

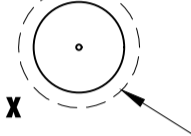
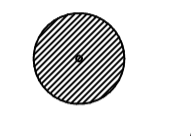
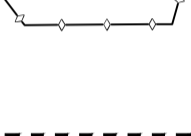

Client / Client



key plan / plan repère

PRELIMINARY
 NOT FOR CONSTRUCTION

Legend / légende

- BOUNDARY OF APPLICATION
-  EXISTING TREES TO REMAIN, REFER TO TABLE 1 AND REPORT PREPARED BY: IFS Associates Inc.
-  CRITICAL ROOT ZONE, REFER TO TABLE 1 AND REPORT PREPARED BY: IFS Associates Inc.
-  EXISTING TREES TO BE REMOVED, REFER TO REPORT PREPARED BY: IFS Associates Inc.
-  TREE PROTECTION FENCING, REFER TO DETAIL 1 / TC-2 AND REPORT PREPARED BY: IFS Associates Inc. FOR PRESERVATION TECHNIQUES
- PROPOSED BUILDING OUTLINE

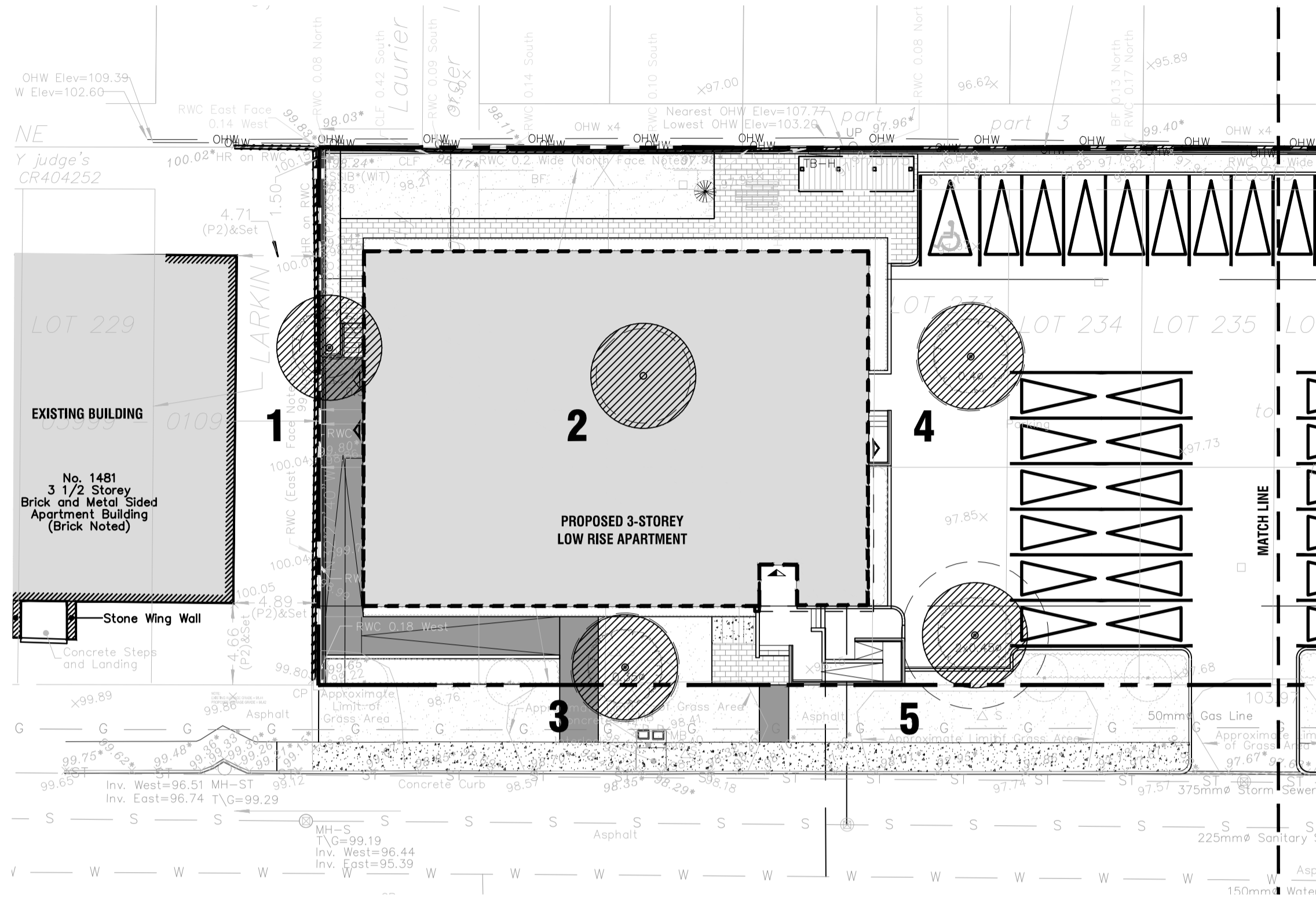


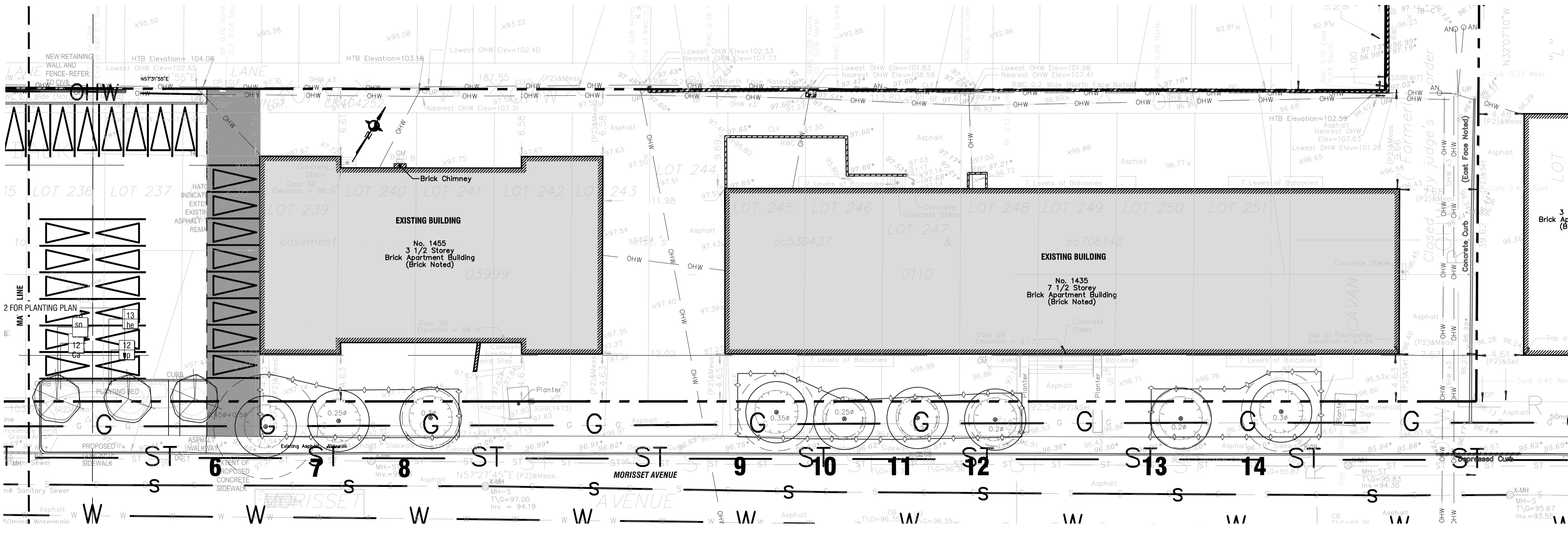
TABLE 1: TREE INVENTORY AND ASSESSMENT

NO.	SPECIES	D.B.H. ¹ (cm)	TREE CONDITION	STATUS ²	CRZ ³ (m)
1	Siberian elm (Ulmus pumila)	17	Poor; Mature; tri-stemmed; multiple dead and broken branches—including physical damage from snow piling; lower bole, root collar and rooting area obscured by snow; introduced invasive species.	To be removed	1.7
2	Siberian elm (Ulmus pumila)	27	Fair; Mature; four stemmed 0.25-0.5m from grade; stems moderately divergent; multiple dead, hanging branches; very restricted rooting area.	To be removed	2.7
3	Manitoba maple (Acer regundo)	31	Fair; Mature; lower stem divergent towards northeast; co-dominant stems at 2m with suppressed lateral towards southeast; broad crown; basal sprouts heavily cut back; very restricted rooting area; naturalized species.	To be removed	3.1
4	Siberian elm (Ulmus pumila)	31	Fair; Mature; central stem with co-dominant stems at 3m -reaction woodat union; multiple dead, hanging branches; very restricted rooting area.	To be removed	3.1
5	Siberian elm (Ulmus pumila)	38 & 42	Fair; Mature; double stemmed at 1m; stems moderately divergent; multiple dead, hanging branches; very restricted rooting area.	To be removed	4.2
6	Siberian elm (Ulmus pumila)	49 & 51	Fair; Mature; double stemmed at 1.2m with strong union; stems moderately divergent; crown extends far over road; maintained.	To be retained	5.1
7	Norway maple (Acer platanoides)	30	Good; Mature; central stem with divergent leaders at 5m; maintained; introduced invasive species.	To be retained	3.0
8	Norway maple (Acer platanoides)	28	Good; Mature; central stem with competing leaders at 4.5m; maintained.	To be retained	2.8
9	Little-leaf Linden (Tilia cordata)	38	Fair; Mature; central stem with competing lateral at 3.5m on north; poor vigour and crown density; multiple girdling roots; introduced species.	To be retained	3.8
10	Norway maple (Acer platanoides)	18	Very poor; Mature; eutypella canker (Eutypella parasitica) on main stem at 0.2-1.5m; canker occupies +/-80% stem circumference -hazardous.	To be retained	1.8
11	Norway maple (Acer platanoides)	19	Very poor; Mature; eutypella canker on main stem at 0.25-1m; canker occupies +/-70% stem circumference -hazardous.	To be retained	1.9
12	Norway maple (Acer platanoides)	26	Good; Mature; central stem with competing lateral at 1.5m on north; multiple co-dominant stems at 2.5m -broad crown.	To be retained	2.6
13	Norway maple (Acer platanoides)	29	Fair; Mature; central stem with suppressed lateral at 2m on east (with weak union); tri-dominant leaders at 3m -broad crown.	To be retained	2.9
14	Little-leaf Linden (Tilia cordata)	39	Poor; Mature; atypical growth form; co-dominant leaders at 4m; poor vigour and crown density; heavy linden borer (Saperda vestita) feeding damage apparent in exposed root collar.	To be retained	3.9

¹ D.B.H.: INDICATES DIAMETER (cm) MEASUREMENT AT BREAST HEIGHT (1.3m ABOVE GRADE);
² TO BE RETAINED OR REMOVED
³ CRZ: INDICATES RADIUS OF CRITICAL ROOTING ZONE AND IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK OF A TREE FOR EVERY 1 CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH x 10cm
 REFER TO RECOMMENDATIONS IN REPORT PREPARED BY IFS Associates Inc. FOR TECHNIQUES TO PRESERVE TREES.

1 TREE CONSERVATION PLAN - WEST
TC-1 1:250

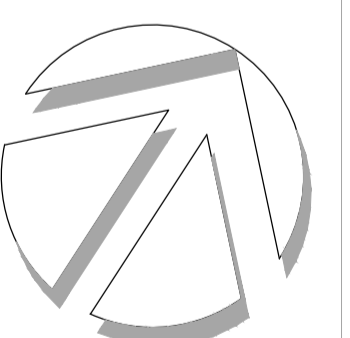

3 TABLE 1
TC-1 1:250



2 TREE CONSERVATION PLAN - EAST
TC-1 1:250

00	Issued for SPA submission	2021/05/28
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project / projet
1435 & 1455 MORISSET AVENUE

drawing / dessin
TREE CONSERVATION PLAN

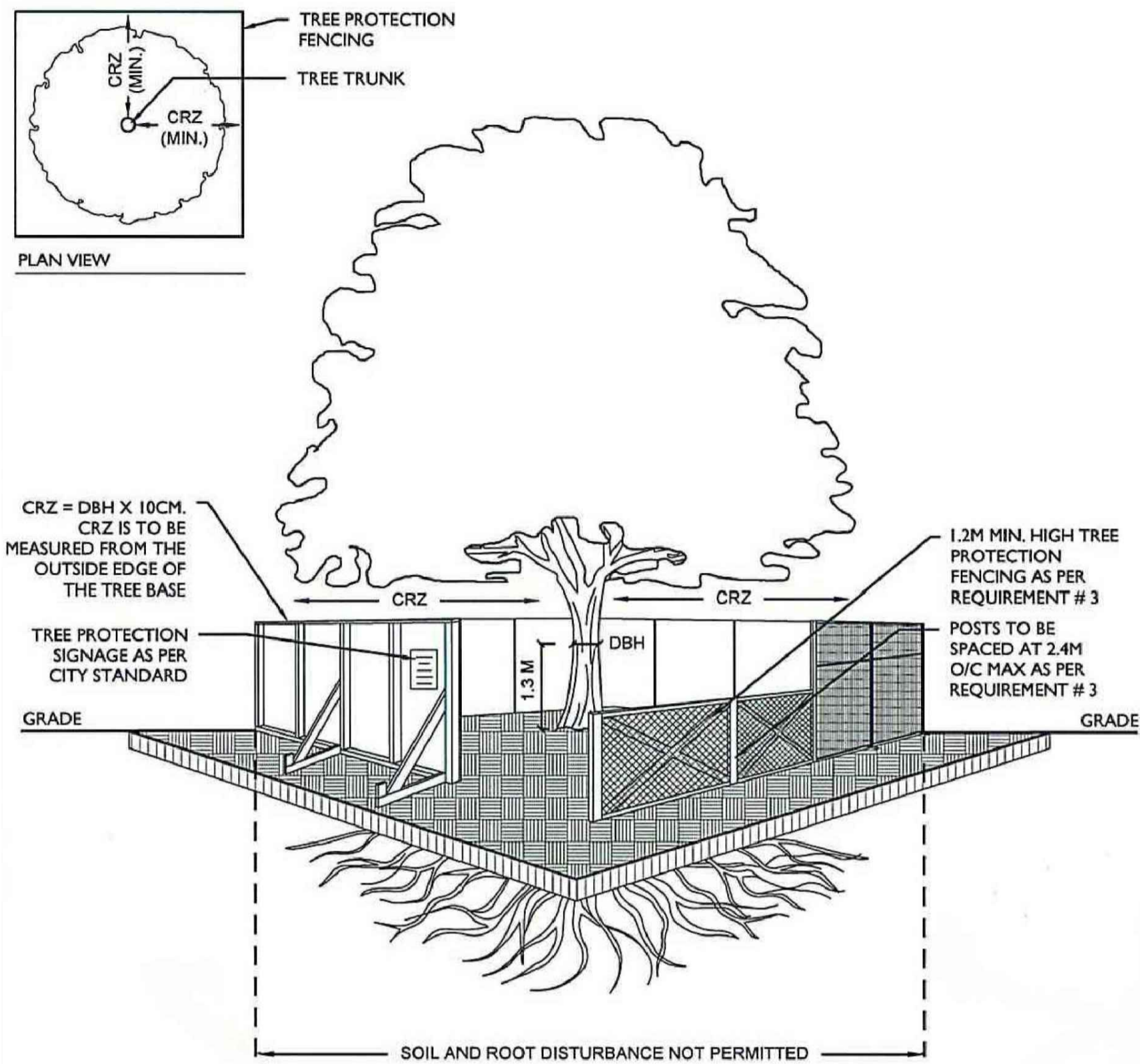
designed / conçu KP / PM	drawn / dessiné PM	reviewed / examiné KP
date March 2021	project number / No. du projet X ##-##	

drawing number / No. du dessin
TC-1

PLOT INFORMATION: DWG NAME: I:\exam\2021\Public\Public\1435 & 1455 Morisset\1435 & 1455 Morisset.dwg PLOT DATE: 2021-05-28 10:28:44 SHEET SIZE: 30 (unified in 594.0x 841.0 MM) PLOTTED BY: Sylvia Tremblay LAST SAVED BY: sremblay

**TREE PRESERVATION
PROTECTION FENCE**

DATE: FEB 2013
REV: JAN 2020
DWG NO: F7



TREE PROTECTION REQUIREMENTS:

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY-LAWS

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

ACCESSIBLE FORMATS AND COMMUNICATION
SUPPORTS ARE AVAILABLE, UPON REQUEST

1 CITY OF OTTAWA TREE PROTECTION FENCING DETAIL
TC-2 n.t.s.

**PRELIMINARY
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Legend / légende

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00	Issued for SPA submission	2021/05/28
00	Issued for Coordination	2021/04/13

north / le nord stamp / le cachet

project / projet

**1435 & 1455
MORISSET AVENUE**

drawing / dessin

TREE PROTECTION DETAIL

designed / conçu KP / PM	drawn / dessiné PM	reviewed / examiné KP
date March 2021	project number / No. du projet X ##-##	

drawing number / No. du dessin

TC-2



key plan / plan repère

PRELIMINARY
 NOT FOR CONSTRUCTION

Legend / légende

- SCOPE OF APPLICATION
- ⊙ EXISTING TREES TO REMAIN
- CRITICAL ROOT ZONE
- ☐ DECIDUOUS TREES (SEE PLANTING NOTES & SCHEDULE FOR SPECIES AND QUANTITIES)
- ⊞ SHRUB / PERENNIAL PLANTING BED (SEE PLANTING NOTES & SCHEDULE FOR SPECIES AND QUANTITIES)
- 3 XX PLANT KEY
- ☐ SOD
- ▒ ASPHALT PAVING
- ▓ CONCRETE PAVING
- ▒ UNIT PAVING
- ☐ TYP. UNIVERSALLY ACCESSIBLE PICNIC TABLE

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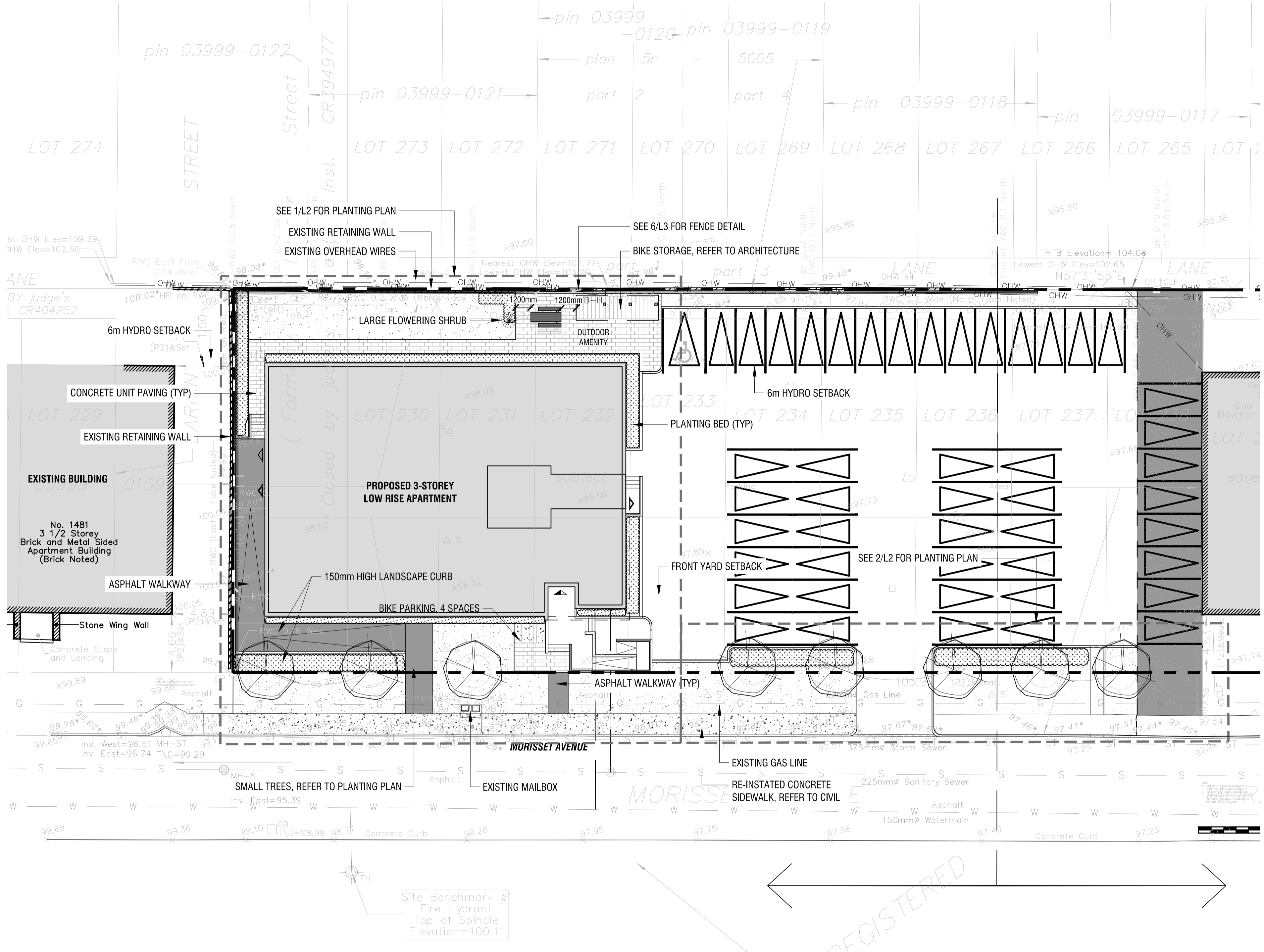
north / le nord stamp / le cachet

project / projet
1435 & 1455 MORISSET AVENUE

drawing / dessin
LANDSCAPE PLAN

designed / conçu	drawn / dessiné	reviewed / examiné
KP / PM	PM	KP
date	project number / No. du projet	
March 2021	X ##-##	

drawing number / No. du dessin
L1 of 3

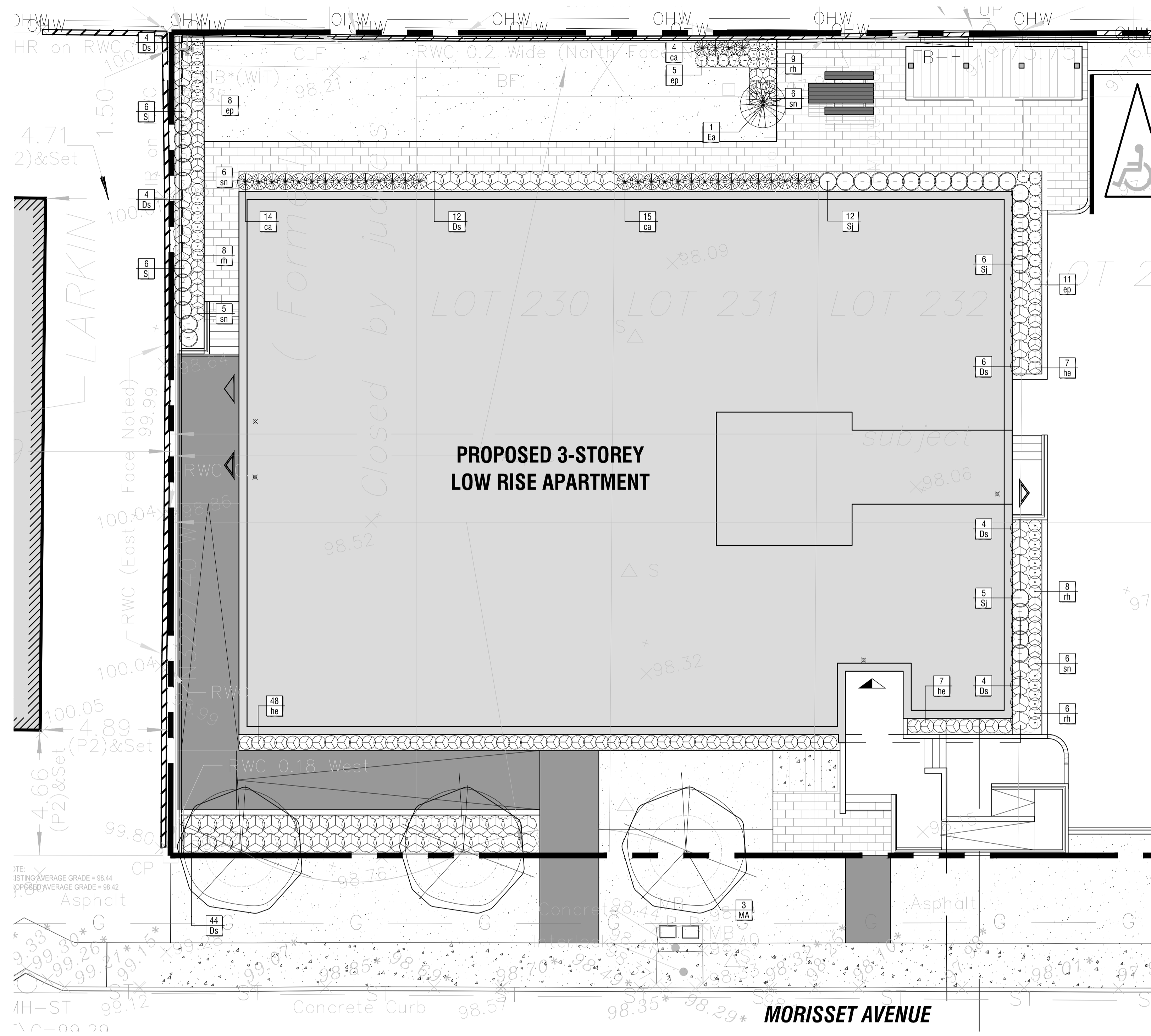


NOTES:

- DO NOT SCALE DRAWINGS;
- NOTES ARE APPLICABLE TO ALL DRAWINGS IN THE SET;
- Fotenn Consultants Inc. IS NOT RESPONSIBLE FOR ACCURACY OF BASE INFORMATION;
- REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING & SITE SERVICING INFORMATION;
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING SITE CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT;
- THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT LOCATIONS OF ALL UNDERGROUND SERVICES AND OBTAINING CLEARANCE FROM ALL APPLICABLE UTILITIES. PROPOSED WORKS FOUND TO BE IN CONFLICT WITH UNDERGROUND SERVICES MAY BE ADJUSTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT;
- LANDSCAPE ELEMENTS SHOWN ARE SUBJECT TO THE FINAL LOCATION OF UNDERGROUND SERVICES AND UTILITIES;
- DO NOT INSTALL TREES ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS;
- PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;
- ALL PLANT MATERIAL SHALL BE No. 1 NURSERY STOCK AND SHALL MEET OR EXCEED THE SPECIFICATION OF THE Canadian Standards for Nursery Stock, AS PUBLISHED BY THE Canadian Nursery Landscape Association;
- SPECIES SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT;
- ALL UN-PAVED SURFACES TO RECEIVE 150mm DEPTH TOPSOIL & SOD.
- STANDARDS FOR TREE PLANTING:**
- NO PLANTING ON CORNERS OR ANYWHERE WHERE IT WOULD CREATE A SIGHT LINE CONCERN;
- MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;
- MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM THE CURB FOR DECIDUOUS TREES AND 4.5m FOR CONIFEROUS TREES;
- MAINTAIN A MINIMUM DISTANCE OF 1.5m FOR DECIDUOUS (4.5m FOR CONIFERS) FROM ANY SIDEWALK OR PRIVATE WALKWAY;
- MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;
- MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM COMMUNITY MAILBOXES, LIGHT STANDARDS, FIRE HYDRANTS AND NO PLANTING IN FRONT OF HYDRANTS;
- MAINTAIN A MINIMUM DISTANCE OF 3.0m FROM ALL HYDRO TRANSFORMERS;
- MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL UNDERGROUND SERVICES;
- MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL BELL AND CABLE BOXES;
- MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS
- IMPORTANT NOTICE FOR CONTRACTOR:**
- THE CITY OF OTTAWA REQUIRES A Certificate of Completion (F1) Landscape Works TO BE SUBMITTED AND SEALED BY THE LANDSCAPE ARCHITECT. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE REQUIREMENTS OF THIS PROCESS AND PROVIDING SUFFICIENT NOTICE TO THE LANDSCAPE ARCHITECT TO CONDUCT SITE REVIEWS DURING INSTALLATION OF TREES. THE 1 YEAR WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE LANDSCAPE ARCHITECT HAS SUBMITTED THE F1 Certificate.
- PRIOR TO INSTALLATION OF TREES, THE DEVELOPER WILL CONTACT THE PLANNING AND GROWTH MANAGEMENT AND FORESTRY SERVICES TO REVIEW THE SPECIES AND LOCATION OF TREES.

POINT INFORMATION: DWG NAME: \\server\clients\p1455\1455\1455-Morisset-Landscape-CONCEPT.dwg PROJECT: 1455-Morisset-Ave. PLOTTED BY: Sinyan Ivashenko. LAST SAVED BY: strussak

PLOT INFORMATION: DWG NAME: W:\enr\1435\1435-03\1435-03-01.dwg; PROJECT: 1435 MORISSET; SHEET: L2; DATE: 2024-02-28 3:10 PM; SHEET SIZE: 559mm x 419mm; PLOTTED BY: Sydney Hesdale; LAST SAVED BY: strasdale

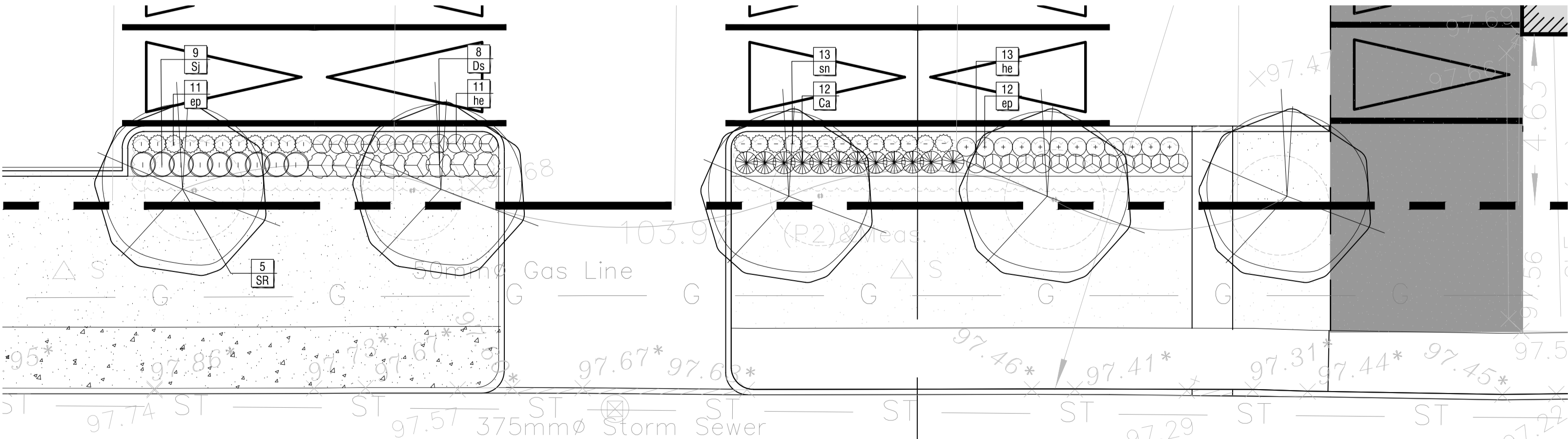


**PROPOSED 3-STOREY
LOW RISE APARTMENT**

MORISSET AVENUE

PLANTING SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION / SPACING
DECIDUOUS TREES				
MA	3	Malus spp.	Crabapple	50mm cal. / W.B.
SR	5	Syringa reticulata	Japanese Tree Lilac	50mm cal. / W.B. (tree form)
DECIDUOUS SHRUBS				
Ea	1	Euonymus alatus 'Blade Runner'	'Blade Runner' Burning Bush	175cm ht. / W.B.
Ds	86	Diervilla splendens 'Firefly Nightglow' (El Madrigal)	Firefly Nightglow Bush Honeysuckle	#3 Pot / 65cm o.c.
Sj	44	Spiraea japonica 'Goldflame'	Goldflame Spirea	#2 Pot / 75cm o.c.
GRASSES & PERENNIALS				
ca	46	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	#2 Pot / 50cm o.c.
ep	47	Echinacea purpurea	Purple Coneflower	#1 Pot / 45cm o.c.
he	86	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#1 Pot / 50cm o.c.
rh	31	Rudbeckia hirta	Gloriosa Daisy	#1 Pot / 30cm o.c.
sn	35	Salvia nemorosa 'May Night'	May Night Meadow Sage	#1 Pot / 50cm o.c.

**1 ENLARGED PLANTING PLAN
L2 1:100**



**2 ENLARGED PLANTING PLAN
L2 1:100**



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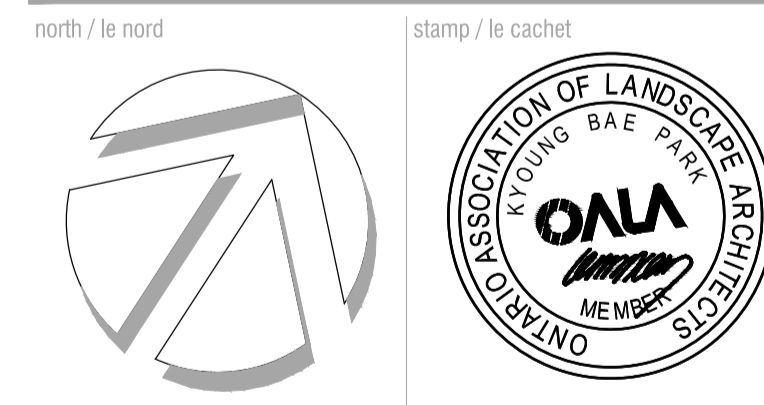
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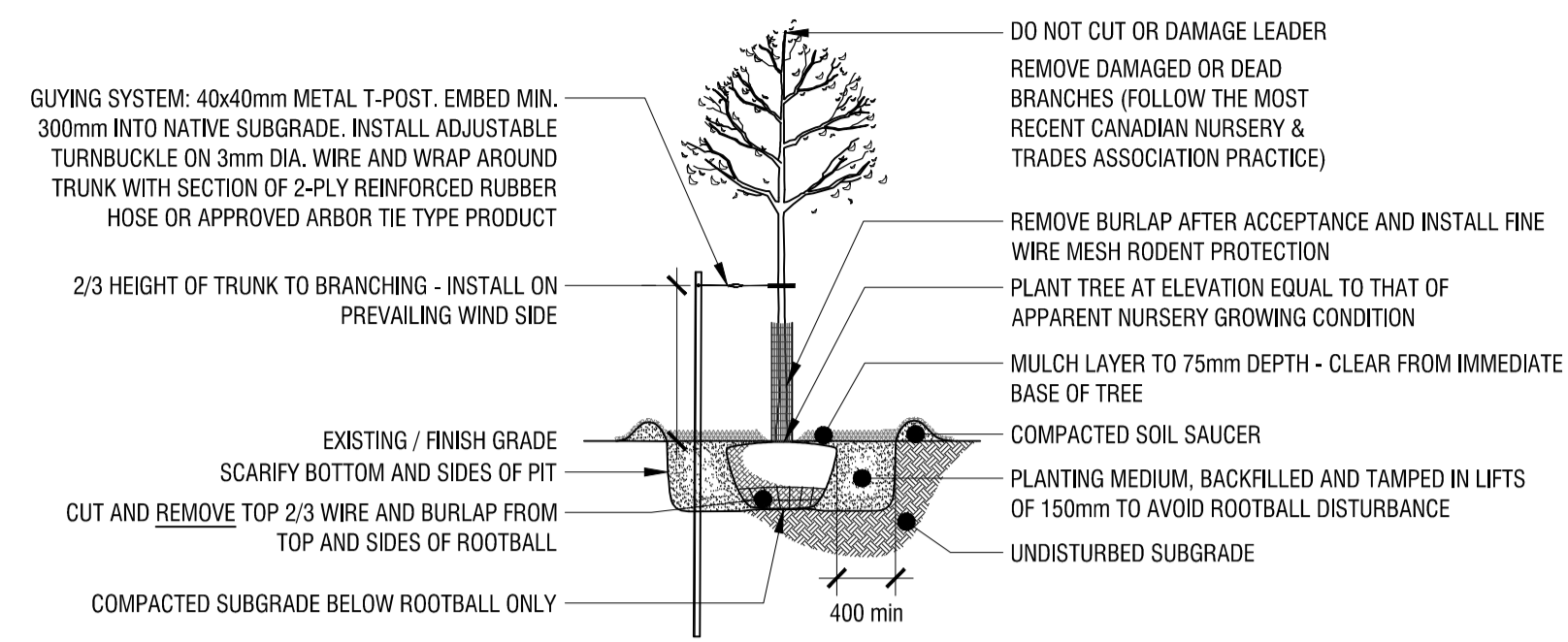
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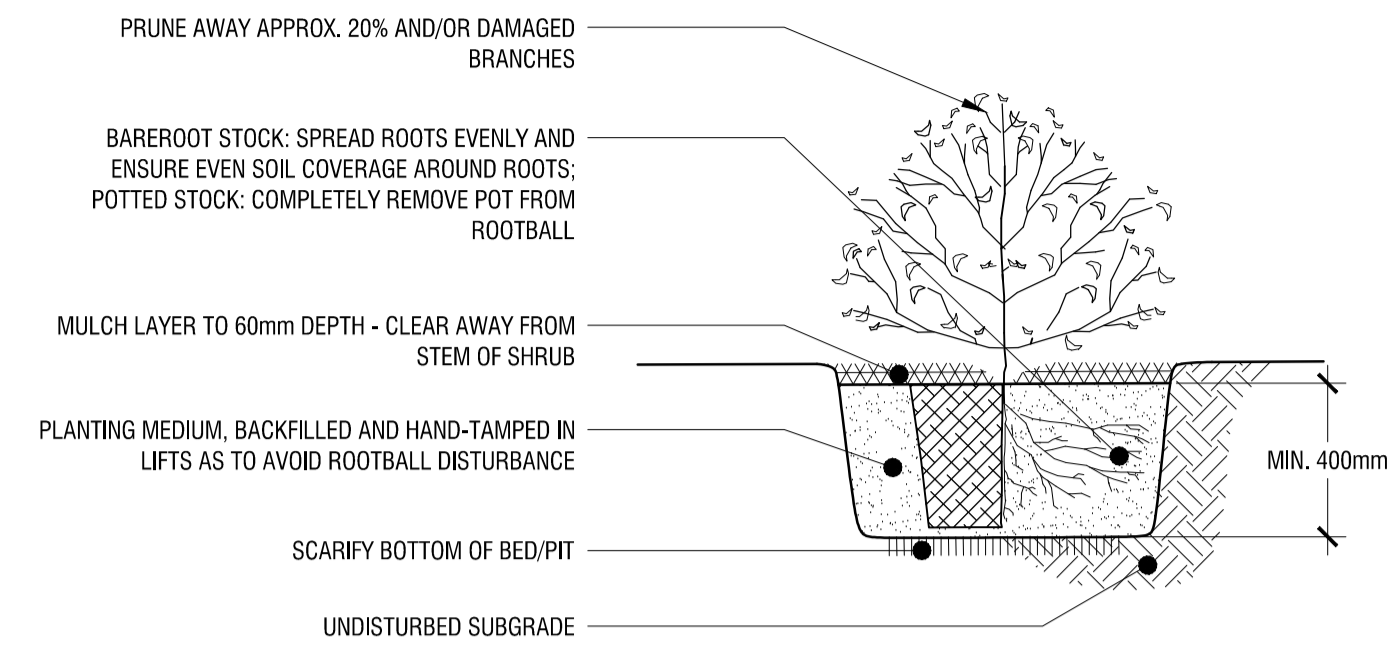
project / projet
**1435 & 1455
 MORISSET AVENUE**

PLANTING PLAN

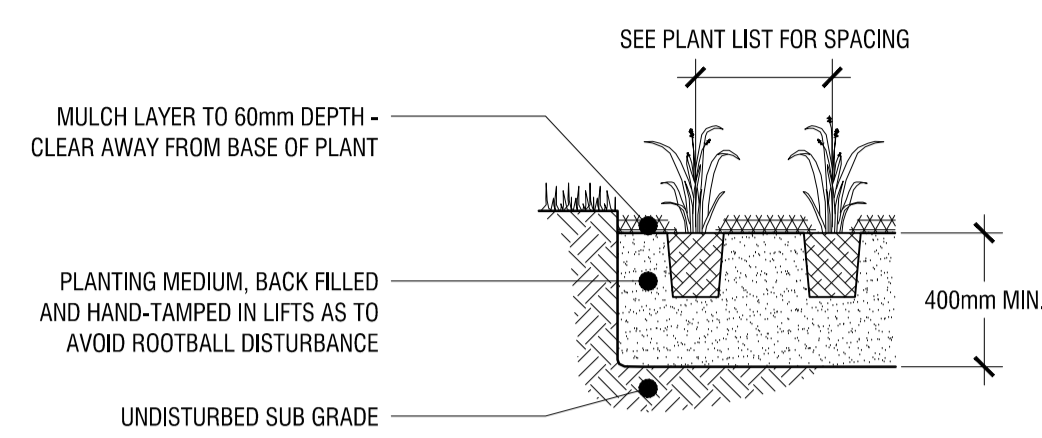
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date March 2021	project number / No. du projet X ###-###	



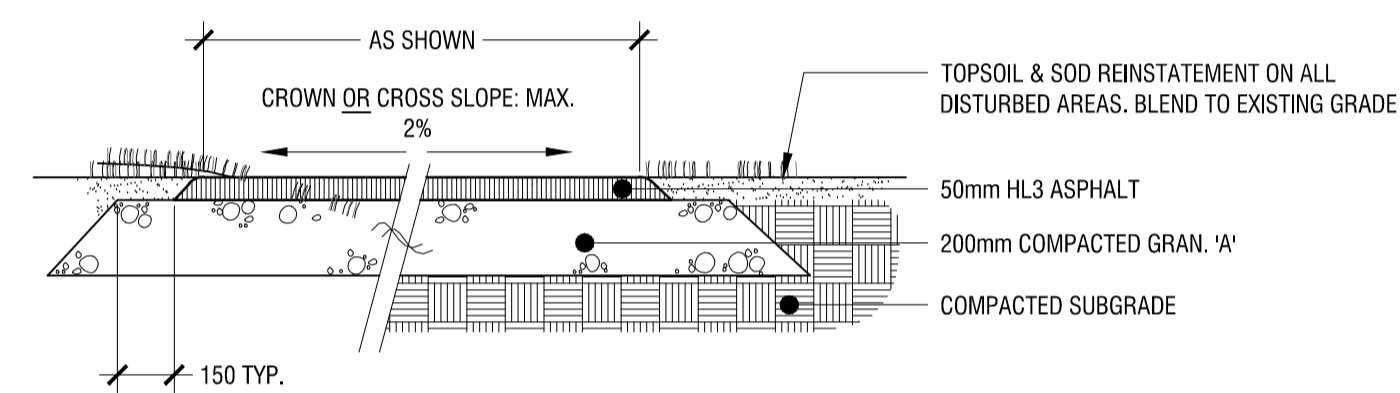
1 DECIDUOUS TREE PLANTING DETAIL
L3 n.t.s.



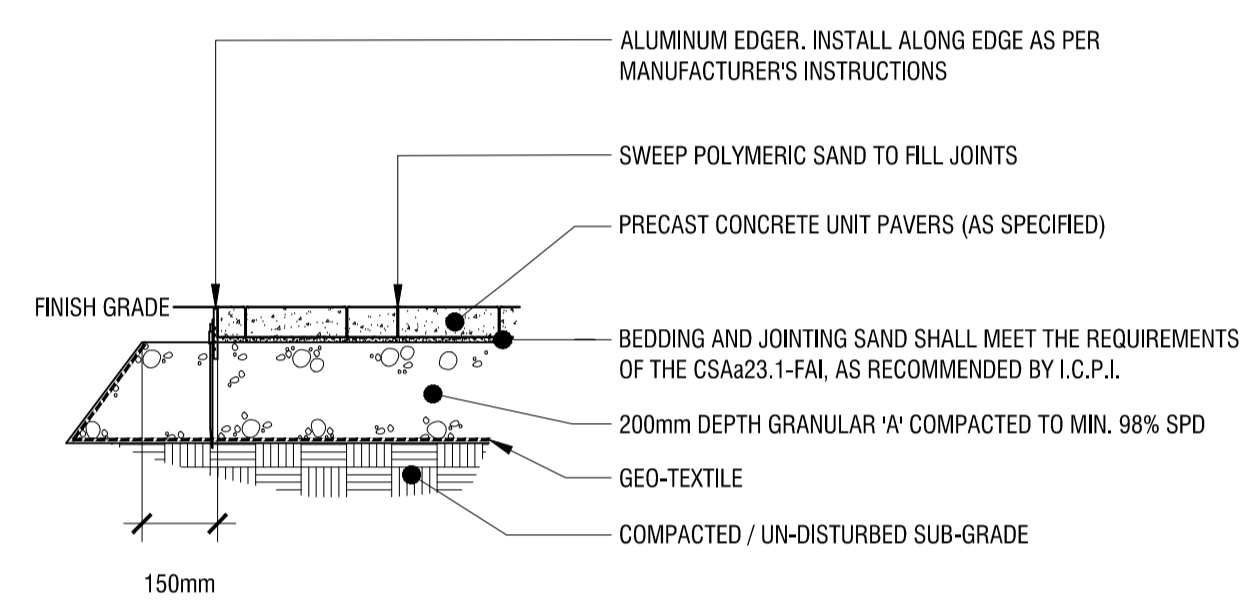
2 SHRUB PLANTING DETAIL
L3 n.t.s.



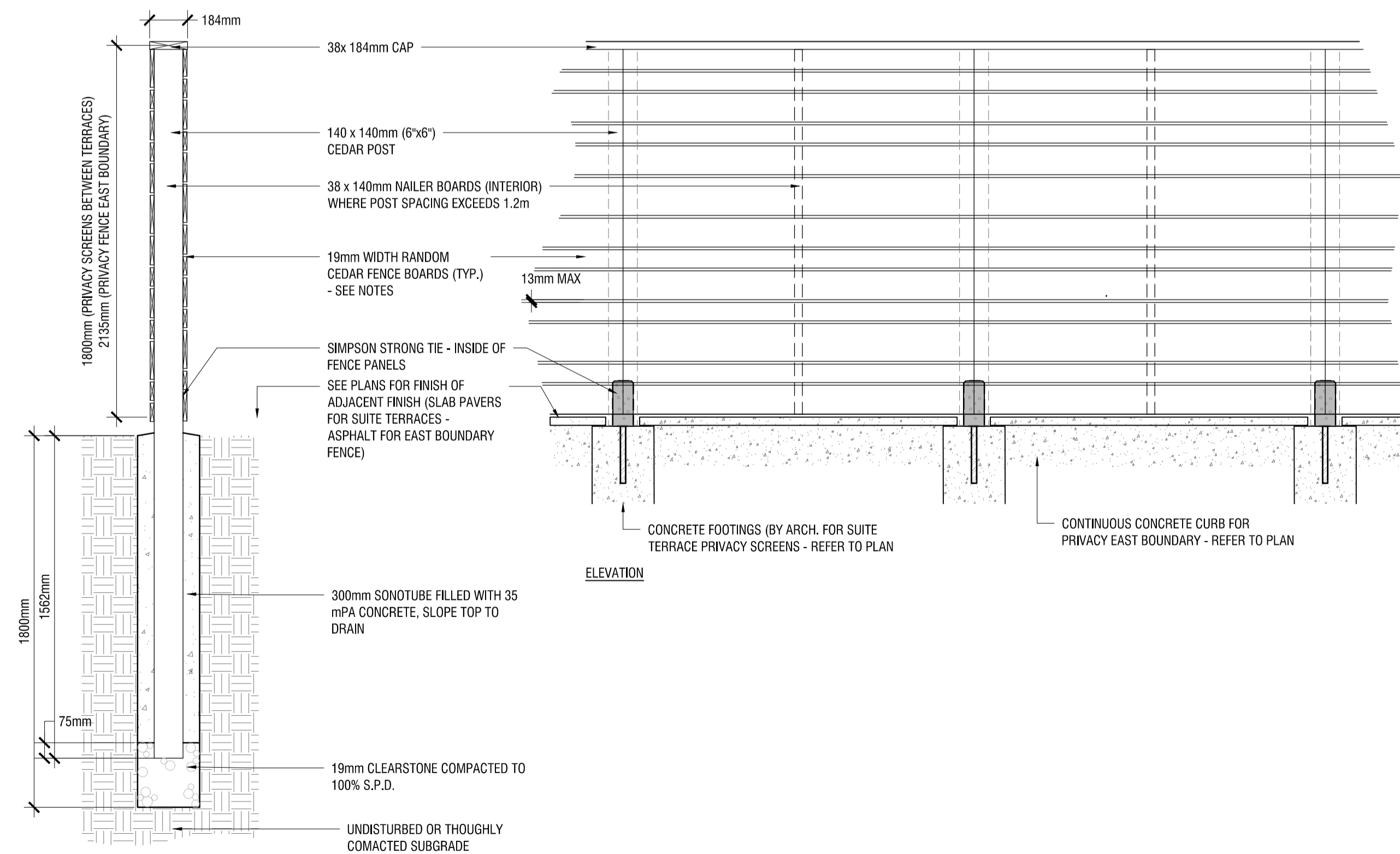
3 PERENNIAL PLANTING DETAIL
L3 n.t.s.



4 ASPHALT PAVING
L3 n.t.s.



5 PRECAST PAVERS WITH ALUMINUM EDGER
L3 n.t.s.



6 FENCE
L3 n.t.s.

rev'n	description / la description	yyyy/mm/dd
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1435 & 1455 MORISSET AVENUE

drawing / dessin

DETAILS

designed / conçu KP / PM	drawn / dessiné PM	reviewed / examiné KP
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L3 of 3