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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 ☐ REFUSED ☐

THIS ____ DAY OF _____, 20__

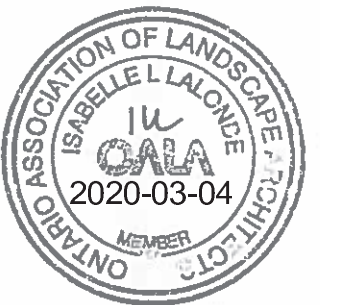
LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Notes

- SITE PLAN PREPARED BY ANGELO MATTIA SPADOLA ARCHITECT DATED FEBRUARY, 2020 (200-1645 RUSSEL ROAD, OTTAWA, ONTARIO K1G 4G5 CANADA. PHONE: (613)228-7190)
- STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL BY EXP. (2650 QUEENSWAY 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

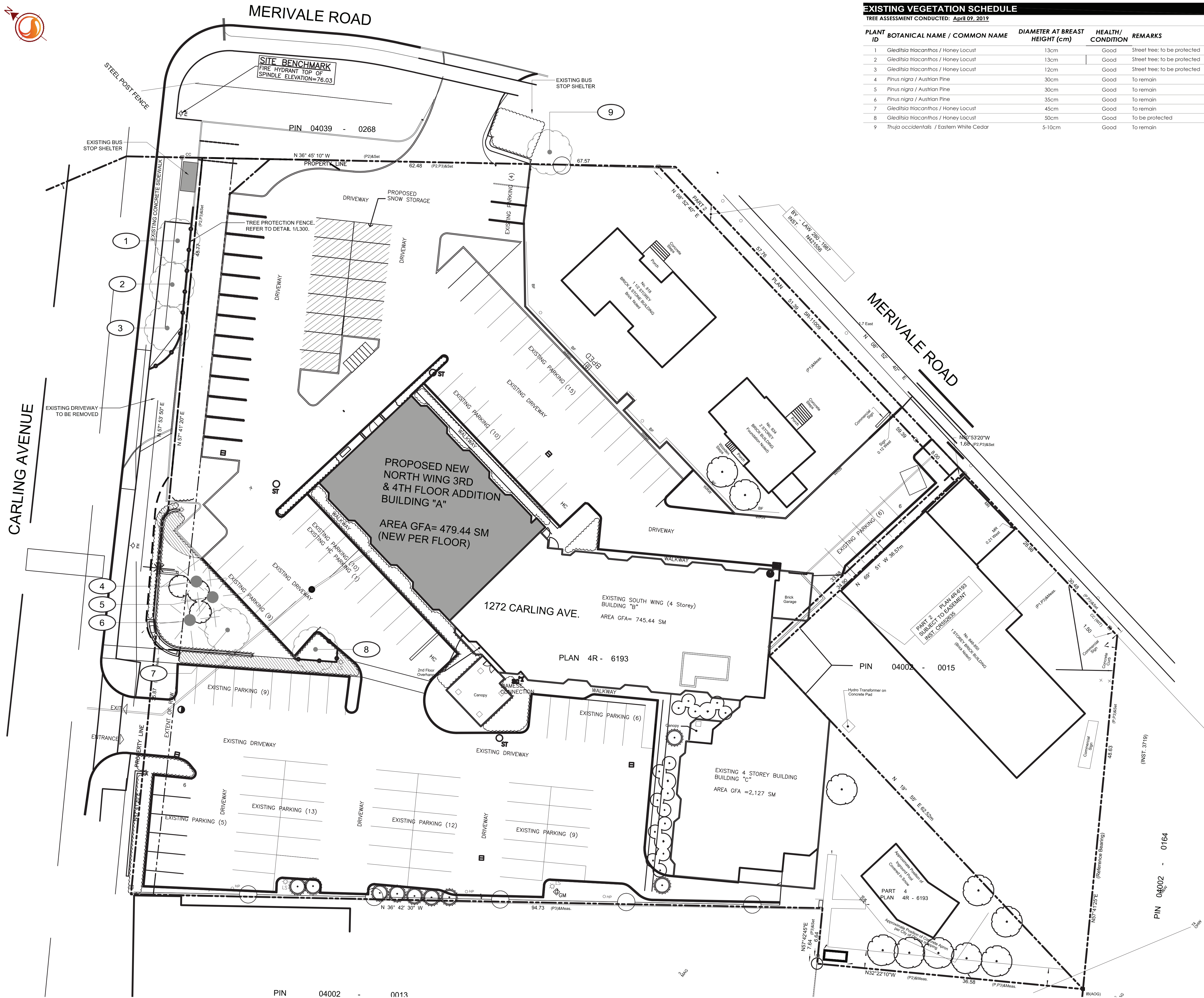
Project No.	Scale	0	2.5	7.5	12.5m
160410260	1:250				
Drawing No.	Sheet				Revision

L100

1 of 3

2

D07-12-19-0153



EXISTING VEGETATION SCHEDULE

TREE ASSESSMENT CONDUCTED: April 09, 2019

PLANT ID	BOTANICAL NAME / COMMON NAME	DIAMETER AT BREAST HEIGHT (cm)	HEALTH / CONDITION	REMARKS
1	Gleditsia triacanthos / Honey Locust	13cm	Good	Street tree; to be protected
2	Gleditsia triacanthos / Honey Locust	13cm	Good	Street tree; to be protected
3	Gleditsia triacanthos / Honey Locust	12cm	Good	Street tree; to be protected
4	Pinus nigra / Austrian Pine	30cm	Good	To remain
5	Pinus nigra / Austrian Pine	30cm	Good	To remain
6	Pinus nigra / Austrian Pine	35cm	Good	To remain
7	Gleditsia triacanthos / Honey Locust	45cm	Good	To remain
8	Gleditsia triacanthos / Honey Locust	50cm	Good	To be protected
9	Thuja occidentalis / Eastern White Cedar	5-10cm	Good	To remain

Legend

- 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

APPROVED ☐ REFUSED ☐
THIS ____ DAY OF ____, 20__

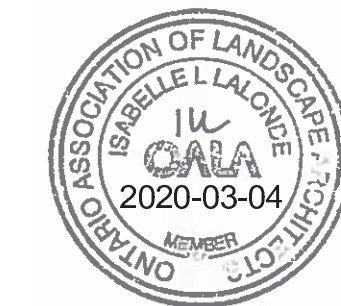
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Client/Project

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

Title
LANDSCAPE PLAN

Project No. 160410260
Drawing No. 1250
Scale 0 2.5 7.5 12.5m
Sheet 2 of 3
Revision

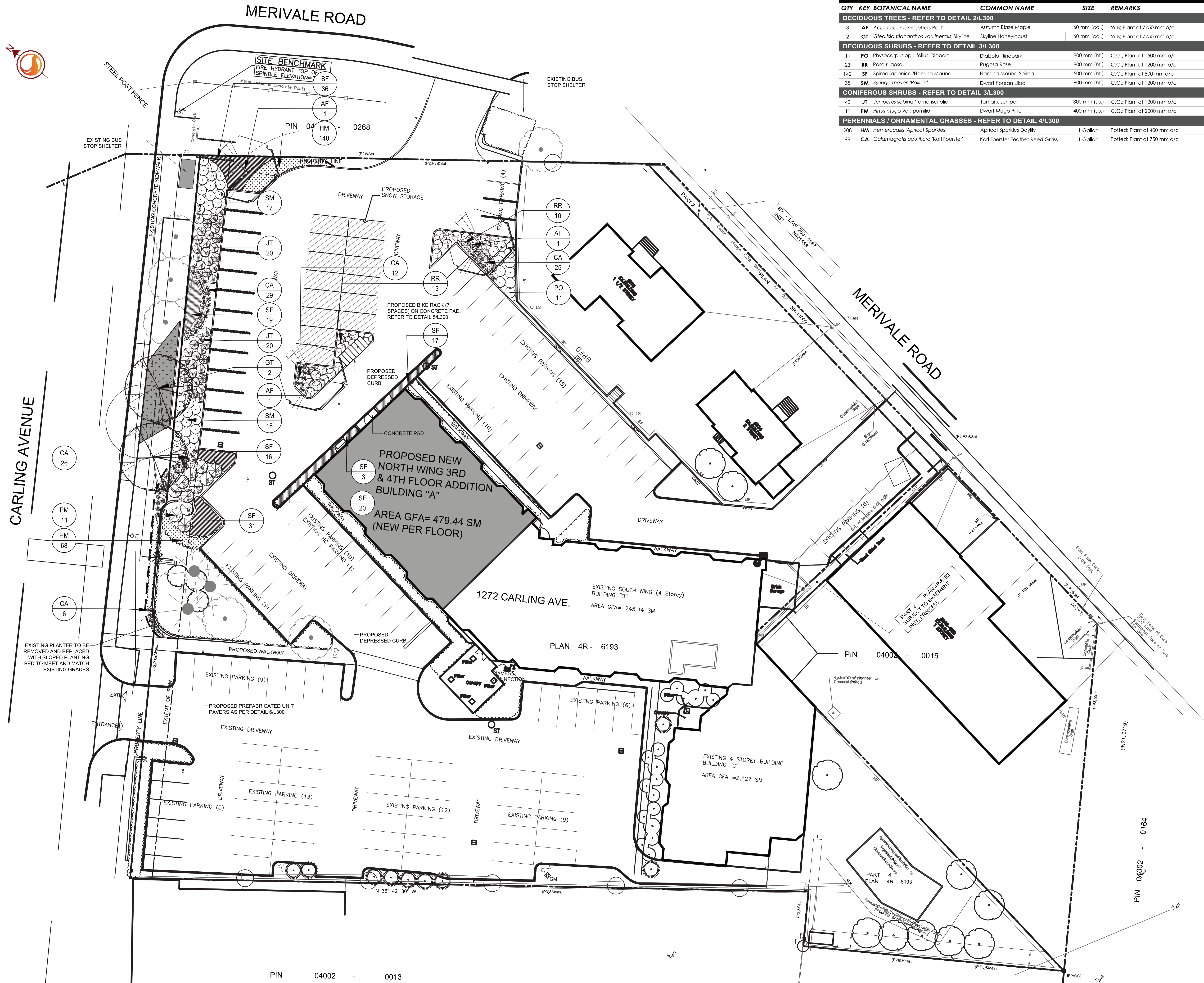
L200

2 of 3

2

PLANT LIST

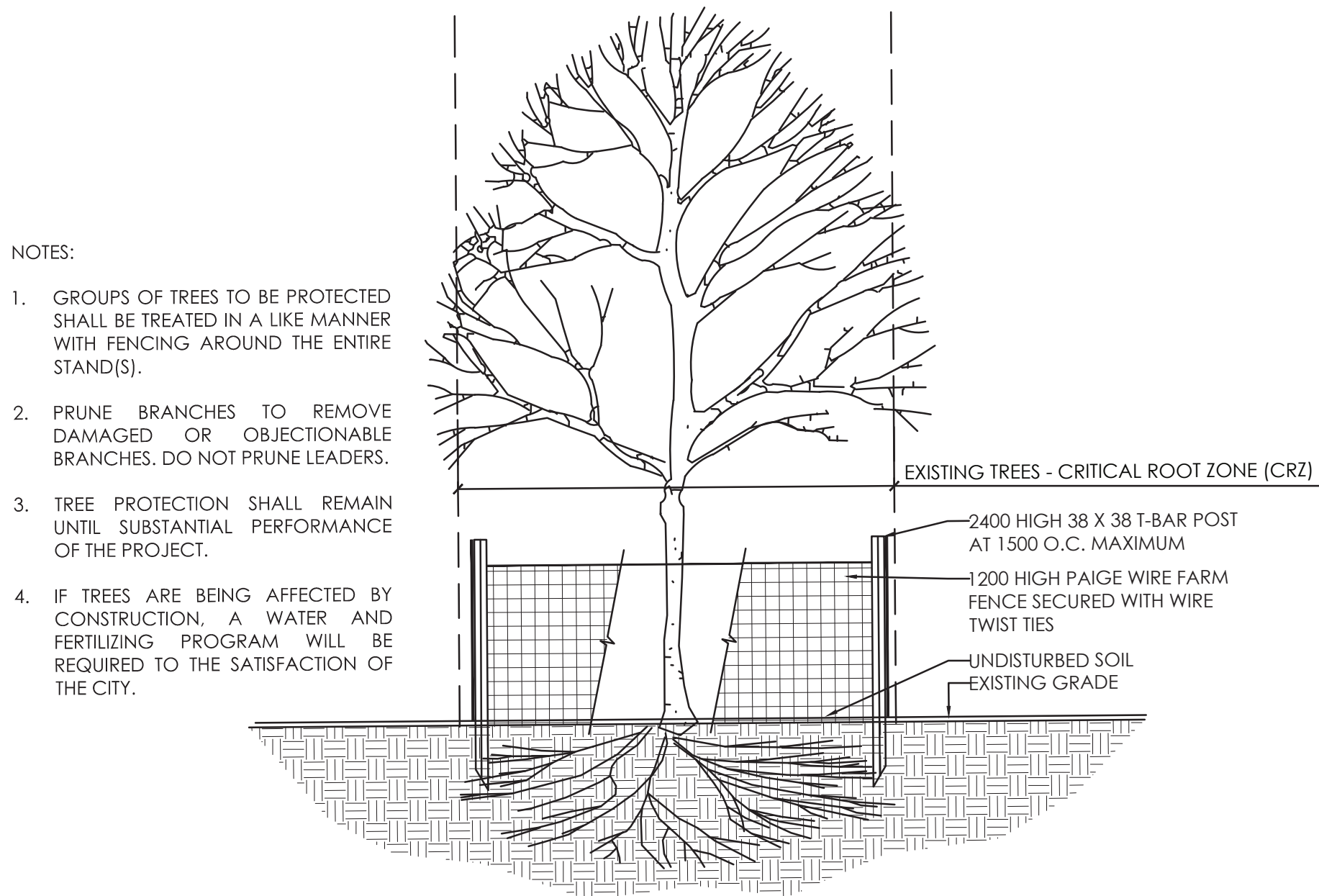
QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES - REFER TO DETAIL 2/L300				
3	AF Acer x freemanii 'Jeffers Red'	Autumn Blaze Maple	60 mm [cal.]	W.B; Plant at 7750 mm o/c
2	GT Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	60 mm [cal.]	W.B; Plant at 7750 mm o/c
DECIDUOUS 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



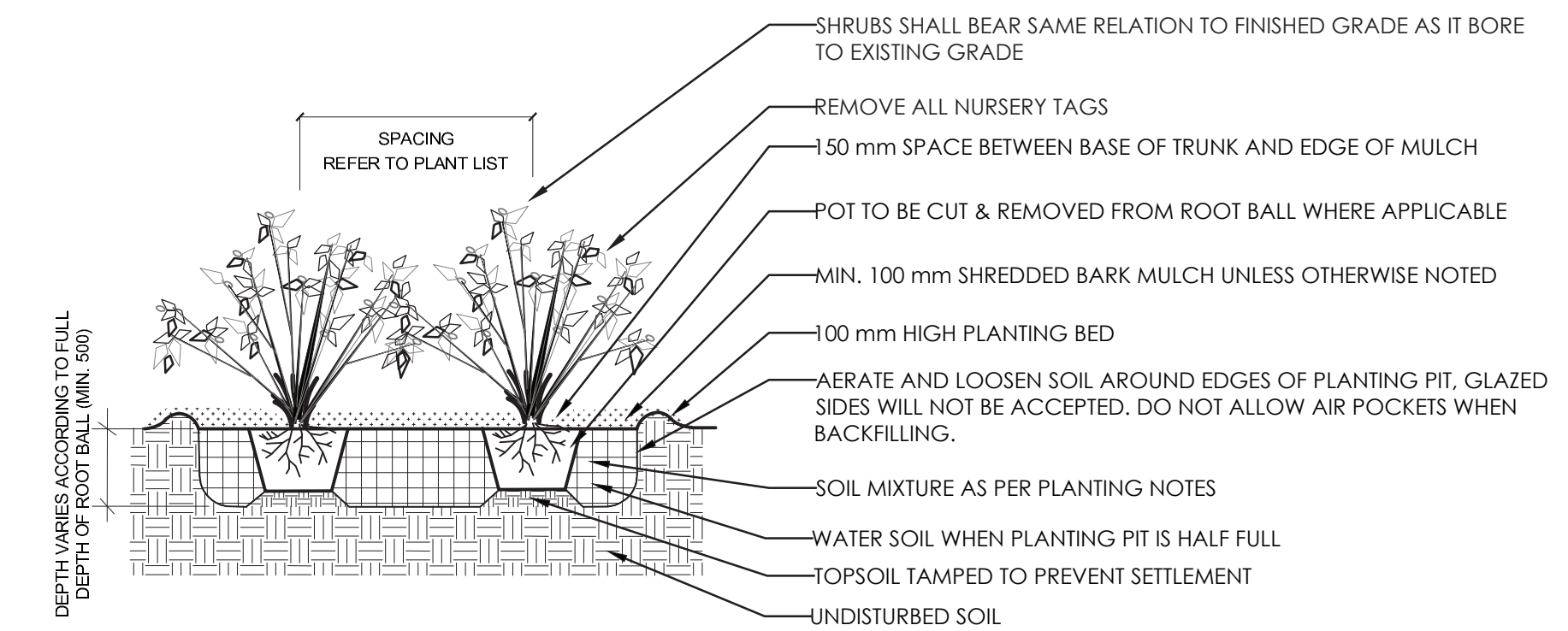
3. NO VEGETATION REMOVAL SHALL OCCUR WITHOUT WRITTEN APPROVAL.
2. LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
3. NO VEGETATION REMOVAL SHALL OCCUR BETWEEN APRIL 15 AND AUGUST 15 OF ANY YEAR TO PROTECT BREEDING MIGRATORY BIRDS, AS WELL AS AT RISK 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 CENTIMETERS FROM THE TRUNK OF A TREE FOR EVERY CENTIMETER 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.

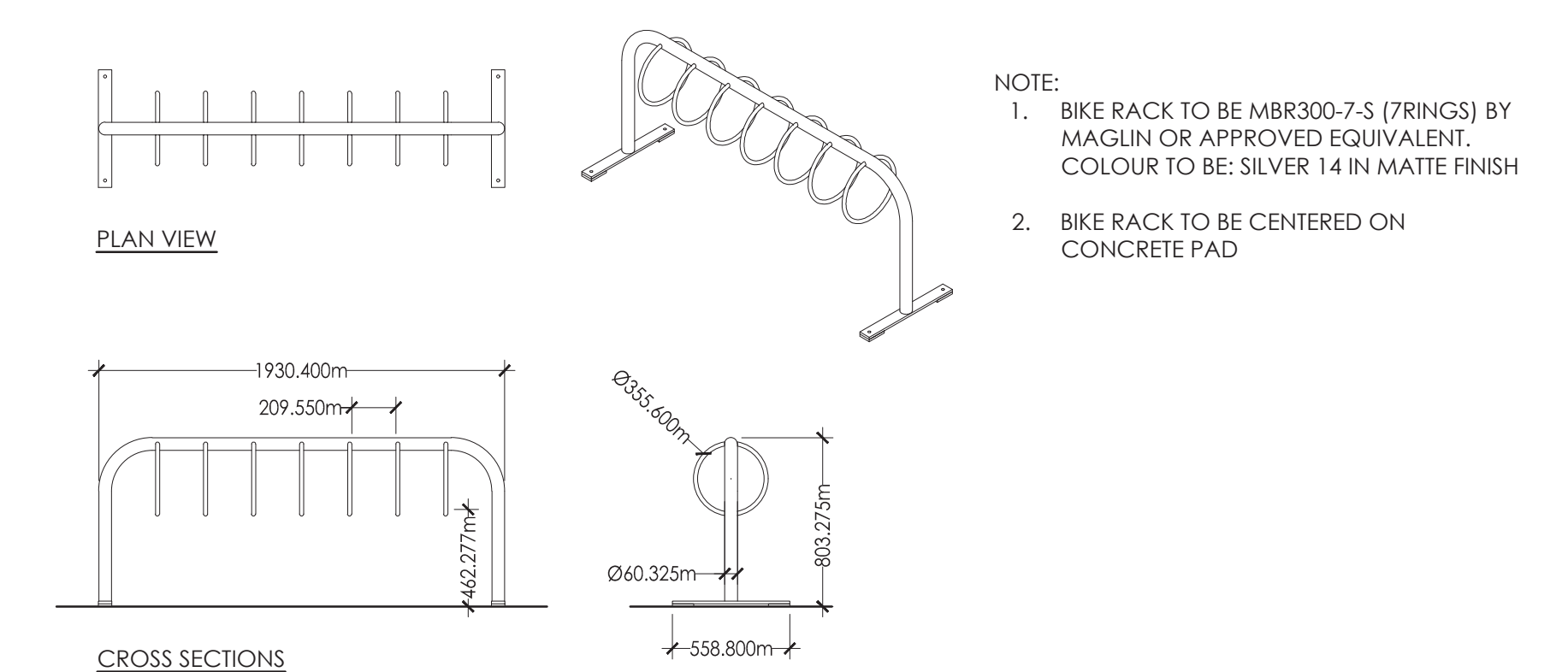
2. REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING.
2. REFER TO ENGINEERING DRAWINGS FOR PROPOSED SITE SERVICING.
3. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
4. SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135mm OF 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.



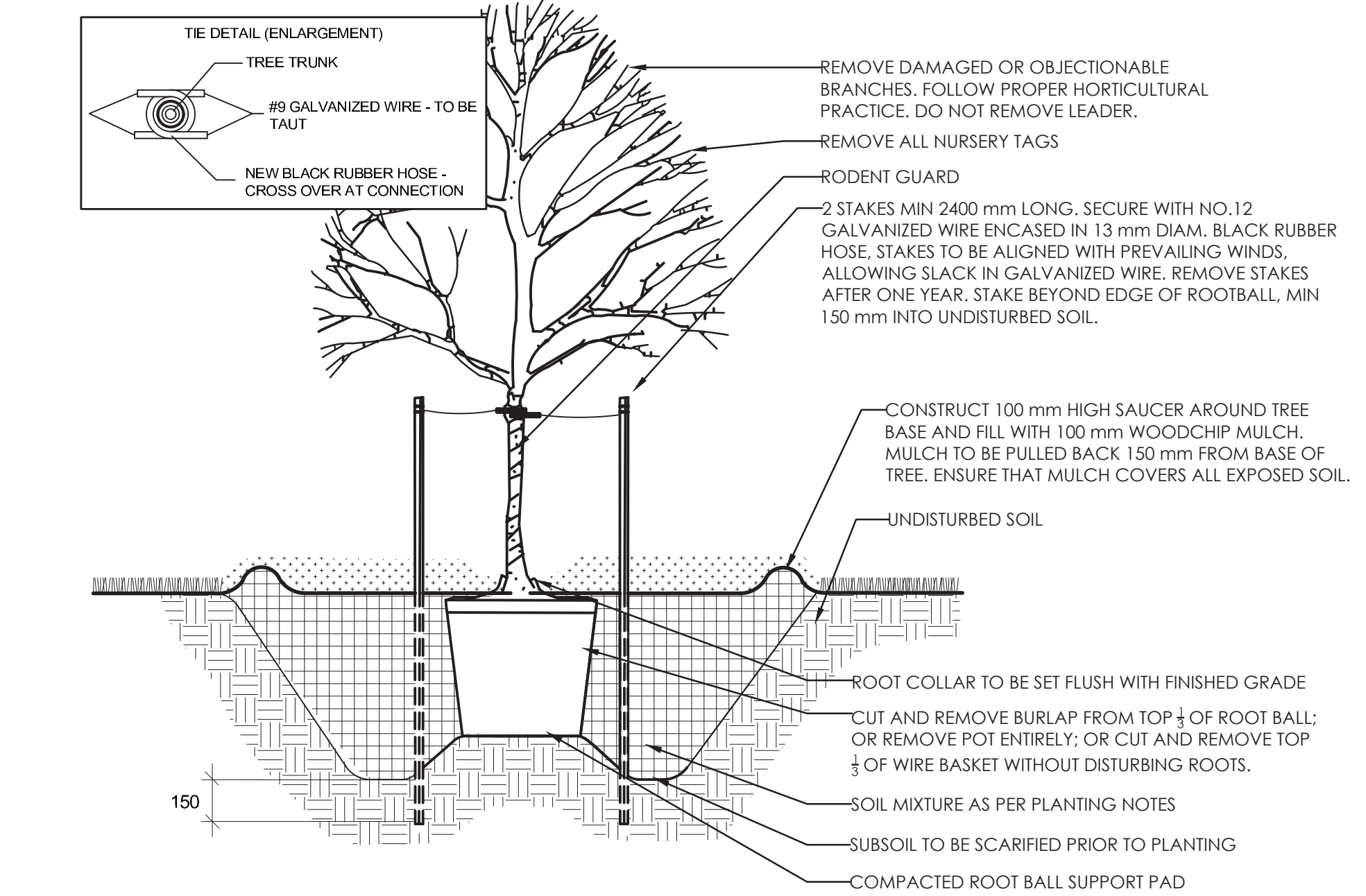
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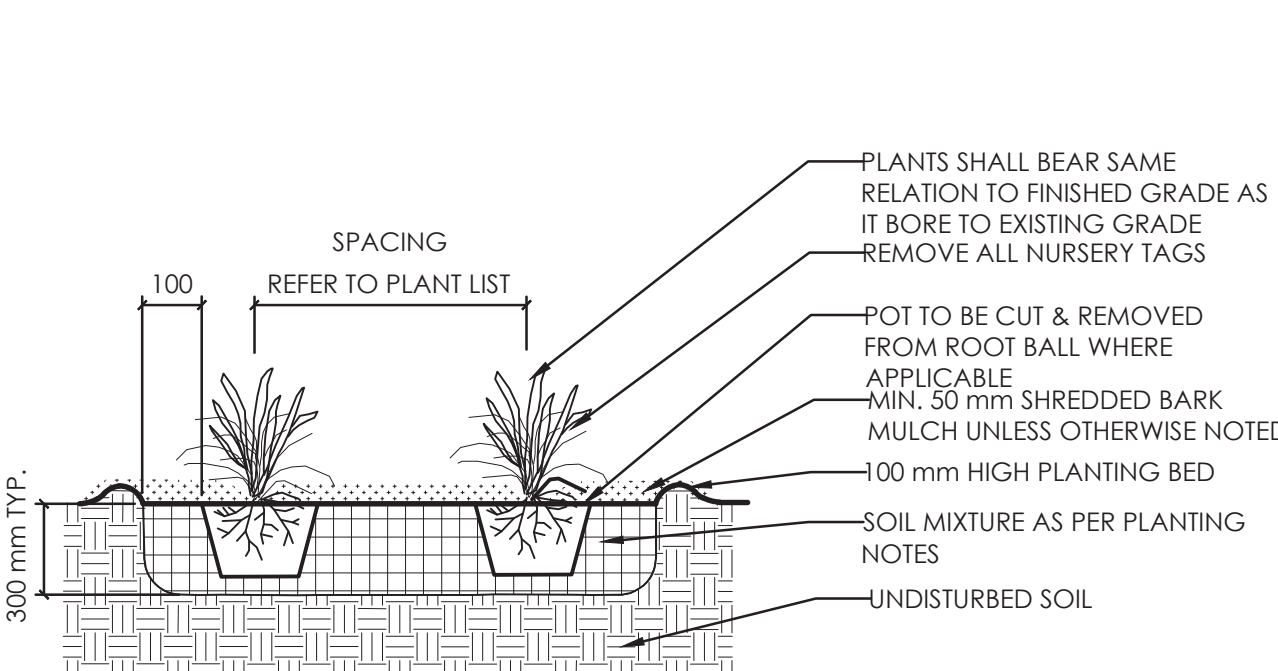
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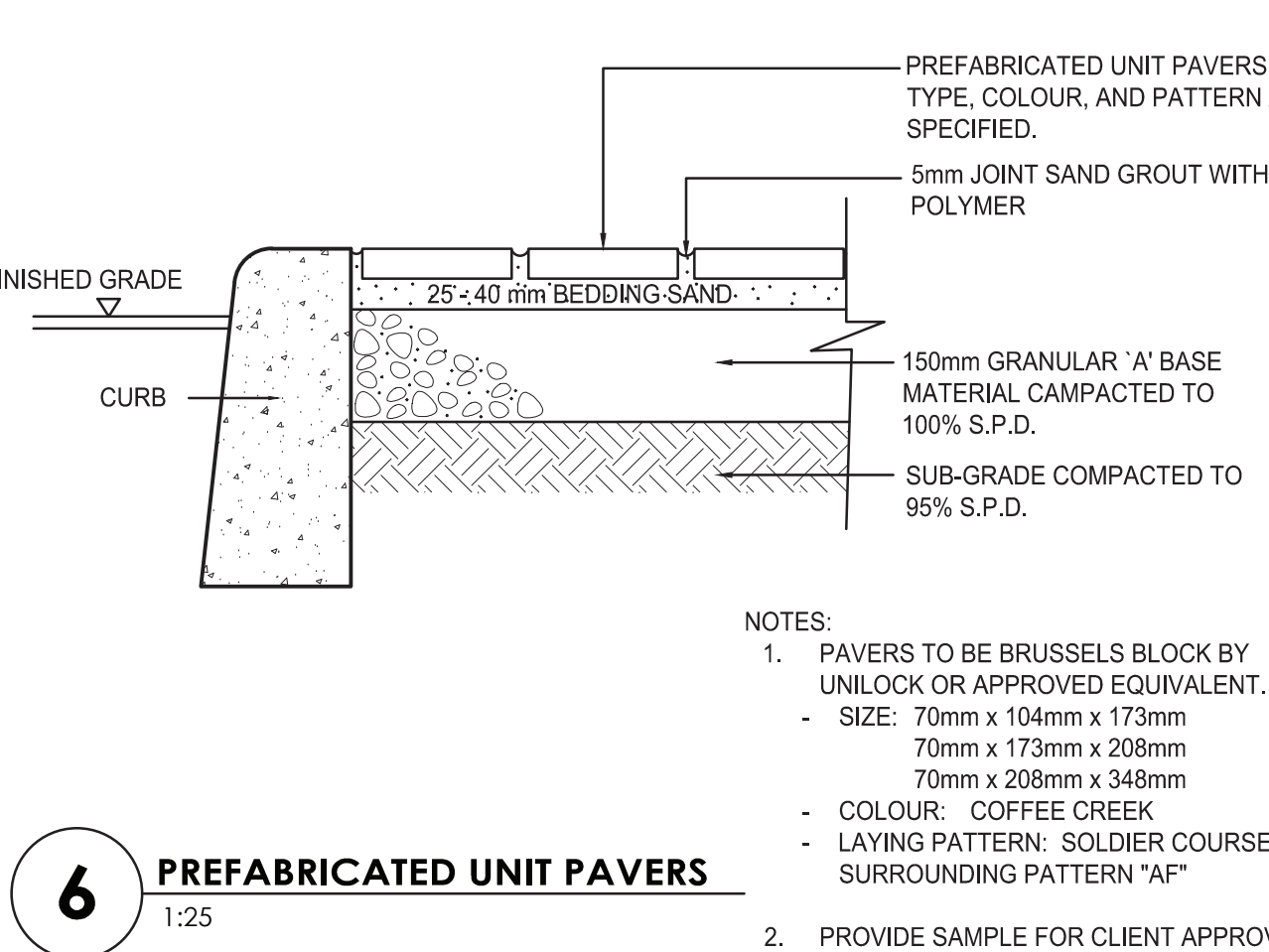
N.T.S.



2 N.T.S.



() N.T.S.



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 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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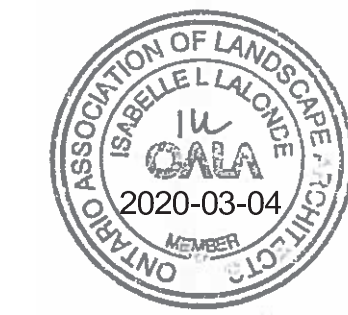
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LILY XU, MCIP, RPP, MANAGER DEVELOPMENT REVIEW SOUTH PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA			

otes

1. SITE PLAN PREPARED BY ANGELO MATTIA SPADOLA
ARCHITECT DATED FEBRUARY, 2020 (200-1645 RUSSEL ROAD
OTTAWA, ONTARIO K1G 4G5 CANADA. PHONE: (613)228-7190)
2. STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL BY EXP. (2655
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Permit-Sea



Client/Project

BEST WESTERN PLUS CITY CENTRE
1272 CARLING AVENUE
OTTAWA, ON

Title
LANDSCAPE DETAILS AND NOTES

Project No. 160401260	Scale VARIES	
Drawing No.	Sheet	Revision