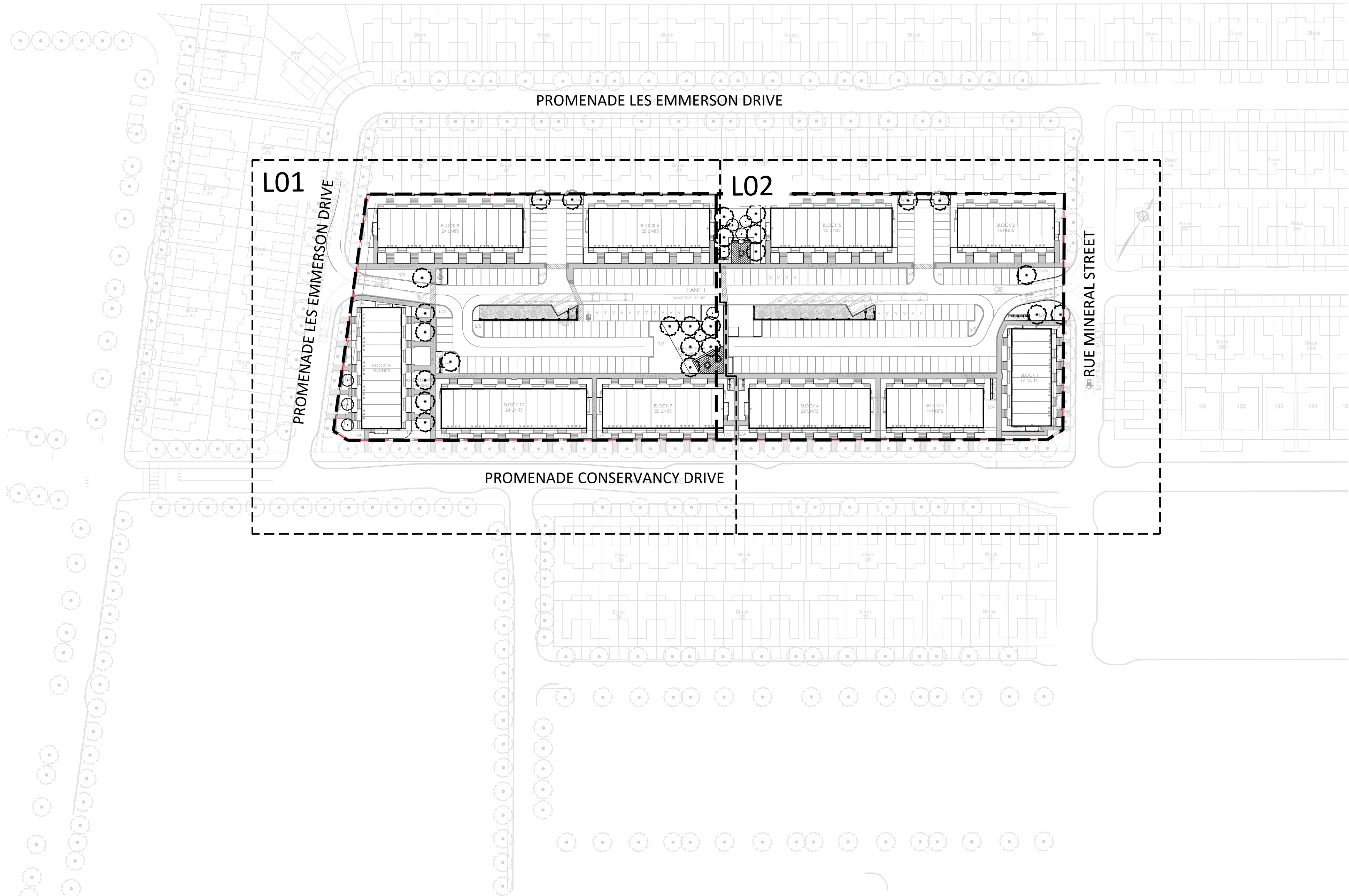


CAIVAN
BCDC EAST PHASE 4

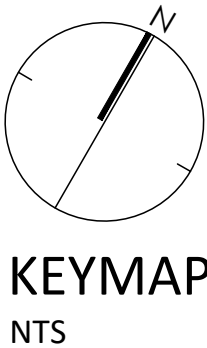
CAIVAN COMMUNITIES NAK design strategies

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)



PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT) - TOTAL: 25 (PRIVATELY OWNED)						
AG	AESCULUS GLABRA	OHIO BUCKEY	4	50mm	B&B	Y
BL	BETULA LENTA	CHERRY BIRCH	4	50mm	B&B	Y
CK	CLADRASTIC KENTUKEA	YELLOW-WOOD	4	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	4	50mm	B&B	Y

DECIDUOUS TREES - SMALL (6-8M HEIGHT) - TOTAL: 9 (PRIVATELY OWNED)						
CC	CARPINUS CAROLINIANA	BLUE BEECH	3	50mm	B&B	Y
CE	CERCIS CANADENSIS	EASTERN REDBUD	6	50mm	B&B	Y
CONIFEROUS SHRUBS - TOTAL: 118 (PRIVATELY OWNED)						
Js	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WITCHITA 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)						
Ap	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEY	35	3 GAL	POT	Y
Cs	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	47	3 GAL	POT	Y

Di	DIERVILLA IONICERA	NORTHERN BUSH HONEYSUCKLE	208	3 GAL	POT	Y
Sa	SPIRAEA ALBA	MEADOWSWEET	100	3 GAL	POT	Y
Po	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	113	3 GAL	POT	Y
ORNAMENTAL GRASSES - TOTAL: 952 (PRIVATELY OWNED)						
cl	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	236	7 GAL	POT	Y
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	178	7 GAL	POT	Y
bg	BOUTELOUA GRACILIS	BLUE GRAMA	230	7 GAL	POT	Y
sh	SPOROBOLUS HETEROLEPIS	PRARIE DROPSEED	182	7 GAL	POT	Y
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	126	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.
- 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.

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).
 - 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).

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

	SINGLE	MULTIPLE	CLAY SOILS
SMALL			
MEDIUM/ CONIFER			
LARGE			

*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH

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			CANOPY (W. OVERLAP): 720m²
PROPOSED STREET TREE CANOPY (BY OTHERS), m² CALCULATION BASED ON PROPOSED TREE SPECIES PROJECTIONS			
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES 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 ARBORETCULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (ONMNR); US FOREST SERVICE; FARRAK, J.L. TREES IN CANADA; UNIVERSITY OF QUELPH ABBOTTEUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 14.33%

TREE QUANTITY CALCULATION

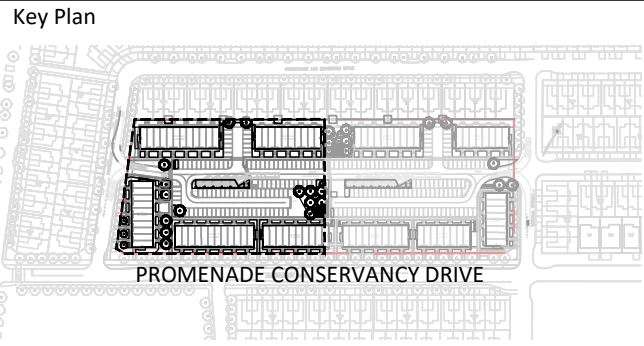
- 8 TREES PER 16-UNIT STACKED CONDO (3) = 24 TREES
- 10 TREES PER 20-UNIT STACKED CONDO (5) = 50 TREES
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TOTAL: 98 TREES REQ'D FOR 196 UNITS (1 TREE PER 2 UNITS)

TOTAL TREES PROPOSED: 34
DIFFERENCE: -64*

*NOTE: ANY SHORTFALL IN THE FINAL PLAN WILL BE MADE UP IN THE JOCK RIVER CORRIDOR RESTORATION

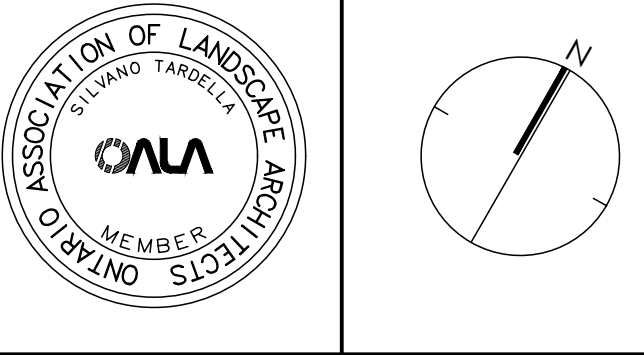
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LEGEND	
	PROPERTY LINE
FENCING	
	WASTE ENCLOSURE FENCE
	WOOD PRIVACY FENCE
PLANTING	
	MEDIUM DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	TREE CANOPY PROJECTION
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	GRASSES/PERENNIALS
	SODDING
PAVING	
	ASPHALT PAVING
	CIP CONCRETE 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
4	Issued for Third Submission	Mar 26/25
3	Issued for Second Submission	Jan 21/25
2	Re-issued for First Submission	Sept 30/24
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Revision		
City Approval Stamp		

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



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1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
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Project

BCDC
OTTAWA, ON

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

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TREE QUANTITY CALCULATION

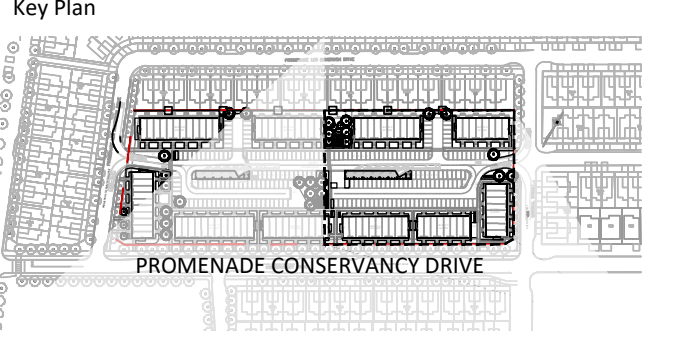
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TOTAL TREES PROPOSED: 34
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LEGEND

FENCING

- PROPERTY LINE
- 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

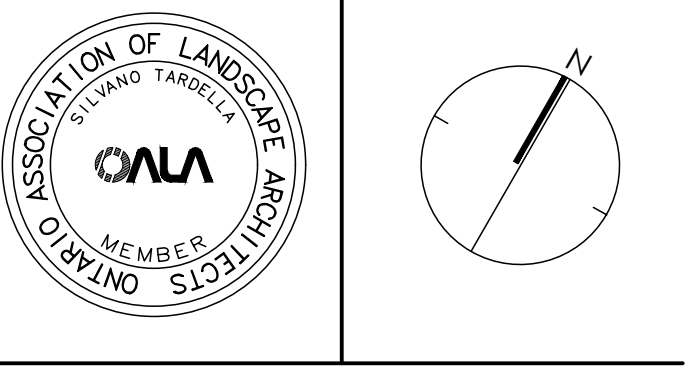
- TREE SPECIES
- QUANTITY
- SHRUB SPECIES
- QUANTITY

DETAIL KEY

- DETAIL NO.
- SHEET NO.

No.	Description	Date
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Revision		
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PROPERTY INFORMATION
Part of Lot 14, Concession 3 (Rideau Front), Geographic Township of Nepean Part of PIN 04595-4929 (LT)



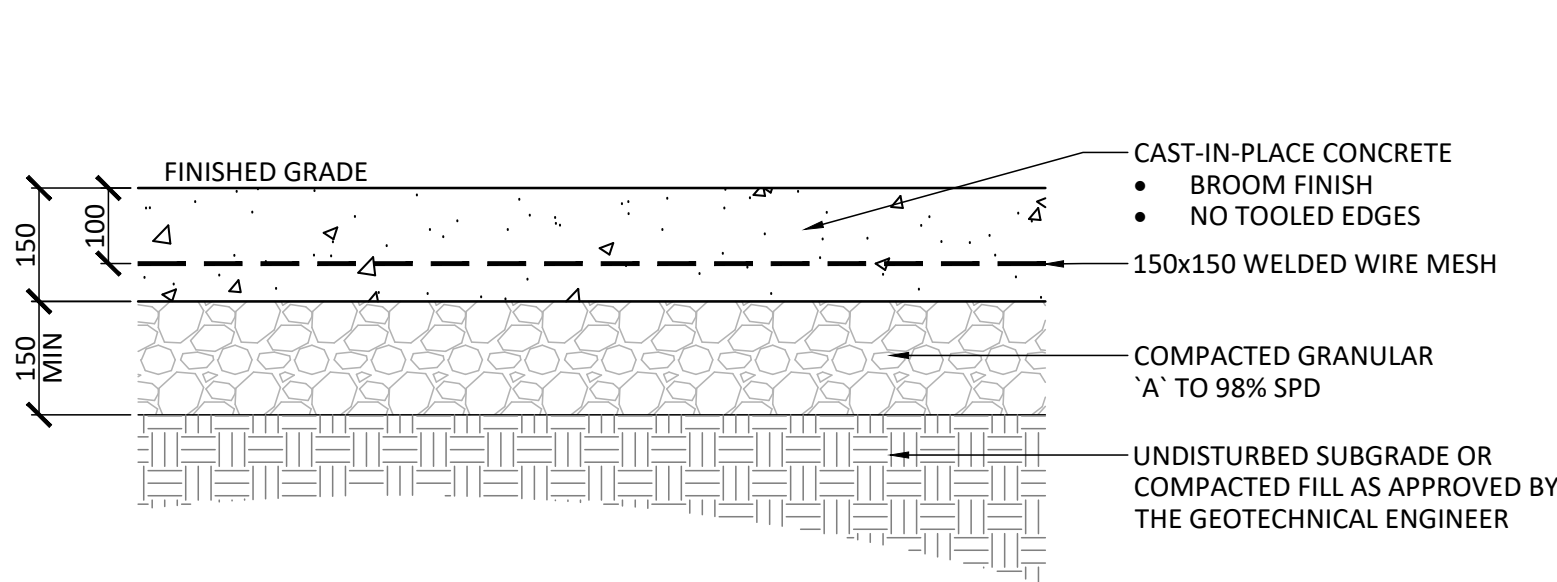
NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 416.237.2345 NAKDESIGNSTRATEGIES.COM

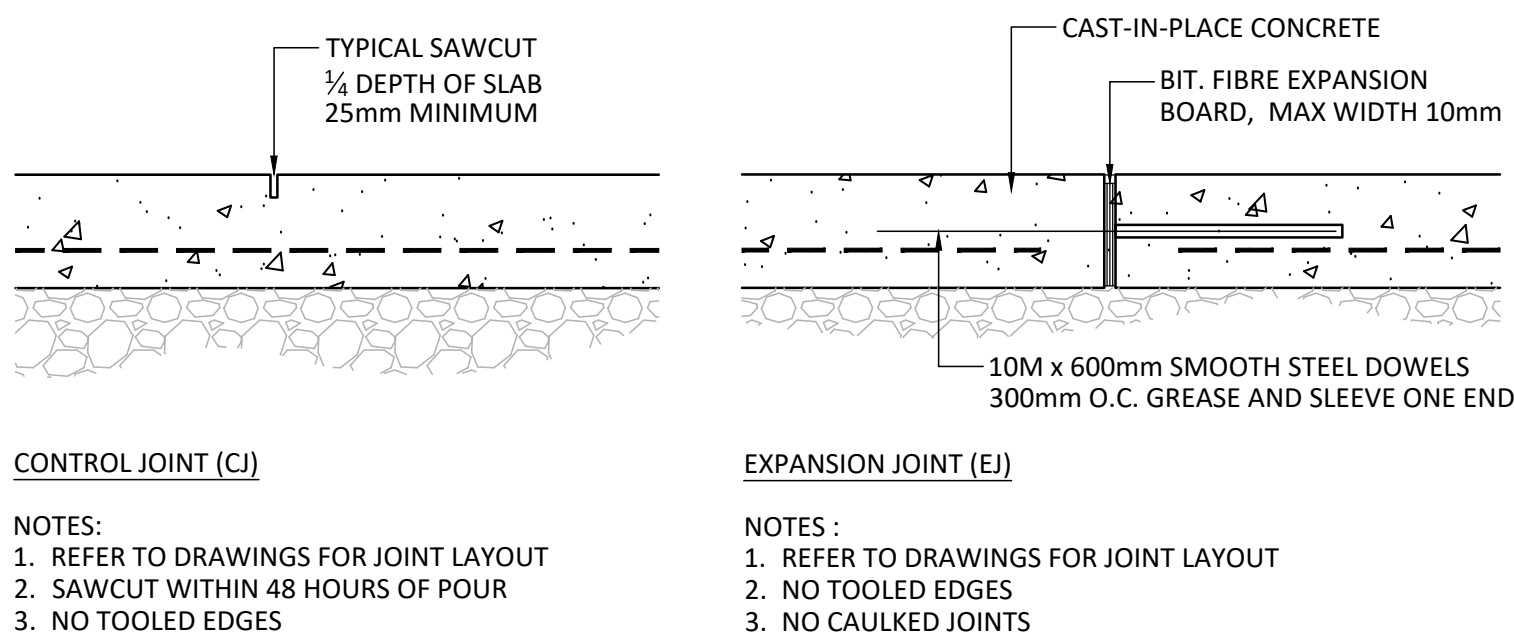
Project

BCDC
OTTAWA, ON

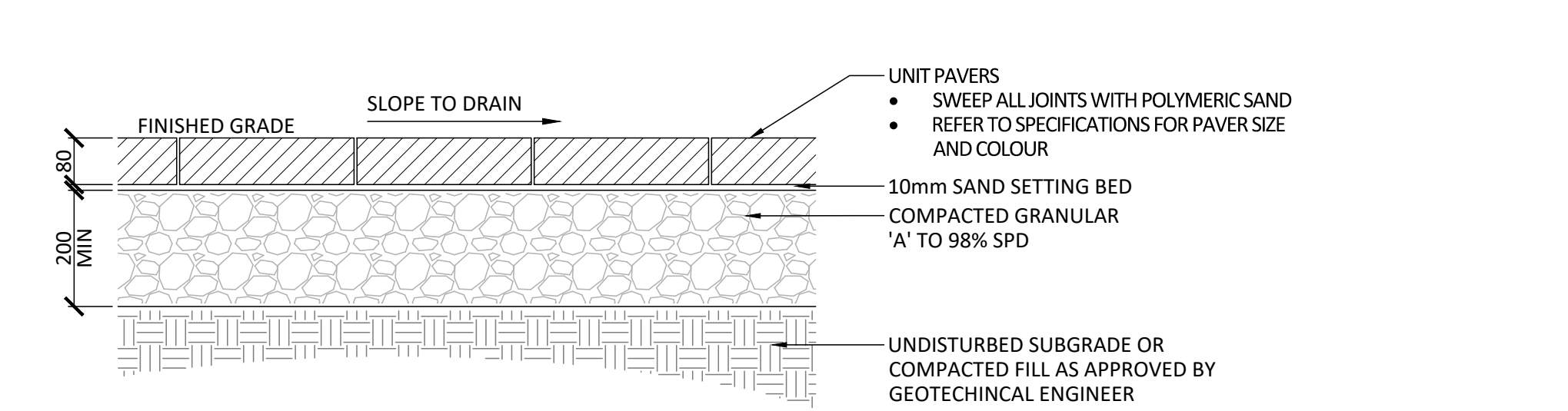
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Job No.	24-154
Sheet	
L02	



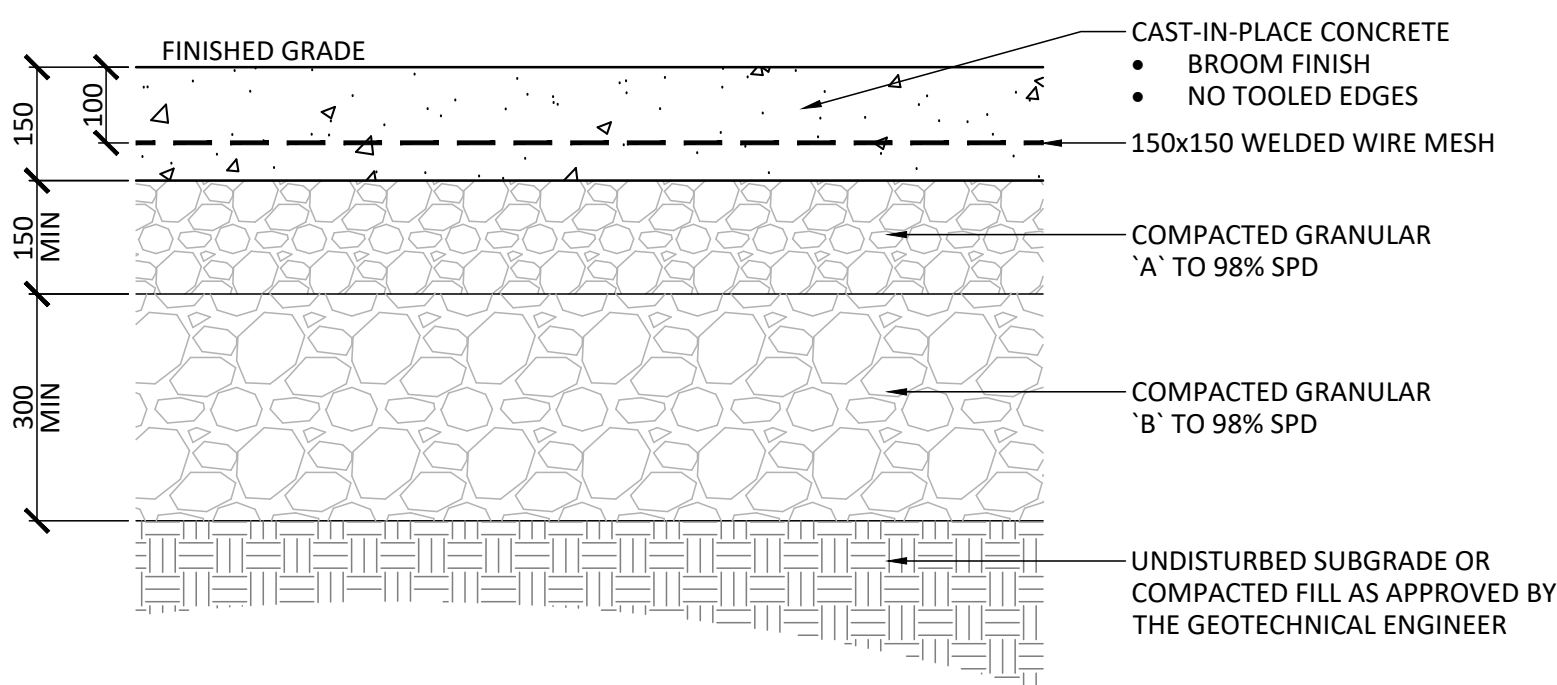
1 PEDESTRIAN CONCRETE PAVING
1:10



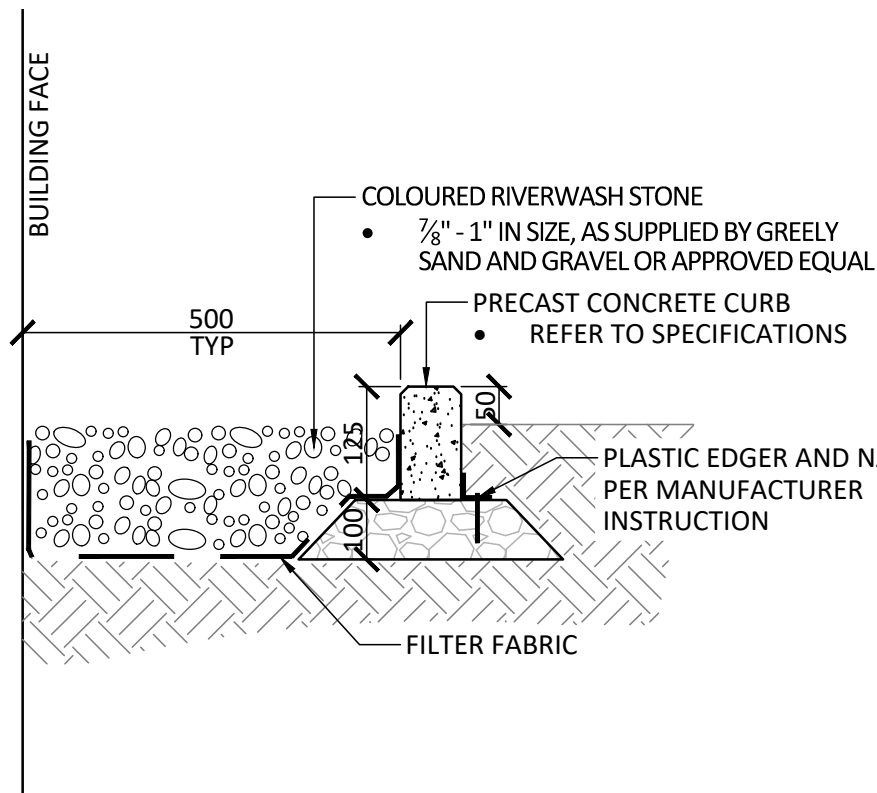
2 PEDESTRIAN CONCRETE JOINTING
1:10



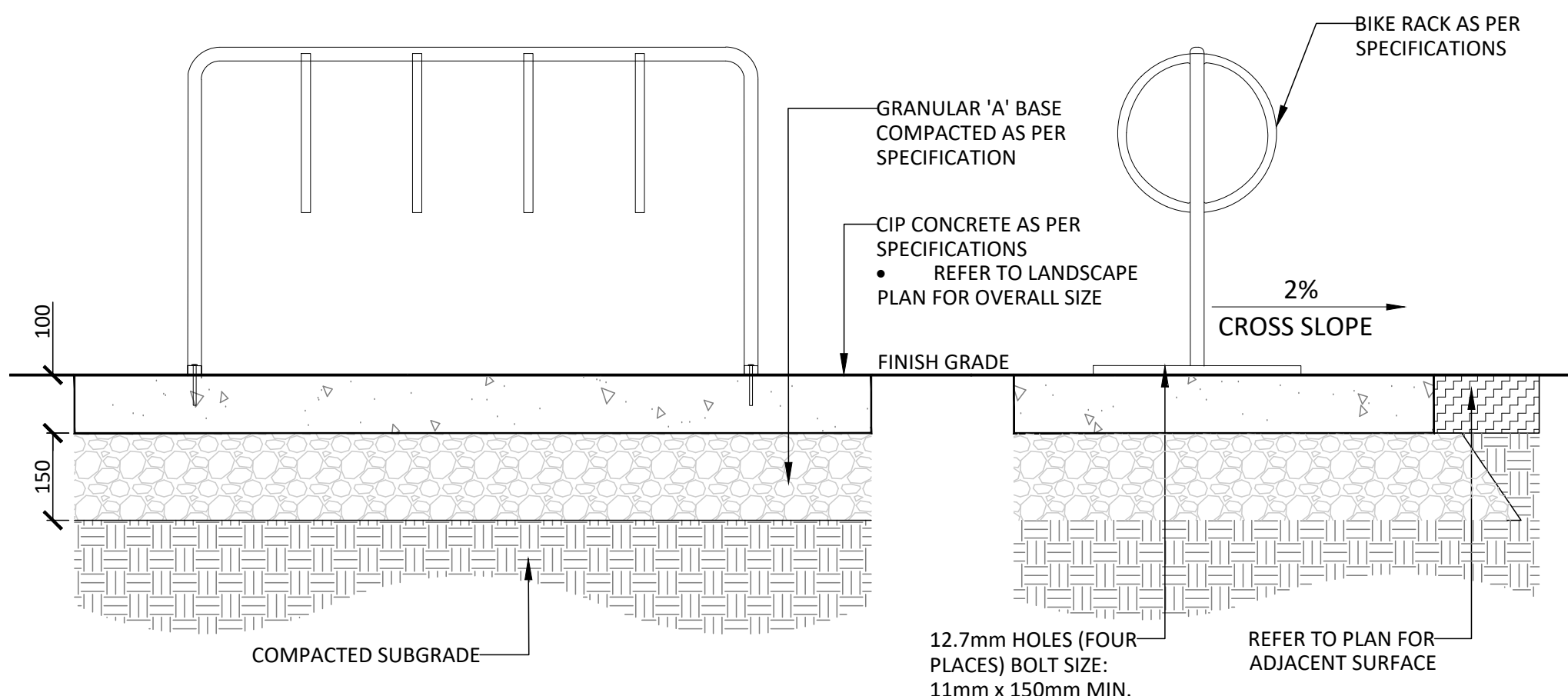
3 UNIT PAVING
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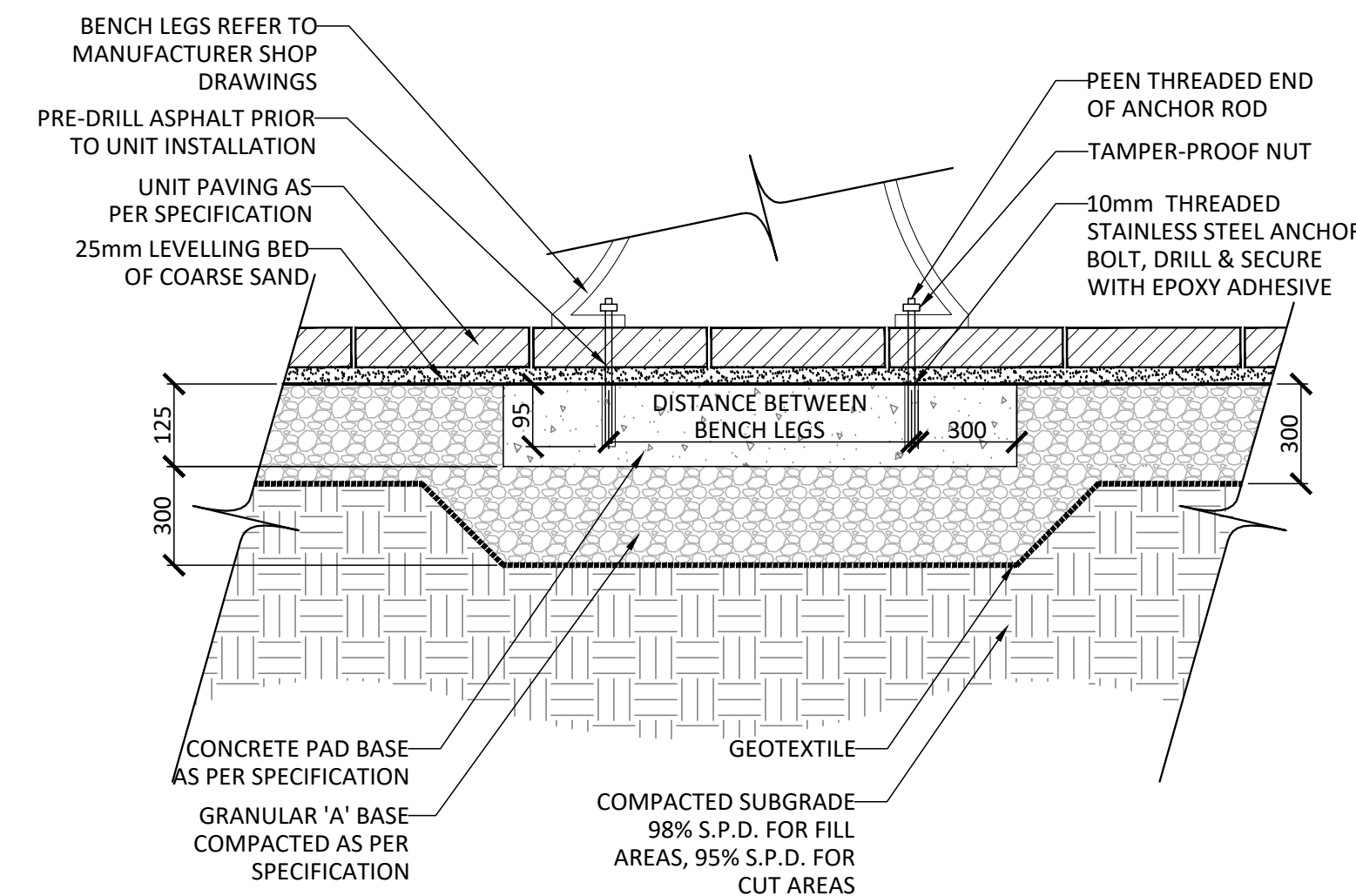
4 HEAVY DUTY CONCRETE PAVING
1:10



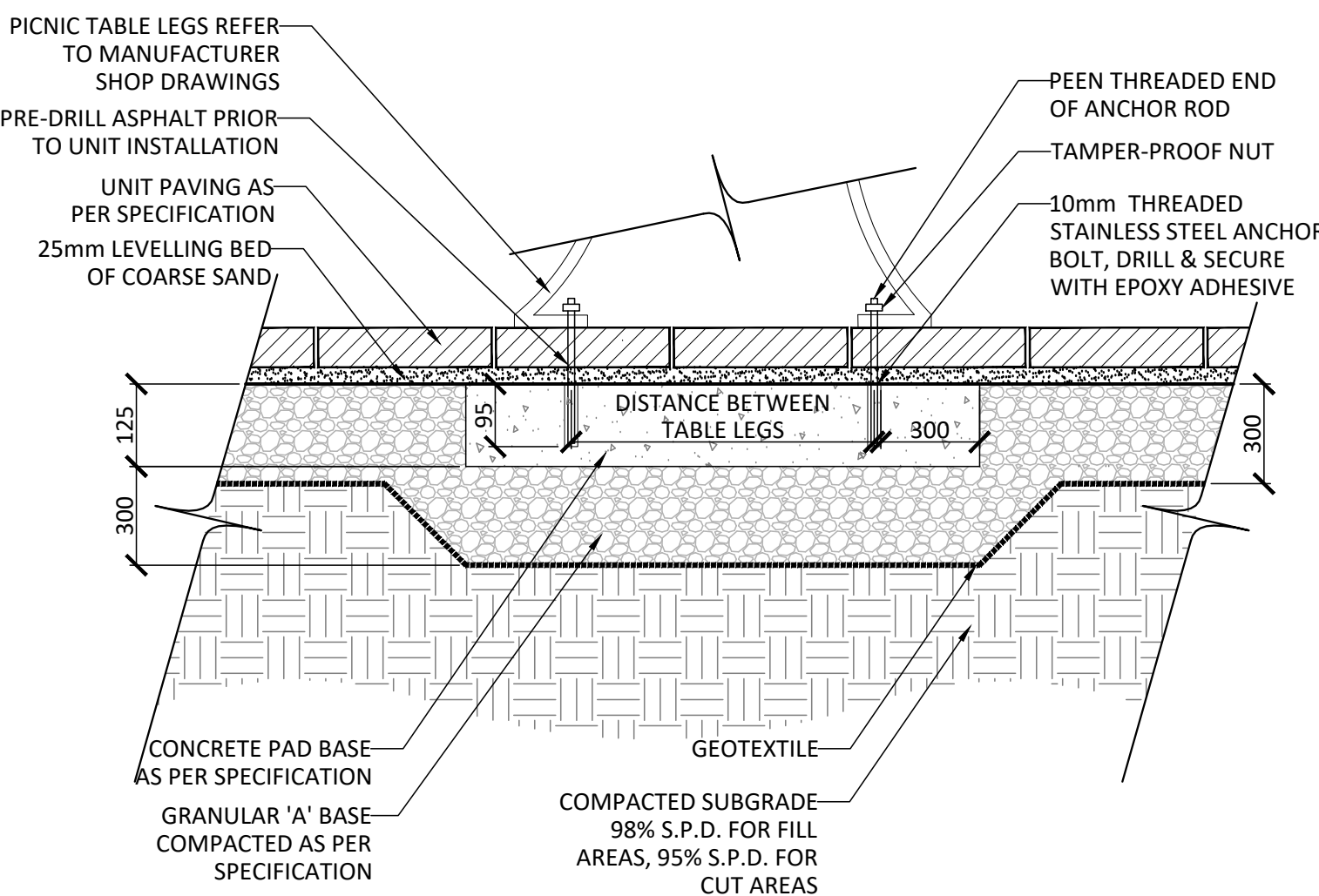
5 MAINTENANCE EDGE
1:10



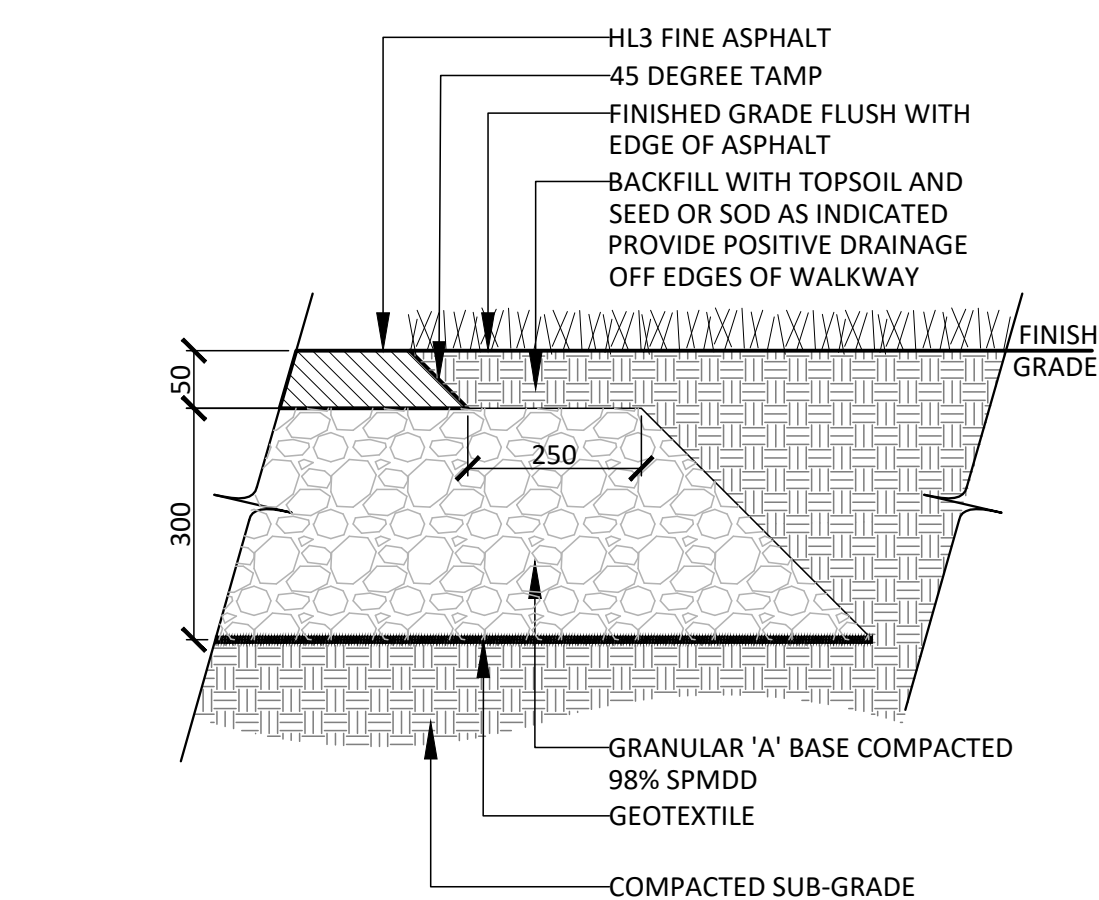
6 BICYCLE PARKING
1:10



7 BENCH ON UNIT PAVING WITH CONCRETE PAD
1:10



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



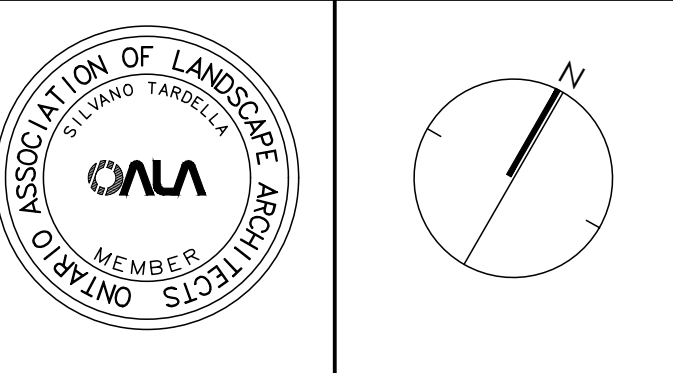
9 LIGHT DUTY ASPHALT PAVING
1:10

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Key Plan

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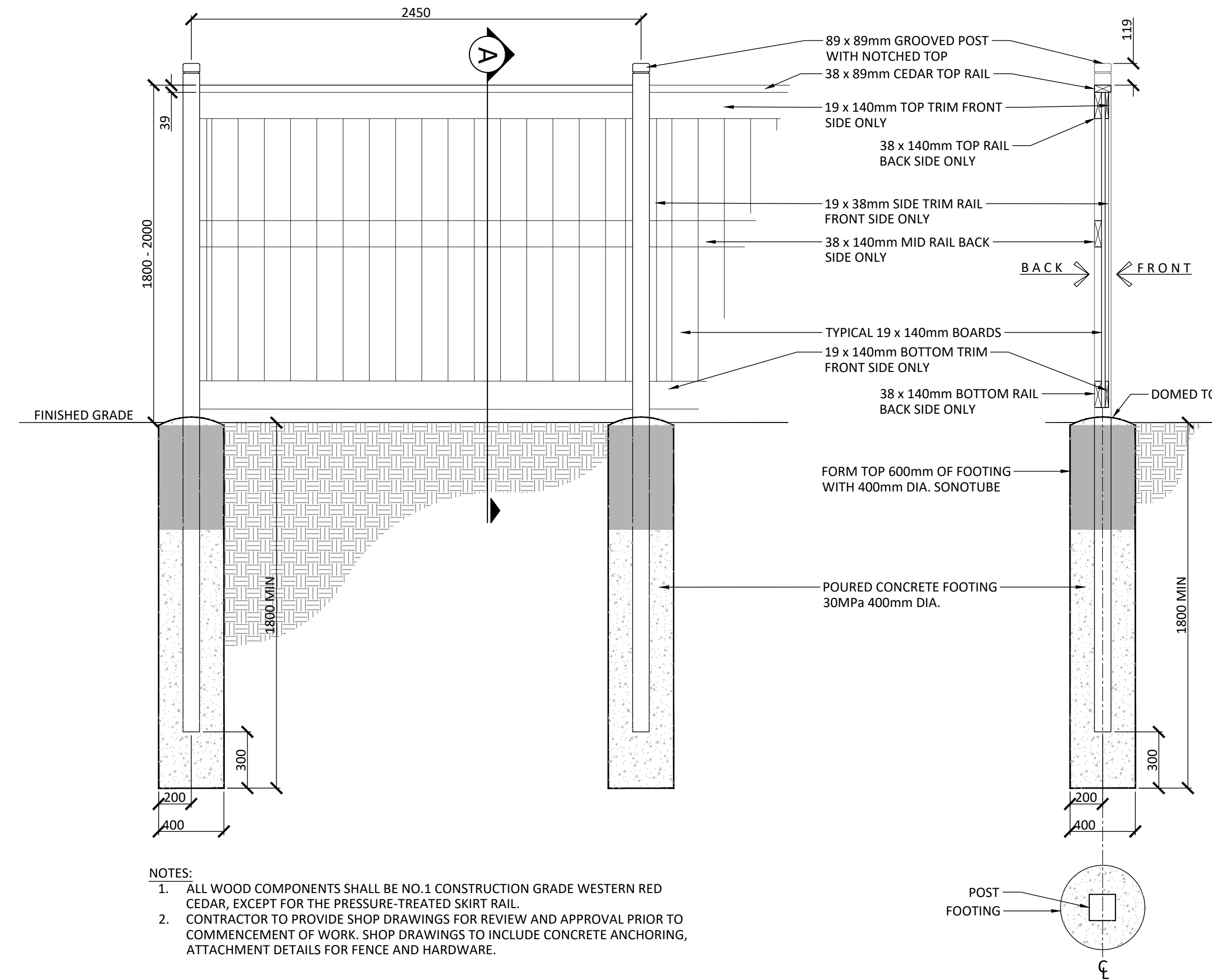
PROPERTY INFORMATION
Part of Lot 14, Concession 3 (Rideau Front), Geographic Township of Nepean Part of PIN 04595-4929 (LT)



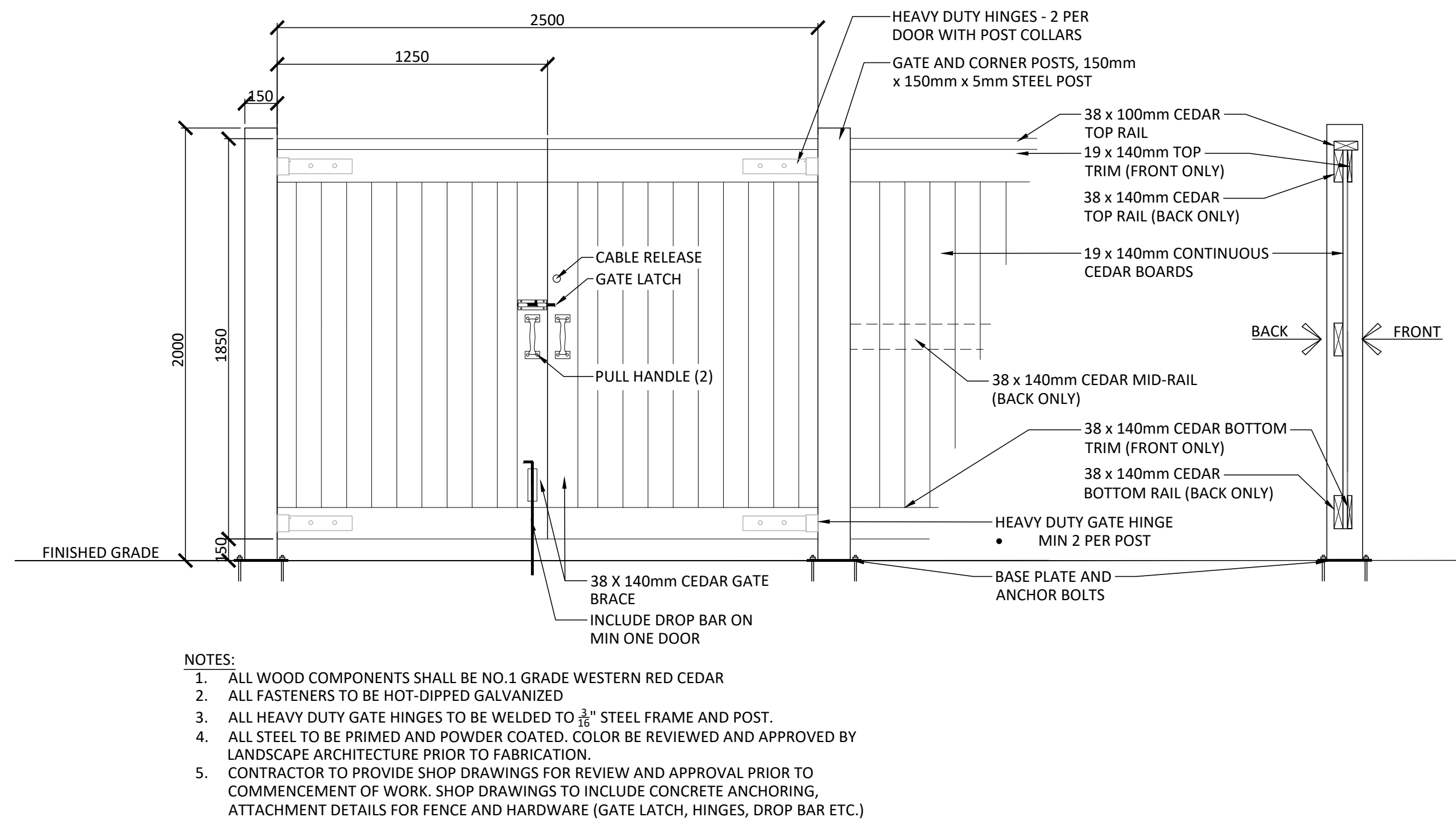
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Project

BCDC
OTTAWA, ON

Title		
LANDSCAPE DETAILS		
Date	2024-08-12	Sheet
Scale	AS NOTED	L03
Drawn	SW	
Checked	SC	
Job No.	24-154	



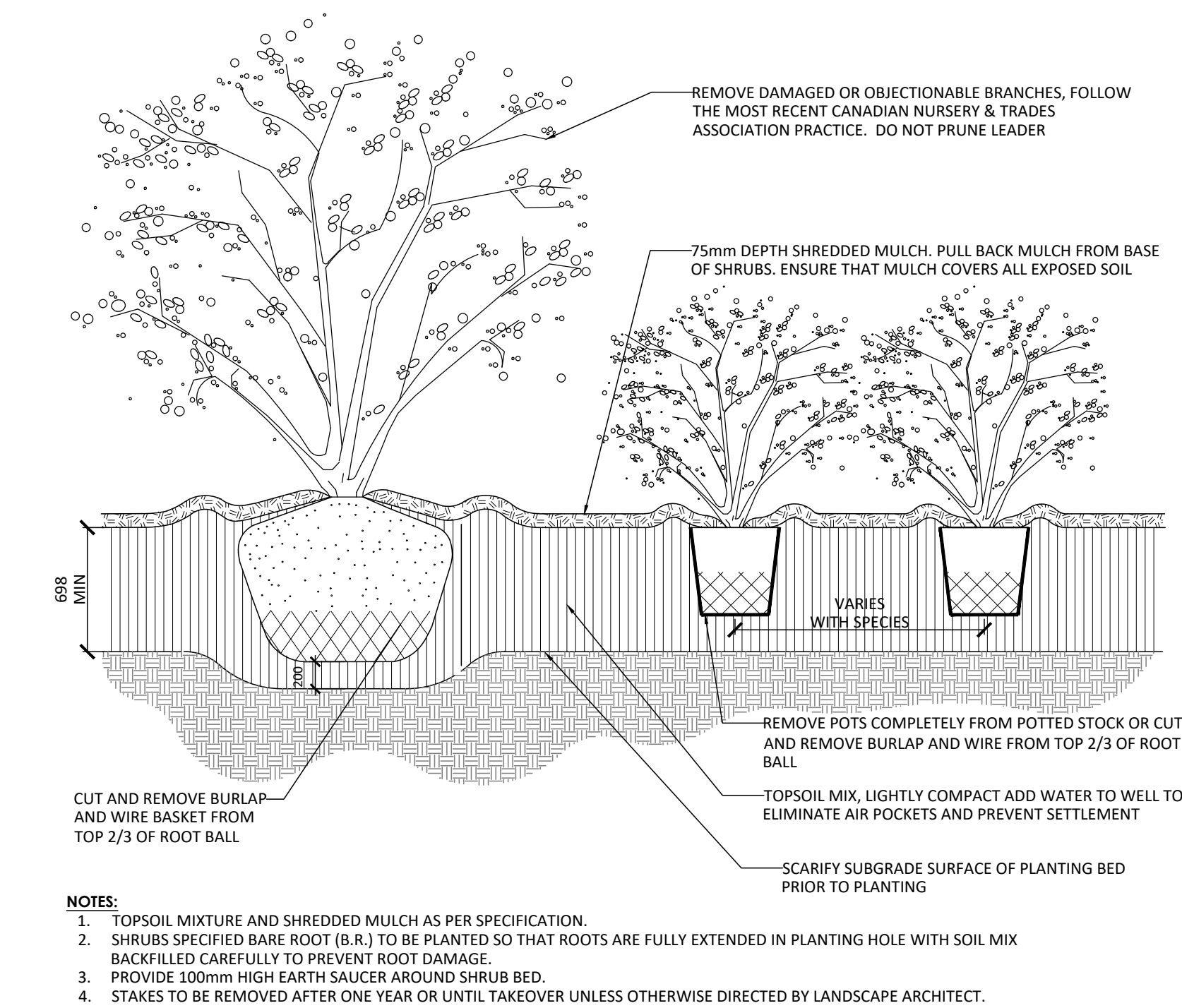
- NOTES:
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND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



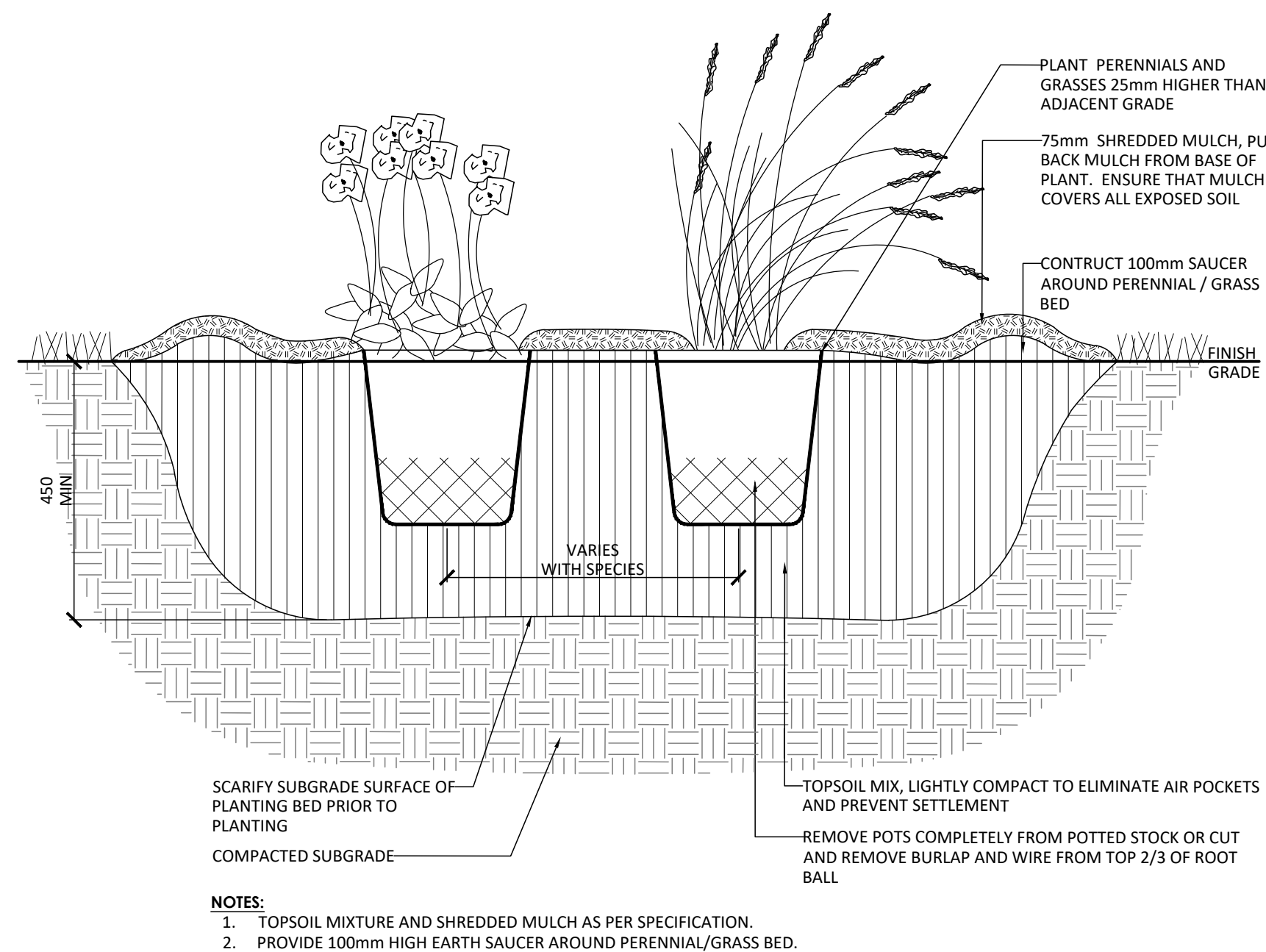
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1. ALL WOOD COMPONENTS SHALL BE NO.1 GRADE WESTERN RED CEDAR
 2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED
 3. ALL HEAVY DUTY GATE HINGES TO BE WELDED TO $\frac{3}{8}$ " STEEL FRAME AND POST.
 4. ALL STEEL TO BE PRIMED AND POWDER COATED. COLOR BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECTURE PRIOR TO FABRICATION.
 5. 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 (GATE LATCH, HINGES, DROP BAR ETC.)

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

2 2.0m HEIGHT WASTE ENCLOSURE GATE
1:20



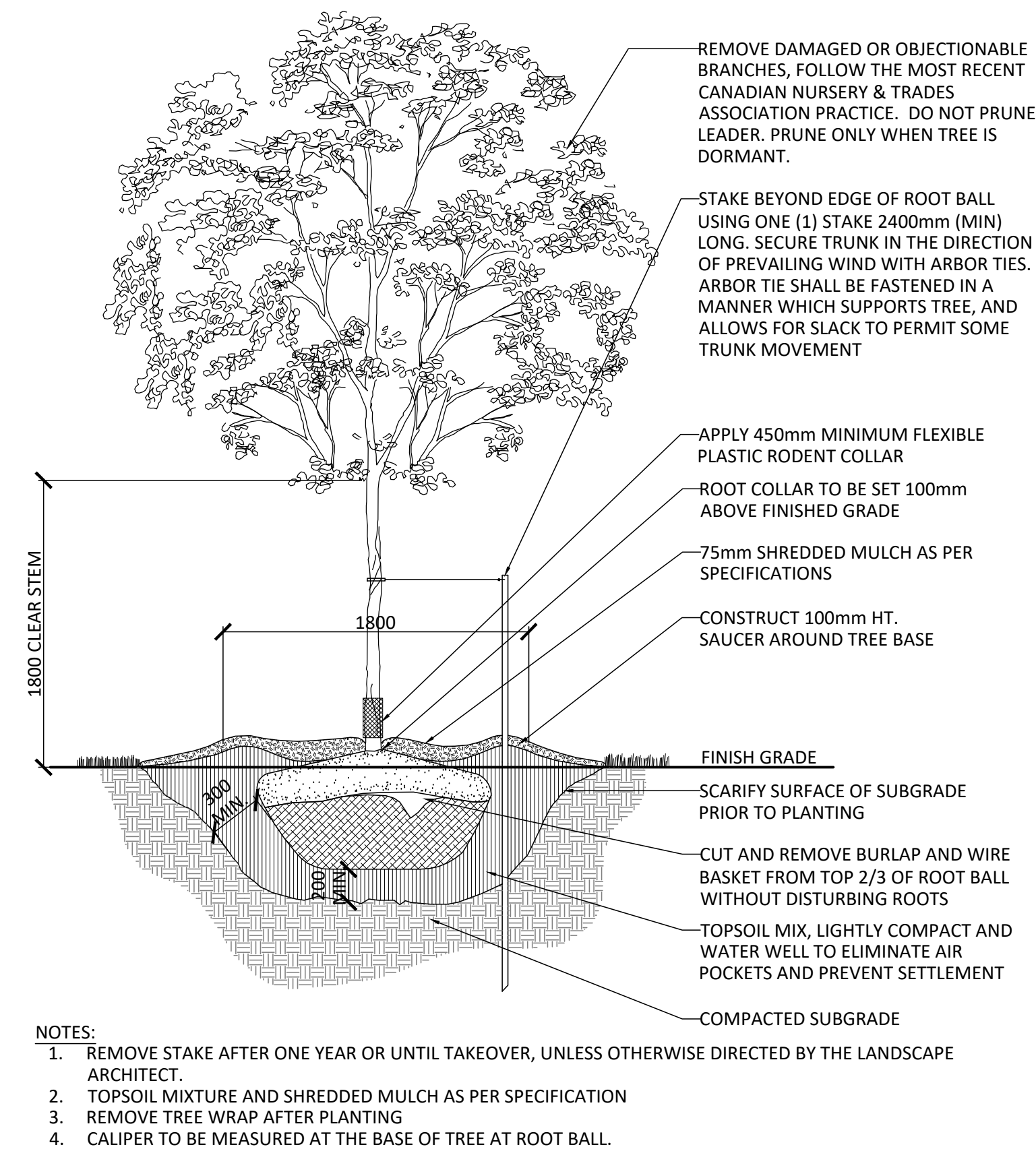
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOT (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 4. STAKES TO BE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



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

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

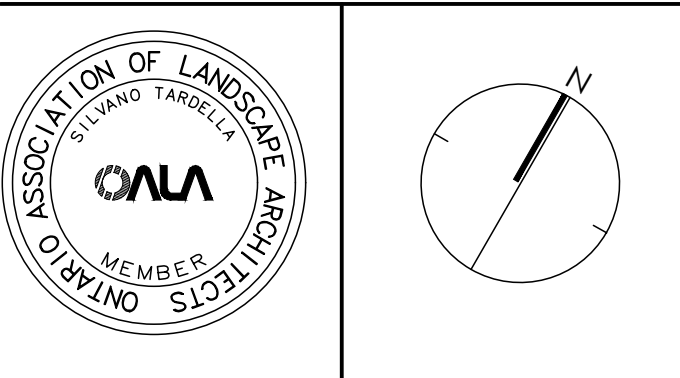
Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

Key Plan

No.	Description	Date
4	Issued for Third Submission	Mar 26/25
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)



1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 413.237.2345
Project

BCDC
OTTAWA, ON

Title
LANDSCAPE DETAILS

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

L04

PLAN N° 18754

CITY FILE N° D07-12-24-0097