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Legend

- EXISTING DECIDUOUS TREE TO BE RETAINED
- EXISTING CONIFEROUS TREE TO BE RETAINED
- EXISTING PLANTING BED
- EXISTING TREE TO BE REMOVED
- EXISTING PLANTING BED TO BE REMOVED
- TREE IDENTIFICATION KEY
- PROPOSED TEMPORARY TREE PROTECTION FENCE. REFER TO DETAIL 1/L300.
- PROPERTY LINE

APPROVED

By Sarah Ezzio at 4:29 pm, Sep 11, 2020

Sarah Ezzio

SARAH EZZIO
PLANNER I
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Notes

- SITE PLAN PREPARED BY ANGELO MATTIA SPADOLA ARCHITECT DATED FEBRUARY, 2020 (200-1645 RUSSEL ROAD, OTTAWA, ONTARIO K1G 4G6 CANADA. PHONE: (613)228-7190)
- STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL BY EXP. (2650 QUEENSVIEW DRIVE, SUITE 100, OTTAWA, ONTARIO K2B 8H6 CANADA. PHONE: (613)688-1899)
- REFER TO DRAWING L300 FOR TREE PRESERVATION NOTES

2	REVISIONS BASED ON COMMENTS	CTL / GM	ILL	20.03.04
1	ISSUED FOR SITE PLAN APPLICATION	CTL	ILL	19.08.12
Revision		By	Appd.	YY.MM.DD
File Name:	160410260	CTL	JM	CTL
		Dwn.	Chkd.	Dsgn.

Permit-Seal



Client/Project

BEST WESTERN PLUS CITY CENTRE
1272 CARLING AVE.
OTTAWA, ON

Title
TREE PRESERVATION PLAN

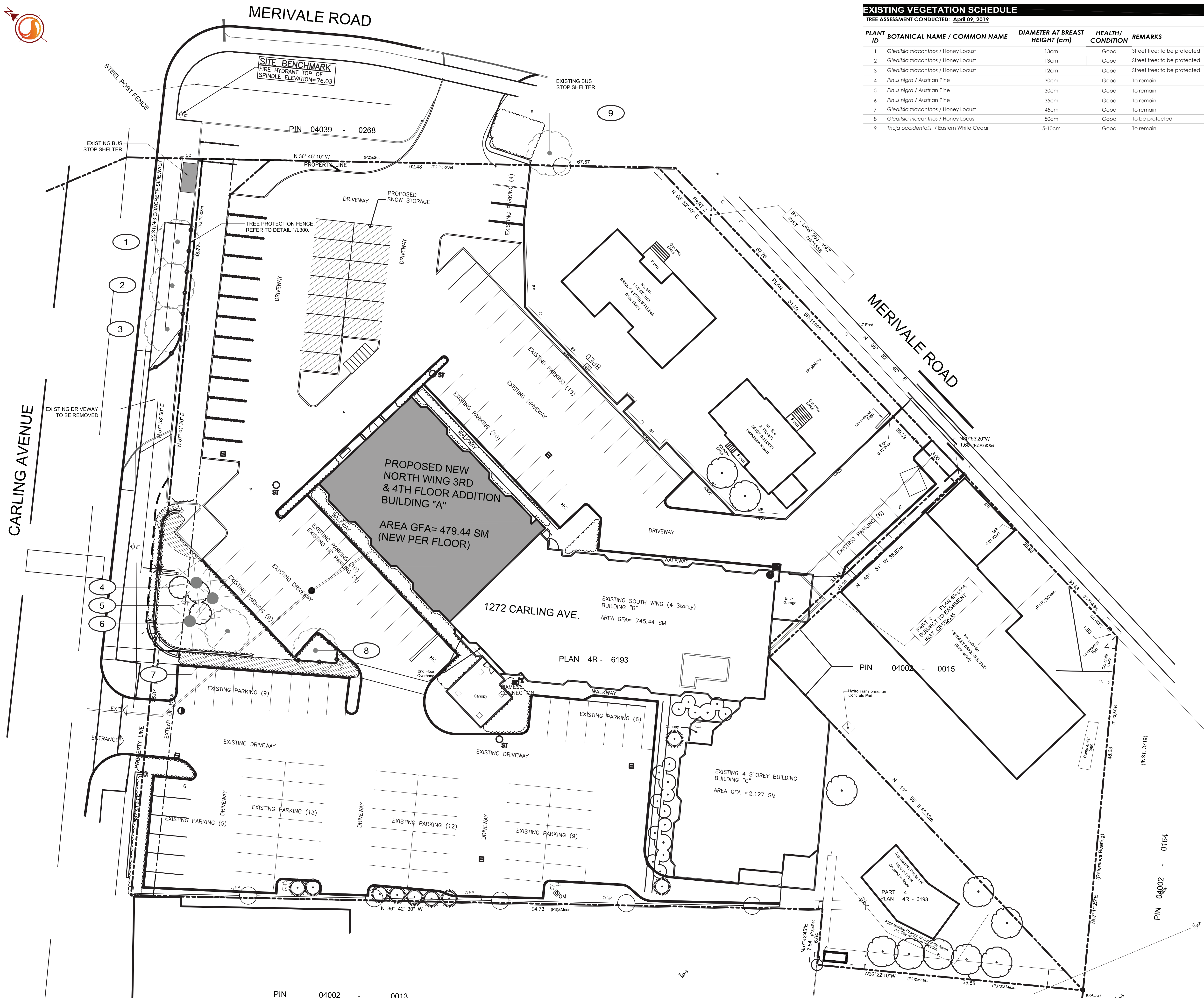
Project No.	160410260	Scale	0 2.5 7.5 12.5m
Drawing No.		Sheet	Revision

L100

1 of 3

2

D07-12-19-0153



- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREES
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED PERENNIAL BED PLANTING
- PROPOSED PLANTING BED
- PLANT SPECIES/QUANTITY KEY
- PROPOSED TOPSOIL AND SOD
- PROPERTY LINE

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By Sarah Ezzio at 4:29 pm, Sep 11, 2020

SARAH EZZIO
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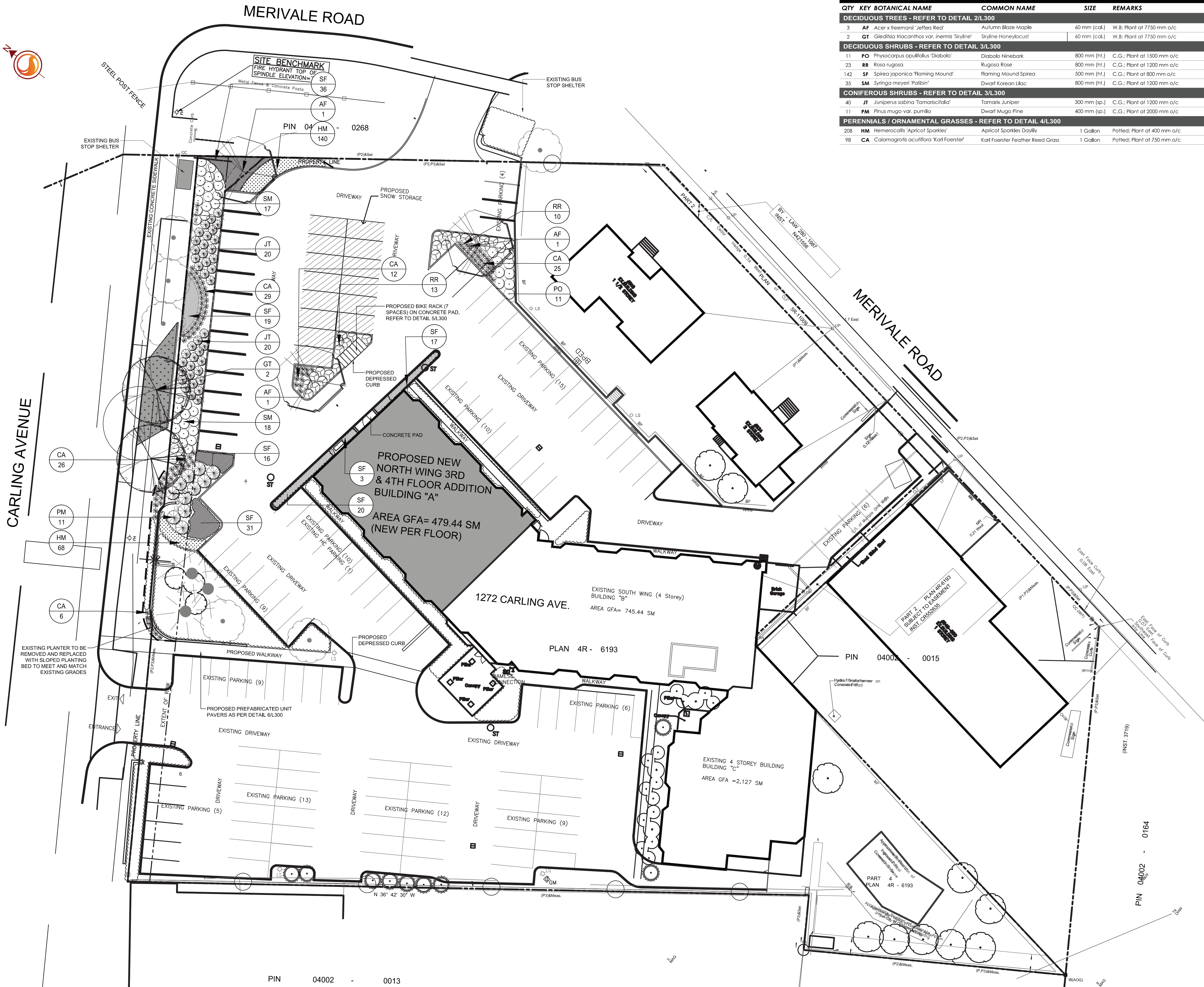
BEST WESTERN PLUS CITY CENTRE
1272 CARLING AVE.
OTTAWA, ON

Title
LANDSCAPE PLAN

Project No.	Scale	0	2.5	7.5	12.5m
160410260	1:250				
Drawing No.	Sheet				

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QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES - REFER TO DETAIL 2/L300				
3	AF Acer x freemanii 'Jeffers Red'	Autumn Blaze Maple	60 mm [cal.]	W.B; Plant at 7750 mm o/c
2	GT Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	60 mm [cal.]	W.B; Plant at 7750 mm o/c
DECIDUOUS SHRUBS - REFER TO DETAIL 3/L300				
11	PO Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	800 mm [ht.]	C.G.; Plant at 1500 mm o/c
23	RR Rosa rugosa	Rugosa Rose	800 mm [ht.]	C.G.; Plant at 1200 mm o/c
142	SF Spiraea japonica 'Flaming Mound'	Flaming Mound Spirea	500 mm [ht.]	C.G.; Plant at 800 mm o/c
35	SM Syringa meyeri 'Paibin'	Dwarf Korean Lilac	800 mm [ht.]	C.G.; Plant at 1200 mm o/c
CONIFEROUS SHRUBS - REFER TO DETAIL 3/L300				
40	JT Juniperus sabina 'Tamariscifolia'	Tamarix Juniper	300 mm [sp.]	C.G.; Plant at 1200 mm o/c
11	PM Pinus mugo var. pumilio	Dwarf Mugo Pine	400 mm [sp.]	C.G.; Plant at 2000 mm o/c
PERENNIALS / ORNAMENTAL GRASSES - REFER TO DETAIL 4/L300				
208	HM Hemerocallis 'Apricot Sparkles'	Apricot Sparkles Daylily	1 Gallon	Potted; Plant at 400 mm o/c
98	CA Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gallon	Potted; Plant at 750 mm o/c



3. NO VEGETATION REMOVAL SHALL OCCUR WITHOUT 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 BE 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. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL
7. ALL EXCAVATED MATERIAL, INCLUDING IMPORTED MATERIAL, MUST BE REMOVED IMMEDIATELY AND NOT ADJACENT 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. DO NOT ATTACH ANY SIGNS, NOTICES, OR POSTERS TO ANY TREES
10. CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
11. CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
12. CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONFINING THE OILING AND REFUELING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
13. 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 TREES CANOPY.
14. CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
15. STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY PROHIBITED.
16. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
17. WHEN 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.

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.

2. REFER TO ENGINEERING DRAWINGS FOR PROPOSED SITE SERVICING.
3. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
4. 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 EXCEPT WHERE INDICATED. SOD SHALL BE INSTALLED AS PER OPSS 803.
5. CONTRACTOR TO LOCATE AND TAKE 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.
6. NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
7. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
8. 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.
9. DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
11. 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.
12. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
13. THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE OWNER.
14. AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OR WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

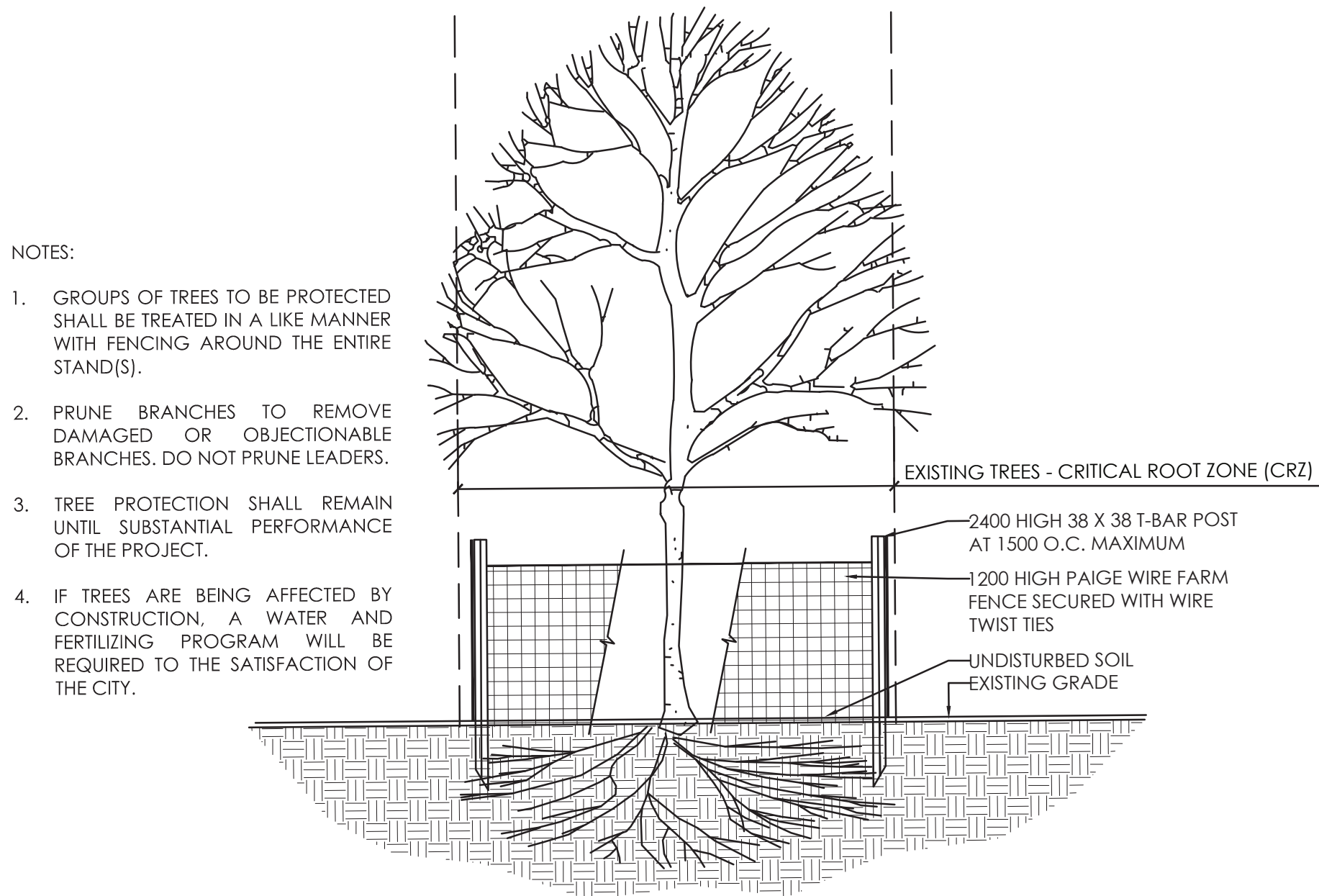


Diagram illustrating the correct planting technique for a shrub, showing the root ball, mulch, and soil preparation. The diagram includes the following labels and instructions:

- SPACING REFER TO PLANT LIST
- SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE
- REMOVE ALL NURSERY TAGS
- 150 mm SPACE BETWEEN BASE OF TRUNK AND EDGE OF MULCH
- POT TO BE CUT & REMOVED FROM ROOT BALL WHERE APPLICABLE
- MIN. 100 mm SHREDDED BARK MULCH UNLESS OTHERWISE NOTED
- 100 mm HIGH PLANTING BED
- AERATE AND LOOSEN SOIL AROUND EDGES OF PLANTING PIT, GLAZED SIDES WILL NOT BE ACCEPTED. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
- SOIL MIXTURE AS PER PLANTING NOTES
- WATER SOIL WHEN PLANTING PIT IS HALF FULL
- TOPSOIL TAMPED TO PREVENT SETTLEMENT
- UNDISTURBED SOIL
- DEPTH VARIES ACCORDING TO BALL DEPTH OF ROOT BALL (MIN. 500)

PLAN VIEW

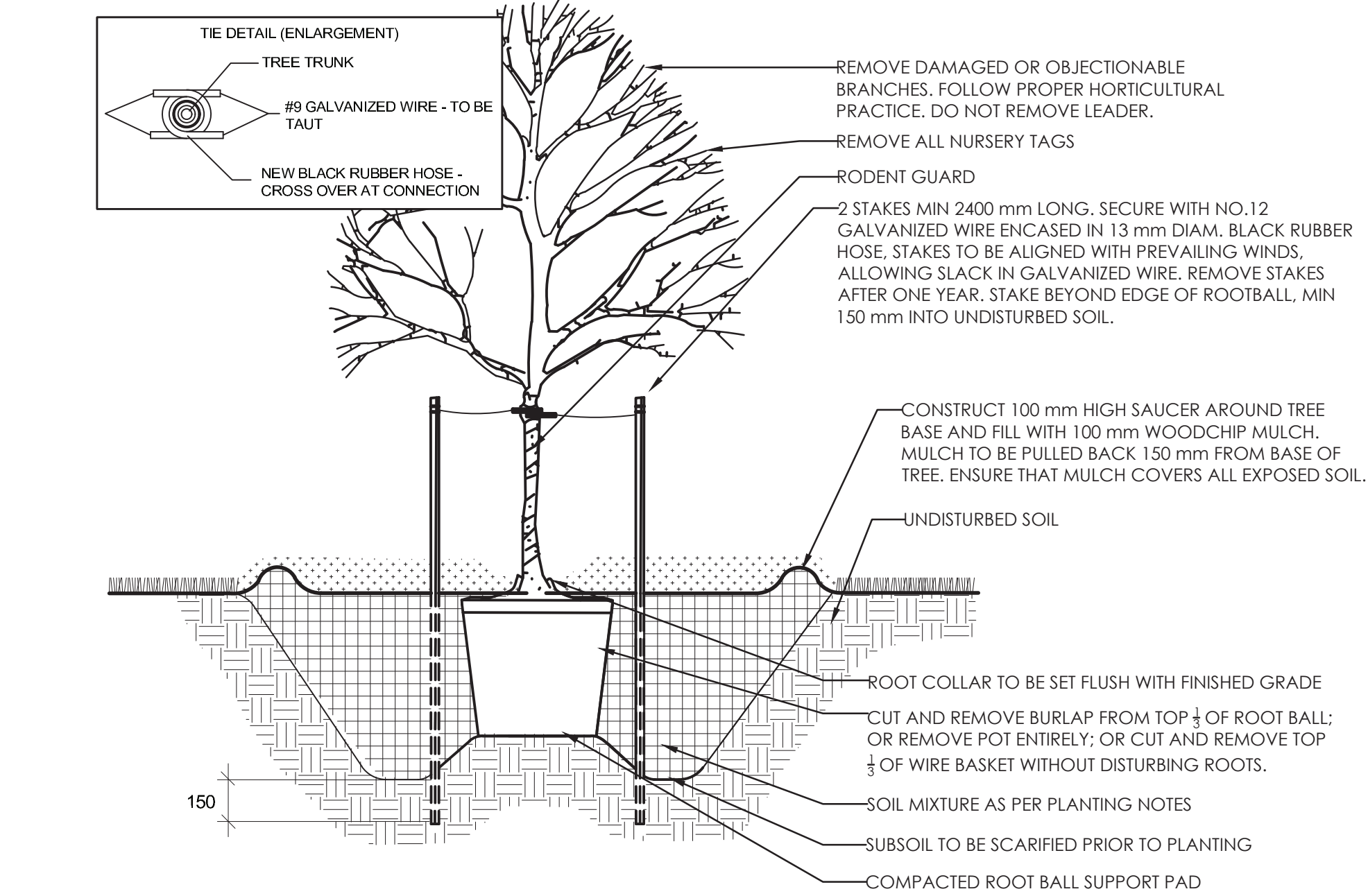
1930.400m
209.550m
462.271m

CROSS SECTIONS

Ø558.400m
Ø60.325m
603.275m
558.800m

NOTE:

- BIKE RACK TO BE MBR300-7-S (7RINGS) BY MAGLIN OR APPROVED EQUIVALENT.
COLOUR TO BE: SILVER 14 IN MATTE FINISH
- BIKE RACK TO BE CENTERED ON CONCRETE PAD



300 mm TYP.

100

SPACING
REFER TO PLANT LIST

PLANTS SHALL BEAR SAME
RELATION TO FINISHED GRADE AS
IT BORE TO EXISTING GRADE
REMOVE ALL NURSERY TAGS

POT TO BE CUT & REMOVED
FROM ROOT BALL WHERE
APPLICABLE
MIN. 50 mm SHREDDED BARK
MULCH UNLESS OTHERWISE NOTED

100 mm HIGH PLANTING BED

SOIL MIXTURE AS PER PLANTING
NOTES

UNDISTURBED SOIL

Diagram illustrating the cross-section of a road curb and pavement structure:

- PREFABRICATED UNIT PAVERS TYPE, COLOUR, AND PATTERN SPECIFIED.
- 5mm JOINT SAND GROUT WITH POLYMER
- 25 x 40 mm BEDDING SAND
- 150mm GRANULAR 'A' BASE MATERIAL COMPACTED TO 100% S.P.D.
- SUB-GRADE COMPACTED TO 95% S.P.D.
- CURB
- FINISHED GRADE

NOTES:

- PAVERS TO BE BRUSSELS BLOCK BY UNILOCK OR APPROVED EQUIVALENT.
 - SIZE: 70mm x 104mm x 173mm
 - 70mm x 173mm x 208mm
 - 70mm x 208mm x 348mm
 - COLOUR: COFFEE GREY
 - LAYING PATTERN: SOLDIER COURSE SURROUNDING PATTERN "AF"
- PROVIDE SAMPLE FOR CLIENT APPROVAL

6 1:25

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.

8. TOPSOIL:
 - SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO CONSIST OF:
 - CLAY: 14-20%
 - SILT: 0-35%
 - SAND: 45-70%
 - ORGANIC MATERIAL: 4-10%
 - pH: 6-8
 - SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:
 - 300mm FOR PERENNIALS
 - 500mm FOR SHRUB BEDS
 - 1000mm FOR TREE PLANTING
9. MULCH:
 - MULCH SHALL BE SHREDDED WOOD VARYING IN SIZE FROM 25-125mm IN LENGTH FROM CONIFEROUS TREES.



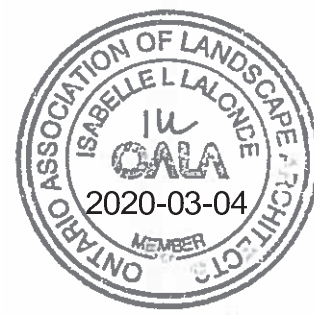
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1272 CARLING AVENUE
OTTAWA, ON

Title

LANDSCAPE DETAILS AND NOTES

Project No. 160401260	Scale VARIES	
Drawing No. L300	Sheet 3 of 3	Revision 2