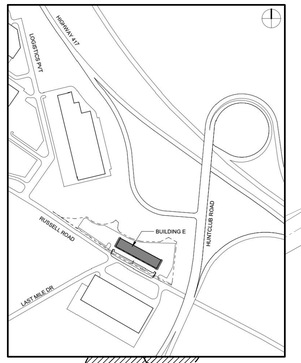
GENERAL NOTES:

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.

KEY PLAN:



PROPOSED PLANT LIST (QTY / SP)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
*BW	2	*Tilia americana*	Basswood	50mm cal.	B&B	
*DS	8	*Amelanchier arborea*	Downy Serviceberry	50mm cal.	B&B	
*FM	3	*Acer x freemanii*	Freeman's Maple	50mm cal.	B&B	
*HB	1	*Celtis occidentalis*	Hackberry	50mm cal.	B&B	
*LL	6	*Larix laricina*	Tamarack	2.0m Ht.	B&B	
*PP	7	*Prunus pensylvanica*	Pin Cherry	50mm cal.	B&B	
*RO	1	*Quercus rubra*	Red Oak	50mm cal.	B&B	
*SB	8	*Amelanchier canadensis*	Shadblow Serviceberry	50mm cal.	B&B	
*SF	8	*Amelanchier laevis* 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	
*SI	1	*Acer saccharinum*	Silver Maple	50mm cal.	B&B	
*SM	1	*Acer saccharum*	Sugar Maple	50mm cal.	B&B	
*WS	2	*Picea glauca*	White Spruce	50mm cal.	B&B	
SHRUBS						
*DW	38	*Cornus sericea*	Red Osier Dogwood	800mm Ht.	Potted	Space 1000mm o.c.

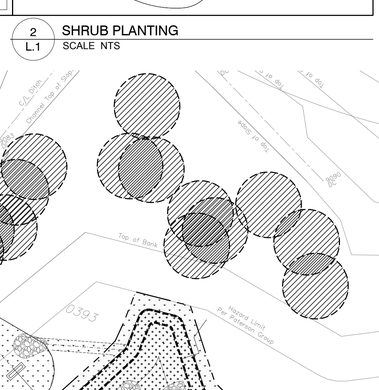
*INDICATES THAT THE SPECIES IS NATIVE TO ONTARIO

40 YEAR CANOPY CALCULATION:

- 19,547m² SITE AREA
- 31 SMALL TREES PROPOSED (7m² ea.)
- 8 LARGE CONIFEROUS TREES PROPOSED (79m² ea.)
- 9 LARGE TREES PROPOSED (154m² ea.)

= 2,235m2 11.4% CANOPY COVER

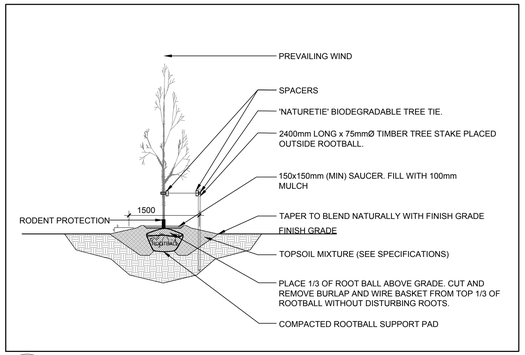
*Large deciduous tree canopy area calculated at 14m radius, large coniferous tree at 10m radius, small deciduous tree at 3m radius.



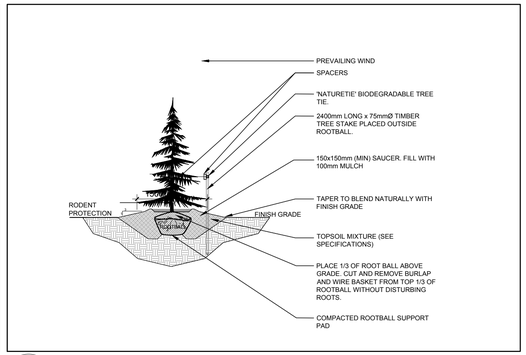
2 L.1 SHRUB PLANTING
SCALE NTS

LEGAL DESCRIPTION:

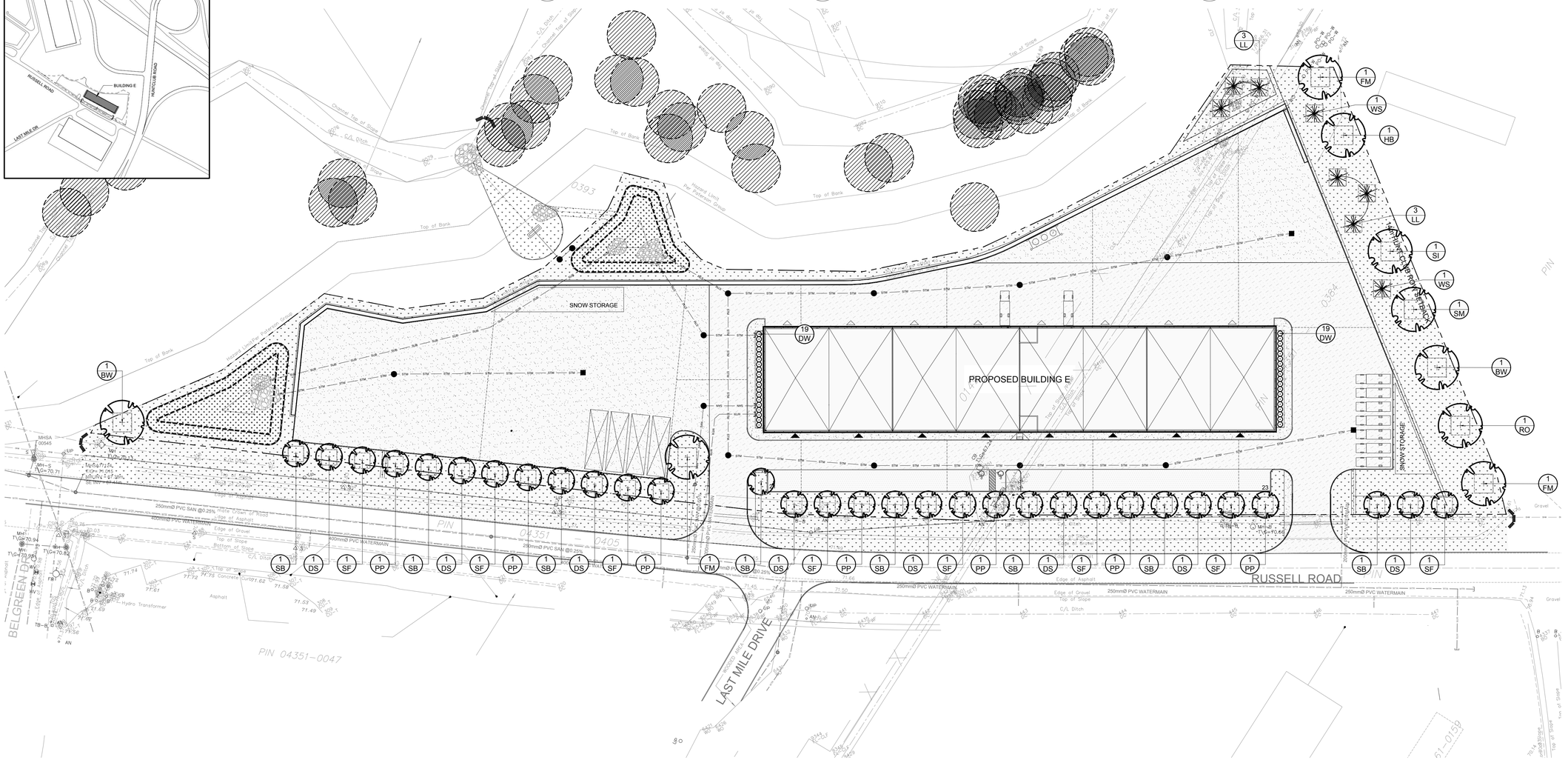
PART OF LOTS , 5, 10 AND 33
CONCESSION 6 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP GLOUCESTER
CITY OF OTTAWA



3 L.1 DECIDUOUS TREE PLANTING
SCALE NTS



4 L.1 CONIFEROUS TREE PLANTING
SCALE NTS



1 L.1 LANDSCAPE PLAN
SCALE 1:500
0 5 10 15 20m

LEGEND

- PROPOSED DECIDUOUS TREE — 30m3 SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED CONIFEROUS TREE — 30m3 SOIL VOLUME AT A 1.5m DEPTH
- PROPOSED SHRUBS / ORNAMENTAL GRASSES
- PROPOSED SOD
- PROPOSED RIPARIAN SEED MIXTURE
- PROPOSED GRAVEL (REFER TO CIVIL DRAWING FOR DETAILS)
- PROPOSED ASPHALT (REFER TO CIVIL DRAWING FOR DETAILS)
- PROPOSED CONCRETE (REFER TO CIVIL DRAWING FOR DETAILS)
- PROPOSED RIP-RAP (REFER TO CIVIL DRAWING FOR DETAILS)
- EXISTING TREE TO REMAIN (REFER TO TREE CONSERVATION REPORT PREPARED BY KILGOUR & ASSOCIATES FEBRUARY 27, 2026 FOR DETAILS)

CLIENT

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

CONSULTANTS

ARCHITECTS:
McROBIE ARCHITECTS + INTERIOR DESIGNERS
66 QUEEN STREET #100, OTTAWA ON K1P 5A8
613-283-2072

CIVIL ENGINEERS:
LRL ENGINEERING
5430 CANOTEK ROAD, OTTAWA ON K1J 9G2
613-842-3434

No.	Issue	Date (MM/DD/YY)	DR	CK
1	ISSUED FOR SITE PLAN CONTROL	03/05/2026	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
NATIONAL CAPITAL BUSINESS PARK
BUILDING E
4055 RUSSELL ROAD, OTTAWA ON

DRAWING
LANDSCAPE PLAN

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

SCALE
AS SHOWN

START DATE
FEBRUARY 2025

PROJECT NO.
26MIS2608

PROJECT NORTH

DRAWING NO.
L.1

PLOT SIZE ARCH-D