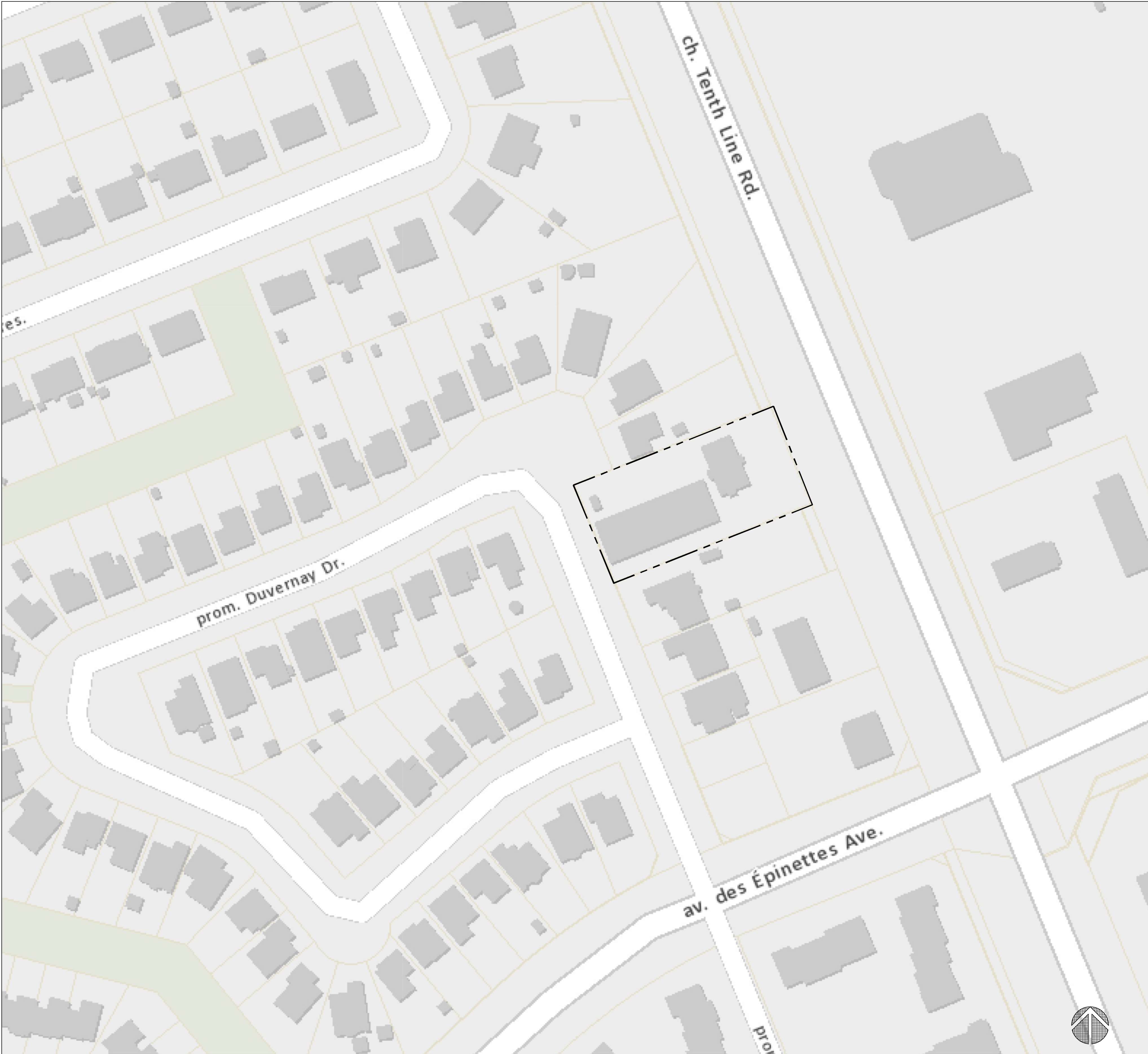




1670 TENTH LINE ROAD

LIST OF DRAWINGS

- | | |
|------|-----------------------|
| L1.0 | NOTES AND SCHEDULES |
| L1.1 | VALIDATING INFO. PLAN |
| L1.2 | LANDSCAPE PLAN |
| L2.0 | LANDSCAPE DETAILS 1 |

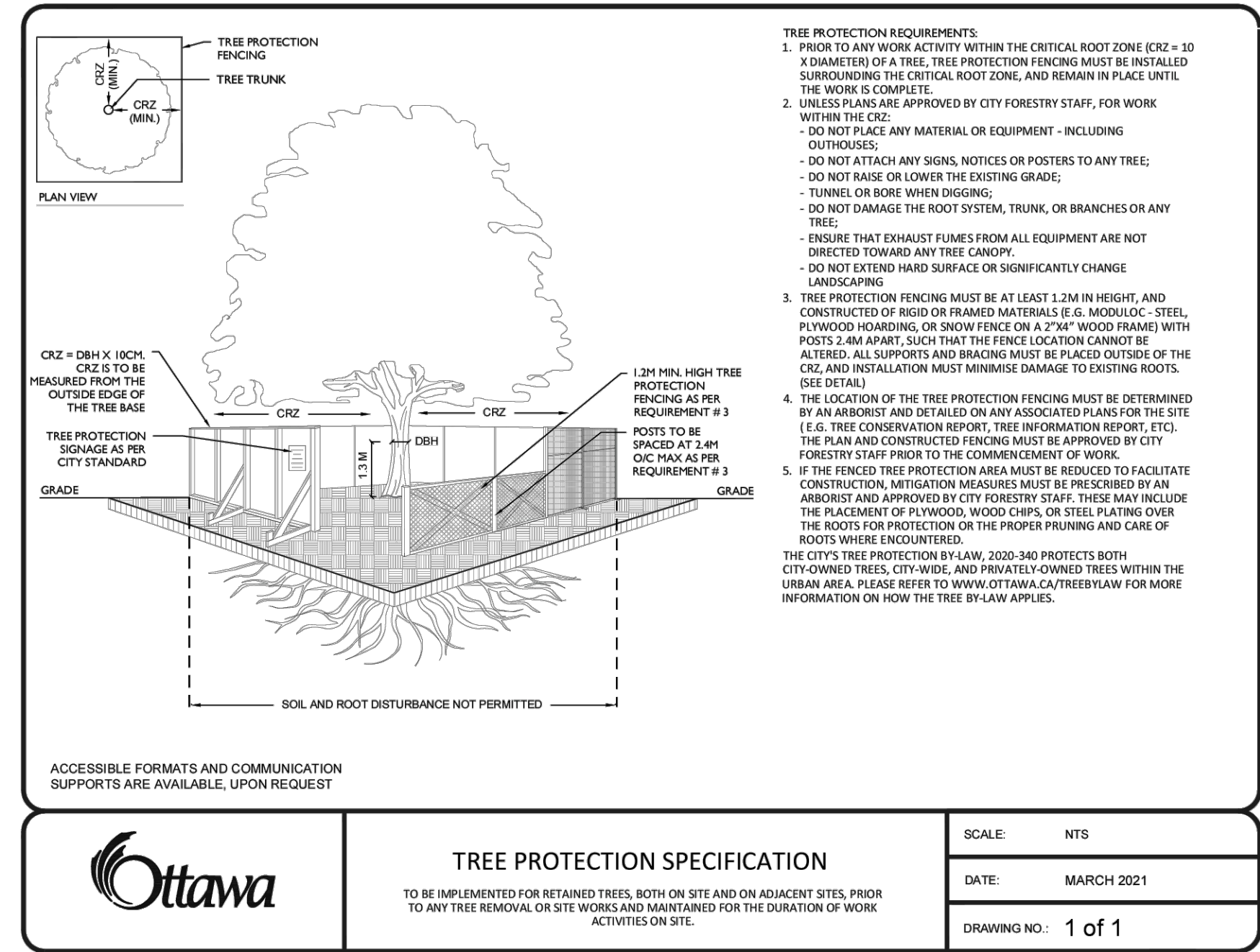
CONSULTANTS

project1
studio
Urbantypology

PROJECT 1 STUDIO
300 - 260 ST. PATRICK STREET,
OTTAWA, ON, CANADA, K1N 5K5
PH: 613. 884. 3939

UNIT 101 - 45 SPENCER STREET
OTTAWA, ON, CANADA, K1Y 2P5
PH: 613.867.3042 / 613.897.1237

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	COMMENTS	ARBORIST RECOMMENDATION	REMOVAL REASON
1	ACER PLATANOIDES	HORWAY MAPLE	40	MUNICIPAL	GOOD	SYMMETRICAL CANOPY, 10% DIE BACK AT CANOPY, SINGLE STEM	RETAIN	
2	ACER NEGUNDO	MANITOBA MAPLE	30	PRIVATE	GOOD	SYMMETRICAL CANOPY, SINGLE STEM WITH 2 CO-DOMINANT LEADERS @0.3M HEIGHT	RETAIN	
3	PICEA PUNGENS	COLORADO SPRUCE	45	PRIVATE	GOOD	SYMMETRICAL CANOPY, PRUNED AT LOWER LIMBS, SINGLE STEM	RETAIN	



SYM	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	INSTALL NOTES	COMMENTS
	LARGE DECIDUOUS TREES (ABOVE 1.4m HEIGHT)					
AF	ACER FREEMANII 'CELZAM'	CELEBRATION MAPLE	I	70mm CAL.	B4B / W.B.	MUNICIPAL OWNERSHIP
QR	QUERCUS RUBRA	RED OAK	I	70mm CAL.	B4B / W.B. PLANT IN SPRING	MUNICIPAL OWNERSHIP, NATIVE SPECIES
UM	ULMUS 'MORTON'	ACCOLADE ELM	I	70mm CAL.	B4B / W.B. PLANT IN SPRING	MUNICIPAL OWNERSHIP
	MEDIUM DECIDUOUS TREES (7.5m TO 1.4m HEIGHT)					
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3	50mm CAL.	B4B / W.B.	MUNICIPAL OWNERSHIP
MP	MALUS 'PRAIRIFIRE'	'PRAIRIFIRE' CRABAPPLE	I	50mm CAL.	B4B / W.B.	MUNICIPAL OWNERSHIP
OV	OSTRYA VIRGINIANA	HOP HORNBEAM	I	50mm CAL.	B4B / W.B.	MUNICIPAL OWNERSHIP, NATIVE SPECIES
SA	SORBUS AMERICANA	AMERICAN MOUNTAIN ASH	I	50mm CAL.	B4B / W.B.	MUNICIPAL OWNERSHIP, NATIVE SPECIES
TOTAL TREE QUANTITY:			9			

SOIL VOLUME TARGETS:		
MEDIUM	(A) 25m ³ SINGLE TREE (B) 15m ³ MULTIPLE GROUPED TREES (C) 30m ³ IN SENSITIVE MARINE CLAY	 (A) (B) (C)
LARGE	(D) 30m ³ SINGLE TREE (E) 18m ³ MULTIPLE GROUPED TREES	 (D) (E)

* SOIL VOLUME BLOCKS CALCULATED AT:
 1m DEPTH IN REGULAR SOIL CONDITIONS; AND
 1.5m DEPTH IN SENSITIVE MARINE CLAY SOILS

SITE AREA (m ²)	1857.8
PERMEABLE AREA (m ²)	477.8
PERCENTAGE PERMEABLE AREA (%)	25.7%

MEDIUM	7.0m DIA. SYMBOL PLAN 38.0m ² CANOPY / TREE	
LARGE	9.0m DIA. SYMBOL PLAN 64.0m ² CANOPY / TREE	

SITE AREA (m ²)	1857.8
CANOPY AREA WITHOUT OVERLAPS (m ²)	388.2
CANOPY AREA PERCENTAGE (%)	20.9%

AREA NO.	TREE QUANTITIES	PROVIDED SOIL AREA (m ²)	PROVIDED SOIL VOLUME (m ³)	OTTAWA TARGET SOIL VOLUME FOR LISTED TREES (m ³)	PERCENTAGE SOIL VOLUME PROVIDED VS TARGET	AREA CANOPY COVERAGE WITHOUT OVERLAPS (m ²)
EX.	1 SMALL 2 MEDIUM	EXAMPLE AREA #	EXAMPLE VOL. #	SM: 20 MED: 30 = 50	EXAMPLE VOL / 50 = # %	SM: 20 MED: 70 = 90
1	3 LARGE 1 MEDIUM	160.7	241.1	120	200.9%	230
2	5 MEDIUM	242.4	363.6	150	242.4%	190
TOTAL:	9	403.1	604.7	270.0	443.3	420.0

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	NOTES
	SHURBS				
RR	ROSA RUGOSA	RUGOSA ROSE	33	500mm HT.	POT. 600mm O.C.
SS	SORBARIA SORBIFOLIA	FALSE SPIREA	63	500mm HT.	POT. 900mm O.C.

- CONTRACTOR TO USE HYDROVAC AND HAND PRUNING TO ENSURE SUITABLE CONDITIONS FOR ROOT PRUNING.
2. ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE SHOULD BE PRUNED BY A QUALIFIED ARBORIST (ISA CERTIFIED OR EQUIVALENT) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA. ALL TRUNKING AND BRANCHES OF BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
3. TREES SHALL BE INSPECTED BY THE LANDSCAPE CONSULTANT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
4. NO WORK OR MATERIAL STORAGE IS PERMITTED WITHIN THE TREE PROTECTION ZONE. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES.
5. 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.
6. TREE PROTECTION FENCE MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
7. ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150mm TOPSOIL AND SOD OR SEED AS INDICATED.
8. 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.
9. IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
10. INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE CONSULTANT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE CONSULTANT.
11. INSTALLATION OF TREE PROTECTION FENCE SHALL BE LOCATED AT THE CRITICAL ROOT ZONE.
CRITICAL ROOT ZONE : 1.0cm x DIAMETER AT BREAST HEIGHT (DBH)
12. 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:
 - 1.2.1. EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE, PARK, BE REPAIRED OR REFUELED; 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.
 - 1.2.2. 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.
 - 1.2.3. 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.

1. LANDSCAPE CONSULTANT HEREIN REFERS TO URBANPOLOGY INC.
2. ALL PLANT MATERIAL SHALL BE NURSERY STOCK, SOURCED IN SAME HARDINESS ZONE AS PROJECT SITE UNLESS OTHERWISE NOTED.
3. ALL PLANTS IN METRIC UNLESS OTHERWISE NOTED.
4. DECIDUOUS TREES TO HAVE MIN. 1800mm CLEAR STEM ABOVE GRADE.
5. CONTRACTOR TO PROTECT ALL EXISTING ROADS, RIGHT OF WAYS, SIDEWALKS, CURBS, AND OTHER SITE ELEMENTS DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED AT CONTRACTORS OWN COST.
6. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION. SHOULD CONFLICTS WITH SERVICES BE FOUND, CONTRACTOR TO NOTIFY LANDSCAPE CONSULTANT IMMEDIATELY. DAMAGE TO ANY SERVICES, BOTH ON AND OFF PROJECT SITE, TO BE REPAIRED AT CONTRACTORS OWN COST.
8. SUBSTITUTIONS ARE REQUIRED TO BE SUBMITTED TO THE LANDSCAPE CONSULTANT 14 DAYS PRIOR TO INSTALLATION. PLANT SPECIES SUBSTITUTIONS SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL STRUCTURE, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOUR, FRUIT AND CULTURE.

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED JUNE 16, 2025.

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 PG7562-1, DATED JUNE 16, 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. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE INSTALLATION OF PLANT MATTER.
4. THIS LANDSCAPE PLAN WAS PREPARED TO COMPLY WITH THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017).
5. THE REDUCED 4.5M SETBACK FOR SMALL AND MEDIUM TREES OF THE REDUCED THE VALIDATING INFORMATION PLAN COMPLIES WITH THE ADDITIONAL PROVISIONS SET OUT IN THE GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017).
6. THE REDUCED EQUIVE. SETBACK TO FULL MATURE HEIGHT FOR LARGE TREES ON THE VALIDATING INFORMATION PLAN COMPLIES WITH THE ADDITIONAL PROVISIONS SET OUT IN THE GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017).

CITY OF OTTAWA STANDARD ROW CROSS SECTIONS SHALL TAKE PRECEDENCE, WHERE NOT OTHERWISE DEFINED BY CODES OR BYLAWS, MINIMUM SETBACKS ARE AS FOLLOWS:	
STREET LIGHTS (LARGE TREES)	4.5m
STREET LIGHTS (SMALL TREES)	2.5m
HYDRO TRANSFORMERS	3.0m
PUBLIC STREETS	2.5m
SIDEWALKS, DRIVEWAYS, FENCES, NOISE BARRIERS	1.5m
FOR CONIFERS FROM PAVED SURFACES	4.5m
FIRE HYDRANTS	2.5m
UNDERGROUND SERVICES + UTILITIES	1.5m
TELECOM / CABLE PEDESTALS	1.0m



Urbantypology

UNIT 10-163 STERLING ROAD
TORONTO, ON, CANADA, M6R 2B2
PH: 437.700.5446

UNIT 101 - 45 SPENCER STREET
OTTAWA, ON, CANADA, K1Y 2P5
PH: 613.867.3042 / 613.897.1237

1	ISSUED FOR SITE PLAN CONTROL	08, AUG., 202
---	------------------------------	---------------

NO.:	REVISION:	DATE:
------	-----------	-------

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWING(S). ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONTRACT SPECIFICATIONS.

COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBANTYPOLOGY INC. AND SHALL NOT BE REPRODUCED OR USED FOR PURPOSES OTHER THAN INTENDED BY THE OWNER, WITHOUT PERMISSION.

THIS DRAWING SHALL ONLY BE USED FOR CONSTRUCTION WHEN FIXED WITH PROFESSIONAL SEAL AND SIGNATURE BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

- VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE;
- REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR;
- COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS;
- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:

1670 TENTH LINE RD
PART OF LOT B

LOCATION:
1670 TENTH LINE RD
OTTAWA, ON

DRAWN: SS	START DATE:
CHECKED: SM	16 JUNE, 2025

DRAWING:

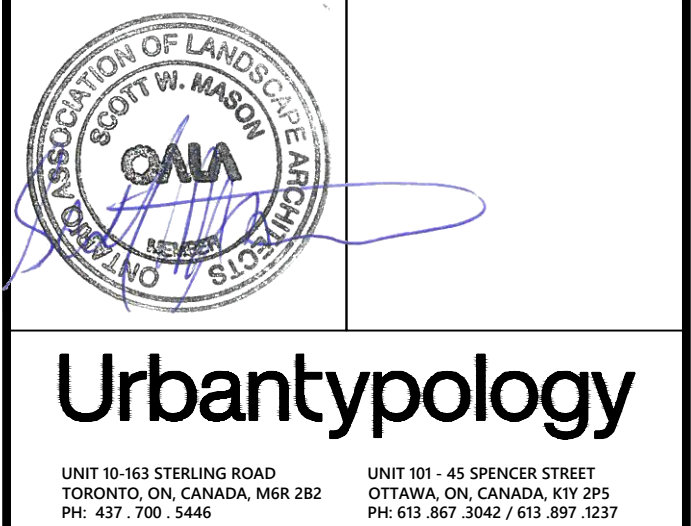
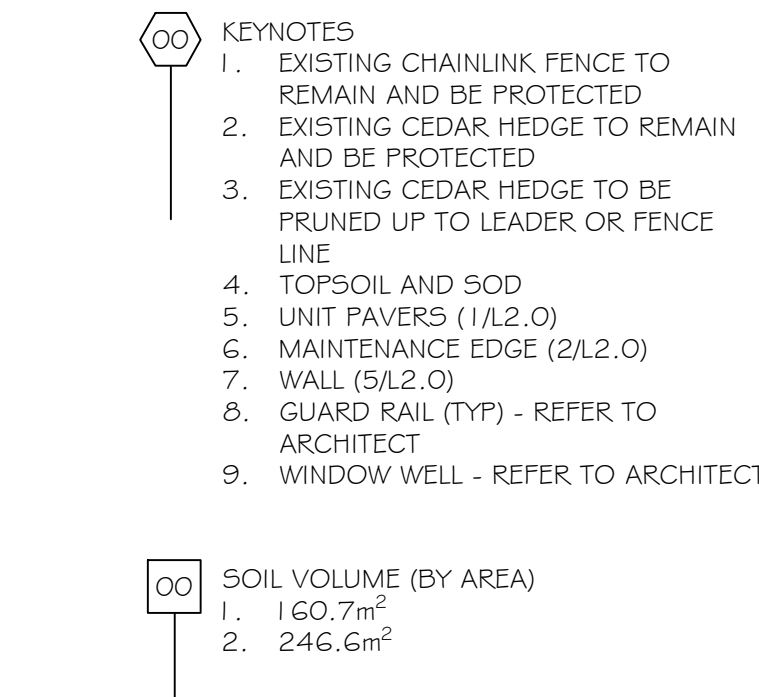
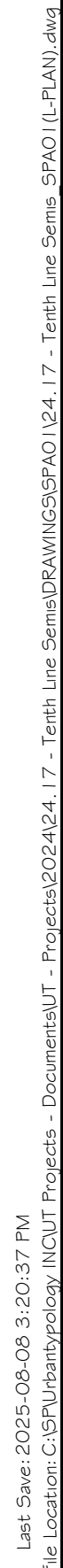
NOTES AND SCHEDULES

SCALE:	PAGE SIZE: 24X36
--------	------------------

PROJECT NUMBER:	24.17
-----------------	-------

NORTH:	SHEET NO.:
--------	------------

L1.0



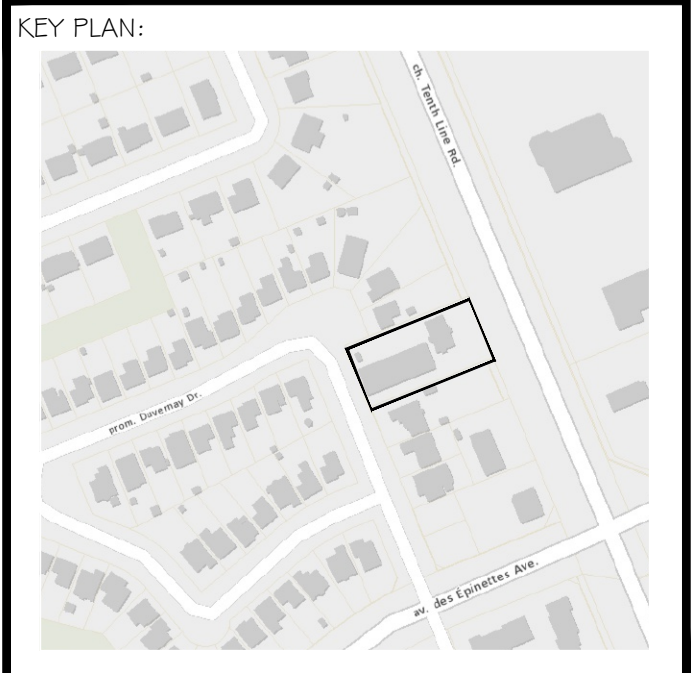
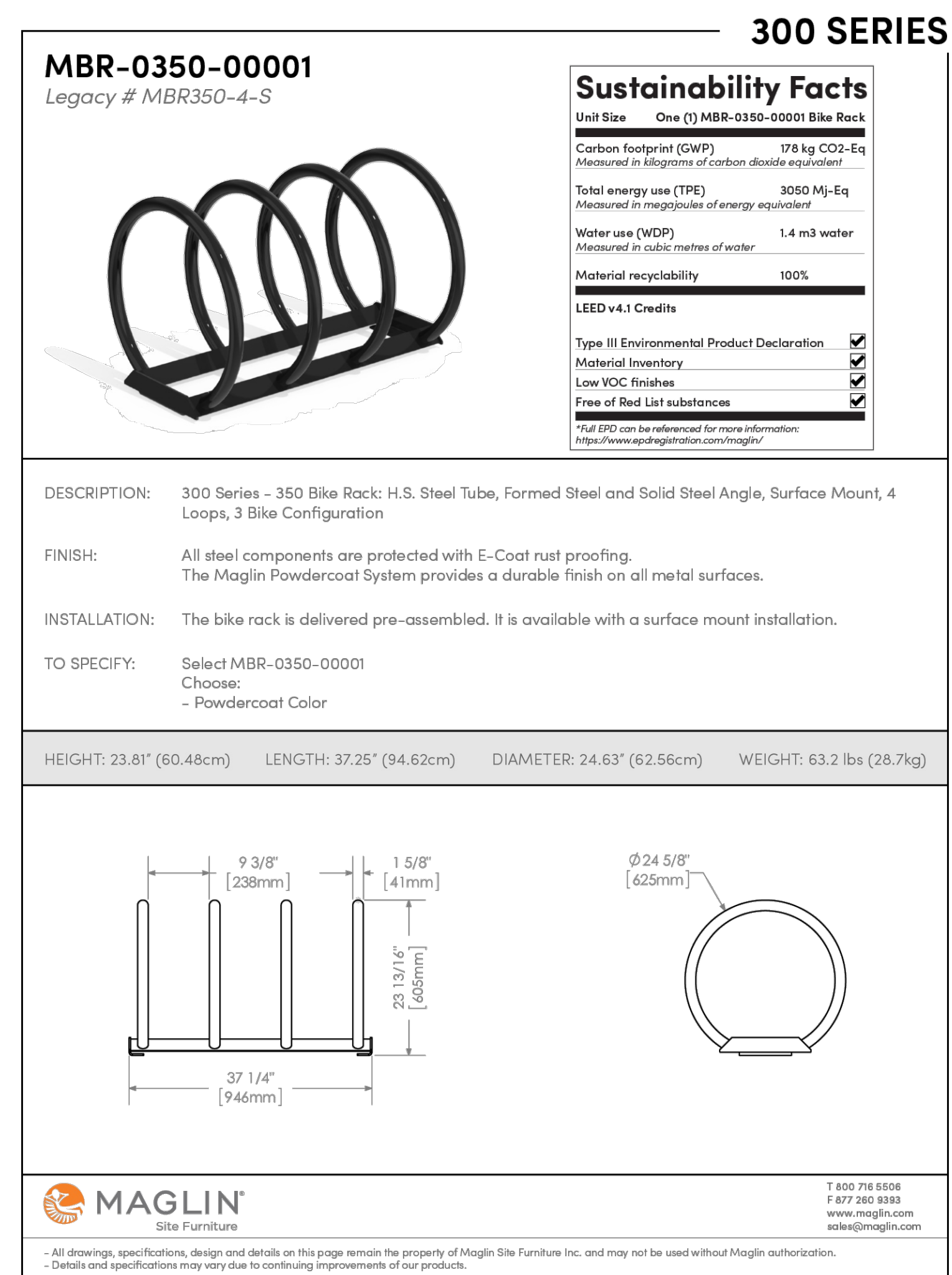
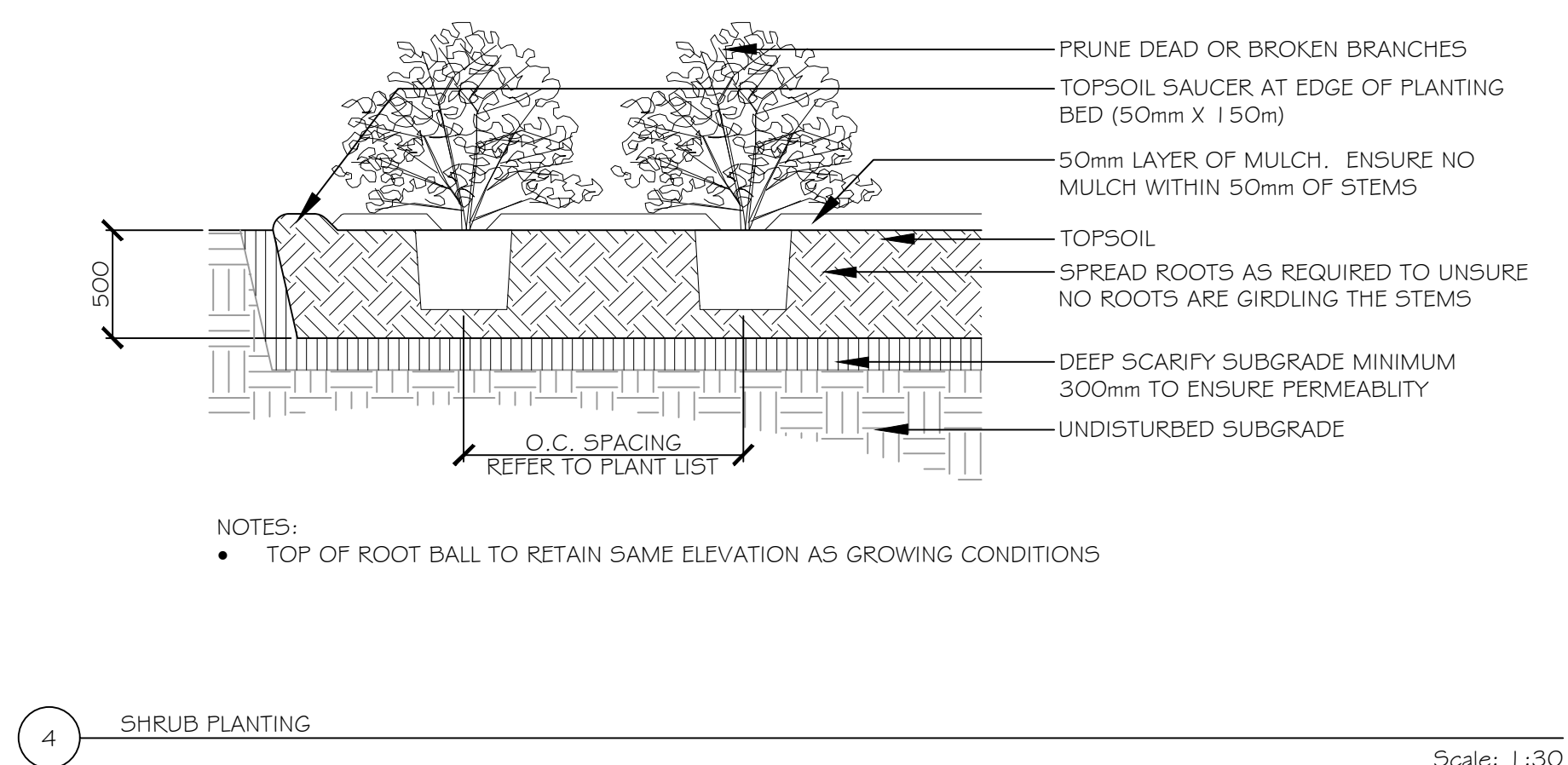
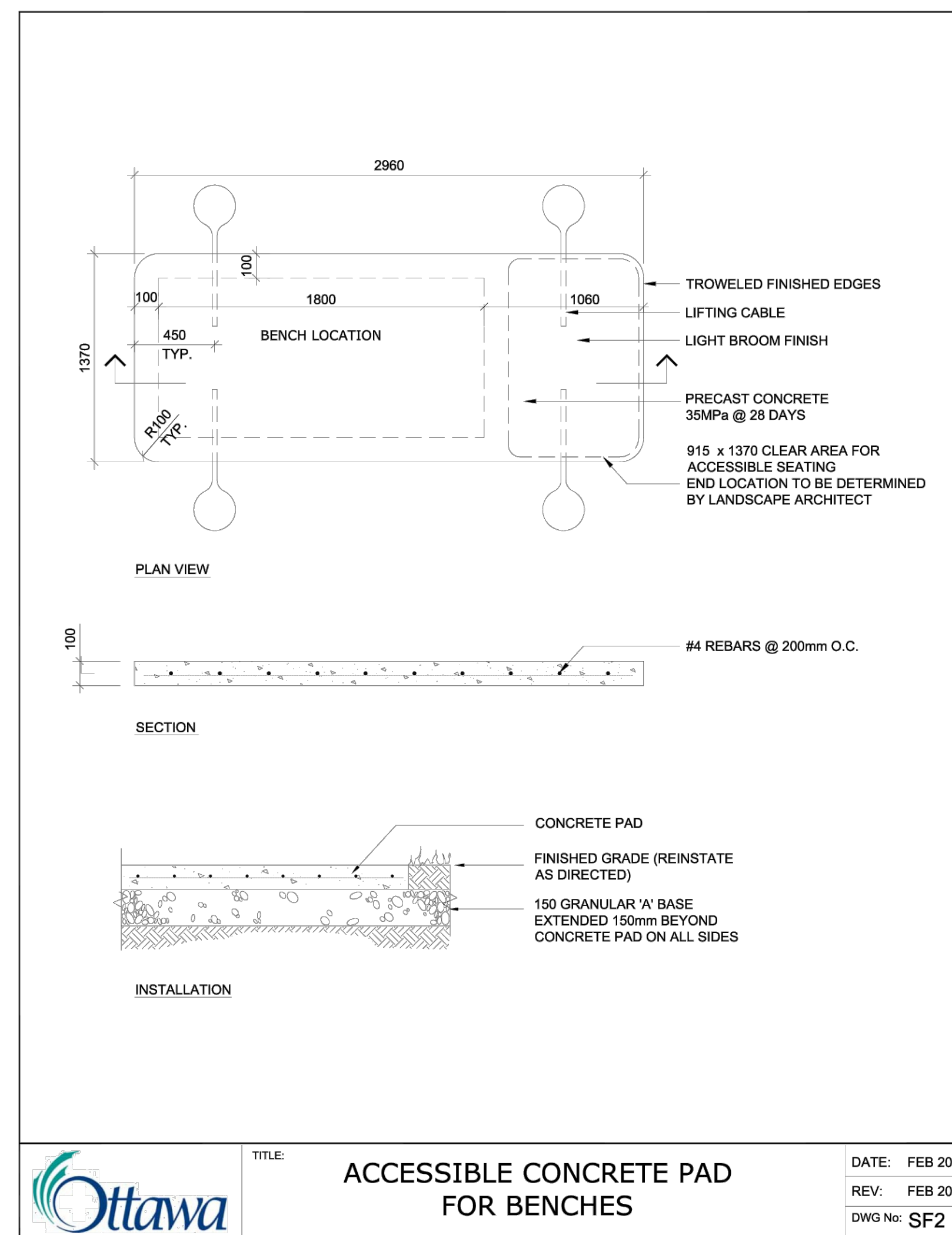
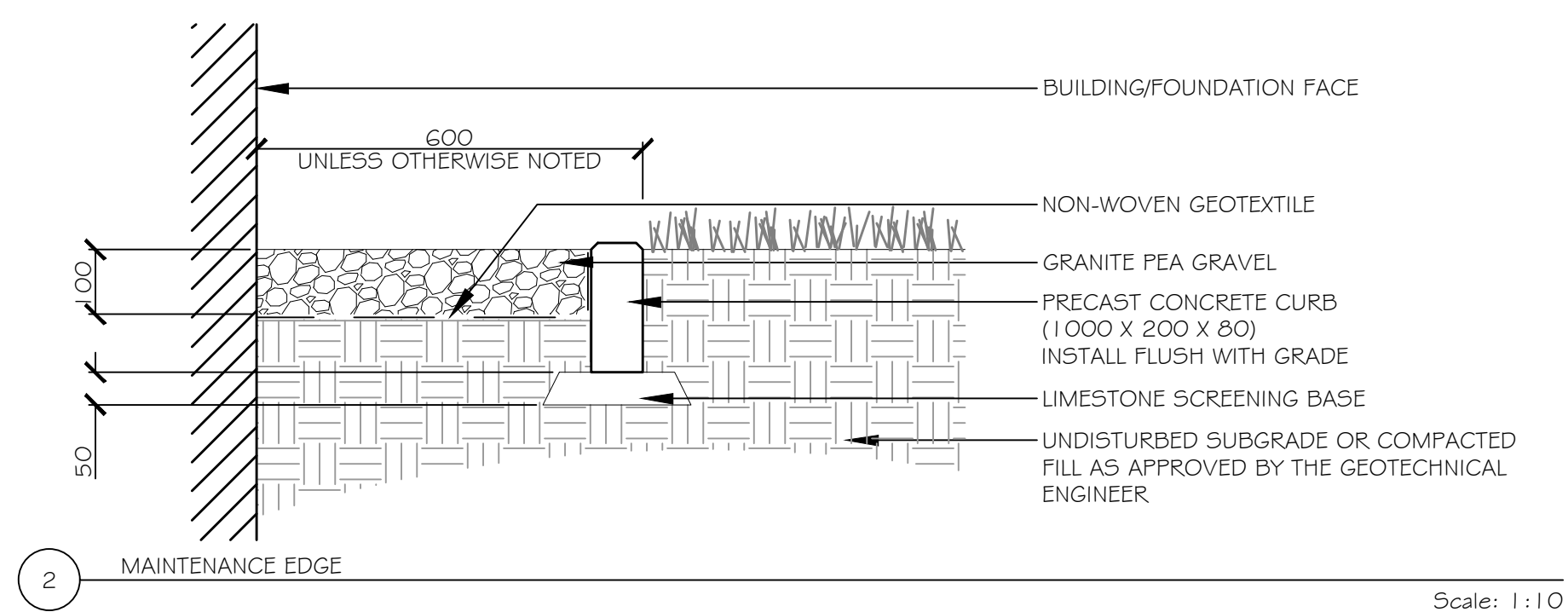
1	ISSUED FOR SITE PLAN CONTROL	08, AUG., 2025
NO.:	REVISION:	DATE:
ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE DRAWINGS. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONTRACT SPECIFICATIONS. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR USED FOR PURPOSES OTHER THAN INTENDED BY THE OWNER, WITHOUT PERMISSION. THIS DRAWING SHALL ONLY BE USED FOR CONSTRUCTION WHEN FIXED WITH A PROFESSIONAL SEAL AND SIGNATURE BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO: ✓ VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ✓ OBTAIN ALL NECESSARY PERMITS FROM THE CONTRACT ADMINISTRATOR. ✓ COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS. ✓ VERIFY LOCATION OF ALL UTILITIES AND UTILITIES WITH THE AUTHORITY RESPONSIBLE FOR THE MAINTENANCE OF WORK.		

DRAWN: SS	START DATE:
CHECKED: SM	15 JULY, 2025

SCALE: 1:150	PAGE SIZE: 24X36
PROJECT NUMBER: 24.17	

NORTH:	SHEET NO.:
--------	------------

XXX-XXX-XXX



Urbantypology

UNIT 10-163 STERLING ROAD
TORONTO, ON, CANADA, M6R 2B2
PH: 437.700.5446

UNIT 101 - 45 SPENCER STREET
OTTAWA, ON, CANADA, K1Y 2P5
PH: 613.867.3042 / 613.897.1237

[illegible]

1	ISSUED FOR SITE PLAN CONTROL	08, AUG., 2025
NO.:	REVISION:	DATE:

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWING(S). ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONTRACT SPECIFICATIONS.

COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF URBANTYPOLOGY INC. AND SHALL NOT BE REPRODUCED OR USED FOR PURPOSES OTHER THAN INTENDED BY THE OWNER, WITHOUT PERMISSION.

THIS DRAWING SHALL ONLY BE USED FOR CONSTRUCTION WHEN FIXED WITH A PROFESSIONAL SEAL AND SIGNATURE BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

- REPORT ALL DIMENSIONS AND CONDITIONS ON SITE;
- REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR;
- COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS;
- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:
1670 TENTH LINE RD
PART OF LOT B

LOCATION:
1670 TENTH LINE RD
OTTAWA, ON

DRAWN: SS	START DATE:
CHECKED: SM	16 JUNE, 2025

DRAWING: NOTES AND SCHEDULES

SCALE:AS NOTED	PAGE SIZE: 24X36
----------------	------------------

PROJECT NUMBER:	24.17
-----------------	-------

NORTH:	SHEET NO.:
--------	------------

L2.0

XXXX-XXXX-XXXX