

- 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:
    - 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 MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.

PROPOSED 1.8m Ht. SOLID BOARD FENCE 150mm INSIDE OF THE PROPERTY LINE (REFER TO SITE PLAN FOR DETAIL)

**TREE #2** - 706mm  
DISTANCE FROM TRUNK TO EXCAVATION: 20% OF CRZ IMPACTED BY EXCAVATION

**TREE #1** - 2075mm  
DISTANCE FROM TRUNK TO EXCAVATION: 23% OF CRZ IMPACTED BY EXCAVATION

**TREE #3** - 509mm  
DISTANCE FROM TRUNK TO EXCAVATION: 28% OF CRZ IMPACTED BY EXCAVATION

**TREE #4** - 1132mm  
DISTANCE FROM TRUNK TO EXCAVATION: 11% OF CRZ IMPACTED BY EXCAVATION

**TREE #5** - 1117mm  
DISTANCE FROM TRUNK TO EXCAVATION: 12% OF CRZ IMPACTED BY EXCAVATION

**TREE #6** - 1100mm  
DISTANCE FROM TRUNK TO EXCAVATION: 12% OF CRZ IMPACTED BY EXCAVATION

**TREE #7** - 580mm  
DISTANCE FROM TRUNK TO EXCAVATION: 32% OF CRZ IMPACTED BY EXCAVATION. OWNER OF 1659 QUEENSDALE HAS GIVEN PERMISSION TO REMOVE THIS TREE

AREAS WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES ARE TO BE EXCAVATED USING A HYDRO-VAC



KEY PLAN N.T.S.

**1 TREE CONSERVATION REPORT & LANDSCAPE PLAN**  
L1 SCALE: 1:100

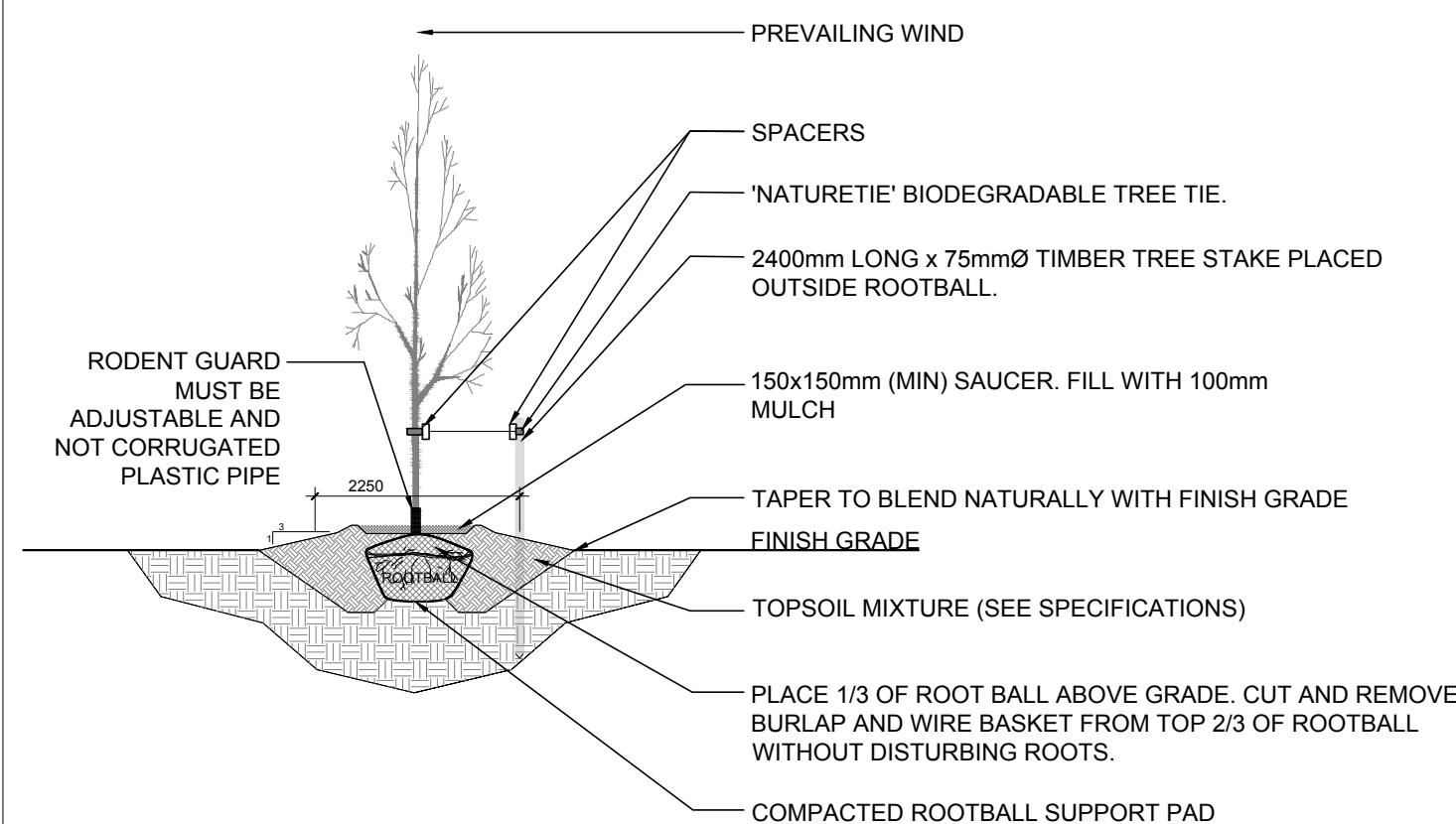
**EXISTING TREE LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	Quercus rubra	Red Oak	450mm DBH	GOOD	To remain	1659 Queensdale	24% of crz to be excavated
2	1	Acer negundo	Manitoba Maple	150mm DBH	GOOD	To remain	1659 Queensdale	Growing into fence
3	1	Acer negundo	Manitoba Maple	200mm DBH	GOOD	To be removed	1659 Queensdale	Growing into fence
4	1	Acer negundo	Manitoba Maple	200mm DBH	GOOD	To remain	1659 Queensdale	Growing into fence
5	1	Acer negundo	Manitoba Maple	200mm DBH	GOOD	To remain	1659 Queensdale	Growing into fence
6	1	Acer negundo	Manitoba Maple	200mm DBH	GOOD	To remain	1659 Queensdale	Growing into fence
7	1	Acer negundo	Manitoba Maple	300, 150mm DBH	GOOD	To be removed	1659 Queensdale	Owner has given permission for removal
8	1	Acer negundo	Manitoba Maple	250-300mm DBH	GOOD	To remain	City of Ottawa	0% of crz to be excavated

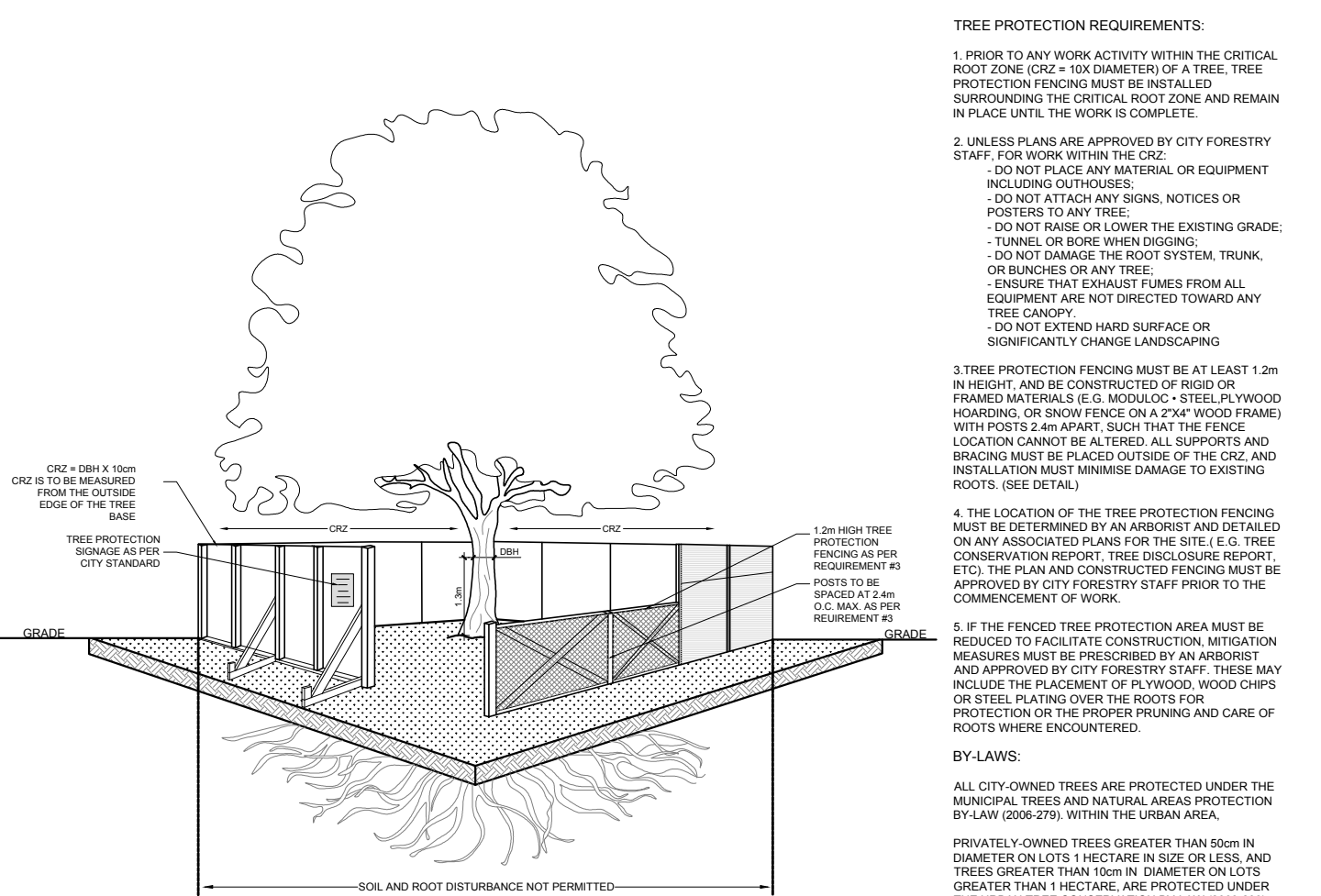
**PROPOSED PLANT LIST**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
HA	1	Crataegus crus-galli var inermis	Thornless Cockspur Hawthorn	50mm cal.	B&B	Single leader
JL	2	Syringa reticulata	Japanese Tree Lilac	50mm cal.	B&B	Single leader
*SB	3	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	Single leader
*SF	3	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	Single leader
<b>SHRUBS</b>						
FS	21	Sorbaria sorbifolia 'Sem'	Sem False Spirea	600mm ht.	Potted	1000mm o.c.
<b>ORNAMENTAL GRASSES</b>						
KF	59	Calamagrostis 'Karl Foerster'	Feather Reed Grass	250mm pot.	Potted	Space 800mm o.c.
OD	74	Calamagrostis 'Overdam'	Overdam Grass	250mm pot.	Potted	Space 800mm o.c.

\* INDICATES NATIVE TO ONTARIO. ALL PLANT MATERIAL IS PROPOSED ON PRIVATE PROPERTY



**2 PROPOSED DECIDUOUS TREE**  
L1 SCALE: NTS



**3 TREE PROTECTION FENCE**  
L1 SCALE: NTS

**V.I.P. CONSTRUCTION & ENGINEERING**

CONSULTANTS  
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**ARCHITECT.**  
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**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- REQUIRED SOIL VOLUME (20m3)
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS / ORNAMENTAL GRASSES
- PROPOSED SOD
- PROPOSED TIMBER TECH TERRACE
- PROPOSED PRECAST CONCRETE PAVERS
- PROPOSED PERMEABLE PAVERS
- PROPOSED 1.8m Ht. WOOD BOARD FENCE (REFER TO SITE PLAN FOR DETAIL)

**40 YEAR CANOPY CALCULATION:**

-1,302m2 site area

-9 small trees proposed

=56m2 canopy cover =4.3% canopy cover

\*Small trees calculated at 7m2. We can only plant small trees due to overhead wires.

7	REVISED PER CITY COMMENTS	03/13/2025	ML	JL
6	REVISED PER CITY COMMENTS	01/16/2025	ML	JL
5	REVISED PER NEW SITE PLAN	11/15/2024	ML	JL
4	SERVICES SHOWN IN RED	09/06/2024	ML	JL
3	REVISED PER NEW SITE PLAN	08/07/2024	ML	JL
2	REVISED PER CITY COMMENTS	07/30/2024	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	05/07/2024	ML	JL
No.	Issue	Date	DR	CK

**JAMES B. LENNOX & ASSOCIATES INC.**  
**LANDSCAPE ARCHITECTS**  
3332 CARLING AVE OTTAWA, ONTARIO K2J 5A8  
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PROJECT  
2928 BANK STREET APARTMENT  
2928 BANK STREET, OTTAWA ON

DRAWING  
TREE CONSERVATION REPORT AND  
LANDSCAPE PLAN

SCALE  
AS SHOWN

START DATE  
FEBRUARY, 2024

PROJECT NO.  
24MIS2410

DRAWING NO.

PROJECT NORTH

**L.1**

PLOT SIZE ARCH-D