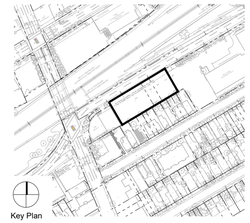
Isatoria Limited Partnership

178-200 ISABELLA ST.

ISSUED FOR SPA RESUBMISSION
2026-11-12

L000	COVER SHEET
L100	LANDSCAPE PLAN
L200	SOIL VOLUME PLAN
L300	PLANTING PLAN
L400	CITY OF OTTAWA STANDARD LANDSCAPE DETAILS
L401	CITY OF OTTAWA STANDARD LANDSCAPE DETAILS
L402	LANDSCAPE PAVING DETAILS
L403	LANDSCAPE PLANTING DETAILS
L404	SITE FURNISHING DETAILS



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01	2023-09-28	REZONING #4

ISSUE RECORD

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178-200 ISABELLA STREET

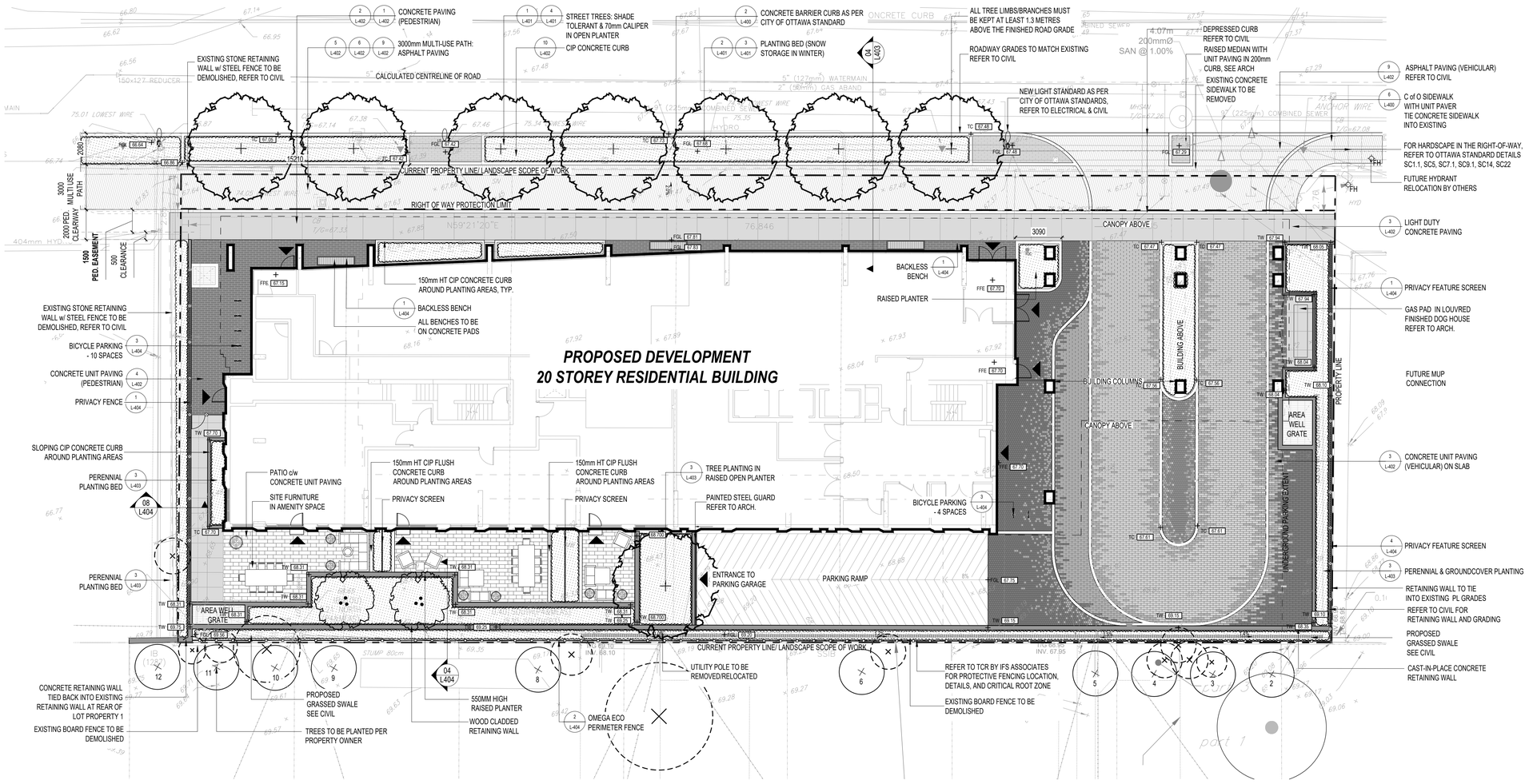
OTTAWA, ONTARIO

DRAWING TITLE:

Cover Sheet

PRINT DATE: 2026-11-12
SCALE:
PROJECT NO. 20-019
DRAWN BY: IK
CHECKED BY: LM/JR

L-000



1 LANDSCAPE PLAN
1:150

LEGEND

- BUILDING ACCESS
- CURRENT PROPERTY LINE / LANDSCAPE SCOPE OF WORK
- RIGHT OF WAY PROTECTION LIMIT
- EXTENTS OF UNDERGROUND STRUCTURE
- PRIVACY FENCE
- PRIVACY SCREEN
- PERIMETER FENCE
- ASPHALT PAVING (VEHICULAR)
- CONCRETE PAVING (VEHICULAR OR PEDESTRIAN) WITH CONTROL JOINTS (CJ)
- CONCRETE UNIT PAVING (PEDESTRIAN)
- CONCRETE UNIT PAVING (PEDESTRIAN)
- CONCRETE UNIT PAVING (VEHICULAR)
- LIMIT OF OPEN PLANTER SOIL TRENCH
- SOIL CELLS BELOW GRADE

GRADING

- TC ELEV + — PROPOSED SPOT ELEVATION
- 3% — PROPOSED SLOPE
- TC — TOP OF CURB
- BC — BOTTOM OF CURB
- TW — TOP OF WALL
- BW — BOTTOM OF WALL

SITE FURNISHINGS

- BICYCLE PARKING
- BENCHES

CIVIL - REFER TO CIVIL DWGS

- CB — CATCH BASIN / AREA DRAIN, SEE CIVIL
- MH — MANHOLE, SEE CIVIL
- SIAMESE CONNECTION, SEE CIVIL
- FH — FIRE HYDRANT, SEE CIVIL
- RETAINING WALL, SEE CIVIL

PLANTING

- EXISTING TREE TO REMAIN & PROTECT
- EXISTING TREE TO BE REMOVED
- PROPOSED ORNAMENTAL & DECIDUOUS TREES
- SHRUBS, PERENNIALS & ORNAMENTAL GRASSES
- PROPOSED REPLACEMENT TREE ON ADJACENT PROPERTY
- # TREE NUMBER (REFER TO ARBORIST TREE INVENTORY)

LIGHTING

- LS — LIGHT STANDARD

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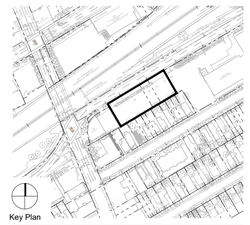
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OWNER	ISATORIA LIMITED PARTNERSHIP 200-180 KENT STREET, OTTAWA, ON K1P 0B6
APPLICANT	ISATORIA LIMITED PARTNERSHIP 200-180 KENT STREET, OTTAWA, ON K1P 0B6
ARCHITECT	PROJECT1 STUDIO SUITE 300, 260 ST PATRICK ST., OTTAWA ON, K1N 5K5
SURVEYOR	STANTEC GEOMATICS LTD. SUITE 300, 1131 CLYDE AVE, OTTAWA ON, K2C 3G4
LANDSCAPE	DTAH SUITE 600, 425 ADELAIDE ST W, TORONTO ON, M5V 3C1
CIVIL	ARCADIS PROFESSIONAL SERVICES INC. SUITE 500, 333 PRESTON ST., OTTAWA ON, K1S 5N4
TRAFFIC	J.L. RICHARDS SUITE 1000, 343 PRESTON ST., OTTAWA ON, K1S 1N4
NOISE/WIND	GRADIENT WIND 127 WALGREEN RD, OTTAWA ON, K0A 1L0

SURVEYOR INFO:

PLAN OF SURVEY OF
LOTS 11, 12, 13, 14, 15, 16, & 17
AND PART OF THE 10 FOOT LANE
SOUTH ISABELLA STREET
REGISTERED PLAN 34325
CITY OF OTTAWA

STANTEC GEOMATICS LTD. 2019



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178-200 ISABELLA STREET

OTTAWA, ONTARIO

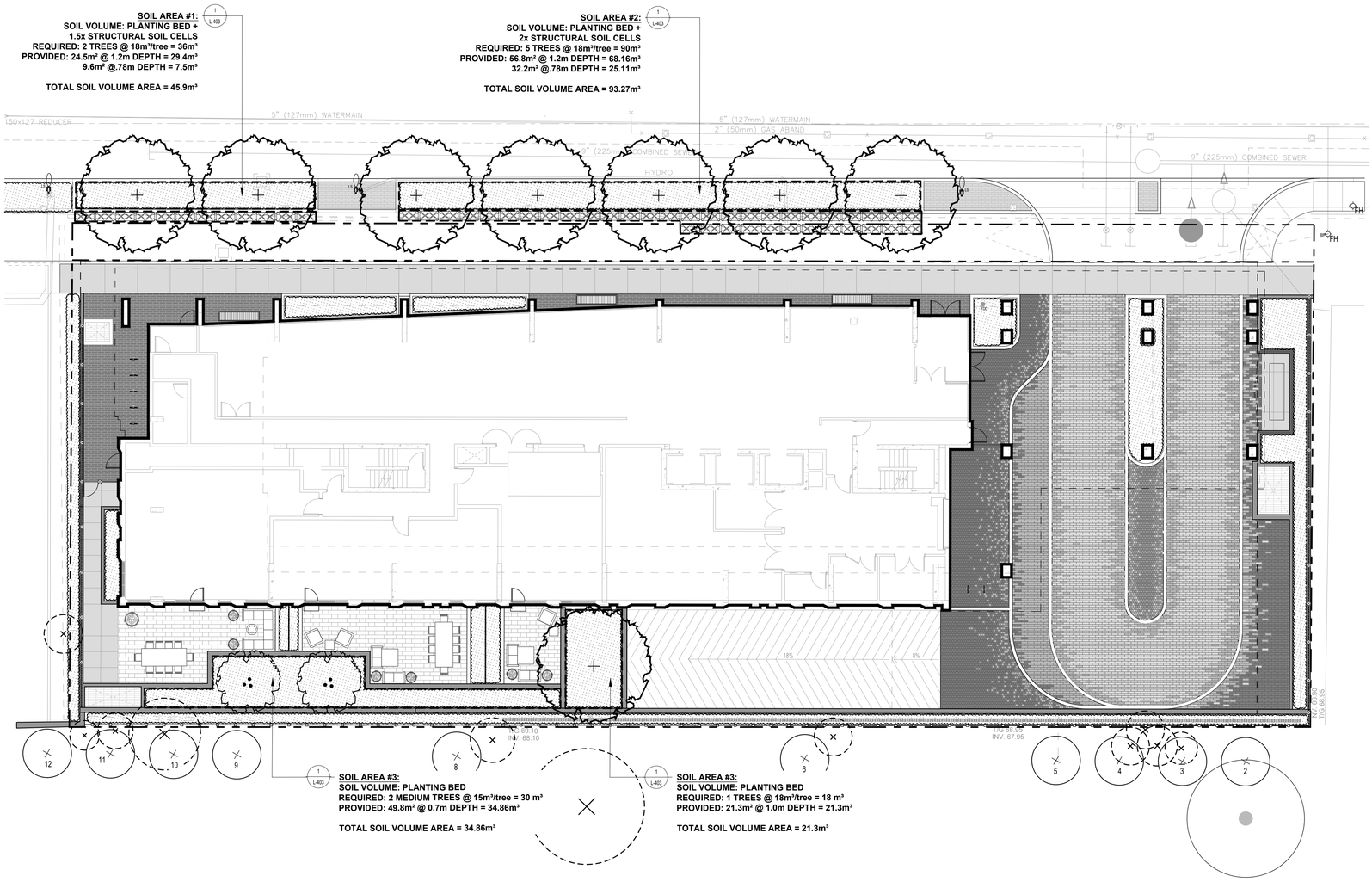
DRAWING TITLE:

Landscape Plan

PRINT DATE: 2026-11-12
SCALE: AS SHOWN
PROJECT NO. 20-019
DRAWN BY: IK
CHECKED BY: LM/JR

L-100

2026-11-12 12:09
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1 SOIL VOLUME PLAN
1:150

178-200 Isabella St Projected 40 Year Canopy

Key	QTY	Botanical Name	Projected Mature Canopy Diameter (m)	40 yr Projected Canopy Diameter (m) - 2/3 mature dia	Projected Canopy Area (m2)	Total Coverage Area (m2)
CO	3	Celtis Occidentalis	10	6.6	78.5	235.5
GT	4	Gleditsia triacanthos	8	5.28	50.3	201.2
AL	2	Amelanchier laevis	6	4	28.3	56.6
LT	1	Liriodendron tulipifera	8	5.28	50.3	50.3
					Total	543.6

178-200 Isabella Soil Volume Calculations

Key	Tree QTY	Description	Trench Area	Trench Depth (m)	Soil Cell Area	Soil Cell Height	City of Ottawa Target Soil Volume (m3)	Actual Soil Volume (m3)
Area 1	2	Large Deciduous Trees	24.5	1.2	9.6	0.78	36	36.9
Area 2	5	Large Deciduous Trees	56.8	1.2	32.2	0.78	90	93.3
Area 3	2	Medium Deciduous Tree	49.8	0.7	0	0	30	34.9
Area 4	1	Large Deciduous Tree	21	1	0	0	18	21.0
						Total		186.0

City of Ottawa target soil volumes based on multiple tree volume figures of 18m2 for large trees, 15m2 for medium trees, 12m2 for small trees, and 9m2 for columnar and ornamental trees

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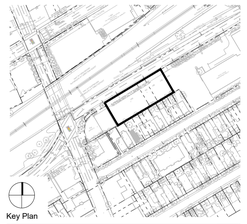
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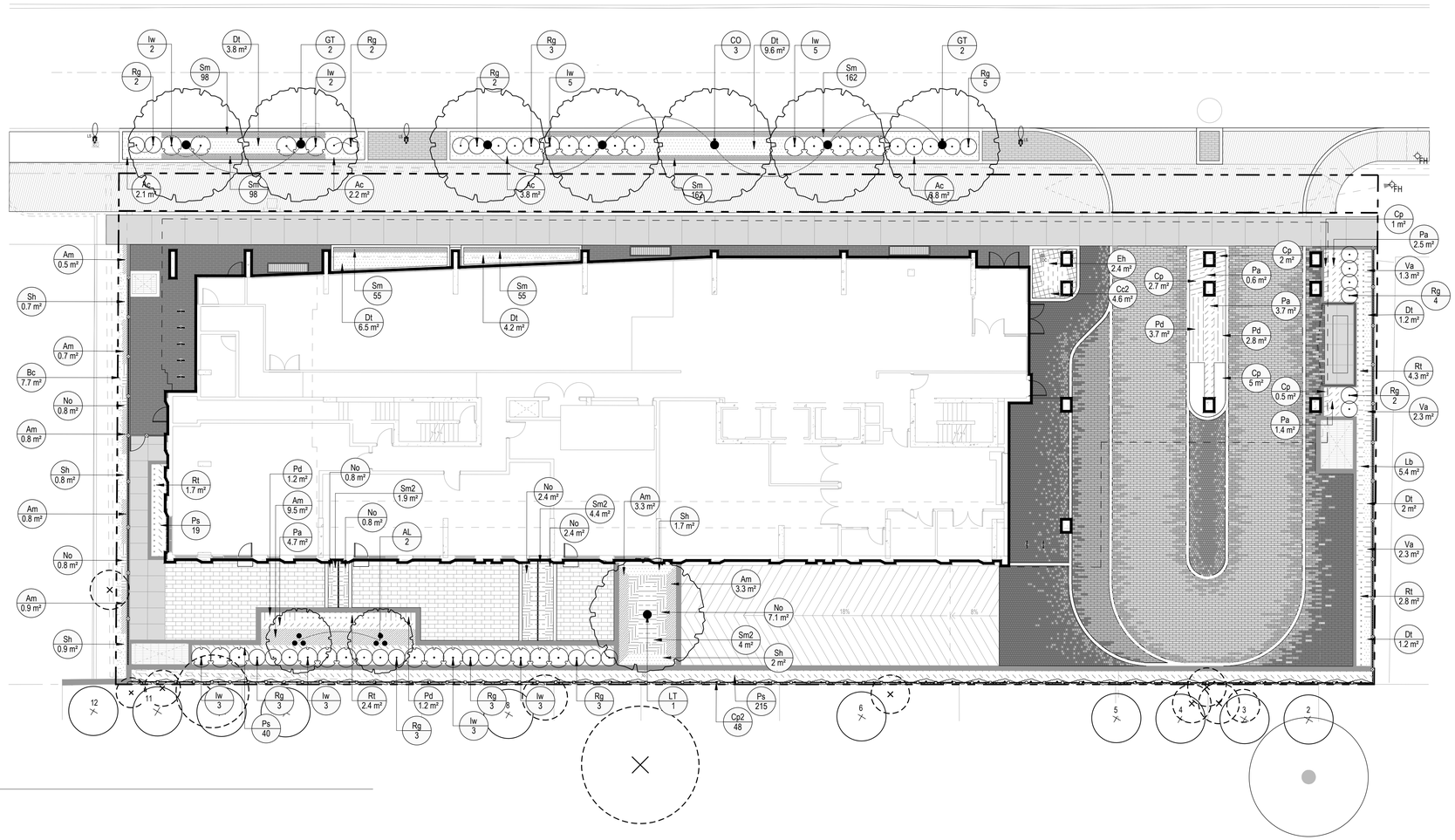
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Soil Volume Plan

PRINT DATE: 2026-11-12
SCALE: AS SHOWN
PROJECT NO. 20-019
DRAWN BY: IK
CHECKED BY: LM/JR

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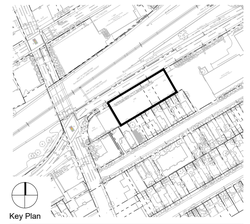
1 PLANTING PLAN
1:150

PLANT_SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	NATIVE	DT	ST	
DECIDUOUS TREES										
	CO	3	Celtis occidentalis	Common Hackberry	70mm Cal.	W.B.	X	X	X	
	GT	4	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honey Locust	70mm Cal.	W.B.	X	X	X	
	LT	1	Liriodendron tulipifera	Tulip Tree	70mm Cal.	W.B.	X	X	X	
ORNAMENTAL/SMALL TREE										
	AL	2	Amelanchier laevis	Allegheny Serviceberry	175cm Ht.	W.B.	X	X		
TREES TO BE PLANTED PER PROPERTY OWNER										
	GT	5	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honey Locust	70mm Cal.	W.B.	X	X	X	
	LT	5	Liriodendron tulipifera	Tulip Tree	70mm Cal.	W.B.	X	X	X	
SHRUBS										
	Iw	26	Ilex verticillata	Winterberry	--					
	Rg	32	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot	50cm	X	X	X
WALL PLANTING										
	Cp2	48	Clematis viticella 'Polish Spirit'	Polish Spirit Clematis	2 gal.	Pot				
GROUND COVERS										
	Ac	11.9 m²	Anemone canadensis	Canadian Anemone	plug	Plug	150mm	X	X	
	Cc2	4.6 m²	Cornus canadensis	Bunchberry Dogwood	plug	Plug	150mm	X		
FERNS										
	Pa	12.9 m²	Polystichum acrostichoides	Christmas Fern	2 gal.	Pot	300mm	X		
GRASSES										
	Bc	7.7 m²	Bouteloua curtipendula	Side Oats Grama	1 gal.	Pot	350mm			
	Cp	11.2 m²	Carex pensylvanica	Pennsylvania Sedge	1 gal.	Pot	300mm	X		
	Dt	26.5 m²	Deschampsia cespitosa	Tufted Hair Grass	1 gal.	Pot	400mm	X	X	X
	Eh	2.4 m²	Elymus hystrix	Bottlebrush Grass	1 gal.	Pot	350mm	X	X	X
	Ps	274 m²	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot	450mm	X	X	
	Sm	630 m²	Sisyrinchium montanum	Blue-eyed Grass	1 gal.	Pot	200mm	X	X	X
	Sm2	10.3 m²	Stipa tenuissima	Mexican Feather Grass	1 gal.	Pot	450mm		X	
PERENNIALS										
	Am	19.8 m²	Alchemilla mollis	Lady's Mantle	1 gal.	Pot	300mm		X	
	Lb	5.4 m²	Lobelia siphilitica 'Big Blue'	Big Blue Great Lobelia	1 gal.	Pot	200mm	X		
	No	15.1 m²	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	300mm		X	
	Pd	8.9 m²	Phlox divaricata	Woodland Phlox	1 gal.	Pot	150mm	X		
	Rt	11.2 m²	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 gal.	Pot	150mm	X	X	
	Sh	6.1 m²	Salvia nemorosa 'Blue Hill'	Blue Hill Meadow Sage	1 gal.	Pot	200mm			
	Va	5.9 m²	Veronicastrum virginicum 'Album'	White Culver's Root	1 gal.	Pot	600mm	X	X	X

PLANTING NOTES

1. EXISTING CONDITIONS ARE FROM TOPOGRAPHIC SURVEY BY:
   Stantec Geomatics Ltd.
   Ontario Land Surveyors
   Canada Lands Surveyors
   1331 CLYDE AVENUE, SUITE 400, OTTAWA, ON. K2C 3G4
   PHONE (613)722-4420 FAX (613)722-2799
2. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED PLANT MATERIAL AND LAWN INSTALLATION.
3. IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
4. CONTRACTOR SHALL NOTIFY THE CONSULTANT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
5. ALL PLANT MATERIAL TO ARRIVE ON SITE WITH ORIGINAL, LEGIBLE NURSERY AND CONSULTANT'S TAGS.
6. PLANT MATERIAL WILL BE INSPECTED ON DELIVERY TO CONFIRM THAT PLANTS ARE AS REQUIRED (INCLUDING TRUE-TO-NAME). SUPPLIER SUBSTITUTIONS MUST BE PRE-APPROVED BY THE CONSULTANT. CONTRACTOR TO VERIFY AVAILABILITY OF PLANTS PRIOR TO INSTALLATION.
7. CONSULTANT TO BE NOTIFIED PRIOR TO ANY PLANTING AND TO BE ONSITE DURING INITIAL INSTALLATION OF TREES.
8. PROPOSED SHRUB PLANTING BEDS:
   8.1. INSTALL CONTINUOUS DEPTH OF 600mm DEPTH OF GROWING MEDIUM IN CONTINUOUS PLANTING BEDS OR AS INDICATED ON SOIL VOLUME PLAN.
9. PROPOSED PERENNIAL AND GROUND COVER PLANTING BEDS:
   9.1. INSTALL CONTINUOUS DEPTH OF 300mm DEPTH OF GROWING MEDIUM IN CONTINUOUS PLANTING BEDS OR AS INDICATED ON SOIL VOLUME PLAN.
10. CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
11. TREE STAKES TO BE REMOVED AT THE END OF THE WARRANTY PERIOD, PRIOR TO THE RELEASE OF THE LETTER OF CREDIT IF APPLICABLE.
12. MATERIAL WILL BE INSPECTED ON DELIVERY TO CONFIRM THAT PLANTS ARE NATIVE (INCLUDING TRUE-TO-NAME) SUPPLIER SUBSTITUTIONS MUST BE PRE-APPROVED AND NATIVE (INCLUDING TRUE-TO-NAME).
13. FOR DETAILED INFORMATION ON TREE PROTECTION, EXISTING AND REMOVED TREE SPECIES, SIZE AND CONDITION SEE ARBORIST REPORT.
14. LOCATION AS INDICATED FOR REPLACEMENT DECIDUOUS TREES ON NEIGHBORING PROPERTY REQUIRE COORDINATION AND CONFIRMATION FROM PROPERTY OWNER. THE TREE NUMBER REFERS TO ARBORIST INVENTORY OF REMOVAL TREE TO INDICATE 1:1 REPLACEMENT.



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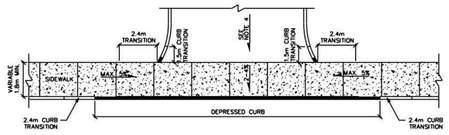
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Planting Plan

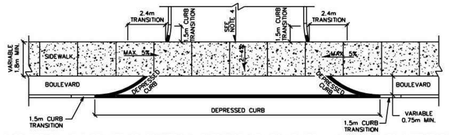
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CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE – UNCONTROLLED INTERSECTION



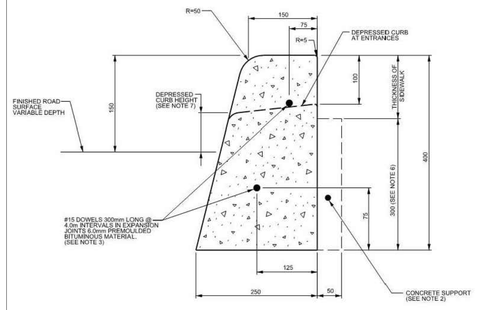
CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE WITH BOULEVARD – UNCONTROLLED INTERSECTION

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. CURB DETAILS SEE SC1.1, SC1.2 AND SC1.3.
3. SIDEWALK DETAILS SEE SC2 AND SC3.
4. MAXIMUM SLOPE VARIES, SEE PRIVATE APPROACH BYLAW.
5. UNCONTROLLED INTERSECTION MEANS AN ENTRANCE NOT LOCATED AT A TRAFFIC SIGNAL OR ALL-WAY STOP CONTROL.

Ottawa	CURB RETURN ENTRANCES - UNCONTROLLED INTERSECTIONS	DATE: MARCH 2007 REV. DATE: MARCH 2021 DWG. No.: SC7.1

1 C of O ENTRANCE
NTS



CONCRETE BARRIER CURB

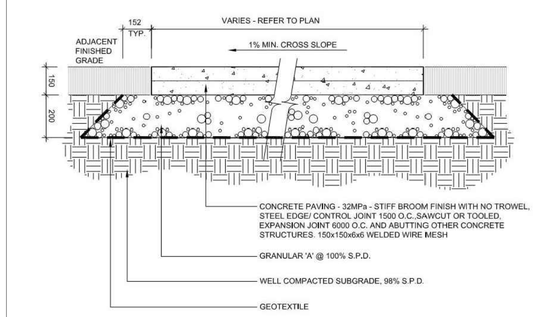
NOTES:

1. THE FULL CURB DEPTH SHALL BE CARRIED THROUGH THE DEPRESSED ACCESS CROSSING.
2. A CONCRETE SUPPORT IS REQUIRED WHEN BUILT ADJACENT TO THE SIDEWALK.
3. IF AN EXTRUSION CURBING MACHINE IS USED, THE EXPANSION BITUMINOUS MATERIAL AND THE #15 DOWELS ARE TO BE PLACED AT THE END OF THE EXTRUSION.
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
5. DUMMY JOINTS SHALL BE 25mm DEEP, FRONT, BACK AND TOP OF SECTION AT 2m SPACING.
6. FOR DEPRESSED CURB AT ENTRANCES USE 250.
7. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 25mm.

N.T.S.

Ottawa	CONCRETE BARRIER CURB FOR GRANULAR BASE PAVEMENT (MODIFIED OPSD-600.110)	DATE: JANUARY 2003 REV. DATE: MARCH 2014 DWG. No.: SC1.1

2 C of O CONCRETE BARRIER CURB
NTS

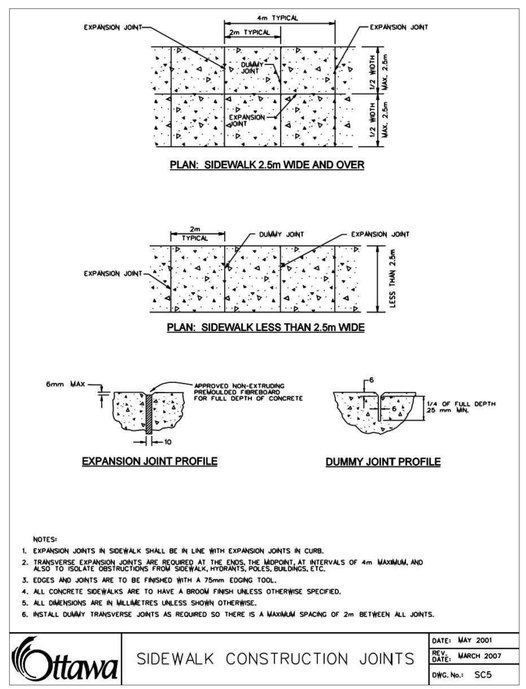


NOTES:

1. CONCRETE SHALL BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040.
2. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.
3. APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE CONTRACT ADMINISTRATOR.
4. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

Ottawa	TITLE: LIGHT DUTY CONCRETE PAVING	DATE: FEB 2013 REV: FEB 2014 DWG No: SC22

3 C of O CONCRETE PAVING
NTS



PLAN: SIDEWALK 2.5m WIDE AND OVER

PLAN: SIDEWALK LESS THAN 2.5m WIDE

EXPANSION JOINT PROFILE

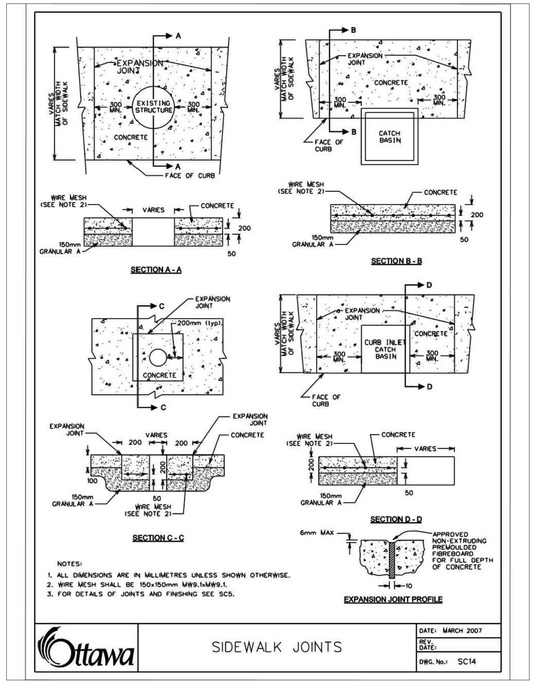
DUMMY JOINT PROFILE

NOTES:

1. EXPANSION JOINTS IN SIDEWALK SHALL BE IN LINE WITH EXPANSION JOINTS IN CURB.
2. TRANSVERSE EXPANSION JOINTS ARE REQUIRED AT THE ENDS, THE MIDPOINT, AT INTERVALS OF 4m MAXIMUM, AND ALSO TO ISOLATE OBSTRUCTIONS FROM SIDEWALK, HYDRANTS, POLES, BUILDINGS, ETC.
3. EDGES AND JOINTS ARE TO BE FINISHED WITH A 75mm EDGING TOOL.
4. ALL CONCRETE SIDEWALKS ARE TO HAVE A BROOM FINISH UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
6. INSTALL DUMMY TRANSVERSE JOINTS AS REQUIRED SO THERE IS A MAXIMUM SPACING OF 2m BETWEEN ALL JOINTS.

Ottawa	SIDEWALK CONSTRUCTION JOINTS	DATE: MAY 2001 REV. DATE: MARCH 2007 DWG. No.: SC5

4 C of O SIDEWALK CONSTRUCTION JOINTS
NTS

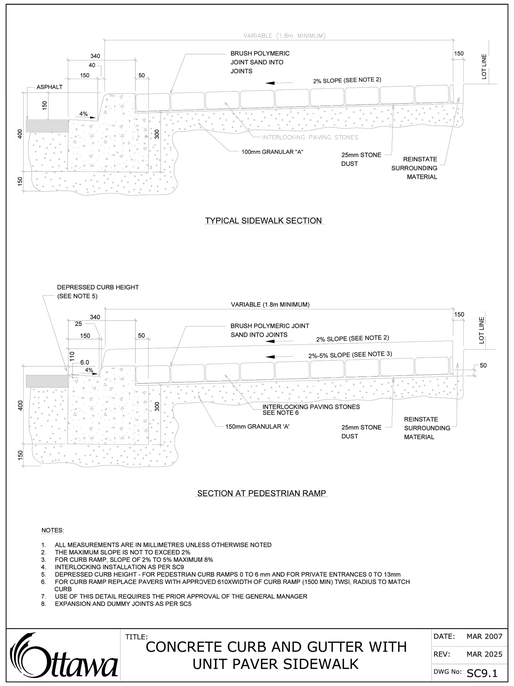


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.
2. WIRE MESH SHALL BE 150x150mm MW9.1xMW9.1.
3. FOR DETAILS OF JOINTS AND FINISHING SEE SC5.

Ottawa	SIDEWALK JOINTS	DATE: MARCH 2007 REV. DATE: DWG. No.: SC14

5 C of O SIDEWALK JOINTS
NTS

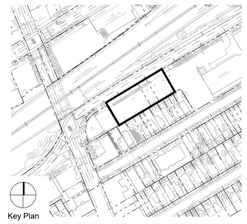


NOTES:

1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. THE MAXIMUM SLOPE IS NOT TO EXCEED 2%
3. FOR CURB RAMP, SLOPE OF 2% TO 5% MAXIMUM 8%
4. INTERLOCKING INSTALLATION AS PER SC9
5. DEPRESSED CURB HEIGHT - FOR PEDESTRIAN CURB RAMPS 0 TO 6 mm AND FOR PRIVATE ENTRANCES 0 TO 13mm
6. FOR CURB RAMP REPLACE PAVERS WITH APPROVED 610XWIDTH OF CURB RAMP (1500 MIN) TWSI, RADIUS TO MATCH CURB
7. USE OF THIS DETAIL REQUIRES THE PRIOR APPROVAL OF THE GENERAL MANAGER
8. EXPANSION AND DUMMY JOINTS AS PER SC5

Ottawa	TITLE: CONCRETE CURB AND GUTTER WITH UNIT PAVER SIDEWALK	DATE: MAR 2007 REV: MAR 2025 DWG No: SC9.1

6 C of O SIDEWALK WITH UNIT PAVER
NTS



Key Plan

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
06	2026-11-12	ISSUED FOR SPA RESUBMISSION
05	2026-06-08	ISSUED FOR SPA RESUBMISSION
04	2026-04-17	ISSUED FOR SPA RESUBMISSION
03	2026-02-02	ISSUED FOR SPA
02	2025-11-25	ISSUED FOR URBAN DESIGN PANEL REVIEW
01	2023-09-28	REZONING #4

ISSUE RECORD

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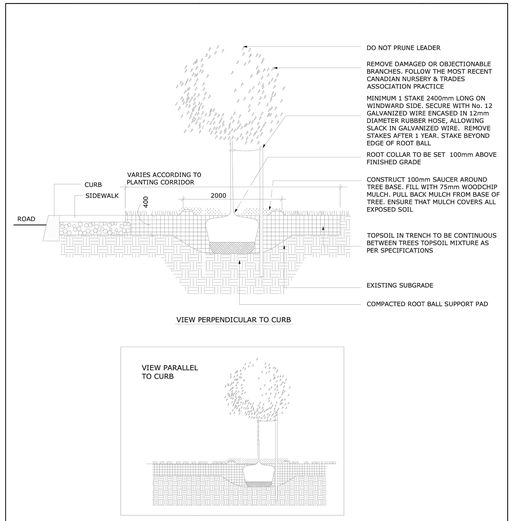
OTTAWA, ONTARIO

DRAWING TITLE:
City of Ottawa Standard Landscape Details

PRINT DATE: 2026-11-12
SCALE:
PROJECT NO. 20-019
DRAWN BY: IK
CHECKED BY: LM/JR

L-400

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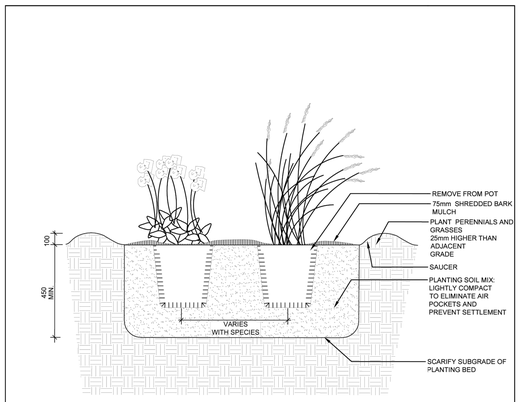


NOTES:

1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 2/3 OF ROOT BALL WITHOUT DISTURBING ROOTS
3. LOCATION AS SPECIFIED ON THE CONTRACT DRAWINGS

TITLE: PLANTING TRENCH WELL DRAINED SOILS	DATE:	MAY 2001
	REV:	JAN 2017
	DWG No:	L1

1 C of O PLANTING TRENCH
NTS

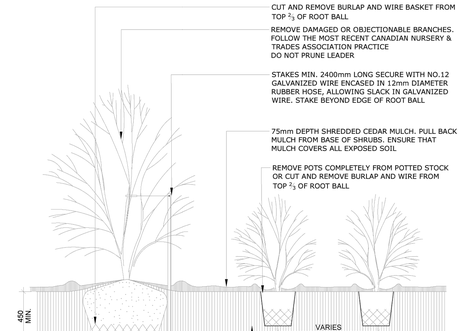


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
3. PROVIDE 100MM HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

TITLE: PERENNIAL AND ORNAMENTAL GRASS PLANTING	DATE:	JAN 2015
	REV:	
	DWG No:	L21

2 C of O PERENNIAL AND ORNAMENTAL GRASS
NTS

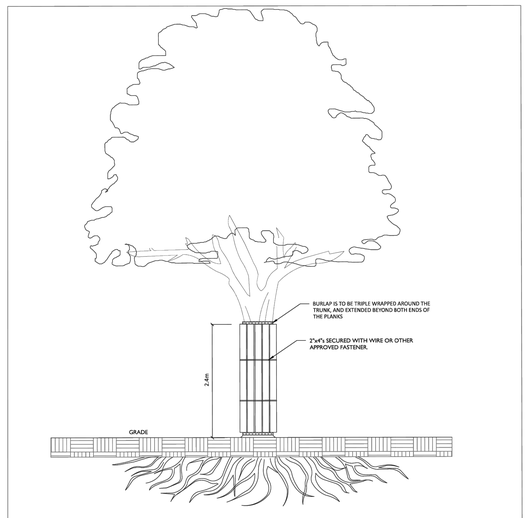


NOTES:

1. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
2. SHRUBS SPECIFIED BARE ROOTS (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 100 HIGH EARTH SAUCER AROUND SHRUB BED
4. STAKES TO BE REMOVED AT COMPLETION OF TWO YEAR WARRANTY PERIOD

TITLE: CONTINUOUS SHRUB BED PLANTING	DATE:	FEB 2013
	REV:	FEB 2014
	DWG No:	L17

3 C of O SHRUB PLANTING
NTS

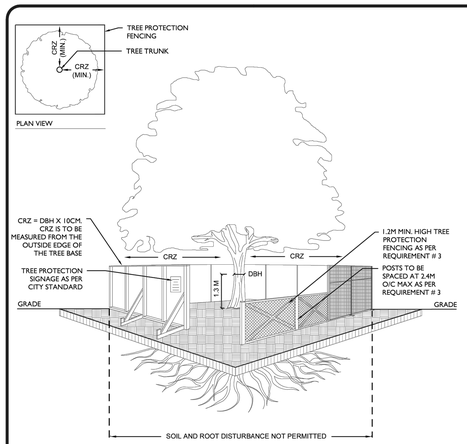


NOTES:

1. BURLAP IS TO BE TRIPLE WRAPPED AROUND THE TRUNK OF THE TREE TO PROTECT IT FROM DAMAGE THAT COULD BE CAUSED BY THE INSTALLATION OF THE PLANKS. BURLAP MUST EXTEND BEYOND BOTH ENDS OF THE PLANKS.
2. 2"X4" PLANKS SHALL BE TEMPORARILY INSTALLED PARALLEL TO THE TREE AND AROUND THE COMPLETE CIRCUMFERENCE OF THE TREE TO A HEIGHT OF 2.4M.
3. WIRE OR OTHER APPROVED ADJUSTABLE FASTENER (IE: RATCHET STRAP) SHALL BE USED TO SECURE THE PLANKS IN PLACE.
4. THE TRUNK PROTECTION MUST REMAIN IN PLACE FOR THE ENTIRE DURATION OF CONSTRUCTION. THE TENSION OF THE PLANKS/FASTENER MUST BE ADJUSTED OR REINSTALLED ANNUALLY TO AVOID IMPACTING THE GROWTH OF THE TREE.
5. ALL MATERIALS MUST BE REMOVED POST CONSTRUCTION.

TITLE: TRUNK PROTECTION	DATE:	JANUARY 2026
	REV:	
	DWG NO.:	L11

4 C of O TRUNK PROTECTION
NTS



TREE PROTECTION REQUIREMENTS:

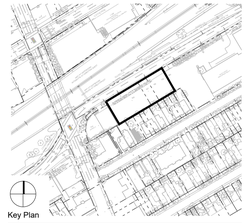
1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING 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 TREE;
   - ENSURE 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. 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 MINIMISE 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 INFORMATION 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 OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

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.	SCALE:	NTS
	DATE:	MARCH 2021
	DRAWING NO.:	1 of 1

5 C of O TREE PROTECTION SPECIFICATION
NTS



NOT FOR CONSTRUCTION

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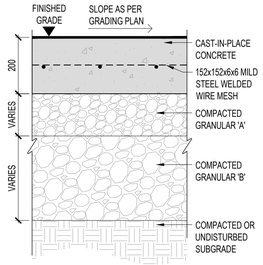
OTTAWA, ONTARIO

DRAWING TITLE:
City of Ottawa Standard Landscape Details

PRINT DATE:	2026-11-12
SCALE:	
PROJECT NO.	20-019
DRAWN BY:	IK
CHECKED BY:	LM/JR

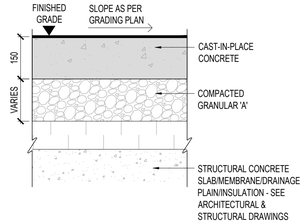
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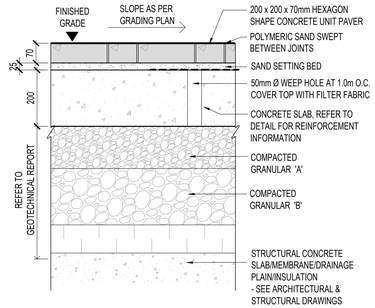
NOTE:
1. CONCRETE TO BE 32MPa COMPRESSIVE STRENGTH AT 28 DAYS WITH 5-7% AIR ENTRAINMENT.
2. REFER TO LAYOUT PLAN FOR JOINT PATTERN LAYOUT.
3. EXPANSION JOINTS BETWEEN CURB FACE & CONCRETE PAVING SURFACE ONLY, UNLESS NOTED OTHERWISE.
4. MEDIUM SANDBLAST FINISH. NO TOOLED MARGINS.
5. REFER TO GEOTECHNICAL REPORT FOR GRANULAR BUILD-UP REQUIREMENTS.

1 CONCRETE PAVING (VEHICULAR)
NTS



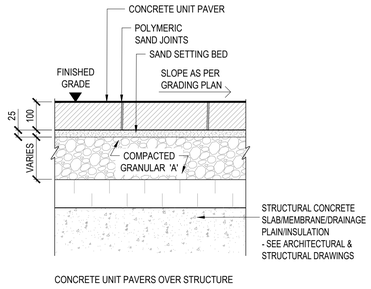
NOTE:
1. CONCRETE TO BE 32MPa COMPRESSIVE STRENGTH AT 28 DAYS WITH 5-7% AIR ENTRAINMENT.
2. REFER TO LAYOUT PLAN FOR JOINT PATTERN LAYOUT.
3. EXPANSION JOINTS BETWEEN CURB FACE & CONCRETE PAVING SURFACE ONLY, UNLESS NOTED OTHERWISE.
4. MEDIUM SANDBLAST FINISH. NO TOOLED MARGINS.
5. **REFER TO GEOTECHNICAL REPORT FOR GRANULAR**

2 CONCRETE PAVING (PEDESTRIAN)
NTS



NOTE:
1. PROTECT PAVER SURFACE WITH URETHANE SCUFF PAD DURING COMPACTION.
2. REFER TO GEOTECHNICAL REPORT FOR GRANULAR BUILD-UP REQUIREMENTS.

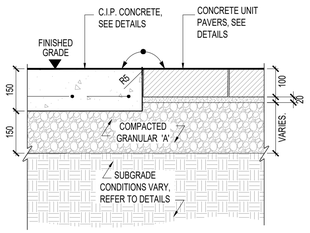
3 CONCRETE UNIT PAVING (VEHICULAR) ON SLAB
NTS



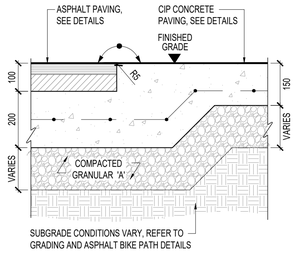
CONCRETE UNIT PAVERS OVER STRUCTURE

NOTE:
1. REFER TO GEOTECHNICAL REPORT FOR GRANULAR BUILD-UP REQUIREMENTS.

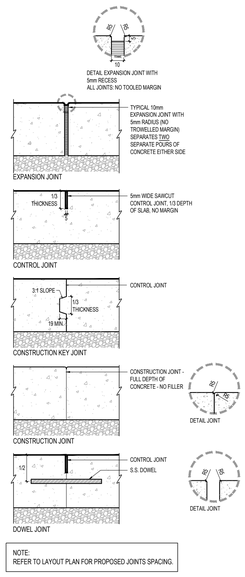
4 CONCRETE UNIT PAVER(PEDESTRIAN) ON SLAB
NTS



5 CONCRETE PAVEMENT TRANSITION AT UNIT PAVER
NTS



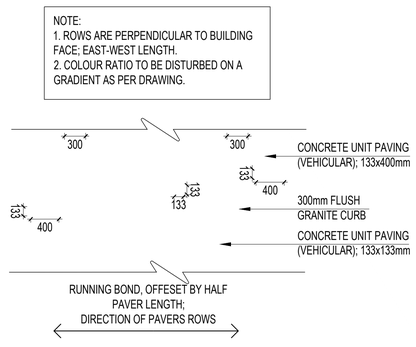
6 CONCRETE PAVEMENT TRANSITION AT MULTI-USE PATH
NTS



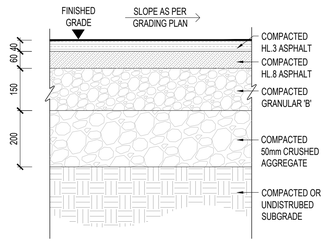
NOTE:
REFER TO LAYOUT PLAN FOR PROPOSED JOINTS SPACING.

7 CONCRETE JOINT DETAILS
NTS

NOTE:
1. ROWS ARE PERPENDICULAR TO BUILDING FACE; EAST-WEST LENGTH.
2. COLOUR RATIO TO BE DISTURBED ON A GRADIENT AS PER DRAWING.

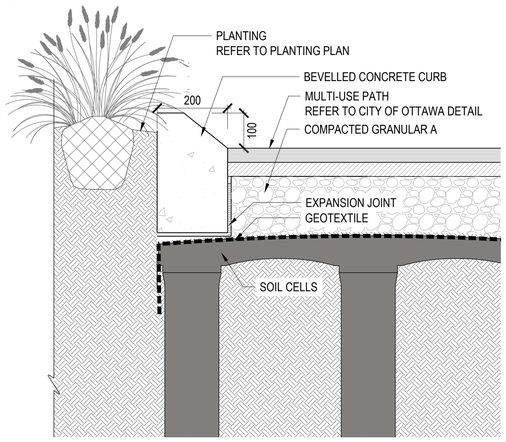


8 CONCRETE PAVING PATTERN
NTS

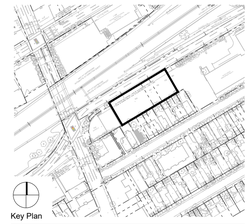


NOTES:
1. ENSURE ALL EDGES ARE CRISP, RADII ARE SMOOTH AND ASPHALT AGAINST OBJECTS. WALLS AND INTERSECTING PATHWAYS ARE UNIFORM AND THE GRADE IS HELD LEVEL.
2. EXCAVATION AND BASE TO BE MINIMUM 200mm BEYOND EACH EDGE.

9 ASPHALT PAVING
NTS



10 PLANTER CIP CURB
NTS



NOT FOR CONSTRUCTION

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06	2026-11-12	ISSUED FOR SPA RESUBMISSION
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01	2023-09-28	REZONING #4

ISSUE RECORD

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178-200 ISABELLA STREET

OTTAWA, ONTARIO

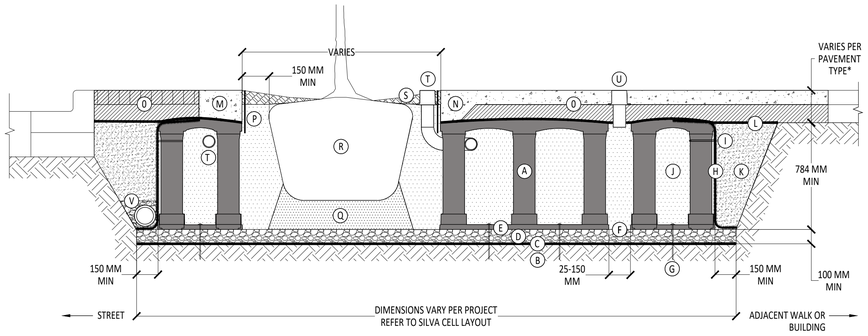
DRAWING TITLE:

Landscape Paving Details

PRINT DATE: 2026-11-12
SCALE:
PROJECT NO. 20-019
DRAWN BY: IK
CHECKED BY: LM/JR

L-402

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SILVA CELL SYSTEM 2X

NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 100 MM MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 25 TO 150 MM SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES - CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 150 MM TOE (OUTWARD FROM BASE) AND 300 MM EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICK PAVEMENT EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 300 OR 450 MM, DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT-ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET CSA-S6 87.5kN

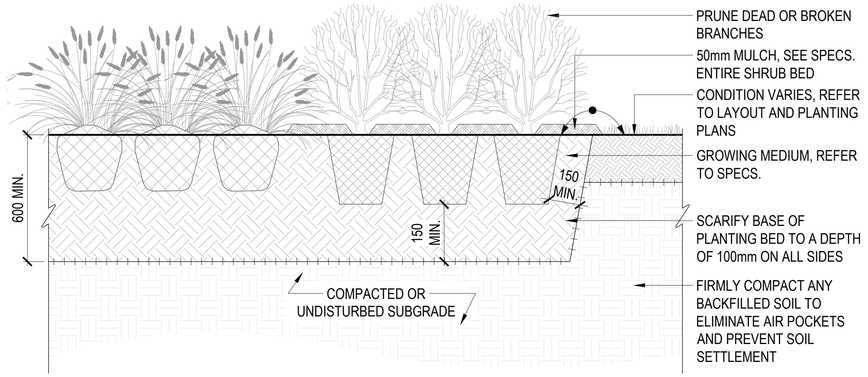
PAVEMENT	+ AGGREGATE BASE COURSE
100 MM CONCRETE	+ 100 MM AGGREGATE
75 MM PAVER	+ 300 MM AGGREGATE
100 MM ASPHALT	+ 300 MM AGGREGATE
65 MM PAVER	+ 125 MM CONCRETE

NOTES

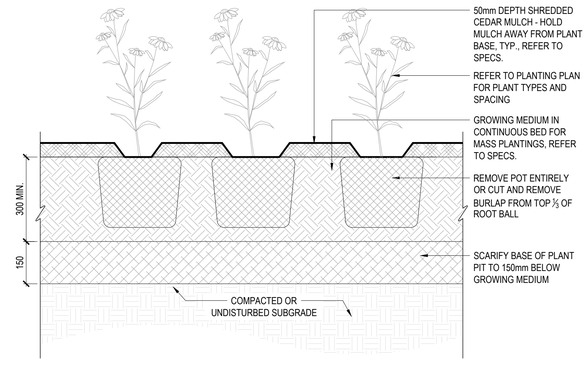
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

1 SILVA SOIL CELL 2X DETAIL
NTS

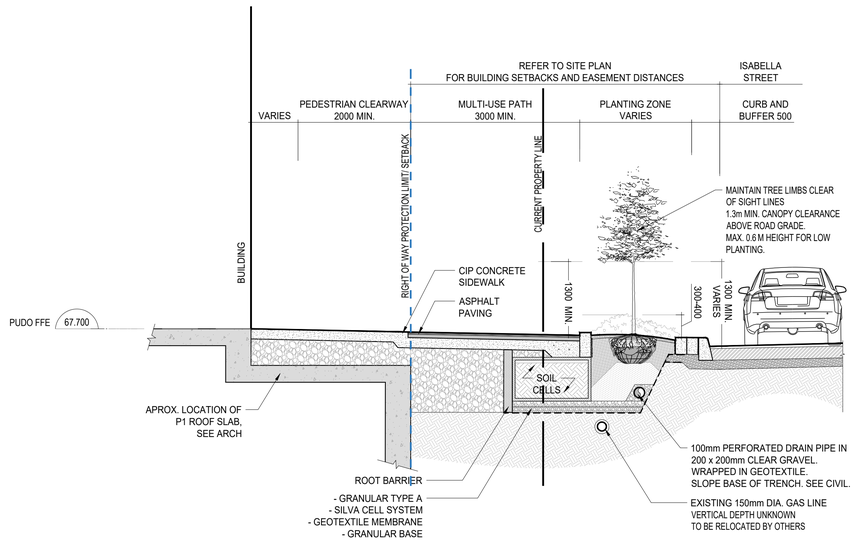
NOTES:
1. REMOVE PLANTS FROM POTS WITHOUT BREAKING ROOT BALL PRIOR TO PLANTING
2. REFER TO PLANTING PLAN FOR LAYOUT AND PLANT SPACING
3. ALL DIMENSIONS SHOWN IN MILLIMETRES
4. ALL SHRUBS TO BE PLANTING IN CONTINUOUS BEDS
5. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SHRUB SPECIES
6. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH SPECIFICATIONS



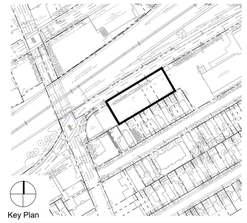
2 SHRUB PLANTING
NTS



3 PERENNIAL & GROUNDCOVER PLANTING
NTS



4 STREET SECTION - ISABELLA AVENUE
1:50



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
06	2026-11-12	ISSUED FOR SPA RESUBMISSION
05	2026-06-08	ISSUED FOR SPA RESUBMISSION
04	2026-04-17	ISSUED FOR SPA RESUBMISSION
03	2026-02-02	ISSUED FOR SPA
02	2025-11-25	ISSUED FOR URBAN DESIGN PANEL REVIEW
01	2023-09-28	REZONING #4

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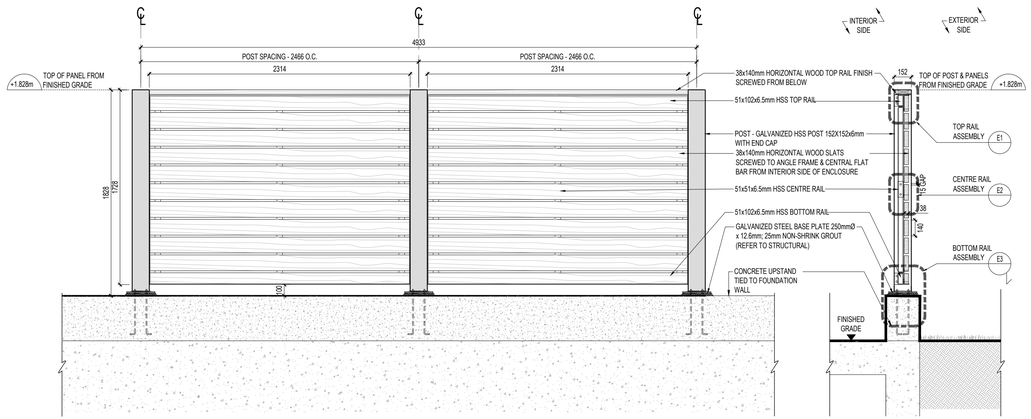
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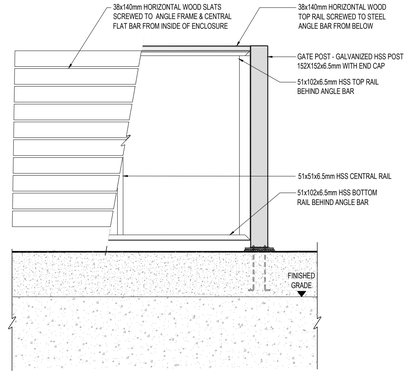
Landscape Planting Details

PRINT DATE: 2026-11-12
SCALE:
PROJECT NO. 20-019
DRAWN BY: IK
CHECKED BY: LM/JR

L-403

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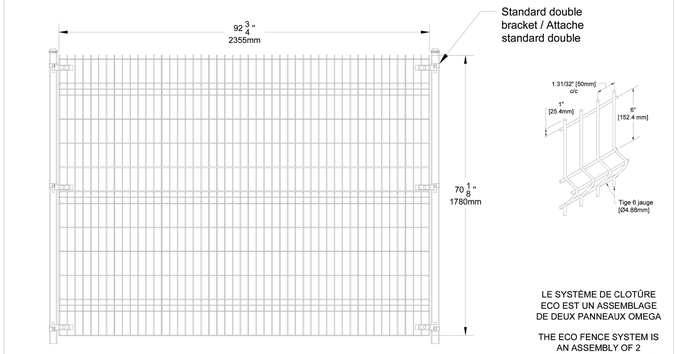




1 PRIVACY FEATURE SCREEN
1:25

OMEGA ECO PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6') /
PANNEAU OMEGA ECO SUR POTEAUX CARRÉS (GRANDEUR 6')

Panel / Panneau 6' (39 lbs/17.7 kg)



LE SYSTÈME DE CLOTÛRE ECO EST UN ASSEMBLAGE DE DEUX PANNEAUX OMEGA

THE ECO FENCE SYSTEM IS AN ASSEMBLY OF 2 ARCHITECTURAL PANELS

POUR PLUS D'INFORMATION SUR LES PANNEAUX, VEUILLEZ VOUS RÉFÉRER AUX SPÉCIFICATIONS

SYSTÈMES DE CLÔTURES omega II FENCE SYSTEMS

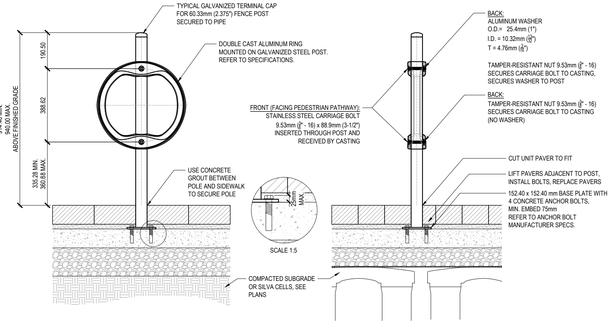
Système de Clôture Omega II
1735 boul. St-Elzéar Ouest
Laval, Quebec
H7L 3N6

Tel: 450-686-9600
1-800-836-6342
Fax: 450-681-5318
www.omegafence.com

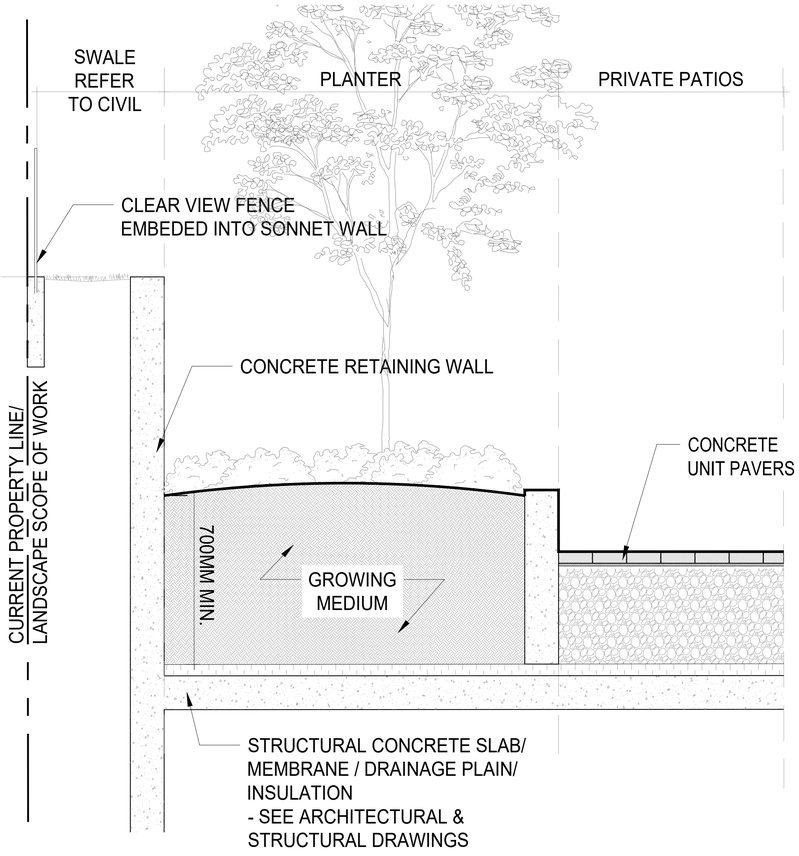
WEB

REVISION : 06/24

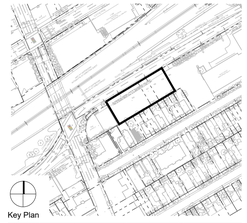
2 OMEGA ECO PERIMETER FENCE
NTS



3 ROW STANDARD BIKE RING
NTS



4 SECTION - SOTH WEST
1:25



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DRAWING TITLE:
Landscape Furnishing Details

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