

- 1 CRITICAL ROOT ZONE TREE PROTECTION FENCING
- 2
- 3
- 4
- 5

SITE DESCRIPTION:

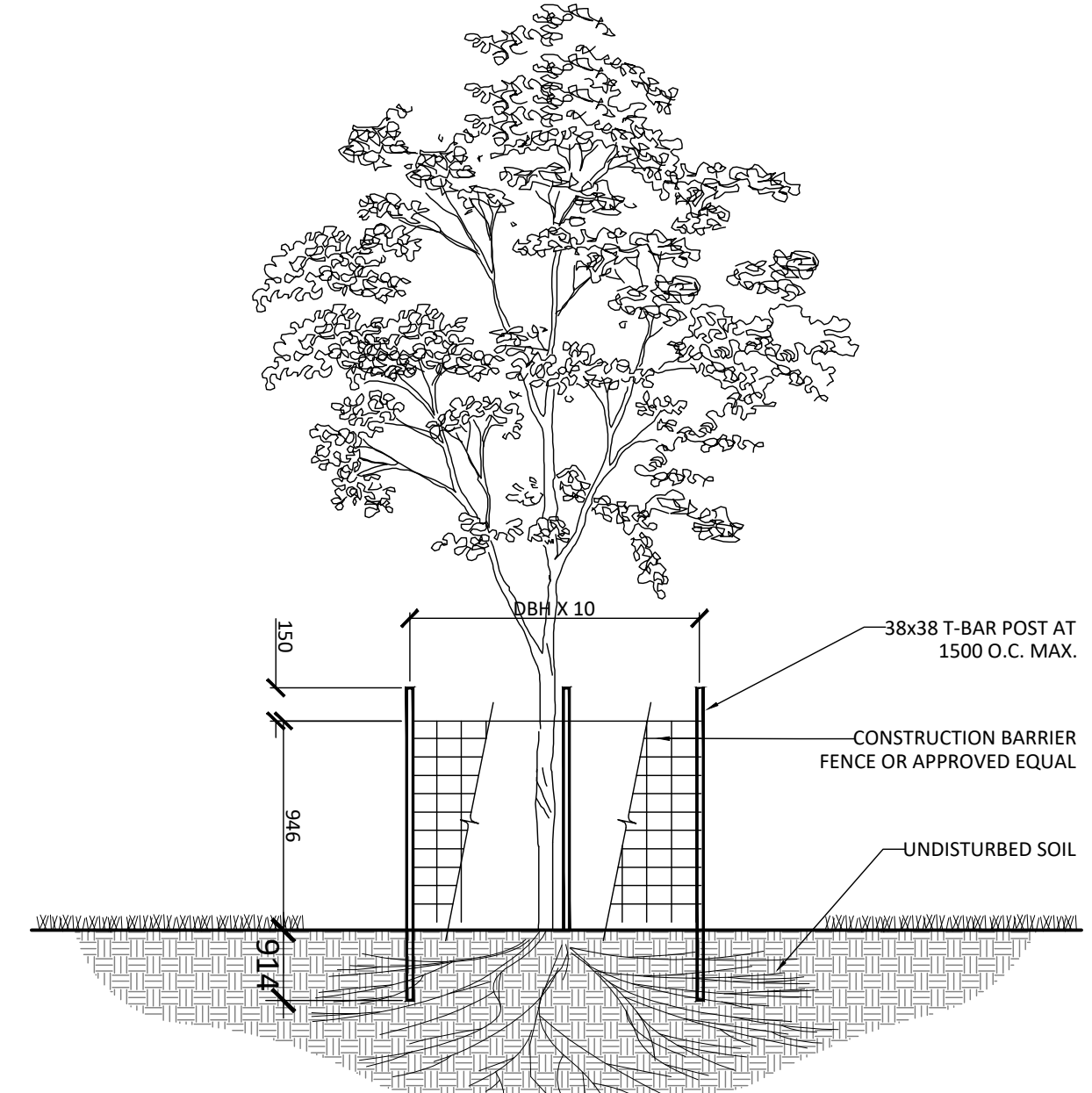
1. THE EXISTING SITE CONTAINS ONE 2 STOREY BUILDING, CONCRETE WALKWAY, TREES AND TURF.
2. THERE ARE A TOTAL OF SIX TREES AS SHOWN IN THE REPORT, IN POOR CONDITION. NO OTHER TREES EXIST ON SITE.
3. FOUR OF THE TREES ARE LOCATED WITHIN THE SITE BOUNDARY ALONG ARMSTRONG STREET, AND TWO TREES ON THE ADJACENT 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	OWNERSHIP	DBH (mm)	CONDITION	COMMENTS	TO BE PRESERVED	RECOMMENDATION
1	CELTIS OCCIDENTALIS	HACKBERRY	PRIVATE/ADJACENT PROPERTY	20	POOR	Multi-stem: 3, conflicting with hydro, and may have potential future conflicts with amenity space.	Yes	We recommend retaining the existing tree, due to ownership.
2	ACER NEGUNDO	MANITOBA MAPLE	PRIVATE/ADJACENT PROPERTY	13	POOR	Multi-stem: 4, rot on limbs, leaning, under hydro, weak-wooded tree species and may have potential future conflicts with amenity space.	Yes	We recommend retaining the existing tree, due to ownership.
3	ACER NEGUNDO	MANITOBA MAPLE	PRIVATE/ADJACENT PROPERTY	20	POOR	Co-dominant leader, rot on limbs, leaning, under hydro, weak-wooded tree species and may have potential future conflicts with amenity space.	Yes	We recommend retaining the existing tree, due to ownership.
4	ACER NEGUNDO	MANITOBA MAPLE	PRIVATE/ADJACENT PROPERTY	90	POOR	Multi-stem: 4, rot on limbs, under hydro, weak-wooded tree species and may have potential future conflicts with amenity space.	Yes	We recommend retaining the existing tree, due to ownership.
5	THUJA OCCIDENTALIS	EASTERN CEDAR	PRIVATE/ADJACENT PROPERTY	10	MODERATE	Mature hedge of approximately 10 trees, no pruning	Yes	Mature hedge, however, moderate condition has been maintained. We recommend carefully preserving this hedge.

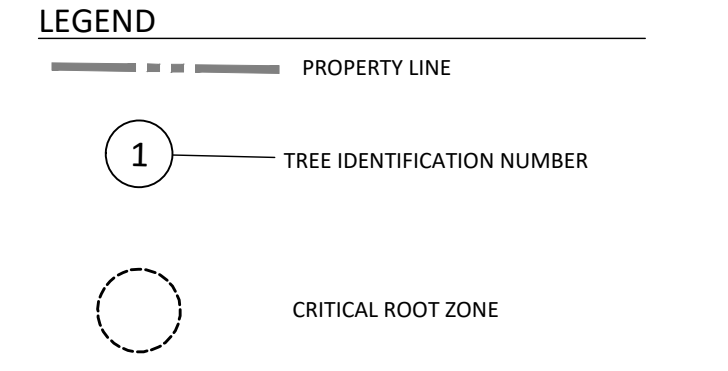
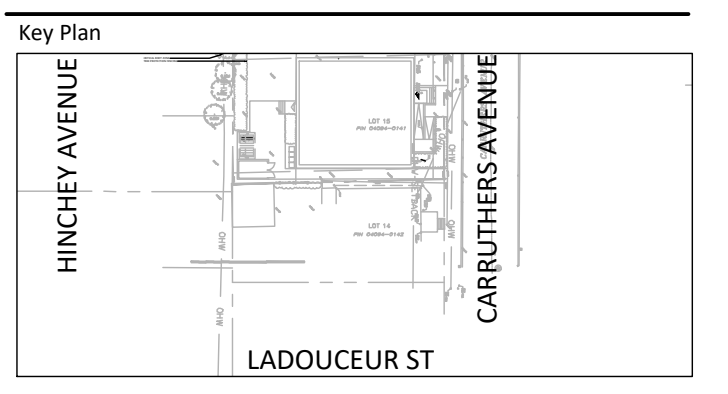


NOTES:

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.

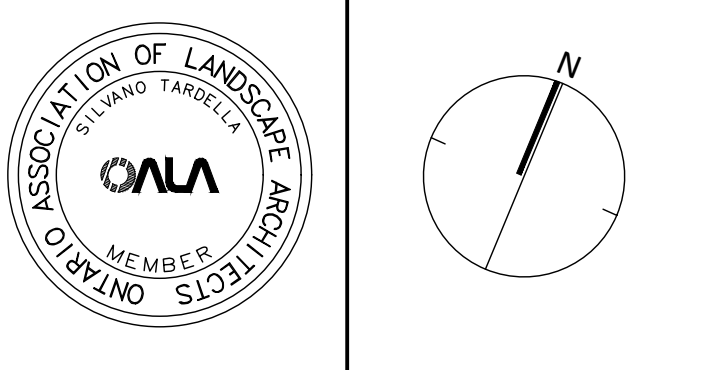
1 TREE PROECTION FENCE
1:30

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



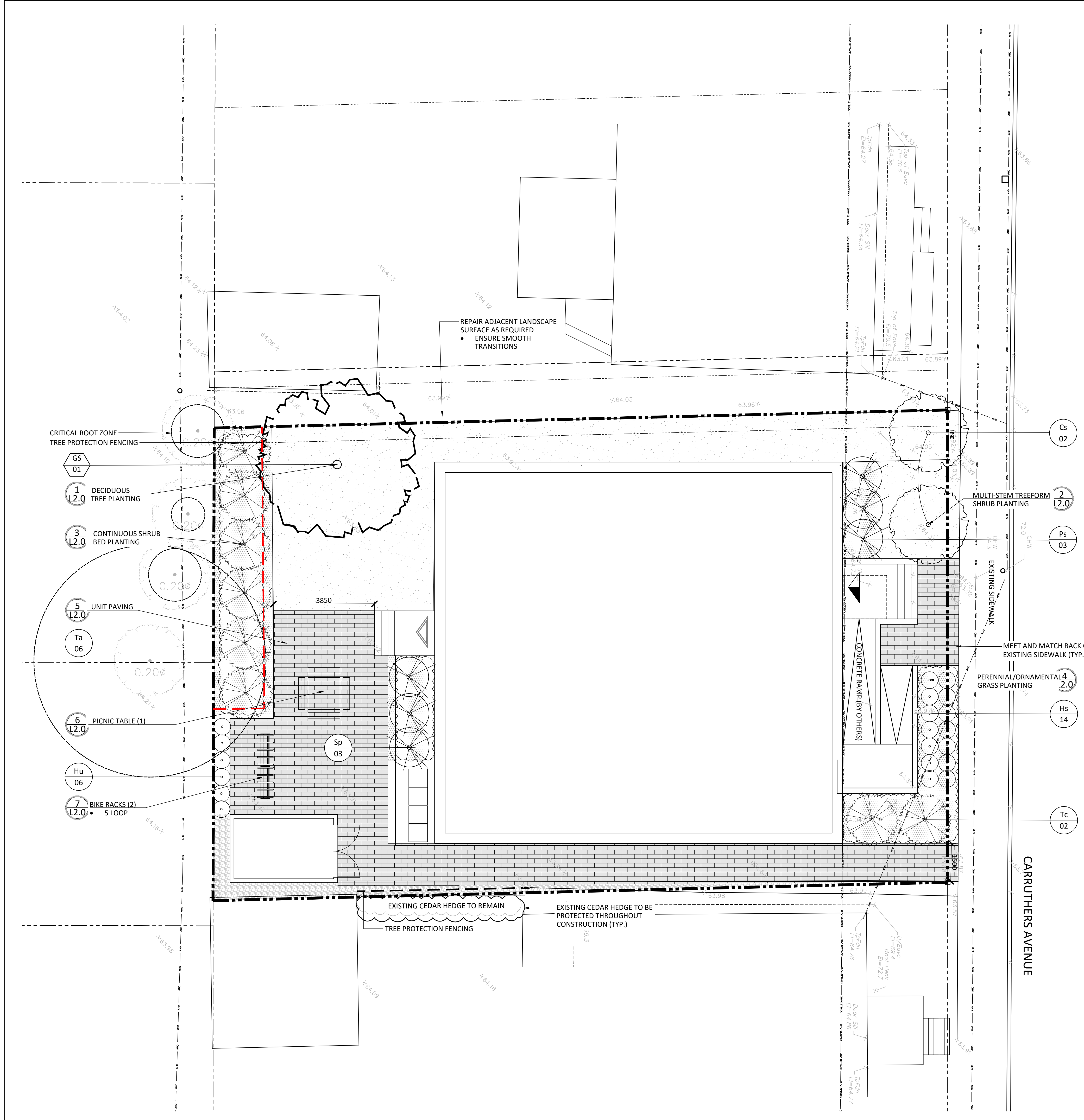
NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM
Project

CCOC CARRUTHERS-HINCHEY
212 Carruthers Avenue, Ottawa

Title
TREE INFORMATION REPORT

Date	2024-02-21	Sheet	
Scale	1:100		
Drawn	SE		
Checked	PG/YL		
Job No.	24-030		

L1.1



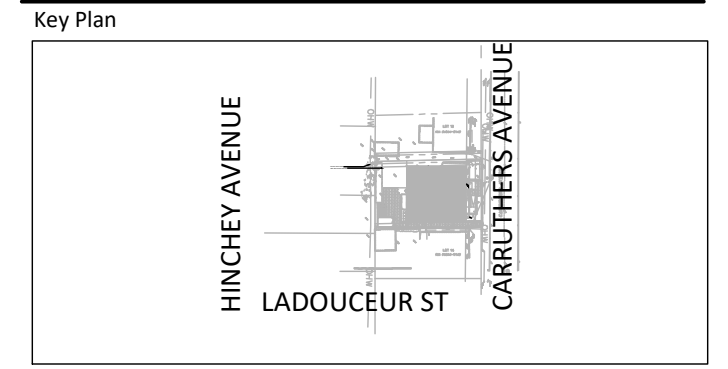
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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES/TREEFORM SHRUBS					
	1	GLEDITSIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST	50mm	B&B
Ca	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	150cm	WB
DECIDUOUS SHRUBS					
Sp	3	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	3 GAL	POTTED
Ps	3	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	3 GAL	POTTED
CONIFEROUS SHRUBS					
Ta	6	TAXUS x MEDIA 'HILLI'	HILL'S YEWE	5 GAL	POTTED
Tc	2	TAXUS CUSPIDATA 'NANA'	DWARF JAPANESE YEWE	5 GAL	POTTED
GRASSES/PERENNIALS					
Hs	14	HEMEROCALLIS 'DAD'S BEST WHITE'	DAD'S BEST WHITE DAYLILY	1 GAL	POTTED
Hu	6	HOSTA 'AUGUST MOON'	AUGUST MOON HOSTA	1 GAL	POTTED

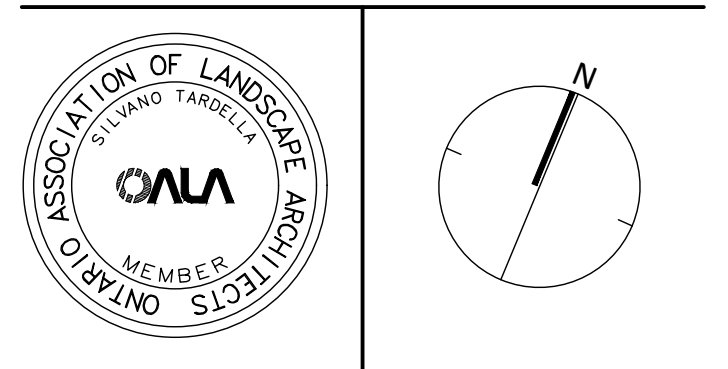
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PROPERTY LINE	
---	PROPERTY LINE
PLANTING	
	EXISTING TREE TO REMAIN
	PROPOSED DECIDUOUS TREE
	PROPOSED TREEFORM SHRUB
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	PERENNIALS
	SHRUB BED AREA
	SOD
SURFACING	
	C.I.P. CONCRETE
	UNIT PAVING
	RIVERSTONE
AMENITIES	
	PICNIC TABLE
	BIKE RACK

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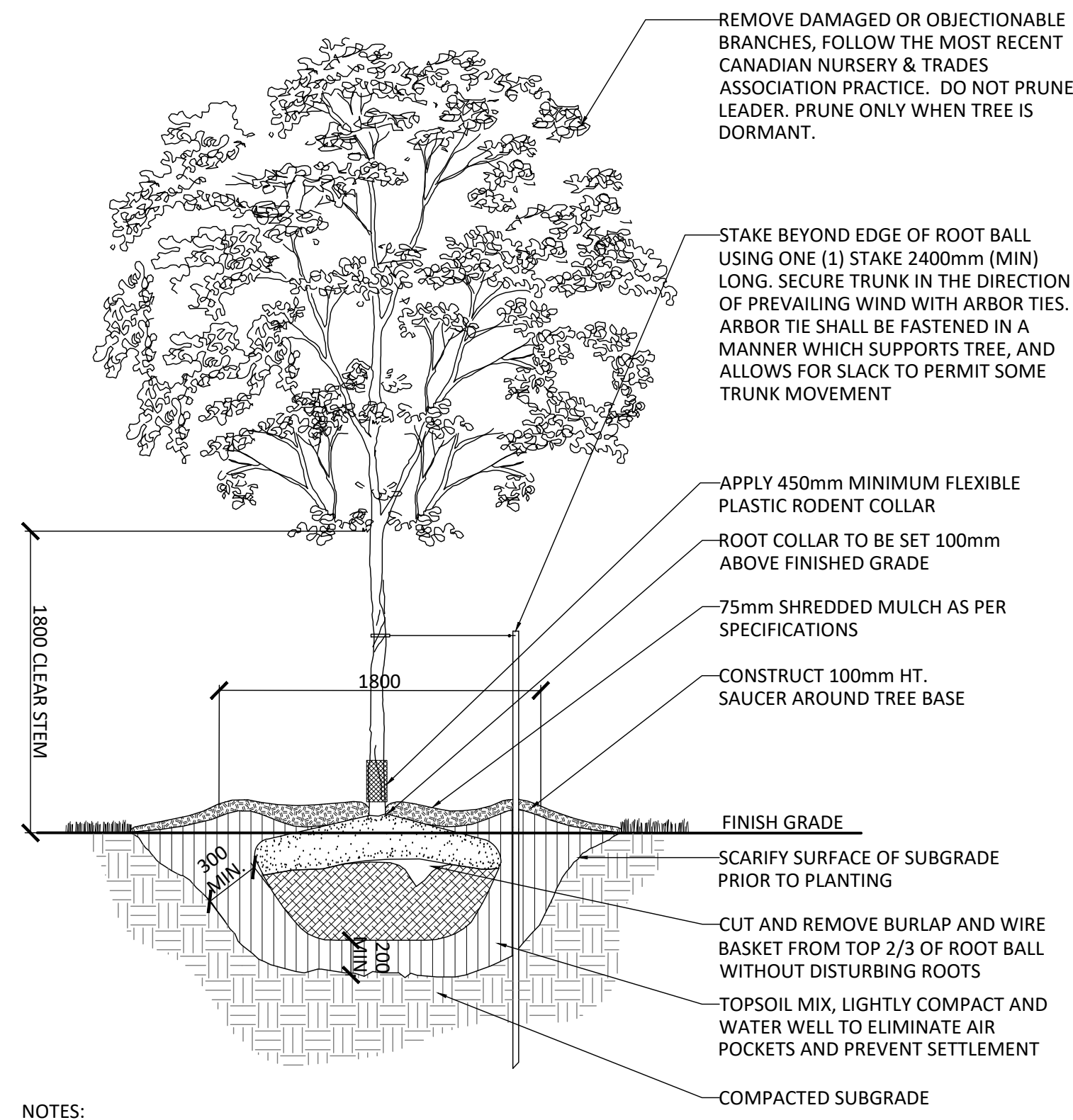
CCOC CARRUTHERS-HINCHEY
212 Carruthers Avenue, Ottawa

Title
LANDSCAPE PLAN

Date	2024-02-23	Sheet	L1.2
Scale	1:75		
Drawn	SE		
Checked	SC		
Job No.	24-030		

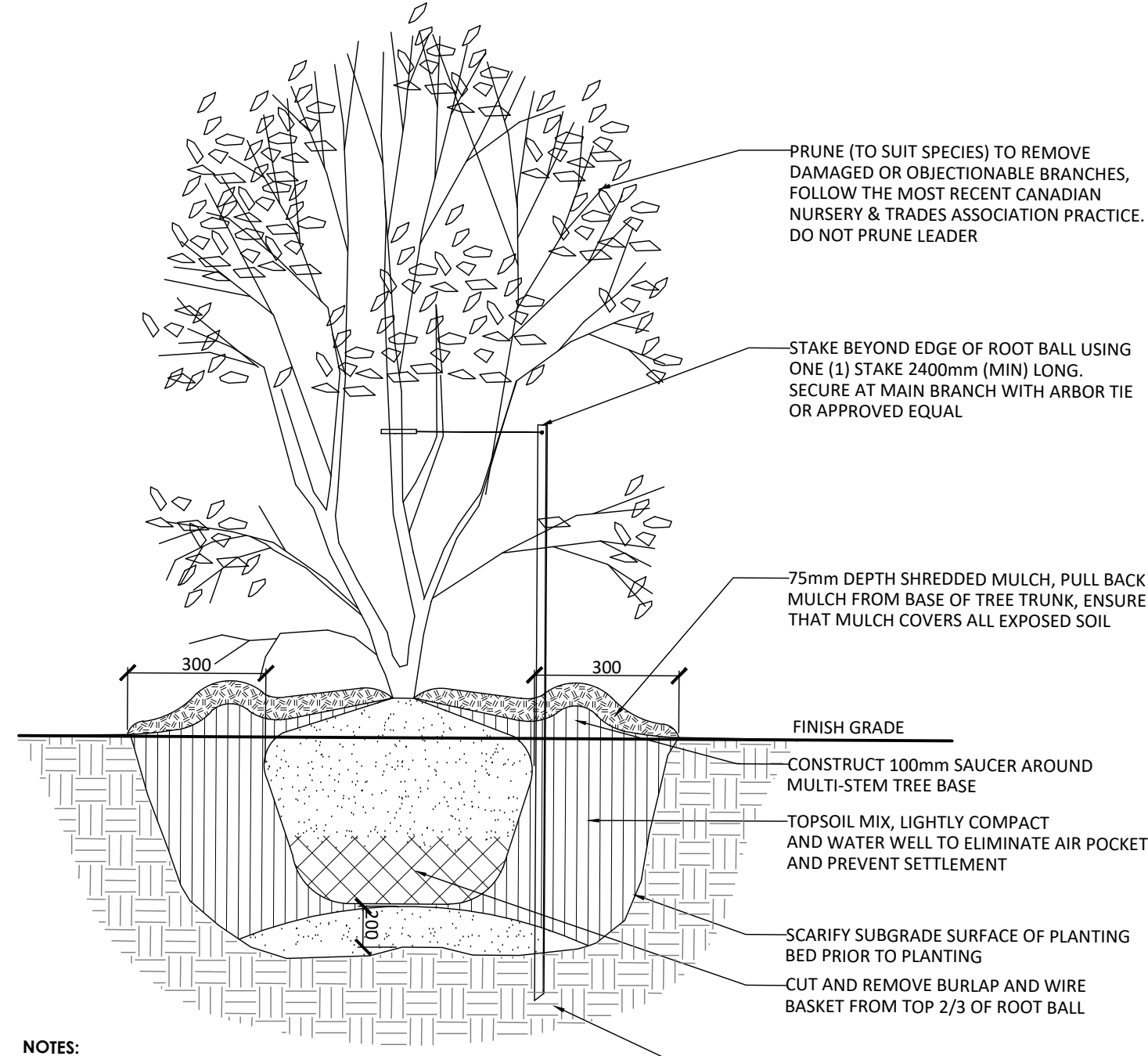
TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m ³ /TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

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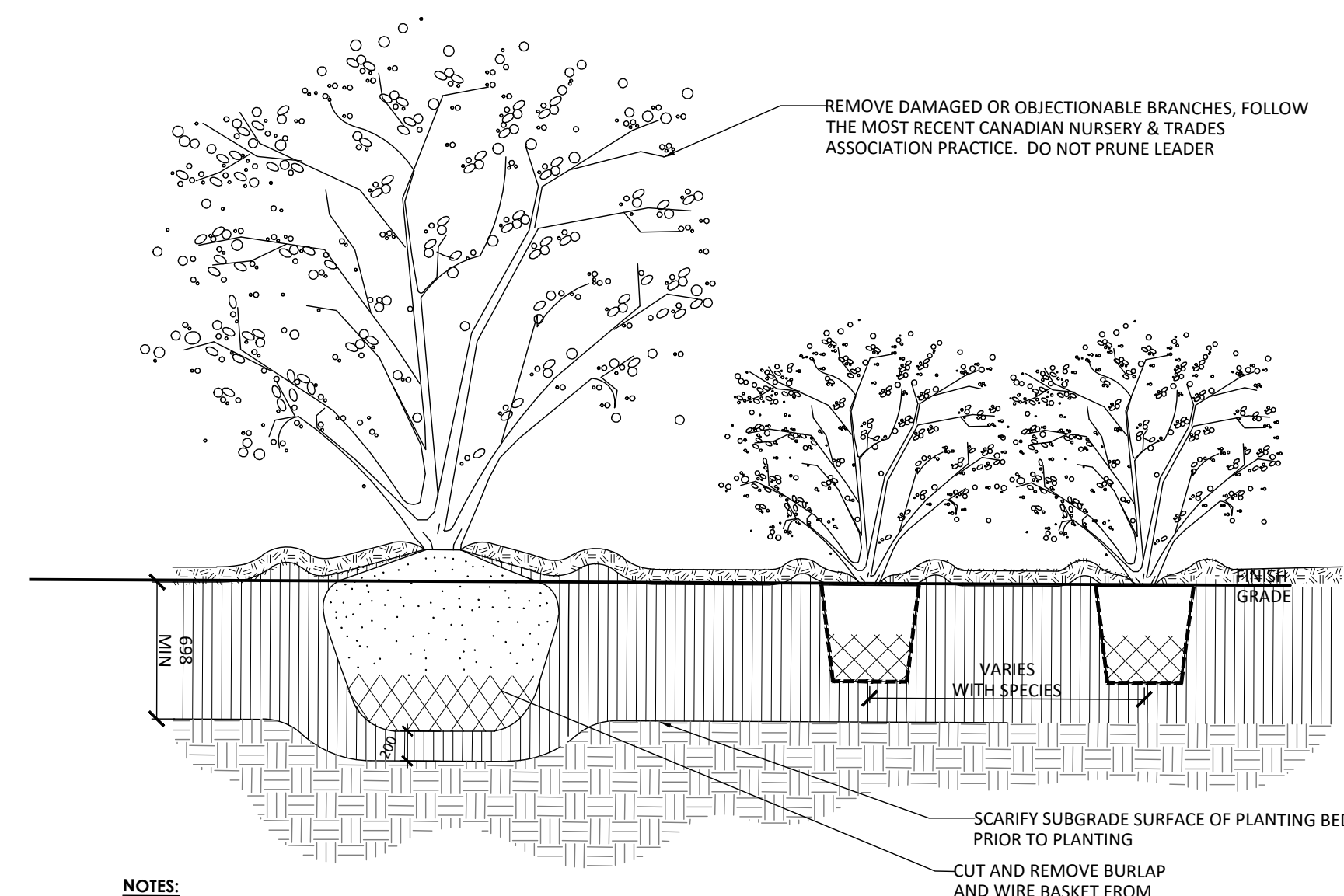
- NOTES:**
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

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



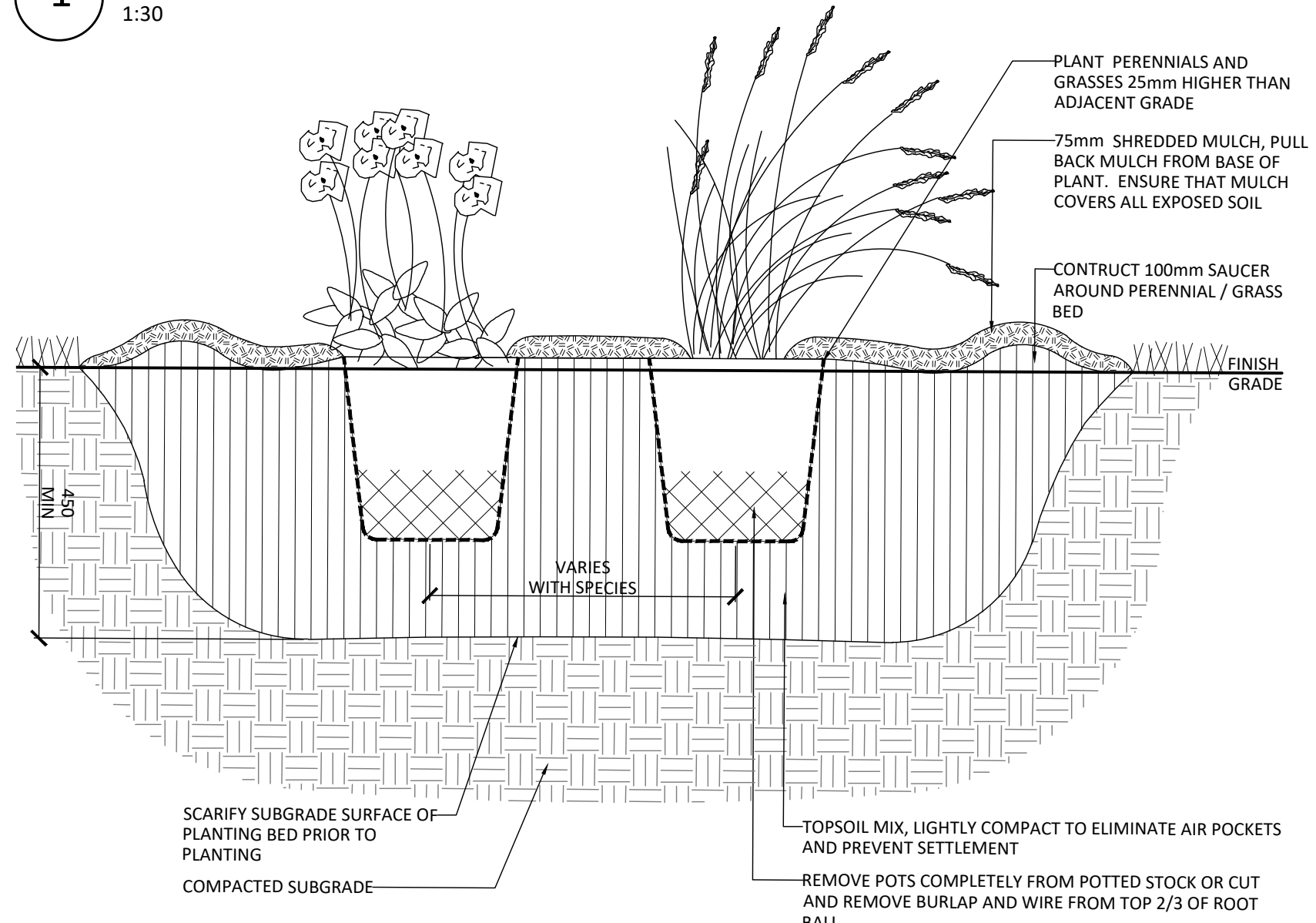
- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 3. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

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



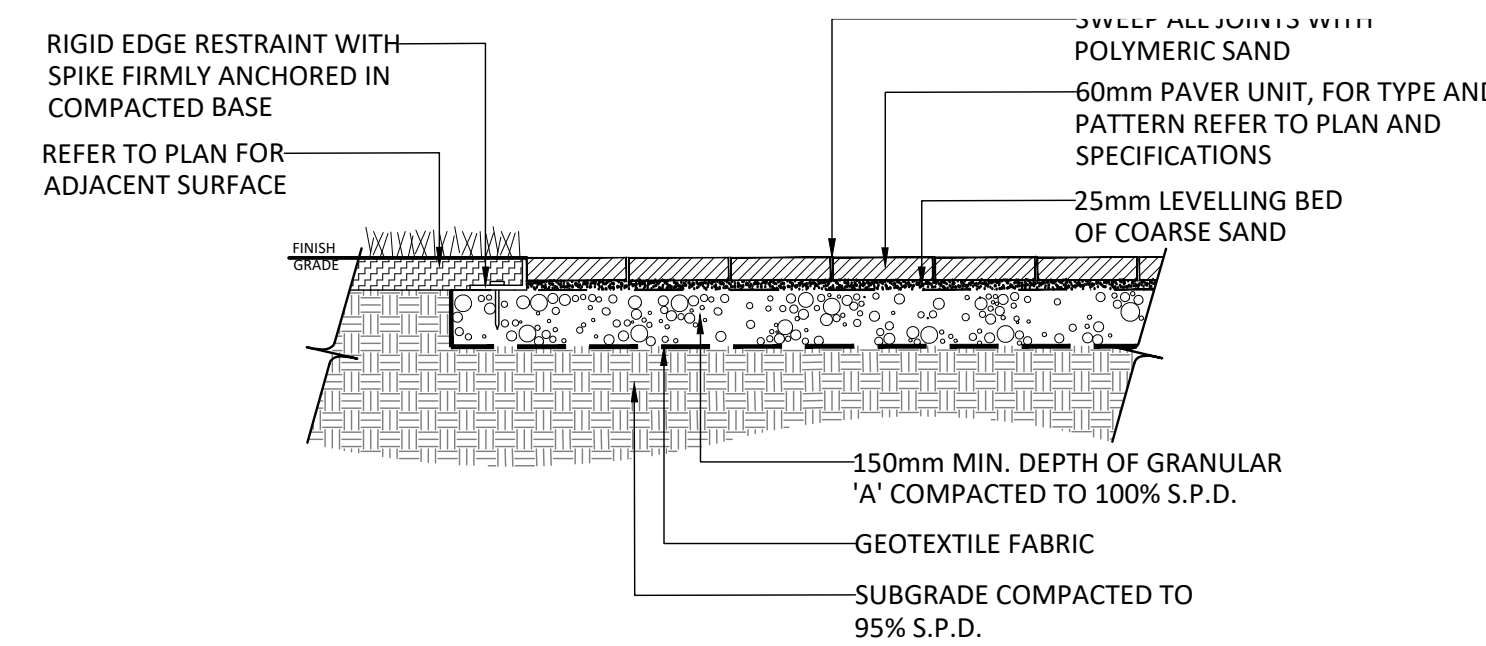
- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOT (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 4. STAKES TO BE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

3 CONTINUOUS SHRUB BED PLANTING
1:30



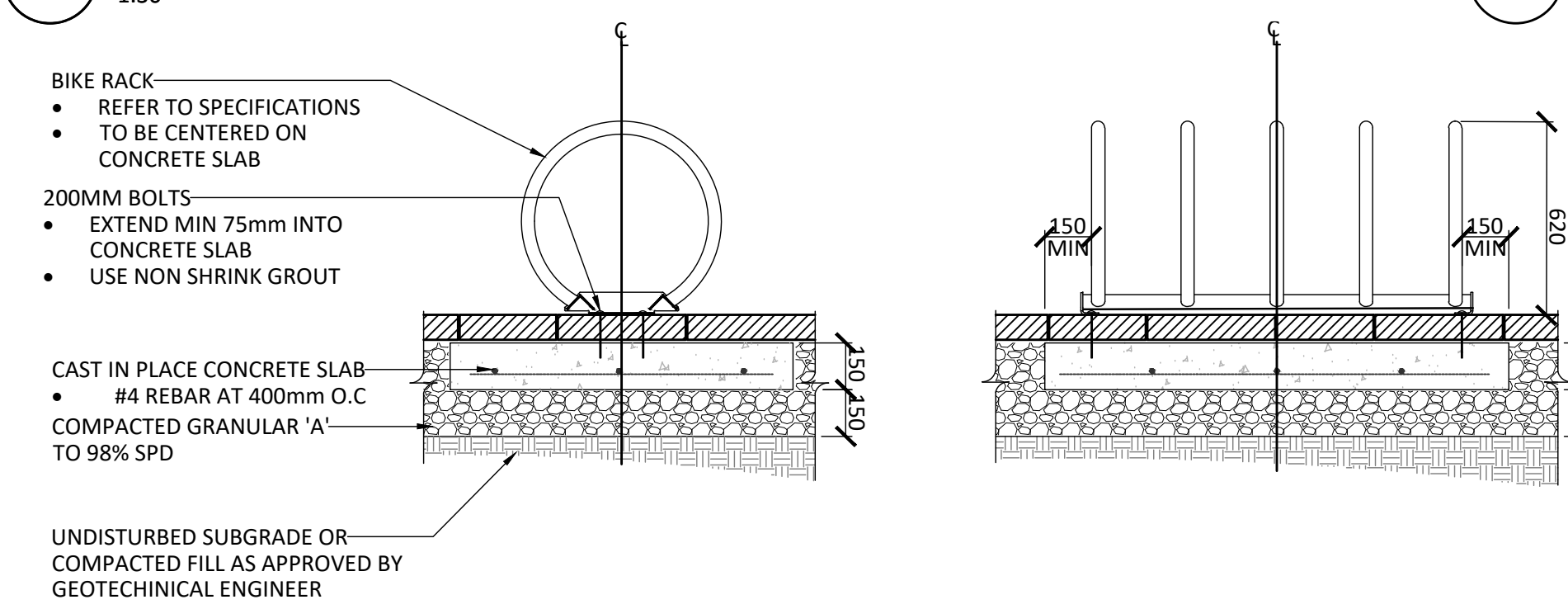
- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

4 PERENNIAL AND ORNAMENTAL GRASS PLANTING
1:30



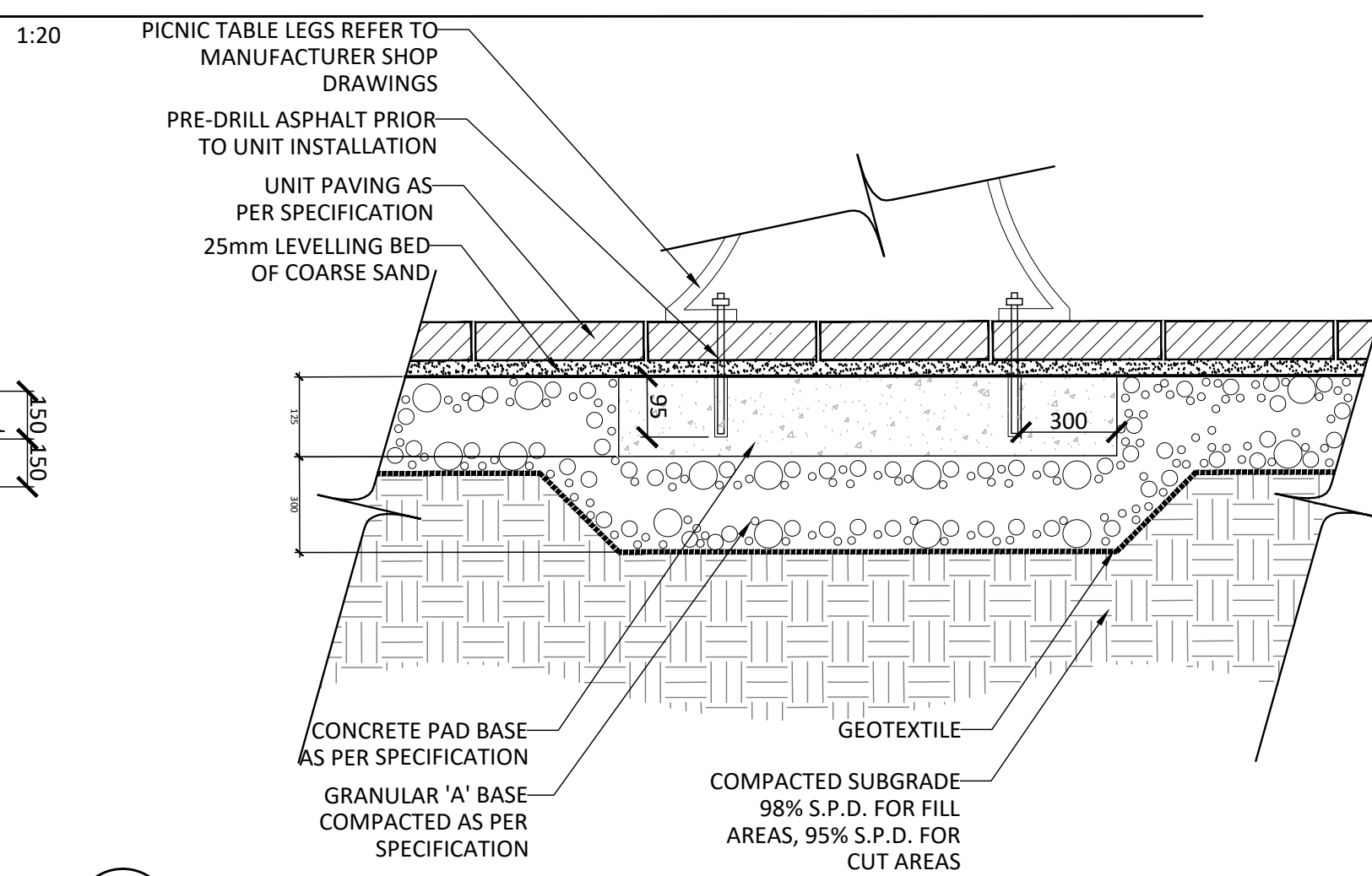
- NOTES:**
1. FOR PAVER TYPE REFER TO SPECIFICATIONS. PAVERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH TIGHT BUTT JOINTS OF APPROXIMATELY 3mm, ON A SAND BASE. SAW CUT PAVERS AS REQUIRED. USE AN APPROVED VIBRATORY COMPACTOR IN A CIRCULAR PATTERN.
 2. ALL DAMAGED 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.

5 LIGHT DUTY UNIT PAVING
1:20



- NOTES:**
- BIKE RACK
 - REFER TO SPECIFICATIONS
 - TO BE CENTERED ON CONCRETE SLAB
 - 200MM BOLTS
 - EXTEND MIN 75mm INTO CONCRETE SLAB
 - USE NON SHRINK GROUT
 - CAST IN PLACE CONCRETE SLAB
 - #4 REBAR AT 400mm O.C
 - COMPACTED GRANULAR 'A' TO 98% SPD
 - UNDISTURBED SUBGRADE OR COMPACTED FILL AS APPROVED BY GEOTECHNICAL ENGINEER

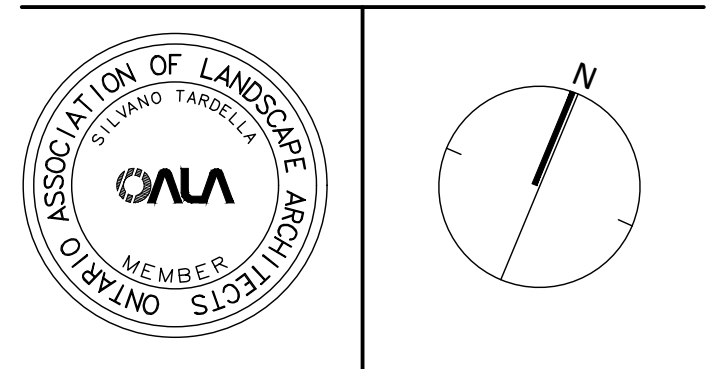
6 BIKE RACKS MOUNTED ON UNIT PAVING WITH CONCRETE BASE
1:20



7 PICNIC TABLE MOUNTED ON UNIT PAVERS
1:20

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DETAILS	
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