

RICHCRAFT TRAILEDGE RENTAL BLOCKS 193 & 194 SITE PLAN



LIST OF DRAWINGS:

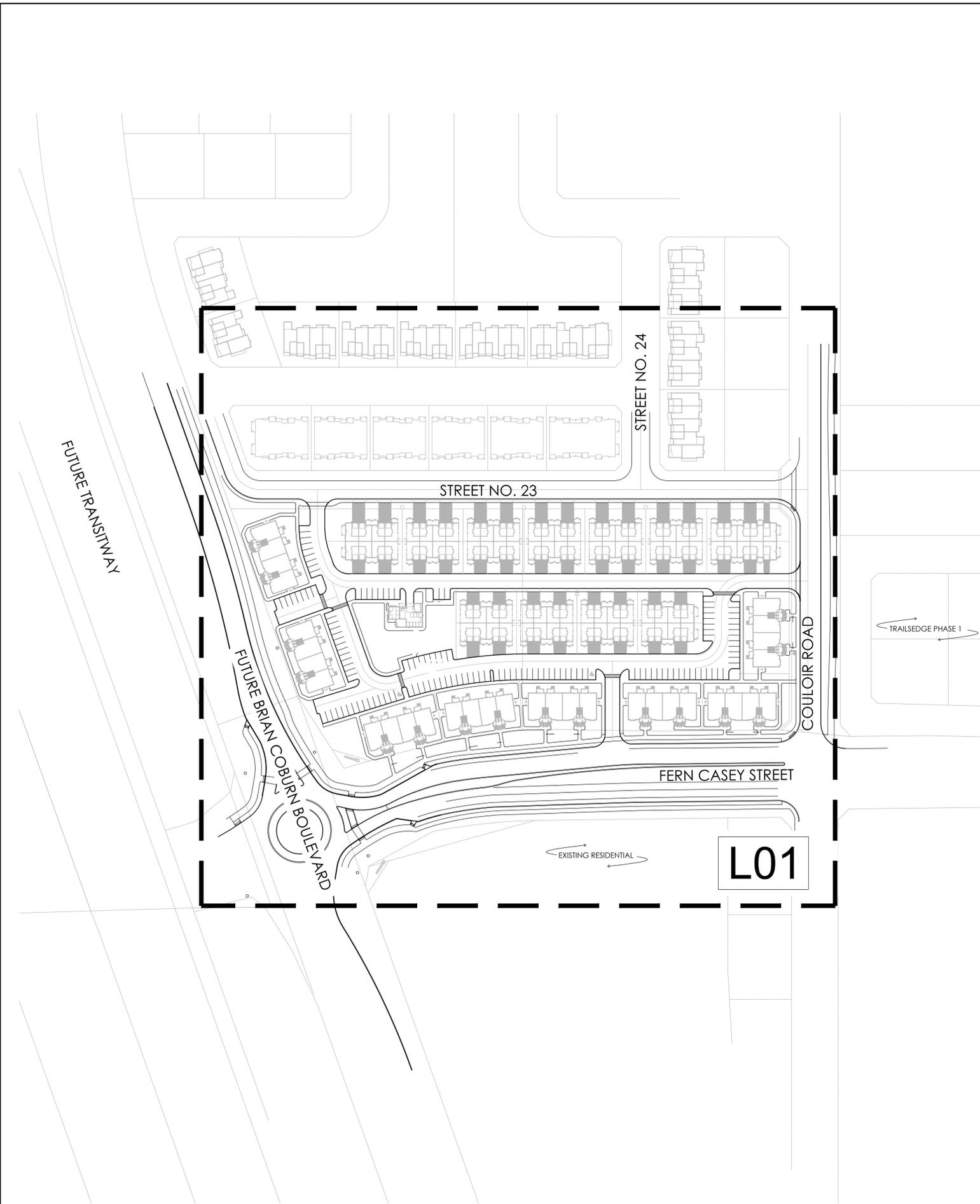
- L01 - LANDSCAPE PLAN
- D1 - DETAILS
- D2 - DETAILS
- D3 - DETAILS
- D4 - CROSS SECTIONS

GENERAL NOTES:

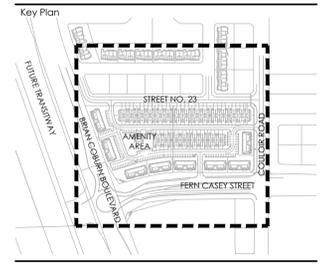
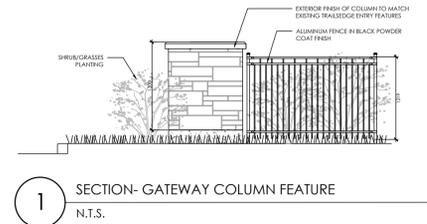
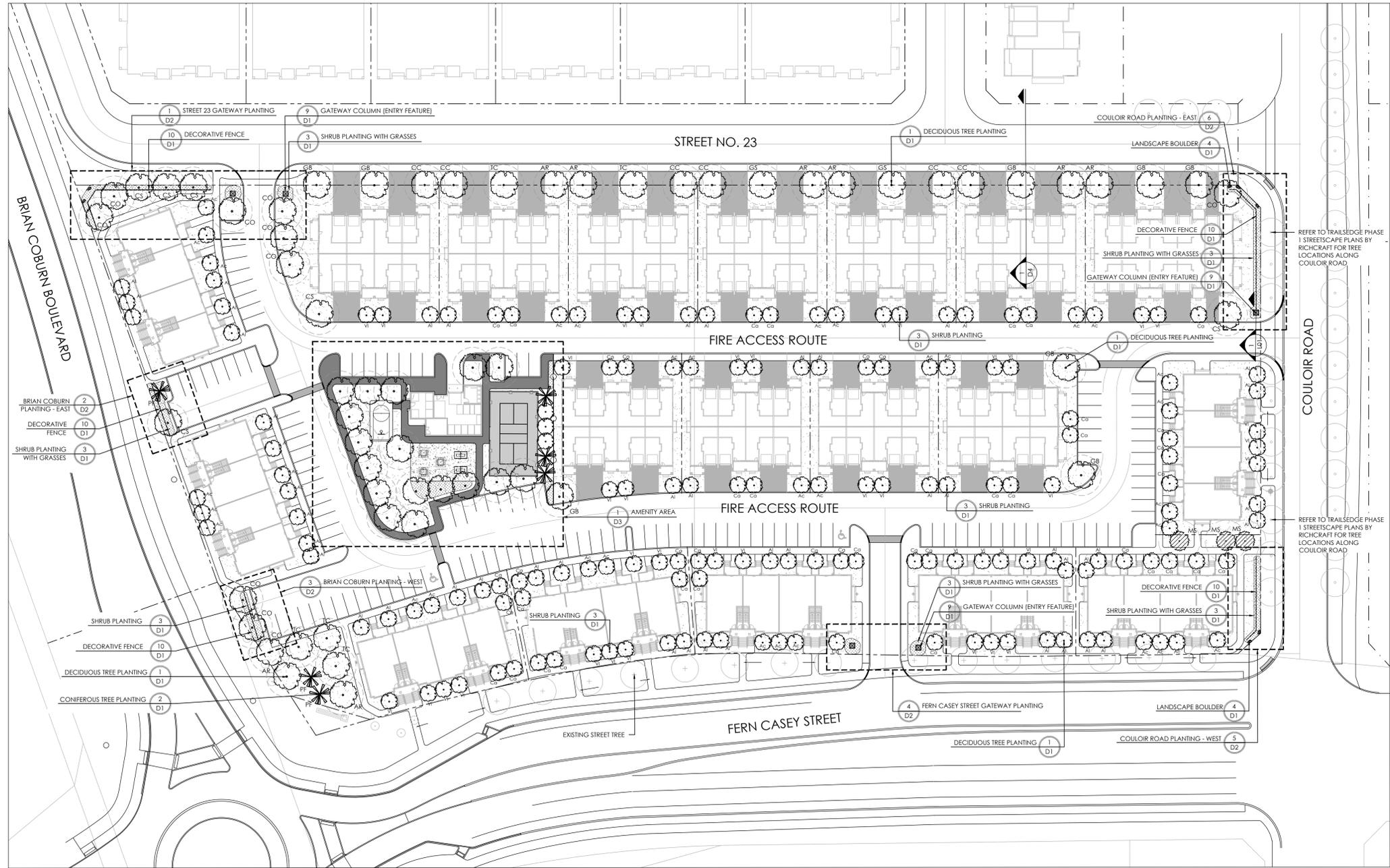
1. CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
2. THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CUP, GRADING AND SITE PLAN.
3. CONTRACTOR SHALL ENSURE THAT 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, SEEDING 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 USE 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 134 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.



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 BNRIDGE GAS. THE CITY OF OTTAWA STANDARDS SHALL GOVERN OVER THIS DRAWING.



LEGEND

FENCING

- PROPERTY LINE
- DECORATIVE FENCE
- GATEWAY COLUMN

PLANTING

- EXISTING STREET TREE
- MEDIUM DECIDUOUS TREE (7.5m TO 14m HEIGHT)
- SMALL TREE (<7.5m HEIGHT)
- SHRUB (TREE FORM)
- CONIFEROUS STREET TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ORNAMENTAL GRASSES
- 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

No.	Description	Date
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

TREE SOIL VOLUMES

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

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PLANT LIST - STREET TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL./HT.	ROOT (mm)
MEDIUM DECIDUOUS STREET TREES					
7.5m TO 15m MATURE HEIGHT					
AR	8	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	60	B&B
CS	6	CAITALPA SPECIOSA	NORTHERN CATALPA	60	B&B
CO	10	CELTIS OCCIDENTALIS	HACKBERRY	60	B&B
CC	6	CORYLUS COLURNA	TURKISH HAZEL	60	B&B
GB	8	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	60	B&B
GS	2	GLEDTISIA TRIACANTHOS VAR. INERMIS HALKA	HALKA HONEYLOCUST	60	B&B
TC	5	TILIA CORDATA 'CORINTHIAN'	CORINTHIAN LINDEN	60	B&B
SMALL DECIDUOUS STREET TREES					
>7.5m MATURE HEIGHT					
MS	3	MALUS 'SNOWDRIFT'	SNOWDRIFT CRAB APPLE	60	B&B
CONIFEROUS TREES					
PF	3	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	200cm	B&B
DECIDUOUS SHRUBS (TREE FORM)					
AC	36	AMELANCHIER CANADENSIS	SERVICEBERRY (TREE FORM)	50mm CAL.	
AI	46	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY (TREE FORM)	50mm CAL.	
Ca	44	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD (TREE FORM)	50mm CAL.	
VI	39	VIBURNUM LENTAGO	NANNYBERRY (TREE FORM)	50mm CAL.	
155					

ASSOCIATION OF LANDSCAPE ARCHITECTS
OTTAWA
MEMBER

NAK design strategies

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Project

TRAILS EDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON

Title

LANDSCAPE PLAN

Date: DECEMBER 2020 Sheet

Scale: 1:500

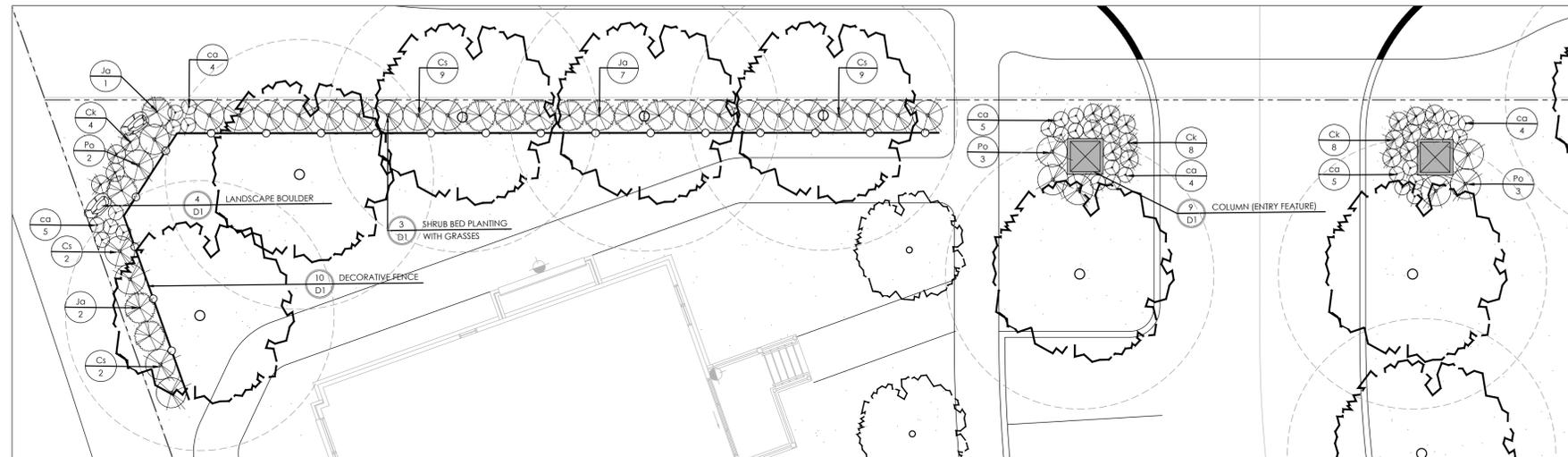
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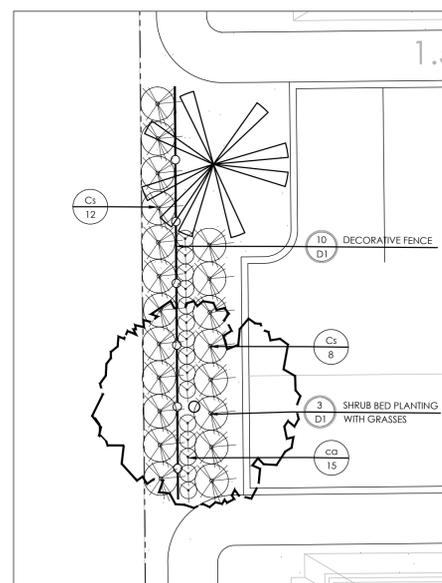
Job No.: 20-135

L01

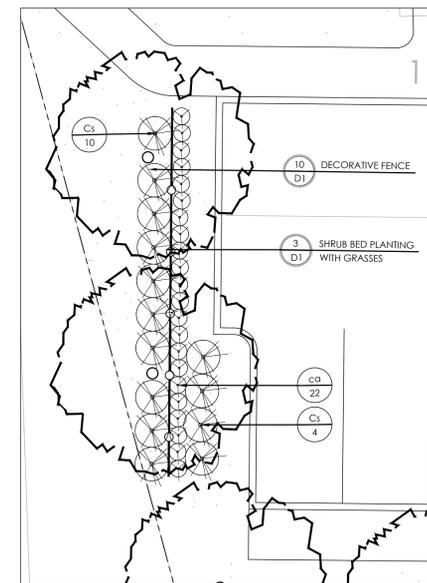
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL./HT. (mm)	ROOT
DECIDUOUS SHRUBS					
Ck	55	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD		3 GAL.
Cs	56	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD		3 GAL.
Po	37	PHYSCOCARPUS OPIULIFOLIUS 'DART'S GOLD'	DART'S GOLD HINEBARK		3 GAL.
CONIFEROUS SHRUBS					
Ja	28	JUNIPERUS SABINA	SAVIN JUNIPER		3 GAL.
GRASSES					
ca	199	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS		2 GAL.
	199				



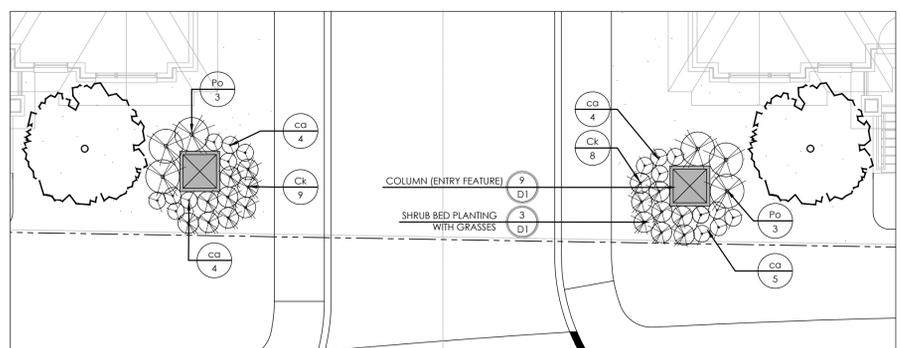
1 STREET 23 GATEWAY PLANTING
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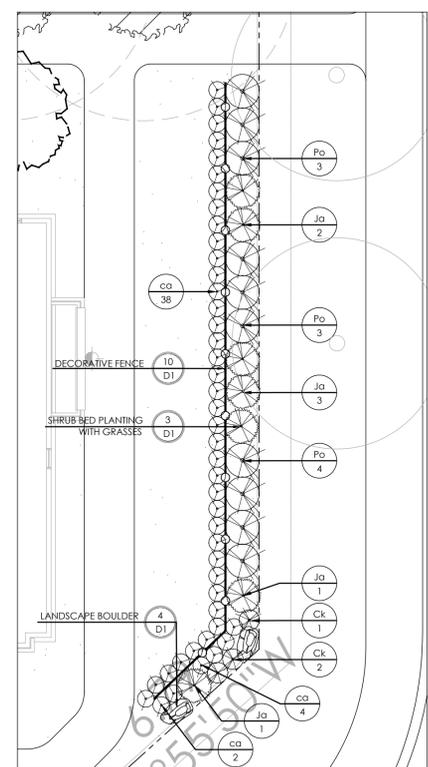
2 BRIAN COBURN PLANTING - EAST
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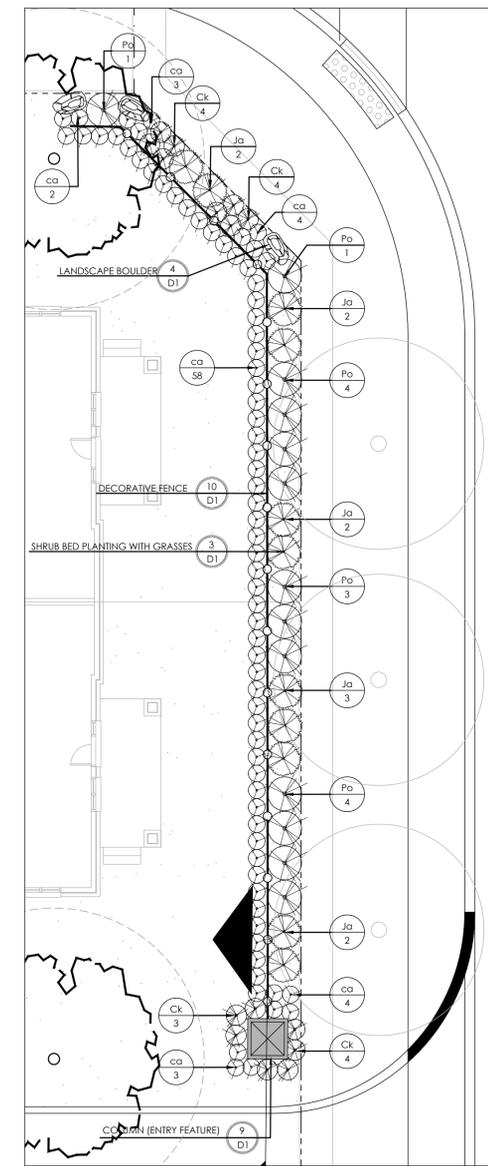
3 BRIAN COBURN PLANTING - WEST
1:100



4 FERN CASEY STREET GATEWAY PLANTING
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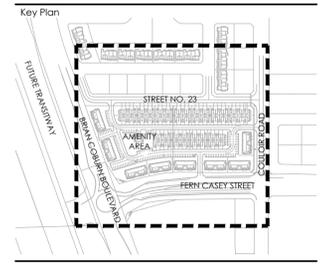


5 COULOR ROAD PLANTING - WEST
1:100



6 COULOR ROAD PLANTING - EAST
1:100

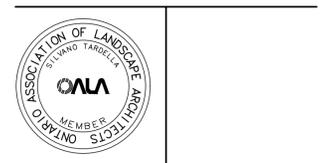
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LEGEND

---	PROPERTY LINE
---	DECORATIVE FENCE
■	GATEWAY COLUMN
PLANTING	
+	EXISTING STREET TREE
○	MEDIUM DECIDUOUS TREE (7.5m TO 14m HEIGHT)
○	SMALL TREE (<7.5m HEIGHT)
○	SHRUB (TREE FORM)
○	CONIFEROUS STREET TREE
○	DECIDUOUS SHRUB
○	CONIFEROUS SHRUB
○	ORNAMENTAL GRASSES
○	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

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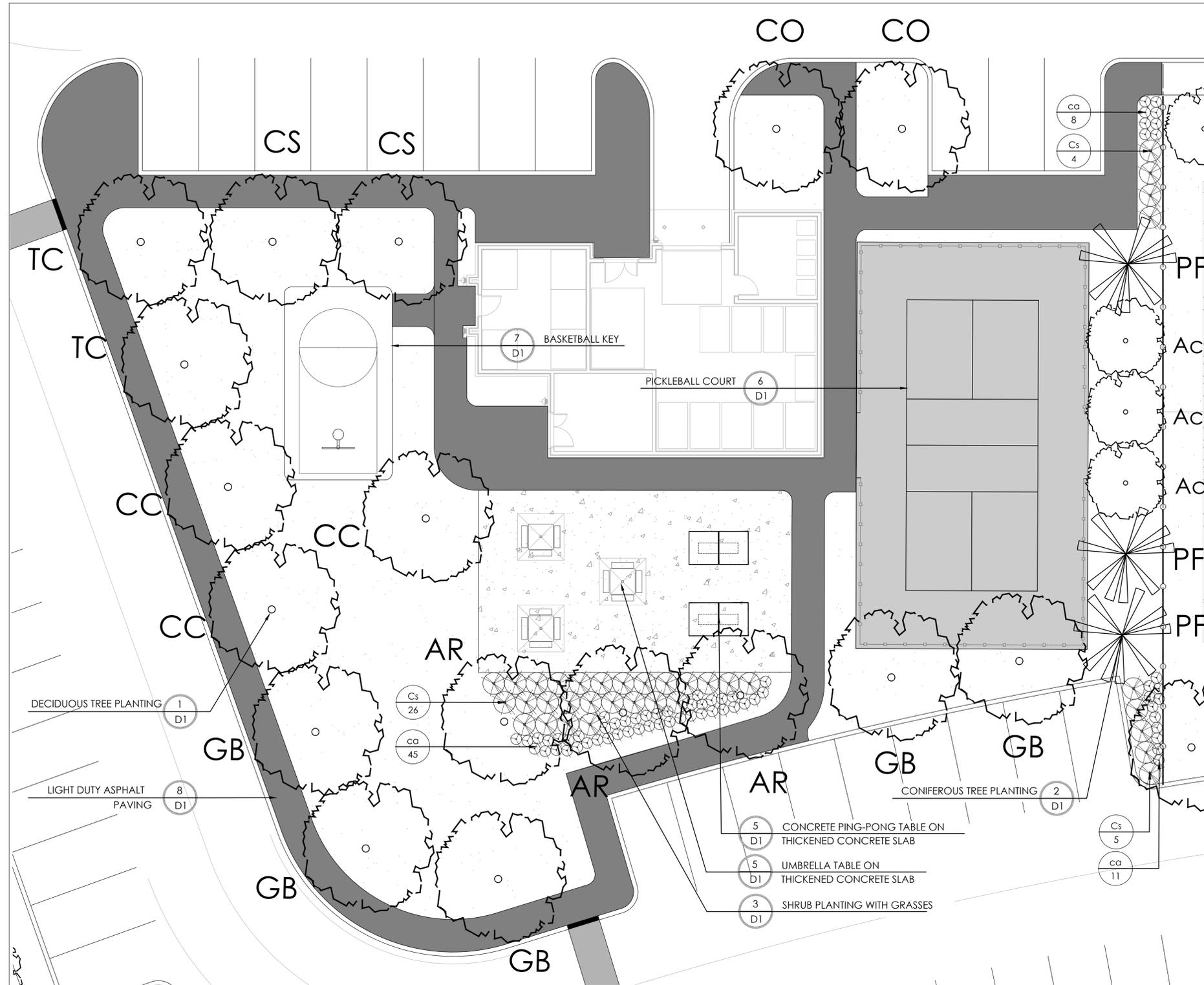
NAK
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**TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN**
OTTAWA, ON

Title		DETAILS
Date	DECEMBER 2020	Sheet
Scale	1:100	D2
Drawn	is	
Checked	jh	
Job No.	20-135	

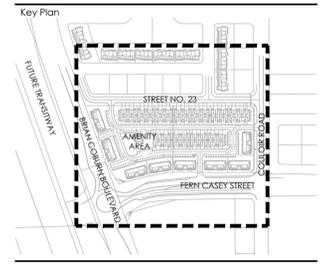
PLANT LIST-AMENITY AREA

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CC	3	CORYLUS COLURNA	TURKISH HAZEL	60	8&8
GB	5	GINKGO BILBOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	60	8&8
TC	2	TILIA CORDATA 'CORINTHIAN'	CORINTHIAN LINDEN	60	8&8
	17				
CONIFEROUS TREES					
PF	3	FINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	200cm	8&8
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	38				
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	64				



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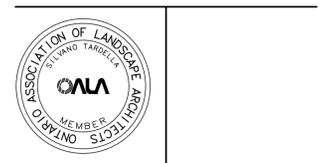


LEGEND

---	PROPERTY LINE
---	FENCING
---	DECORATIVE FENCE
---	GATEWAY COLUMN
PLANTING	
+	EXISTING STREET TREE
(circle with tree symbol)	MEDIUM DECIDUOUS TREE (7.5m TO 1.5m HEIGHT)
(circle with tree symbol)	SMALL TREE (<7.5m HEIGHT)
(circle with tree symbol)	SHRUB (TREE FORM)
(circle with tree symbol)	CONIFEROUS STREET TREE
(circle with tree symbol)	DECIDUOUS SHRUB
(circle with tree symbol)	CONIFEROUS SHRUB
(circle with tree symbol)	ORNAMENTAL GRASSES
(circle with tree symbol)	LANDSCAPE BOULDER
(rectangle with texture)	SODDING
(rectangle with texture)	PLANTING BED
SURFACING	
(rectangle with texture)	C.I.P. CONCRETE
(rectangle with texture)	ASPHALT PAVING
(rectangle with texture)	PICKLEBALL COURT SURFACE
AMENITIES	
(rectangle with shelter symbol)	UMBRELLA SHADE SHELTER
(rectangle with table symbol)	CONCRETE PING PONG TABLE
(rectangle with hoop symbol)	BASKETBALL KEY AND HOOP

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



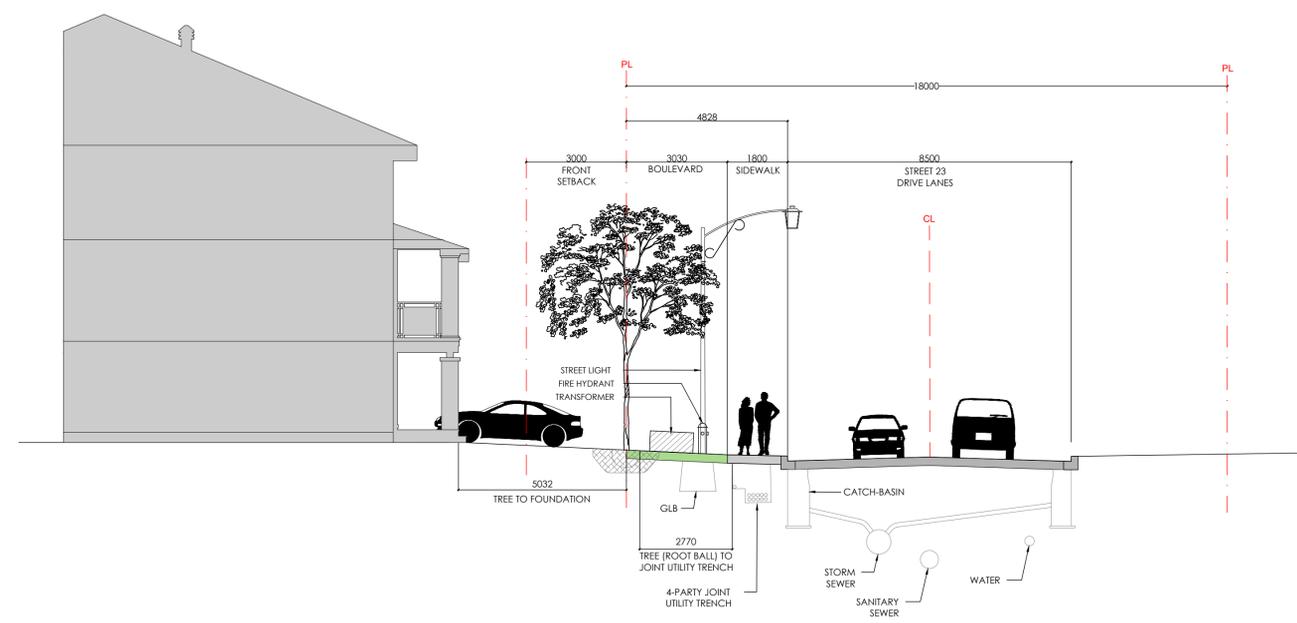
NAK
design strategies
1285 WELLINGTON STREET WEST, OTTAWA, ON K1Y 3A8 CANADA
T 413.237.2345 F 413.237.4423 NAKDESIGNSTRATEGIES.COM

**TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON**

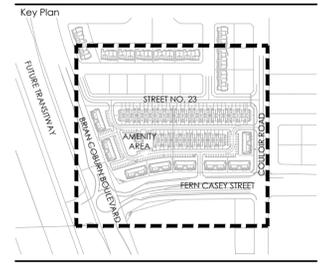
Title: DETAILS

Date	DECEMBER 2020	Sheet	D3
Scale	1:100	Drawn	is
Checked	jh	Job No.	20-135

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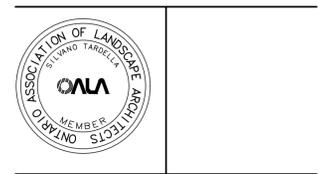
1 STREET 23 CROSS SECTION
1:100



-		
-		
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-		
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Project
TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
 OTTAWA, ON

Title
 CROSS SECTION

Date	DECEMBER 2020	Sheet	
Scale	1:100		
Drawn	ls		D4
Checked	jh		
Job No.	20-135		