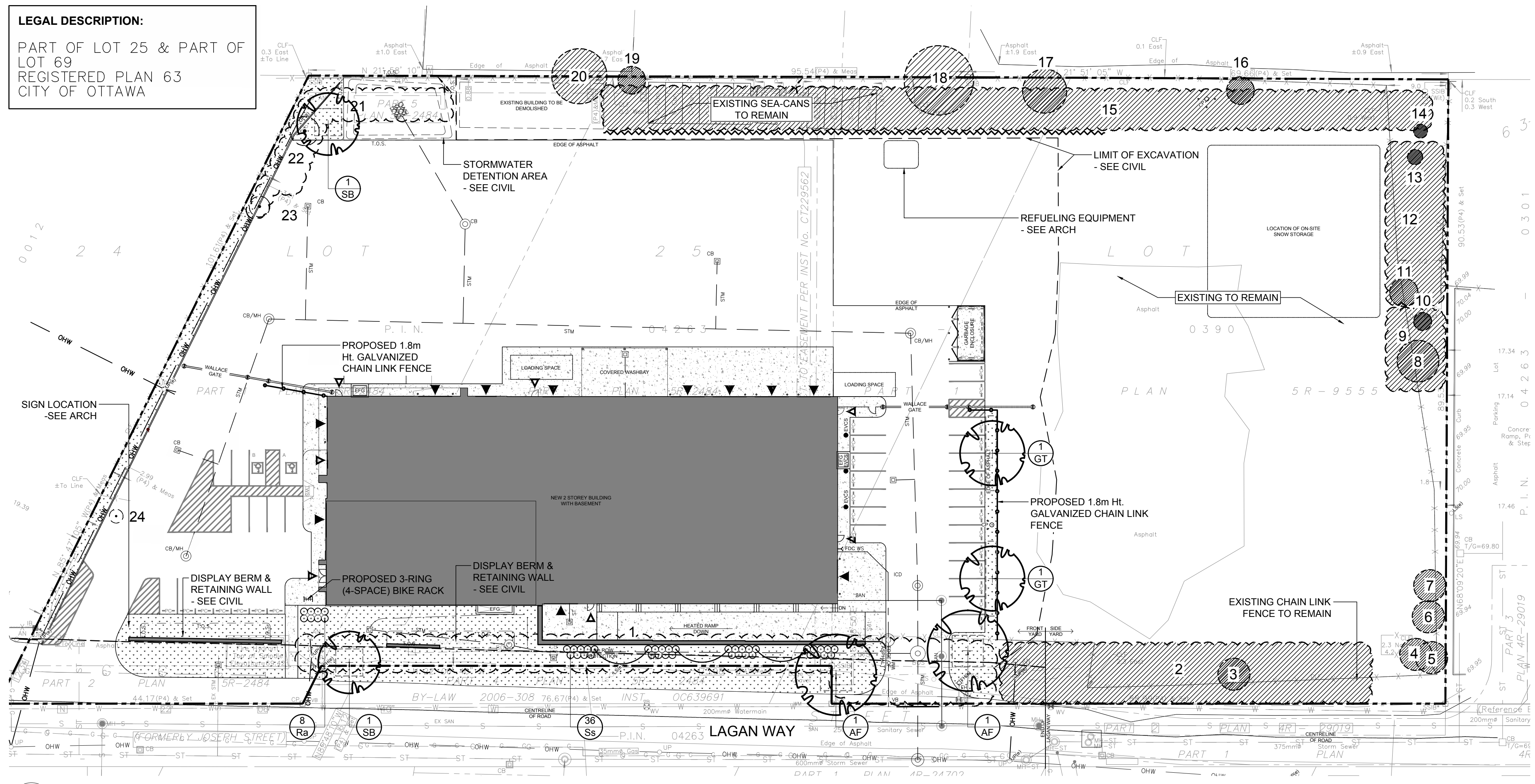


LEGAL DESCRIPTION:

PART OF LOT 25 & PART OF
LOT 69
REGISTERED PLAN 63
CITY OF OTTAWA



1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN

SCALE 1:400

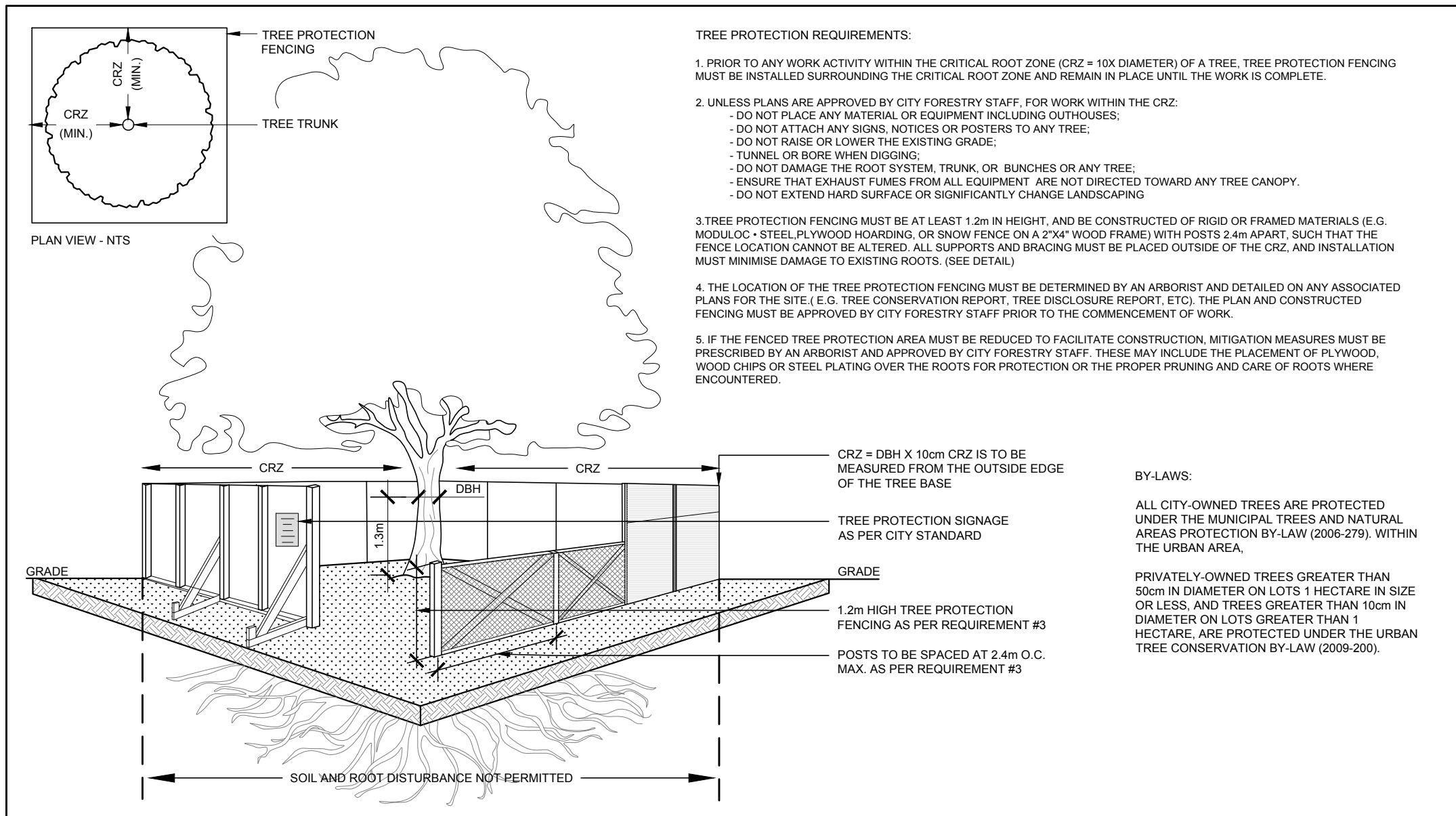
EXISTING TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	*	<i>Acer negundo</i>	Manitoba Maple	50-100mm DBH	GOOD	To be removed	1457 Lagan Way	Unmaintained deciduous hedgerow
2	*	<i>Acer negundo</i>	Manitoba Maple	50-300mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
3	1	<i>Populus deltoides</i>	Eastern Cottonwood	4x210-260mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
4	1	<i>Populus deltoides</i>	Eastern Cottonwood	210mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
5	1	<i>Populus deltoides</i>	Eastern Cottonwood	330mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
6	1	<i>Salix spp.</i>	Willow	100mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
7	1	<i>Salix spp.</i>	Willow	150mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
8	1	<i>Populus deltoides</i>	Eastern Cottonwood	300mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
9	1	<i>Populus tremuloides</i>	Trembling Aspen	100-150mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
10	1	<i>Populus deltoides</i>	Eastern Cottonwood	120mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
11	1	<i>Populus deltoides</i>	Eastern Cottonwood	2x200mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
12	*	<i>Populus tremuloides</i>	Trembling Aspen	100-150mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
13	1	<i>Salix spp.</i>	Willow	110mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
14	1	<i>Salix spp.</i>	Willow	100mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
15	*	<i>Populus tremuloides</i>	Trembling Aspen	100mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
16	*	<i>Rhamnus cathartica</i>	Buckthorn	50-100mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow-invasive
17	1	<i>Populus tremuloides</i>	Trembling Aspen	2x200mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
18	1	<i>Populus tremuloides</i>	Trembling Aspen	320mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
19	1	<i>Acer negundo</i>	Manitoba Maple	500mm DBH	FAIR	To Remain	JOINTLY OWNED	Tree is in good condition
20	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH	GOOD	To Remain	JOINTLY OWNED	Tree is in good condition
21	*	<i>Ulmus americana</i>	American Elm	400mm DBH	GOOD	To Remain	JOINTLY OWNED	Tree is in good condition
22	*	<i>Acer negundo</i>	Manitoba Maple	100-150mm DBH	GOOD	To be removed	1457 Lagan Way	Unmaintained deciduous hedgerow
23	1	<i>Ulmus americana</i>	American Elm	250mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition
24	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition
25	1	<i>Acer negundo</i>	Manitoba Maple	100mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition

* DENOTES NUMEROUS

PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AF	2	<i>Acer x freemanii</i>	Freeman's Maple	50mm ø	B&B	
GT	2	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Shademaster Honeylocust	50mm ø	B&B	
SB	2	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	50mm ø	B&B	
SHRUBS						
Ra	8	<i>Rhus aromatica</i> 'Gro-Low'	Grow-Low Fragrant Sumac	500mm ht.	Potted	Space 1000 mm o.c.
Ss	36	<i>Sorbaria sorbifolia</i> 'Sem'	Sem False Spirea	600mm ht.	Potted	Space 1000 mm o.c.



5 TREE PROTECTION FENCE

SCALE NTS

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 min. distance of 75mm from base of tree trunk.

40 YEAR CANOPY CALCULATION

- 16600 m² site area
- 0 medium deciduous / coniferous trees proposed (79m² ea.)
- 2 small trees proposed (7m² ea.)
- 1 large trees proposed (154m² ea.)
- Existing tree canopy cover to remain: 1870m²
- = 2038m² or 12.3% canopy cover

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

TREE PLANTING NOTES:

- ALL TREES ARE PROPOSED ON PRIVATE PROPERTY.
- PROPOSED TREES SPACING: MIN. 7m O.C.
- THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION (PATTERSON GROUP, REPORT PG7133-1, August 14, 2024) AND GEOTECHNICAL MEMORANDUM PG7133-MEMO.01, March 6, 2026.
- ALL TREES PROPOSED WITH A SOIL DEPTH OF 1.5m.
- SOIL VOLUME REQUIREMENTS:

TREE TYPE / SIZE	SINGLE TREE SOIL VOLUME (m ³)	MULTIPLE TREE SOIL VOLUME (m ³ /tree)
Ornamental / columnar	15	9
Small	20	12
Medium / conifer	25	15
Large	30	18

INDICATES TREE TO BE PLANTED IN COMPACTED SOIL. TREE FIT TO BE WIDENED TO 2m DIA. REFER TO PLAN FOR TREE LOCATIONS.

REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. FOLLOW PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADER.

CONSTRUCT 100mm SAUCER AROUND TREE BASE. FILL WITH 75mm WOODCHIP MULCH. PULL BACK MULCH FROM BASE OF TREE, ENSURE THAT MULCH COVERS ALL EXPOSED SOIL.

TOPSOIL MIXTURE AS PER SPECIFICATIONS.

TAPER TO BLEND NATURALLY WITH FINISHED GRADE.

PLACE 1/3 OF ROOT BALL ABOVE GRADE. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL WITHOUT DISTURBING ROOTS.

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. USE TREE SPECIES TOLERANT TO POORLY DRAINED SOIL CONDITIONS.

TREE WRAP APPLIED SPIRALLY FROM GROUND UP TO HEIGHT OF SECOND BRANCHES.

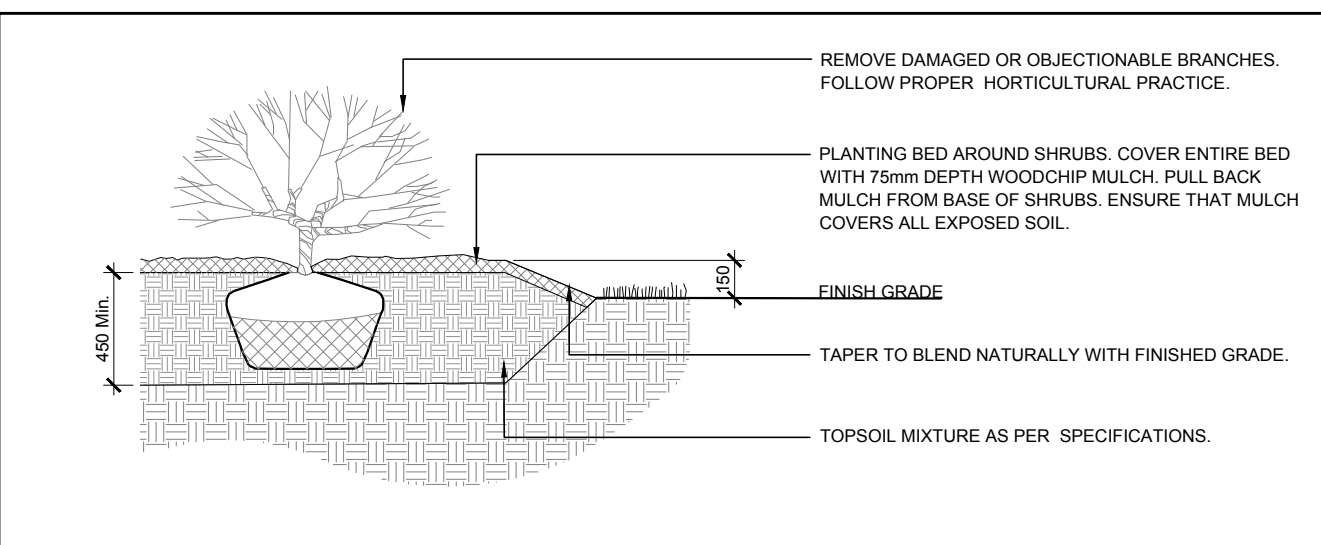
STAKE MIN 2400mm LONG WITH NO. 12 GALVANIZED WIRE ENCASED IN 12mm DIAMETER RUBBER HOSE ALLOWING STAKES AFTER ONE YEAR. STAKE BEYOND EDGE OF FOOTBALL OR WINDOW SIDE.

ROOT COLLAR TO BE SET 100mm ABOVE FINISHED GRADE.

COMPACTED ROOTBALL SUPPORT PAD.

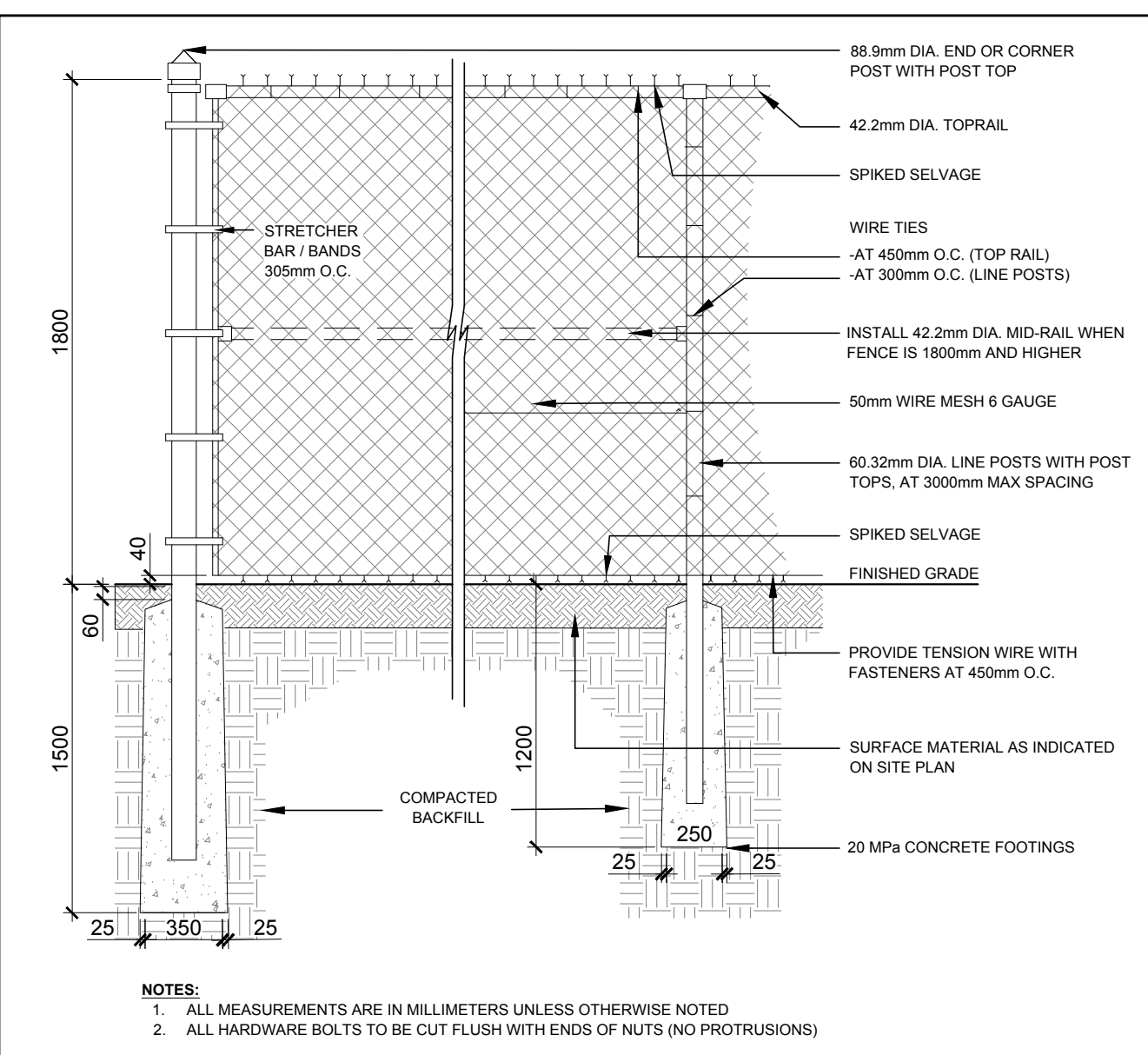
2 DECIDUOUS TREE PLANTING

SCALE NTS



4 SHRUB PLANTING

SCALE NTS



6 1.8m Ht. GALVANIZED CHAIN LINK FENCE

SCALE NTS

CLIENT:

DICKIE MOORE RENTALS-
MOORE JCB OTTAWA

CONSULTANTS
ARCHITECTS:

DCA

A GROUP OF ARCHITECTS

201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2204

SURVEYORS:

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL: (613) 727-8226 E-mail: fedsurvey@bellnet.ca

CIVIL ENGINEERS:

D. B. GRAY ENGINEERING INC.

Stormwater Management • Grading & Drainage • Storm & Sanitary Sewers • Watermain

700 Long Point Circle 613-425-8044

Ottawa, Ontario d.gray@dbgrayengineering.com

LEGEND

- EXISTING DECIDUOUS HEDGEROW TO REMAIN
- EXISTING DECIDUOUS HEDGEROW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED SOD
- PROPOSED CONCRETE (REFER TO ARCH)
- EXISTING GALVANIZED CHAIN LINK SECURITY FENCE TO REMAIN
- PROPOSED 1.8m Ht. GALVANIZED CHAIN LINK SECURITY FENCE
- PROPERTY LINE
- TREE PROTECTION FENCE

10	REISSUED FOR SITE PLAN APPLICATION	09/30/2026	WF	JL
9	REISSUED FOR SITE PLAN APPLICATION	07/28/2026	WF	JL
8	REISSUED FOR SITE PLAN APPLICATION	03/28/2026	WF	JL
7	ISSUED FOR COORDINATION	03/25/2026	WF	JL
6	ISSUED FOR COORDINATION	03/11/2026	WF	JL
5	ISSUED FOR COORDINATION	03/06/2026	WF	JL
4	ISSUED FOR SPA	12/16/2025	WF	JL
3	ISSUED FOR DISCUSSION AND REVIEW	11/14/2025	WF	JL
2	ISSUED FOR DISCUSSION AND REVIEW	09/25/2025	WF	JL
1	ISSUED FOR DISCUSSION AND REVIEW	08/14/2024	ML	JL

No. Issue Date 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

DICKIE MOORE OHQ

1547 LAGAN WAY, OTTAWA ON

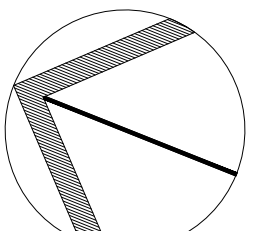
DRAWING

TREE CONSERVATION REPORT &
LANDSCAPE PLAN

STAMP	SCALE
AS SHOWN	
START DATE	
AUGUST 2024	
PROJECT NO.	
24MIS2448	

PROJECT NORTH

DRAWING NO.



L.1

PLOT SIZE ARCH-D

PLAN #19415

FILE NUMBER D07-12-25-0172