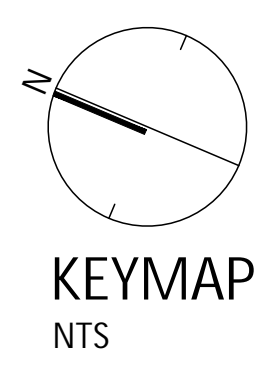
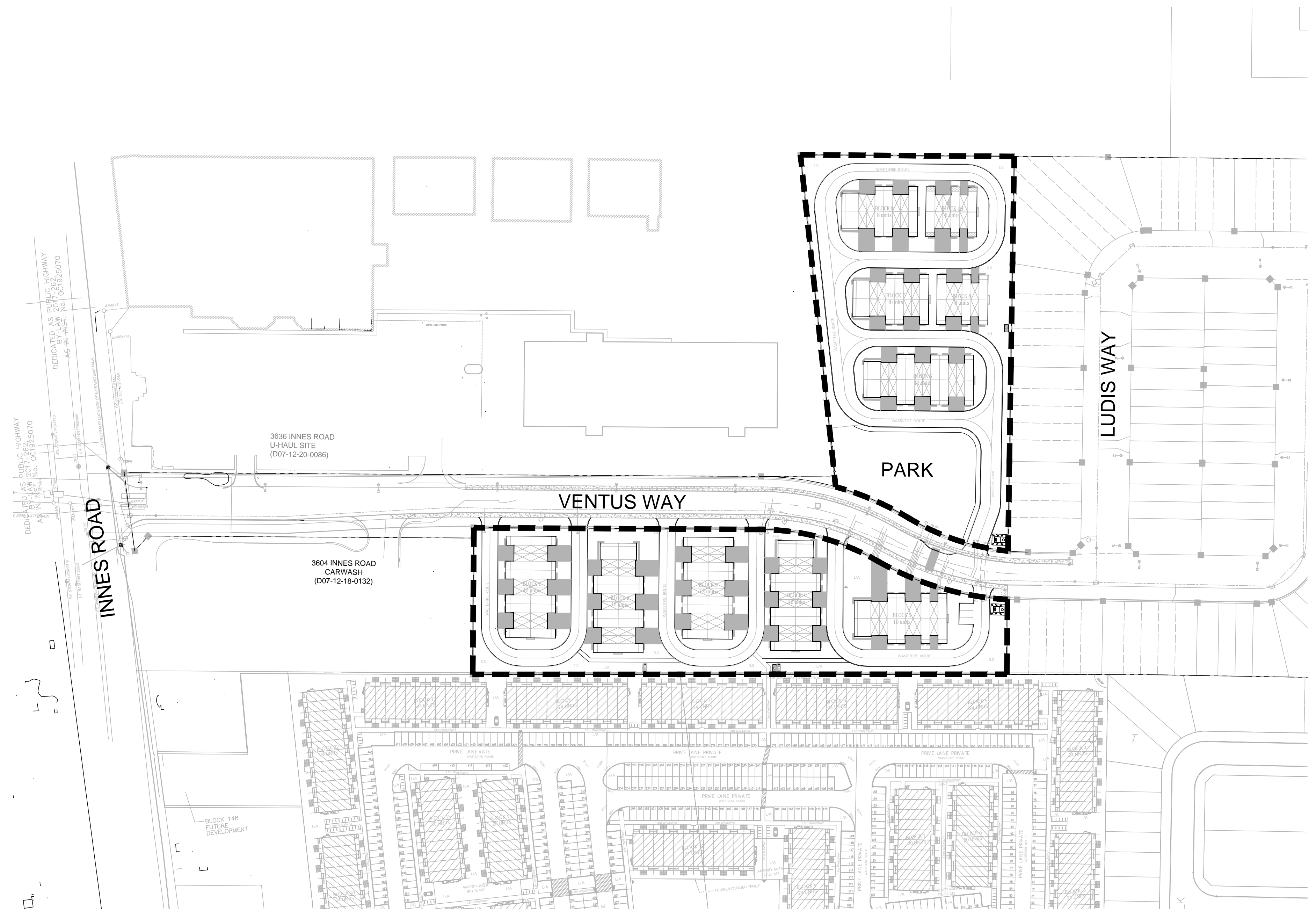


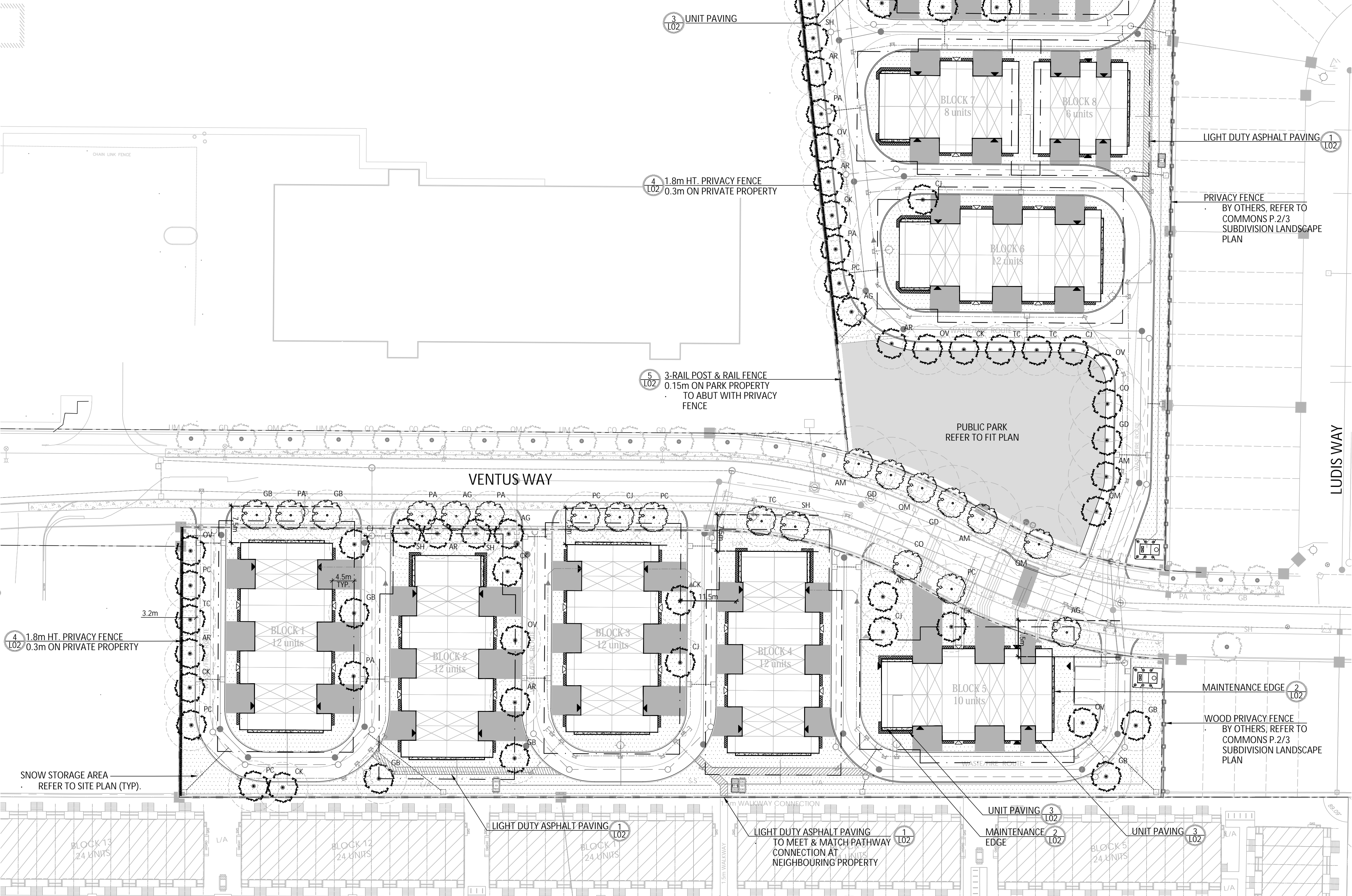
THE COMMONS



- LIST OF DRAWINGS:
- L01 - LANDSCAPE PLAN
 - L02 - LANDSCAPE DETAILS



PLANT LIST							
KEY	QTY (PRIVATE)	QTY (CITY)	BOTANICAL NAME	COMMON NAME	MATURE HT. (M)	SIZE	REMARKS
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)							
AR	11		ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	14	50mm	B&B NO
AG	3	2	AESCULUS GLABRA	OHIO BUCKEYE	12	50mm	B&B YES
CJ	6	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	14	50mm	B&B NO
CK	9		CLADASTRIS KENTUEKA	YELLOW-WOOD	10	50mm	B&B YES
GB	7	2	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	14	50mm	B&B NO
OV	7		OSTRYA VIRGINIANA	IRONWOOD	12	50mm	B&B YES
PA	4	3	PHELLODENDRON AMURENSE	AMUR CORKTREE	14	50mm	B&B NO
PC	5	3	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER ORNAMENTAL PEAR	13	50mm	B&B NO
SH	5	1	SORBUS DECORA	SHOWY MOUNTAIN-ASH	12	50mm	B&B YES
TC	5	1	TILIA CORDATA X MONGOLICA 'HARVEST GOLD'	HARVEST GOLD LINDEN	13	50mm	B&B NO
	62	13					
DECIDUOUS TREES -LARGE (<14M HEIGHT)							
AM	1	2	ACER RUBRUM	RED MAPLE	15	50mm	B&B YES
CO	1	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	18	50mm	B&B YES
GD	1	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	16	50mm	B&B YES
QM	1	2	QUERCUS MACROCARPA	BUR OAK	20	50mm	B&B YES
	4	7					



GENERAL NOTES:

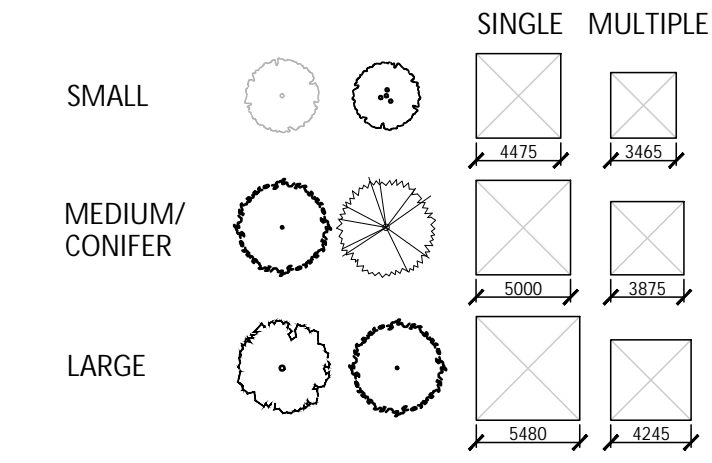
- THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CUP AND CITY CROSS SECTIONS.
- CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
- LOCATION 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.
- 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
2.5m - FIRE HYDRANTS
1.5m - WATER SERVICE / CURB STOP
1.0m - BELL / CABLE PEDESTALS
- TOTAL NUMBER OF TREES REQUIRED, THE COMMONS PHASE 1: 142
NUMBER OF STREET TREES SHOWN ON PLAN, THE COMMONS PHASE 1: 105
TOTAL NUMBER OF TREES REQUIRED, THE COMMONS PHASE 2&3: 132
NUMBER OF STREET TREES SHOWN ON PLAN, THE COMMONS PHASE 2&3: 137
DIFFERENCE: -32

TREE PLANTING IN MARINE CLAY SOILS

- THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED JULY 8, 2024.
- 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 PG4026-3-1 DATED JULY 8, 2024).
 - 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.

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (11)	135-250*	192	CANOPY (W. OVERLAP):4792m²
MEDIUM (79)	35-135*	85	
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 19,975m²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORCULTURAL, AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS.			TOTAL PERCENT COVER: 24%

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15



*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH

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.

PROJECT CONSULTANTS	
SITE PLAN DESIGN: KORSAK URBAN PLANNING	TRANSPORTATION: NOVATECH
PLANNING: NOVATECH	MECHANICAL & ELECTRICAL: LRL
ARCHITECTURE: GLENVIEW	GEOTECHNICAL & STRUCTURAL: PATERSON GROUP
CIVIL ENGINEERING: NOVATECH	

LEGEND

----- PROPERTY LINE
--- PHASE LINE
--- 4.5m FOUNDATION SETBACK

FENCING

----- PRIVACY FENCE
--- POST AND RAIL FENCE

PLANTING

xx
DECIDUOUS TREE ON PRIVATE PROPERTY
DECIDUOUS TREE ON PUBLIC PROPERTY
PROJECTED TREE CANOPY
APPROVED STREET TREES

SODDING

SURFACING

ASPHALT PAVING
DRIVEWAY (BY OTHERS)

-		
-		
-		
-		
3	Re-Issued for SPA	Feb.13/25
2	Issued for SPA	Oct.25/24
1	Issued for Coordination	Sep.11/24
No.	Description	Date
Revision		

ASSOCIATION OF LANDSCAPE ARCHITECTS
ONTARIO
MEMBER
NAK

NAK
design strategies

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

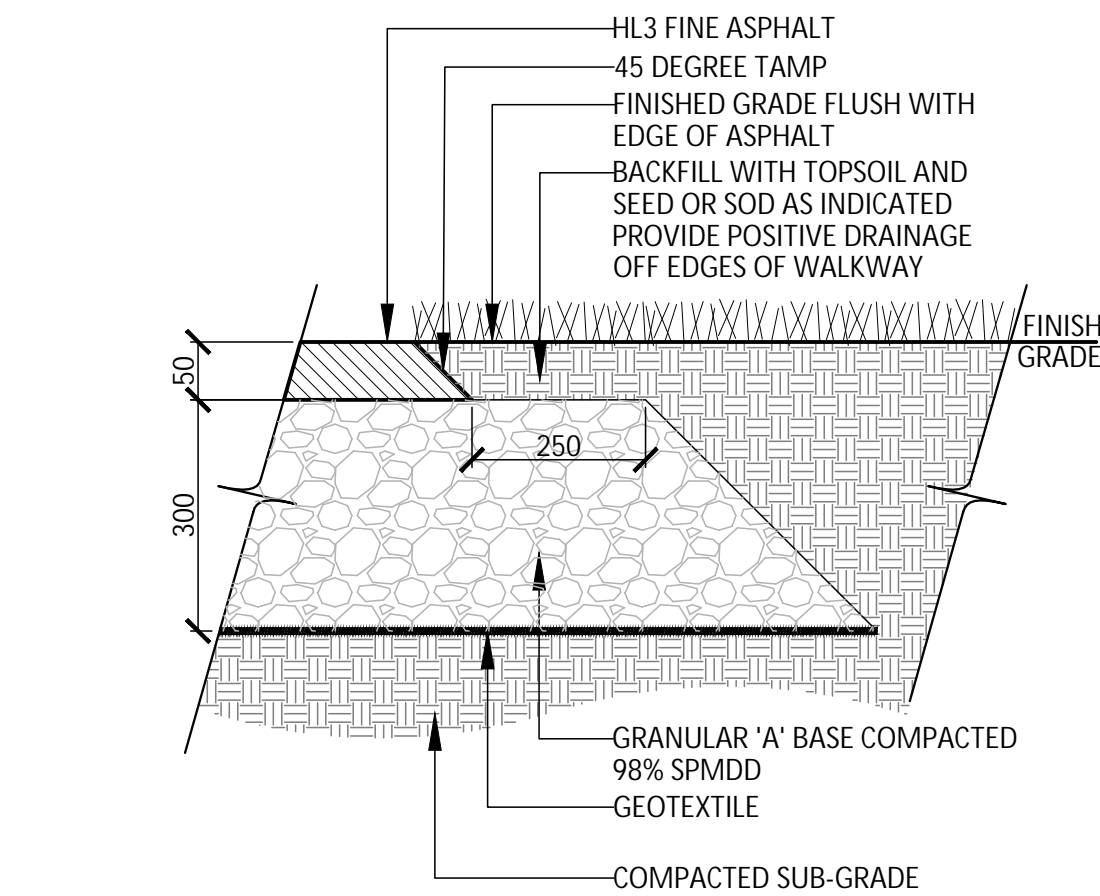
**THE COMMONS
SITE PLAN**
Ottawa, ON

Title

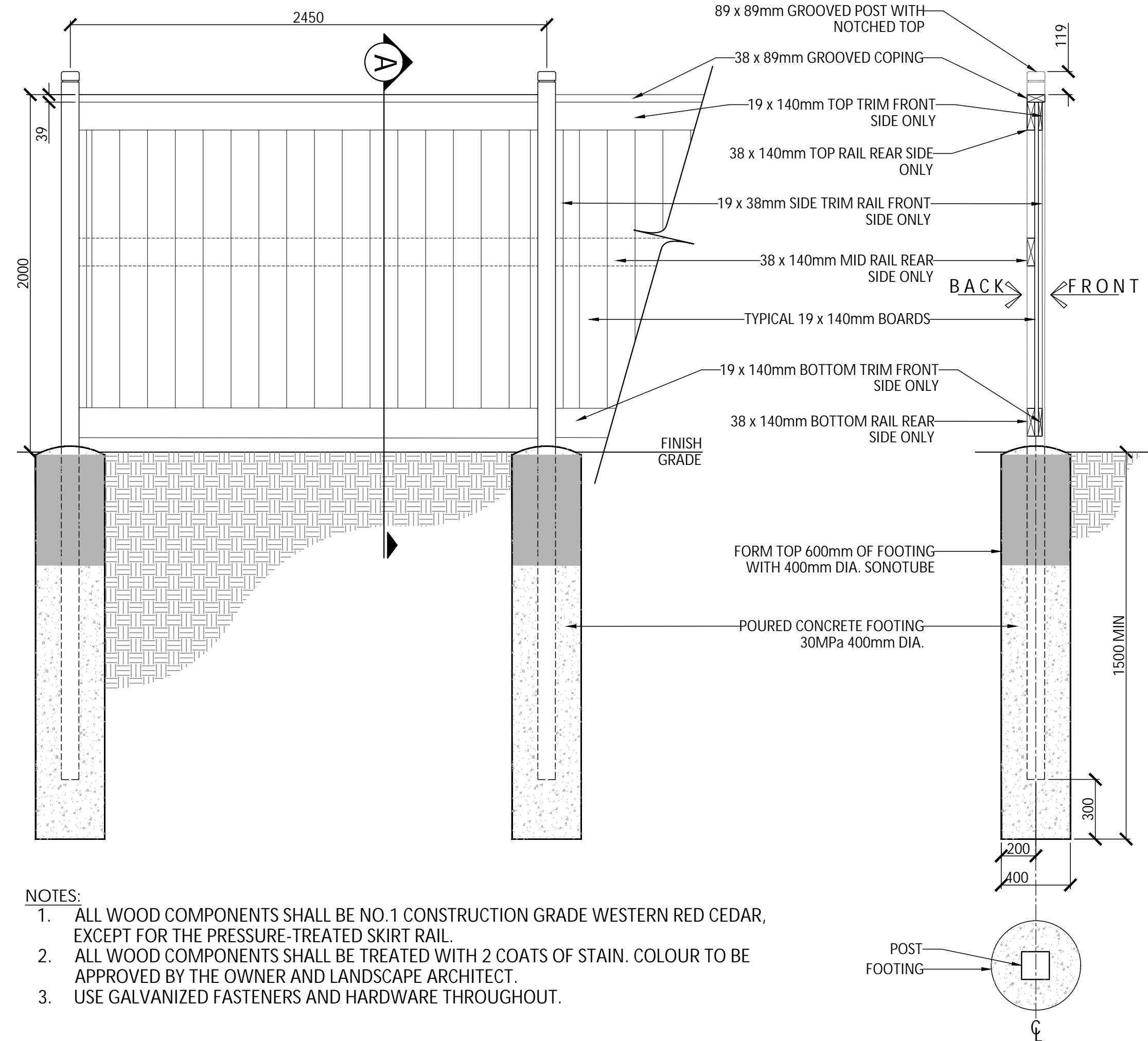
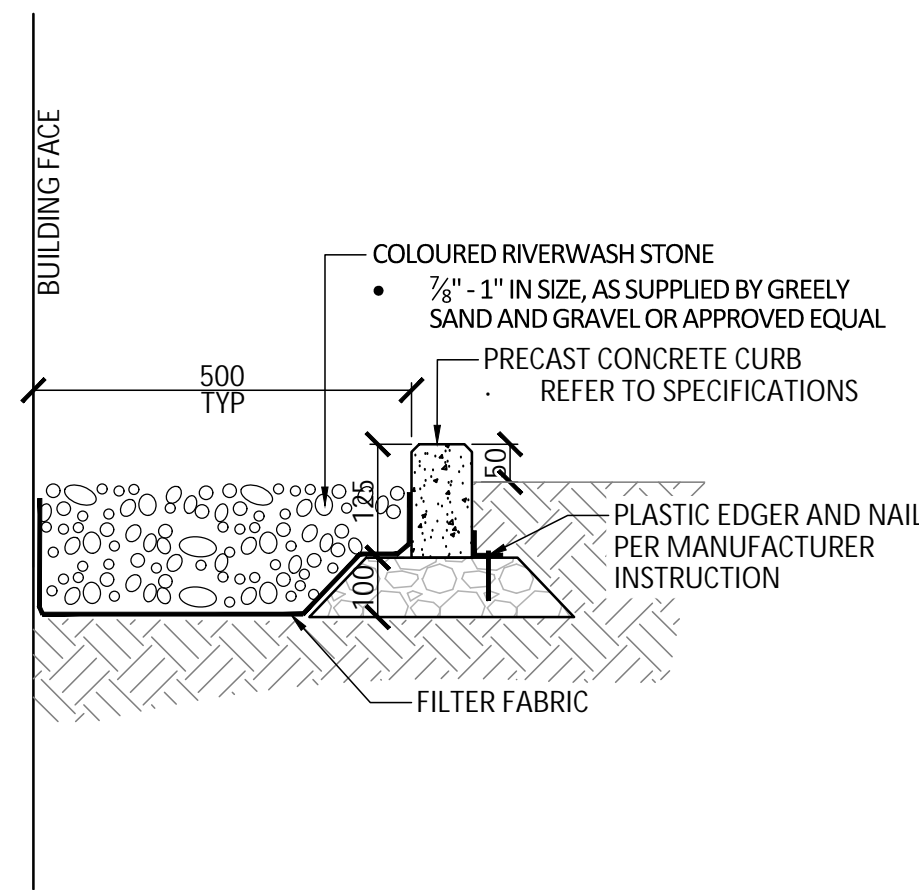
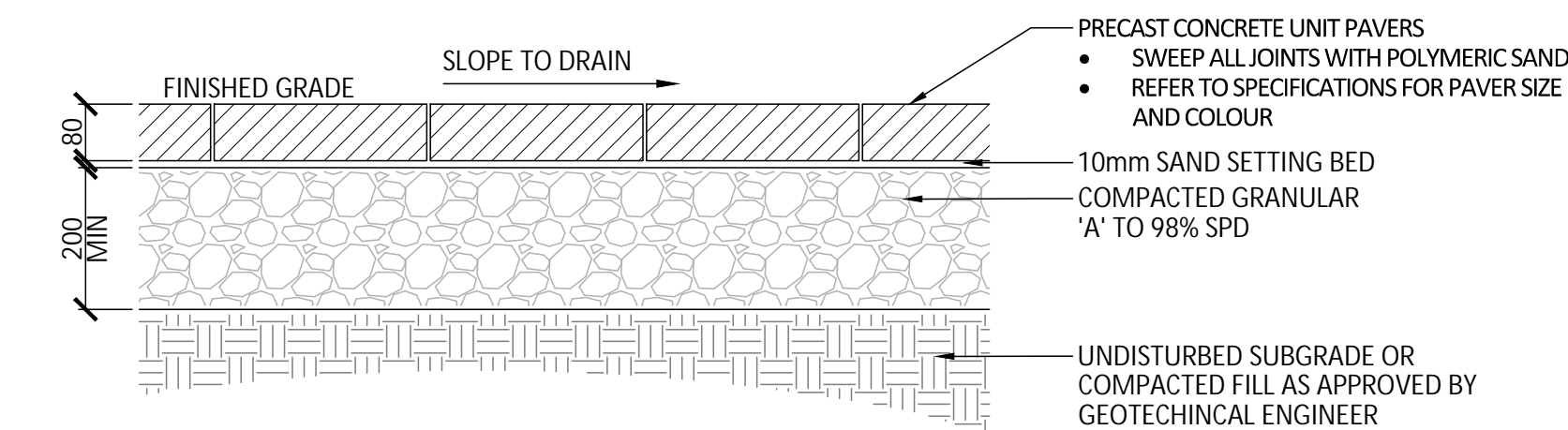
LANDSCAPE PLAN

Date Oct. 2024
Scale 1:500
Drawn PG
Checked PG
Job No. 24-219

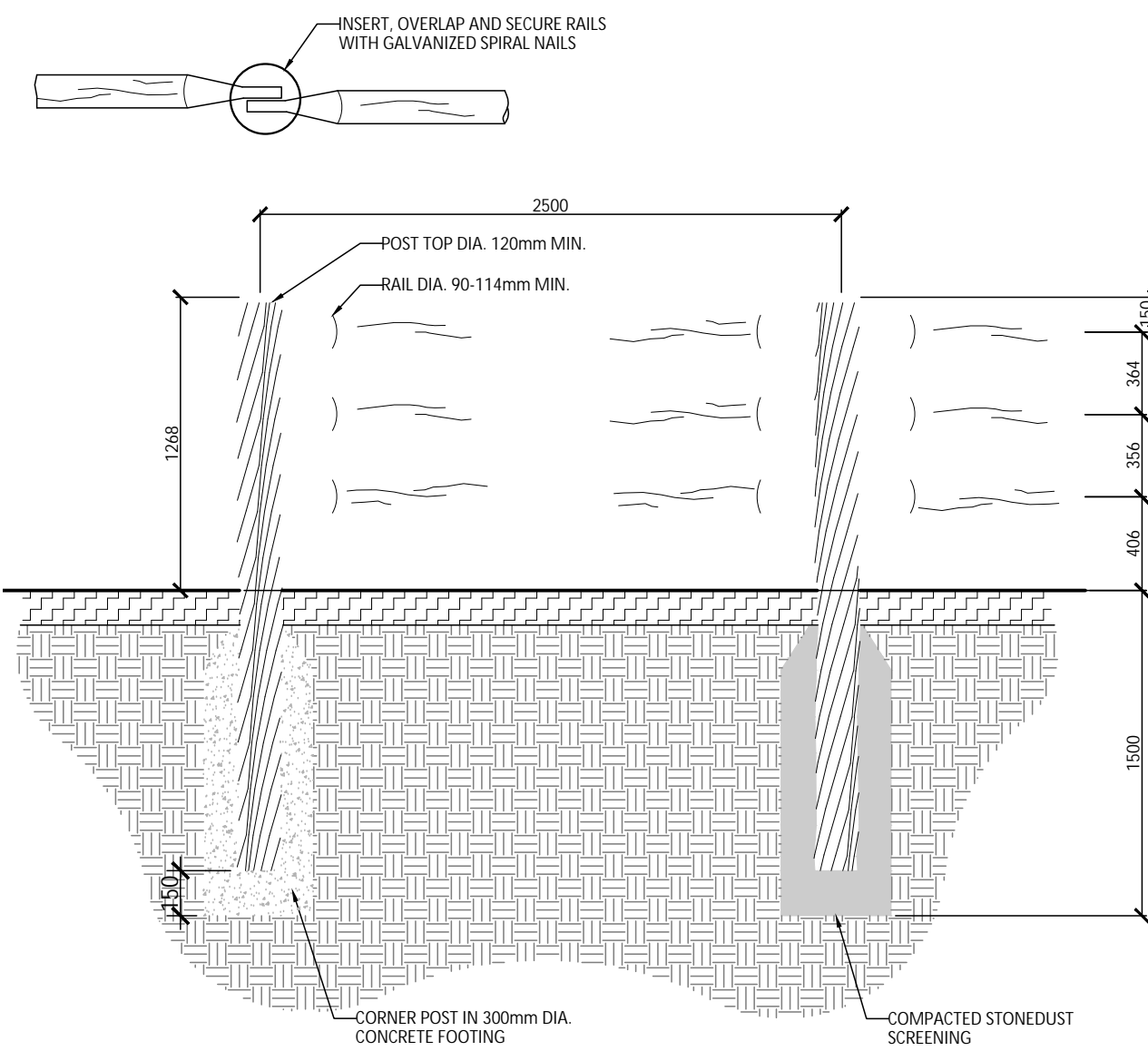
Sheet
L01



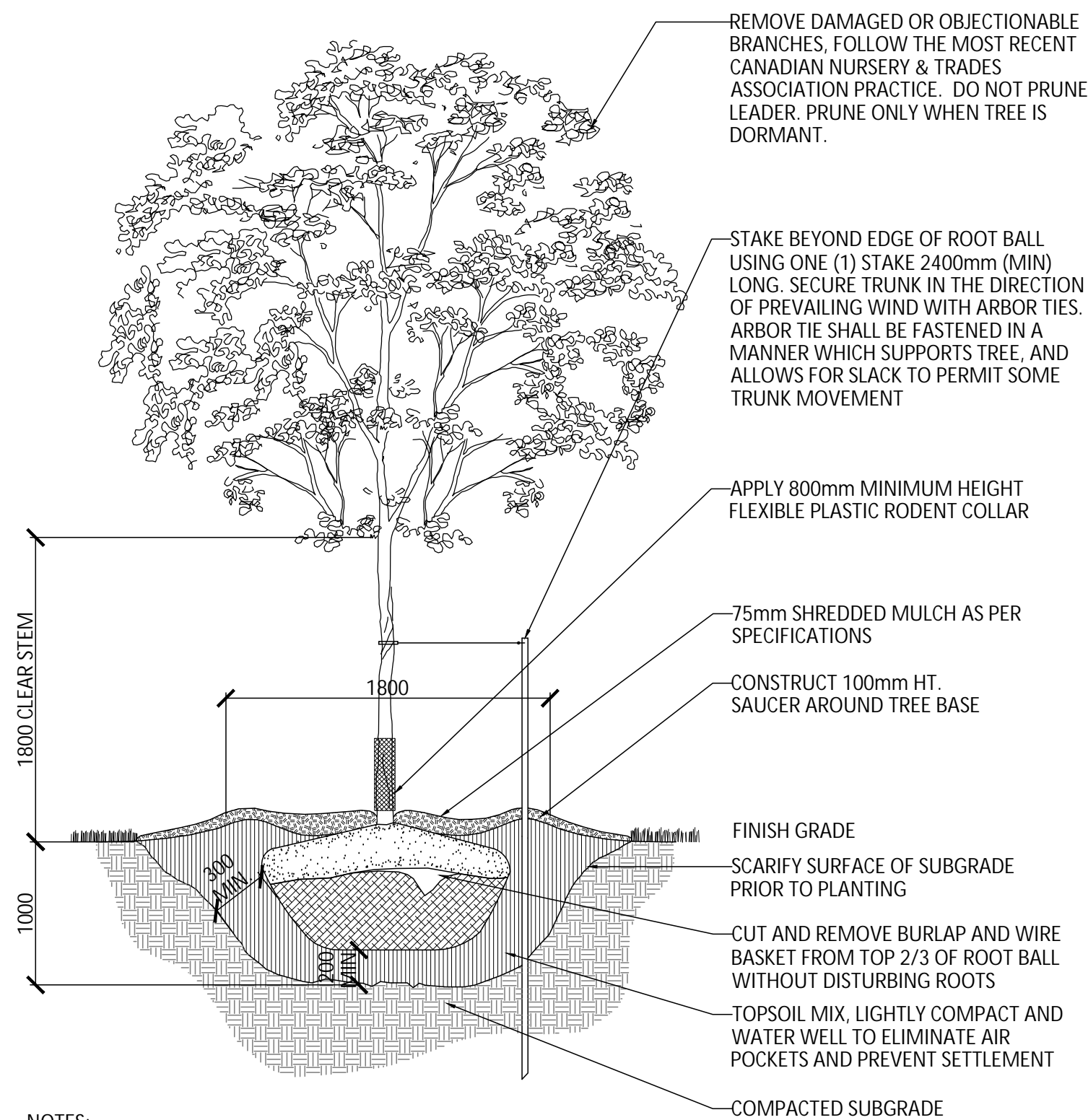
- NOTES:
- CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
 - FILTER FABRIC SHALL BE APPROVED. NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION. SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.
 - GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.



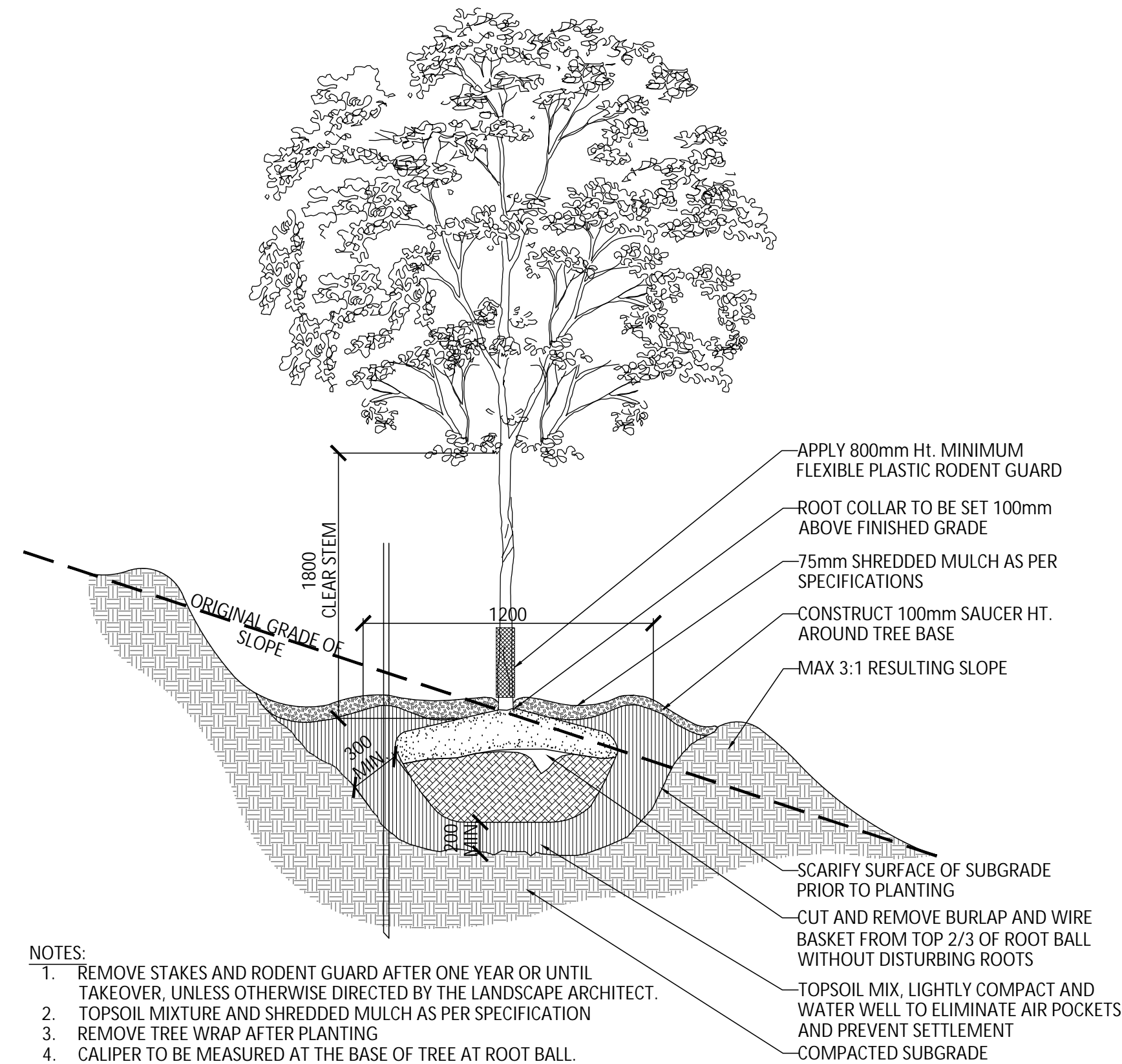
- NOTES:
- ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
 - ALL WOOD COMPONENTS SHALL BE TREATED WITH 2 COATS OF STAIN. COLOUR TO BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
 - USE GALVANIZED FASTENERS AND HARDWARE THROUGHOUT.



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



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



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

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Key Plan

PROJECT CONSULTANTS

SITE PLAN DESIGN:
KORSAK URBAN PLANNING

PLANNING:
NOVATECH

ARCHITECTURE:
GLENVIEW

CIVIL ENGINEERING:
NOVATECH

TRANSPORTATION:
NOVATECH

MECHANICAL & ELECTRICAL:
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GEOTECHNICAL & STRUCTURAL:
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design strategies

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T 613.237.2345
Project

THE COMMONS
SITE PLAN
Ottawa, ON

Title

LANDSCAPE DETAILS

Date Oct. 2024
Scale AS SHOWN
Drawn PG
Checked PG
Job No. 24-219

Sheet

L02

#19221

D07-12-24-0141