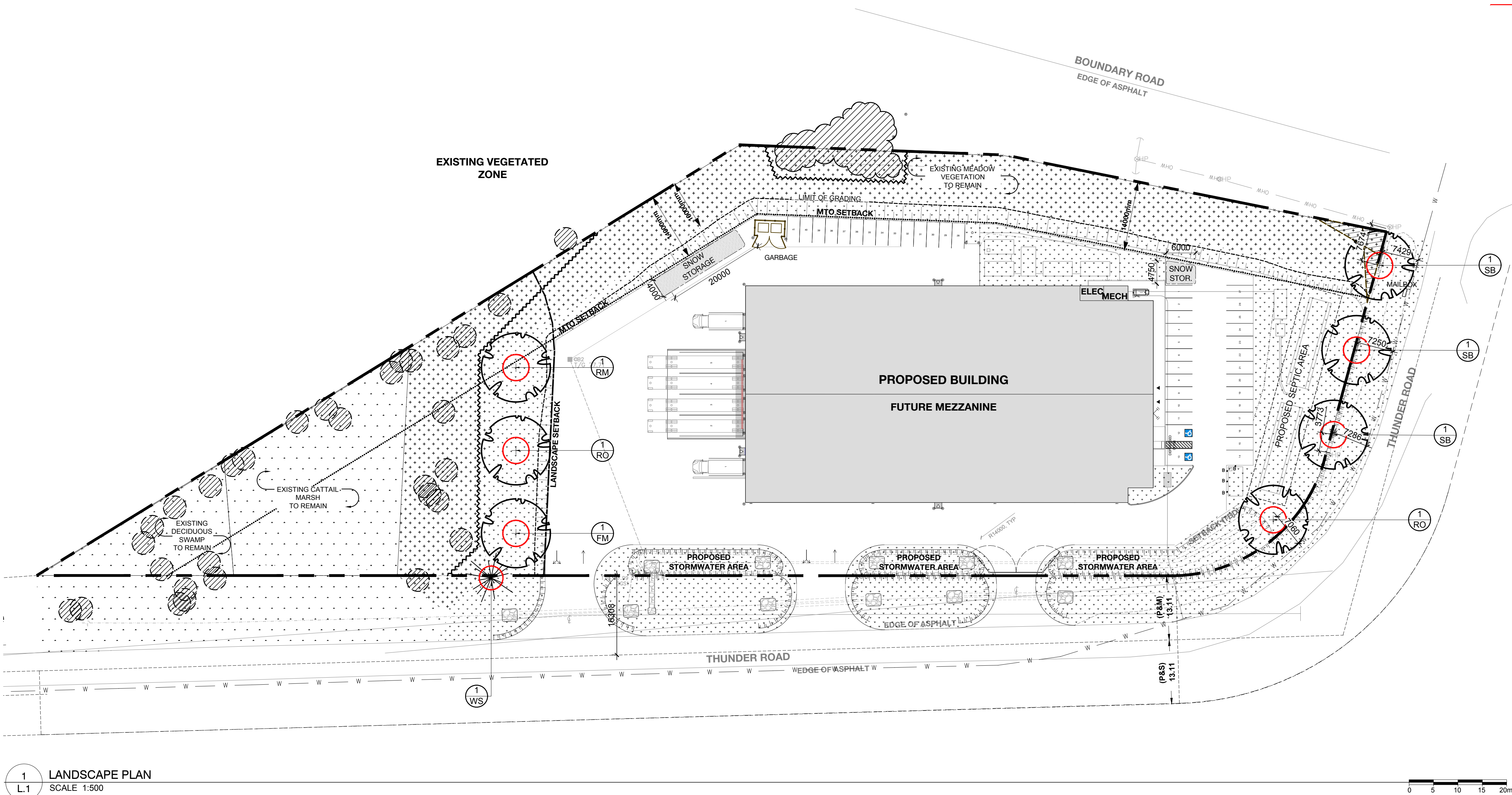
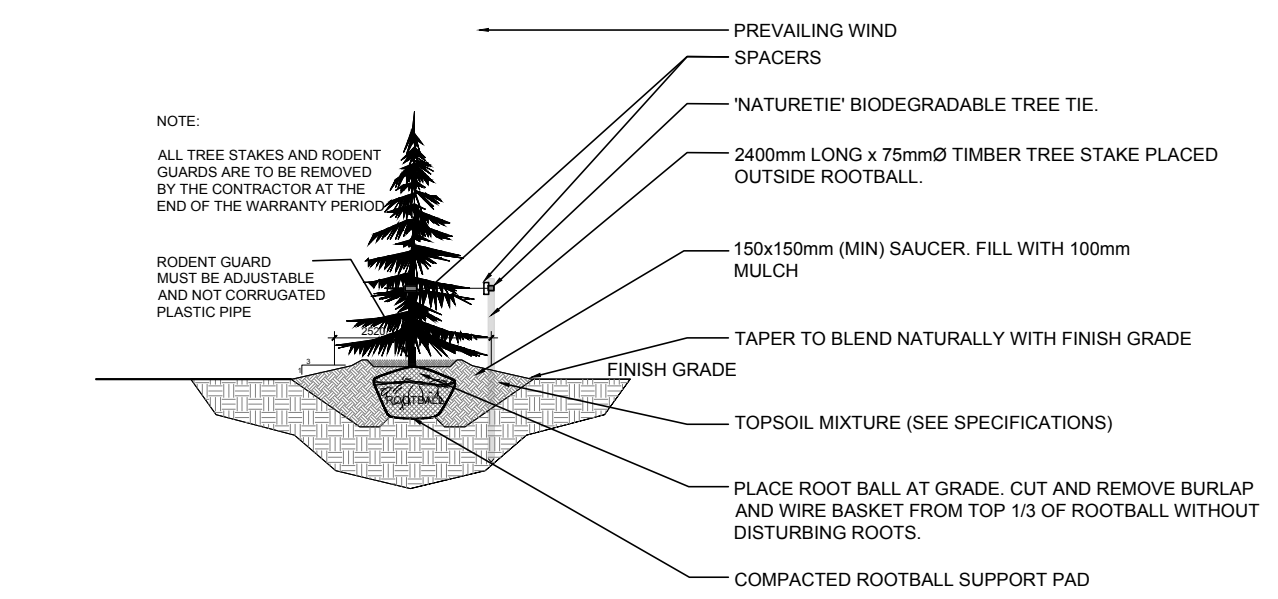
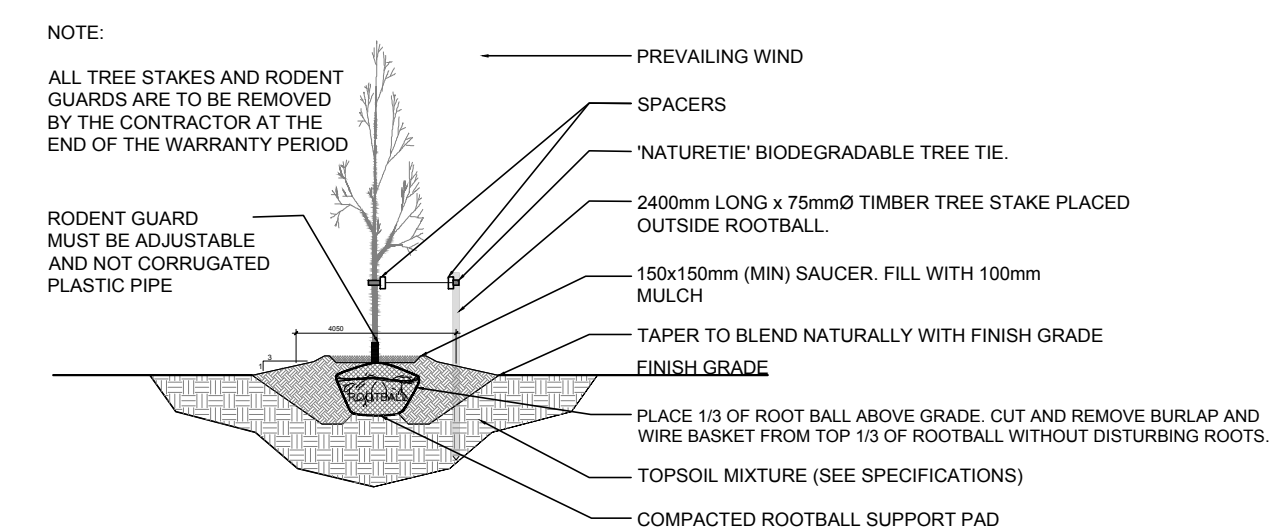




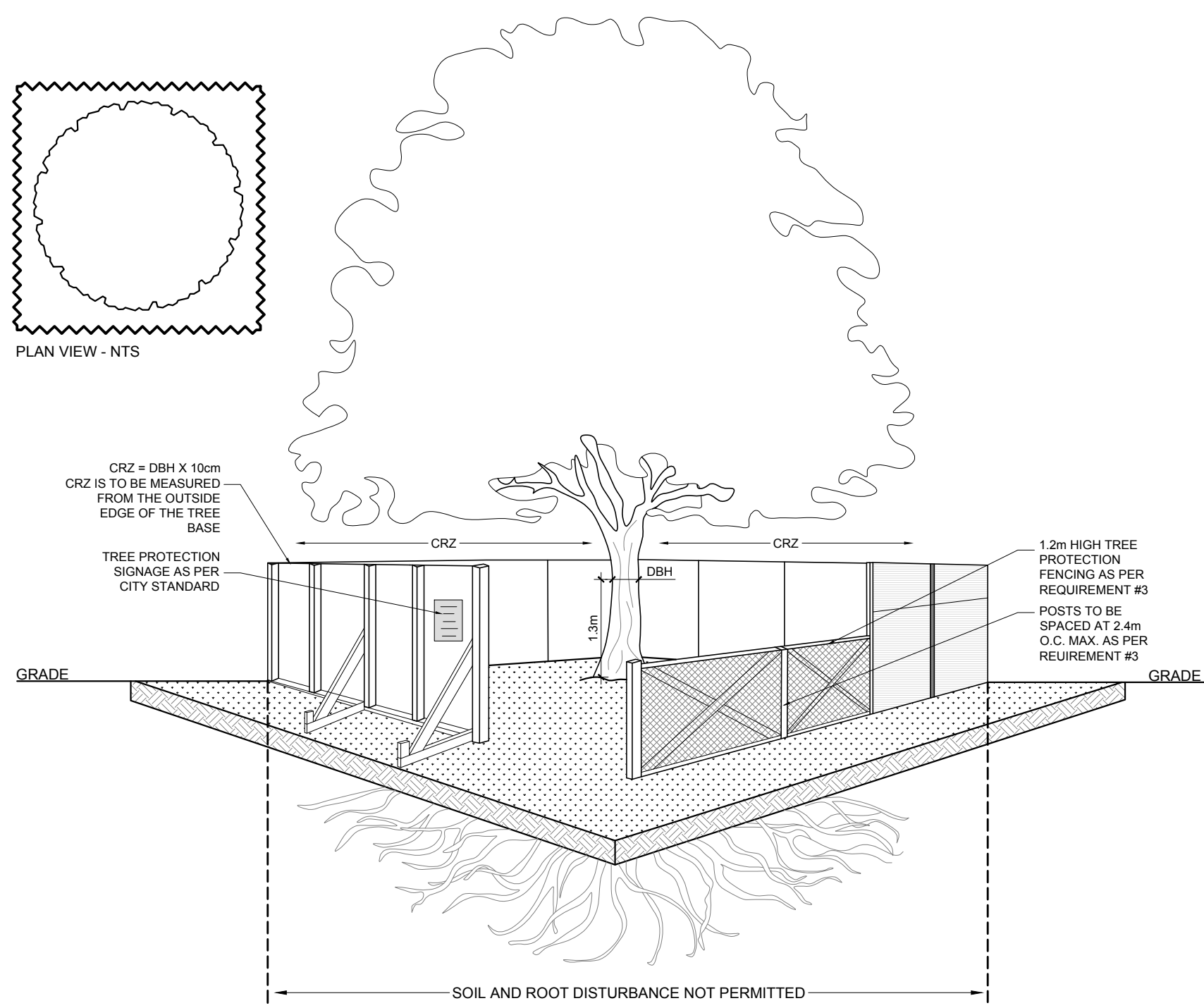
1 LANDSCAPE PLAN
SCALE: 1:500



2 CONIFEROUS TREE PLANTING
SCALE: NTS



3 DECIDUOUS TREE PLANTING
SCALE: NTS



4 TREE PROTECTION FENCING
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, POSTERS TO ANY TREE.
 - 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 OF ANY TREE.
 - ENSURE THAT EXHAUST FUMES FROM ALL ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
 - 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 MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 - 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.
 - 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).

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 trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 2.0m
 - Watermain 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 min. distance of 75mm from base of tree trunk.
- Tree removal is not to take place between April 15th and August 15th during the bird nesting season.
- Tree soil volumes are to be as follows:
 - 30m3 for large deciduous trees.
 - 20m3 for small deciduous trees.
 - 25m3 for coniferous trees.
- The L1 drawing has been prepared in conjunction with the "Geotechnical Investigation" prepared by Paterson Group February 22, 2023.

TOPOGRAPHIC SURVEY OF
PART OF LOT 1
CONCESSION 9 (OTTAWA FRONT)
TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA



40 YEAR CANOPY CALCULATION:

- 16462 m2 site area

- 4 Large deciduous trees proposed (154m2 ea.)
1 coniferous tree proposed (79m2 ea.), 3 small deciduous trees proposed (7m2 ea.)

= 716m2 canopy cover = 4.3% canopy cover

*Large deciduous tree calculated at 14m spread, large coniferous trees at 10m spread

*Existing vegetation and volunteer species not included in this calculation.

PROPOSED PLANT LIST

KEY	qty.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
FM	1	Acer x freemanii	Freeman's Maple	50mm cal.	B&B	Native. Priv. property
RM	1	Acer rubrum	Red Maple	50mm cal.	B&B	Native. Priv. property
RO	2	Quercus rubra	Red Oak	50mm cal.	B&B	Native. Priv. property
SB	3	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	Native. City property
WS	1	Picea glauca	White Spruce	2.0m ht.	B&B	Native. City prop.

NOTE:
The proposed 'Meadow Seed Mixture' is strongly suggested to have Milkweed within the mix, as per the recommendations of the Environmental Impact Study.

CLIENT

Brofort Developments
2161 Thurston Drive, Ottawa Ontario K1G 6C9

CONSULTANTS

DEVELOPMENT CONSULTANTS:
HPURBAN inc.

ARCHITECTS:

STA STEWART + TSAI
ARCHITECTS INC.
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e: info@stewarttsai.com

CIVIL / ENVIRONMENTAL / ECOLOGICAL
ENGINEERS:

egis

LEGEND

PROPOSED CONIFEROUS TREE
25m3 SOIL VOLUME

PROPOSED DECIDUOUS TREE
20,30m3 SOIL VOLUME

EXISTING TREE TO REMAIN

GROUP OF EXISTING VEGETATION TO REMAIN

PROPOSED TERRA SEEDDED GRASS AREAS

PROPOSED TERRA SEEDDED MEADOW SEED MIX

EXISTING GROUND COVER VEGETATION TO REMAIN

PROPOSED TREE PROTECTION FENCE

PROPERTY LINE

8	REVISED PER CITY COMMENTS	05/15/2025	ML	JL
7	ISSUED FOR COORDINATION	04/23/2025	ML	JL
6	REVISED PER CITY COMMENTS	03/05/2025	ML	JL
5	REVISED PER NEW SITE PLAN	11/25/2024	ML	JL
4	REVISED PER NEW SITE PLAN & EIS	10/23/2024	CM	JL
3	ISSUED FOR DISCUSSION AND REVIEW	05/28/2024	CM	JL
2	ISSUED PER TCR	05/24/2024	CM	JL
1	ISSUED FOR SITE PLAN APPROVAL	05/19/2023	ML	JL
No.	Issue	Date	ML/CK	DR CK

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

PROJECT

THUNDER ROAD DEVELOPMENT
6165 THUNDER ROAD, OTTAWA ON

DRAWING

LANDSCAPE PLAN

STAMP

SCALE

AS SHOWN

START DATE

MAY 2024

PROJECT NO.

23MIS2322

PROJECT NORTH

DRAWING NO.

L.1

PLOT SIZE ARCH-D