PATERSON GROUP

memorandum

re: **Geotechnical Design Summary Details**
Proposed Residential Development
5331 Fernbank Road – Ottawa, Ontario

to: Claridge Homes – **Marc St. Pierre** – marc.stpierre@claridgehomes.com

date: November 18, 2025

file: PG5683-MEMO.02 Revision 4

Further to your request and authorization, Paterson Group (Paterson) prepared the current memorandum to provide a grading, servicing and landscape review for the proposed residential development. The following memorandum should be read in conjunction with the Geotechnical Investigation Report (Paterson Report PG5683-1 Revision 1, dated November 13, 2025).

1.0 Grading Review

Paterson reviewed the following drawings prepared by Novatech for the aforementioned development:

- ❏ Grading Plan – Project No. 121011-00 - Drawing No. 121011-GR1 - Revision 6 dated November 14, 2025.
- ❏ Grading Plan – Project No. 121011-00 - Drawing No. 121011-GR2 - Revision 6 dated November 14, 2025.

1.1 Residential Grading

Based on the grading plans provided, the proposed grading for the majority of the residential lots/blocks within the subject site are considered acceptable and in compliance with our permissible grade raise recommendations. Minor exceedances were observed at within a small number of blocks where the front grades have marginally exceeded our permissible grade raise recommendations. The minor exceedances are not significant enough to require lightweight fill (LWF) along the building perimeters. However, one unit will require LWF beneath the front porch. Table 1, attached to the current memorandum, provides a grading summary and engineered fill required below the proposed USF levels across the subject site.

1.2 Right-of-Way Grading

Based on the grading plans provided, the proposed grading for the entirety of the rights-of-way (ROWs) and parking areas within the subject site are considered acceptable and in compliance with our permissible grade raise recommendations.

2.0 Servicing Review

Paterson reviewed the following drawings prepared by Novatech for the aforementioned development:

- ❏ General Plan of Services – Project No. 121011-00 - Drawing No. 121011-GP1 – Revision 6 dated November 14, 2025.
- ❏ General Plan of Services – Project No. 121011-00 - Drawing No. 121011-GP2 – Revision 6 dated November 14, 2025.

2.1 Lateral Support

Based on the above-noted site servicing plan, the site servicing layout does not impede the lateral support zones of any adjacent buildings/structures and is in conformance with our recommendations.

2.2 Frost Protection

From our review of the above-noted site servicing plan, a number of servicing pipe sections are not provided with sufficient soil cover of 2.1 m for adequate frost protection (measured from the proposed ground surface to the pipe obvert). Reference should be made to the marked-up servicing plans which show the areas with insufficient soil cover, attached to the current report.

For services with less than 2.1 m soil cover, a combination of soil cover and rigid insulation should be used, as detailed in Table 1 below.

Table 1 – Rigid Insulation Recommendations for Pipes with Reduced Soil Cover

Thermal Condition	Soil Cover Provided (mm)	Insulation Dimensions	
		Thickness (mm)	Extension (mm)
Unheated	1800-2000	25	Extend 600 mm horizontally beyond edge of the pipe
	1500-1800	50	Extend 900 mm horizontally beyond edge of the pipe
	1200-1500	75	Extend 1200 mm horizontally beyond edge of the pipe

Alternatively, instead of extending the rigid insulation 600 to 1200 mm beyond the edge of the pipe, the rigid insulation can be “boxed” around the pipe by transitioning from horizontal to vertical placement of the rigid insulation and extending to the invert pipe elevation, effectively forming a box of rigid insulation around the pipe. In this case, the rigid insulation should still be extended far enough to provide adequate spring-line and cover backfill material around the pipe.

It should be noted that the elevations of the watermain profiles are not available at the current time. Based on the pipe crossing obvert elevations, it is anticipated that all watermains will be provided with sufficient soil cover for frost protection (without insulation). Paterson should review the watermain elevations for verification, once available.

3.0 Landscaping Considerations

3.1 Tree Planting Restrictions

Paterson completed a soils review of the site to determine applicable tree planting setbacks, in accordance with the City of Ottawa Tree Planting in Sensitive Marine Clay Soils (2017 Guidelines) for trees planted within a public right-of-way (ROW). Atterberg limits testing was completed for recovered silty clay samples at selected locations throughout the subject site

Grain size distribution and hydrometer testing was also completed on selected soil samples. The above-noted test results were completed on samples taken at depths between the anticipated underside of footing elevation and a 3.5 m depth below finished grade. The results of our testing are presented in Paterson Report PG5683-1, dated March 5, 2021.

Based on the results of the Atterberg limit testing mentioned above, the plasticity index was found to be less than 40% in all the tested clay samples. In addition, based on the clay content found in the clay samples from the grain size distribution test results, moisture levels and consistency, the silty clay across the subject site is considered low to medium sensitivity clay and should not be designated as sensitive marine clays.

Low to Medium Sensitivity Clays

A low to medium sensitivity clay soil was encountered between the anticipated design underside of footing elevations and 3.5 m below finished grade as per City Guidelines for the entire site. Based on our Atterberg limits test results, the modified plasticity index does not exceed 40% across the site. The following tree planting setback is recommended for the entire subject site due to the presence of low to medium sensitivity clays. Large trees (mature height over 14 m) can be planted within these areas provided a tree to foundation setback equal to the full mature height of the tree can be provided (e.g. in a park or other green space). Tree planting setback limits may be reduced to 4.5 m for small (mature height up to 7.5 m) and medium size trees (mature tree height 7.5 to 14 m), provided that the conditions noted below are met.

- ❒ The underside of footing (USF) is 2.1 m or greater below the lowest finished grade must be satisfied for footings within 10 m from the tree, as measured from the centre of the tree trunk and verified by means of the Grading Plan as indicated procedural changes below.

- A small tree must be provided with a minimum of 25 m3 of available soil volume while a medium tree must be provided with a minimum of 30 m3 of available soil volume, as determined by the Landscape Architect. The developer is to ensure that the soil is generally uncompacted when backfilling in street tree planting locations.

- The tree species must be small (mature tree height up to 7.5 m) to medium size (mature tree height 7.5 m to 14 m) as confirmed by the Landscape Architect

- The foundation walls are to be reinforced at least nominally (minimum of two upper and two lower 15M bars in the foundation wall).

- Grading surrounding the tree must promote drainage to the tree root zone (in such a manner as not to be detrimental to the tree).

It is well documented in the literature, and it is our experience, that fast-growing trees located near buildings founded on cohesive soils that shrink on drying can result in long-term differential settlements of the structures. Tree varieties that have the most pronounced effect on foundations are seen to consist of poplars, willows and some maples (i.e., Manitoba Maples) and, as such, they should not be considered in the landscaping design.

3.2 Aboveground Swimming Pools, Hot Tubs, Decks and Additions

The in-situ soils are considered to be acceptable for in-ground swimming pools. Above ground swimming pools must be placed at least 5 m away from the residence foundation and neighboring foundations. Otherwise, pool construction is considered routine and can be constructed in accordance with the manufacturer`s requirements.

Additional grading around the hot tub should not exceed permissible grade raises. Otherwise, hot tub construction is considered routine and can be constructed in accordance with the manufacturer’s specifications.

Additional grading around proposed deck or addition should not exceed permissible grade raises. Otherwise, standard construction practices are considered acceptable.

3.3 Landscaping Review

Paterson reviewed the following drawings prepared by James B. Lennox & Associates (JBLA) for the aforementioned development:

- Landscape Plan (North-West) – Project No. 21-CLG-2163 - Drawing No. L.1 – Revision 1 dated November 18, 2025.
- Landscape Plan (South-East) – Project No. 21-CLG-2163 - Drawing No. L.2 – Revision 5 dated November 18, 2025.

Based on the above-noted drawing, a minimum setback of 4.5 m from the nearest building foundation is provided for the majority of the proposed trees at the subject site. However, a small number of trees are not provided with the required 4.5 m setback. Reference should be made to the marked-up landscaping plans which show the trees with an insufficient setback, attached to the current memorandum.

Per discussion with JBLA, the proposed trees will consist of Japanese Lilac trees with a shallow, non-aggressive root system. Furthermore, it is understood that the remainder of the conditions noted in Subsection 3.1 of the current report will be incorporated into the design of the proposed development.

Accordingly, the proposed landscaping design is acceptable from a geotechnical perspective and is in conformance with Paterson's recommendations provided in the aforementioned geotechnical investigation report.

We trust that the current submission meets your immediate requirements.

Best Regards,

Paterson Group Inc.

Owen R. Canton, B.Eng.

Scott S. Dennis, P.Eng.

Attachments:
- ❑ Table 1 – Summary of Lot Grading
- ❑ Drawing PG5683-3 – Unit Numbering Plan
- ❑ Marked Up Servicing Plans
- ❑ Marked Up Landscaping Plans

PG5683 - Table 1 - Summary of Design Details
Claridge Homes - 5331 Fernbank Road

Building Number	Unit Number	Original GS Front	Proposed GS Front	Original GS Side	Proposed GS Side	Original GS Rear	Proposed GS Rear	Underside of Footing Elevation	Bearing Resistance Value at SLS	Seismic Site Class	Engineered Fill Thickness (Above Original GS)	Engineered Fill Thickness Side (Original GS)	Engineered Fill Thickness Rear (Original GS)	Permissible Grade Raise	Above Permissible Grade Raise Front	Above Permissible Grade Raise Side	Above Permissible Grade Raise Rear	Minimum Thickness LWF in Front Porches (If Applicable)	Minimum Thickness LWF and Extents
		(m)	(m)	(m)	(m)	(m)	(m)	(m)	(kPa)		(m)	(m)	(m)	(m)	(m)	(m)	(m)	(m)	(m)
BLDG A	1	96.30	97.65	96.30	97.35	96.45	97.35	95.38	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.21	97.65	N/A	N/A	96.40	97.35	95.38	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.21	97.65	N/A	N/A	96.50	97.35	95.38	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.80	97.65	97.50	97.35	96.90	97.35	95.38	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG B	1	97.17	97.67	97.25	97.38	97.18	97.38	95.40	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.36	97.67	N/A	N/A	96.45	97.38	95.40	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.70	97.67	N/A	N/A	96.50	97.38	95.40	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.60	97.67	96.55	97.38	96.55	97.38	95.40	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG C	1	96.45	97.71	96.45	97.40	96.45	97.40	95.45	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.42	97.71	N/A	N/A	96.36	97.40	95.45	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.42	97.71	N/A	N/A	96.36	97.40	95.45	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	97.03	97.71	97.25	97.40	97.03	97.40	95.45	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG D	1	97.15	97.81	97.28	97.55	97.10	97.55	95.54	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.55	97.81	N/A	N/A	96.43	97.55	95.54	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.50	97.81	N/A	N/A	96.45	97.55	95.54	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.45	97.81	96.45	97.55	96.45	97.55	95.54	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG E	1	96.55	97.87	96.55	97.57	96.60	97.57	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.39	97.87	N/A	N/A	96.39	97.57	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.39	97.88	N/A	N/A	96.39	97.57	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	97.05	97.88	97.14	97.57	97.11	97.57	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG F	1	97.10	98.00	97.50	97.74	97.10	97.74	95.73	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.47	98.00	N/A	N/A	96.46	97.74	95.73	120	E	n/a	n/a	n/a	1.50	0.03	n/a	n/a	n/a	n/a
	3	96.50	98.00	N/A	N/A	96.70	97.74	95.73	120	E	n/a	n/a	n/a	1.50	0.00	n/a	n/a	n/a	n/a
	4	96.60	98.00	96.60	97.74	96.65	97.74	95.73	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG G	1	96.66	98.09	96.66	97.79	96.66	97.79	95.84	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.67	98.09	N/A	N/A	96.68	97.79	95.84	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.80	98.10	N/A	N/A	96.98	97.79	95.84	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	97.05	98.10	97.36	97.79	97.11	97.79	95.84	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG H	1	97.00	98.17	97.15	97.90	96.95	97.90	95.91	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.60	98.17	N/A	N/A	96.80	97.90	95.91	120	E	n/a	n/a	n/a	1.50	0.07	n/a	n/a	1.0	n/a
	3	96.60	98.17	N/A	N/A	96.70	97.90	95.91	120	E	n/a	n/a	n/a	1.50	0.07	n/a	n/a	1.0	n/a
	4	96.60	98.17	96.60	97.90	96.60	97.90	95.91	120	E	n/a	n/a	n/a	1.50	0.07	n/a	n/a	1.0	n/a
BLDG J	1	96.60	98.23	96.60	97.94	96.60	97.94	95.97	120	E	n/a	n/a	n/a	1.50	0.13	n/a	n/a	1.0	n/a
	2	96.65	98.23	N/A	N/A	96.65	97.94	95.97	120	E	n/a	n/a	n/a	1.50	0.08	n/a	n/a	1.0	n/a
	3	96.90	98.23	N/A	N/A	96.80	97.94	95.97	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	97.05	98.23	97.20	97.94	96.90	97.94	95.97	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG K	1	96.90	97.99	96.90	97.99	97.15	97.99	95.73	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.85	97.99	N/A	N/A	97.15	97.99	95.73	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.52	97.99	N/A	N/A	97.20	97.99	95.73	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.90	97.99	96.95	97.90	97.40	97.99	95.73	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG L	1	96.60	98.04	96.50	97.95	96.50	98.04	95.78	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.60	98.04	N/A	N/A	96.55	98.04	95.78	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.60	98.04	N/A	N/A	96.55	98.04	95.78	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.60	98.04	96.60	98.04	96.55	98.04	95.78	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG M	1	96.60	97.88	96.60	97.50	96.65	97.60	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.65	97.88	N/A	N/A	96.68	97.60	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.65	97.87	N/A	N/A	96.68	97.60	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.65	97.87	96.65	97.60	96.65	97.60	95.61	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG N	1	96.60	97.75	96.60	97.45	96.60	97.45	95.48	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.55	97.75	N/A	N/A	96.55	97.45	95.48	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.55	97.75	N/A	N/A	96.55	97.45	95.48	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.50	97.75	96.45	97.35	96.45	97.45	95.48	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG P	1	96.50	97.71	96.45	97.40	96.45	97.40	95.44	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.53	97.71	N/A	N/A	96.45	97.40	95.44	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.53	97.71	N/A	N/A	96.50	97.40	95.44	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.53	97.71	96.53	97.40	96.55	97.40	95.44	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG Q	1	96.52	97.69	96.52	97.40	96.55	97.40	95.42	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.50	97.69	N/A	N/A	96.52	97.40	95.42	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.45	97.69	N/A	N/A	96.50	97.40	95.42	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.40	97.69	96.40	97.40	96.40	97.40	95.42	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
BLDG R	1	96.55	97.98	96.55	97.70	96.70	97.70	95.71	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	2	96.58	97.98	N/A	N/A	96.70	97.70	95.71	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	3	96.58	97.98	N/A	N/A	96.70	97.70	95.71	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a
	4	96.60	97.98	96.60	97.60	96.70	97.70	95.71	120	E	n/a	n/a	n/a	1.50	n/a	n/a	n/a	n/a	n/a

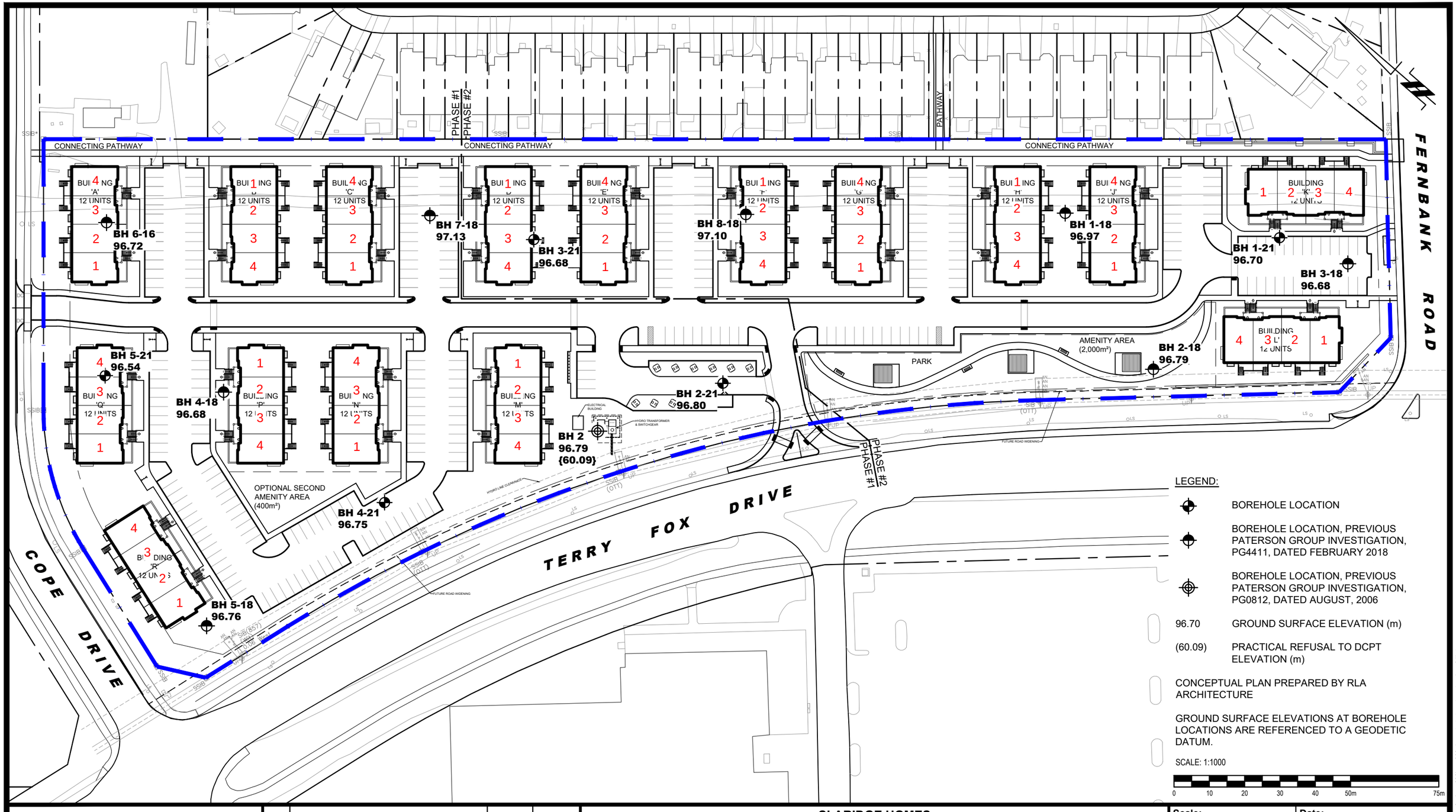
The following grading plans were reviewed as part of our submission:

- Grading Plan - Project No. 121011-00 -Drawing No. 121011-GR1 - Revision 6 dated November 14, 2025.

- Grading Plan - Project No. 121011-00 -Drawing No. 121011-GR2 - Revision 6 dated November 14, 2025.

Note:

- Units are numbered left to right from a parking lot view perspective. Refernce should be made to Drawing PG5683-3 for the unit numbering plan, attached to the current memorandum



LEGEND:

- BOREHOLE LOCATION
- BOREHOLE LOCATION, PREVIOUS PATERSON GROUP INVESTIGATION, PG4411, DATED FEBRUARY 2018
- BOREHOLE LOCATION, PREVIOUS PATERSON GROUP INVESTIGATION, PG0812, DATED AUGUST, 2006

96.70 GROUND SURFACE ELEVATION (m)

(60.09) PRACTICAL REFUSAL TO DCPT ELEVATION (m)

CONCEPTUAL PLAN PREPARED BY RLA ARCHITECTURE

GROUND SURFACE ELEVATIONS AT BOREHOLE LOCATIONS ARE REFERENCED TO A GEODETIC DATUM.

SCALE: 1:1000

0 10 20 30 40 50m 75m

PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ON
K2E 7T9
TEL: (613) 226-7381

NO.	REVISIONS	DD/MM/YYYY	INITIAL
1	REVISED WITH UPDATED CONCEPTUAL PLAN	22/10/2025	OC

CLARIDGE HOMES
GEOTECHNICAL INVESTIGATION
PROPOSED RESIDENTIAL DEVELOPMENT
5331 FERNBANK ROAD
OTTAWA, ONTARIO

Title:

UNIT NUMBERING PLAN

Scale: 1:1000	Date: 02/2021
Drawn by: NFRV	Report No.: PG5683-1
Checked by: VD	Dwg. No.: PG5683-3
Approved by: DJG	Revision No.: 1

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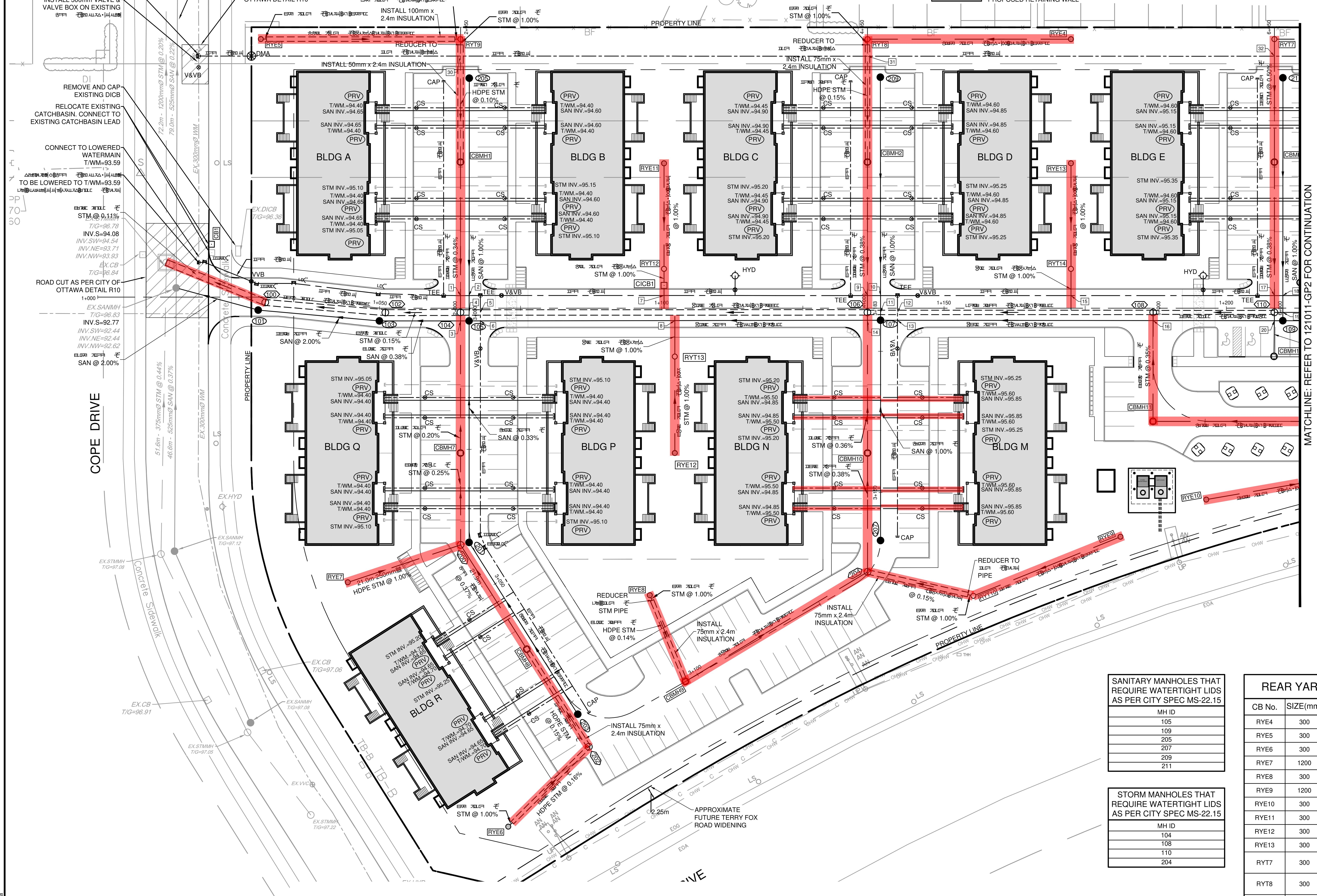
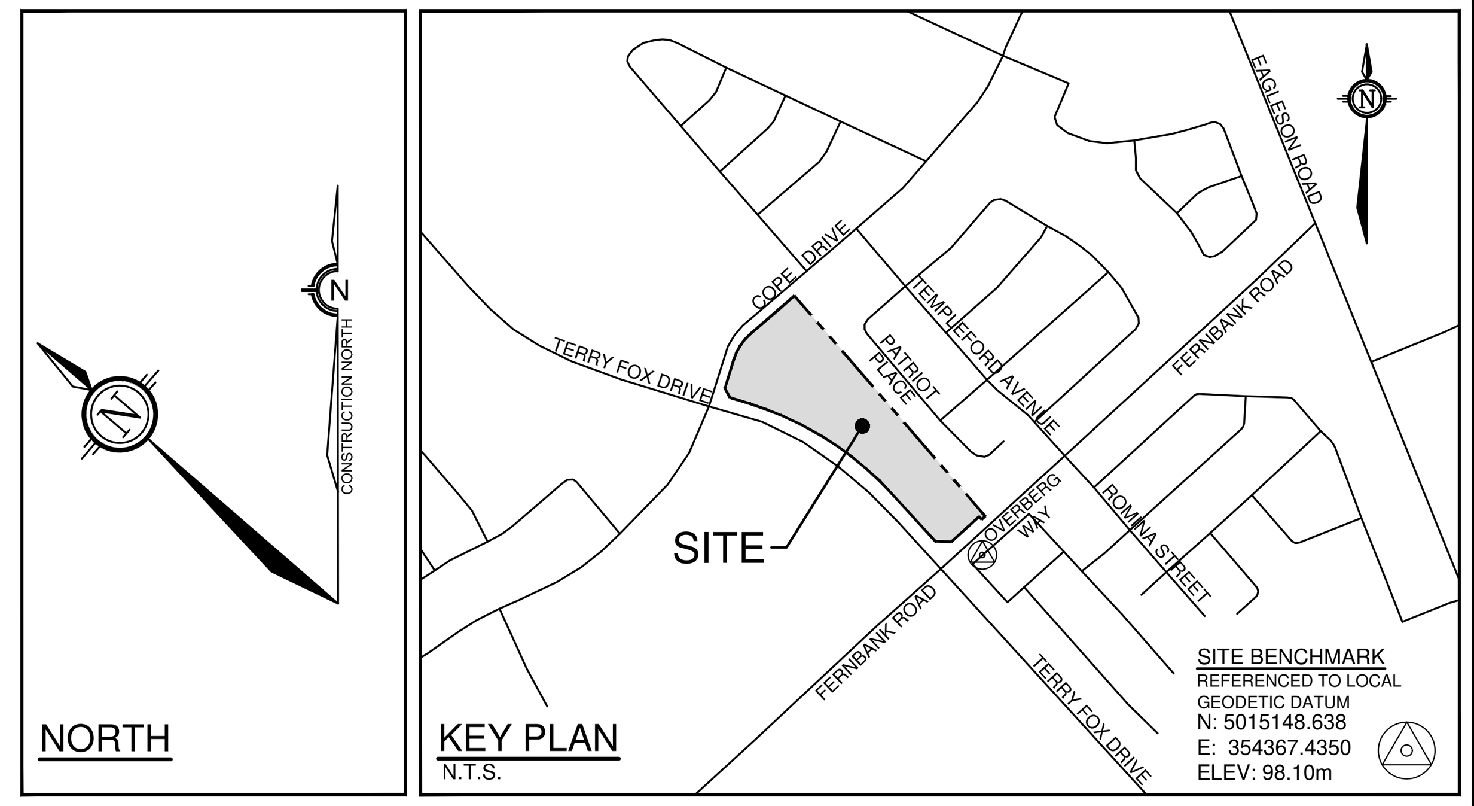
11x17

LEGEND

Symbol	Description
	SITE BOUNDARY
100	PROPOSED STORM MANHOLE & SEWER
101	PROPOSED SANITARY MANHOLE & SEWER
	PROPOSED WATERMAIN
V&VB	PROPOSED VALVE & VALVE BOX
CS	PROPOSED CURB STOP LOCATION
DMA	PROPOSED DISTRICT METERING AREA (DMA) CHAMBER (AS PER CITY OF OTTAWA DETAIL W3.3)
HYD	PROPOSED HYDRANT C/W VALVE & VALVE BOX
	PROPOSED TWSI AS PER CITY OF OTTAWA DETAIL SC7.2
	PROPOSED TREES
CICB 1	PROPOSED CURB INLET CATCHBASIN
CB 1	PROPOSED CATCHBASIN
CBMH 1	PROPOSED CATCHBASIN MANHOLE
RYE 1	PROPOSED REAR YARD ELBOW
RYT 1	PROPOSED REAR YARD TEE
HM	PROPOSED HYDRO METER LOCATION
HT	PROPOSED HYDRO STEP DOWN TRANSFORMER LOCATION
M	PROPOSED WATER METER LOCATION
RM	PROPOSED REMOTE WATER METER LOCATION
GM	PROPOSED GAS METER LOCATION
PRV	PROPOSED PRESSURE REDUCING VALVE
	PROPOSED RETAINING WALL
STM MH	*EXISTING STORM MANHOLE AND SEWER*
SAN MH	*EXISTING SANITARY MANHOLE AND SEWER*
	EXISTING WATERMAIN
	EXISTING UNDERGROUND GAS
VVB	*EXISTING VALVE AND VALE BOX*
EX. HYD	*EXISTING FIRE HYDRANT*
EX.CB	*EXISTING CATCHBASIN*
T/G	*EXISTING TOP OF GRATE*
HGL	*EXISTING HYDRAULIC GRADE LINE*
EX UP	*EXISTING UTILITY POLE C/W GUY WIRES*
	EXISTING STREETLIGHT



- Pipes with insufficient soil cover



SITE BENCHMARK
REFERENCED TO LOCAL GEODETIC DATUM
N: 5015148.638
E: 354367.4350
ELEV: 98.10m

PIPE CROSSING TABLE

CROSSING #	WATERMAIN	SANITARY	STORM
1	INV = 92.98 OBV = 93.18		INV = 94.69 OBV = 94.99
2	INV = 92.98 OBV = 93.18	INV = 93.72 OBV = 93.92	
3		INV = 93.62 OBV = 93.82	INV = 94.53 OBV = 94.98
4		INV = 93.69 OBV = 93.89	INV = 94.23 OBV = 94.98
5	INV = 93.00 OBV = 93.10		INV = 94.23 OBV = 94.98
6	INV = 93.00 OBV = 93.10	INV = 93.66 OBV = 93.86	
7	INV = 94.50 OBV = 94.70		INV = 95.41 OBV = 95.66
8		INV = 93.77 OBV = 93.97	INV = 95.53 OBV = 94.78
9	INV = 93.26 OBV = 93.46		INV = 94.77 OBV = 95.07
10	INV = 93.26 OBV = 93.46	INV = 94.00 OBV = 94.20	
11		INV = 93.97 OBV = 94.17	INV = 94.46 OBV = 95.06
12	INV = 93.30 OBV = 93.40		INV = 94.47 OBV = 95.07
13	INV = 93.30 OBV = 93.40	INV = 93.94 OBV = 94.14	
14		INV = 93.89 OBV = 94.09	INV = 94.76 OBV = 95.06
15	INV = 94.63 OBV = 94.83		INV = 95.68 OBV = 95.93
16		INV = 94.09 OBV = 94.29	INV = 94.83 OBV = 95.13
17	INV = 93.53 OBV = 93.73		INV = 94.89 OBV = 95.19
18	INV = 93.53 OBV = 93.73	INV = 94.27 OBV = 94.47	
19		INV = 94.24 OBV = 94.44	INV = 94.65 OBV = 95.18
20		INV = 94.17 OBV = 94.37	INV = 94.89 OBV = 95.19
30	INV = 94.05 OBV = 94.25		INV = 94.79 OBV = 95.54
31	INV = 94.15 OBV = 94.35		INV = 94.89 OBV = 95.49
32	INV = 94.40 OBV = 94.60		INV = 95.13 OBV = 95.38

* WATERMAIN CROSSING AS PER W25 & W25.2 PROVIDE THERMAL INSULATION AS PER W22 WHERE THERE IS LESS THAN 2.4m COVER.

SAN MANHOLE TABLE

MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
101	1200	1+028.42	96.94	SE=93.10 NW=93.07
103	1200	1+050.12	97.04	SE=93.56 NW=93.53
105	1200	1+065.88	97.04	NE=93.68 NW=93.62 SE=93.65 SW=93.68
107	1200	1+138.76	97.11	SE=93.93 NW=93.90 SW=93.96 NE=93.96
109	1200	1+210.01	97.35	SE=94.20 NW=94.17 NE=94.23
201	1200	3+041.42	97.14	S=93.84 NE=93.81
203	1200	3+077.08	97.23	N=94.20
205	1200	2+040.73	97.00	SW=94.11
207	1200	3+141.50	97.01	NE=94.35
209	1200	4+040.90	97.07	SW=94.39
211	1200	6+040.80	97.33	SW=94.66

STM MANHOLE TABLE

MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
100	1500	1+029.68	96.96	N=94.10 SE=94.10
102	1500	1+051.06	97.03	NW=94.13 SE=94.13
104	1800	1+064.37	97.03	SE=94.23 SW=94.53 NE=94.68 NW=94.15
106	1500	1+136.45	97.13	SE=94.46 NE=94.76 NW=94.31 SW=94.76
108	1200	1+187.05	97.28	SE=94.60 SW=94.83 NW=94.53
110	1200	1+208.53	97.36	SE=94.65 NE=94.88 NW=94.65 SW=94.88
200	1200	3+041.42	97.14	NE=94.69 S=94.77 NW=94.82
202	1500	3+080.10	97.38	N=94.88 W=94.88
204	1200	3+135.29	97.10	W=94.98 NE=94.93 SE=94.98

SANITARY MANHOLES THAT REQUIRE WATERTIGHT LIDS AS PER CITY SPEC MS-22.15
MH ID
105
109
205
207
209
211

STORM MANHOLES THAT REQUIRE WATERTIGHT LIDS AS PER CITY SPEC MS-22.15
MH ID
104
108
110
204

REAR YARD CATCHBASIN TABLE

CB No.	SIZE(mm)	T/G ELEV(m)	INVERT(m)
RYE4	300	96.90	NW=95.26
RYE5	300	96.85	SE=95.15
RYE6	300	97.40	E=94.92
RYE7	1200	97.14	SE=95.03
RYE8	300	97.10	SW=95.20
RYE9	1200	97.35	NW=95.30
RYE10	300	97.37	SE=95.47
RYE11	300	97.14	SW=95.64
RYE12	300	97.16	NE=95.76
RYE13	300	97.31	SW=95.91
RYT7	300	97.15	SW=95.14 SE=95.14
RYT8	300	96.90	SW=94.90 SE=94.90
RYT9	300	96.85	SW=94.80 NW=94.80
RYT10	1200	97.32	NW=95.02 SE=95.02
RYT12	300	97.07	NE=95.45 SW=95.45
RYT13	300	97.17	SW=95.59 NE=95.59
RYT14	300	97.29	NE=95.72 SW=95.72

CATCHBASIN TABLE

CB No.	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)	ICD DIA.(mm)
CB1	600 x 600	1+019.60	0.00		
CBMH1	1500	2+025.87	96.74	SW=94.77 NE=94.77	105mm PLATE
CBMH2	1500	4+025.87	96.84	SW=94.86 NE=94.86	80mm PLATE
CBMH3	1200	6+025.86	97.10	SW=94.98 NE=95.03	TEMPEST LMF VORTEX 101
CBMH7	1200	3+025.66	96.78	SW=94.65 NE=94.58	
CBMH8	1200	3+062.79	96.92	S=94.85 N=94.85	
CBMH9	1200	3+097.52	97.14	E=95.17 NE=95.17	
CBMH10	1200	3+157	96.86	SW=94.85 NE=94.85	
CBMH11	1800	5+017.92	97.08	NE=94.90 SE=94.95	
CBMH13	1200	1+208.45	97.23	NE=94.91	
CICB1	600 x 600	1+100.41	97.14	NE=95.42 SW=95.42	

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.

No.	REVISION	DATE	BY
6.	REVISED SITE PLAN SUBMISSION	NOV 14/25	DDB
5.	RE-ISSUED FOR TENDER	JAN 18/24	DDB
4.	ISSUED FOR TENDER	MAY 20/22	DDB
3.	REVISED PER CITY COMMENTS	FEB 17/22	DDB
2.	REVISED PER CITY COMMENTS	NOV 5/21	DDB
1.	ISSUED FOR CITY OF OTTAWA REVIEW	JUN 2/21	DDB

SCALE 1:400

DESIGN: BM | CHECKED: DDB | DRAWN: ATE | CHECKED: BM | APPROVED: DDB

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER — D.D. BLAIR 100122737 — PROVINCE OF ONTARIO

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

CITY OF OTTAWA
5331 FERNBANK ROAD
IRON VALLEY 2

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No. 121011-00
REV: REV # 6
DRAWING No. 121011-GP1

PLANA1.DWG - 841mmx594mm

D07-12-21-0080

#18539

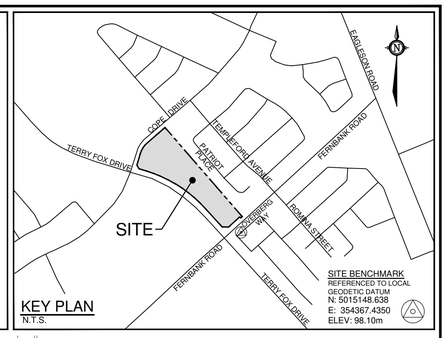
M:\2021\121011\CAD\Design\121011-GP.dwg, GP1, Nov 13, 2025 - 4:32pm, channa

LEGEND

- SITE BOUNDARY
- PROPOSED STORM MANHOLE & SEWER
- PROPOSED SANITARY MANHOLE & SEWER
- PROPOSED WATERMAIN
- PROPOSED VALVE & VALVE BOX
- PROPOSED CURB STOP LOCATION
- PROPOSED DISTRICT METERING AREA (DMA) CHAMBER (AS PER CITY OF OTTAWA DETAIL W3.3)
- PROPOSED HYDRANT C/W VALVE & VALVE BOX
- PROPOSED CATCHBASIN
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED REAR YARD ELBOW
- PROPOSED REAR YARD TEE
- PROPOSED TWSI AS PER CITY OF OTTAWA DETAIL SC7.2
- PROPOSED TREES
- PROPOSED HYDRO METER LOCATION
- PROPOSED HYDRO STEP DOWN TRANSFORMER LOCATION
- PROPOSED WATER METER LOCATION
- PROPOSED REMOTE WATER METER LOCATION
- PROPOSED GAS METER LOCATION
- PROPOSED PRESSURE REDUCING VALVE
- PROPOSED RETAINING WALL
- EXISTING STORM MANHOLE AND SEWER
- EXISTING SANITARY MANHOLE AND SEWER
- EXISTING WATERMAIN
- EXISTING UNDERGROUND GAS
- EXISTING VALVE AND VALE BOX
- EXISTING FIRE HYDRANT
- EXISTING CATCHBASIN
- EXISTING TOP OF GRATE
- EXISTING HYDRAULIC GRADE LINE
- EXISTING UTILITY POLE C/W GUY WIRES
- EXISTING STREETLIGHT

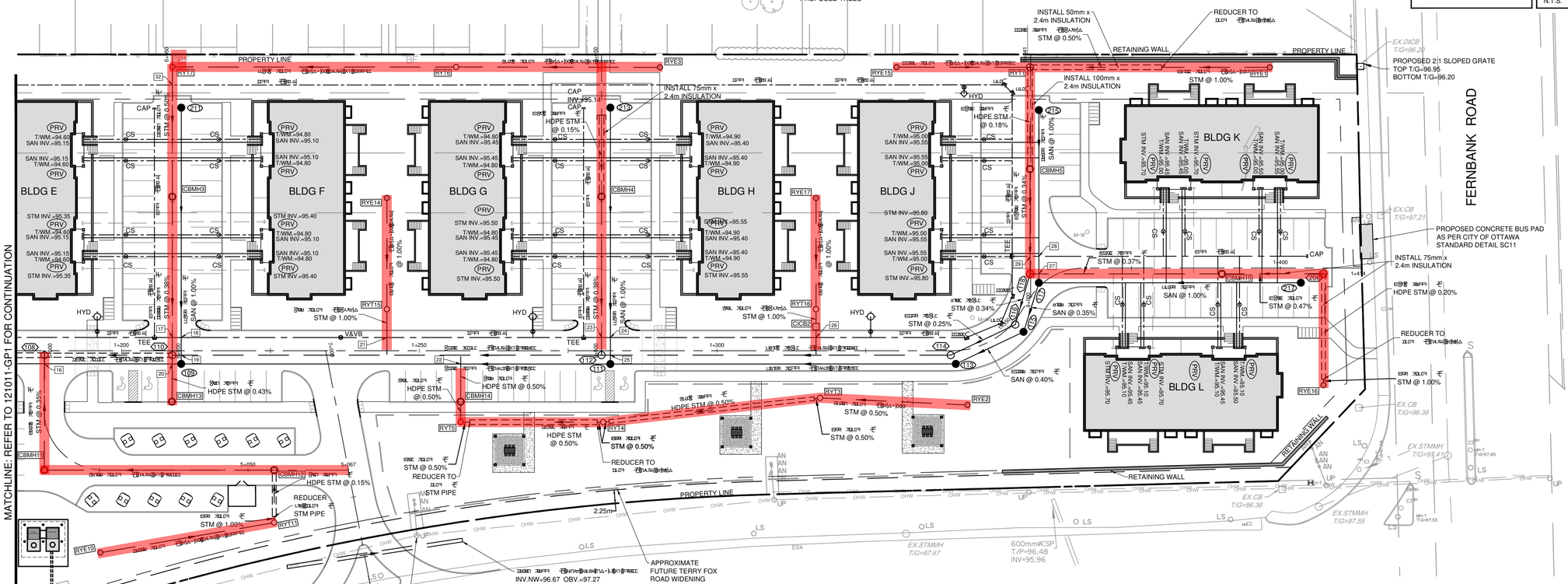
NORTH

CONSTRUCTION NORTH



KEY PLAN
N.T.S.

SITE BENCHMARK
REFERENCED TO LOCAL GEODETIC DATUM
N: 5015148.638
E: 354367.4350
ELEV: 98.10m



- Pipes with insufficient soil cover

SAN MANHOLE TABLE

MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
109	1200	1+210.01	97.35	SE=94.20 NW=94.17 NE=94.23
111	1200	1+282.11	97.43	SE=94.47 NW=94.44 NE=94.50
113	1200	1+340.05	97.54	NW=94.66 SE=94.69
115	1200	1+351.12	97.60	NE=94.77 NW=94.74
117	1200	1+359.04	97.67	SW=94.80 SE=94.86 NE=94.83
211	1200	6+040.80	97.33	SW=94.66
213	1200	8+040.80	97.50	SW=94.93
215	1200	9+031.37	97.51	SW=95.12
217	1200	1+403.45	97.70	NW=95.30

STM MANHOLE TABLE

MANHOLE ID	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)
108	1200	1+187.05	97.28	SE=94.60 SW=94.83 NW=94.53
110	1200	1+208.53	97.36	SE=94.65 NE=94.88 NW=94.65 SW=94.88
112	1200	1+280.61	97.47	SE=94.94 NE=95.02 NW=94.79
114	1200	1+339.26	97.55	NW=95.09 SE=95.09
116	1200	1+351.13	97.61	NE=95.12 NW=95.12
118	1200	1+358.97	97.67	SE=95.50 NE=95.50 SW=95.15
206	1200	1+407.25	97.76	NW=95.75 SW=95.75

REAR YARD CATCHBASIN TABLE

CB No.	SIZE(mm)	T/G ELEV(m)	INVERT(m)
RYE1	300	97.47	NW=95.88
RYE2	300	97.50	NW=95.51
RYE3	300	97.40	NW=95.96
RYE10	300	97.37	SE=95.47
RYE14	300	97.50	SW=96.10
RYE15	300	97.29	SE=95.82
RYE16	300	97.58	NE=95.79
RYE17	300	97.66	SW=96.26
RYT1	1200	97.35	SW=95.59 SE=95.59 NW=95.59
RYT3	300	97.44	SE=95.39 NW=95.41
RYT4	300	97.26	SE=95.23 NW=95.23
RYT5	300	97.23	NE=95.11 SE=95.11
RYT6	300	97.18	NW=95.62 SE=95.62
RYT7	300	97.15	SW=95.14 SE=95.14
RYT11	300	97.58	NW=95.17 NE=95.17
RYT15	300	97.48	NE=95.91 SW=95.91
RYT16	300	97.64	SW=96.07 NE=96.07

PIPE CROSSING TABLE

CROSSING #	WATERMAIN	SANITARY	STORM
16		INV = 94.09 OBV = 94.29	INV = 94.83 OBV = 95.13
17	INV = 93.53 OBV = 93.73		INV = 94.89 OBV = 95.19
18	INV = 93.53 OBV = 93.73	INV = 94.27 OBV = 94.47	
19		INV = 94.24 OBV = 94.44	INV = 94.65 OBV = 95.18
20		INV = 94.17 OBV = 94.37	INV = 94.89 OBV = 95.19
21	INV = 94.78 OBV = 94.98		INV = 95.87 OBV = 96.12
22		INV = 94.36 OBV = 94.56	INV = 95.06 OBV = 95.31
23	INV = 93.80 OBV = 94.00		INV = 95.03 OBV = 95.33
24	INV = 93.80 OBV = 94.00	INV = 94.54 OBV = 94.74	
25		INV = 94.51 OBV = 94.71	INV = 94.94 OBV = 95.32
26	INV = 94.87 OBV = 95.07		INV = 96.03 OBV = 96.28
27		INV = 94.84 OBV = 95.04	INV = 95.56 OBV = 95.86
*28	INV = 94.25 OBV = 94.35	INV = 94.87 OBV = 95.07	
*29	INV = 94.25 OBV = 94.35		INV = 95.56 OBV = 95.86
32	INV = 94.40 OBV = 94.60		INV = 95.13 OBV = 95.38

* WATERMAIN CROSSING AS PER W25 & W25.2 PROVIDE THERMAL INSULATION AS PER W22 WHERE THERE IS LESS THAN 2.4m COVER.

CATCHBASIN TABLE

CB No.	SIZE(mm)	STATION	T/G ELEV(m)	INVERT(m)	ICD DIA.(mm)
CBMH3	1200	6+025.86	97.10	SW=94.98 NE=95.03	TEMPEST LMF VORTEX 101
CBMH4	1500	8+025.86	97.31	SW=95.12 NE=95.20	80mm PLATE
CBMH5	1500	9+021.47	97.38	SW=95.56 NE=95.56	108mm PLATE
CBMH11	1800	5+017.92	97.08	NE=94.90 SE=94.95	
CBMH12	1200	5+054.40	97.55	NW=95.15 SW=95.15	
CBMH13	1200	1+208.45	97.23	NE=94.91	
CBMH14	1200	1+256.96	97.23	NE=95.09 SW=95.09	
CBMH15	1200	1+390.18	97.50	SE=95.67 NW=95.62	
CICB2	600x600	1+316.65	97.59	NE=96.04 SW=96.04	

SANITARY MANHOLES THAT REQUIRE WATERTIGHT LIDS AS PER CITY SPEC MS-22.15

MH ID
109
211
213
215
217

STORM MANHOLES THAT REQUIRE WATERTIGHT LIDS AS PER CITY SPEC MS-22.15

MH ID
108
110
114

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.

No.	REVISION	DATE	BY
6.	REVISED SITE PLAN SUBMISSION	NOV 14/25	DDB
5.	RE-ISSUED FOR TENDER	JAN 18/24	DDB
4.	ISSUED FOR TENDER	MAY 20/22	DDB
3.	REVISED PER CITY COMMENTS	FEB 17/22	DDB
2.	REVISED PER CITY COMMENTS	NOV 5/21	DDB
1.	ISSUED FOR CITY OF OTTAWA REVIEW	JUN 2/21	DDB

SCALE
1:400
1:400
0 4 8 12 16

DESIGN BM
CHECKED DDB
DRAWN ATE
CHECKED BM
APPROVED DDB

FOR REVIEW ONLY

LICENSED PROFESSIONAL ENGINEER
D.D. BLAIR
100122737
PROVINCE OF ONTARIO

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

CITY OF OTTAWA
5331 FERNBANK ROAD
IRON VALLEY 2

DRAWING NAME
GENERAL PLAN OF SERVICES

PROJECT No. 121011-00
REV REV # 6
DRAWING No. 121011-GP2

D07-12-21-0080
#18539

M:\2021\121011\CAD\Design\121011-GP.dwg, GP2, Nov 13, 2025 - 4:32pm, dhanna
PLANA1.DWG - 841mmx594mm

CONTINUED ON DRAWING L.2

1 L.2 LANDSCAPE PLAN
SCALE 1:400

0 3 6 9 12m

- Indicates the minimum 4.5 m setback from building foundation is not provided.

GENERAL NOTES:

1. It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.

2. The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.

3. The contractor is to reinstate all areas and items damaged as a result of construction activity.

4. The contractor is to comply with all pertinent codes and by-laws.

5. The contractor is to maintain a positive surface run-off throughout the entire construction period.

6. The Landscape Architect is not responsible for subsurface conditions.

7. The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.

8. The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.

9. Minimum distances for selected deciduous trees are as follows:
- Sidewalks 1m
- Underground Infrastructure 1.5m
- Fire Hydrant 2.5m
- Street Light 2.5m for Small Trees, 5m for Large/Medium Trees

10. All trees within 1m of underground utility trenches are to be excavated by hand.

11. Remove all protective wrapping from tree trunks after installation.

12. Staking of trees shall only be performed if necessary.

13. Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF

PART OF LOT 30 CONCESSION 10, GOULBOURN, PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112; OTTAWA.
SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED OVER PARTS 5,6, 7, 8 AND 9 PLAN 4R20112 AS IN OC455206.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 10, GOULBOURN
LYING BETWEEN PARTS 3 AND 4 ON 4R17373 AND PART 2 ON PLAN 4R20112, AS CLOSED BY N599928;
OTTAWA

PART OF LOT 31, CONCESSION 10, GOULBOURN, PART 1 ON PLAN 4R19334
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Field Work Completed December 14, 2020

40 YEAR CANOPY CALCULATION:

- 36,789m² Site Limit of Work

- (24) Large Deciduous Trees Proposed (154m² ea.)
- (38) Coniferous Trees Proposed (79m² ea.)
- (30) Medium Deciduous Trees Proposed (79m² ea.)
- (113) Small Deciduous Trees Proposed (7m²ea.)

= 9,859m² canopy cover = 26.8% canopy cover

***Large deciduous tree calculated at 14m spread, Large coniferous trees at 10m spread, Medium deciduous tree calculated at 10m spread, Small deciduous tree calculated at 3m spread**

KEY MAP

CLIENT
CLARIDGE HOMES

CONSULTANTS

ARCHITECTS:
RLA ARCHITECTURE
RODERICK LAHEY ARCHITECT INC.,
56 BEECH STREET, OTTAWA, ONTARIO K1S 3J6
Tel : (613) 724-9932

CIVIL ENGINEERS:
NOVATECH
ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS
SUITE 200, 240 MICHAEL COWPLAND DRIVE,
OTTAWA, ONTARIO K2M 1P6
Tel : (613) 254-9643

SURVEYOR:
Annis O'Sullivan Vollebekk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850

LEGEND

PROPOSED DECIDUOUS TREE
REQUIRED SOIL VOLUME AT A 1.5m DEPTH
PROPOSED CONIFEROUS TREE
REQUIRED SOIL VOLUME AT A 1.5m DEPTH
PROPOSED SHRUBS
PROPOSED SOD

No.	Issue	Date MM/DD/YY	DR	CK
1	ISSUED FOR SITE PLAN APPROVAL	11/18/2025	LC	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

PROJECT
IRON VALLEY 2
TERRACE HOMES
5331 FERNBANK ROAD
OTTAWA, ONTARIO

DRAWING
LANDSCAPE PLAN

STAMP

SCALE
AS SHOWN

START DATE
JUNE, 2021

PROJECT NO.
21-CLG-2163

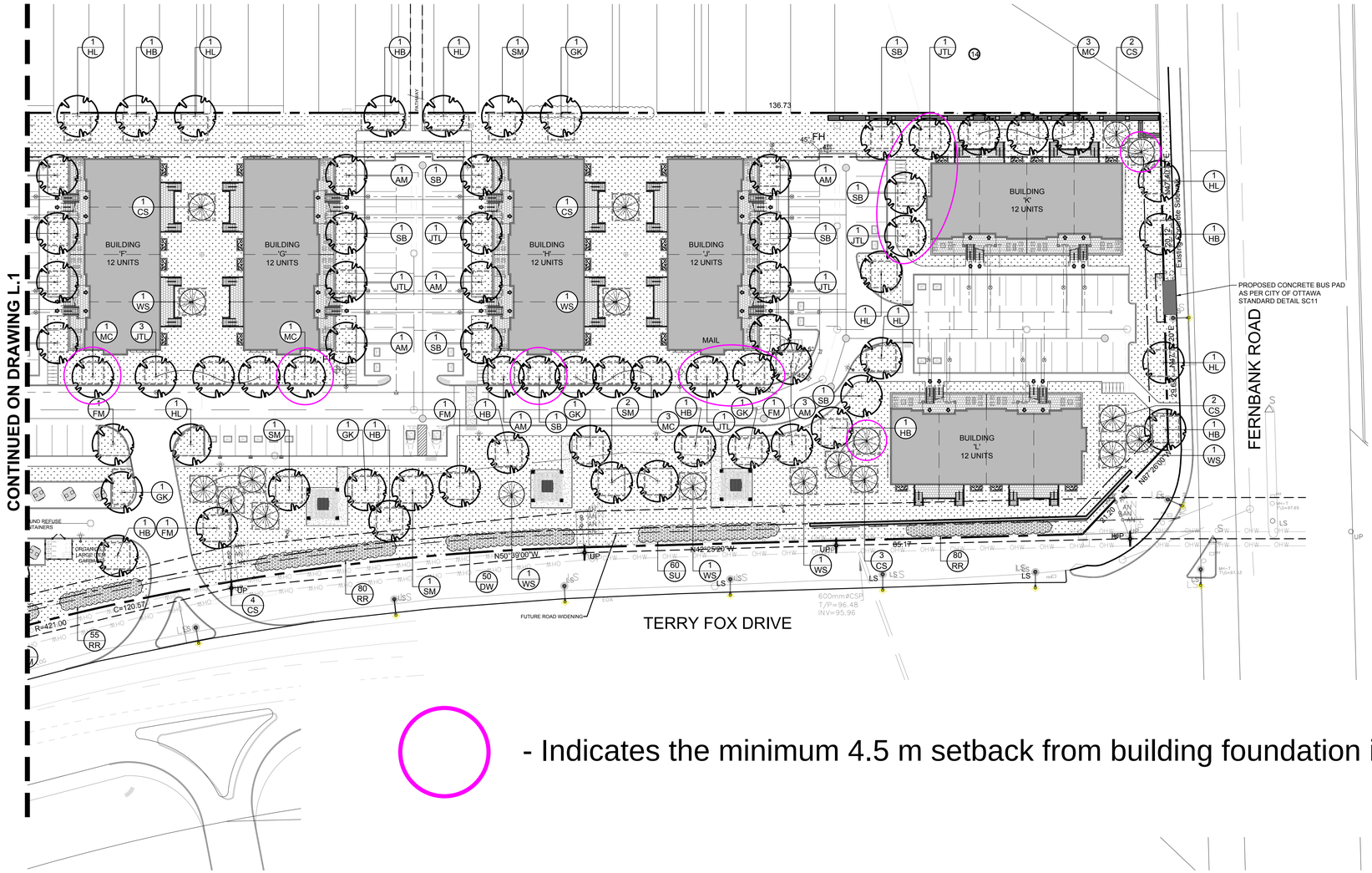
PROJECT NORTH

DRAWING NO.
L.1

PLOT SIZE ARCH-D

D07-12-21-0080

#18539

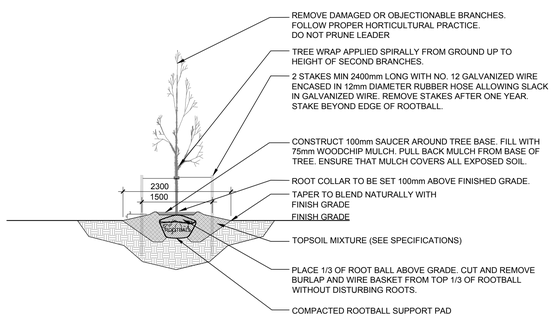


- Indicates the minimum 4.5 m setback from building foundation is not provided.

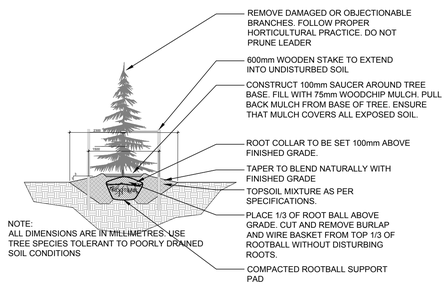
1 L.2 LANDSCAPE PLAN
SCALE 1:400

0 3 6 9 12m

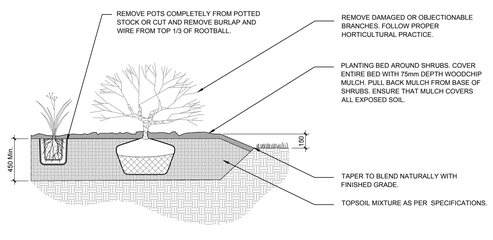
NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. USE TREE SPECIES TOLERANT TO POORLY DRAINED SOIL CONDITIONS.



2 L.2 DECIDUOUS TREE PLANTING
N.T.S.



3 L.2 CONIFEROUS TREE PLANTING
N.T.S.



4 L.2 SHRUB AND PERENNIAL PLANTING
N.T.S.

PROPOSED PLANT LIST (QTY. KEY)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AM	26	Acer ginnala	Amur Maple	60mm ø	B&B	Small tree
CS	25	Picea pungens	Colorado Spruce	1800 mm ht.	B&B	Large tree
FM	8	Acer x freemanii	Freeman's Maple	60mm ø	B&B	Large tree
GK	7	Ginkgo biloba	Maidenhair Tree	60mm ø	B&B	Large tree
HB	15	Celtis occidentalis	Hackberry	60mm ø	B&B	Medium tree
HL	15	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	60mm ø	B&B	Medium tree
JTL	32	Syringa reticulata	Japanese Tree Lilac	60mm ø	B&B	Small tree
MC	25	Malus 'Makamik'	Makamik Crabapple	60mm ø	B&B	Small tree
SB	30	Amelanchier canadensis	Shadblow Serviceberry	60mm ø	B&B	Small tree
SM	9	Acer saccharum	Sugar Maple	60mm ø	B&B	Large tree
WS	13	Picea glauca	White Spruce	1800 mm ht.	B&B	Large tree
SHRUBS						
DW	205	Cornus sericea	Red Osier Dogwood	800mm ht.	Potted	1200mm o.c.
RR	325	Rosa rugosa	Rugosa Rose	800mm ht.	Potted	800mm o.c.
SU	210	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	800 mm ht.	Potted	1200 mm o.c.

CLIFNT

CLARIDGE HOMES

CONSULTANTS

ARCHITECTS:
RLA ARCHITECTURE
RODERICK LAHEY ARCHITECT INC.,
56 BEECH STREET, OTTAWA, ONTARIO K1S 3J6
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NOVATECH
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SUITE 200, 240 MICHAEL COWPLAND DRIVE,
OTTAWA, ONTARIO K2M 1P6
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SURVEYOR:
Annis O'Sullivan Vollebekk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850

LEGEND

PROPOSED DECIDUOUS TREE
REQUIRED SOIL VOLUME AT A 1.5m DEPTH
PROPOSED CONIFEROUS TREE
REQUIRED SOIL VOLUME AT A 1.5m DEPTH
PROPOSED SHRUBS
PROPOSED SOD
PROPOSED BENCH
PROPOSED RETAINING WALL, REFER TO GRADING PLAN
PROPOSED SHADE STRUCTURE WITH TABLE AND BENCHES UNDERNEATH

No.	Issue	Date MM/DD/YY	DR	CK
1	ISSUED FOR SITE PLAN APPROVAL	11/18/2025	LC	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

PROJECT

IRON VALLEY 2
TERRACE HOMES

5331 FERNBANK ROAD
OTTAWA, ONTARIO

DRAWING

LANDSCAPE PLAN

STAMP

SCALE: AS SHOWN

START DATE: JUNE, 2021

PROJECT NO.: 21-CLG-2163

PROJECT NORTH

DRAWING NO.: L.2

PLOT SIZE ARCH-D

D07-12-21-0080

#18539