EXISITNG TREE INVENTORY (CONDUCTED NOV 2023 & FEB 2024):

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	*Acer saccharum*	Sugar Maple	78.1	7.81	Poor	City	Lots of dead branches, very mixed results for setting of buds, weak annual incremental growth, Girdling roots visible and compromises evident in root flare, Lack of canopy on the north side. The girdling and binding roots are leading to the tree's decline, Slow annual increment, presence of major deadwood internal to the tree's crown and dieback at its periphery are some of the signs of decline. Decline will continue untill the tree becomes hazardous to be public.	PROTECT
2	*Acer rubrum*	Red Maple	65.2	6.52	Good	City	Good vigour and full canopy on all sides, lots of strong buds set. Good root flare around the trunk.	PROTECT

PROTECT: Protect trees as per contract details and specifications.

NOTE: The extent of the root system and the actual impact on the CRZ of existing trees will be confirmed at the site during the site plan application process.

SOIL VOLUME AVAILABILITY ESTIMATE:

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed		Total No. of trees	Min. required Soil volume total (cu m)
			Small ($20m^3$)	Medium ($25m^3$)		
Planting bed 1	116	116	1	3	4	69.00
Planting bed 2	50	50	1	1	2	33.00
Planting bed 3	51	51	0	2	2	36.00
Planting bed 4	45	45	1	1	2	33.00
Planting bed 5	43	43	0	1	1	18.00
Planting bed 6	58	58	1	0	1	15.00
Planting bed 7	70	70	0	3	3	54.00

Note: For all planting beds proposed, the available soil depth is considered to be 1m.

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. 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.
12. 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.
13. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
14. 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.
15. 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).

TREE PLANTING IN SENSITIVE CLAY

1. The landscape plans have been developed in accordance with the Geotechnical Investigation Report PG6948-1 prepared by Paterson Group, dated February 1, 2024 and the memo PG6948-MEMO.01 prepared by Paterson Group, issued by Scott S. Dennis, P.Eng on April 29, 2024, that confirms the categories and locations of clay soils.
2. In this case tree planting is restricted by sensitive clay.
3. The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils-2017.
4. The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.
   a. Small tree (mature height up to 7.5m) - $25m^3$ minimum soil volume provided.
   b. Medium tree (mature height 7.5-14m) - $30m^3$ minimum soil volume provided.
   Where trees share a continuous greenspace:
   c. Two (2) small trees - $15m^3$ minimum soil volume provided per tree.
   d. Two (2) medium trees - $18m^3$ minimum soil volume provided per tree.

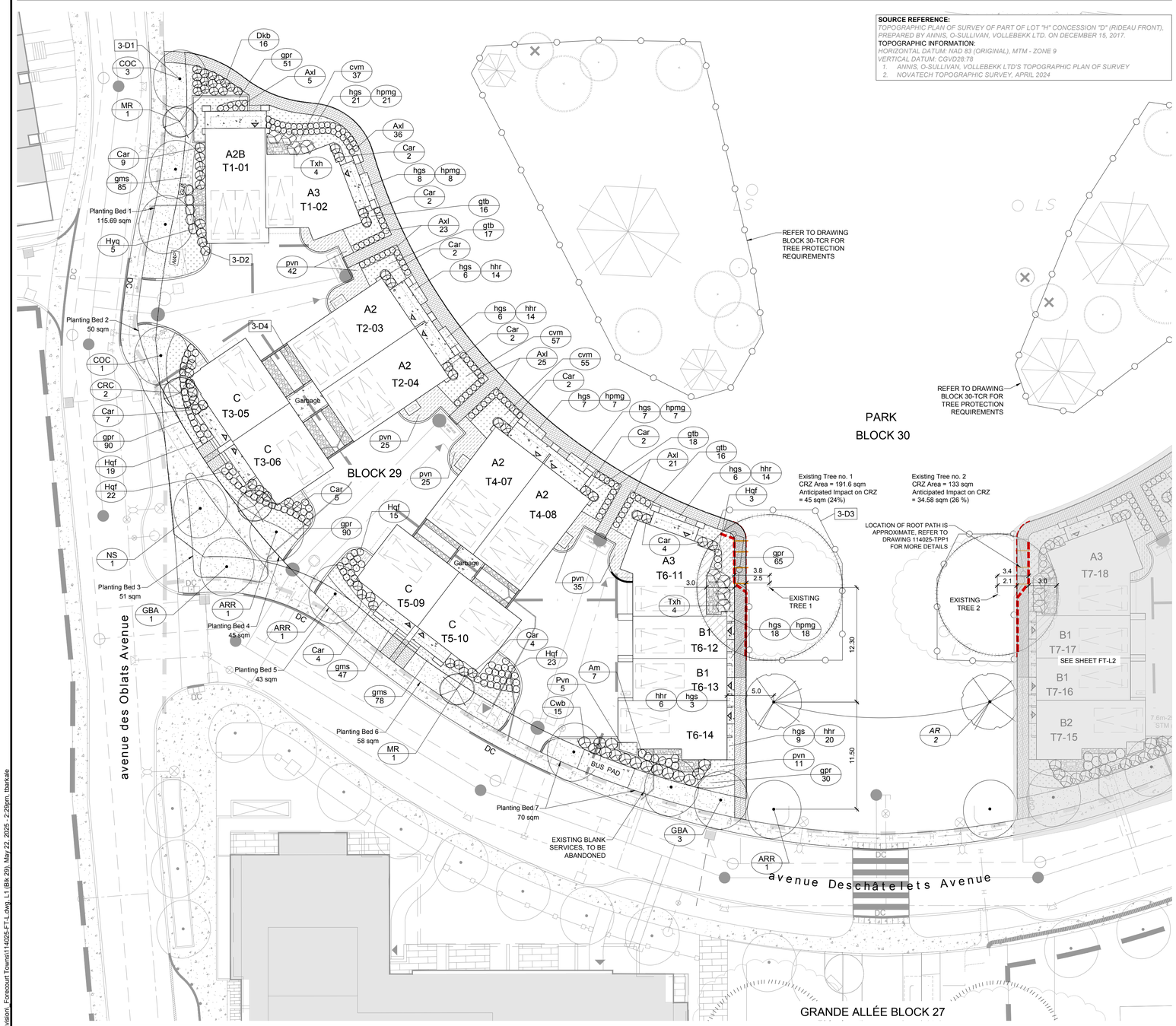
STREETSCAPE

1. There are a total of 2 medium and 2 small trees proposed on the plan, in Block 29.
2. Adjacent to Block 29, there are 9 medium and 2 small trees proposed in the right of way, along Deschatelets Avenue and Oblats Avenue.

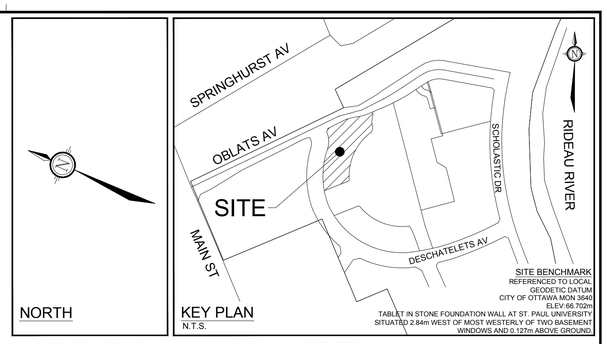
PROPOSED PLANT LIST - BLOCK 29

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE* NON-NATIVE*	OWNER
Deciduous Street Trees (Medium)								
ARR	1	*Acer rubrum 'Franklin'*	Redpointe Red Maple	50mm Cal	WB	As Shown	C	Private
CDC	1	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry	50mm Cal	WB	As Shown	C	Private
Deciduous Trees (Small)								
CRC	2	*Crataegus crus-galli 'Inermis'*	Thornless Cockspur Hawthorn	50mm Cal	WB	As Shown	C	Private
Deciduous Street Trees (Medium) - ROW								
ARR	1	*Acer rubrum 'Franklin'*	Redpointe Red Maple	50mm Cal	WB	As Shown	C	City
CDC	3	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry	50mm Cal	WB	As Shown	C	City
GBA	4	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo	50mm Cal	WB	As Shown	E	City
NS	1	*Nyssa sylvatica*	Black Gum	50mm Cal	WB	As Shown	P	City
Deciduous Trees (Small) - ROW								
MR	2	*Malus 'Royalty'*	Royalty Crabapple	50mm Cal	WB	As Shown	E	City
Deciduous Trees proposed in the Forecourt Park Block								
AR	*2*	*Acer rubrum*	Red Maple	TBD	TBD	As Shown	L	City
Coniferous Shrubs								
Txh	8	*Taxus media 'Hicksii'*	Hicks Yew	100cmBB	WB	As Shown	E	Private
Deciduous Shrubs								
Am	7	*Aronia melanocarpa*	Black Chokeberry	60cm Ht	PT	As Shown	C	Private
Avl	110	*Aronia x Low Scape Mound (UCONNAM165)*	Low Scape Mound Chokeberry	40cm Ht	PT	50cm O.C	C	Private
Car	45	*Clethra alnifolia 'Ruby Spice'*	Ruby Spice Summersw eet	50cm Ht	PT	80cm O.C	C	Private
Cwb	15	*Cornus sanguinea 'Winter Beauty'*	Winter Beauty Dogw ood	60cm Ht	PT	120cm O.C	E	Private
Dkb	16	*Diervilla x Kodiak Black 'SMNDRKSB'*	Kodiak Black Honeysuckle	60cm Ht	PT	100cm O.C	C	Private
Hqf	82	*Hydrangea paniculata 'Tiny Quick Fire' (SMNHPSB)*	Tiny Quick Fire Hydrangea	40cm Ht	PT	70cm O.C	E	Private
Hyq	5	*Hydrangea paniculata 'SMNPRLQF'*	Little Quick Fire Hydrangea	60cm Ht	PT	100cm O.C	E	Private
Perennials								
cvm	149	*Coreopsis verticillata 'Moonbeam'*	Moonbeam Threadleaf Coreopsis	1g	PT	45cm O.C	E	Private
gms	210	*Geranium macrorrhizum 'Spessart'*	Spessart Cranesbill	1g	PT	40cm O.C	E	Private
gpr	326	*Geranium 'Rozanne'*	Rozanne Cranesbill	1g	PT	40cm O.C	E	Private
gtb	69	*Gillenia trifoliata*	Bowman's Root	1g	PT	75cm O.C	L	Private
hgs	91	*Hemerocallis 'Gentle Shepherd'*	Gentle Shepherd Daylily	1g	PT	45cm O.C	E	Private
hhr	88	*Hemerocallis 'Happy Returns'*	Happy Returns Daylily	1g	PT	30cm O.C	E	Private
hpmg	81	*Hemerocallis 'Peach Magnolia'*	Peach Magnolia Daylily	1g	PT	45cm O.C	E	Private
Ornamental Grasses								
pvn	143	*Panicum virgatum 'Northwind'*	Northw ind Switch Grass	1g	PT	70cm O.C	C	Private

*Note: (L)ocal region, (C)ultivar of local region plant, (P)rovincial, (E)xotic or non-native



SOURCE REFERENCE:
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT "H" CONCESSION "D" (RIDEAU FRONT), PREPARED BY ANNIS, O-SULLIVAN, VOLLEBEKK LTD. ON DECEMBER 15, 2017.
TOPOGRAPHIC INFORMATION:
HORIZONTAL DATUM: NAD 83 (ORIGINAL), MTM - ZONE 9
VERTICAL DATUM: CGVD28:78
1. ANNIS, O-SULLIVAN, VOLLEBEKK LTD'S TOPOGRAPHIC PLAN OF SURVEY
2. NOVATECH TOPOGRAPHIC SURVEY, APRIL 2024



LANDSCAPE LEGEND:

- 3-D1 — DETAIL SHEET # EG. L1, L2, ETC. — NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- BUILDING LINE
- RETAINING WALL, REFER TO SITE PLAN
- EXISTING TREES TO RETAIN
- CRITICAL ROOT ZONE OF HERITAGE TREES
- CRITICAL ROOT ZONE OF TREES IMPACTED BY DEVELOPMENT
- PROPOSED TREE PROTECTION FENCE 1.8m Ht.
- SHALLOW ROOT PRUNING, 2024 APPROX. DEPTH OF 300mm
- PROPOSED DEEP ROOT PRUNING, 2025 APPROX. DEPTH OF 1000mm
- STAMPED CONCRETE
- STAMPED CONCRETE WITH CU SOIL & ROOT PATHS, REFER TO 114025-TPP1
- ROOT PATHS, REFER TO 114025-TPP1
- POURED CONCRETE TERRACE
- RIVER STONE
- PERENNIALS
- ORNAMENTAL GRASSES
- SOD
- SHRUBS
- PROPOSED DECIDUOUS TREES
- DECIDUOUS TREES PROPOSED IN THE FORECOURT PARK BLOCK
- OFF-SITE DECIDUOUS TREES
- OFF-SITE CONCRETE
- EXISTING STREETLIGHTS

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. 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

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 be 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.
   c. Reforestation - **300mm** 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.
12. 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.

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
SC7.1 Curb Return Entrances - Uncontrolled Intersections

NOVATECH DETAILS

Found on Sheet L3.

D1. Standard Deciduous Tree Planting
D2. Shrub and Perennial Planting
D3. Tree Protection Fence
D4. River Stone Detail

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, 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:
Regional Group
c/o Evan Garfinkel
1737 Woodward Drive
Ottawa, ON K2C 0P9
Phone: 613-230-2100

DISCLAIMER:
The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.

No.	REVISION	DATE	BY
8.	RE-ISSUED FOR SITE PLAN APPROVAL	MAY 22/25	RGJ
7.	REVISED PER SITE PLAN UPDATES	APR 29/25	RGJ
6.	REVISED PER CITY COMMENTS	NOV 29/24	RGJ
5.	RE-ISSUED FOR SITE PLAN APPROVAL	OCT 17/24	RGJ
4.	ISSUED FOR SITE PLAN APPROVAL	AUG 14/24	RGJ
3.	ISSUED FOR COORDINATION	AUG 8/24	RGJ
2.	ISSUED FOR COORDINATION	JULY 4/24	RGJ
1.	ISSUED FOR DISCUSSION	APR 26/24	RGJ

SCALE 1:250
1:250 (0 2 4 6 8 10)

DESIGN TCB
CHECKED RGJ
DRAWN TCB
CHECKED KW
APPROVED RGJ

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — RYAN G. JAMES — OALA — MAY 22/25 — MEMBER

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

LOCATION
CITY OF OTTAWA
GREYSTONE VILLAGE, BLOCK 29 (4M-1596)

DRAWING NAME
295 DESCHÂTELETS AVE.
LANDSCAPE PLAN AND
TREE CONSERVATION PLAN

PROJECT No. 114025-00
REV REV # 8
DRAWING No. 114025-FT-L1

PLANFT.DWG - 24"x36"(ARCH D)

D07-12-24-0130

#19191

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