

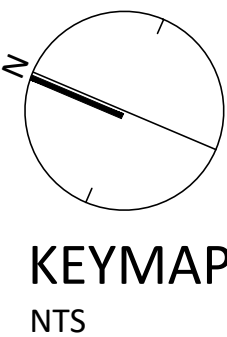
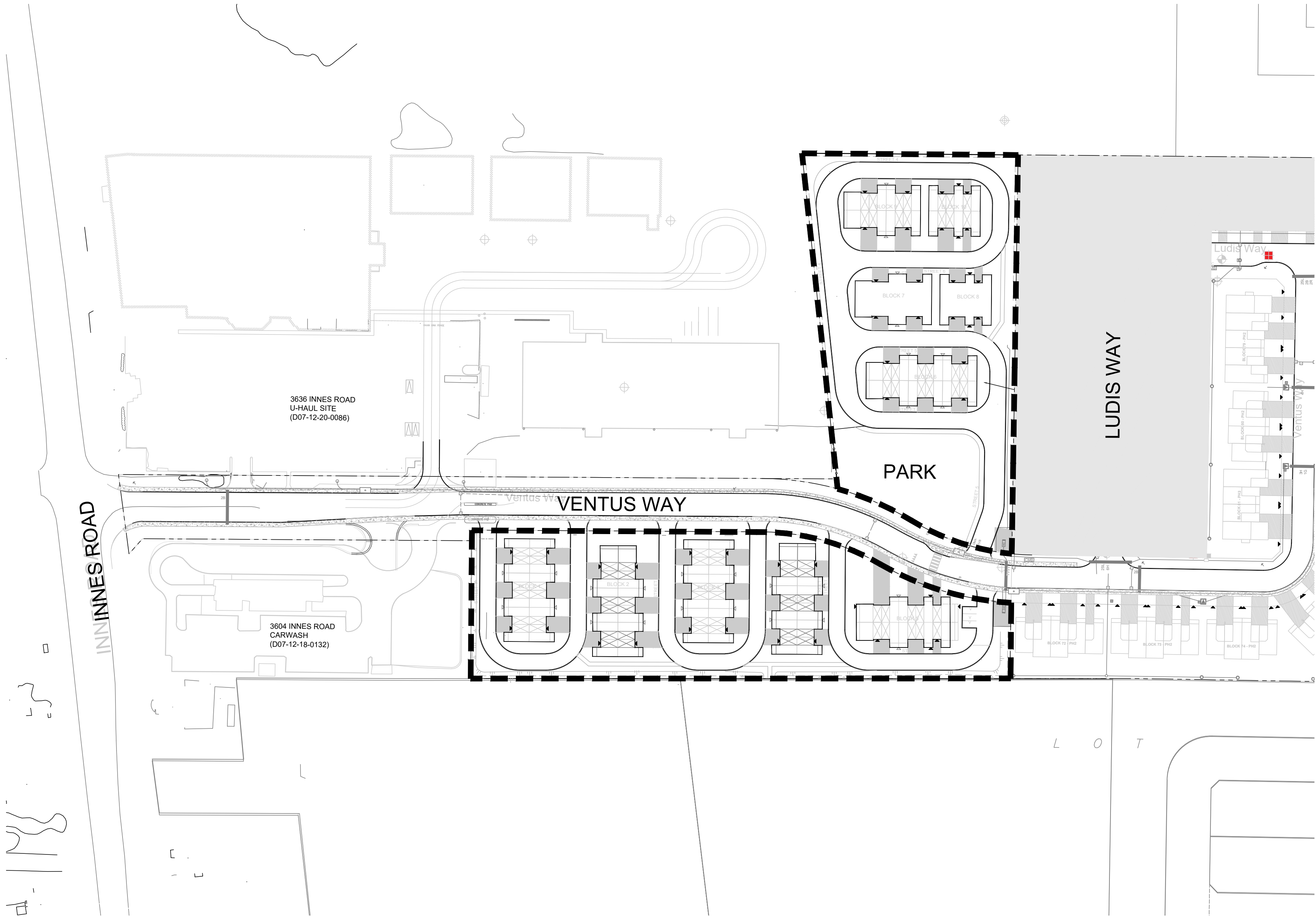


THE COMMONS

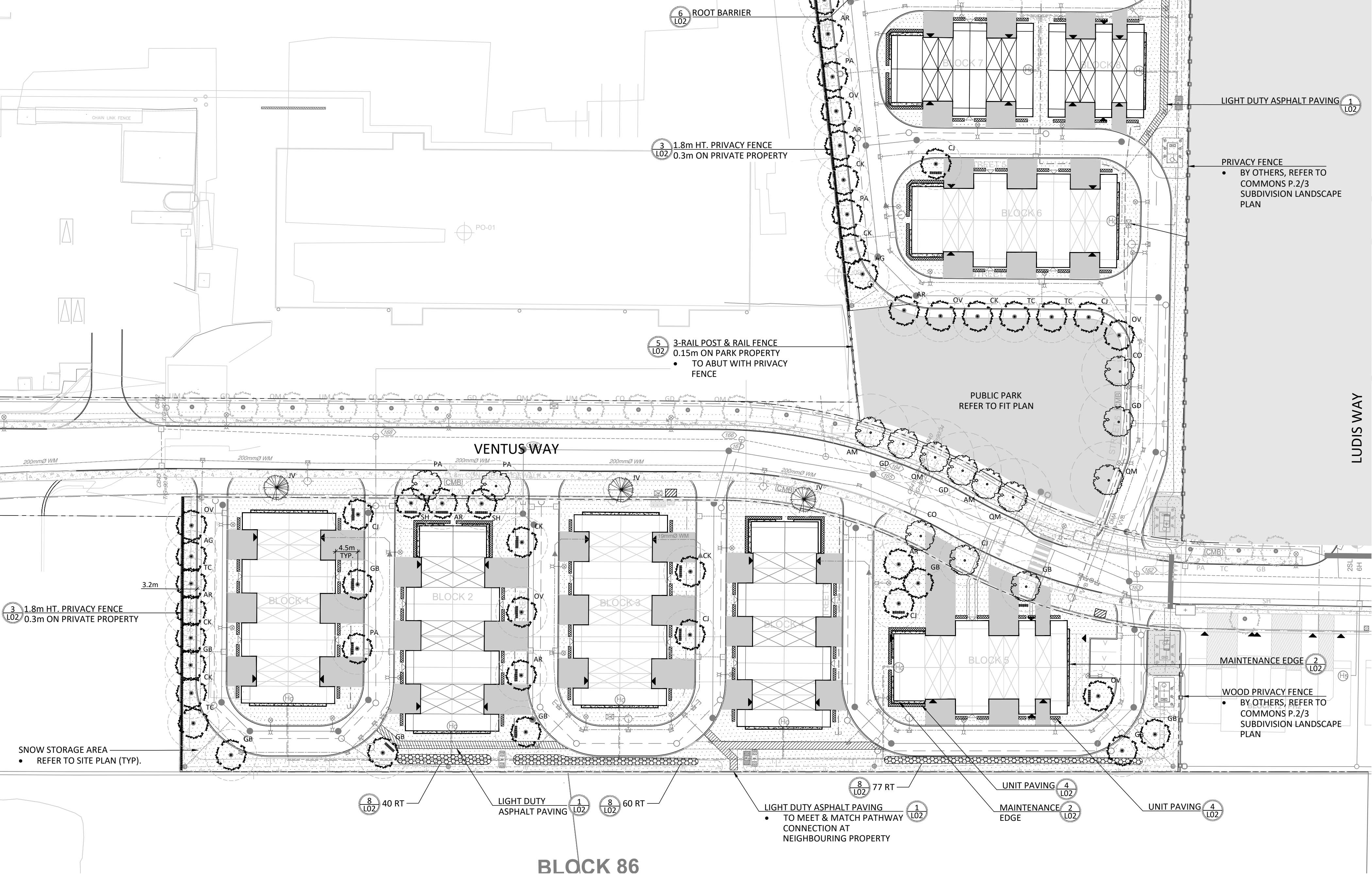


LIST OF DRAWINGS:

- 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		AESCULUS GLABRA	OHIO BUCKEYE	12	50mm	B&B YES
CJ	6	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	14	50mm	B&B NO
CK	9		CLADASTRIS KENTUCKEA	YELLOW-WOOD	10	50mm	B&B YES
GB	10	1	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	14	50mm	B&B NO
OV	7		OSTRYA VIRGINIANA	IRONWOOD	12	50mm	B&B YES
PA	4	2	PHELLODENDRON AMURENSE	AMUR CORKTREE	14	50mm	B&B NO
SH	6		SORBUS DECORA	SHOWY MOUNTAIN-ASH	12	50mm	B&B YES
TC	6		TILIA CORDATA X MONGOLICA 'HARVEST GOLD'	HARVEST GOLD LINDEN	13	50mm	B&B NO
	62	4					
DECIDUOUS TREES - LARGE (<14M HEIGHT)							
AM		2	ACER RUBRUM	RED MAPLE	15	50mm	B&B YES
CO		2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	18	50mm	B&B YES
GD		3	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	16	50mm	B&B YES
QM		3	QUERCUS MACROCARPA	BUR OAK	20	50mm	B&B YES
		10					
CONIFEROUS TREES							
JV		3	JUNIPERUS VIRGINANA	EASTERN RED CEDAR	7	200cm HT.	W.B YES
DECIDUOUS SHRUBS							
RT	177		RHUS TYPHINA	STAGHORN SUMAC		100cm HT.	POT



BLOCK 85

Medium Density Residential

Area= 1.02 Ha
(2.54 Acres)

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

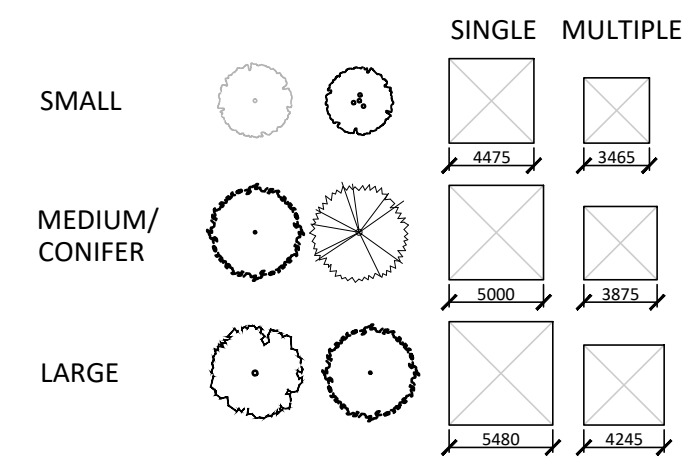
TREE PLANTING IN MARINE CLAY SOILS

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 (10)	135-250*	192	CANOPY (W. OVERLAP):4443m²
MEDIUM (65)	35-135*	85	
CONIFER (3)	45-96*	70	
*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 ARBORETCULTURAL 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: 22%

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.

Key Plan



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

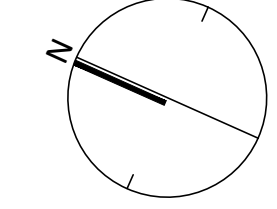
PLANTING

- DECIDUOUS TREE ON PRIVATE PROPERTY
- DECIDUOUS TREE ON PUBLIC PROPERTY
- PROJECTED TREE CANOPY
- APPROVED STREET TREES
- ROOT BARRIER (REFER TO DETAIL 6/L02)
- SODDING
- SHRUB BED

SURFACING

- ASPHALT PAVING
- DRIVEWAY (BY OTHERS)

4	Re-issued for SPA	Aug.8/25
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		



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

