

1047 RICHMOND RD

A PROJECT OF
FENGATE ASSET MANAGEMENT
 2275 UPPER MIDDLE RD. E.,
 SUITE 700
 OAKVILLE, ON L6H 0C3



LANDSCAPE ARCHITECT



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CONSULTANTS

RLA/ARCHITECTURE
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 OTTAWA, ONTARIO, K1S 3J6



STAMP



REVISIONS

4	ISSUED FOR SPA	2024-12-13
3	ISSUED FOR SPA	2024-10-11
2	ISSUED FOR SPA	2024-09-03
1	ISSUED FOR ZBA	2023-07-12

DATE

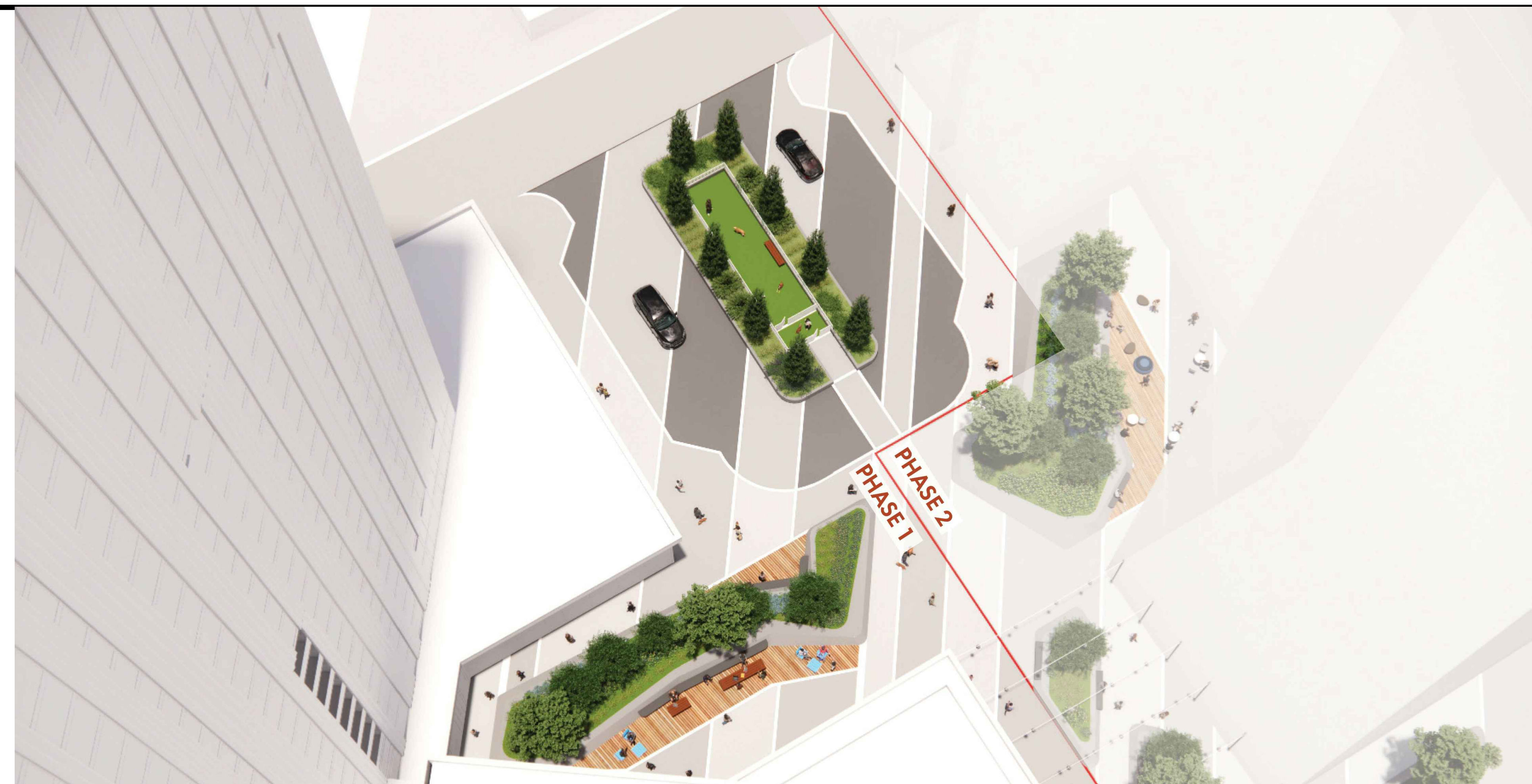
2024

PHASE

SPA

PROJECT NUMBER

22-178



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THE INTENT OF THIS DRAWING IS TO REPRESENT THE ULTIMATE SITE DESIGN FOR PHASE 1 AND PHASE 2.

Landscape Architect

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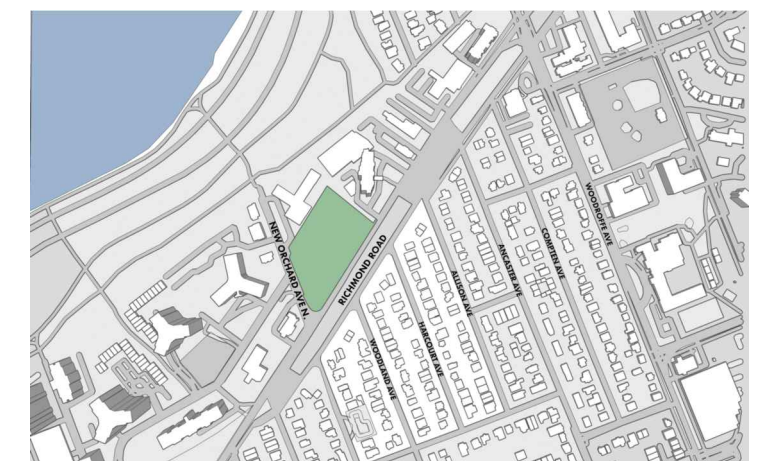
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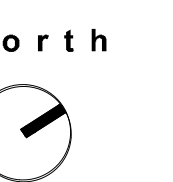


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Date

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Phase
SPA

Date
2024-07-09

Drawing Name

LANDSCAPE PLAN-ULTIMATE

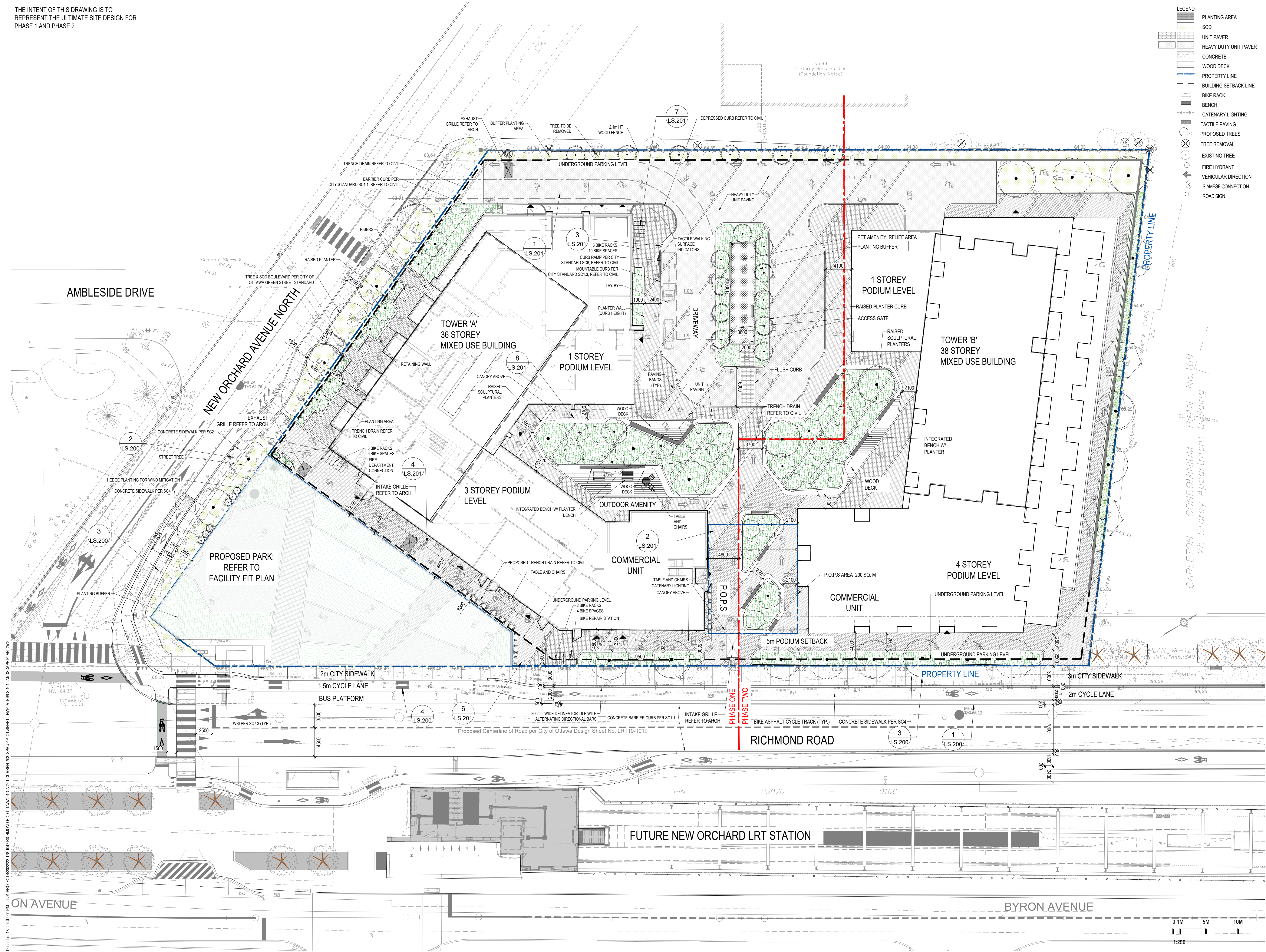
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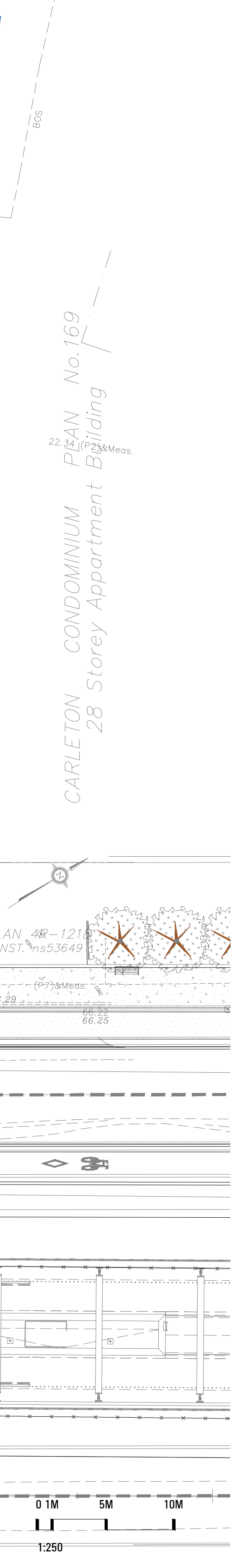
LS.101

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DWG #19186



- LEGEND
- [Symbol] PLANTING AREA
 - [Symbol] SOD
 - [Symbol] UNIT PAVER
 - [Symbol] HEAVY DUTY UNIT PAVER
 - [Symbol] CONCRETE
 - [Symbol] WOOD DECK
 - [Symbol] PROPERTY LINE
 - [Symbol] BUILDING SETBACK LINE
 - [Symbol] BIKE RACK
 - [Symbol] BENCH
 - [Symbol] CATENARY LIGHTING
 - [Symbol] TACTILE PAVING
 - [Symbol] PROPOSED TREES
 - [Symbol] TREE REMOVAL
 - [Symbol] EXISTING TREE
 - [Symbol] FIRE HYDRANT
 - [Symbol] VEHICULAR DIRECTION
 - [Symbol] SIAMOSE CONNECTION
 - [Symbol] ROAD SIGN



December 18, 2024 2:00 PM I:\01-PROJECTS\2022\22-178-1047 RICHMOND RD, OTTAWA\CAD\04-CURRENT\3-SPA\24-07-09\101 LANDSCAPE PLAN.DWG

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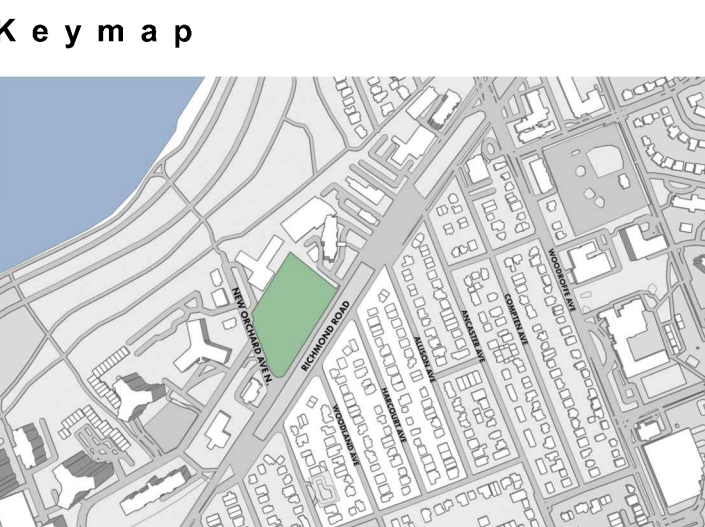
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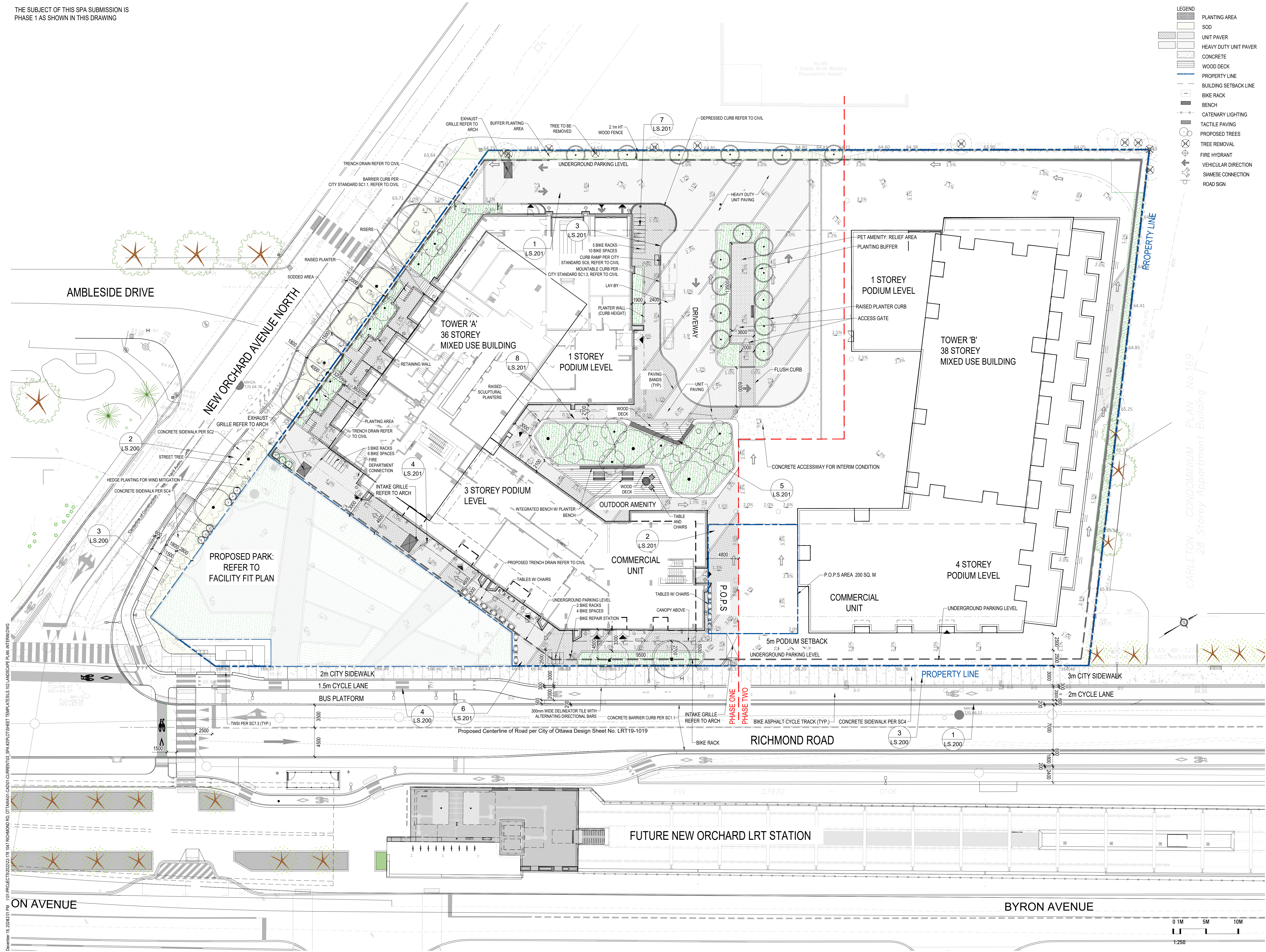
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Drawing Name
LANDSCAPE PLAN-INTERIM

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LS.102



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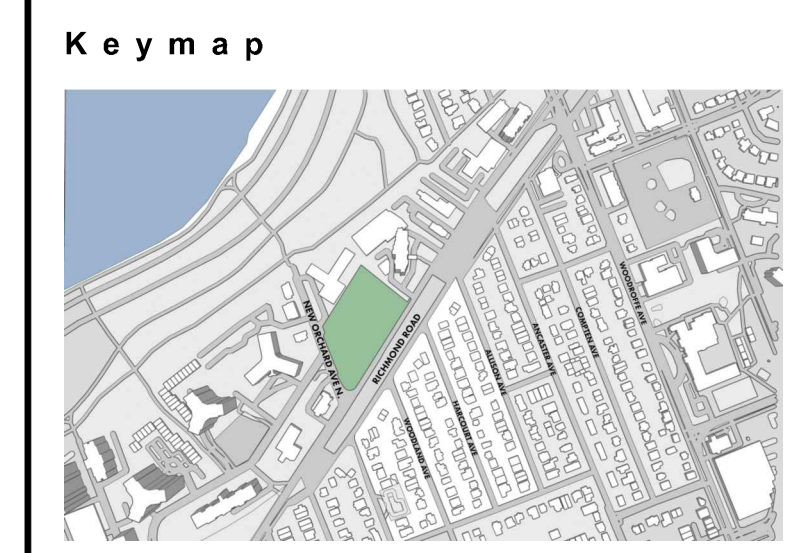
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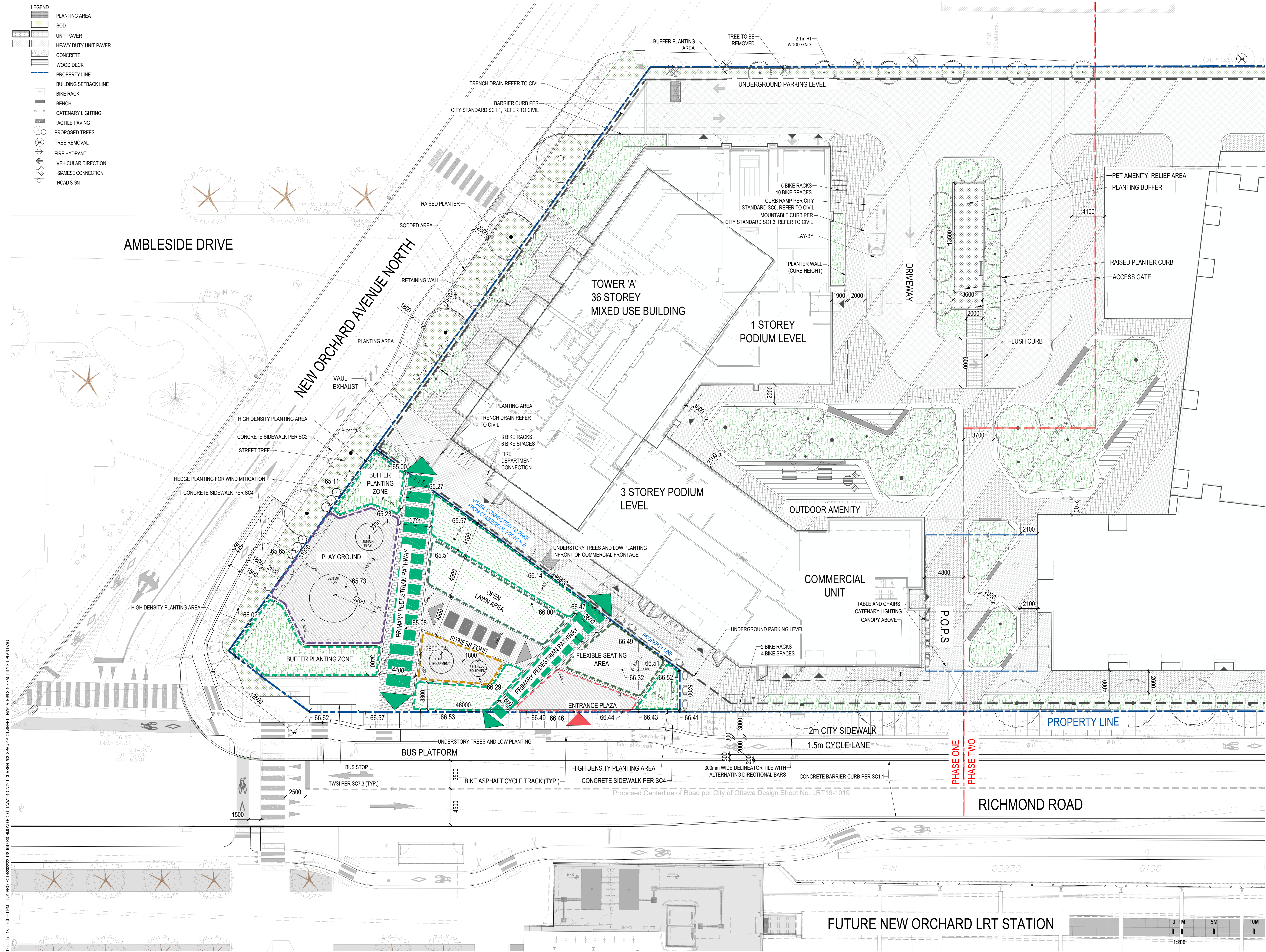
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Drawing Name
FACILITY FIT PLAN

Sheet Number
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LS.103



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DWG #19186

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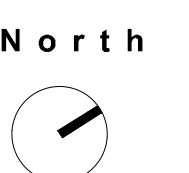
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2024-07-09

Drawing Name

SOIL VOLUME NOTES & SCHEDULE

Sheet Number

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LSV.100

		Location (City ROW, private property)	Soil Area (m ²)	Soil Depth(m*)	Proposed Soil Volume (m ³)	Tree Quantity	Proposed Soil Volume per tree (m ³)	Ottawa Target Soil Volume per tree (m ³)	Soil Adequacy percentagepp er tree	Soil Cells (Yes/No)
PHASE 1	1 (Large Trees)	ROW	34	1.2	40.8	1	40.8	30	136%	No
	2 (Large Trees)	ROW	53	1.2	63.6	2	31.8	18	177%	No
	3 (Large Trees)	ROW	45	1.2	54	2	27.0	18	150%	No
	4 (Large Trees)	ROW	58	1.2	69.6	3	23.2	18	129%	No
	5 (Small Treess)	Private Property	52	1	52	2	26.0	12	217%	No
	6 (Columnar Trees)	Private Property	101	1	101	10	10.1	9	112%	No
	7 (Shared Planter)	Private Property	218	1.2	261.6	15	17.4	15	116%	No
										No
										No
	8 (Large Trees)	Private Property	38	1.2	45.6	2	22.8	18	127%	No
	9 (Small Trees)	Private Property	22	1.2	26.4	2	13.2	12	110%	No
10 (Small Trees)	Private Property	22	1.2	26.4	2	13.2	12	110%	No	
11 (Columnar Trees)	Private Property	59	1.2	70.8	6	11.8	9	131%	No	
PHASE 2	12 (Large Trees)	Private Property	85	1.2	102	6	17.0	18	94%	Yes
	13 (Small Trees)	Private Property	29	1	29	2	14.5	12	121%	No
	14 (Small Trees)	Private Property	32	1.2	38.4	3	12.8	12	107%	No
	15 (Shared Planter)	Private Property	205	1.2	246	12	20.5	15	137%	No
										No
	16 (Large Trees)	Private Property	111	1	111	3	37.0	18	206%	No
	17 (Large Trees)	Private Property	80	1.2	96	5	19.2	18	107%	No
Totals			1244	19.6	1434.2	78	358.3	264.0	136%	

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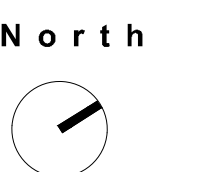


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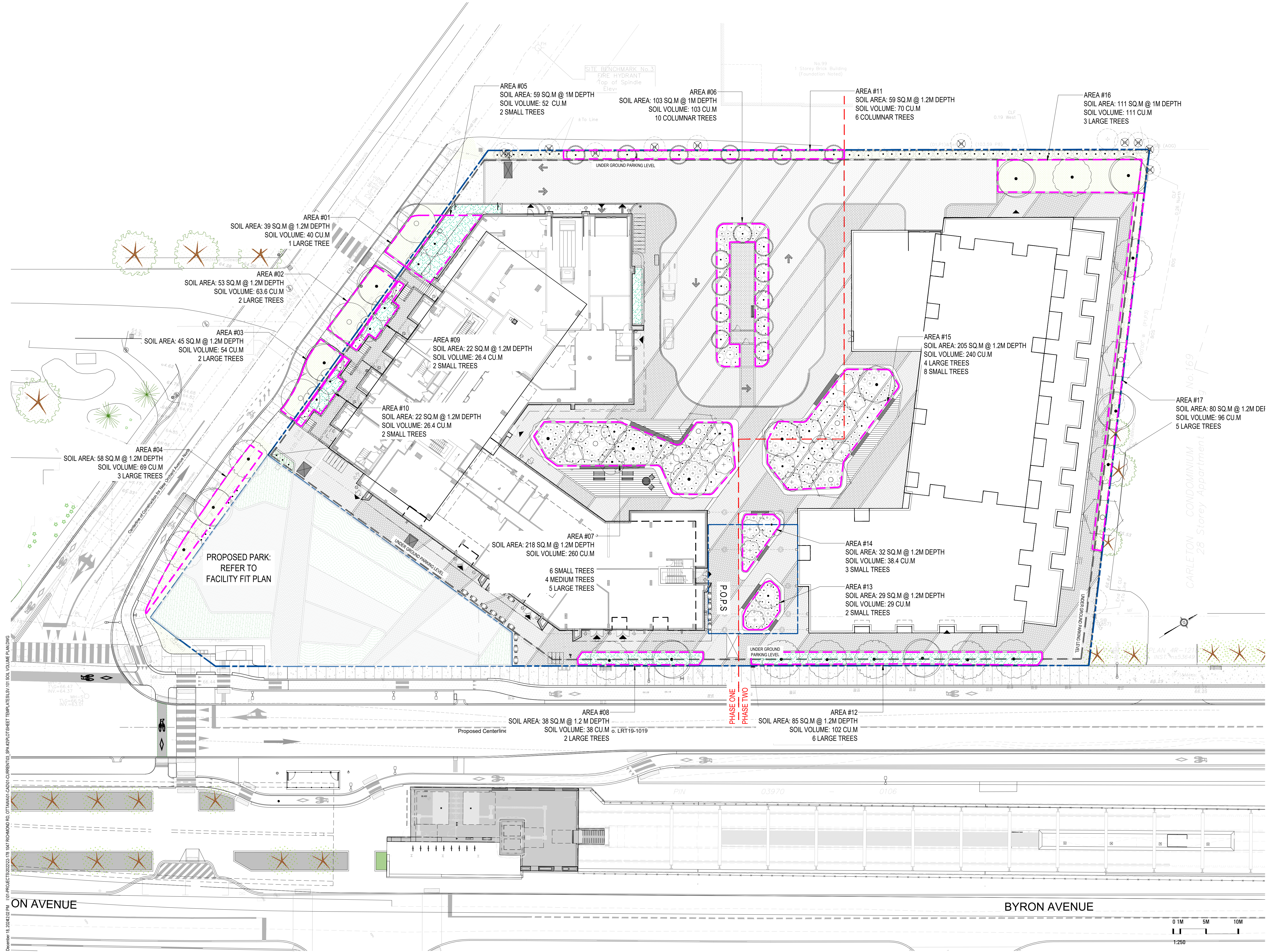
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SOIL VOLUME PLAN

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LSV.101



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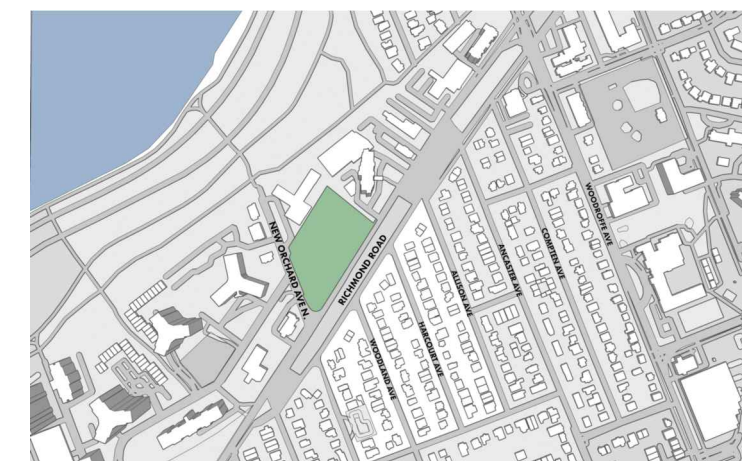
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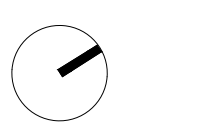
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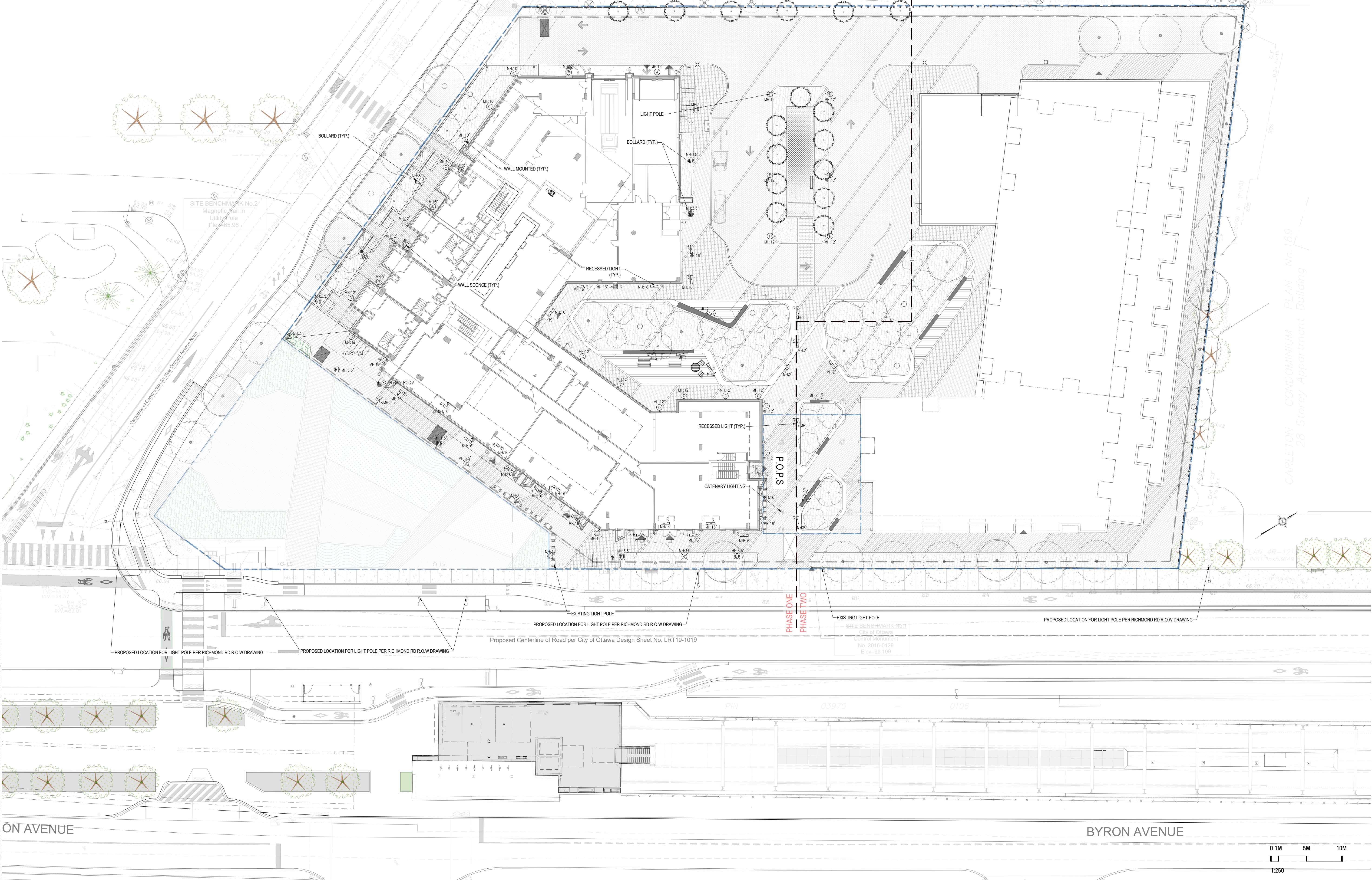
Drawing Name
LANDSCAPE LIGHTING PLAN

Sheet Number
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LL.100

EXTERIOR LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	CATALOG NUMBER	LAMPS PER FIXTURE		VOLT	MOUNTING	REMARKS
			TYPE	COLOR			
A	WALL SCONCE	MAC LIGHTING WS-W2106-30	LED	8.4	3000K	120	SURFACE C/W ACCESSORIES
B1	BOLLARD	SIGNIFY GARDCO FBL-42-14L-200-WW-62-S-UN	LED	10.6	3000K	120	SURFACE C/W ACCESSORIES
B2	BOLLARD	SIGNIFY GARDCO FBL-42-14L-200-WW-62-S-UN	LED	10.6	3000K	120	SURFACE C/W ACCESSORIES
C	WALL MOUNTED	MAC LIGHTING DC-W02517-F30A	LED	16.7	3000K	120	SURFACE C/W ACCESSORIES
P	POLE	GARDCO PPT-C-404-R30-TSM	LED	50.4	3000K	120	SURFACE C/W ACCESSORIES
R	RECESSED	BEGA Z4806K3	LED	22	3000K	120	SURFACE C/W ACCESSORIES
S	RECESSED	BEGA Z3556K3	LED	11	3000K	120	SURFACE C/W ACCESSORIES
W	WALL SCONCE	SIGNIFY GARDCO 101L-16L-530-WW-62-4	LED	28.1	3000K	120	SURFACE C/W ACCESSORIES

NOTE: LIGHT FIXTURES EQUAL IN AESTHETICS AND PERFORMANCE ARE ACCEPTABLE.
ALL LED FIXTURES SHALL BE C/W DRIVERS.



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PLANT SCHEDULE R.O.W							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
TREES							
	AX	3	ACER X FREEMANII	FREEMAN MAPLE	B&B	60MM CAL.	NATIVE TO ONTARIO
	CO	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	60MM CAL.	NATIVE TO ONTARIO
	QR	3	QUERCUS RUBRA	NORTHERN RED OAK	B&B	70MM CAL.	NATIVE TO ONTARIO
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
SHRUBS							
	Jj	6	JUNIPERUS COMMUNIS	COMMON JUNIPER	2 GAL.		NATIVE

PLANT SCHEDULE SUBJECT SITE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.		REMARKS
TREES									
	AX	5	ACER X FREEMANII	FREEMAN MAPLE	B&B	60MM CAL.			NATIVE TO ONTARIO
	AA	14	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B&B	60MM CAL.			NATIVE TO ONTARIO
	CB	16	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B&B				
	CO	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	60MM CAL.			NATIVE TO ONTARIO
	CC	15	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	B&B	60MM CAL.			NATIVE TO ONTARIO
	GI	6	GLEDTISIA TRIACANTHOS 'INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B&B				
	GK	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	B&B				
	OV	3	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B&B				NATIVE TO ONTARIO
	QM	6	QUERCUS MACROCARPA	BURR OAK	B&B				NATIVE TO ONTARIO
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.		REMARKS
SHRUBS									
	AI	102	AMORPHA CANESCENS	LEADPLANT	2 GAL.				NATIVE. DROUGHT TOLERANT POLLINATOR SHRUB. ATTRACTS BUTTERFLIES.
	Ca	87	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3 GAL.		60 CM		NATIVE. DROUGHT TOLERANT SHRUB. FRAGRANT POLLINATOR THAT ATTRACTS BUTTERFLIES AND HUMMINGBIRDS.
	Cf	33	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	3 GAL.				SALT TOLERANT
	DI	113	DIERVILLA LONICERA	BUSH HONEYSUCKLE	2 GAL.				NATIVE
	lw	37	ILEX VERTICILLATA	WINTERBERRY	1 GAL.				NATIVE
	Jj	42	JUNIPERUS COMMUNIS	COMMON JUNIPER	2 GAL.				NATIVE
	Jb	25	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	2 GAL.	30 CM			
	Rt	19	RHUS TYPHINA	STAGHORN SUMAC	2 GAL.				NATIVE
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.			SPACING	REMARKS
GRASSES									
	Pr	27,142	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH RED SWITCH GRASS	1 GAL.			50 mm	NATIVE. DROUGHT & SALT TOLERANT
	Sn	166.7 m²	SORGHASTRUM NUTANS	INDIAN GRASS	2 GAL.				NATIVE. SALT AND DROUGHT TOLERANT POLLINATOR

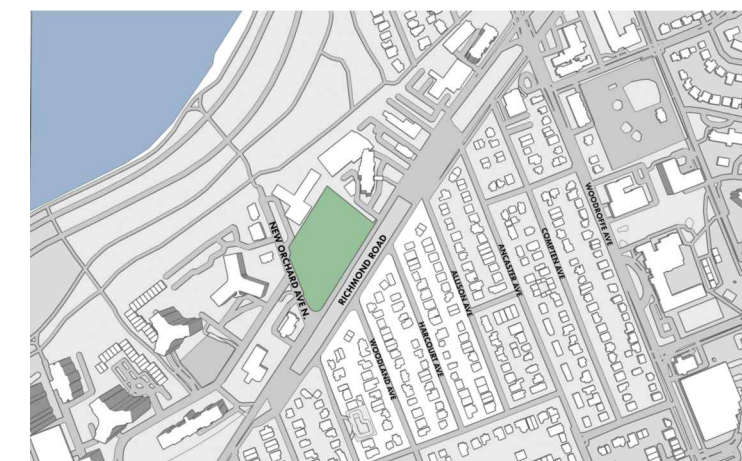
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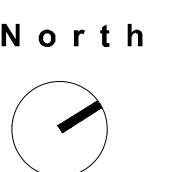


Signature
YYYY-MM-DD
Date

Key map



Scale
AS SHOWN



Phase

SPA

Date

2024-07-09

Drawing Name

PLANTING SCHEDULE AND NOTES

Sheet Number

NOT FOR CONSTRUCTION

LP.100

1047 RICHMOND RD

OTTAWA, ON K2B 6R1

Project Number
22-178

Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

Consultant
RLA/ARCHITECTURE
55 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932



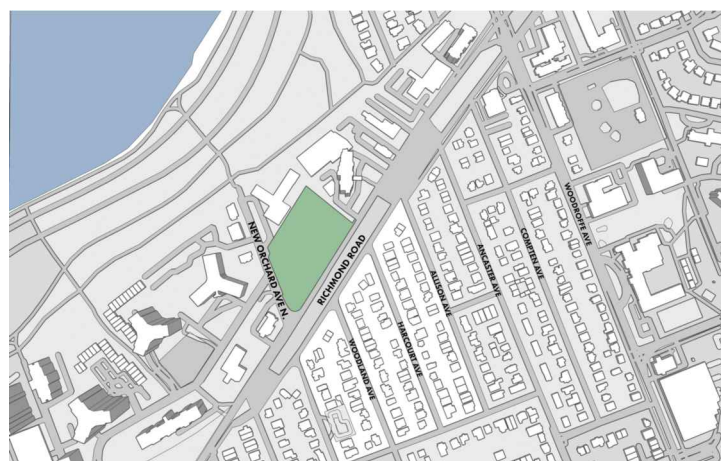
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8	ISSUED FOR SPA	2024-09-03	AK
7	ISSUED FOR COORDINATION	2024-08-30	AK
6	ISSUED FOR COORDINATION	2024-08-27	AK
5	ISSUED FOR COORDINATION	2024-08-21	AK
4	ISSUED FOR UDRP	2024-07-30	AK
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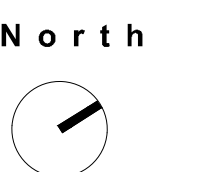


Signature
YYYY-MM-DD
Date

Keymap



Scale
AS SHOWN



Phase

SPA

Date

2024-07-09

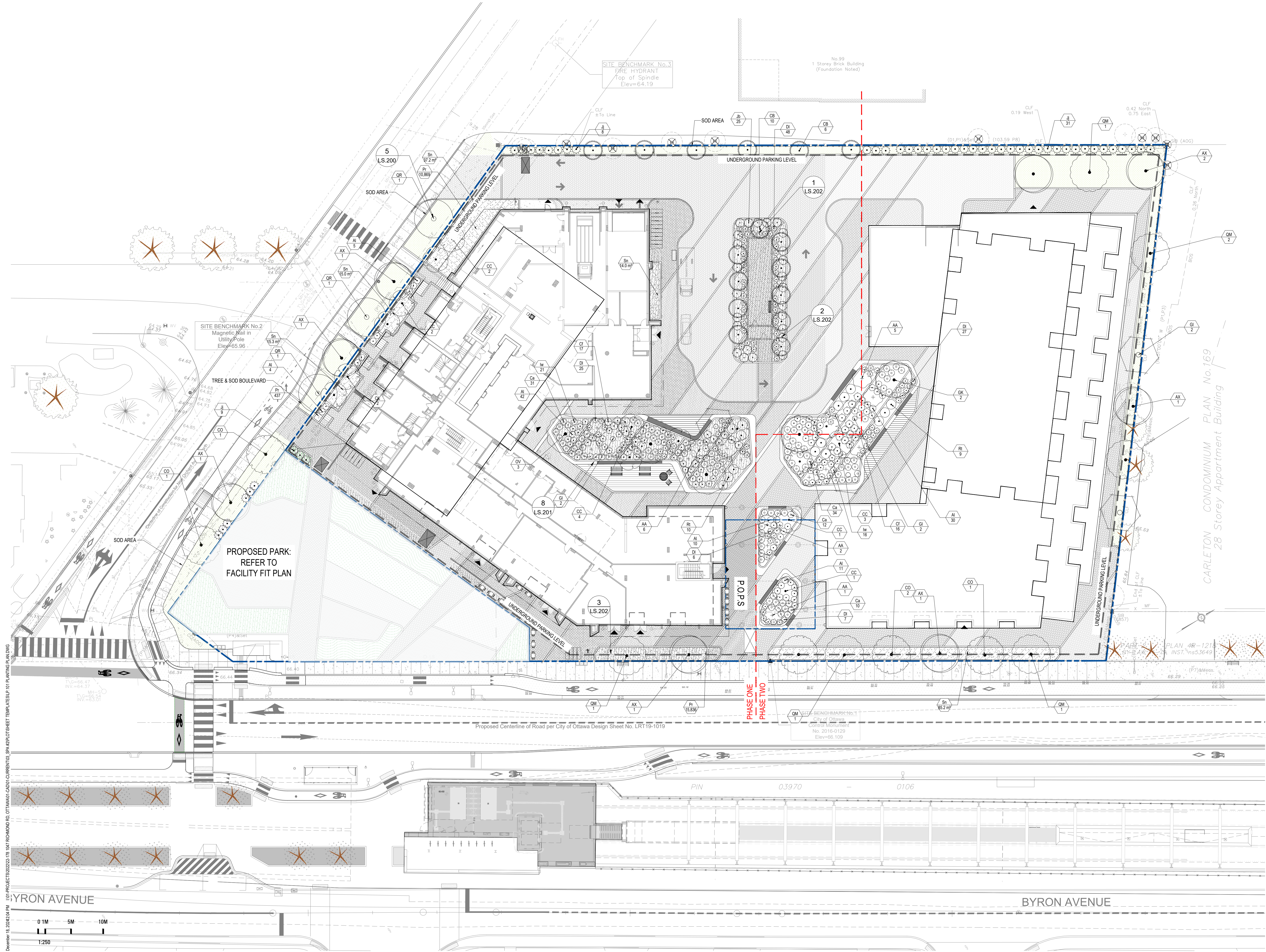
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Sheet Number

NOT FOR CONSTRUCTION

LP.101



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D07-12-24-0104

1047 RICHMOND RD

OTTAWA, ON K2B 6R1

Project Number

22-178

Client

FENGATE

FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

Consultant

RLA ARCHITECTURE
55 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932

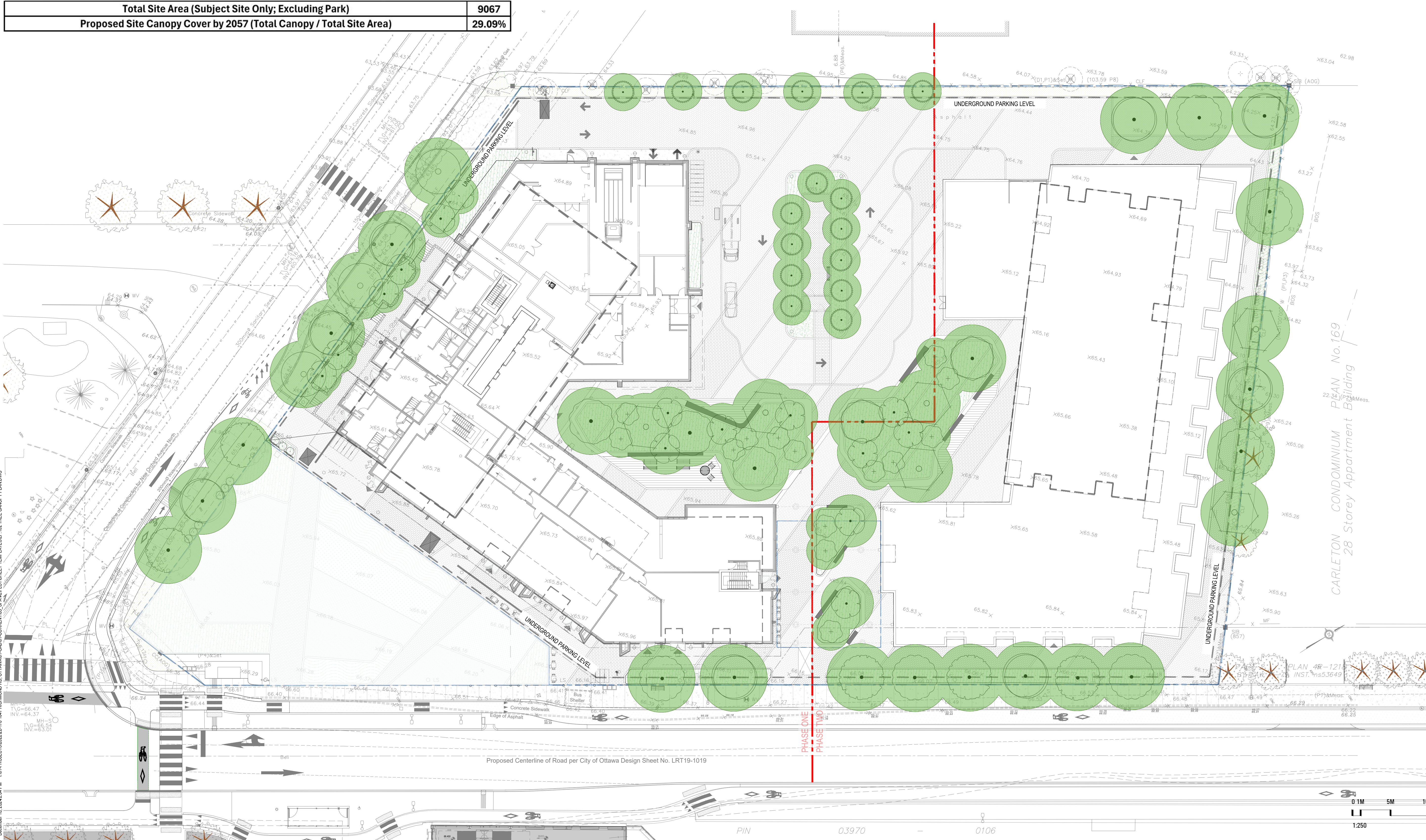
rla/architecture

Tree	Species	Category S, M, L	Number	Canopy Area (m2)	Canopy Area Sub-total (m2)
------	---------	------------------	--------	------------------	----------------------------

PROPOSED TREE COVER ON SUBJECT SITE						
AX	ACER X FREEMANII	FREEMAN MAPLE	LARGE	5	64	320
AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	SMALL	14	20	280
CB	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	SMALL	16	20	320
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	SMALL	3	20	60
CC	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	MEDIUM	15	38	570
GI	GLEDTISIA TRIACANTHOS INERMIS 'IMP'	IMPERIALU+00AE HONEY LOCUST	LARGE	6	64	384
GK	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	LARGE	2	64	128
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	LARGE	3	64	192
QM	QUERCUS MACROCARPA	BURR OAK	LARGE	6	64	384
				Total Canopy		2638

RIGHT OF WAY						
AX	ACER X FREEMANII	FREEMAN MAPLE	LARGE	3	64	192
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	LARGE	2	64	128
QR	QUERCUS RUBRA	NORTHERN RED OAK	LARGE	3	64	192
				Total Canopy in R.O.W.		512

Total Site Area (Subject Site Only; Excluding Park)	9067
Proposed Site Canopy Cover by 2057 (Total Canopy / Total Site Area)	29.09%



Revisions

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1	ISSUED FOR COORDINATION	2024-07-09	AK



Signature
YYYY-MM-DD
Date

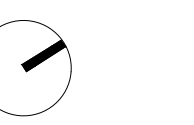
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Scale

AS SHOWN

North



Phase

SPA

Date

2024-07-09

Drawing Name

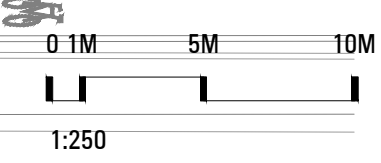
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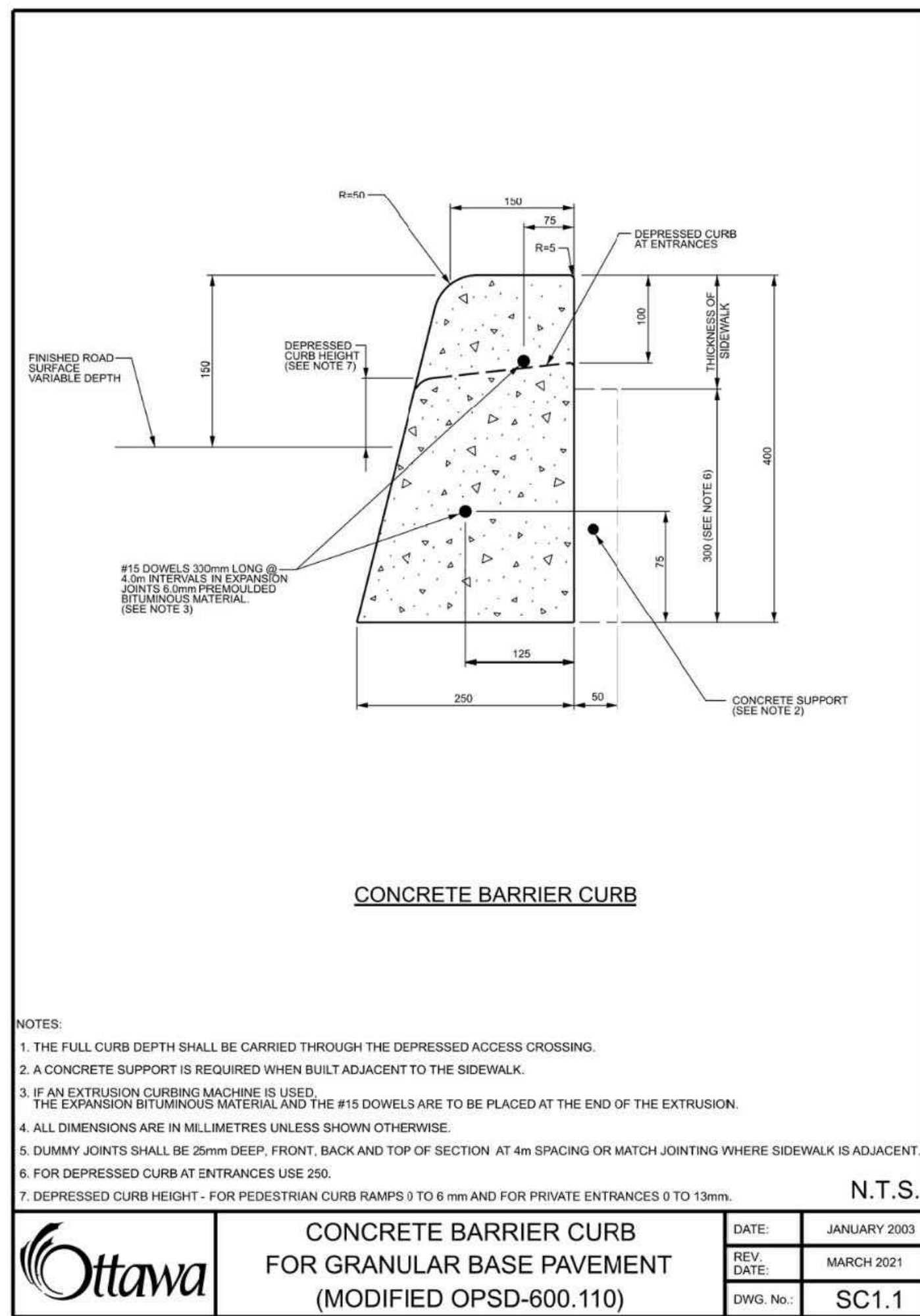
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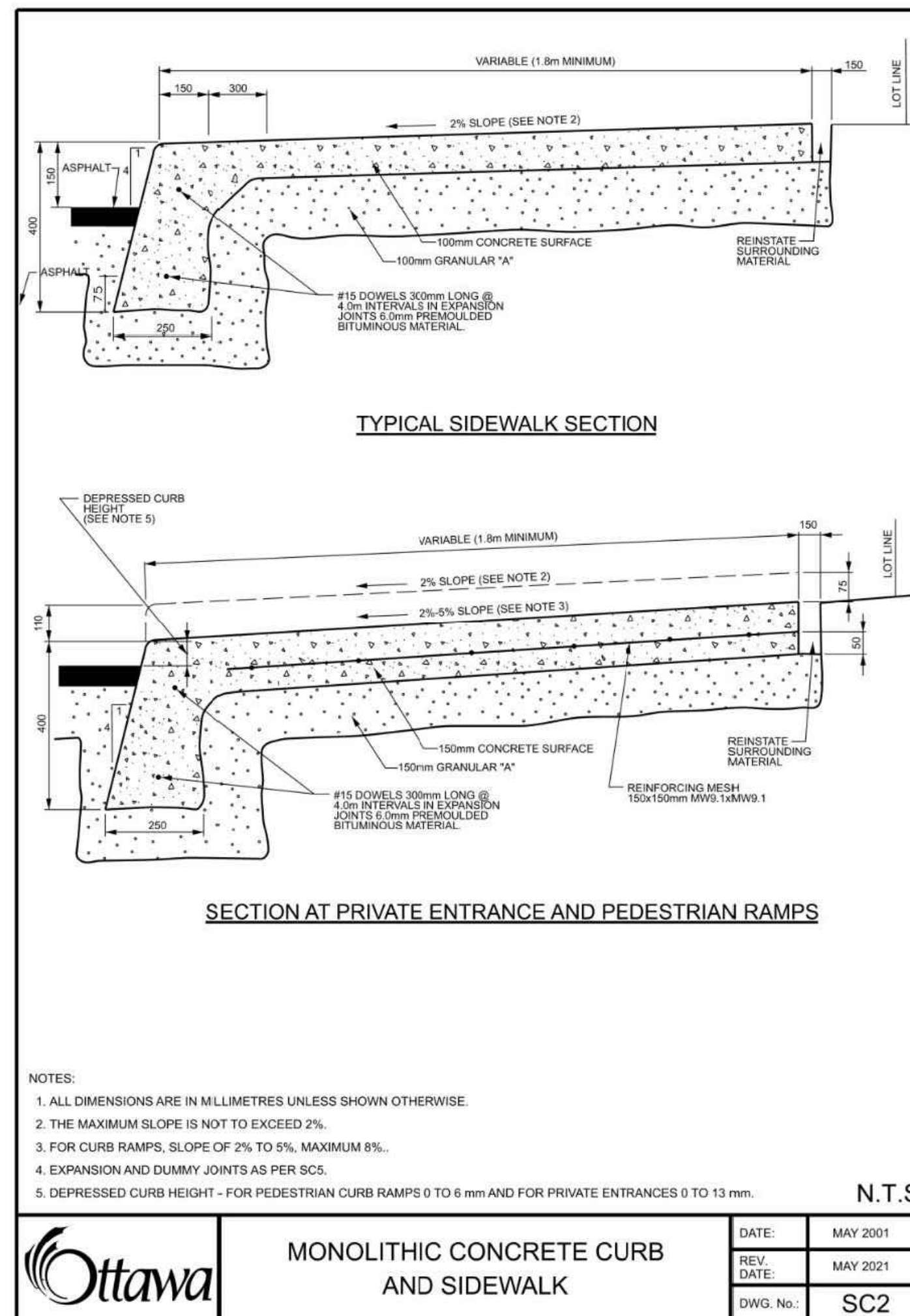
LP.102

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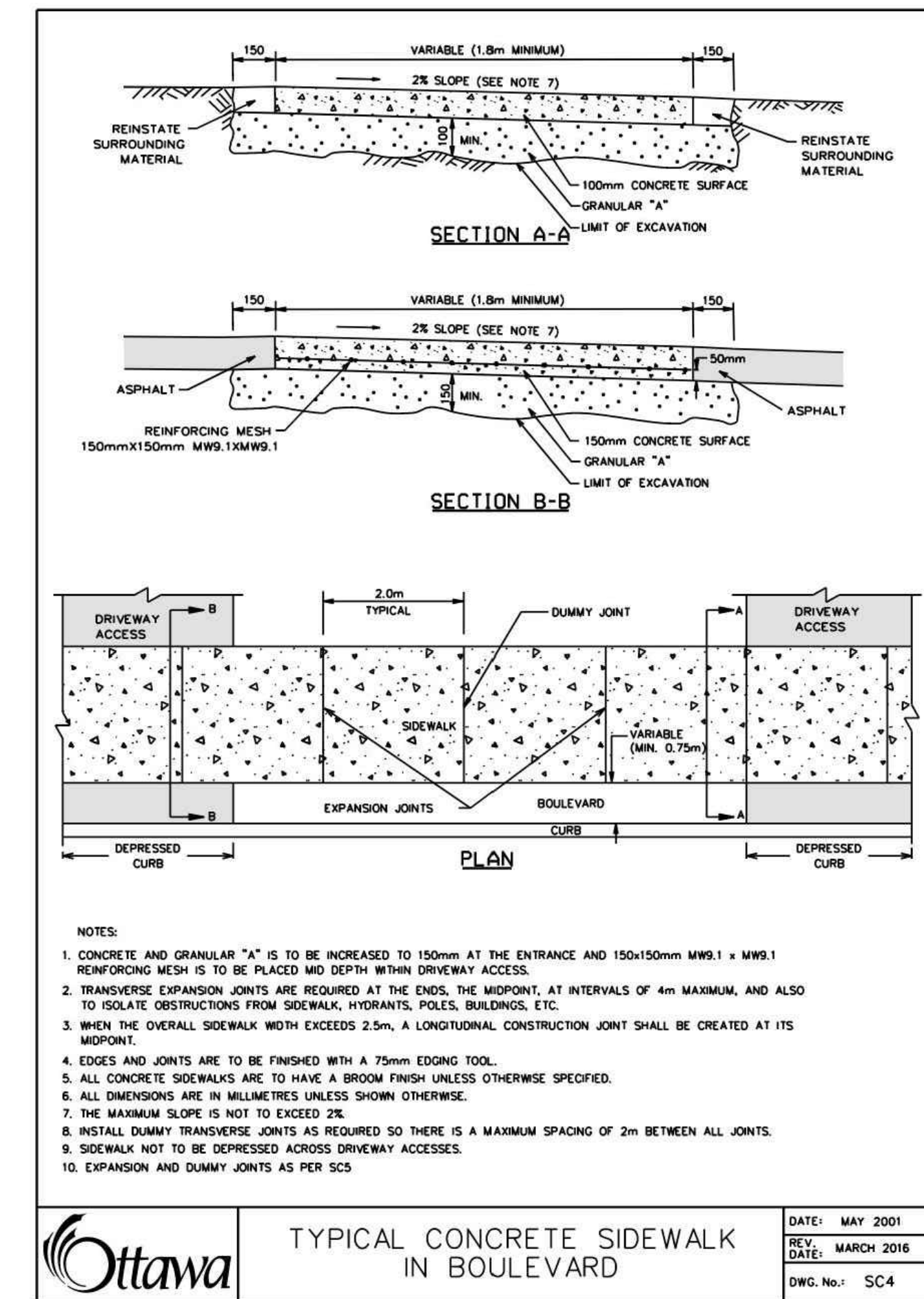




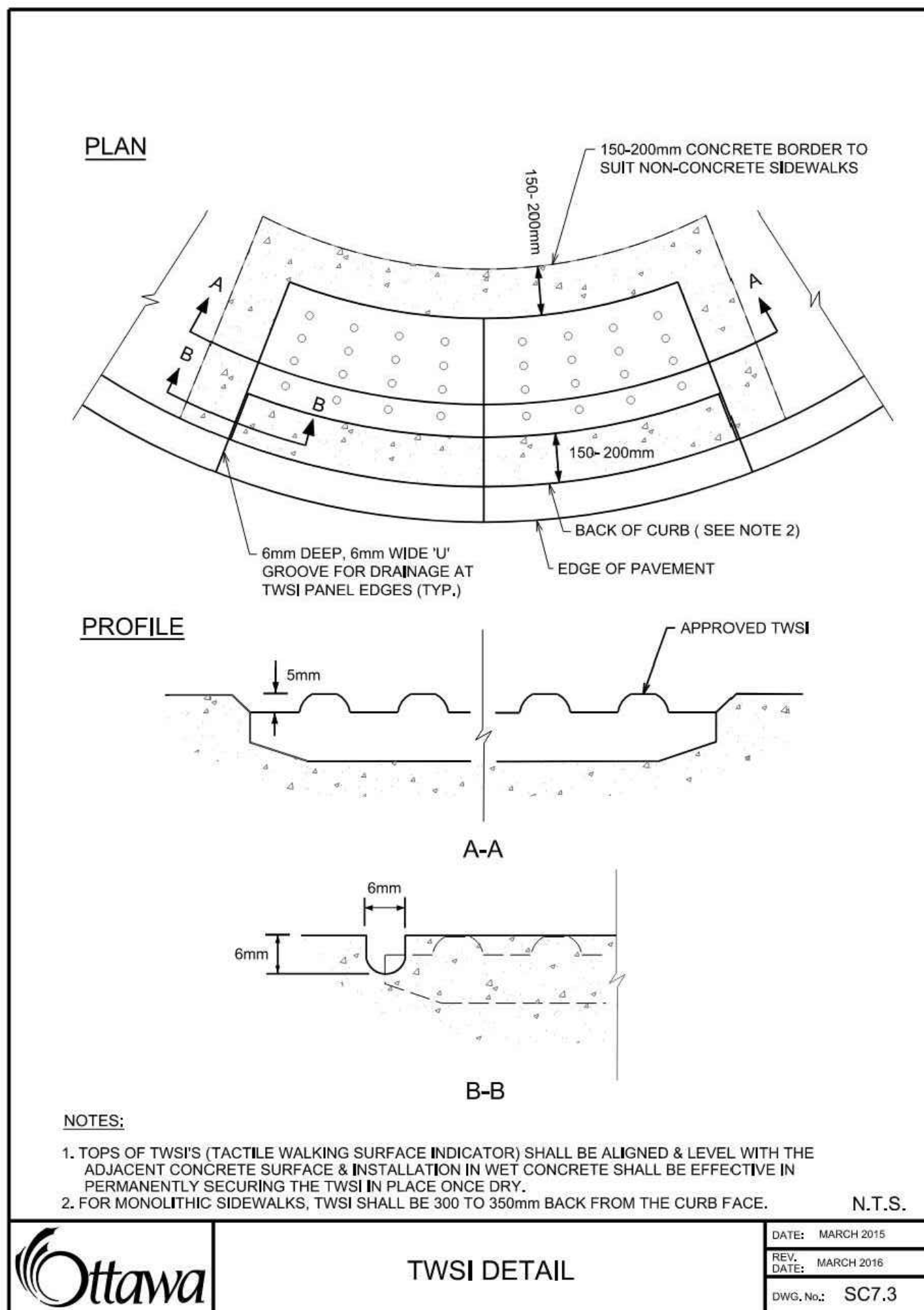
1 CONCRETE BARRIER CURB. SC 1.1
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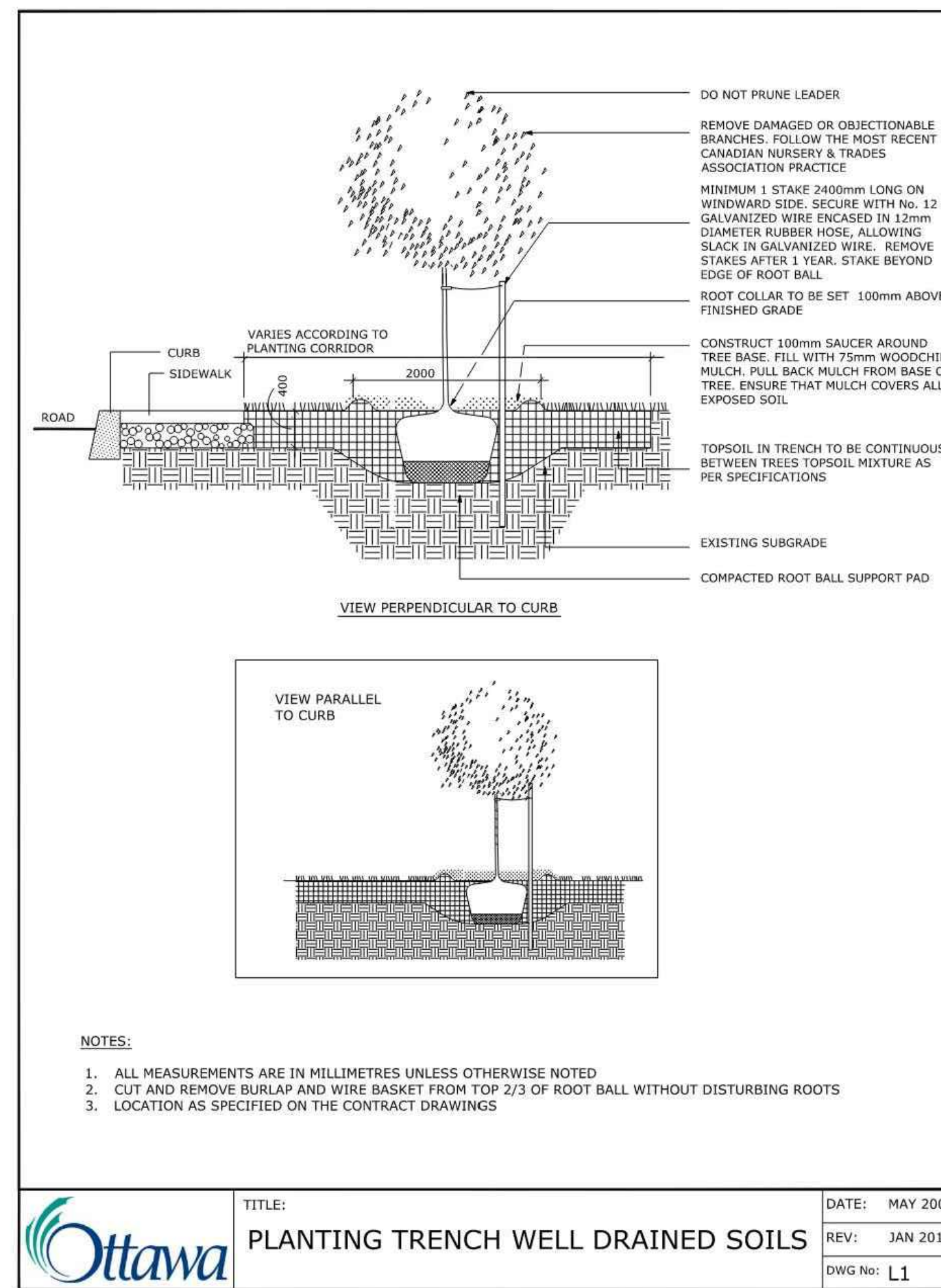
2 MONOLITHIC CONCRETE CURB AND SIDEWALK. SC2
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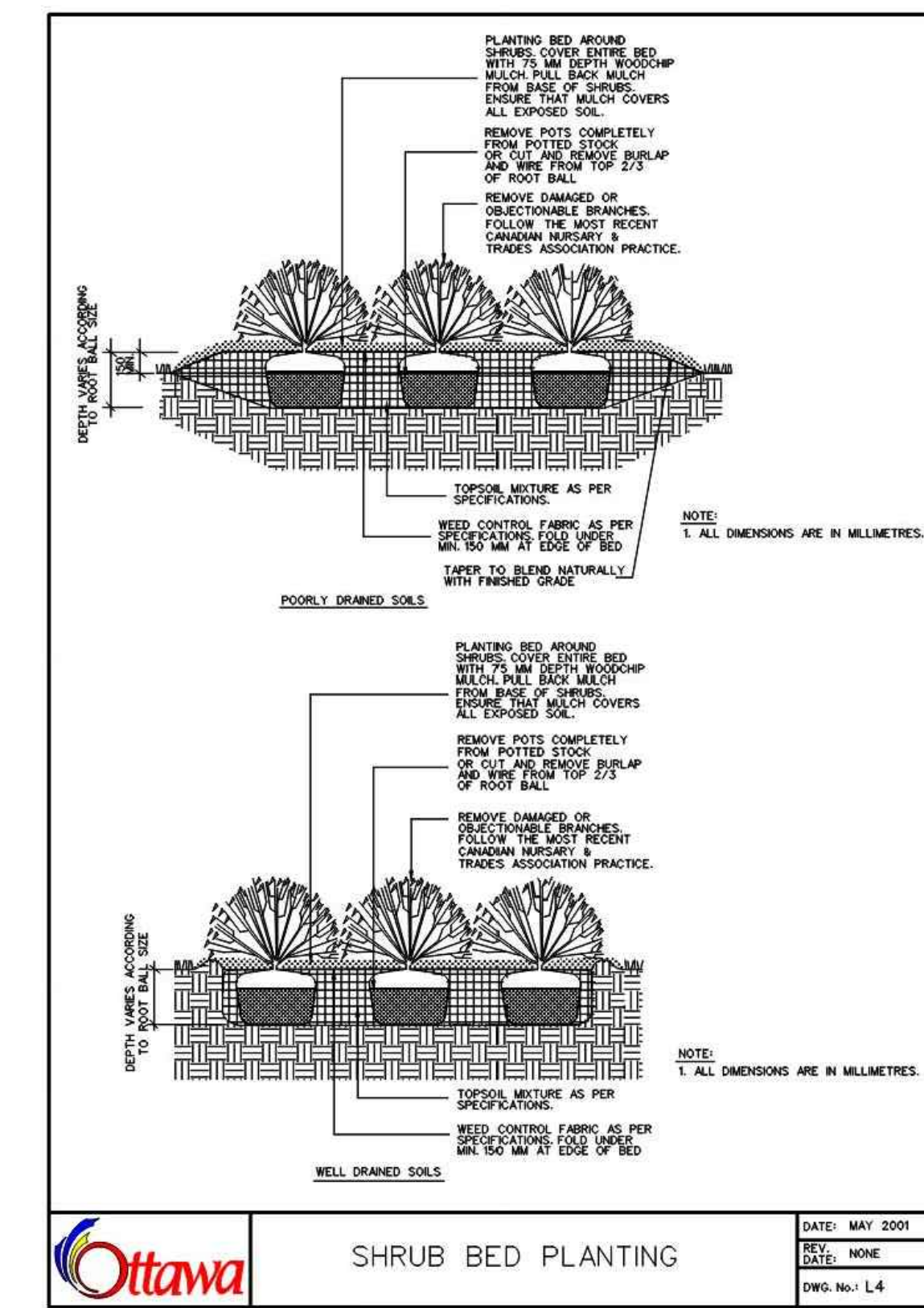
3 TYPICAL CONCRETE SIDEWALK IN BOULEVARD. SC4
N.T.S.



4 TWSI DETAIL. SC 7.3
N.T.S.



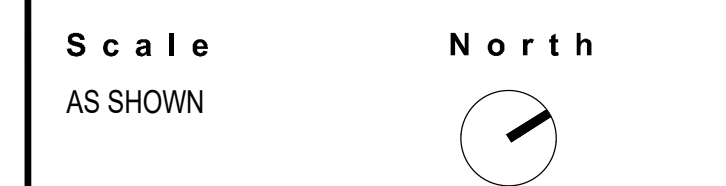
5 PLANTING TRENCH WELL DRAINED SOILS
N.T.S.



6 SHRUB BED PLANTING
N.T.S.

Revisions

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10	ISSUED FOR COORDINATION	2024-12-04	AK
9	ISSUED FOR SPA	2024-10-11	AK
8	ISSUED FOR SPA	2024-09-03	AK
7	ISSUED FOR COORDINATION	2024-08-30	AK
6	ISSUED FOR COORDINATION	2024-08-27	AK
5	ISSUED FOR COORDINATION	2024-08-21	AK
4	ISSUED FOR LDRP	2024-07-30	AK
3	ISSUED FOR COORDINATION	2024-07-15	AK
2	ISSUED FOR COORDINATION	2024-07-12	AK
1	ISSUED FOR COORDINATION	2024-07-09	AK



Phase
SPA
Date
2024-07-09

Drawing Name
LANDSCAPE DETAILS

Sheet Number
NOT FOR CONSTRUCTION

LS.200

1047 RICHMOND RD

OTTAWA, ON K2B 6R1

Project Number
22-178

Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

Consultant
RLA/ARCHITECTURE
55 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932



Revisions

10	ISSUED FOR SPA	2024-12-13	AK
10	ISSUED FOR COORDINATION	2024-12-04	AK
9	ISSUED FOR SPA	2024-10-11	AK
8	ISSUED FOR SPA	2024-09-03	AK
7	ISSUED FOR COORDINATION	2024-08-30	AK
6	ISSUED FOR COORDINATION	2024-08-27	AK
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4	ISSUED FOR UDPR	2024-07-30	AK
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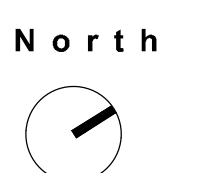


Signature
YYYY-MM-DD
Date

Keymap



Scale
AS SHOWN



Phase
SPA

Date
2024-07-09

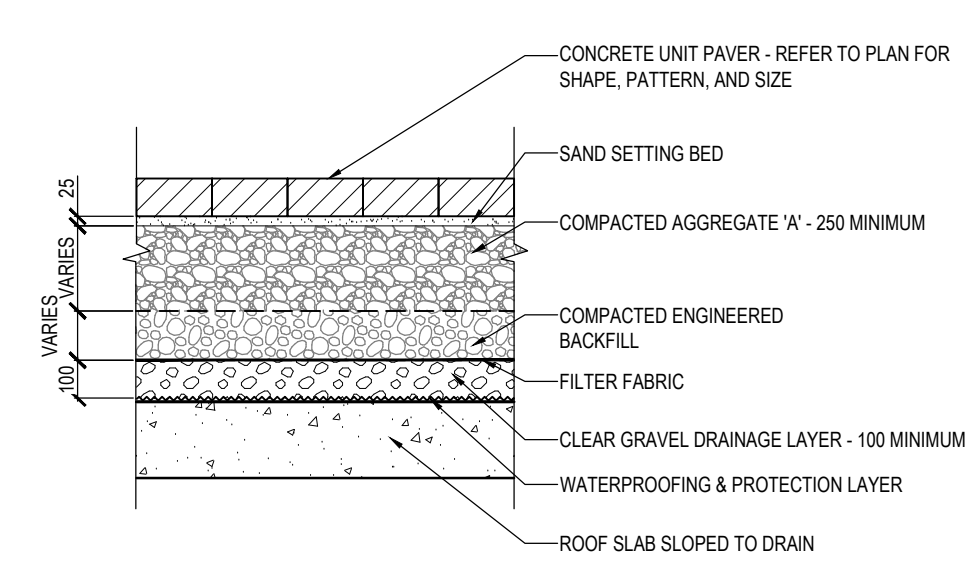
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Sheet Number

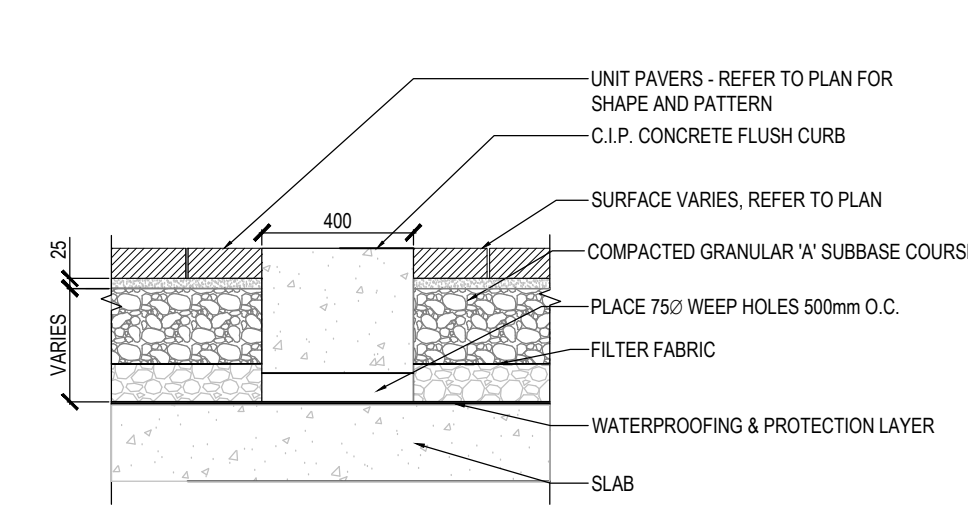
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LS.201



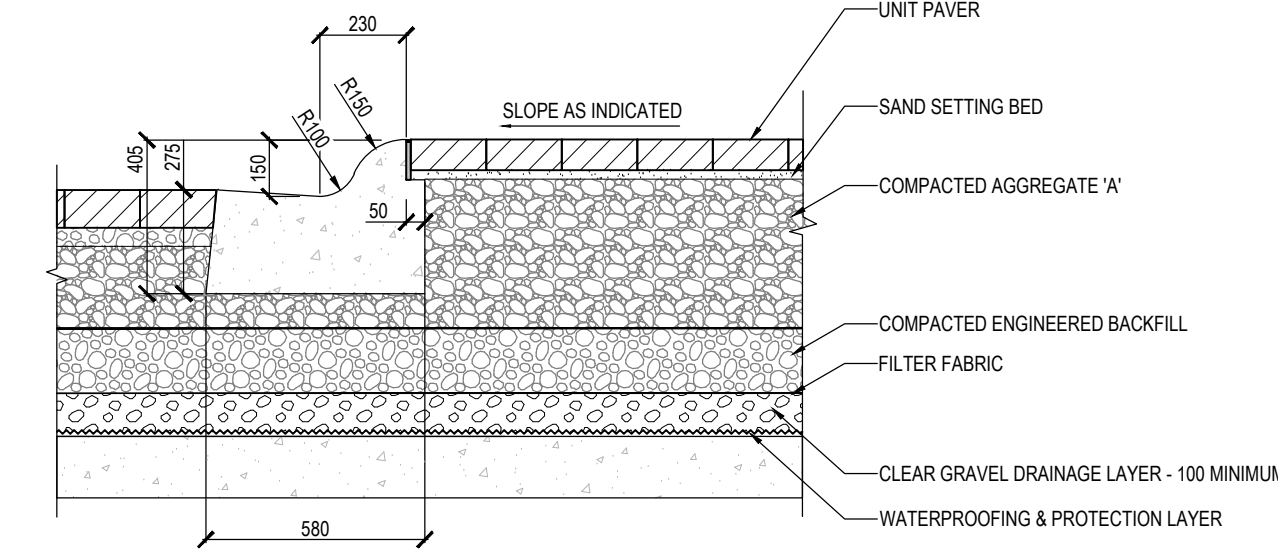
1 HEAVY DUTY UNIT PAVERS ON SLAB

1:20



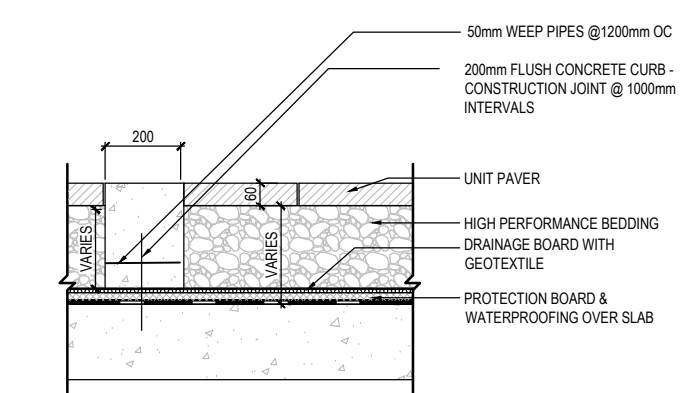
2 UNIT PAVERS ON SLAB

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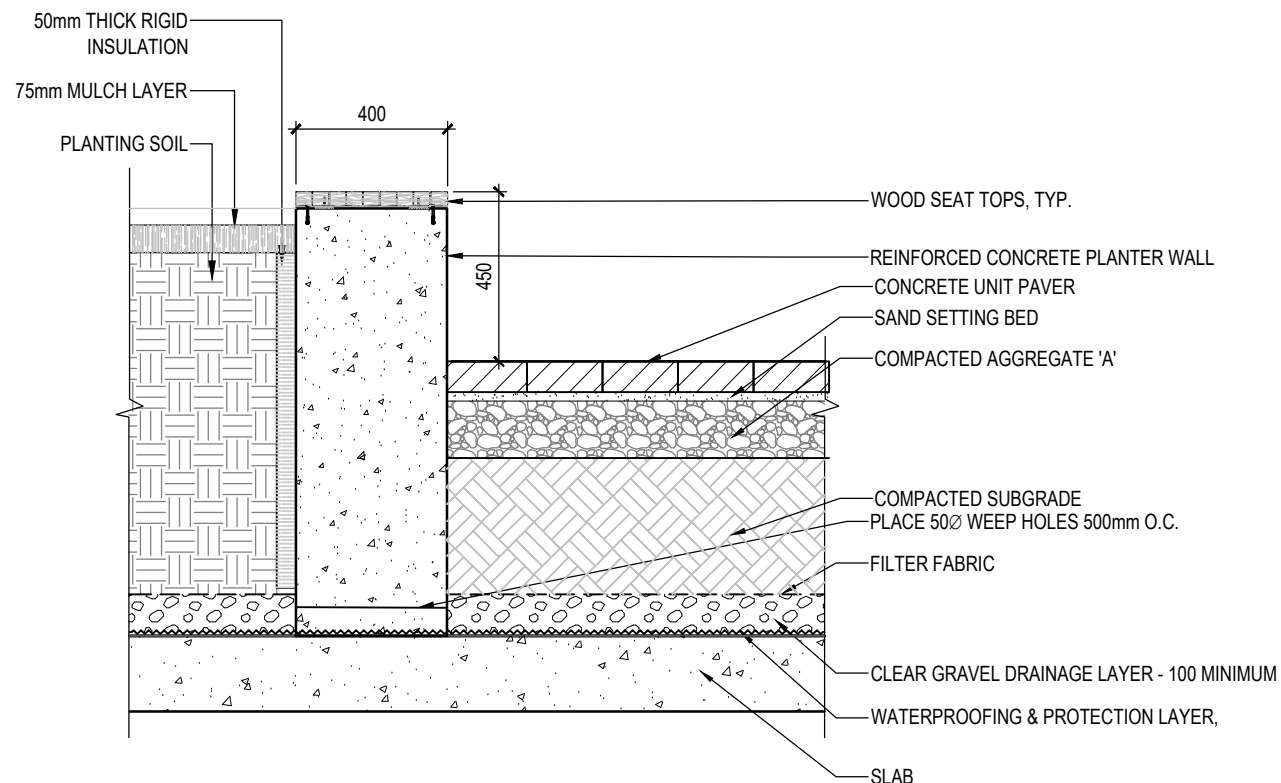
3 STANDARD ROLLED CURB AND GUTTER

1:20



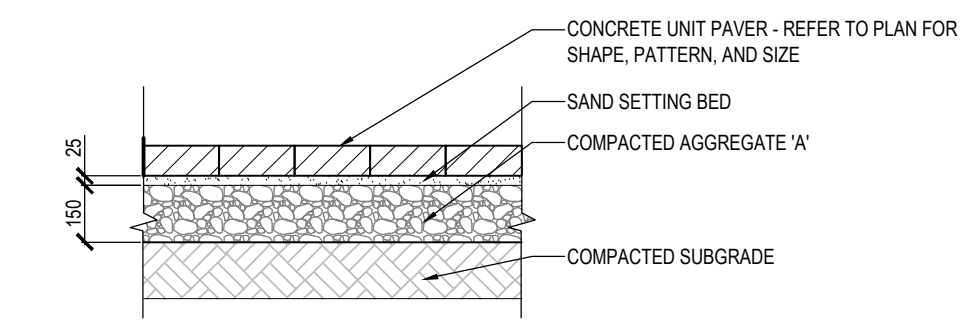
4 FLUSH CONCRETE CURB ON SLAB

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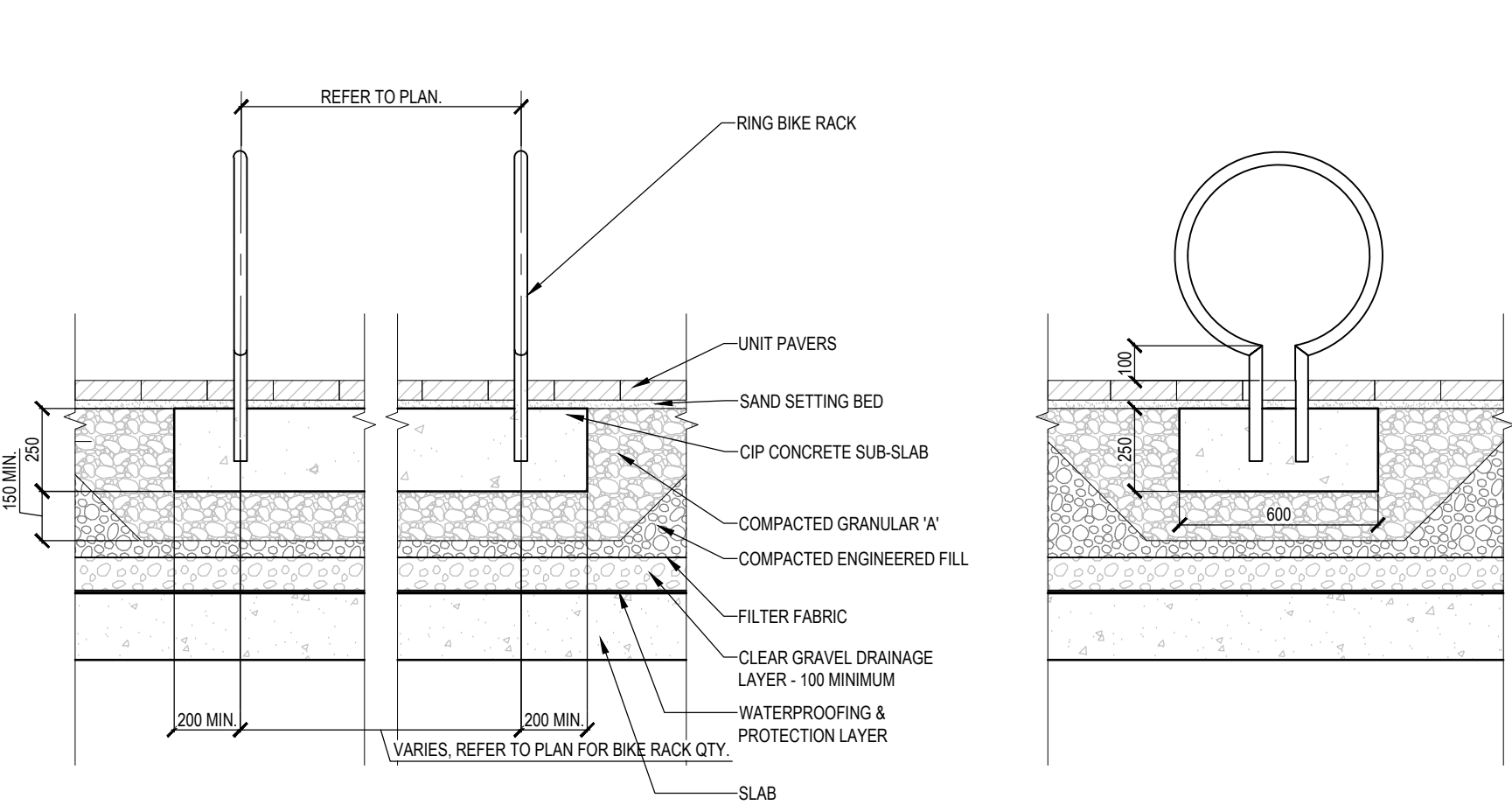
5 WOOD TOP BENCH ON CONCRETE SEAT WALL

N.T.S.



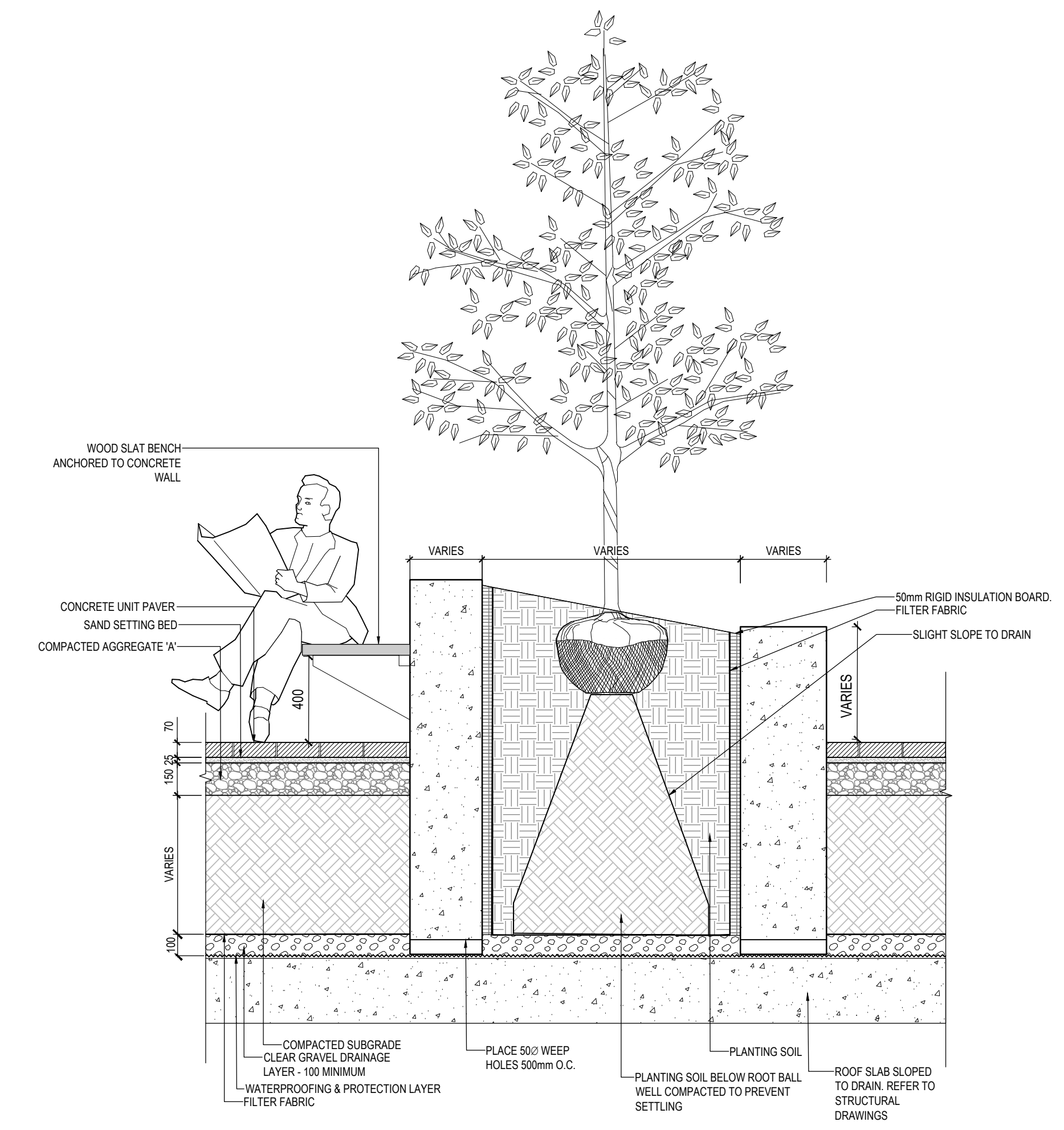
6 UNIT PAVERS ON GRADE

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7 BIKE RACK

N.T.S.



8 CONCRETE PLANTER ON SLAB

N.T.S.

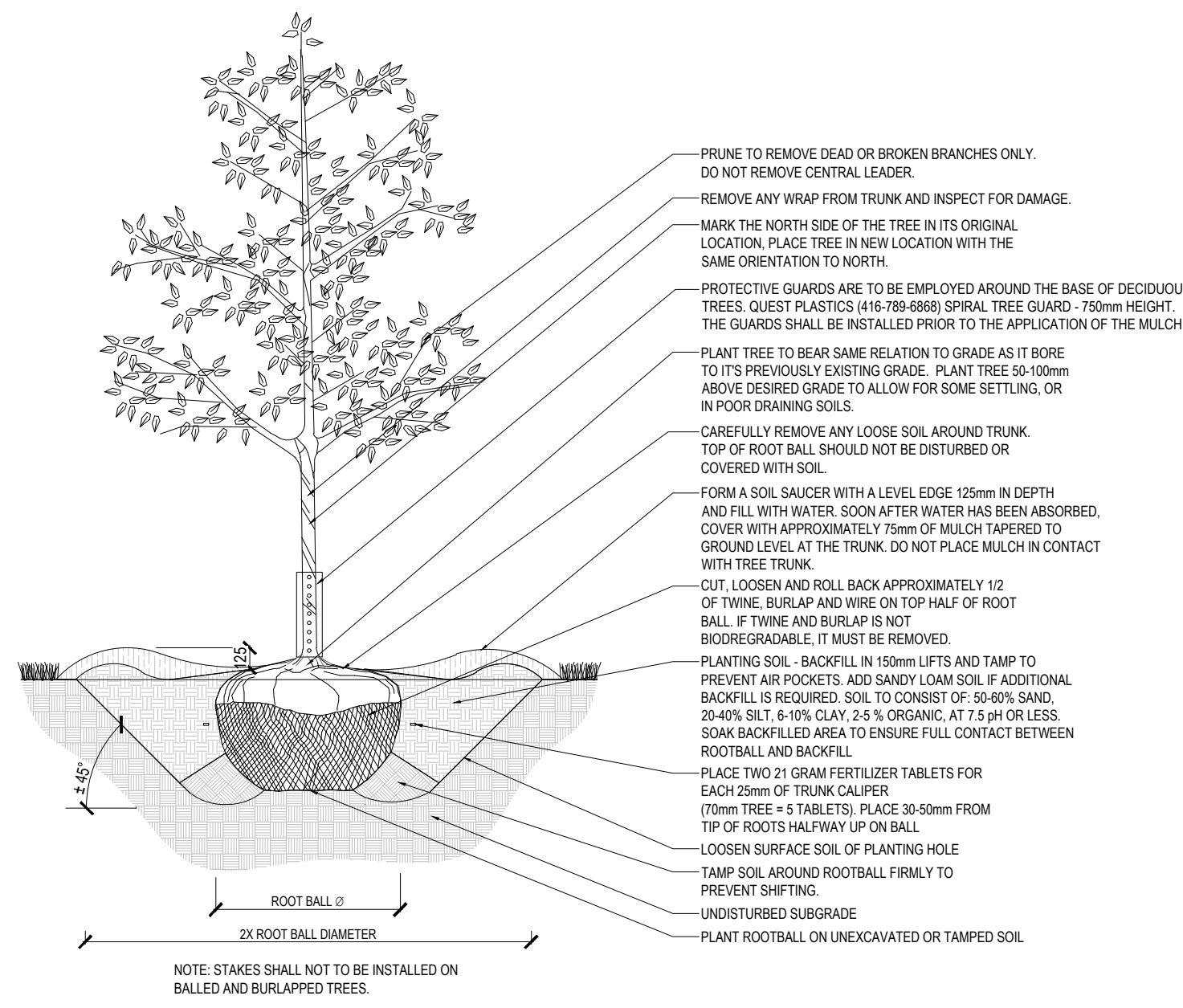
1047 RICHMOND RD

OTTAWA, ON K2B 6R1

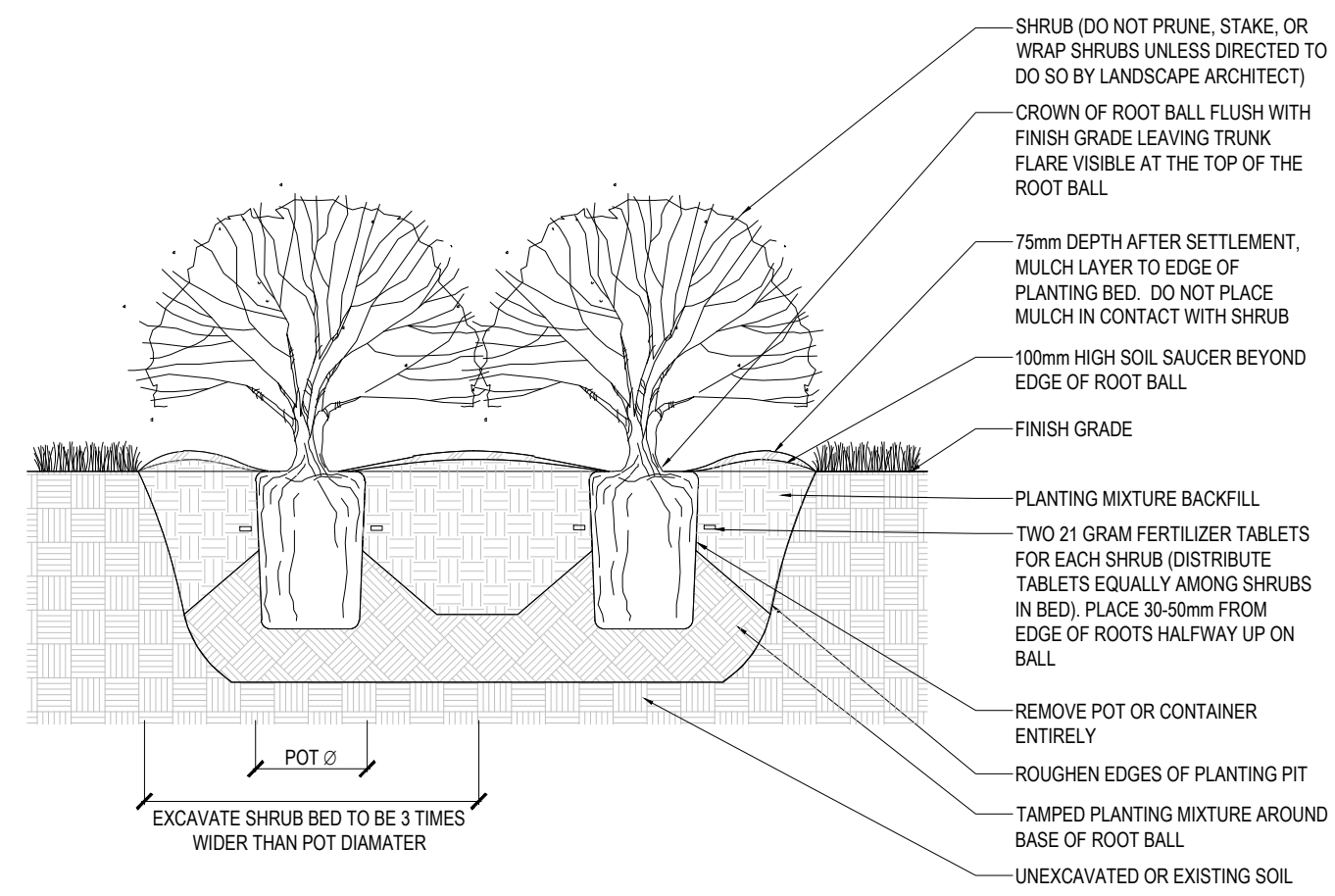
Project Number
22-178

Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

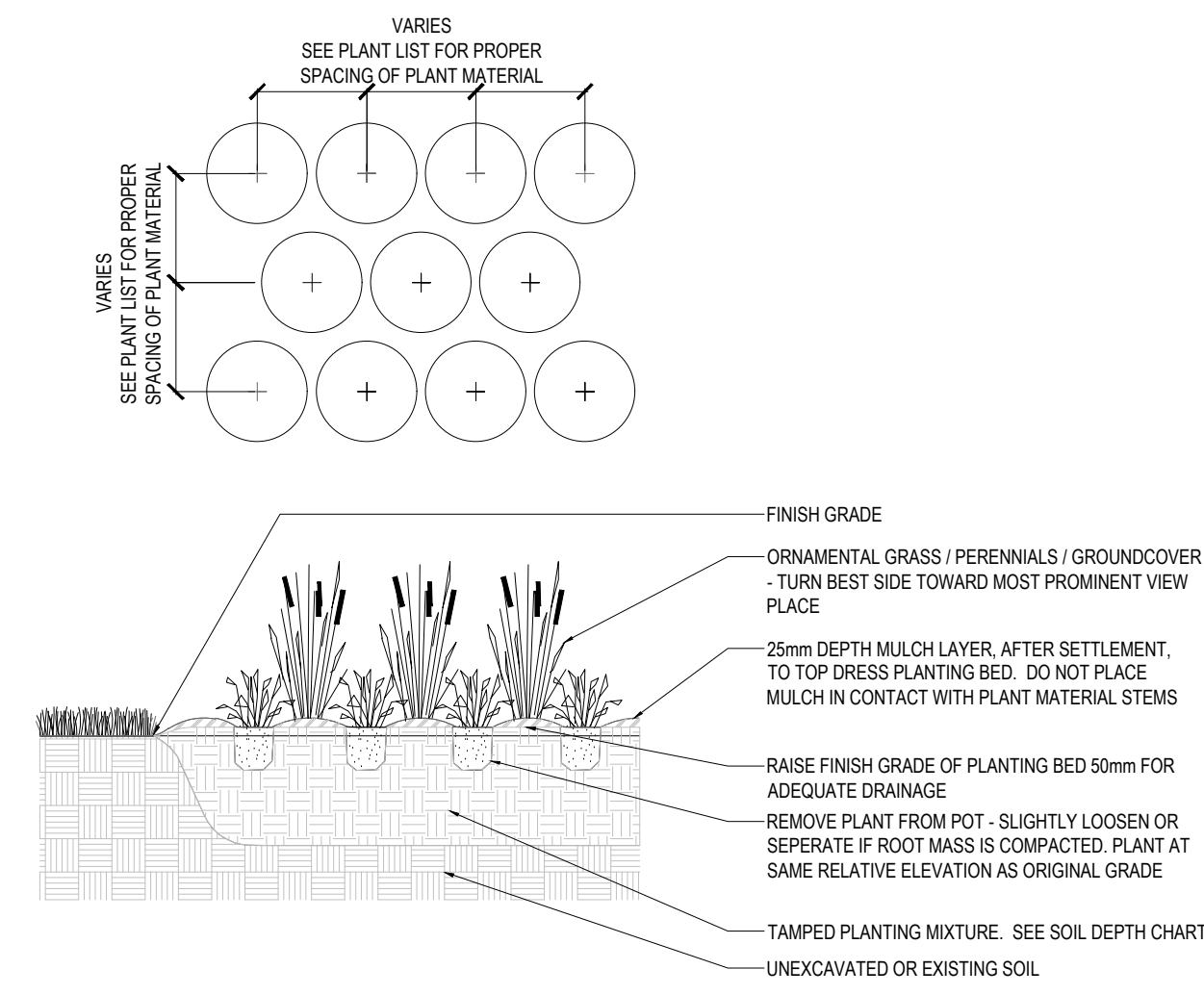
Consultant
ARCHITECTURE
RLA/ARCHITECTURE
55 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932



1 B&B DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 POTTED SHRUB BED PLANTING DETAIL
N.T.S.



3 GROUND COVER PLANTING
N.T.S.

Revisions

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10	ISSUED FOR COORDINATION	2024-12-04	AK
9	ISSUED FOR SPA	2024-10-11	AK
8	ISSUED FOR SPA	2024-09-03	AK
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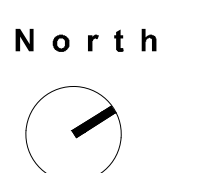


Signature
YYYY-MM-DD
Date

Key map



Scale
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Phase
SPA
Date
2024-07-09

Drawing Name
LANDSCAPE DETAILS

Sheet Number
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LS.202

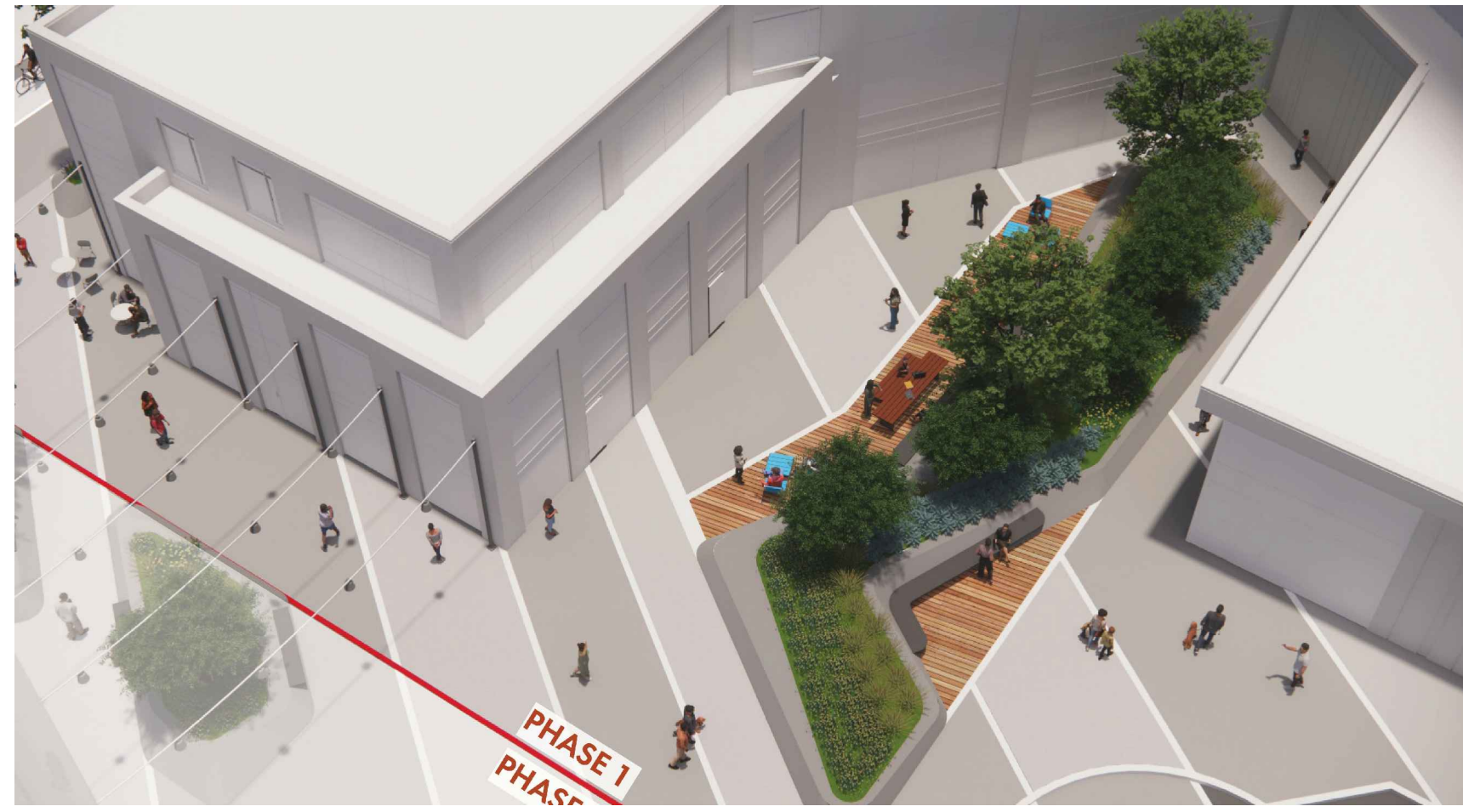
1047 RICHMOND RD

OTTAWA, ON K2B 6R1

Project Number
22-178

Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

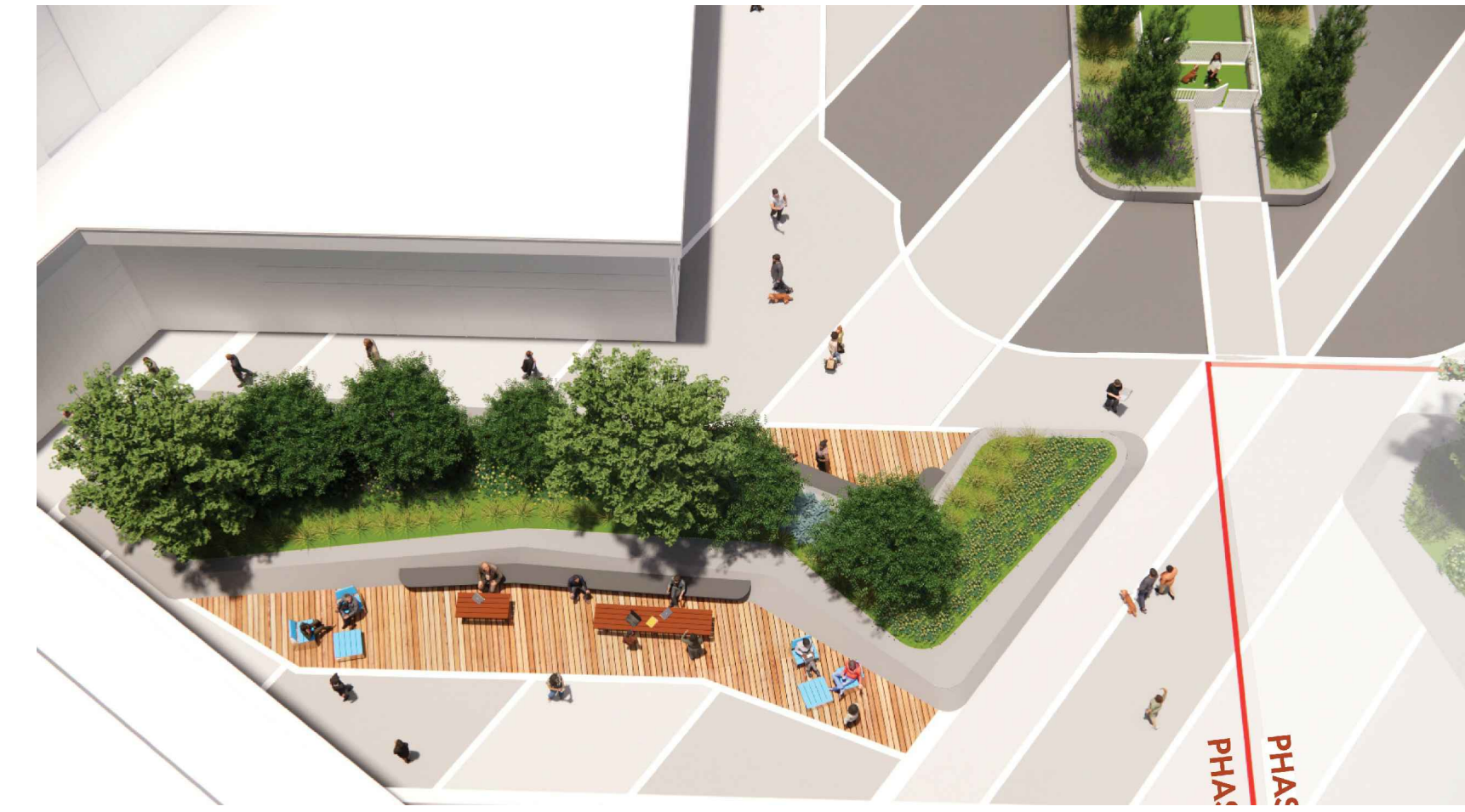
Consultant
RLA/ARCHITECTURE
55 Beach Street,
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932
rla/architecture



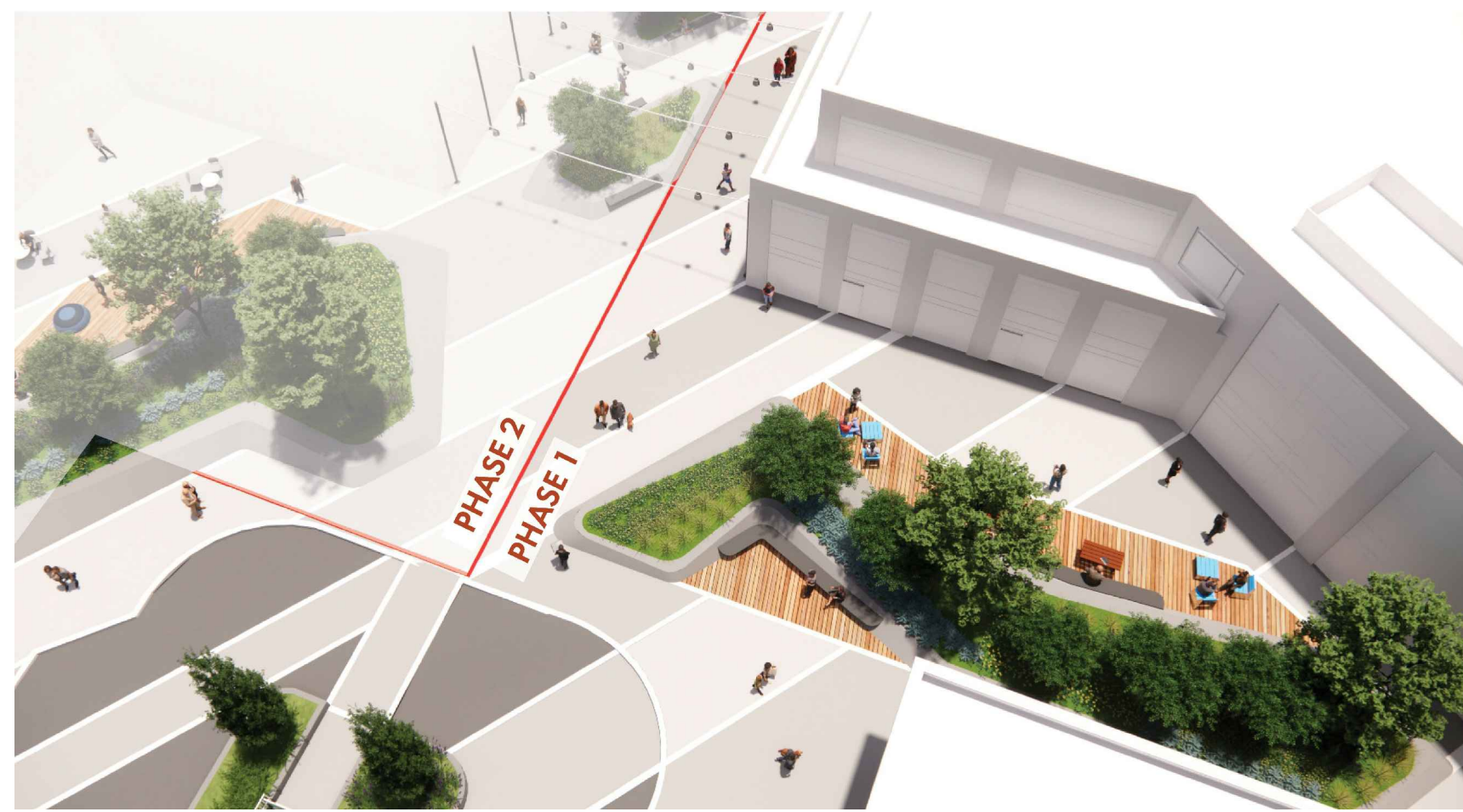
1 VIEW TOWARDS WORKING SPACE AND PEDESTRIAN MEWS
N.T.S



2 AERIAL VIEW
N.T.S



3 VIEW TOWARDS WORKING SPACE - OUTDOOR AMENITY
N.T.S



4 VIEW TOWARDS WORKING SPACE -OUTDOOR AMENITY
N.T.S



5 BUILDING FRONTAGE AND PEDESTRIAN ACCESS FROM RICHMOND ROAD
N.T.S



6 WORKING SPACE-OUTDOOR AMENITY
N.T.S



7 SCULPTURAL PLANTER- BUILDING ENTRANCE
N.T.S



8 OUTDOOR AMENITY AREA
N.T.S

Revisions

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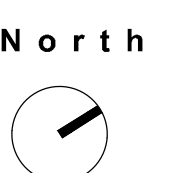


Signature
YYYY-MM-DD
Date

Key map



Scale
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Phase
SPA

Date
2024-07-09

Drawing Name

LANDSCAPE VIEWS

Sheet Number

NOT FOR CONSTRUCTION

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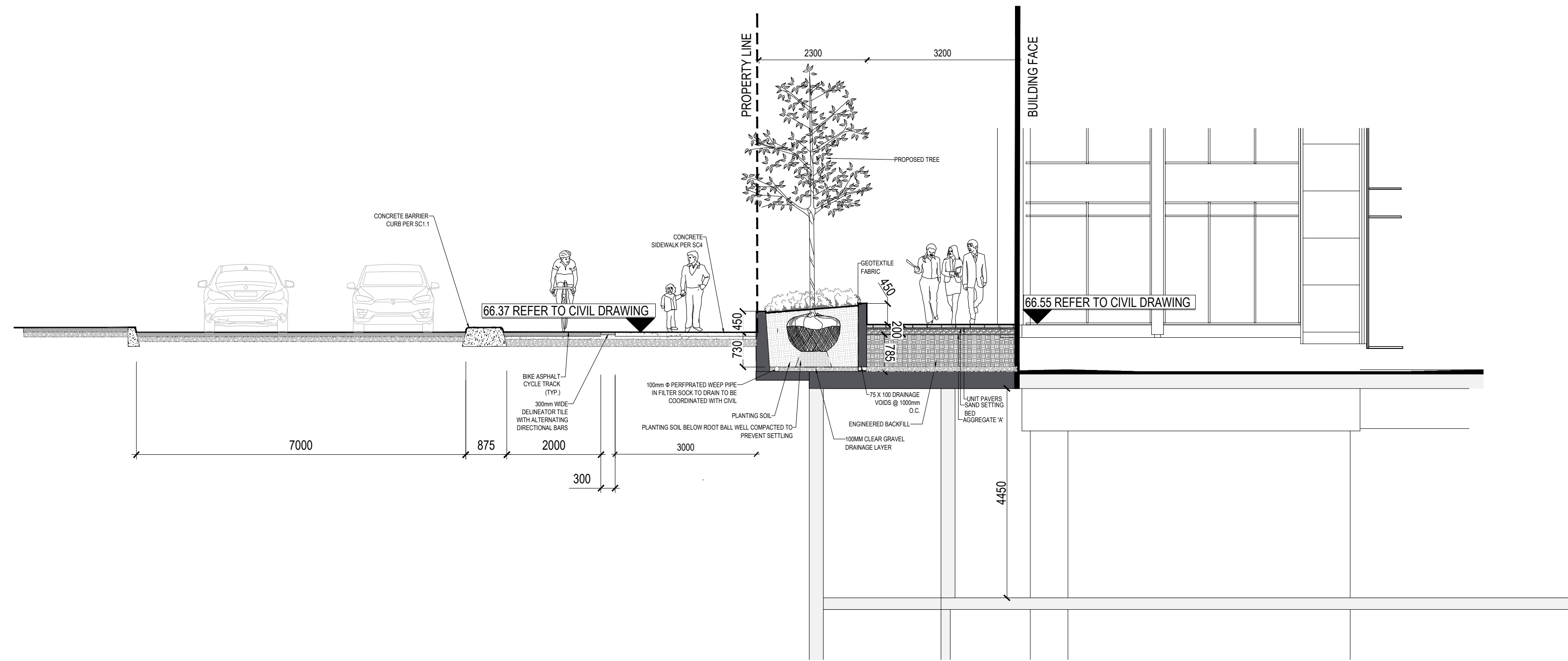
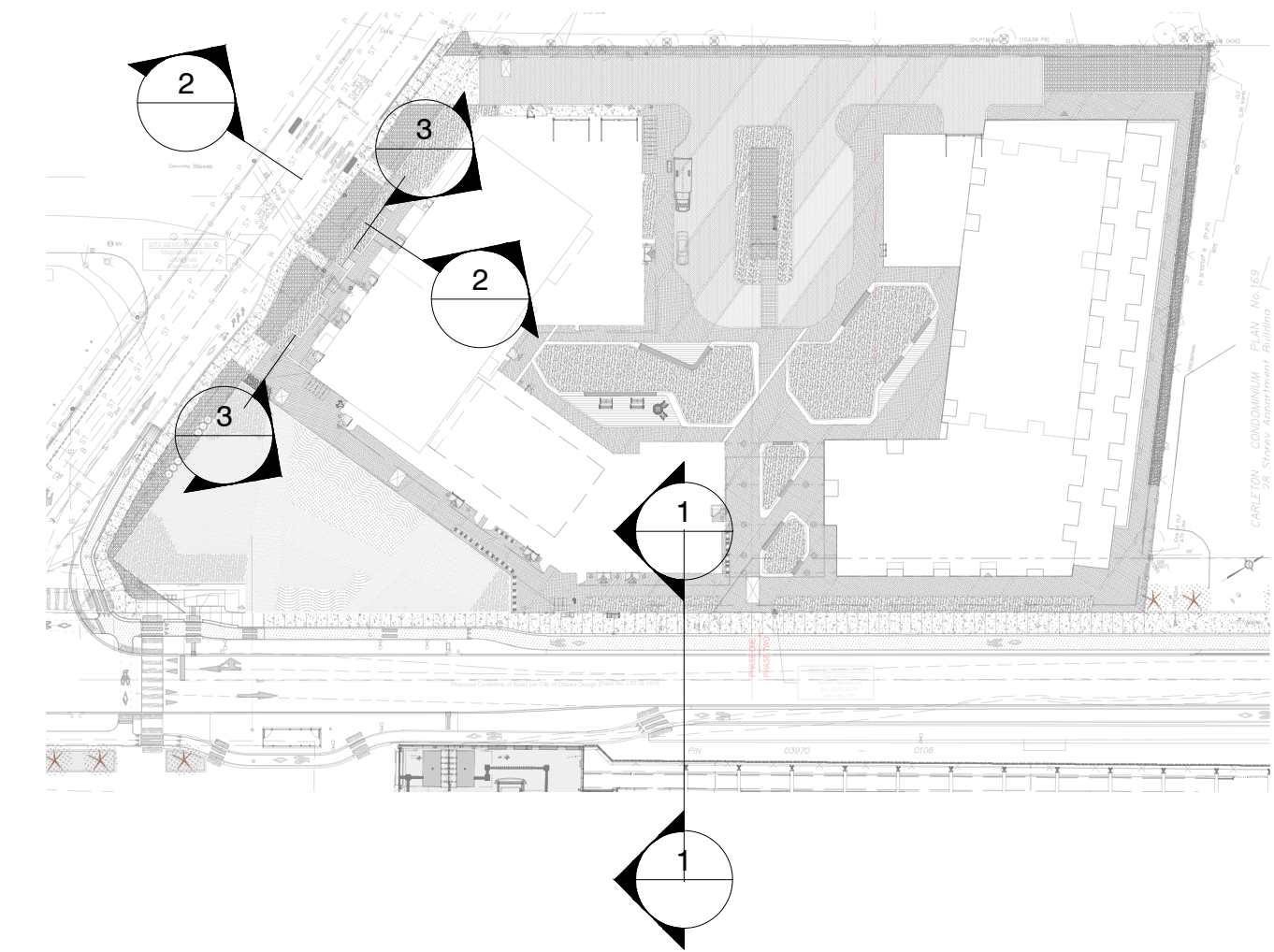
1047 RICHMOND RD

OTTAWA, ON K2B 6R1

Project Number
22-178

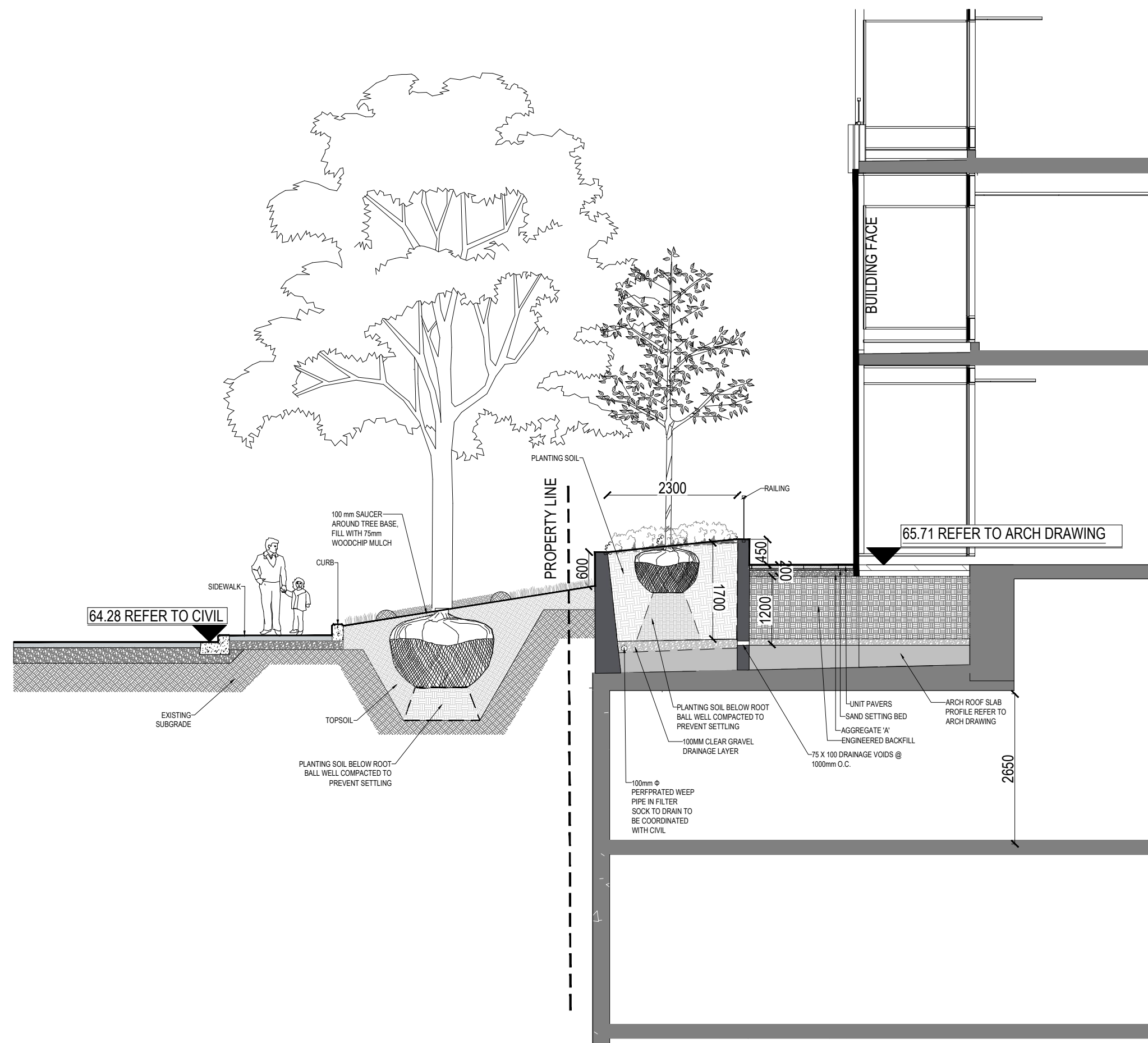
Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

Consultant
RLA/ARCHITECTURE
556 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932



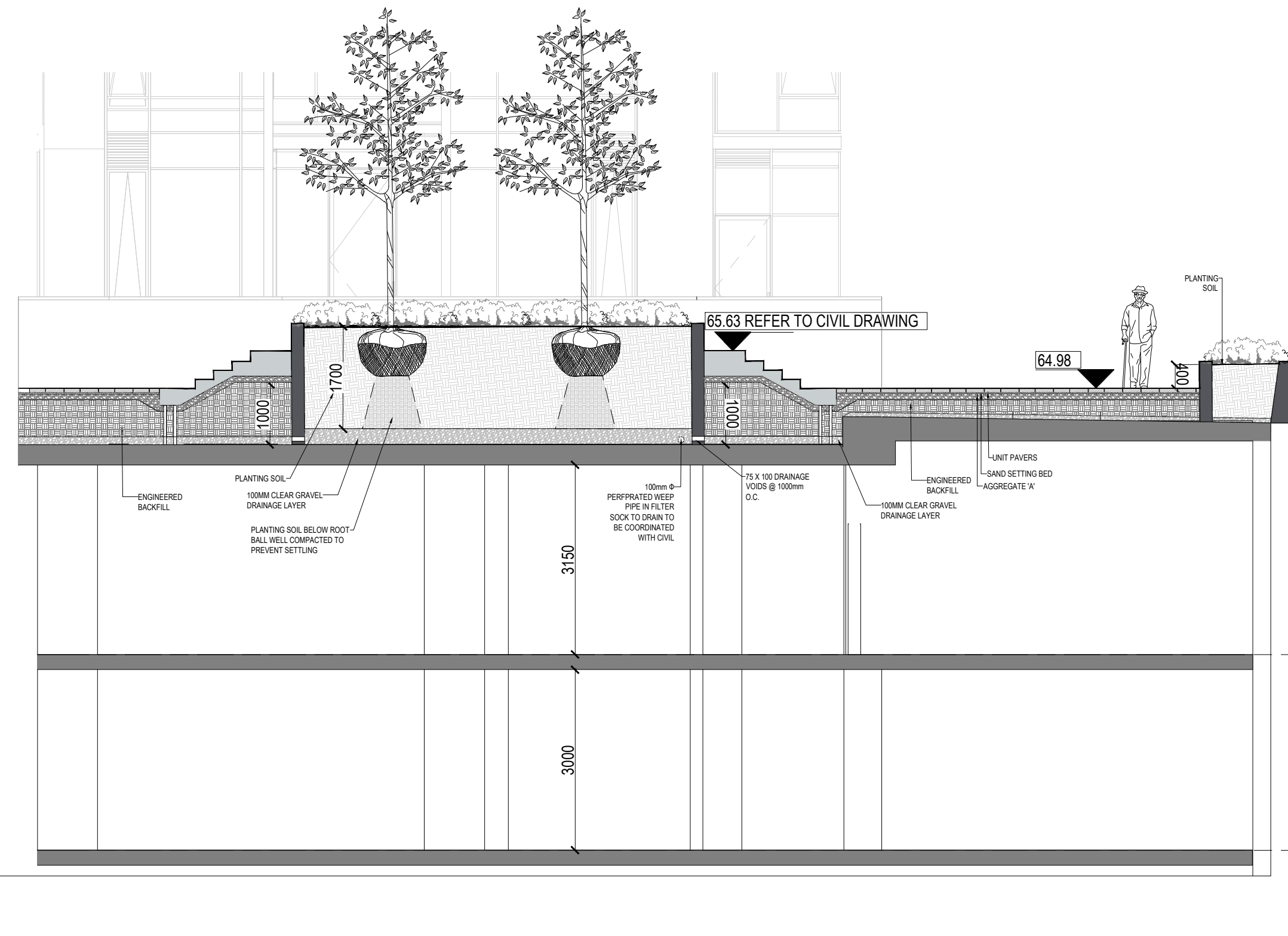
01 SECTION 1- RICHMOND RD FRONTAGE

1:75



02 SECTION 2- NEW ORCHARD AVE- TOWNHOUSE FRONTAGE

1:75



03 SECTION 3- ALONG NEW ORCHARD AVE

1:75

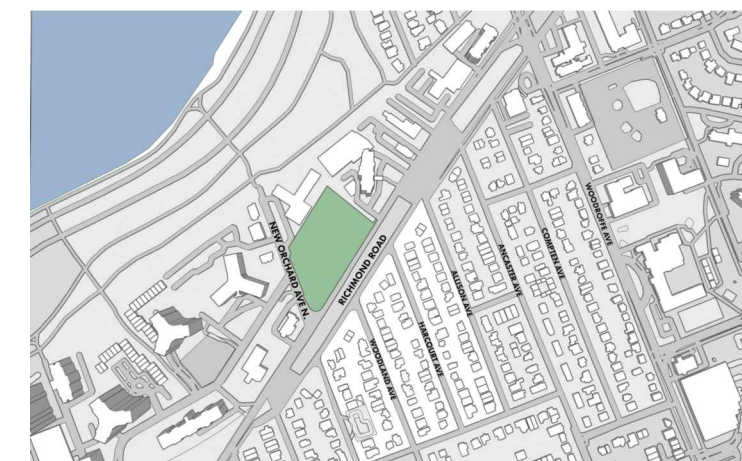
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8	ISSUED FOR SPA	2024-09-03	AK
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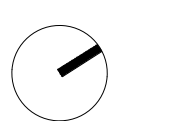
Signature
YYYY-MM-DD
Date

Keymap



Scale
AS SHOWN

North



Phase

SPA

Date

2024-07-09

Drawing Name

LANDSCAPE SECTIONS

Sheet Number

NOT FOR CONSTRUCTION

LS.300

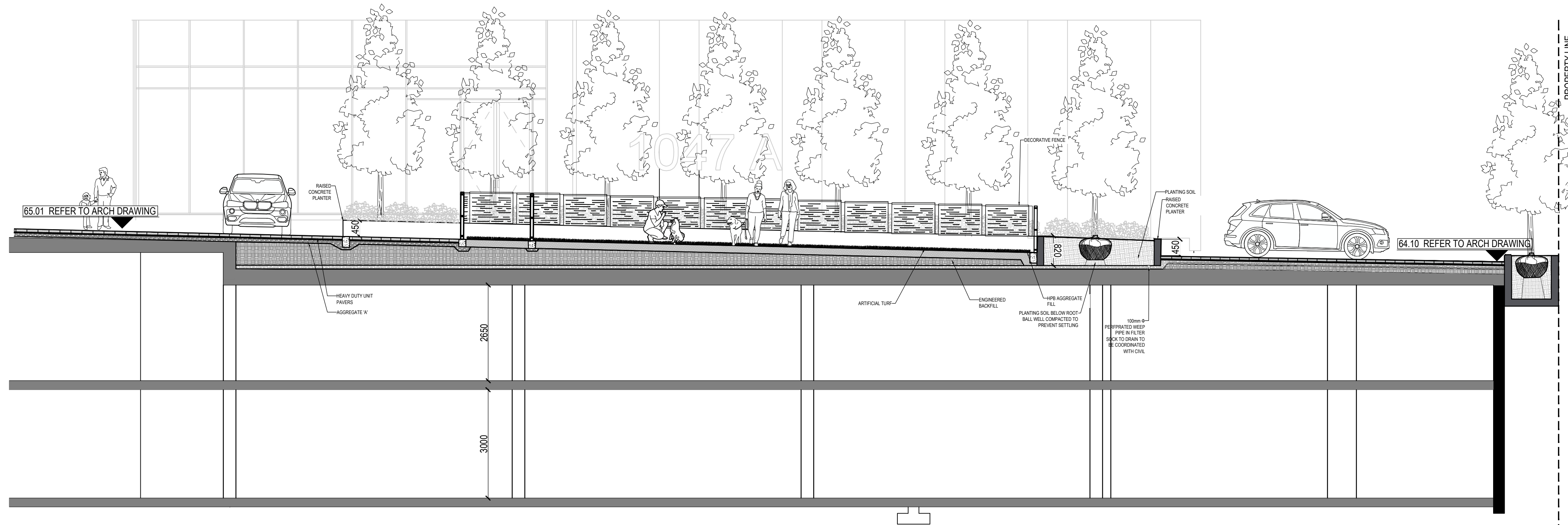
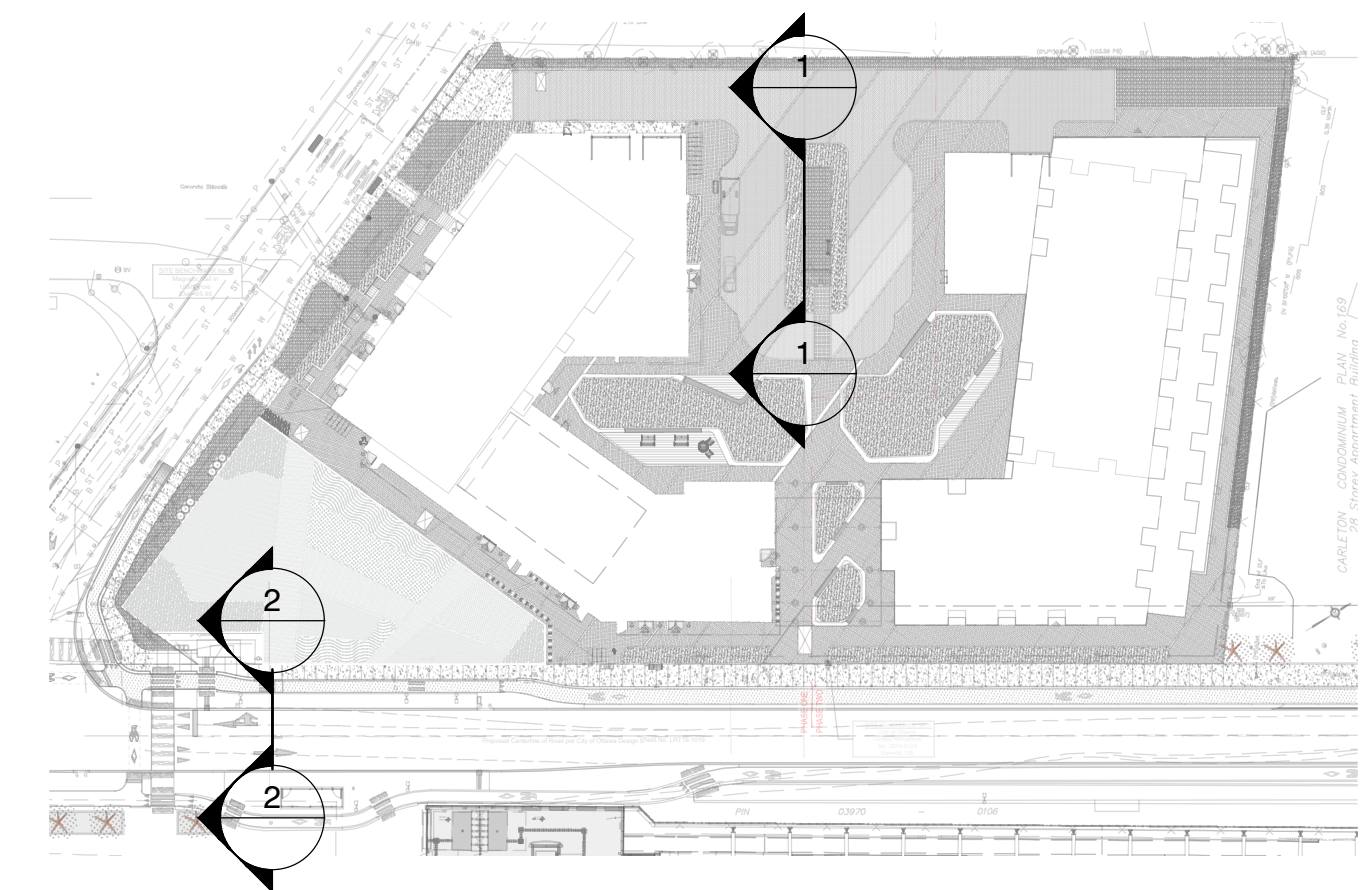
1047 RICHMOND RD

OTTAWA, ON K2B 6R1

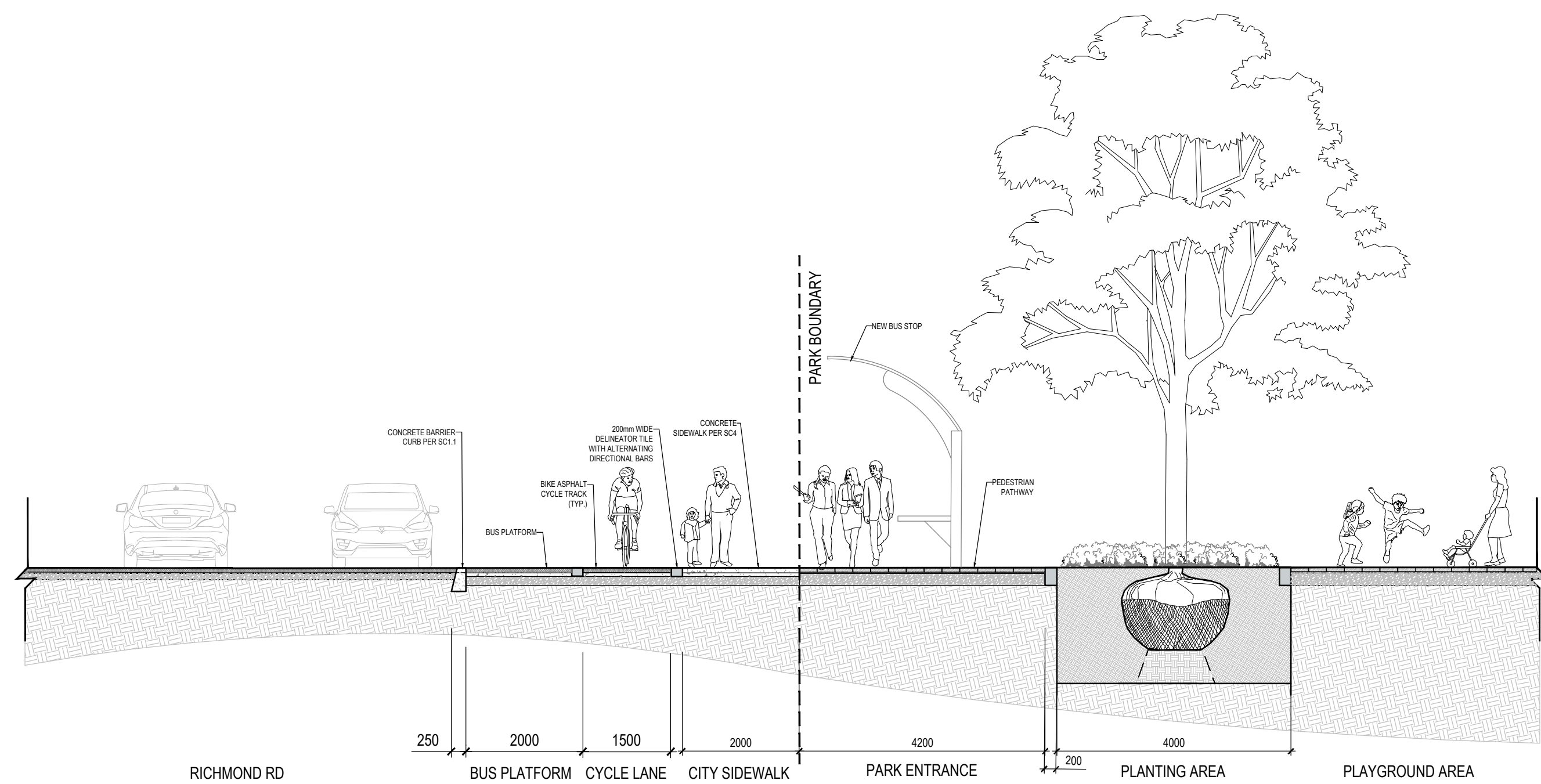
Project Number
22-178

Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

Consultant
ARCHITECTURE
RLA/ARCHITECTURE
55 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932



01 SECTION 4- DRIVE WAY AND PET AMENITY: RELIEF AREA
1:75



02 PARK SECTION AND R.O.W.
1:75

Revisions

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10	ISSUED FOR COORDINATION	2024-12-04	AK
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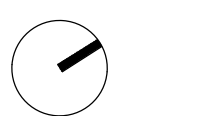
Signature
YYYY-MM-DD
Date

Key map



Scale
AS SHOWN

North



Phase
SPA

Date
2024-07-09

Drawing Name

LANDSCAPE SECTIONS

Sheet Number

NOT FOR CONSTRUCTION

LS.301