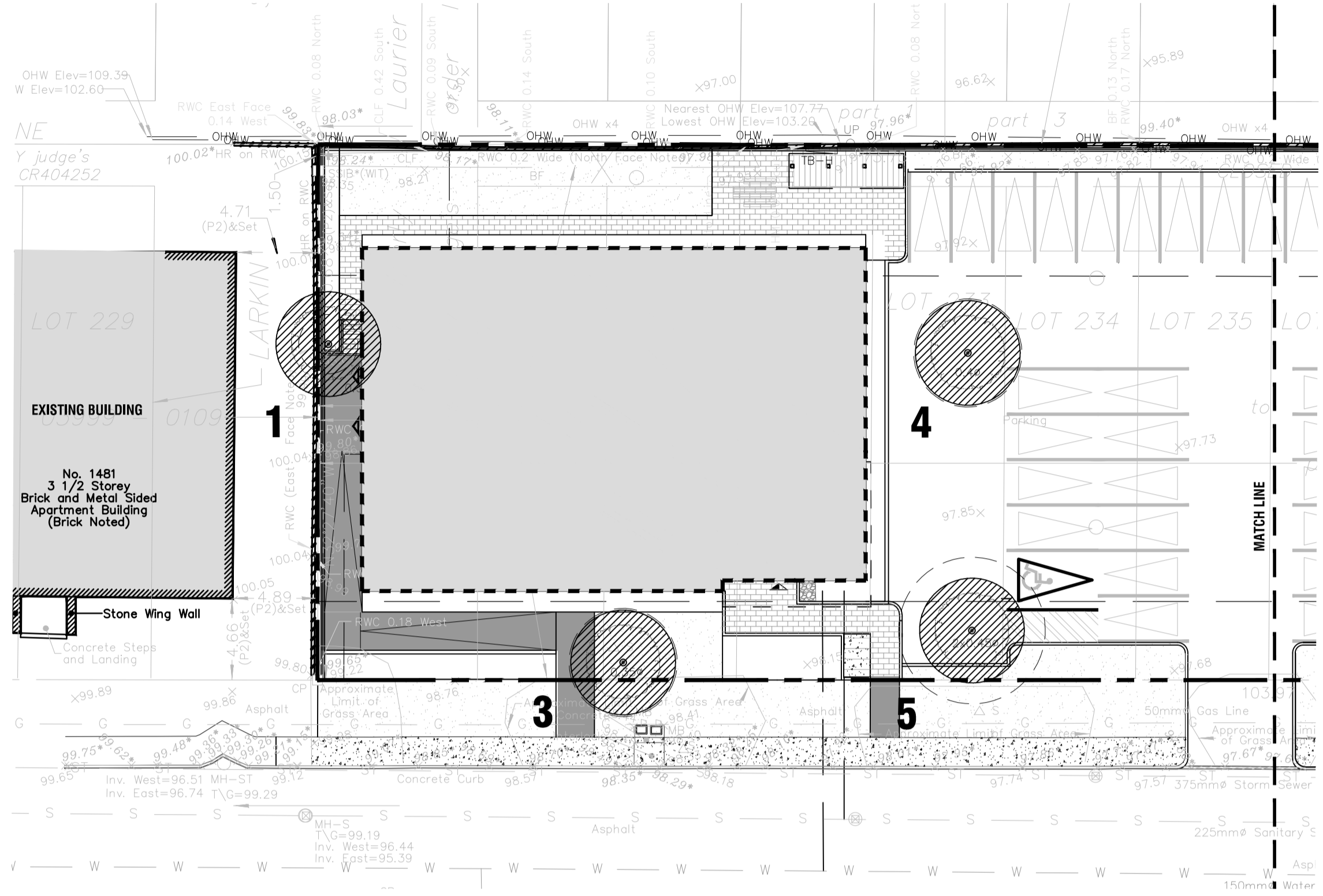


- PROPERTY LINE
- BOUNDARY OF APPLICATION
- PROPOSED BUILDING OUTLINE
- EXISTING TREES TO REMAIN, REFER TO TABLE 1 AND REPORT PREPARED BY: IFS ASSOCIATES INC.
- CRITICAL ROOT ZONE, REFER TO TABLE 1 AND REPORT PREPARED BY: IFS ASSOCIATES INC.
- EXISTING TREES TO BE REMOVED, REFER TO REPORT PREPARED BY: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

TABLE 1: TREE INVENTORY AND ASSESSMENT

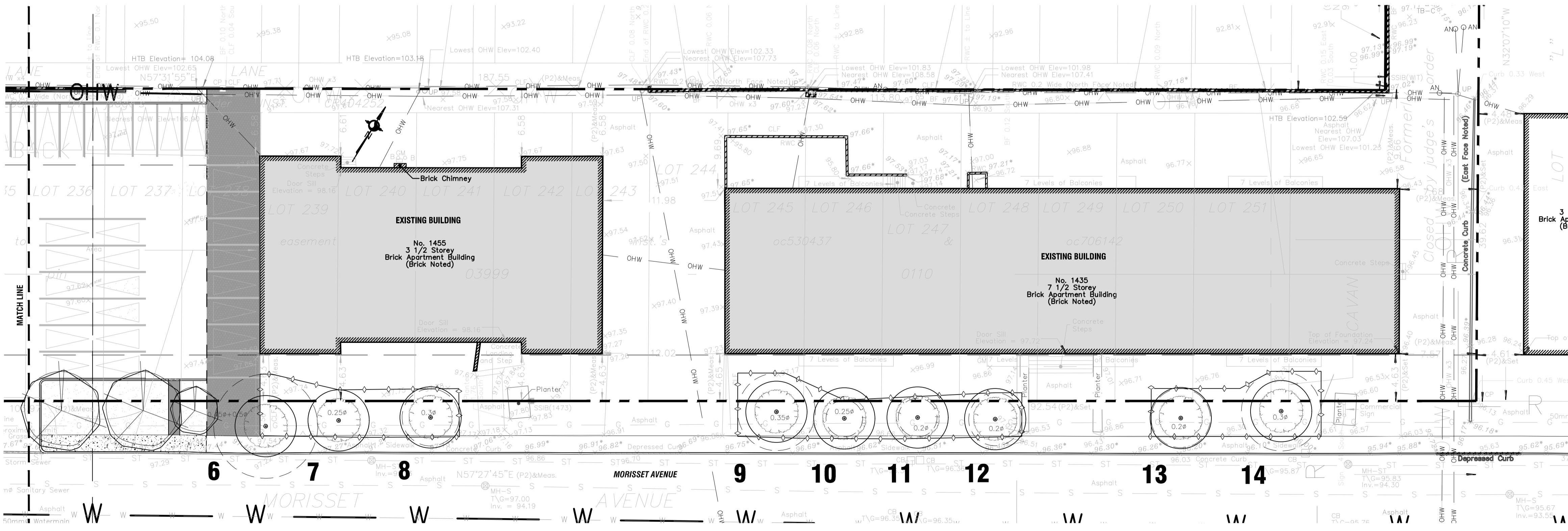
NO.	SPECIES	D.B.H. ¹ (cm)	TREE CONDITION	STATUS ²	CRZ ³ (m)
1	Siberian elm (Ulmus pumila)	17	Poor; Mature; tri-stemmed; multiple dead and broken branches—including physical damage from snow piling; lower bole, root collar and rooting area obscured by snow; introduced invasive species.	To be removed	1.7
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 wood at 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

03	Issued for SPA submission	2021/12/16
02	Issued for Coordination	2021/12/03
01	Issued for SPA submission	2021/05/28
00	Issued for Coordination	2021/04/13

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1435 & 1455 MORISSET AVENUE

TREE CONSERVATION PLAN

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

drawing number / No. du dessin
TC-1

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)
- PLANT KEY
- SOD
- ASPHALT PAVING
- CONCRETE PAVING
- UNIT PAVING
- TYP. UNIVERSALLY ACCESSIBLE PICNIC TABLE

rev'n	description / la description	yyyy/mm/dd
06	Issued for SPA submission	2021/12/16
05	Issued for Coordination	2021/12/14
04	Issued for Coordination	2021/12/03
03	Issued for SPA submission	2021/05/27
02	Issued for Coordination	2021/05/21
01	Issued for Coordination	2021/05/03
00	Issued for Coordination	2021/04/13

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**1435 & 1455
MORISSET AVENUE**

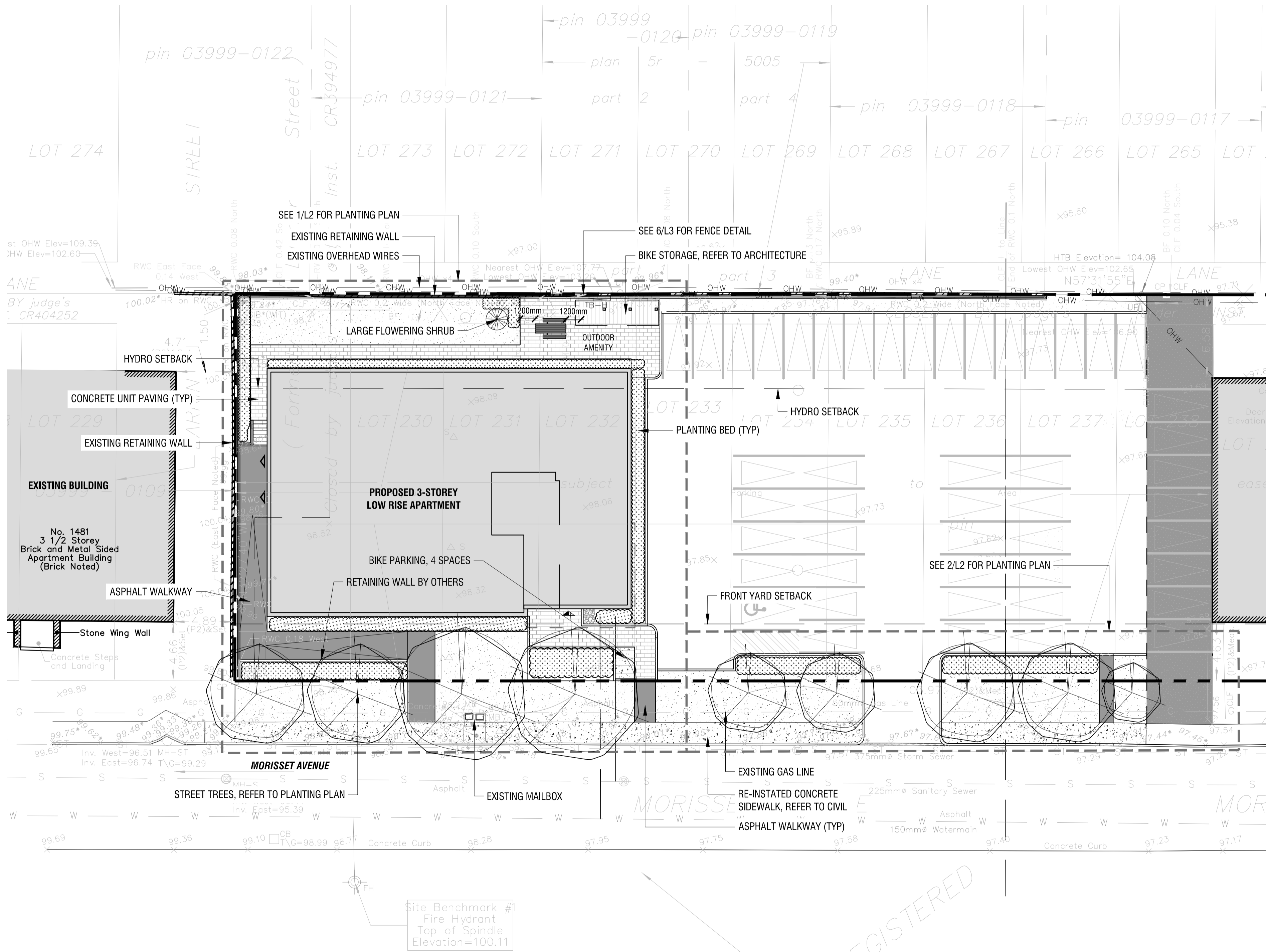
drawing / dessin

LANDSCAPE PLAN

designed / conçu	drawn / dessiné	reviewed / examiné
KA / ST	ST	KA
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.

1 LANDSCAPE PLAN
L1 1:200

REGISTERED

PRELIMINARY
 NOT FOR CONSTRUCTION

- SCOPE OF APPLICATION
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1435 & 1455 MORISSET AVENUE

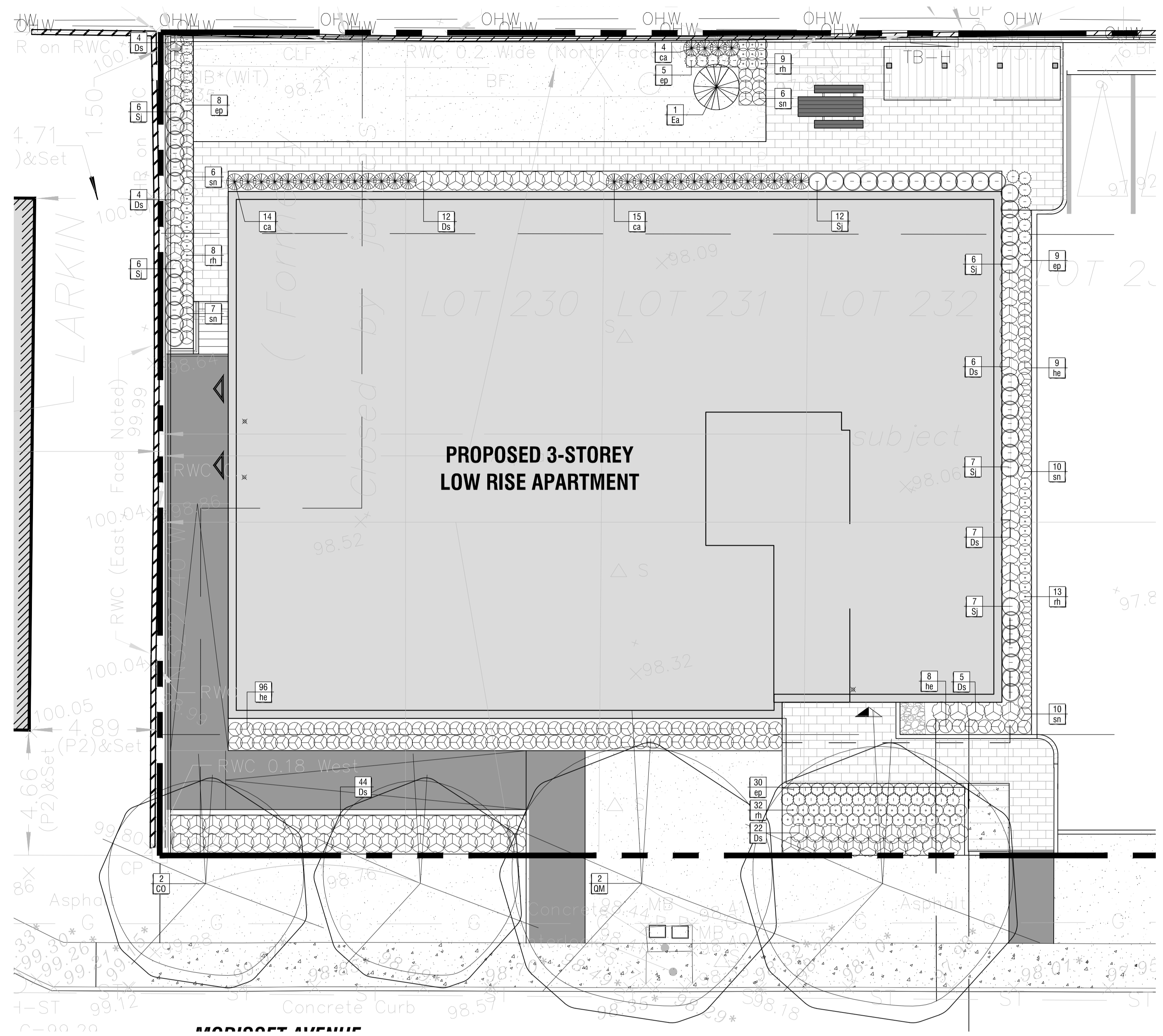
drawing / dessin

PLANTING PLAN

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

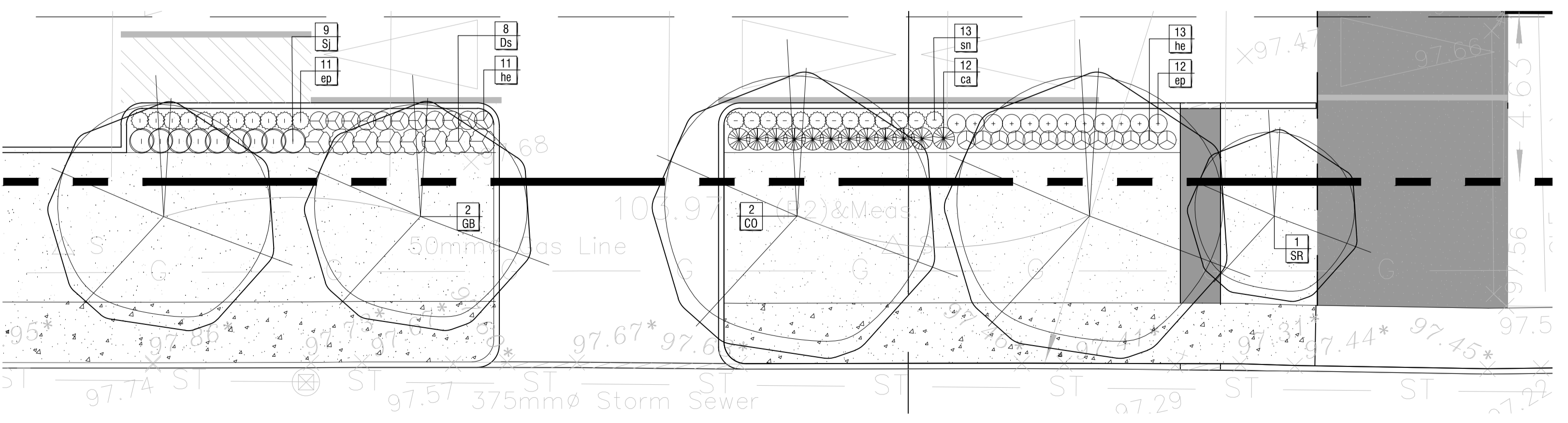
drawing number / No. du dessin

L2 of 3



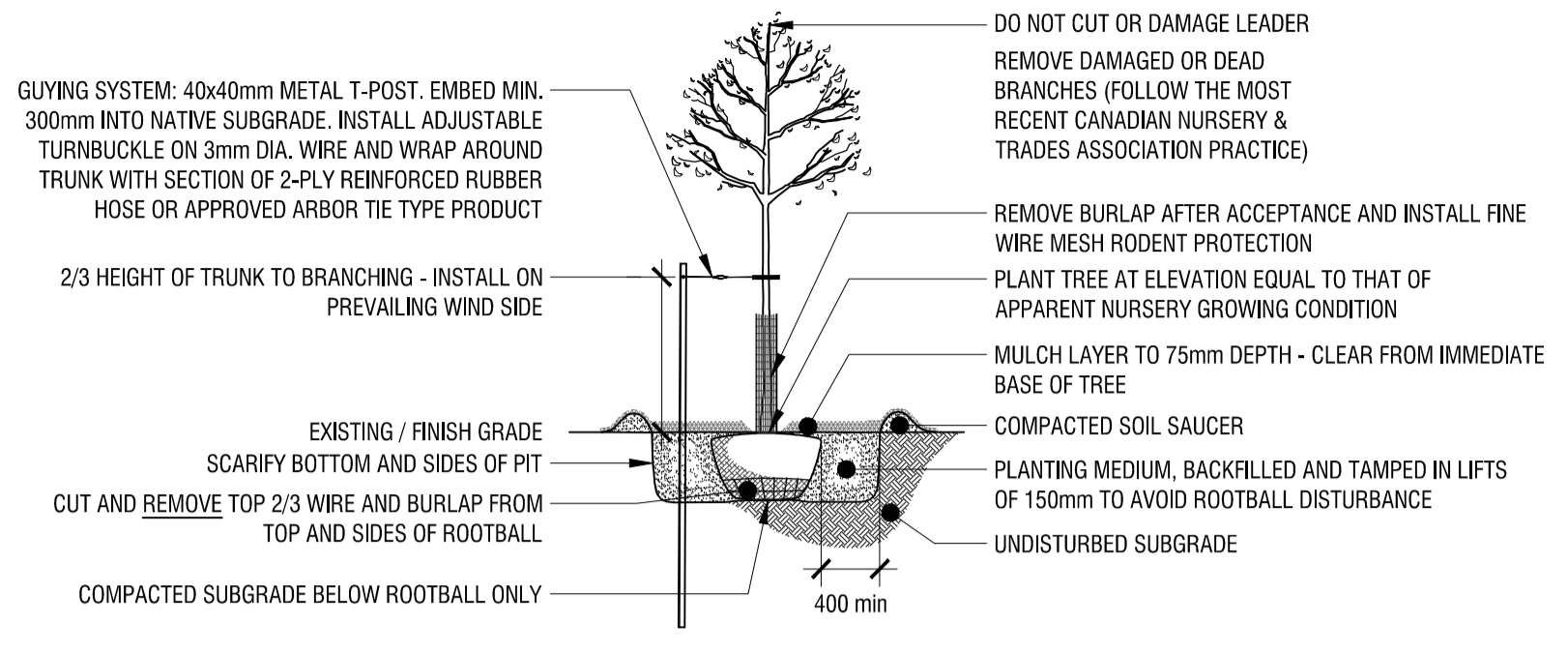
PLANTING SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION / SPACING
DECIDUOUS TREES				
CD	4	<i>Celtis occidentalis</i>	Common Hackberry	70mm cal. / W.B.
GB	2	<i>Ginkgo biloba</i>	Maldenhair Tree	70mm cal. / W.B.
QM	2	<i>Quercus macrocarpa</i>	Bur Oak	70mm cal. / W.B.
SR	1	<i>Syringa reticulata</i>	Japanese Tree Lilac	50mm cal. / W.B. (tree form)
DECIDUOUS SHRUBS				
Ea	1	<i>Euonymus alatus</i> 'Blade Runner'	'Blade Runner' Burning Bush	175cm ht. / W.B.
Ds	112	<i>Diervilla splendens</i> 'Firefly Nightglow' (El Madrigal)	Firefly Nightglow Bush Honeysuckle	#3 Pot / 65cm o.c.
Sj	53	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea	#2 Pot / 75cm o.c.
GRASSES & PERENNIALS				
ca	45	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#2 Pot / 50cm o.c.
ep	75	<i>Echinacea purpurea</i>	Purple Coneflower	#1 Pot / 45cm o.c.
he	137	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	#1 Pot / 50cm o.c.
rh	62	<i>Rudbeckia hirta</i>	Gloriosa Daisy	#1 Pot / 30cm o.c.
sn	52	<i>Salvia nemorosa</i> 'May Night'	May Night Meadow Sage	#1 Pot / 50cm o.c.

1 ENLARGED PLANTING PLAN
 L2 1:100

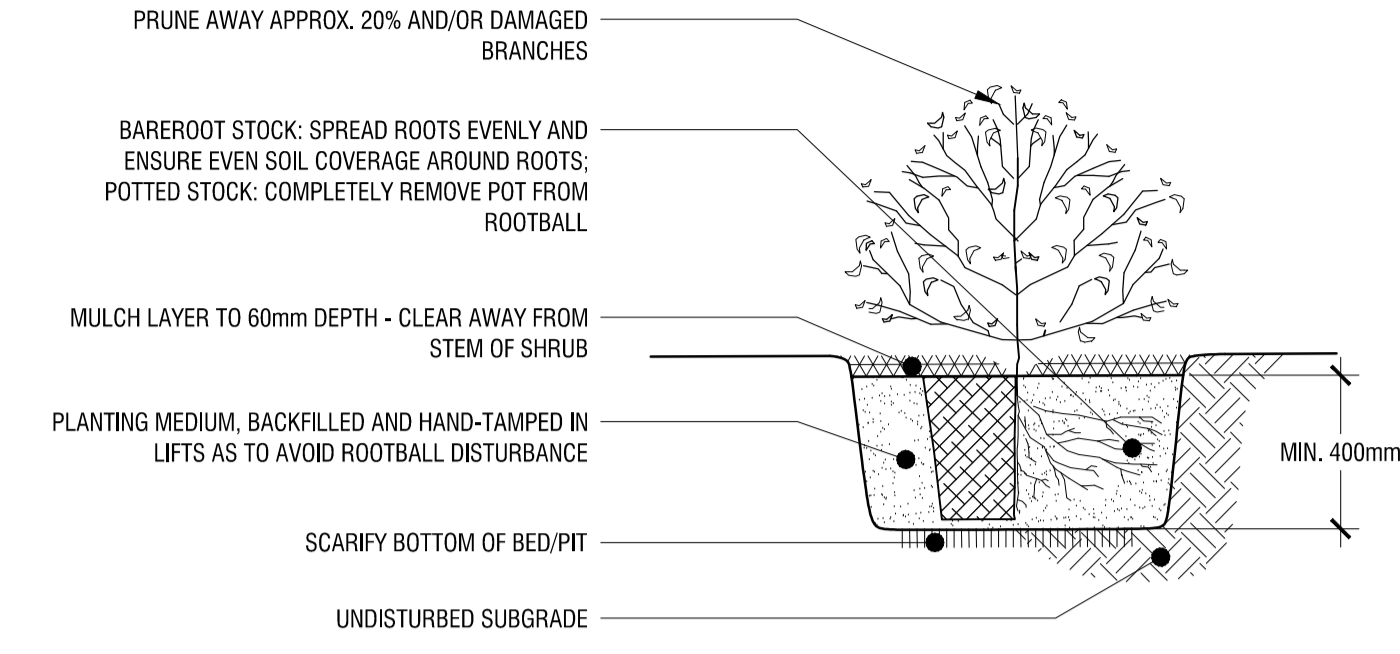


2 ENLARGED PLANTING PLAN
 L2 1:100

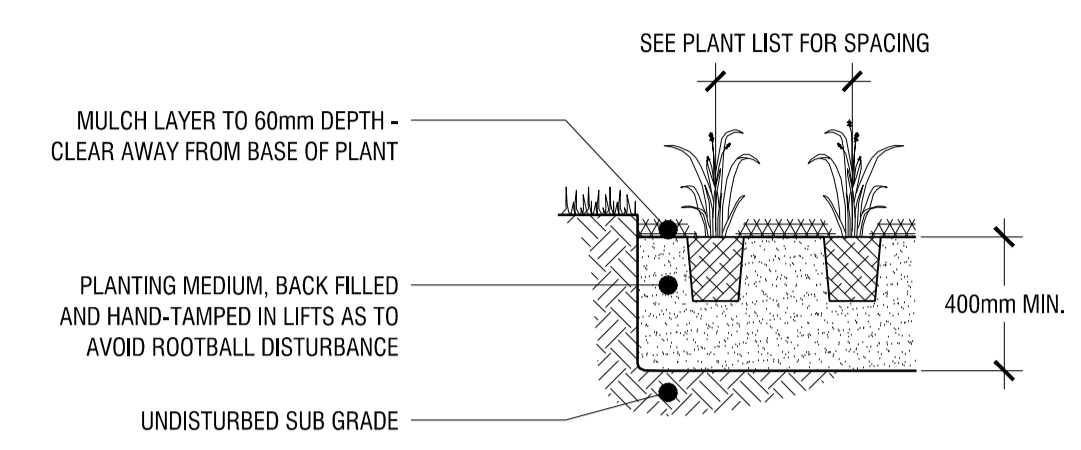
FOTENN CONSULTANTS INC. 396 COOPER STREET, SUITE 300 OTTAWA, ONTARIO K2P 2H7 CANADA
 TEL: 613-730-5709 FAX: 613-730-5700
 PROJECT: 1435 & 1455 MORISSET AVENUE
 DRAWING: 1435-1455-MORISSET-PLANTING-PLAN-L2-1:100
 DATE: 2021-03-22
 DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY: KA
 PROJECT MANAGER: KA
 SHEET SIZE: 1100x850 (A1) (Landscape) (Portrait)
 PLOT TITLE: 1435 & 1455 MORISSET AVENUE
 SHEET NO.: 1435-1455-MORISSET-PLANTING-PLAN-L2-1:100
 SHEET DATE: 2021-03-22
 SHEET SCALE: 1:100
 SHEET TOTAL: 1435-1455-MORISSET-PLANTING-PLAN-L2-1:100



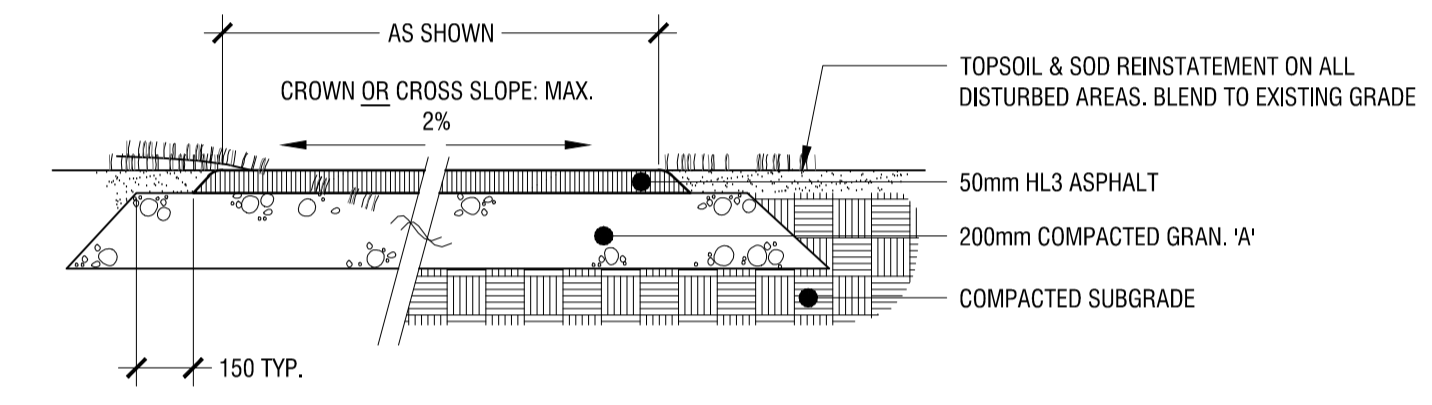
1 **DECIDUOUS TREE PLANTING DETAIL**
L3 n.t.s.



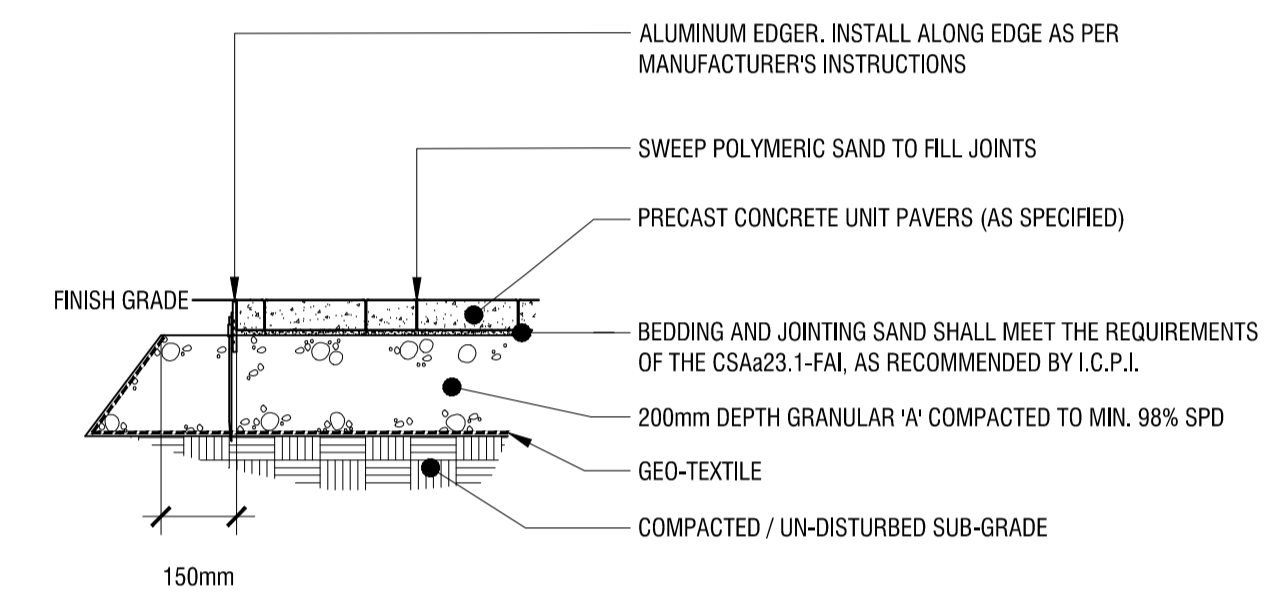
2 **SHRUB PLANTING DETAIL**
L3 n.t.s.



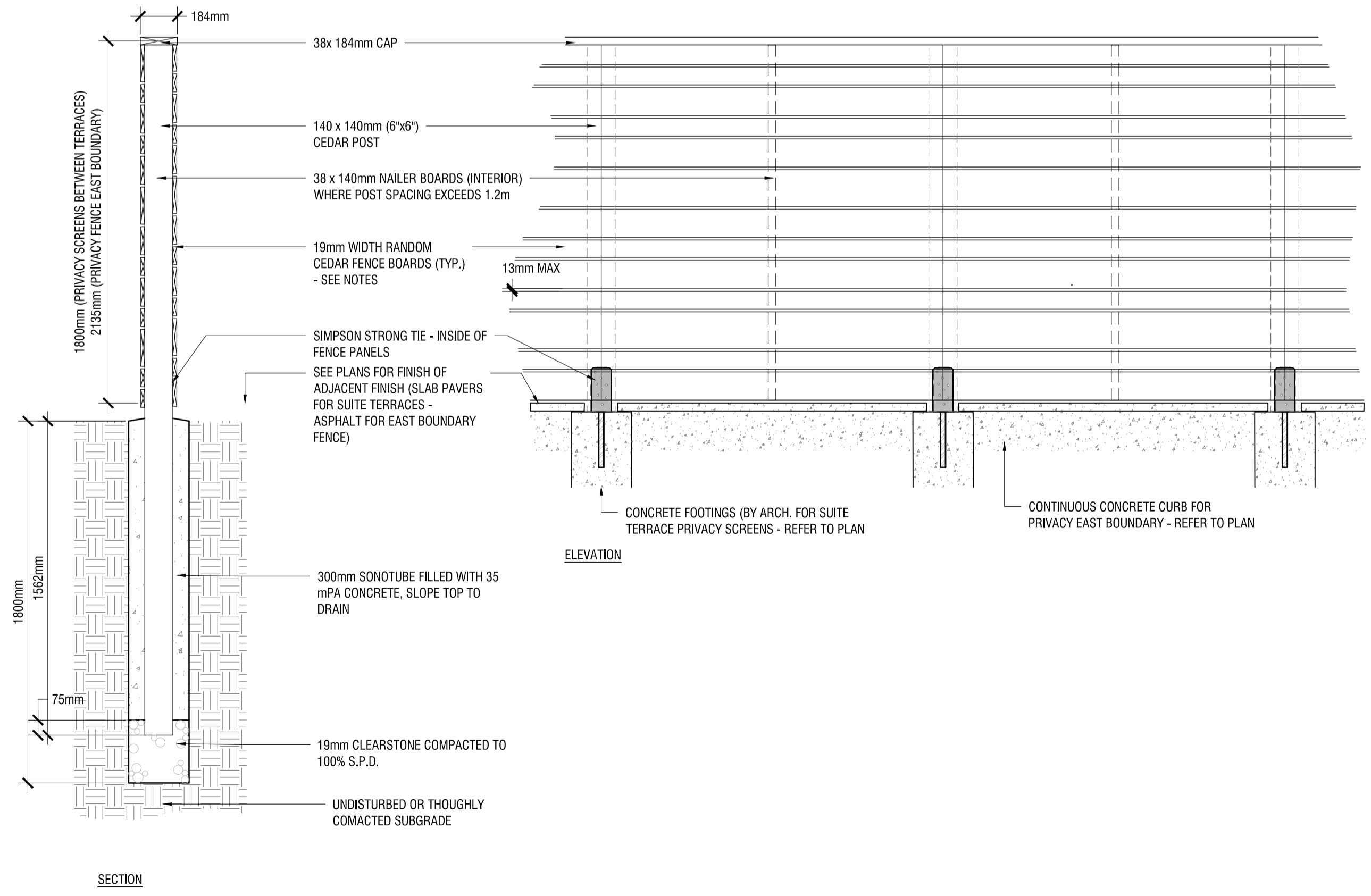
3 **PERENNIAL PLANTING DETAIL**
L3 n.t.s.



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**

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DETAILS

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