



**Dendron Forestry Services**

www.dendronforestry.ca  
613.805.WOOD (9663)  
[info@dendronforestry.ca](mailto:info@dendronforestry.ca)

---

## Tree Information Report

**Submitted as part of Building Permit Application for the City of Ottawa**

**Address:** 209 Montfort

**Date:** August 9, 2022

**Prepared by:** Astrid Nielsen, RPF, ISA Certified Arborist ®  
131 Smirle Ave, Ottawa, K1Y 0S4  
[Astrid.nielsen@dendronforestry.ca](mailto:Astrid.nielsen@dendronforestry.ca)

**Prepared for:** Amjd Shendi, Principal, Design Company, [AMJD@ASDesignCompany.com](mailto:AMJD@ASDesignCompany.com)

**Site Visit:** August 9, 2022

**Committee of Adjustment**  
Received | Reçu le  
**2023-10-25**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.**

### Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa’s Tree Protection By-law No. 2020-340. This report is part of a building permit application to the City of Ottawa and considers the impact that the proposed development will have on the trees. All other plans provided by the client are reviewed as part of this report, and conclusions are made on the suitability for retaining the protected trees on the site. For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction. It should be noted that the construction phase includes all site works that could impact trees, from the capping of services at the beginning to the final landscaping steps at the end.

Note: For those trees that are identified as non-retainable in this report, a Tree Permit from the city is required before the removal can occur. Applications for tree removal can be made online at this [link](#).

### Methodology

The following materials were reviewed as part of this report:

- Grading plan prepared by T.L. Mak dated July 22, 2022
- GeOttawa tree inventory layer and aerial photography

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa’s Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health



**Tree Information:**

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

Tree <sup>1</sup>	Species	Diameter at breast height (cm)	Ownership <sup>2,3</sup>	Condition	Action	Recommendations
1	Manitoba maple ( <i>Acer negundo</i> )	33 cm	209 Montfort	Fair/poor; significant decay at base and heavy lean towards subject property	Remove	Remove based on health, replace with new trees; <b>Tree Permit required for removal</b>
2	Manitoba maple ( <i>Acer negundo</i> )	40 cm	203 Montfort	Good/fair	Retain	Retain and protect with fencing as per City of Ottawa Tree Protection Specifications (March 2021)

<sup>1</sup> Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the grading plan (in pdf format) provided by the client. This layer includes only information about the trees and the original grading plan is not altered in this process.

<sup>2</sup>Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

<sup>3</sup>Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.

Tree 1 is the only tree on this property that is above the 30 cm threshold for protected trees. The cedars along the rear area, all under 20 cm in diameter, were likely once a hedge that have grown into trees due to lack of hedge care. There is a balsam fir in good condition in the northeast corner of the property that measures 26 cm in diameter and is a good candidate for retention during construction. The area for protection for this fir falls within the protection zone of the adjacent tree (tree#2).

**Tree Protection:**

Prior to any site works, protective fencing should be installed around the tree#2 as indicated in the attached Tree Information Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City



- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2”X4” wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, *one* of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply ¾ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

The undersigned personally inspected the property and issues associated with this report on August 9, 2022. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)  
ISA Certified Arborist®, ON-1976  
ISA Tree Risk Assessment Qualified  
Principal, Dendron Forestry Services  
[Astrid.nielsen@dendronforestry.ca](mailto:Astrid.nielsen@dendronforestry.ca)  
(613) 805-9663 (WOOD)





*Figure 1: Tree 1, Manitoba maple to be removed*





*Figure 2: Base of tree#1, picture illustrating decay due to old branch attachments*



## ASSUMPTIONS AND LIMITING CONDITIONS

### Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

### Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

### Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

### No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

### Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

### No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.



### **Implementing the Report Recommendations**

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

### **Further Services**

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

### **Limits of Liability**

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated July 25, 2022 for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

### **No Third Party Liability**

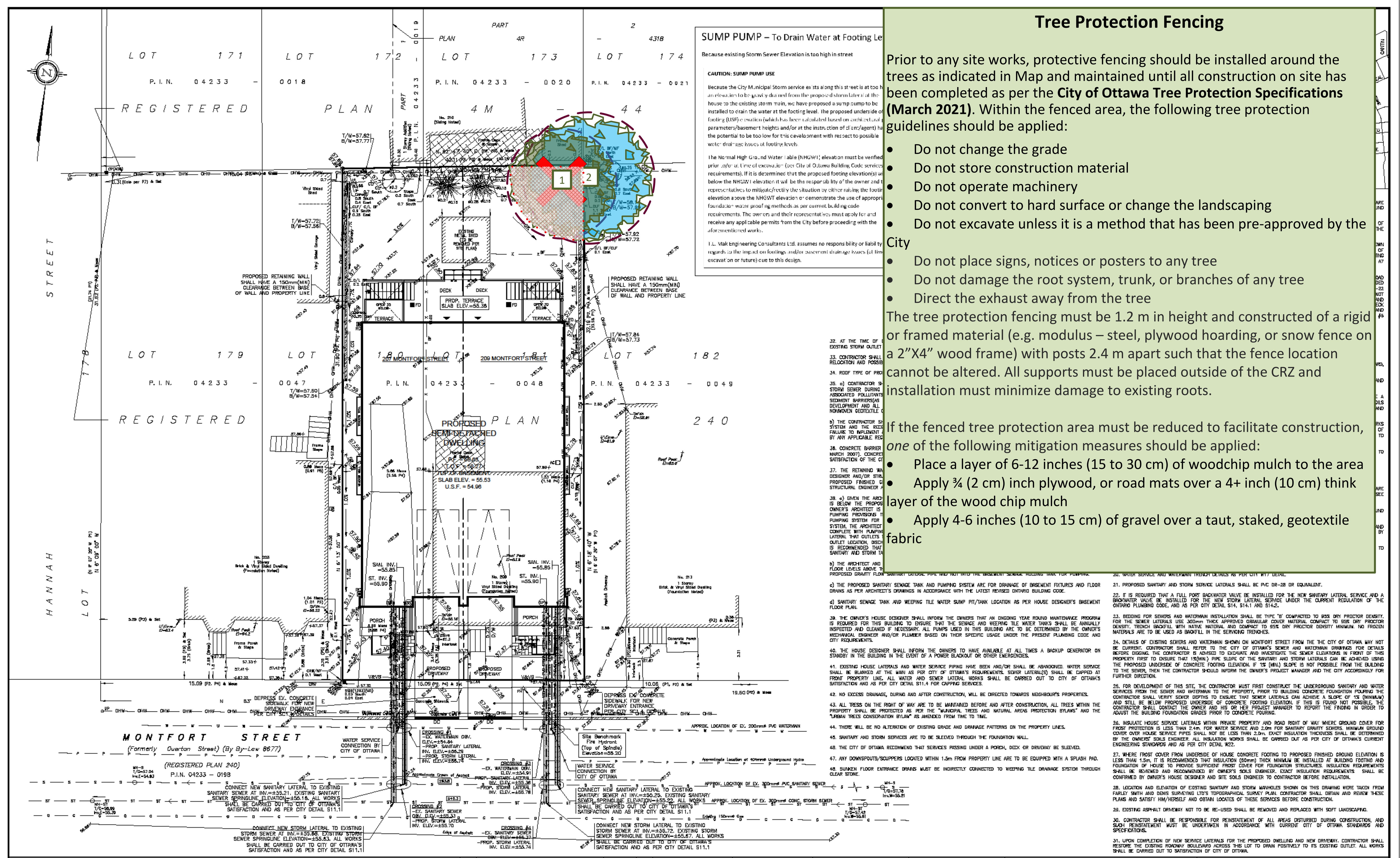
This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

### **General**

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.





### Tree Protection Fencing

Prior to any site works, protective fencing should be installed around the trees as indicated in Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2"x4" wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, one of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply ¾ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

**SUMP PUMP – To Drain Water at Footing Level**  
 Because existing Storm Sewer Elevation is too high in street  
**CAUTION: SUMP PUMP USE**  
 Because the City Municipal storm service exists along this street is at too high an elevation to be gravity drained from the proposed structure at the house to the existing storm main, we have proposed a sump pump to be installed to drain the water at the footing level. The proposed underside of footing (USF) elevation (which has been calculated based on architectural parameters/basement heights and/or at the instruction of client/agent) has the potential to be too low for this elevation with respect to possible water drainage issues at footing level.  
 The Normal High Ground Water Table (NHGW) elevation must be verified prior to construction (per City of Ottawa Building Code service requirements). If it is determined that the proposed footing elevation(s) will be below the NHGW elevation it will be the responsibility of the owner and representatives to mitigate/rectify the situation by either raising the footing elevation above the NHGW elevation or demonstrate the use of appropriate foundation water proofing methods as per current building code requirements. The owner and their representatives must apply for and receive any applicable permits from the City before proceeding with the aforementioned works.  
 T.L. Mak Engineering Consultants Ltd. assumes no responsibility or liability regarding the impact on footings and/or basement drainage issues (at time of excavate or future) due to this design.

32. AT THE TIME OF EXISTING STORM OUTLET
33. CONTRACTOR SHALL RELOCATION AND POSSIB
34. ROOF TYPE OF PRO
35. c) CONTRACTOR IS STORM SEWER DURING ASSOCIATED POLLUTANTS SEDIMENT BARRIERS/SEDIMENT DEVELOPMENT AND ALL NONWOVEN GEOTEXTILE
36. THE CONTRACTOR SH SYSTEM AND THE REED FAILURE TO IMPLEMENT BY ANY APPLICABLE REG
37. THE RETAINING WA DESIGNER AND/OR STRA PROPOSED FINISHED G STRUCTURAL ENGINEER
38. CONCRETE BARRIER MARCH 2007), CONCRE SATISFACTION OF THE CI
39. c) GIVEN THE ARCH IS BELOW THE PROPOS OWNER'S ARCHITECT IS PUMPING FIBROUS T PUMPING SYSTEM FOR COMPLETE WITH PUMPING LATERAL THAT OUTLETS DISCH IS RECOMMENDED THAT SANITARY AND STORM TA
40. THE ARCHITECT AND FLOOR LEVELS ABOVE T PROPOSED GRAVITY FLOW SANITARY LATERAL PIPE AND NOT INTO THE BASEMENT SEWER HOLDING TANK FOR PUMPING.
41. THE PROPOSED SANITARY SEWER TANK AND PUMPING SYSTEM ARE FOR DRAINAGE OF BASEMENT FIXTURES AND FLOOR DRAINS AS PER ARCHITECT'S DRAWINGS IN ACCORDANCE WITH THE LATEST REVISED DETAILED BUILDING CODE.
42. SANITARY SEWER TANK AND KEEPING TILE WATER SUMP PIT/TANK LOCATION AS PER HOUSE DESIGNER'S BASEMENT FLOOR PLAN.
43. THE OWNER'S HOUSE DESIGNER SHALL INFORM THE OWNERS THAT AN ONGOING YEAR ROUND MAINTENANCE PROGRAM IS REQUIRED FOR THIS BUILDING TO ENSURE THAT THE SEWERAGE AND KEEPING TILE WATER TANKS SHALL BE ANNUALLY INSPECTED AND CLEANED IF NECESSARY. ALL PUMPS USED IN THIS BUILDING ARE TO BE DETERMINED BY THE OWNER'S MECHANICAL ENGINEER AND/OR PLUMBER BASED ON THEIR SPECIFIC USAGE UNDER THE PRESENT PLUMBING CODE AND CITY REQUIREMENTS.
44. THE HOUSE DESIGNER SHALL INFORM THE OWNERS TO HAVE AVAILABLE AT ALL TIMES A BACKUP GENERATOR ON STANDBY IN THE EVENT OF A POWER BLACKOUT OR OTHER ENERGIZES.
45. EXISTING HOUSE LATERALS AND WATER SERVICE PIPING HAVE BEEN AND/OR SHALL BE ABANDONED. WATER SERVICE SHALL BE BLANKED AT THE MAIN AS PER CITY OF OTTAWA'S REQUIREMENTS. SEWER LATERAL(S) SHALL BE CAPPED AT FRONT PROPERTY LINE. ALL WATER AND SEWER LATERAL WORKS SHALL BE CARRIED OUT TO CITY OF OTTAWA'S SATISFACTION AND AS PER CITY DETAIL S11.4 FOR CAPPING SERVICES.
46. NO EXCESS DRAINAGE, DURING AND AFTER CONSTRUCTION, WILL BE DIRECTED TOWARDS NEIGHBOUR'S PROPERTIES.
47. ALL TRESS ON THE FRONT OF WAY ARE TO BE MAINTAINED BEFORE AND AFTER CONSTRUCTION, ALL TREES WITHIN THE PROPERTY SHALL BE PROTECTED AS PER THE "MUNICIPAL TREES AND NATURAL AREAS PROTECTION BYLAWS" AND THE "URBAN TREES CONSERVATION BYLAW" AS AMENDED FROM TIME TO TIME.
48. THERE WILL BE NO ALTERATION OF EXISTING GRADE AND DRAINAGE PATTERNS ON THE PROPERTY LINES.
49. SANITARY AND STORM SERVICES ARE TO BE SLEEVED THROUGH THE FOUNDATION WALL.
50. THE CITY OF OTTAWA RECOMMEND THAT SERVICES PASSING UNDER A PORCH, DECK OR DRIVEWAY BE SLEEVED.
51. ANY DOWNSPOUTS/SCUPPERS LOCATED WITHIN 1.5m FROM PROPERTY LINE ARE TO BE EQUIPPED WITH A SPLASH PAD.
52. SUNKEN FLOOR ENTRANCE DRAINS MUST BE INDIRECTLY CONNECTED TO KEEPING TILE DRAINAGE SYSTEM THROUGH CLEAR SIFTE.
53. FOR DEVELOPMENT OF THIS SITE, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO THE PROPERTY, PRIOR TO BUILDING CONCRETE FOUNDATION FORMING. THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MINIMUM) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADVISE THE BUILDING FOUNDATION GRADER PRIOR TO CONCRETE POURING.
54. DETAILS OF EXISTING SEWERS AND WATERMAIN SHOWN ON MONTFORT STREET FROM THE CITY OF OTTAWA MAY NOT BE CURRENT. CONTRACTOR SHALL REFER TO THE CITY OF OTTAWA'S SEWER AND WATERMAIN DRAWINGS FOR DETAILS BEFORE DIGGING. THE CONTRACTOR IS ADVISED TO EXCAVATE AND INVESTIGATE THE SEWER ELEVATIONS IN FRONT OF THIS PROPERTY FIRST TO ENSURE THAT 1% (MIN.) PIPE SLOPE OF THE SANITARY AND STORM LATERALS CAN BE ACHIEVED USING THE PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF 1% (MIN.) SLOPE IS NOT POSSIBLE FROM THE BUILDING TO THE SEWER, THEN THE CONTRACTOR SHOULD INFORM THE OWNER'S PROJECT MANAGER AND THE CITY ACCORDINGLY FOR FURTHER DIRECTION.
55. INSULATION THICKNESS APPROVED GRANULAR COVER MATERIAL COMPACT TO USE DRY PROCTOR DENSITY. TRENCH BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% DRY PROCTOR DENSITY MINIMUM. NO FROZEN MATERIALS ARE TO BE USED AS BACKFILL IN THE SEWERING TRENCHES.
56. FOR DEVELOPMENT OF THIS SITE, THE CONTRACTOR MUST FIRST CONSTRUCT THE UNDERGROUND SANITARY AND WATER SERVICES FROM THE SEWER AND WATERMAIN TO THE PROPERTY, PRIOR TO BUILDING CONCRETE FOUNDATION FORMING. THE CONTRACTOR SHALL VERIFY SEWER DEPTHS TO ENSURE THAT SEWER LATERALS CAN ACHIEVE A SLOPE OF 1% (MINIMUM) AND STILL BE BELOW PROPOSED UNDERSIDE OF CONCRETE FOOTING ELEVATION. IF THIS IS FOUND NOT POSSIBLE, THE CONTRACTOR SHALL CONTACT THE OWNER AND HIS OR HER PROJECT MANAGER TO REPORT THE FINDING IN ORDER TO ADVISE THE BUILDING FOUNDATION GRADER PRIOR TO CONCRETE POURING.
57. WHERE FROST COVER FROM UNDERSIDE OF HOUSE CONCRETE FOOTING TO PROPOSED FINISHED GROUND ELEVATION IS LESS THAN 1.5m, IT IS RECOMMENDED THAT INSULATION (60mm) THICK MINIMUM BE INSTALLED AT BUILDING FOOTING AND FOUNDATION OF HOUSE TO PROMOTE SUFFICIENT FROST COVER FOR FOUNDATION STRUCTURES. INSULATION REQUIREMENTS SHALL BE REVIEWED AND RECOMMENDED BY OWNER'S SOILS ENGINEER. EXACT INSULATION REQUIREMENTS SHALL BE CONFIRMED BY OWNER'S HOUSE DESIGNER AND SITE SOILS ENGINEER TO CONTRACTOR BEFORE INSTALLATION.
58. LOCATION AND ELEVATION OF EXISTING SANITARY AND STORM MANHOLES SHOWN ON THIS DRAWING WERE TAKEN FROM FARLEY SMITH AND DENIS SURVEYING LTD'S TOPOGRAPHICAL SURVEY PLAN. CONTRACTOR SHALL OBTAIN AND REVIEW THESE PLANS AND SATISFY HIM/HERSELF AND OBTAIN LOCATES OF THESE SERVICES BEFORE CONSTRUCTION.
59. EXISTING ASPHALT DRIVEWAY NOT TO BE RE-USED SHALL BE REMOVED AND REPLACED WITH SOFT LANDSCAPING.
60. CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTATEMENT OF ALL AREAS DISTURBED DURING CONSTRUCTION, AND SUCH REINSTATEMENT MUST BE UNDERTAKEN IN ACCORDANCE WITH CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
61. UPON COMPLETION OF NEW SERVICE LATERALS FOR THE PROPOSED DWELLING AND NEW DRIVEWAY, CONTRACTOR SHALL RESTORE THE EXISTING FRONTY BOLLIVARD ACROSS THE LOT TO DRAW POSITIVELY TO ITS EXISTING OUTLET. ALL WORKS SHALL BE CARRIED OUT TO SATISFACTION OF CITY OF OTTAWA.

<b>SCALE</b>  1:100 HORIZONTAL VERTICAL		DESIGN: T.L.M. CHECKED: T.L.M. DRAWN BY: P.M. CHECKED: T.L.M. APPROVED: T.L.M.	PROJECT: <b>209 MONTFORT STREET</b> <b>LOT 181 AND PART OF LOT 180</b> <b>REGISTERED PLAN 240</b> <b>CITY OF OTTAWA</b>	 <b>T.L. MAK ENGINEERING CONSULTANTS LTD.</b> <b>CONSULTING ENGINEERS</b>
1 REVISIONS AS PER ARCHITECT'S REVISED SITE PLAN OF JULY 19, 2022 AND COMMENTS OF JULY 22, 2022		DATE: 07/22/22 BY: T.L.M.	DRAWING TITLE: <b>PROPOSED LOT GRADING PLAN</b>	PROJECT No.: 822-01 DATE: JUNE 2022 DRAWING No.: G-1

- Critical Root Zone
- Private Tree
- Tree Fencing Area
- Tree either fully or partly on adjacent property
- Tree to be removed

Note that 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 grading plan has not been altered in the process. Refer to the original plan for details on grading as quality is lost when importing the plan into the mapping software used to create the tree layer.



Tree Information Report – 209 Montfort  
 Tree layer prepared by Dendron Forestry Services  
 Version 1.0, August 10, 2022  
 For more information, please contact info@dendronforestry.ca