

BOULEVARD

LANDSCAPE PLAN

SCALE 1:250

40 YEAR CANOPY CALCULATION:

-5,729 m2 site area

BUILDING - E

4 STORY CONDOMINIUM BUILDING

-27 small trees proposed (7m2 ea)

=333m2 canopy cover =3.3% canopy cover

*Small trees calculated at 3m.

Tree planting opportunities are limited on site due to the presence of overhead wires on **Brian Coburn Boulevard and an easement at** the read and side yard.

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:

Building Foundations 7.5m Sidewalks 1.5m Public Streets 2.5m

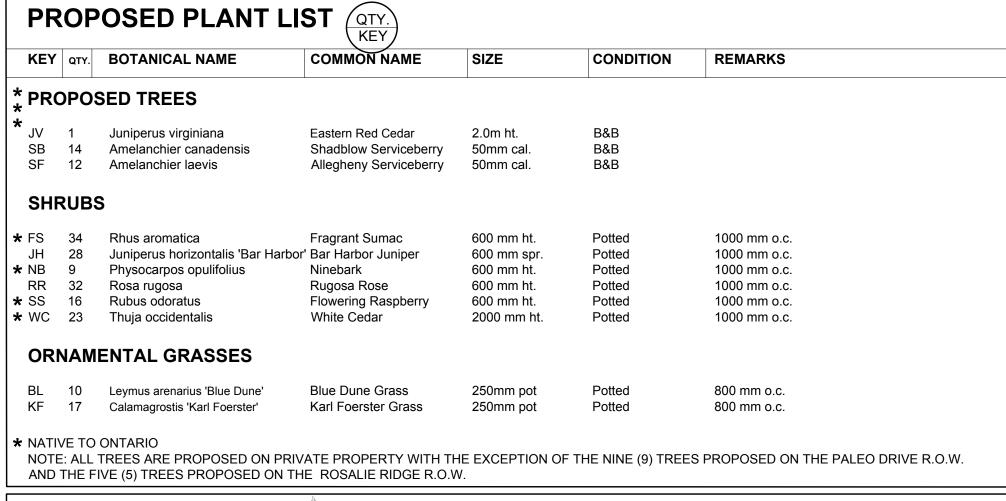
Underground Infrastructure 1.5m 10. All trees within 1m of underground utility trenches are to be excavated by

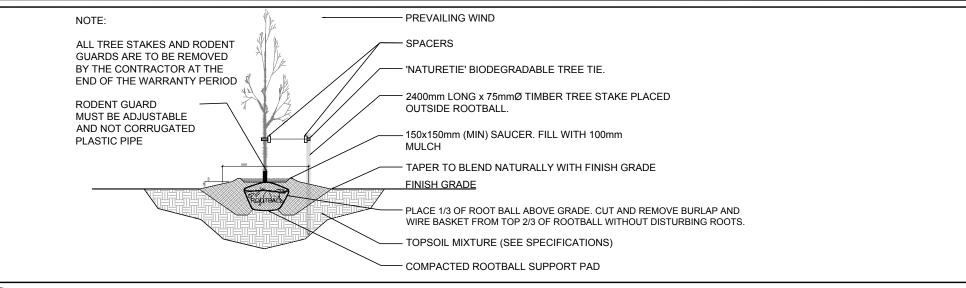
11. Remove all protective wrapping from tree trunks after installation.

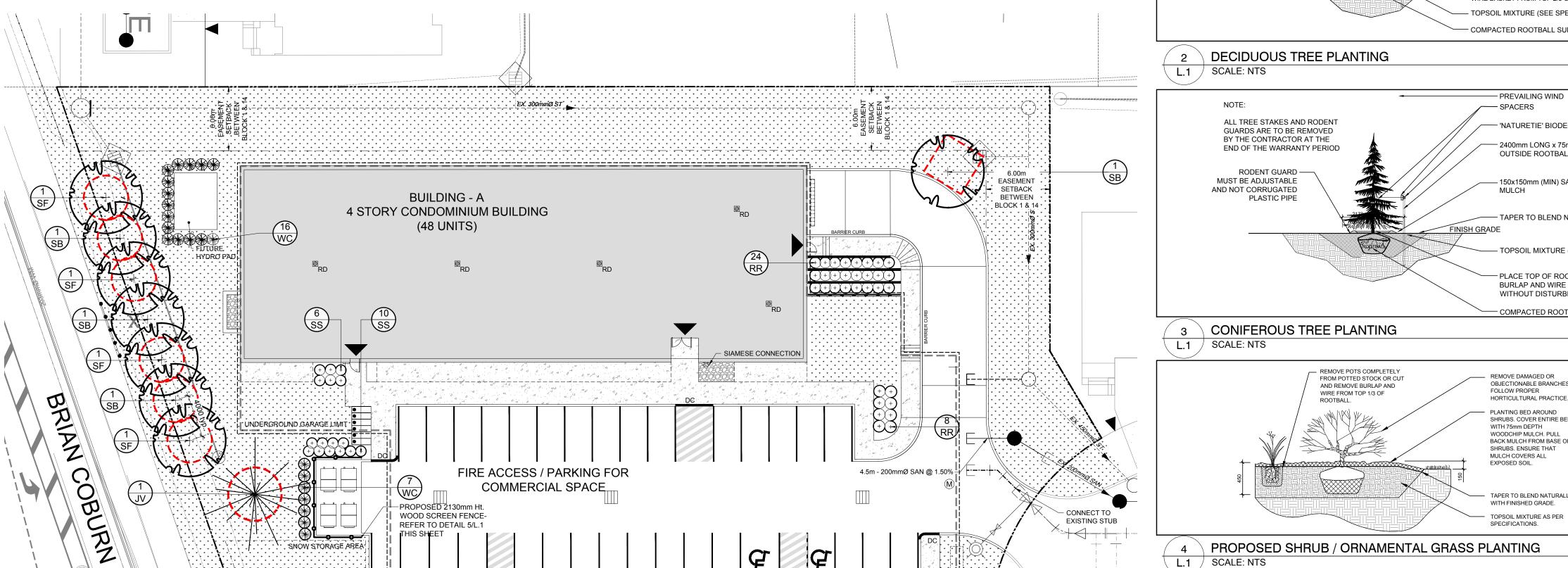
12. Staking of trees shall only be performed if necessary. 13. Ensure that mulch is pulled back a min. distance of 75mm from base of

14. The site is underlain by marine clay. The test results of the native upper brown and lower grey clay of the marine clay deposit

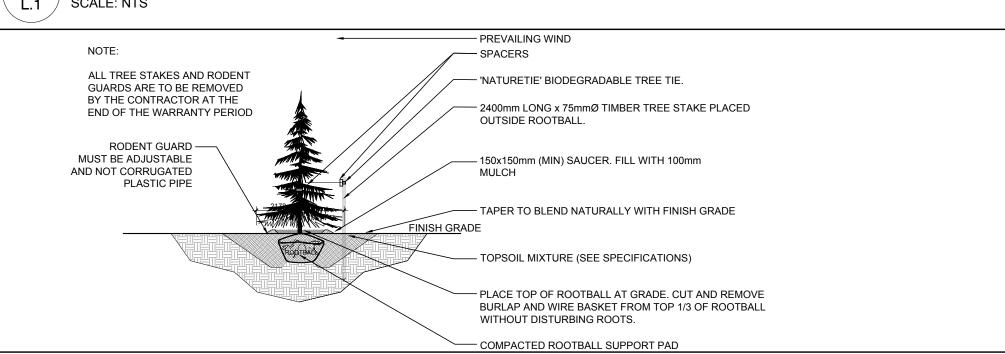
was compared with the document titled, Tree Planting in Sensitive Marine Clay Soils – 2017 City of Ottawa Guidelines (2017 Guidelines) and indicate the upper brown clay and the lower grey clay have a low/medium potential for soil volume change. For soils that have a low/medium potential for soil volume change, the 2017 Guidelines indicate that the tree to foundation setback distance and tree planting restrictions should be in accordance with the 2017 guidelines. The L.1 drawing has been prepared in conjunction with the Geotechnical Report prepared by EXP Services Inc. December 8th, 2023.







SIAMESE CONNECTION

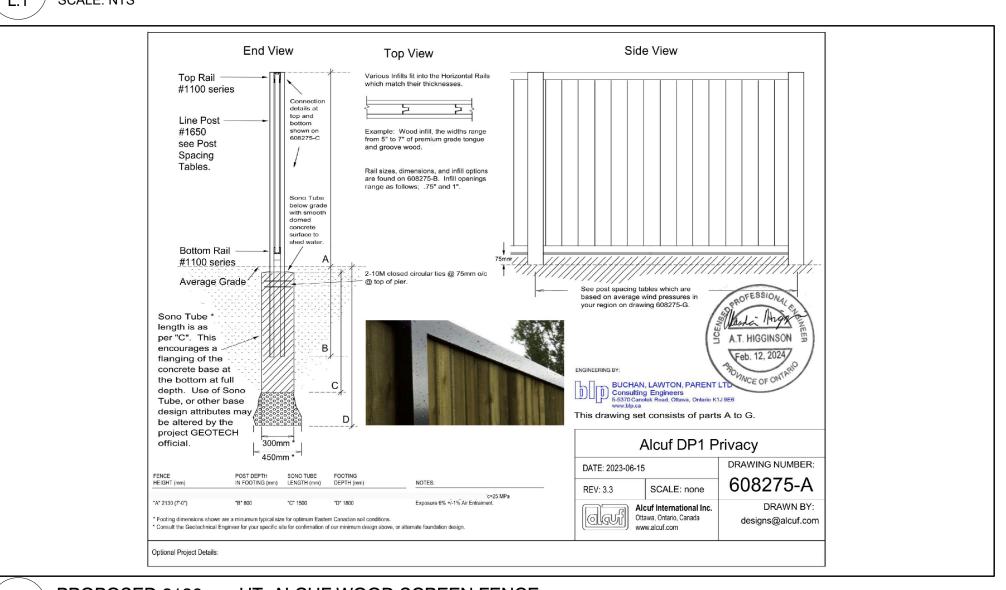


OBJECTIONABLE BRANCHES. HORTICULTURAL PRACTICE. SHRUBS. COVER ENTIRE BED BACK MULCH FROM BASE OF TAPER TO BLEND NATURALLY

4 PROPOSED SHRUB / ORNAMENTAL GRASS PLANTING

L.1 SCALE: NTS

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L.1 SCALE: NTS





3070, CHEMIN DES QUATRE-BOURGEOIS QUÉBEC (QC) G1W 2K4



53, BOUL. SAINT-RAYMOND, GATINEAU, QC J8Y 1R8



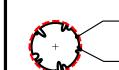
ENGINEERS / PLANNER

ENGINEERS · ARCHITECTS · PLANNERS

1565 CARLING AVENUE, SUITE 700, OTTAWA, ON K1Z 8R1



1331 CLYDE AVENUE, SUITE 400, OTTAWA, ON K2C 3G4



 40 YEAR CANOPY PROJECTION PROPOSED DECIDUOUS TREE - REQUIRED SOIL VOLUME (25m3)



— 40 YEAR CANOPY PROJECTION PROPOSED CONIFEROUS TREE - REQUIRED SOIL VOLUME (30m3)



PROPOSED SHRUBS / ORNAMENTAL



PROPOSED SOD



PROPOSED RIVERSTONE

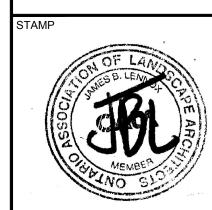
	6	REVISED PER CITY COMMENTS	02/14/2025	ML	JL
	5	REVISED PER CITY COMMENTS	03/04/2024	ML	JL
	4	NOTE REVISED RE: TREE PLANTING	03/04/2024	ML	JL
	3	REVISED PER CITY COMMENTS	03/01/2024	ML	JL
	2	REVISED PER CITY COMMENTS	02/26/2024	ML	JL
	1	ISSUED FOR SITE PLAN CONTROL	12/15/2023	ML	JL
ı	Nο	Issue	Date	DR	СК

JAMES B. LENNOX & ASSOCIATES INC. **ARCHITECTS** LANDSCAPE 3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8 Tel. (613) 722-5168 Fax. 1(866) 343-3942

NAVAN ROAD DEVELOPMENT- BUILDINGS "A"

NAVAN ROAD, ORLEANS ON

LANDSCAPE PLAN

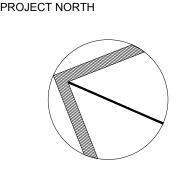


SCALE AS SHOWN TART DATE NOVEMBER 2023

ROJECT NO.

24MIS2406

DRAWING NO.



LOT SIZE ARCH-D