

KINDRED WORKS

QUEENSWOOD COMMONS\_

REISSUED FOR SPA\_2025-05-09

Site Address  
360 Kennedy Lane East  
Ottawa, ON K1E 3P3



NOT FOR CONSTRUCTION

DRAWING LIST

- L001 TREE PRESERVATION PLAN
- L002 COMPOSITE UTILITY LANDSCAPE PLAN
- L003 LANDSCAPE LIGHTING PLAN
- L100 LANDSCAPE LAYOUT PLAN
- L200 GRADING PLAN
- L300 PLANTING PLAN
- L400-402 LANDSCAPE SECTIONS
- L500-503 LANDSCAPE DETAILS

ARBORIST

Arboris  
910 Route 400 E.  
Casselman, ON  
K0A 1M0  
T: 613 298 3905

ARCHITECT

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315 King Street E. Suite 1200  
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M5A 0L6  
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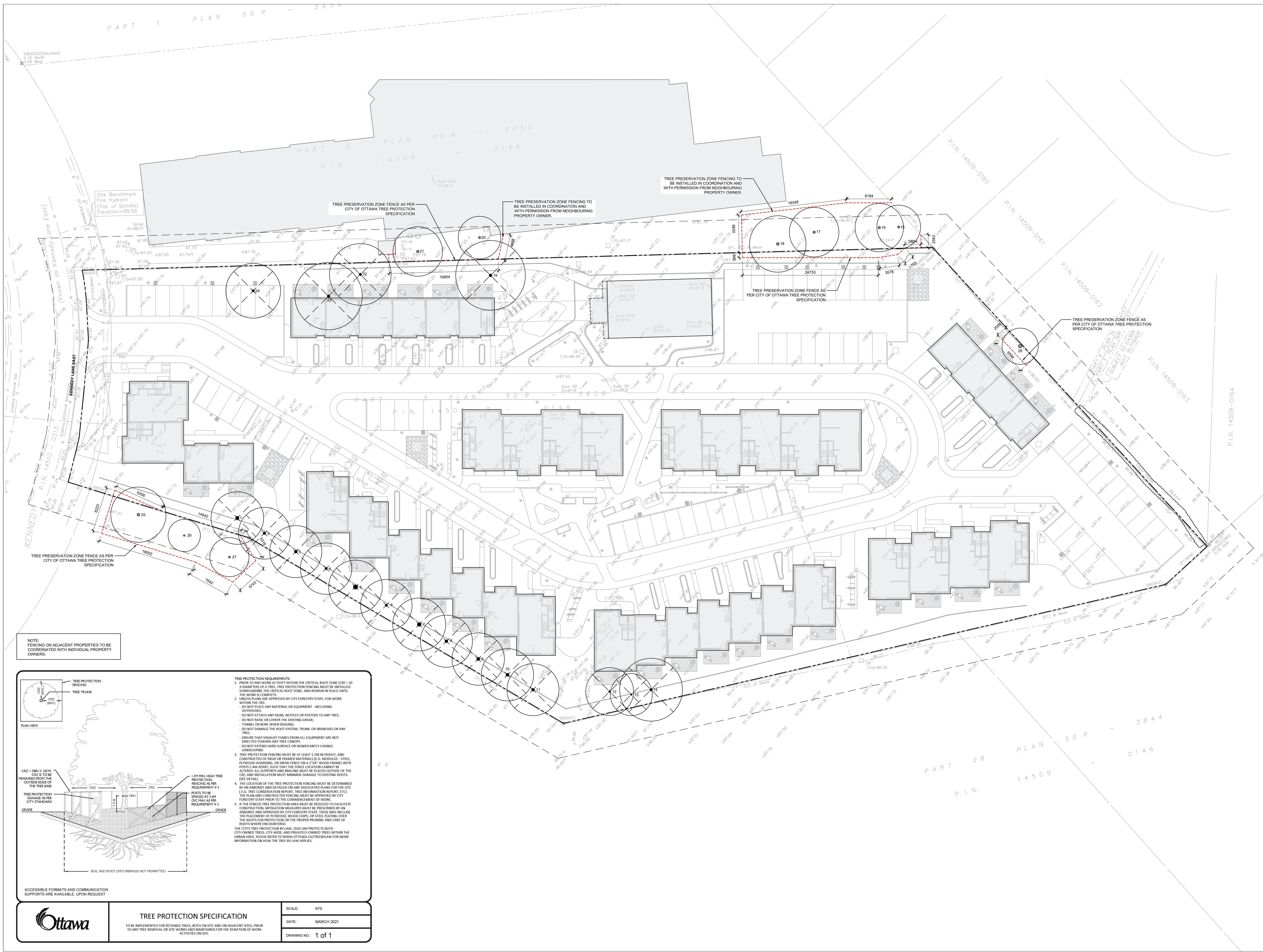
CIVIL CONSULTANT

WSP  
2011 QUEENSVIEW DR.  
Ottawa, Ontario  
K2B 8K2  
T: 613 829 2800

ELECTRICAL CONSULTANT

MBII  
90 SHEPPARD AVE. E.  
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M2N 3A1  
T: 416 751 2520

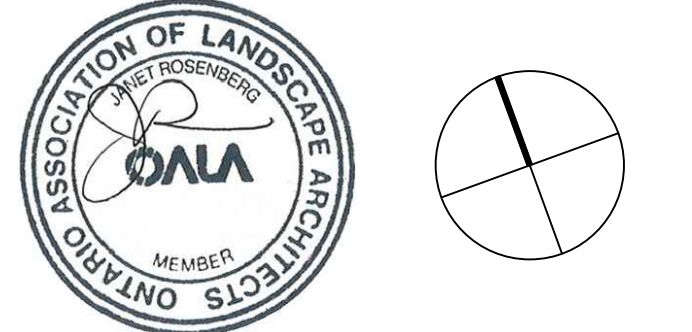




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- LEGEND**
- EXISTING TREE TO BE REMOVED (PERMIT REQUIRED)
  - EXISTING TREE
  - TREE PROTECTION ZONE FENCING
  - PROPERTY LINE
  - 6m OFFSET FROM PROPERTY LINE

- ISSUE**
- |    |            |                            |
|----|------------|----------------------------|
| 12 | 2025-05-09 | REISSUED FOR SPA           |
| 11 | 2025-03-21 | ISSUED FOR REVIEW          |
| 10 | 2025-03-07 | ISSUED FOR 80% CD          |
| 9  | 2025-02-28 | REISSUED FOR SPA           |
| 8  | 2025-02-10 | ISSUED FOR BUILDING PERMIT |
| 7  | 2024-11-01 | REISSUED FOR SPA           |
| 6  | 2023-06-09 | ISSUED FOR 50% CD          |
| 5  | 2023-06-02 | REISSUED FOR ZBA/SPA       |
| 4  | 2023-02-24 | REISSUED FOR ZBA/SPA       |
| 3  | 2022-11-30 | ISSUED FOR 100% DD         |
| 2  | 2022-08-31 | REISSUED FOR ZBA/SPA       |
| 1  | 2021-11-19 | ISSUED FOR ZBA/SPA         |



**JRS** Janet Rosenberg & Studio Inc.  
OTTAWA OFFICE  
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146 Kamepool Avenue,  
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**KINDRED WORKS**

**QUEENSWOOD COMMONS**

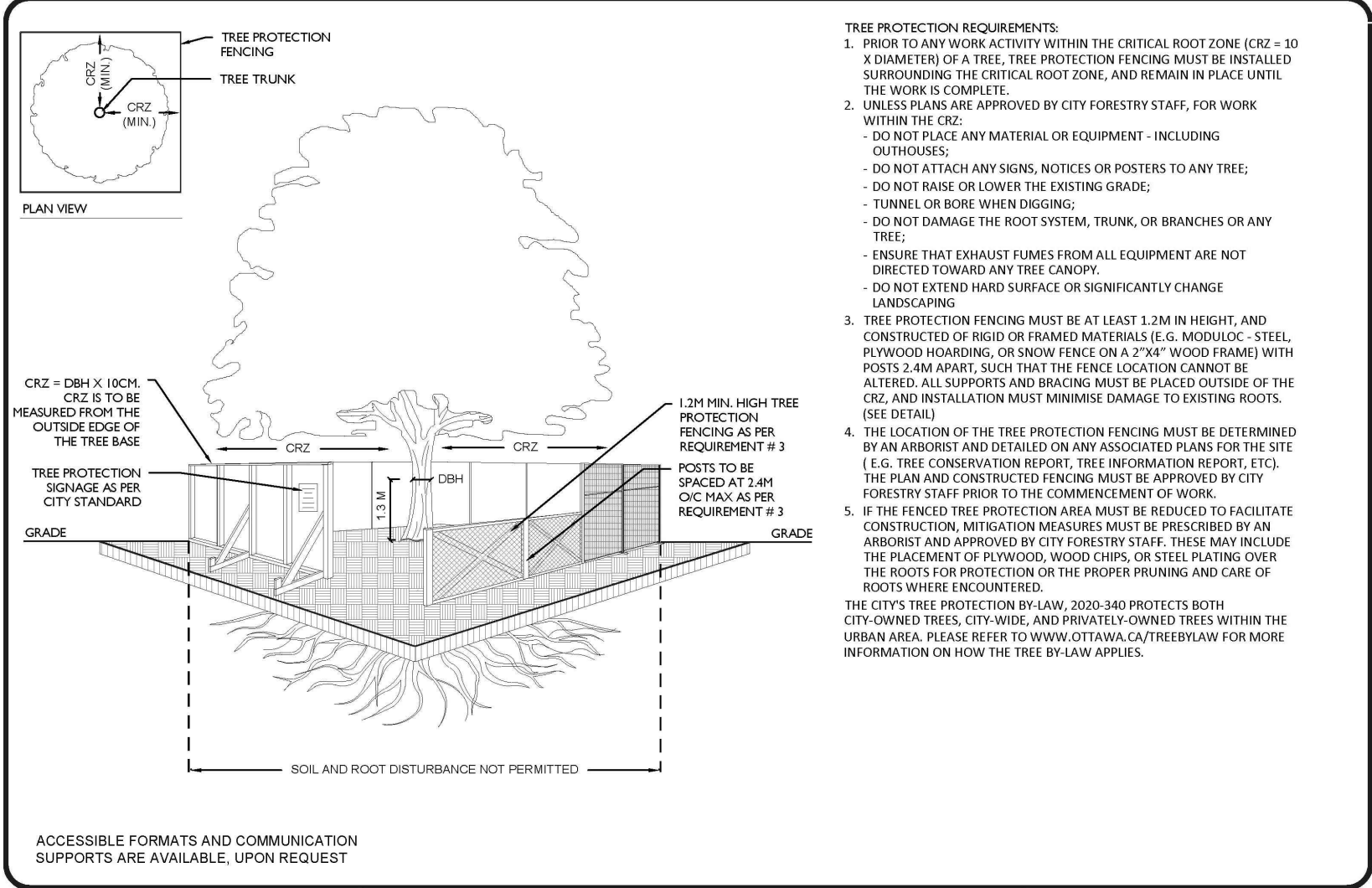
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**TREE PRESERVATION PLAN**  
CITY FILE #D07-12-22-0002

SCALE: 1:300  
DRAWN: RM  
CHECKED: WS  
PROJECT NUMBER: 21-029  
DRAWING DATE: 2025-05-09

**L001**

NOTE:  
FENCING ON ADJACENT PROPERTIES TO BE  
COORDINATED WITH INDIVIDUAL PROPERTY  
OWNERS



**TREE PROTECTION SPECIFICATION**

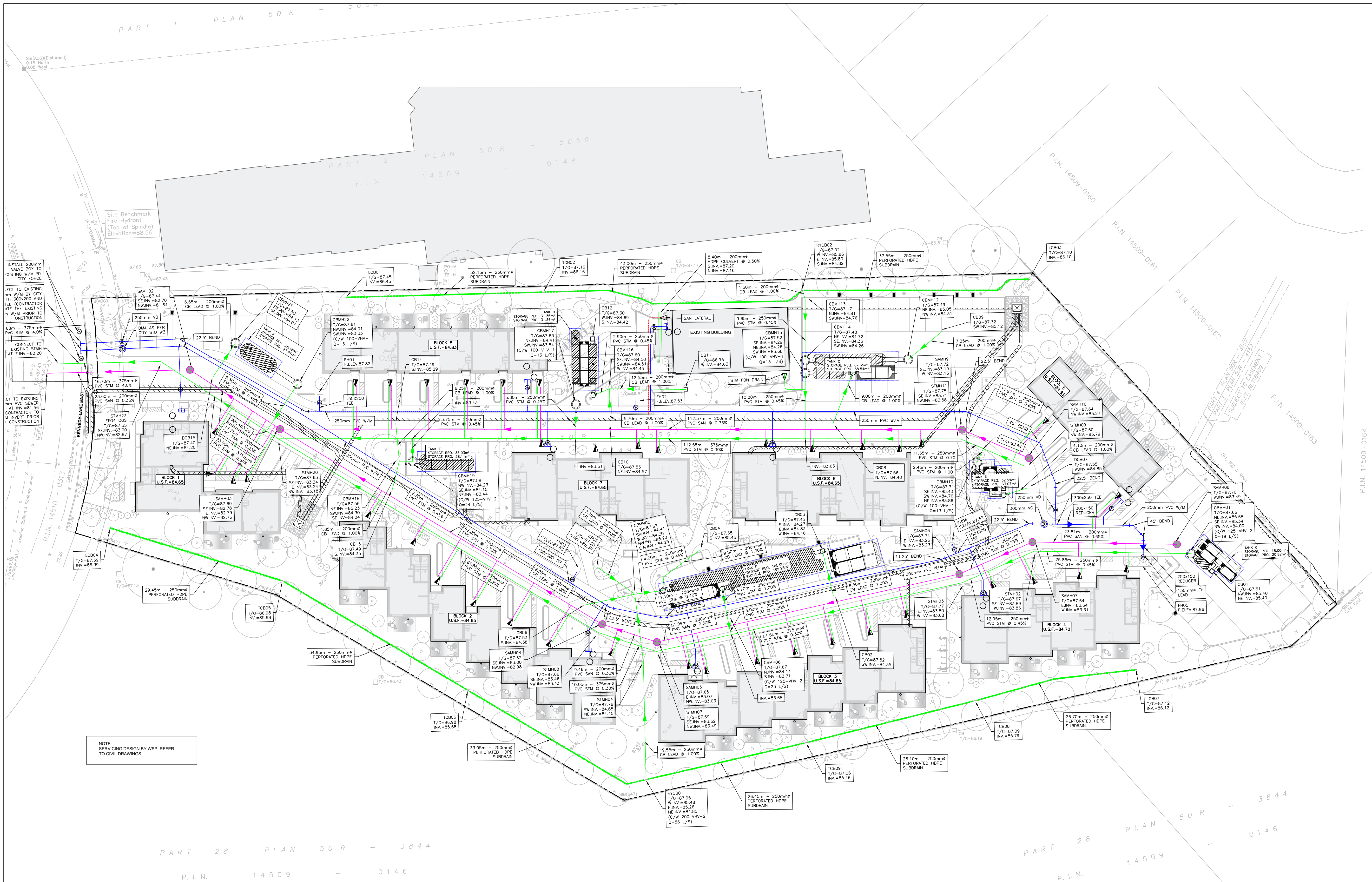
TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON-SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1

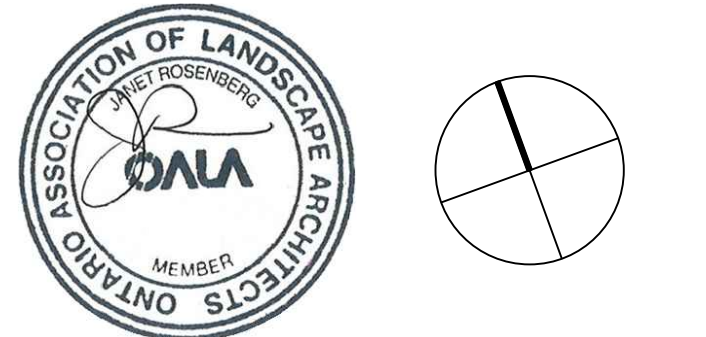




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- LEGEND
- PROPERTY LINE
  - BIKE BIN ON CONCRETE FOOTING
  - FLUSH CURB
  - STORMWATER
  - SANITARY
  - SWALE
  - WATER MAIN

- ISSUE
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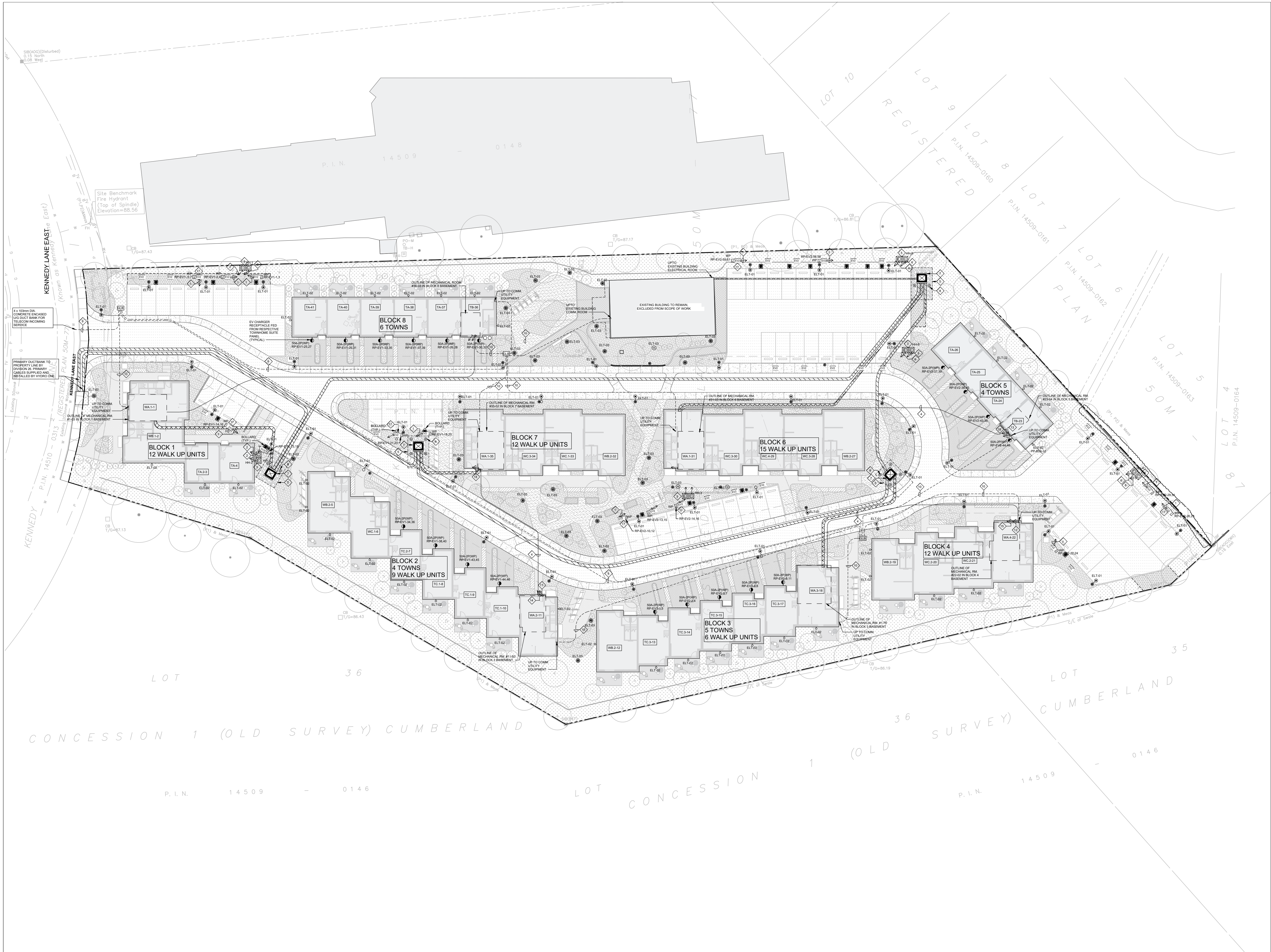
QUEENSWOOD COMMONS  
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

COMPOSITE UTILITY  
LANDSCAPE PLAN  
CITY FILE #D07-12-22-0002

SCALE: 1:300  
DRAWN: RM  
CHECKED: WS  
PROJECT NUMBER: 21-029  
DRAWING DATE: 2025-05-09

L002





NOTES

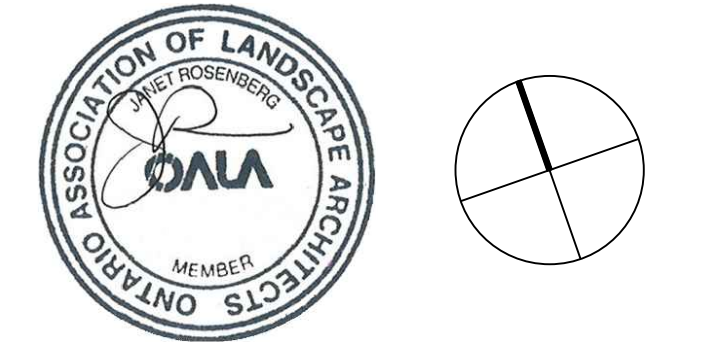
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LEGEND

- EXISTING TREE
- NEW TREE
- NEW MULTI-STEM TREE
- LIGHT POLE
- PERENNIAL PLANT BED
- STABILIZED GRANULAR
- PAVING (ORGANIC LOCK)
- ROMEX STABILIZED GRANULAR
- PAVING (PEDESTRIAN)
- ROMEX STABILIZED GRANULAR
- PAVING (VEHICULAR)
- SPECTRUM SOD
- UNIT PAVING
- SNOW STORAGE
- SUPERPAVE ASPHALT
- PROPERTY LINE
- BIKE BIN ON CONCRETE FOOTING
- FLUSH CURB

ISSUE

- |   |            |                            |
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| 1 | 2023-02-24 | REISSUED FOR ZBA/SPA       |



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QUEENSWOOD COMMONS

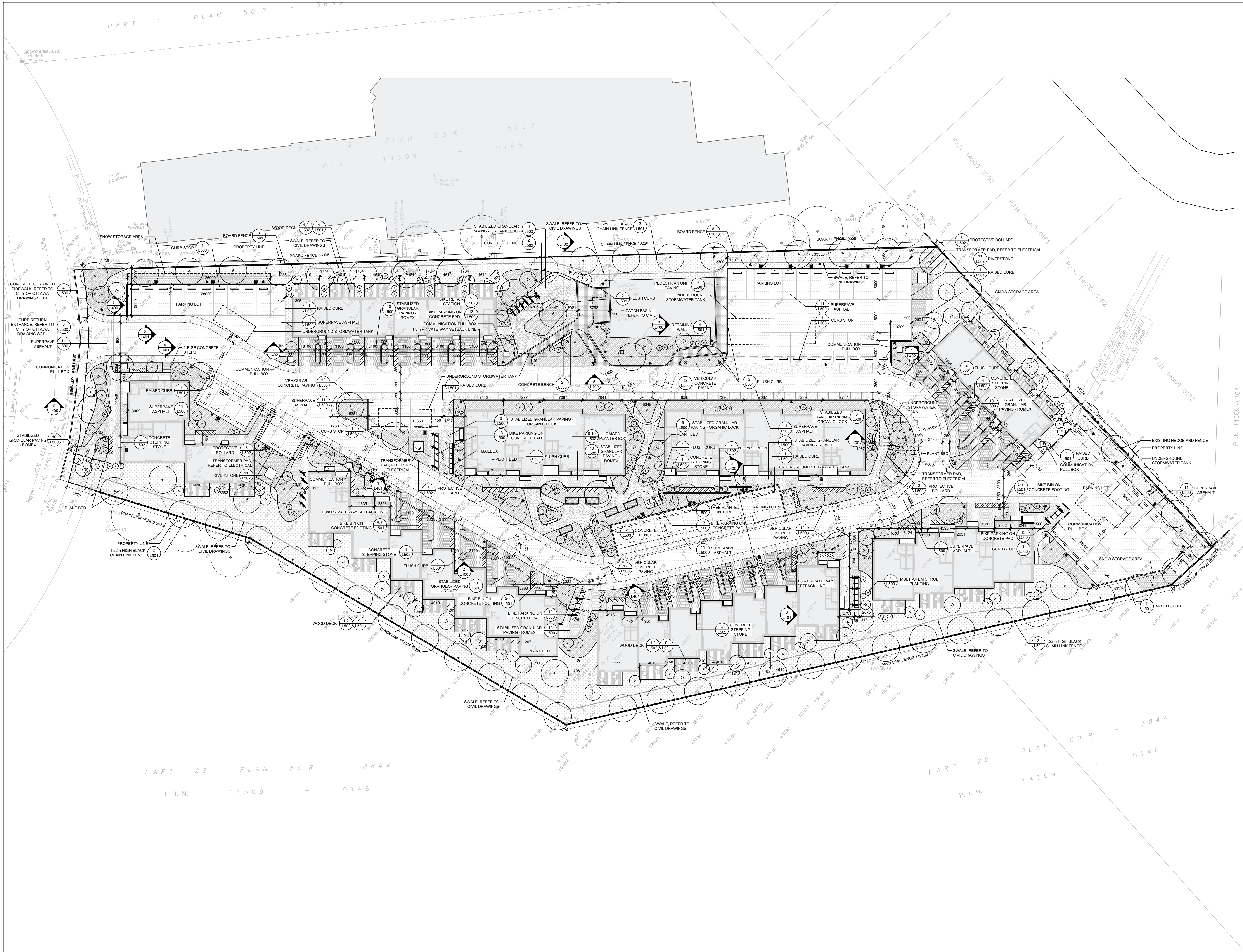
OTTAWA, ONTARIO

LANDSCAPE LIGHTING PLAN

SCALE: 1:300  
DRAWN: RM  
CHECKED: WS  
PROJECT NUMBER: 21-029  
DRAWING DATE: 2025-05-09

L003





NOTES

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- ROMEX STABILIZED GRANULAR PAVING (PEDESTRIAN)
- ROMEX STABILIZED GRANULAR PAVING (VEHICULAR)
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- UNIT PAVING
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KINDRED WORKS

QUEENSWOOD COMMONS

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

LANDSCAPE LAYOUT PLAN  
CITY FILE #D07-12-22-0002

SCALE: 1:300  
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L100

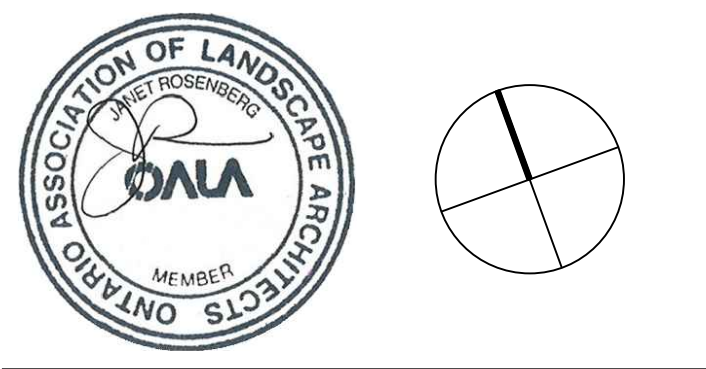




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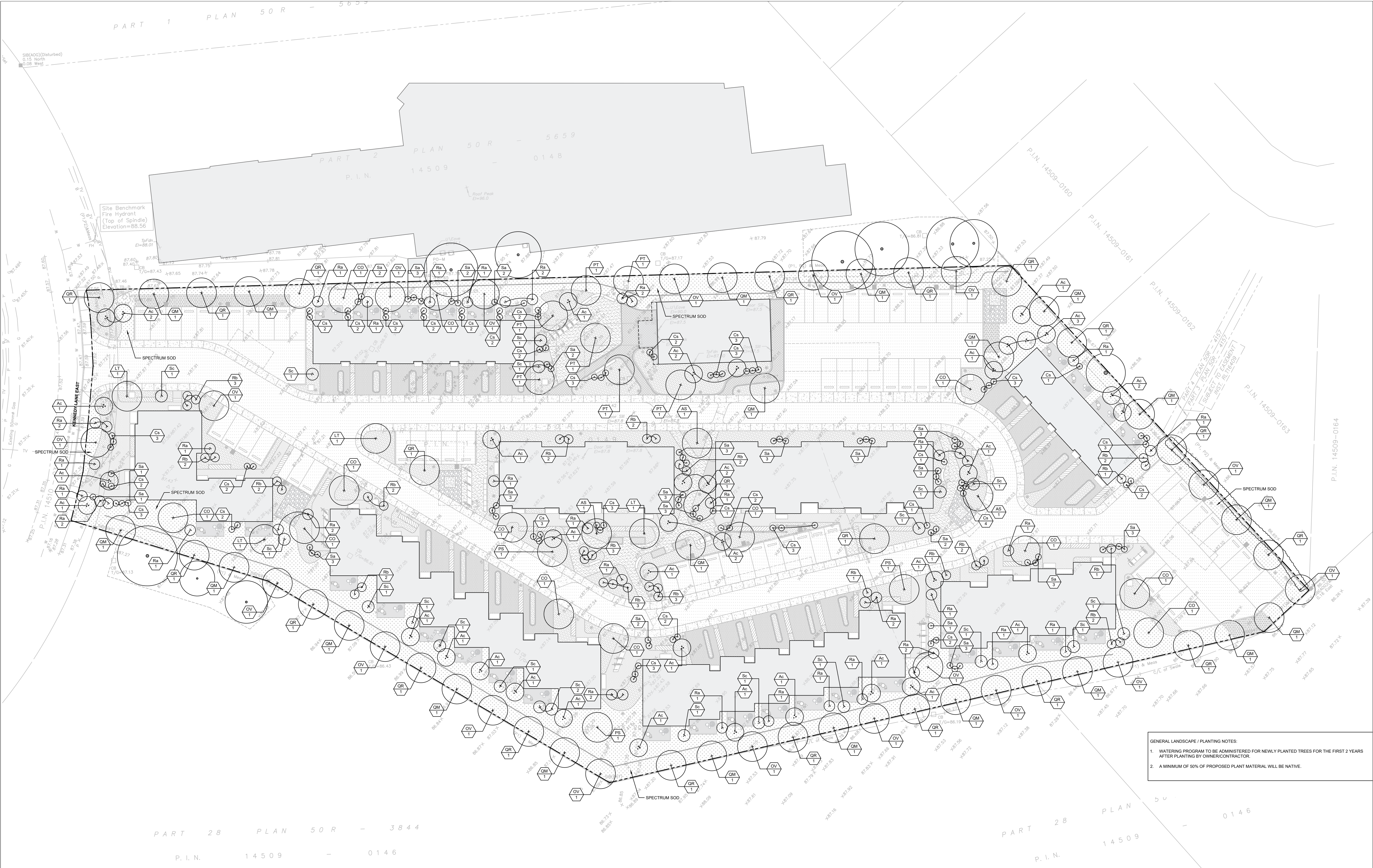
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

GRADING PLAN  
CITY FILE #D07-12-22-0002

SCALE: 1:300  
DRAWN: RM  
CHECKED: WS  
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DRAWING DATE: 2025-05-09

L200

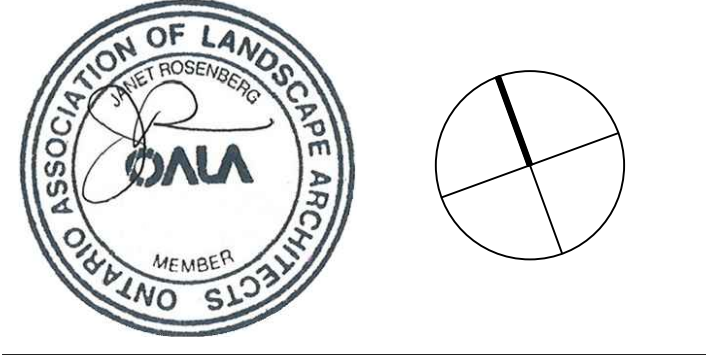




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**QUEENSWOOD COMMONS**

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

**PLANTING PLAN**  
CITY FILE #D07-12-22-0002

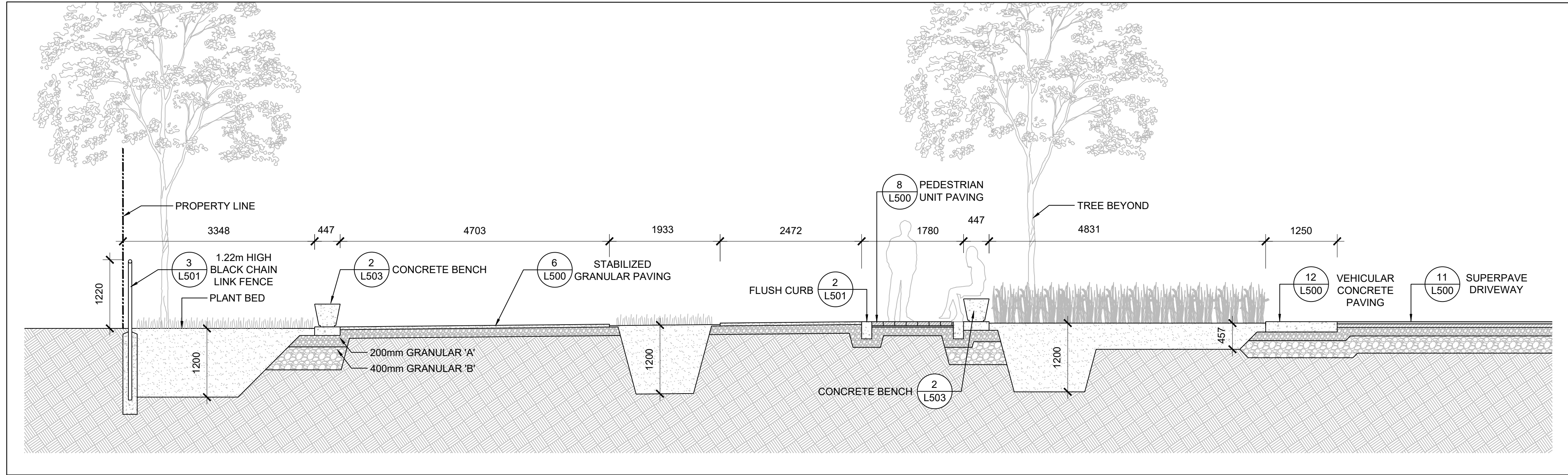
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**L300**

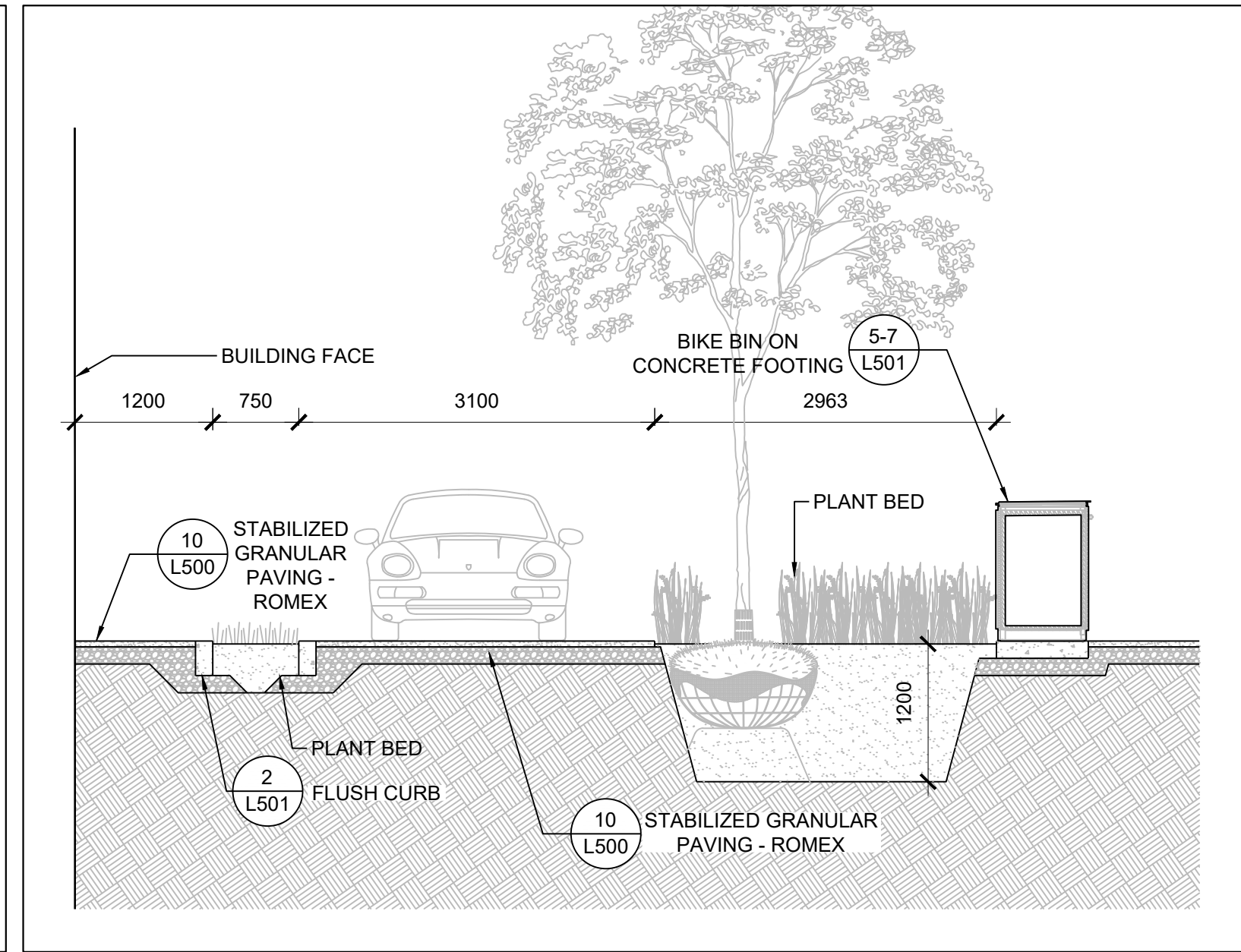
- GENERAL LANDSCAPE / PLANTING NOTES:**
1. WATERING PROGRAM TO BE ADMINISTERED FOR NEWLY PLANTED TREES FOR THE FIRST 2 YEARS AFTER PLANTING BY OWNER/CONTRACTOR.
  2. A MINIMUM OF 50% OF PROPOSED PLANT MATERIAL WILL BE NATIVE.

PLANTS UNDER CONSIDERATION							
Quantity	Key	Botanical	Common	Spacing	Specification / Notes	Native Y/N	Drought Tolerant Y/N
3	AS	Acer saccharum	Sugar Maple	Refer to plan	60mm WB	Y	N
13	CO	Celtis occidentalis	Common Hackberry	Refer to plan	60mm WB	Y	N
4	LT	Liriodendron tulipifera	Tulip Tree	Refer to plan	60mm WB	Y	N
18	OV	Ostrya virginiana	Ironwood	Refer to plan	60mm WB	Y	Y
3	PS	Prunus serotina	Black Cherry	Refer to plan	200 cm 10 gal.	Y	N
7	PT	Populus tremuloides	Quaking Aspen	Refer to plan	Clump 250cm 15 gal.	Y	N
21	QM	Quercus macrocarpa	Bur Oak	Refer to plan	60mm WB	Y	Y
21	QR	Quercus rubra	Red Oak	Refer to plan	60mm WB	Y	Y
36	Ac	Amelanchier canadensis	Serviceberry	Refer to plan	Clump 150cm WB	Y	N
73	Cs	Cornus sericea	"Arctic Fire" Dogwood	Refer to plan	50cm / 3 gal.	Y	N
41	Ra	Rhus aromatica "Gre-Low"	"Gre-Low" Fragrant Sumac	Refer to plan	50cm / 3 gal.	Y	Y
36	Rb	Rosa blanda	Meadow Rose	Refer to plan	2 gal.	Y	N
54	Sa	Symphoricarpos albus	Snowberry	Refer to plan	40 cm 3 gal.	Y	Y
20	Sc	Sambucus canadensis	American Elderberry	Refer to plan	40 cm 3 gal.	Y	N

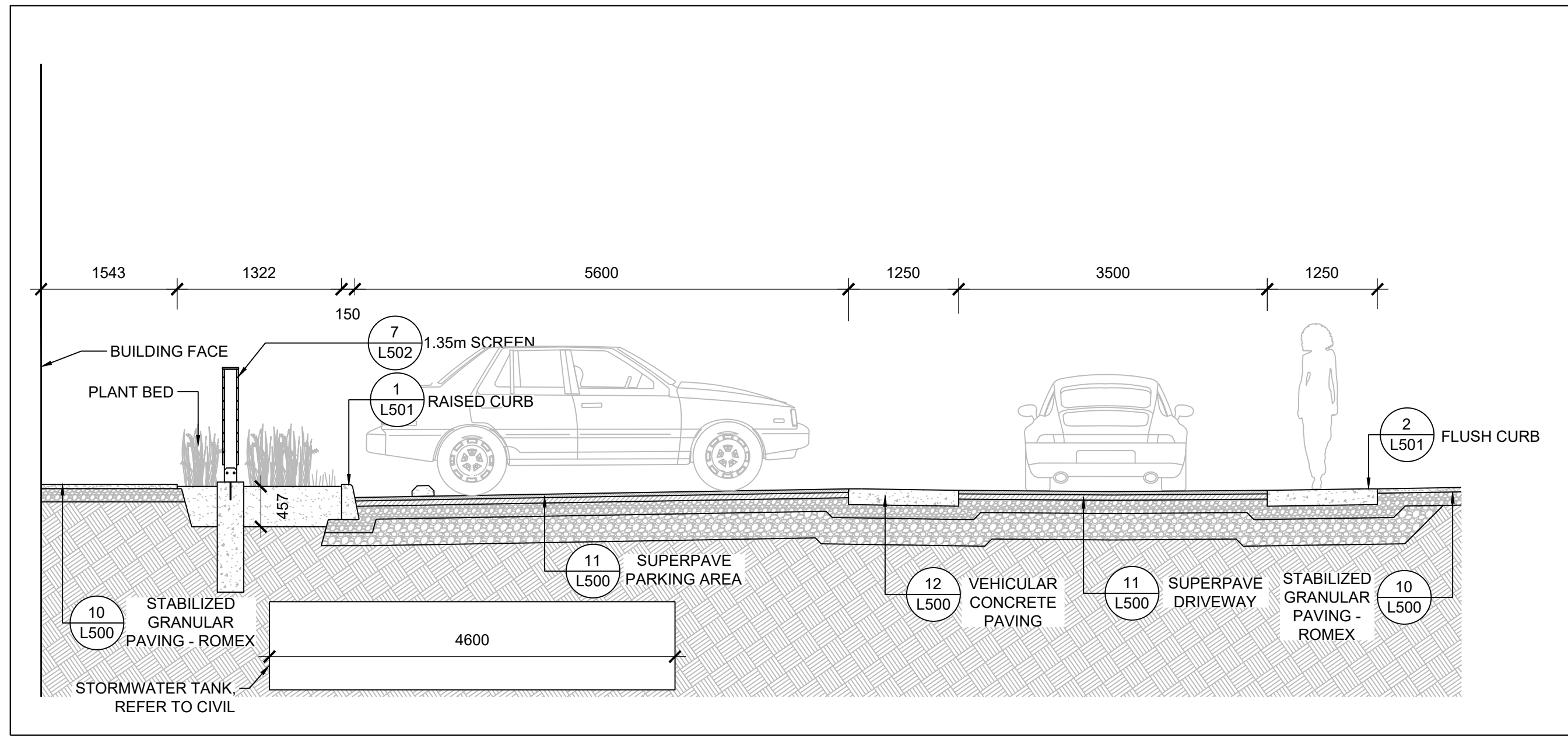




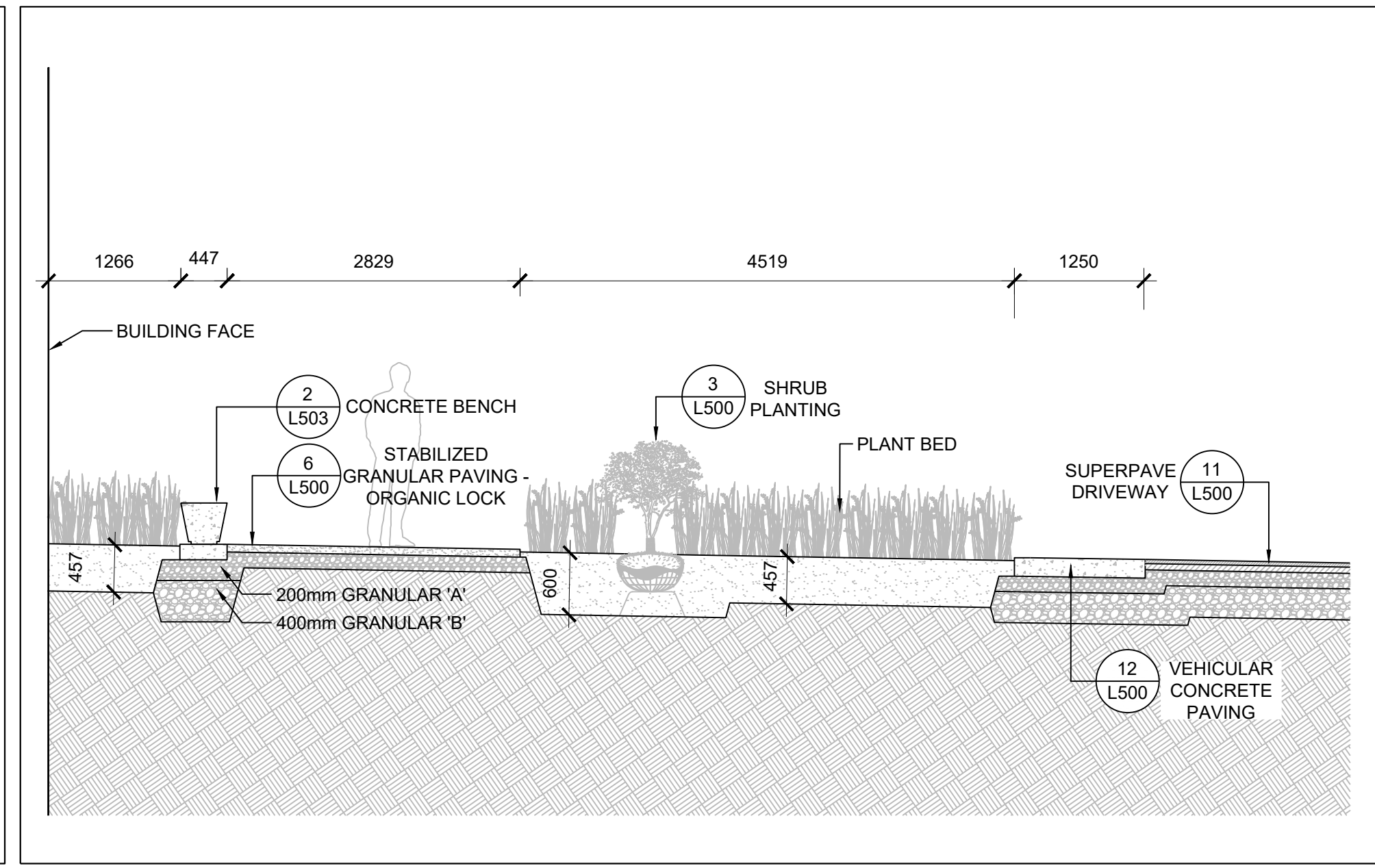
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SCALE: 1 : 50



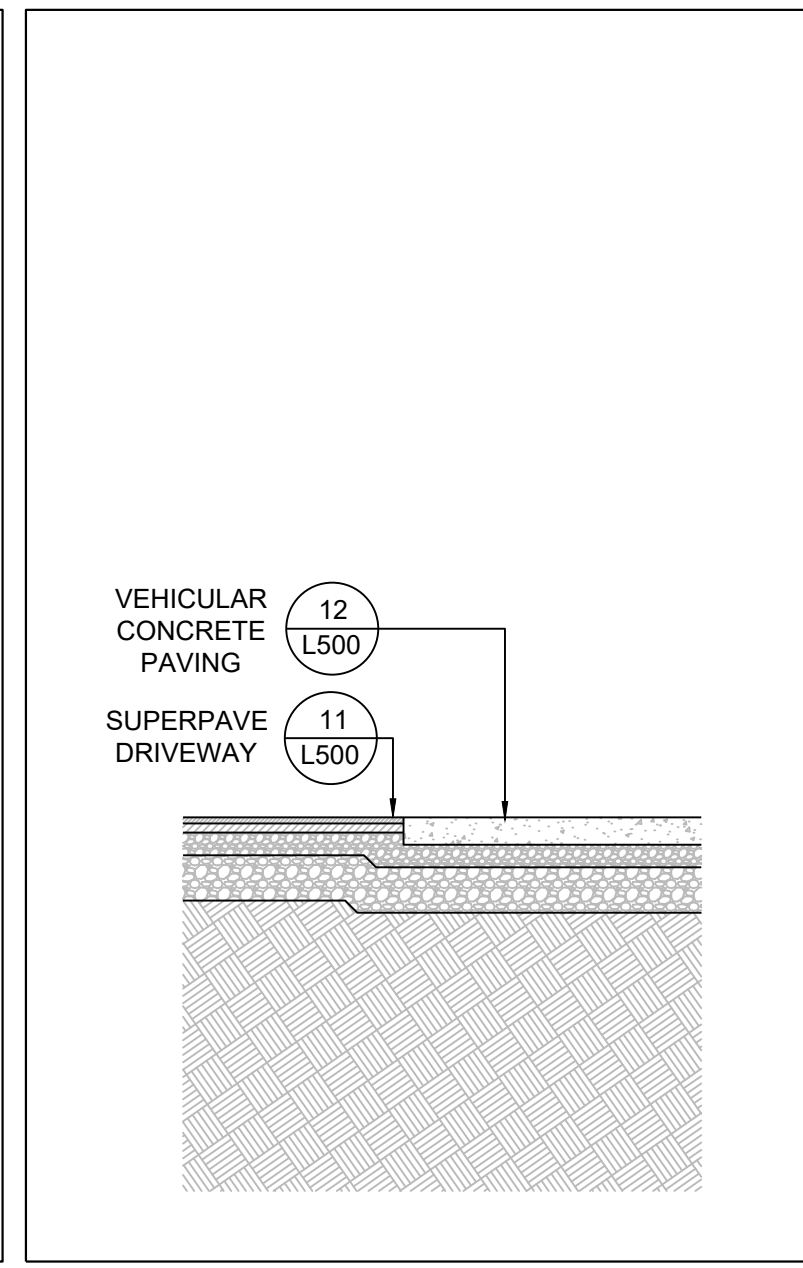
2 UNIT ENTRANCE SECTION  
SCALE: 1 : 50



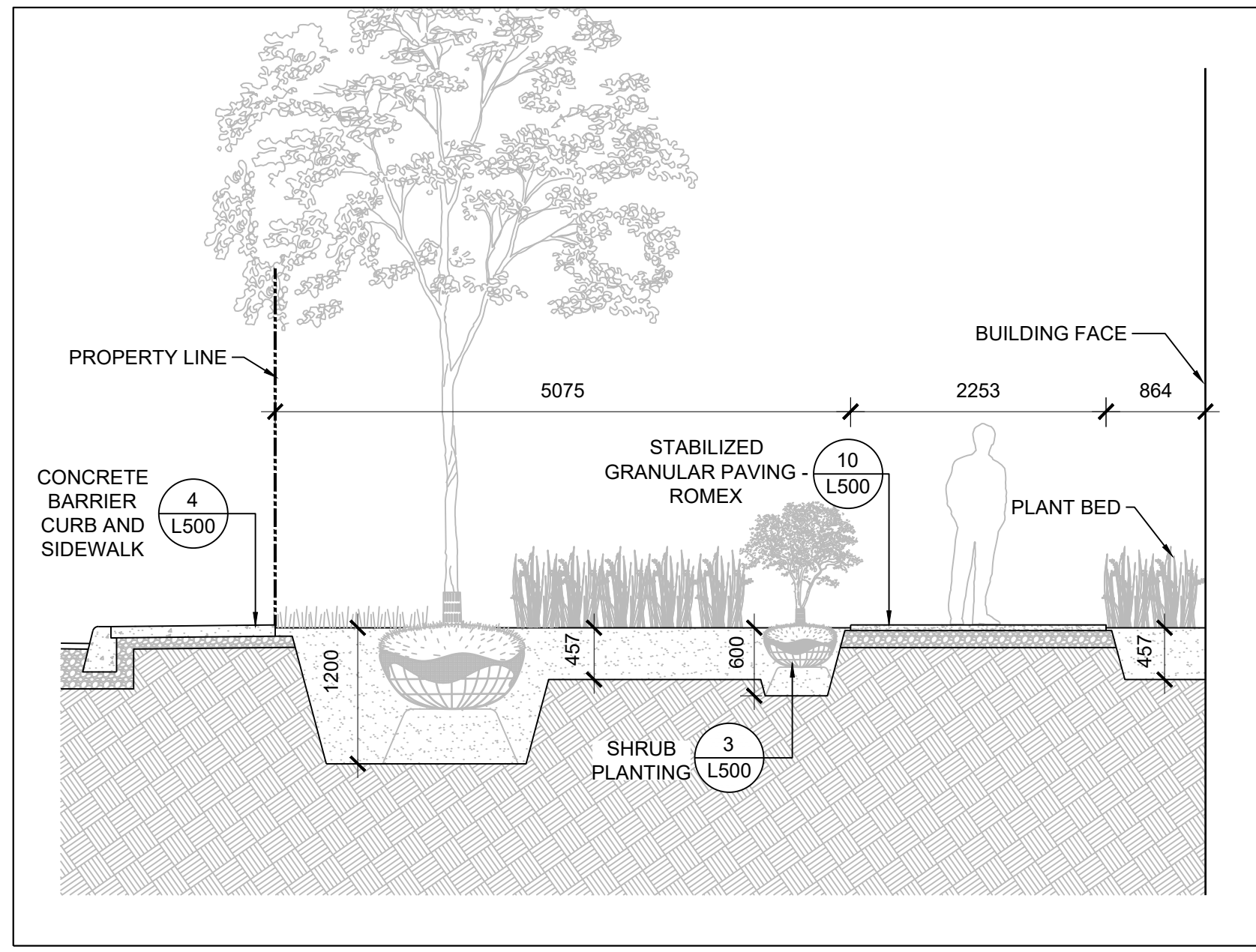
3 PARKING LOT SECTION  
SCALE: 1 : 50



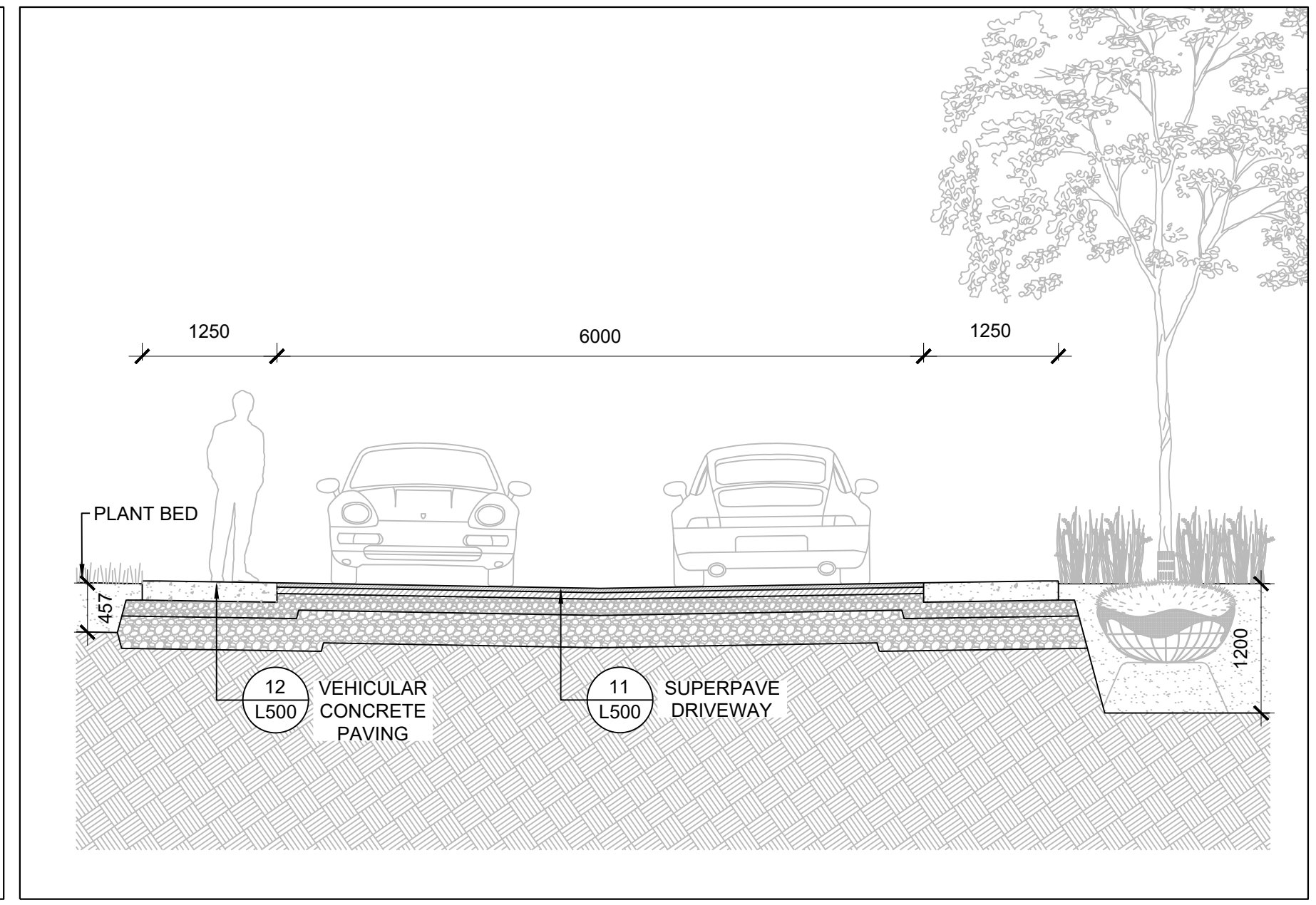
4 WALKWAY SECTION  
SCALE: 1 : 50



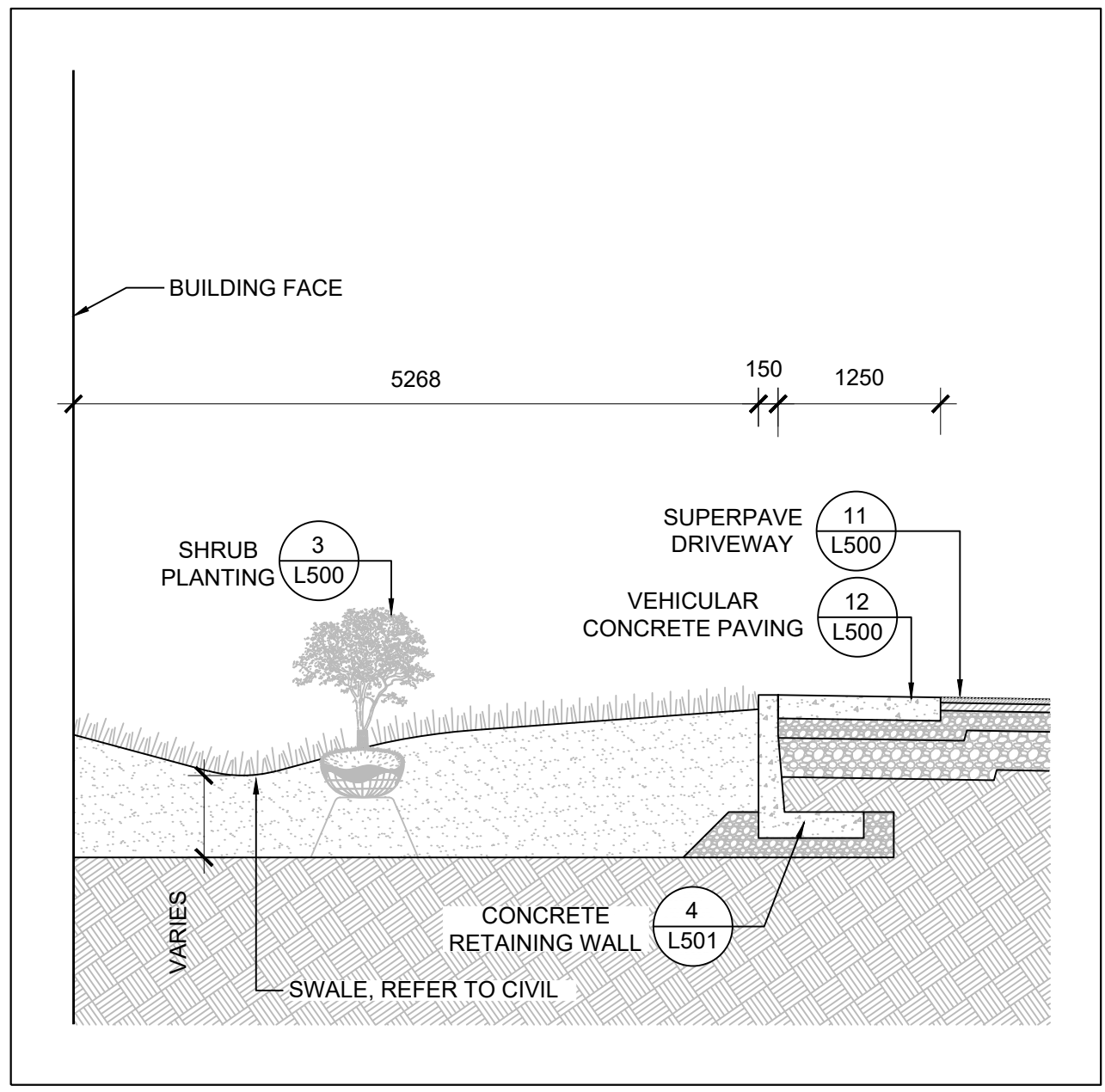
5 DRIVEWAY SECTION  
SCALE: 1 : 50



6 SIDEWALK SECTION  
SCALE: 1 : 50



7 DRIVEWAY SECTION  
SCALE: 1 : 50



8 DRIVEWAY SECTION  
SCALE: 1 : 50

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LEGEND

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3	2023-02-24	REISSUED FOR ZBA/SPA
2	2022-11-30	ISSUED FOR 100% DD
1	2022-08-31	REISSUED FOR ZBA/SPA



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146 Kameo Avenue,  
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M6C 2S5 Canada

KINDRED WORKS

QUEENSWOOD COMMONS

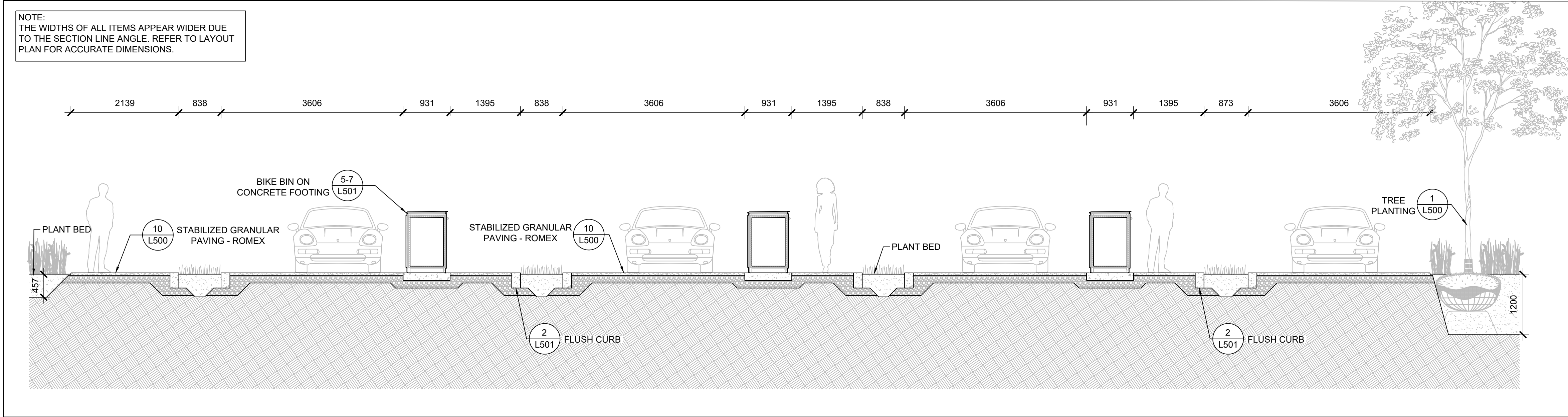
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LANDSCAPE SECTIONS  
CITY FILE #D07-12-22-0002

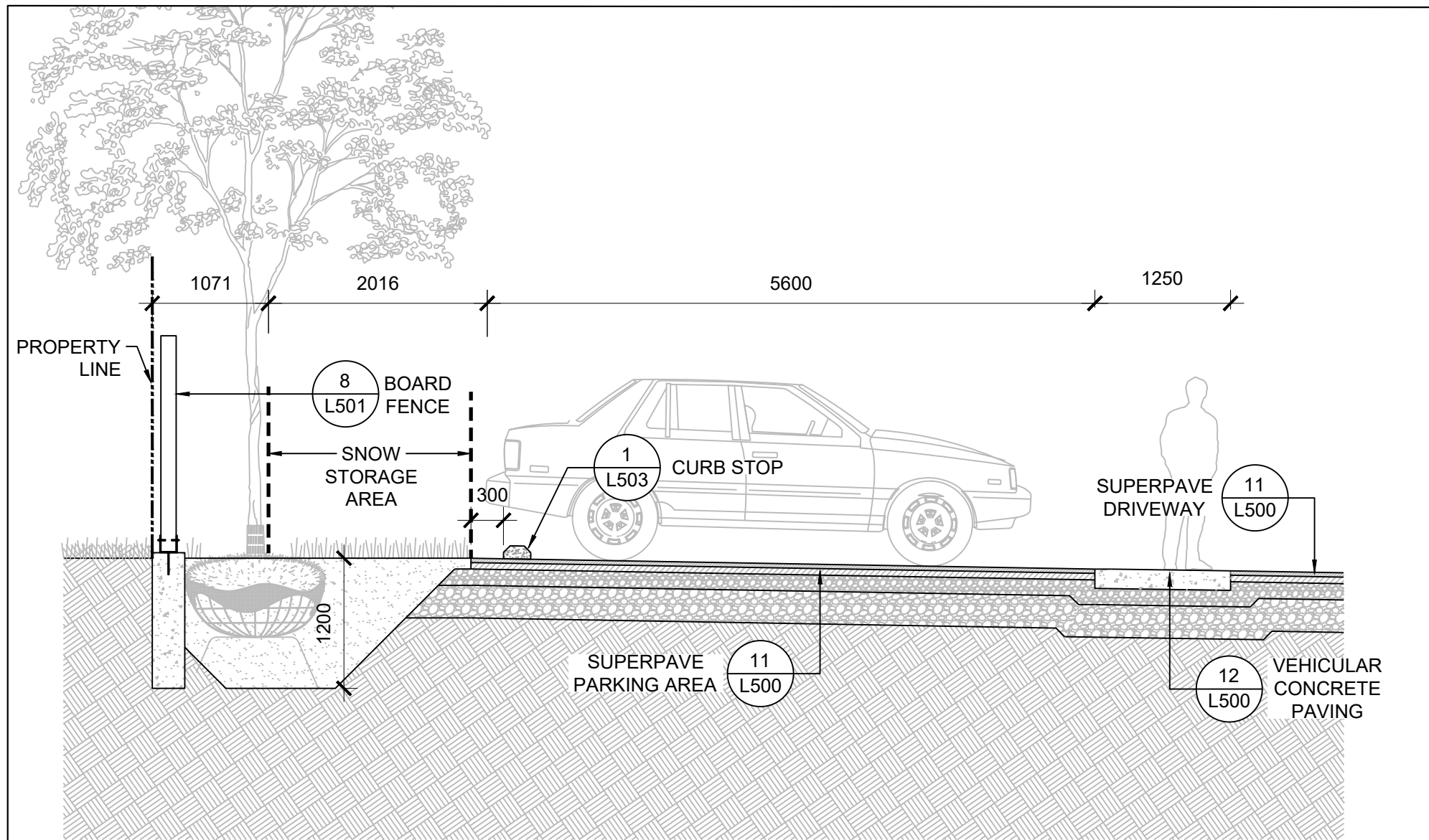
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PROJECT NUMBER: 21-029  
DRAWING DATE: 2025-05-09

L400

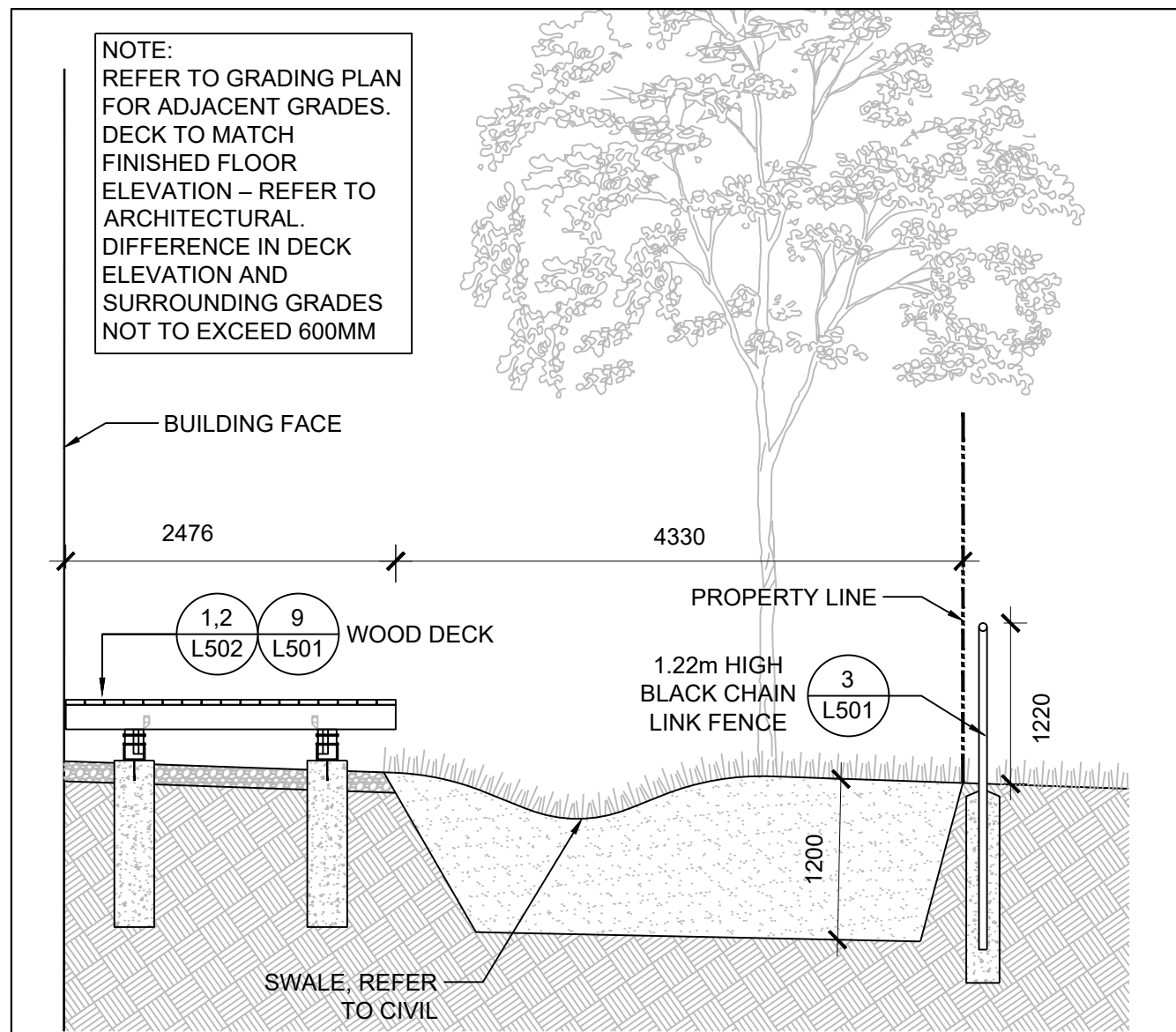




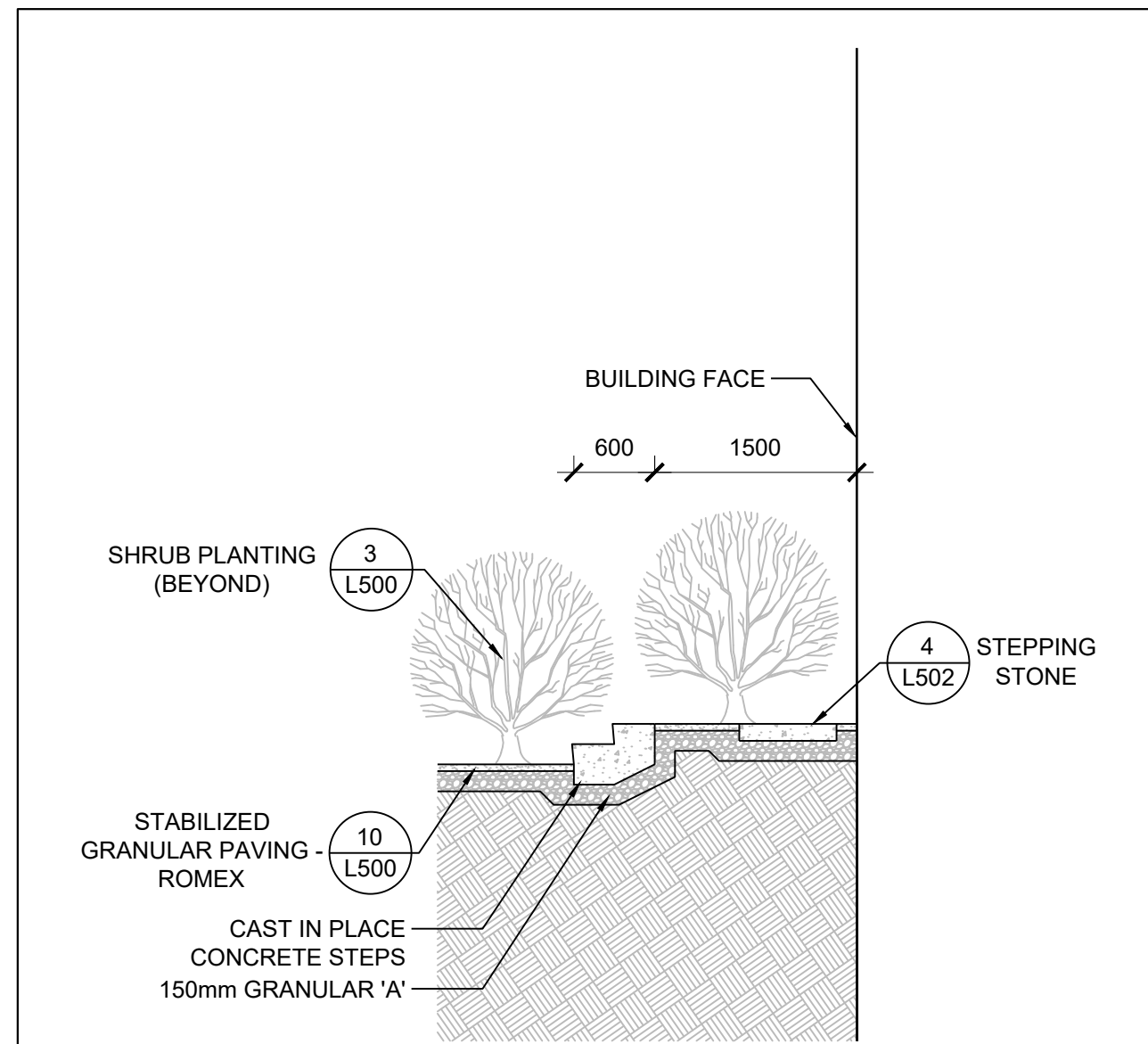
1 BLOCK 2 ENTRANCE WALKWAY AND PARKING SPOT SECTION  
SCALE: 1 : 50



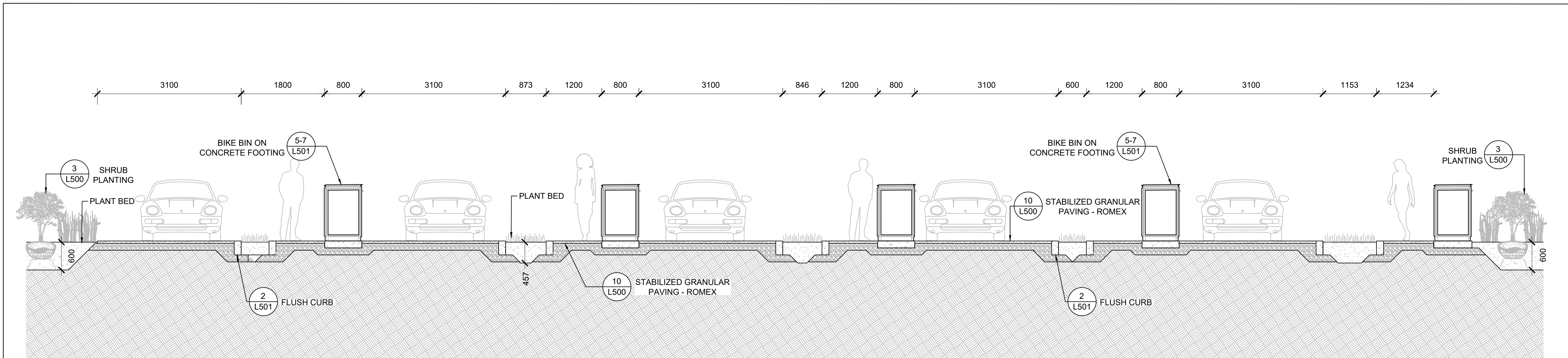
2 PARKING LOT SECTION  
SCALE: 1 : 50



3 PATIO SECTION  
SCALE: 1 : 50



4 STEPS SECTION  
SCALE: 1 : 50



5 BLOCK 3 ENTRANCE WALKWAY AND PARKING SPOT SECTION  
SCALE: 1 : 50

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## LEGEND

## ISSUE

10	2025-05-09	REISSUED FOR SPA
9	2025-03-21	ISSUED FOR REVIEW
8	2025-03-07	ISSUED FOR 80% CD
7	2025-02-28	REISSUED FOR SPA
6	2025-02-10	ISSUED FOR BUILDING PERMIT
5	2024-11-01	REISSUED FOR SPA
4	2023-06-09	ISSUED FOR 50% CD
3	2023-06-02	REISSUED FOR ZBA/SPA
2	2023-02-24	REISSUED FOR ZBA/SPA
1	2022-11-30	ISSUED FOR 100% DD



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## QUEENSWOOD COMMONS

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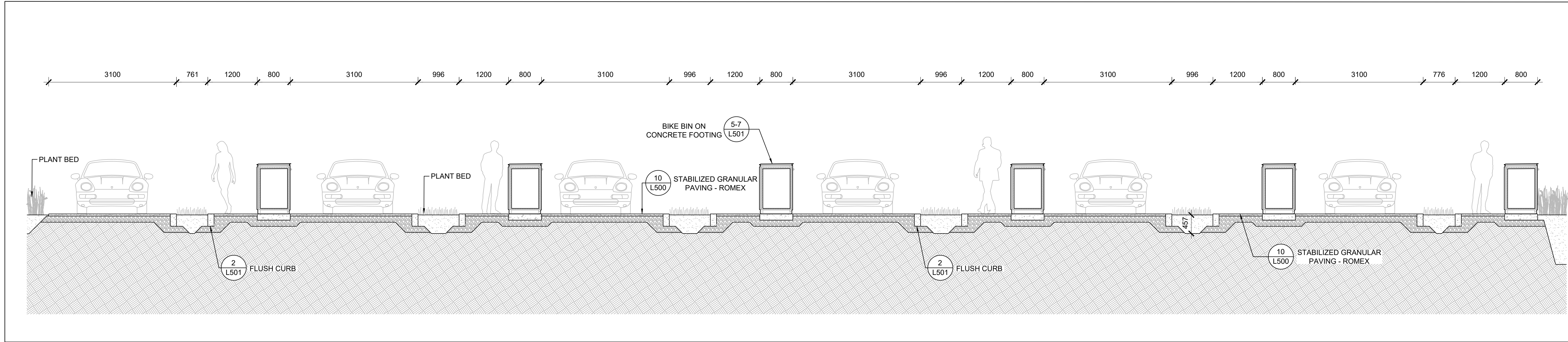
## LANDSCAPE SECTIONS

CITY FILE #D07-12-22-0002

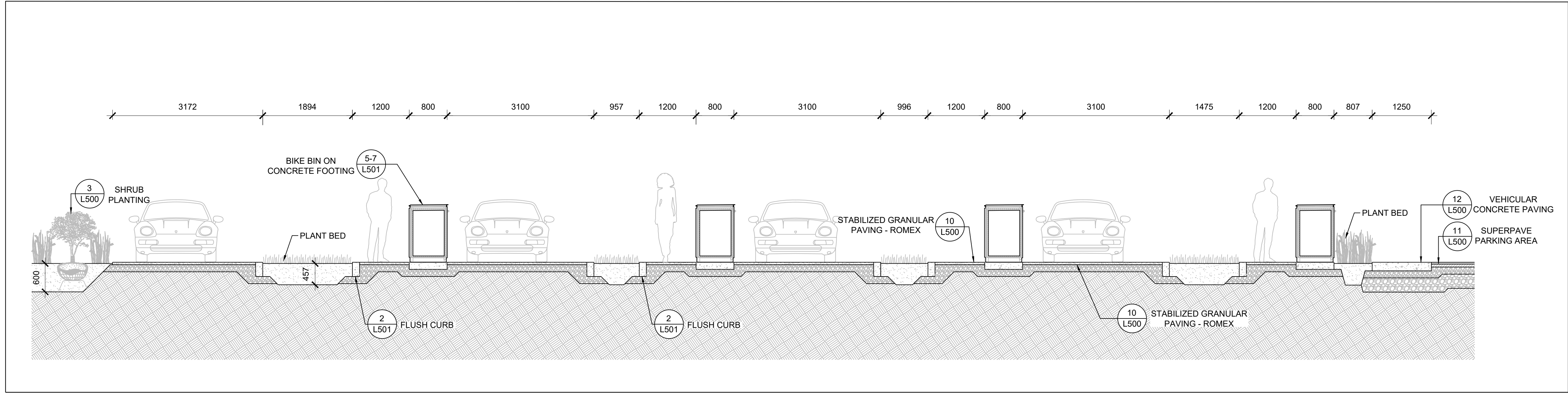
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CHECKED: WS  
PROJECT NUMBER: 21-029  
DRAWING DATE: 2025-05-09

L401





1 BLOCK 8 ENTRANCE WALKWAY AND PARKING SPOT SECTION  
SCALE: 1 : 50



2 BLOCK 3 ENTRANCE WALKWAY AND PARKING SPOT SECTION  
SCALE: 1 : 50

NOTES

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LEGEND

ISSUE

- |   |            |                   |
|---|------------|-------------------|
| 4 | 2025-05-09 | REISSUED FOR SPA  |
| 3 | 2025-03-21 | ISSUED FOR REVIEW |
| 2 | 2025-03-07 | ISSUED FOR 80% CD |
| 1 | 2025-02-28 | REISSUED FOR SPA  |



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QUEENSWOOD COMMONS

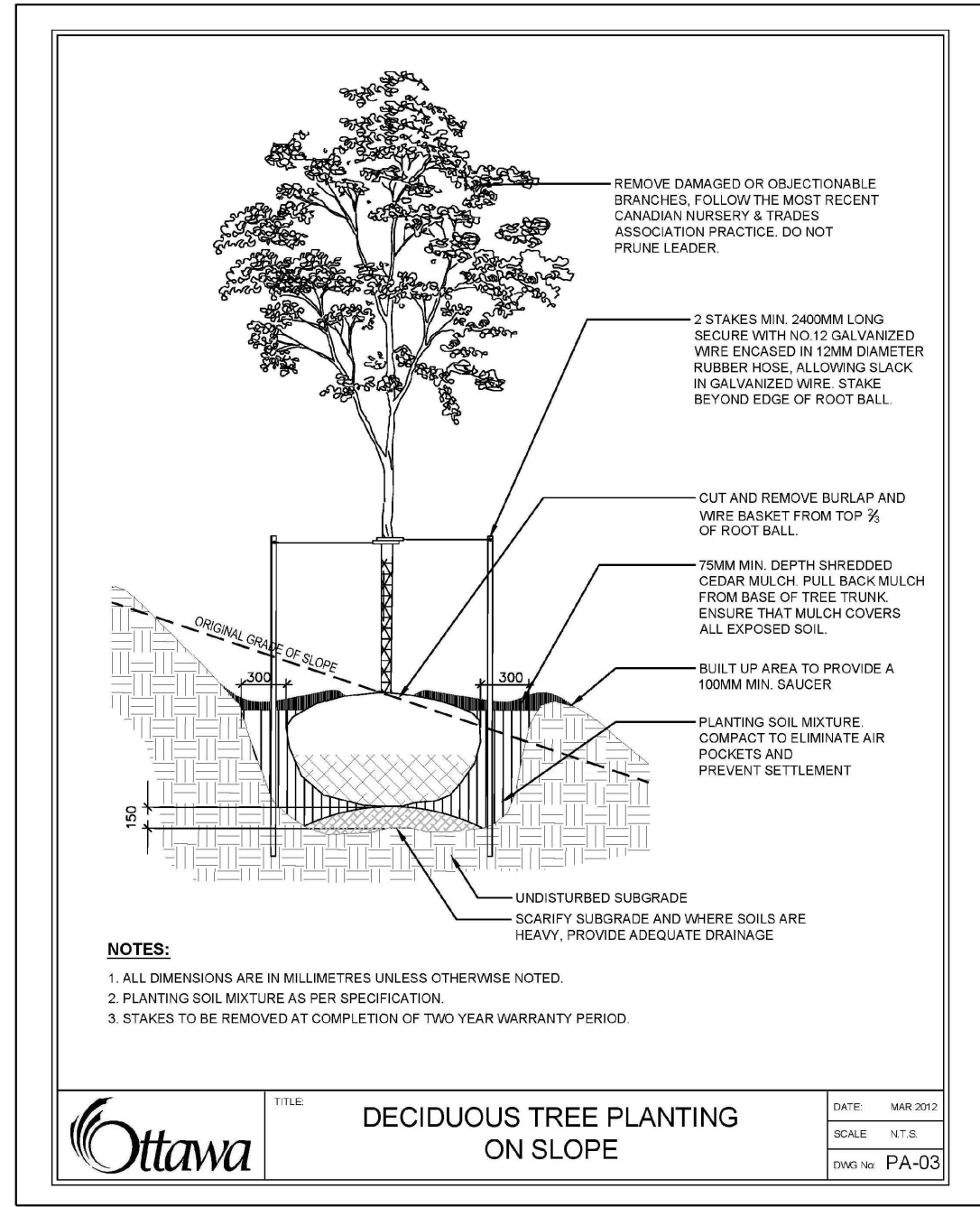
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

LANDSCAPE SECTIONS  
CITY FILE #D07-12-22-0002

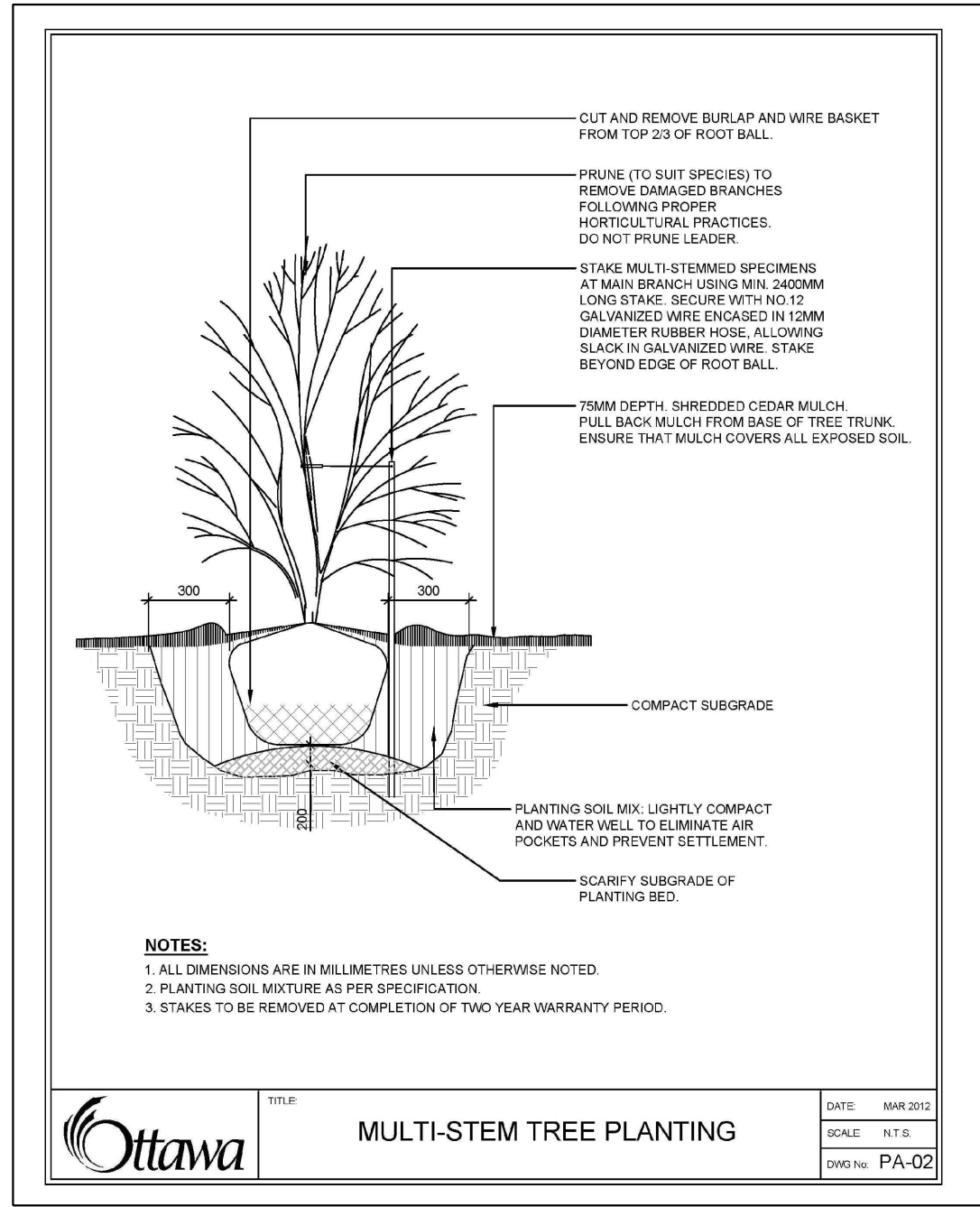
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DRAWING DATE: 2025-05-09

L402

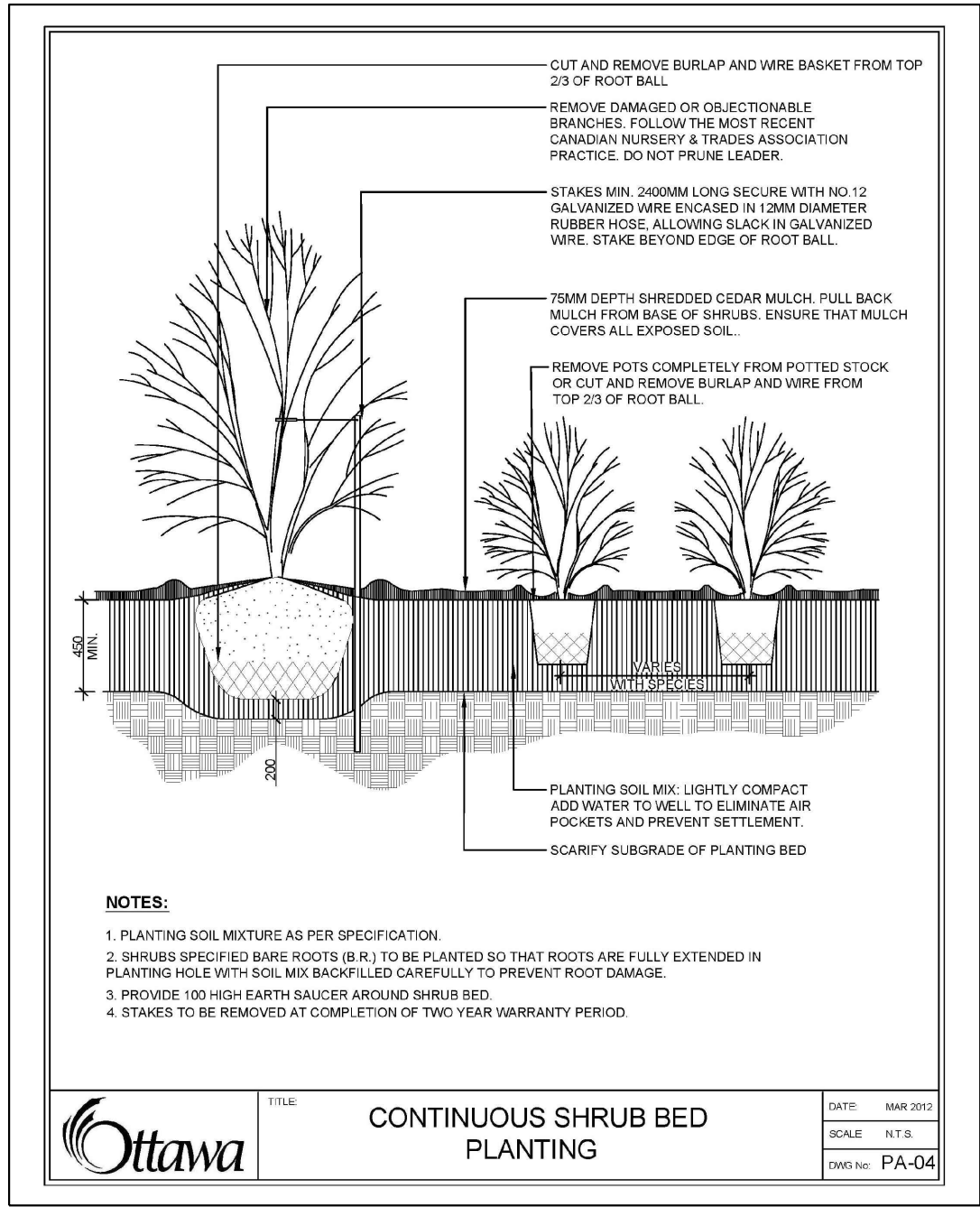




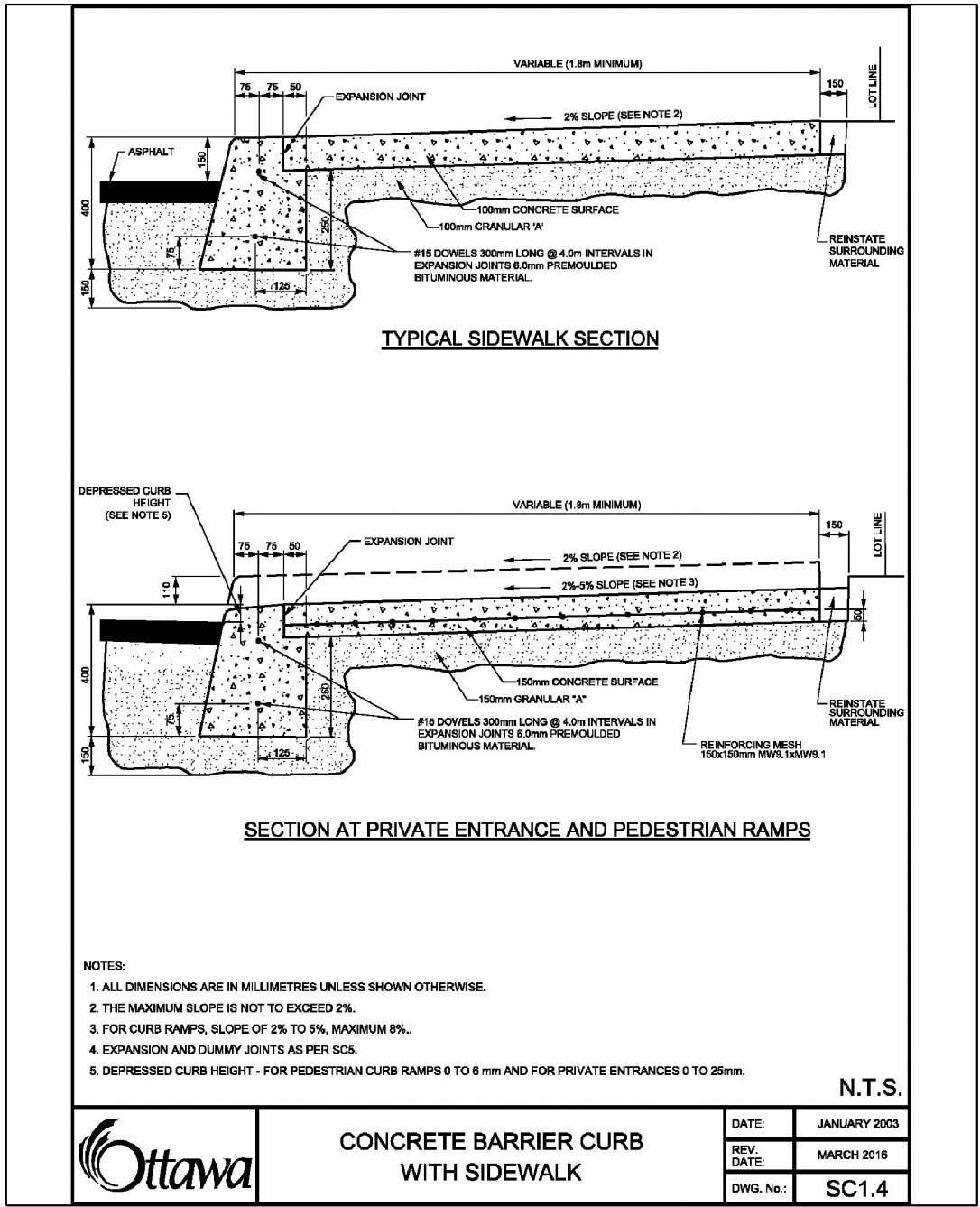
1 DECIDUOUS TREE PLANTING  
SCALE: NTS



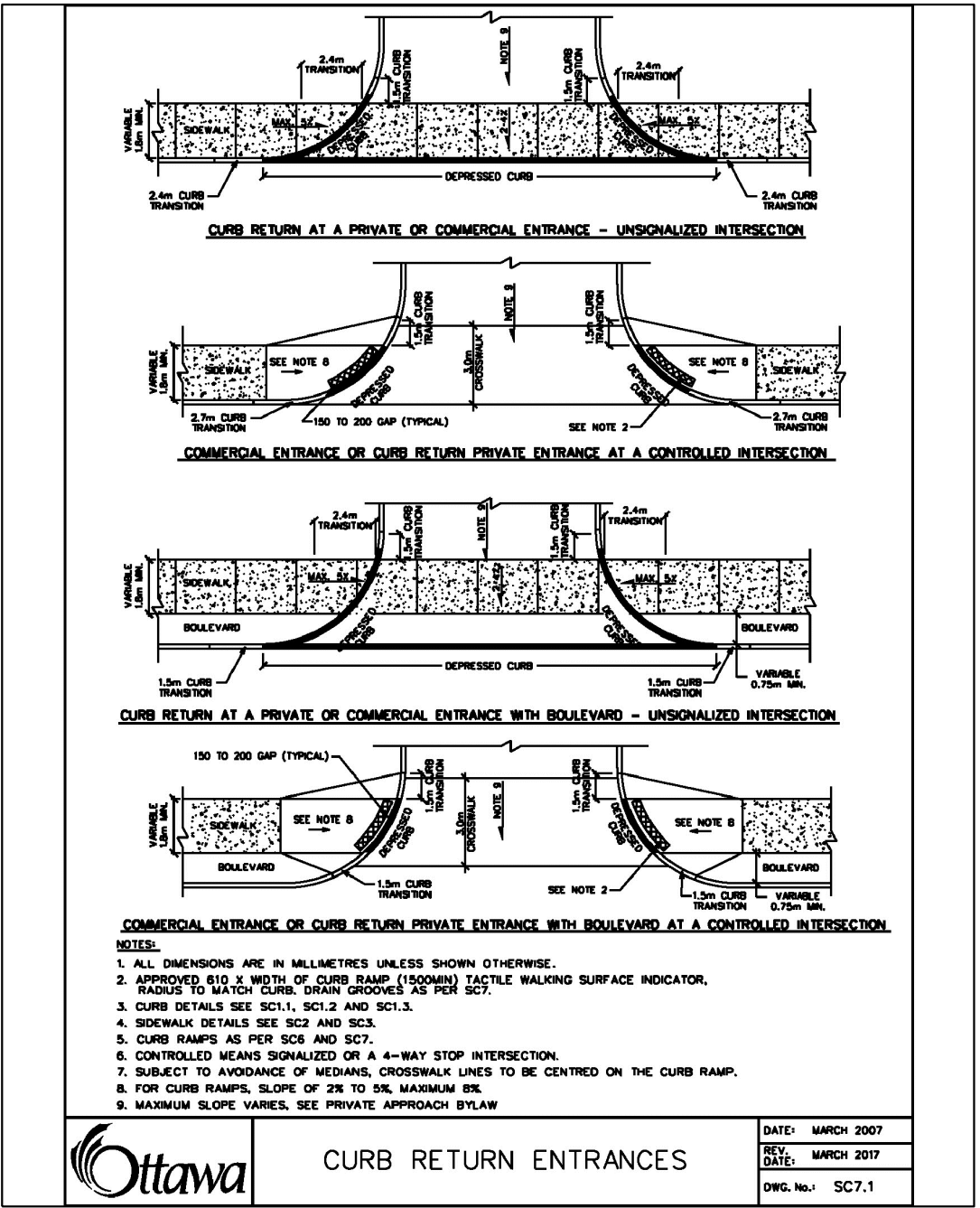
2 MULTI-STEM TREE PLANTING  
SCALE: NTS



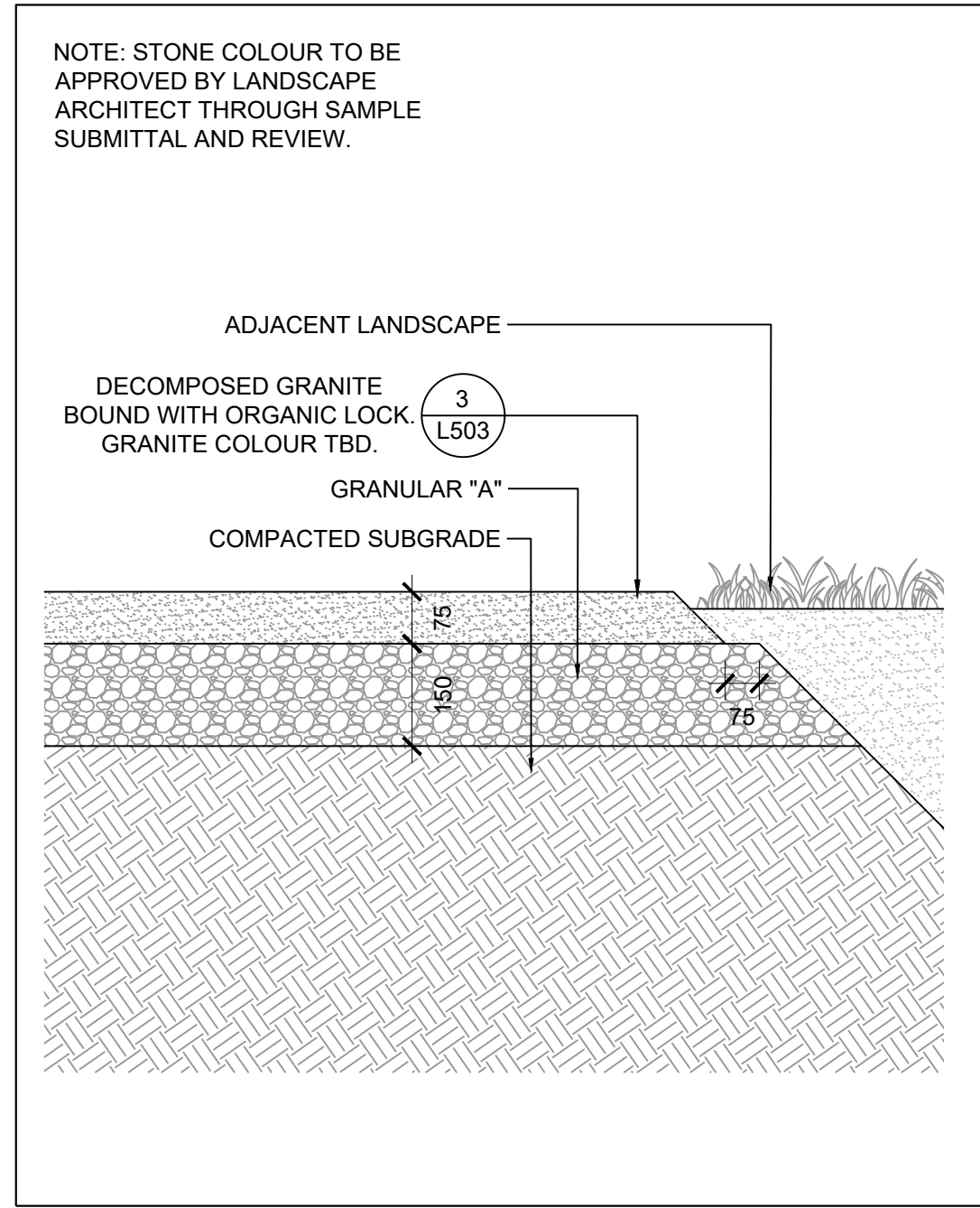
3 SHRUB BED PLANTING  
SCALE: NTS



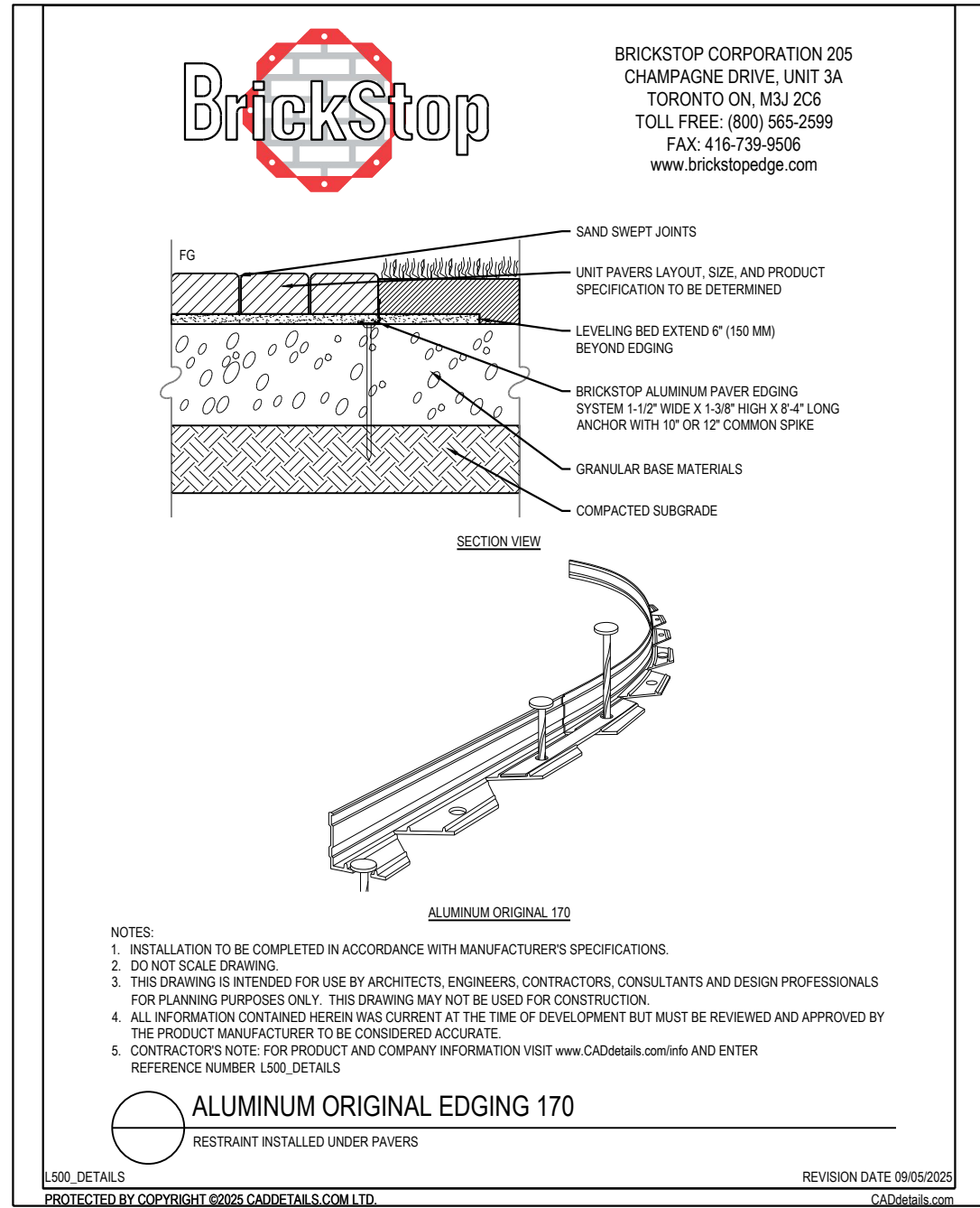
4 CONCRETE BARRIER CURB WITH SIDEWALK  
SCALE: NTS



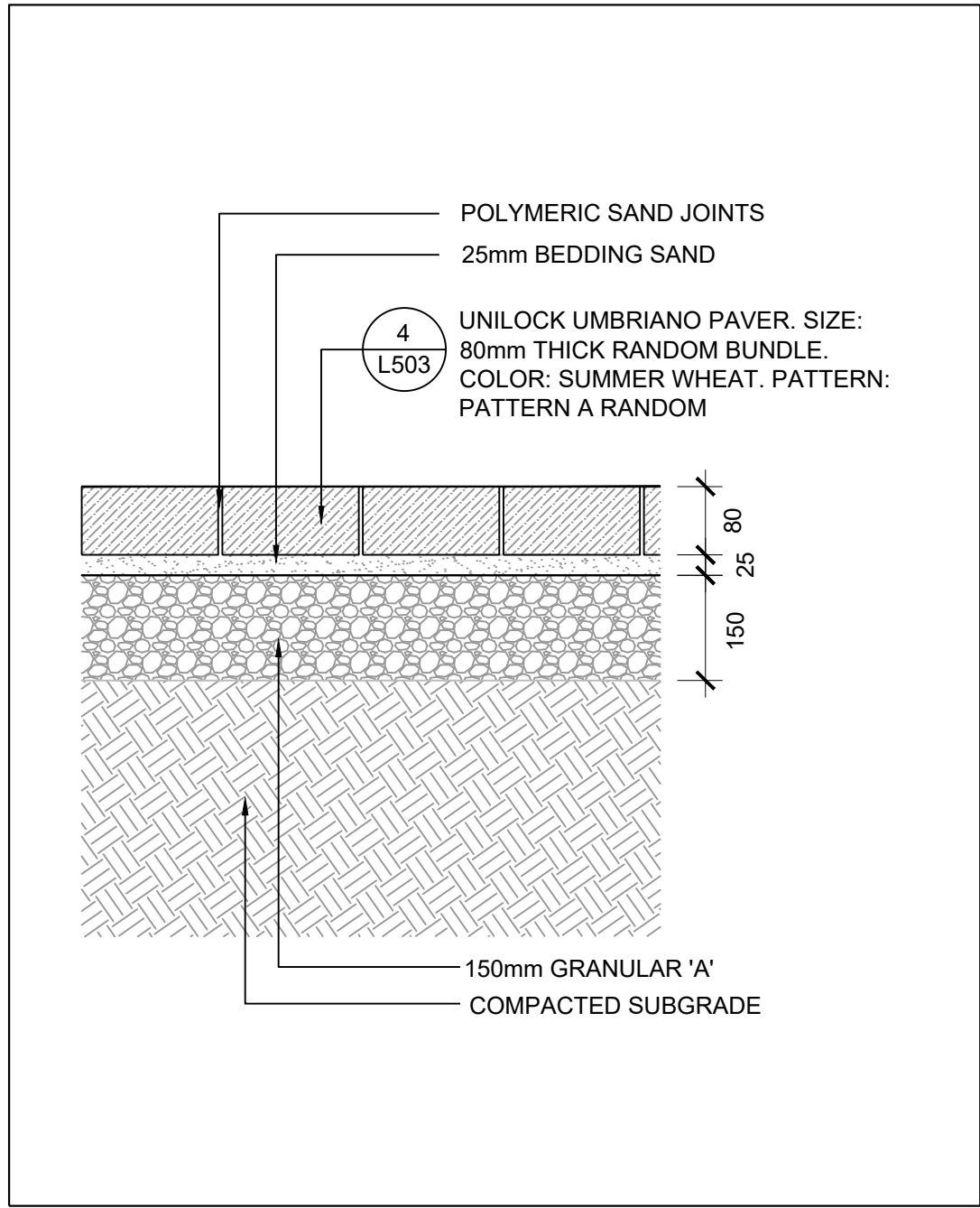
5 CURB RETURN ENTRANCES  
SCALE: NTS



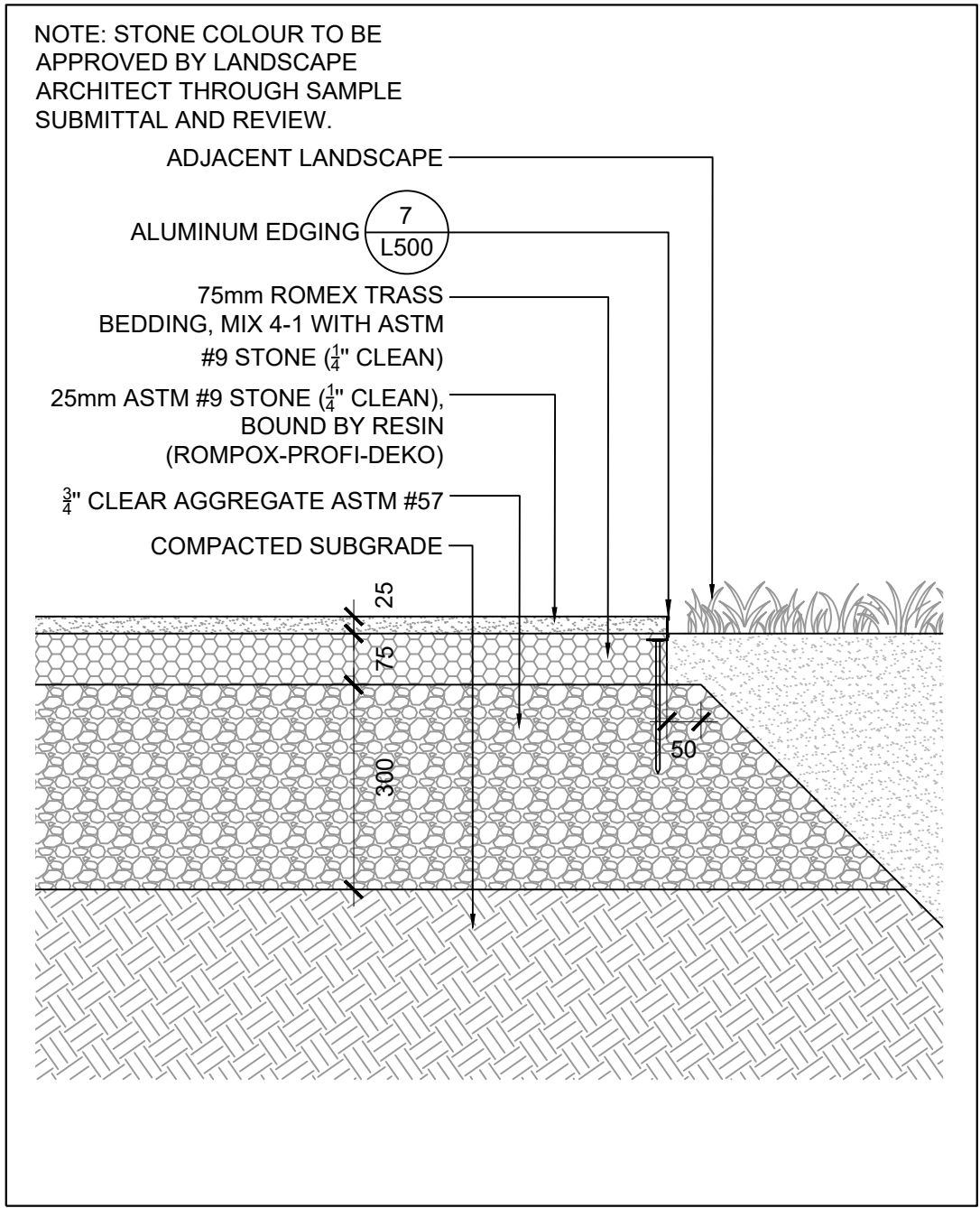
6 STABILIZED GRANULAR PAVING - ORGANIC LOCK  
SCALE: 1 : 10



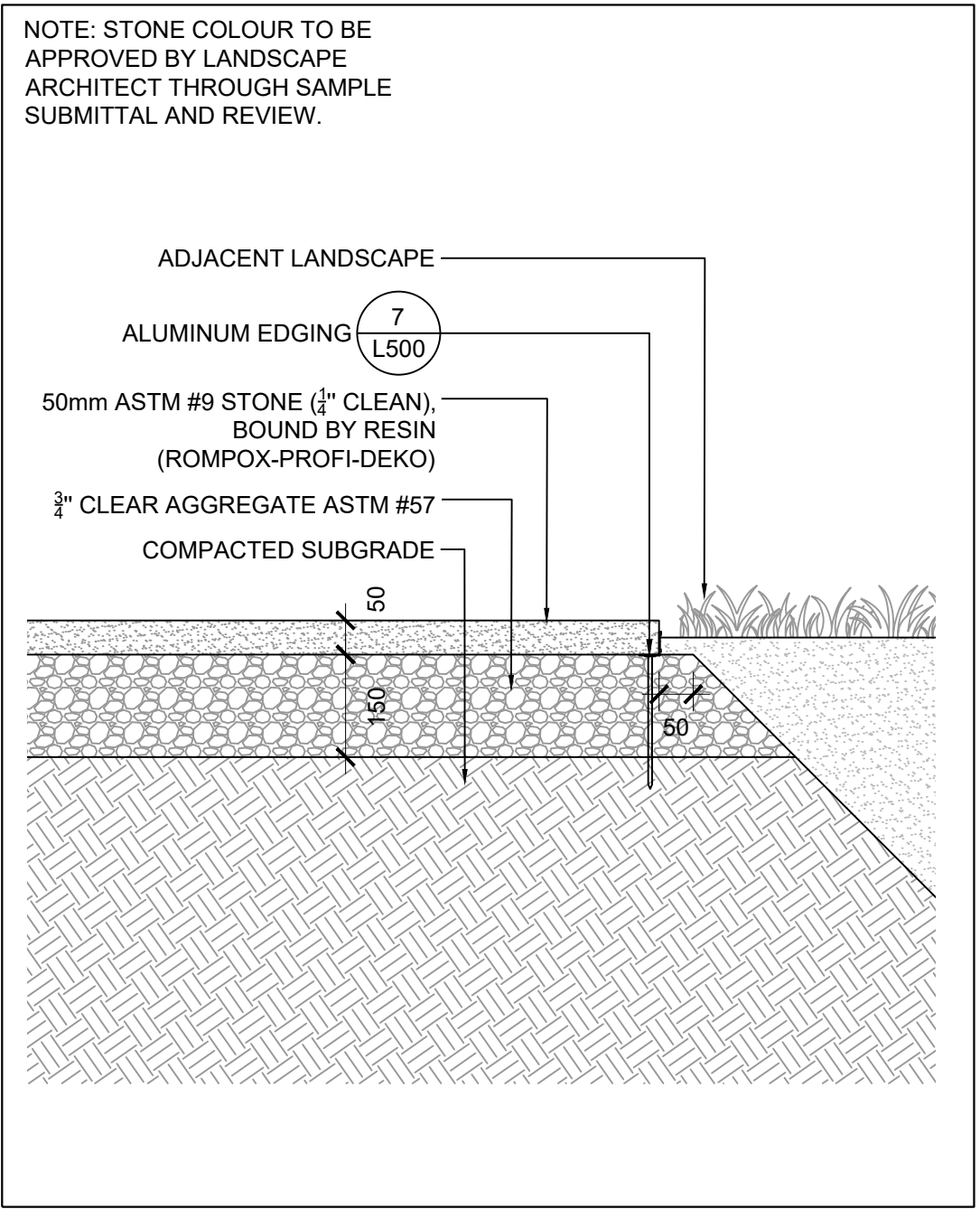
7 ALUMINUM ORIGINAL EDGING 170  
SCALE: NTS



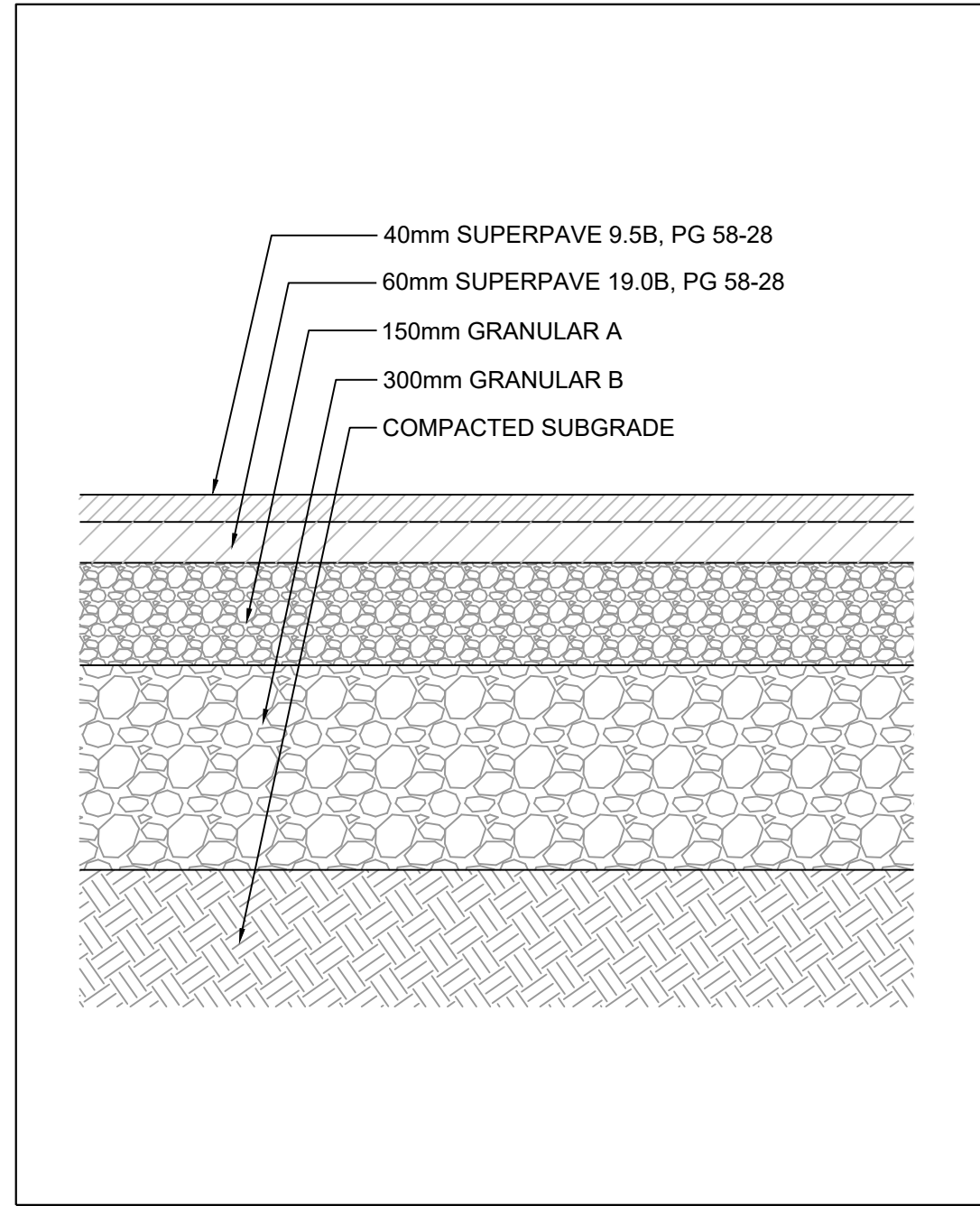
8 PEDESTRIAN UNIT PAVING  
SCALE: 1 : 10



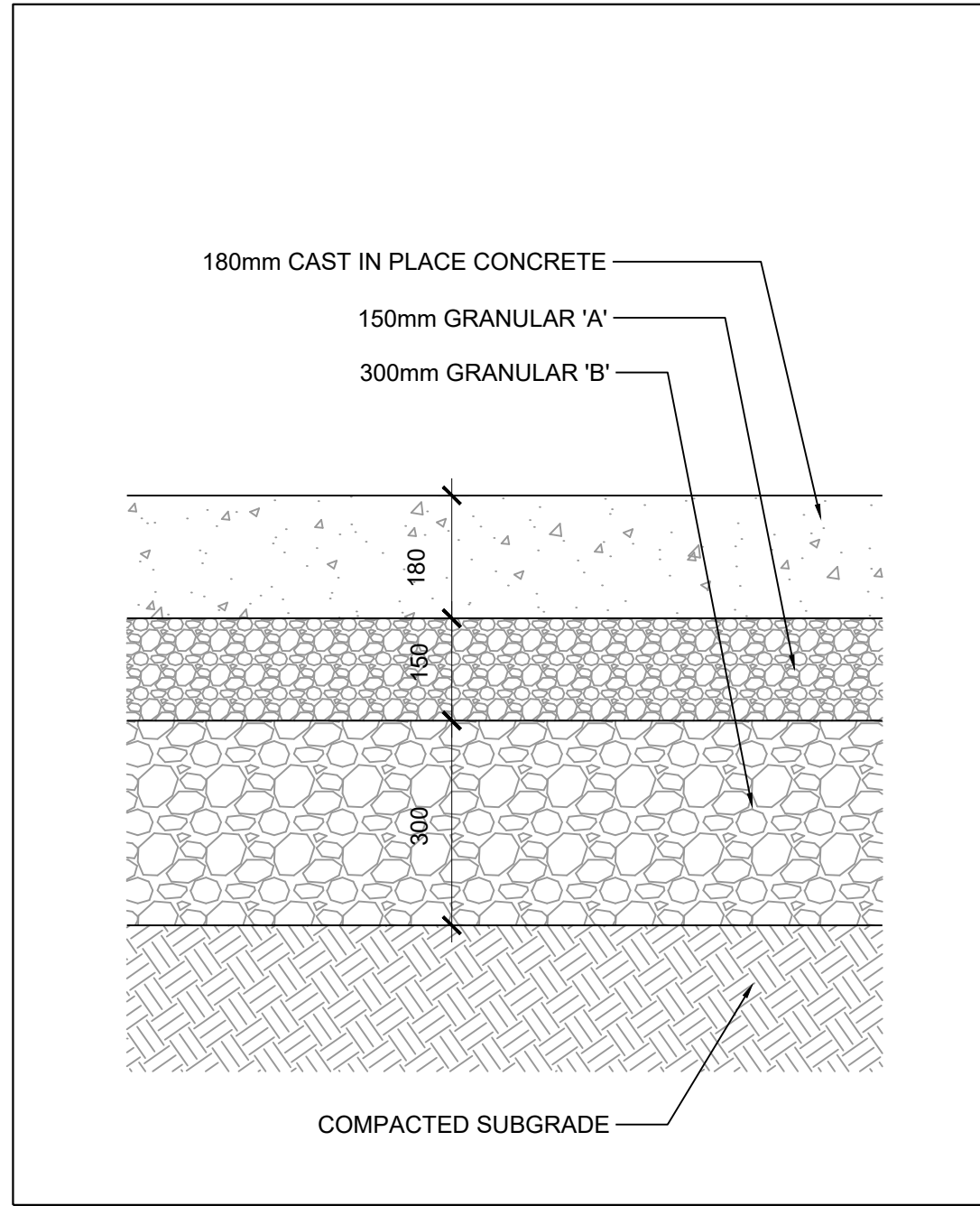
9 STABILIZED GRANULAR PAVING (VEHICULAR) - ROMEX  
SCALE: 1 : 10



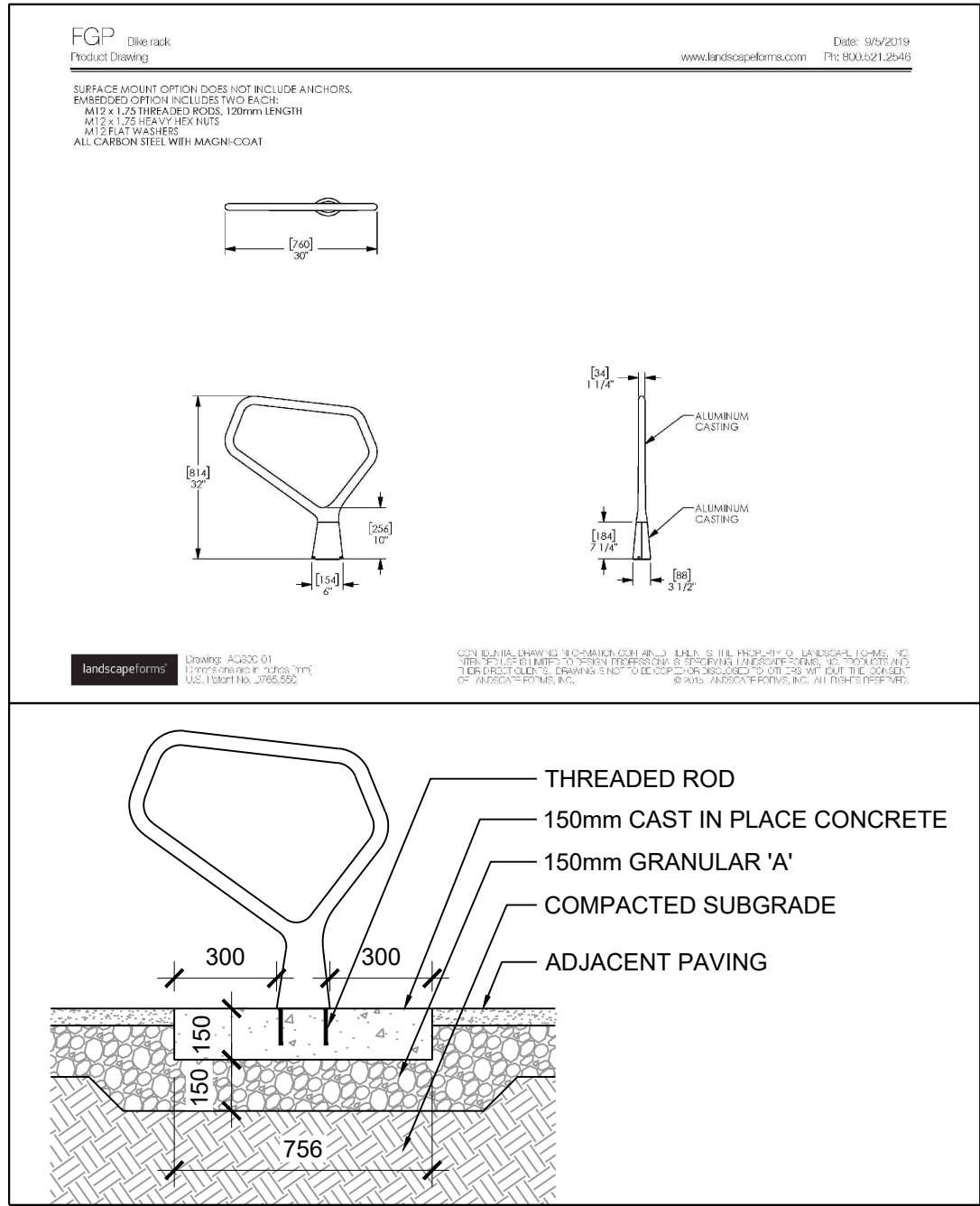
10 STABILIZED GRANULAR PAVING (PEDESTRIAN) - ROMEX  
SCALE: 1 : 10



11 SUPERPAVE ASPHALT  
SCALE: 1 : 10



12 VEHICULAR CONCRETE PAVING  
SCALE: 1 : 10



13 BIKE RING  
SCALE: NTS

NOTES

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LEGEND

ISSUE

12	2025-05-09	REISSUED FOR SPA
11	2025-03-21	ISSUED FOR REVIEW
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4	2023-02-24	REISSUED FOR ZBA/SPA
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2	2022-08-31	REISSUED FOR ZBA/SPA
1	2021-11-19	ISSUED FOR ZBA/SPA



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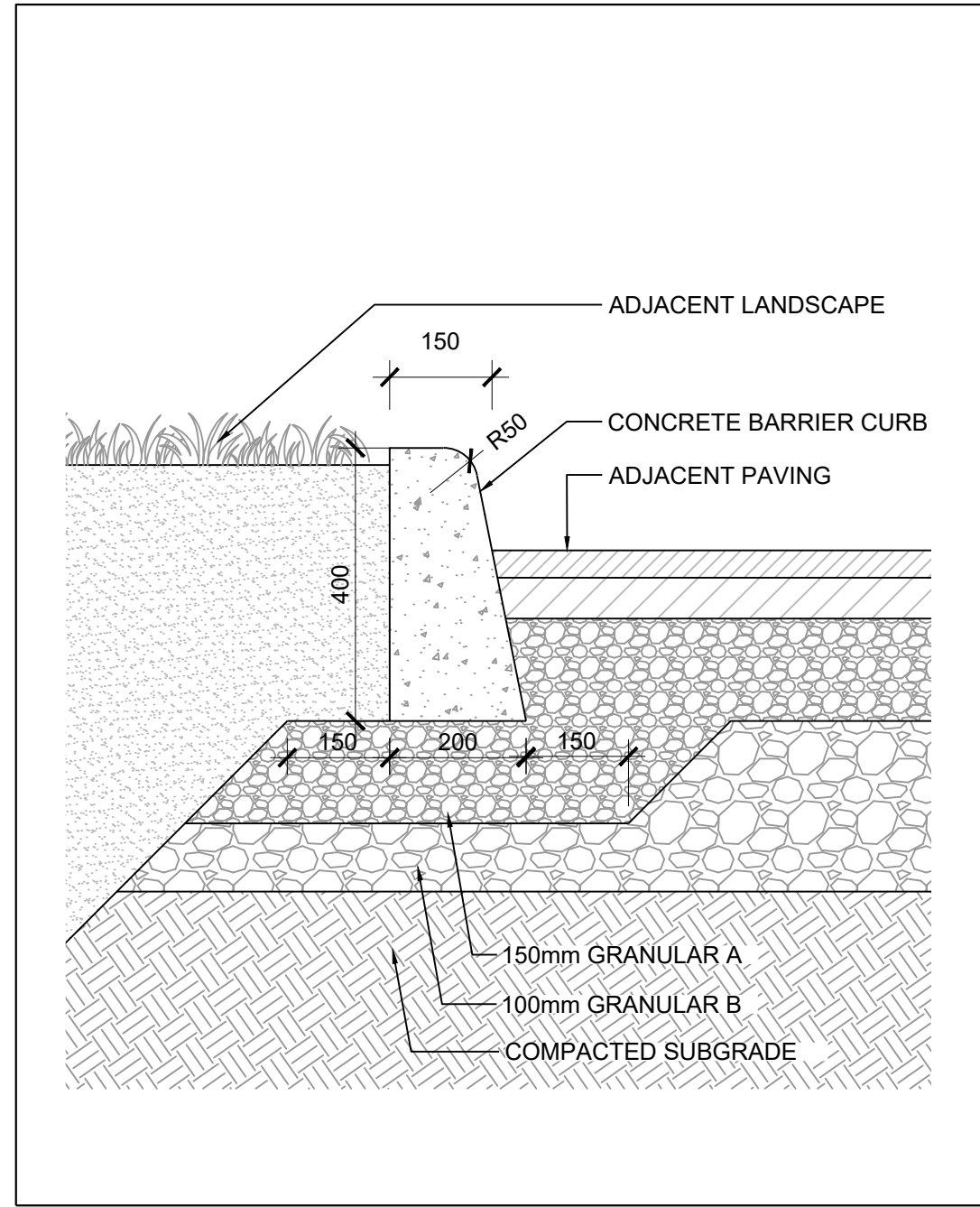
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

LANDSCAPE DETAILS  
CITY FILE #D07-12-22-0002

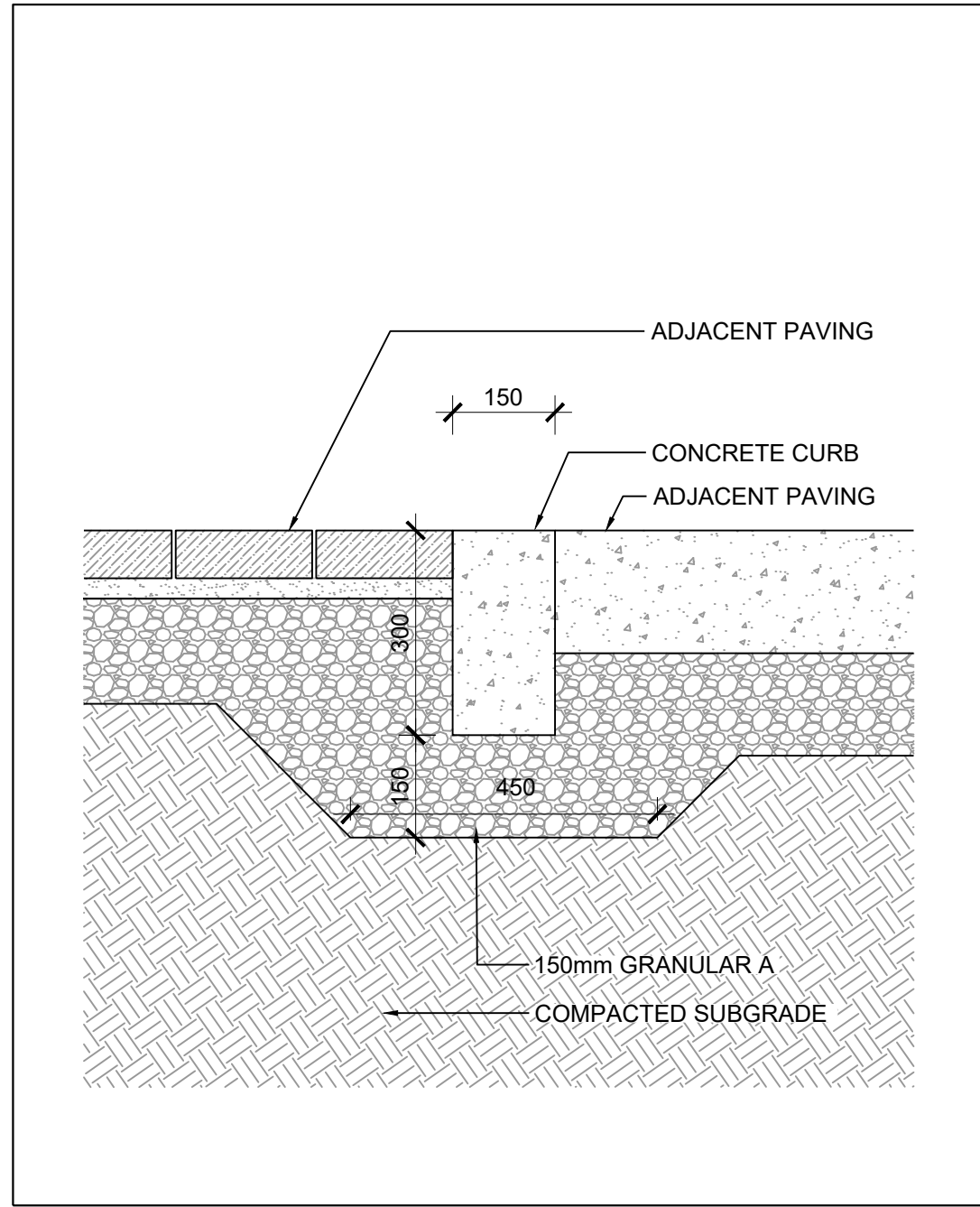
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PROJECT NUMBER: 21-029  
DRAWING DATE: 2025-05-09

L500

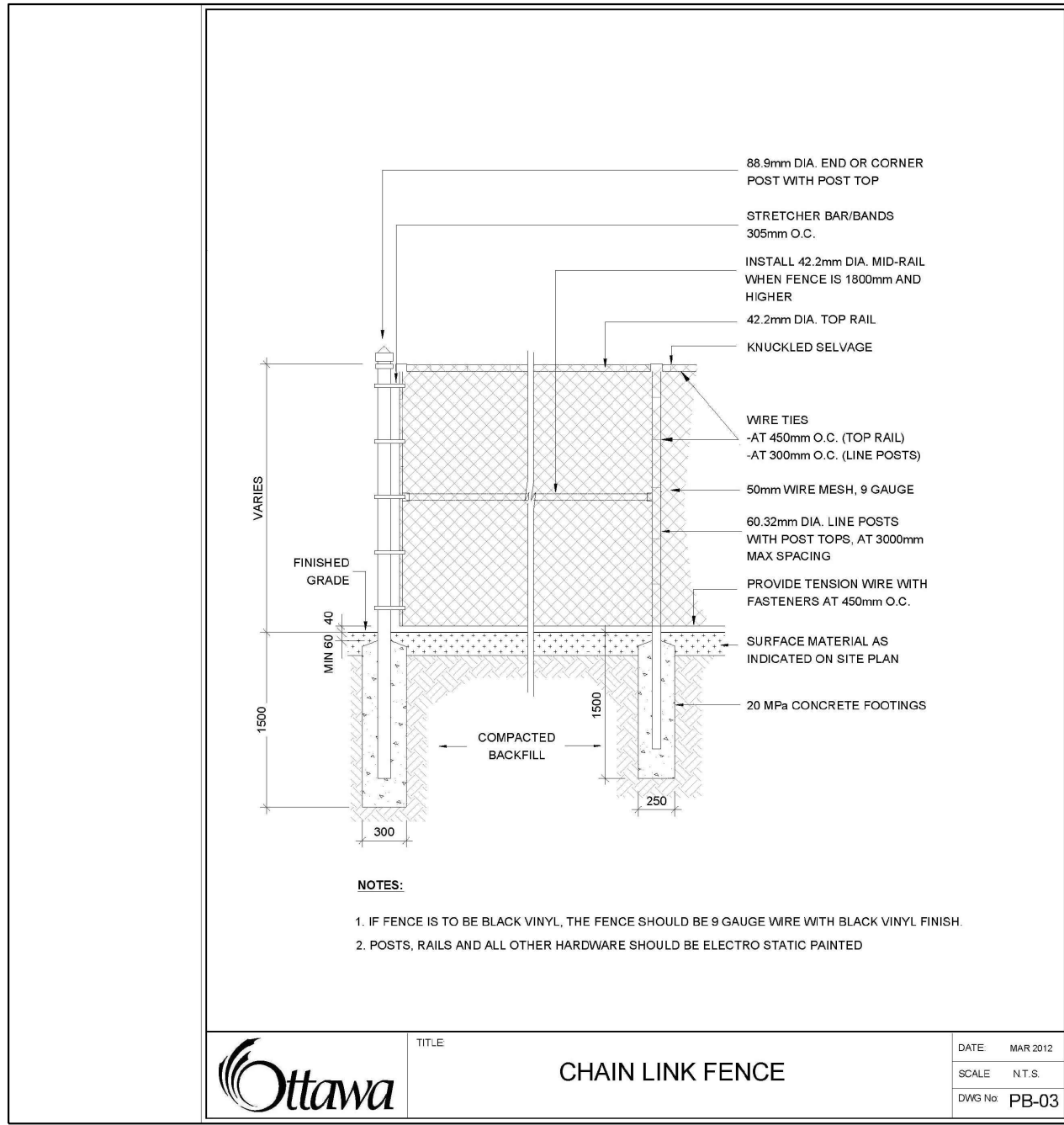




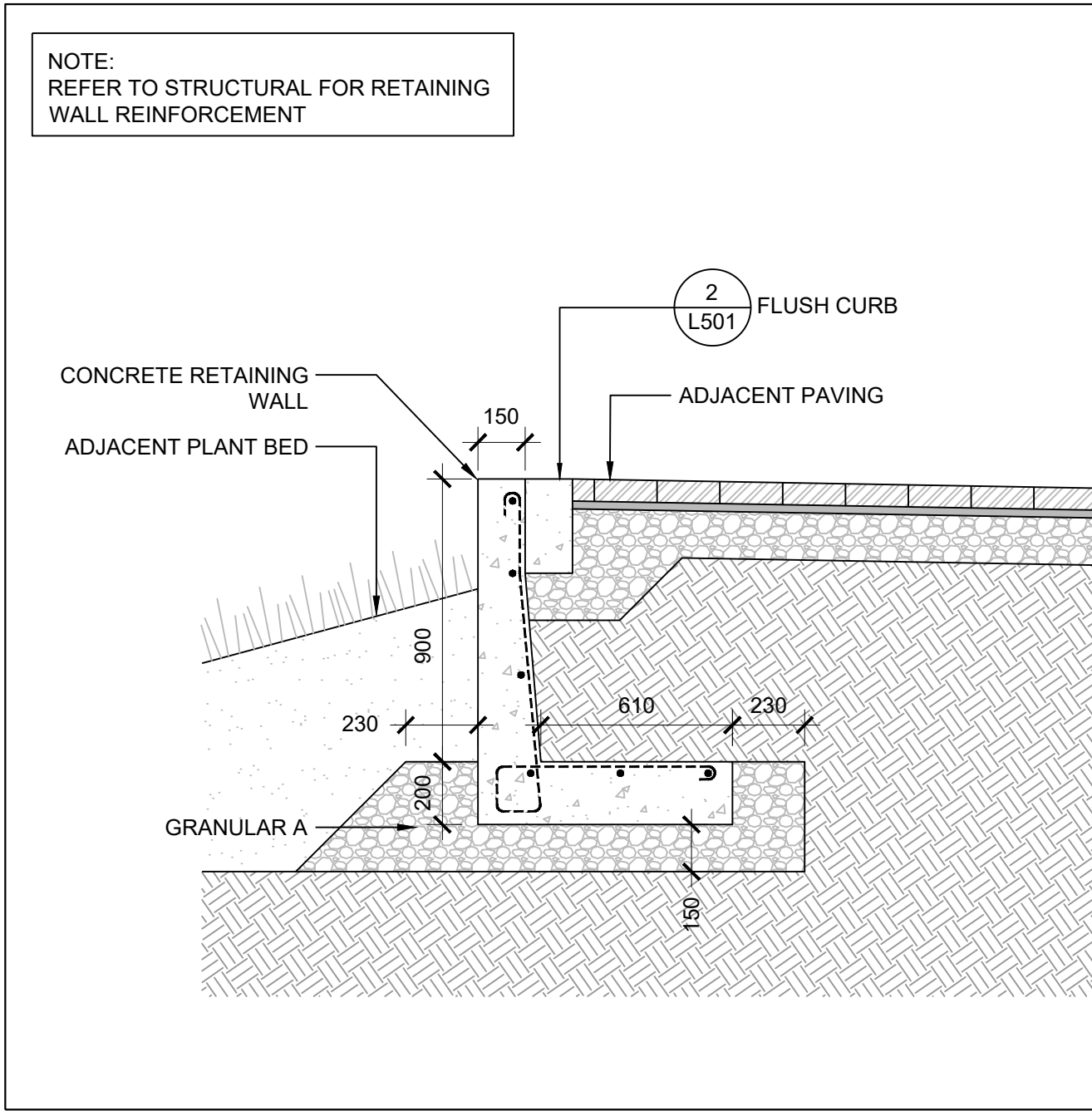
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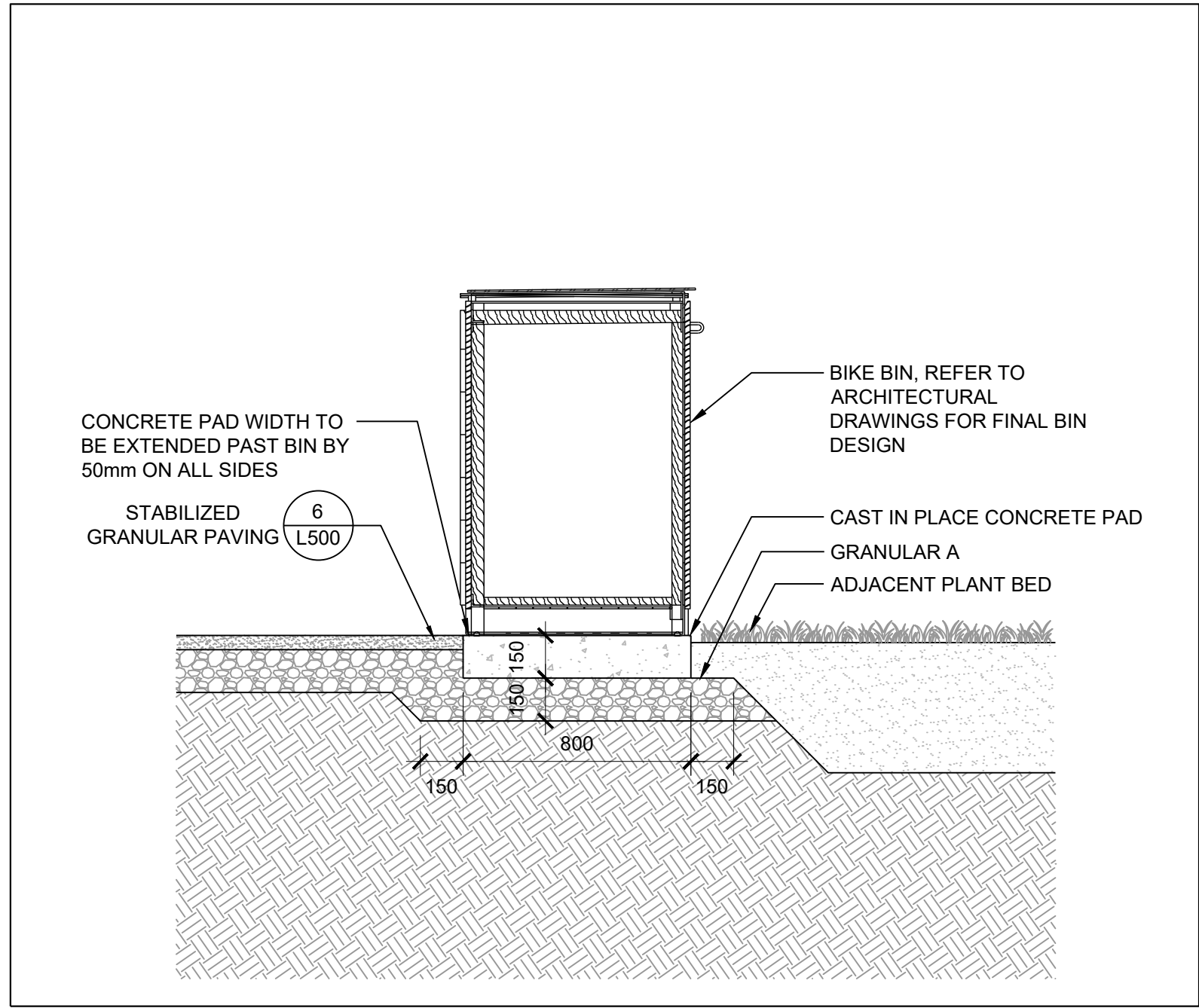
2 FLUSH CURB  
SCALE: 1 : 10



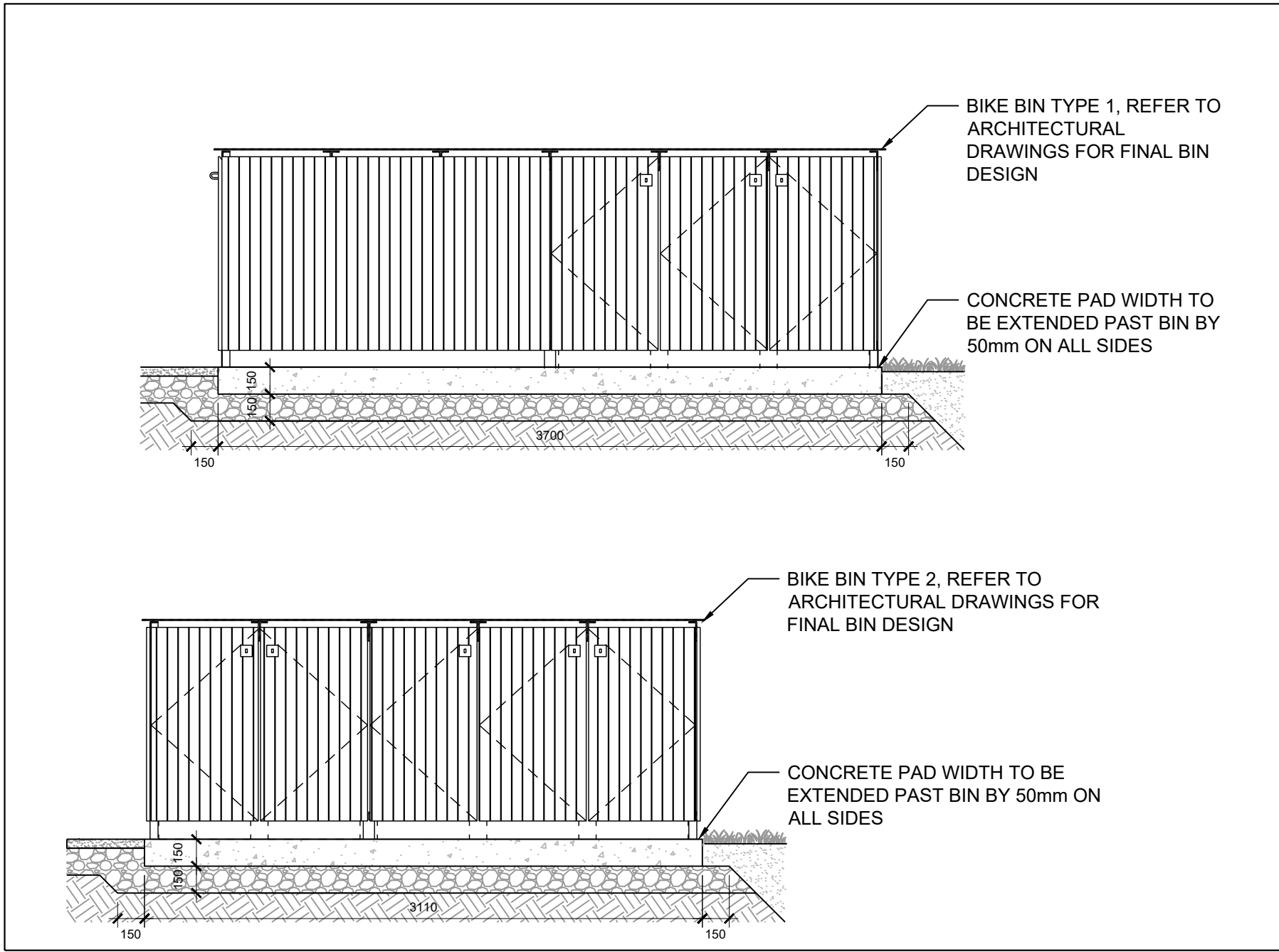
3 1.22m HIGH BLACK CHAIN LINK FENCE  
SCALE: NTS



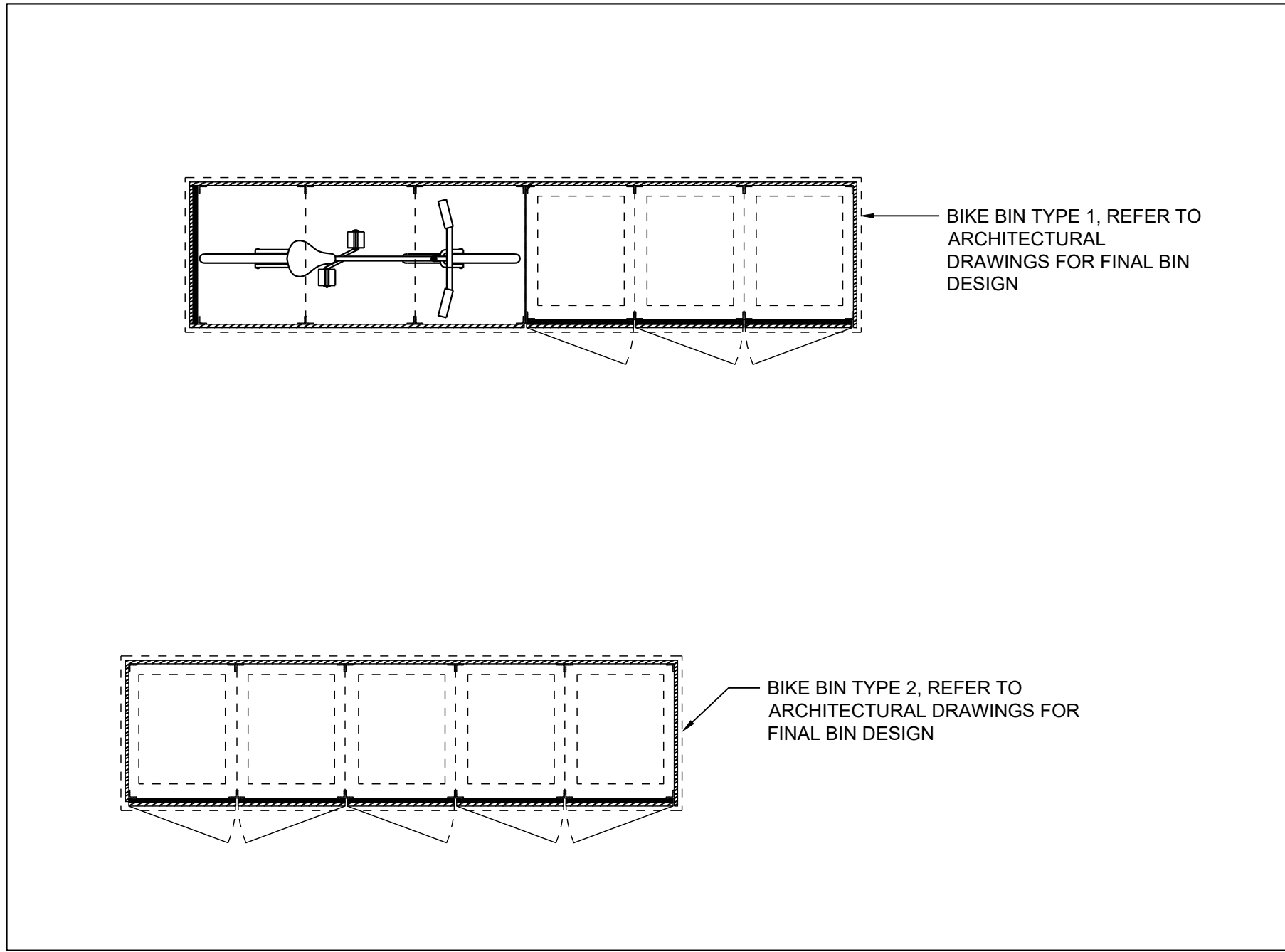
4 RETAINING WALL  
SCALE: 1 : 20



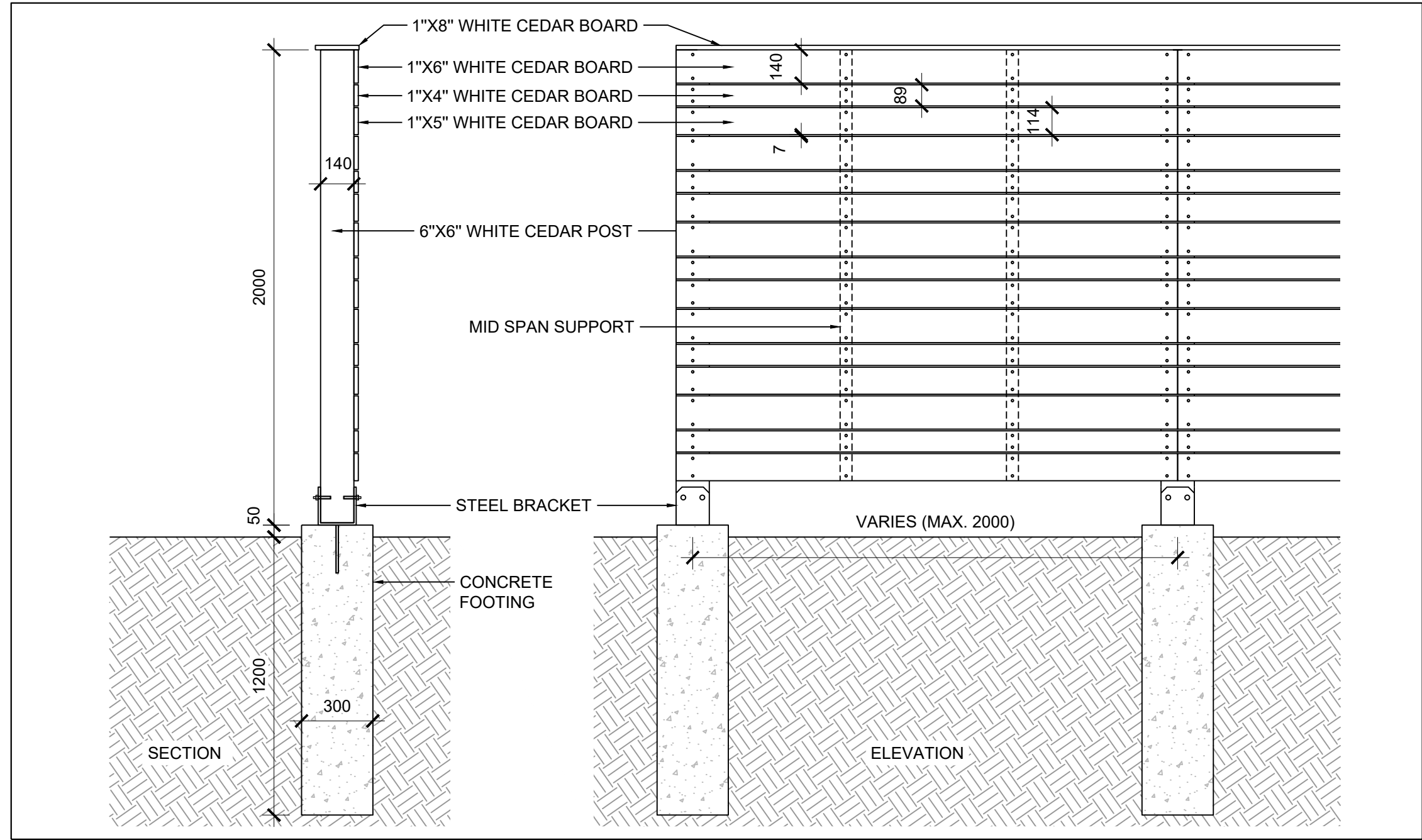
5 BIKE BIN - SECTION  
SCALE: 1 : 20



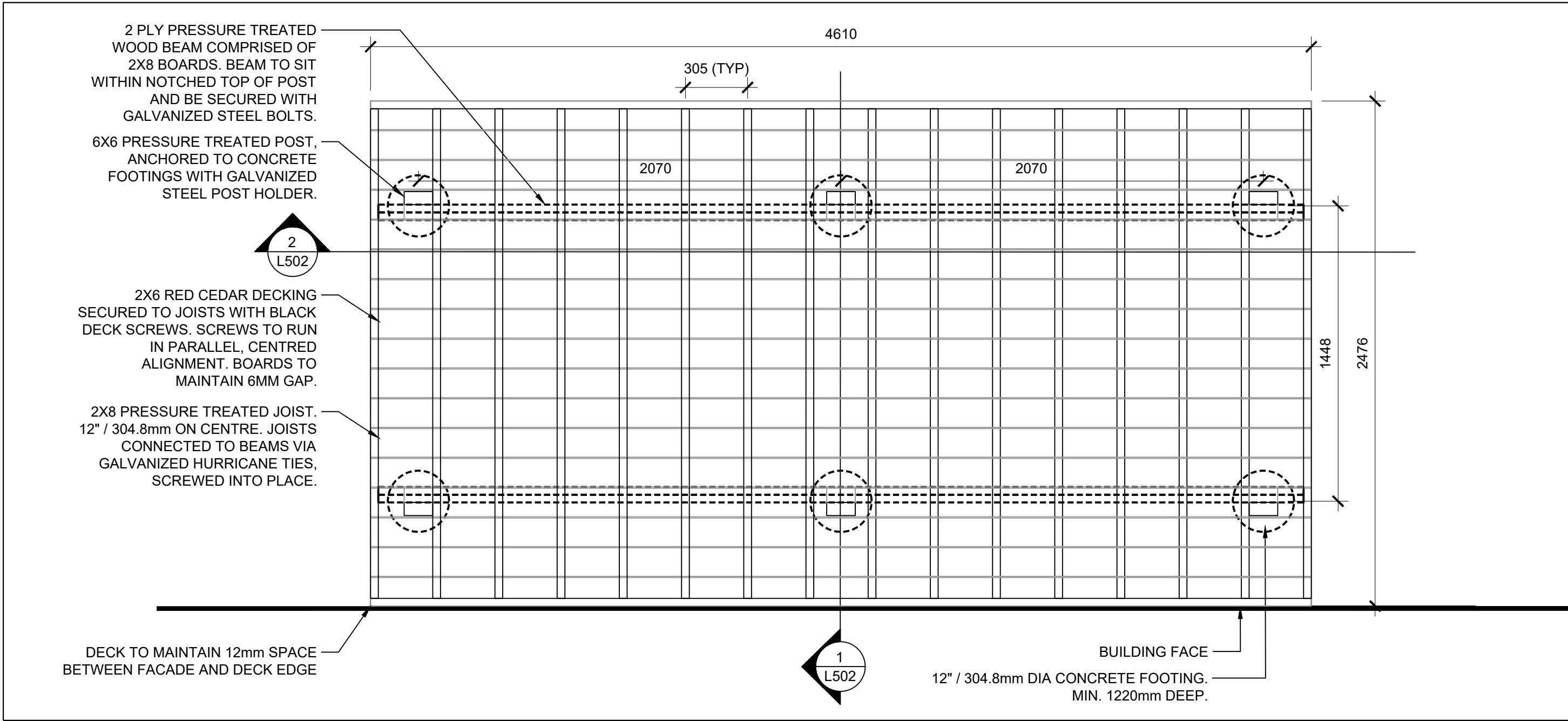
6 BIKE BIN - ELEVATION  
SCALE: 1 : 30



7 BIKE BIN - PLAN  
SCALE: 1 : 30



8 BOARD FENCE  
SCALE: 1 : 20



9 WOOD DECK - PLAN  
SCALE: 1 : 20

NOTES

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KINDRED WORKS

QUEENSWOOD COMMONS

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

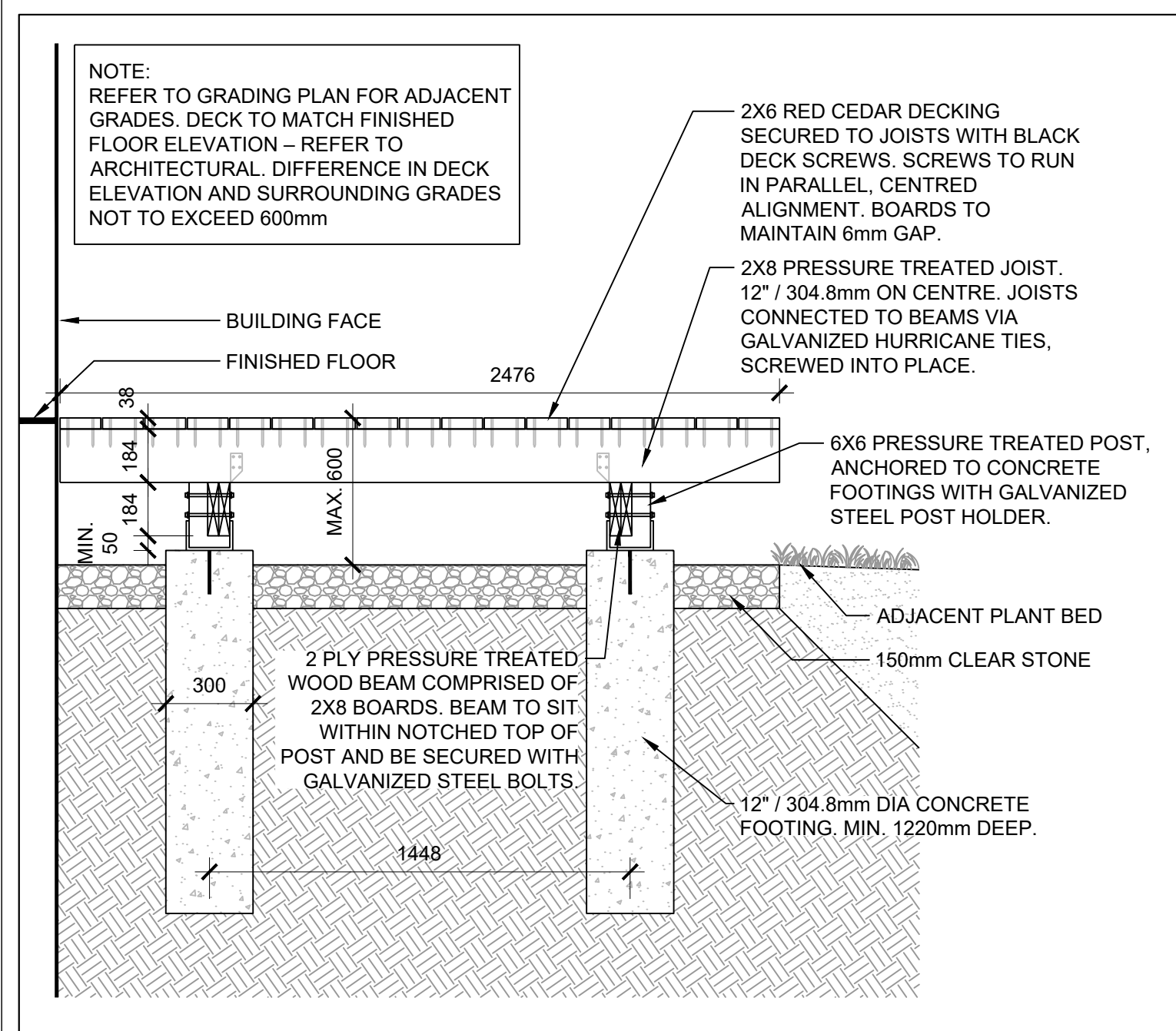
LANDSCAPE DETAILS

CITY FILE #D07-12-22-0002

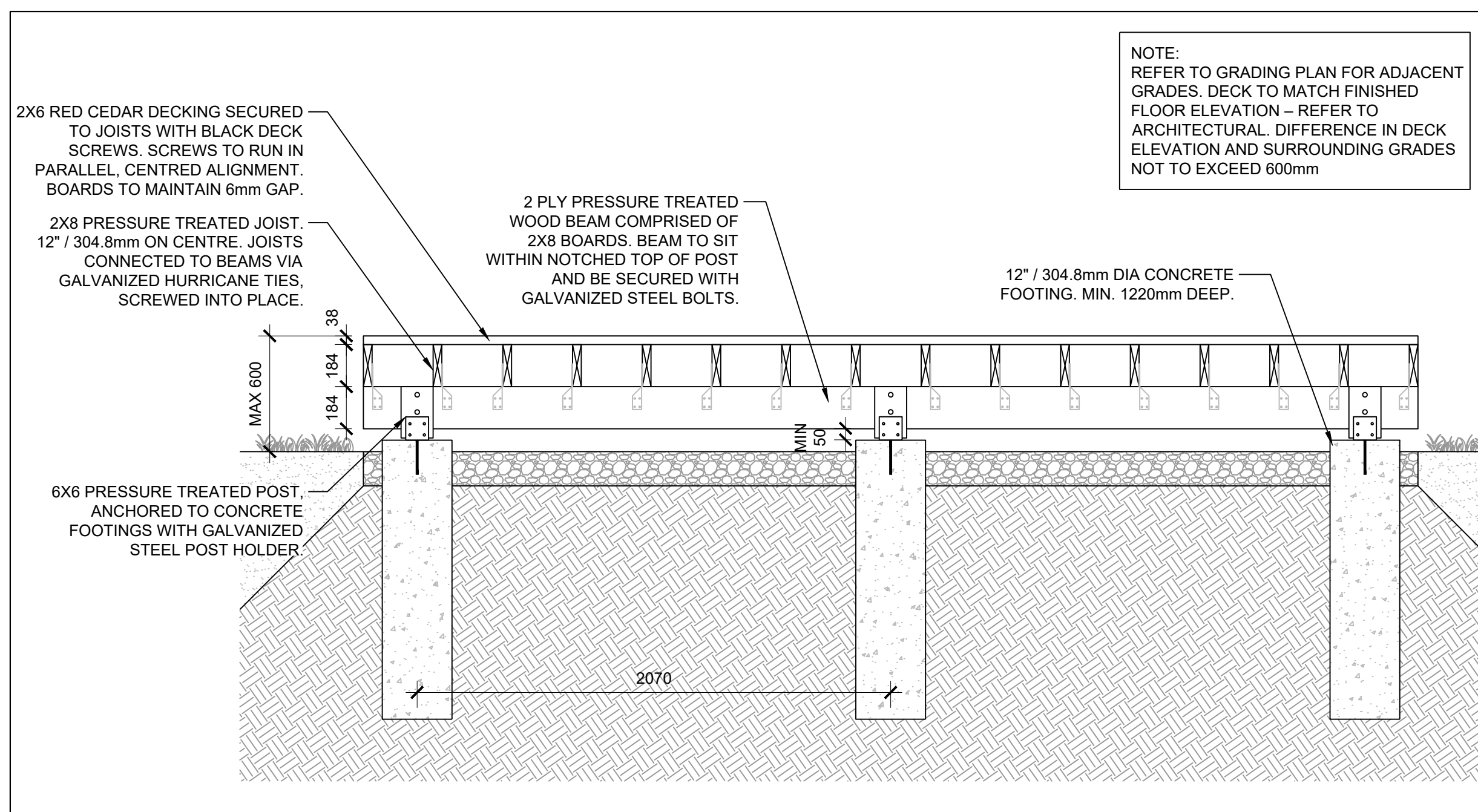
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PROJECT NUMBER:	21-029
DRAWING DATE:	2025-05-09

L501

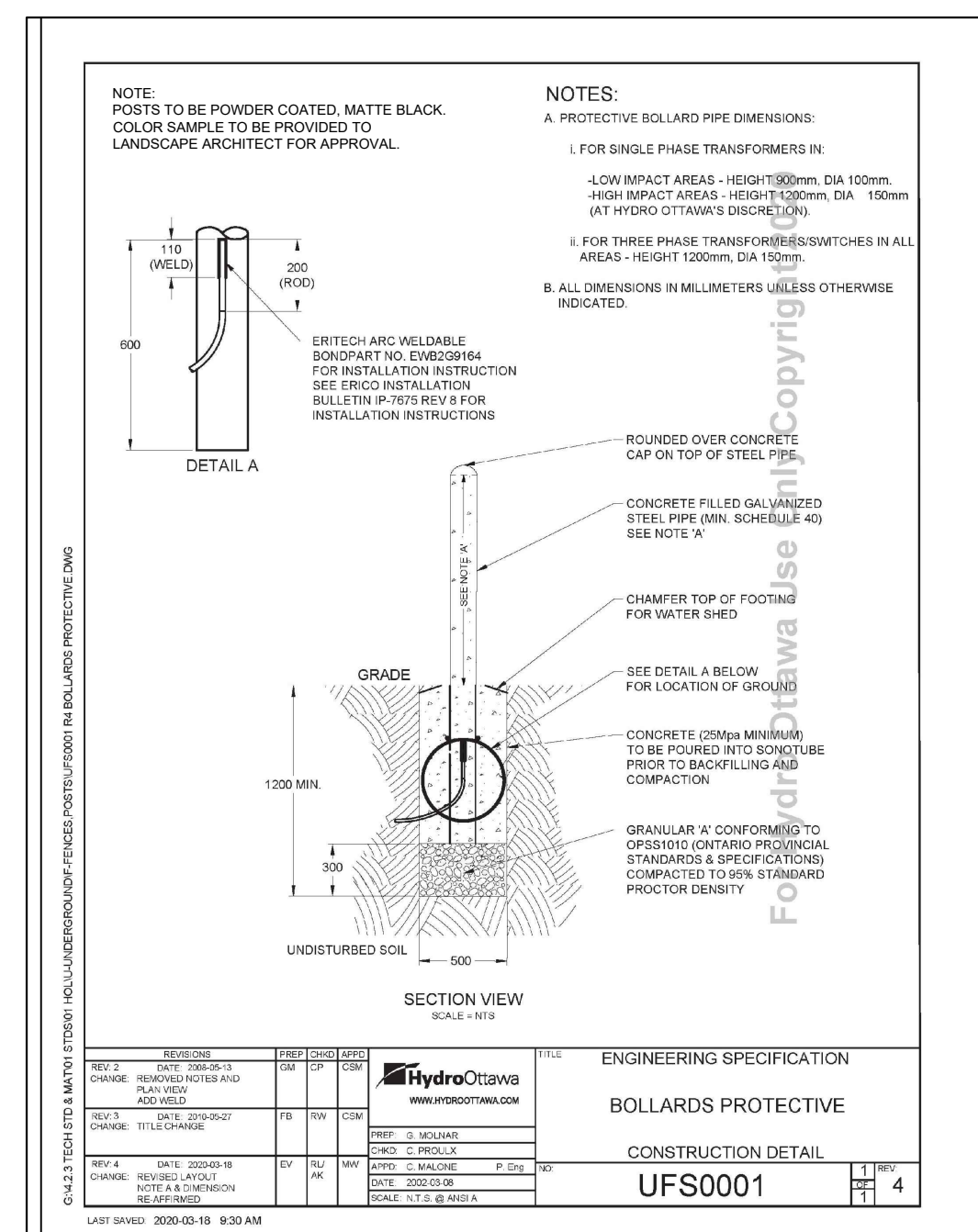




1 WOOD DECK - SECTION  
SCALE: 1 : 20



2 WOOD DECK - SECTION  
SCALE: 1 : 20

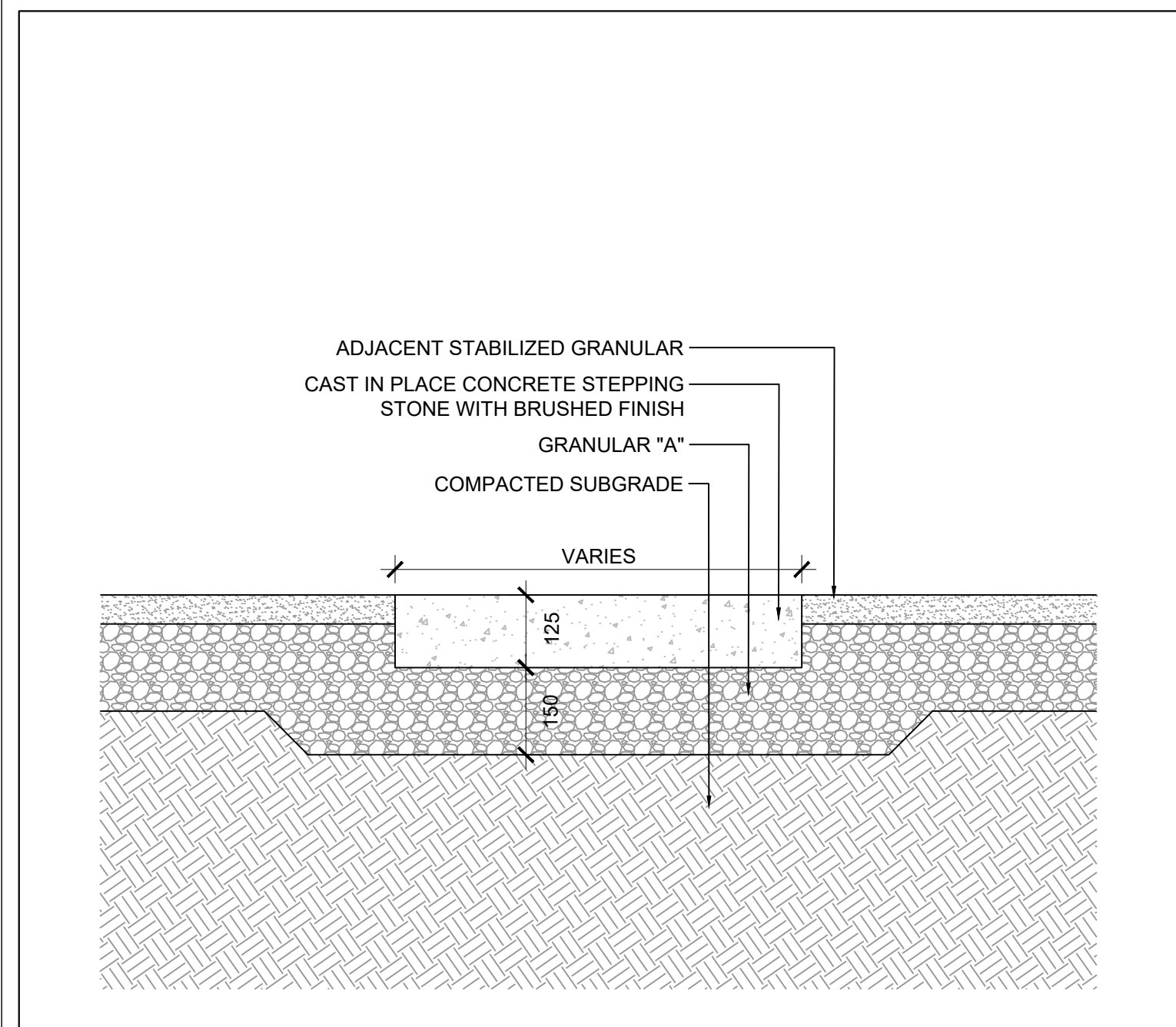


3 PROTECTIVE BOLLARD  
SCALE: NTS

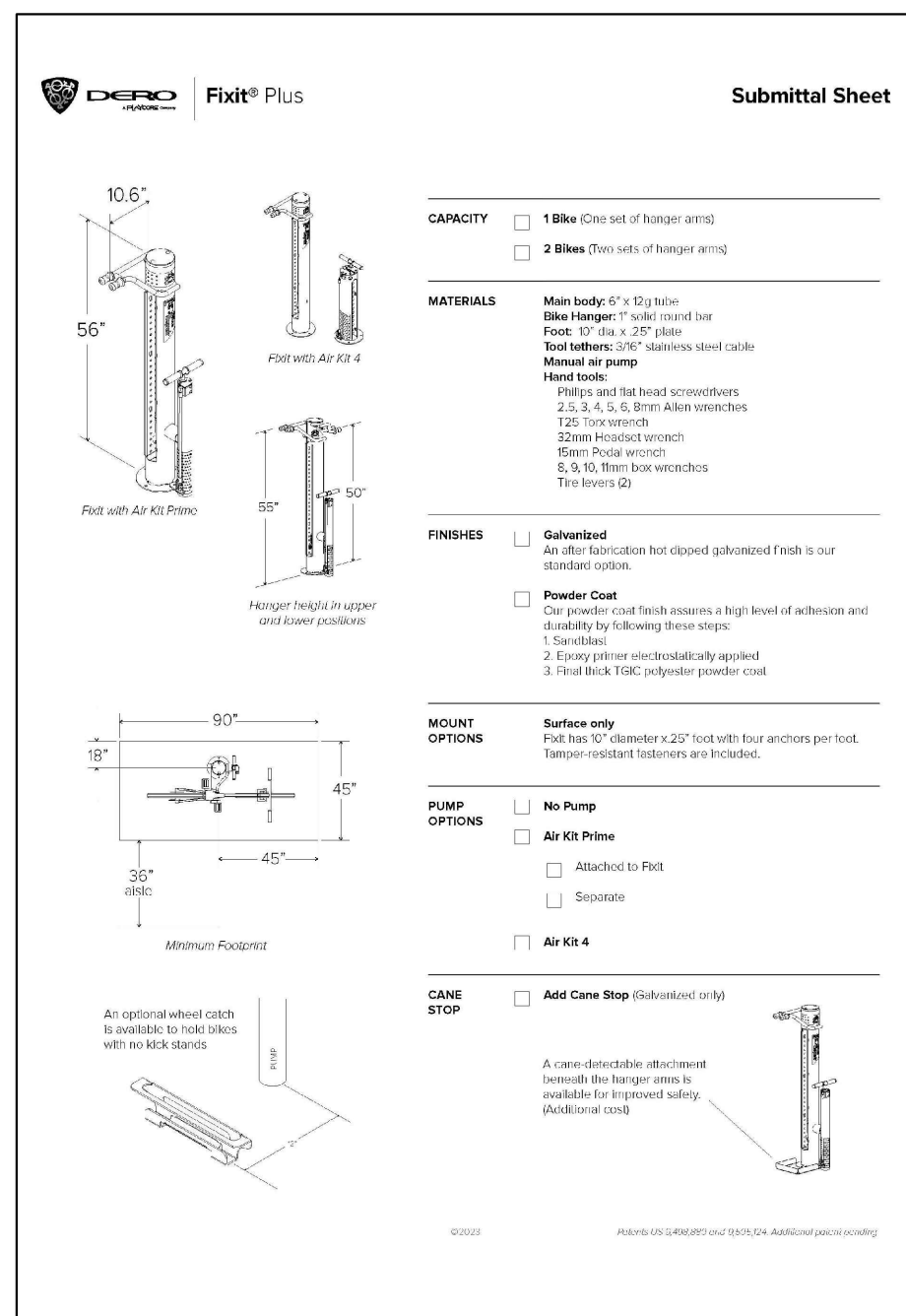
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## LEGEND

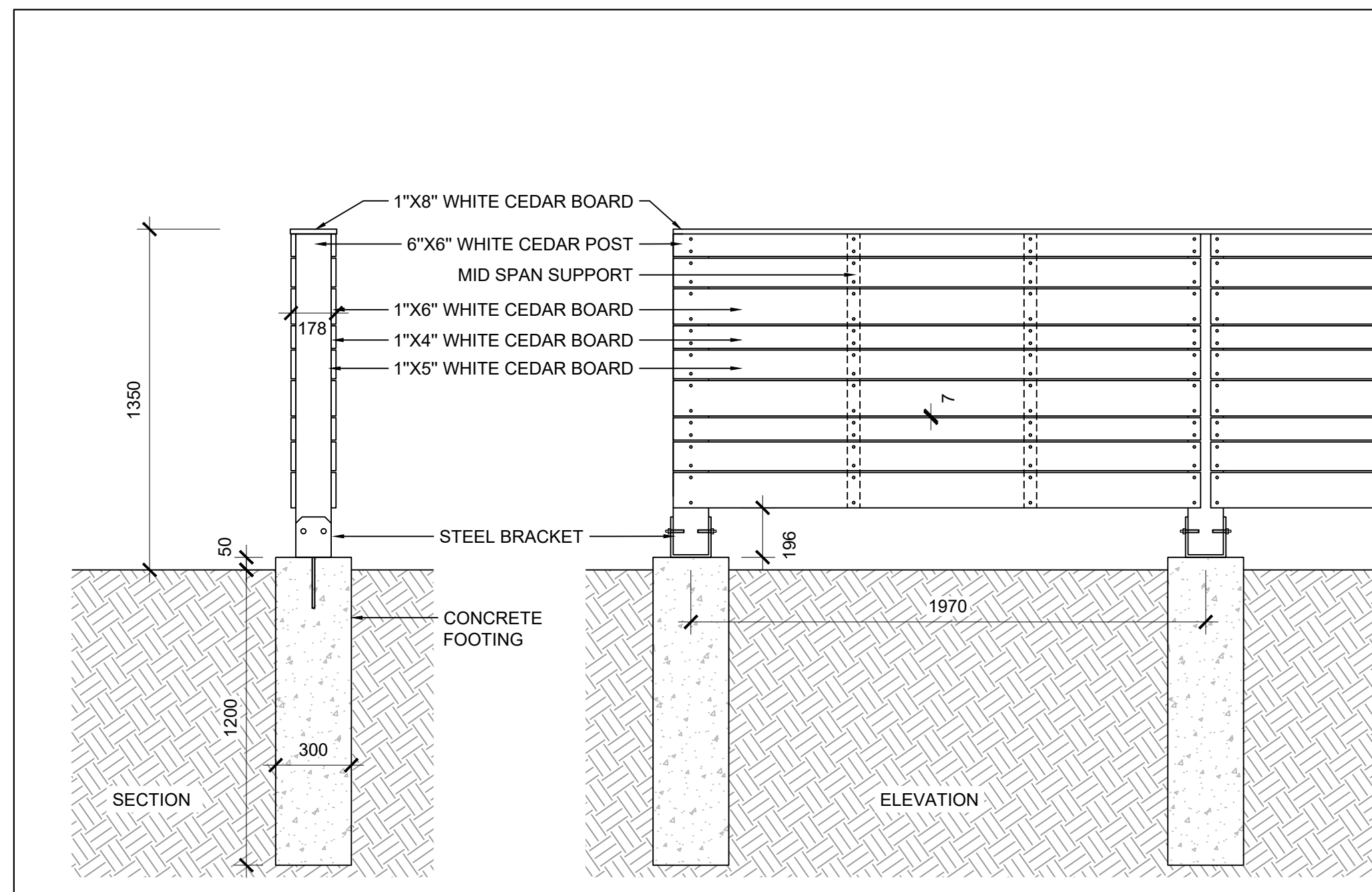


4 STEPPING STONE  
SCALE: 1 : 10



5 BIKE REPAIR STATION  
SCALE: NTS

6 NOT IN USE  
SCALE: NTS



7 1.35m SCREEN  
SCALE: 1 : 20

## ISSUE

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360 KENNEDY LANE EAST, OTTAWA, ONTARIO

## LANDSCAPE DETAILS

CITY FILE #D07-12-22-0002

SCALE: VARIES

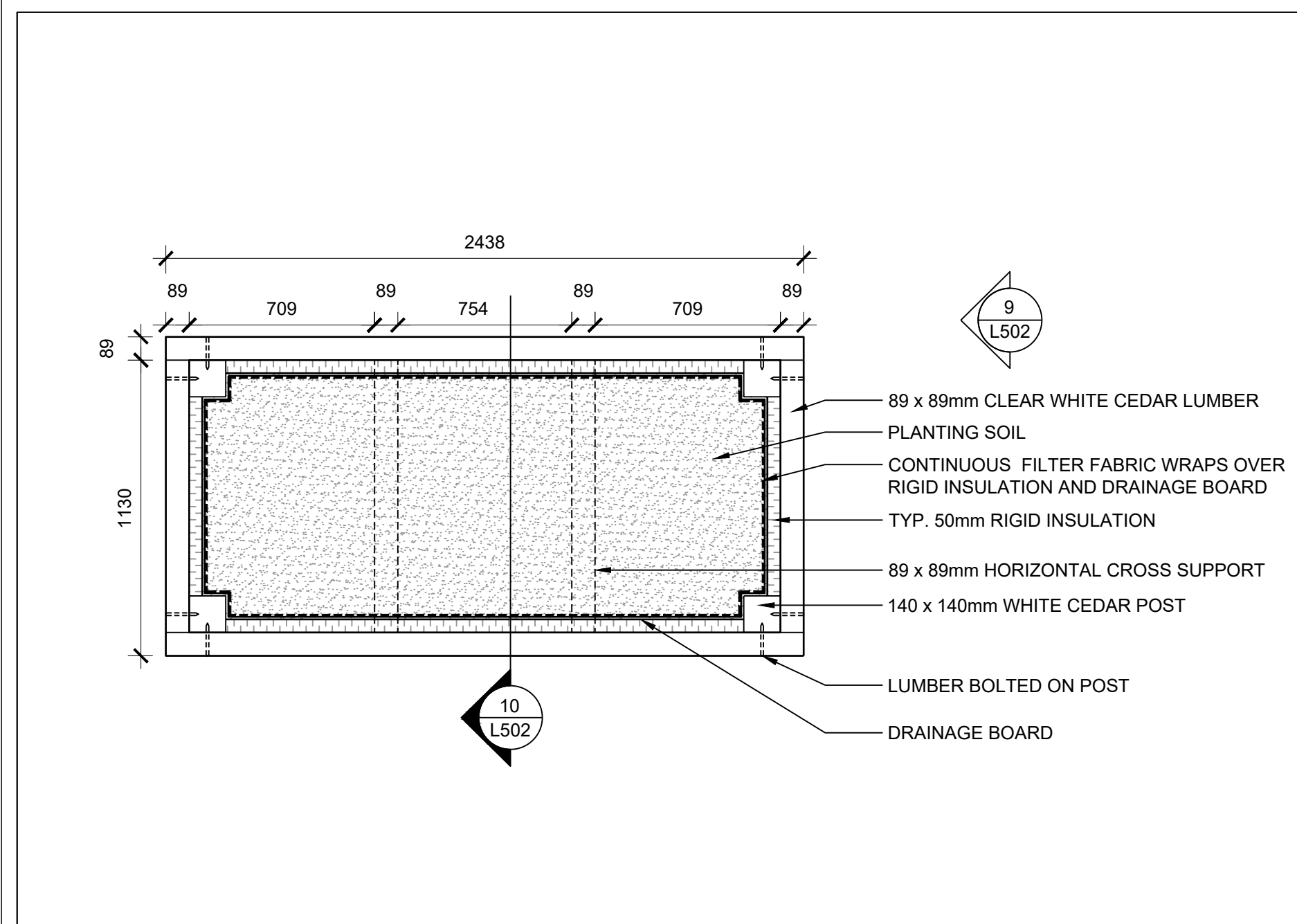
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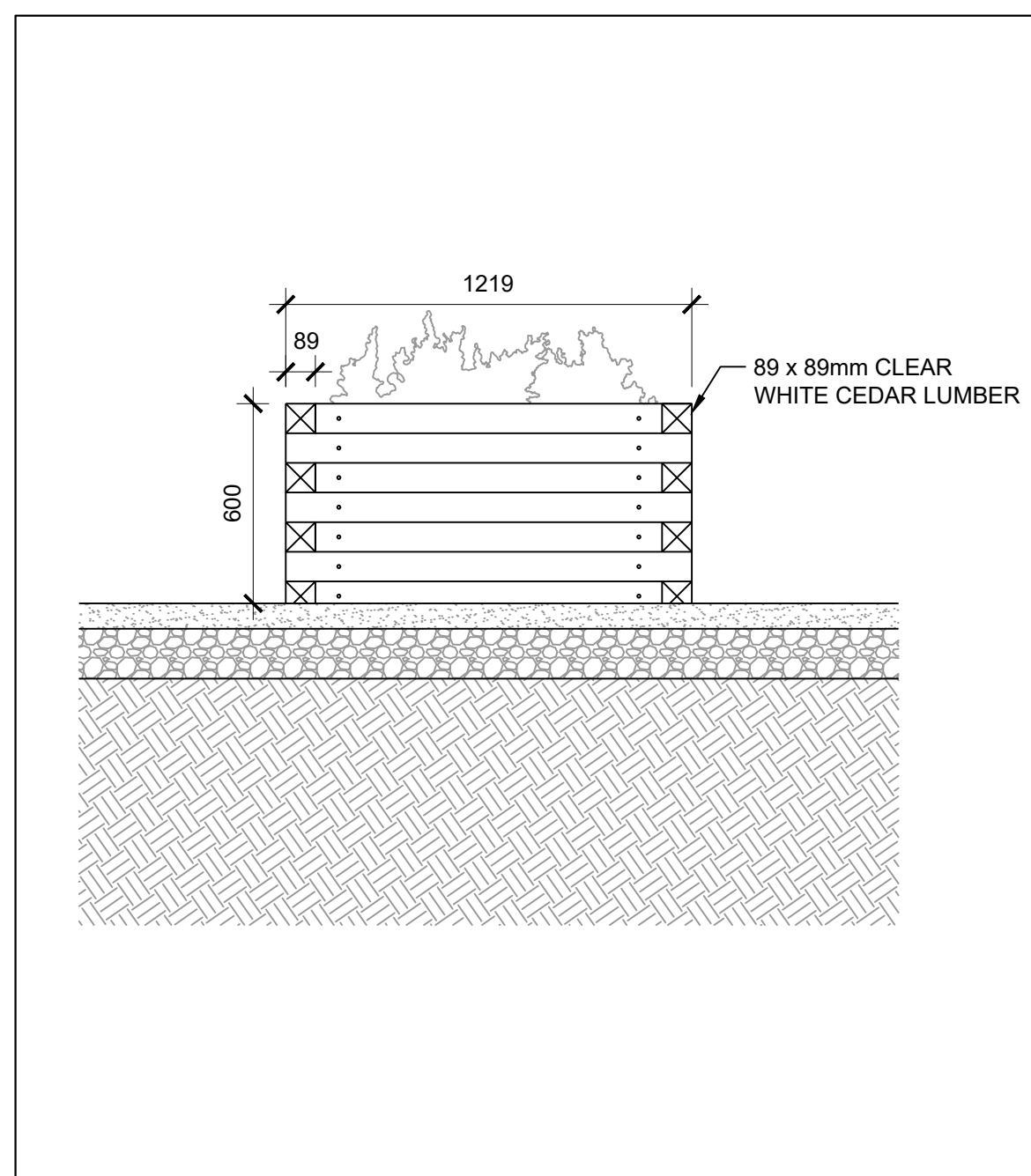
PROJECT NUMBER: 21-029

DRAWING DATE: 2025-05-09

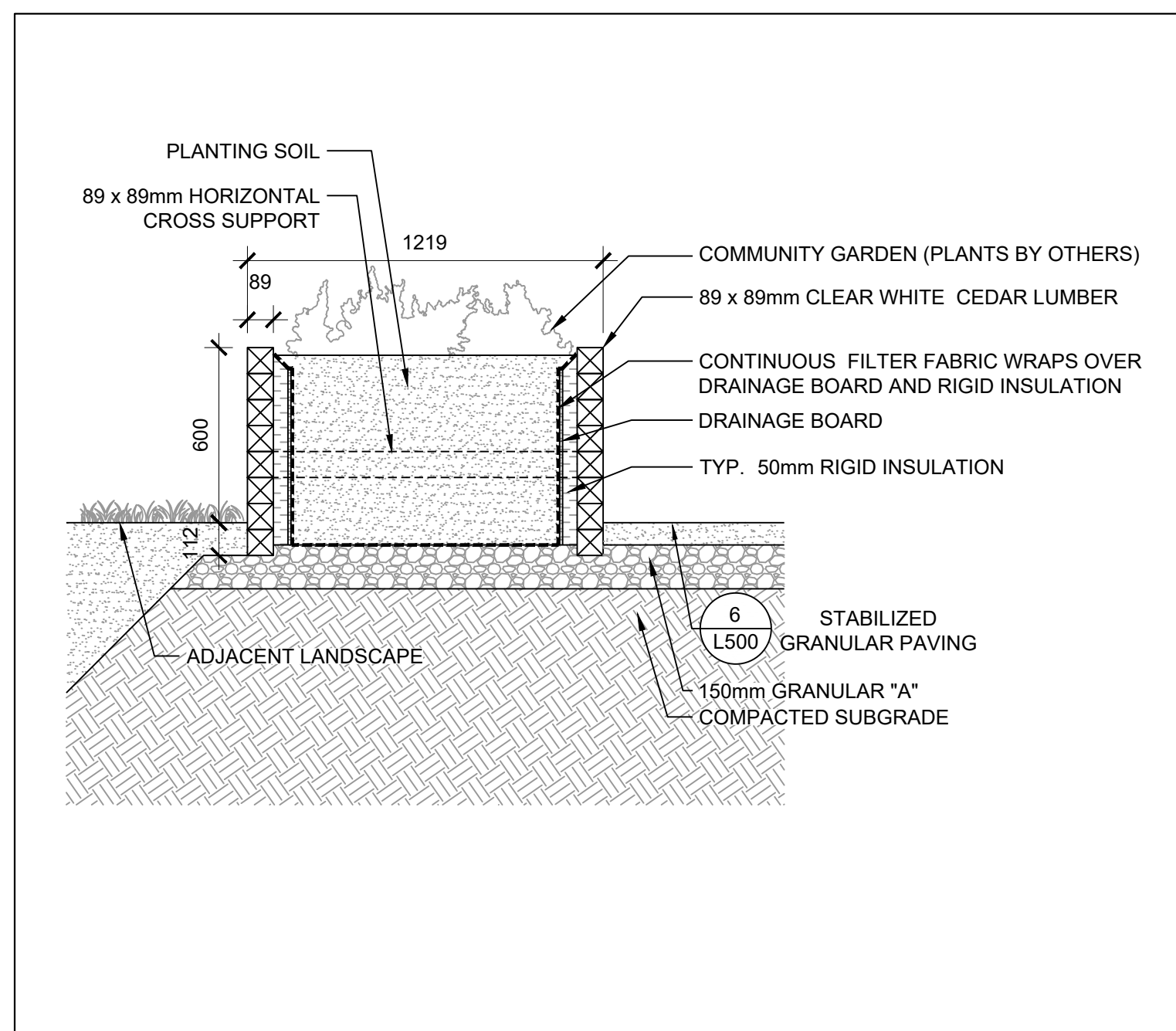
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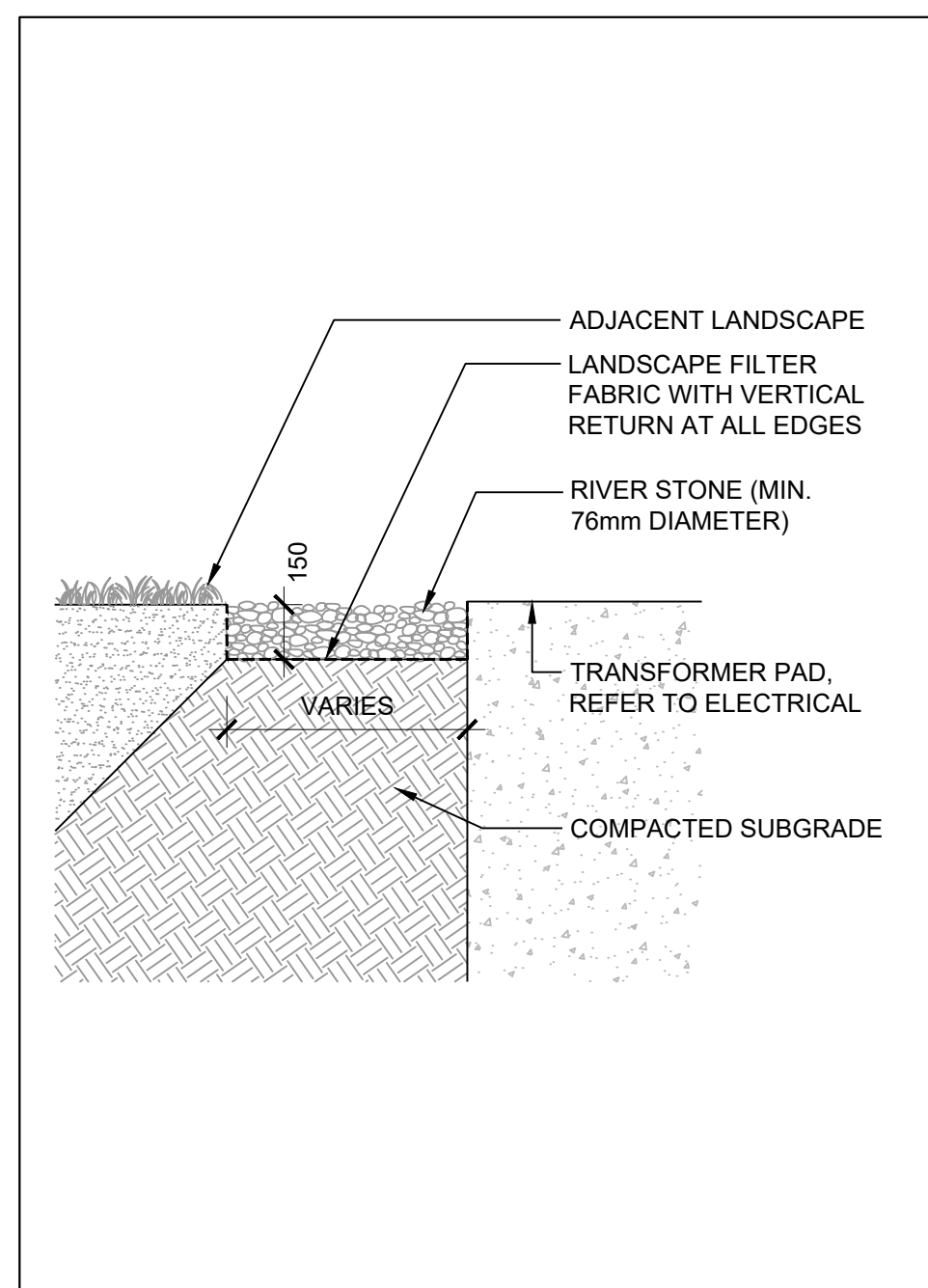
8 RAISED PLANTER BOX - PLAN  
SCALE: 1 : 20



9 RAISED PLANTER BOX - ELEVATION  
SCALE: 1 : 20

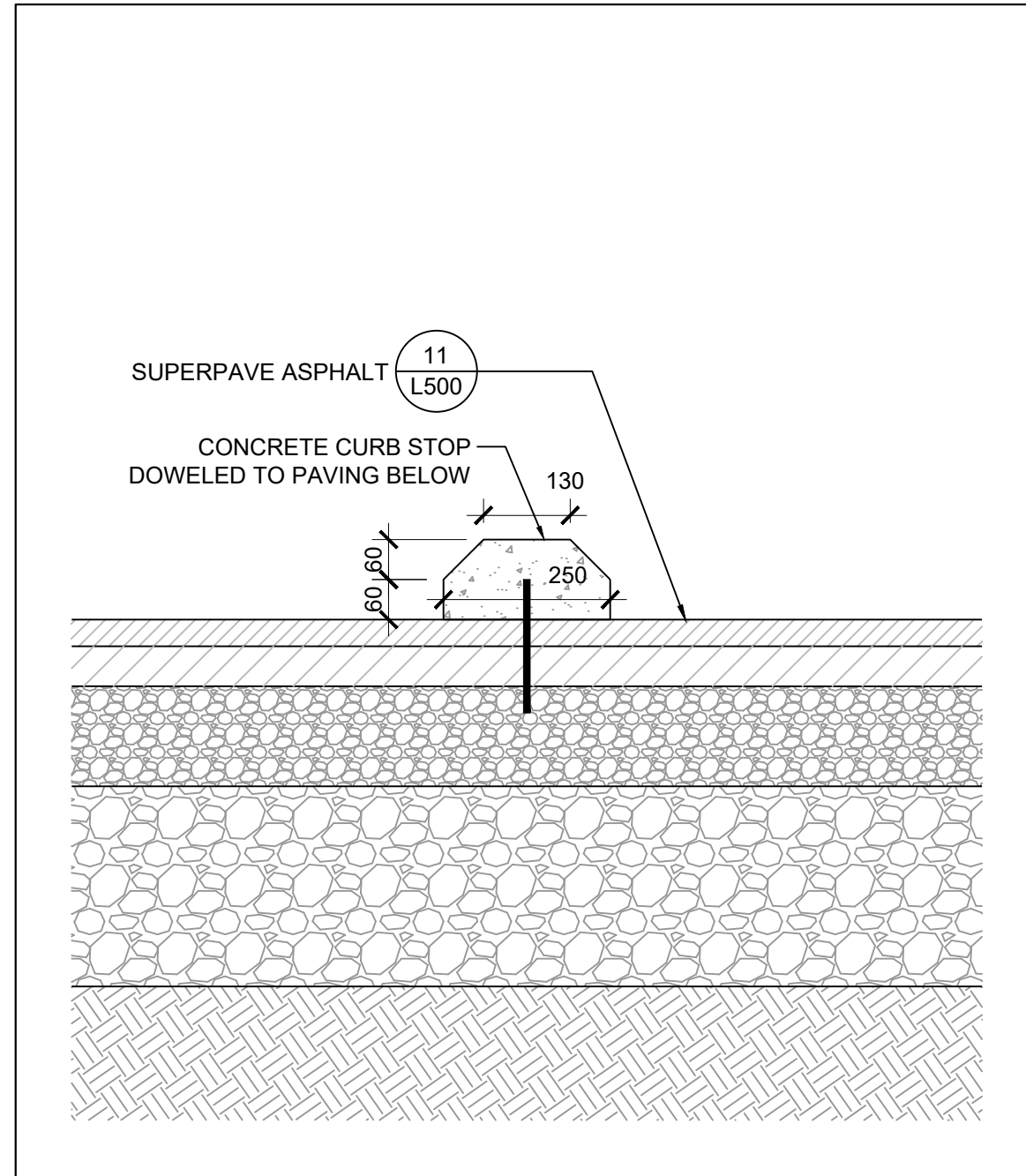


10 RAISED PLANTER BOX - SECTION  
SCALE: 1 : 20

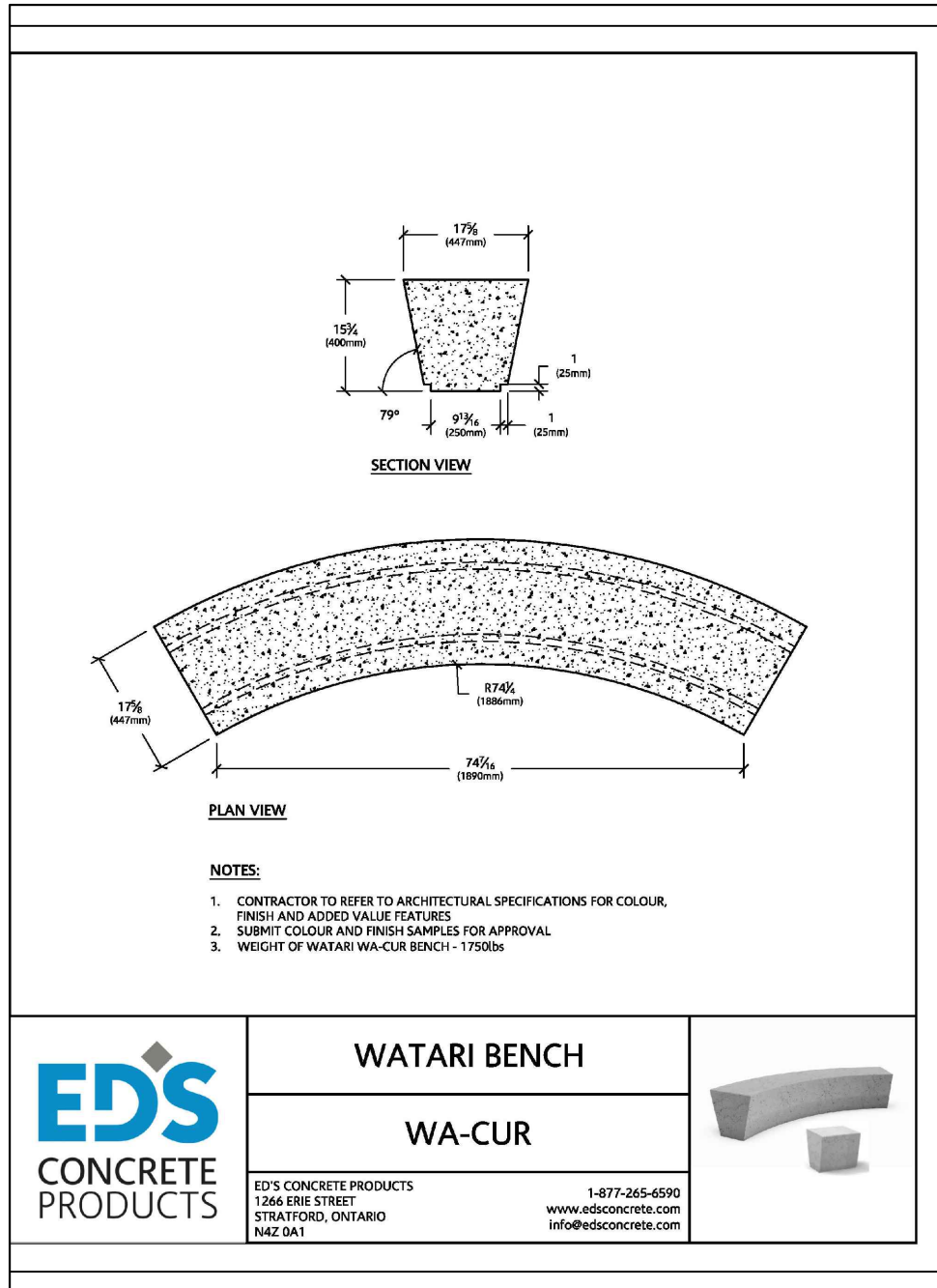


11 RIVERSTONE  
SCALE: 1 : 20

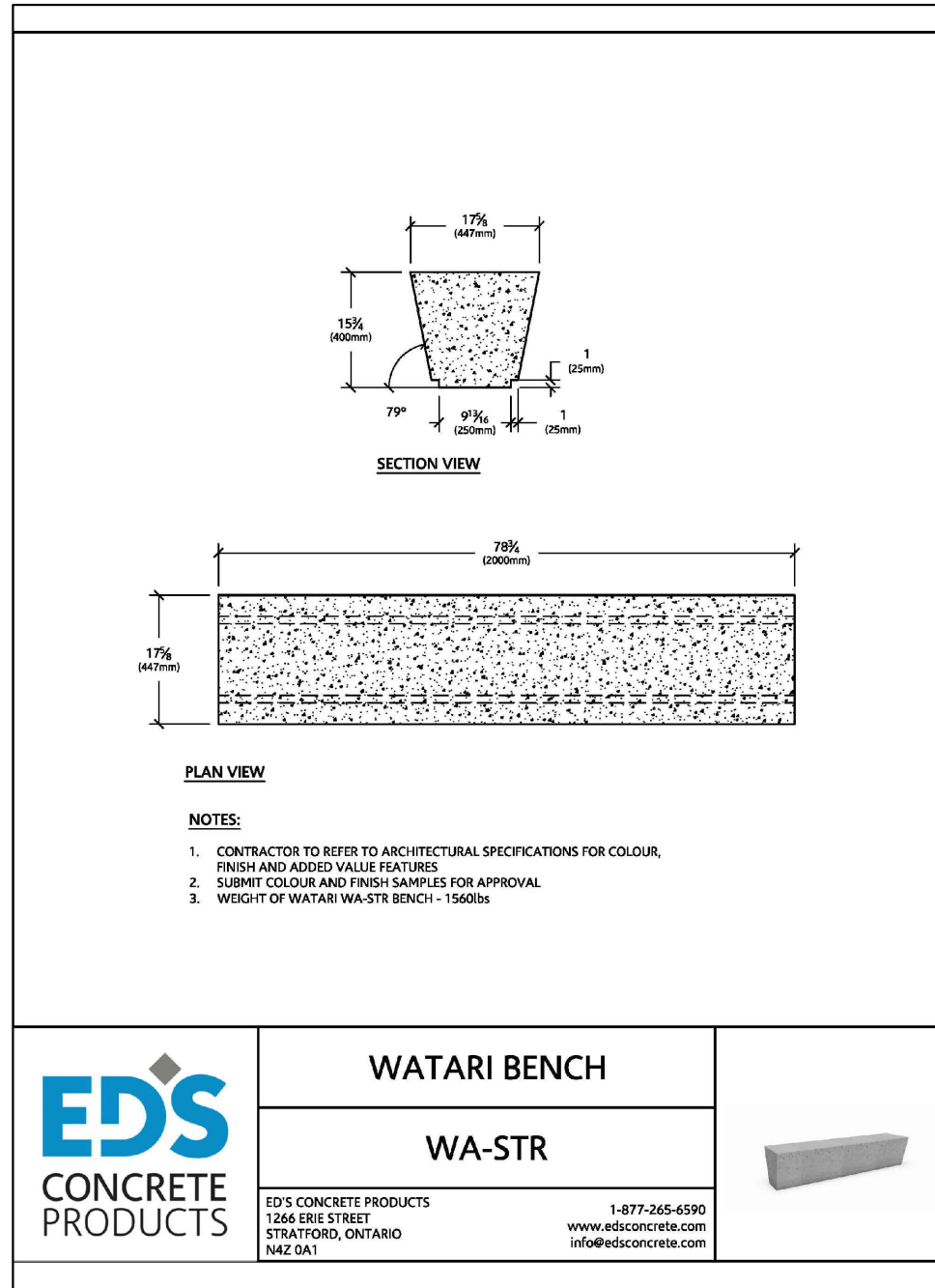




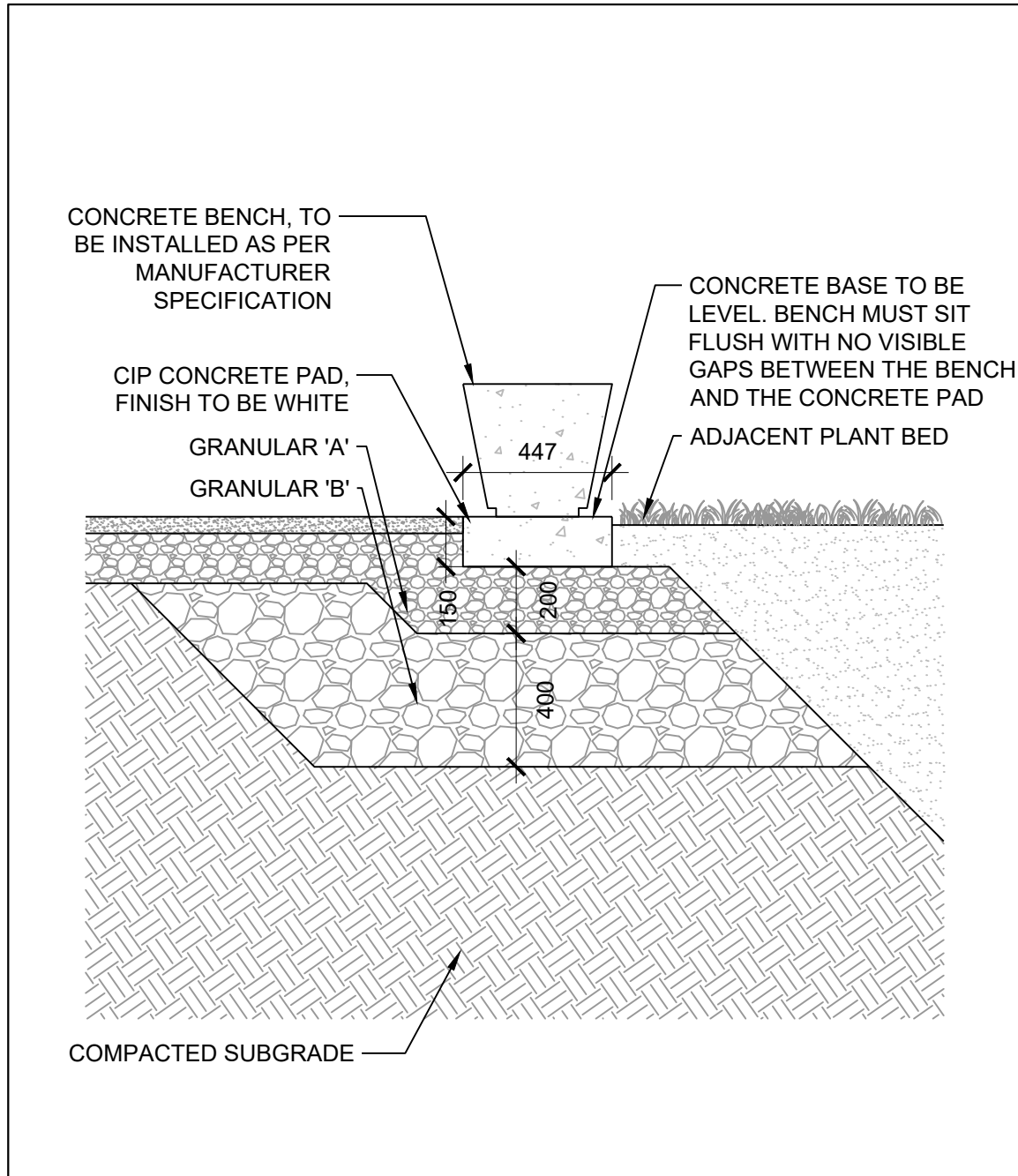
1 CURB STOP  
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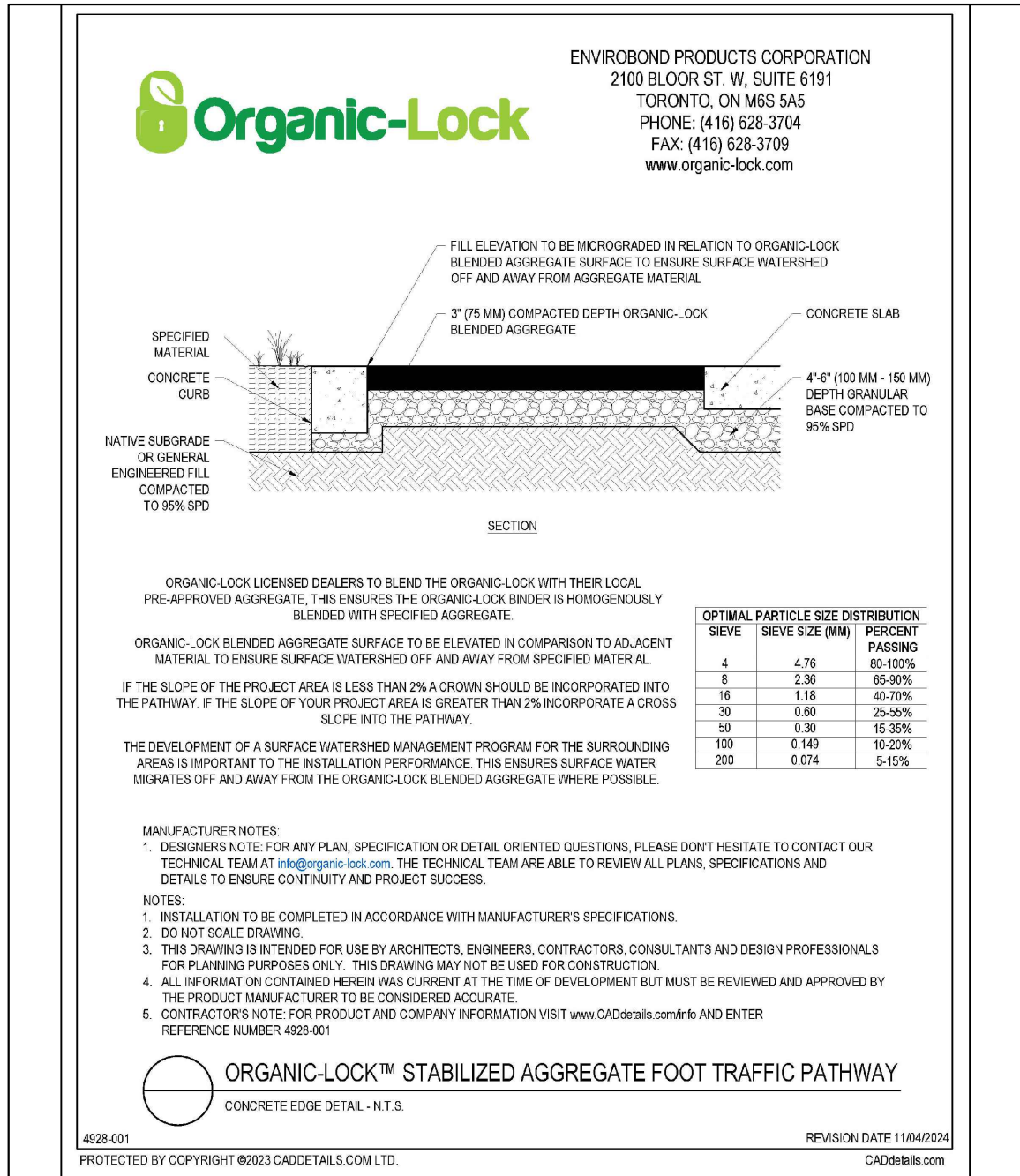
2A CONCRETE BENCH - WA-CUR  
SCALE: NTS



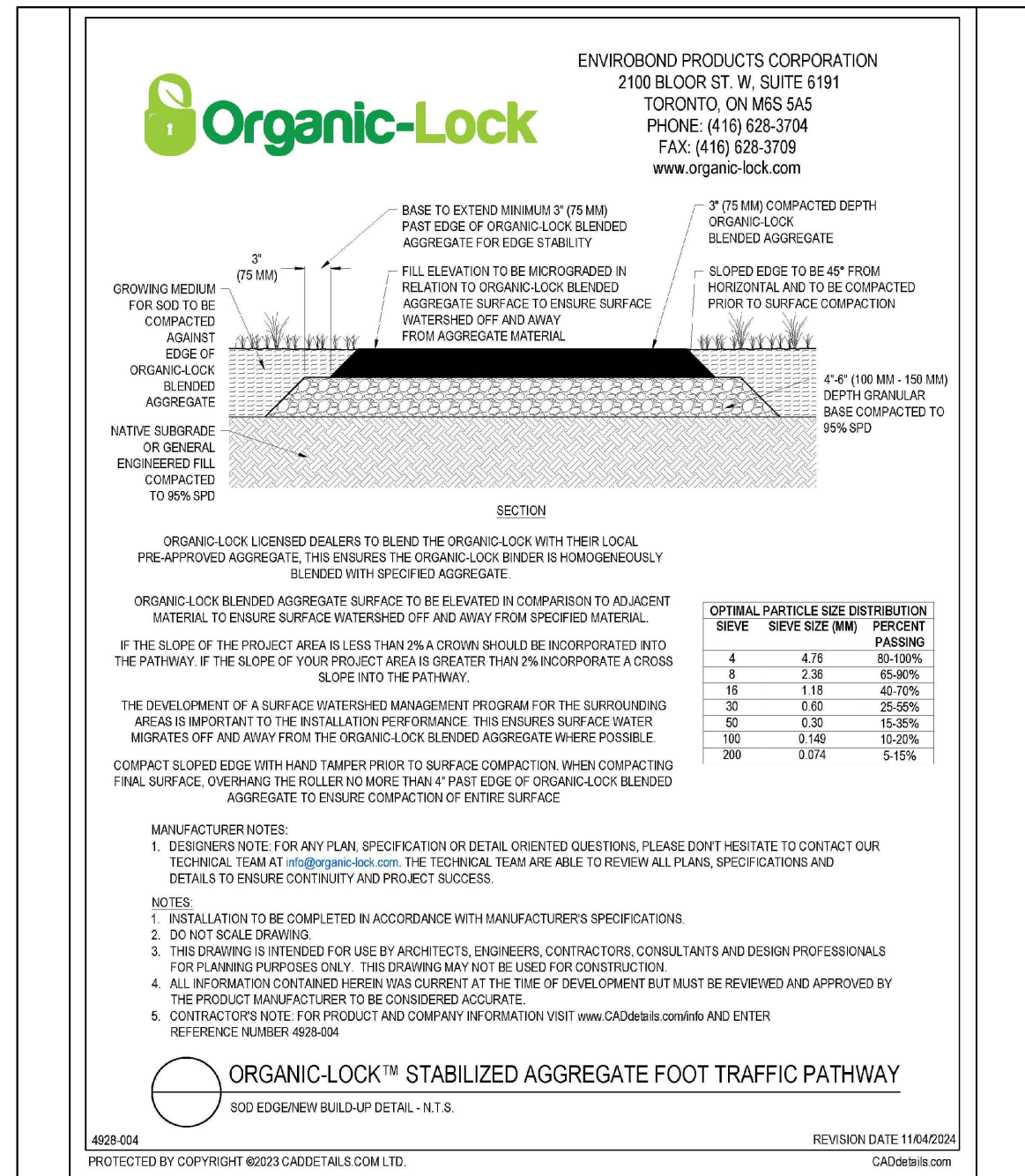
2B CONCRETE BENCH - WA-STR  
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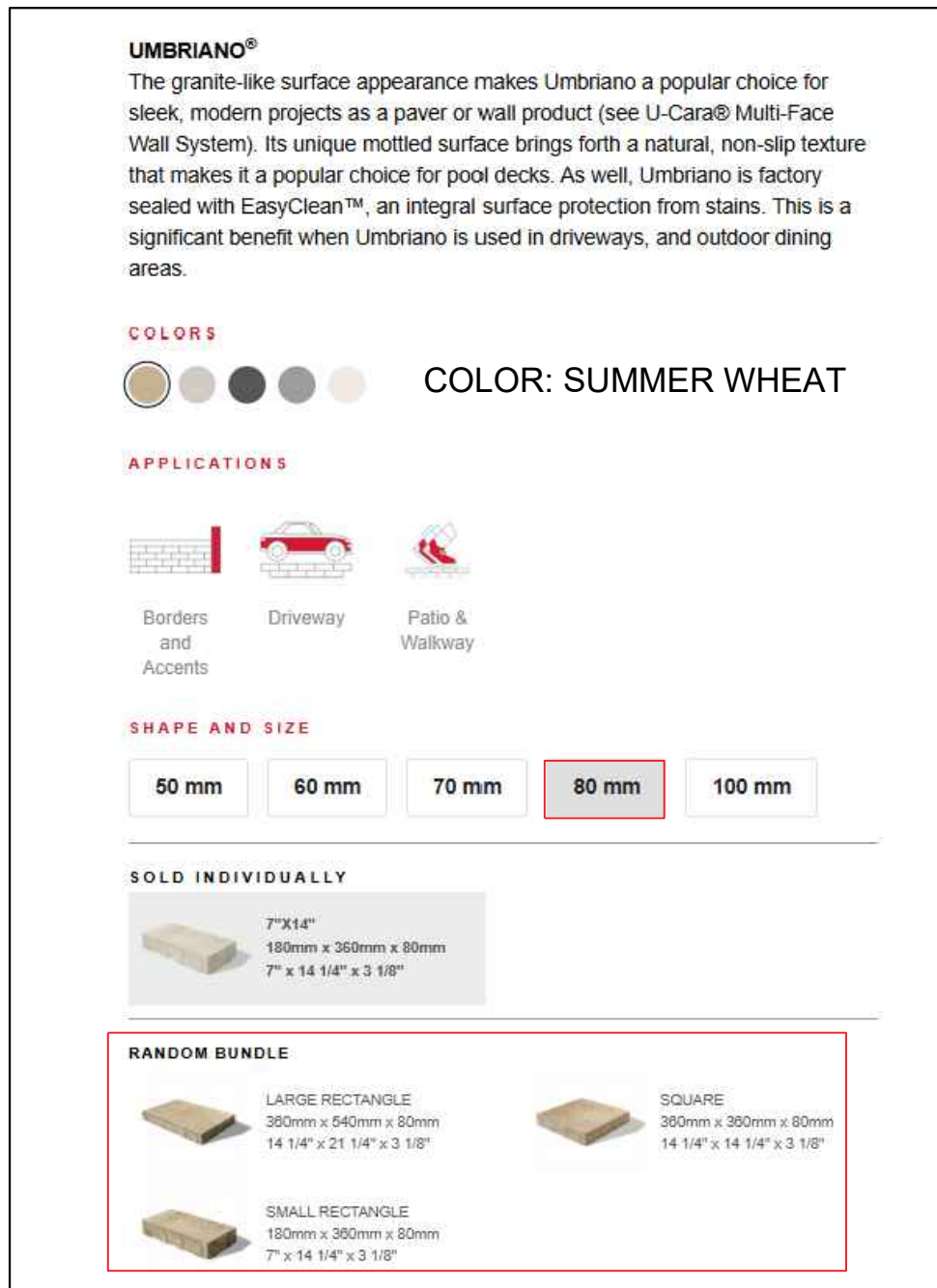
2C CONCRETE BENCH  
SCALE: 1 : 20



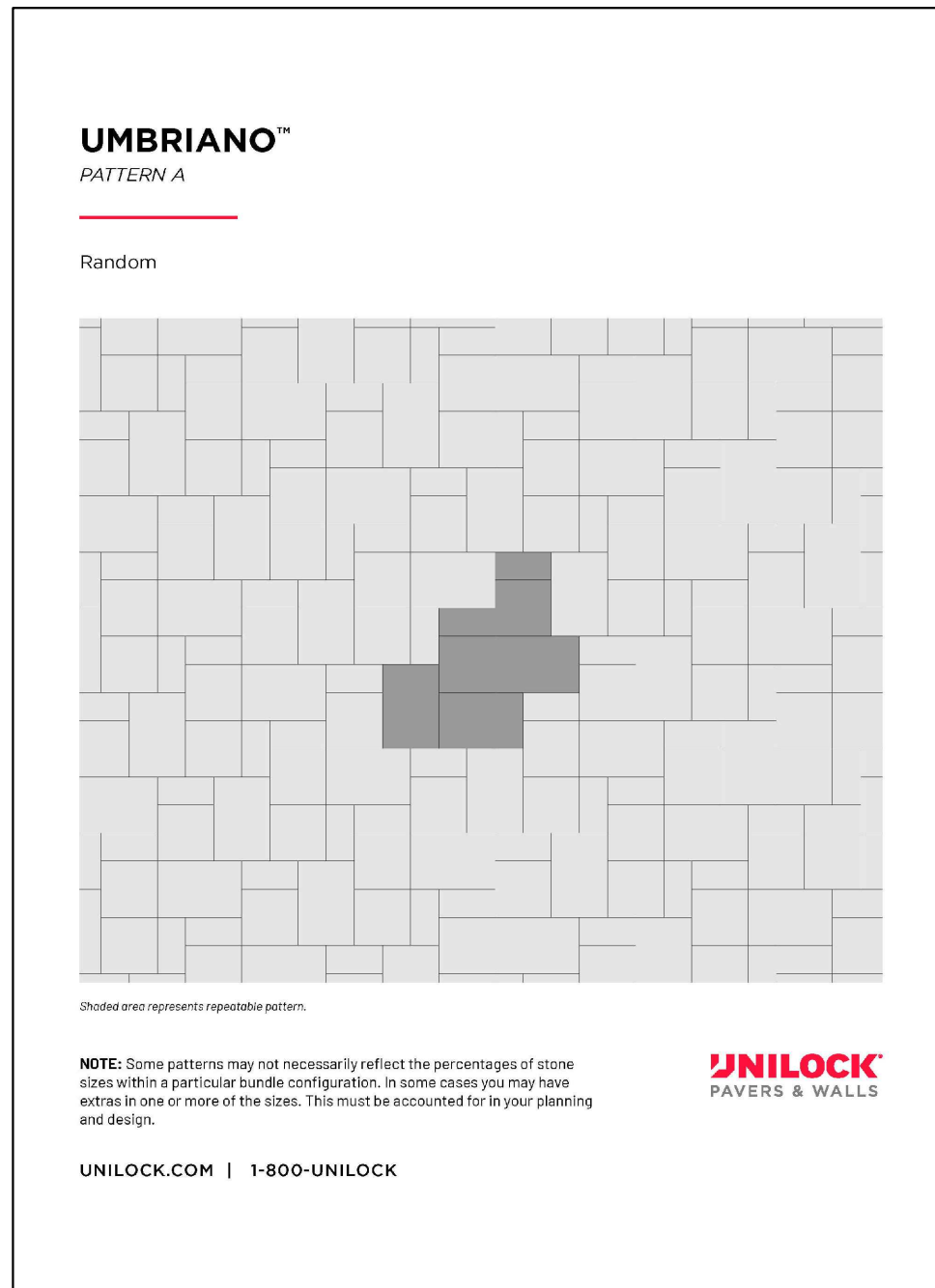
3A ORGANIC LOCK STABILIZED AGGREGATE FOOT TRAFFIC PATHWAY  
SCALE: NTS



3B ORGANIC LOCK STABILIZED AGGREGATE FOOT TRAFFIC PATHWAY  
SCALE: NTS



4A UNILOCK UMBRIANO PAVER  
SCALE: NTS



4B UNILOCK UMBRIANO PAVER PATTERN  
SCALE: NTS

NOTES

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## LEGEND

## ISSUE

8	2025-05-09	REISSUED FOR SPA
7	2025-03-21	ISSUED FOR REVIEW
6	2025-03-07	ISSUED FOR 80% CD
5	2025-02-28	REISSUED FOR SPA
4	2025-02-10	ISSUED FOR BUILDING PERMIT
3	2024-11-01	REISSUED FOR SPA
2	2023-06-09	ISSUED FOR 50% CD
1	2023-06-02	REISSUED FOR ZBA/SPA



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## KINDRED WORKS

## QUEENSWOOD COMMONS

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

## LANDSCAPE DETAILS

CITY FILE #D07-12-22-0002

SCALE:	VARIABLE
DRAWN:	RM
CHECKED:	WS
PROJECT NUMBER:	21-029
DRAWING DATE:	2025-05-09

L503