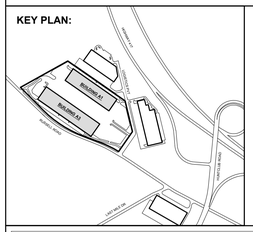
GENERAL NOTES:

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:

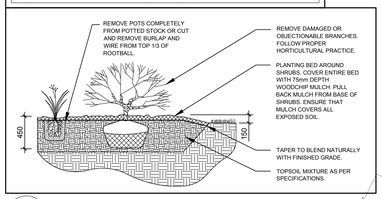


40 YEAR CANOPY CALCULATION:

- 133,183m^2 SITE AREA
- 37 SMALL DECIDUOUS TREES PROPOSED (7m^2 ea.)
- 3 LARGE CONIFEROUS TREES PROPOSED (79m^2 ea.)
- 82 LARGE DECIDUOUS TREES PROPOSED (154m^2 ea.)
- 9 MEDIUM DECIDUOUS TREES PROPOSED (79m^2 ea.)

= 13,835m2 10.4% CANOPY COVER

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



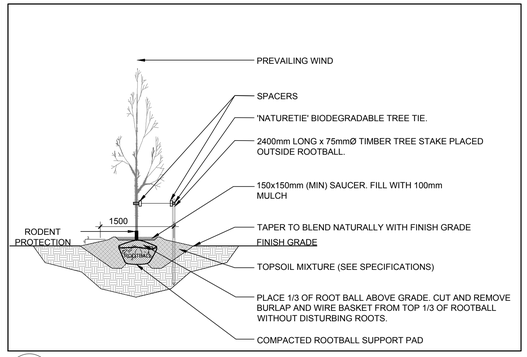
2 L.1 SHRUB / ORNAMENTAL GRASS PLANTING
SCALE NTS

PROPOSED PLANT LIST

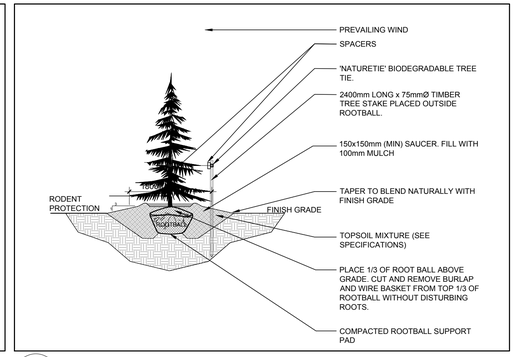
QTY SP

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
*AC	5	*Amelanchier canadensis*	Serviceberry	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*AF	2	*Acer x freemanii*	Freeman's Maple	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*AL	3	*Amelanchier laevis* 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*AS	2	*Acer saccharum*	Sugar Maple	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*BW	18	*Tilia americana*	Basswood	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*CO	1	*Celtis occidentalis*	Hackberry	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
CR	3	*Crataegus crus-galli var inermis*	Thornless Cockspur Hawthorn	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*FM	10	*Acer x freemanii*	Freeman's Maple	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*GT	2	*Gleditsia triacanthos*	Honey Locust	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
HA	5	*Crataegus crus-galli var inermis*	Thornless Cockspur Hawthorn	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*HB	18	*Celtis occidentalis*	Hackberry	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*HL	7	*Gleditsia triacanthos*	Honey Locust	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
JL	7	*Syringa reticulata*	Japanese Tree Lilac	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*SA	1	*Acer saccharinum*	Silver Maple	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*SB	5	*Amelanchier canadensis*	Serviceberry	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*SF	5	*Amelanchier laevis* 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*SI	14	*Acer saccharinum*	Silver Maple	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
*SM	16	*Acer saccharum*	Sugar Maple	50mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
SR	4	*Syringa reticulata*	Japanese Tree Lilac	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*TA	1	*Tilia americana*	Basswood	50mm cal.	B&B	PROPOSED ON CITY PROPERTY
*WS	3	*Picea glauca*	White Spruce	2000mm Ht.	B&B	PROPOSED ON PRIVATE PROPERTY
SHRUBS						
*WC	66	*Thuja occidentalis* 'Clumps'	Eastern White Cedar Clumps	2000mm Ht.	Bare root	Space 600mm o.c. Three trunks or more
ORNAMENTAL GRASSES						
BL	12	*Leymus arenarius* 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	Space 800mm o.c.
KF	22	*Calamagrostis* 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	Space 800mm o.c.

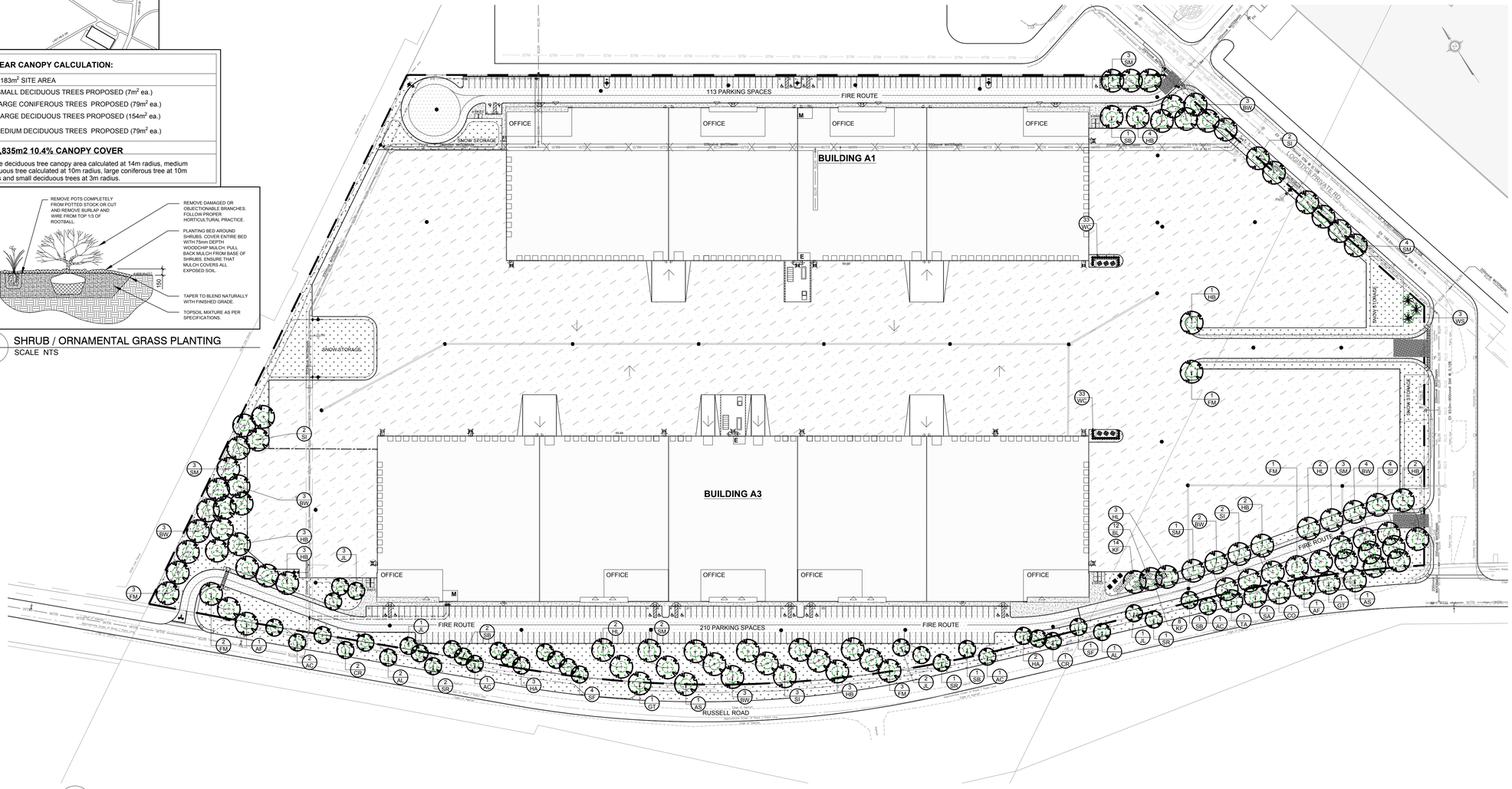
*INDICATES THAT THE SPECIES IS NATIVE TO ONTARIO



3 L.1 DECIDUOUS TREE PLANTING
SCALE NTS



4 L.1 CONIFEROUS TREE PLANTING
SCALE NTS



1 L.1 LANDSCAPE PLAN
SCALE 1:1000

0 10 20 30 40m

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

SURVEYORS:
ANNIS, O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, OTTAWA ON K2E 7S6
613-727-0850

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 PICNIC TABLE

LEGAL DESCRIPTION:

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

No.	Issue	Date	DR	CK
4	REVISED PER NEW CIVIL DRAWING	05/06/2026	ML	JL
3	REVISED PER CITY COMMENTS	04/30/2026	ML	JL
2	REVISED PER NEW SITE PLAN	04/17/2026	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	12/19/2025	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
BUILDINGS A1 AND A3

4055 RUSSELL ROAD, OTTAWA ON

DRAWING

LANDSCAPE PLAN

STAMP

SCALE: AS SHOWN

START DATE: DECEMBER, 2025

PROJECT NO.: 26MIS2612

PROJECT NORTH

DRAWING NO.: L.1

PLOT SIZE ARCH-D

D07-12-25-0175

#1G431