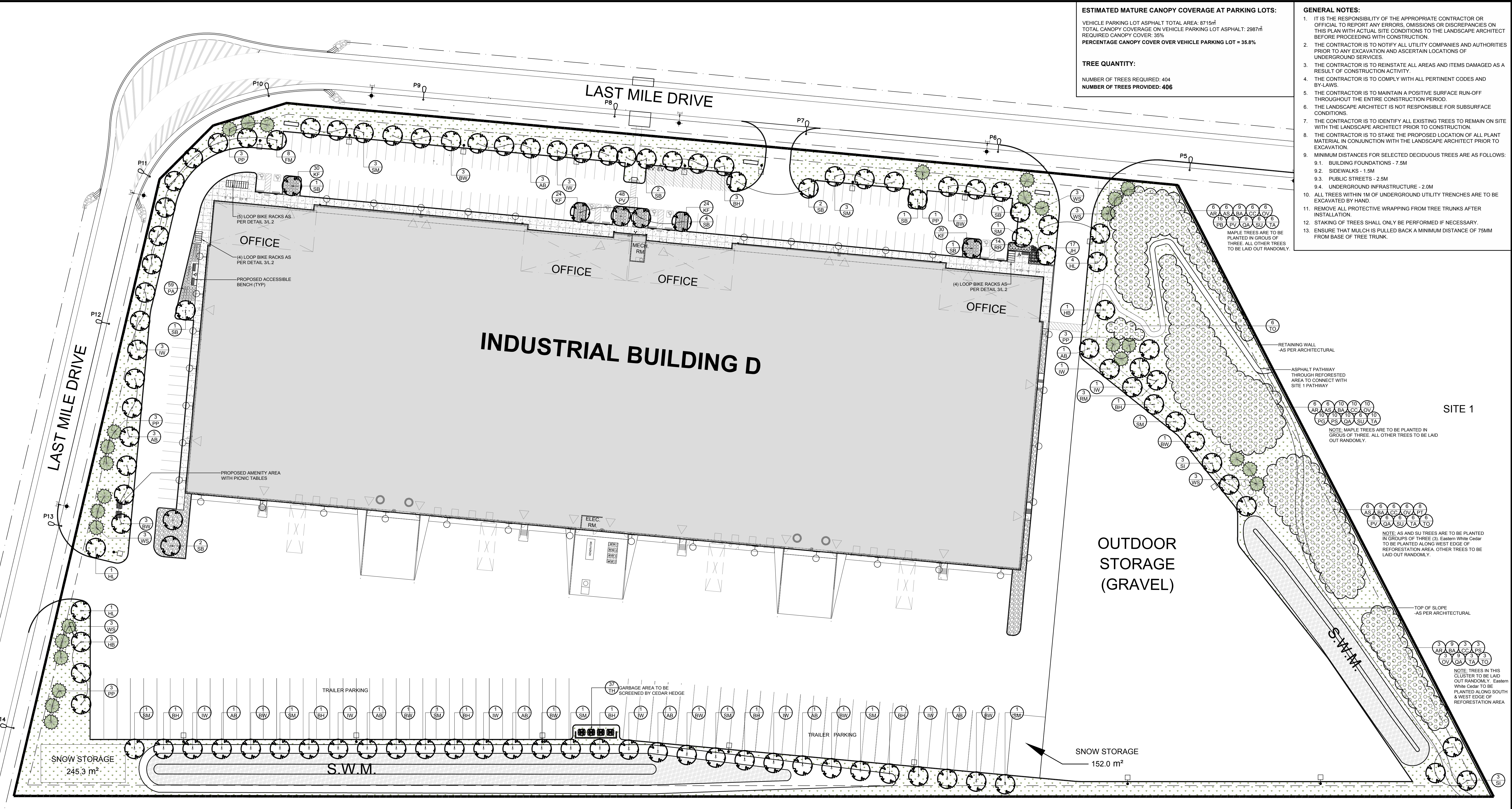**ESTIMATED MATURE CANOPY COVERAGE AT PARKING LOTS:**

VEHICLE PARKING LOT ASPHALT TOTAL AREA: 8715㎡
TOTAL CANOPY COVERAGE ON VEHICLE PARKING LOT ASPHALT: 2987㎡
REQUIRED CANOPY COVER: 35%
PERCENTAGE CANOPY COVER OVER VEHICLE PARKING LOT = 35.8%

TREE QUANTITY:

NUMBER OF TREES REQUIRED: 404
NUMBER OF TREES PROVIDED: 406

GENERAL NOTES:
1. 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.
2. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
3. THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
5. THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
6. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
7. THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
9. MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
    9.1. BUILDING FOUNDATIONS - 7.5M
    9.2. SIDEWALKS - 1.5M
    9.3. PUBLIC STREETS - 2.5M
    9.4. UNDERGROUND INFRASTRUCTURE - 2.0M
10. ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
11. REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
12. STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
13. ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.

LAST MILE DRIVE

LAST MILE DRIVE

OFFICE

OFFICE

OFFICE

OFFICE

INDUSTRIAL BUILDING D

SITE 1

OUTDOOR STORAGE (GRAVEL)

S.W.M.

TRAILER PARKING

TRAILER PARKING

SNOW STORAGE 245.3 m²

SNOW STORAGE 152.0 m²

S.W.M.

(5) LOOP BIKE RACKS AS PER DETAIL 3/L.2
(4) LOOP BIKE RACKS AS PER DETAIL 3/L.2
PROPOSED ACCESSIBLE BENCH (TYP)
PROPOSED AMENITY AREA WITH PICNIC TABLES
(4) LOOP BIKE RACKS AS PER DETAIL 3/L.2
RETAINING WALL -AS PER ARCHITECTURAL
ASPHALT PATHWAY AREA TO BE CONNECT WITH SITE 1 PATHWAY
ASPHALT PATHWAY THROUGH REFORESTED AREA TO CONNECT WITH SITE 1 PATHWAY
TOP OF SLOPE -AS PER ARCHITECTURAL
GARBAGE AREA TO BE SCREENED BY CEDAR HEDGE

NOTE: MAPLE TREES ARE TO BE PLANTED IN GROUS OF THREE. ALL OTHER TREES TO BE LAID OUT RANDOMLY.

NOTE: MAPLE TREES ARE TO BE PLANTED IN GROUS OF THREE. ALL OTHER TREES TO BE LAID OUT RANDOMLY.

NOTE: AS AND SU TREES ARE TO BE PLANTED IN GROUPS OF THREE (3). EASTERN WHITE CEDAR TO BE PLANTED ALONG WEST EDGE OF REFORESTATION AREA. OTHER TREES TO BE LAID OUT RANDOMLY.

NOTE: TREES IN THIS CLUSTER TO BE LAID OUT RANDOMLY. EASTERN WHITE CEDAR TO BE PLANTED ALONG SOUTH & WEST EDGE OF REFORESTATION AREA

PROPOSED PLANT LIST

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AB	13	Ulmus davidiana var. japonica 'Prospector'	Prospector Elm	60mm dia.	B&B	
BH	10	Gymnocladus dioicus	Kentucky Coffee Tree	60mm dia.	B&B	
BW	56	Quercus alba	White Oak	60mm dia.	B&B	
FM	8	Acer x freemanii	Freeman's Maple	60mm dia.	B&B	
HB	4	Celtis occidentalis	Hackberry	60mm dia.	B&B	
HL	6	Gleditsia tricanthos	Skyline Honeylocust	60mm dia.	B&B	
IW	14	Betula alleghaniensis	Yellow Birch	60mm dia.	B&B	
PP	13	Picea pungens	Colorado Spruce	1800mm Ht.	B&B	
RM	3	Aesculus hippocastanum	Horse Chestnut	60mm dia.	B&B	
SB	15	Amelanchier canadensis	Serviceberry	60mm dia.	B&B	
SI	4	Acer saccharinum	Silver Maple	60mm dia.	B&B	
SM	15	Populus deltoides	Eastern Cottonwood	60mm dia.	B&B	
WS	15	Picea glauca	White Spruce	1800mm Ht.	B&B	

REFOREST AREA TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AR	15	Acer rubrum	Red Maple	3.0m Ht.	Potted	3m o.c. random layout
AS	18	Acer saccharinum	Silver Maple	3.0m Ht.	Potted	3m o.c. see plan
BA	34	Betula alleghaniensis	Yellow Birch	3.0m Ht.	Potted	3m o.c. random layout
CC	25	Carya cordiformis	Bitternut Hickory	3.0m Ht.	Potted	3m o.c. random layout
OV	25	Ostrya virginiana	Ironwood	3.0m Ht.	Potted	3m o.c. random layout
PB	16	Populus balsamifera	Balsam Poplar	3.0m Ht.	Potted	3m o.c. random layout
PG	10	Populus grandidentata	Large Tooth Aspen	3.0m Ht.	Potted	3m o.c. random layout
PS	13	Prunus serotina	Black Cherry	1.0m Ht.	Potted	3m o.c. random layout
PT	8	Populus tremuloides	Trembling Aspen	3.0m Ht.	Potted	3m o.c. random layout
PV	12	Prunus virginiana	Chokecherry	2.0m Ht.	Potted	3m o.c. random layout
QA	25	Quercus alba	White Oak	3.0m Ht.	Potted	3m o.c. random layout
SU	18	Acer saccharum	Sugar Maple	3.0m Ht.	Potted	3m o.c. see plan
TA	22	Tilia americana	Basswood	3.0m Ht.	Potted	3m o.c. random layout
TO	27	Thuja occidentalis	Eastern White Cedar	1800mm Ht.	Potted	3m o.c. see plan

SHRUBS / PERENNIALS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
JH	17	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	600 mm spr.	Potted	800mm o.c.
KF	108	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	250mm pot	Potted	800mm o.c.
PA	59	Phalaris arundinacea 'Strawberries & Cream'	Strawberries & Cream Ribbon Grass	250mm pot	Potted	600 mm o.c.
PV	48	Panicum virgatum 'Prairie Fire'	Prairie Fire Red Switch Grass	100mm pot	Potted	750mm o.c.
RR	14	Rosa rugosa	Rugosa Rose	800mm ht.	Potted	800mm o.c.
TH	37	Thuja occidentalis 'Hedge'	Eastern White Cedar Hedge	1500mm ht.	Bare root	Space 400mm o.c.

SEED MIXTURES

Latin name	Common name	% of mix	Application & rate
TYPE 1 - TURF GRASS MIX			
Poa pratensis	Kentucky Bluegrass	40%	
Festuca rubra	Creeping Red Fescue	40%	Terraseed at rate of 180kg/Ha
Lolium perenne	Perennial Ryegrass	20%	

LEGEND

- PROPERTY LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS / ORNAMENTAL GRASSES
- SEED MIX TYPE 1: TURF GRASS MIX
- PROPOSED CONCRETE WALKWAY (BY OTHERS)
- PROPOSED HYDRIC SOIL
- PROPOSED REFORESTATION TREES WITH MULCH
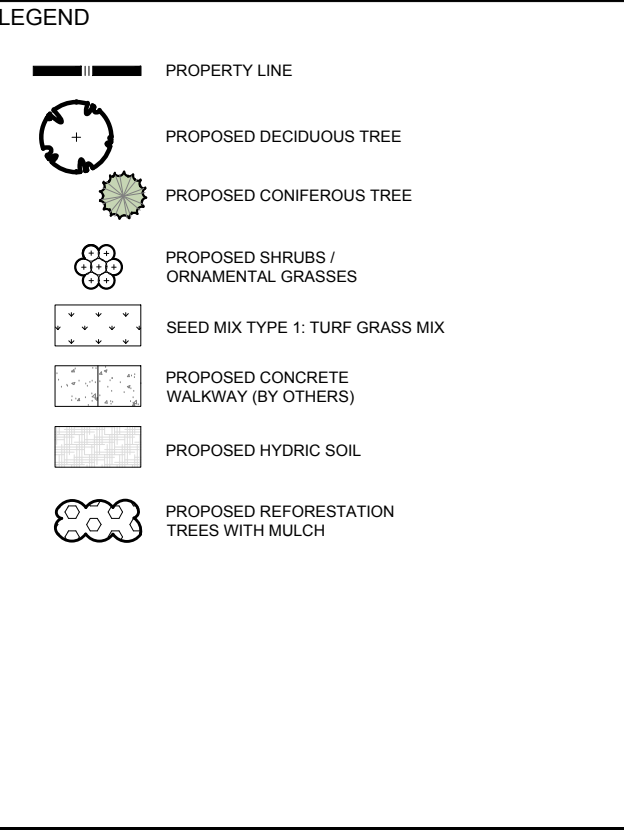
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CIVIL ENGINEERS: **LRJ**

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CLIENT
AVENUE 31 CAPITAL INC
801-250 City Centre, Ottawa, ON, K1R 6K7
C 613-799-2422

SCALE 1:500
0 5 10 15 20m

PROJECT NORTH

PROJECT
NATIONAL CAPITAL BUSINESS PARK - SITE 2
4120 RUSSEL RD (1100 & 1200 LAST MILE DR), OTTAWA

DRAWING
LANDSCAPE PLAN

STAMP

PROJECT NO. 22MIS2277
START DATE AUGUST 2022
DRAWING NO. **L.1**

No.	Issue	Date MM/DD/YY	DR	CK
5	ISSUED FOR SITE PLAN APPROVAL	12/23/2022	ML	JL
4	ISSUED FOR DISCUSSION & REVIEW	09/19/2022	WF	JL
3	ISSUED FOR SITE PLAN APPROVAL	09/02/2022	WF	JL
2	ISSUED FOR DISCUSSION AND REVIEW	08/25/2022	WF	JL
1	ISSUED FOR DISCUSSION AND REVIEW	08/23/2022	WF	JL

FILE NO. D07-12-22-0125   PLAN NO. 18839

PLOT SIZE ARCH-D