

RICHCRAFT
**TRAILEDGE RENTAL BLOCKS
193 & 194 SITE PLAN**



LIST OF DRAWINGS:

- L01 - LANDSCAPE PLAN
- D1 - DETAILS
- D2 - DETAILS
- D3 - DETAILS
- D4 - DETAILS
- D5 - CROSS SECTIONS

GENERAL NOTES:

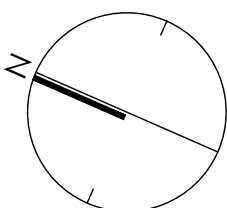
1. CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
2. THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CUP, GRADING AND SITE PLAN.
3. CONTRACTOR SHALL ENSURE THAT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

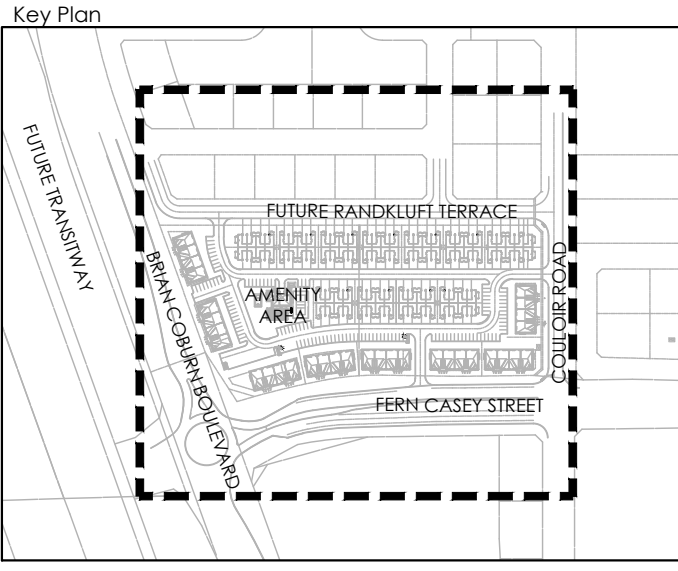
- THE MODIFIED PLASTICITY INDEX OF THE SOIL BETWEEN THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL 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.

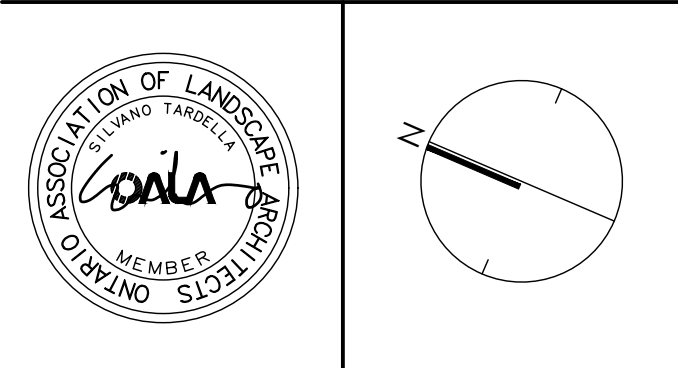
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LEGEND

PROPERTY LINE	
FENCING	
DECORATIVE FENCE	
CHAIN LINK FENCE	
GATEWAY COLUMN	
ENTRY FEATURE WALL	
PLANTING	
EXISTING STREET TREE WITH TREE PROTECTION FENCING	
EXISTING STREET TREE TO BE REMOVED	
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	

7	Re-issued for 3rd Submission	Sept. 16/21
6	Issued for 3rd Submission	July 16/21
5	Issued for 2nd Submission	Apr. 23/21
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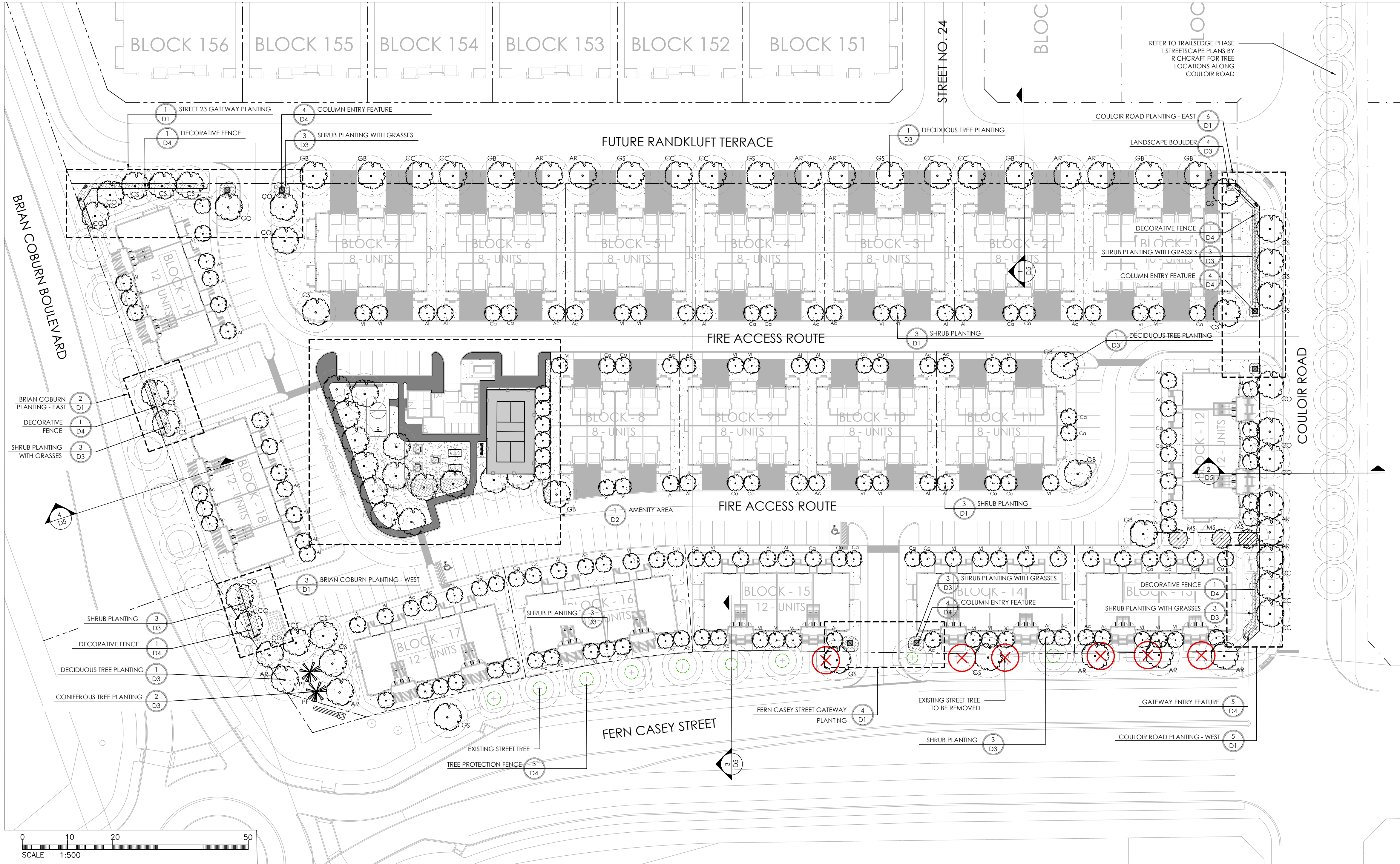
TRAISEEDGE RENTAL BLOCKS 193 & 194 SITE PLAN OTTAWA, ON

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LANDSCAPE PLAN

Date: AUG 2020
Scale: 1:500
Drawn: IS
Checked: JH
Job No.: 20-135

Sheet: L01



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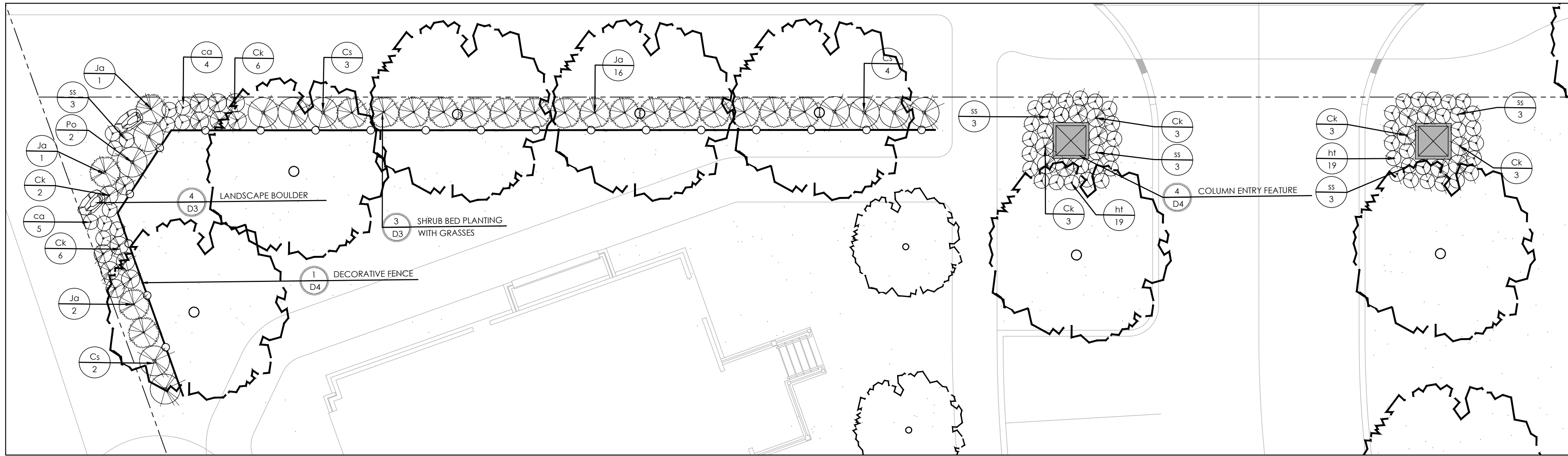
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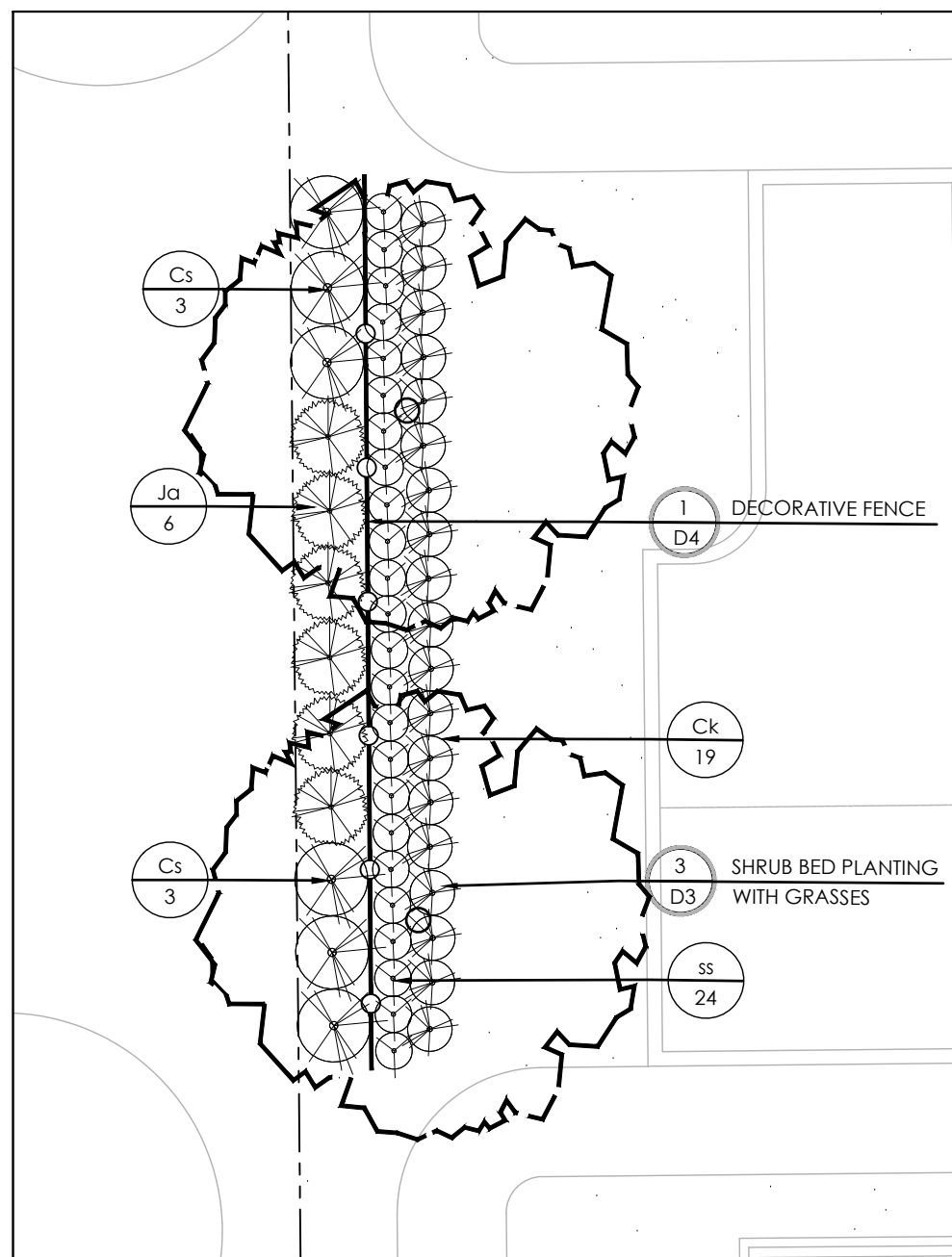
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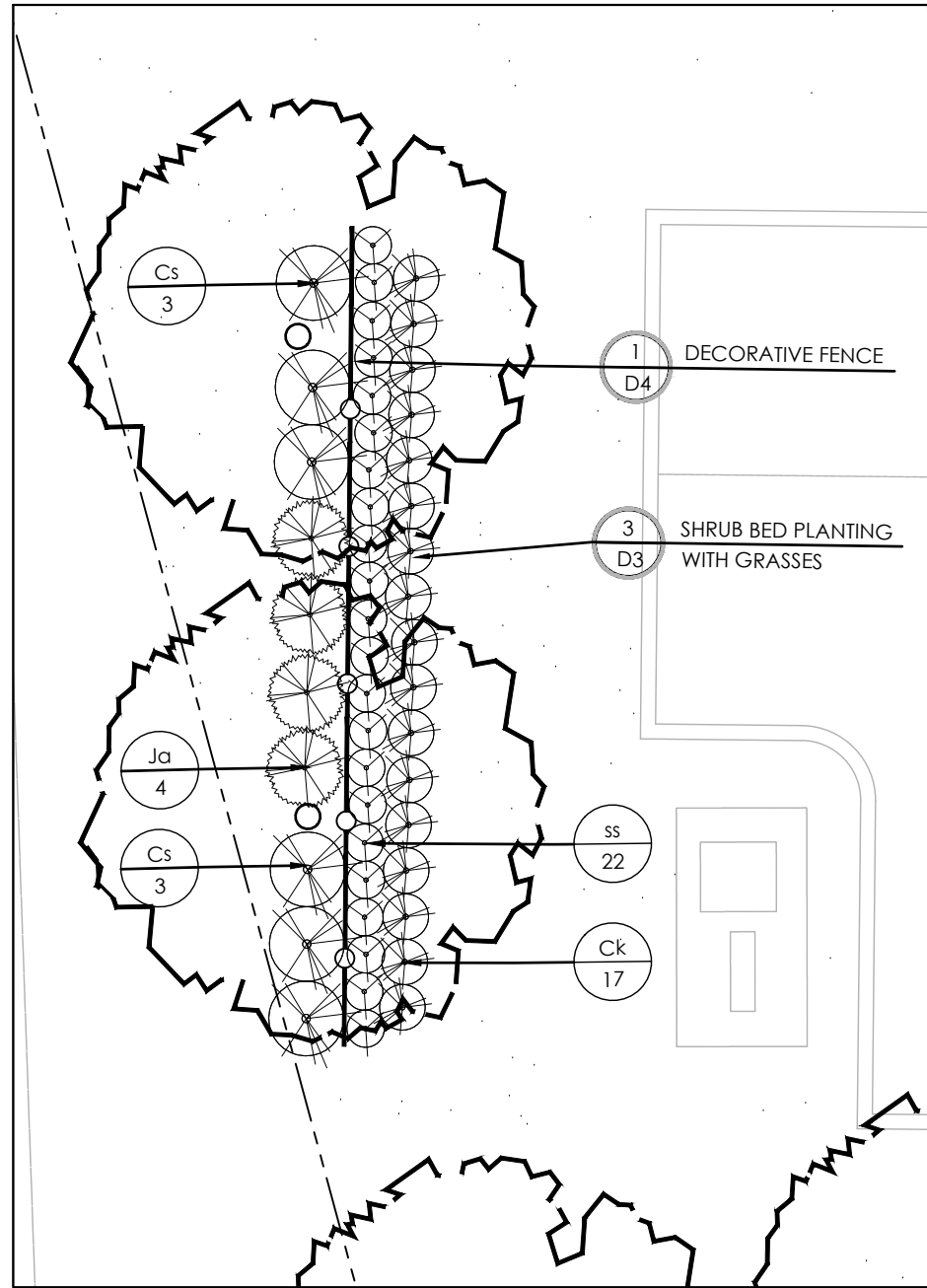
PLANT LIST - STREET TREES						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT	
MEDIUM DECIDUOUS STREET TREES (INCLUDES TRAILSEDGE PHASE 1 COULOUR STREET TREES)						
AR	13	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE MAPLE	60	B&B	
CS	10	CATALPA SPECIOSA	NORTHERN CATALPA	60	B&B	
CO	9	CELTIS OCCIDENTALIS	HACKBERRY	60	B&B	
CC	9	CORYLUS COLURNA	TURKISH HAZEL	60	B&B	
GB	10	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	60	B&B	
GS	10	GLEDITSIA TRIACANTHOS VAR. INERMIS HALKA	HALKA HONEYLOCUST	60	B&B	
	61					
SMALL DECIDUOUS STREET TREES						
	>7.5m MATURE HEIGHT					
MS	3	MAULUS 'SNOWDRIFT'	SNOWDRIFT CRAB APPLE	60	B&B	
	3					
CONIFEROUS TREES						
PF	2	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	200cm	B&B	
	2					
DECIDUOUS SHRUBS (TREE FORM)						
AC	42	AMELANCHIER CANADENSIS	SERVICEBERRY (TREE FORM)	125cm HT.	PT	
AI	33	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY (TREE FORM)	125cm HT.	PT	
CI	36	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD (TREE FORM)	125cm HT.	PT	
VI	47	VIURNUM LENTAGO	NANNYBERRY (TREE FORM)	125cm HT.	PT	
	158					



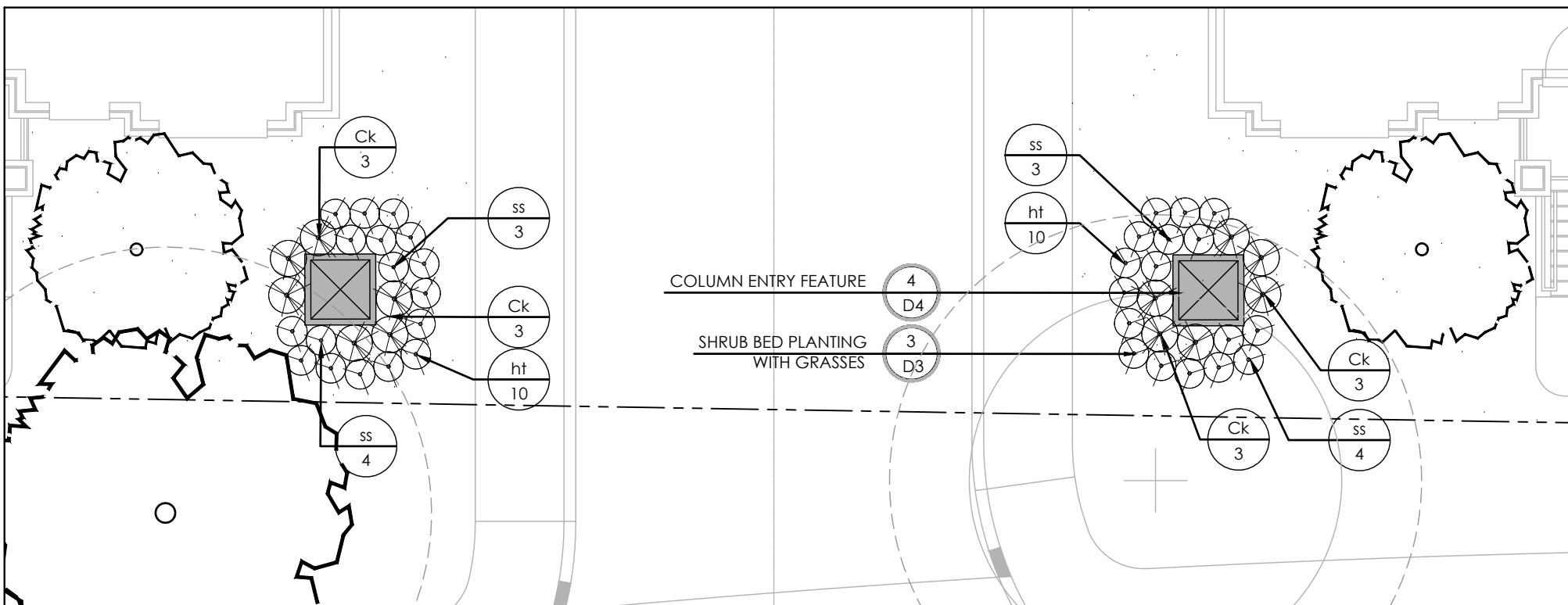
1 STREET 23 GATEWAY PLANTING
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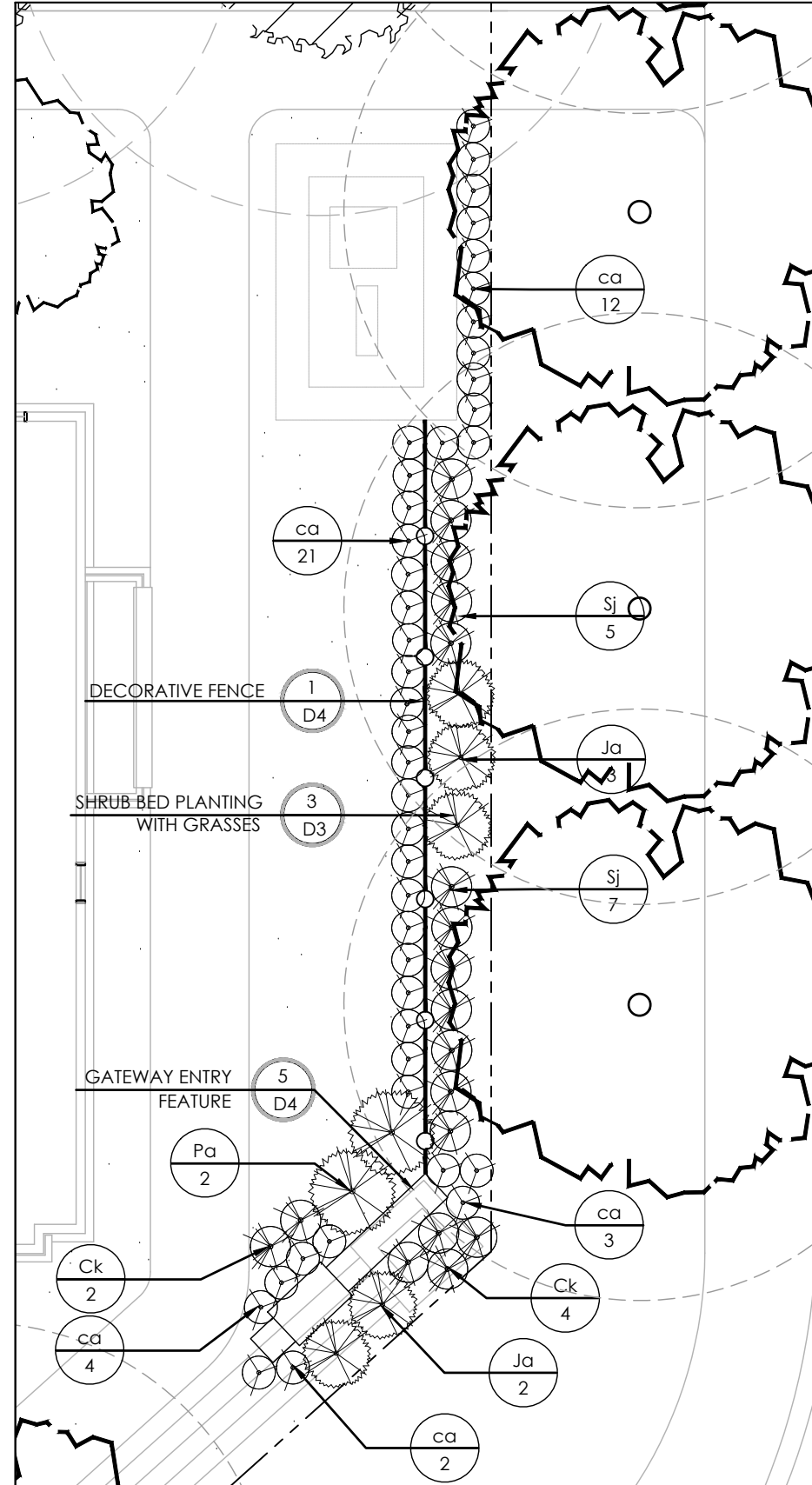
2 BRIAN COBURN PLANTING - EAST
1:100



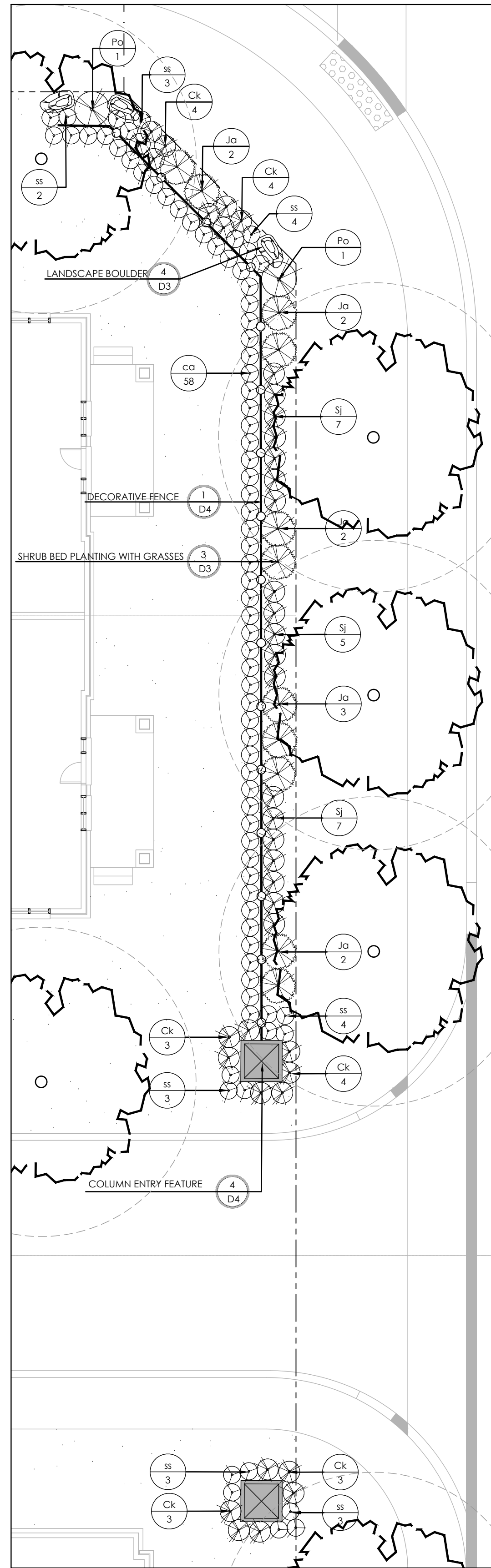
3 BRIAN COBURN PLANTING - WEST
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4 FERN CASEY STREET GATEWAY PLANTING
1:100



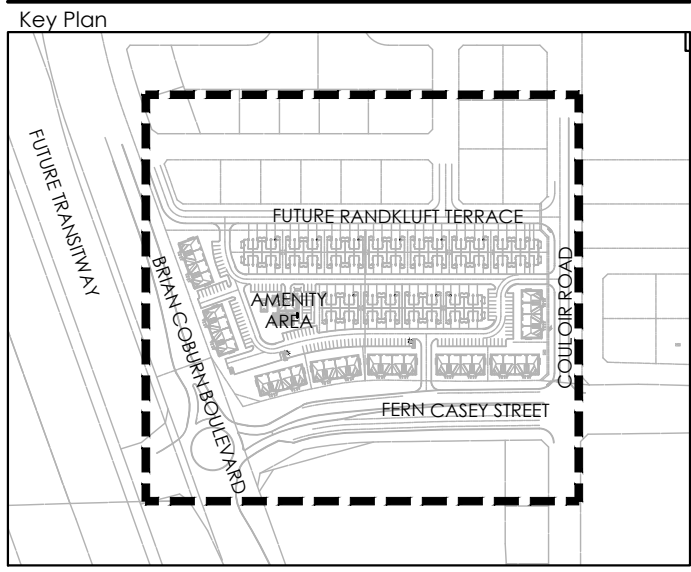
5 COULOR ROAD PLANTING - WEST
1:100



6 COULOR ROAD PLANTING - EAST
1:100

PLANT LIST					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
DECIDUOUS SHRUBS					
Ck	101	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	3 GAL.	PT.
Cs	21	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	3 GAL.	PT.
Pa	4	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	DARTS GOLD NINEBARK	3 GAL.	PT.
Sj	47	SPRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	3 GAL.	PT.
	173				
CONIFEROUS SHRUBS					
Ja	46	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	PRINCE OF WALES JUNIPER	3 GAL.	PT.
Pa	2	PINUS ARISTATA 'FORMAL FORM'	BRISTLEcone PINE SP.	3 GAL.	PT.
	48				
GRASSES AND PERENNIALS					
co	109	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	2 GAL.	PT.
ss	97	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	2 GAL.	PT.
ht	58	HYLOTELEPHIUM TELEPHIUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL.	PT.
	264				

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---	PROPERTY LINE
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■	GATEWAY COLUMN
—	ENTRY FEATURE WALL
PLANTING	
+	EXISTING STREET TREE
○	ROW TREE
○	MEDIUM DECIDUOUS TREE (7.5m TO 14m HEIGHT)
○	SMALL TREE (<7.5m HEIGHT)
○	SHRUB (TREE FORM)
○	CONIFEROUS STREET TREE
○	DECIDUOUS/CONIFEROUS SHRUB
○	ORNAMENTAL GRASSES
○	LANDSCAPE BOULDER
■	SODDING

7	Re-issued for 3rd Submission	Sept. 16/21
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Revision
City Approval Stamp



NAK
design strategies

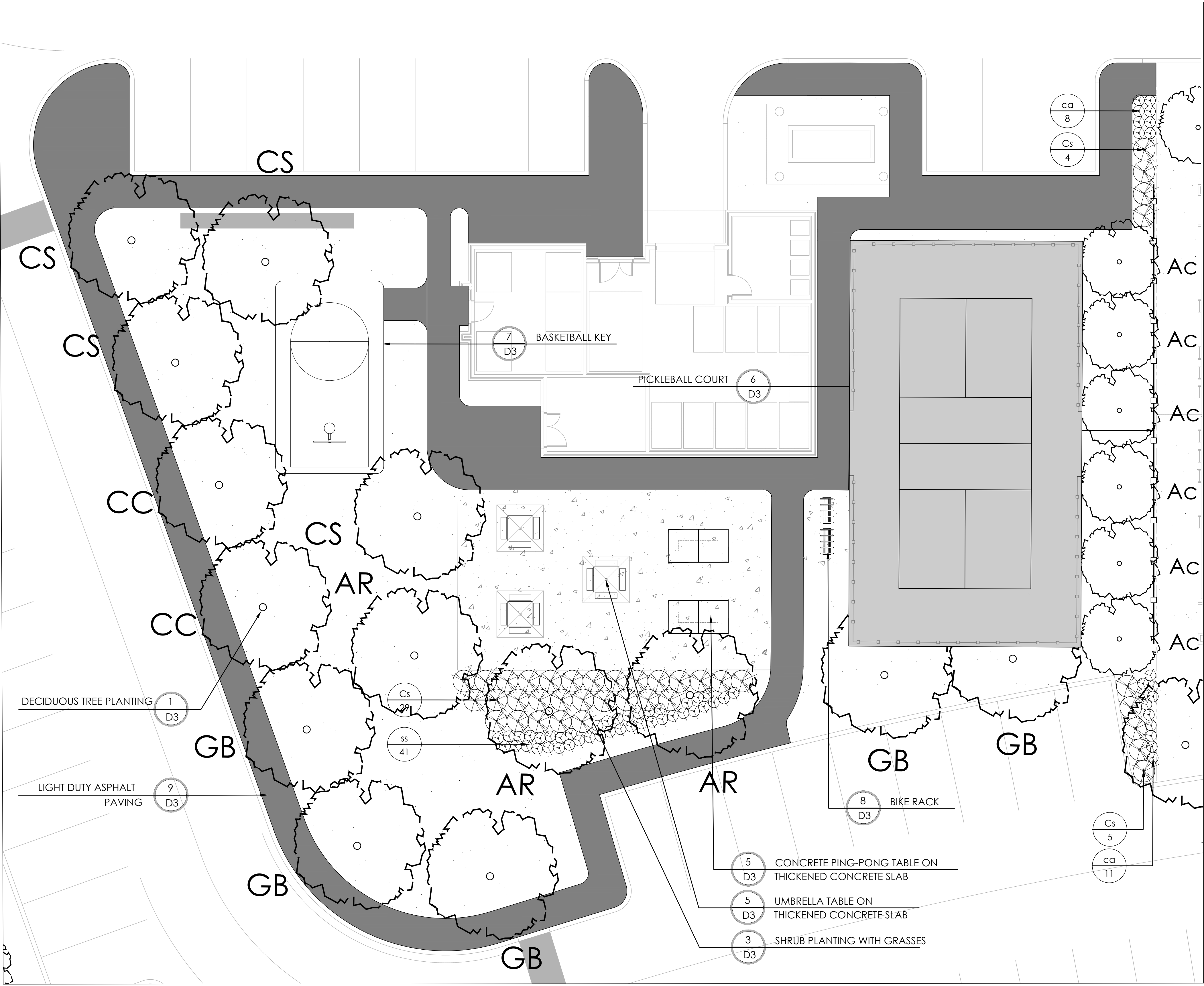
1285 WELLINGTON STREET WEST, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 F 613.237.4423 NAKDESIGNSTRATEGIES.COM

Project

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OTTAWA, ON

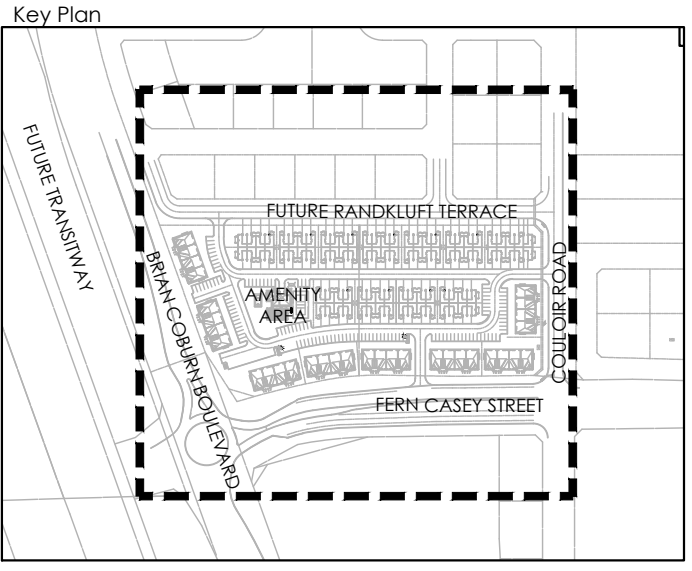
Title	
DETAILS	
Date	AUG 2020
Scale	1:100
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Checked	jh
Job No.	20-135
Sheet	
D1	

PLANT LIST-AMENITY AREA					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
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CS	4	CATALPA SPECIOSA	NORTHERN CATALPA	60	8&8
CO	2	CELTIS OCCIDENTALIS	HACKBERRY	60	8&8
CC	2	CORYLUS COLUMNNA	TURKISH HAZEL	60	8&8
GB	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	60	8&8
	16				
DECIDUOUS SHRUBS					
Ac	6	AMELANCHIER CANADENSIS	SERVICEBERRY (TREE FORM)	125cm HT.	PT.
Cs	38	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	3 GAL.	PT.
	38				
GRASSES					
ca	19	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	2 GAL.	PT.
sz	41	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GAL.	
	60				



1 AMENITY AREA
1:100

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LEGEND	
— — — — —	PROPERTY LINE
— — — — —	CHAIN LINK FENCE
PLANTING	
	MEDIUM DECIDUOUS TREE (7.5m TO 14m HEIGHT)
	SHRUB (TREE FORM)
	DECIDUOUS/CONIFEROUS SHRUB
	ORNAMENTAL GRASSES
	LANDSCAPE BOULDER
	SODDING
SURFACING	
	C.I.P. CONCRETE
	ASPHALT PAVING
	PICKLEBALL COURT SURFACE
AMENITIES	
	UMBRELLA SHADE SHELTER
	CONCRETE PING PONG TABLE
	BASKETBALL KEY AND HOOP

7	Re-issued for 3rd Submission	Sept. 16/21
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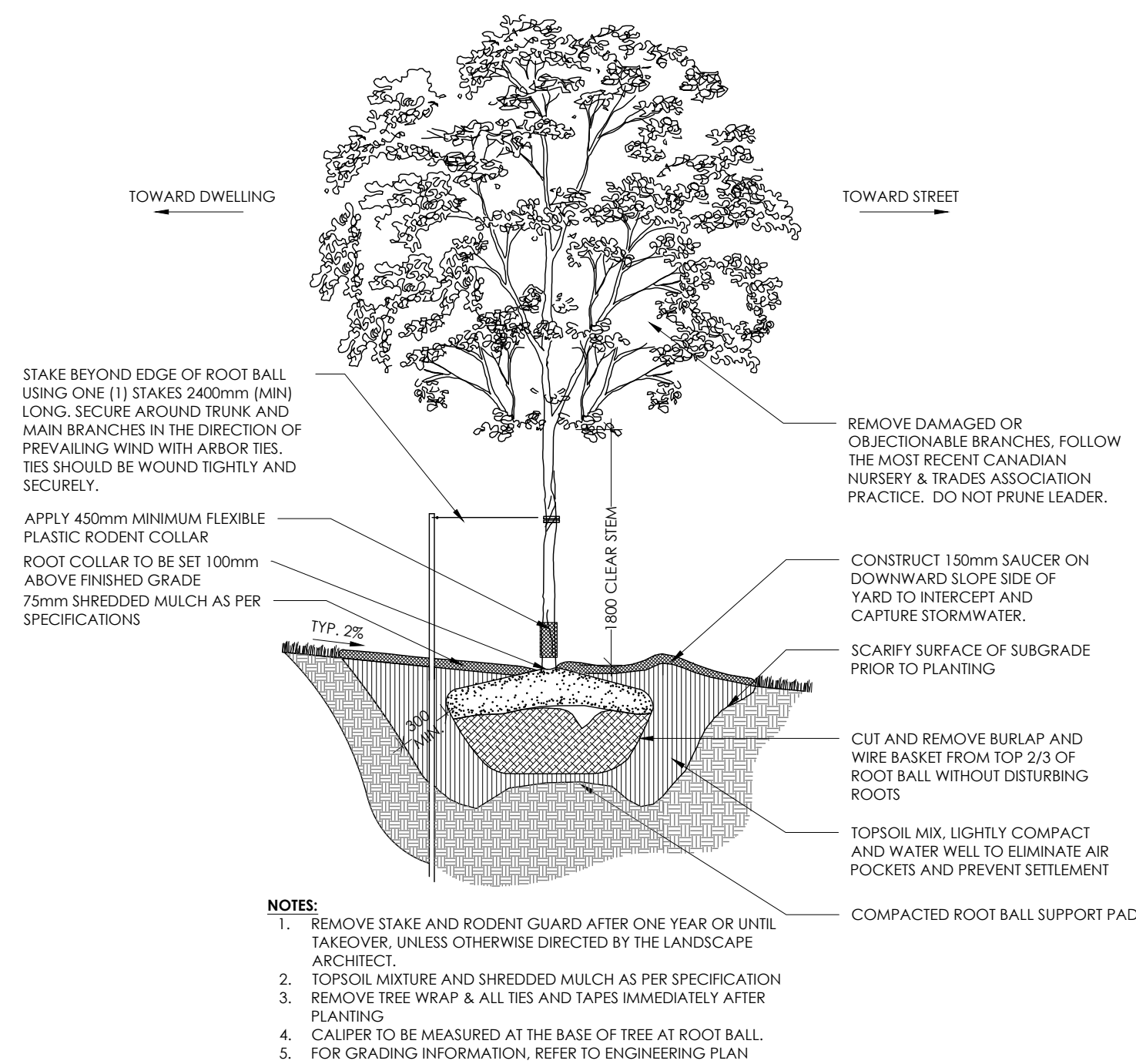
NAK
design strategies

1285 WELLINGTON STREET WEST, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.3345 F 613.237.4423 NAKDESIGNSTRATEGIES.COM

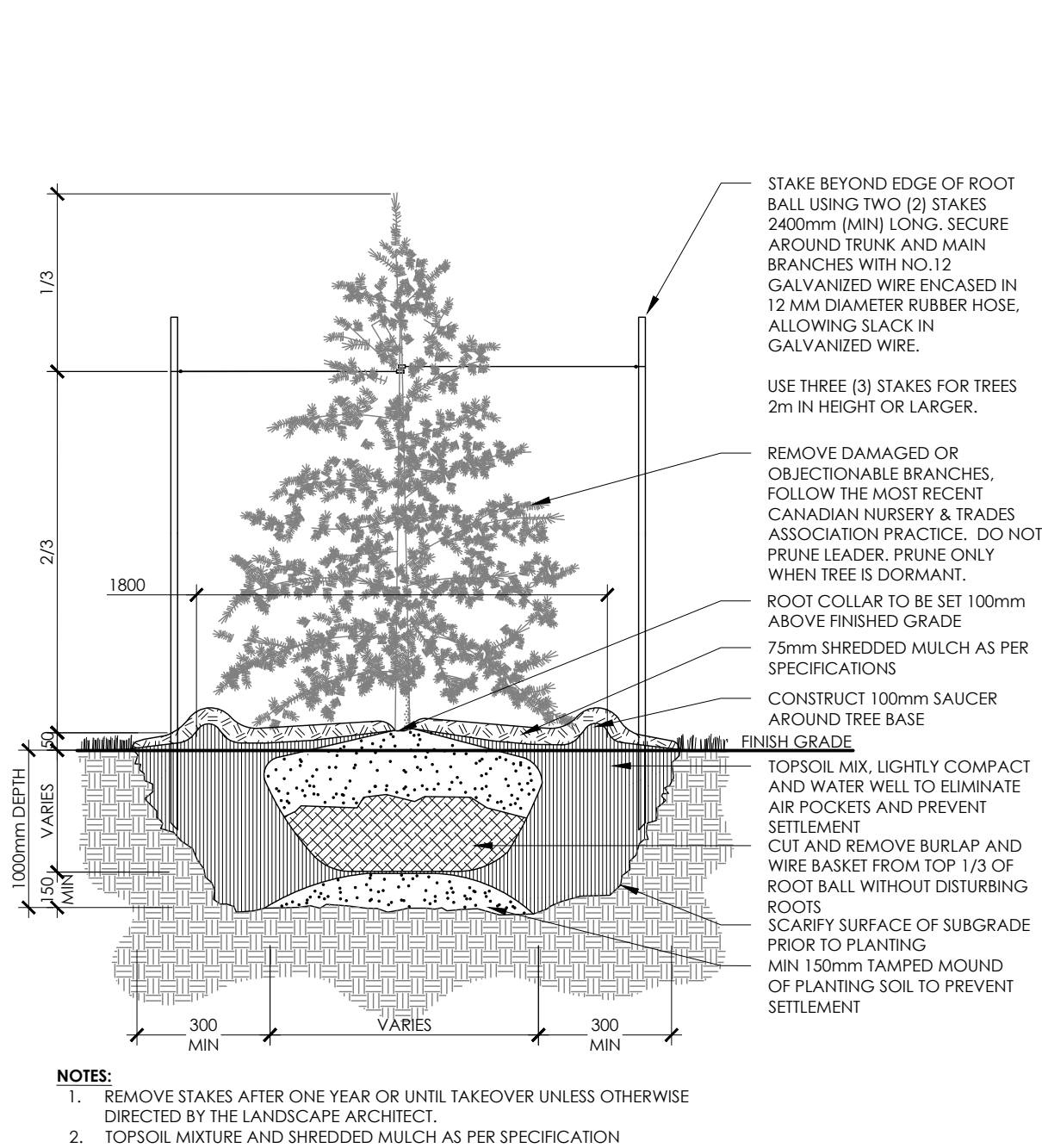
Project
TRAILEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON

Title
DETAILS

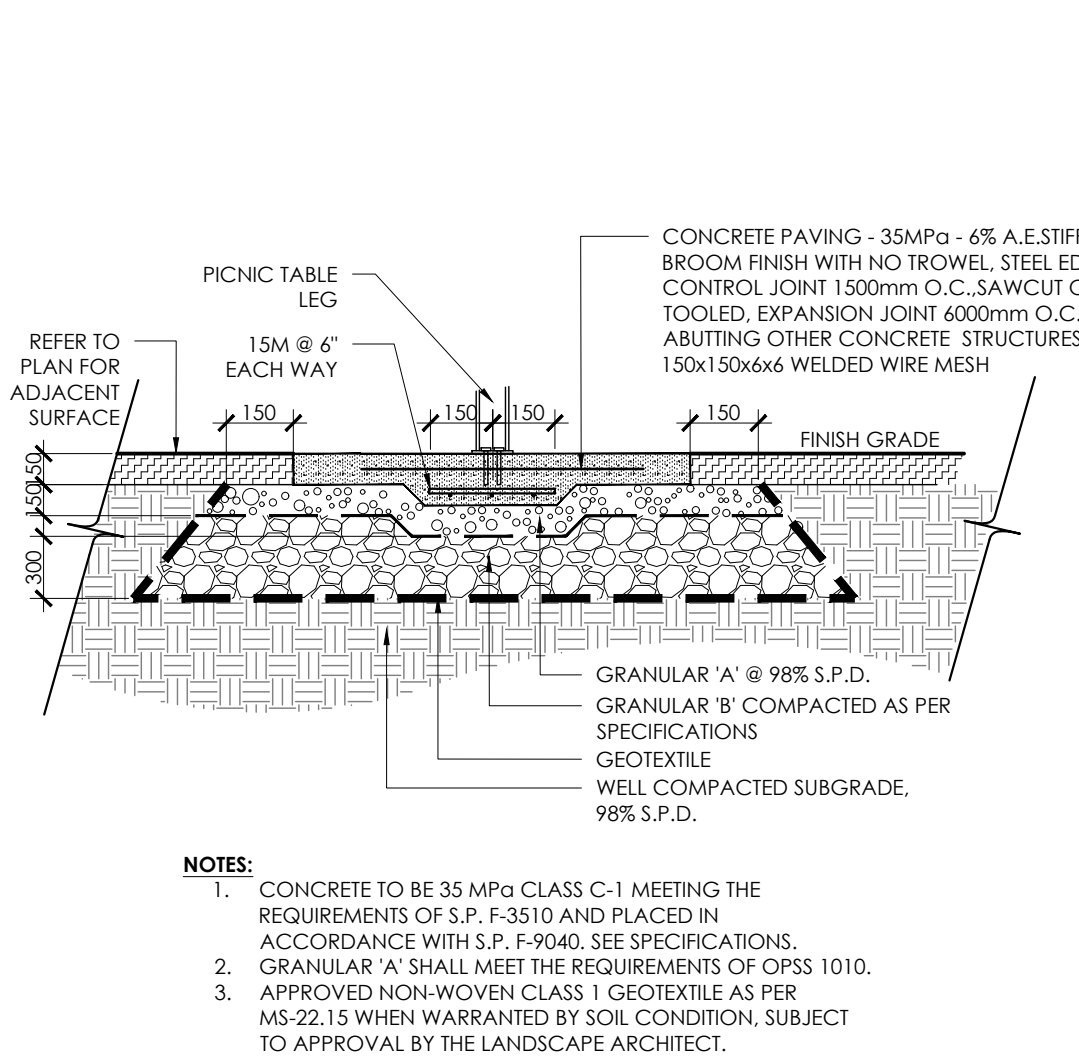
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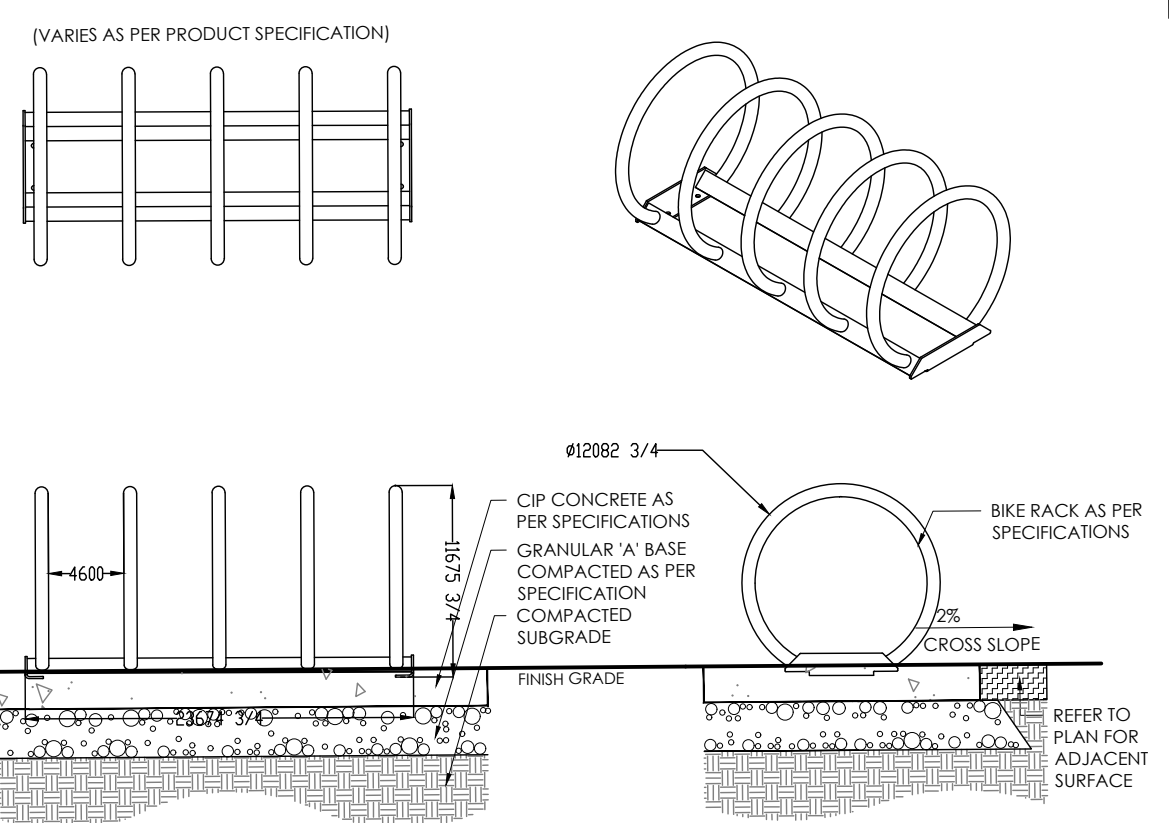
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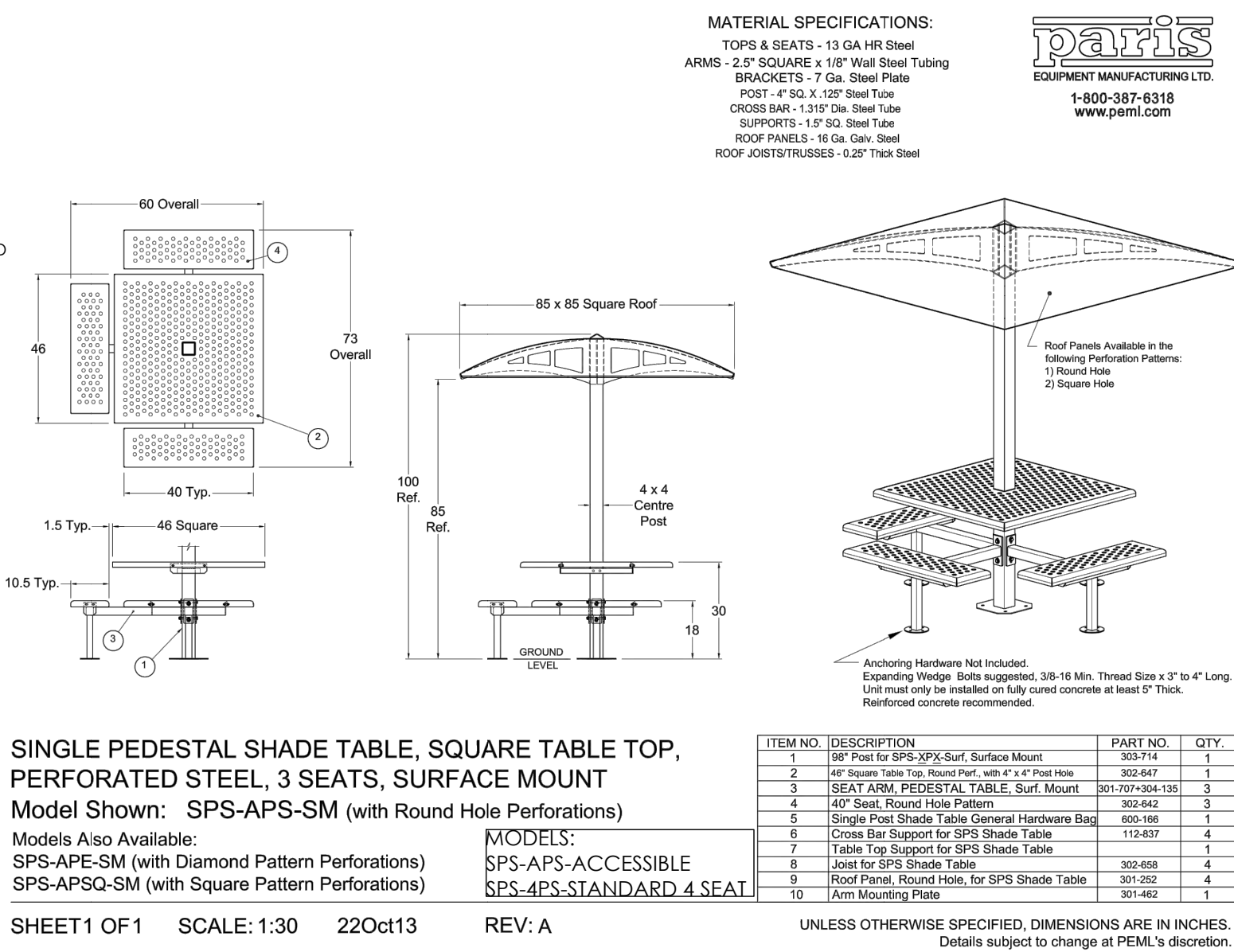
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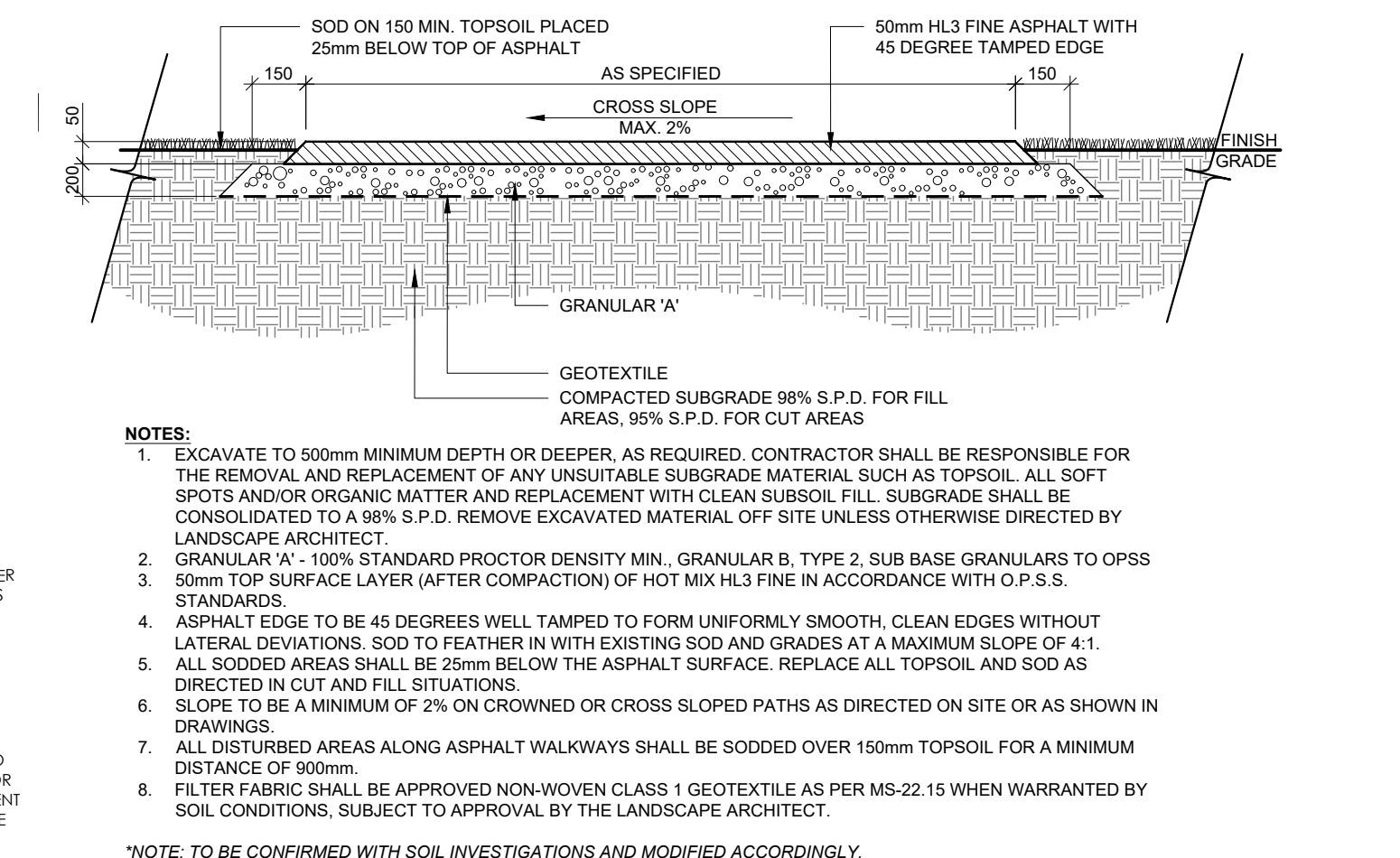
3 SHRUB BED PLANTING WITH GRASSES
N.T.S.



4 LANDSCAPE BOULDER
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5 UMBRELLA SHELTER/ PING PONG TABLES THICKENED CONCRETE SLAB
N.T.S.



6 PICKLEBALL COURT
N.T.S.

7 BASKETBALL KEY
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8 BIKE RACK
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9 LIGHT-DUTY ASPHALT PAVING
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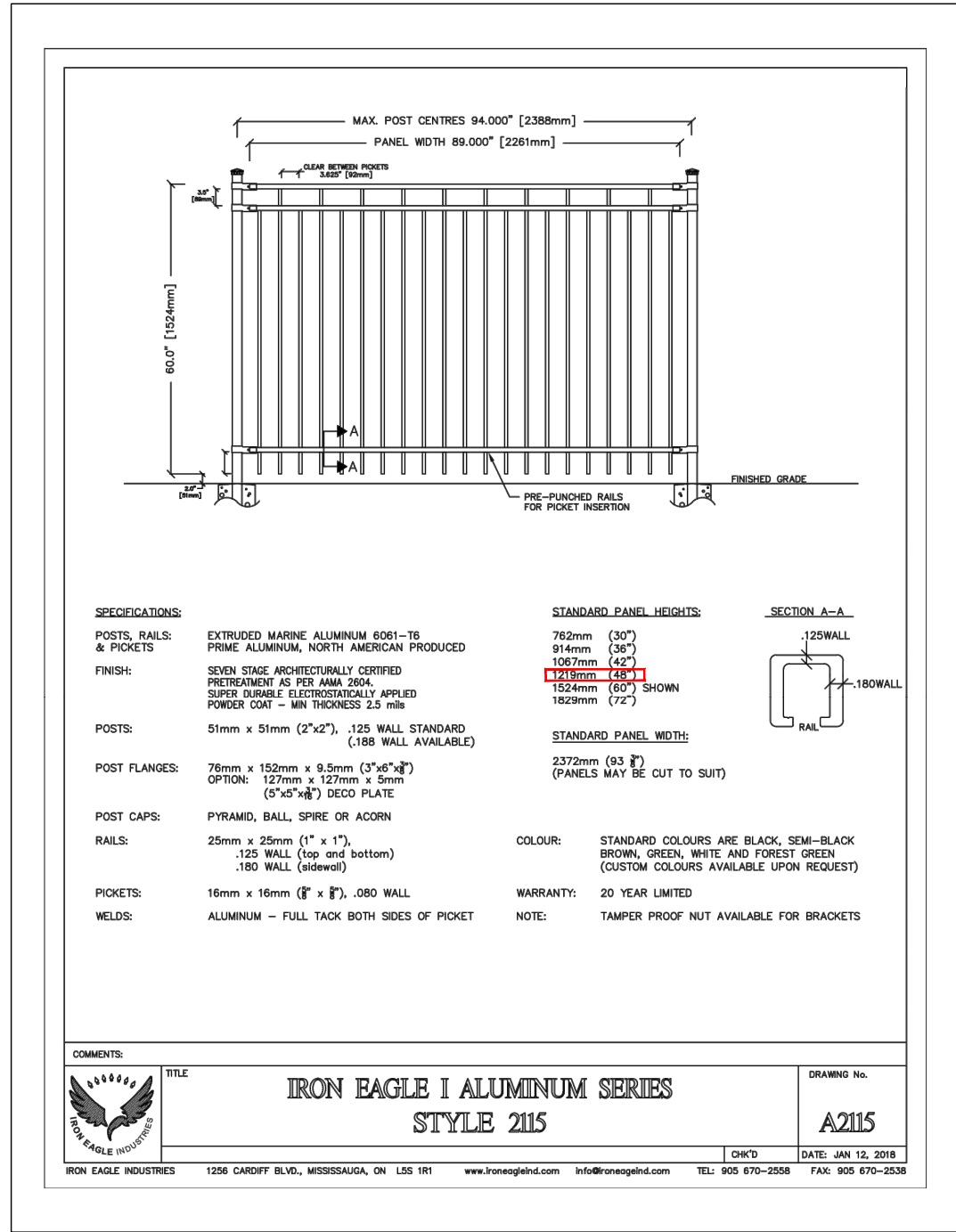
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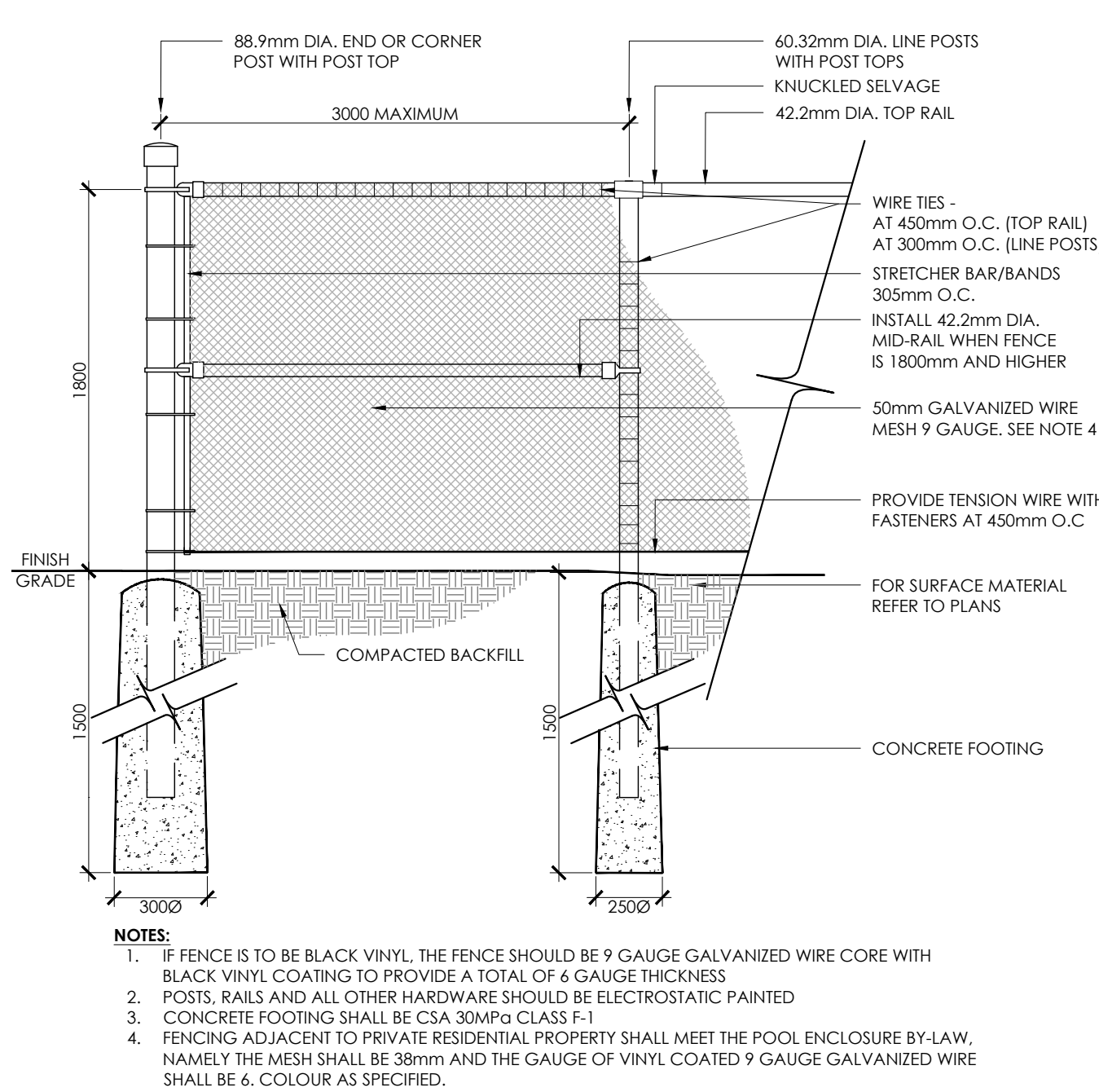
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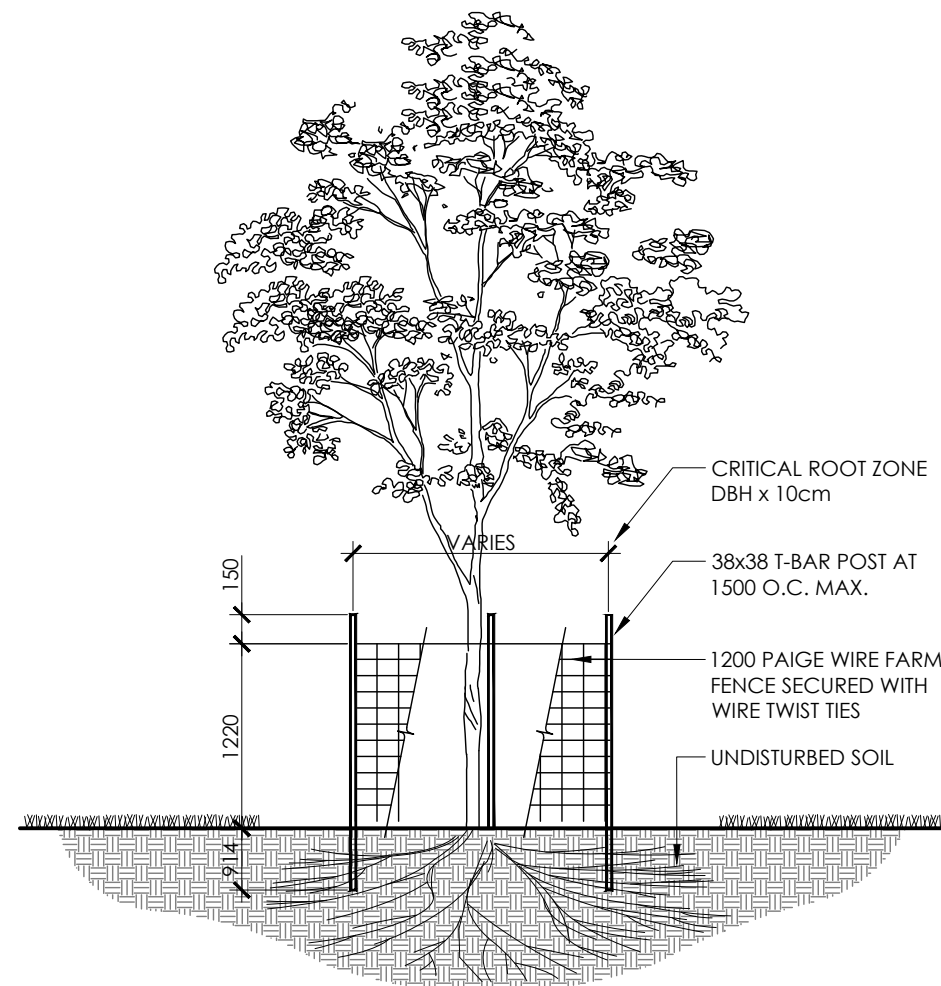
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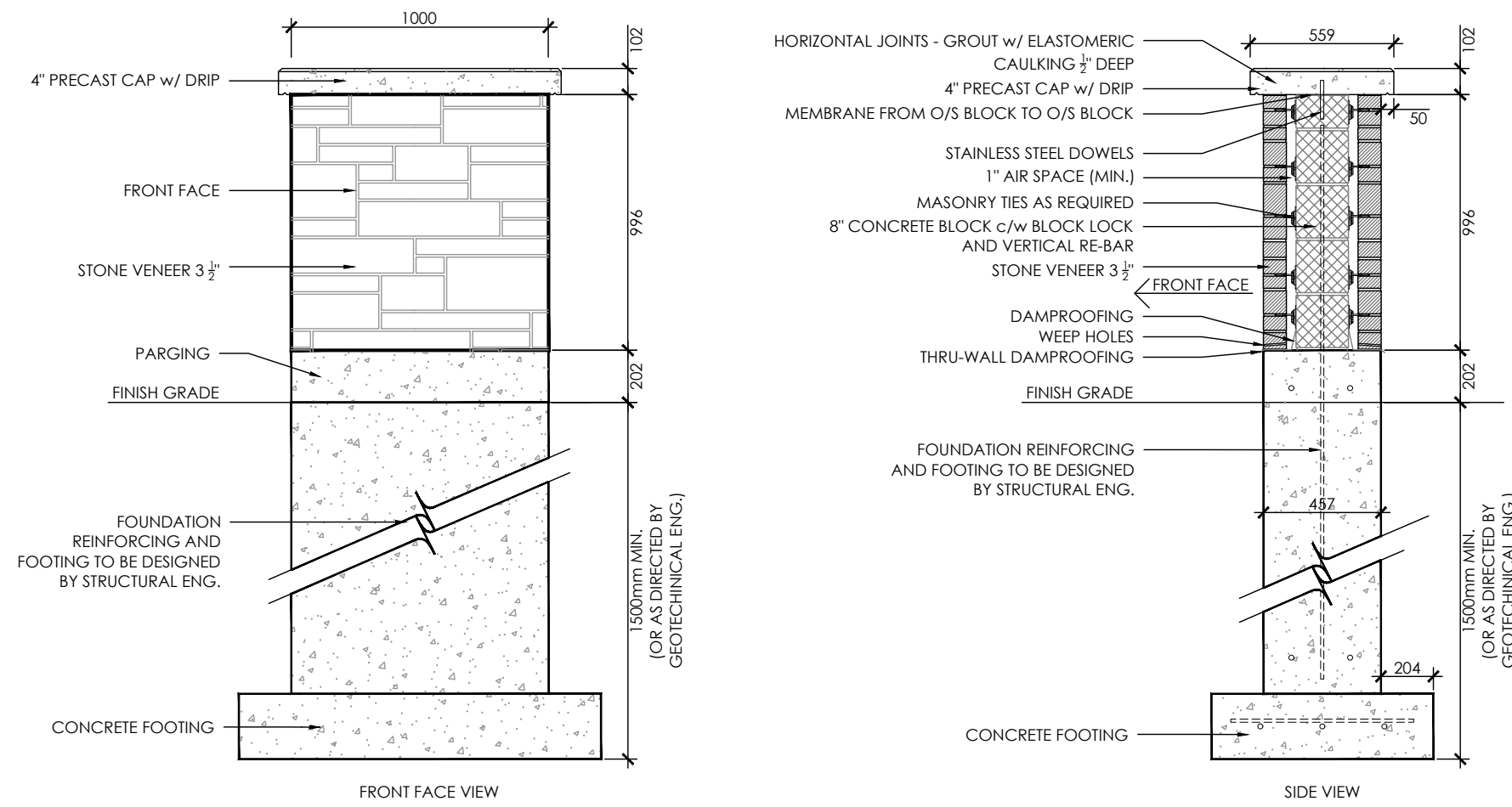
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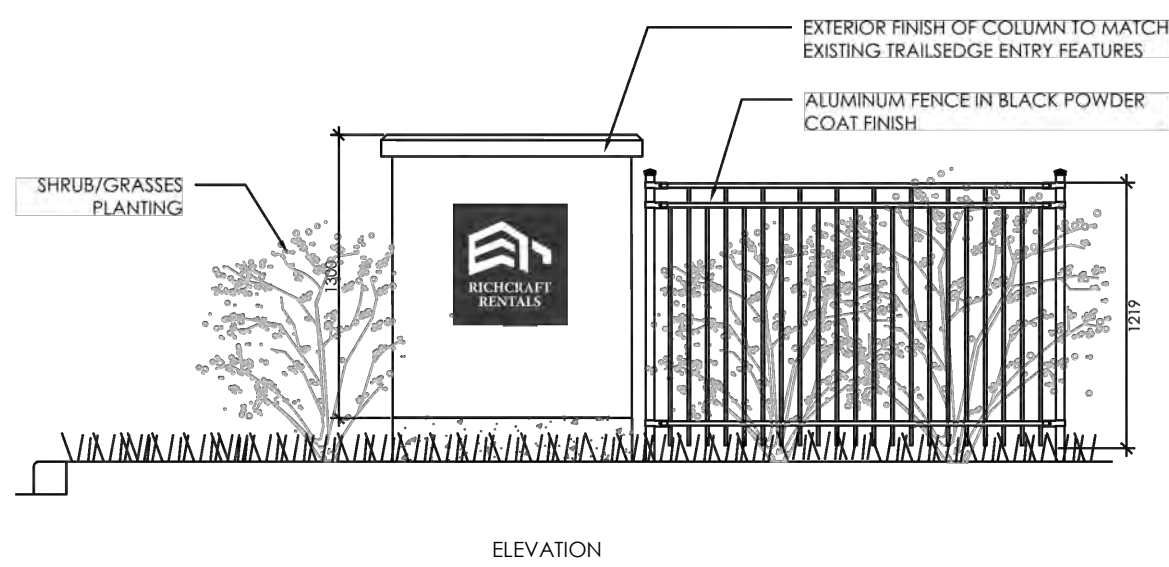
2 1.8m CHAINLINK FENCE
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3 TREE PROTECTION FENCE
N.T.S.



4 COLUMN ENTRY FEATURE
N.T.S.



5 GATEWAY ENTRY FEATURE
N.T.S.



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Project

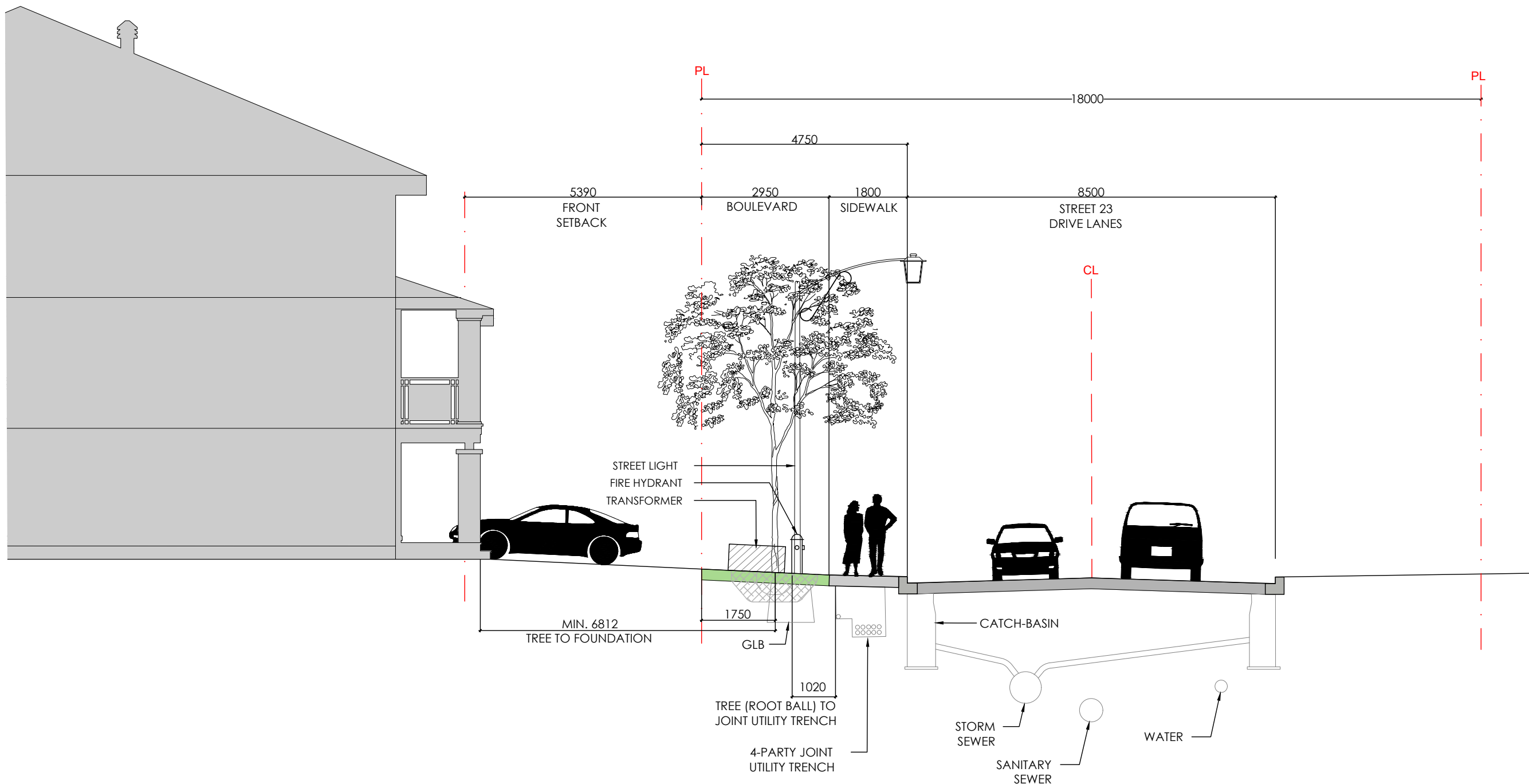
TRAILSEDGE RENTAL BLOCKS
193 & 194 SITE PLAN
OTTAWA, ON

Title

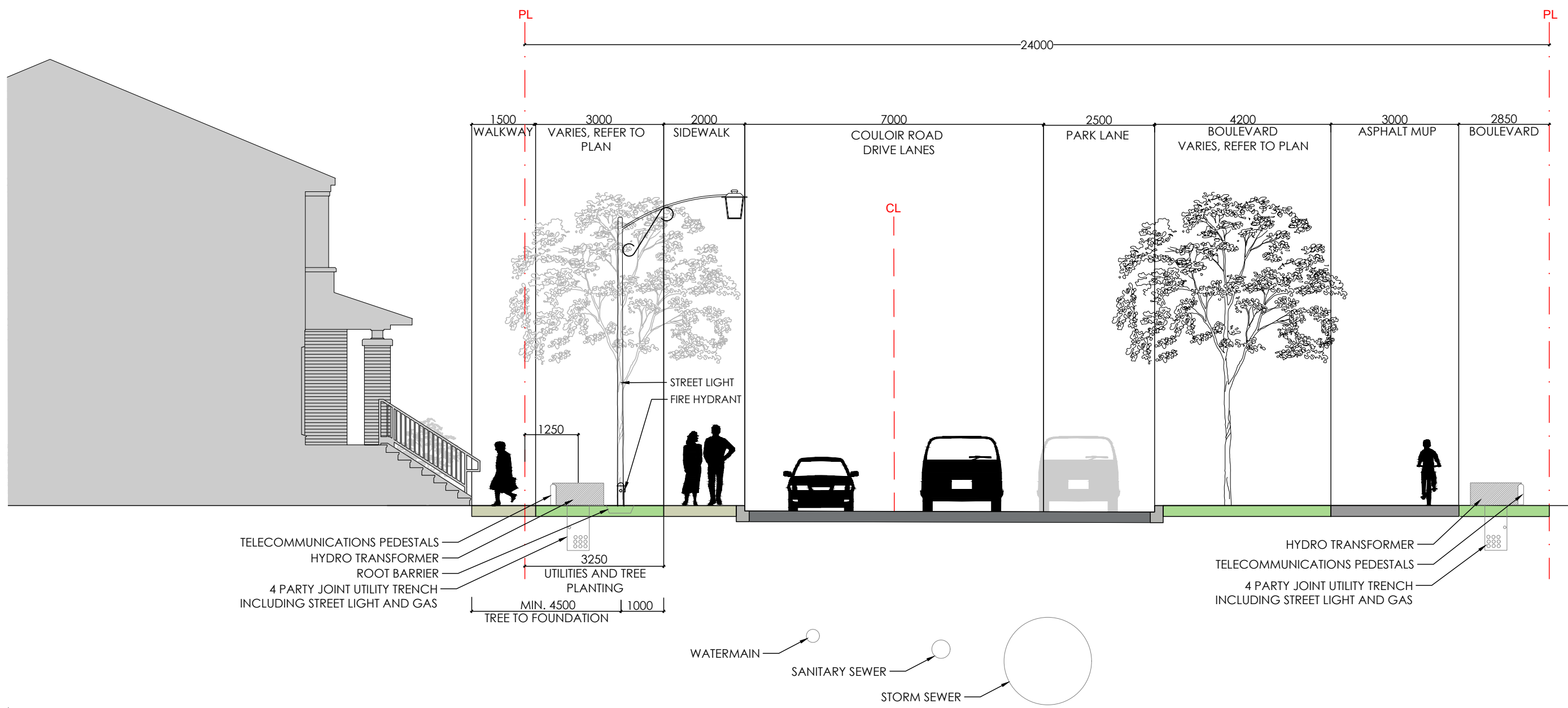
DETAILS

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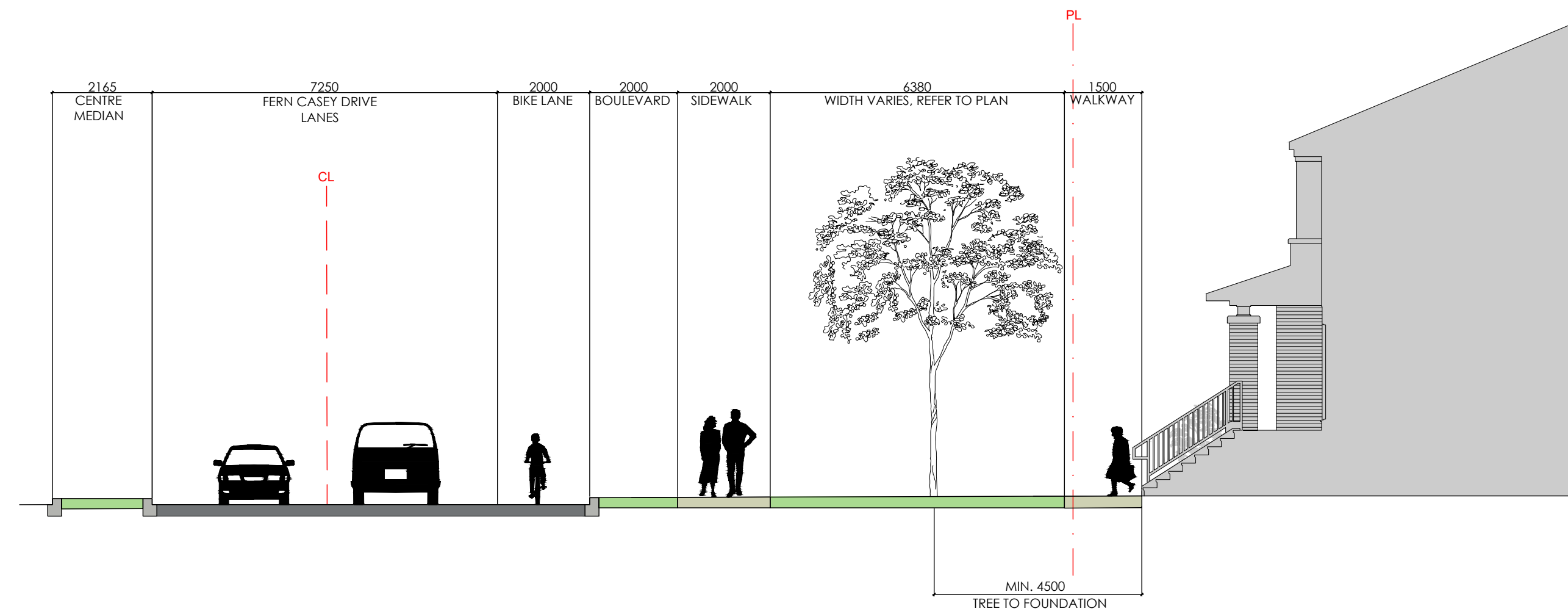
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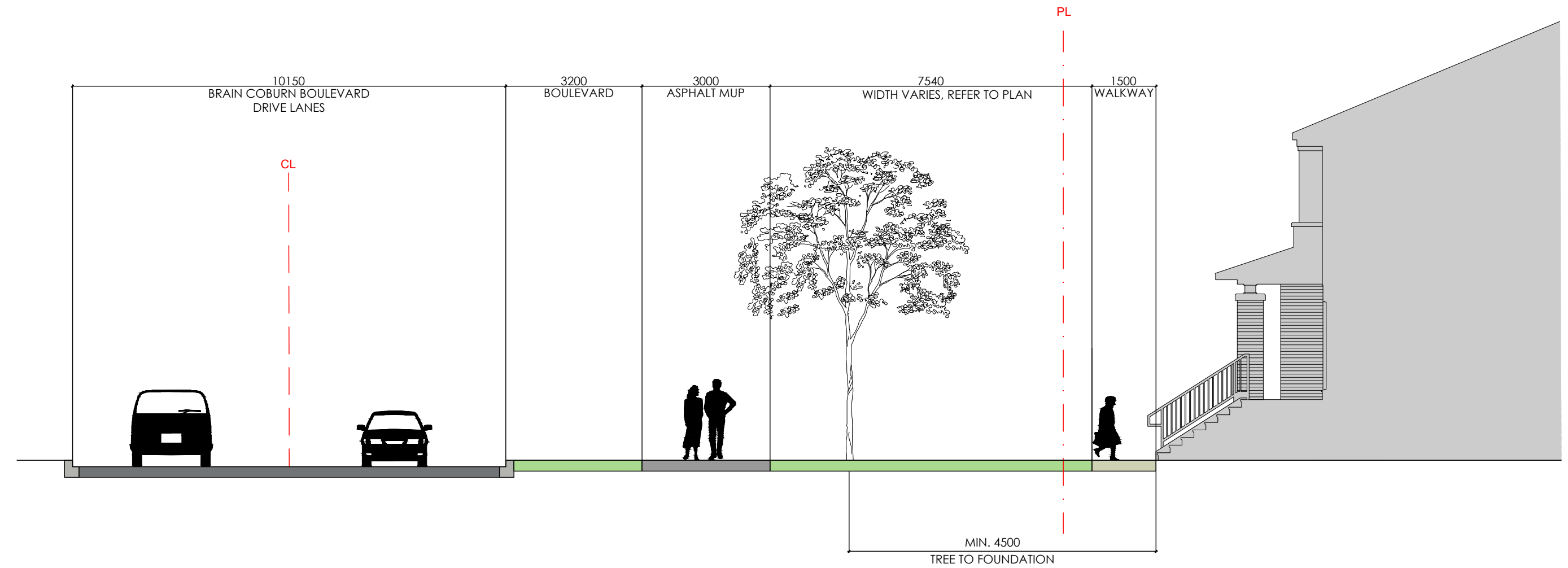
1 STREET 23 - 18m ROW CROSS SECTION
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2 COULOIR ROAD - 24m ROW CROSS SECTION
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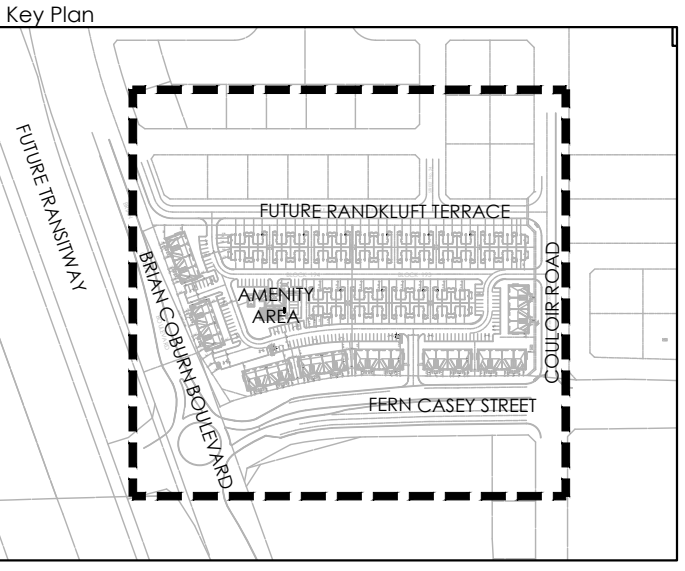


3 FERN CASEY STREET - TREE SETBACK CROSS SECTION
1:100



4 BRIAN COBURN BOULEVARD - TREE SETBACK CROSS SECTION
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TrailSedge Rental Blocks
193 & 194 Site Plan
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