

| TREE | SPECIES                              | DIAMETER AT BREAST HEIGHT (DBH) | CRITICAL ROOT ZONE (CRZ) | OWNERSHIP | CONDITION | ACTION                     |
|------|--------------------------------------|---------------------------------|--------------------------|-----------|-----------|----------------------------|
| 1    | LITTLE LEAF LINDEN/<br>TILIA CORDATA | 50 cm                           | 5 m                      | PRIVATE   | GOOD      | REMOVE - WITHIN EXCAVATION |
| 2    | LITTLE LEAF LINDEN/<br>TILIA CORDATA | 50 cm                           | 5 m                      | PRIVATE   | GOOD      | REMOVE - WITHIN EXCAVATION |
| 3    | LITTLE LEAF LINDEN/<br>TILIA CORDATA | 50 cm                           | 5 m                      | PRIVATE   | GOOD      | RETAIN- INSTALL PROTECTION |
| 4    | LITTLE LEAF LINDEN/<br>TILIA CORDATA | 50 cm                           | 5 m                      | PRIVATE   | GOOD      | RETAIN- INSTALL PROTECTION |
| 5    | HONEYSUCKLE/<br>LONICERA             | LESS THAN 10 cm                 |                          | JOINT     | GOOD      | REMOVE - WITHIN EXCAVATION |

TREES WERE IDENTIFIED AND EVALUATED BY JAMES LENNOX, B.L.A. OF JAMES B. LENNOX & ASSOCIATES INC. LANDSCAPE ARCHITECTS ON APRIL 8, 2019.

REFER TO 2/A001 TREE PROTECTION FENCING FOR TREE 3 AND 4.

4 TREE DISCLOSURE INFORMATION  
A001 N.T.S



3 CONTEXT PLAN  
A001 N.T.S

**CITY OF OTTAWA TREE PROTECTION MEASURES**

The following protection measures must 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 construction on site.

- Erect a 1 metre high fence at the "critical root zone (CRZ)" of trees.
- do not place any material or equipment within the CRZ of the tree;
- do not attach any signs, notices or posters to any tree;
- do not raise or lower the existing grade within the CRZ without approval;
- tunnel or bore when digging within the CRZ of a tree;
- do not damage the root system, trunk or branches of any tree;
- ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

\*The critical root zone (CRZ) is established as being 10 cm from the trunk of a tree for every cm of trunk DBH. The CRZ is calculated as DBH x 10 cm.

If tree roots are exposed during construction, they shall be immediately reburred with soil or covered with filter cloth or woodchips and kept moist until they can be buried permanently.

For retained Butternut trees the tree protection fencing should be erected at a 25 metre radius around the tree.

2 TREE PROTECTION FENCING  
A001 N.T.S

| ZONING:   |            |          |          |
|---|------------|----------|----------|
| IG: GENERAL INDUSTRIAL ZONE                                 |            |          |          |
| REQUIREMENT   | REQ'D      | PROPOSED | COMPLIES |
| MIN. FRONT YARD SETBACK                                     | 3m         | 16.4m    | Y        |
| MIN. REAR YARD SETBACK                                      | 3m         | 16.6m    | Y        |
| MIN. EXTERIOR YARD SETBACK                                  | 3m         | 5.9m     | Y        |
| MIN. INTERIOR YARD SETBACK                                  | 3m         | 6.9m     | Y        |
| MAX. LOT COVERAGE   | 65%        | 33%      | Y        |
| MAX. FLOOR SPACE INDEX                                      | 2          | 0.34     | Y        |
| MIN. WIDTH OF LANDSCAPE AREA, ABUTTING A STREET OTHER CASES | 3m NO MIN. | 3m       | Y        |
| MAX. BUILDING HEIGHT  | 22m        | 11.1m    | Y        |

| SITE STATISTICS: |                      |
|------------------|----------------------|
| TOTAL SITE AREA: | 3,032 m <sup>2</sup> |
| BUILDING AREA:   |                      |
| PHASE 1          | 851 m <sup>2</sup>   |
| PHASE 2          | 131 m <sup>2</sup>   |
| TOTAL            | 982 m <sup>2</sup>   |
| LOT COVERAGE:    | 32%                  |
| BUILDING HEIGHT: | 11.1 m               |

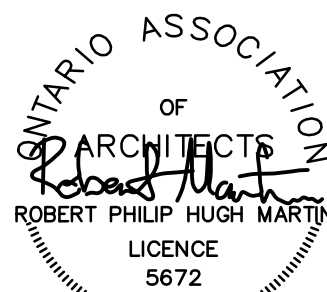
| BUILDING CLASSIFICATION  |  |
|--|--|
| 3.2.2.80 GROUP F, DIVISION 3, 1 STOREY   |  |
| PARKING REQUIREMENTS:  |  |
| (A) REQUIRED BY AREA (WAREHOUSE):<br>837m <sup>2</sup> /100m <sup>2</sup> (0.8 PER)<br>= 7 SPACES  |  |
| (B) REQUIRED BY AREA (OFFICE):<br>250m <sup>2</sup> /100m <sup>2</sup> (2.4 PER)<br>= 6 SPACES   |  |
| REQUIRED (A+B) PARKING = 13 SPACES<br>PROPOSED PARKING SPACES = 13 SPACES<br>REQUIRED BF SPACES = 1 SPACE (PER 20) = 1<br>PROPOSED BF SPACES = 1 SPACE |  |
| BICYCLE PARKING REQUIREMENTS:  |  |
| (A) WAREHOUSE = 0<br>(B) OFFICE = 1  |  |
| LOADING SPACES REQUIREMENTS:   |  |
| (A) WAREHOUSE = 1<br>(B) OFFICE = 0  |  |

- # NOTES:
- LANDSCAPE BUFFER.
  - SHARED DRIVEWAY.
  - ROAD RIGHT-OF-WAY PROTECTION.
  - CANOPY.
  - BICYCLE PARKING SPACES & RACK.
  - 100 YEAR POND. REFER TO CIVIL.
  - GARBAGE INSIDE THE BUILDING.
  - EXISTING CURB AS PER TOPO.
  - TACTILE WALKING SURFACE INDICATOR.

| LEGEND: |   |
|---------|---|
| ---     | PROPERTY LINE   |
| ---     | SETBACK   |
| ---     | CENTRE LINE OF ROAD   |
| ---     | ROAD RIGHT-OF-WAY PROTECTION  |
| ▼       | ENTRYWAY OR EXIT  |
| ■       | PAVEMENT  |
| ■       | GRASS   |
| ■       | CONCRETE SIDEWALK   |
| ■       | FIRE/TRUCK ROUTE  |
| ○       | B.F. PARKING  |
| ○       | EXISTING TREES TO REMAIN  |
| ○       | EXISTING TREES TO BE REMOVED  |
| ○       | TREE PROTECTION FENCING/CRITICAL ROOT ZONE. MODIFY PROTECTION AND EXCAVATION. |
| ○       | SHRUBS TO BE REMOVED  |
| ■       | CATCH BASINS. REFER TO CIVIL  |

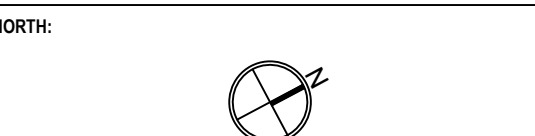


SEAL:



|    |  |            |
|----|--|------------|
| 03 | REVISED PER CITY COMMENTS                    | 2018/09/10 |
| 02 | ISSUED FOR SITE PLAN APPLICATION             | 2019/10/05 |
| 01 | ISSUED FOR CLIENT APPROVAL - MURDOCK PRICING | 2019/25/03 |

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED



PROJECT: RED PINE WAREHOUSE

31 ANTARES DRIVE NEPEAN

DRAWING: SITE PLAN / LANDSCAPING PLAN

DESIGNED BY: LB APPROVED BY: LB

DRAWN BY: FM

DATE: February 2019 SCALE: AS SHOWN

RMA PROJECT NUMBER: 18068 SHEET NUMBER:

A001