

EXISTING SCHOOL

EXISTING RESIDENTIAL

MATTAMY HOMES DECOEUR DRIVE 2370 TENTH LINE ROAD



LIST OF DRAWINGS:

- L1 - LANDSCAPE PLAN
- L2 - LANDSCAPE PLAN
- L3 - LANDSCAPE PLAN
- L4 - LANDSCAPE PLAN
- D1 - DETAILS
- D2 - DETAILS
- D3 - DETAILS

TREE PLANTING IN MARINE CLAY SOILS

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.
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).
3. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
4. 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:
 1. 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).
 2. 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.
 3. A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M³ 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.

NOTE: 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 = 30M³). 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).
 4. THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
 5. 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.
 6. GRADING SURROUNDING THE TREE MUST PROMOTE DRAINAGE TO THE TREE-ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.

DECOEUR DR

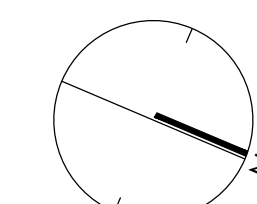
BRIAN COBURN BLVD

FUTURE MIXED USE

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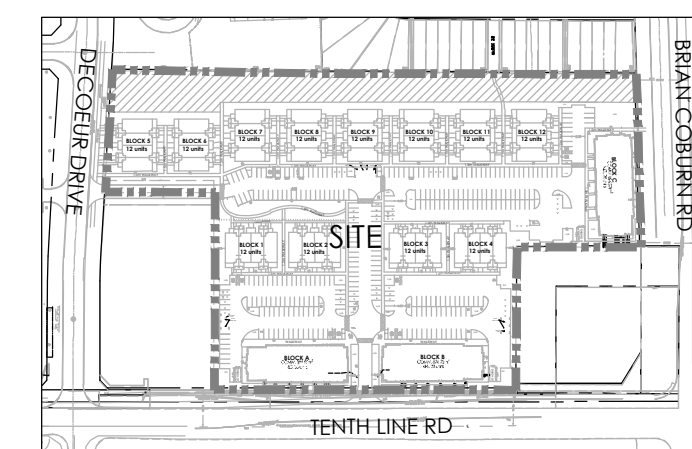
TENTH LINE RD

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KEYMAP
NTS

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LEGEND

FENCING

- 1.5m WASTE ENCLOSURE FENCE
- POST & RAIL FENCE
- 1.8m PRIVACY FENCE

PLANTING

- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- TREEFORM SHRUBS
- CONIFEROUS TREE
- CONIFEROUS SHRUB

SURFACING

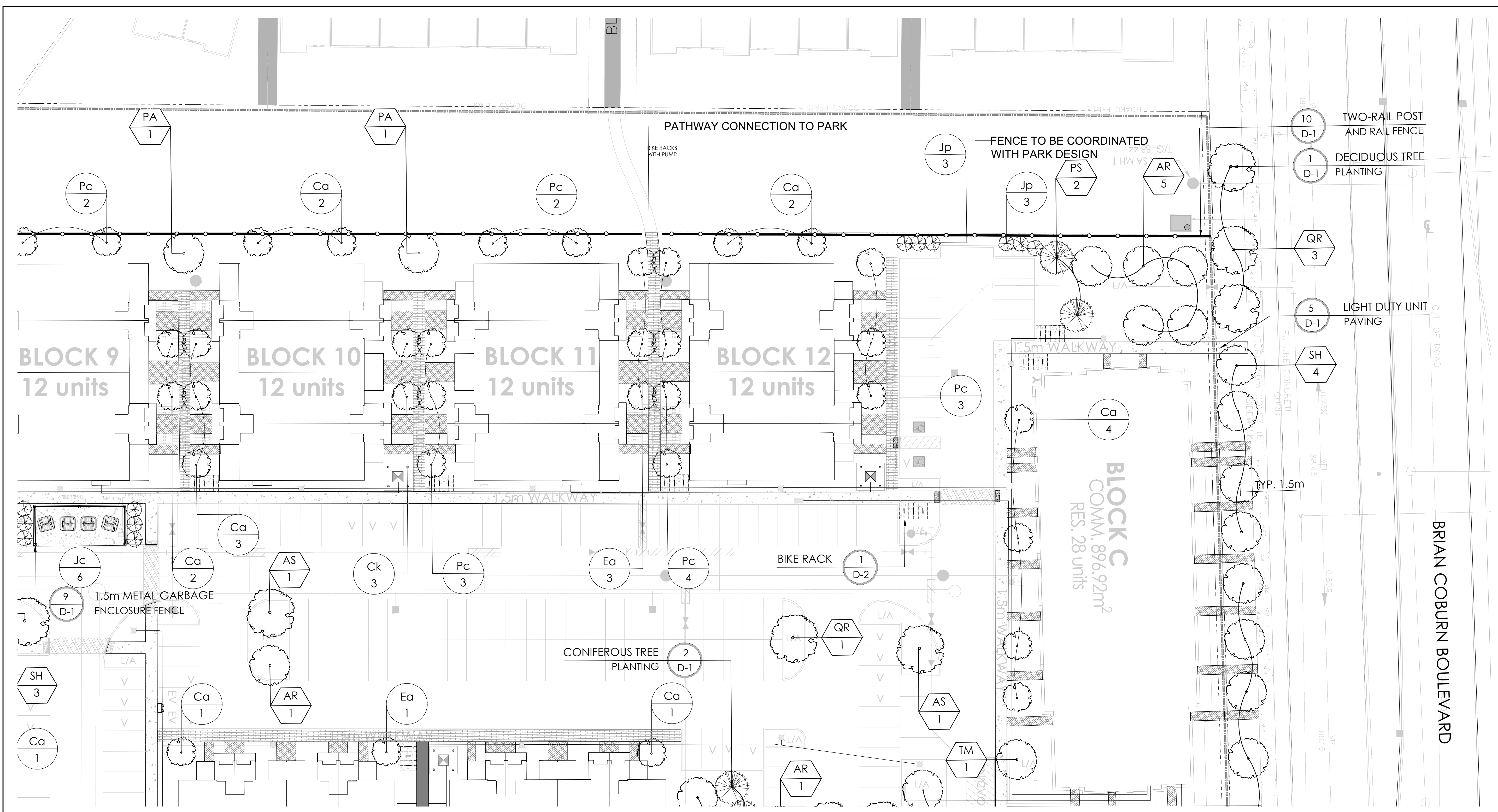
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- STONEDUST PAVING

UTILITIES

- PROPOSED HYDRO TRANSFORMER
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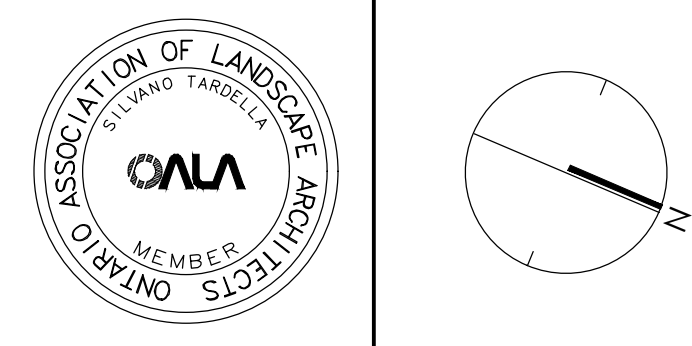
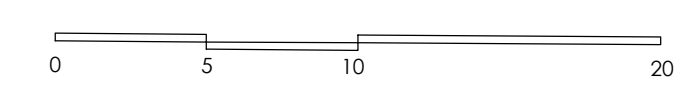
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 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
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 - PLACE SOD ON A MINIMUM 150mm TOPSOIL.
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PLANT LIST

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LARGE DECIDUOUS TREES							
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CO	3	CELTIS OCCIDENTALIS	HACKBERRY	60	8.8	18m	16m
QR	12	QUERCUS RUBRA	RED OAK	60	8.8	24m	18m
MEDIUM DECIDUOUS TREES							
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PA	10	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	60	8.8	11m	4m
OF	10	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	60	8.8	14m	5m
SH	14	SORBUS X HYBRIDA	MOUNTAIN-ASH	60	8.8	14m	6m
TM	8	TILIA MONGOLICA	MONGOLIAN LINDEN	60	8.8	14m	10m
SMALL DECIDUOUS TREES							
AC	6	AMELANCHIER CANADENSIS	SERVICEBERRY	60	8.8	7m	4m
TREEFORM SHRUBS							
Ca	30	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	40	8.8	5m	
Ck	21	CORNUS KOUSA 'SATOMI'	SATOMI FLOWERING DOGWOOD	175cm	TREEFORM	5m	
Ea	12	ELONIMYIS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	150cm	TREEFORM	3m	
Pc	26	PRUNUS X CISTENA	PURPLE-LEAF SAND CHERRY	175cm	TREEFORM	3m	
CONIFEROUS TREES							
PP	3	PICEA PUNGENS 'AVATAR'	AVATAR BLUE SPRUCE	500cm	8.8		
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CONIFEROUS SHRUBS							
Jp	50	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW JUNIPER	275cm	3 GAL.		
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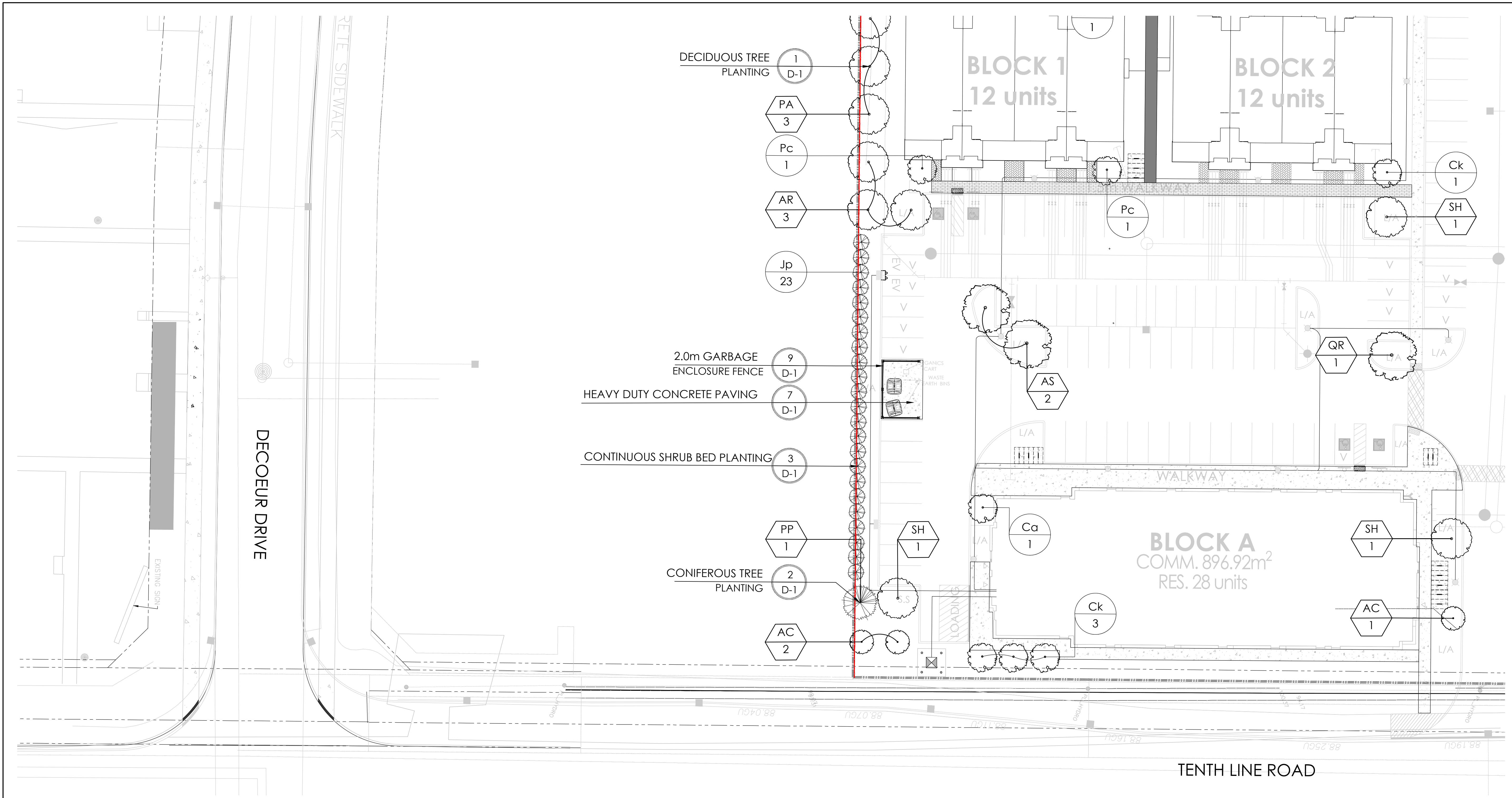
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design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 F 613.237.6423 NAKDESIGNSTRATEGIES.COM
Project

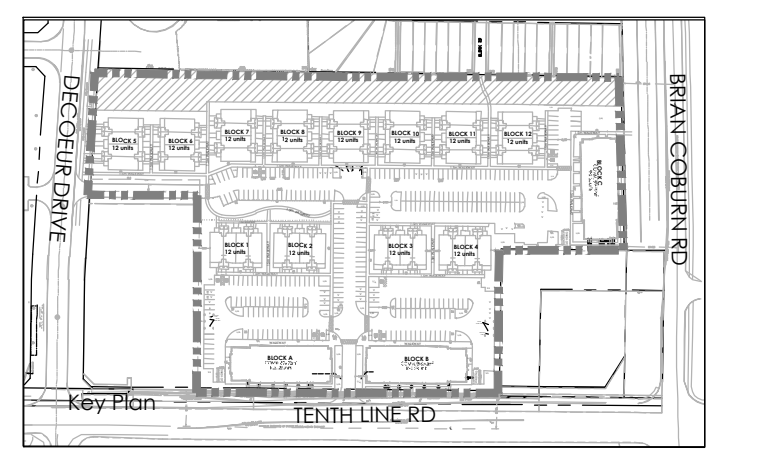
MATTAMY HOMES
DECOEUR DRIVE
2370 TENTH LINE ROAD

Title: LANDSCAPE PLAN

Date: MAR 2023	Sheet: L2
Scale: 1:250	
Drawn: SH	
Checked: SC	
Job No.: 21-165	



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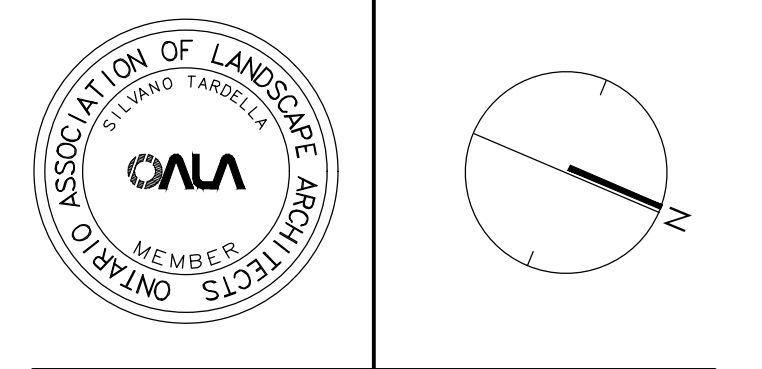
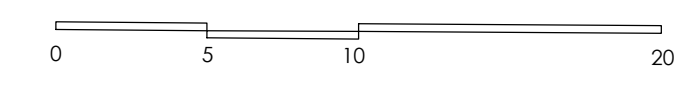
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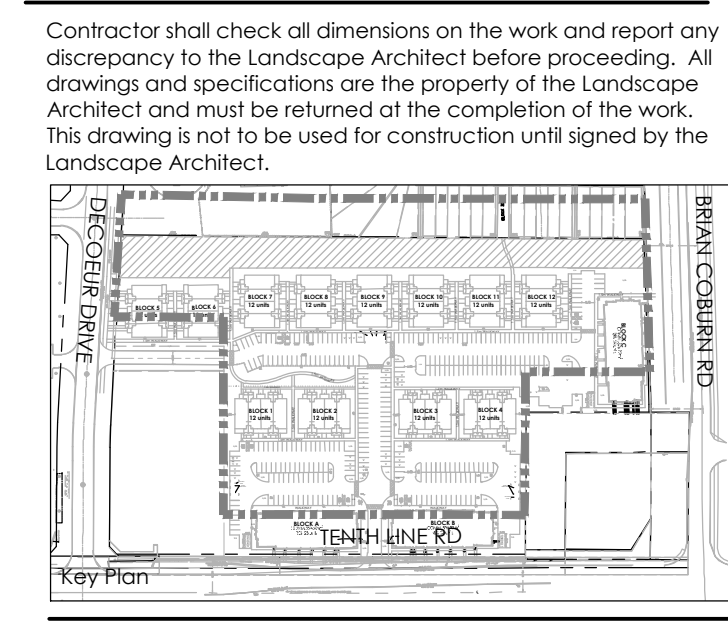
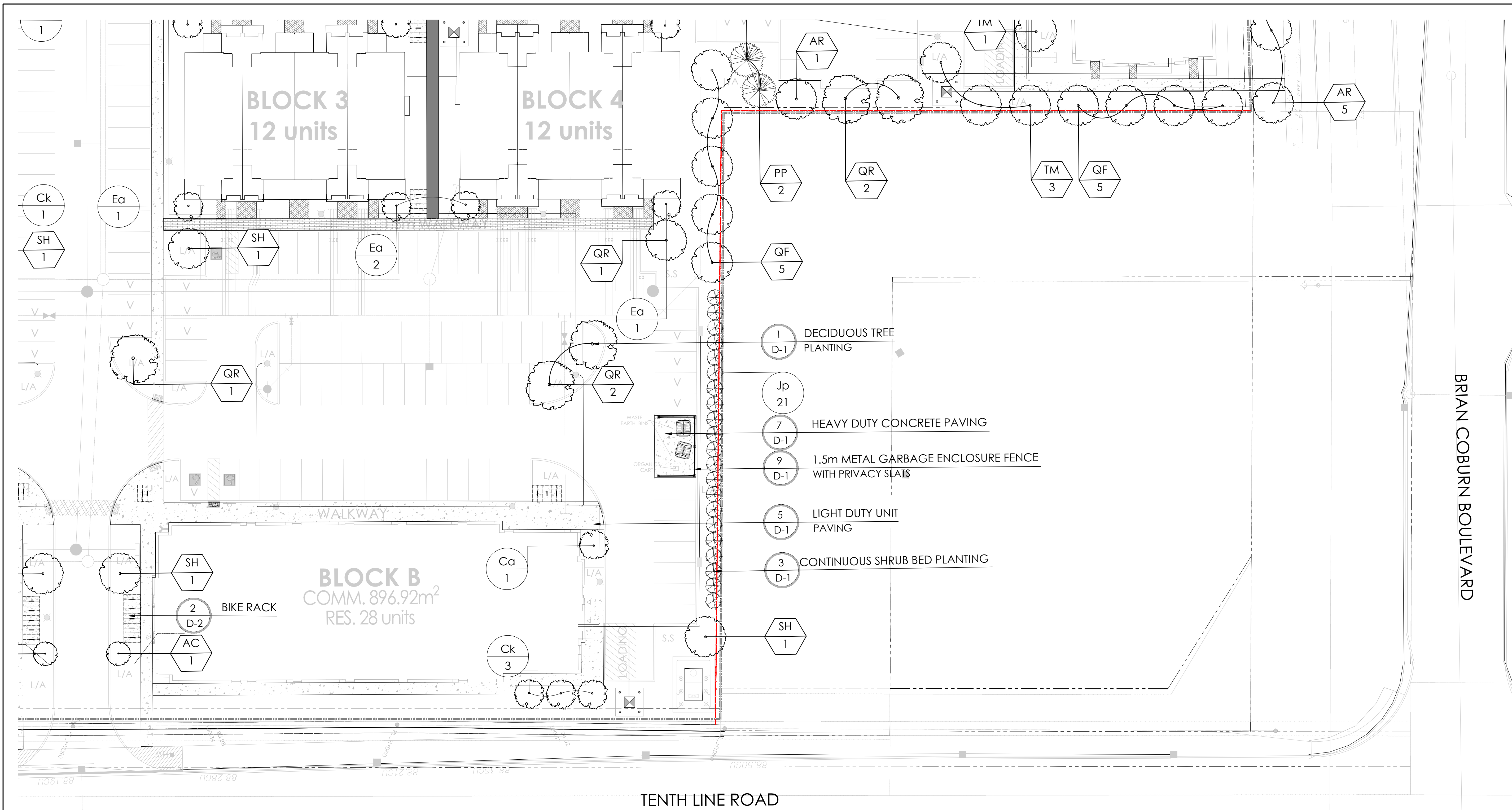
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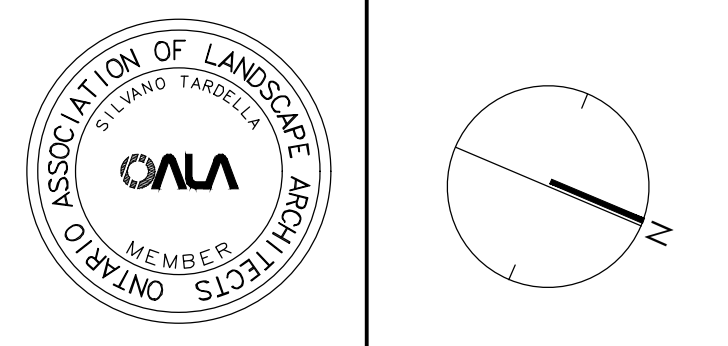
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PP	3	PICEA PUNGENS 'AVATAR'	AVATAR BLUE SPRUCE	500cm	B&B		
PS	4	PINUS STROBUS	WHITE PINE	500cm	B&B		
7							
CONIFEROUS SHRUBS							
Jp	50	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW JUNIPER	275cm	3 GAL.		
Jc	6	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	125cm	3 GAL.		
56							



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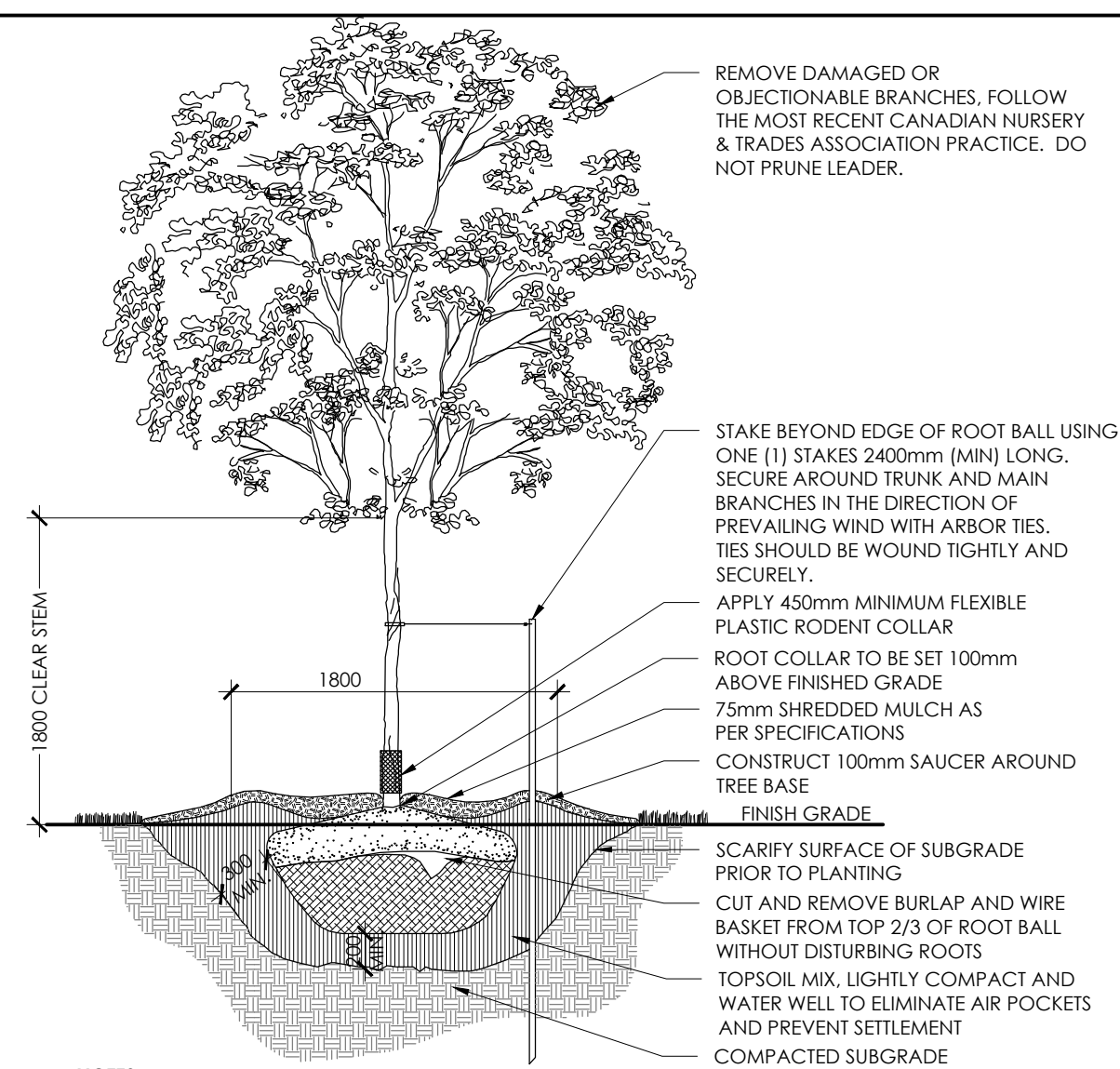
MATTAMY HOMES
DECOEUR DRIVE
2370 TENTH LINE ROAD

Title: LANDSCAPE PLAN

Date: MAR 2023
Scale: 1:250
Drawn: SH
Checked: SC
Job No.: 21-165

Sheet: L4

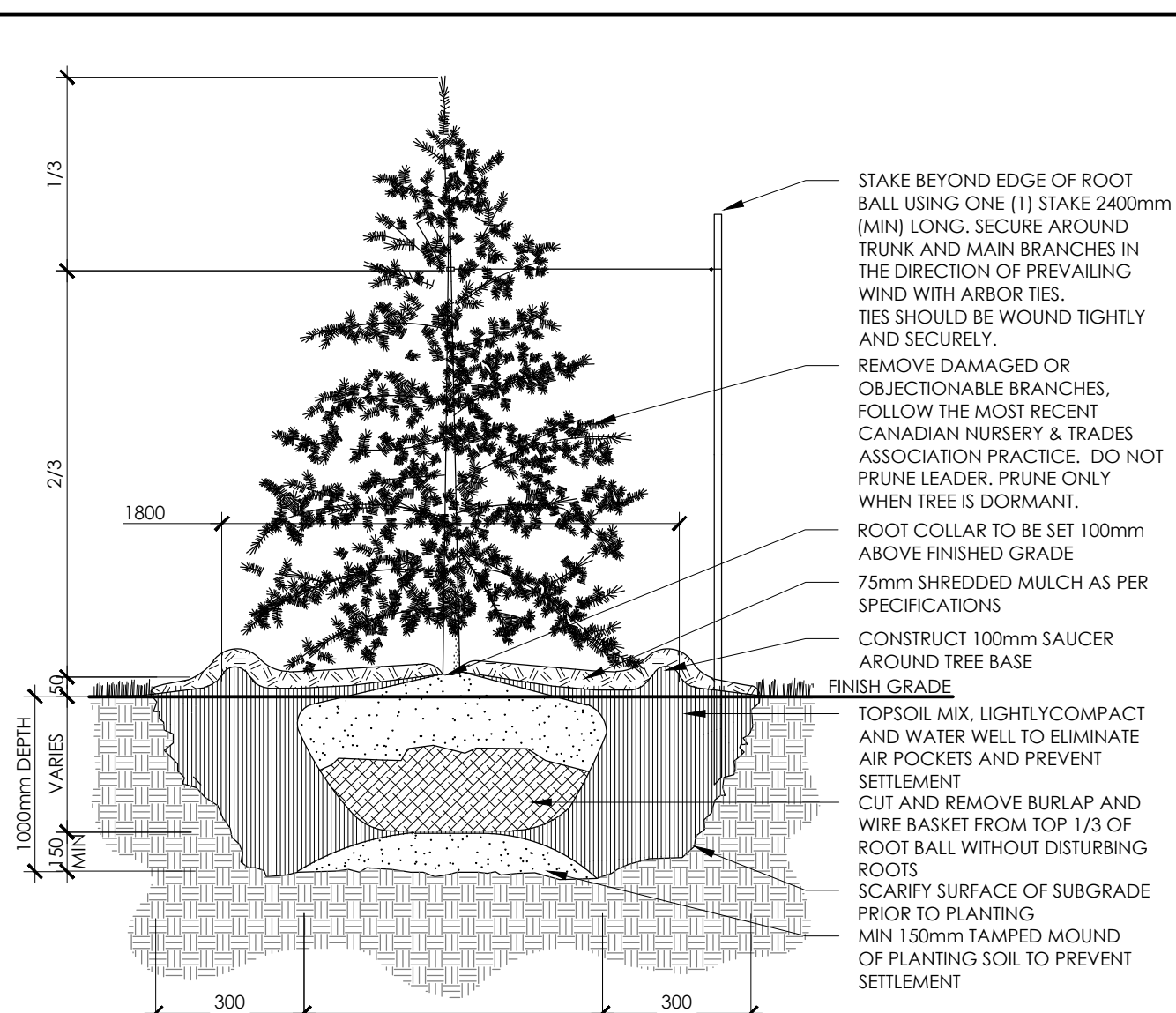
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- NOTES:**
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE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

1 DECIDUOUS TREE PLANTING (ONE STAKE)

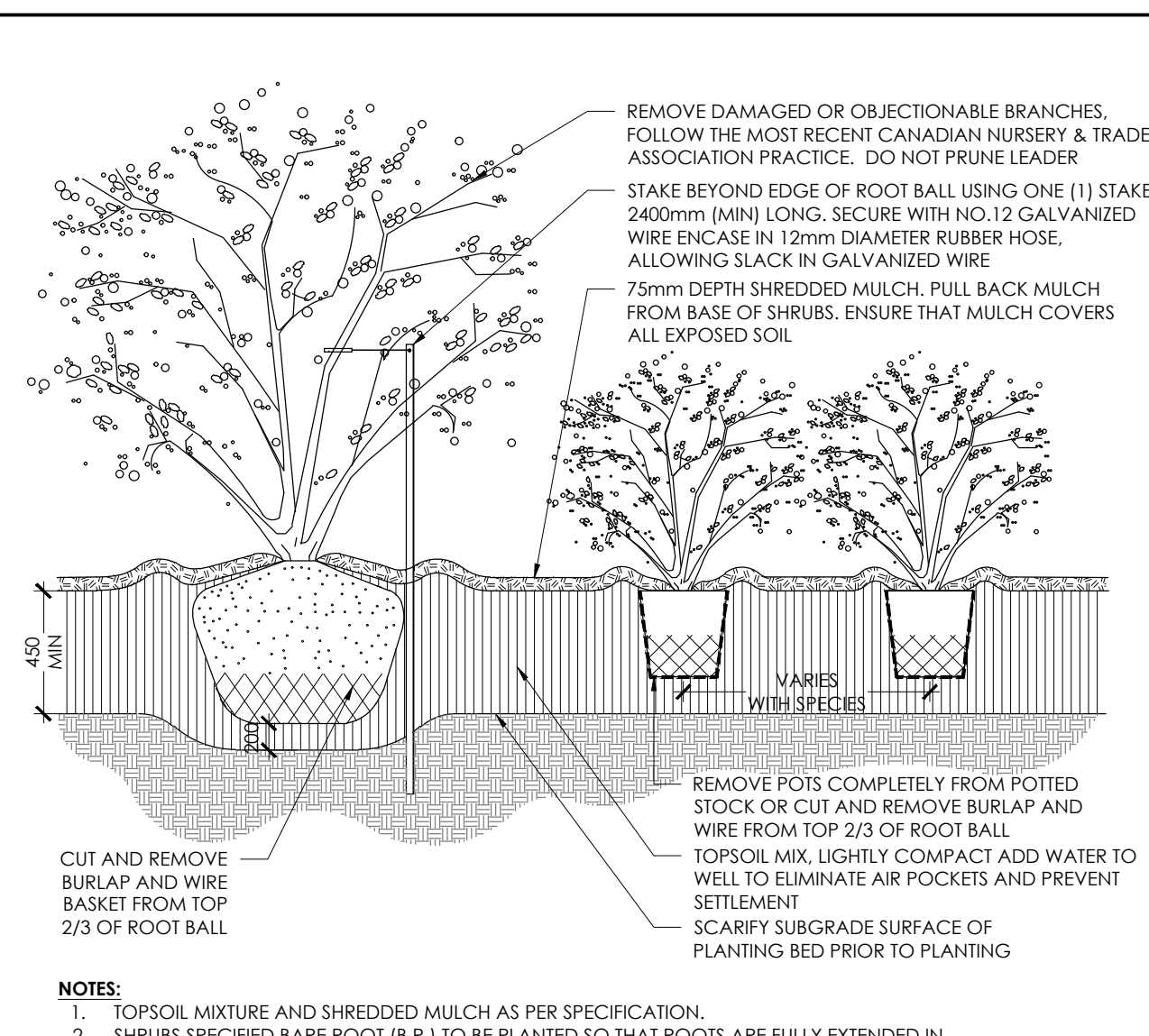
N.T.S.



- 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

2 CONIFEROUS TREE PLANTING (ONE STAKE)

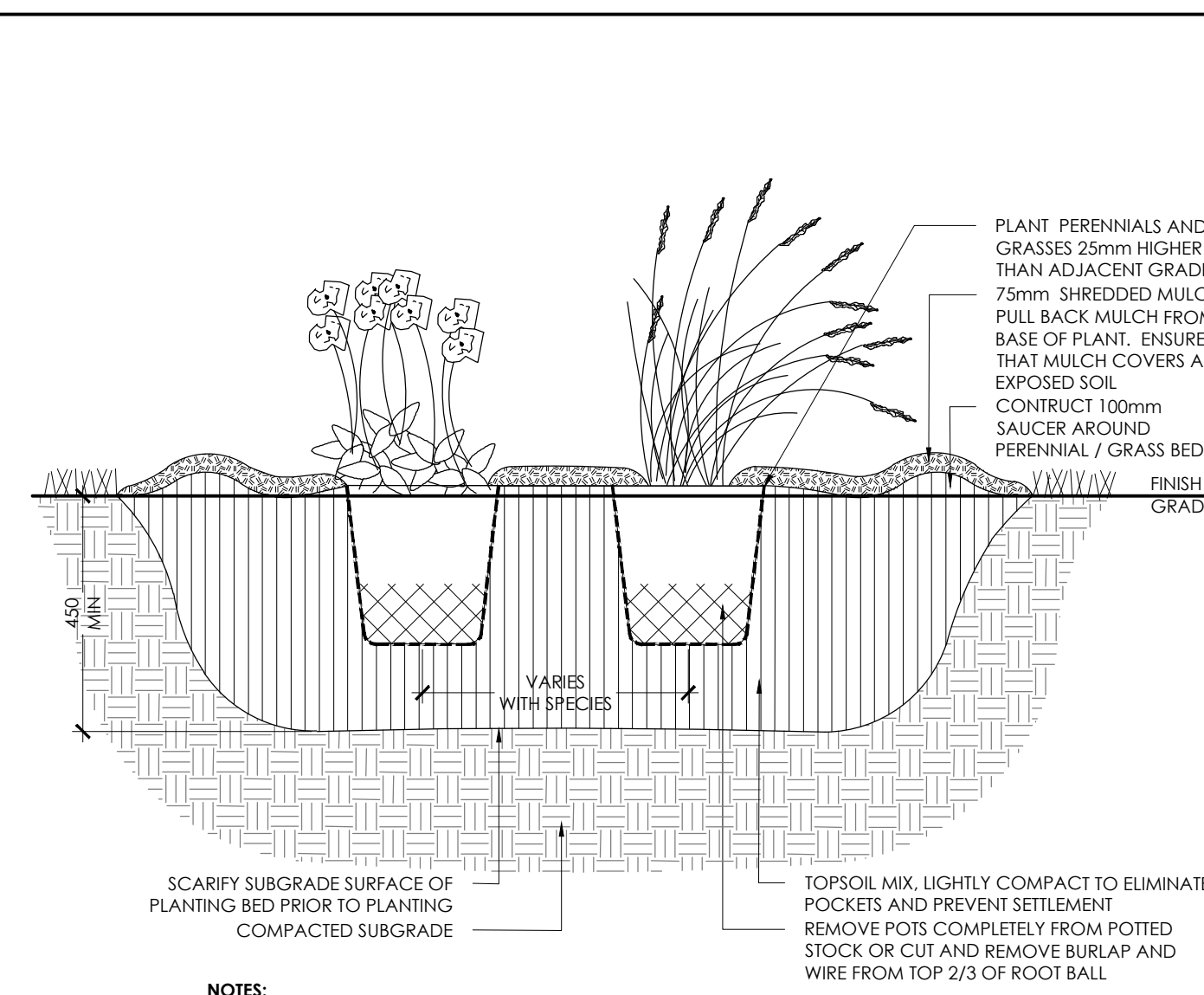
N.T.S.



- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOT (B.R.) 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.
 4. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

3 CONTINUOUS SHRUB BED PLANTING

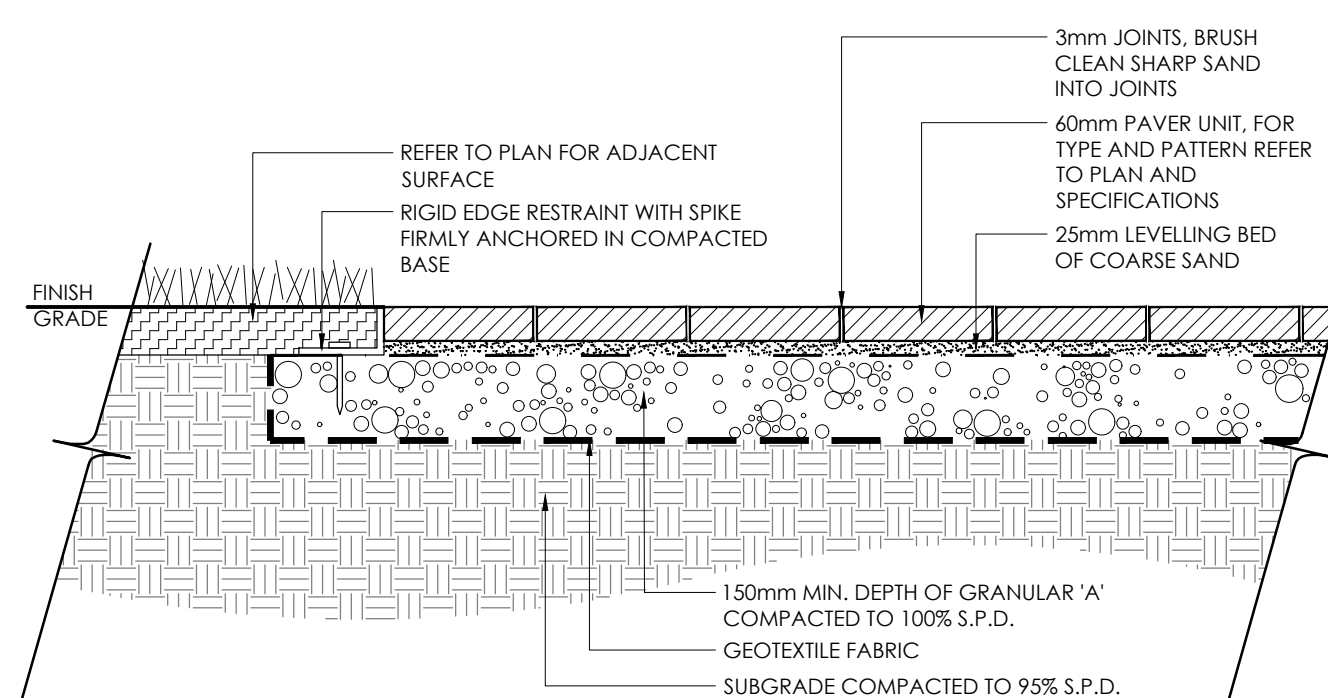
N.T.S.



- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

4 PERENNIAL AND ORNAMENTAL GRASS PLANTING

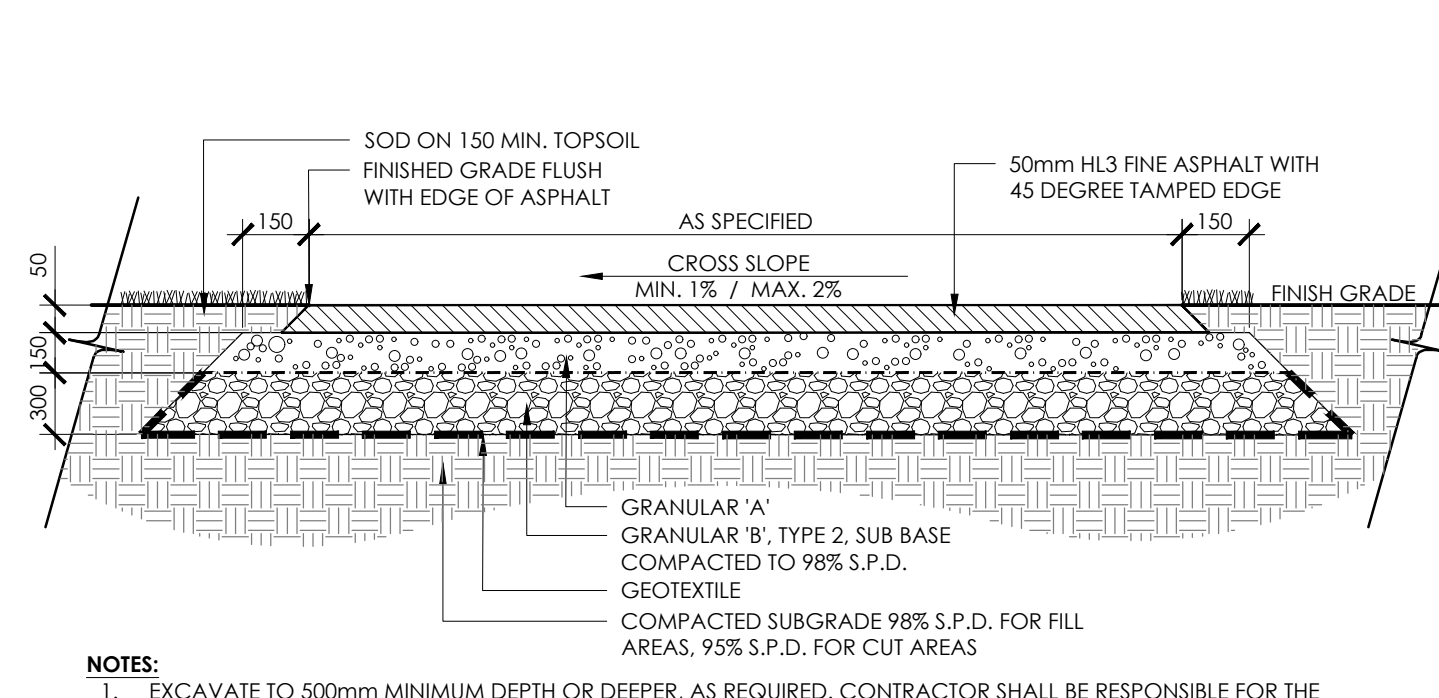
N.T.S.



- NOTES:**
1. FOR PAVER TYPE REFER TO SPECIFICATIONS. PAVERS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH TIGHT BUTT JOINTS OF APPROXIMATELY 3mm. ON A SAND BASE. SAW CUT PAVERS AS REQUIRED. USE AN APPROVED VIBRATORY COMPACTOR IN A CIRCULAR PATTERN.
 2. ALL DAMAGED OR CHIPPED PAVERS MUST BE REPLACED AT THE CONTRACTOR'S COST.
 3. EXCAVATE AND REMOVE ALL TOPSOIL AND UNSTABLE MATERIALS OFF SITE. SUBGRADE TO BE GRADED TO SIMILAR CONTOURS AS FINISH GRADE. COMPACT SUBGRADE TO 95% S.P.D. PLACE 150mm LAYER OF GRANULAR 'A' COMPACTED TO 100% S.P.D.
 4. PLACE MAXIMUM 25mm UNCOMPACTED SAND FOR LEVELLING COURSE.
 5. INSTALL PAVING UNITS IN THE PATTERN AS SPECIFIED PER MANUFACTURER'S PATTERN RECOMMENDATION AND SPECIFICATIONS.
 6. RETAIN EDGING WITH RIGID PAVER EDGE RESTRAINTS AS PER SPECIFICATIONS.

5 LIGHT DUTY UNIT PAVING

N.T.S.

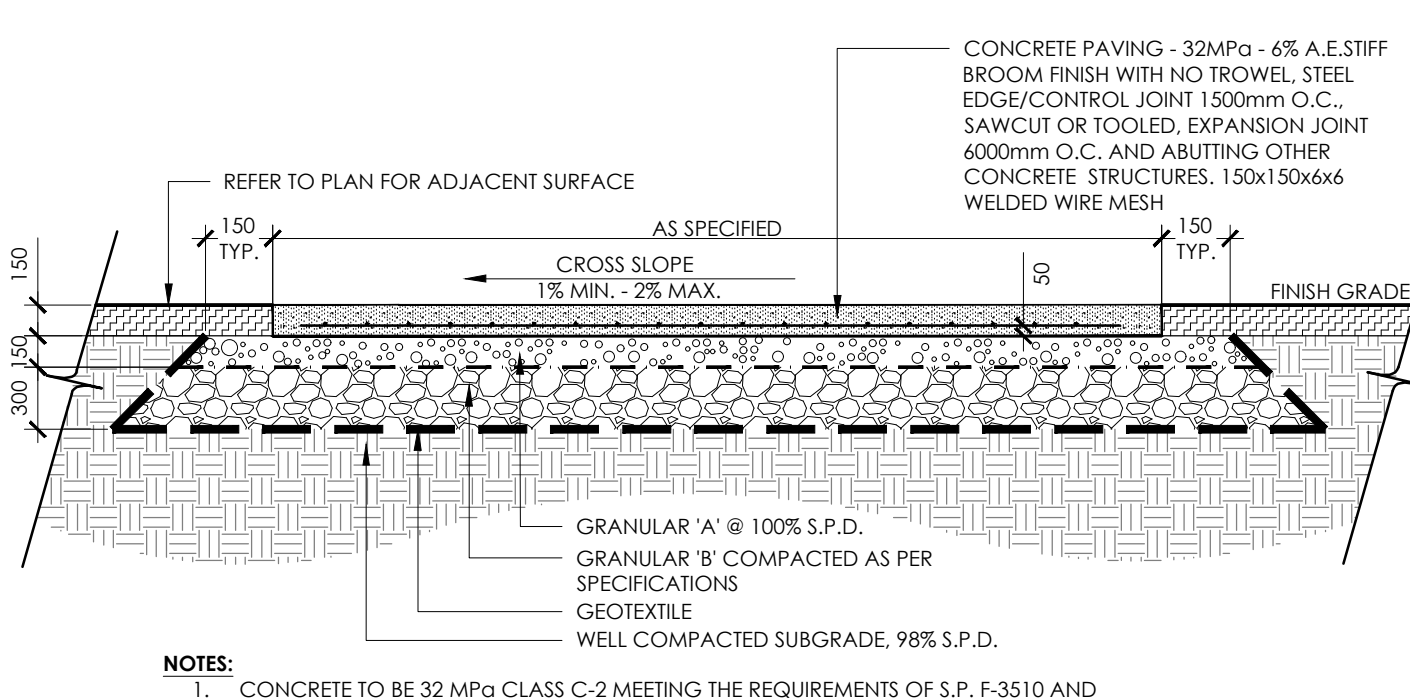


- NOTES:**
1. EXCAVATE TO 500mm MINIMUM DEPTH OR DEEPER, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNSUITABLE SUBGRADE MATERIAL SUCH AS TOPSOIL, ALL SOFT SPOTS AND/OR ORGANIC MATTER AND REPLACEMENT WITH CLEAN SUBSOIL FILL. SUBGRADE SHALL BE CONSOLIDATED TO A 98% S.P.D. REMOVE EXCAVATED MATERIAL OFF SITE UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
 2. GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPS3 STANDARDS.
 3. 50mm TOP SURFACE LAYER (AFTER COMPACTION) OF HOT MIX H3 FINE IN ACCORDANCE WITH O.P.S.S. STANDARDS.
 4. ASPHALT EDGE TO BE 45 DEGREES WELL TAMPED TO FORM UNIFORMLY SMOOTH, CLEAN EDGES WITHOUT LATERAL DEVIATIONS. SOD TO FEATHER IN WITH EXISTING SOD AND GRADES AT A MAXIMUM SLOPE OF 4:1.
 5. SLOPE TO BE A MINIMUM OF 2% ON CROWNED OR CROSS SLOPED PATHS AS DIRECTED ON SITE OR AS SHOWN IN DRAWINGS.
 6. ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.
 7. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITIONS. SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

*NOTE: TO BE CONFIRMED WITH SOIL INVESTIGATIONS AND MODIFIED ACCORDINGLY.

6 HEAVY DUTY ASPHALT PAVING

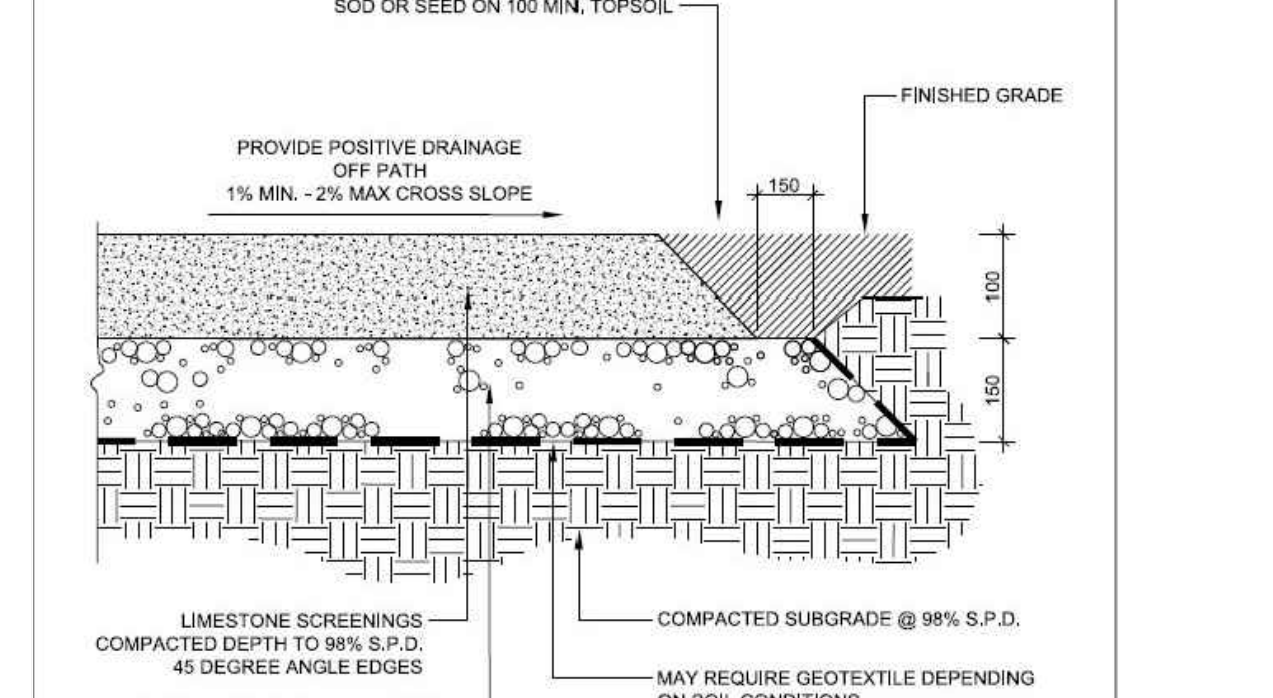
N.T.S.



- NOTES:**
1. CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-604D. REFER TO SPECIFICATIONS.
 2. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPS3 1010.
 3. APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION. SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

7 HEAVY DUTY CONCRETE PAVING

N.T.S.

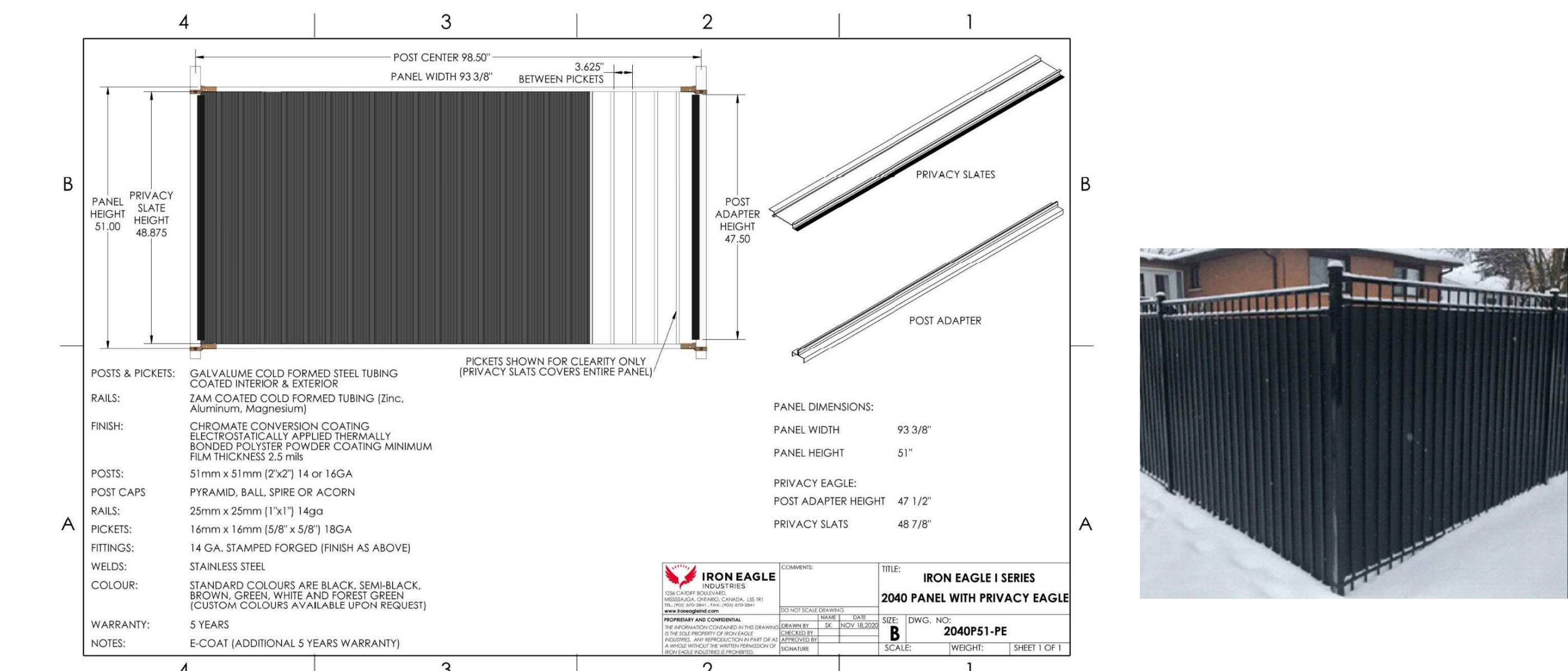


- NOTE:**
1. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

TITLE:	STONEDUST PATH	DATE:	FEB 2013
REV:	JAN 2016	DWG. NO.:	SC25

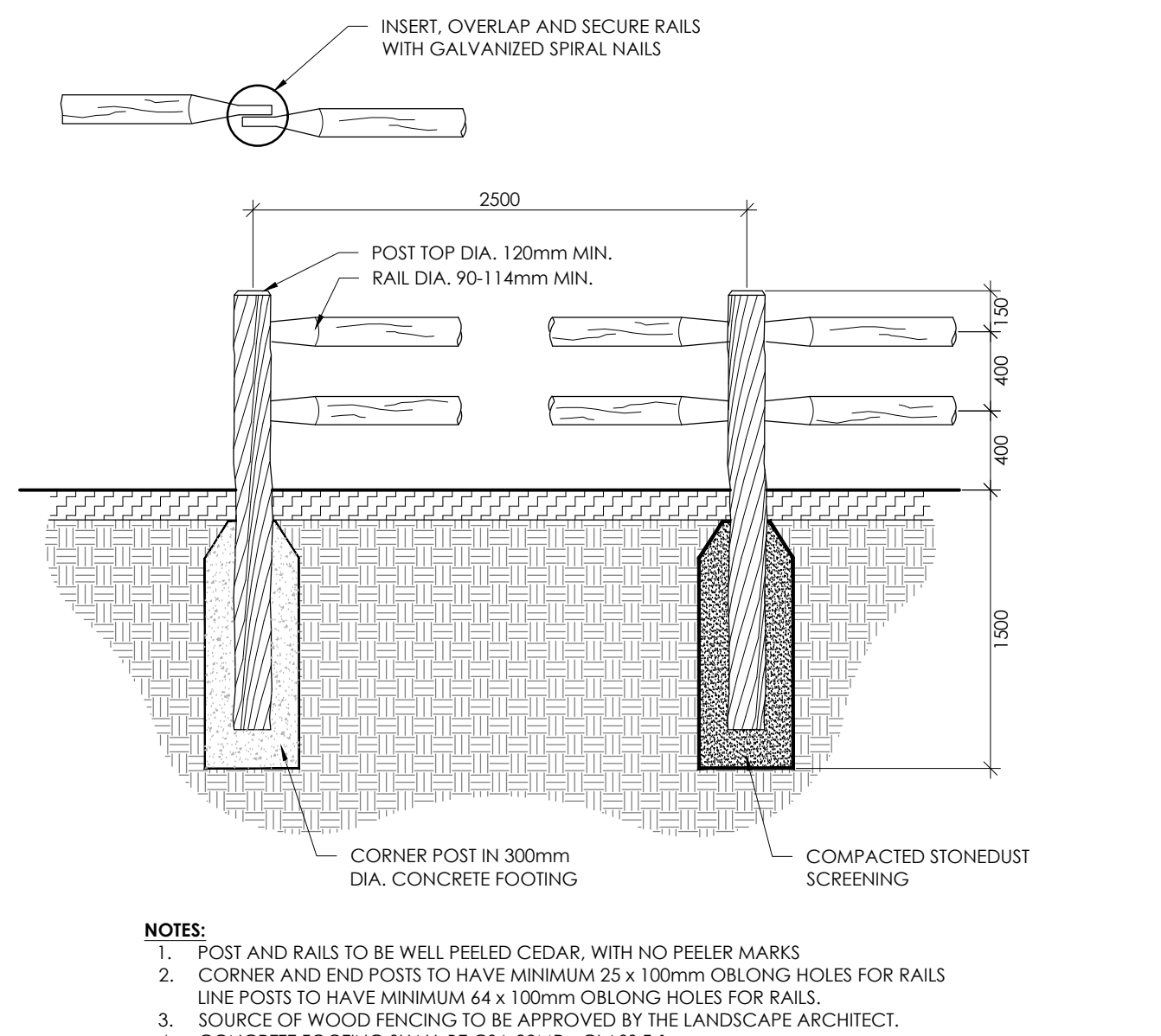
8 STONEDUST

N.T.S.



9 1.5m METAL GARBAGE ENCLOSURE FENCE WITH PRIVACY SLATS

N.T.S.

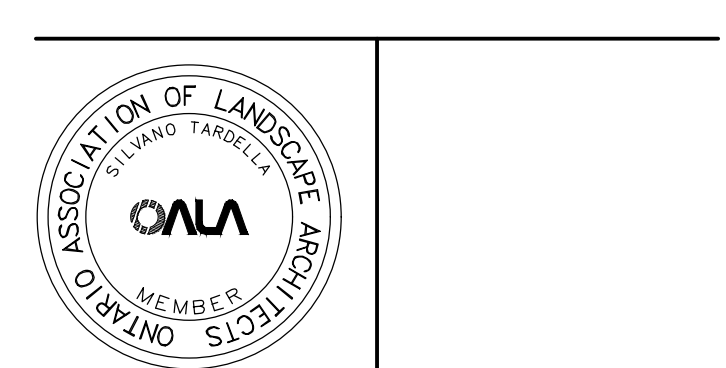


- NOTES:**
1. POST AND RAILS TO BE WELL PEELED CEDAR, WITH NO PEELER MARKS
 2. CORNER AND END POSTS TO HAVE MINIMUM 25 x 100mm OBLONG HOLES FOR RAILS
 3. LINE POSTS TO HAVE MINIMUM 64 x 100mm OBLONG HOLES FOR RAILS.
 4. SOURCE OF WOOD FENCING TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 5. CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

10 TWO-RAIL POST AND RAIL FENCE

N.T.S.

8	Issued for third submission	Mar. 29/23
7	Issued for client review	Mar. 20/23
6	Issued for second submission	Dec. 09/22
5	Issued for coordination	Dec. 07/22
4	Issued Amenity Space for Client Review	Oct. 25/22
3	Issued for client review	Aug. 24/22
2	Re-Issued for First Submission	Dec. 21/21
1	Issued for First Submission	Dec. 10/21
No.	Description	Date



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DECOEUR DRIVE
2370 TENTH LINE ROAD

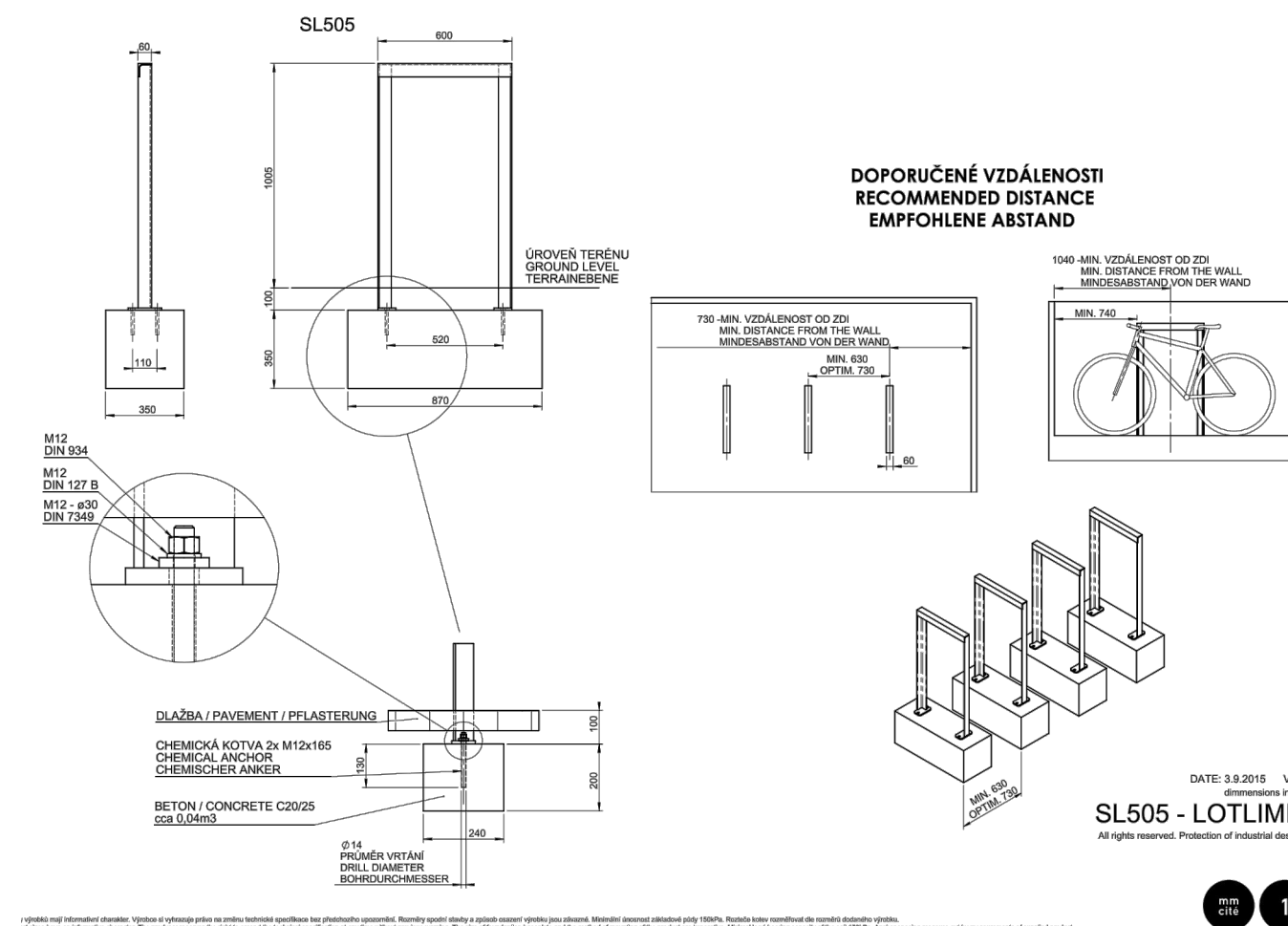
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Drawn by	SH		
Checked by	SC		
Job No.	21-145		

D1

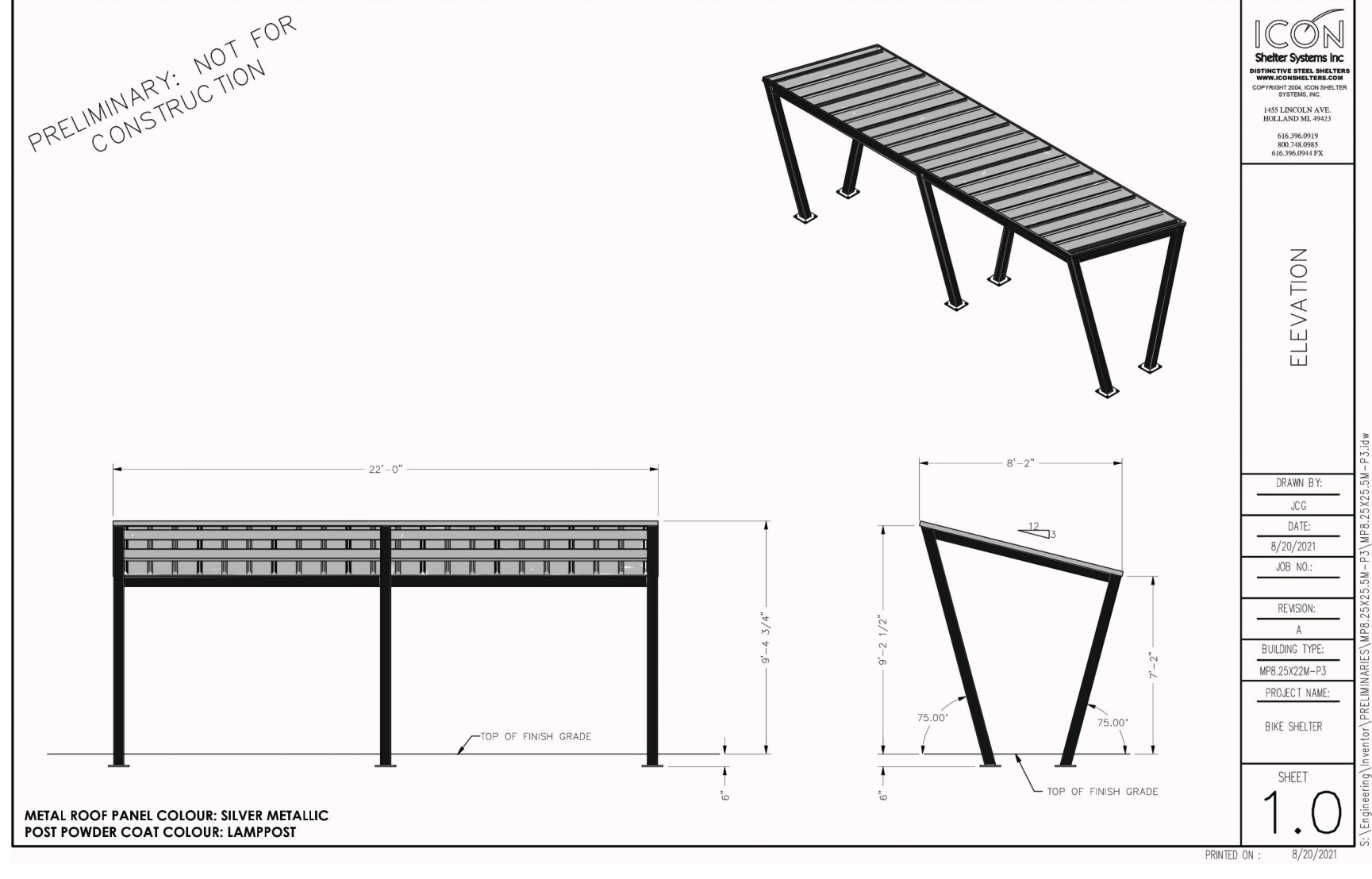
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D07-12-21-0224

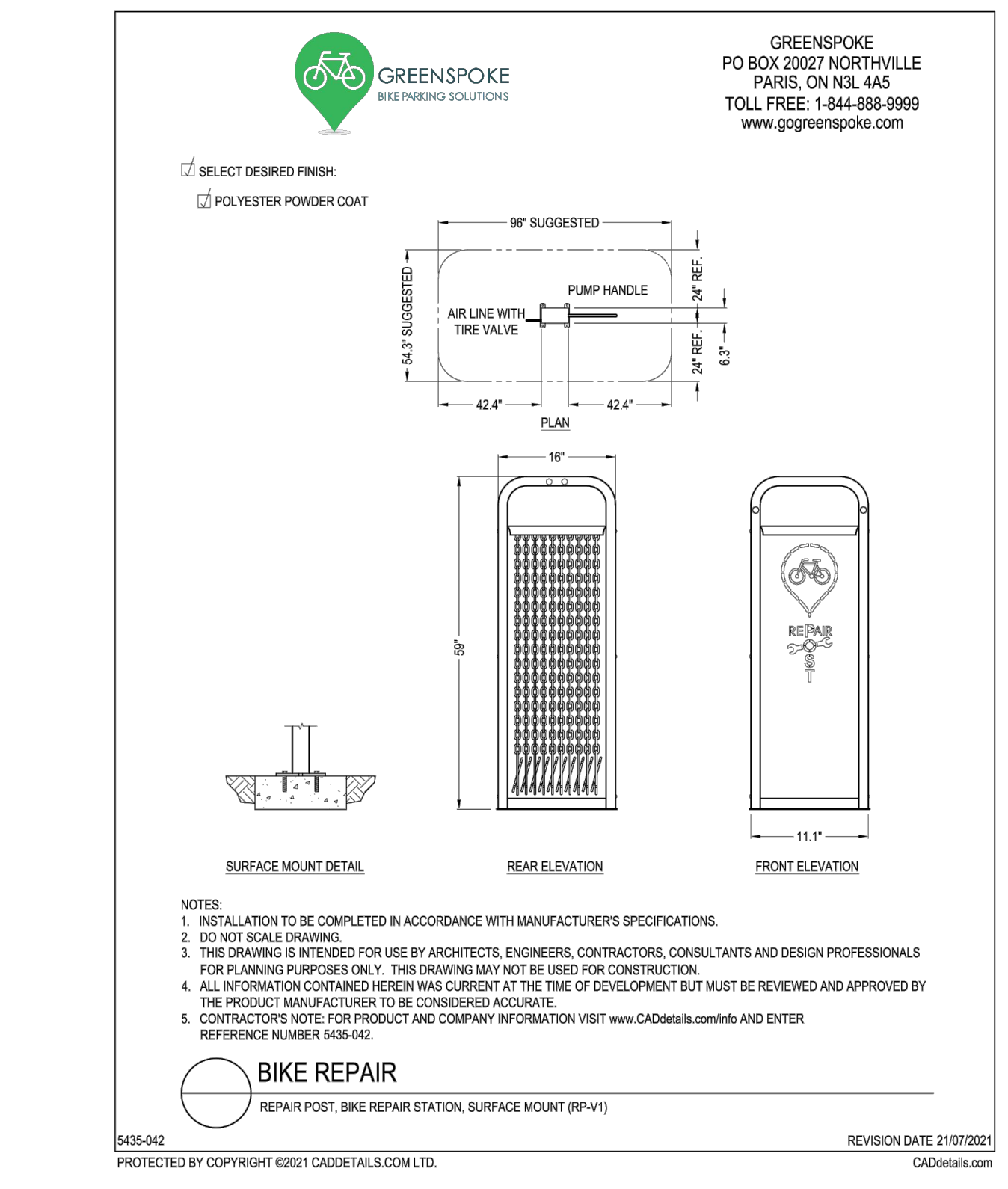
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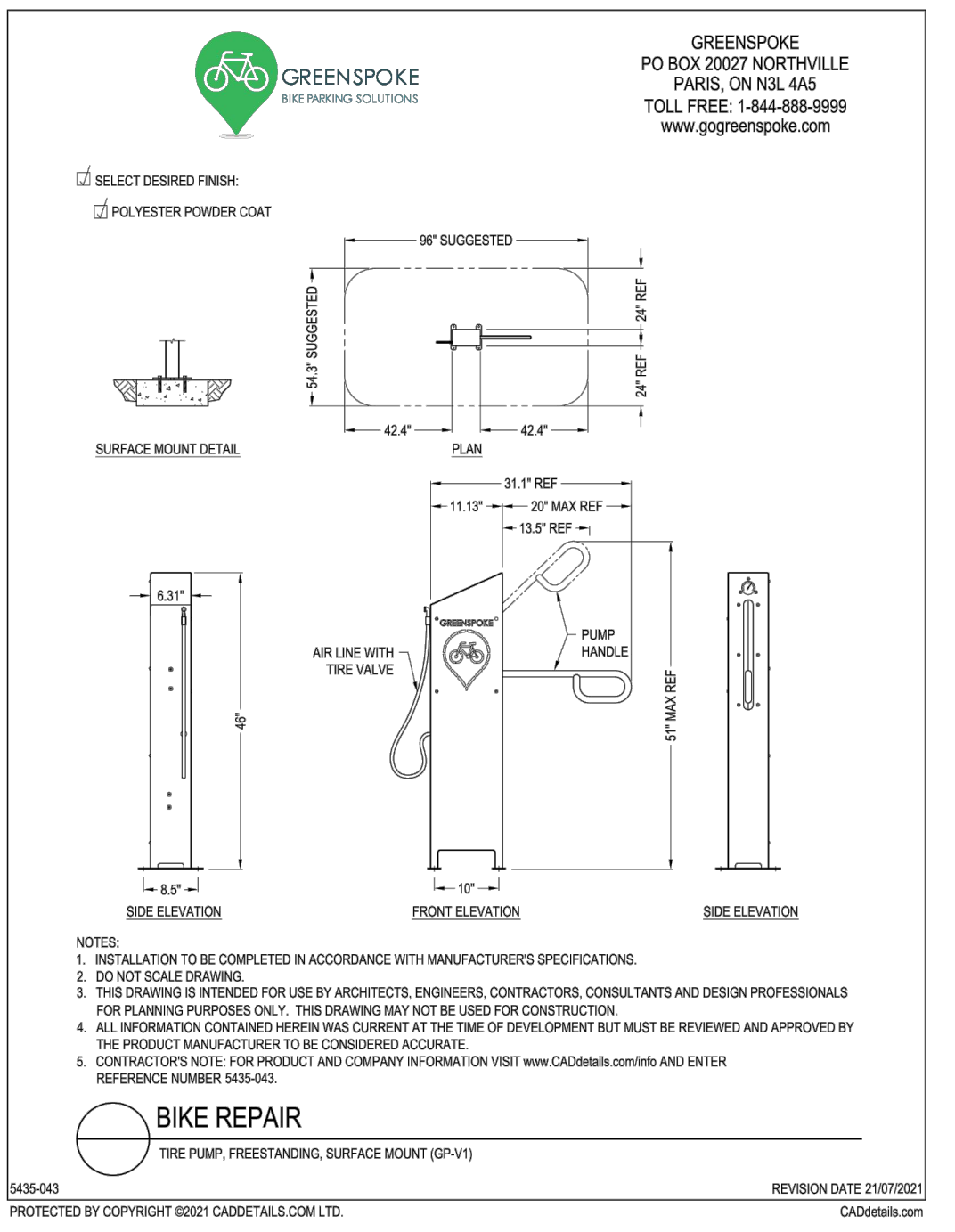
1 BIKE RACK
N.T.S.



2 BIKE SHELTER
N.T.S.



3 BIKE REPAIR STATION
N.T.S.



4 PRECAST CONCRETE SEATING WALL
N.T.S.



Lafitt® Tandem® Wall - 90mm Veneer

Code	Dimensions (mm)	Dimensions (in)	Colors
A	90 x 67 x 200	3 9/16 x 2 5/8 x 7 7/8	Range Ambrose Beige
B	90 x 67 x 208	3 9/16 x 2 5/8 x 10 1/2	Range Newport Grey
C	90 x 67 x 335	3 9/16 x 2 5/8 x 13 1/8	Rockland Black
D	90 x 67 x 400	3 9/16 x 2 5/8 x 15 7/8	Range Margaux Beige
E	90 x 67 x 400	3 9/16 x 2 5/8 x 15 7/8	Range Scandina Grey

Lafitt® Tandem® Wall - 180mm Veneer

Code	Dimensions (mm)	Dimensions (in)	Colors
E	180 x 67 x 335	7 1/16 x 2 5/8 x 13 1/8	Range Ambrose Beige
F	180 x 67 x 400	7 1/16 x 2 5/8 x 15 7/8	Range Newport Grey
G	180 x 67 x 400	7 1/16 x 2 5/8 x 15 7/8	Rockland Black
H	180 x 67 x 400	7 1/16 x 2 5/8 x 15 7/8	Range Scandina Grey

TECHNICAL INFORMATION

Product	Standard	Flexural Strength	Compressive Strength	De-banding with freeze-thaw durability	Density	Absorption	Dimension Tolerances
Lafitt Tandem 90 and 180 Wall	ASTM C 1372	N/A	30 MPa	N/A	2250 kg/m³	5%	Length: ±2.0 mm Width: ±2.0 mm Height: ±1.0 mm

Revision	Description	Date
8	Issued for third submission	Mar.29/23
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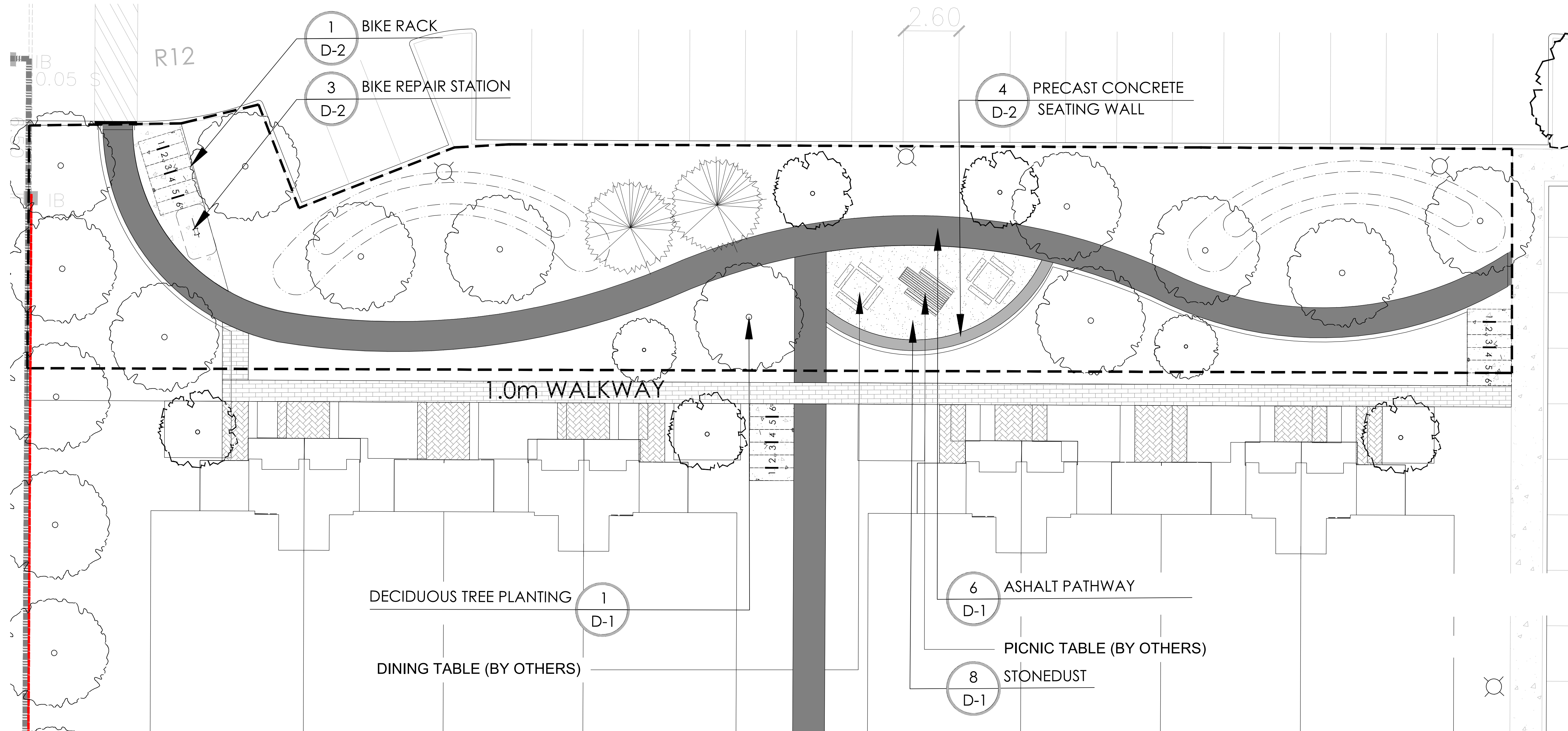
MATTAMY HOMES
DECOEUR DRIVE
2370 TENTH LINE ROAD

Title: DETAILS
Date: MAR 2023
Scale: 1:250
Drawn: SH
Checked: SC
Job No.: 21-165

D2

D07-12-21-0224

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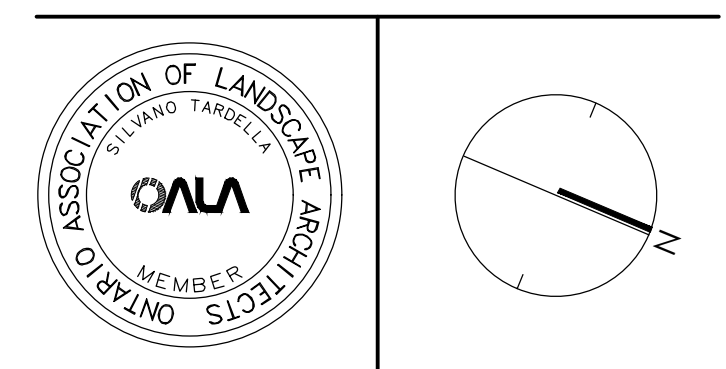


1 AMENITY SPACE LAYOUT

No.	Description	Date
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Revision

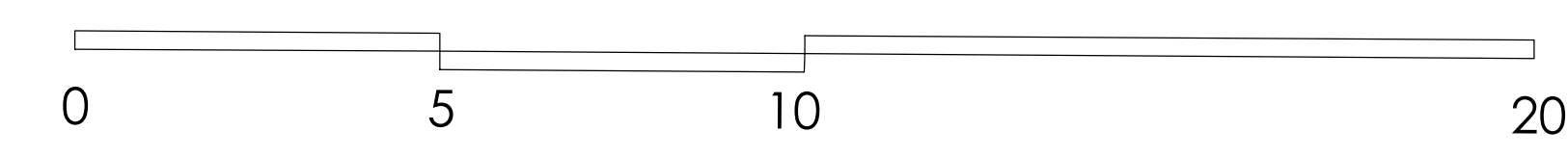
City Approval Stamp



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Project
MATTAMY HOMES
 DECOEUR DRIVE
 2370 TENTH LINE ROAD

Title DETAIL AMENITY AREA	
Date MAR 2023	Sheet D3
Scale 1:100	
Drawn SH	
Checked JSC	
Job No. 21-165	



D07-12-21-0224

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