

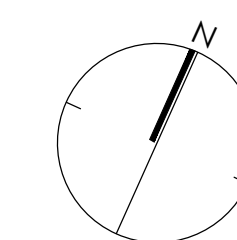
RICHCRAFT

RICHCRAFT TRAILEDGE PHASE 5



LIST OF DRAWINGS:

- ST1 - PRELIMINARY STREETScape PLAN
- ST2 - PRELIMINARY STREETScape PLAN
- ST3 - PRELIMINARY STREETScape PLAN
- ST4 - PRELIMINARY STREETScape PLAN
- ST5 - PRELIMINARY STREETScape PLAN
- D-01 - ROW CROSS-SECTIONS
- D-02 - ROW CROSS-SECTIONS
- D-03 - DETAILS, SOIL VOLUME DEMONSTRATION
- D-04 - SOIL VOLUME DEMONSTRATION
- D-05 - SOIL VOLUME DEMONSTRATION
- D-06 - SOIL VOLUME DEMONSTRATION



KEYMAP
1:3000





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Key Plan

LEGEND

PHASE LINE

LEGEND

CHAIN LINK FENCE

POST AND RAIL FENCE

EXCLUSION FENCING

PLANTING

AR

DECIDUOUS STREET TREE

SOD

SURFACING

C.I.P. CONCRETE

ASPHALT PAVING

MULTI-USE PATH

DENOTES RESIDENTIAL (EXCLUDES MULTI-BLOCKS)

UTILITIES

FIRE HYDRANT

Note: All Fire Hydrant and Driveway Locations Are Conceptual and Subject to Change

7	Re-issued for Fifth Submission	JUN 16/26
6	Re-issued for Fourth Submission	JAN 27/26
5	Issued for Fourth Submission	JAN 20/26
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
No.	Description	Date
Revision		
City Approval Stamp		

ASSOCIATION OF LANDSCAPE ARCHITECTS

ONTARIO

MEMBER

NAK

design strategies

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Project

Trailsedge Phase 5

Orleans, ON

Title

Preliminary Streetscape Plan

Date June 2025

Scale 1:650

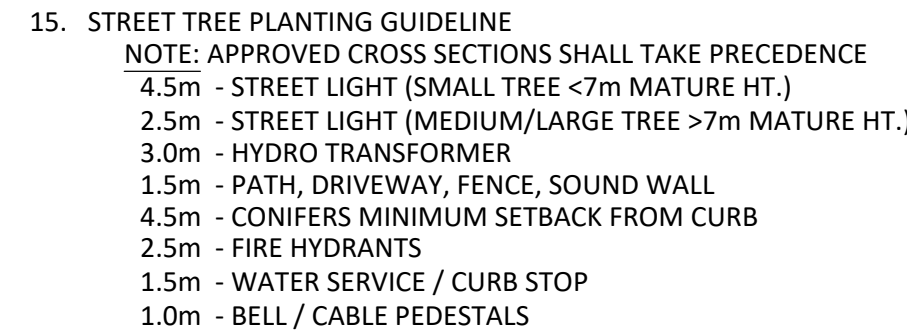
Drawn MB

Checked MK

Job No. 21-116

Sheet

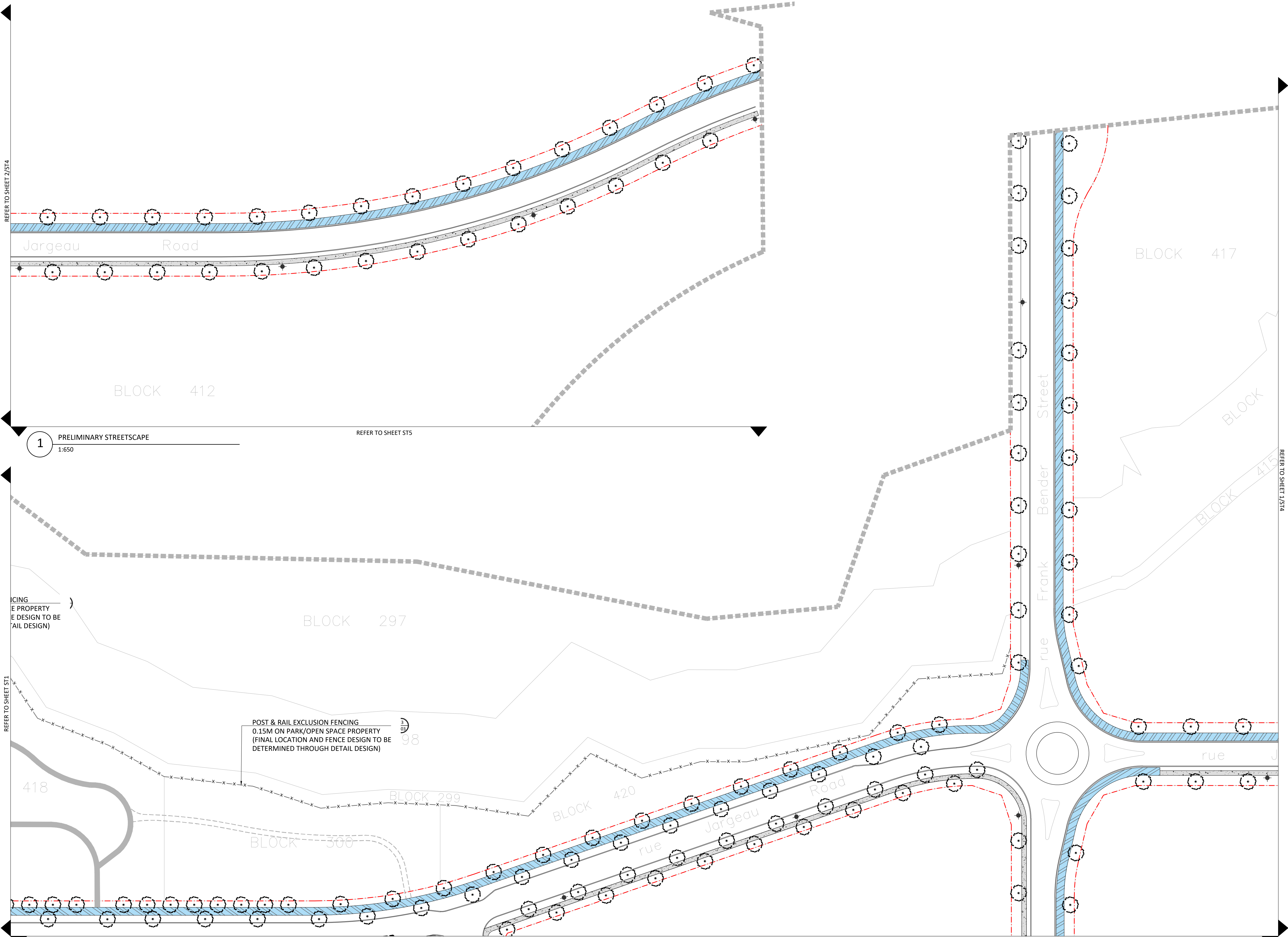
ST1



Date	June 2025	Sheet
Scale	1:650	ST2
Drawn	MB	
Checked	MK	
Job No.	21-116	

Key Plan

Date	June 2025	Sheet
Scale	1:650	ST3
Drawn	MB	
Checked	MK	
Job No.	21-116	



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Key Plan

LEGEND

■ ■ ■ ■ ■ ■ ■ ■ PHASE LINE

LEGEND

—○—○—○— CHAIN LINK FENCE
—○—○—○— POST AND RAIL FENCE
—X—X—X—X—X—X— EXCLUSION FENCING

PLANTING

AR
DECIDUOUS STREET TREE

SOD

SURFACING

C.I.P CONCRETE

ASPHALT PAVING

MULTI-USE PATH

DENOTES RESIDENTIAL
(EXCLUDES MULTI-BLOCKS)

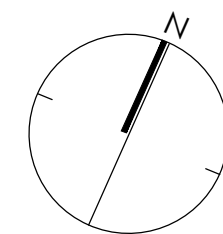
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Project

Trailsedge Phase 5
Orleans, ON

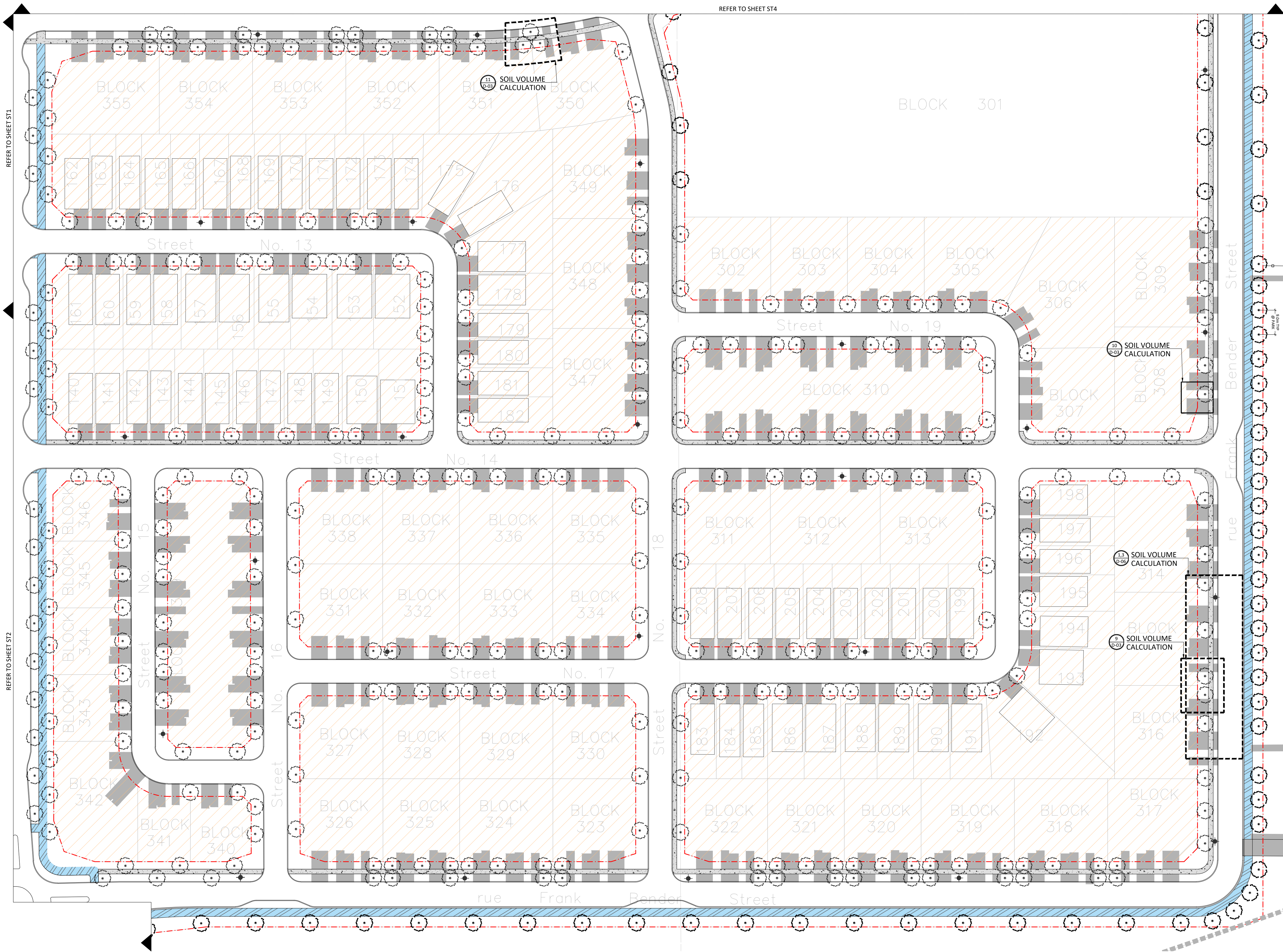
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Preliminary Streetscape Plan

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

Sheet

ST4



REFER TO SHEET ST4

REFER TO SHEET ST1

REFER TO SHEET ST2

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Key Plan

LEGEND

■ ■ ■ ■ ■ ■ ■ ■ PHASE LINE

LEGEND

—○— CHAIN LINK FENCE
—○— POST AND RAIL FENCE
—x—x—x—x—x— EXCLUSION FENCING

PLANTING

AR
DECIDUOUS STREET TREE

SOD

SURFACING

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

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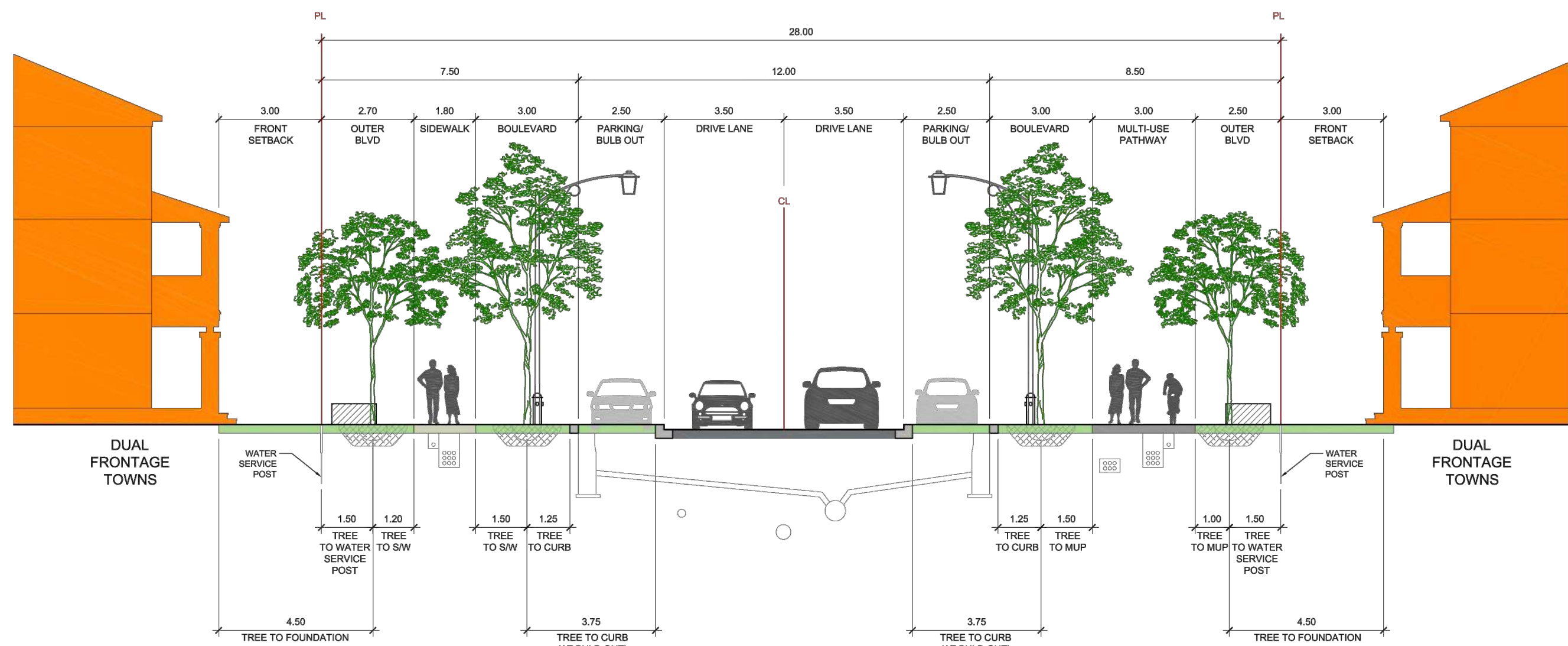
Project

Trailsedge Phase 5
Orleans, ON

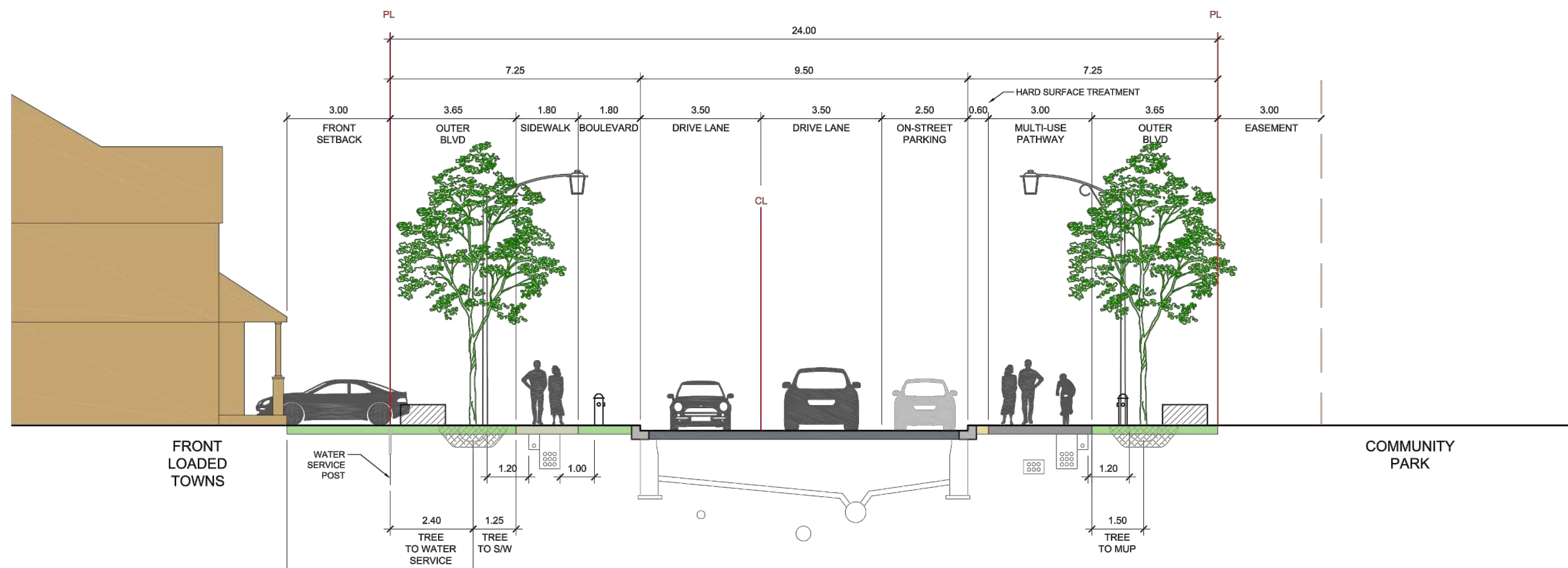
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Preliminary Streetscape Plan

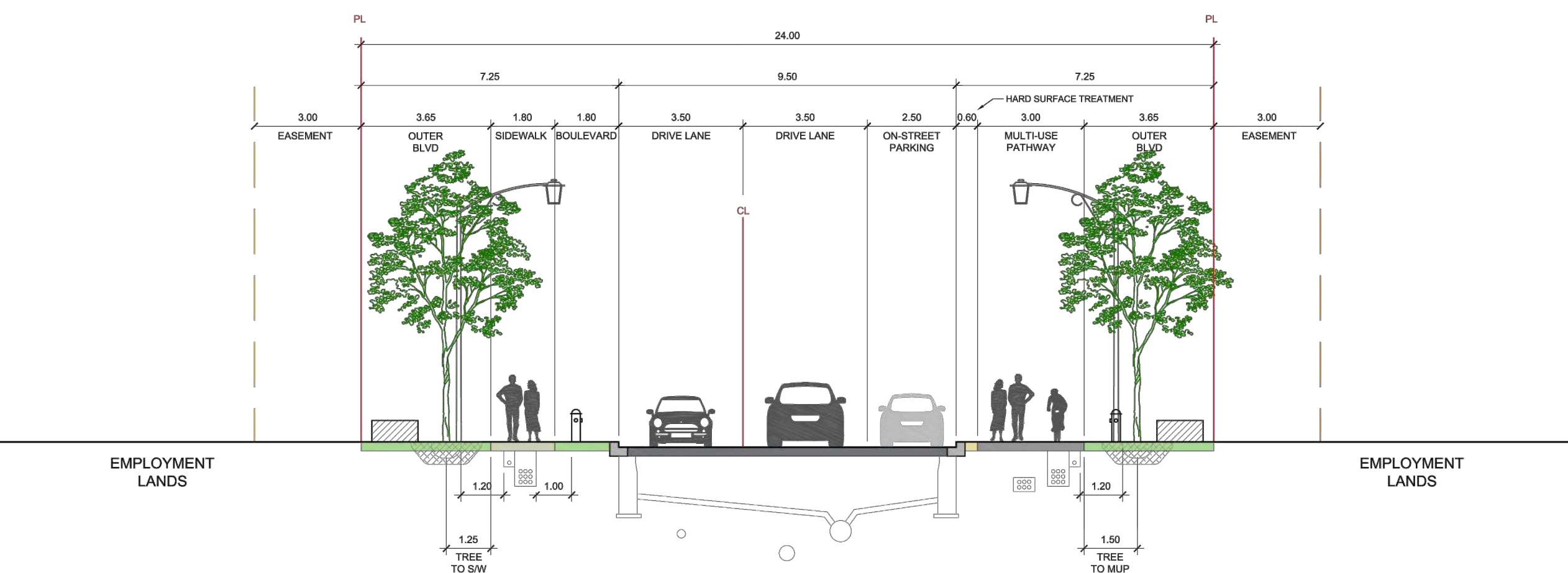
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Scale	1:650		
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Job No.	21-116		



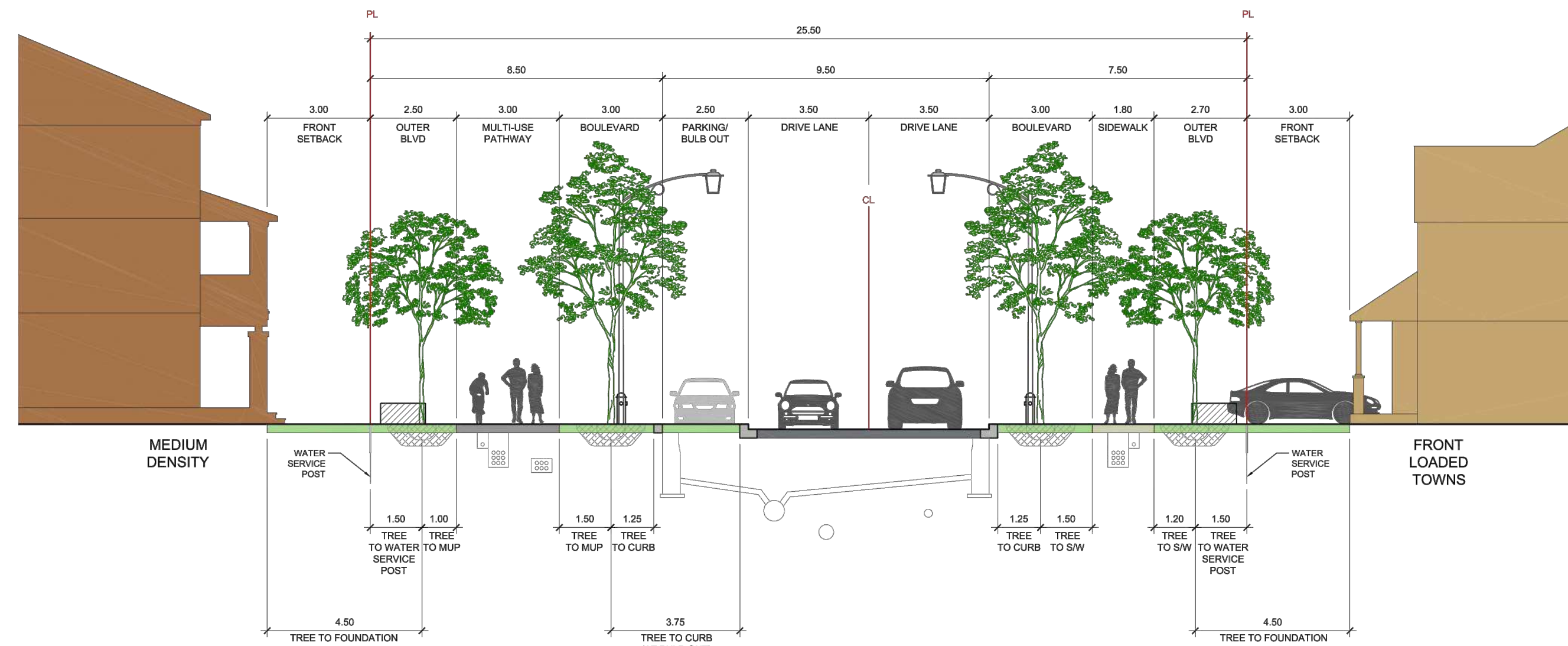
1 28m FERN CASEY STREET CROSS SECTION
N.T.S.



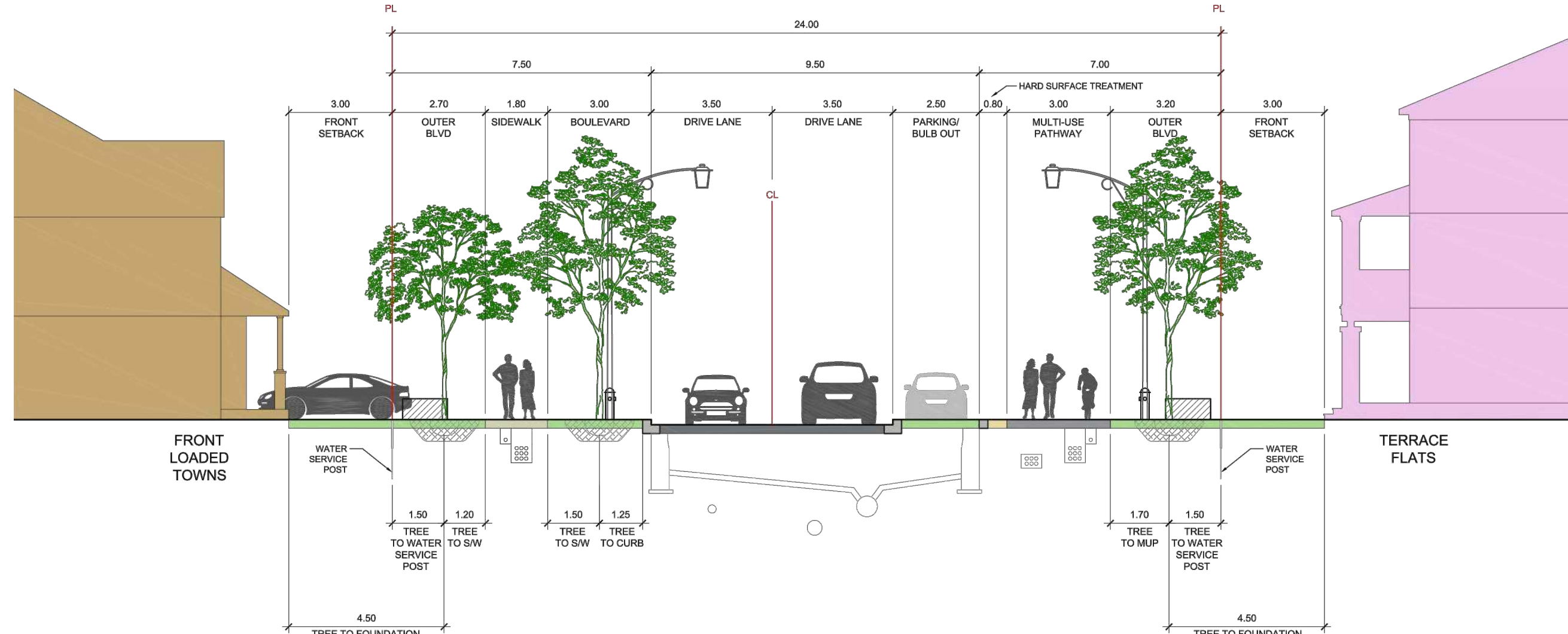
3 24m FRANK BENDER STREET (NORTH-SOUTH) CROSS SECTION
N.T.S.



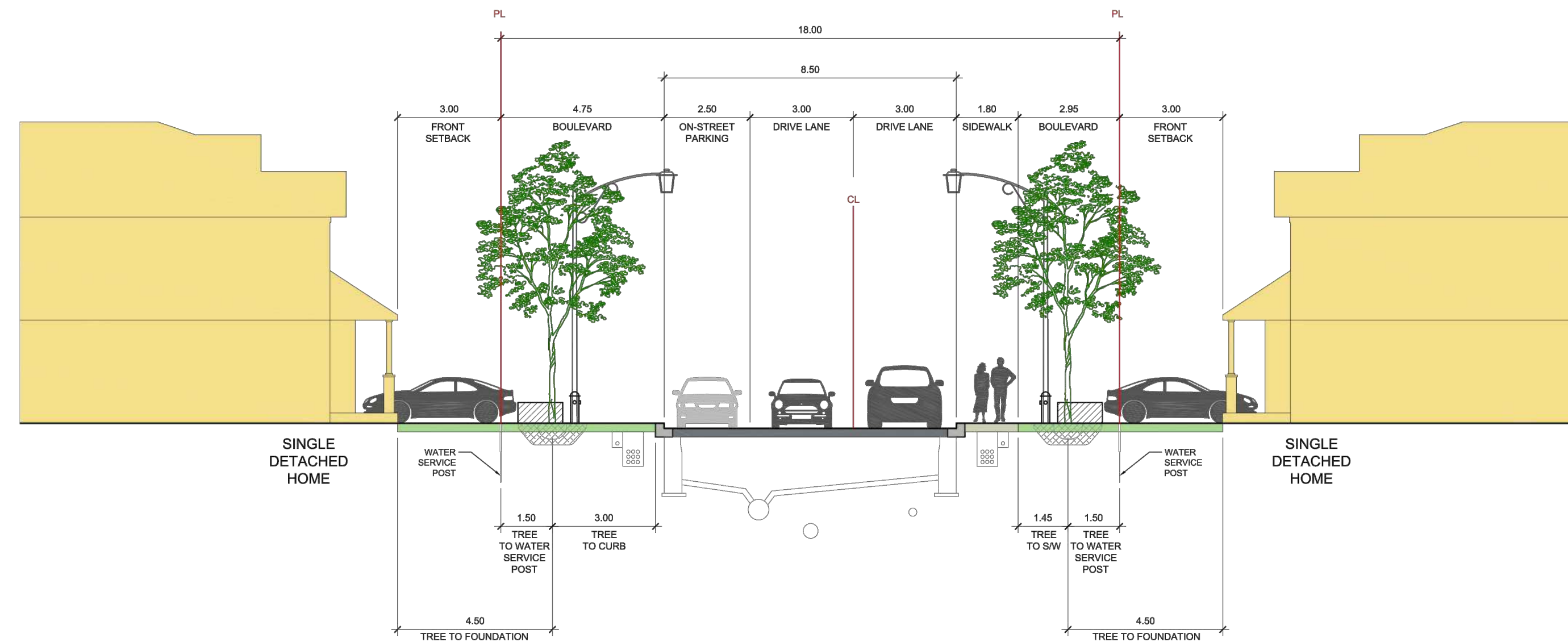
5 24m VANGUARD DRIVE CROSS SECTION
N.T.S.



2 25.5m JARGEAU ROAD CROSS SECTION
N.T.S.



4 24m FRANK BENDER STREET (EAST-WEST) CROSS SECTION
N.T.S.



6 18m CROSS SECTION with SIDEWALK
N.T.S.

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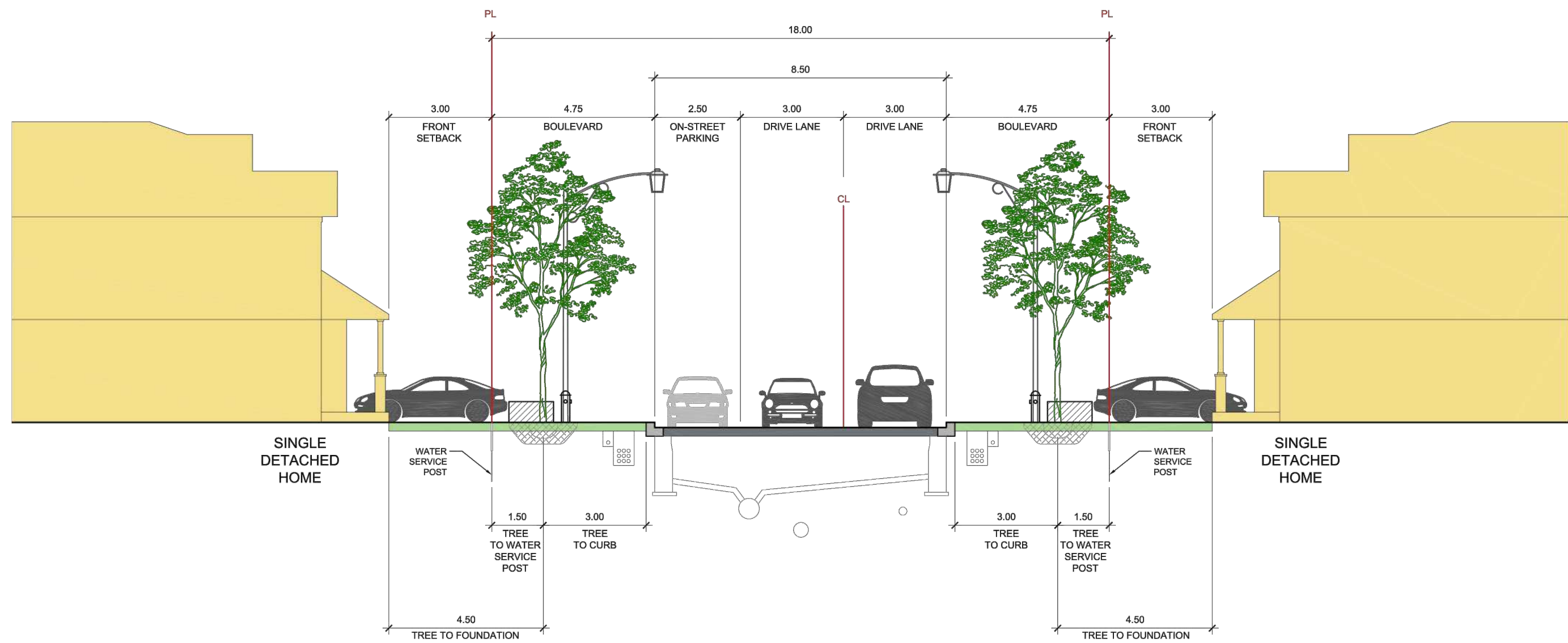
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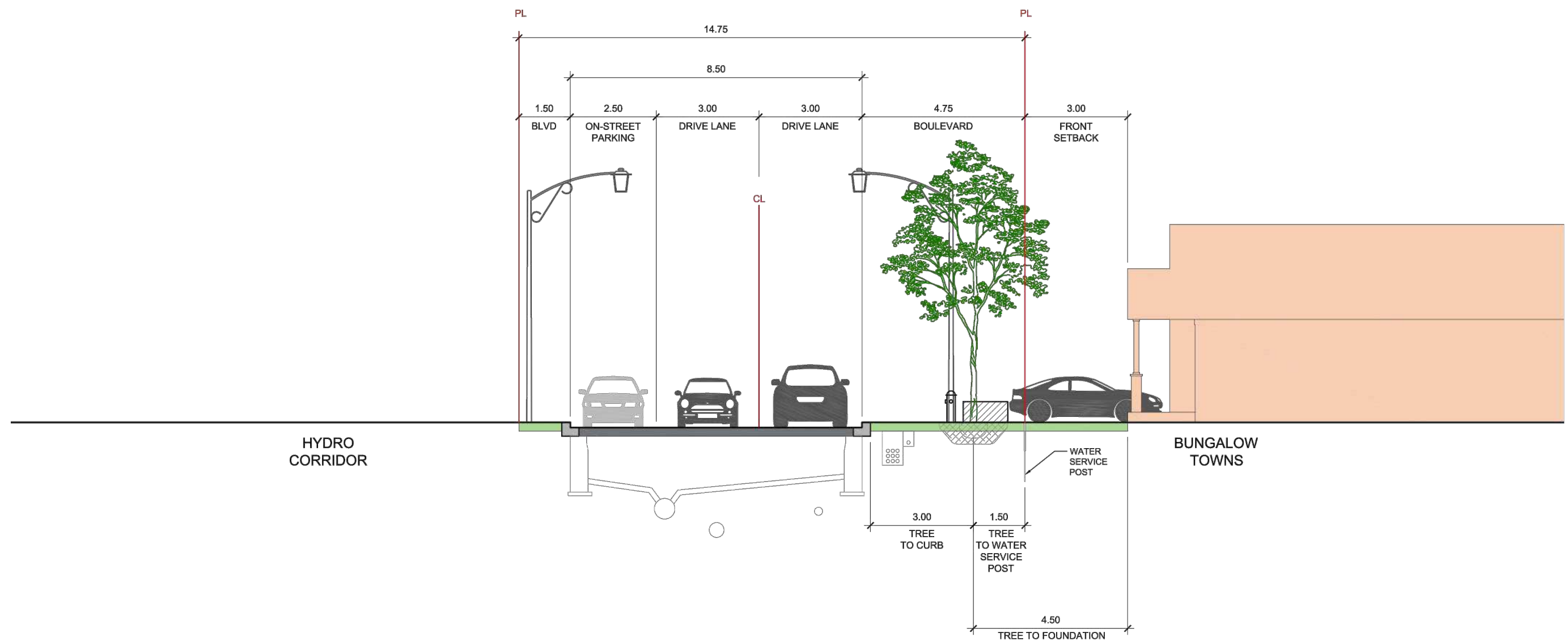
 Project

Trailsedge Phase 5
Orleans, ON

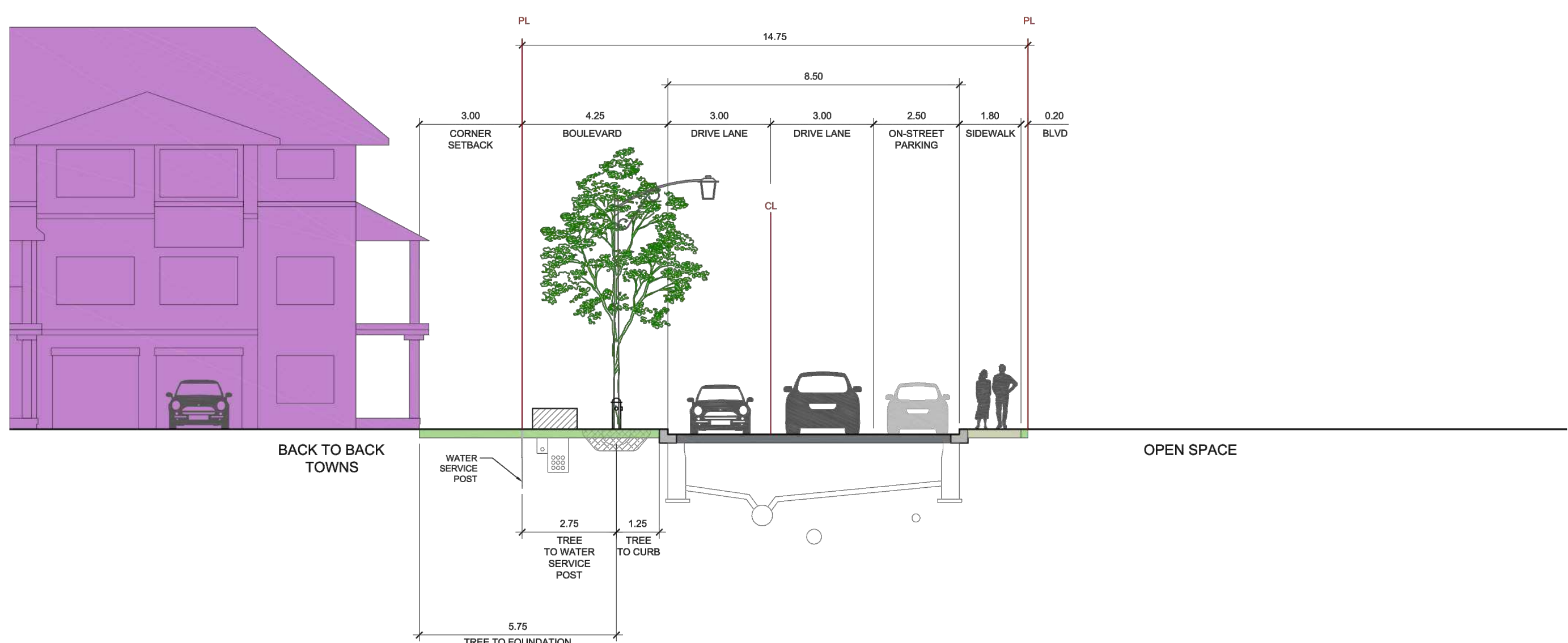
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Date	June 2025
Scale	N.T.S.
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Job No.	21-116
Sheet	
D-01	



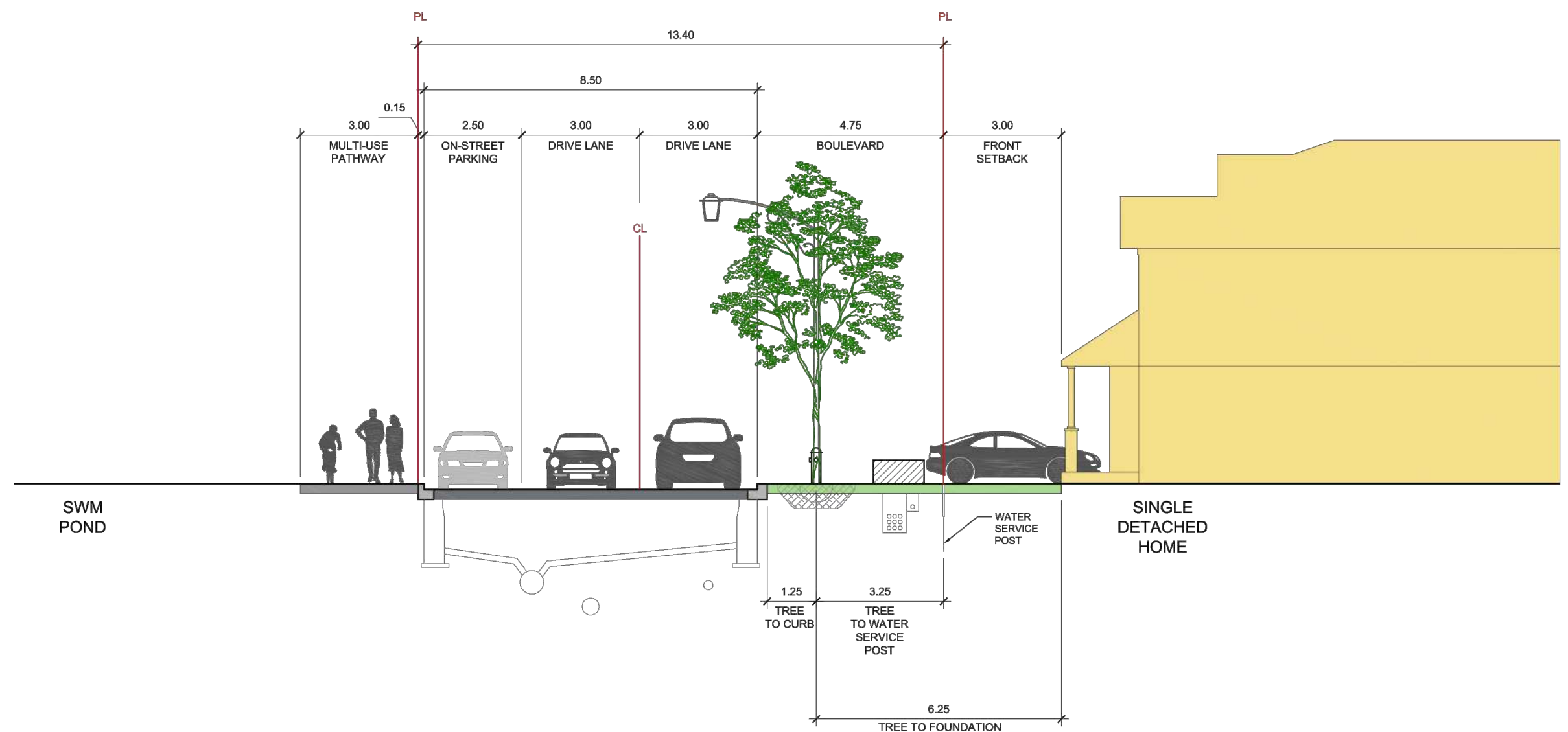
7 18m CROSS SECTION without SIDEWALK
N.T.S.



9 14.75m WINDOW STREET CROSS SECTION without SIDEWALK
N.T.S.



8 14.75m WINDOW STREET CROSS SECTION with SIDEWALK
N.T.S.



10 13.40m WINDOW STREET CROSS SECTION
N.T.S.

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Project

Trailsedge Phase 5
Orleans, ON

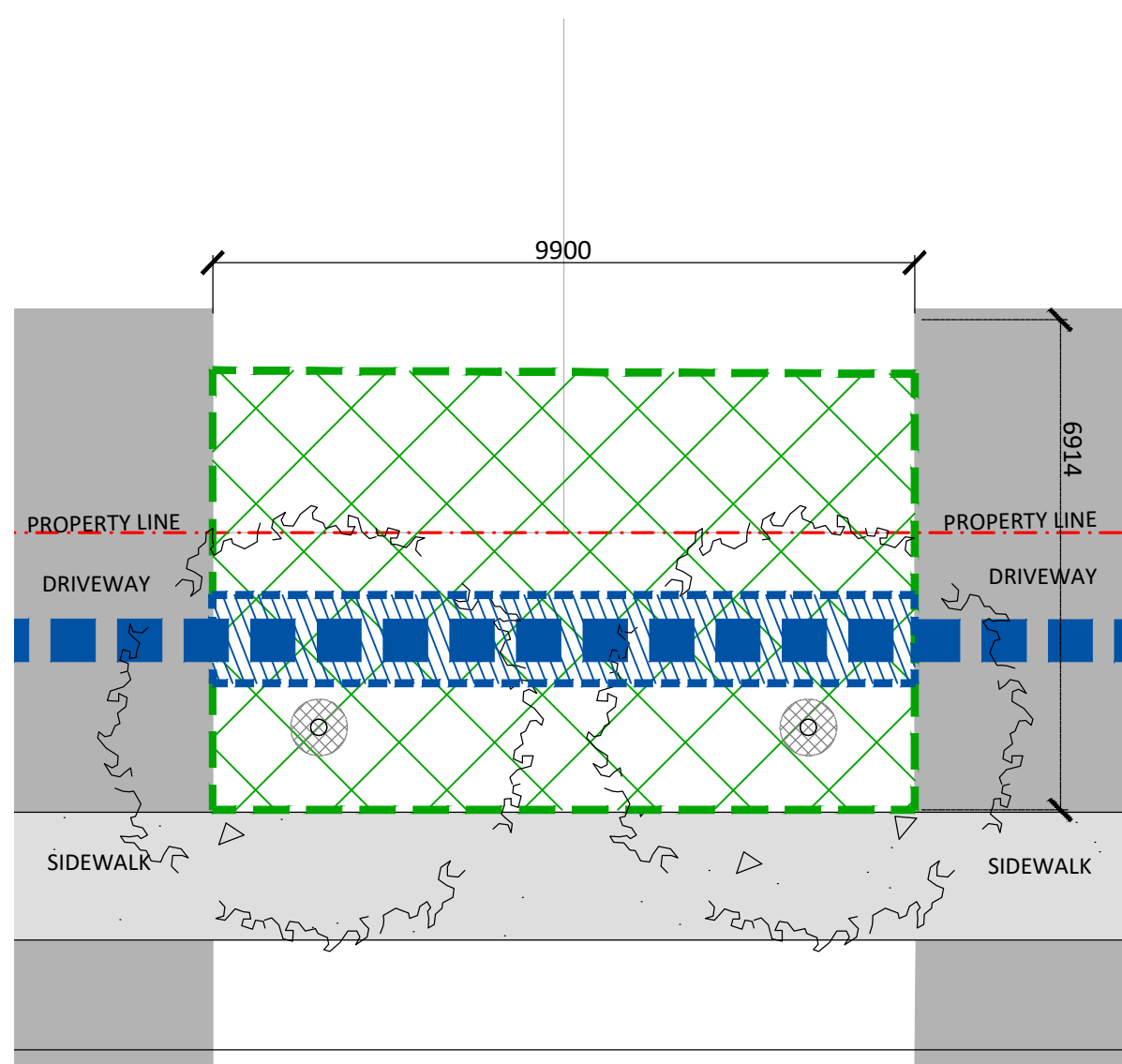
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Date	June 2025
Scale	N.T.S.
Drawn	MB
Checked	MK
Job No.	21-116
Sheet	
D-02	

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 SMALL SOILS HAVE BEEN IDENTIFIED, THE TREE TO FOUNDATION SETBACKS MUST 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.

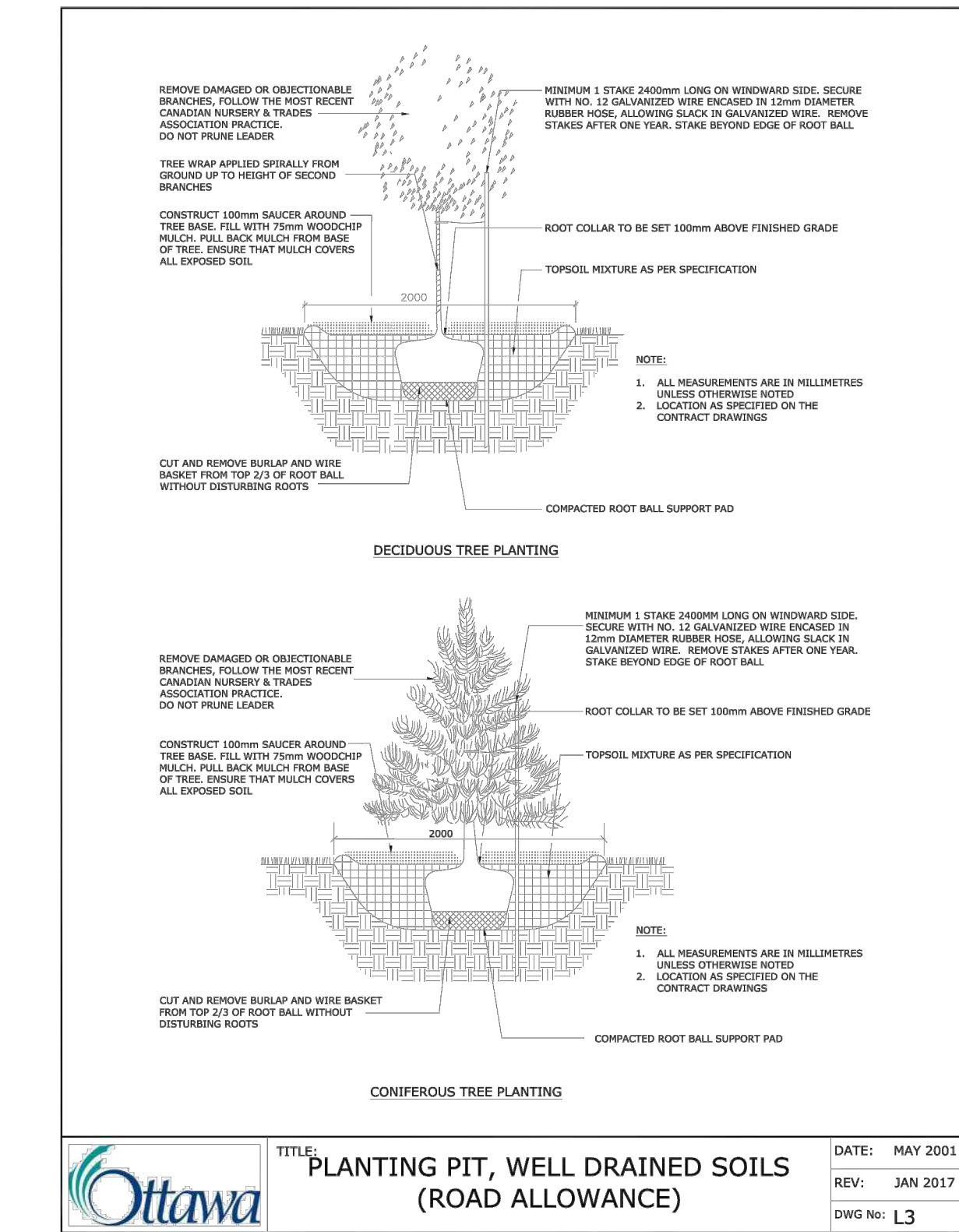
TREE SOIL VOLUMES*			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m ³)	MULTIPLE TREE SOIL VOLUME (m ³)	SINGLE TREE SOIL VOLUME (m ³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35

*SOIL VOLUME BASED ON 1.5M SOIL DEPTH

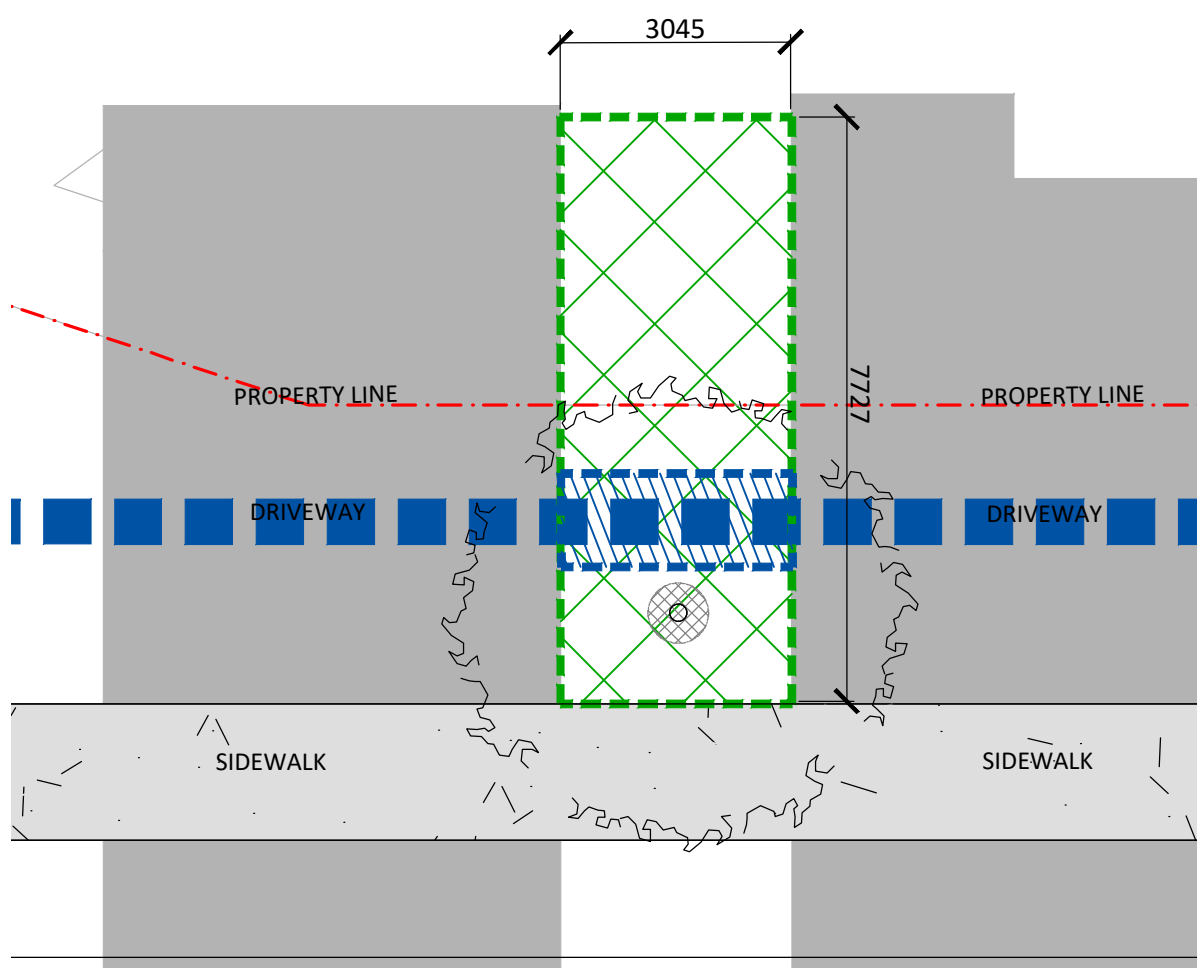


2 Medium Trees Requires: 40m3
Main Trench along ROW: 12.2m2 x 1.5m (depth) = 18.3m3
Total Volume: 61.1m2 x 1.5m = 91.65m3
Available Soil Volume: 91.65m3 - 18.3m3 = 73.35m3

9 SOIL VOLUME CALCULATION (SCALE 1:100)
24m ROW - FRANK BENDER STREET (NORTH - SOUTH)

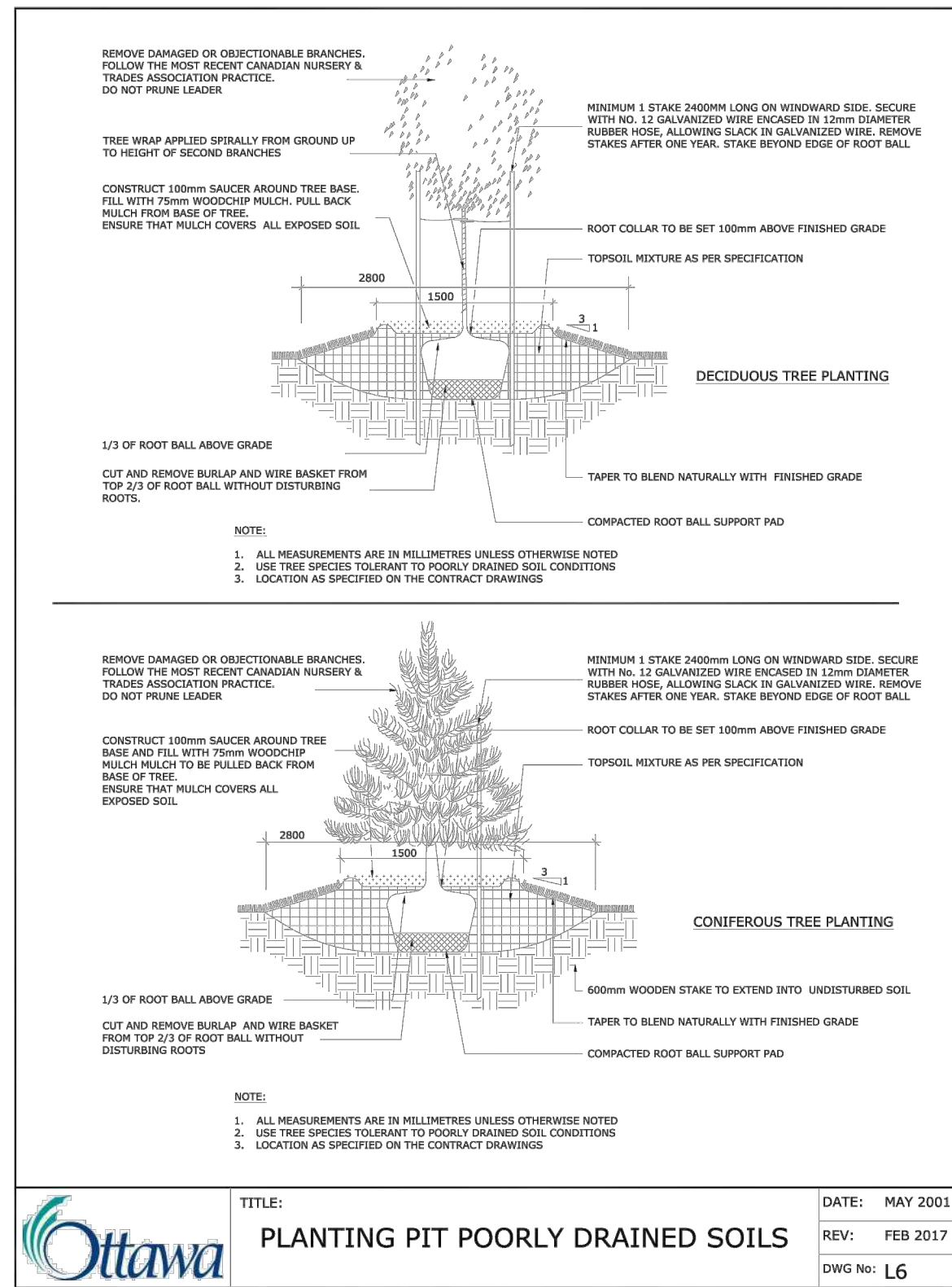


7 DECIDUOUS TREE PLANTING
N.T.S.

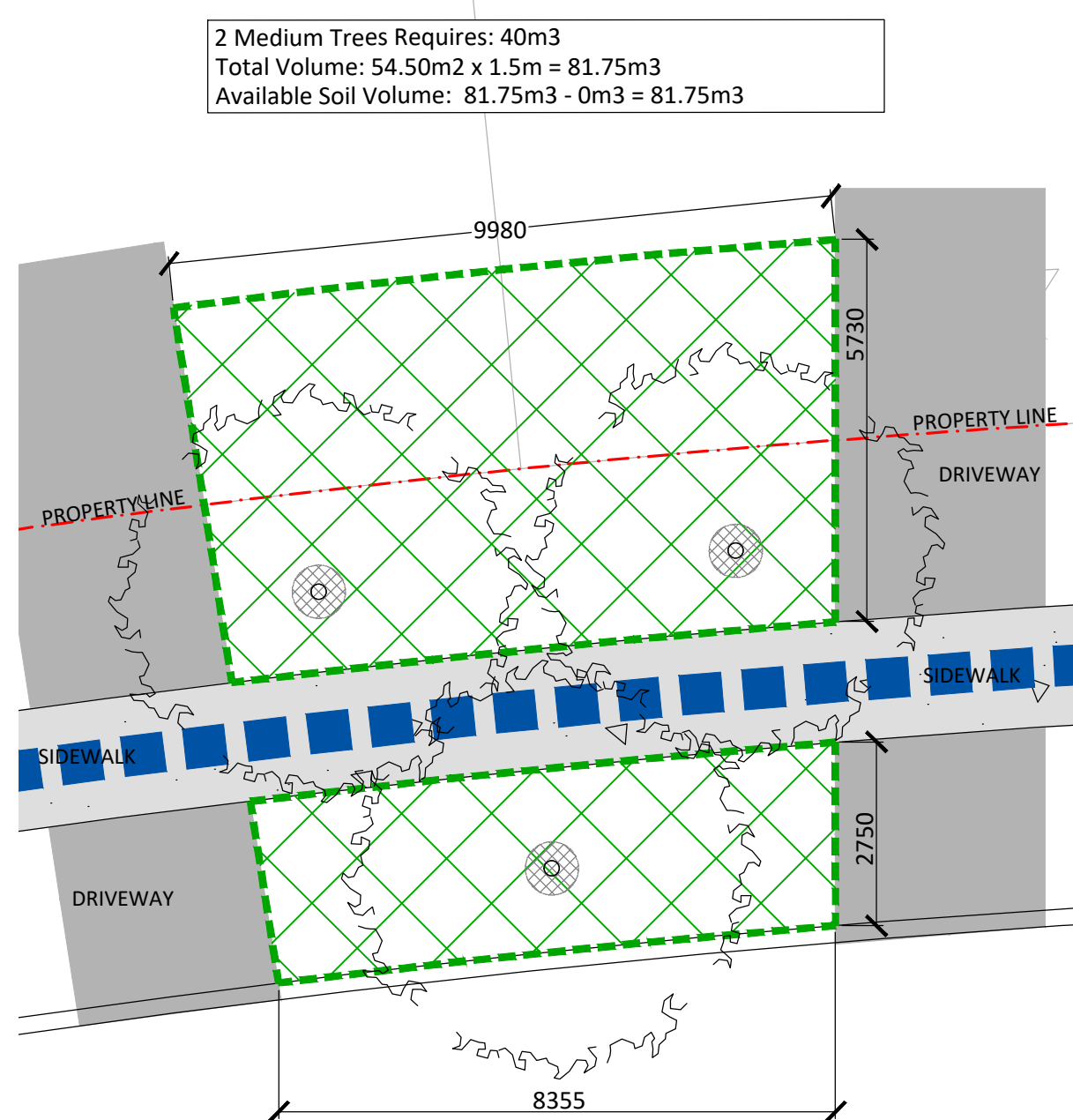


1 Med Tree Requires: 30m3
Main Trench along ROW: 3.6m2 x 1.5m (depth) = 5.4m3
Total Volume: 23.73m2 x 1.5m = 35.55m3
Available Soil Volume: 35.55m3 - 5.4m3 = 30.1m3

10 SOIL VOLUME CALCULATION (SCALE 1:100)
24m ROW - FRANK BENDER STREET (NORTH - SOUTH)

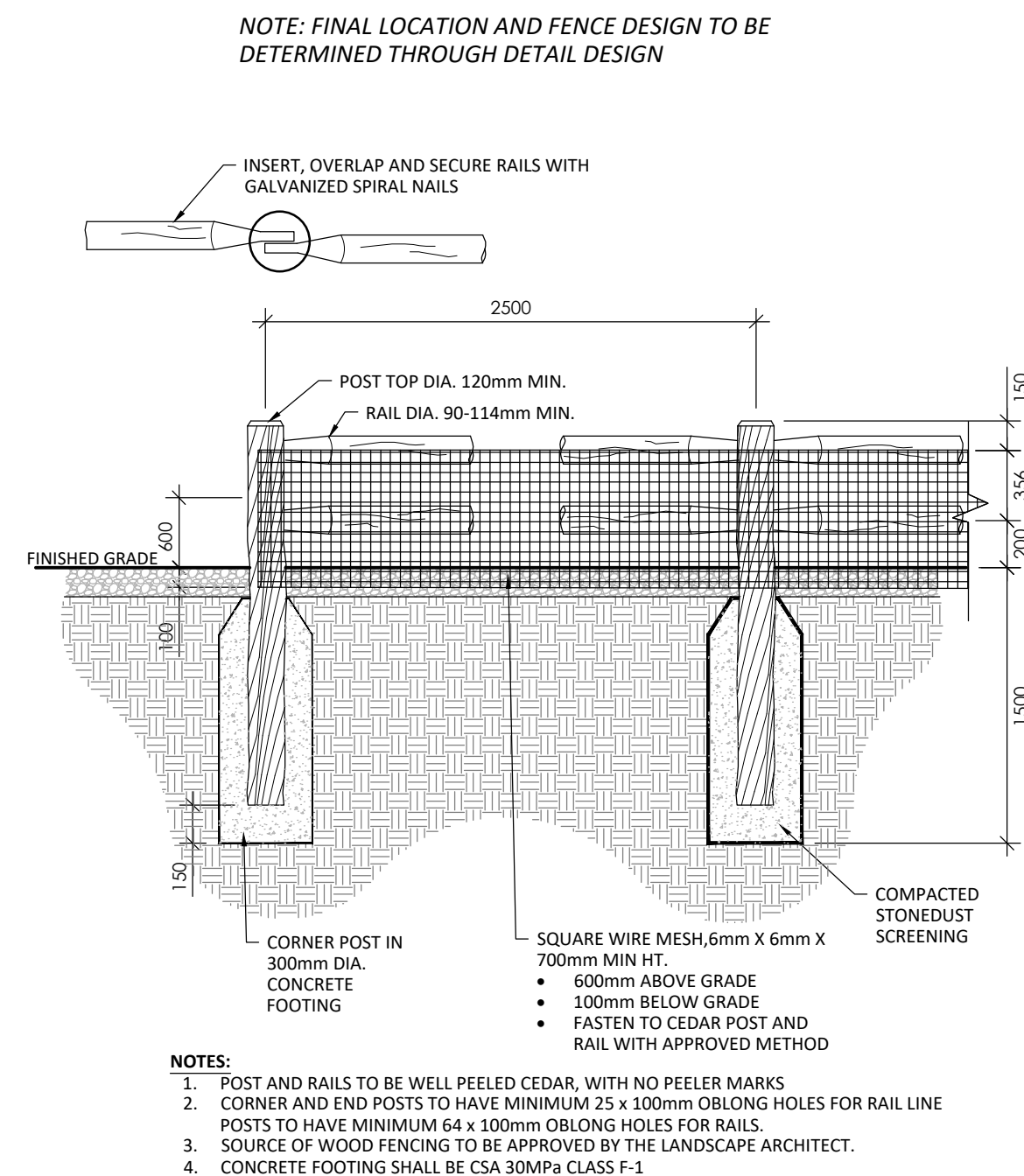


3	CONIFEROUS TREE PLANTING
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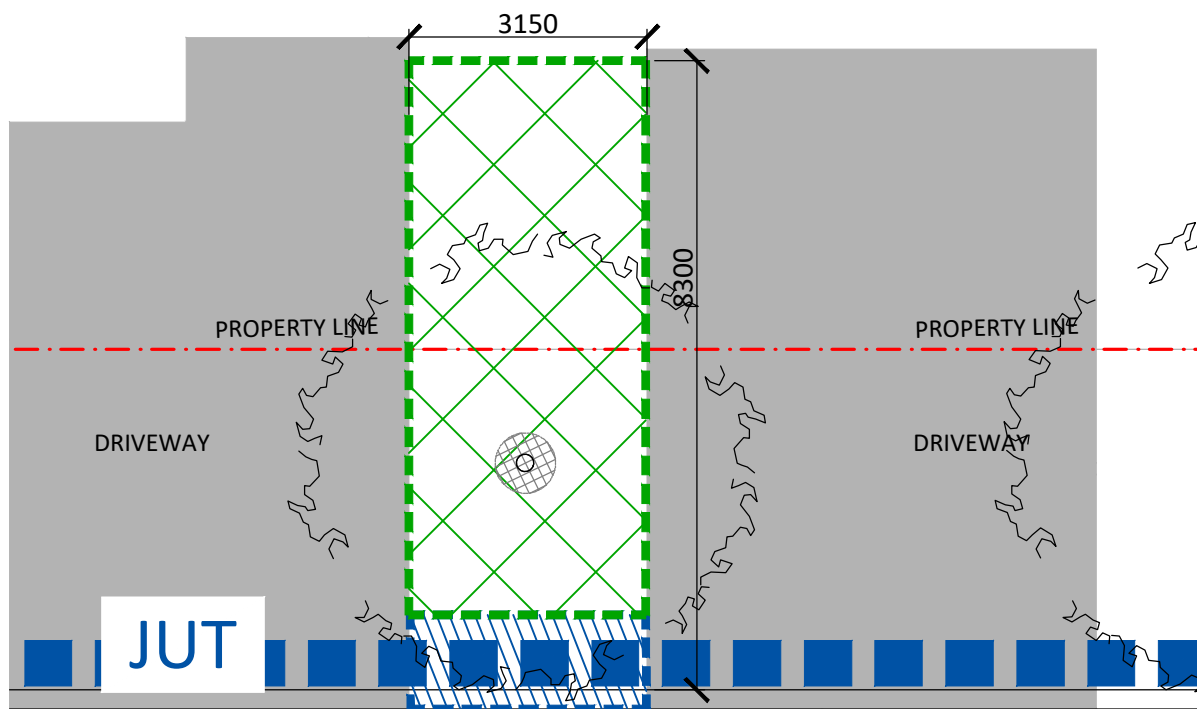


1 Medium Tree Requires: 30m³
Total Volume: 23.69m² x 1.5m = 35.54m³
Available Soil Volume: 35.54m³ - 0m³ = 35.54m³

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



13	POST & RAIL EXCULSION FENCING
	N.T.S.



1 Medium Tree Requires: 30m3
Total Volume: 23.09m2 x 1.5m = 34.63
Available Soil Volume: 28.13m3 - 0m3 = 34.63m3

12 SOIL VOLUME CALCULATION (SCALE 1:100)
18m ROW without SIDEWALK - STREET 3

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Trailsedge Phase 5

Orleans, ON

Title

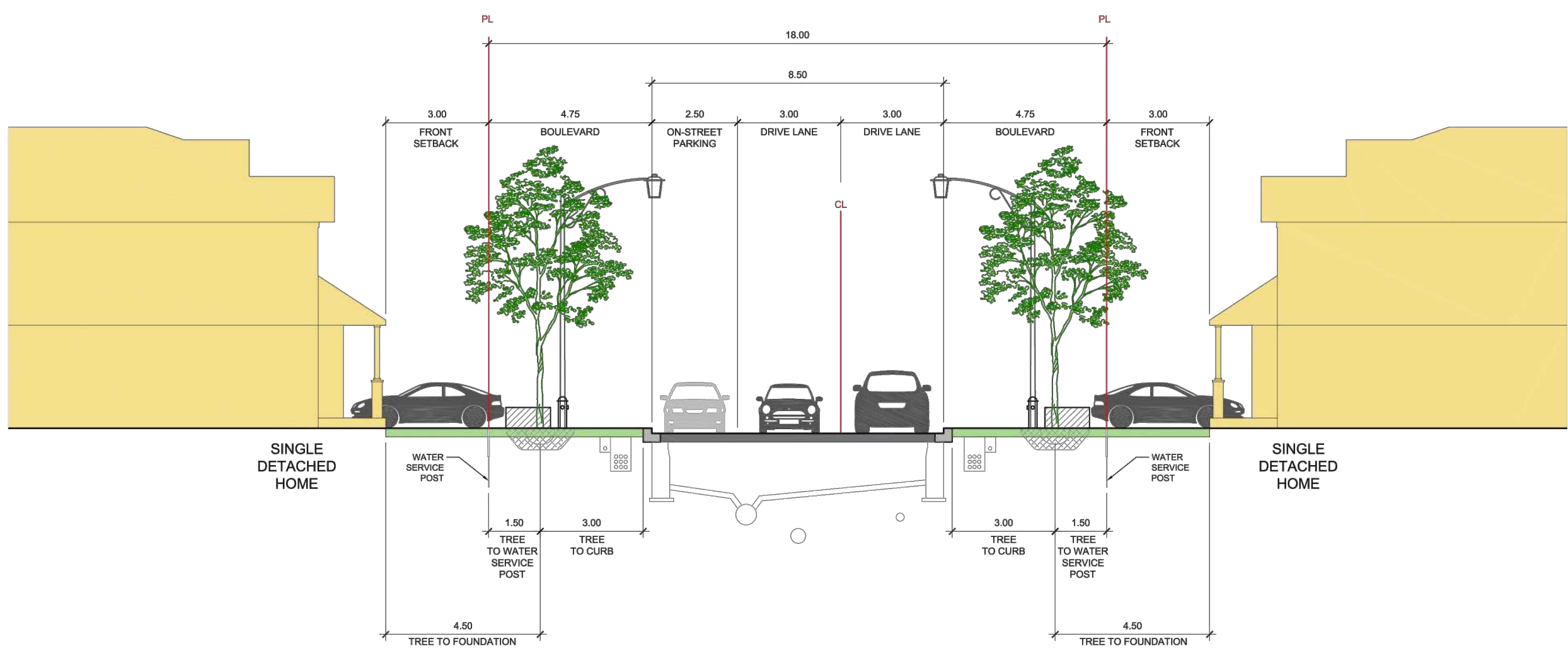
Details, Soil Volume Demonstration

Date	June 2025	Sheet D-03
Scale	AS SHOWN	
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Job No.	21-116	

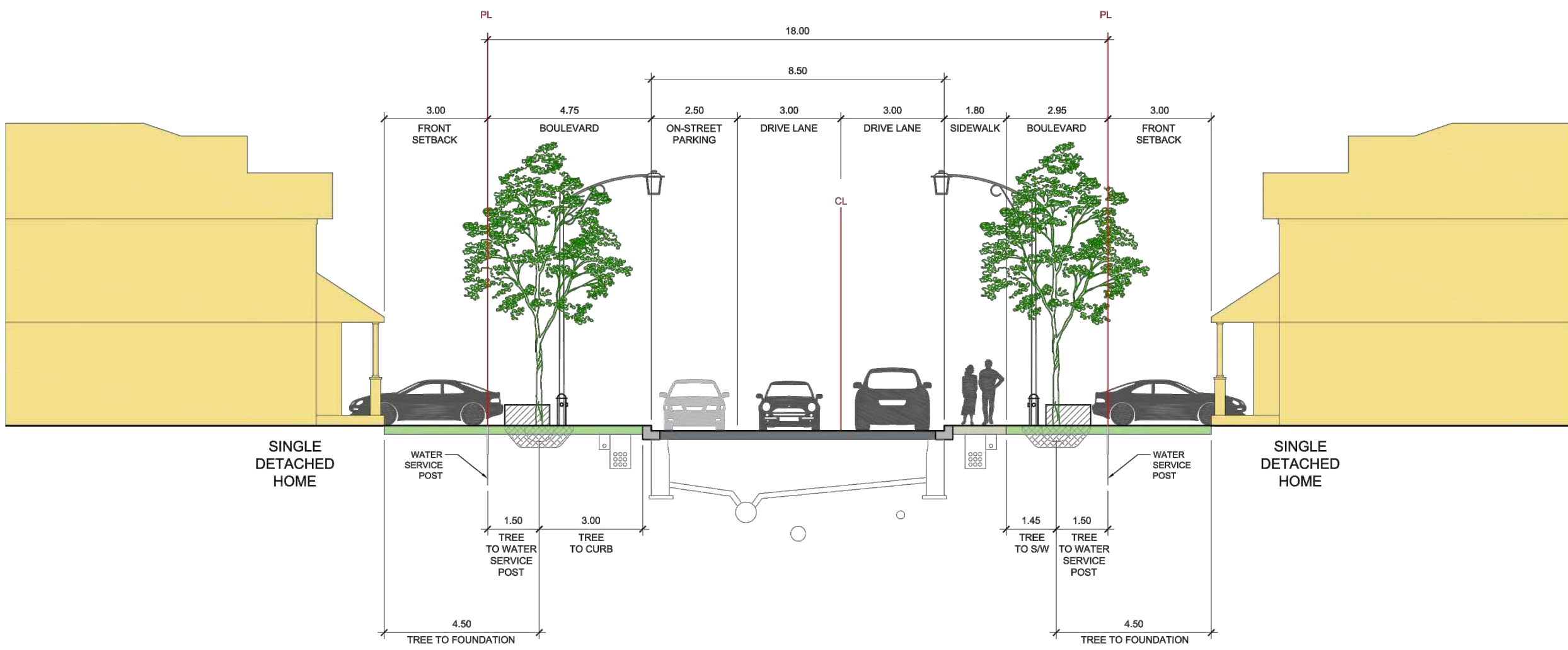
TREE SOIL VOLUMES*			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m³)	MULTIPLE TREE SOIL VOLUME (m³)	SINGLE TREE SOIL VOLUME (m³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35

*SOIL VOLUME BASED ON 1.5M SOIL DEPTH

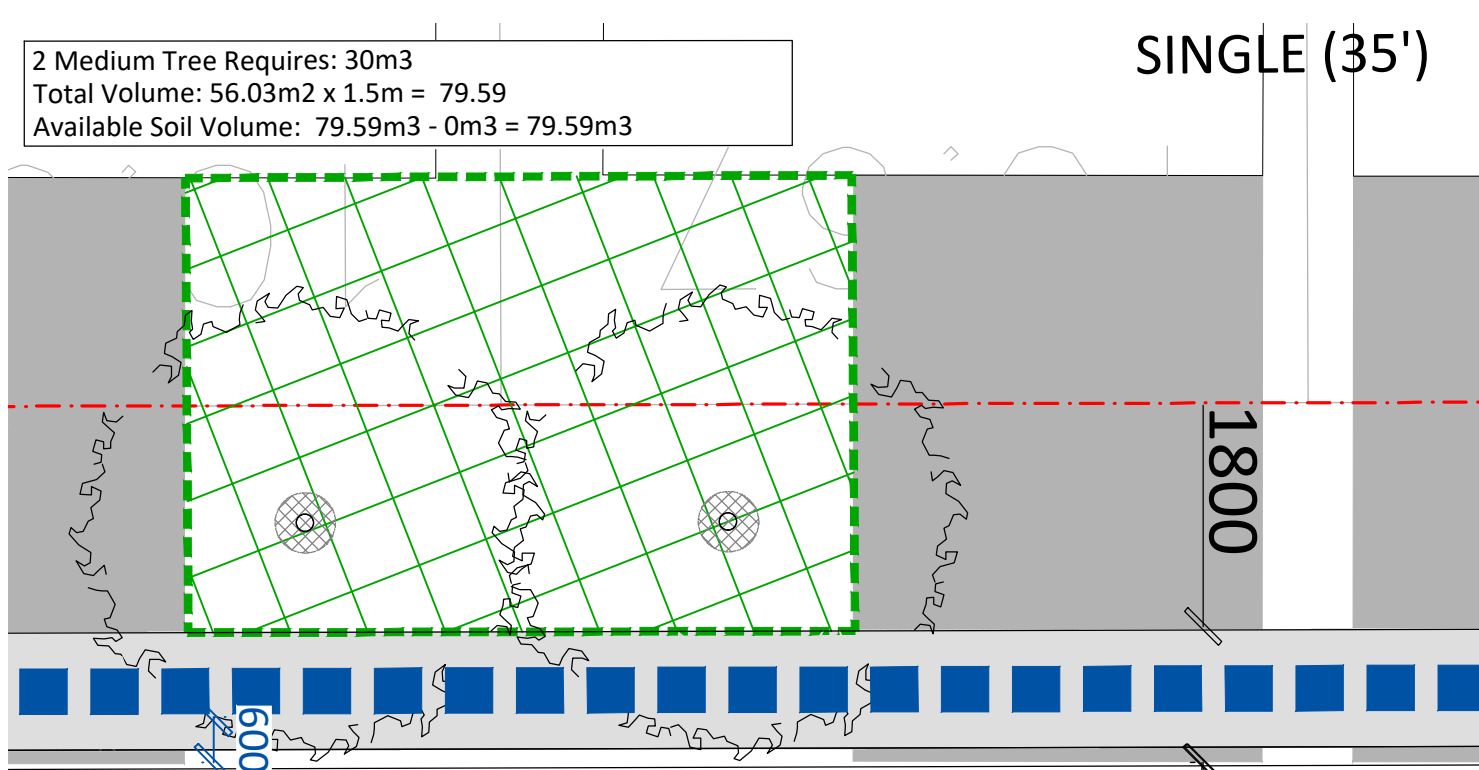
1 Medium Tree Requires: 25m3
2 Medium Trees Require: 30m3
1 Large Tree Requires: 30m3
2 Large Trees Require: 36m3



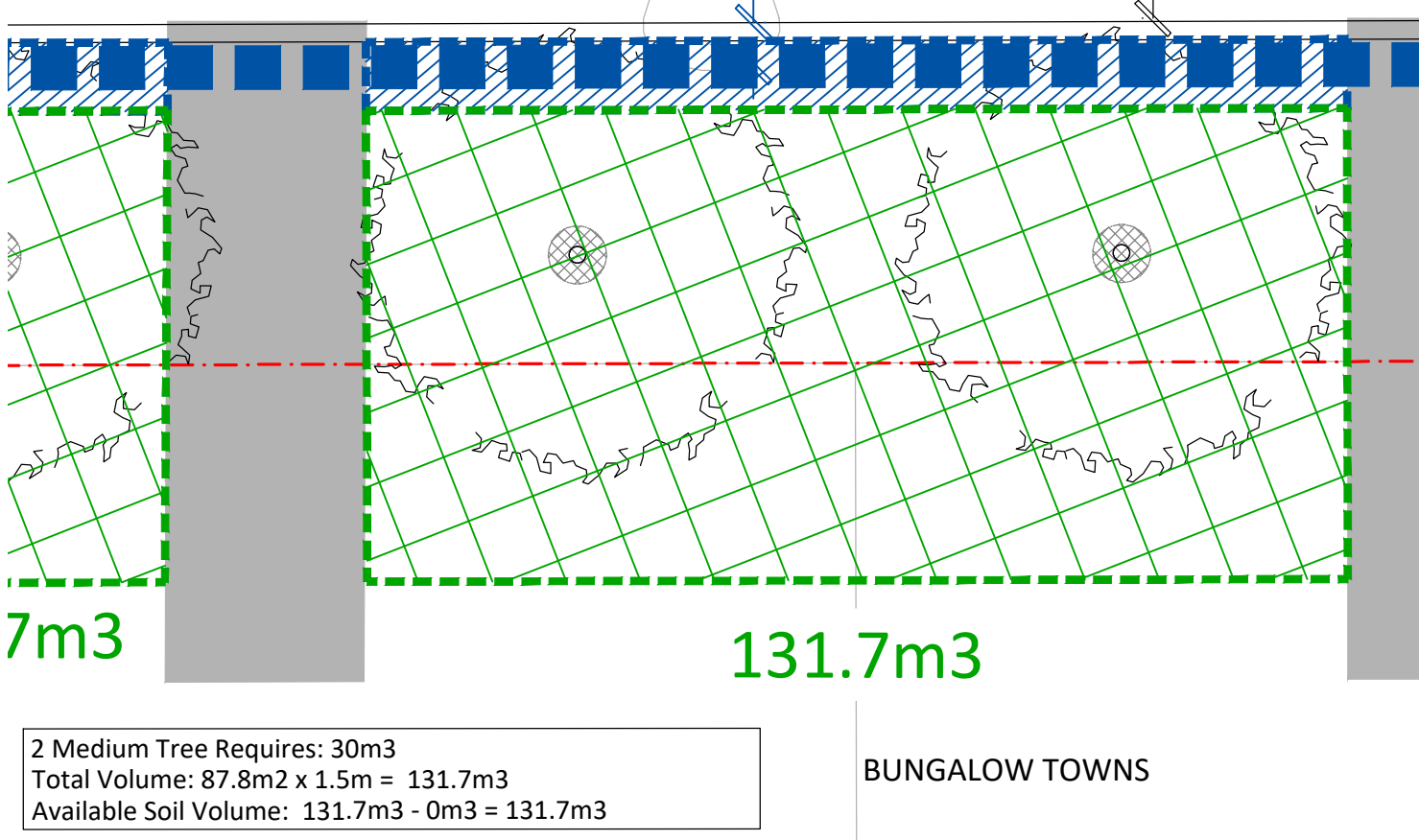
3 18m CROSS SECTION without SIDEWALK
N.T.S.



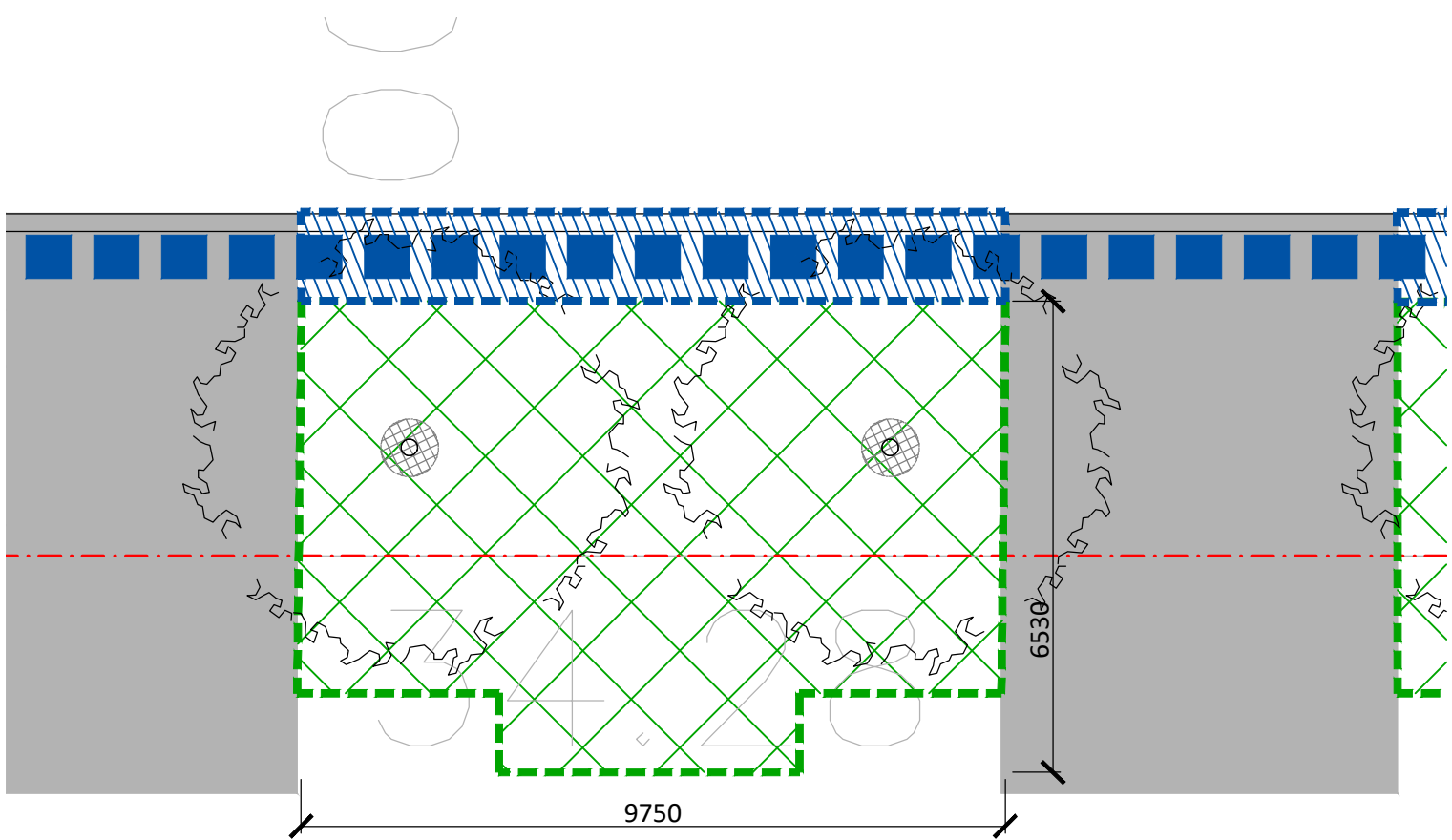
4 18m CROSS SECTION with SIDEWALK
N.T.S.



5 SOIL VOLUME CALCULATION - TOWNS AND SINGLES (SCALE 1:100)
18m ROW - STREET 2

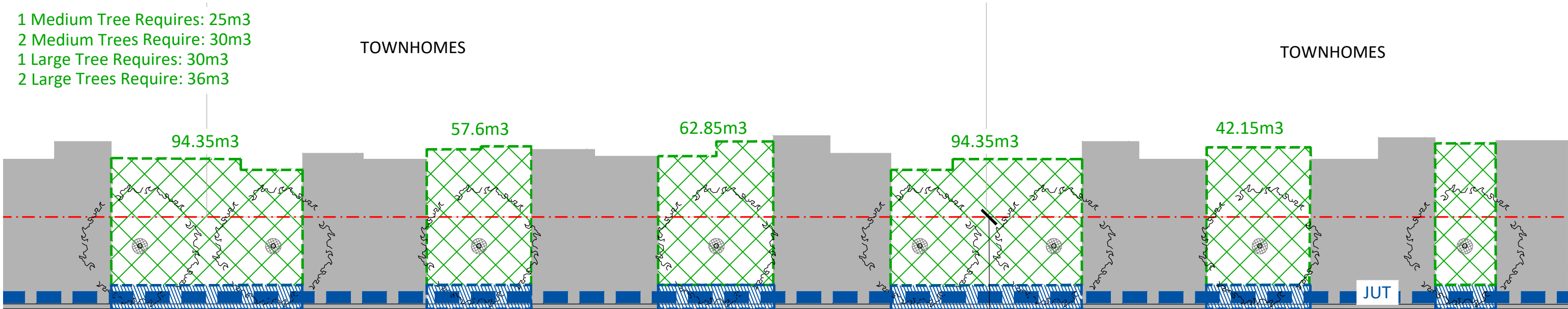


5 SOIL VOLUME CALCULATION - TOWNS AND SINGLES (SCALE 1:100)
18m ROW - STREET 2

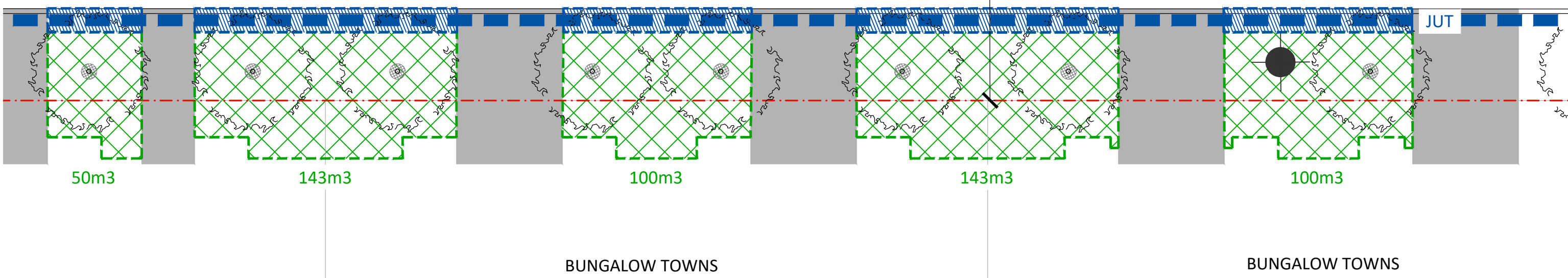


1 Medium Tree Requires: 30m3
Total Volume: 57.5m2 x 1.5m = 86.25
Available Soil Volume: 86.25m3 - 0m3 = 86.25m3

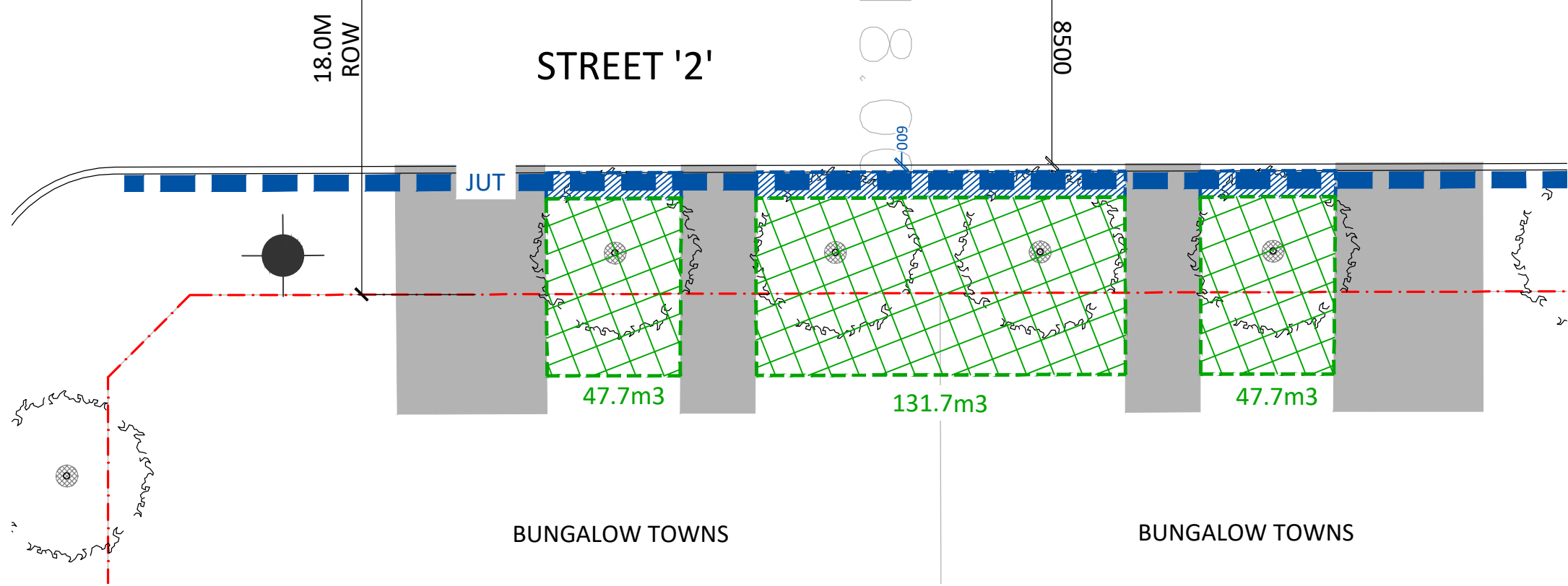
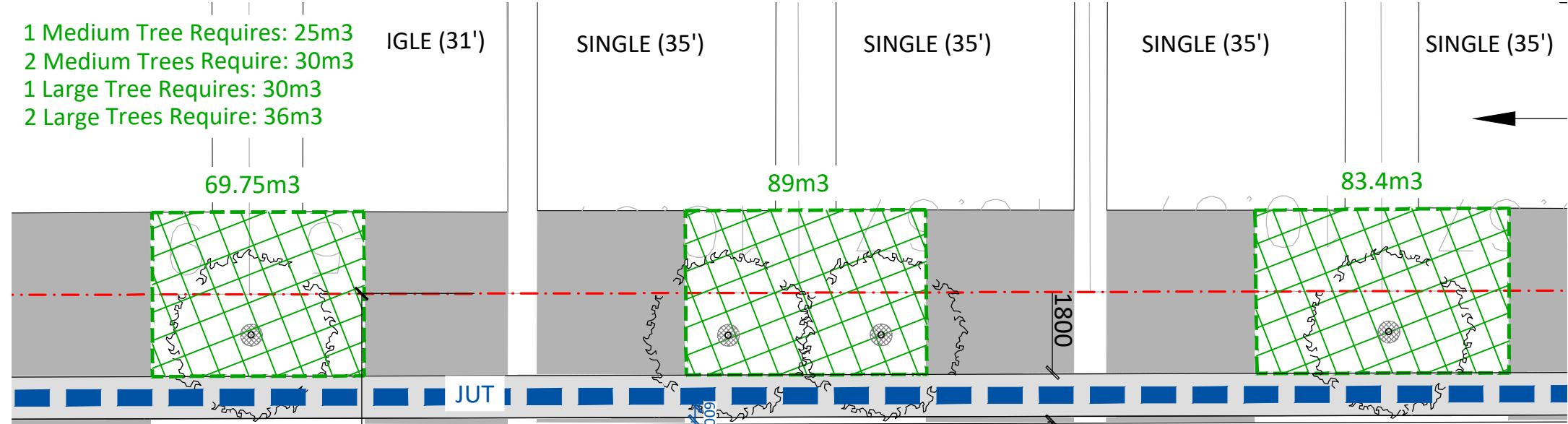
1 SOIL VOLUME CALCULATION - BUNGALOW TOWNS (SCALE 1:100)
18m ROW - STREET 3



2 SOIL VOLUME CALCULATION (SCALE 1:200)
18m ROW - STREET 3



2 SOIL VOLUME CALCULATION (SCALE 1:200)
18m ROW - STREET 3



6 SOIL VOLUME CALCULATION (SCALE 1:200)
18m ROW - STREET 2

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No.	Description	Date



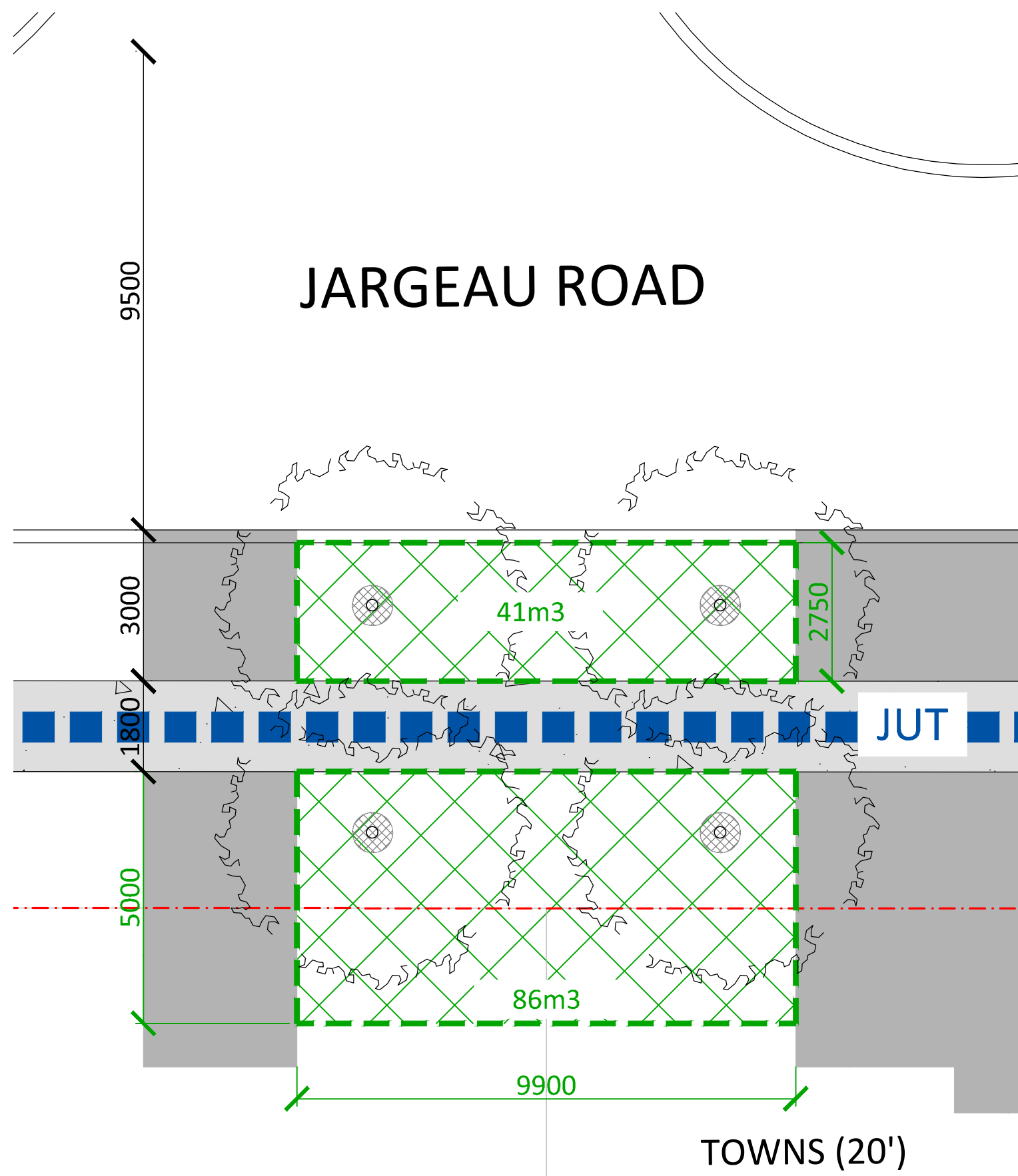
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Trailsedge Phase 5
Orleans, ON

Title
Soil Volume Demonstration

Date	October 2025	Sheet	D-04
Scale	AS SHOWN		
Drawn	MB		
Checked	MK		
Job No.	21-116		

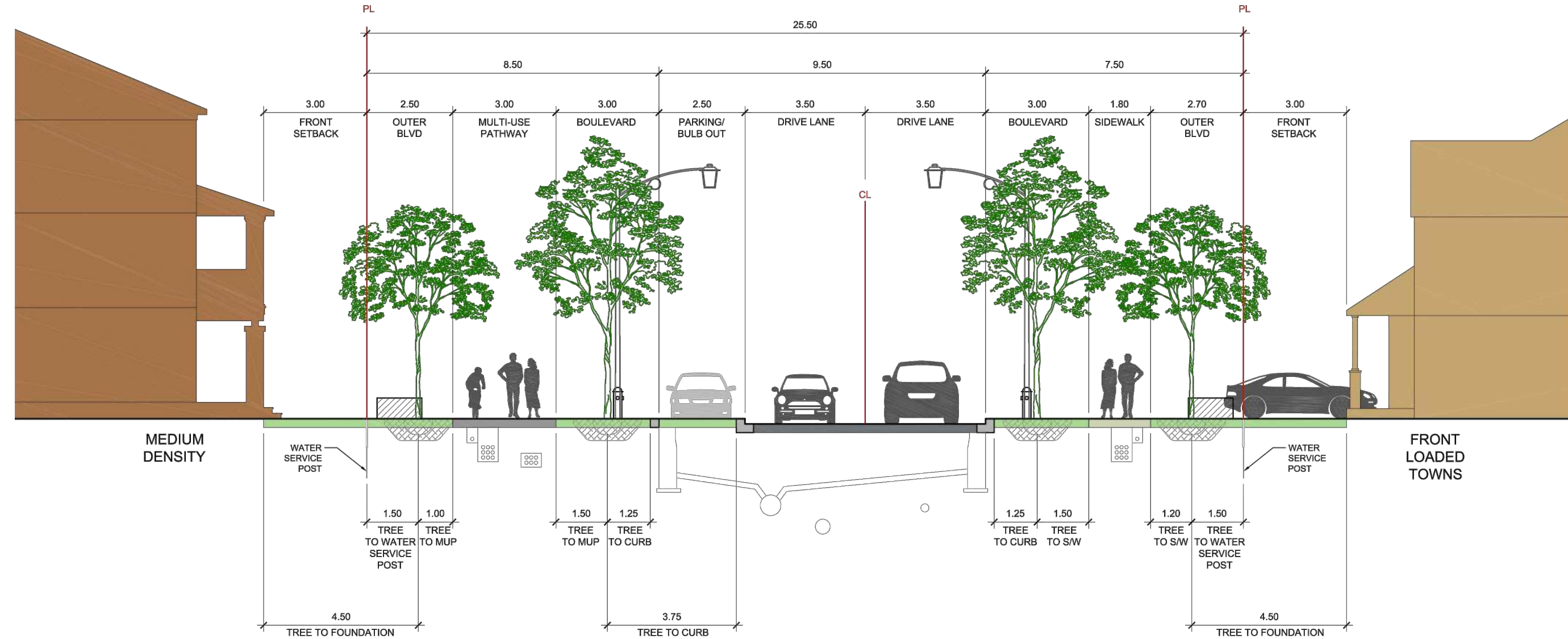
Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



1 SOIL VOLUME CALCULATION - 5 UNIT TOWNHOUSES (SCALE 1:100)
25.5m ROW - JARGEAU ROAD

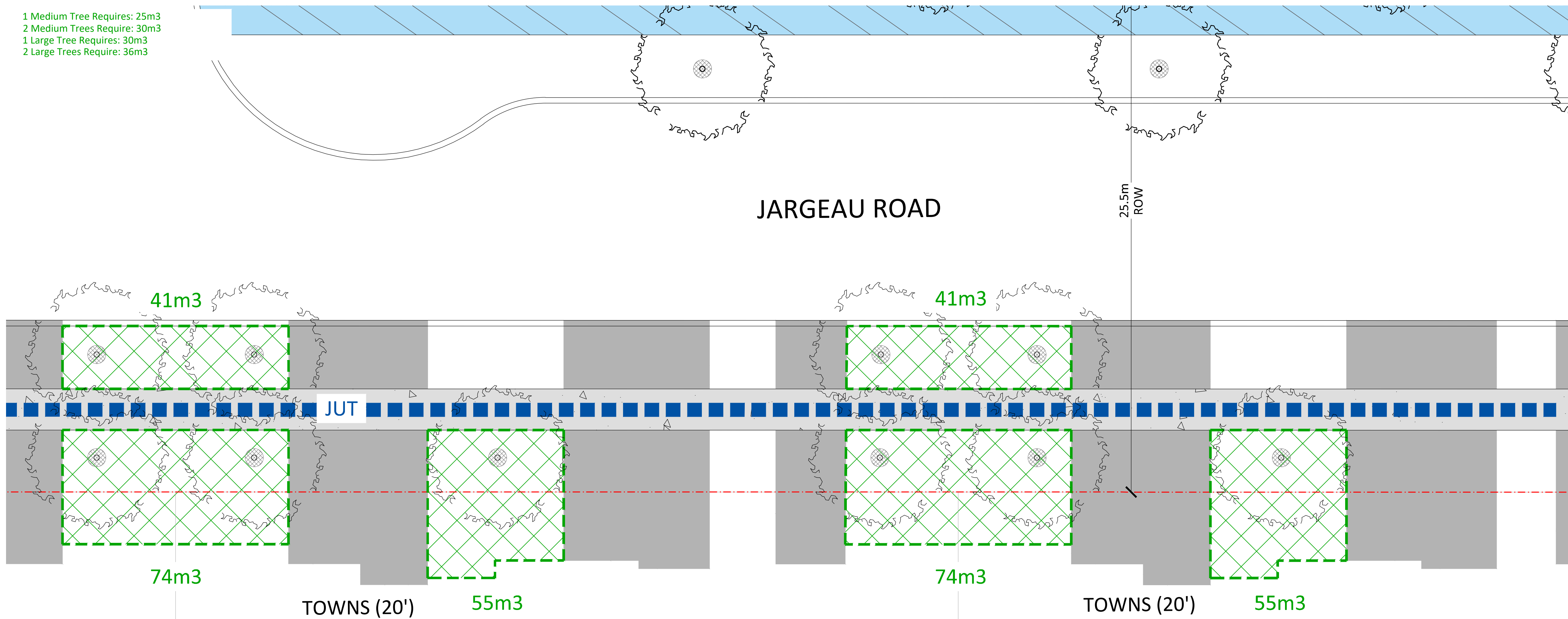
TREE SOIL VOLUMES*			
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m³)	MULTIPLE TREE SOIL VOLUME (m³)	SINGLE TREE SOIL VOLUME (m³) (CLAY SOILS)
SMALL	20	12	25
MEDIUM	25	15	30
LARGE	30	18	35

*SOIL VOLUME BASED ON 1.5M SOIL DEPTH



2 25.5m JARGEAU ROAD CROSS SECTION
N.T.S.

1 Medium Tree Requires: 25m³
2 Medium Trees Require: 30m³
1 Large Tree Requires: 30m³
2 Large Trees Require: 36m³



3 SOIL VOLUME CALCULATION (SCALE 1:100)
25.5m ROW - JARGEAU ROAD

Revision	Description	Date
7	Re-issued for Fifth Submission	JUN 16/26
6	Re-issued for Fourth Submission	JAN 27/26
5	Issued for Fourth Submission	JAN 20/26
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

City Approval Stamp



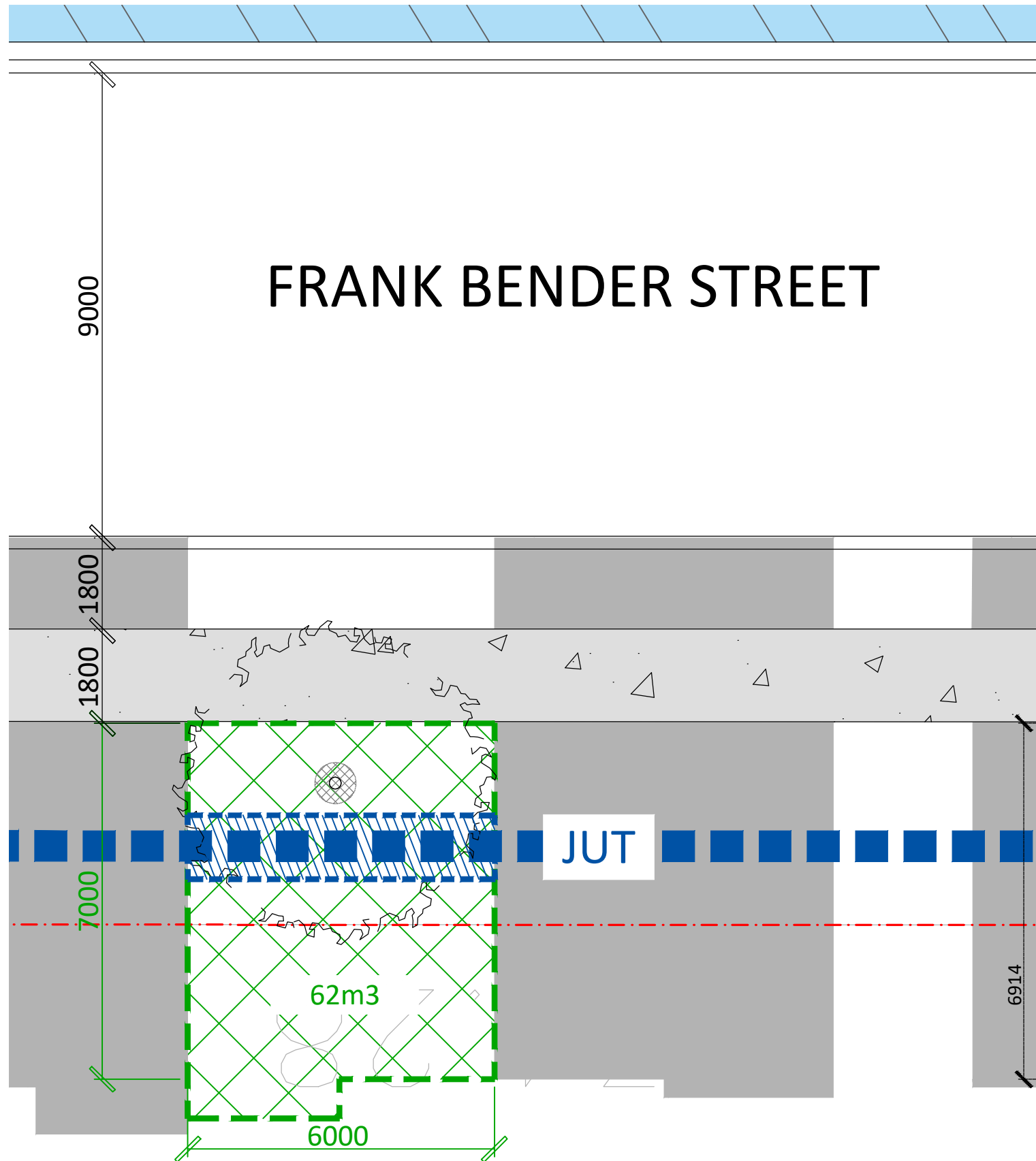
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Trailsedge Phase 5
Orleans, ON

Title	
Soil Volume Demonstration	
Date	October 2025
Scale	AS SHOWN
Drawn	MB
Checked	MK
Job No.	21-116
Sheet	D-05

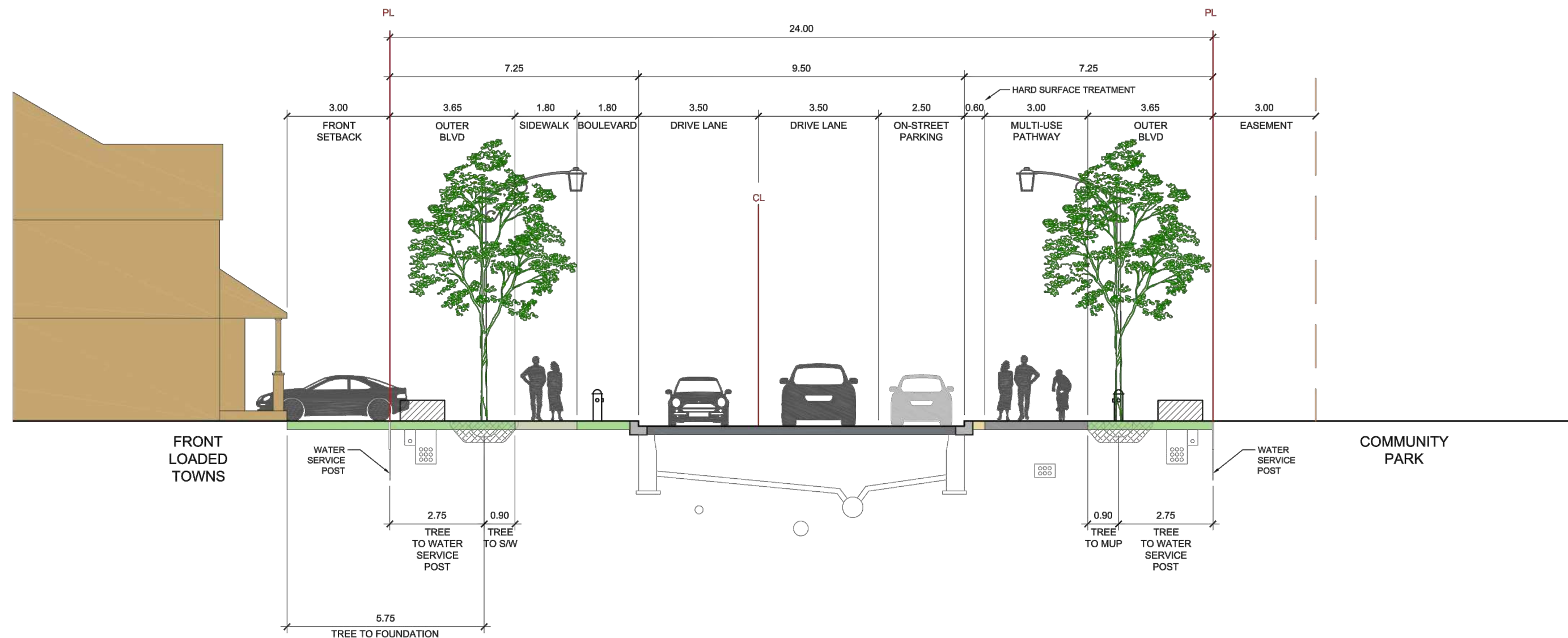


1 Med Tree Requires: 30m3
Main Trench along ROW: 7.3m2 x 1.5m (depth) = 10.95m3
Total Volume: 43.4m2 x 1.5m = 65.1m3
Available Soil Volume: 65.1m3 - 10.95m3 = 54.15m3

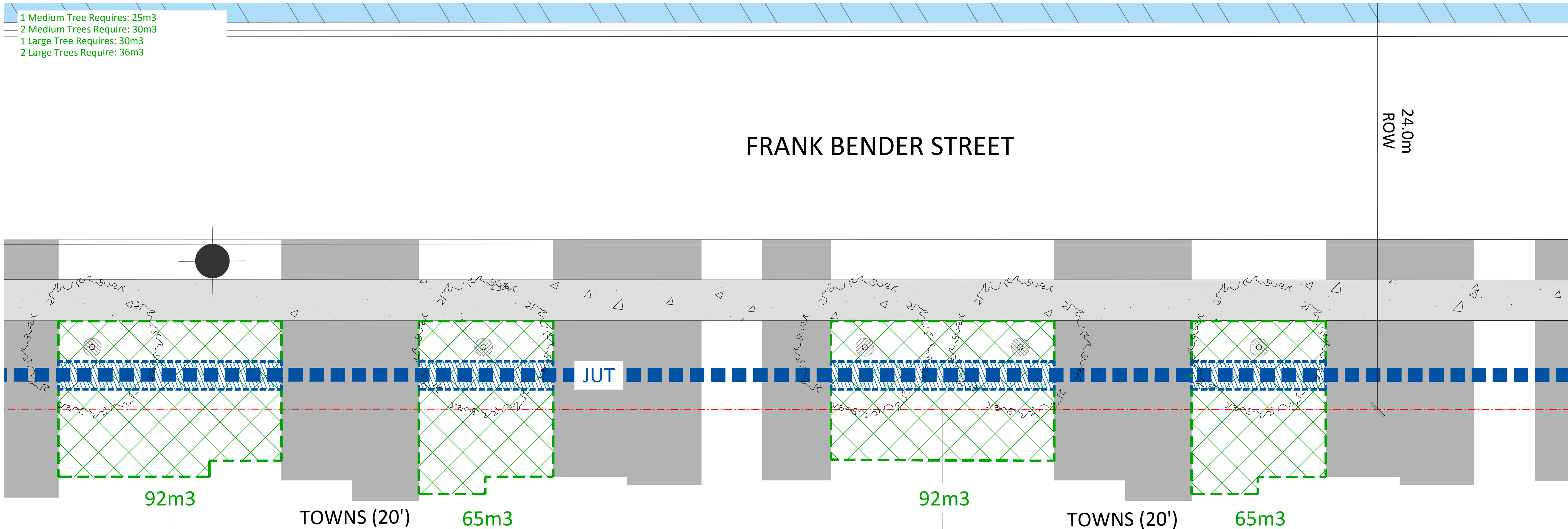
1 SOIL VOLUME CALCULATION - 5 UNIT TOWNHOUSES (SCALE 1:100)
24m ROW - FRANK BENDER STREET

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

*SOIL VOLUME BASED ON 1.5M SOIL DEPTH



2 24m FRANK BENDER STREET (NORTH-SOUTH) CROSS SECTION
N.T.S.



1 Medium Tree Requires: 25m3
2 Medium Trees Require: 30m3
1 Large Tree Requires: 30m3
2 Large Trees Require: 36m3

3 SOIL VOLUME CALCULATION (SCALE 1:100)
24m ROW - FRANK BENDER STREET

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No.	Description	Date
7	Re-issued for Fifth Submission	JUN 16/26
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Revision		
City Approval Stamp		

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Trailsedge Phase 5 Orleans, ON	
Title Soil Volume Demonstration	
Date October 2025 Scale AS SHOWN Drawn MB Checked MK Job No. 21-116	Sheet D-06