

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 1
REGISTERED PLAN 301
AND PART OF LOT 1
REGISTERED PLAN 559
CITY OF OTTAWA



KEY PLAN N.T.S.

GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
- THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
- THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
- THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
- MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
 - SIDEWALKS - 1.5M
 - PUBLIC STREETS - 2.5M
 - UNDERGROUND INFRASTRUCTURE - 2.0M
- ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
- REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
- STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
- ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.
- TREE SOIL VOLUMES ARE TO BE AS FOLLOWS:
 - 30m³ FOR A LARGE DECIDUOUS TREE
 - 25m³ FOR EVERGREEN AND MEDIUM DECIDUOUS TREES
 - 20m³ FOR SMALL DECIDUOUS TREES.

40 YEAR CANOPY CALCULATION:

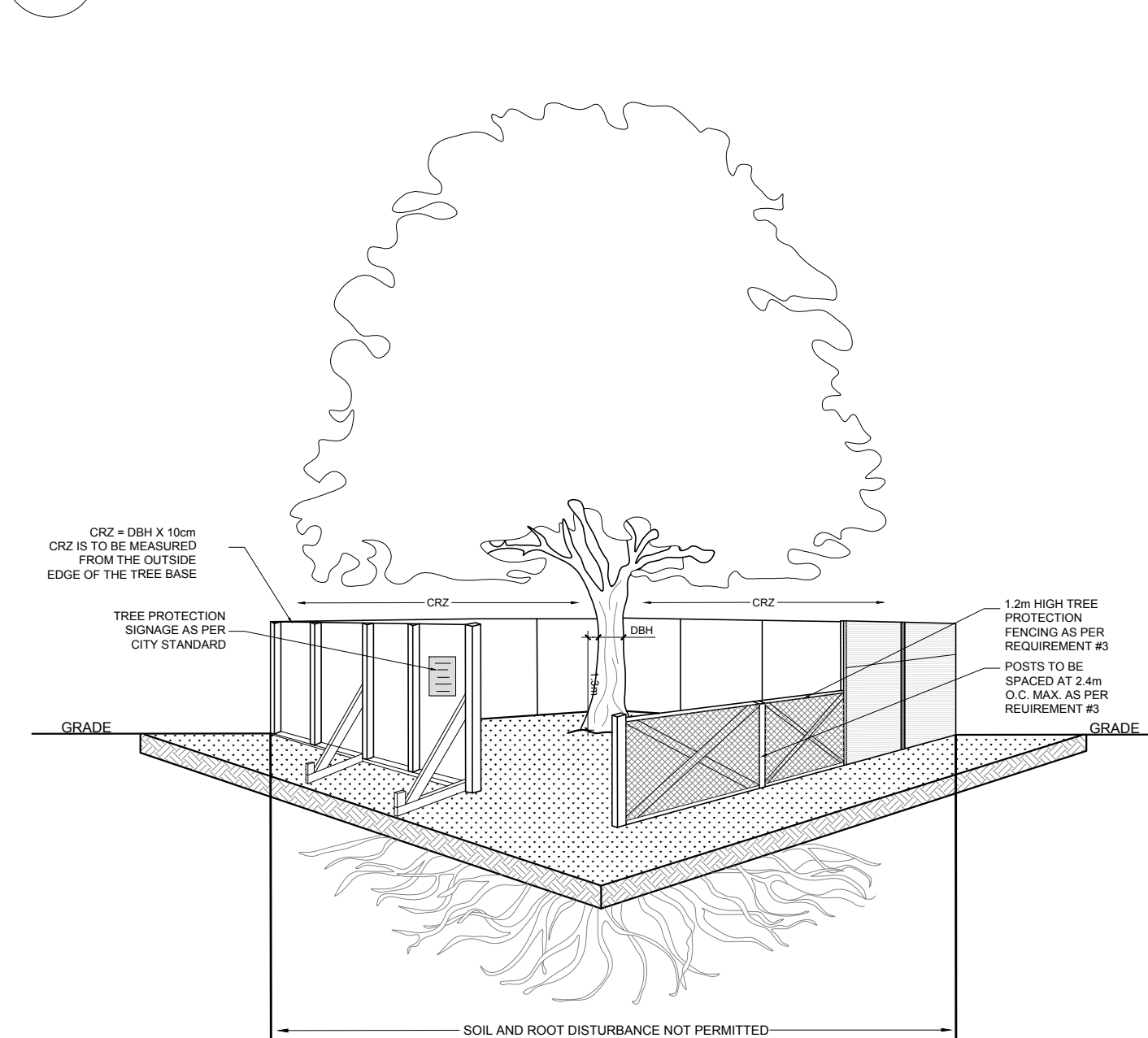
-1078 m2 site area

9 small trees proposed (7m2 ea)

=63m2 canopy cover = 5.8% canopy cover

Small trees are calculated at a 3m spread.

1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:150



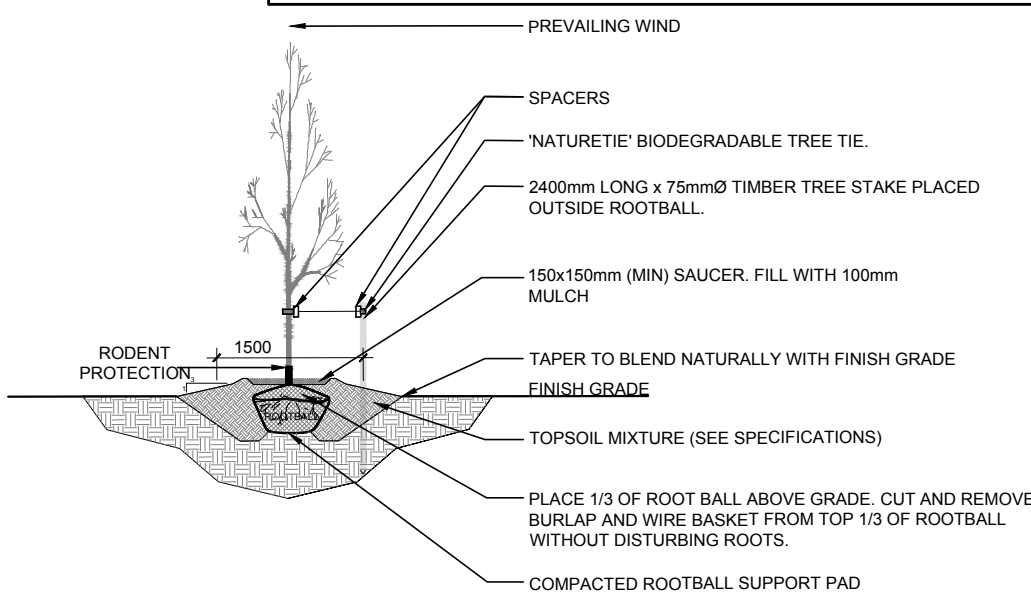
2 TREE PROTECTION FENCE
SCALE: NTS

TREE PROTECTION REQUIREMENTS:

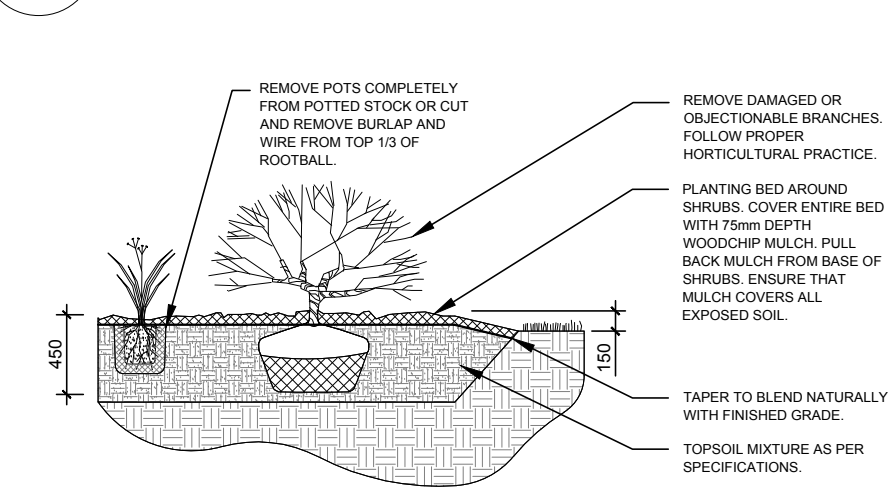
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10x DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTHOUSES, DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
 - DO NOT RAISE OR LOWER THE EXISTING GRADE; TUNNEL OR BORE WHEN DIGGING; DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY; DO NOT EXTEND HARD SURFACE OR CHANGE LANDSCAPING SIGNIFICANTLY.
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2m IN HEIGHT, AND BE CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC, STEEL PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4m APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAIL).
- 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.
- 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 OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY-LAWS:

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50cm IN DIAMETER ON LOTS 1 HECTARE IN SIZE OR LESS, AND TREES GREATER THAN 10cm IN DIAMETER ON LOTS GREATER THAN 1 HECTARE, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).



3 DECIDUOUS TREE PLANTING
SCALE: NTS



4 SHRUB/ORNAMENTAL GRASS PLANTING
SCALE: NTS

EXISTING TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	<i>Gleditsia triacanthos</i>	Honey Locust	360mm DBH	GOOD	To remain	City of Ottawa	100% canopy
2	1	<i>Gleditsia triacanthos</i>	Honey Locust	420mm DBH	GOOD	To remain	City of Ottawa	100% canopy
3	1	<i>Gleditsia triacanthos</i>	Honey Locust	330mm DBH	GOOD	To remain	City of Ottawa	100% canopy
4	1	<i>Gleditsia triacanthos</i>	Honey Locust	260mm DBH	GOOD	To remain	City of Ottawa	100% canopy
5	1	<i>Acer negundo</i>	Manitoba Maple	330mm DBH	FAIR	To be removed	City of Ottawa	100% canopy- multi stem tree
6	1	<i>Pinus nigra</i>	Austrian Pine	320mm DBH	GOOD	To be removed	2409 Carlsen Ave	100% canopy
7	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100mm DBH	GOOD	To remain	2410 Chasseuse Ave	100% canopy
8	1	<i>Picea pungens</i>	Colorado Spruce	430mm DBH	GOOD	To be removed	2409 Carlsen Ave	100% canopy
9	1	<i>Pinus strobus</i>	White Pine	300mm DBH	GOOD	To be removed	2409 Carlsen Ave	100% canopy
10	1	<i>Abies balsamea</i>	Balsam Fir	320mm DBH	GOOD	To be removed	2409 Carlsen Ave	100% canopy
11	1	<i>Pinus nigra</i>	Austrian Pine	350mm DBH	GOOD	To be removed	2409 Carlsen Ave	100% canopy
12	1	<i>Pinus nigra</i>	Austrian Pine	420mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
13	1	<i>Picea pungens</i>	Colorado Spruce	490mm DBH	GOOD	To remain	2411 Carlsen & City	100% canopy

* DENOTES NUMEROUS

PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
HA	1	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	50mm ø	B&B	City property
HW	1	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	50mm ø	B&B	Private property
JL	2	<i>Syringa reticulata</i>	Japanese Tree Lilac	50mm ø	B&B	City property
★ SB	3	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	50mm ø	B&B	City property
★ SF	2	<i>Amelanchier canadensis</i> 'JFS-ARB'	Spring Flurry Serviceberry	50mm ø	B&B	City property
SHRUBS						
★ Ss	6	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	600mm ht.	Potted	Space 1000mm O.C.
ORNAMENTAL GRASSES						
Kf	14	<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	Space 800mm O.C.

*DENOTES NATIVE SPECIES. HONEY LOCUST NATIVE TO SOUTHERN ONTARIO

CLIENT

THEBERGE



HOMES

CONSULTANTS

ARCHITECTS:

S. J. LAWRENCE ARCHITECT INC.

18 DEAKIN STREET, SUITE 205, NEPEAN, ON K2E 8B7
Tel: (613) 739 7770

SURVEYORS:

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
TEL. (613) 727-8226 FAX. (613) 727-1826

CIVIL ENGINEERS:



2004 BOWMAN RD.
OTTAWA, ONT. K1E 6V1
TEL. (613) 738-7800
WWW.WDASOCIATES.COM

CIVIL
STRUCTURE
ELECTRICAL
MECHANICAL

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING HEDGE TO REMAIN
- PROPOSED SOD
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED RIVERSTONE MULCH
- PROPOSED DECIDUOUS TREE
- REQUIRED SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED SHRUBS / ORNAMENTAL GRASSES
- PROPOSED TREE PROTECTION FENCE
- 7.5m TREE PLANTING SETBACK

3	REVISED PER CITY COMMENTS	01/29/2025	ML	JL
2	ISSUED FOR DISCUSSION AND REVIEW	11/05/2024	CM	JL
1	ISSUED FOR REZONING APPLICATION	09/27/2024	ML	JL

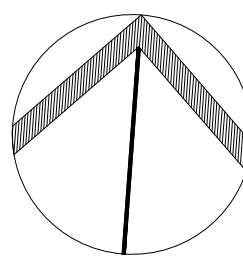
No. Issue Date DR CK
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. (866) 343-3942

PROJECT
2409 CARLSEN AVENUE
OTTAWA, ONTARIO

DRAWING
TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP	SCALE
AS SHOWN	START DATE
JUNE 2024	PROJECT NO.
24MIS2433	

PROJECT NORTH
DRAWING NO.



L.1

PLOT SIZE ARCH-D