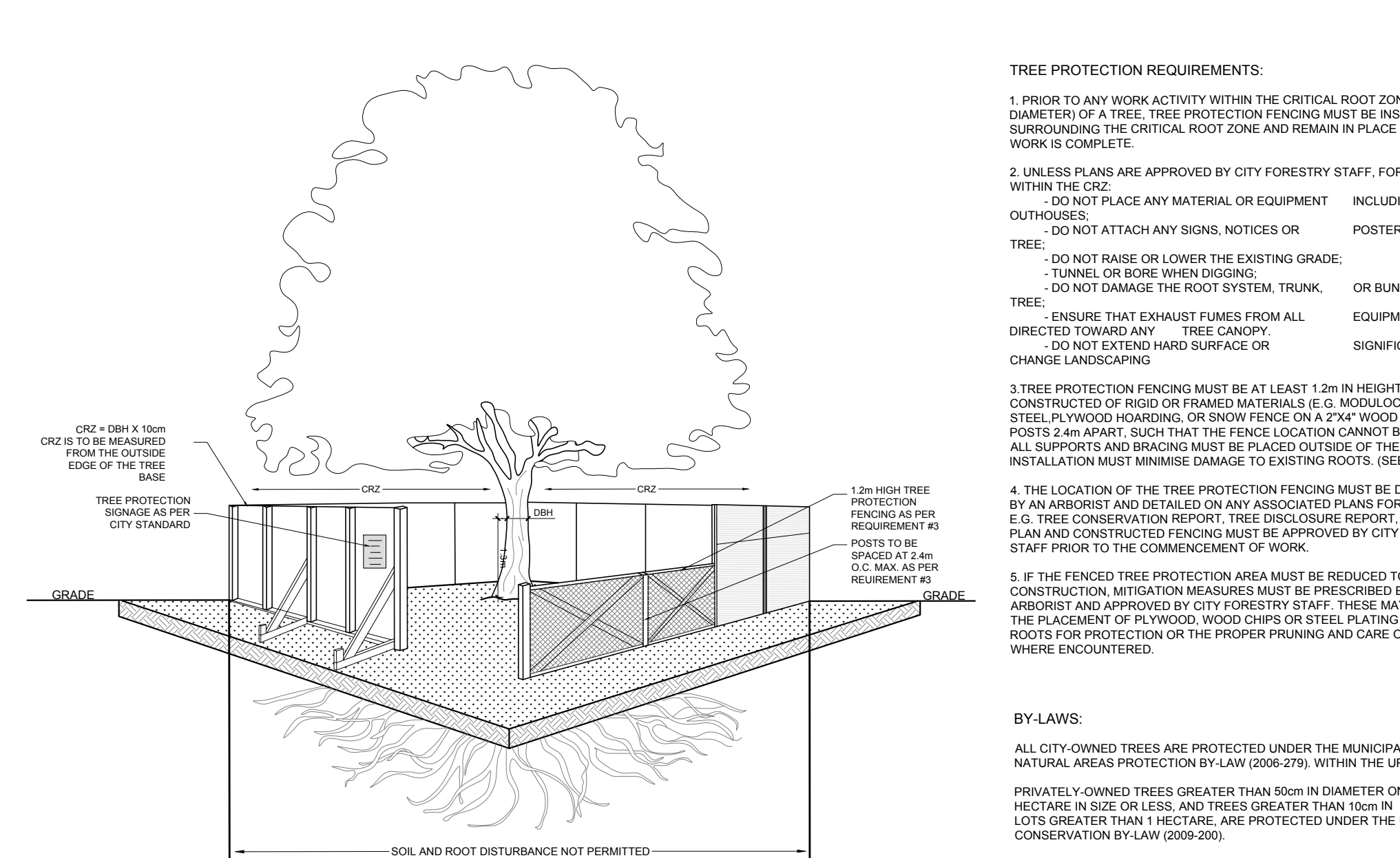
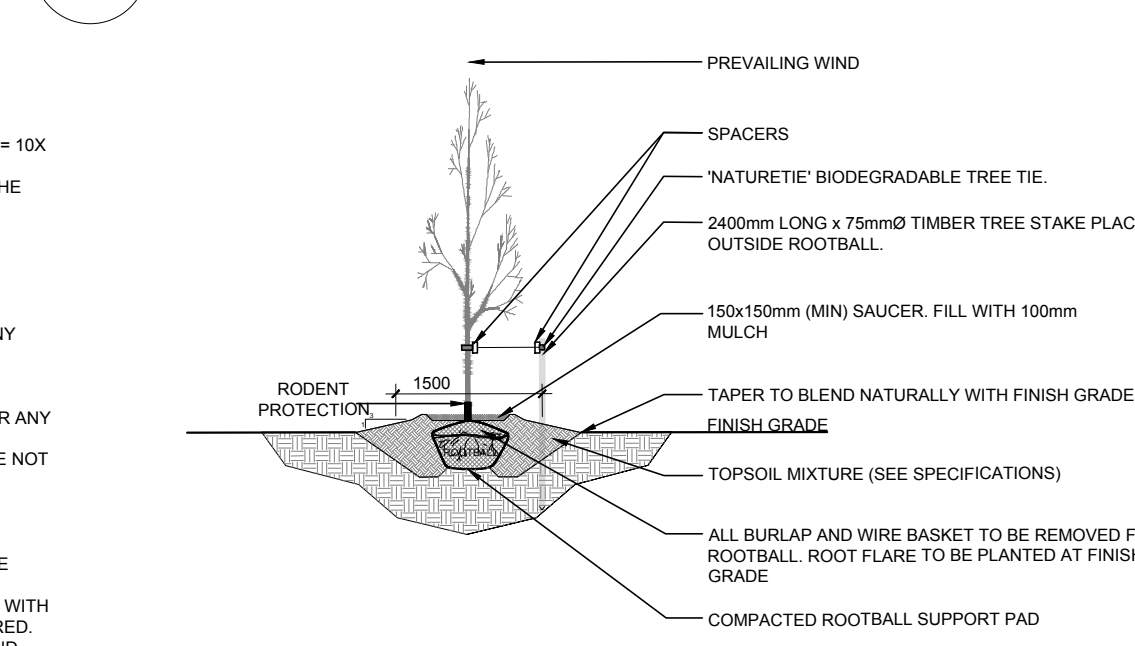


1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:150

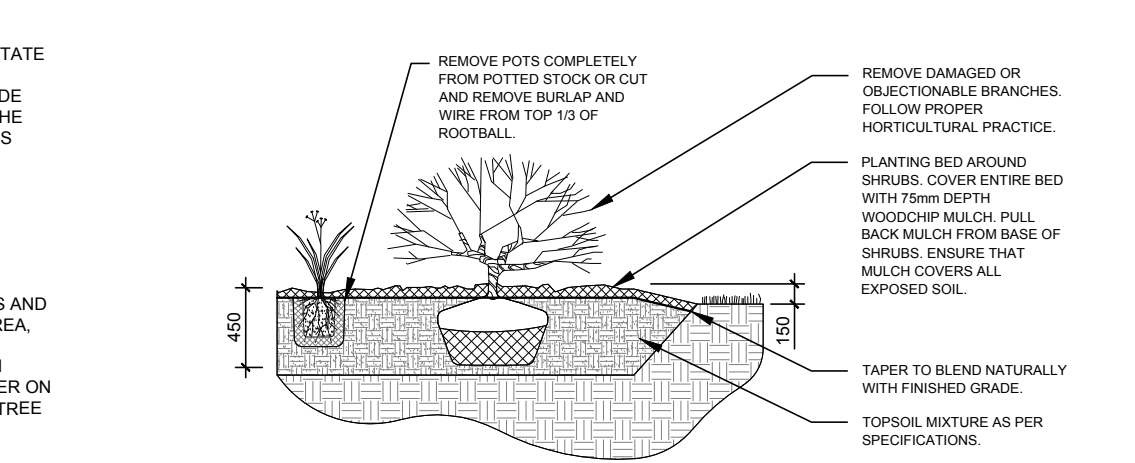


2 TREE PROTECTION FENCE
SCALE: NTS

3 4 STACKED BICYCLE PARKING RACKS FOR 8 BIKES
SCALE 1:150



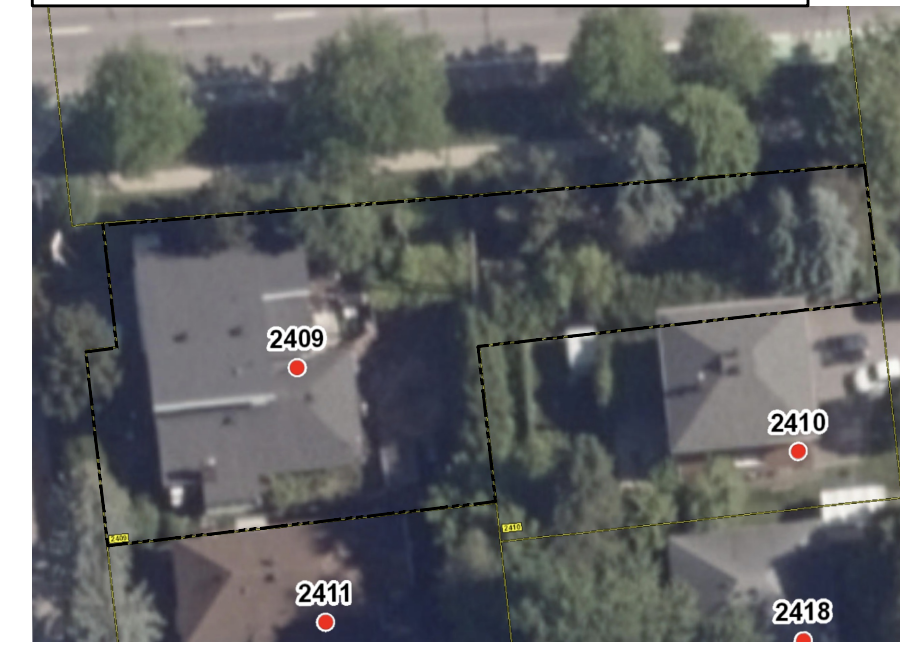
4 DECIDUOUS TREE PLANTING
SCALE: NTS



5 SHRUB/ORNAMENTAL GRASS PLANTING
SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 1
REGISTERED PLAN 301
AND PART OF LOT 1
REGISTERED PLAN 559
CITY OF OTTAWA

40 YEAR CANOPY CALCULATION:
-1078 m2 site area
9 small trees proposed (7m2 ea)
=63m2 canopy cover = 5.8% canopy cover
Small trees are calculated at a 3m spread.



KEY PLAN N.T.S.

- 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:
 - 9.1. SIDEWALKS - 1.5M
 - 9.2. PUBLIC STREETS - 2.5M
 - 9.3. 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.
 - TREE SOIL VOLUMES ARE TO BE AS FOLLOWS:
 - 30m3 FOR A LARGE DECIDUOUS TREE
 - 25m3 FOR EVERGREEN AND MEDIUM DECIDUOUS TREES
 - 20m3 FOR SMALL DECIDUOUS TREES.

EXISTING TREE LIST							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP
1	1	<i>Gleditsia triacanthos</i>	Honey Locust	360mm DBH	GOOD	To remain	City of Ottawa
2	1	<i>Gleditsia triacanthos</i>	Honey Locust	420mm DBH	GOOD	To remain	City of Ottawa
3	1	<i>Gleditsia triacanthos</i>	Honey Locust	330mm DBH	GOOD	To remain	City of Ottawa
4	1	<i>Gleditsia triacanthos</i>	Honey Locust	260mm DBH	GOOD	To remain	City of Ottawa
5	1	<i>Acer negundo</i>	Manitoba Maple	330mm DBH	FAIR	To be removed	City of Ottawa
6	1	<i>Pinus nigra</i>	Austrian Pine	320mm DBH	GOOD	To be removed	2409 Carlsen Ave
7	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100mm DBH	GOOD	To remain	2410 Chasseuse Ave
8	1	<i>Picea pungens</i>	Colorado Spruce	430mm DBH	GOOD	To be removed	2409 Carlsen Ave
9	1	<i>Pinus strobus</i>	White Pine	300mm DBH	GOOD	To be removed	2409 Carlsen Ave
10	1	<i>Abies balsamea</i>	Balsam Fir	320mm DBH	GOOD	To be removed	2409 Carlsen Ave
11	1	<i>Pinus nigra</i>	Austrian Pine	350mm DBH	GOOD	To be removed	2409 Carlsen Ave
12	1	<i>Pinus nigra</i>	Austrian Pine	420mm DBH	GOOD	To be removed	City of Ottawa
13	1	<i>Picea pungens</i>	Colorado Spruce	490mm DBH	GOOD	To remain	2411 Carlsen & City

PROPOSED PLANT LIST						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
HA	1	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	50mm ø	B&B	City property
HW	1	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn	50mm ø	B&B	Private property
JL	2	<i>Syringa reticulata</i>	Japanese Tree Lilac	50mm ø	B&B	City property
SB	3	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	50mm ø	B&B	City property
SB	2	<i>Amelanchier canadensis</i> 'JFS-ARB'	Spring Flurry Serviceberry	50mm ø	B&B	City property
SHRUBS						
Ss	6	<i>Hypericum kalmianum</i>	Kalm's St. John's Wort	600mm ht.	Potted	Space 1000mm O.C.
ORNAMENTAL GRASSES						
kf	14	<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	250mm pot	Potted	Space 800mm O.C.

CLIENT

THEBERGE

HOMES

CONSULTANTS

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CANADA LAND SURVEYORS
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WWW.WELIE.COM

LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING HEDGE TO REMAIN

PROPOSED SOD

PROPOSED PRECAST CONCRETE PAVERS

PROPOSED RIVERSTONE MULCH

PROPOSED MULCH

PROPOSED DECIDUOUS TREE

REQUIRED SOIL VOLUME AT A 1.5m DEPTH

PROPOSED SHRUBS / ORNAMENTAL GRASSES

PROPOSED TREE PROTECTION FENCE

7.5m TREE PLANTING SETBACK

1.8m HT. WOOD SCREEN FENCE

8 REVISED PER NEW SITE PLAN

07/24/2025

ML

JL

7 REVISED PER NEW SITE PLAN

06/30/2025

ML

JL

6 REVISED PER NEW SITE PLAN

05/07/2025

ML

JL

5 REVISED PER NEW CIVIL DRAWING

05/06/2025

ML

JL

4 REVISED PER CITY COMMENTS

03/18/2025

ML

JL

3 REVISED PER CITY COMMENTS

01/29/2025

ML

JL

2 ISSUED FOR DISCUSSION AND REVIEW

11/05/2024

CM

JL

1 ISSUED FOR REZONING APPLICATION

09/27/2024

ML

JL

No.

Issue

Date

Prepared by

DR

CK

JAMES B. LENNOX & ASSOCIATES INC.

LANDSCAPE ARCHITECTS

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PROJECT

2409 CARLSEN AVENUE

OTTAWA, ONTARIO

DRAWING

TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP

ASSOCIATION OF LANDSCAPE ARCHITECTS

MEMBER

JAMES B. LENNOX

SCALE

AS SHOWN

START DATE

JUNE 2024

PROJECT NO.

24MIS2433

PROJECT NORTH

DRAWING NO.

L.1

PLOT SIZE ARCH-D