

M:\2023\123062\CADD\Landscaping\123062-L.dwg, TCR-1, Dec. 19, 2024, 9:06am, lbarakae

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMAINS, SEWERS AND OTHER
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STRUCTURES IS NOT NECESSARILY SHOWN ON
THE CONTRACT DRAWINGS, AND WHERE SHOWN,
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DAMAGE TO THEM.

Owner:
Azure Inc.
c/o Azure Urban Developments Inc.
463 Golden Avenue
Ottawa, ON K2A 2E4
Phone: 613-234-4346

No.	REVISION	DATE	BY
3.	RE-ISSUED TO ADDRESS CITY COMMENTS	DEC 13/24	RGJ
2.	ISSUED FOR PHASE 3 PRECONSULT	SEPT 09/24	RGJ
1.	ISSUED FOR PHASE 2 PRECONSULT	APR 29/24	RGJ

SCALE	DESIGN
1:150	TCB
1:150	RGJ
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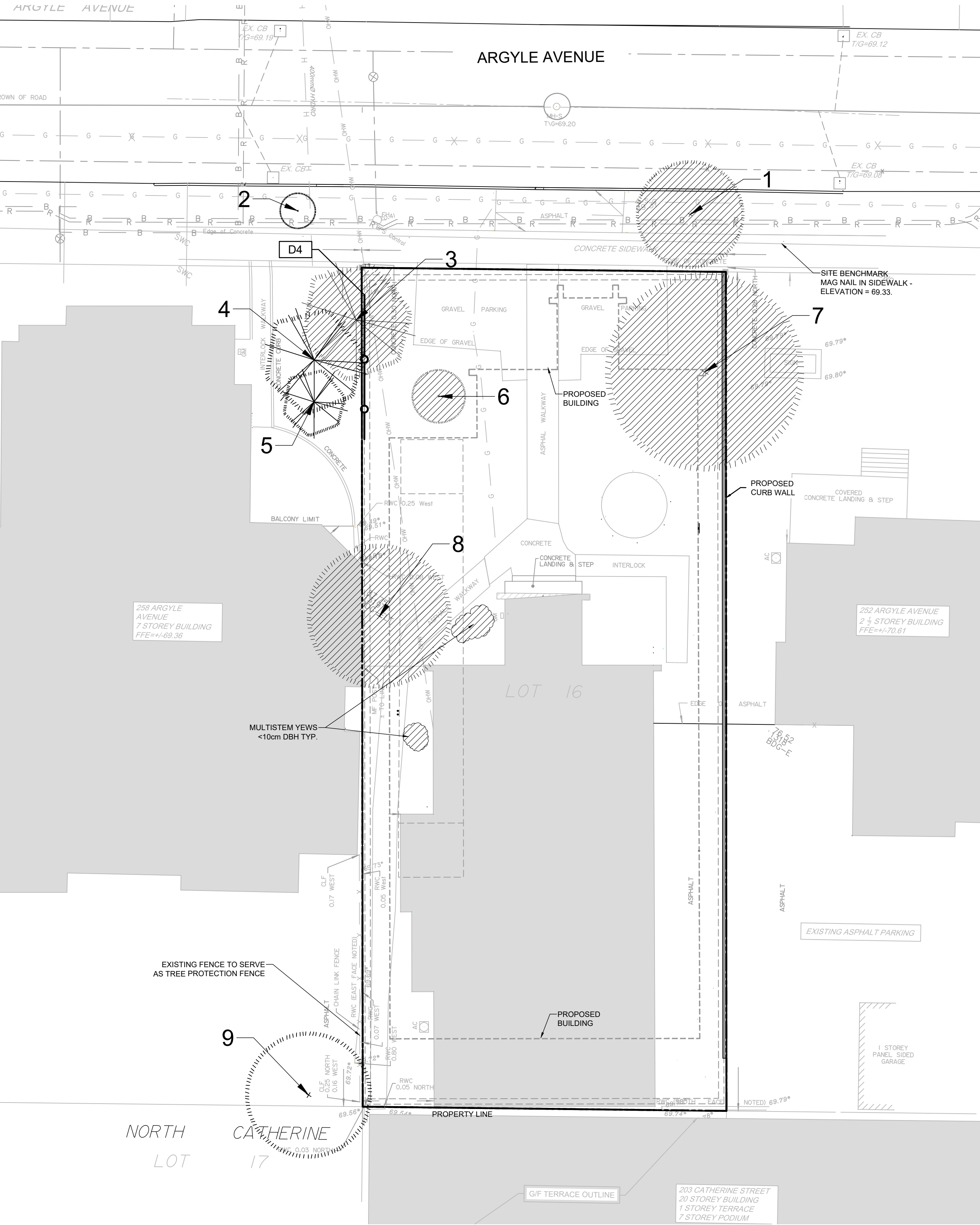
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NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
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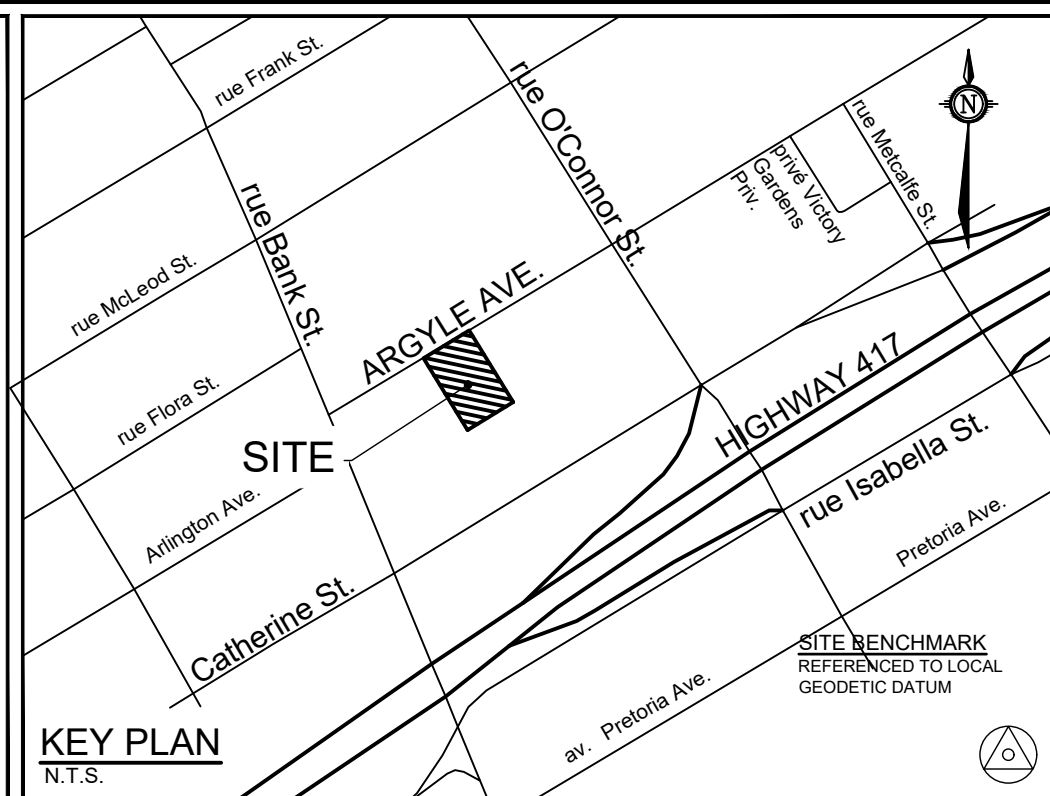
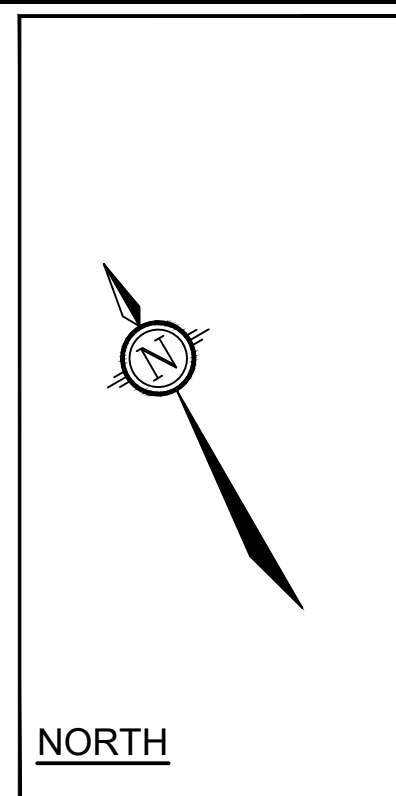
LOCATION CITY OF OTTAWA 254 ARGYLE AVENUE	PROJECT No. 123062
DRAWING NAME TREE CONSERVATION PLAN 1 EXISTING CONDITIONS & TREE-COVER	REV 3
	DRAWING No. 123062-TCR1

PLAN1.DWG - 19175



EXISTING TREE CANOPY COVER:

EXISTING CANOPY COVERAGE - As surveyed in year 2024				
	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE AT MATURITY (m2)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m2)
Existing Large Deciduous trees (tree #1, #7, #8)	10m	79	3	237
Existing Small Deciduous trees (tree #6)	4.5m	16	1	16
Existing Coniferous trees on site (tree#3)	5m	20	1	20
TOTAL EXISTING CANOPY COVERAGE RETAINED (m2):				273
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 Trees 2, 4, 5, and 9 because they are on the neighbouring site. Tree 1 and 3 are included because they are close to the property line of the subject site, and/or will be impacted by the proposed development.				

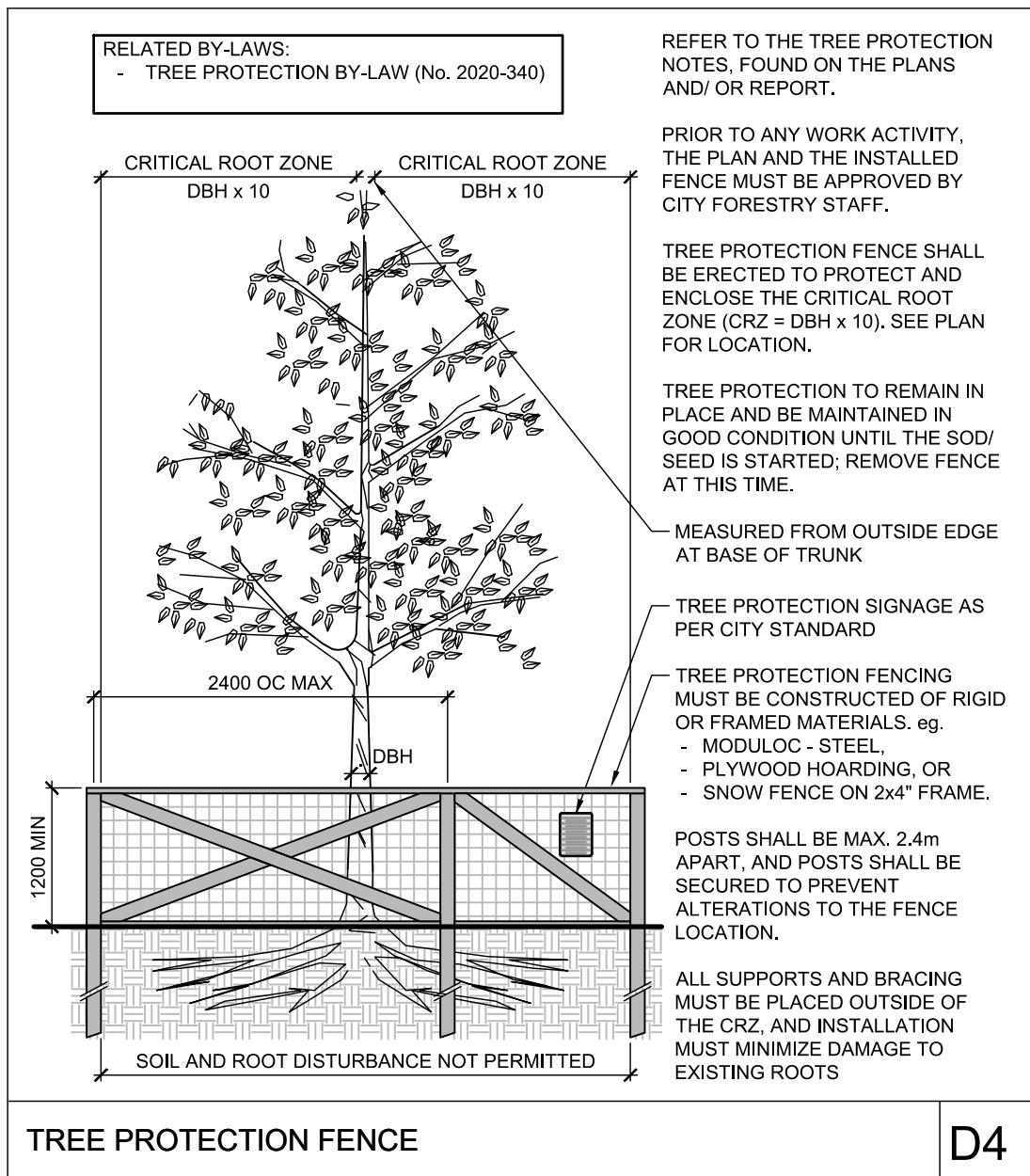


LEGEND

3-D1	DETAIL SHEET # NOVATECH OR CITY EG. L1, L2, ETC. DETAIL NUMBER SEE LIST FOR CODE
	EXISTING TREE TO REMAIN. SYMBOL SIZE REFLECTS CRZ
	EXISTING TREE TO REMOVE. SYMBOL SIZE REFLECTS CRZ
	PROPERTY LIMIT
	TREE PROTECTION FENCE
	PROPOSED BUILDING
	EXISTING BUILDING

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:

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	<i>Acer platanoides</i>	Norway Maple	30.0	3.00	F	City	Girdling roots, mechanical damage	Conflict
2	<i>Acer rubrum</i>	Red Maple	10.0	1.00	G	City	replacement tree in ROW, healthy	PROTECT
3	<i>Picea glauca</i>	White Spruce	30.0	3.00	G	Private on adjoining site		Conflict
4	<i>Picea pungens</i>	Colorado Spruce	27.0	2.70	G	Private on adjoining site		PROTECT
5	<i>Picea glauca</i>	White Spruce	17.0	1.70	G	Private on adjoining site		PROTECT
6	<i>Magnolia</i>	Magnolia	15.0	1.50	P	Client	Multistem, multiple cracks upto the base	Conflict
7	<i>Acer rubrum</i>	Red Maple	60.0	6.00	P	Client	Girdling roots, scars	Conflict
8	<i>Acer saccharum</i>	Sugar Maple	40.0	4.00	VP	Client	Girdling roots, major limbs lost, leaning	Conflict
9	<i>Acer saccharum</i>	Sugar Maple	35.0	3.50	G	Private on adjoining site		PROTECT

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

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LOCATION CITY OF OTTAWA 254 ARGYLE AVENUE	
DRAWING NAME TREE CONSERVATION PLAN 2 PROPOSED DEVELOPMENT & TREE-COVER	
PROJECT No.	123062
REV	REV 3
DRAWING No.	123062-TCR2

PLANTING INFORMATION
#19175

PROPOSED AND RETAINED TREE CANOPY COVER:

PROPOSED & RETAINED CANOPY COVERAGE AT MATURITY				
SIZE OF PROPOSED TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE AT MATURITY (m2)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m2)
Deciduous - Medium (7.5-14m tall)	6m	28	2	56
Deciduous - Large (14m+ tall)	15m	177	0	0
Coniferous	5m	20	1	20
TOTAL PROPOSED CANOPY COVERAGE (m2):				76
1. Canopy calculations do not include Trees 2, 4, 5, and 9 because they are on the neighbouring site. Tree 3 is included because it is close to the property line of the subject site, and it will be impacted by the proposed development.				

N

N

NORTH

LEGEND

KEY PLAN
N.T.S.

TREE PROTECTION

3-D1

DETAIL SHEET #
EG. L1, L2, ETC.

NOVATECH OR CITY
DETAIL NUMBER SEE LIST
FOR CODE

EXISTING TREE TO REMAIN,
SYMBOL SIZE REFLECTS CRZ

PROPOSED DECIDUOUS AND
CONIFEROUS TREE

PROPERTY LIMIT

TEMPORARY TREE PROTECTION FENCE

PROPOSED BUILDING

EXISTING BUILDING

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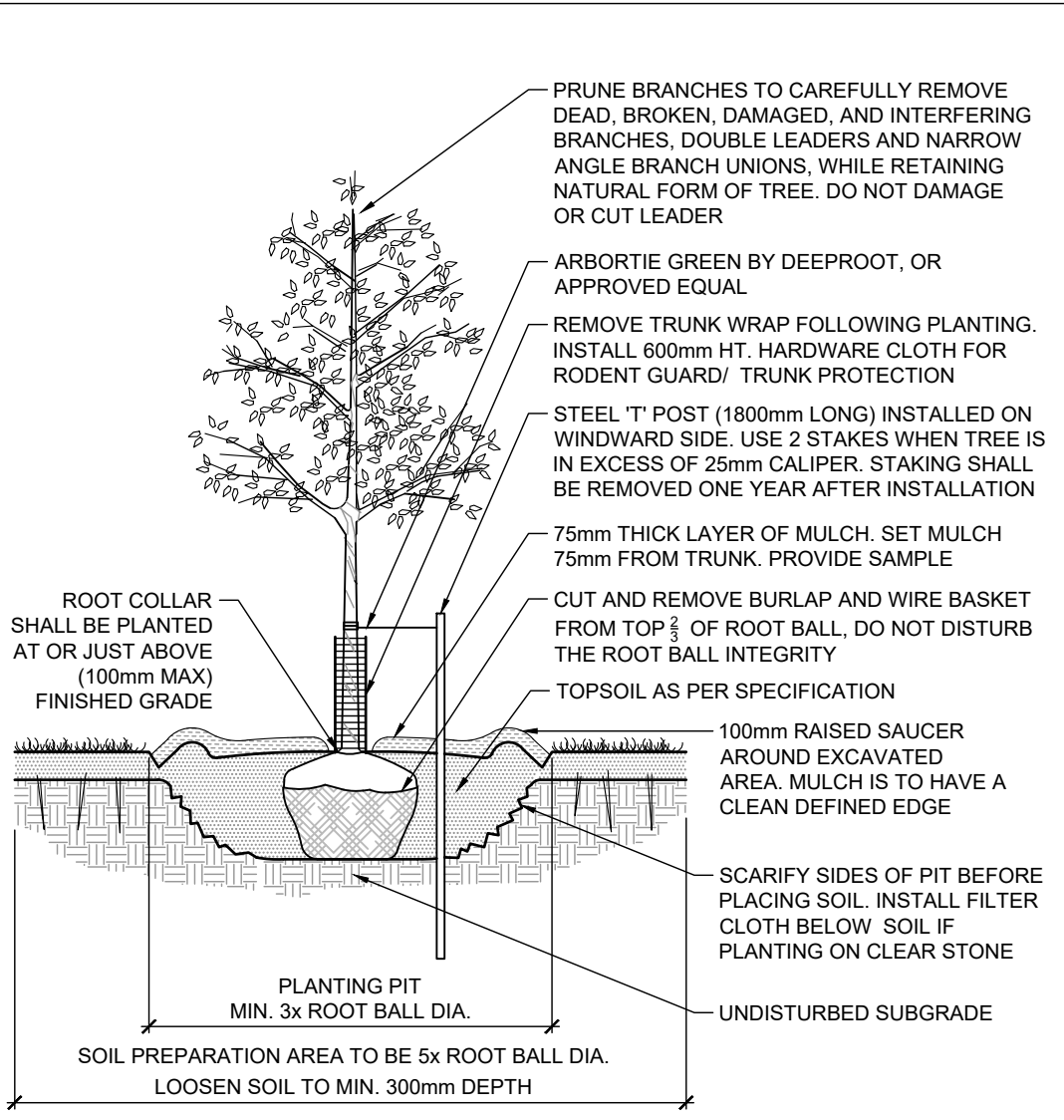
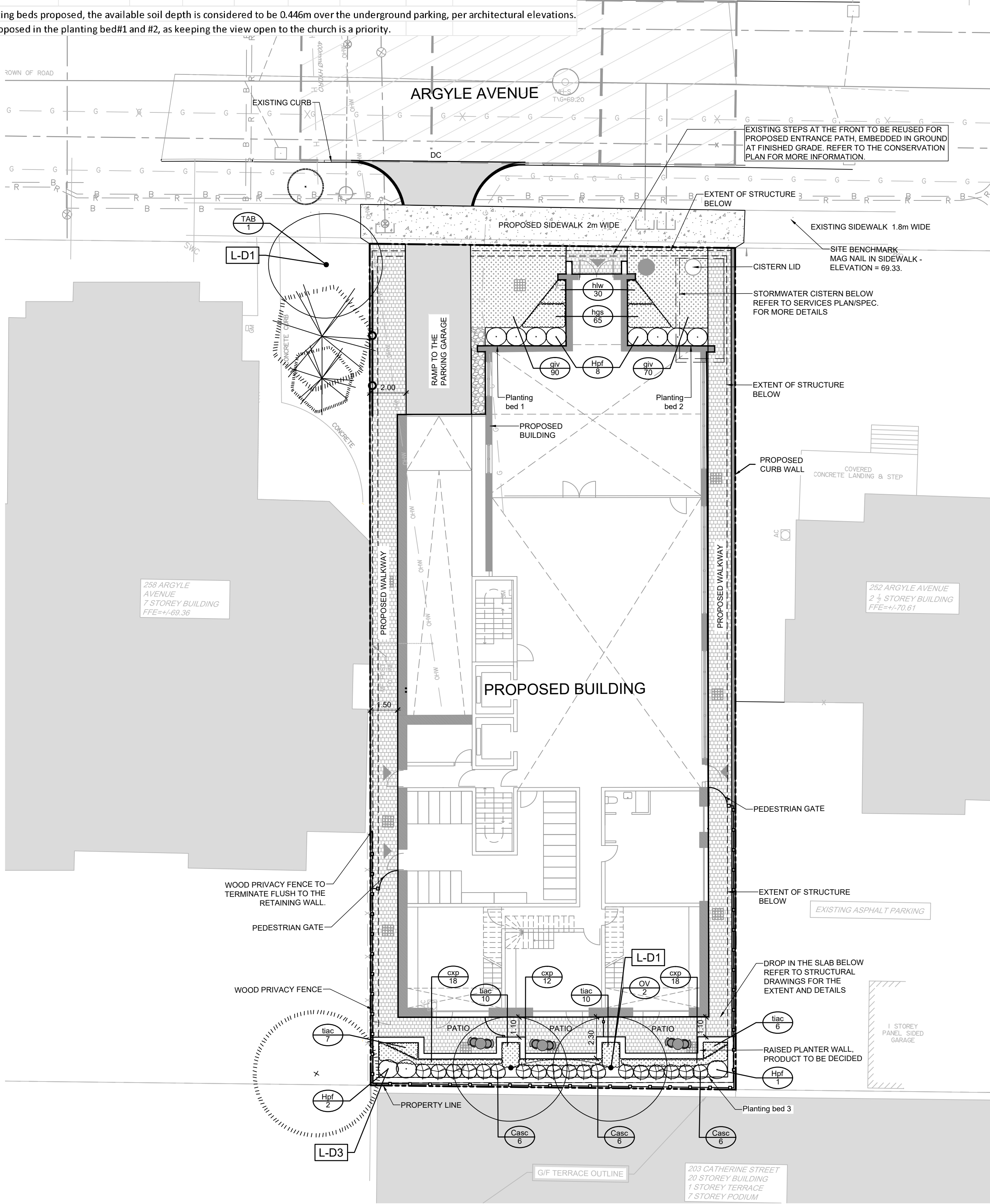
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P	Poor	PROTECT	Protect trees as per contract details and specifications.	
VP	Very Poor			

SOIL CALCULATIONS

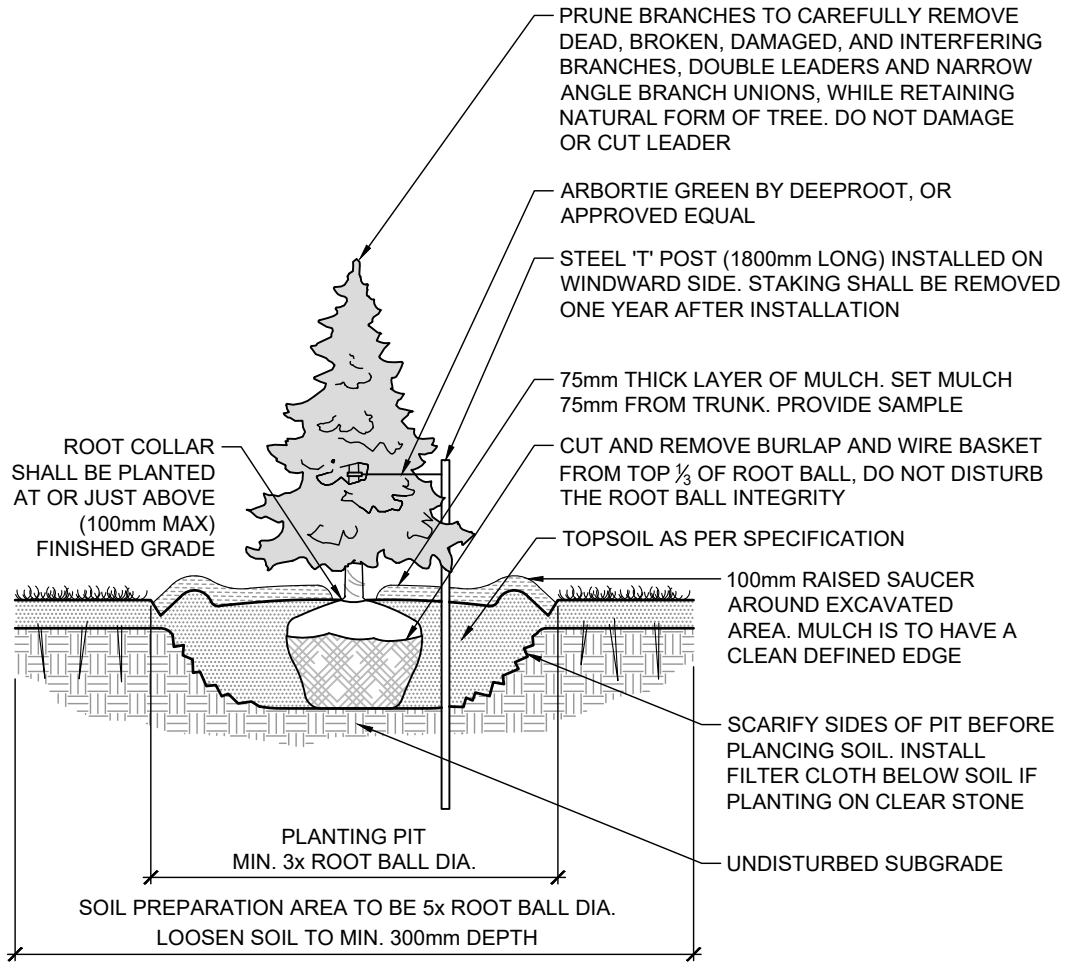
Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees (Large) (30m²)	Total No. of trees	Min. required Soil volume total (cu m)
			Small (20m²)	Medium (25m²)	Large (30m²)	Evergreen (25m²)			
Planting bed 1	28	13	0	0	0	0	0	NA	NA
Planting bed 2	24	11	0	0	0	0	0	NA	NA
Planting bed 3	25	30.00	0	2	0	0	0	2	30.00

Note 1: For all planting beds proposed, the available soil depth is considered to be 0.446m over the underground parking, per architectural elevations.
Note 2: No trees proposed in the planting bed#1 and #2, as keeping the view open to the church is a priority.



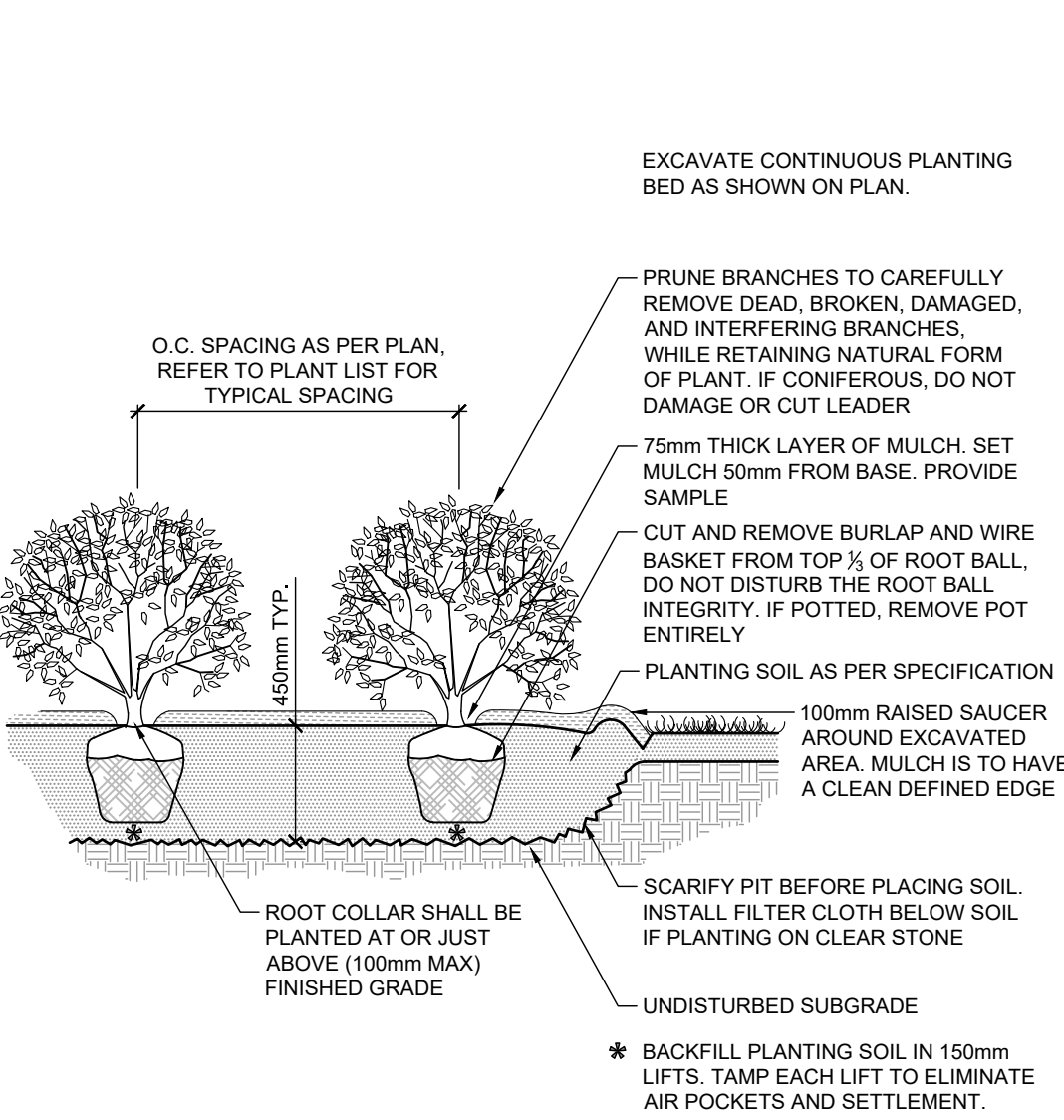
STANDARD DECIDUOUS TREE PLANTING

D1



STANDARD CONIFEROUS TREE PLANTING

D2



SHRUB AND PERENNIAL PLANTING

D3



LEGEND

3-D1	DETAIL SHEET # EG. L1, L2, ETC.	NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
---	PROPERTY LIMIT	
---	PROPOSED BUILDING	
---	WOOD PRIVACY FENCE 1.8m HT	
---	EXISTING CONCRETE SIDEWALK	
---	PROPOSED PAVERS	
---	RIVER STONE	
---	SOD	
---	PERENNIALS AND GRASSES	
---	PROPOSED DECIDUOUS TREE	
---	EXISTING TREE TO REMAIN	
---	PROPOSED SHRUBS	
---	KEY ##	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, 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 to be 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 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.
- 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.

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

SC4. Typical Concrete Sidewalk in Boulevard
SC5. Sidewalk Construction Joints

NOVATECH DETAILS

Found on Sheet L

D1. Standard Deciduous Tree Planting
D2. Standard Coniferous Tree Planting
D3. Shrub and Perennial Planting

Found on Sheet TCR-1

D4. Tree Protection Fence

GEOTECHNICAL

- GEOTECHNICAL REPORT PG7026-1 DATED APRIL 1, 2024, PREPARED BY PETERSON GROUP, INDICATES THAT THERE IS SENSITIVE MARINE CLAY SOIL PRESENT, BUT CONSTRAINTS ARE NOT NECESSARY WITH THE SITE PROPOSED TO BE OCCUPIED BY A UNDERGROUND PARKING GARAGE.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACINGS
Deciduous Trees						
TAB	1	<i>Tilia americana</i> 'Boulevard'	Boulevard Linden	50mm Cal	WB	As Show n
OV	2	<i>Ostrya virginiana</i>	Hop-hornbeam, Ironwood	50mm Cal	WB	As Show n
Deciduous Shrubs						
Casc	18	<i>Clethra alnifolia</i> 'Sixteen Candles'	Sixteen Candles Summersweet	40cm Ht	PT	60cm O.C.
Hpf	11	<i>Hydrangea paniculata</i> 'Candelabra'	Candelabra Hydrangea	60cm Ht	PT	100cm O.C.
Perennials						
giv	160	<i>Geranium macrorrhizum</i> 'Ingwersens Variety'	Ingwersens Variety Bigroot Cranesbill	1g	PT	50cm O.C.
hgs	65	<i>Hemerocallis</i> 'Gentle Shepherd'	Gentle Shepherd Daylily	1g	PT	30cm O.C.
hgw	30	<i>Hemerocallis</i> 'Little Wine Cup'	Little Wine Cup Daylily	1g	PT	30cm O.C.
liac	150	<i>Tiarella cordifolia</i>	Foamflower	1g	PT	40cm O.C.
Grasses						
exp	48	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1g	PT	40cm O.C.

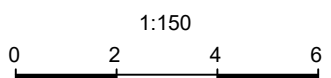
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LOCATION
CITY OF OTTAWA
254 ARGYLE AVENUE

DRAWING NAME
LANDSCAPE PLAN

PROJECT No.

123062

REV

REV 3

DRAWING No.

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