

CLIENT

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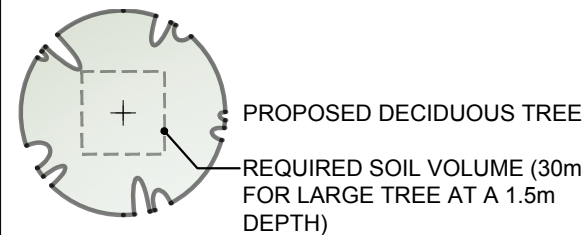
EXP SERVICES INC.

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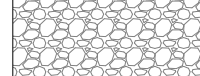
SURVEYORS:

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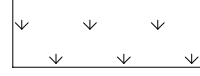
LEGEND



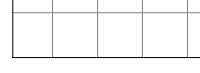
PROPOSED RIVERSTONE



PROPOSED SOD



PROPOSED HEATED SIDEWALK



PROPOSED GRAVEL DRIVEWAY



PROPOSED 7 RING BIKE RACK FOR 10 BIKES

1	ISSUED FOR SITE PLAN CONTROL	11/19/2024	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

PROPOSED 4-STORY LOW RISE APARTMENT BUILDING

116-118 CARRUTHERS AVENUE, OTTAWA ON

DRAWING

LANDSCAPE PLAN

STAMP



SCALE

AS SHOWN

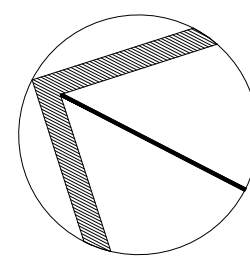
START DATE

JULY 2024

PROJECT NO.

24MIS2444

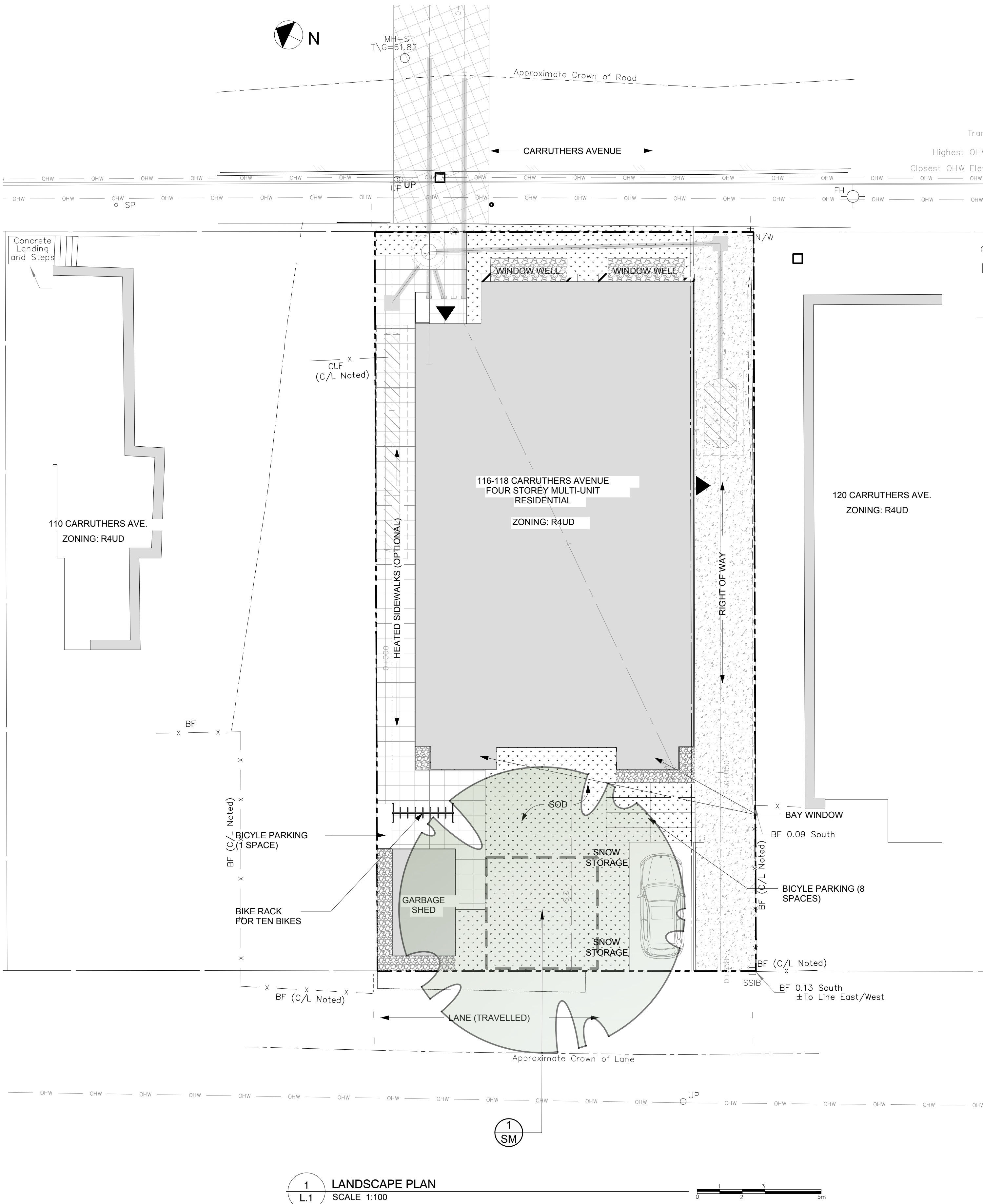
PROJECT NORTH



DRAWING NO.

L.1

PLOT SIZE ARCH-D



1 LANDSCAPE PLAN
L.1 SCALE: 1:100

PROPOSED PLANT LIST

QTY.
KEY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	NATIVE SPECIES
SM	1	Acer saccharum	Sugar Maple	50mm cal.	B&B		YES

NOTE: TREE IS PROPOSED ON PRIVATE PROPERTY



KEY PLAN: 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 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 MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.

40 YEAR CANOPY CALCULATION:

-456m2 site area

-1 Large deciduous tree proposed (154m2 ea.)

=154m2 canopy cover =33.8% canopy cover

*Large deciduous tree calculated at 14m spread

NOTE:

ALL TREE STAKES AND RODENT GUARDS ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD.

RODENT GUARD MUST BE ADJUSTABLE AND NOT CORRUGATED PLASTIC PIPE

PREVAILING WIND

SPACERS

'NATURETIE' BIODEGRADABLE TREE TIE.

2400mm LONG x 75mmØ TIMBER TREE STAKE PLACED OUTSIDE ROOTBALL.

150x150mm (MIN) SAUCER, FILL WITH 100mm MULCH

TAPER TO BLEND NATURALLY WITH FINISH GRADE

FINISH 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

TOPSOIL MIXTURE (SEE SPECIFICATIONS)

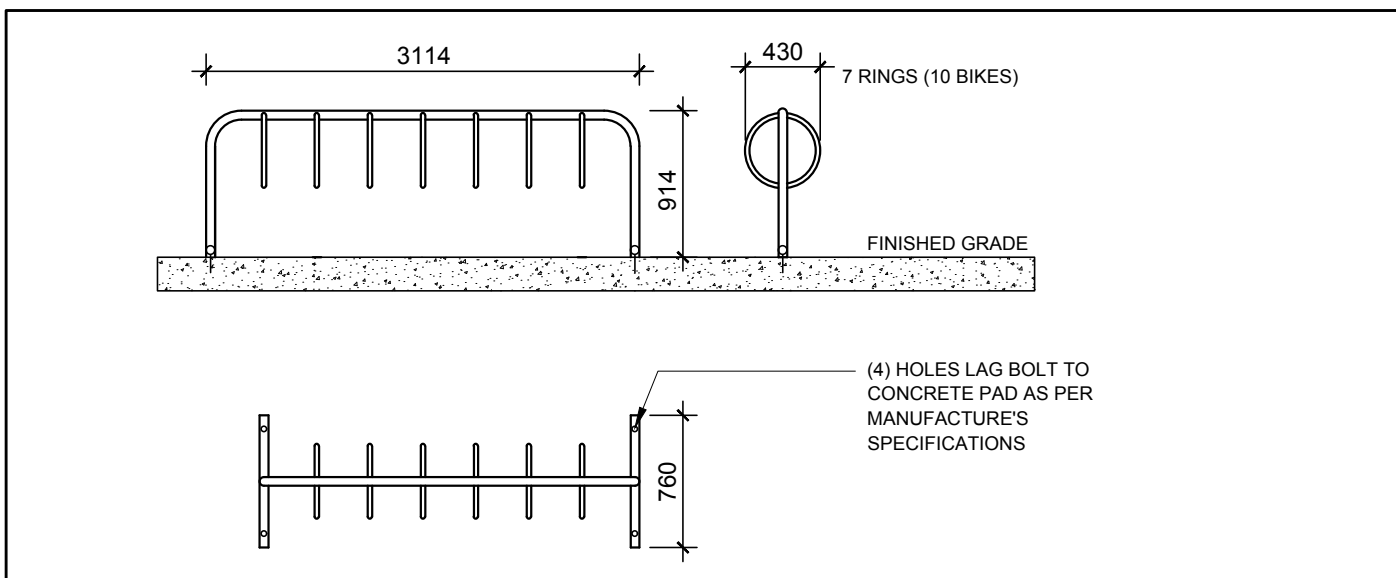
COMPACTED ROOTBALL SUPPORT PAD

2

DECIDUOUS TREE PLANTING

L.1

SCALE: NTS



3

SEVEN RING BIKE RACK FOR TEN BIKES

L.1

SCALE: NTS