



HOLLOWAY LODGING

1354-1376 CARLING COMPLEX

LIST OF DRAWINGS

LANDSCAPE ARCHITECTURE

- AM01 TREE PRESERVATION PLAN
- AM02 TREE PRESERVATION DETAILS AND NOTES
- AM03 OVERALL LANDSCAPE PLAN
- AM04 LANDSCAPE PLAN - NORTHERN AREA
- AM05 LANDSCAPE PLAN - SOUTHERN AREA
- AM06 LANDSCAPE NOTES
- AM07 LANDSCAPE DETAILS
- AM08 LANDSCAPE DETAILS

2021.12.16

PROJET NUMBER: 159101112-200-AM

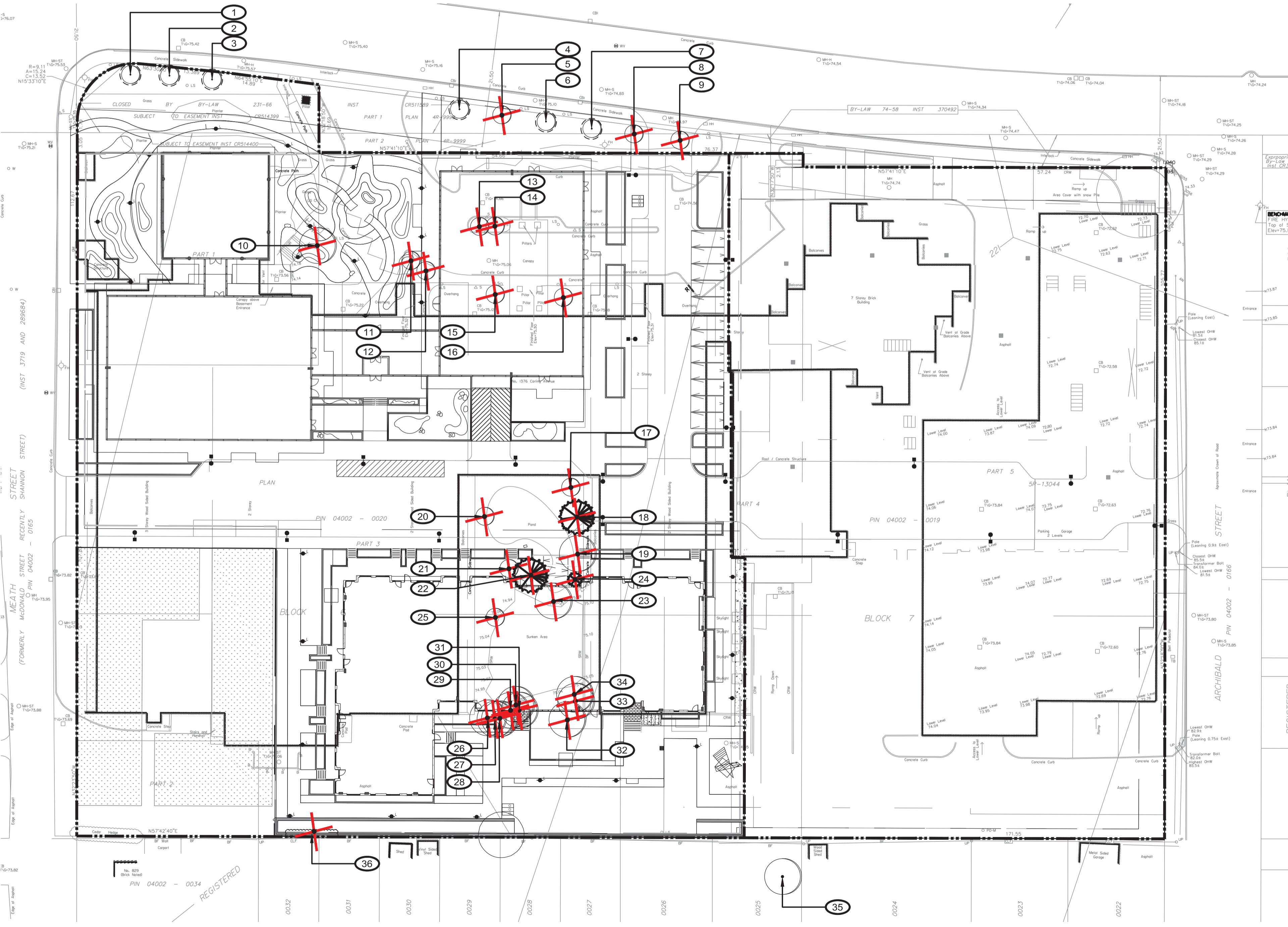
City's Application Number: D07-12-21-0092
Plan Number: 18501

EXISTING VEGETATION SCHEDULE

TREE ASSESSMENT CONDUCTED: June 16, 2021

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	HEALTH/CONDITION	REMARKS AND RECOMMENDATIONS	REASON FOR REMOVAL
1	Gleditsia triacanthos	Honey Locust	10	Private	Good	Street tree. Minor wounds on the trunk. TO BE PROTECTED.	
2	Gleditsia triacanthos	Honey Locust	13	Private	Good	Street tree. TO BE PROTECTED.	
3	Gleditsia triacanthos	Honey Locust	13	Private	Good	Street tree. TO BE PROTECTED.	
4	Gleditsia triacanthos	Honey Locust	12	City	Good	Street tree. TO BE PROTECTED.	
5	Gleditsia triacanthos	Honey Locust	12	City	Good	Street tree. Some dead branches. TO BE REMOVED.	Conflict with proposed structure
6	Gleditsia triacanthos	Honey Locust	12	City	Good	Street tree. Some dead branches. TO BE PROTECTED.	
7	Gleditsia triacanthos	Honey Locust	12	City	Good	Street tree. Some dead branches. TO BE PROTECTED.	
8	Gleditsia triacanthos	Honey Locust	12	City	Good	Street tree. Some dead branches. TO BE REMOVED.	New road construction.
9	Gleditsia triacanthos	Honey Locust	11	City	Good	Street tree. Some dead branches. TO BE REMOVED.	New road construction.
10	Ulmus pumila	Siberian Elm	88	Private	Fair	Non-native tree. Lots of dead branches. Large wounds on the trunk discharging sap. Possibly diseased. TO BE REMOVED.	Construction of proposed 20-storey building.
11	Tilia cordata	Little-Leaf Linden	16	Private	Good	TO BE REMOVED.	Construction of proposed 22-storey building.
12	Tilia cordata	Little-Leaf Linden	16	Private	Good	TO BE REMOVED.	Construction of proposed 22-storey building.
13	Tilia cordata	Little-Leaf Linden	20	Private	Fair / Poor	Lots of dead branches. Planted in drive aisle with little soil volume and crowded. TO BE REMOVED.	Construction of proposed 22-storey building.
14	Tilia cordata	Little-Leaf Linden	16	Private	Good	TO BE REMOVED.	Construction of proposed 22-storey building.
15	Acer ginnala	Amur Maple	2@6.7, 9.1, 4.6, 7.8	Private	Good	Non-native tree. Multi-trunk (5). TO BE REMOVED.	Construction of proposed 22-storey building.
16	Acer ginnala	Amur Maple	10	Private	Good	Non-native tree. Multi-trunk (5). TO BE REMOVED.	Construction of proposed 22-storey building.
17	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	4, 2@5.7	Private	Good	Tree location for reference only. TO BE REMOVED.	New road construction.
18	Larix laricina	Tamarack	28	Private	Good	TO BE REMOVED.	New road construction.
19	Acer negundo	Manitoba Maple	46	Private	Good/Fair	Some dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
20	Fraxinus americana	White ash	16, 14	Private	Poor / Dead	Tree location for reference only. Multi-trunk (2). Tree has only a few live branches remaining, but is otherwise dead. TO BE REMOVED.	New road construction.

21	Acer palmatum	Japanese Maple	13, 23	Private	Poor	Non-native. Multi-trunk (2). Lots of dead branches. Large wounds on the trunk. One dead trunk. Tree is at the end of its lifespan. TO BE REMOVED.	Construction of proposed 8-storey building.
22	Pinus resinosa	Common Pine	25	Private	Fair	Lots of dead branches. Stunted growth and structure because of lack of light. TO BE REMOVED.	Construction of proposed 8-storey building.
23	Acer ginnala	Amur Maple	2@ 19	Private	Poor	Non-native. Multi-trunk (2). Lots of dead branches. Very large cavity on the trunk. TO BE REMOVED.	Construction of proposed 8-storey building.
24	Thuja occidentalis	Eastern White Cedar	9, 14	Private	Poor	Tree location for reference only. Poor structure and stunted growth due to lack of light. TO BE REMOVED.	Construction of proposed 8-storey building.
25	Ulmus pumila	Siberian Elm	12, 15, 18	Private	Good / Fair	Non-native. Multi-trunk (3). Some dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
26	Cercidiphyllum japonica	Katsura Tree	15, 24	Private	Fair / Poor	Non-native. Multi-trunk (2). Lots of dead branches. One dead trunk. TO BE REMOVED.	Construction of proposed 8-storey building.
27	Cercidiphyllum japonica	Katsura Tree	15, 26	Private	Fair / Poor	Non-native. Multi-trunk (2). Lots of dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
28	Cercidiphyllum japonica	Katsura Tree	18	Private	Fair / Poor	Non-native. Lots of dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
29	Cercidiphyllum japonica	Katsura Tree	16, 24	Private	Good / Fair	Non-native. Multi-trunk (2). Upright growth habit due to crowding. Some dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
30	Cercidiphyllum japonica	Katsura Tree	17, 27	Private	Good / Fair	Non-native. Multi-trunk (2). Upright growth habit due to crowding. Some dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
31	Cercidiphyllum japonica	Katsura Tree	28	Private	Good / Fair	Non-native. Upright growth habit due to crowding. Some dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
32	Crataegus spp.	Hawthorn	16	Private	Fair	Some dead branches. End of life span. TO BE REMOVED.	Construction of proposed 8-storey building.
33	Cercidiphyllum japonica	Katsura Tree	24, 26	Private	Fair	Non-native. Multi-trunk (2). Upright growth habit due to crowding. Some dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
34	Cercidiphyllum japonica	Katsura Tree	26, 2@30	Private	Fair	Non-native. Multi-trunk (3). Upright growth habit due to crowding. Some dead branches. TO BE REMOVED.	Construction of proposed 8-storey building.
35	Acer platanus 'Crimson King'	Crimson King Norway Maple	n/a	Adjacent	Good	Tree location for reference only. Located in lot 0025 Archibald St	
36	Acer negundo	Manitoba Maple	n/a	Private	Good	Grouping of vegetation. Saplings only. TO BE REMOVED.	New Landscape construction.



TREE PRESERVATION PLAN

Scale: 1:400



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Consultant

Notes

- REFER TO DRAWING AM04 FOR LANDSCAPE NOTES.
- REFER TO DRAWINGS AM07 AND AM08 FOR LANDSCAPE DETAILS.
- TOPOGRAPHICAL SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., DATED JANUARY 21, 2016.
- SITE PLAN PREPARED BY GIBERPHUOT ARCHITECTS, DATED DECEMBER 2021.
- ARCHITECTURAL DESIGN PREPARED BY GIBERPHUOT ARCHITECTS, DATED DECEMBER 2021.
- CIVIL DESIGN PREPARED BY MORRISON HERSHFIELD, DATED DECEMBER 2021.



Issued/Revision	By	Appd	YYYY.MM.DD
D	ISSUED FOR SITE PLAN REVIEW	S.K.	2021.12.16
C	ISSUED FOR PERMIT REVIEW COORDINATION	S.K.	2021.12.10
B	ISSUED FOR PERMIT REVIEW	S.K.	2021.10.20
A	ISSUED FOR COORDINATION	S.K.	2021.10.12

File Name: 19710112-200-AM-D_TREE PRESERVATION PLAN.DWG 2021.10.20
YYYY.MM.DD

SHED KHADRAOUI, LANDSCAPE ARCHITECT	MARIE-SOLEIL BERGERON, TECH
Prepared	Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT
Checked	Project Manager

Permit/Seal

The owner of the property
Holloway Lodging
145 HOBSONS LAKE DRIVE SUITE 106
HALIFAX, NOVA SCOTIA B3S 0H9

Client/Project Logo



Client/Project

1354-1376 CARLING COMPLEX

Ottawa, Ontario, Canada

Title

TREE PRESERVATION PLAN

City's Application No. Scale
D07-12-21-0092 1:400

Iss./Rev. Sheet Plan No.

D 1 of 8

18501-AM01



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D	ISSUED FOR SITE PLAN REVIEW	S.K.	LL	2021.12.16
C	ISSUED FOR PERMIT REV 03/COORDINATION	S.K.	LL	2021.12.10
B	ISSUED FOR PERMIT REV 02	S.K.	LL	2021.10.20
A	ISSUED FOR COORDINATION	S.K.	LL	2021.10.12

File Name: 199101112-200-AM-D_TREE PRESERVATION PLAN.DWG 2021.10.20
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Prepared	Drawn
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Ottawa, Ontario./Canada

TREE PRESERVATION DETAILS AND NOTES

City's Application No. D07-12-21-0092	Scale NONE
Iss./Rev. Sheet D	Plan No. 2 of 8

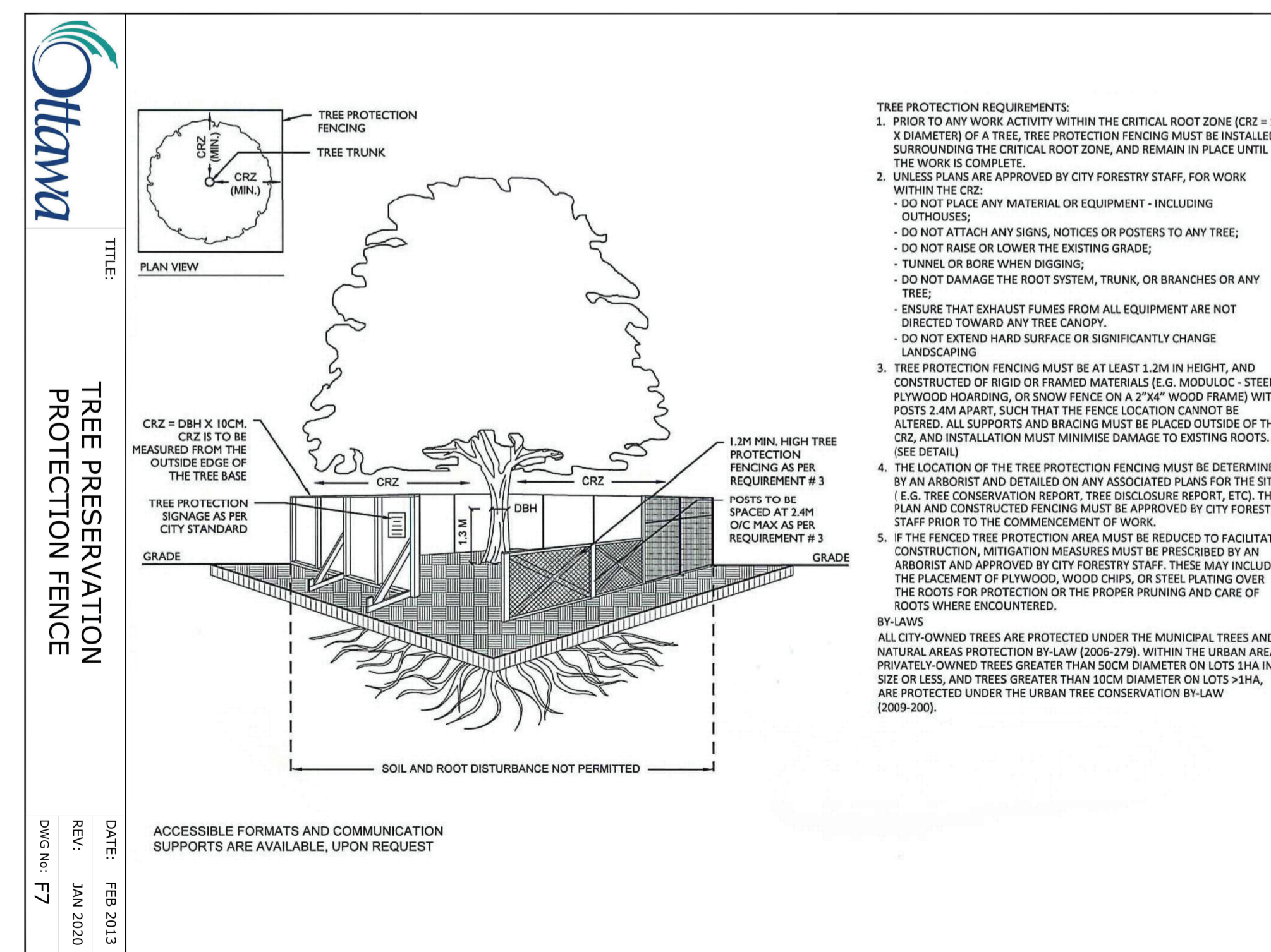
18501-AM02

TREE PRESERVATION NOTES

- NO VEGETATION SHALL BE REMOVED WITHOUT MUNICIPAL WRITTEN APPROVAL.
- LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
- NO VEGETATION REMOVAL SHALL OCCUR BETWEEN APRIL 8 AND AUGUST 28 OF ANY YEAR TO PROTECT BREEDING MIGRATORY BIRDS, AS WELL AS AT RISK BAT SPECIES. SHALL TREE REMOVAL DURING THIS PERIOD BY UNAVOIDABLE. THE CONTRACTOR IS REQUIRED TO CONDUCT A NESTING SURVEY BY A REGISTERED PROFESSIONAL AVIAN BIOLOGIST TO IDENTIFY AND ENSURE NO NESTING ACTIVITIES ARE PRESENT. TREE REMOVAL WILL BE ALLOWED WITHIN FIVE (5) DAYS OF CONDUCTING THE SURVEY.
- CONTRACTOR SHALL ENSURE THE PROTECTION OF MATURE TREES IDENTIFIED TO BE RETAINED. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM. TREE PROTECTION FENCING SHALL BE INSTALLED AS SPECIFIED.
- DURING EXCAVATION EQUIPMENT MUST BE MAINTAINED WITHIN THE CONFINES OF THE WORK AREA SO AS NOT TO DISRUPT ANY TURF OR TREE ROOTS UNNECESSARILY. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO BE RETAINED.
- CONTRACTOR SHALL ENSURE THAT NO FILL WILL BE ALLOWED TO OCCUR ON THE SURFACE ABOVE THE CRITICAL ROOT ZONE (CRZ) OF TREES.
- ALL EXCAVATED MATERIAL, INCLUDING IMPORTED MATERIAL, MUST BE REMOVED IMMEDIATELY AND NOT PLACED ON GRASS OR NEAR TREES IN ORDER TO PREVENT ROOT DAMAGE, ACCIDENTAL HITTING OF ADJACENT TREES, AND TURF DAMAGE OUTSIDE OF WORK AREA.
- CONTRACTOR SHALL MINIMIZE SOIL COMPACTION BY KEEPING OPERATION OF MACHINERY AND EQUIPMENT CONFINED TO DESIGNATED WORK AREA.
- CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
- CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
- CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONFINING THE OILING AND REFUELING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
- NO FUEL IS TO BE STORED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE AND EXHAUST FUMES FROM ALL EQUIPMENT MUST NOT BE DIRECTED TOWARDS ANY TREE'S CANOPY.
- CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
- STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY PROHIBITED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
- WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THEIR APPEARANCE. NOT MORE THAN ONE THIRD OF THE TOTAL BRANCHING SHALL BE REMOVED DURING A SINGLE OPERATION. THE SERVICES OF A CERTIFIED ARBORIST SHALL BE RETAINED FOR THIS TASK.

WORK WITHIN PROTECTED AREAS

- EXCAVATION WORK:
 - TO ENSURE THE ROOTS ARE NOT DISTURBED MORE THAN NECESSARY AND WHERE EXCAVATION WORKS ARE UNAVOIDABLE WITHIN THE CRZ OF TREES, THE FOLLOWING MITIGATION MEASURES SHALL BE USED:
 - ALL EXCAVATION WITHIN THE CRZ OF TREES SHALL BE BY HAND OR HYDRO EXCAVATION USING THE SMALLEST TOOLS. ROOT CUTTING SHALL BE MADE USING A SHARP SPADE OR KNIFE AT THE LIMIT OF DISTURBANCE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL ONLY TUNNEL OR BORE WITHIN THE CRZ, INSTEAD OF CREATING A TRENCH.
 - ANY ROOTS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITIES MUST BE COVERED WITH NATIVE TOPSOIL IMMEDIATELY, TO ENSURE THAT THE ROOTS DO NOT DRY OUT OR HAVE ANY FURTHER DAMAGE OCCUR TO THEM.
 - IN ALL THOSE INSTANCES WHERE ROOT PRUNING IS REQUIRED, THE SERVICE OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST SHALL BE RETAINED. IN ADDITION, ALL REMEDIAL WORKS MUST BE CONDUCTED BY A CERTIFIED CARE PROFESSIONAL TO ENSURE PROPER CARE IS ADMINISTERED IN ORDER TO ENABLE THE CONTINUED HEALTH OF THE TREES.
- GRADING WORK
 - WHERE RE-GRADING IS REQUIRED WITHIN THE CRZ, IT SHOULD BE PERFORMED BY HAND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



TREE PROTECTION FENCE

Scale: NONE

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Notes

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A	ISSUED FOR COORDINATION	S.K.	ILL	2021.10.12

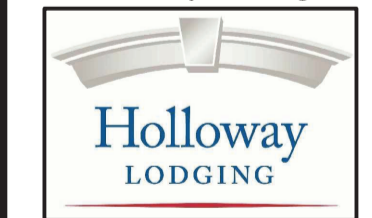
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LANDSCAPE PLAN - NORTHERN AREA

City's Application No.
D07-12-21-0092

Scale
1:200

Iss./Rev. Sheet

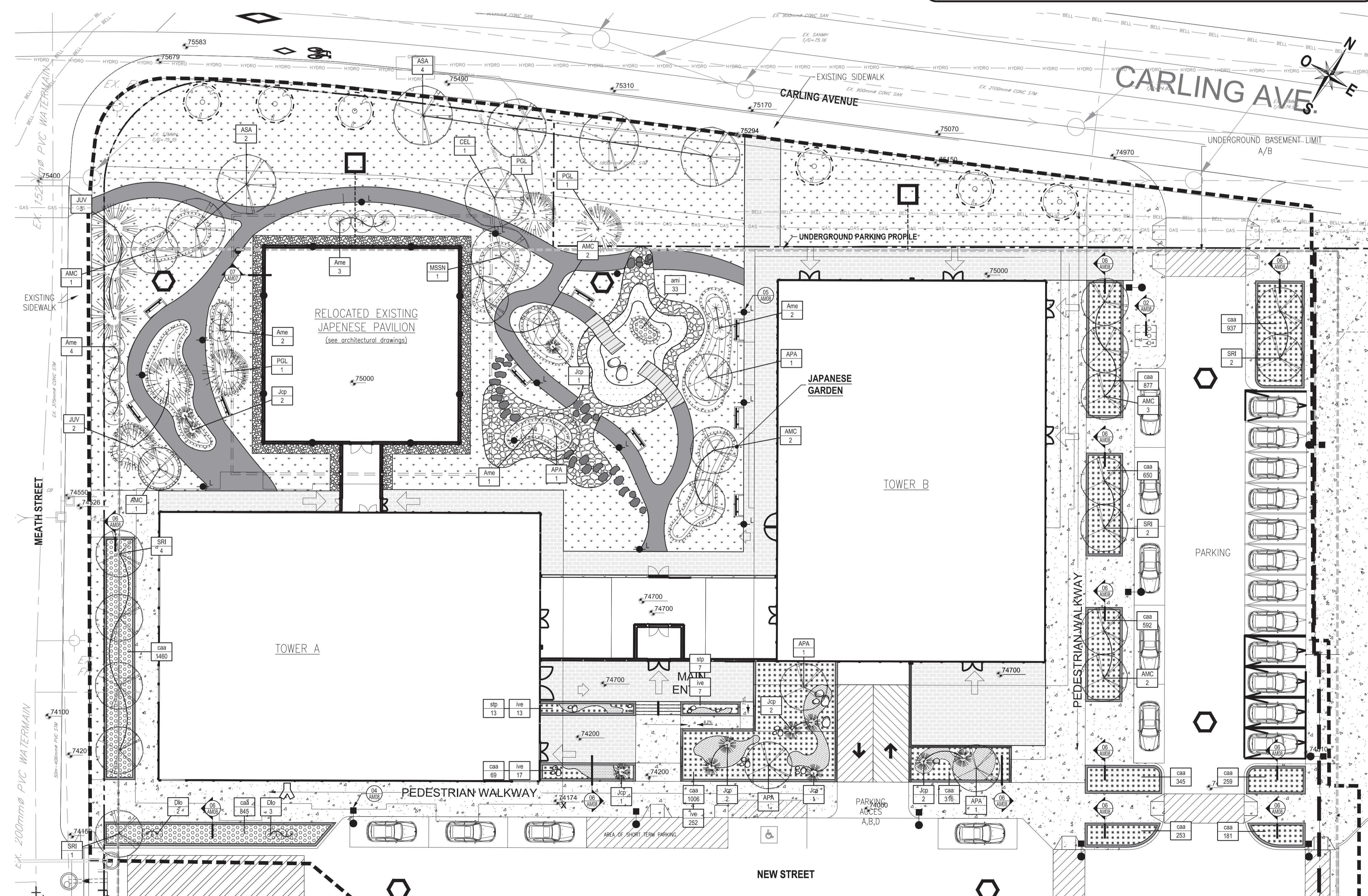
Plan No.

D 4 of 8

18501-AM04

Code	Botanical name (common name)	Size	Roots	Quantity	Status	Distance C/C
Coniferous Trees - Refer to detail 2/AM07						
JUV	Juniperus Virginiana (Eastern Red Cedar)	175-200cm	W.B	5	Native	See plan
PGL	Picea glauca (White Spruce)	175-200cm	W.B.	3	Native	See plan
Deciduous Trees - Refer to details 1/AM07 and 3/AM07						
SRI	Syringa reticulata 'Ivory Silk' (Japanese Tree Lilac)	60mm	W.B	9	Introduced	See plan
AMC	Amelanchier canadensis st. (Serviceberry)	45-50mm	W.B	11	Native	See plan
ASA	Acer saccharum 'Apollo' (Apolo Sugar Maple)	60mm	W.B	4	Native	See plan
CEL	Celtis occidentalis (Common Hackberry)	60mm	W.B	1	Native	See plan
APA	Acer palmatum 'Emperor one' (Japanese Maple)	45-50mm	W.B	5	Introduced	See plan
MSSN	Malus 'Spring Snow' (Spring Snow Crabapple)	45-50mm	W.B	1	Introduced	See plan
Coniferous Shrubs - Refer to details 4/AM07 and 6/AM07						
Jcp	Juniperus chinensis 'Pfitzeriana Compacta' (Compact Pfitzer Juniper)	60-70cm (#3)	POTTED	11	Introduced	1,50m
Deciduous shrubs - Refer to details 4/AM07 and 6/AM07						
Ame	Aronia melanocarpa (Black Chokeberry)	60-70cm (#3)	POTTED	12	Native	1,90m
Dlo	Dierilla lonicera (Northern Bush Honeysuckle)	60-70cm (#3)	POTTED	5	Native	0,90m
Perennials and Grasses - Refer to details 5 & 6 / AM07						
ami	Achillea millefolium (Common Yarrow)	#1	POTTED	33	Native	0,30m
caa	Carex aurea (Bowles' Golden Sedge)	#1	POTTED	7790	Native	0,20m
ive	Iris versicolor (Blue Flag Iris)	#1	POTTED	289	Native	0,40m
stp	Sedum telephium 'Purple Emperor' (Orpine 'Purple Emperor')	#1	POTTED	20	Introduced	0,40m

PROPOSED SYMBOL	DESCRIPTION	PROPOSED SYMBOL	DESCRIPTION
[Symbol]	WORK LIMIT	[Symbol]	DECIDUOUS TREE TO PROTECT
[Symbol]	PROPERTY LINE	[Symbol]	DECIDUOUS TREE
[Symbol]	RIGHT OF WAY LIMIT	[Symbol]	CONIFEROUS TREE
[Symbol]	TOP OF SLOPE	[Symbol]	SHRUB
[Symbol]	BOTTOM OF SLOPE	[Symbol]	PARK BENCH WITH BACKREST
[Symbol]	ORNEMANTAL FENCE	[Symbol]	DECORATIVE STONES
[Symbol]	PREFABRICATED RAILINGS	[Symbol]	STEPPING STONE
[Symbol]	WOOD FENCE	[Symbol]	LIGHT BOLLARD
[Symbol]	CONCRETE WALL	[Symbol]	LIGHTING
[Symbol]	CONCRETE	[Symbol]	BIKE RACK
[Symbol]	ASPHALT PATHWAYS	[Symbol]	SURFACE SLOPE
[Symbol]	PREFABRICATED CONCRETE PAVERS	[Symbol]	ARCHITECTURE LEVEL
[Symbol]	WOOD BRIDGE		
[Symbol]	RIVER STONE		
[Symbol]	GRAVEL		
[Symbol]	SOD		
[Symbol]	WATER		
[Symbol]	PERENNIALS AND GRASS		



LANDSCAPE PLAN - NORTHERN AREA

Scale: 1:200

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Prepared	Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT
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LANDSCAPE PLAN - SOUTHERN AREA

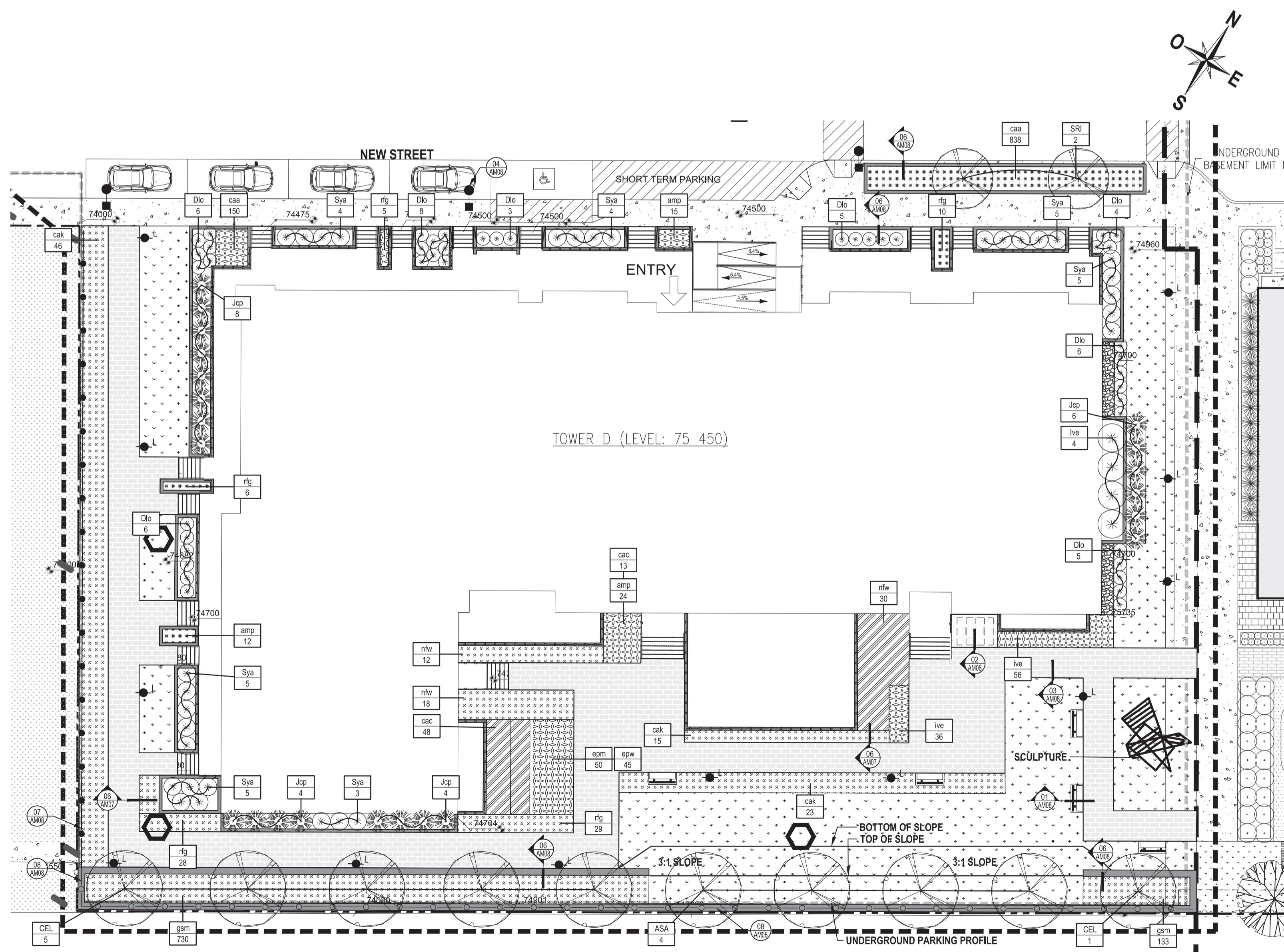
City's Application No. Scale
 D07-12-21-0092 1:200

Iss./Rev. Sheet Plan No.
 D 5 of 8

18501-AM05

PLANT LIST						
Code	Botanique name (common name)	Size	Roots	Quantity	Status	Distance C/C
Deciduous Trees - Refer to details 1/AM07 and 3/AM07						
ASA	Acer saccharum 'Apollo' (Apollo Sugar Maple)	60mm	W.B	4	Native	See plan
CEL	Celtis occidentalis (Common Hackberry)	60mm	W.B	6	Native	See plan
SRI	Syringa reticulata 'Ivory Silk' (Japanese Tree Lilac)	60mm	W.B	2	Introduced	See plan
Coniferous Trees - Refer to detail 2/AM07						
Jcp	Juniperus chinensis 'Pfitzeriana Compacta' (Compact Pfitzer Juniper)	60-70cm (#3)	POTTED	22	Introduced	1.50m
Deciduous shrubs - Refer to details 4/AM07 and 6/AM07						
Dlo	Diervilla lonicera (Northern Bush Honeysuckle)	60-70cm (#3)	POTTED	43	Native	0.90m
Ive	Ilex verticillata (Winterberry)	60-70cm (#3)	POTTED	4	Native	1.90m
Sya	Symphoricarpos 'Albus' (Common Snowberry)	60-70cm (#3)	POTTED	31	Native	1.2m
Perennials and Grasses - Refer to details 5 & 6 / AM07						
amp	Achillea millefolium 'Paprika' (Common Yarrow)	#1	POTTED	51	Native	0.45m
caa	Carex aurea (Bowles' Golden Sedge)	#1	POTTED	988	Native	0.20m
cac	Calamagrostis canadensis (Marsh Reed Grass)	#1	POTTED	61	Native	0.60m
cak	Calamagrostis acutiflora 'Karl Foerster' (Feather Reed Grass)	#1	POTTED	84	Introduced	0.9m
epm	Echinacea purpurea 'Magnus' (Coneflower)	#1	POTTED	50	Native	0.45m
epw	Echinacea purpurea 'White Swan' (Coneflower)	#1	POTTED	45	Native	0.45m
gsm	Geranium sanguineum (Bloody Cranesbill)	#1	POTTED	863	Native	0.30m
nfw	Nepeta faassenii 'Walker's Low' (Catmint)	#1	POTTED	60	Introduced	0.80m
ive	Iris versicolor (Blue Flag Iris)	#1	POTTED	36	Native	0.40m
rfg	Rudbeckia fulgida 'Goldstrum' (Black-Eyed Susan)	#1	POTTED	100	Native	0.50m

LEGEND			
PROPOSED SYMBOL	DESCRIPTION	PROPOSED SYMBOL	DESCRIPTION
	WORK LIMIT		DECIDUOUS TREE TO PROTECT
	PROPERTY LINE		DECIDUOUS TREE
	RIGHT OF WAY LIMIT		CONIFEROUS TREE
	TOP OF SLOPE		SHRUB
	BOTTOM OF SLOPE		PARK BENCH WITH BACKREST
	ORNAMENTAL FENCE		DECORATIVE STONES
	PREFABRICATED RAILINGS		STEPPING STONE
	WOOD FENCE		LIGHT BOLLARD
	CONCRETE WALL		LIGHTING
	CONCRETE		BIKE RACK
	ASPHALT PATHWAYS		SURFACE SLOPE
	PREFABRICATED CONCRETE PAVERS		ARCHITECTURE LEVEL
	WOOD BRIDGE		
	RIVER STONE		
	GRAVEL		
	SOD		
	WATER		
	PERENNIALS AND GRASS		



LANDSCAPE PLAN - SOUTHERN AREA

Scale: 1:200

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Consultant

Notes



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D	IS	LL	2021.12.16
C	IS	LL	2021.12.10
B	IS	LL	2021.10.20
A	IS	LL	2021.10.12

File Name: 15910112-200-AM-D.DWG 2021.10.20
 YYYY.MM.DD

SHED KHADHRAOUI, LANDSCAPE ARCHITECT Prepared	MARIE-SOLEIL BERGERON, TECH Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT Checked	ISABELLE LALONDE, LANDSCAPE ARCHITECT Project Manager

Permit-Seal

The owner of the property

Holloway Lodging
145 HOBSONS LAKE DRIVE SUITE 106
HALIFAX, NOVA SCOTIA B3S 0H9

Client/Project Logo



Client/Project

1354-1376 CARLING COMPLEX

Ottawa, Ontario./Canada

Title

LANDSCAPE NOTES

City's Application No. D07-12-21-0092	Scale NONE
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Iss./Rev. Sheet D	Plan No. 6 of 8
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18501-AM06

LANDSCAPE PLAN NOTES

- REFER TO TREE PRESERVATION PLAN FOR TREE REMOVALS AND TREE PROTECTION MEASURES
- REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING.
- REFER TO ENGINEERING DRAWINGS FOR PROPOSED SITE SERVICING.
- EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
- SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135mm OF TOPSOIL. SOD SHALL BE INSTALLED THROUGHOUT WITHIN LIMIT OF WORK AND IN ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK EXCEPT WHERE INDICATED. SOD SHALL BE INSTALLED AS PER OPSS 803.
- CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
- THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
- UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
- ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE OWNER.
- AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

PLANTING NOTES

- THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
- TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
- MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
- PLANTING MATERIAL QUALITY STANDARDS:
 - ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND CONDITION;
 - PLANT MATERIAL COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED;
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE;
 - ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- TOPSOIL:
 - SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO CONSIST OF:
 - CLAY: 14-20%
 - SILT: 0-35%
 - SAND: 45-70%
 - ORGANIC MATERIAL: 4-10%
 - pH: 6-8
 - SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:
 - 300mm FOR PERENNIALS
 - 500mm FOR SHRUB BEDS
 - 1000mm FOR TREE PLANTING / MINIMUM 900mm FOR TREE PLANTING ON SLAB
- MULCH:
 - MULCH SHALL BE SHREDDED WOOD VARYING IN SIZE FROM 25-125mm IN LENGTH FROM CONIFEROUS TREES.

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Notes

- REFER TO DRAWING AM06 FOR LANDSCAPE NOTES



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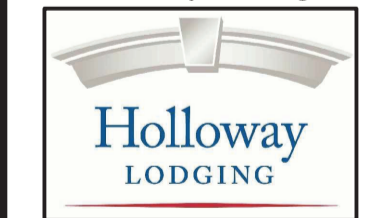
File Name: 15910112-200-AM-D.DWG 2021.10.20
 YYYF.MM.DD

SHED KHADHRAOUI, LANDSCAPE ARCHITECT	MARIE-SOLEIL BERGERON, TECH
Prepared	Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT
Checked	Project Manager

Permit-Seal

The owner of the property
Holloway Lodging
 145 HOBSONS LAKE DRIVE SUITE 106
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Client/Project Logo



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1354-1376 CARLING COMPLEX

Ottawa, Ontario, Canada

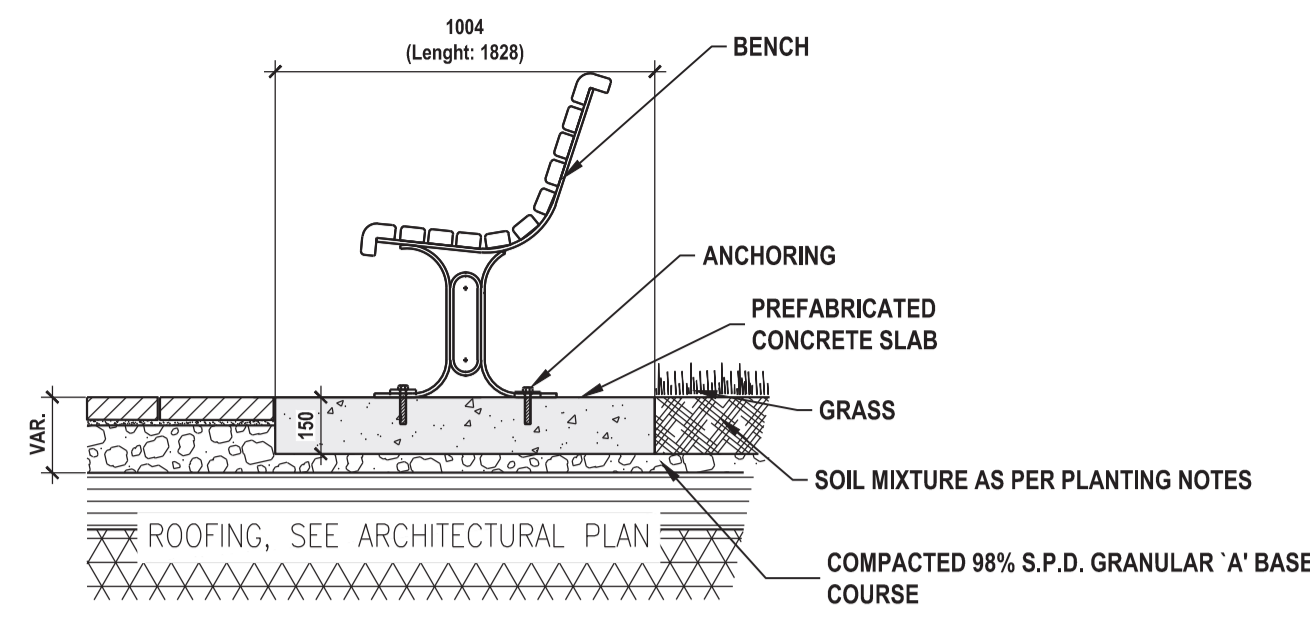
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LANDSCAPE DETAILS

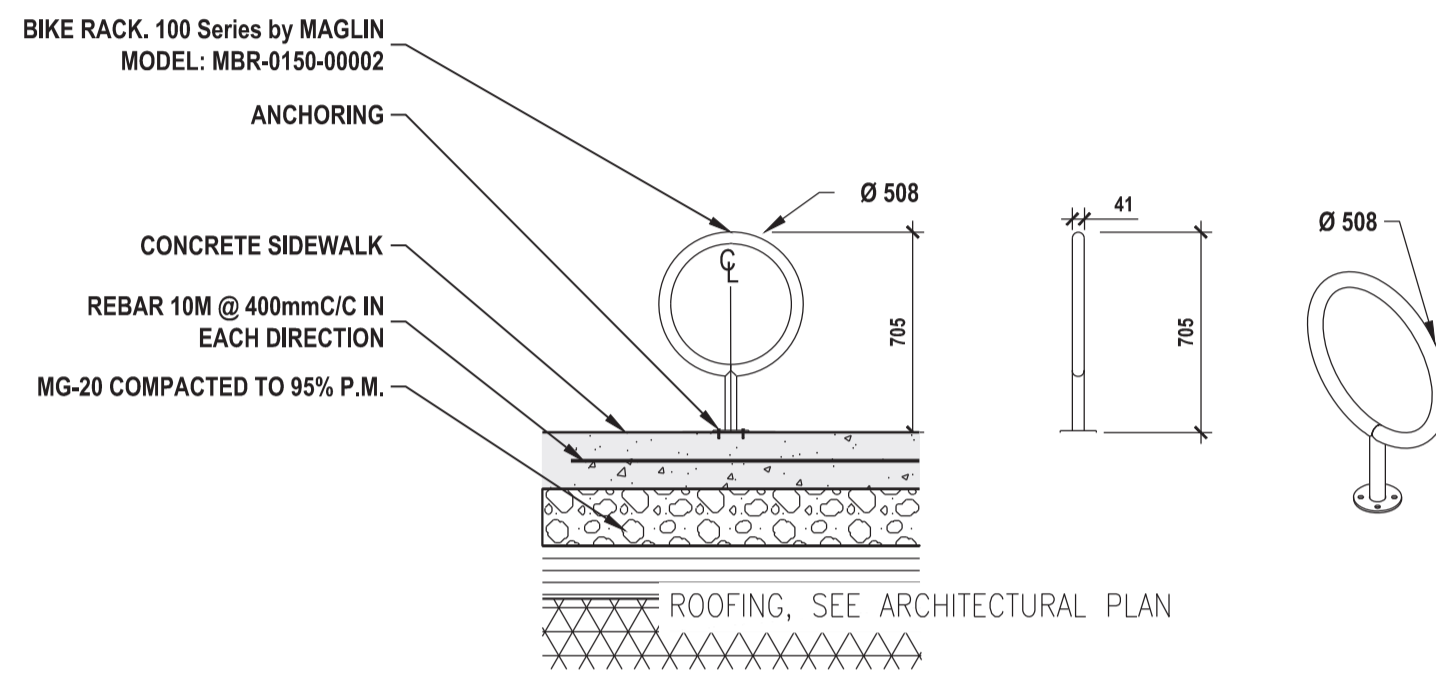
City's Application No. D07-12-21-0092 Scale INDICATED

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18501-AM08

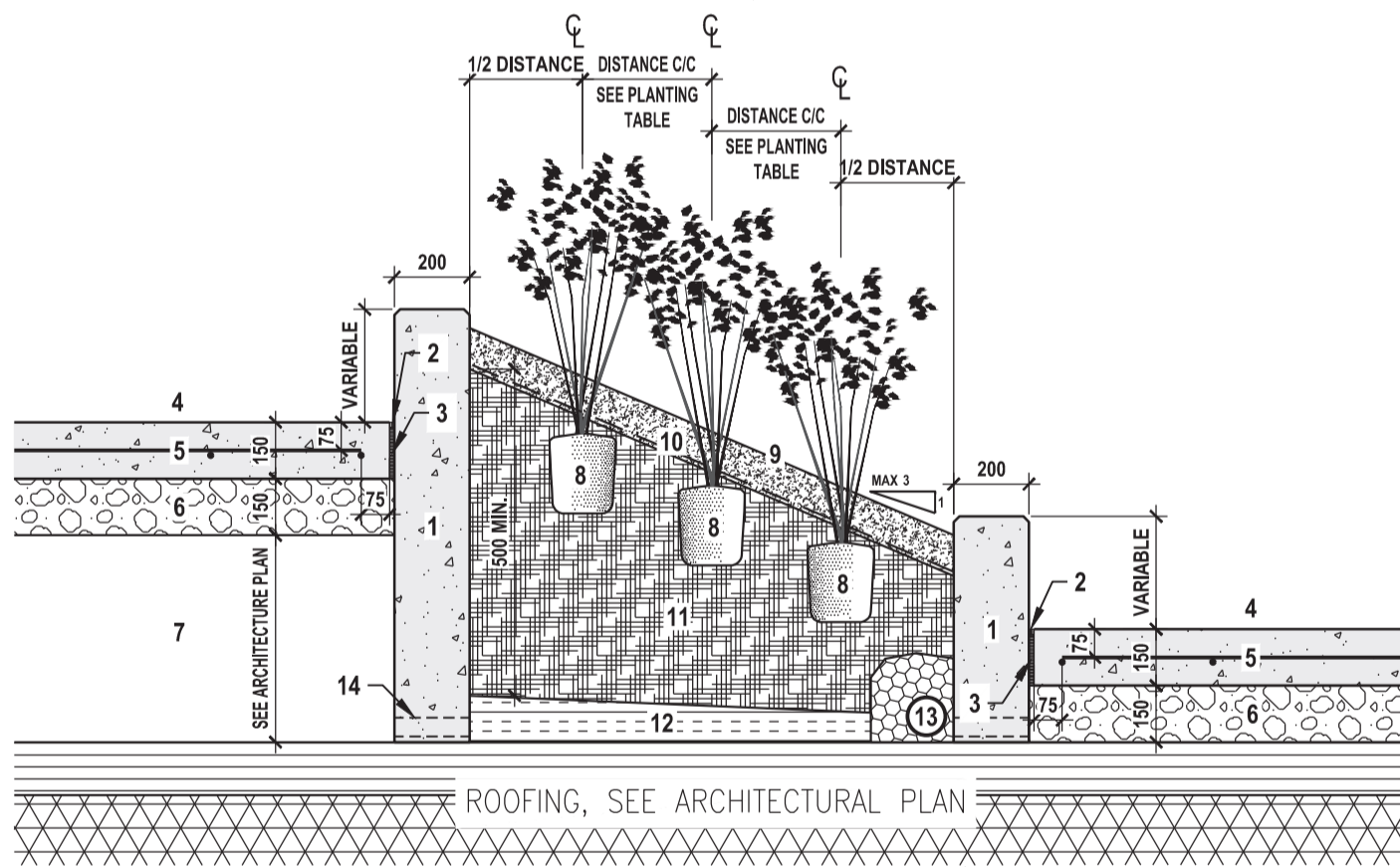


01 BENCH ON CONCRETE BASE ROOF SLAB Scale: NONE

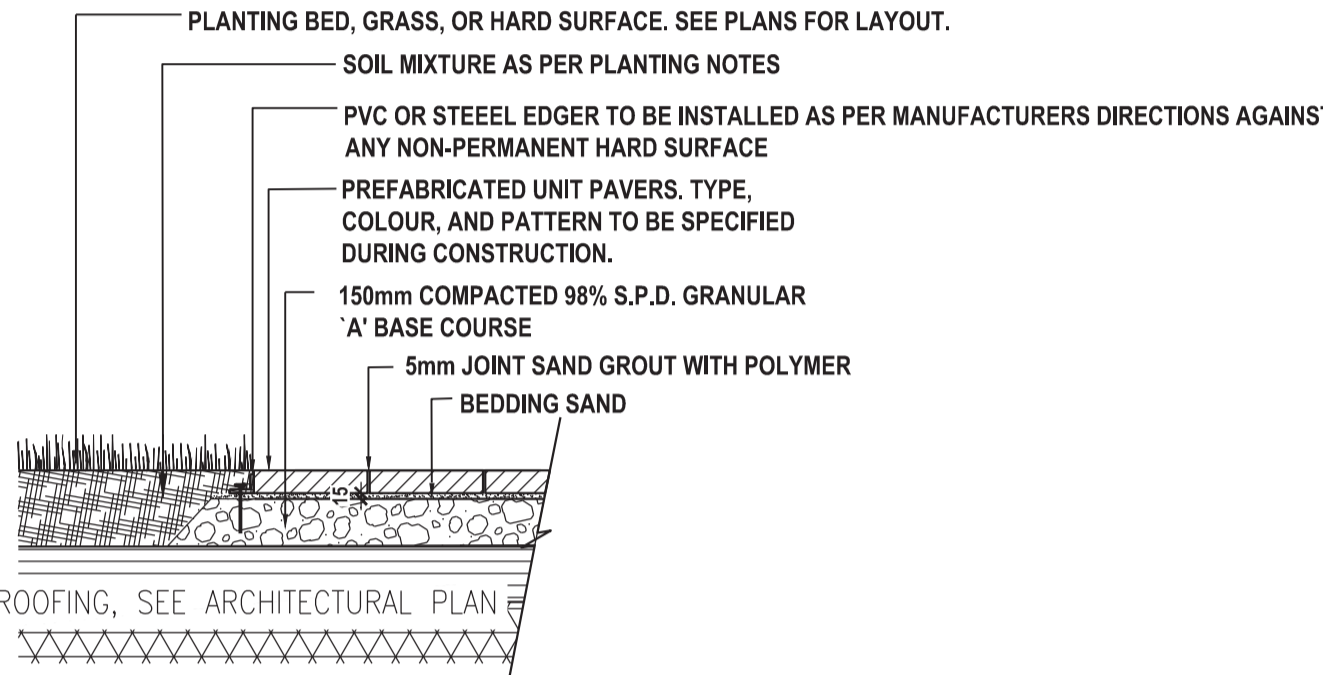


02 BIKE RACKS AT CONCRETE SLAB Scale: NONE

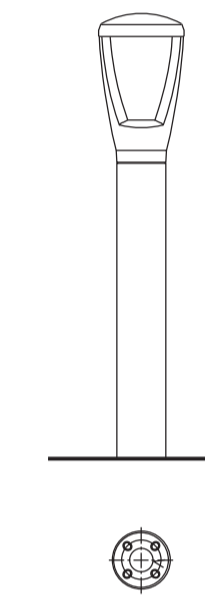
- CONCRETE RETAINING WALL, 15mm CHAMFER ON ALL EXPOSED EDGES. EXPANSION JOINT, TYP.
- SIKAFLEX 2C SL SEALANT BY SIKA
- DECK-O-FOAM FILLING STRIP, 6.35mm
- CONCRETE SIDEWALK
- REBAR 10M @ 400mm C/C IN EACH DIRECTION
- MG-20 COMPACTED TO 95% P.M.
- SEE ARCHITECTURE PLAN
- REMOVE THE PLANT FROM ITS CONTAINER, TOP OF THE ROOT BALL TO THE FINISHED LEVEL OF THE PLANTING BED
- BRF MULCH ABOVE THE FINISHED LEVEL OF THE PLANTING BED
- STABILIZATION BLANKET BIODEGRADABLE
- TOPSOIL (MIXTURE #2)
- HIGH DENSITY INSULATION VOIDING. SLOPE TOP TO DRAIN
- PROVIDE DRAINAGE AS NECESSARY. MIN 100mm DRAIN ROCK FILL
- 50mm Ø WEEP HOLES THROUGH FOOTING AT 500mm C/C



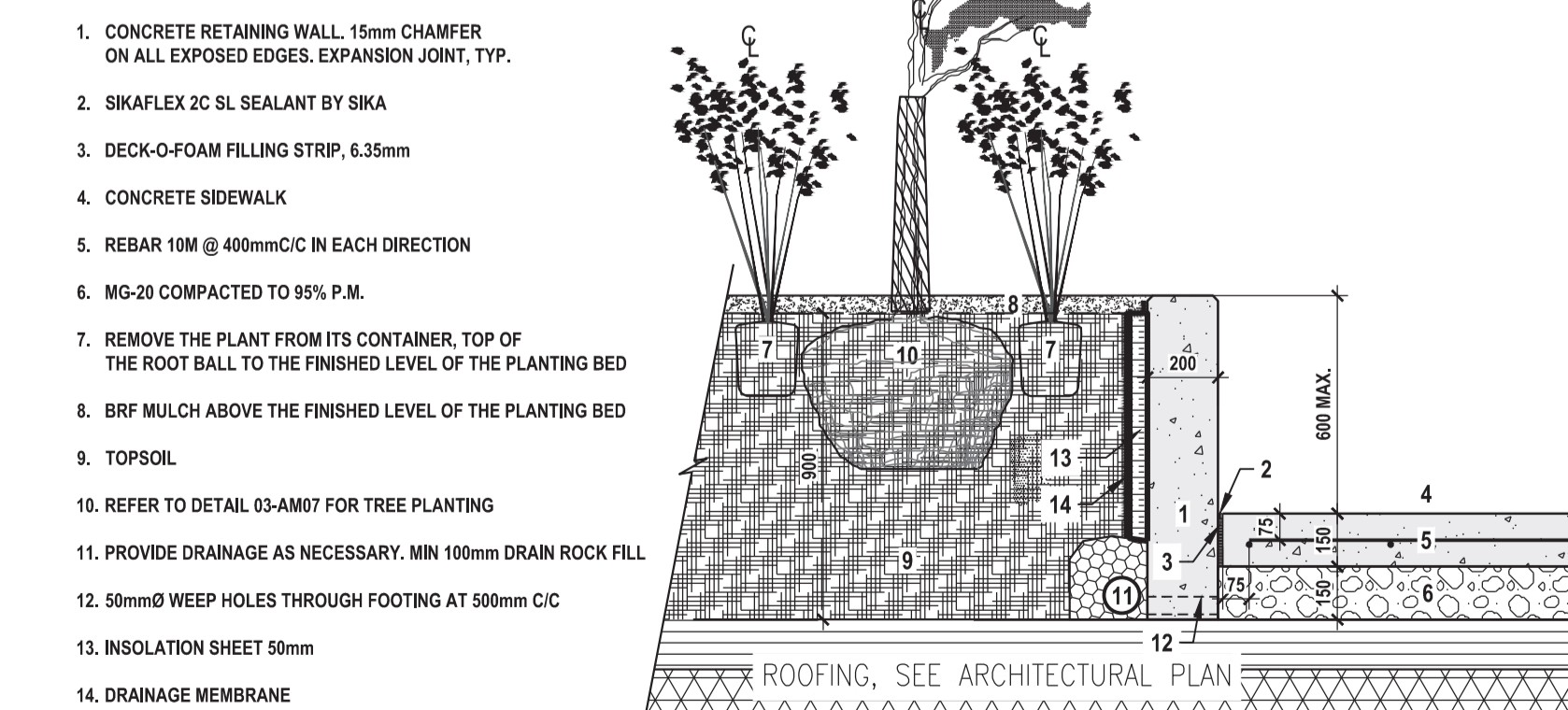
03 UNIT PAVING DETAIL ROOF SLAB Scale: 1:10



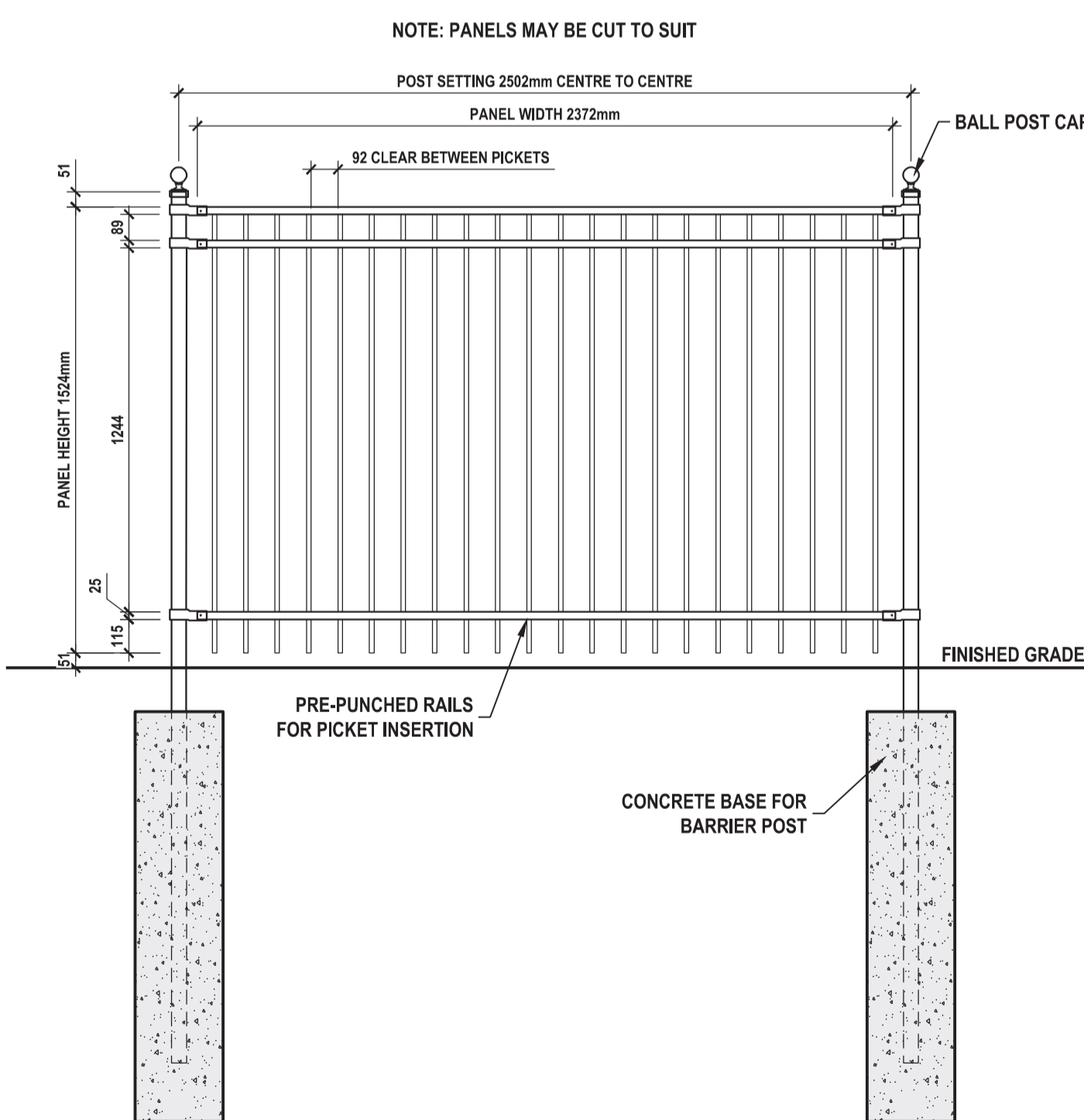
04 LIGHTING - STREET LIGHT Scale: NONE



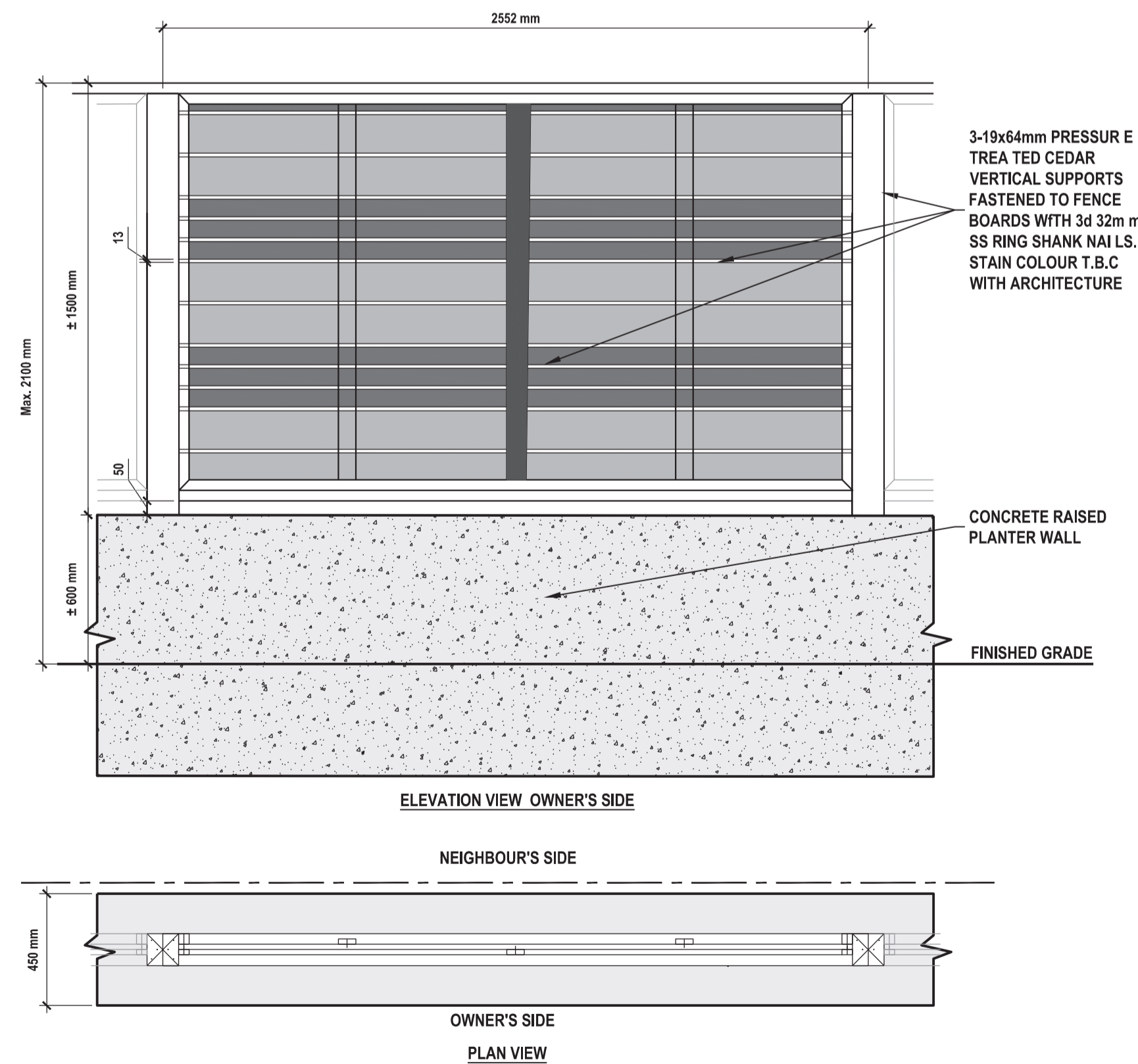
05 LIGHTING - BOLLARDS Scale: NONE



06 CONCRETE RAISED PLANTER / CONCRETE SIDEWALK ROOF SLAB Scale: 1:20



07 ORNEMENTAL METAL FENCE Scale: NONE



08 WOOD SCREEN FENCE Scale: NONE

- NOTES:
- FENCE TO BE CENTRED ON WALL. FENCE POSTS TO BE FIXED TO CONCRETE USING A FENCE BASE SUPPORT SECURED TO THE CONCRETE WITH CONCRETE FIXING BOLTS. IF CONCRETE WEDGE ANCHORS ARE USED, TOP OF ANCHORS TO BE FLUSH WITH SURFACE.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.