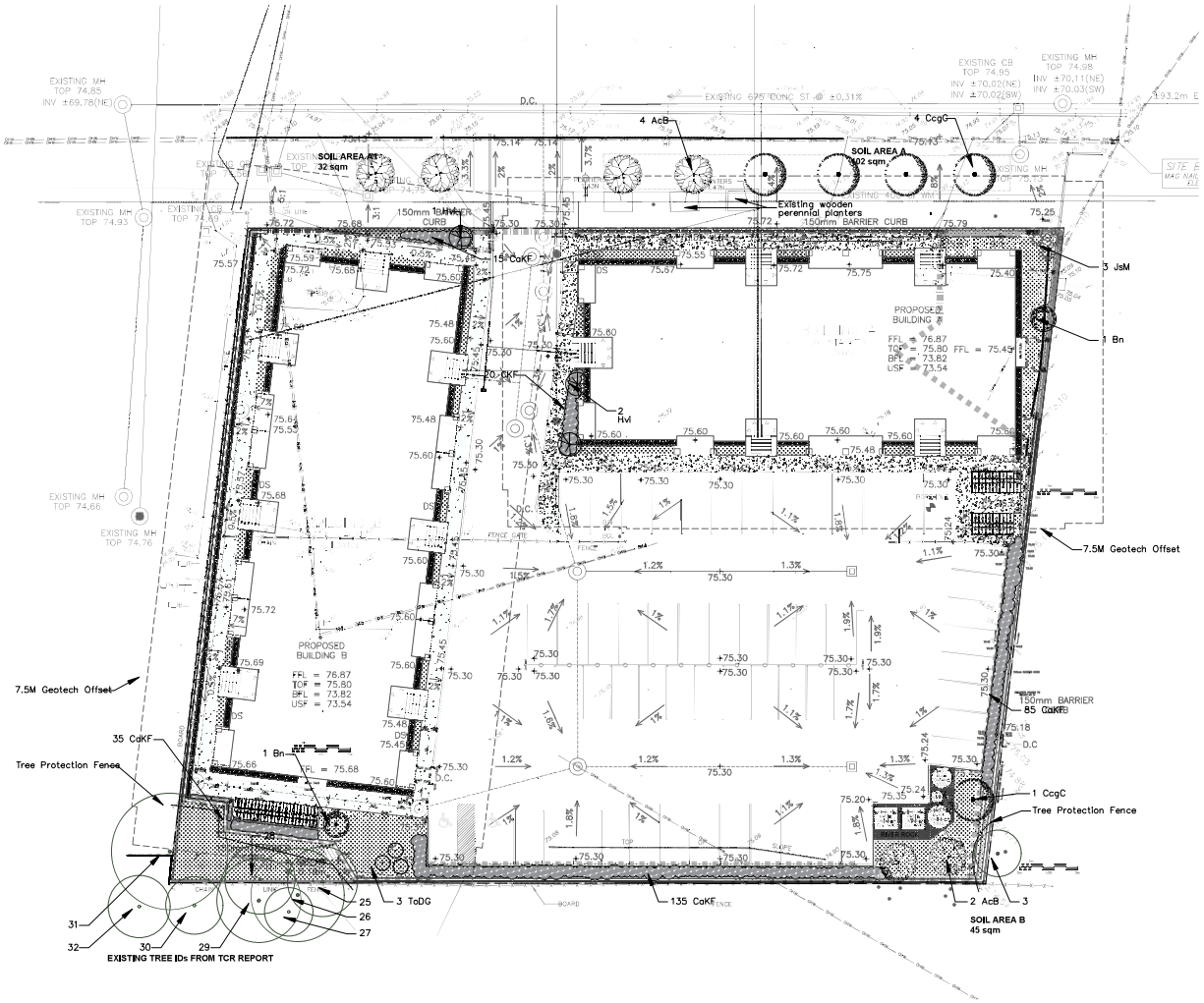


1 Landscape Plan

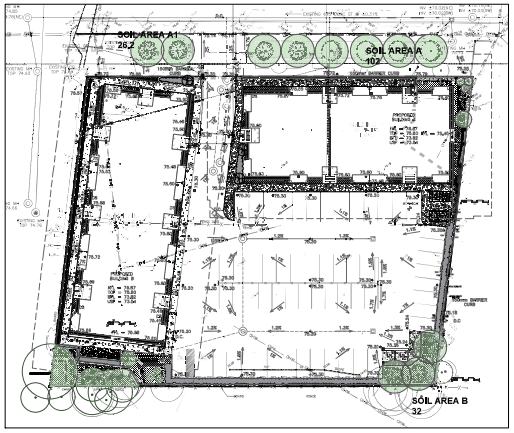
Scale: 1:150 0 5 10 20

THIS PLAN IS ISSUED FOR SITE PLAN CONTROL ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING AND CONSTRUCTION.

PLAN TO BE READ IN CONJUNCTION WITH 'PRELIMINARY TREE CONSERVATION REPORT 2506 Innes Road OTTAWA ON' May, 2024 BY Kevin Myers, MFC ISA Certified Arborist®, ON-2907A Dendron Forestry Services

LEGEND

- PROPERTY LINE
- SOIL VOLUME LINE
- EXISTING TREES
- PROPOSED TREES
- PROPOSED SHRUBS / GRASSES
- PROPOSED CONCRETE PATHWAY
- PROPOSED SOD
- PROPOSED PEASTONE
- PROPOSE RIVERSTONE



TREE CANOPY COVERAGE		
TOTAL CANOPY AREA	396	m2
TOTAL SITE AREA	3948	m2
PERCENT COVERAGE	10.03%	

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m^3)	Design Soil Volume	Soil Adequacy percentage
AREA A - 6 Small trees				
plant bed (102 sq m x 0.9 ave metre deep)	6	90.0	91.8	102%
AREA A1 - 2 Small trees				
plant bed (32 sq m x 0.9 ave metre deep)	2	30.0	28.8	96%
AREA B - 3 Small trees				
plant bed (45 sq m x 0.9 ave metre deep)	3	45.0	40.5	90%

	Plant List					
Origin	**ID**	**Qty**	**Botanical Name**	**Common Name**	**Scheduled Size**	**Remarks**
		11	**SMALL ORNAMENTAL TREES**			
Ntv H	**AcB**	6	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry (tree form)	40mm cal per	WB, Staked
Ntv	**CcgC**	5	Crataegus crus-galli inermis 'Cruzam'	Thornless Crusader Cockspur Hawthorn	45mm cal per	WB, Staked
		6	**CONIFERS**			
Non Ntv	**JsM**	3	Juniperus scopulorum 'Medora'	Medora Juniper	125 cm ht.	Potted
Ntv	**ToDG**	3	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	150 cm ht.	Potted
		4	**LARGE SHRUBS**			
Ntv	**Hvi**	2	Hamamelis virginiana	Witch Hazel	200 cm ht.	WB Staked
Ntv	**Bn**	2	Betula Nigra 'Fox valley'	Fox Valley River Birch	200 cm ht.	WB Staked
		290	**SHRUBS**			
Non Ntv	**CaKF**	290	Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	125 cm ht.	Potted

Total number of Private trees = 3
Total number of City trees = 8

CONCORDE

Developer: Concorde Properties
Architect: Project 1 Studio
Civil Engineer: D.B. Gray Engineering

Note: the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original plan has not been altered in the process. Refer to the original document for details as quality is lost when importing the plan into the mapping software used to create the tree layer.

GENERAL NOTES

.1 All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.

.2 The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.

.3 All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.

.4 No other trees to be removed without prior approval by Landscape Architect.

No.	ISSUE	DATE
5	REISSUED FOR SPC	AUG 12/25
4	REISSUED FOR SPC	DEC 17/24
3	REISSUED FOR SPC	SEP 13/24
2	REISSUED FOR SPC	MAY 14/24
1	ISSUED FOR SITE PLAN CONTROL	DEC 01/23

SCALE 1:125

Ruhland & Associates Ltd
LANDSCAPE ARCHITECTURE ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
PROJECT NORTH
PROFESSIONAL STAMP
PROFESSIONAL STAMP

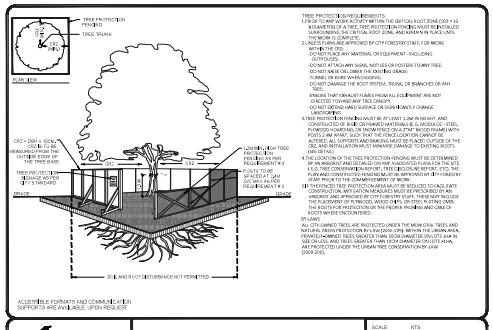
PROJECT
2506 Innes
OTTAWA ON

DRAWING
LANDSCAPE PLAN

DESIGN	M.R.	DRAWING NO.	L-01
DRAWN	M.M. / D.A.		
CHECKED	M.R.	QC NO.	
PLOTTED			

19196

D07-12-24-0038



TREE PROTECTION REQUIREMENTS:

1.PRIOR TO 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 FINAL LANDSCAPING IS COMPLETE.

2.UNLESS FURNISHED APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
-DO NOT STORE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES
-DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE
-DO NOT WRAP OR LIMBER THE ENTIRE GRADE
-TUNNEL OR BORE WATER/SEWERS
-DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY PART
-ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY.
-DO NOT DEPOSIT HARD SURFACE OR SOIL FILL/CHANGE LANDSCAPING

3.TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSISTS OF EITHER: A) ORANGE PLASTIC FENCING, B) CHAIN LINK STEEL, PLYWOOD SUPPORTED, OR TWO PANELS ON 2"X4" WOOD FRAMES WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. FENCING

4.THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY A QUALIFIED AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DECLINE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO ANY WORK ACTIVITY.

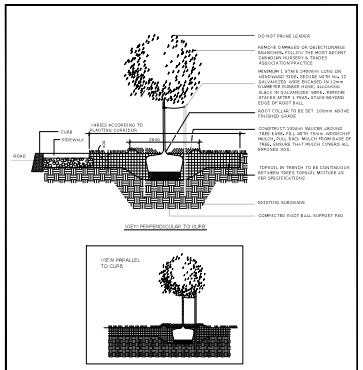
5.IF AN EXCAVATED ROOT/CUTTING AREA MUST BE EXCAVATED TO ALLOW FOR CONSTRUCTION, PROTECTION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE EXCAVATED AREA, OR ROOT PRUNING (SEE 3.14 PRUNING ROOTS AND CARE OF ROOTS AND DESCRIPTIONS).

6.TLANS
ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, TREES ON PRIVATE PROPERTY WITH A DIAMETER OF 10CM OR GREATER (AS MEASURED AND TREES GREATER THAN 10CM DIAMETER ON LISTED HAVE, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

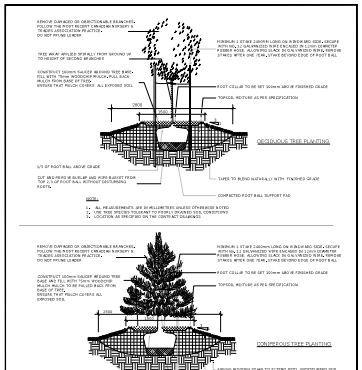
Ottawa	TREE PROTECTION SPECIFICATION TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE	SCALE: NTS DATE: MAY 2016 DRAWING NO. 1 of 1

NOTES:
TREES ARE TO BE INSTALLED AS PER CITY STANDARD DETAILS; SOIL VOLUME AS PER BELOW NOTES AND MATRIX ON SHEET L41.
- STANDARD TREE SOIL VOLUMES QUANTITIES INCLUDE THE TOP 500x1000mm OF SOIL; EXISTING SURSOIL LAYER TO CALCULATE TOTAL SOIL VOLUMES REQUIRED BY THE CITY OF OTTAWA FOR SUSTAINABLE TREE GROWTH, WHERE LARGER SOFT AREAS ARE AVAILABLE, THE TOP 450x600mm LAYERS USED TO CALCULATE SOIL VOLUMES.
- WHERE EXISTING MATERIAL BELOW THE SPECIFIED TOPSOIL IS NOT CONDUCIVE TO TREE GROWTH, AN ADDITIONAL LAYER OF PLANTING MEDIUM IS TO BE INSTALLED BELOW SPECIFIED TOPSOIL DEPTH TO OBTAIN THE SOIL VOLUME DEPTH REQUIRED.
- REFER TO SOIL VOLUME MATRIX AND PLANS FOR AREA WHERE TREE SOIL VOLUMES ARE REQUIRED.

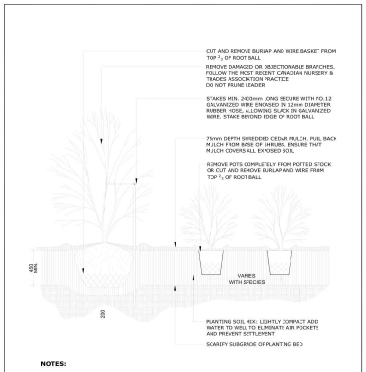


NOTES:
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 2/3 OF ROOT BALL WITHOUT DISTURBING ROOTS
3. LOCATION AS SPECIFIED ON THE CONTRACT DRAWINGS

Ottawa	TITLE: PLANTING TRENCH WELL DRAINED SOILS	DATE: MAY 2001 REV: JUN 2017 DWG No: L1

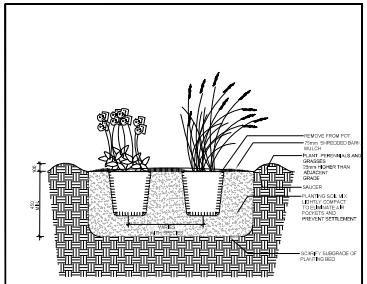


Ottawa	TITLE: PLANTING PIT POORLY DRAINED SOILS	DATE: MAY 2001 REV: FEB 2017 DWG No: L6



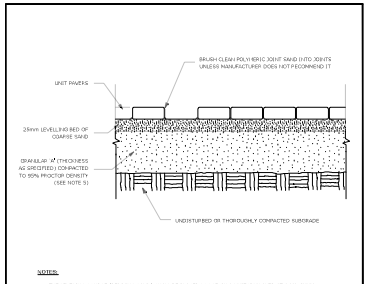
NOTES:
1. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
2. SHRUBS SPECIFIED BARE ROOTS (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE
3. PROVIDE 100 HIGH EARTH SAUCER AROUND SHRUB BED
4. STAKES TO BE REMOVED AT COMPLETION OF TWO YEAR WARRANTY PERIOD

Ottawa	TITLE: CONTINUOUS SHRUB BED PLANTING	DATE: FEB 2011 REV: FEB 2011 DWG No: L17



NOTES:
1. PER PERENNIAL AREA IN MILLIMETRE UNLESS OTHERWISE NOTED.
2. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
3. PROVIDE 100MM HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

Ottawa	TITLE: PERENNIAL AND ORNAMENTAL GRASS PLANTING	DATE: MAY 2015 REV: DWG No: L21



NOTES:
1. THE LEVELLING COURSE (BEDDING SAND) SHALL BE PLACED LOOSE, IN A UNIFORM LAYER AT A MAXIMUM DEPTH OF 25mm TO ACHIEVE THE FINAL COMPACTED THICKNESS AND GRADE AS SPECIFIED
2. INSTALL SOLID EDGE RESTRAINT BETWEEN UNIT PAVERS AND ANY SOFT SURFACE (SOD, PLANTING BED, ETC.)
3. UNIT PAVERS ARE THEN PLACED ON TOP OF THE LEVELLING COURSE AND ADDITIONAL SAND SWEPT BETWEEN THE UNIT PAVERS
4. THE UNIT PAVERS ARE THEN VIBRATED INTO PLACE WITH A VIBRA-PLATE AND WATER IS ADDED TO ASSIST IN THE SETTLING OF THE JOINT SAND
5. GRANULAR 'A' DEPTH TO BE 100mm FOR PEDESTRIAN AREAS AND 150mm FOR VEHICULAR ACCESSES, OR AS RECOMMENDED BY GEOTECHNICAL INVESTIGATION
6. USE OF THIS DETAIL REQUIRES THE PRIOR APPROVAL OF THE GENERAL MANAGER

Ottawa	TITLE: UNIT PAVING - ON GRANULAR BASE	DATE: MAY 2001 REV: FEB 2016 DWG No: SC9

NOTES:
ADDITIONAL NOTES FOR NUMBER 1: PRECAST PAVERS IN PEDESTRIAN AREAS WHERE NORMAL SNOW REMOVALS ARE DONE IS TO RECEIVE A MINIMUM 200mm GRANULAR 'A'; FURTHER ADJUSTMENTS TO BE SPECIFIED IN RELATION TO SITE CONDITIONS AND GEOTECHNICAL RECOMMENDATIONS.

CONCORDE

Developer: Concorde Properties
Architect: Project 1 Studio
Civil Engineer: D.B. Gray Engineering

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SCALE 1:125

Ruhland & Associates Ltd
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND SITE PLANNING
PROJECT NORTH
PROFESSIONAL STAMP
PROFESSIONAL STAMP
PROFESSIONAL STAMP

PROJECT
2506 Innes
OTTAWA ON

DRAWING
LANDSCAPE DETAILS

DESIGN	M.R.	DRAWING NO. L-02
DRAWN	M.M. / D.A.	
CHECKED	M.R.	QC NO.
PLOTTED		

19196

D07-12-24-0038