

- 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.

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
*BW	2	<i>Tilia americana</i>	Basswood	50mm cal.	B&B	
*DS	8	<i>Amelanchier arborea</i>	Downy Serviceberry	50mm cal.	B&B	
*FM	3	<i>Acer x freemanii</i>	Freeman's Maple	50mm cal.	B&B	
*HB	1	<i>Celtis occidentalis</i>	Hackberry	50mm cal.	B&B	
*LL	6	<i>Larix laricina</i>	Tamarack	2.0m HT.	B&B	
*PP	7	<i>Prunus pensylvanica</i>	Pin Cherry	50mm cal.	B&B	
*RO	1	<i>Quercus rubra</i>	Red Oak	50mm cal.	B&B	
*SB	8	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	50mm cal.	B&B	
*SF	8	<i>Amelanchier laevis</i> 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	
*SI	1	<i>Acer saccharinum</i>	Silver Maple	50mm cal.	B&B	
*SM	1	<i>Acer saccharum</i>	Sugar Maple	50mm cal.	B&B	
*WS	2	<i>Picea glauca</i>	White Spruce	50mm cal.	B&B	
SHRUBS						
*DW	38	<i>Cornus sericea</i>	Red Osier Dogwood	800mm Ht.	Potted	Space 1000mm o.c.

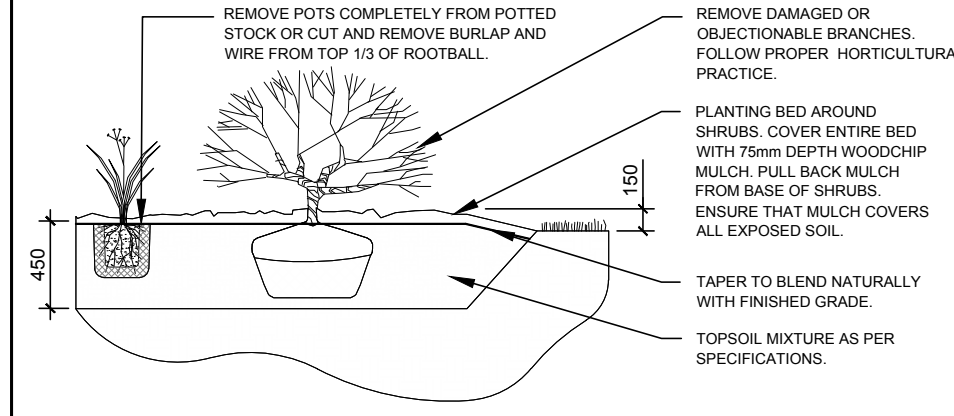
*INDICATES THAT THE SPECIES IS NATIVE TO ONTARIO

40 YEAR CANOPY CALCULATION:

- 19,547m² SITE AREA
- 31 SMALL TREES PROPOSED (7m² ea.)
- 8 LARGE CONIFEROUS TREES PROPOSED (79m² ea.)
- 9 LARGE TREES PROPOSED (154m² ea.)

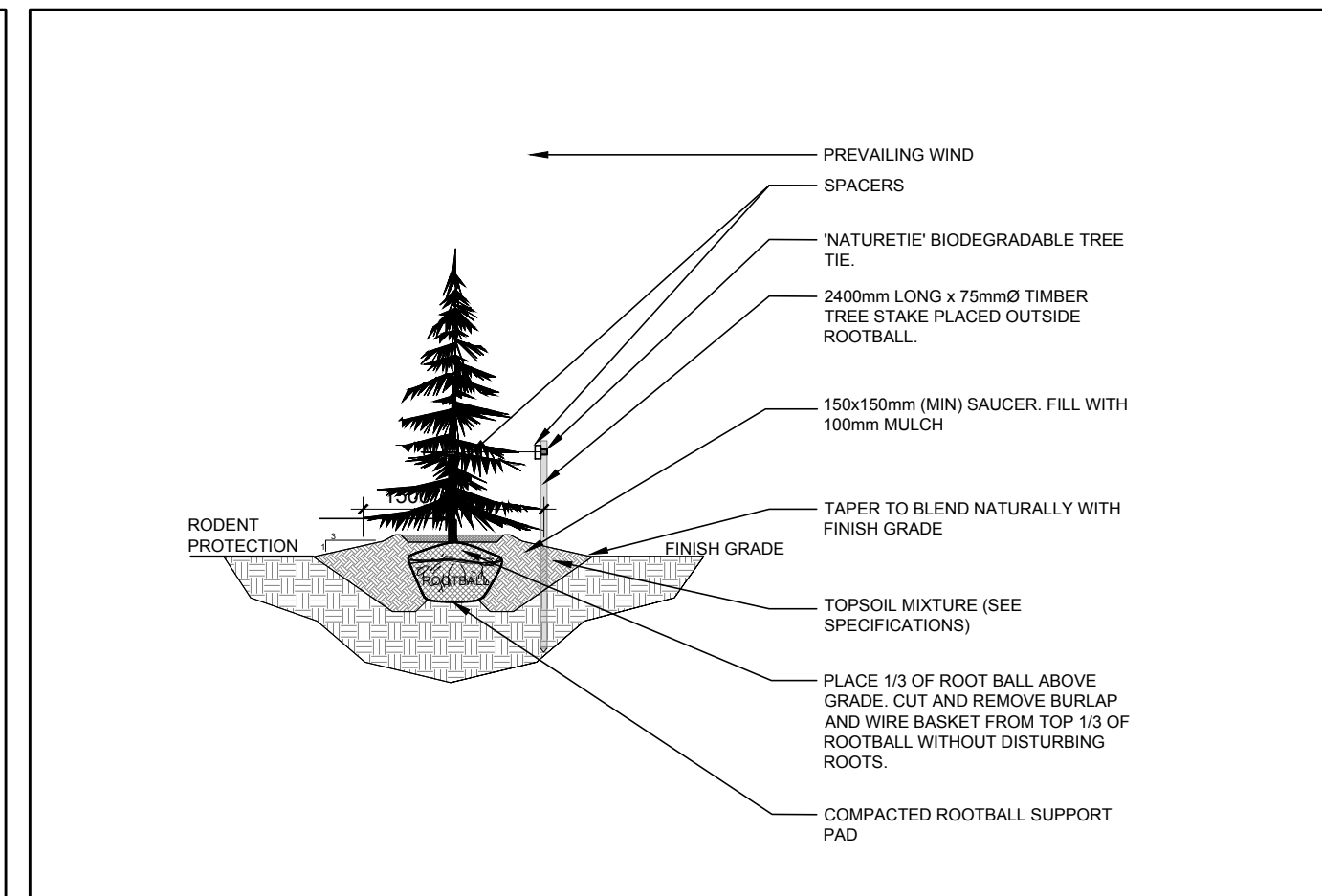
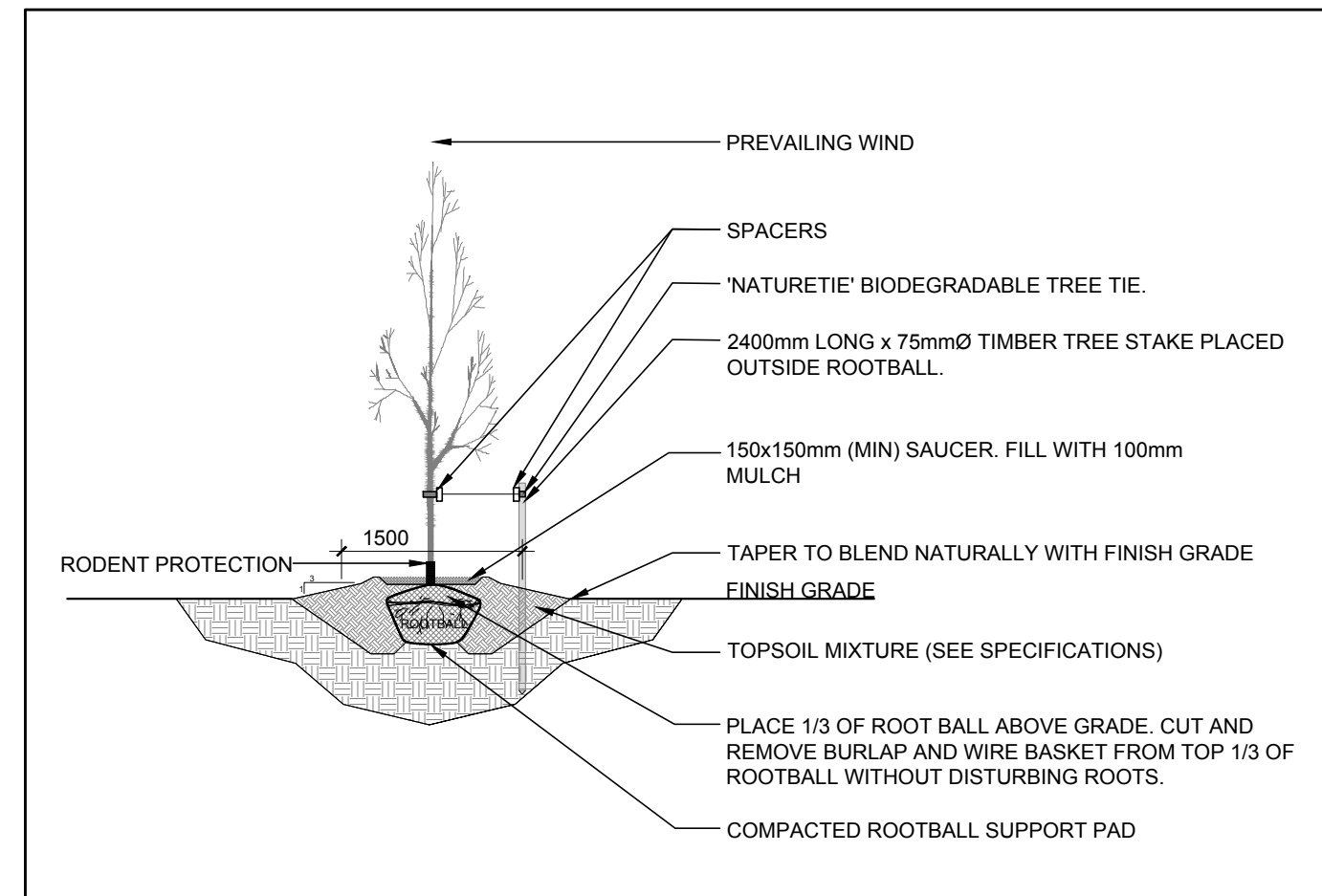
= 2,235m² 11.4% CANOPY COVER

*Large deciduous tree canopy area calculated at 14m radius, large coniferous tree at 10m radius, small deciduous tree at 3m radius.

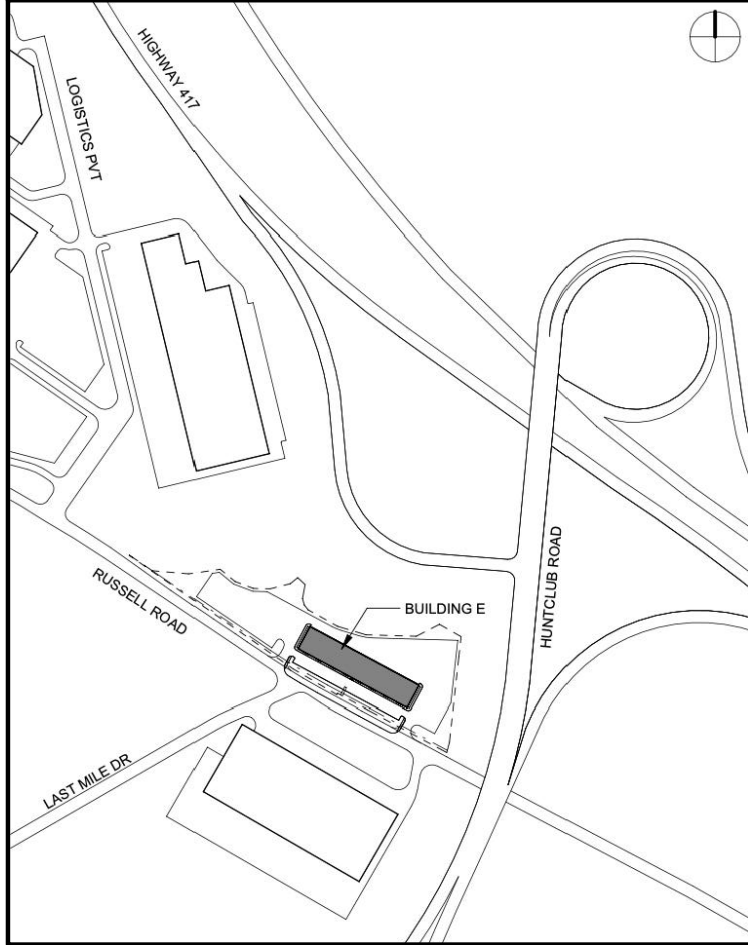


LEGAL DESCRIPTION:

PART OF LOTS 5, 10 AND 33
CONCESSION 6 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP GLOUCESTER
CITY OF OTTAWA



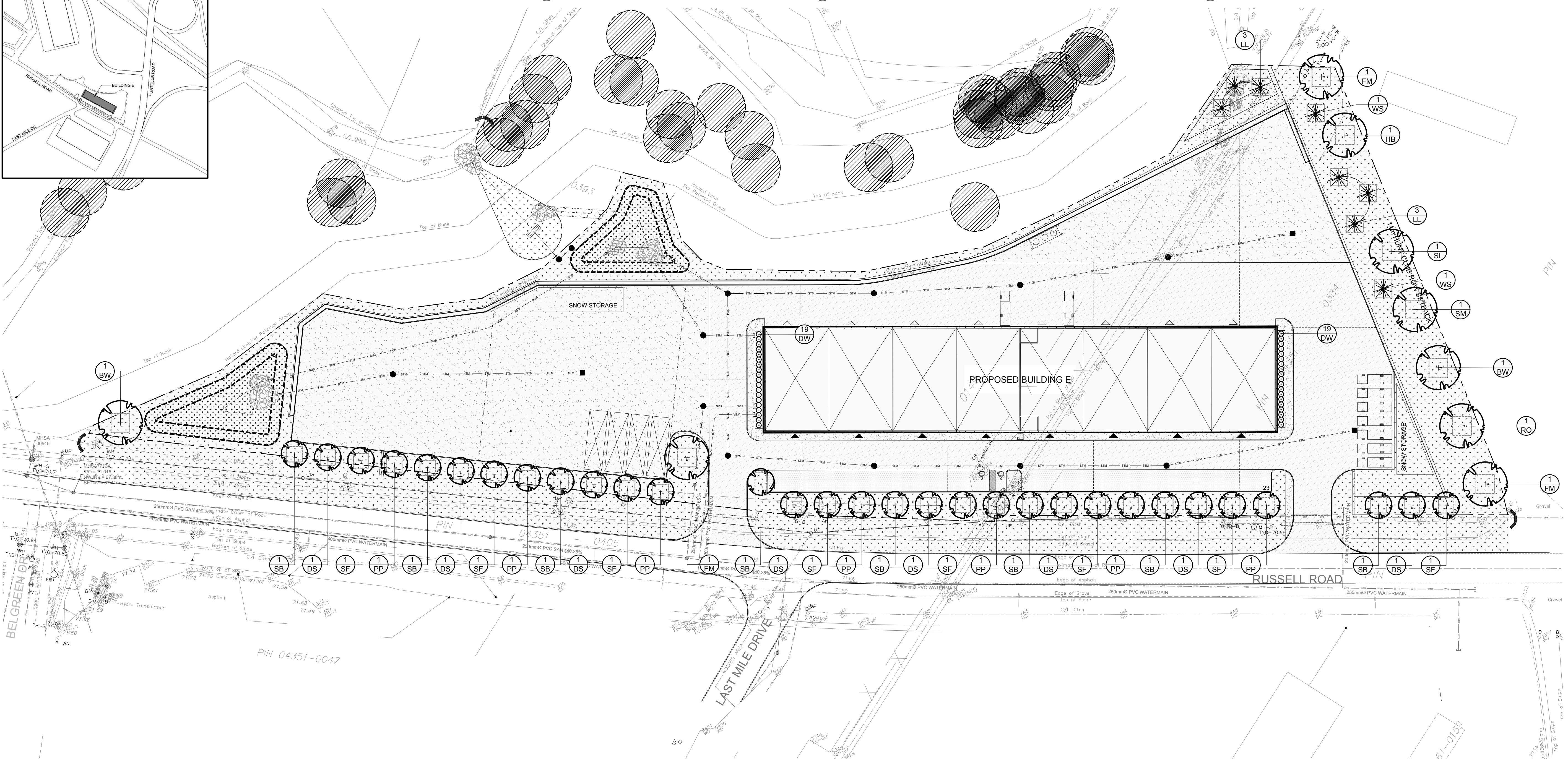
KEY PLAN:



2 SHRUB PLANTING
L.1 SCALE NTS

3 DECIDUOUS TREE PLANTING
L.1 SCALE NTS

4 CONIFEROUS TREE PLANTING
L.1 SCALE NTS



CLIENT

AVENUE 31 CAPITAL INC
801-250 City Centre, Ottawa, ON, K1R 9K7
C 613-799-2422

CONSULTANTS

ARCHITECTS:
McROBIE ARCHITECTS + INTERIOR DESIGNERS
66 QUEEN STREET #100, OTTAWA ON K1P 5A8
613-283-2072

CIVIL ENGINEERS

LRL ENGINEERING
5430 CANOTEK ROAD, OTTAWA ON K1J 9G2
613-842-3434

- LEGEND**
- PROPOSED DECIDUOUS TREE
30m³ SOIL VOLUME AT A 1.5m DEPTH
 - PROPOSED CONIFEROUS TREE
30m³ SOIL VOLUME AT A 1.5m DEPTH
 - PROPOSED SHRUBS / ORNAMENTAL GRASSES
 - PROPOSED SOD
 - PROPOSED RIPARIAN SEED MIXTURE
 - PROPOSED GRAVEL (REFER TO CIVIL DRAWING FOR DETAILS)
 - PROPOSED ASPHALT (REFER TO CIVIL DRAWING FOR DETAILS)
 - PROPOSED CONCRETE (REFER TO CIVIL DRAWING FOR DETAILS)
 - PROPOSED RIP-RAP (REFER TO CIVIL DRAWING FOR DETAILS)
 - EXISTING TREE TO REMAIN (REFER TO TREE CONSERVATION REPORT PREPARED BY KILGOUR & ASSOCIATES FEBRUARY 27, 2026 FOR DETAILS)

1 ISSUED FOR SITE PLAN CONTROL 03/05/2026 ML JL

No. Issue Date DR CK

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2J 5A8
Tel. (613) 722-8168 Fax. (866) 343-3942

PROJECT

NATIONAL CAPITAL BUSINESS PARK
BUILDING E
4055 RUSSELL ROAD, OTTAWA ON

DRAWING

LANDSCAPE PLAN

STAMP

SCALE: AS SHOWN

START DATE: FEBRUARY 2025

PROJECT NO.: 26MIS2608

PROJECT NORTH

DRAWING NO.: L.1

PLOT SIZE ARCH-D

