

KINDRED WORKS

QUEENSWOOD COMMONS_ REISSUED FOR SPA_2024-11-01

NOT FOR CONSTRUCTION

Site Address
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Ottawa, ON K1E 3P3



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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
L400-401 LANDSCAPE SECTIONS
L500-503 LANDSCAPE DETAILS

ARBORIST

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ARCHITECT

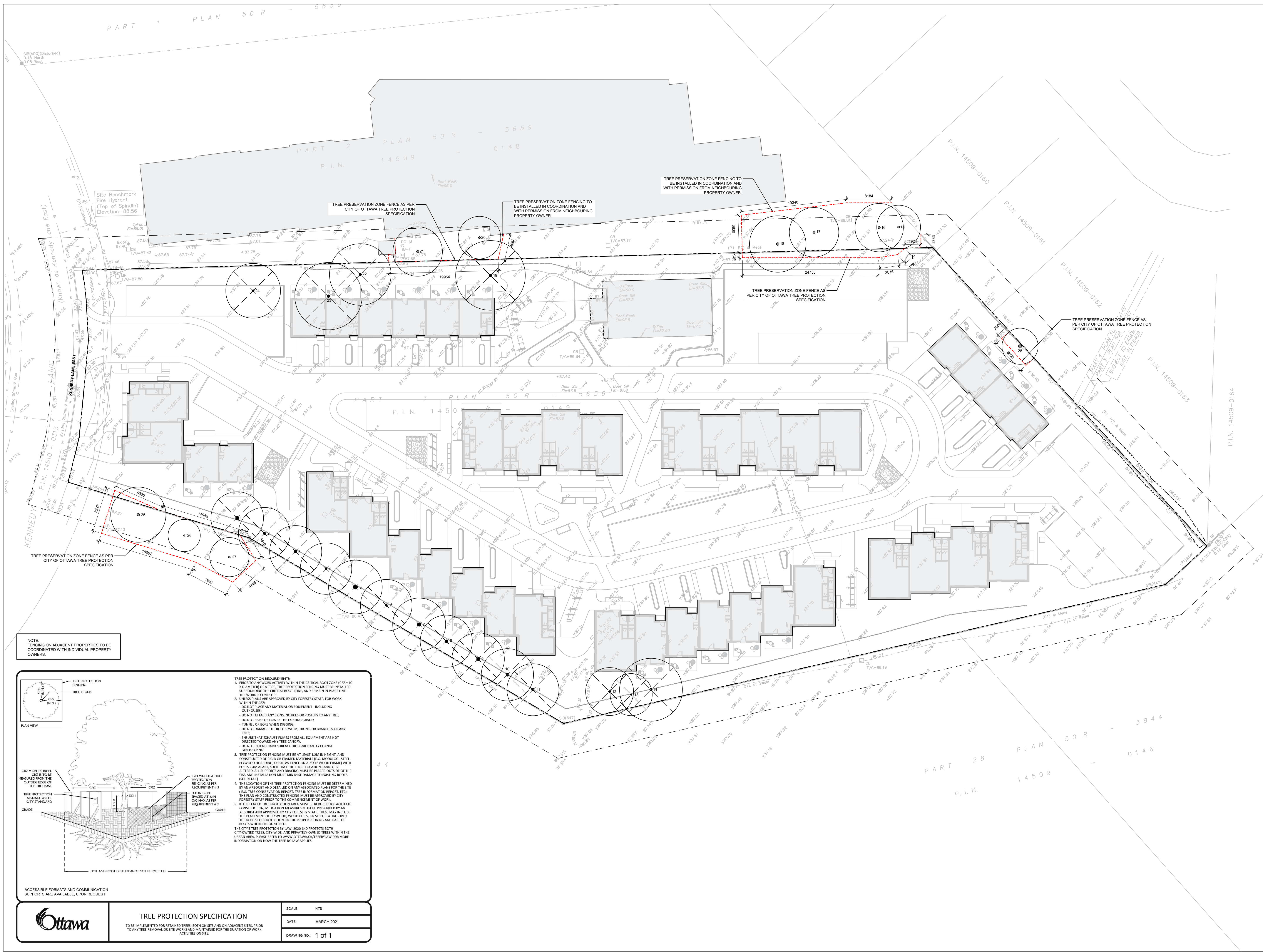
KPMB Architects
315 King Street E. Suite 1200
Toronto, Ontario
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CIVIL CONSULTANT

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2011 QUEENSVIEW DR.
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ELECTRICAL CONSULTANT

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90 SHEPPARD AVE. E.
Toronto, Ontario
M2N 3A1
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NOTES

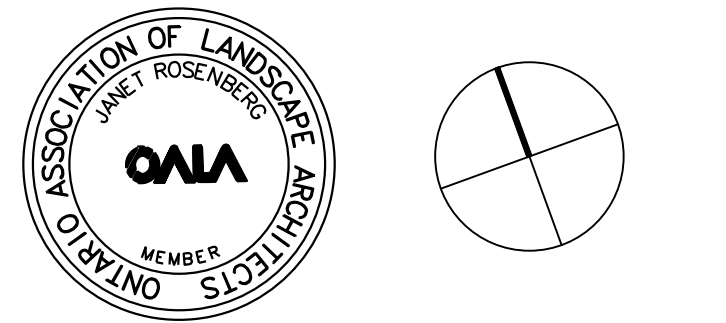
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LEGEND

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

ISSUE

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



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KINDRED WORKS

QUEENSWOOD COMMONS

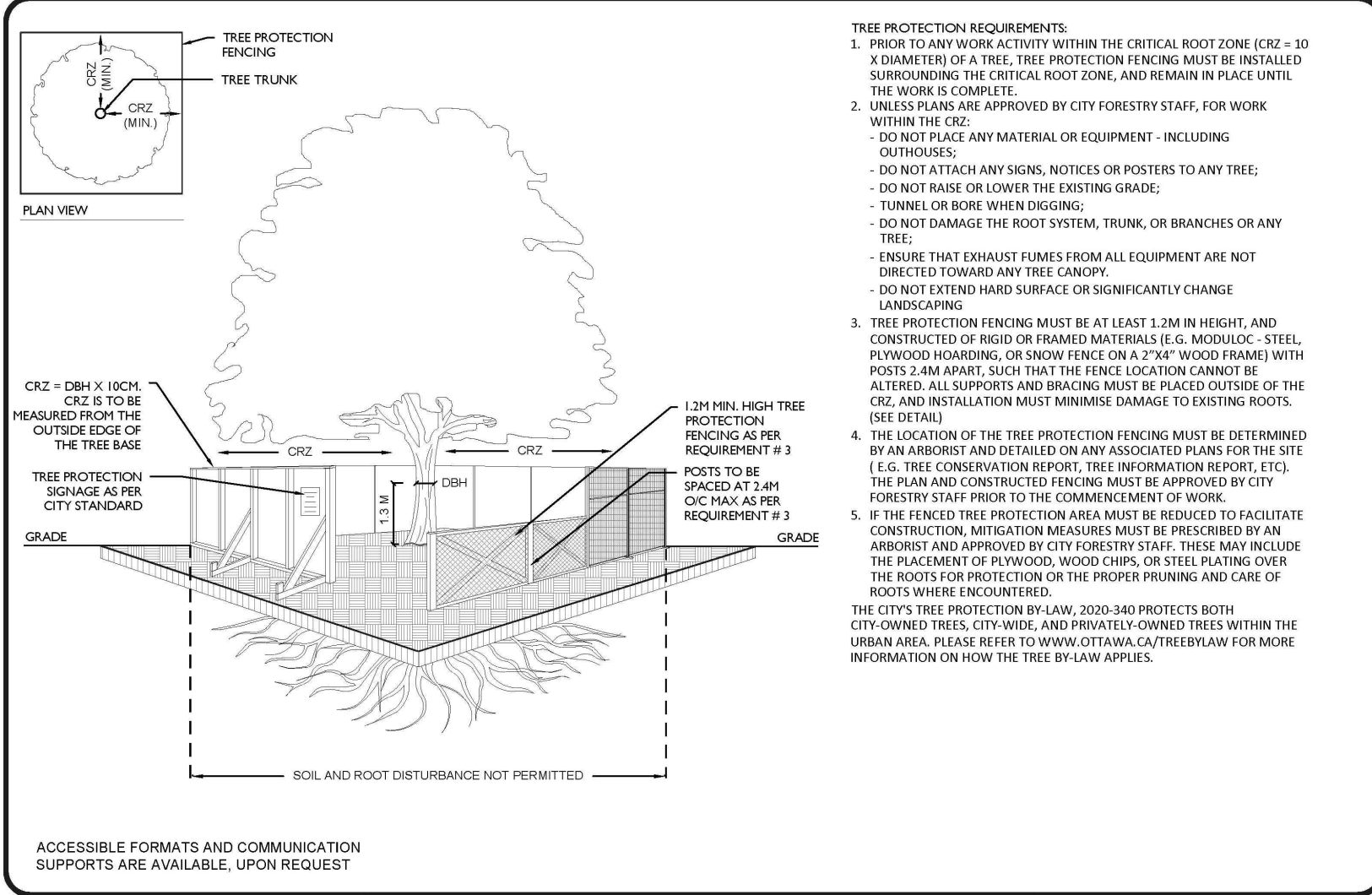
360 KENNEDY LANE EAST, OTTAWA, ONTARIO

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

SCALE: 1:300
 DRAWN: RM
 CHECKED: WS
 PROJECT NUMBER: 21-029
 DRAWING DATE: 2021-09-30

L001

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



TREE PROTECTION REQUIREMENTS

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ - 3D CONTOUR) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
- UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTRIGGERS -
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE.
 - DO NOT BASE OR LOWER THE EXISTING GRADE.
 - TUNNEL OR BORE WHEN DIGGING.
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE.
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
- TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED BY BRUSH OR FRAMED MATERIALS (E.G. KEROULIC, STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (SEE DETAILS)
- THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC.). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
- IF THE FENCED TREE PROTECTION AREA MUST BE RELOCATED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

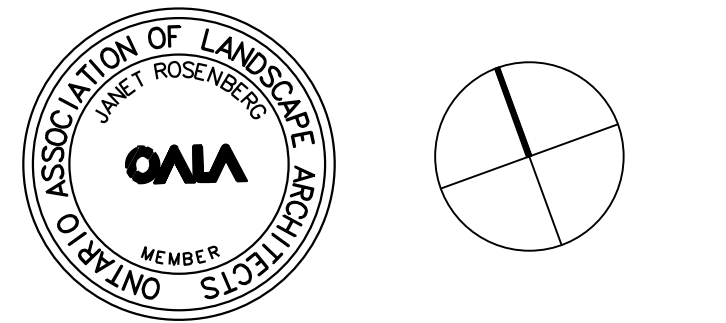
THE CITY TREE PROTECTION BY-LAW, 2020-180 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREESBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



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

- ISSUE**
- | | | |
|---|------------|----------------------|
| 6 | 2024-11-01 | REISSUED FOR SPA |
| 5 | 2023-06-09 | ISSUED FOR 50% CD |
| 4 | 2023-06-02 | ISSUED FOR ZBA/SPA |
| 3 | 2023-02-24 | ISSUED FOR ZBA/SPA |
| 2 | 2022-11-30 | ISSUED FOR 100% DD |
| 1 | 2022-08-31 | REISSUED FOR ZBA/SPA |



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KINDRED WORKS

QUEENSWOOD COMMONS
 360 KENNEDY LANE EAST, OTTAWA, ONTARIO

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

SCALE: 1:300
 DRAWN: RM
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L002



NOTES

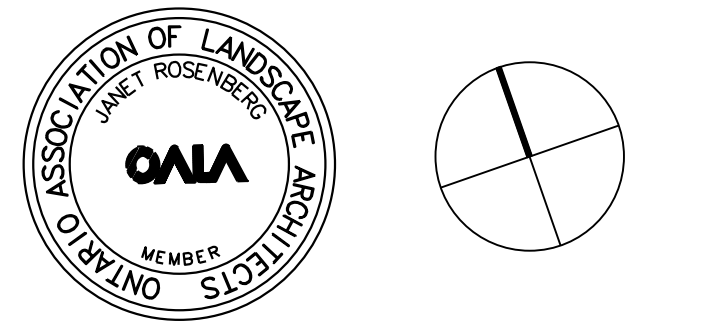
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LEGEND

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

ISSUE

- | | | |
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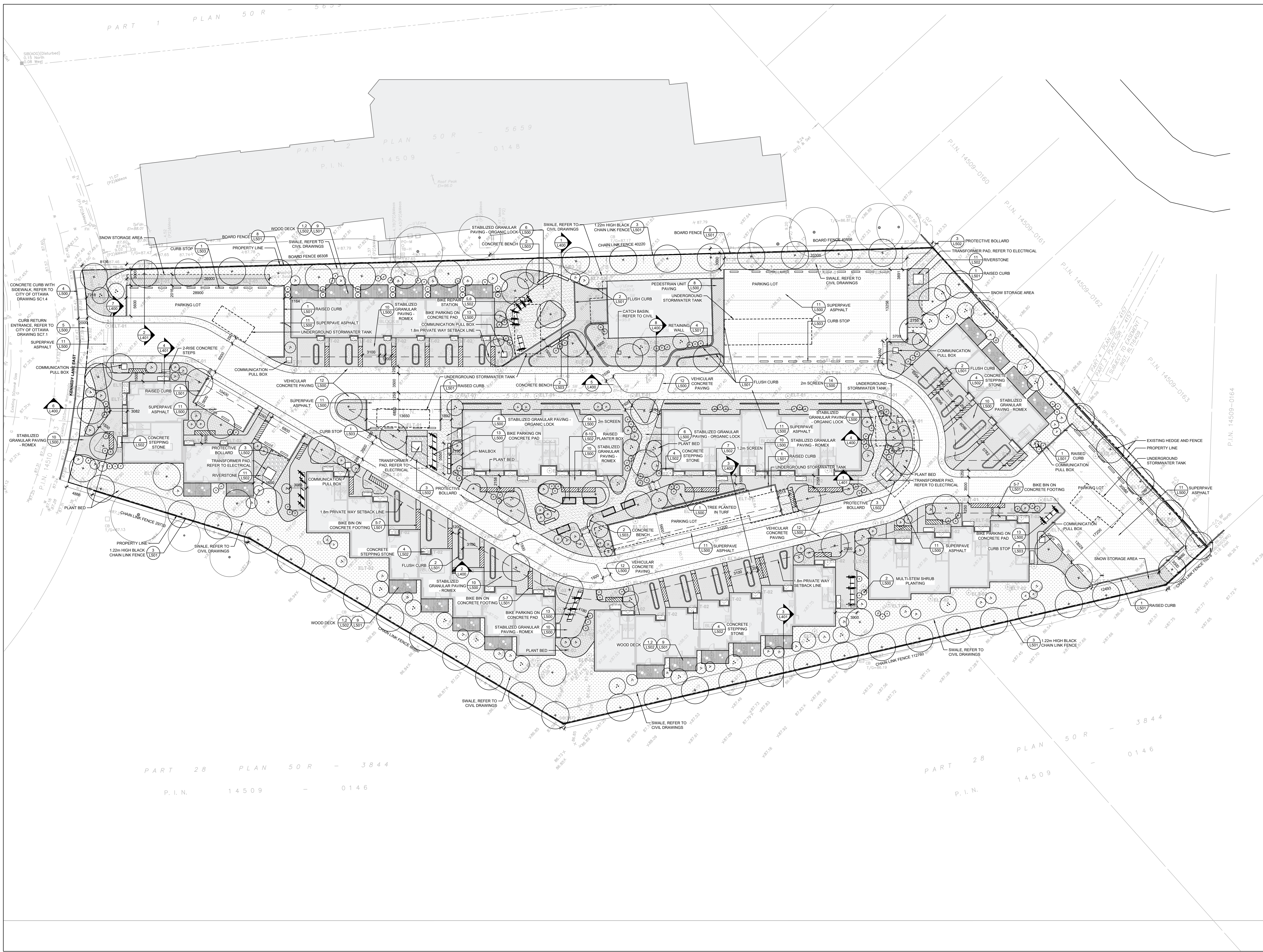
KINDRED WORKS

OTTAWA, ONTARIO

LANDSCAPE LIGHTING PLAN

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L003



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LEGEND

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

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QUEENSWOOD COMMONS
 360 KENNEDY LANE EAST, OTTAWA, ONTARIO

LANDSCAPE LAYOUT PLAN
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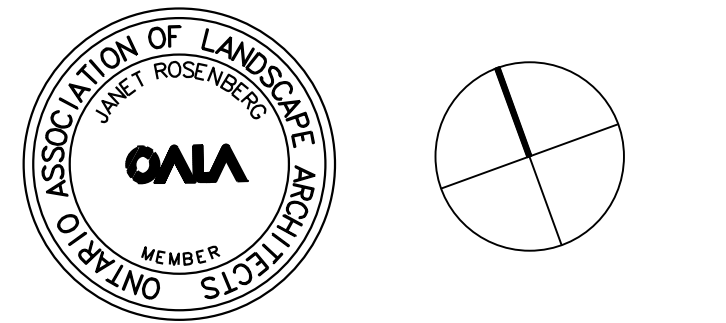
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- EXISTING TREE
 - NEW TREE
 - ⊙ NEW MULTI-STEM TREE
 - LIGHT POLE
 - ▨ PERENNIAL PLANT BED
 - ▨ STABILIZED GRANULAR PAVING - ORGANIC LOCK
 - ▨ STABILIZED GRANULAR PAVING - ROMEX
 - ▨ SNOW STORAGE
 - ▨ SPECTRUM SOD
 - ▨ UNIT PAVING
 - ▨ SUPERPAVE ASPHALT
 - PROPERTY LINE
 - ▨ BIKE BIN ON CONCRETE FOOTING
 - ▨ FLUSH CURB

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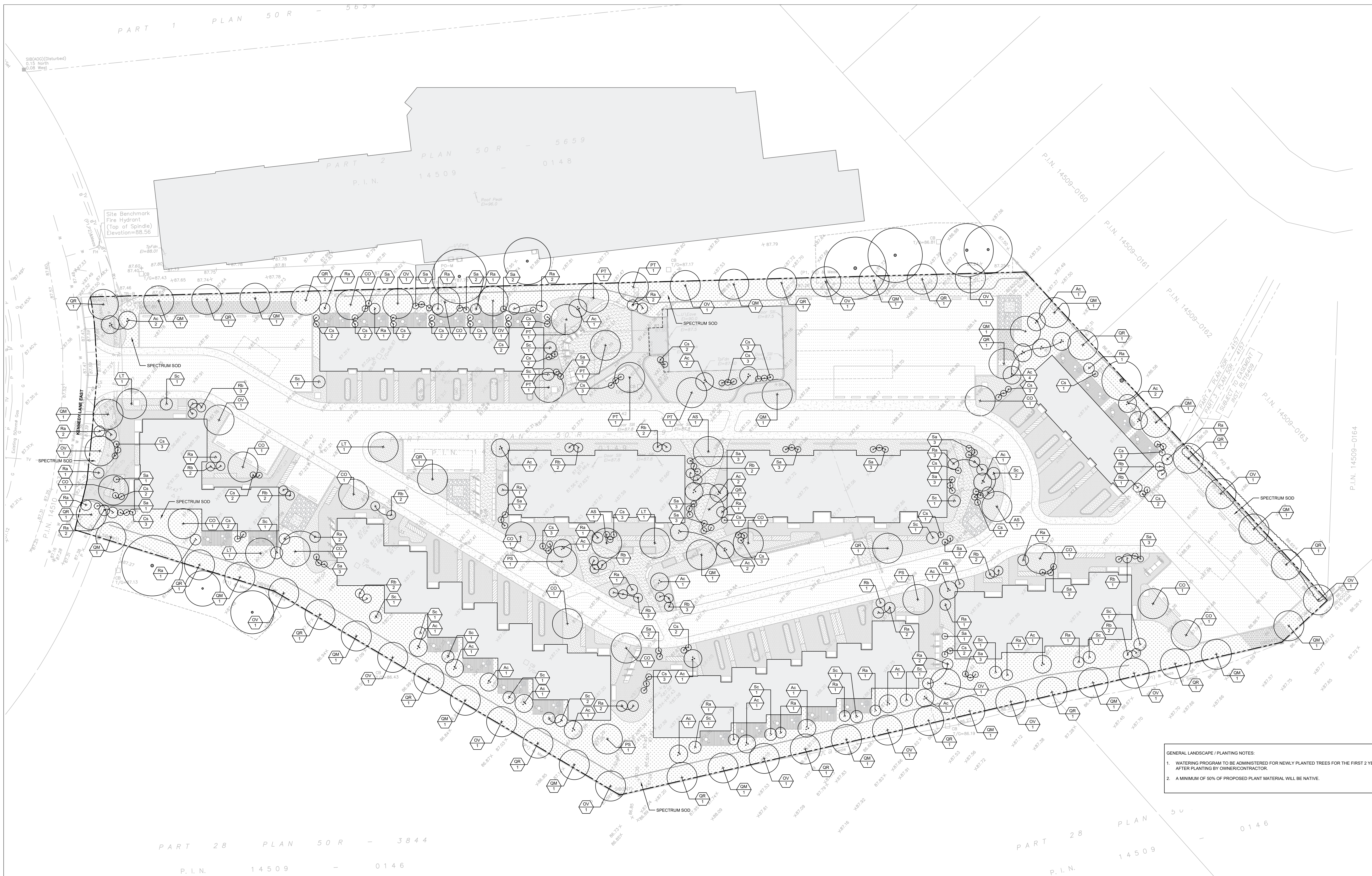
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QUEENSWOOD COMMONS
 360 KENNEDY LANE EAST, OTTAWA, ONTARIO

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

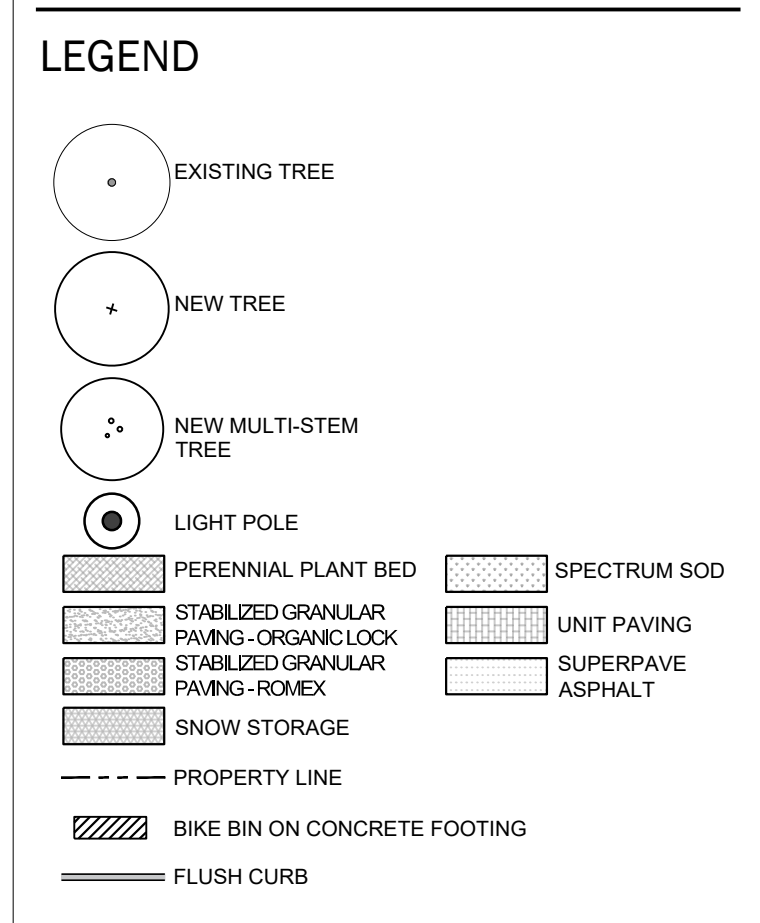
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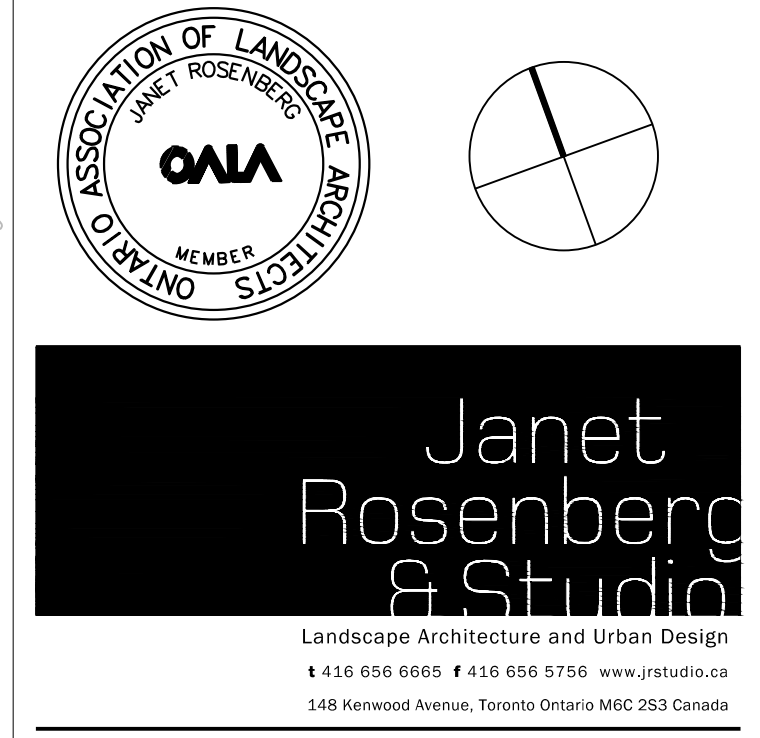
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GENERAL LANDSCAPE / PLANTING NOTES:

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	<i>Acer saccharum</i>	Sugar Maple	Refer to plan	60mm WB	Y	N
15	CO	<i>Celtis occidentalis</i>	Common Hackberry	Refer to plan	60mm WB	Y	N
4	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	Refer to plan	60mm WB	Y	N
18	OV	<i>Ostrya virginiana</i>	Ironwood	Refer to plan	60mm WB	Y	Y
3	PS	<i>Prunus serotina</i>	Black Cherry	Refer to plan	200 cm 10 gal.	Y	N
7	PT	<i>Populus tremuloides</i>	Quaking Aspen	Refer to plan	Clump 250cm 15 gal.	Y	N
22	QM	<i>Quercus macrocarpa</i>	Bur Oak	Refer to plan	60mm WB	Y	Y
22	QR	<i>Quercus rubra</i>	Red Oak	Refer to plan	60mm WB	Y	Y
33	Ac	<i>Amelanchier canadensis</i>	Serviceberry	Refer to plan	Clump 150cm WB	Y	N
71	Cs	<i>Cornus sericea</i>	"Arctic Fire" Dogwood	Refer to plan	50cm / 3 gal.	Y	N
41	Ra	<i>Rhus aromatica</i> "Gro-Low"	"Gro-Low" Fragrant Sumac	Refer to plan	50cm / 3 gal.	Y	Y
36	Rb	<i>Rosa blanda</i>	Meadow Rose	Refer to plan	2 gal.	Y	N
54	Sa	<i>Symphoricarpos albus</i>	Snowberry	Refer to plan	40 cm 3 gal.	Y	Y
22	Sc	<i>Sambucus canadensis</i>	American Elderberry	Refer to plan	40 cm 3 gal.	Y	N

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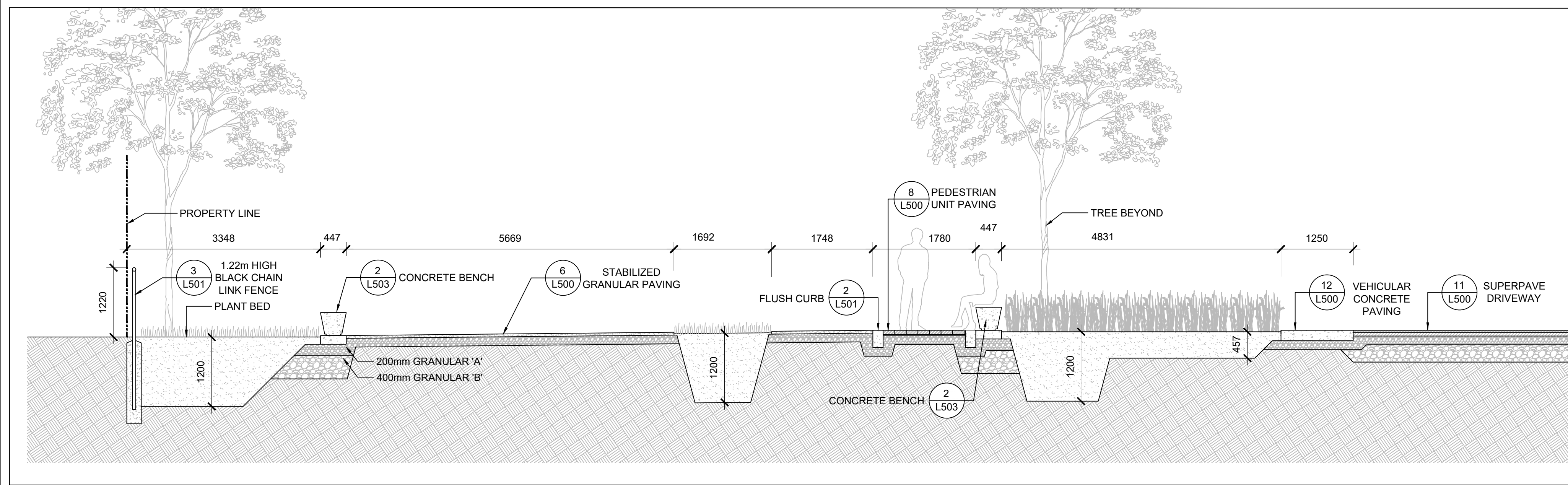
QUEENSWOOD COMMONS

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

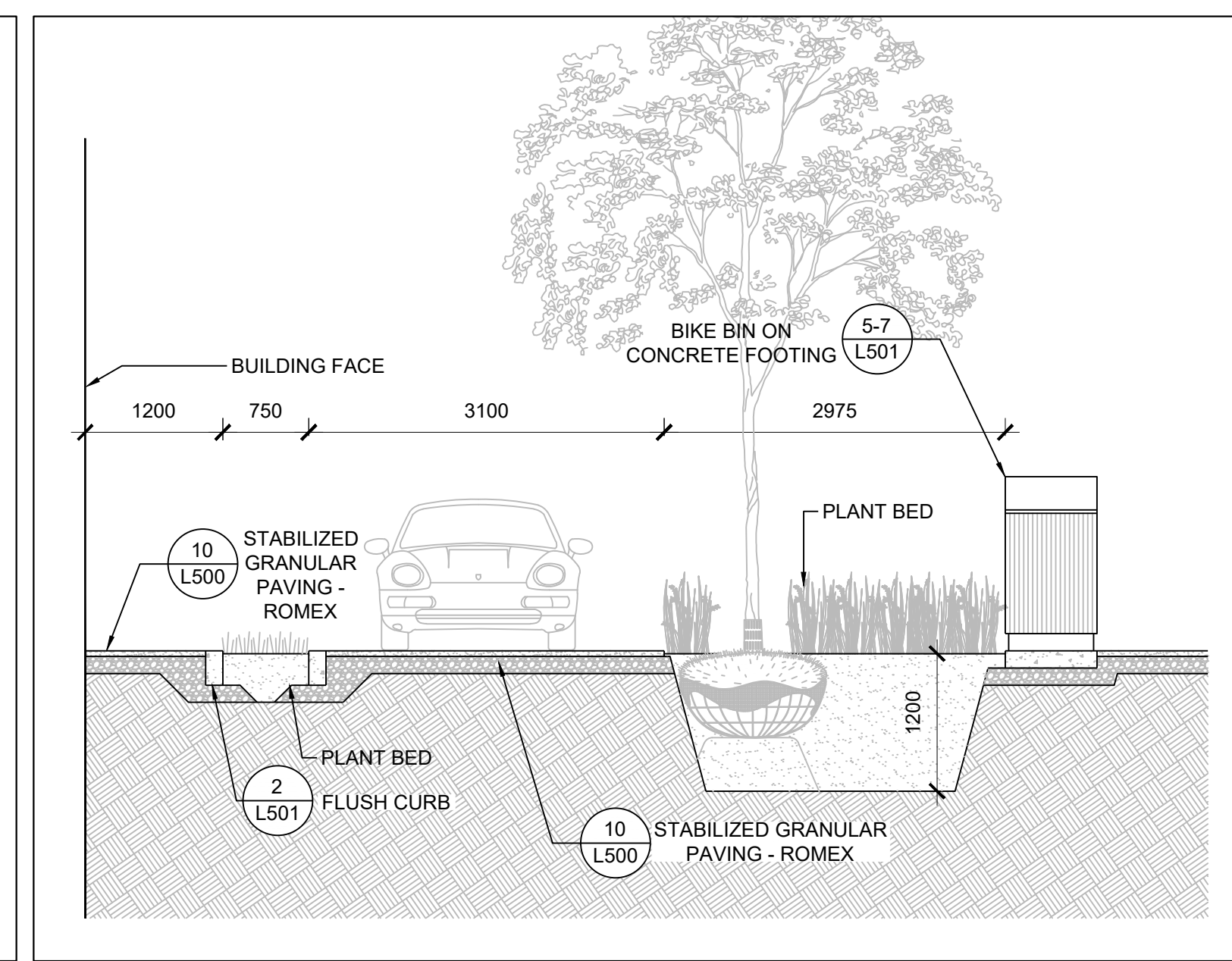
PLANTING PLAN
CITY FILE #D07-12-22-0002

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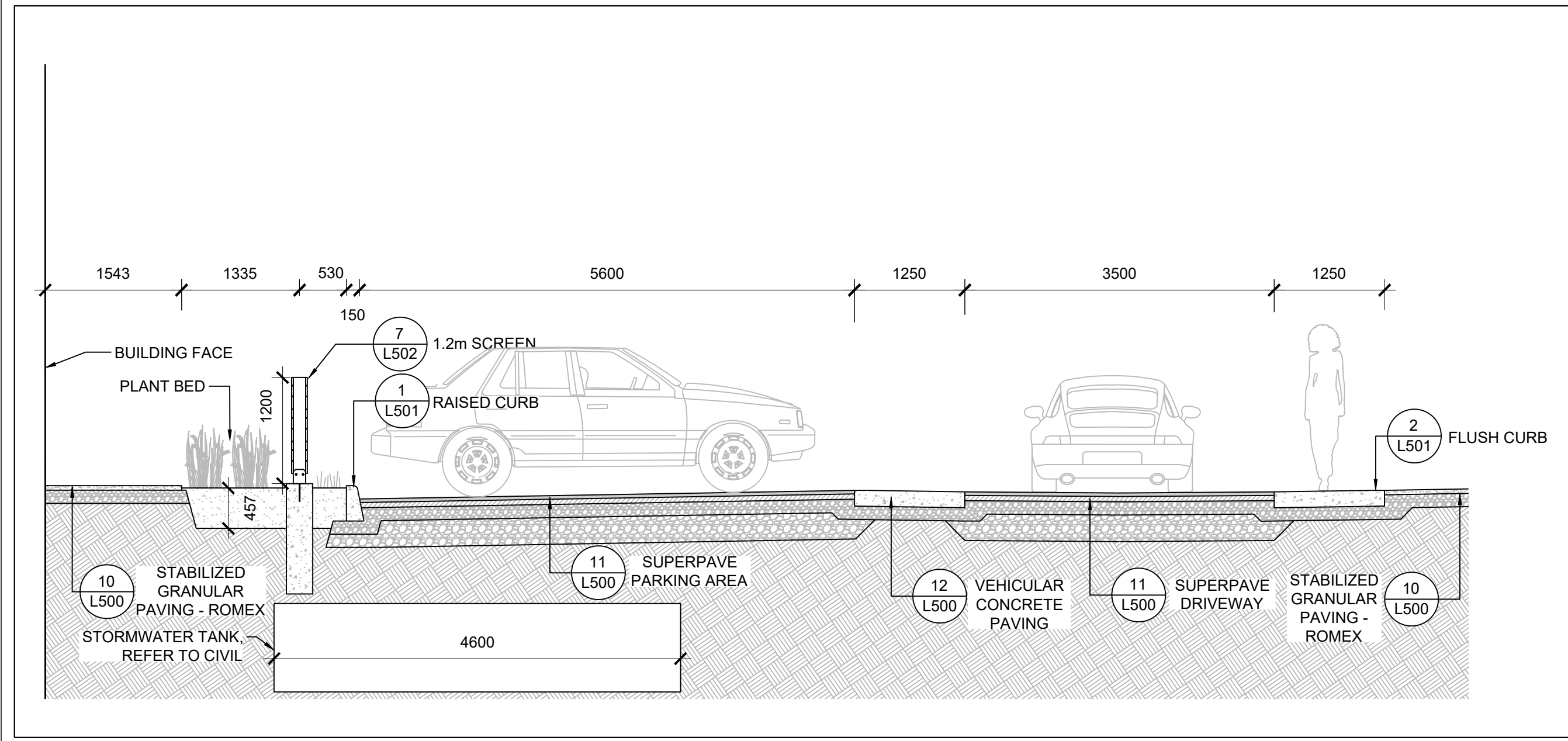
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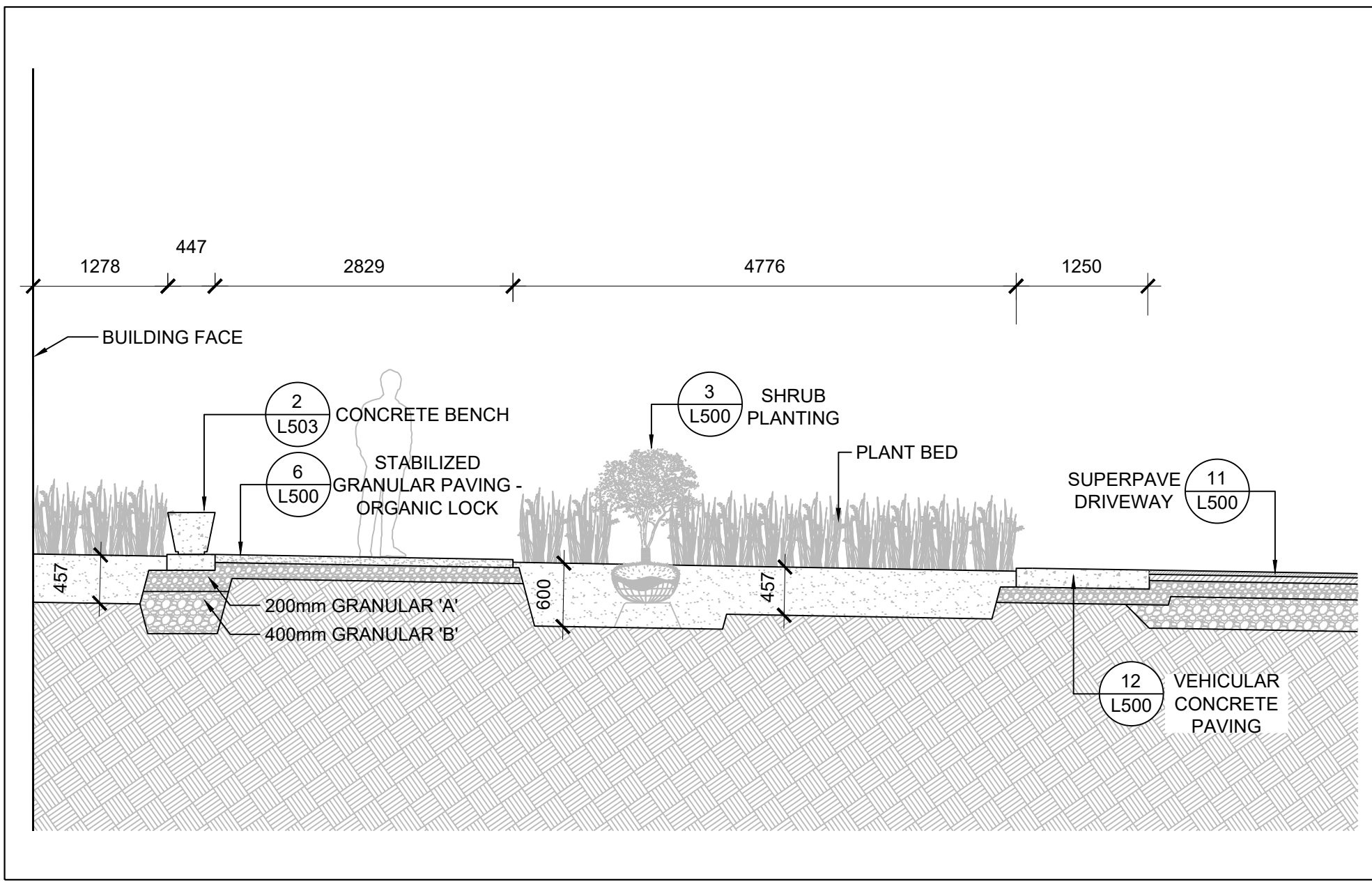
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SCALE: 1 : 50



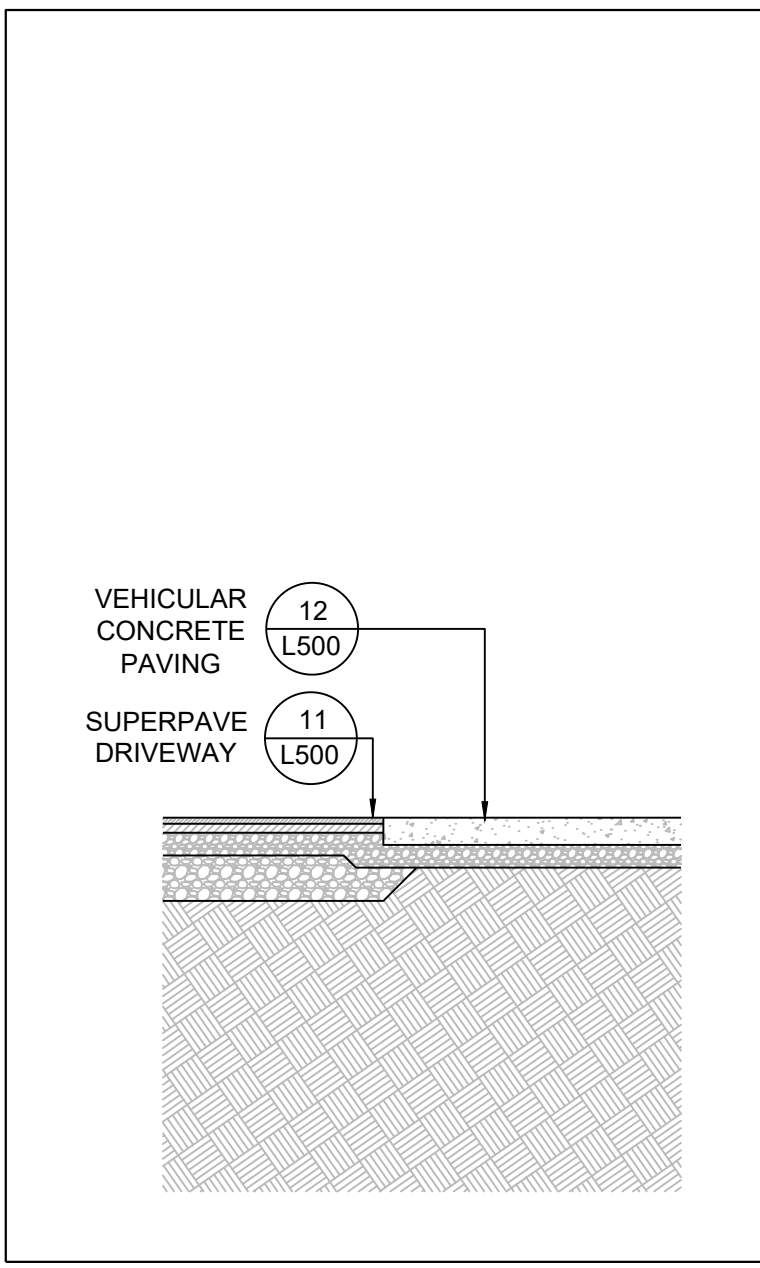
2 UNIT ENTRANCE SECTION
SCALE: 1 : 50



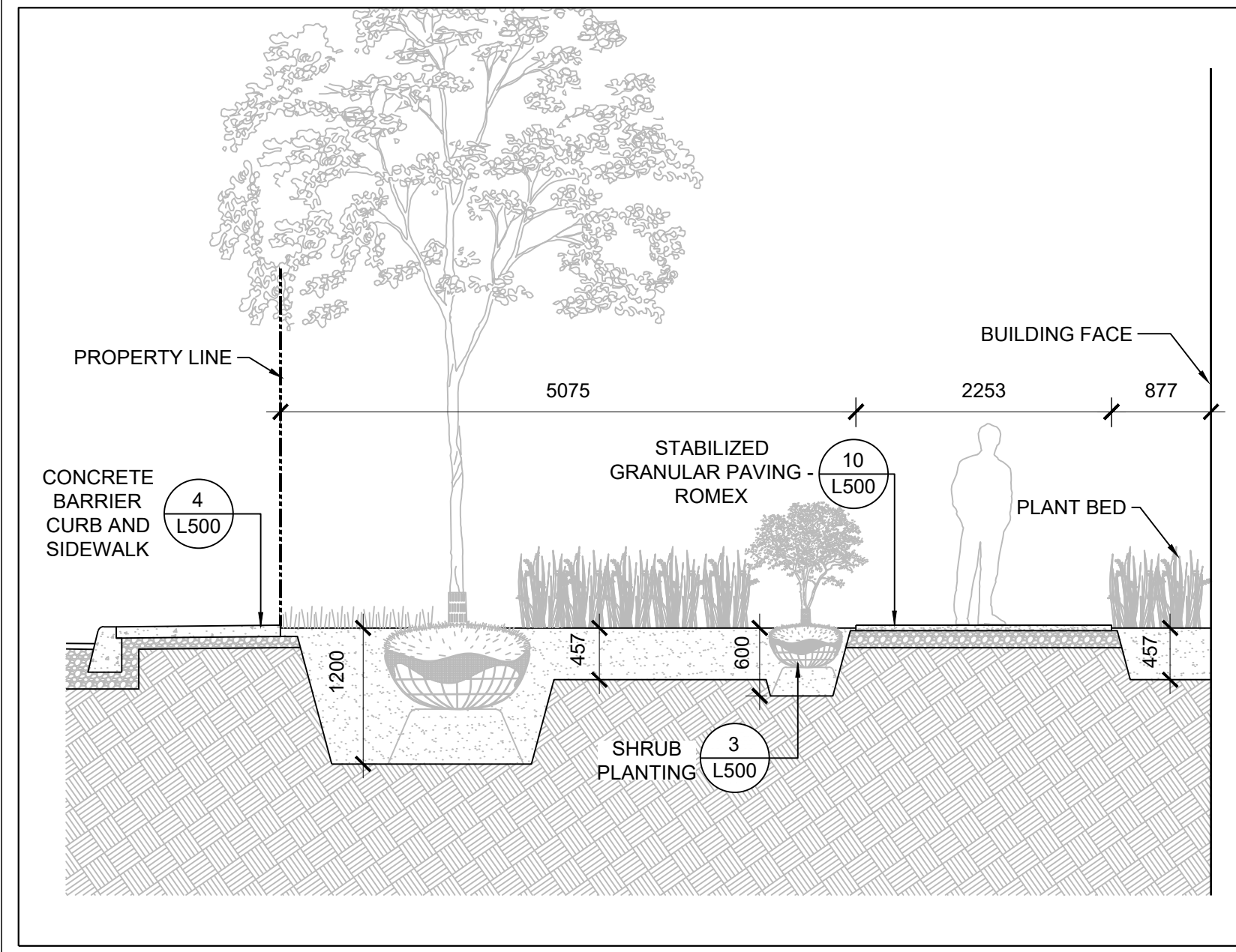
3 PARKING LOT SECTION
SCALE: 1 : 50



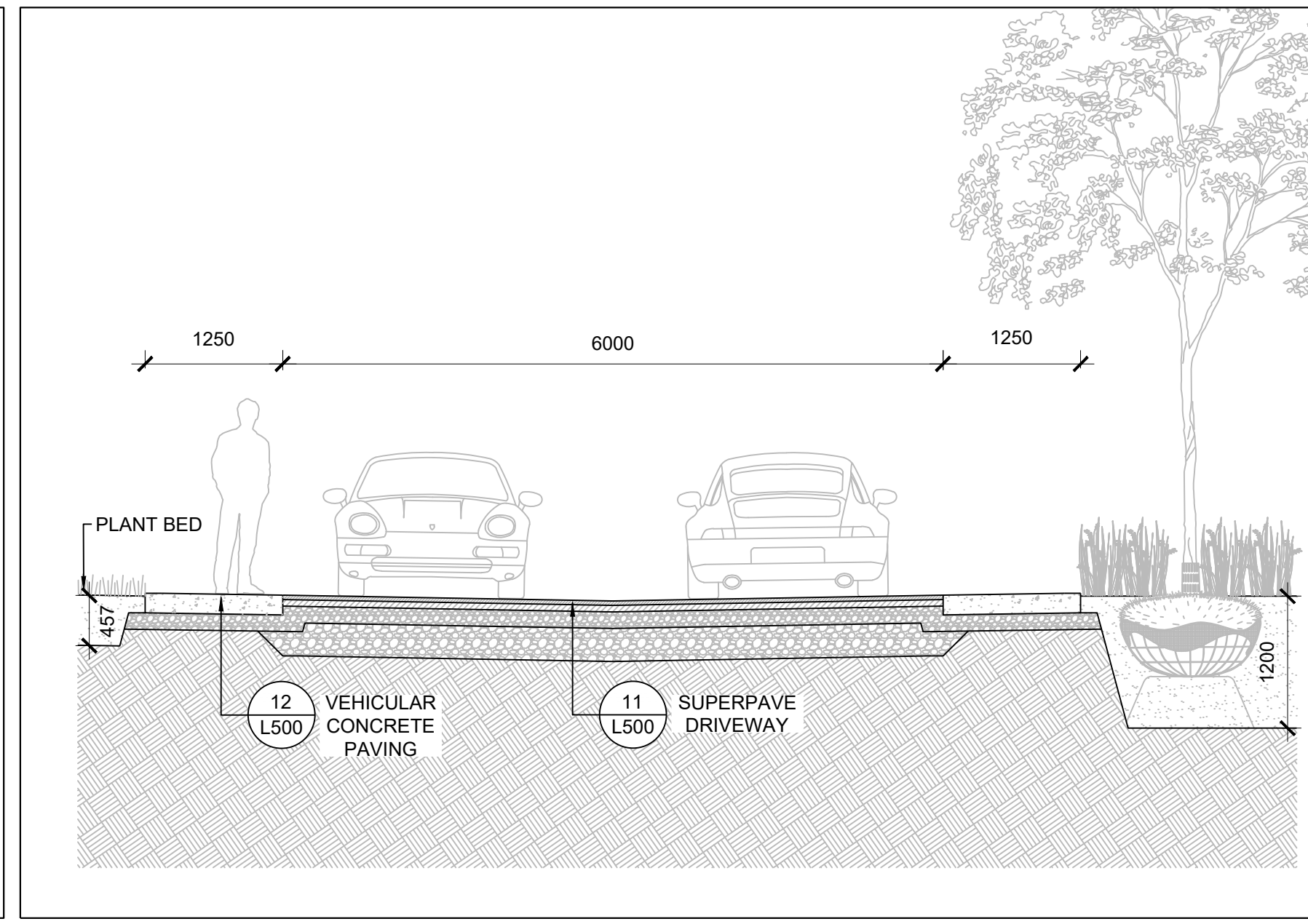
4 WALKWAY SECTION
SCALE: 1 : 50



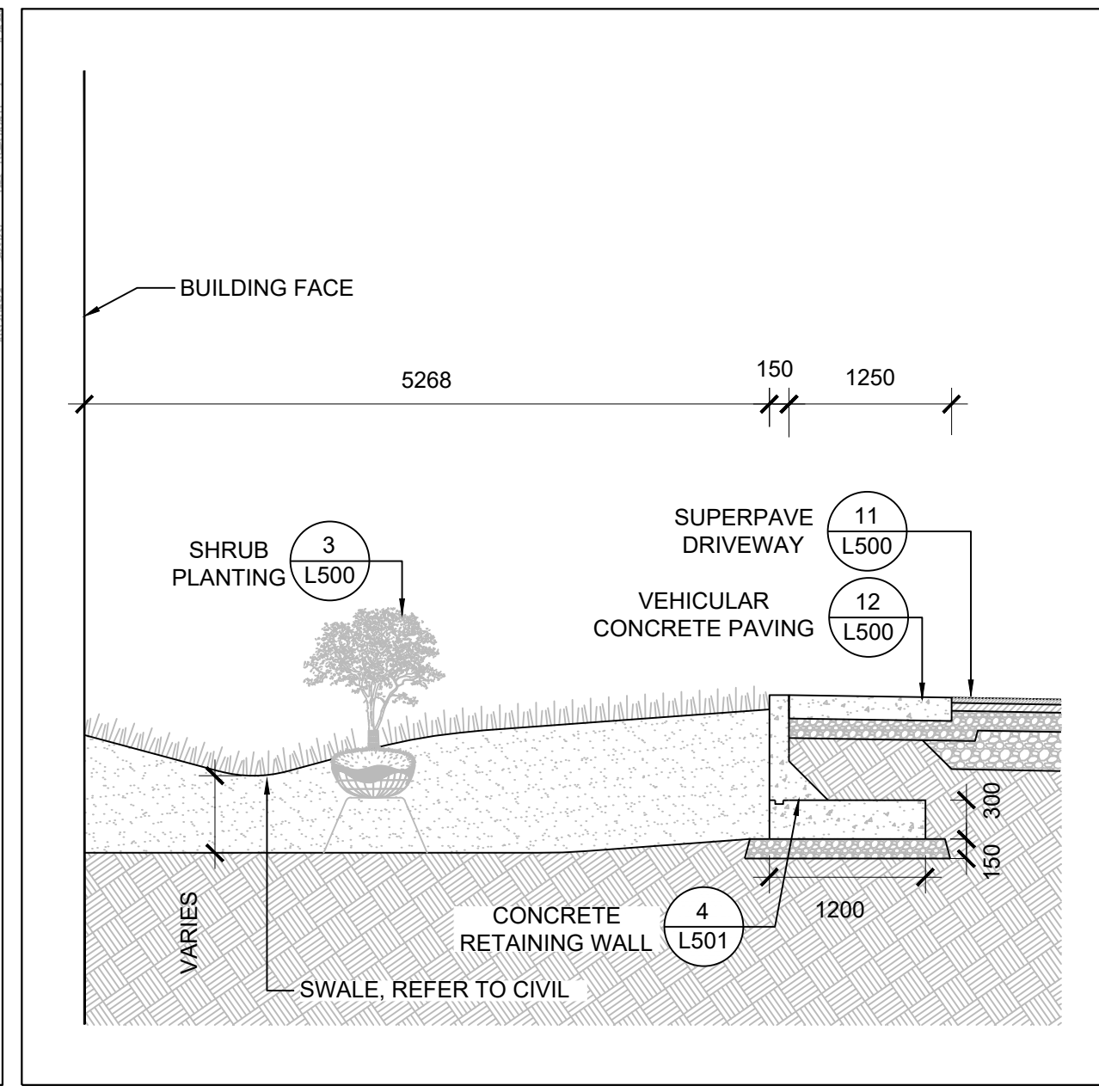
5 DRIVEWAY SECTION
SCALE: 1 : 50



6 SIDEWALK SECTION
SCALE: 1 : 50



7 DRIVEWAY SECTION
SCALE: 1 : 50



8 DRIVEWAY SECTION
SCALE: 1 : 50

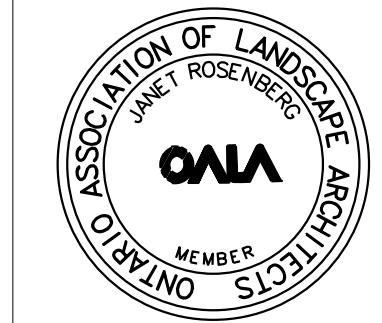
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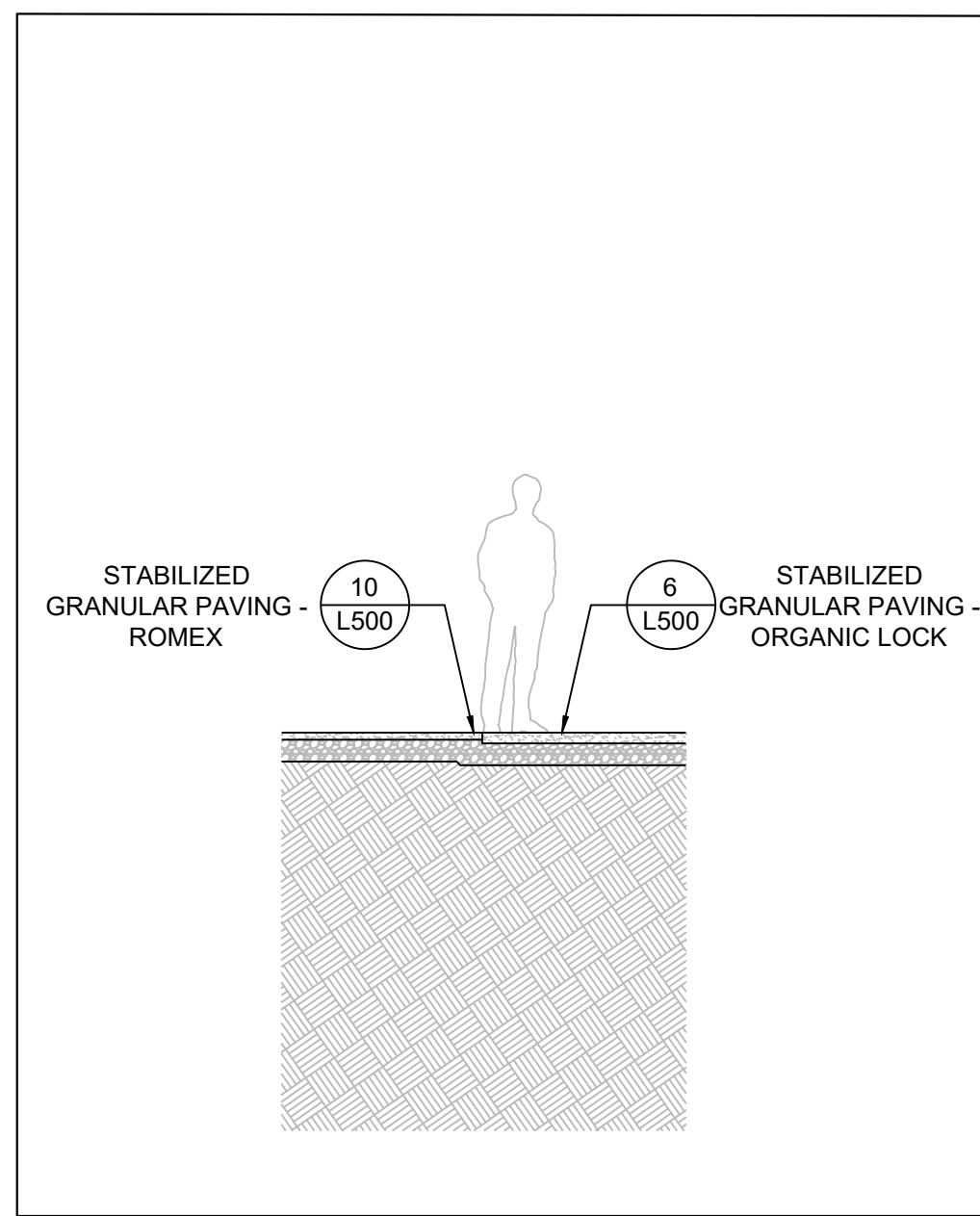
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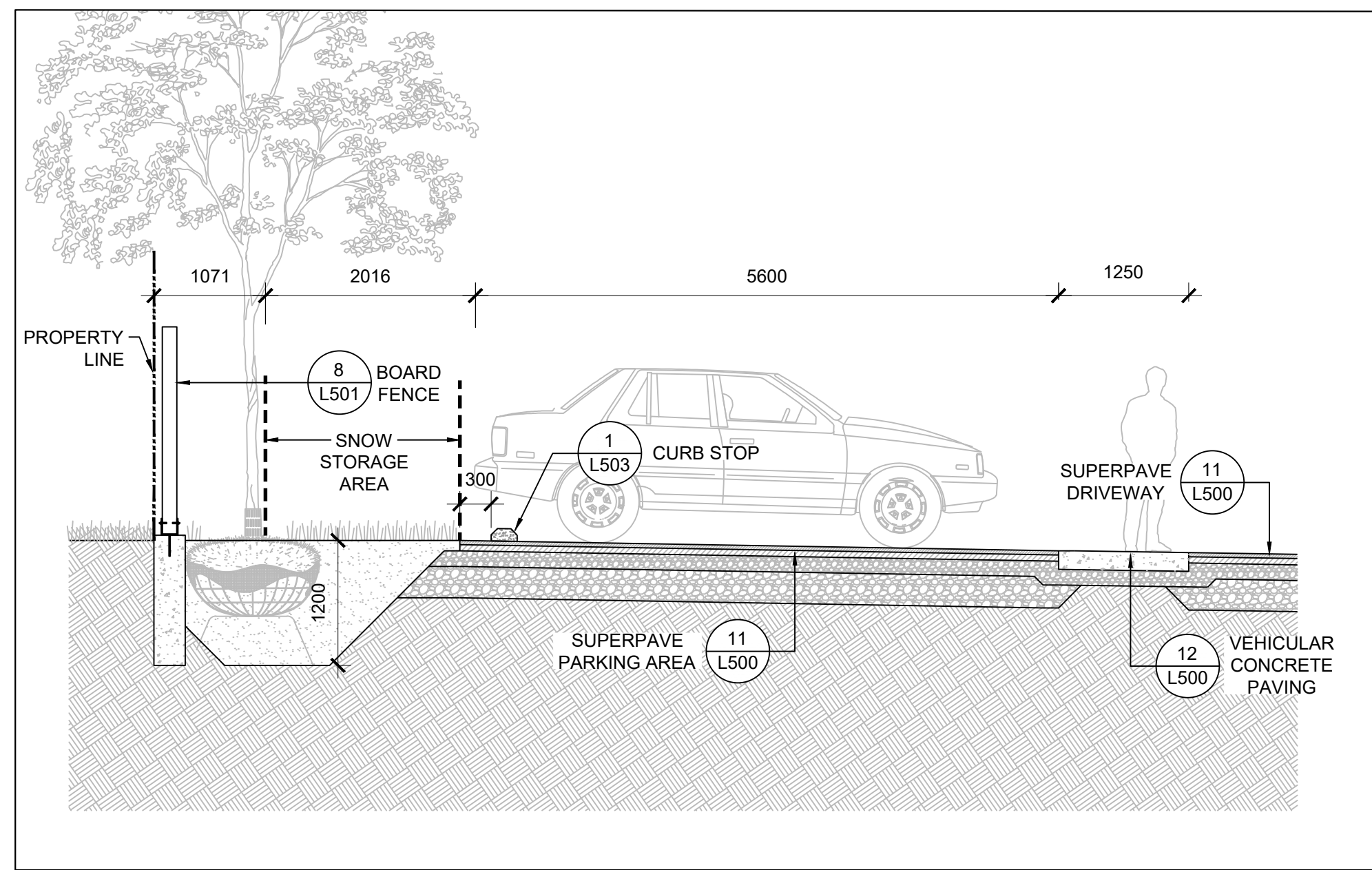
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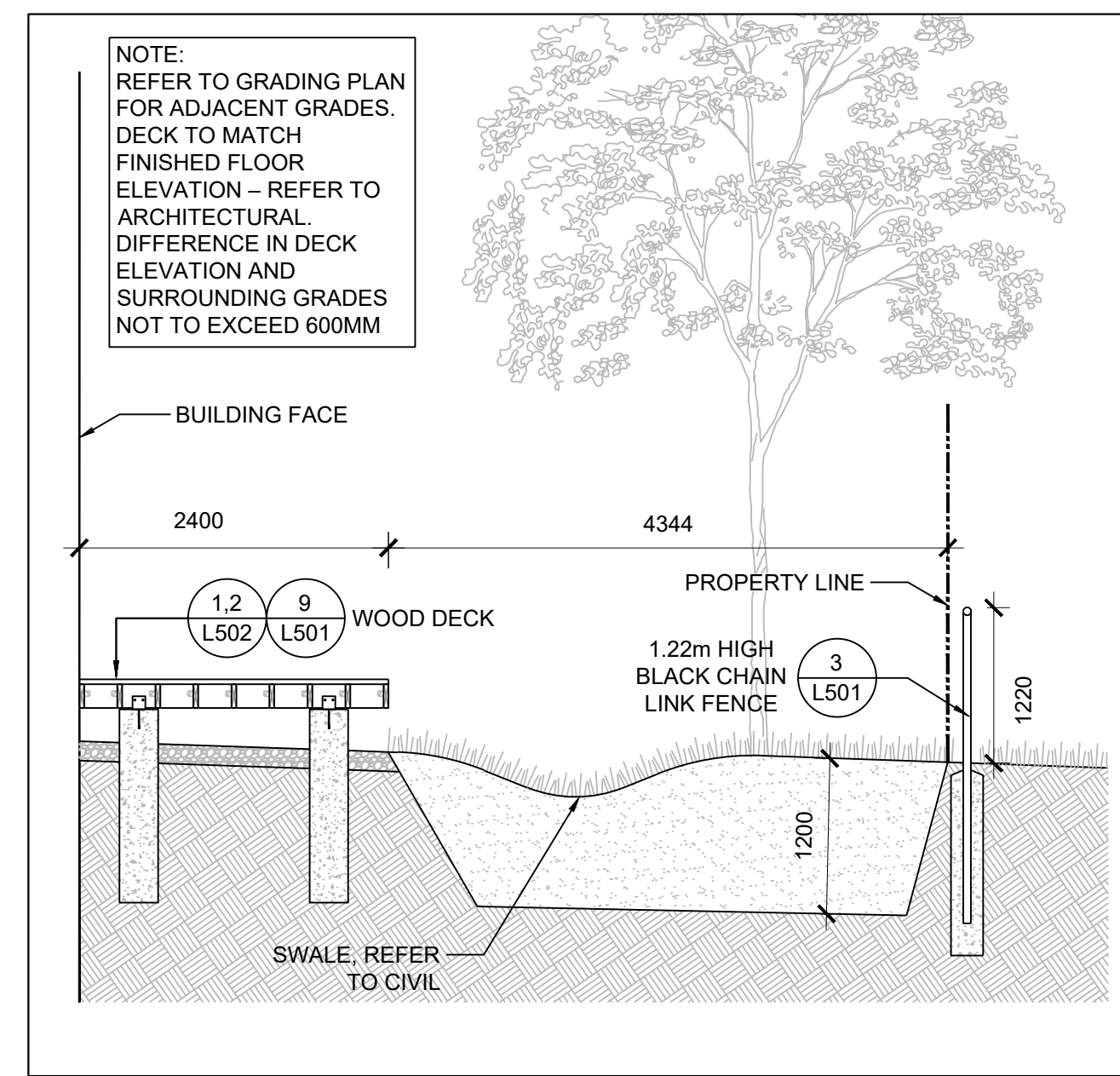
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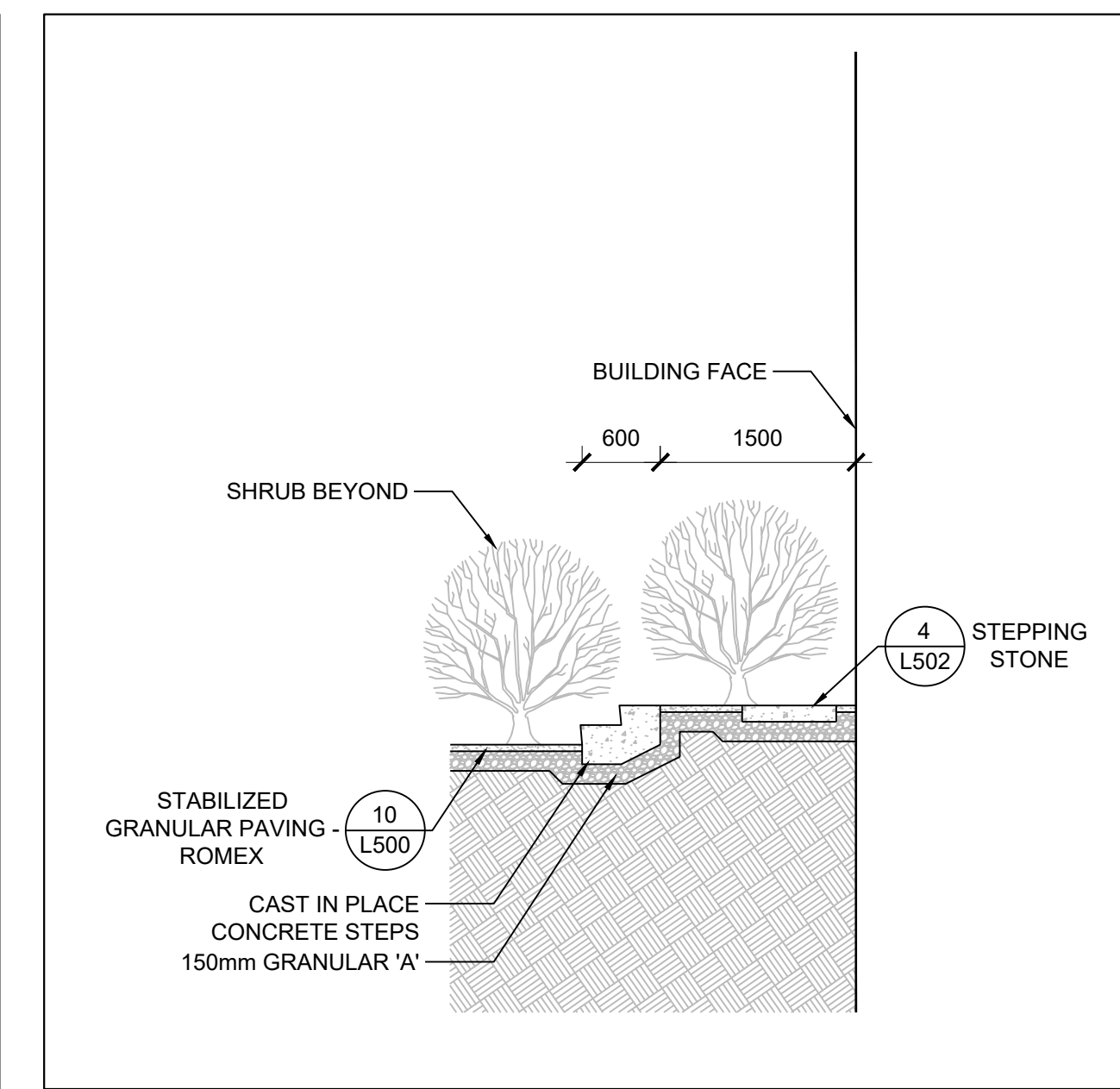
1 STABILIZED GRANULAR PAVING SECTION
SCALE: 1 : 50



2 PARKING LOT SECTION
SCALE: 1 : 50



3 PATIO SECTION
SCALE: 1 : 50



4 STEPS SECTION
SCALE: 1 : 50

NOTE:
REFER TO GRADING PLAN
FOR ADJACENT GRADES.
DECK TO MATCH
FINISHED FLOOR
ELEVATION - REFER TO
ARCHITECTURAL
DIFFERENCE IN DECK
ELEVATION AND
SURROUNDING GRADES
NOT TO EXCEED 600MM

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LEGEND

ISSUE

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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KINDRED WORKS

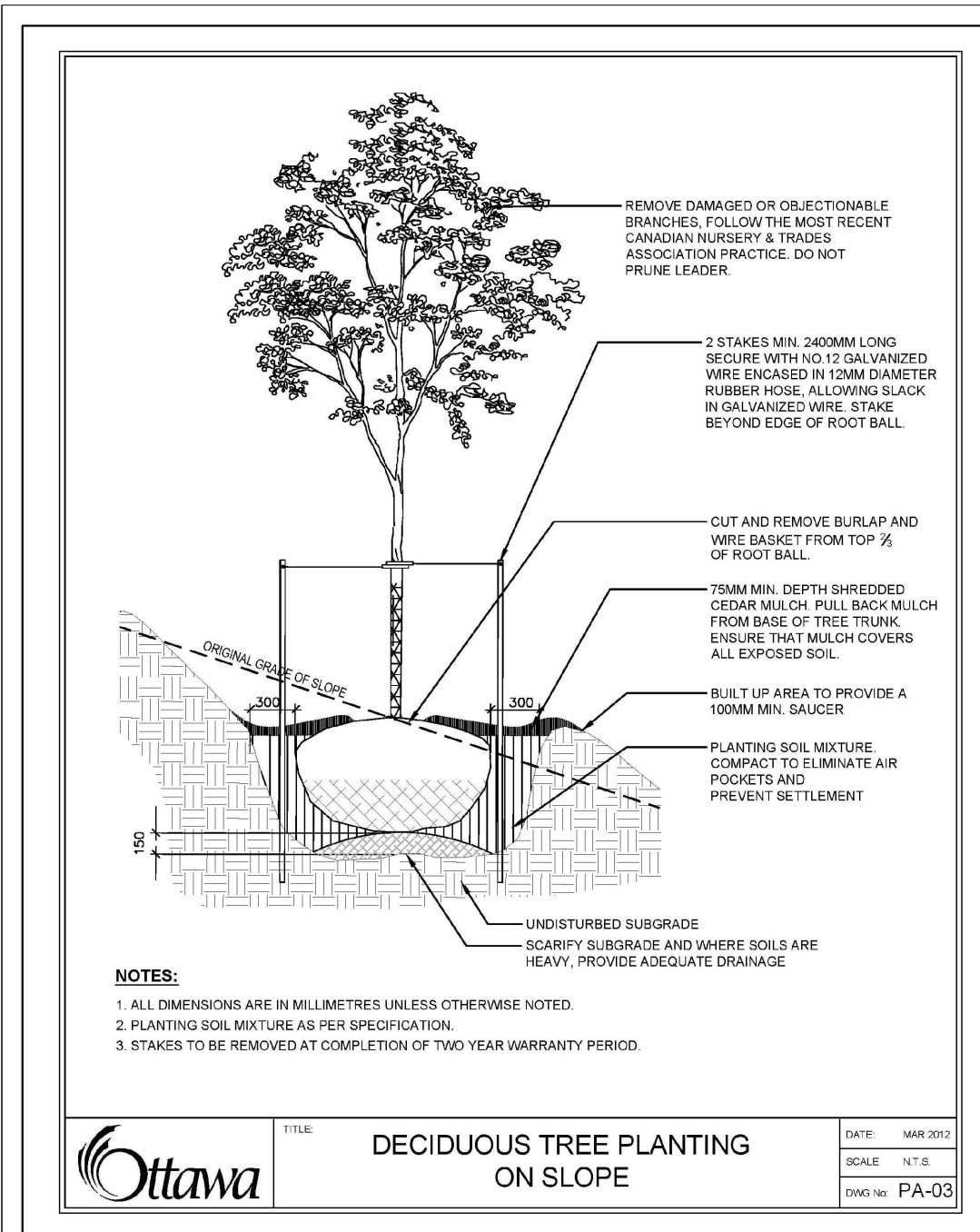
QUEENSWOOD COMMONS

360 KENNEDY LANE EAST, OTTAWA, ONTARIO

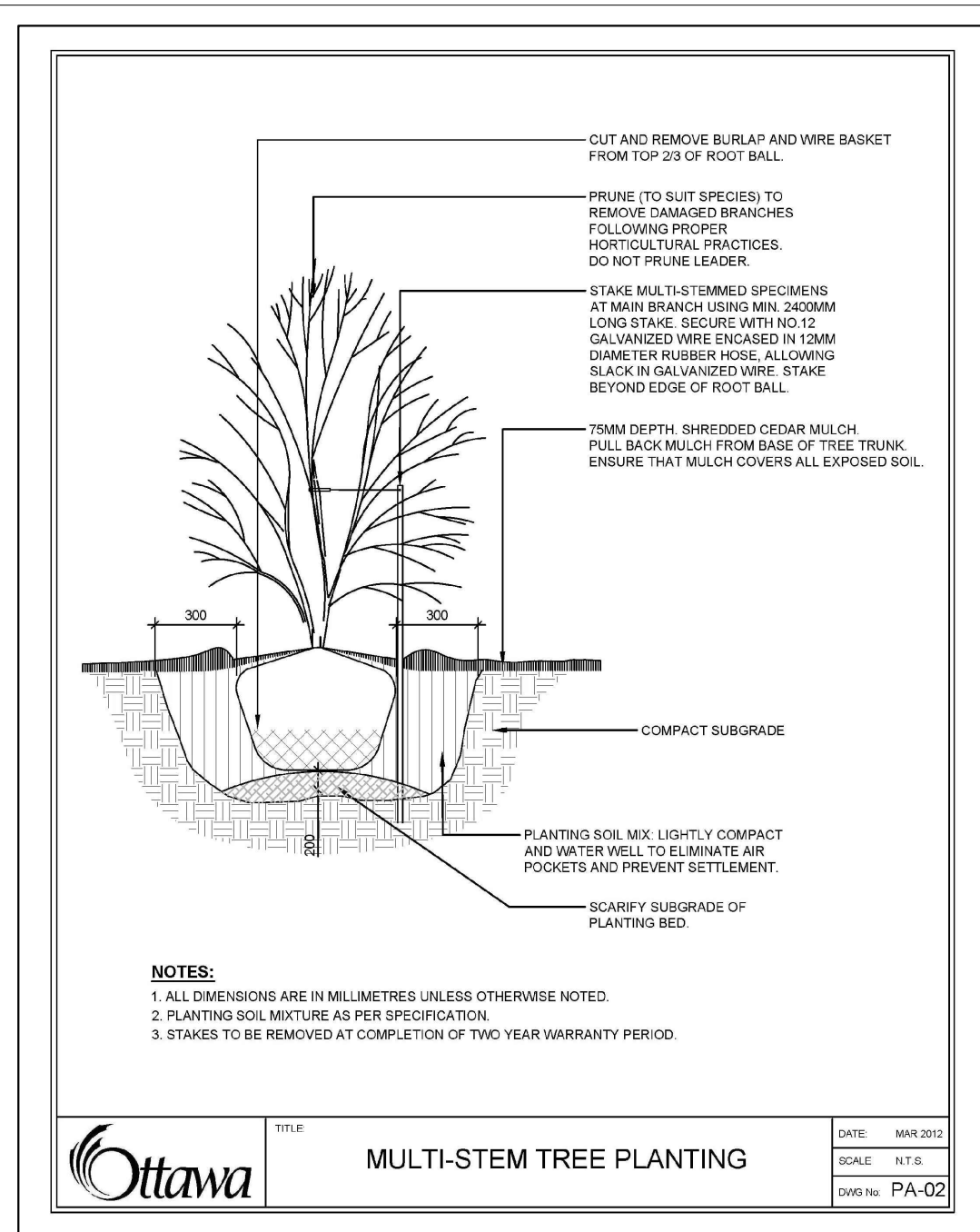
LANDSCAPE SECTIONS
CITY FILE #D07-12-22-0002

SCALE: 1:50
DRAWN: RM
CHECKED: WS
PROJECT NUMBER: 21-029
DRAWING DATE: 2021-09-30

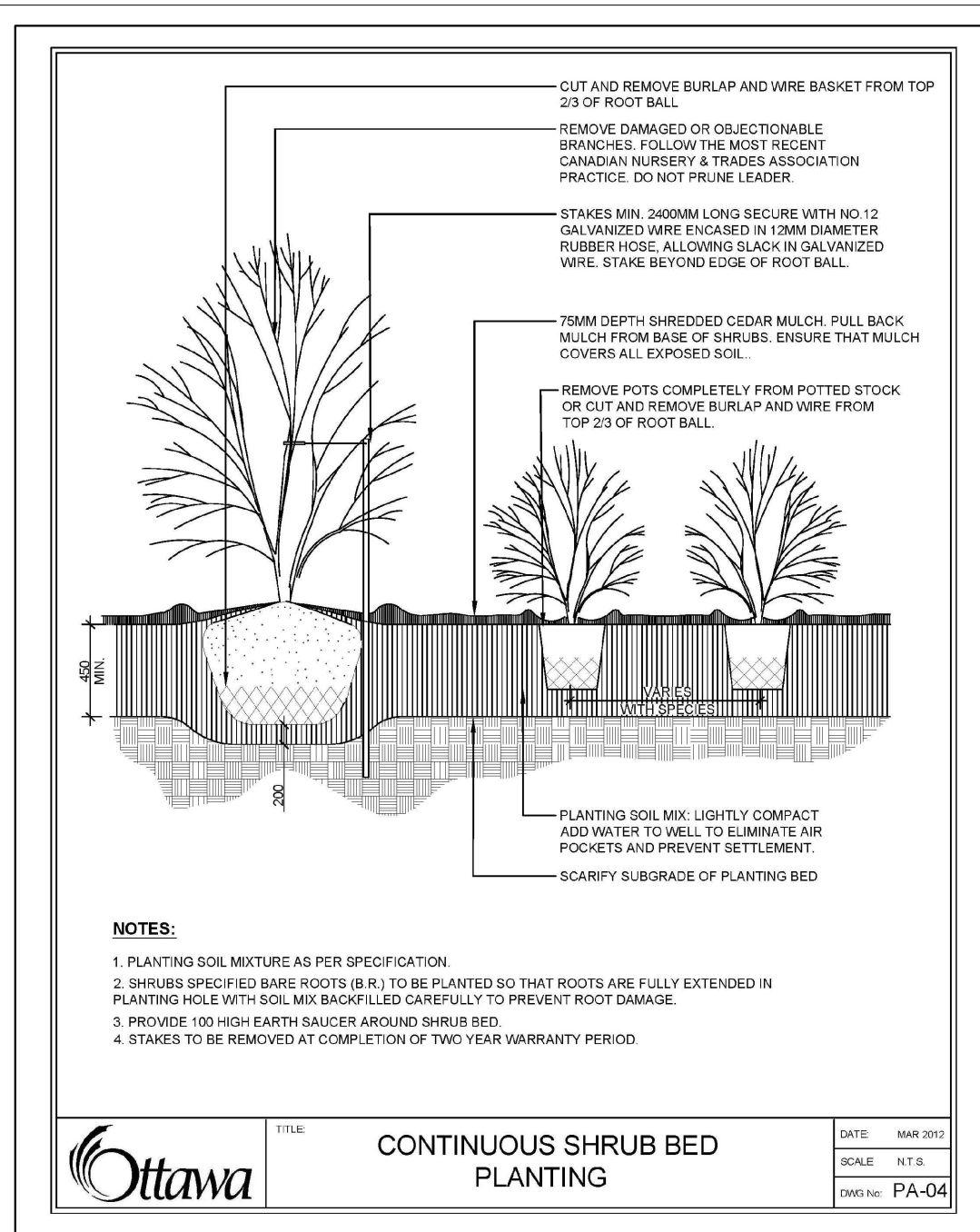
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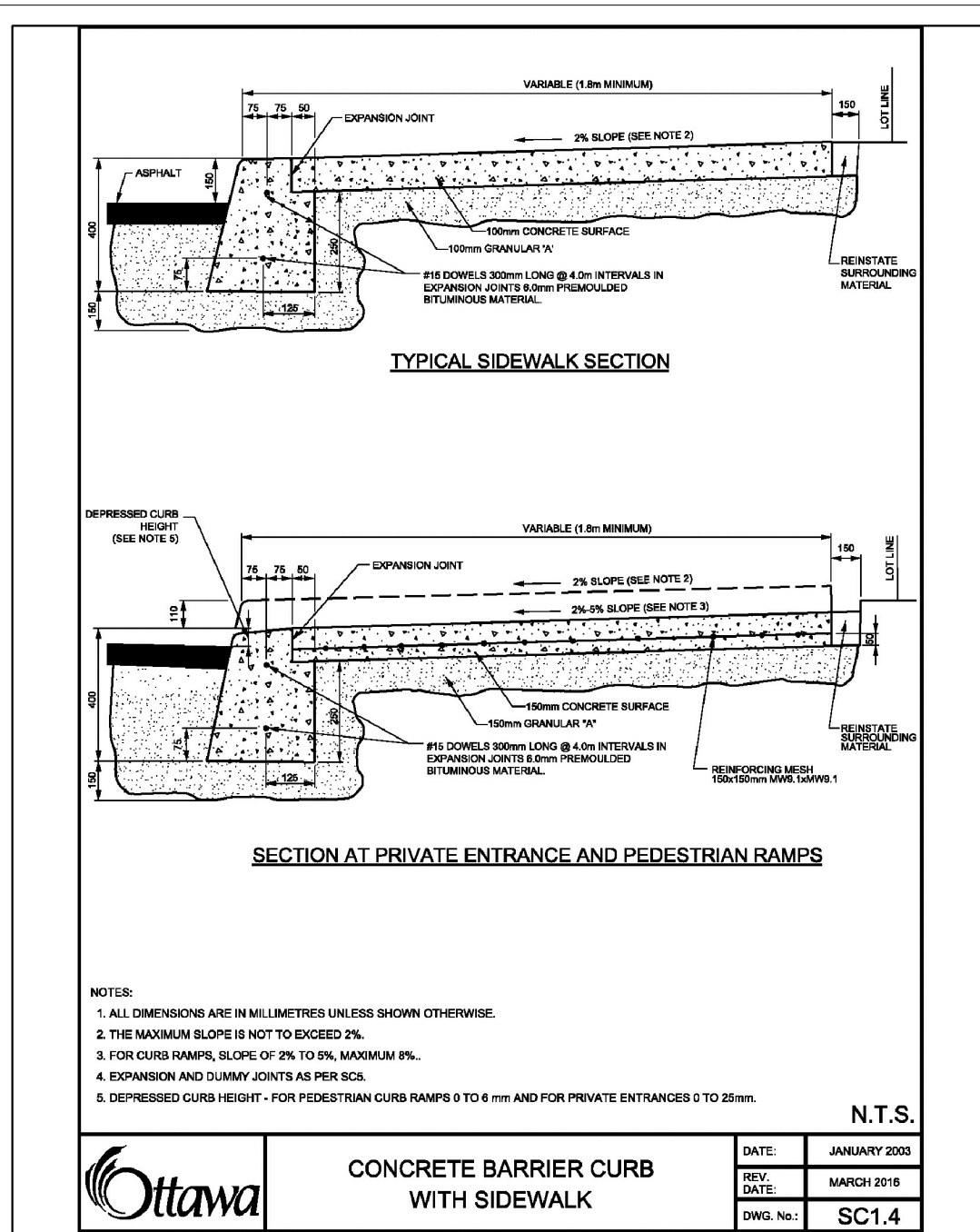
1 DECIDUOUS TREE PLANTING
SCALE: NTS



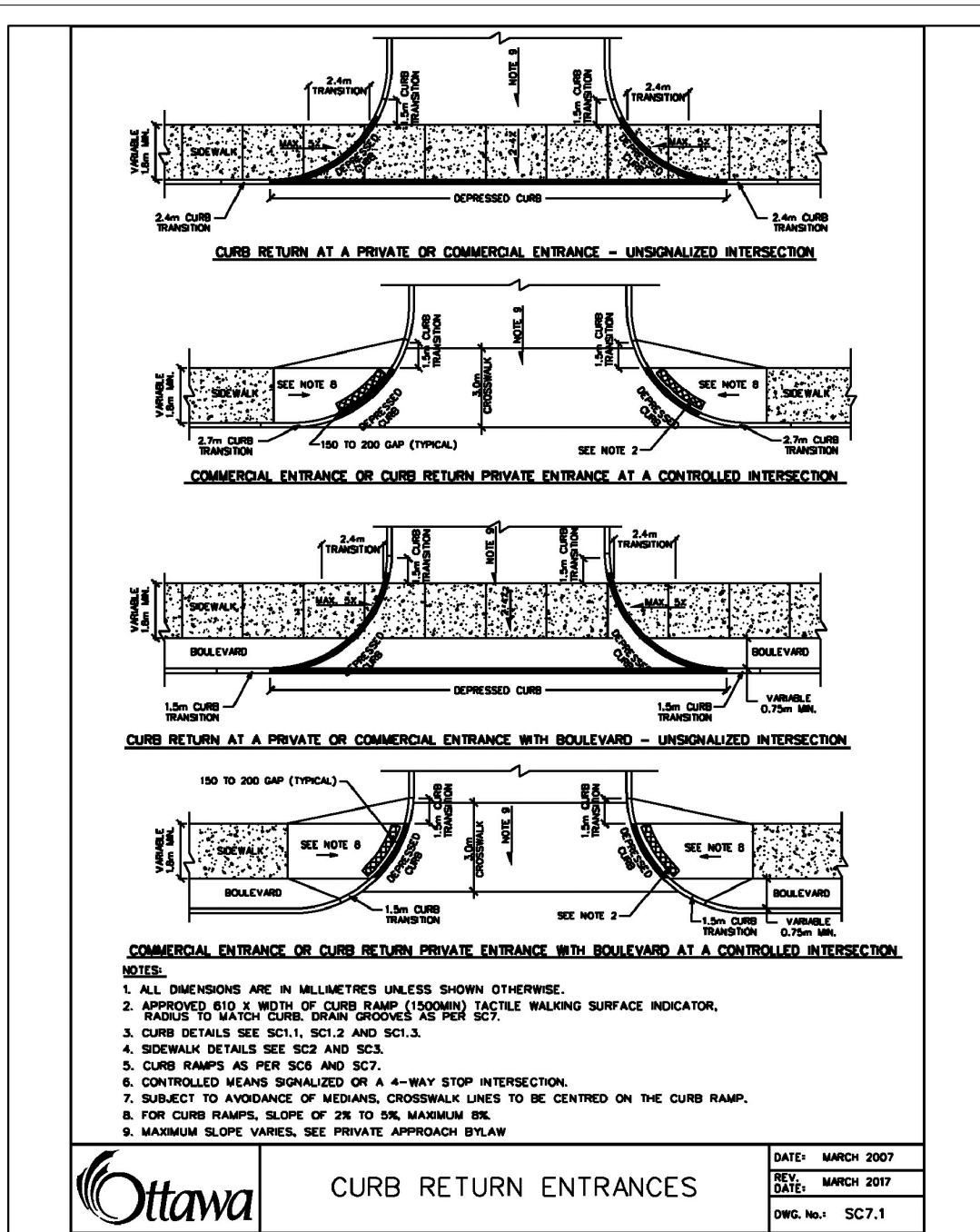
2 MULTI-STEM TREE PLANTING
SCALE: NTS



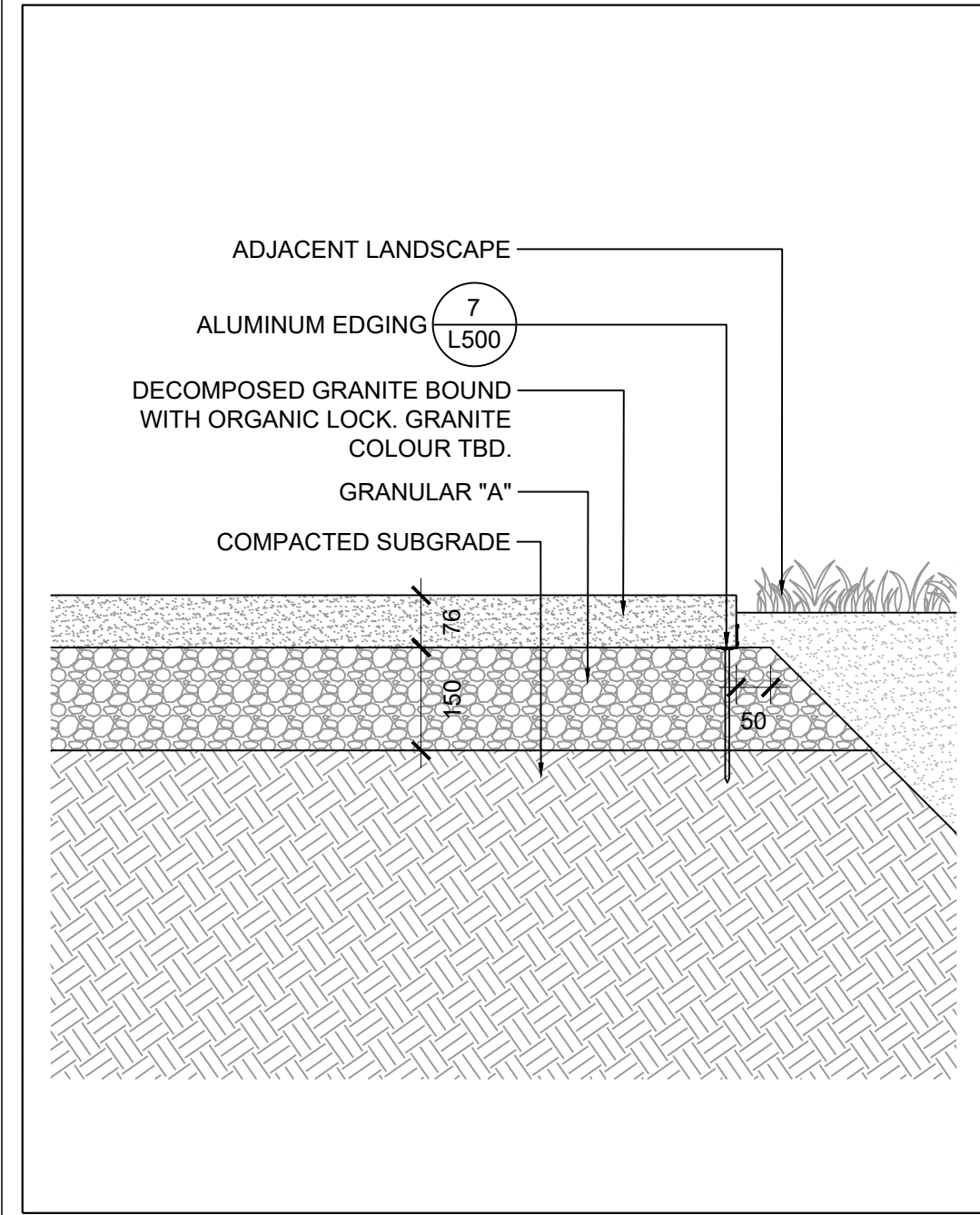
3 SHRUB BED PLANTING
SCALE: NTS



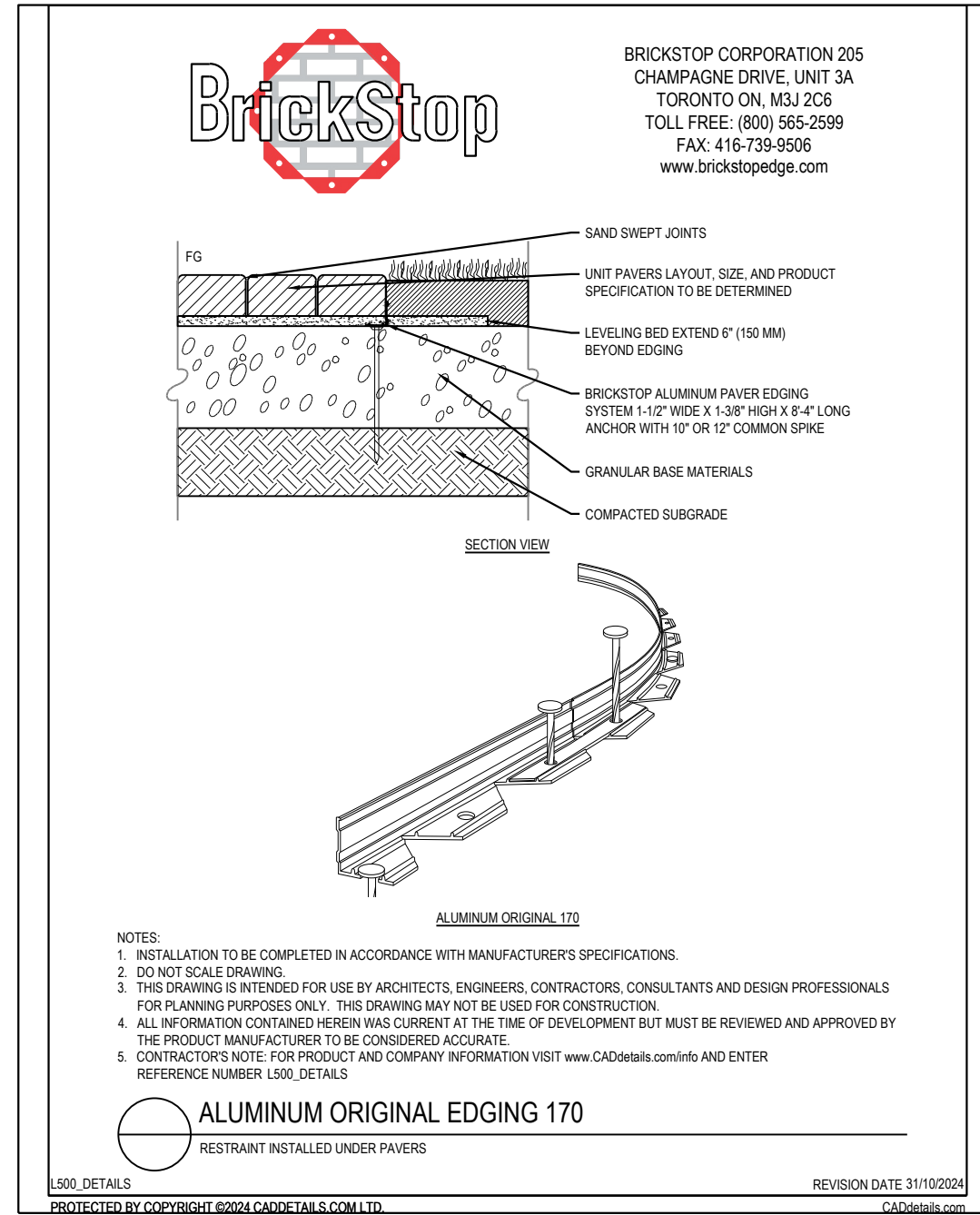
4 CONCRETE BARRIER CURB WITH SIDEWALK
SCALE: NTS



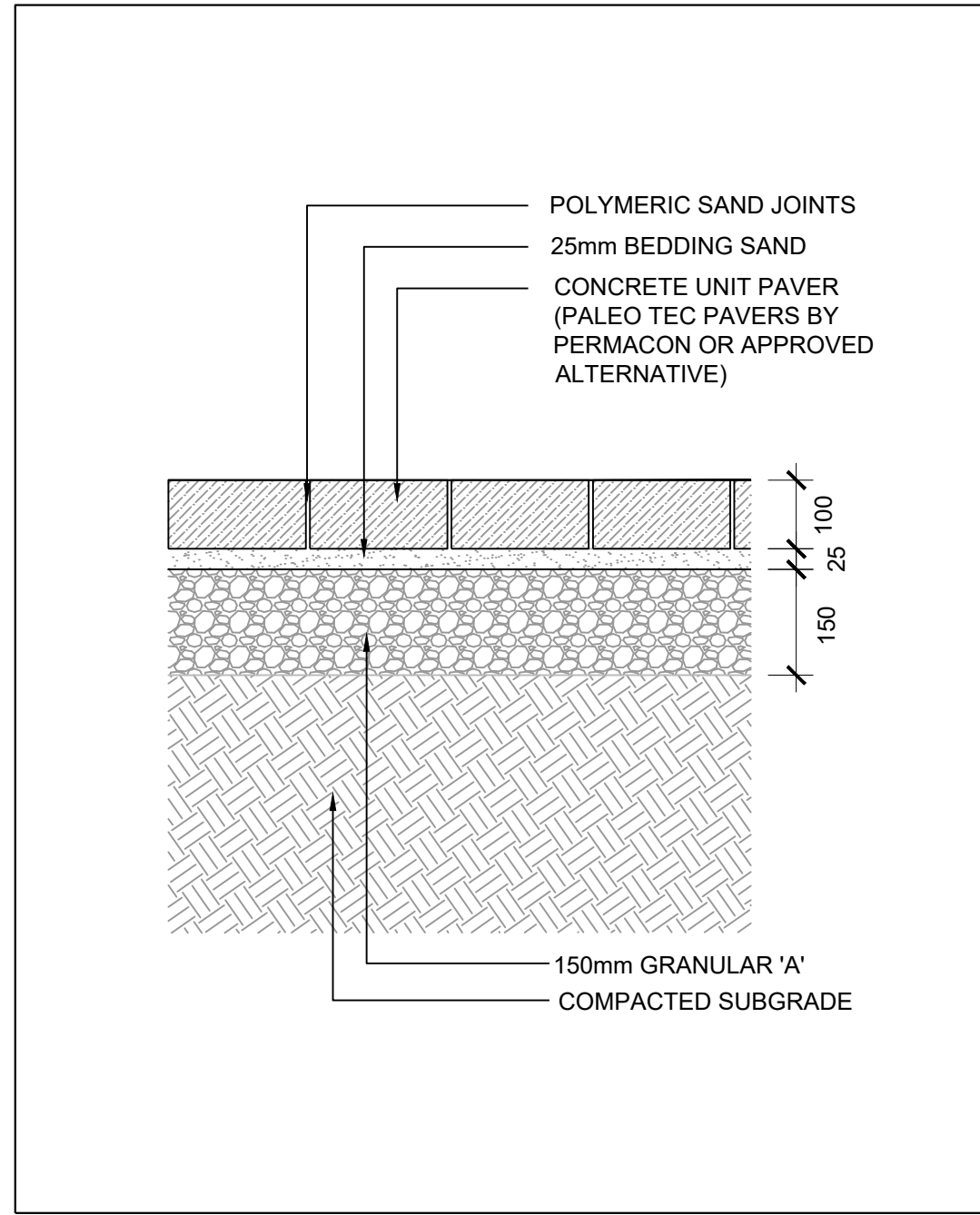
5 CURB RETURN ENTRANCES
SCALE: NTS



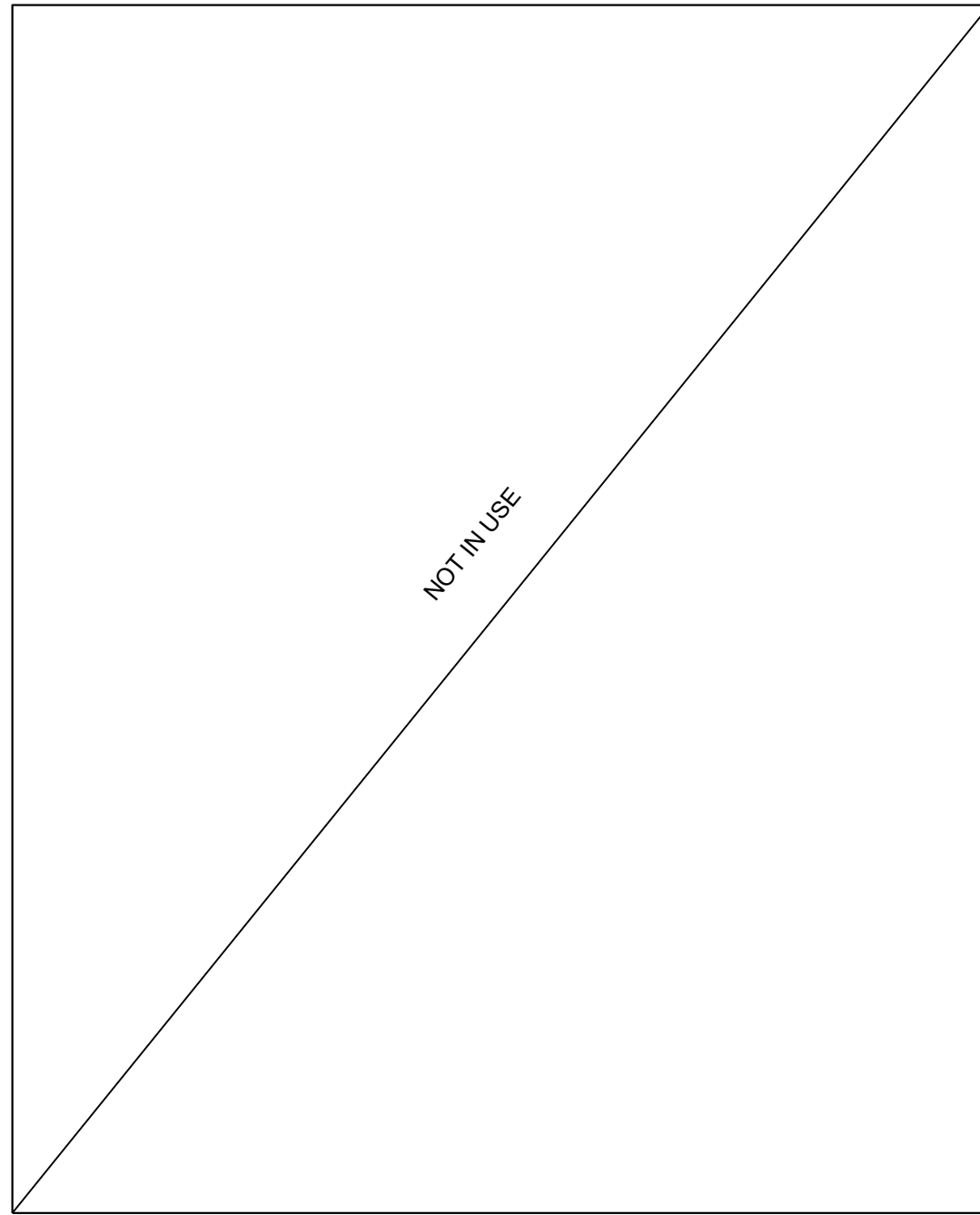
6 STABILIZED GRANULAR PAVING - ORGANIC LOCK
SCALE: 1 : 10



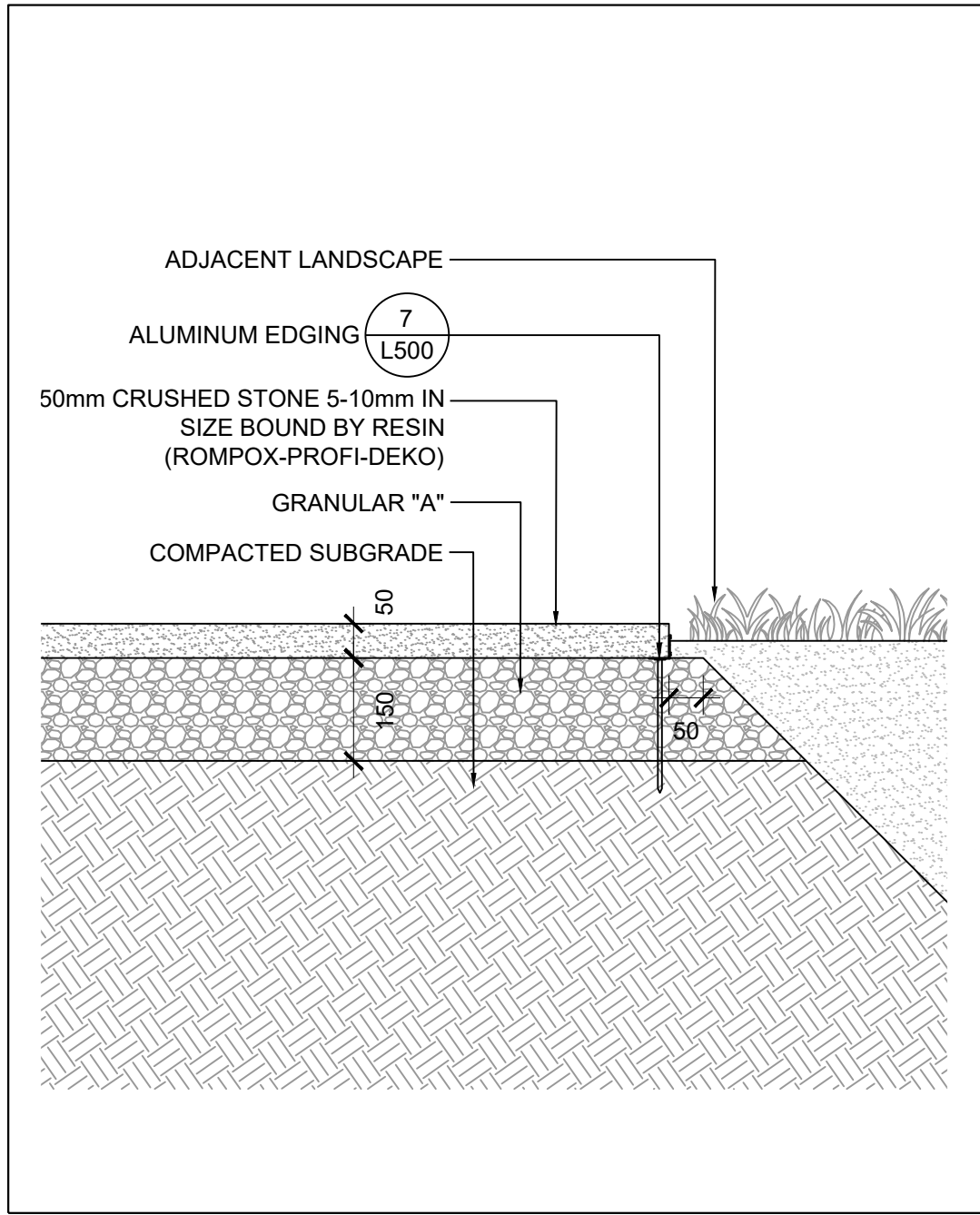
7 ALUMINUM ORIGINAL EDGING 170
SCALE: NTS



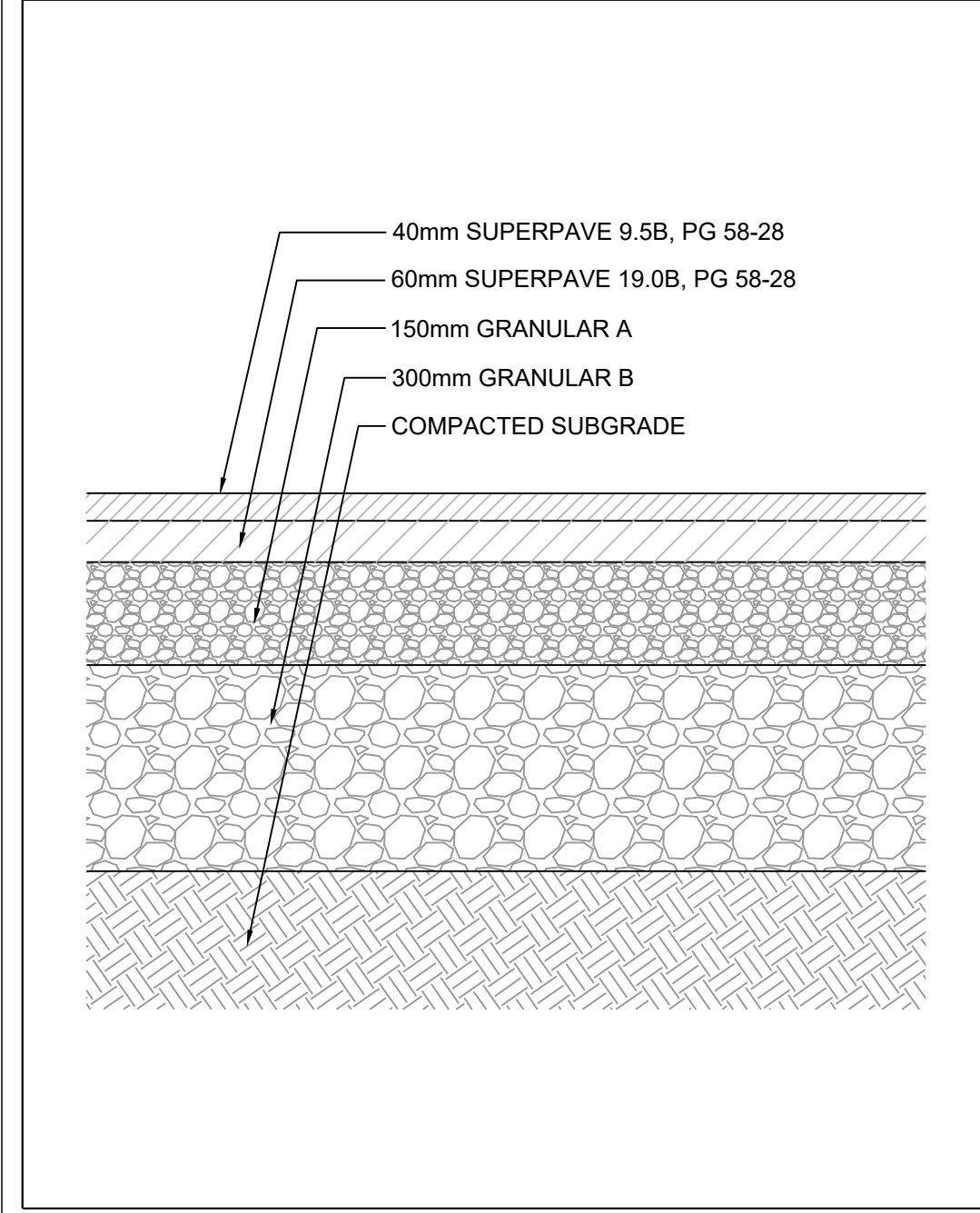
8 PEDESTRIAN UNIT PAVING
SCALE: 1 : 10



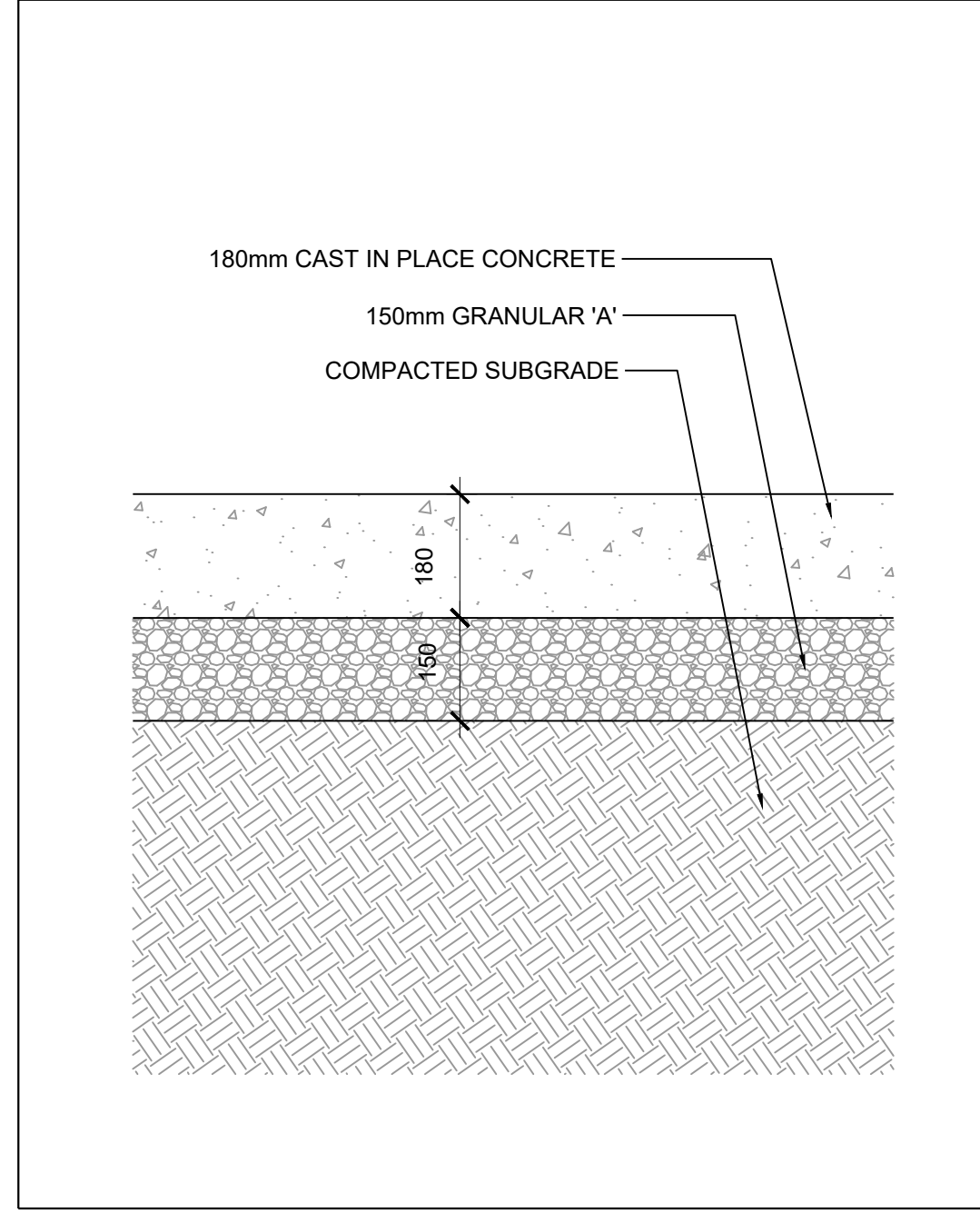
9 NOT IN USE
SCALE: NTS



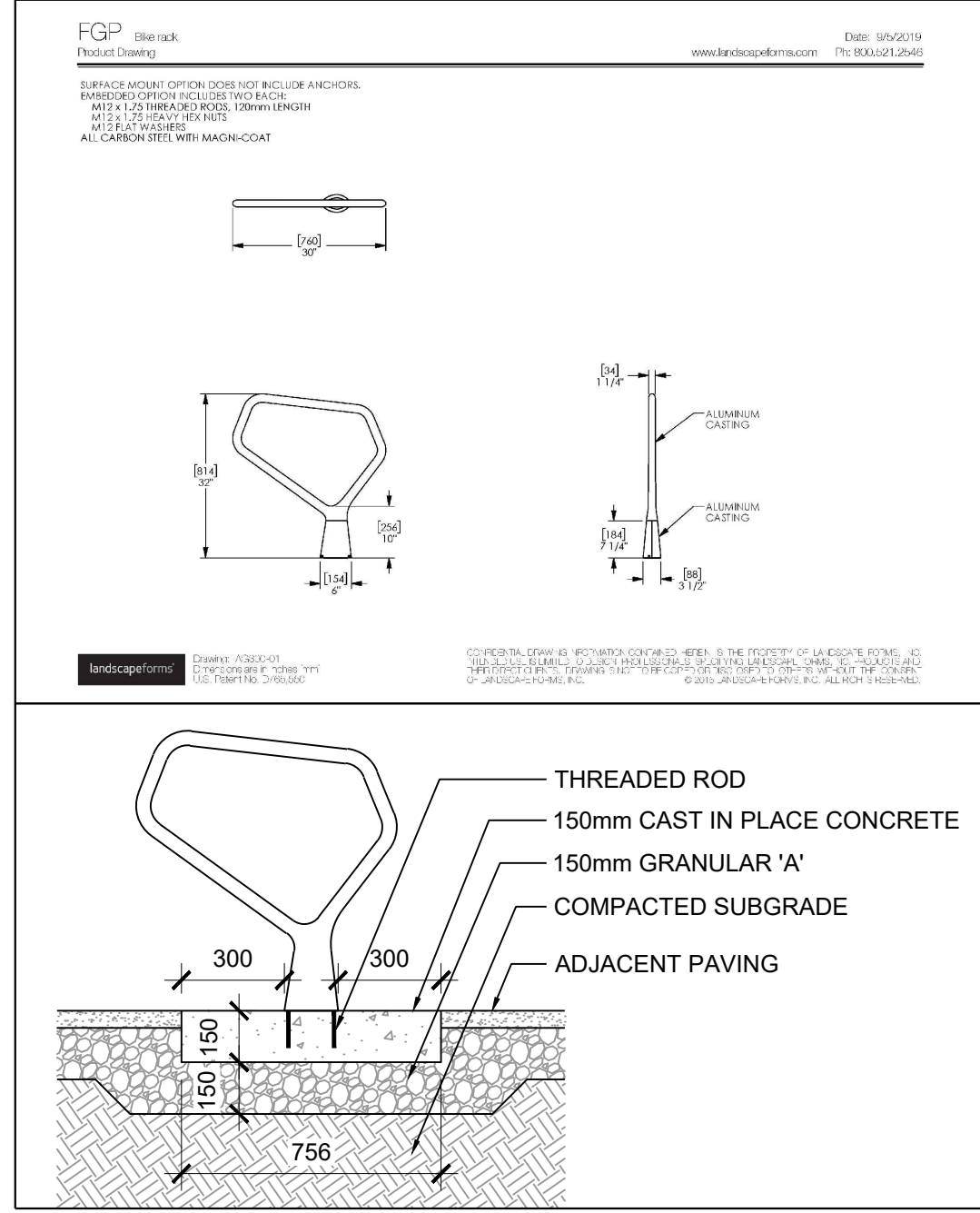
10 STABILIZED GRANULAR PAVING - ROMEX
SCALE: 1 : 10



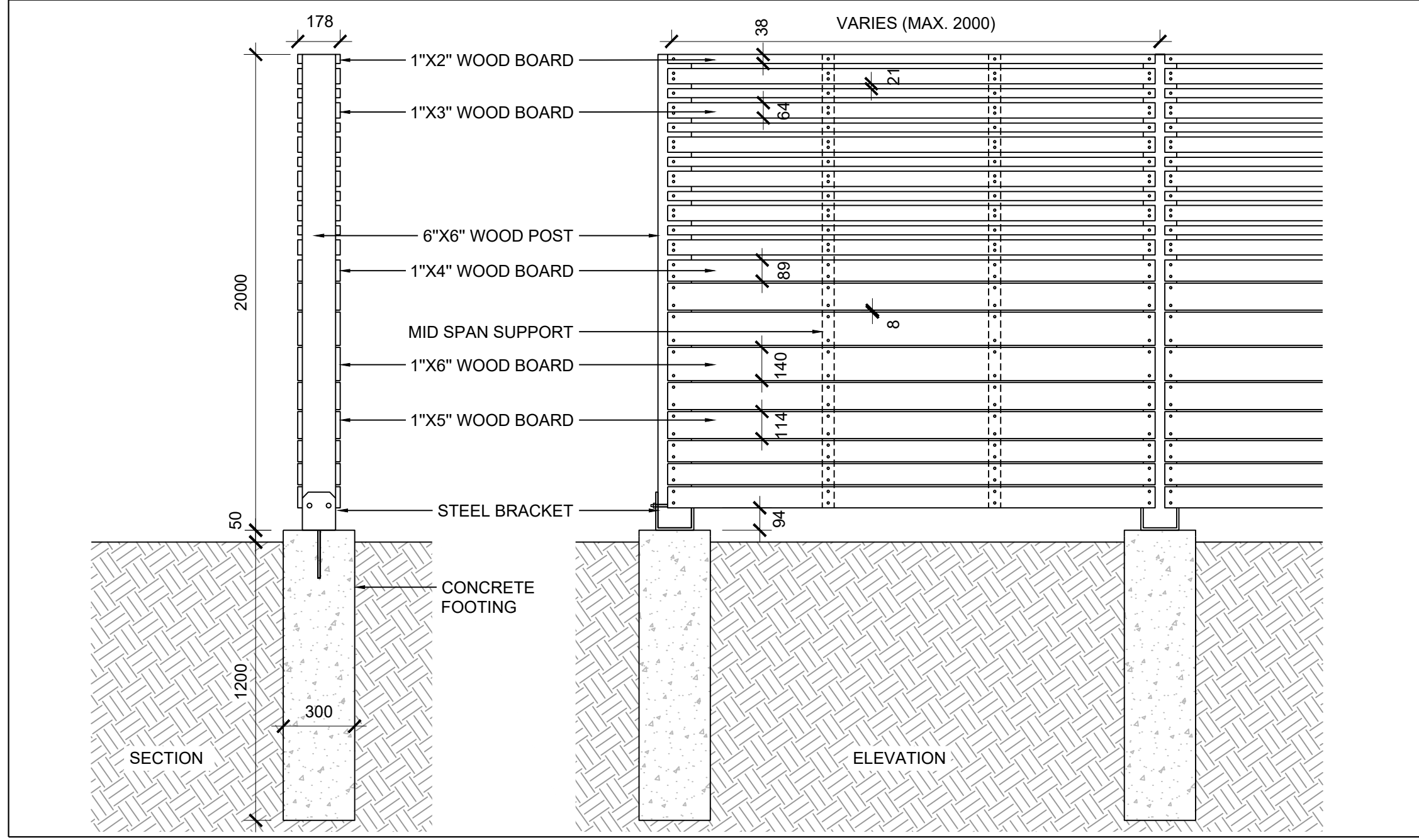
11 SUPERPAVE ASPHALT
SCALE: 1 : 10



12 VEHICULAR CONCRETE PAVING
SCALE: 1 : 10



13 BIKE RING
SCALE: NTS



14 2m SCREEN
SCALE: 1 : 20

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LEGEND

ISSUE

- 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



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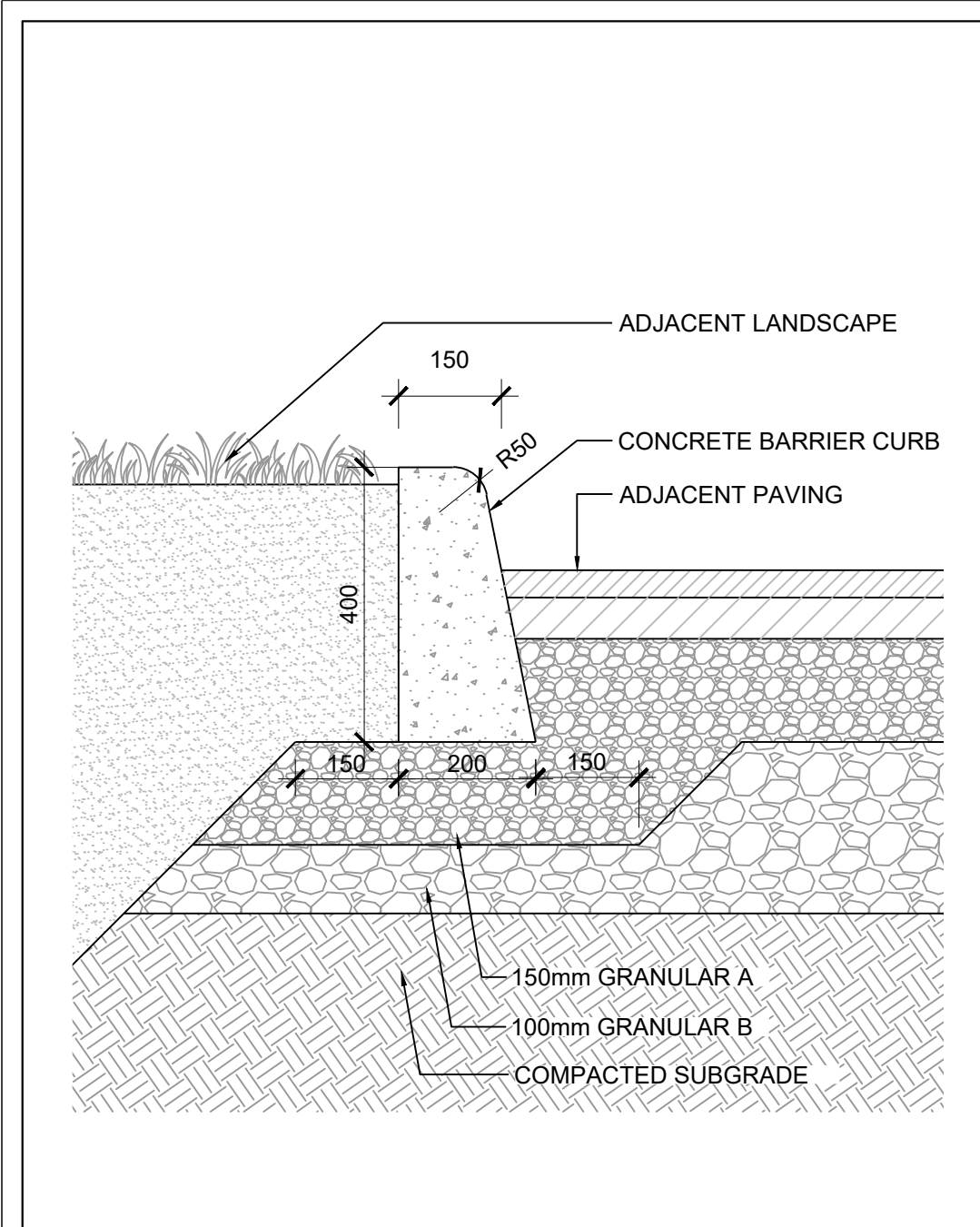
QUEENSWOOD COMMONS

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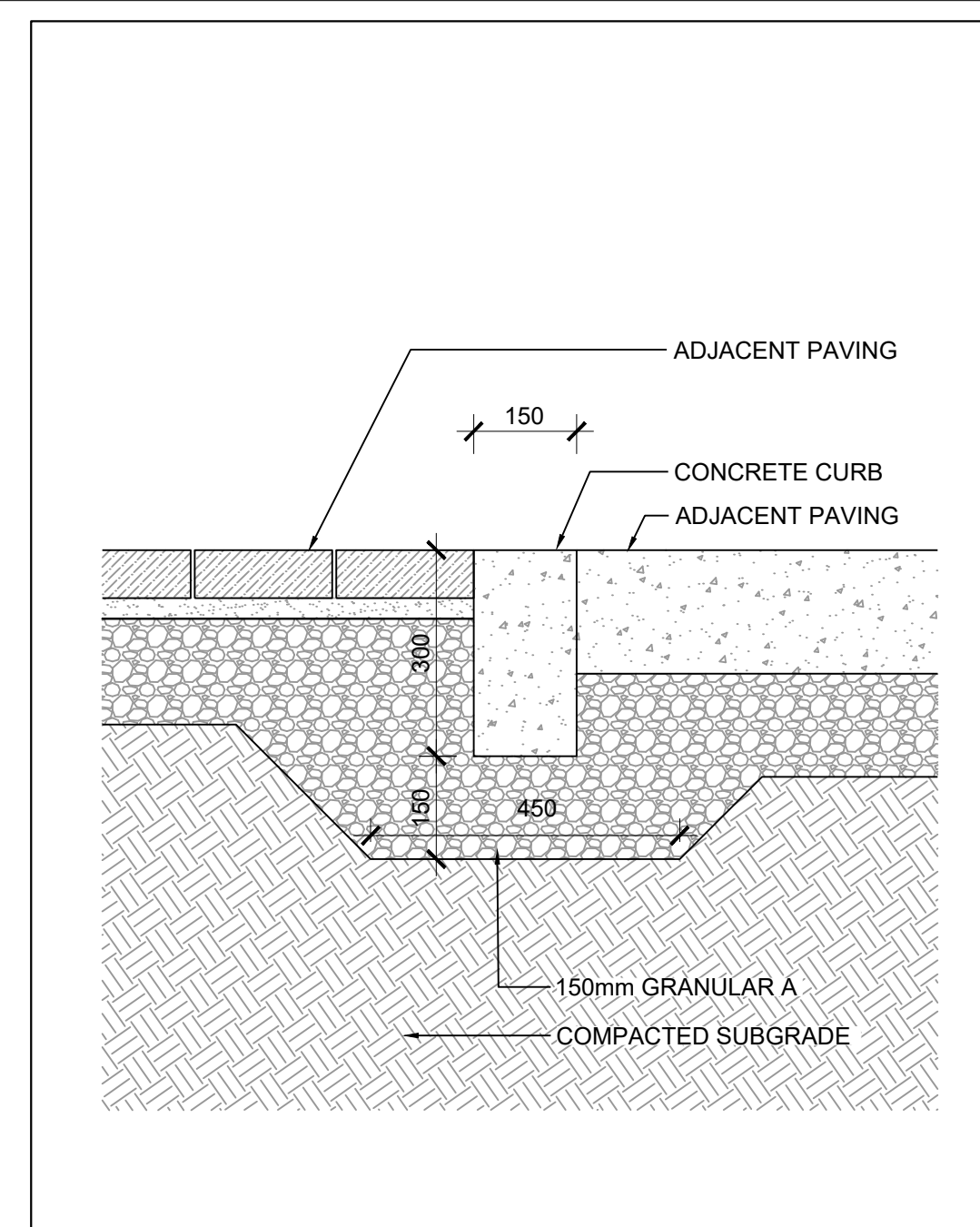
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CITY FILE #D07-12-22-0002

SCALE: VARIES
DRAWN: RM
CHECKED: WS
PROJECT NUMBER: 21-029
DRAWING DATE: 2021-09-30

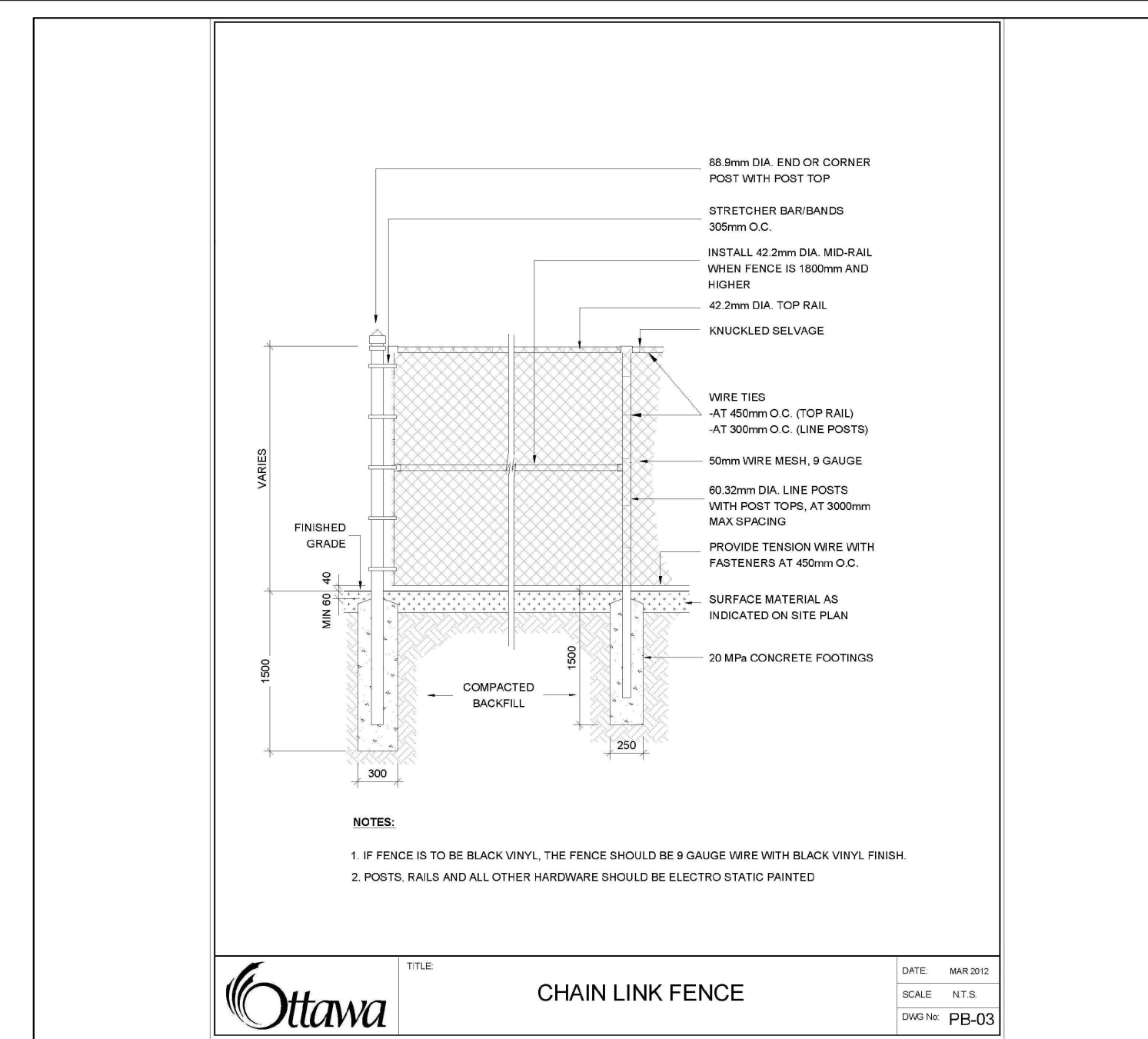
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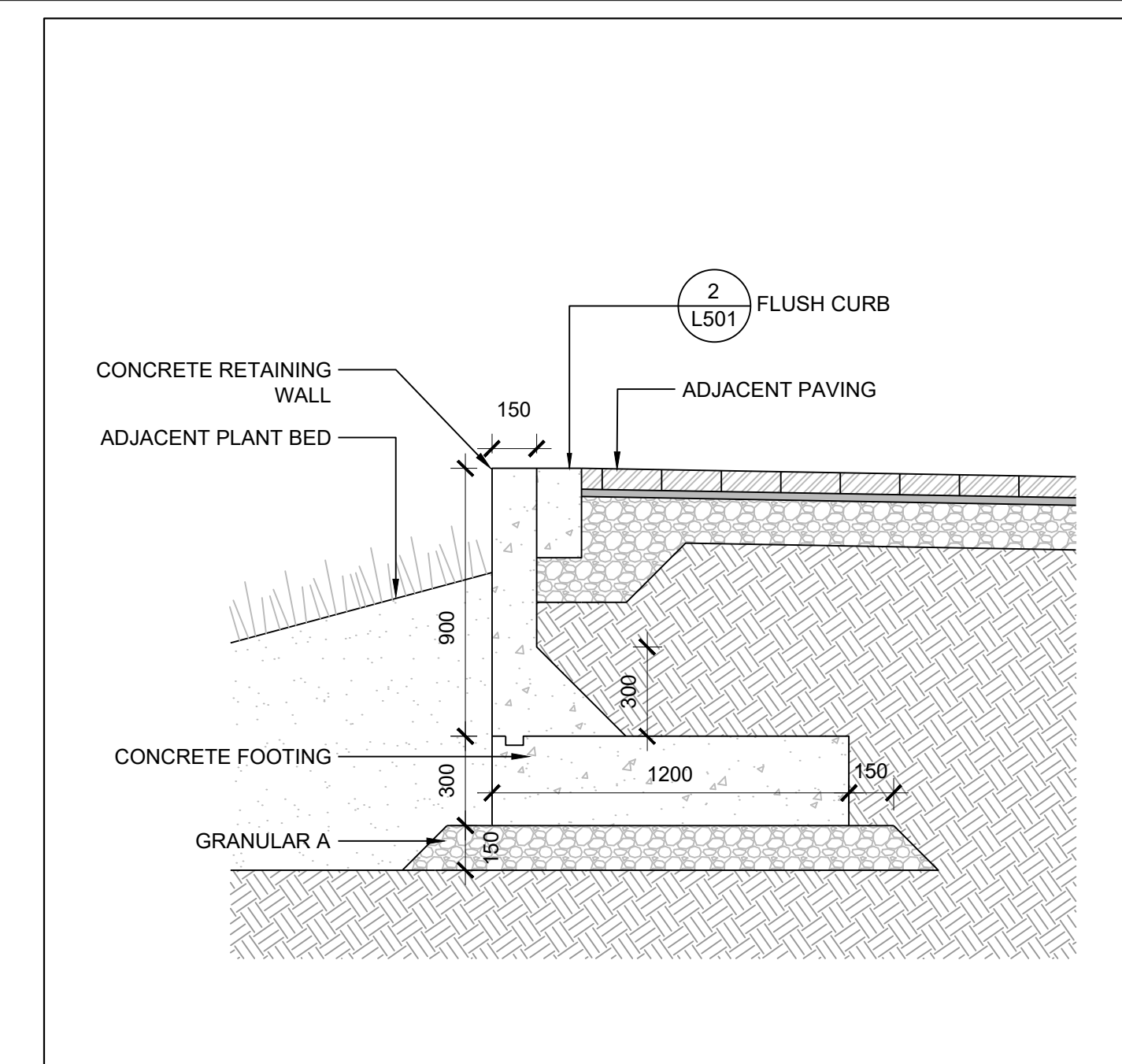
1 RAISED CURB
SCALE: 1:10



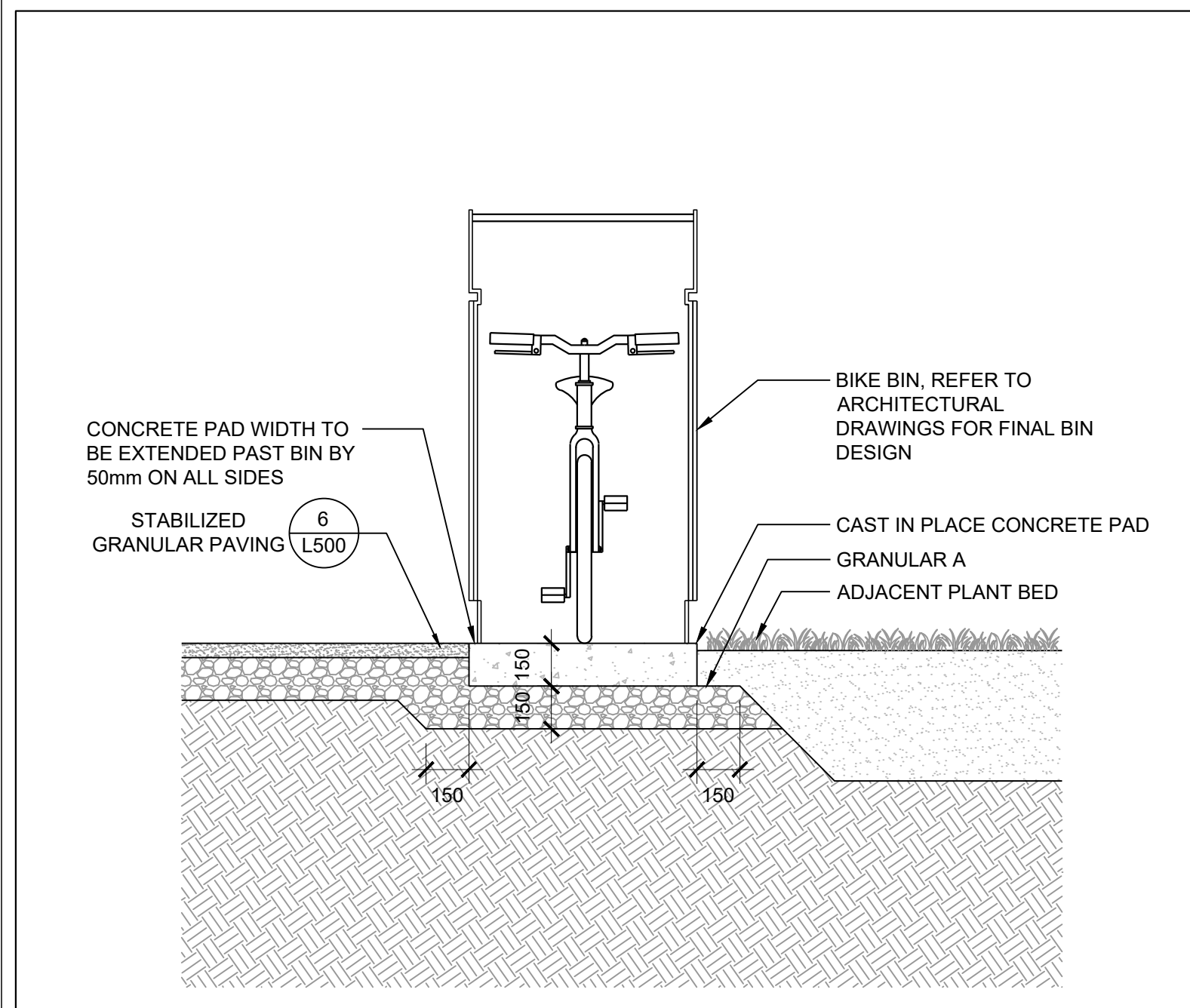
2 FLUSH CURB
SCALE: 1:10



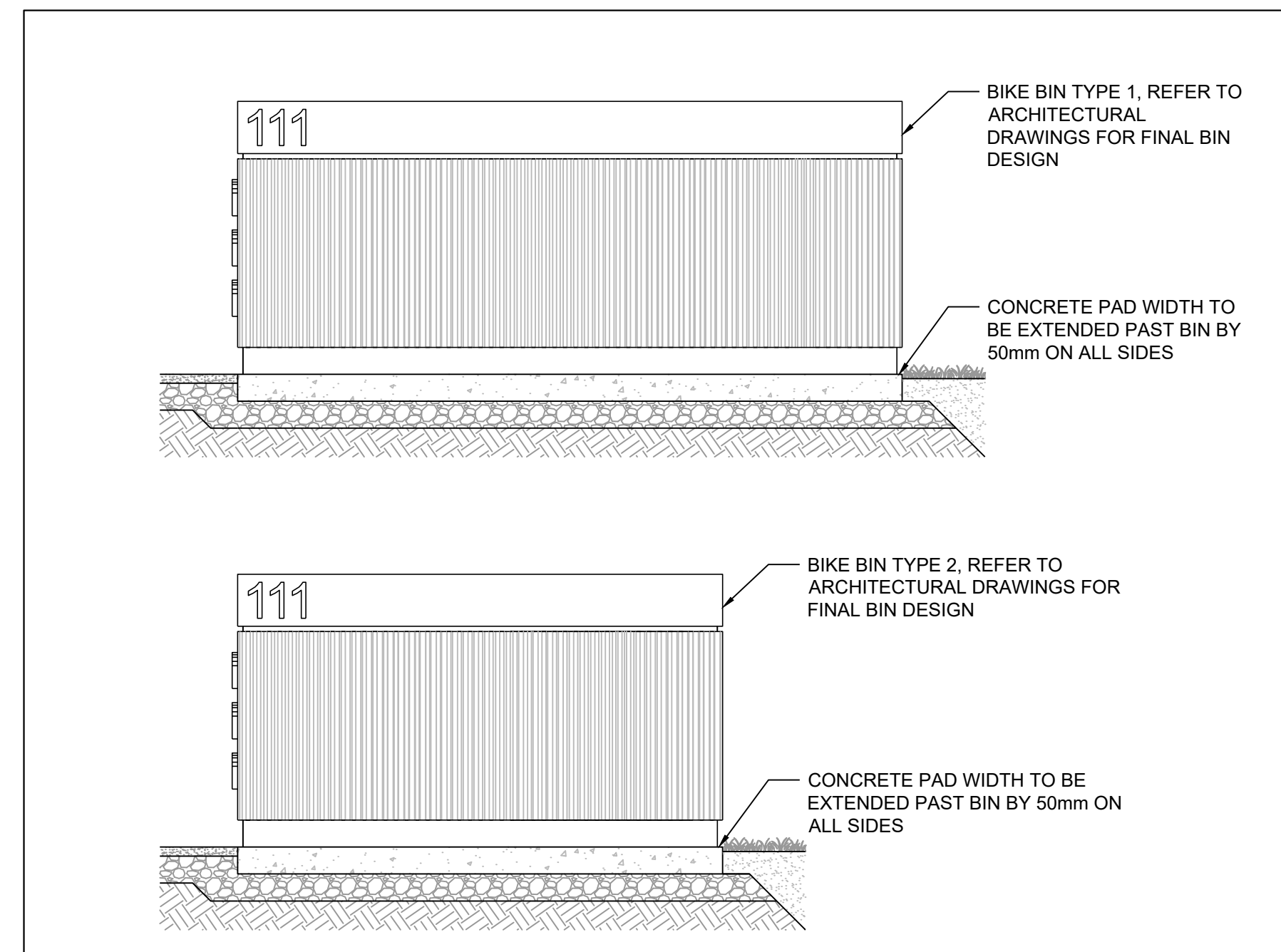
3 1.22m HIGH BLACK CHAIN LINK FENCE
SCALE: NTS



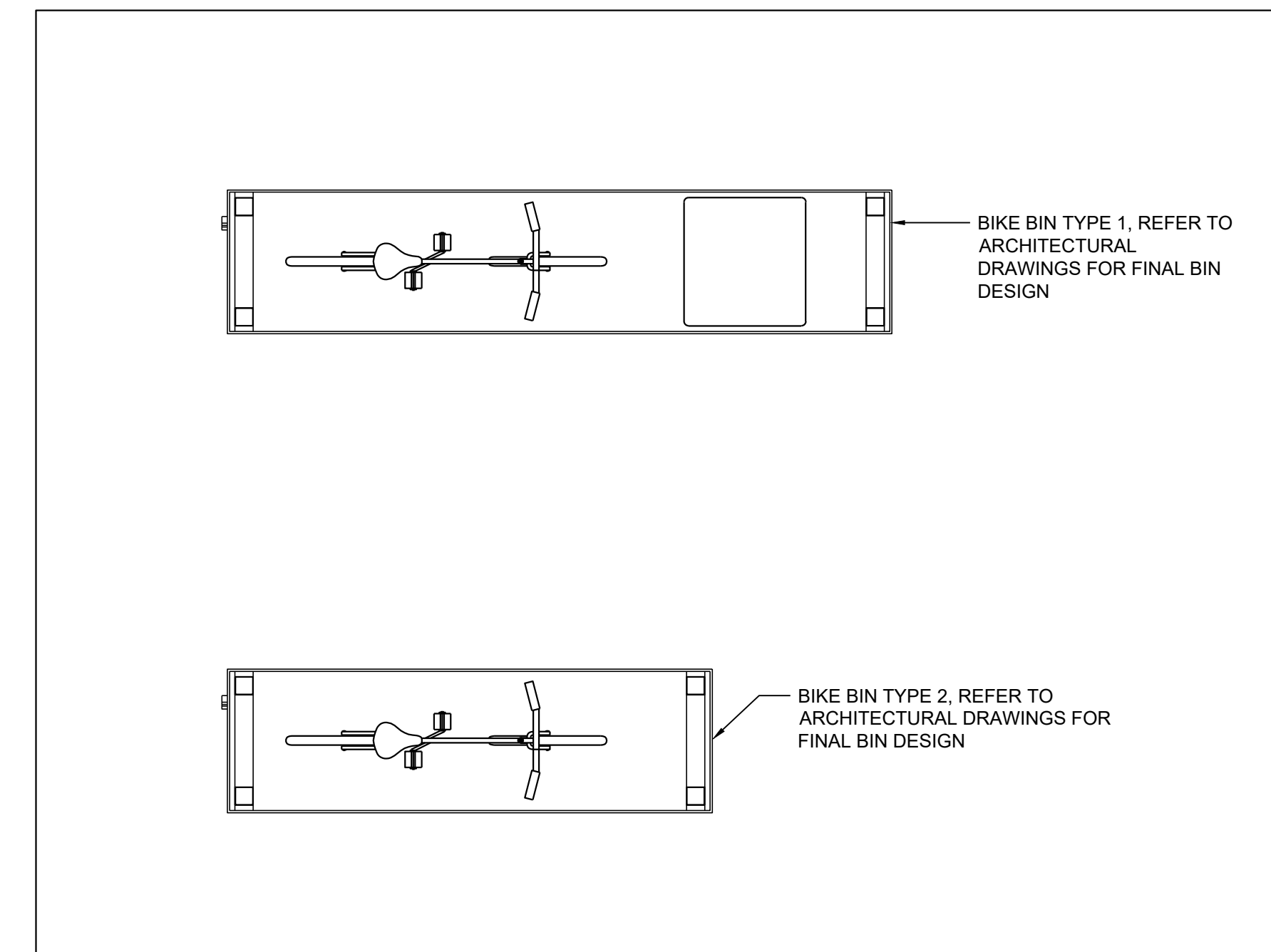
4 RETAINING WALL
SCALE: 1:20



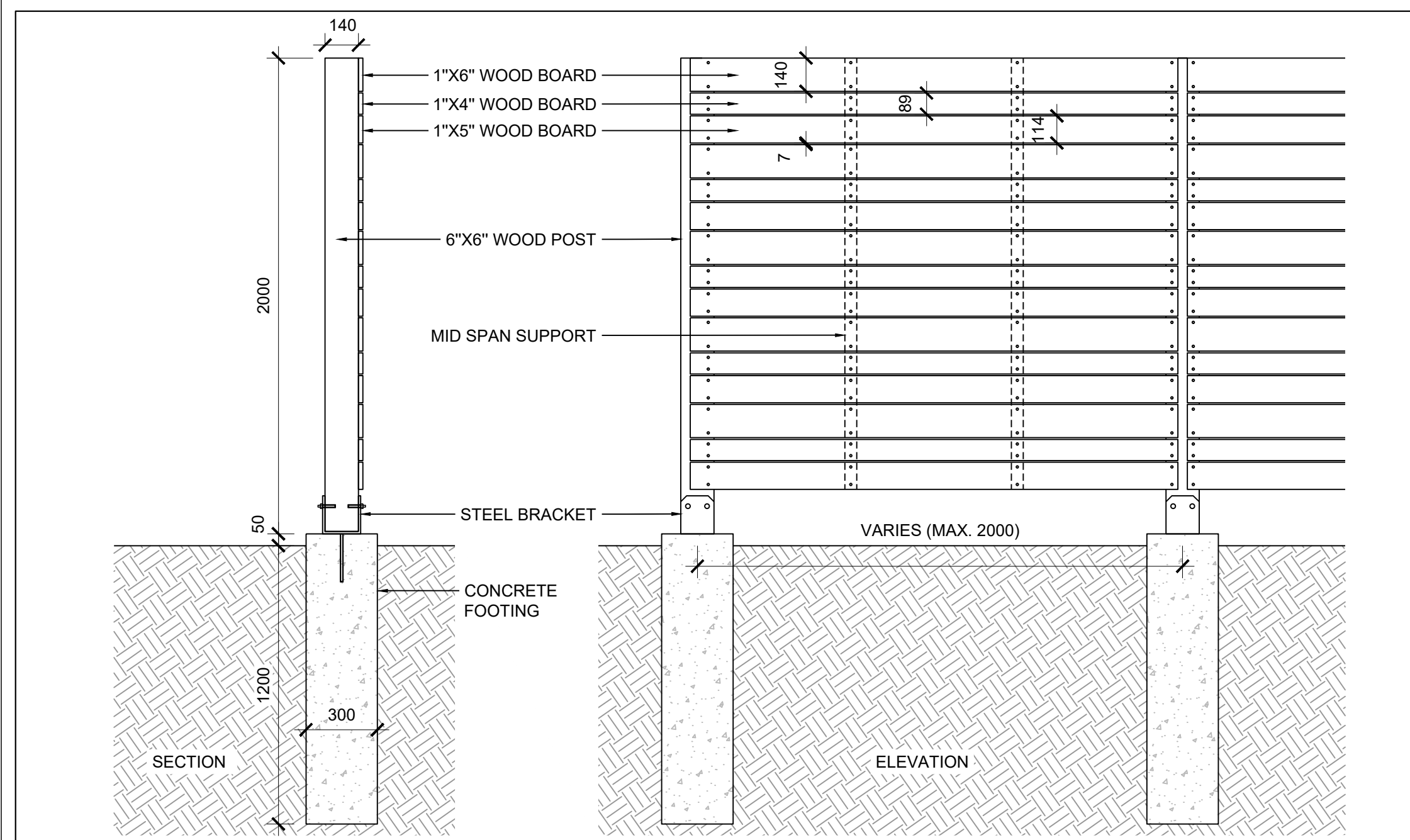
5 BIKE BIN - SECTION
SCALE: 1:20



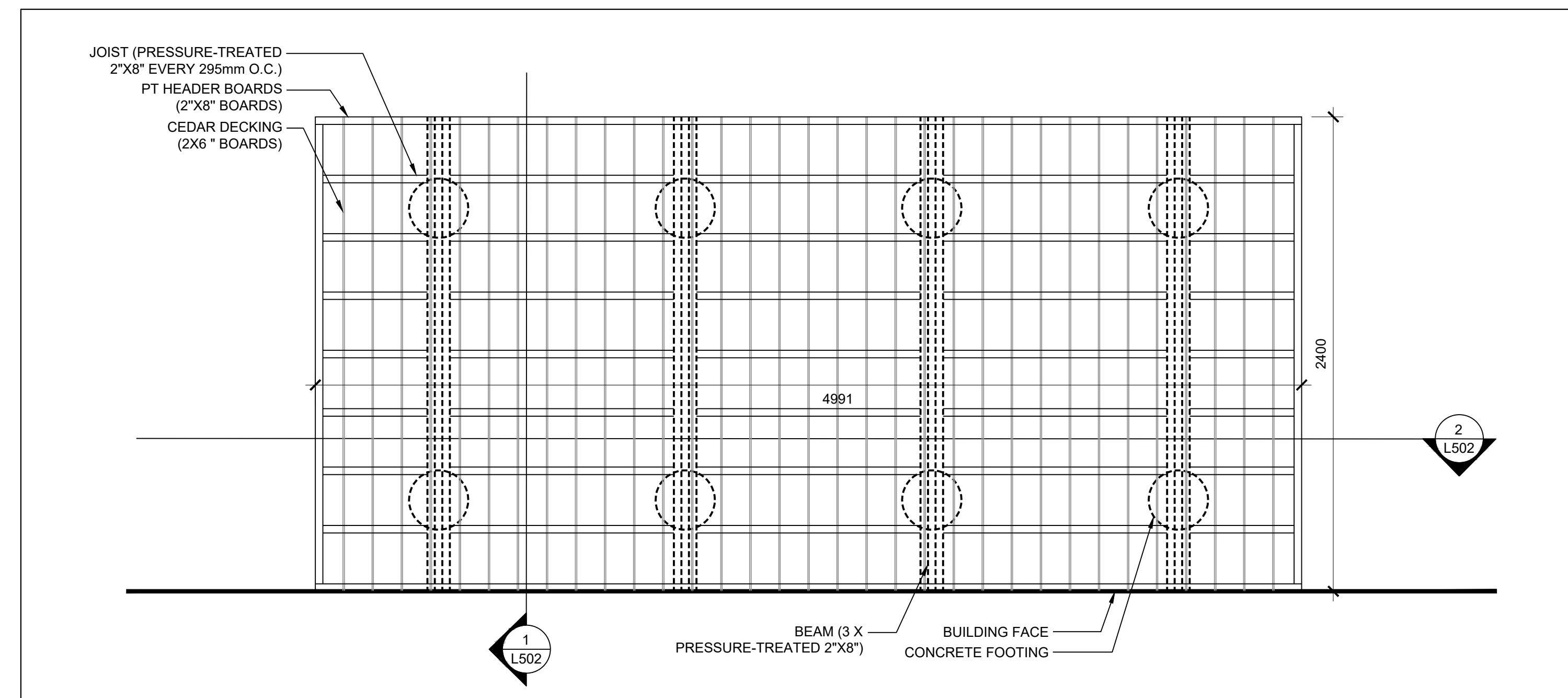
6 BIKE BIN - ELEVATION
SCALE: 1:30



7 BIKE BIN - PLAN
SCALE: 1:30



8 BOARD FENCE
SCALE: 1:20



9 WOOD DECK - PLAN
SCALE: 1:20

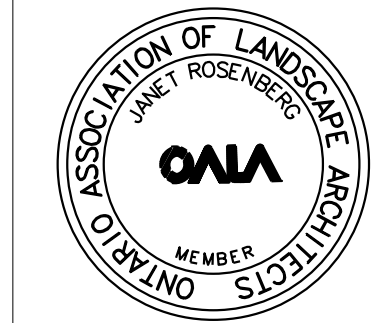
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LEGEND

ISSUE

- | | | |
|---|------------|----------------------|
| 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 |



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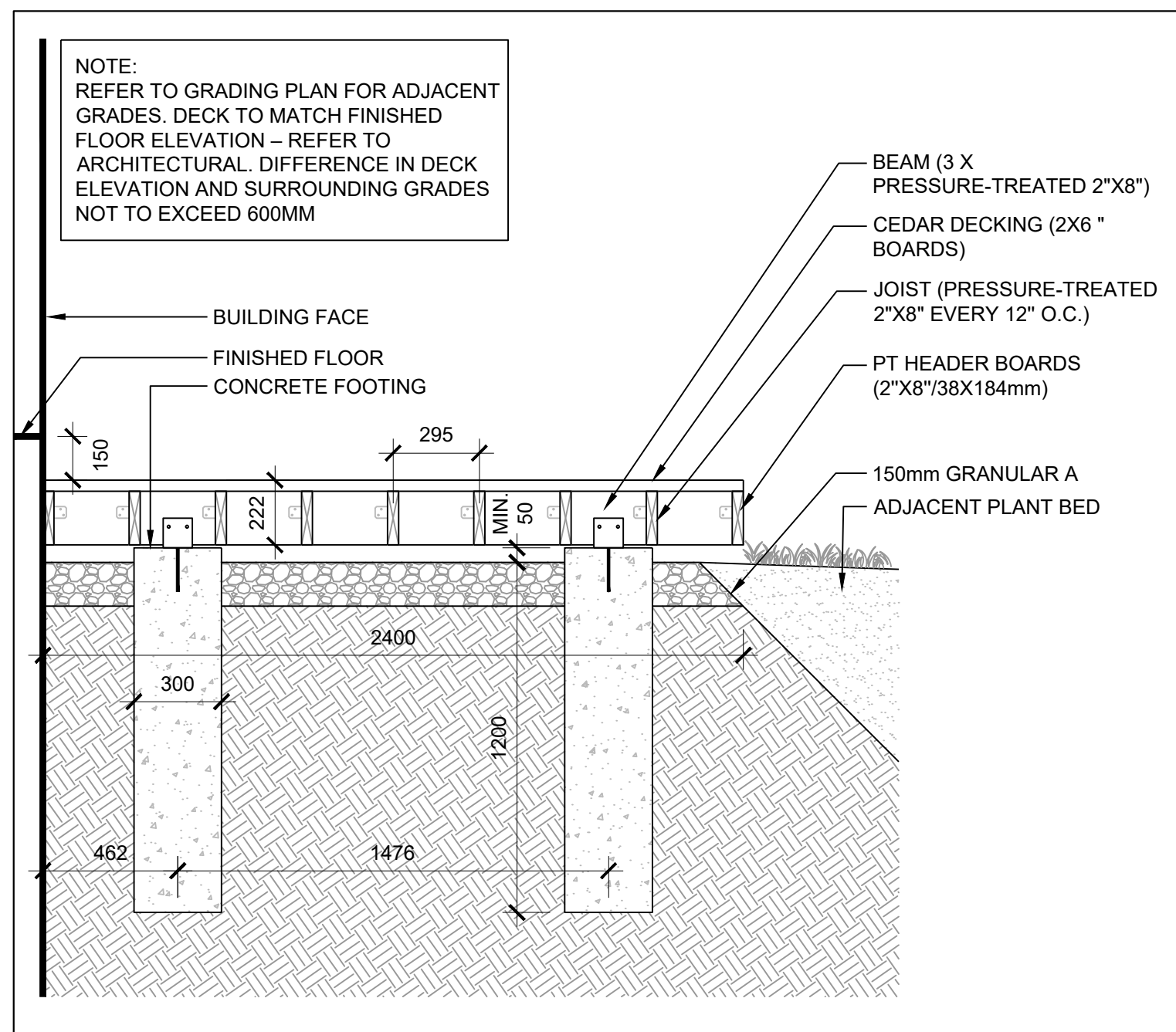
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360 KENNEDY LANE EAST, OTTAWA, ONTARIO

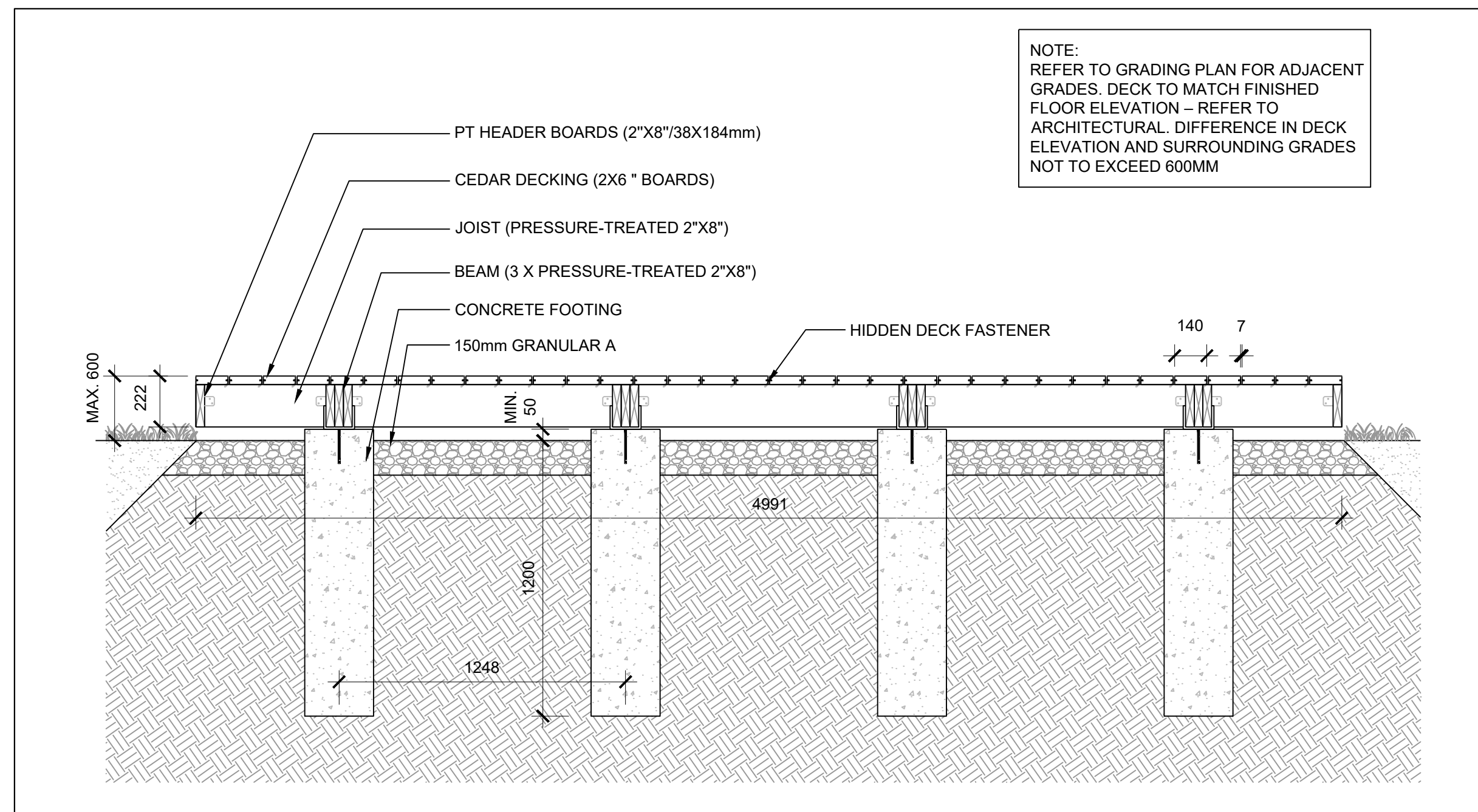
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CITY FILE #D07-12-22-0002

SCALE: VARIES
DRAWN: RM
CHECKED: WS
PROJECT NUMBER: 21-029
DRAWING DATE: 2021-09-30

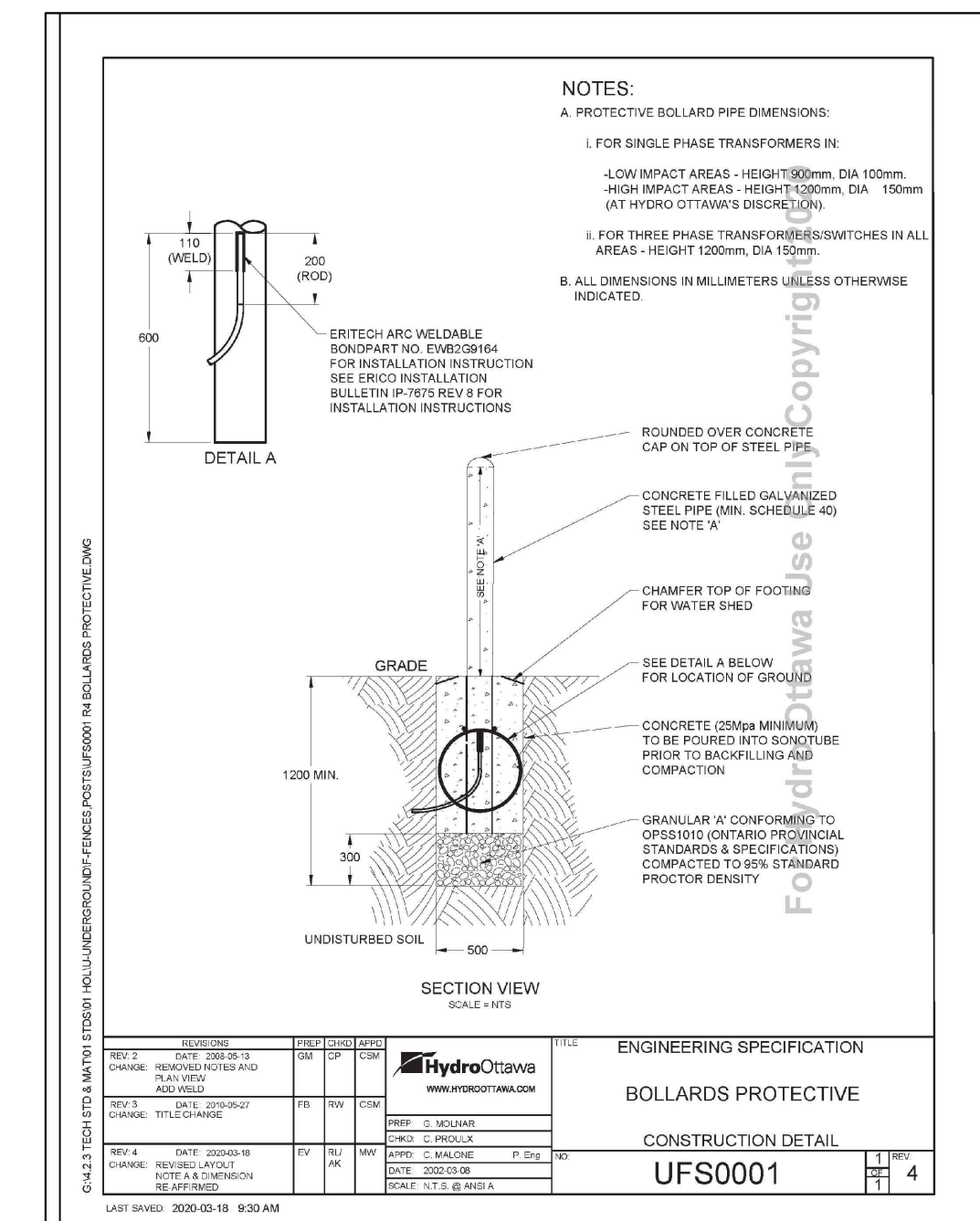
L501



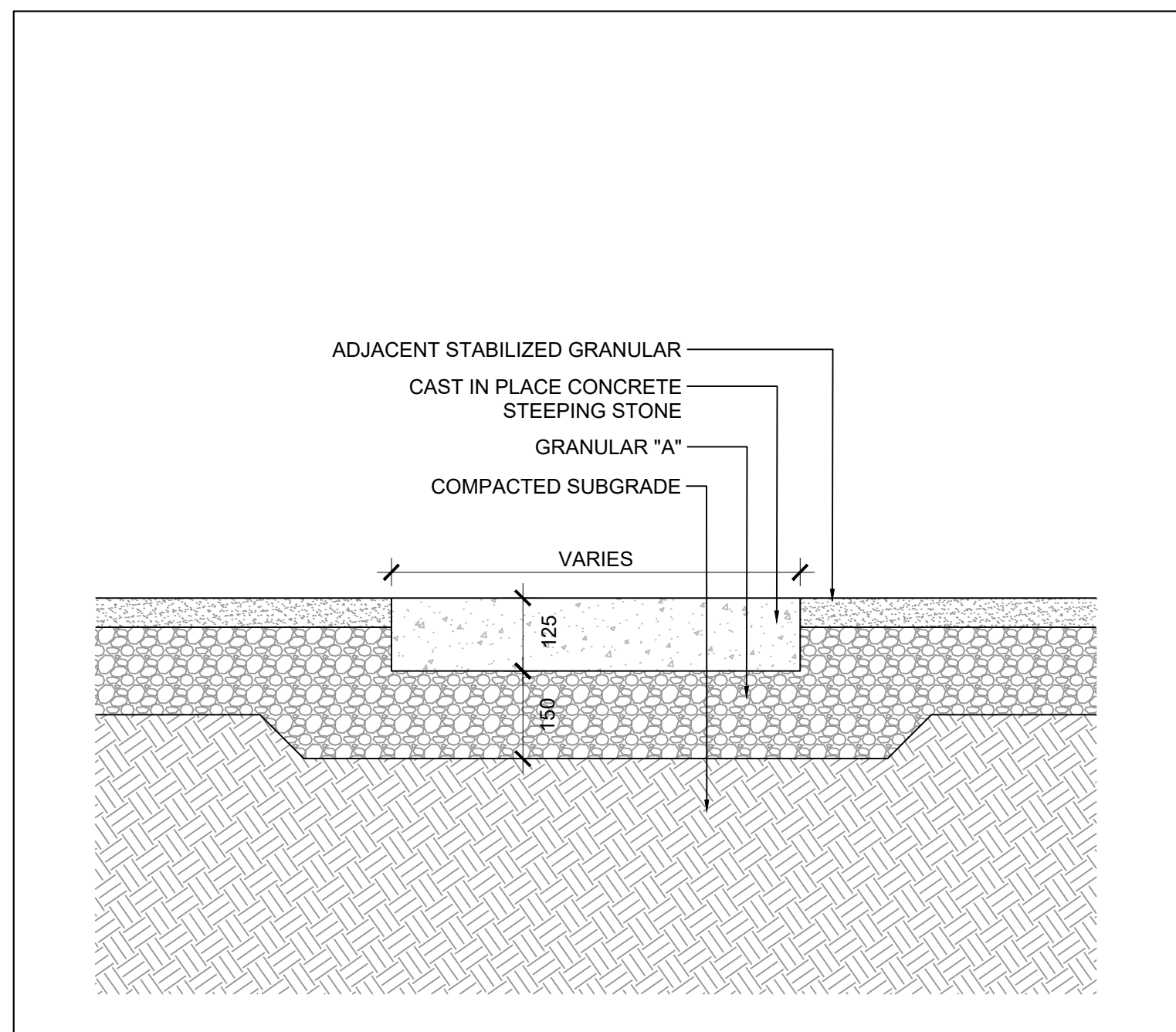
1 WOOD DECK - SECTION
SCALE: 1 : 20



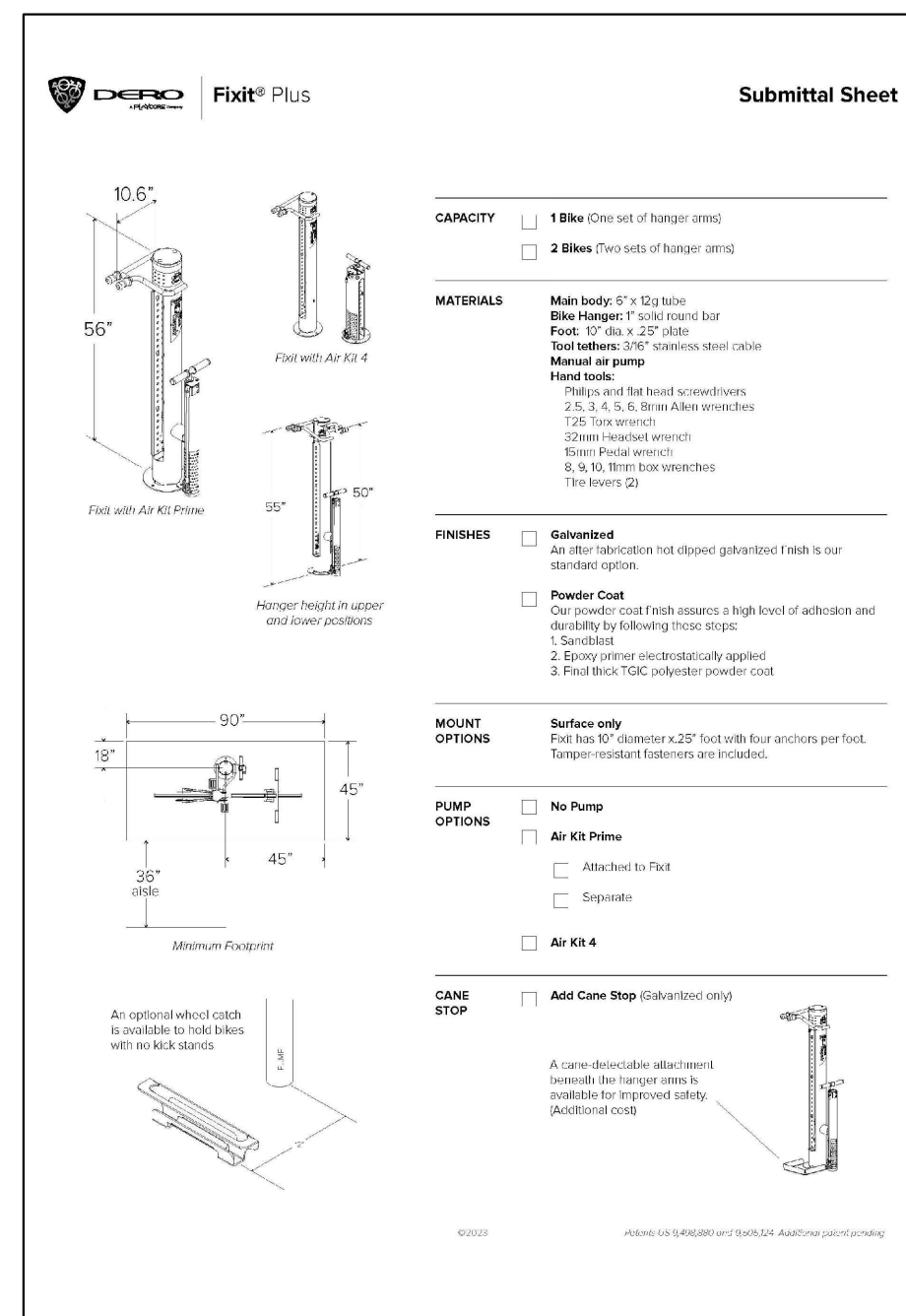
2 WOOD DECK - SECTION
SCALE: 1 : 20



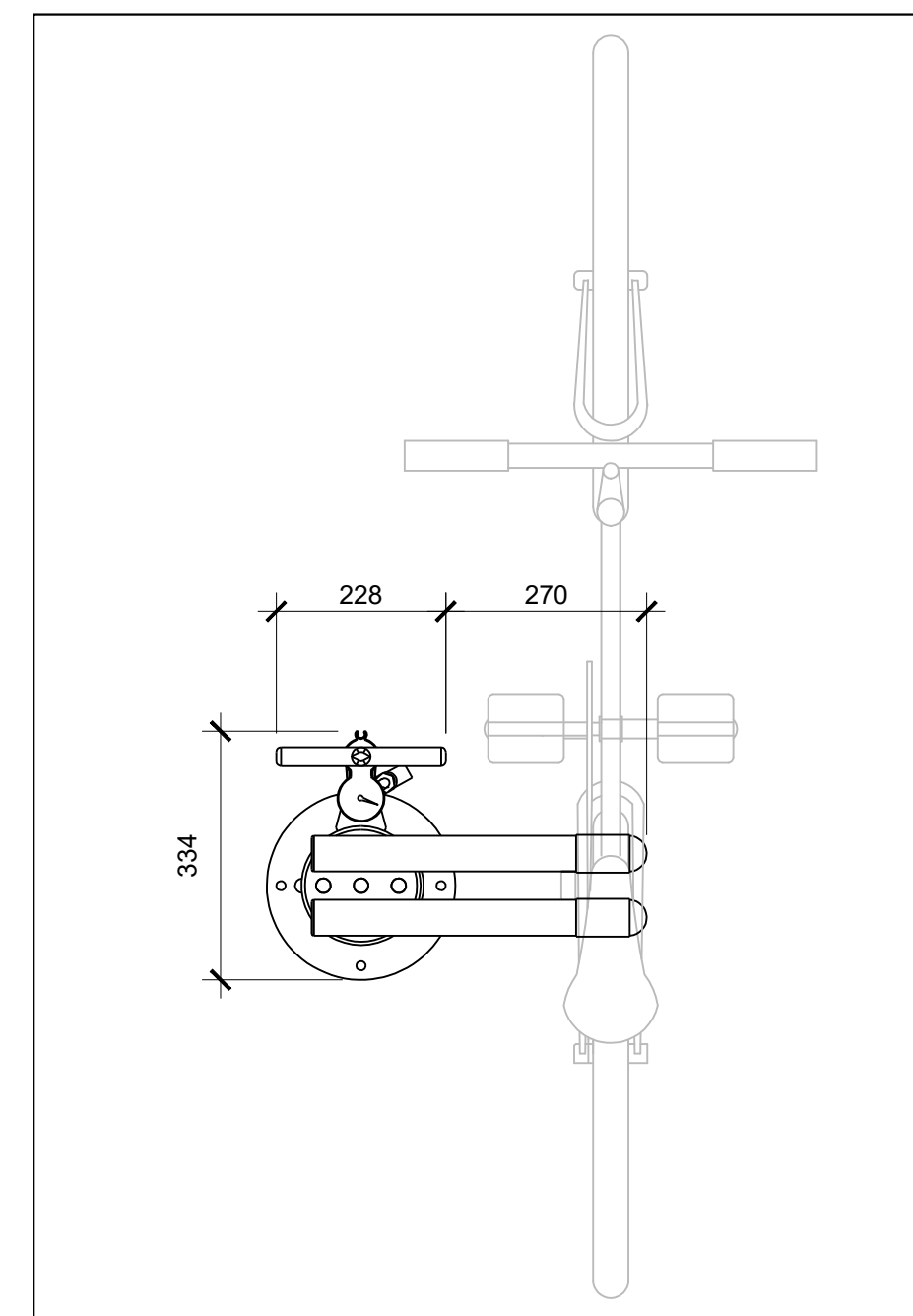
3 PROTECTIVE BOLLARD
SCALE: NTS



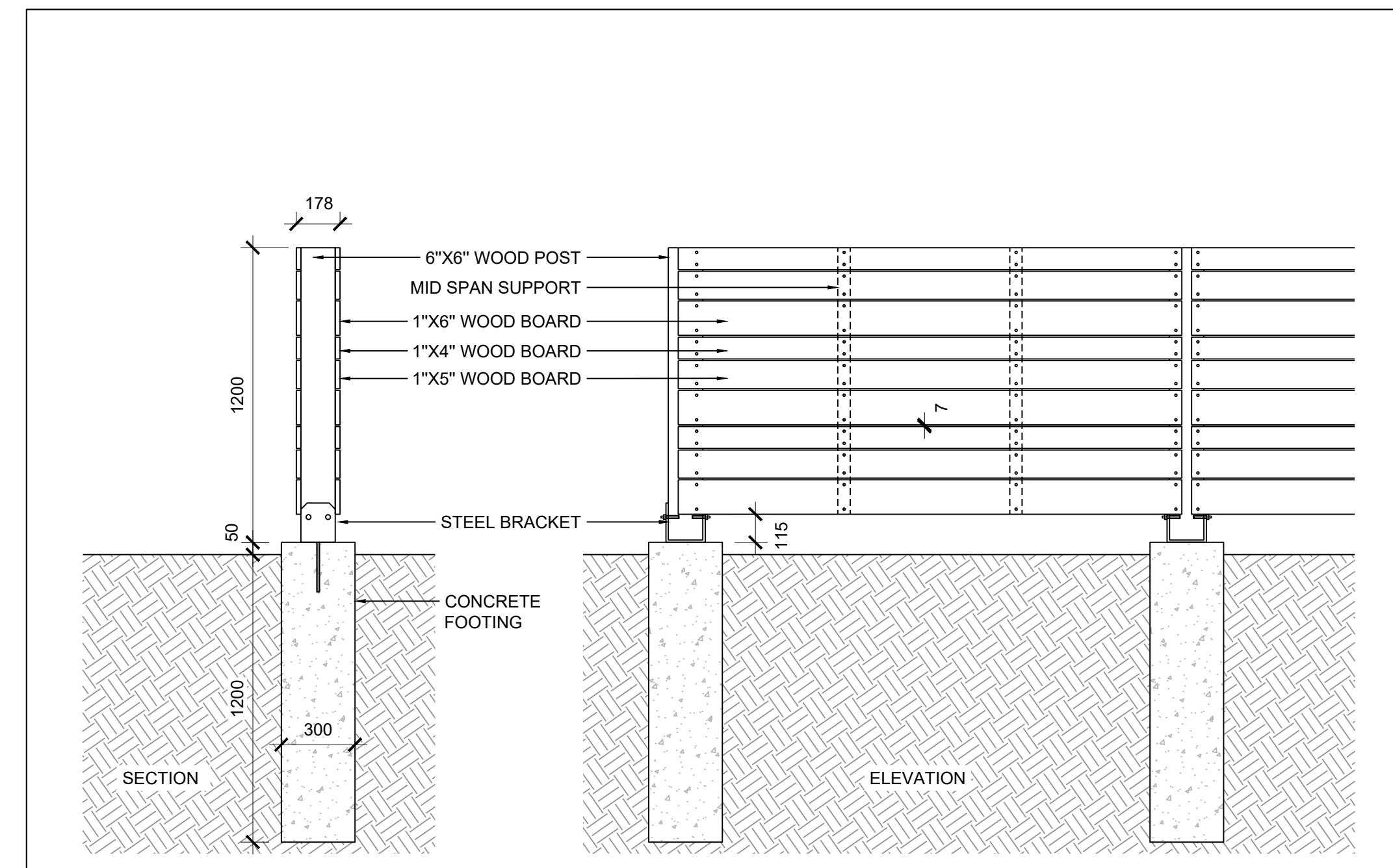
4 STEPPING STONE
SCALE: 1 : 10



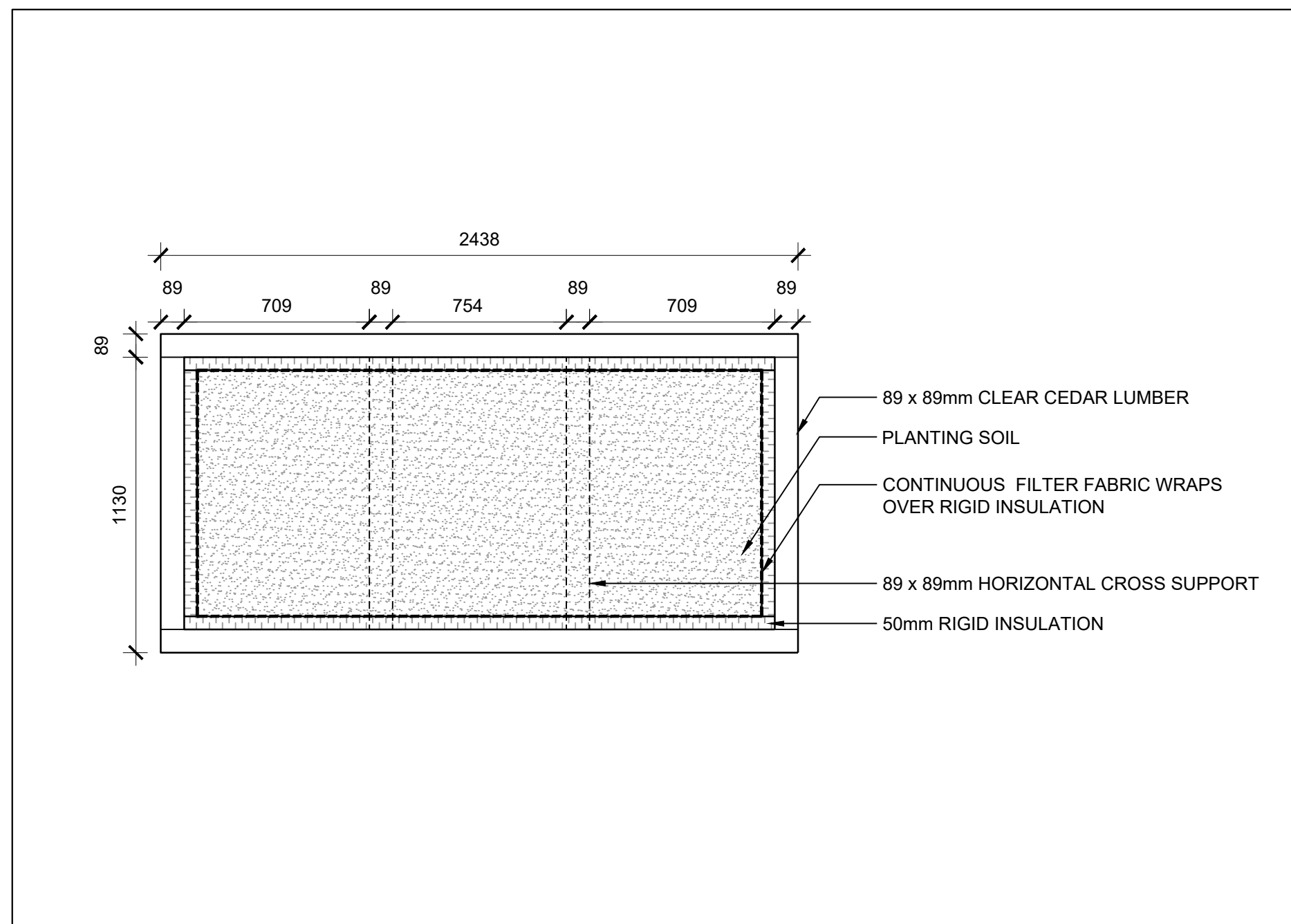
5 BIKE REPAIR STATION
SCALE: NTS



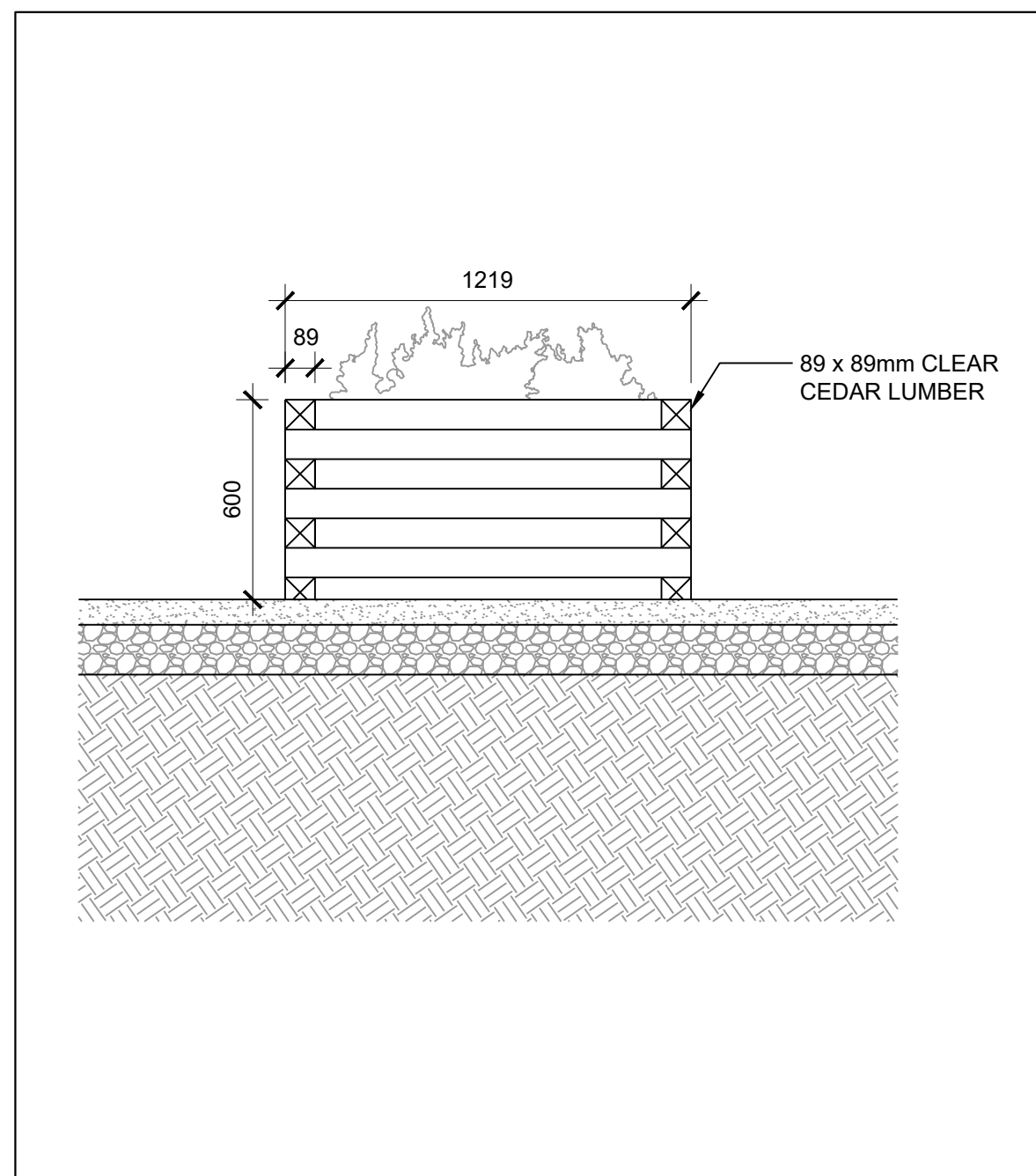
6 BIKE REPAIR STATION PLAN
SCALE: 1 : 10



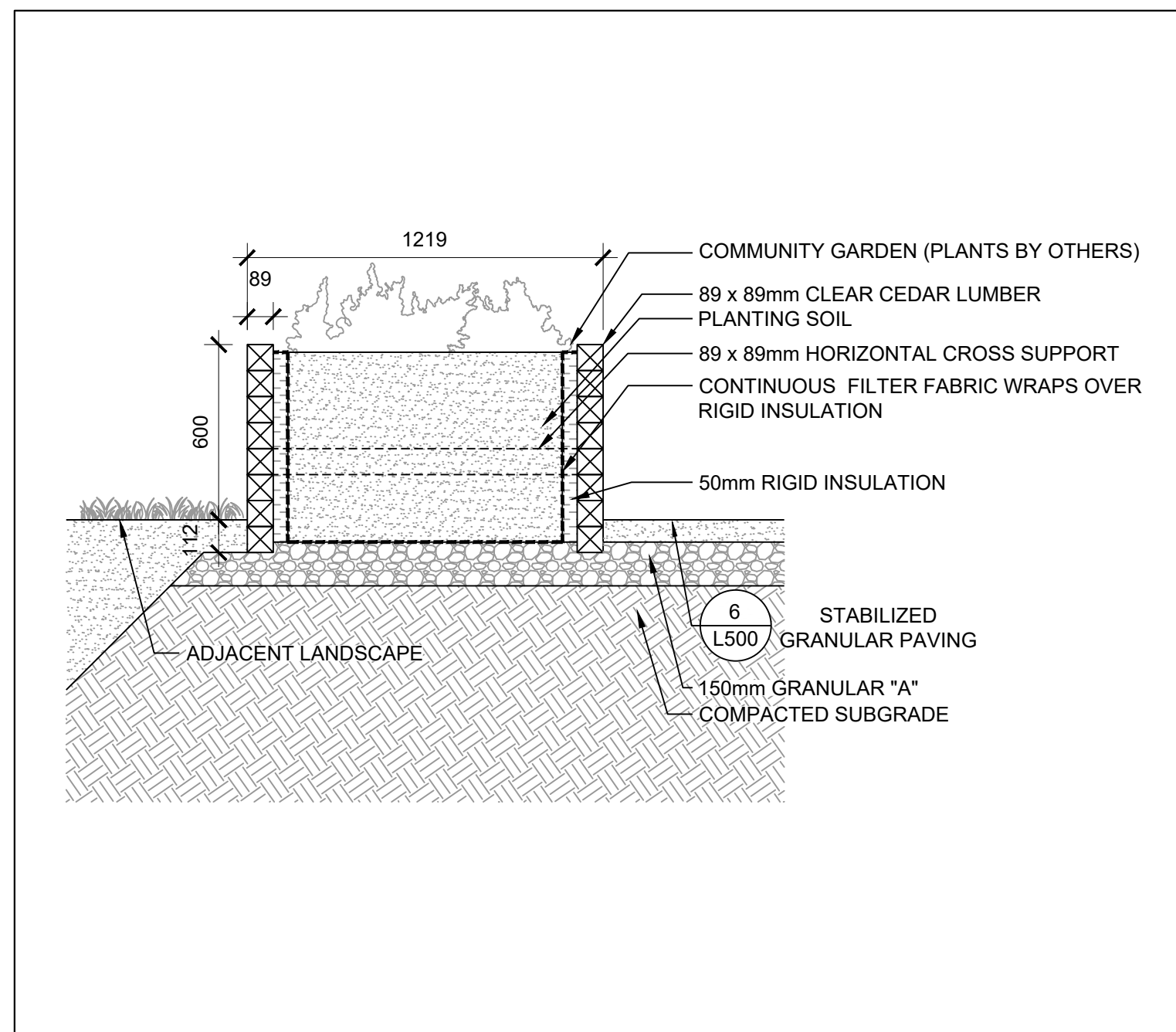
7 1.2m SCREEN
SCALE: 1 : 20



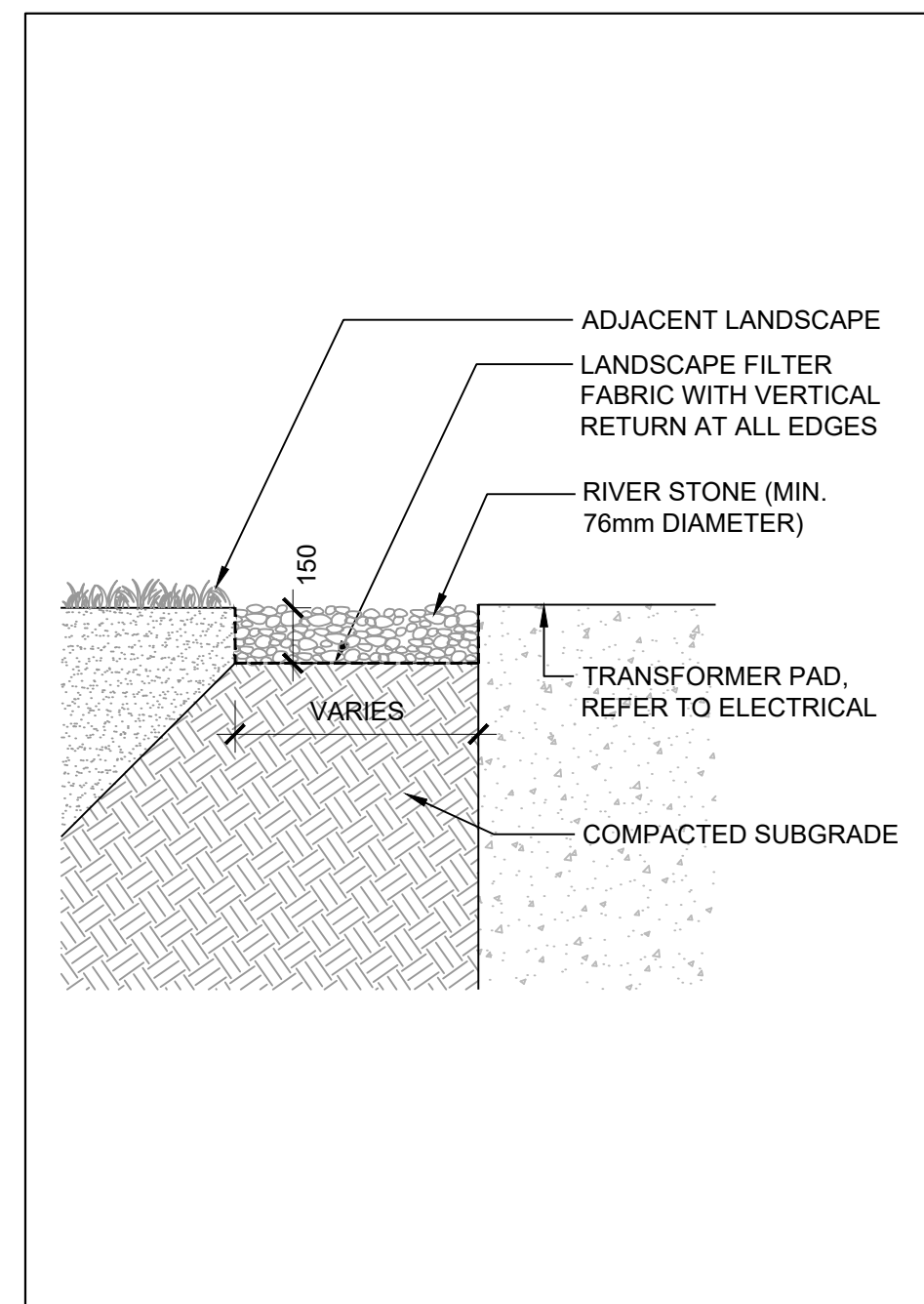
8 RAISED PLANTER BOX - PLAN
SCALE: 1 : 20



9 RAISED PLANTER BOX - ELEVATION
SCALE: 1 : 20



10 RAISED PLANTER BOX - SECTION
SCALE: 1 : 20



11 RIVERSTONE
SCALE: 1 : 20

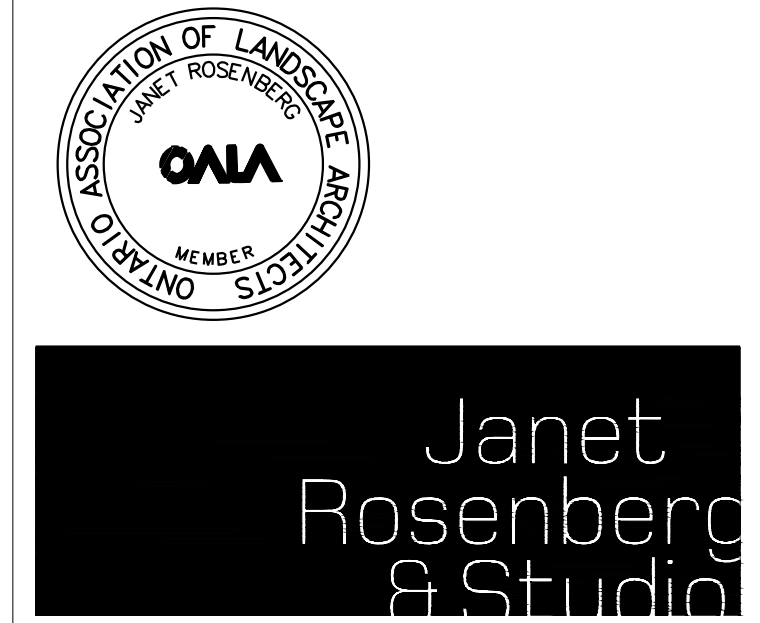
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LEGEND

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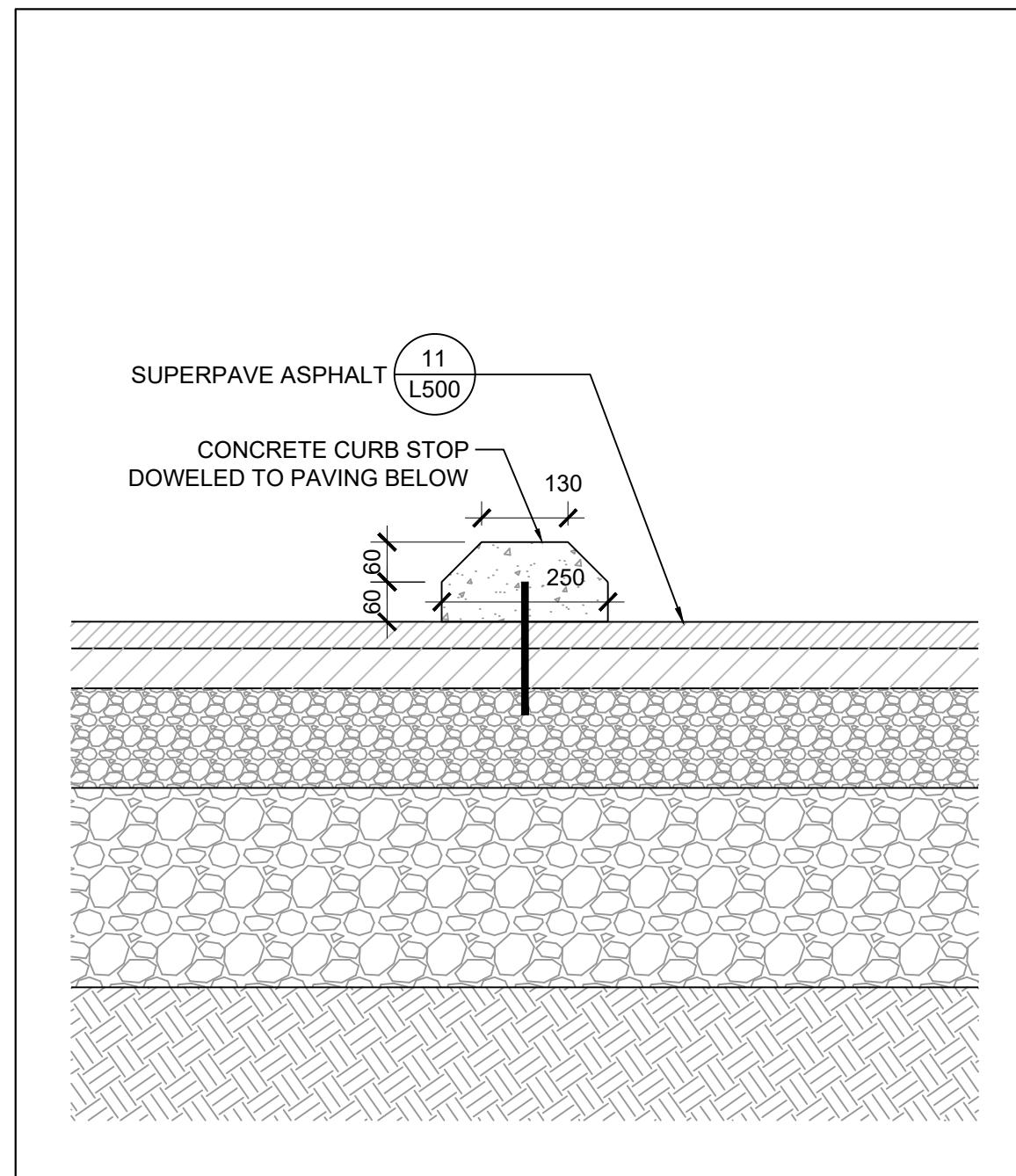
QUEENSWOOD COMMONS

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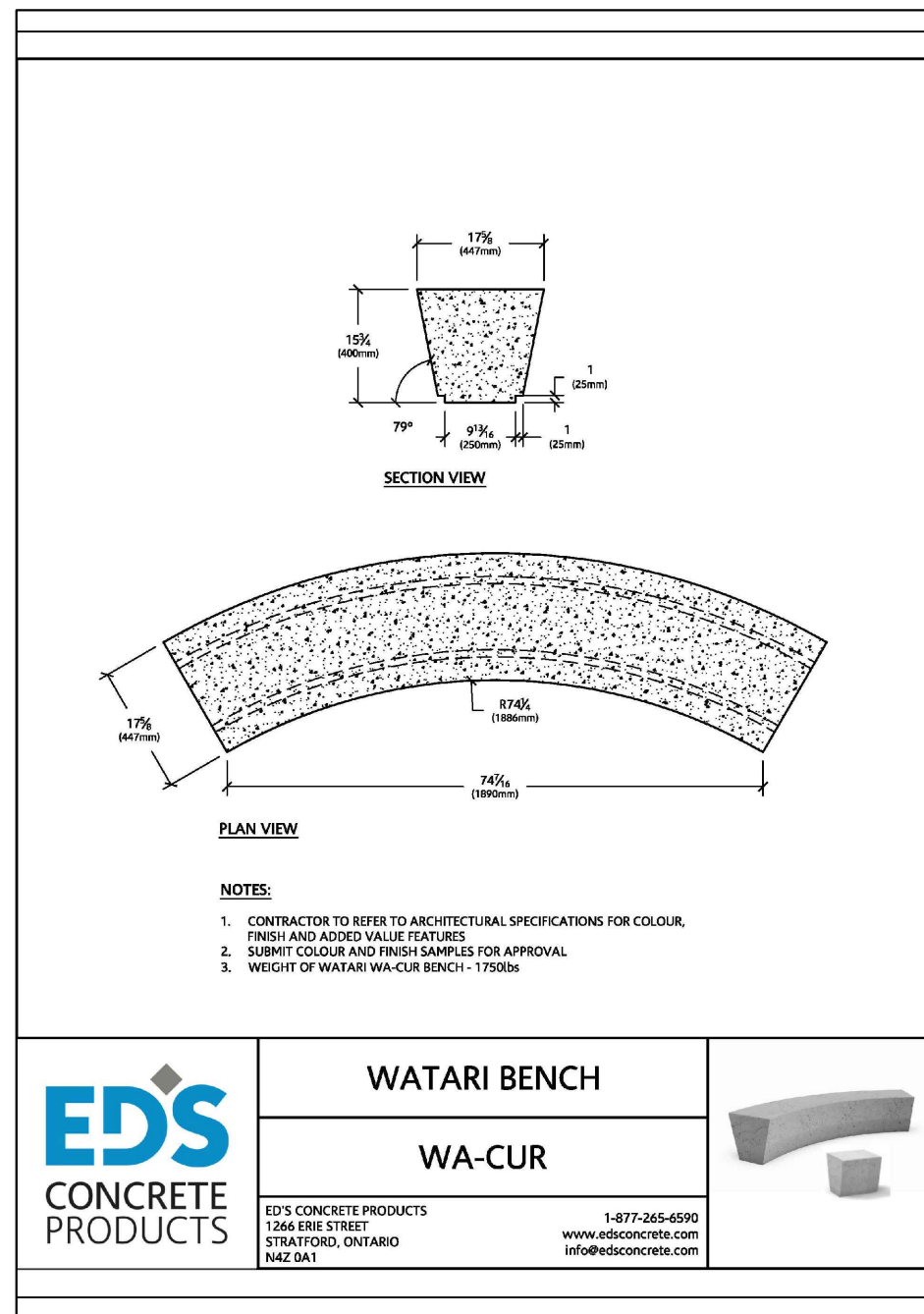
LANDSCAPE DETAILS
CITY FILE #D07-12-22-0002

SCALE: VARIES
DRAWN: RM
CHECKED: WS
PROJECT NUMBER: 21-029
DRAWING DATE: 2021-09-30

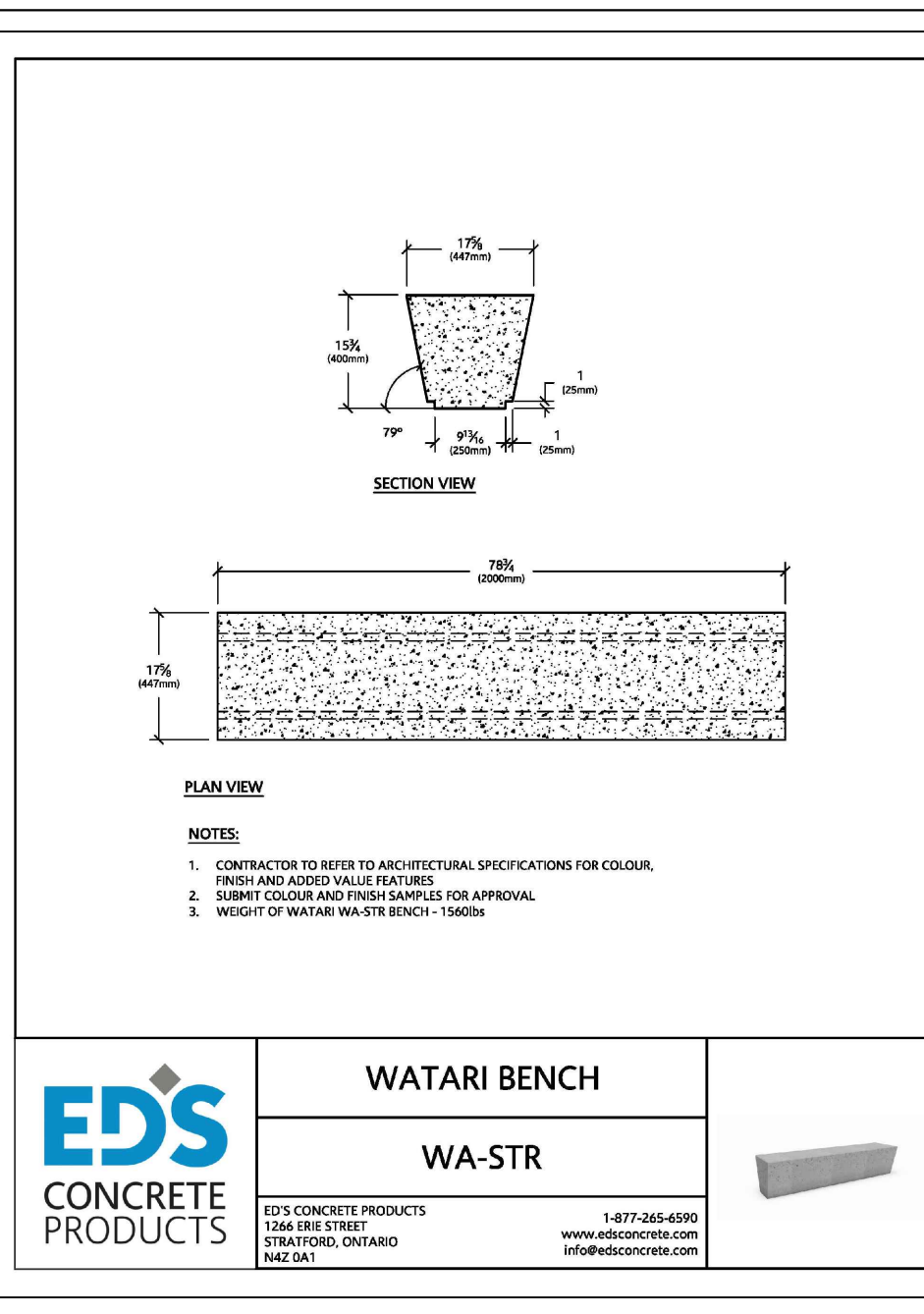
L502



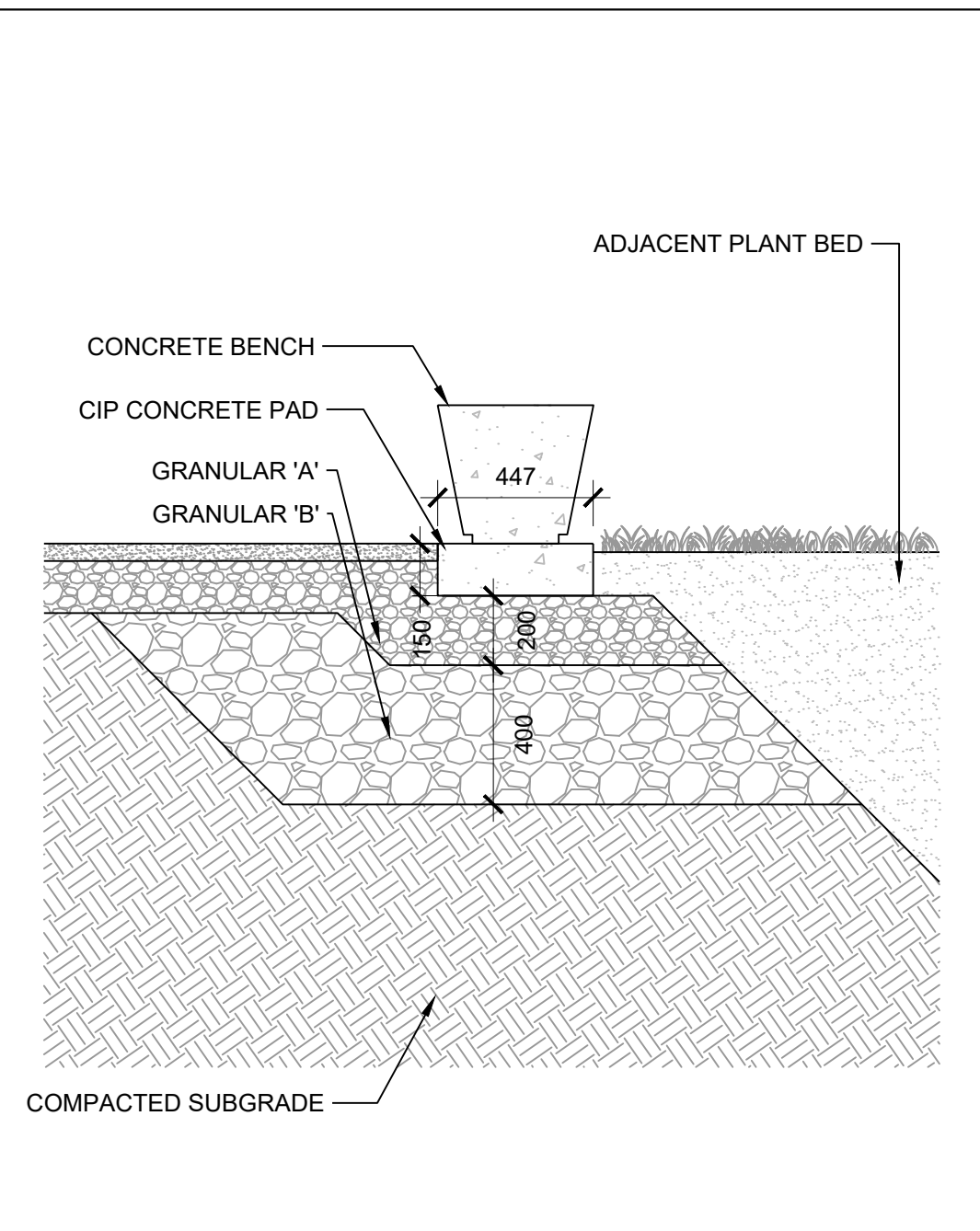
1 CURB STOP
SCALE: 1 : 10



2 CONCRETE BENCH
SCALE: NTS



2 CONCRETE BENCH
SCALE: NTS



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ISSUE

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|---|---------------------------------|
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LANDSCAPE DETAILS
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L503