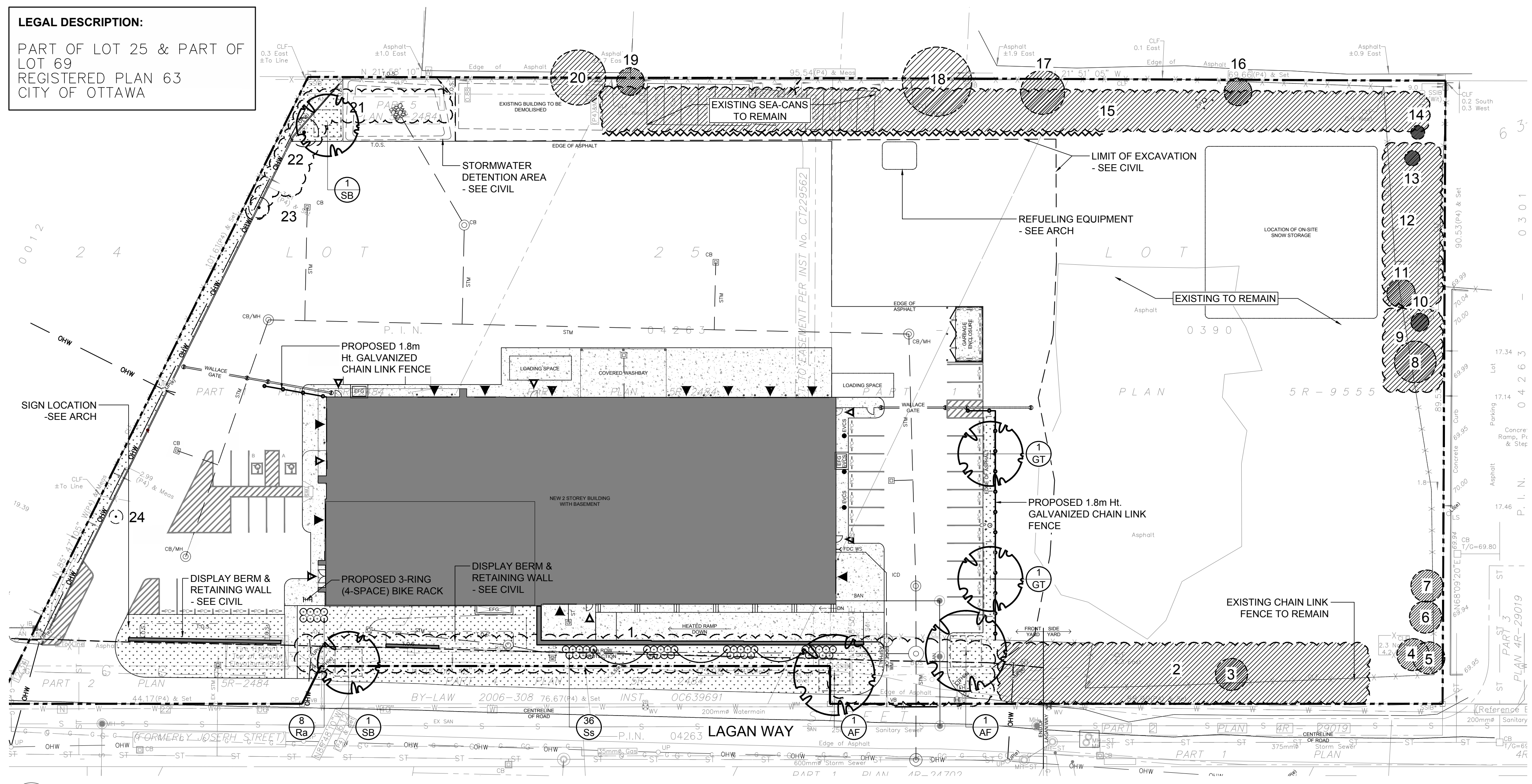


LEGAL DESCRIPTION:

PART OF LOT 25 & PART OF
LOT 69
REGISTERED PLAN 63
CITY OF OTTAWA



1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN

SCALE 1:400

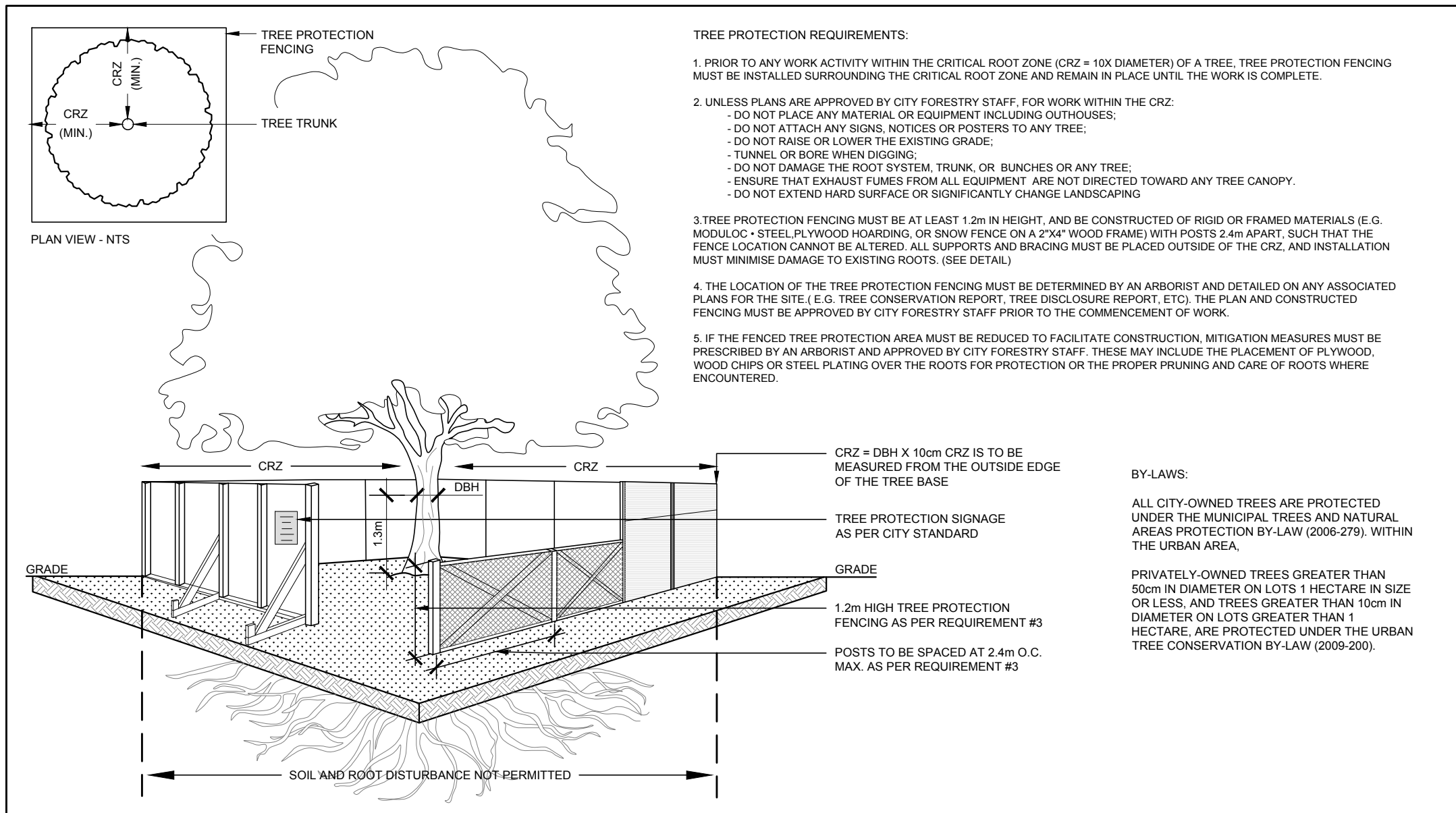
EXISTING TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	*	<i>Acer negundo</i>	Manitoba Maple	50-100mm DBH	GOOD	To be removed	1457 Lagan Way	Unmaintained deciduous hedgerow
2	*	<i>Acer negundo</i>	Manitoba Maple	50-300mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
3	1	<i>Populus deltoides</i>	Eastern Cottonwood	4x210-260mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
4	1	<i>Populus deltoides</i>	Eastern Cottonwood	210mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
5	1	<i>Populus deltoides</i>	Eastern Cottonwood	330mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
6	1	<i>Salix spp.</i>	Willow	100mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
7	1	<i>Salix spp.</i>	Willow	150mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
8	1	<i>Populus deltoides</i>	Eastern Cottonwood	300mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
9	1	<i>Populus tremuloides</i>	Trembling Aspen	100-150mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
10	1	<i>Populus deltoides</i>	Eastern Cottonwood	120mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
11	1	<i>Populus deltoides</i>	Eastern Cottonwood	2x200mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
12	*	<i>Populus tremuloides</i>	Trembling Aspen	100-150mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
13	1	<i>Salix spp.</i>	Willow	110mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
14	1	<i>Salix spp.</i>	Willow	100mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
15	*	<i>Populus tremuloides</i>	Trembling Aspen	100mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
16	*	<i>Rhamnus cathartica</i>	Buckthorn	50-100mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow-invasive
17	1	<i>Populus tremuloides</i>	Trembling Aspen	2x200mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
18	1	<i>Populus tremuloides</i>	Trembling Aspen	320mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
19	1	<i>Acer negundo</i>	Manitoba Maple	500mm DBH	FAIR	To Remain	JOINTLY OWNED	Tree is in good condition
20	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH	GOOD	To Remain	JOINTLY OWNED	Tree is in good condition
21	*	<i>Ulmus americana</i>	American Elm	400mm DBH	GOOD	To Remain	JOINTLY OWNED	Tree is in good condition
22	*	<i>Acer negundo</i>	Manitoba Maple	100-150mm DBH	GOOD	To be removed	1457 Lagan Way	Unmaintained deciduous hedgerow
23	1	<i>Ulmus americana</i>	American Elm	250mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition
24	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition
25	1	<i>Acer negundo</i>	Manitoba Maple	100mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition

* DENOTES NUMEROUS

PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AF	2	<i>Acer x freemanii</i>	Freeman's Mape	50mm ø	B&B	
GT	2	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Shademaster Honeylocust	50mm ø	B&B	
SB	2	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	50mm ø	B&B	
SHRUBS						
Ra	8	<i>Rhus aromatica</i> 'Gro-Low'	Grow-Low Fragrant Sumac	500mm ht.	Potted	Space 1000 mm o.c.
Ss	36	<i>Sorbaria sorbifolia</i> 'Sem'	Sem False Spirea	600mm ht.	Potted	Space 1000 mm o.c.



5 TREE PROTECTION FENCE

SCALE NTS

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 min. distance of 75mm from base of tree trunk.

40 YEAR CANOPY CALCULATION

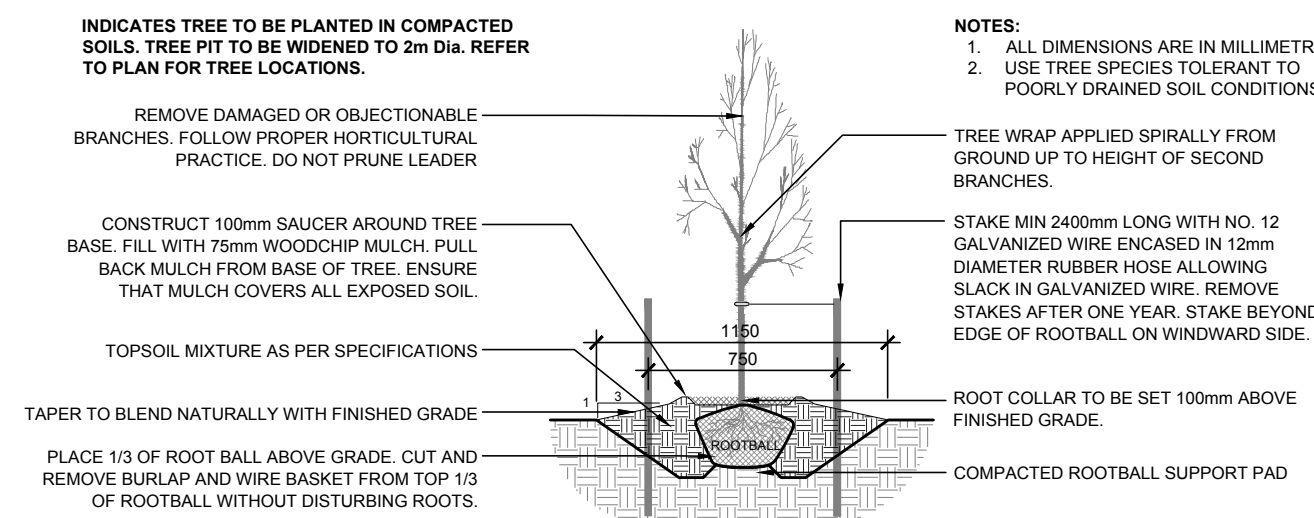
- 16600 m² site area
- 0 medium deciduous / coniferous trees proposed (79m² ea.)
- 2 small trees proposed (7m² ea.)
- 1 large trees proposed (154m² ea.)
- Existing tree canopy cover to remain: 1870m²
- = 2038m² or 12.3% canopy cover

*Large deciduous tree canopy area calculated at 14m radius, medium deciduous trees at 10m radius, small deciduous trees and evergreen trees at 6m radius.

TREE PLANTING NOTES:

- ALL TREES ARE PROPOSED ON PRIVATE PROPERTY.
- PROPOSED TREES SPACING: MIN. 7m O.C.
- THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION (PATTERSON GROUP, REPORT PG7133-1, August 14, 2024) AND GEOTECHNICAL MEMORANDUM PG7133-MEMO.01, March 6, 2026.
- ALL TREES PROPOSED WITH A SOIL DEPTH OF 1.5m.
- SOIL VOLUME REQUIREMENTS:

TREE TYPE / SIZE	SINGLE TREE SOIL VOLUME (m ³)	MULTIPLE TREE SOIL VOLUME (m ³ /tree)
Ornamental / columnar	15	9
Small	20	12
Medium / conifer	25	15
Large	30	18

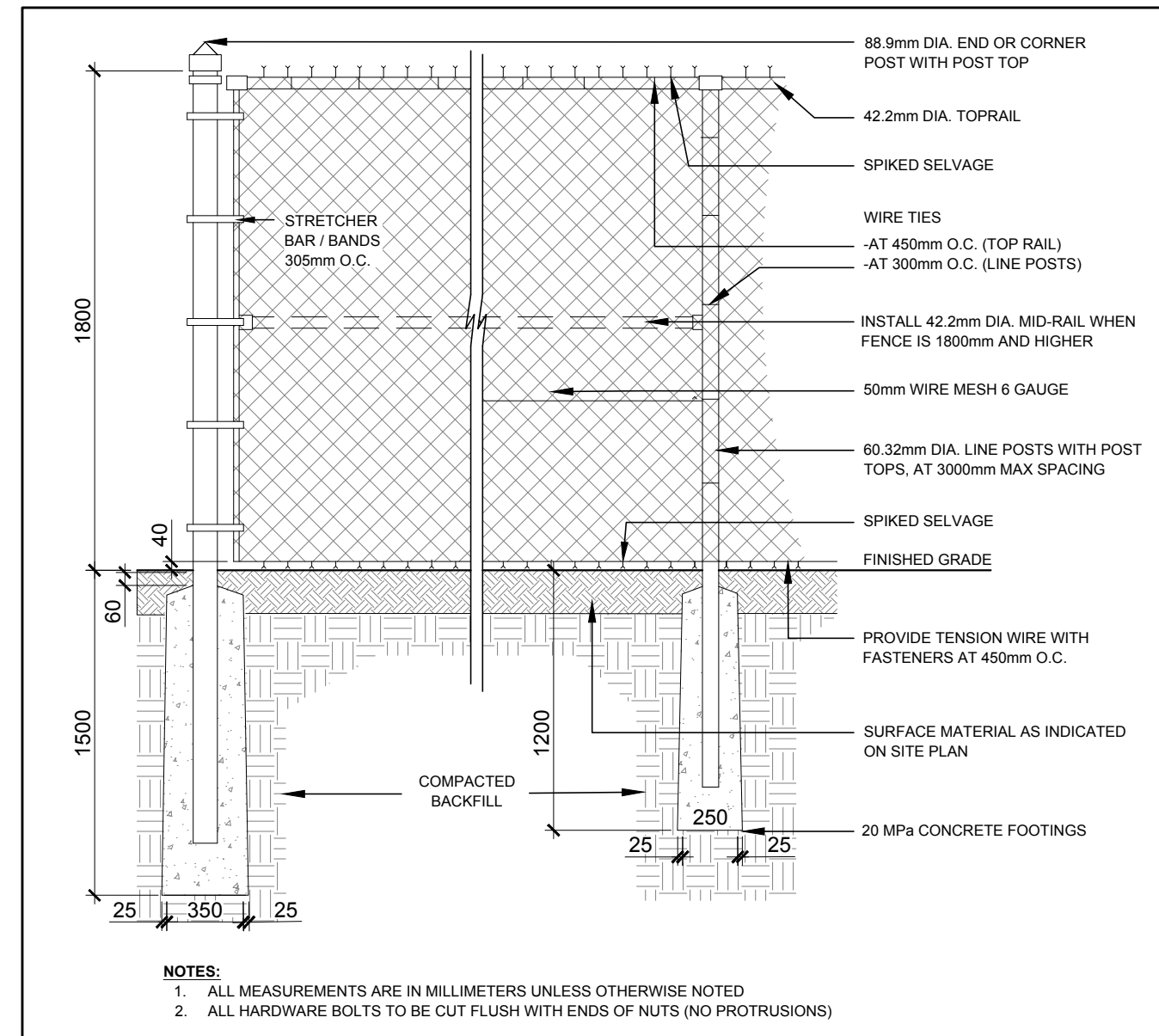


2 DECIDUOUS TREE PLANTING

SCALE NTS

4 SHRUB PLANTING

SCALE NTS



6 1.8m Ht. GALVANIZED CHAIN LINK FENCE

SCALE NTS

CLIENT:

DICKIE MOORE RENTALS-
MOORE JCB OTTAWA

CONSULTANTS
ARCHITECTS:

DCA

A GROUP OF ARCHITECTS

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2204

SURVEYORS:

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fedsurvey@bellnet.ca

CIVIL ENGINEERS:

D. B. GRAY ENGINEERING INC.

Stormwater Management • Grading & Drainage • Storm & Sanitary Sewers • Watermain

700 Long Point Circle 613-425-8044

Ottawa, Ontario d.gray@dbgrayengineering.com

LEGEND

- EXISTING DECIDUOUS HEDGEROW TO REMAIN
- EXISTING DECIDUOUS HEDGEROW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED SOD
- PROPOSED CONCRETE (REFER TO ARCH)
- EXISTING GALVANIZED CHAIN LINK SECURITY FENCE TO REMAIN
- PROPOSED 1.8m Ht. GALVANIZED CHAIN LINK SECURITY FENCE
- PROPERTY LINE
- TREE PROTECTION FENCE

10	REISSUED FOR SITE PLAN APPLICATION	09/30/2026	WF	JL
9	REISSUED FOR SITE PLAN APPLICATION	07/28/2026	WF	JL
8	REISSUED FOR SITE PLAN APPLICATION	03/28/2026	WF	JL
7	ISSUED FOR COORDINATION	03/25/2026	WF	JL
6	ISSUED FOR COORDINATION	03/11/2026	WF	JL
5	ISSUED FOR COORDINATION	03/06/2026	WF	JL
4	ISSUED FOR SPA	12/16/2025	WF	JL
3	ISSUED FOR DISCUSSION AND REVIEW	11/14/2025	WF	JL
2	ISSUED FOR DISCUSSION AND REVIEW	09/25/2025	WF	JL
1	ISSUED FOR DISCUSSION AND REVIEW	08/14/2024	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

DICKIE MOORE OHQ

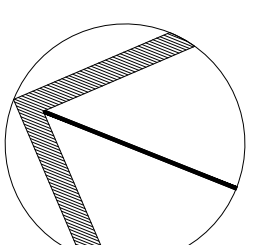
1547 LAGAN WAY, OTTAWA ON

DRAWING

TREE CONSERVATION REPORT &
LANDSCAPE PLAN

STAMP	SCALE
AS SHOWN	
START DATE	
AUGUST 2024	
PROJECT NO.	
24MIS2448	

PROJECT NORTH



DRAWING NO.

L.1

PLOT SIZE ARCH-D

PLAN #19415

FILE NUMBER D07-12-25-0172