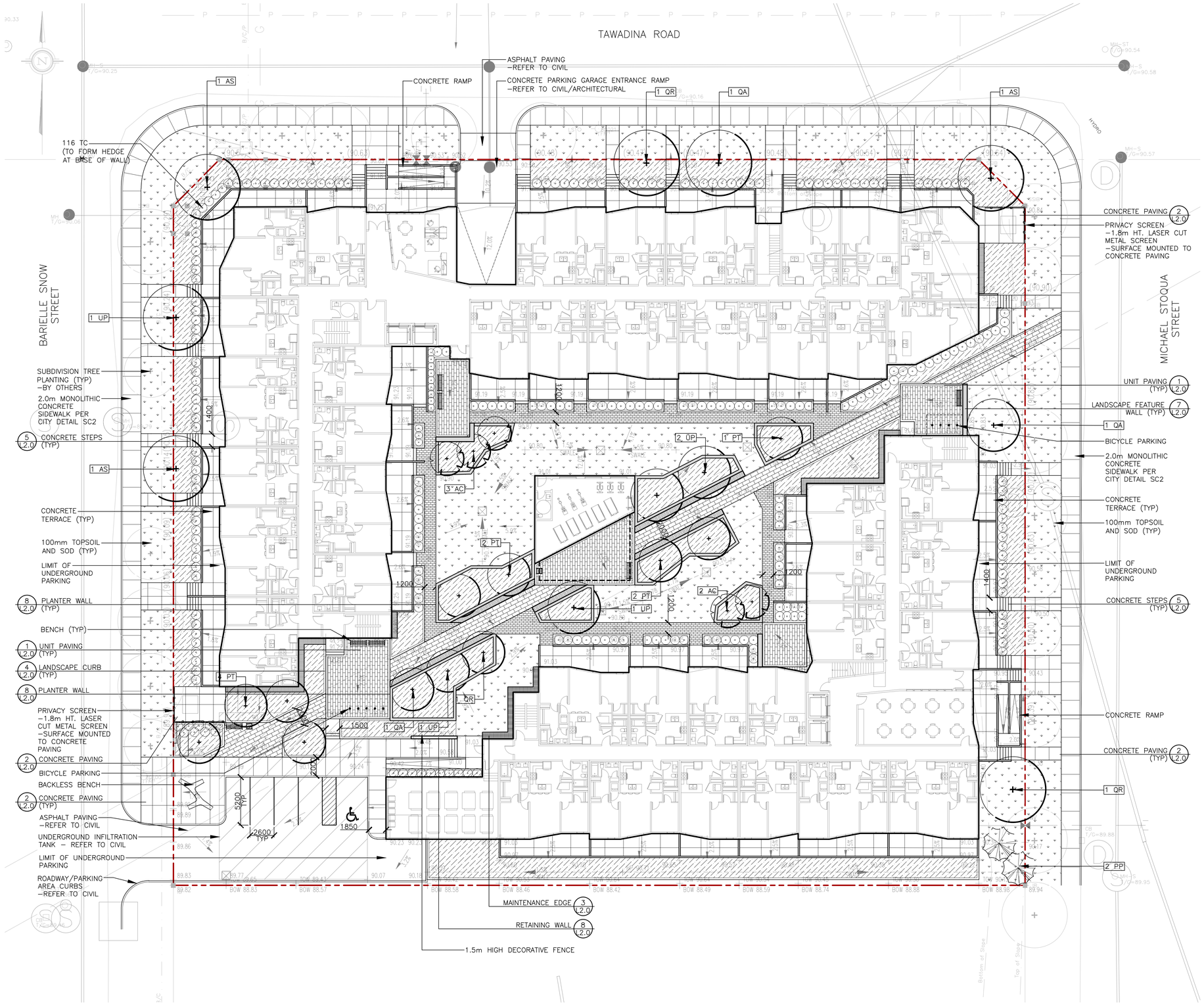

1:200

0 2 5 10 25 50 Meters

LEGEND:

- PROPERTY LINE
- TREES TO BE PLANTED BY OTHERS
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- TOPSOIL AND SOD
- SHRUB/PERENNIAL PLANTING
- UNIT PAVING
- CONCRETE PAVING
- PLANTER WALL
- PLANTER WALL WITH BENCH
- LANDSCAPE FEATURE WALL
- BACKED BENCH WITH ARMRESTS
- BACKLESS BENCH
- BICYCLE RACK
- OVERHEAD SHADE STRUCTURE
- MODULAR METAL PLANTER
- MULTI–PURPOSE SPACE

NOTES:

1. THERE ARE NO EXISTING TREES ON THE SITE.

CSW

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
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QB PLANNING & DESIGN
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IBI GROUP
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CSW LANDSCAPE ARCHITECTS LTD.
JERRY CORUSH
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BEN PASCOLO-NEVEU
613.225.1311 ext.64074

ENVIRONMENTAL
GRADIENT WIND ENGINEERING
JOSHUA FOSTER
613.836.0634

RELEASES

NO.	DESCRIPTION	DATE
05	REISSUED FOR SPC	04.09.24
04	REISSUED FOR SPC	09.07.24
03	REVISED FOR SPC	09.14.23
02	ISSUED FOR SPC	02.28.23
01	ISSUED FOR CLC	10.24.22

PROJECT NAME

1050 TAWADINA RD
WATERIDGE

MUNICIPAL ADDRESS

1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.

22.01.W.U.
CSW PROJECT NO. 2129-01

DRAWN:	CHECKED:
LM/SW	JC

DATE:	SCALE:
22.01.14	AS NOTED

DRAWING TITLE

GROUND FLOOR
LANDSCAPE PLAN

DRAWING NUMBER

L1.0

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

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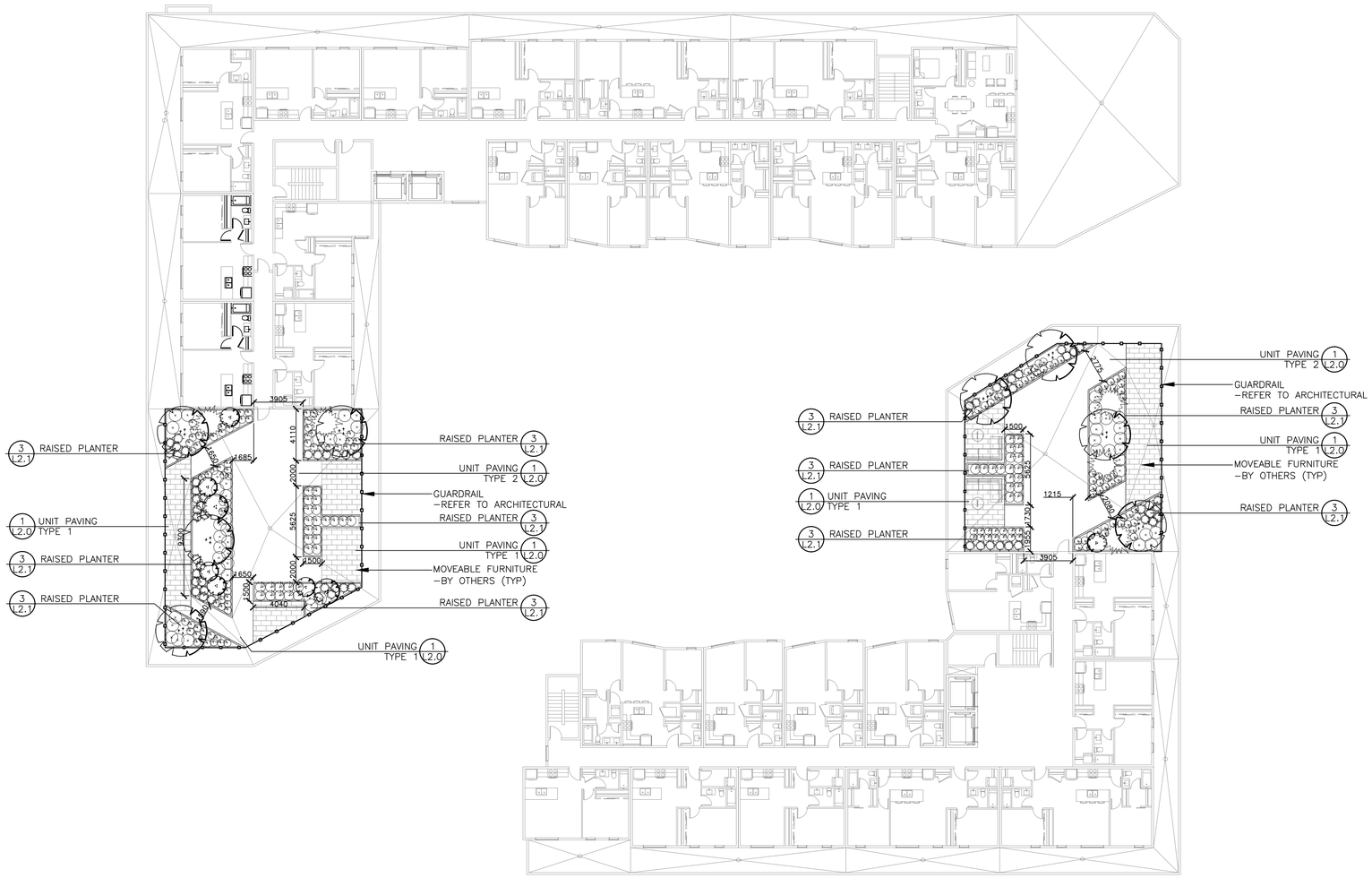
#18332



1:200

0 2 5 10 25 50 Meters

LEGEND:

- PROPERTY LINE
- TREES TO BE PLANTED BY OTHERS
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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
OALA
MEMBER

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NO.	DESCRIPTION	DATE
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01	ISSUED FOR D.C	10.24.22

PROJECT NAME

1050 TAWADINA RD
WATERIDGE

MUNICIPAL ADDRESS

1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS

PART OF BLOCK 11
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.

22.01.W.U.
CSW PROJECT NO. 2129-01

DRAWN	CHECKED
LM/SW	JC
DATE	SCALE
22.01.14	AS NOTED

DRAWING TITLE

4TH FLOOR AMENITIES
LANDSCAPE PLAN

DRAWING NUMBER

L1.1

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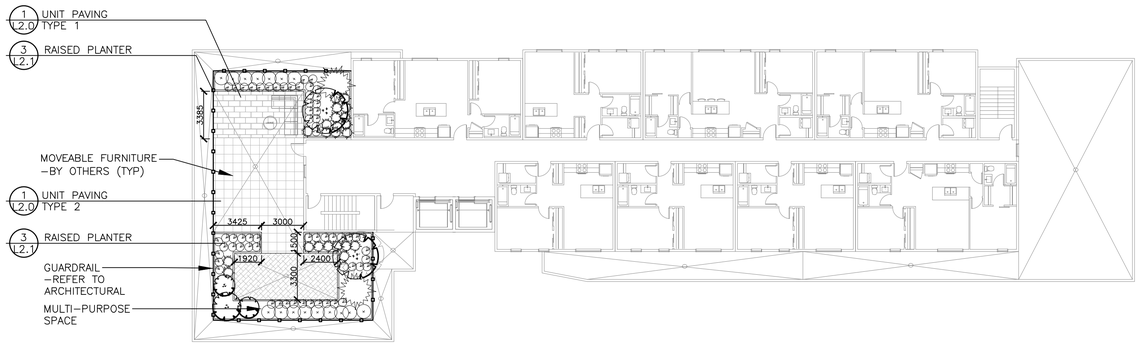
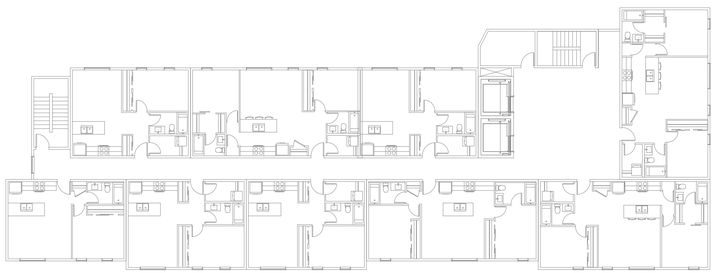
2021-0.DWG
#1832





LEGEND:

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1:200

0 2 5 10 25 50 Meters

CSW

PROJECT TEAM

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01	ISSUED FOR CLC	10.24.22

PROJECT NAME

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MUNICIPAL ADDRESS

1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS

PART OF BLOCK 11
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.

22.01.W.U.
CSW PROJECT NO. 2129-01

DRAWN	CHECKED
LM/SW	JC

DATE	SCALE
22.01.14	AS NOTED

DRAWING TITLE

7TH FLOOR AMENITIES
LANDSCAPE PLAN

DRAWING NUMBER

L1.2

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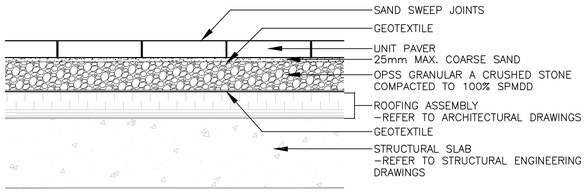
VDT-TO-A003

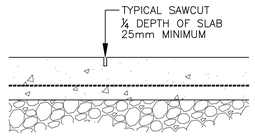
#16332



1 UNIT PAVING

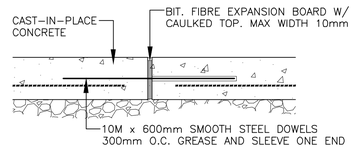
1:10

CONTROL JOINT (CJ)

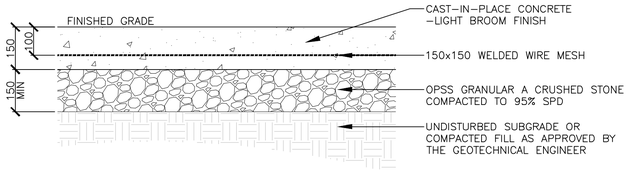


NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. SAWCUT WITHIN 48 HOURS OF POUR
3. NO TOOLED EDGES

EXPANSION JOINT (EJ)

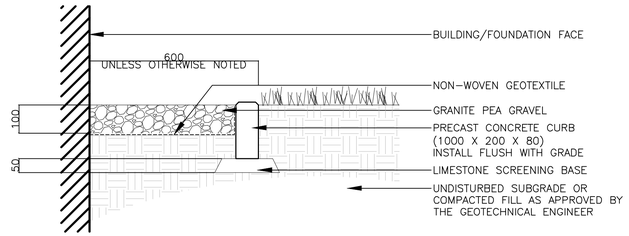


NOTES :
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. ALL STEEL DOWELS TO BE EPOXY – COATED
3. NO TOOLED EDGES



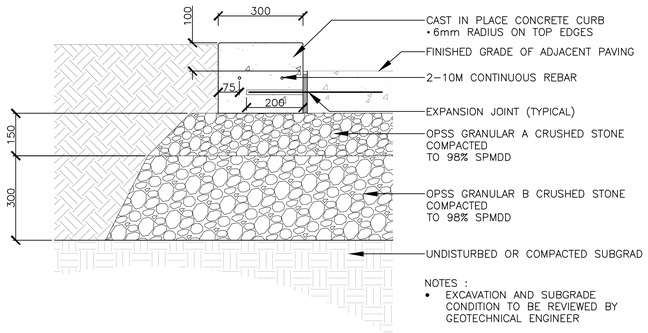
2 CONCRETE PAVING

1:10



3 MAINTENANCE EDGE

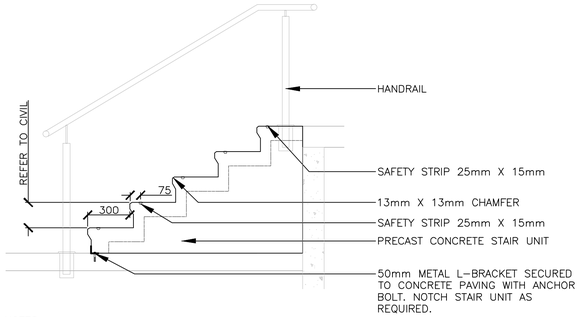
1:10



NOTES :
- EXCAVATION AND SUBGRADE CONDITION TO BE REVIEWED BY GEOTECHNICAL ENGINEER

4 LANDSCAPE CURB

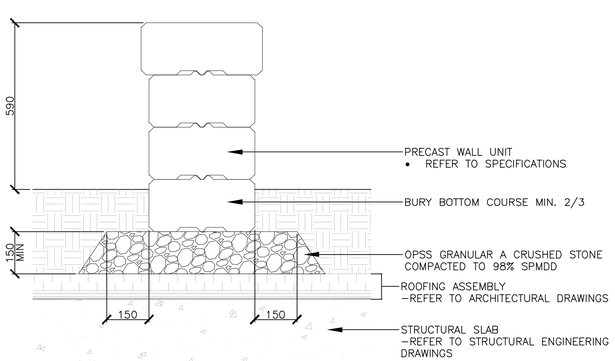
1:10



NOTES:
- ALL RISERS AS PART OF SET OF STAIRS SHALL HAVE THE SAME HEIGHT AND WIDTH OF TREAD
- SAFETY STRIP
  - –CARBORUNDUM / EPOXY MIX
  - –RAISED TEXTURE SET INTO EACH STAIR TREAD
  - –TERMINATE SAFETY STRIP 50mm FROM EDGE OF STAIRS
- SLOPE TREADS TO DRAIN AT 1% (ENSURE POSITIVE DRAINAGE ON ALL TREADS)
- PRECAST UNITS TO HAVE MEDIUM SANDBLAST FINISH
- METAL TO BE HOT DIPPED GALVANIZED STEEL
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION

5 CONCRETE STEPS

1:10

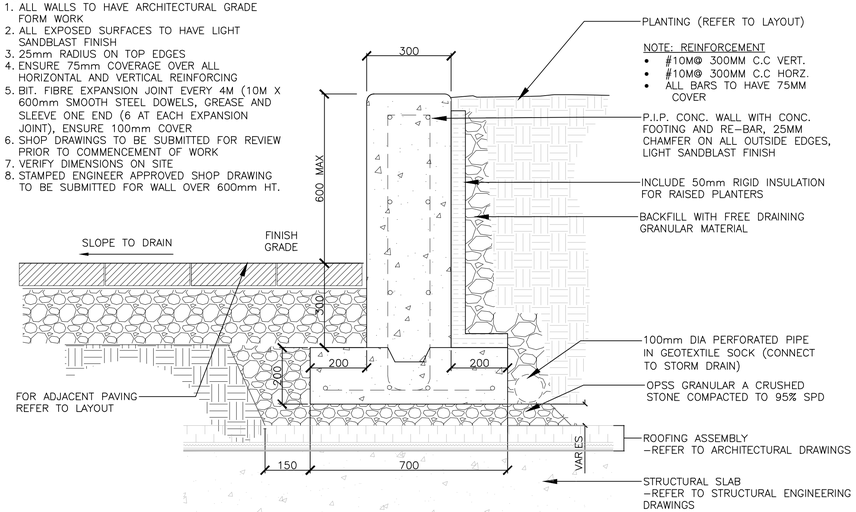


NOTES:
- INSTALL EXPANSION JOINT BETWEEN WALL AND ANY ADJACENT CONCRETE PAVING
- CONTRACTOR TO SUBMIT ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALL

7 LANDSCAPE FEATURE WALL

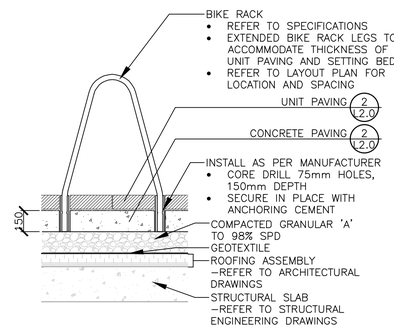
1:10

NOTES:
1. ALL WALLS TO HAVE ARCHITECTURAL GRADE FORM WORK
2. ALL EXPOSED SURFACES TO HAVE LIGHT SANDBLAST FINISH
3. 25mm RADIUS ON TOP EDGES
4. ENSURE 75mm COVERAGE OVER ALL HORIZONTAL AND VERTICAL REINFORCING
5. BIT. FIBRE EXPANSION JOINT EVERY 4M (10M X 600mm SMOOTH STEEL DOWELS, GREASE AND SLEEVE ONE END (6 AT EACH EXPANSION JOINT), ENSURE 100mm COVER
6. SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW PRIOR TO COMMENCEMENT OF WORK
7. VERIFY DIMENSIONS ON SITE
8. STAMPED ENGINEER APPROVED SHOP DRAWING TO BE SUBMITTED FOR WALL OVER 600mm HT.

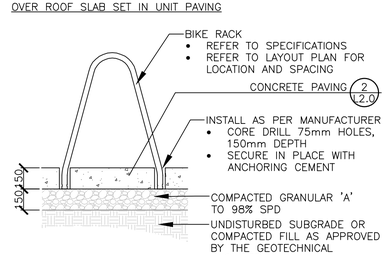


8 PLANTER WALL

1:10



OVER ROOF SLAB SET IN UNIT PAVING



ON–GRADE SET IN CONCRETE PAVING

9 BICYCLE PARKING

1:10

CSW

PROJECT TEAM

ARCHITECT
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RELEASES

	DESCRIPTION	DATE
05	REISSUED FOR SPC	04.09.24
04	REISSUED FOR SPC	22.07.24
03	REISSUED FOR SPC	[illegible]
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01	ISSUED FOR D.C	02.24.22

PROJECT NAME
1050 TAWADINA RD
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ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.
22.01.W.U.
CSW PROJECT NO. 2129-01

DRAWN: LM/SW
CHECKED: JC
DATE: 22.01.14
SCALE: AS NOTED

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING NUMBER
L2.0

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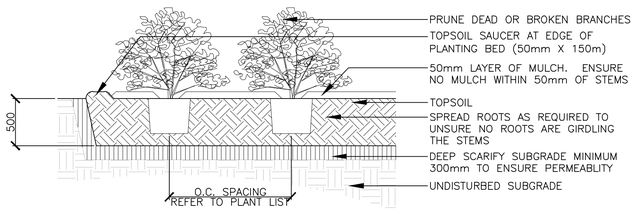
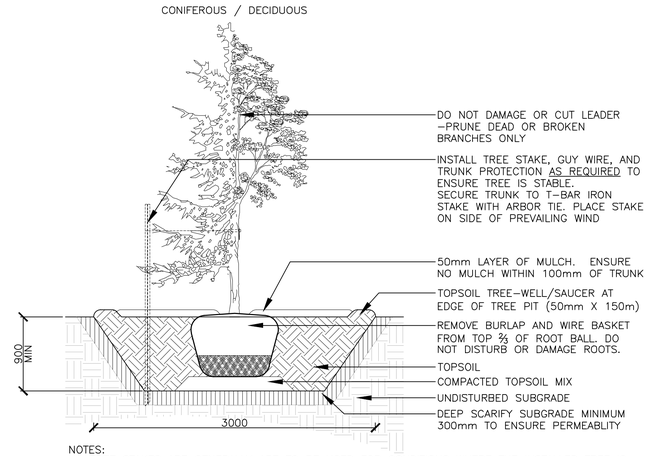
#18332

DRAFT



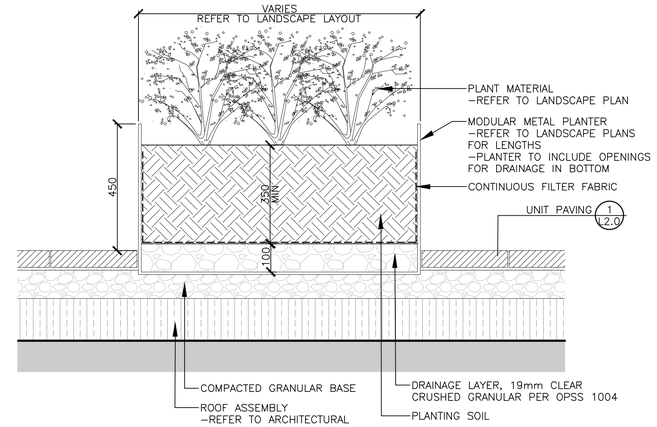
NOTES:
- TOP OF ROOT BALL TO RETAIN SAME ELEVATION AS GROWING CONDITIONS

1 SHRUB PLANTING 1:30



NOTES:
- TREE STAKES ARE GENERALLY ARE TO BE USED FOR CONDITIONS WHERE THE INSTALLED TREE IS UNSTABLE AND/OR BECOMES UNSTABLE
- ALLOW 10mm TO 25mm SLACK ON GUY WIRE SUPPORT FOR TREE
- TOP OF ROOT BALL TO RETAIN SAME ELEVATION AS GROWING CONDITIONS
- REMOVE STAKES ONE YEAR AFTER INSTALL
- INSTALL STAKE BEYOND EDGE OF ROOT BALL

2 TREE PLANTING 1:30



3 RAISED PLANTER 1:10

NOTES:
1. ALL WALLS TO HAVE ARCHITECTURAL GRADE FORM WORK
2. ALL EXPOSED SURFACES TO HAVE LIGHT SANDBLAST FINISH
3. 25mm RADIUS ON TOP EDGES
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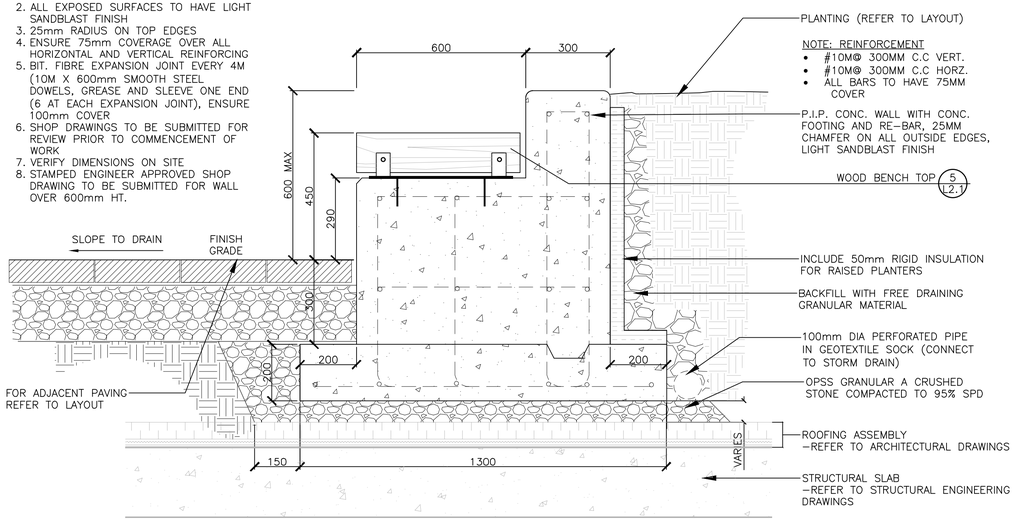
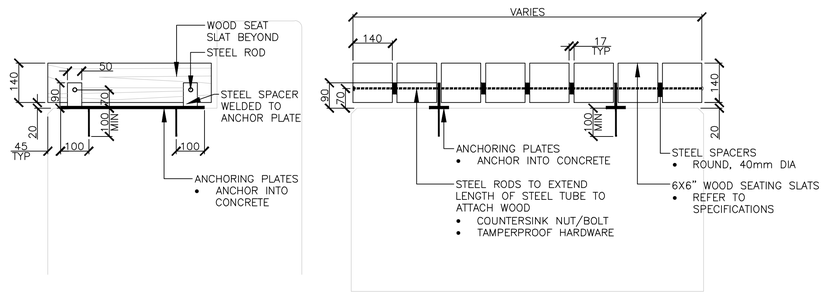


4 PLANTER WALL WITH BENCH 1:10

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	5	TREEFORM 40MM	W.B
AS	ACER SACCHARUM	SUGAR MAPLE	3	50mm CAL.	B&B/W.B
PT	POPULUS TREMULOIDES	TREMBLING ASPEN	9	50mm CAL.	B&B/W.B
QA	QUERCUS ALBA	WHITE OAK	3	50mm CAL.	B&B/W.B
QR	QUERCUS RUBRA	RED OAK	3	50mm CAL.	B&B/W.B
UP	ULMUS AMERICANA "PRINCETON"	PRINCETON ELM	5	50mm CAL.	B&B/W.B
CONIFEROUS TREES					
PP	PICEA PUNGENS	COLORADO SPRUCE	2	1800mm HT.	B&B/W.B
SHRUBS					
CC	CARPINUS CAROLINIANA	BLUE BEECH		3 GAL.	POT
DK	DIERVILLA KODIAK BLACK	KODIAK BLACK DIERVILLA		3 GAL.	POT
HA	HYDRANGEA ARBORESCENS "ANNABELLE"	ANNABELLE HYDRANGEA		3 GAL.	POT
HI	HAMAMELIS X INTERMEDIA ARNOLD PROMISE STD	ARNOLD'S PROMISE WITCH HAZEL TREEFORM		3 GAL.	POT
JH	JUNIPERUS HORI. "PRINCE OF WALES	PRINCE OF WALES JUNIPER		3 GAL	POT
JG	JUNIPERUS CHINENSIS 'AUREA'	GOLD COAST JUNIPER		3 GAL.	POT
JO	JUNIPERUS VIRGINIANA "GREY OWL"	GREY OWL JUNIPER		3 GAL.	POT
JS	JUNIPERUS CHINENSIS "SPARTAN'	SPARTAN JUNIPER		3 GAL.	POT
JV	JUNIPERUS VIRGINIANA CANAERTII	CANAERT RED CEDAR		3 GAL.	POT
MD	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS		3 GAL.	POT
MP	MALUS PINK SPIRES	PINK SPIRES CRABAPPLE		3 GAL.	POT
PC	PINUS CEMBRA ALGONQUIN PILLAR	ALGONQUIN PILLAR SWISS STONE PINE		3 GAL.	POT
PO	PHYSOCARPUS OPUFOLIUS "TINY WINE"	TINY WINE NINEBARK		3 GAL.	POT
PS	PHILADELPHUS X SNOWBELLE	SNOWBELLE MOCK ORANGE		3 GAL.	POT
RA	RHUS AROMATICA "GRO–LOW"	GRO LOW SUMAC		3 GAL	POT
SR	SYRINGA RETICULATA IVORY SILK	IVORY SILK LILAC		3 GAL.	POT
SS	SPIRAEA NIPPONICA "SNOWMOUND'	SNOWMOUND SPIREA		3 GAL.	POT
GRASSES & PERENNIALS					
AF	AGASTACHE FOENICULUM "BLUE FORTUNE"	ANISE HYSSOP		1 GAL	POT
BC	BOUTERLOUA CURTIPENDULA	SIDE OATS GAMA		1 GAL.	POT
CA	CALAMAGROTIS ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER FEATHER REED GRASS		1 GAL.	POT
DC	DESCHAMPSIA CAESPITOSA	TUFTED HAIR GRASS		1 GAL.	POT
SA	SESLERIA AUTUMNALIS	AUTUMN MOORE GRASS		1 GAL	POT
SB	SCHIZACHYRIUM SCOPARIUM "THE BLUES"	THE BLUES LITTLE BLUSTEM		1 GAL	POT
SH	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED		1 GAL	POT
SN	SALVIA NEMOROSA "MAY NIGHT	MAY NIGHT MEADOW SAGE		1 GAL	POT
PN	PANICUM VIRGATUM "NORTHWIND'	NORTHWIND SWITCHGRASS		1 GAL	POT
PP	PICEA OMORIKA "PIMOKO'	PIMOKO DWARF SERBIAN SPRUCE		1 GAL.	POT
TC	TAXUS CUSPIDATA "MONLOO'	EMERALD SPREADER JAPANESE YEW	116	1 GAL.	POT

6 PRELIMINARY PLANT LIST 1:30



NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION INCLUDING BUT NOT LIMITED TO HARDWARE, FINISH, ANCHORING AND INSTALLATION METHOD ETC.
2. ALL STEEL TO BE GALVANIZED
3. WOOD SEAT SLATS TO BE WESTERN RED CEDAR, 2X6" UNFINISHED
   3.1. SMOOTH ALL EDGES, ALL WOOD TO BE FREE OF SPLINTERS OR IRREGULARITIES, STABLE AND FREE OF MOVEMENT AFTER INSTALLATION

5 WOOD BENCH TOP 1:10

CSW

PROJECT TEAM

ARCHITECT
FAAS ARCHITECTURE
BROGAN GORDON COOPER
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PLANNING
D9 PLANNING & DESIGN
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GRADIENT WIND ENGINEERING
JOSHUA FOSTER
613.836.0634

RELEASES

NO.	DESCRIPTION	DATE
05	REISSUED FOR SPC	04.09.24
04	REISSUED FOR SPC	02.07.24
03	REISSUED FOR SPC	09.14.23
02	ISSUED FOR SPC	02.28.23
01	ISSUED FOR CLC	10.24.22

PROJECT NAME
1050 TAWADINA RD
WATERIDGE

MUNICIPAL ADDRESS
1050 TAWADINA RD
OTTAWA, ON

LEGAL ADDRESS
PART OF BLOCK 11
REGISTERED PLAN 4M-1651
CITY OF OTTAWA
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 2022

PROJECT NO.
22.01.W.U.
CSW PROJECT NO. 2129-01

DRAWN	CHECKED
LM/SW	JC

DATE	SCALE
22.01.14	AS NOTED

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING NUMBER
L2.1

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VOT-TO-FAAS3
#16332