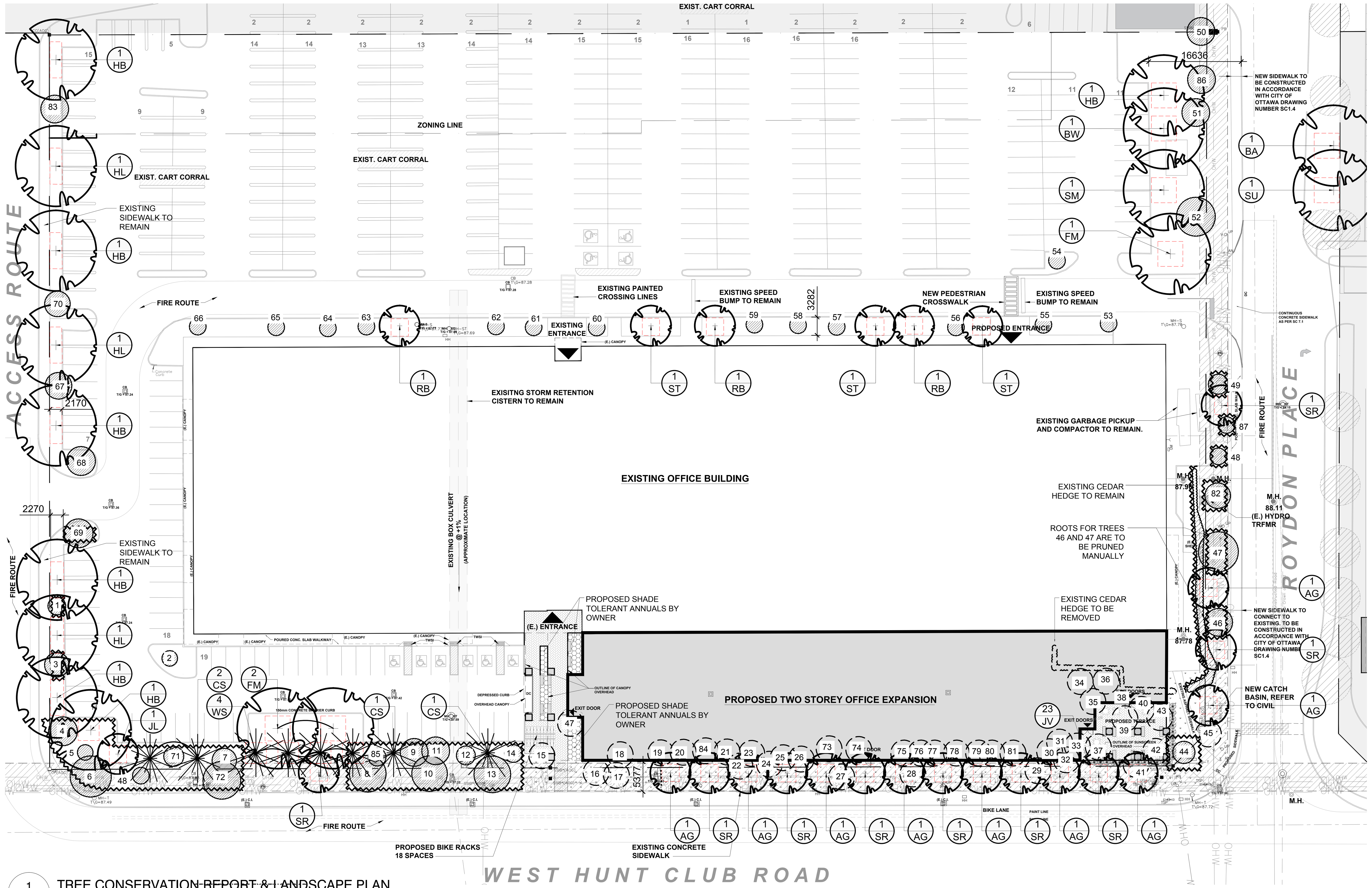
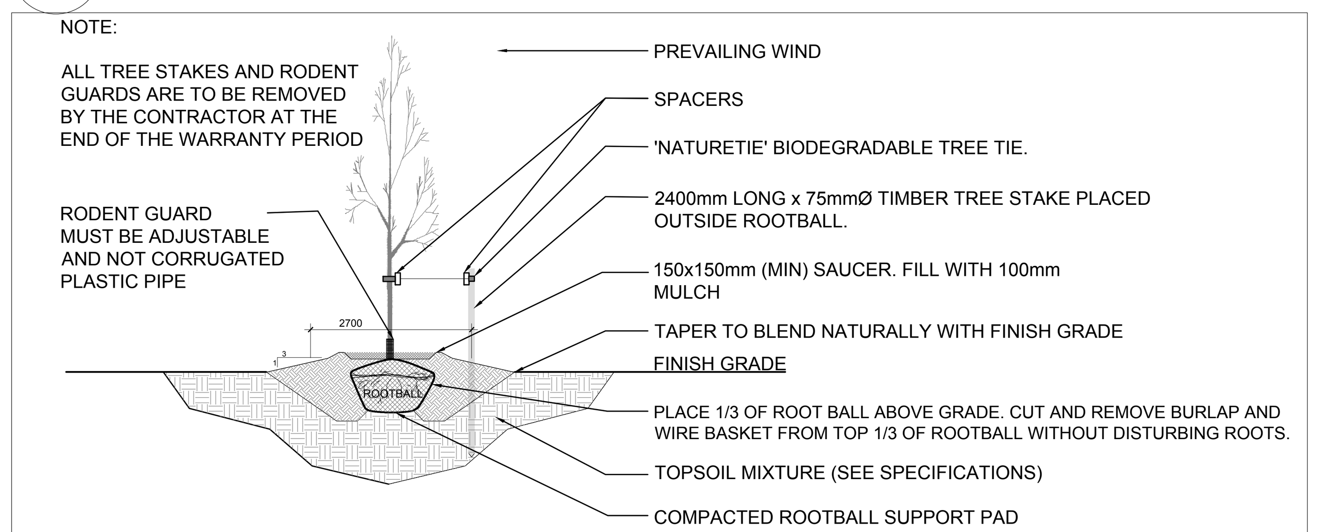


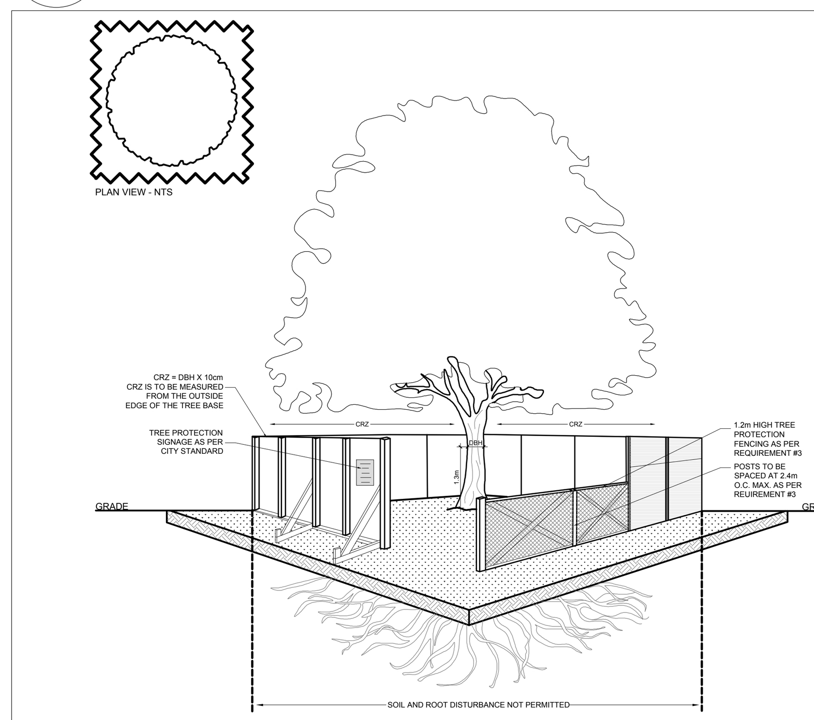
1 L.1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:500

NOTE:

ALL TREE STAKES AND RODENT GUARDS ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD



2 L.1 DECIDUOUS TREE PLANTING
SCALE: NTS



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.

2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTHOUSES;
- DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
- DO NOT RAISE OR LOWER THE EXISTING GRADE;
- TUNNEL OR BORE WHEN DIGGING;
- DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BUNCHES OR ANY TREE;
- ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
- DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING

3.TREE PROTECTION FENCING MUST BE AT LEAST 1.2m IN HEIGHT, AND BE CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC • STEEL,PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4m APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)

4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE.(E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.

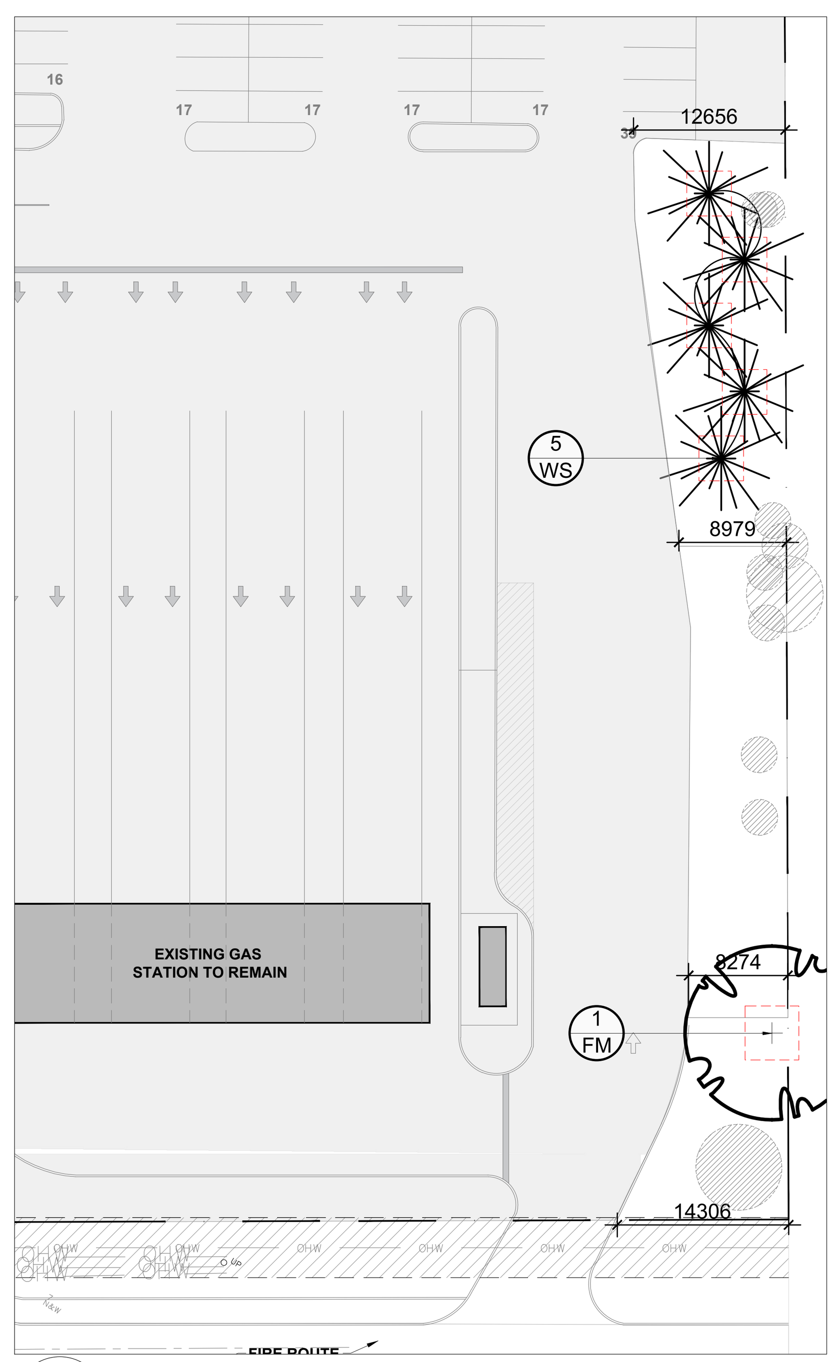
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY-LAWS:

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA,

PRIVATELY-OWNED TREES GREATER THAN 50cm IN DIAMETER ON LOTS 1 HECTARE IN SIZE OR LESS, AND TREES GREATER THAN 10cm IN DIAMETER ON LOTS GREATER THAN 1 HECTARE, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

3 L.1 TREE PROTECTION FENCE
SCALE: NTS



4 L.1 GAS STATION PLANTING
SCALE 1:500

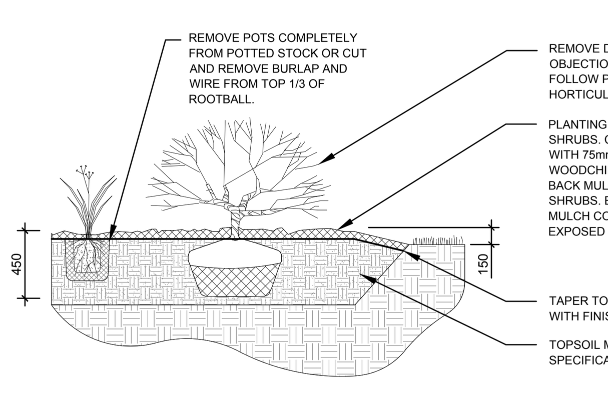
40 YEAR CANOPY CALCULATION:

-27,427m2 site area

-15 Large trees proposed (154m2 ea.), 3 medium deciduous trees proposed (79m2 ea.), 13 large coniferous trees proposed (79m2 ea.) 25 small trees proposed (7m2 ea.), Twenty-three (23) large existing trees to remain (154m2 ea.), (16) small existing trees to remain (7m2 ea.) & 9 large coniferous trees to remain (79m2 ea.)

=8,114m2 canopy cover =29.6% canopy cover

*Large trees calculated at 14m spread, medium deciduous at 10m spread, large coniferous at 10m spread and small at 3m spread



5 L.1 SHRUB PLANTING
SCALE: NTS

EXISTING TREE LIST

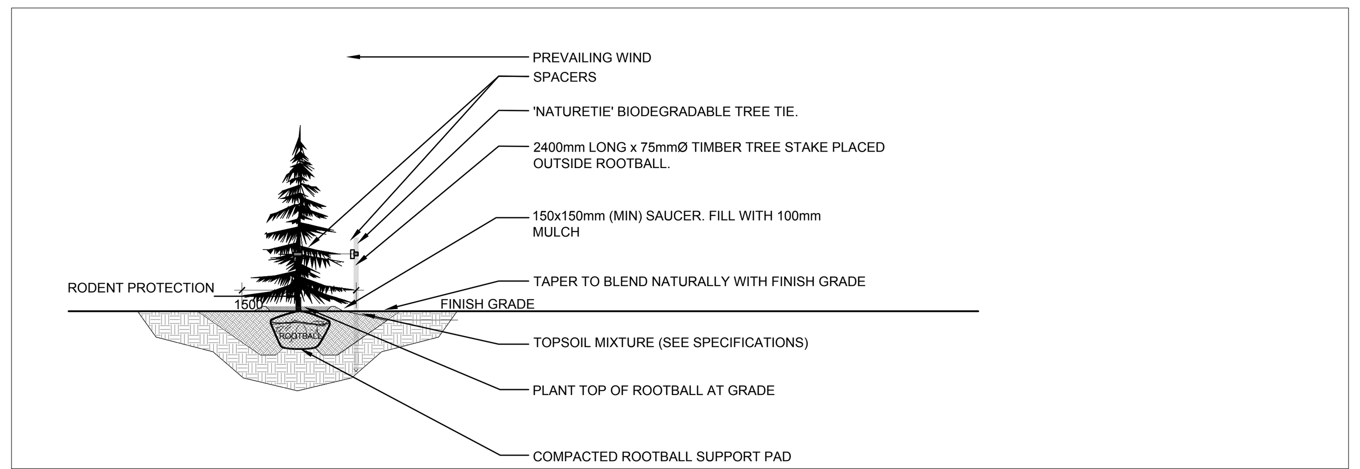
QTY. KEY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	*Acer platanoides*	Norway Maple	160mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
2	1	*Acer saccharum*	Sugar Maple	140mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
3	1	*Acer platanoides*	Norway Maple	220mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
4	1	*Acer platanoides*	Norway Maple	260mm DBH	FAIR	To remain	415 West Hunt Club	60% canopy
5	1	*Quercus rubra*	Red Oak	140mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
6	1	*Tilia americana*	Basswood	370mm DBH	GOOD	To remain	City of Ottawa	100% canopy
7	1	*Quercus rubra*	Red Oak	220mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
8	1	*Tilia americana*	Basswood	330mm DBH	GOOD	To remain	City of Ottawa	100% canopy
9	1	*Picea pungens*	Colorado Spruce	250mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
10	1	*Tilia americana*	Basswood	320mm DBH	GOOD	To remain	City of Ottawa	100% canopy
11	1	*Picea pungens*	Colorado Spruce	250mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
12	1	*Acer saccharum*	Sugar Maple	170mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
13	1	*Tilia americana*	Basswood	330mm DBH	GOOD	To remain	City of Ottawa	100% canopy
14	1	*Acer saccharum*	Sugar Maple	160mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
15	1	*Acer saccharum*	Honey Locust	140mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
16	1	*Picea pungens*	Colorado Spruce	260mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
17	1	*Picea pungens*	Colorado Spruce	100mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
18	1	*Pinus nigra*	Austrian Pine	400mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
19	1	*Pinus nigra*	Austrian Pine	220mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
20	1	*Quercus rubra*	Red Oak	160mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
21	1	*Quercus rubra*	Red Oak	160mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
22	1	*Picea glauca*	White Spruce	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
23	1	*Picea pungens*	Colorado Spruc	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
24	1	*Picea glauca*	White Spruce	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
25	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
26	1	*Pinus nigra*	Austrian Pine	280mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
27	1	*Tilia americana*	Basswood	360mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
28	1	*Tilia americana*	Basswood	330mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
29	1	*Tilia americana*	Basswood	310mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
30	1	*Pinus nigra*	Austrian Pine	220mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
31	1	*Picea pungens*	Colorado Spruce	300mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
32	1	*Picea pungens*	Colorado Spruce	320mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
33	1	*Pinus nigra*	Austrian Pine	260mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
34	1	*Pinus nigra*	Austrian Pine	190mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
35	1	*Pinus nigra*	Austrian Pine	260mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
36	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
37	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
38	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
39	1	*Pinus nigra*	Austrian Pine	170mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
40	1	*Pinus nigra*	Austrian Pine	210mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
41	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
42	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
43	1	*Pinus nigra*	Austrian Pine	200mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
44	1	*Picea pungens*	Colorado Spruce	200mm DBH	GOOD	To remain	Jointly owned	100% canopy
45	1	*Picea pungens*	Colorado Spruce	250mm DBH	GOOD	To be removed	City of Ottawa	100% canopy
46	1	*Picea pungens*	Colorado Spruce	350mm DBH	GOOD	To remain	City of Ottawa	100% canopy
47	1	*Picea pungens*	Colorado Spruce	360mm DBH	GOOD	To remain	City of Ottawa	100% canopy
48	1	*Tilia americana*	Basswood	150mm DBH	GOOD	To remain	City of Ottawa	100% canopy
49	1	*Prunus virginiana 'Schubert'*	Schubert's Chokecherry	180mm DBH	GOOD	To remain	City of Ottawa	90% canopy-black knot fungus
50	1	*Acer platanoides*	Norway Maple	250mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
51	1	*Pinus nigra*	Austrian Pine	2x250mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
52	1	*Picea pungens*	Colorado Spruce	350mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
53	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
54	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
55	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
56	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
57	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
58	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
59	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
60	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
61	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
62	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
63	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
64	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
65	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
66	1	*Malus spp.*	Crabapple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
67	1	*Acer platanoides*	Norway Maple	240mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
68	1	*Acer platanoides*	Norway Maple	260mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
69	1	*Acer platanoides*	Norway Maple	240mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
70	1	*Acer platanoides*	Norway Maple	230mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
71	1	*Acer saccharum*	Sugar Maple	180mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
72	1	*Tilia americana*	Basswood	340mm DBH	GOOD	To remain	City of Ottawa	100% canopy
73	1	*Acer saccharum*	Sugar Maple	160mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
74	1	*Acer saccharum*	Sugar Maple	150mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
75	1	*Acer saccharum*	Sugar Maple	170mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
76	1	*Picea pungens*	Norway Maple	260mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
77	1	*Picea pungens*	Norway Maple	240mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
78	1	*Picea pungens*	Norway Maple	230mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
79	1	*Pinus nigra*	Norway Maple	240mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
80	1	*Pinus nigra*	Norway Maple	260mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
81	1	*Pinus nigra*	Norway Maple	240mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
82	1	*Prunus virginiana 'Schubert'*	Schubert's Chokecherry	230mm DBH	FAIR	To remain	415 West Hunt Club	80% canopy- black knot fungus
83	1	*Acer platanoides*	Norway Maple	250mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
84	1	*Quercus rubra*	Red Oak	150mm DBH	GOOD	To be removed	415 West Hunt Club	100% canopy
85	1	*Acer saccharum*	Sugar Maple	150mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
86	1	*Pinus nigra*	Austrian Pine	330mm DBH	GOOD	To remain	415 West Hunt Club	100% canopy
87	1	*Tilia americana*	Basswood	150mm DBH	GOOD	To remain	415 West Hunt Club	TBD when in leaf

PROPOSED PLANT LIST

QTY. KEY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AG	9	Acer ginnala	Amur Maple	50mm cal.	B&B	Single leader Non-native species. Proposed on City property
BA	1	Tilia americana	Basswood	50mm cal.	B&B	Native species. Proposed on City property
BW	1	Tilia americana	Basswood	50mm cal.	B&B	Native species. Proposed on private property
CS	4	Picea pungens	Colorado Spruce	2000mm ht.	B&B	Non-native species. Proposed on private property
FM	4	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	Native species. Proposed on private property
HB	7	Celtis occidentalis	Hackberry	50mm cal.	B&B	Native species. Proposed on private property
HL	3	Gleditsia triacanthos var. inermis	Honey Locust	50mm cal.	B&B	Native to S. Ontario. Proposed on private property
JL	1	Syringa reticulata	Japanese Tree Lilac	50mm cal.	B&B	Single leader Non-native species. Proposed on private property
RB	3	Cercis canadensis	Eastern Redbud	30mm cal.	B&B	Native to Northern US States. Proposed on private property
SM	1	Acer saccharum	Sugar Maple	50mm cal.	B&B	Native species. Proposed on private property
SU	1	Acer saccharum	Sugar Maple	50mm cal.	B&B	Native species. Proposed on City property
SR	9	Syringa reticulata	Japanese Tree Lilac	50mm cal.	B&B	Single leader. Non-native species. Proposed on City property
ST	3	Acer pensylvanicum	Striped Maple	50mm cal.	B&B	Native species. Proposed on private property
WS	9	Picea glauca	White Spruce	2000mm ht.	B&B	Native species. Proposed on private property
SHRUBS						
JV	23	Juniperus virginiana	Eastern Red Cedar	1800mm ht.	Potted	Space 1200mm o.c. native species. Proposed on private property



6 L.1 CONIFEROUS TREE PLANTING
SCALE: NTS

CLIENT: COSTCO WHOLESALE

CONSULTANTS
ARCHITECTS: P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

LEGEND

- EXTENT OF CRZ — EXISTING TREE TO REMAIN
- EXISTING 123 ROYDON TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 40 YEAR CANOPY PROJECTION — PROPOSED DECIDUOUS TREE — REQUIRED SOIL VOLUME (30m3 FOR LARGE TREES , 20m3 FOR SMALL TREES)
- 40 YEAR CANOPY PROJECTION PROPOSED CONIFEROUS TREE — REQUIRED SOIL VOLUME (25m3 FOR LARGE CONIFEROUS TREE)
- PROPOSED SHRUBS
- TREE PROTECTION FENCE
- PROPOSED SOD
- PROPOSED SHADE TOLERANT ANNUALS BY OWNER
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED 18 SPACE BIKE RACK
- PROPOSED BENCH

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:
- Building Foundations 7.5m
- Sidewalks 1.5m
- Public Streets 2.5m
- Underground Infrastructure 1.5m

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

No.	Issue	Date MM/DD/YY	DR	CK
12	REVISED PER CITY COMMENTS	01/16/2025	ML	JL
11	REVISED PER NEW SITE PLAN	12/09/2024	ML	JL
10	PLAN AND FILE NUMBER ADDED	12/06/2024	ML	JL
9	REVISED PER CITY COMMENTS	11/25/2024	ML	JL
8	REVISED PER NEW SITE PLAN	09/23/2024	ML	JL
7	REVISED PER CITY COMMENTS	08/21/2024	ML	JL
6	ISSUED FOR TENDER	08/13/2024	ML	JL
5	ISSUED FOR PRELIMINARY COSTING	07/26/2024	ML	JL
4	35 TREES PROPOSED	07/24/2024	ML	JL
3	ISSUED FOR BUILDING PERMIT	07/11/2024	ML	JL
2	REVISED PER CITY COMMENTS	06/17/2024	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	12/20/2023	ML	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

PROJECT
COSTCO HEADQUARTERS EXPANSION
415 WEST HUNT CLUB ROAD, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — JAMES B. LENNOX — MEMBER

SCALE: AS SHOWN
START DATE: OCTOBER 2023
PROJECT NO.: 23MIS2328
PROJECT NORTH
DRAWING NO.: L.1
PLOT SIZE ARCH-D

D07-12-24-0113

#19200