

1 EXISTING LANDSCAPE PLAN
Scale: 1:400

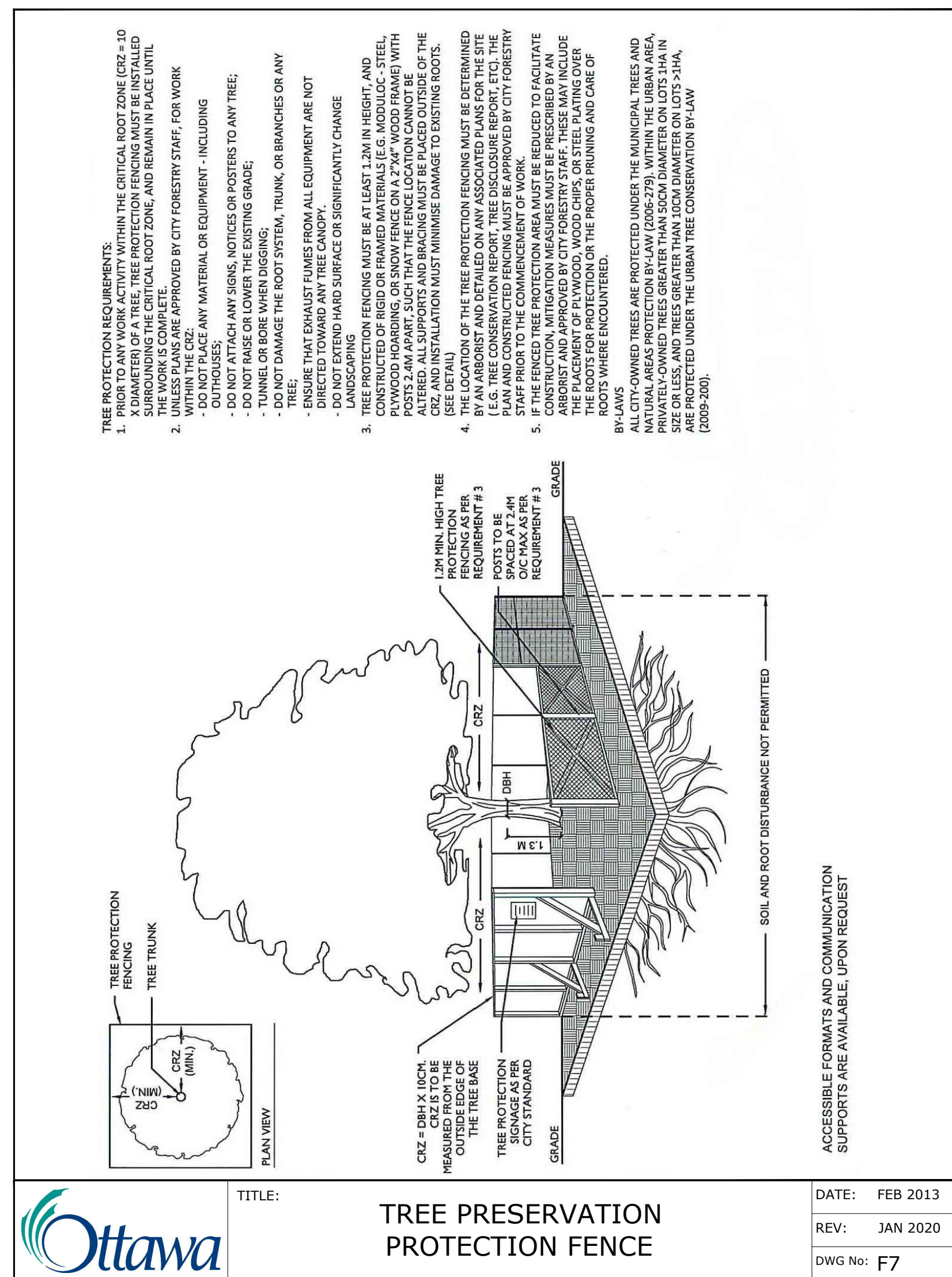
PROJECT INFORMATION
TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF PART OF LOT 4 CONCESSION 1, CITY OF OTTAWA, PREPARED BY STANTEC GEOMATICS LTD. DATED APRIL 22, 2014.
SITE ZONING AS PER OTTAWA ZONING BY-LAW 2008-250 SITE DESIGNATION
IP13 - BUSINESS PARK INDUSTRIAL ZONE AREA "C" OF SCHEDULE 1, CITY OF OTTAWA
PROPERTY IDENTIFICATION NUMBER (PIN):
045080122

APPROVED
By Kersten Nitsche at 10:30 am, Sep 04, 2025

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

LEGEND

- | | | | | | | | |
|--|---|--|-----------------------|--|---------------------------|--|-------------------------------|
| | SOD | | TREE PROTECTION FENCE | | Very poor condition | | EXISTING VEGETATION ISSUES |
| | CONCRETE PAVEMENT / WALKWAY | | CHAIN LINK FENCE | | SHRUBS TO BE TRANSPLANTED | | PERENNIALS TO BE TRANSPLANTED |
| | PEASTONE | | PERENNIALS | | TREES | | SHRUB BEDS |
| | SEED | | STREET TREES | | | | |
| | PAVERS | | | | | | |
| | PATIO & PLANTS TO BE REMOVED, SALVAGED, OR TRANSPLANTED | | | | | | |



PROTECT ALL EXISTING VEGETATION

Existing Trees								
Origin	ID	Qty	Botanical Name	Common Name	Size (cm DBH)	Location	Condition	Action
56 EXISTING TREES - GOOD CONDITION								
Non N	Ag	5	Acer ginnala	Amur Maple, tree form	8		Good	Retain
Ntv H	Ar'AS'	2	Acer rubrum 'Autumn Spire'	Red Maple	9		Good	Retain
Ntv	As	1	Acer saccharum	Sugar Maple	9		Good	Retain
Ntv H	AcB	6	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry	8		Good	Retain
Non N	BnR	3	Betula nigra 'Riversii'	River Birch	7		Good	Retain
Ntv	Co	9	Celtis occidentalis	Common Hackberry	9		Good	Retain
Ntv H	GIS	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	9		Good	Retain
Non N	MM	4	Malus x Makamik	Makamik Crabapple	8		Good	Retain
Ntv	Ov	3	Ostrya virginiana	Ironwood	8		Good	Retain
Non N	Pp	17	Picea pungens	Colorado Spruce	9		Good	Retain
Ntv	Qr	3	Quercus rubra	Red Oak	9		Good	Retain
EXISTING TREES - POOR CONDITION								
Ntv H	AcB	1	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry	8	Near east side property, south of east patio	Poor	Retain
Ntv H	AcB	1	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry	8	West of main entrance	Poor, shoots from roots only. In conflict with existing utilities	Remove
Ntv	As	1	Acer saccharum	Sugar Maple	9	Near west property line, west of west patio	Scarred trunk	Retain
Non N	MM	1	Malus x Makamik	Makamik Crabapple	8	At north property line, centre of property	Fair to poor condition	Retain
Non N	MM	1	Malus x Makamik	Makamik Crabapple	7	At north property line, centre of property	Very poor, sprouting from roots	Retain
Ntv	Qr	1	Quercus rubra	Red Oak	9	Near north property line, west of north parking	Trunk scarred at base	Retain
EXISTING TREES TO REMOVE								
Non N	MM	1	Malus x Makamik	Makamik Crabapple	7	West of west patio	Very poor condition	Remove and replace
INVASIVE	PcC	1	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	9	North of east gazebo	Fair - invasive species	Remove
Ntv	tCo	1	Celtis occidentalis	Common Hackberry	9	South-west corner of parking near south property line	Good, in conflict with proposed snow storage	Transplant
Non N	tPp	1	Picea pungens	Colorado Spruce	9	West of main entrance at south property line.	Good, in conflict with existing utilities,	Transplant

GENERAL NOTES

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- The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
- All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Approval.
- Obtain approval of Landscape Architect for granular base and layout of all pavement areas prior to construction.
- Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
- Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
- All sodded areas to receive a minimum of 150mm of topsoil over graded sub-base. If sod with mesh is used, mesh to be removed completely during sodding operations. Sod shall come from an approved source and shall be laid within 24 hours of being cut in the nursery. Only nursery sod shall be used.
- Final subgrade is to be approved by the Landscape Architect prior to sod being laid.
- Maintain positive surface runoff through the entire construction period.
- Reinstate all areas and items damaged as a result of construction activities.

no.	revision	date
3	Re-issued for Site Plan Control	2025-07-17
2	Re-issued for Site Plan Control	2025-04-15
1	Issued for Site Plan Control	2025-03-11

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CARPENTERS DISTRICT COUNCIL OF ONTARIO LOCAL 93. - ADDITION
CAMPEAU DRIVE
OTTAWA, ON

north seal

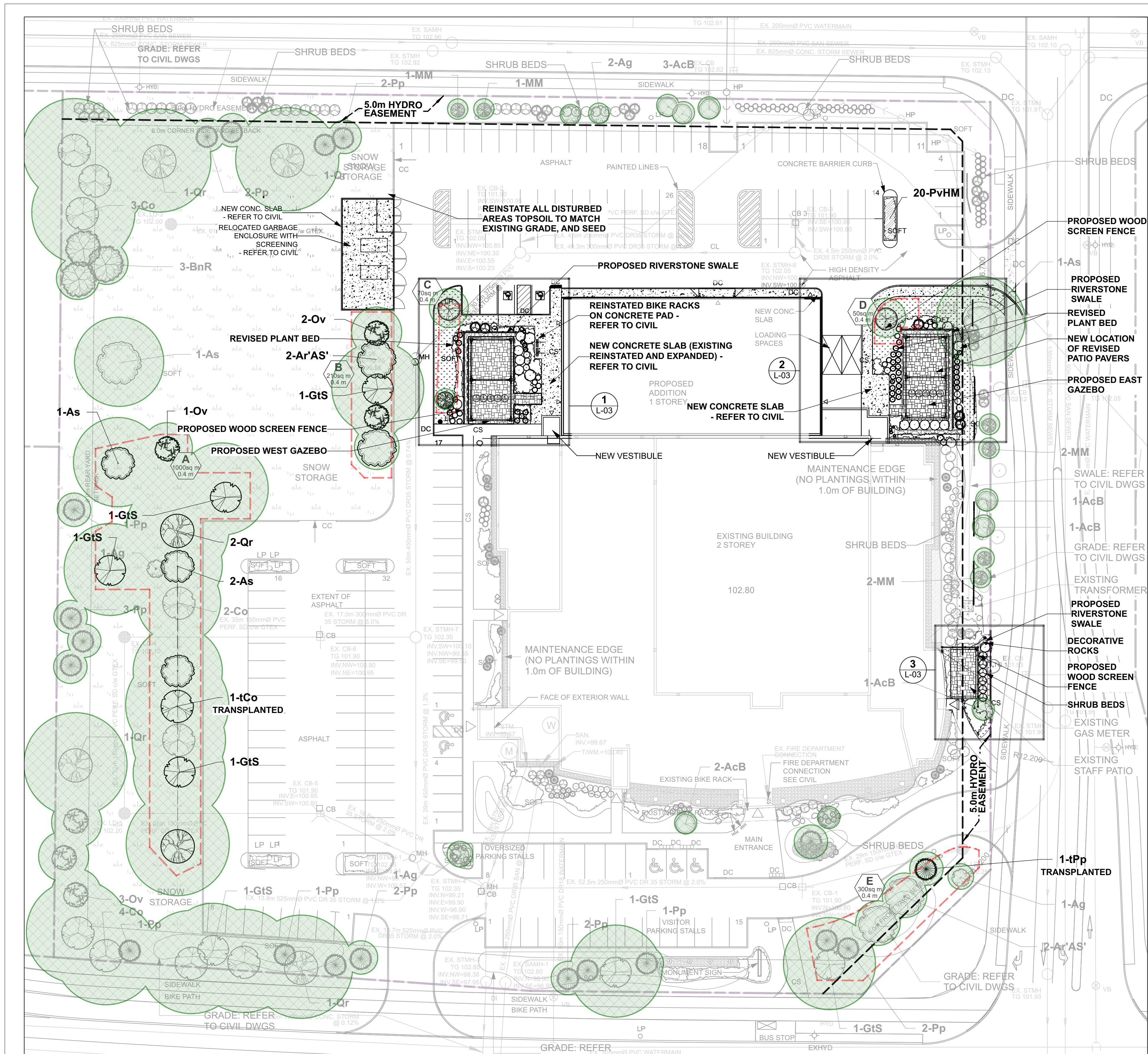
drawing title

EXISTING CONDITION / REMOVALS

scale	drawn by
	T. Frost / V. Odusanya
date	checked by
2023 06 09	M. Ruhland
project number	drawing number
N45 23-790	L-01
RA	revision
23-1724	

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.

DO NOT SCALE DRAWINGS



1 PROPOSED LANDSCAPE PLAN
Scale: 1:400

- LEGEND**
- PROPOSED LANDSCAPE ADDITION CONCRETE PAVEMENT / WALKWAY
 - PEASTONE
 - SEED
 - SOD
 - PAVERS
 - CHAIN LINK FENCE
 - PERENNIALS
 - PROPOSED / TRANSPLANTED TREES
 - PROPOSED / TRANSPLANTED SHRUBS
 - EXISTING TREES
 - EXISTING SHRUBS
 - STREET TREES

REFER TO CIVIL FOR DRAINAGE AND SWALE CONNECTIONS

TREE CANOPY COVERAGE		
TOTAL CANOPY AREA	5939 m ²	
TOTAL SITE AREA	26310 m ²	
PERCENT COVERAGE	23%	

Plant List					
Origin	ID	Qty	Botanical Name	Common Name	Sched. Size Remarks
Trees to be transplanted					
Ntv	tCo	1	Celtis occidentalis	Common Hackberry	60mm caliper WB, Staked
Non N	tPp	1	Picea pungens	Colorado Spruce	200cm ht WB, Staked
Shrubs to be transplanted					
Non N	CaE	9	Cornus alba 'Elegantissima'	Silverleaf Dogwood	50cm ht 1.0m o.c.
Ntv	JhBC	12	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	50cm spd 1.1m o.c.
Non N	Md	23	Microbiota decussata	Russian Cypress	50cm spd 0.9m o.c.
Ntv H	PoDG	8	Physocarpus opulifolius 'Darts Gold'	Darts Gold Ninebark	40cm ht Potted
Ntv	Ra	6	Rhus aromatica	Fragrant Sumac	50cm ht Potted
Ntv H	ToH	7	Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	150 cm ht Potted
Ntv	Vd	7	Viburnum dentatum	Arrowwood	80cm ht Bare root
Proposed new trees					
Ntv H	Ar'AS'	2	Acer rubrum 'Autumn Spire'	Red Maple	70mm caliper WB, Staked
Ntv	As	3	Acer saccharum	Sugar Maple	60mm caliper WB, Staked
Ntv H	CcgC	2	Crataegus crus-galli inermis 'Cruzam'	Thornless Crusader Cockspear Hawthorn	45mm caliper WB, Staked
Ntv H	GtS	4	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	60mm caliper WB, Staked
Non N	MM	1	Malus x Makamik	Makamik Crabapple	50mm cal. B&B / WB
Ntv	Ov	3	Ostrya virginiana	Ironwood	50mm caliper WB, Staked
Ntv	Qr	2	Quercus rubra	Red Oak	60mm caliper WB, Staked
Additional Plants					
Ntv H	PoDG	7	Physocarpus opulifolius 'Darts Gold'	Darts Gold Ninebark	40cm ht Potted
Ntv H	PvHM	20	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 year Potted
Ntv H	ToF	5	Thuja occidentalis 'Fastigiata'	Fastigiata Eastern Arborvitae	175cm ht specimen
Ntv	Vd	3	Viburnum dentatum	Arrowwood	80cm ht Bare root

NOTE - PLANTS THAT CANNOT BE TRANSPLANTED ARE TO BE REPLACED WITH THE SAME SPECIES AND CULTIVAR. ASSUME ALL PLANT MATERIAL INDICATED FOR TRANSPLANT CAN BE TRANSPLANTED.

Perennials					
Origin	ID	Qty	Botanical Name	Common Name	Sched. Size Spacing
Existing perennials for transplanting					
Non N	PvB	103	Hemerocallis (mid height - purples)	Daylily varieties	150cm Pot 50cm o.c.
Non N	PvC	81	Hosta ('Honey Bells', 'Blue Angel')	Hosta varieties	150cm Pot 45cm o.c.
Non N	PvD	22	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	150cm Pot 60cm o.c.
Ntv H	GtS	41	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	150cm Pot 75cm o.c.
Ntv	PvF	43	Chasmanthium latifolium	Northern Sea Oats	150cm Pot 60cm o.c.
290					

CONTRACTOR TO ASSUME HALF OF PERENNIALS FOR TRANSPLANTING ARE VIABLE

Total perennials required for new layout					
	P.var	192	Perennial variety Sun-Shade		

Proposed perennials

Make up perennial quantities as required with the following, in proportion as indicated

Ntv H	PvE	15%	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	150cm Pot 75cm o.c.
Ntv	PvF	15%	Chasmanthium latifolium	Northern Sea Oats	150cm Pot 60cm o.c.
Ntv	Ep	25%	Echinacea purpurea	Purple coneflower	150cm Pot 50cm o.c.
Ntv	Rh	35%	Rudbeckia hirta	Black-eyed Susan	150cm Pot 45cm o.c.
Ntv	Ms	10%	Matteuccia struthiopteris	Ostrich fern	150cm Pot 60cm o.c.

ALL AREAS DISTURBED OUTSIDE THE PARKING LOT TO BE REINSTATED WITH TOP SOIL AND SEED TO MATCH EXISTING GRADE
ALL AREAS DISTURBED ADJACENT TO BUILDING TO BE REINSTATED WITH TOPSOIL AND SOD TO MATCH FINAL GRADE

APPROVED
By Kersten Nitsche at 10:30 am, Sep 04, 2025

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m ³)	Design Soil Volume	Soil Adequacy percentage	Contractor soil requirement
AREA A - 9 large trees, 1 medium tree, 2 large existing trees, 1 medium existing tree					Refer to detail 3 L-06
plant bed (700 sq m x 0.4m ave deep)	13	228.0	280.0	123%	
AREA B - 3 large trees, 2 medium trees					Refer to detail 3 L-06
plant bed (210 sq m x 0.4m ave deep)	5	84.0	84.0	100%	
AREA C - 1 medium tree, 1 small tree					Refer to notes below
plant bed (70 sq m x 0.4m ave deep)	2	27.0	28.0	104%	
AREA D - 1 small tree					Refer to notes below
plant bed (50 sq m x 0.4m ave deep)	1	20.0	20.0	100%	
AREA E - 3 large trees, 3 conifers, 1 small tree					Refer to detail 3 L-06
plant bed (300 sq m x 0.4m ave deep)	7	111.0	120.0	108%	

* Smaller columnar trees, small ornamental trees with growth to 8-15cm DBH, large shrubs, and columnar conifers calculated using 'How much soil to grow a big tree' by DeepRoot as a guide

NOTE: AREAS C & D ONLY: WITHIN SUBJECT PROPERTY: PLACE PLANTING MEDIUM (TO DEPTH INDICATED ON SOIL VOLUME CHART) AT ALL DISTURBED AREAS WHERE EXISTING SOILS ARE REMOVED, OR WHERE EXISTING SOILS ARE NOT CONDUCIVE TO PLANT GROWTH. ADDITIONAL PLANTING MEDIUM IS NOT REQUIRED WHERE EXISTING SOIL IS PRESENT. THIS DOES NOT INCLUDE TOPSOIL REQUIRED FOR SODDING.



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4 Obtain approval of Landscape Architect for granular base and layout of all pavement areas prior to construction.

5 Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.

6 Where clay is encountered proper drainage must be ensured in trees/shrub pits, prior to planting. Have method approved by Landscape Architect.

7 All sodded areas to receive a minimum of 150mm of topsoil over graded sub-base. If sod with mesh is used, mesh to be removed completely during sodding operations. Sod shall come from an approved source and shall be laid within 24 hours of being cut in the nursery. Only nursery sod shall be used.

8 Final subgrade is to be approved by the Landscape Architect prior to sod being laid.

9 Maintain positive surface runoff through the entire construction period.

10 Reinstall all areas and items damaged as a result of construction activities.

11 Street tree species locations and numbers were selected based on soil volume calculations in accordance with the City of Ottawa's requirements for tree planting.

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CARPENTERS DISTRICT COUNCIL OF ONTARIO LOCAL 93. - ADDITION

CAMPEAU DRIVE
OTTAWA, ON

north

seal

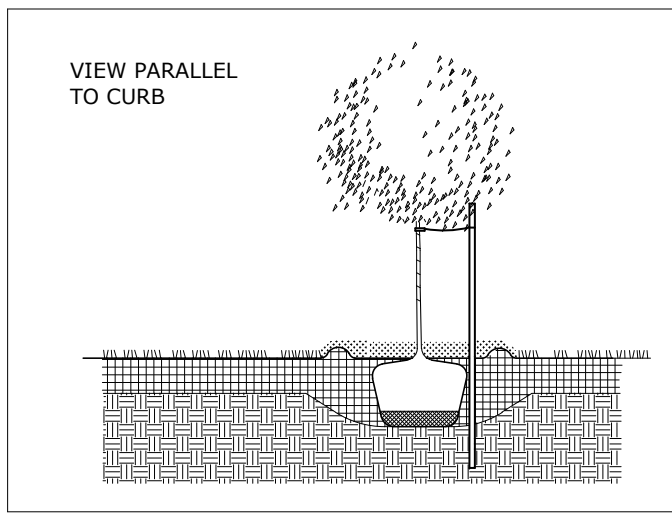
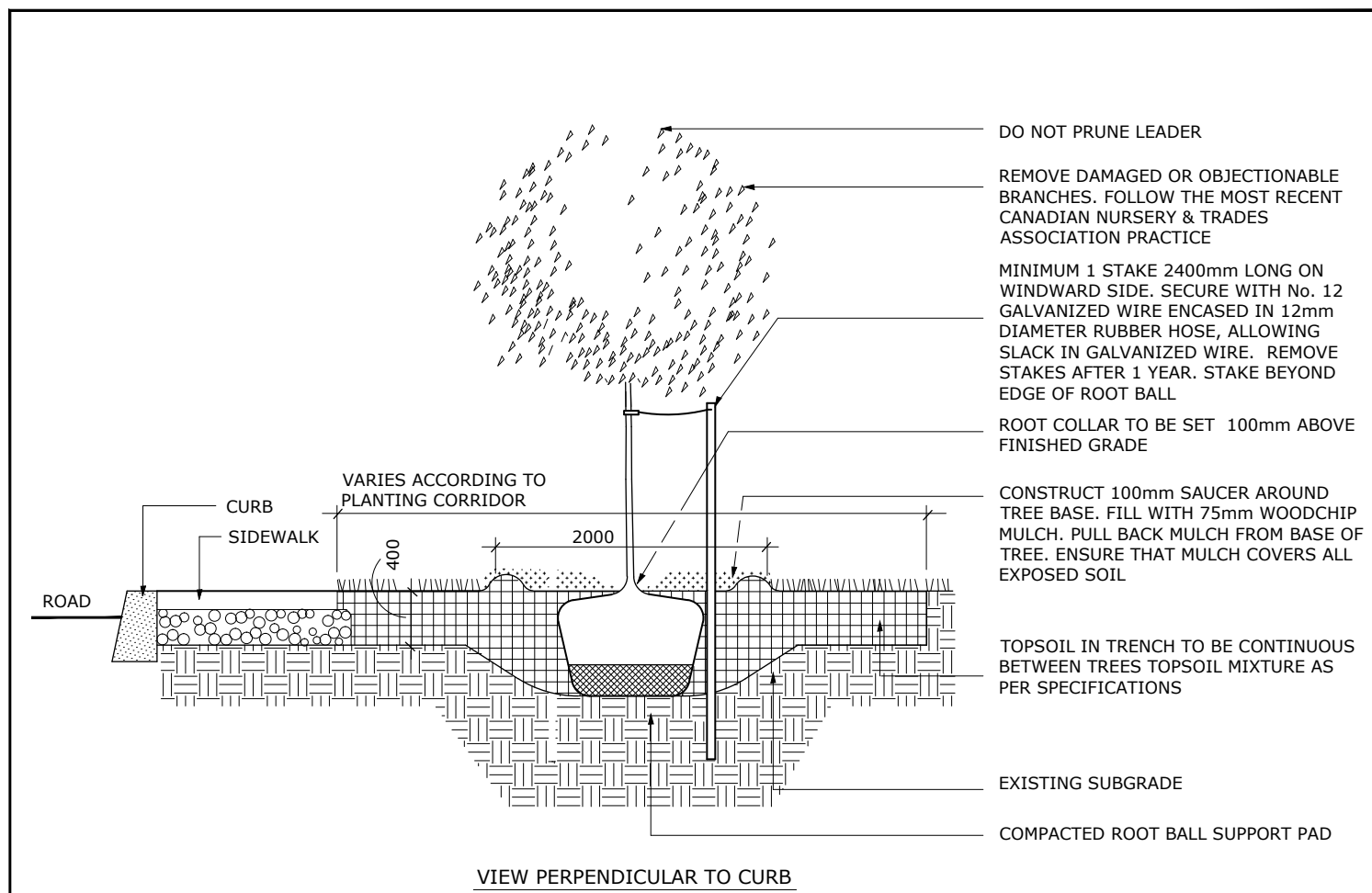
LANDSCAPE PLAN

drawing title	
scale	drawn by T. Frost / V. Odusanya
date 2023 06 09	checked by M. Ruhland
project number N45 23-790	drawing number L- 02
RA 23-1724	revision
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.	
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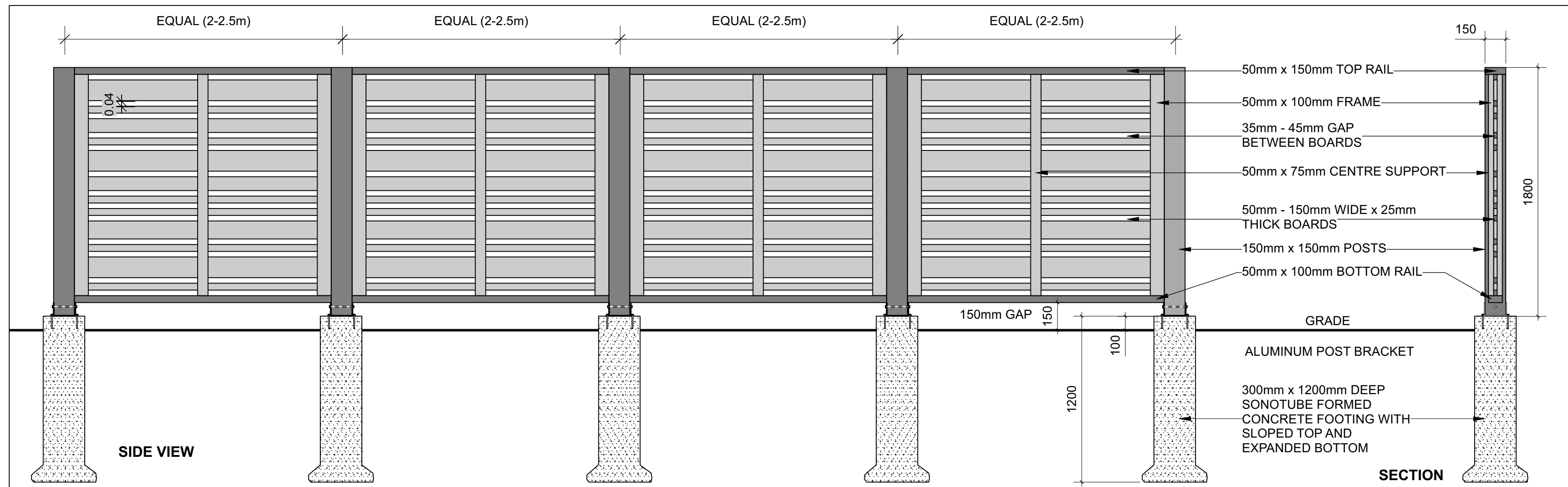

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Plan #19291

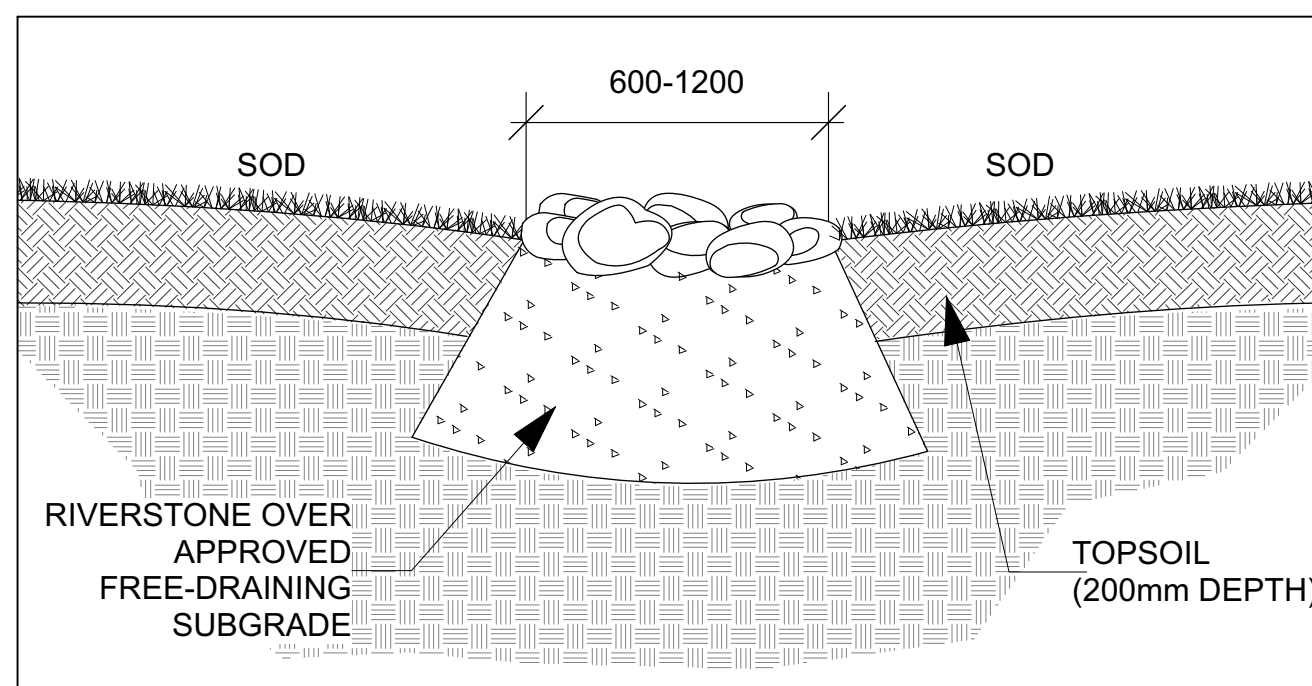


- NOTES:
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
 2. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 2/3 OF ROOT BALL WITHOUT DISTURBING ROOTS
 3. LOCATION AS SPECIFIED ON THE CONTRACT DRAWINGS

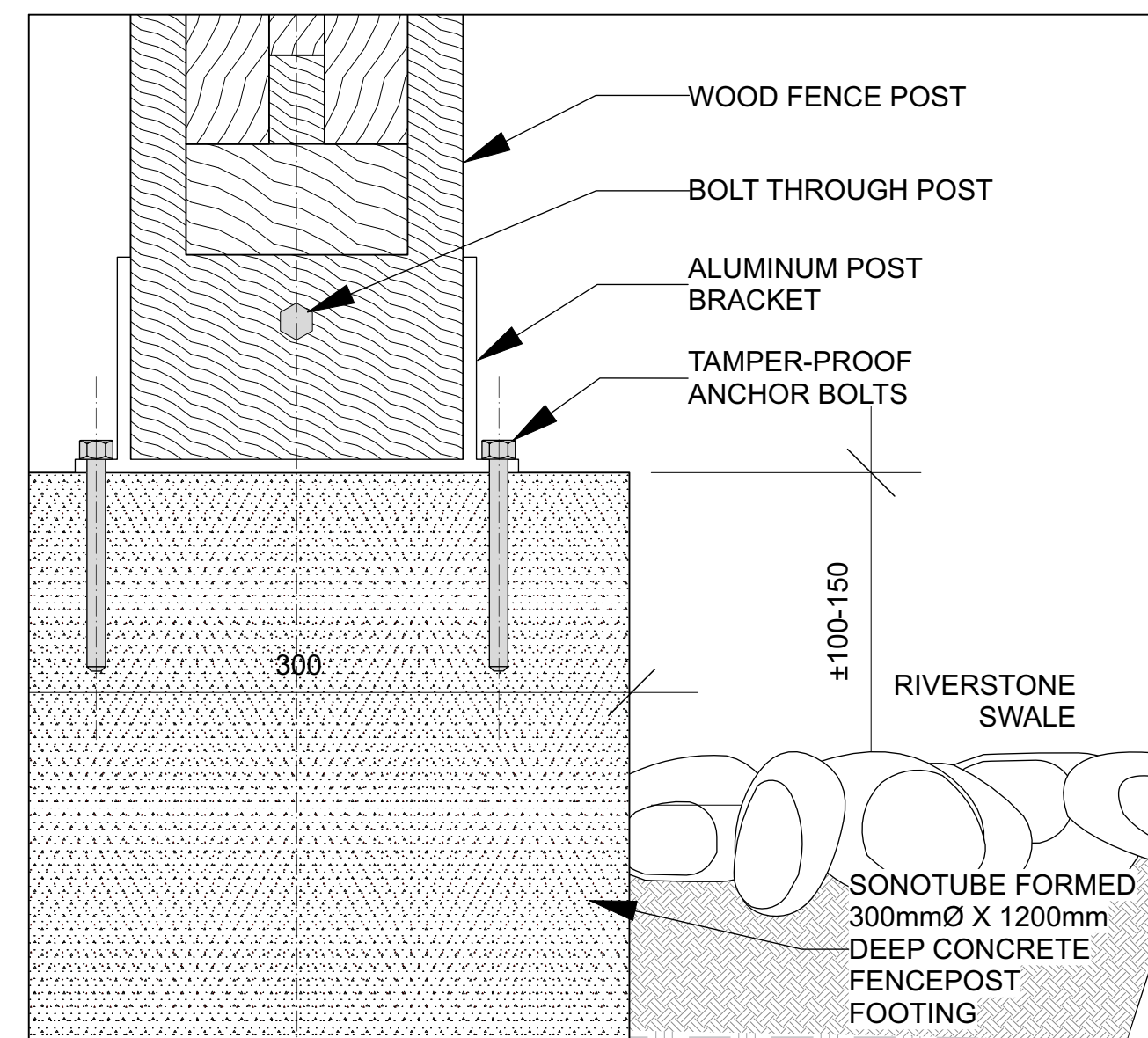
	TITLE:	DATE: MAY 2001
	PLANTING TRENCH WELL DRAINED SOILS	REV: JAN 2017
		DWG No: L1



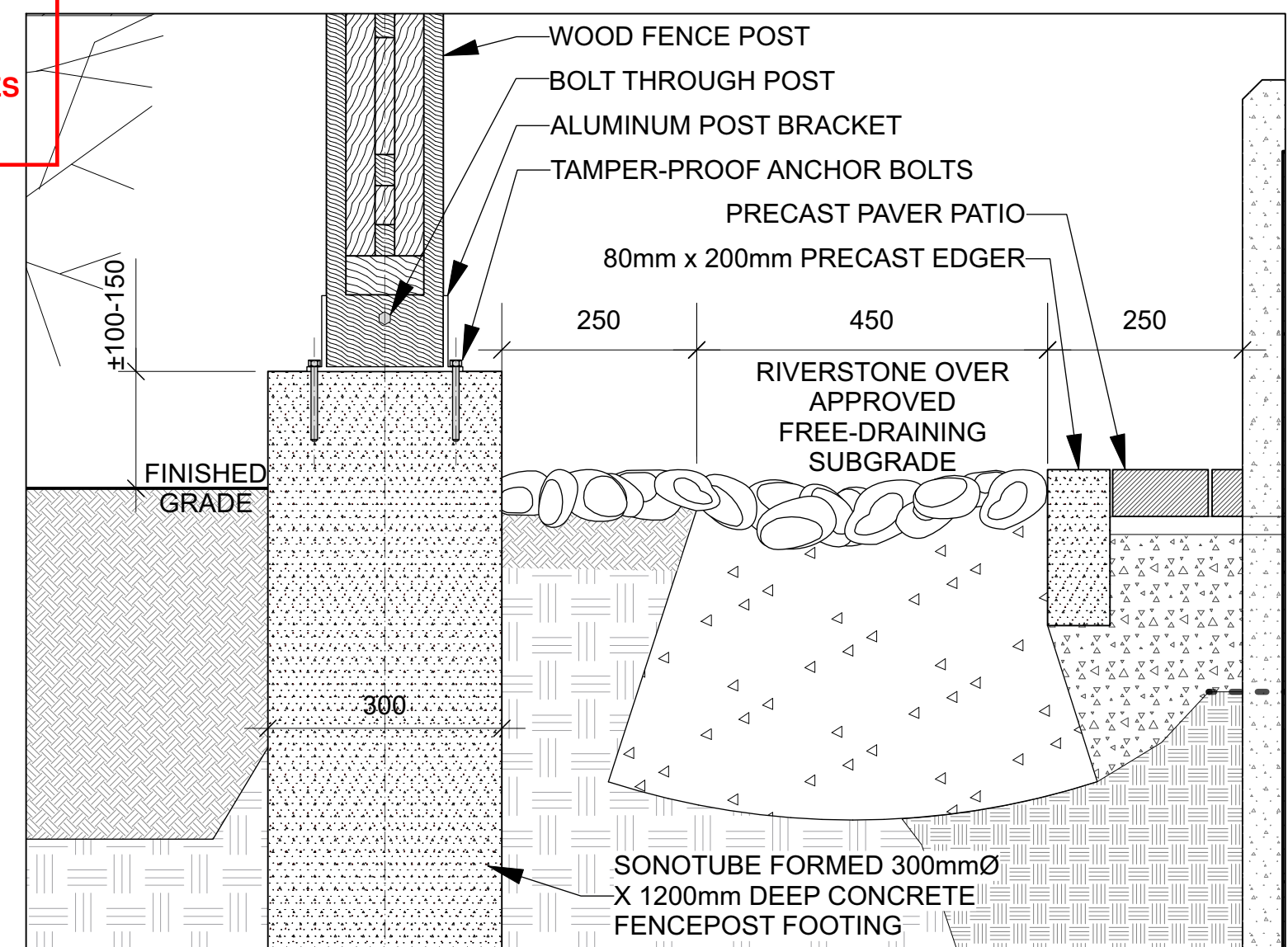
1 CEDAR SCREEN FENCE WITH CONCRETE FOOTINGS
Scale: NTS



2 SWALE SECTION
Scale: NTS



3 FENCE POST BASE
Scale: NTS
SHOWN FOR DESIGN PURPOSES ONLY. PROVIDE STAMPED ENGINEERED SHOP DRAWINGS INCLUDING FOOTINGS AND ANCHORAGE SYSTEM.

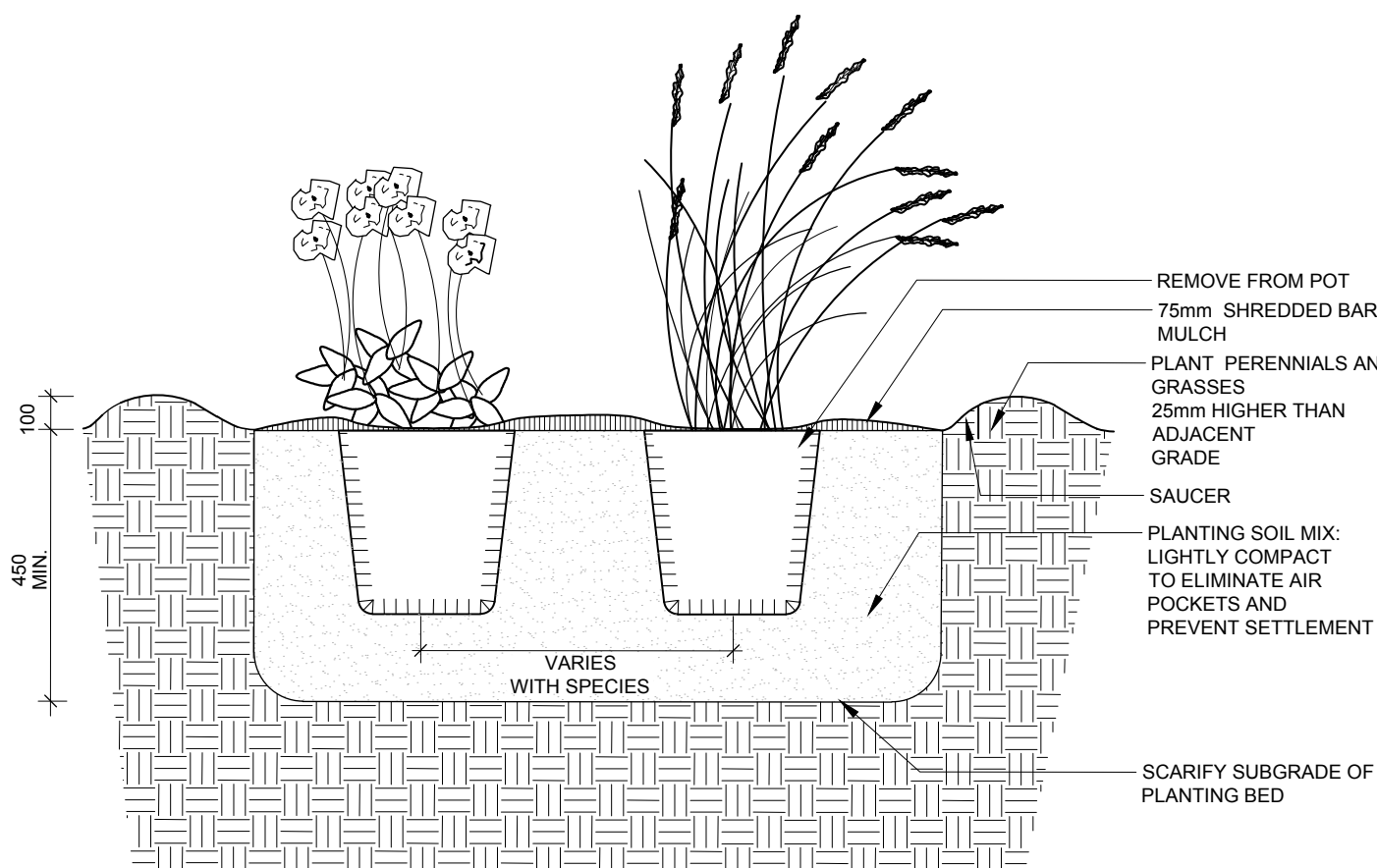


5 SWALE SECTION AT PERGOLA
Scale: NTS

APPROVED
By Kersten Nitsche at 10:30 am, Sep 04, 2025

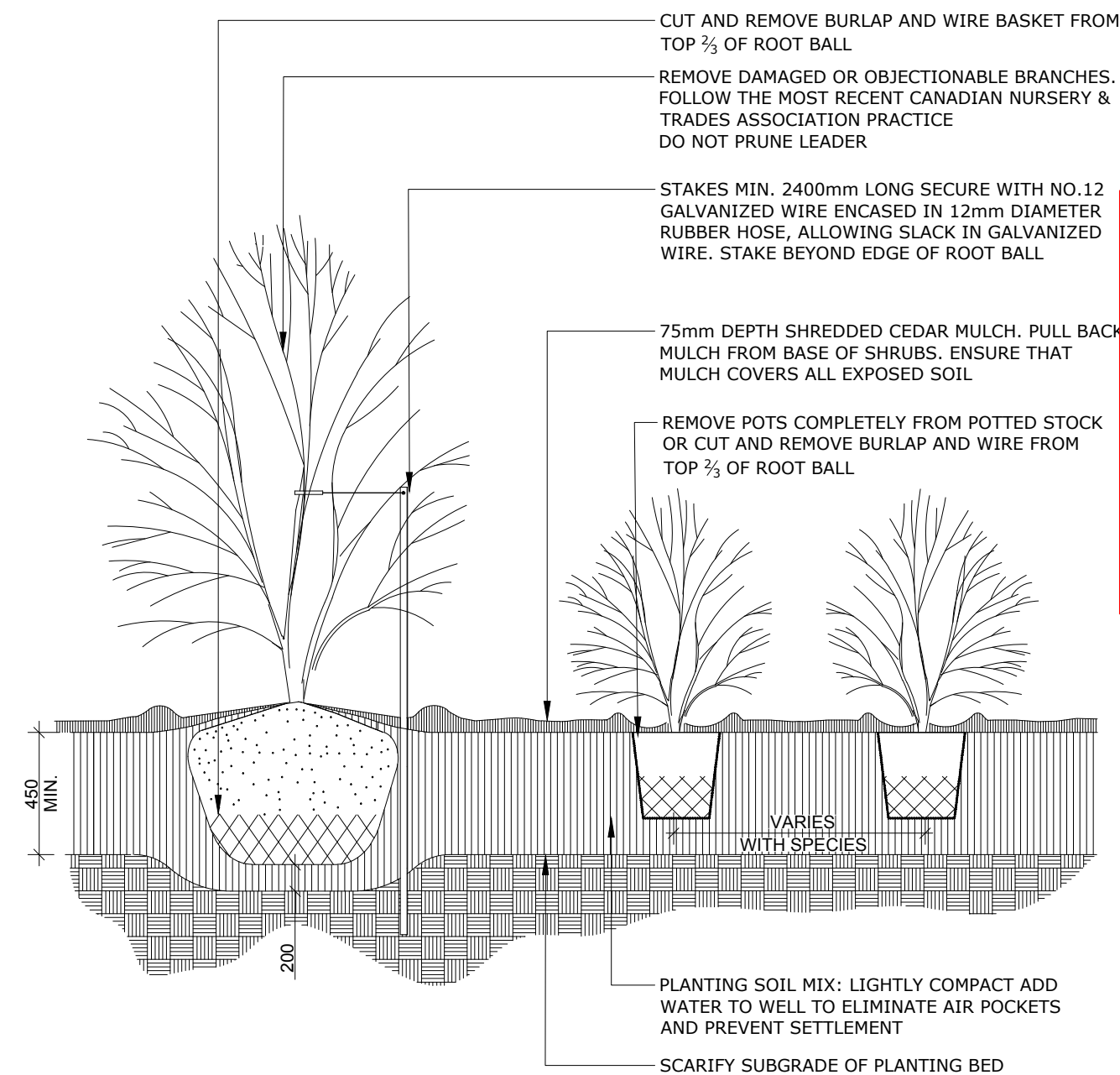
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- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
 2. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
 3. PROVIDE 100MM HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

	TITLE:	DATE: JAN 2015
	PERENNIAL AND ORNAMENTAL GRASS PLANTING	REV: FEB 2014
		DWG No: L21



- NOTES:
1. PLANTING SOIL MIXTURE AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOTS (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE
 3. PROVIDE 100 HIGH EARTH SAUCER AROUND SHRUB BED
 4. STAKES TO BE REMOVED AT COMPLETION OF TWO YEAR WARRANTY PERIOD

	TITLE:	DATE: FEB 2013
	CONTINUOUS SHRUB BED PLANTING	REV: FEB 2014
		DWG No: L17



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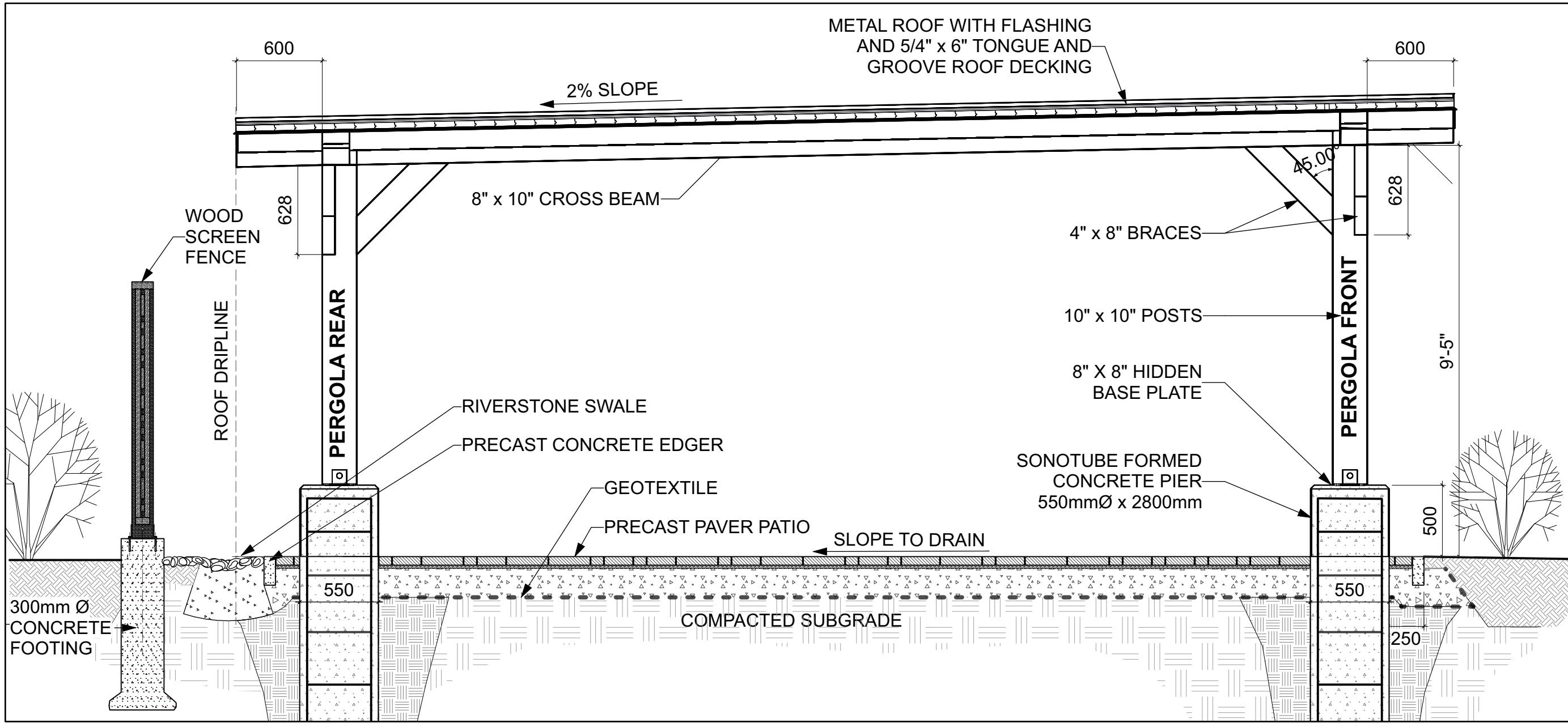
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CARPENTERS DISTRICT COUNCIL
OF ONTARIO LOCAL 93. -
ADDITION

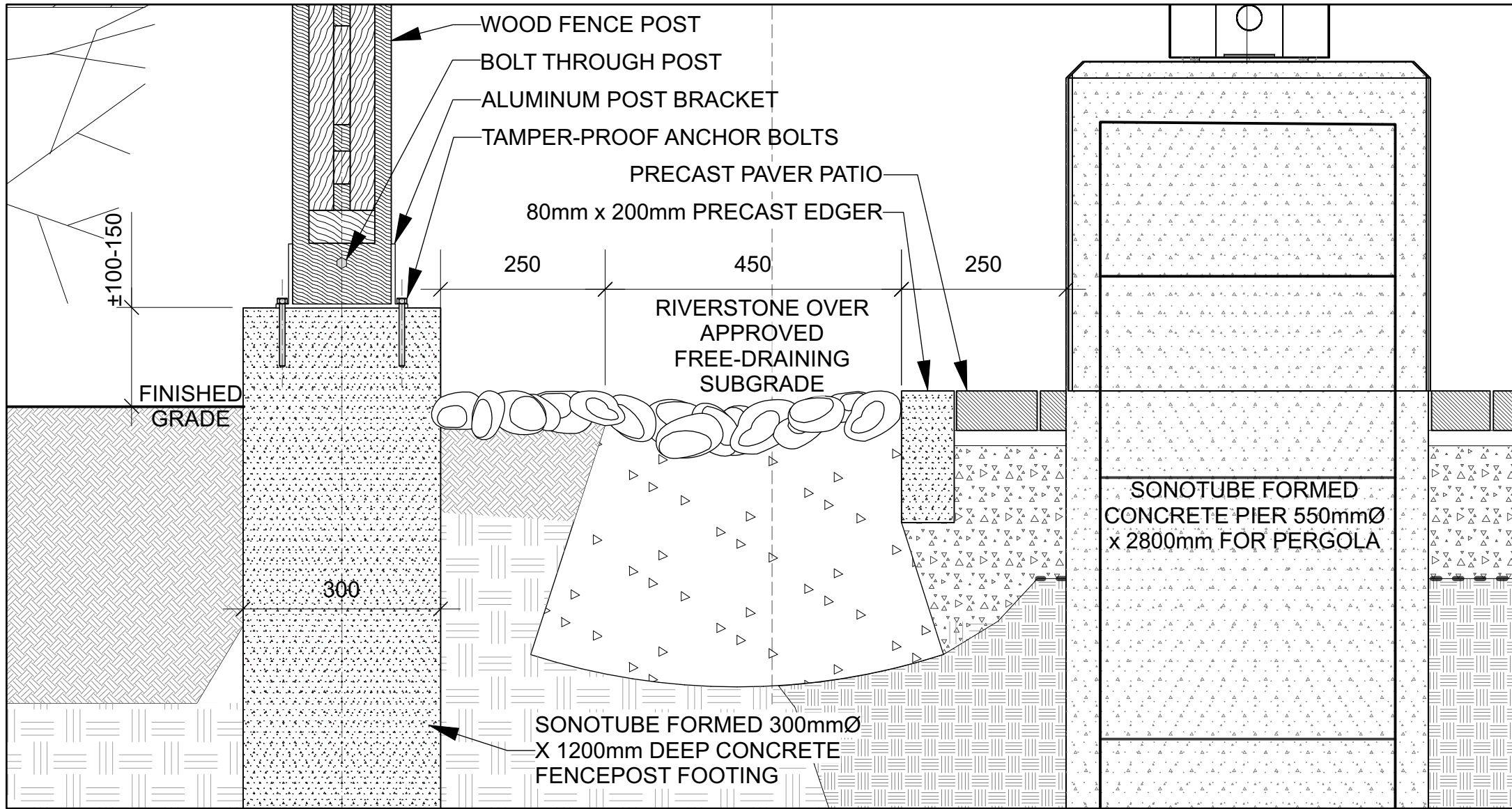
CAMPEAU DRIVE
OTTAWA, ON

north	seal
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drawing title	DETAILS
scale	drawn by T. Frost / V. Odusanya
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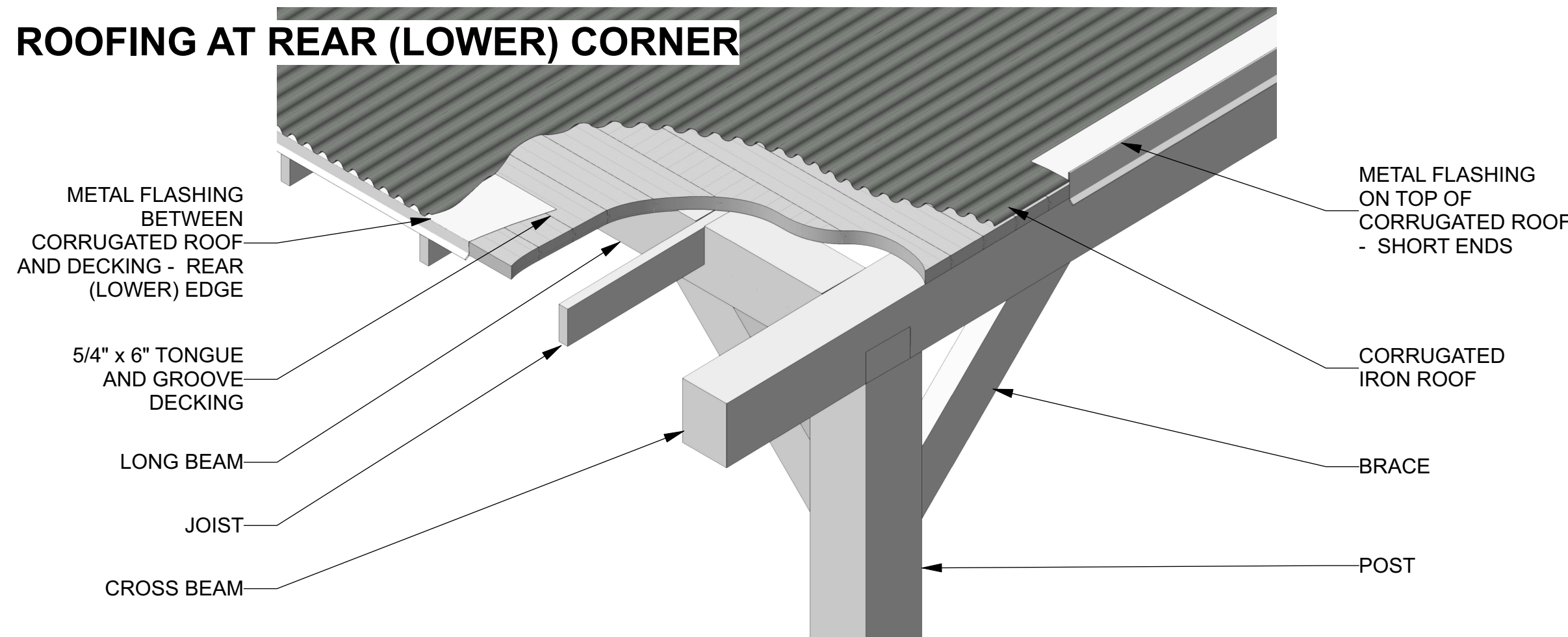


1 PERGOLA - SIDE ELEVATION
Scale: NTS



3 PERGOLA - FENCE FOOTING, SWALE, AND PERGOLA FOOTING SECTION
Scale: NTS

ROOFING AT REAR (LOWER) CORNER

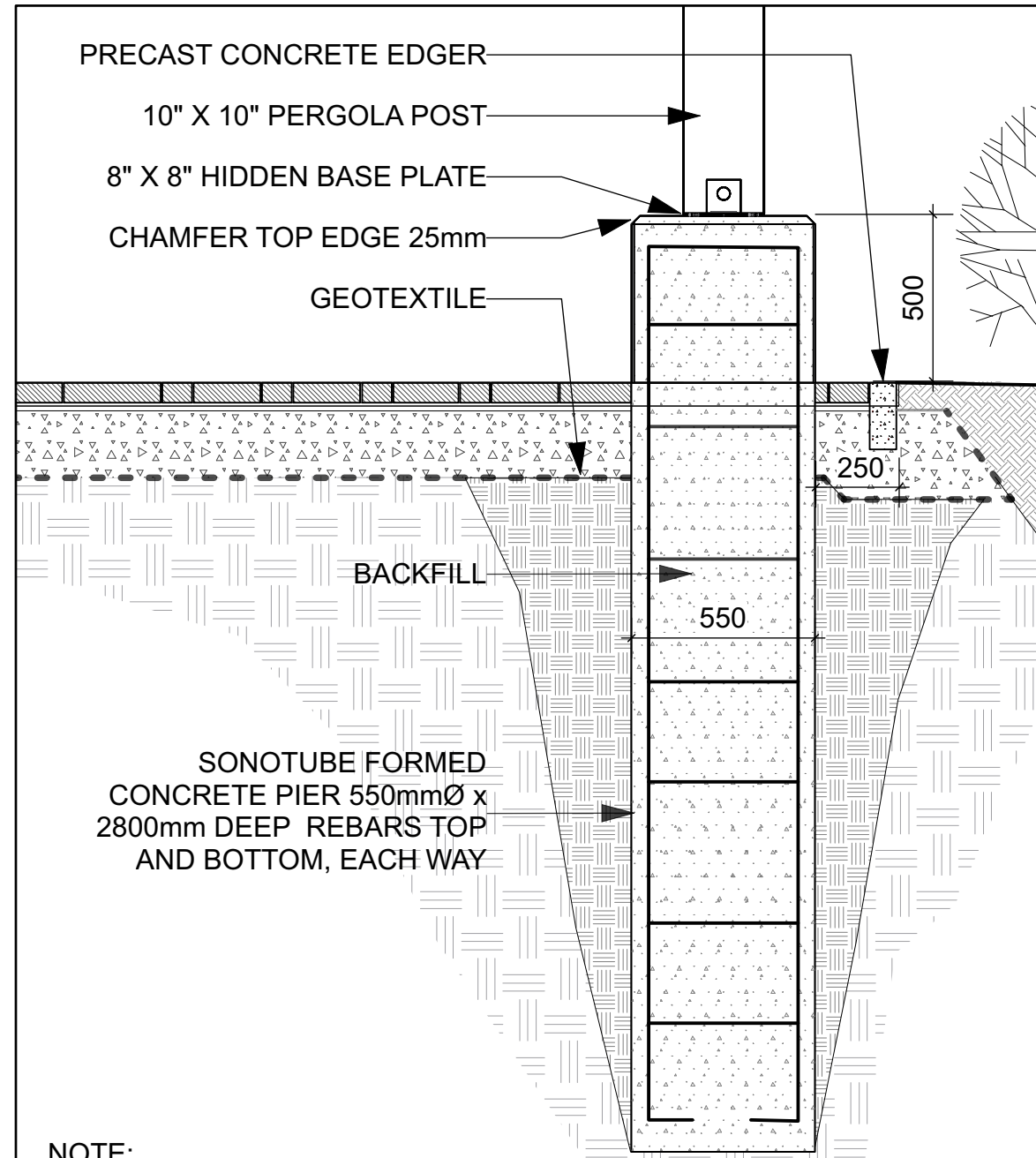


5 PERGOLA-ROOF CONSTRUCTION
Scale: NTS



2 PERGOLA APPEARANCE
Scale: NTS

NOTE: PERGOLA CONFIGURATION TO BE ADJUSTED ACCORDING TO SITE.



NOTE:

- CONCRETE IN PIER TO BE CLASS C-2 (32MPa, AIR 5-8%).
- CONCRETE IN FOOTING TO BE 25MPa.
- ALL EXPOSED SURFACES TO BE LIGHTLY SANDBLASTED.
- ALL REBARS TO BE EPOXY COATED.
- INSTALL PERGOLA AS PER MANUFACTURER'S SPECIFICATIONS

4 PERGOLA FOOTING
Scale: NTS

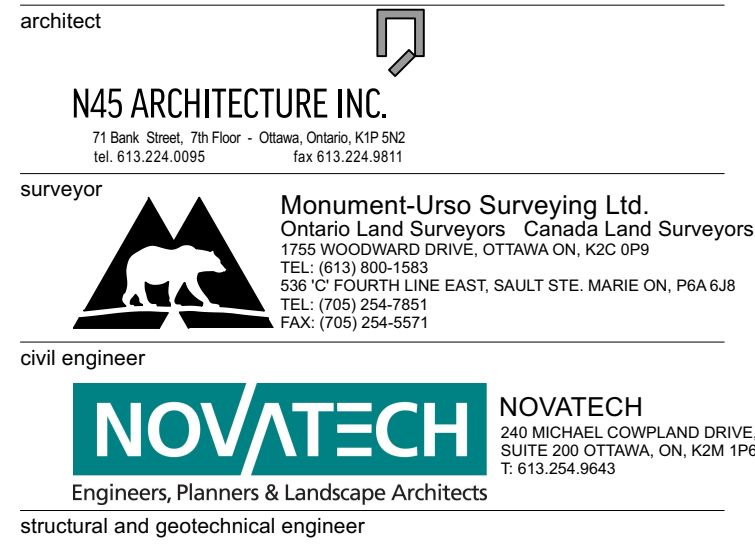
NOTE: DETAILS ARE SHOWN FOR DESIGN INTENT ONLY. PROVIDE FULL SHOP DRAWINGS, STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, FOR PERGOLA , FOOTINGS, REBAR DIMENSIONS, ANCHORAGE SYSTEM, AND STRUCTURAL COMPONENTS.



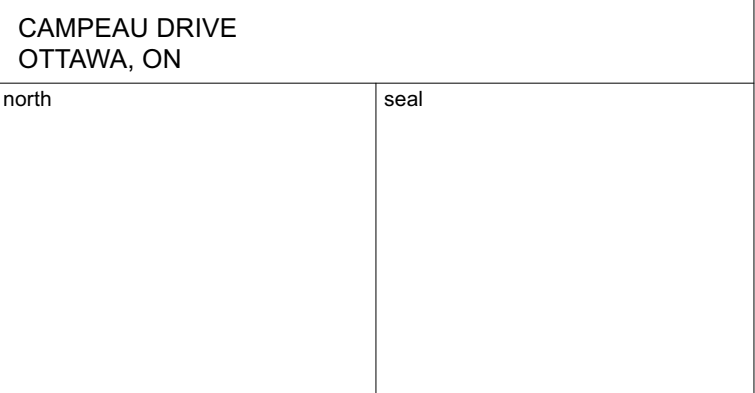
GENERAL NOTES

- 1 All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
- 2 The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
- 3 All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
- 4 Obtain approval of Landscape Architect for granular base and layout of all pavement areas prior to construction.
- 5 Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
- 6 Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
- 7 All sodded areas to receive a minimum of 150mm of topsoil over graded sub-base. If sod with mesh is used, mesh to be removed completely during sodding operations. Sod shall come from an approved source and shall be laid within 24 hours of being cut in the nursery. Only nursery sod shall be used.
- 8 Final subgrade is to approved by the Landscape Architect prior to sod being laid.
- 9 Maintain positive surface runoff through the entire construction period.
- 10 Reinststate all areas and items damaged as a result of construction activities.

no.	revision	date
3	Re-issued for Site Plan Control	2025-07-17
2	Re-issued for Site Plan Control	2025-04-15
1	Issued for Site Plan Control	2025-03-11



CARPENTERS DISTRICT COUNCIL OF ONTARIO LOCAL 93. - ADDITION



drawing title			
PERGOLA DETAILS			
scale	drawn by T. Frost / V. Odusanya		
date	checked by M. Ruhland		
2023 06 09			
project number	drawing number		
N45 23-790	L- 05		
RA 23-1724			
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.			revision
DO NOT SCALE DRAWINGS			