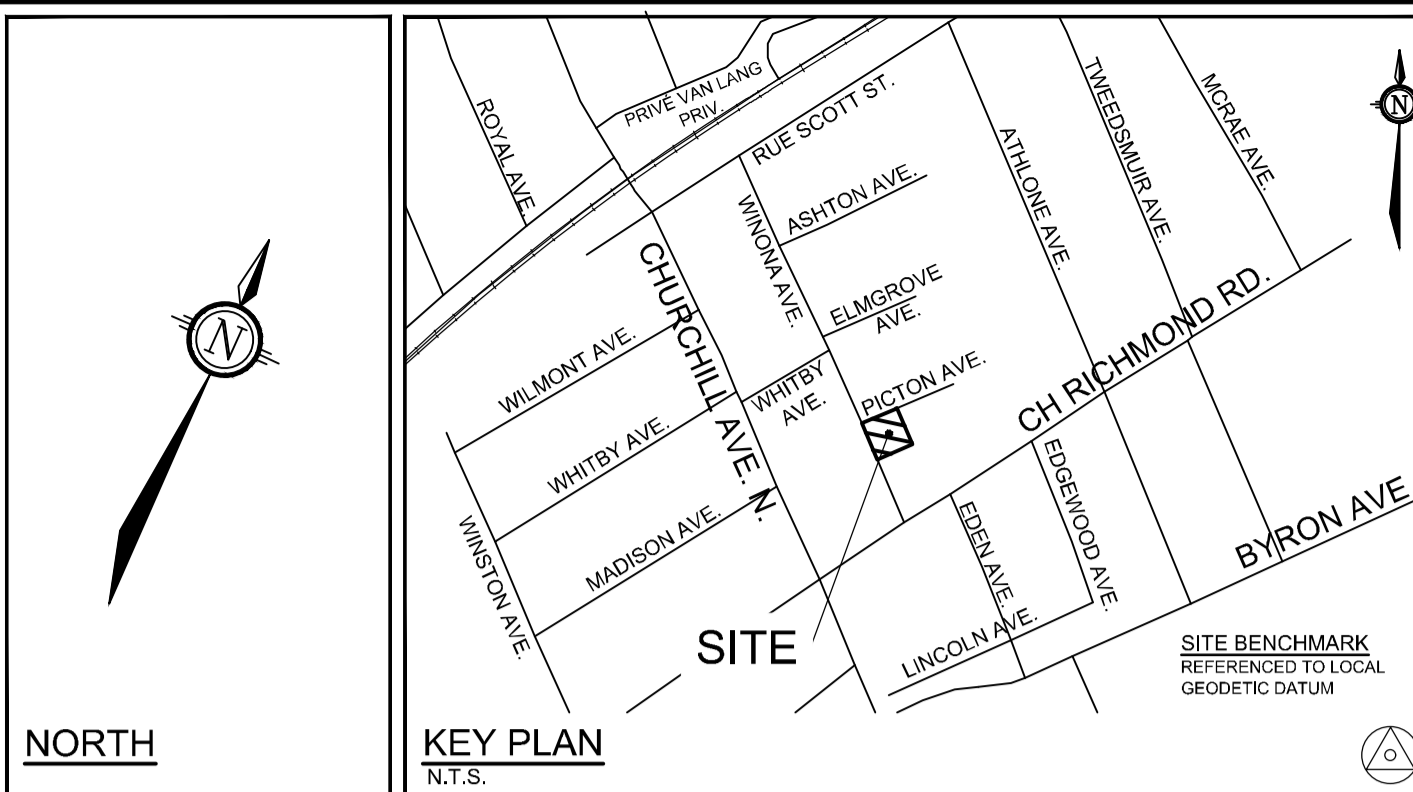
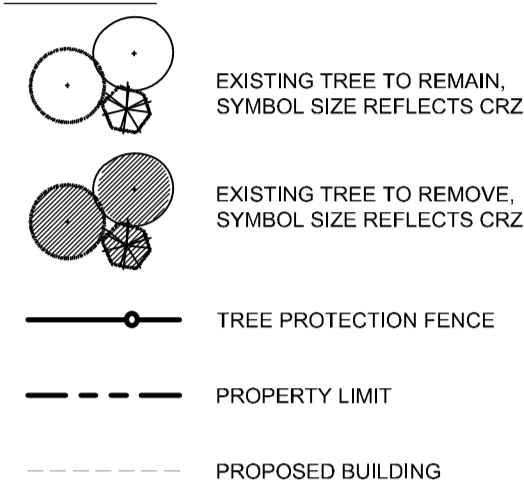


EXISTING TREE INVENTORY:

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	<i>Malus sp.</i>	Crabapple	20	2.00	P	Client	lean, multiple major limbs pruned, mechanical damage, darkface scar	Conflict
2	<i>Malus sp.</i>	Crabapple	15	1.50	P	City	pruned limbs healing poorly, a major limb lost	Conflict
3	<i>Gleditsia triacanthos</i>	Honeylocust	40	4.00	F	Client	Good vigour, wounds on trunk, a major limb and multiple minor limbs lost, small whiteface wound	Conflict
4	<i>Acer rubrum</i>	Red Maple	22	2.20	VP	City	Large canker, low vigour, a darkface scar, one sided canopy	PROTECT



LEGEND



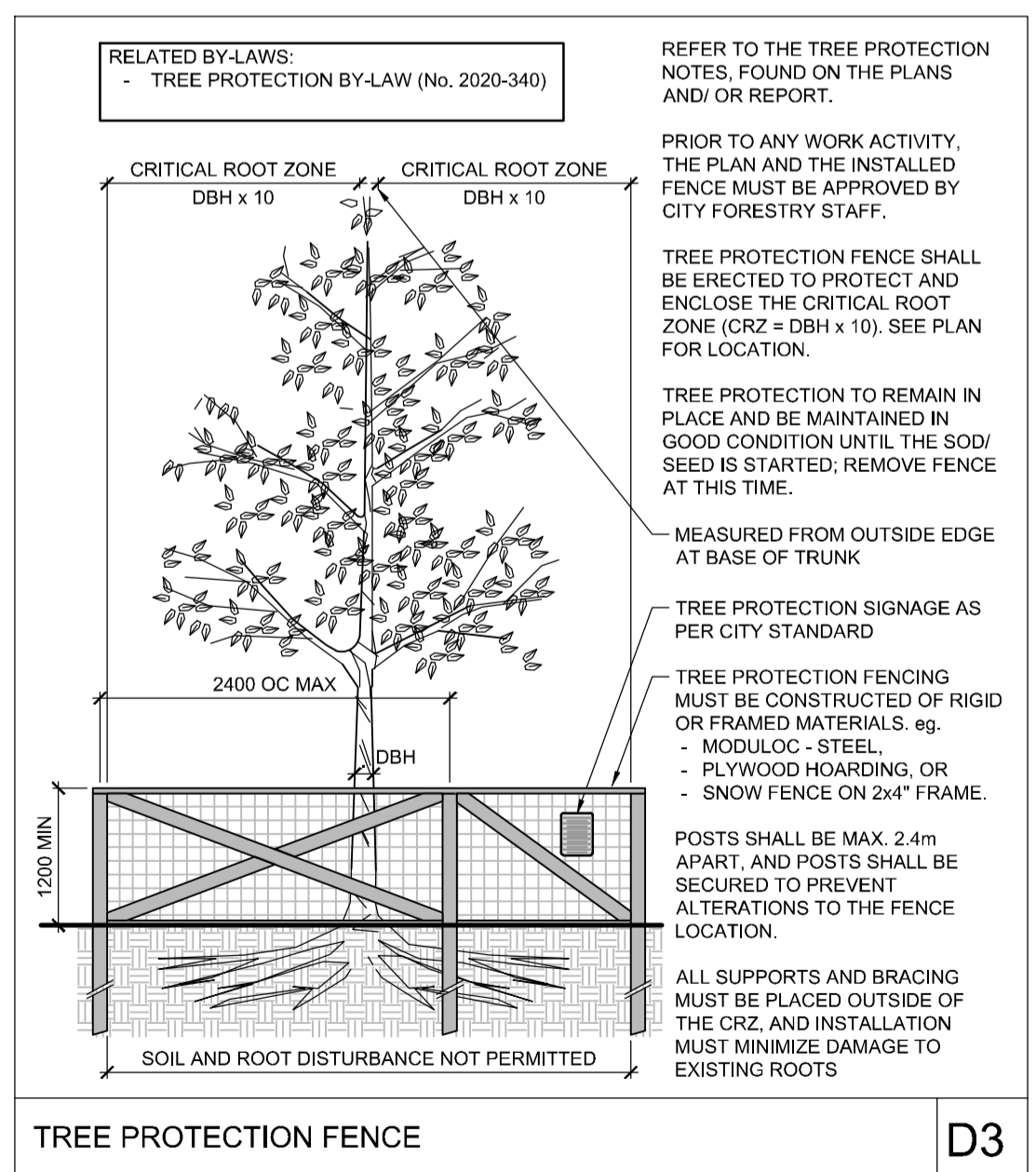
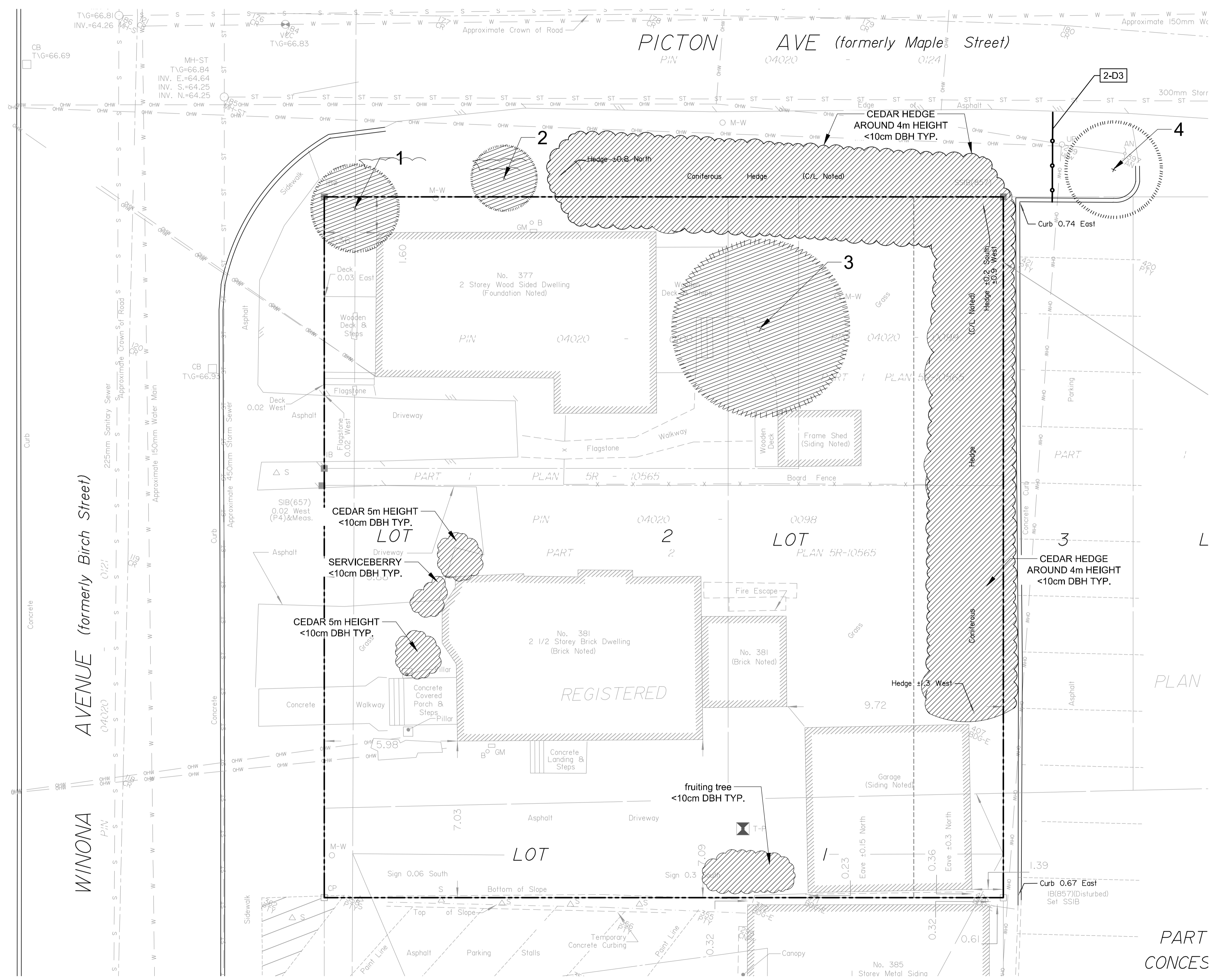
TREE PROTECTION

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 no 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).

Andrew McCreight
ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 2:42 pm, Jun 19, 2023

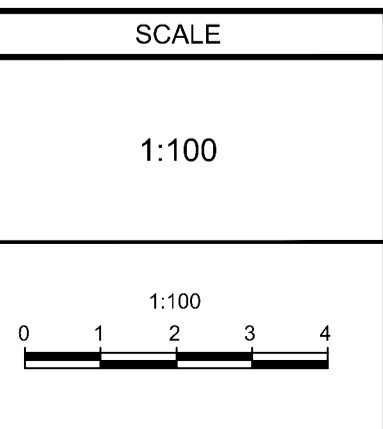


NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED, BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
 [corporation name]
 c/o [contact name]
 [address line 1]
 Ottawa, ON [postal]
 Phone: (XXX) XXX-XXXX

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	SITE PLAN CONTROL RESUBMISSION	FEB 16/23	RJ
1.	SITE PLAN CONTROL APPLICATION	OCT 25/22	RJ



DESIGN	TCB
CHECKED	MT
DRAWN	TCB
CHECKED	RJ
APPROVED	RJ

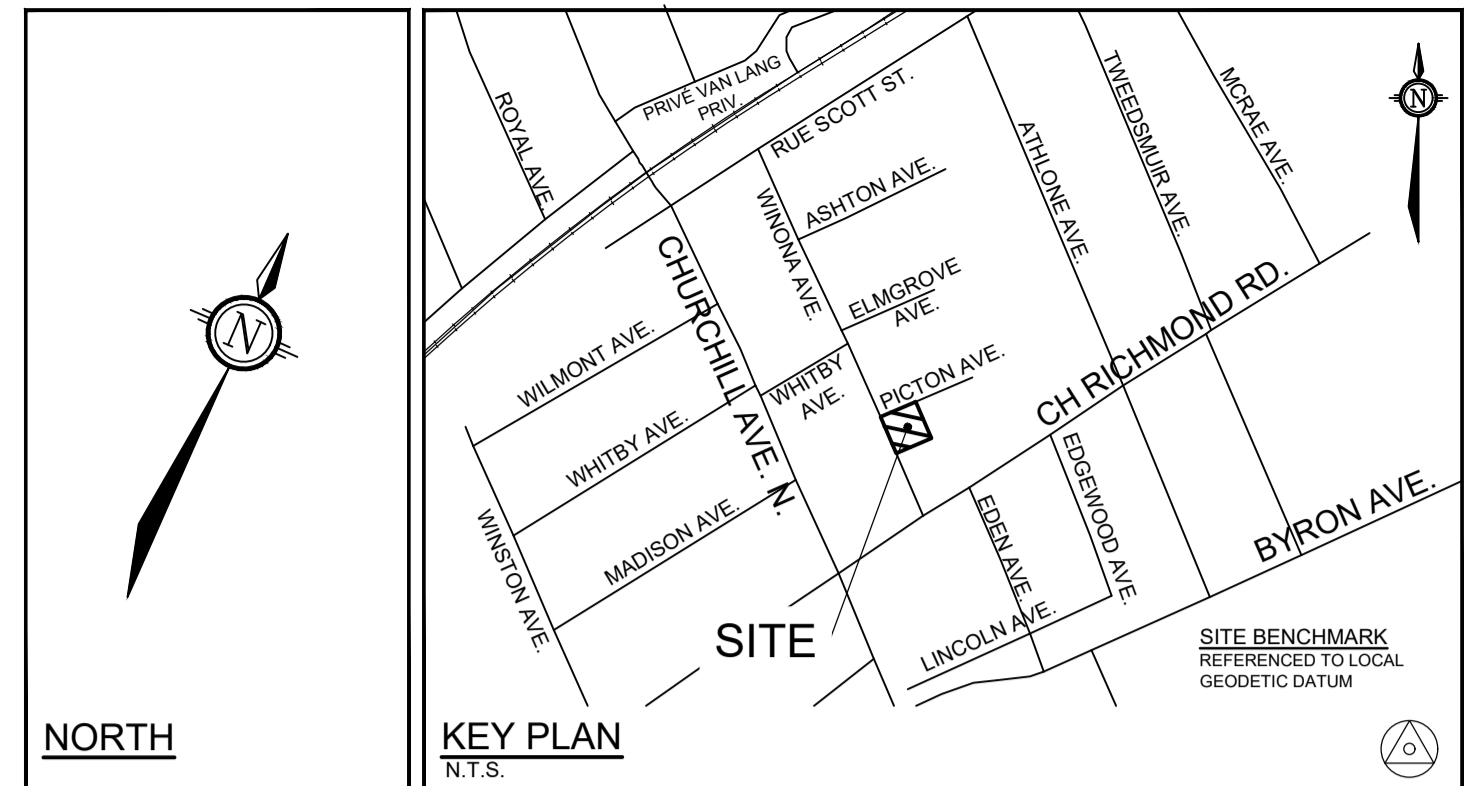
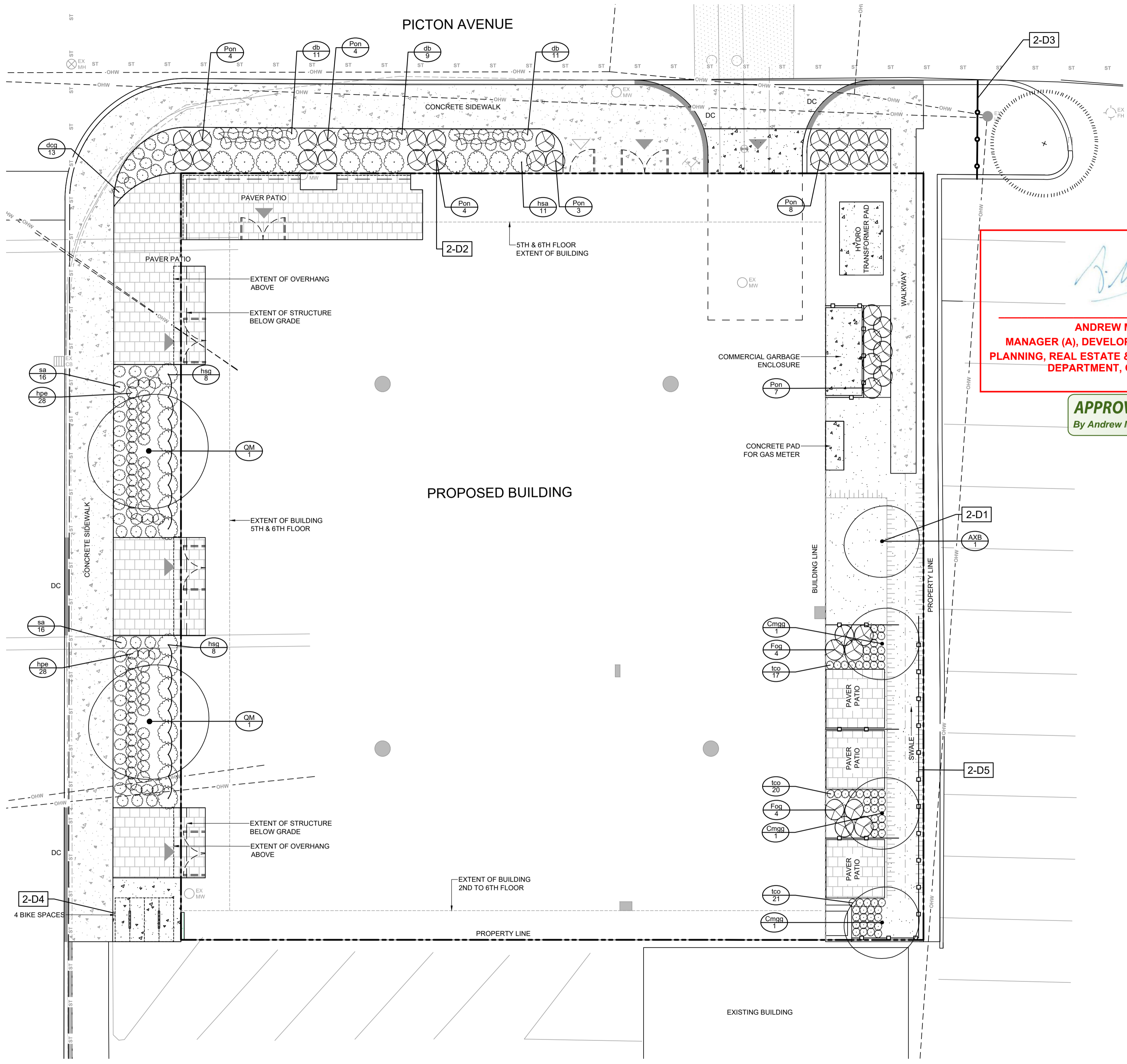


NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION	CITY OF OTTAWA
377-381 WINONA AVENUE	
DRAWING NAME	TREE CONSERVATION PLAN
PROJECT NO.	122087
REV #	2
DRAWING NO.	122087-TCR

C:\temp\p\p\122087-1.dwg, LCR, Feb 16, 2023, 12:22pm, ibankale

DC07-12-22-0154



- LEGEND**
- 3-D1 DETAIL SHEET # NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
 - PROPERTY LIMIT
 - PROPOSED BUILDING
 - TREE PROTECTION FENCE
 - PROPOSED PRIVACY FENCE 1.8m
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PAD
 - PROPOSED PAVERS
 - SOD
 - PROPOSED DECIDUOUS TREE
 - EXISTING TREE TO REMAIN
 - PROPOSED CONIFEROUS SHRUBS
 - PROPOSED GRASSES AND PERENNIALS
 - PROPOSED SHRUBS
 - SPECIES (SEE PLANT LIST)
 - QUANTITY
- 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 L2.
- D1. Standard Deciduous Tree Planting
 - D2. Shrub and Perennial Planting
 - D3. Tree Protection Fence
 - D4. Bike Layout
 - D5. Wood Screen Detail
- 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, W/B or B/B, 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 will assume full responsibility if the Landscape Architect is not notified.
 - 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.


ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA
APPROVED
 By Andrew McCreight at 2:42 pm, Jun 19, 2023

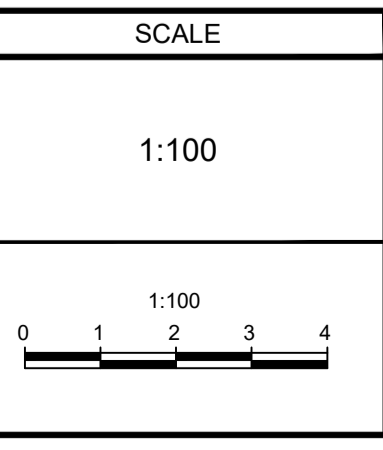
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
AXB	1	<i>Amelanchier x grandiflora</i> 'Ballerina'	Ballerina Serviceberry	50mm Cal	WB	As Shown
Cmga	3	<i>Cornus mas</i> 'Golden Glory'	Golden Glory Cornelian-Cherry Dogwood	150cm Ht	PT	As Shown
QM	2	<i>Quercus macrocarpa</i>	Burr Oak	50mm Cal	WB	As Shown
Deciduous Shrubs						
Fog	8	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	50 cm Ht	PT	As Shown
Pon	32	<i>Physocarpus opulifolius</i> 'Nanus'	Dwarf Ninebark	40cm Ht	PT	As Shown
Perennials						
hpe	56	<i>Heuchera micrantha</i> 'Palace Purple'	Palace Purple Coral Bells	1g	PT	45cm O.C
hsa	11	<i>Hosta 'Sagae'</i>	Sagae Hosta	1g	PT	90cm O.C
hsg	16	<i>Hosta sieboldiana</i> 'Great Expectations'	Great Expectations Hosta	1g	PT	90cm O.C
tco	58	<i>Tiarella cordifolia</i>	Foam Flower	1g	PT	30cm O.C
Grasses						
db	28	<i>Deschampsia cespitosa</i> 'Bronzeschleier'	Bronze Veil Tufted Hair Grass	1g	PT	60cm O.C
dca	13	<i>Deschampsia cespitosa</i> 'Goldtau'	Gold Dew Tufted Hair Grass	1g	PT	60cm O.C
sa	32	<i>Sesleria autumnalis</i>	Autumn Moor Grass	1g	PT	60cm O.C

NOTE:
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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

No.	REVISION	DATE	BY
3.	ISSUED FOR PERMIT	MAY 29/23	RJ
2.	SITE PLAN CONTROL RESUBMISSION	FEB 16/23	RJ
1.	SITE PLAN CONTROL APPLICATION	OCT 25/22	RJ



DESIGN	TCB
CHECKED	RJ
DRAWN	TCB
CHECKED	RJ
APPROVED	RJ

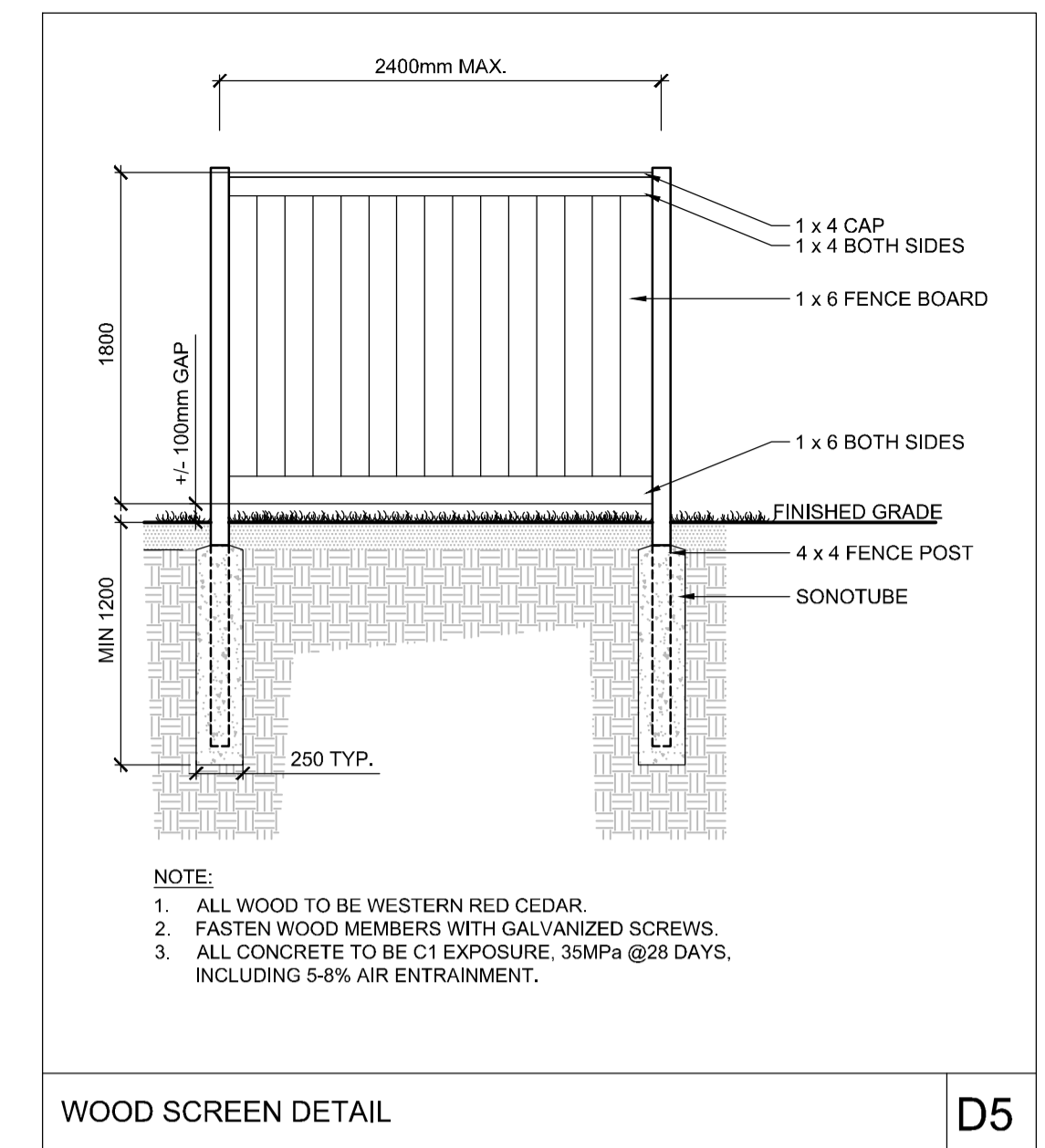
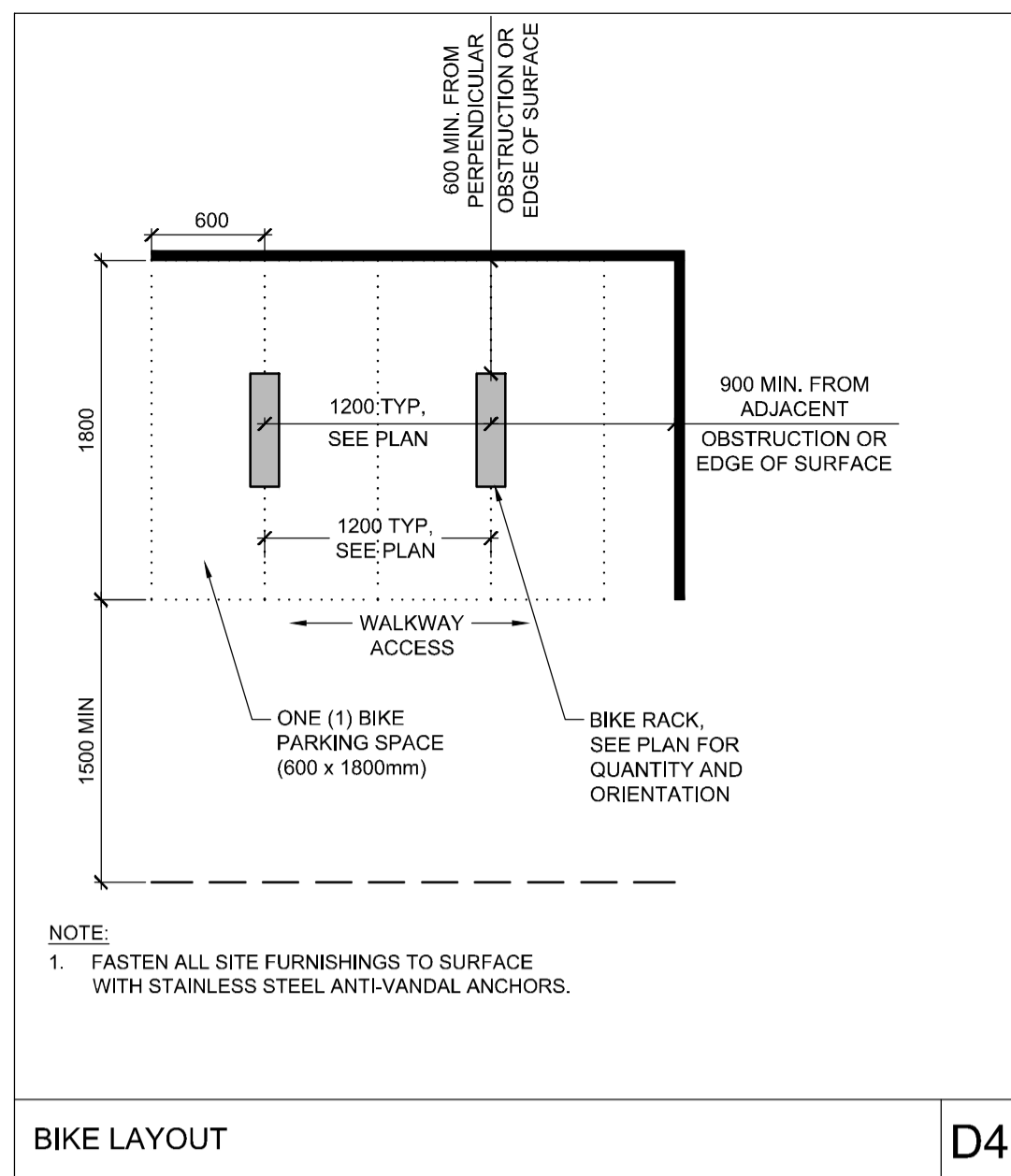
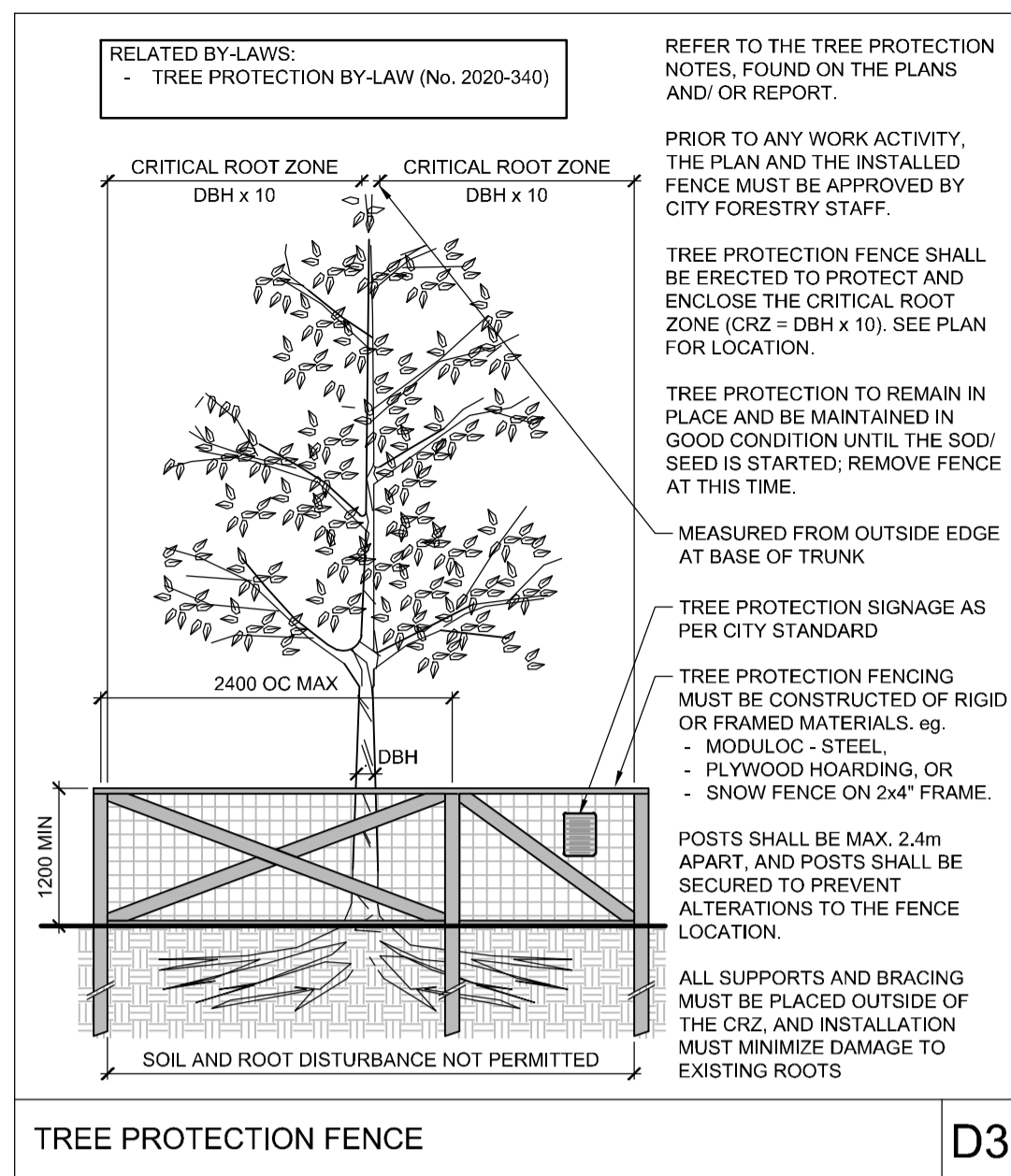
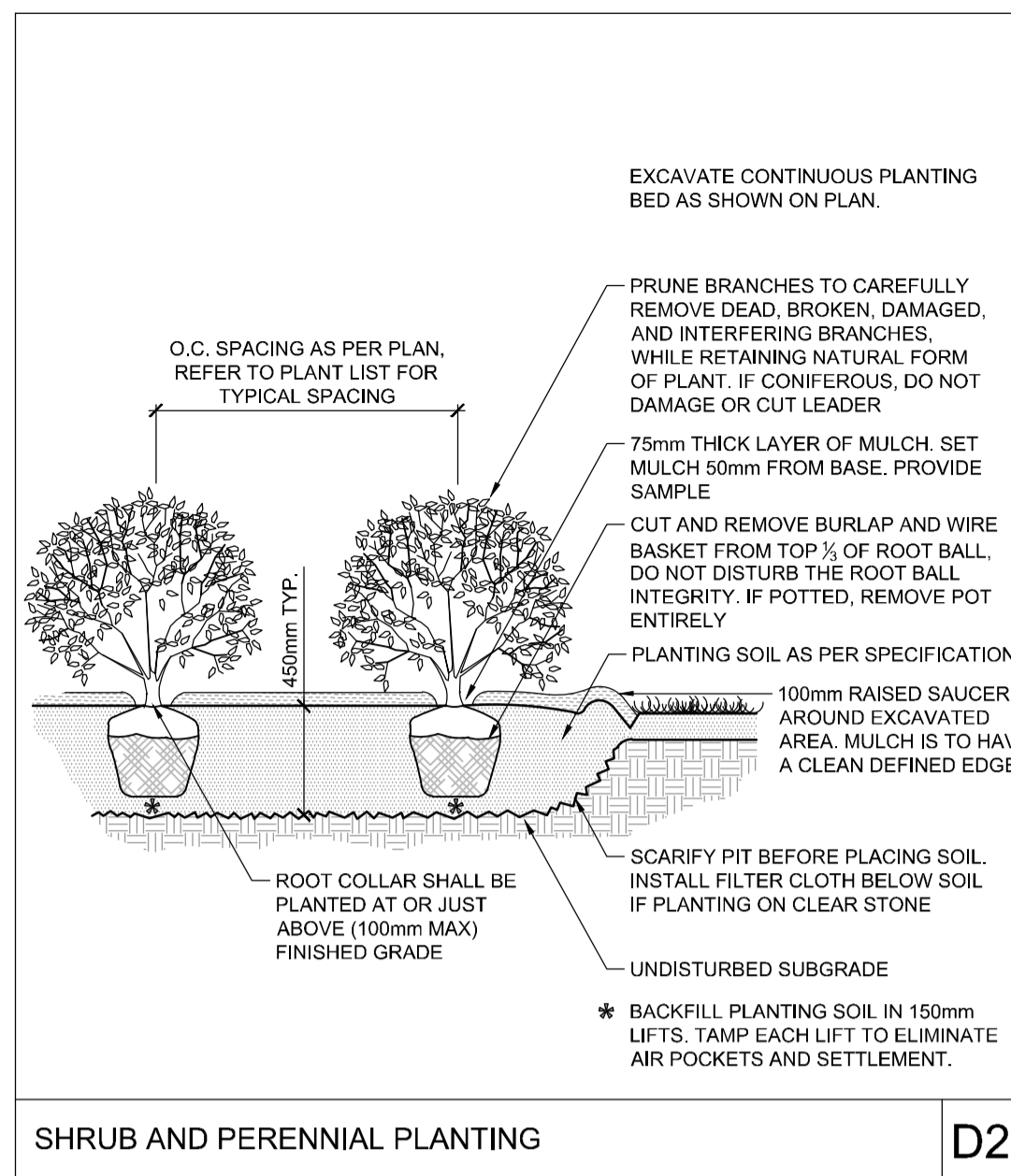
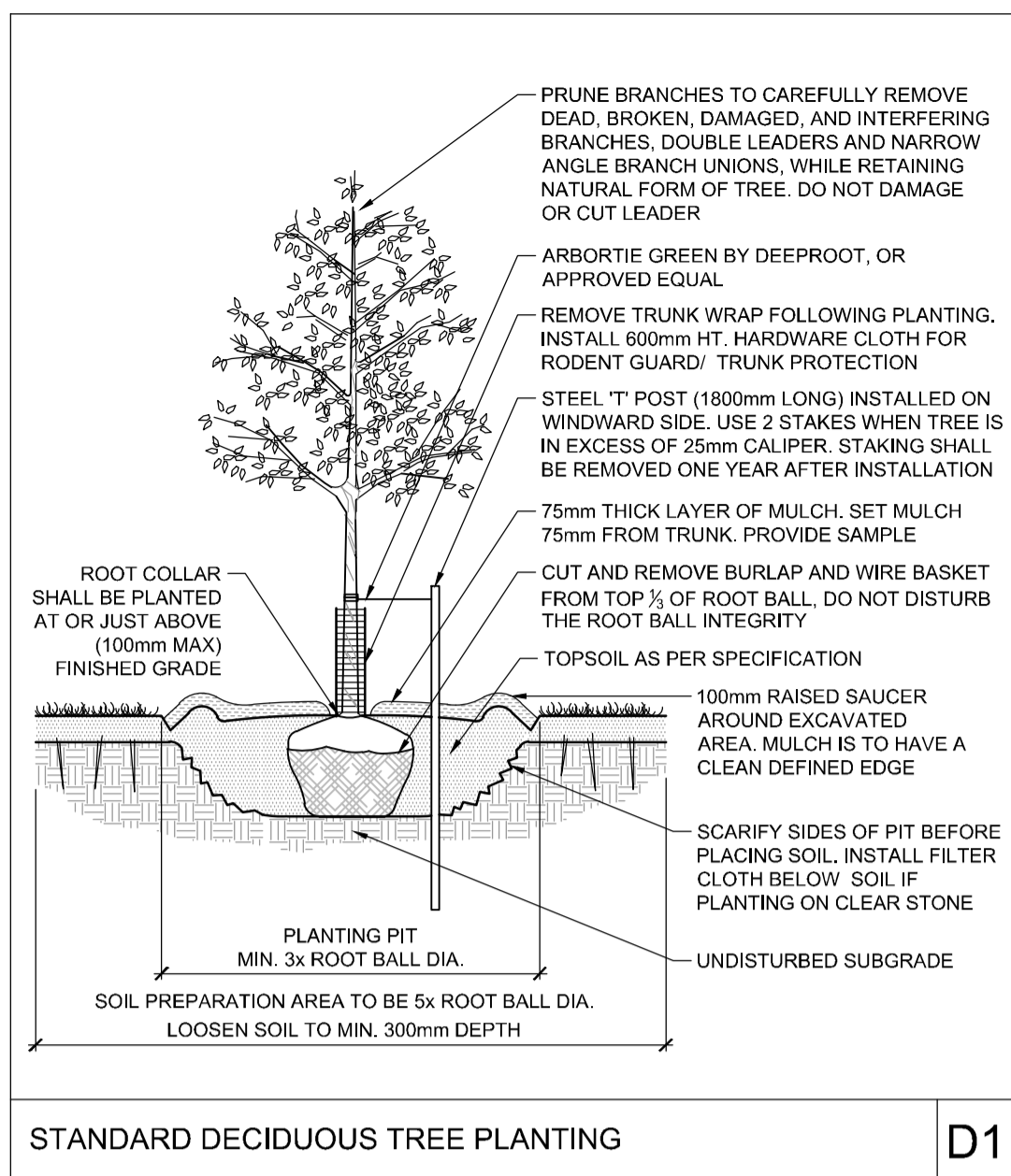
FOR REVIEW ONLY



LOCATION CITY OF OTTAWA 377-381 WINONA AVENUE		PROJECT No. 122087
DRAWING NAME LANDSCAPE PLAN		REV # REV # 3
		DRAWING No. 122087-L1

C:\temp\p\p\Pub\122087-L1.dwg, L1, May 31, 2023 - 1:47pm, barikate

DC07-12-22-0154



Andrew McCreight

ANDREW MCCREIGHT
MANAGER (A), DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 2:42 pm, Jun 19, 2023

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
Azure Winona Inc.
c/o Azure Urban Developments Inc.
463 Golden Avenue
Ottawa, ON K2A 2E4
Phone: 613-264-4346

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
2.	SITE PLAN CONTROL RESUBMISSION	FEB 16/23	RJ
1.	SITE PLAN CONTROL APPLICATION	OCT 25/22	RJ

DESIGN	SCALE
TCB	
CHECKED	
RJ	
DRAWN	
TCB	
CHECKED	
RJ	
APPROVED	
RJ	

FOR REVIEW ONLY

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 377-381 WINONA AVENUE	PROJECT No. 122087
DRAWING NAME DETAILS	REV # 2 REV # 2
	DRAWING No. 122087-L2

C:\temp\p\publish_68721\22087-L2.dwg, L2, Feb 16, 2023 - 12:22pm, mbarak@

DC07-12-22-0154

#18872