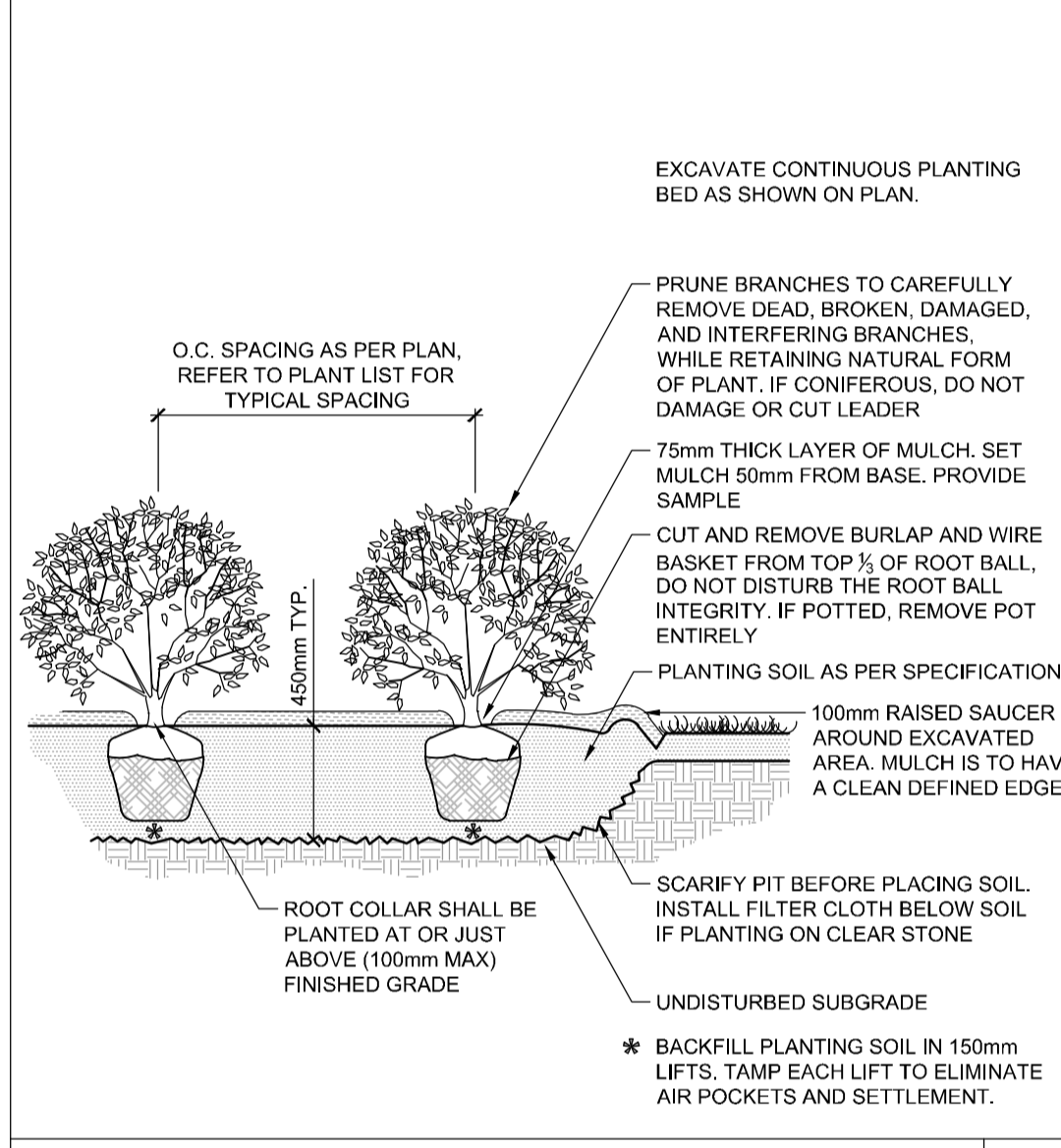
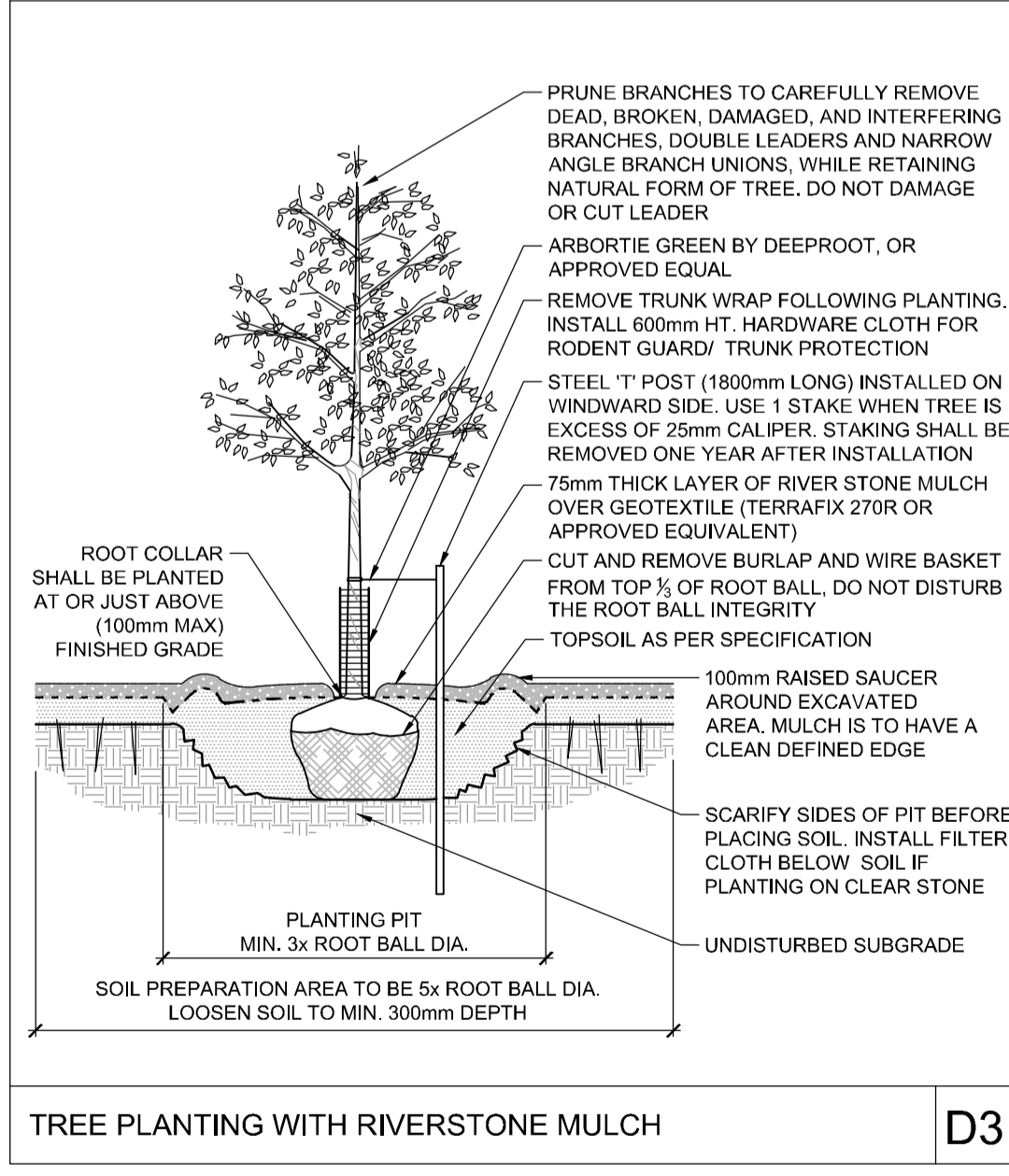


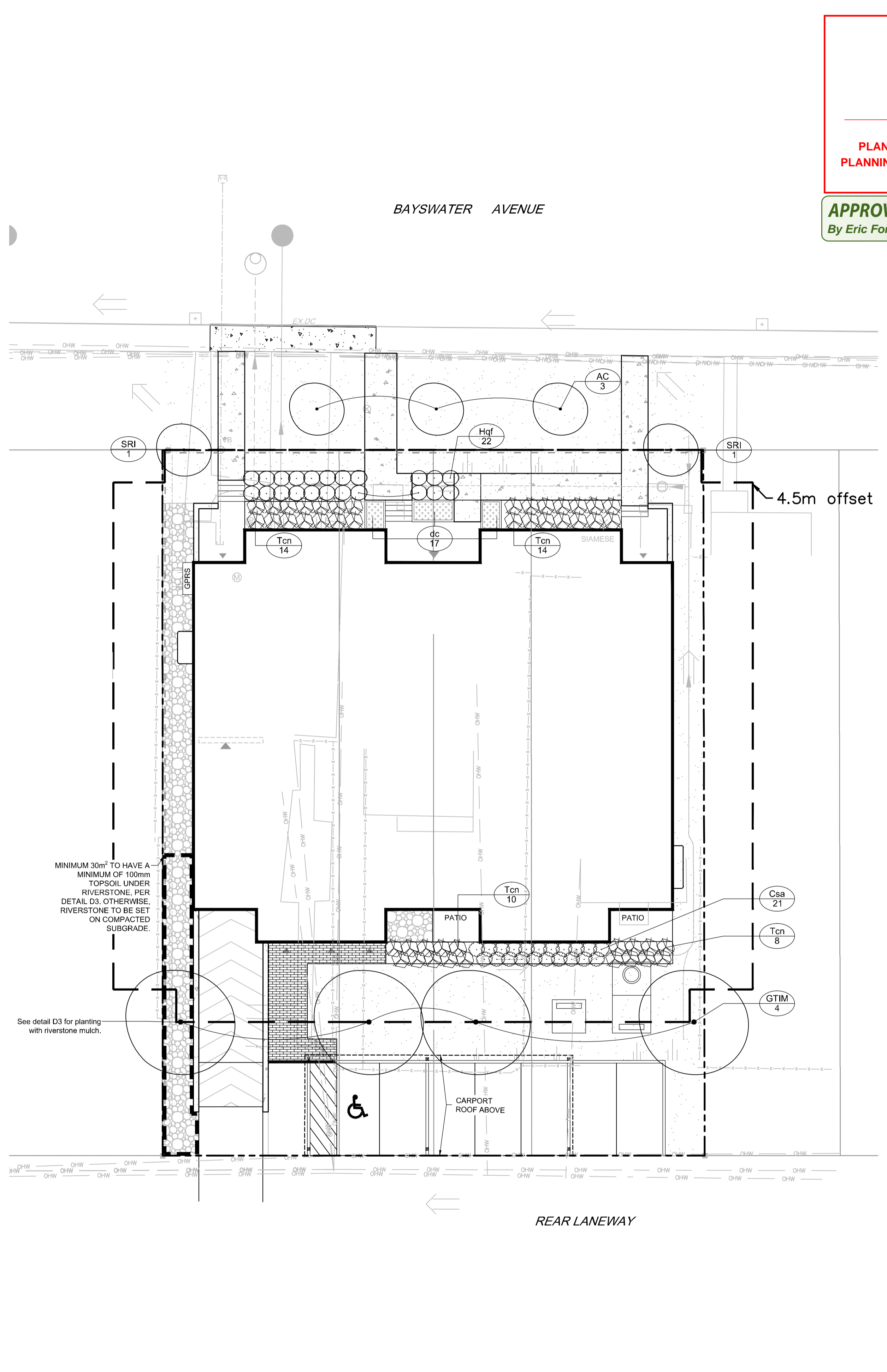
**STANDARD DECIDUOUS TREE PLANTING** **D1**



**SHRUB AND PERENNIAL PLANTING** **D2**



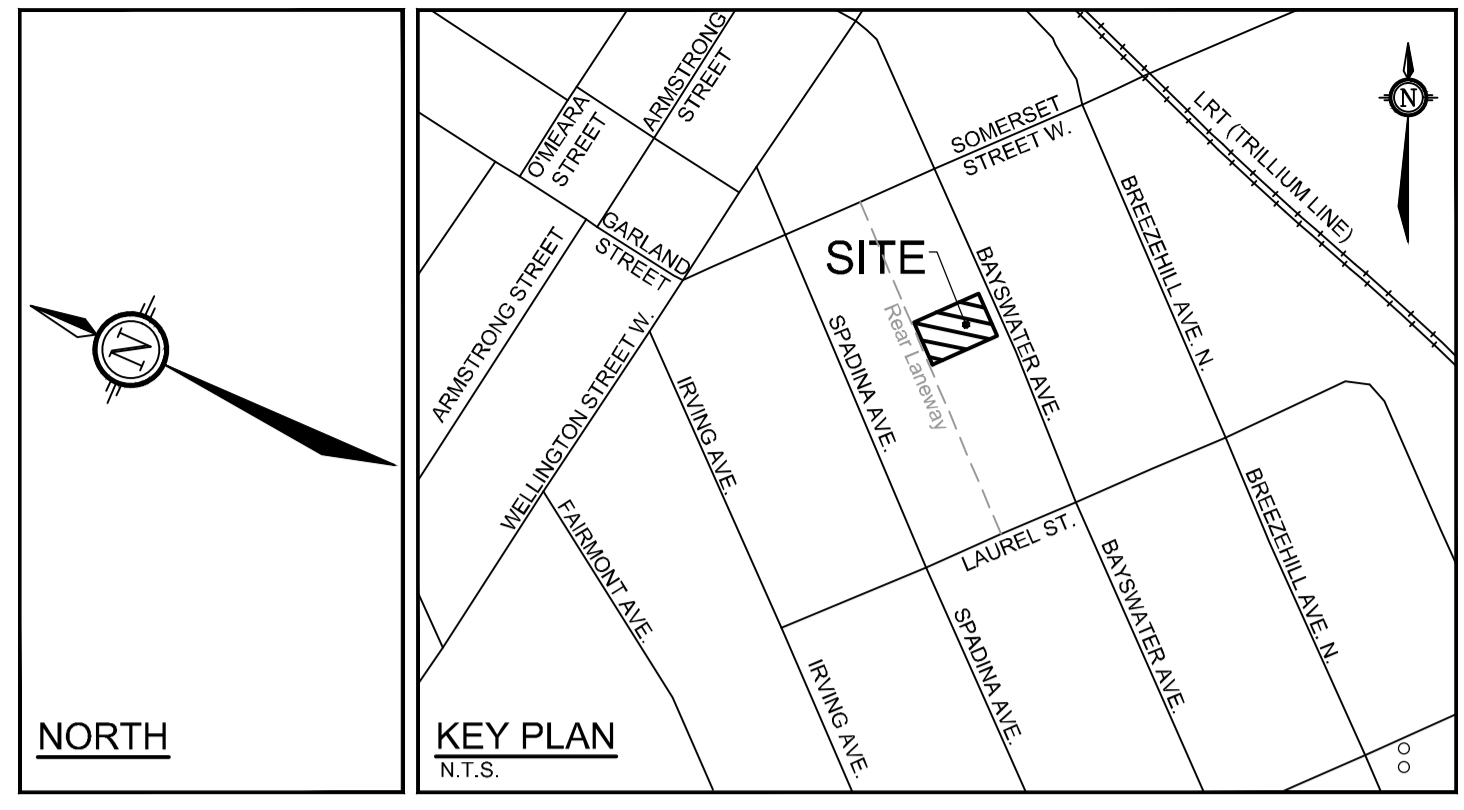
**TREE PLANTING WITH RIVERSTONE MULCH** **D3**



*Eric Forhan*

**ERIC FORHAN**  
**PLANNER II, DEVELOPMENT REVIEW CENTRAL**  
**PLANNING, DEVELOPMENT AND BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
 By Eric Forhan at 11:51 am, Dec 05, 2024



- LEGEND**
- PROPERTY LIMIT
  - PROPOSED DECIDUOUS TREE
  - PROPOSED SHRUBS
  - ORNAMENTAL GRASSES
  - SOD
  - PROPOSED PAVERS
  - PROPOSED CONCRETE
  - RIVERSTONE
  - SPECIES (SEE PLANT LIST)
  - QUANTITY

**GENERAL**

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

**PLANTING**

- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association. Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
- The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy dry or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
  - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
  - Sod/ Seed Areas - 100mm depth.
  - Reforestation - 300mm depth.
- Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
- Install a 1.2m sod strip adjacent to all hard surfaces. Note, sod is not typically graphically shown on plans.
- Apply the following mineral fertilizer unless soil tests show other requirements:
  - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
  - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350g/m<sup>2</sup>.
- Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

**SOD NOTES**

- Sod shall be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source shall comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Association.
- Sod is to be laid in rows, perpendicular to slope, with joints staggered. Where the slope is in excess of 3:1 (run/rise), the sod sections shall be secured with wooden stakes at a rate of 3 stakes per m<sup>2</sup>.
- Unless otherwise specified, sodded areas are to be maintained by the Contractor until a second cutting is accepted by the Consultant.

**MAINTENANCE NOTES**

- The Contractor is to perform the following **Maintenance Operations** from time of planting until acceptance by Consultant in the form of an initial Certificate of Completion.
- Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosion.
- For evergreen material, water thoroughly in late fall, prior to freeze-up, to saturate soil around root system.
- Prune dead or broken branches from plant material.
- Keep tree supports and trunk protection in proper repair and adjustment.
- Remove weeds monthly, by hand and adjust/ replenish mulch.
- Remove and replace dead plants and plants not in healthy growing condition. Make replacements in same manner as specified for original plantings.
- The Contractor is to perform the maintenance of all plant material during the specified **1yr Warranty Period**, as identified in the Schedule of Items and Prices.
- Maintenance operations shall include, watering, weeding, pruning, mulch replenishment, adjusting tree supports and replacement of plant material that is found to be unacceptable in accordance with the Drawings and Planting Notes.

**RIVERSTONE**

- Riverstone is intended to replace shredded bark mulch from the planting details for 1 *Gleditsia triacanthos inermis* 'Impcole'. See planting detail D3.
- Riverstone to be washed granite river stone ranging in size from 25mm to 50mm. Minimum depth of 100mm; place tightly filling all voids.
- Geotextile to be filter cloth-Terrafix 270r or approved equal.

**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Deciduous Trees</b>						
AC	3	<i>Amelanchier canadensis</i> (single stem)	Downy Serviceberry	50mm Cal	W/B	As Shown
GTIM	4	<i>Gleditsia triacanthos f. inermis</i> 'Impcole'	Impcole Honeylocust	50mm Cal	W/B	As Shown
SRI	2	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	50mm Cal	W/B	As Shown
<b>Deciduous Shrubs</b>						
Hqf	22	<i>Hydrangea paniculata</i> 'Tiny Quick Fire' (SMNHR)	Tiny Quick Fire Hydrangea	40 cm Ht.	PT	200cm O.C
Csa	21	<i>Cornus sericea</i> 'Farrow'	Arctic Fire Dogwood	60cm Ht.	PT	800cm O.C
<b>Coniferous Shrubs</b>						
Tcn	46	<i>Taxus cuspidata</i> Nana	Dwarf Japanese Yew	50cm Spr	PT	90cm O.C
<b>Ornamental Grasses</b>						
dc	17	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1g	PT	60cm O.C.

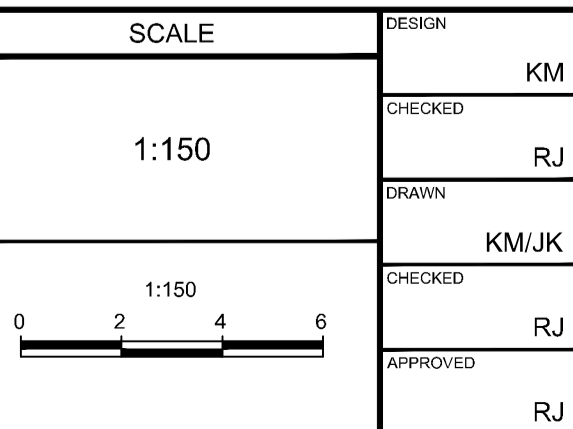
\*\*NOTE: Trees to be minimum 4.5m from the building.

**NOTE:** THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**OWNER INFORMATION**  
 Centennial Developments Corporation  
 35 Kenilworth Avenue  
 Ottawa, Ontario, K1Y 3X9  
 Contact: Blair Hulaj  
 Phone: 613-979-1135  
 email: blair@centennialdev.com

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
3	ISSUED FOR PERMITS	NOV 22/24	RJ
2	REVISED PER CITY COMMENTS	NOV 18/21	RJ
1	ISSUED FOR SITE PLAN APPROVAL	JUNE 16/21	RJ



**FOR REVIEW ONLY**

DESIGN: KM  
 CHECKED: RJ  
 DRAWN: KM/JK  
 CHECKED: RJ  
 APPROVED: RJ

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

**LOCATION**  
 CITY OF OTTAWA  
 54, 56 & 60 BAYSWATER AVENUE

**DRAWING NAME**  
 LANDSCAPE PLAN  
 (4.5m offset from foundation)

**PROJECT No.** 120169  
**REV # 3**  
**DRAWING No.** 120169-L1

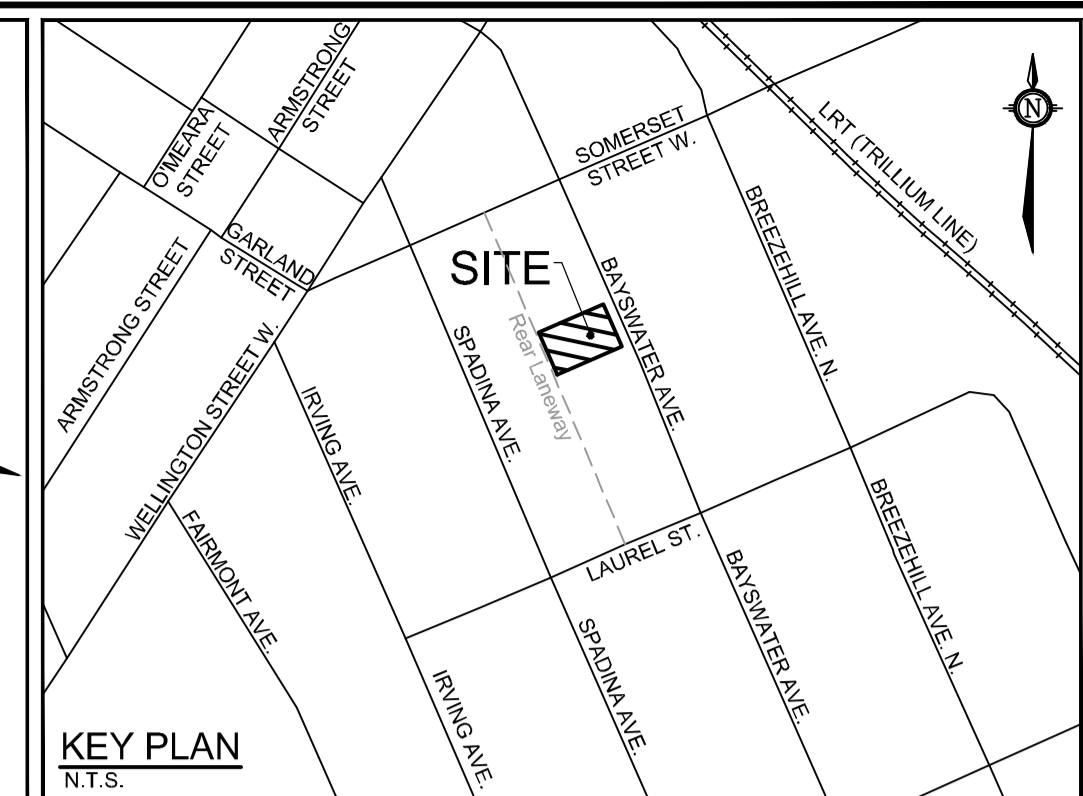
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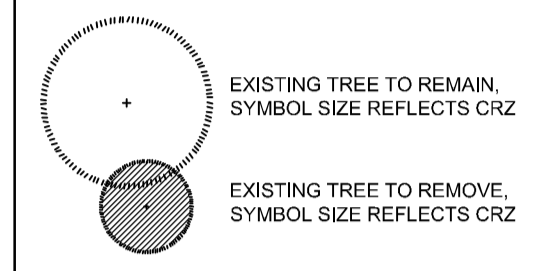
Legend		
G Good	Conflict	Remove due to conflict with construction.
F Fair	Remove	Remove due to tree health or invasive status.
P Poor	PROTECT	Protect trees as per contract details and specifications.

EXISTING TREE INVENTORY (as of May 19, 2021)

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	Ulmus pumila	Siberian Elm	10.0	1.00	Poor	City	Trunk has grown through chain link fence. Weak, thin crown.	Remove
2	Acer rubrum	Red Maple	69.0	6.90	Good	City	Large gap in the middle of the crown due to Hydro pruning; otherwise dense crown. Trunks splits with a narrow union and a seam in the bark that runs down opposite sides. Vigorous and showing signs of strong growth.	Conflict
3	Abies balsamea	Balsam Fir	21.0	2.10	Good	Private	Codominant leaders at 5m Ht. with a weak/narrow union. Long seam running down the trunk. Vigorous.	Conflict
4	Acer platanoides	Norway Maple	10.0	1.00	Good	Private	Vigorous. Growing fast, stretching for light.	Conflict
5	Pyrus sp.	Pear	17.0	1.70	Good	Private	Severely pruned. Vigorous.	Conflict
6	Malus sp.	Apple	18.0	1.80	Good	Private	Severely pruned. Vigorous.	Conflict
7	Acer negundo	Manitoba Maple	13.0	1.30	Fair	Private	Volunteer in a gap between fence and garage.	Conflict
8	Acer negundo	Manitoba Maple	23.0	2.30	Fair	Private		Conflict
9	Acer negundo	Manitoba Maple	17.0	1.70	Fair	Private		Conflict
10	Acer negundo	Manitoba Maple	13.0	1.30	Fair	Private		Conflict
11	Acer negundo	Manitoba Maple	18.0	1.80	Fair	Private	Codominant trunks at 18cm and 12cm DBH. Weak, narrow union.	Conflict
12	Acer negundo	Manitoba Maple	36.0	3.60	Good	Private	Codominant limbs at 1m Ht. Strong competitor among the others.	Conflict
13	Acer negundo	Manitoba Maple	12.0	1.20	Fair	Private		Conflict
14	Acer negundo	Manitoba Maple	16.0	1.60	Fair	Private		Conflict
15	Acer negundo	Manitoba Maple	14.0	1.40	Fair	Private		Conflict
16	Acer negundo	Manitoba Maple	12.0	1.20	Fair	Private	Bowed trunk.	Conflict
17	Acer negundo	Manitoba Maple	16.0	1.60	Fair	Private	Severe sweep at base of trunk.	Conflict
18	Acer negundo	Manitoba Maple	19.0	1.90	Fair	Private	Severe crook at 2m Ht as trunk heads over parking area.	Conflict
19	Acer negundo	Manitoba Maple	29.0	2.90	Good	Private	Codominant limbs at 2m Ht. Strong competitor.	Conflict
20	Acer negundo	Manitoba Maple	23.0	2.30	Good	Private	Leaning over parking. Strong competitor.	Conflict
21	Acer negundo	Manitoba Maple	14.0	1.40	Good	Private	Leaning over parking. Strong competitor.	Conflict
22	Acer negundo	Manitoba Maple	20.0	2.00	Fair	Private	Severe lean over parking.	Conflict
23	Acer negundo	Manitoba Maple	11.0	1.10	Fair	Private	Severe lean over parking.	Conflict
24	Acer negundo	Manitoba Maple	13.0	1.30	Fair	Private	Severe lean over parking.	Conflict



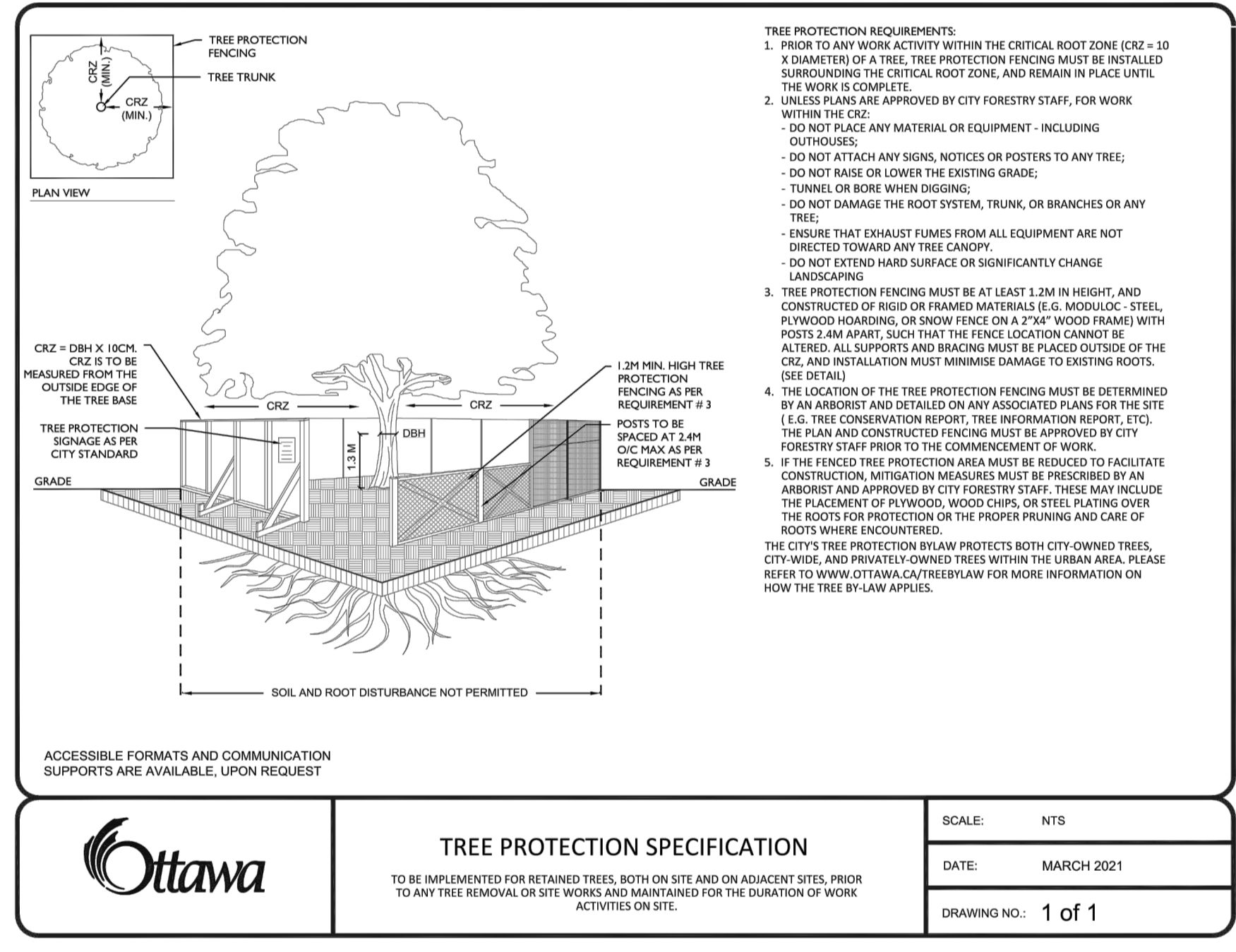
NORTH  
LEGEND



TREE PROTECTION

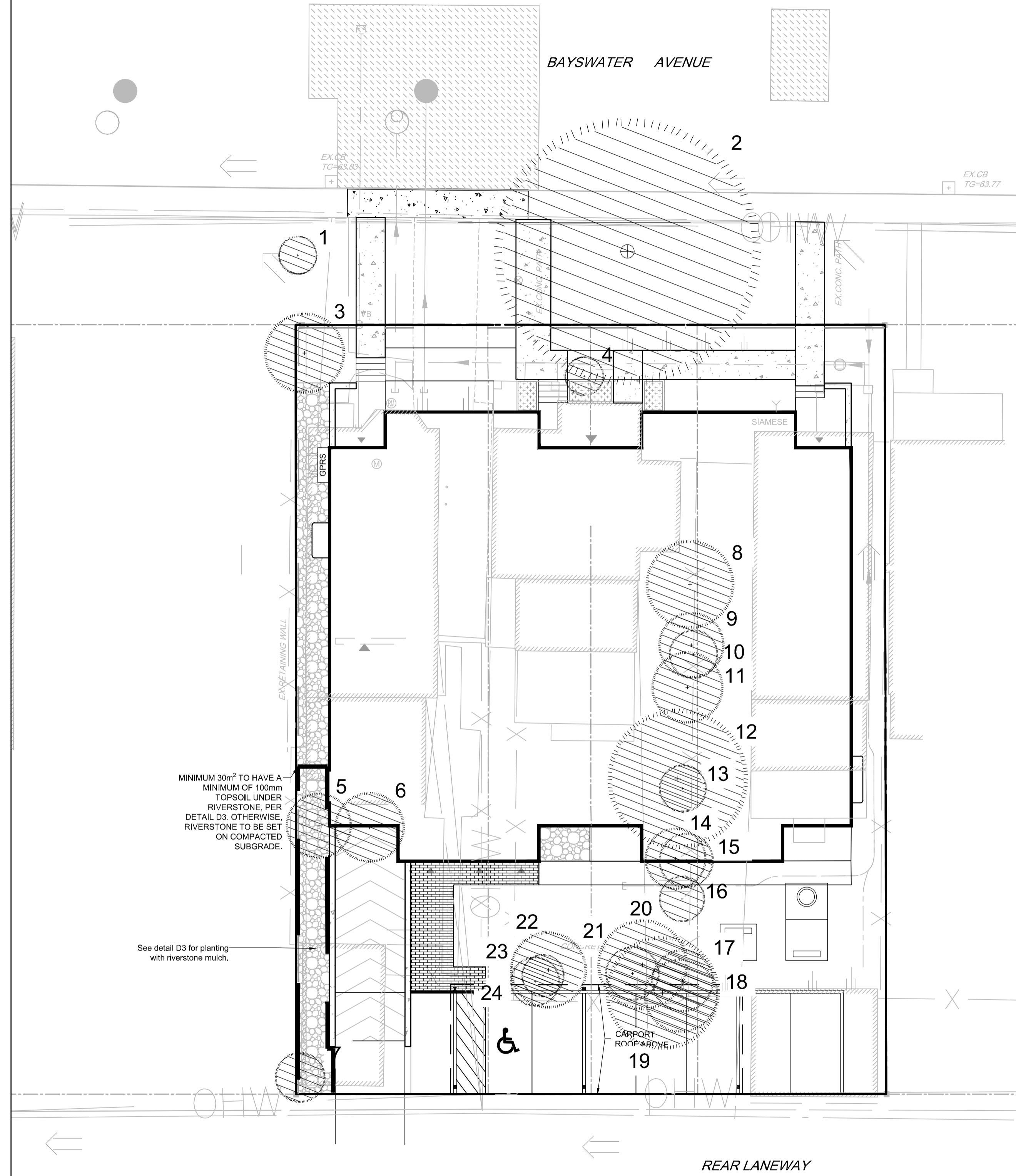
Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

- The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
- Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
- Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
- Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
- Do not attach any signs, notices, or posters to any tree.
- Do not disturb, raise, or lower the existing grade within the CRZ without approval.
- Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
- Do not damage the root system, trunk, or branches, or any tree.
- Do not extend hard surface or significantly change landscaping.
- Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
- When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is no root pulling or disturbance of the ground within the CRZ.
- Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
- If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
- Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
- The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
- City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).



**Ottawa**  
TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS  
DATE: MARCH 2021  
DRAWING NO.: 1 of 1

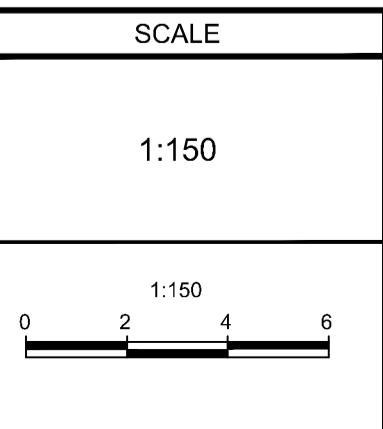


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2	ISSUED FOR PERMITS	NOV 22/24	RJ
1	ISSUED FOR SITE PLAN APPROVAL	JUNE 16/21	RJ



DESIGN		FOR REVIEW ONLY	
CHECKED	KM	CHECKED	RJ
DRAWN	KM	CHECKED	RJ
CHECKED	RJ	APPROVED	RJ

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LOCATION  
CITY OF OTTAWA  
54, 56 & 60 BAYSWATER AVENUE  
DRAWING NAME  
**TREE CONSERVATION REPORT**

PROJECT No.	120169
REV	REV # 2
DRAWING No.	120169-TCR

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