



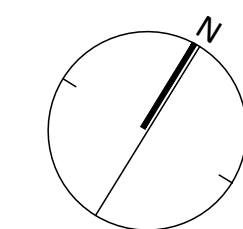
# 955 BORBRIDGE

**RICHCRAFT**

**NAK**   
design strategies

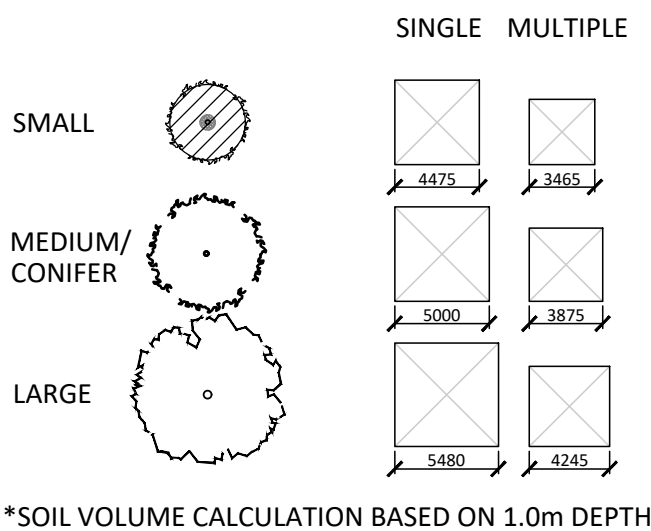
## LIST OF DRAWINGS:

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



KEYMAP  
NTS





### GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
2. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
3. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
6. 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.

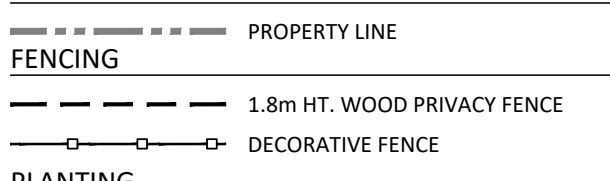
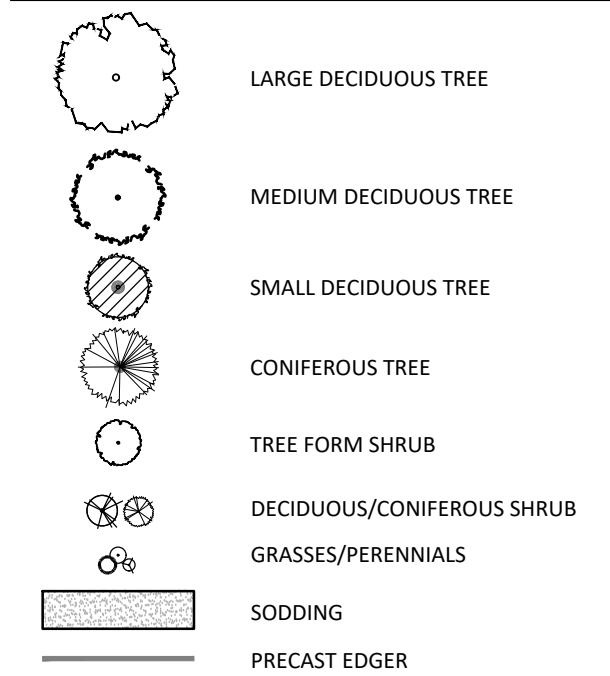
PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m <sup>2</sup> )	CROWN AREA PER TREE USED FOR CALC. (m <sup>2</sup> )	SITE CANOPY COVER
LARGE (29)	135-250*	192	CANOPY (W. OVERLAP): 4,837m <sup>2</sup>
MEDIUM (30)	35-135*	85	
SMALL (11)	5-35*	20	
CONIFER (3)	45-96*	70	

PROPOSED STREET TREE PROJECTED CANOPY	
PROPOSED STREET TREE CANOPY (BY OTHERS), m <sup>2</sup> CALCULATION BASED ON PROPOSED TREE SPECIES PROJECTIONS	CANOPY (W. OVERLAP): 432m <sup>2</sup>
<p>*"RANGE" OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES</p> <p>"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: THE CANADIAN MINISTRY OF NATURAL RESOURCES &amp; FORESTRY (OMNR); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS</p>	<p>SITE: 14,522m<sup>2</sup></p> <p>TOTAL PERCENT COVER: 36.28%</p>

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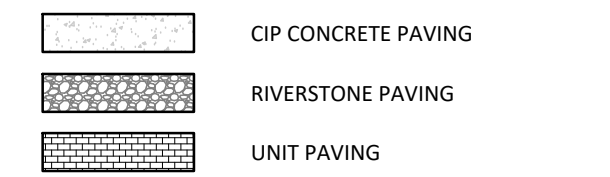
### LEGEND

PLANTIN

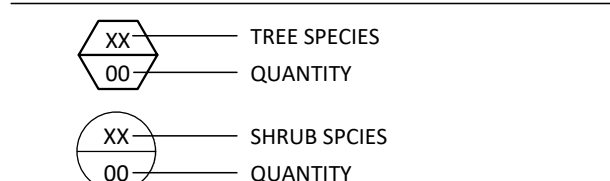
## STREETSCAPE - BY OTHERS



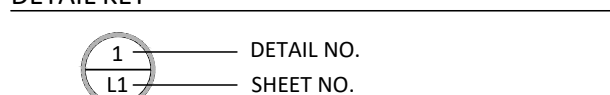
## PAVING



### PLANTING KEY

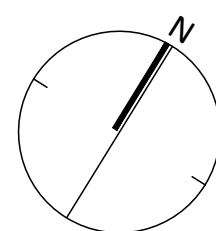


DETAIL KEY



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
No.	Description	Date
Revision		
City Approval Stamp		

**PROPERTY INFORMATION**  
BLOCK 167 REGISTERED PLAN 4M-1728



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1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 613.237.2345 [NAKDESIGNSTRATEGIES.COM](http://NAKDESIGNSTRATEGIES.COM)

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Project

955 BORBRIDGE AVENUE  
OTTAWA, ON

Title

Date	2024-10-0
Scale	1:300
Drawn	SW
Checked	MK
Job No.	24-251

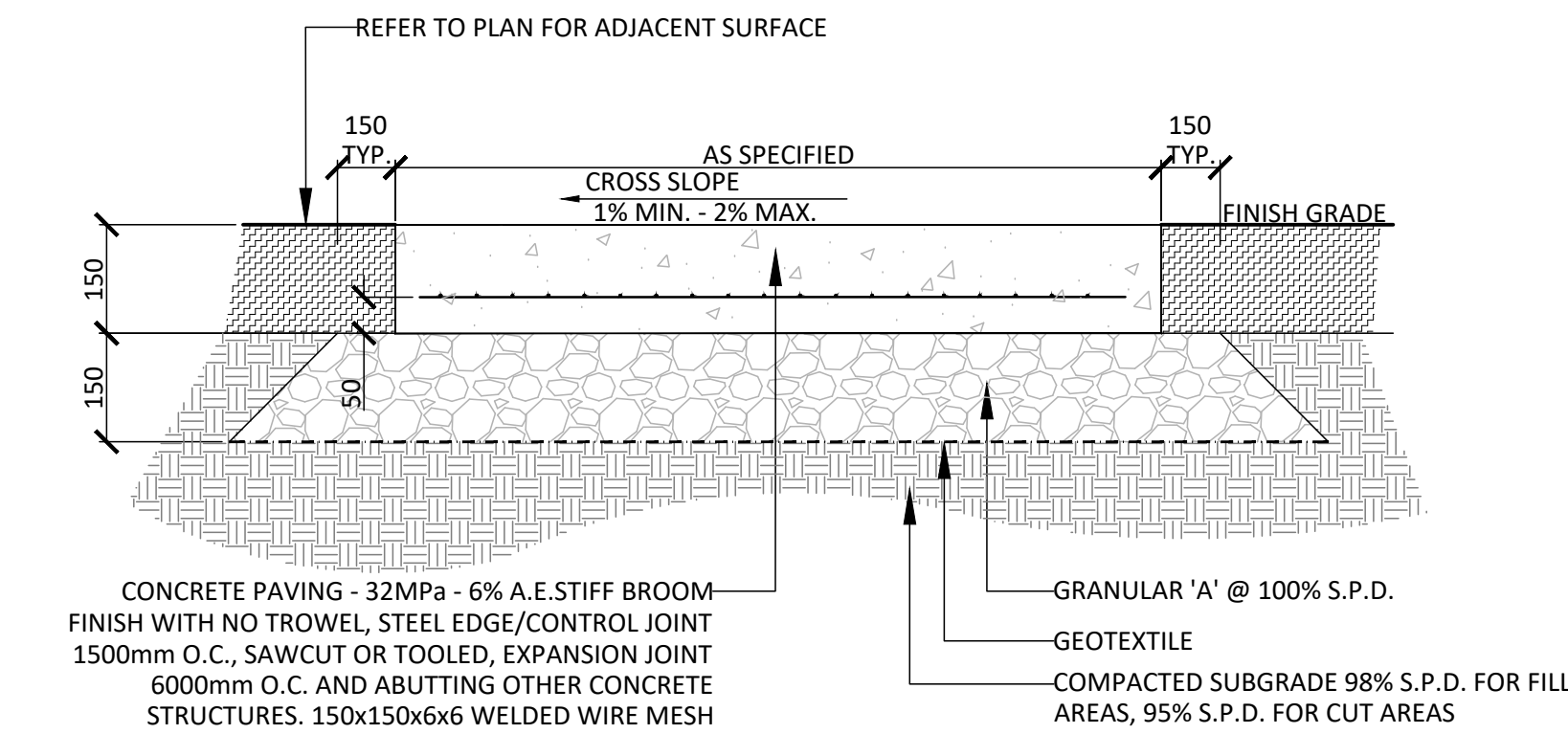
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# L1.0

PLAN N° 19197

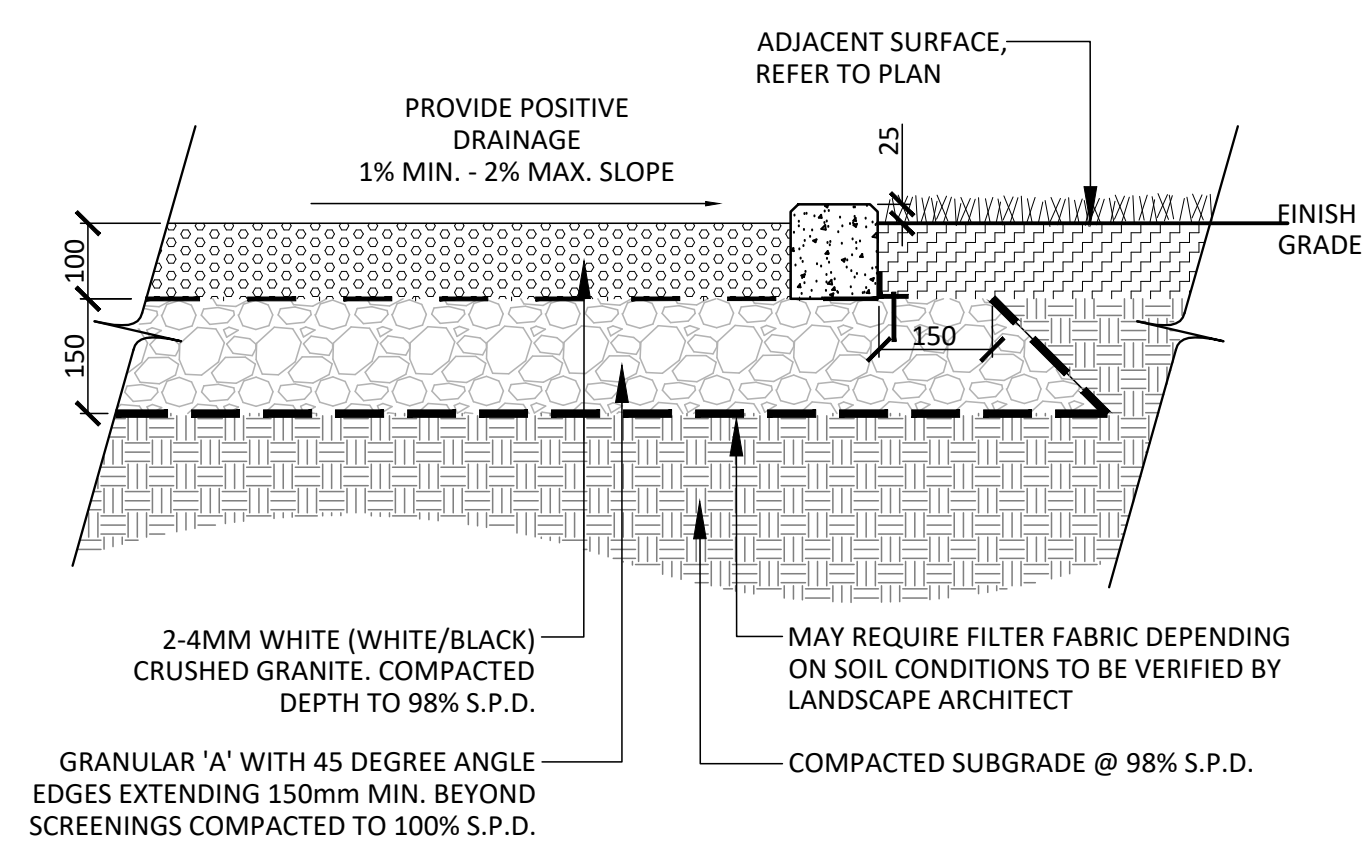
CITY FILE N° D07-12-24-0147





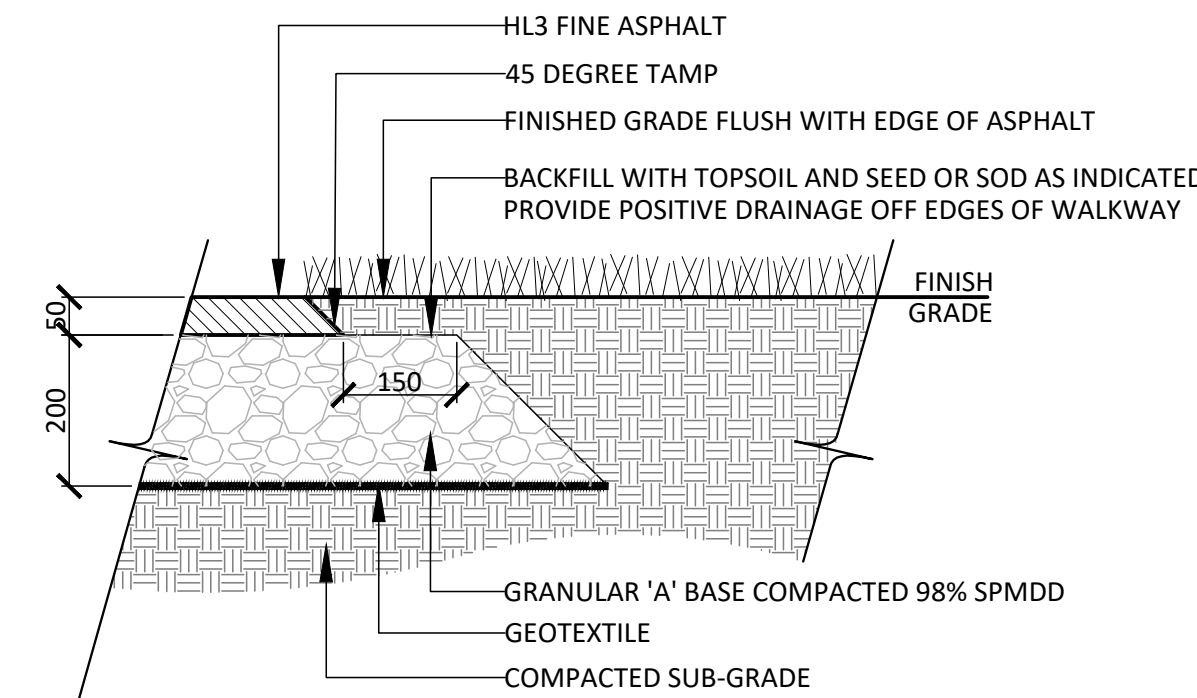
- NOTES:**
- CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040. REFER TO SPECIFICATIONS.
  - GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15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



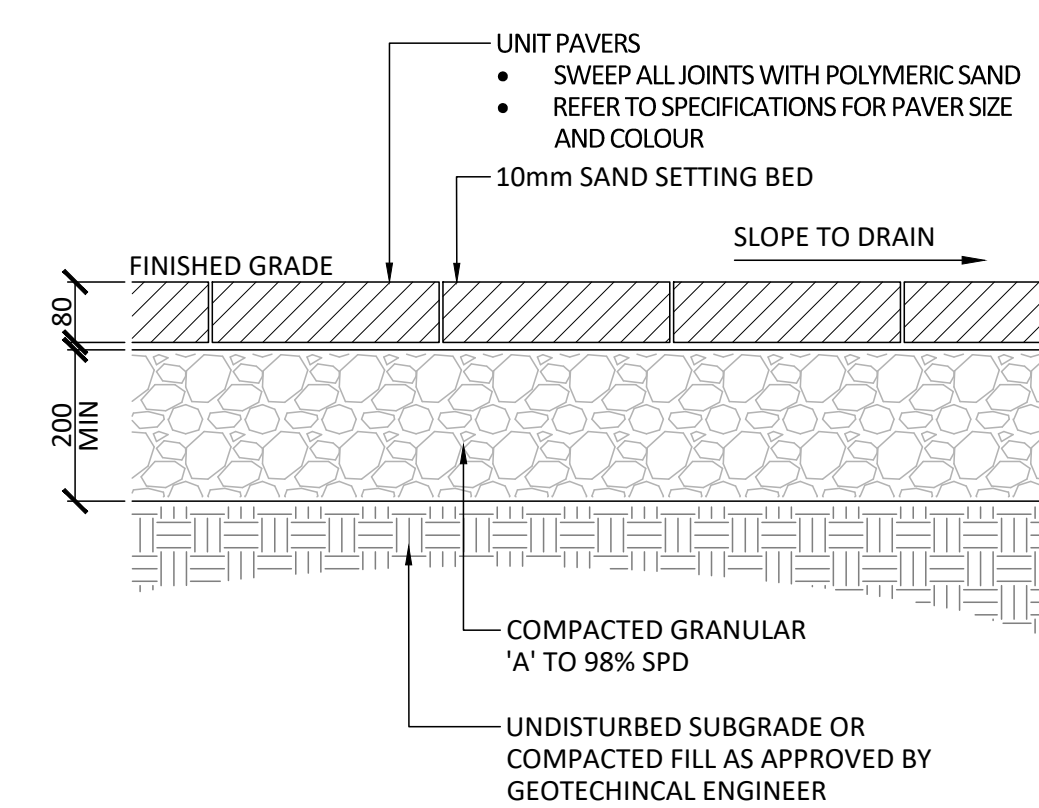
- NOTES:**
- FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

**2 CRUSHED GRANULAR PAVING**  
1:10

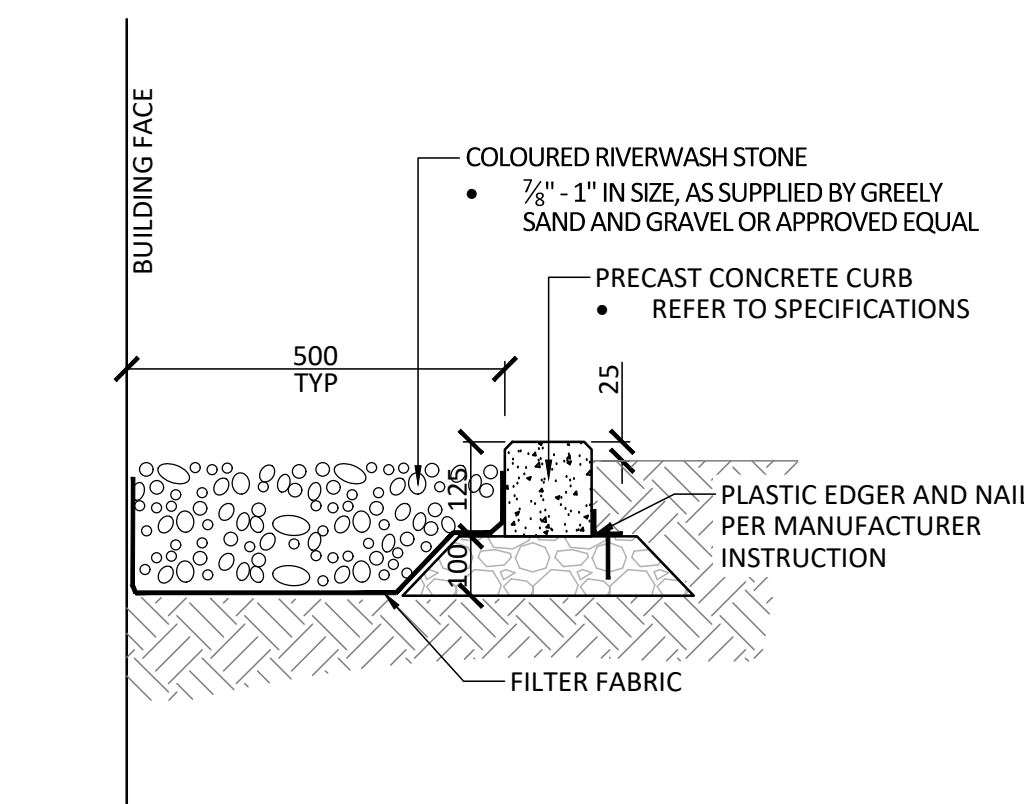


- NOTES:**
- CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
  - FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
  - ALL DISTURBED AREAS ALONG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

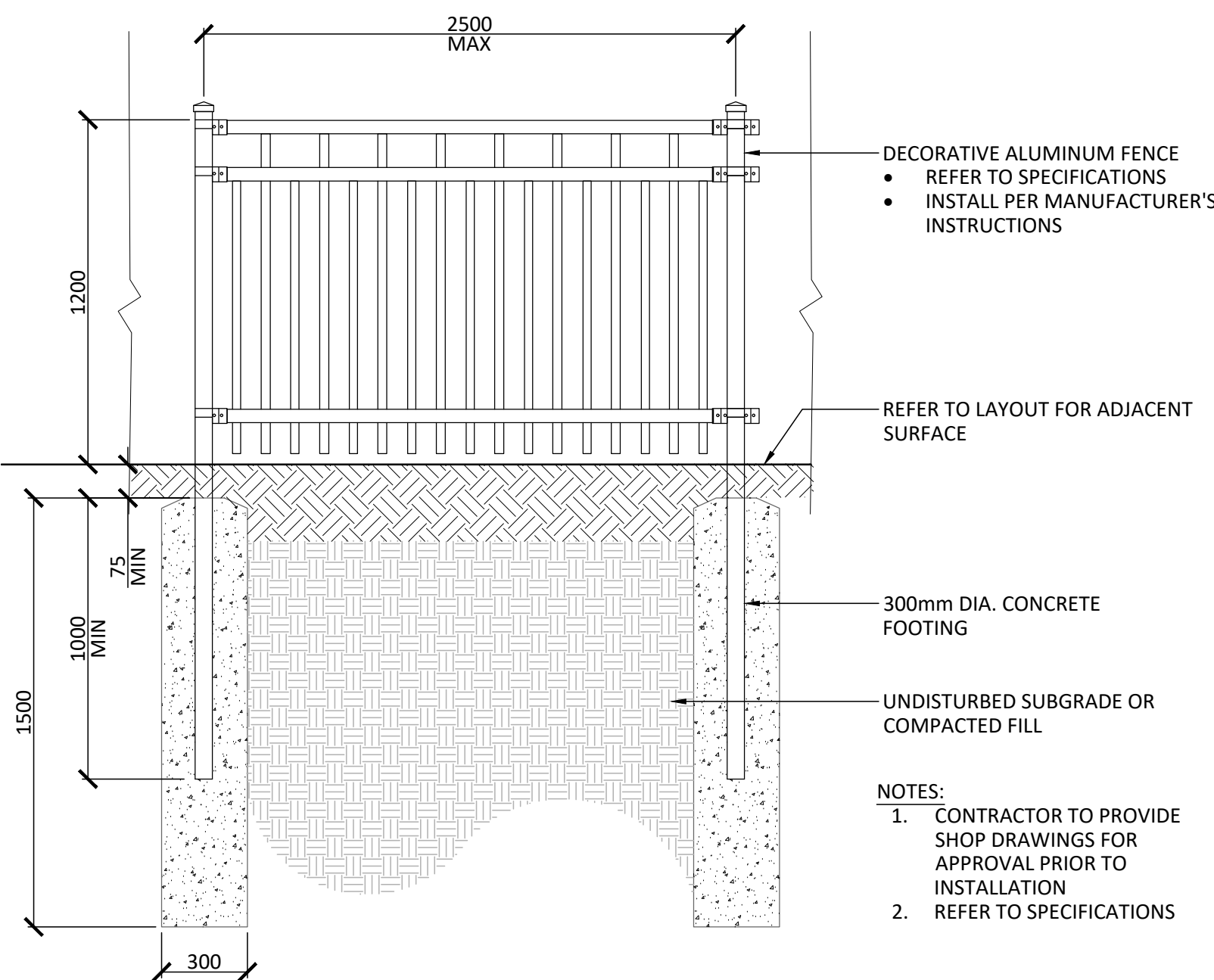
**3 LIGHT DUTY ASPHALT PAVING**  
1:10



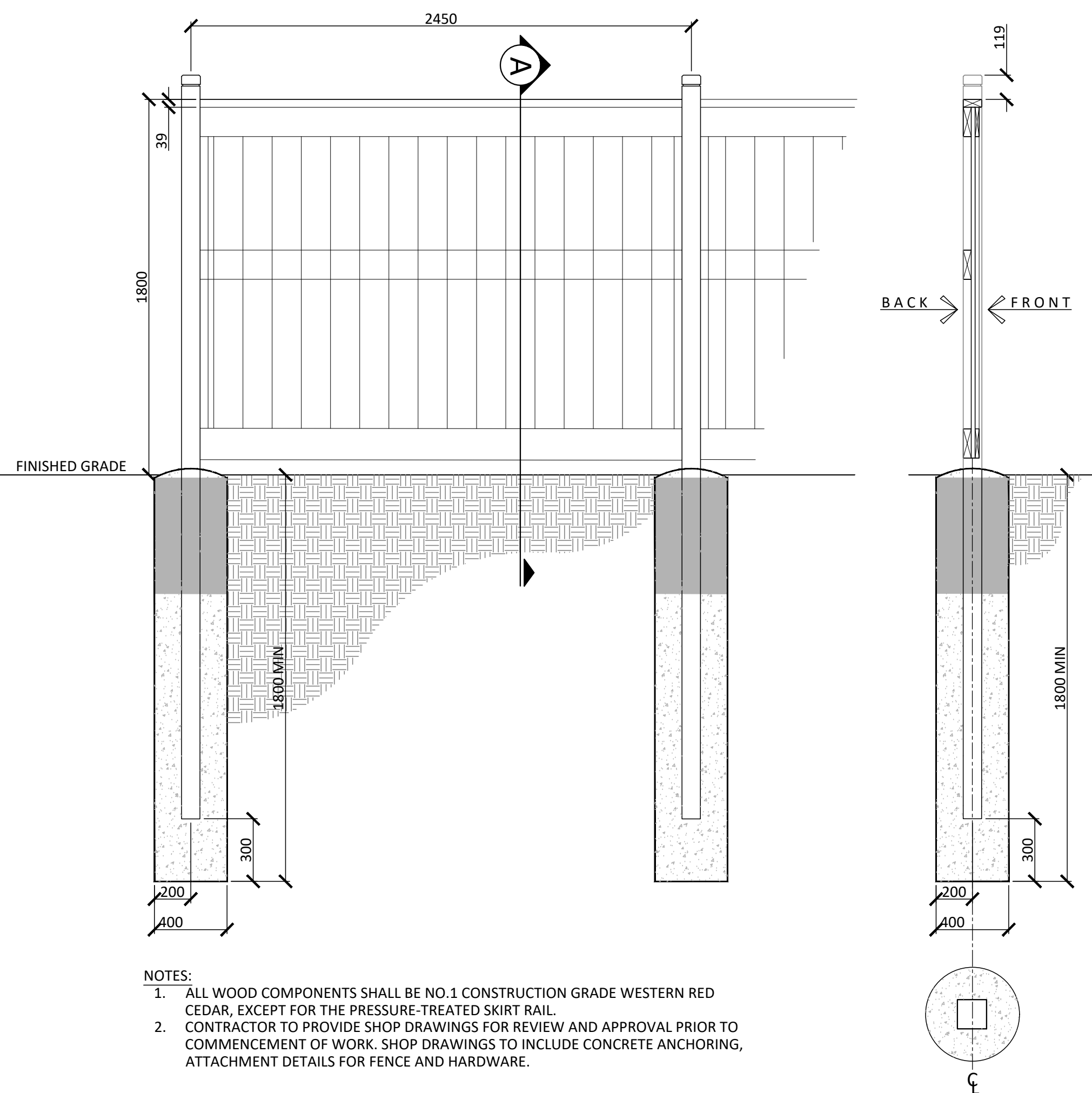
**4 LIGHT DUTY UNIT PAVING**  
1:10



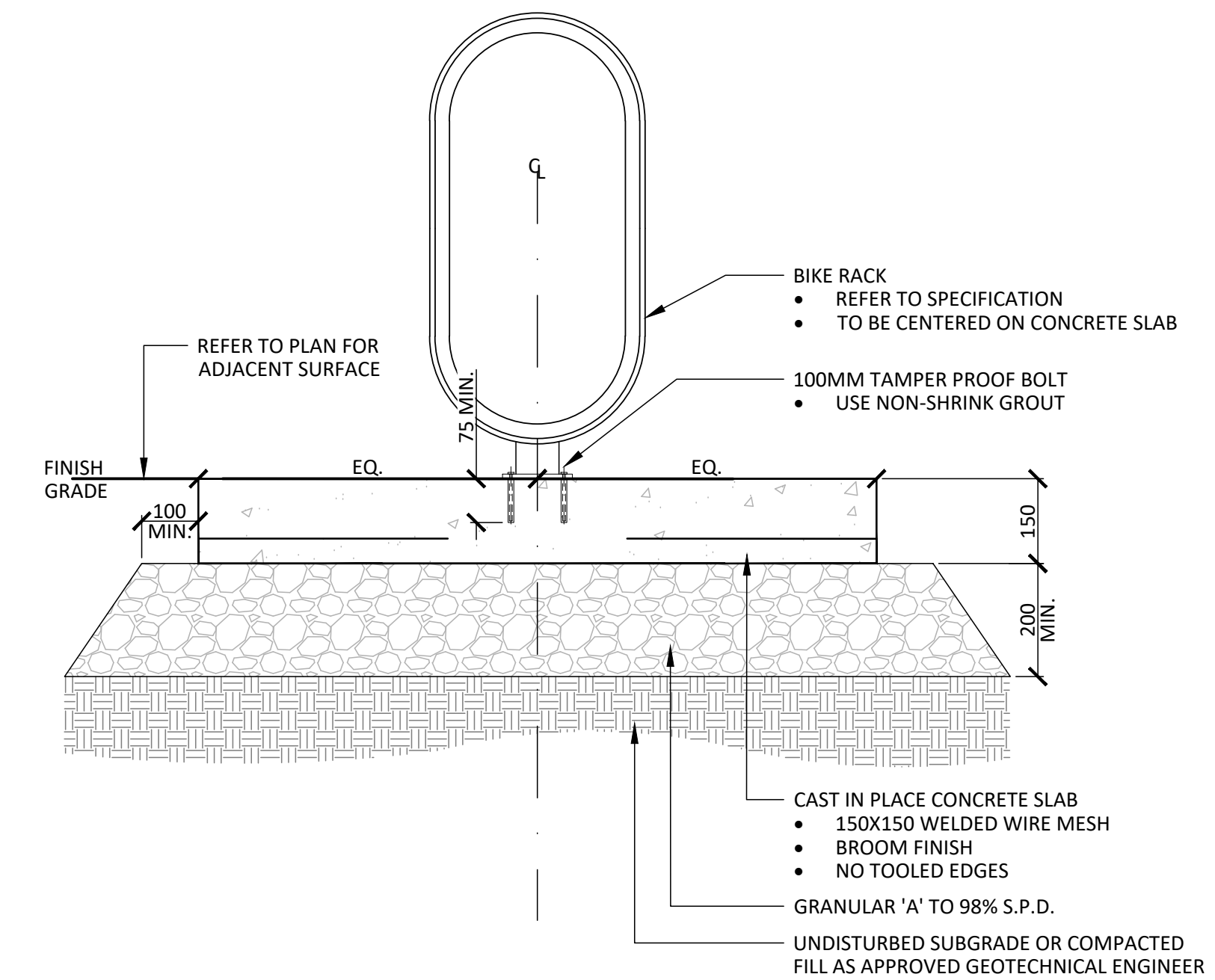
**5 MAINTENANCE EDGE**  
1:10



**6 1.2m HT. DECORATIVE FENCE**  
1:20



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



**8 BIKE PARKING**  
1:10

**APPROVED**  
By Lily Xu at 10:01 am, Jun 04, 2025

**LILY XU, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

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Key Plan

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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 DETAILS

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

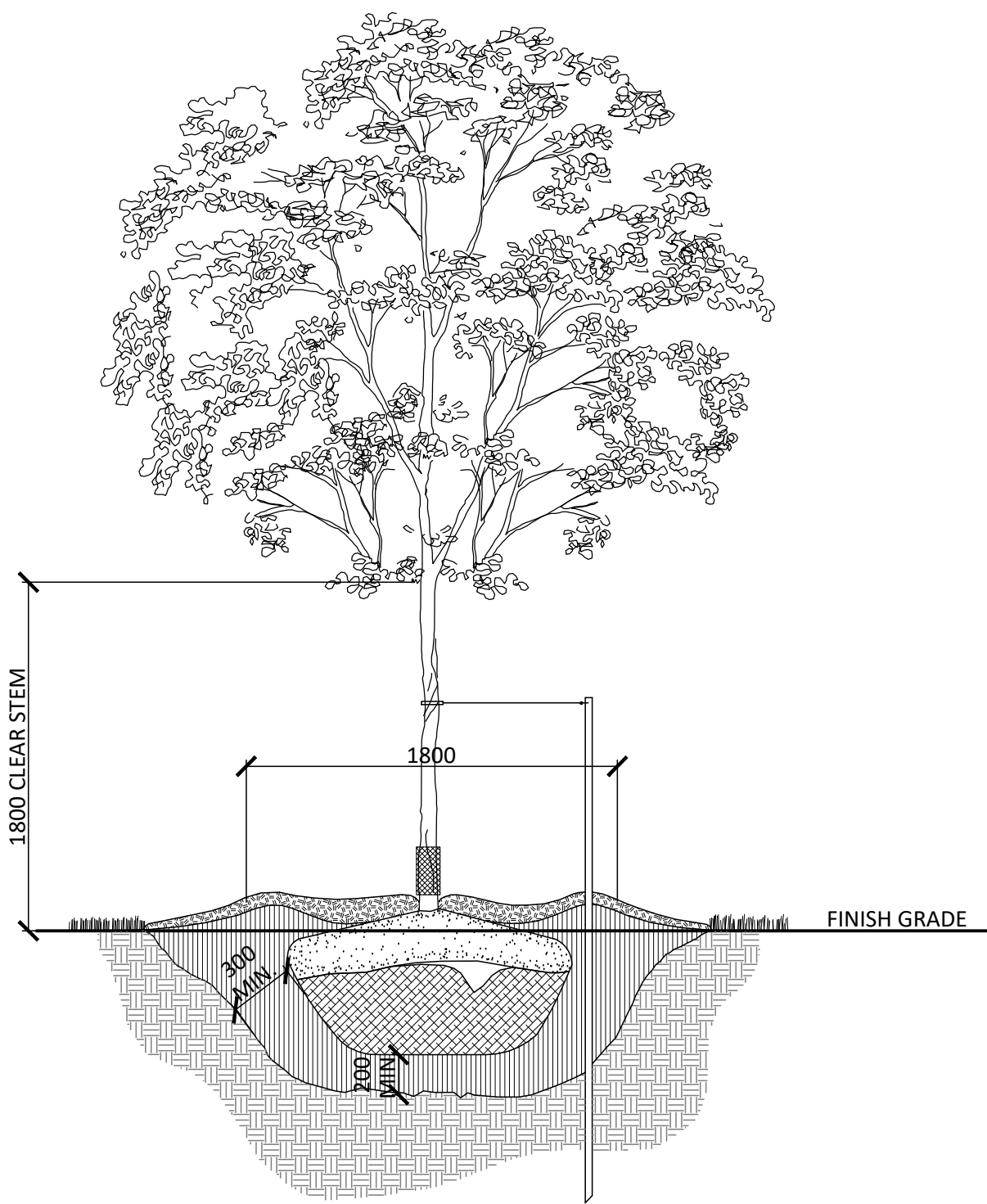
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**L2.0**

PLAN N° 19197

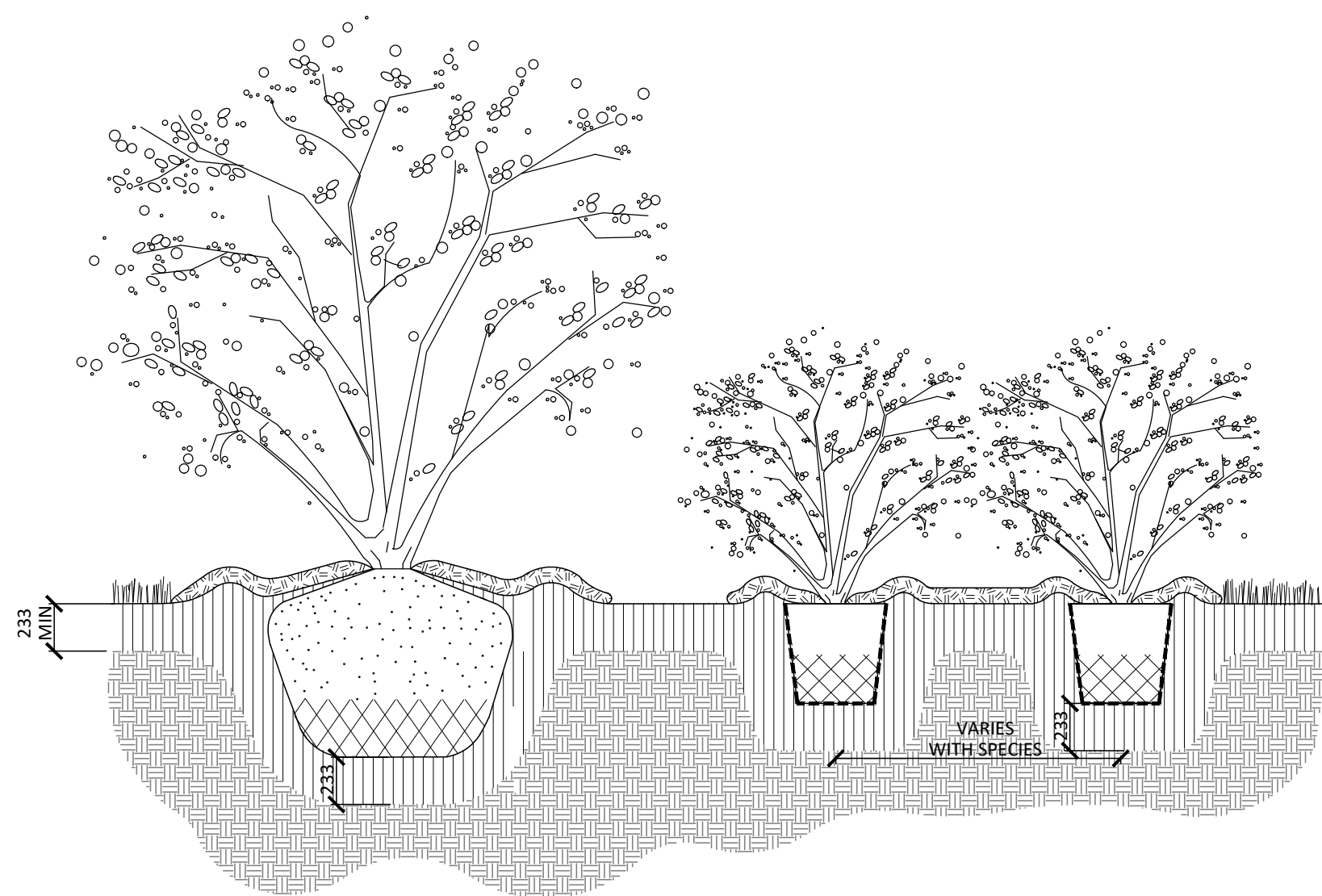
CITY FILE N° D07-12-24-0147





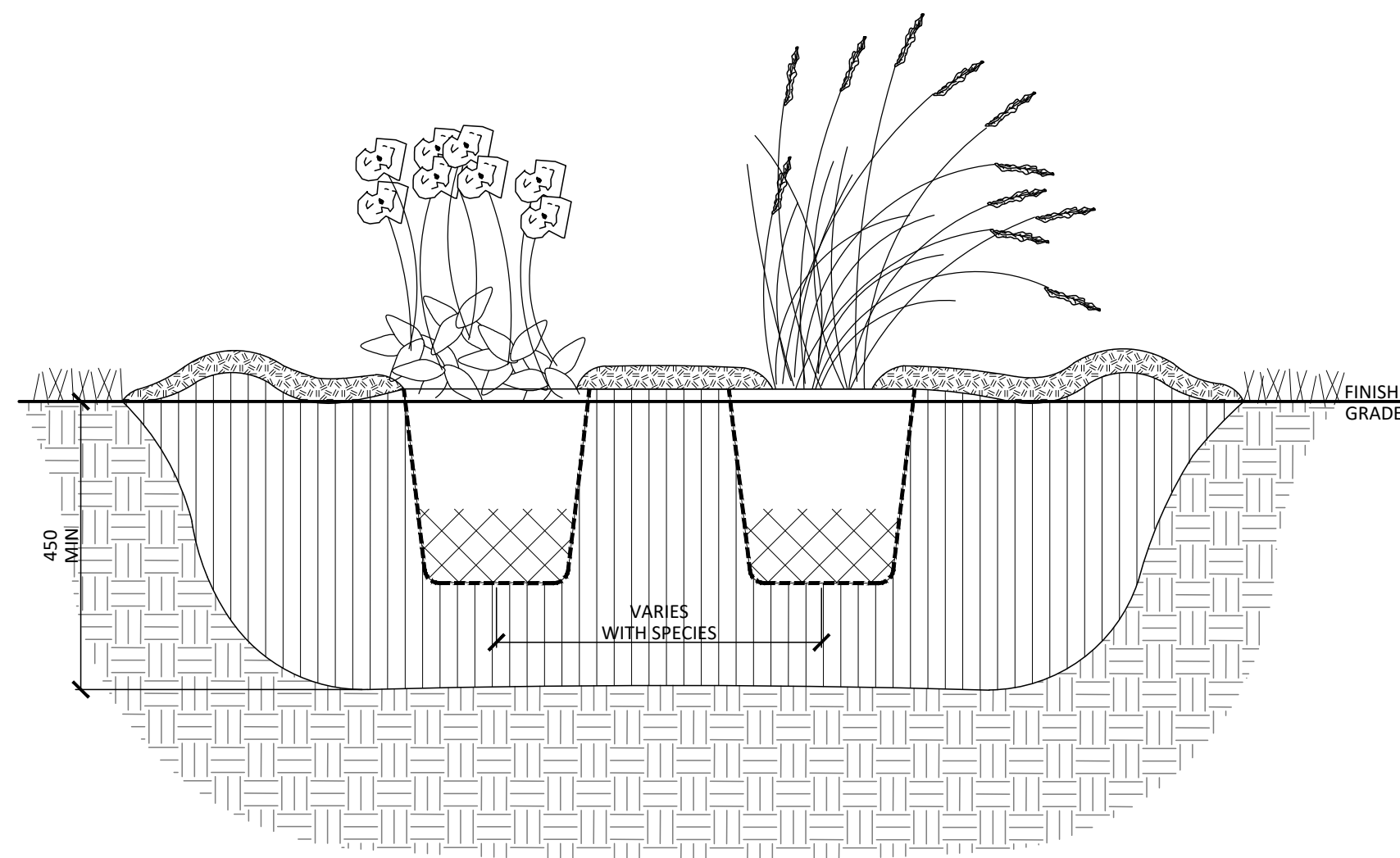
- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
  2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
  3. REMOVE TREE WRAP AFTER PLANTING
  4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

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



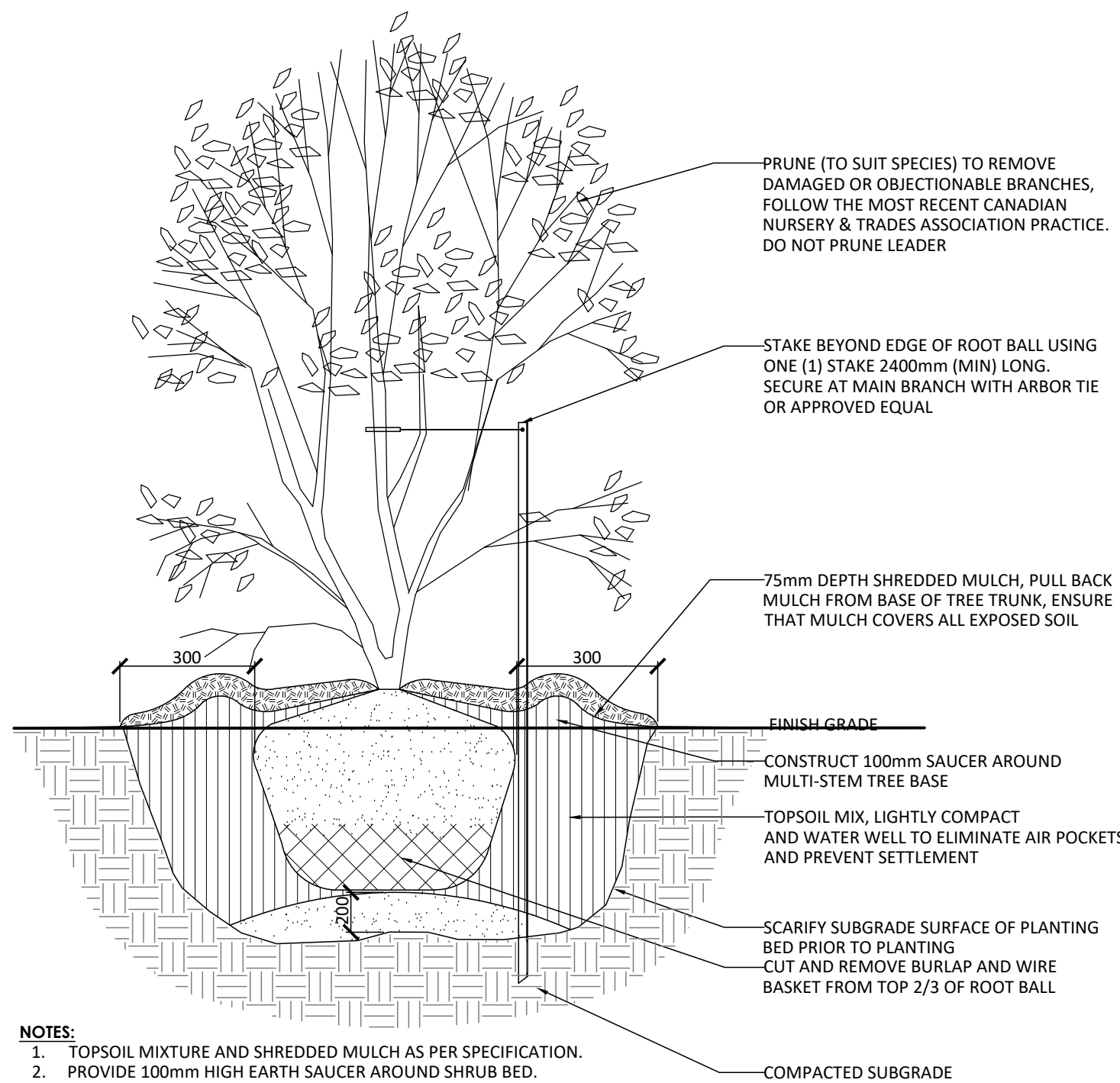
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
  2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
  3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

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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Checked	MK	
Job No.	24-251	

L2.1

PLAN N° 19197

APPROVED  
By Lily Xu at 10:01 am, Jun 04, 2025

LILY XU, MCIP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA