



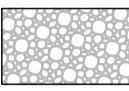
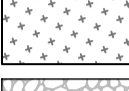



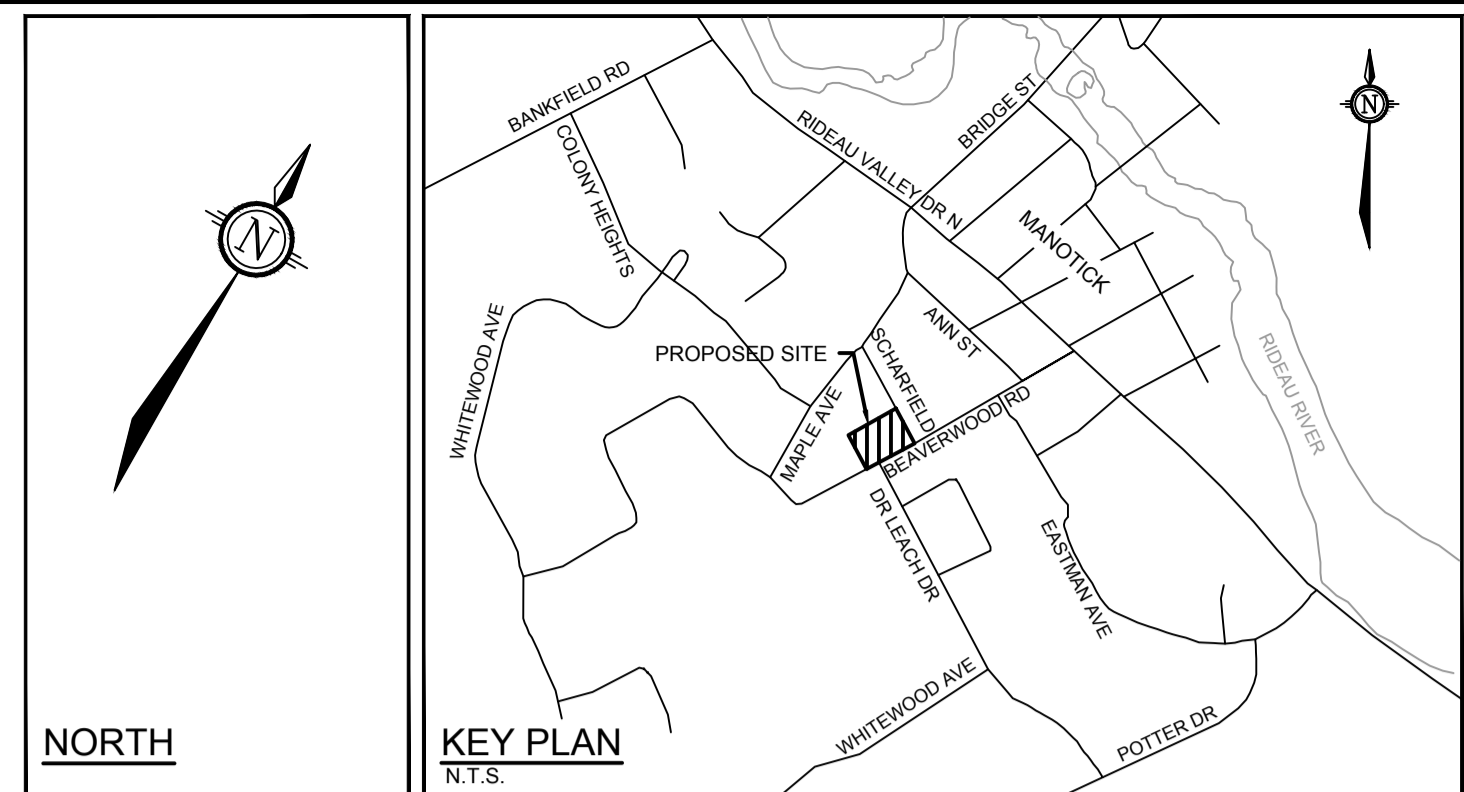


APPROVED
By Adam Brown at 11:55 am, Aug 29, 2023



ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

- LEGEND**
-  PROPOSED DECIDUOUS TREE
 -  EXISTING TREE TO REMAIN
 -  TREE PROTECTION FENCE
 -  PROPOSED SHRUBS
 -  PROPOSED PERENNIALS AND ORNAMENTAL GRASSES
 -  RIVER STONE
 -  PERENNIALS
 -  RIP RAP SWALE
 -  WOOD PRIVACY FENCE 1.8m HT



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:

1. 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.).
2. 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.
3. 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.
4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ, absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. 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.
12. 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.
13. 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.
14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
15. 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.
16. 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).

GENERAL

1. 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.
2. 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.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstatement 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

1. 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.
2. 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.
3. Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
4. Plant locations are schematic, approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
5. 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.
6. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
7. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
8. Approved topsoil depths are as follows:
 - a. Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - b. Sod/ Seed Areas - 100mm depth.
9. 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.
10. Apply the following mineral fertilizer unless soil tests show other requirements:
 - a. Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - b. Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Deciduous Trees						
ALE	2	<i>Amelanchier laevis</i>	Allegheny Serviceberry	45mm Cal	WB	As Shown
ATH	6	<i>Acer tataricum 'Hot Wings'</i>	Hot Wings Tatarian Maple	50mm Cal	WB	As Shown
CGZ	2	<i>Crataegus crus-galli 'Cruzam'</i>	Crusader Hawthorn	50mm Cal	WB	As Shown
GBA	3	<i>Ginkgo biloba 'Autumn Gold'</i>	Autumn Gold Ginkgo	50mm Cal	WB	As Shown
UNH	3	<i>Ulmus x 'New Horizon'</i>	New Horizon Elm	50mm Cal	WB	As Shown
Coniferous Shrubs						
Mic	13	<i>Microbiota decussata 'Prides'</i>	Celtic Pride Siberian Cypress	50cm Spr	PT	As Shown
Deciduous Shrubs						
Bxp	11	<i>Betula x 'Plettker' 'Cesky Gold'</i>	Cesky Gold Dwarf Birch	50cm Ht	PT	As Shown
Fog	17	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	50cm Ht	PT	As Shown
Hpb	25	<i>Hydrangea paniculata 'Bombshell'</i>	Bombshell Hydrangea	50cm Ht	PT	As Shown
Hpi	22	<i>Hydrangea paniculata 'Ivobob'</i>	Bobo Dwarf Hydrangea	50cm Ht	PT	As Shown
Hpk	1	<i>Hydrangea paniculata 'Kyushu'</i>	Kyushu Lacy White Hydrangea	80cm Ht	PT	As Shown
Hvq	22	<i>Hydrangea paniculata 'SMHPLQF'</i>	Little Quick Fire Hydrangea	50cm Ht	PT	As Shown
Poj	21	<i>Physocarpus opulifolius 'JEFAM'</i>	Amber Jubilee Ninebark	60cm Ht	PT	As Shown
Rag	21	<i>Pinus aromatica 'Glow-Low'</i>	Glow-Low Fragrant Sumac	60cm Ht	PT	As Shown
Sbg	18	<i>Spiraea betulifolia 'Glow Girl (Tor Gold)'</i>	Glow Girl Birchleaf Spirea	60cm Ht	PT	As Shown
Sjd	31	<i>Spiraea japonica 'Double Play Candy Corn'</i>	Double Play Candy Corn Spirea	60cm Ht	PT	As Shown
Perennials						
hem	3	<i>Hemerocallis 'Anzac'</i>	Anzac Daylily	1g	PT	50cm O.C.
hem	3	<i>Hemerocallis 'Big Time Happy'</i>	Big Time Happy Daylily	1g	PT	50cm O.C.
hem	3	<i>Hemerocallis 'Bonanza'</i>	Bonanza Daylily	1g	PT	50cm O.C.
hem	3	<i>Hemerocallis 'Going Bananas'</i>	Going Bananas Daylily	1g	PT	50cm O.C.
nbi	46	<i>Hosta 'Blue Ivory'</i>	Blue Ivory Hosta	1g	PT	70cm O.C.
hsg	72	<i>Hosta sieboldiana 'Great Expectations'</i>	Great Expectations Hosta	1g	PT	70cm O.C.
lak	12	<i>Liatris spicata 'Kobold'</i>	Dwarf Gayfeather	1g	PT	50cm O.C.
Ornamental Grasses						
okf	19	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	As Shown
cam	13	<i>Calamagrostis acutiflora 'Overdam'</i>	Overdam Feather Reed Grass	1g	PT	As Shown
dsg	39	<i>Deschampsia cespitosa 'Goldtau'</i>	Gold Dew Tufted Hair Grass	1g	PT	As Shown
eas	14	<i>Elymus arenarius</i>	Blue Lyme Grass	1g	PT	As Shown
her	17	<i>Helictotrichon sempervirens 'Saphirspriele'</i>	Sapphire Blue Oat Grass	2g	PT	As Shown

NOTE:
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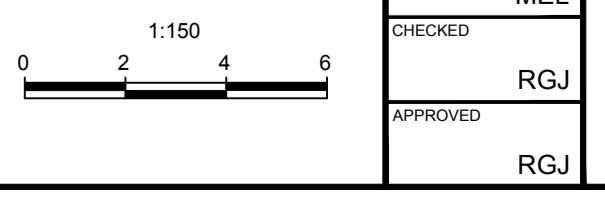
OWNER INFORMATION
NIVO DEVELOPMENTS INC.
255 MICHAEL COWPLAND DRIVE,
OTTAWA, ONTARIO, K2M 0M5
CONTACT: ANTHONY NICOLINI
PHONE: (613) 880-2274
EMAIL: anthony@arkconstruction.ca

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAR 23/23	RGJ
2.	REVISED PER CITY COMMENTS	DEC 22/22	RGJ
1.	ISSUED FOR SITE PLAN APPROVAL	JUL 15/22	RGJ

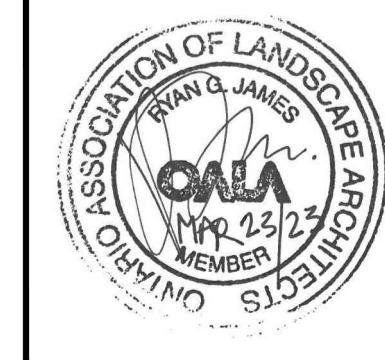
SCALE

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DESIGN: MEL
CHECKED: RGJ
DRAWN: MEL
CHECKED: RGJ
APPROVED: RGJ

FOR REVIEW ONLY



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

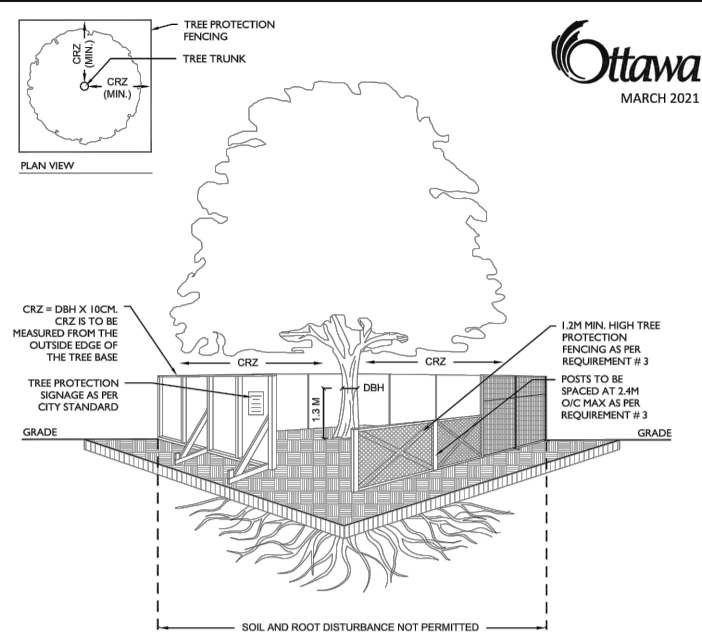
LOCATION
CITY OF OTTAWA
1185 BEAVERWOOD ROAD

DRAWING NAME
LANDSCAPE PLAN

PROJECT NO.: 121184
REV: REV #3
DRAWING NO.: 121184-L1

M:\2021\121184\CADD\Landscaping\121184-L1.dwg, L1, Mar 13, 2023, 2:13pm, mbeast

D07-12-22-0114 PLAN No.: 18900



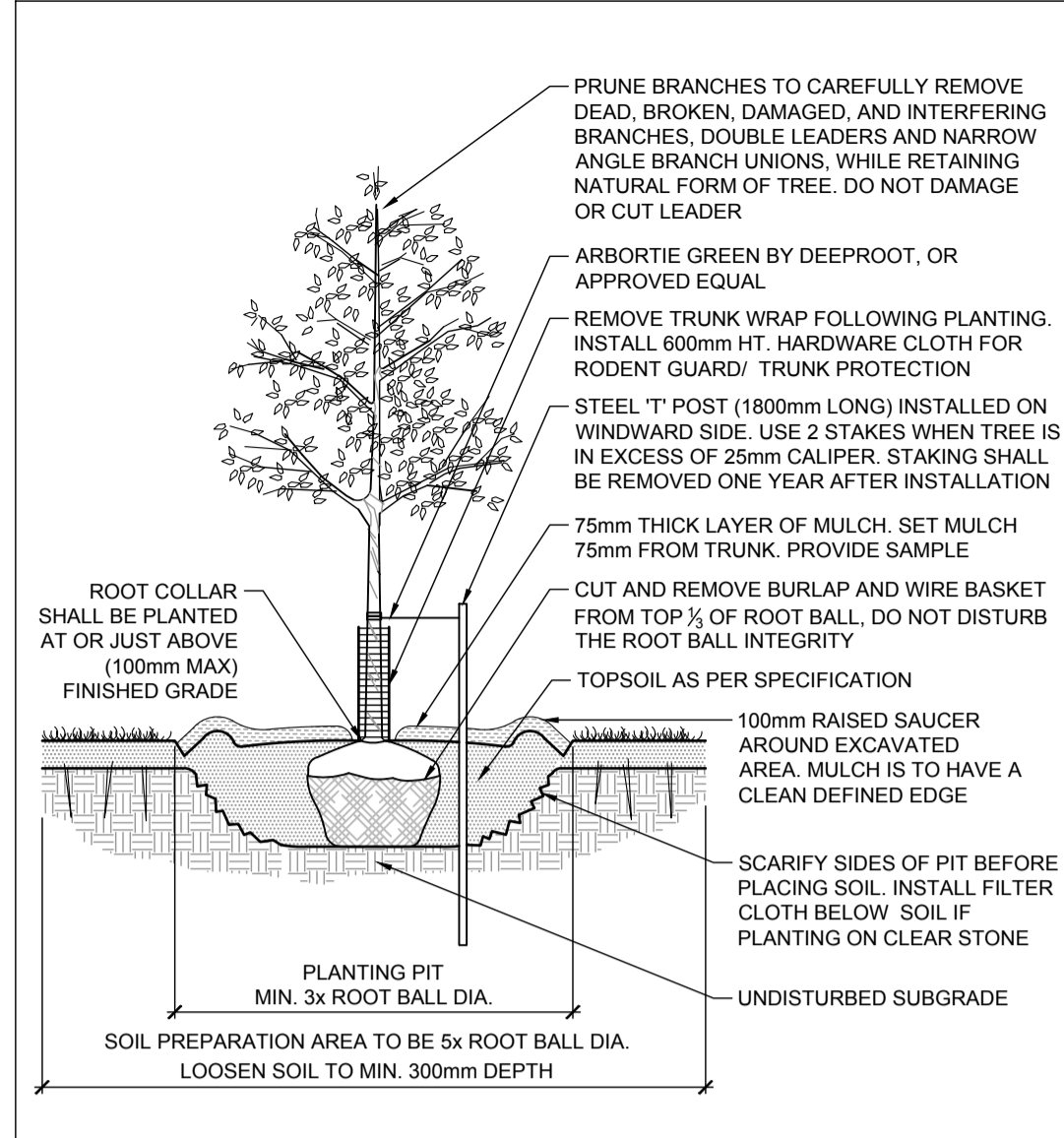
TREE PROTECTION REQUIREMENTS:

1. MONITOR FOR ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ) - 10 X DIAMETER OF A TREE. TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ: DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTDOOR GRILLS, BARBECUES, GRILLS, OR POTTERS TO ANY TREE; DO NOT WALK OR DRIVE ON UNDER THE EXISTING GRASS; DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OF ANY TREE; ENSURE THAT TRUNKS FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY; DO NOT EXTEND HARD SURFACES OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.8M HIGH, AND CONSTRUCTED OF WOOD OR FRAMED MATERIALS (S.E. MODULOC - STEEL, PLYWOOD BOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART. SUCH THAT THE FENCING LOCATION CANNOT BE ALTERED. ALL SUPPLIES AND BRACKETS MUST BE MADE OUTSIDE OF THE CRZ, AND NOTIFICATION MUST BE GIVEN TO THE FORESTRY STAFF (SEE DETAIL).
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND SITED ON AN ADJACENT PAVED OR ASPHALT SURFACE. THE CONSTRUCTION OF THE FENCING MUST BE COMPLETED BEFORE THE COMMENCEMENT OF WORK.
5. IF THE TREE PROTECTION AREA MUST BE RELIEVED TO INCLUDE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD SHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OF THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

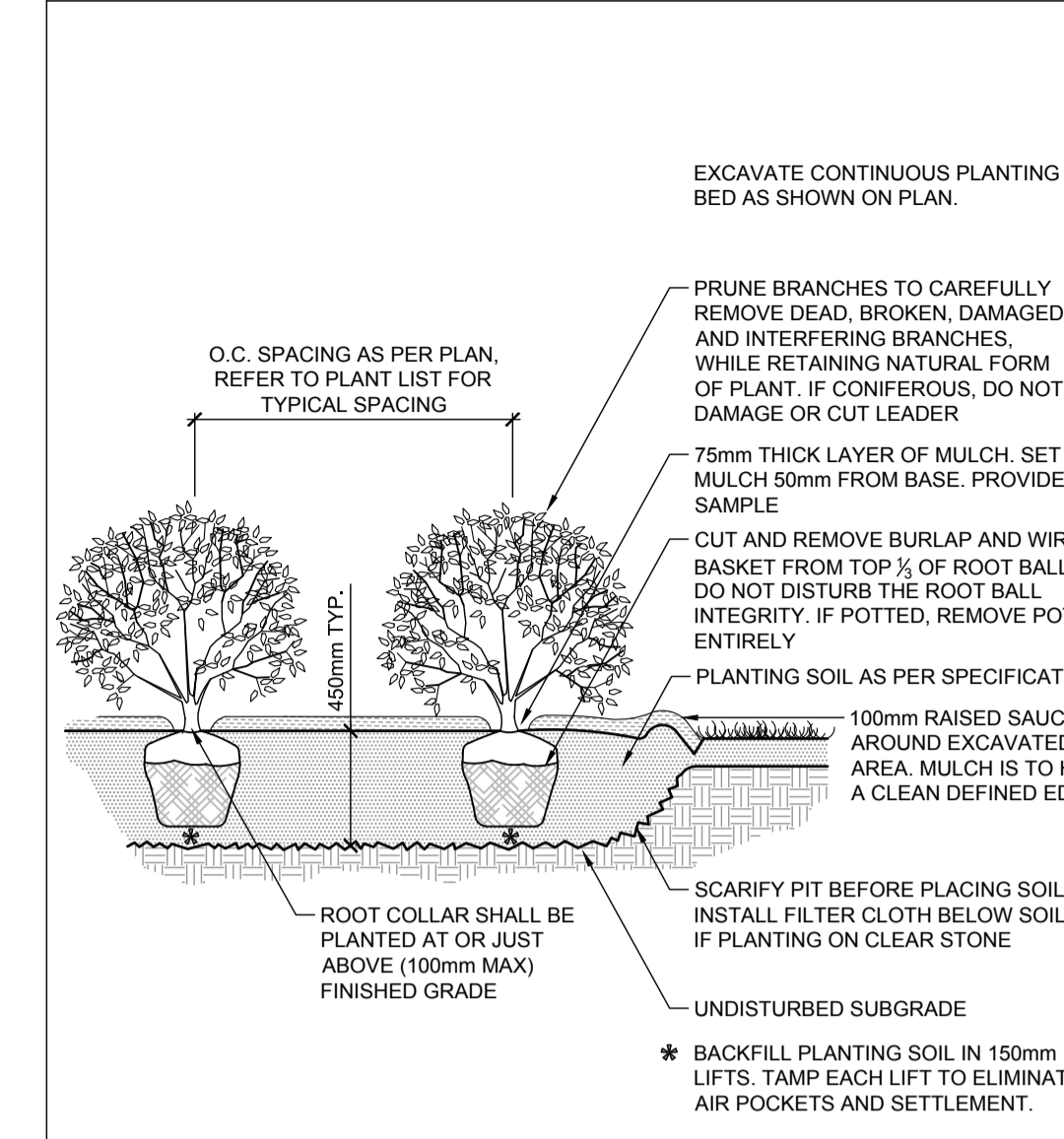
THE CITY TREE PROTECTION BYLAW PROTECTS BOTH CITY OWNED TREES, CITY WIDE, AND PRIVATELY OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.CITYOFTAWA.CA/TREES FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

TREE PROTECTION SPECIFICATION
TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT STREETS, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

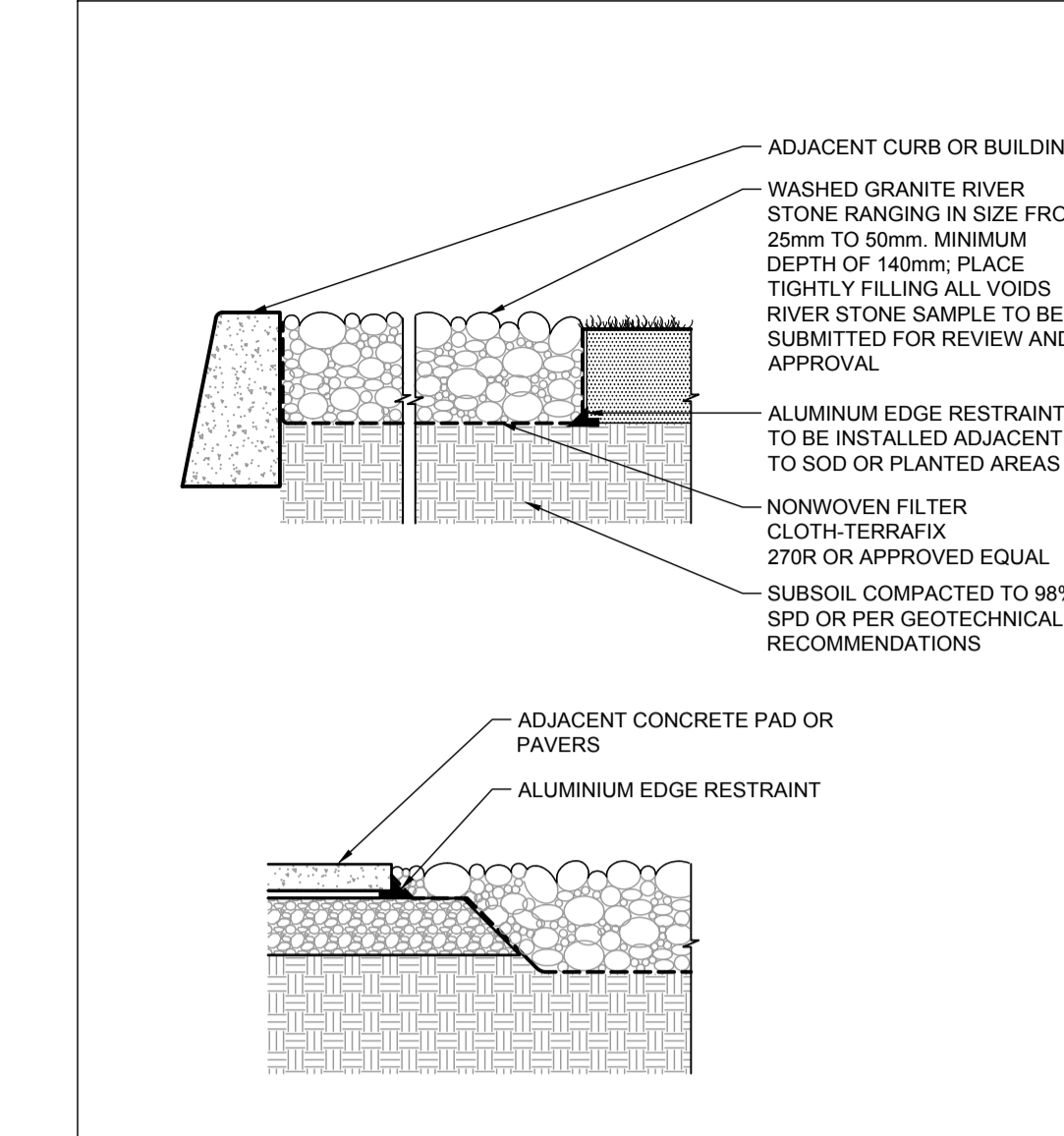
TREE PROTECTION FENCE D1



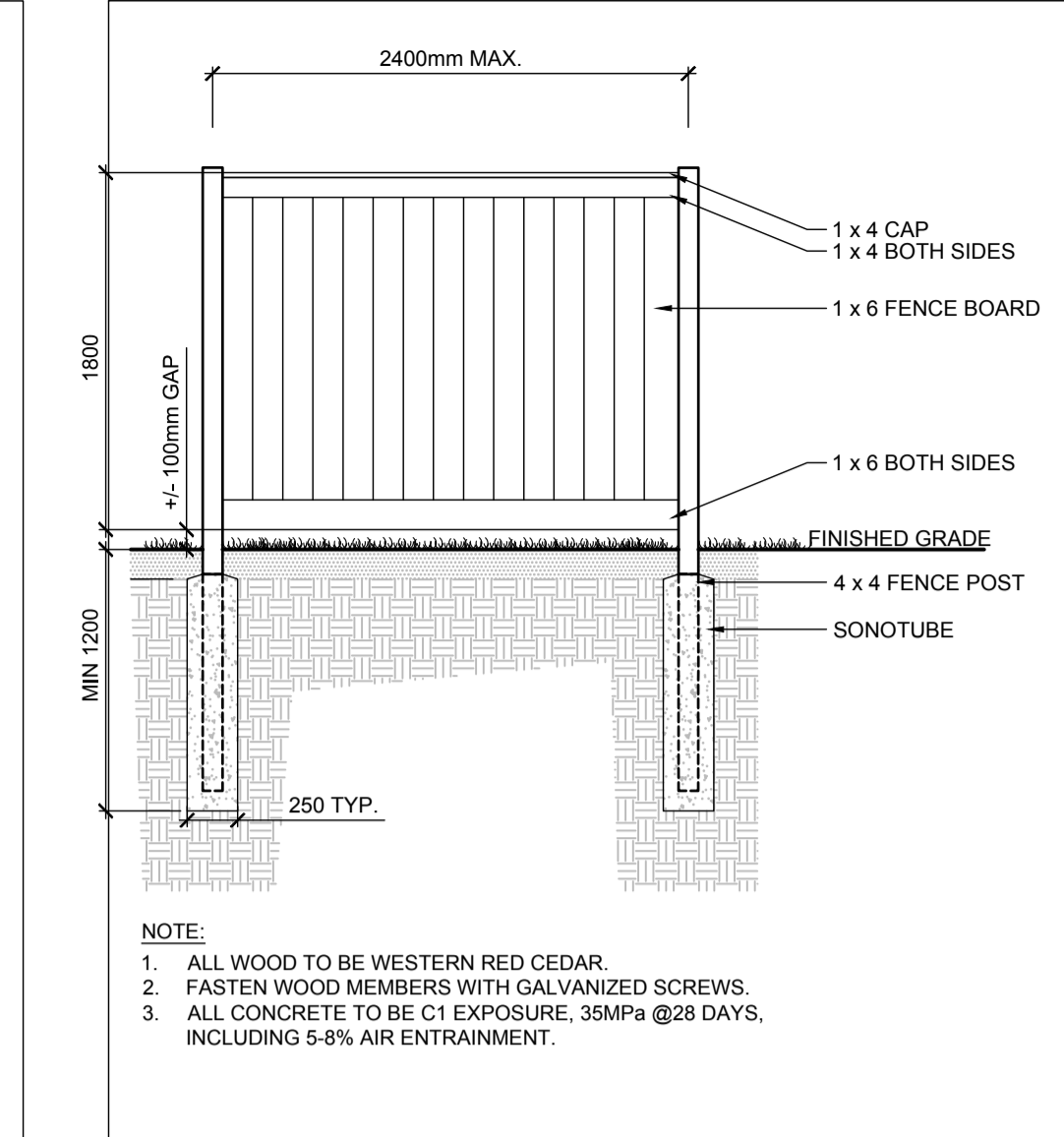
STANDARD DECIDUOUS TREE PLANTING D2



SHRUB AND PERENNIAL PLANTING D3



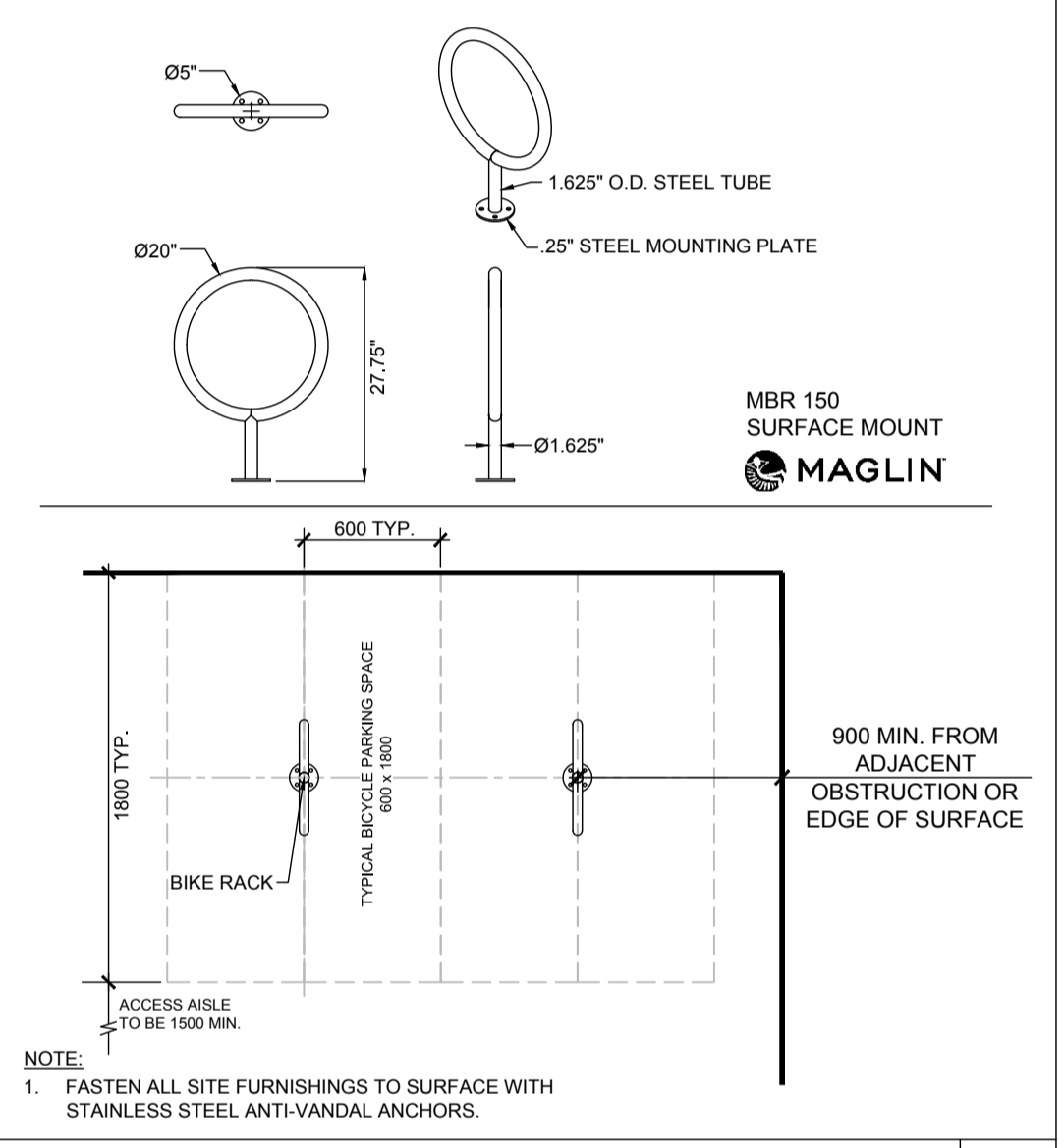
RIVER STONE D4



WOOD SCREEN DETAIL D5

APPROVED
By Adam Brown at 11:58 am, Aug 29, 2023

Adam Brown
ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA



BIKE RACK AND LAYOUT D6

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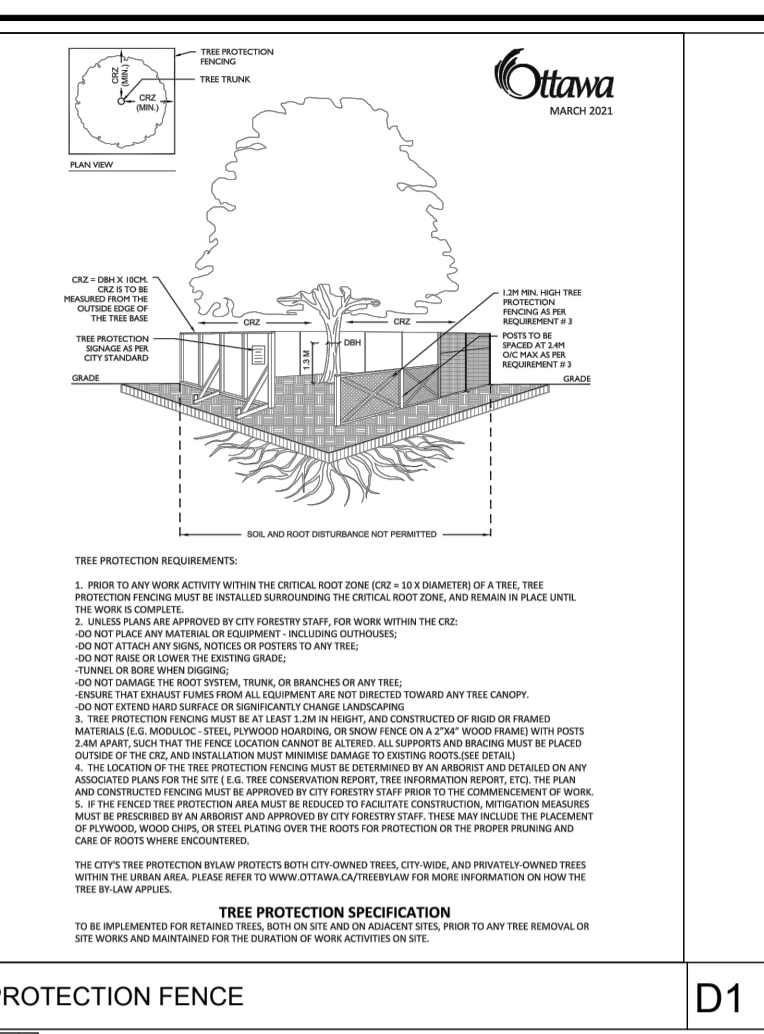
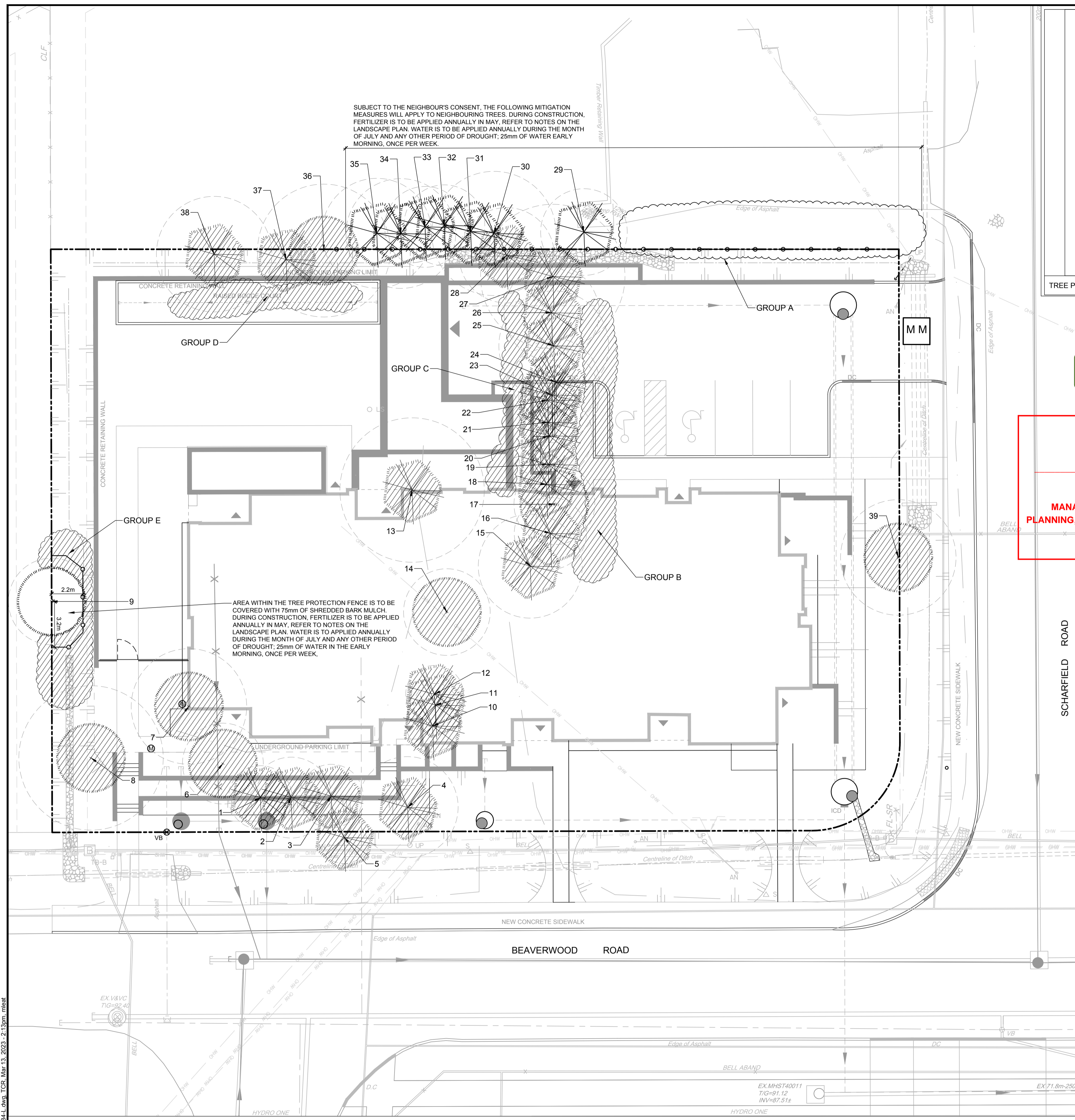
DESIGN	SCALE
MEL	
RGJ	
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RGJ	
RGJ	
RGJ	

FOR REVIEW ONLY

ASSOCIATION OF LANDSCAPE ARCHITECTS
OTTAWA CHAPTER
MEMBER
MAY 23/22

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Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION CITY OF OTTAWA 1185 BEAVERWOOD ROAD	PROJECT No. 121184
DRAWING NAME DETAILS	REV REV # 3
	DRAWING No. 121184-L2

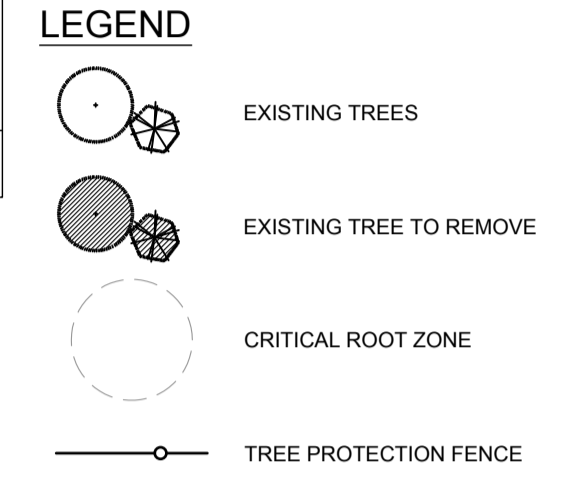
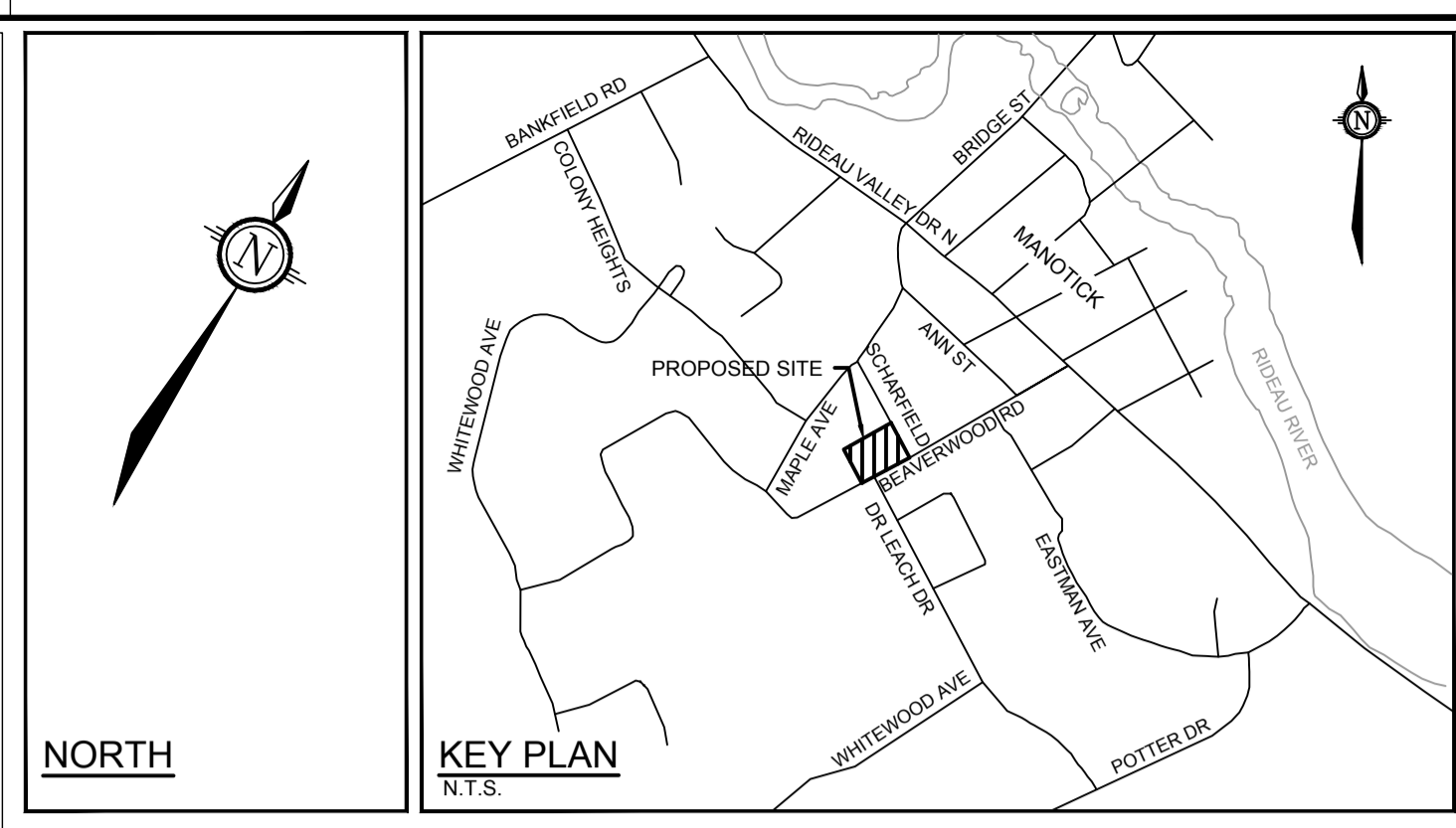


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ADAM BROWN
MANAGER, DEVELOPMENT REVIEW - RURAL PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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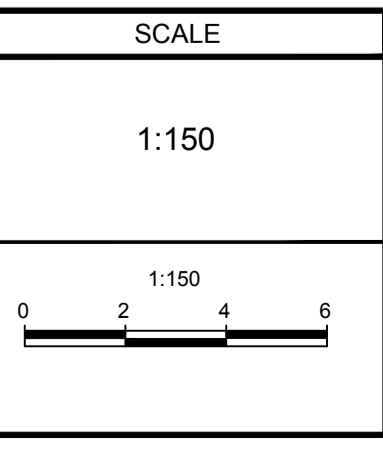
EXISTING TREE INVENTORY

Key	Botanical Name	Common Name	% Compos.	DBH Min-Max	DBH Avg	Owner	Remarks	Recomm.
Group A								
	<i>Thuja occidentalis</i>	Eastern White Cedar	100%	2.5-11cm		Neighbour	maintained hedge	PROTECT
Group B								
	<i>Acer negundo</i>	Manitoba Maple	100%	1.5-3.0cm		Client	Volunteer growth	Conflict
Group C								
	<i>Acer negundo</i>	Manitoba Maple	100%	1.5-3.0cm		Client	Volunteer growth	Conflict
Group D								
	<i>Acer negundo</i>	Manitoba Maple	100%	1.5-3.0cm		Client	Volunteer growth	Conflict
Group E								
	<i>Thuja occidentalis</i>	Eastern White Cedar	100%	6-13cm		Client	un-maintained hedge	Conflict
No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	<i>Picea glauca</i>	White Spruce	22.0	2.20	F	Client	some dead branches	Conflict
2	<i>Picea glauca</i>	White Spruce	28.0	2.80	F	Client	some dead branches	Conflict
3	<i>Picea glauca</i>	White Spruce	22.0	2.20	F	Client	some dead branches	Conflict
4	<i>Picea glauca</i>	White Spruce	35.0	3.50	F	Client	2 stems split at 10'-1 stem pruned by hydro	Remove
5	<i>Picea glauca</i>	White Spruce	18.0	1.80	P	City	Top pruned by hydro	Remove
6	<i>Acer</i>	Maple	28.0	2.80	F	Client	some dead branches	Conflict
7	<i>Acer</i>	Maple	40.0	4.00	P	Client	Multi-stem	Conflict
8	<i>Acer saccharum</i>	Sugar Maple	50.0	5.00	F	Client		Conflict
9	<i>Acer</i>	Maple	30.0	3.00	F	Co-owner	2 stems, 15, 30	PROTECT
10	<i>Tsuga canadensis</i>	Eastern Hemlock	18.0	1.80	F	Client	some dead branches	Conflict
11	<i>Tsuga canadensis</i>	Eastern Hemlock	15.0	1.50	F	Client	3 stems, 10, 8, 15	Conflict
12	<i>Tsuga canadensis</i>	Eastern Hemlock	20.0	2.00	F	Client	2 stems, 20, 15	Conflict
13	<i>Picea pungens</i>	Colorado Spruce	50.0	5.00	F	Client		Conflict
14	<i>Juglans cinerea</i>	Butternut	30.0	3.00	F	Client	2 stems, 15, 30, canker, dead branches	Conflict
15	<i>Picea</i>	Spruce	36.0	3.60	F	Client		Conflict
16	<i>Picea</i>	Spruce	25.0	2.50	F	Client	2 stems, 18, 22	Conflict
17	Dead	Deciduous	28.0	2.80		Client		Remove
18	<i>Picea</i>	Spruce	38.0	3.80	F	Client		Conflict
19	<i>Picea</i>	Spruce	20.0	2.00	F	Client		Conflict
20	<i>Picea</i>	Spruce	30.0	3.00	F	Client		Conflict
21	<i>Picea</i>	Spruce	20.0	2.00	F	Client		Conflict
22	<i>Picea</i>	Spruce	20.0	2.00	F	Client		Conflict
23	<i>Picea</i>	Spruce	33.0	3.30	F	Client		Conflict
24	<i>Picea</i>	Spruce	30.0	3.00	F	Client		Conflict
25	<i>Picea</i>	Spruce	38.0	3.80	F	Client		Conflict
26	<i>Picea</i>	Spruce	33.0	3.30	F	Client		Conflict
27	<i>Picea</i>	Spruce	50.0	5.00	F	Client		Conflict
28	<i>Picea</i>	Spruce	33.0	3.30	F	Client		Conflict
29	<i>Picea</i>	Spruce	30.0	3.00	F	Neighbour		PROTECT
30	<i>Picea</i>	Spruce	43.0	4.30	F	Neighbour		PROTECT
31	<i>Picea</i>	Spruce	15.0	1.50	F	Neighbour		PROTECT
32	<i>Picea</i>	Spruce	28.0	2.80	F	Neighbour		PROTECT
33	<i>Picea</i>	Spruce	28.0	2.80	F	Neighbour		PROTECT
34	<i>Picea</i>	Spruce	38.0	3.80	F	Neighbour		PROTECT
35	<i>Picea</i>	Spruce	38.0	3.80	F	Neighbour		PROTECT
36	<i>Acer</i>	Maple	46.0	4.60	F	Co-owner		Conflict
37	<i>Picea</i>	Spruce	20.0	2.00	F	Client		Conflict
38	<i>Picea</i>	Spruce	40.0	4.00	F	Client		Conflict
39	<i>Acer</i>	Maple	40.0	4.00	P	Client	3 stems, 38, 40, 32, Large seam/internal rot	Remove

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 INFORMATION
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PHONE: (613) 880-2274
EMAIL: anthony@arkconstruction.ca

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	MAR 23/23	RGJ
2.	REVISED PER CITY COMMENTS	DEC 22/22	RGJ
1.	ISSUED FOR SITE PLAN APPROVAL	JUL 15/22	RGJ



DESIGN	MEL
CHECKED	RGJ
DRAWN	MEL
CHECKED	RGJ
APPROVED	RGJ

FOR REVIEW ONLY



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LOCATION CITY OF OTTAWA 1185 BEAVERWOOD ROAD	
DRAWING NAME	TREE CONSERVATION REPORT
PROJECT No.	121184
REV	REV # 3
DRAWING No.	121184-TCR

M:\2021\121184\CAD\Drawings\121184-1.dwg, TCR, Mar 13, 2023, 2:13pm, mlsat

D07-12-22-0114 PLAN No.: 18960