

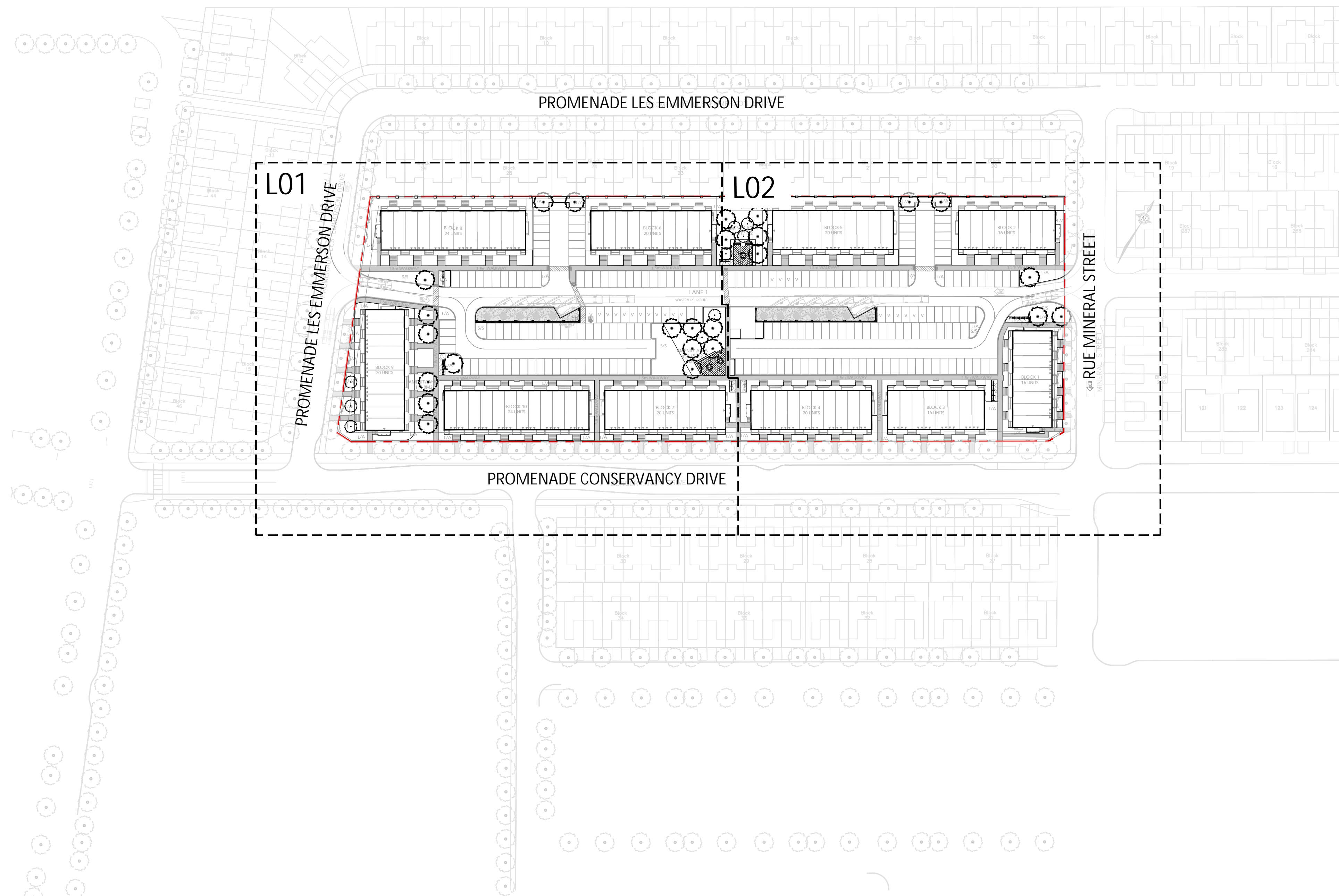
CAIVAN BCDC EAST PHASE 4

CAIVAN
COMMUNITIES

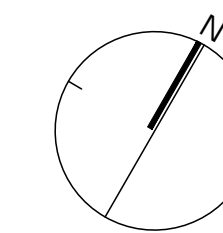
NAK
design strategies

LIST OF DRAWINGS:

- L01 - LANDSCAPE PLAN
- L02 - LANDSCAPE PLAN
- L03 - LANDSCAPE DETAILS
- L04 - LANDSCAPE DETAILS



PROPERTY INFORMATION
Part of Lot 14, Concession 3 (Rideau Front), Geographic
Township of Nepean Part of PIN 04595-4929 (LT)



KEYMAP
NTS

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT) - TOTAL: 25 (PRIVATELY OWNED)						
AG	AESCULUS GLABRA	OHIO BUCKEYE	2	50mm	B&B	Y
BL	BETULA LENTA	CHERRY BIRCH	4	50mm	B&B	Y
CC	CARPINUS CAROLINIANA	BLUE BEECH	4	50mm	B&B	Y
CK	CLADRATIC KENTUCKEA	YELLOW-WOOD	3	50mm	B&B	Y
GT	GLEDITSIA TRIACANTHOS	HONEY LOCUST	5	50mm	B&B	Y
OV	OSTRYA VIRGINIANA	IRONWOOD	4	50mm	B&B	Y
QP	QUERCUA PRINUS	CHESTNUT OAK	3	50mm	B&B	Y

DECIDUOUS TREES - SMALL (6-8M HEIGHT) - TOTAL: 9 (PRIVATELY OWNED)						
CE	CERCIS CANADENSIS	EASTERN REDBUD	6	50mm	B&B	Y
MR	MORUS RUBRA	RED MULBERRY	3	50mm	B&B	Y

CONIFEROUS SHRUBS - TOTAL: 118 (PRIVATELY OWNED)						
Js	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	34	3 GAL	POT	Y
Jh	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	29	3 GAL	POT	Y
Tm	TAXUS X MEDIA 'DENSIFORMIS'	YEW	55	3 GAL	POT	Y

DECIDUOUS SHRUBS - TOTAL: 503 (PRIVATELY OWNED)						
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	100	3 GAL	POT	Y
Ap	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	35	3 GAL	POT	Y

Cs	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	47	3 GAL	POT	Y
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	208	3 GAL	POT	Y
Po	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	113	3 GAL	POT	Y

ORNAMENTAL GRASSES - TOTAL: 931 (PRIVATELY OWNED)						
cl	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	252	7 GAL	POT	Y
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	179	7 GAL	POT	Y
bg	BOUTELOUA GRACILIS	BLUE GRAMA	220	7 GAL	POT	Y
sh	SPOROBOLUS HETEROLEPIS	PRARIE DROPEED	167	7 GAL	POT	Y
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	113	7 GAL	POT	Y

GENERAL NOTES:

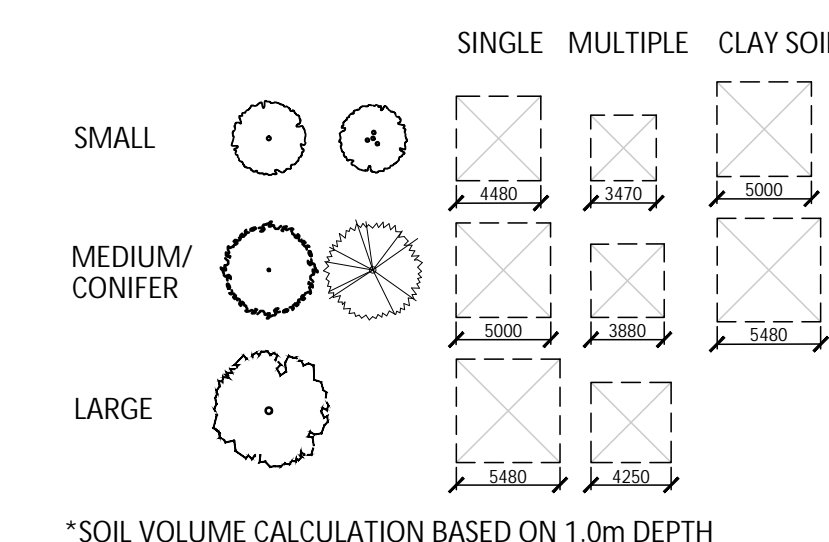
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
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TREE PLANTING IN MARINE CLAY SOILS

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.7 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED FEBRUARY 22, 2022.

- 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 BY PATERSON GROUP (REPORT PG5036-1 REV 6 DATED FEBRUARY 22, 2022).
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TREE SOIL VOLUMES			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)	SOIL VOLUME FOR MARINE CLAY AREAS (SINGLE TREE)
ORNAMENTAL COLUMNAR	15	9	
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	
CONIFER	25	15	



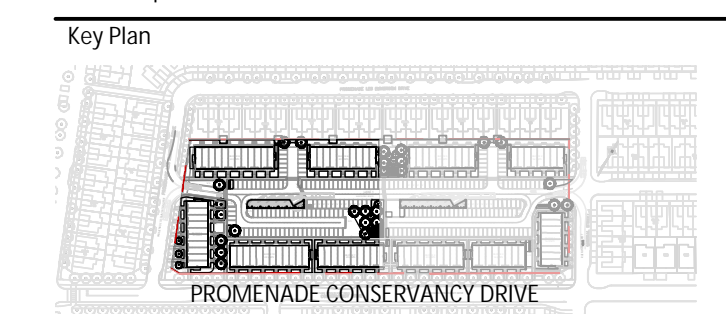
PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
MEDIUM (24)	35-135*	85	CANOPY (W. OVERLAP): 1,805m²
SMALL (9)	5-35*	20	

PROPOSED STREET TREE PROJECTED CANOPY	
PROPOSED STREET TREE CANOPY (BY OTHERS), m² CALCULATION BASED ON PROPOSED TREE SPECIES PROJECTIONS	CANOPY (W. OVERLAP): 720m²

*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES
 **CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA; UNIVERSITY OF QUELPH ARBRETUM, VARIOUS PUBLICATIONS

SITE: 17,615m²
 TOTAL PERCENT COVER: 14.33%

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

FENCING

- WASTE ENCLOSURE FENCE
- WOOD PRIVACY FENCE

PLANTING

- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- TREE CANOPY PROJECTION
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- GRASSES/PERENNIALS
- SODDING

PAVING

- ASPHALT PAVING
- CIP CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- UNIT PAVING
- RIVERSTONE PAVING
- PRECAST CURB

PLANTING KEY

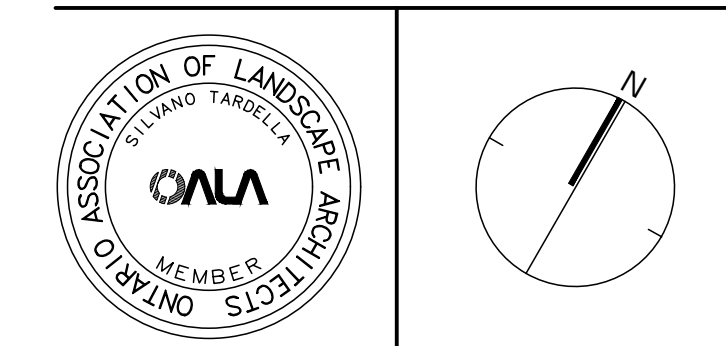
- TREE SPECIES QUANTITY
- SHRUB SPECIES QUANTITY

DETAIL KEY

- DETAIL NO.
- SHEET NO.

No.	Description	Date
3	Issued for Second Submission	Jan 21/25
2	Re-issued for First Submission	Sept 30/24
1	Issued for First Submission	Aug 30/24

PROPERTY INFORMATION
 Part of Lot 14, Concession 3 (Rideau Front), Geographic Township of Nepean Part of PIN 04595-4929 (LT)

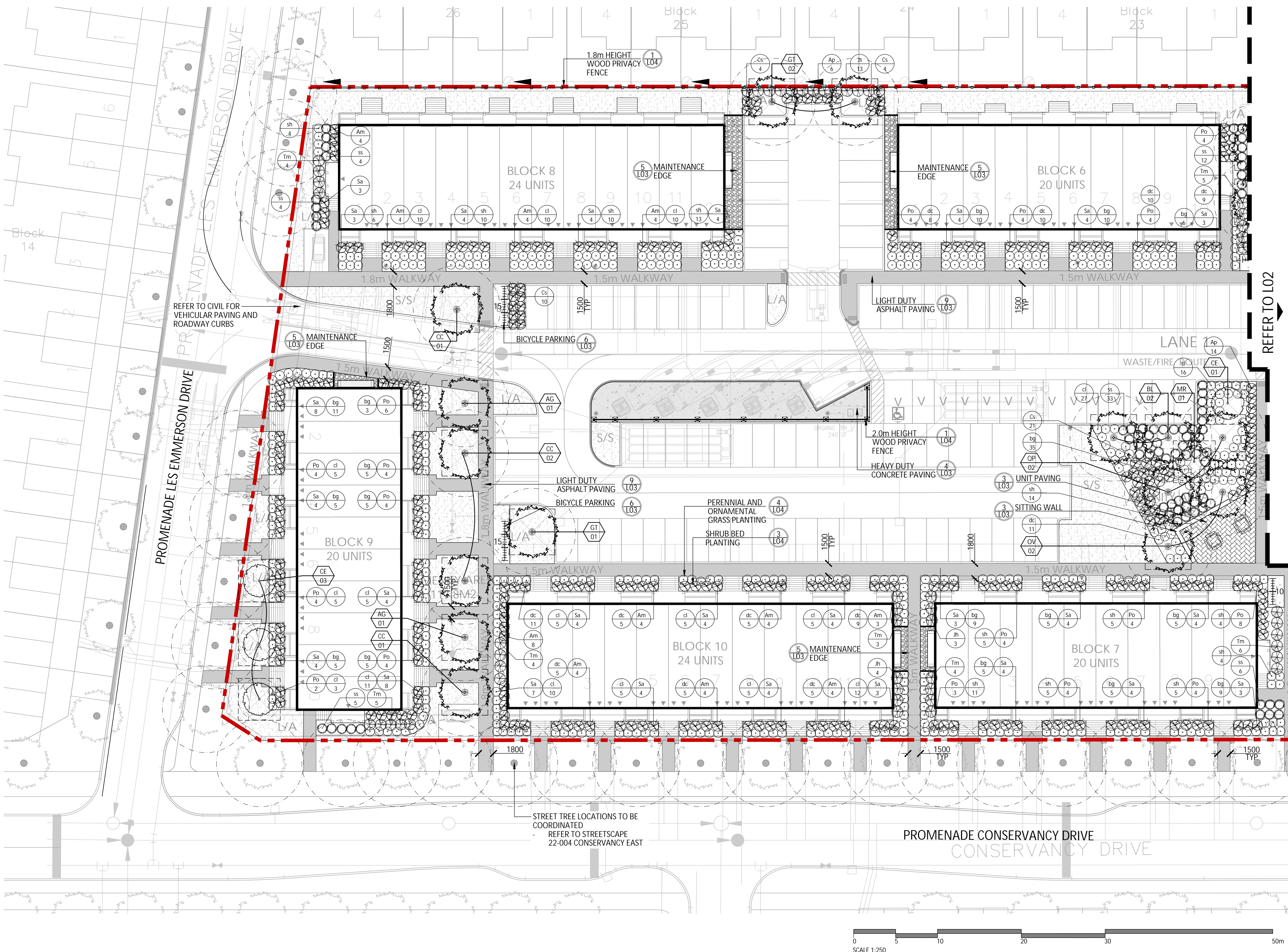


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 OTTAWA, ON

Title
 LANDSCAPE PLAN

Date	2024-08-12	Sheet	L01
Scale	1:250	Drawn	SW
Checked	SC		
Job No.	24-154		



CITY FILE N° D07-12-24-0097

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GENERAL NOTES:

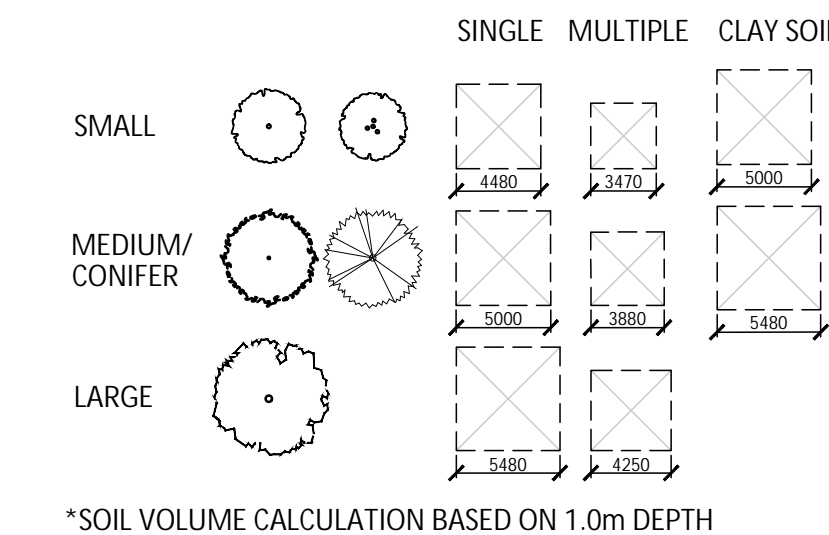
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ORNAMENTAL	15	9	
COLUMNAR	15	9	
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	
CONIFER	25	15	

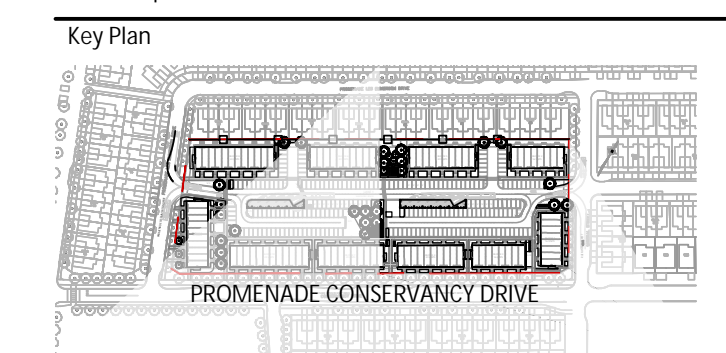


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PROPOSED STREET TREE PROJECTED CANOPY
 PROPOSED STREET TREE CANOPY (BY OTHERS), m² CALCULATION BASED ON PROPOSED TREE SPECIES PROJECTIONS

*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREE SPECIES	SITE: 17,615m²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS AGRICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA; UNIVERSITY OF QUELPH ABORETUM, VARIOUS PUBLICATIONS	TOTAL PERCENT COVER: 14.33%

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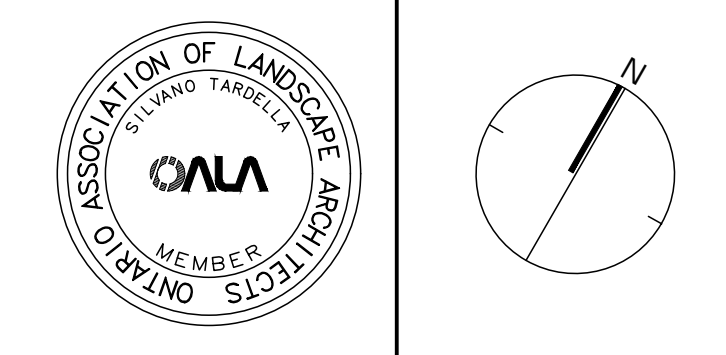
LEGEND

- PROPERTY LINE
- FENCING**
 - WASTE ENCLOSURE FENCE
 - WOOD PRIVACY FENCE
- PLANTING**
 - MEDIUM DECIDUOUS TREE
 - SMALL DECIDUOUS TREE
 - TREE CANOPY PROJECTION
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 - HEAVY DUTY CONCRETE PAVING
 - UNIT PAVING
 - RIVERSTONE PAVING
 - PRECAST CURB
- PLANTING KEY**
 - TREE SPECIES
 - QUANTITY
 - SHRUB SPECIES
 - QUANTITY
- DETAIL KEY**
 - DETAIL NO.
 - SHEET NO.

No.	Description	Date
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City Approval Stamp

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 Part of Lot 14, Concession 3 (Rideau Front), Geographic Township of Nepean Part of PIN 04595-4929 (LT)



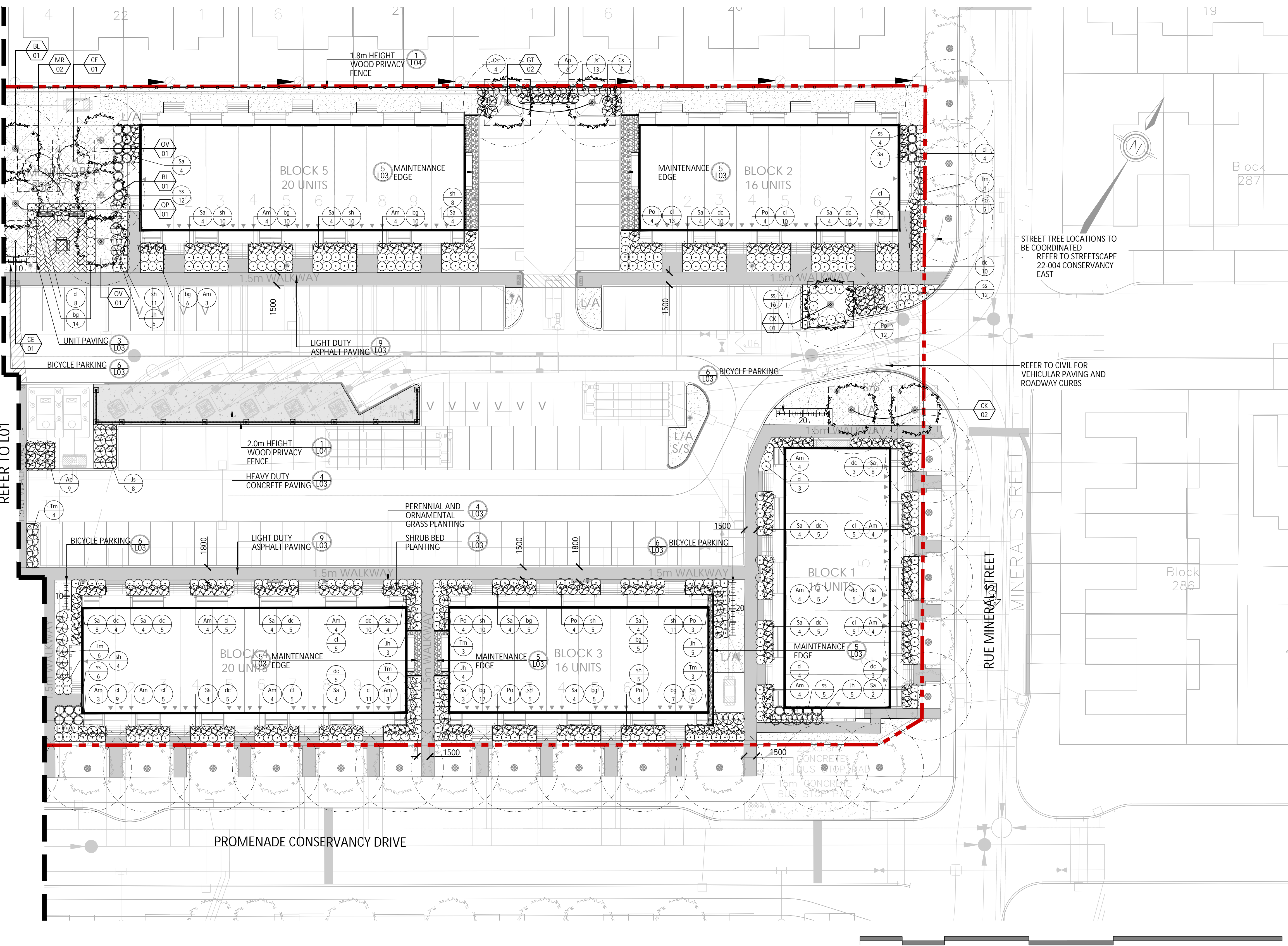
NAK design strategies
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 1.613.237.2345 NAKDESIGNSTRATEGIES.COM

BCDC
 OTTAWA, ON

Title
 LANDSCAPE PLAN

Date: 2024-08-12	Sheet: L02
Scale: 1:250	Drawn: SW
Checked: SC	
Job No.: 24-154	

PLAN N° 18754



REFER TO L01

REFER TO CIVIL FOR VEHICULAR PAVING AND ROADWAY CURBS

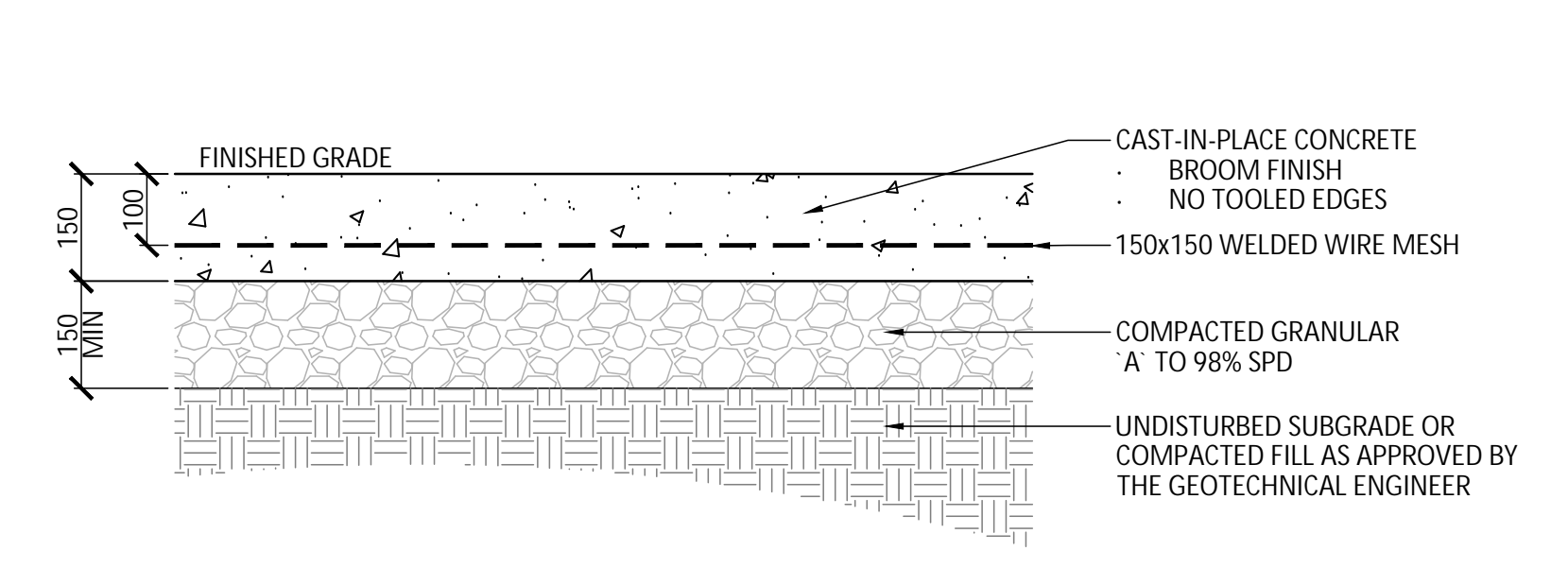
STREET TREE LOCATIONS TO BE COORDINATED REFER TO STREETScape 22-004 CONSERVANCY EAST



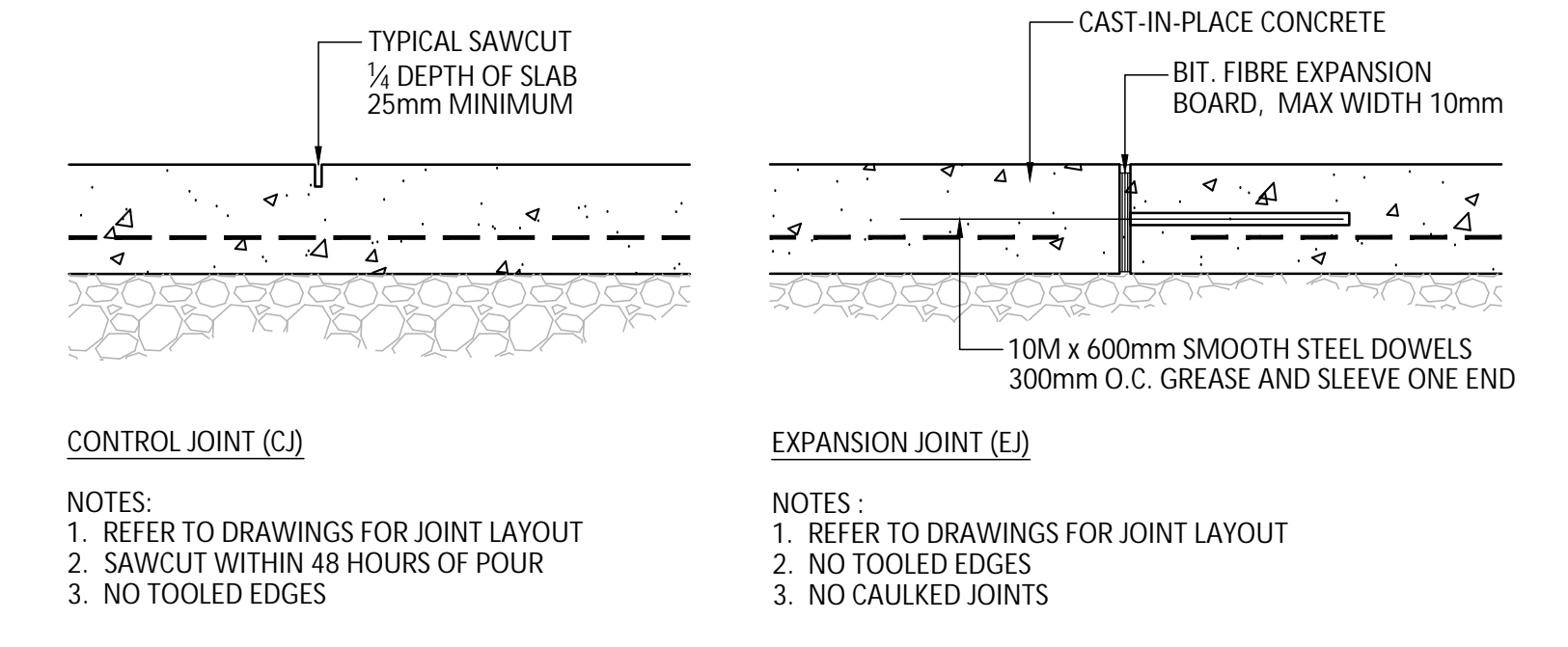
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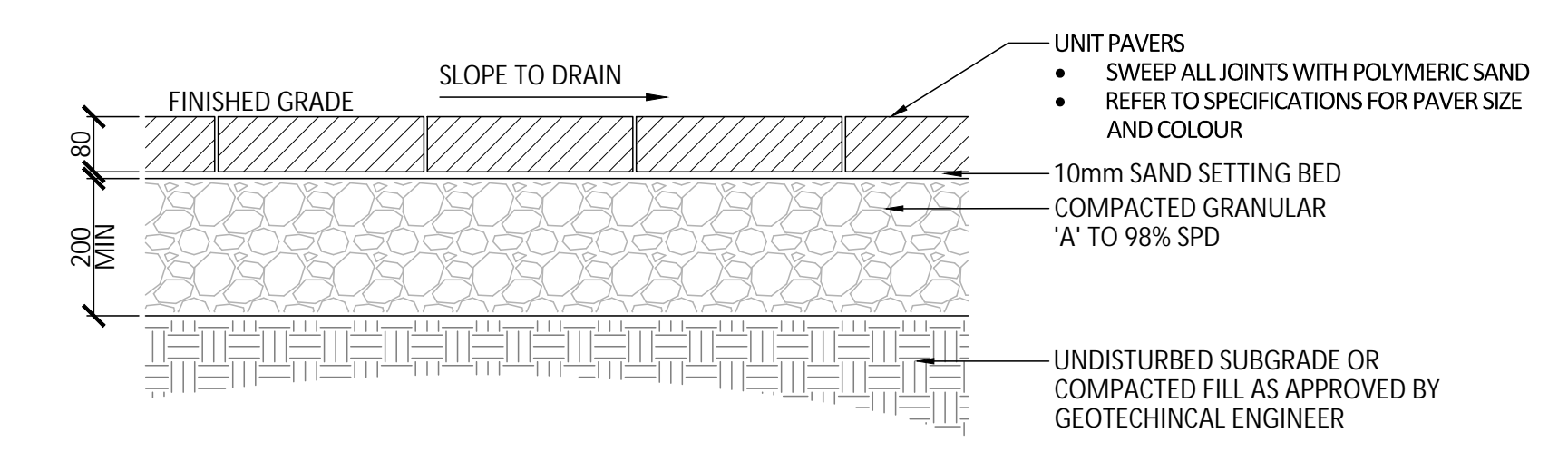
Key Plan



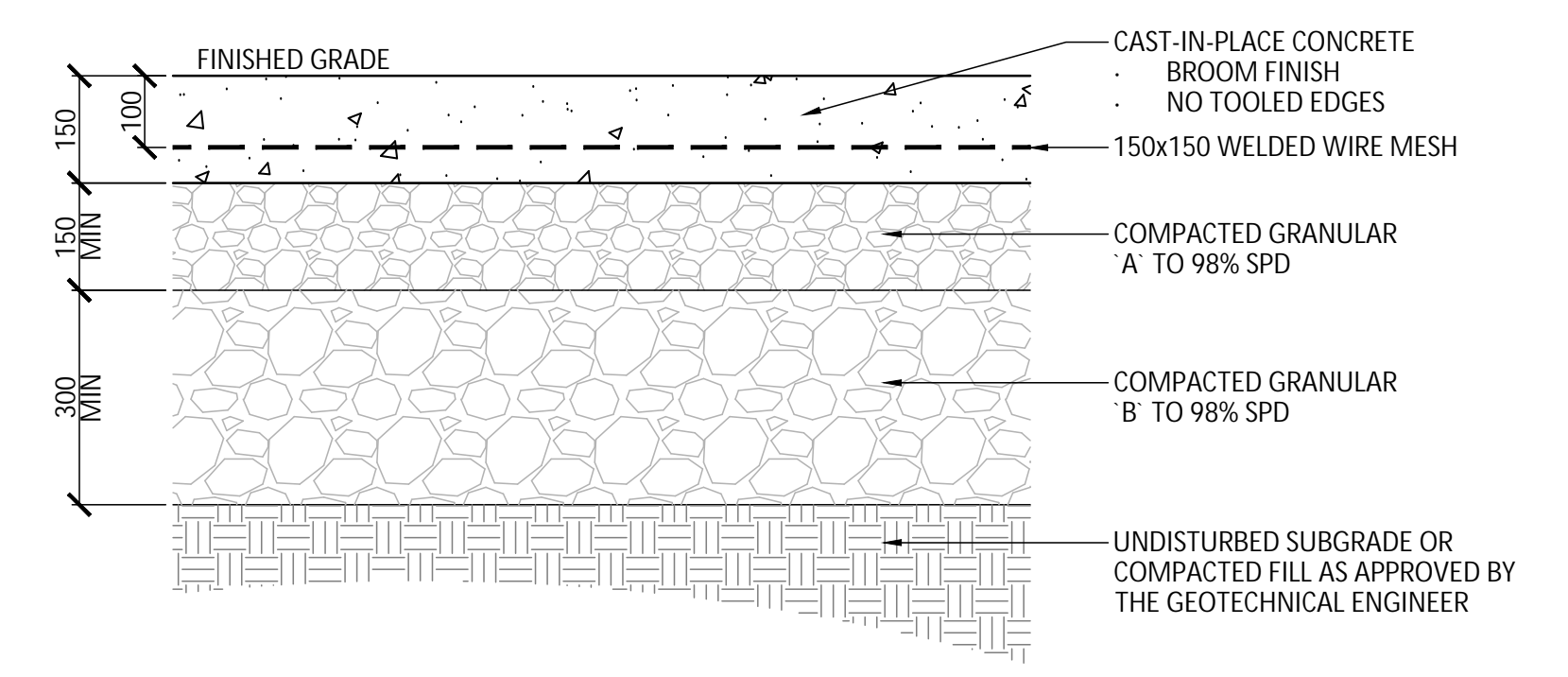
1 PEDESTRIAN CONCRETE PAVING
1:10



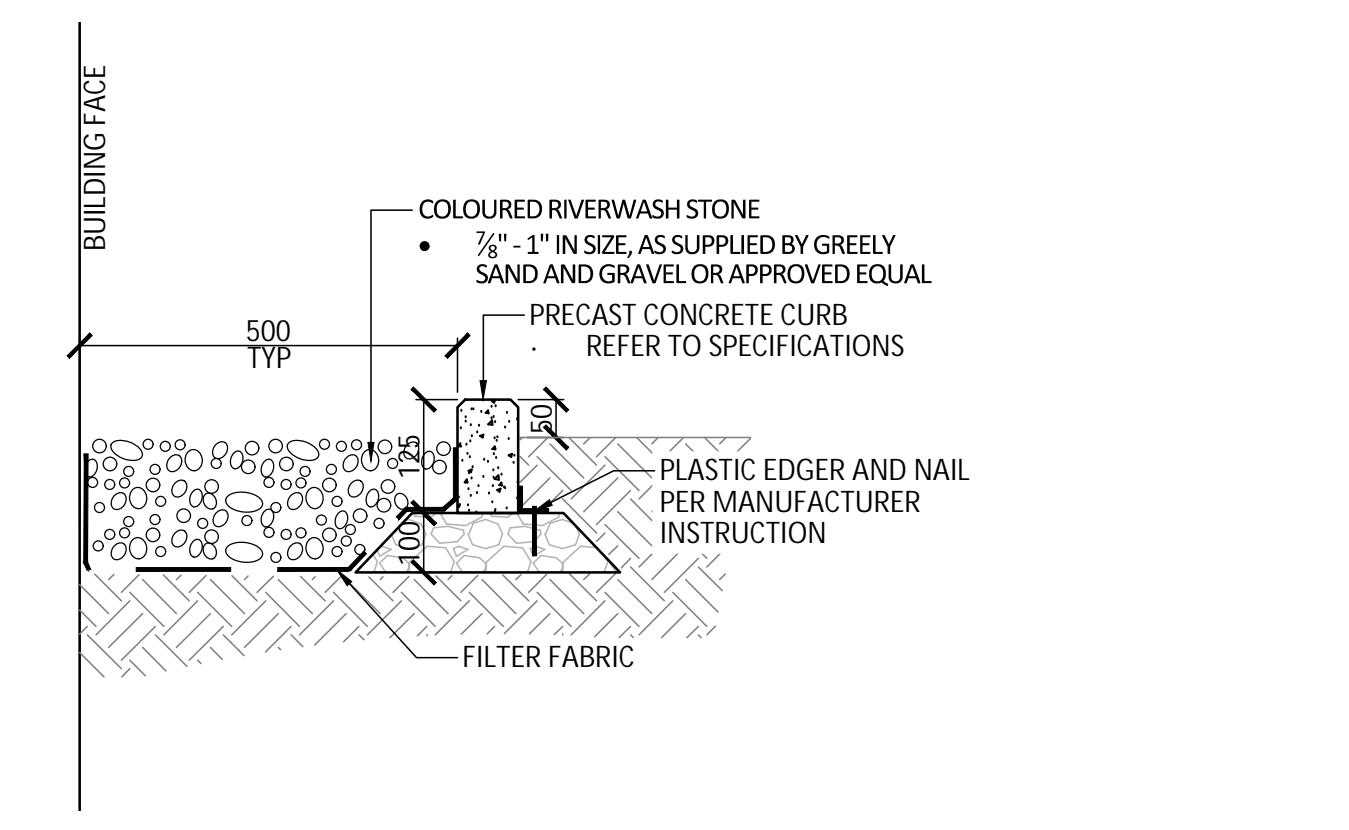
2 PEDESTRIAN CONCRETE JOINTING
1:10



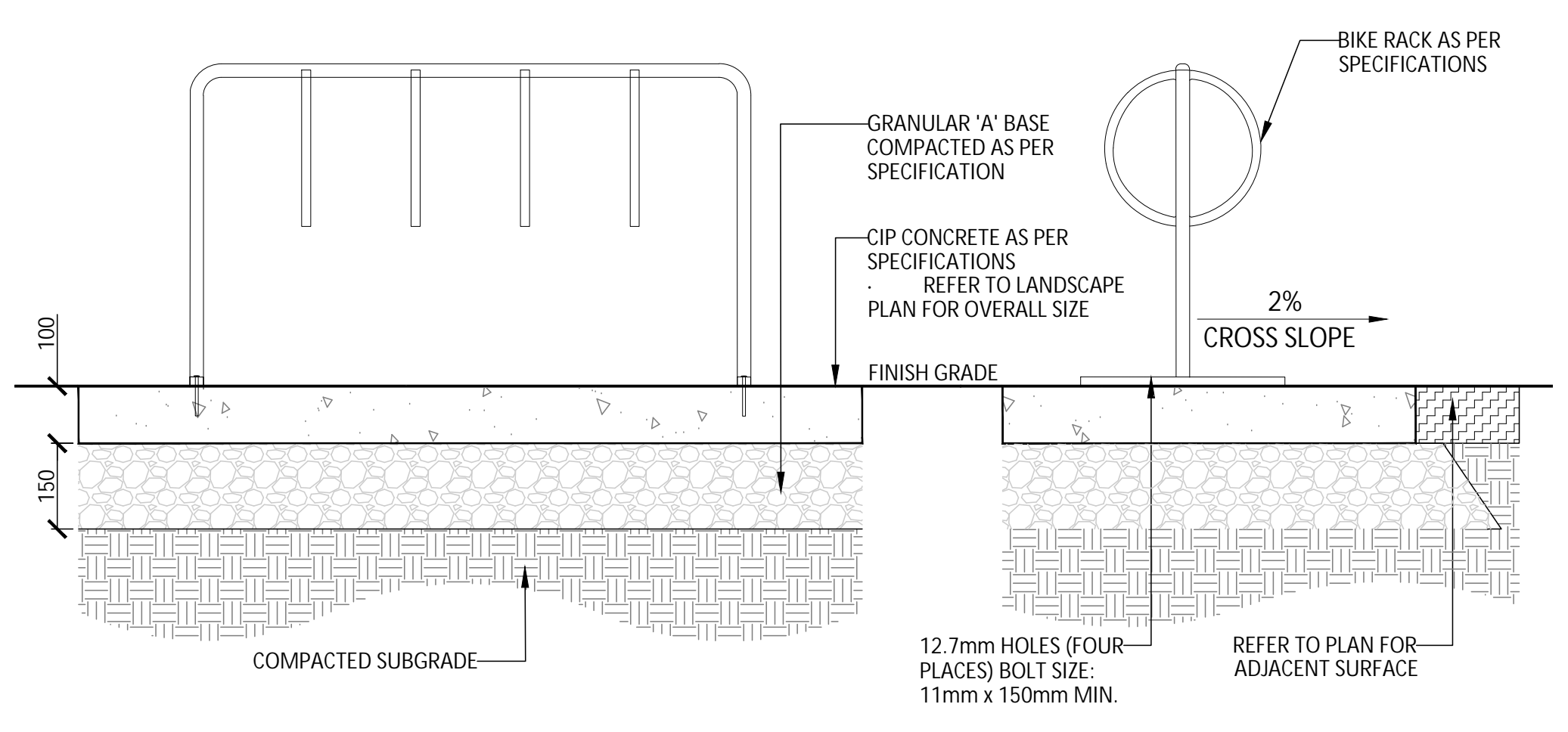
3 UNIT PAVING
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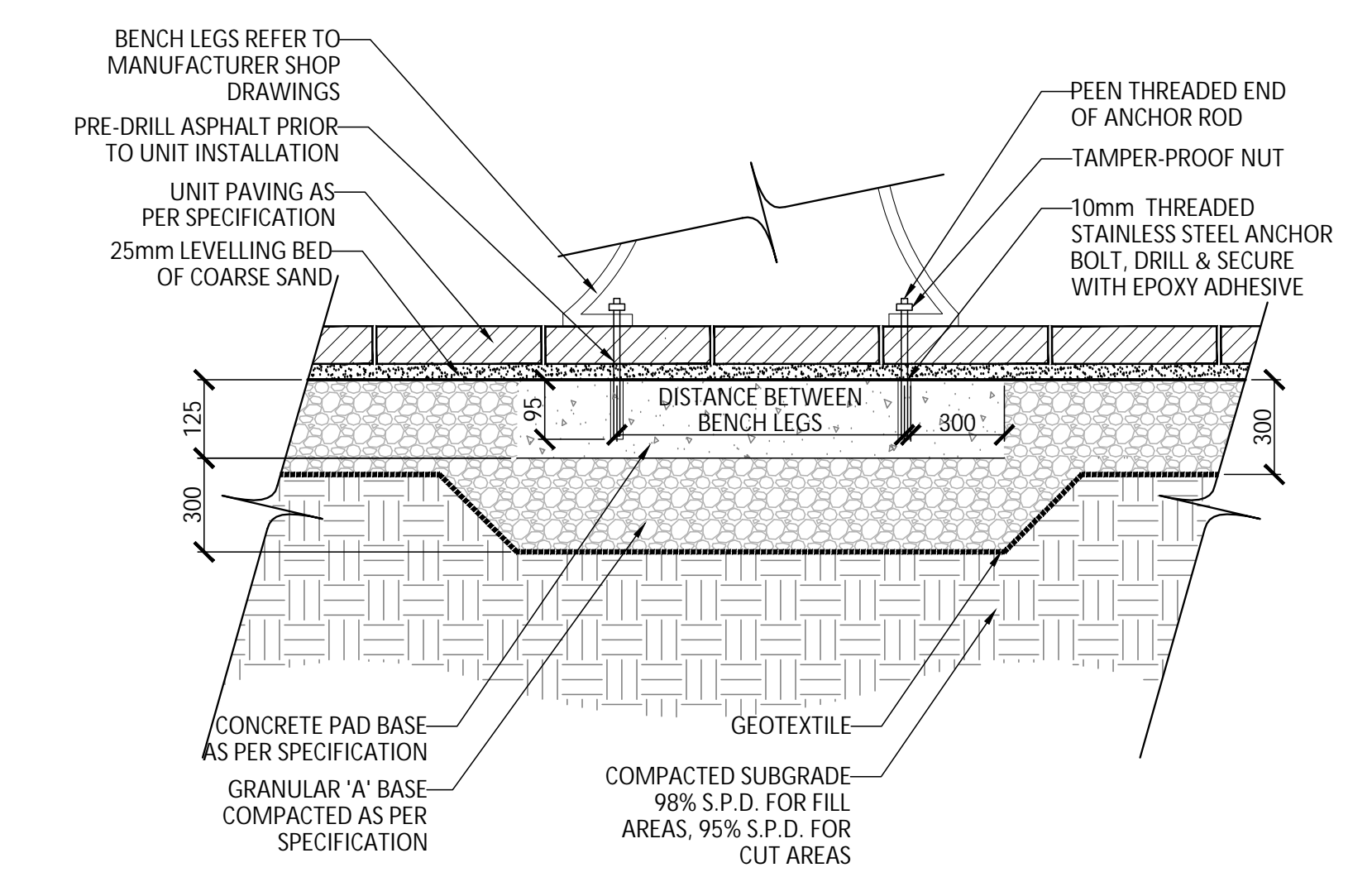
4 HEAVY DUTY CONCRETE PAVING
1:10



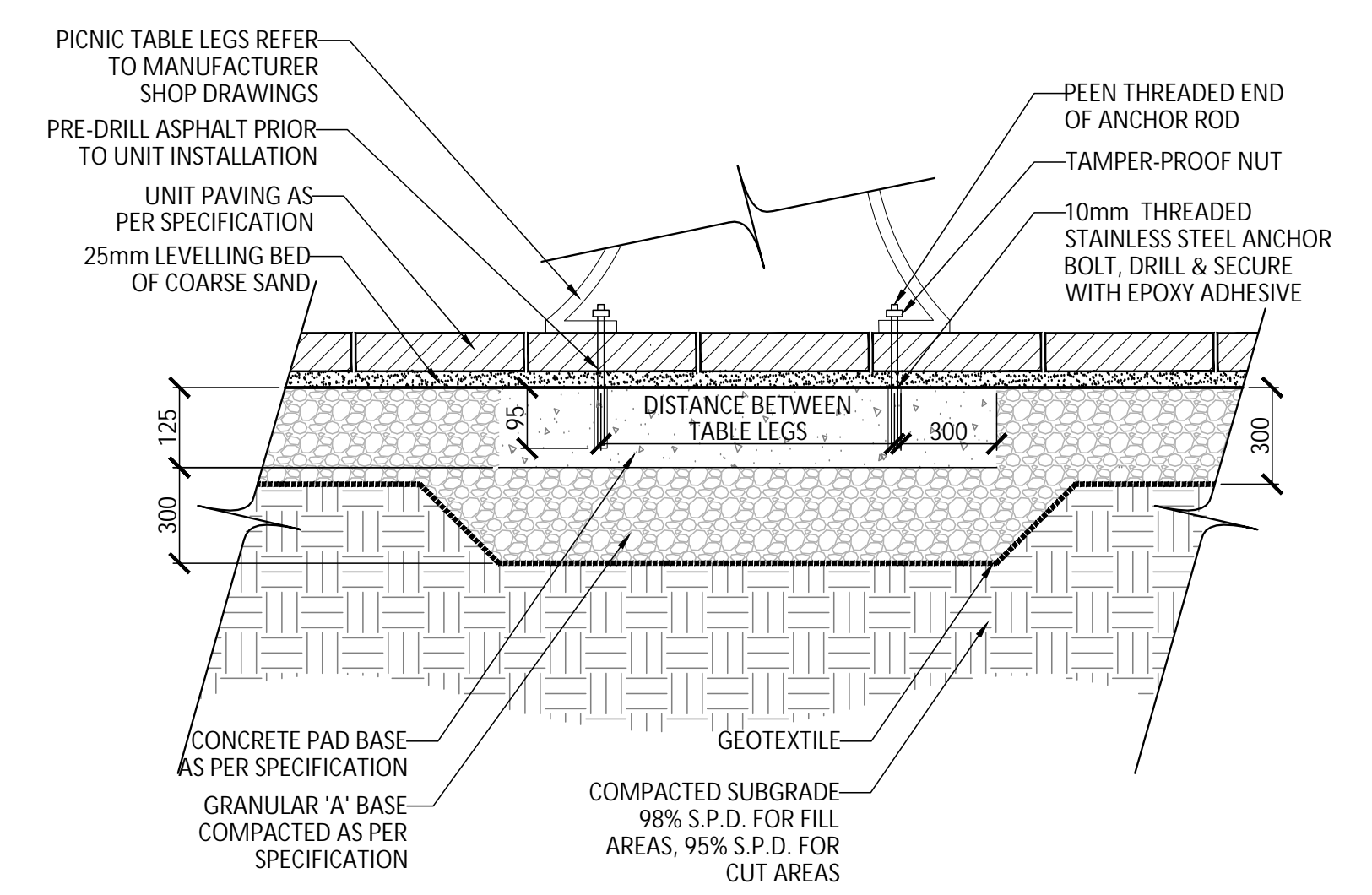
5 MAINTENANCE EDGE
1:10



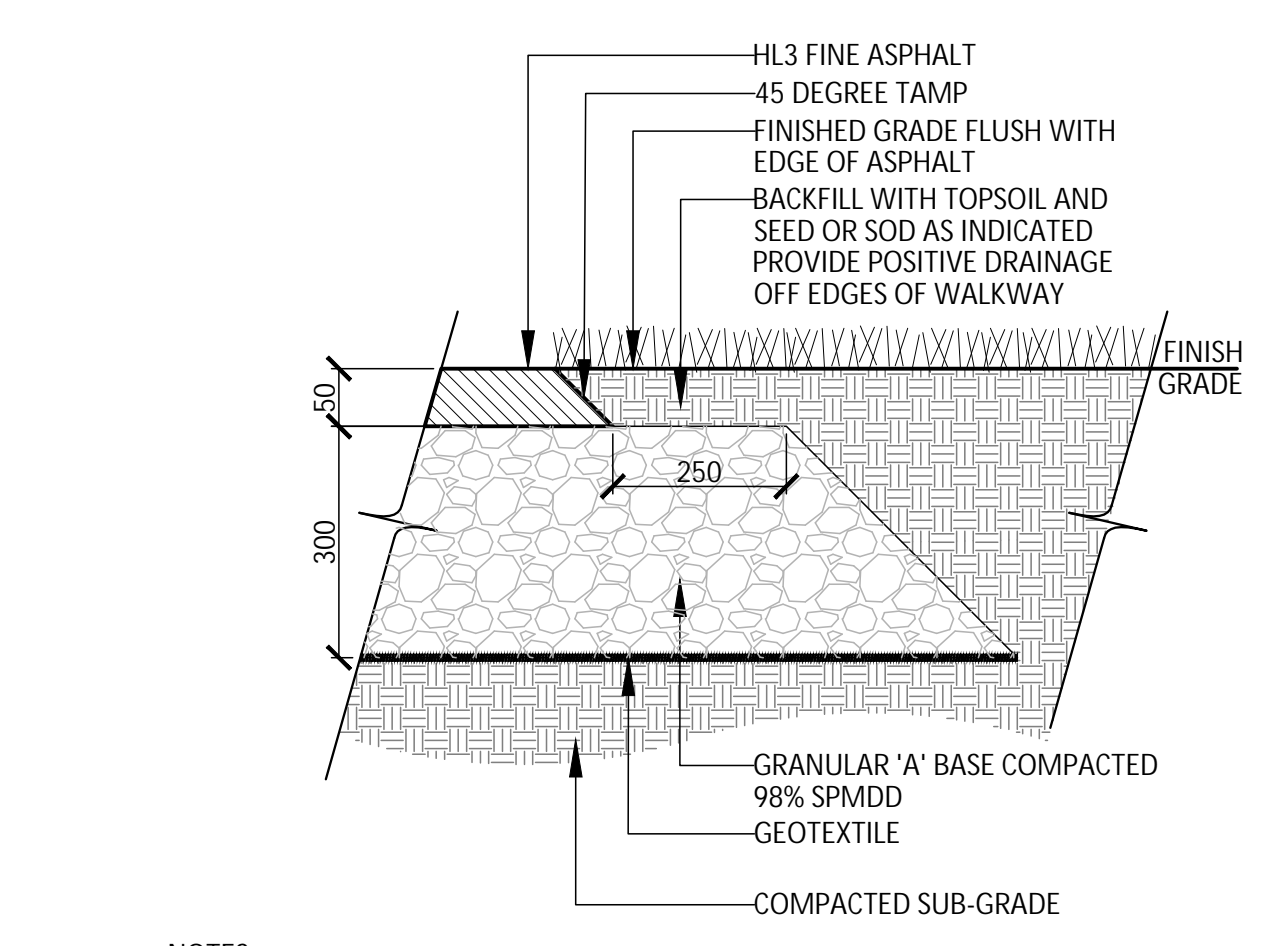
6 BICYCLE PARKING
1:10



7 BENCH ON UNIT PAVING WITH CONCRETE PAD
1:10



8 PICNIC TABLE ON UNIT PAVING WITH CONCRETE PAD
1:10

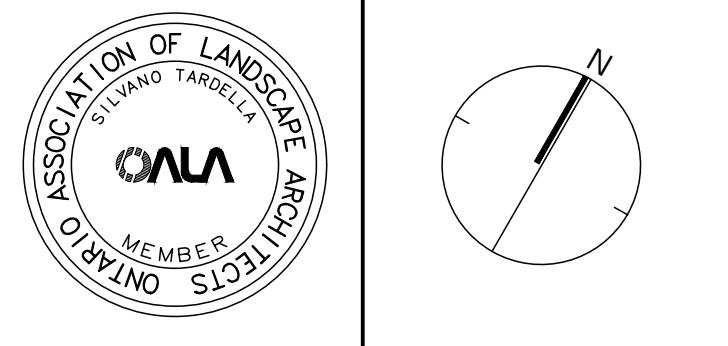


9 LIGHT DUTY ASPHALT PAVING
1:10

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Revision
City Approval Stamp

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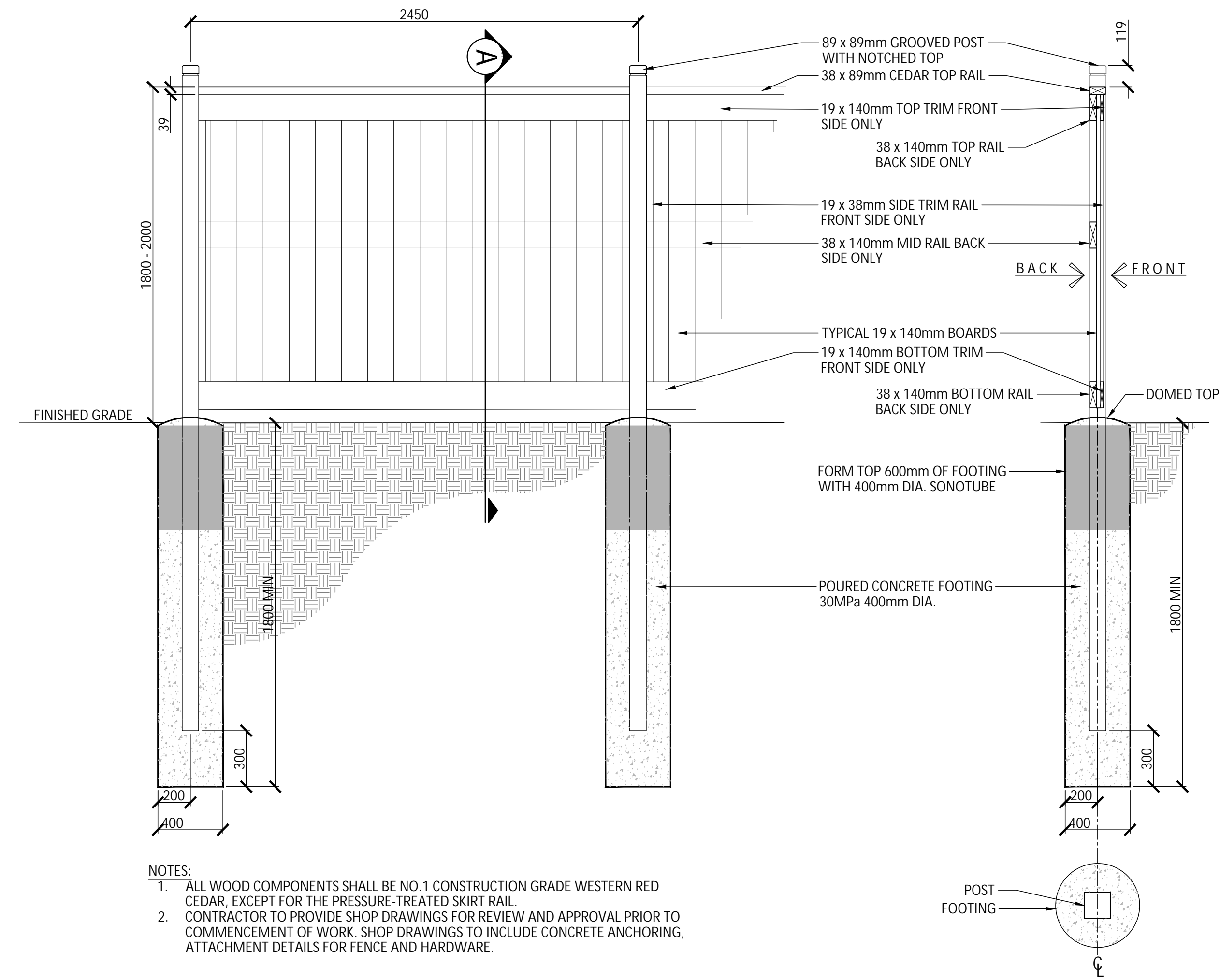
Title
LANDSCAPE DETAILS

Date 2024-08-12
Scale AS NOTED
Drawn SW
Checked SC
Job No. 24-154

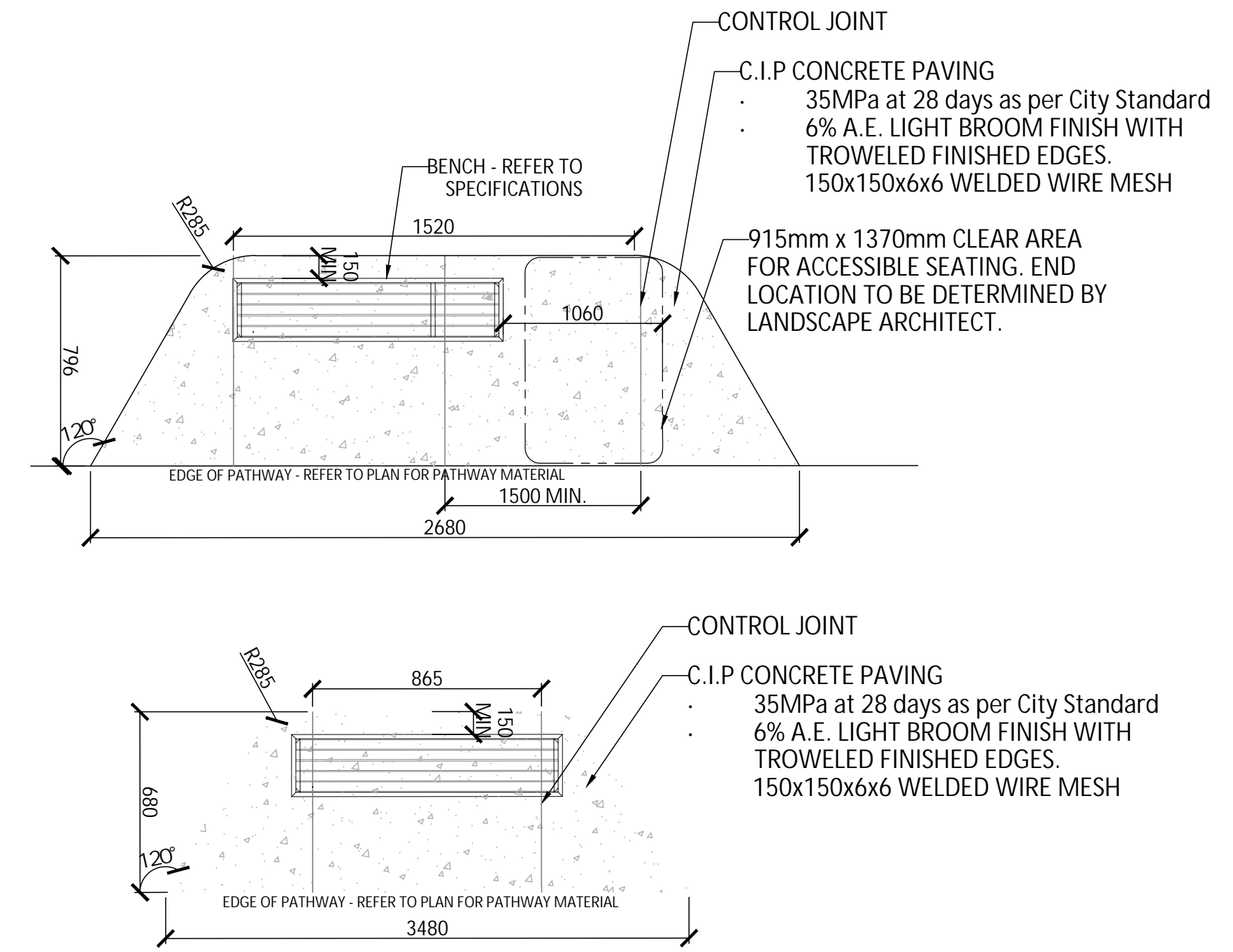
Sheet
L03

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Key Plan

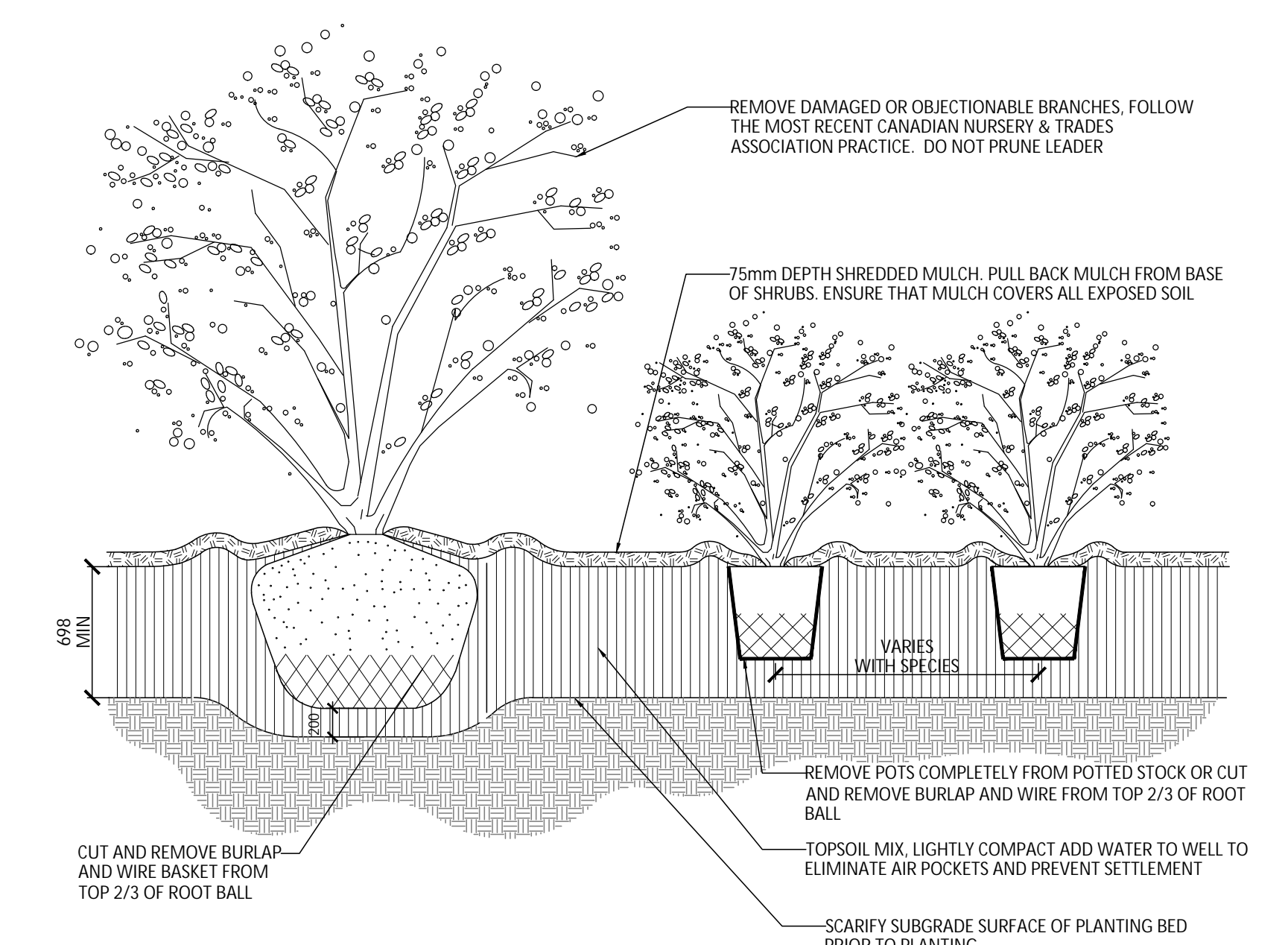


- NOTES:
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND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

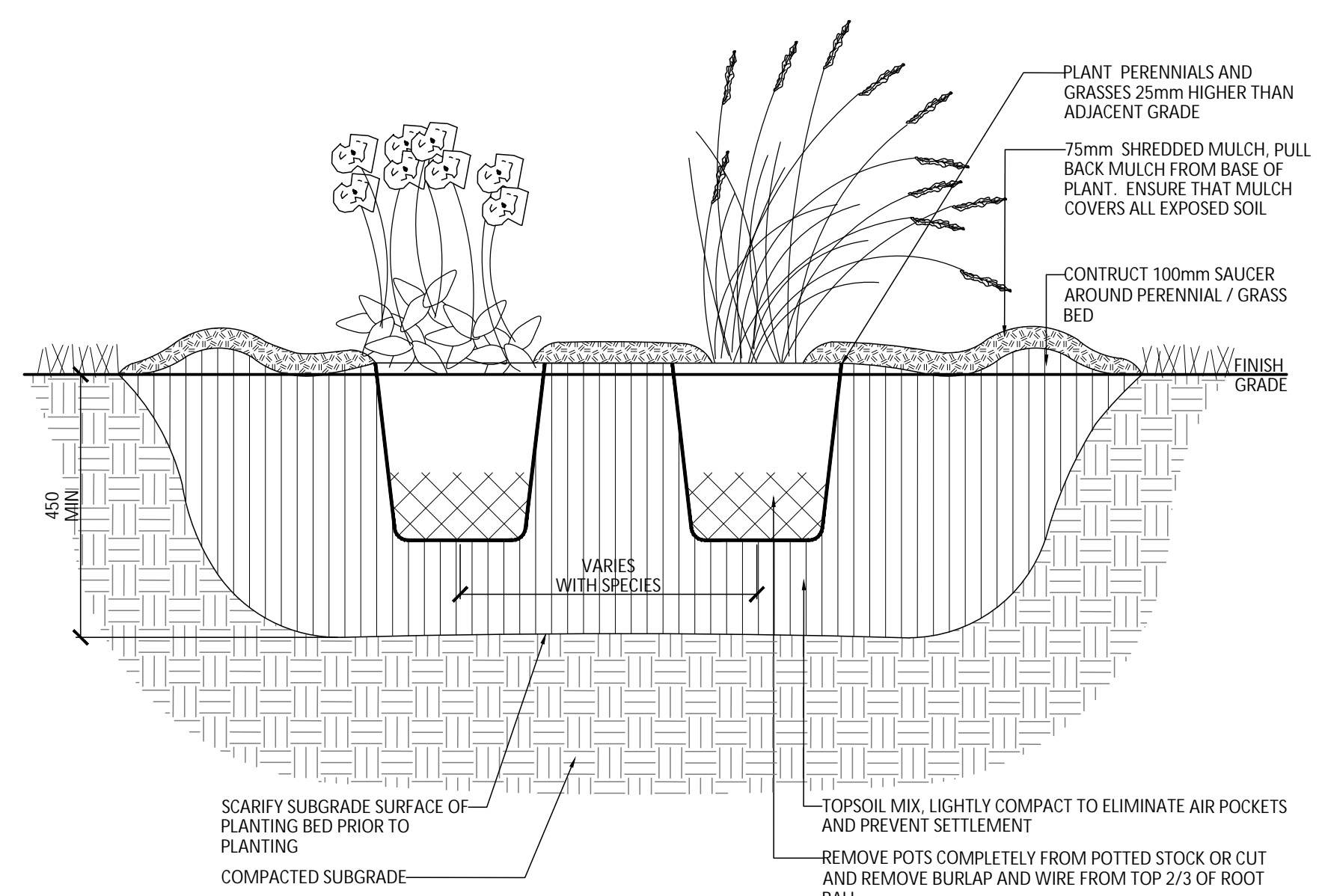


1 1.8m - 2.0m HEIGHT WOOD PRIVACY FENCE
1:20

2 BENCH ON C.I.P. CONCRETE PAD
1:20

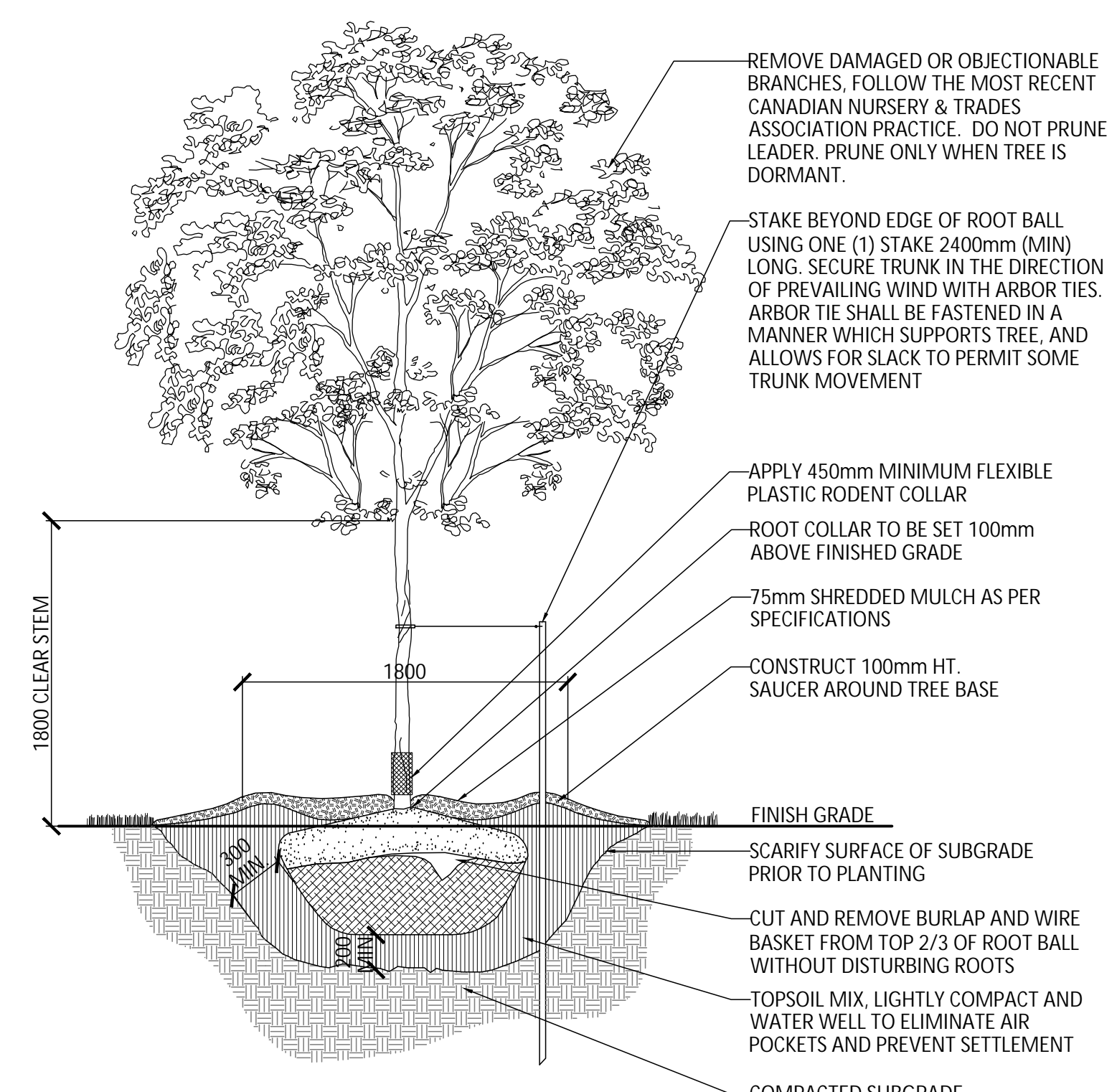


- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOT (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 4. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.



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

4 PERENNIAL AND ORNAMENTAL GRASS PLANTING
1:30



- 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.

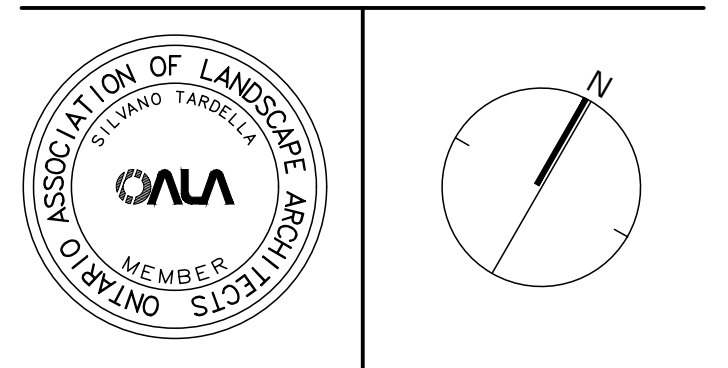
5 DECIDUOUS TREE PLANTING (ONE STAKE W/ARBOR TIES)
1:30

3 CONTINUOUS SHRUB BED PLANTING (OTT STD-L17, REV 2014)
1:30

No.	Description	Date
3	Issued for Second Submission	Jan 21/25
2	Re-issued for First Submission	Sept 30/24
1	Issued for First Submission	Aug 30/24

Revision	
City Approval Stamp	

PROPERTY INFORMATION
Part of Lot 14, Concession 3 (Rideau Front), Geographic Township of Nepean Part of PIN 04595-4929 (LT)



NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
1.613.297.2345 NAKDESIGNSTRATEGIES.COM

Project
BCDC
OTTAWA, ON

Title
LANDSCAPE DETAILS

Date 2024-08-12
Scale AS NOTED
Drawn SW
Checked SC
Job No. 24-154

Sheet
L04

PLAN N° 18754

CITY FILE N° D07-12-24-0097