

RICHCRAFT
TRAILEDGE RENTAL BLOCKS
193 & 194 SITE PLAN



LIST OF DRAWINGS:

- L01 - LANDSCAPE PLAN
- D1 - DETAILS
- D2 - DETAILS
- D3 - DETAILS
- D4 - CROSS SECTIONS

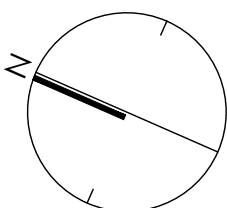
GENERAL NOTES:

1. CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
2. THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CUP, GRADING AND SITE PLAN.
3. CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
4. LOCATION OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PITS.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
6. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
7. PLACE SOD ON A MINIMUM 150mm TOPSOIL.
8. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA.
9. THE CITY WILL BE NOTIFIED IF ANY TREES CANNOT BE LOCATED OR PLANTED DUE TO CONFLICTS WITH UTILITIES OR DRIVEWAYS. THE REQUIRED TREES NOT PLANTED ARE SUBJECT TO TREE BANKING. THE FINAL NUMBER OF TREES TO BE BANKED WILL BE PROVIDED TO THE CITY FOLLOWING ALL PLANTINGS.
10. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL PERFORMANCE AS DETERMINED BY THE CITY OF OTTAWA.
11. PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
12. PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION
13. CITY GRASS CUTTING RESPONSIBILITIES FOR SODDED AREAS SHALL BEGIN FOLLOWING PERFORMANCE ACCEPTANCE INSPECTION BY THE LANDSCAPE ARCHITECT AND THE CITY. ACCEPTANCE WILL BE PROVIDED ONLY IF:
 - SOD IS PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - SODDED AREAS HAVE BEEN CUT WITHIN 24 HOURS PRIOR TO ACCEPTANCE INSPECTION.
 - MINIMUM OF 3 WEEKS HAVE ELAPSED FOLLOWING LAYING OF SOD.
 - A MINIMUM OF TWO CUTS HAVE TAKEN PLACE.
 - SODDED AREAS HAVE BEEN TOP-DRESSED, SEEDDED AND AERATED
14. STREET TREE PLANTING GUIDELINE
NOTE: APPROVED CROSS SECTIONS SHALL TAKE PRECEDENCE
 - 4.5m - STREET LIGHT
 - 2.5m - STREET LIGHT (SMALL TREE <7m MATURE HT.)
 - 3.0m - HYDRO TRANSFORMER
 - 1.5m - PATH, DRIVEWAY, FENCE, SOUND WALL
 - 4.5m - CONIFERS MINIMUM SETBACK FROM CURB
 - 2.5m - FIRE HYDRANTS
 - 1.5m - WATER SERVICE / CURB STOP
 - 1.0m - BELL / CABLE PEDESTALS

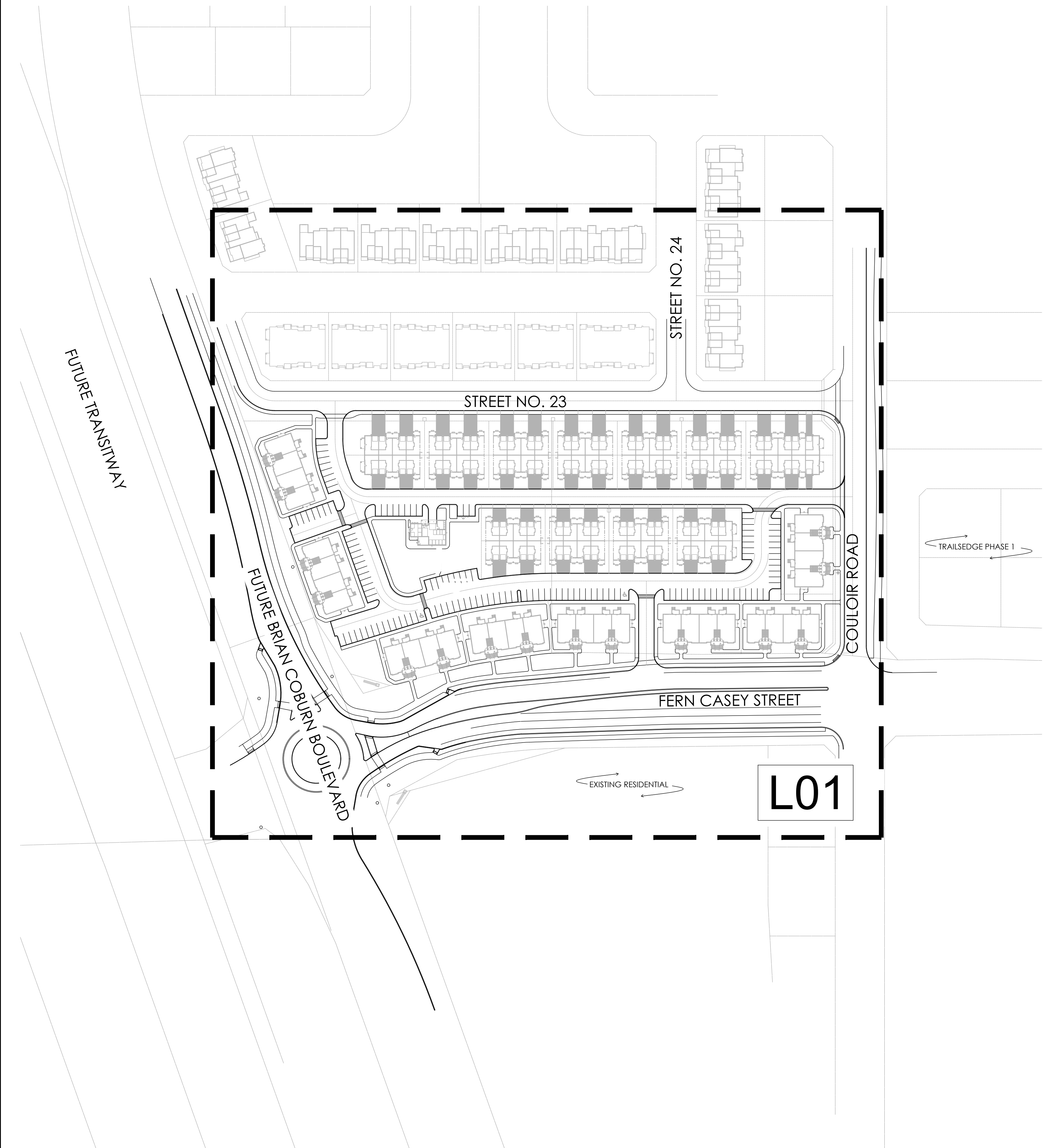
TREE PLANTING IN MARINE CLAY SOILS

*THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED 24 JULY 2020 HAVE BEEN IMPLEMENTED.

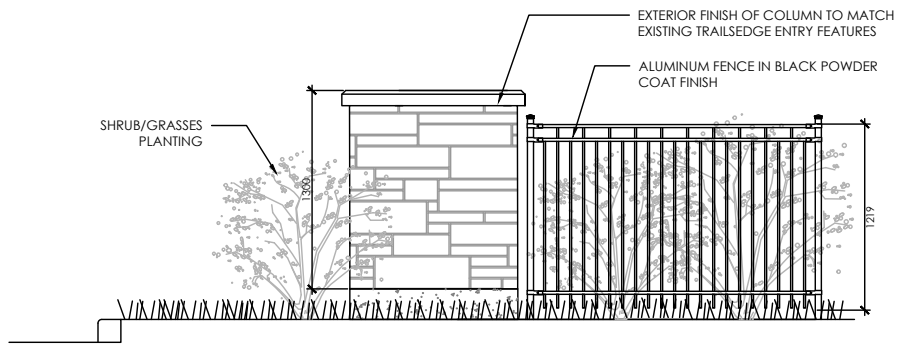
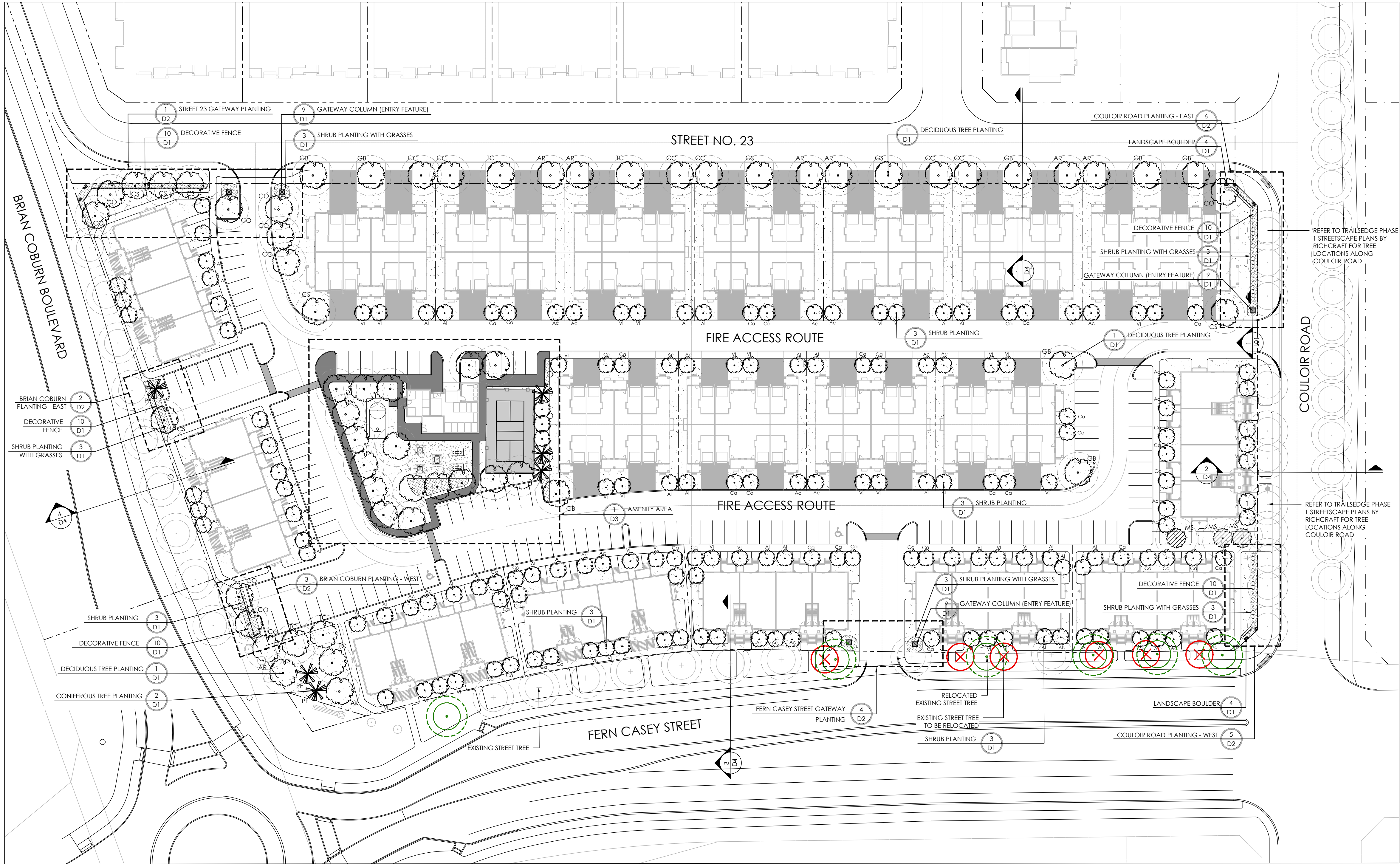
1. THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).
3. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
4. CITY OF OTTAWA: GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017): THE FOLLOWING GUIDELINES ARE PRIMARILY FOCUSED ON SMALL AND MEDIUM SIZE STREET TREES. HOWEVER, LARGE TREES (MATURE HEIGHT OVER 14M) CAN STILL BE PLANTED IN AREAS OF SMC SOILS PROVIDED A TREE TO FOUNDATION SETBACK EQUAL TO THE FULL MATURE HEIGHT OF THE TREE CAN BE PROVIDED (E.G. IN A PARK OR OTHER GREEN SPACE). FOR STREET TREES IN THE ROAD RIGHT-OF-WAY WHERE SMC SOILS HAVE BEEN IDENTIFIED, THE TREE TO FOUNDATION SETBACKS MAY BE REDUCED TO 4.5M FOR SMALL (MATURE TREE HEIGHT UP TO 7.5M) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5M-14M) PROVIDED ALL OF THE FOLLOWING SIX CONDITIONS ARE MET:
 - THE MODIFIED PLASTICITY INDEX OF THE SOIL BETWEEN THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
 - THE USF IS 2.1M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 10M OF THE TREE, AS MEASURED FROM THE CENTRE OF THE TREE TRUNK, AND VERIFIED BY MEANS OF THE GRADING PLAN AS INDICATED IN THE PROCEDURAL CHANGES BELOW.
 - A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE DEVELOPER WILL ENSURE THE SOIL IS GENERALLY UNCOMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.
 - THE SOIL VOLUME CALCULATION MUST BE BASED ON A DEPTH OF 1.5M BELOW FINISHED GRADE (E.G. 5M LENGTH X 4M WIDTH AT SURFACE X 1.5M DEPTH = 30M³). IT MAY INCLUDE LANDS IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY, BUT MUST SUBTRACT THE VOLUME OF SHALLOW UTILITY TRENCHES (I.E. VOLUME OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME).
 - THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
 - THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 13M BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
 - GRADING SURROUNDING THE TREE MUST PROMOTE DRAINING TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.



KEYMAP
NTS

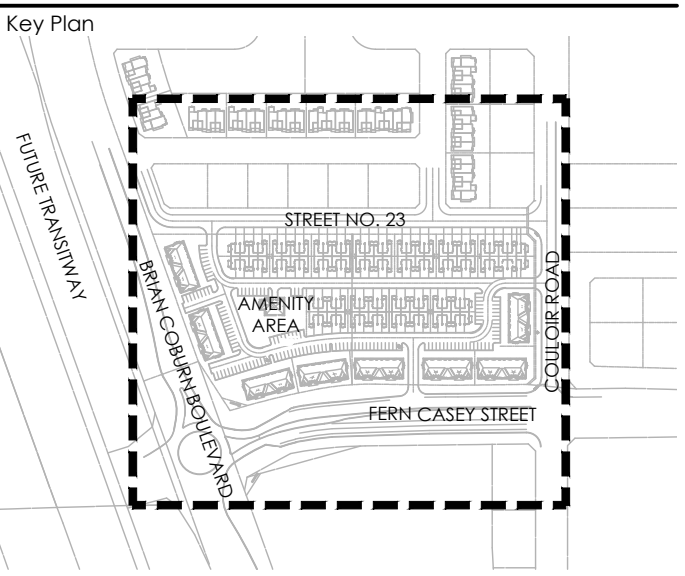


THIS PLAN IS FOR APPROVAL AND TENDERING PURPOSES ONLY. NOT FOR CONSTRUCTION. THIS PLAN SHALL BE READ IN CONJUNCTION WITH DRAWINGS PREPARED BY HYDRO OTTAWA, BELL CANADA, ROGERS CABLE AND ENBRIDGE GAS. THE CITY OF OTTAWA STANDARDS SHALL GOVERN OVER THIS DRAWING.



1 SECTION - GATEWAY COLUMN FEATURE
N.T.S.

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LEGEND	
FENCING	PROPERTY LINE
DECORATIVE FENCE	
GATEWAY COLUMN	
PLANTING	
EXISTING STREET TREE	
EXISTING STREET TREE TO BE RELOCATED	
RELOCATED EXISTING STREET TREE	
ROW TREE	
MEDIUM DECIDUOUS TREE (7.5m TO 14m HEIGHT)	
SMALL TREE (<7.5m HEIGHT)	
SHRUB (TREE FORM)	
CONIFEROUS STREET TREE	
LANDSCAPE BOULDER	
SODDING	
PLANTING BED	
SURFACING	
C.I.P. CONCRETE	
ASPHALT PAVING	
PICKLEBALL COURT SURFACE	
AMENITIES	
UMBRELLA SHADE SHELTER	
CONCRETE PING PONG TABLE	
BASKETBALL KEY AND HOOP	

3	Re-issued for 1st Submission with Cross Sections	Jan. 27/21
3	Issued for 1st Submission	Dec. 14/20
2	Issued for Client Review	Nov. 20/20
1	Issued for Client Review	Aug. 12/20
No.	Description	Date
Revision		
City Approval Stamp		

TREE SOIL VOLUMES			
TREE TYPE/SIZE	KEY	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9	B&B
COLUMNAR	15	9	B&B
SMALL	20	12	B&B
MEDIUM	25	15	B&B
LARGE	30	18	B&B
CONIFER	25	15	B&B

PLANT LIST - STREET TREES			
KEY	QTY.	BOTANICAL NAME	COMMON NAME
MEDIUM DECIDUOUS STREET TREES			
AR	8	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE
CS	6	CATALPA SPECIOSA	NORTHERN CATALPA
CO	10	CELTIS OCCIDENTALIS	HACKBERRY
CC	6	CORYLUS COLUMNA	TURKISH HAZEL
GB	8	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO
GS	2	GLEDTISIA TRIACANTHOS VAR. INERMIS HALKA	HALKA HONEYLOCUST
TC	5	ILIX CORDATA 'CORINTHIAN'	CORINTHIAN LINDEN
	45		
SMALL DECIDUOUS STREET TREES			
MS	3	MALUS 'SNOWDRIFT'	SNOWDRIFT CRAB APPLE
	3		
CONIFEROUS TREES			
PF	3	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE
	3		
DECIDUOUS SHRUBS (TREE FORM)			
AC	36	AMELANCHIER CANADENSIS	SERVICEBERRY (TREE FORM)
AI	46	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY (TREE FORM)
Ca	44	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD (TREE FORM)
VI	39	VIBURNUM LENTAGO	NANNYBERRY (TREE FORM)
	165		
			50mm CAL.
			50mm CAL.
			50mm CAL.

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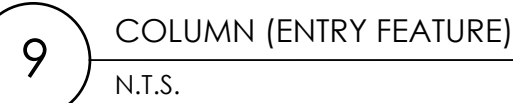
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TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON

LANDSCAPE PLAN



TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON

D1

The image displays two landscape site plans. The left plan shows a larger area with a central path and various plantings. Labels include 'LANDSCAPE BOULDER', 'SHRUB BED PLANTING WITH GRASSES', and 'DECORATIVE FENCE'. The right plan is a smaller, more detailed view of a specific area, showing a 'COLUMN (ENTRY FEATURE)'. Both plans use various codes (Ja, Cs, Ck, Po, Ca, D1) to identify different plant species or features. A north arrow is present in the top right corner of the right plan.

Diagram illustrating the layout of the rear garden, showing a central shrub bed and surrounding areas. The plan includes the following elements:

- Central Shrubs:** A vertical row of large, circular shrubs, labeled **3 D1** and **SHRUB BED PLANTING WITH GRASSES**.
- Decorative Fence:** A horizontal line across the middle, labeled **10 D1** and **DECORATIVE FENCE**.
- Planting Areas:**
 - Top Left:** Labeled **C5 10**.
 - Top Right:** Labeled **10 D1** and **DECORATIVE FENCE**.
 - Bottom Left:** Labeled **3 D1** and **SHRUB BED PLANTING WITH GRASSES**.
 - Bottom Center:** Labeled **CG 22**.
 - Bottom Right:** Labeled **C5 4**.
- Other Features:** A dashed line runs diagonally from the top left towards the bottom center. A solid line runs horizontally across the middle, likely representing a path or boundary.

Diagram illustrating a landscape plan section, showing a vertical planting strip with various plant codes and quantities. The strip is flanked by a decorative fence on the left and a shrub bed on the right. A landscape boulder is located at the bottom left corner of the strip.

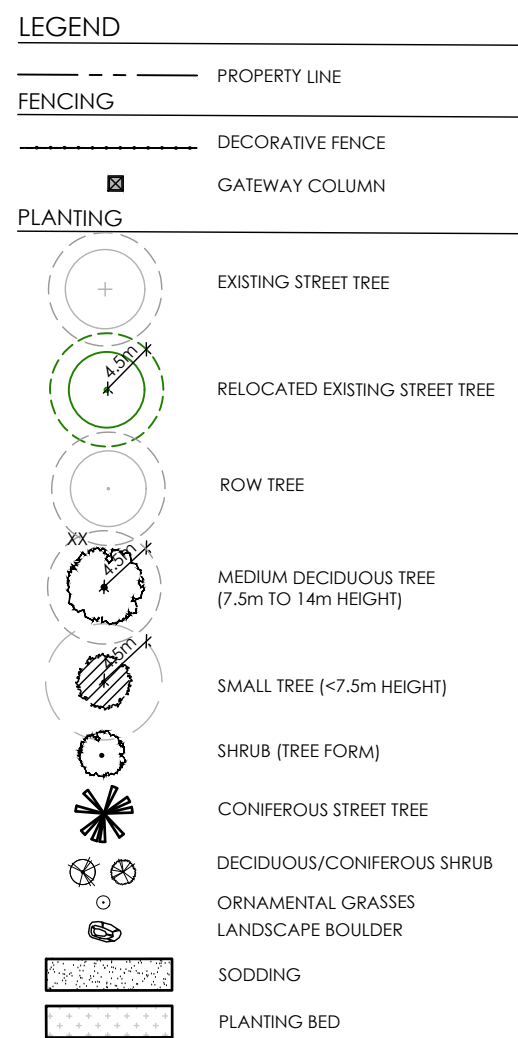
Plant codes and quantities shown in the diagram:

- Po 3
- Ja 2
- Ca 38
- Po 3
- Ja 3
- Po 4
- Ja 1
- Ck 1
- Ck 2
- Ca 4
- Ja 1
- Ca 2

Labels and features:

- DECORATIVE FENCE
- SHRUB BED PLANTING WITH GRASSES
- LANDSCAPE BOULDER

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City Approval Stamp



TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON

Title

DETAILS

Date JANUARY 2021

Scale 1:100

Drawn Is

Checked jh

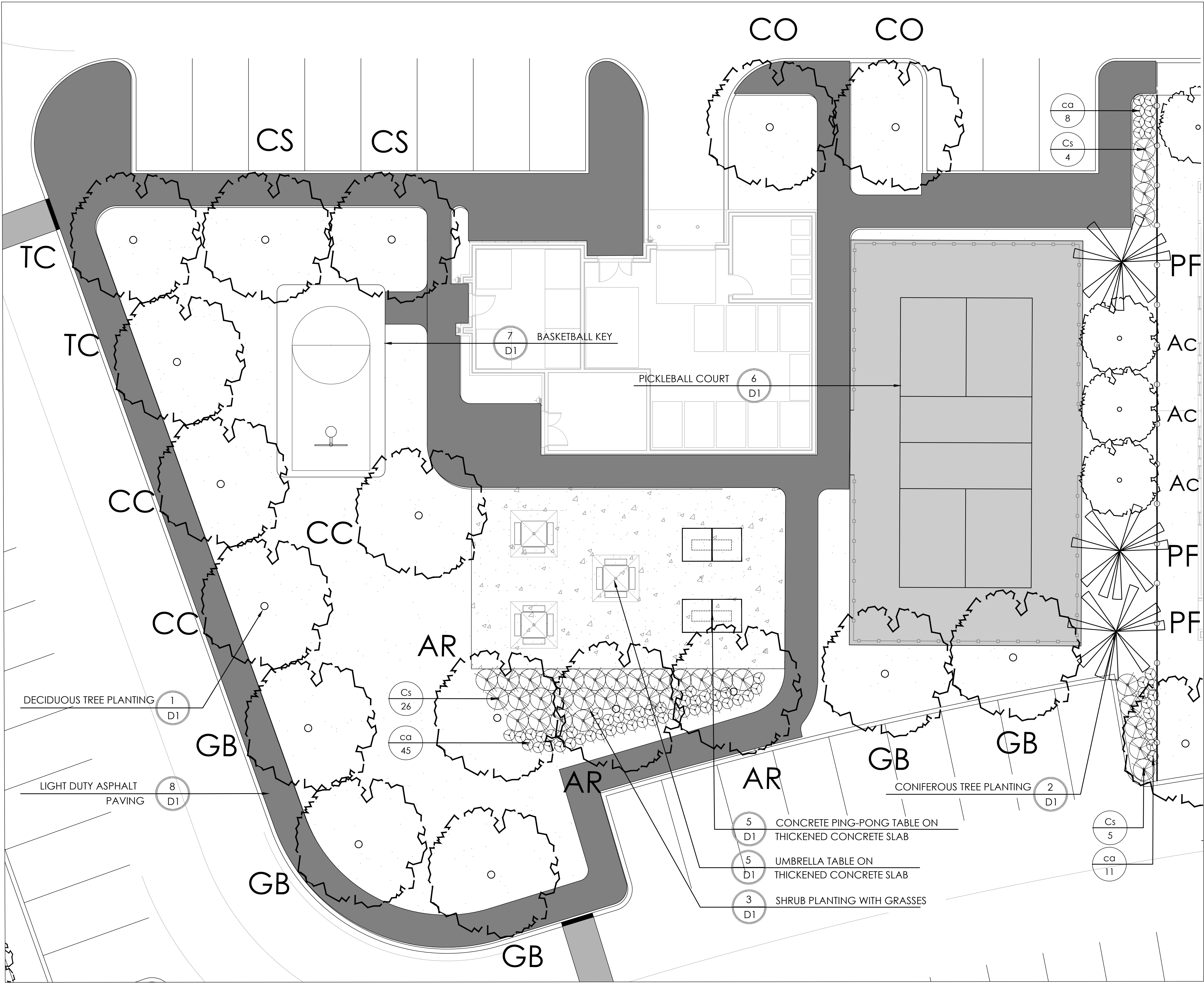
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D2

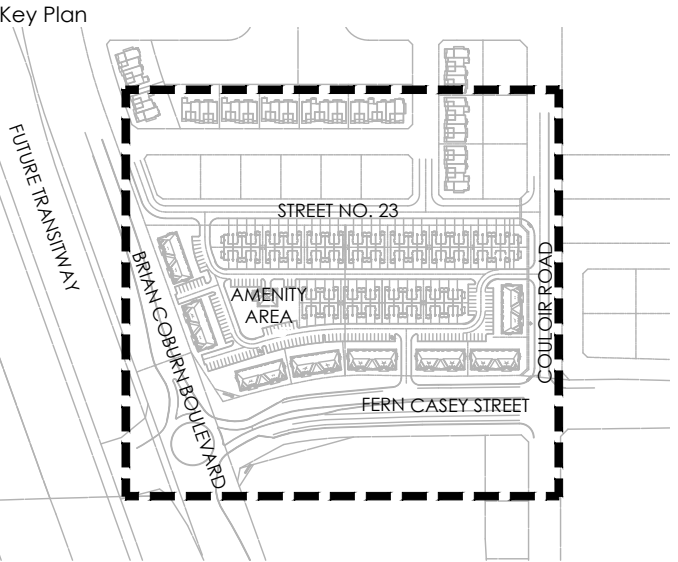
PLANT LIST-AMENITY AREA

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
MEDIUM DECIDUOUS TREES 7.5m TO 15m MATURE HEIGHT					
AR	3	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	60	8&8
CS	2	CATALPA SPECIOSA	NORTHERN CATALPA	60	8&8
CO	2	CELTIS OCCIDENTALIS	HACKBERRY	60	8&8
CC	3	CORYLUS COLUMNNA	TURKISH HAZEL	60	8&8
GB	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	60	8&8
TC	2	TILIA CORDATA 'CORINTHIAN'	CORINTHIAN LINDEN	60	8&8
	17				
CONIFEROUS TREES					
PF	3	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	200cm	8&8
	3				
DECIDUOUS SHRUBS					
AC	3	AMELANCHIER CANADENSIS	SERVICEBERRY (TREE FORM)	50mm CAL.	
Cs	35	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	3 GAL.	
	38				
GRASSES					
ca	64	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	2 GAL.	
	64				



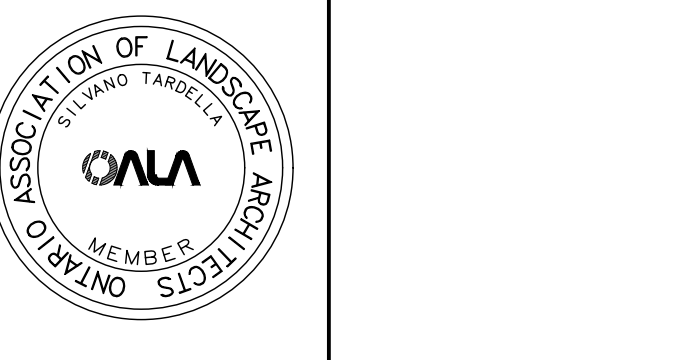
1 AMENITY AREA
1:100

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LEGEND	
PROPERTY LINE	
PLANTING	
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	SMALL TREE (<7.5m HEIGHT)
	SHRUB (TREE FORM)
	CONIFEROUS STREET TREE
	DECIDUOUS/CONIFEROUS SHRUB
	ORNAMENTAL GRASSES
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	BASKETBALL KEY AND HOOP

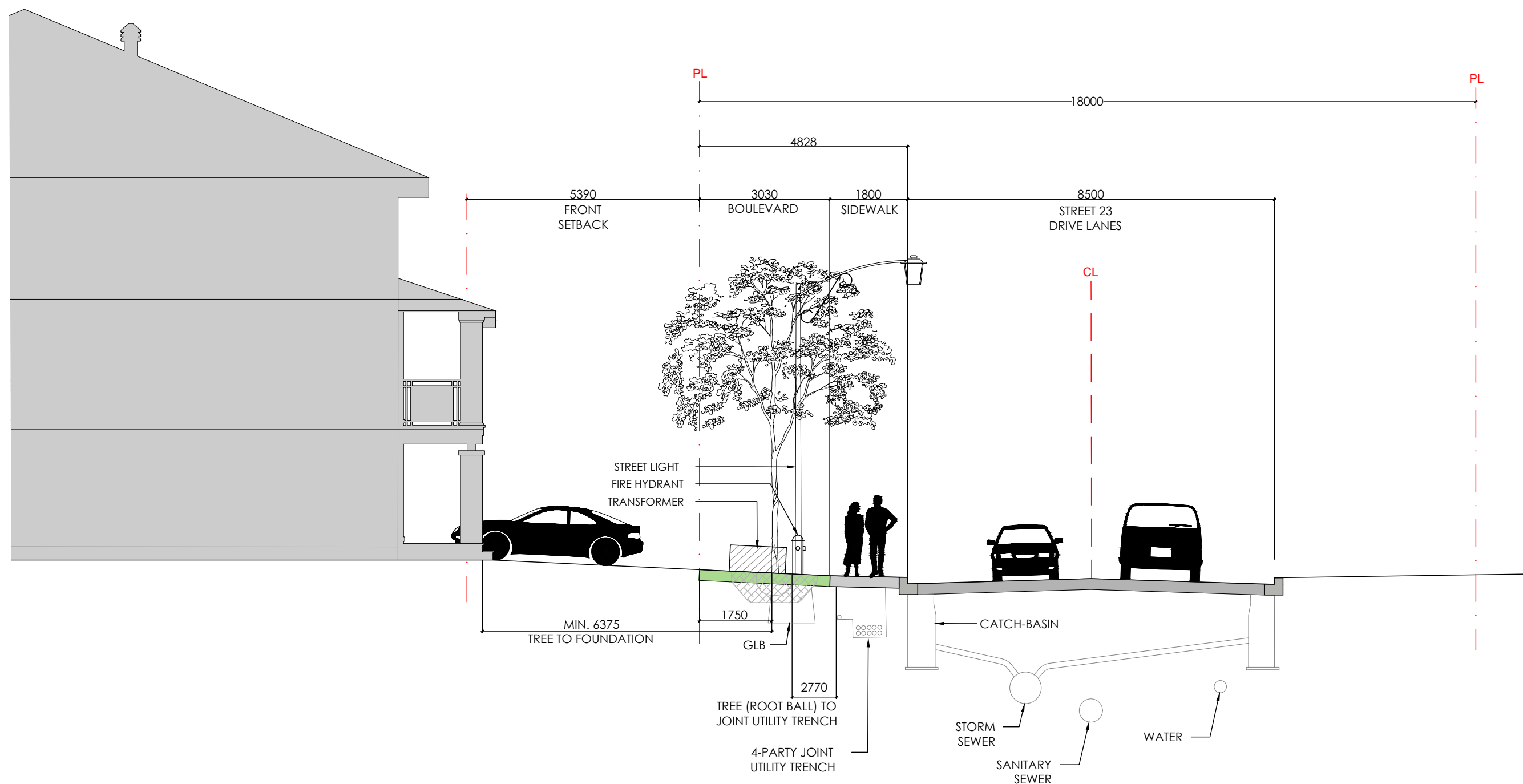
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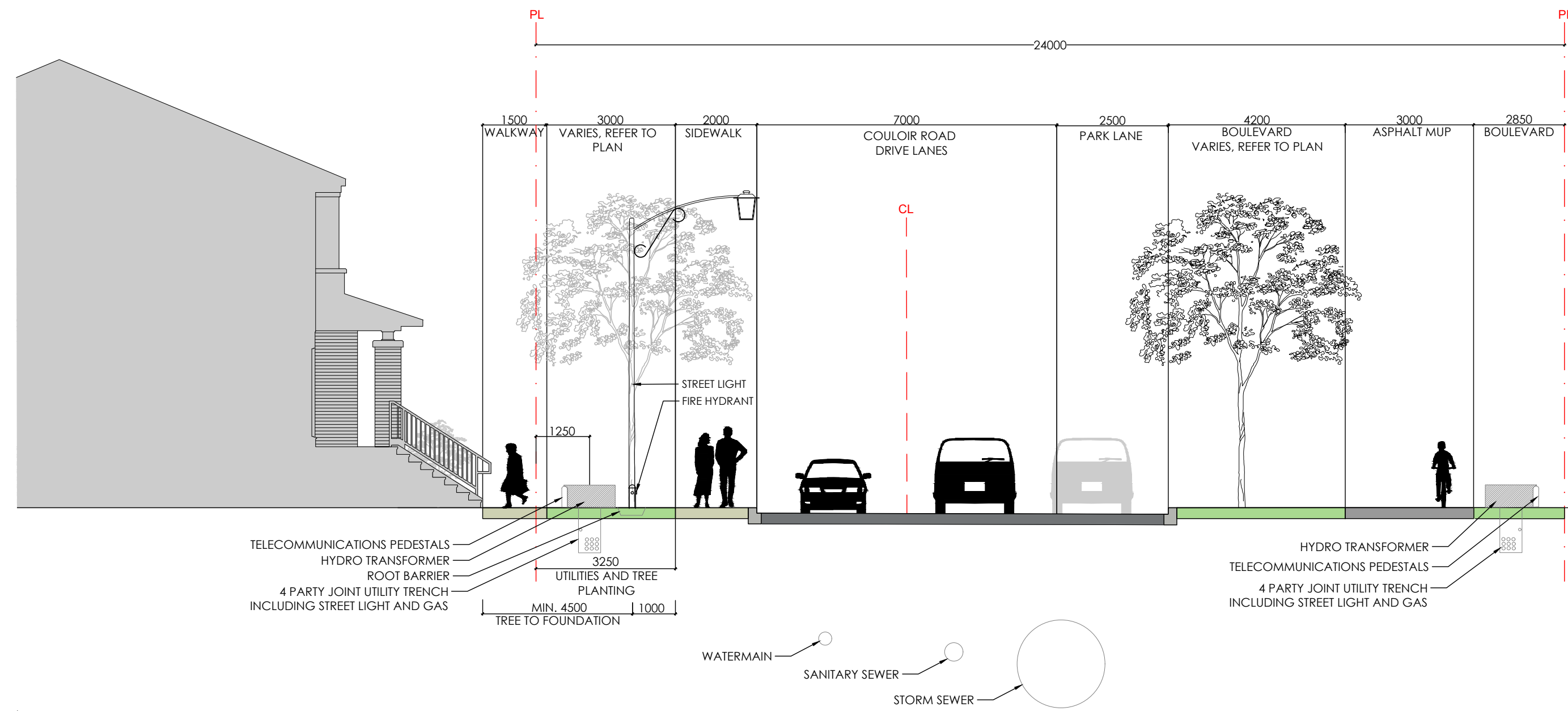
NAK
design strategies
1285 WELLINGTON STREET WEST, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 F 613.237.4423 NAKDESIGNSTRATEGIES.COM
Project

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193 & 194 SITE PLAN
OTTAWA, ON

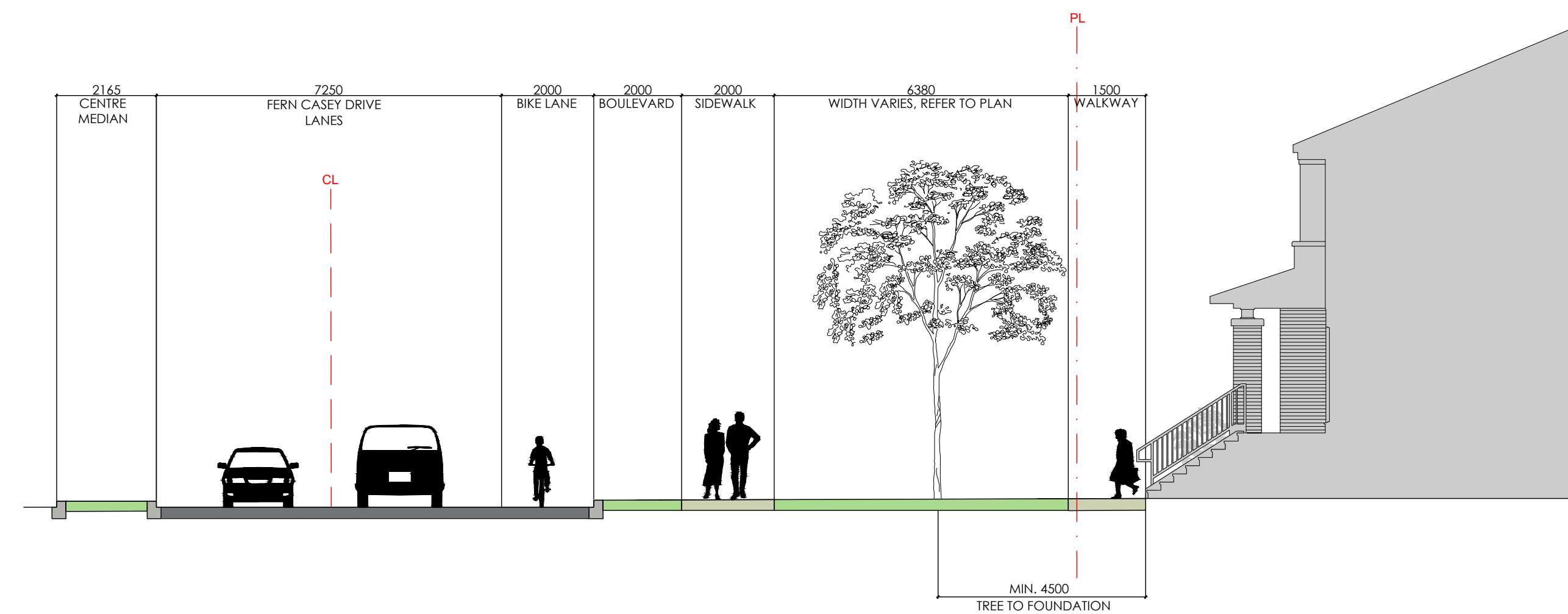
Title	
DETAILS	
Date	JANUARY 2021
Scale	1:100
Drawn	is
Checked	jh
Job No.	20-135
Sheet	D3



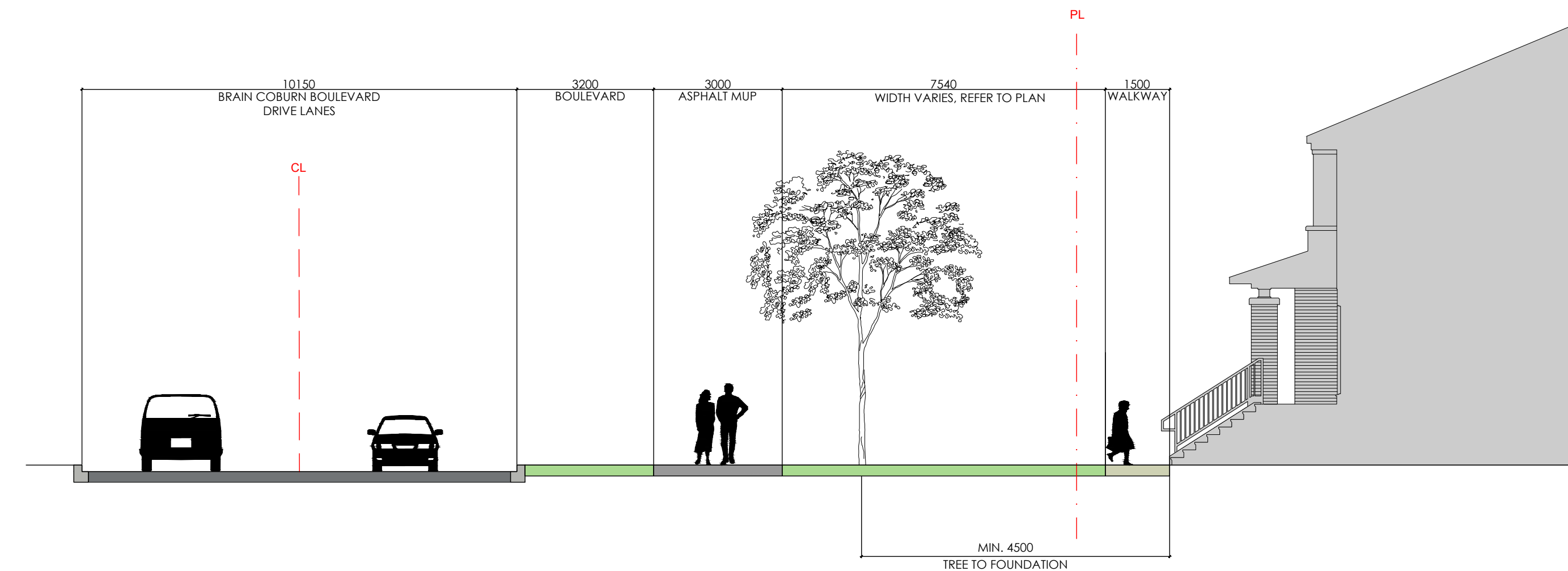
1 STREET 23 - 18m ROW CROSS SECTION
1:100



2 COULOIR ROAD - 24m ROW CROSS SECTION
1:100

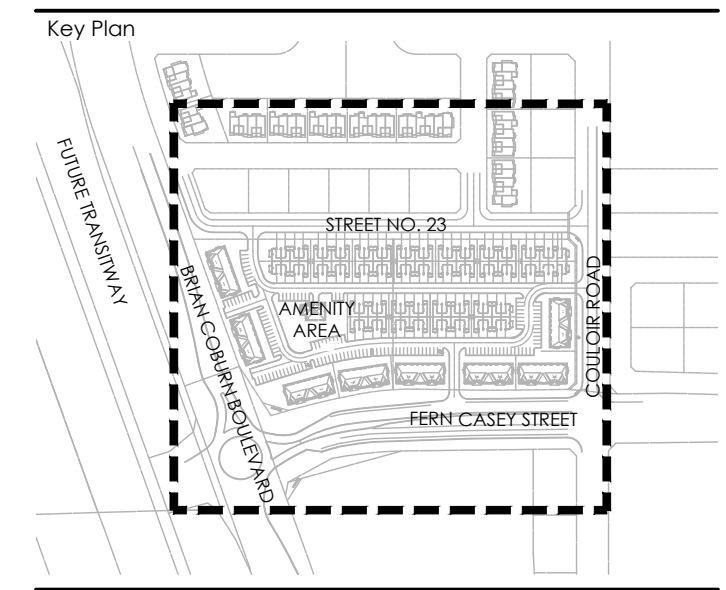


3 FERN CASEY STREET - TREE SETBACK CROSS SECTION
1:100

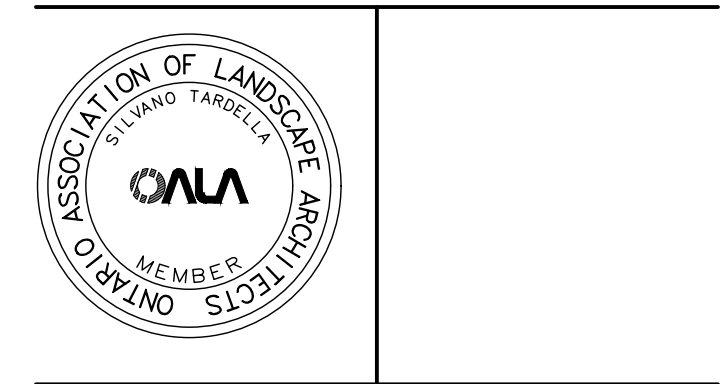


4 BRIAN COBURN BOULEVARD - TREE SETBACK CROSS SECTION
1:100

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



No.	Description	Date
3	Re-issued for 1st Submission with Cross Sections	Jan. 27/21
3	Issued for 1st Submission	Dec. 14/20
2	Issued for Client Review	Nov. 20/20
1	Issued for Client Review	Aug. 12/20
Revision		
City Approval Stamp		



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Project

TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON

Title	
CROSS SECTIONS	
Date	JANUARY 2021
Scale	1:100
Drawn	is
Checked	jh
Job No.	20-135
Sheet	D4