

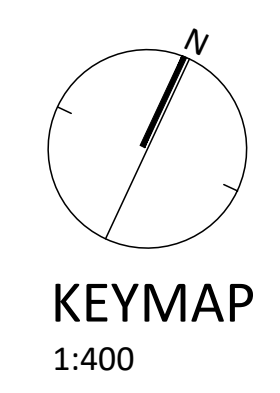
640 COMPASS STREET

RICHCRAFT

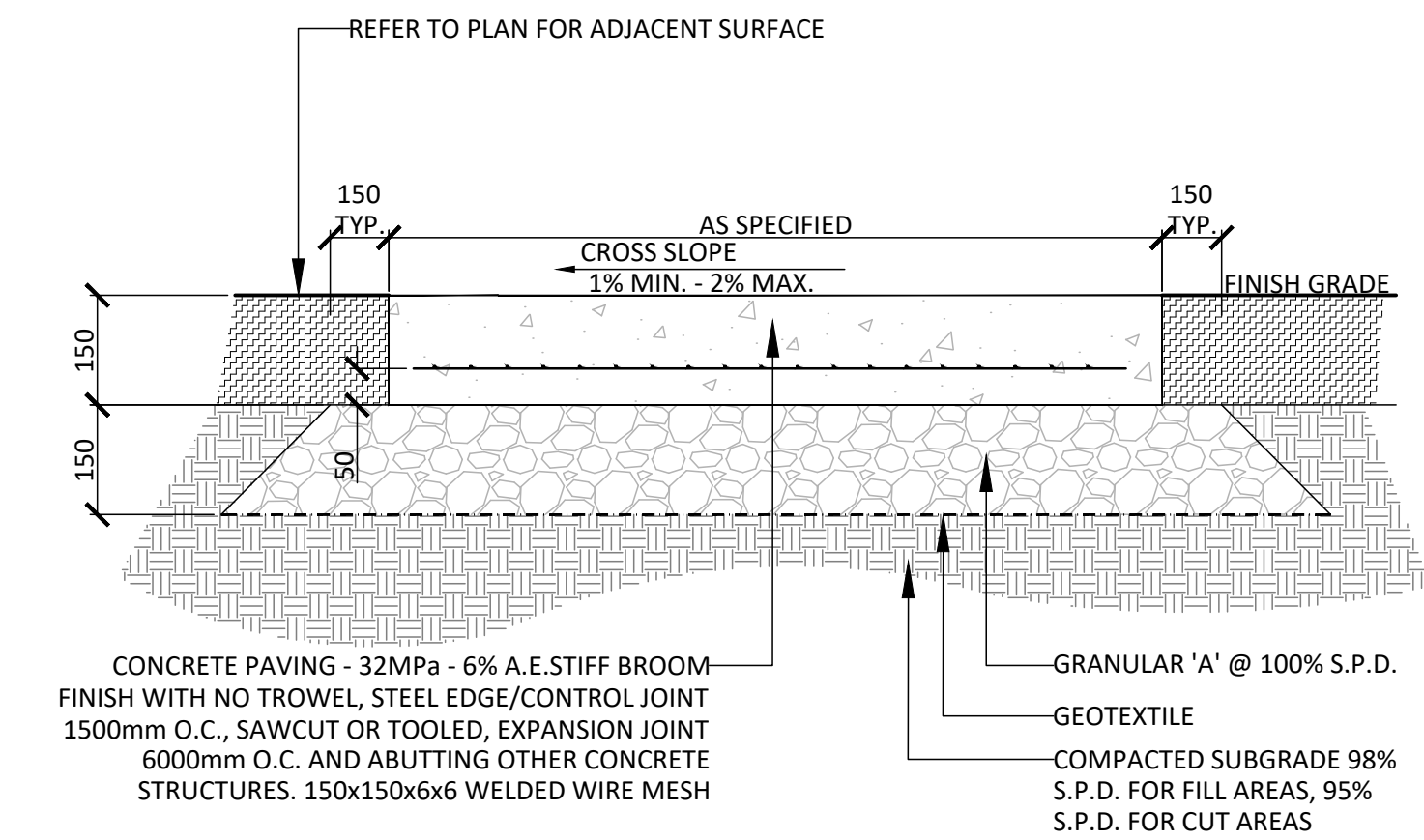
NAK
design strategies

LIST OF DRAWINGS:

- L1.0 - LANDSCAPE SITE PLAN AND TREE CONSERVATION REPORT
- L2.0 - LANDSCAPE DETAILS
- L2.1 - LANDSCAPE DETAILS

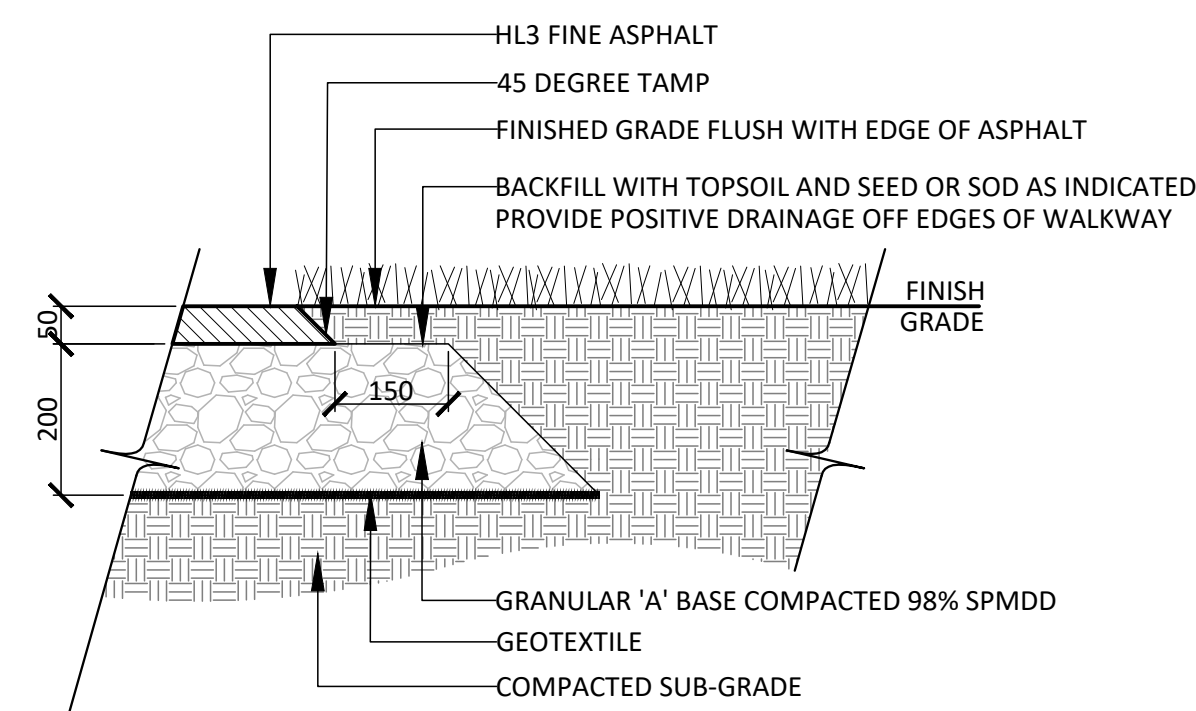






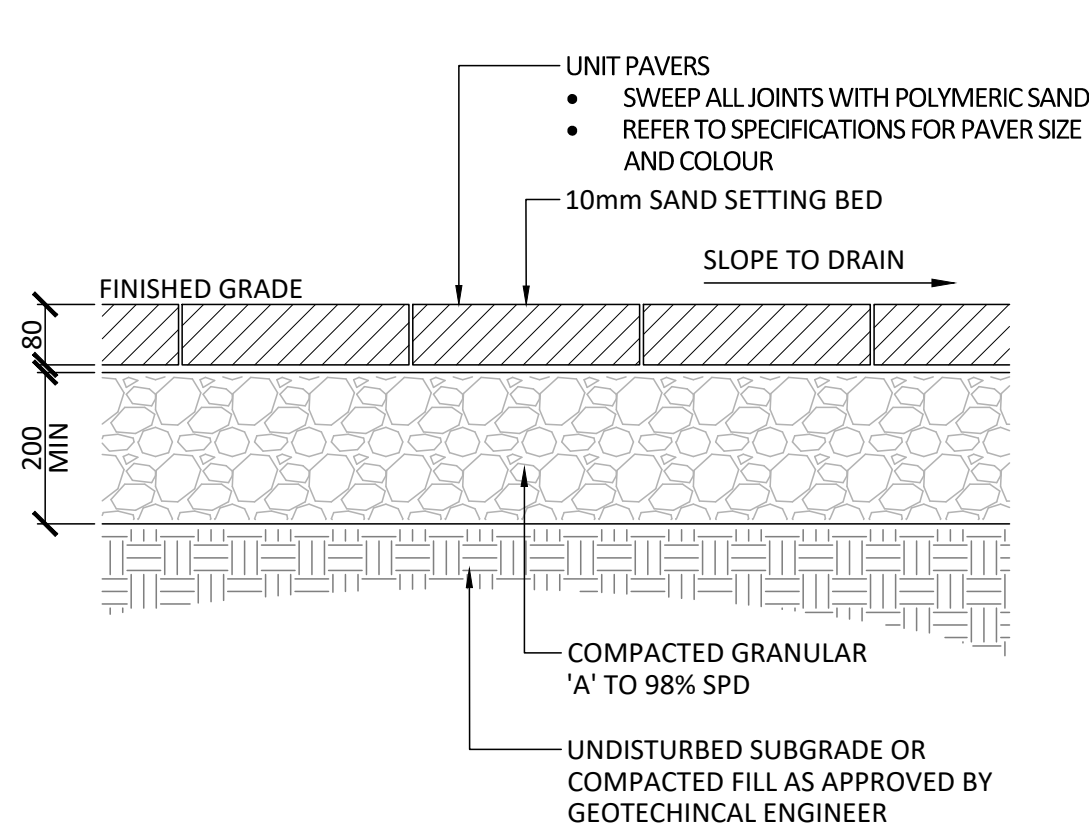
- NOTES:**
- CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040. REFER TO SPECIFICATIONS.
 - GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 - CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
 - ALL DISTURBED AREAS ALONG WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.

1 LIGHT DUTY CONCRETE PAVING
1:10

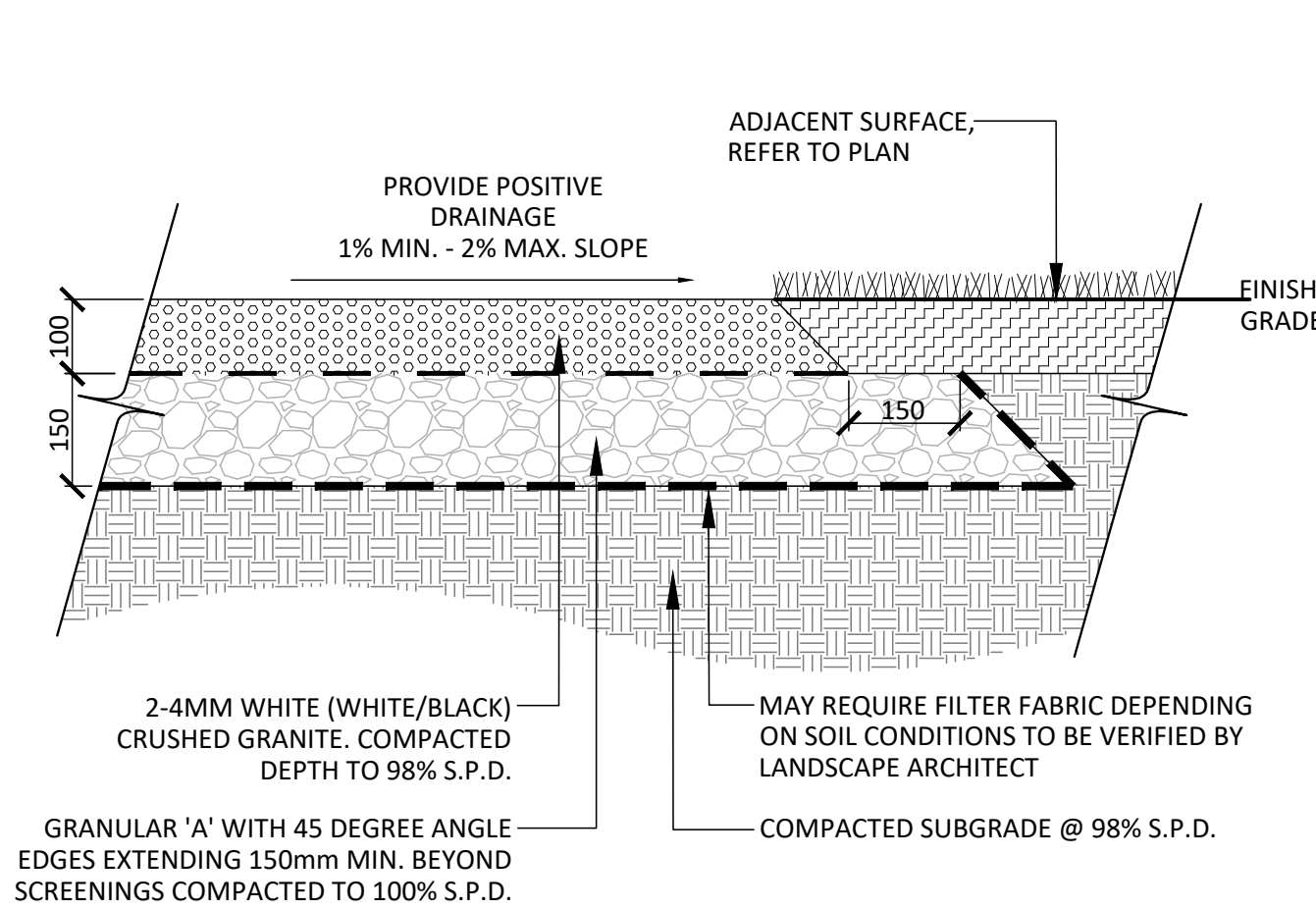


- NOTES:**
- CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
 - FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS ALONG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

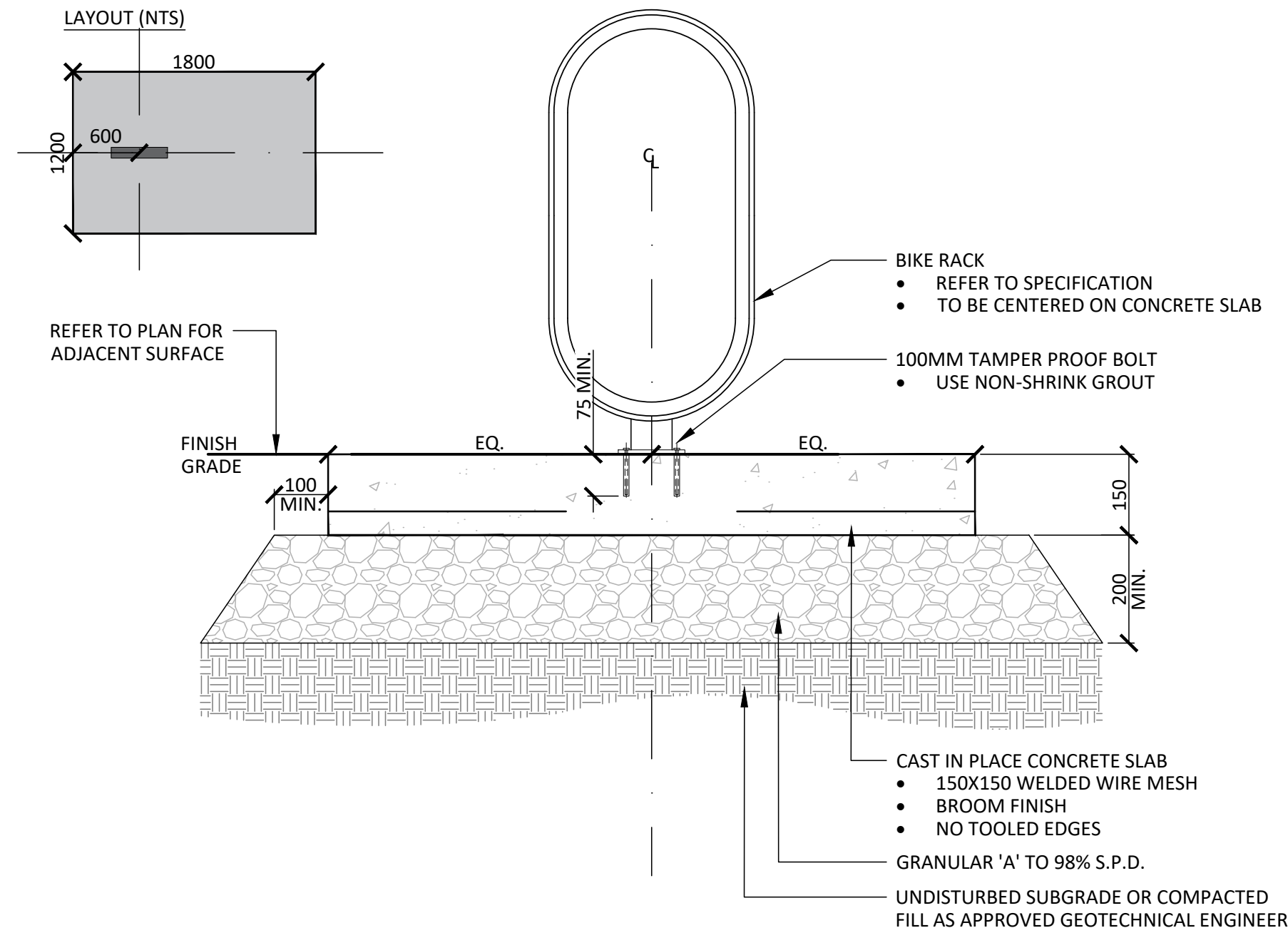
2 LIGHT DUTY ASPHALT
1:10



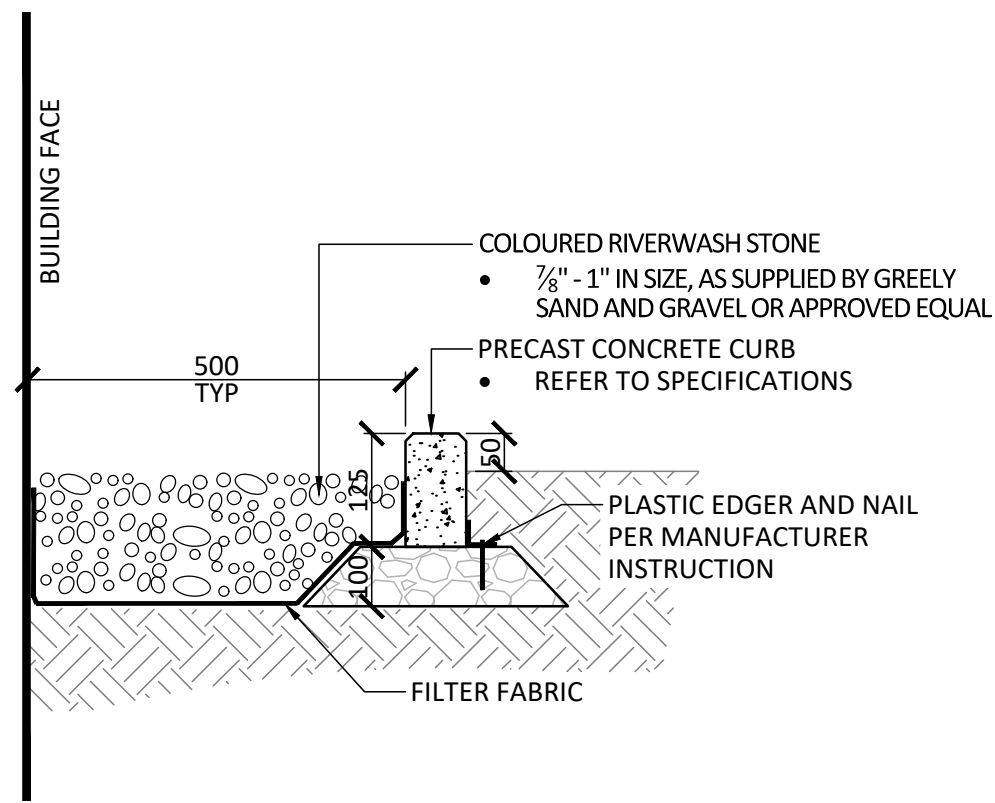
3 LIGHT DUTY UNIT PAVING
1:10



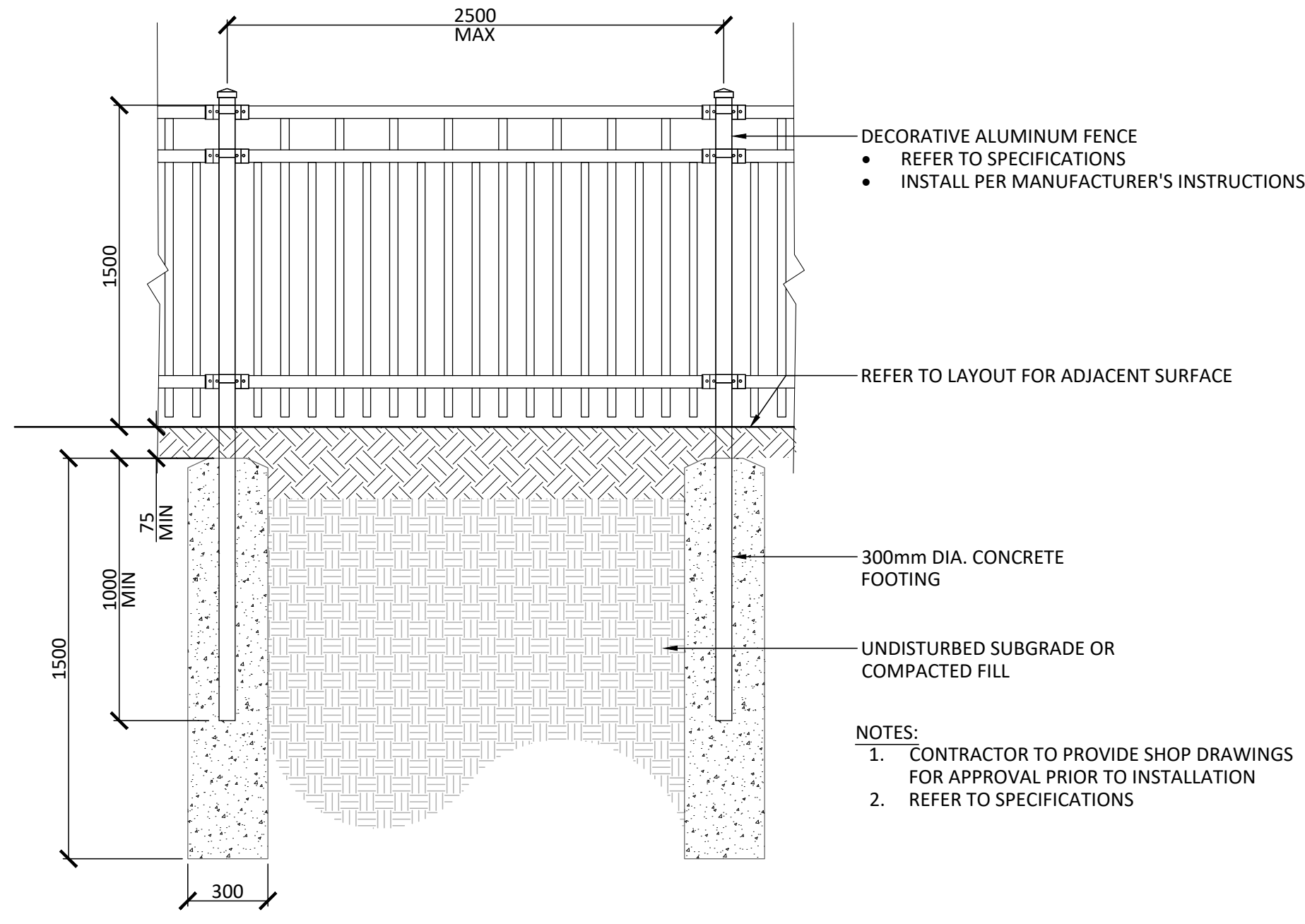
4 CLEARSTONE SURFACE
1:10



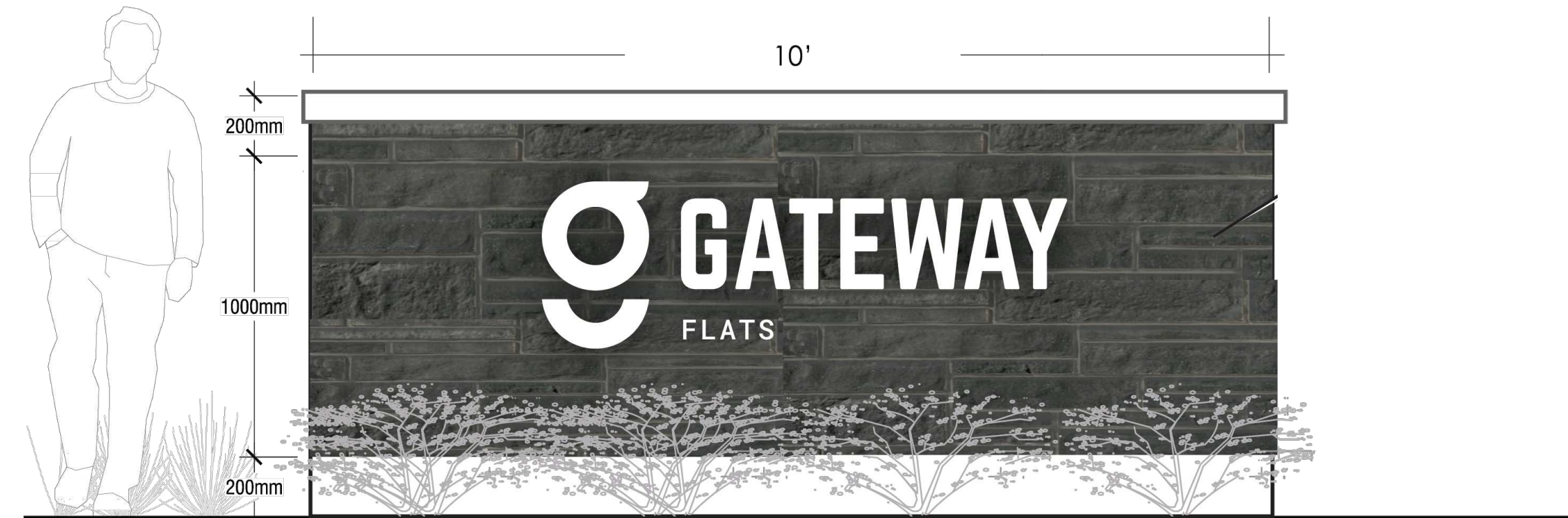
5 BICYCLE RACK CONCRETE PAD
1:10



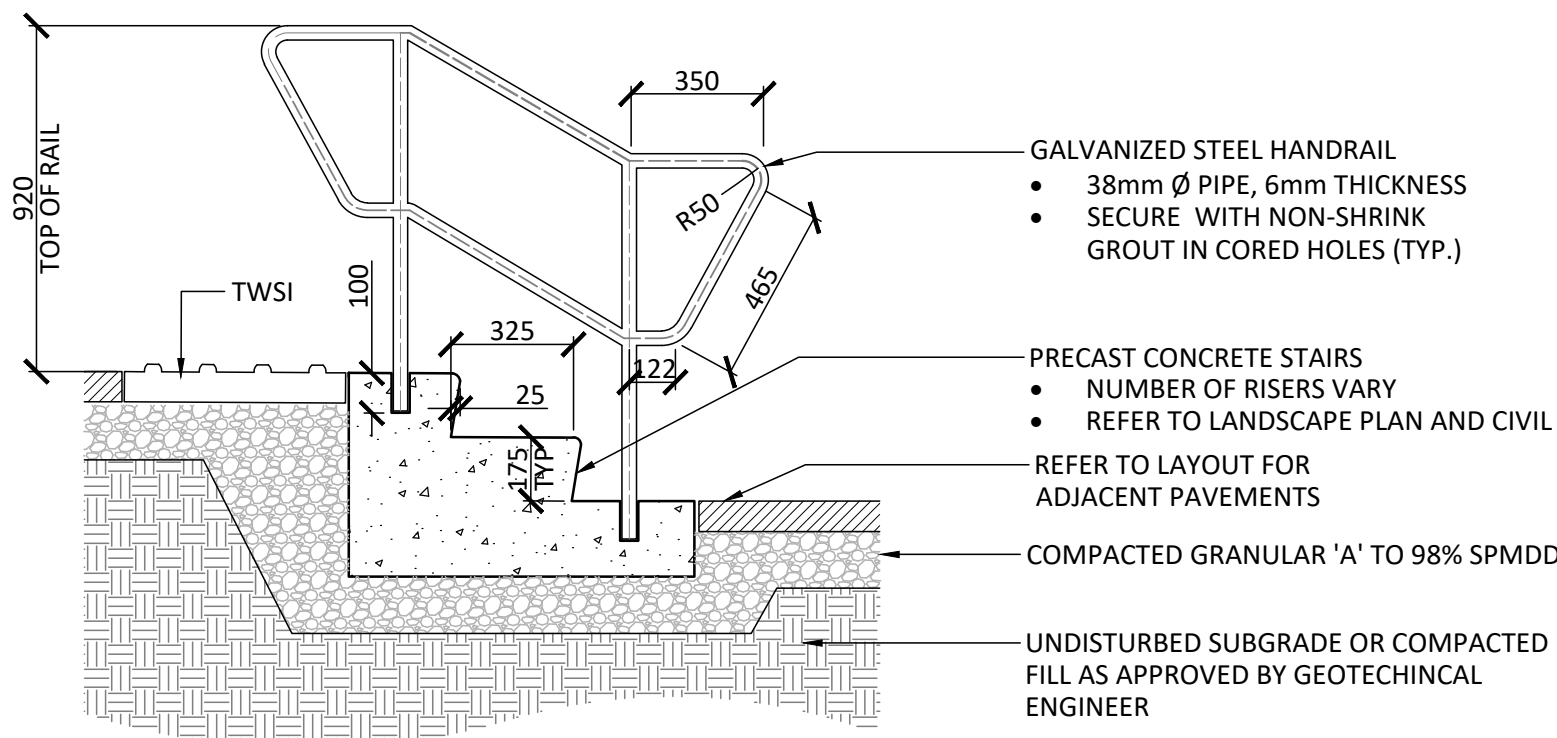
6 MAINTENANCE EDGE
1:10



7 DECORATIVE FENCING
1:20



8 ENTRANCE FEATURE WALL
1:10



- NOTES:**
- CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

9 PRECAST STEPS
1:20

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

7	Issued for Third Submission	25-07-24
6	Issued for Second Submission	25-05-27
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No.	Description	Date
Revision		
City Approval Stamp		

PROPERTY INFORMATION
BLOCK 140 ON REGISTERED PLAN 4M-1544,
PART 1 ON 4R-35191



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

640 COMPASS STREET
OTTAWA, ON

Title

LANDSCAPE DETAILS

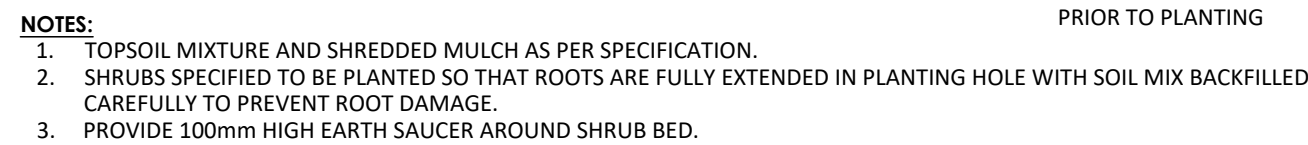
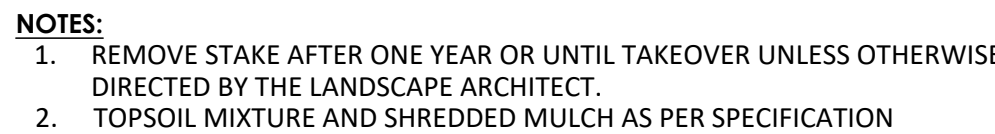
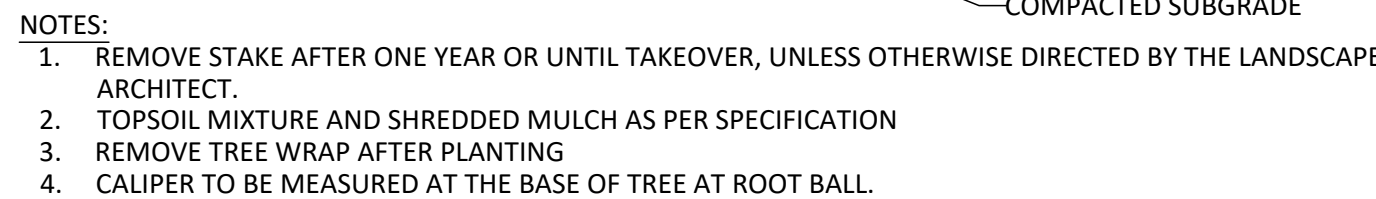
Date 2024-10-09
Scale AS NOTED
Drawn SW
Checked MK
Job No. 24-251

Sheet

L2.0

PLAN N° 19260

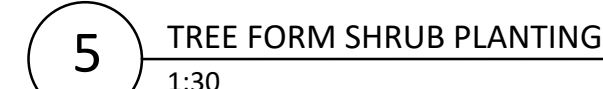
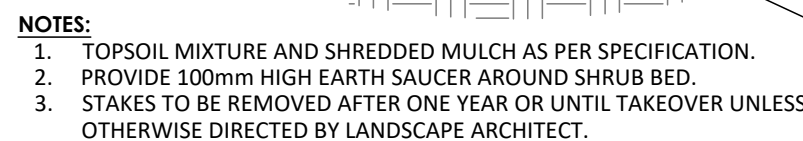
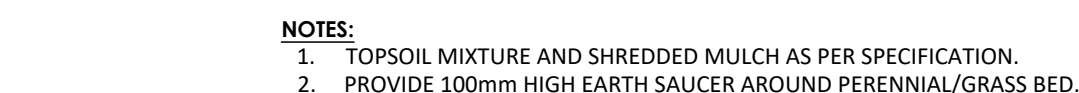
CITY FILE N° D07-12-24-0146



1 DECIDUOUS TREE PLANTING (ONE STAKE W/ARBOR TIES)

2 CONIFEROUS TREE PLANTING (ONE STAKE W/ARBOR TIES)
1:30

3 SHRUB BED PLANTING



1. TREES IDENTIFIED FOR RETENTION ARE IN MODERATE TO GOOD CONDITION AND CAN BE REASONABLY PROTECTED FROM CONSTRUCTION ACTIVITIES, GIVEN ADEQUATE TREE PROTECTION MEASURES AS DESCRIBED ARE TAKEN.
2. USE OF HYDRO VAC TECHNOLOGIES AND HAND PRUNING SHALL BE USED TO ENSURE A CLEAN INTERFACE FOR PROPER ROOT PRUNING BY A QUALIFIED ARBORIST (ISA CERTIFIED)
3. A QUALIFIED ARBORIST (ISA CERTIFIED) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA MUST PRUNE ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE AS REQUIRED. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
4. TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
5. THE AREAS WITHIN THE TREE PROTECTION ZONE MUST REMAIN UNDISTURBED AT ALL TIMES. NO WORK OR MATERIAL STORAGE IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
6. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF AN EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
7. TREE PROTECTION FENCE MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150mm TOPSOIL AND SOD OR SEED AS INDICATED.
9. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR, REVIEW REMOVAL WITH LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
10. IF CUTTING OR ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
11. INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE ARCHITECT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.
12. INSTALLATION OF TREE PROTECTION FENCE SHALL BE LOCATED AT THE CRITICAL ROOT ZONE. CRITICAL ROOT ZONE: 10cm x DIAMETER AT BREAST HEIGHT (DBH)
EXAMPLE: DBH = 30cm; CRZ = 300cm / 3.0m
13. THE FOLLOWING TREE PROTECTION MEASURES WILL BE PROVIDED TO ENSURE THE PRESERVATION OF THE TREES IDENTIFIED IN THE DETAILED TREE PLANTING AND CONSERVATION PLAN TO THE SATISFACTION OF FORESTRY SERVICES:
 - 13.a. EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE, PARK, BE REPAIRED OR REFUELED; NOR SHALL CONSTRUCTION MATERIALS BE STORED OR ANY EARTH MATERIALS BE STOCKPILED; WITHIN THE TREE PROTECTION FENCE OR WITHIN THE CRITICAL ROOT ZONE OF ANY TREE. WASTE OR VOLATILE MATERIALS, SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER SHALL NOT BE DISPOSED OF ON SITE.
 - 13.b. WHEN EXCAVATION MUST TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF A TREE, A TRENCH SHALL BE CUT CAREFULLY BY HAND OR WITH A ROOT-CUTTING (STUMP GRINDER) OR STONE CUTTING (DIG-OFF) MACHINE ALONG THE FURTHEST REACH OF THE CUT.
 - 13.c. IF ANY TREE ROOTS ARE EXPOSED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY REBURIED WITH SOIL OR COVERED WITH FILTER CLOTH OR WOOD CHIPS, AND KEEP MOIST UNTIL THEY CAN BE REBURY PERMANENT.

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
2. TREES TO HAVE A MINIMUM 1800 CALIPER STEM ABOVE GRADE.
3. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED OCTOBER 10, 2024.

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 RESEARCH REPORT (REPORT PG6406-1 REV 1, DATED OCTOBER 10, 2024) AND SUBSEQUENT MEMO BY PATERSON GROUP (MEMO PG6406-MEMO.01 REV 1, DATED APRIL 29, 2025).
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. A 14M TREE WITH A 14M SETBACK). FOR TREE FOUNDATIONS, THE SETBACKS FOR TREES REMAINER 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). PROVISION OF OF THE SETBACKS FOR SMALL AND MEDIUM SIZE TREES ARE MET:
 - a. 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 THE WORST CASE SCENARIO, THE SETBACKS FOR TREES WITH A MATURE HEIGHT REMAINER SMC SOILS FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES)
 - b. 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.
5. 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 TREE PLANTING LOCATIONS.
6. 3.1. 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 (IF ANY) AND OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME).
7. THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
8. THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 15MM BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
9. GRADING SURROUNDING THE TREE MUST PROMOTE DRAINING TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING

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

Title

LANDSCAPE DETAILS

Date	2024-10-09	Sheet
Scale	AS NOTED	L2.1
Drawn	SW	
Checked	MK	
Job No.	24-251	