

BLOCK 174
COMMERCIAL

955 BORBRIDGE

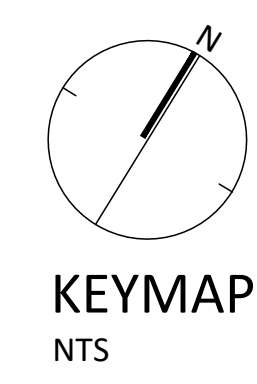
RICHCRAFT

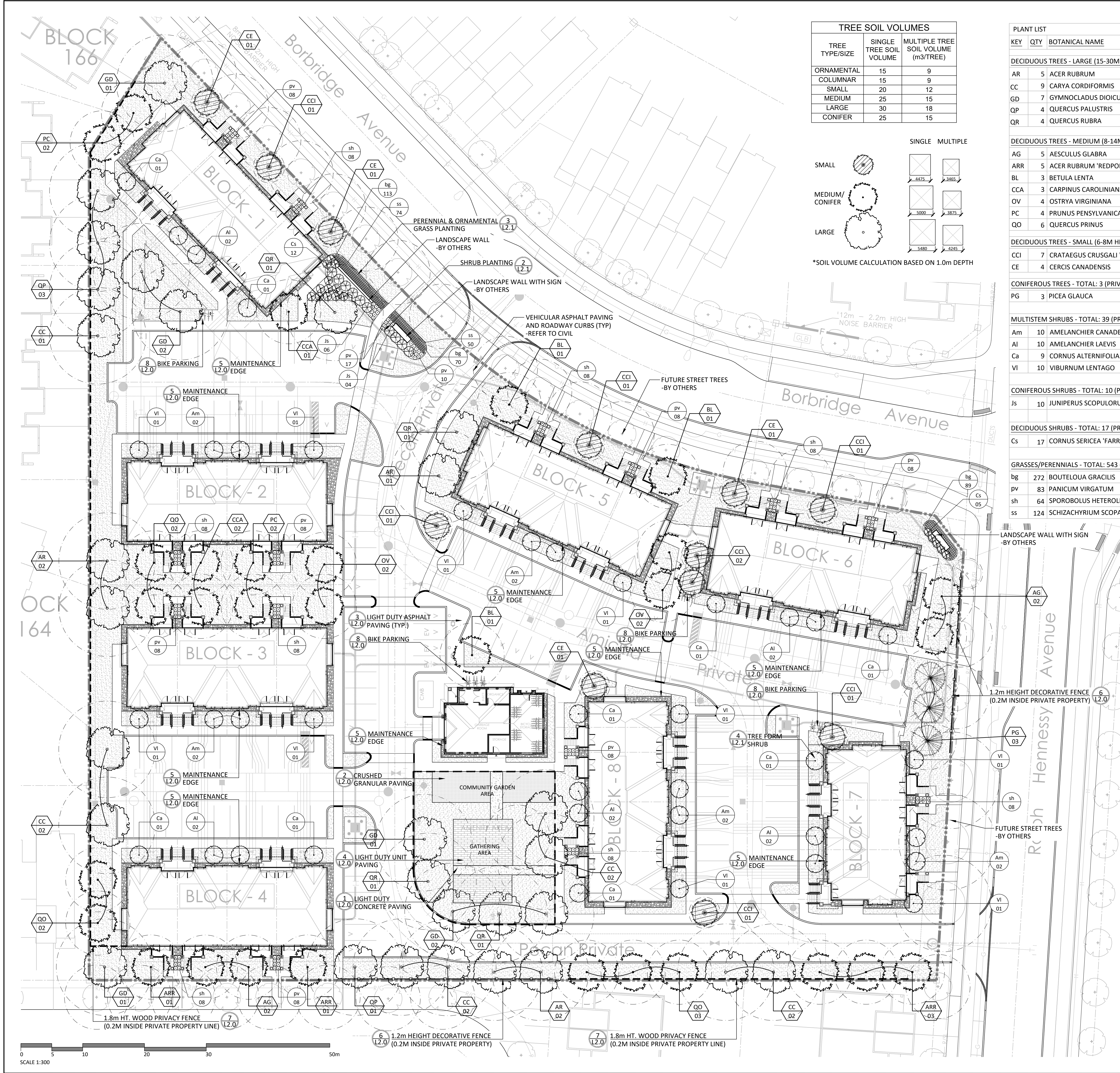
NAK 
design strategies

LIST OF DRAWINGS:

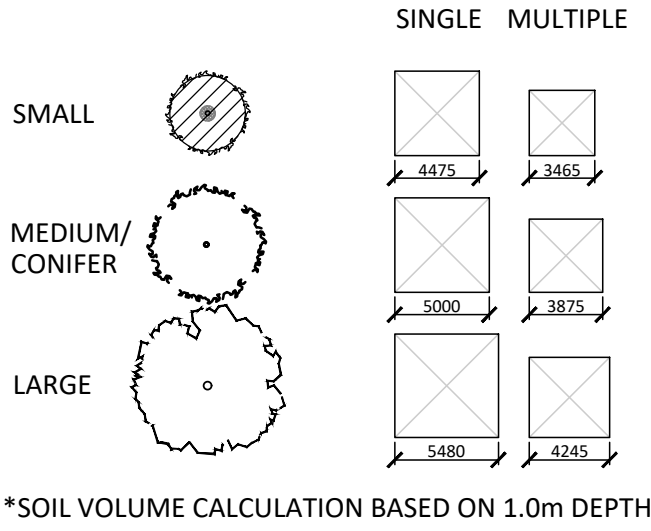
- L1.0 - LANDSCAPE PLAN
- L2.0 - LANDSCAPE DETAILS
- L2.1 - LANDSCAPE DETAILS

BLOCK 173
PARK





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
DECIDUOUS TREES - LARGE (15-30M HEIGHT) - TOTAL: 29 (PRIVATELY OWNED)					
AR	5	ACER RUBRUM	RED MAPLE	70mm	B&B
CC	9	CARYA CORDIFORMIS	BITTERNUT HICKORY	70mm	B&B
GD	7	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	70mm	B&B
QP	4	QUERCUS PALUSTRIS	PIN OAK	70mm	B&B
QR	4	QUERCUS RUBRA	RED OAK	70mm	B&B

DECIDUOUS TREES - MEDIUM (8-14M HEIGHT) - TOTAL: 30 (PRIVATELY OWNED)					
AG	5	AESCULUS GLABRA	OHIO BUCKEYE	70mm	B&B
ARR	5	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	70mm	B&B
BL	3	BETULA LENTA	CHERRY BIRCH	50mm	B&B
CCA	3	CARPINUS CAROLINIANA	BLUE BEECH	50mm	B&B
OV	4	OSTRYA VIRGINIANA	IRONWOOD	50mm	B&B
PC	4	PRUNUS PENSYLVANICA	PIN CHERRY	50mm	B&B
QO	6	QUERCUS PRINUS	CHESNUT OAK	50mm	B&B

DECIDUOUS TREES - SMALL (6-8M HEIGHT) - TOTAL: 11 (PRIVATELY OWNED)					
CCI	7	CRATAEGUS CRUSGALI 'INERMIS'	THORNLESS HAWTHORN	250cm 15 gal	PT, TREE FORM
CE	4	CERCIS CANADENSIS	EASTERN REDBUD	250cm 15 gal	PT, TREE FORM

CONIFEROUS TREES - TOTAL: 3 (PRIVATELY OWNED)					
PG	3	PICEA GLAUCA	WHITE SPRUCE	200cm	B&B

MULTISTEM SHRUBS - TOTAL: 39 (PRIVATELY OWNED)					
Am	10	AMELANCHIER CANADENSIS	SERVICEBERRY	125cm HT	PT, CLUMP
Al	10	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	125cm HT	PT, CLUMP
Ca	9	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	125cm HT	PT, CLUMP
VI	10	VIBURNUM LENTAGO	NANNYBERRY	125cm HT	PT, CLUMP

CONIFEROUS SHRUBS - TOTAL: 10 (PRIVATELY OWNED)					
Js	10	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WITCHITA BLUE JUNIPER	3 GAL	POTTED

DECIDUOUS SHRUBS - TOTAL: 17 (PRIVATELY OWNED)					
Cs	17	CORNUS SERICEA 'FARROW'	ARCTIC FIRE WOOD	50CM 3 GAL	POTTED

GRASSES/PERENNIALS - TOTAL: 543 (PRIVATELY OWNED)					
bg	272	BOUTELOUA GRACILIS	SIDE OATS GRAMA	1 GAL	POTTED
pv	83	PANICUM VIRGATUM	SWITCHGRASS	1 GAL	POTTED
sh	64	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	1 GAL	POTTED
ss	124	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	POTTED

GENERAL NOTES:

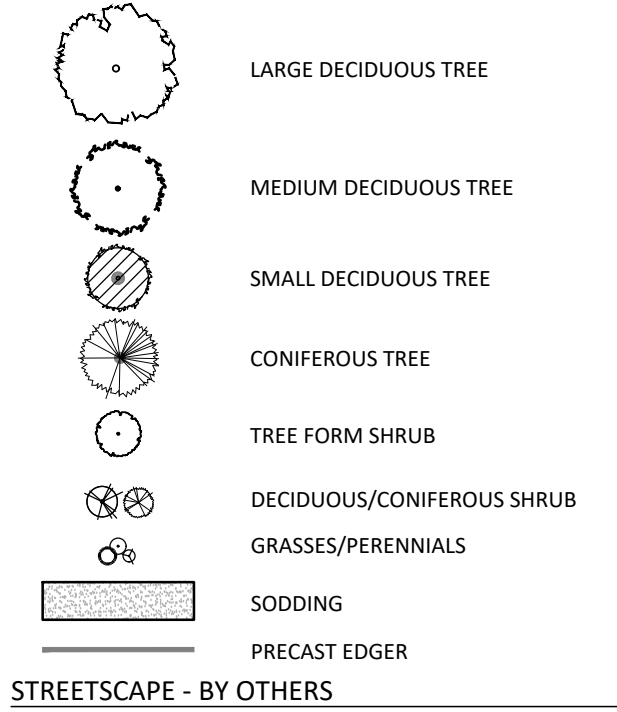
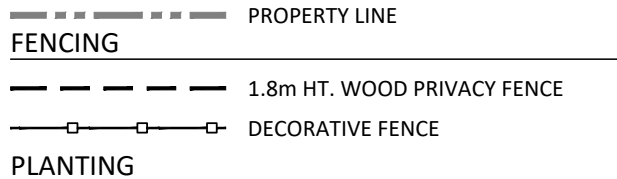
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE 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 (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (29)	135-250*	192	CANOPY (W. OVERLAP): 4,837m²
MEDIUM (30)	35-135*	85	
SMALL (11)	5-35*	20	
CONIFER (3)	45-96*	70	

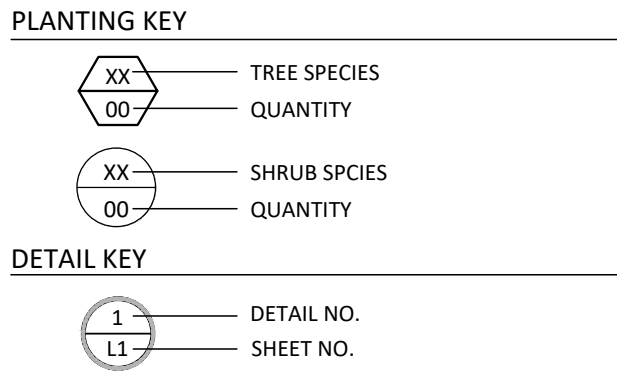
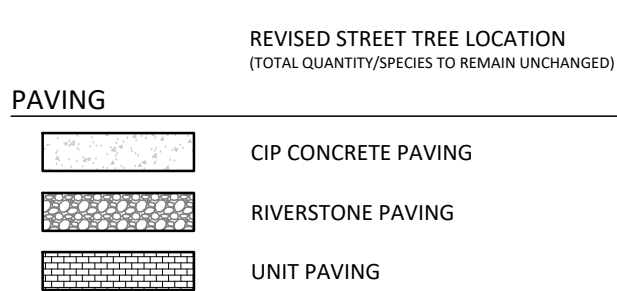
PROPOSED STREET TREE PROJECTED CANOPY	
PROPOSED STREET TREE CANOPY (BY OTHERS), m² CALCULATION BASED ON PROPOSED TREE SPECIES PROJECTIONS	CANOPY (W. OVERLAP): 432m²
SITE: 14,522m²	
TOTAL PERCENT COVER: 36.28%	

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LEGEND



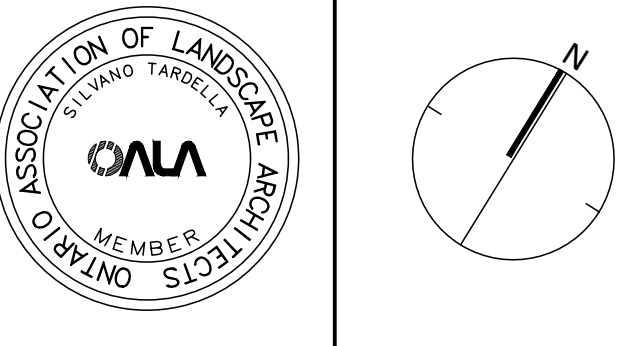
PAVING



No.	Description	Date
6	Issued for Third Submission	25-05-15
5	Issued for Second Submission	25-04-15
4	Issued for Coordination	25-03-13
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



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

955 BORBRIDGE AVENUE
OTTAWA, ON

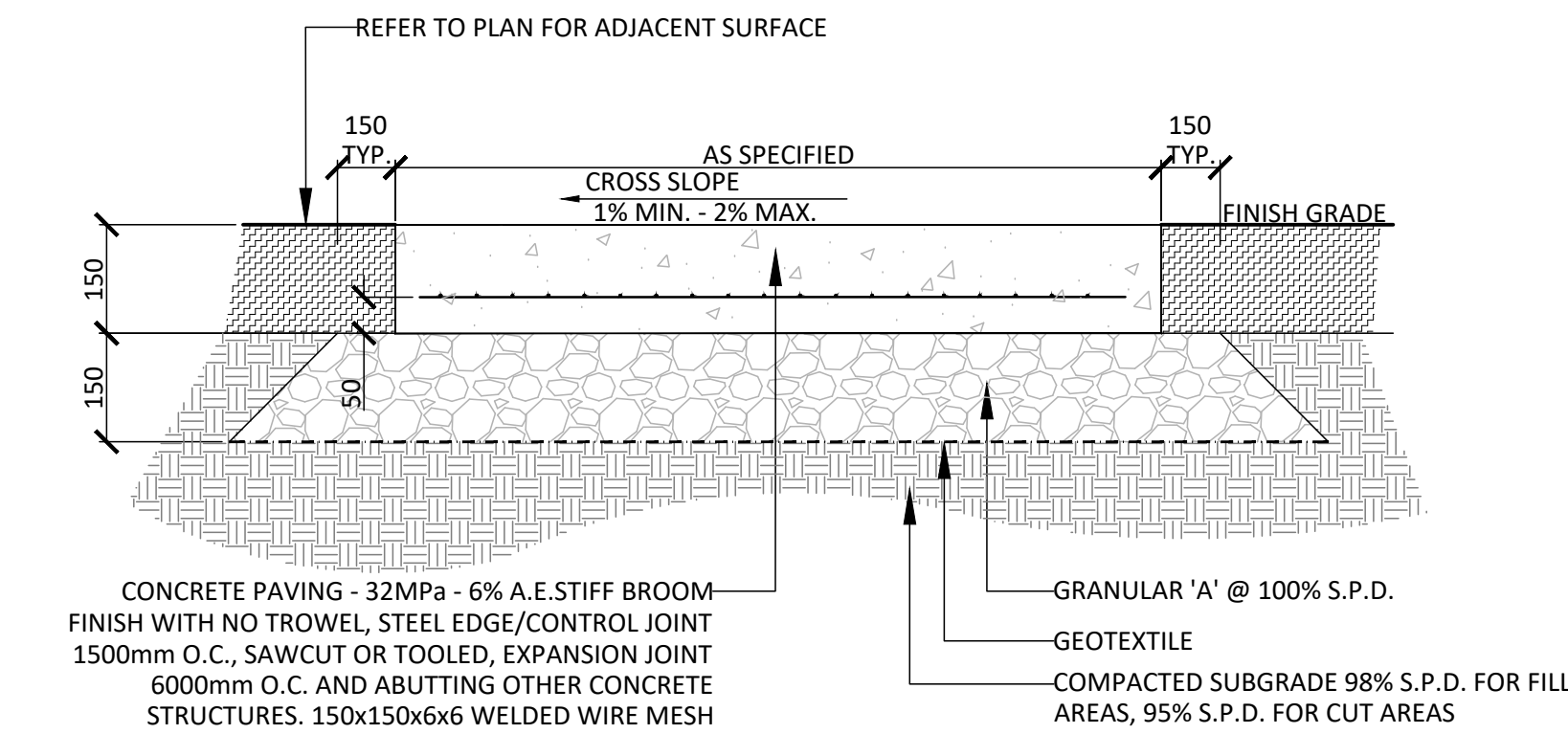
Title

LANDSCAPE SITE PLAN

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

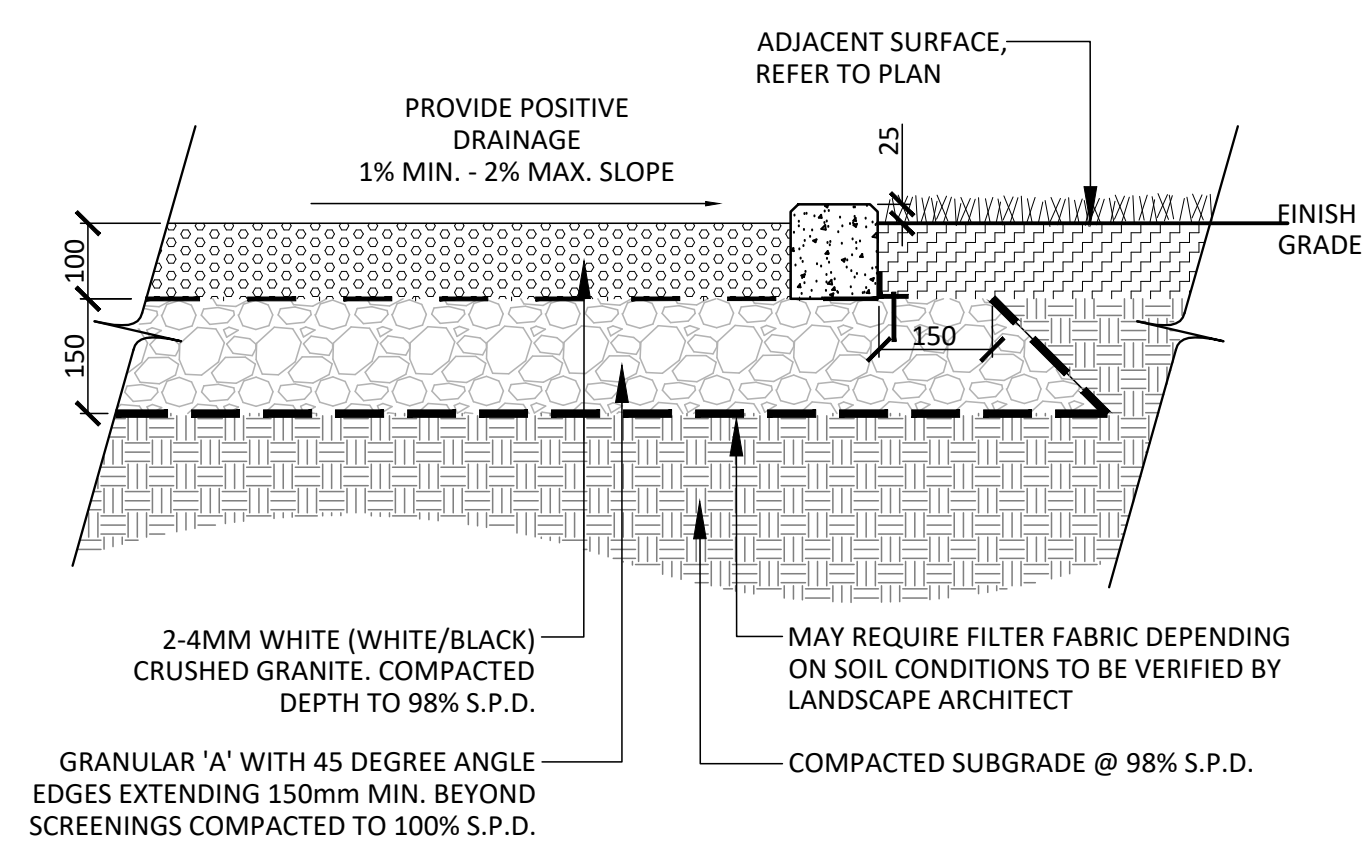
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PLAN N° 19197



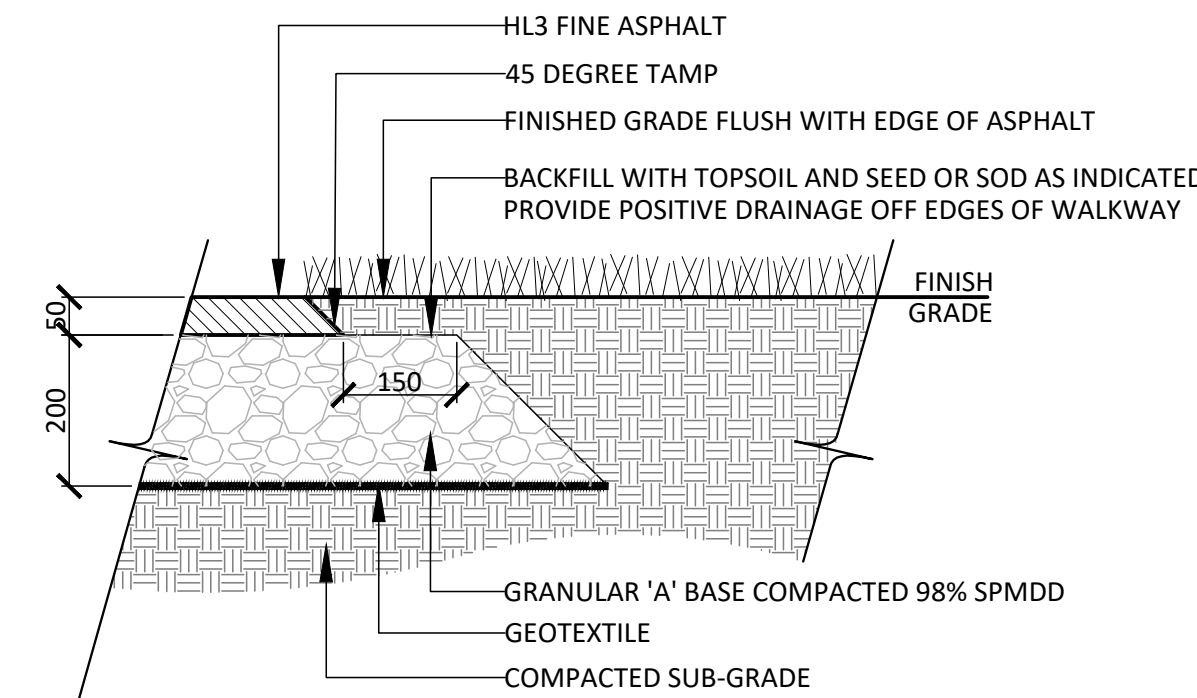
- NOTES:**
- CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040. REFER TO SPECIFICATIONS.
 - GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS
 - APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 - 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



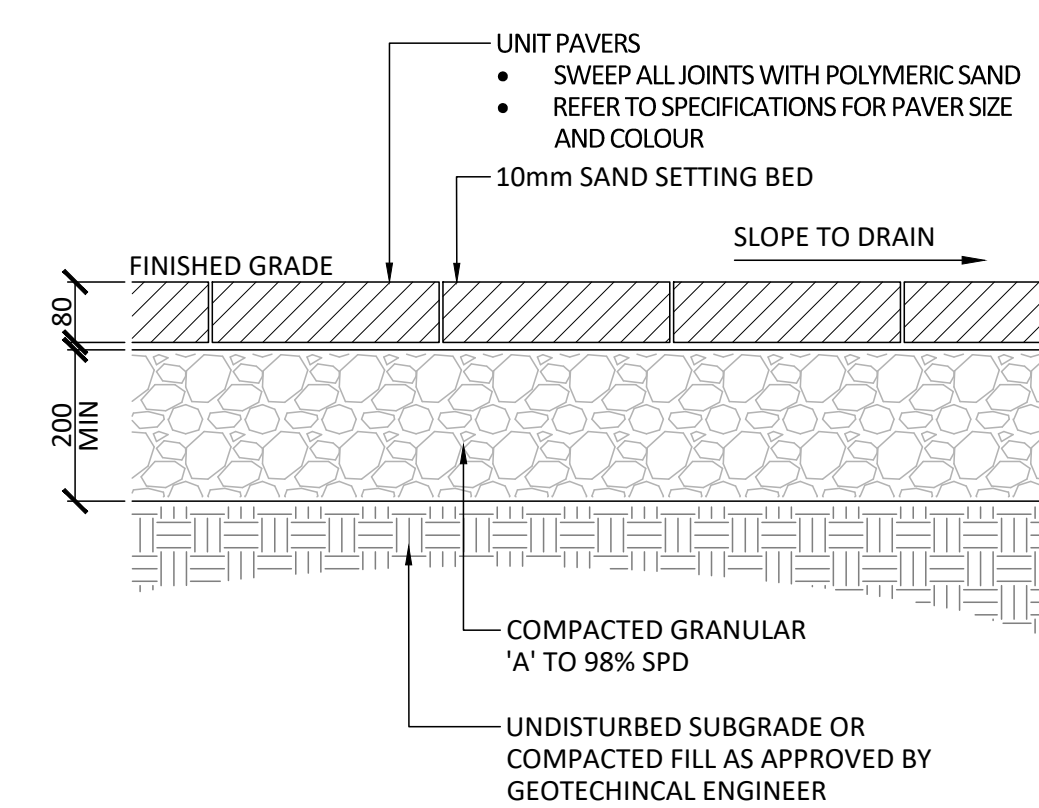
- NOTES:**
- FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

2 CRUSHED GRANULAR PAVING
1:10

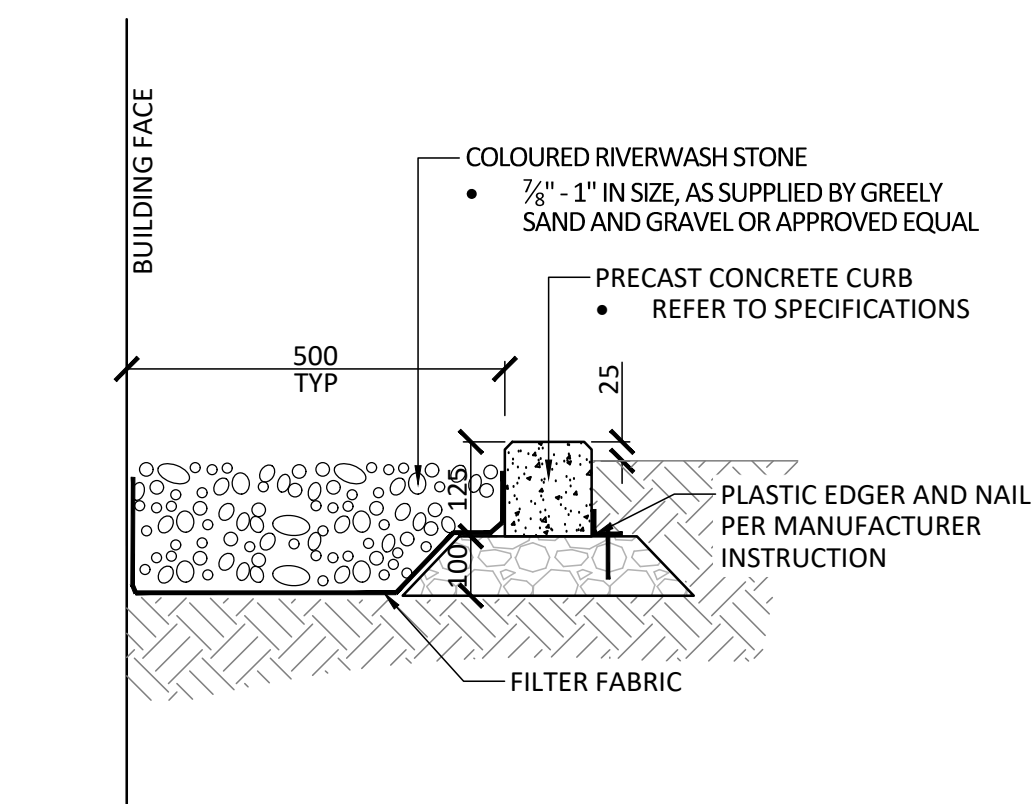


- NOTES:**
- CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
 - FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS ALONG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

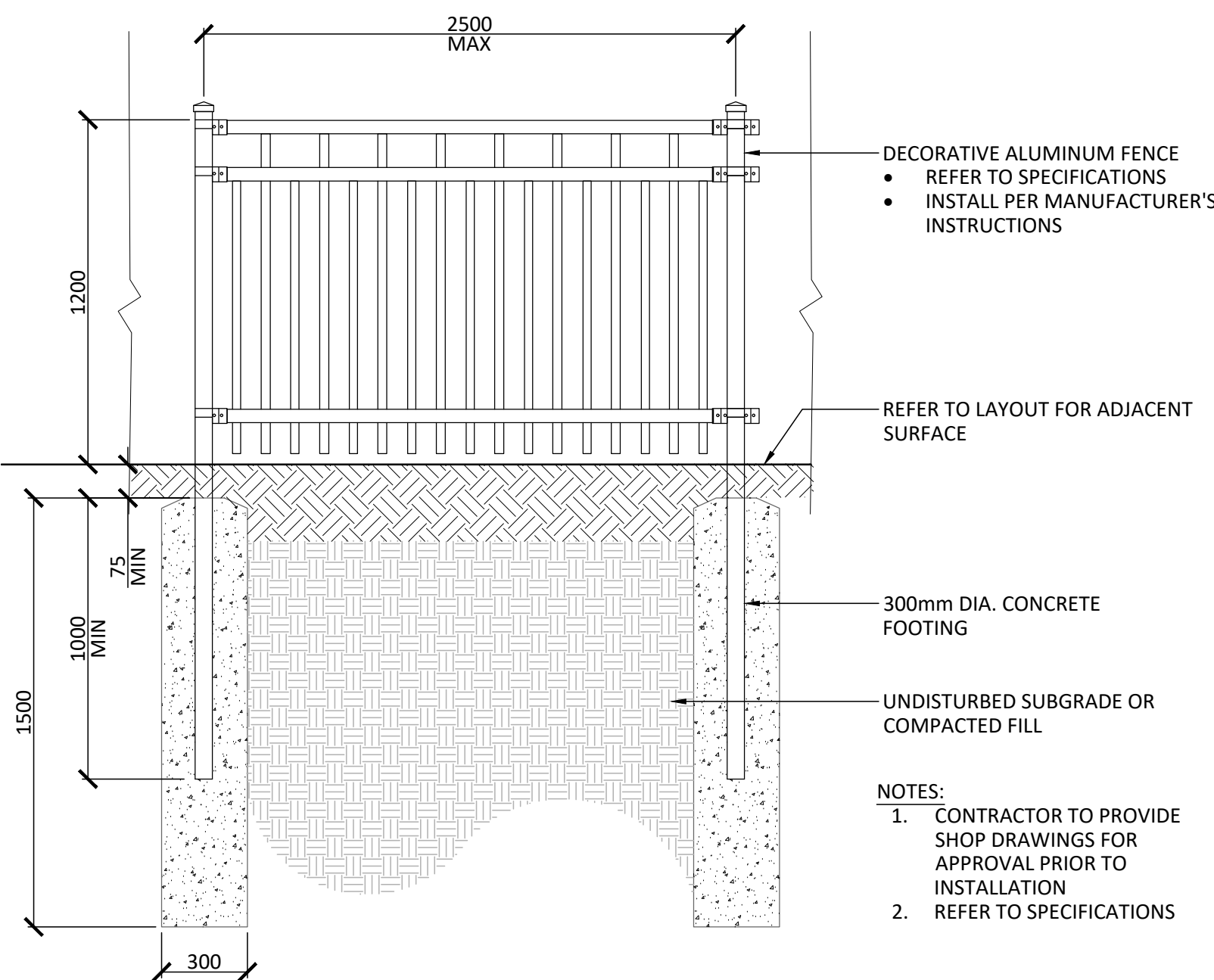
3 LIGHT DUTY ASPHALT PAVING
1:10



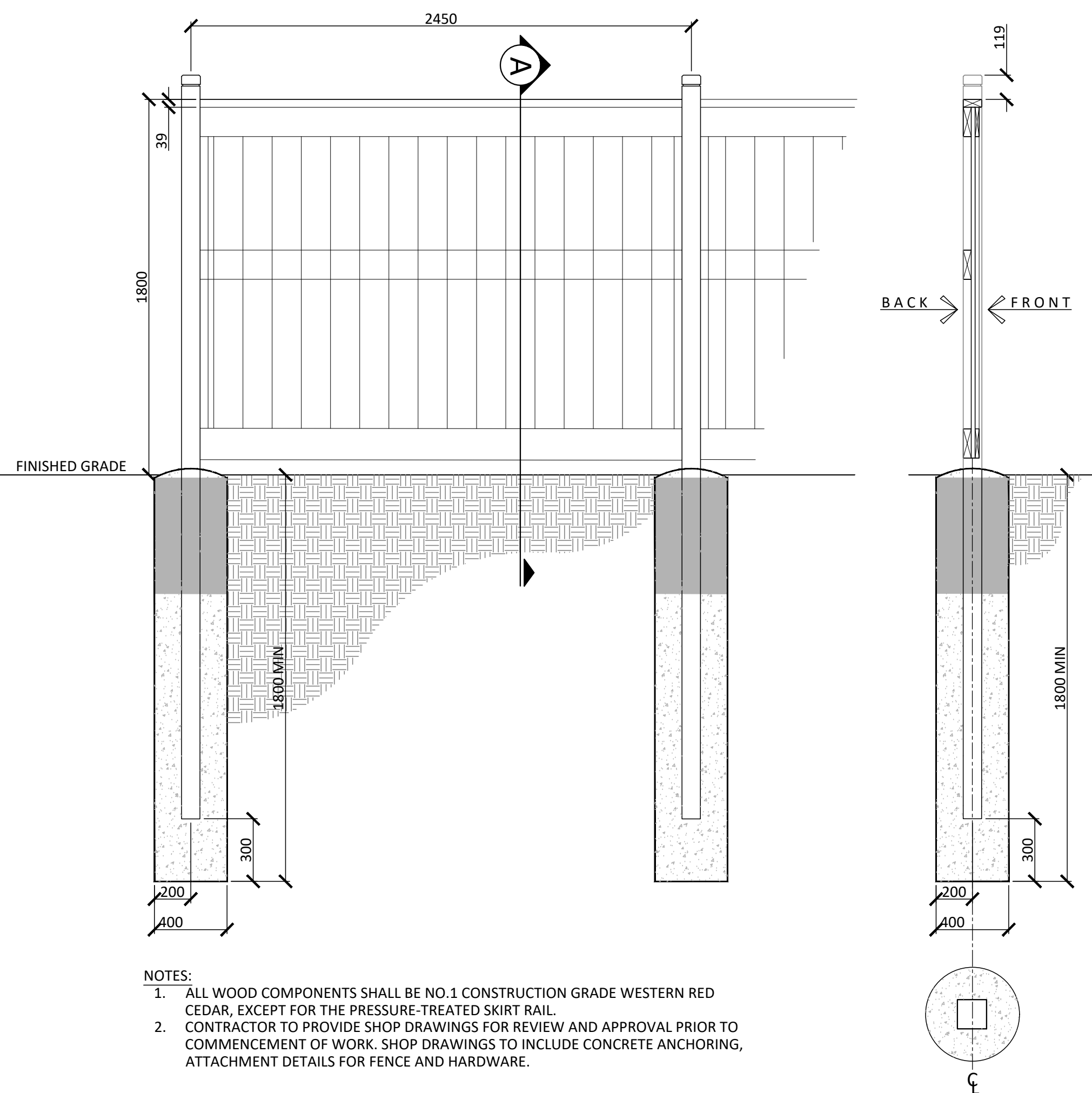
4 LIGHT DUTY UNIT PAVING
1:10



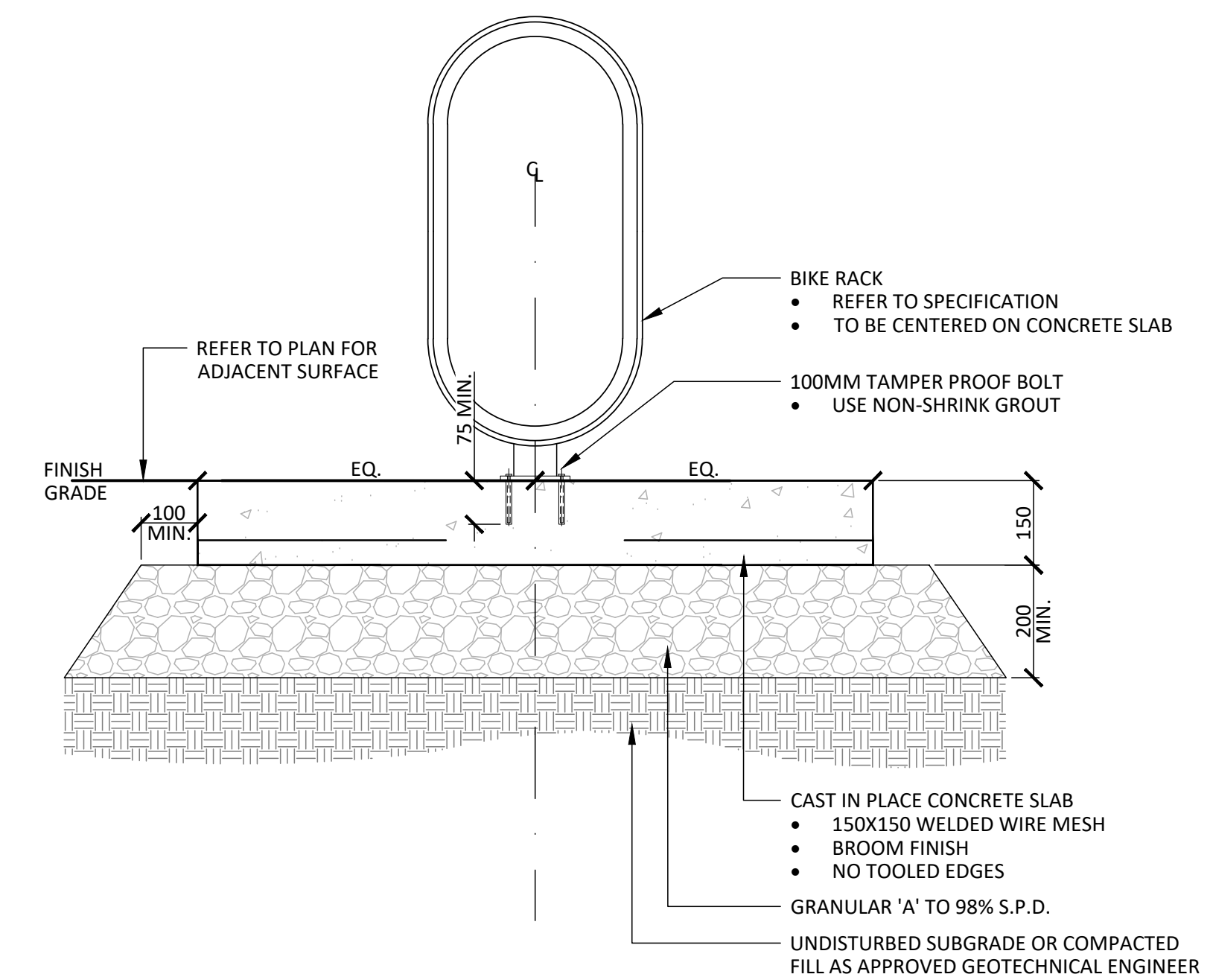
5 MAINTENANCE EDGE
1:10



6 1.2m HT. DECORATIVE FENCE
1:20



7 1.8m HEIGHT WOOD PRIVACY FENCE
1:20



8 BIKE PARKING
1:10

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Key Plan

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Revision

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LANDSCAPE DETAILS

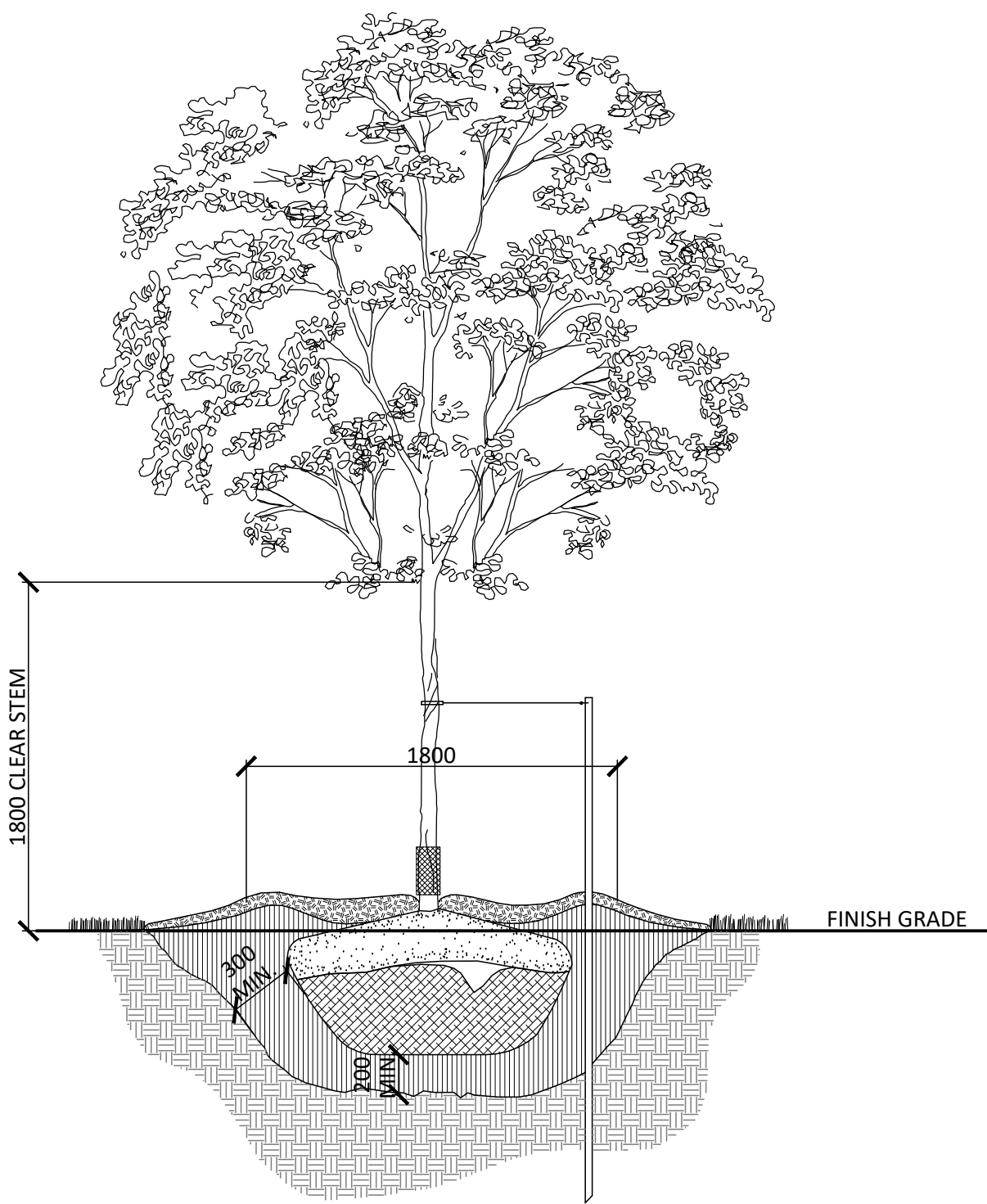
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Scale AS NOTED
Drawn SW
Checked MK
Job No. 24-251

Sheet

L2.0

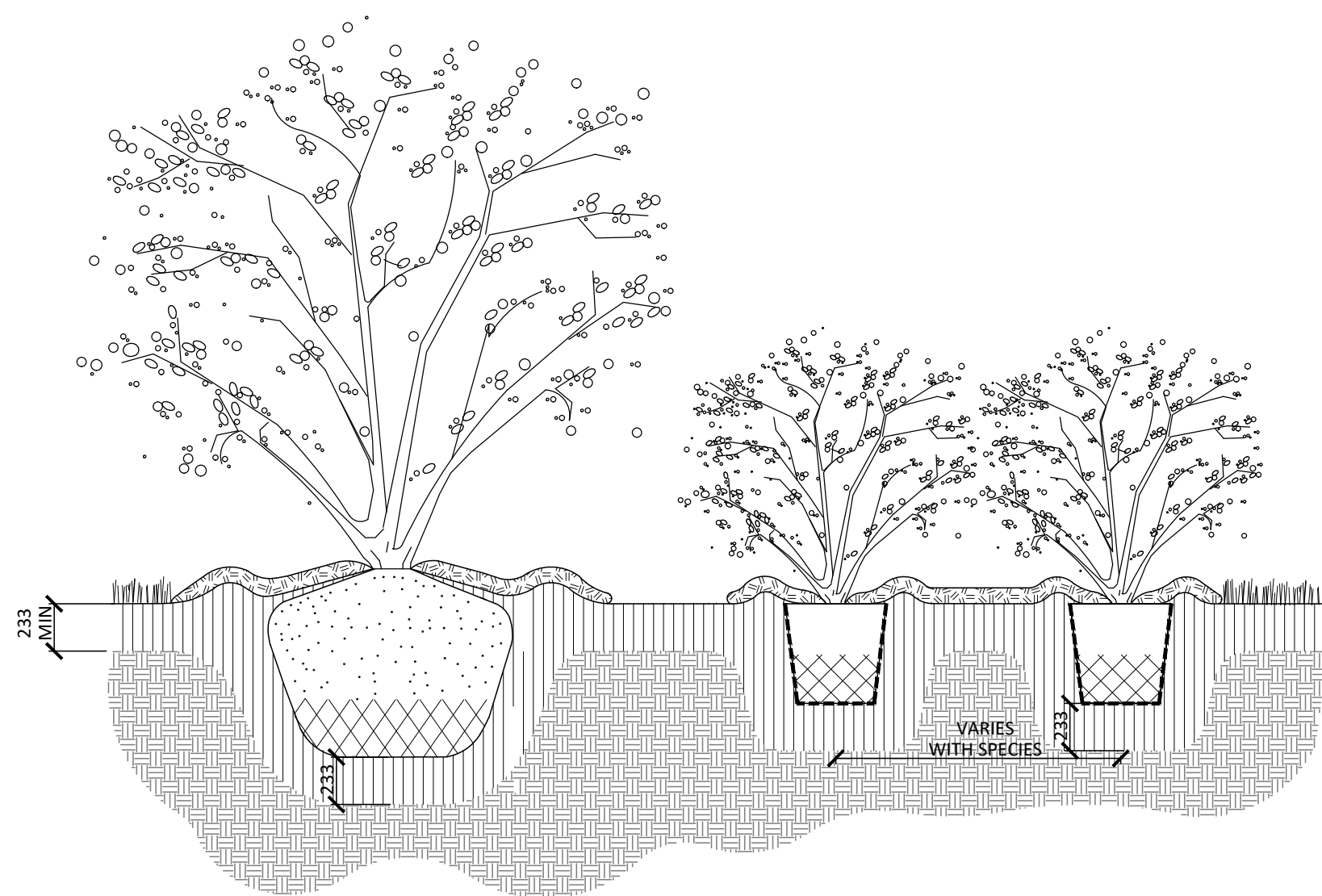
PLAN N° 19197

CITY FILE N° D07-12-24-0147



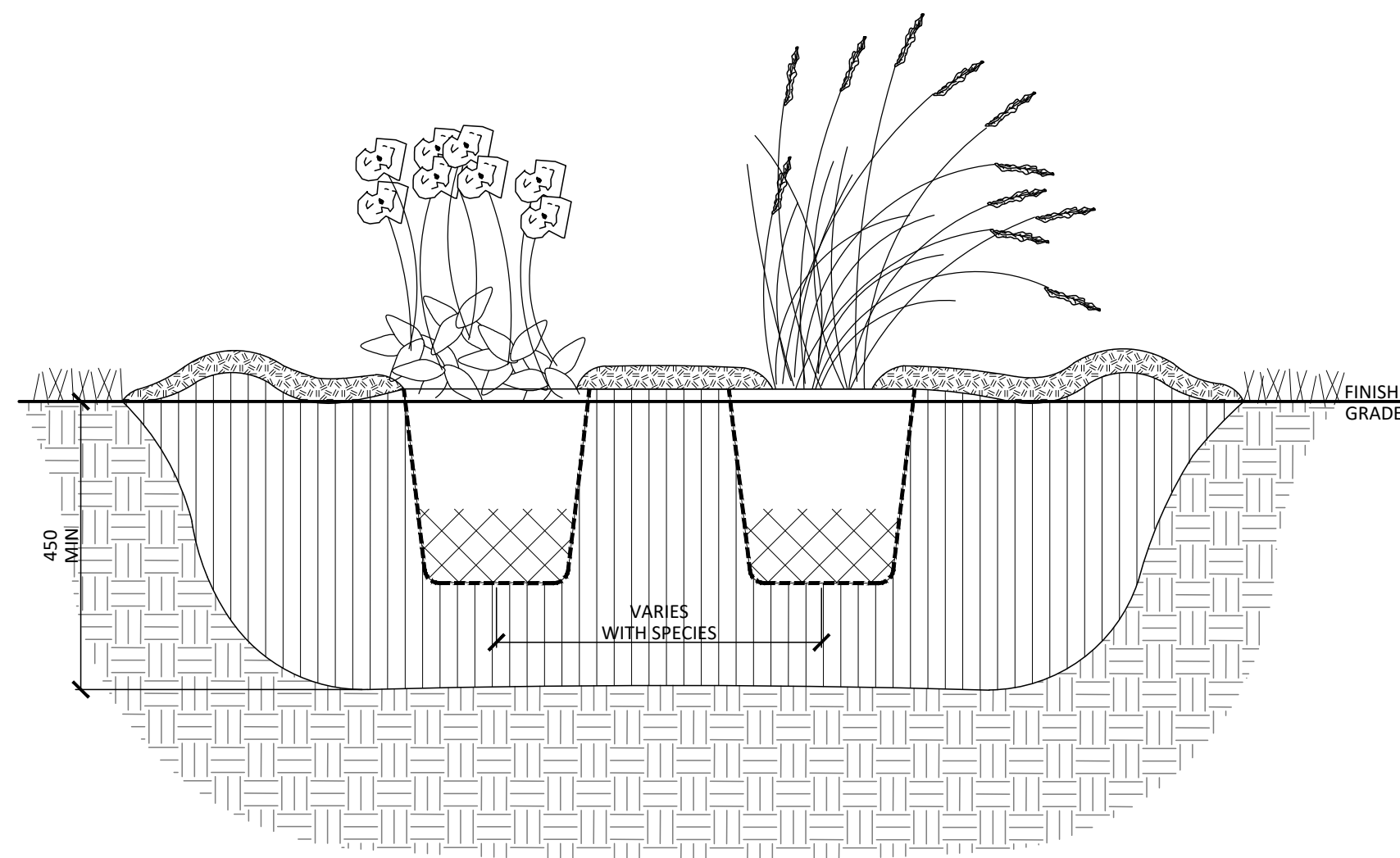
- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

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



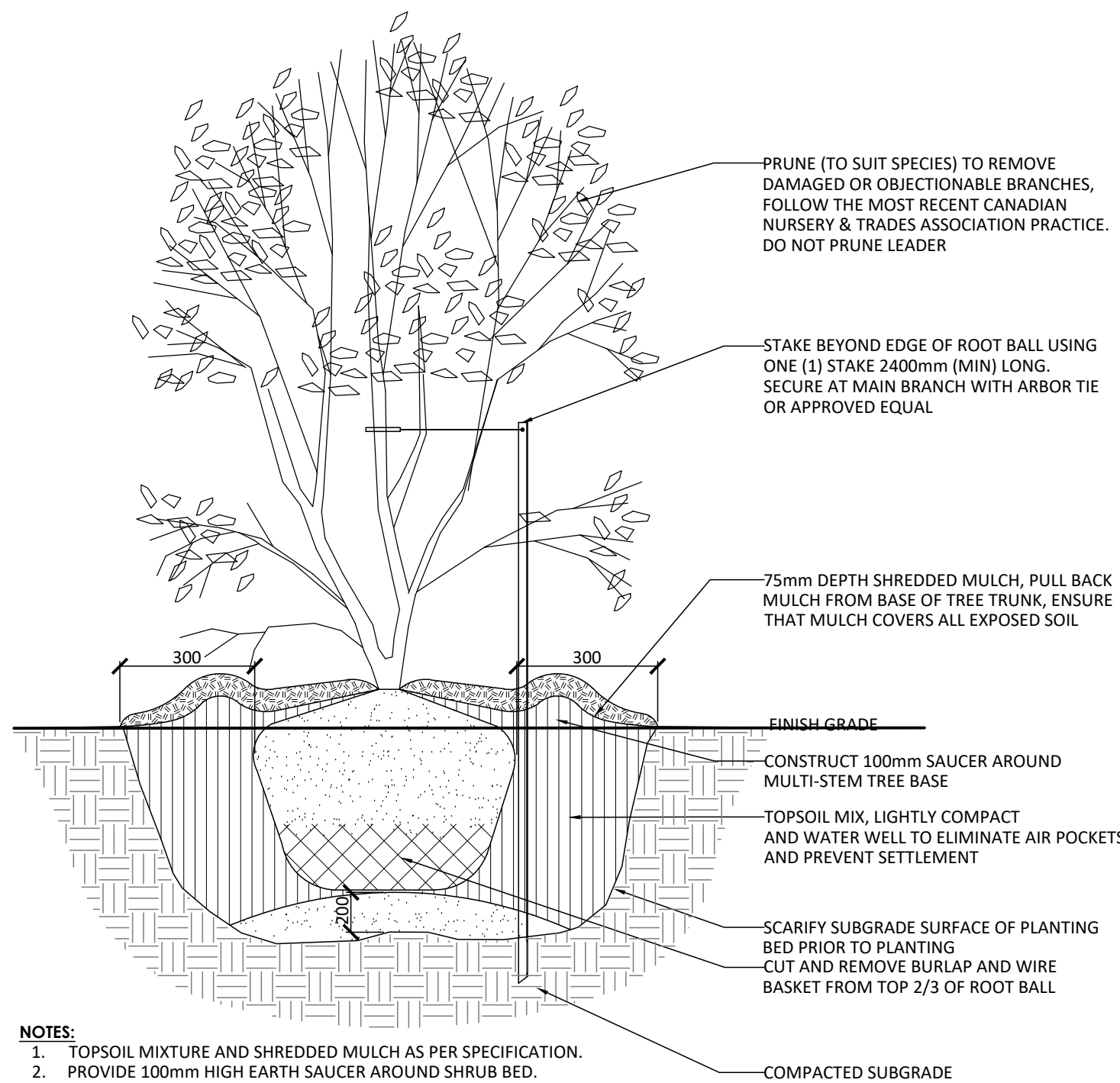
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

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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LANDSCAPE DETAILS

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L2.1

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