

RICHCRAFT TRAILS EDGE PHASE 4



LIST OF DRAWINGS:

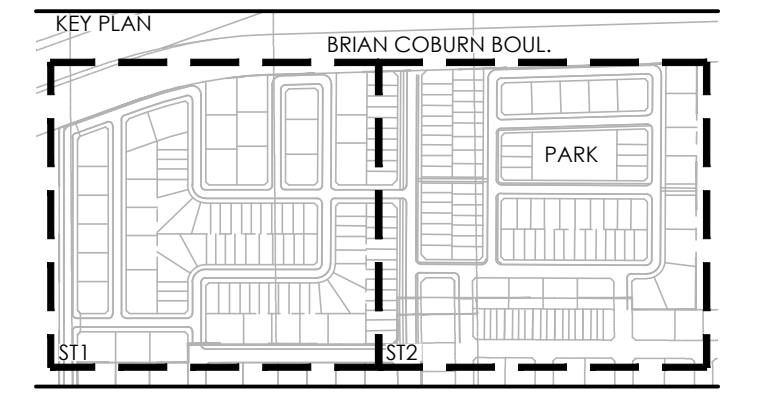
- ST1 - PRELIMINARY STREETScape PLAN
- ST2 - PRELIMINARY STREETScape PLAN
- D1 - ROW CROSS SECTIONS

TRAILSEDGE RENTAL BLOCKS
BLOCKS 193 & 194

BRIAN COBURN BOULEVARD



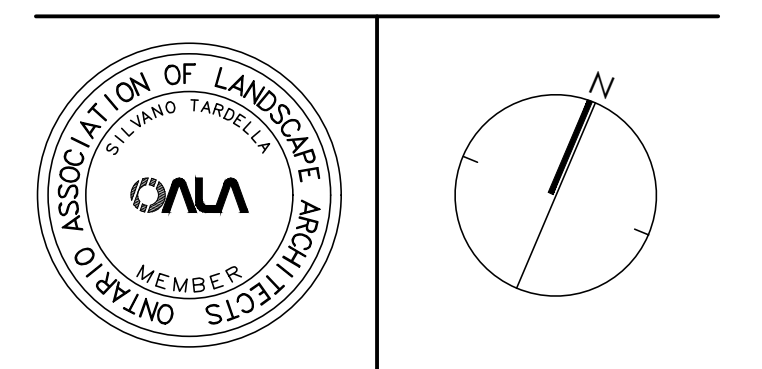
Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until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



- LEGEND
- PHASE LINE
 - FENCING
 - CHAIN LINK FENCE
 - PLANTING
 - DECIDUOUS STREET TREE
 - SURFACING
 - DRIVEWAY

No.	Description	Date
4	Issued for Revised Preliminary Landscape Plan Submission	Apr. 28/23
3	Issued for Revised Preliminary Landscape Plan Sub	Nov. 8/21
2	Issued for Client Review	Oct. 27/21
1	Issued for Preliminary Landscape Plan Submission	Apr. 21/21

Revision
City Approval Stamp



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

TRAILSEDGE PHASE 4
ORLEANS, ON

Title
PRELIMINARY STREETScape PLAN

Date	APRIL 2023	Sheet	ST1
Scale	1:500		
Drawn	JC		
Checked	PG		

Job No. 21-110

COBURN BOULEVARD



STREET TREE REQUIREMENT:

- 1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS
- 2 TREES PER EXTERIOR SINGLE (CORNER) LOTS
- 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
- 4 TREES PER 8 MULTIPLE-UNITS TOWNHOUSE
- 5 TREES PER 10 MULTIPLE-UNITS TOWNHOUSE

INTERIOR SINGLE (NON-CORNER) LOTS (121): 121 TREES
EXTERIOR SINGLE (CORNER) LOTS (20): 40 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (28): 28 TREES
3 MULTIPLE-UNITS TOWNHOUSE (3): 6 TREES
4 MULTIPLE-UNITS TOWNHOUSE (12): 24 TREES
5 MULTIPLE-UNITS TOWNHOUSE (19): 57 TREES
6 MULTIPLE-UNITS TOWNHOUSE (3): 9 TREES
8 MULTIPLE-UNITS TOWNHOUSE (13): 52 TREES
10 MULTIPLE-UNITS TOWNHOUSE (2): 10 TREES

TOTAL NUMBER OF TREES REQUIRED: 347
TOTAL NUMBER OF TREES ON PLAN: 418
DIFFERENCE: +71

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

LEGEND

- PHASE LINE
- FENCING
- CHAIN LINK FENCE
- PLANTING
- DECIDUOUS STREET TREE
- DRIVEWAY

No.	Description	Date
4	Issued for Revised Preliminary Landscape Plan Submission	Apr. 28/23
3	Issued for Revised Preliminary Landscape Plan Sub	Nov. 8/21
2	Issued for Client Review	Oct. 27/21
1	Issued for Preliminary Landscape Plan Submission	Apr. 21/21

Revision: _____
 City Approval Stamp: _____

NAK design strategies

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

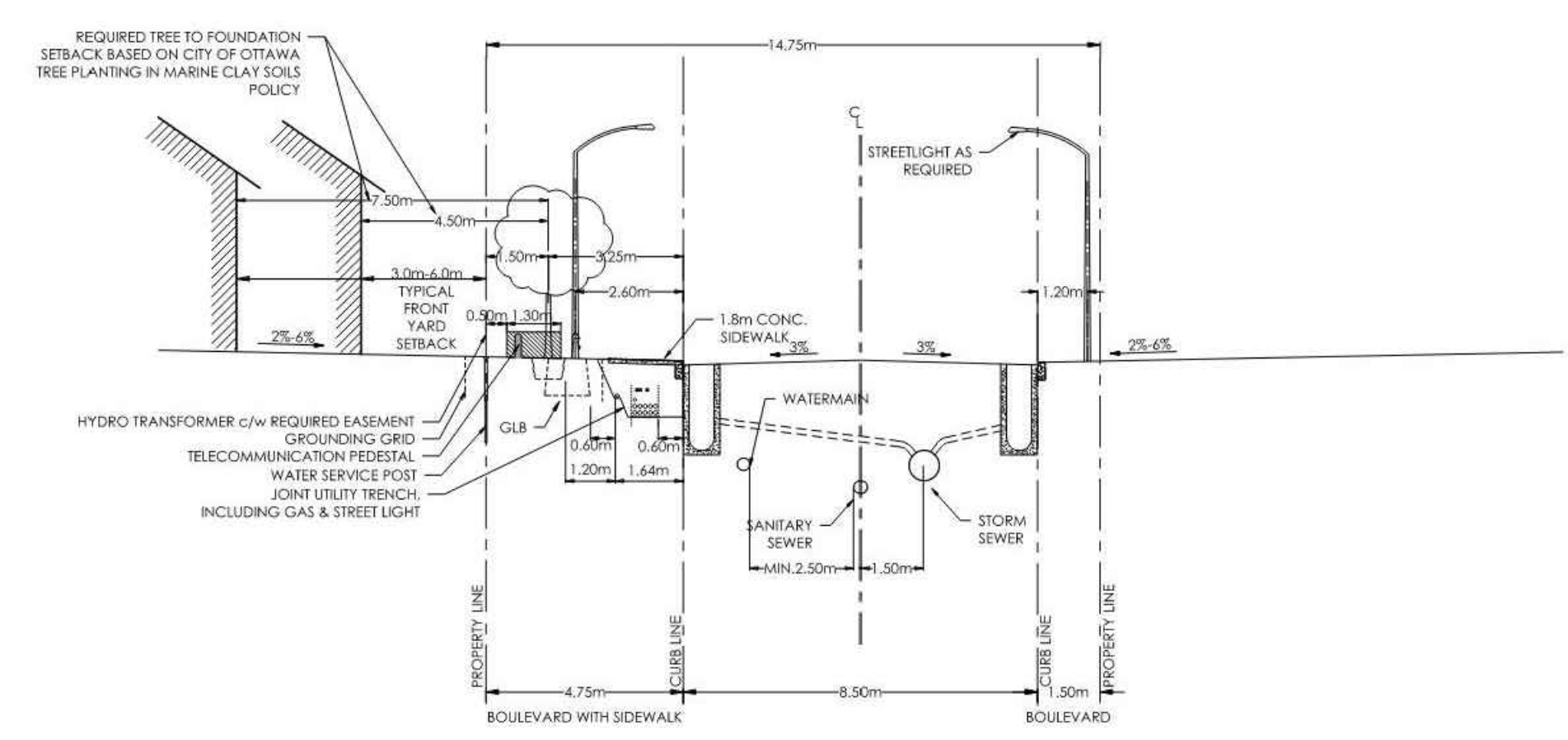
Project

TRAILSEDGE PHASE 4
 ORLEANS, ON

Title: PRELIMINARY STREETScape PLAN

Date: APRIL 2023 Sheet: **ST2**
 Scale: 1:500
 Drawn: JC
 Checked: PG
 Job No.: 21-110

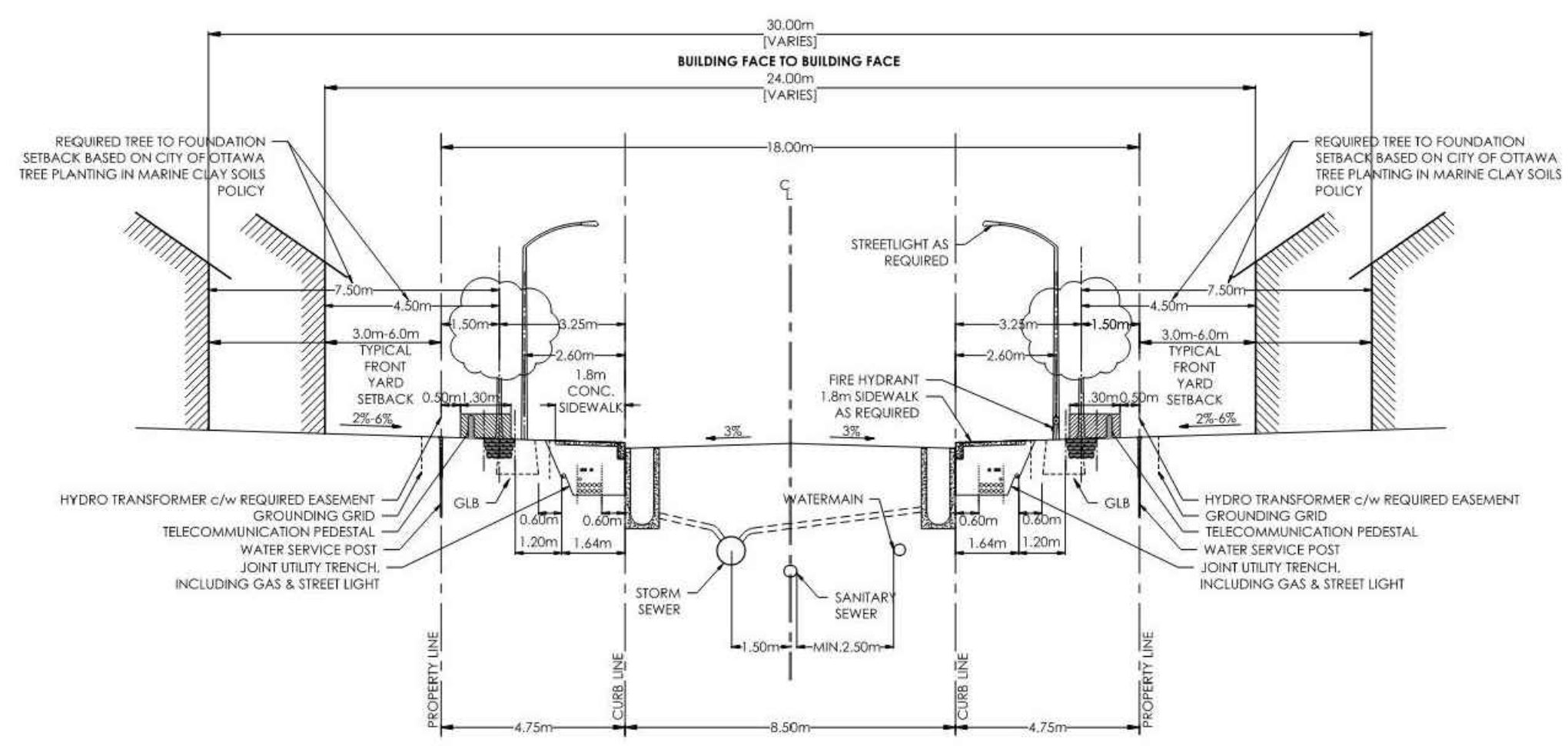
- STANDARD CROSS-SECTIONS TO BE READ IN CONJUNCTION WITH THE GENERAL STANDARD CROSS-SECTION NOTES AND OTHER APPLICABLE CITY AND UTILITY PLANS AND DETAILS.
- 14.75M RIGHT-OF-WAY NOT TO BE USED ON STREETS WITH BUS SERVICE.
- CONCRETE CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAILS.
- TYPICAL FRONT YARD SETBACKS ARE TO BE CLEAR AND UNENCUMBERED OF ANY SUBSURFACE BUILDING ENCROACHMENTS.
- FIRE HYDRANTS SHALL BE LOCATED ON THE WATERMAIN SIDE OF THE STREET.
- CATCH BASINS TO BE PER CITY OF OTTAWA DETAIL S2.
- STREETLIGHTS MAY BE LOCATED ON EITHER SIDE OF THE RIGHT-OF-WAY.
- GAS MAIN SHALL HAVE A MINIMUM OF 0.6 M CLEARANCE FROM STRUCTURES (E.G. CATCH BASINS AND HYDRANTS) AND 1.2 M FROM TREE ROOT BALL.
- JOINT USE UTILITY TRENCH (JUT) UNDER SIDEWALK AS PER DETAIL U000049, HELD BY HYDRO OTTAWA.
- GRADE LEVEL BOX (GLB) AS DRAWN SHOWS QUES60. EXACT LOCATION TO BE CONFIRMED.
- THIS CROSS-SECTION CANNOT BE USED WHERE A CONCRETE ENCASED HYDROELECTRIC DUCT OR ANOTHER SEPARATE UTILITY DUCT IS REQUIRED.
- TREE CLEARANCES TO HYDRO OTTAWA PLANT SHALL FOLLOW GCS0038.
- CLEARANCES SHOWN ARE MINIMUMS.



14.75m ROW CROSS SECTION

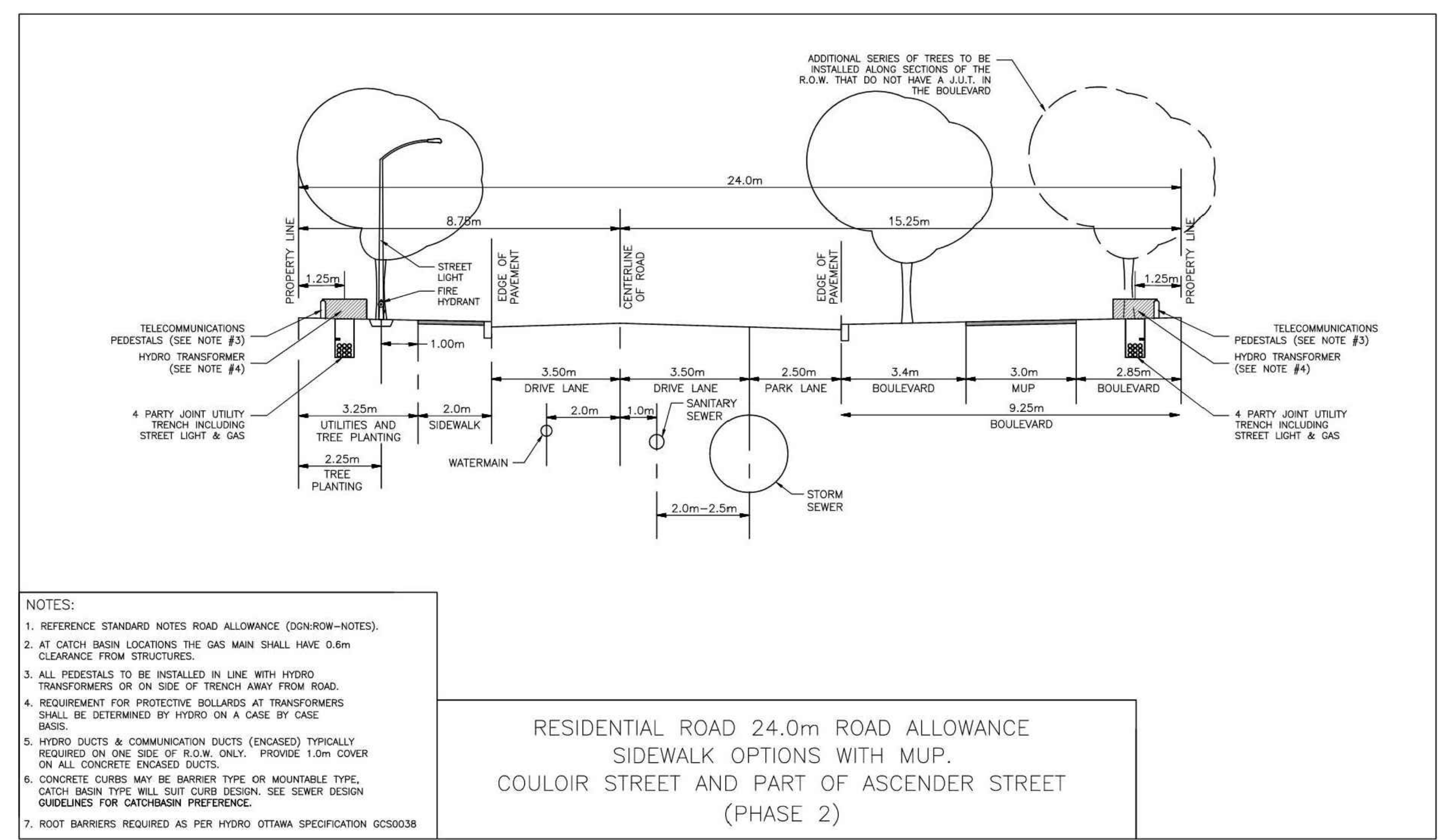
REV. DATE: AUG. 2022
DWG. No. ROW-14.75

- STANDARD CROSS-SECTIONS TO BE READ IN CONJUNCTION WITH THE GENERAL STANDARD CROSS-SECTION NOTES AND OTHER APPLICABLE CITY AND UTILITY PLANS AND DETAILS.
- 18M RIGHT-OF-WAY NOT TO BE USED ON STREETS WITH BUS SERVICE.
- CONCRETE CURBS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARD DETAILS.
- TYPICAL FRONT YARD SETBACKS TO BE CLEAR AND UNENCUMBERED OF ANY SUBSURFACE BUILDING ENCROACHMENTS.
- FIRE HYDRANTS TO BE LOCATED ON THE WATERMAIN SIDE OF THE STREET.
- CATCH BASINS TO BE PER CITY OF OTTAWA DETAIL S2.
- GAS MAIN SHALL HAVE A MINIMUM OF 0.6M CLEARANCE FROM STRUCTURES (E.G. CATCH BASINS AND HYDRANTS) AND 1.2 M FROM TREE ROOT BALL.
- STREETLIGHTS CAN BE LOCATED ON EITHER SIDE OF THE RIGHT-OF-WAY.
- JOINT USE UTILITY TRENCH (JUT) UNDER SIDEWALK AS PER DETAIL U000049, HELD BY HYDRO OTTAWA.
- GRADE LEVEL BOX (GLB) AS DRAWN SHOWS QUES60. EXACT LOCATION TO BE CONFIRMED.
- THIS CROSS-SECTION CANNOT BE USED WHERE A CONCRETE ENCASED HYDROELECTRIC DUCT OR ANOTHER SEPARATE UTILITY DUCT IS REQUIRED.
- TREE CLEARANCES TO HYDRO OTTAWA PLANT SHALL FOLLOW GCS0038.
- CLEARANCES SHOWN ARE MINIMUMS.



18.0m ROW CROSS SECTION

REV. DATE: AUG. 2022
DWG. No. ROW-18.0



- NOTES:
- REFERENCE STANDARD NOTES ROAD ALLOWANCE (DGN-ROW-NOTES).
 - AT CATCH BASIN LOCATIONS THE GAS MAIN SHALL HAVE 0.6m CLEARANCE FROM STRUCTURES.
 - ALL PEDESTALS TO BE INSTALLED IN LINE WITH HYDRO TRANSFORMERS OR ON SIDE OF TRENCH AWAY FROM ROAD.
 - REQUIREMENT FOR PROTECTIVE BOLLARDS AT TRANSFORMERS SHALL BE DETERMINED BY HYDRO ON A CASE BY CASE BASIS.
 - HYDRO DUCTS & COMMUNICATION DUCTS (ENCASED) TYPICALLY REQUIRED ON ONE SIDE OF R.O.W. ONLY. PROVIDE 1.0m COVER ON ALL CONCRETE ENCASED DUCTS.
 - CONCRETE CURBS MAY BE BARRIER TYPE OR MOUNTABLE TYPE, CATCH BASIN TYPE WILL SUIT CURB DESIGN. SEE SEWER DESIGN GUIDELINES FOR CATCHBASIN PREFERENCE.
 - ROOT BARRIERS REQUIRED AS PER HYDRO OTTAWA SPECIFICATION GCS0038

RESIDENTIAL ROAD 24.0m ROAD ALLOWANCE
SIDEWALK OPTIONS WITH MUP.
COULOUR STREET AND PART OF ASCENDER STREET
(PHASE 2)

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.

No.	Description	Date
4	Issued for Revised Preliminary Landscape Plan Submission	Apr. 28/23
3	Issued for Revised Preliminary Landscape Plan Submission	Nov. 8/21
2	Issued for Client Review	Oct. 27/21
1	Issued for Preliminary Landscape Plan Submission	Apr. 21/21

Revision	
City Approval Stamp	

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MEMBER
NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

TRAILS EDGE PHASE 4
ORLEANS, ON

Title
ROW CROSS SECTIONS