



1 PRE-DEVELOPMENT PLAN

LEGEND:

--- PROPERTY LINE

EXISTING CONIFEROUS TREE TO BE REMOVED

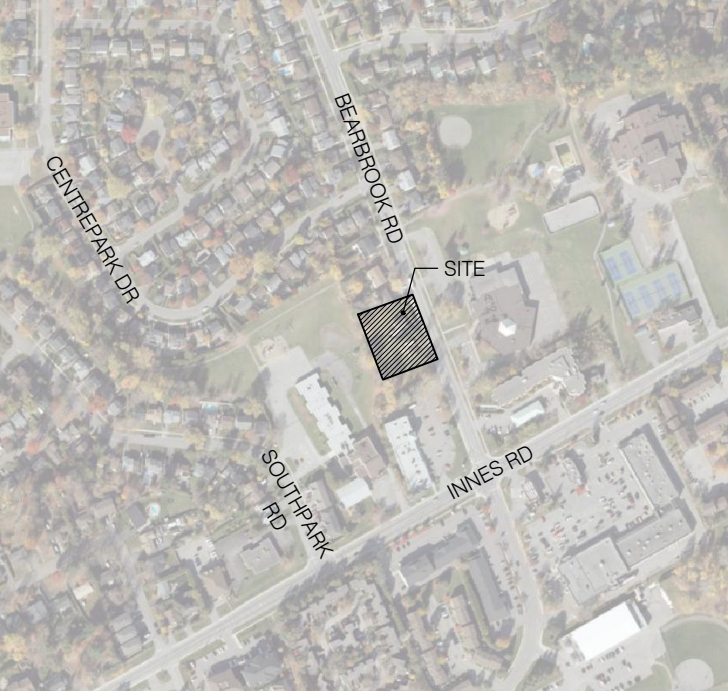
EXISTING DECIDUOUS TREE TO BE REMOVED

EXISTING CONIFEROUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO REMAIN

TREES ON PRIVATE PROPERTY TO BE REMOVED									
NO.	SPECIES	DBH (CM)	HEALTH	COMMENTS	NO.	SPECIES	DBH (CM)	HEALTH	COMMENTS
5	Eastern White Cedar / Thuja occidentalis	19	Good		13	Eastern Cottonwood / Populus deltoides	53	Good	
6	Eastern White Cedar / Thuja occidentalis	20	Good		14	Eastern Cottonwood / Populus deltoides	50	Good	
7	Eastern White Cedar / Thuja occidentalis	8-14	Fair	Hedge	15	Crack Willow / Salix fragilis	23	Good	
8	Silver Maple / Acer saccharinum	15,15, 20,26, 32	Fair	5 stems joined at 1.3m	16	Eastern Cottonwood / Populus deltoides	55	Good	
9	Silver Maple / Acer saccharinum	10,13, 13,15	Fair	4 stems joined at base	17	Eastern White Cedar / Thuja occidentalis	10-18	Fair-Good	Hedge
10	Eastern Cottonwood / Populus deltoides	43,45	Good	2 stems joined at 1.0m	18	Trembling Aspen/ Populus tremuloides	33	Good	
11	Eastern White Cedar / Thuja occidentalis	35	Good		19	Trembling Aspen/ Populus tremuloides	35	Good	
12	Eastern Cottonwood / Populus deltoides	64	Good		20	Trembling Aspen/ Populus tremuloides	44	Good	2 Stems joined at base
					21	Trembling Aspen/ Populus tremuloides	35	Good	
					22	Colorado Blue Spruce/ Picea pungens	17	Good	
					23	Silver Maple / Acer saccharinum	37,28	Fair-Good	Adjacent Property (per Dendron Report)
					24	Trembling Aspen / Populus tremuloides	28	Good	
					25	Colorado Blue Spruce/ Picea pungens	18	Good	
					26	Trembling Aspen / Populus tremuloides	36	Good	
					27	Colorado Blue Spruce/ Picea pungens	19	Good	
					28	Red Maple / Acer rubrum	31	Fair	Adjacent Property (per Dendron Report)
					29	Trembling Aspen / Populus tremuloides	17	Good	
					30	Colorado Blue Spruce/ Picea pungens	22	Good	
					31	Colorado Blue Spruce/ Picea pungens	32	Good	
					32	Colorado Blue Spruce/ Picea pungens	18	Good	
					33	Red Maple / Acer rubrum	46	Good	Adjacent Property (per Dendron Report)
					34	Colorado Blue Spruce/ Picea pungens	22	Good	
					35	Colorado Blue Spruce/ Picea pungens	28	Good	
					36	Colorado Blue Spruce/ Picea pungens	25	Good	
					37	Red Maple / Acer rubrum	55-55	Good	Adjacent Property
					38	Red Maple / Acer rubrum	40	Good	Adjacent Property (per Dendron Report)
					39	Manitoba Maple / Acer negundo	39	Poor	Last of 3 stems, heavy lean
					48	Eastern White Cedar / Thuja occidentalis	15-30	Fair-Good	38 Stem

TREES TO REMAIN				
NO.	SPECIES	DBH (CM)	HEALTH	COMMENTS
18	Trembling Aspen/ Populus tremuloides	35	Good	Adjacent Property
40	Manitoba Maple / Acer negundo	52	Fair	Adjacent Property. Identified as #1 in dendron report
41	Manitoba Maple / Acer negundo	20	Poor	Adjacent Property
42	Red Maple / Acer rubrum	20	Good	Adjacent Property
43	Apple / Malus sp.	20,22, 18	Poor	Adjacent Property
44	Manitoba Maple / Acer negundo	33	Fair	Adjacent Property
45	European Buckthorn / Rhamnus cathartica	10-15	Fair	Adjacent Property, Hedge
46	Red Maple / Acer rubrum	16	Fair	Adjacent Property
49	Norway Maple / Acer platanoides	30	Poor	Adjacent Property
50	Norway Maple/ Acer platanoides	30	Fair	Adjacent Property
51	Austrian Pine / Pinus nigra	20-28	Good	Adjacent Prpoerty, 4 Stems
52	Norway Maple/ Acer platanoides	40	Good	Adjacent Property



KEY MAP, NTS

LTP-1 GENERAL NOTES

- All general site information and conditions compiled from architect's and engineer's plans and surveys.
- Do not scale this drawing.
- Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
- Reinstate all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
- Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
- The accuracy of the position of utilities is not guaranteed.
- Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
- This drawing is an instrument of service and requires the permission of the Landscape Architect for use. Copyright is reserved by the Landscape Architect, David M. Lashley.

9	2025-05-27	ISSUED FOR SPA
8	2023-05-06	ISSUED FOR SPA
7	2023-11-15	ISSUED FOR SPA
6	2023-06-14	ISSUED FOR SPA
5	2023-05-23	ISSUED FOR SPA
4	2022-12-21	ISSUED FOR SPA
3	2022-04-12	COORDINATION
2	2022-03-18	REVISED FOR SPA
1	2021-10-15	ISSUED FOR REVIEW

NO. DATE DESCRIPTION

SEAL:

NORTH:

LASHLEY + ASSOCIATES

LANDSCAPE ARCHITECTURE AND SITE ENGINEERING

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CONSULTANT:

PROJECT:

98 + 100 BEARBROOK LANDRIC HOMES

98 + 100 BEARBROOK ROAD
OTTAWA, ON, K1B 3B9

DRAWING TITLE:

PRE-DEVELOPMENT VEGETATION

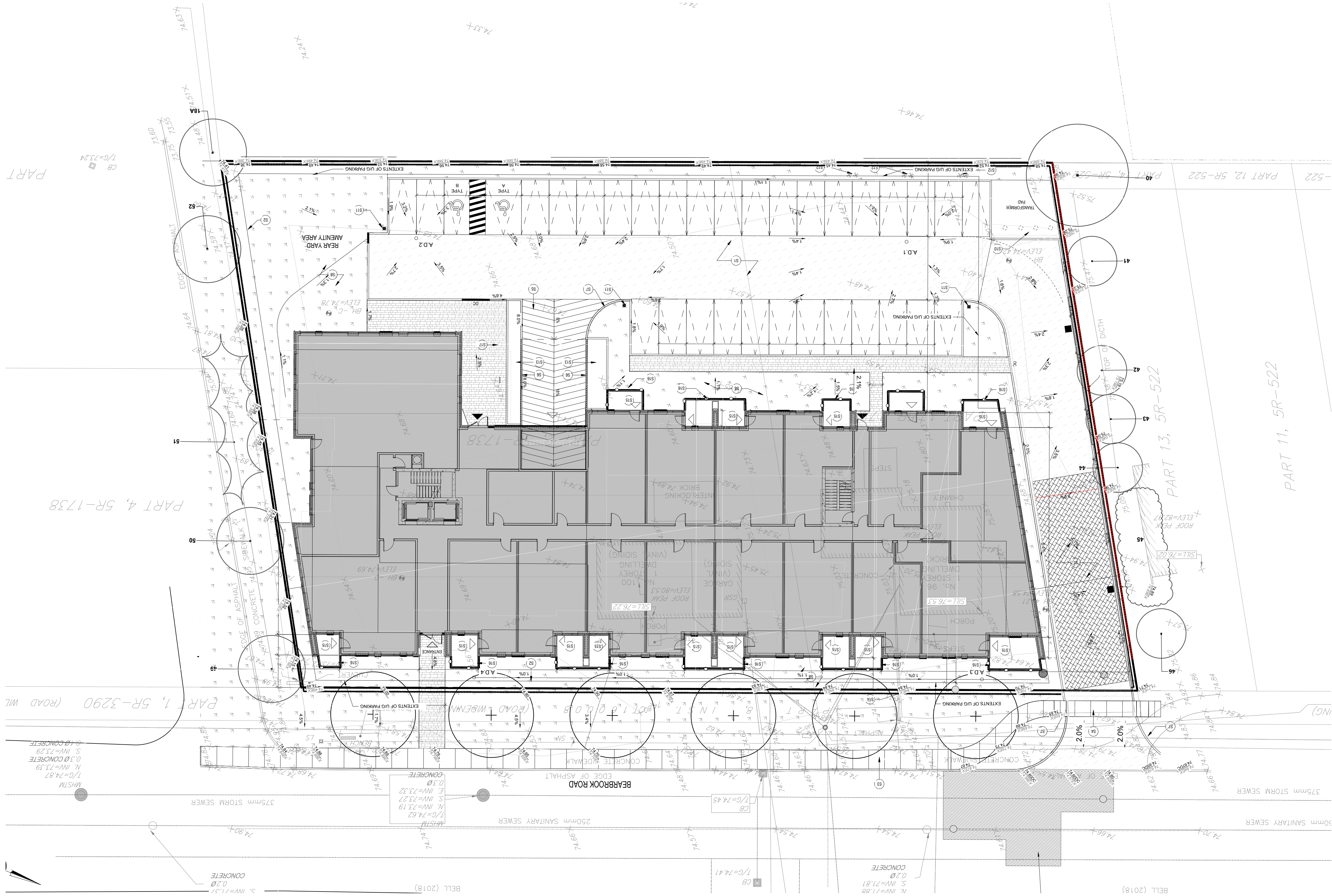
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SCALE: AS SHOWN

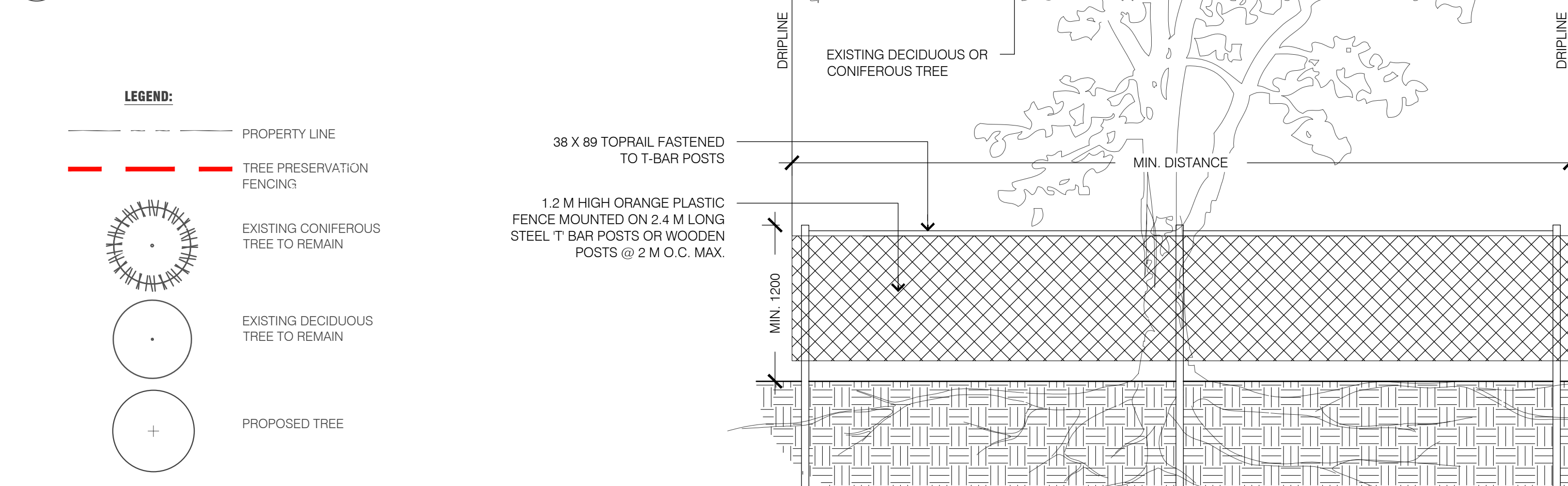
DRAWN BY: SG-RP

LA PROJECT NO. 21813-1

L-TP1



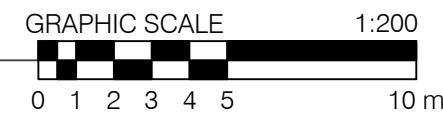
1 LTP-2 POST-DEVELOPMENT VEGETATION



2 L-TP2 TREE PROTECTION FENCING

THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH WITHIN THE WORK AREA AND ON ADJACENT PARCELS.

1. UNDER THE GUIDANCE OF AN ARBORIST, ERECT A MODULAR FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT.
2. TREE PROTECTION SHALL BE ERECTED TO PROVIDE A CONTINUOUS BARRICADE BETWEEN DESIGNATED TREES AND THE WORK AREA PRIOR TO CONSTRUCTION.
3. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
4. ENSURE ALL EQUIPMENT AND CONSTRUCTION RELATED MATERIAL ARE NOT PLACED OR TEMPORARILY STORED WITHIN THE CRZ.
5. ENSURE EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.
6. FLOODING OR DEPOSITION OF SEDIMENT SHALL BE PREVENTED WHERE TREES ARE LOCATED.
7. ALL DISTURBED ROOT SYSTEMS SHALL BE EXPOSED AND BACKFILLED IN ONE CONTINUOUS OPERATION TO MINIMIZE DESICCATION.
8. EXPOSED ROOTS SHALL BE KEPT CONTINUOUSLY MOIST DURING EXCAVATION.
9. REMOVE BROKEN AND DAMAGED ROOTS WITH SHARP PRUNING SHEARS.
10. THE TREE PROTECTION MODULAR FENCE IS TEMPORARY, SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS, AND SHALL BE REMOVED UPON COMPLETION OF WORK WHEN AGREED TO BY THE CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT

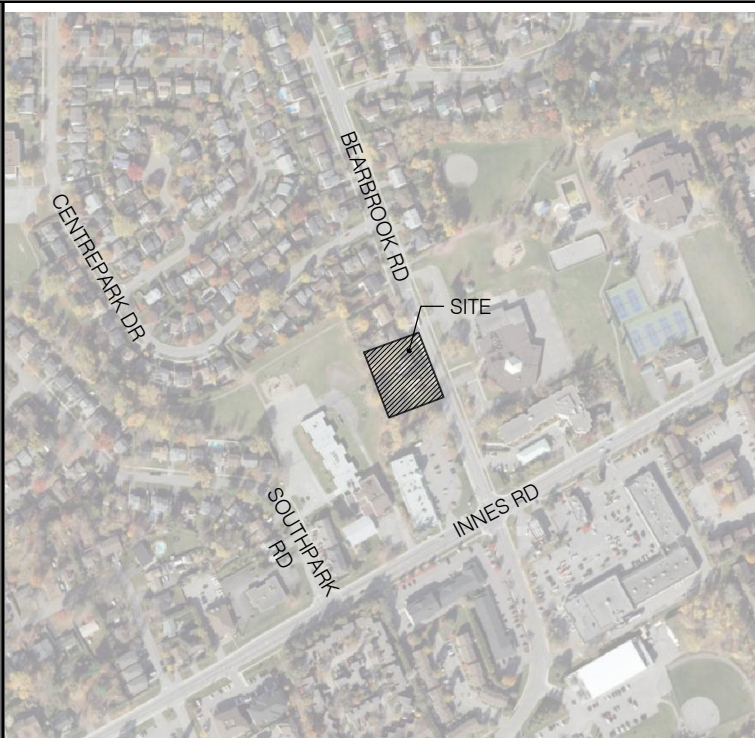


TREES TO REMAIN				
NO.	SPECIES	DBH (CM)	HEALTH	COMMENTS
18 A	Trembling Aspen/ <i>Populus tremuloides</i>	35	Good	Adjacent Property
40	Manitoba Maple / <i>Acer negundo</i>	52	Fair	Adjacent Property. Identified as #1 in Dendron Report
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52	Norway Maple/ <i>Acer platanoides</i>	40	Good	Adjacent Property

PROPOSED TREES ON SITE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
AR	2	<i>Acer rubrum autumn flame</i>	Freeman Maple	50mm CAL.
CO	4	<i>Celtis occidentalis</i>	Hackberry	50mm

PROPOSED TREES ON ADJACENT PROPERTY PER AGREEMENT WITH OWNER				
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
AS	3	<i>Acer saccharum</i>	Sugar Maple	50mm CAL.
AR	4	<i>Acer rubrum autumn flame</i>	Freeman Maple	50mm CAL.
SR	3	<i>Syringa reticulata</i>	Japanese Tree Lilac	50mm CAL.
TA	3	<i>Tilia americana</i>	Basswood	50mm CAL.
GB	2	<i>Ginkgo biloba Autumn Gold</i>	Autumn Gold Mophead Tree	50mm CAL.
UH	5	<i>Ulmus x 'Homestead'</i>	Homestead Elm	50mm
CC	2	<i>Crataegus crus-galli</i>	Thornless Hawthorn	50mm

SEE PLAN PROVIDED BY CECCE



KEY MAP, NTS

LTP-2 GENERAL NOTES

1. All general site information and conditions compiled from architect's and engineer's plans and surveys.
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7	2024-05-06	ISSUED FOR SPA
6	2023-11-15	ISSUED FOR SPA
5	2023-06-4	ISSUED FOR SPA
4	2023-05-23	ISSUED FOR SPA
3	2022-12-21	ISSUED FOR SPA
2	2022-03-18	REVISED FOR SPA
1	2021-10-15	ISSUED FOR REVIEW

NO. DATE DESCRIPTION

SEAL: [Signature] NORTH: [Compass Rose]

LASHLEY + ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING

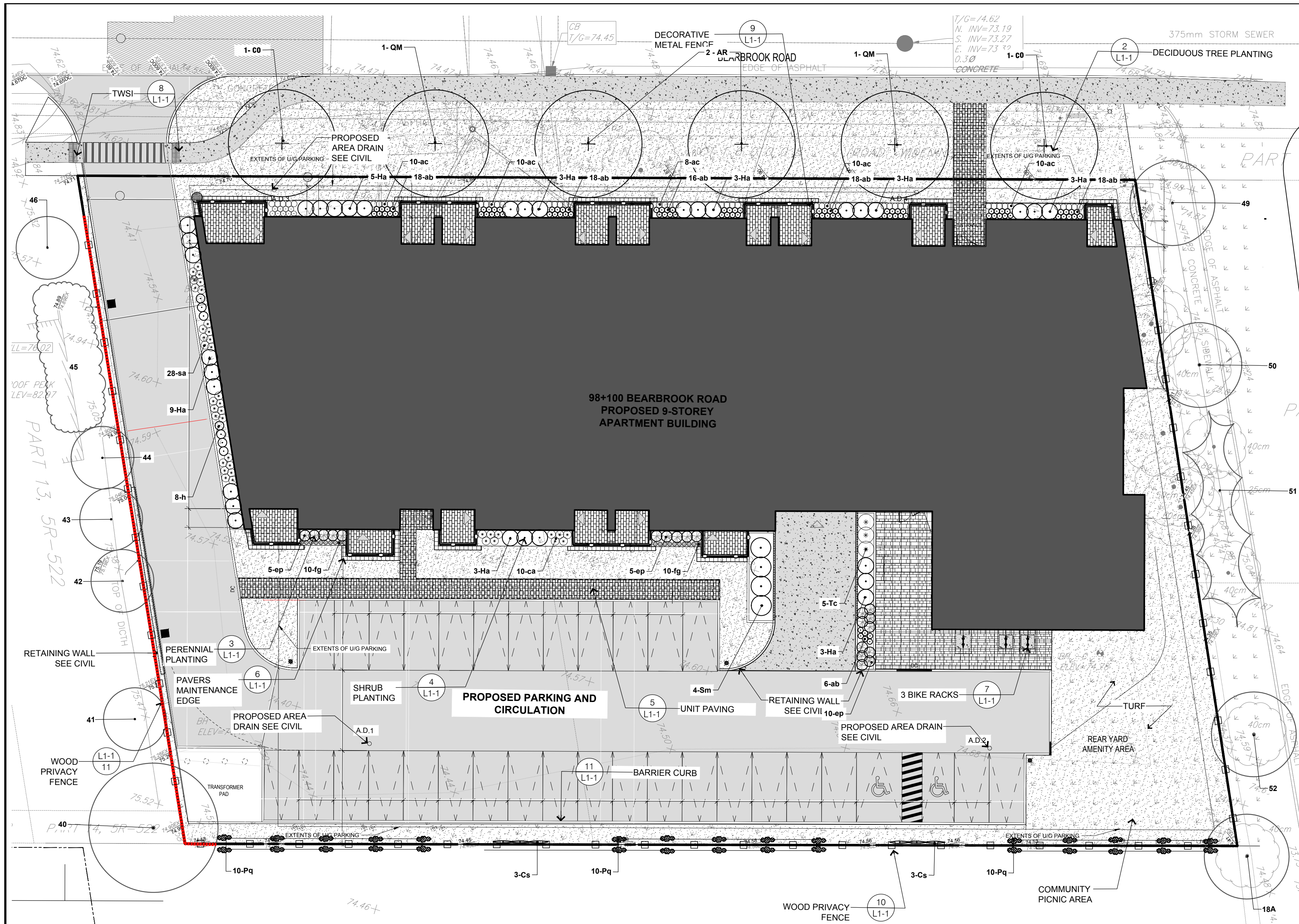
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T: 613 233 8579
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CONSULTANT:

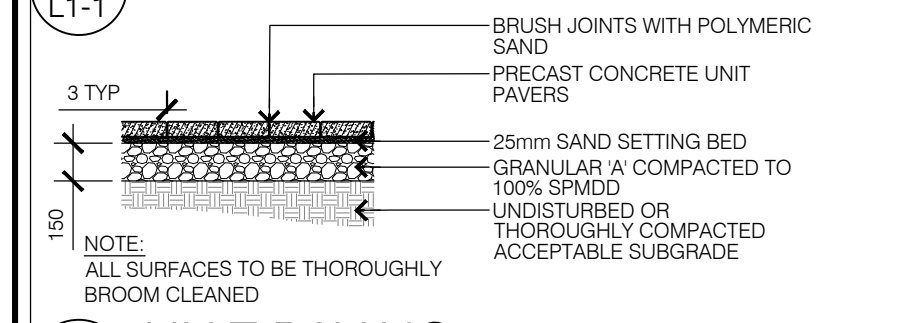
PROJECT:
98 + 100 BEARBROOK LANDRIC HOMES
98 + 100 BEARBROOK ROAD
OTTAWA, ON, K1B 3B9

DRAWING TITLE:
POST-DEVELOPMENT VEGETATION

DATE: 2021-07-26
SCALE: AS SHOWN
DRAWN BY: SG-RP
LA PROJECT NO. 21813-1
DRAWING NO.:
L-TP2

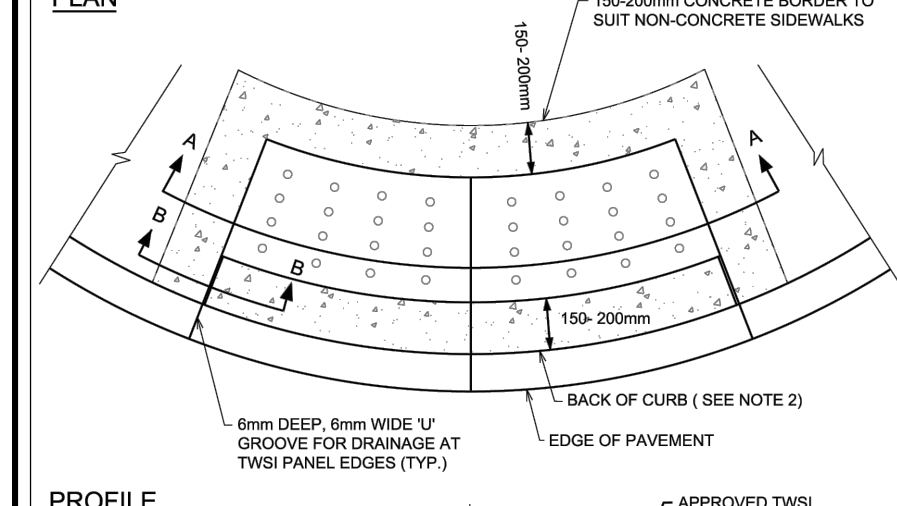


1 LANDSCAPE PLAN

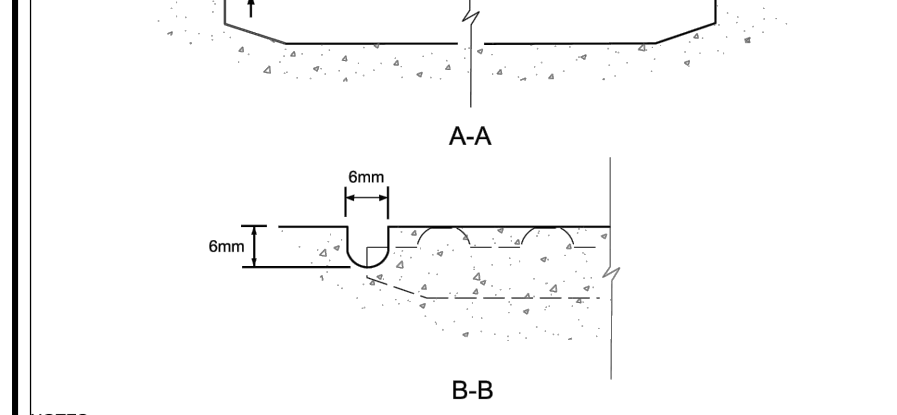


5 UNIT PAVING

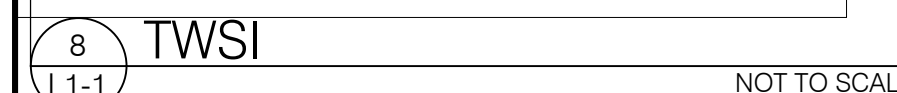
PLAN



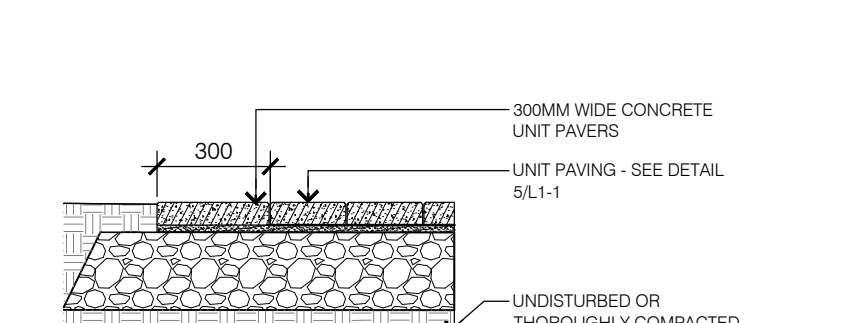
8 TWSI



9 DECORATIVE METAL FENCE

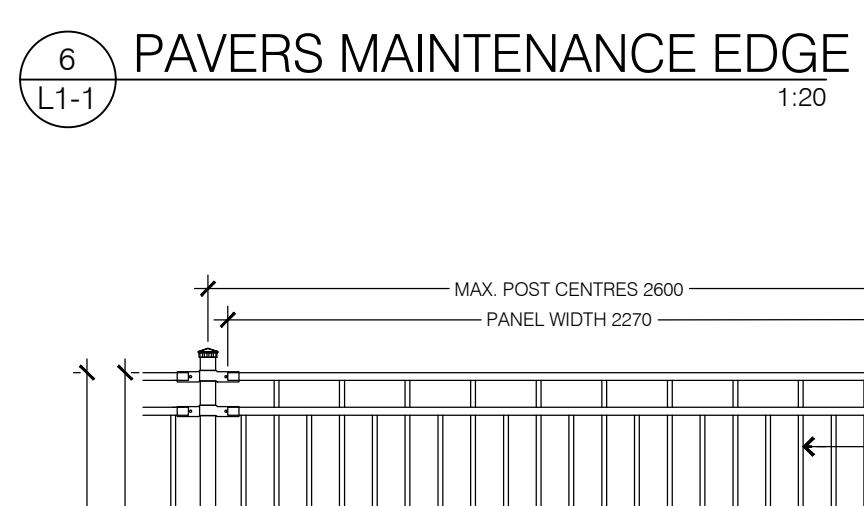


6 PAVERS MAINTENANCE EDGE

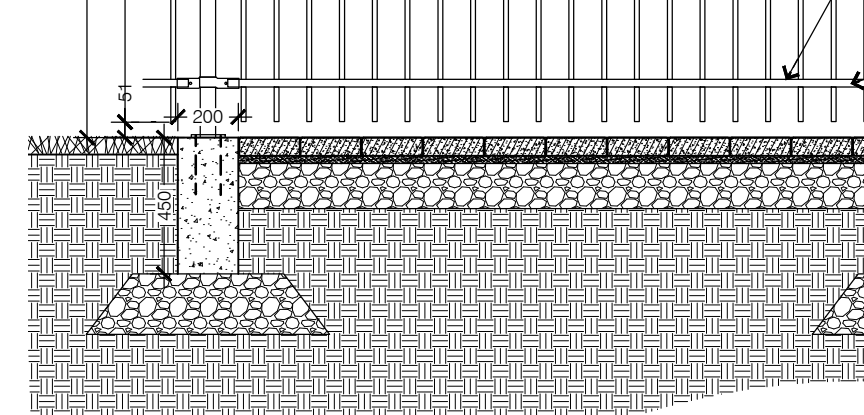


7 BIKE RACK

SECTION



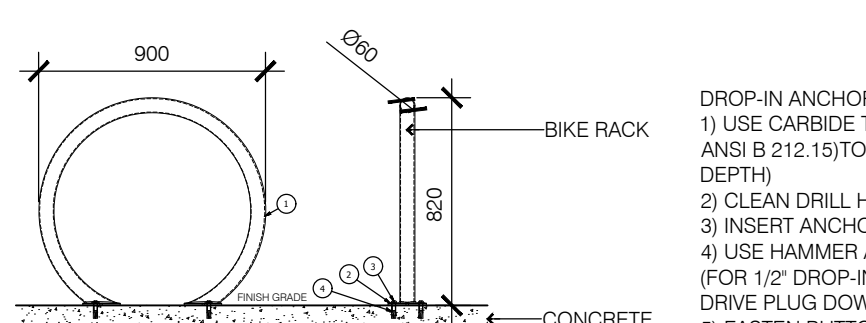
10 WOOD PRIVACY FENCE



11 PARKING BARRIER CURB

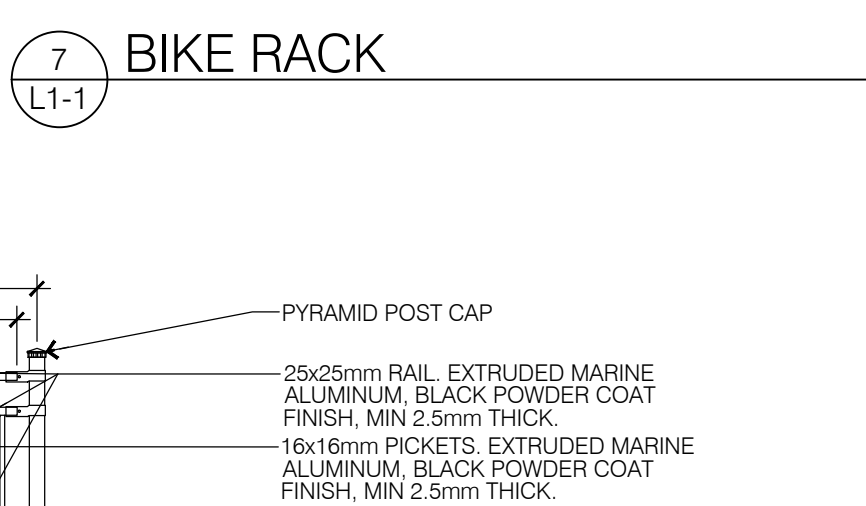


2 DECIDUOUS TREE PLANTING

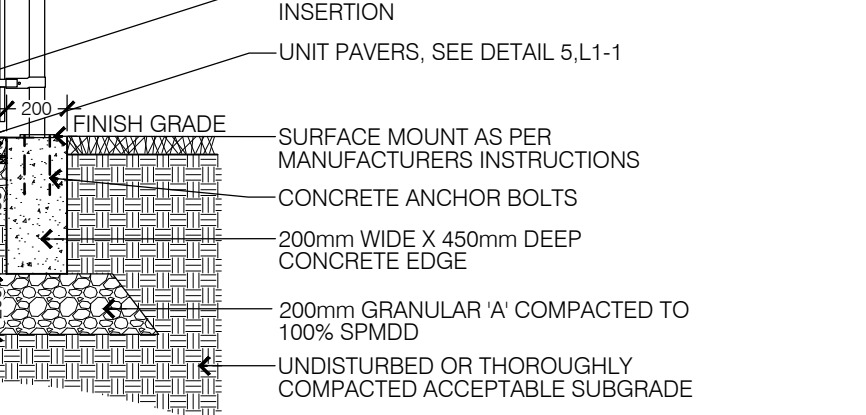


3 PERENNIAL PLANTING

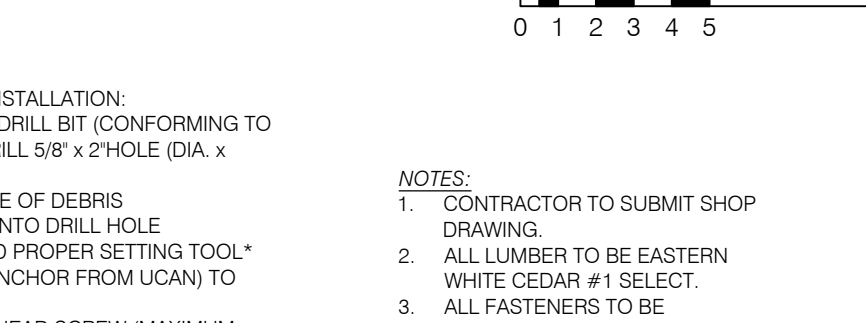
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4 SHRUB PLANTING

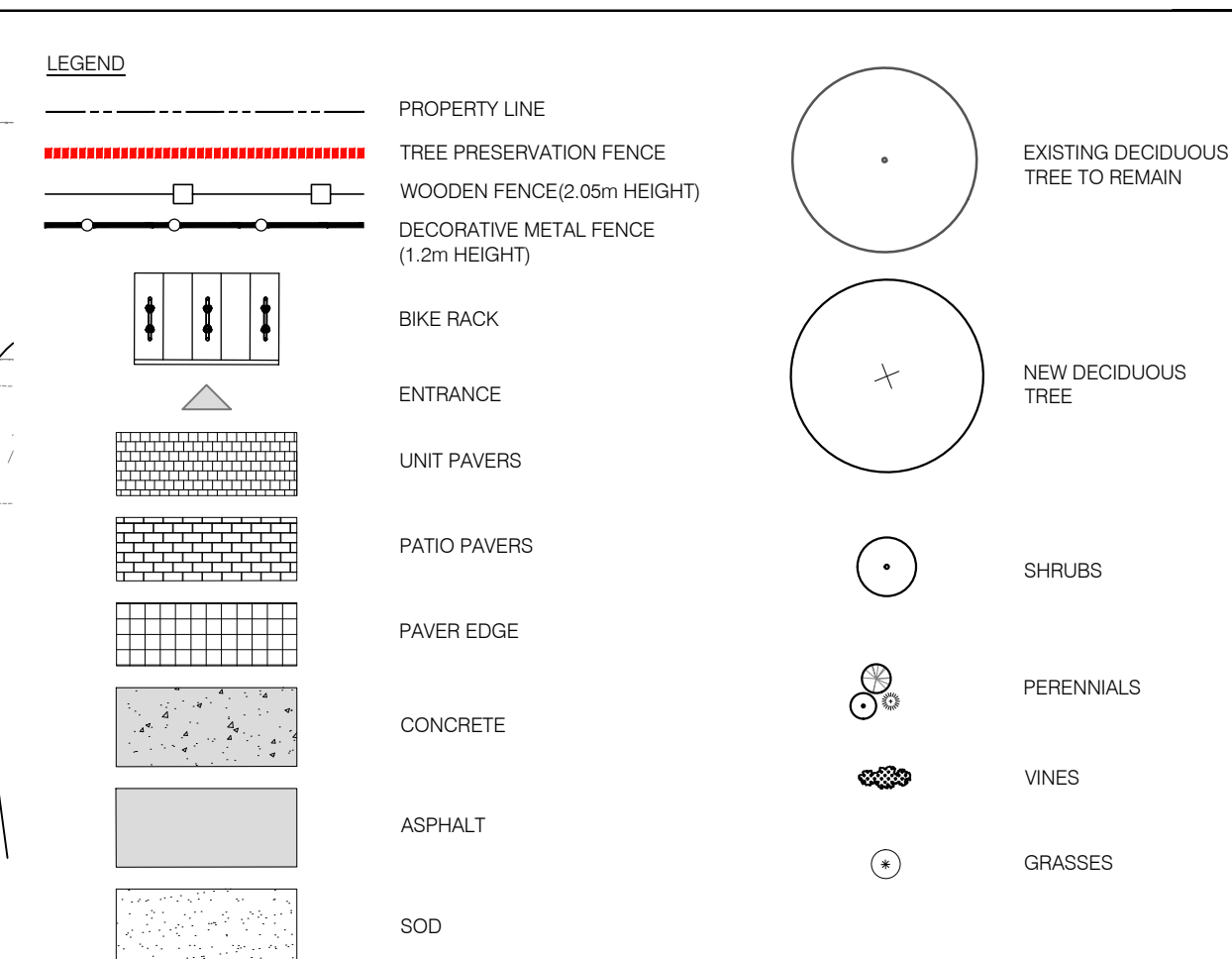
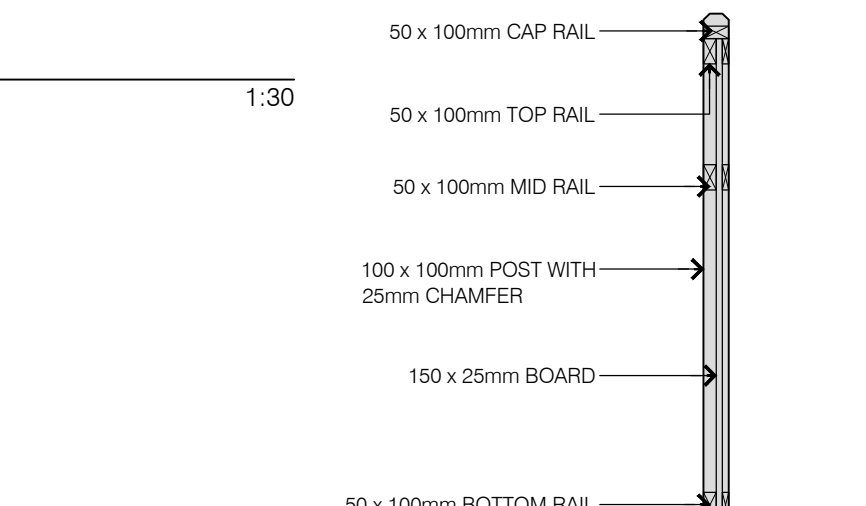


10 WOOD PRIVACY FENCE

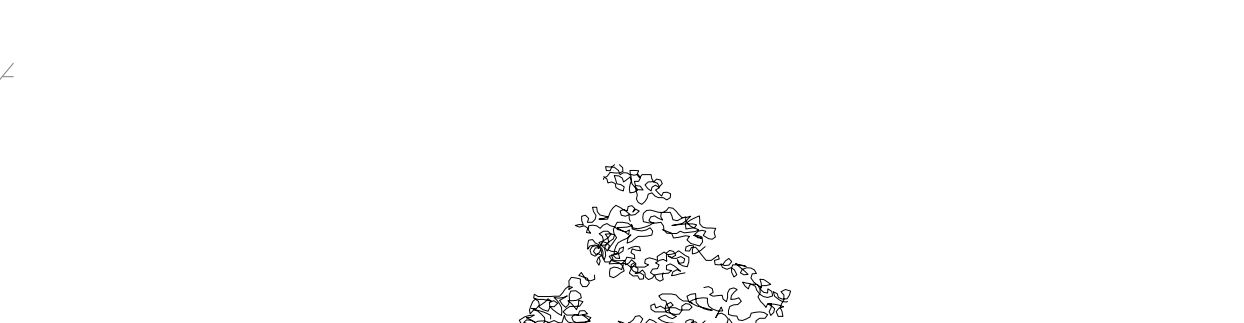


11 PARKING BARRIER CURB

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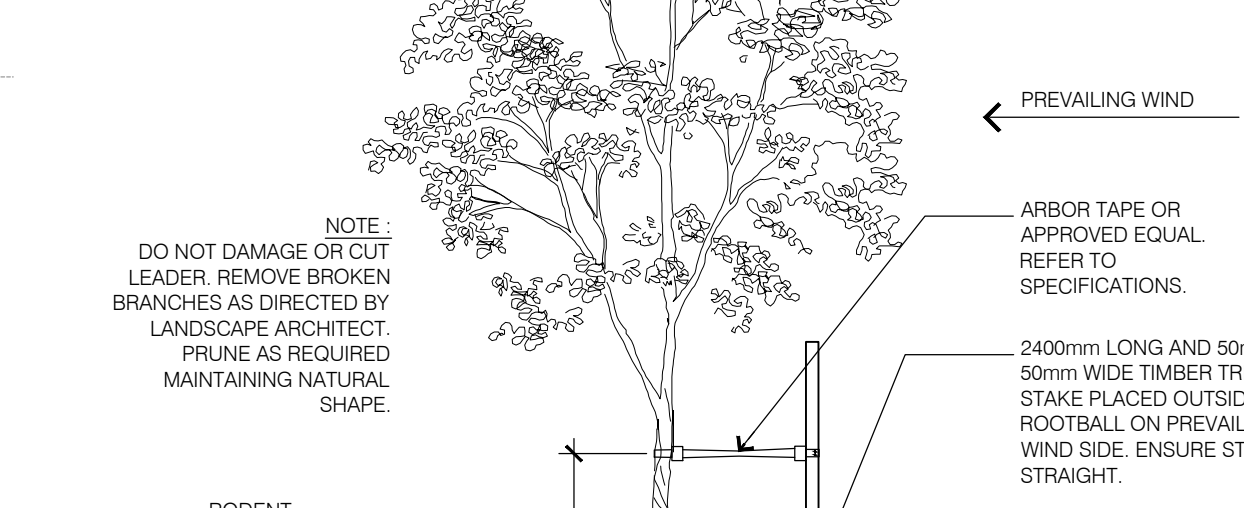


2 DECIDUOUS TREE PLANTING



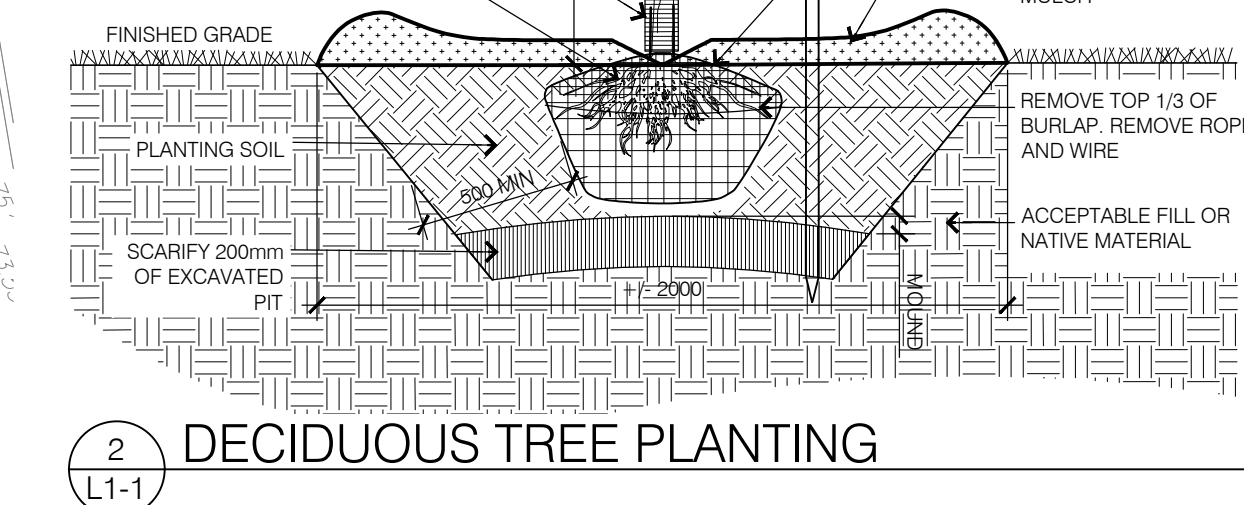
3 PERENNIAL PLANTING

1:30



4 SHRUB PLANTING

1:30



PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
DECIDUOUS TREES					
AR	2	Acer rubrum autumn flame	Freeman Maple	50mm CAL	W.B.
CO	2	Celtis occidentalis	Hackberry	50mm	W.B.
OM	2	Quercus macrocarpa	Burr Oak	50mm	W.B.
SHRUBS					
Ha	33	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2 gal	Potted
Sm	4	Syringa meyeri	Dwarf Korean Lilac	7 gal	Potted
Tc	3	Taxus cuspidata 'Emerald Spreader'	Emerald Spreader Yew	2 gal	Potted
VINES					
cs	6	Celastrus scandens 'Autumn Revolution'	American Bittersweet	1 gal	Potted
pq	30	Parthenocissus quinquefolia	Virginia Creeper	1 gal	Potted
PERENNIALS					
ab	88	Agastache x 'Beetleicious Pink'	Pink Hyssop	1 gal	Potted
ac	48	Asarum canadense	Wild Ginger	9cm	Potted
ep	20	Echinacea purpurea	Purple Coneflower	1 gal	Potted
h	8	Hosta 'Big Daddy'	Blue Hosta	1 gal	Potted
GRASSES					
ca	10	Calamagrostis acutiflora Karl Foerster	Karl Foerster Grass	1 gal	Potted
fg	10	Festuca glauca	Blue Fescue	1 gal	Potted
sa	28	Sesleria autumnalis	Autumn Moor Grass	1 gal	Potted



KEY MAP, NTS

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7 2023-06-14 ISSUED FOR SPA

6 2023-05-23 ISSUED FOR SPA

5 2022-12-21 ISSUED FOR SPA

4 2022-03-18 ISSUED FOR SPA

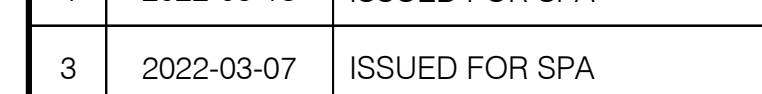
3 2022-03-07 ISSUED FOR SPA

2 2022-03-03 REVISED FOR SPA

1 2021-11-30 ISSUED FOR REVIEW

NO. DATE DESCRIPTION

SEAL: NORTH:



CONSULTANT:

PROJECT:

98 + 100 BEARBROOK LANDRIC HOUSE

98 + 100 Bearbrook Drive
Gloucester, ON, K1B 3B9

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 2021-07-26 DRAWING NO.:

SCALE: AS SHOWN

DRAWN BY: NG-RP

LA PROJECT NO. 21813-1

L1-1

#18758