



BLOCK 174  
COMMERCIAL

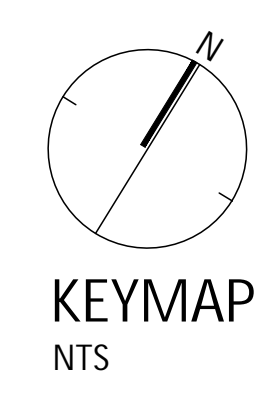
BLOCK 173  
PARK

# 955 BORBRIDGE

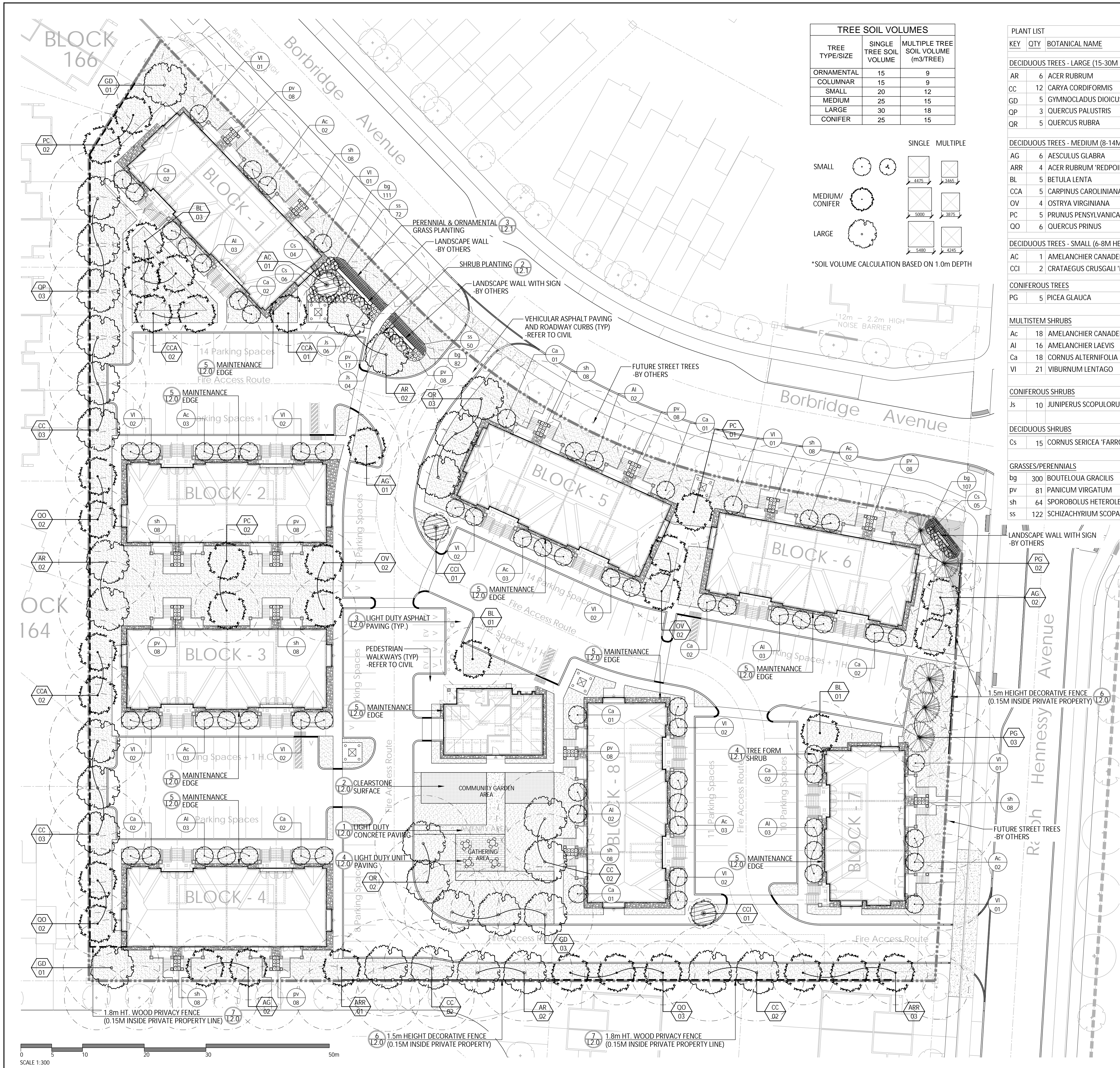


LIST OF DRAWINGS:

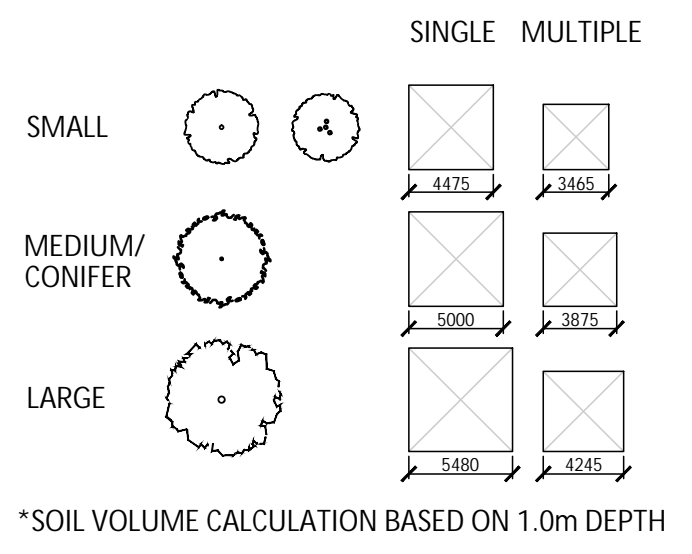
- L1.0 - LANDSCAPE PLAN
- L2.0 - LANDSCAPE DETAILS
- L2.1 - LANDSCAPE DETAILS







TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m <sup>3</sup> /TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15



PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
<b>DECIDUOUS TREES - LARGE (15-30M HEIGHT)</b>						
AR	6	ACER RUBRUM	RED MAPLE	70mm	B&B	Y
CC	12	CARYA CORDIFORMIS	BITTERNUT HICKORY	70mm	B&B	Y
GD	5	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	70mm	B&B	Y
QP	3	QUERCUS PALUSTRIS	PIN OAK	70mm	B&B	Y
QR	5	QUERCUS RUBRA	RED OAK	70mm	B&B	Y
<b>DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)</b>						
AG	6	AESCULUS GLABRA	OHIO BUCKEYE	70mm	B&B	Y
ARR	4	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	70mm	B&B	Y
BL	5	BETULA LENTA	CHERRY BIRCH	50mm	B&B	Y
CCA	5	CARPINUS CAROLINIANA	BLUE BEECH	50mm	B&B	Y
OV	4	OSTRYA VIRGINIANA	IRONWOOD	50mm	B&B	Y
PC	5	PRUNUS PENNSYLVANICA	PIN CHERRY	50mm	B&B	Y
OO	6	QUERCUS PRINUS	CHESNUT OAK	50mm	B&B	Y
<b>DECIDUOUS TREES - SMALL (6-8M HEIGHT)</b>						
AC	1	AMELANCHIER CANADENSIS	SERVICEBERRY	50mm	B&B, TREE FORM	Y
CCI	2	CRATAEGUS CRUSGALI 'INERMIS'	THORNLESS HAWTHORN	250cm 15 gal	PT, TREE FORM	Y
<b>CONIFEROUS TREES</b>						
PG	5	PICEA GLAUCA	WHITE SPRUCE	200cm	B&B	Y
<b>MULTISTEM SHRUBS</b>						
Ac	18	AMELANCHIER CANADENSIS	SERVICEBERRY	125cm HT	PT, CLUMP	Y
AI	16	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	125cm HT	PT, CLUMP	Y
Ca	18	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	125cm HT	PT, CLUMP	Y
VI	21	VIBURNUM LENTAGO	NANNYBERRY	125cm HT	PT, CLUMP	Y
<b>CONIFEROUS SHRUBS</b>						
Js	10	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	3 GAL	POTTED	Y
<b>DECIDUOUS SHRUBS</b>						
Cs	15	CORNUS SERICEA 'FARROW'	ARCTIC FIRE WOOD	50CM 3 GAL	POTTED	Y
<b>GRASSES/PERENNIALS</b>						
bg	300	BOUTELOUA GRACILIS	SIDE OATS GRAMA	1 GAL	POTTED	Y
pv	81	PANICUM VIRGATUM	SWITCHGRASS	1 GAL	POTTED	Y
sh	64	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSSEED	1 GAL	POTTED	Y
ss	122	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	POTTED	Y

- GENERAL NOTES:**
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
  - TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
  - CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
  - ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
  - CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
  - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m <sup>2</sup> )	CROWN AREA PER TREE USED FOR CALC. (m <sup>2</sup> )	SITE CANOPY COVER
LARGE (33)	135-250*	192	CANOPY (W. OVERLAP): 5,064m <sup>2</sup>
MEDIUM (33)	35-135*	85	
SMALL (3)	5-35*	20	
CONIFER (5)	45-96*	70	

PROPOSED STREET TREE PROJECTED CANOPY	
PROPOSED STREET TREE CANOPY (BY OTHERS), m <sup>2</sup> CALCULATION BASED ON PROPOSED TREE SPECIES PROJECTIONS	CANOPY (W. OVERLAP): 480m <sup>2</sup>
SITE: 14,522m <sup>2</sup>	TOTAL PERCENT COVER: 38.18%

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.

**LEGEND**

--- PROPERTY LINE  
 --- 1.8m HT. WOOD PRIVACY FENCE  
 --- DECORATIVE FENCE

**PLANTING**

○ LARGE DECIDUOUS TREE  
 ○ MEDIUM DECIDUOUS TREE  
 ○ SMALL DECIDUOUS TREE  
 ○ CONIFEROUS TREE  
 ○ TREE FORM SHRUB  
 ○ DECIDUOUS/CONIFEROUS SHRUB  
 ○ GRASSES/PERENNIALS

■ SODDING  
 ■ PRECAST EDGER

**STREETSCAPE - BY OTHERS**

○ PROPOSED STREET TREES

**PAVING**

■ CIP CONCRETE PAVING  
 ■ RIVERSTONE PAVING  
 ■ UNIT PAVING

**PLANTING KEY**

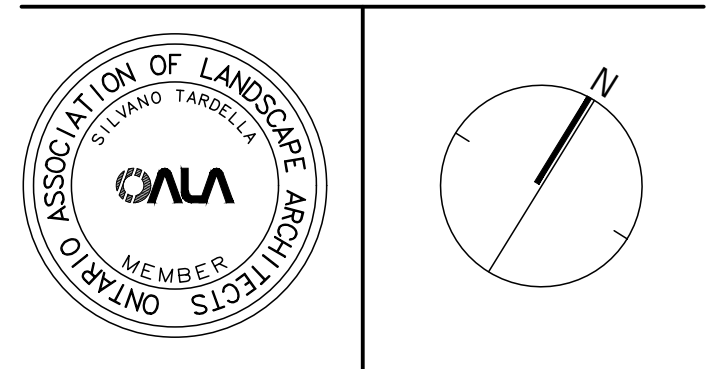
○ TREE SPECIES  
 ○ QUANTITY

○ SHRUB SPECIES  
 ○ QUANTITY

**DETAIL KEY**

○ DETAIL NO.  
 ○ SHEET NO.

PROPERTY INFORMATION  
 BLOCK 167 REGISTERED PLAN 4M-1728



**NAK**  
 design strategies  
 1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
 613.237.2345  
 Project

955 BORBRIDGE AVENUE  
 OTTAWA, ON

Title: LANDSCAPE SITE PLAN

Date: 2024-10-09  
 Scale: 1:300  
 Drawn: SW  
 Checked: MK  
 Job No.: 24-251

L1.0

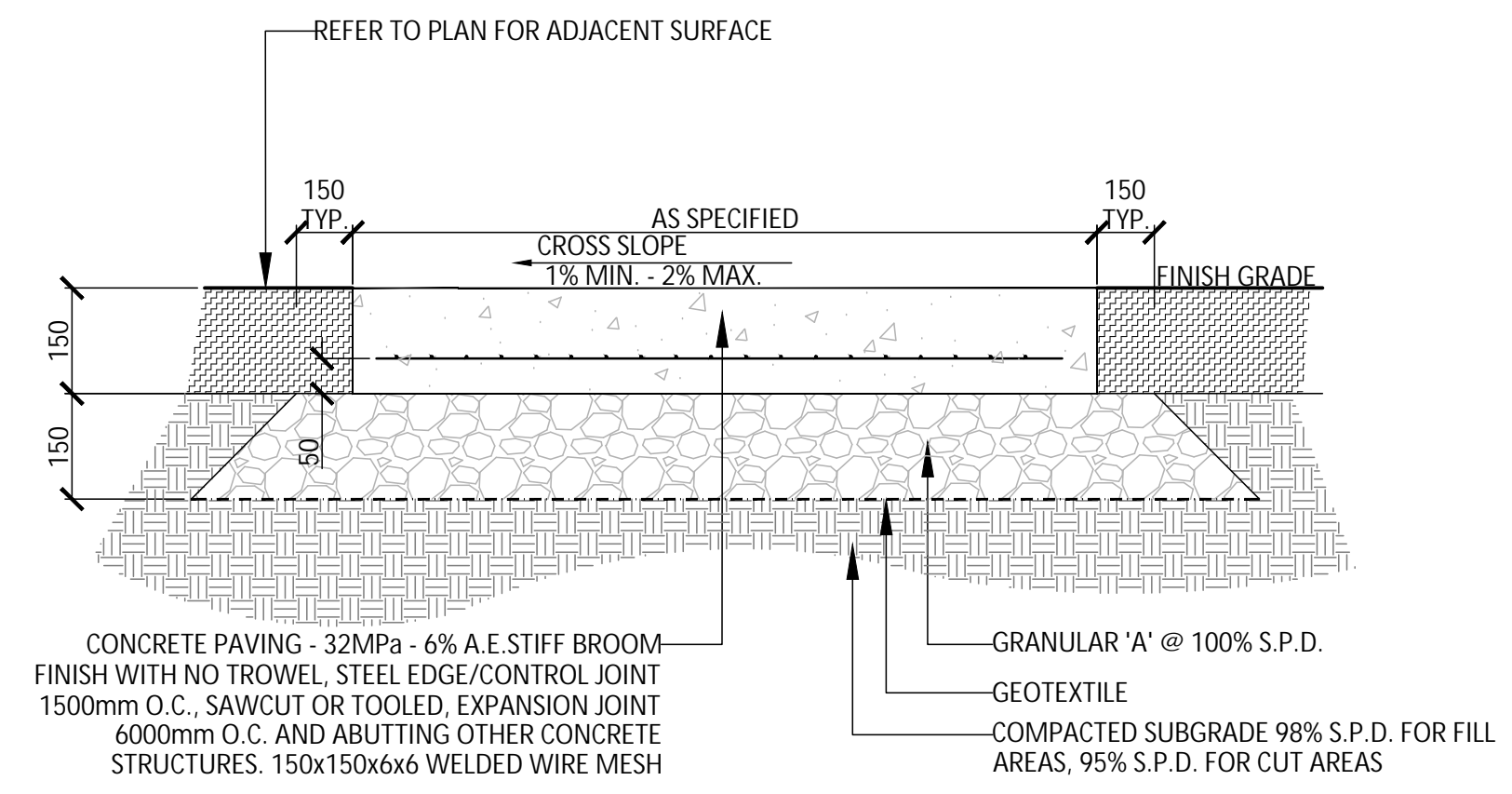
PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX



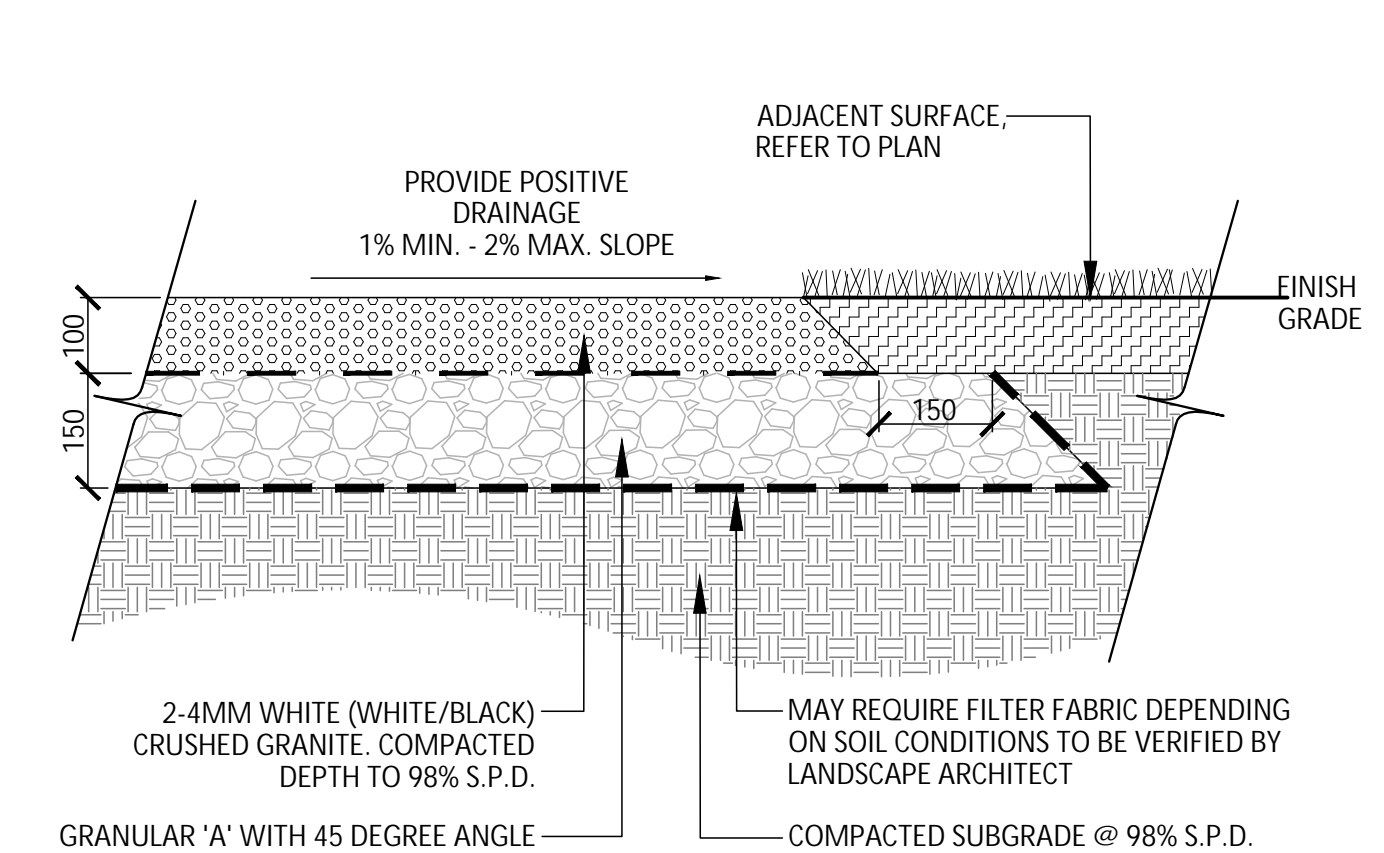
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Key Plan



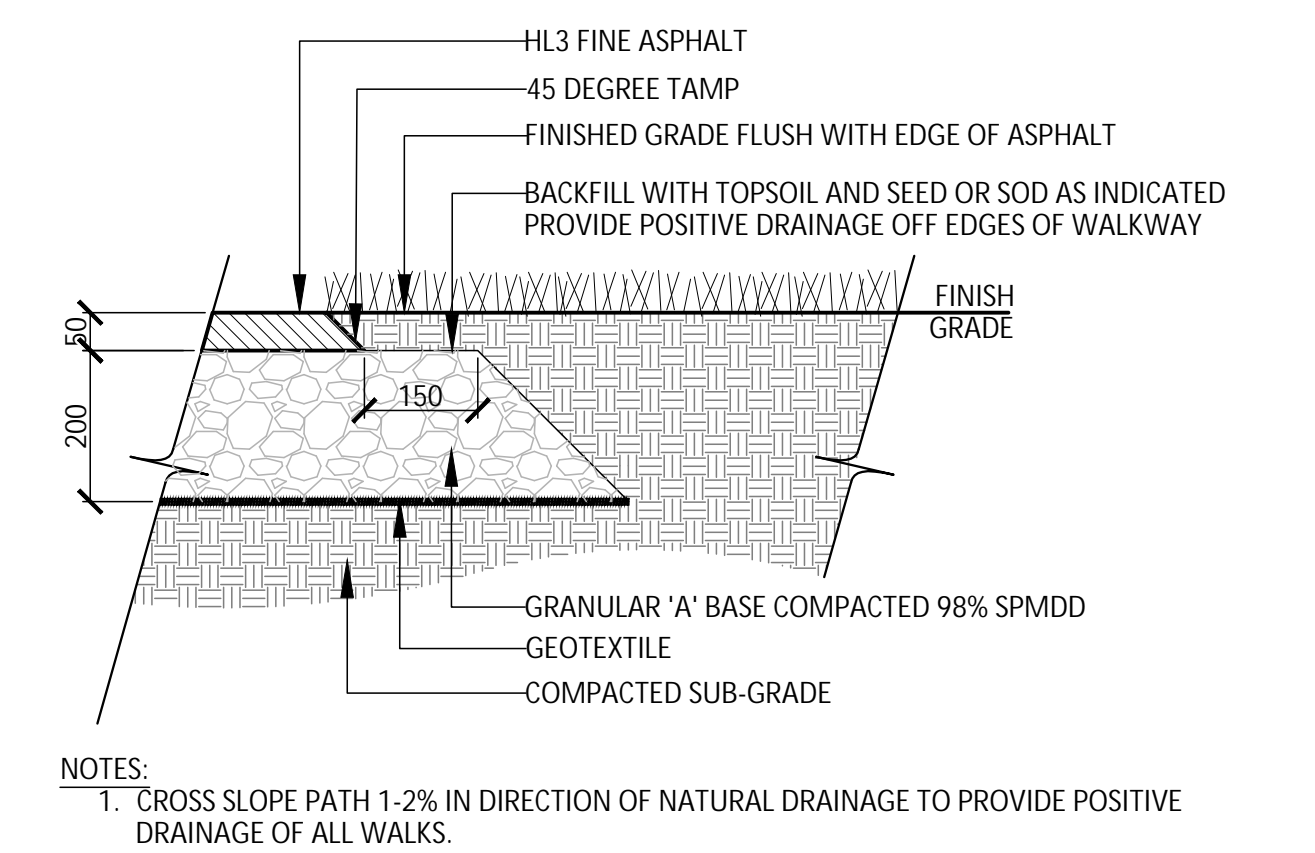
- NOTES:**
1. CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040. REFER TO SPECIFICATIONS.
  2. GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION. SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
  3. APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION. SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
  4. CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS. ALL DISTURBED AREAS ALONG WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.

**1** LIGHT DUTY CONCRETE PAVING  
1:10



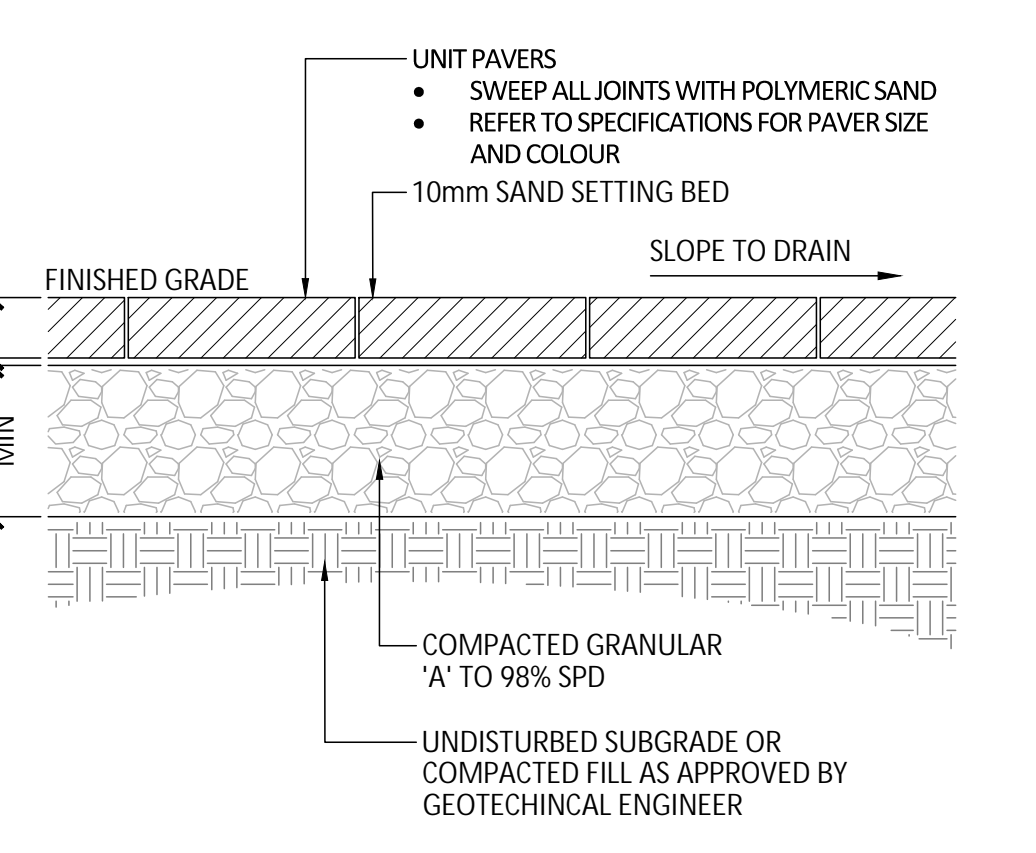
- NOTES:**
1. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

**2** CLEARSTONE SURFACE  
1:10

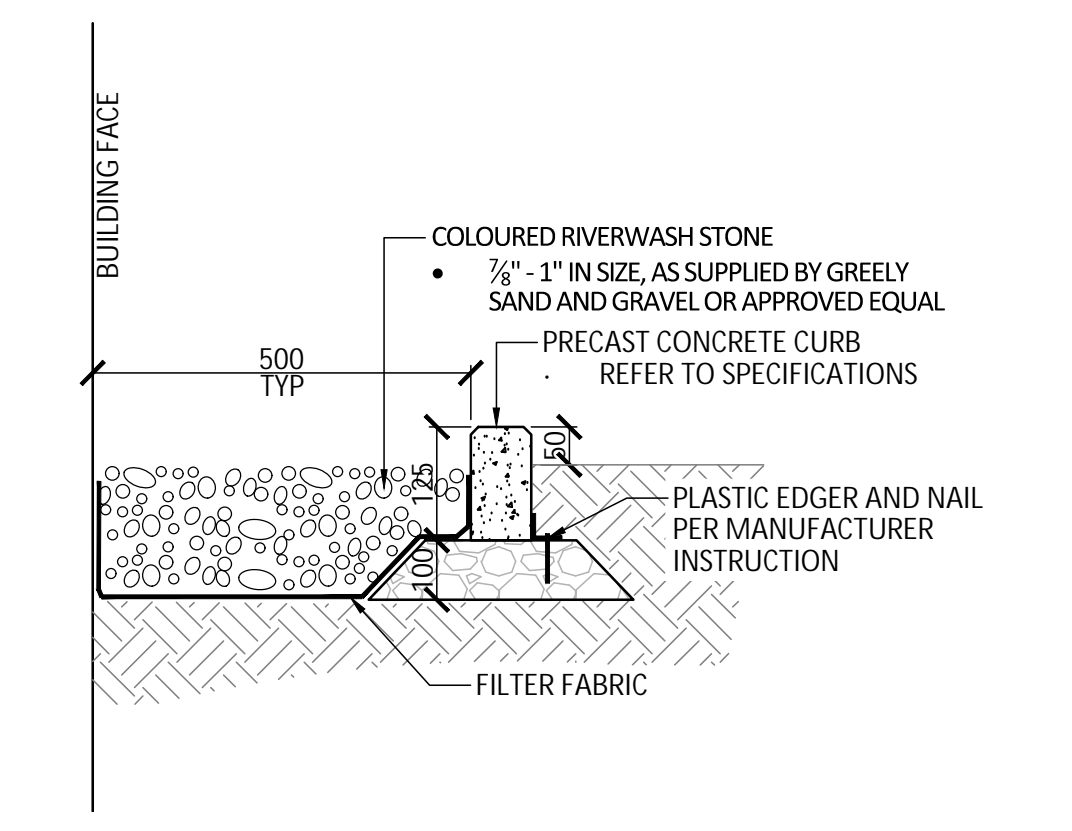


- NOTES:**
1. CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
  2. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
  3. ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.
  4. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.

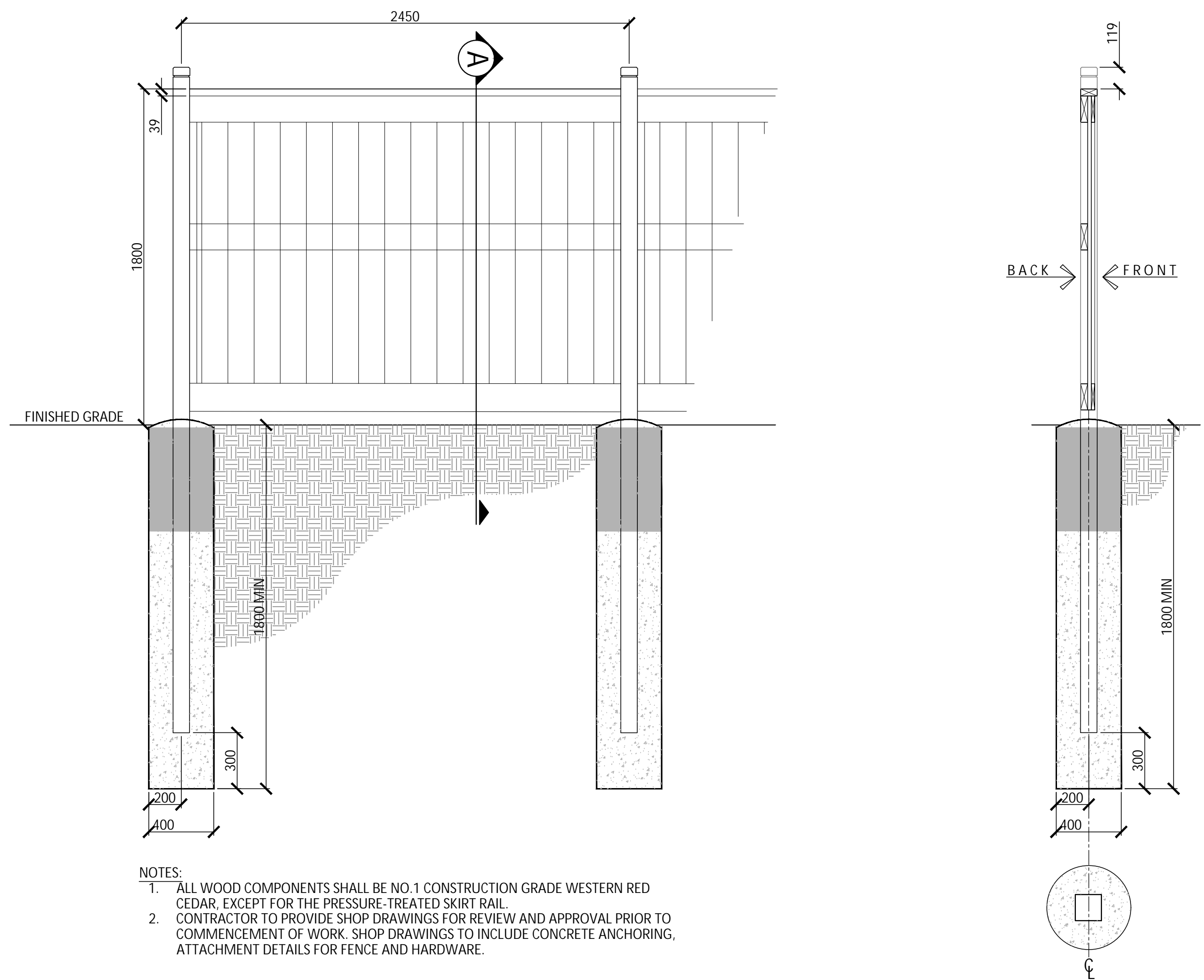
**3** LIGHT DUTY ASPHALT PAVING  
1:10



**4** LIGHT DUTY UNIT PAVING  
1:10

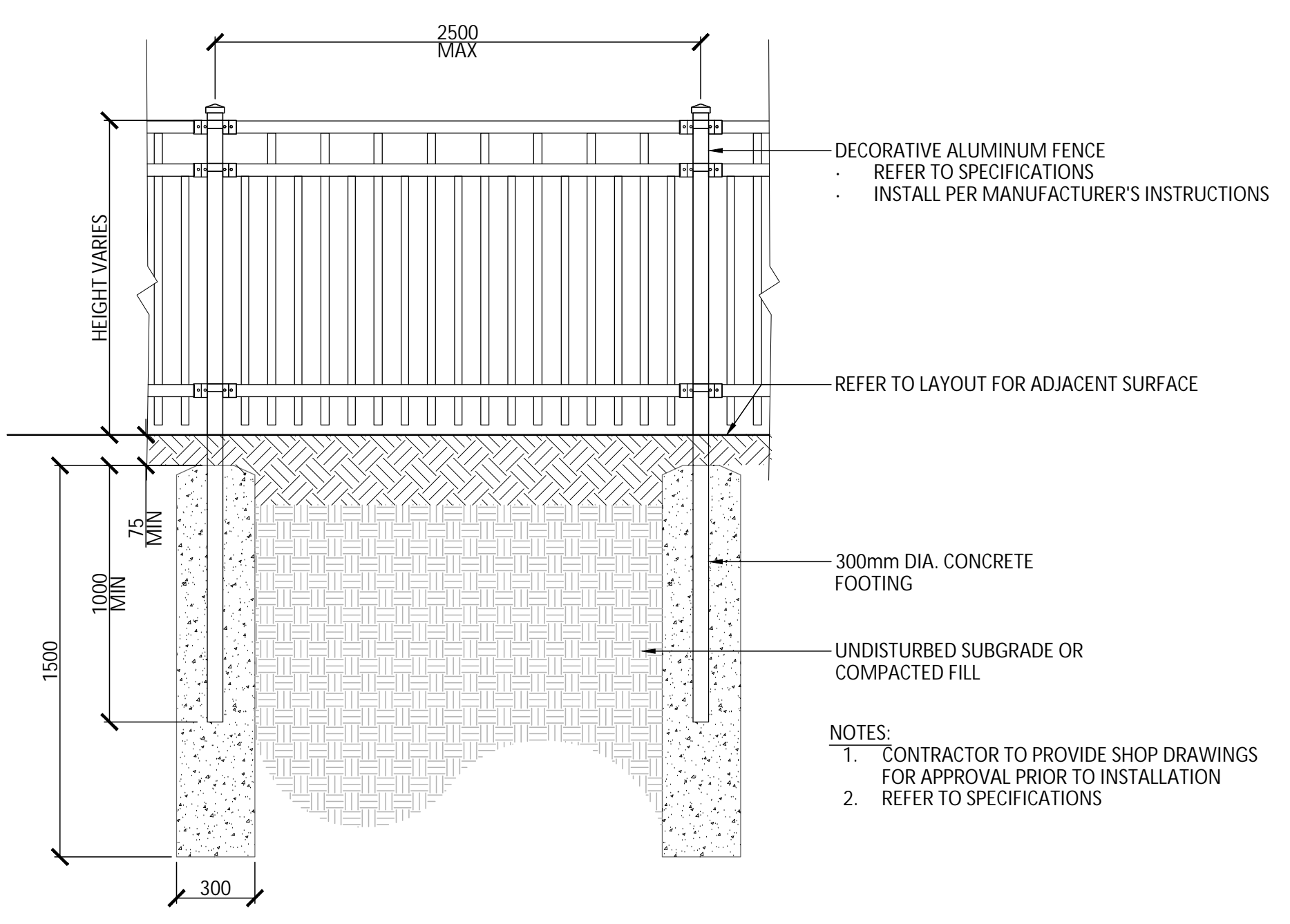


**5** MAINTENANCE EDGE  
1:10



- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO 1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
  2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND HARDWARE.

**7** 1.8m HEIGHT WOOD PRIVACY FENCE  
1:20



- NOTES:**
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
  2. REFER TO SPECIFICATIONS

**6** 1.5m HT. DECORATIVE FENCE  
1:20

2	Issued for First Submission	24-10-30
1	Issued for Client Review	24-10-25
No.	Description	Date
Revision		
City Approval Stamp		

PROPERTY INFORMATION  
BLOCK 167 REGISTERED PLAN 4M-1728



**NAK**  
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1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

955 BORBRIDGE AVENUE  
OTTAWA, ON

Title  
LANDSCAPE DETAILS

Date	2024-10-09	Sheet	L2.0
Scale	AS NOTED		
Drawn	SW		
Checked	MK		
Job No.	24-251		

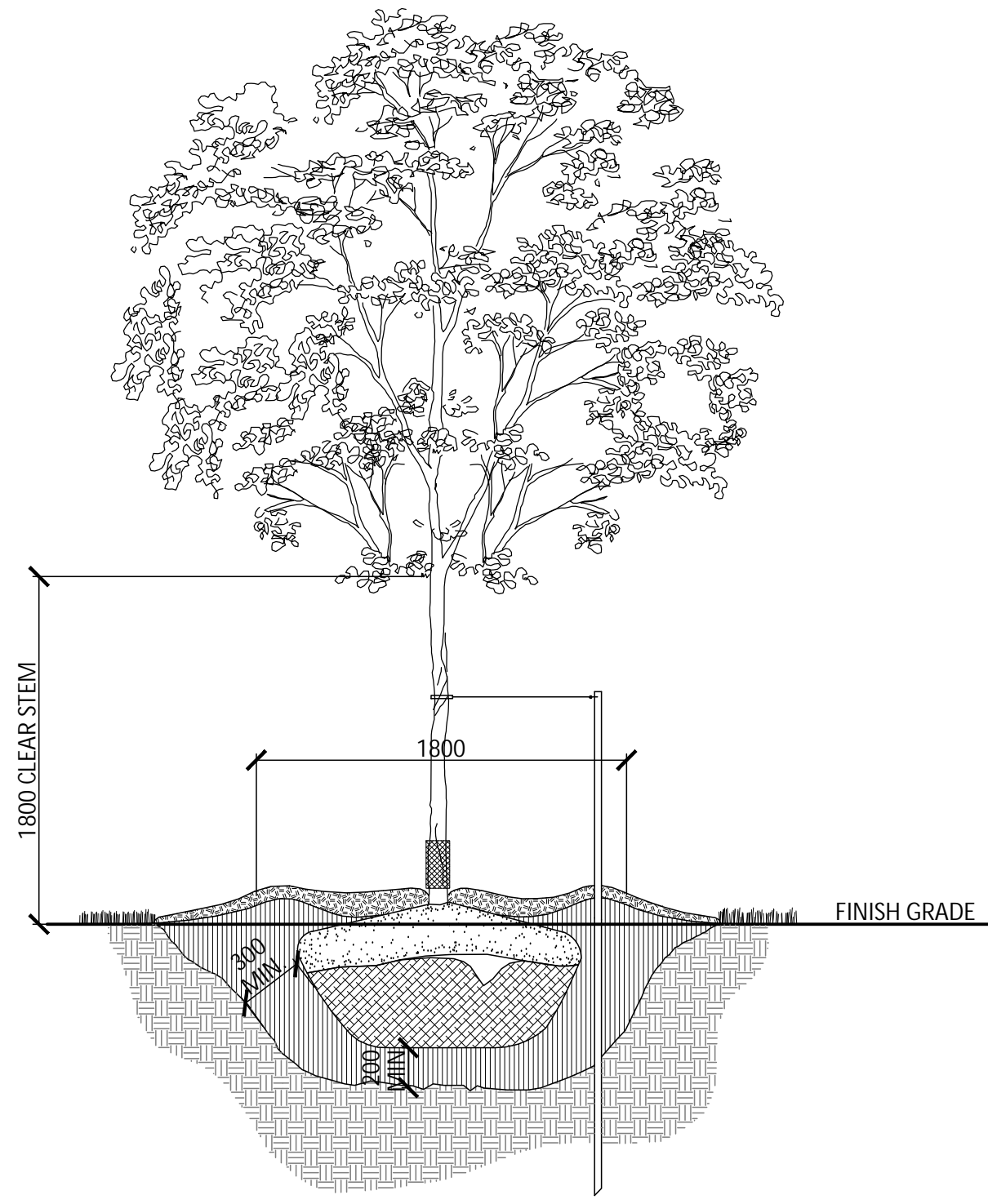
PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX



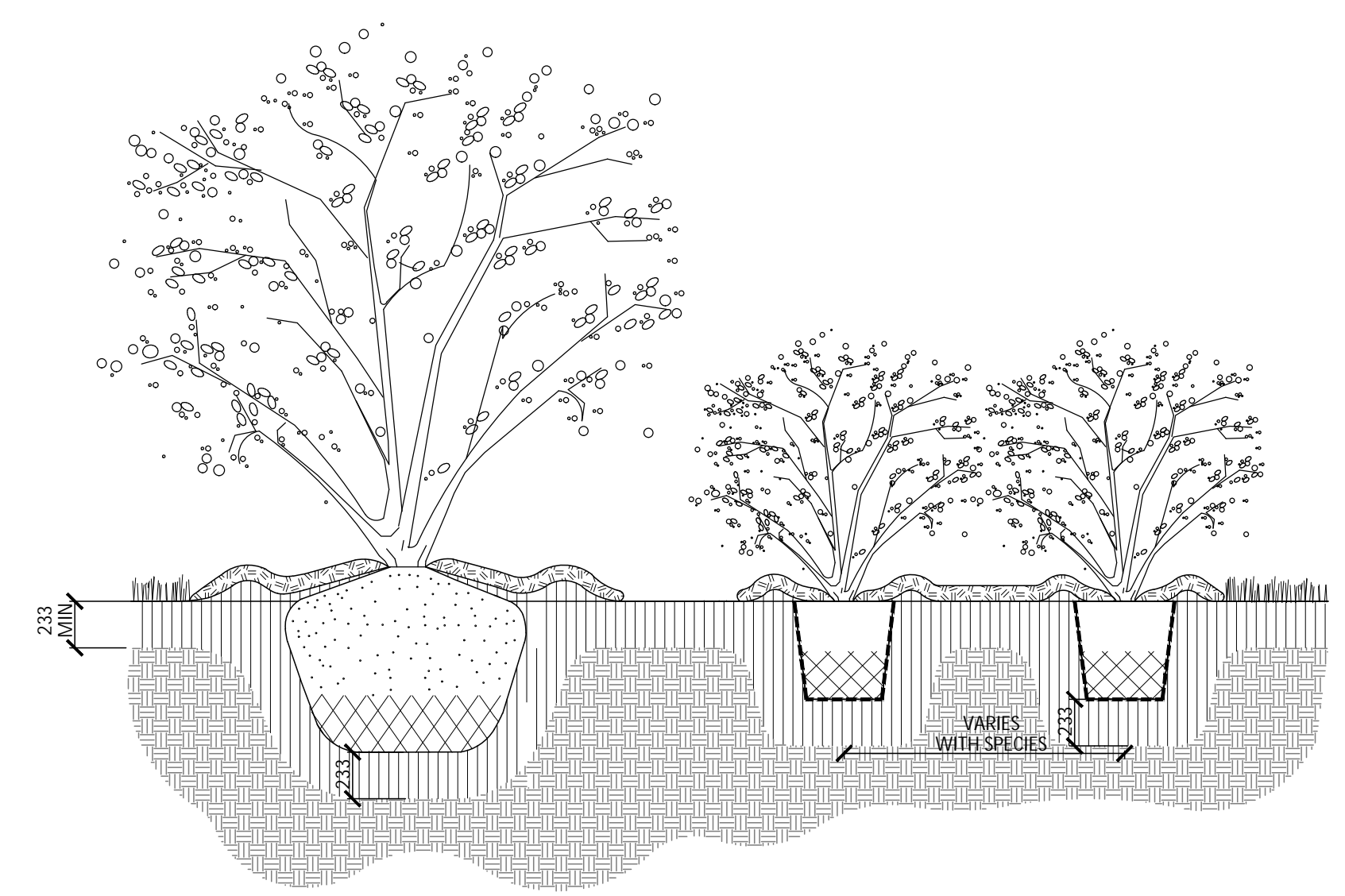
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Key Plan



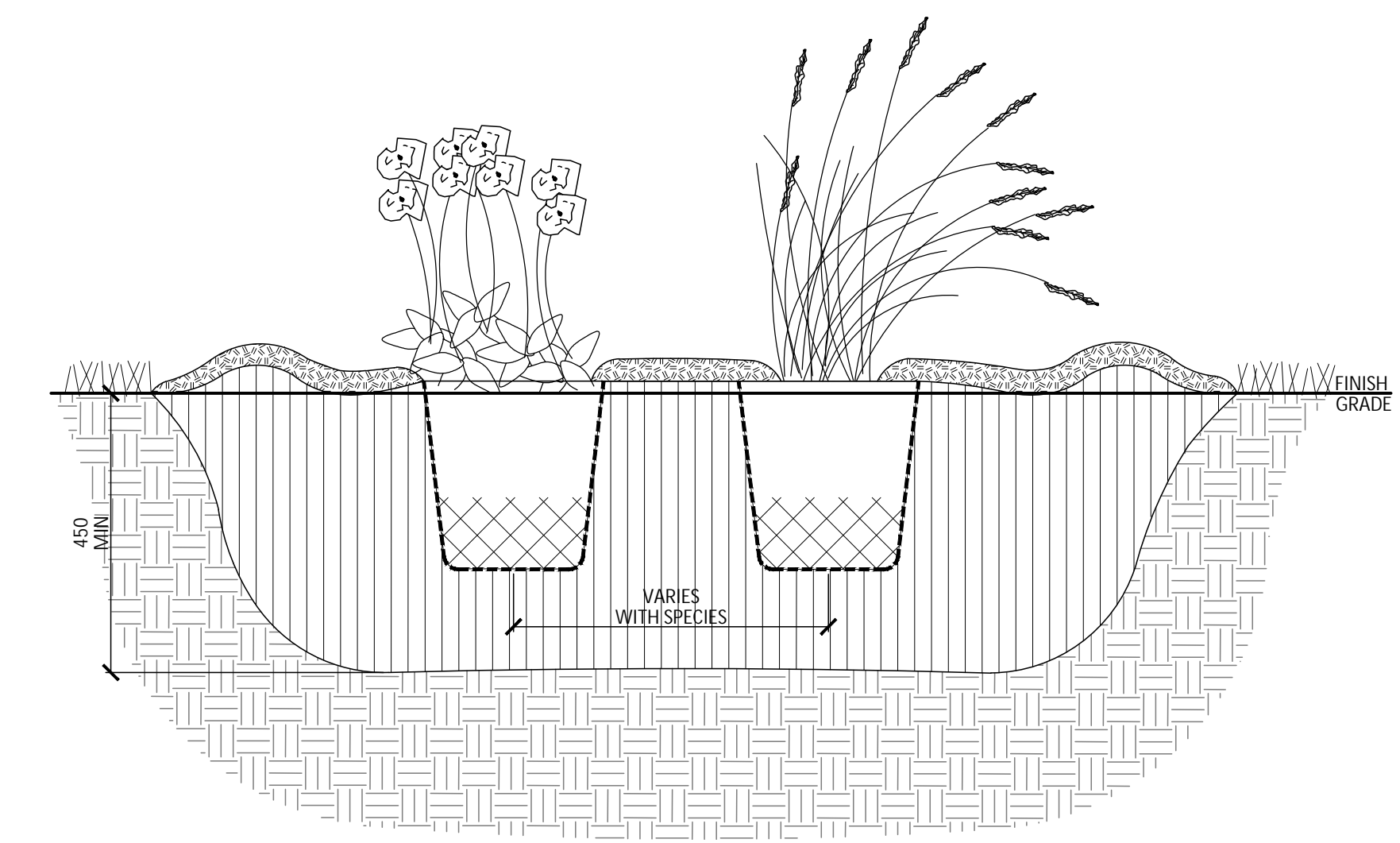
- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
  2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
  3. REMOVE TREE WRAP AFTER PLANTING
  4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

**1** DECIDUOUS TREE PLANTING (ONE STAKE W/ARBOR TIES)  
1:30



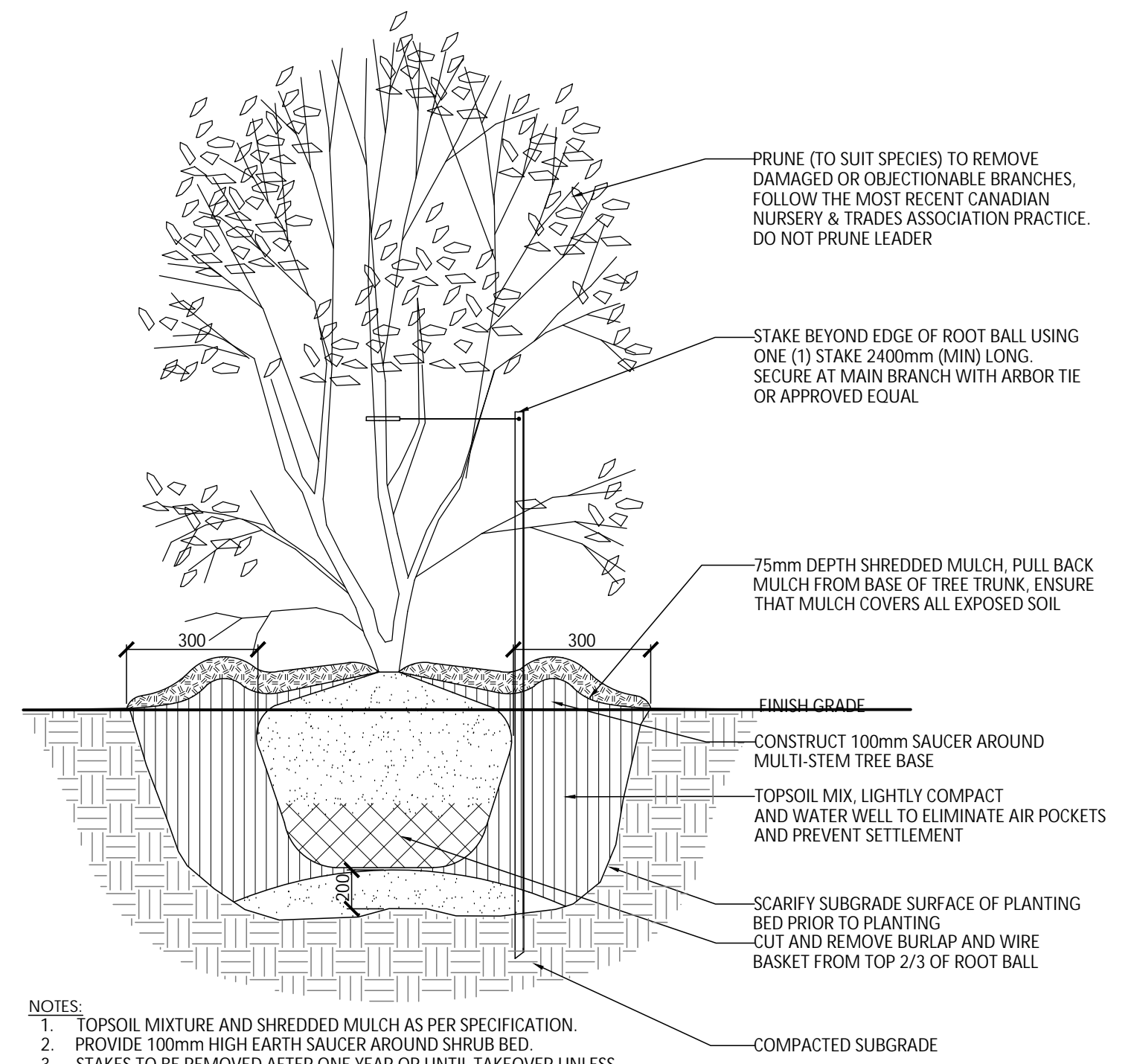
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
  2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
  3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

**2** SHRUB BED PLANTING  
1:30



- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
  2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

**3** PERENNIAL AND ORNAMENTAL GRASS PLANTING  
1:30



PRUNE (TO SUIT SPECIES) TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES, FOLLOW THE MOST RECENT CANADIAN NURSERY & TRADES ASSOCIATION PRACTICE. DO NOT PRUNE LEADER

STAKE BEYOND EDGE OF ROOT BALL USING ONE (1) STAKE 2400mm (MIN) LONG. SECURE AT MAIN BRANCH WITH ARBOR TIE OR APPROVED EQUAL

75mm DEPTH SHREDDED MULCH, PULL BACK MULCH FROM BASE OF TREE TRUNK, ENSURE THAT MULCH COVERS ALL EXPOSED SOIL.

CONSTRUCT 100mm SAUCER AROUND MULTI-STEM TREE BASE

TOPSOIL MIX, LIGHTLY COMPACT AND WATER WELL TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT

SCARIFY SUBGRADE SURFACE OF PLANTING BED PRIOR TO PLANTING. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 2/3 OF ROOT BALL

COMPACTED SUBGRADE

- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
  2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED
  3. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

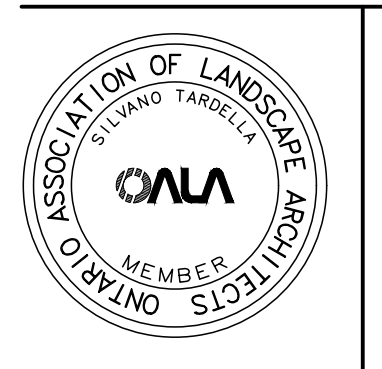
**4** TREE FORM SHRUB PLANTING  
1:30

No.	Description	Date
2	Issued for First Submission	24-10-30
1	Issued for Client Review	24-10-25

Revision

City Approval Stamp

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PLAN N° XXXXX

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