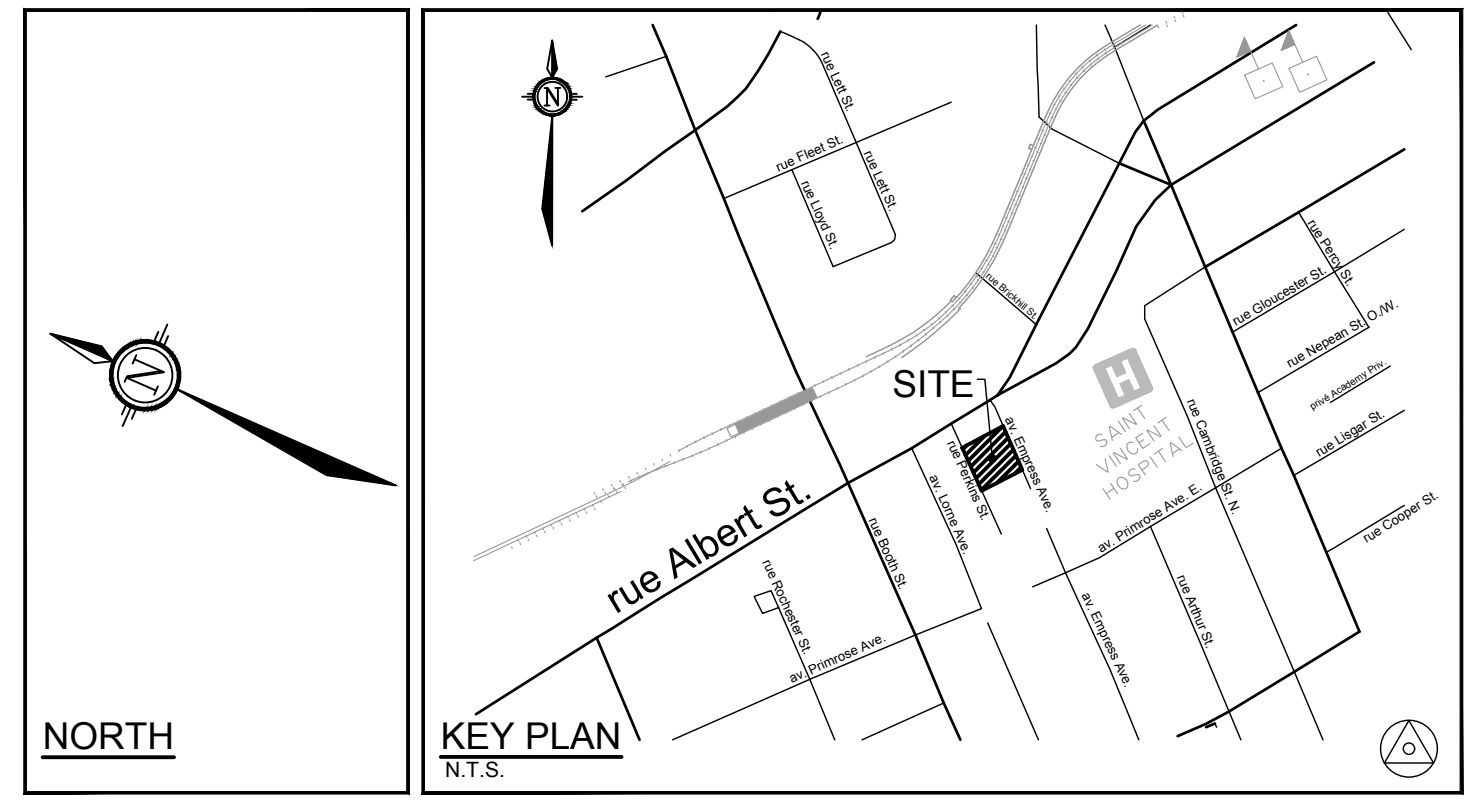
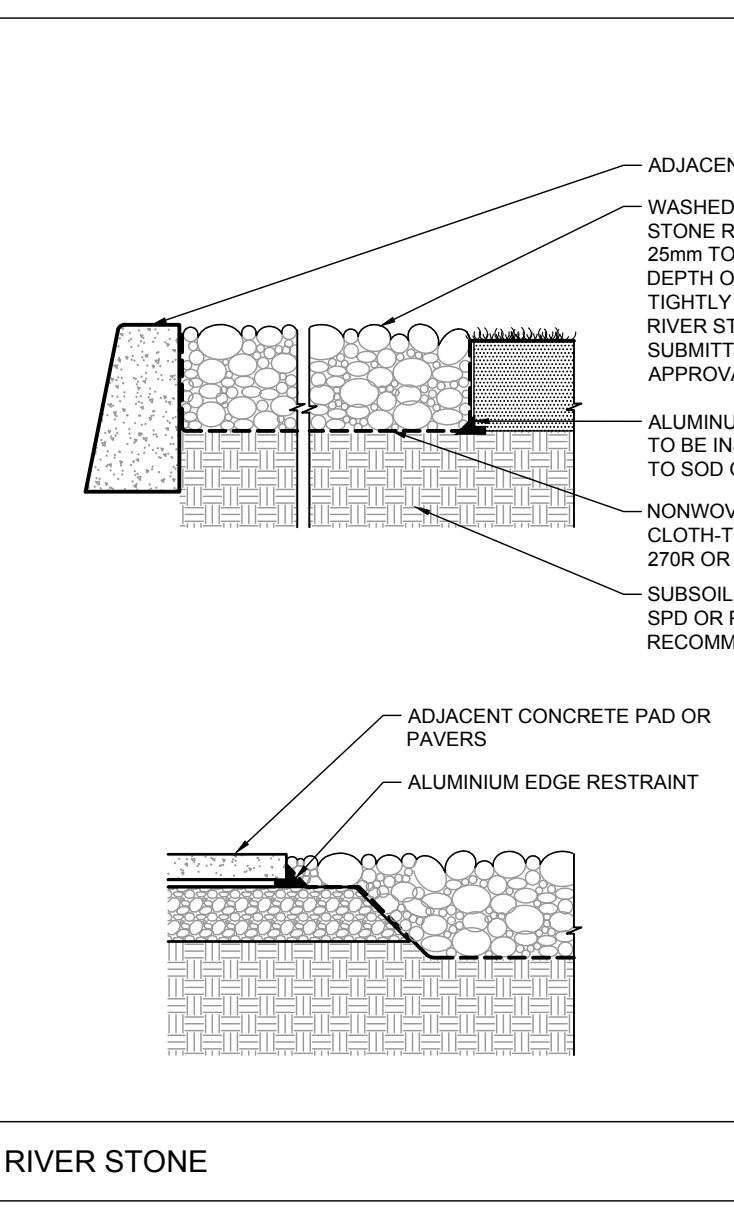
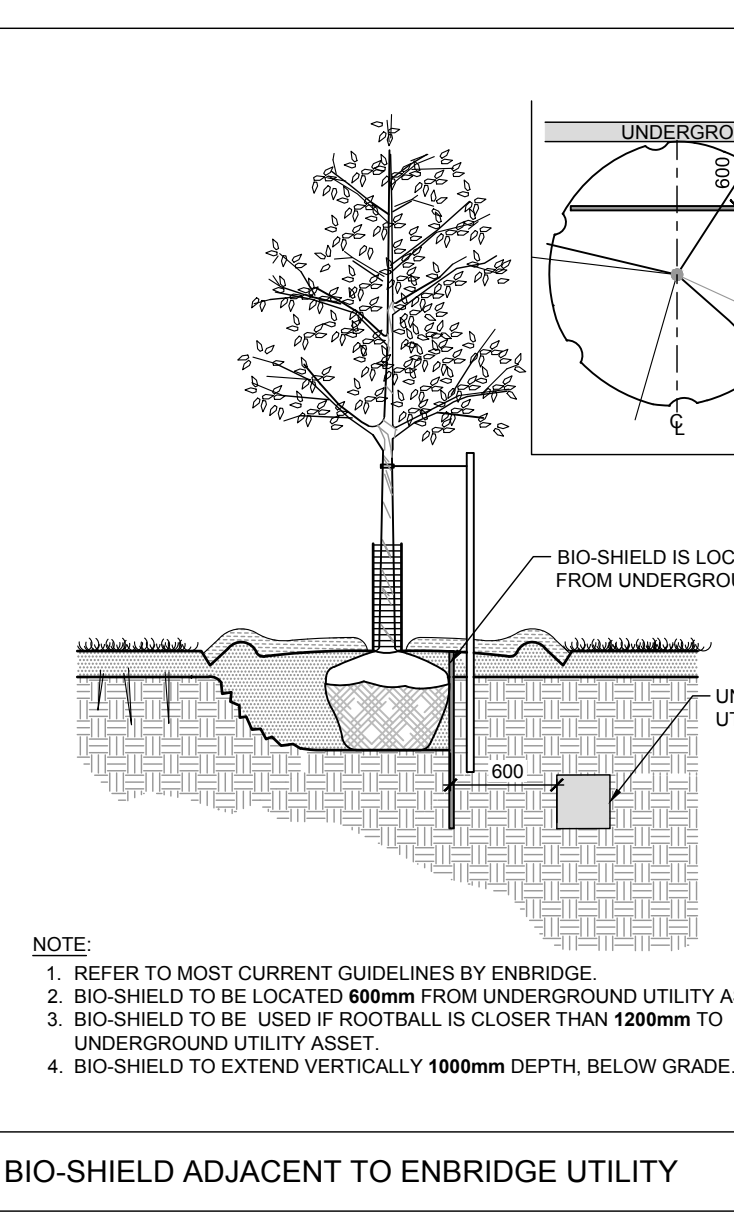
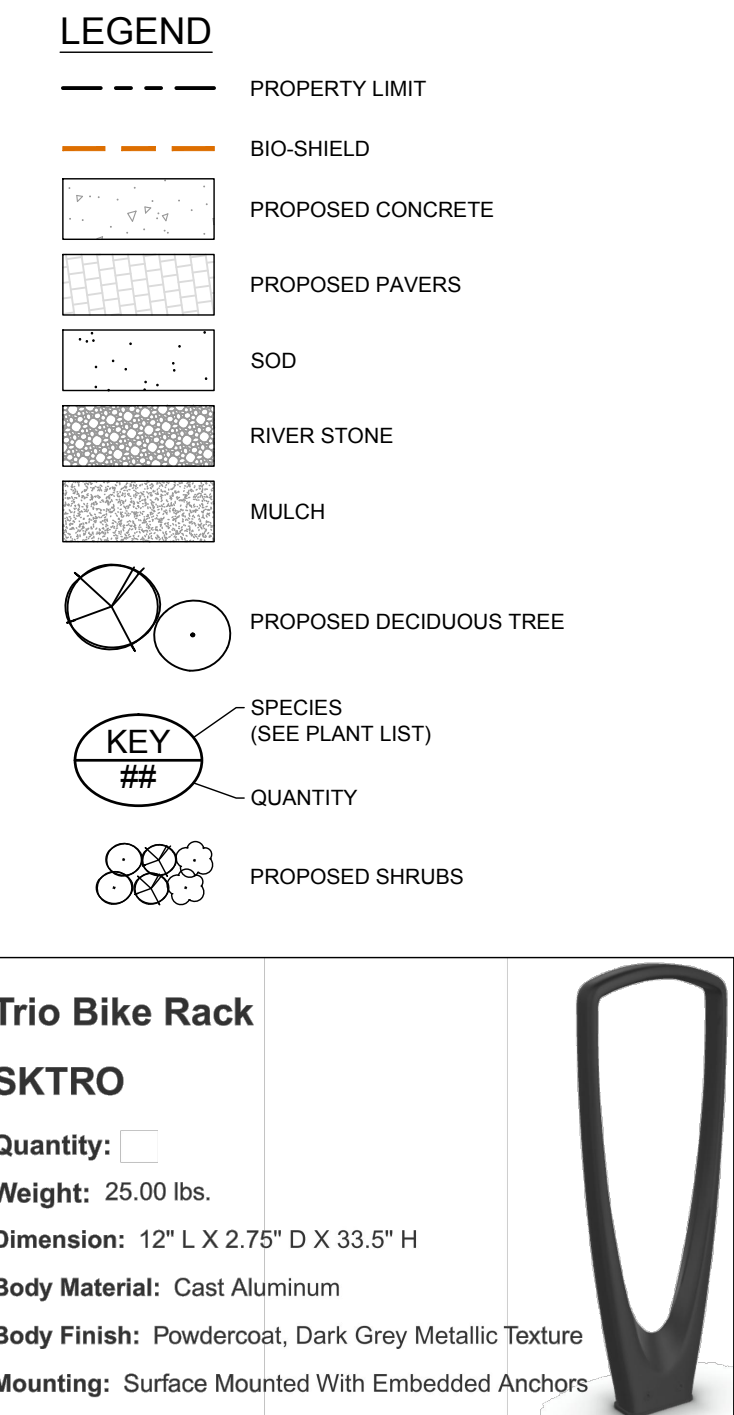
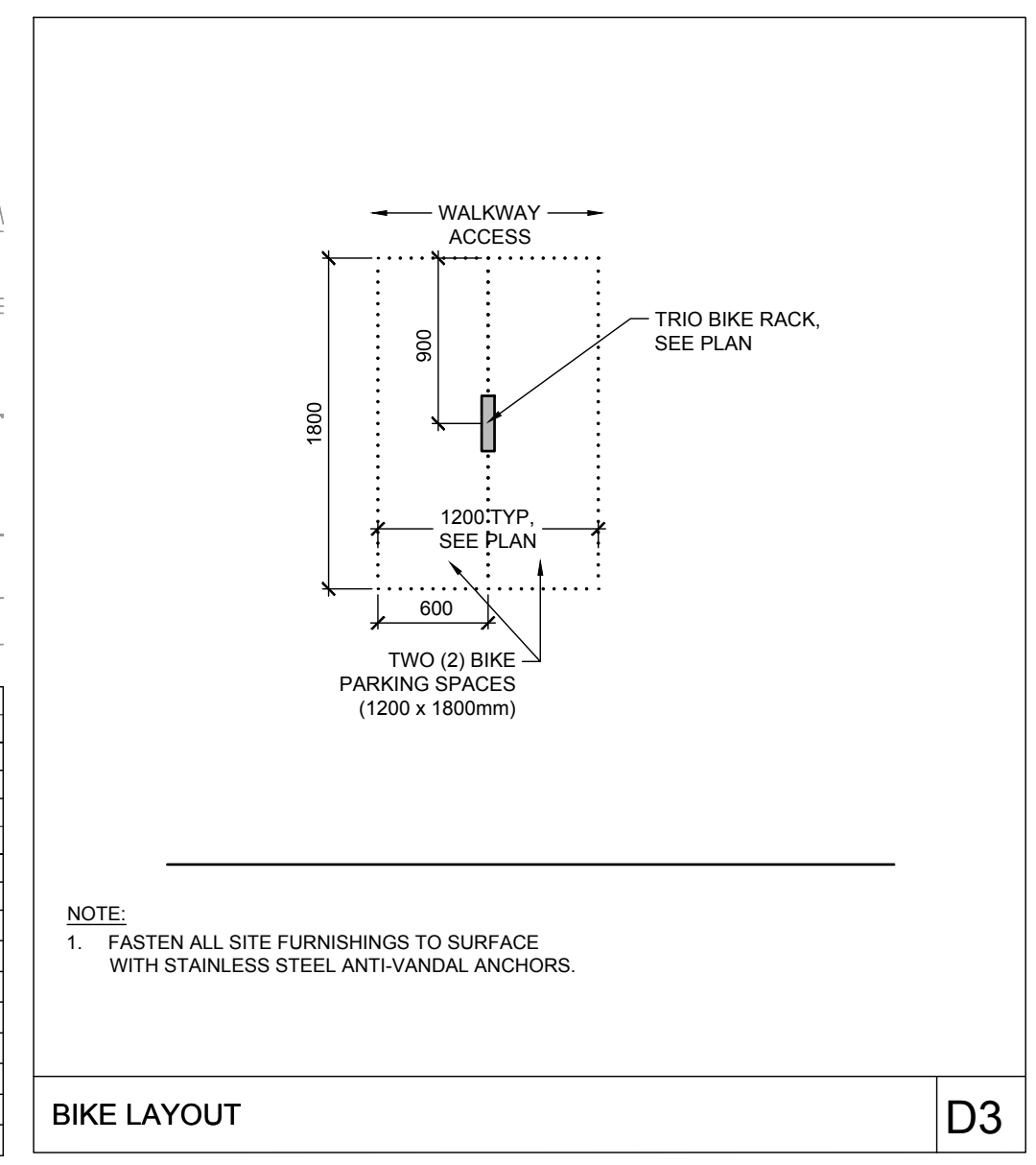
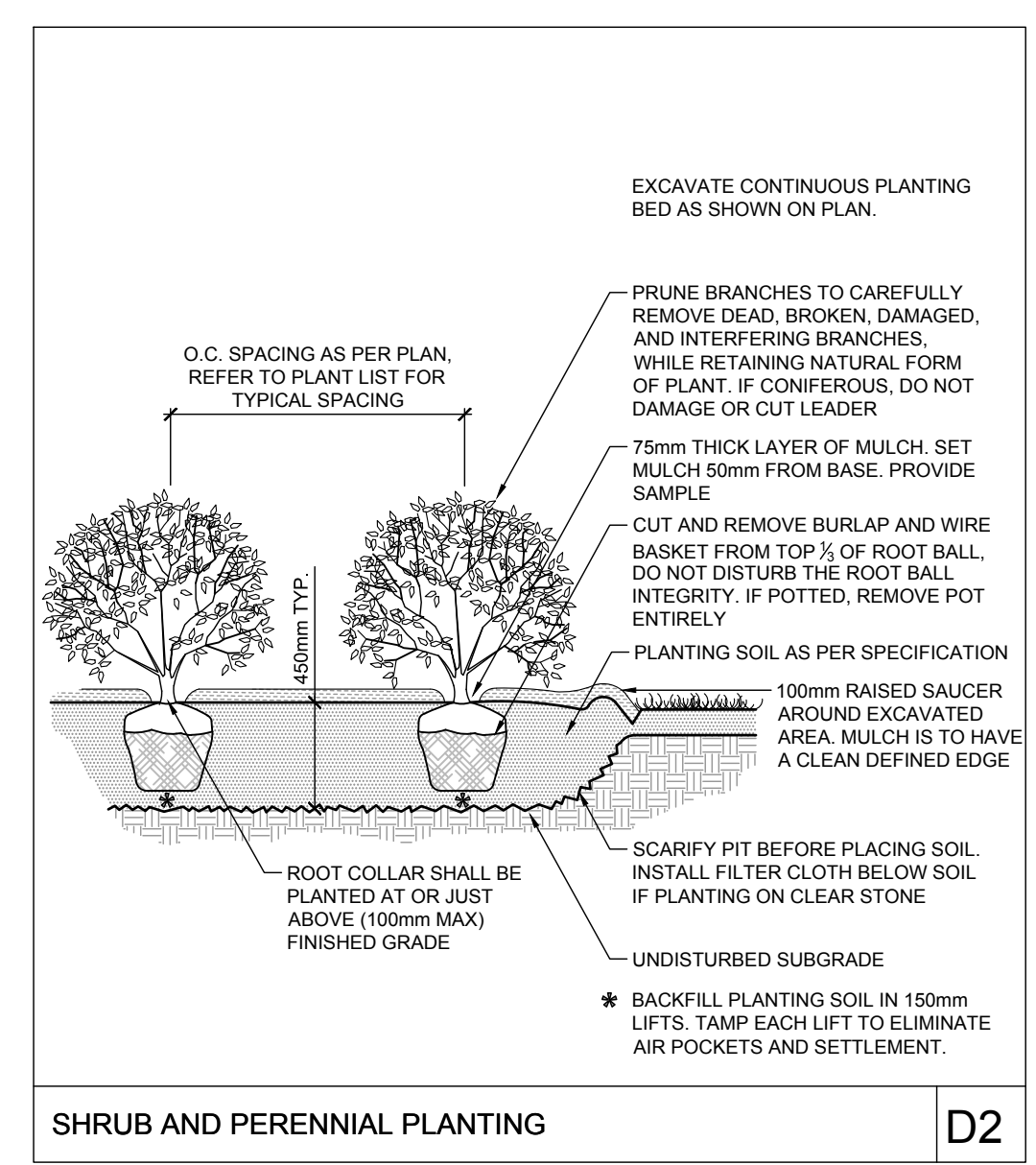
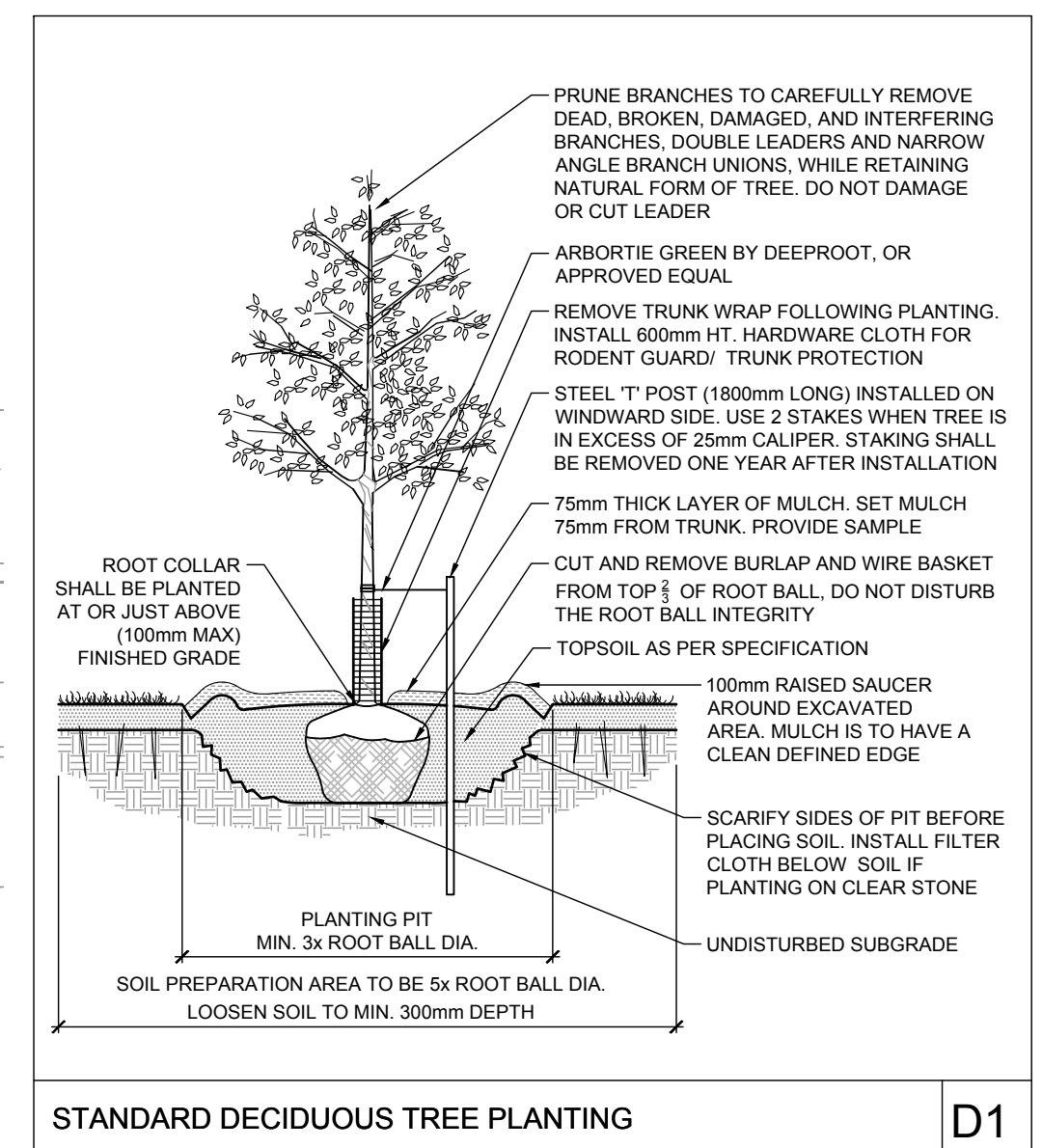


PROPOSED 4-STOREY APARTMENT
 ENTRY LEVEL FLOOR = 62.90
 LEVEL 1 FLOOR = 64.57
 SERVICE LEVEL FLOOR = 59.80
 TOP OF FOOTING = 59.48(L)OW
 LEVEL 0 FLOOR = 61.33
 TOP OF FOOTING = 60.61

KEY	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	SIZE	COND	SPACING
Deciduous Trees							
ARM	3	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Red Maple	Native Cultivar	50mm Cal	WB	As Shown
ARR	1	<i>Acer rubrum</i> 'Frank Jr'	Redpointe Red Maple	Native	50mm Cal	WB	As Shown
CEL	1	<i>Celtis occidentalis</i>	Hackberry	Native	50mm Cal	WB	As Shown
COA	1	<i>Cornus alternifolia</i>	Pagoda Dogwood	Native	45mm Cal	WB	As Shown
QXA	1	<i>Quercus x alba x robur</i> 'Streetspire'	Streetspire Oak	Native Cultivar	50mm Cal	WB	As Shown
Deciduous Shrubs							
Cpe	10	<i>Comptonia peregrina</i>	Sweet Fern	Native	60cm Ht	PT	As Shown
Hdb	40	<i>Hydrangea paniculata</i> 'Dragon Baby'	Dragon Baby Hydrangea	Cultivar	50cm Ht	PT	As Shown
Pyp	16	<i>Physocarpus opulifolius</i> 'Panther'	Panther Ninebark	Cultivar	60cm Ht	PT	As Shown
Pfs	20	<i>Potentilla fruticosa</i> 'Bella Sol'	Bella Sol Potentilla	Cultivar	40cm Ht	PT	As Shown
Rgg	10	<i>Rosa</i> 'Gumball Goody' (VLR12062)	Gumball Goody Rose	Cultivar	50cm Ht	PT	As Shown
Sbg	17	<i>Spiraea betulifolia</i> 'Glow Girl' (Tor Gold)	Glow Girl Birchleaf Spirea	Cultivar	60cm Ht	PT	As Shown
Smc	68	<i>Spiraea japonica</i> 'Magic Carpet'	Magic Carpet Spirea	Cultivar	40cm Ht	PT	As Shown
Sic	2	<i>Stephanandra incisa</i> 'Crispa'	Cutleaf Stephanandra	Cultivar	40cm Ht	PT	As Shown

NOT FOR CONSTRUCTION



CITY DETAILS
 Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.
 SC4. Typical Concrete Sidewalk in Boulevard Sidewalk Construction Joints
 SC5. Typical Concrete Sidewalk in Boulevard Sidewalk Construction Joints

NOVATECH DETAILS
 Found on Sheet L1.
 D1. Standard Deciduous Tree Planting
 D2. Shrub and Perennial Planting
 D3. Bike Layout
 D4. Bio-Shield Adjacent To Enbridge Utility
 D5. River Stone

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, WB or BB, 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. 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 clay 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.
- 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 350kg/ha.
- 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.

PRODUCT INFORMATION
 Install products as per manufacturer specifications. Shop drawings required.

SITE FURNITURE
 Fasten all site furnishings to surface with stainless steel anti-vandal anchors.

- GIANT FLOWERPOT PLANTER by Streetlife
 Product Number: GFP-PL-D240-120-GF
 Size: 238 x 120 cm, vol.ca. 3.5m³
 Colour: Red
- TRIO BIKE RACK by Forms + Surfaces
 Product number: SKTRO
 Qty: 1
 Powdercoat Colour: Dark Grey Metallic Texture
- RAFFINATO WALL by Techo-Bloc
 Colour: Greyed Nickel
- CONCRETE PAVERS - BLU 60 (Smooth) by Techo-Bloc
 COLOUR: Greyed Nickel
 PATTERN: 09Linear

NOTE:
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No.	REVISION	DATE	BY
1.	ISSUED FOR SPC	AUG 8/24	RGJ

DESIGN	MEL
CHECKED	RGJ
DRAWN	MEL
CHECKED	RGJ
APPROVED	RGJ

FOR REVIEW ONLY

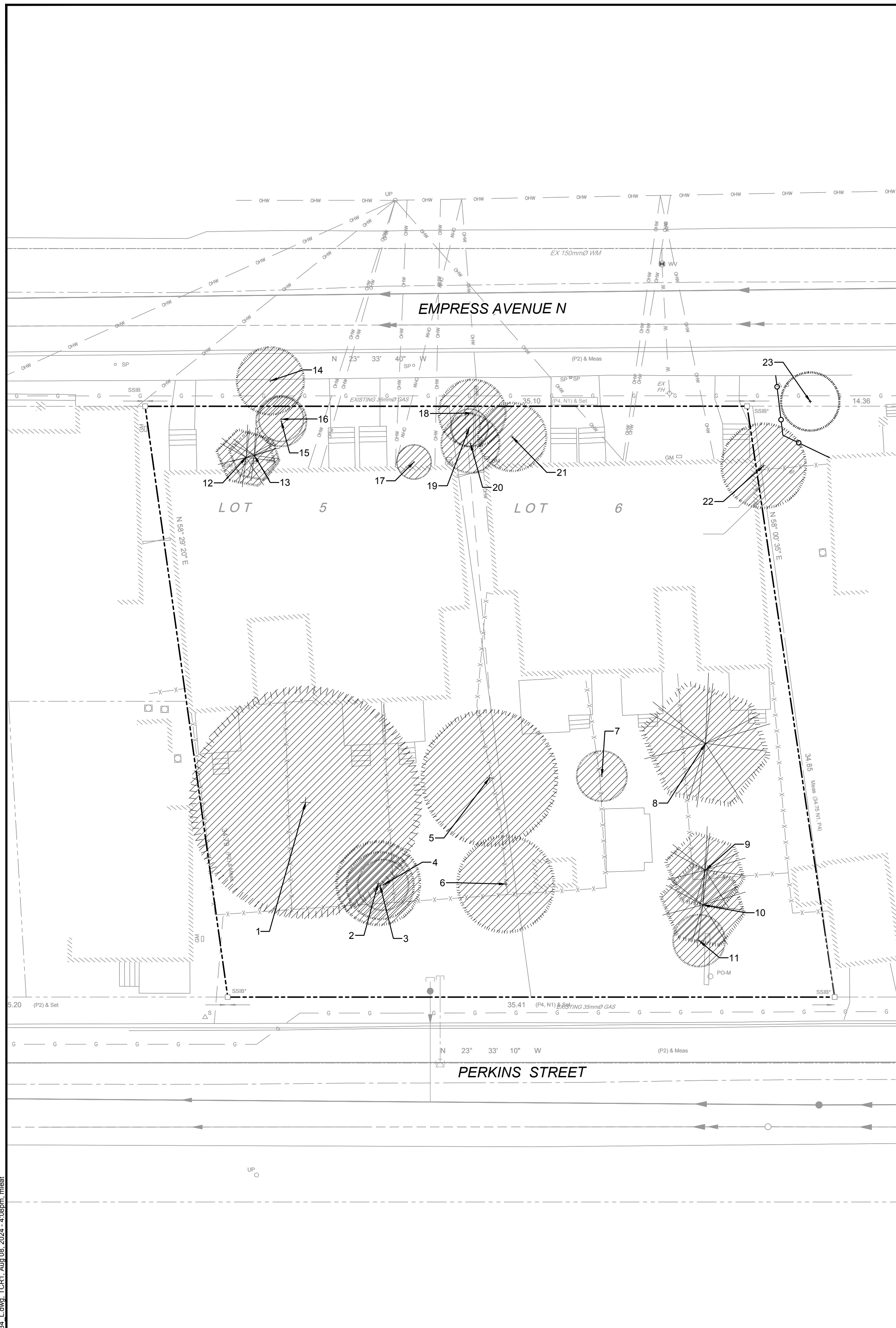
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NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone (613) 254-9643
 Facsimile (613) 254-5867
 Website www.novatech-eng.com

LOCATION	CITY OF OTTAWA 10 EMPRESS AVE	LOT 5 AND PART OF LOT 6 REGISTERED PLAN 7 CITY OF OTTAWA
DRAWING NAME	LANDSCAPE PLAN	PROJECT NO. 121234-00
		REV REV #1
		DRAWING NO. 121234-L1

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DESIGN	CHECKED	DRAWN	APPROVED
MEL	RGJ	MEL	RGJ

SCALE
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FOR REVIEW ONLY

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LOCATION
CITY OF OTTAWA
10 EMPRESS AVE

DRAWING NAME
TREE CONSERVATION PLAN 1
EXISTING CONDITION & TREE COVER

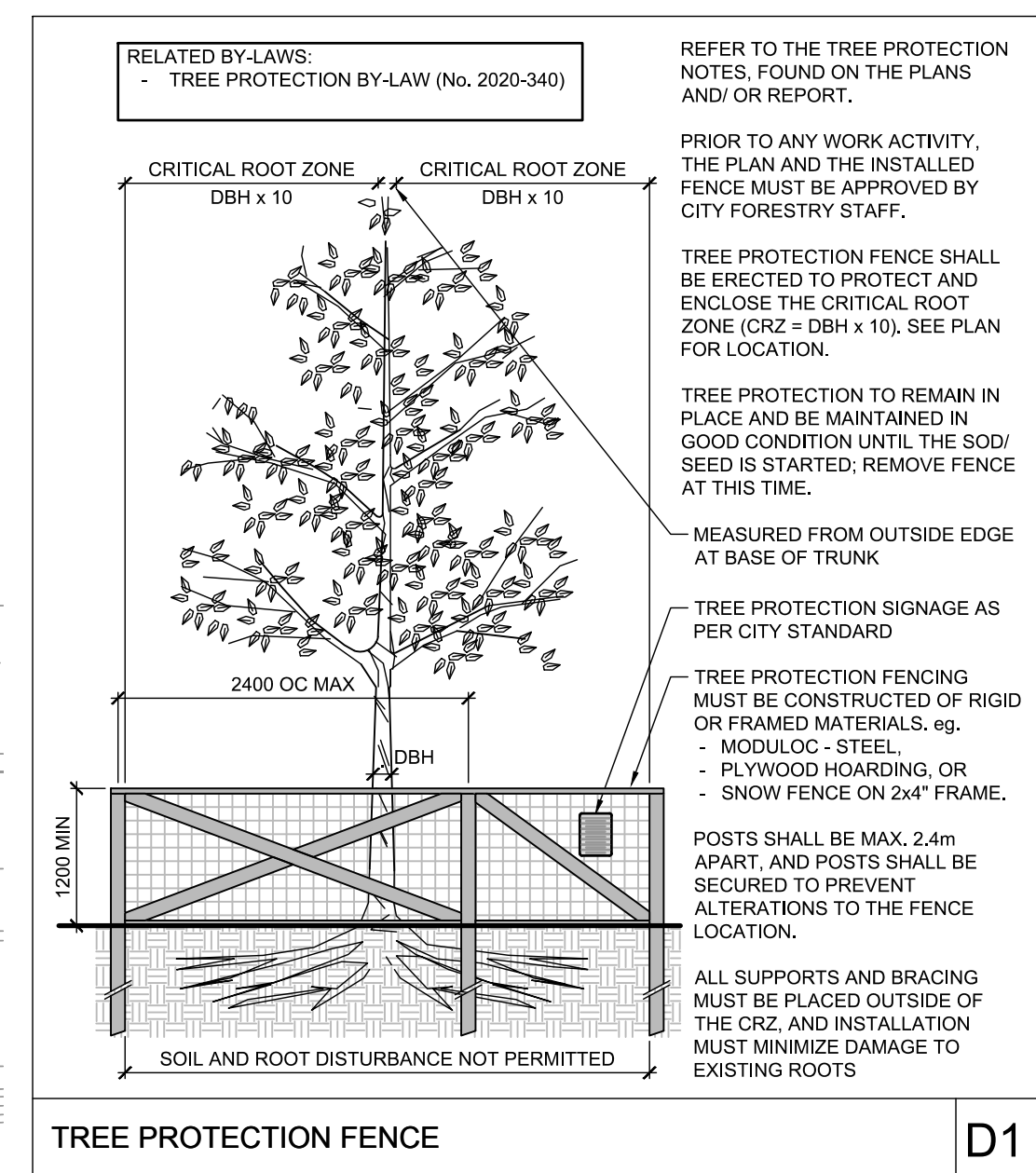
LOT 5 AND PART OF LOT 6
REGISTERED PLAN 7
CITY OF OTTAWA

PROJECT No.
121234-00

REV #
REV #1

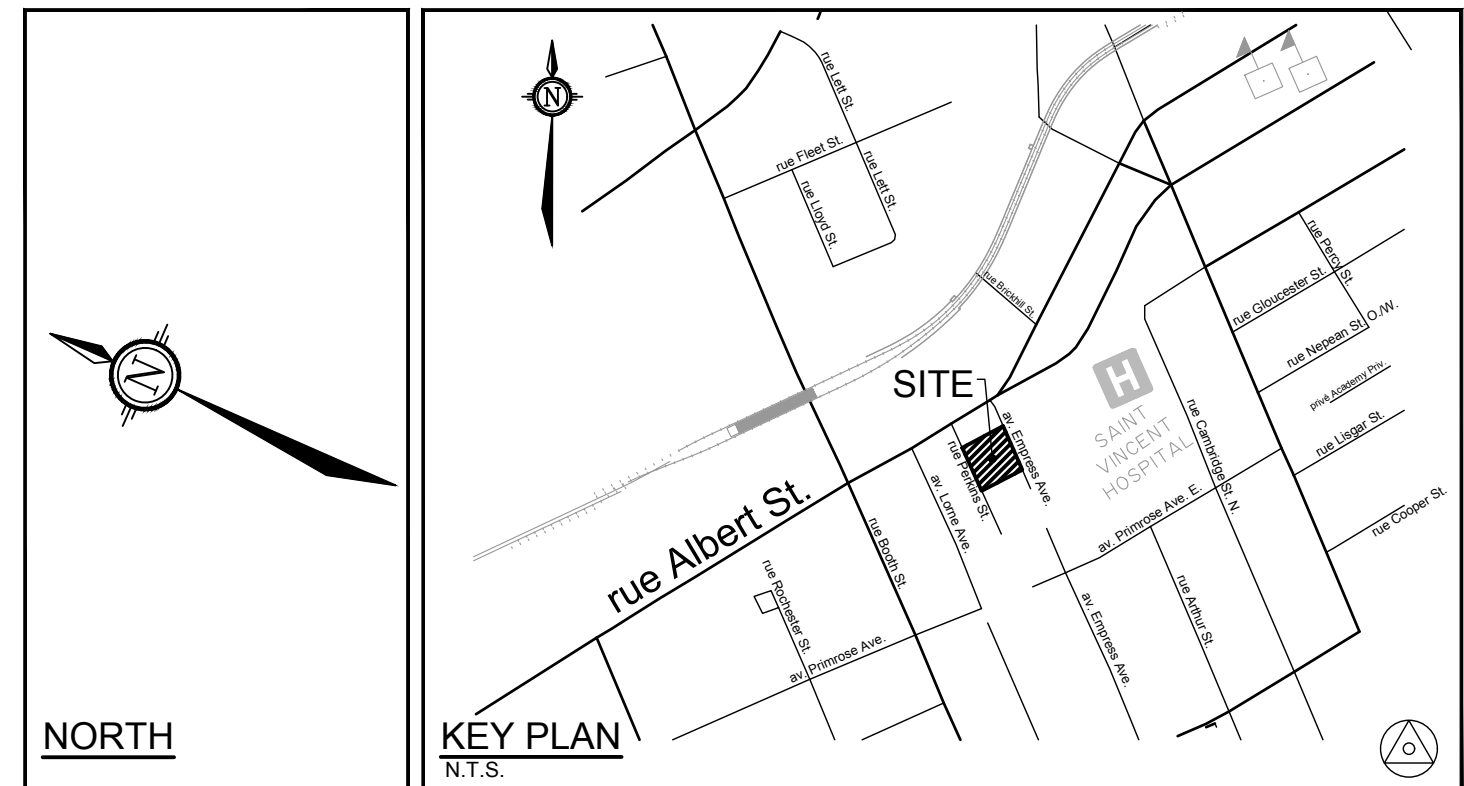
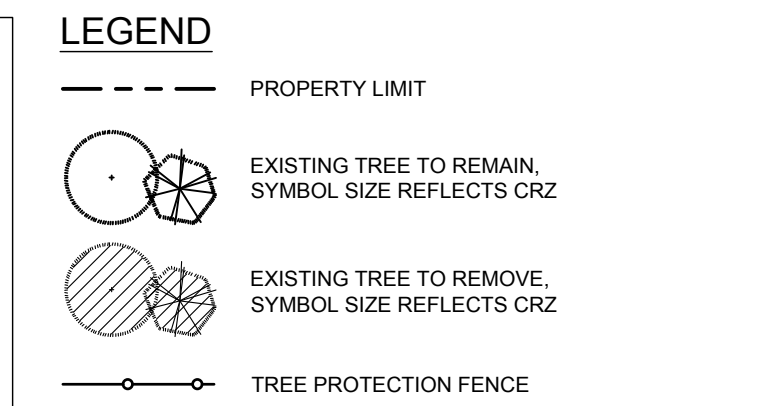
DRAWING No.
121234-TCR1

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EXISTING TREE CANOPY COVER:
THE EXISTING TREE CANOPY COVER WAS ESTIMATED WITH THE MEASURING TOOLS ON GEOOTTAWA, WHERE THE MOST CURRENT AERIAL PHOTOGRAPHY IS FROM 2022. THE EXISTING CANOPY COVER MEASURED APPROXIMATELY 545m². THIS IS ROUNDED UP TO 600m² TO ACCOUNT FOR TWO ADDITIONAL YEARS OF GROWTH TO 2024.

NOTE THAT TREE #23 WAS NOT INCLUDED IN THE CANOPY COVER ESTIMATE AS IT IS OFFSITE AND IT WILL NOT BE IMPACTED.



- 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 not 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).

EXISTING TREE INVENTORY

Legend

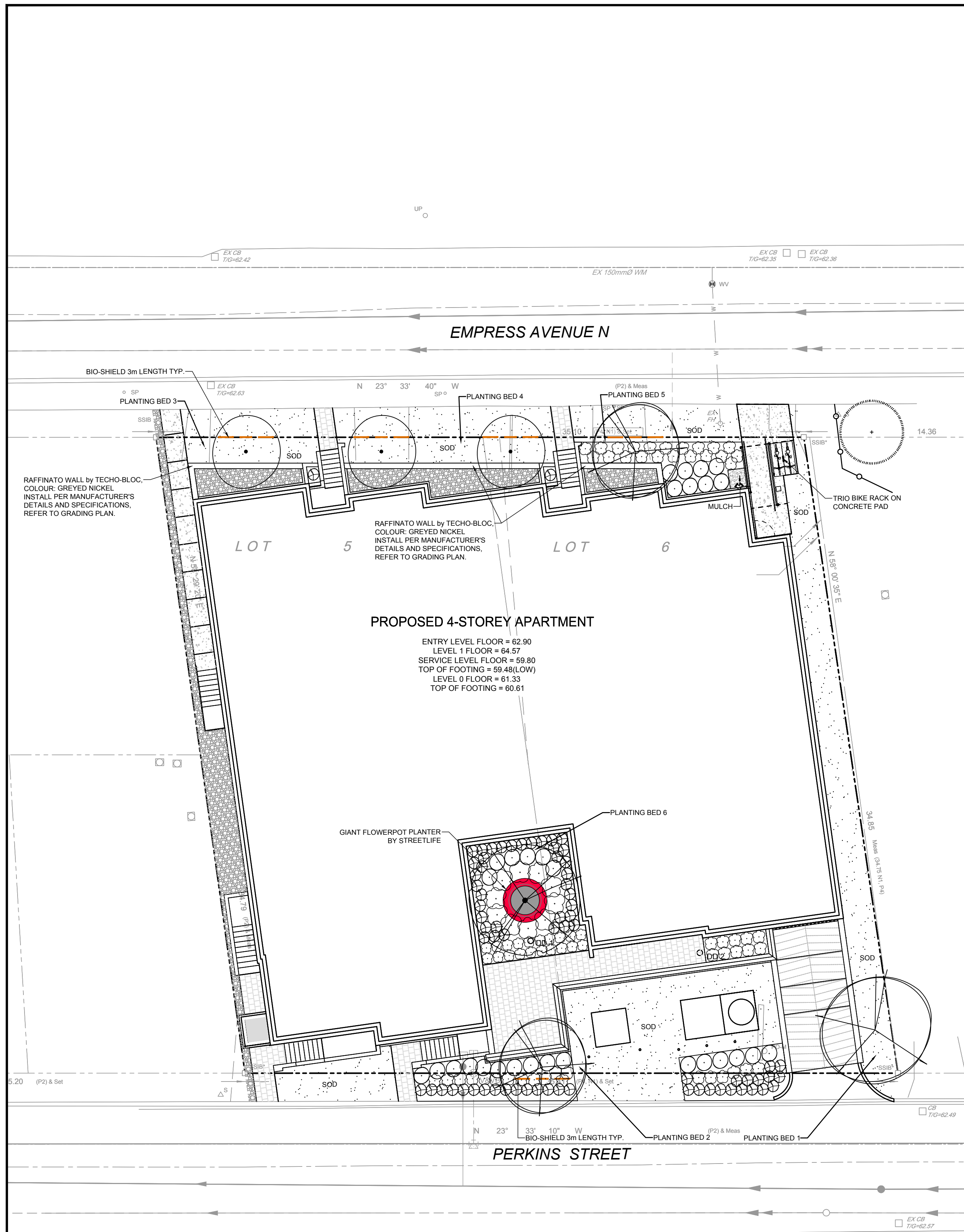
○ Good Conflict Remove due to conflict with construction.

⊗ Fair Remove Remove due to tree health or invasive status.

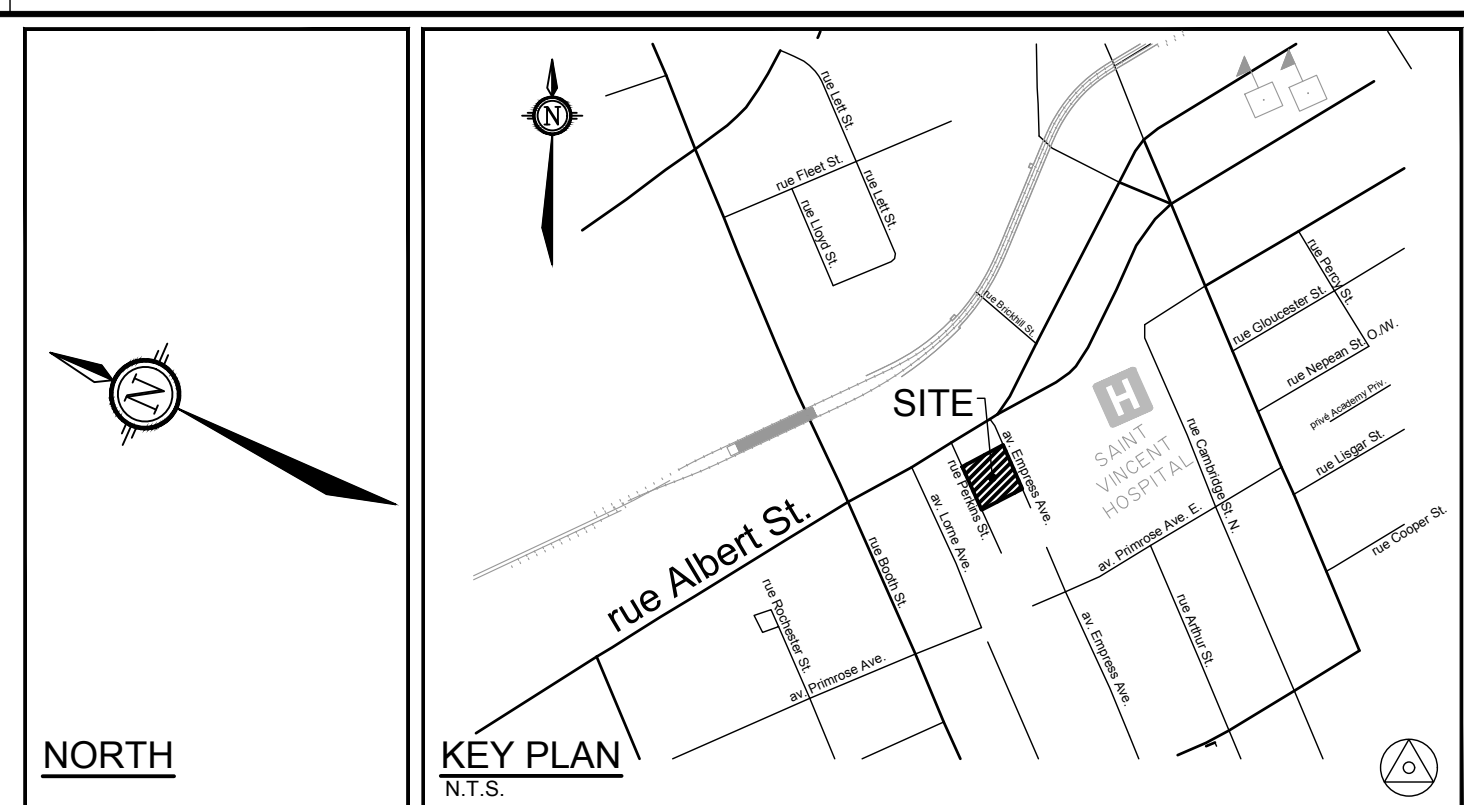
⊗ Poor PROTECT Protect trees as per contract details and specifications.

VP Very Poor

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	<i>Acer negundo</i>	Manitoba Maple	68.0	6.80	P	Owner	Rot, lean, suckers	Conflict
2	<i>Syringa vulgaris</i>	Common Lilac	25.0	2.50	P	Owner	8 stems - 14, 09, 09, 09, 09, 08, 05, 11 - Dead wood, rot, lean, suckers	Conflict
3	<i>Ulmus</i>	Elm	20.0	2.00	F	Owner	crowded volunteer	Conflict
4	<i>Syringa vulgaris</i>	Common Lilac	15.0	1.50	P	Owner	3 stems - 09, 05, 04 - Dead wood, rot, lean, suckers	Conflict
5	<i>Acer negundo</i>	Manitoba Maple	40.0	4.00	P	Owner	4 stems - 18, 18, 13, 36 - leaning, rot, suckers	Conflict
6	<i>Acer negundo</i>	Manitoba Maple	28.0	2.80	P	Owner	lower trunk damage, rot, upper limbs dead	Conflict
7	<i>Syringa vulgaris</i>	Common Lilac	15.0	1.50	P	Owner	3 stems - 09, 05, 04 - Dead wood, rot, lean, suckers	Conflict
8	<i>Picea glauca</i>	White Spruce	37.0	3.70	G	Owner		Conflict
9	<i>Thuja occidentalis</i>	White Cedar	23.0	2.30	G	Owner		Conflict
10	<i>Thuja occidentalis</i>	White Cedar	25.0	2.50	G	Owner	3 stems - 18, 05, 25	Conflict
11	<i>Acer negundo</i>	Manitoba Maple	15.0	1.50	P	Owner	invasive volunteer, leaning, rot	Conflict
12	<i>Thuja occidentalis</i>	White Cedar	17.0	1.70	G	Owner	volunteer next to foundation	Conflict
13	<i>Thuja occidentalis</i>	White Cedar	15.0	1.50	G	Owner	volunteer next to foundation, 2 stems - 11, 15	Conflict
14	<i>Acer negundo</i>	Manitoba Maple	20.0	2.00	F	City	invasive volunteer, 2 stems - 17, 19	Conflict
15	<i>Acer negundo</i>	Manitoba Maple	15.0	1.50	P	Owner	invasive volunteer, 2 stems - 14, 08	Conflict
16	<i>Cotinus coggygria</i>	Smokebush	13.0	1.30	VP	Owner	lean, dead wood, rot	Conflict
17	<i>Malus</i>	Crabapple	10.0	1.00	F	Owner	close to building, poor form	Conflict
18	<i>Acer negundo</i>	Manitoba Maple	20.0	2.00	F	Owner	invasive volunteer, 2 stems - 14, 18	Conflict
19	<i>Rhus typhina</i>	Staghorn Sumac	11.0	1.10	P	Owner	volunteer, lean	Conflict
20	<i>Acer negundo</i>	Manitoba Maple	17.0	1.70	P	Owner	invasive volunteer	Conflict
21	<i>Rhus typhina</i>	Staghorn Sumac	20.0	2.00	F	Owner	lean, rot, lower trunk splits	Conflict
22	<i>Ulmus</i>	Elm	25.0	2.50	F	Neighbor	volunteer, 3 stems - 15, 15, 15	Conflict
23	<i>Gleditsia tria. 'Sunburst'</i>	Sunburst Honeylocust	17.0	1.70	G	City		PROTECT



PROPOSED 4-STOREY APARTMENT
 ENTRY LEVEL FLOOR = 62.90
 LEVEL 1 FLOOR = 64.57
 SERVICE LEVEL FLOOR = 59.80
 TOP OF FOOTING = 59.48(L.O.W.)
 LEVEL 0 FLOOR = 61.33
 TOP OF FOOTING = 60.61



LEGEND
 - - - - - PROPERTY LIMIT
 (Symbol) EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ
 (Symbol) EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ
 (Symbol) TREE PROTECTION FENCE

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:

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OWNER
 2317916 ONT INC.
 2081 MERVALE ROAD
 OTTAWA, ON, K2G 1G9

ARCHITECT
 PROJECT 1 STUDIO
 260 ST. PATRICK STREET, STE. 300
 OTTAWA, ON, K1N 5K5

PLANNER
 NOVATECH
 240 MICHAEL COWPLAND DRIVE, STE. 200
 OTTAWA, ON, K2M 1P6

LANDSCAPE ARCHITECT
 NOVATECH
 240 MICHAEL COWPLAND DRIVE, STE. 200
 OTTAWA, ON, K2M 1P6

CIVIL ENGINEER
 NOVATECH
 240 MICHAEL COWPLAND DRIVE, STE. 200
 OTTAWA, ON, K2M 1P6

SURVEYOR
 FARLEY, SMITH & DENIS SURVEYING LTD.
 30 COLONNADE ROAD, UNIT 275
 OTTAWA, ON, K2E 7J6

PLANTING BED SOIL VOLUMES:

Planting Bed No.	Available Soil Area (sq m)	Available Soil Depth (m)	Available Soil Volume (cu m)	No. of Proposed Trees				Total No. of trees	Min. required Soil Volume total (cu m)
				Columnar 15m ³ or 9m ³	Medium 25m ³ or 15m ³	Large 30m ³ or 18m ³	Conifer 25m ³ or 15m ³		
Planting Bed 1	20.00	1.50	30.00	0	0	1	0	1	30m ³
Planting Bed 2	61.00	1.50	91.50	0	1	0	0	1	25m ³
Planting Bed 3	10.00	1.50	15.00	1	0	0	0	1	15m ³
Planting Bed 4	16.25	1.50	24.38	2	0	0	0	2	18m ³
Planting Bed 5	17.00	1.50	25.50	0	1	0	0	1	25m ³
Planting Bed 6	36.20	0.30	10.86	0	0	0	0	0	

PROPOSED TREE CANOPY COVER:

PROPOSED CANOPY COVERAGE AT MATURITY				
SIZE OF PROPOSED TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE AT MATURITY	QUANTITY OF TREES	TOTAL PROPOSED CANOPY COVERAGE AT MATURITY (m ²)
Deciduous - Small (<6m Ht.)	5m	20	1	20
Deciduous - Medium (6m to 14m Ht.)	10m	79	5	395
Deciduous - Large (>14m Ht.)	15m	177	1	177
TOTAL PROPOSED CANOPY COVERAGE (m²):				592

1. Area of a circle = (r x r) x π
 2. Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π
 3. Canopy calculations do not include Tree 23 because it is on the neighbouring property.

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LOCATION CITY OF OTTAWA 10 EMPRESS AVE	LOT 5 AND PART OF LOT 6 REGISTERED PLAN 7 CITY OF OTTAWA
DRAWING NAME TREE CONSERVATION PLAN 2 PROPOSED DEVELOPMENT & TREE COVER	PROJECT No. 121234-00 REV REV # 1 DRAWING No. 121234-TCR2

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