

SITE DESCRIPTION:

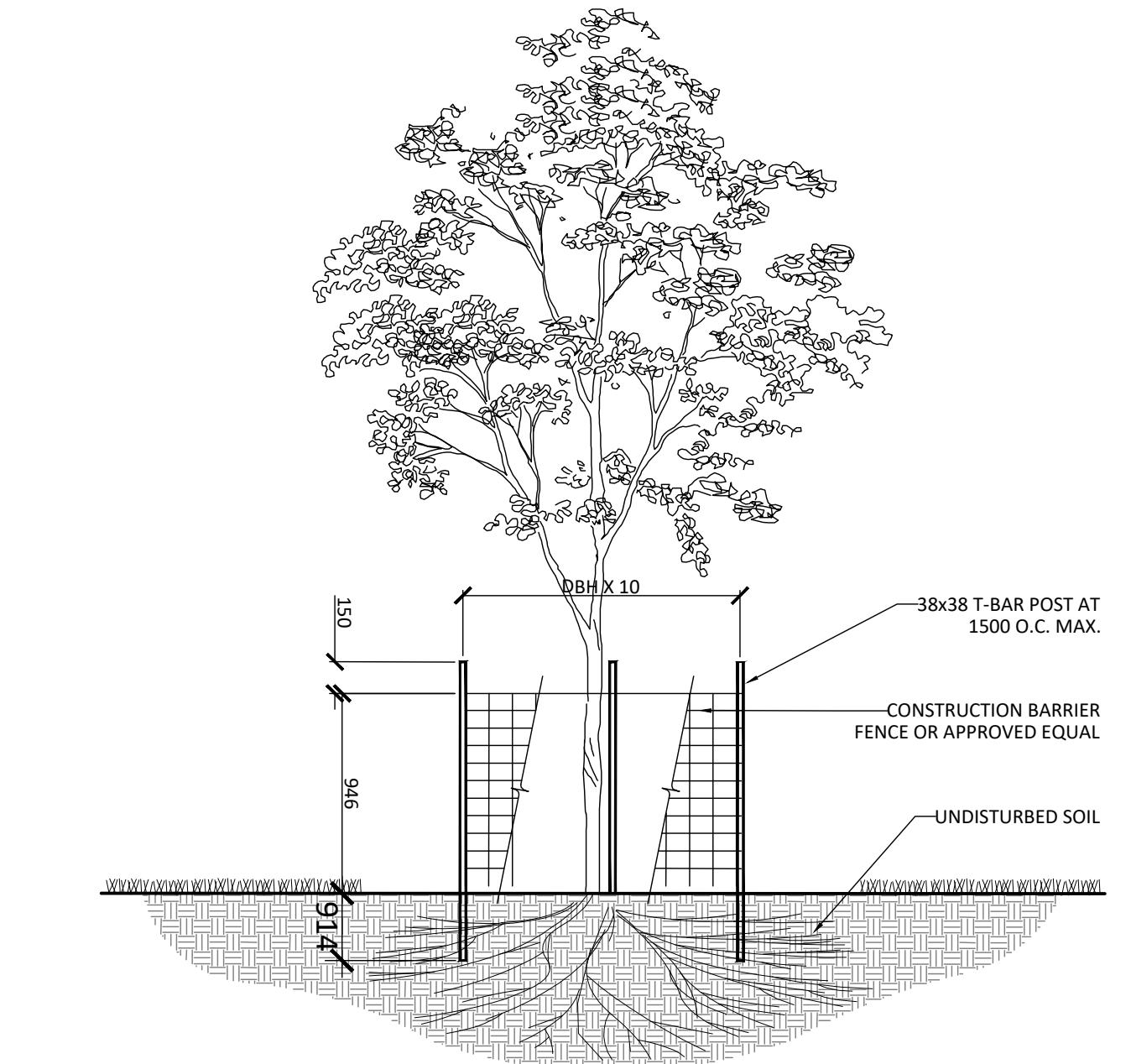
1. THE EXISTING SITE CONTAINS ONE 2 STOREY BUILDING, CONCRETE WALKWAY, TREES AND TURF.
2. THERE ARE A TOTAL OF SIX TREES AS SHOWN IN THE REPORT, IN POOR CONDITION. NO OTHER TREES EXIST ON SITE.
3. FOUR OF THE TREES ARE LOCATED WITHIN THE SITE BOUNDARY ALONG ARMSTRONG STREET, AND TWO TREES ON THE ADJACENT PROPERTY.

GENERAL NOTES:

1. ALL MEASUREMENTS IN MILLIMETERS UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO REPORT ALL ERRORS / OMISSIONS TO THE CONTRACT ADMINISTRATOR.
4. REINSTATE / REPAIR ALL DAMAGE TO ADJACENT PROPERTIES OR AREAS TO BE PROTECTED. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.

Committee of Adjustment
 Received | Reçu le
 2024-03-08
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

TREE #	BOTANICAL NAME	COMMON NAME	DBH (mm)	OWNERSHIP	CONDITION	COMMENTS	TO BE PRESERVED	RECOMMENDATION
1	ACER PLATANOIDES	NORWAY MAPLE	20	PRIVATE	POOR	Heavily pruned, rot on limbs	No	Rot indicates poor health of tree, and heavy pruning due to conflict with hydro have contributed to health of tree. Recommendation to be removed due to proximity to construction.
2	ACER PLATANOIDES	NORWAY MAPLE	20	PRIVATE	POOR	Heavily pruned, fungus, included bark, rot on limbs	No	Rot indicates poor health of tree, and heavy pruning due to conflict with hydro have contributed to health of tree. Recommendation to be removed due to proximity to construction.
3	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	20	PRIVATE	POOR	Dieback approx. 50%, not pruned	No	Recommendation to be removed to conflicts with proposed construction.
4	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	20	PRIVATE	POOR	Dieback approx. 10%, not pruned	No	Recommendation to be removed to conflicts with proposed construction.
5	ACER NEGUNDO	MANITOBA MAPLE	20	PRIVATE/BOUNDARY	POOR	Leaning	Yes	Crown raising pruning recommended for future pedestrian access.
6	ACER NEGUNDO	MANITOBA MAPLE	15	PRIVATE/BOUNDARY	POOR	Leaning	Yes	Crown raising pruning recommended for future pedestrian access.

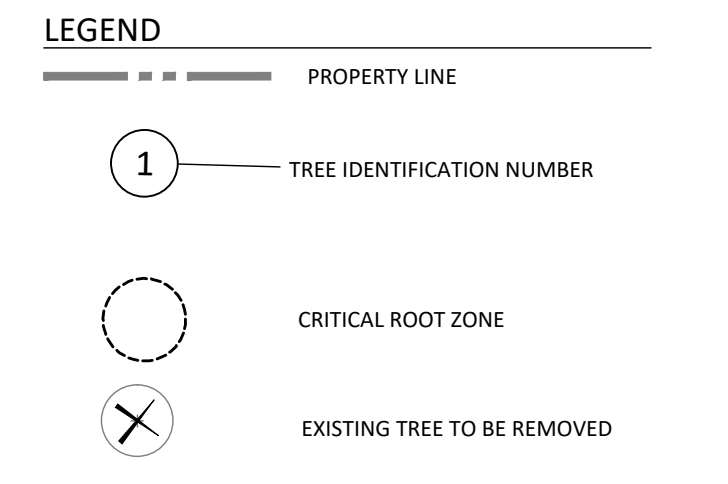
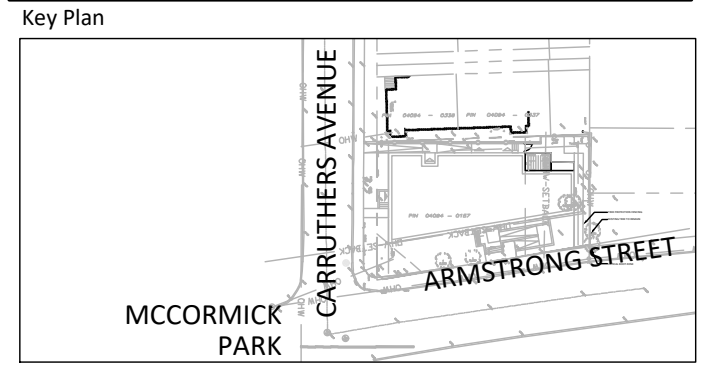


NOTES:

1. THE AREA WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES SHALL BE PROPERLY PROTECTED WITH TEMPORARY FENCING AS PER THE APPROVED LANDSCAPE PLAN.
2. THE SURVEY SHALL SHOW EXISTING ELEVATION AT BASE OF ALL TREES TO BE PRESERVED AS SHOWN BY "+".
3. THE AREA WITHIN THE PROTECTED FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT. REMOVE ALL DEBRIS.
4. PRUNE BRANCHES TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. DO NOT PRUNE LEADERS.
5. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT.
6. IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS CALLED FOR, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
7. IF TREES ARE BEING AFFECTED BY CONSTRUCTION, A WATER AND FERTILIZING PROGRAM WILL BE REQUIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

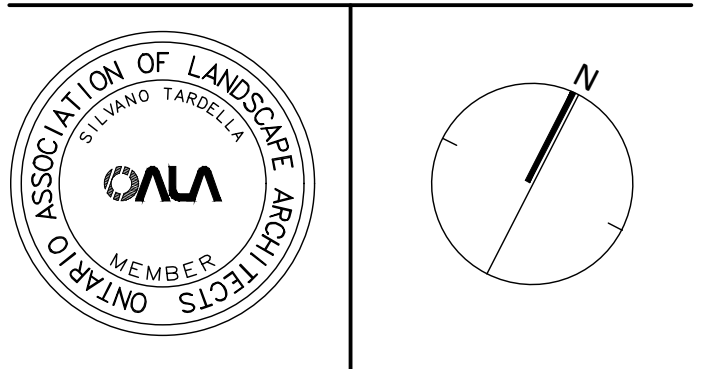
1 TREE PROTECTION FENCE
1:30

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



No.	Description	Date
3	Issued for TIR Update	Mar. 8/24
2	Issued for City Submission	Feb. 28/24
1	Issued for Coordination	Feb. 23/24

Revision
City Approval Stamp

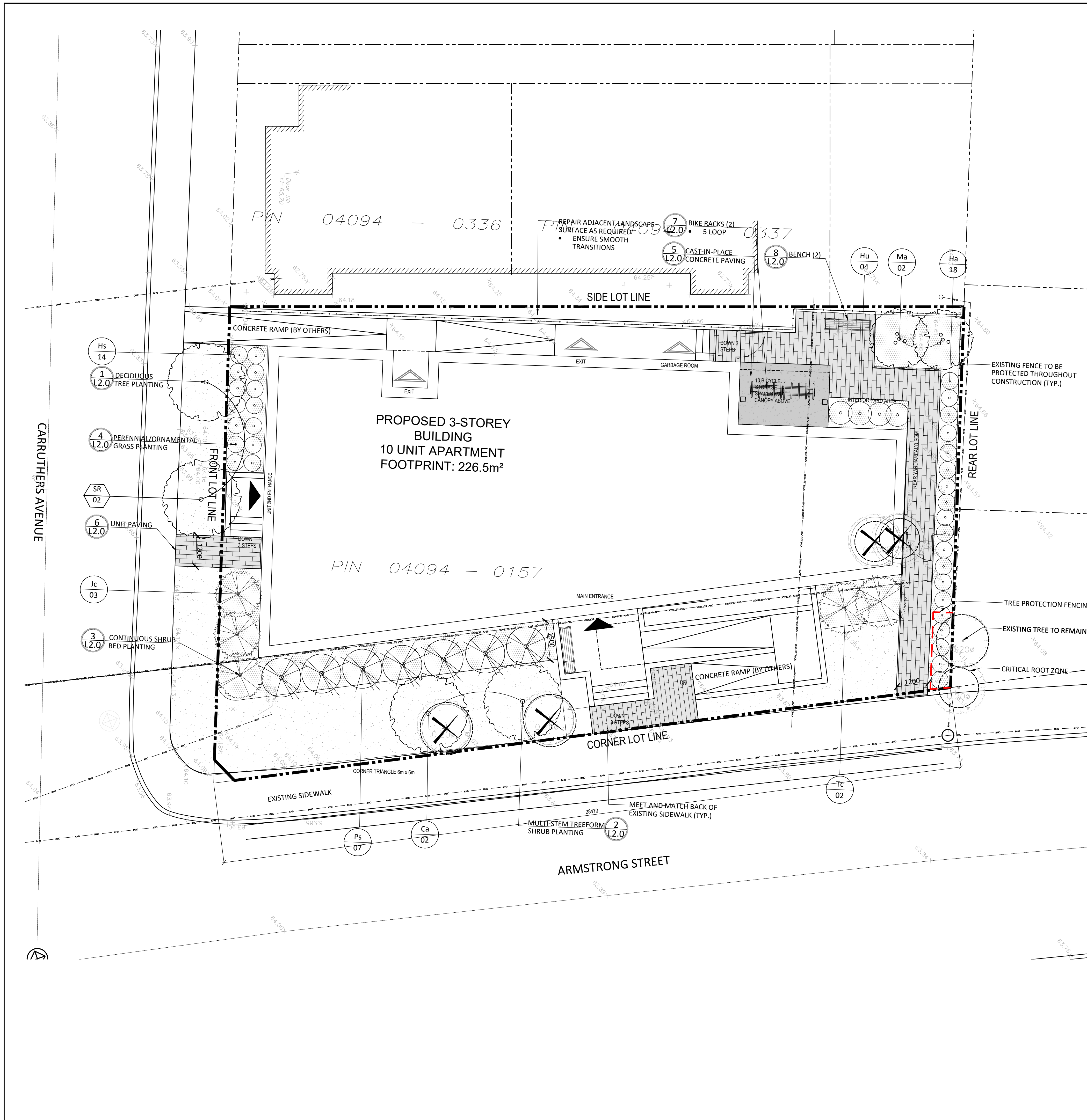


NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2346
Project

CCOC CARRUTHERS-ARMSTRONG
212 Carruthers Avenue, Ottawa

Title
TREE INFORMATION REPORT

Date	2024-02-21	Sheet	L1.1
Scale	1:100		
Drawn	SE		
Checked	YL/PG		
Job No.	22-154		



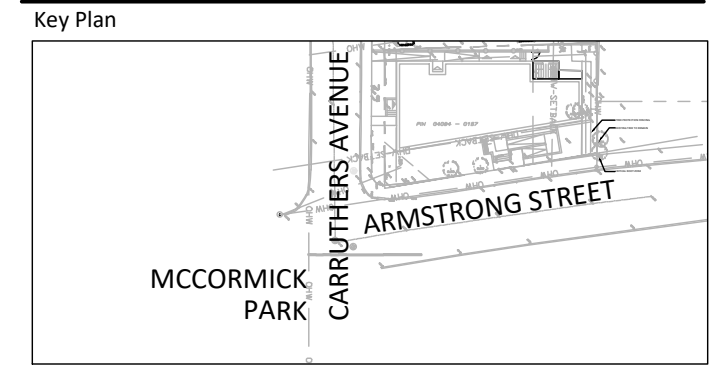
GENERAL NOTES:

1. ALL MEASUREMENTS IN MILLIMETERS UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR TO REPORT ALL ERRORS / OMISSIONS TO THE CONTRACT ADMINISTRATOR.
4. REINSTATE / REPAIR ALL DAMAGE TO ADJACENT PROPERTIES OR AREAS TO BE PROTECTED. ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SMALL DECIDUOUS TREES/TREEFORM SHRUBS - 6M HEIGHT MAXIMUM)					
SR	2	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	100cm	B&B
SR	2	SYRINGA RETICULATA	JAPANESE LILAC	70mm	B&B
Ca	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	150cm	WB
DECIDUOUS SHRUBS					
Ps	7	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	3 GAL	POTTED
CONIFEROUS SHRUBS					
Tc	2	TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEW	3 GAL	POTTED
Jc	3	JUNIPERUS CHINENSIS SARGENTII 'GLAUCA'	BLUE SARGENT JUNIPER	3 GAL	POTTED
GRASSES/PERENNIALS					
Ha	27	HEMEROCALLIS 'JOAN'S SENIOR'	JOAN'S SENIOR DAYLILY	1 GAL	POTTED
Hs	14	HEMEROCALLIS 'DAD'S BEST WHITE'	DAD'S BEST WHITE DAYLILY	1 GAL	POTTED
Hu	4	HOSTA 'BLUE UMBRELLAS'	BLUE UMBRELLAS HOSTA	1 GAL	POTTED

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



LEGEND

PLANTING

- EXISTING TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- PROPOSED SMALL DECIDUOUS TREE/TREEFORM SHRUB
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIALS
- SHRUB BED AREA
- SOD

SURFACING

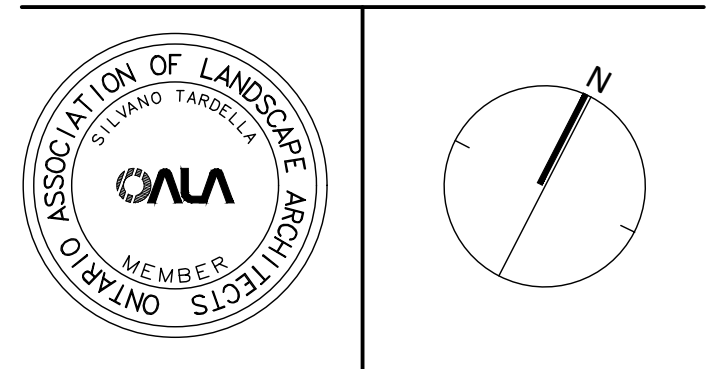
- C.I.P. CONCRETE
- UNIT PAVING

AMENITIES

- BENCH

No.	Description	Date
3	Issued for TIR Update	Mar. 8/24
2	Issued for City Submission	Feb. 28/24
1	Issued for Coordination	Feb. 23/24

Revision
City Approval Stamp



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM
Project

CCOC CARRUTHERS-ARMSTRONG
212 Carruthers Avenue, Ottawa

TREE SOIL VOLUMES

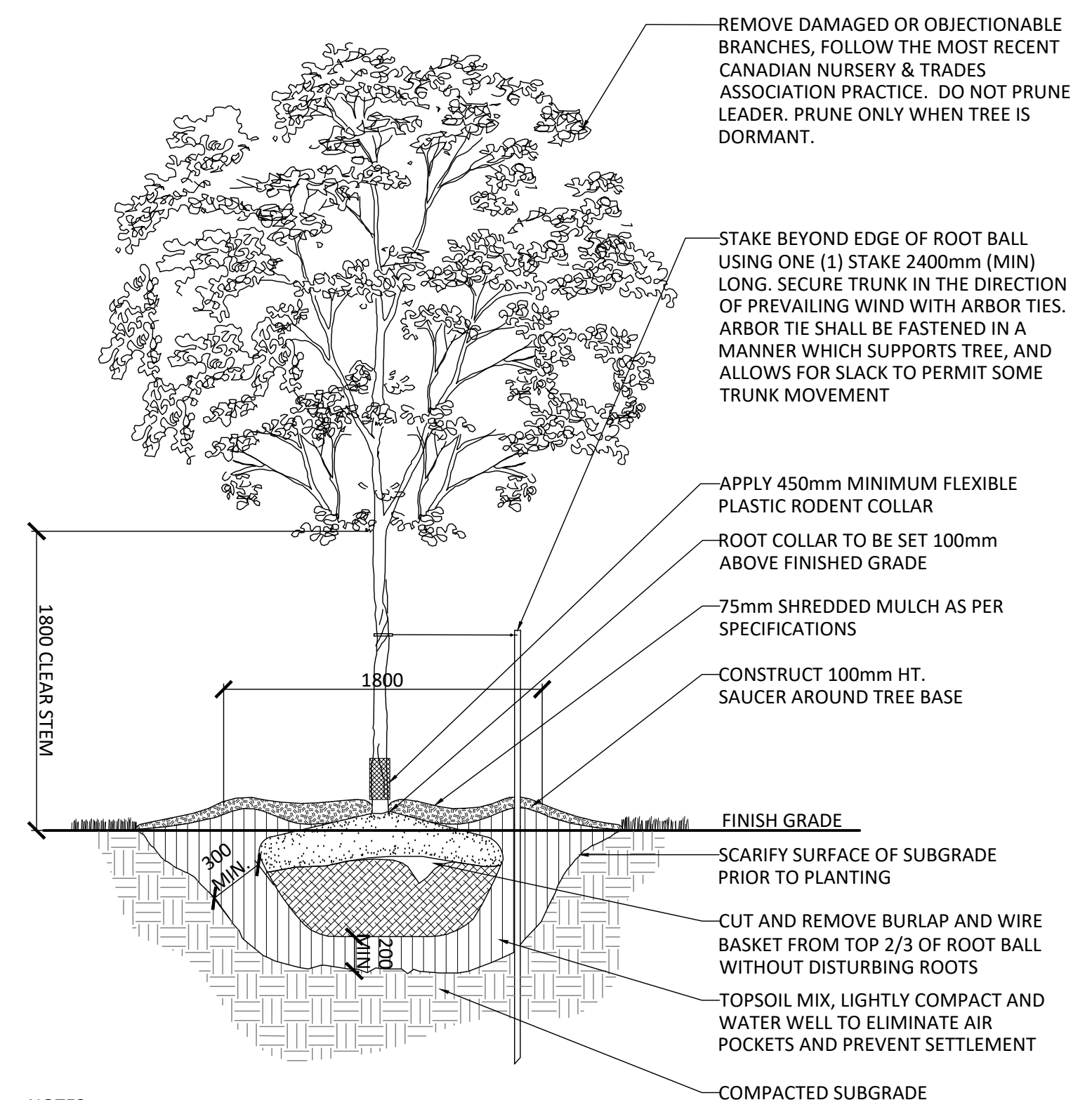
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

Title: LANDSCAPE PLAN

Date: 2024-02-23
Scale: 1:100
Drawn: SE
Checked: SC
Job No.: 22-154

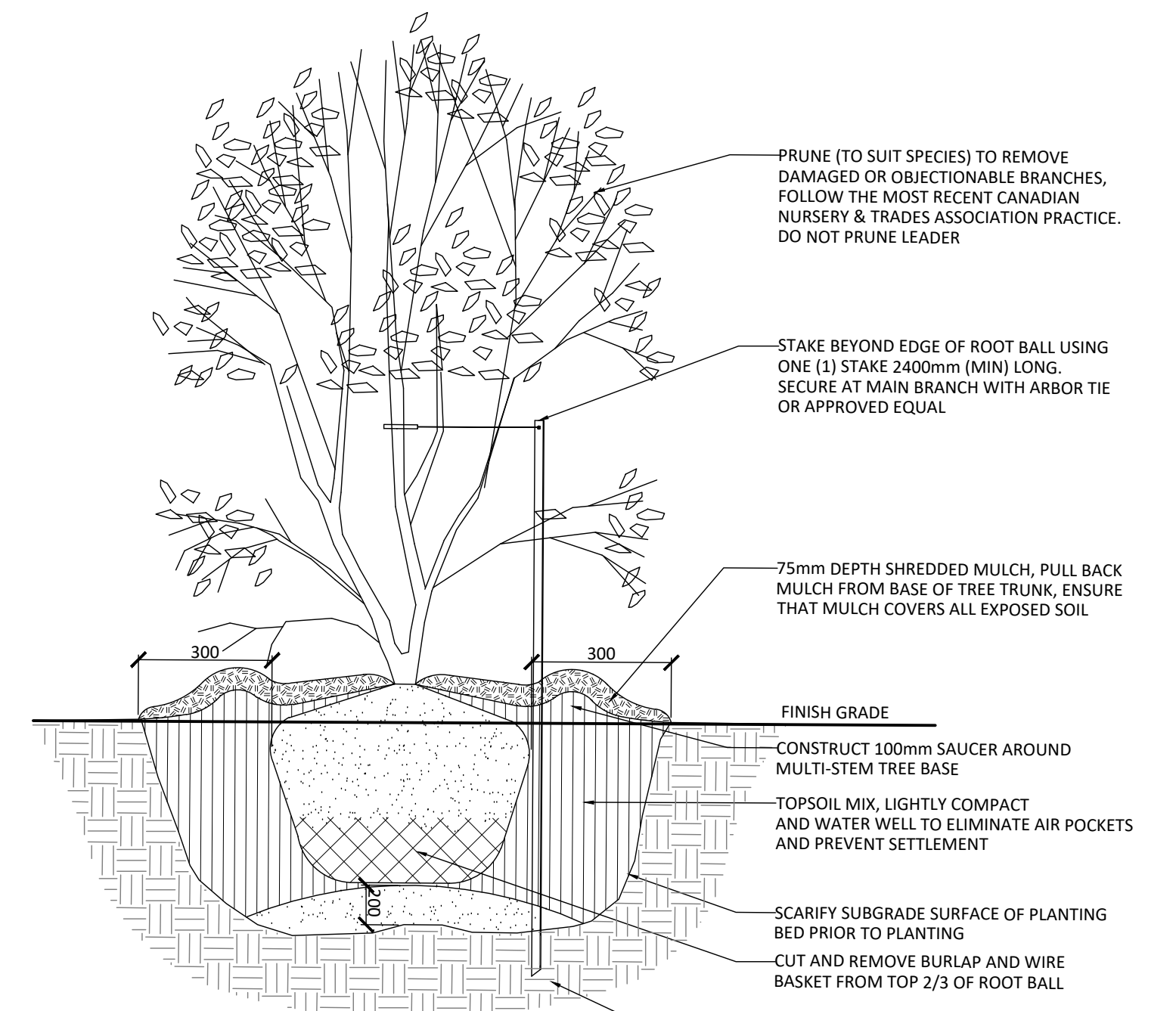
Sheet: **L1.2**

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



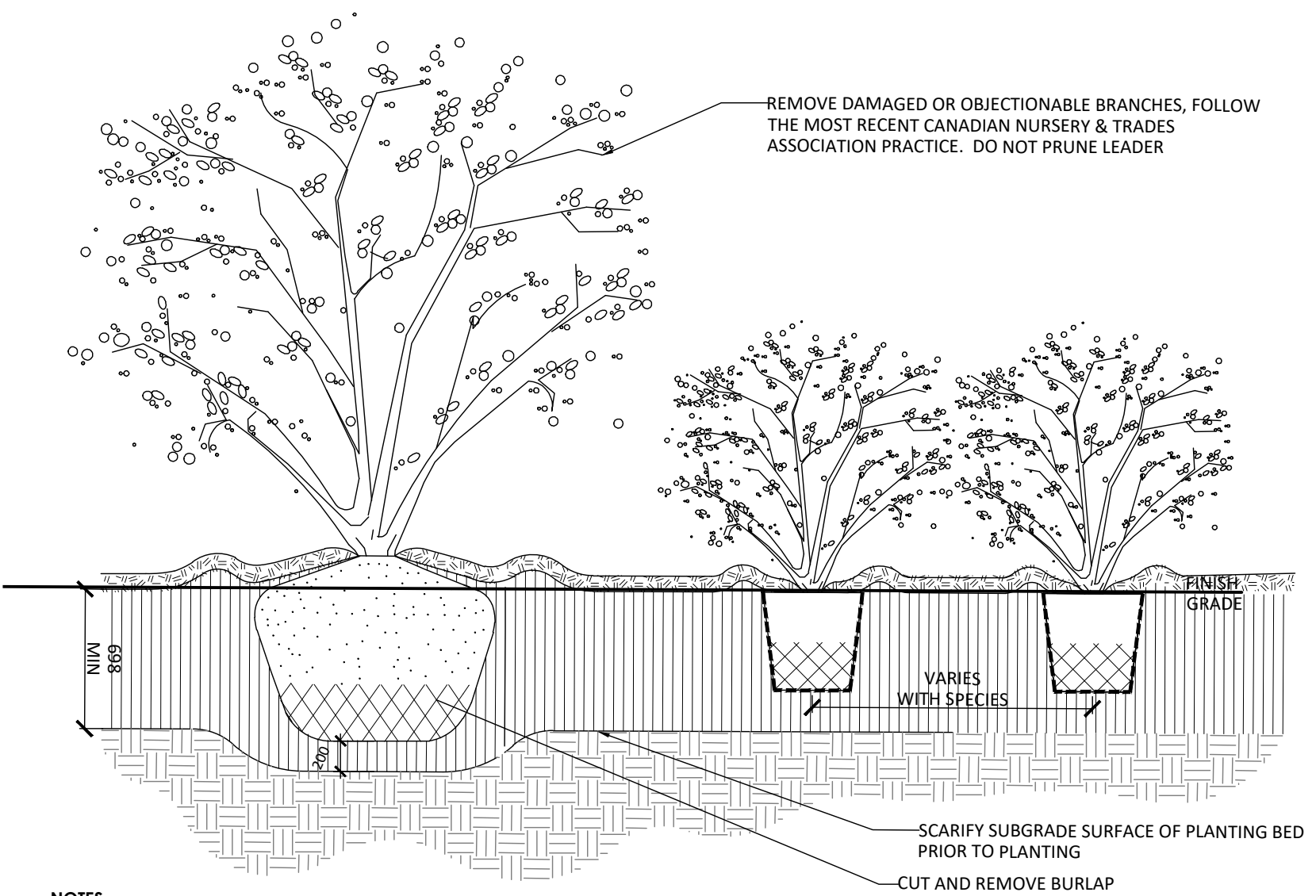
- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING (ONE STAKE W/ARBOR TIES)
1:30



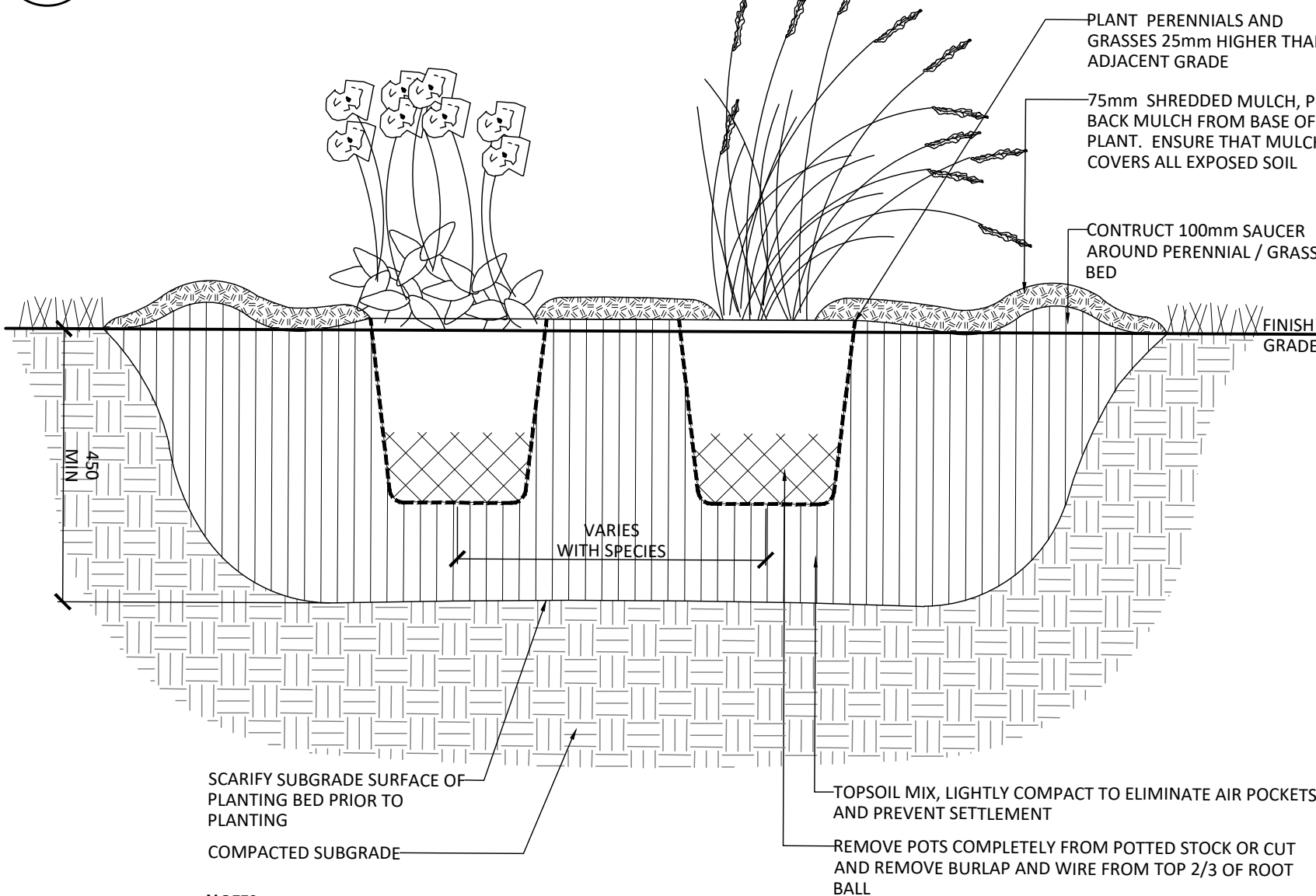
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 3. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

2 MULTI-STEM TREEFORM SHRUB PLANTING (ONE STAKE W/ARBOR TIES)
1:30



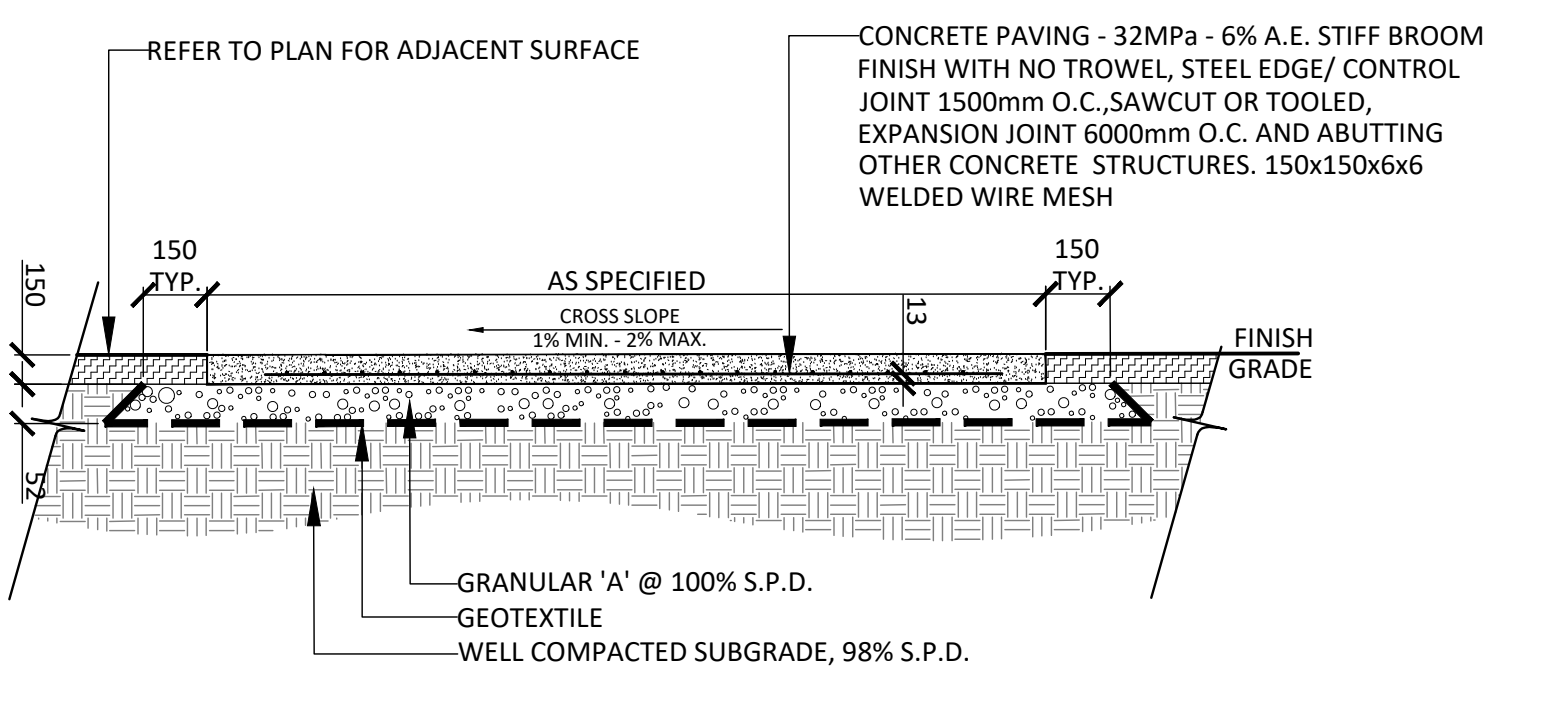
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOT (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 4. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

3 CONTINUOUS SHRUB BED PLANTING
1:30



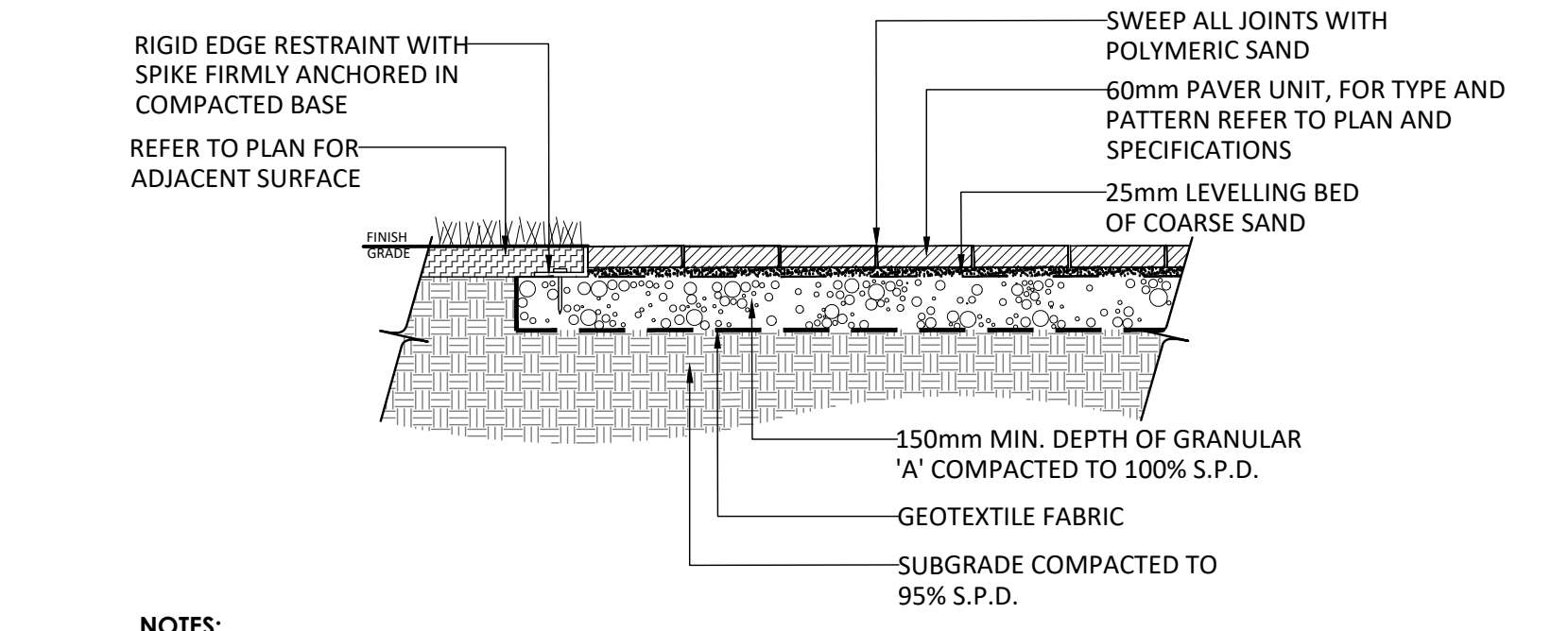
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

4 PERENNIAL AND ORNAMENTAL GRASS PLANTING
1:30



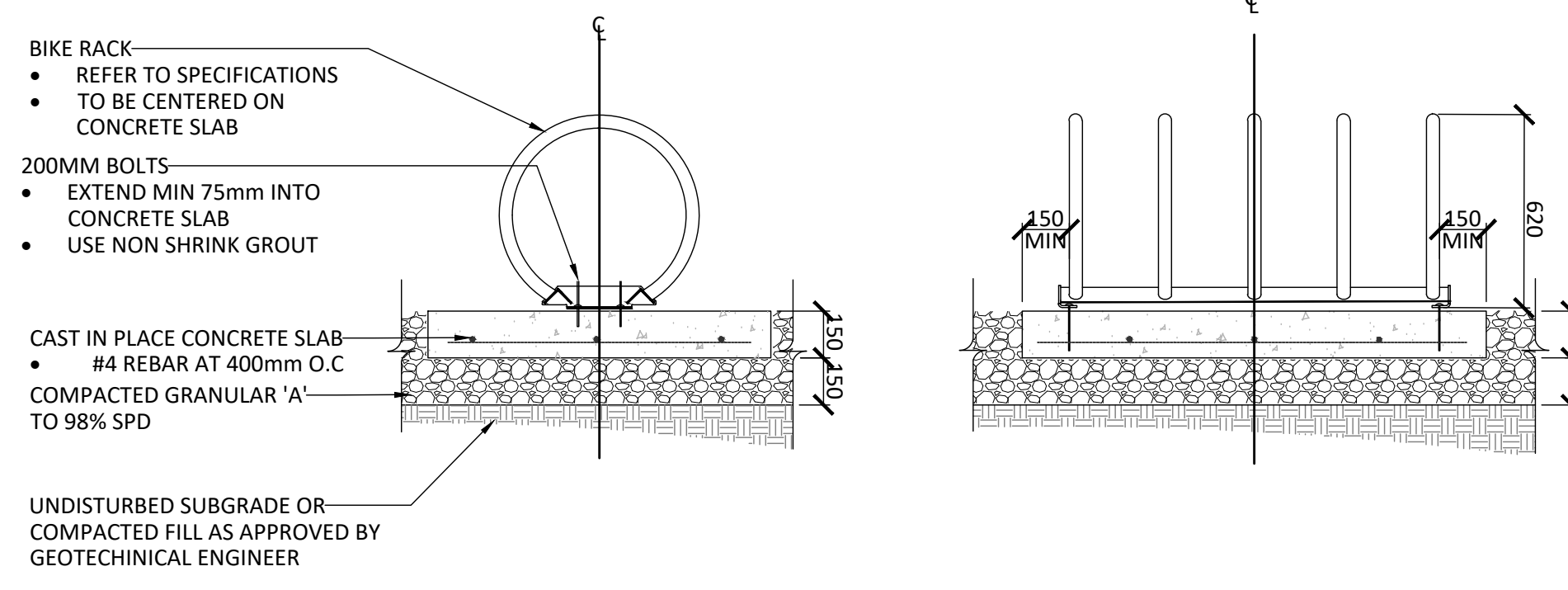
- NOTES:
1. CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040. REFER TO SPECIFICATIONS.
 2. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.
 3. APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

5 CAST-IN-PLACE CONCRETE PAVING
1:10

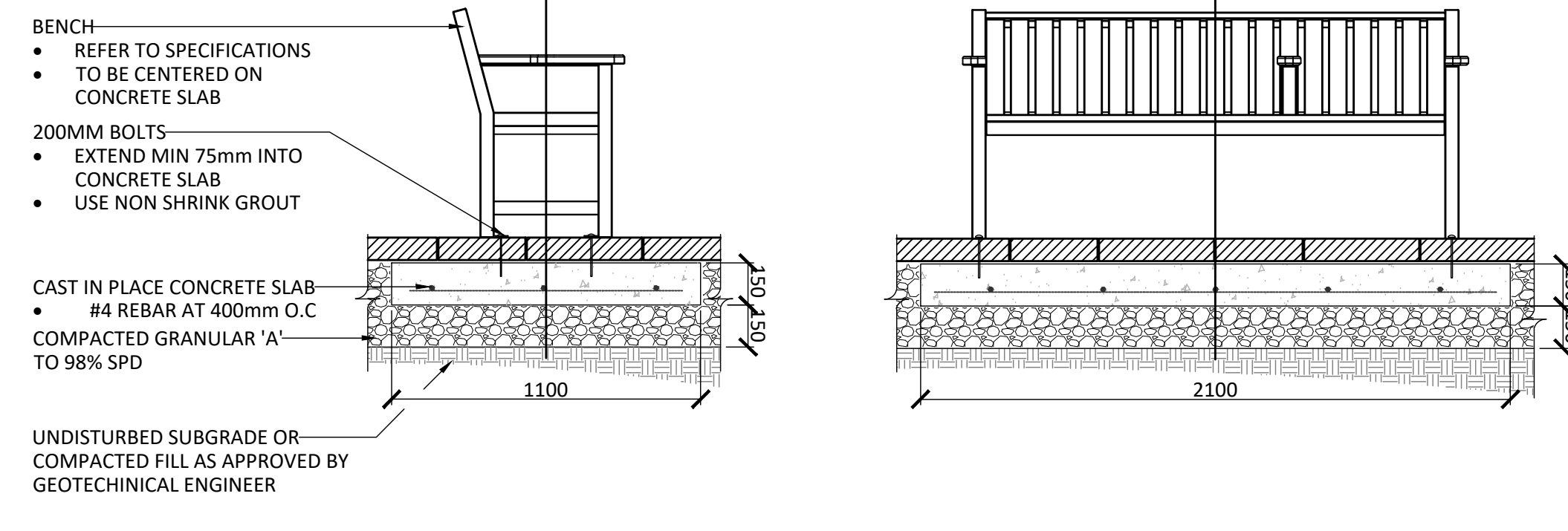


- NOTES:
1. FOR PAVER TYPE REFER TO SPECIFICATIONS. PAVERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH TIGHT BUTT JOINTS OF APPROXIMATELY 3mm, ON A SAND BASE. SAW CUT PAVERS AS REQUIRED. USE AN APPROVED VIBRATORY COMPACTOR IN A CIRCULAR PATTERN.
 2. ALL DAMAGED OR CHIPPED PAVERS MUST BE REPLACED AT THE CONTRACTOR'S COST.
 3. EXCAVATE AND REMOVE ALL TOPSOIL AND UNSTABLE MATERIALS OFF SITE. SUBGRADE TO BE GRADED TO SIMILAR CONTOURS AS FINISH GRADE. COMPACT SUBGRADE TO 95% S.P.D. PLACE 150mm LAYER OF GRANULAR 'A' COMPACTED TO 100% S.P.D.
 4. PLACE MAXIMUM 25mm UNCOMPACTED SAND FOR LEVELLING COURSE.
 5. INSTALL PAVING UNITS IN THE PATTERN AS SPECIFIED PER MANUFACTURER'S PATTERN RECOMMENDATION AND SPECIFICATIONS.
 6. RETAIN EDGING WITH RIGID PAVER EDGE RESTRAINTS AS PER SPECIFICATIONS.

6 LIGHT DUTY UNIT PAVING
1:20



7 BIKE RACKS MOUNTED ON CONCRETE PAVING
1:20

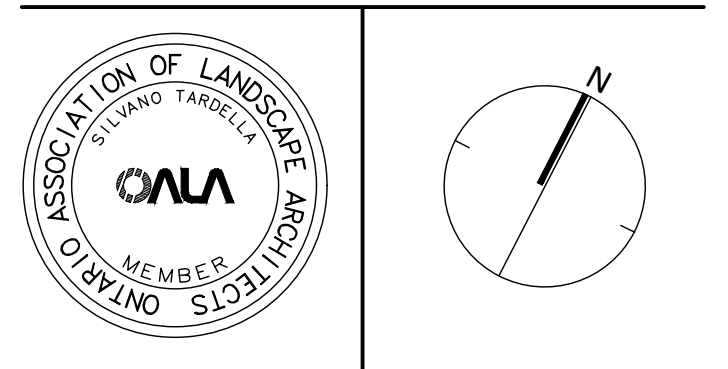


8 BENCH MOUNTED ON UNIT PAVERS
1:20

No.	Description	Date
3	Issued for TIR Update	Mar. 8/24
2	Issued for City Submission	Feb. 28/24
1	Issued for Coordination	Feb. 23/24

Revision

City Approval Stamp



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

CCOC CARRUTHERS-ARMSTRONG
212 Carruthers Avenue, Ottawa

Title

DETAILS

Date	2024-02-23	Sheet
Scale	1:100	
Drawn	SE	
Checked	SC	
Job No.	22-154	

L2.0