



BLOCK 174
COMMERCIAL

955 BORBRIDGE

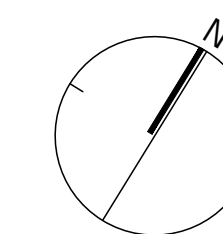
RICHCRAFT

NAK 
design strategies

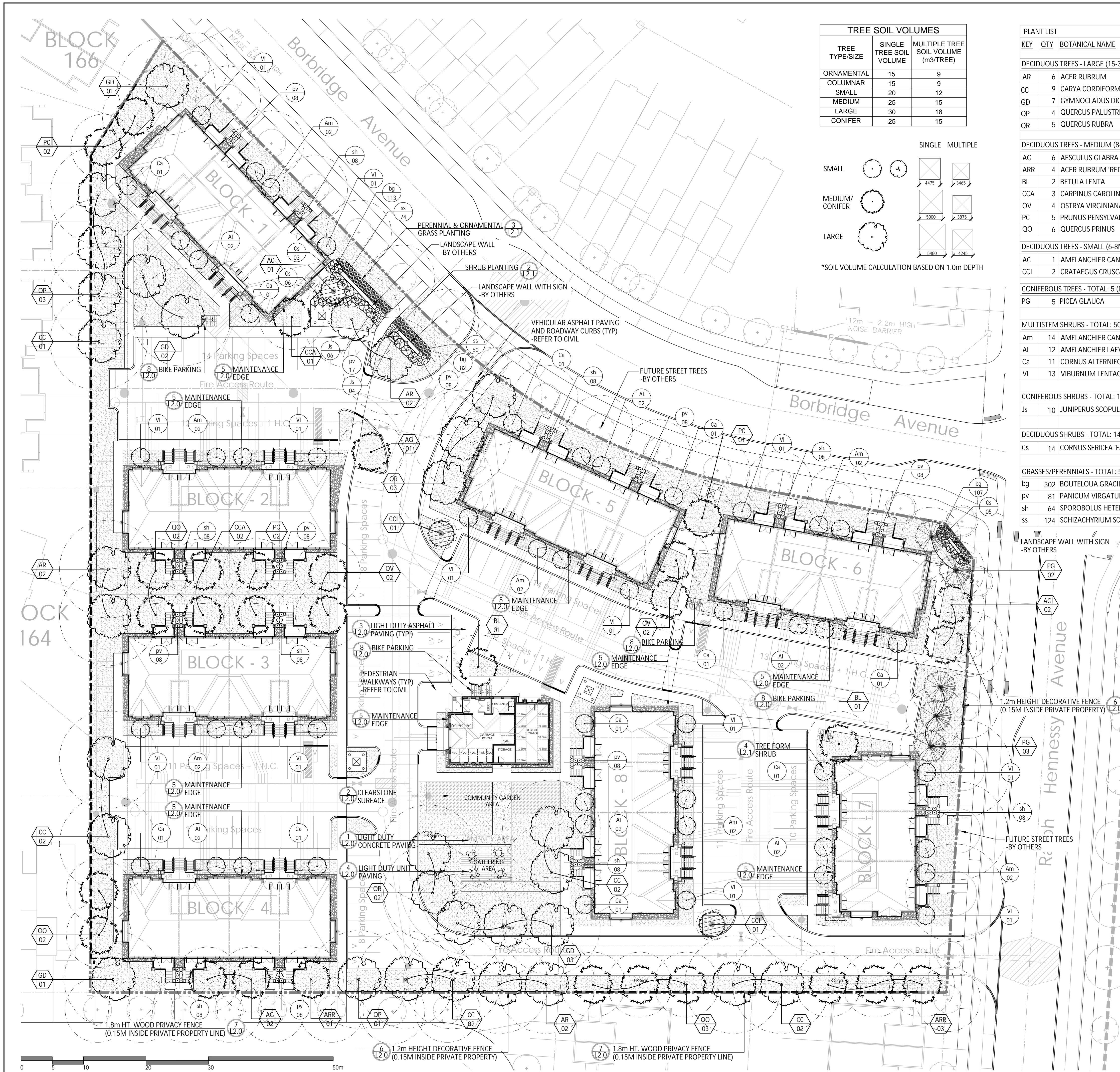
LIST OF DRAWINGS:

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

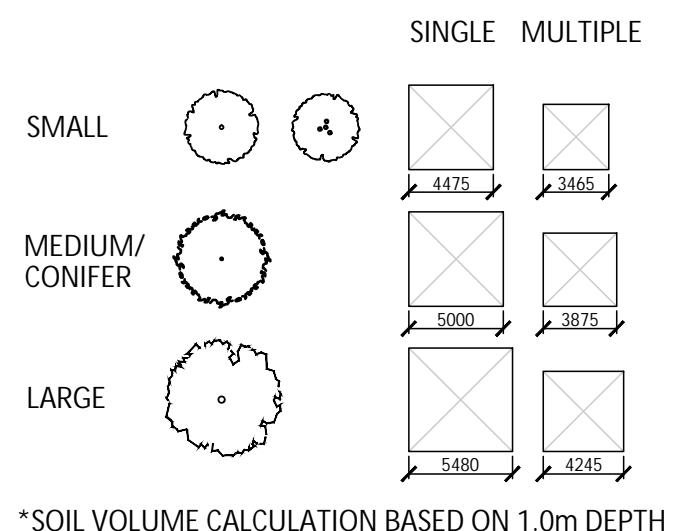
BLOCK 173
PARK



KEYMAP
NTS



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



PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
DECIDUOUS TREES - LARGE (15-30M HEIGHT) - TOTAL: 31 (PRIVATELY OWNED)						
AR	6	ACER RUBRUM	RED MAPLE	70mm	B&B	Y
CC	9	CARYA CORDIFORMIS	BITTERNUT HICKORY	70mm	B&B	Y
GD	7	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	70mm	B&B	Y
QP	4	QUERCUS PALUSTRIS	PIN OAK	70mm	B&B	Y
QR	5	QUERCUS RUBRA	RED OAK	70mm	B&B	Y
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT) - TOTAL: 30 (PRIVATELY OWNED)						
AG	6	AESCULUS GLABRA	OHIO BUCKEYE	70mm	B&B	Y
ARR	4	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	70mm	B&B	Y
BL	2	BETULA LENTA	CHERRY BIRCH	50mm	B&B	Y
CCA	3	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
DECIDUOUS TREES - SMALL (6-8M HEIGHT) - TOTAL: 3 (PRIVATELY OWNED)						
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
CONIFEROUS TREES - TOTAL: 5 (PRIVATELY OWNED)						
PG	5	PICEA GLAUCA	WHITE SPRUCE	200cm	B&B	Y
MULTISTEM SHRUBS - TOTAL: 50 (PRIVATELY OWNED)						
Am	14	AMELANCHIER CANADENSIS	SERVICEBERRY	125cm HT	PT, CLUMP	Y
AI	12	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	125cm HT	PT, CLUMP	Y
Ca	11	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	125cm HT	PT, CLUMP	Y
VI	13	VIBURNUM LENTAGO	NANNYBERRY	125cm HT	PT, CLUMP	Y
CONIFEROUS SHRUBS - TOTAL: 10 (PRIVATELY OWNED)						
Js	10	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WITCHITA BLUE JUNIPER	3 GAL	POTTED	Y
DECIDUOUS SHRUBS - TOTAL: 14 (PRIVATELY OWNED)						
Cs	14	CORNUS SERICEA 'FARROW'	ARCTIC FIRE WOOD	50CM 3 GAL	POTTED	Y
GRASSES/PERENNIALS - TOTAL: 571 (PRIVATELY OWNED)						
bg	302	BOUTELOUA GRACILIS	SIDE OATS GRAMA	1 GAL	POTTED	Y
pv	81	PANICUM VIRGATUM	SWITCHGRASS	1 GAL	POTTED	Y
sh	64	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPS EED	1 GAL	POTTED	Y
ss	124	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	POTTED	Y

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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

○ XX/00 TREE SPECIES QUANTITY
 ○ XX/00 SHRUB SPECIES QUANTITY

DETAIL KEY

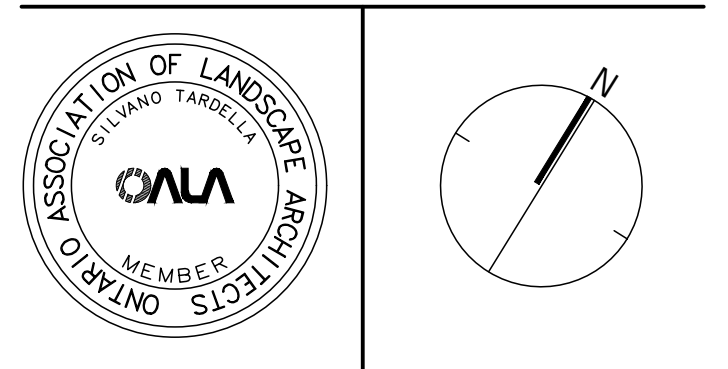
○ 1/11 DETAIL NO. SHEET NO.

- 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.

No.	Description	Date
3	Issued for Revised First Submission	25-01-24
2	Issued for First Submission	24-10-30
1	Issued for Client Review	24-10-25

Revision
 City Approval Stamp

PROPERTY INFORMATION
 BLOCK 167 REGISTERED PLAN 4M-1728

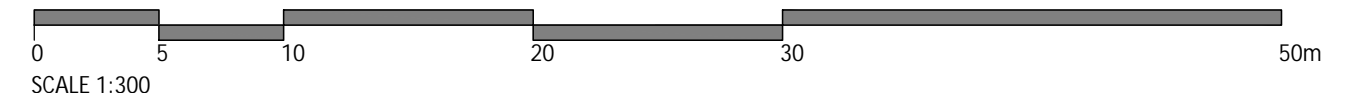


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 Project

955 BORBRIDGE AVENUE
 OTTAWA, ON

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
LARGE (33)	135-250*	192	CANOPY (W. OVERLAP): 5,121m²
MEDIUM (33)	35-135*	85	
SMALL (3)	5-35*	20	
CONIFER (5)	45-96*	70	

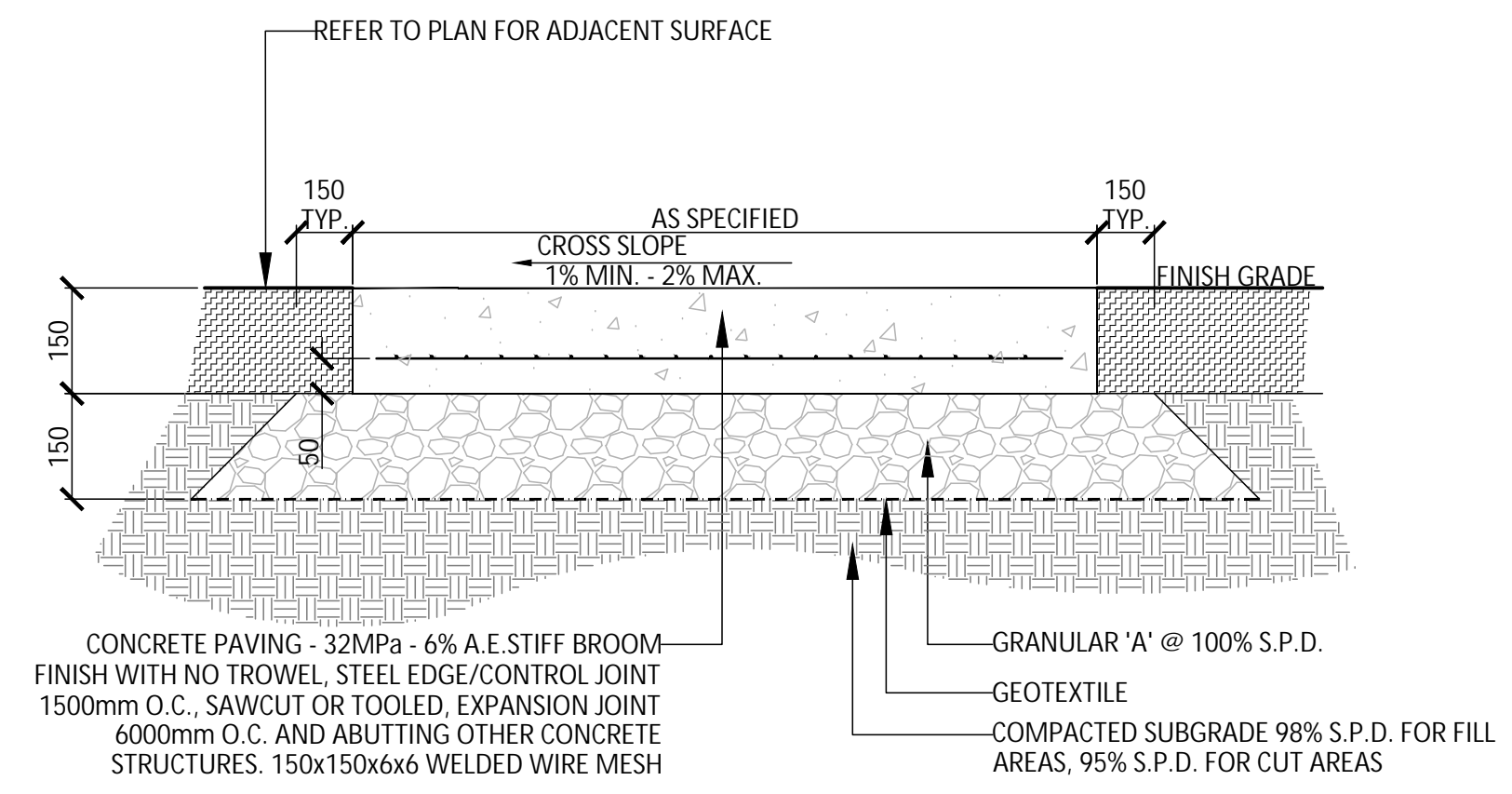
PROPOSED STREET TREE PROJECTED CANOPY	
PROPOSED STREET TREE CANOPY (BY OTHERS), m² CALCULATION BASED ON PROPOSED TREE SPECIES PROJECTIONS	CANOPY (W. OVERLAP): 472m²
TOTAL RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREE SPECIES	SITE: 14,522m²
*CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY 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 (OMNR); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ABORETUM, VARIOUS PUBLICATIONS	TOTAL PERCENT COVER: 38.51%



CITY FILE N° DXX-XX-XX-XXXX

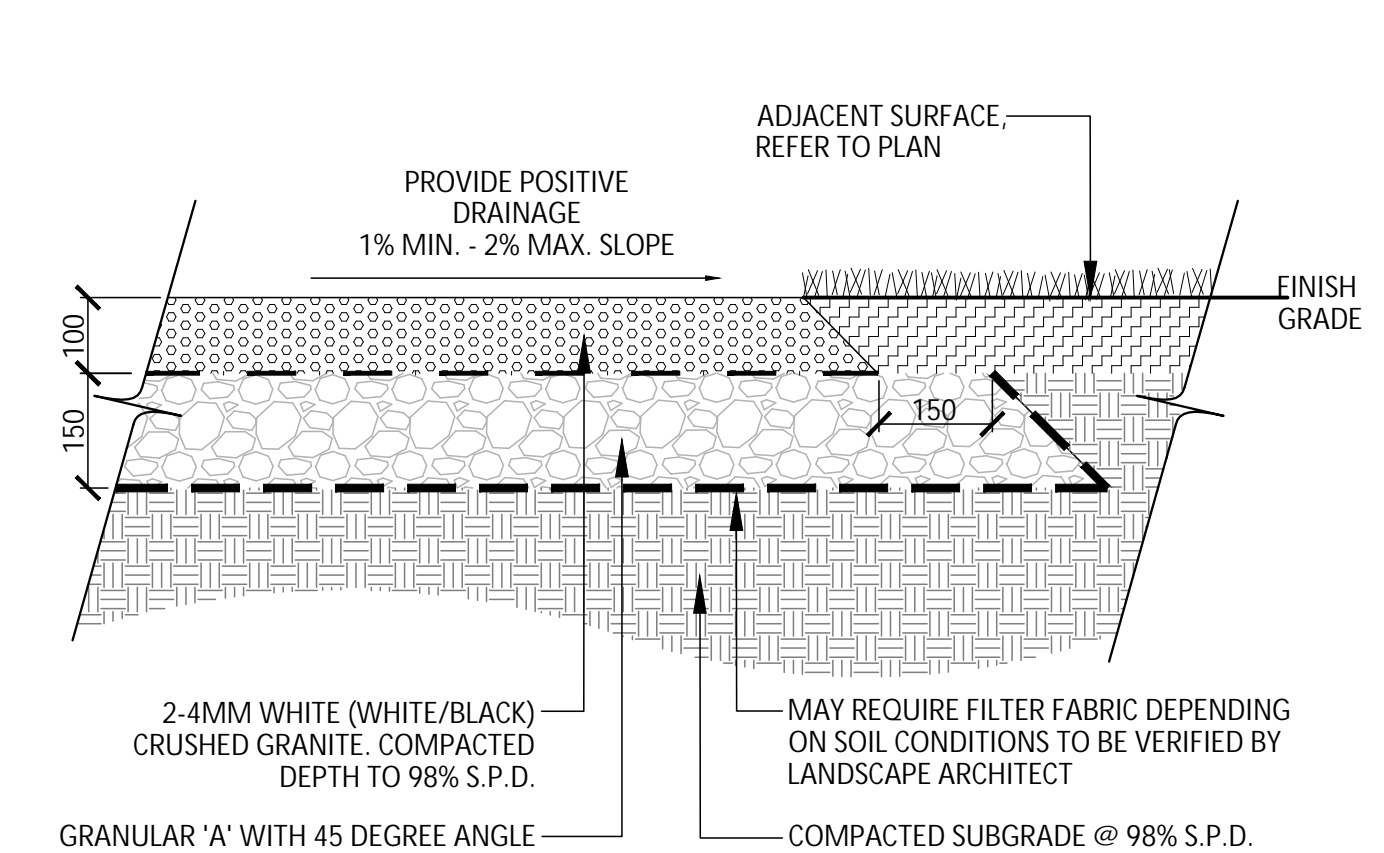
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Key Plan



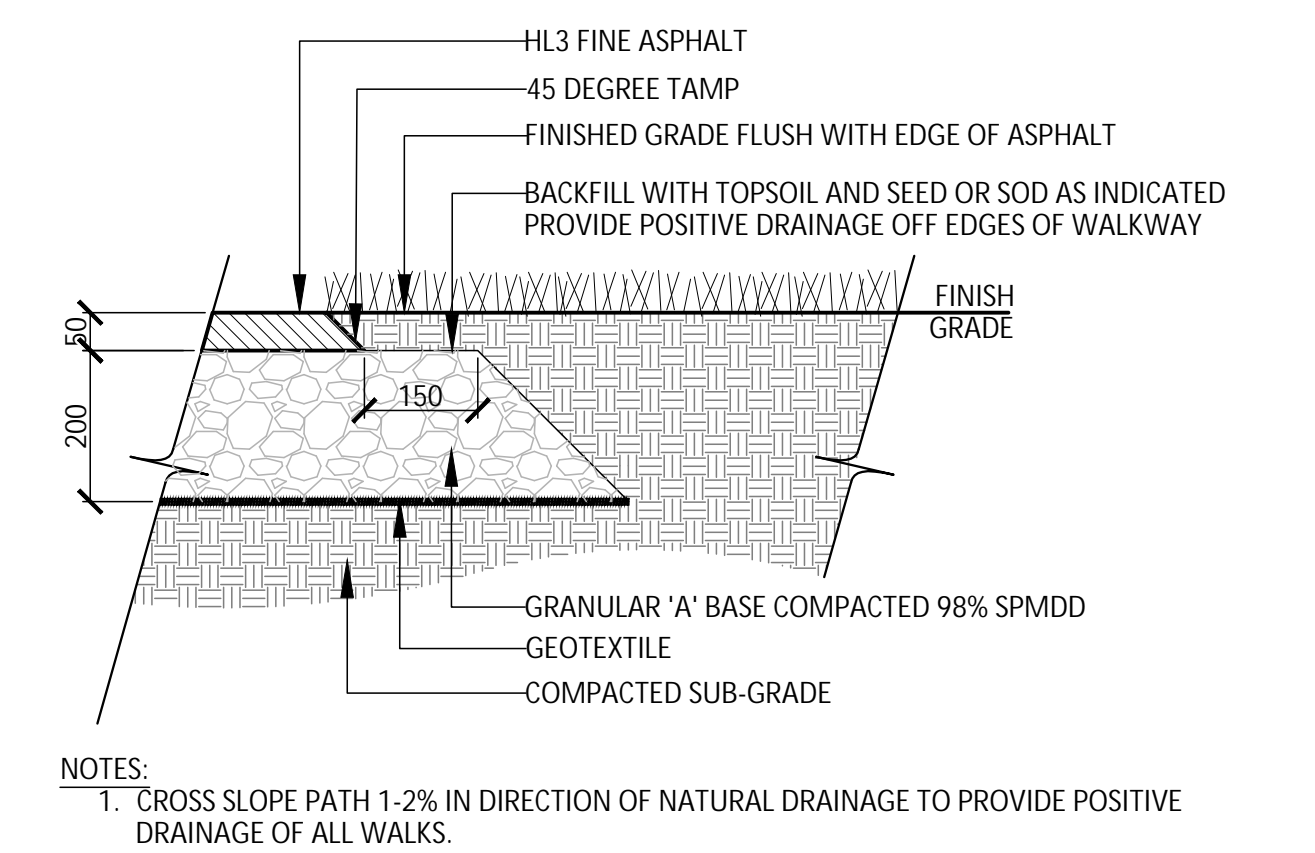
- NOTES:**
1. CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040. REFER TO SPECIFICATIONS.
 2. GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER 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.
 5. ALL DISTURBED AREAS ALONG WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.

1 LIGHT DUTY CONCRETE PAVING
1:10



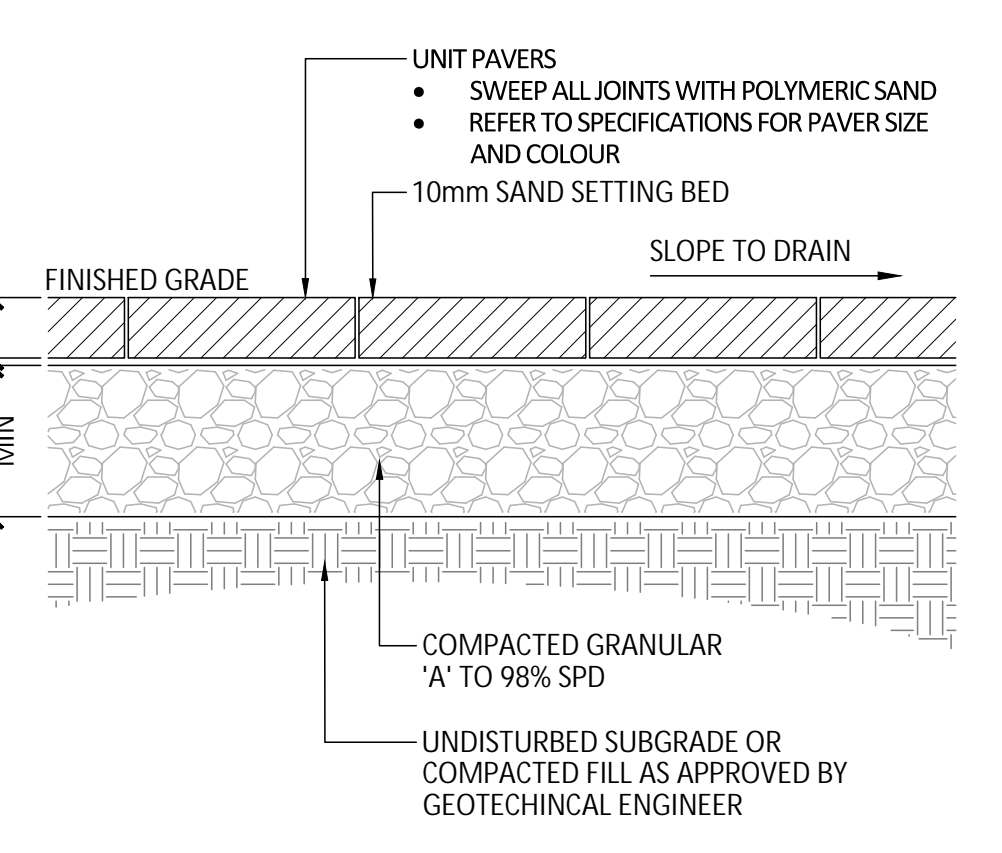
- NOTES:**
1. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

2 CLEARSTONE SURFACE
1:10

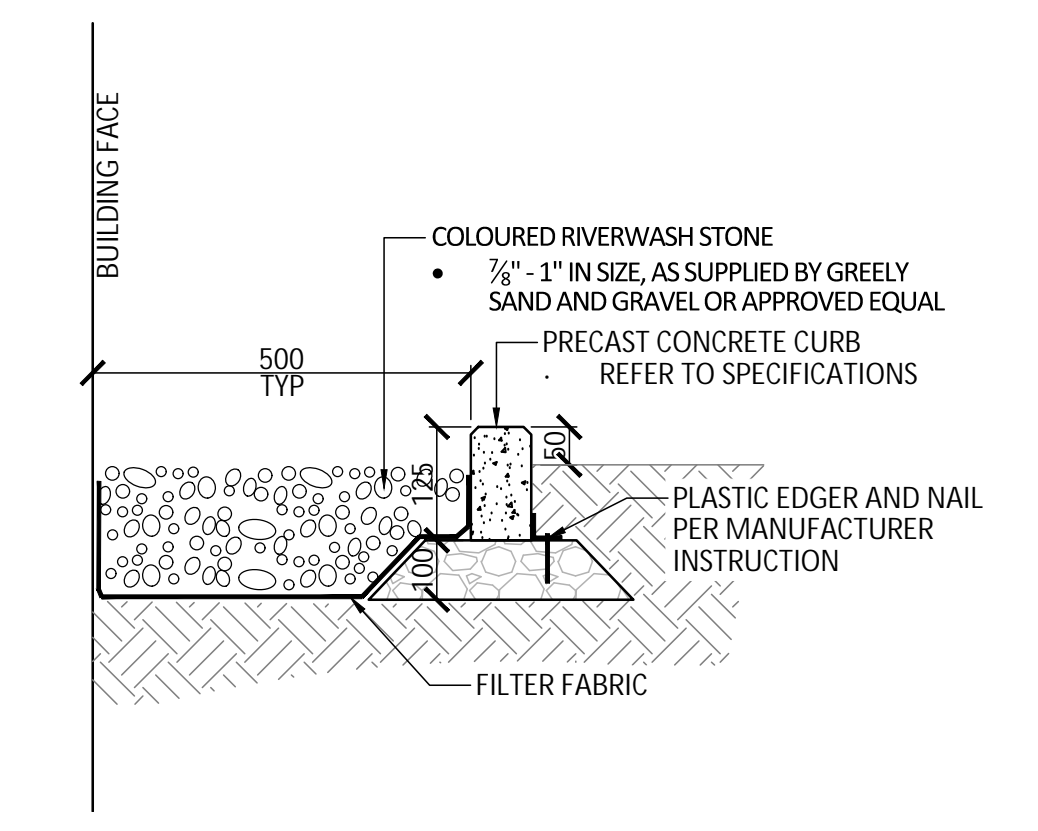


- NOTES:**
1. CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
 2. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 3. ALL DISTURBED AREAS ALONG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

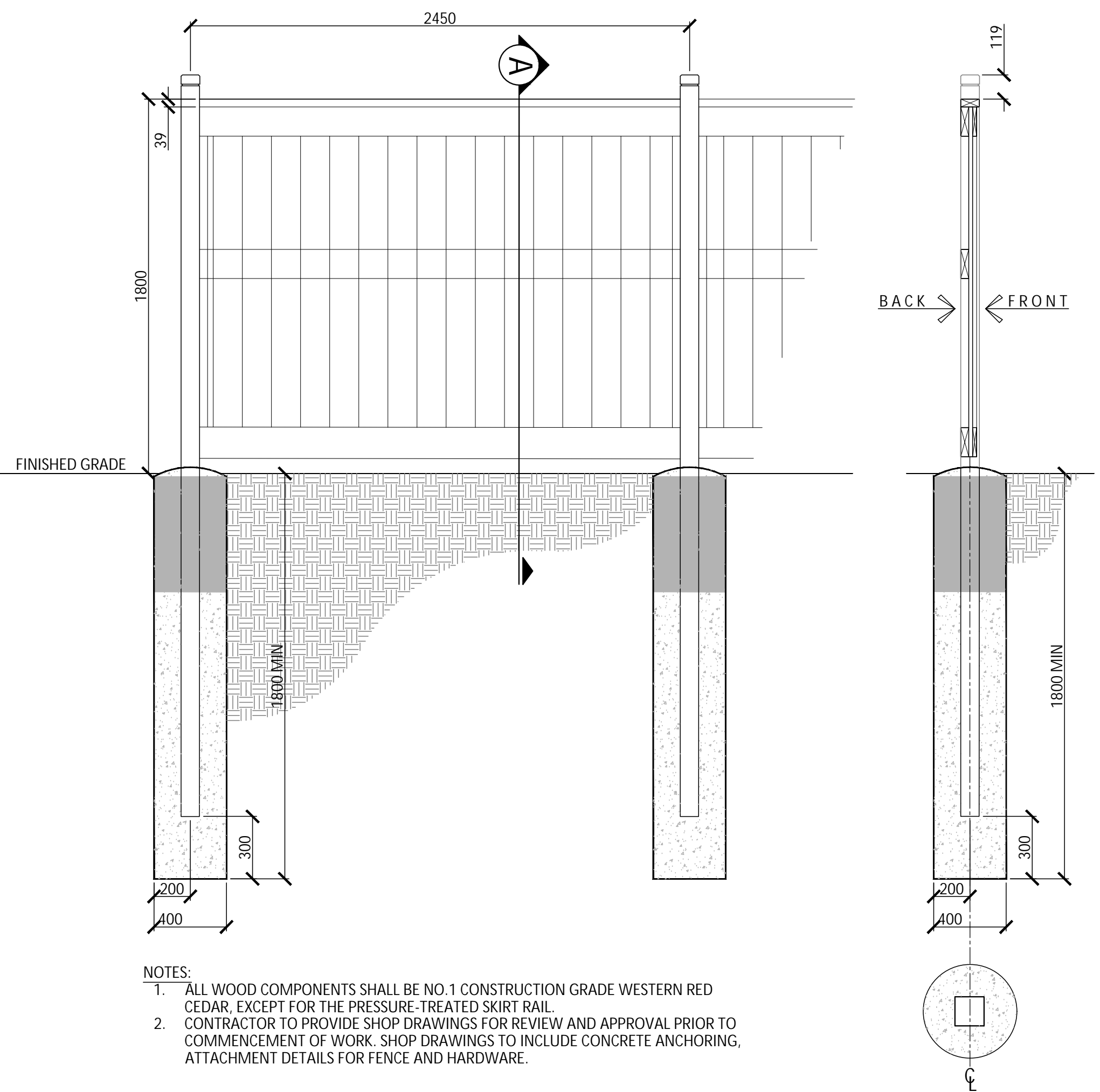
3 LIGHT DUTY ASPHALT PAVING
1:10



4 LIGHT DUTY UNIT PAVING
1:10

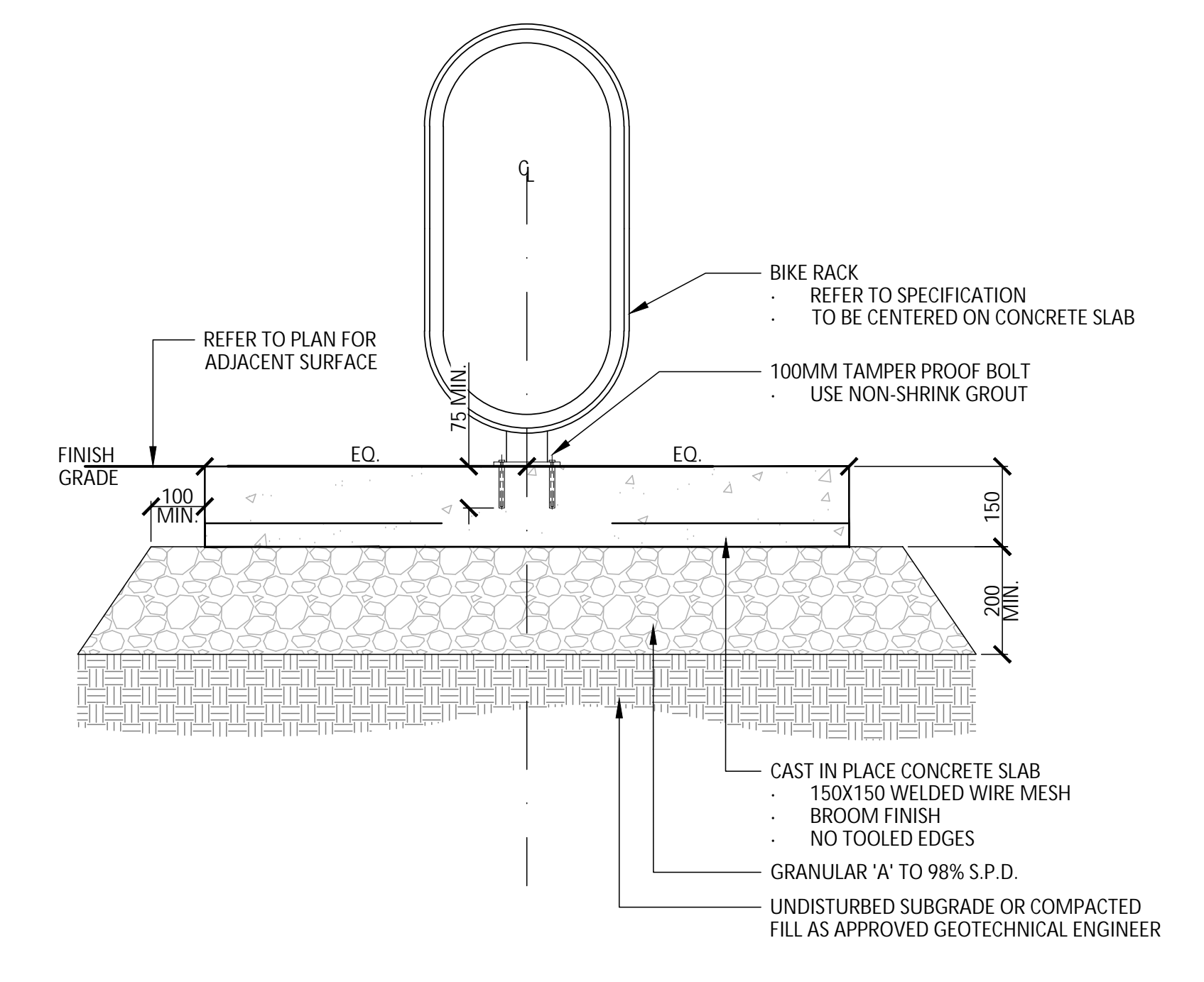


5 MAINTENANCE EDGE
1:10

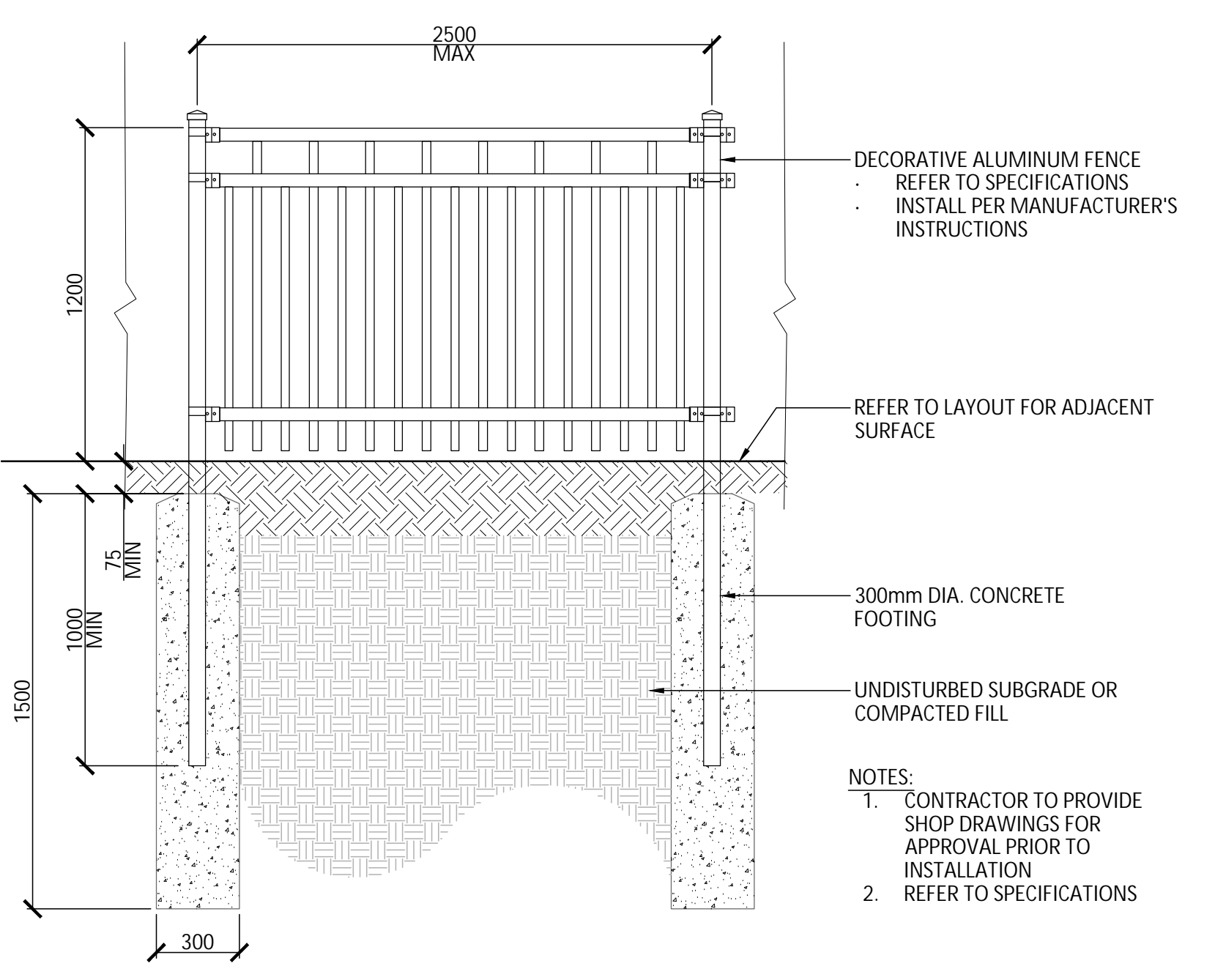


- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO 1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND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

7 1.8m HEIGHT WOOD PRIVACY FENCE
1:20



8 BIKE PARKING
1:10



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

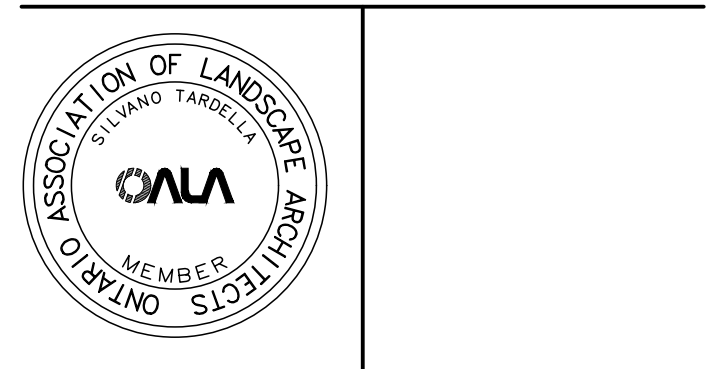
6 1.2m HT. DECORATIVE FENCE
1:20

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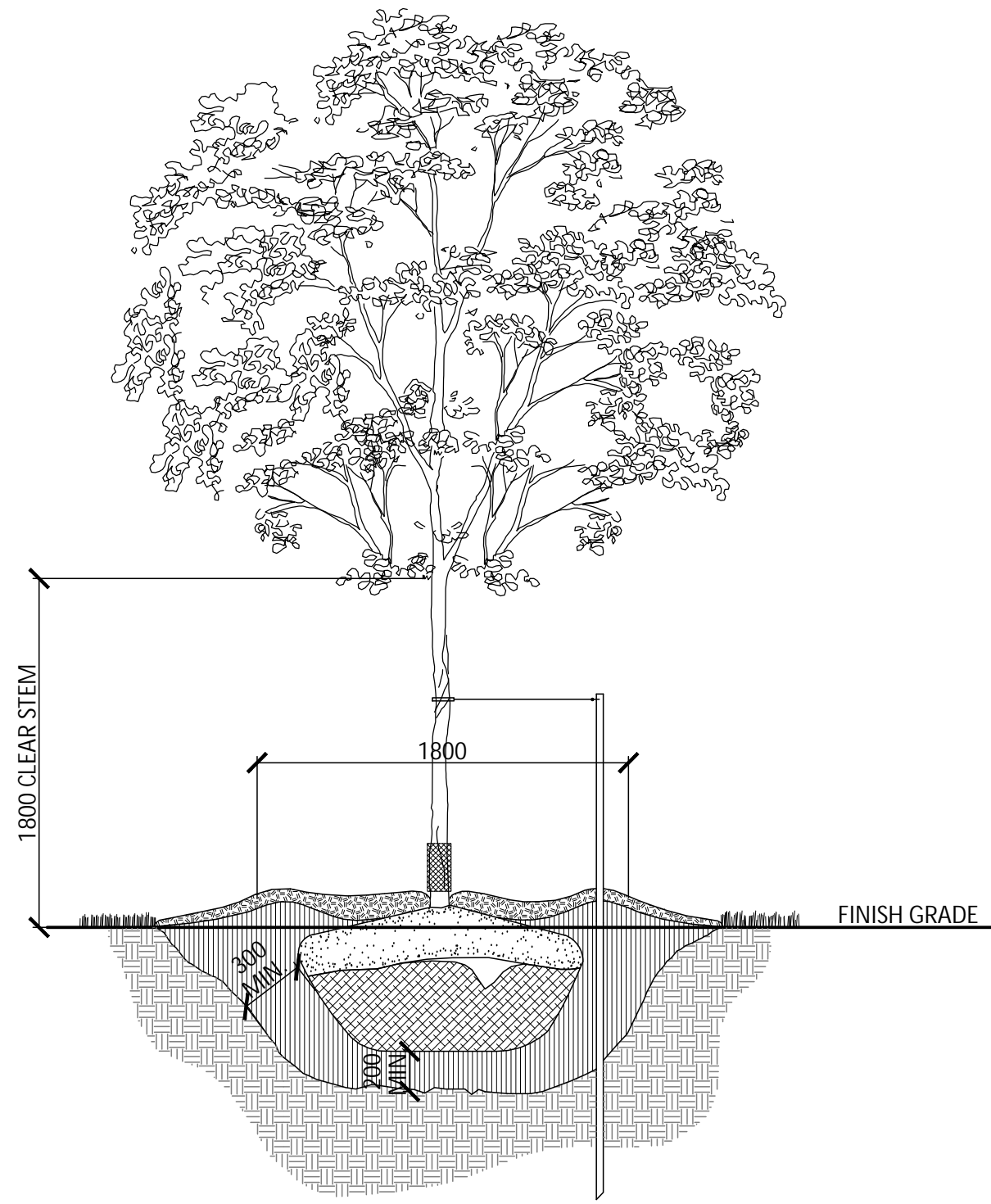
955 BORBRIDGE AVENUE
OTTAWA, ON

Title
LANDSCAPE DETAILS

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

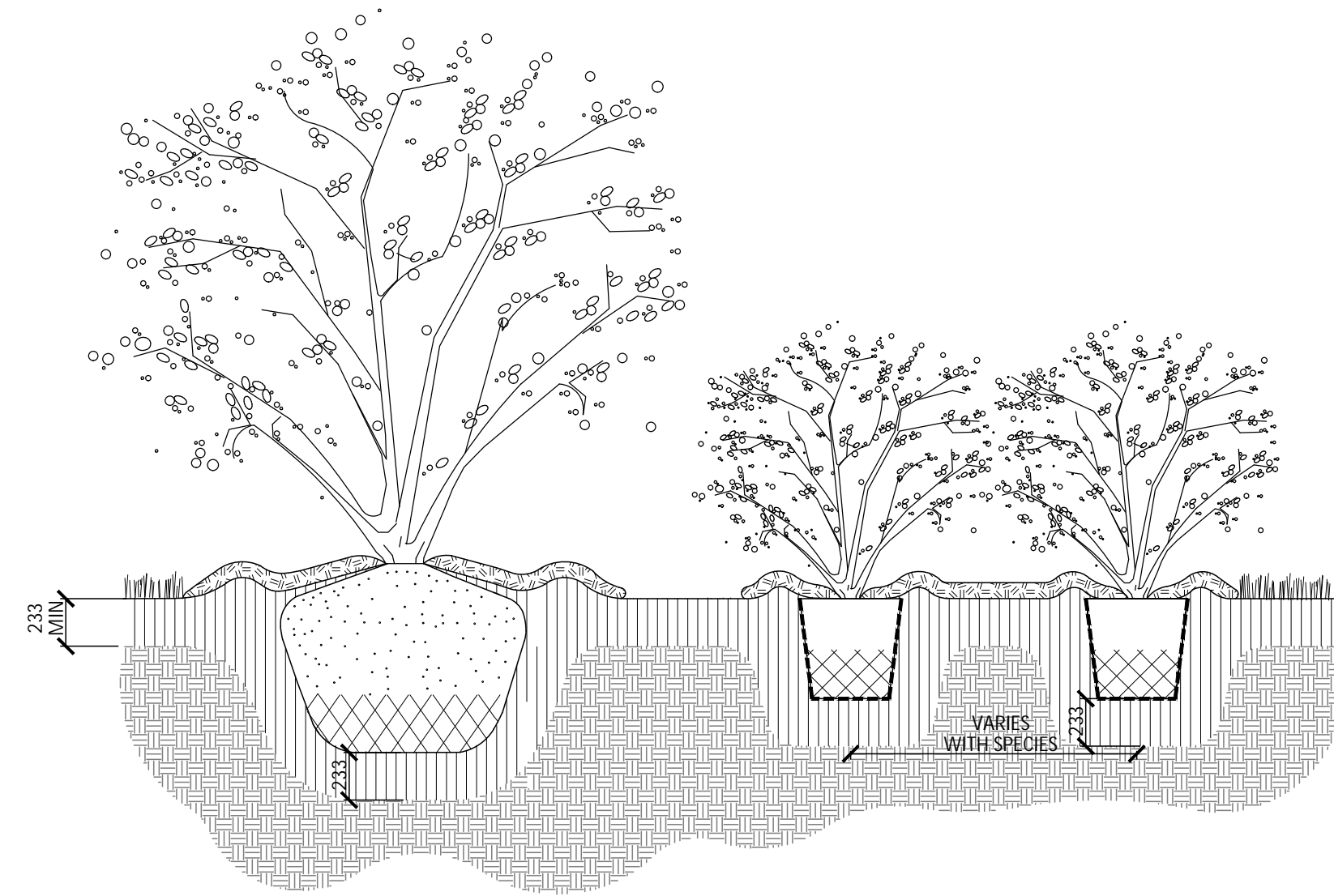
CITY FILE N° DXX-XX-XX-XXXX

PLAN N° XXXXX



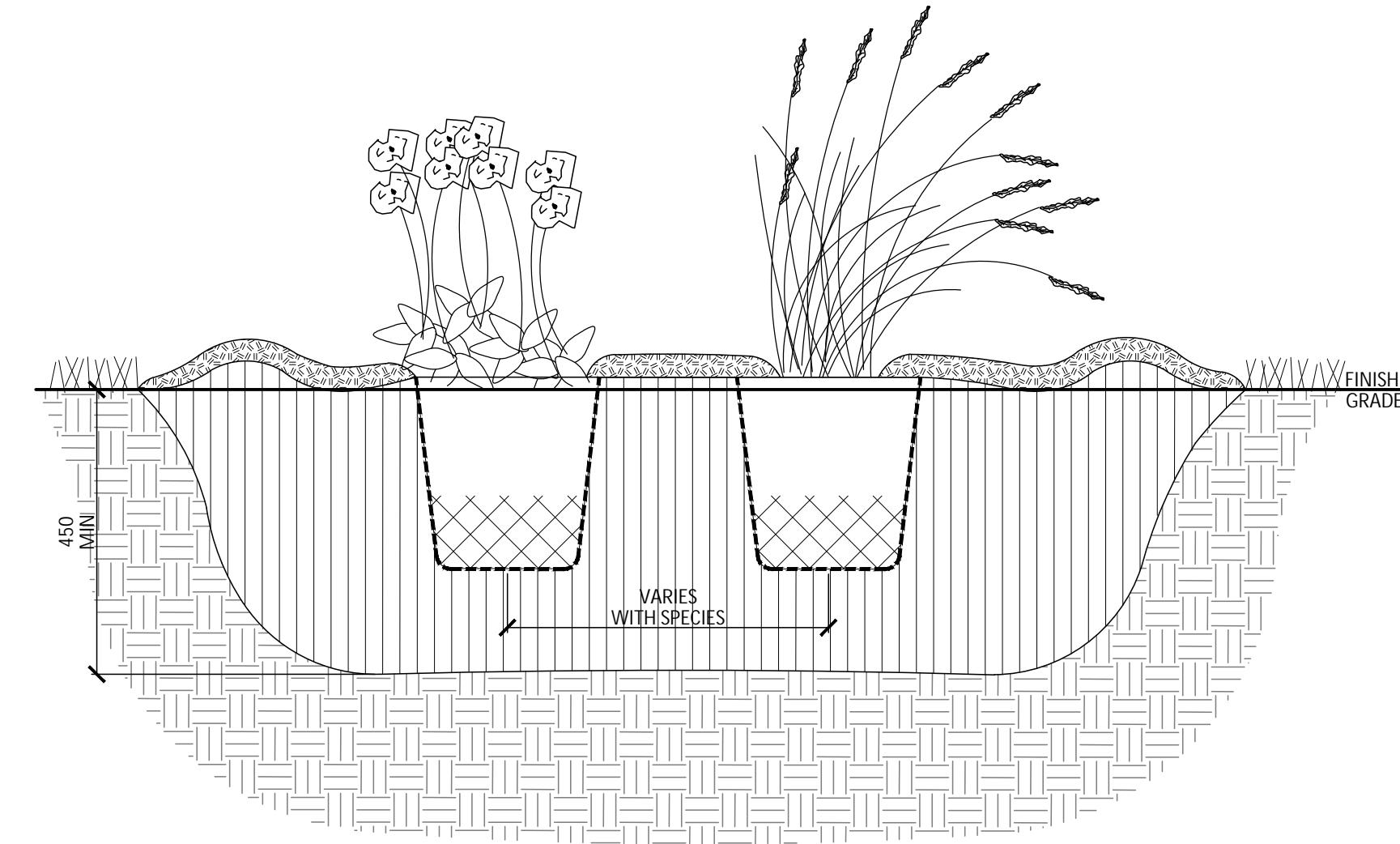
- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

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



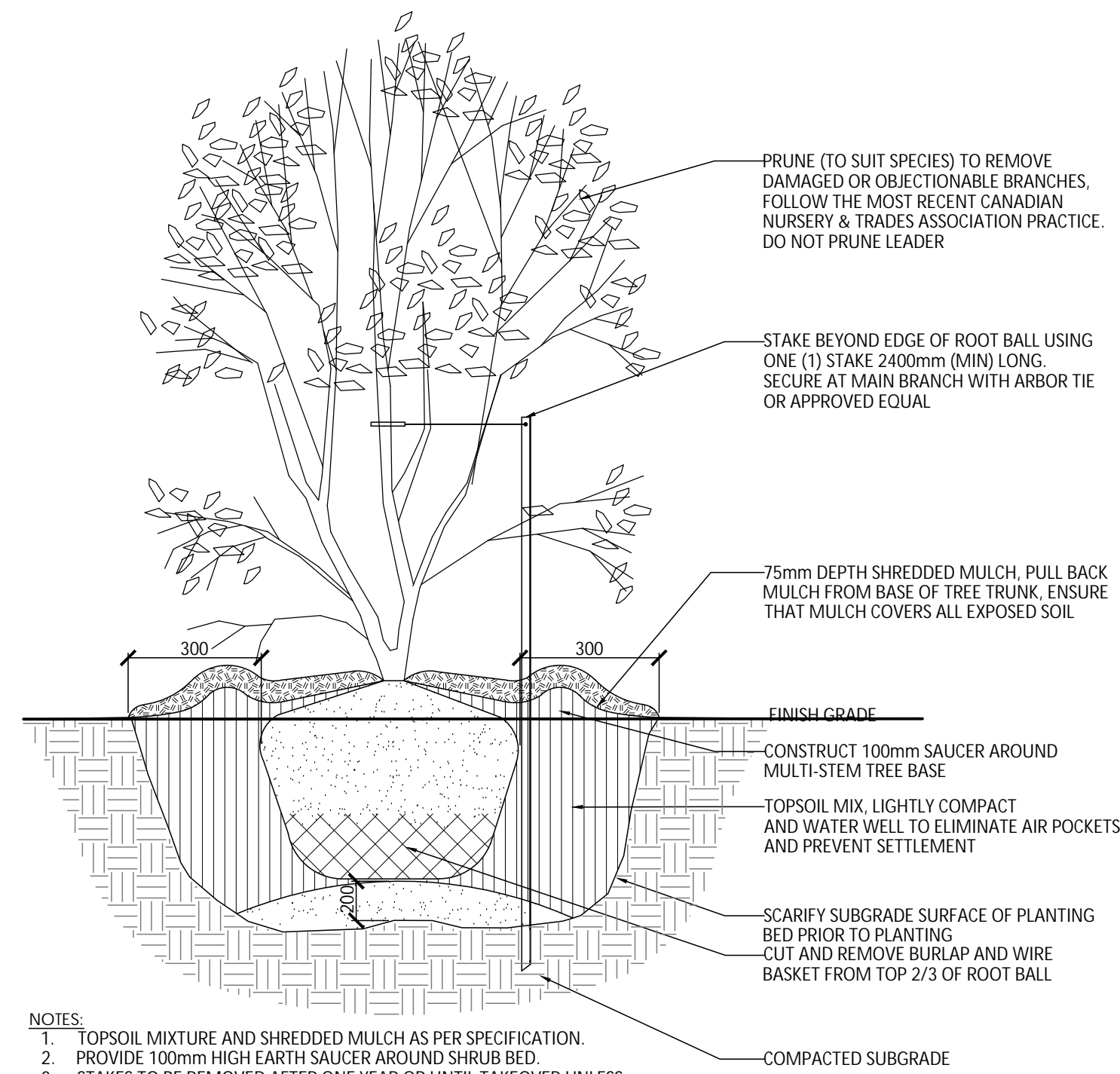
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

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



- 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

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Key Plan

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Project

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OTTAWA, ON

Title
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Date	2024-10-09	Sheet
Scale	AS NOTED	L2.1
Drawn	SW	
Checked	MK	
Job No.	24-251	

PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX