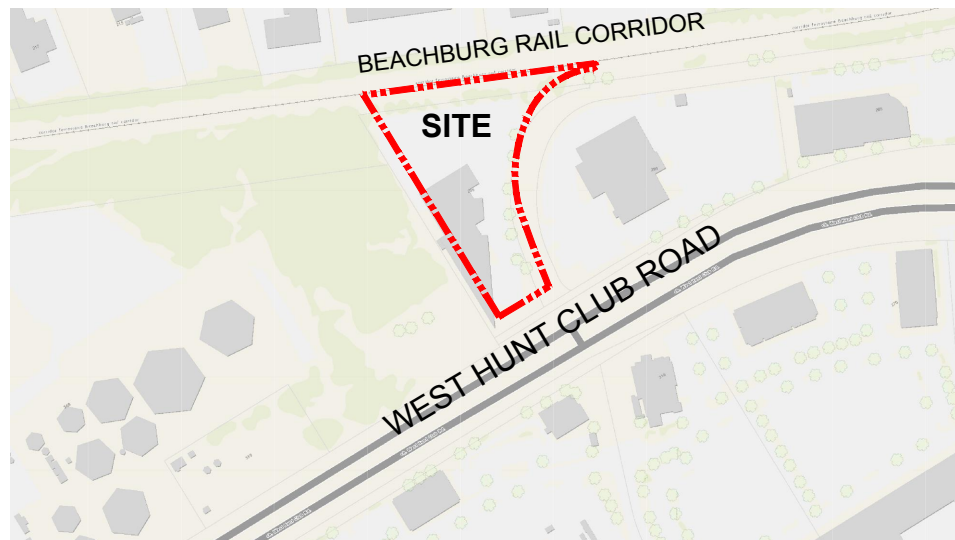


KEY PLAN NTS

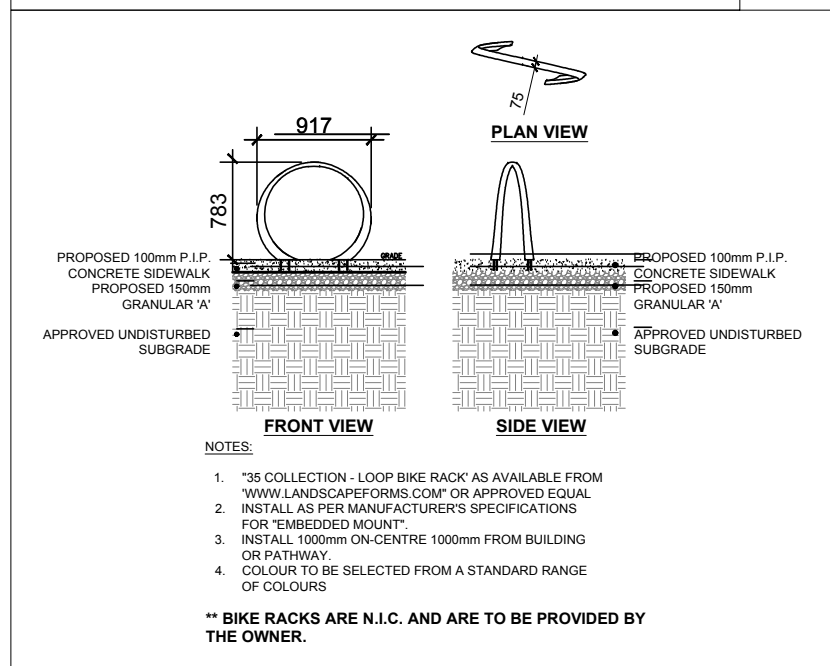


40-YEAR CANOPY COVER CALCULATION 299 WEST HUNT CLUB ROAD

7,901 m ² site area
(4) large deciduous trees proposed (154m ² ea.)
(5) small deciduous trees proposed (7m ² ea.)
(6) medium deciduous trees to remain (79m ² ea.)
(7) large coniferous trees to remain (79m ² ea.)

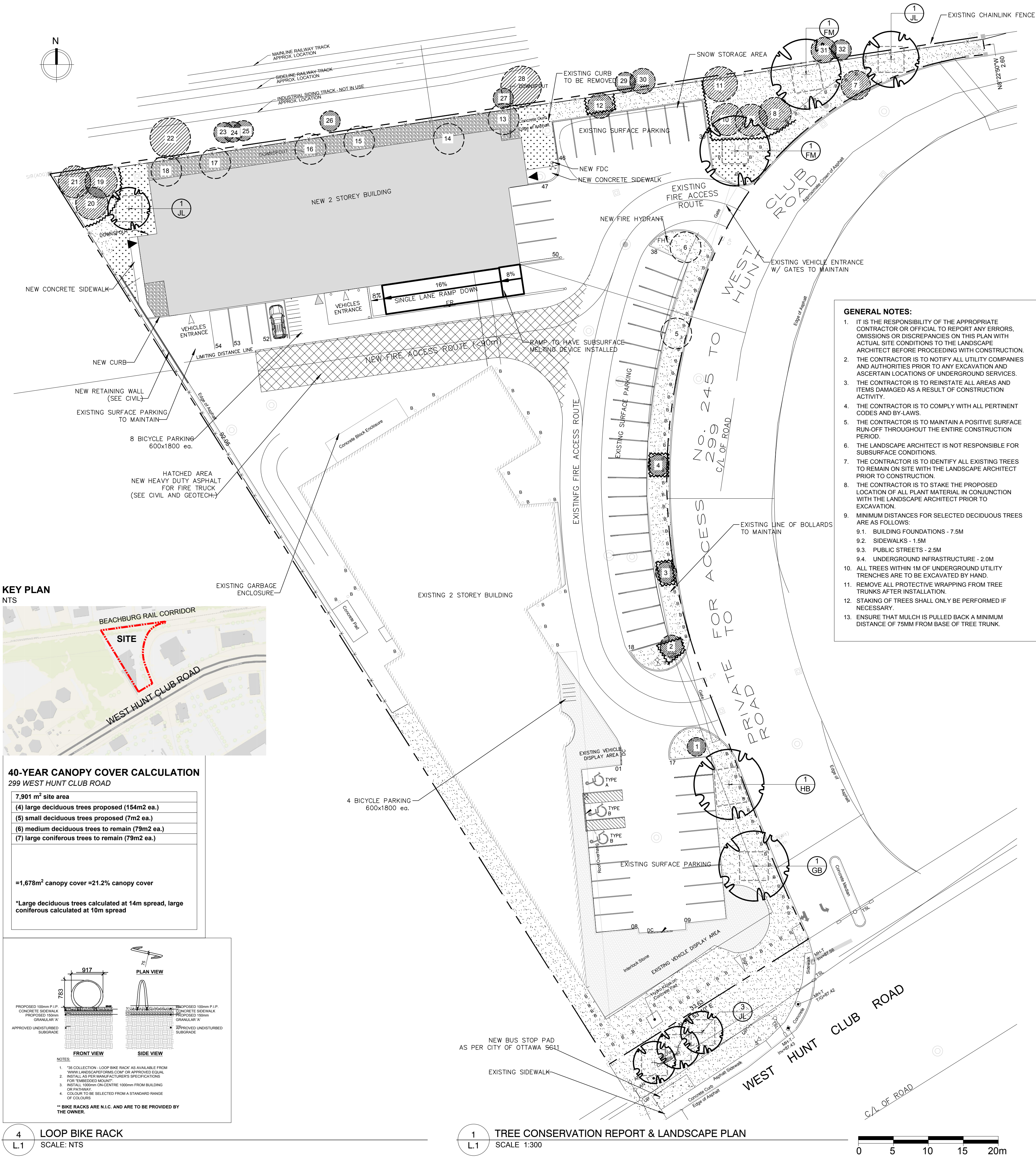
=1,678m² canopy cover =21.2% canopy cover

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



4 LOOP BIKE RACK SCALE: NTS

1 TREE CONSERVATION REPORT & LANDSCAPE PLAN SCALE: 1:300



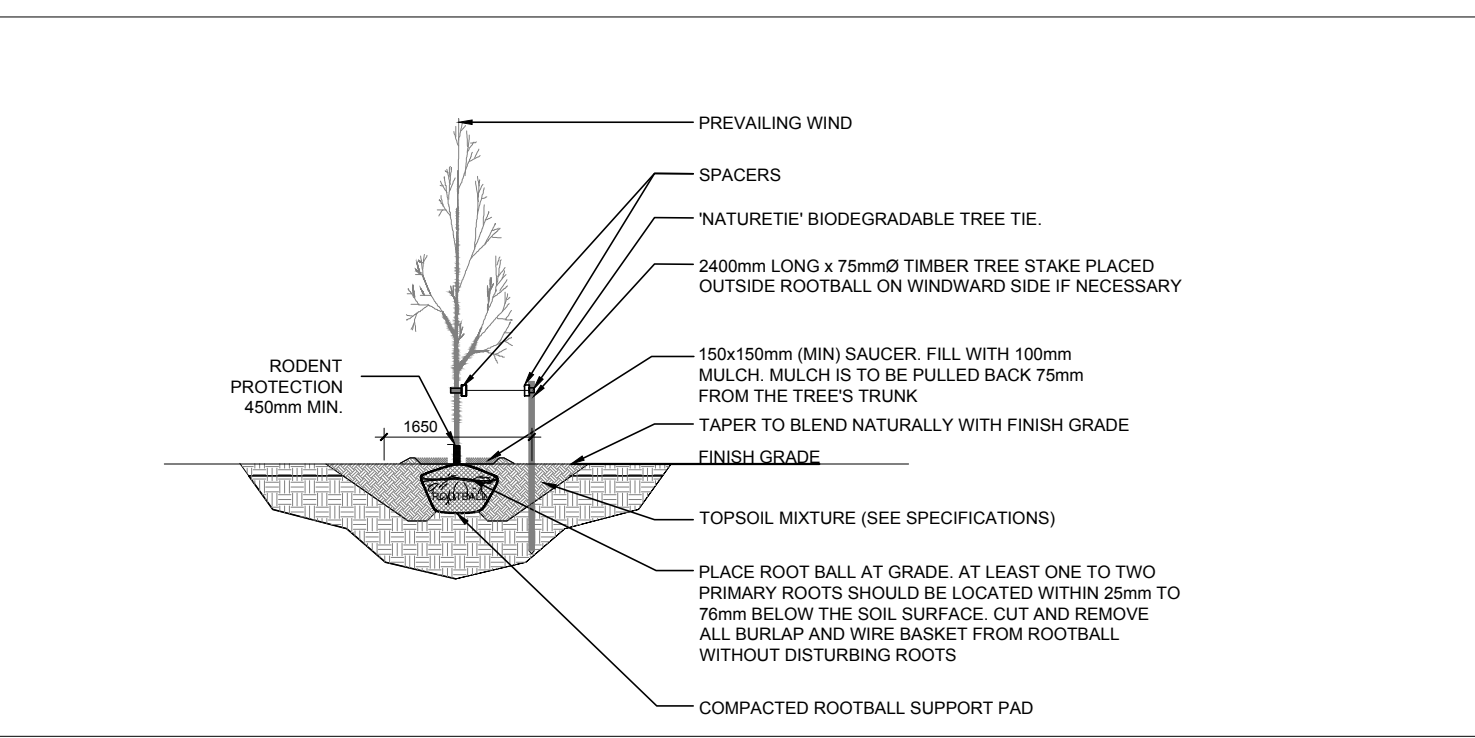
- GENERAL NOTES:**
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES 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.

EXISTING TREE LIST

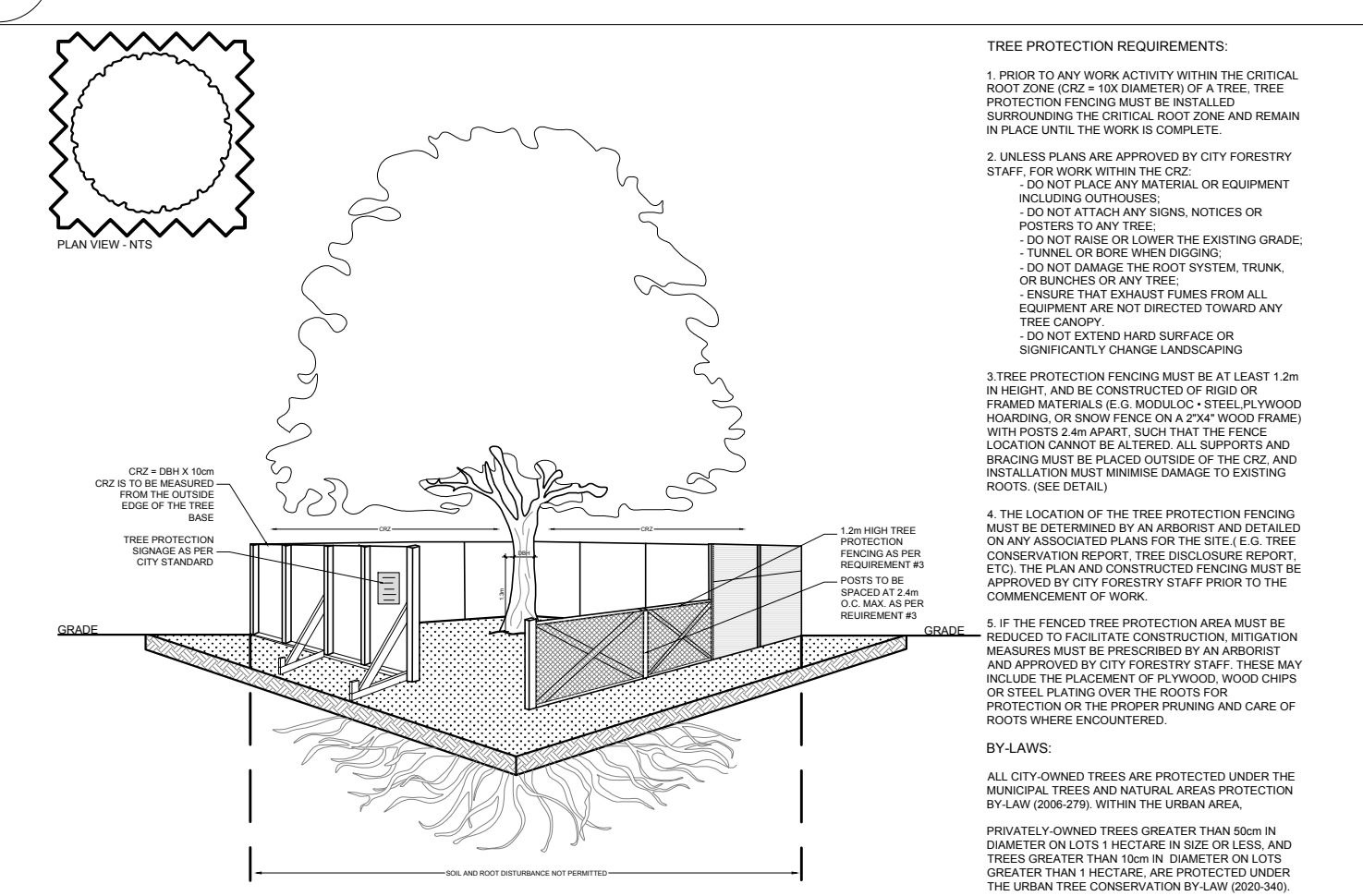
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	ACTION	OWNERSHIP
1	1	<i>Gleditsia triacanthos</i>	Honey Locust	130mm DBH	GOOD	To remain	299 W. Hunt Club
2	1	<i>Gleditsia triacanthos</i>	Honey Locust	160mm DBH	GOOD	To remain	299 W. Hunt Club
3	1	<i>Gleditsia triacanthos</i>	Honey Locust	150mm DBH	GOOD	To remain	299 W. Hunt Club
4	1	<i>Gleditsia triacanthos</i>	Honey Locust	150mm DBH	GOOD	To remain	299 W. Hunt Club
5	1	<i>Gleditsia triacanthos</i>	Honey Locust	170mm DBH	GOOD	To be removed	299 W. Hunt Club
6	1	<i>Gleditsia triacanthos</i>	Honey Locust	160mm DBH	GOOD	To be removed	299 W. Hunt Club
7	1	<i>Gleditsia triacanthos</i>	Honey Locust	210mm DBH	GOOD	To remain	299 W. Hunt Club
8	1	<i>Picea pungens</i>	Colorado Spruce	250mm DBH	GOOD	To remain	299 W. Hunt Club
9	1	<i>Picea pungens</i>	Colorado Spruce	250mm DBH	GOOD	To remain	299 W. Hunt Club
10	1	<i>Picea pungens</i>	Colorado Spruce	250mm DBH	GOOD	To remain	299 W. Hunt Club
11	1	<i>Pinus nigra</i>	Austrian Pine	300mm DBH	GOOD	To remain	299 W. Hunt Club
12	1	<i>Gleditsia triacanthos</i>	Honey Locust	180mm DBH	GOOD	To remain	299 W. Hunt Club
13	1	<i>Gleditsia triacanthos</i>	Honey Locust	150mm DBH	GOOD	To be removed	299 W. Hunt Club
14	1	<i>Celtis occidentalis</i>	Hackberry	160mm DBH	GOOD	To be removed	299 W. Hunt Club
15	1	<i>Celtis occidentalis</i>	Hackberry	150mm DBH	GOOD	To be removed	299 W. Hunt Club
16	1	<i>Celtis occidentalis</i>	Hackberry	180mm DBH	GOOD	To be removed	299 W. Hunt Club
17	1	<i>Celtis occidentalis</i>	Hackberry	180mm DBH	GOOD	To be removed	299 W. Hunt Club
18	1	<i>Gleditsia triacanthos</i>	Honey Locust	170mm DBH	GOOD	To be removed	299 W. Hunt Club
19	1	<i>Picea pungens</i>	Colorado Spruce	250mm DBH	GOOD	To remain	299 W. Hunt Club
20	1	<i>Picea pungens</i>	Colorado Spruce	250mm DBH	GOOD	To remain	299 W. Hunt Club
21	1	<i>Picea pungens</i>	Colorado Spruce	250mm DBH	GOOD	To remain	299 W. Hunt Club
22	1	<i>Populus tremuloides</i>	Trembling Aspen	300mm DBH	DEAD	To remain	1819 Merivale
23	1	<i>Populus tremuloides</i>	Trembling Aspen	150mm DBH	GOOD	To remain	1819 Merivale
24	1	<i>Populus tremuloides</i>	Trembling Aspen	150mm DBH	GOOD	To remain	1819 Merivale
25	1	<i>Populus tremuloides</i>	Trembling Aspen	150mm DBH	GOOD	To remain	1819 Merivale
26	1	<i>Acer negundo</i>	Manitoba Maple	4x150mm DBH	GOOD	To remain	1819 Merivale
27	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH	GOOD	To remain	1819 Merivale
28	1	<i>Ulmus pumila</i>	Siberian Elm	300mm DBH	GOOD	To remain	1819 Merivale
29	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH	GOOD	To remain	1819 Merivale
30	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH	GOOD	To remain	1819 Merivale
31	1	<i>Populus tremuloides</i>	Trembling Aspen	200mm DBH	GOOD	To remain	1819 Merivale
32	1	<i>Populus tremuloides</i>	Trembling Aspen	150mm DBH	DEAD	To remain	1819 Merivale

PROPOSED PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
*FM	2	<i>Acer x freemanii</i>	Freeman's Maple	50mm cal.	B&B	Male tree
GB	1	<i>Ginkgo biloba</i>	Maidenhair Tree	50mm cal.	B&B	
*HB	1	<i>Celtis occidentalis</i>	Hackberry	50mm cal.	B&B	
JL	5	<i>Syringa reticulata</i>	Japanese Tree Lilac	50mm cal.	B&B	
*INDICATES NATIVE SPECIES. ALL TREES SHRUBS AND ORNAMENTAL GRASSES ARE PLANTED ON PRIVATE PROPERTY WITH THE EXCEPTION OF TWO JAPANESE TREE LILACS IN THE CITY R.O.W.						



2 DECIDUOUS TREE PLANTING SCALE: NTS



3 TREE PROTECTION FENCE SCALE: NTS

CLIENT

TONY GRAHAM AUTOMOTIVE GROUP

CONSULTANTS

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Tel.: (613) 287-0144

CIVIL ENGINEERS:

D.B. GRAY ENGINEERING INC.
700 Long Point Circle,
Ottawa ON K1T 4E9
Tel.: (613) 425-8044

SURVEYORS:

FARLEY, SMITH & DENIS SURVEYING LTD.
Unit 275, 30 Colomnade Road
Ottawa ON K2E 7J6
Tel.: (613) 727-8226

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

PROPOSED DECIDUOUS TREE

PROPOSED SOD

PROPOSED RIVERSTONE MULCH

EXISTING LANDSCAPE AREA TO REMAIN

TREE PROTECTION FENCE

EXISTING 2.4m H. CHAIN LINK FENCE TO REMAIN

LEGAL DESCRIPTION:

PART OF LOT 29
CONCESSION A (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

3	REVISED PER CITY COMMENTS	12/22/2025	ML	JL
2	REVISED PER CITY COMMENTS	11/13/2025	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	08/18/2025	ML	JL
No.	Issue	Date	ML	DR

JAMES B. LENNOX & ASSOCIATES INC.

LANDSCAPE ARCHITECTS

3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. (866) 343-3942

PROJECT

LEXUS DETAILING BAYS AND GARAGE

299 WEST HUNT CLUB ROAD, OTTAWA ON

TREE CONSERVATION REPORT AND LANDSCAPE PLAN

STAMP

SCALE

AS SHOWN

START DATE

AUGUST 2025

PROJECT NO.

25MIS2540

DRAWING NO.

L.1

PROJECT NORTH

PLOT SIZE ARCH-D