

FUTURE
DEVELOPEMENT

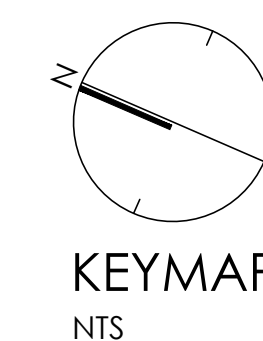
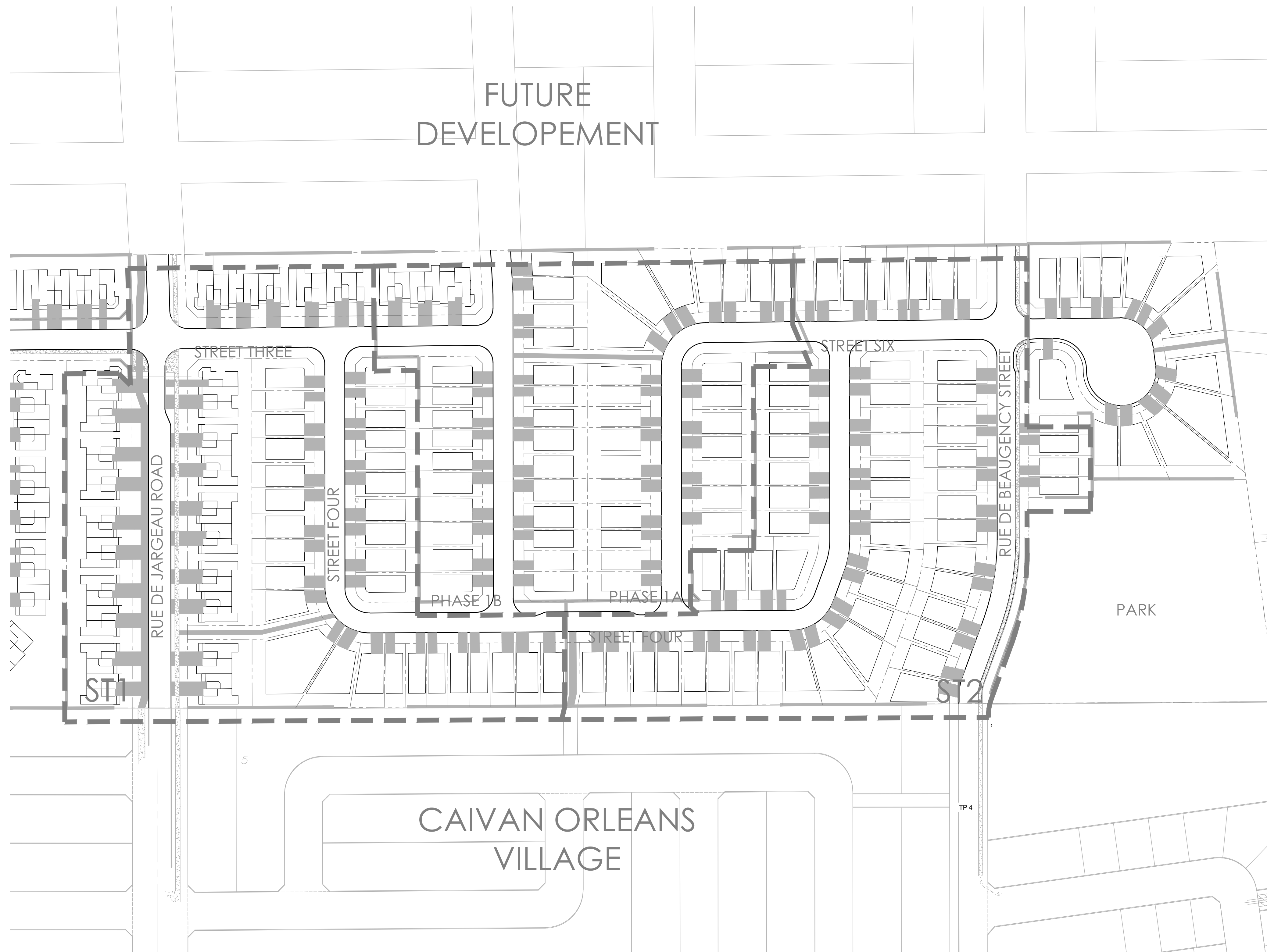


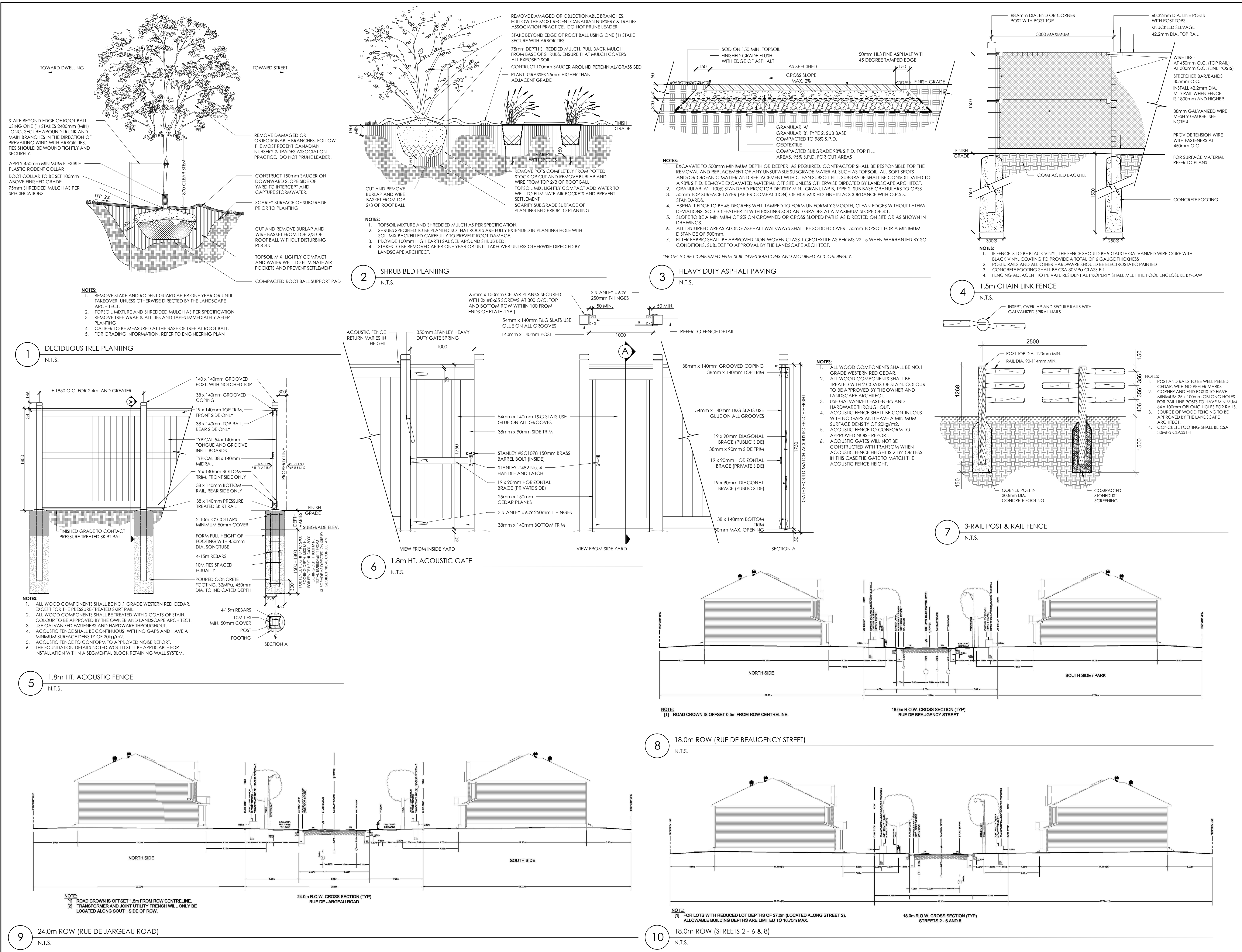
GLENVIEW HOMES (INNES) LTD.
THE COMMONS
PHASE 1A & 1B



LIST OF DRAWINGS:

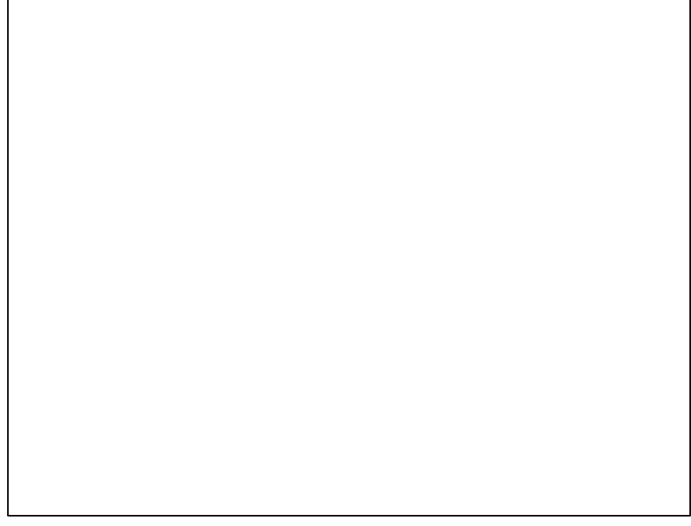
- ST1 - STREETScape PLAN
- ST2 - STREETScape PLAN
- D1 - DETAILS & ROW CROSS SECTION
- D2 - WALKWAY BLOCK DETAILS
- D3 - SOIL VOLUME





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Key Plan

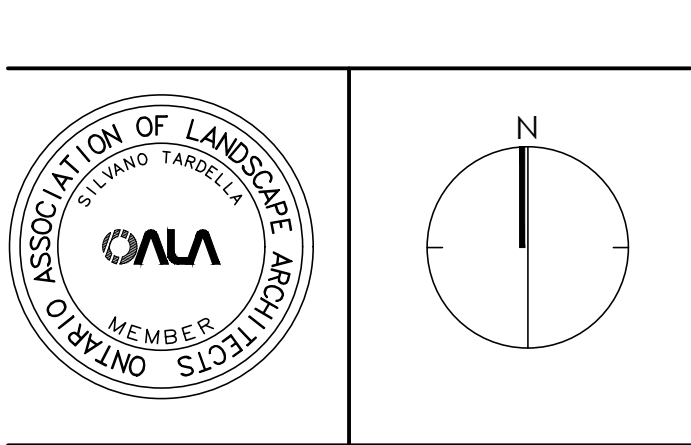


1	Remove stake and rodent guard after one year or until takeover, unless otherwise directed by the landscape architect.	
2	Topsoil mixture and shredded mulch as per specification.	
3	Remove tree wrap and all ties and tapes immediately after planting.	
4	Caliper to be measured at the base of tree at root ball.	
5	For grading information, refer to engineering plan.	

3	Issued for Second Submission	Nov.09/21
2	Issued for First Submission	Sep1.22/21
1	Issued for Client Review	July.07/21
No.	Description	Date

Revision

City Approval Stamp



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

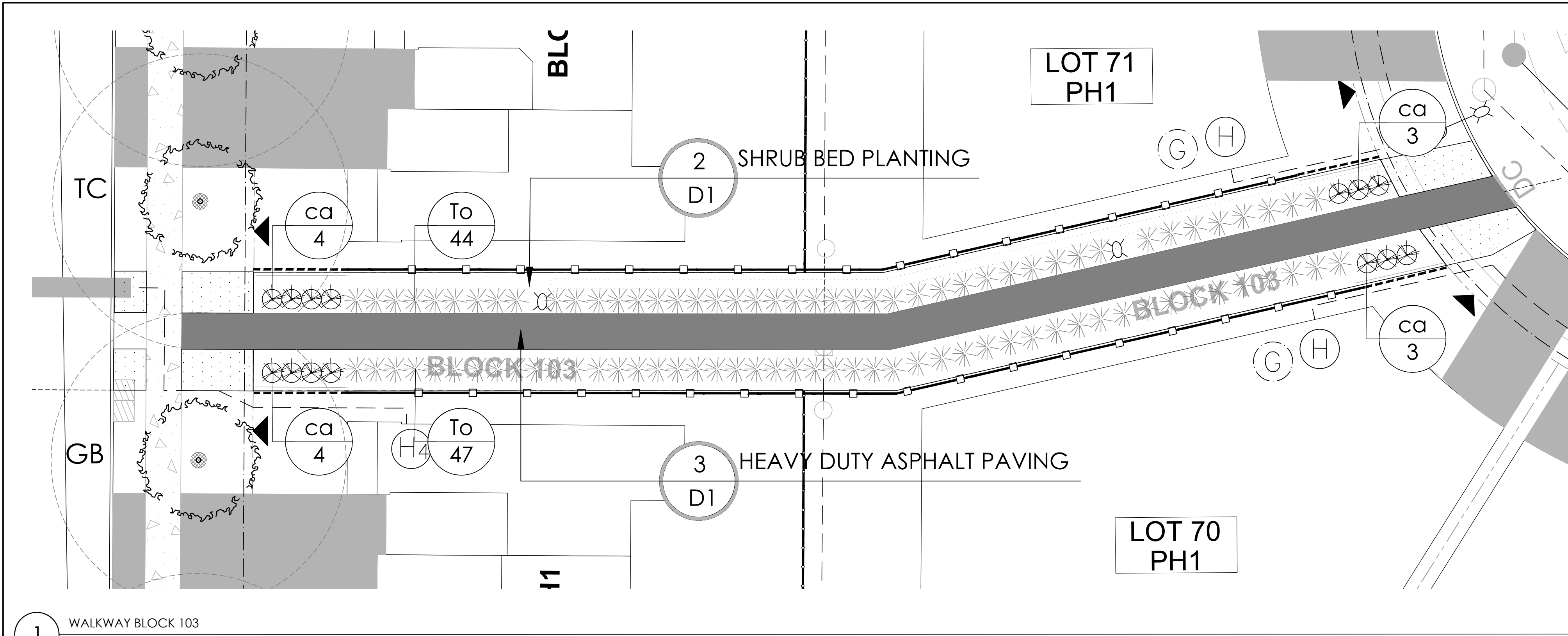
THE COMMONS PHASE 1
3604-3646 INNES ROAD, OTTAWA, ON

Title

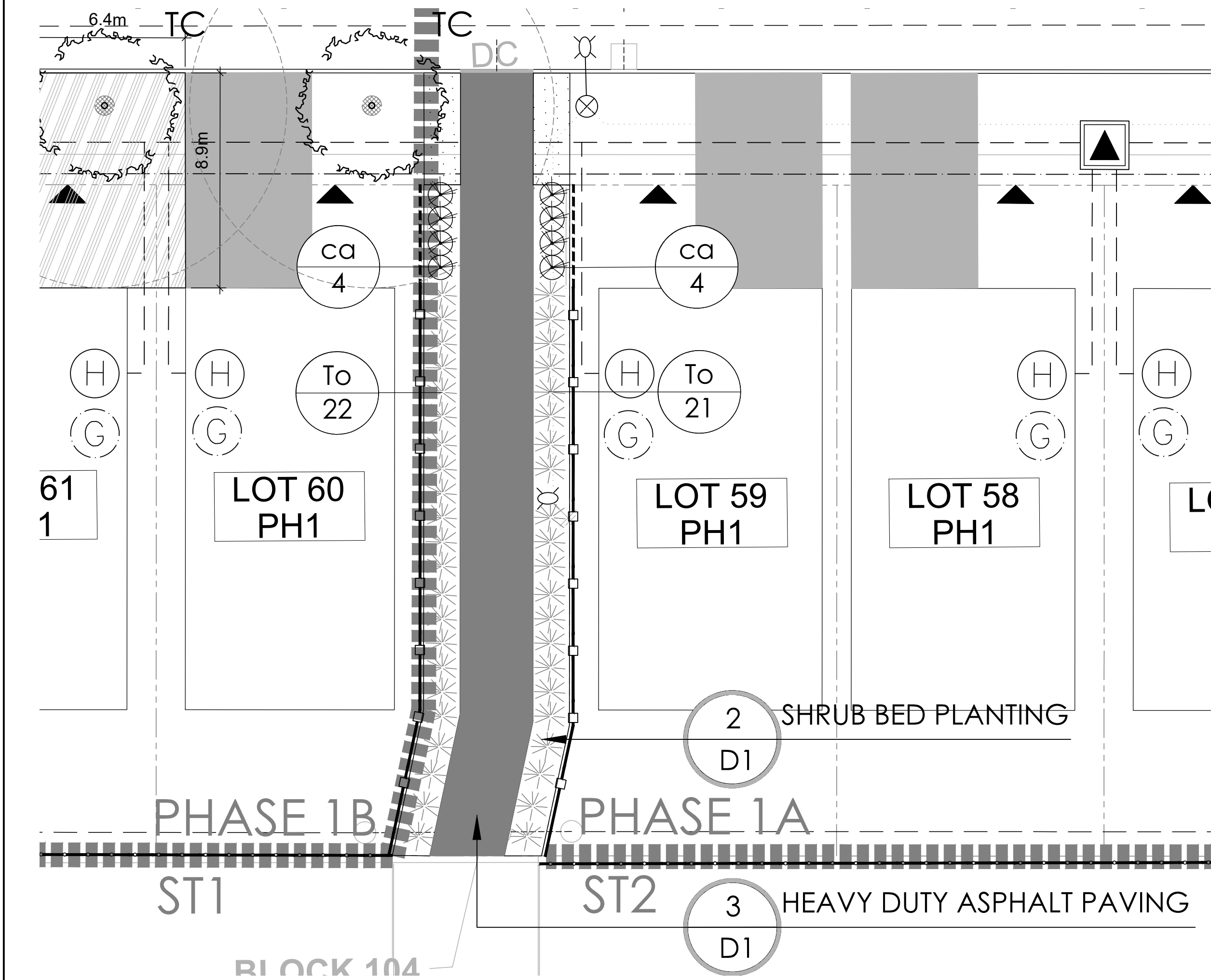
DETAILS & ROW

Date	JULY 2021	Sheet	
Scale	N.T.S.		
Drawn	TY		
Checked	DTM		
Job No.	21-166		

D1



1 WALKWAY BLOCK 103
1:150

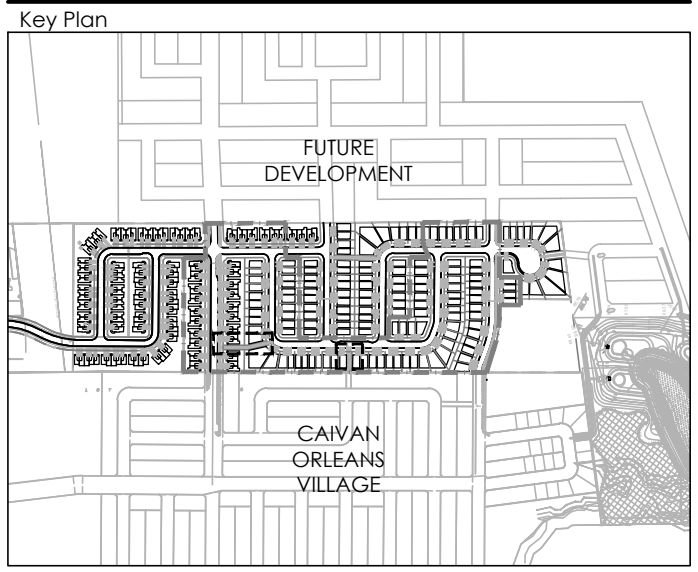


2 WALKWAY BLOCK 104
1:150

PLANT LIST D2 - WALKWAY BLOCK 103					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
CONIFEROUS SHRUBS					
To	91	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE CEDAR	1.25m/1.25m	POT (3GAL)
ORNAMENTAL GRASSES					
ca	14	CALAMAGROSIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	1.00m/1.00m	POT (3GAL)

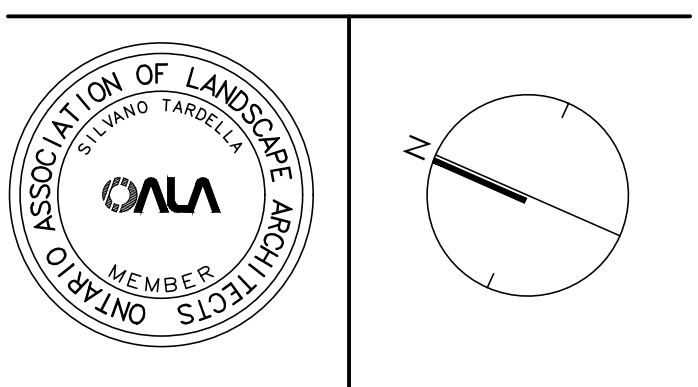
PLANT LIST D2 - WALKWAY BLOCK 104					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL/HT. (mm)	ROOT
CONIFEROUS SHRUBS					
To	43	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE CEDAR	1.25m/1.25m	POT (3GAL)
ORNAMENTAL GRASSES					
ca	8	CALAMAGROSIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	1.00m/1.00m	POT (3GAL)

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LEGEND	
---	PROPERTY LINE
---	PHASE LINE
FENCING	
---	CHAIN LINK FENCE LOCATED 0.15M ON PRIVATE PROPERTY
---	POST AND RAIL FENCE LOCATED 0.15M ON PRIVATE PROPERTY
---	1.8M HT. ACOUSTIC FENCE WITH GATE LOCATED 0.30M ON PRIVATE PROPERTY
PLANTING	
●	LARGE DECIDUOUS STREET TREE
●	MEDIUM DECIDUOUS STREET TREE
●	SMALL STREET TREE (<7m)
●	CONIFEROUS SHRUB
●	ORNAMENTAL GRASS
---	SODDING
SURFACING	
---	ASPHALT PAVING
UTILITIES	
▲	PROPOSED HYDRO TRANSFORMER
□	PROPOSED CABLE PEDESTAL
□	PROPOSED BELL PEDESTAL
▼	CURB STOP
□	PROPOSED BELL CABINET
□	COMMUNITY MAIL BOX LOCATION
○	PROPOSED STREET LIGHT
○	FIRE HYDRANT
PLANTING KEY	
XX	TREE SPECIES
00	QUANTITY
XX	SHRUB SPECIES
00	QUANTITY
DETAIL KEY	
1	DETAIL NO.
D1	SHEET NO.

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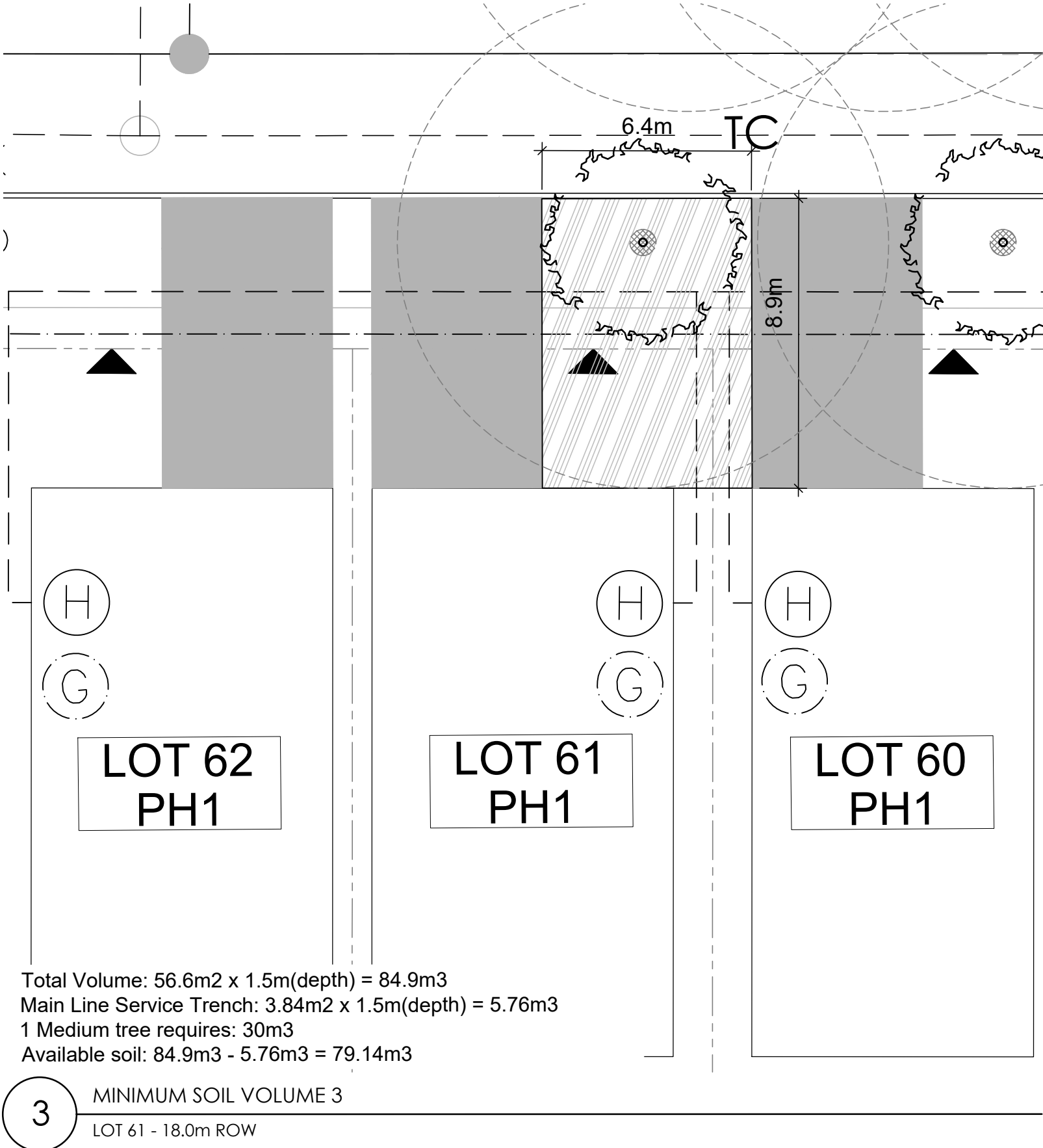
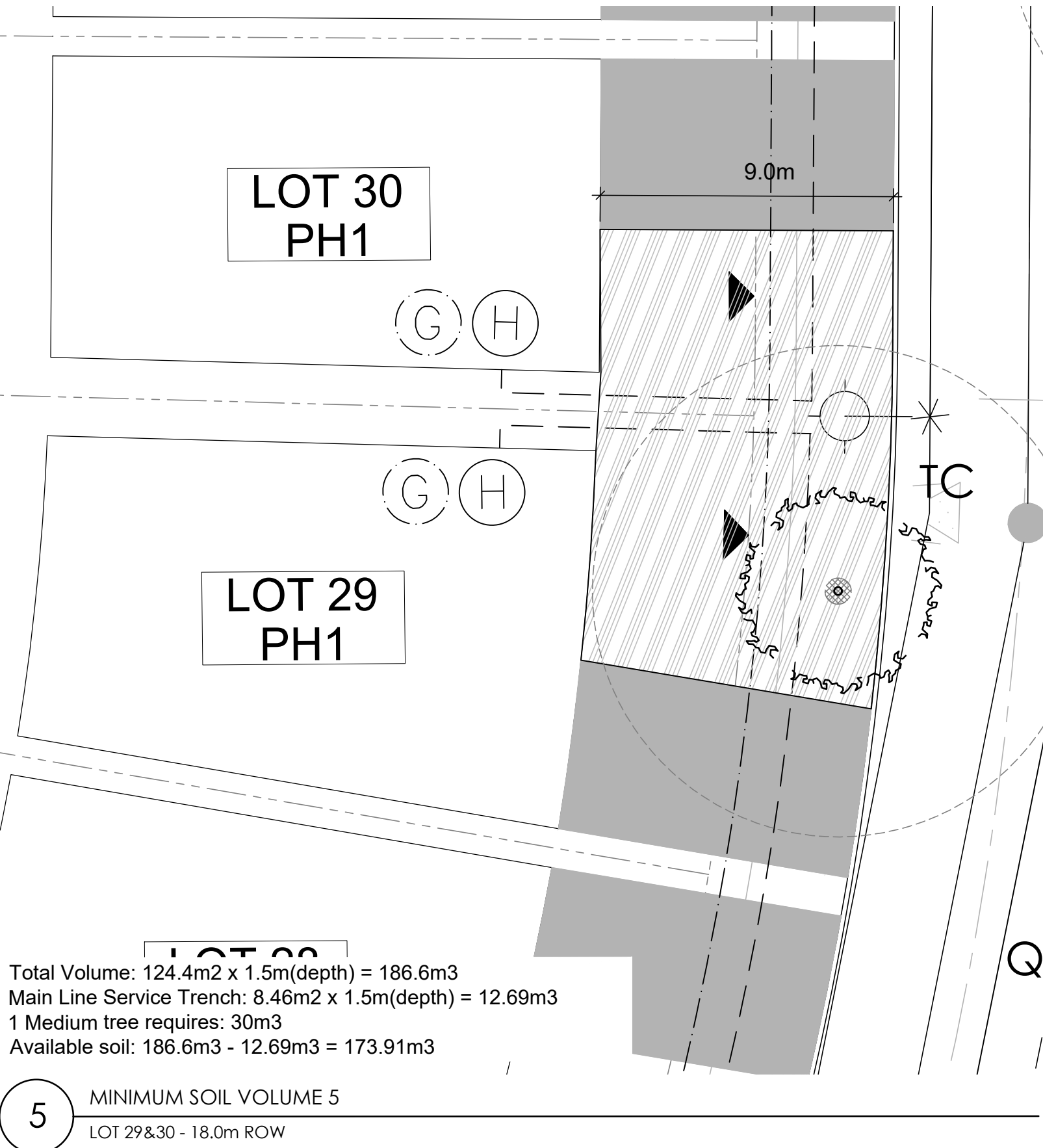
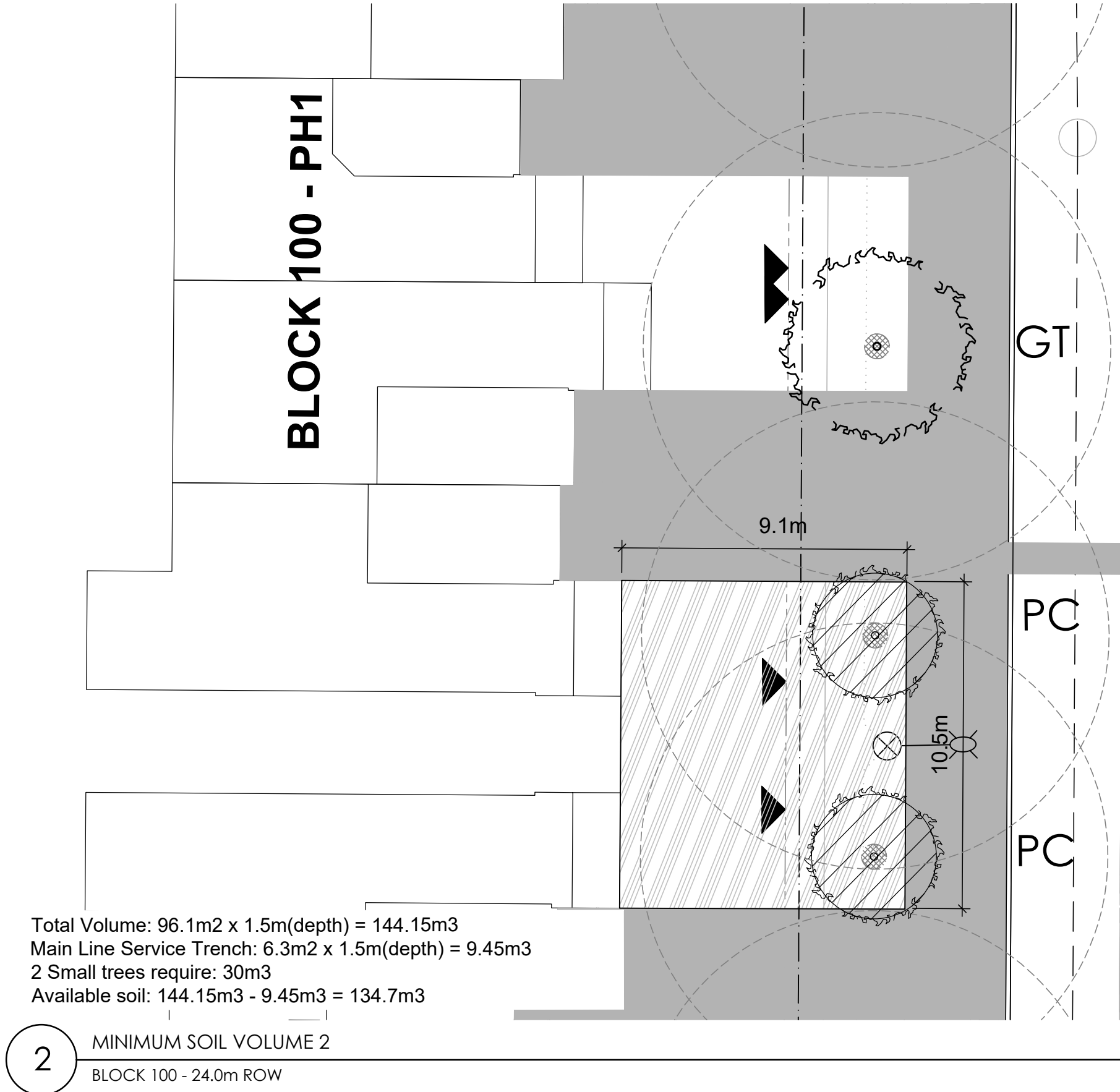
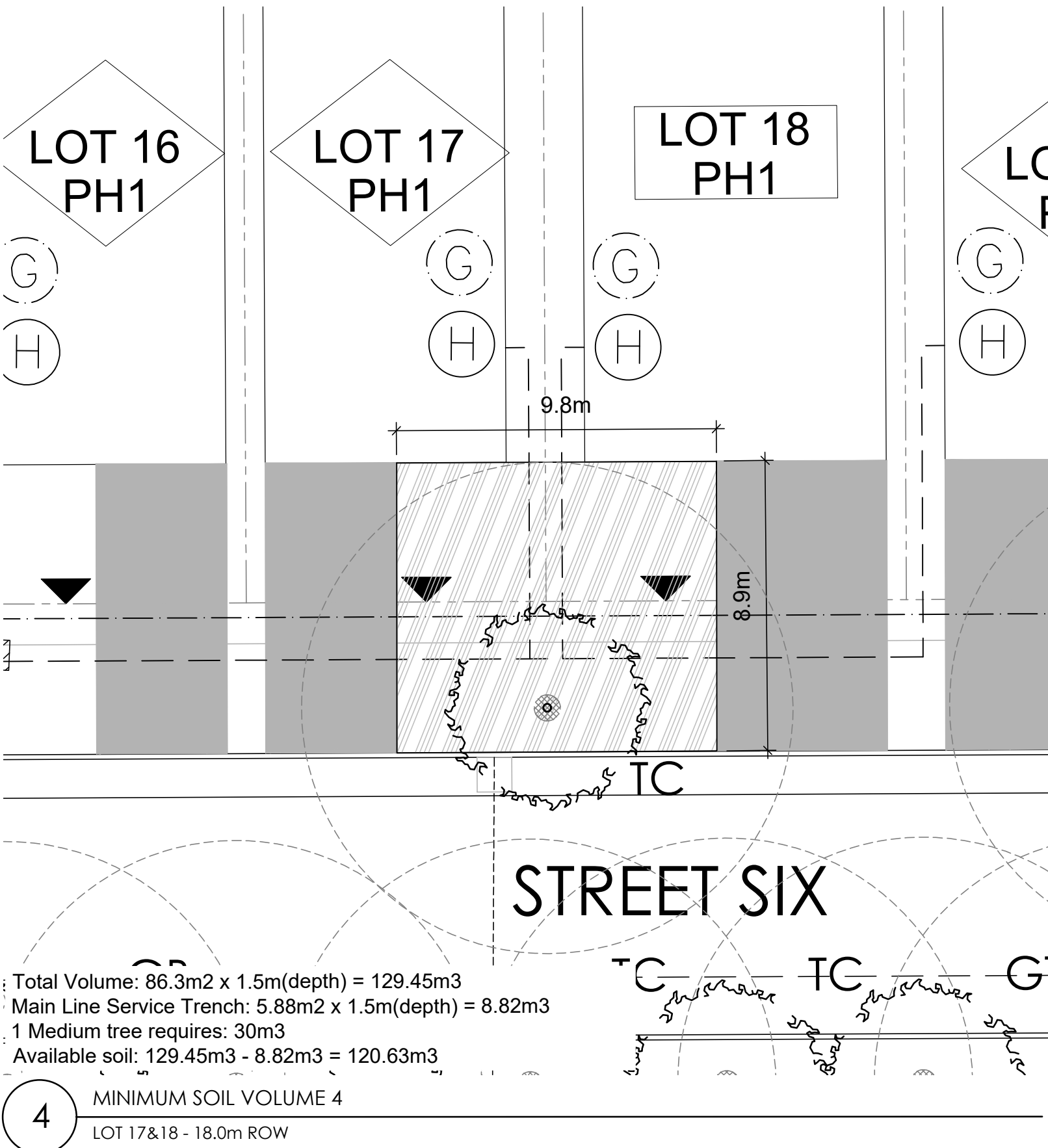
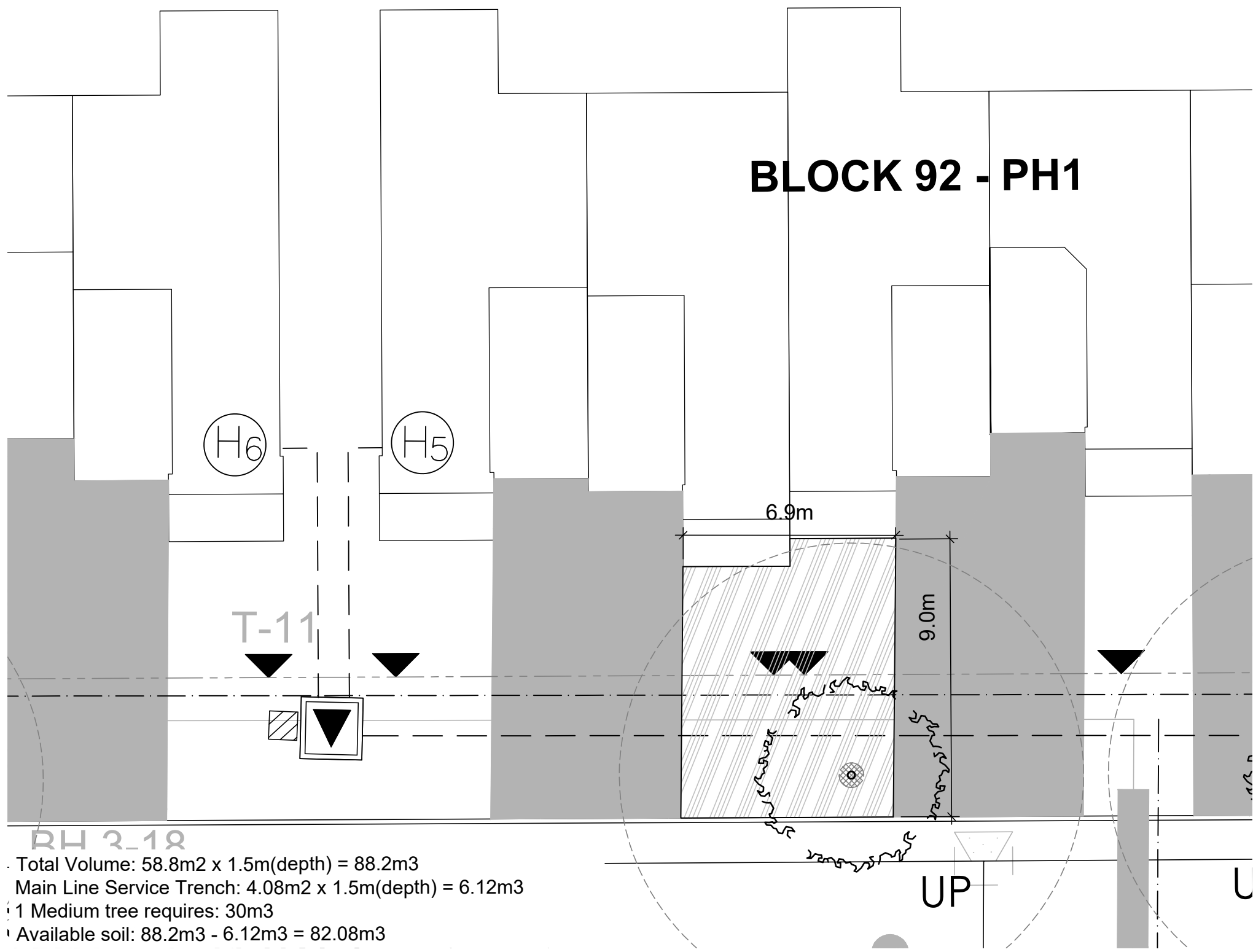
Project

THE COMMONS PHASE 1
3604-3646 INNES ROAD, OTTAWA, ON

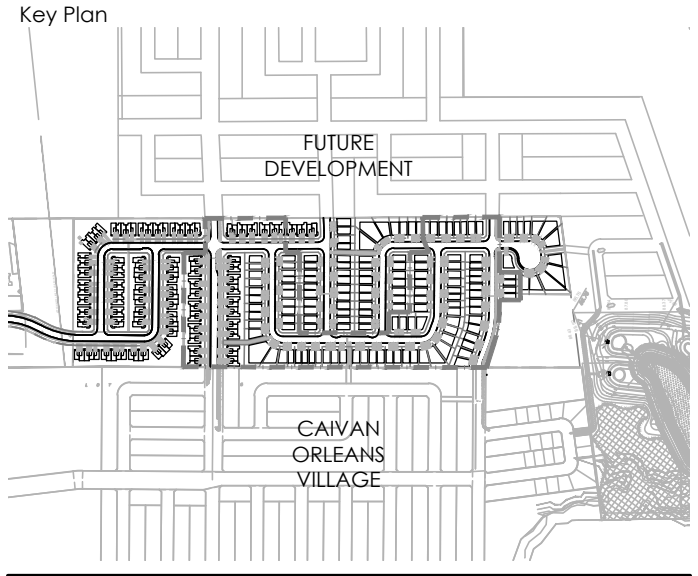
Title

WALKWAY BLOCK DETAILS

Date	JULY 2021	Sheet	D2
Scale	N.T.S.		
Drawn	TY		
Checked	TM		
Job No.	21-166		



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---	PHASE LINE

FENCING

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PLANTING

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---	ORNAMENTAL GRASS

SODDING

---	ASPHALT PAVING
-----	----------------

SURFACING

---	ASPHALT PAVING
-----	----------------

UTILITIES

---	PROPOSED HYDRO TRANSFORMER
---	PROPOSED CABLE PEDESTAL
---	PROPOSED BELL PEDESTAL
---	CURB STOP
---	PROPOSED BELL CABINET
---	COMMUNITY MAIL BOX LOCATION
---	PROPOSED STREET LIGHT
---	FIRE HYDRANT

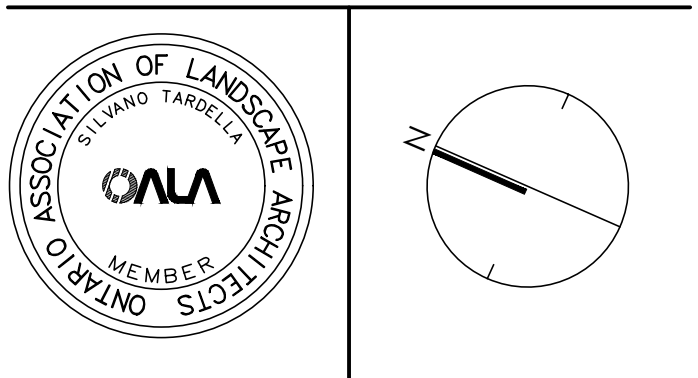
PLANTING KEY

XX	TREE SPECIES
00	QUANTITY
XX	SHRUB SPECIES
00	QUANTITY

DETAIL KEY

1	DETAIL NO.
D1	SHEET NO.

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Project

THE COMMONS PHASE 1
3604-3646 INNES ROAD, OTTAWA, ON

Title	
SOIL VOLUME	
Date	JULY 2021
Scale	1:150
Drawn	TY
Checked	DTM
Job No.	21-166
Sheet	D3