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Legend

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

APPROVED ☐ REFUSED ☐

THIS ____ DAY OF _____, 20__

DOUGLAS JAMES, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW CENTRAL
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Notes

- TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY STANTEC GEOMATICS LTD. DATED APRIL 12, 2018
- SITE PLAN PREPARED BY FIGURR ARCHITECTS DATED JANUARY 2020

5	REVISIONS BASED ON COMMENTS	CTL	ILL	2020.01.27
4	REVISED SITE PLAN	CTL	ILL	2019.11.22
3	REVISIONS BASED ON NEW SITE PLAN	CTL	ILL	2019.08.26
2	REVISIONS BASED ON COMMENTS	CTL	ILL	2019.08.09
1	ISSUED TO CITY FOR REVIEW	MHS	ILL	18.10.26
Revision		By	Appd.	YY.MM.DD

File Name:	160401428-LB	MHS	ILL	ILL	18.07.06
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal



Client/Project

ROBINSON VILLAGE II
LIMITED VILLAGE

6 STOREY APARTMENT
29 ROBINSON AVENUE
OTTAWA, ONTARIO

Title

TREE PRESERVATION PLAN

Project No.	160401428	Scale	0 1.5 4.5 7.5m
Drawing No.	Sheet	1 of 3	Revision

L100

1 of 3

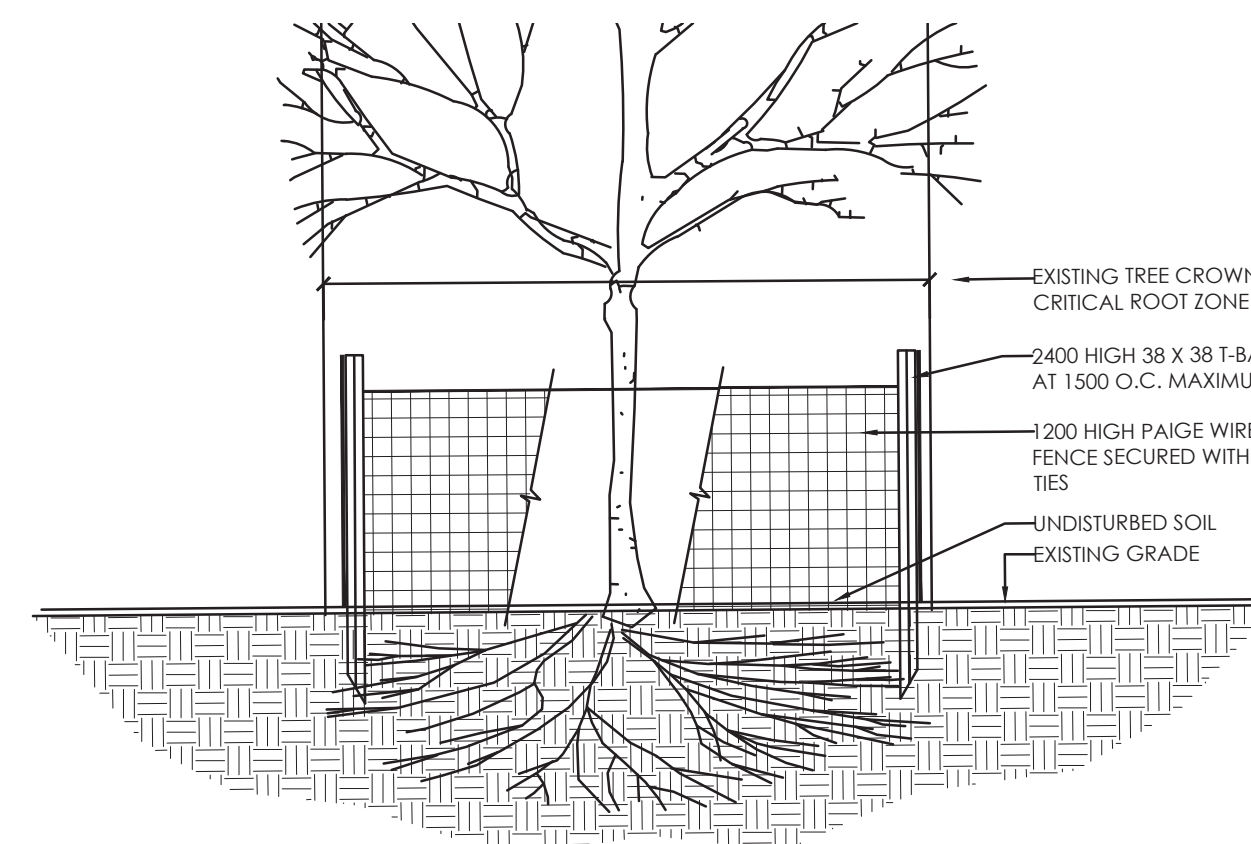
5

DWG 17855

EXISTING VEGETATION SCHEDULE

TREE ASSESSMENT CONDUCTED: July 3, 2018

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (cm)	HEALTH/CONDITION	REMARKS
1	Thuja occidentalis	Eastern White Cedar	20	Good	TO BE REMOVED
2	Thuja occidentalis	Eastern White Cedar	3 x 15, 2 x 20	Good	Multistem (5 stems); TO BE REMOVED
3	Acer negundo	Manitoba Maple	2 x 25	good	Multistem (2 stems); TO BE REMOVED
4	Acer platanoides	Norway Maple	15	Good	Growing inside the group of lilacs; TO BE REMOVED
5	Syringa vulgaris	Common Lilacs	3-4m ht	Good	Grouping; TO BE REMOVED
6	Acer platanoides	Norway Maple	60	Fair to Poor	Open crown, dieback; TO BE REMOVED
7	Acer negundo	Manitoba Maple	30	Good	TO BE REMOVED
8	Malus sp.	Crabapple	15	Good	TO BE REMOVED
9	Acer negundo	Manitoba Maple	N/A	Good	Grouping; TO BE PROTECTED
10	Thuja occidentalis	Eastern White Cedar	2.5 to 3m ht	Good	Cedar hedge; 25 Robinson; TO REMAIN
11	Gleditsia spp	Honey Locust	40	Good	35 Robinson; TO REMAIN



NOTES:

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

2 TEMPORARY TREE PROTECTION FENCE

N.T.S.

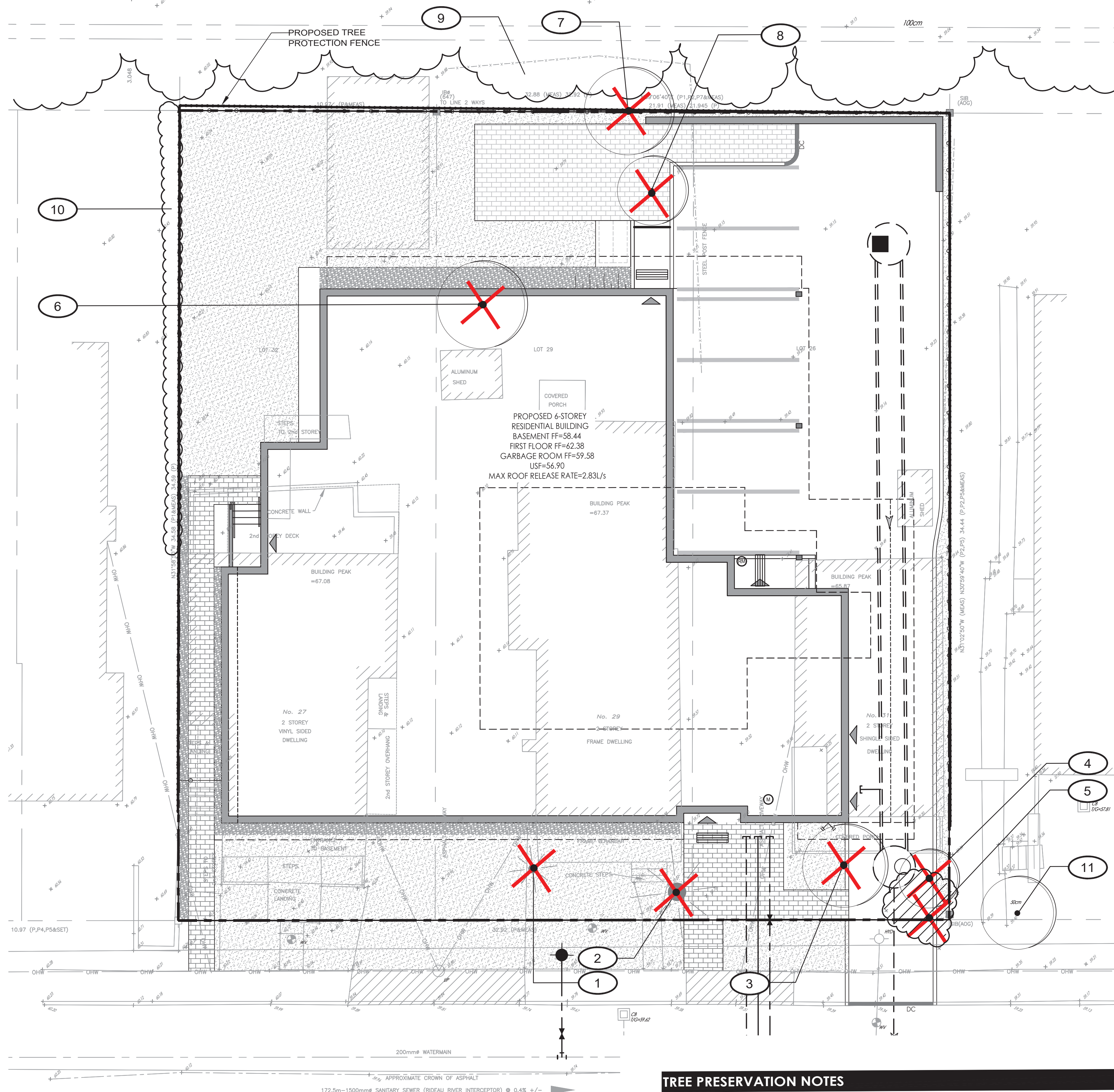
WORK WITHIN PROTECTED AREAS

- 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.
- GRADING WORK
 - WHERE RE-GRADING IS REQUIRED WITHIN THE CRZ, IT SHOULD BE PERFORMED BY HAND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

TREE PRESERVATION NOTES

- NO VEGETATION SHALL BE REMOVED WITHOUT MUNICIPAL WRITTEN APPROVAL.
- LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL ENSURE THAT NO FILL WILL BE ALLOWED TO OCCUR ON THE SURFACE ABOVE THE CRITICAL ROOT ZONE (CRZ) OF TREES.
- 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.
- CONTRACTOR SHALL MINIMIZE SOIL COMPACTION BY KEEPING OPERATION OF MACHINERY AND EQUIPMENT CONFINED TO DESIGNATED WORK AREA.
- CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
- CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
- CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONFINING THE OILING AND REFUELING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
- 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.

- CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
- STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY PROHIBITED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
- 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.



ROBINSON AVENUE

1 TREE PRESERVATION PLAN

1:150

[Signature]

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 12:56 pm, Feb 25, 2020

Legend

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING VEGETATION GROUP TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIAL
- PLANT SPECIES/QUANTITY KEY
- PROPOSED PLANTING BED
- PROPOSED RIVER STONES REFER TO DETAIL 6/L300
- PROPOSED PAVERS REFER TO DETAIL 7/L300
- T/SOD PROPOSED TOPSOIL AND SOD
- PROPERTY LINE

APPROVED ☐ REFUSED ☐

THIS ____ DAY OF _____, 20__

DOUGLAS JAMES, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW CENTRAL,
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Notes

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1	ISSUED TO CITY FOR REVIEW	MHS	ILL	18.10.26
Revision		By	Appd.	YY.MM.DD

File Name:	160401428-L8	MHS	ILL	ILL	18.07.04
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal



Client/Project

ROBINSON VILLAGE II
LIMITED PARTNERSHIP

6 STOREY APARTMENT
29 ROBINSON AVENUE
OTTAWA, ONTARIO

Title

LANDSCAPE PLAN

Project No.	Scale	0 1.5 4.5 7.5m
160401428	1:150	
Drawing No.	Sheet	Revision

PLANT LIST

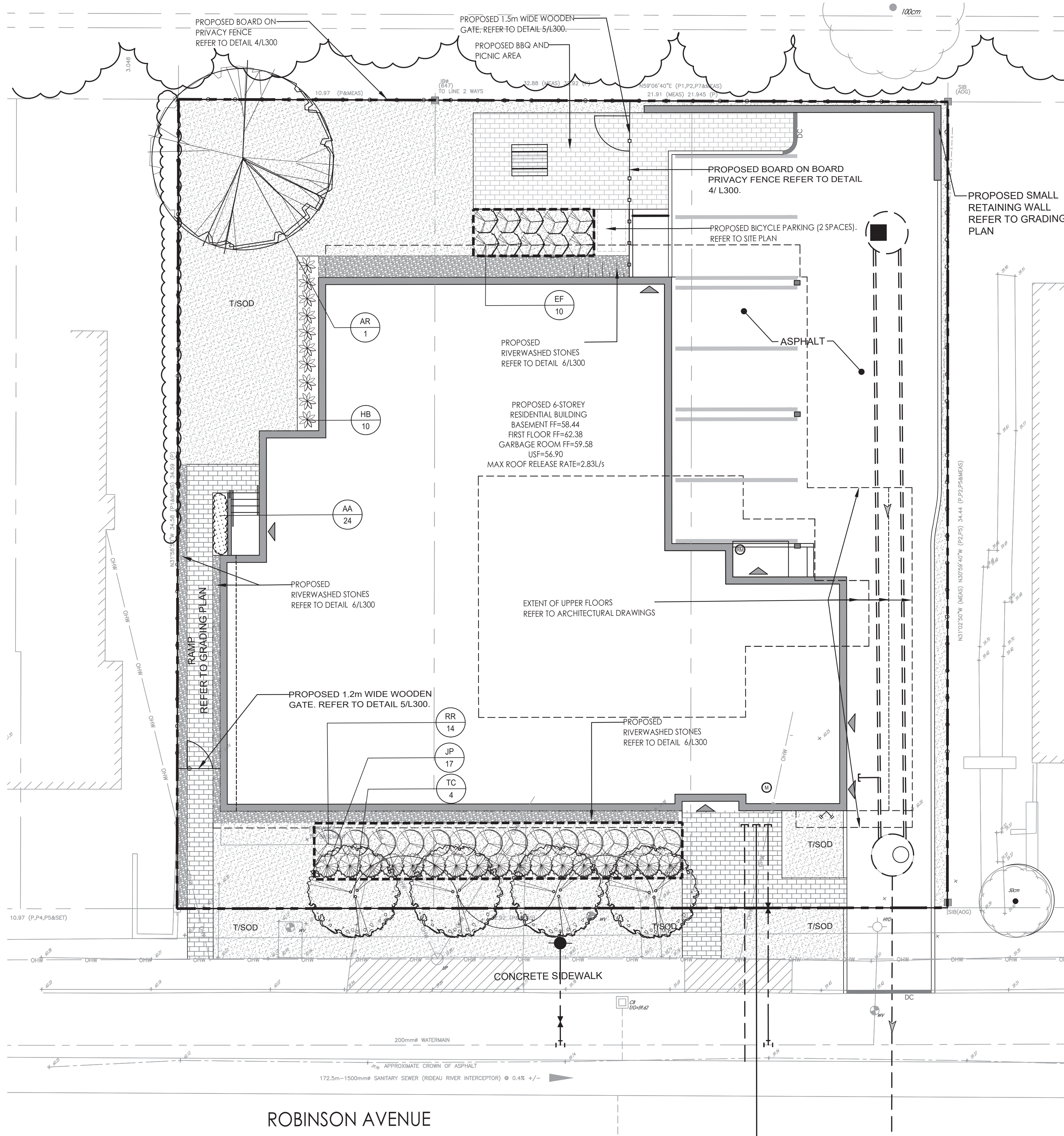
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES - REFER TO DETAIL 1/L300					
1	AR	Acer rubrum 'Franksred'	Red Sunset Red Maple	60 mm (cal.)	W.B
4	TC	Tilia cordata 'Halka'	Summer Sprite Linden	60 mm (cal.)	W.B
BROAD-LEAVED EVERGREEN SHRUBS - REFER TO DETAIL 3/L300					
14	RR	Rosa rugosa	Rugosa Rose	3 gal.	Potted; Plant at 1250 mm o/c
CONIFEROUS SHRUBS - REFER TO DETAIL 3/L300					
17	JP	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	3 gal.	Potted; Plant at 1000 mm o/c
PERENNIALS - REFER TO DETAIL 2/L300					
24	AA	Astilbe crisa 'Perkeo'	Perkeo False Spirea	1 gal.	Potted; Plant at 250 mm o/c
10	HB	Hosta 'Bressingham Blue'	Bressingham Blue Hosta	1 gal.	Potted; Plant at 750 mm o/c

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

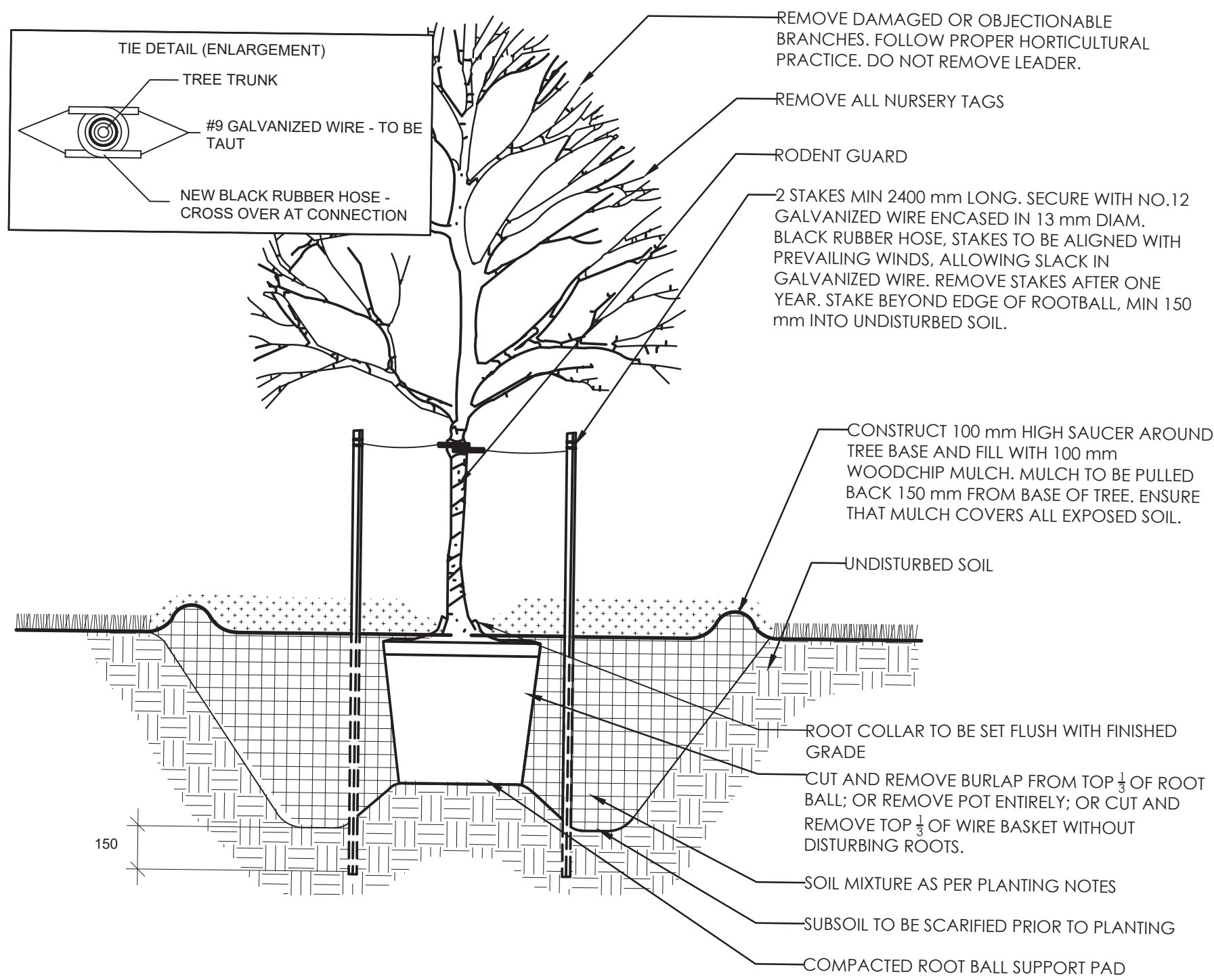
APPROVED
By Jamesdo at 12:57 pm, Feb 25, 2020

GENERAL LANDSCAPE PLAN NOTES

- 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.
- 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.
- 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.
- MAINTAIN A MINIMUM DISTANCE OF 2.0m FROM ALL UNDERGROUND UTILITIES.
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
- THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
- 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.
- DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
- 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.
- ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE OWNER.
- AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS, AND BEDS SHALL BE CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

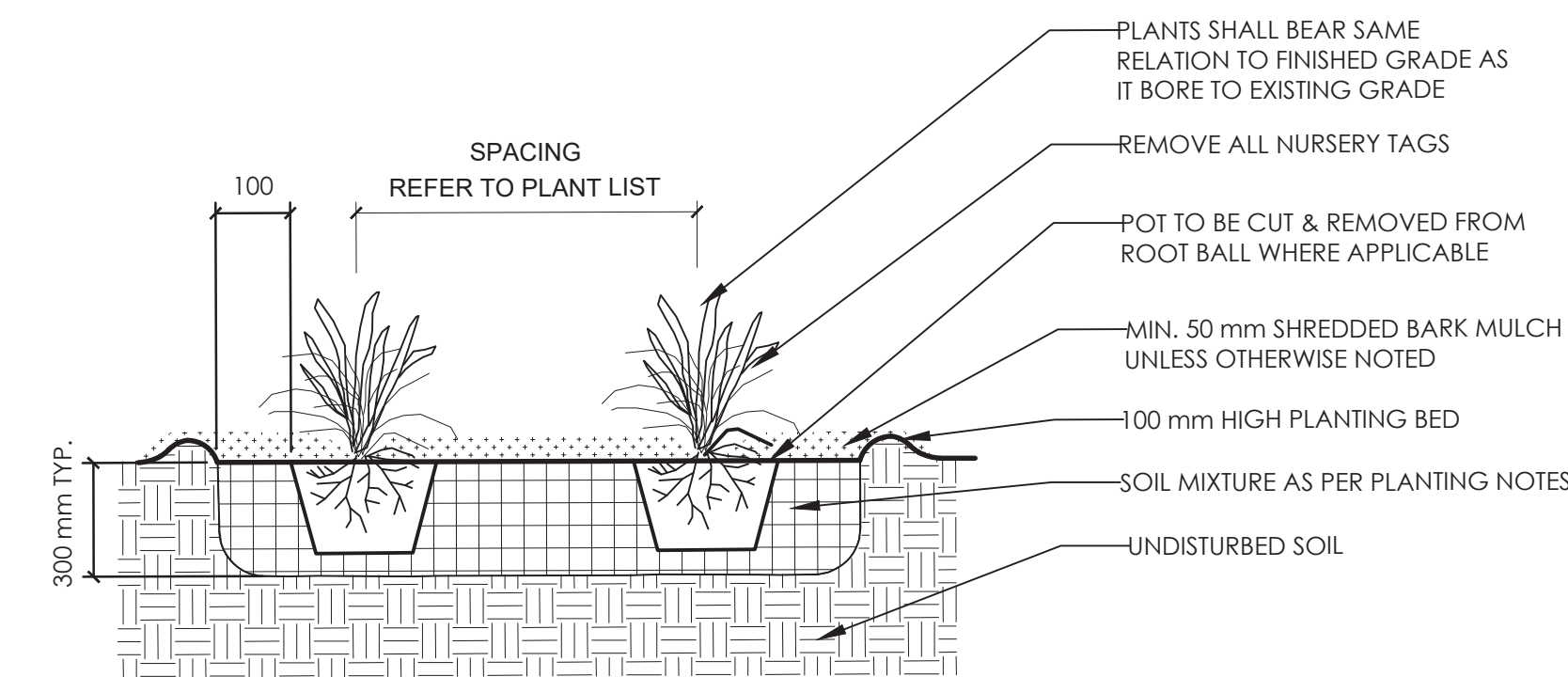


1 LANDSCAPE PLAN
1:150



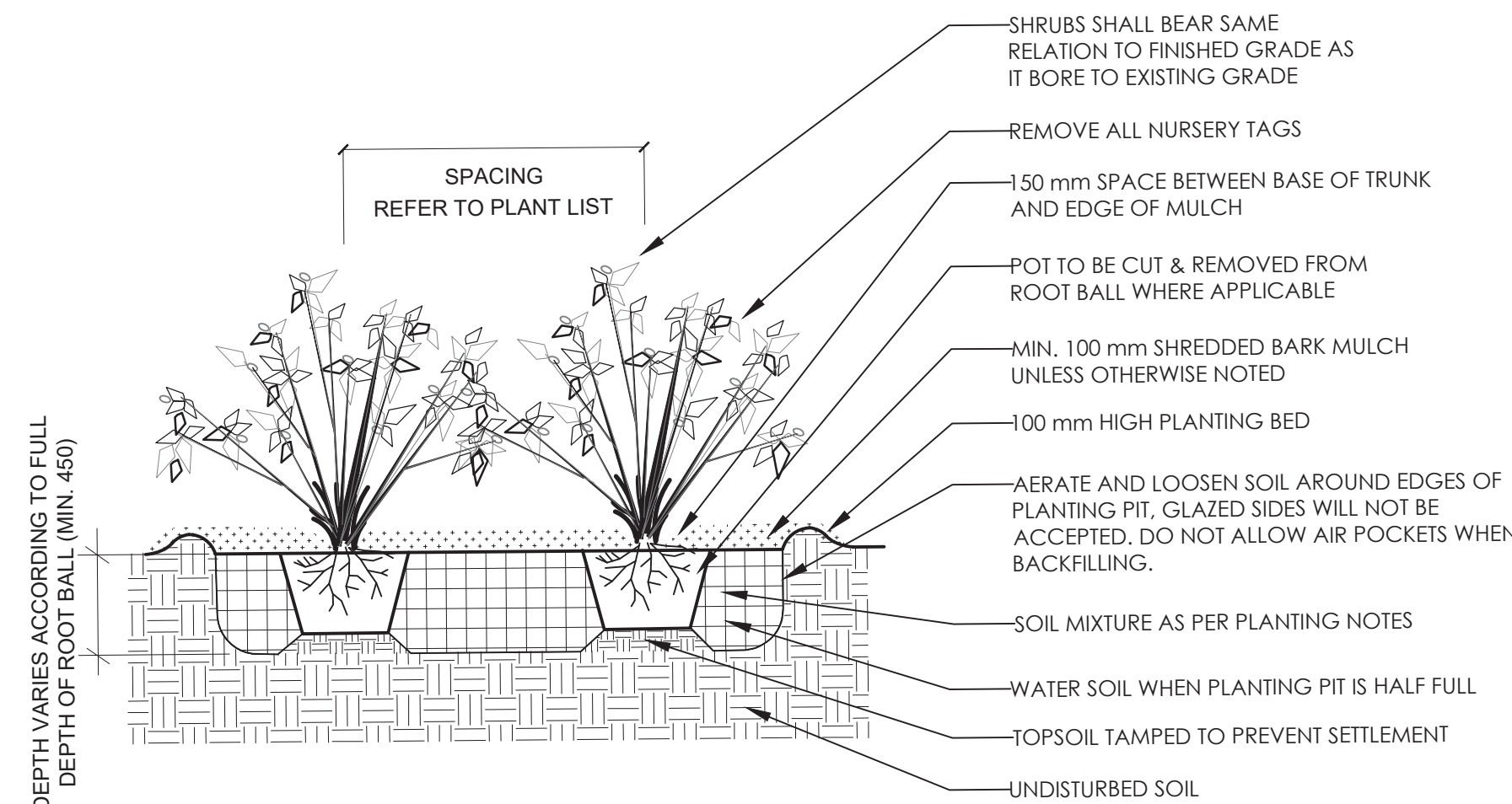
1 DECIDUOUS TREE PLANTING

N.T.S.



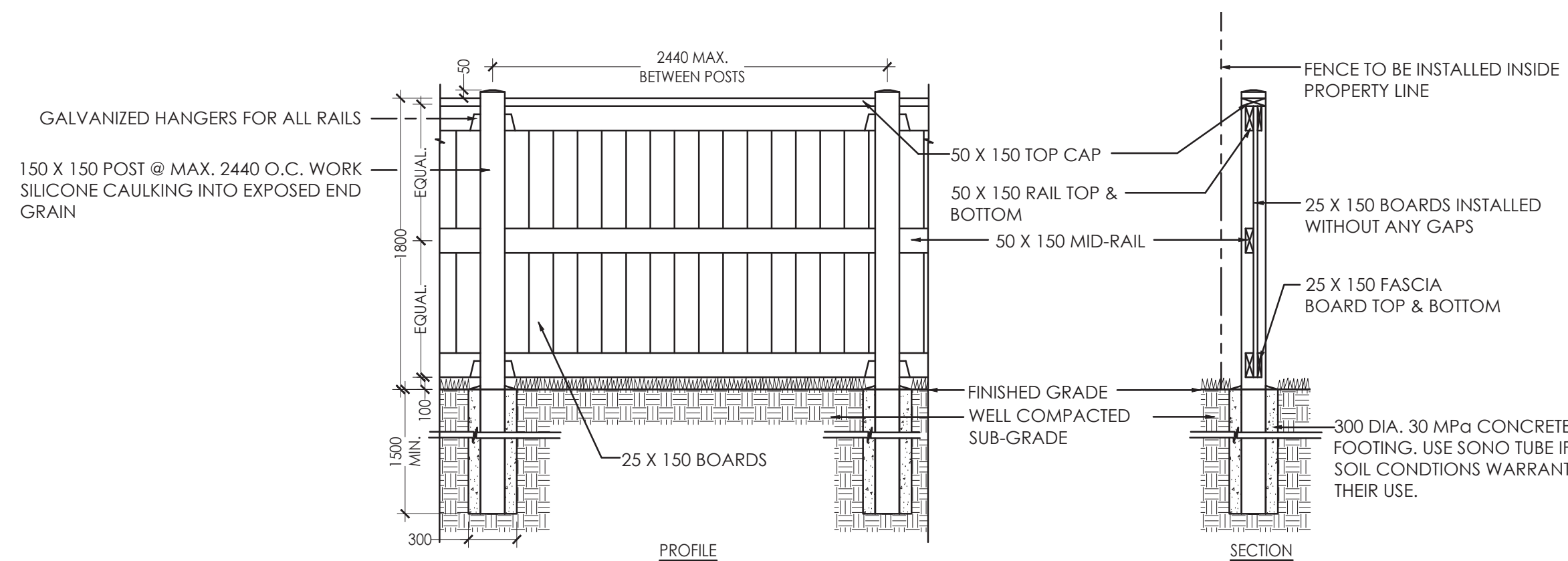
2 PERENNIAL PLANTING

N.T.S.



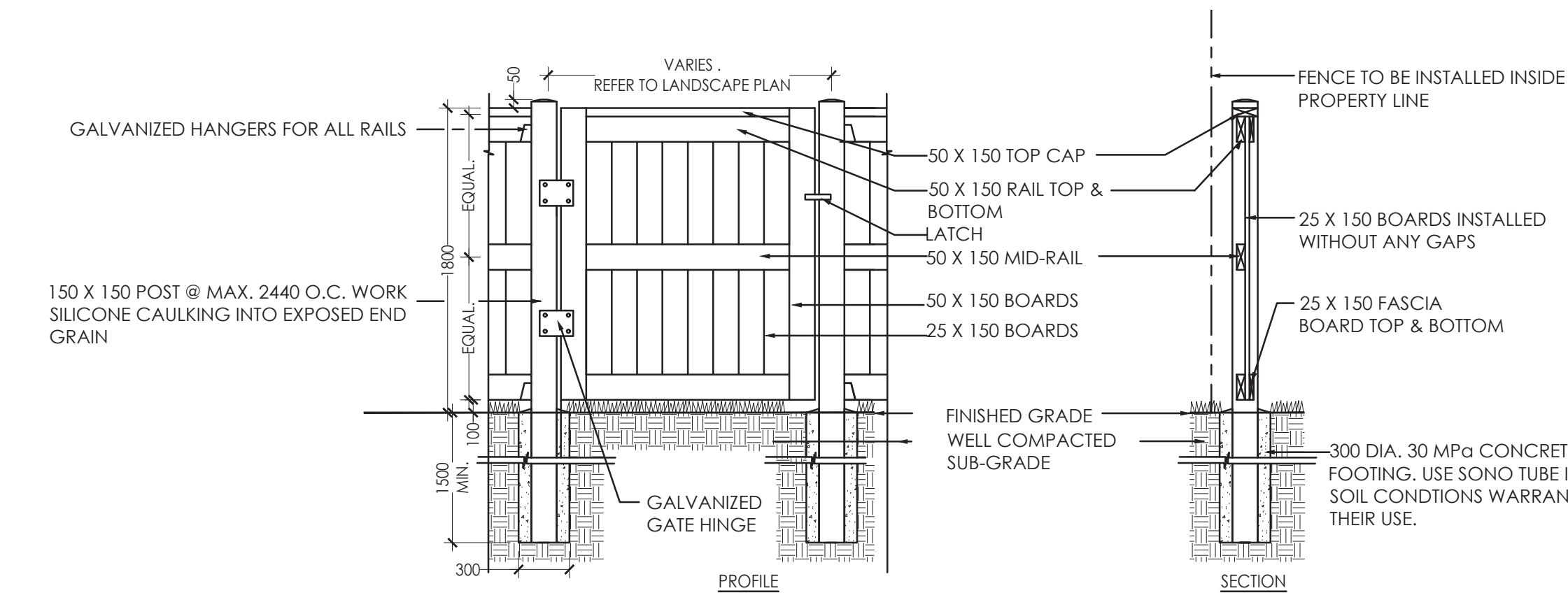
3 SHRUB PLANTING

N.T.S.



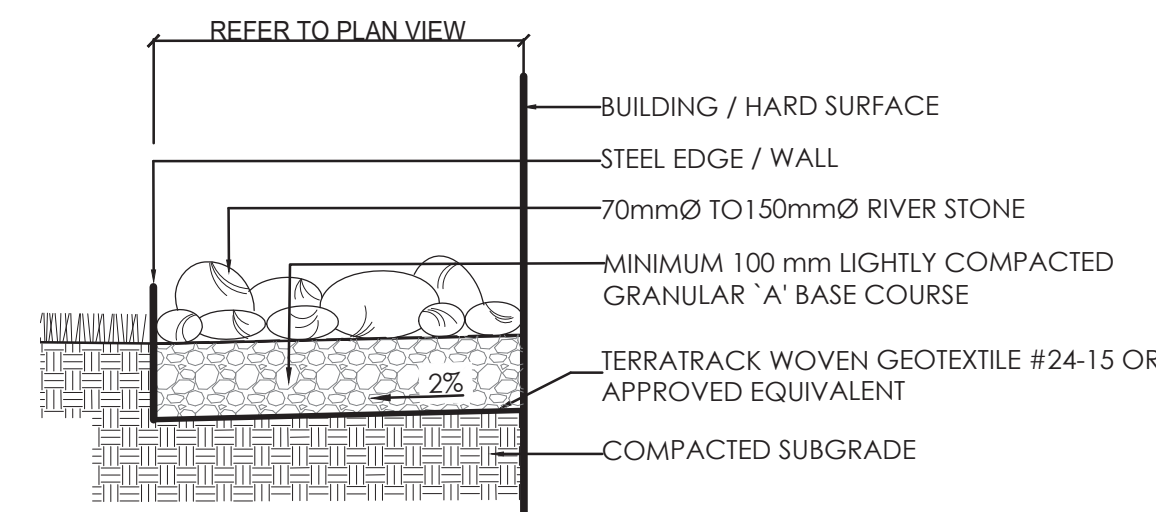
4 BOARD ON BOARD WOODEN FENCE

N.T.S.



5 WOODEN GATE

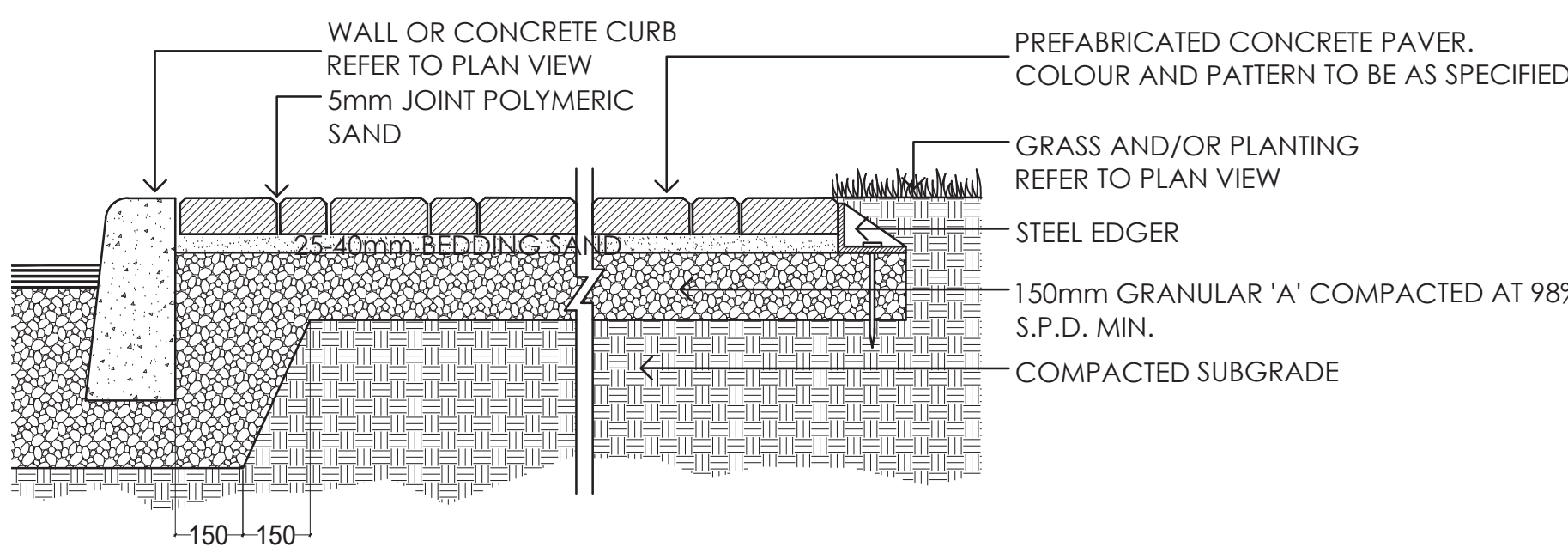
N.T.S.



- NOTES:
1. RIVER STONES SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND CLAY AND OTHER DELETERIOUS MATERIAL.
 2. RIVER STONES SHALL BE LIGHTLY COMPACTED TO EMBED INTO BASE COURSE.

6 RIVERWASHED STONES

N.T.S.



7 PAVERS

N.T.S.

NOTE:
ALL WOOD TO BE No. 1 SPRUCE PINE
FIR PRESSURE TREATED. WOLMANIZED
OR EQUAL.

USE HOT DIPPED GALVANIZED ARDOX
NAILS AND HARDWARE WHERE
REQUIRED.

Douglas James

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 12:58 pm, Feb 25, 2020

NOTE:
ALL WOOD TO BE No. 1 SPRUCE PINE
FIR PRESSURE TREATED. WOLMANIZED
OR EQUAL.

USE HOT DIPPED GALVANIZED ARDOX
NAILS AND HARDWARE WHERE
REQUIRED.

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Legend

APPROVED	<input type="checkbox"/>	REFUSED	<input type="checkbox"/>
THIS ____ DAY OF _____, 20__			
DOUGLAS JAMES, MCIP, RPP, MANAGER DEVELOPMENT REVIEW CENTRAL, PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA			

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Permit-Seal



Client/Project

ROBINSON VILLAGE II
LIMITED PARTNERSHIP

6 STOREY APARTMENT
29 ROBINSON AVENUE
OTTAWA, ONTARIO

Title

LANDSCAPE DETAILS

Project No.	Scale
160401428	VARIES
Drawing No.	Sheet
	Revision

L300

3 of 3

5

DWG 17855