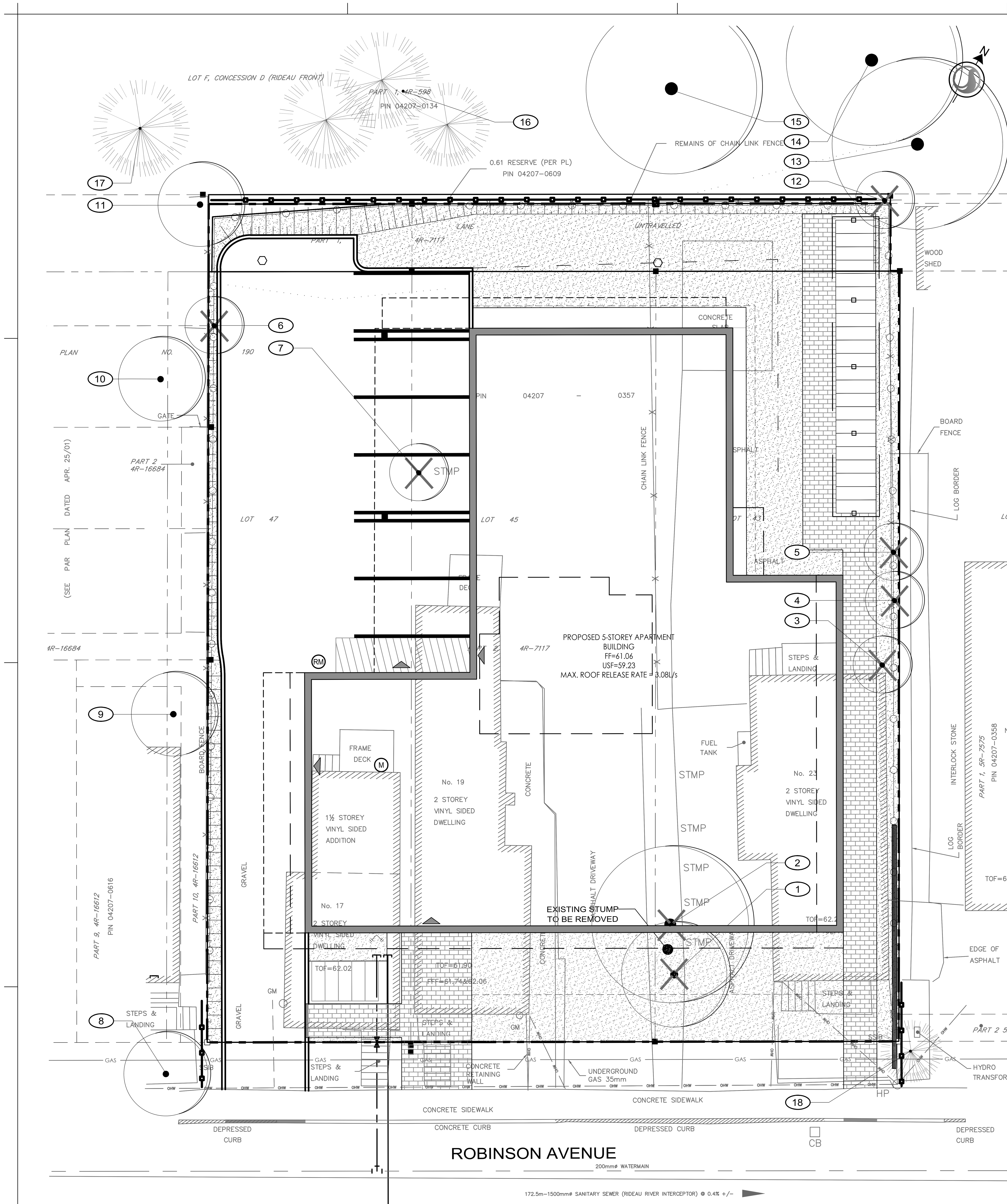
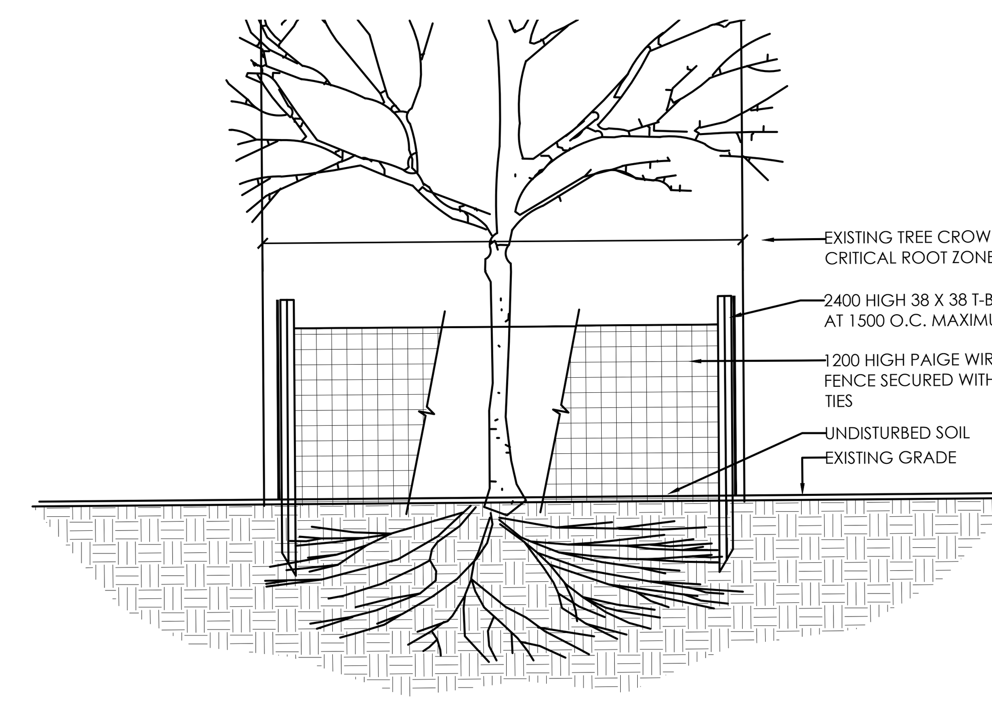


1 TREE PRESERVATION PLAN
1:100

EXISTING VEGETATION SCHEDULE

TREE ASSESSMENT CONDUCTED: March 20, 2018

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (cm)	HEALTH/ CONDITION	REMARKS
1	*Ulmus pumila*	Siberian elm	30	Good	Branches in proximity to the overhead wires were pruned; TO BE REMOVED
2	*Ulmus pumila*	Siberian elm	70	Good	TO BE REMOVED
3	*Unknown*	Unknown	20	Dead	TO BE REMOVED
4	*Acer negundo*	Manitoba Maple	3 x 15	Good	Multistem (3 stems); Growing adjacent to fence; TO BE REMOVED
5	*Acer negundo*	Manitoba Maple	3 x 20	Good	Multistem (3 stems); Growing adjacent to fence; TO BE REMOVED
6	*Acer spp*	Maple	25	Fair	Growing adjacent to fence; TO BE REMOVED
7	*Acer negundo*	Manitoba Maple	2 x 15	Good	Multistem (2 stems); Tree regrowth adjacent to stump; TO BE REMOVED
8	*Prunus virginana 'Schubert'*	Schubert Chokecherry	35	Good	Street tree in front of 13 Robinson Avenue; TO REMAIN
9	*Gleditsia spp.*	Honeylocust	20	Good	13 Robinson Avenue - in backyard; Heavily pruned.
10	*Acer spp*	Maple	30	Good	11 Robinson Avenue - in backyard
11	*Acer spp*	Maple	15	Good	11 Robinson Avenue - in backyard
12	*Acer negundo*	Manitoba Maple	3 x 15	Good	On or adjacent to property line; TO BE REMOVED
13	*Acer negundo*	Manitoba Maple	60	Good	Parkland; TO REMAIN
14	*Acer negundo*	Manitoba Maple	40	Good	Parkland; TO REMAIN
15	*Salix nigra*	Black Willow	70	Good	Parkland; Broken leader (recent); TO REMAIN
16	*Picea glauca*	White Spruce	20 - 35	Good	Parkland; TO REMAIN
17	*Picea glauca*	White Spruce	25	Good	Parkland; TO REMAIN
18	*Juniperus spp.*	Juniper	30	Good to Fair	Street tree in front of 25 Robinson Avenue; Leaning towards street; Growing inside planter bed; TO REMAIN



2 TEMPORARY TREE PROTECTION FENCE
N.T.S.

NOTES:

1. GROUPS OF TREES TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH FENCING AROUND THE ENTIRE STAND(S).
2. PRUNE BRANCHES TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. DO NOT PRUNE LEADERS.
3. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT.
4. IF TREES ARE BEING AFFECTED BY CONSTRUCTION, A WATER AND FERTILIZING PROGRAM WILL BE REQUIRED TO THE SATISFACTION OF THE CITY.

TREE PRESERVATION NOTES

1. NO VEGETATION SHALL BE REMOVED WITHOUT MUNICIPAL WRITTEN APPROVAL.
2. LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
3. NO VEGETATION REMOVAL SHALL OCCUR BETWEEN APRIL 15 AND AUGUST 15 OF ANY YEAR TO PROTECT BREEDING MIGRATORY BIRDS, AS WELL AS AT RISK BAT SPECIES. SHALL TREE REMOVAL DURING THIS PERIOD BY UNAVOIDABLE, THE CONTRACTOR IS REQUIRED TO CONDUCT A NESTING SURVEY BY A REGISTERED PROFESSIONAL AVIAN BIOLOGIST TO IDENTIFY AND ENSURE NO NESTING ACTIVITIES ARE PRESENT. TREE REMOVAL WILL BE ALLOWED WITHIN FIVE (5) DAYS OF CONDUCTING THE SURVEY.
4. CONTRACTOR SHALL ENSURE THE PROTECTION OF MATURE TREES IDENTIFIED TO BE RETAINED. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM. TREE PROTECTION FENCING SHALL BE INSTALLED AS SPECIFIED.
5. DURING EXCAVATION EQUIPMENT MUST BE MAINTAINED WITHIN THE CONFINES OF THE WORK AREA SO AS NOT TO DISRUPT ANY TURF OR TREE ROOTS UNNECESSARILY. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO BE RETAINED.
6. CONTRACTOR SHALL ENSURE THAT NO FILL WILL BE ALLOWED TO OCCUR ON THE SURFACE ABOVE THE CRITICAL ROOT ZONE (CRZ) OF TREES.
7. ALL EXCAVATED MATERIAL, INCLUDING IMPORTED MATERIAL, MUST BE REMOVED IMMEDIATELY AND NOT PLACED ON GRASS OR NEAR TREES IN ORDER TO PREVENT ROOT DAMAGE, ACCIDENTAL HITTING OF ADJACENT TREES, AND TURF DAMAGE OUTSIDE OF WORK AREA.
8. CONTRACTOR SHALL MINIMIZE SOIL COMPACTION BY KEEPING OPERATION OF MACHINERY AND EQUIPMENT CONFINED TO DESIGNATED WORK AREA.
9. CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
10. CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
11. CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONFINING THE OILING AND REFUELING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
12. NO FUEL IS TO BE STORED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE AND EXHAUST FUMES FROM ALL EQUIPMENT MUST NOT BE DIRECTED TOWARDS ANY TREE'S CANOPY.
13. CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
14. STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY PROHIBITED.
15. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
16. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THEIR APPEARANCE. NOT MORE THAN ONE THIRD OF THE TOTAL BRANCHING SHALL BE REMOVED DURING A SINGLE OPERATION. THE SERVICES OF A CERTIFIED ARBORIST SHALL BE RETAINED FOR THIS TASK.

WORK WITHIN PROTECTED AREAS

1. EXCAVATION WORK:
   - TO ENSURE THE ROOTS ARE NOT DISTURBED MORE THAN NECESSARY AND WHERE EXCAVATION WORKS ARE UNAVOIDABLE WITHIN THE CRZ OF TREES, THE FOLLOWING MITIGATION MEASURES SHALL BE USED:
     - BALL EXCAVATION WITHIN THE CRZ OF TREES SHALL BE BY HAND OR HYDRO EXCAVATION USING THE SMALLEST TOOLS. ROOT CUTTING SHALL BE MADE USING A SHARP SPADE OR KNIFE AT THE LIMIT OF DISTURBANCE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
     - THE CONTRACTOR SHALL ONLY TUNNEL OR BORE WITHIN THE CRZ, INSTEAD OF CREATING A TRENCH.
     - ANY ROOTS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITIES MUST BE COVERED WITH NATIVE TOPSOIL IMMEDIATELY, TO ENSURE THAT THE ROOTS DO NOT DRY OUT OR HAVE ANY FURTHER DAMAGE OCCUR TO THEM.
   - IN ALL THOSE INSTANCES WHERE ROOT PRUNING IS REQUIRED, THE SERVICE OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST SHALL BE RETAINED. IN ADDITION, ALL REMEDIAL WORKS MUST BE CONDUCTED BY A CERTIFIED CARE PROFESSIONAL TO ENSURE PROPER CARE IS ADMINISTERED IN ORDER TO ENABLE THE CONTINUED HEALTH OF THE TREES.
2. GRADING WORK
   - WHERE RE-GRADING IS REQUIRED WITHIN THE CRZ, IT SHOULD BE PERFORMED BY HAND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

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Legend

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE STUMP
- TREE IDENTIFICATION KEY
- EXISTING TREE TO BE REMOVED
- PROPOSED TEMPORARY TREE PROTECTION FENCE
- PROPERTY LINE

Notes

1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 10, 2009
2. SITE PLAN PREPARED BY FIGURR ARCHITECTS DATED AUGUST 2019

Revision		By	Appd.	YYYY.MM.DD
3	REVISIONS BASED ON NEW SITE PLAN	CTL	CTL	2019.08.21
2	REVISED AS PER CITY COMMENTS	CTL	CTL	2019.08.16
1	ISSUED FOR SITE PLAN APPROVAL	MS	ILL	2018.11.19

File Name	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
160401438_LB_2019-08-21	MS	ILL	ILL	2018.11.08

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
CARINA T. LOOD
OALA
2019-08-21
MEMBER

Client/Project

ROBINSON VILLAGE I
LIMITED PARTNERSHIP

5 STOREY APARTMENT
19 ROBINSON AVENUE
OTTAWA, ONTARIO

Title

TREE PRESERVATION PLAN

Project No. 160401438

Scale 1:100 (0 1 3 5m)

Drawing No. L100

Sheet 1 of 3

Revision 3

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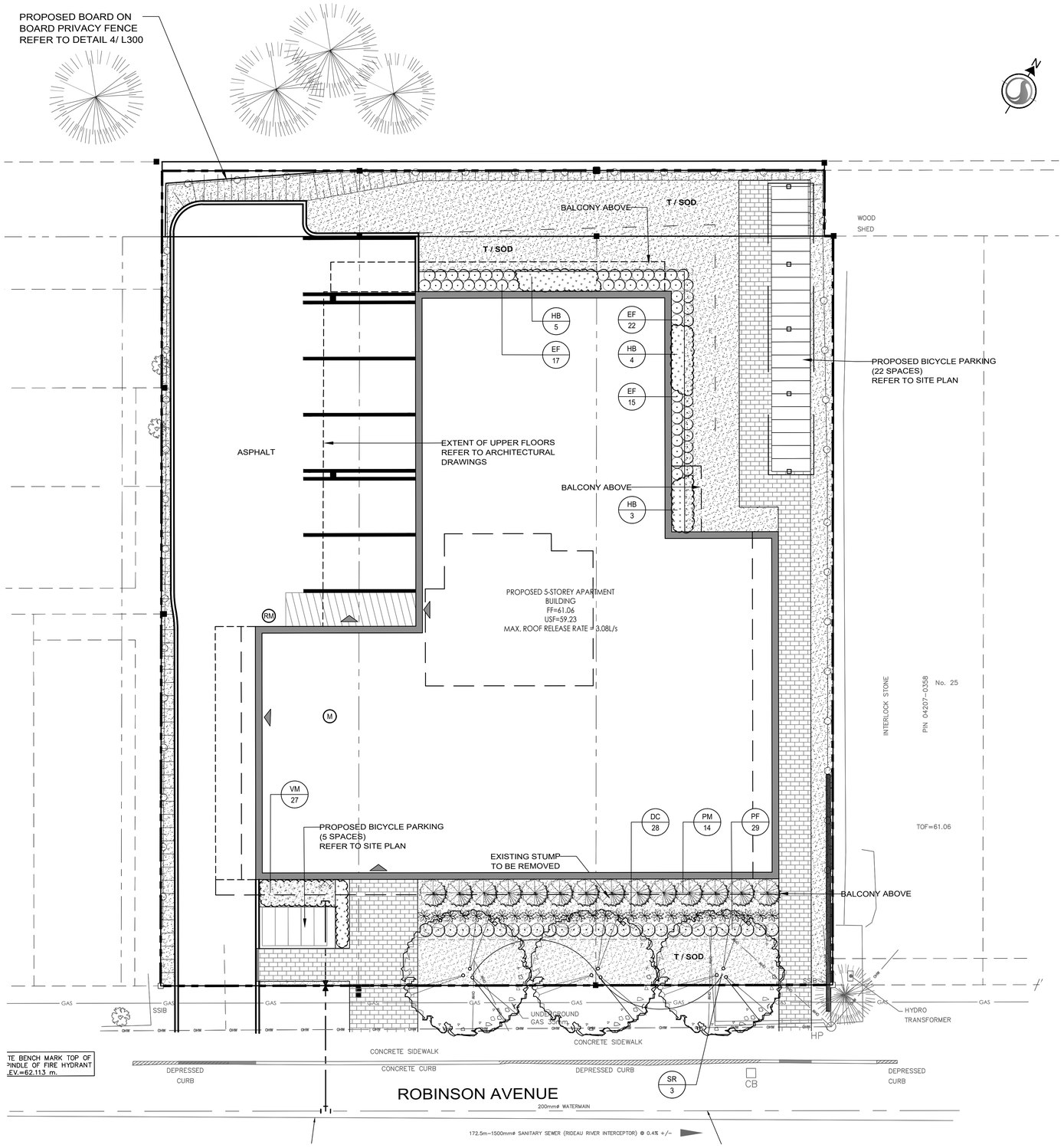

1 LANDSCAPE PLAN
1:100

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES - REFER TO DETAIL 1/ L300					
3	**SR**	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Lilac	60 mm (cal.)	W.B
DECIDUOUS SHRUBS - REFER TO DETAIL 2/ L300					
29	**PF**	*Potentilla fruticosa 'Gold Star'*	Gold Star Cinquefoil	3 Gallon	C.G.; Plant at 600 mm o/c
CONIFEROUS SHRUBS - REFER TO DETAIL 2/ L300					
14	**PM**	*Pinus mugo 'Slowmound'*	Slowmound Mugo Pine	3 Gallon	Potted; Plant at 1200 mm o/c
BROAD-LEAVED EVERGREEN SHRUBS - REFER TO DETAIL 2 / L300					
54	**EF**	*Euonymus fortunei 'Interbowi'*	Blondy Euonymus	3 Gallon	Potted; Plant at 500 mm o/c
PERENNIALS / ORNAMENTAL GRASSES - REFER TO DETAIL 3/ L300					
28	**DC**	*Deschampsia caespitosa 'Northern Lights'*	Northern Lights Tufted Hair Grass	1 Gallon	Potted; Plant at 600 mm o/c
12	**HB**	*Hosta Bressingham Blue*	Bressingham Blue Hosta	1 Gallon	Potted; Plant at 900 mm o/c
27	**VM**	*Vinca minor*	Periwinkle	Plugs	Plant at 500 mm o/c

GENERAL LANDSCAPE PLAN NOTES

1. REFER TO TREE PRESERVATION PLAN FOR INFORMATION RELATED TO TREE REMOVAL / TREE PROTECTION DIRECTIONS. UNLESS OTHERWISE NOTED, EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
2. SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135mm OF TOPSOIL. SOD SHALL BE INSTALLED THROUGHOUT WITHIN LIMIT OF WORK AND IN ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK. SOD SHALL BE INSTALLED AS PER OPSS 803.
3. CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
4. MAINTAIN A MINIMUM DISTANCE OF 2.0m FROM ALL UNDERGROUND UTILITIES.
5. NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
6. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
8. DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
10. UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
11. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT.
12. THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE OWNER.
13. AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS, AND BEDS SHALL BE CULTIVATED, FREE OR WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

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Legend

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED PERENNIALS AND ORNAMENTAL GRASSES
- ASA 3 — PLANT SPECIES/QUANTITY KEY
- PROPOSED PLANTING BED
- PROPOSED PAVERS REFER TO DETAIL 5/L300
- T/SOD — PROPOSED TOPSOIL AND SOD
- PROPOSED FENCE
- PROPERTY LINE

Notes

1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY STANTEC GEOMATICS LTD. DATED JULY 10, 2009
2. SITE PLAN PREPARED BY FIGURR ARCHITECTS DATED AUGUST 2019

	Revision	By	Appd.	YYYY.MM.DD
3	REVISIONS BASED ON NEW SITE PLAN	CTL	CTL	2019.08.21
2	REVISED AS PER CITY COMMENTS	CTL	CTL	2019.08.16
1	ISSUED FOR SITE PLAN APPROVAL	MS	ILL	2018.11.19

File Name: 160401438_L8_2019-08-21	MS Dwn.	ILL Dsgn.	ILL Chkd.	2018.11.08 YYYY.MM.DD

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — CARMINA T. LODO — OALA — 2019-08-21 — MEMBER

Client/Project

ROBINSON VILLAGE I LIMITED PARTNERSHIP

5 STOREY APARTMENT
19 ROBINSON AVENUE
OTTAWA, ONTARIO

Title

LANDSCAPE PLAN

Project No.	Scale	Sheet	Revision
160401438	1:100 (0 1 3 5m)	2 of 3	3

Drawing No. L200

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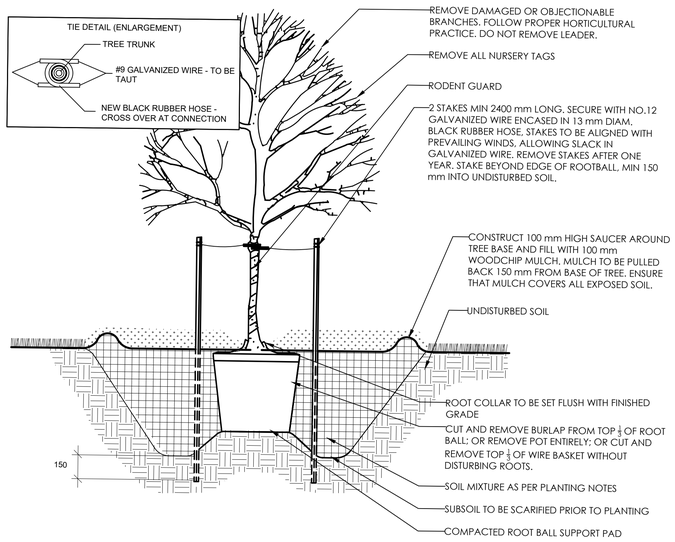
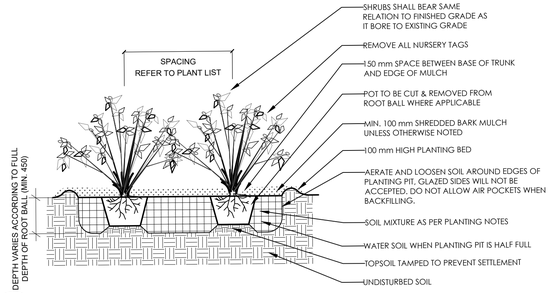


1 DECIDUOUS TREE PLANTING
N.T.S.



2 SHRUB PLANTING
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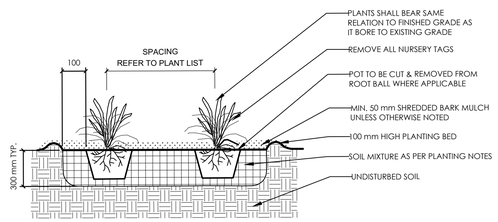

3 PERENNIAL PLANTING
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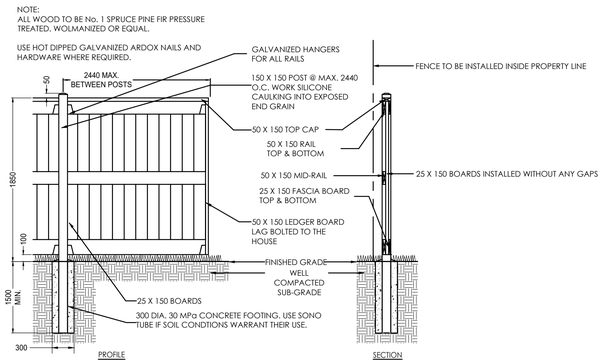
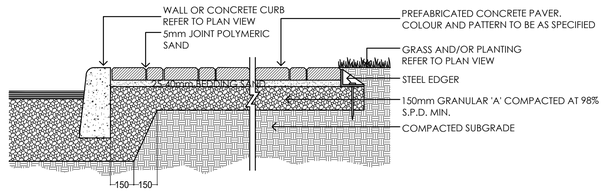


4 BOARD ON BOARD WOODEN FENCE
N.T.S.



5 PAVERS
N.T.S.

PLANTING NOTES

1. THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
2. TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
3. MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
4. CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4m FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
5. PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
6. FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
7. PLANTING MATERIAL QUALITY STANDARDS;
   - ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND CONDITION;
   - PLANT MATERIAL COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED;
   - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE;
   - ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.

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Legend

Notes

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CARINA T. LOOD
OALA
2019-08-21
MEMBER

Client/Project

ROBINSON VILLAGE I LIMITED PARTERNSHIP

5 STOREY APARTMENT
19 ROBINSON AVENUE
OTTAWA, ONTARIO

Title

LANDSCAPE DETAILS

Project No.	Scale	
160401438	VARIES	
Drawing No.	Sheet	Revision
L300	3 of 3	3

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