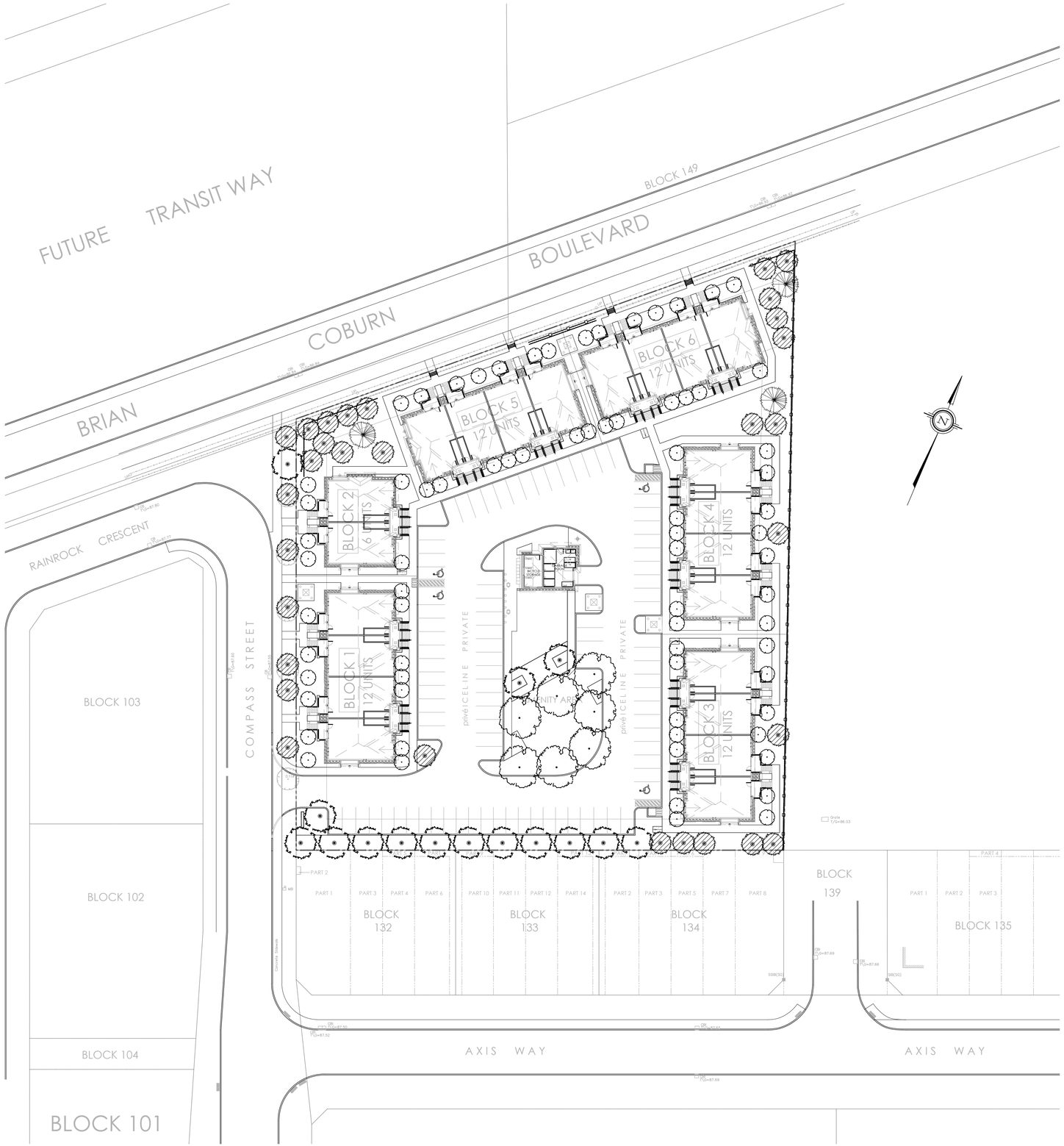


640 COMPASS STREET

RICHCRAFT

NAK design strategies

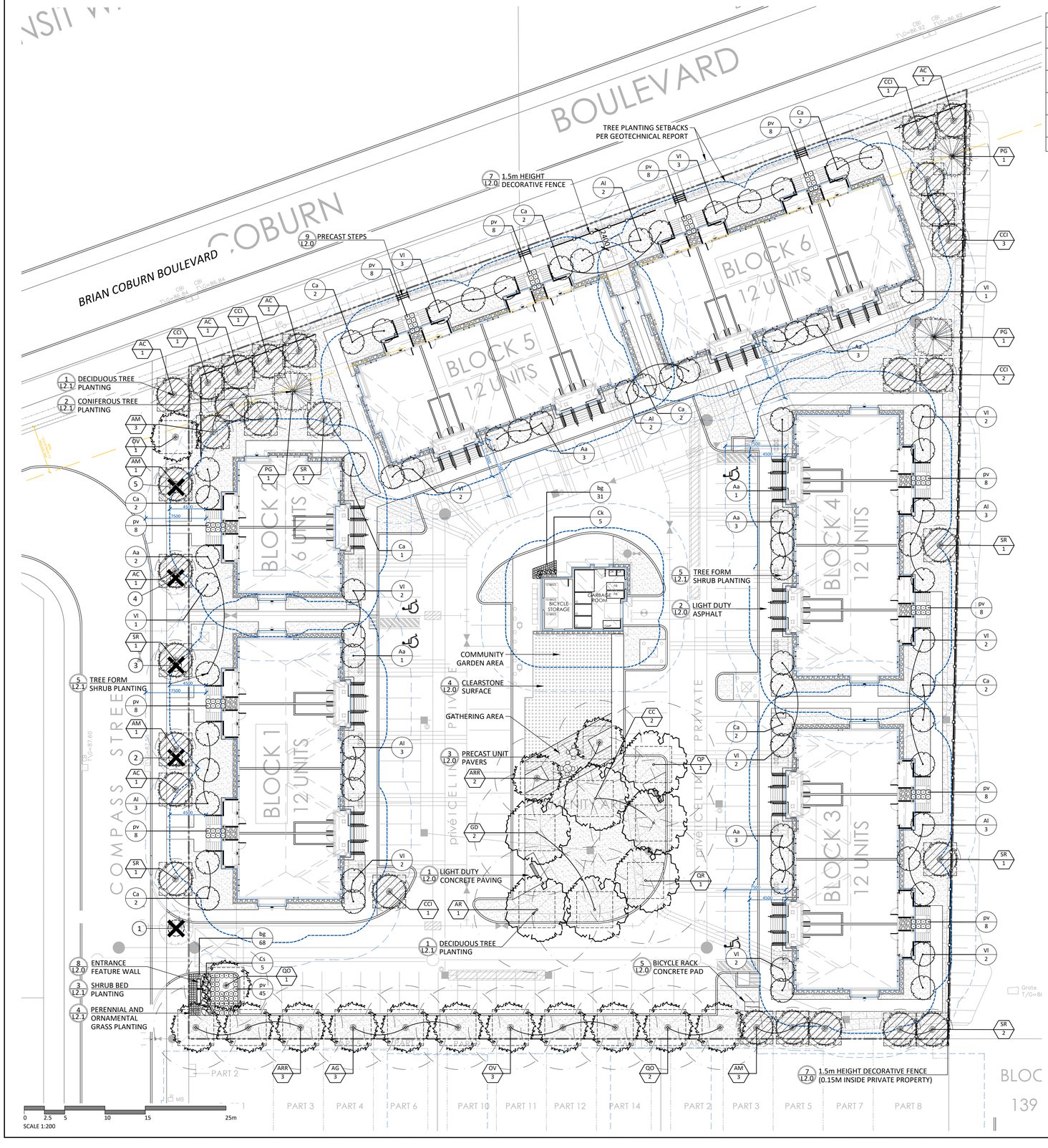
LIST OF DRAWINGS:

L1.0 - LANDSCAPE SITE PLAN AND TREE CONSERVATION REPORT
L2.0 - LANDSCAPE DETAILS
L2.1 - LANDSCAPE DETAILS

KEYMAP
1:400

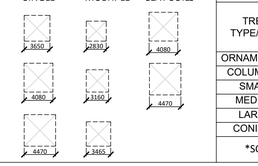
24-089 - TRAILSEDGE BLOCK 140 - RICHCRAFT
CITY FILE N° D07-12-24-0146

PLAN N° 19260



TREE CONSERVATION REPORT							
Tree #	**Botanical Name**	**Common Name**	**DBH (cm)**	**Ownership**	**Condition**	**Notes**	**To Be Preserved**
1	Acer saccharum	Sugar Maple	11	City	GOOD	Symmetrical canopy, Die Back: ~5% @ crown, Single stem	NO
2	Acer saccharum	Sugar Maple	14	City	GOOD	Symmetrical canopy, Single stem, Bark damage @ root flare	NO
3	Quercus Bicolor	Swamp White Oak	12	City	GOOD	Symmetrical canopy, Single Stem, Co-dominant Leaders: 2@ ~3m above grade	NO
4	Quercus Bicolor	Swamp White Oak	10	City	GOOD	Symmetrical canopy, Die Back: ~5% @ canopy, Single stem	NO
5	Quercus Bicolor	Swamp White Oak	12	City	GOOD	Symmetrical canopy, Single Stem	NO

SOIL VOLUME PROJECTIONS (NTS)*

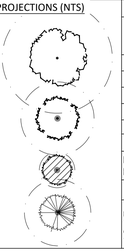


TREE SOIL VOLUMES

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

*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH

CANOPY PROJECTIONS (NTS)



PROPOSED TREE CANOPY PROJECTIONS

TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m^2)	CROWN AREA PER TREE USED FOR CALC. (m^2)	SITE CANOPY COVER
LARGE (7)	135-250*	192	CANOPY (W. OVERLAP): 1,835m^2
MEDIUM (15)	35-135*	85	
SMALL (25)	5-35*	20	
CONIFER (3)	45-96*	70	

PROPOSED STREET TREE CANOPY PROJECTIONS OVER SITE

PROPOSED STREET TREE CANOPY, m^2 CALCULATION BASED ON PROPOSED TREE SPECIES CANOPY AT MATURITY	CANOPY (W. OVERLAP): 28m^2
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES	SITE: 9,560m^2
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. *TREES IN CANADA*, UNIVERSITY OF GUELPH ARBORETUM, *VARIOUS PUBLICATIONS*	TOTAL PERCENT COVER: 19.49%

PLANT LIST

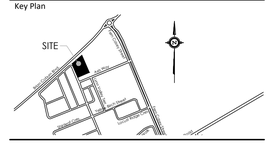
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NAT.	OWNER
DECIDUOUS TREES - LARGE (15-30M HEIGHT)							
AR	1	ACER RUBRUM	RED MAPLE	70mm	B&B	Y	PRIVATE
CC	2	CARYA CORDIFORMIS	BITTERNUT HICKORY	70mm	B&B	Y	PRIVATE
GD	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	70mm	B&B	Y	PRIVATE
QP	1	QUERCUS PALUSTRIS	PIN OAK	70mm	B&B	Y	PRIVATE
QR	1	QUERCUS RUBRA	RED OAK	70mm	B&B	Y	PRIVATE
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)							
AG	3	AESCULUS GLABRA	OHIO BUCKEYE	70mm	B&B	Y	PRIVATE
ARR	5	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	70mm	B&B	N	PRIVATE
OV	4	OSTRYA VIRGINIANA	IRONWOOD	50mm	B&B	Y	CITY/ PRIVATE
QO	3	QUERCUS PRINUS	CHESNUT OAK	50mm	B&B	Y	PRIVATE
DECIDUOUS TREES - SMALL (6-8M HEIGHT)							
AC	6	AMELANCHIER CANADENSIS	SERVICEBERRY	50mm	B&B, TREE FORM	Y	CITY/ PRIVATE
AM	8	ACER GINNALA	AMUR MAPLE	50mm	B&B, TREE FORM	N	CITY/ PRIVATE
CCI	9	CRATAEGUS CRUSGALI 'INERMIS'	THORNLESS HAWTHORN	250cm, 15 GAL	PT, TREE FORM	N	PRIVATE
SR	7	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC	50mm	B&B, TREE FORM	N	CITY/ PRIVATE
CONIFEROUS TREES							
PG	3	PICEA GLAUCA	WHITE SPRUCE	200cm	B&B	Y	PRIVATE
MULTISTEM SHRUBS							
Aa	16	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY 'REGENT'	125cm HT	PT, CLUMP	N	PRIVATE
Al	16	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	125cm HT	PT, CLUMP	Y	PRIVATE
Ca	17	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	125cm HT	PT, CLUMP	Y	PRIVATE
Vl	24	VIBURNUM LENTAGO	NANNYBERRY	125cm HT	PT, CLUMP	Y	PRIVATE
DECIDUOUS SHRUBS							
Cs	5	CORNUS SERICEA 'FARROW'	ARCTIC FIRE WOOD	50CM, 3 GAL	POTTED	N	PRIVATE
Ck	5	CORNUS SERICEA 'KELSYI'	KELSEY DWARD DOGWOOD	50CM, 3 GAL	POTTED	N	PRIVATE
GRASSES/PERENNIALS							
bg	99	BOUTELOUA GRACILIS	SIDE OATS GRAMA	1 GAL	POTTED	Y	PRIVATE
pv	141	PANICUM VIRGATUM	SWITCHGRASS	1 GAL	POTTED	Y	PRIVATE

TOT.	TREE SIZE	QUANTITY - PRIVATELY OWNED (47 TOTAL)	QUANTITY - CITY OWNED (8 TOTAL)
7	LARGE DECIDUOUS TREES	7	0
15	MEDIUM DECIDUOUS TREES	14	1
30	SMALL DECIDUOUS TREES	23	7
3	CONIFEROUS TREES	3	0

NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT AND MEMO(S) PREPARED BY PATERSON GROUP:
- *REPORT PG6406-1 REV 1, DATED OCTOBER 10, 2024*
- *MEMO PG6406-MEMO.01 REV 1, DATED APRIL 29, 2025*

REFER TO SHEET L2.1 FOR TREE PLANTING IN MARINE CLAY SOILS NOTES.

Key Plan



LEGEND

- PROPERTY LINE
- GEOTECHNICAL FOUNDATION SETBACK (7.5m)
- GEOTECHNICAL FOUNDATION SETBACK (4.5m) (SMALL TREES ONLY)
- O/H SETBACK TO MEDIUM SIZE TREE (6.0m)

FENCING
- DECORATIVE FENCE

PLANTING
- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- CONIFEROUS TREE
- TREE FORM SHRUB
- DECIDUOUS/CONIFEROUS SHRUB
- GRASSES/PERENNIALS
- SODDING
- PRECAST EDGER

PAVING
- LIGHT DUTY ASPHALT WALKWAYS
- PRECAST UNIT PAVERS
- RIVERSTONE PAVING
- CRUSHED GRANITE

PLANTING KEY
- XX / 00 TREE SPECIES / QUANTITY
- XX / 00 SHRUB/PERENNIAL SPECIES / QUANTITY

DETAIL KEY
- 1 / L1 DETAIL NO. / SHEET NO.

TREE CONSERVATION REPORT
- CRITICAL ROOT ZONE
- 1 TREE IDENTIFICATION NUMBER
- TREE TO BE REMOVED

No.	Description	Date
-		
6	Issued for Second Submission	25-05-27
5	Issued for Second Submission	25-05-16
4	Re-Issued for First Submission	25-01-02
3	Re-Issued for First Submission	24-12-18
2	Issued for First Submission	24-11-04
1	Issued for Client Review	24-10-25

Revision

City Approval Stamp

PROPERTY INFORMATION
BLOCK 140 ON REGISTERED PLAN 4M-1544,
PART 1 ON 4R-35191

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO SI VIS ORNARE TARGETA OALA MEMBER

N

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

Project

640 COMPASS STREET
OTTAWA, ON

Title

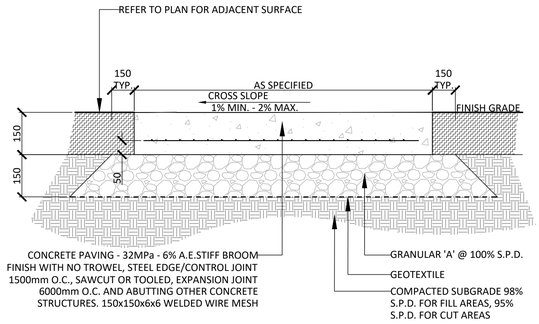
LANDSCAPE SITE PLAN AND TREE CONSERVATION REPORT

Date	2024-10-07
Scale	1:250
Drawn	MK
Checked	MK
Job No.	24-089

Sheet **L1.0**

CITY FILE N° D07-12-24-0146

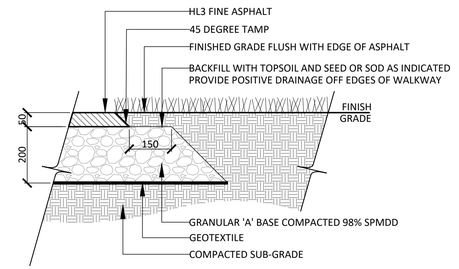
PLAN N° 19260



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' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS
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. CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
6. ALL DISTURBED AREAS ALONG WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.

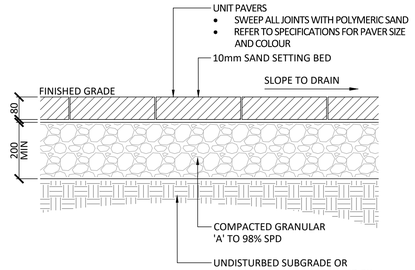
1 LIGHT DUTY CONCRETE PAVING
1:10



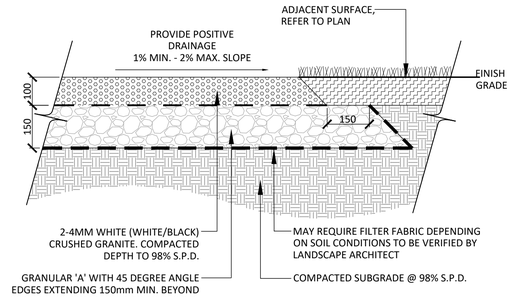
NOTES:

1. CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
2. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.
4. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.

2 LIGHT DUTY ASPHALT
1:10



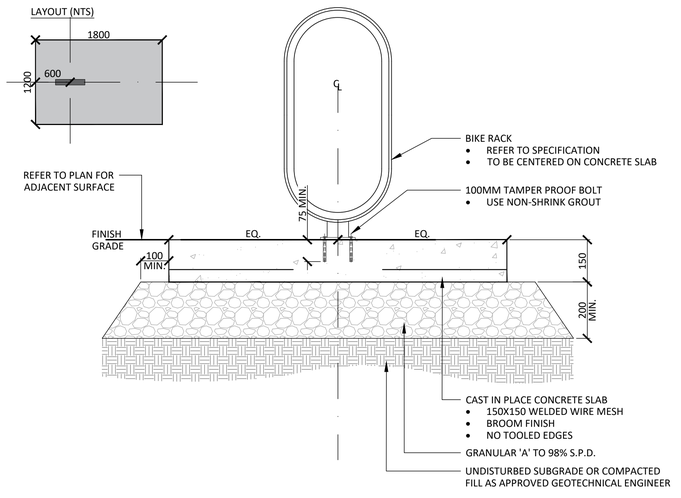
3 LIGHT DUTY UNIT PAVING
1:10



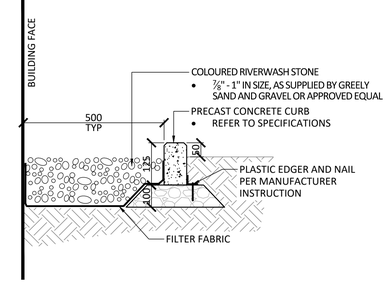
NOTES:

1. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

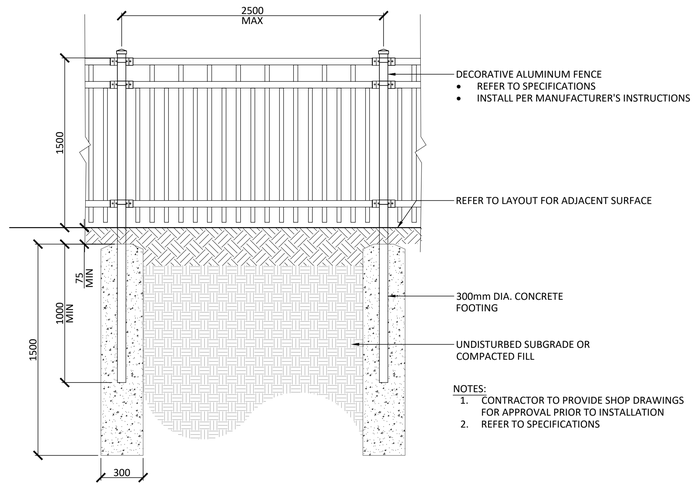
4 CLEARSTONE SURFACE
1:10



5 BICYCLE RACK CONCRETE PAD
1:10



6 MAINTENANCE EDGE
1:10

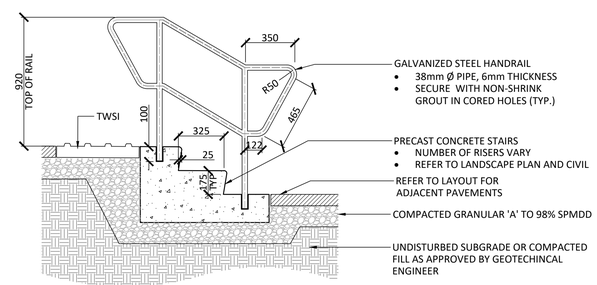


NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
2. REFER TO SPECIFICATIONS

7 DECORATIVE FENCING
1:20

8 ENTRANCE FEATURE WALL
1:10



NOTES:

1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

9 PRECAST STEPS
1:20

Key Plan

No.	Description	Date
-		
6	Issued for Second Submission	25-05-27
5	Issued for Second Submission	25-05-16
4	Re-Issued for First Submission	25-01-02
3	Re-Issued for First Submission	24-12-18
2	Issued for First Submission	24-11-04
1	Issued for Client Review	24-10-25

Revision

City Approval Stamp

PROPERTY INFORMATION
BLOCK 140 ON REGISTERED PLAN 4M-1544,
PART 1 ON 4R-35191

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
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T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

640 COMPASS STREET
OTTAWA, ON

Title

LANDSCAPE DETAILS

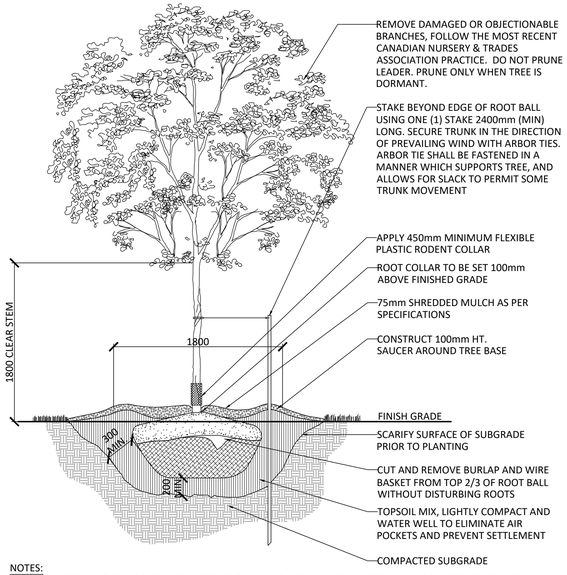
Date	2024-10-09
Scale	AS NOTED
Drawn	SW
Checked	MK
Job No.	24-251

Sheet

L2.0

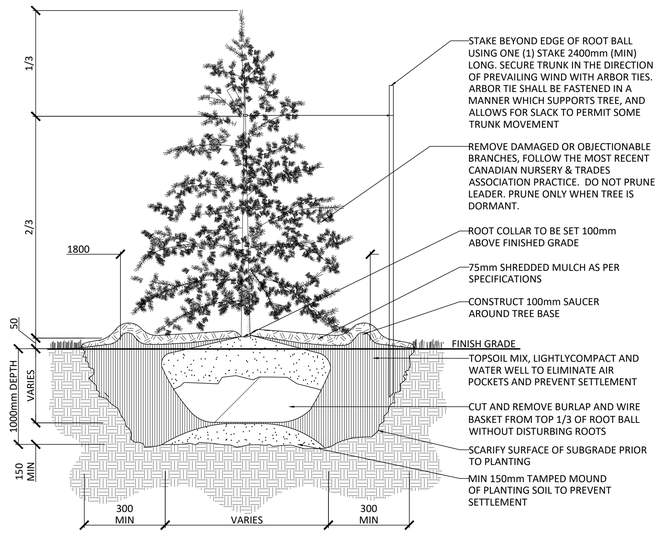
CITY FILE N° D07-12-24-0146

PLAN N° 19260



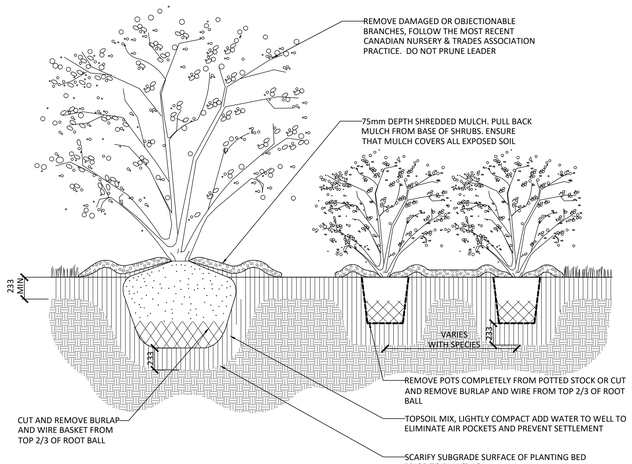
NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
3. REMOVE TREE WRAP AFTER PLANTING
4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

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



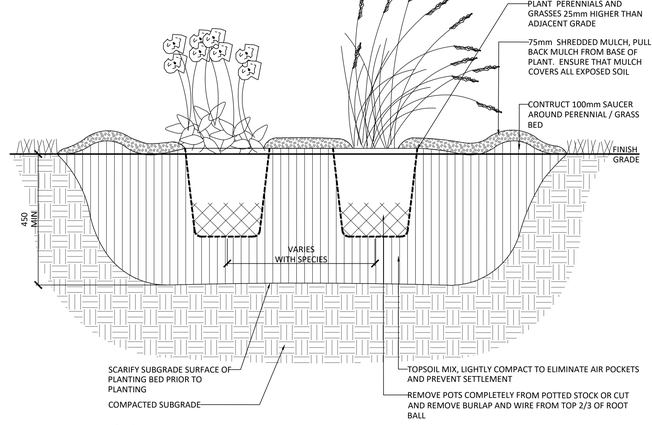
NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION

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



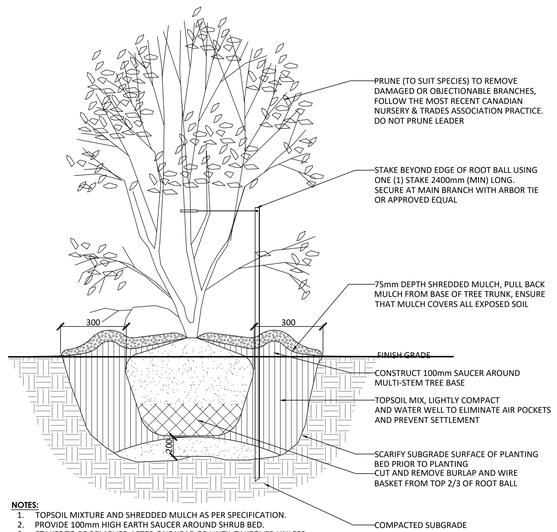
NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

3 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. 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.

5 TREE FORM SHRUB PLANTING
1:30

TREE PRESERVATION / REMOVAL NOTES:

1. TREES IDENTIFIED FOR RETENTION ARE IN MODERATE TO GOOD CONDITION AND CAN BE REASONABLY PROTECTED FROM CONSTRUCTION ACTIVITIES, GIVEN ADEQUATE TREE PROTECTION MEASURES AS DESCRIBED ARE TAKEN.
2. USE OF HYDRO VAC TECHNOLOGIES AND HAND PRUNING SHALL BE USED TO ENSURE A CLEAN INTERFACE FOR PROPER ROOT PRUNING BY A QUALIFIED ARBORIST (ISA CERTIFIED)
3. A QUALIFIED ARBORIST (ISA CERTIFIED) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA MUST PRUNE ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE AS REQUIRED. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
4. TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
5. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES. NO WORK OR MATERIAL STORAGE IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF AN EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
7. TREE PROTECTION FENCE MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150mm TOPSOIL AND SOD OR SEED AS INDICATED.
9. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW REMOVAL WITH LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
10. IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
11. INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE ARCHITECT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
12. INSTALLATION OF TREE PROTECTION FENCE SHALL BE LOCATED AT THE CRITICAL ROOT ZONE.
CRITICAL ROOT ZONE : 10cm x DIAMETER AT BREAST HEIGHT (DBH)
EXAMPLE: DBH = 30cm; CRZ = 300cm / 3.0m
13. THE FOLLOWING TREE PROTECTION MEASURES WILL BE PROVIDED TO ENSURE THE PRESERVATION OF THE TREES IDENTIFIED IN THE DETAILED TREE PLANTING AND CONSERVATION PLAN TO THE SATISFACTION OF FORESTRY SERVICES:
- 13.a. EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE, PARK, BE REPAIRED OR REFUELLED; NOR SHALL CONSTRUCTION MATERIALS BE STORED OR ANY EARTH MATERIALS BE STOCKPILED; WITHIN THE TREE PROTECTION FENCE OR WITHIN THE CRITICAL ROOT ZONE OF ANY TREE. WASTE OR VOLATILE MATERIALS, SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER SHALL NOT BE DISPOSED OF ON SITE.
- 13.b. WHEN EXCAVATION MUST TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF A TREE, A TRENCH SHALL BE DUG CAREFULLY BY HAND OR WITH A ROOT-CUTTING (STUMP GRINDER) OR STONE CUTTING (CUT-OFF) MACHINE ALONG THE FURTHEST REACH OF THE CUT.
- 13.c. IF ANY TREE ROOTS ARE EXPOSED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY REBURIED WITH SOIL OR COVERED WITH FILTER CLOTH OR WOOD CHIPS AND KEPT MOIST UNTIL THEY CAN BE BURIED PERMANENTLY.

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
2. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
3. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

TREE PLANTING IN MARINE CLAY SOILS

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED OCTOBER 10, 2024.

1. THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG6406-1 REV 1, DATED OCTOBER 10, 2024) AND SUBSEQUENT MEMO BY PATERSON GROUP (MEMO PG6406-MEMO.01 REV 1, DATED APRIL 29, 2025).
2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).
3. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
4. CITY OF OTTAWA: GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017): THE FOLLOWING GUIDELINES ARE PRIMARILY FOCUSED ON SMALL AND MEDIUM SIZE STREET TREES. HOWEVER, LARGE TREES (MATURE HEIGHT OVER 14M) CAN STILL BE PLANTED IN AREAS OF SMC SOILS 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). FOR STREET TREES IN THE ROAD RIGHT-OF-WAY WHERE SMC SOILS HAVE BEEN IDENTIFIED, THE TREE TO FOUNDATION SETBACKS MAY BE REDUCED TO 4.5M FOR SMALL (MATURE TREE HEIGHT UP TO 7.5M) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5M-14M) PROVIDED ALL OF THE FOLLOWING SIX CONDITIONS ARE MET:
   - 4.1. THE MODIFIED PLASTICITY INDEX OF THE SOIL BETWEEN THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
   - 4.2. THE USF IS 2.1M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 10M OF THE TREE, AS MEASURED FROM THE CENTRE OF THE TREE TRUNK, AND VERIFIED BY MEANS OF THE GRADING PLAN AS INDICATED IN THE PROCEDURAL CHANGES BELOW.
   - 4.3. A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M3 OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M3 OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE DEVELOPER WILL ENSURE THE SOIL IS GENERALLY UNCOMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.
     - 4.3.1. THE SOIL VOLUME CALCULATION MUST BE BASED ON A DEPTH OF 1.5M BELOW FINISHED GRADE (E.G. 5M LENGTH X 4M WIDTH AT SURFACE X 1.5M DEPTH = 30M3). IT MAY INCLUDE LANDS IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY, BUT MUST SUBTRACT THE VOLUME OF SHALLOW UTILITY TRENCHES (I.E. VOLUME OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME).
   - 4.4. THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
   - 4.5. THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 15M BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
   - 4.6. GRADING SURROUNDING THE TREE MUST PROMOTE DRAINING TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.

Key Plan

No.	Description	Date
-		
6	Issued for Second Submission	25-05-27
5	Issued for Second Submission	25-05-16
4	Re-Issued for First Submission	25-01-02
3	Re-Issued for First Submission	24-12-18
2	Issued for First Submission	24-11-04
1	Issued for Client Review	24-10-25

Revision

City Approval Stamp

PROPERTY INFORMATION
BLOCK 140 ON REGISTERED PLAN 4M-1544,
PART 1 ON 4R-35191

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Project

640 COMPASS STREET
OTTAWA, ON

Title

LANDSCAPE DETAILS

Date	2024-10-09
Scale	AS NOTED
Drawn	SW
Checked	MK
Job No.	24-251

Sheet

L2.1

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PLAN N° 19260