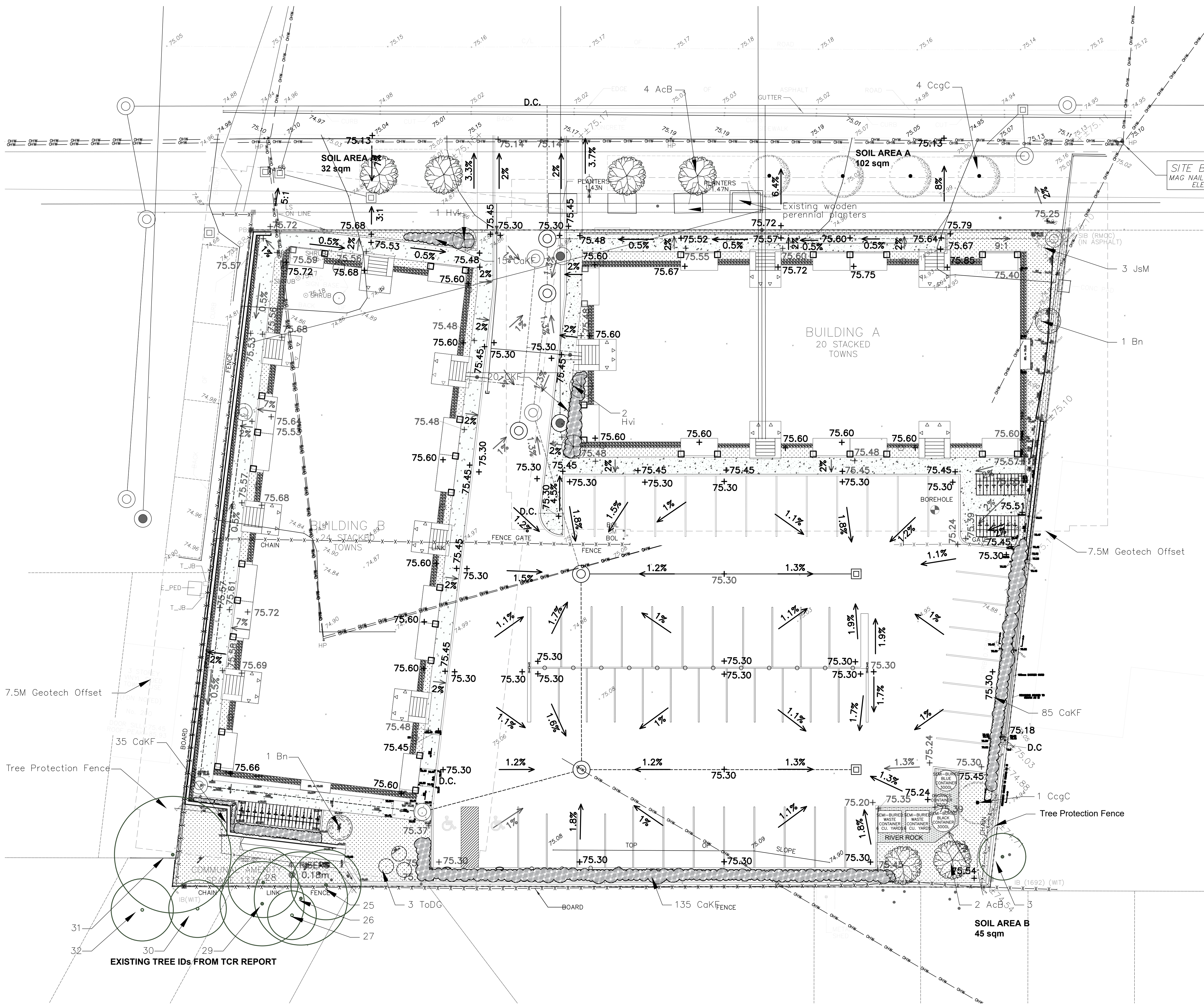




1

Landscape Plan



Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m³)	Design Soil Volume	Soil Adequacy percentage
AREA A - 6 Small trees				
plant bed (102 sq m x 0.9 ave metre deep)	6	90.0	91.8	102%
AREA A1 - 2 Small trees				
plant bed (32 sq m x 0.9 ave metre deep)	2	30.0	28.8	96%
AREA B - 3 Small trees				
plant bed (45 sq m x 0.9 ave metre deep)	3	45.0	40.5	90%

Plant List					
Origin	ID	Qty	Botanical Name	Common Name	Scheduled Size
SMALL ORNAMENTAL TREES					
Ntv H	AcB	11	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry (tree form)	40mm caliper
Ntv	CcG	5	Crataegus crus-galli inermis 'Cruzam'	Thornless Crusader Cocksbur Hawthorn	45mm caliper
CONIFERS					
Non Ntv	JsM	3	Juniperus scopulorum 'Medora'	Medora Juniper	125 cm ht.
Ntv	ToDG	3	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	150 cm ht.
LARGE SHRUBS					
Ntv	Hvi	2	Hamamelis virginiana	Witch Hazel	200 cm ht.
Ntv	Bn	2	Betula Nigra 'Fox valley'	Fox Valley River Birch	200 cm ht.
SHRUBS					
Non Ntv	CaKF	290	Calamagrostis x acutiflora 'Karl Foerster'	Feather reed grass	125 cm ht.

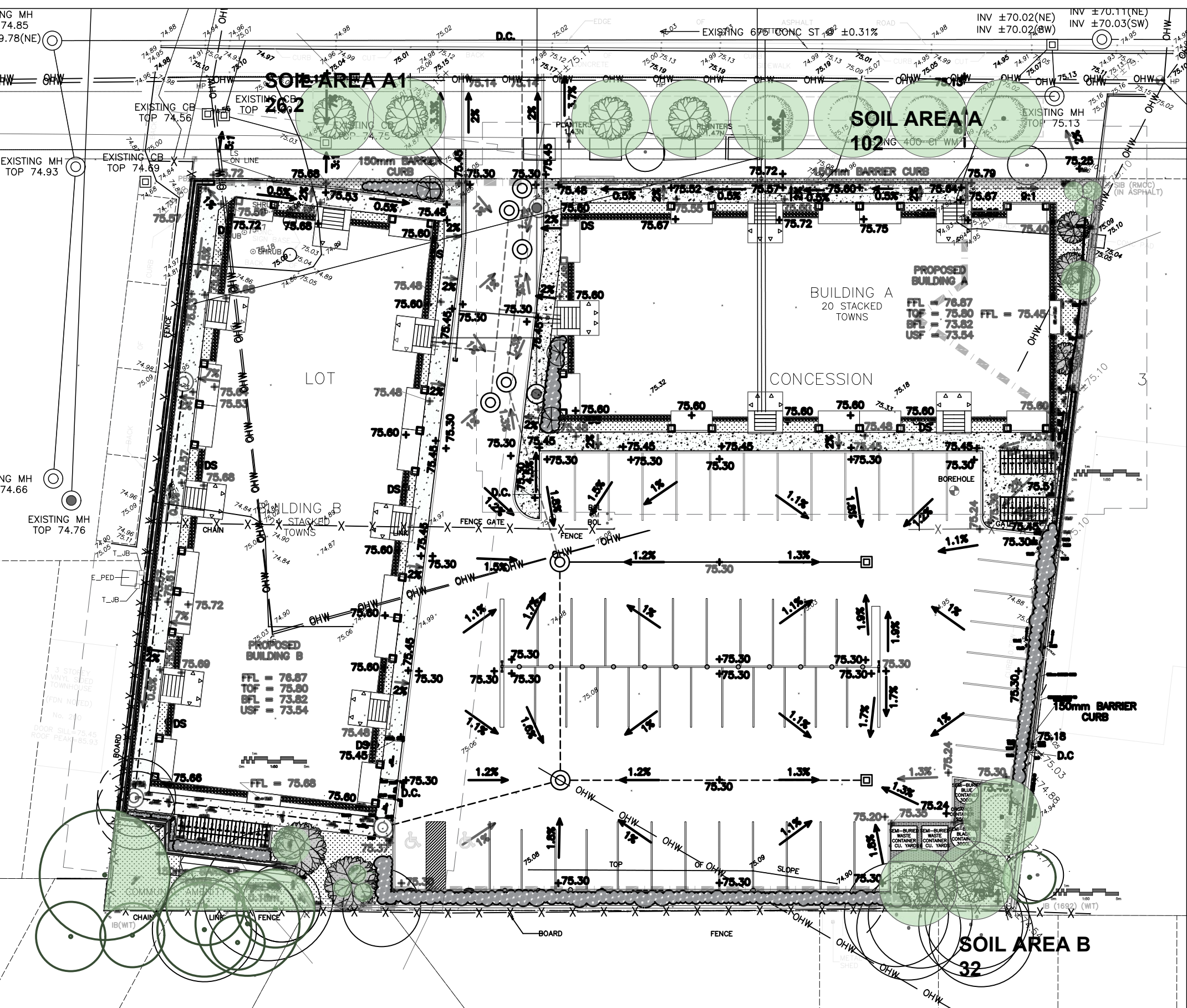
Total number of Private trees = 3
Total number of City trees = 8

THIS PLAN IS ISSUED FOR SITE PLAN CONTROL ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING AND CONSTRUCTION.

PLAN TO BE READ IN CONJUNCTION WITH 'PRELIMINARY TREE CONSERVATION REPORT 2506 Innes Road OTTAWA ON' May, 2024
BY Kevin Myers, MFC ISA Certified Arborist®, ON-2907A Dendron Forestry Services

LEGEND

- PROPERTY LINE
- SOIL VOLUME LINE
- EXISTING TREES
- PROPOSED TREES
- PROPOSED SHRUBS / GRASSES
- PROPOSED CONCRETE PATHWAY
- PROPOSED SOD
- PROPOSED PEASTONE
- PROPOSE RIVERSTONE



TREE CANOPY COVERAGE		
TOTAL CANOPY AREA	396	m2
TOTAL SITE AREA	3948	m2
PERCENT COVERAGE	10.03%	

..LOGOS & TITL.BLOCK\Concorde.jpg

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 10:45 am, Oct 31, 2025

Developer: Concorde Properties
Architect: Project 1 Studio
Civil Engineer: D.B. Gray Engineering

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

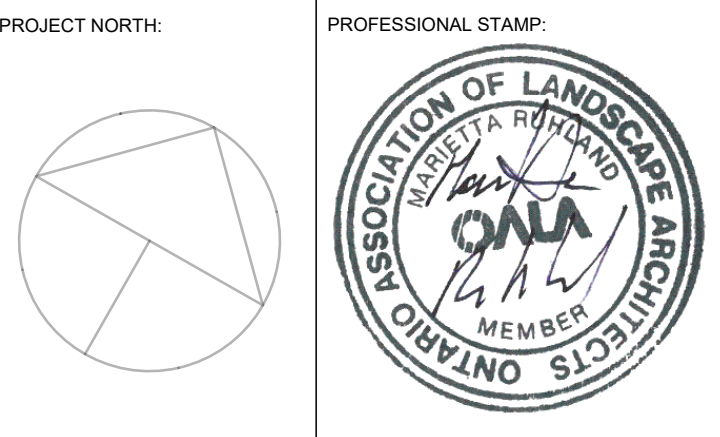
GENERAL NOTES

- All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
- The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
- All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
- No other trees to be removed without prior approval by Landscape Architect.

No.	ISSUE	DATE
5	REISSUED FOR SPC	SEP 04/25
4	REISSUED FOR SPC	DEC 17/24
3	REISSUED FOR SPC	SEP 13/24
2	REISSUED FOR SPC	MAY 14/24
1	ISSUED FOR SITE PLAN CONTROL	DEC 01/23

SCALE: 1:125

Ruhland & Associates Ltd
1000-1500 Government Street, Ottawa, Ontario K1G 3H1
P (613) 224-4244 • F (613) 224-1119 • info@ruhl.com • www.ruhl.com

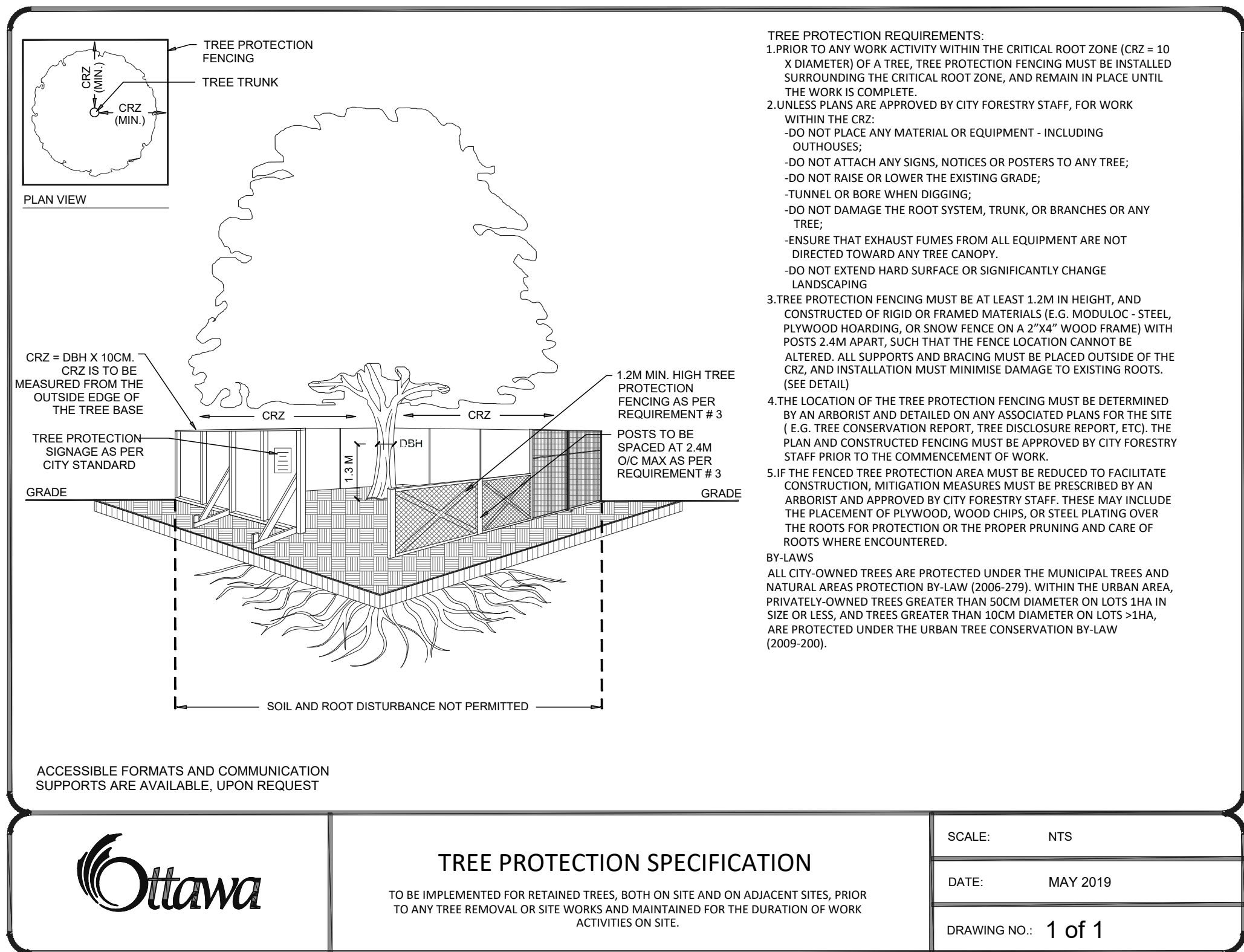


PROFESSIONAL STAMP: PROJECT: 2506 Innes OTTAWA ON

DRAWING: LANDSCAPE PLAN

DESIGN: M.R.	DRAWING NO: L-01
DRAWN: M.M. / D.A.	
CHECKED: M.R.	G.C. NO:
PLOTTED:	

D07-12-24-0038



TREE PROTECTION REQUIREMENTS

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ) ± 10 x diameter of a tree, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.

2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:

- DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTRIGGERS;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT BASE OR LOWER THE EXISTING GRADE;
- TUNNEL OR BORE WHEN DIGGING;
- DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OF ANY TREE;
- FIGURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
- DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING;
- 3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. WOODEN, STEEL, ALUMINUM, OR KNOWN TYPES OF 4-7.62" WOOD TRUNKS) WITH POSTS 2.5M APART. SUCH THAT THE FENCE LOCATIONS CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAIL).

4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC.) THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.

5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION ON THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

6. PLANS ALL CITY OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREA PROTECTION BY-LAW (2006-270). WITHIN THE URBAN AREA, PRIVATELY OWNED TREES GREATER THAN 30CM DIAMETER ON LOTS 1/4 IN SIZE OR LOTS, AND TREES GREATER THAN 30CM DIAMETER ON LOTS 1/4 IN, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2006-2005).

CRZ ± 100mm CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.5M

CRZ ± 100mm CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

SOIL AND ROOT DISTURBANCE NOT PERMITTED

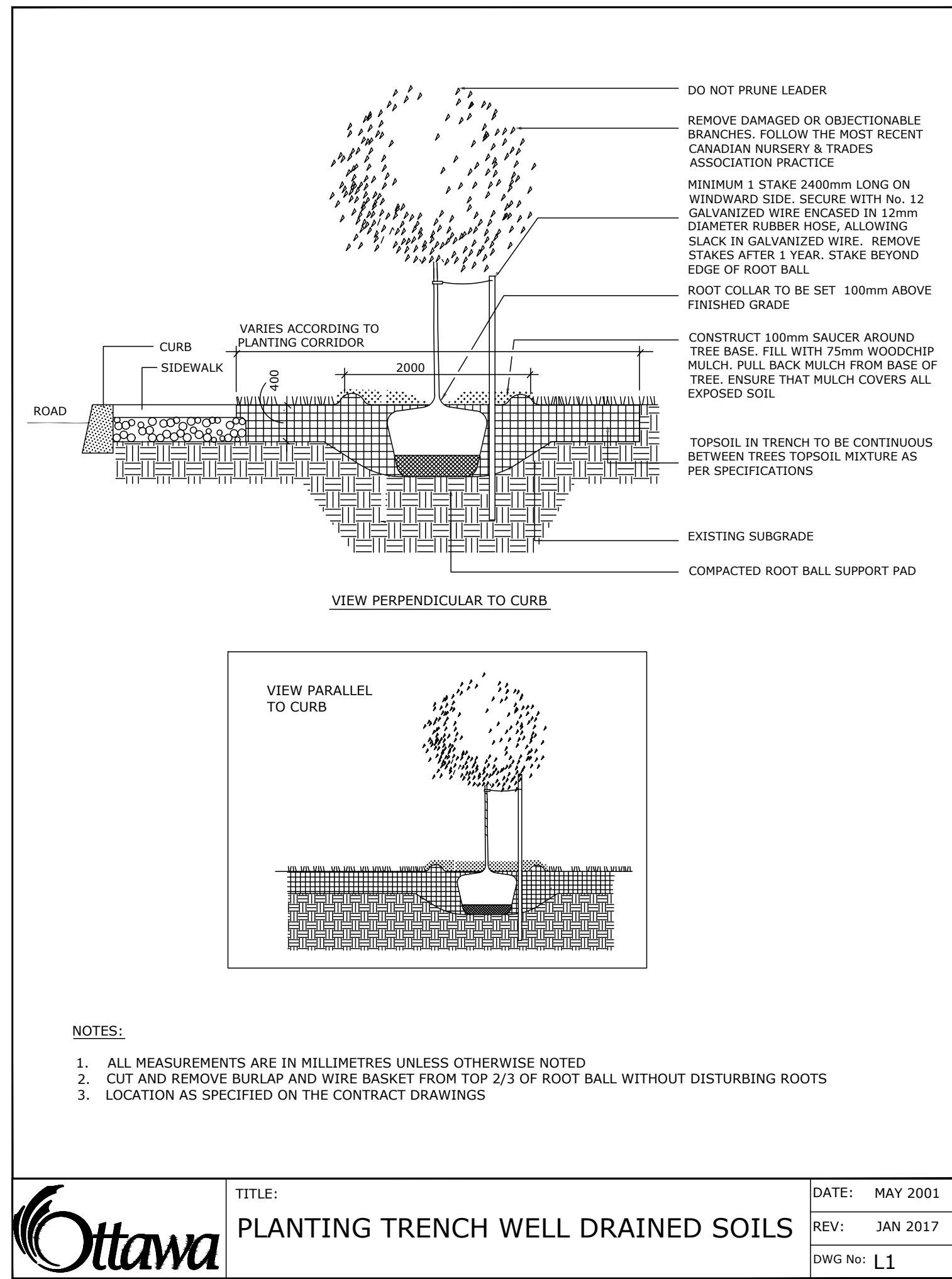
TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

NOTES:

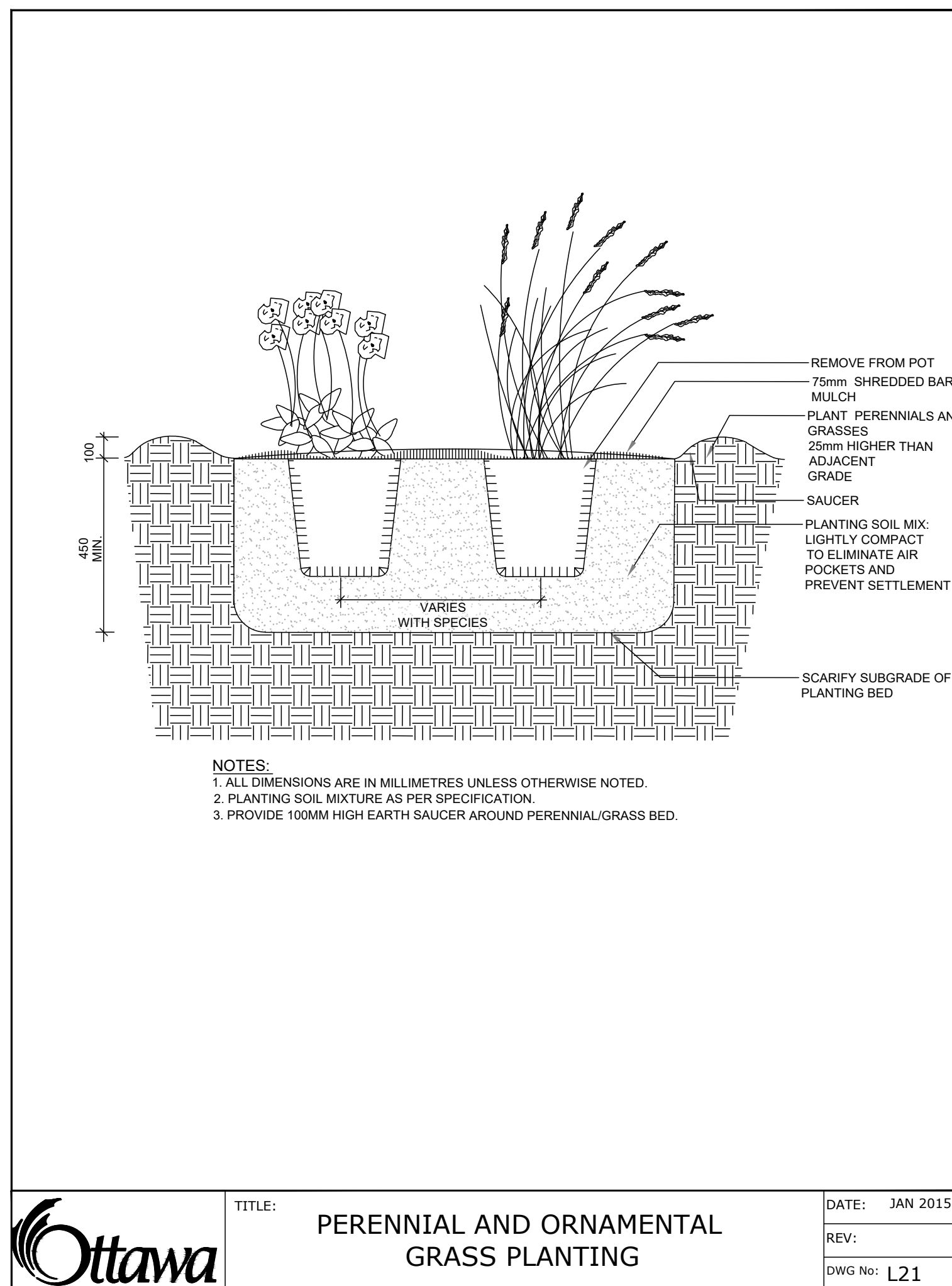
TREES ARE TO BE INSTALLED AS PER CITY STANDARD DETAILS. SOIL VOLUME AS PER BELOW NOTES AND MATRIX ON SHEET L-41

- STANDARD TREE SOIL VOLUMES QUANTITIES INCLUDE THE TOP 900-1000mm OF SOIL EXISTING SUBSOIL LAYER TO CALCULATE TOTAL SOIL VOLUMES REQUIRED BY THE CITY OF OTTAWA FOR SUSTAINABLE TREE GROWTH. WHERE LARGER SOFT AREAS ARE AVAILABLE, THE TOP 400-600mm LAYER IS USED TO CALCULATE SOIL VOLUMES.
- WHERE EXISTING MATERIAL BELOW THE SPECIFIED TOPSOIL IS NOT CONDUCTIVE TO TREE GROWTH, AN ADDITIONAL LAYER OF PLANTING MEDIUM IS TO BE INSTALLED BELOW SPECIFIED TOPSOIL DEPTH TO OBTAIN THE SOIL VOLUME DEPTH REQUIRED.
- REFER TO SOIL VOLUME MATRIX AND PLANS FOR AREA WHERE TREE SOIL VOLUMES ARE REQUIRED.



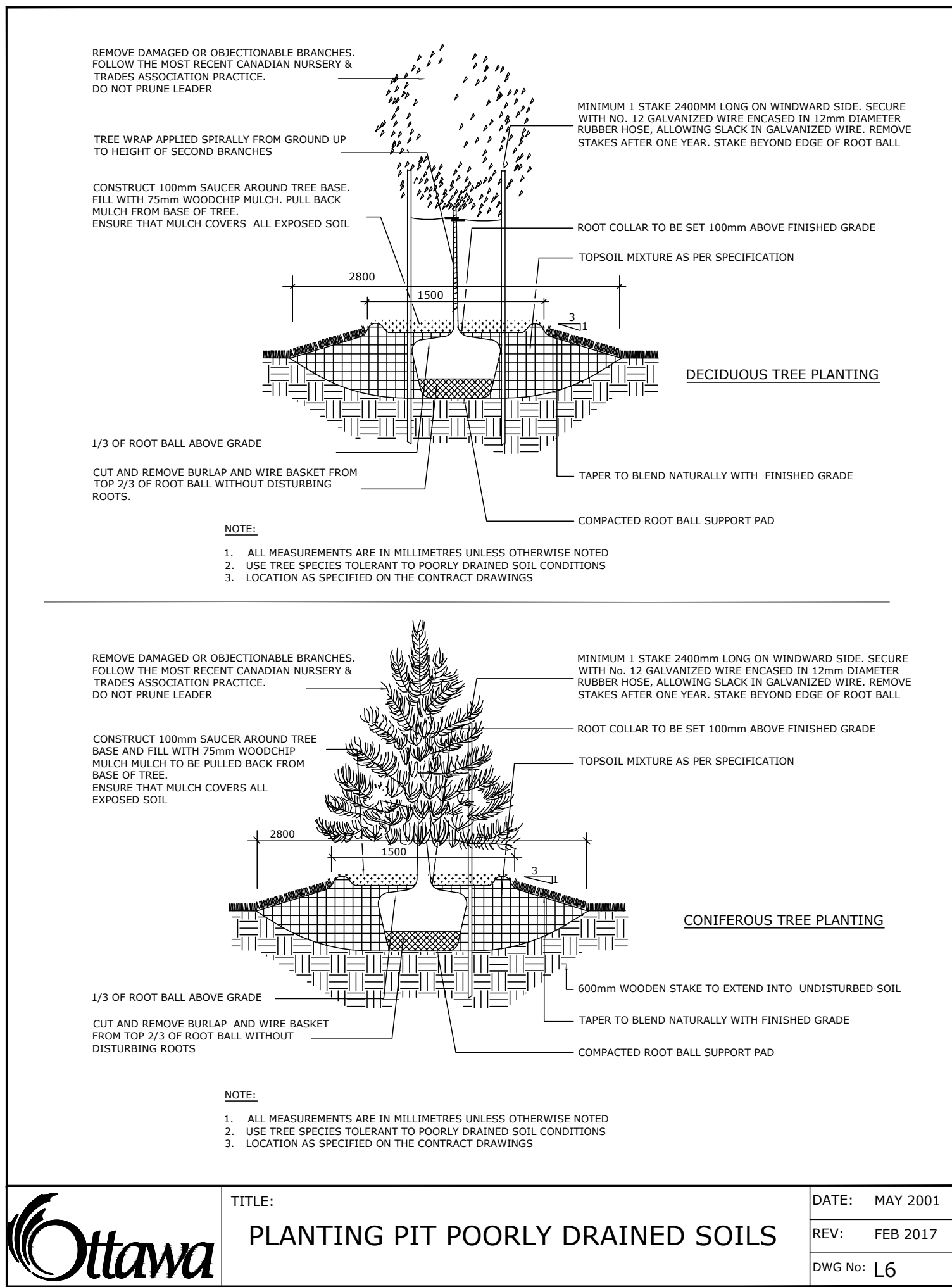
PLANTING TRENCH WELL DRAINED SOILS

DATE: MAY 2001
REV: JAN 2017
DWS NO: L1



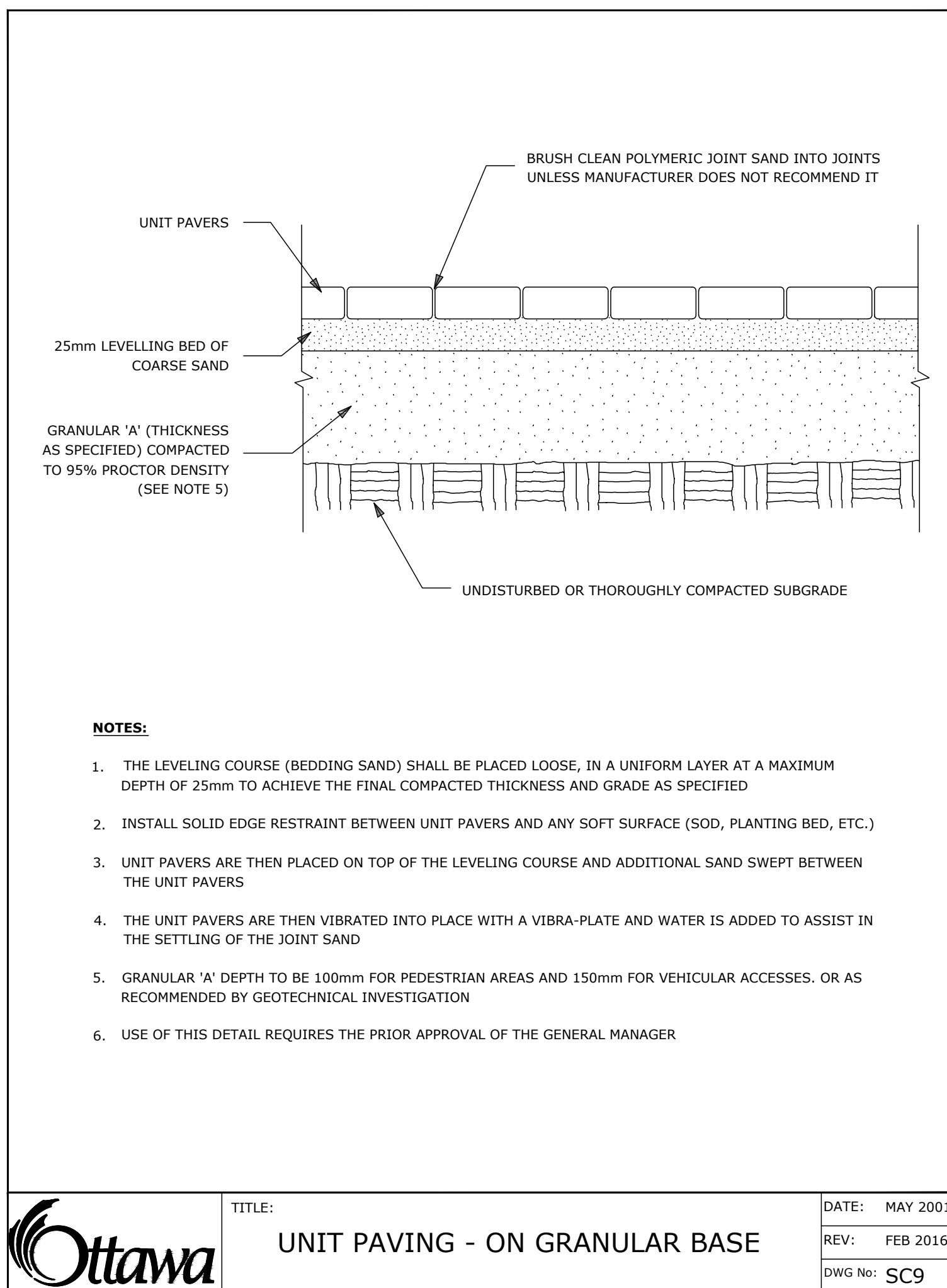
PERENNIAL AND ORNAMENTAL GRASS PLANTING

DATE: JAN 2015
REV: FEB 2016
DWS NO: L21



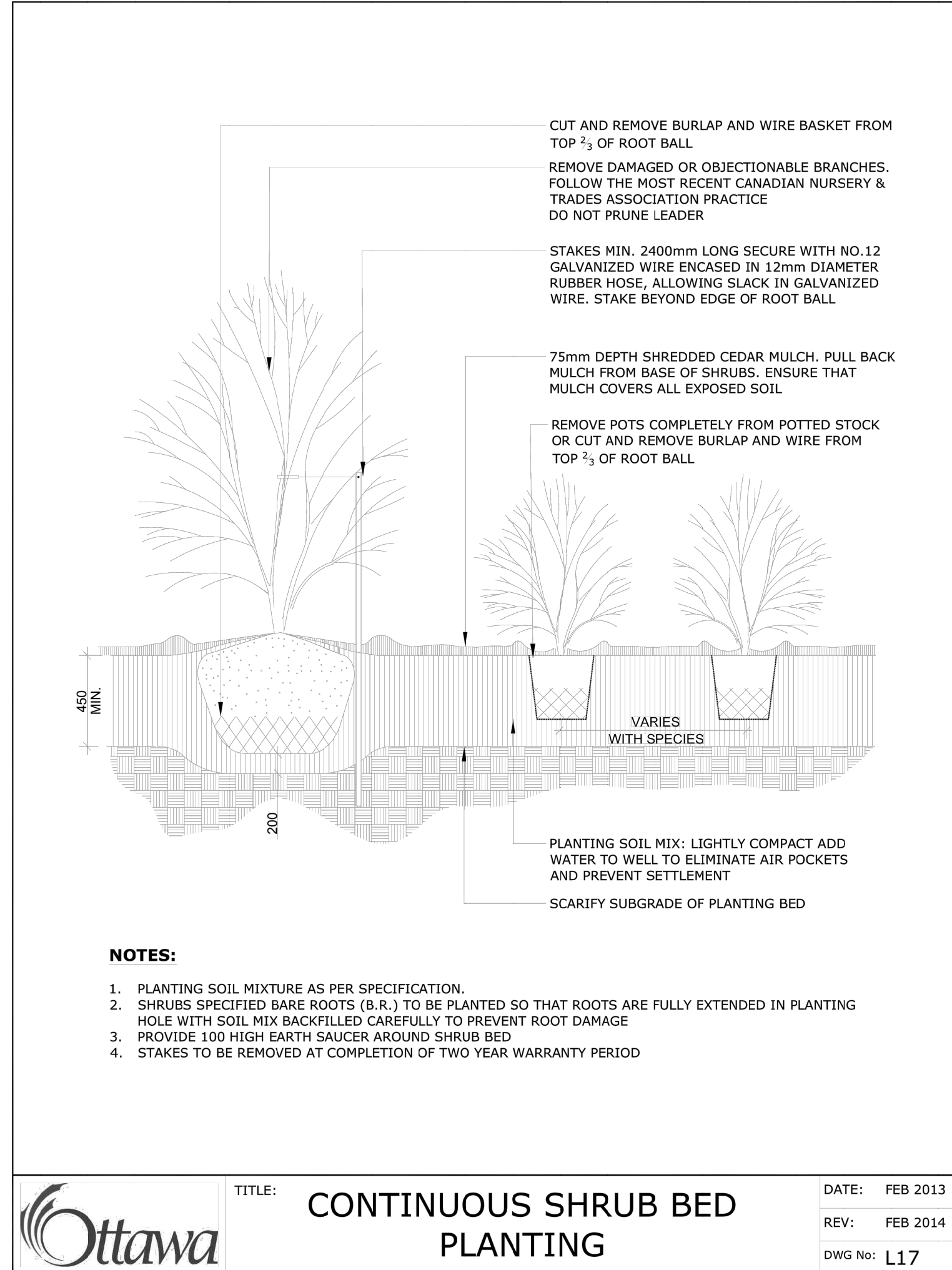
PLANTING PIT POORLY DRAINED SOILS

DATE: MAY 2001
REV: FEB 2017
DWS NO: L6



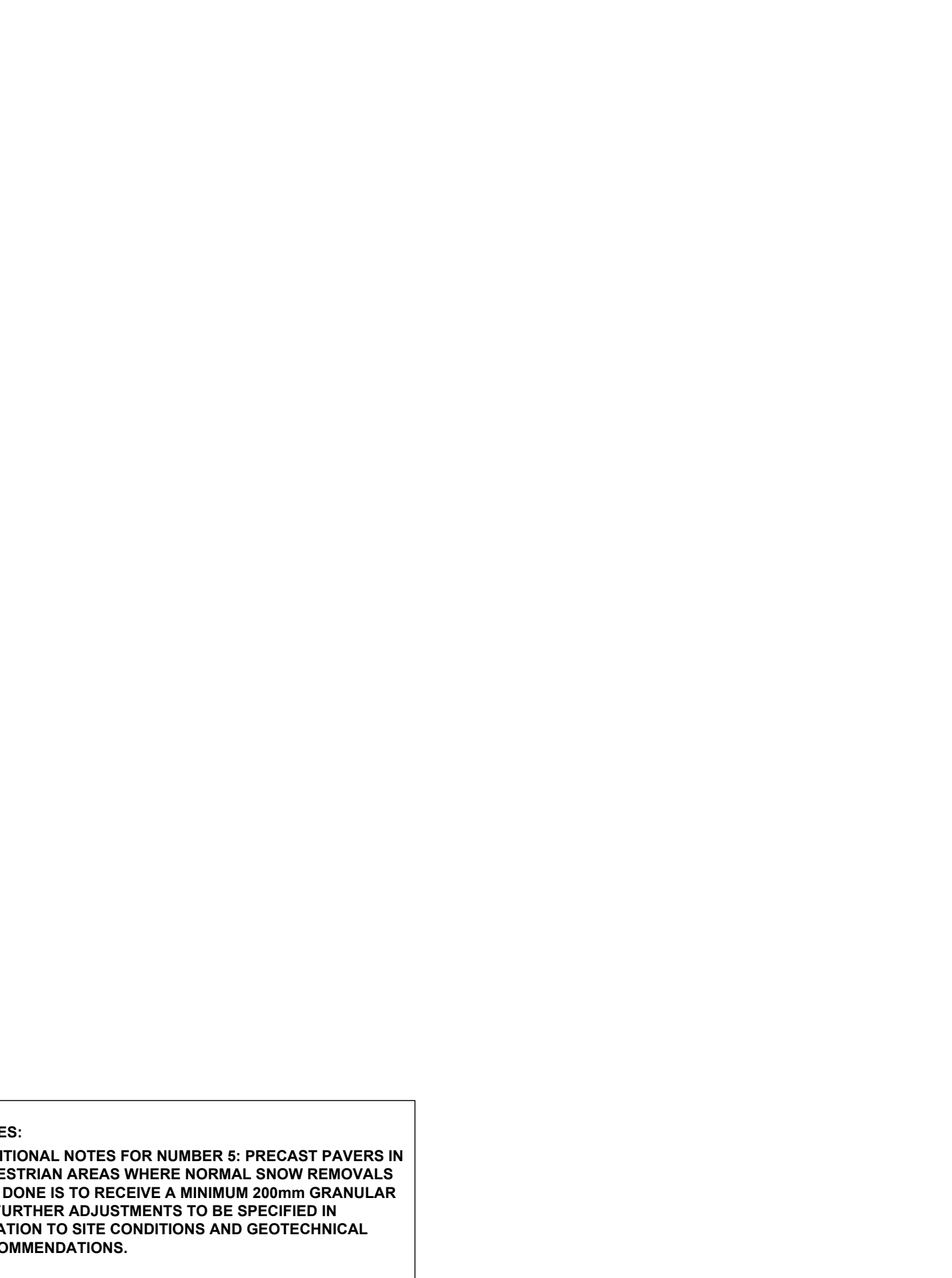
UNIT PAVING - ON GRANULAR BASE

DATE: MAY 2001
REV: FEB 2016
DWS NO: SC9



CONTINUOUS SHRUB BED PLANTING

DATE: FEB 2013
REV: FEB 2014
DWS NO: L17



UNIT PAVING - ON GRANULAR BASE

DATE: MAY 2001
REV: FEB 2016
DWS NO: SC9

LOGOS & TITL BLOCKS\Concorde.jpg

Developer: Concorde Properties
Architect: Project 1 Studio
Civil Engineer: D.B. Gray Engineering

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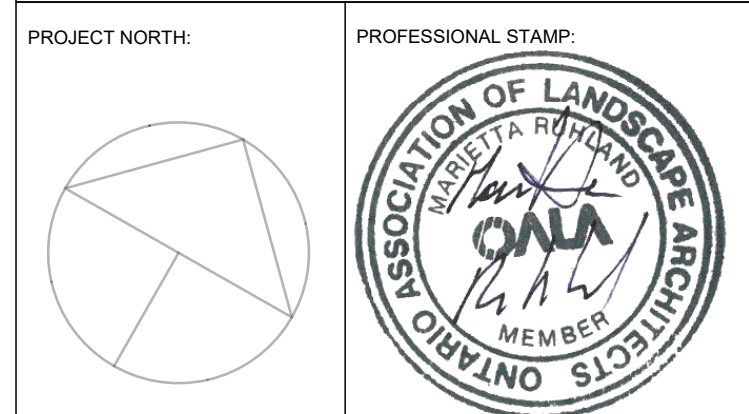
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3	REISSUED FOR SPC	SEP 13/24
2	REISSUED FOR SPC	MAY 14/24
1	ISSUED FOR SITE PLAN CONTROL	DEC 01/23

No.	ISSUE	DATE
1	1:125	

Ruhland & Associates Ltd
300-1500 Sheppard Avenue East, Ottawa, Ontario K1G 1S1
P (613) 224-4244 x 222 F (613) 224-1019 info@ruhland.ca



PROFESSIONAL STAMP

PROJECT:

2506 Innes OTTAWA ON

DRAWING:

LANDSCAPE DETAILS

DESIGN	M.R.	DRAWING NO.	
DRAWN	M.M. / D.A.		L-02
CHECKED	M.R.	G.C. NO.	
PLOTTED			

D07-12-24-0038

19106