 2025

- 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).



- Bed Preparation
- 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.
  - PLACE COMPACTED PLANTING MEDIUM ON SUBSOIL TO ACHIEVE FINAL GRADE.
  - CENTRE OF BED TO BE CROWNED ABOVE ADJACENT GRADE TO APPROVAL OF CONSULTANT.

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North seal  
*[North Arrow]*

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

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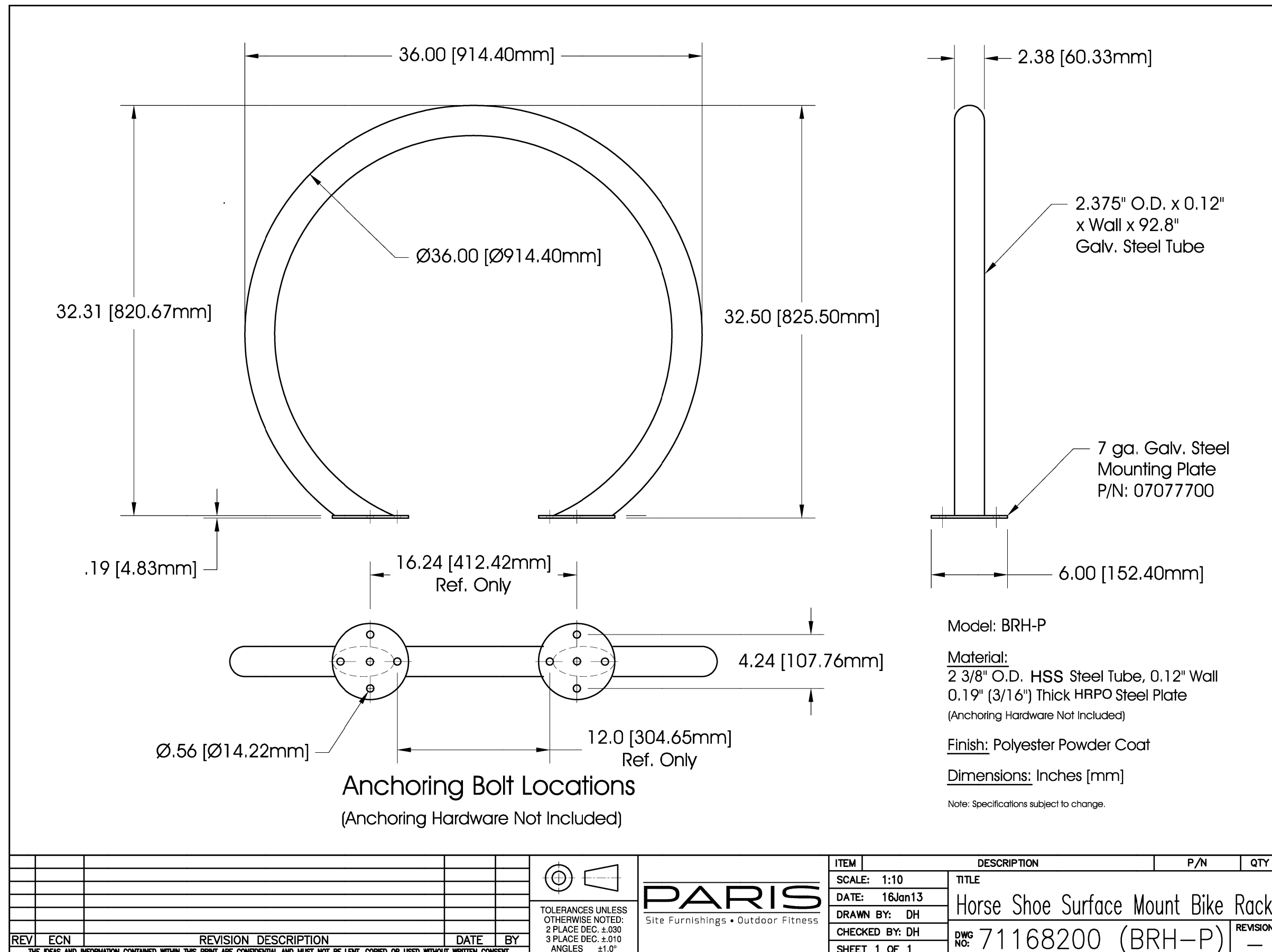
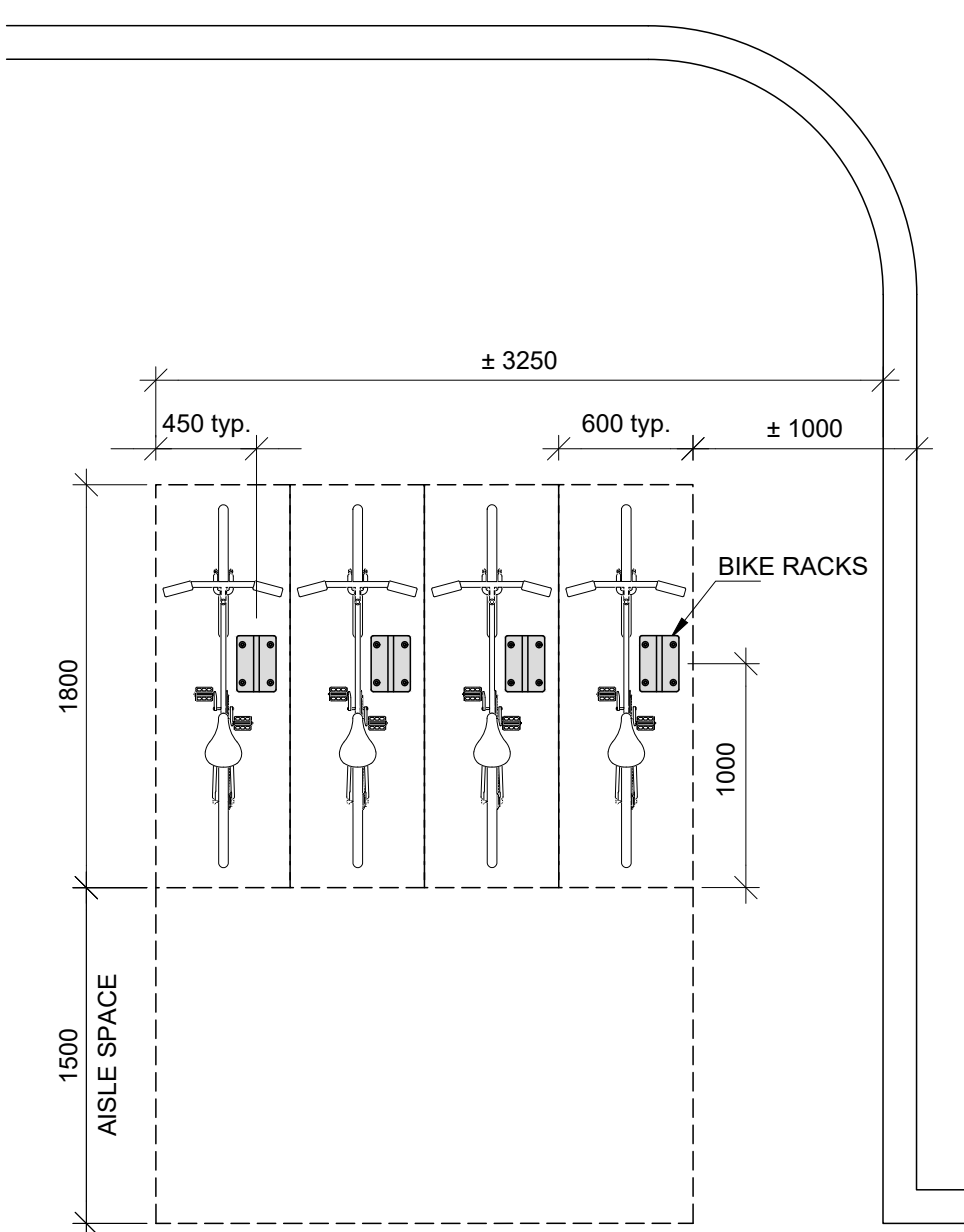
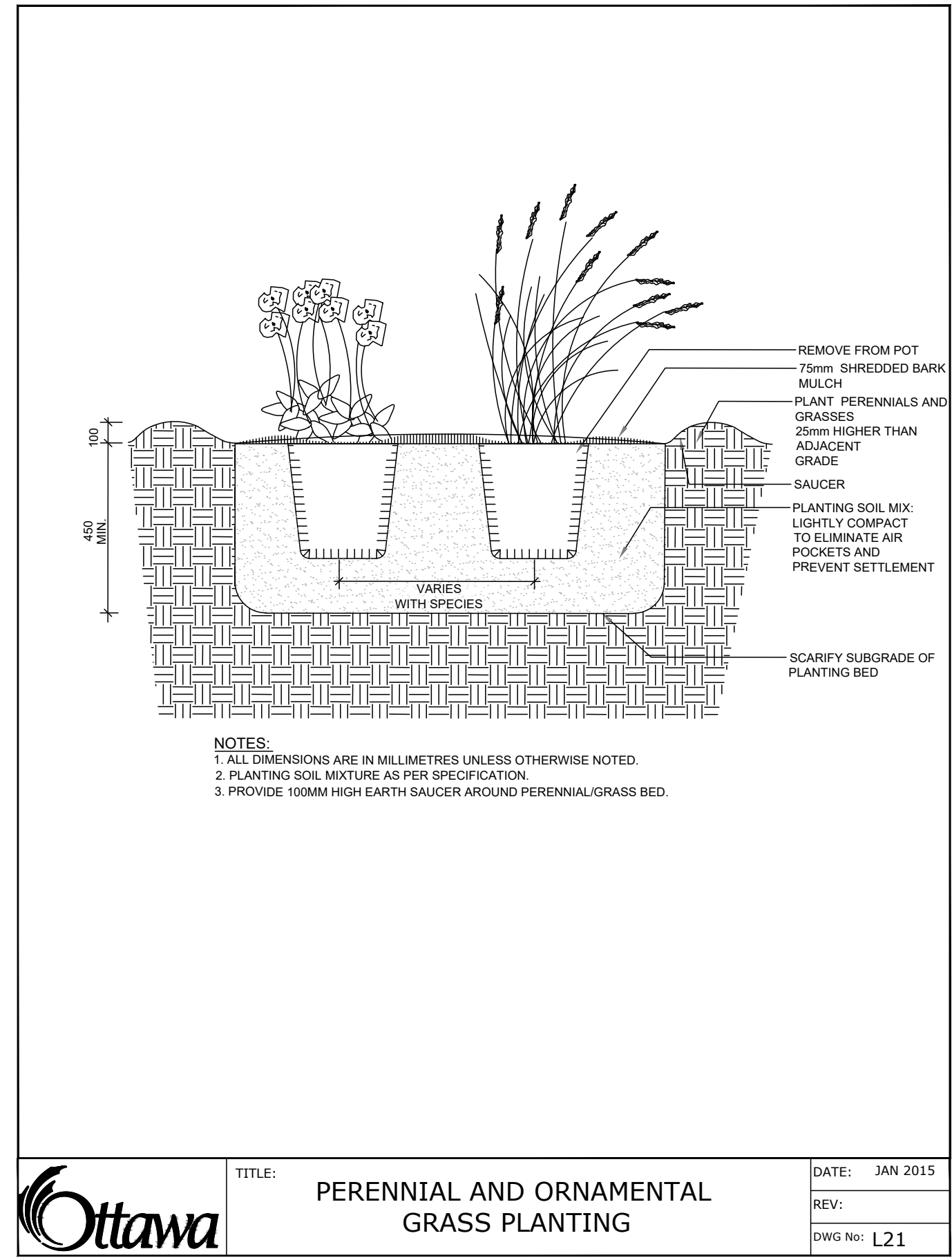
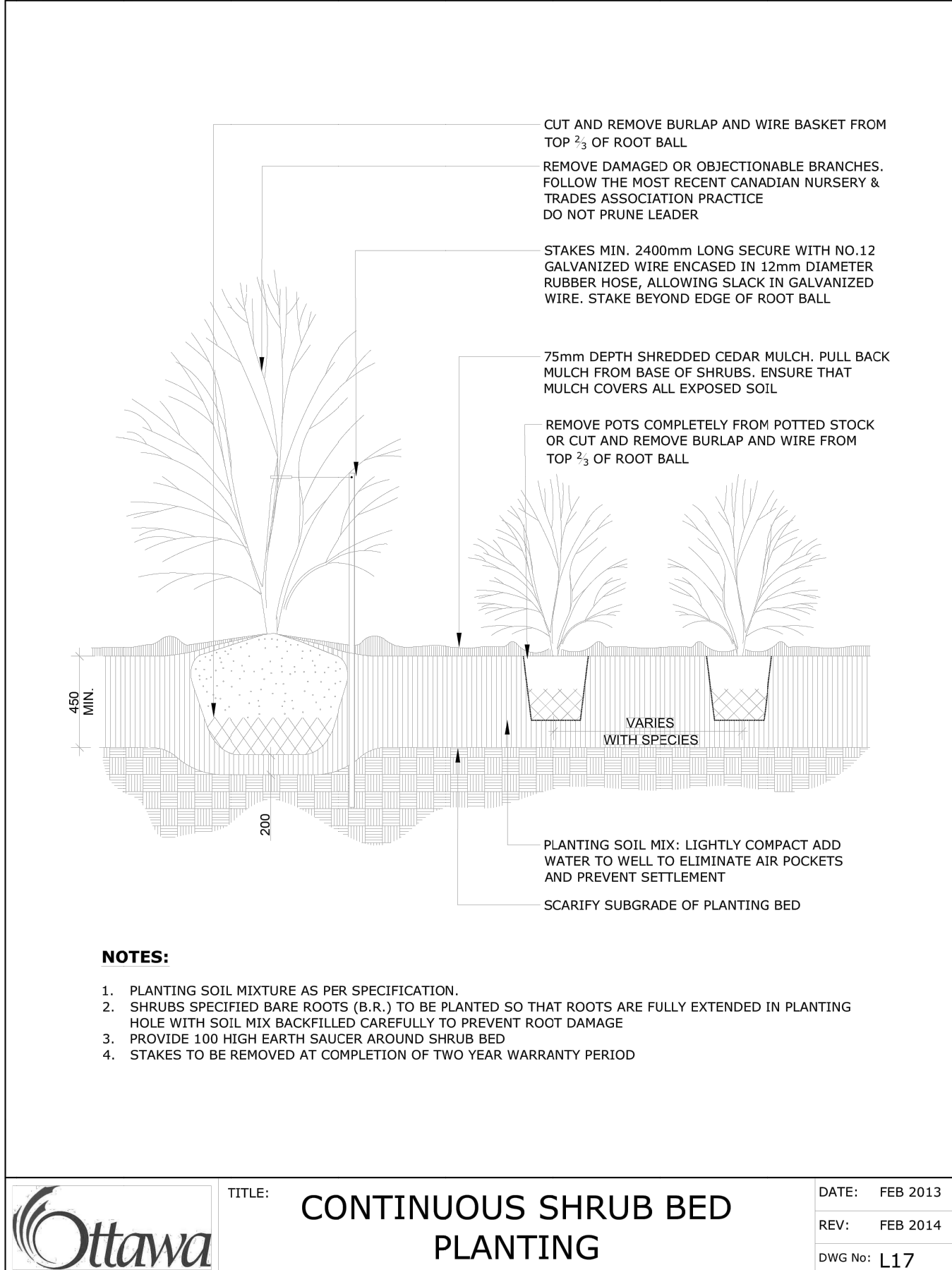
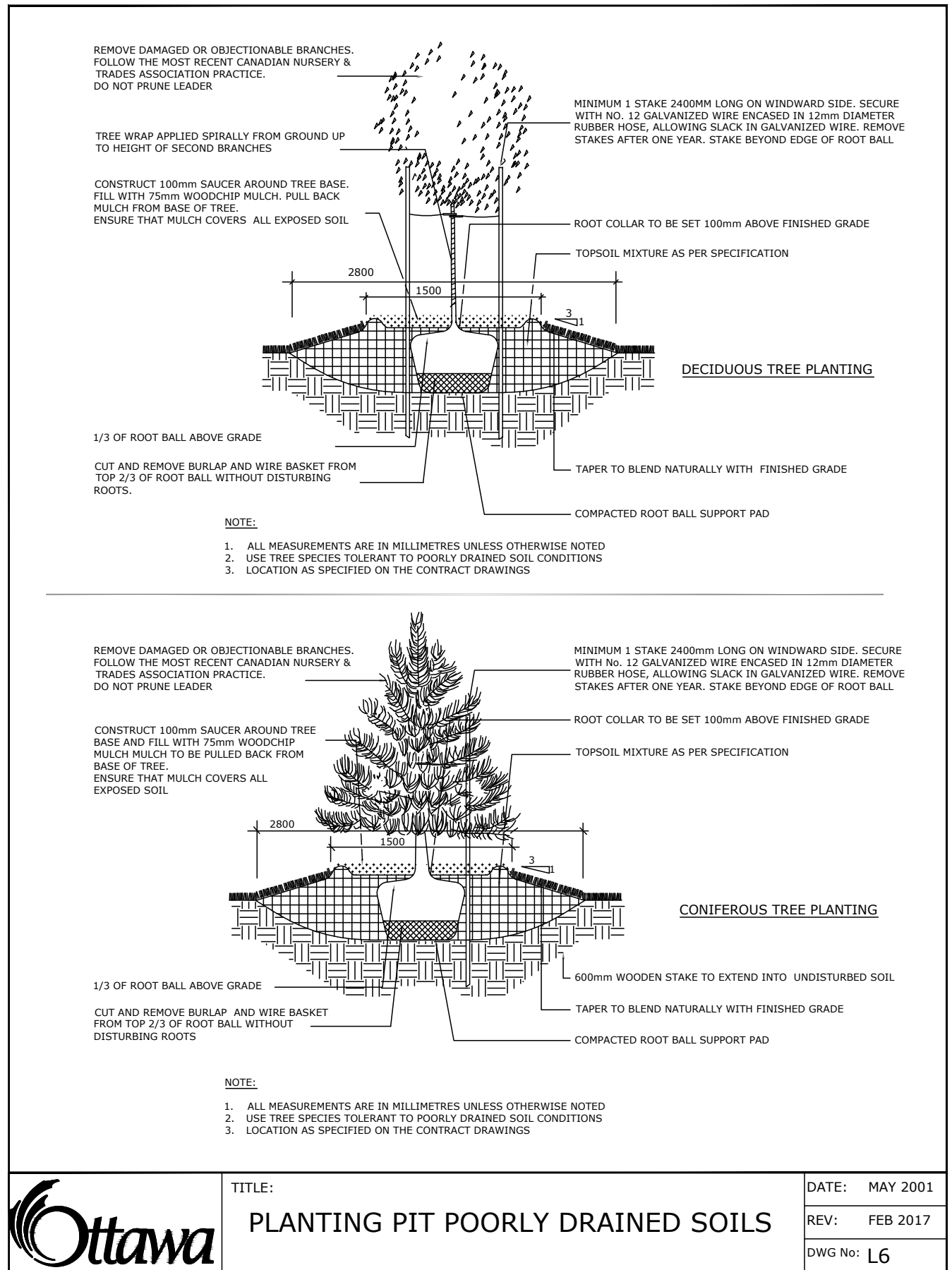
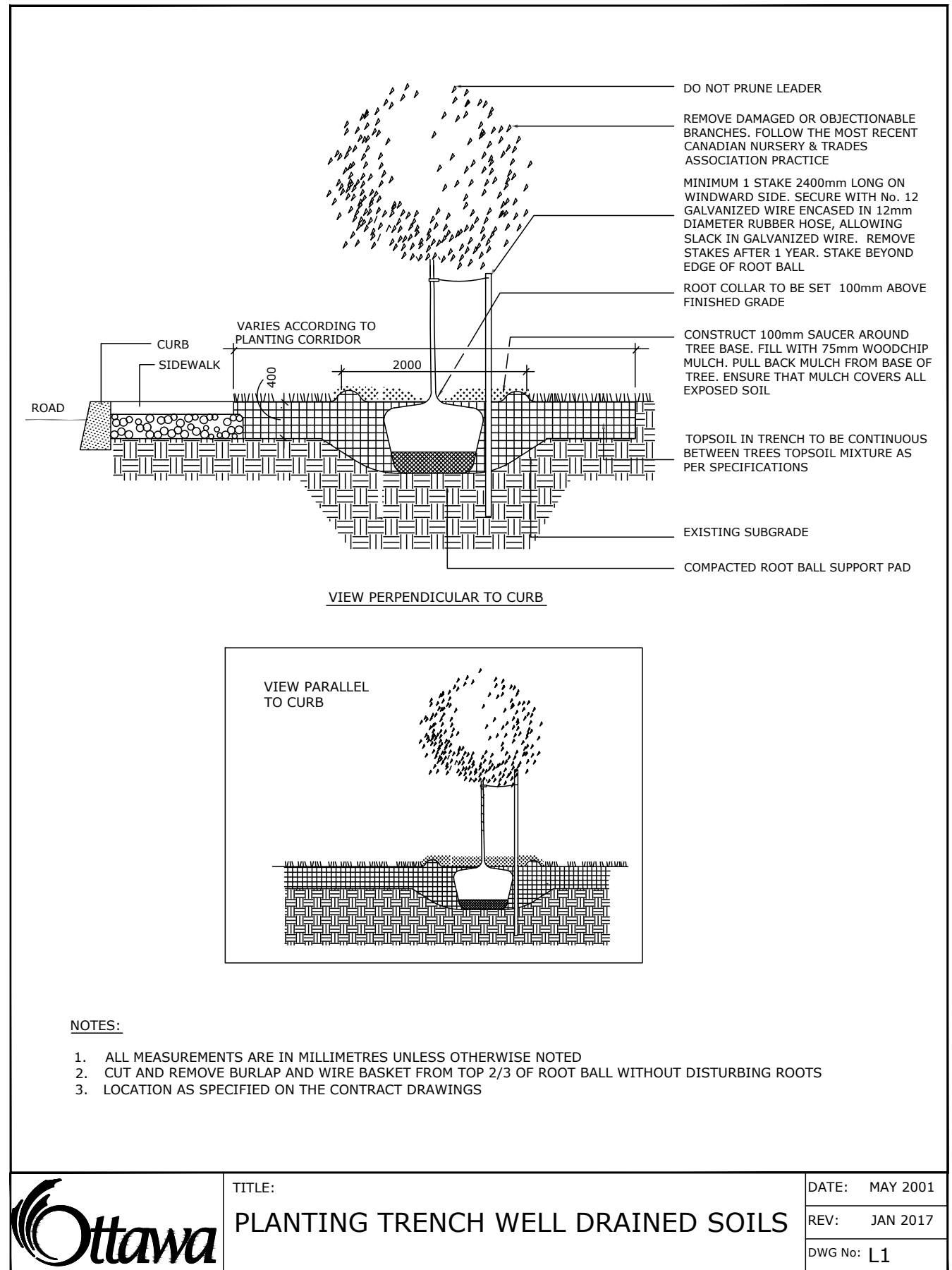
drawing number  
**L - 02**  
Canopy coverage Plan, Soil volume and Plant List

Contractor to check and verify all dimensions on the job

*John Seigny*  
**JOHN SEIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
*By seignyjo at 4:29 pm, Jan 22, 2025*

**NOTES:**  
**TREES ARE TO BE INSTALLED AS PER CITY STANDARD DETAILS; SOIL VOLUME AS PER BELOW NOTES AND MATRIX ON SHEET L-01.**  
 - STANDARD TREE SOIL VOLUMES QUANTITIES INCLUDE THE TOP 900-1000mm OF SOIL/EXISTING SUBSOIL LAYER TO CALCULATE TOTAL SOIL VOLUMES REQUIRED BY THE CITY OF OTTAWA FOR SUSTAINABLE TREE GROWTH. WHERE LARGER SOFT AREAS ARE AVAILABLE, THE TOP 400-500mm LAYER IS USED TO CALCULATE SOIL VOLUMES.  
 - WHERE EXISTING MATERIAL BELOW THE SPECIFIED TOPSOIL IS NOT CONDUCTIVE TO TREE GROWTH, AN ADDITIONAL LAYER OF PLANTING MEDIUM IS TO BE INSTALLED BELOW SPECIFIED TOPSOIL DEPTH TO OBTAIN THE SOIL VOLUME DEPTH REQUIRED.  
 - REFER TO SOIL VOLUME MATRIX AND PLANS FOR AREA WHERE TREE SOIL VOLUMES ARE REQUIRED.



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