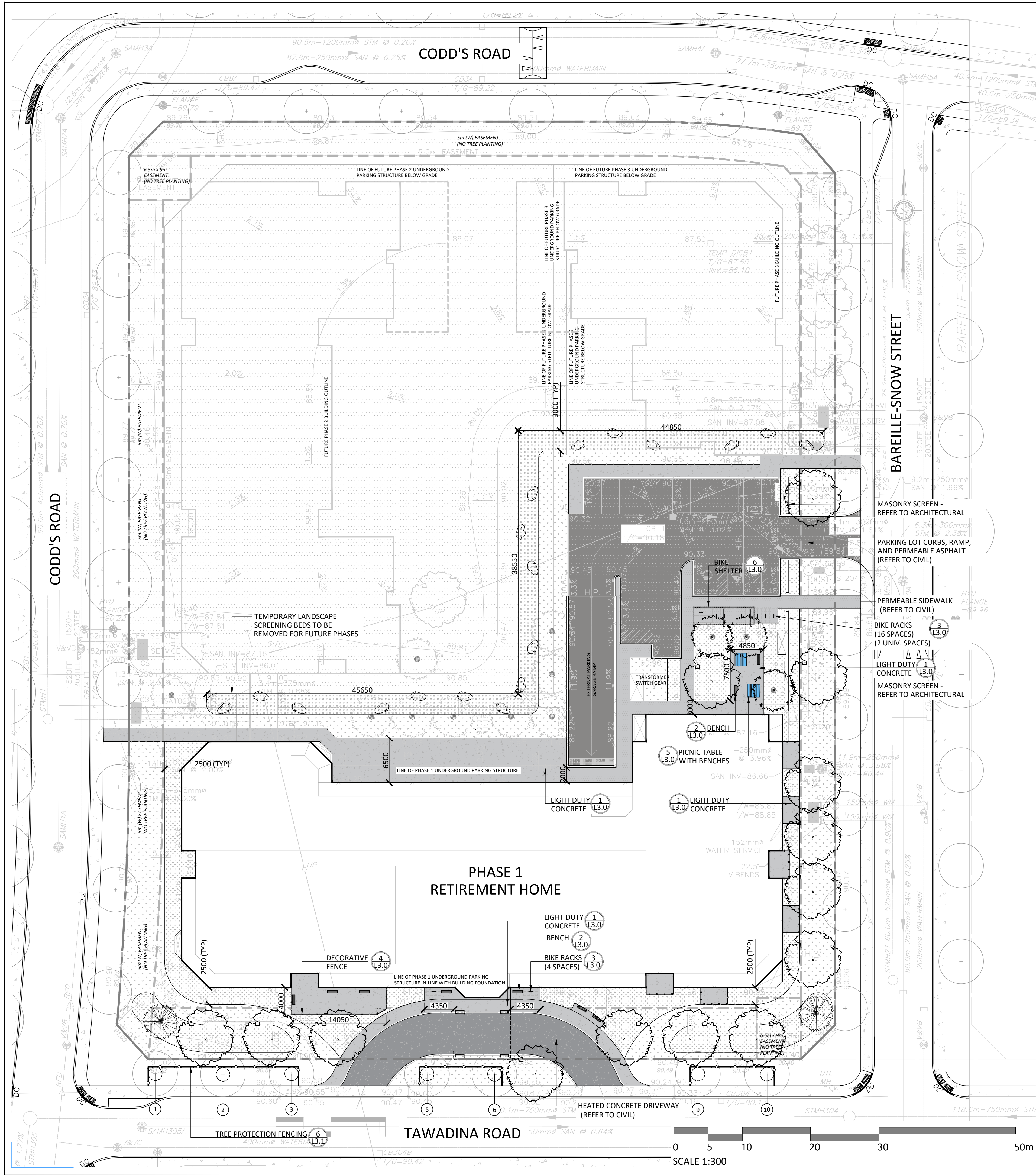




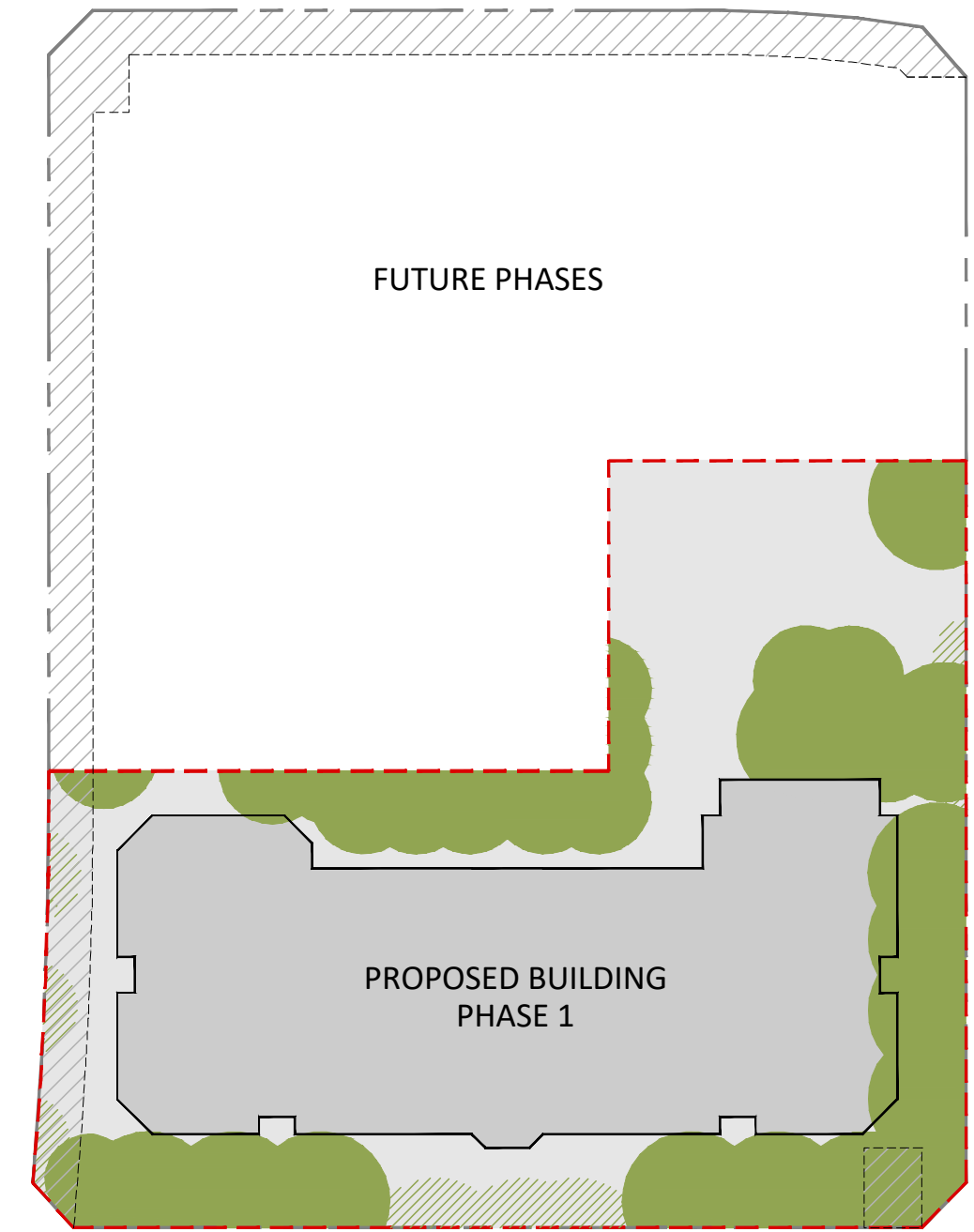
GENERAL NOTES:

1. THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY CAMBIUM INC.: REPORT 24896-001 Rev.2
2. ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED OCTOBER 27, 2025 AND PREPARED BY MONUMENT-URSO SURVEYING LTD.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
4. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
5. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
6. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
7. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
8. 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.

EXISTING TREES - TAWADINA ROAD

TREE #	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	NOTES	TO BE PRESERVED
1	Quercus palustris	Pin Oak	3.80	Public - ROW	GOOD	Symmetrical canopy, Single Stem	YES
2	Quercus palustris	Pin Oak	3.80	Public - ROW	GOOD	Symmetrical canopy, Single Stem	YES
3	Catalpa speciosa	Northern Catalpa	3.18	Public - ROW	GOOD	Symmetrical canopy, Single Stem	YES
5	Acer rubrum	Red Maple	5.08	Public - ROW	GOOD	Symmetrical canopy, Single Stem	YES
6	Acer rubrum	Red Maple	5.08	Public - ROW	GOOD	Symmetrical canopy, Single Stem	YES
9	Quercus palustris	Pin Oak	3.80	Public - ROW	GOOD	Symmetrical canopy, Single Stem	YES
10	Quercus palustris	Pin Oak	3.80	Public - ROW	GOOD	Symmetrical canopy, Single Stem	YES

CANOPY COVER DIAGRAM (1:800)



CANOPY COVER LEGEND

- MATURE CANOPY OF PROPOSED TREE
- MATURE CANOPY OF PROPOSED TREE (ROW, BY OTHERS)
- SITE AREA (PHASE BOUNDARY)
- PROPERTY LINE
- EASEMENTS (NO PLANTING)

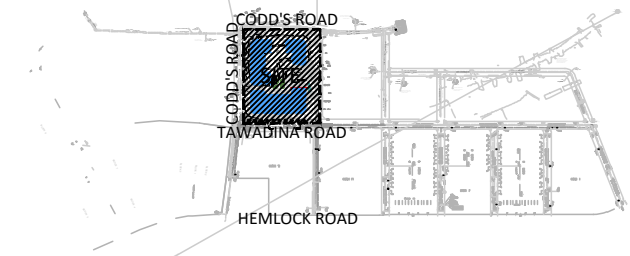
CANOPY COVER CALCULATIONS

TREE TYPE/SIZE	CROWN AREA** PER TREE STANDARD RANGE (m ²)	AVERAGE CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
LARGE (13)	135-250*	192	2,186.75m ² (ACCOUNTS FOR OVERLAP)
MEDIUM (15)	35-135*	85	
SMALL (0)	5-35*	20	
CONIFER (2)	45-96*	70	
PROPOSED ROW TREE CANOPY, BY OTHERS			229.32m ² (ACCOUNTS FOR OVERLAP)
SITE AREA			6,747m ²
TOTAL CANOPY COVER			35.81%

*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL 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

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

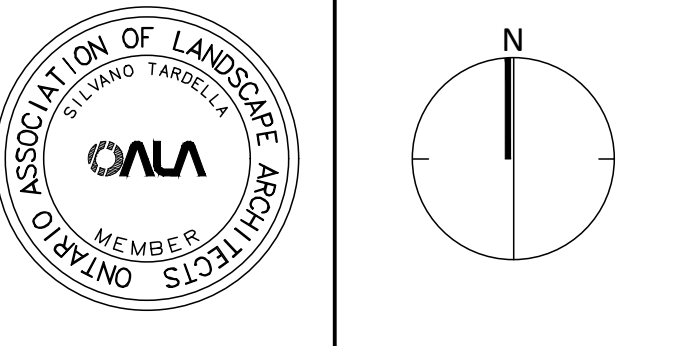


LEGEND

- PROPERTY LINE
- PARKING GARAGE EXTENTS
- FENCING
 - ORNAMENTAL FENCE
 - ORNAMENTAL GATE
 - TREE PROTECTION FENCING
- PLANTING
 - LARGE DECIDUOUS TREE
 - LARGE DECIDUOUS TREE (FUTURE)
 - MEDIUM DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE (FUTURE)
 - CONIFEROUS TREE
 - MULTI-STEM SHRUB
 - DECIDUOUS SHRUBS
 - PERENNIALS AND GRASSES
 - EXISTING STREET TREE
 - FUTURE STREET TREE (BY OTHERS)
 - SODDING
 - SEEDING
 - SHRUB/PERENNIAL BEDS
 - MULCH
- PAVING
 - LIGHT DUTY CONCRETE
 - PERMEABLE SIDEWALK (REFER TO CIVIL)
- FURNISHINGS
 - BIKE RACK
 - BENCH
 - PICNIC TABLE

10	Issued for SPA Third Submission	26-07-21
9	Issued for Zoning By-Law Amendment	26-07-15
8	Issued for SPA Second Submission	26-06-10
7	Issued for Zoning By-Law Amendment	26-06-03
6	Issued for Coordination	26-03-20
5	Issued for revised SPA First Submission	26-02-27
4	Issued for SPA First Submission	26-01-15
3	Issued for Client Review	26-01-14
2	Issued for Review & Coordination	25-12-12
1	Issued for Client Review	25-11-26
No.	Description	Date

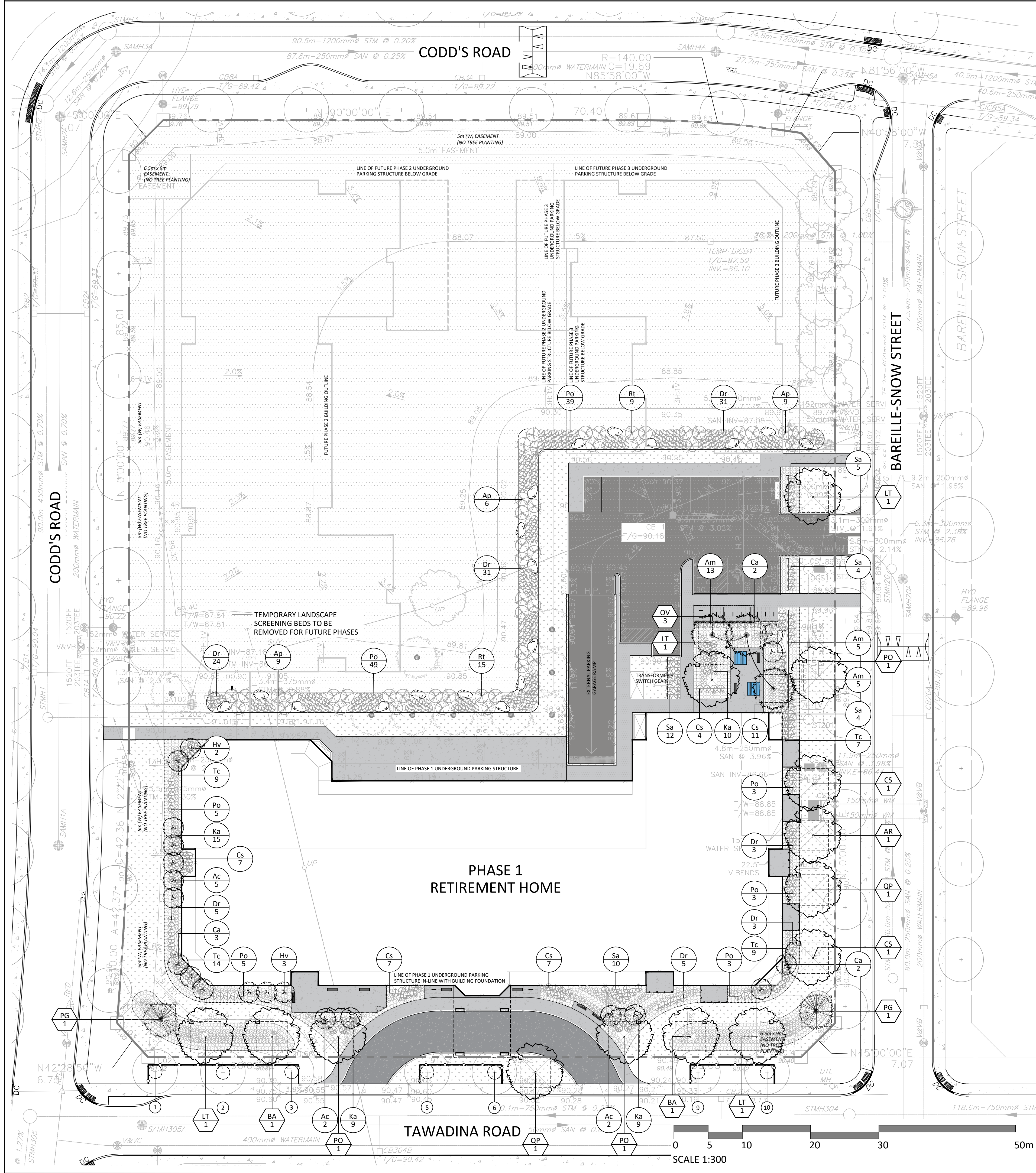
OWNER/APPLICANT WATERIDGE LIFESTYLE LTD. 1550 Carling Avenue, Ottawa ON K1Z 7J9	SURVEYOR MONUMENT-URSO SURVEYING LTD. 1755 Woodward Drive, #200, Ottawa ON K2C 0P9
ARCHITECT T BORNHOLME ARCHITECT 3541 R35 Cove Road, Portland ON K0S 3V0	GEOTECH ENGINEER CAMBIUM CONSULTING & ENGINEERING 31 Hyperion Court #103, Kingston ON K7K 7G3
CIVIL ROBINSON LAND DEVELOPMENT 2996 Baseline Road, Ottawa ON K7X 7G3	STRUCTURAL ENGINEER S-H-M STRUCTURAL LTD. 333 Preston Street, #110, Ottawa ON K1S 5N4
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	MECHANICAL & ELECTRICAL GODFREY, WEIDENBAUM & ASSOCIATES LTD. 1688 Woodward Drive, Ottawa ON K2C 3K8



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

WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME
Block 21 Wateridge Village
100 Baille-Snow Street, Ottawa ON K1K 5C6

Title	PHASE 1 - LANDSCAPE SITE PLAN & CANOPY
Date	2025-11-04
Scale	1:300
Drawn	JE
Checked	MK
Job No.	25-360
Sheet	L1.0



GENERAL NOTES:

1. THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY CAMBIUM INC.: REPORT 24896-001 Rev.2
2. ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED OCTOBER 27, 2025 AND PREPARED BY MONUMENT-URSO SURVEYING LTD.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
4. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
5. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
6. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
7. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
8. 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.

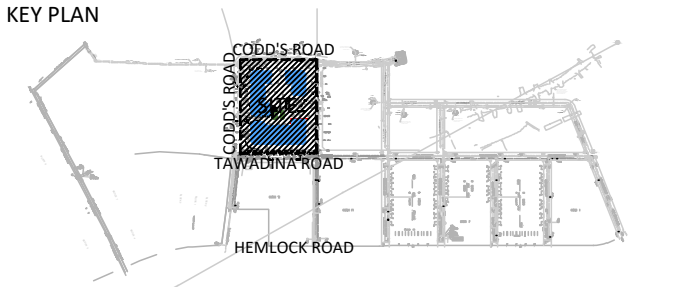
TREE PLANTING IN MARINE CLAY SOILS

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 PG6331-1 REVISION 9 DATED JULY 31, 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).

PLANT LIST - TREES, SHRUBS, PERENNIALS							
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
LARGE CONIFEROUS TREES							
PG	PICEA GLAUCA	WHITE SPRUCE	2	250cm HT	B&B	Y	PRIVATE
LARGE DECIDUOUS TREES							
AR	ACER RUBRUM	RED MAPLE	1	50mm CAL	B&B	Y	PRIVATE
CS	CATALPA SPECIOSA	NORTHERN CATALPA	2	50mm CAL	B&B	Y	PRIVATE
PO	PLATANUS OCCIDENTALIS	SYCAMORE	3	50mm CAL	B&B	Y	PRIVATE
QP	QUERCUS PALUSTRIS	PIN OAK	2	50mm CAL	B&B	Y	PRIVATE
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	2	50mm CAL	B&B	Y	PRIVATE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3	50mm CAL	B&B	Y	PRIVATE
MEDIUM DECIDUOUS TREES							
OV	OSTRYA VIRGINIANA	IRONWOOD	3	50mm CAL	B&B	Y	PRIVATE
MULTI-STEM TREE FORM SHRUBS							
Ac	AMELANCHIER CANADENSIS	SERVICEBERRY	9	3 GAL	POT	Y	PRIVATE
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	7	3 GAL	POT	Y	PRIVATE
Hv	HAMAMELIS VIRGINIANA	WITCHHAZEL	5	3 GAL	POT	Y	PRIVATE
CONIFEROUS SHRUBS							
Ka	KALMIA ANGUSTIFOLIA	SHEEP LAUREL	43	3 GAL	POT	Y	PRIVATE
Tc	TAXUS CANADENSIS	CANADIAN YEW	39	3 GAL	POT	Y	PRIVATE
DECIDUOUS SHRUBS							
Ap	AESCLUSUS PARVIFLORA	BOTTLEBRUSH BUCKEY	24	7 GAL	POT	Y	PRIVATE
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	23	3 GAL	POT	Y	PRIVATE
CS	CORNUS SERICEA	RED TWIG DOGWOOD	36	3 GAL	POT	Y	PRIVATE
Di	DIERVILLA LONICERA	BUSH HONEYSUCKLE	102	3 GAL	POT	Y	PRIVATE
Po	PHYSOCARPUS OPULOFOLIUS 'NANUS'	DWARF NINEBARK	107	3 GAL	POT	N	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	35	3 GAL	POT	Y	PRIVATE
Rt	RHUS TYPHINA	STAGHORN SUMAC	24	7 GAL	POT	Y	PRIVATE
PERENNIALS AND ORNAMENTAL GRASSES - PLANTING BEDS							
ac	ANEMONE CANADENSIS	CANADIAN ANEMONE	627	2 GAL	POT	Y	PRIVATE
ep	ECHINACEA PURPUREA	CONEFLOWER	388	2 GAL	POT	Y	PRIVATE
pp	PHLOX PANICULATA 'BLUE PARADISE'	GARDEN PHLOX	107	2 GAL	POT	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSEED	631	2 GAL	POT	Y	PRIVATE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	392	2 GAL	POT	Y	PRIVATE
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	110	2 GAL	POT	Y	PRIVATE

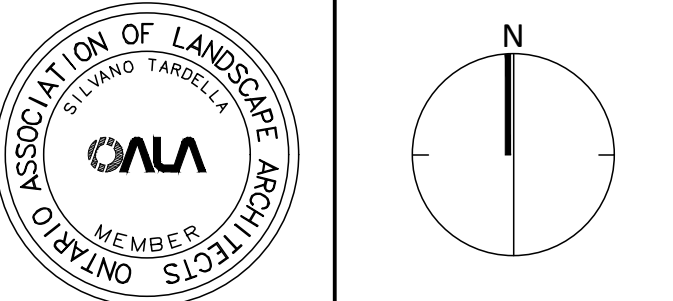
SOIL VOLUME PROJECTIONS (NTS)*				TREE SOIL VOLUMES			
	SINGLE	MULTIPLE	CLAY SOILS	TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)	SOIL VOLUME FOR MARINE CLAY AREAS (SINGLE TREE)
SMALL							
	3651	2825	4082				
MEDIUM/ CONIFER							
	4082	3362	4472				
LARGE							
	4472	3642					
*SOIL VOLUME CALCULATION BASED ON 1.5m 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.



LEGEND	
	PROPERTY LINE
	PARKING GARAGE EXTENTS
FENCING	
	ORNAMENTAL FENCE
	ORNAMENTAL GATE
	TREE PROTECTION FENCING
PLANTING	
	LARGE DECIDUOUS TREE
	LARGE DECIDUOUS TREE (FUTURE)
	MEDIUM DECIDUOUS TREE
	MEDIUM DECIDUOUS TREE (FUTURE)
	CONIFEROUS TREE
	MULTI-STEM SHRUB
	DECIDUOUS SHRUBS
	PERENNIALS AND GRASSES
	EXISTING STREET TREE
	FUTURE STREET TREE (BY OTHERS)
	SODDING
	SEEDING
	SHRUB/PERENNIAL BEDS
	MULCH
PAVING	
	LIGHT DUTY CONCRETE
	PERMEABLE SIDEWALK (REFER TO CIVIL)
FURNISHINGS	
	BIKE RACK
	BENCH
	PICNIC TABLE

Revision	Description	Date
10	Issued for SPA Third Submission	26-07-21
9	Issued for Zoning By-Law Amendment	26-07-15
8	Issued for SPA Second Submission	26-06-10
7	Issued for Zoning By-Law Amendment	26-06-03
6	Issued for Coordination	26-03-20
5	Issued for revised SPA First Submission	26-02-27
4	Issued for SPA First Submission	26-01-15
3	Issued for Client Review	26-01-14
2	Issued for Review & Coordination	25-12-12
1	Issued for Client Review	25-11-26
No.	Description	Date
Revision		
OWNER/APPLICANT		
WATERIDGE LIFESTYLE LTD.		
1500 Carling Avenue, Ottawa ON K1Z 7L9		
SURVEYOR		
MONUMENT-URSO SURVEYING LTD.		
1755 Woodward Drive, #200, Ottawa ON K2C 0P9		
ARCHITECT		
T BIRONHAMME ARCHITECT		
3541 R35 Cove Road, Portland ON K0S 5V0		
GEOTECH ENGINEER		
CAMBIUM CONSULTING & ENGINEERING		
31 Hyperion Court #103, Kingston ON K7K 7G3		
CIVIL		
CORN ROBINSON LAND DEVELOPMENT		
2996 Baseline Road, Ottawa ON K7X 7G3		
STRUCTURAL ENGINEER		
D-HM STRUCTURAL LTD.		
333 Preston Street, #110, Ottawa ON K1S 5N4		
LANDSCAPE ARCHITECT		
NAK DESIGN STRATEGIES		
1285 Wellington St., Ottawa ON K1Y 3A8		
MECHANICAL & ELECTRICAL		
GODFREY, WEIDENBAUM & ASSOCIATES LTD.		
1688 Woodward Drive, Ottawa ON K2C 3K8		
PROPERTY LEGAL DESCRIPTION:		
Part of Lots 21, 22, and 23, Concession 1 (Ottawa Front), Geographic Township of Gloucester		
Registered Plan M46363, City of Ottawa		



NAK
design strategies

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

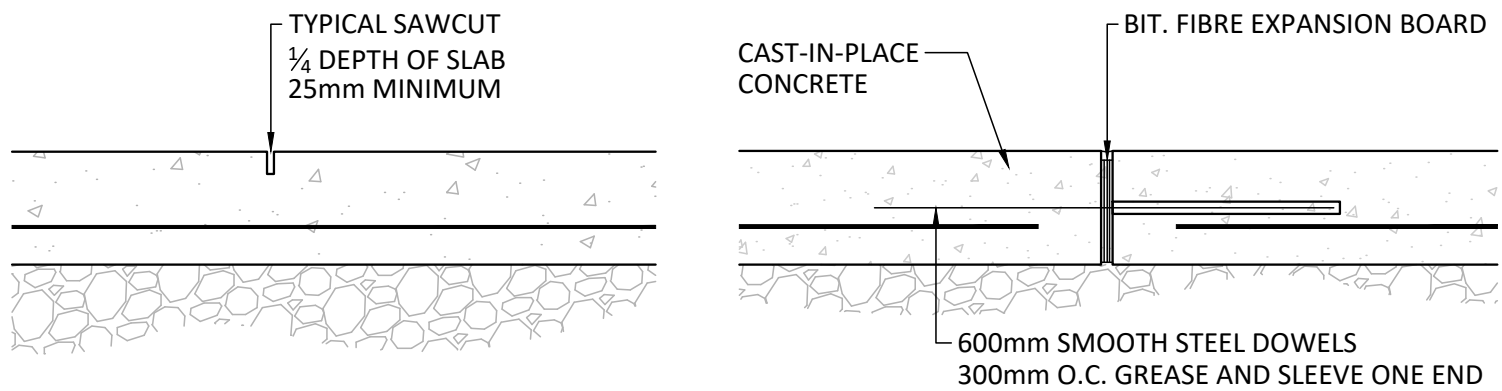
NAKDESIGNSTRATEGIES.COM

WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME

Block 21 Wateridge Village

100 Bareille-Snow Street, Ottawa ON K1K 5C6

Title	
PHASE 1 - LANDSCAPE PLANTING PLAN & SOIL VOLUME	
Date	2025-11-04
Scale	1:300
Drawn	JE
Checked	MK
Job No.	25-360
Sheet	L2.0

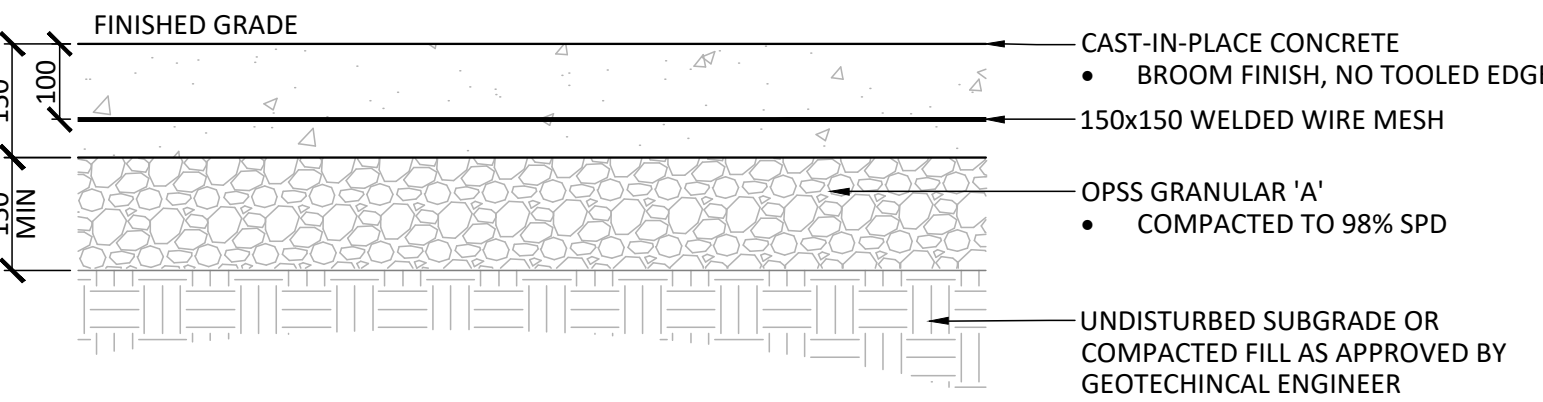


NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. SAWCUT WITHIN 48 HOURS OF POUR
3. BROOM FINISH, NO TOOLED EDGE

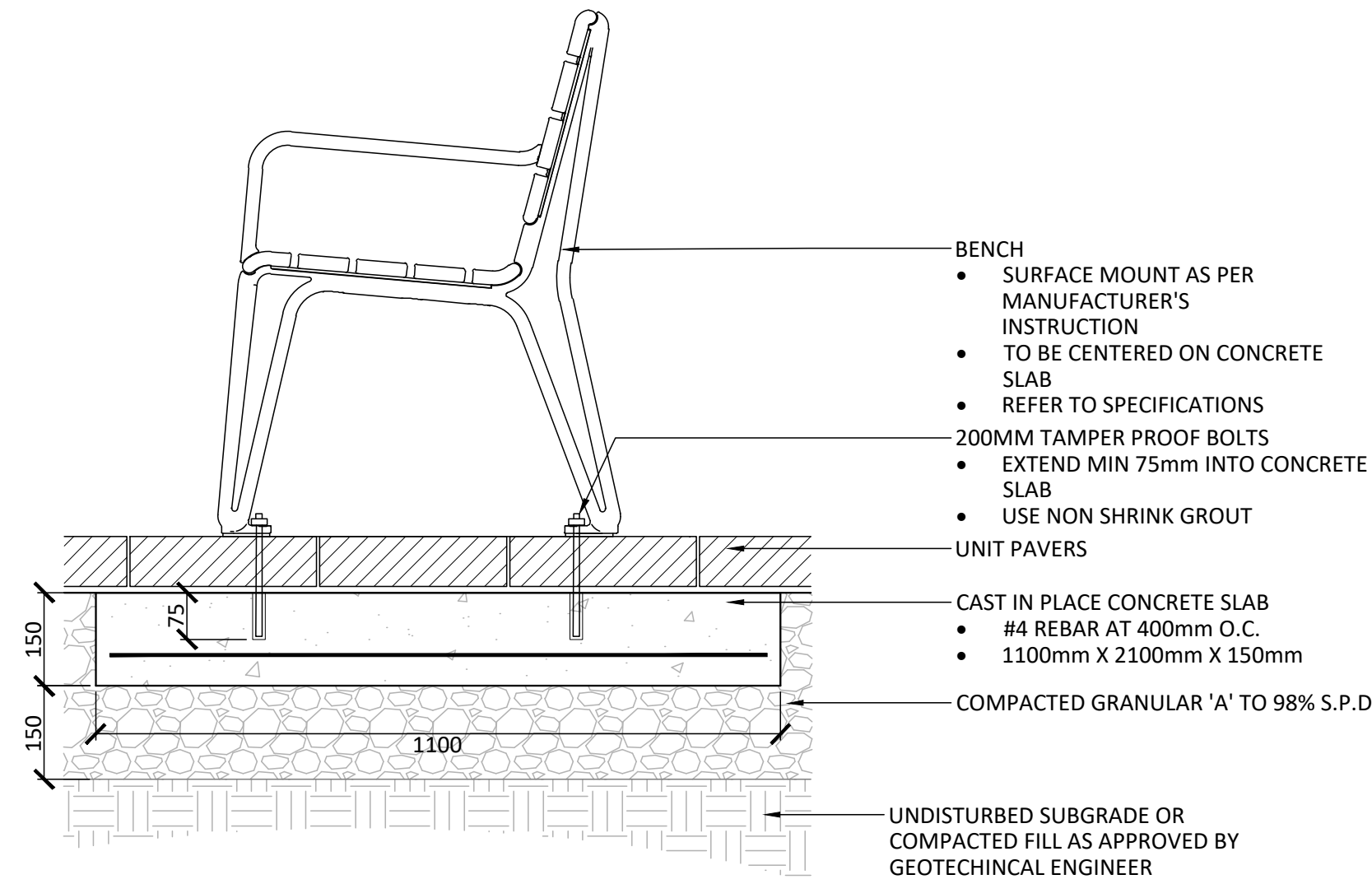
CONTROL JOINT (CJ)

NOTES :
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. BROOM FINISH, NO TOOLED EDGE
3. NO CAULKED JOINTS

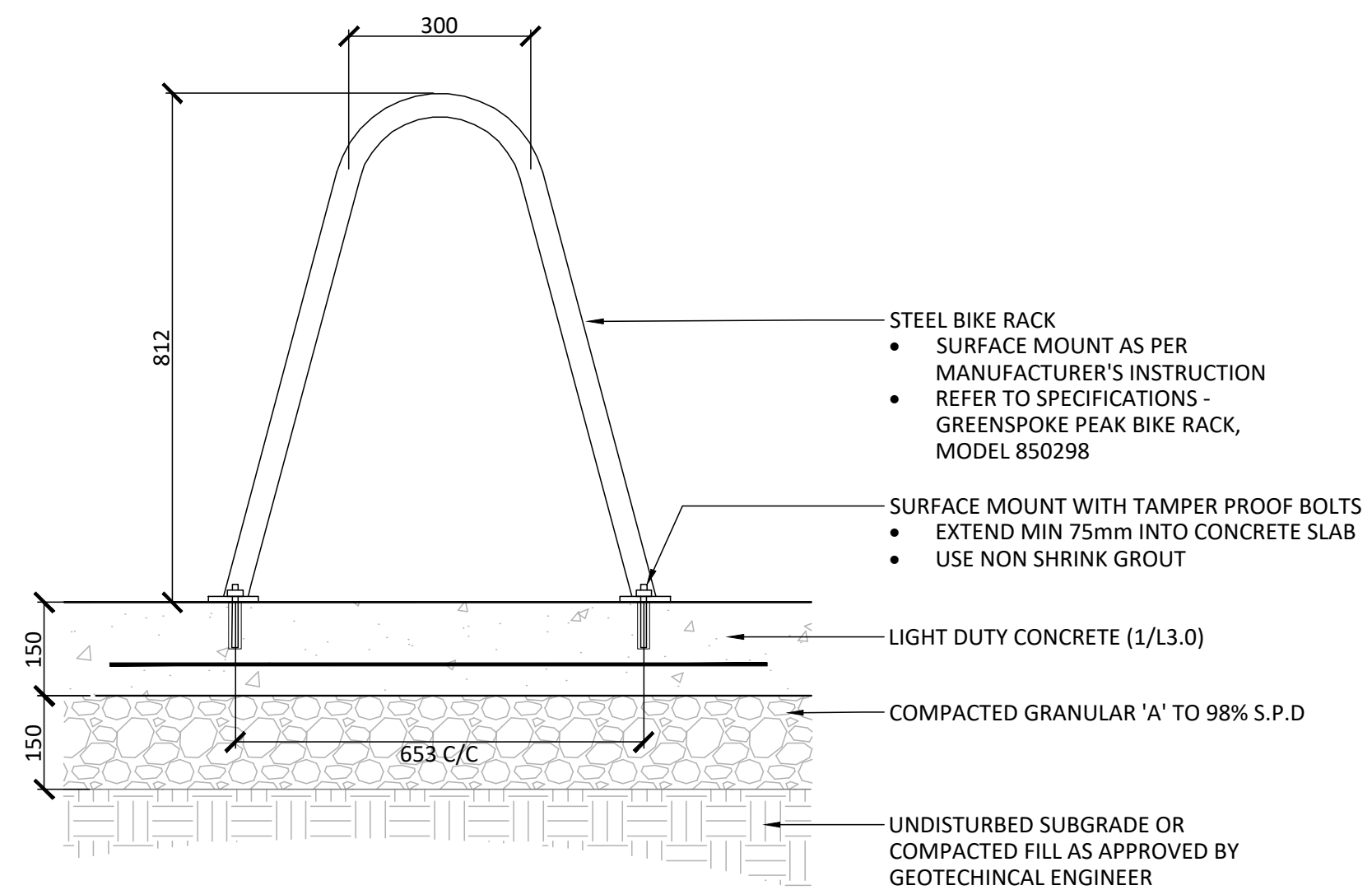
EXPANSION JOINT (EJ)



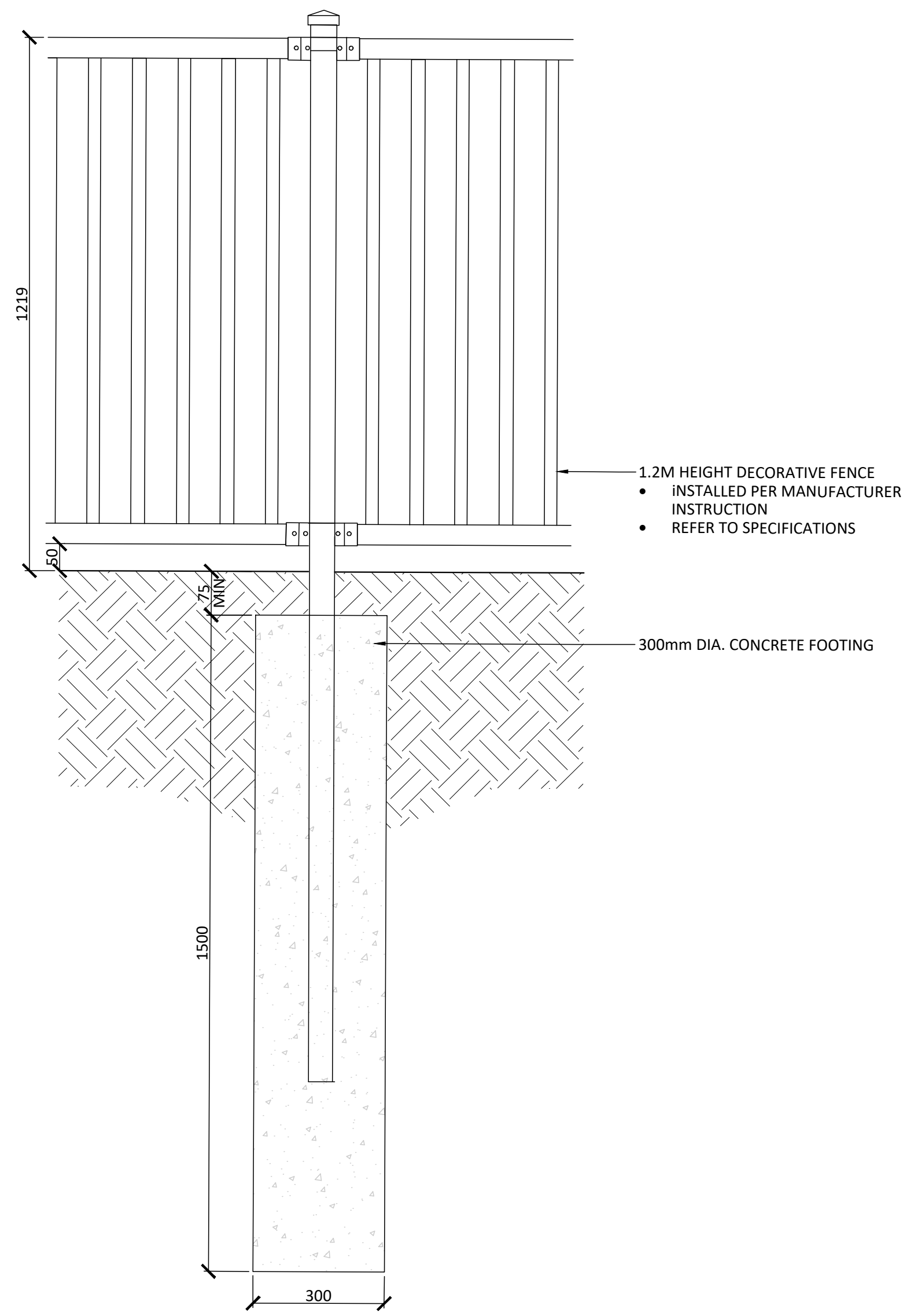
1 LIGHT DUTY CONCRETE - JOINTING
1:10



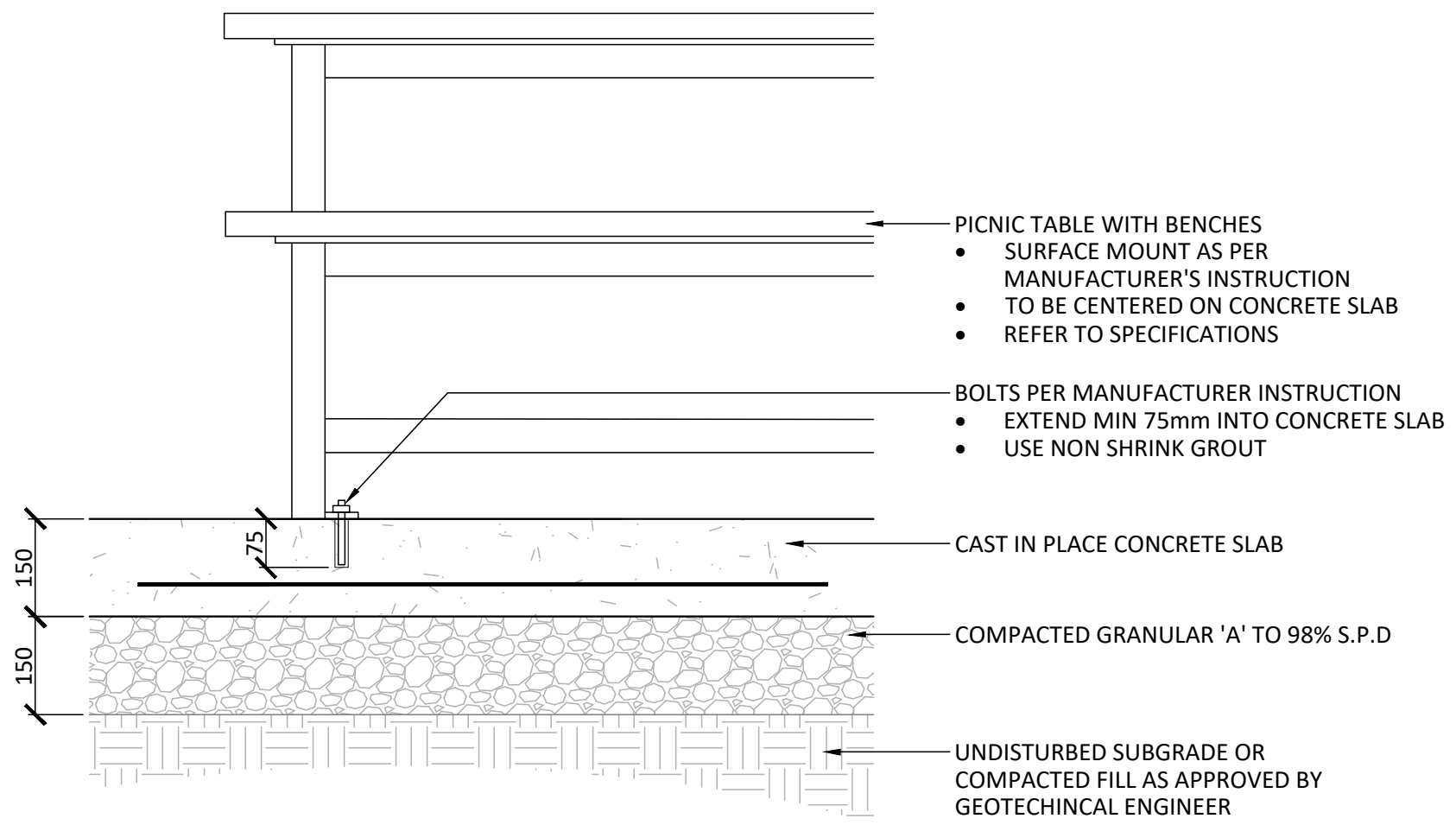
2 BENCH ON UNIT PAVERS
1:20



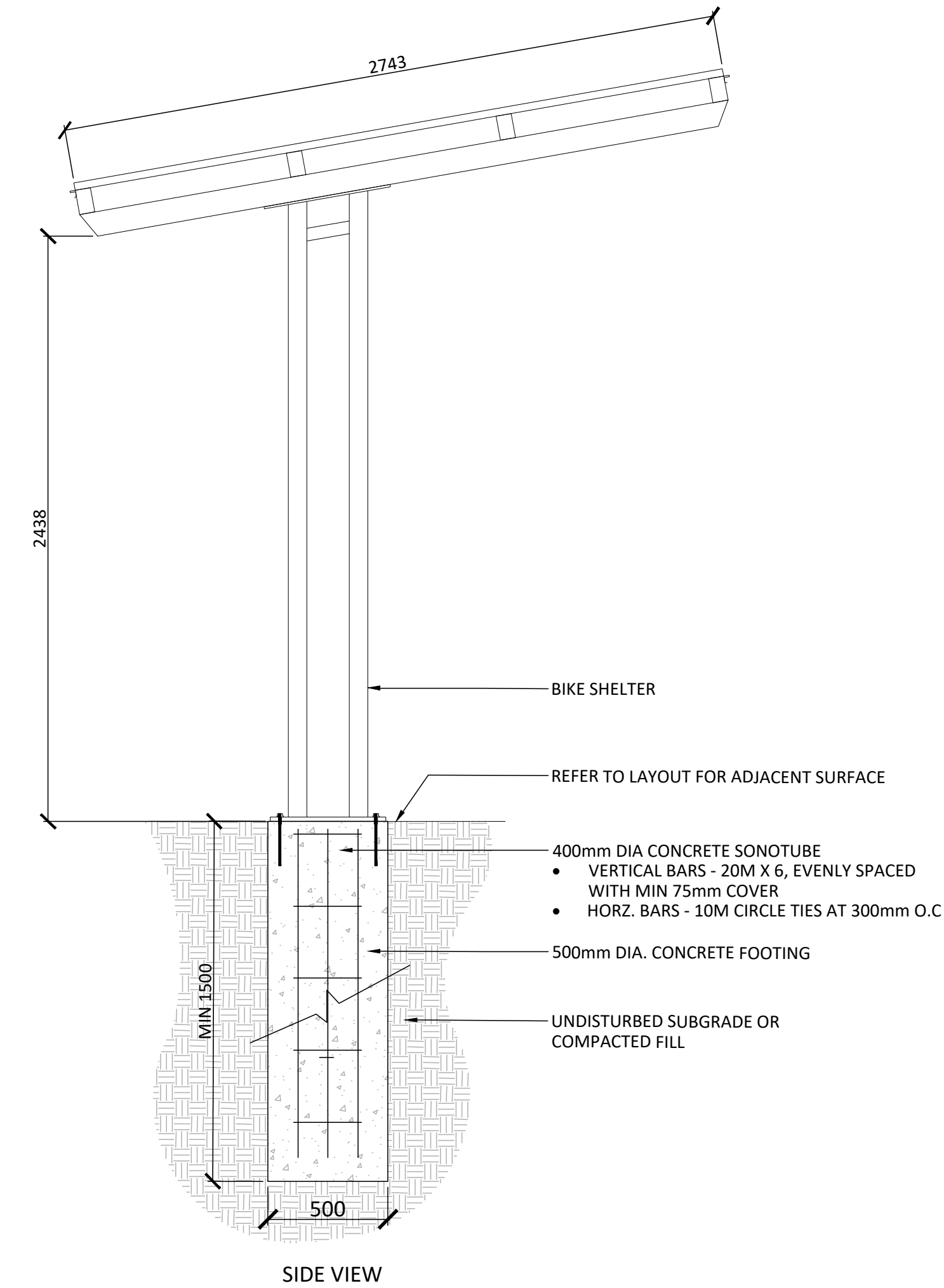
3 BIKE RACK
1:20



4 DECORATIVE FENCING
1:10



5 PICNIC TABLE WITH BENCHES ON UNIT PAVERS
1:20



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION
2. REFER TO SPECIFICATIONS

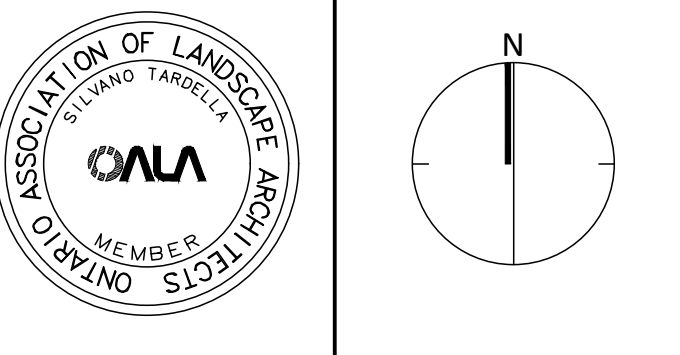
6 BIKE SHELTER
1:20

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.

10	Issued for SPA Third Submission	26-07-21
9	Issued for Zoning By-Law Amendment	26-07-15
8	Issued for SPA Second Submission	26-06-10
7	Issued for Zoning By-Law Amendment	26-06-03
6	Issued for Coordination	26-03-20
5	Issued for revised SPA First Submission	26-02-27
4	Issued for SPA First Submission	26-01-15
3	Issued for Client Review	26-01-14
2	Issued for Review & Coordination	25-12-12
1	Issued for Client Review	25-11-26
No.	Description	Date
Revision		

OWNER/APPLICANT WATERIDGE LIFESTYLE LTD. 1550 Carling Avenue, Ottawa ON K1Z 7L9	SURVEYOR MONUMENT-URS0 SURVEYING LTD. 1755 Woodward Drive, #200, Ottawa ON K2C 0P9
ARCHITECT T BORNHOMME ARCHITECT 3541 R35 Cove Road, Portland ON K0S 3V0	GEOTECH ENGINEER CAMBIUM CONSULTING & ENGINEERING 31 Hyperion Court, #102, Kingston ON K7K 7G3
CIVIL ROBINSON LAND DEVELOPMENT NAK DESIGN STRATEGIES 2996 Baseline Road, Ottawa ON K7X 7G3	STRUCTURAL ENGINEER D+M STRUCTURAL LTD. 333 Preston Street, #110, Ottawa ON K1S 5N4
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	MECHANICAL & ELECTRICAL GODFREY, WEDDARKE & ASSOCIATES LTD. 1688 Woodward Drive, Ottawa ON K2C 3B8

PROPERTY LEGAL DESCRIPTION:
Part of Lots 21, 22, and 23, Concession 1 (Ottawa Front), Geographic Township of Gloucester
Registered Plan 0M-1601, City of Ottawa



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

WATERIDGE LIFESTYLES - PHASE 1 RETIREMENT HOME

Block 21 Wateridge Village
100 Bareille-Snow Street, Ottawa ON K1K 5C6

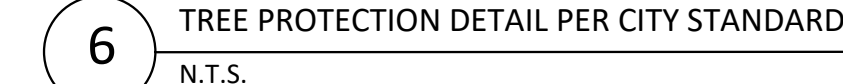
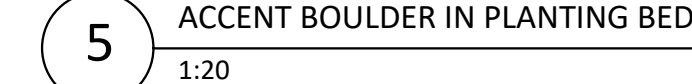
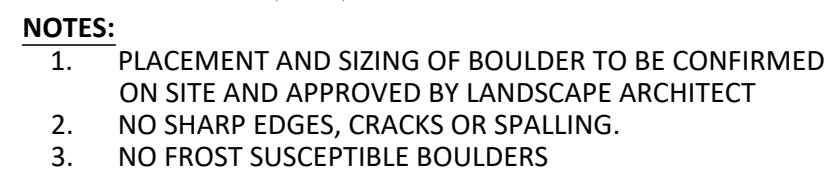
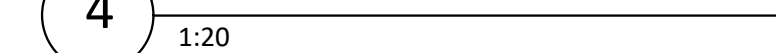
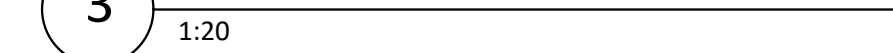
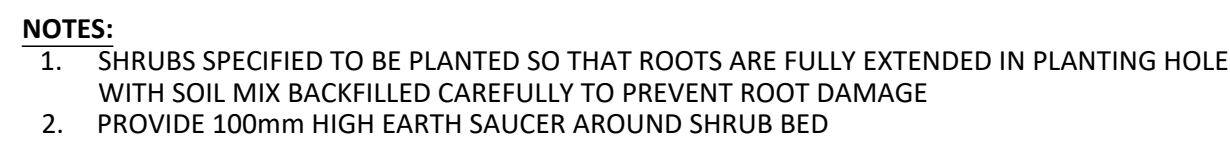
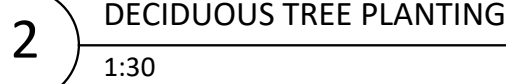
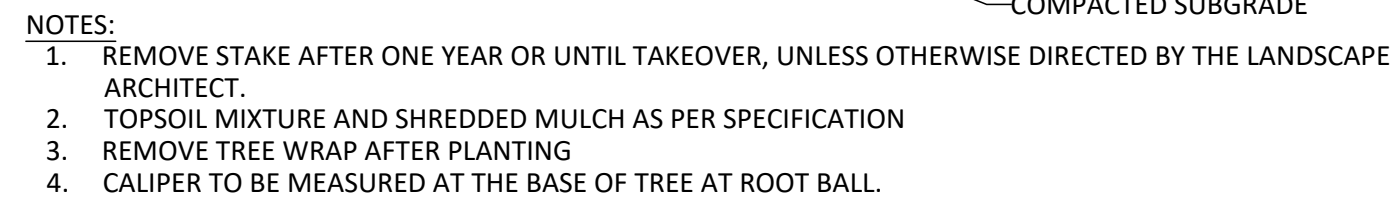
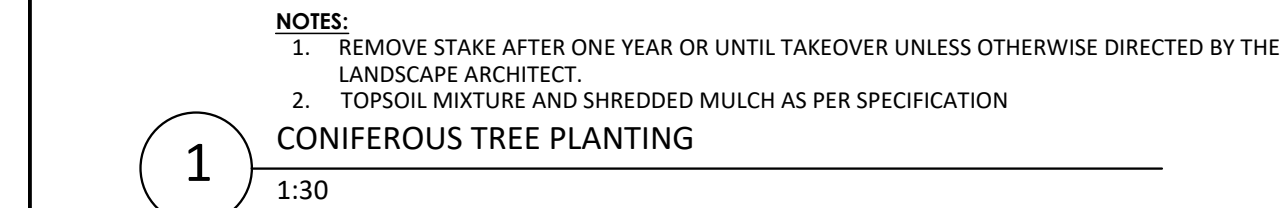
Title

DETAILS

Date	2025-11-04	Sheet
Scale	1:300	
Drawn	JE	
Checked	MK	
Job No.	25-360	

L3.0

CITY FILE N° D07-12-26-0020



CITY FILE N° D07-12-26-0020