

1047 RICHMOND RD

PROJECT DESCRIPTION

A PROJECT OF
FENGATE ASSET MANAGEMENT
 2275 UPPER MIDDLE RD. E.,
 SUITE 700
 OAKVILLE, ON L6H 0C3



LANDSCAPE ARCHITECT



20 Champlain Boulevard, Suite 102
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CONSULTANTS

RLA/ARCHITECTURE
 56 BEECH STREET
 OTTAWA, ONTARIO, K1S 3J6



STAMP



REVISIONS

DATE	PHASE	PROJECT NUMBER
3	ISSUED FOR SPA	2024-10-11
2	ISSUED FOR SPA	2024-09-03
1	ISSUED FOR ZBA	2023-07-12

DATE

2024

PHASE

SPA

PROJECT NUMBER

22-178



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LS.203	LANDSCAPE VIEWS

THE INTENT OF THIS DRAWING IS TO REPRESENT THE ULTIMATE SITE DESIGN FOR PHASE 1 AND PHASE 2.

- LEGEND**
- PLANTING AREA
 - SOD
 - UNIT PAVER
 - HEAVY DUTY UNIT PAVER
 - CONCRETE
 - WOOD DECK
 - PROPERTY LINE
 - BUILDING SETBACK LINE
 - BIKE RACK
 - BENCH
 - CATENARY LIGHTING
 - TACTILE PAVING
 - PROPOSED TREES
 - TREE REMOVAL
 - FIRE HYDRANT
 - VEHICULAR DIRECTION
 - SIAMSE CONNECTION
 - ROAD SIGN

Landscape Architect

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OTTAWA, ON K2B 6R1

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9	ISSUED FOR SPA	2024-10-11	AK
8	ISSUED FOR SPA	2024-09-03	AK
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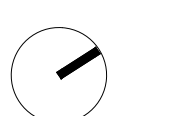
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Scale
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North



Phase

SPA

Date

2024-07-09

Drawing Name

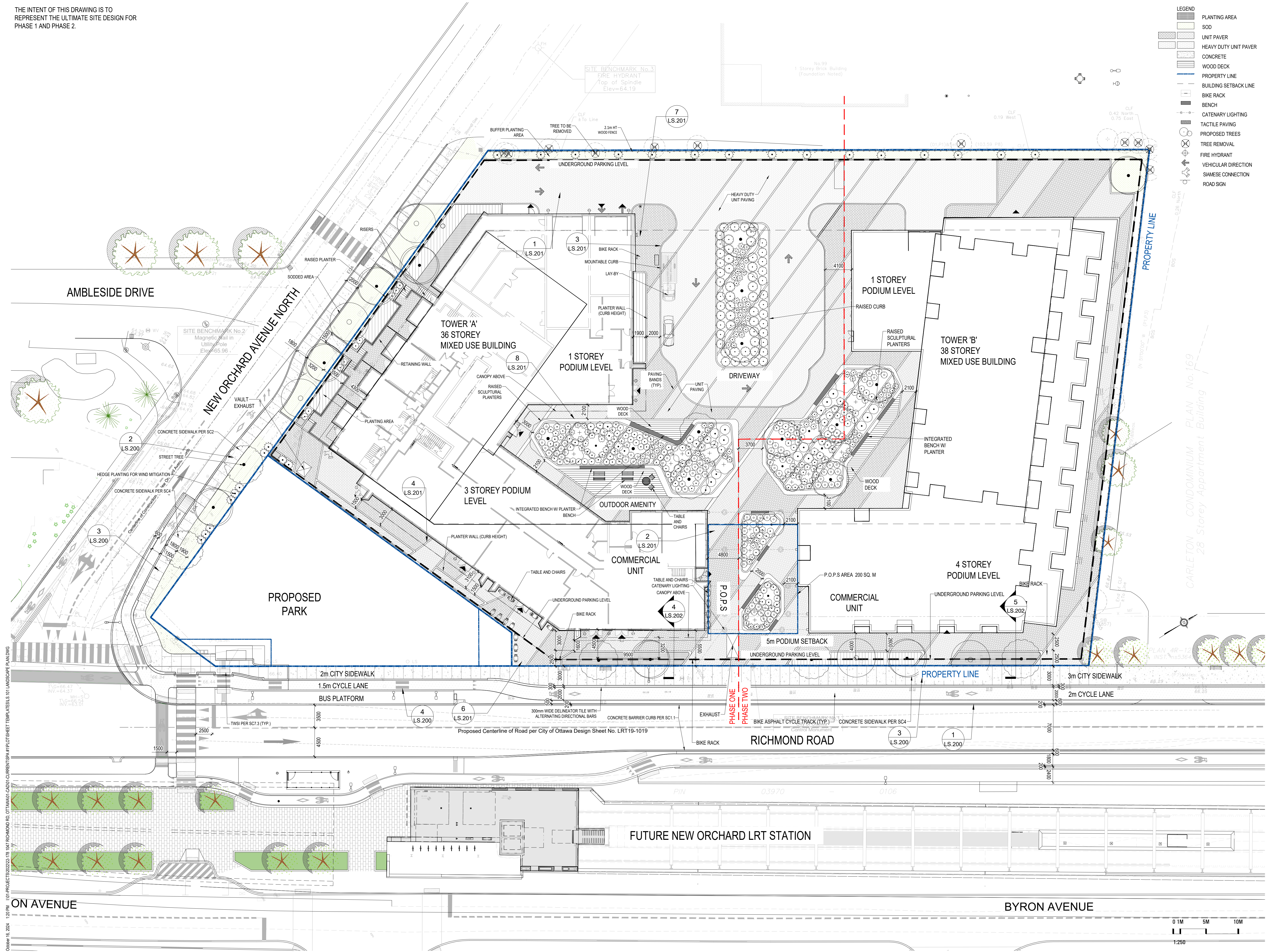
LANDSCAPE PLAN-ULTIMATE

Sheet Number

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LS.101

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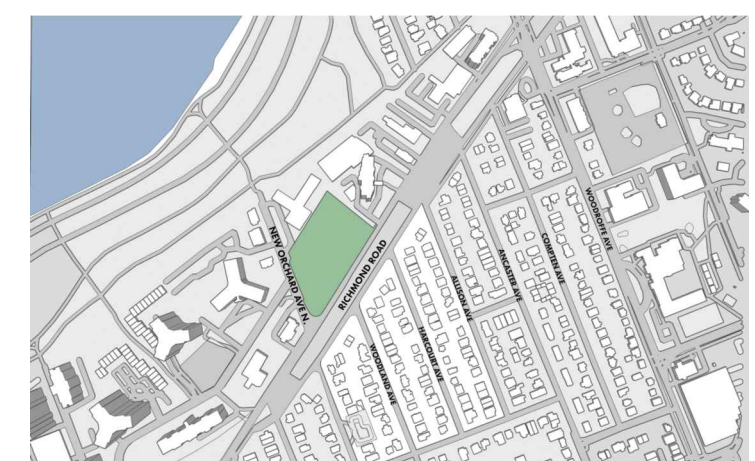
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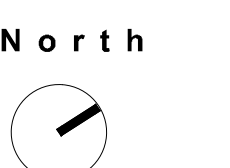
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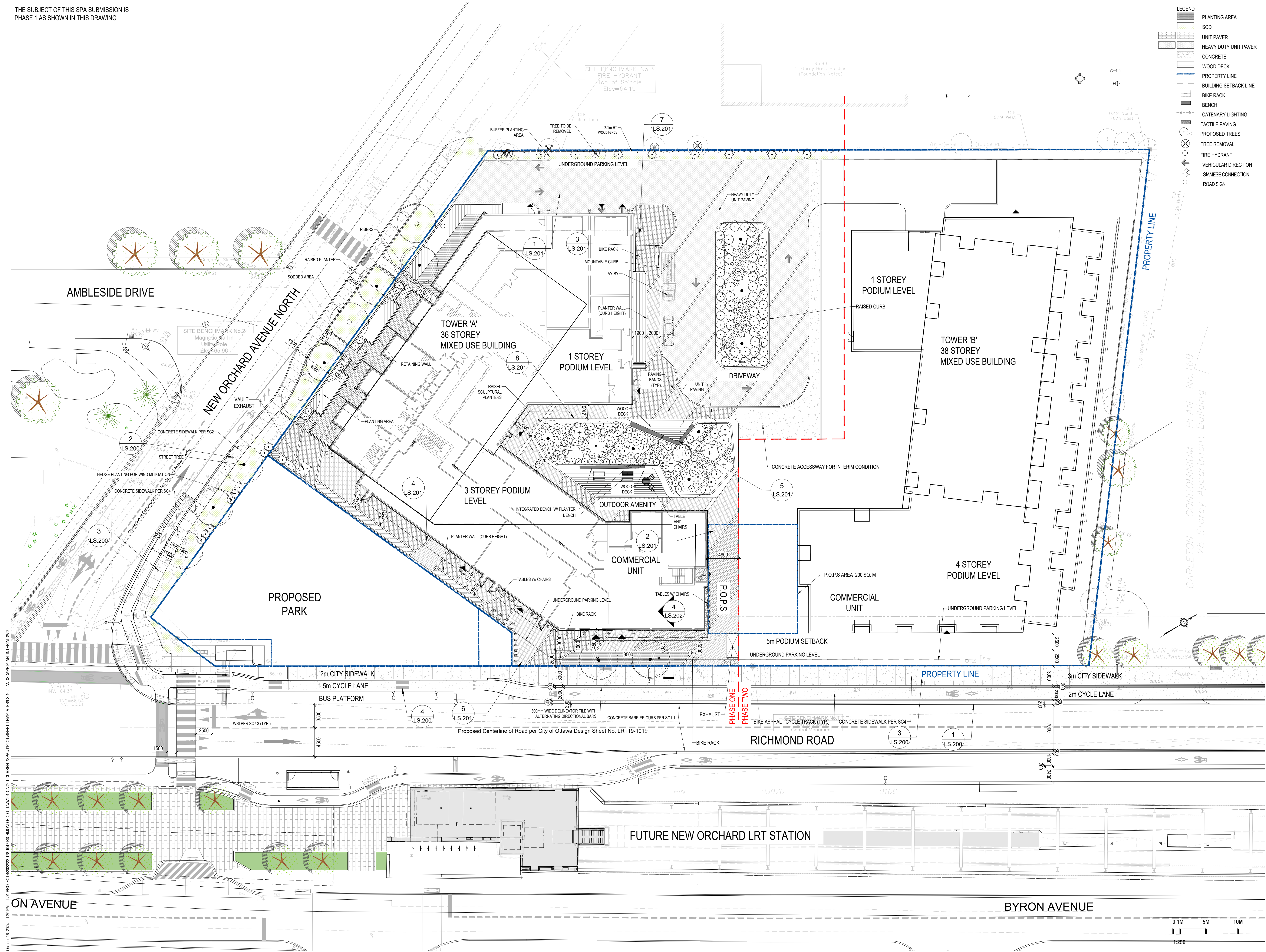
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LANDSCAPE PLAN-INTERIM

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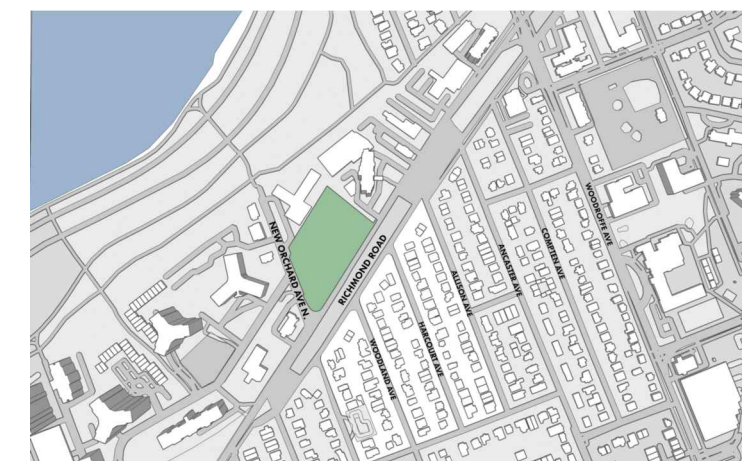


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SOIL VOLUME NOTES & SCHEDULE

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LSV.100

	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth(m*)	Proposed Soil Volume (m ³)	Tree Quantity	Proposed Soil Volume per tree (m ³)	Ottawa Target Soil Volume per tree (m ³)	Soil Adequacy percentagepp er tree	Soil Cells (Yes/No)
1 (Large Trees)	ROW	39	1.2	46.8	1	46.8	20	234%	No
2 (Large Trees)	ROW	53	1.2	63.6	2	31.8	18	177%	No
3 (Large Trees)	ROW	45	1.2	54	2	27.0	18	150%	No
4 (Large Trees)	ROW	58	1.2	69.6	3	23.2	18	129%	No
5 (Large Treess)	Private Property	59	1	59	1	59.0	20	295%	No
6 (Large Trees)	Private Property	175	1	175	3	58.3	18	324%	No
7 (Small Trees)	Private Property	150	1.2	180	7	25.7	12	214%	No
7 (Large Trees)	Private Property	68	1.2	81.6	4	20.4	20	102%	No
8 (Large Trees)	Private Property	39	1	39	2	19.5	18	108%	No
9 (Large Trees)	Private Property	60	1	60	3	20.0	18	111%	Yes
10 (Large Trees)	Private Property	40	1	40	2	20.0	18	111%	Yes
11 (Small Trees)	Private Property	29	1.2	34.8	2	17.4	12	145%	No
12 (Small Trees)	Private Property	32	1.2	38.4	3	12.8	12	107%	No
13 (Small Trees)	Private Property	120	1.2	144	8	18.0	12	150%	No
13 (Large Trees)	Private Property	80	1.2	96	4	24.0	20	120%	No
Totals		1047	17	1181.8	47	423.9	254	167%	

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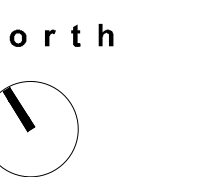


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Phase

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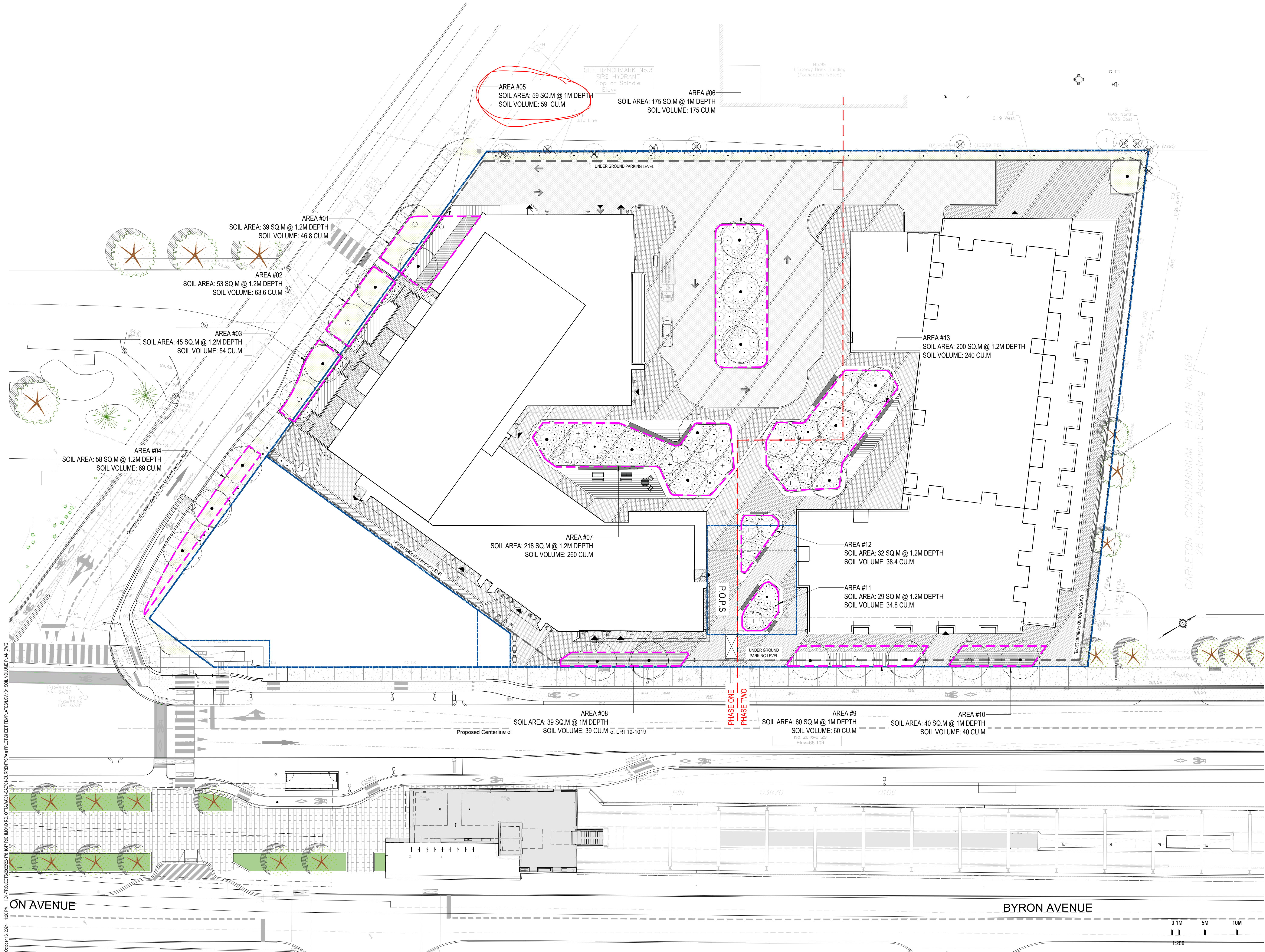
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SOIL VOLUME PLAN

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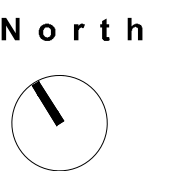


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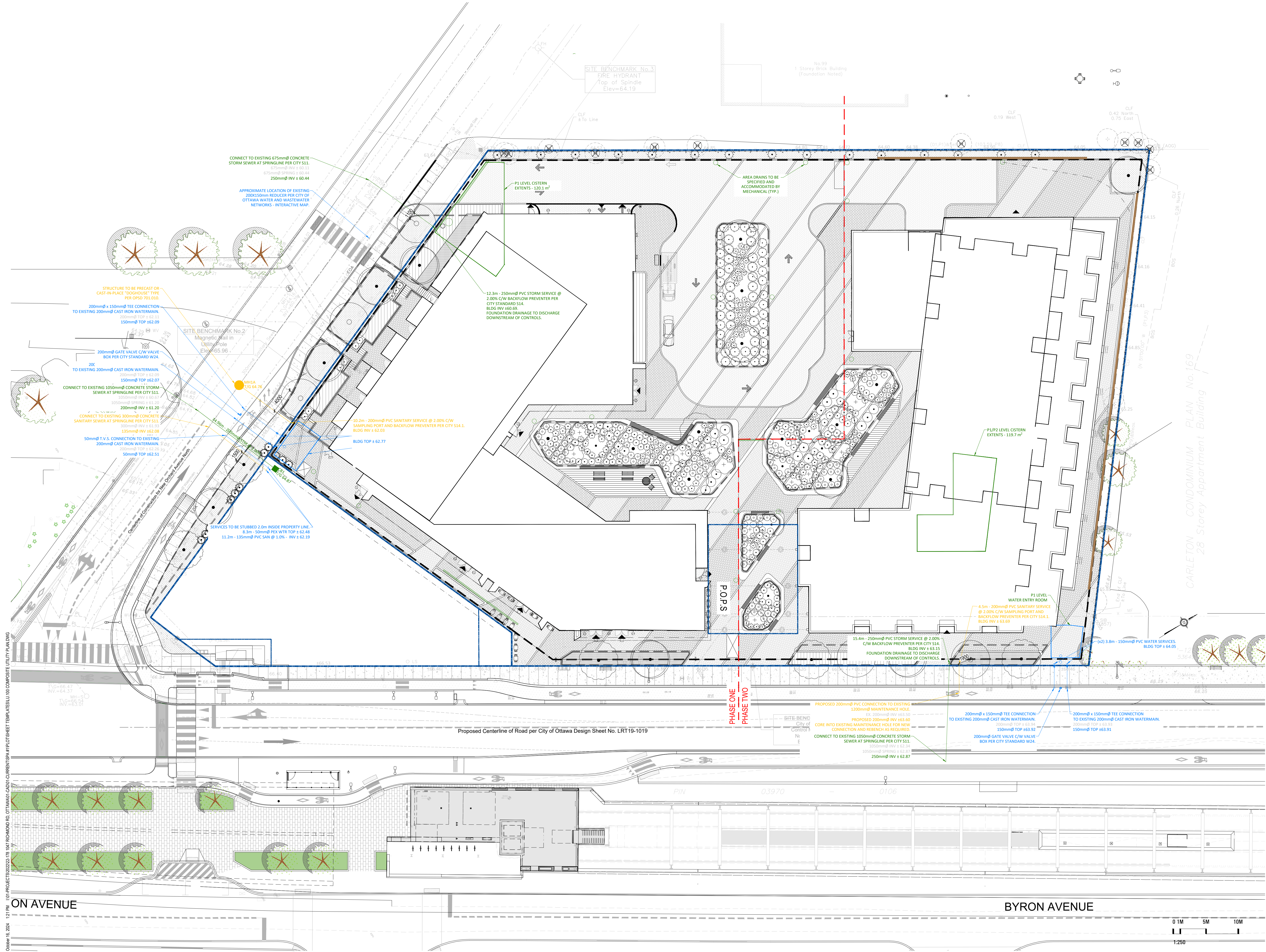
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COMPOSITE UTILITY PLAN

Sheet Number

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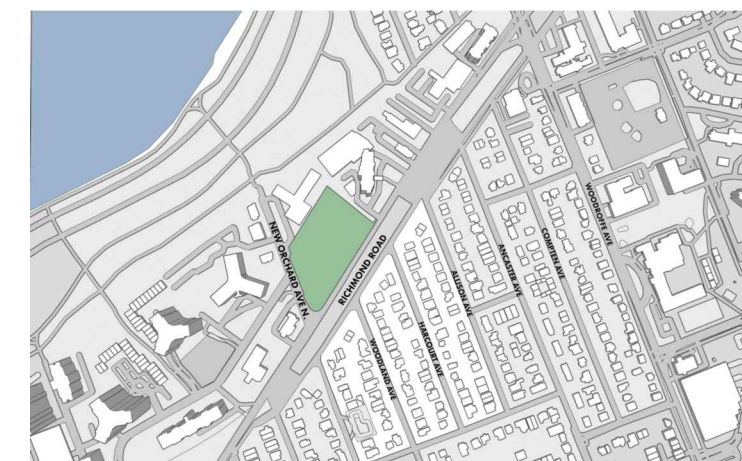
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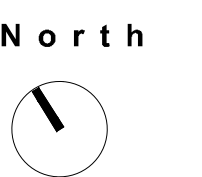


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Drawing Name

LANDSCAPE LIGHTING PLAN

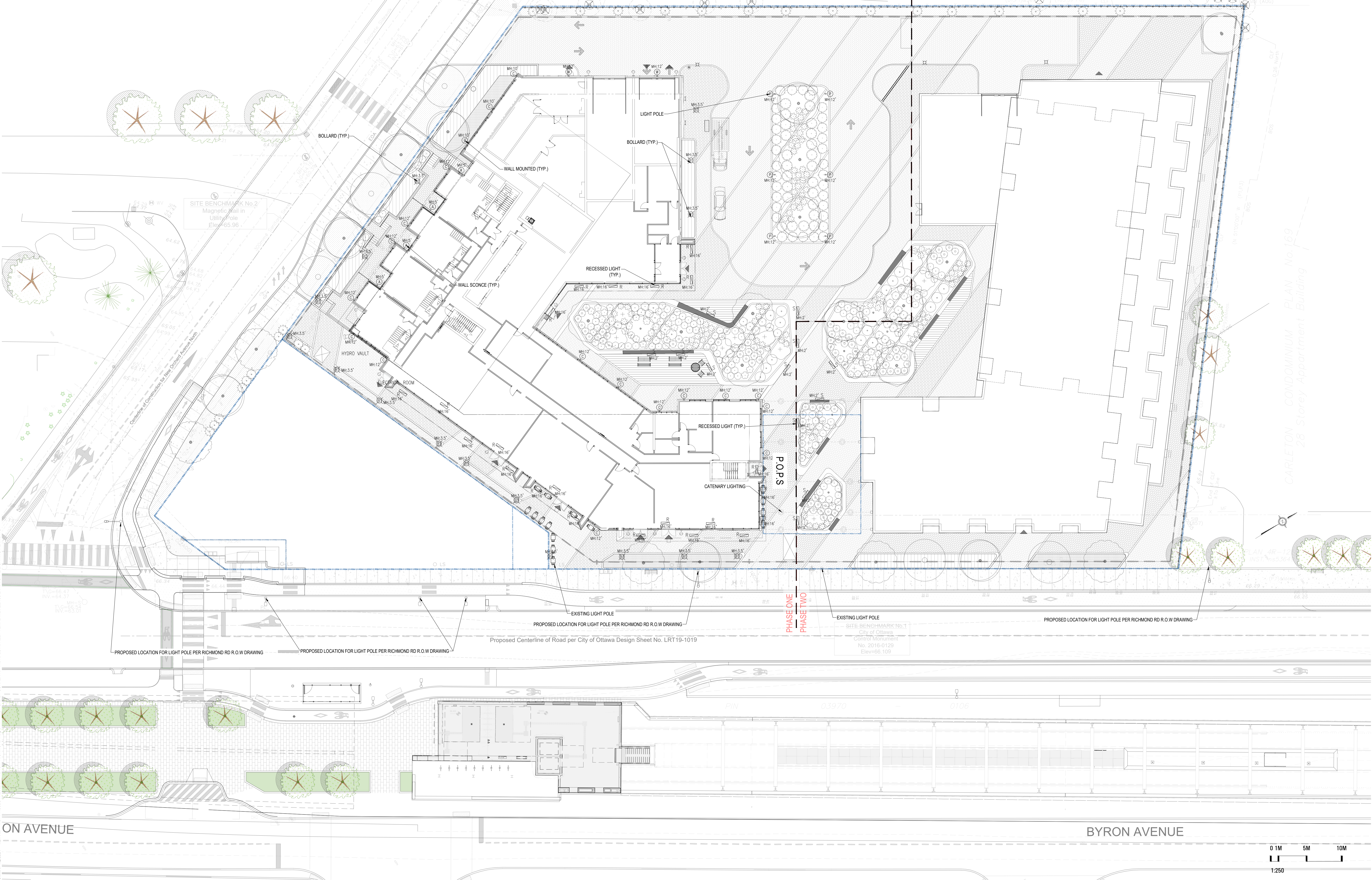
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EXTERIOR LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	CATALOG NUMBER	LAMPS PER FIXTURE	VOLTS	MOUNTING	REMARKS
			TYPE	WATTS		
A	WALL SCONCE	MAC LIGHTING WS-W2106-30	LED	8.4	3000K	120 SURFACE C/W ACCESSORIES
B1	BOLLARD	SIGNIFY GARDCO FBL-42-14L-200-WW-G2-S-UN	LED	10.6	3000K	120 SURFACE C/W ACCESSORIES
B2	BOLLARD	SIGNIFY GARDCO FBL-42-14L-200-WW-G2-S-UN	LED	10.6	3000K	120 SURFACE C/W ACCESSORIES
C	WALL MOUNTED	MAC LIGHTING DC-W02517-F30A	LED	16.7	3000K	120 SURFACE C/W ACCESSORIES
P	POLE	GARDCO PPT-G-404-830-15M	LED	50.4	3000K	120 SURFACE C/W ACCESSORIES
R	RECESSED	BEGA Z4806K3	LED	22	3000K	120 SURFACE C/W ACCESSORIES
S	RECESSED	BEGA Z3556K3	LED	11	3000K	120 SURFACE C/W ACCESSORIES
W	WALL SCONCE	SIGNIFY GARDCO 101L-16L-530-WW-G2-4	LED	28.1	3000K	120 SURFACE C/W ACCESSORIES

NOTE: LIGHT FIXTURES EQUAL IN AESTHETICS AND PERFORMANCE ARE ACCEPTABLE.
ALL LED FIXTURES SHALL BE C/W DRIVERS.



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PLANT SCHEDULE R.O.W							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
TREES							
	AX	3	ACER X FREEMANII	FREEMAN MAPLE	B&B	60MM CAL.	NATIVE TO ONTARIO
	CO	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	60MM CAL.	NATIVE TO ONTARIO
	QR	3	QUERCUS RUBRA	NORTHERN RED OAK	B&B	70MM CAL.	NATIVE TO ONTARIO
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
SHRUBS							
	Jj	8	JUNIPERUS COMMUNIS	COMMON JUNIPER	2 GAL.		NATIVE

PLANT SCHEDULE SUBJECT SITE										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.			REMARKS
TREES										
	AX	6	ACER X FREEMANII	FREEMAN MAPLE	B&B	60MM CAL.				NATIVE TO ONTARIO
	AA	14	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B&B	60MM CAL.				NATIVE TO ONTARIO
	CC	6	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	B&B	60MM CAL.				NATIVE TO ONTARIO
	GK	4	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	B&B					
	OV	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B&B					NATIVE TO ONTARIO
	QM	4	QUERCUS MACROCARPA	BURR OAK	B&B					NATIVE TO ONTARIO
	QR	2	QUERCUS RUBRA	NORTHERN RED OAK	B&B	70MM CAL.				NATIVE TO ONTARIO
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.			REMARKS
SHRUBS										
	AI	105	AMORPHA CANESCENS	LEADPLANT	2 GAL.					NATIVE, DROUGHT TOLERANT POLLINATOR SHRUB. ATTRACTS BUTTERFLIES.
	Ca	85	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3 GAL.		60 CM			NATIVE, DROUGHT TOLERANT SHRUB. FRAGRANT POLLINATOR THAT ATTRACTS BUTTERFLIES AND HUMMINGBIRDS.
	Cf	33	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	3 GAL.					SALT TOLERANT
	DI	96	DIERVILLA LONICERA	BUSH HONEYSUCKLE	2 GAL.					NATIVE
	Iw	37	ILEX VERTICILLATA	WINTERBERRY	1 GAL.					NATIVE
	Jj	17	JUNIPERUS COMMUNIS	COMMON JUNIPER	2 GAL.					NATIVE
	Jb	34	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	2 GAL.		30 CM			
	Pa	23	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	2 GAL.					
	Rt	19	RHUS TYPHINA	STAGHORN SUMAC	2 GAL.					NATIVE
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.			SPACING		REMARKS
GRASSES										
	Pr	52,580	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH RED SWITCH GRASS	1 GAL.			50 mm		NATIVE, DROUGHT & SALT TOLERANT
	Sn	138.6 m²	SORGHASTRUM NUTANS	INDIAN GRASS	2 GAL.					NATIVE, SALT AND DROUGHT TOLERANT POLLINATOR

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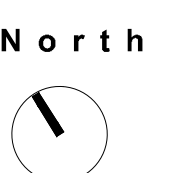


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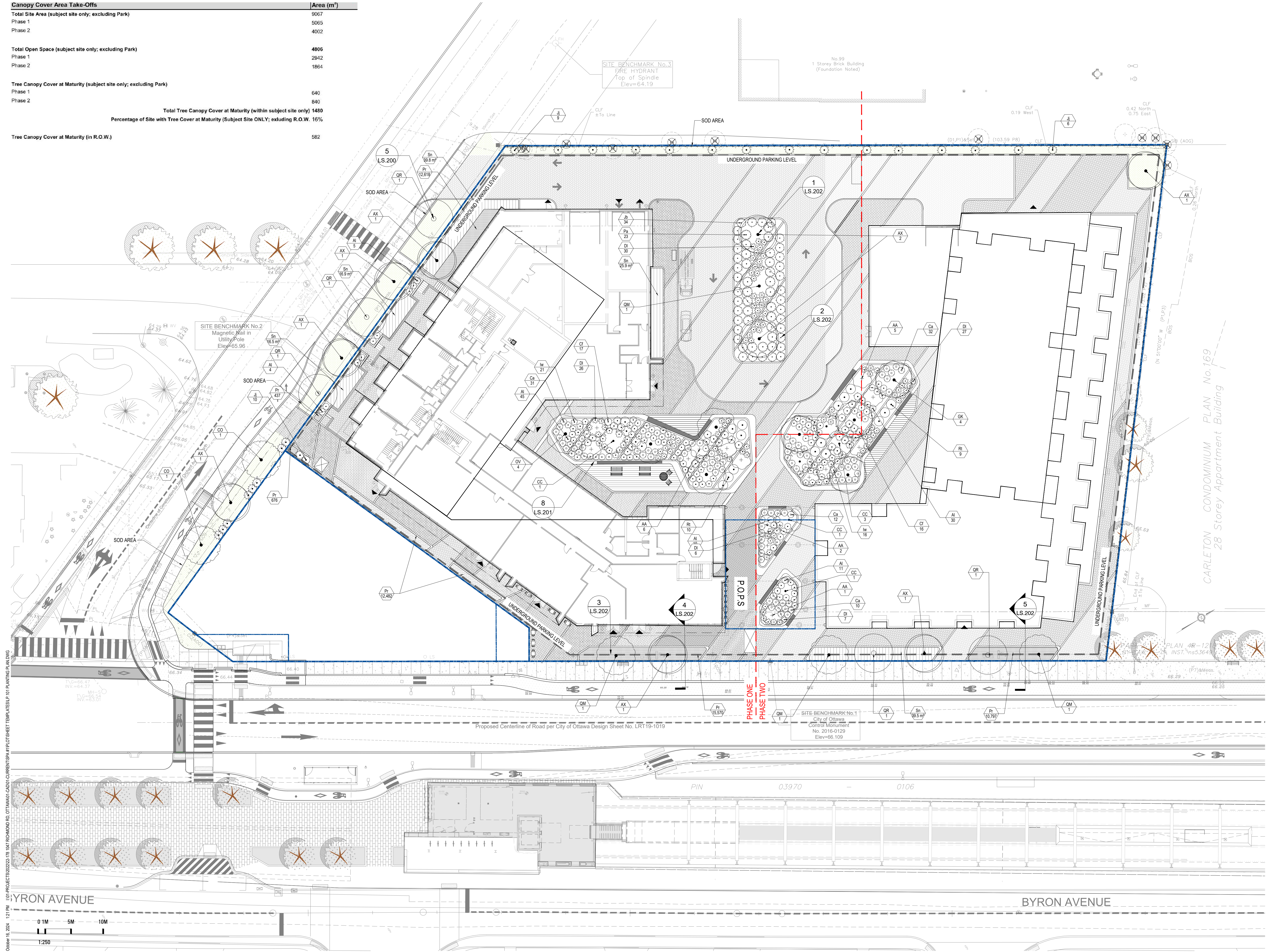
PLANTING SCHEDULE AND NOTES

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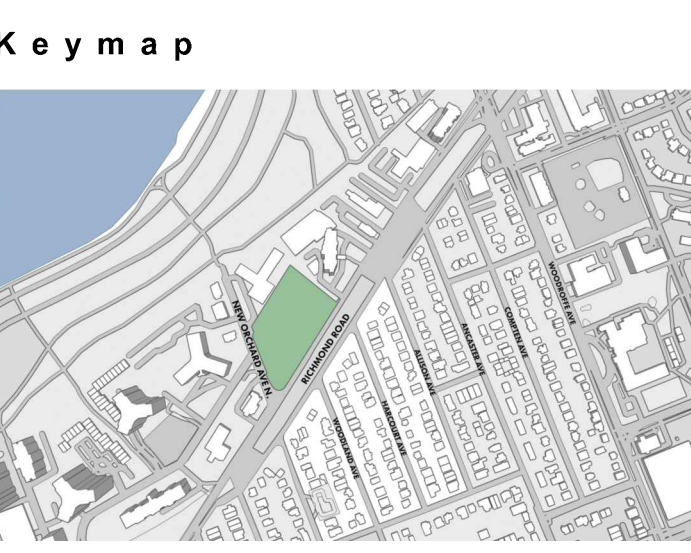
Canopy Cover Area Take-Offs	Area (m ²)
Total Site Area (subject site only; excluding Park)	9067
Phase 1	5065
Phase 2	4002
Total Open Space (subject site only; excluding Park)	4806
Phase 1	2942
Phase 2	1864
Tree Canopy Cover at Maturity (subject site only; excluding Park)	
Phase 1	640
Phase 2	840
Total Tree Canopy Cover at Maturity (within subject site only)	1480
Percentage of Site with Tree Cover at Maturity (Subject Site ONLY; excluding R.O.W. 16%)	
Tree Canopy Cover at Maturity (in R.O.W.)	582



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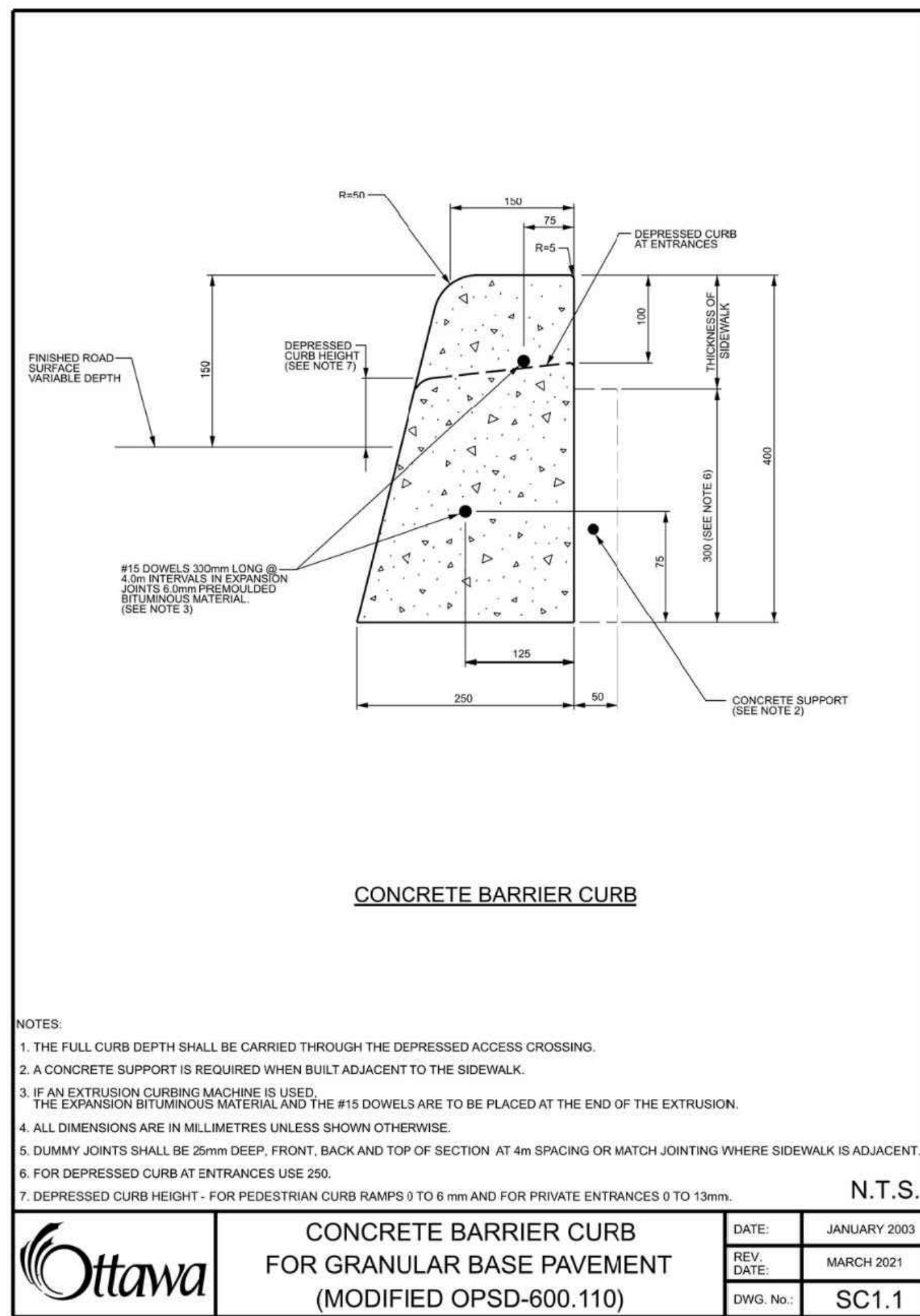
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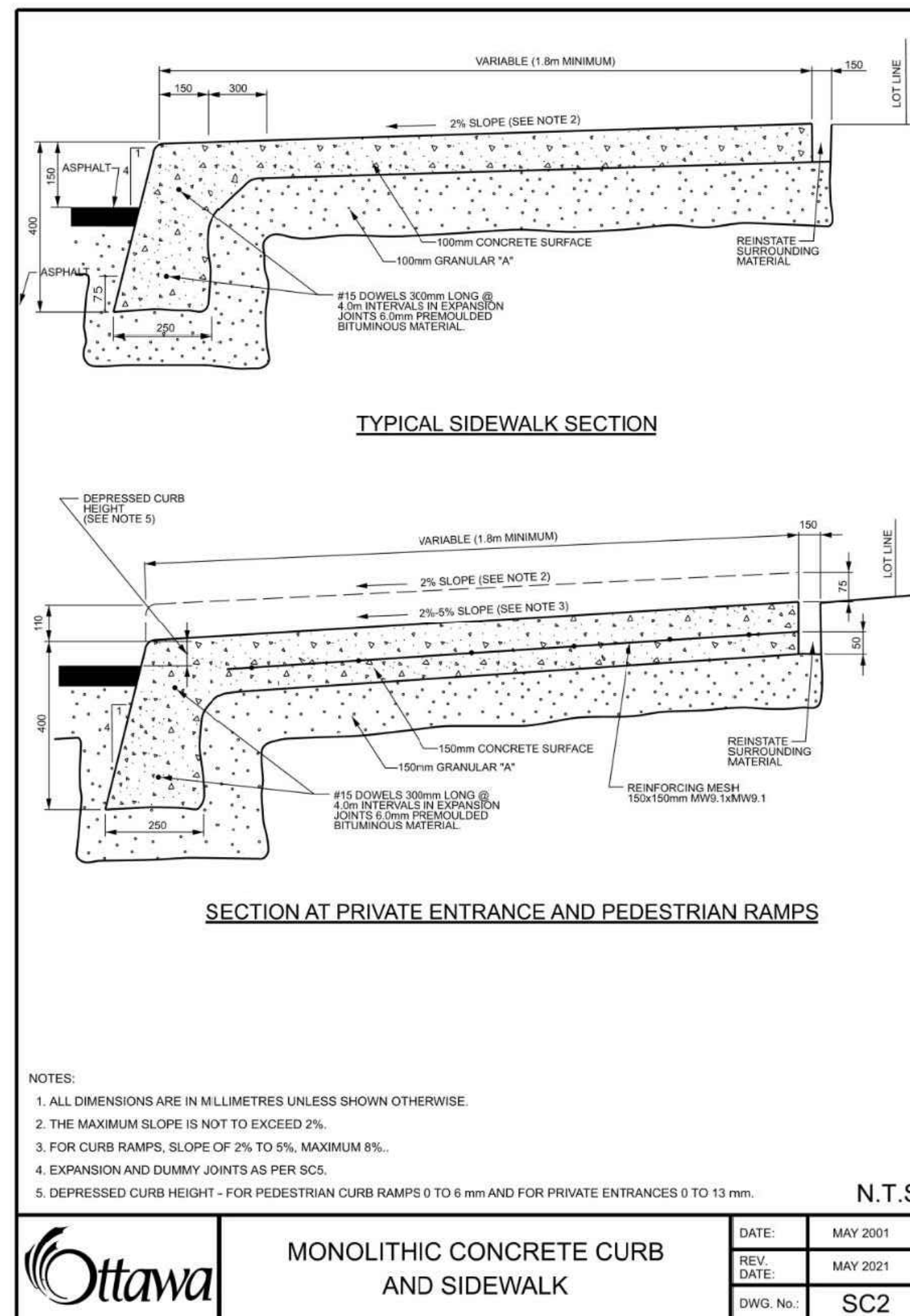
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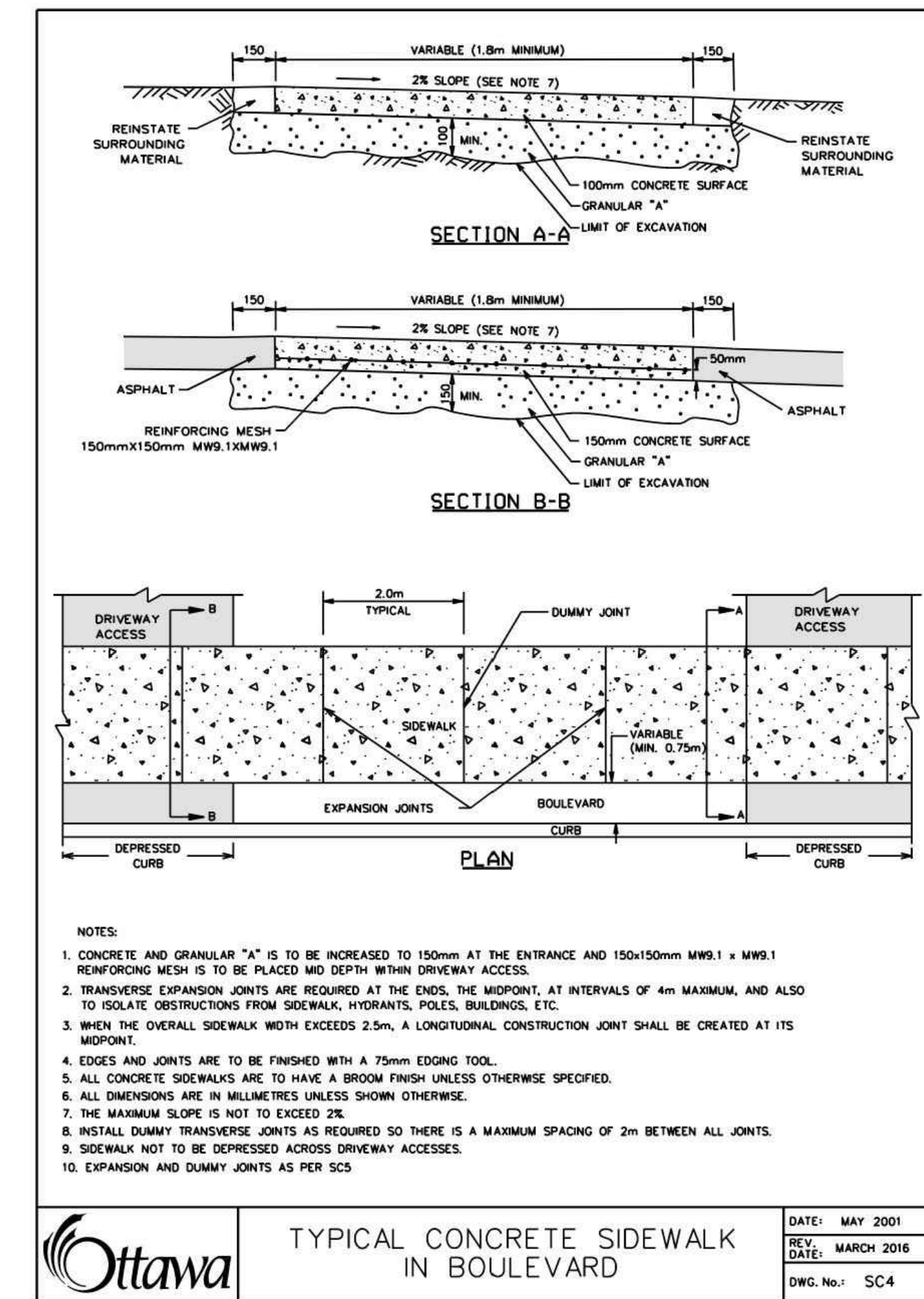
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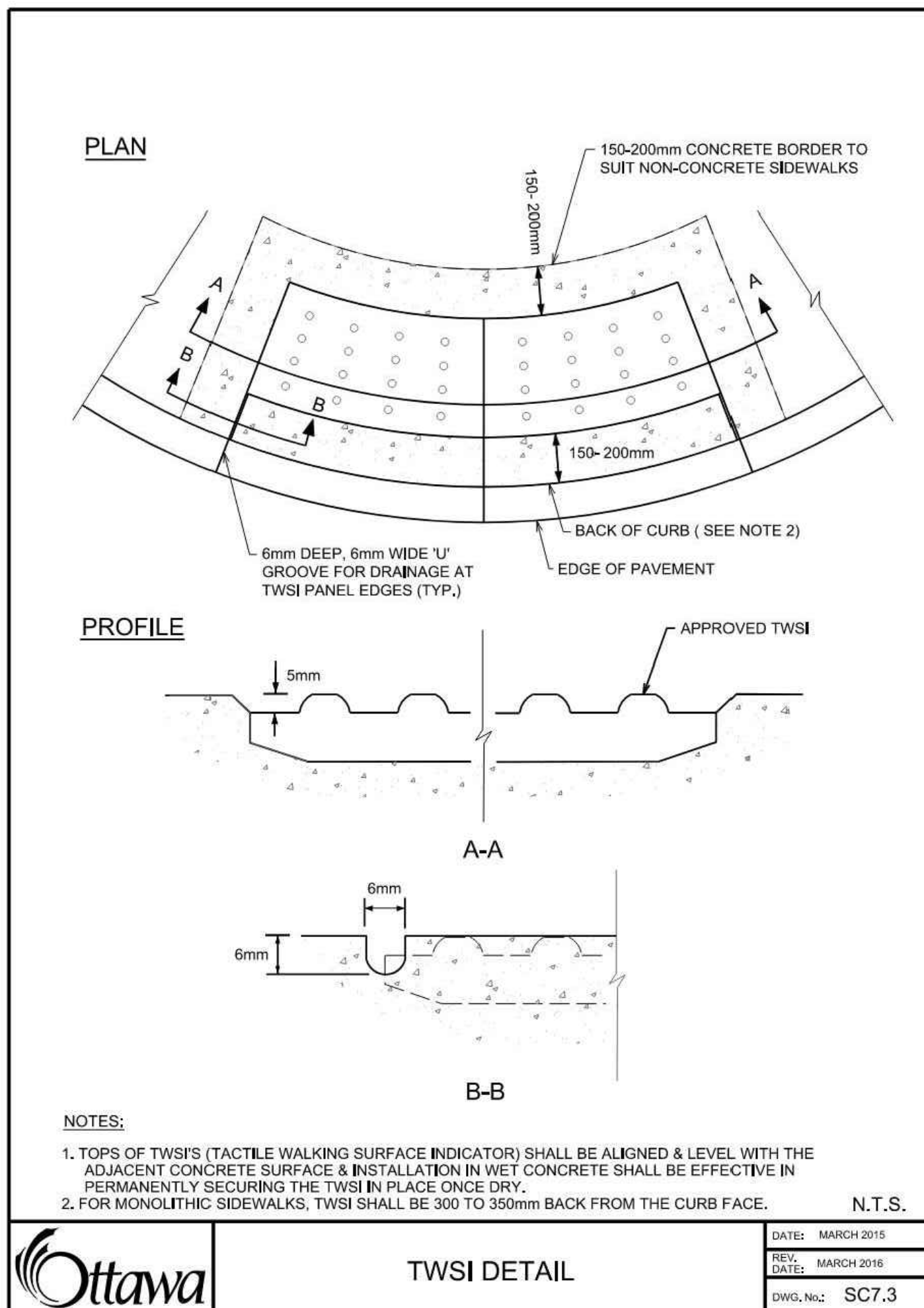
1 CONCRETE BARRIER CURB. SC 1.1
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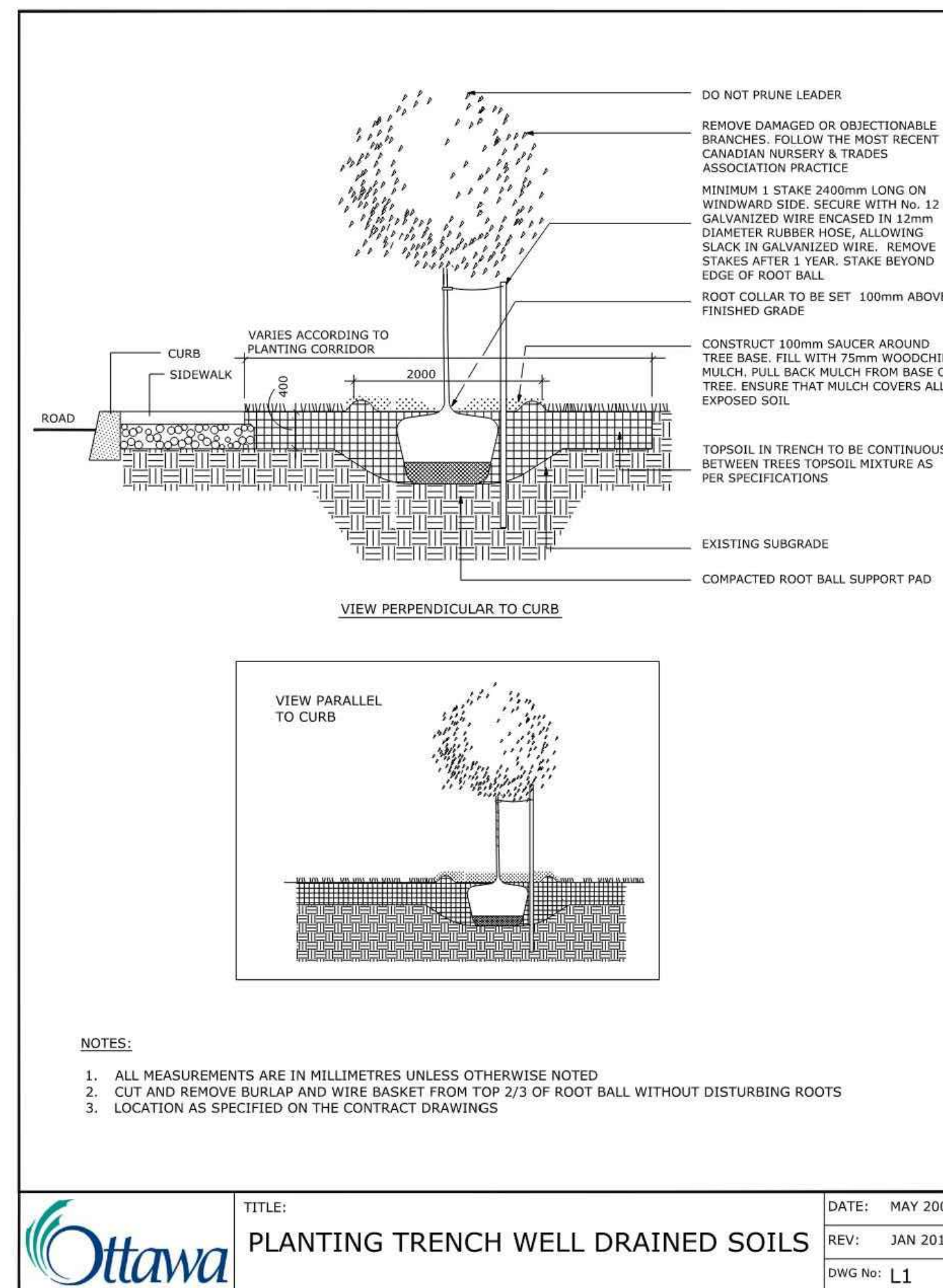
2 MONOLITHIC CONCRETE CURB AND SIDEWALK. SC2
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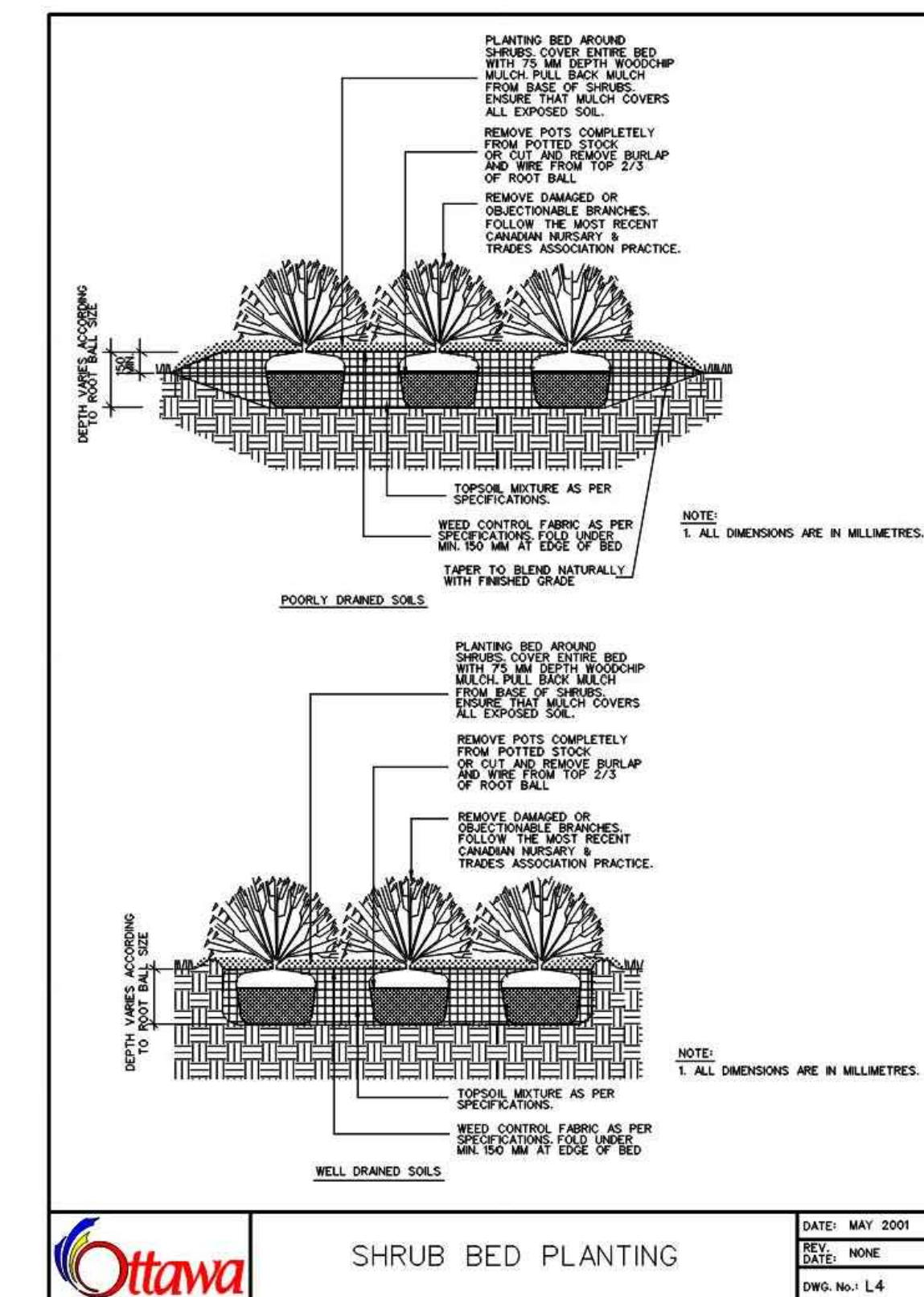
3 TYPICAL CONCRETE SIDEWALK IN BOULEVARD. SC4
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4 TWSI DETAIL. SC 7.3
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5 PLANTING TRENCH WELL DRAINED SOILS
N.T.S.

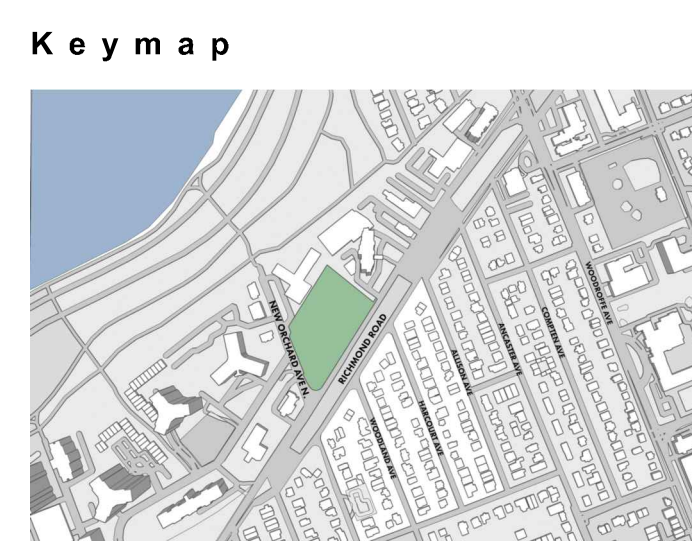


6 SHRUB BED PLANTING
N.T.S.

Revisions

9	ISSUED FOR SPA	2024-10-11	AK
8	ISSUED FOR SPA	2024-09-03	AK
7	ISSUED FOR COORDINATION	2024-08-30	AK
6	ISSUED FOR COORDINATION	2024-08-27	AK
5	ISSUED FOR COORDINATION	2024-08-21	AK
4	ISSUED FOR UDRP	2024-07-30	AK
3	ISSUED FOR COORDINATION	2024-07-15	AK
2	ISSUED FOR COORDINATION	2024-07-12	AK
1	ISSUED FOR COORDINATION	2024-07-09	AK

Signature
YYYY-MM-DD
Date



Scale North
AS SHOWN

Phase
SPA
Date
2024-07-09

Drawing Name
LANDSCAPE DETAILS

Sheet Number
NOT FOR CONSTRUCTION

LS.200

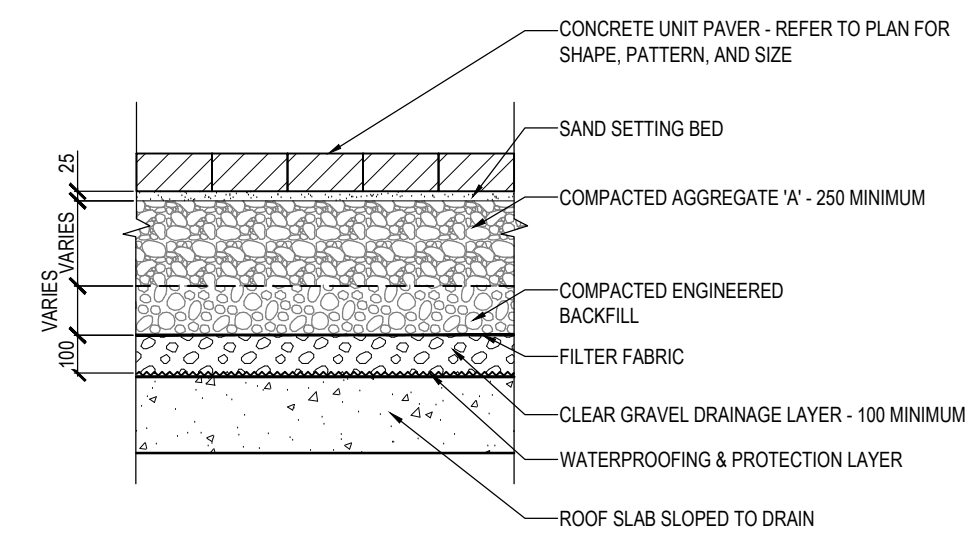
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OTTAWA, ON K2B 6R1

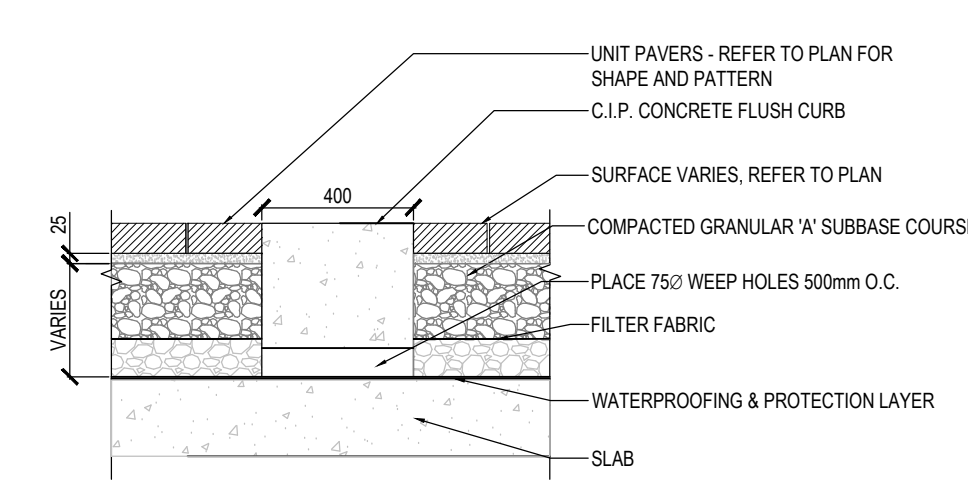
Project Number
22-178

Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

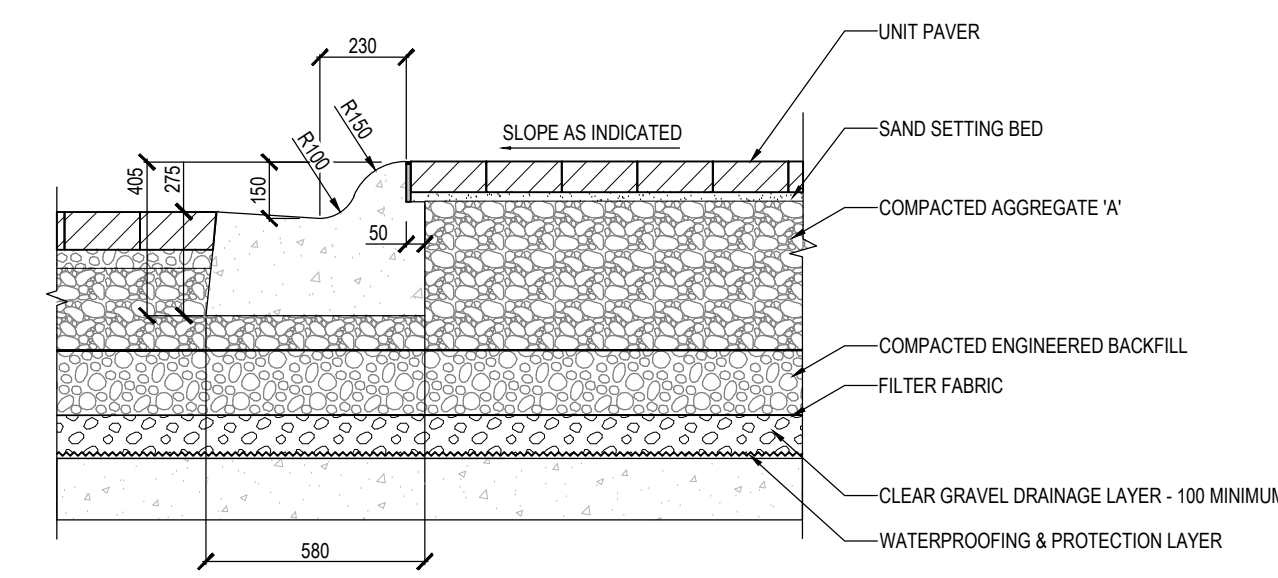
Consultant
RLA/ARCHITECTURE
55 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932



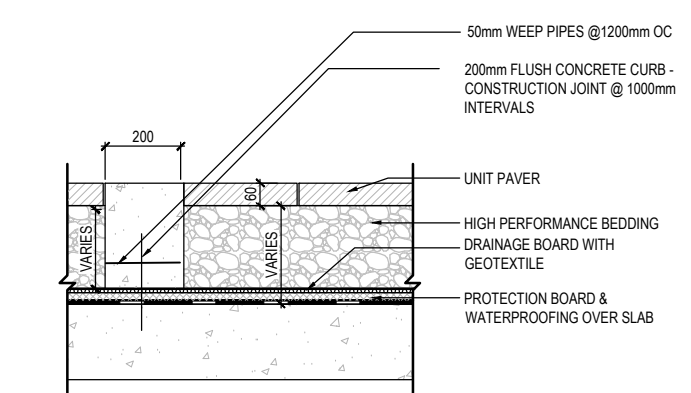
1 HEAVY DUTY UNIT PAVERS ON SLAB
1:20



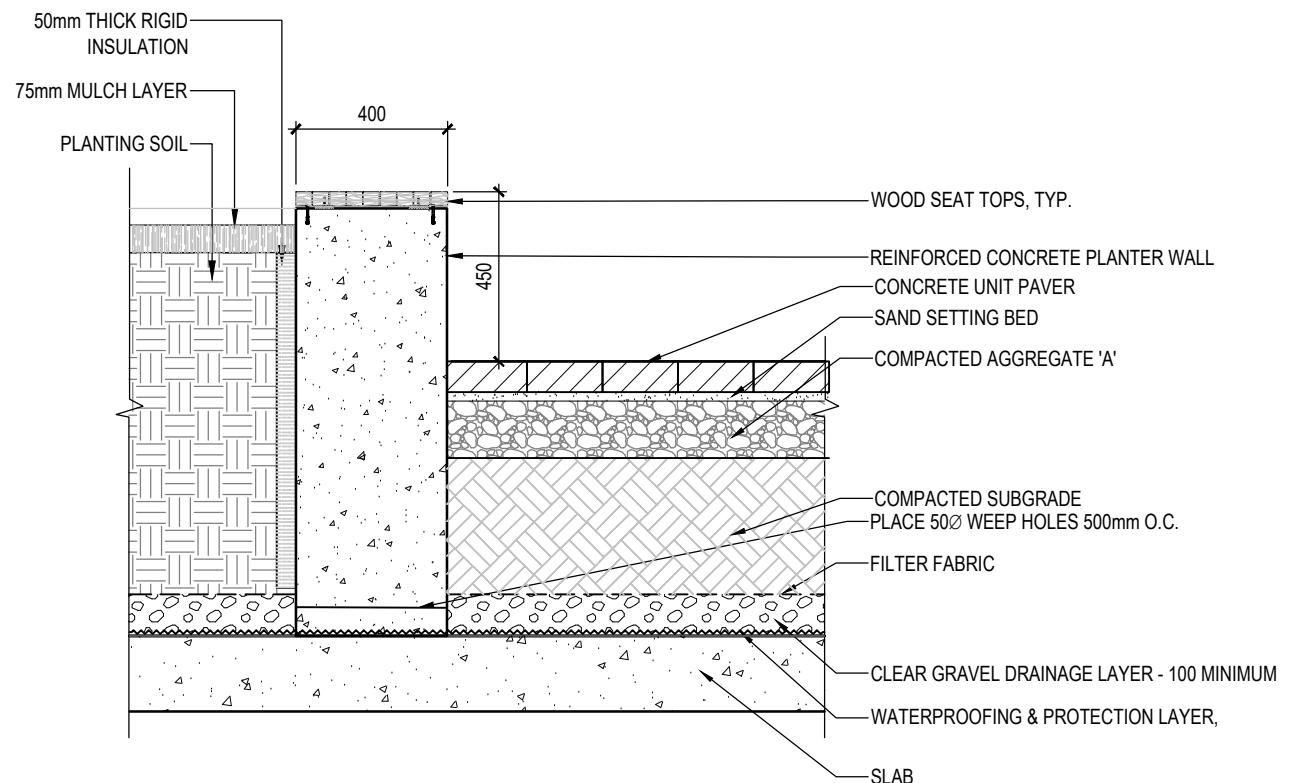
2 UNIT PAVERS ON SLAB
1:20



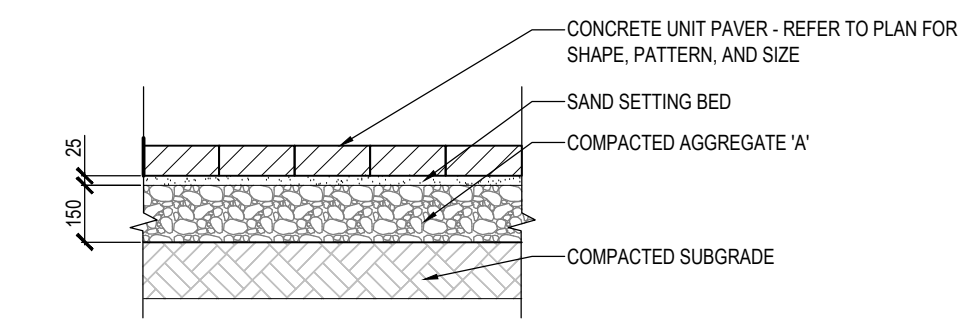
3 STANDARD ROLLED CURB AND GUTTER
1:20



4 FLUSH CONCRETE CURB ON SLAB
1:20



5 WOOD TOP BENCH ON CONCRETE SEAT WALL
N.T.S.



6 UNIT PAVERS ON GRADE
1:20

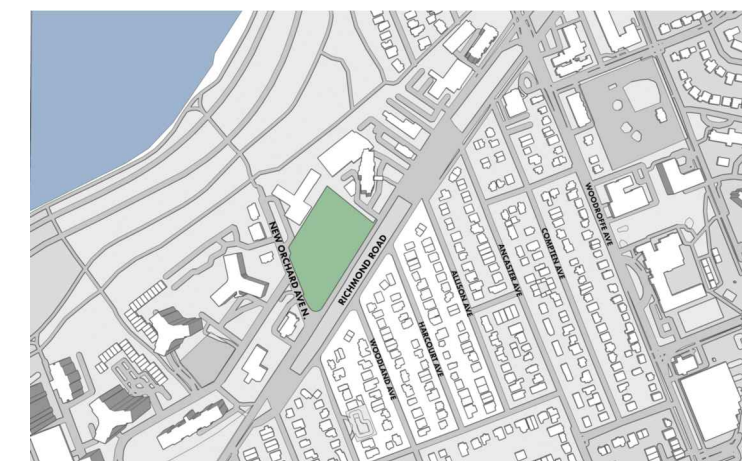
Revisions

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2	ISSUED FOR COORDINATION	2024-07-12	AK
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Signature
YYYY-MM-DD
Date

Keymap



Scale North
AS SHOWN

Phase
SPA

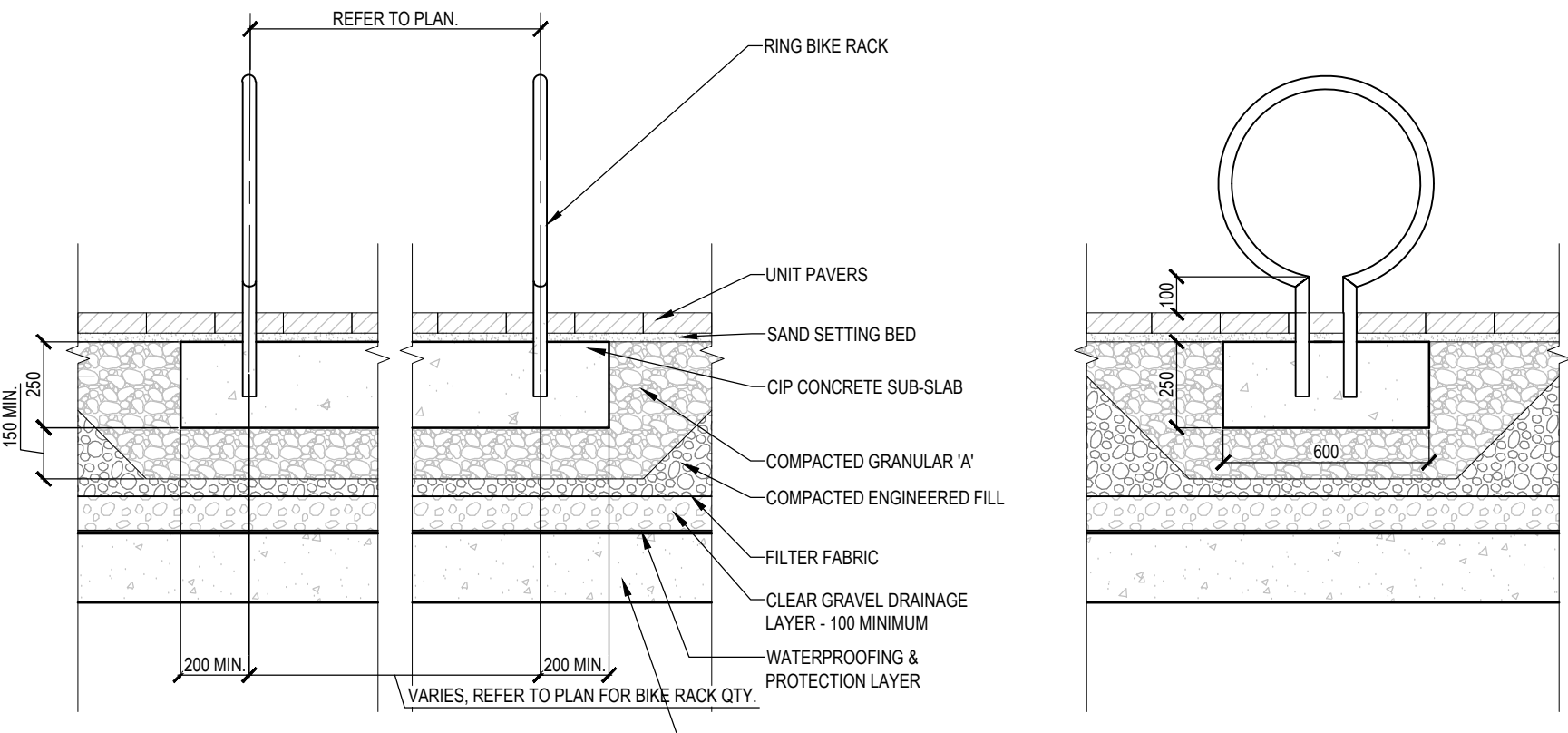
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2024-07-09

Drawing Name
LANDSCAPE DETAILS

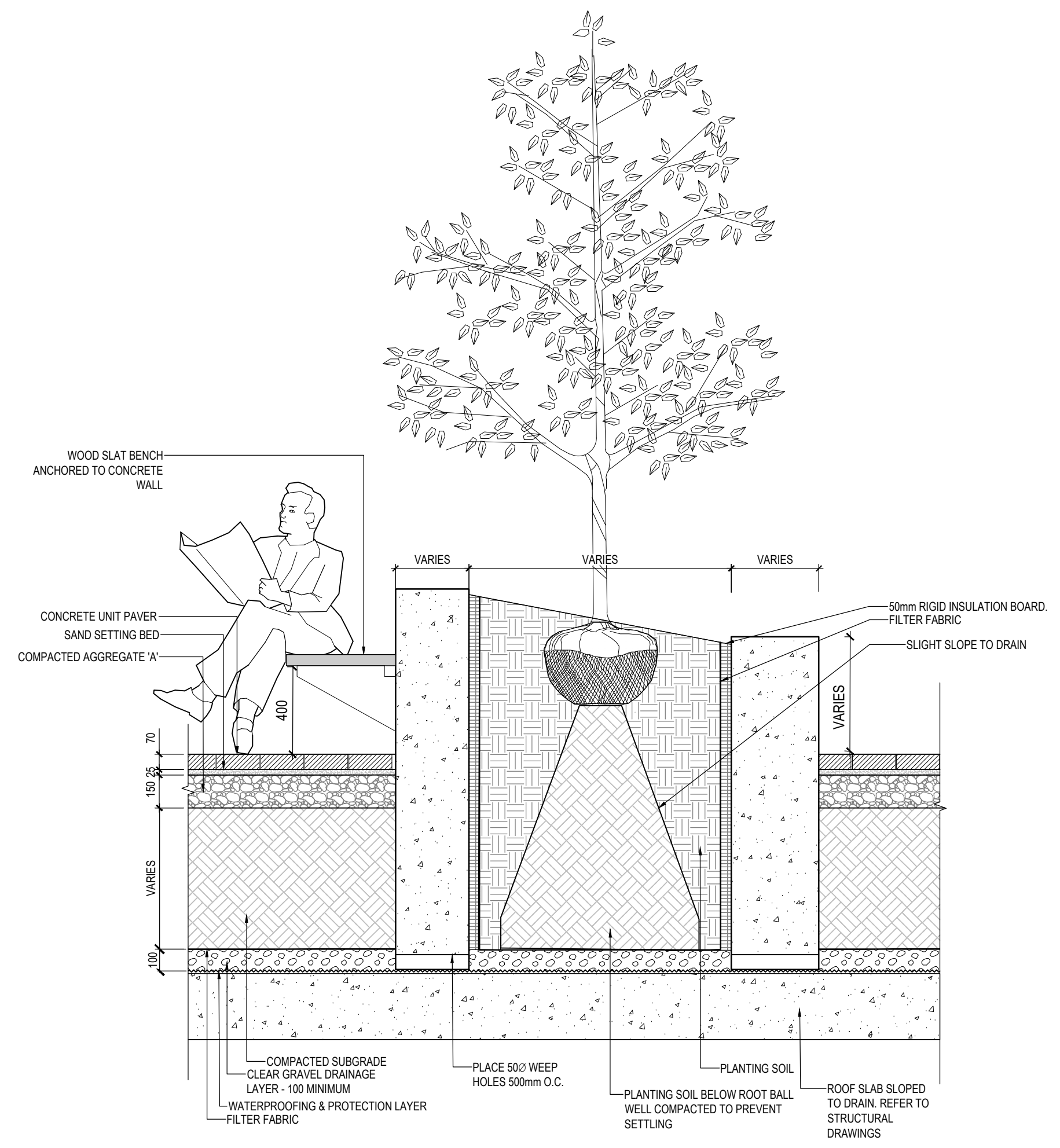
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7 BIKE RACK
N.T.S.



8 CONCRETE PLANTER ON SLAB
N.T.S.

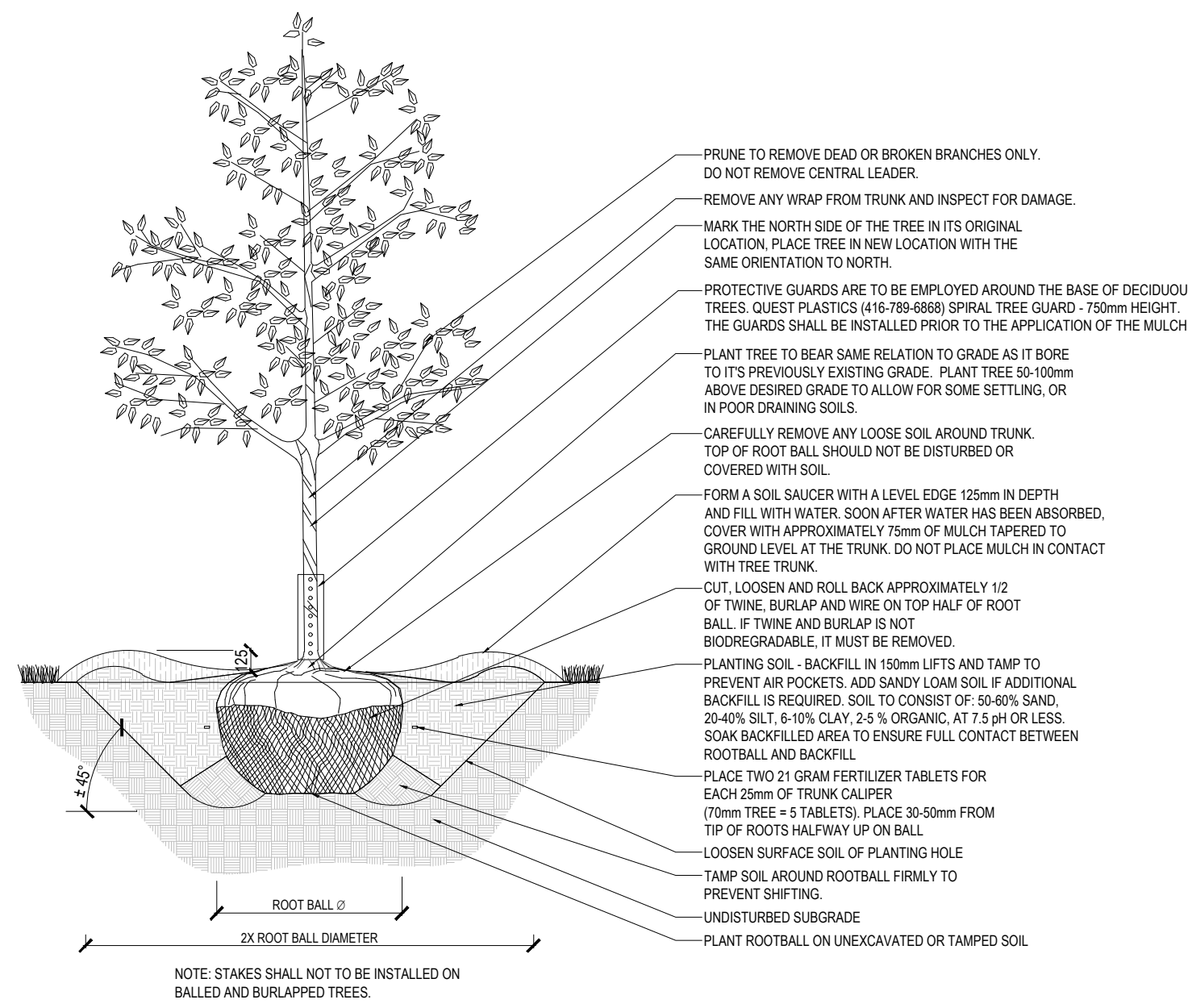
1047 RICHMOND RD

OTTAWA, ON K2B 6R1

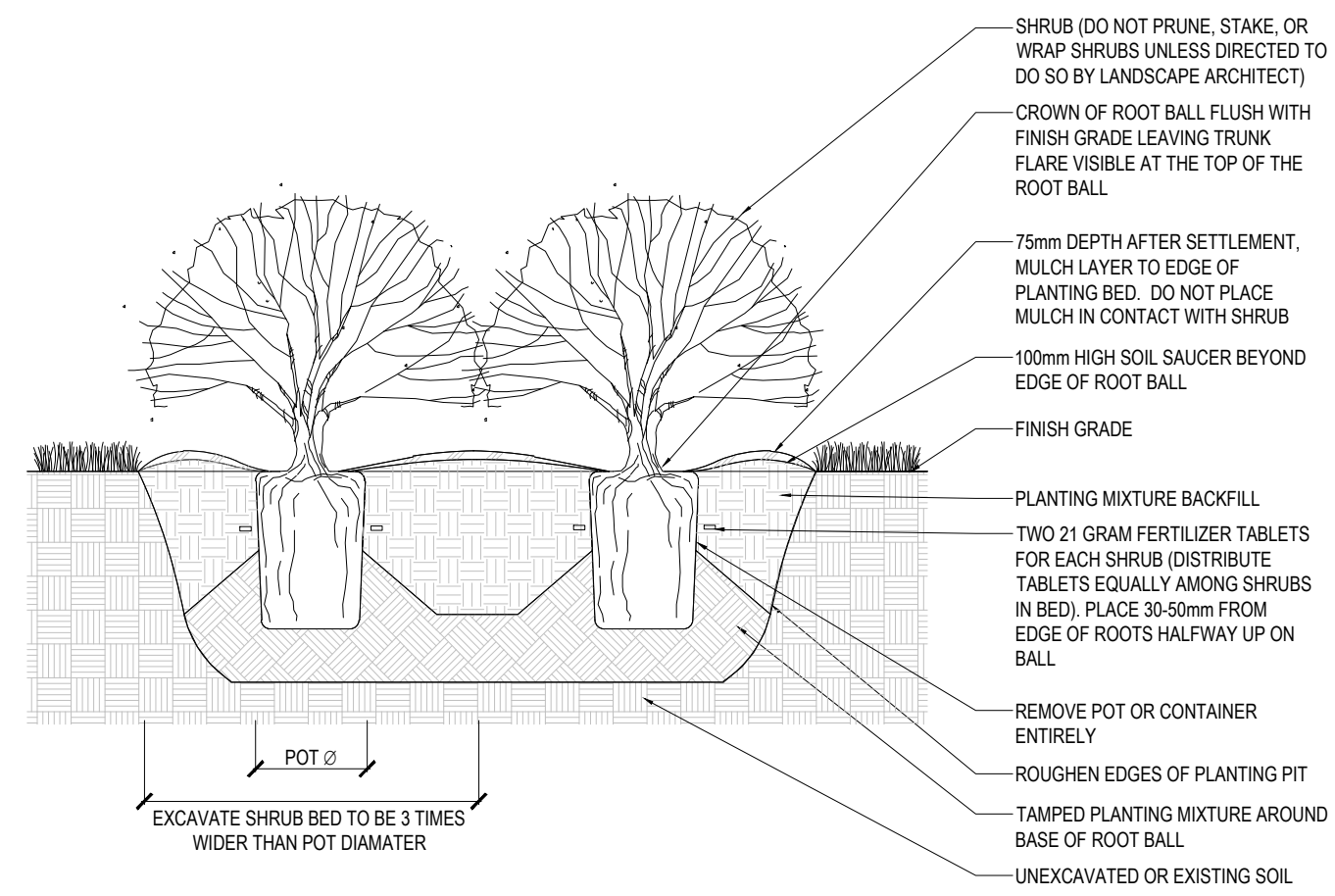
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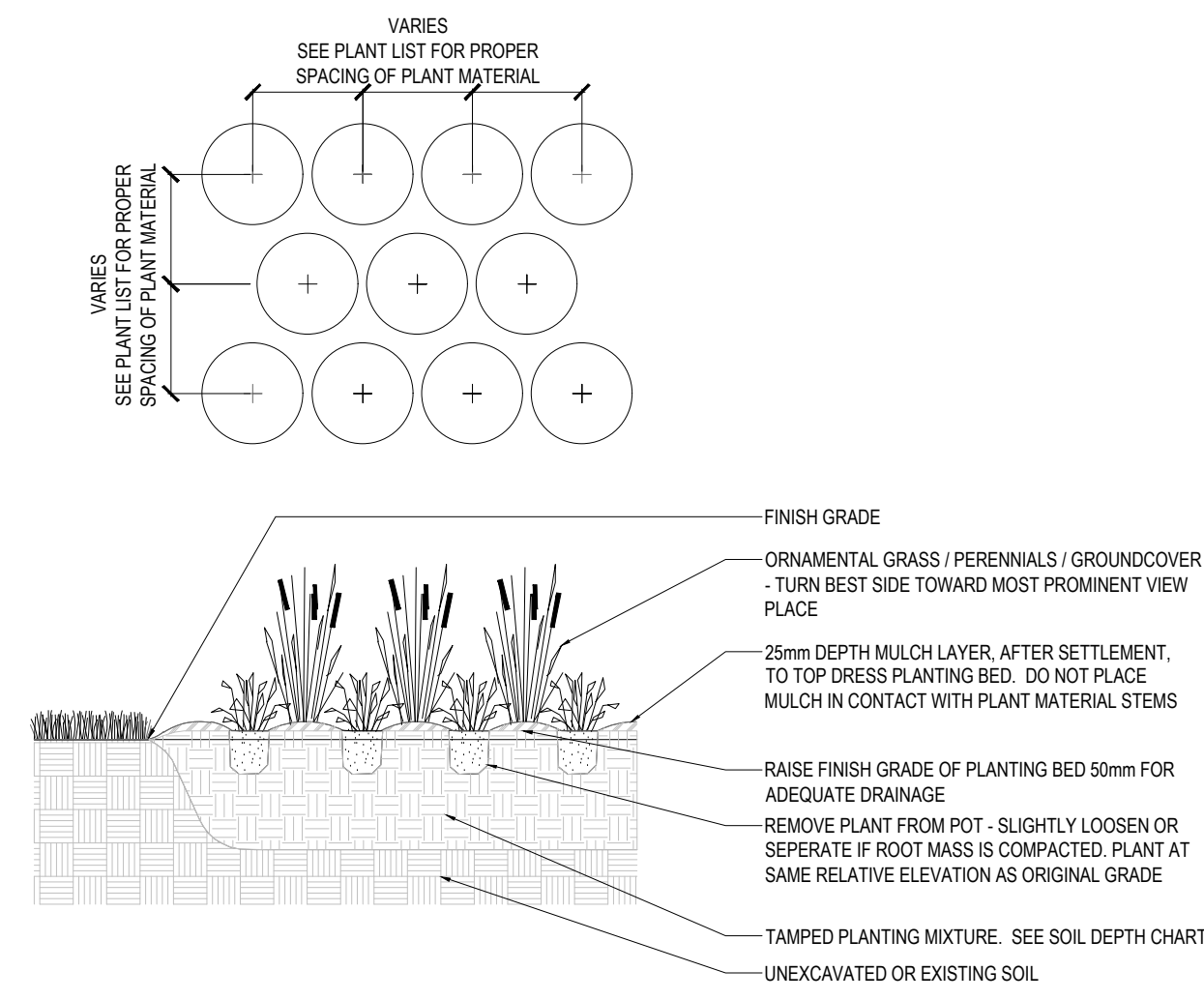
Consultant
ARCHITECTURE
RLA/ARCHITECTURE
55 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932



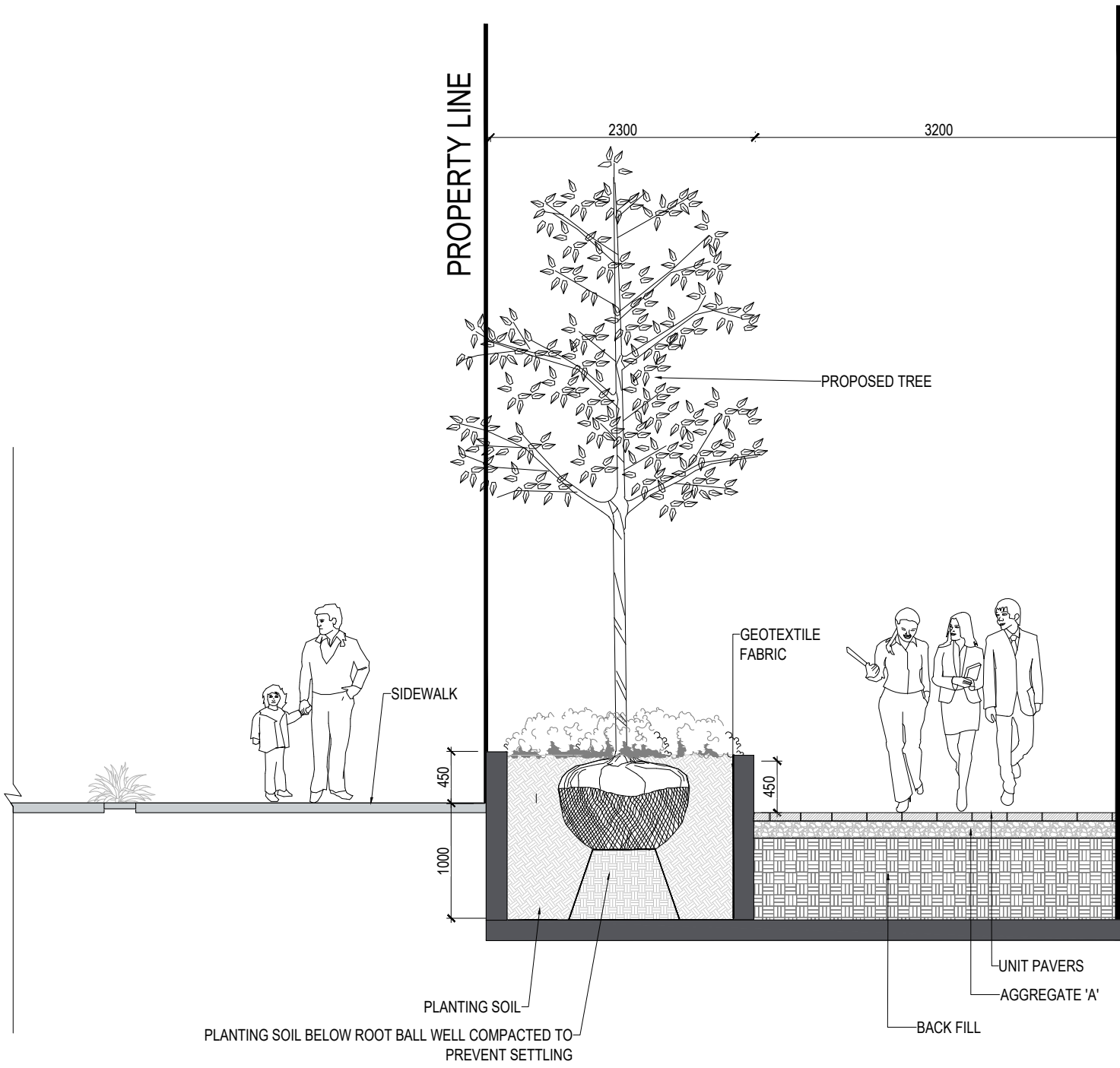
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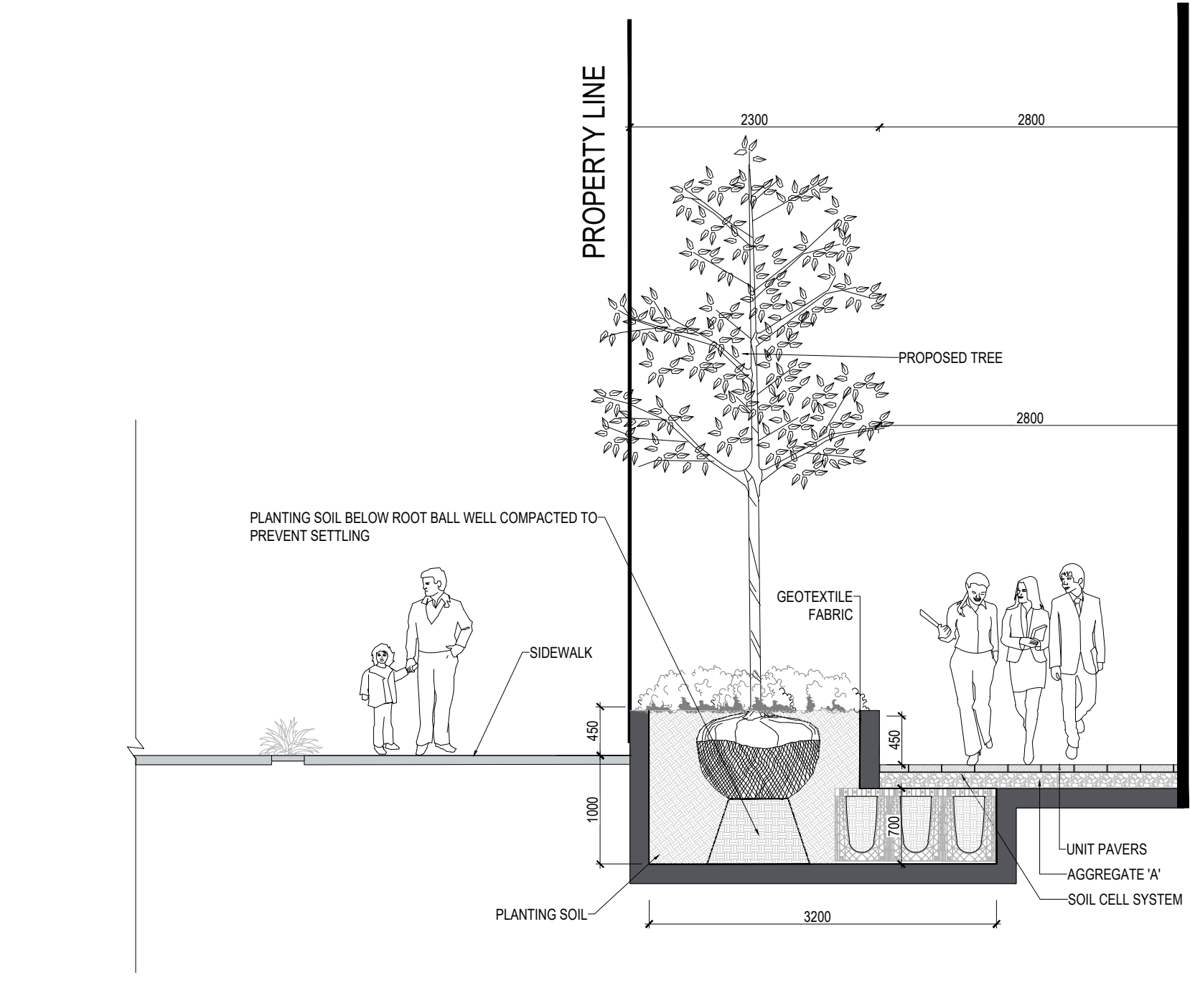
2 POTTED SHRUB BED PLANTING DETAIL
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3 GROUND COVER PLANTING
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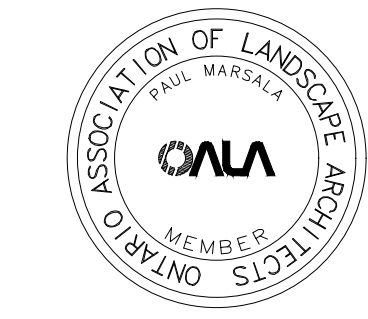
4 SECTION PHASE 1
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5 SECTION PHASE 2
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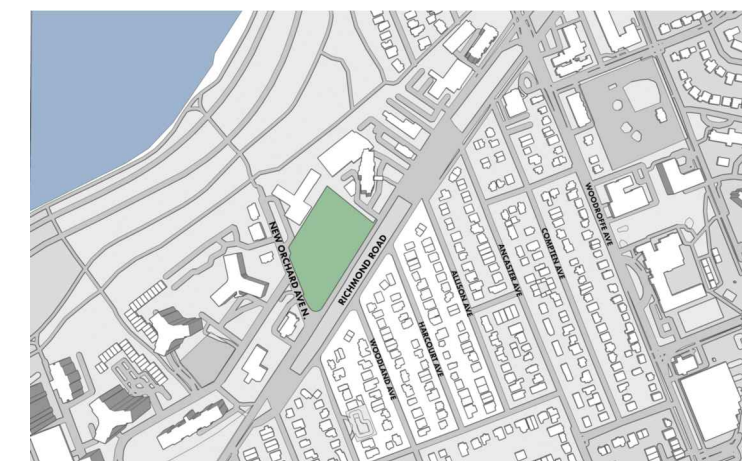
Revisions

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2	ISSUED FOR COORDINATION	2024-07-12	AK
1	ISSUED FOR COORDINATION	2024-07-09	AK



Signature
YYYY-MM-DD
Date

Key map



Scale North
AS SHOWN

Phase

SPA

Date

2024-07-09

Drawing Name

LANDSCAPE DETAILS

Sheet Number

NOT FOR CONSTRUCTION

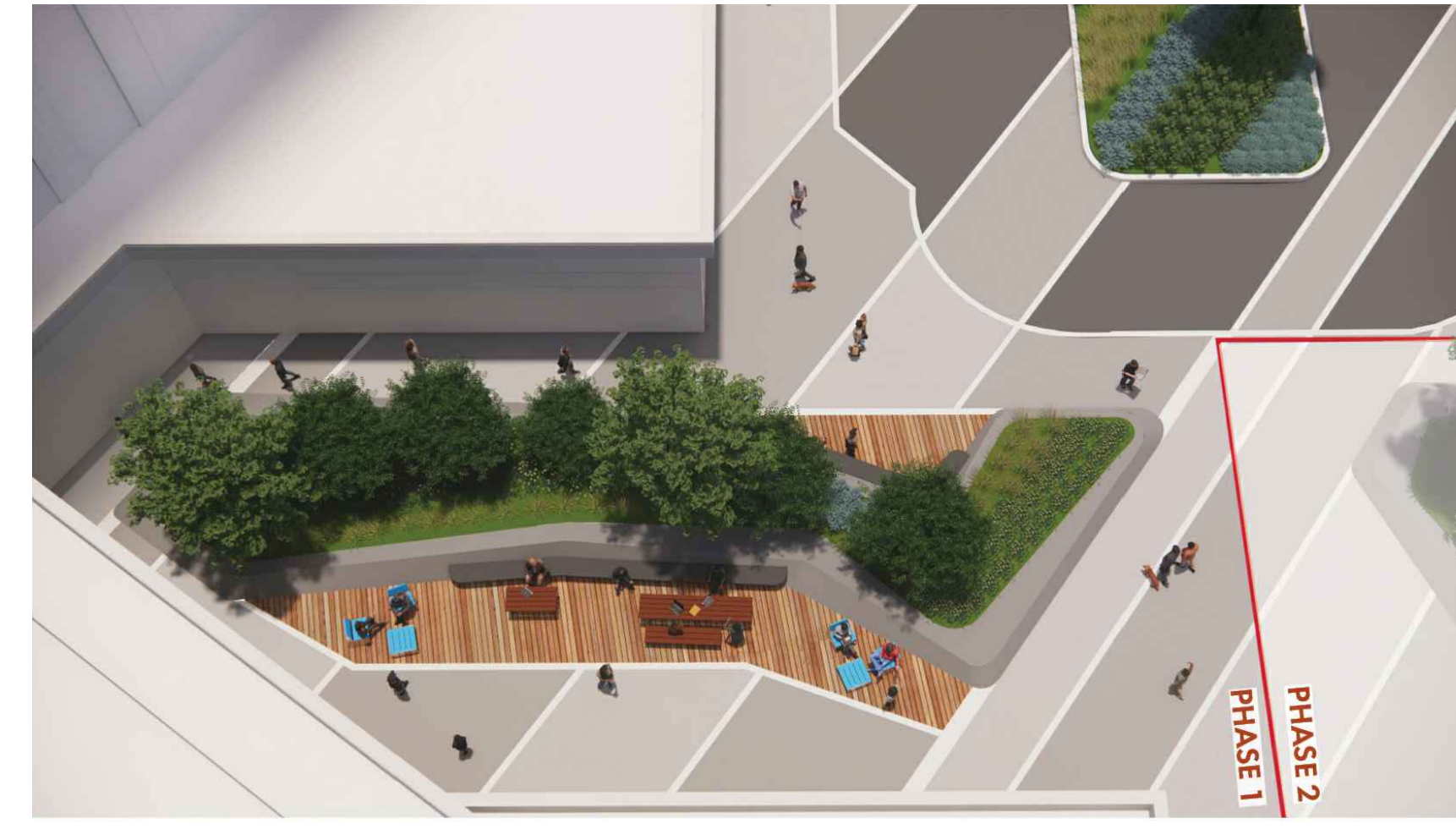
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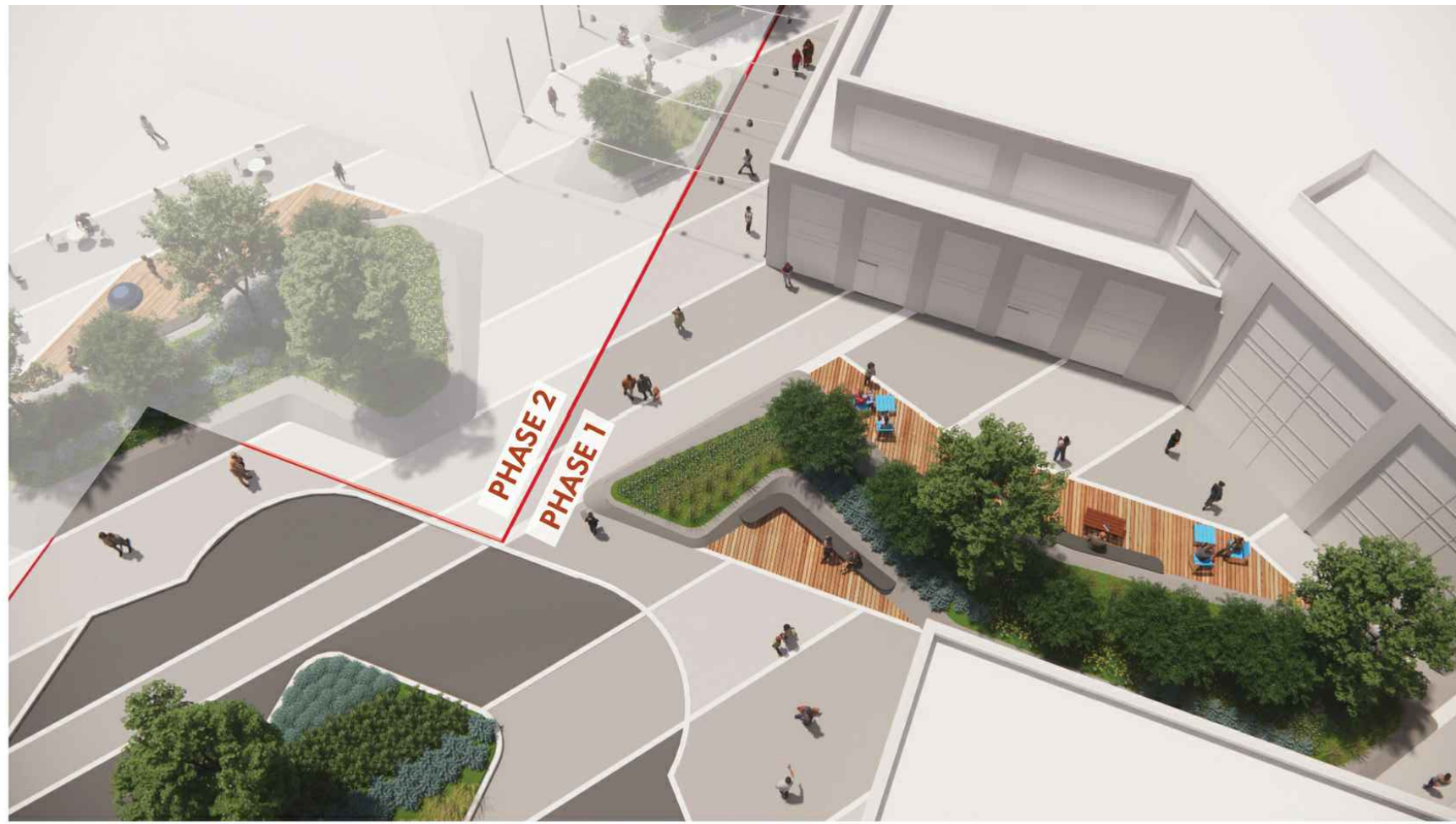
1 VIEW TOWARDS WORKING SPACE AND PEDESTRIAN MEWS
N.T.S



2 AERIAL VIEW
N.T.S



3 VIEW TOWARDS WORKING SPACE - OUTDOOR AMENITY
N.T.S



4 VIEW TOWARDS WORKING SPACE -OUTDOOR AMENITY
N.T.S



5 BUILDING FRONTAGE AND PEDESTRIAN ACCESS FROM RICHMOND ROAD
N.T.S



6 WORKING SPACE-OUTDOOR AMENITY
N.T.S



7 SCULPTURAL PLANTER- BUILDING ENTRANCE
N.T.S



8 OUTDOOR AMENITY AREA
N.T.S

Revisions

9	ISSUED FOR SPA	2024-10-11	AK
8	ISSUED FOR SPA	2024-09-03	AK
7	ISSUED FOR COORDINATION	2024-08-30	AK
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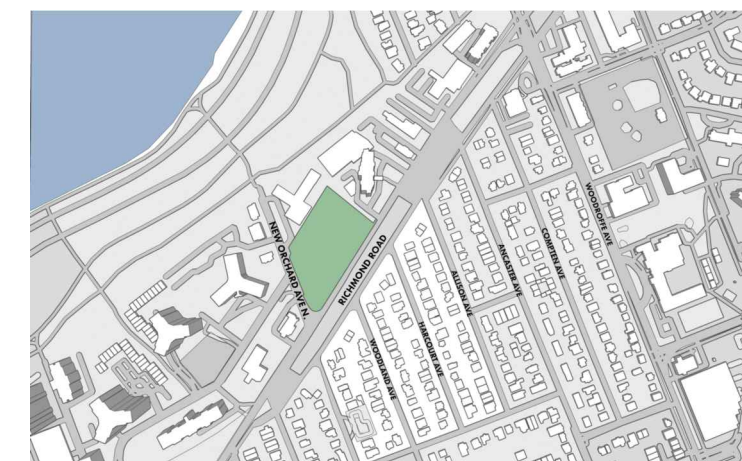


Signature

YYYY-MM-DD

Date

Key map



Scale

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North

Phase

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Date

2024-07-09

Drawing Name

LANDSCAPE VIEWS

Sheet Number

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