

CITY DETAILS
 Related details from City of Ottawa Standard Tender Documents
 Volume No. 2 Standard Detail Drawings.
 F7. Tree Preservation Protection Fence

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	Fraxinus pennsylvanica	Green Ash	33.0	3.30	F	City (ROW)		PROTECT
2	Dead		57.0	5.70	D	City (ROW)		Remove
3	Acer negundo	Manitoba Maple	46.0	4.60	F	City (ROW)	3 trunks, 30° and 45° lean, dead branches	PROTECT
4	Fraxinus pennsylvanica	Green Ash	11.0	1.10	F	Owner	dead branches	PROTECT
5	Fraxinus pennsylvanica	Green Ash	28.0	2.80	F	Owner		Conflict
6	Malus sp.	Apple	54.0	5.40	VP	Owner	Trunk is wounded and rotten	Remove
7	Acer saccharum	Sugar Maple	37.0	3.70	G	Owner		Conflict
8	Acer saccharum	Sugar Maple	10.0	1.00	G	Neighbour		Conflict
9	Ulmus americana	White Elm	46.0	4.60	G	Owner		Conflict
10	Fraxinus pennsylvanica	Green Ash	39.0	3.90	F	Neighbour	Bend in trunk,	PROTECT
11	Acer saccharum	Sugar Maple	34.0	3.40	G	Owner		Conflict
12	Ulmus americana	White Elm	28.0	2.80	G	Owner		Conflict
13	Acer saccharum	Sugar Maple	34.0	3.40	G	Owner		Conflict
14	Ulmus americana	White Elm	36.0	3.60	G	Owner		Conflict
15	Acer saccharum	Sugar Maple	63.0	6.30	F	Owner	Twin leader, evidence of internal rot	Remove
16	Acer saccharum	Sugar Maple	27.0	2.70	G	Owner		Conflict
17	Ulmus americana	White Elm	33.0	3.30	G	Owner		Conflict
18	Acer saccharum	Sugar Maple	40.0	4.00	G	Owner		Conflict
19	Picea sp.	Spruce	25.0	2.50	G	Owner		Conflict
20	Picea sp.	Spruce	31.0	3.10	G	Owner		Conflict
21	Picea sp.	Spruce	24.0	2.40	G	Owner		Conflict
22	Picea sp.	Spruce	32.0	3.20	G	Owner		Conflict
23	Picea sp.	Spruce	25.0	2.50	G	Owner		Conflict
24	Picea sp.	Spruce	40.0	4.00	G	Owner		Conflict
25	Acer saccharum	Sugar Maple	84.0	8.40	P	Shared	Dead branches, multi-leader, rot	Remove
26	Acer saccharum	Sugar Maple	30.0	3.00	P	Owner	Black fungus, growing out of stump/wire fence	Remove
27	Picea sp.	Spruce	39.0	3.90	G	Owner		Conflict
28	Pinus banksiana	Jack Pine	30.0	3.00	G	Owner		Conflict
29	Dead		48.0	4.80	D	Owner		Remove
30	Dead		39.0	3.90	D	Neighbour		Remove
31	Acer saccharum	Sugar Maple	140.0	14.00	P	Shared	Internal rot, dead branches	Remove
32	Malus sp.	Apple	43.0	4.30	P	Owner	60° lean	Remove
33	Acer saccharum	Sugar Maple	12.0	1.20	G	Owner		Conflict
34	Ulmus americana	White Elm	18.0	1.80	G	Owner		Conflict
35	Acer saccharum	Sugar Maple	30.0	3.00	G	Owner		Conflict
36	Acer saccharum	Sugar Maple	14.0	1.40	G	Owner		Conflict
37	Acer saccharum	Sugar Maple	10.0	1.00	G	Owner		Conflict
38	Acer saccharum	Sugar Maple	24.0	2.40	G	Owner		Conflict
39	Acer saccharum	Sugar Maple	59.0	5.90	F	Neighbour	"braided" trunks	PROTECT
40	Dead		43.0	4.30	D	Neighbour		PROTECT
41	Picea sp.	Spruce	28.0	2.80	G	Owner		Conflict
42	Acer saccharum	Sugar Maple	24.0	2.40	G	Owner		Conflict
43	Acer saccharum	Sugar Maple	36.0	3.60	G	Owner		Conflict
44	Acer saccharum	Sugar Maple	53.0	5.30	P	Owner	Twining trunk, rot, split in trunk	Remove
45	Malus sp.	Apple	34.0	3.40	P	Owner	Twining trunk, dead branches, Sever bend	Remove
46	Ulmus americana	White Elm	43.0	4.30	G	Owner		Conflict
47	Acer saccharum	Sugar Maple	79.0	7.90	F	Neighbour	Twining trunk, rot, split	Remove
48	Acer saccharum	Sugar Maple	53.0	5.30	G	Owner		Conflict
49	Acer saccharum	Sugar Maple	39.0	3.90	G	Neighbour		PROTECT
50	Acer saccharum	Sugar Maple	29.0	2.90	G	Neighbour		PROTECT
51	Acer saccharum	Sugar Maple	25.0	2.50	G	Owner		Conflict
52	Acer saccharum	Sugar Maple	32.0	3.20	G	Neighbour		PROTECT
53	Acer saccharum	Sugar Maple	45.0	4.50	G	Neighbour		PROTECT
54	Acer saccharum	Sugar Maple	57.0	5.70	F	Neighbour	Three trunks - 1 dead	PROTECT
55	Acer saccharum	Sugar Maple	64.0	6.40	G	Owner		Conflict
56	Dead		47.0	4.70	D	Owner		Remove
57	Acer saccharum	Sugar Maple	92.0	9.20	G	Owner		Conflict
58	Dead		52.0	5.20	D	Owner	Fallen Elm	Conflict
59	Acer saccharum	Sugar Maple	99.0	9.90	G	Neighbour		Conflict
60	Dead		76.0	7.60	D	Owner		Remove
61	Acer saccharum	Sugar Maple	40.0	4.00	G	Neighbour		PROTECT
62	Fraxinus pennsylvanica	Green Ash	48.0	4.80	D	Neighbour	Dead	PROTECT
63	Acer saccharum	Sugar Maple	39.0	3.90	G	Owner		Conflict
64	Acer saccharum	Sugar Maple	37.0	3.70	G	Neighbour		Conflict
65	Ulmus americana	White Elm	56.0	5.60	G	Owner		Conflict
66	Acer saccharum	Sugar Maple	85.0	8.50	P	Neighbour		Conflict
67	Acer saccharum	Sugar Maple	73.0	7.30	G	Owner	Twin trunk, split, rot	Conflict
68	Acer saccharum	Sugar Maple	20.0	2.00	G	Neighbour		PROTECT
69	Acer saccharum	Sugar Maple	34.0	3.40	G	Neighbour		PROTECT
70	Ulmus americana	White Elm	37.0	3.70	F	Owner	bow in trunk,	PROTECT
71	Acer saccharum	Sugar Maple	10.0	1.00	F	Owner	intertwined with dead tree	PROTECT
72	Acer saccharum	Sugar Maple	12.0	1.20	G	Owner		PROTECT
73	Acer saccharum	Sugar Maple	41.0	4.10	P	Owner	Twin trunk, rot, dead tree fallen between two trunks, split trunks	Remove
74	Acer saccharum	Sugar Maple	32.0	3.20	G	Neighbour		PROTECT
75	Ulmus americana	White Elm	60.0	6.00	F	Neighbour	Minor splitting	PROTECT
76	Acer saccharum	Sugar Maple	37.0	3.70	G	Owner		PROTECT
77	Picea sp.	Spruce	10.0	1.00	G	Owner		Conflict

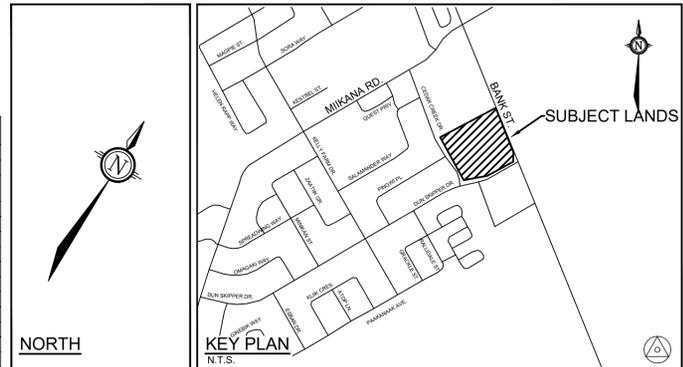
Legend

G	Good	Conflict	Remove due to conflict with construction.
F	Fair	Remove	Remove due to tree health or invasive status.
P	Poor	PROTECT	Protect trees as per contract details and specifications.
VP	Very Poor		

TREE IMPACT ANALYSIS

Using data collected during the tree inventory and assessment, a tree impact analysis was performed. Determination of each Tree's recommended action (i.e. Retain, Protect, Remove/Conflict) were based on several factors including each tree's current condition and its location in relation to the limits of construction. As outlined in the City's Tree Preservation By-law (2020), a Critical Root Zone (CRZ) was applied around each tree. The CRZ is defined as an area around each tree and is typically established based on the species and size of the tree and are intended to provide a buffer protecting the tree from potential impacts, including root and soil compaction and mechanical damage to above-ground parts. Based on the City's guidelines, the CRZ is established as being 10cm from the trunk of a tree for every 1cm of trunk diameter. The CRZ for multi-stemmed trees was based on the DBH of the largest stem.

- Generally, the following guidelines are followed in deriving a tree's recommendation:
- Trees with equal or greater than 40% of its CRZ affected by proposed work activities (**Conflict**) are recommended for **Remove** as there would likely be detrimental impacts to the tree.
 - Trees with 0-39% of its CRZ affected by the proposed work activities are recommended for **Protection** as outlined in the Tree Protection Notes on the plan.
 - Trees with CRZs that are outside the proposed work areas are recommended for **Retention** with no protection as it is unlikely that there will be negative impacts to the tree.



LEGEND

3-D1 DETAIL SHEET # - NOVATECH OR CITY
 DETAIL NUMBER SEE LIST FOR CODE

PROPERTY LIMIT

EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ

EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ

TREE PROTECTION FENCE

EXISTING VEGETATION WITH DBH LESS THAN 10cm

- 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 reinstatement all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

- CONSTRUCTION**
1. All general site information and conditions are compiled from Consultant field notes and plans provided by the Owner and are supplied for information purposes only. It is the responsibility of the Contractor to verify the accuracy of all the information obtained from this plan.
 2. Together with all Subcontractors involved, the Contractor is to examine all surfaces or conditions relating to the work, in order to determine the acceptability of such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
 3. Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
 4. Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant.
 5. Contractor is responsible for all fees arising from the completion of works conveyed by these drawings, details, and specifications.
 6. Carry out all construction in accordance with the most current provincial and municipal standards and specifications.
 7. Contractor to coordinate all access and protect the public and users of the site with appropriate control fence and supervision throughout the construction period, to the satisfaction of the Consultant.
 8. Contract Administrator is to approve access point(s) prior to mobilization.
 9. A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
 10. Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
 11. Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage at a location on site as identified by the Consultant. Excavate and remove from site any contaminated material. Dispose all contaminated material at a licensed landfill facility.
 12. Maintain site in a clean and orderly state for the duration of construction; perform all work in accordance with the Occupational Health and Safety Act. Remove all excess materials, packaging, and debris from the site.
 13. Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
 14. Contractor is responsible for all layout for construction purposes.
 15. Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
 16. The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

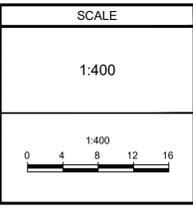
- TREE PROTECTION**
1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
 2. Under the guidance of a Landscape Architect or Certified 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).

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.

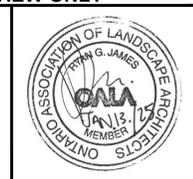
Owner:
 Bank & Dun Developments Inc.
 c/o Paul Pagliarunga
 209 Wicksteed Avenue, Suite 30
 Toronto, ON, M4G 0B1
 Phone: (416) 335-0090

NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	JAN 13/25	SC
2.	ISSUED FOR COMPLETENESS COMMENTS	DEC 8/24	RGJ
1.	ISSUED FOR SITE PLAN APPLICATION	OCT 24/24	RGJ



DESIGN	FOR REVIEW ONLY
KEW	
CHECKED	
KEW	
DRAWN	
KEW	
CHECKED	
TB	
APPROVED	
RGJ	



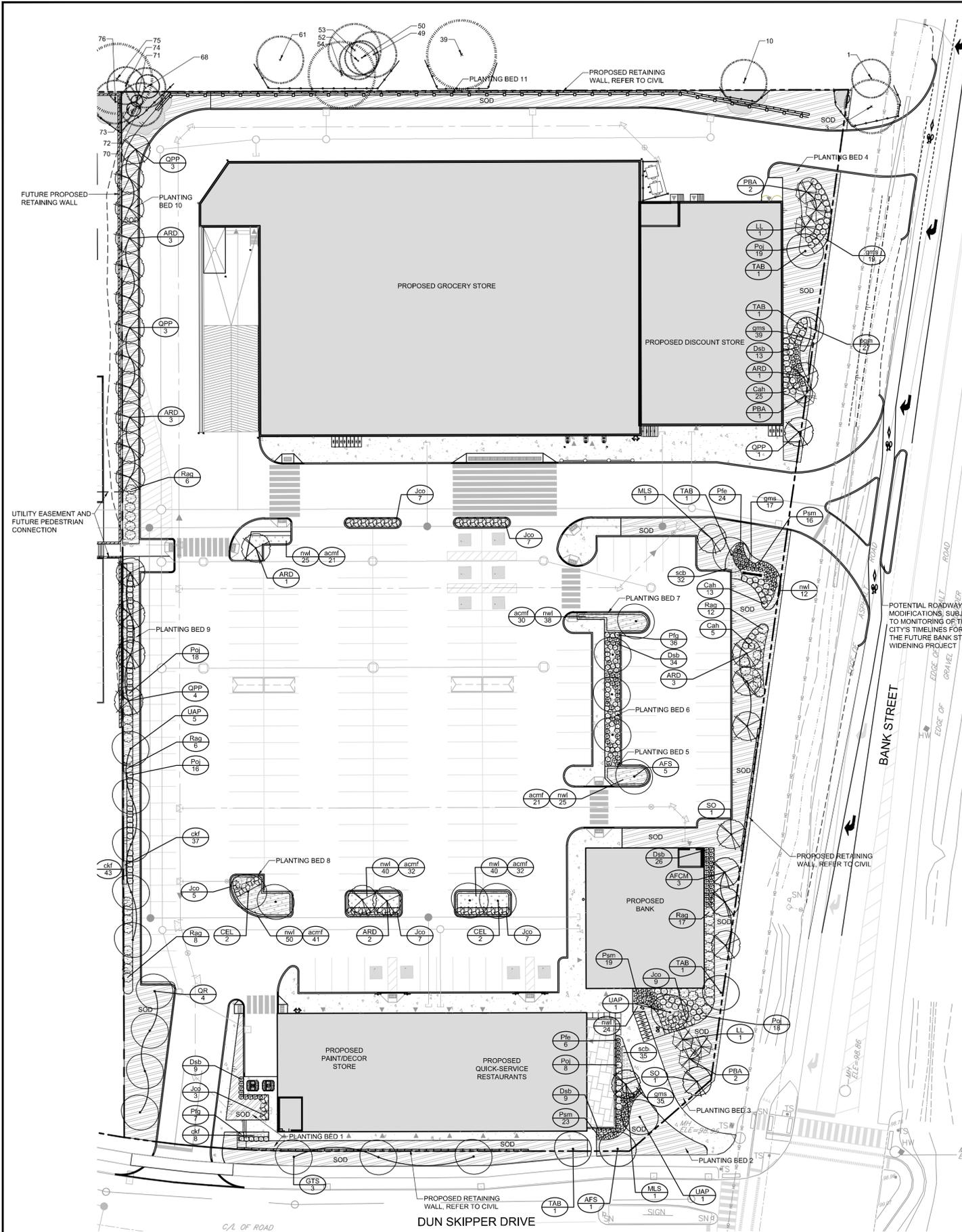
NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

LOCATION CITY OF OTTAWA 150 DUN SKIPPER		PROJECT No. 124107
DRAWING NAME TREE CONSERVATION PLAN		REV # 3
		DRAWING No. 124107-TCR

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Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees (Large) (35m')	Total No. of trees	Min. required Soil volume total (cu m)
			Small/Column (25m')	Medium (30m')	Large (35m')	Evergreen (30m')			
Planting bed 1	306.2	459.3			1		4	120.0	
Planting bed 2	139.1	208.7	1		2		3	80.0	
Planting bed 3	832.0	1,248.0	6	3	3	3	15	360.0	
Planting bed 4	317.0	475.5	2		2	4	8	200.0	
Planting bed 5	22.4	33.6			1		1	30.0	
Planting bed 6	58.6	87.9			3		3	90.0	
Planting bed 7	28.2	42.3			1		1	30.0	
Planting bed 8	49.7	74.6			2		2	60.0	
Planting bed 9	381.8	572.7	4		9		13	350.0	
Planting bed 10	276.3	414.5	12				12	240.0	
*Planting bed 11	365.5	548.3					19	570.0	

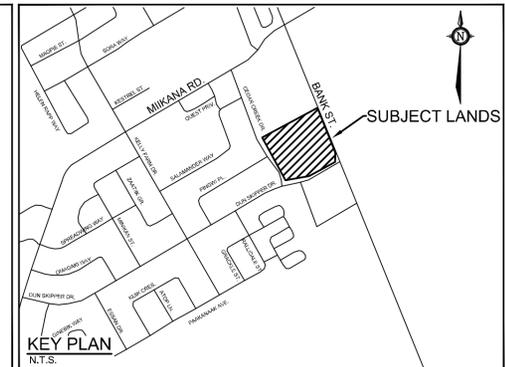
Note: For all planting beds proposed, the available soil depth is considered to be 1.5m.
 *Planting bed 11 note: the existing trees retained have access to additional soil volume beyond the north property line.

SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE (m ²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m ²)
Deciduous - Small/Column (<7.5m tall)	7m	38	25	950
Deciduous - Medium (7.5-14m tall)	10m	79	3	236
Deciduous - Large (14m+ tall)	15m	177	27	4771
Coniferous	5m	20	7	137

PROPOSED TOTAL CANOPY COVERAGE (m²): 6954
 EXISTING RETAINED TOTAL CANOPY COVERAGE (m²): 107
 TOTAL SITE AREA (m²): 19,273
 EST. CANOPY COVERAGE (%): 32%

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
LL	2	<i>Larix laricina</i>	Tamarack	200cm Ht	WB	As Shown
PBA	5	<i>Pinus banksiana</i>	Jack Pine	200cm Ht	WB	As Shown
Deciduous Trees						
ARD	13	<i>Acer rubrum 'Red Rocket'</i>	Red Rocket Red Maple	50mm Cal	WB	As Shown
AFS	6	<i>Acer x freemanii 'Siena'</i>	Siena Glen Maple	50mm Cal	WB	As Shown
AFCM	3	<i>Acer x freemanii 'Celtzam'</i>	Celebration Maple	50mm Cal	WB	As Shown
CEL	4	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Shown
GTS	3	<i>Gleditsia triacanthica var. inermis 'Shademaster'</i>	Shademaster Honeylocust	50mm Cal	WB	As Shown
MLS	2	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	50mm Cal	WB	As Shown
QR	11	<i>Quercus palustris 'Green Pillar'</i>	Green Pillar Oak	50mm Cal	WB	As Shown
QR	4	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Shown
SO	2	<i>Sorbus americana</i>	American Mountain-Ash	50mm Cal	WB	As Shown
TAB	5	<i>Tilia americana 'Boulevard'</i>	Boulevard Linden	50mm Cal	WB	As Shown
UAP	7	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	50mm Cal	WB	As Shown
Coniferous Shrubs						
Psm	56	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	40cm Spr	PT	80cm O.C
Jco	45	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper	40cm Spr	PT	140cm O.C
Deciduous Shrubs						
Cah	43	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	50cm Ht	PT	100cm O.C
Deb	91	<i>Dierilla splendens 'Firefly' (BOKOFIRE)</i>	Firefly Bush Honeysuckle	60cm Ht	PT	80cm O.C
Poj	78	<i>Physocarpus opulifolius 'EFAM'</i>	Amber Jubilee Ninebark	60cm Ht	PT	100cm O.C
Pfe	30	<i>Potentilla fruticosa 'Bella Bellissima' (HACHLUS)</i>	Bella Bellissima Potentilla	40cm Ht	PT	70cm O.C
Pfg	43	<i>Potentilla fruticosa 'Goldfinger'</i>	Goldfinger Potentilla	40cm Ht	PT	80cm O.C
Rag	5	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	60cm Ht	PT	160cm O.C
Perennials						
acmf	177	<i>Achillea millefolium</i>	Common Yarrow	9cm	PT	45cm O.C
nwl	254	<i>Wepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	1g	PT	70cm O.C
pgm	27	<i>Polygonatum multiflorum</i>	Solomon's Seal	9cm	PT	45cm O.C
Groundcovers						
gms	110	<i>Geranium macrorrhizum 'Spessart'</i>	Spessart Cranesbill	9cm	PT	45cm O.C
Ornamental Grasses						
ckf	88	<i>Catagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C
scb	67	<i>Schizachyrium scoparium 'The Blues'</i>	The Blues Little Bluestem	1g	PT	50cm O.C

Proposed Planting	Ownership	Total
Private		64
City-Owned		3



- LEGEND**
- 3-D1 DETAIL SHEET # NOVATECH OR CITY EG L1, L2, ETC. DETAIL NUMBER SEE LIST FOR CODE
 - PROPERTY LIMIT
 - PROPOSED CONCRETE
 - PROPOSED PAVERS
 - RIVER STONE
 - PERENNIALS
 - ORNAMENTAL GRASSES
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - EXISTING TREE TO REMAIN, SEE TREE CONSERVATION REPORT
 - RETAINED EXISTING TREE CANOPY COVER WITHIN THE SITE, PER AERIAL MAP
 - PROPOSED SHRUBS
 - SPECIES (SEE PLANT LIST)
 - QUANTITY
 - PROPOSED WOOD PRIVACY FENCE
 - TREE PROTECTION FENCE, SEE TCR
 - BIKE RACK, SEE DETAIL D6
 - PLANTER
 - BOULDERS FROM EXISTING PILE ON SITE, SEE TCR FOR LOCATION

- 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.
 - The landscape plans have been developed in accordance with the Geotechnical Investigation (Report # PG7262-2 dated October 1, 2024).

- 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, WB 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.
 - 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.
 - Reforestation - 300mm 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 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.

- 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. Standard Coniferous Tree Planting
 - D3. Shrub and Perennial Planting
 - D4. Wood Screen Detail
 - D5. Bike Layout

- 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 not 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).

- PRODUCT INFORMATION**
- Install products as per manufacturer specifications. Shop drawings required.
- PAVERS**
- Edge of pavers to receive edge restraint.
- Blu 60 Smooth by Techo-bloc
 - Location: Patio on East side of Building C
 - Size: 60mm HD - All sizes
 - Pattern: Modular Pattern 01
 - Colour: Greyed Nickel
- RETAINING WALL**
- Skyscraper by Techo-bloc
 - Location: South side of Building C
 - Pattern: Linear
 - Colour: Shale Grey
- SITE FURNITURE**
- Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
- 200 Bike Racks by Maglin
 - Product Number: MBR-0200-00005
 - Mounting Type: Surface Mount
 - Colour: Powdercoat Saffron Yellow RAL1017

NOTE:
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Owner:
 Bank & Dun Developments Inc.
 c/o Paul Pagliulunga
 209 Wicksteed Avenue, Suite 30
 Toronto, ON, M4G 0B1
 Phone: (416) 335-0099

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
4.	REVISED PER CITY COMMENTS	JAN 13/25	SC
3.	REVISED PER COMPLETENESS COMMENTS	DEC 6/24	SC
2.	ISSUED FOR SITE PLAN APPLICATION	OCT 24/24	RGJ
1.	PHASE 2 PRE-CONSULTATION	AUG 6/24	RGJ

SCALE

1:400

0 4 8 12 16

FOR REVIEW ONLY

DESIGN	KEW
CHECKED	KEW
DRAWN	KEW
CHECKED	TB
APPROVED	RGJ

ASSOCIATION OF LANDSCAPE ARCHITECTS

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
 150 DUN SKIPPER DRIVE

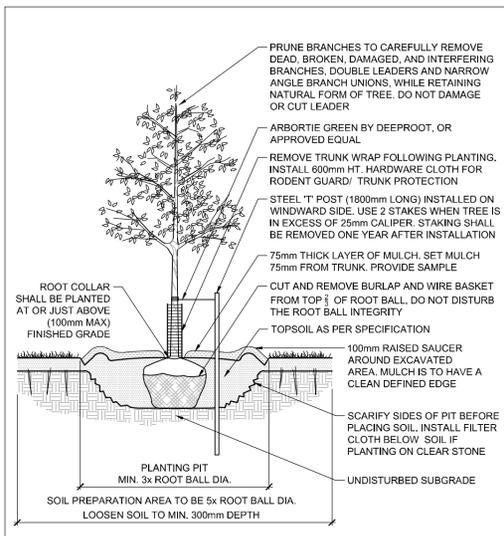
DRAWING NAME
 LANDSCAPE PLAN

PROJECT No.
 124107-00

REV #
 4

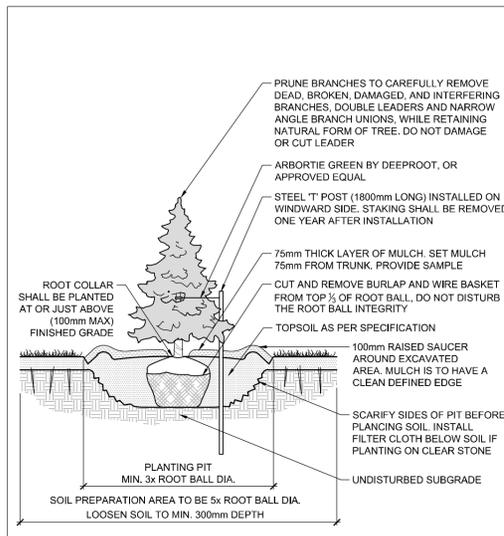
DRAWING No.
 124107-L1

M:\2024\124107\CAD\landscape\124107_L1.dwg, L1 (skiplan) - commercial, Jan 13, 2025, 2:21pm, karaffay



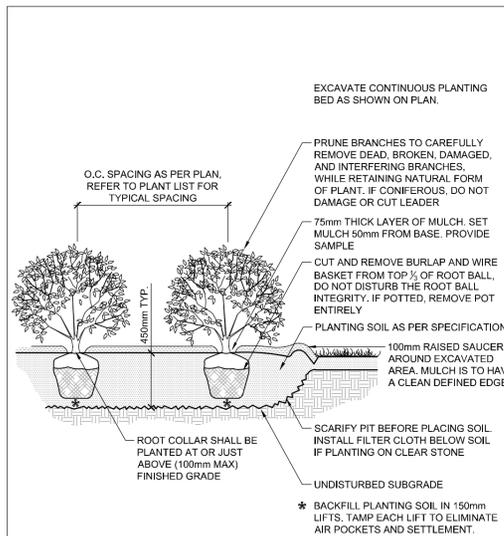
STANDARD DECIDUOUS TREE PLANTING

D1



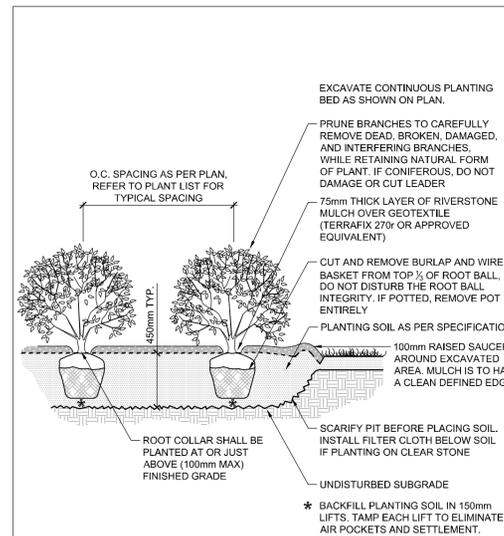
STANDARD CONIFEROUS TREE PLANTING

D2



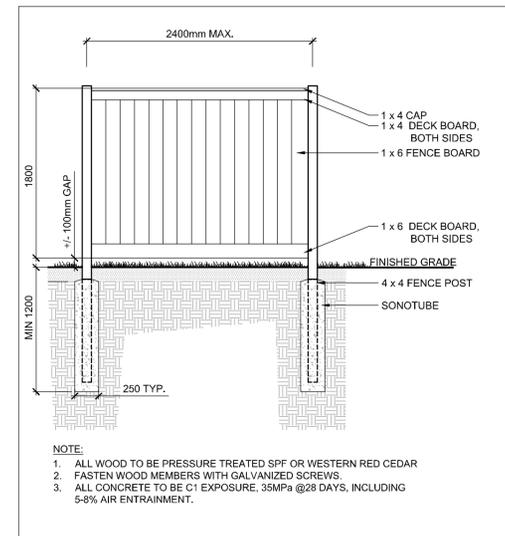
SHRUB AND PERENNIAL PLANTING

D3



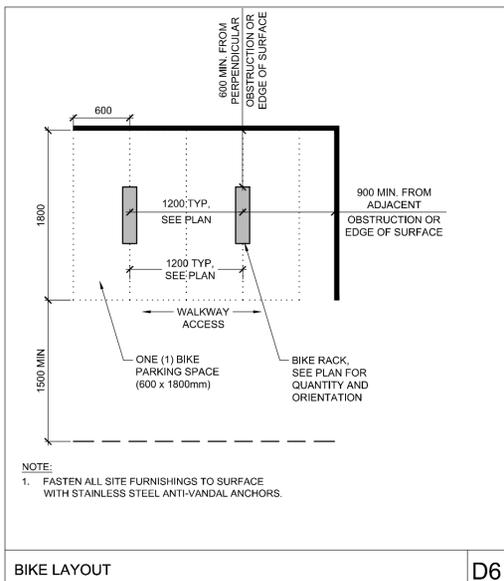
SHRUB AND PERENNIAL PLANTING WITH RIVERSTONE

D4



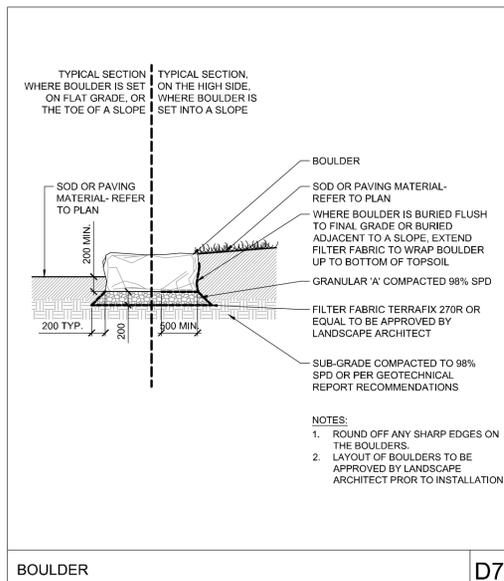
WOOD SCREEN DETAIL

D5



BIKE LAYOUT

D6



BOULDER

D7

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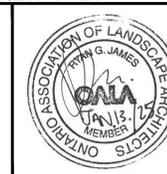
NOT FOR CONSTRUCTION

No.	REVISION	DATE	BY
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2.	REVISED PER COMPLETENESS COMMENTS	DEC 8/24	SC
1.	ISSUED FOR SITE PLAN APPLICATION	OCT 24/24	RGJ

SCALE

DESIGN	KEYW
CHECKED	KEYW
DRAWN	KEYW
CHECKED	TB
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FOR REVIEW ONLY



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LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE

DRAWING NAME
LANDSCAPE PLAN

PROJECT No.	124107-00
REV	REV # 3
DRAWING No.	124107-L1