



1 LANDSCAPE PLAN
L.1 SCALE 1:600



- 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:
 - BUILDING FOUNDATIONS - 7.5M
 - 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 REMOVAL IS NOT TO TAKE PLACE BETWEEN APRIL 15TH AND AUGUST 15TH DURING BIRD NESTING SEASON.
 - TREE SOIL VOLUMES ARE TO BE AS FOLLOWS:
 - 30m³ FOR LARGE DECIDUOUS TREES
 - 25m³ FOR CONIFEROUS AND MEDIUM DECIDUOUS TREES
 - 20m³ FOR SMALL DECIDUOUS TREES
 - REFER TO APPENDIX A TREE INVENTORY TABLE FOR THE SITE, AND pg. 69 FIGURE 3 - SITE PLAN IN THE ENVIRONMENTAL IMPACT STUDY FOR 4497 O'KEEFE COURT, OTTAWA, ONTARIO FOR THE TCR

40 YEAR CANOPY CALCULATION

- 68,835 m² site area
- 15 Large deciduous trees proposed (154m² ea.),
- 16 small trees proposed (7m² ea.)

= 2422m² or 3.5% canopy cover

*Large deciduous tree calculated at 14m and small deciduous trees at 3m.

PROPOSED PLANT LIST (QTY KEY)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
DECIDUOUS TREES						
• AC	11	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	
• AF	3	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	
• AL	5	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	
• AR	2	Acer rubrum	Red Maple	50mm cal.	B&B	
• AS	2	Acer saccharum	Sugar Maple	50mm cal.	B&B	
• CO	2	Celtis occidentalis	Hackberry	50mm cal.	B&B	
• QR	2	Quercus rubra	Red Maple	50mm cal.	B&B	
• TA	4	Tilia americana 'Redmond'	Redmond Linden	50mm cal.	B&B	
SHRUBS						
• Cs	306	Cornus sericea	Red Osier Dogwood	800mm ht.	Potted	1200mm o.c.
• Nb	31	Physocarpus opulifolius	Ninebark	600mm ht.	Potted	1200mm o.c.
• Ra	47	Rhus aromatica	Fragrant Sumac	600mm ht.	Potted	1200mm o.c.
• Rb	80	Rubus odoratus	Flowering Raspberry	800mm ht.	Potted	1500mm o.c.
Rr	220	Rosa rugosa	Rugosa Rose	600mm ht.	Potted	1200mm o.c.
• Rt	25	Rhus typhina	Staghorn Sumac	800mm ht.	Potted	1500mm o.c.
Ss	55	Sorbaria sorbifolia 'Sem'	Sem False Spirea	500mm ht.	Potted	800mm o.c.
• VI	20	Viburnum lentago	Nannyberry	800mm ht.	Potted	1500mm o.c.
• WC	391	Thuja occidentalis 'Clumps'	White Cedar Clumps	1500mm ht.	BR, 3 trunks or more	1000mm o.c.
PERENNIALS						
ca	109	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	250mm pot	Potted	800mm o.c.
hm	168	Hemerocallis 'Mini Stella'	Mini Star Daylily	150mm pot	Potted	400mm o.c.

* Denotes Native Species
NOTE: All trees, shrubs, and perennial grasses are proposed on private property.

CLIENT
THE PROPERTIES GROUP

CONSULTANTS
CIVIL ENGINEERS:
KWA SITE & LANDSCAPE CONSULTING
KWA SITE DEVELOPMENT CONSULTING INC.
2455 Ausland Drive
Burlington, ON L7L 7A9

- LEGEND**
- REQUIRED SOIL VOLUME AT 1.5m DEPTH PROPOSED DECIDUOUS TREE
 - EXISTING VEGETATION TO REMAIN
 - EXISTING TREE TO REMAIN
 - PROPOSED SHRUBS/PERENNIALS
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED TURF GRASS SEED MIX
 - PROPOSED NATIVE WILDFLOWER SEED MIX
 - EXISTING NORTH TRAIL
 - PROPERTY LINE
 - PROPOSED 1.8m ht. CHAIN LINK FENCE
 - PROPOSED 2.4m ht. CHAIN LINK FENCE
 - PROPOSED PICNIC TABLE
 - PROPOSED ACCESSIBLE BENCH

No.	Issue	Date	By	Check
15	REVISED PER CITY COMMENTS	04/12/2025	ML	JL
14	REVISED PER CITY COMMENTS	14/11/2025	ML	JL
13	REVISED PER NEW SITE PLAN	01/10/2025	CAT	JL
12	REVISED PER NEW SITE PLAN	01/10/2025	CAT	JL
11	REVISED PER NEW SITE PLAN	19/09/2025	ML	JL
10	REVISED PER COMMENTS	18/08/2025	CAT	JL
9	REVISED PER UPDATED SITE PLAN	06/06/2025	CAT	JL
8	PLANTING AND PEDESTRIAN PATHWAYS CHD AT BUILDING	30/05/2025	CAT	JL
7	REVISED PER COMMENTS	10/08/2024	CM	JL
6	ISSUED FOR DISCUSSION AND REVIEW	15/08/2024	CM	JL
5	REVISED PER COMMENTS	14/08/2024	CM	JL
4	REVISED PER COMMENTS	15/07/2024	CM	JL
3	ISSUED FOR DISCUSSION AND REVIEW	10/07/2024	CM	JL
2	ISSUED FOR DISCUSSION AND REVIEW	20/06/2024	CM	JL
1	ISSUED FOR DISCUSSION AND REVIEW	04/06/2024	CM	JL
No.	Issue	Date	By	Check

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PROJECT
4497 O'KEEFE COURT INDUSTRIAL PARK
OTTAWA, ONTARIO

DRAWING
LANDSCAPE PLAN

STAMP
ASSOCIATION OF LANDSCAPE ARCHITECTS
JAMES B. LENNOX
MEMBER

SCALE
AS SHOWN

START DATE
May 2024

PROJECT NO.
24MIS2426

PROJECT NORTH

DRAWING NO.
L.1

PLOT SIZE ARCH-D