



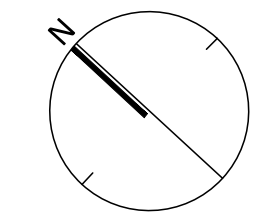
# RICHMOND NORTH STREETScape PHASE 1



ISSUED FOR SECOND SUBMISSION  
APRIL 25, 2025

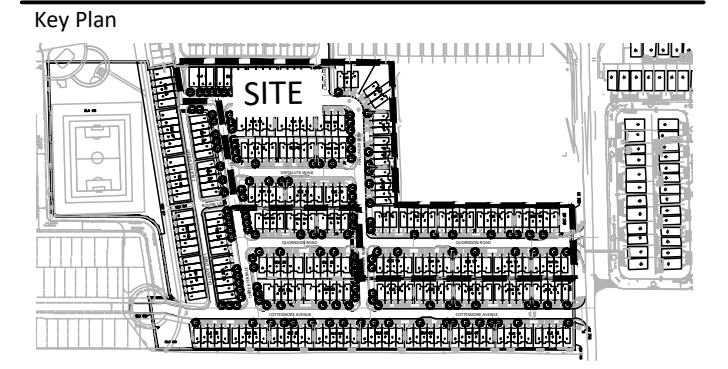
**LIST OF DRAWINGS:**

- L01 - STREETScape PLAN
- L02 - STREETScape PLAN
- L03 - DETAILS/SOIL VOLUME/R.O.W. CROSS SECTIONS



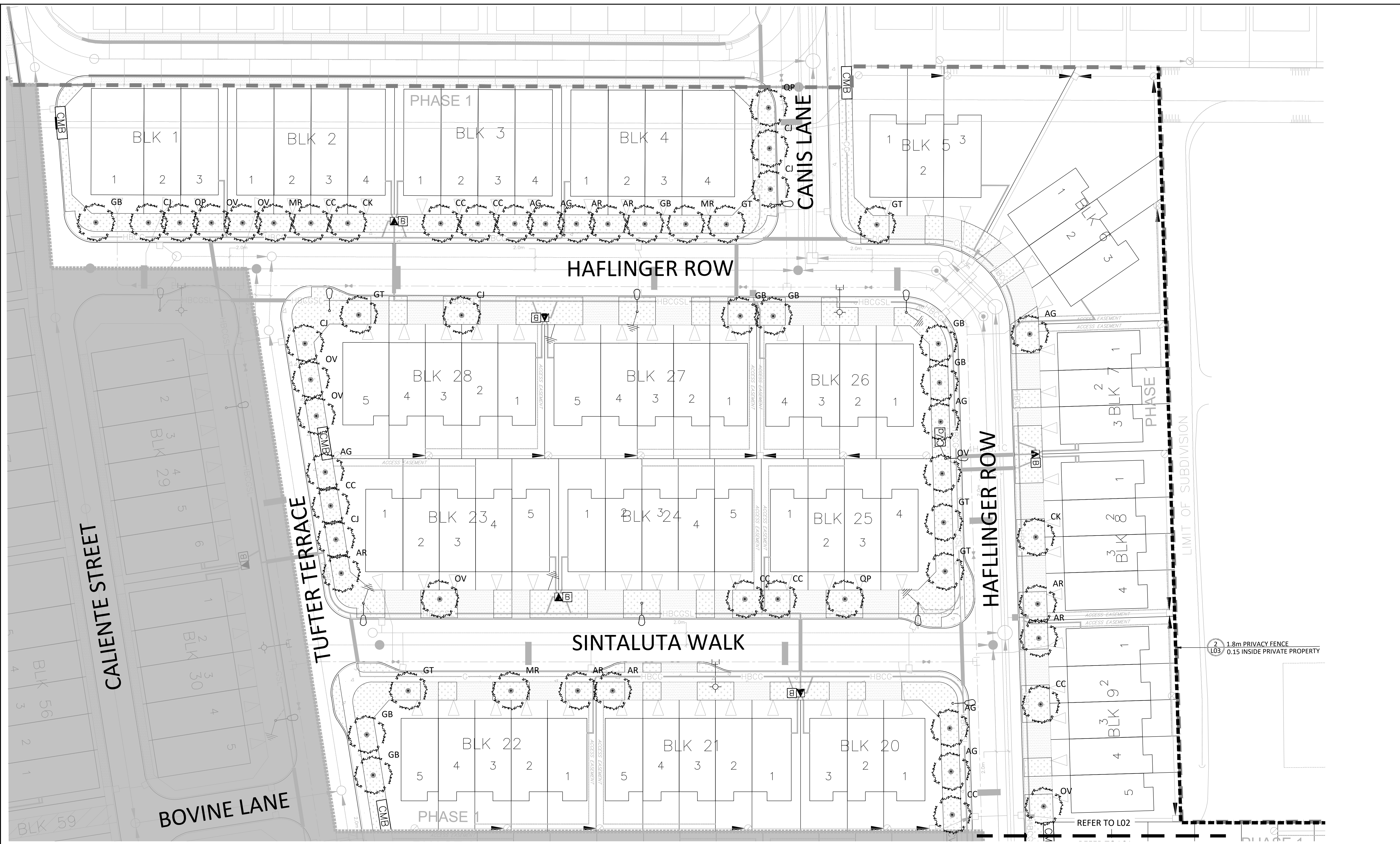
KEYMAP  
1:1000

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.



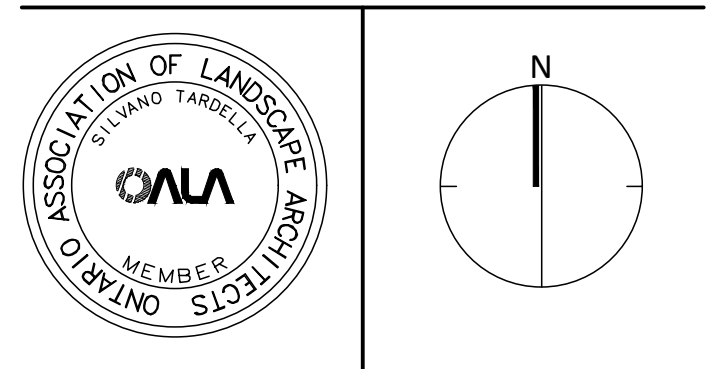
**LEGEND**

- PROPERTY LINE
- PHASE LINE
- FENCING
  - PRIVACY FENCE LOCATED 0.15M ON PRIVATE PROPERTY
- PLANTING
  - XX MEDIUM DECIDUOUS STREET TREE
  - SODDING



4	Issued for Second Submission	Apr. 25/25
3	Revised for First Submission	Dec. 23/24
2	Issued for First Submission	Nov. 26/24
1	Issued for Coordination	Nov. 15/24
No.	Description	Date

Revision  
City Approval Stamp



**NAK**  
design strategies

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

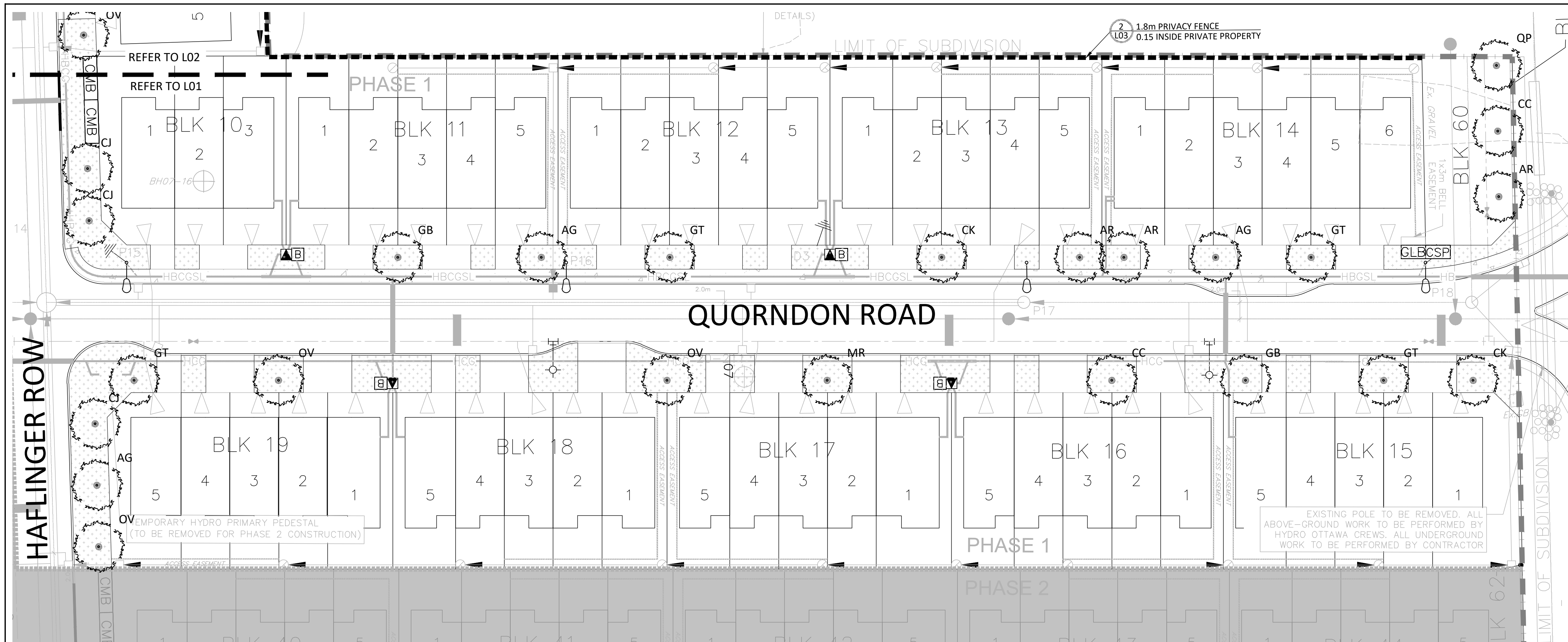
**RICHMOND NORTH  
PHASE 1**  
RICHMOND, ONTARIO

Title  
**STREET TREE PLAN**

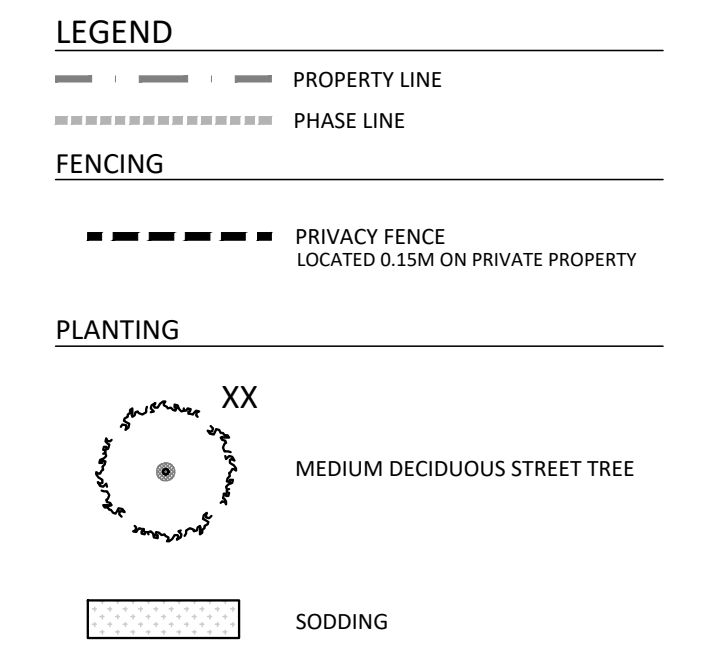
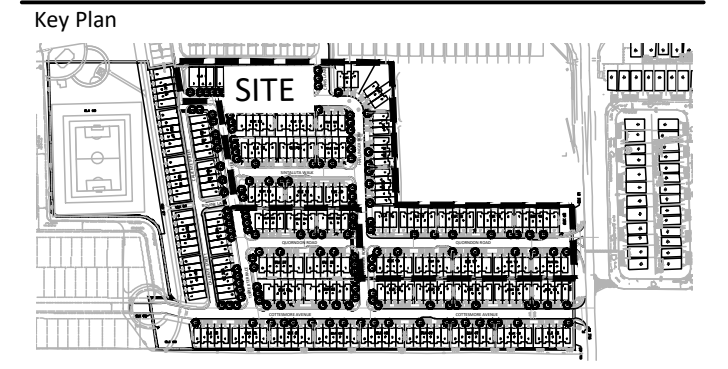
Date	2024-11-08	Sheet	<b>L01</b>
Scale	1:300		
Drawn	JE		
Checked	MK		
Job No.	20-071		

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
<b>DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)</b>						
AR	ACER RUBRUM 'REDPOINTE'	RED POINTE MAPLE	10	50mm B&B	Y	
AG	AESCULUS GLABRA	OHIO BUCKEYE	10	50mm B&B	Y	
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	9	50mm B&B	N	
CC	CORYLUS COLURNA	TURKISH HAZEL	10	50mm B&B	N	
CK	CLADRATIC KENTUKEA	YELLOW-WOOD	4	50mm B&B	Y	
GB	GINGKO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINGKO	10	50mm B&B	N	
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEY LOCUST	10	50mm B&B	Y	
MR	MORUS RUBRA	RED MULBERRY	4	50mm B&B	Y	
OV	OSTRYA VIRGINIANA	IRONWOOD	10	50mm B&B	Y	
QP	QUERCUA PRINUS	CHESTNUT OAK	4	50mm B&B	Y	
			81			



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.



**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
<b>DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)</b>						
AR	ACER RUBRUM 'REDPOINTE'	RED POINTE MAPLE	10	50mm	B&B	Y
AG	AESULUS GLABRA	OHIO BUCKEYE	10	50mm	B&B	Y
CI	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	9	50mm	B&B	N
CC	CORYLUS COLURNA	TURKISH HAZEL	10	50mm	B&B	N
CK	CLADRATIC KENTUKEA	YELLOW-WOOD	4	50mm	B&B	Y
GB	GINGKO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINGKO	10	50mm	B&B	N
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEY LOCUST	10	50mm	B&B	Y
MR	MORUS RUBRA	RED MULBERRY	4	50mm	B&B	Y
OV	OSTRYA VIRGINIANA	IRONWOOD	10	50mm	B&B	Y
QP	QUERCUA PRINUS	CHESTNUT OAK	4	50mm	B&B	Y
			81			

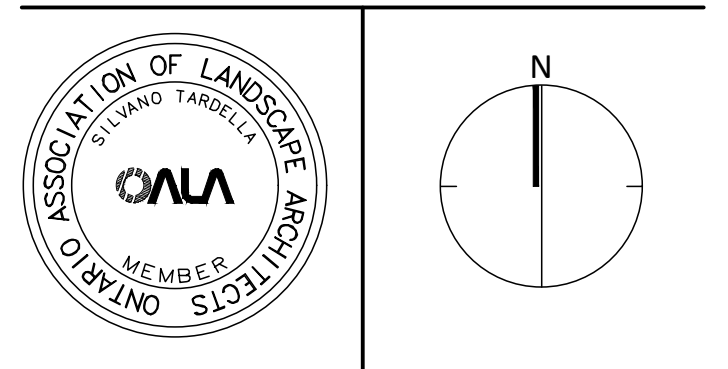
- GENERAL NOTES:**
- ACER RUBRUM, CELTIS OCCIDENTALIS, AND QUERCUS RUBRA TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
  - THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CUP AND CITY CROSS SECTIONS.
  - CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
  - LOCATION OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT & CITY OF OTTAWA PRIOR TO THE EXCAVATION OF PITS.
  - ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
  - TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
  - PLACE SOD ON A MINIMUM 150mm TOPSOIL.
  - CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA.
  - THE CITY WILL BE NOTIFIED IF ANY TREES CANNOT BE LOCATED OR PLANTED DUE TO CONFLICTS WITH UTILITIES OR DRIVEWAYS. THE REQUIRED TREES NOT PLANTED ARE SUBJECT TO TREE BANKING. THE FINAL NUMBER OF TREES TO BE BANKED WILL BE PROVIDED TO THE CITY FOLLOWING ALL PLANTINGS.
  - ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
  - PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
  - PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION
  - CITY GRASS CUTTING RESPONSIBILITIES FOR SODDED AREAS SHALL BEGIN FOLLOWING PERFORMANCE ACCEPTANCE INSPECTION BY THE LANDSCAPE ARCHITECT AND THE CITY. ACCEPTANCE WILL BE PROVIDED ONLY IF:
    - SOD IS PROPERLY ESTABLISHED.
    - TURF IS FREE OF DEAD SPOTS AND WEEDS.
    - SODDED AREAS HAVE BEEN CUT WITHIN 24 HOURS PRIOR TO ACCEPTANCE INSPECTION.
    - MINIMUM OF 3 WEEKS HAVE ELAPSED FOLLOWING LAYING OF SOD.
    - A MINIMUM OF TWO CUTS HAVE TAKEN PLACE.
    - SODDED AREAS HAVE BEEN TOP-DRESSED, SEEDED AND AERATED
  - STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL:
    - 1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
    - 2 TREES PER 3 MULTIPLE-UNITS TOWNHOUSE
    - 2 TREES PER 4 MULTIPLE-UNITS TOWNHOUSE
    - 3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
    - 3 TREES PER 6 MULTIPLE-UNITS TOWNHOUSE

EXTERIOR TOWNHOUSE (CORNER) LOT (12): 12 TREES  
 3 MULTIPLE-UNITS TOWNHOUSE (6): 12 TREES  
 4 MULTIPLE-UNITS TOWNHOUSE (6): 12 TREES  
 5 MULTIPLE-UNITS TOWNHOUSE (15): 45 TREES  
 6 MULTIPLE-UNITS TOWNHOUSE (1): 3 TREES

TOTAL NUMBER OF TREES REQUIRED: 84  
 NUMBER OF STREET TREES SHOWN ON PLAN: 80  
 NUMBER OF WALKWAY BLOCK TREES: 00  
 TOTAL NUMBER OF TREES ON PLAN: 81  
 DIFFERENCE: -3
  - STREET TREE PLANTING GUIDELINE  
 NOTE: APPROVED CROSS SECTIONS SHALL TAKE PRECEDENCE
    - 4.5m - STREET LIGHT (SMALL TREE <7m MATURE HT.)
    - 2.5m - STREET LIGHT (MEDIUM/LARGE TREE >7m MATURE HT.)
    - 3.0m - HYDRO TRANSFORMER
    - 1.5m - PATH, DRIVEWAY, FENCE, SOUND WALL
    - 4.5m - CONIFERS MINIMUM SETBACK FROM CURB
    - 2.5m - FIRE HYDRANTS
    - 1.5m - WATER SERVICE / CURB STOP
    - 1.0m - BELL / CABLE PEDESTALS

- TREE PLANTING IN MARINE CLAY SOILS**
- THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 5.14 OF GOLDER ASSOCIATES LTD. GEOTECHNICAL INVESTIGATION, DATED JULY 27, 2020.
- 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 GOLDER ASSOCIATES LTD. (REPORT 20144864-3000-02 DATED JULY 27, 2020).
  - 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).
  - THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
  - CITY OF OTTAWA: GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017): THE FOLLOWING GUIDELINES ARE PRIMARILY FOCUSED ON SMALL AND MEDIUM SIZE STREET TREES. HOWEVER, LARGE TREES (MATURE HEIGHT OVER 14M) CAN STILL BE PLANTED IN AREAS OF SMC SOILS PROVIDED A TREE TO FOUNDATION SETBACK EQUAL TO THE FULL MATURE HEIGHT OF THE TREE CAN BE PROVIDED (E.G. IN A PARK OR OTHER GREEN SPACE). FOR STREET TREES IN THE ROAD RIGHT-OF-WAY WHERE SMC SOILS HAVE BEEN IDENTIFIED, THE TREE TO FOUNDATION SETBACKS MAY BE REDUCED TO 4.5M FOR SMALL (MATURE TREE HEIGHT UP TO 7.5M) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5M-14M) PROVIDED ALL OF THE FOLLOWING SIX CONDITIONS ARE MET:
    - THE MODIFIED PLASTICITY INDEX OF THE SOIL BETWEEN THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
    - THE USF IS 2.1M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 10M OF THE TREE, AS MEASURED FROM THE CENTRE OF THE TREE TRUNK, AND VERIFIED BY MEANS OF THE GRADING PLAN AS INDICATED IN THE PROCEDURAL CHANGES BELOW.
    - A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M<sup>3</sup> OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M<sup>3</sup> OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE DEVELOPER WILL ENSURE THE SOIL IS GENERALLY UNCOMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.
      - THE SOIL VOLUME CALCULATION MUST BE BASED ON A DEPTH OF 1.5M BELOW FINISHED GRADE (E.G. 5M LENGTH X 4M WIDTH AT SURFACE X 1.5M DEPTH = 30M<sup>3</sup>). IT MAY INCLUDE LANDS IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY, BUT MUST SUBTRACT THE VOLUME OF SHALLOW UTILITY TRENCHES (I.E. VOLUME OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME).
    - THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
    - THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 15M BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
    - GRADING SURROUNDING THE TREE MUST PROMOTE DRAINING TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.

-		
-		
-		
4	Issued for Second Submission	Apr. 25/25
3	Revised for First Submission	Dec. 23/24
2	Issued for First Submission	Nov. 26/24
1	Issued for Coordination	Nov. 15/24
No.	Description	Date
Revision		
City Approval Stamp		



**NAK**  
design strategies

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

**RICHMOND NORTH  
 PHASE 1  
 RICHMOND, ONTARIO**

Title: STREET TREE PLAN

Date	2024-11-08	Sheet	L02
Scale	1:300	Drawn	JE
Checked	MK	Job No.	20-071

