

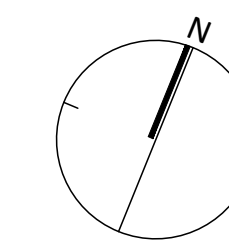
# CAIVAN BCDC West Phase 6

CAIVAN  
COMMUNITIES

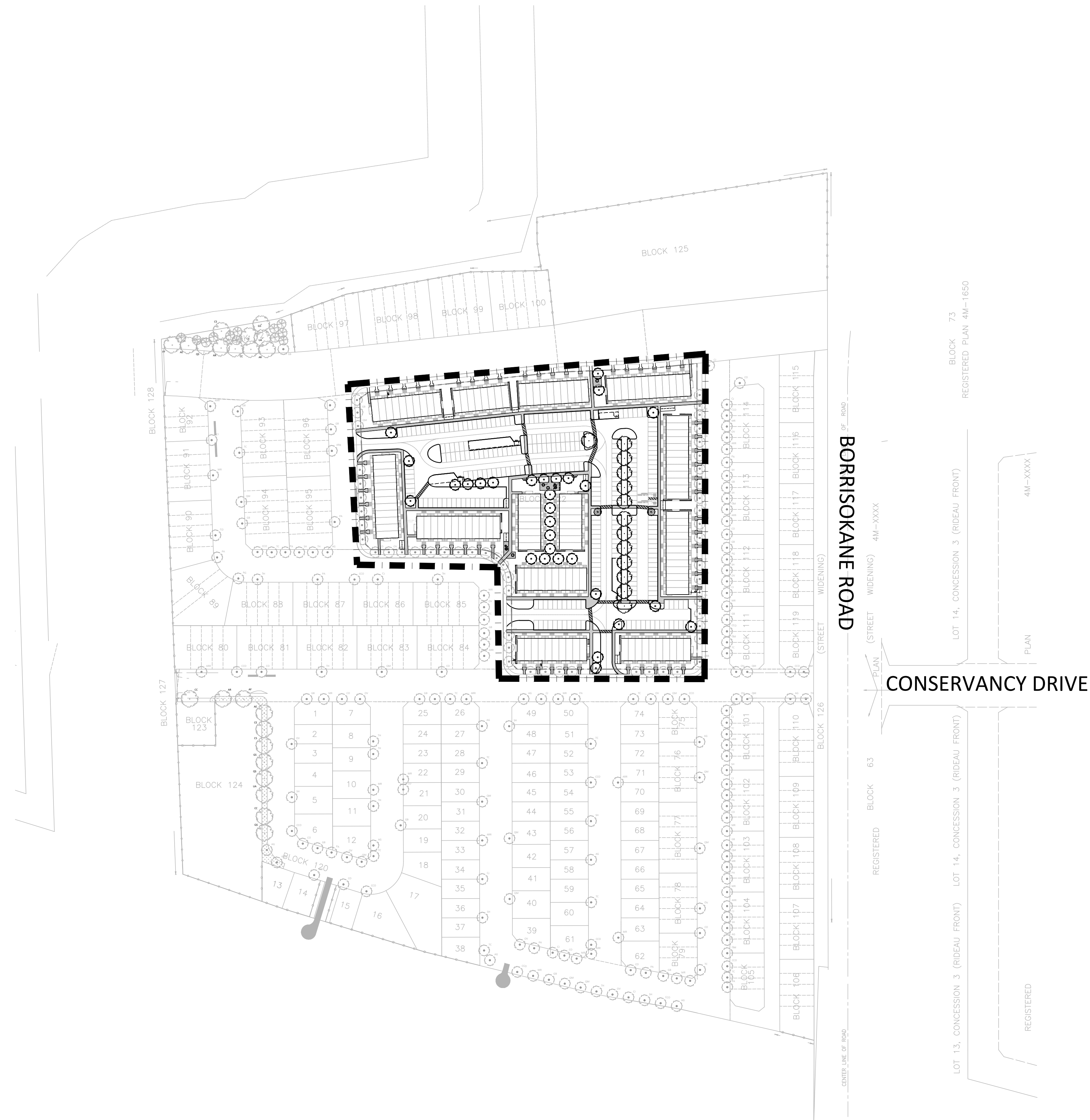
NAK   
design strategies

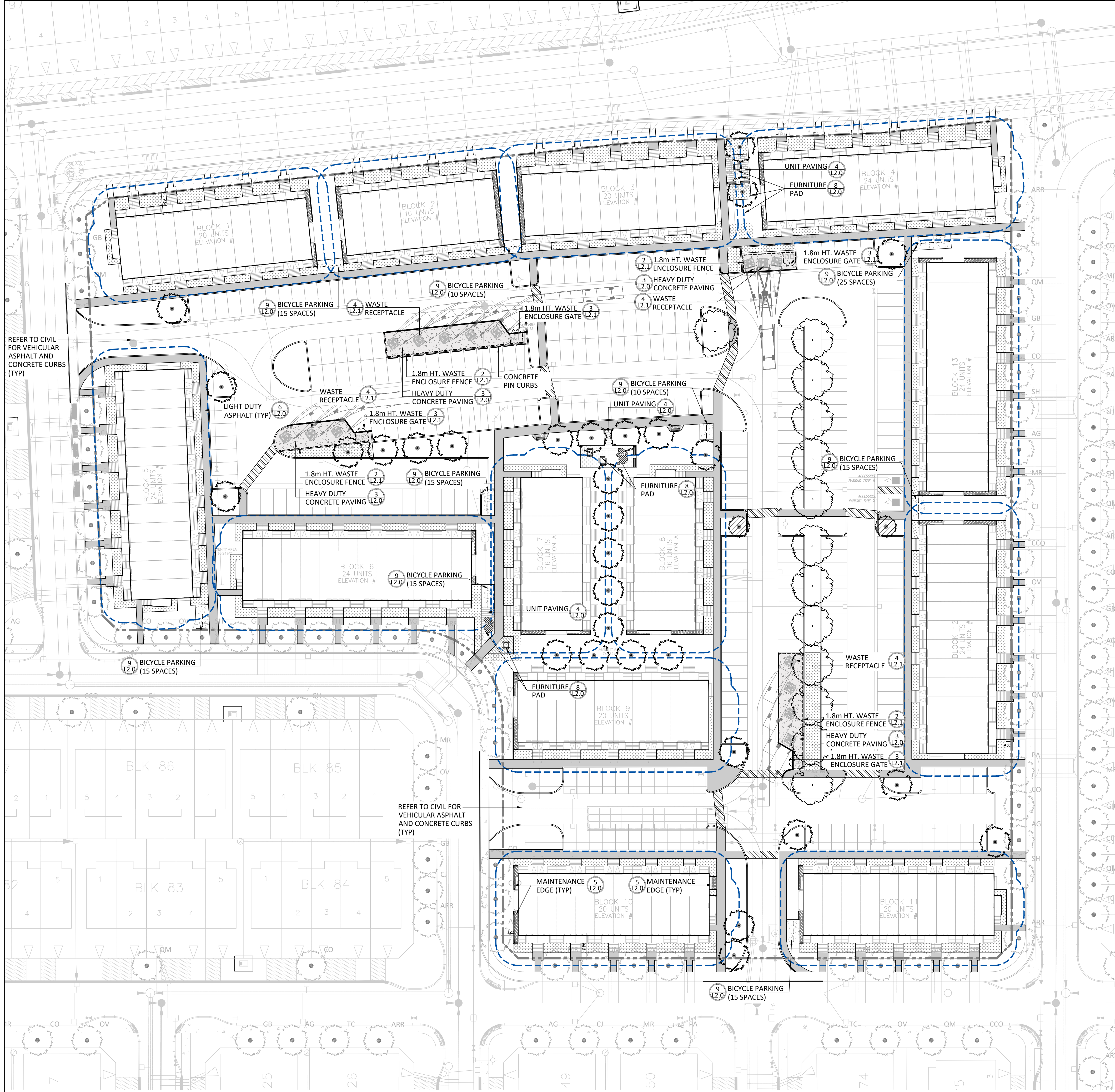
## LIST OF DRAWINGS:

- L1.0 - LANDSCAPE PLAN
- L1.1 - PLANTING PLAN
- L2.0 - DETAILS
- L2.1 - DETAILS
- L2.2 - DETAILS



KEYMAP  
NTS





NOTES:  
 THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE  
 GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:  
 • PG5036-2

ALL EXISTING SITE INFORMATION BASED ON REGISTERED M-PLANS BY  
 J.D. BARNES LIMITED

**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 WARRANTED 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.

**TREE PLANTING IN MARINE CLAY SOILS**

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

1. 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).
2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USE DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).

**CANOPY COVER DIAGRAM**



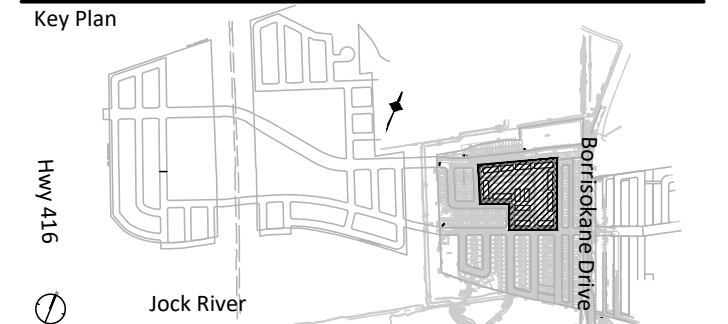
**CANOPY COVER LEGEND**

- PROPERTY LINE
- BUILDING
- MATURE TREE CANOPY - PROPOSED SITE TREE
- MATURE TREE CANOPY - PROPOSED ROW TREE BY OTHERS (OVERLAPPING SITE)

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA* PER TREE STANDARD RANGE (m <sup>2</sup> )	AVERAGE CROWN AREA PER TREE USED FOR CALC. (m <sup>2</sup> )	SITE CANOPY COVER
LARGE (13)	135-250*	192	3,940m <sup>2</sup> (ACCOUNTS FOR OVERLAP)
MEDIUM (30)	35-135*	85	
SMALL (2)	5-35*	20	
CONIFER (0)	45-96*	70	
PROPOSED ROW TREE CANOPY, BY OTHERS			1,220m <sup>2</sup> (ACCOUNTS FOR OVERLAP)
SITE AREA			24,390m <sup>2</sup>
TOTAL CANOPY COVER			21.2%

\*BASED ON CROWN AREA IS IN ACCORDANCE WITH PROPOSED TREE SPECIES  
 \*CROWN AREA ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY BEING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORETA, AND BOTANICAL SOURCES SUCH AS: OTTAWA MINISTRY OF NATURE, RESOURCES & FORESTRY (OMNR); US FOREST SERVICE, FANNAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS.

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
  - GEOTECH TREE PLANTING SETBACK (4.5m)
  - FENCING
  - 1.8m HT. WOOD PRIVACY FENCE
- PLANTING**
- LARGE DECIDUOUS TREE
  - MEDIUM DECIDUOUS TREE
  - SMALL DECIDUOUS TREE
  - SODDING
  - PLANT BED
- PAVING**
- ASPHALT PATHWAY
  - CIP CONCRETE PAVING
  - HEAVY DUTY CONCRETE PAVING
  - UNIT PAVING
  - RIVERSTONE PAVING (MAINTENANCE EDGE)
  - PRECAST CURB (MAINTENANCE EDGE)
- DETAIL KEY**
- 1 - DETAIL NO.
  - 11 - SHEET NO.

No.	Description	Date
1	Issued for First Submission	Apr 29/26

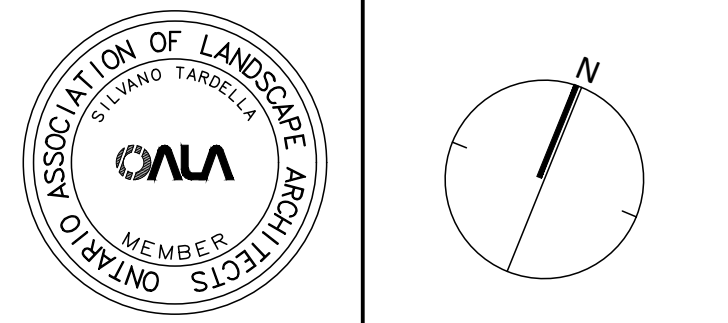
Revision

OWNERSHIP	CIVIL
CAVANA COMMUNITIES 3713 Borrisokane Rd., Ottawa, ON K2J 4J4	OSIEL 120 River Rd., Suite 103, Stittsville, ON K2S 2J9

ARCHITECT	LANDSCAPE ARCHITECT
CAI ARCHITECTS INC. 4110 Yonge St., Suite 602, Toronto, ON M3P 2B7	NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa, ON K1Y 3A8

PLANNING  
 JPSA Canada Inc.  
 52 Springbrook Dr., Stittsville, ON K2S 5M4

PROPERTY INFORMATION  
 BLOCK 122 PART OF PART OF LOT 14, CONFESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA



**NAK**  
 design strategies

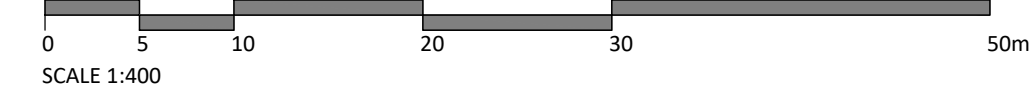
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
 T 613.237.2345  
 NAKDESIGNSTRATEGIES.COM

**BCDC West Phase 6**  
 OTTAWA, ON

Title  
**LANDSCAPE PLAN**

Date 2026-03-30 Sheet  
 Scale 1:400  
 Drawn SW  
 Checked MK  
 Job No. 26-067

**L1.0**

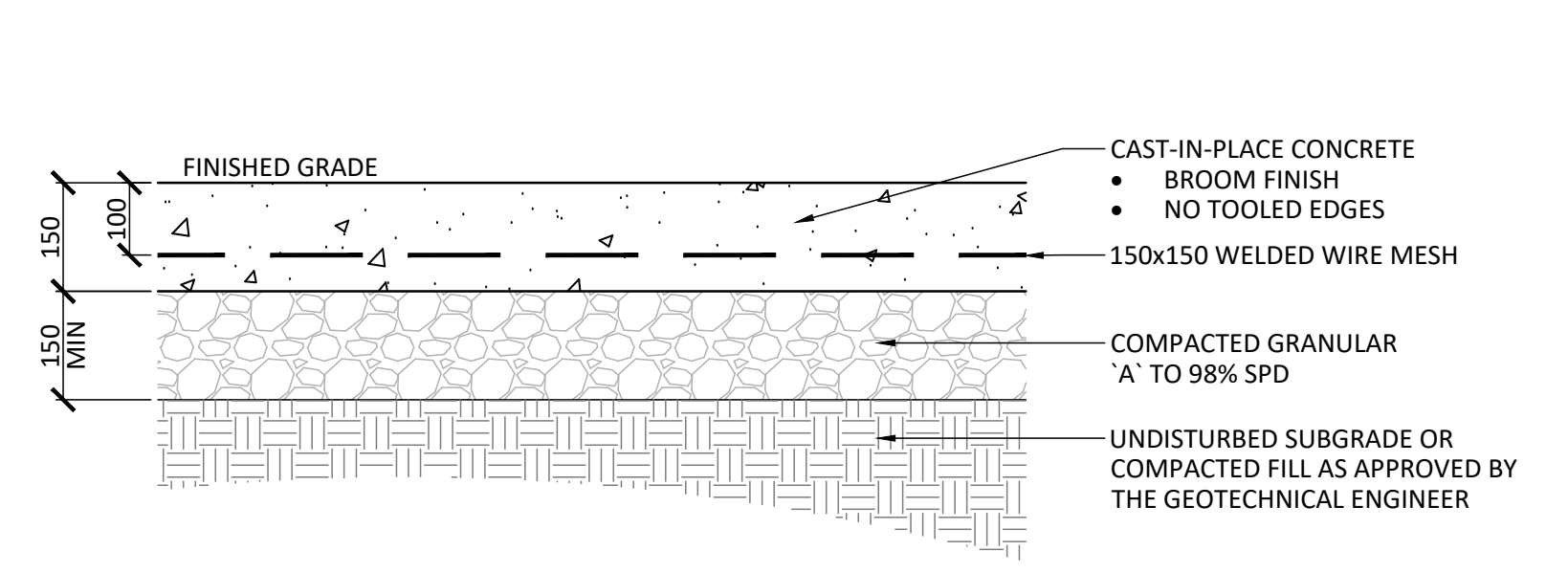


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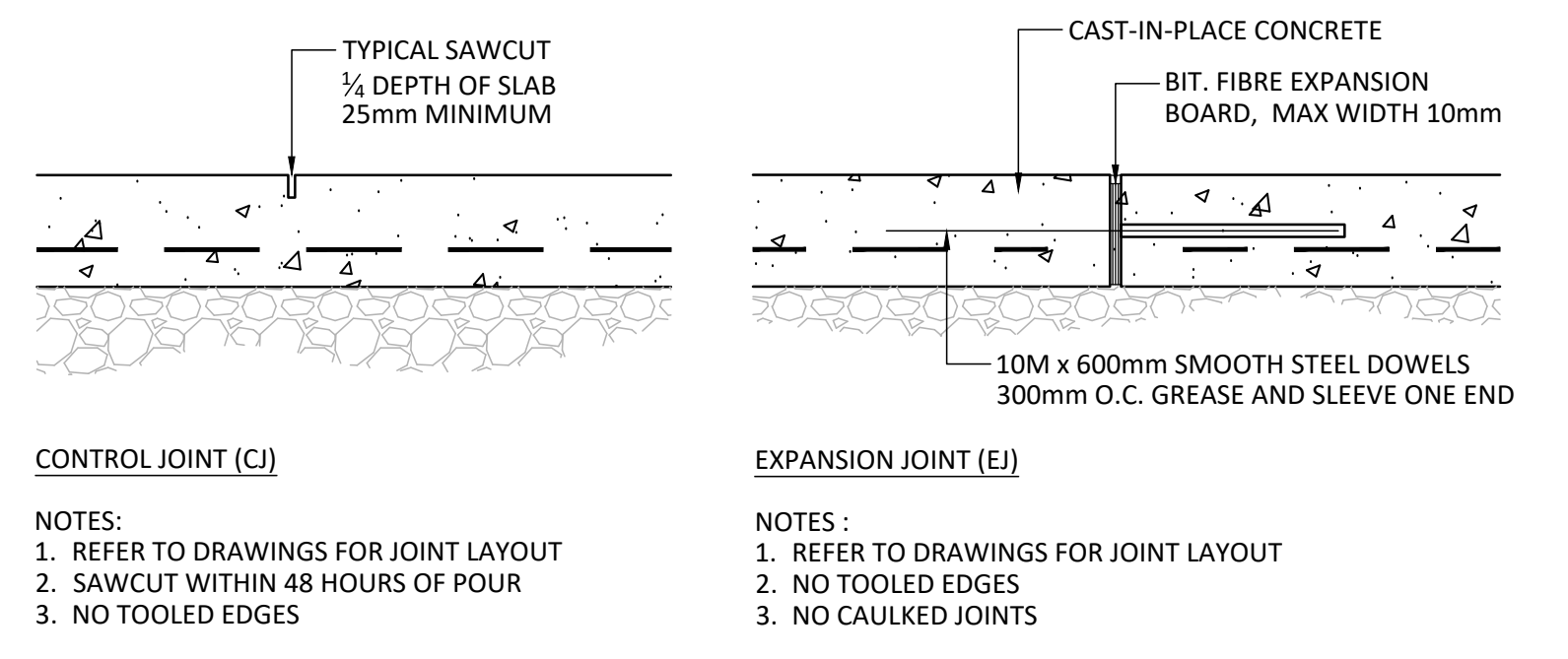
PLAN N° XXXXX



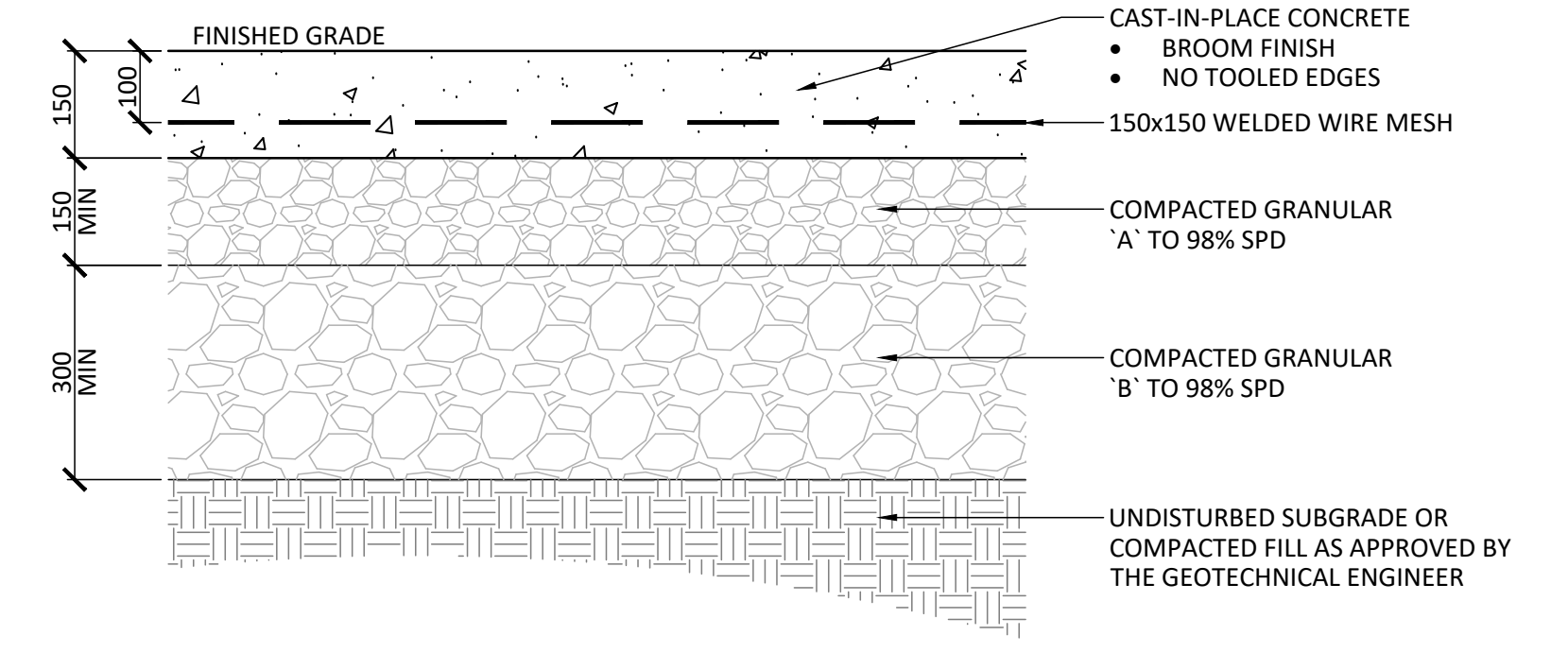
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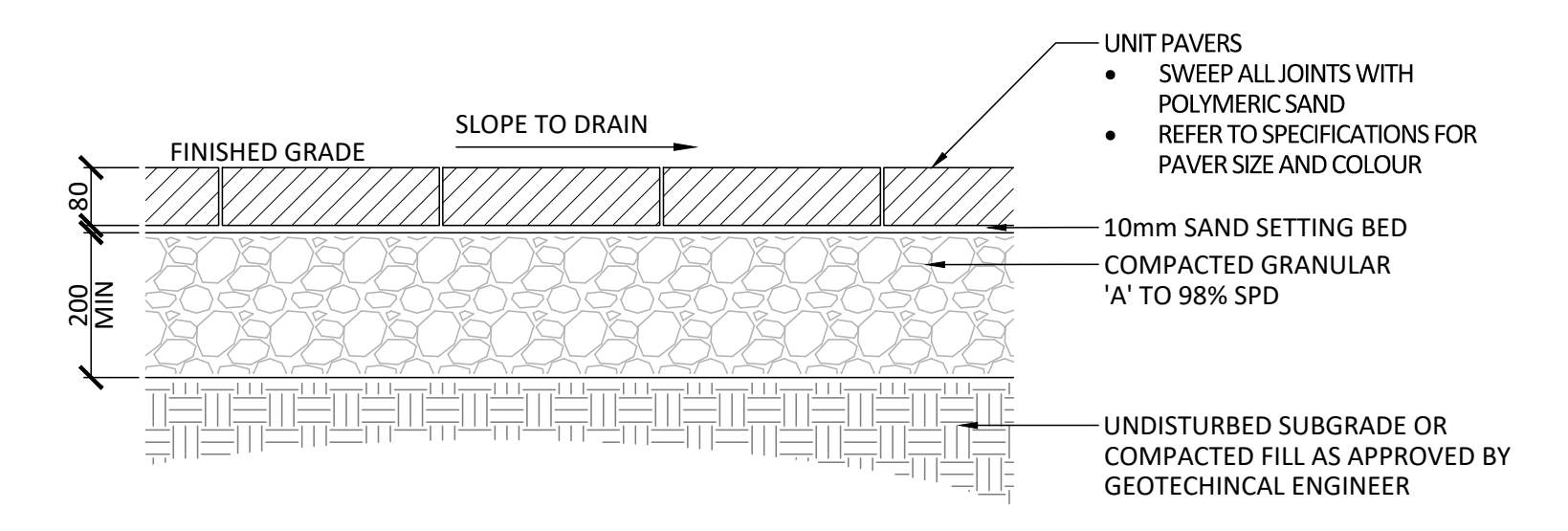
**1 PEDESTRIAN CONCRETE PAVING**  
1:10



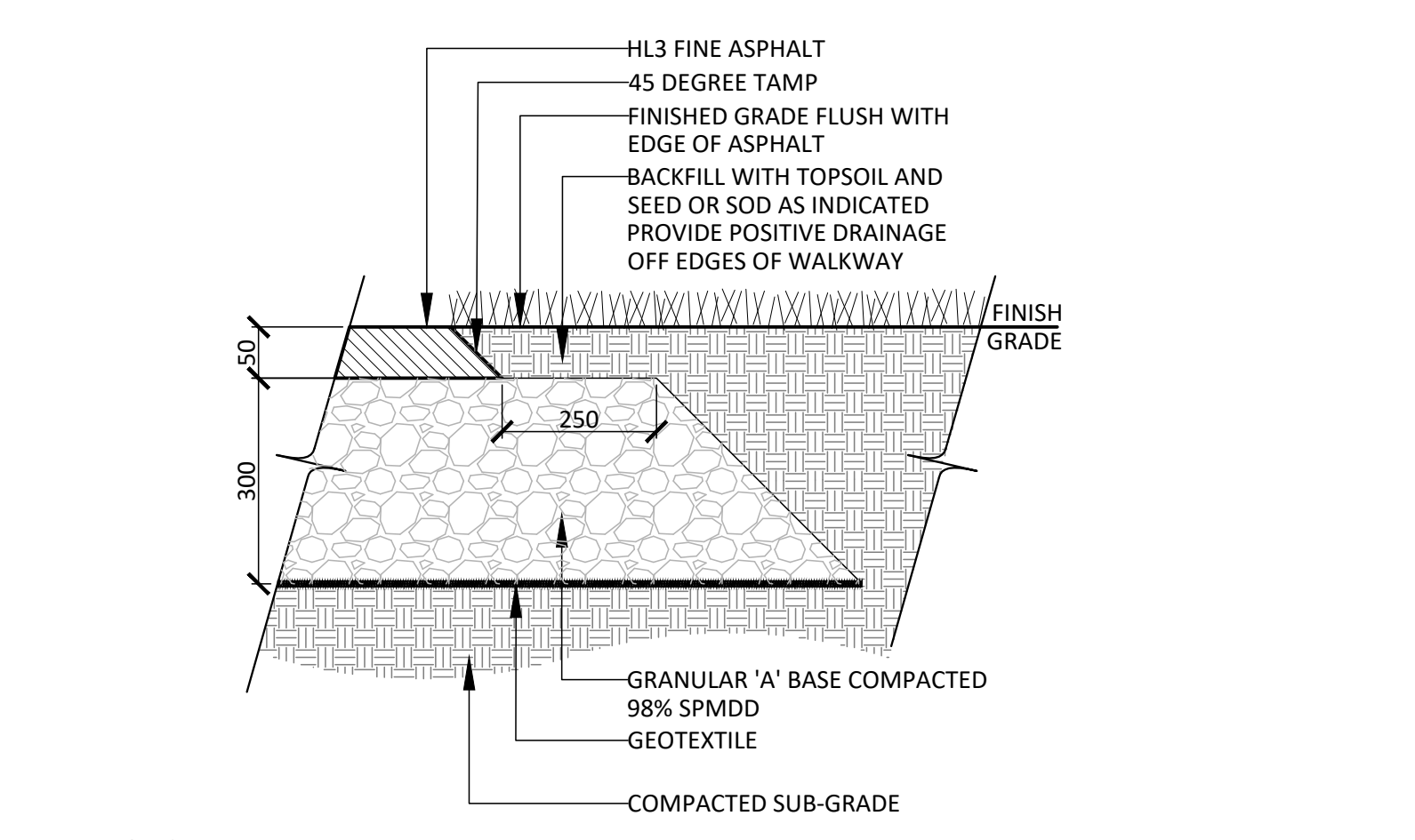
**2 PEDESTRIAN CONCRETE JOINTING**  
1:10



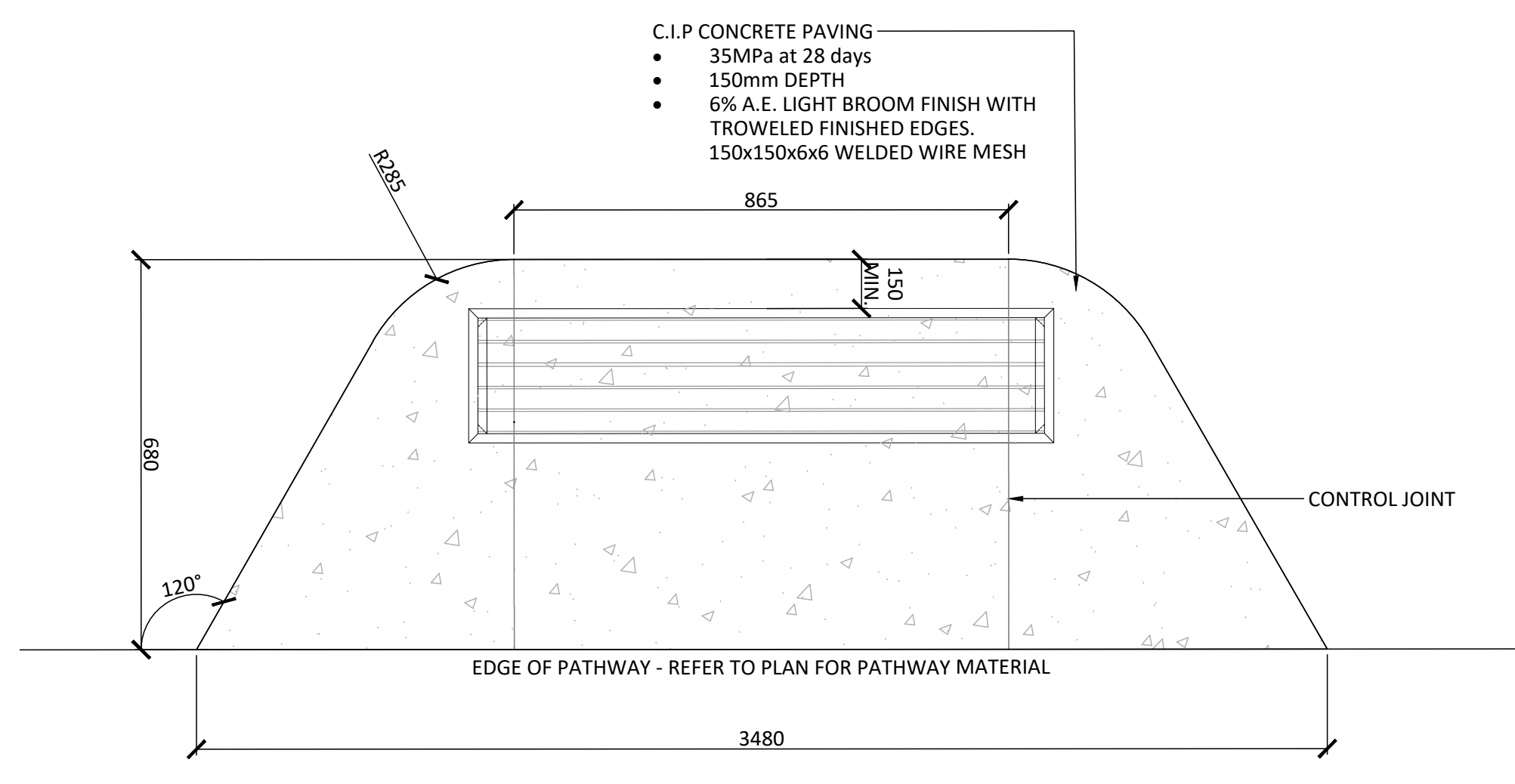
**3 HEAVY DUTY CONCRETE PAVING**  
1:10



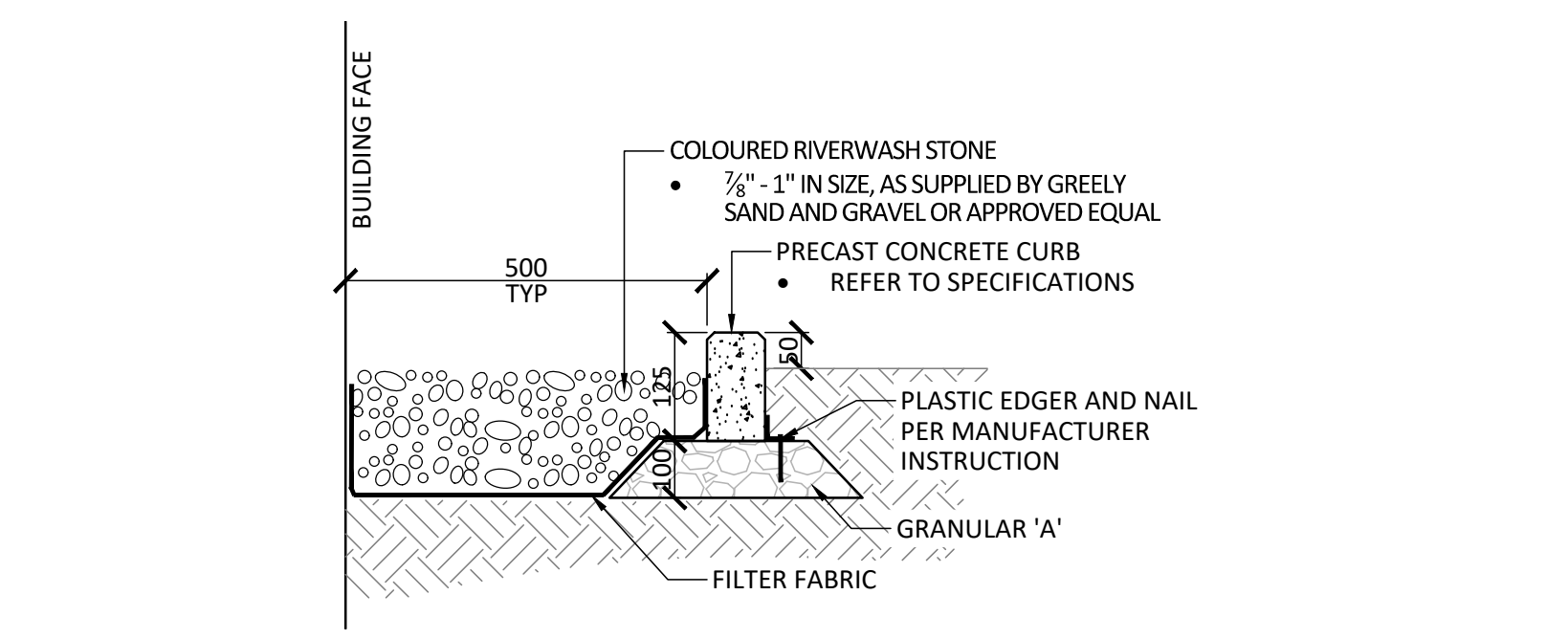
**4 UNIT PAVING**  
1:10



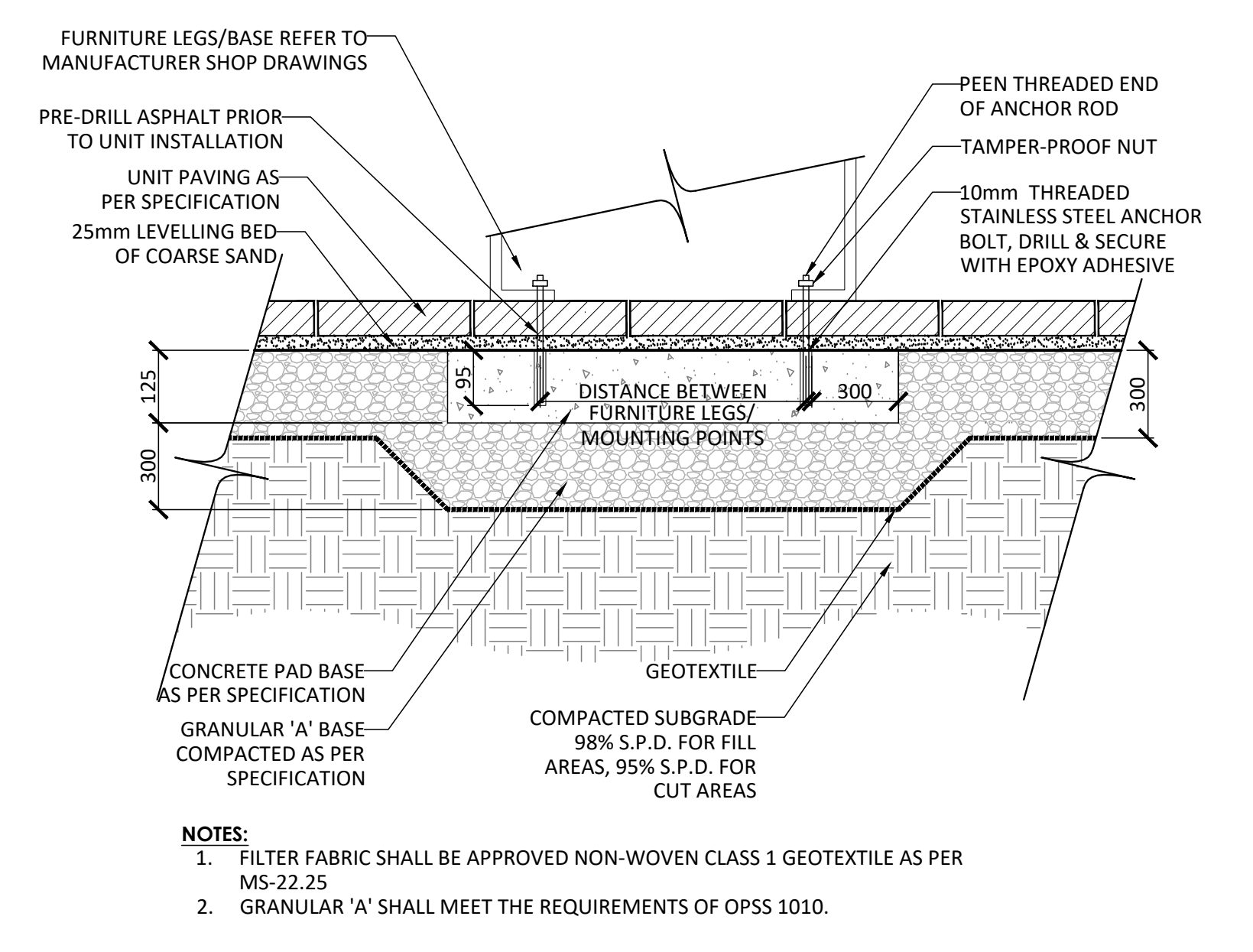
**6 LIGHT DUTY ASPHALT PAVING**  
1:10



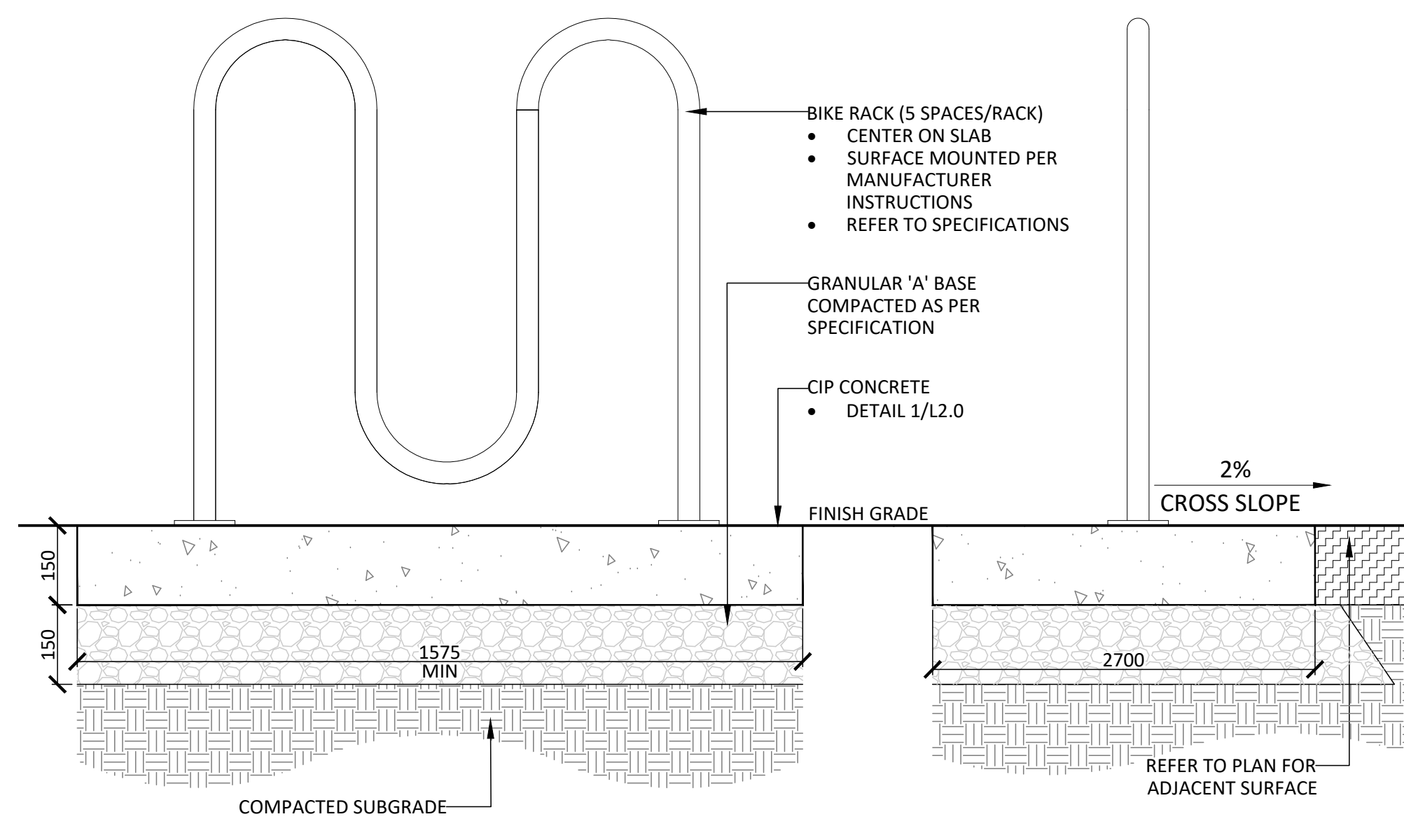
**7 BENCH PAD**  
1:10



**5 MAINTENANCE EDGE**  
1:10



**8 FURNITURE PAD**  
1:10



**9 BICYCLE PARKING**  
1:10

No.	Description	Date
1	Issued for First Submission	Apr.29/26

**OWNERSHIP**  
CAYVAN COMMUNITIES  
7133 Britannia Rd., Ottawa, ON K2J 4K4

**CIVIL**  
DISEL  
130 Beech Rd., Suite 103, Stittsville, ON K2S 1E9

**ARCHITECT**  
QA ARCHITECTS INC.  
4510 Yonge St., Suite 602, Toronto, ON M2P 2B7

**LANDSCAPE ARCHITECT**  
NAK DESIGN STRATEGIES  
1285 Wellington St., Ottawa, ON K1Y 3A8

**PLANNING**  
PISA Canada Inc.  
52 Springbrook Dr., Stittsville, ON K2S 1R4

**PROPERTY INFORMATION**  
BLOCK 122 PLAN 4-14, PART OF LOT 14, CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA



**NAK**  
design strategies

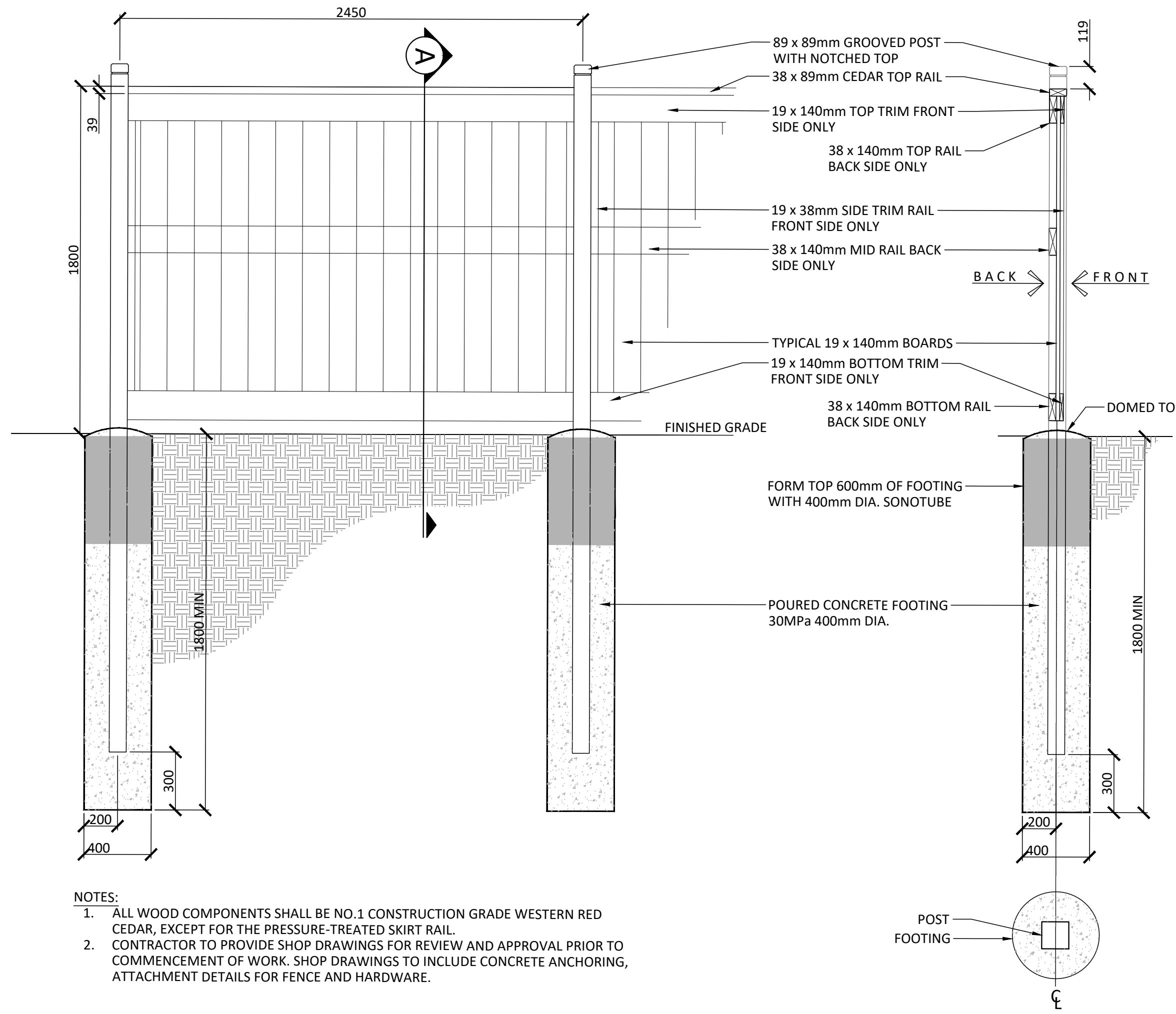
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 413.237.2345 NAKDESIGNSTRATEGIES.COM

**BCDC West Phase 6**  
OTTAWA, ON

Title: LANDSCAPE DETAILS

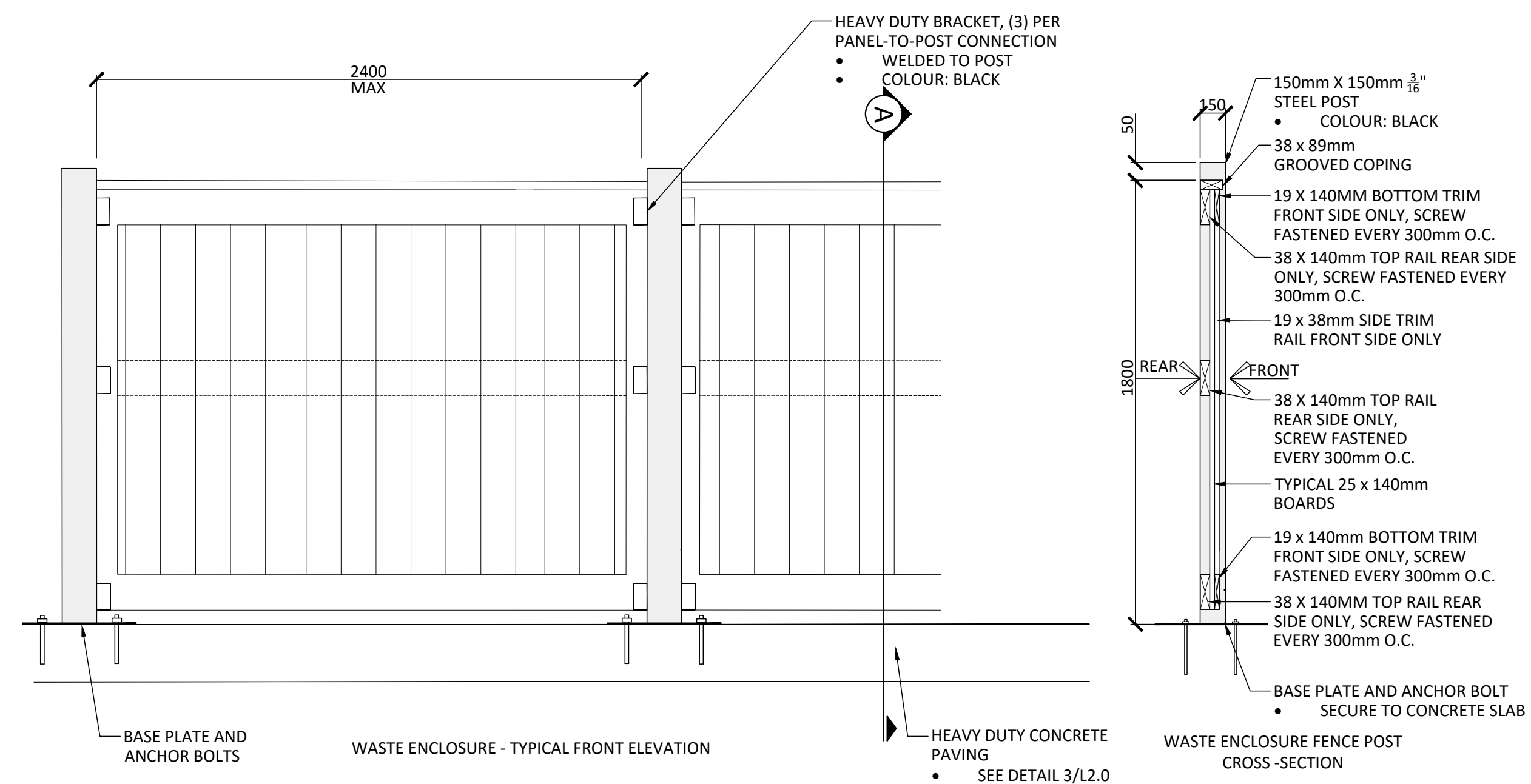
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Scale	AS NOTED		
Drawn	SW		
Checked	MK		
Job No.	26-067		

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.



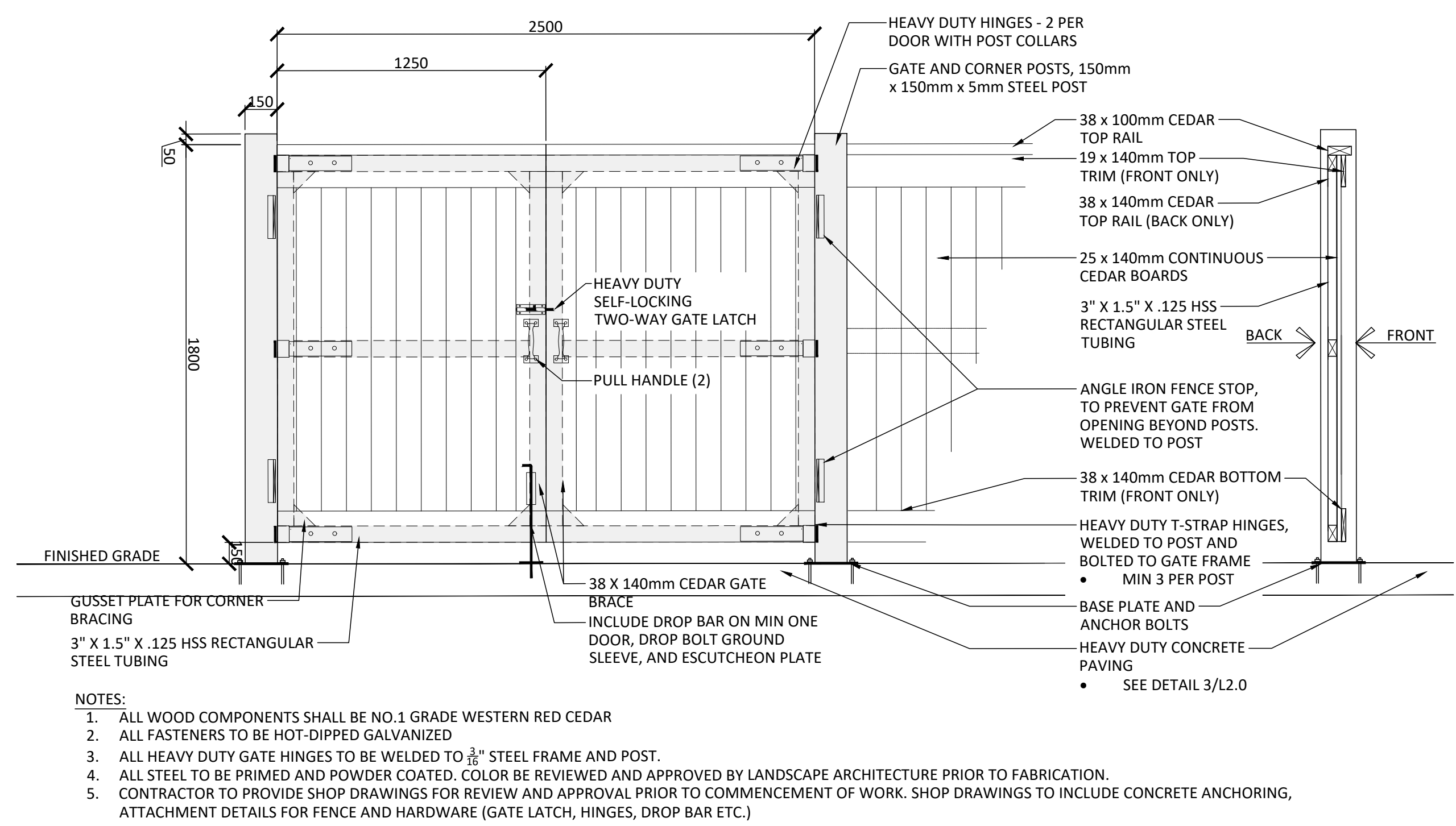
- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
  2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND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

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



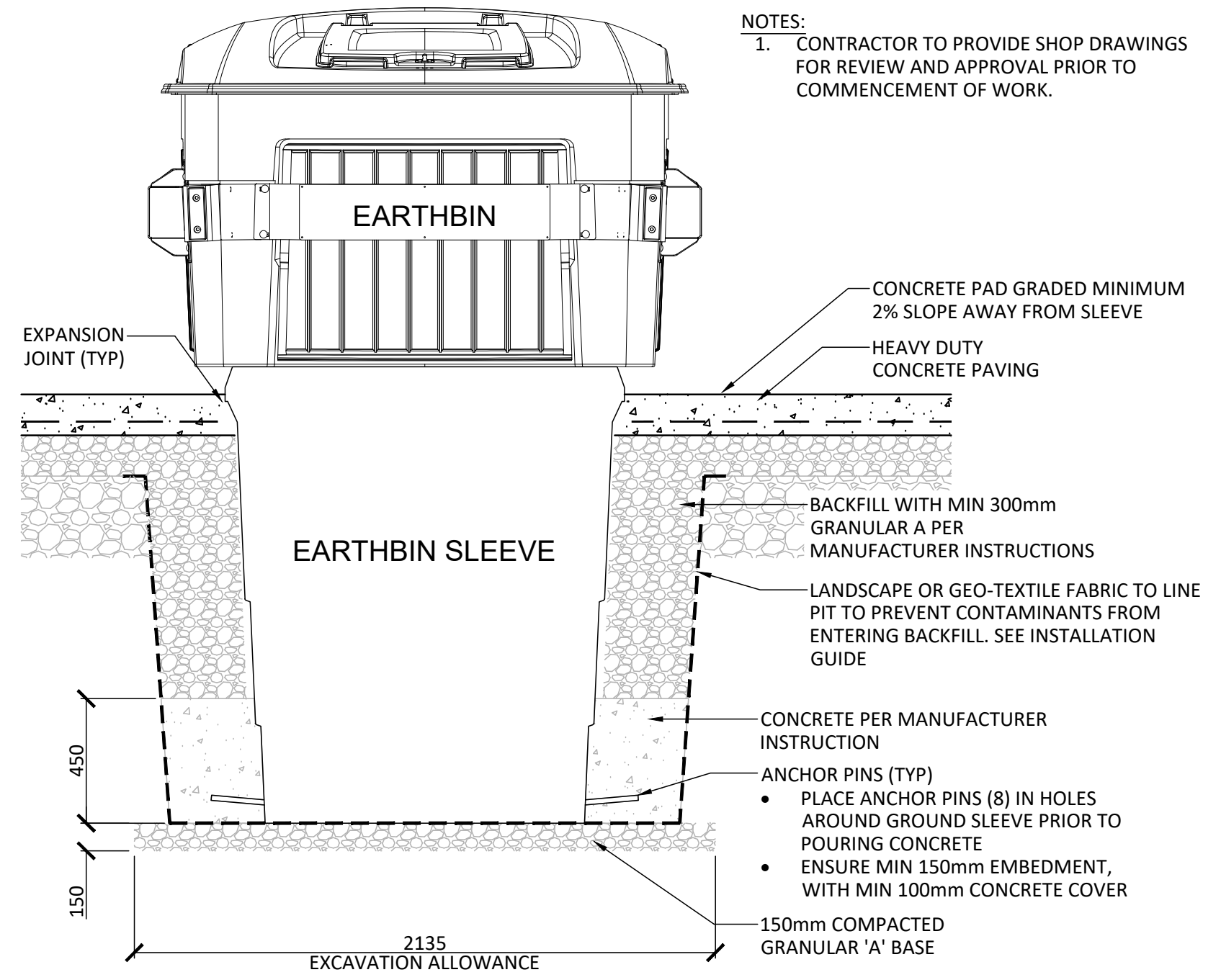
- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR SELECTED FOR GOOD APPEARANCE AND FREE OF WANE, BARK AND PITCH POCKETS.
  2. USE GALVANIZED FASTENERS AND HARDWARE THROUGHOUT.
  3. ALL STEEL TO BE PRIMED AND POWDER COATED.
  4. PROVIDE STAMPED SHOP DRAWINGS FOR CONTRACT ADMINISTRATOR REVIEW AND APPROVAL.

**2** 1.8m HEIGHT WASTE ENCLOSURE FENCING  
1:20



- NOTES:**
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 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.)

**3** 1.8m HEIGHT WASTE ENCLOSURE GATE  
1:20



- NOTES:**
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

**4** WASTE RECEPTACLE - EARTH BIN  
1:20

No.	Description	Date
1	Issued for First Submission	Apr.29/26

**OWNERSHIP**  
CAYAN COMMUNITIES  
1713 Borrowdale Rd., Ottawa, ON K2J 4K4

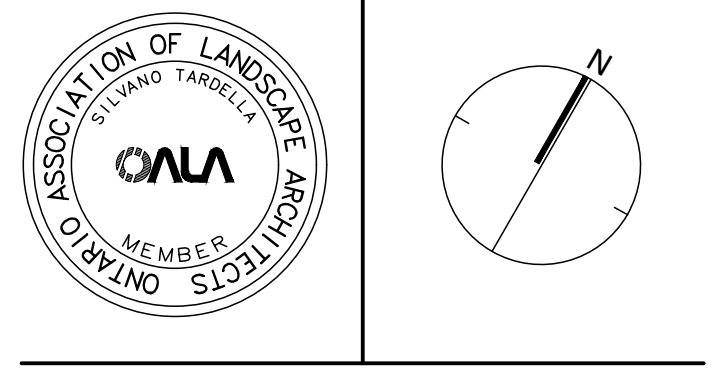
**CIVIL**  
DISEL  
120 Beech Rd., Suite 101, Stittsville, ON K2S 1E9

**ARCHITECT**  
QA ARCHITECTS INC.  
4110 Yonge St., Suite 602, Toronto, ON M2P 2B7

**LANDSCAPE ARCHITECT**  
NAK DESIGN STRATEGIES  
1285 Wellington St., Ottawa, ON K1Y 3A8

**PLANNING**  
PISA Canada Inc.  
52 Springbrook Dr., Stittsville, ON K2S 1R4

**PROPERTY INFORMATION**  
BLOCK 122 PLAN 4-14, PART OF LOT 14, CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA



**NAK**  
design strategies

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

BCDC West Phase 6  
OTTAWA, ON

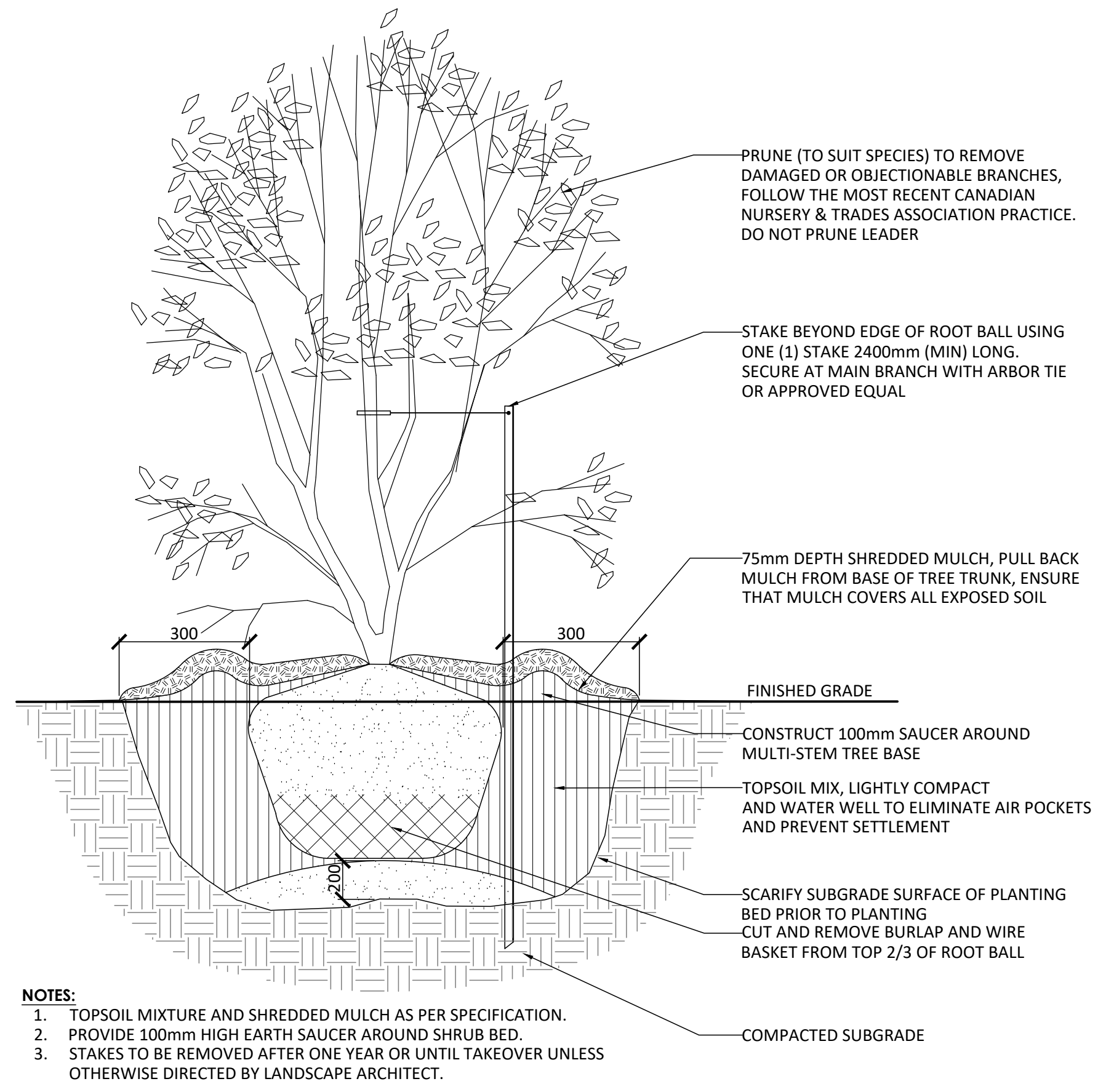
Title  
LANDSCAPE DETAILS

Date	2026-03-30	Sheet	
Scale	AS NOTED		
Drawn	SW		
Checked	MK		
Job No.	26-067		

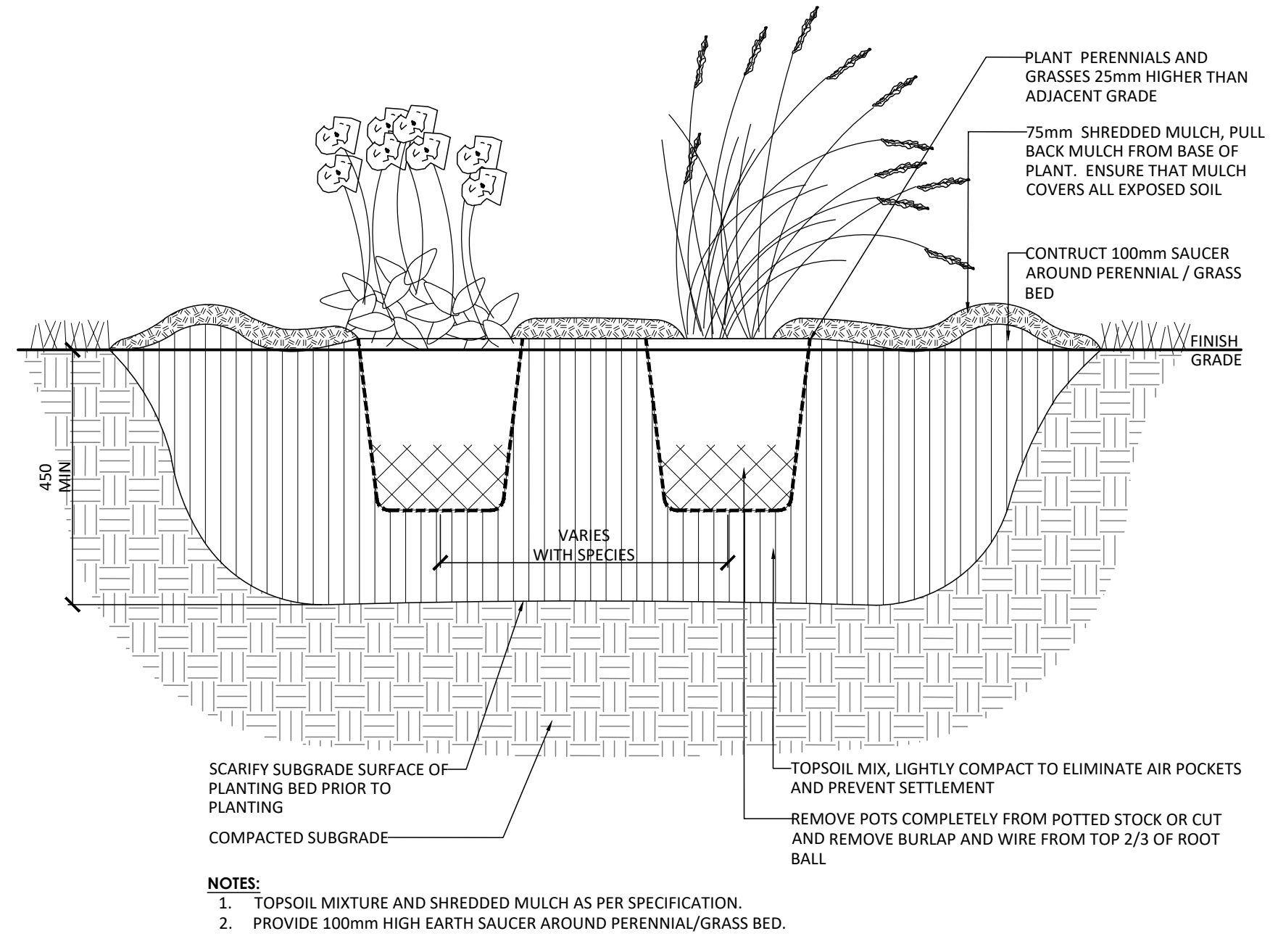
L2.1

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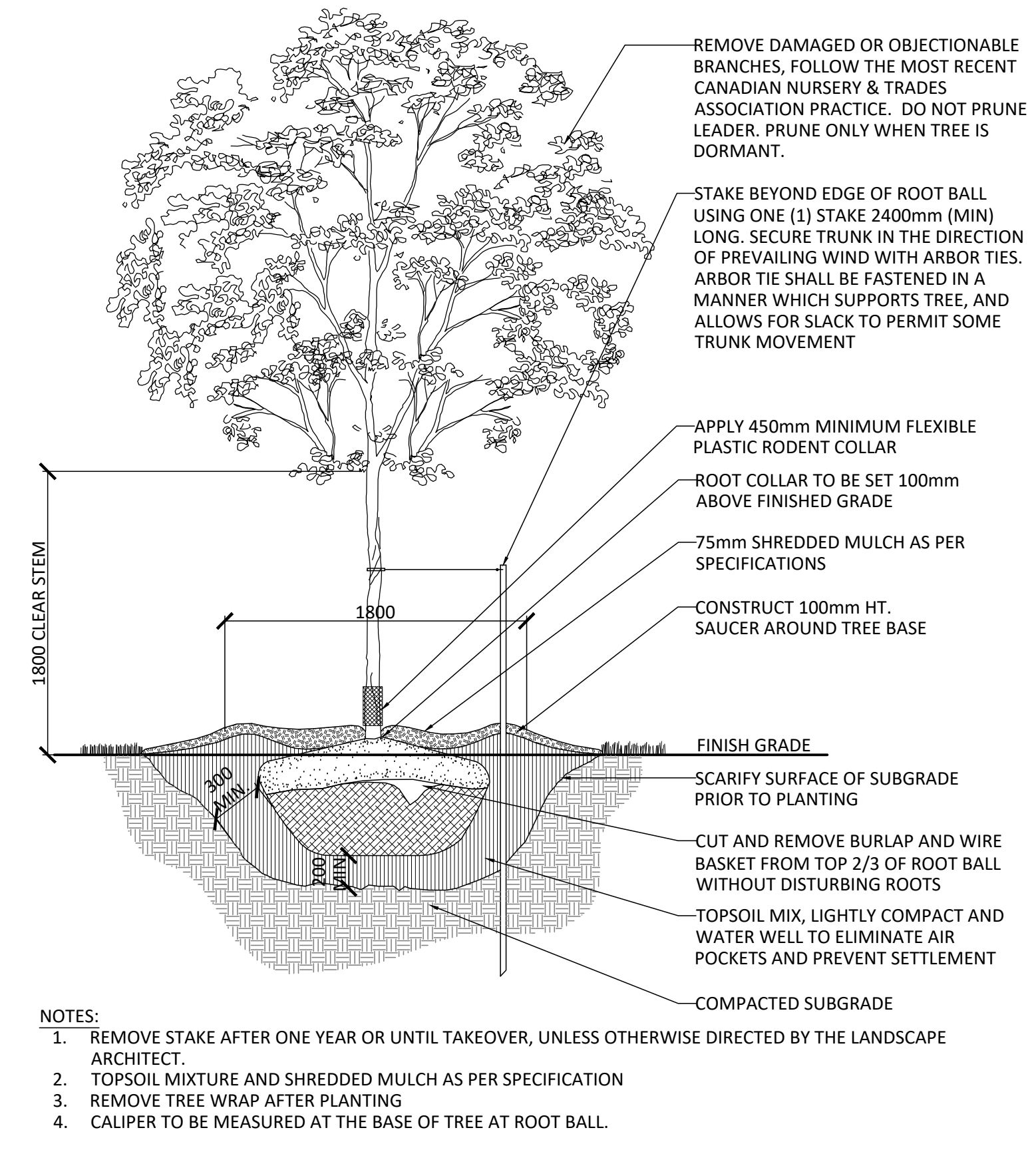
Key Plan



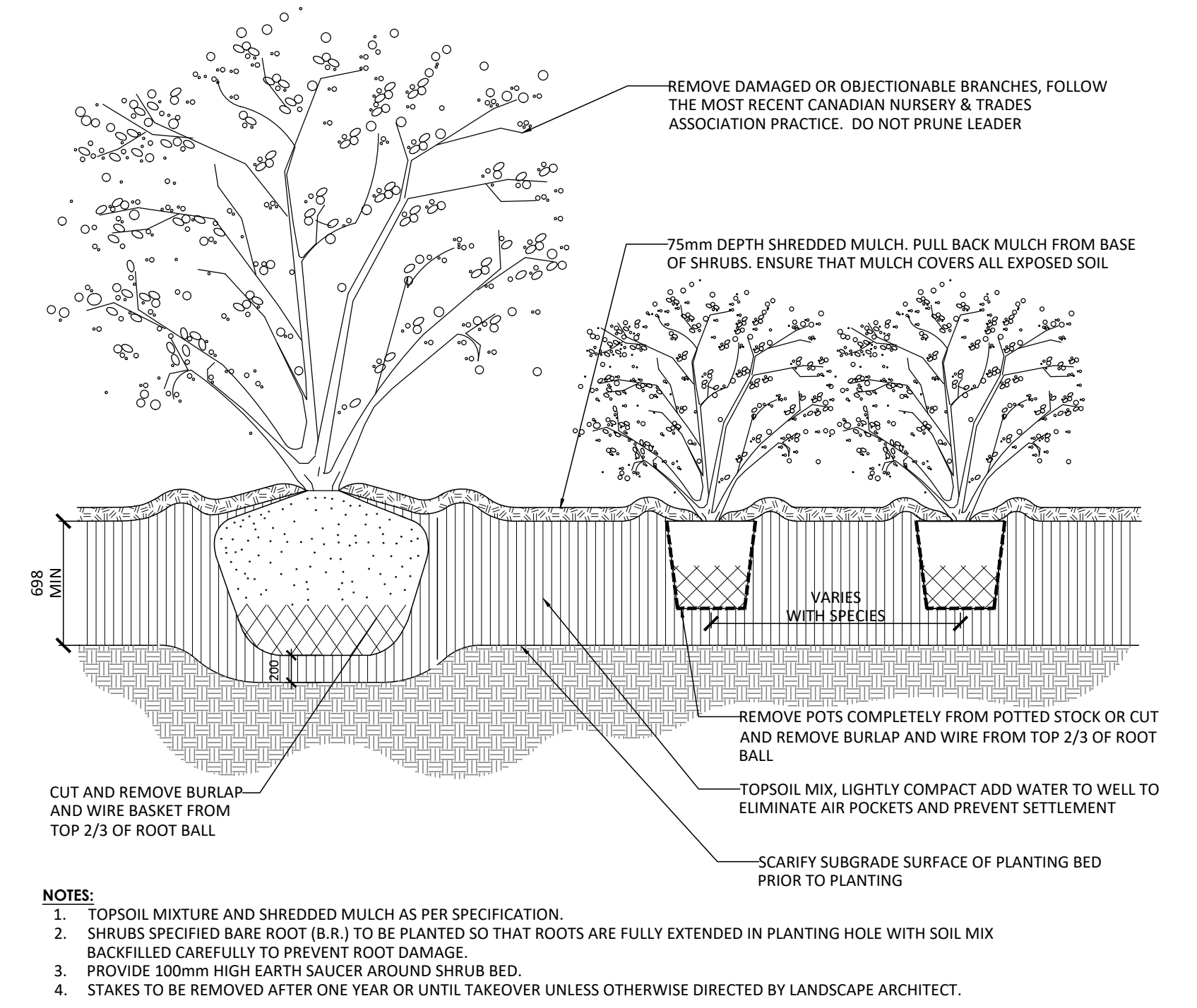
1 MULTI-STEM SHRUB PLANTING  
1:25



2 PERENNIAL AND ORNAMENTAL GRASS PLANTING  
1:30

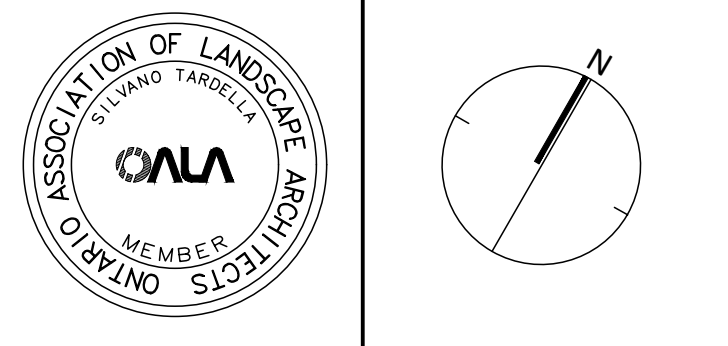


3 DECIDUOUS TREE PLANTING (ONE STAKE W/ARBOR TIES)  
1:30



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

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-		
-		
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1	Issued for First Submission	Apr.29/26
No.	Description	Date
Revision		
OWNERSHIP	CIVIL	
CALVAN COMMUNITIES	DISEL	
3713 Borromean Rd, Ottawa, ON K2J 4H4	130 Iwer Rd., Suite 101, Stittsville, ON K2S 1E9	
ARCHITECT	LANDSCAPE ARCHITECT	
QA ARCHITECTS INC.	NAK DESIGN STRATEGIES	
4510 Yonge St., Suite 602, Toronto, ON M2P 2B7	1285 Wellington St., Ottawa, ON K1Y 3A8	
PLANNING		
#PSA Canada Inc.		
52 Springbrook Dr., Stittsville, ON K2S 1R4		
PROPERTY INFORMATION		
BLOCK 122 PLAN 4-14 PART OF LOT 1A, CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA		



**NAK**  
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 413.237.2345 NAKDESIGNSTRATEGIES.COM

Project

BCDC West Phase 6  
OTTAWA, ON

Title	
LANDSCAPE DETAILS	
Date	2026-03-30
Scale	AS NOTED
Drawn	SW
Checked	MK
Job No.	26-067
Sheet	L2.2