

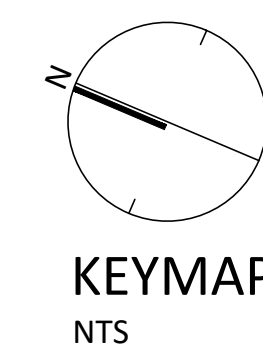
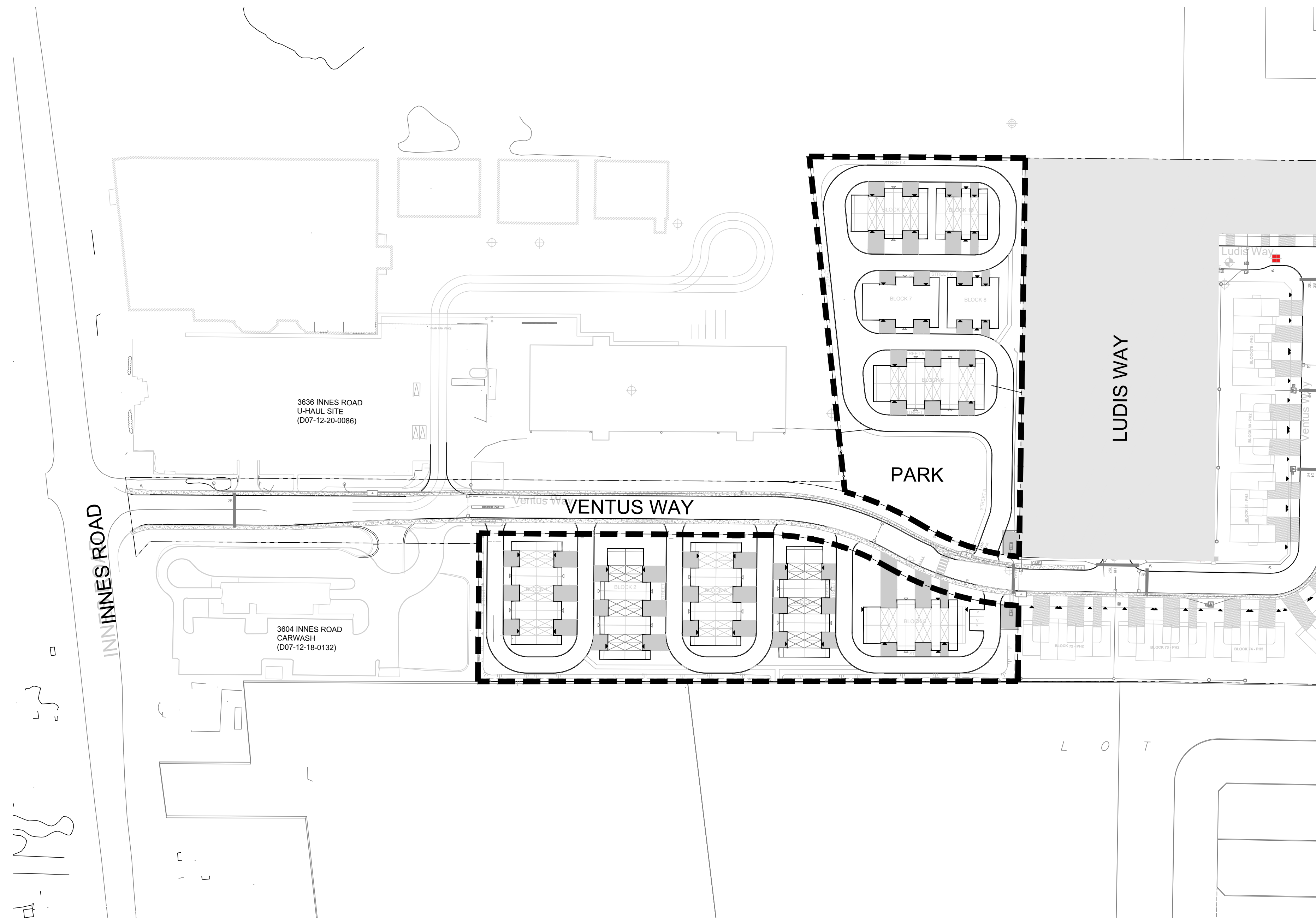


THE COMMONS



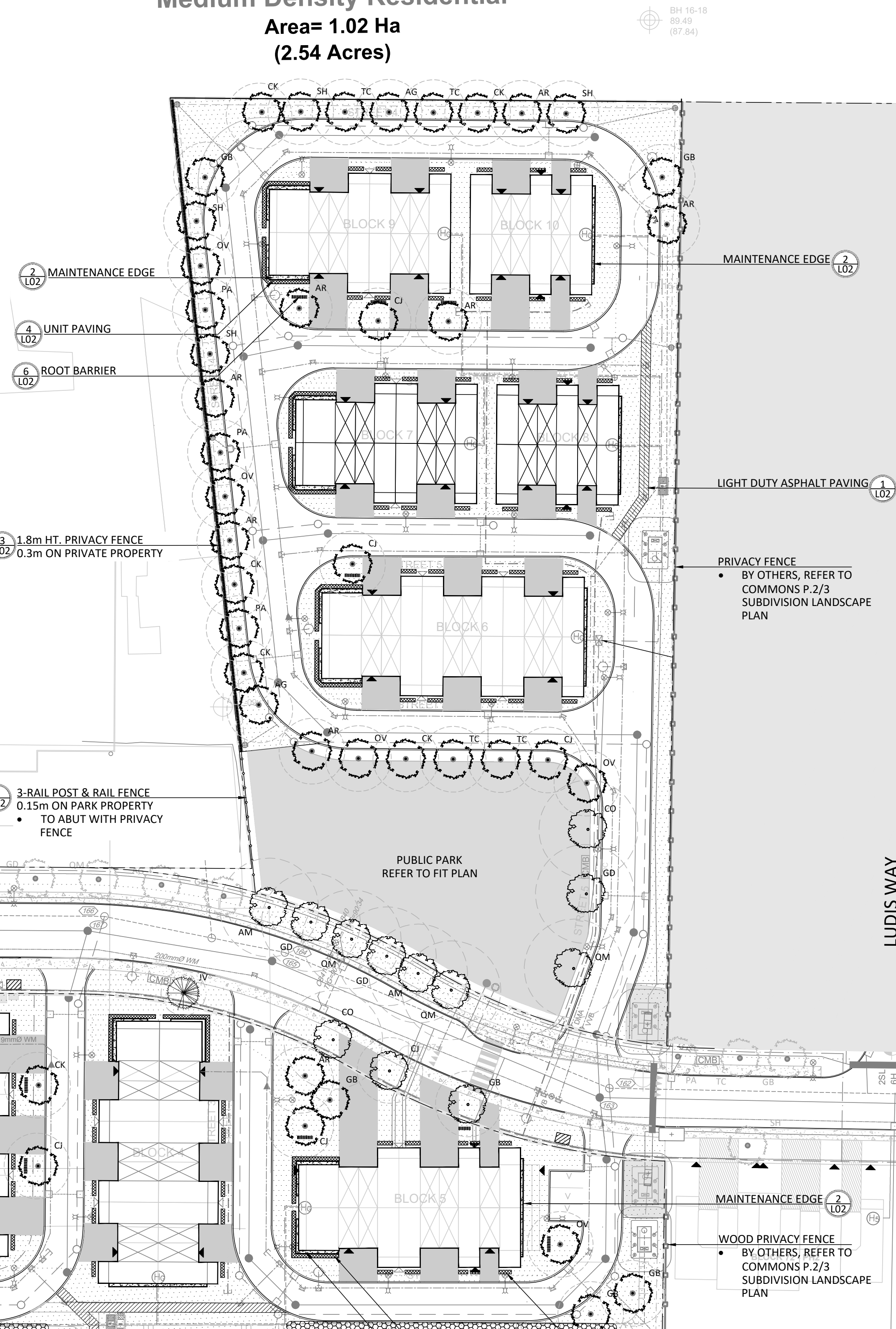
LIST OF DRAWINGS:

- L01 - LANDSCAPE PLAN
- L02 - LANDSCAPE DETAILS



PLANT LIST								
KEY	QTY (PRIVATE)	QTY (CITY)	BOTANICAL NAME	COMMON NAME	MATURE HT. (M)	SIZE	REMARKS	NATIVE
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 VIRGINIANA	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 WARRANTED 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

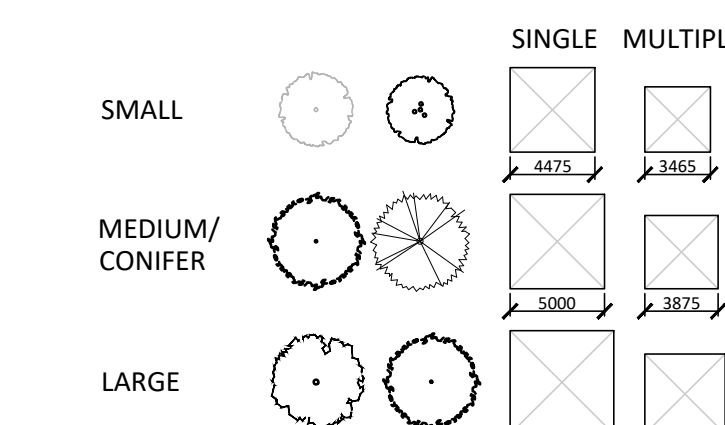
TREE PLANTING IN MARINE CLAY SOILS

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.

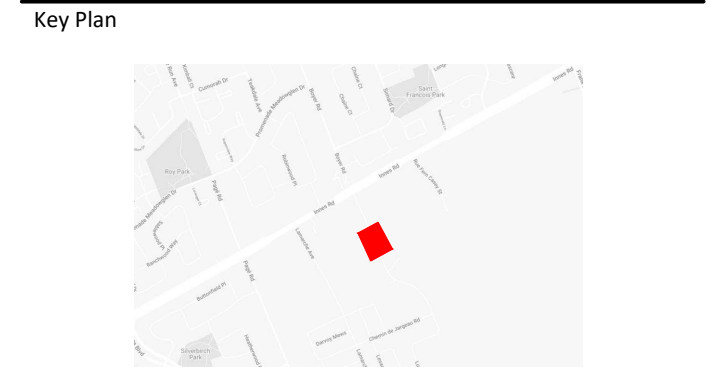
PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m ²)	CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
LARGE (10)	135-250*	192	CANOPY (W. OVERLAP): 4443m ²
MEDIUM (65)	35-135*	85	
CONIFER (3)	45-96*	70	
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 19,975m ²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS AGRICULTURAL 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 (m ³ /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.



PROJECT CONSULTANTS

SITE PLAN DESIGN: KORSIAK URBAN PLANNING	TRANSPORTATION: NOVATECH
PLANNING: NOVATECH	MECHANICAL & ELECTRICAL: LRL
ARCHITECTURE: GLENNIEW	GEOTECHNICAL & STRUCTURAL: PATERSON GROUP
CIVIL ENGINEERING: NOVATECH	

LEGEND

---	PROPERTY LINE
---	PHASE LINE
---	4.5m FOUNDATION SETBACK

FENCING

---	PRIVACY FENCE
---	POST AND RAIL FENCE

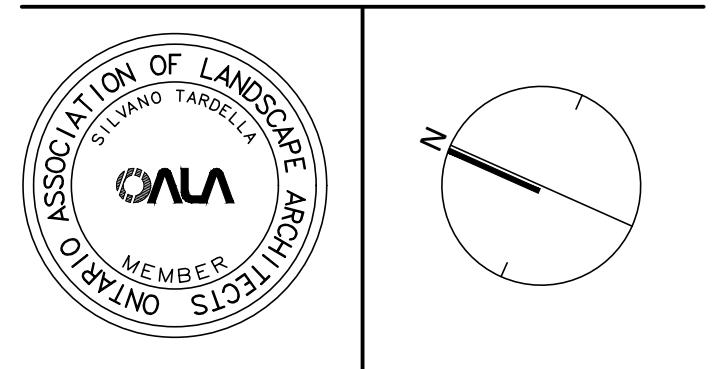
PLANTING

xx	DECIDUOUS TREE ON PRIVATE PROPERTY
○	DECIDUOUS TREE ON PUBLIC PROPERTY
○	PROJECTED TREE CANOPY
○	APPROVED STREET TREES
---	ROOT BARRIER (REFER TO DETAIL 6/102)
---	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



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

THE COMMONS
SITE PLAN
Ottawa, ON

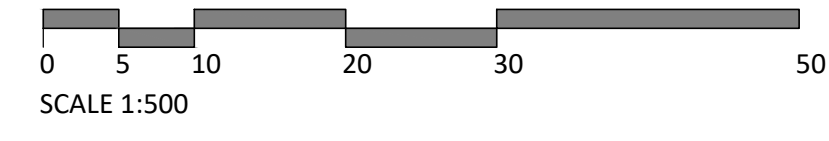
Title: LANDSCAPE PLAN

Date	Oct, 2024	Sheet	
Scale	1:500	Drawn	PG
Checked	PG		
Job No.	24-219		

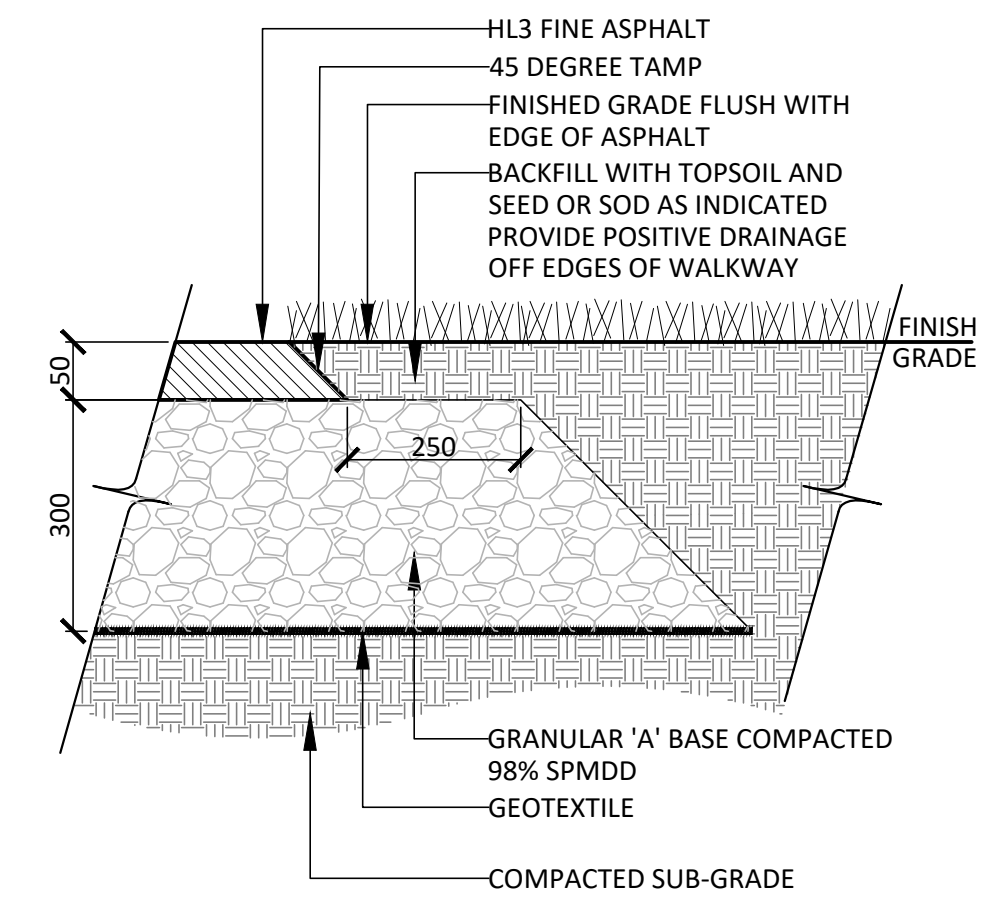
L01

John Sevigny
JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyo at 8:48 pm, Jan 20, 2026

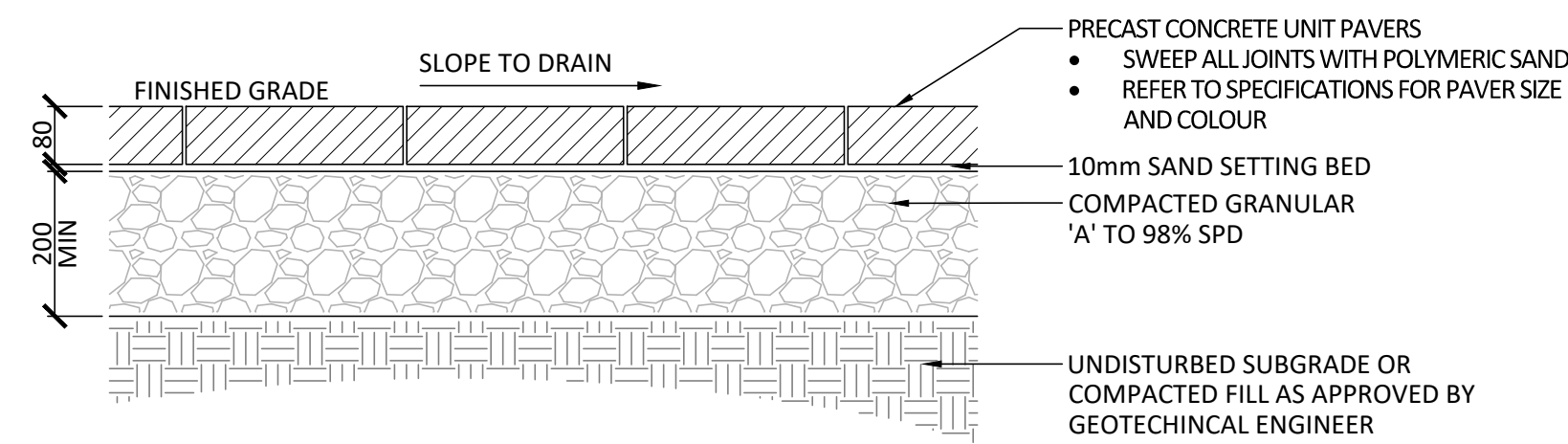


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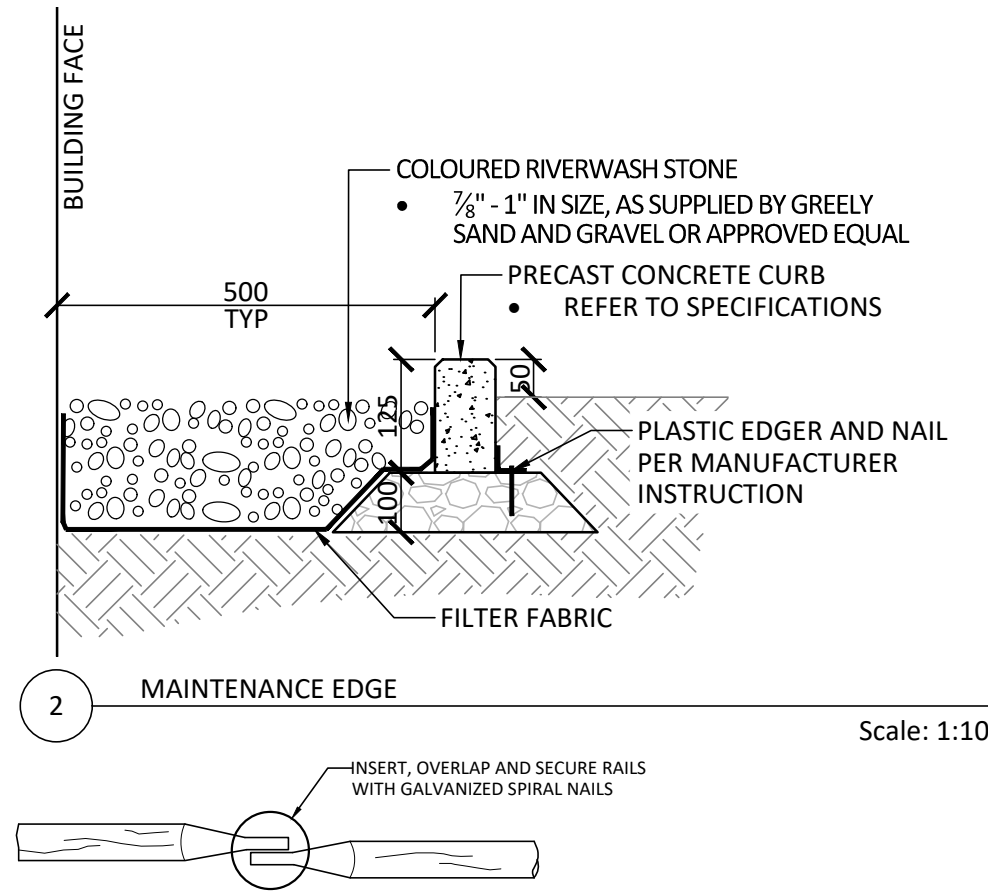


- NOTES:**
- CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
 - FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL DISTURBED AREAS ALONG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

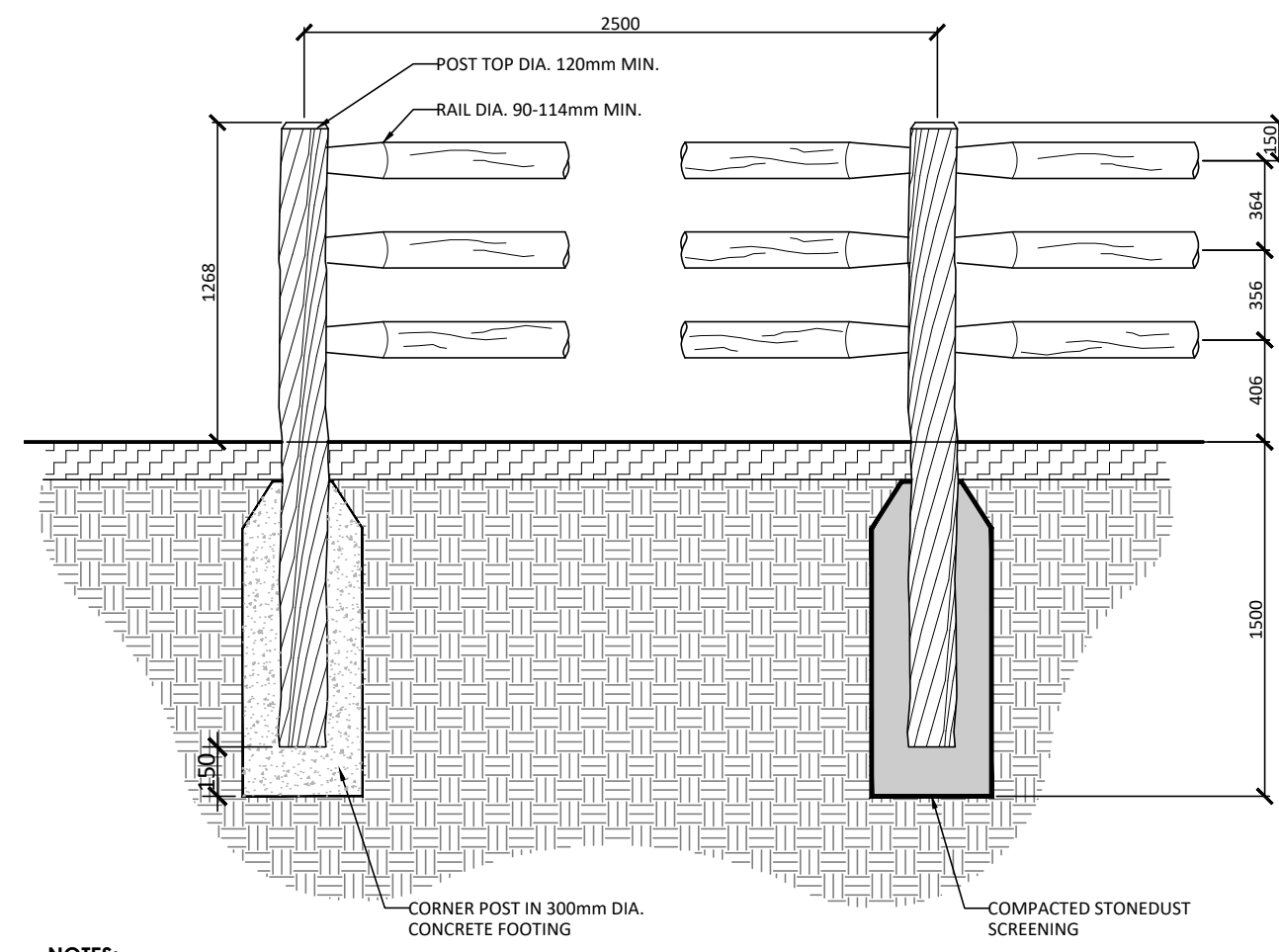
1 ASPHALT PAVING - LIGHT DUTY Scale: 1:10



4 UNIT PAVING Scale: 1:10

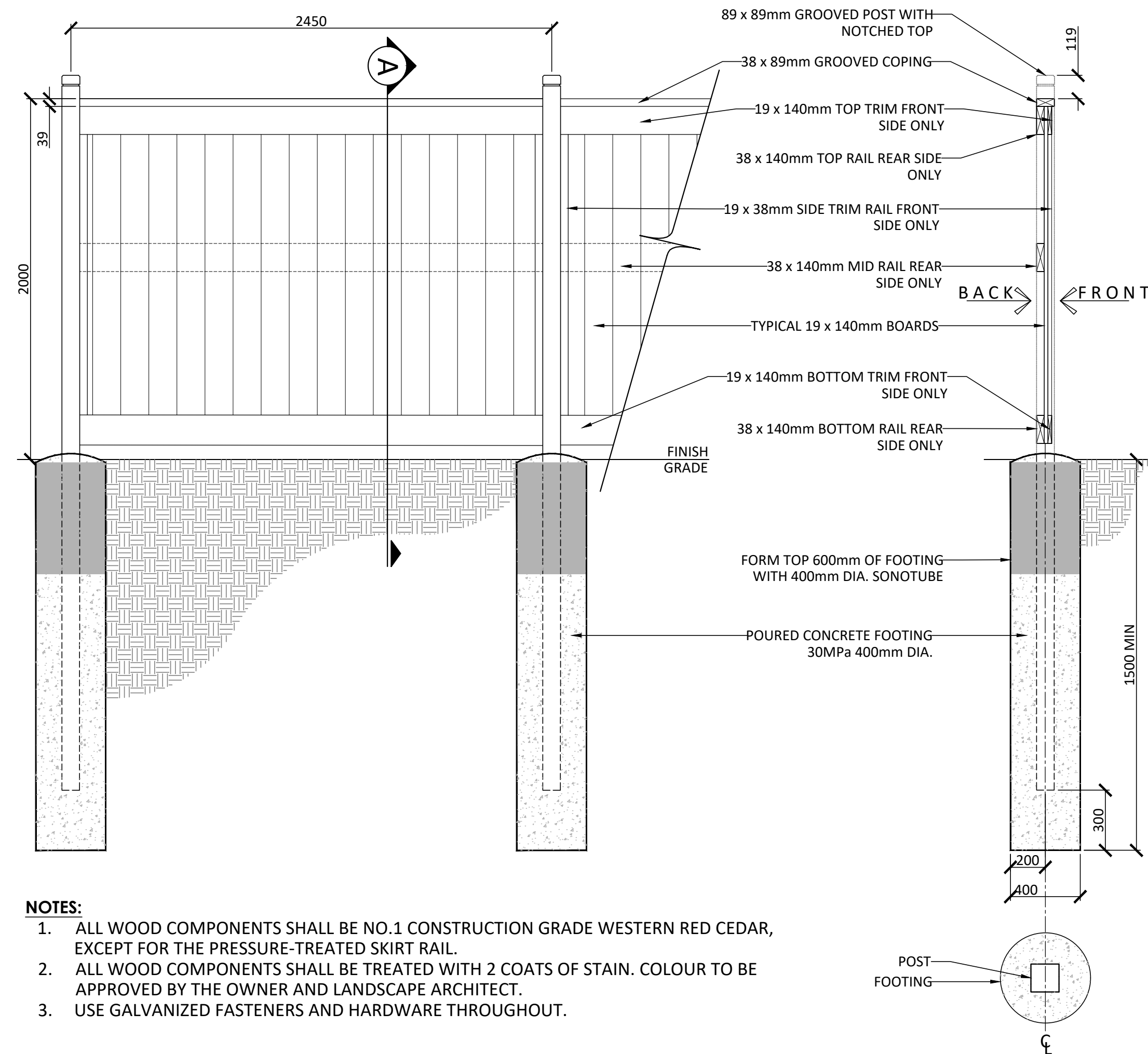


2 MAINTENANCE EDGE Scale: 1:10



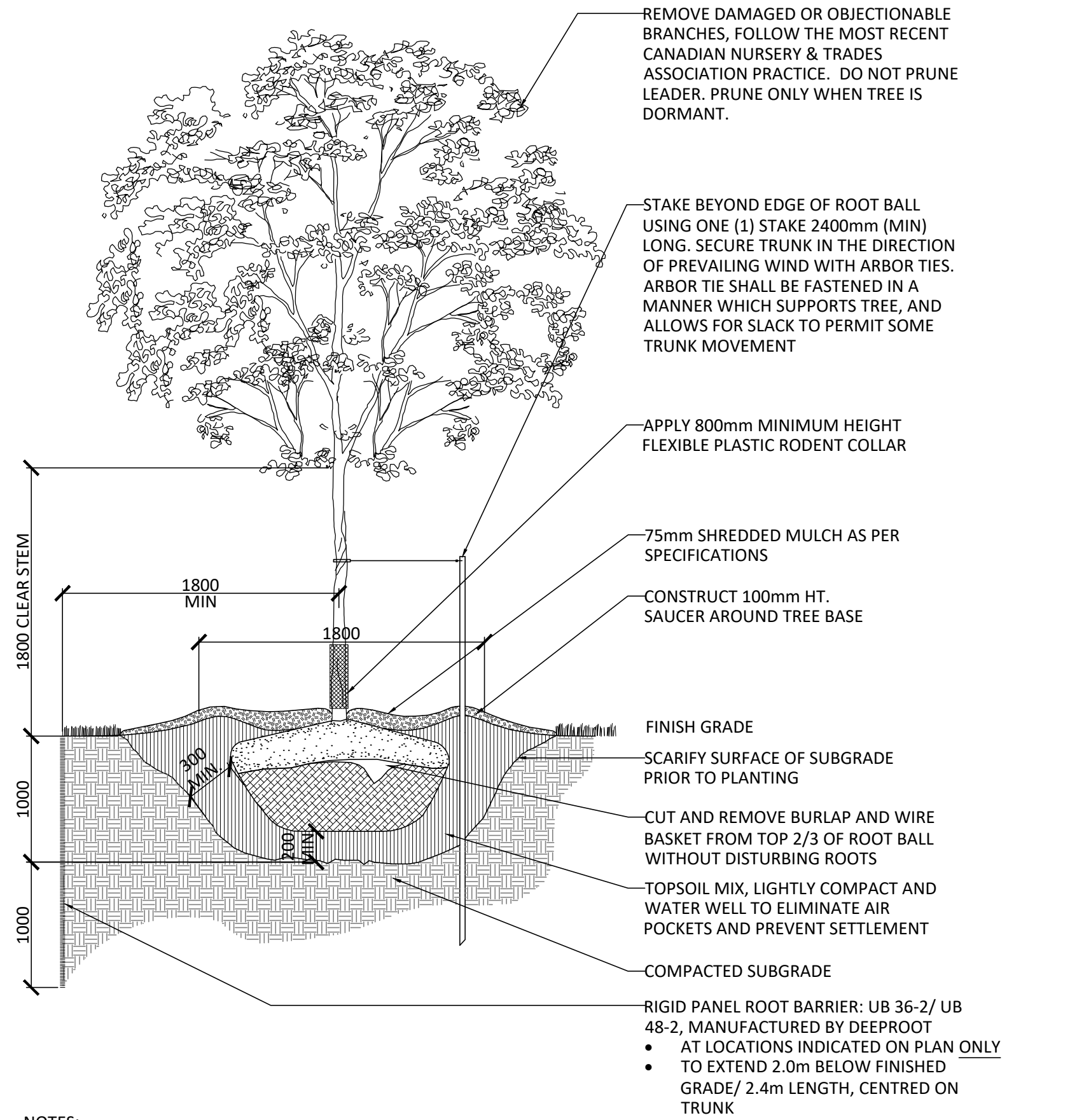
- NOTES:**
- POST AND RAILS TO BE WELL PEELLED CEDAR, WITH NO PEELER MARKS
 - CORNER AND END POSTS TO HAVE MINIMUM 25 x 100mm OBLONG HOLES FOR RAIL LINE POSTS TO HAVE MINIMUM 64 x 100mm OBLONG HOLES FOR RAILS.
 - SOURCE OF WOOD FENCING TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

5 POST & RAIL FENCING Scale: 1:30



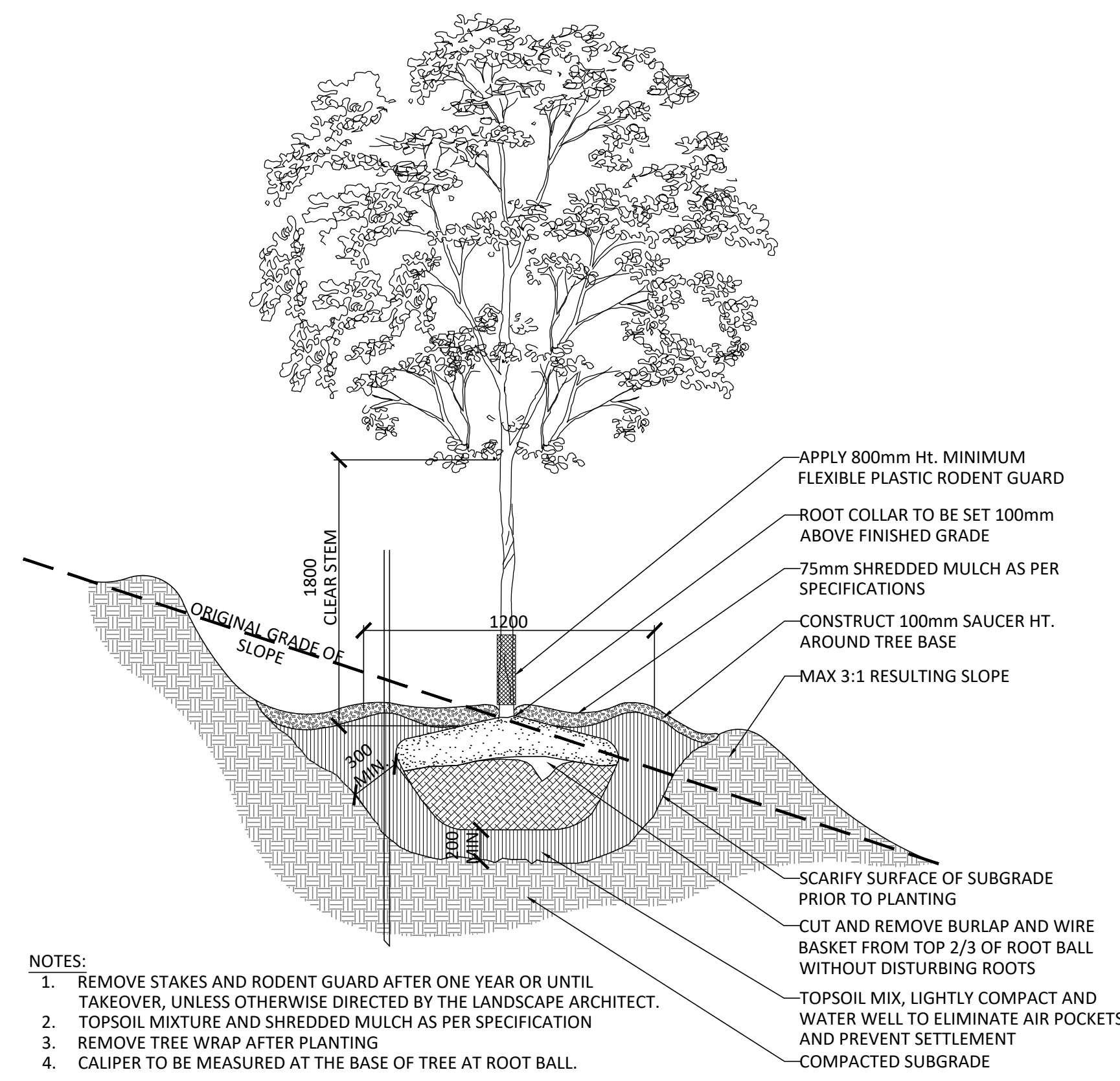
- NOTES:**
- ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
 - ALL WOOD COMPONENTS SHALL BE TREATED WITH 2 COATS OF STAIN. COLOUR TO BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
 - USE GALVANIZED FASTENERS AND HARDWARE THROUGHOUT.

3 WOOD PRIVACY FENCING Scale: 1:20



- NOTES:**
- REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 - TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 - REMOVE TREE WRAP AFTER PLANTING
 - CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL

6 DECIDUOUS TREE PLANTING Scale: 1:30

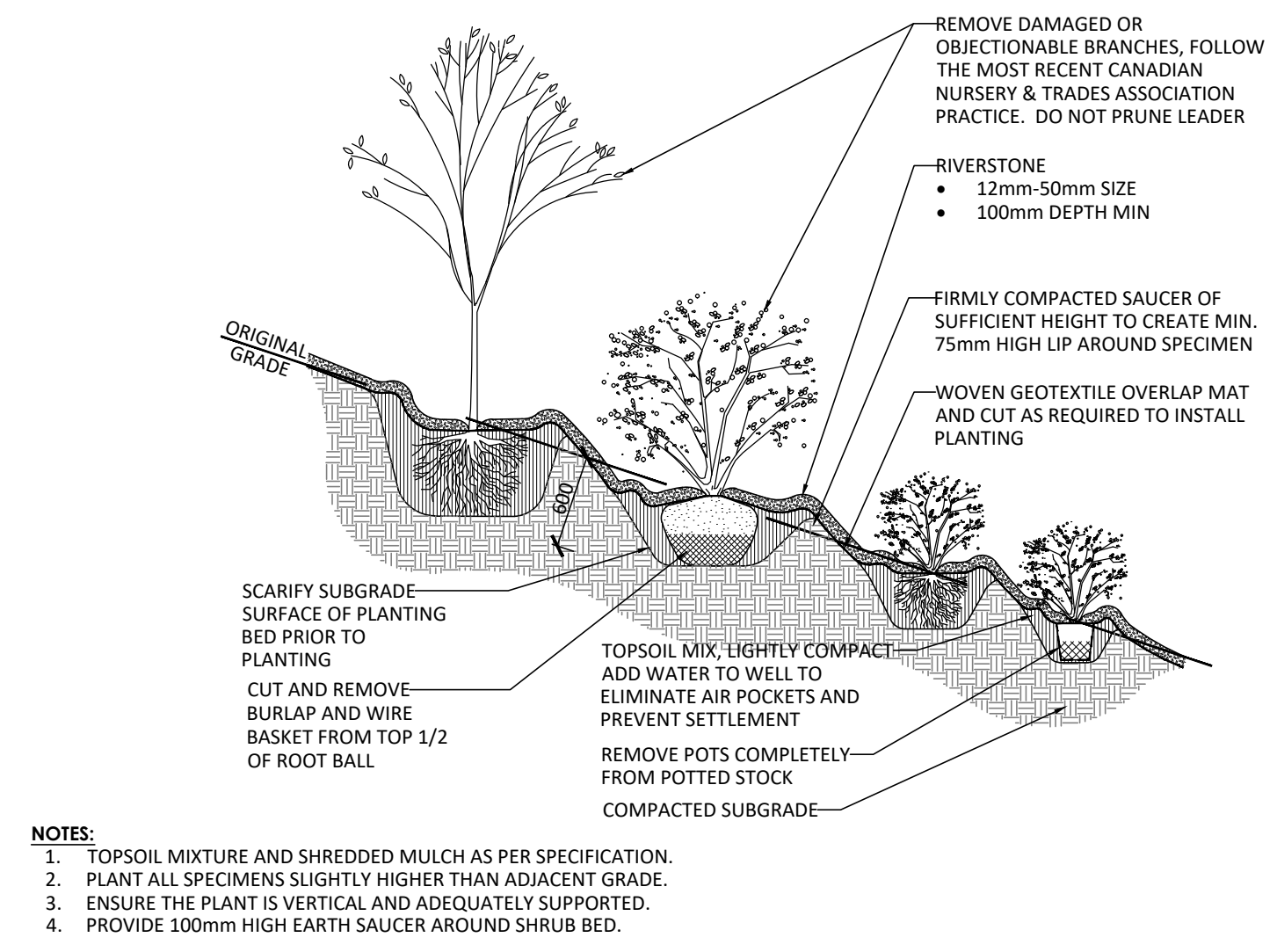


- NOTES:**
- REMOVE STAKES AND RODENT GUARD AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 - TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 - REMOVE TREE WRAP AFTER PLANTING
 - CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL

7 DECIDUOUS TREE PLANTING ON SLOPE Scale: N.T.S

John Sevigny
JOHN SEVIGNY C.E.T.
 MANAGER (A), DEVELOPMENT REVIEW EAST
 PLANNING, DEVELOPMENT & BUILDING SERVICES
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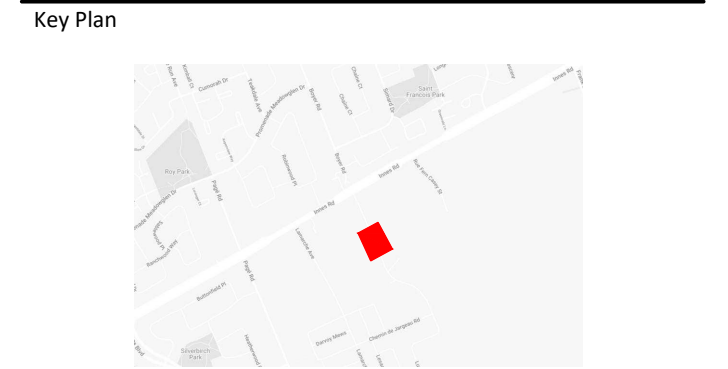
APPROVED
 By sevignyjo at 8:49 pm, Jan 20, 2026



- NOTES:**
- TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 - PLANT ALL SPECIMENS SLIGHTLY HIGHER THAN ADJACENT GRADE.
 - ENSURE THE PLANT IS VERTICAL AND ADEQUATELY SUPPORTED.
 - PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

8 SHRUB BED PLANTING ON SLOPE Scale: N.T.S

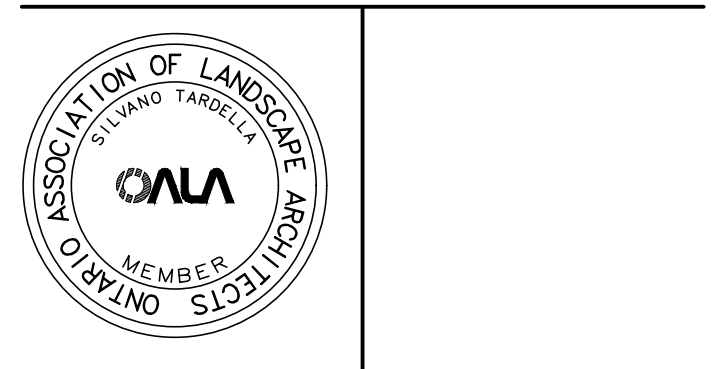
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 1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
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THE COMMONS
 SITE PLAN
 Ottawa, ON

Title		LANDSCAPE DETAILS
Date	Oct, 2024	Sheet
Scale	AS SHOWN	L02
Drawn	PG	
Checked	PG	
Job No.	24-219	

D07-12-24-0141