

RICHCRAFT

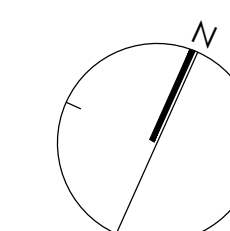
RICHCRAFT TRAILEDGE PHASE 5



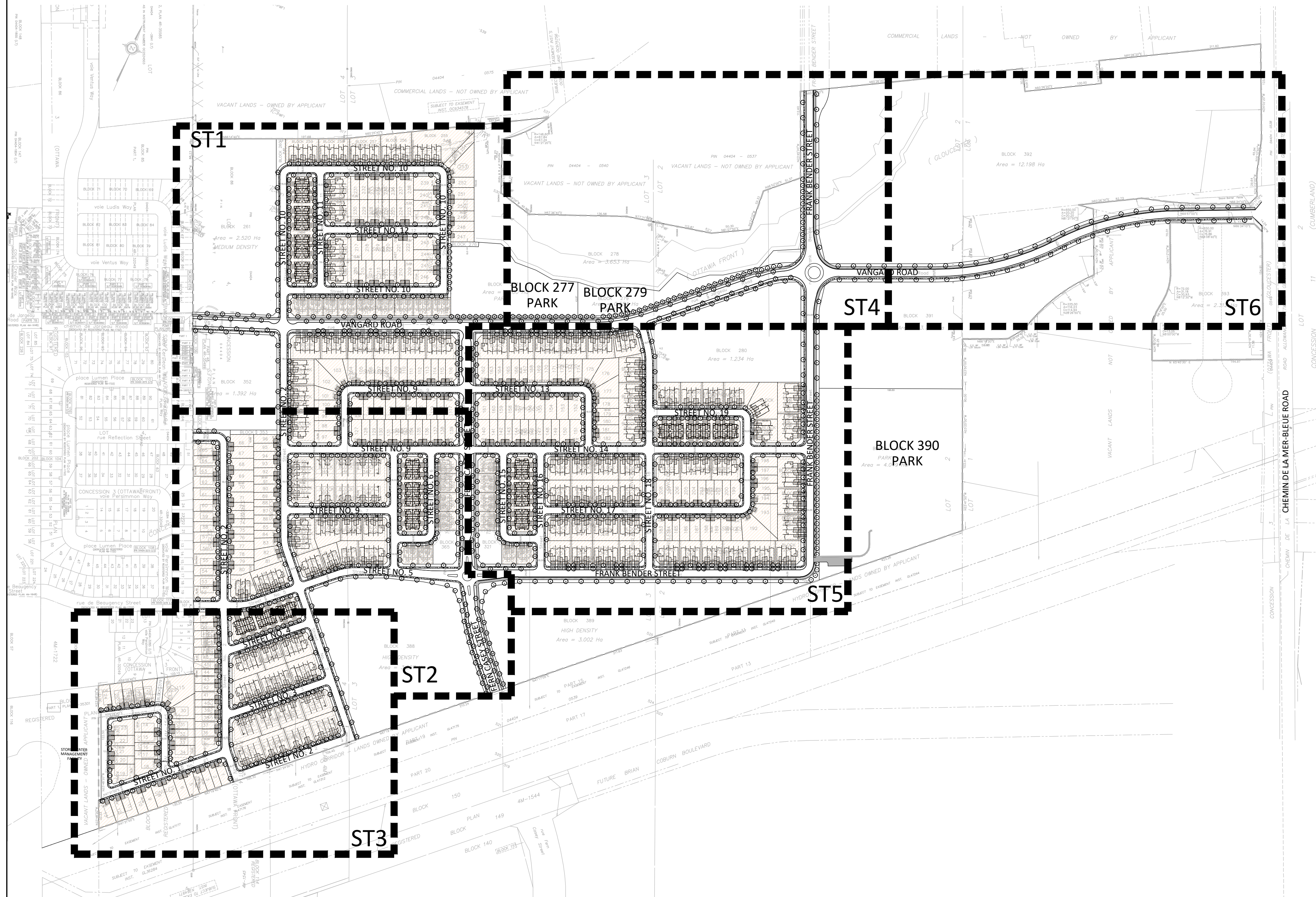
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LIST OF DRAWINGS:

- ST1 - PRELIMINARY STREETSCAPE PLAN
- ST2 - PRELIMINARY STREETSCAPE PLAN
- ST3 - PRELIMINARY STREETSCAPE PLAN
- ST4 - PRELIMINARY STREETSCAPE PLAN
- ST5 - PRELIMINARY STREETSCAPE PLAN
- ST6 - PRELIMINARY STREETSCAPE PLAN
- D1 - ROW CROSS-SECTIONS
- D2 - ROW CROSS-SECTIONS
- D2 - DETAILS



KEYMAP
1:3000



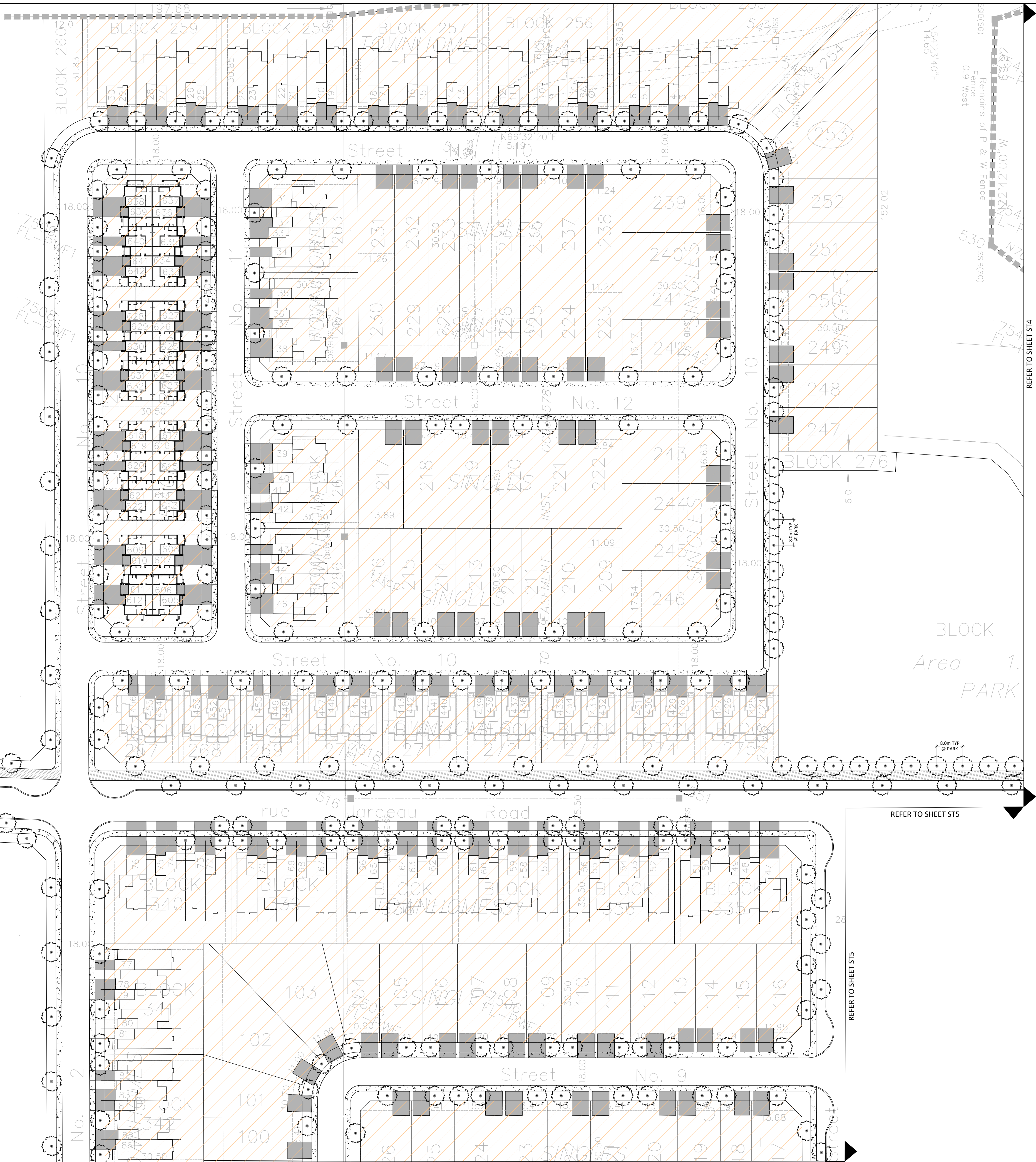
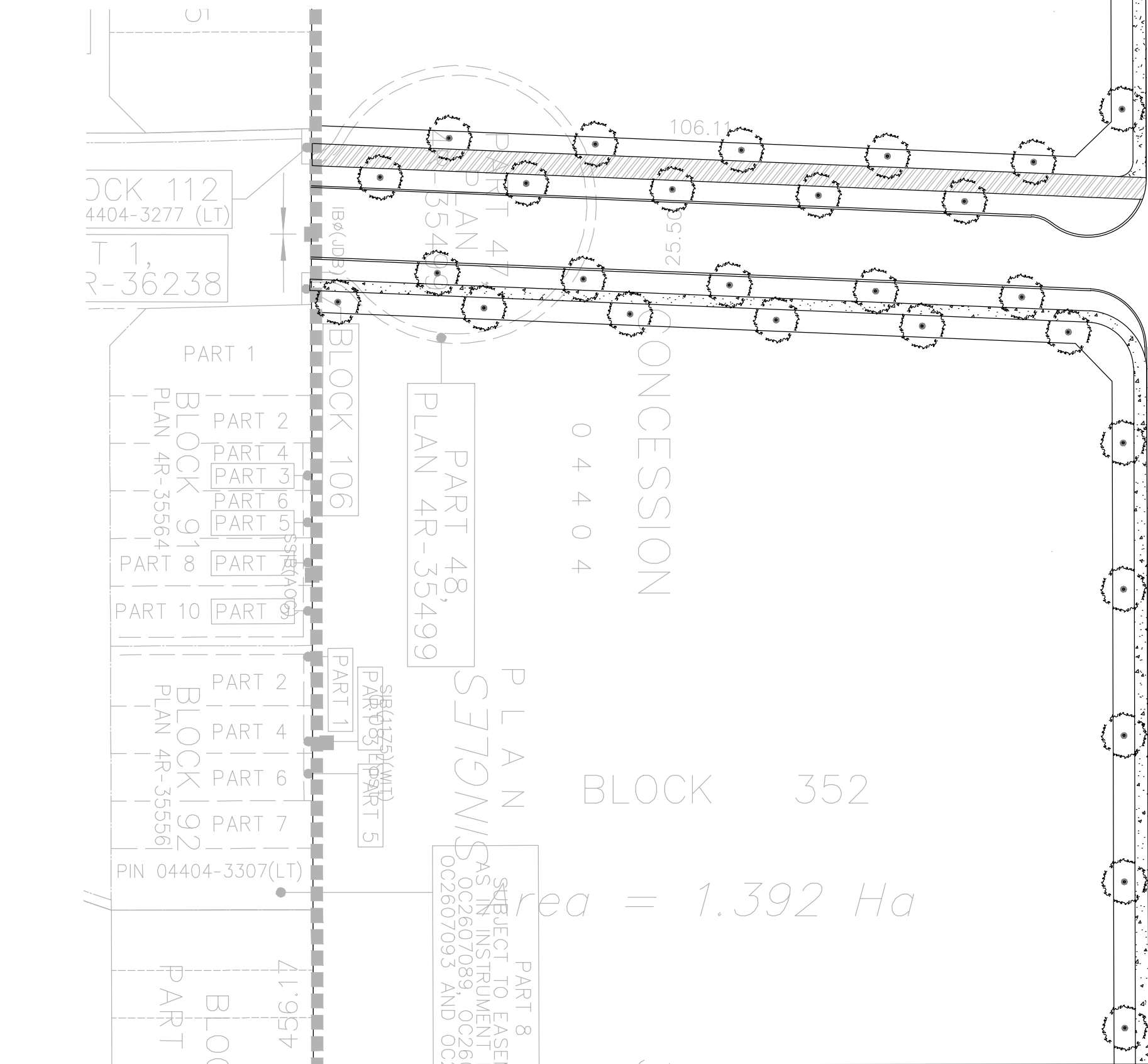
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GENERAL NOTES:

1. ACER RUBRUM, CELTIS OCCIDENTALIS, AND QUERCUS RUBRA TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
2. 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.
3. CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
4. 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.
5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
6. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
7. PLACE SOD ON A MINIMUM 150mm TOPSOIL.
8. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA.
9. 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.
10. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
11. PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
12. PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION
13. CITY GRASS CUTTING RESPONSIBILITIES FOR SODDED AREAS SHALL BEGIN FOLLOWING PERFORMANCE ACCEPTANCE INSPECTION BY THE LANDSCAPE ARCHITECT AND THE CITY. ACCEPTANCE WILL BE PROVIDED ONLY IF:
 - SOD IS PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - SODDED AREAS HAVE BEEN CUT WITHIN 24 HOURS PRIOR TO ACCEPTANCE INSPECTION.
 - MINIMUM OF 3 WEEKS HAVE ELAPSED FOLLOWING LAYING OF SOD.
 - A MINIMUM OF TWO CUTS HAVE TAKEN PLACE.
 - SODDED AREAS HAVE BEEN TOP-DRESSED, SEEDED AND AERATED
14. TYPICAL STREET TREE PLANTING REQUIREMENTS FOR RESIDENTIAL LOTS (EXCLUDES MULTIBLOCKS)
 - 1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS
 - 2 TREES PER EXTERIOR SINGLE (CORNER) LOTS
 - 1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
 - 2 TREES PER 3 MULTIPLE-UNITS TOWNHOUSE
 - 2 TREES PER 4 MULTIPLE-UNITS TOWNHOUSE
 - 3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
 - 3 TREES PER 6 MULTIPLE-UNITS TOWNHOUSE
 - 4 TREES PER 8 MULTIPLE-UNITS TOWNHOUSE
 - 5 TREES PER 10 MULTIPLE-UNITS TOWNHOUSE

INTERIOR SINGLE (NON-CORNER) LOTS (223): 223 TREES
EXTERIOR SINGLE (CORNER) LOTS (30): 60 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (59): 59 TREES
3 MULTIPLE-UNITS TOWNHOUSE (21): 42 TREES
4 MULTIPLE-UNITS TOWNHOUSE (52): 104 TREES
5 MULTIPLE-UNITS TOWNHOUSE (32): 96 TREES
6 MULTIPLE-UNITS TOWNHOUSE (11): 33 TREES
8 MULTIPLE-UNITS TOWNHOUSE (8): 32 TREES
10 MULTIPLE-UNITS TOWNHOUSE (8): 40 TREES

TOTAL NUMBER OF TREES REQUIRED: 689
TOTAL NUMBER OF TREES ON PLAN: 793
DIFFERENCE: +104



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Key Plan

LEGEND

PHASE LINE

PLANTING

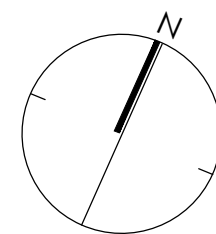
- AR DECIDUOUS STREET TREE
- SMALL DECIDUOUS TREE

SURFACING

- C.I.P CONCRETE
- ASPHALT PAVING
- MULTI-USE PATH

DENOTES RESIDENTIAL (EXCLUDES MULTI-BLOCKS)

No.	Description	Date
4	Issued for Preliminary Streetscape	JUNE 25/25
3	Issued for Client Review	JUNE 12/25
2	Revised as per city comments	SEPT. 08/22
1	Issued for Client Review	MAY 07/21
Revision		
City Approval Stamp		



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T 613.237.2345 F 613.237.6423 NAKDESIGNSTRATEGIES.COM

Project

Trailsedge Phase 5
Orleans, ON

Title

Preliminary Streetscape Plan

Date June 2025
Scale 1:650
Drawn MB
Checked MK
Job No. 21-116

Sheet

ST1



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Key Plan

LEGEND

■■■■■■■■■■ PHASE LINE

PLANTING

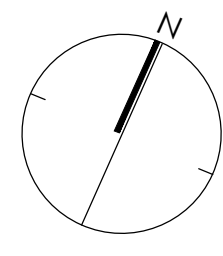
- AR DECIDUOUS STREET TREE
- SMALL DECIDUOUS TREE

SURFACING

- C.I.P. CONCRETE
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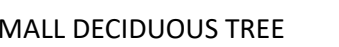
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ST2

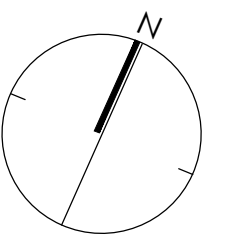
Key Plan

■ ■ ■ ■ ■ ■ ■ ■ PHASE LINE

AR



Trial	Control	MCI	AD
1	95	85	75
2	95	85	75
3	95	80	70
4	95	78	68
5	95	75	65

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Title

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Date	June 2025	Sheet	ST3
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Key Plan

LEGEND

PHASE LINE

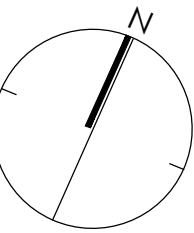
PLANTING

- AR DECIDUOUS STREET TREE
- SMALL DECIDUOUS TREE

SURFACING

- C.I.P. CONCRETE
- ASPHALT PAVING
- MULTI-USE PATH
- DENOTES RESIDENTIAL (EXCLUDES MULTI-BLOCKS)

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Orleans, ON

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Preliminary Streetscape Plan

Date June 2025
Scale 1:650
Drawn MB
Checked MK
Job No. 21-116

Sheet

ST4

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Key Plan

LEGEND

■■■■■■■■■■ PHASE LINE

PLANTING

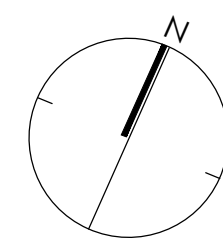
- AR
DECIDUOUS STREET TREE
- SMALL DECIDUOUS TREE

SURFACING

- C.I.P CONCRETE
- ASPHALT PAVING
- MULTI-USE PATH

■■■■■■■■■■ DENOTES RESIDENTIAL (EXCLUDES MULTI-BLOCKS)

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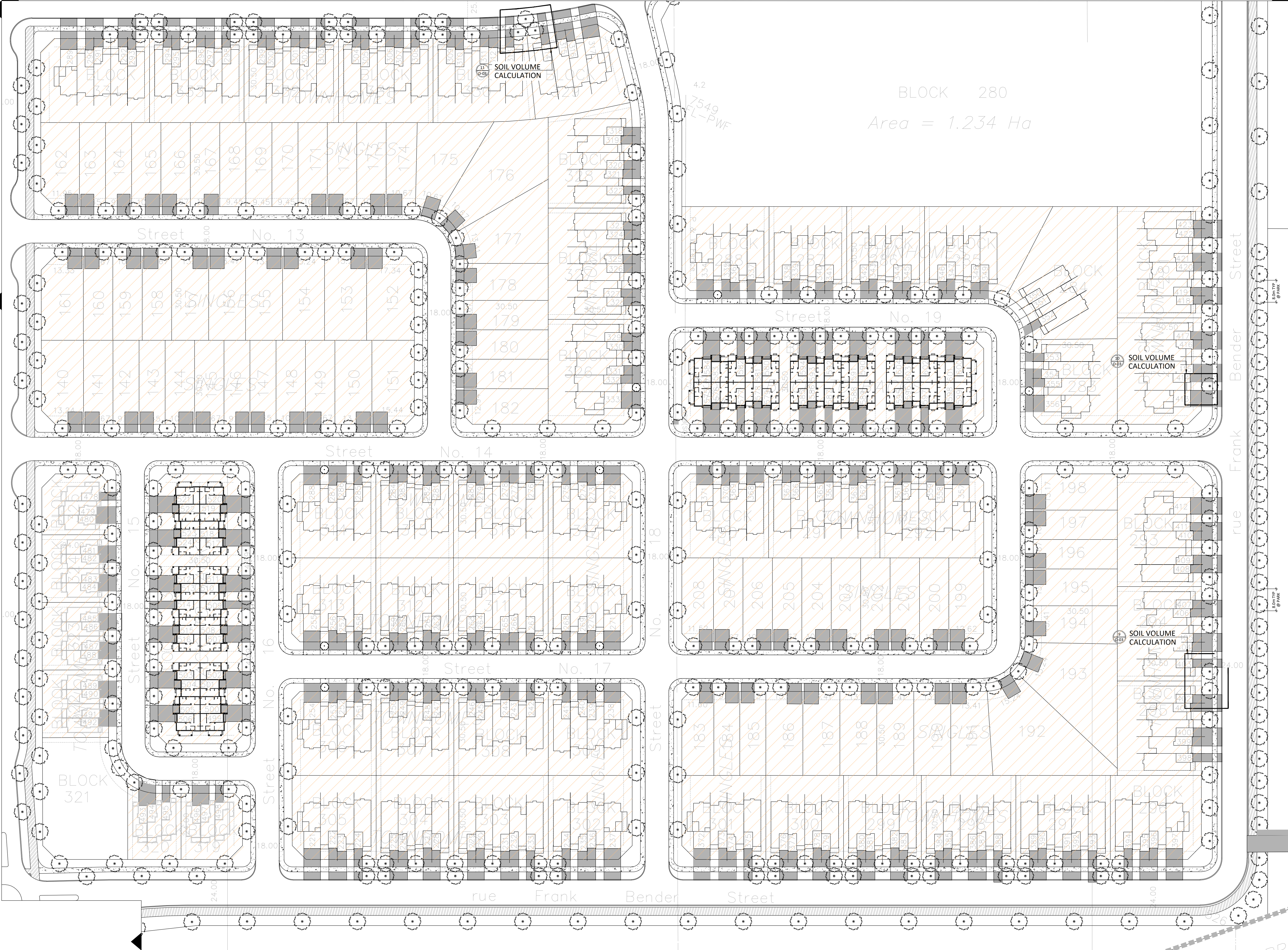
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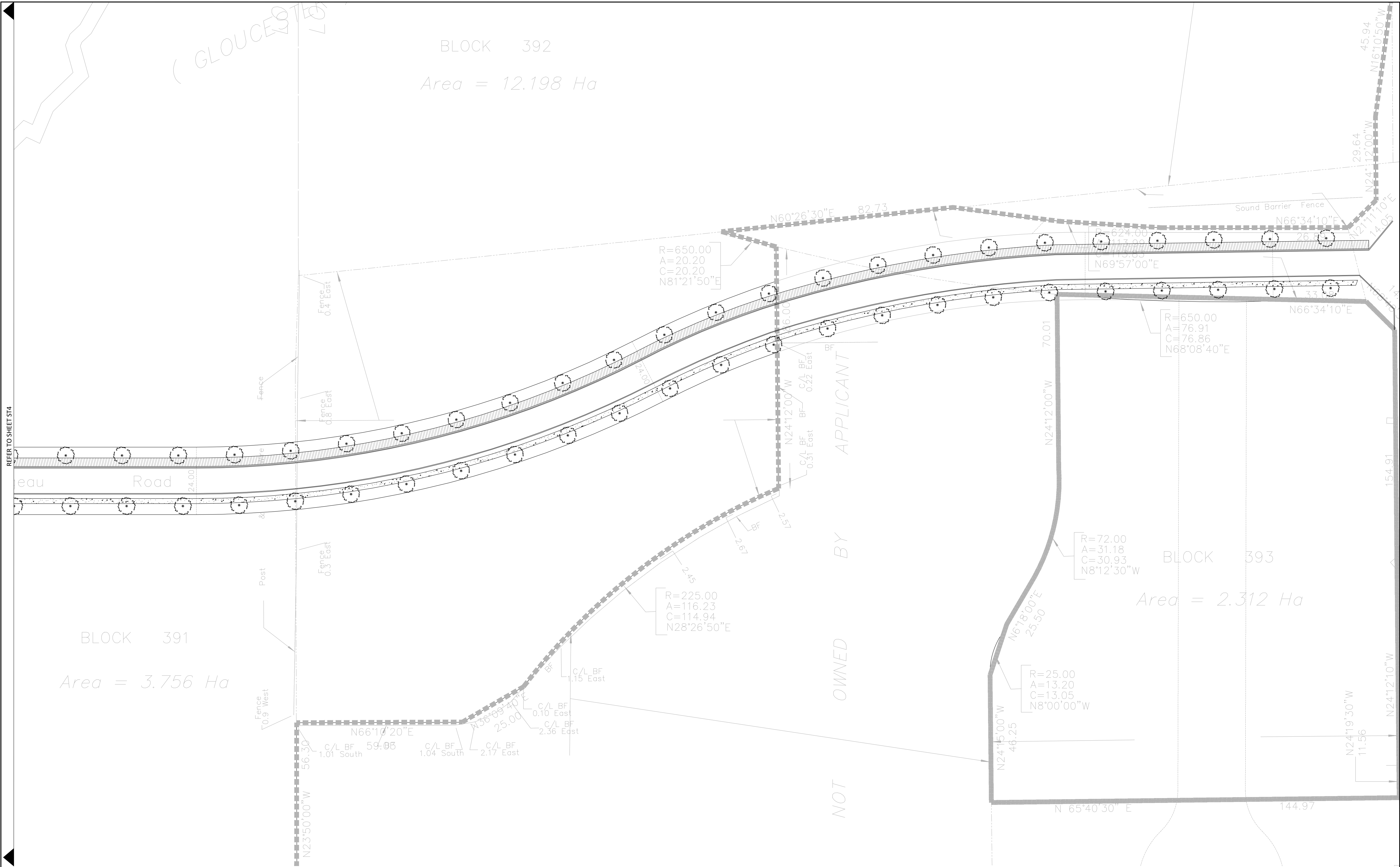
ST5

REFER TO SHEET ST4

REFER TO SHEET ST1

REFER TO SHEET ST2





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Key Plan

LEGEND

PHASE LINE

PLANTING

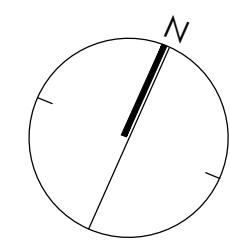
AR
DECIDUOUS STREET TREE
SMALL DECIDUOUS TREE

SURFACING

C.I.P CONCRETE
ASPHALT PAVING
MULTI-USE PATH

DENOTES RESIDENTIAL
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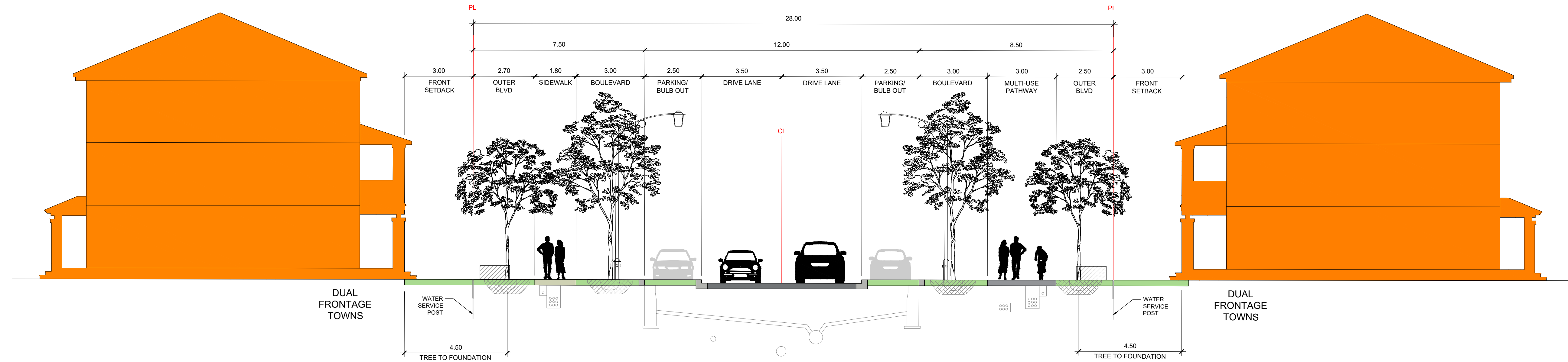
Preliminary Streetscape Plan

Date June 2025
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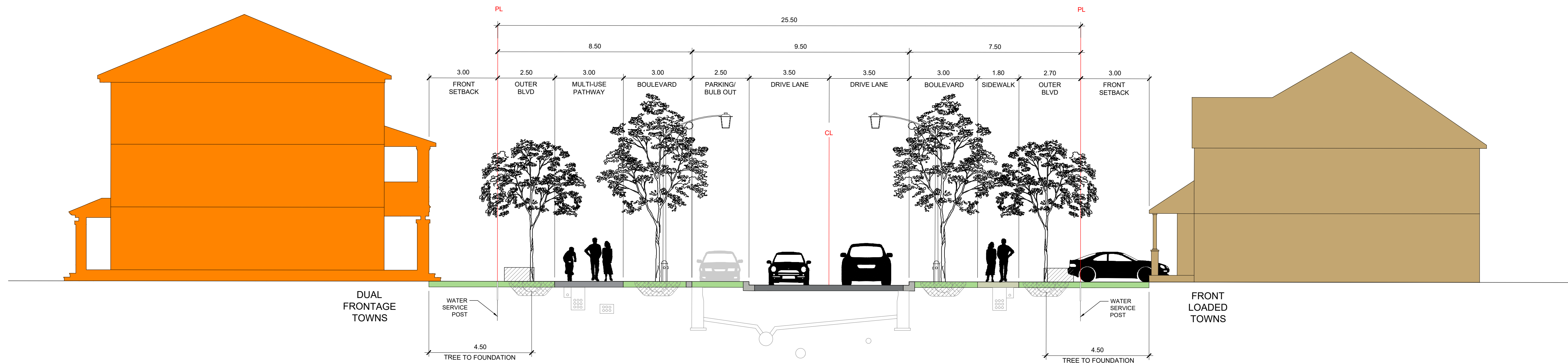
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ST6

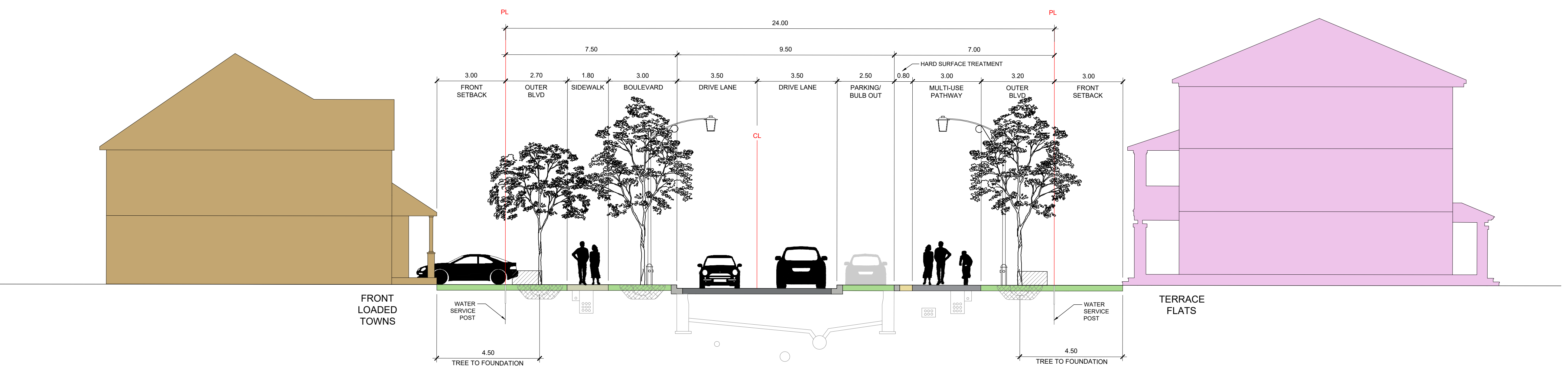
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1 28m FERN CASEY STREET CROSS SECTION
1:100



2 25.5m JARGEAU ROAD CROSS SECTION
1:100



3 24m FRANK BENDER STREET (EAST-WEST) CROSS SECTION
1:100

-		
-		
-		
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MEMBER

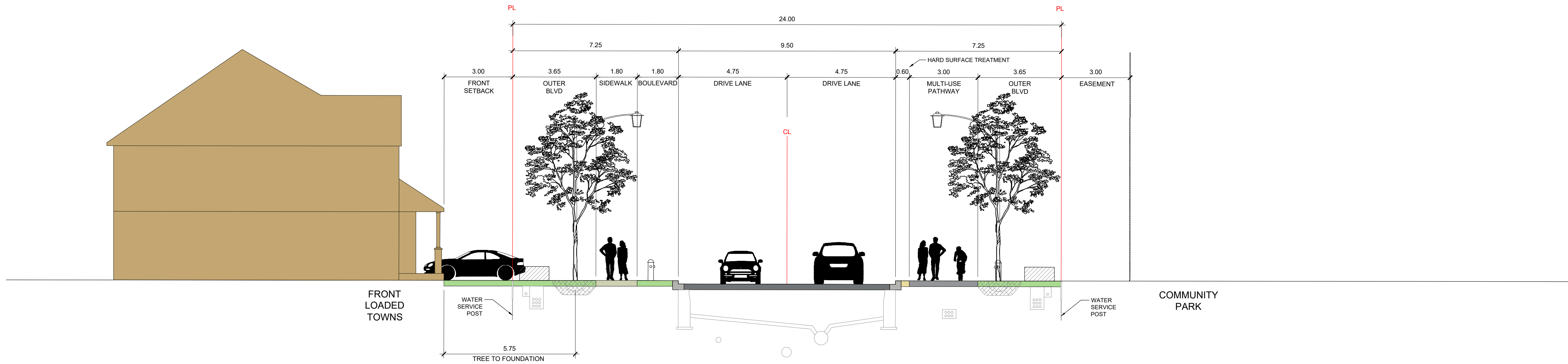
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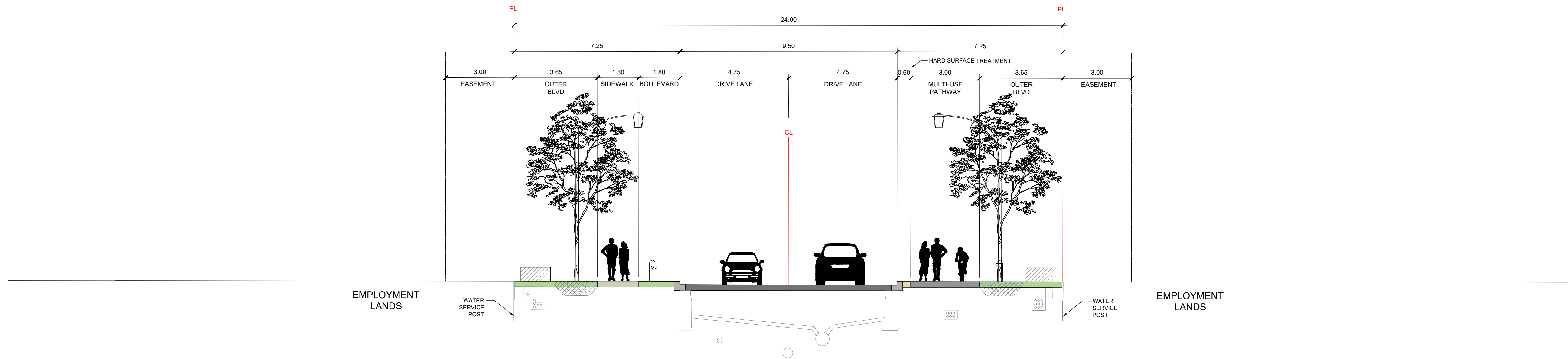
Project

Trailsedge Phase 5 Orleans, ON		
Title		
ROW Cross Sections		
Date	June 2025	Sheet
Scale	1:100	D-01
Drawn	MB	
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Job No.	21-116	

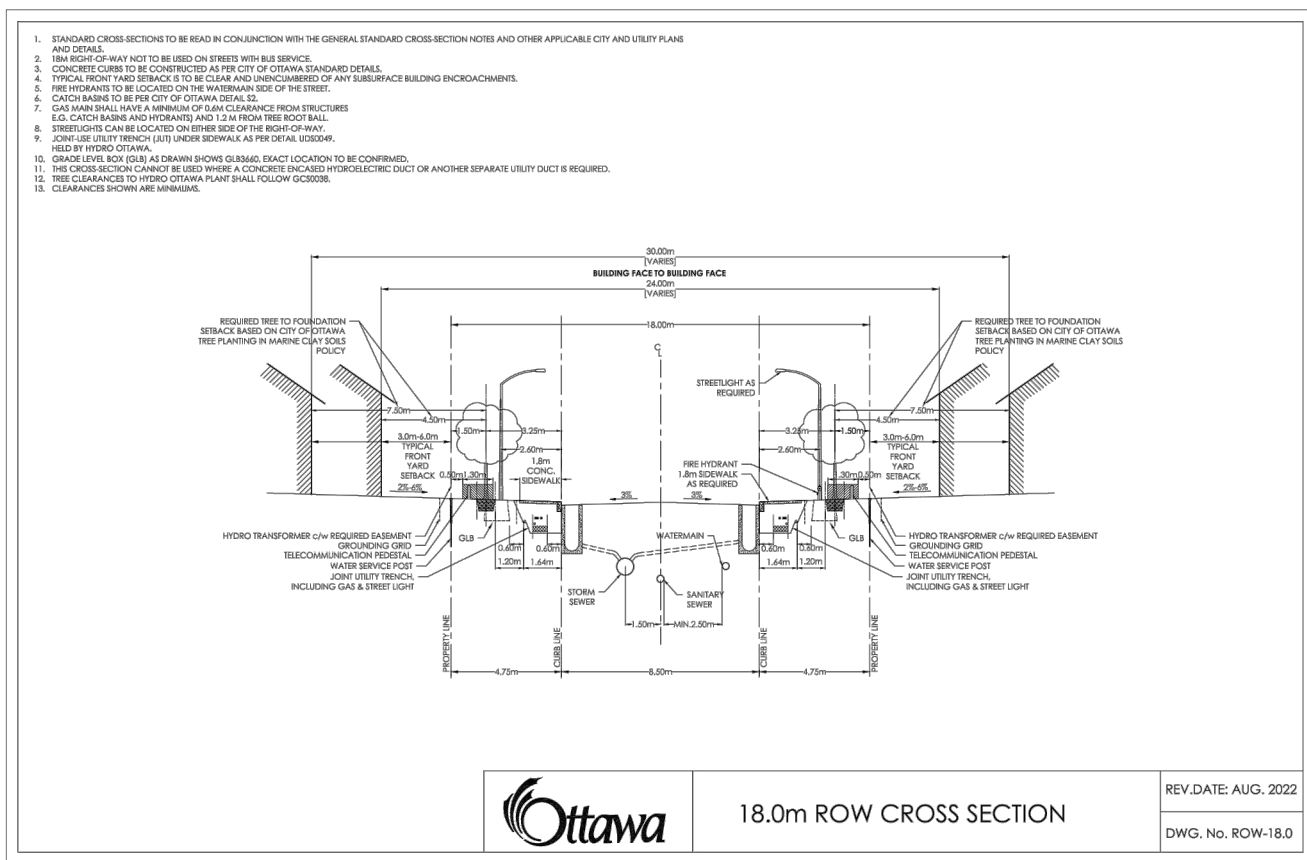
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4 24m FRANK BENDER STREET (NORTH-SOUTH) CROSS SECTION
1:100



5 24m VANGUARD DRIVE CROSS SECTION
1:100



6 18m CROSS SECTION
1:100

-		
-		
-		
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Project

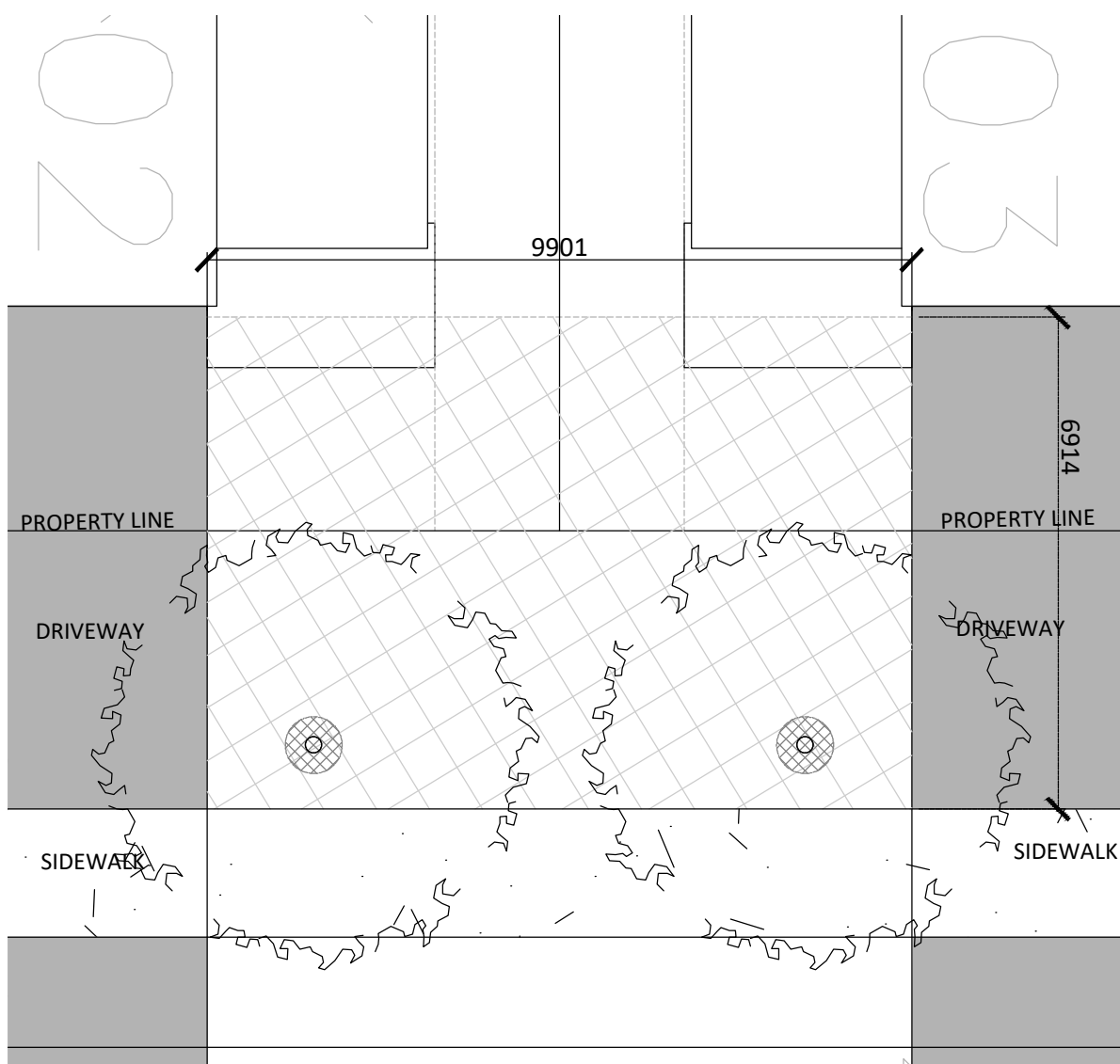
Trailsedge Phase 5
Orleans, ON

Title	
ROW Cross Sections	
Date	June 2025
Scale	1:100
Drawn	MB
Checked	MK
Job No.	21-116
Sheet	D-02

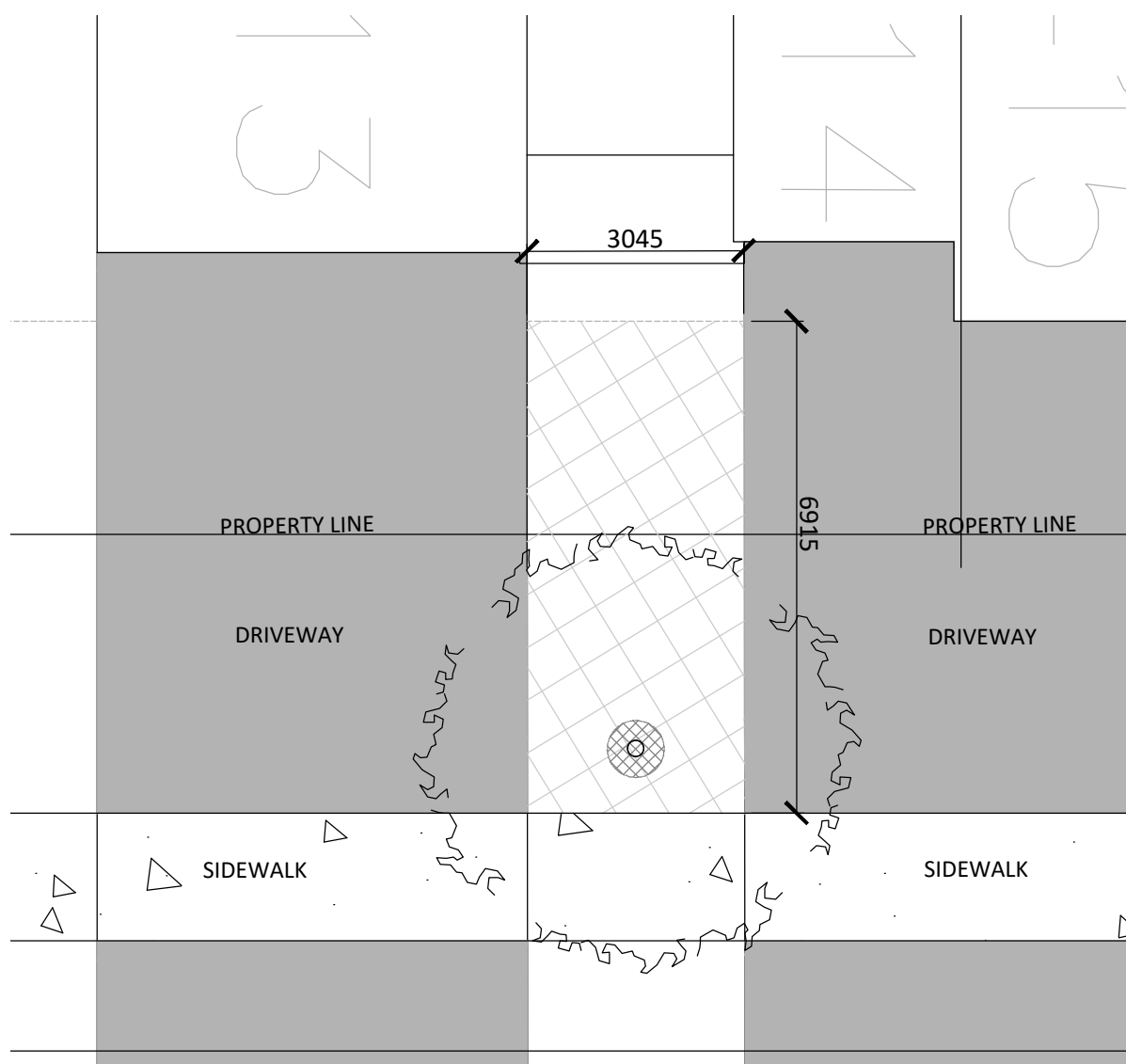
TREE PLANTING IN MARINE CLAY SOILS

- THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 5.3 OF PATERSON GROUP'S GEOTECHNICAL RECOMMENDATIONS, DATED APRIL 24, 2025.
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 REPORT BY PATERSON GROUP (REPORT PG3130-MEMO.10 APRIL 24, 2025).
2. 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).
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. IN A PARK OR OTHER GREEN SPACE). FOR STREET TREES IN THE ROAD RIGHT-OF-WAY WHERE 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) PROVIDED ALL OF THE FOLLOWING SIX CONDITIONS ARE MET:
- 4.1. 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 THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
- 4.2. 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.
- 4.3. 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 STREET TREE PLANTING LOCATIONS.
- 4.3.1. 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 (I.E. VOLUME OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME).
- 4.4. THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
- 4.5. THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 15M BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
- 4.6. 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 PLAN.

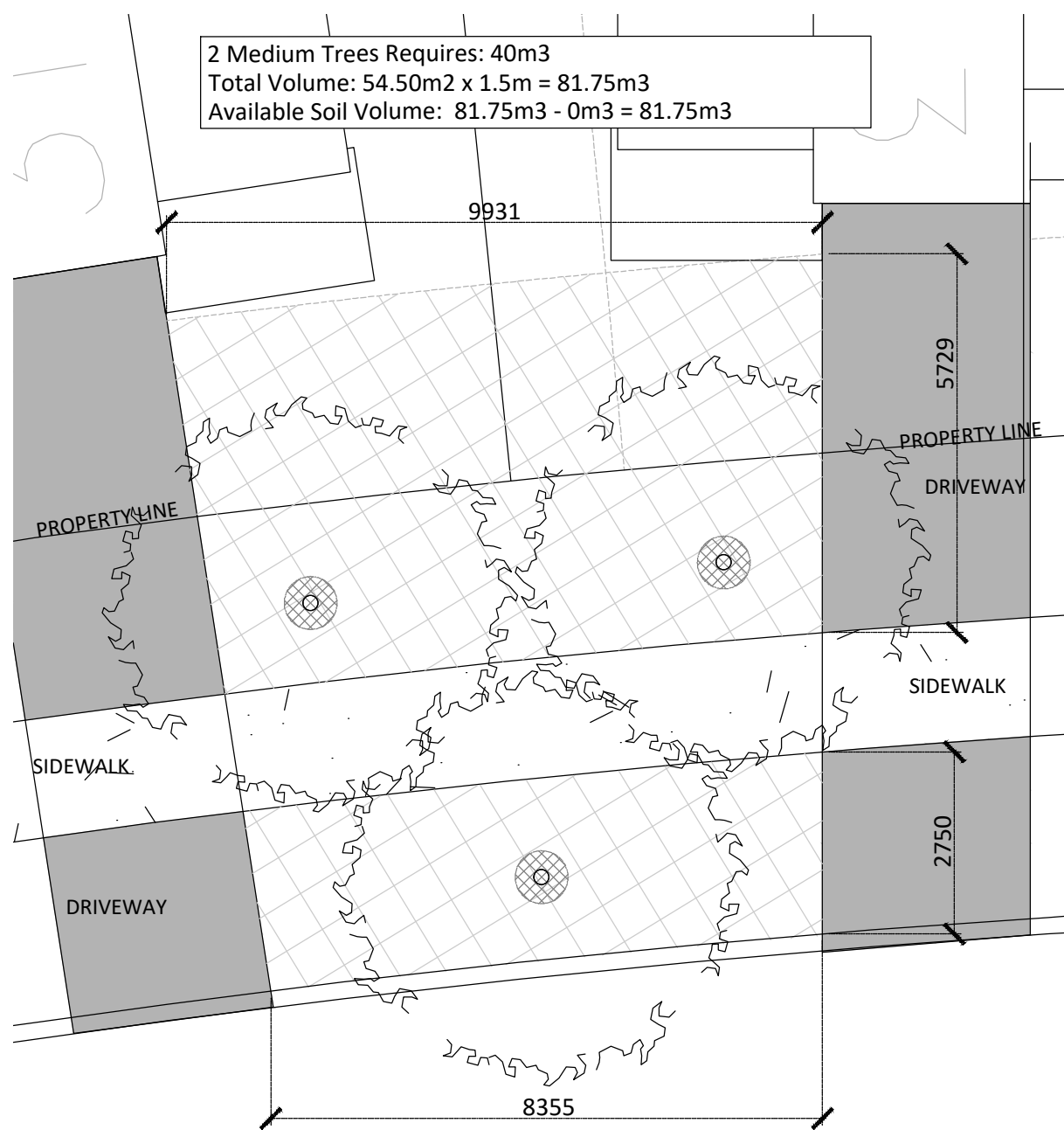
TREE SOIL VOLUMES			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m³)	MULTIPLE TREE SOIL VOLUME (m³)	SINGLE TREE SOIL VOLUME (m³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35



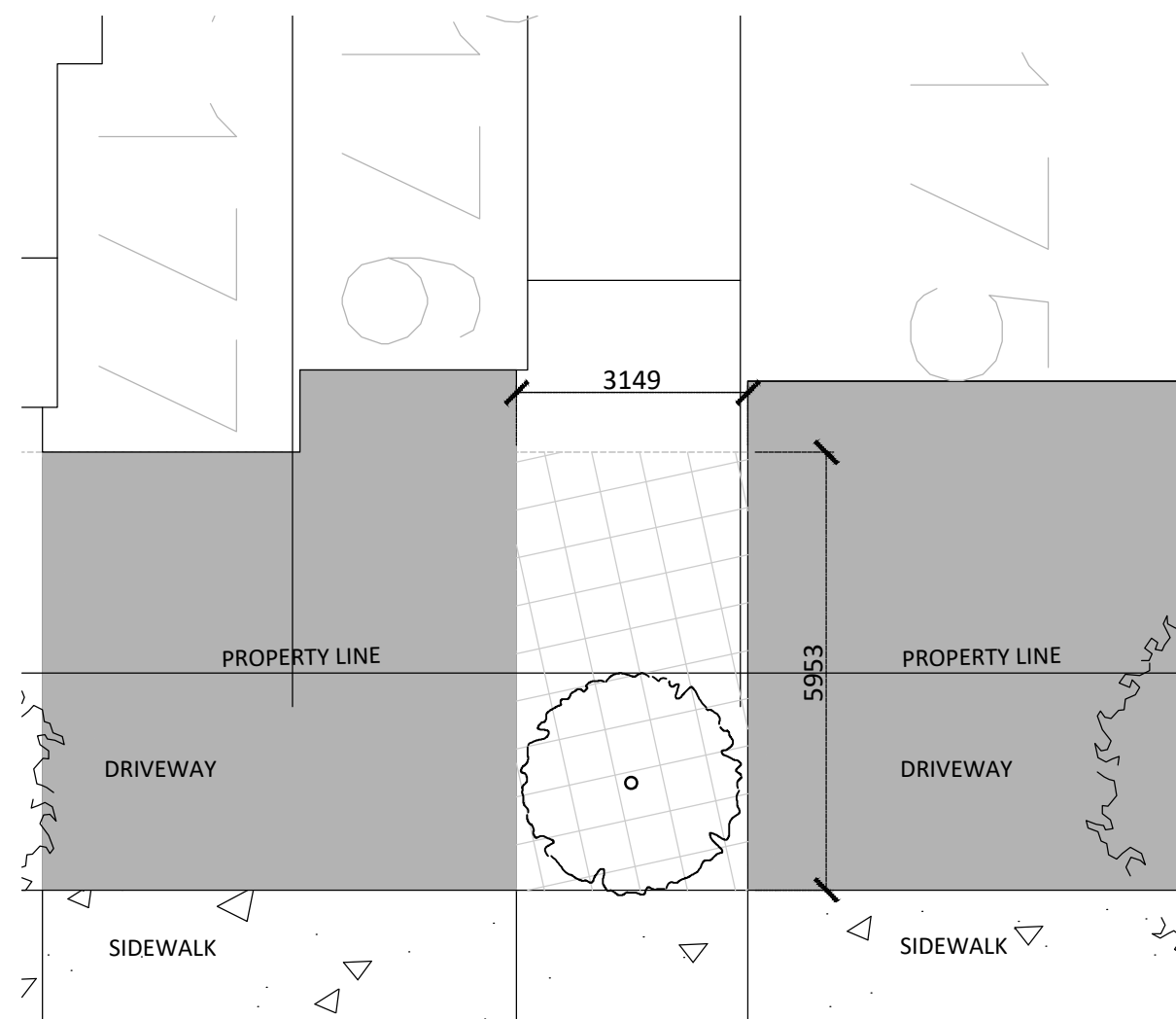
9 SOIL VOLUME CALCULATION (SCALE 1:100)
24m ROW - COMMUNITY PARK



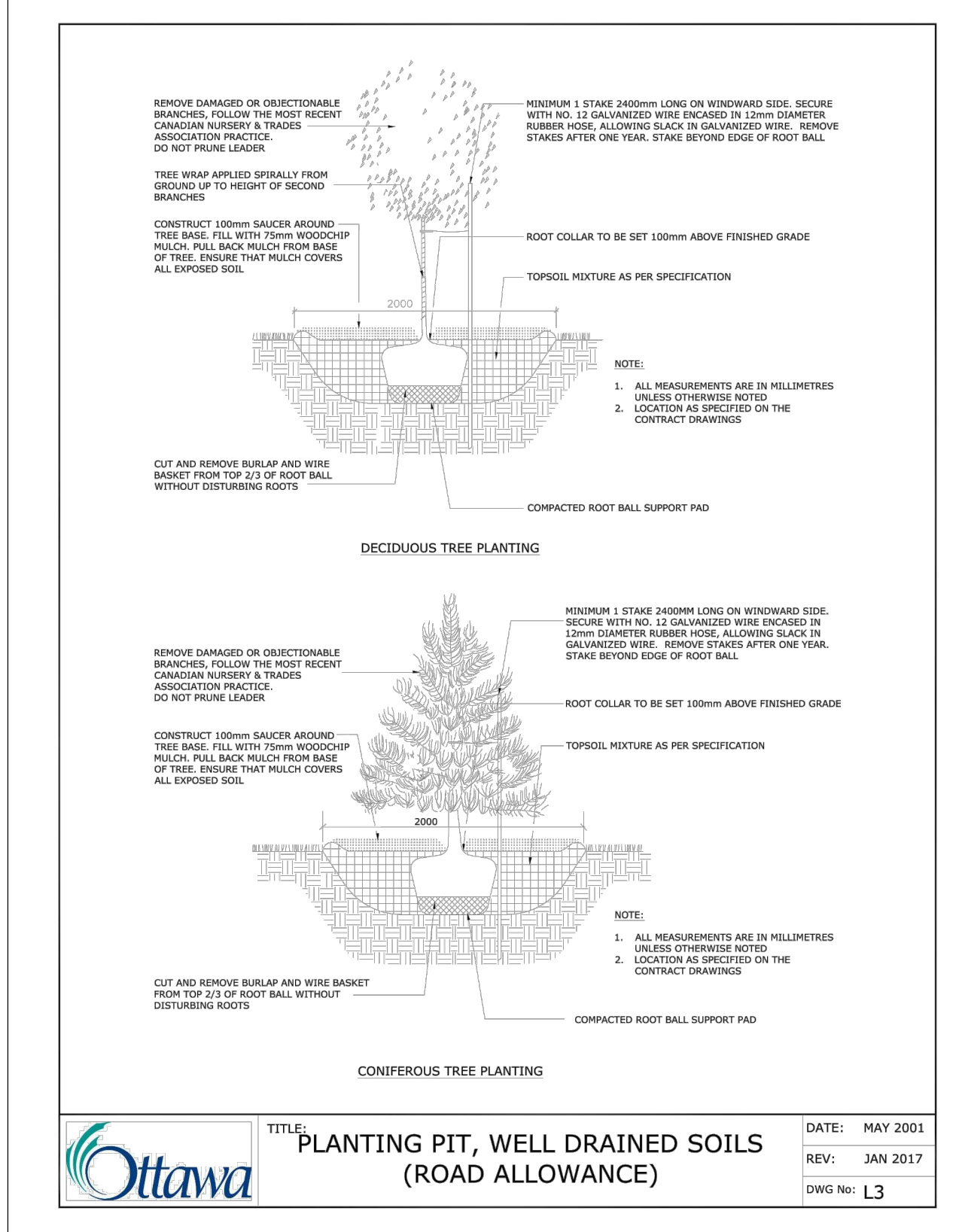
10 SOIL VOLUME CALCULATION (SCALE 1:100)
24m ROW - COMMUNITY PARK



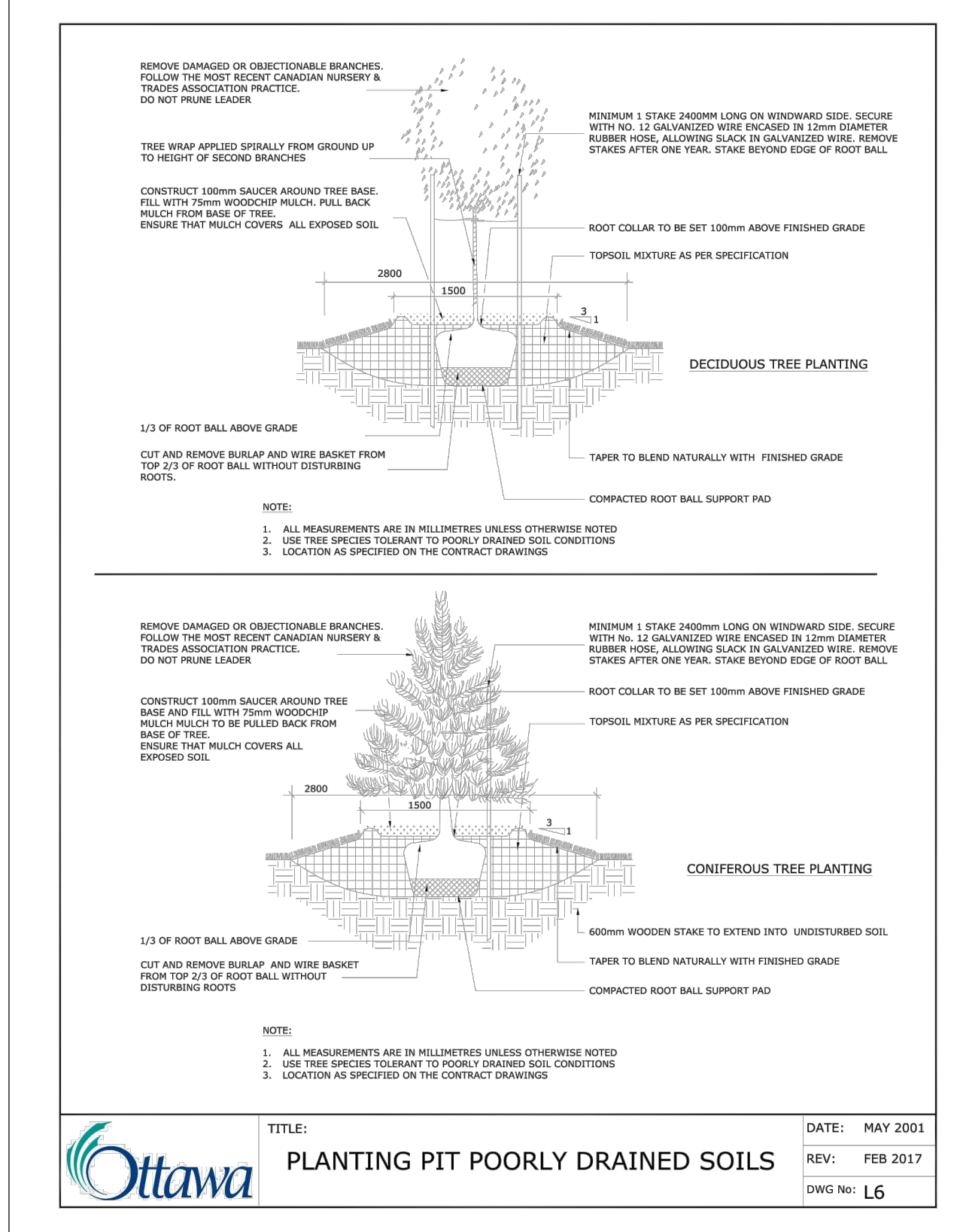
11 SOIL VOLUME CALCULATION (SCALE 1:100)
25.5m ROW



12 SOIL VOLUME CALCULATION (SCALE 1:100)
18m ROW



7 DECIDUOUS TREE PLANTING
N.T.S.



8 CONIFEROUS TREE PLANTING
N.T.S.

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ASSOCIATION OF LANDSCAPE ARCHITECTS
ONTARIO
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Project

Trailsedge Phase 5
Orleans, ON

Title PLANTING DETAILS	
Date June 2025 Scale AS SHOWN Drawn MB Checked MK Job No. 21-116	Sheet D-03