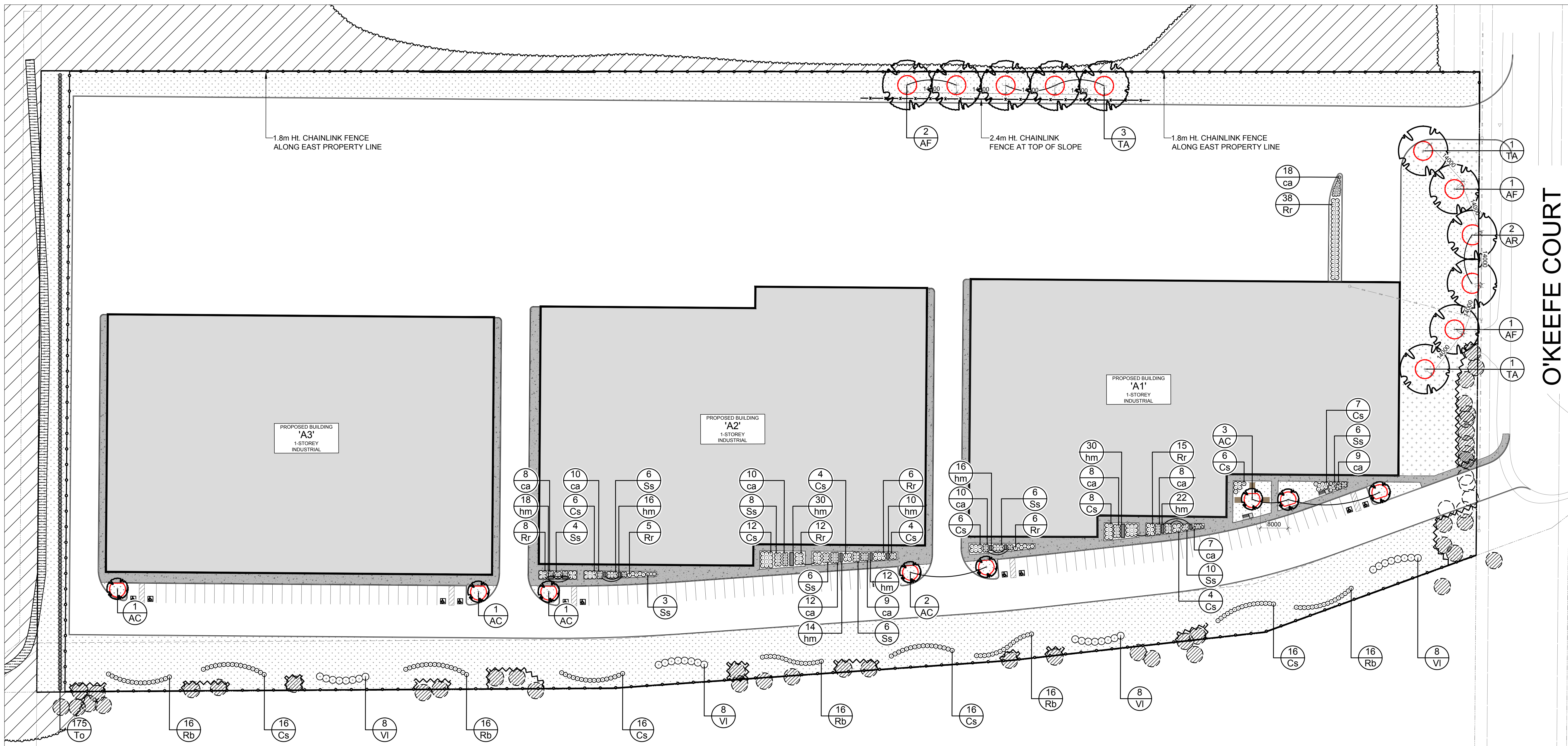




1 LANDSCAPE PLAN
L.1
SCALE 1:600



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.
- TREE REMOVAL IS NOT TO TAKE PLACE BETWEEN APRIL 15TH AND AUGUST 15TH DURING BIRD NESTING SEASON.
- TREE SOIL VOLUMES ARE TO BE AS FOLLOWS:
 - 30m³ FOR LARGE DECIDUOUS TREES
 - 25m³ FOR CONIFEROUS AND MEDIUM DECIDUOUS TREES
 - 20m³ FOR SMALL DECIDUOUS TREES

40 YEAR CANOPY CALCULATION

- 68835 m² site area
- 11 Large deciduous trees proposed (154m² ea.),
- 1 medium trees proposed (79m² ea.),
- 6 small trees proposed (7m² ea.), 1 cedar hedge @ 175m length (518m²).
- 1815m² or 3.39% canopy cover

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

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
DECIDUOUS TREES						
* AC	5	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	Muli-Stem
* AF	4	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	
* AR	2	Acer rubrum	Red Maple	50mm cal.	B&B	
GB	1	Ginkgo biloba	Maidenhair Tree	50mm cal.	B&B	Male
* TA	5	Tilia americana 'Redmond'	Redmond Linden	50mm cal.	B&B	
EVERGREEN SHRUBS - HEDGE						
* To	175	Thuja occidentalis	Cedar Hedge	1200 mm ht.	BR	400mm o.c.
DECIDUOUS SHRUBS						
* Cs	106	Cornus sericea	Red Osier Dogwood	800mm ht.	Potted	1200mm o.c.
* Rb	80	Rosa blanda	Smooth Rose	600mm ht.	Potted	1200mm o.c.
Rr	90	Rosa rugosa	Rugosa Rose	600mm ht.	Potted	1200mm o.c.
Ss	55	Sorbaria sorbifolia 'Sem'	Sem False Spirea	500mm ht.	Potted	800mm o.c.
* VI	32	Viburnum lentago	Nannyberry	800mm ht.	Potted	2000mm o.c.
PERENNIALS						
ca	109	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	250mm pot	Potted	800mm o.c.
hm	168	Hemerocallis 'Mini Stella'	Mini Star Daylily	150mm pot	Potted	400mm o.c.

* Denotes Native Species

NOTE: All trees, shrubs, and perennial grasses are proposed on private property.

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CONSULTANTS

CIVIL ENGINEERS:



KWA SITE DEVELOPMENT
CONSULTING INC.
2453 Auckland Drive
Burlington, ON L7L 7A9

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- REQUIRED SOIL VOLUME AT A 1.5m DEPTH PROPOSED DECIDUOUS TREE
- EXISTING SHRUBS TO REMAIN
- PROPOSED SHRUBS/PERENNIALS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TURF GRASS SEED MIX
- PROPOSED NATIVE WILDFLOWER SEED MIX
- EXISTING NORTH TRAIL
- PROPERTY LINE
- PROPOSED 1.8m ht. CHAINLINK FENCE
- PROPOSED 2.4m ht. CHAINLINK FENCE
- PROPOSED TREE PROTECTION FENCING
- PROPOSED PICNIC TABLE
- PROPOSED ACCESSIBLE BENCH

No.	Issue	Date	DR	CK
8	PLANTING AND PEDESTRIAN PATHWAYS CHD AT BUILDING	30/05/2025	CAT	JL
7	REVISED PER COMMENTS	10/08/2024	CM	JL
6	ISSUED FOR DISCUSSION AND REVIEW	08/15/2024	CM	JL
5	REVISED PER COMMENTS	08/14/2024	CM	JL
4	REVISED PER COMMENTS	07/15/2024	CM	JL
3	ISSUED FOR DISCUSSION AND REVIEW	07/10/2024	CM	JL
2	ISSUED FOR DISCUSSION AND REVIEW	06/20/2024	CM	JL
1	ISSUED FOR DISCUSSION AND REVIEW	06/04/2024	CM	JL

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2J 5A8
Tel. (613) 722-5168 Fax. (613) 722-5168

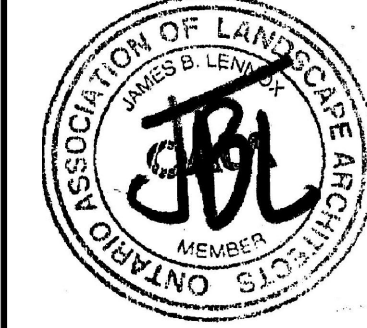
PROJECT

4497 O'KEEFE COURT INDUSTRIAL PARK
OTTAWA, ONTARIO

DRAWING

LANDSCAPE PLAN

STAMP



SCALE

AS SHOWN

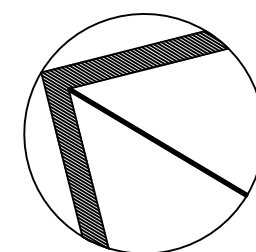
START DATE

May 2024

PROJECT NO.

24MIS2426

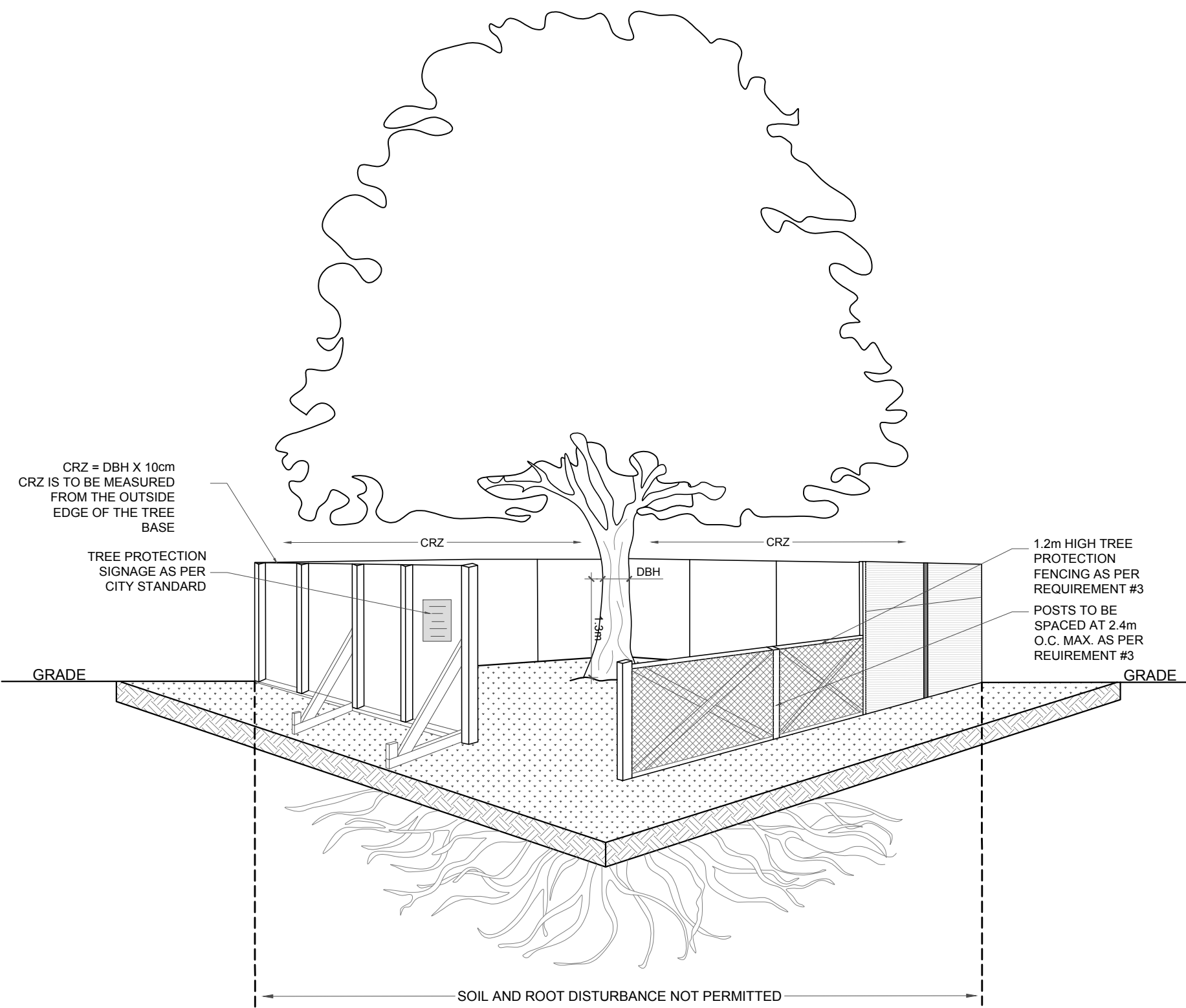
PROJECT NORTH



DRAWING NO.

L.1

PLOT SIZE ARCH-D

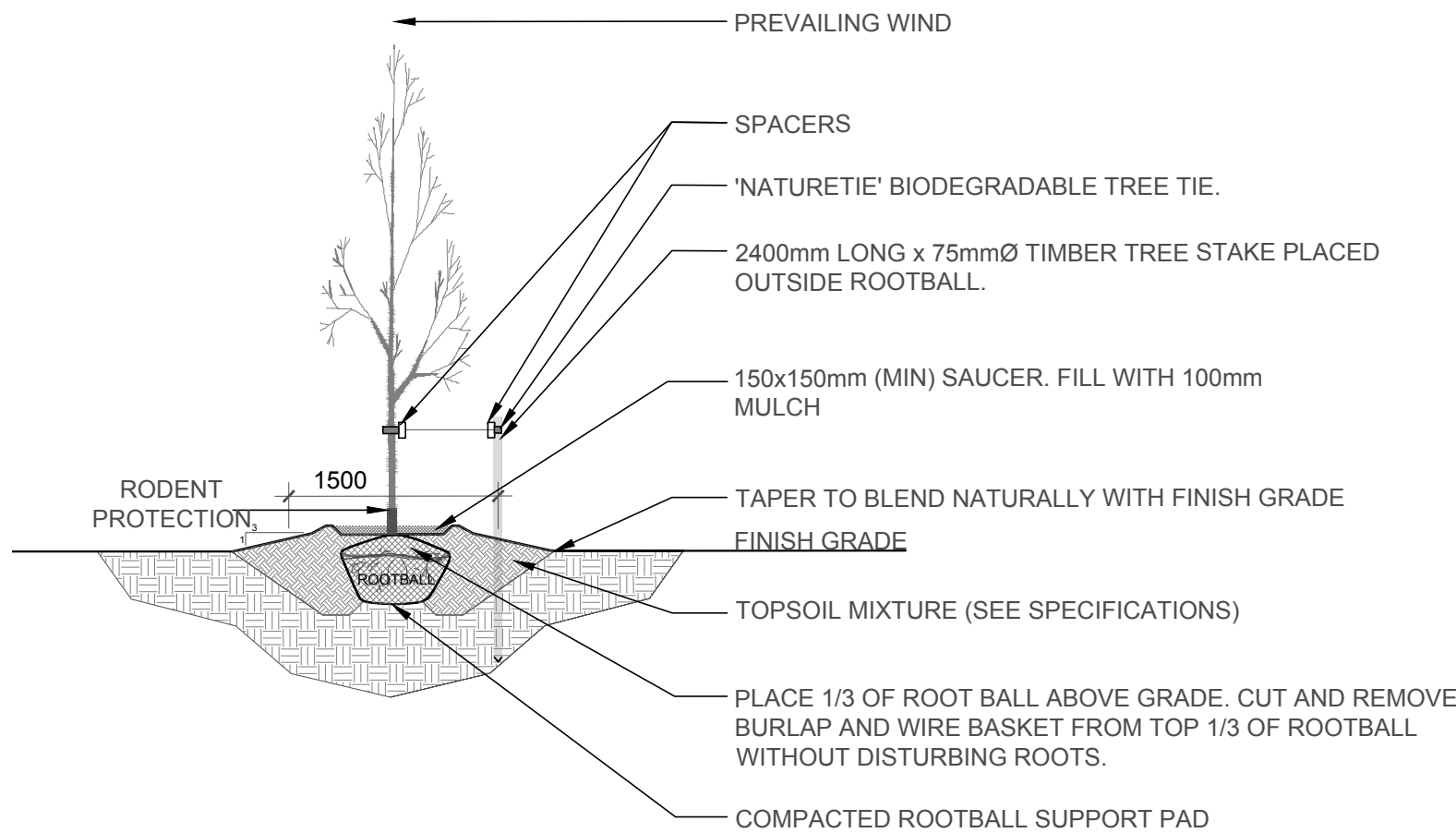


1
L.2
TREE PROTECTION FENCE
SCALE: NTS

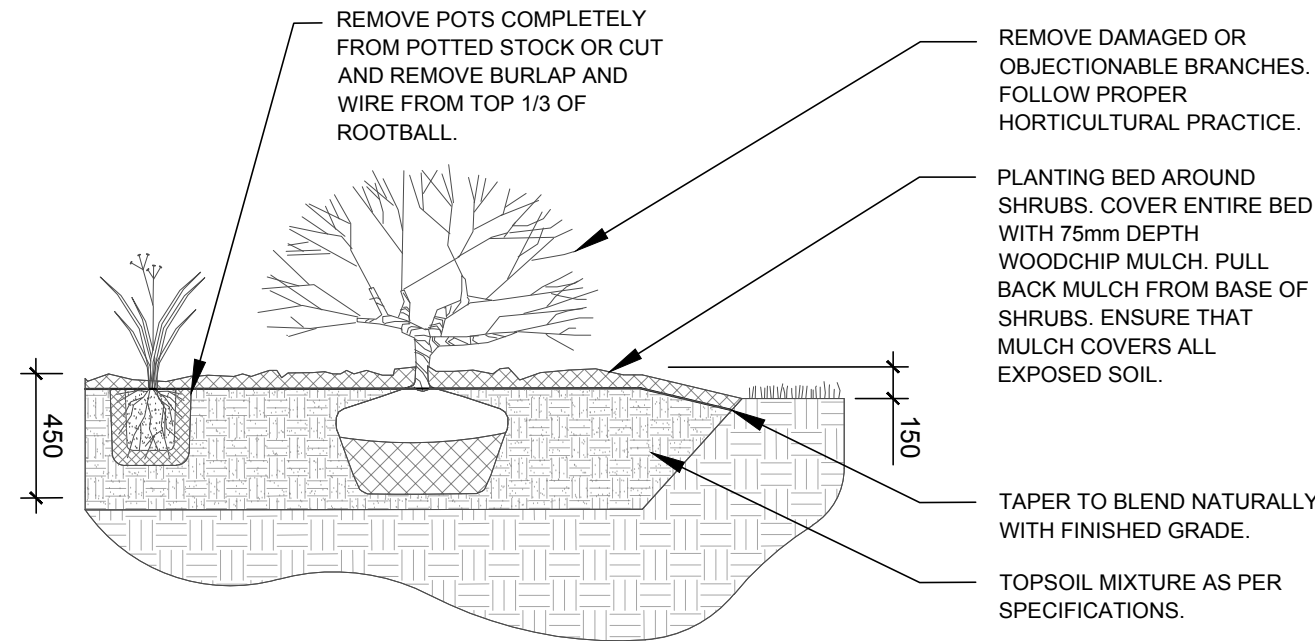
- TREE PROTECTION REQUIREMENTS:
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 - UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, 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
 - 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:

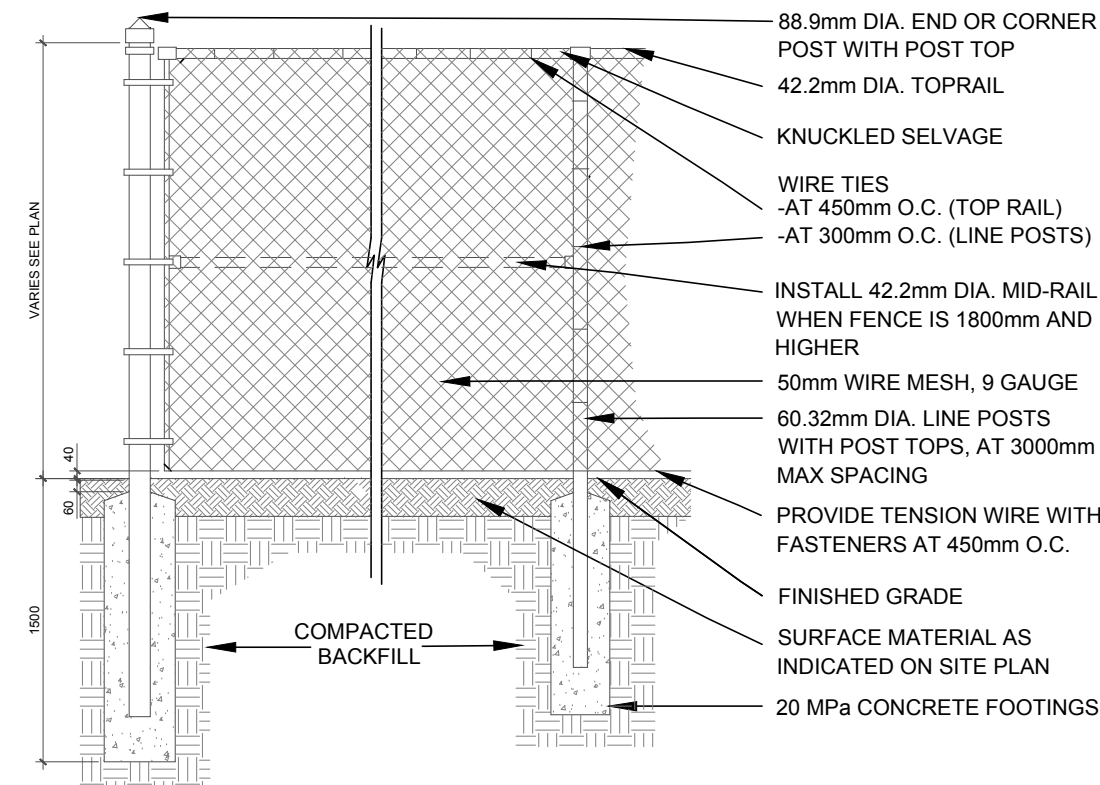
ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50cm IN DIAMETER ON LOTS 1 HECTARE IN SIZE OR LESS, AND TREES GREATER THAN 10cm IN DIAMETER ON LOTS GREATER THAN 1 HECTARE, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).



2
L.2
DECIDUOUS TREE PLANTING
SCALE: NTS



3
L.2
SHRUB/ORNAMENTAL GRASS PLANTING
SCALE: NTS



4
L.2
1.8m & 2.4m Ht. CHAINLINK FENCE
SCALE: NTS

CLIENT

THE PROPERTIES GROUP

CONSULTANTS

CIVIL ENGINEERS:

KWA

SITE DEVELOPMENT CONSULTING INC.

2453 Auckland Drive Burlington, ON L7L 7A9

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		MM/DD/YYYY		

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PROJECT

4497 O'KEEFE COURT INDUSTRIAL PARK

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DRAWING

DETAILS

STAMP

ASSOCIATION OF LANDSCAPE ARCHITECTS

MEMBER

SCALE

AS SHOWN

START DATE

May 2024

PROJECT NO.

24MIS2426

PROJECT NORTH

DRAWING NO.

L.2

PLOT SIZE ARCH-D