

200/201 FRIEL STREET



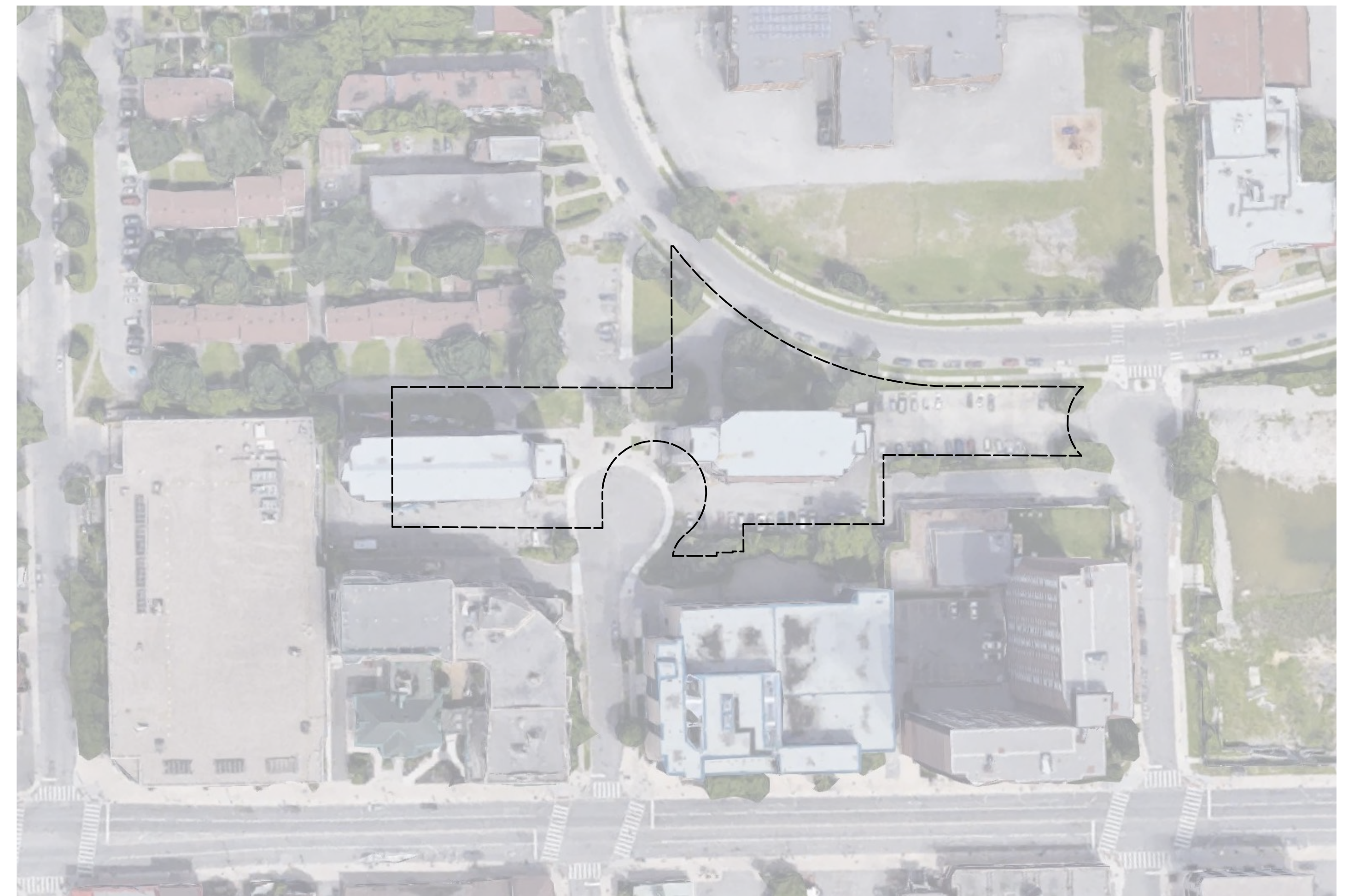
202-950 GLADSTONE AVENUE
OTTAWA, ON K1Y 3E6
T 613 233 8579
F 613 233 4051
W LashleyLA.com
E Mail@LashleyLA.com



200/201, FRIEL STREET
OTTAWA, ONTARIO
ISSUED FOR
Rezoning and Site Plan Control - Resubmission #1
18 MAY 2023

DRAWING INDEX

- TREE PROTECTION PLAN TP -1
- DEMOLITION PLAN D1-1
- LANDSCAPE PLAN L1-1
- LANDSCAPE PLAN POPS AREA L1-2
- PLANTING PLAN L1-3
- DETAILS L2-1
- DETAILS L2-2



KEY PLAN 



1 TREE PROTECTION PLAN
TP-01 Scale: 1:150

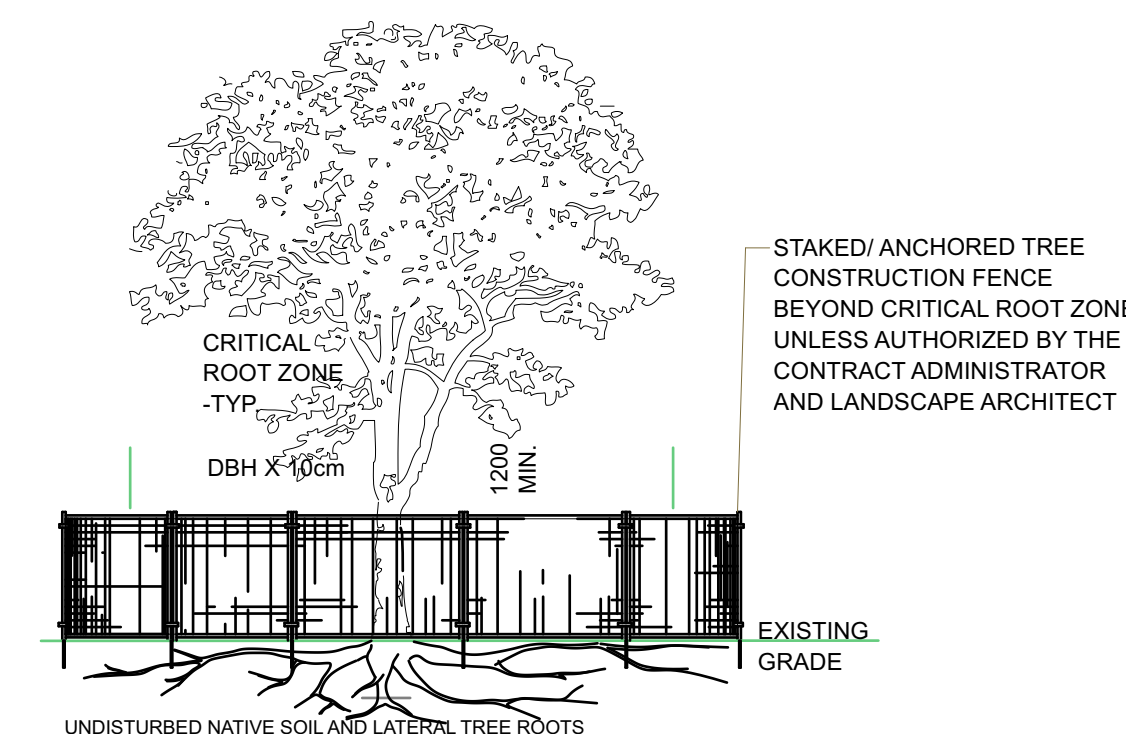
LEGEND

- Property Line
- Building Line
- Fence Line
- Tree Protection Line

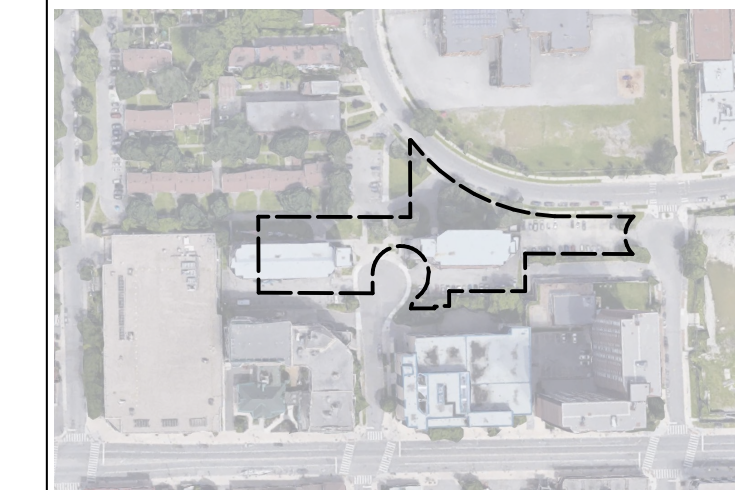
- ID: Multiple values
- Action: Remove
- ID: Multiple values
- Action: Retain

Existing Tree Report

ID	Botanical Name	Common Name	DBH	Condition	Action	Location	Notes
E01	Ulmus pumila	Siberian Elm	0.424	Average	Remove	Project Property	
E02	Ulmus pumila	Siberian Elm	0.418	Poor	Remove	Project Property	
E03	Ulmus pumila	Siberian Elm	0.205	Poor	Remove	Project Property	Entwined in fence
E04	Acer negundo	Manitoba Maple	0.30	Poor	Remove	Adjacent Property	Entwined in fence
E05	Acer negundo	Manitoba Maple	0.22	Poor	Remove	Adjacent Property	Entwined in fence
E06	Acer negundo	Manitoba Maple	0.17	Good	Remove	Adjacent Property	
E07	Celtis occidentalis	Hackberry	0.11	Good	Remove	Project Property	
E08	Celtis occidentalis	Hackberry	0.19	Good	Remove	City of Ottawa Property	
E09	Pinus nigra	Austrian Pine	0.46	Good	Remove	Project Property	
E10	Pinus nigra	Austrian Pine	0.43	Good	Remove	Project Property	
E11	Tilia cordata	Little Leaf Linden	0.33	Good	Retain	Project Property	
E12	Ulmus americana	American Elm	0.45	Good	Retain	Project Property	
E13	Celtis occidentalis	Hackberry	0.14	Poor	Remove	Project Property	
E14	Pinus nigra	Austrian Pine	0.34	Good	Retain	Project Property	
E15	Pinus nigra	Austrian Pine	0.42	Average	Retain	Project Property	
E16	Pinus nigra	Austrian Pine	0.25	Good	Retain	Project Property	
E17	Pinus nigra	Austrian Pine	0.375	Average	Retain	Project Property	
E18	Acer negundo	Manitoba Maple	0.265	Average	Remove	City of Ottawa Property	
E19	Tilia cordata	Little Leaf Linden	0.32	Good	Retain	City of Ottawa Property	



- NOTES:**
THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH WITHIN THE WORK AREA AND ON ADJACENT PARCELS.
- 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.
 - TREE PROTECTION SHALL BE ERECTED TO PROVIDE A CONTINUOUS BARRICADE BETWEEN DESIGNATED TREES AND THE WORK AREA PRIOR TO CONSTRUCTION.
 - TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
 - ENSURE ALL EQUIPMENT AND CONSTRUCTION RELATED MATERIAL ARE NOT PLACED OR TEMPORARILY STORED WITHIN THE CRZ.
 - ENSURE EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.
 - FLOODING OR DEPOSITION OF SEDIMENT SHALL BE PREVENTED WHERE TREES ARE LOCATED.
 - ALL DISTURBED ROOT SYSTEMS SHALL BE EXPOSED AND BACKFILLED IN ONE CONTINUOUS OPERATION TO MINIMIZE DESICCATION.
 - EXPOSED ROOTS SHALL BE KEPT CONTINUOUSLY MOIST DURING EXCAVATION.
 - REMOVE BROKEN AND DAMAGED ROOTS WITH SHARP PRUNING SHEARS.
 - 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.



KEY PLAN, NIS

LANDSCAPE 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.
- Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by Canadian Nursery Trades Association.
- Plant substitutions shall not be permitted unless approved by the Landscape Architect.
- Obtain approval of planting prior to digging.
- Topsoil shall be garden silt mixture sandy loam with min. 5% organic matter and peat moss added at ratio of 1:10, topsoil to be approved by Landscape Architect.

CLIENT:



C	2023-05-18	ISSUED FOR REZONING & SITE PLAN CONTROL-RS #1
B	2023-05-12	ISSUED FOR 100% SCHEMATIC DESIGN
A	2023-03-22	ISSUED FOR REZONING AND SITE PLAN CONTROL

NO.	DATE	DESCRIPTION
SEAL:		NORTH:



CONSULTANT:



PROJECT:

OCH 200/201 FREIL STREET
200/201 FREIL STREET, OTTAWA,
ONTARIO

DRAWING TITLE:

TREE PROTECTION PLAN

DATE:	2023-03-14	DRAWING NO.:	
SCALE:	AS NOTED	TP-01	
DRAWN BY:			
LA PROJECT NO.:	22844-1		



1 DEMOLITION PLAN
D1-1 Scale: 1:150

LEGEND

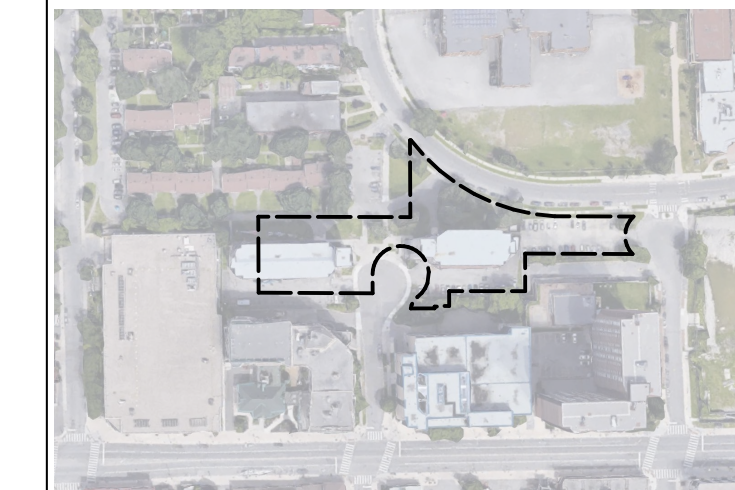
— Property Line

— Building Line

— X — Fence Line

○ ID: Multiple values
Action: Remove

⊙ ID: Multiple values
Action: Retain



KEY PLAN, NIS

LANDSCAPE 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.
- Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by Canadian Nursery Trades Association.
- Plant substitutions shall not be permitted unless approved by the Landscape Architect.
- Obtain approval of planting prior to digging.
- Topsail shall be garden silt mixture sandy loam with min. 5% organic matter and peat moss added at ratio of 1:10, topsail to be approved by Landscape Architect.

CLIENT:



C	2023-05-18	ISSUED FOR REZONING & SITE PLAN CONTROL-RS #1
B	2023-05-12	ISSUED FOR 100% SCHEMATIC DESIGN
A	2023-03-22	ISSUED FOR REZONING AND SITE PLAN CONTROL

NO.	DATE	DESCRIPTION
SEAL:		NORTH:



CONSULTANT:



PROJECT:

OCH 200/201 FREIL STREET
200/201 FREIL STREET, OTTAWA,
ONTARIO

DRAWING TITLE:

DEMOLITION PLAN

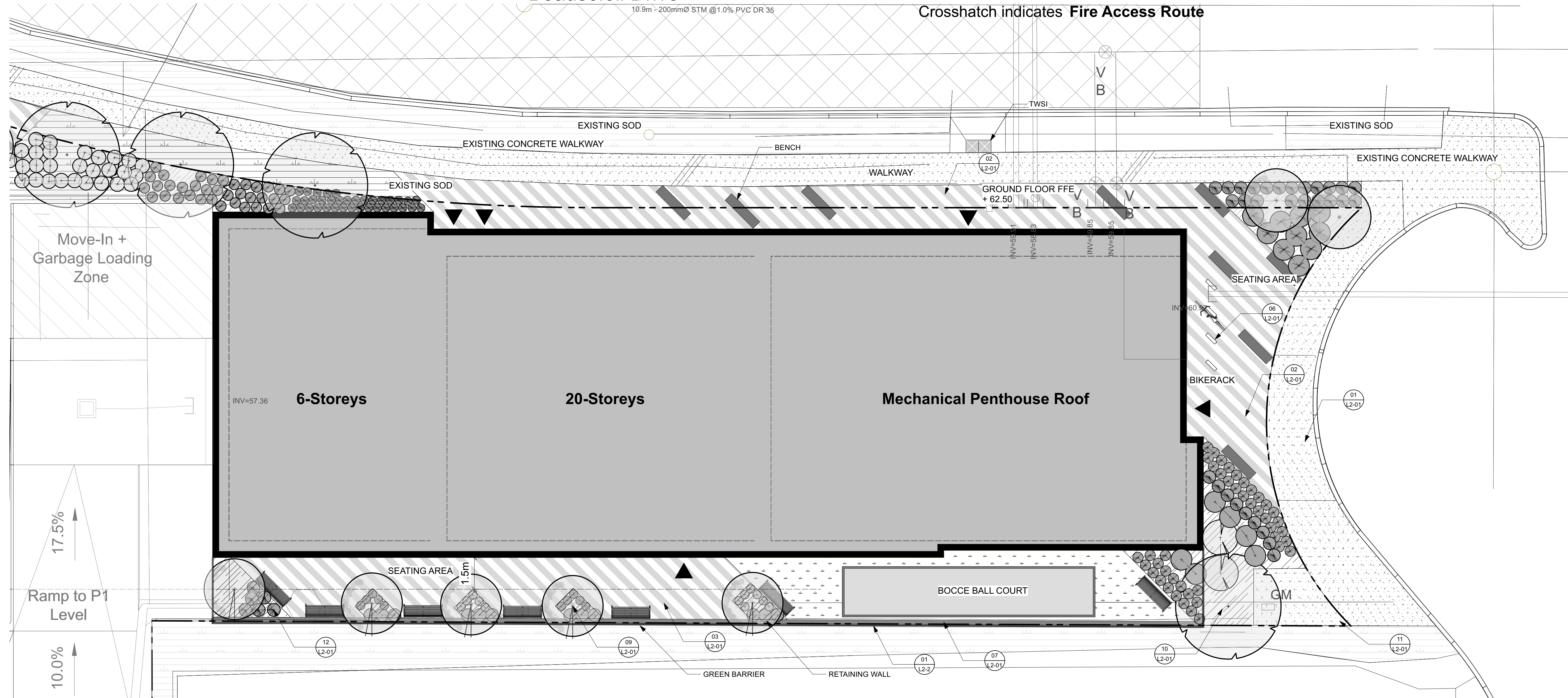
DATE:	2023-03-14	DRAWING NO.:	
SCALE:	AS NOTED	DRAWN BY:	MH
DRAWN BY:	MH	LA PROJECT NO.:	22844-1

D1-1

Beausoleil Drive

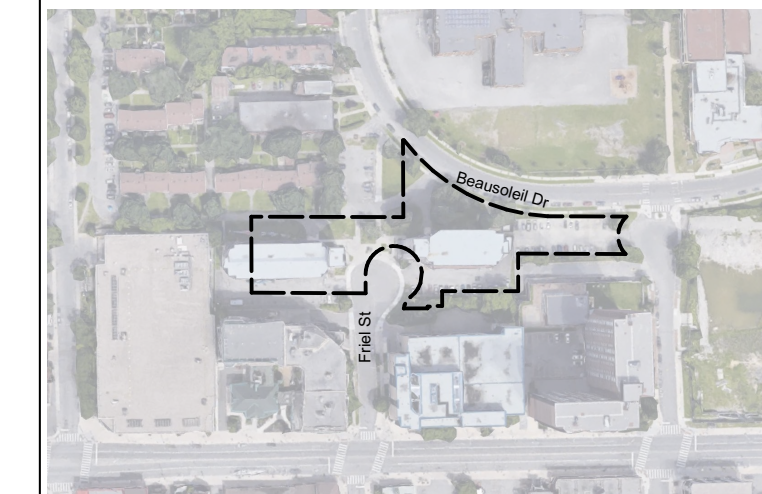
10.9m - 200mm Ø STM @ 1.0% PVC DR 35

Crosshatch indicates Fire Access Route



1 LANDSCAPE PLAN
L1-01 Scale: 1:100

- LEGEND**
- Property Line
 - Screen Willow Fence
 - Ornamental Steel Fence
 - Mulch
 - Existing green area
 - Artificial Turf
 - Unit Pavers
 - Light Duty Concrete Walkway
 - Site Furniture
 - Bike Rack
 - Proposed Shrubs/grasses/perennials
 - Proposed trees



LANDSCAPE NOTES

1. All general site information and conditions compiled from architect's and engineer's plans and surveys.
2. Do not scale this drawing.
3. Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
4. Reinstlate all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
5. Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
6. The accuracy of the position of utilities is not guaranteed.
7. Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
8. This drawing is an instrument of service and requires the permission of the Landscape Architect, David M. Lashley.
9. Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by Canadian Nursery Trades Association.
10. Plant substitutions shall not be permitted unless approved by the Landscape Architect.
11. Obtain approval of planting prior to digging.
12. Topsoil shall be garden siri mixture sandy loam with min. 5% organic matter and peat moss added at ratio of 1:10, topsoil to be approved by Landscape Architect.



NO.	DATE	DESCRIPTION
C	2023-05-18	ISSUED FOR REZONING & SITE PLAN CONTROL-RS #1
B	2023-05-12	ISSUED FOR 100% SCHEMATIC DESIGN
A	2023-03-22	ISSUED FOR REZONING AND SITE PLAN CONTROL

SEAL: **NORTH:**



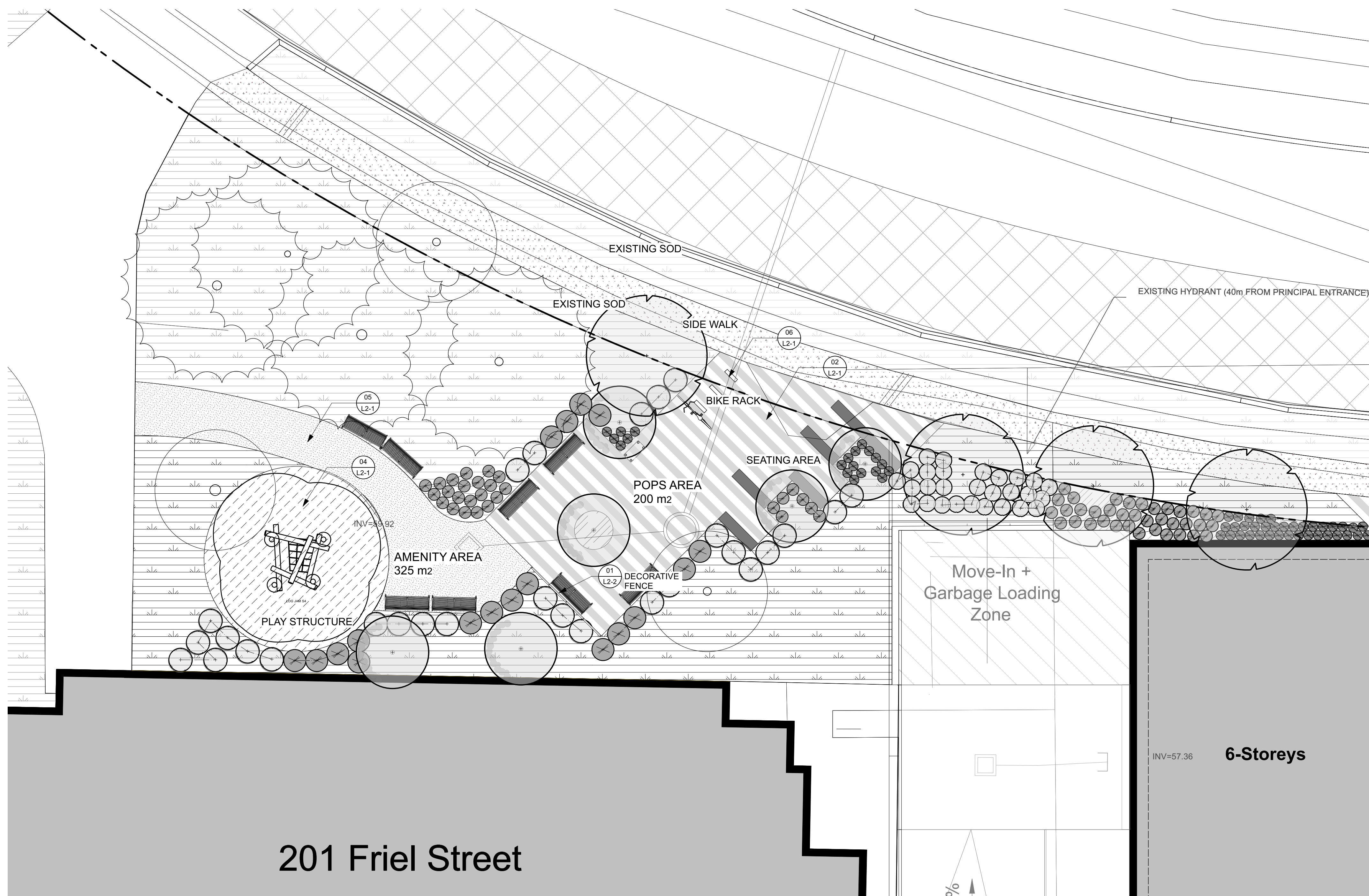
PROJECT:

OCH 200/201 FREIL STREET
200/201 FREIL STREET, OTTAWA, ONTARIO

DRAWING TITLE:

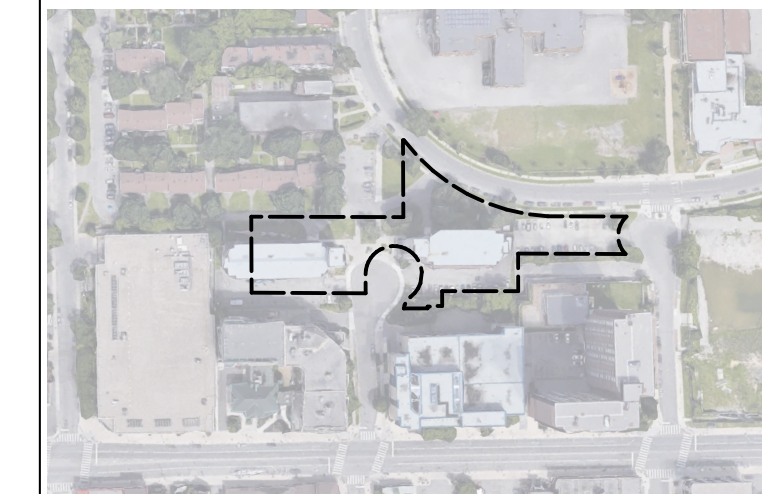
LANDSCAPE PLAN

DATE:	2023-03-14	DRAWING NO.:	
SCALE:	AS NOTED	L1-01	
DRAWN BY:	MH		
LA PROJECT NO.:	22844-1		



LEGEND

- Property Line
- Screen Willow Fence
- Ornamental Steel Fence
- Mulch
- Existing Green Area
- Engineered Wood Fiber
- Light Duty Asphalt
- Unit Pavers
- Light Duty Concrete Walkway
- Site Furniture
- Bike Rack
- Proposed Shrubs/grasses/perennials
- Proposed trees
- Existing trees



KEY PLAN, NIS

LANDSCAPE NOTES

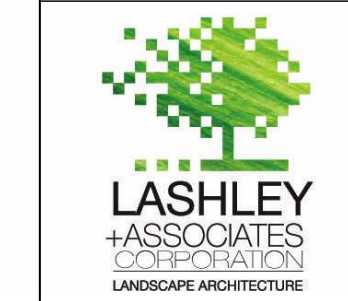
1. All general site information and conditions compiled from architect's and engineer's plans and surveys.
2. Do not scale this drawing.
3. Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
4. Reinstatement all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
5. Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
6. The accuracy of the position of utilities is not guaranteed.
7. Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
8. 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. Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by Canadian Nursery Trades Association.
10. Plant substitutions shall not be permitted unless approved by the Landscape Architect.
11. Obtain approval of planting prior to digging.
12. Topsoil shall be garden silt mixture sandy loam with min. 5% organic matter and peat moss added at ratio of 1:10, topsoil to be approved by Landscape Architect.

CLIENT:



C	2023-05-18	ISSUED FOR REZONING & SITE PLAN CONTROL-RS #1
B	2023-05-12	ISSUED FOR 100% SCHEMATIC DESIGN
A	2023-03-22	ISSUED FOR REZONING AND SITE PLAN CONTROL

NO.	DATE	DESCRIPTION
SEAL:		NORTH:



PROJECT:

OCH 200/201 FREIL STREET

200/201 FREIL STREET, OTTAWA, ONTARIO

DRAWING TITLE:

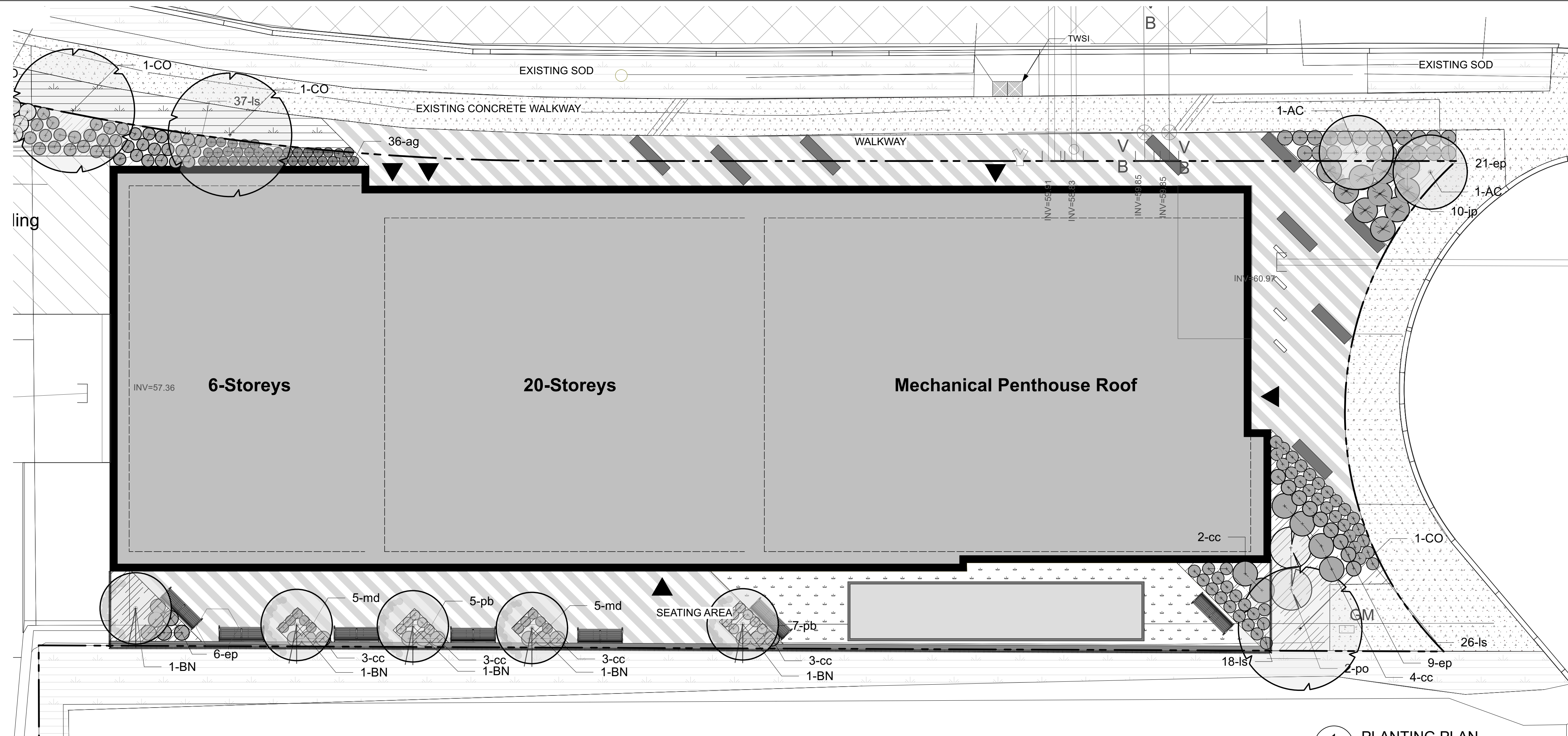
LANDSCAPE PLAN-POPS

DATE:	2023-03-14	DRAWING NO.:	L1-02
SCALE:	AS NOTED		
DRAWN BY:	MH		
LA PROJECT NO.:	22844-1		

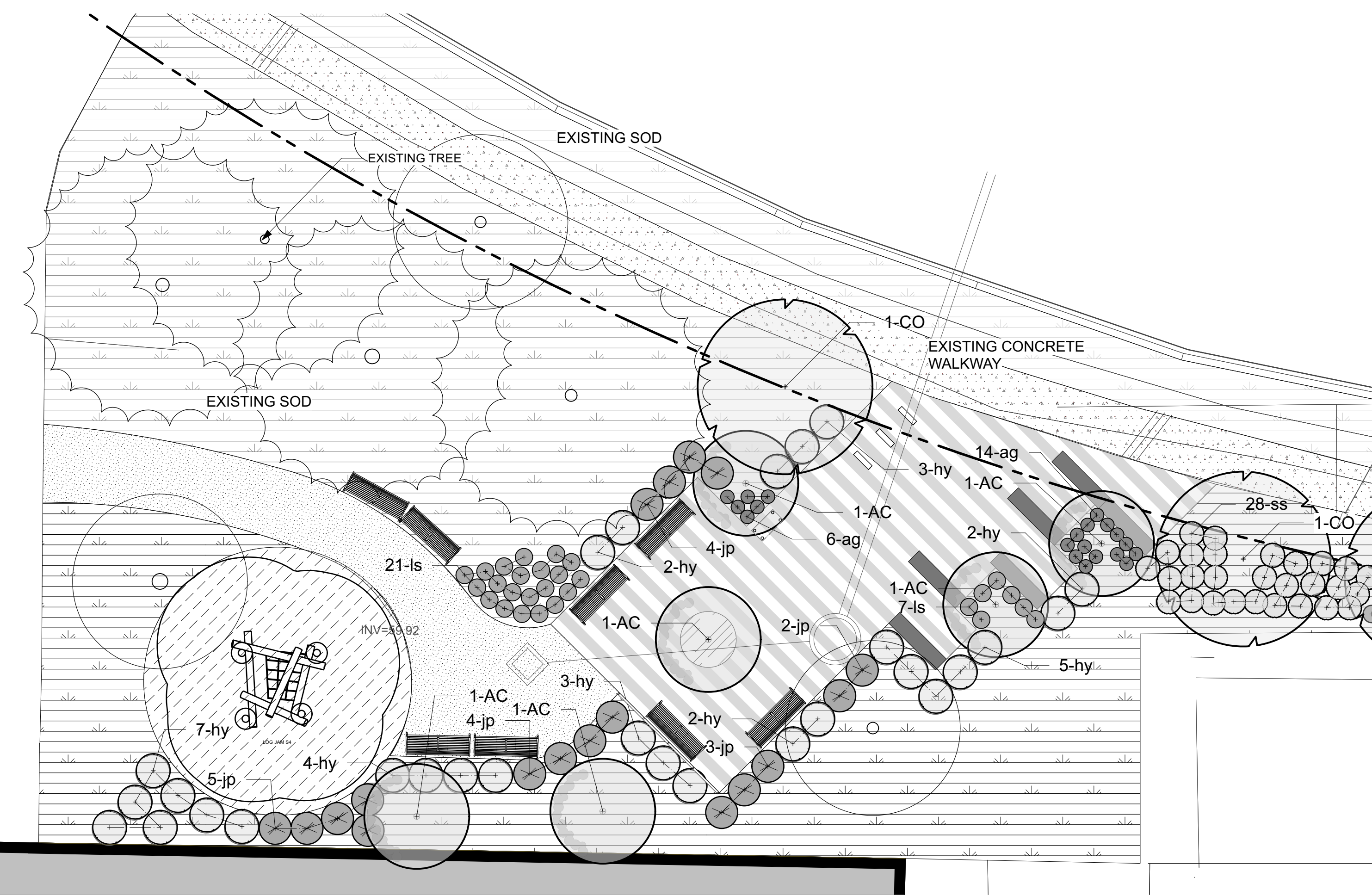
1 LANDSCAPE PLAN-POPS
L1-02 Scale: 1:100

- LEGEND**
- Property Line
 - Screen Willow Fence
 - Ornamental Steel Fence
 - Mulch
 - Existing Green Area
 - Engineered Wood Fiber
 - Light Duty Asphalt
 - Unit Pavers
 - Light Duty Concrete Walkway

- Site Furniture
- Bike Rack
- Proposed Shrubs/grasses/perennials
- Proposed trees
- Existing trees



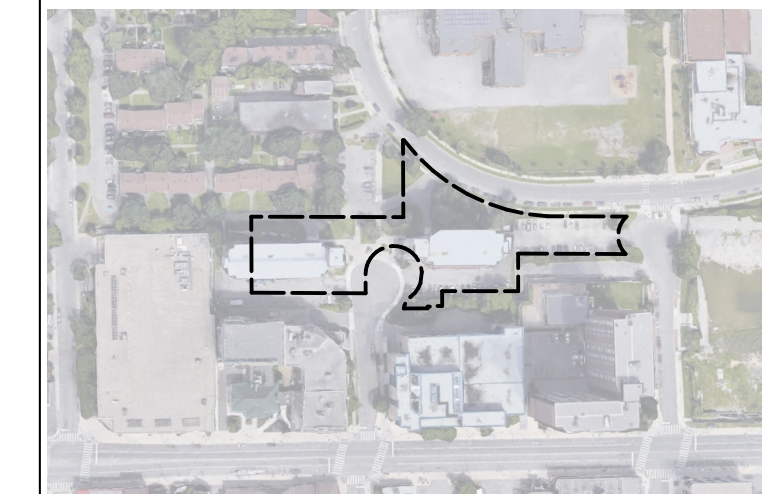
1 PLANTING PLAN
Scale: 1:100



2 PLANTING PLAN
Scale: 1:100

Plant List - Types

	Qty	Common Name	Botanical Name	Scheduled Size	Comments
Trees					
BN	5	RIVER BIRCH	BETULA NIGRA	Clump 50 CM WB	Pot
AC	8	SERVICEBERRY	AMELANCHIER CANADENSIS	Clump 175 CM WB	Pot
CO	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	50 mm Caliper	
Shrubs					
jp	28	JOE PYE WEED BONESET	EUPATORIUM MACULATUM 'GATEWAY'	1 gal	Pot
hy	28	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS	3 gal	Pot
pp	2	COMMON NINEBARK	PHYSCARPUS OPULIFOLIUS	3 gal	Pot
Perennials and Grasses					
md	10	BEE BALM	MONARDA DIDYMA	1 gal	Pot
cc	18	CANADA BLUE JOINT	CALAMAGROSTIS CANADENSIS	1 gal	Pot
ls	103	DENSE BLAZING STAR	LIASTRIS SPICATA	1 gal	Pot
ss	28	LITTLE BLUESTEM	SCHIZACHNRIUM SCOPARIUM 'BLUE PARADIS	1 gal	Pot
pp	58	ORNAMENTAL ONION	ALLIUM GIGANTEUM	1 gal	Pot
jp	36	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 gal	Pot
pb	12	WOODLAND PHLOX	PHLOX BLUE MOON	1 gal	Pot



KEY PLAN, NTS

LANDSCAPE NOTES

1. All general site information and conditions compiled from architect's and engineer's plans and surveys.
2. Do not scale this drawing.
3. Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
4. Reinstlate all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
5. Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
6. The accuracy of the position of utilities is not guaranteed.
7. Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
8. 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. Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications for Nursery stock (latest edition), published by Canadian Nursery Trades Association.
10. Plant substitutions shall not be permitted unless approved by the Landscape Architect.
11. Obtain approval of planting prior to digging.
12. Topsoil shall be garden sirl mixture sandy loam with min. 5% organic matter and peat moss added at ratio of 1:10, topsoil to be approved by Landscape Architect.

CLIENT:

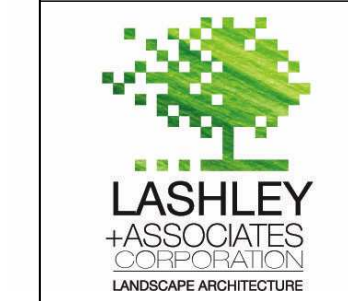


C	2023-05-18	ISSUED FOR REZONING & SITE PLAN CONTROL-RS #1
B	2023-05-12	ISSUED FOR 100% SCHEMATIC DESIGN
A	2023-03-22	ISSUED FOR REZONING AND SITE PLAN CONTROL

NO. DATE DESCRIPTION

SEAL: [Professional Seal of David M. Lashley, Landscape Architect, Ontario]

NORTH: [North Arrow]



CONSULTANT:

diamond schmitt [Logo]

PROJECT:

OCH 200/201 FREIL STREET

200/201 FREIL STREET, OTTAWA, ONTARIO

DRAWING TITLE:

PLANTING PLAN

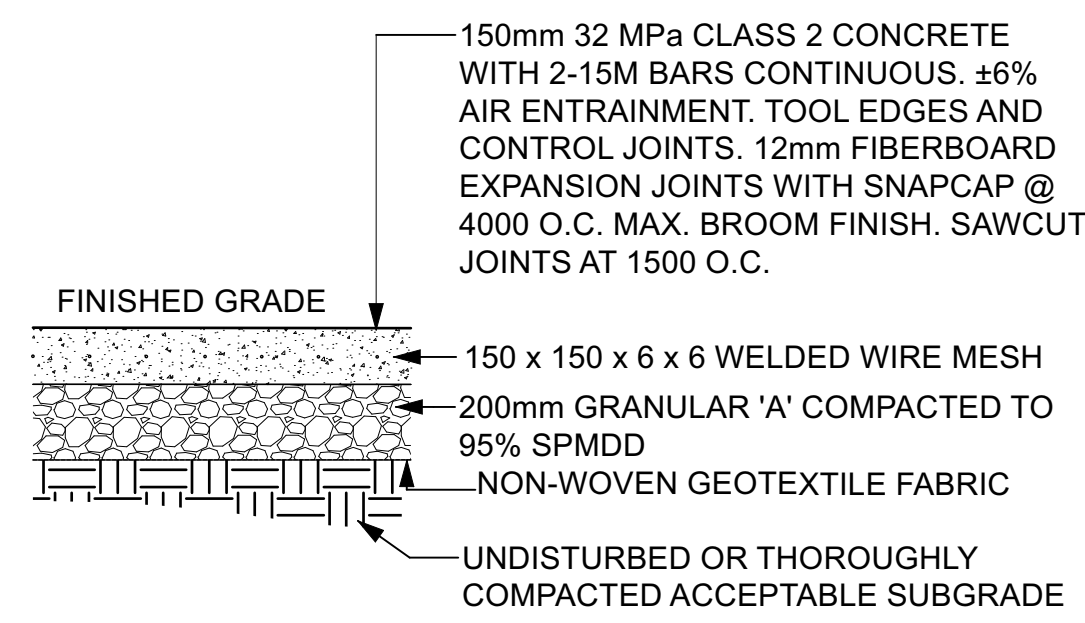
DATE: 2023-03-14 **DRAWING NO.:**

SCALE: AS NOTED **L1-03**

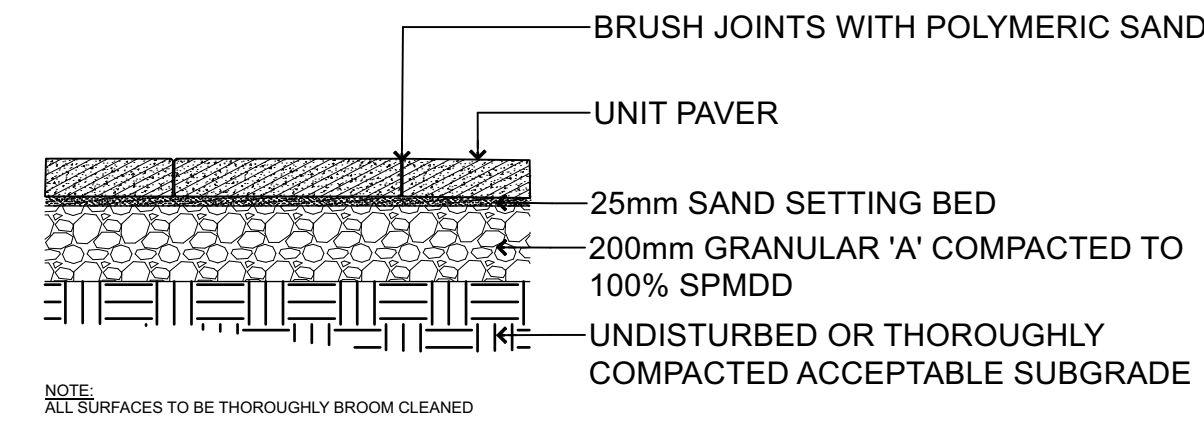
DRAWN BY: MH

LA PROJECT NO.: 22844-1

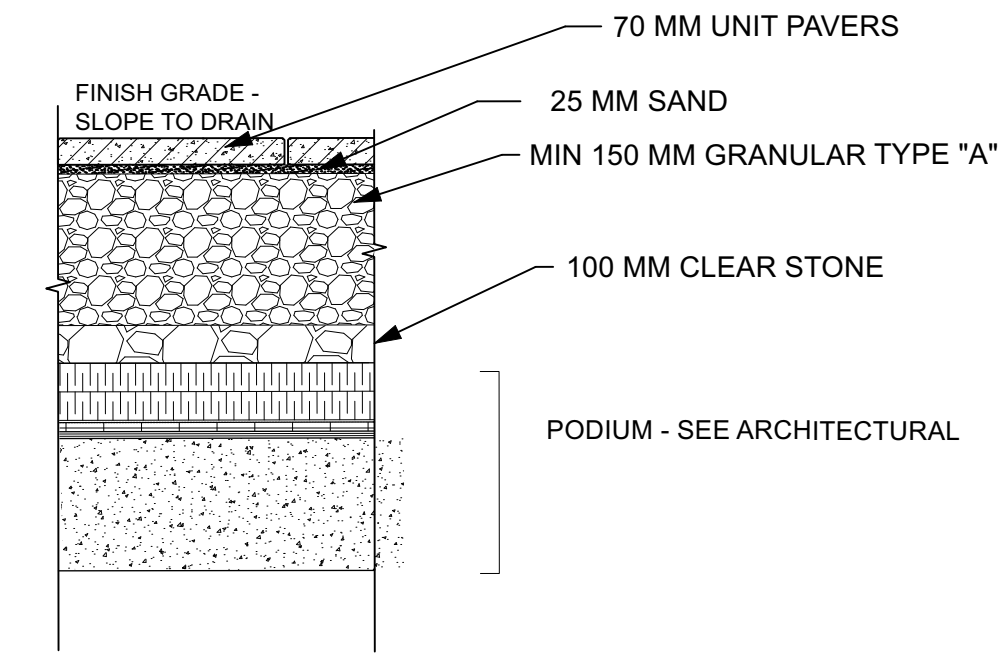
D07-12-23-0034



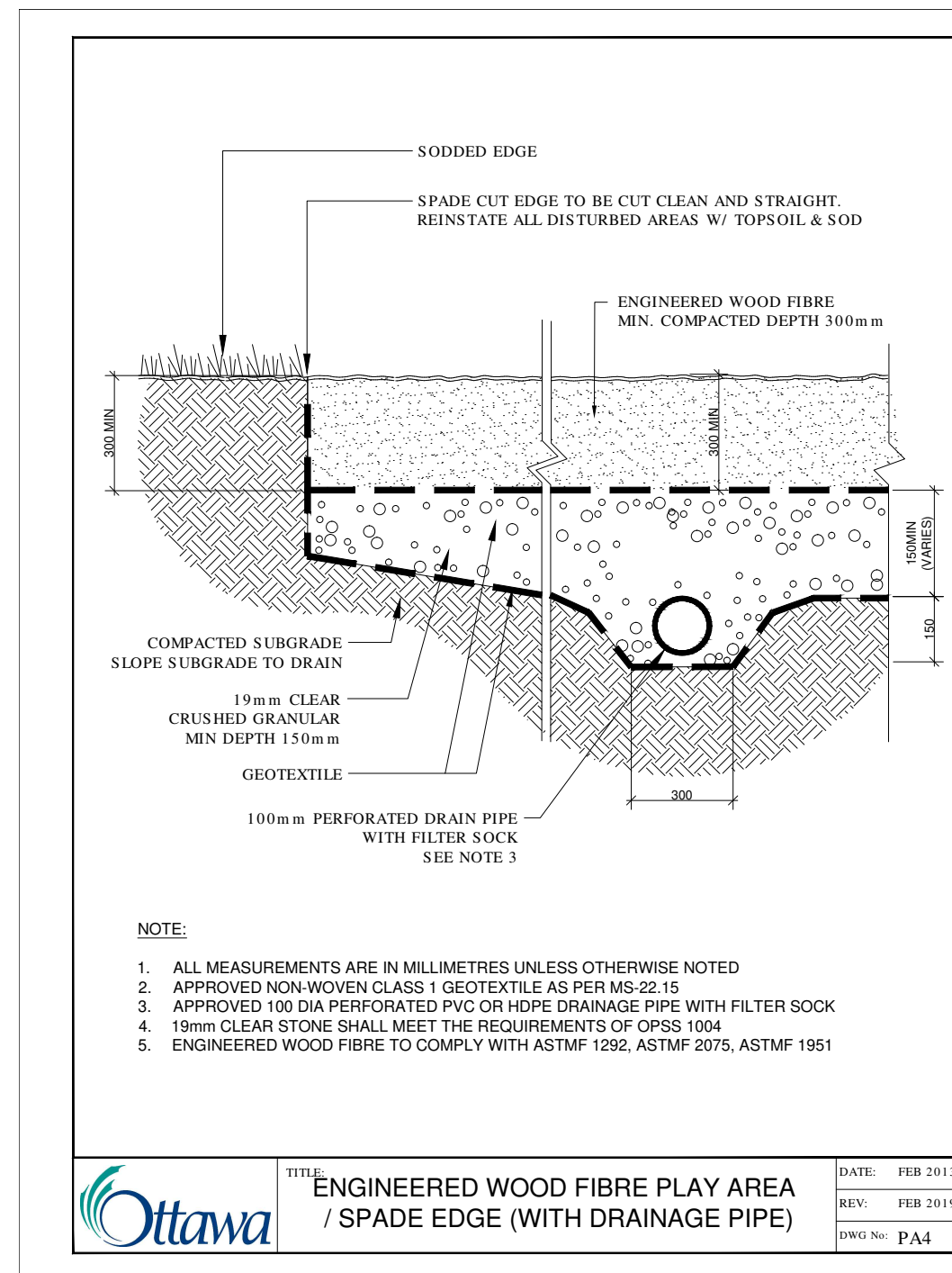
1 LIGHT DUTY CONCRETE PAVING
L2-01 Scale: 1:20



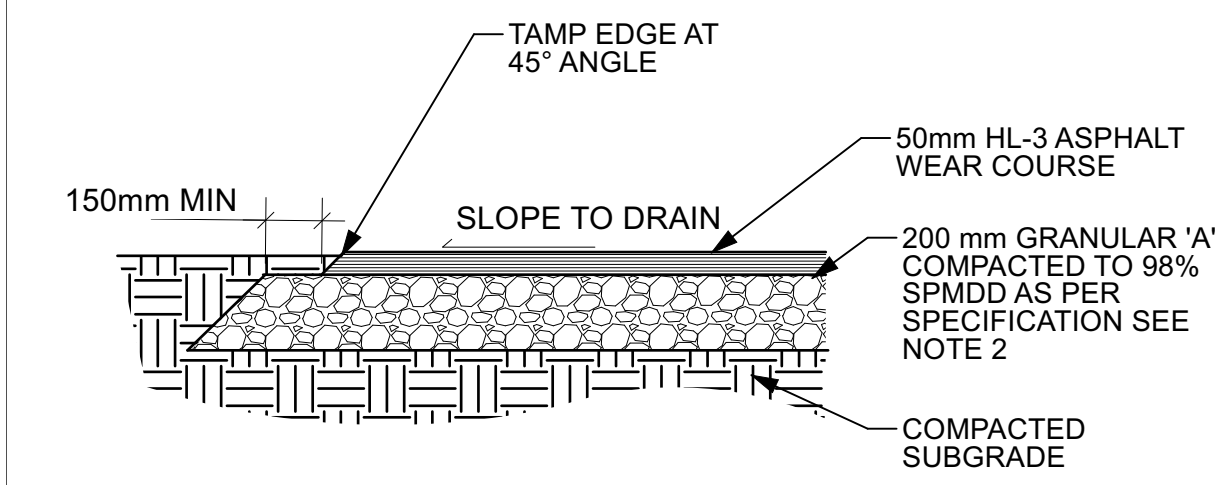
2 LIGHT DUTY UNIT PAVING
L2-01 Scale: 1:20



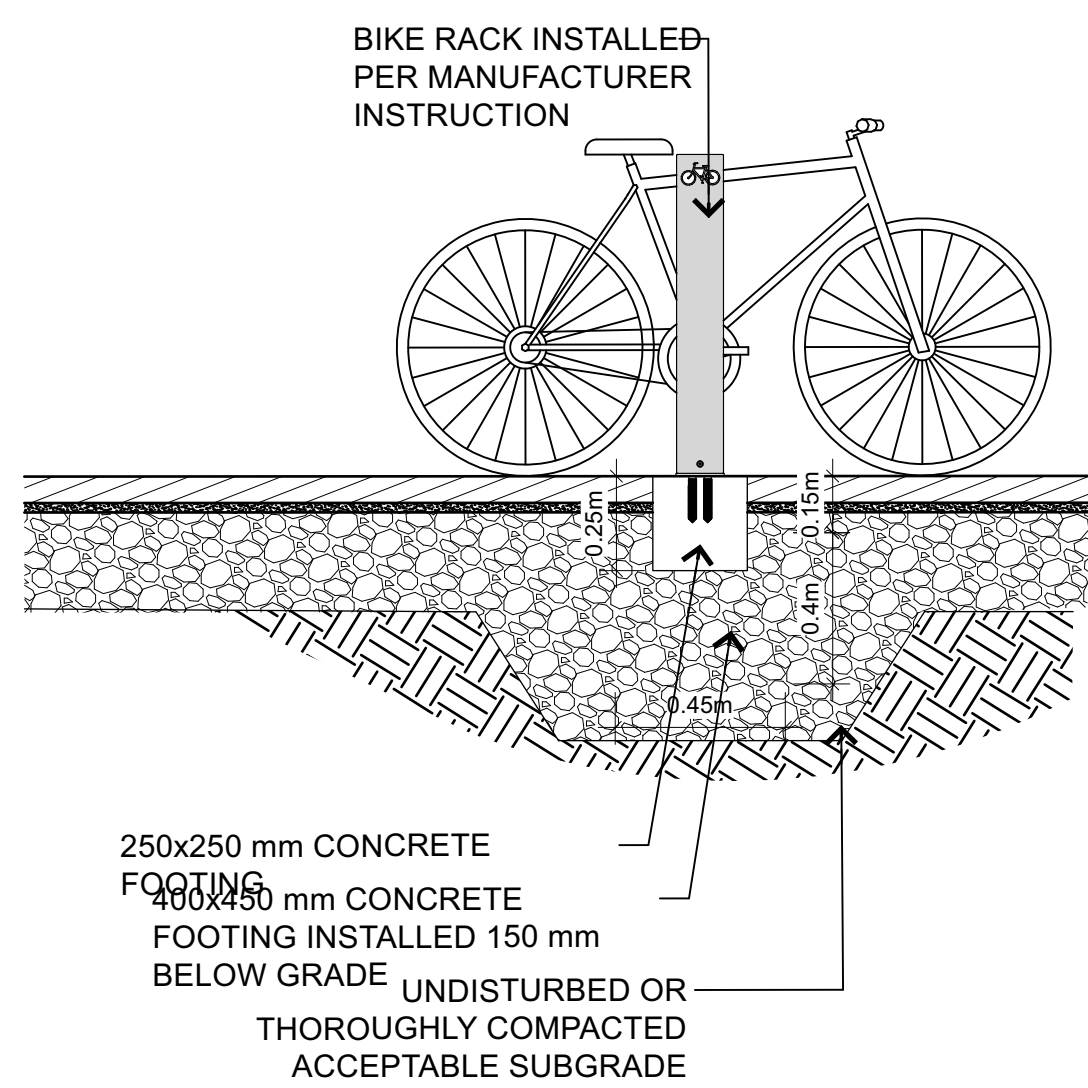
3 LIGHT DUTY UNIT PAVING ON PODIUM
L2-01 Scale: 1:20



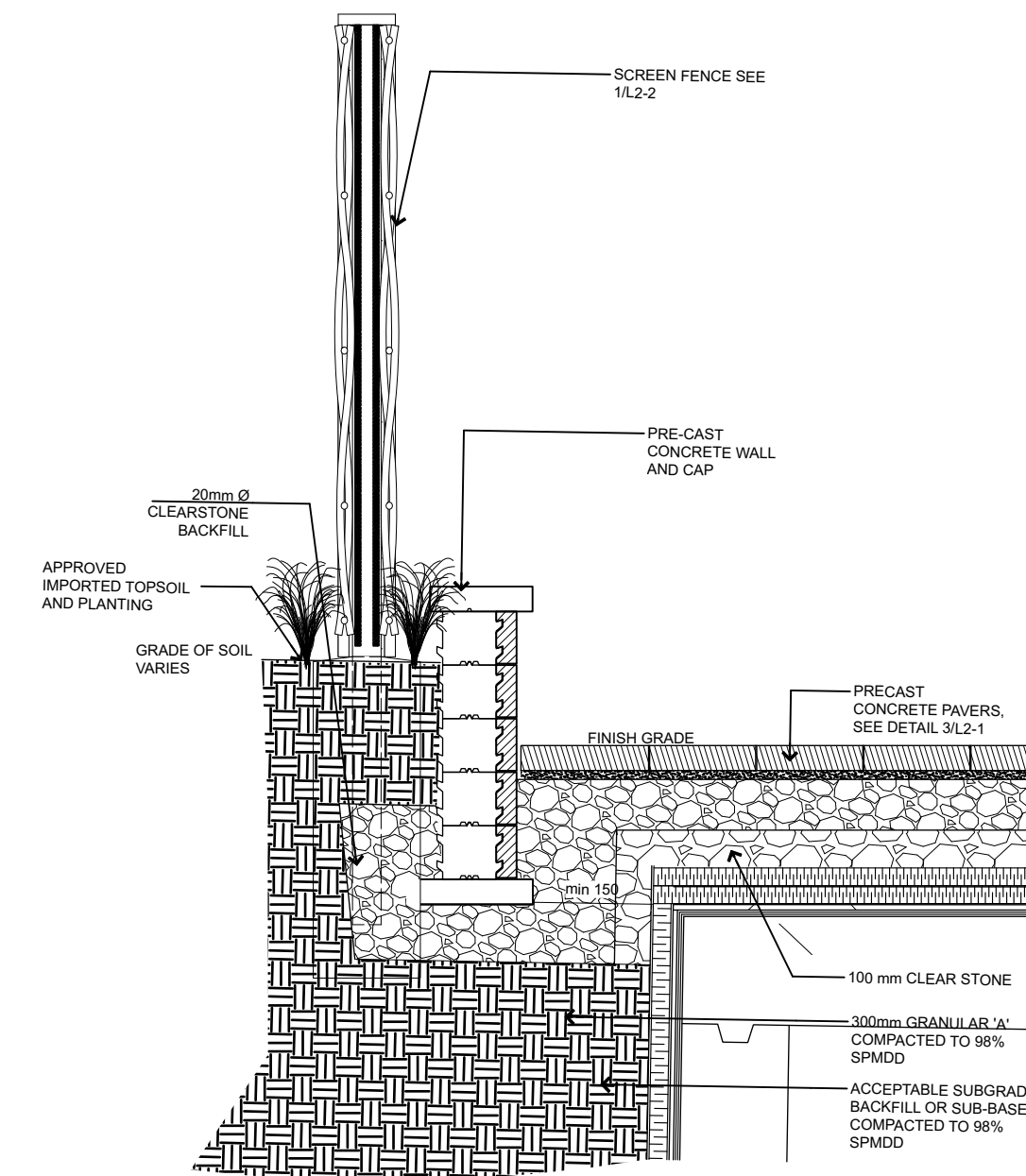
4 ENGINEERED WOOD FIBRE PLAY AREA
L2-01



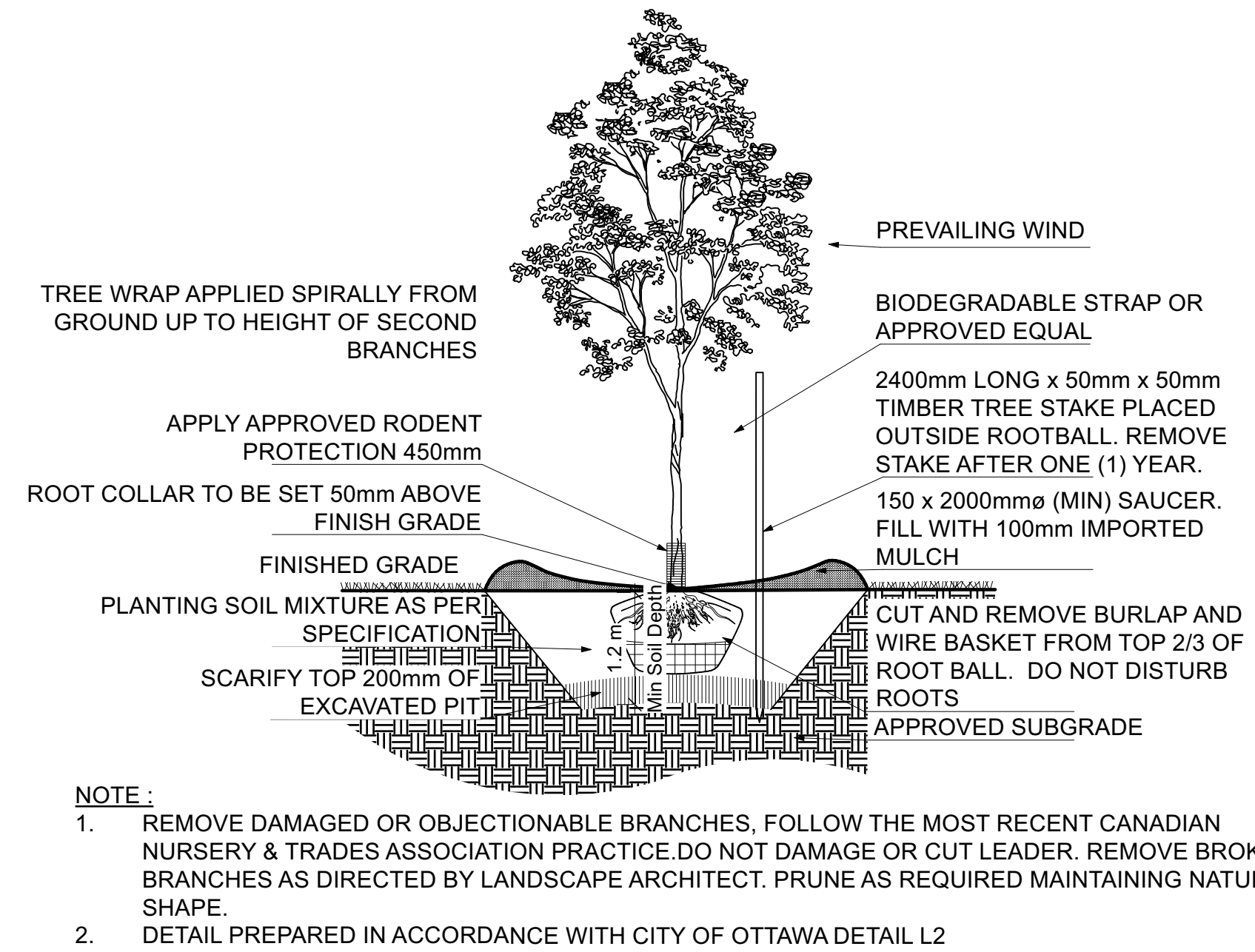
5 LIGHT DUTY ASPHALT
L2-01



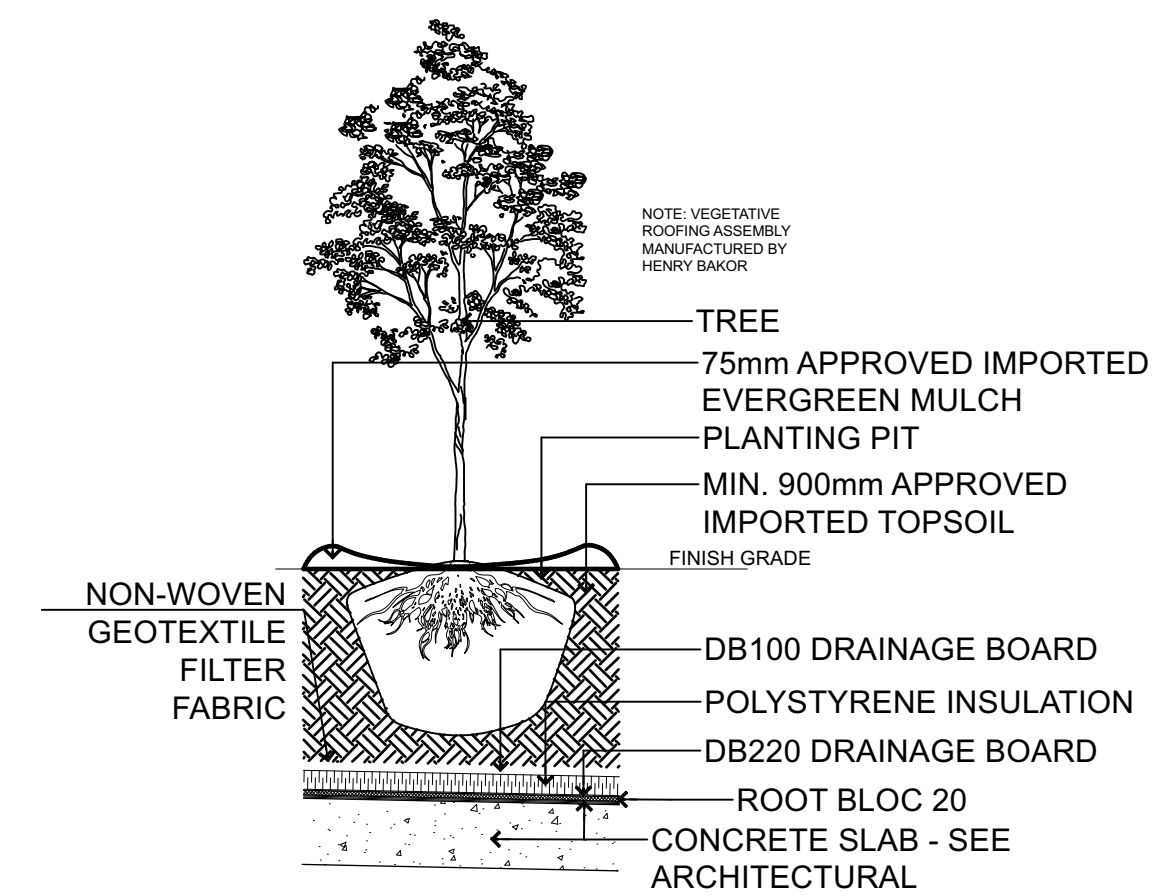
6 BIKE RACK
L2-01 Scale: 1:20



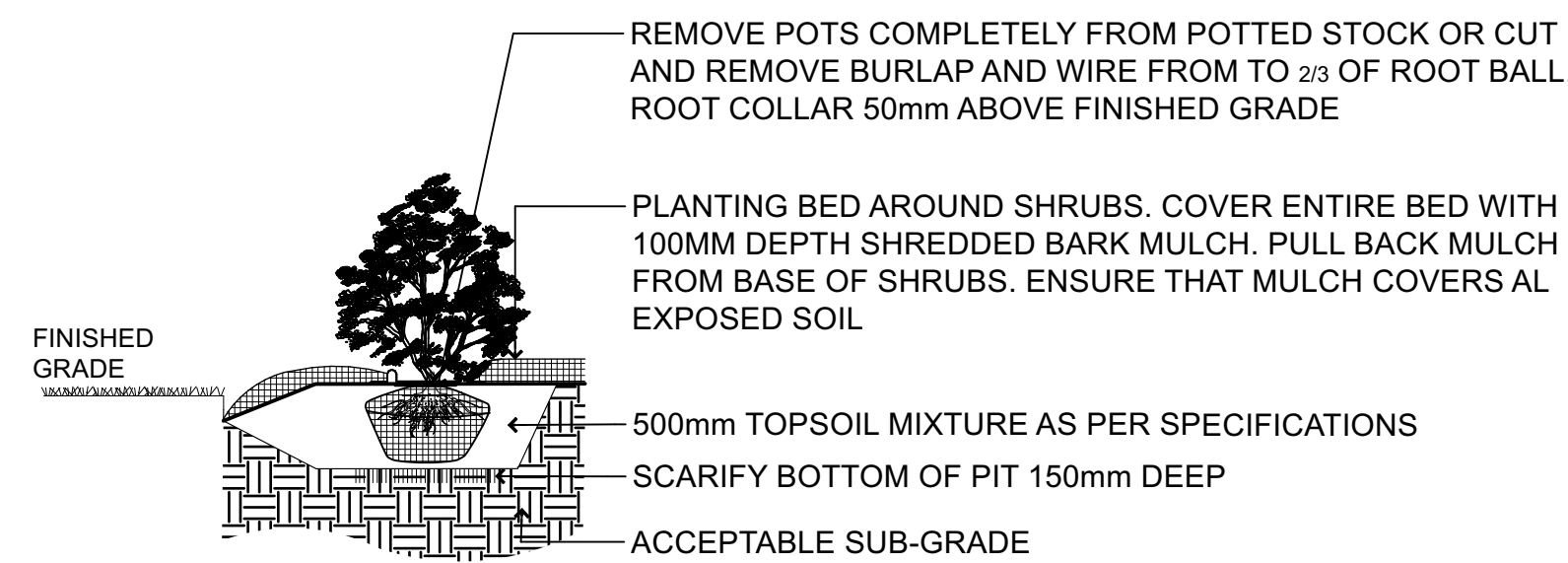
7 RETAINING WALL
L2-01 Scale: 1:20



8 DECIDUOUS TREE PLANTING
L2-01 Scale: 1:40

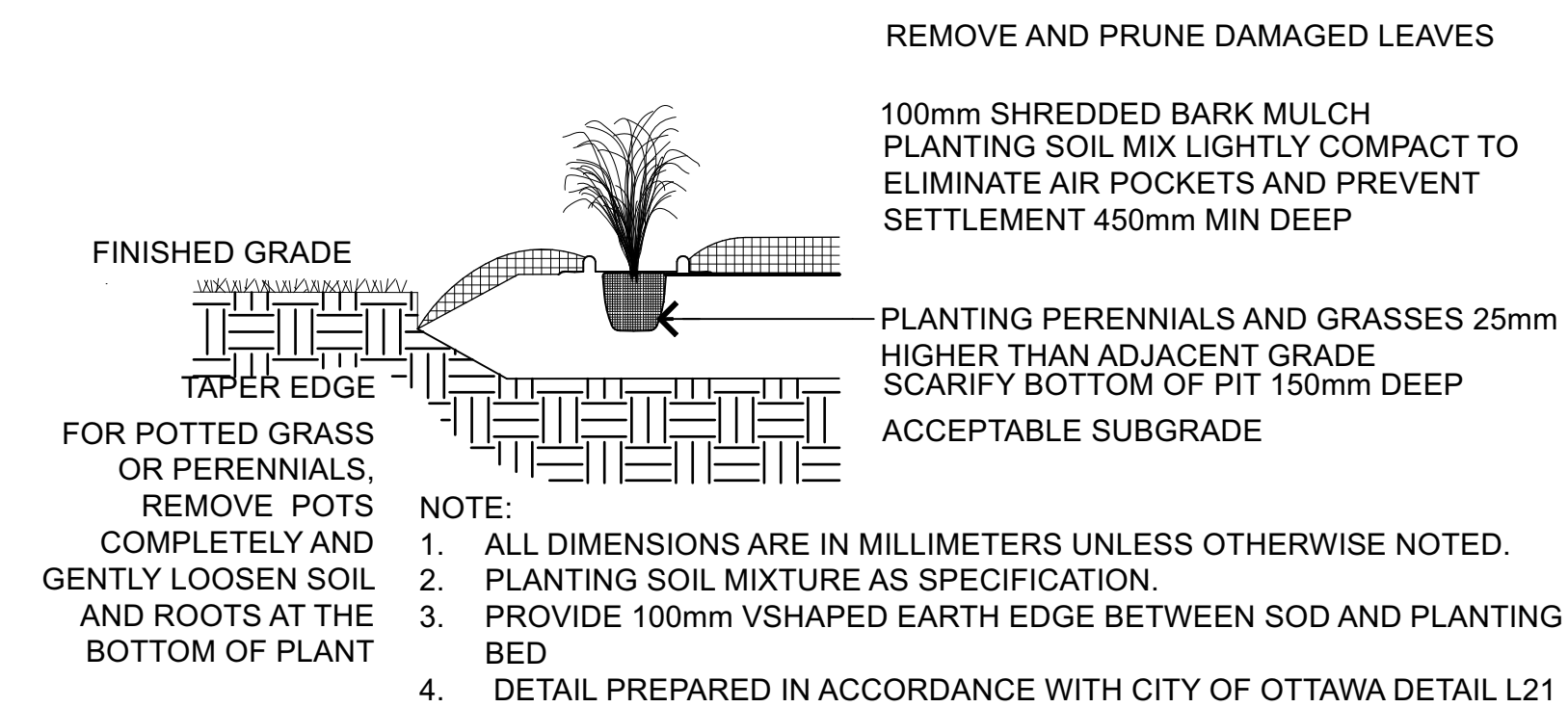


9 DECIDUOUS TREE PLANTING
L2-01 Scale: 1:40



- NOTES:**
1. REMOVE DAMAGED OR OBJECTIONABLE BRANCHES. FOLLOW THE MOST RECENT CANADIAN NURSERY & TRADES ASSOCIATION PRACTICE AND FOLLOW PROPER HORTICULTURAL PRACTICE.
 2. COVER ENTIRE BED WITH 100MM DEPTH MULCH. PULL BACK MULCH FROM BASE OF SHRUBS. ENSURE THAT MULCH COVERS ALL EXPOSED SOIL.
 3. DETAIL PREPARED IN ACCORDANCE WITH CITY OF OTTAWA DETAIL L4

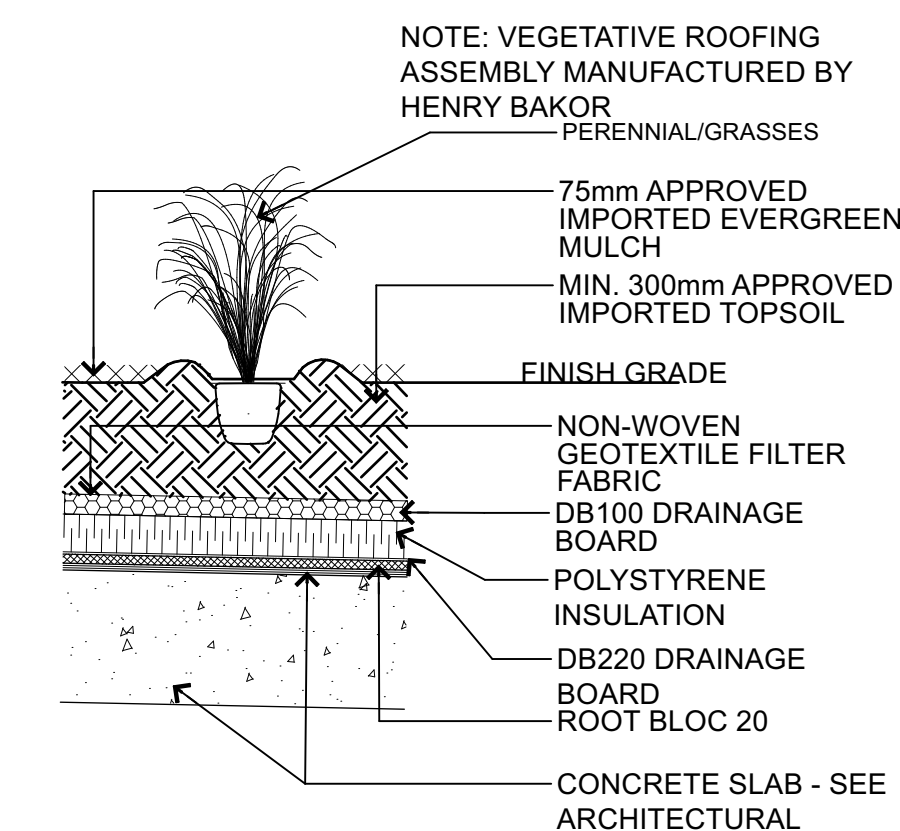
10 SHRUB PLANTING
L2-01 Scale: 1:30



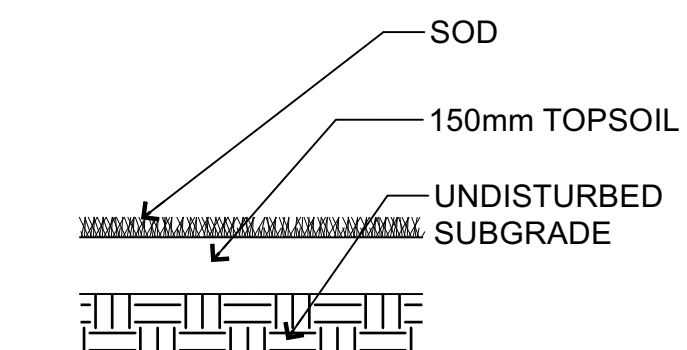
11 PERENNIAL PLANTING
L2-01 Scale: 1:20

REMOVE AND PRUNE DAMAGED LEAVES

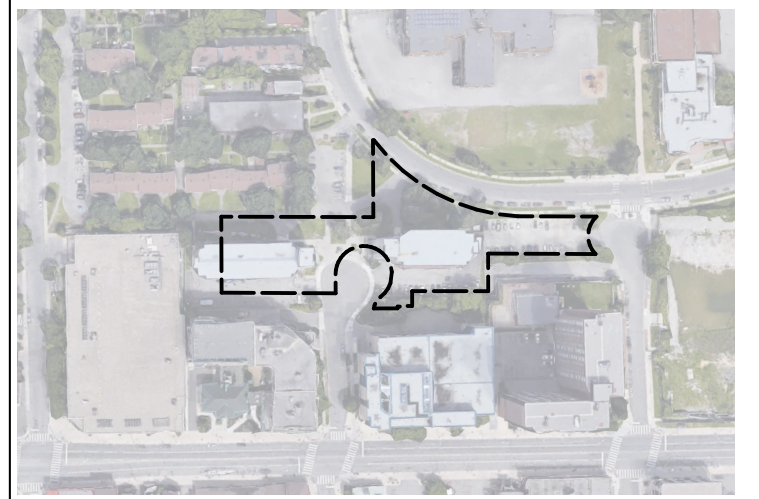
100mm SHREDDED BARK MULCH
PLANTING SOIL MIX LIGHTLY COMPACT TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT 450mm MIN DEEP



12 PERENNIAL PLANTING ON PODIUM
L2-01 Scale: 1:20



13 SOD
L2-01 Scale: 1:20



KEY PLAN, NTS



NO.	DATE	DESCRIPTION
C	2023-05-18	ISSUED FOR REZONING & SITE PLAN CONTROL-RS #1
B	2023-05-12	ISSUED FOR 100% SCHEMATIC DESIGN
A	2023-03-22	ISSUED FOR REZONING AND SITE PLAN CONTROL

NO.	DATE	DESCRIPTION
		NORTH:



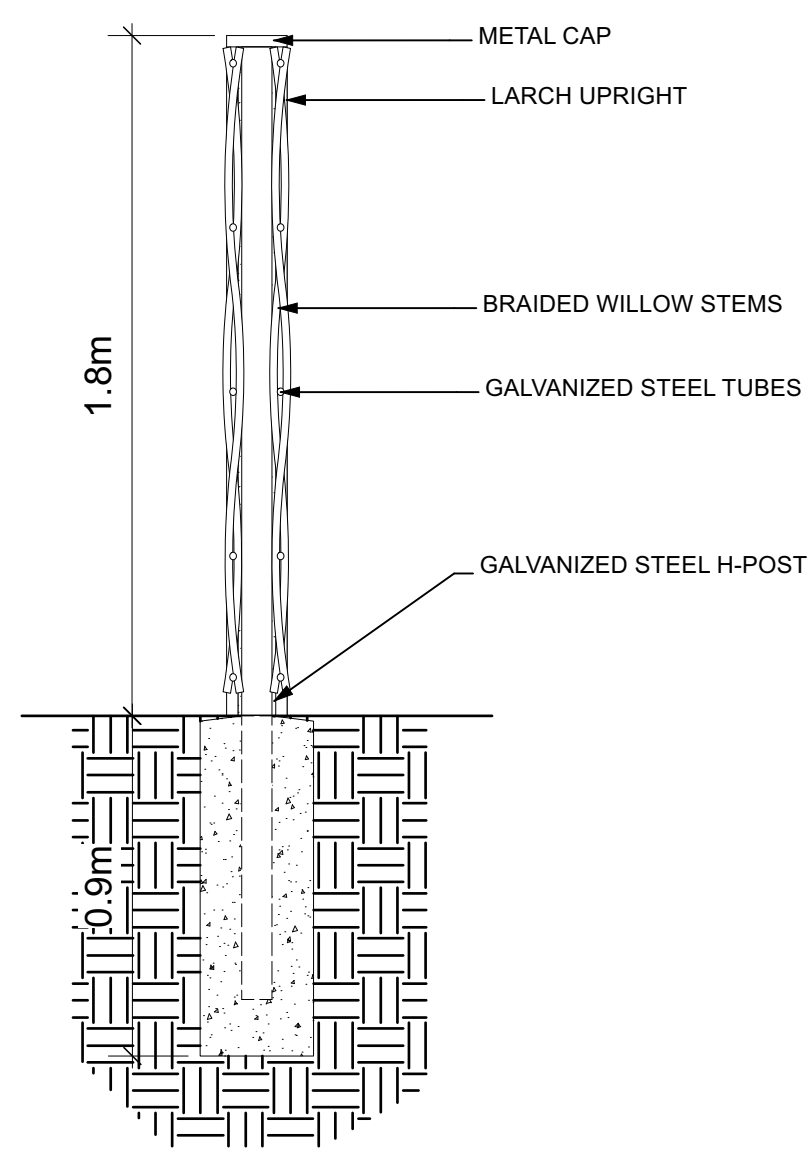
PROJECT:

OCH 200/201 FREIL STREET
200/201 FREIL STREET, OTTAWA, ONTARIO

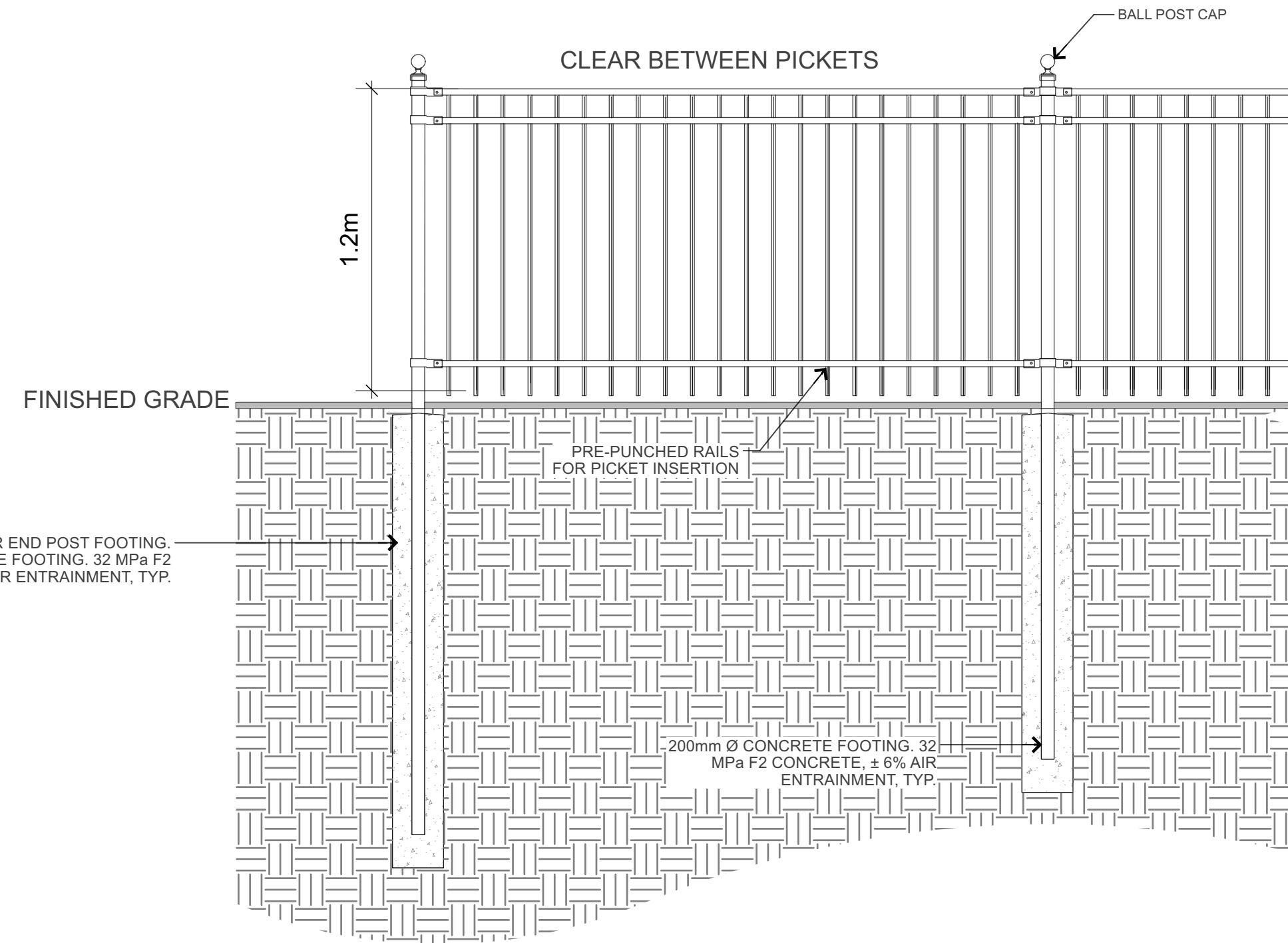
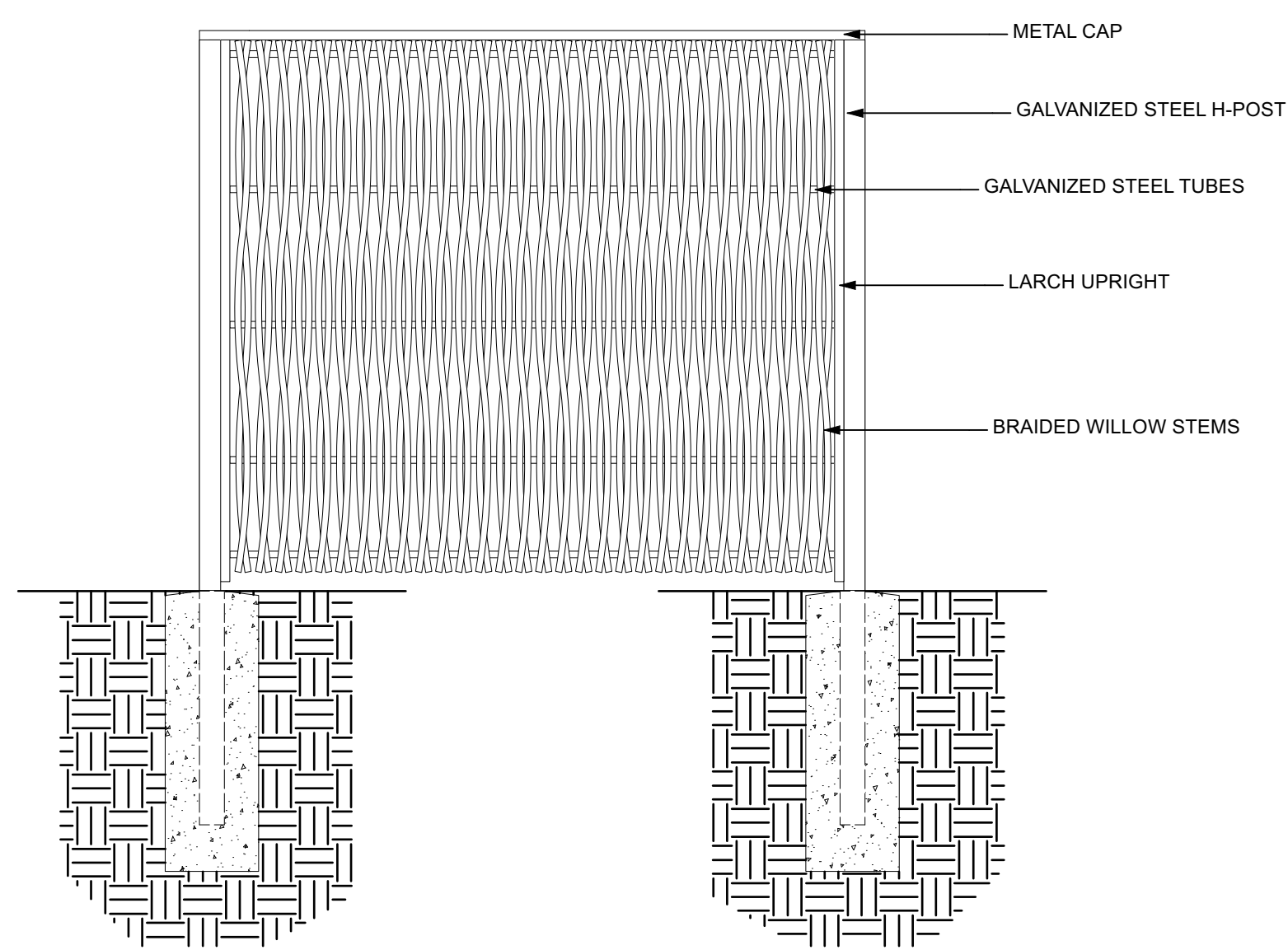
DRAWING TITLE:

Detail

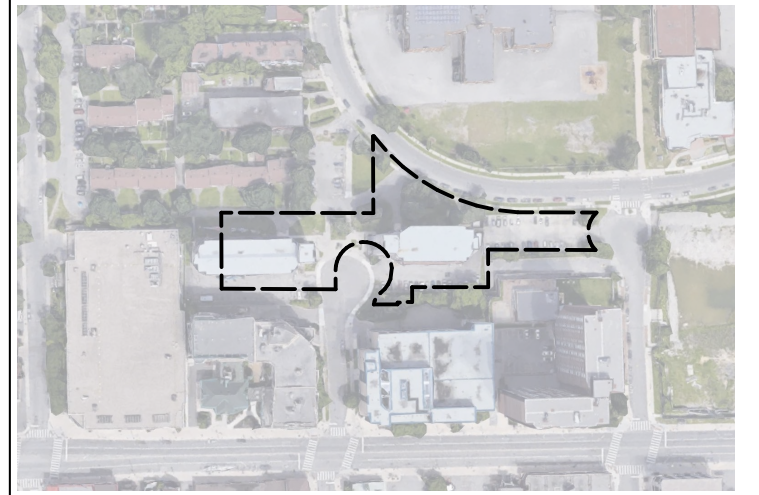
DATE:	2023-03-14	DRAWING NO.:	L2-01
SCALE:	AS NOTED		
DRAWN BY:	MH		
LA PROJECT NO.:	22844-1		



1 SCREEN WILLOW FENCE
Scale: 1:20



2 ORNAMENTAL STEEL FENCE
Scale: 1:20



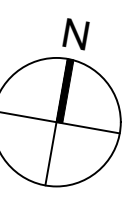
KEY PLAN, NTS

CLIENT:



C	2023-05-18	ISSUED FOR REZONING & SITE PLAN CONTROL-RS #1
B	2023-05-12	ISSUED FOR 100% SCHEMATIC DESIGN
A	2023-03-22	ISSUED FOR REZONING AND SITE PLAN CONTROL

NO.	DATE	DESCRIPTION
SEAL:		NORTH:



CONSULTANT:



PROJECT:

OCH 200/201 FREIL STREET
200/201 FREIL STREET, OTTAWA,
ONTARIO

DRAWING TITLE:

Detail

DATE:	2023-03-14	DRAWING NO.:	
SCALE:	AS NOTED		
DRAWN BY:	MH		
LA PROJECT NO.:	22844-1		

L2-02