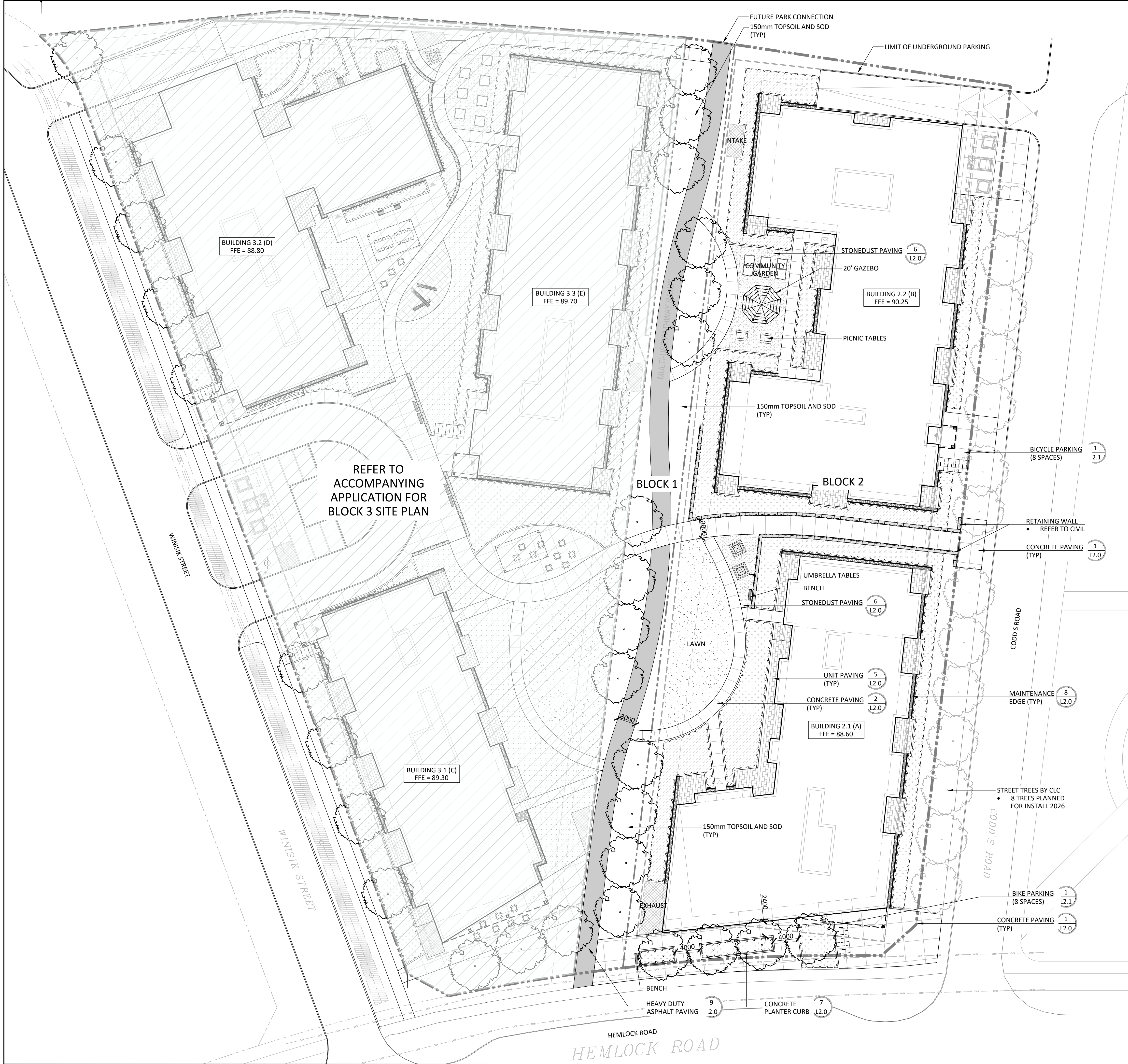
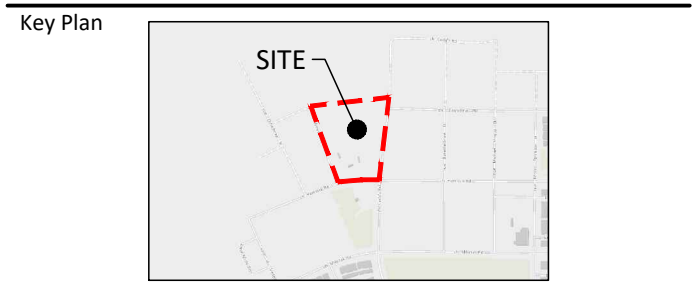




NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE
GEOTECHNICAL REPORT PREPARED BY EXP.:
• DATED JANUARY 20, 2026
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED DEC 5,
2025 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

Contractor shall check all dimensions on the work and report any
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- LEGEND**
- PROPERTY LINE
- PLANTING**
- ROW TREE (BY OTHERS)
 - LARGE DECIDUOUS TREE
 - DECIDUOUS SHRUB
 - CONIFEROUS SHRUB
 - GRASSES/PERENNIALS
 - SODDING
 - MEADOW SEED MIX
 - SHRUB/PERENNIAL PLANTING
- PAVING**
- ASPHALT PAVING
 - CIP CONCRETE PAVING
 - UNIT PAVING
 - STONEDUST PAVING
 - RIVERSTONE PAVING
 - PRECAST CURB

1	Issued for Site Plan Approval	June 30/26
No.	Description	Date
Revision		

City Approval Stamp

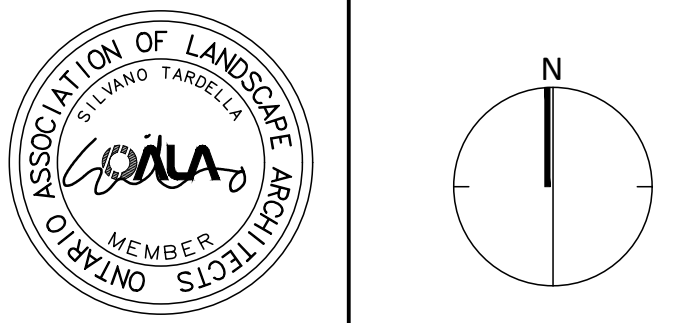
OWNERSHIP
NEW COMMONS DEVELOPMENT
119 Spadina Ave., #400, Toronto, ON M5V 2A1

ARCHITECT
FIGURA ARCHITECTS COLLECTIVE
252 Apple Ave., Ottawa, ON K2P 1B9

CIVIL
LAL ENGINEERING
5430 Carleton Rd., Ottawa, ON K1J 9G2

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1718, CITY OF OTTAWA



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design strategies

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

**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

Title

LANDSCAPE PLAN

Date 2026-04-20 Sheet
Scale 1:300
Drawn SW
Checked SC
Job No. 25-161

L1.0

PLAN N° XXXXX



CANOPY COVER LEGEND

PROPERTY LINE

BUILDING

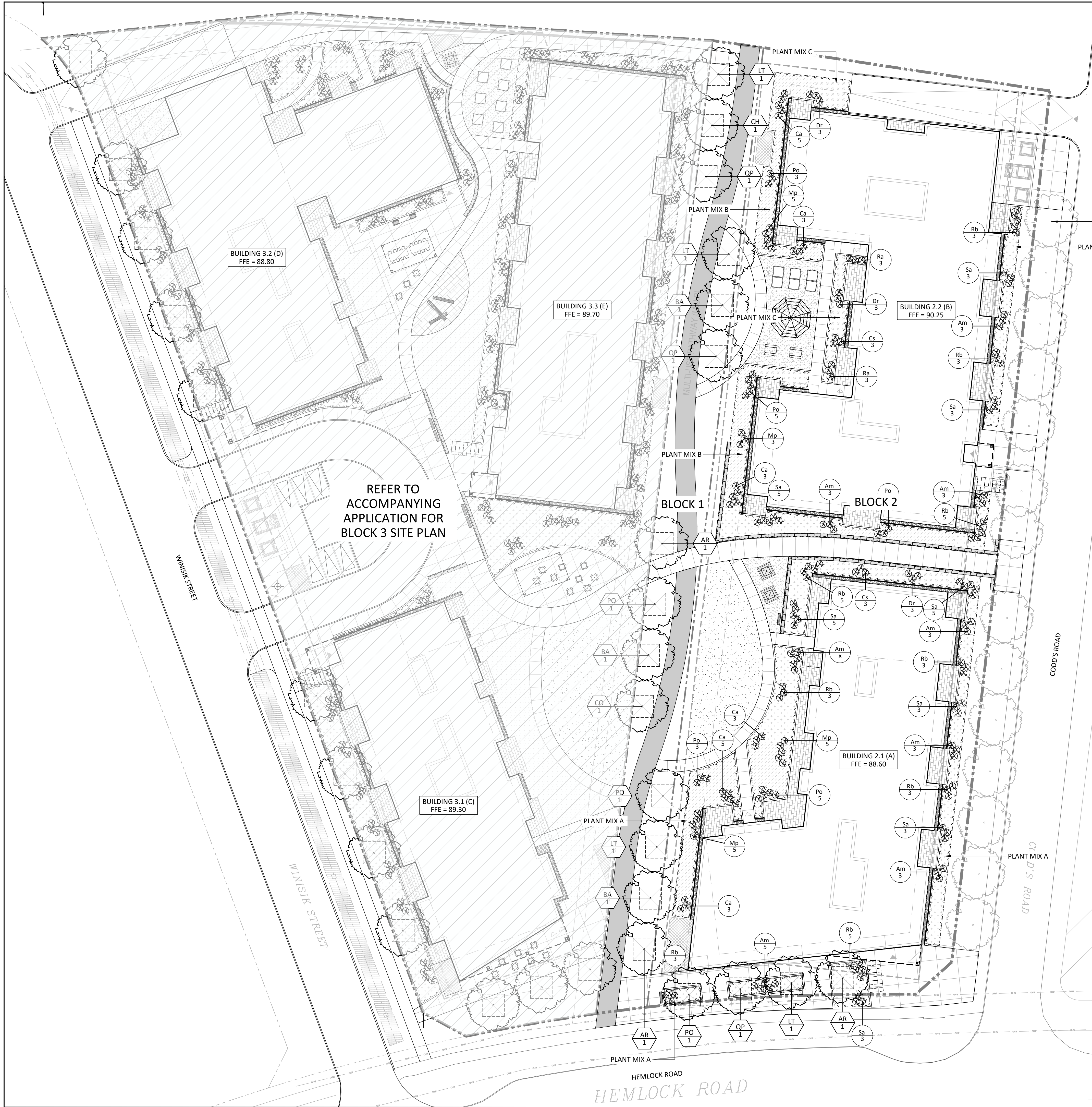
MATURE TREE CANOPY - PROPOSED SITE TREE

MATURE TREE CANOPY - PROPOSED STREET TREES OVERLAPPING SITE

TREE TYPE/SIZE	CROWN AREA** PER TREE STANDARD RANGE (m ²)	PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
LARGE (30)	135-250*	192	3,156m ² (ACCOUNTS FOR OVERLAP)
MEDIUM (10)	35-135*	85	
SMALL (0)	5-35*	20	
CONIFER (0)	45-96*	70	

*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 BY REFERENCE TO VARIOUS ARBORICULTURAL, AND BOTANICAL SOURCES SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNR); US FOREST SERVICE, FARRAR, J.L. TREES IN CANADA; UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS.

PROPOSED STREET TREE (ROW) CANOPY TO REMAIN	454m ² (ACCOUNTS FOR OVERLAP)
SITE AREA (TOTAL OF BLOCK 1, 2 & 3)	17,768m ²
TOTAL CANOPY COVER	20.3%



SOIL VOLUME PROJECTIONS (NTS)*		SINGLE	MULTIPLE	CLAY SOILS
SMALL				
MEDIUM/CONIFER				
LARGE				
TREE SOIL VOLUMES				
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)	SOIL VOLUME FOR MARINE CLAY AREAS (SINGLE TREE)	
ORNAMENTAL	15	9		
COLUMNAR	15	9		
SMALL	20	12	25	
MEDIUM	25	15	30	
LARGE	30	18		
CONIFER	25	15		
*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH				

PLANT LIST - TREES (TOTAL ALL BLOCKS)							
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
DECIDUOUS TREES - LARGE							
AR	ACER RUBRUM	RED MAPLE	5	50mm	B&B	Y	PRIVATE
BA	BETULA ALLEGHANIENSIS	YELLOW BIRCH	5	50mm	B&B	Y	PRIVATE
CH	CARYA CORDIFORMIS	BITTERNUT HICKORY	4	50mm	B&B	Y	PRIVATE
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4	50mm	B&B	Y	PRIVATE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	4	50mm	B&B	Y	PRIVATE
QP	QUERCUS PALUSTRIS	PIN OAK	4	50mm	B&B	Y	PRIVATE
PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	4	50mm	B&B	Y	PRIVATE

PLANT LIST - SHRUBS (TOTAL ALL BLOCKS)							
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
DECIDUOUS SHRUBS							
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	53	3 GAL.	POT	Y	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	59	3 GAL.	POT	Y	PRIVATE
Rb	ROSA BLANDA	MEADOW ROSE	61	3 GAL.	POT	Y	PRIVATE
Ca	CEANOTHUS AMERICANUS	NEW JERSEY TEA	48	3 GAL.	POT	Y	PRIVATE
Po	PHYSOCARPUS OPULIFOLIS 'NANUS'	NINEBARK	45	3 GAL.	POT	Y	PRIVATE
Mp	MYRICA PENSYLVANICA	BAYBERRY	39	3 GAL.	POT	Y	PRIVATE
Cs	CORNUS SERICEA	RED OSIER DOGWOOD	17	3 GAL.	POT	Y	PRIVATE
Dr	DIERVILLA LONICERA	BUSH HONEYSUCKLE	20	3 GAL.	POT	Y	PRIVATE
Ra	RIBES AMERICANUM	WILD BLACK CURRANT	16	3 GAL.	POT	Y	PRIVATE

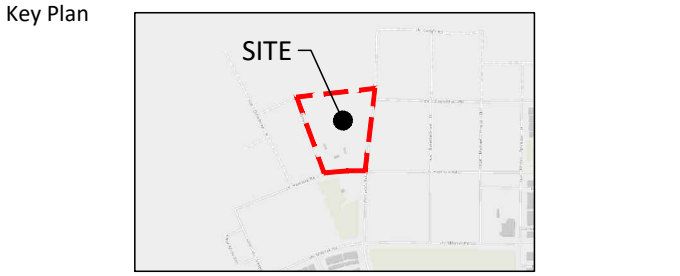
PLANT LIST - PERENNIALS AND GRASSES (TOTAL ALL BLOCKS)							
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	TYPE	NATIVE	OWNER
PLANT MIX 'A' - FULL SUN/PART SUN - 1,083m2 @ 9/M2 GROUPINGS OF 3.5. CONSISTENT SPACING							
al	ASTER LAEVIS	SMOOTH BLUE ASTER	1218	1 GAL.	POT	Y	PRIVATE
bc	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA	1218	1 GAL.	POT	Y	PRIVATE
ea	ECHINACEA ANGUSTIFOLIA	CONEFLOWER	1218	1 GAL.	POT	Y	PRIVATE
pe	PENSTEMON DIGITALIS	BEARDTONGUE	1218	1 GAL.	POT	Y	PRIVATE
pp	PHLOX PANICULATA	GARDEN PHLOX	1218	1 GAL.	POT	Y	PRIVATE
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1218	1 GAL.	POT	Y	PRIVATE
sn	SOLIDAGO NERMORALIS	OLD FIELD GOLDENROD	1218	1 GAL.	POT	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	1221	1 GAL.	POT	Y	PRIVATE

PLANT MIX 'B' - PART SUN, PART SHADE - 627m2 @ 9/M2 GROUPINGS OF 3.5. CONSISTENT SPACING							
ac	ANEMONE CANADENSIS	WINDFLOWER	705	1 GAL.	POT	Y	PRIVATE
ca	CAMPANULA AMERICANA	TALL BELLFLOWER	705	1 GAL.	POT	Y	PRIVATE
cr	CAREX RADIATA	EASTERN STAR SEDGE	705	1 GAL.	POT	Y	PRIVATE
cc	CORNUS CANADENSIS	BUNCHBERRY	705	1 GAL.	POT	Y	PRIVATE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	708	1 GAL.	POT	Y	PRIVATE
ed	EURYBIA DIVARICATA	WHITE WOOD ASTER	705	1 GAL.	POT	Y	PRIVATE
gm	GERANIUM MANCILLATUM	WILD GERANIUM	705	1 GAL.	POT	Y	PRIVATE
ha	HEUCHERA AMERICANA	CORAL BELLS	705	1 GAL.	POT	Y	PRIVATE

PLANT MIX 'C' - FULL SHADE - 279m2 @ 9/M2 GROUPINGS OF 3.5. CONSISTENT SPACING							
as	ASTER CORDIFOLIUS	BLUE WOOD ASTER	313	1 GAL.	POT	Y	PRIVATE
ad	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR	313	1 GAL.	POT	Y	PRIVATE
af	ATHYRIUM FILIX	FEMINA	313	1 GAL.	POT	Y	PRIVATE
cap	CAREX APPALACHICA	APPALACHIAN SEDGE	320	1 GAL.	POT	Y	PRIVATE
cp	CAREX PENSYLVANICA	OAK SEDGE	313	1 GAL.	POT	Y	PRIVATE
dm	DRYOPTERIS MARGINALIS	EASTERN WOODFERN	313	1 GAL.	POT	Y	PRIVATE
pa	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	313	1 GAL.	POT	Y	PRIVATE
tc	TIARELLA CORDIFLORA	FOAM FLOWER	313	1 GAL.	POT	Y	PRIVATE

MEADOW SEED MIX - AS SUPPLIED BY ZINCO

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LEGEND

--- PROPERTY LINE

PLANTING

ROW TREE (BY OTHERS)

LARGE DECIDUOUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

GRASSES/PERENNIALS

SODDING

MEADOW SEED MIX

PLANTING MIX 'A'

PLANTING MIX 'B'

PLANTING MIX 'C'

PLANTING KEY

XX 00 TREE SPECIES QUANTITY

XX 00 SHRUB SPECIES QUANTITY

-		
-		
-		
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1	Issued for Site Plan Approval	June 30/26
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OWNERSHIP
NEW COMMUNITIES DEVELOPMENT
119 Spadina Ave., #400, Toronto, ON M5V 2A1

ARCHITECT
FIGURA ARCHITECTS COLLECTIVE
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CIVIL
LAL ENGINEERING
5430 Carleton Rd., Ottawa, ON K2J 9G2

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1728, CITY OF OTTAWA

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO

MEMBER

NAK

design strategies

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

WATERIDGE VILLAGE
BLOCK 2
370 Codd's Road, Ottawa, ON

Title

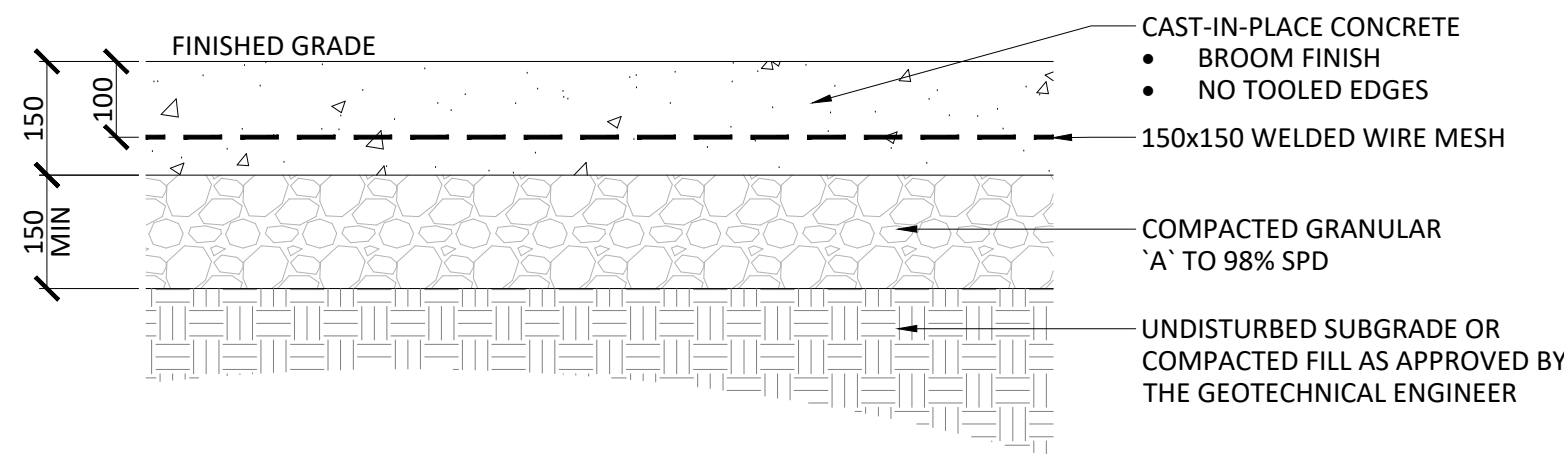
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Scale	1:300	
Drawn	SW	
Checked	SC	
Job No.	25-161	

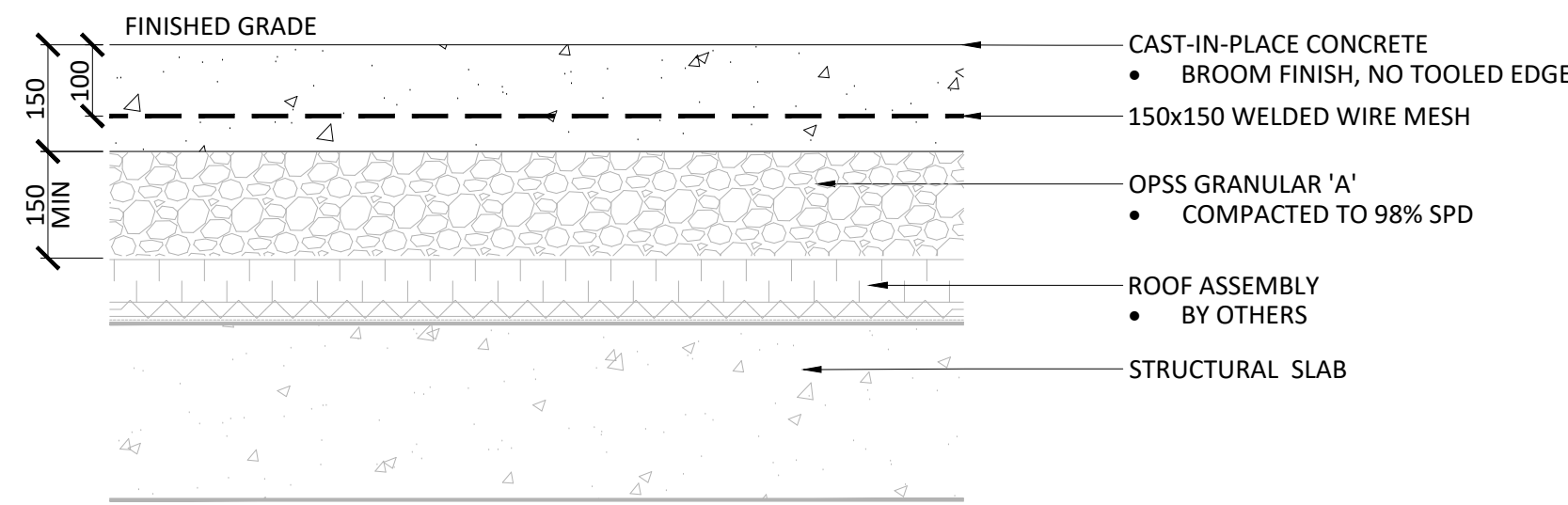
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PLAN N° XXXXX

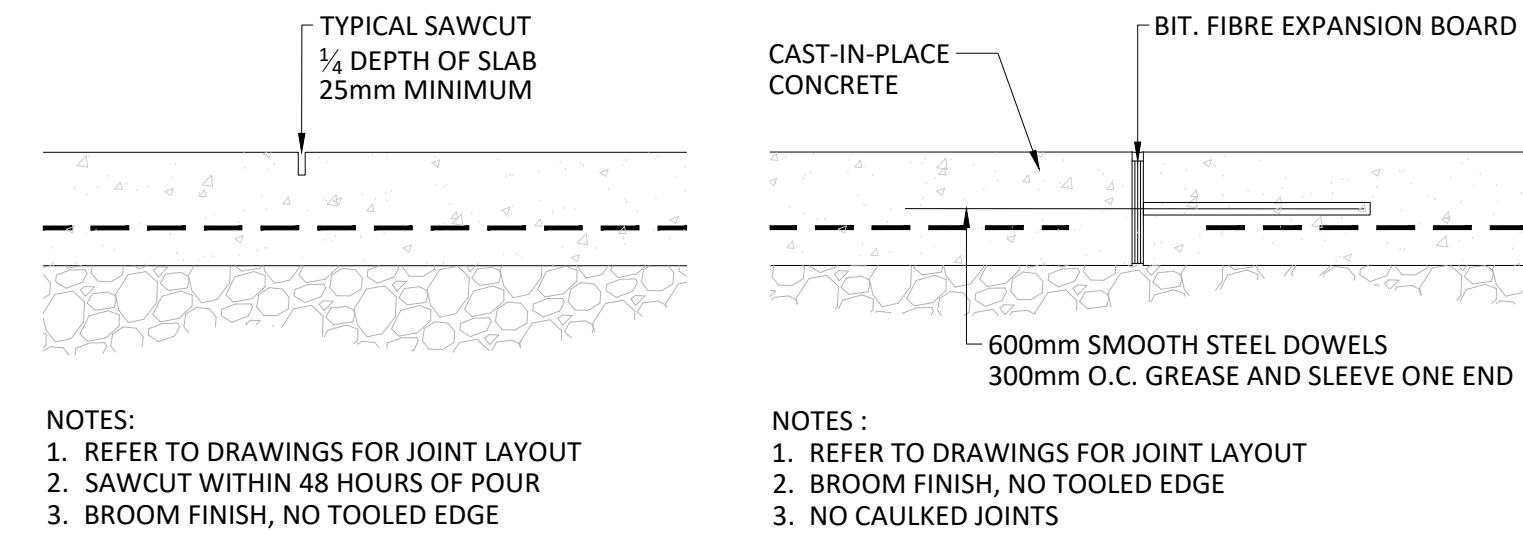
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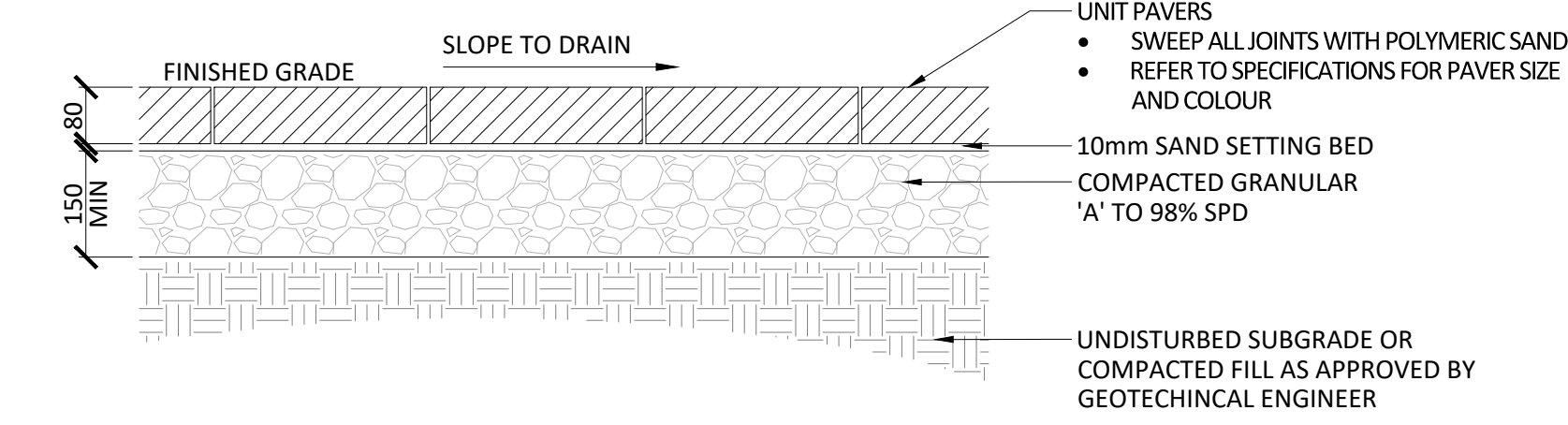
1 LIGHT DUTY CONCRETE PAVING
1:10



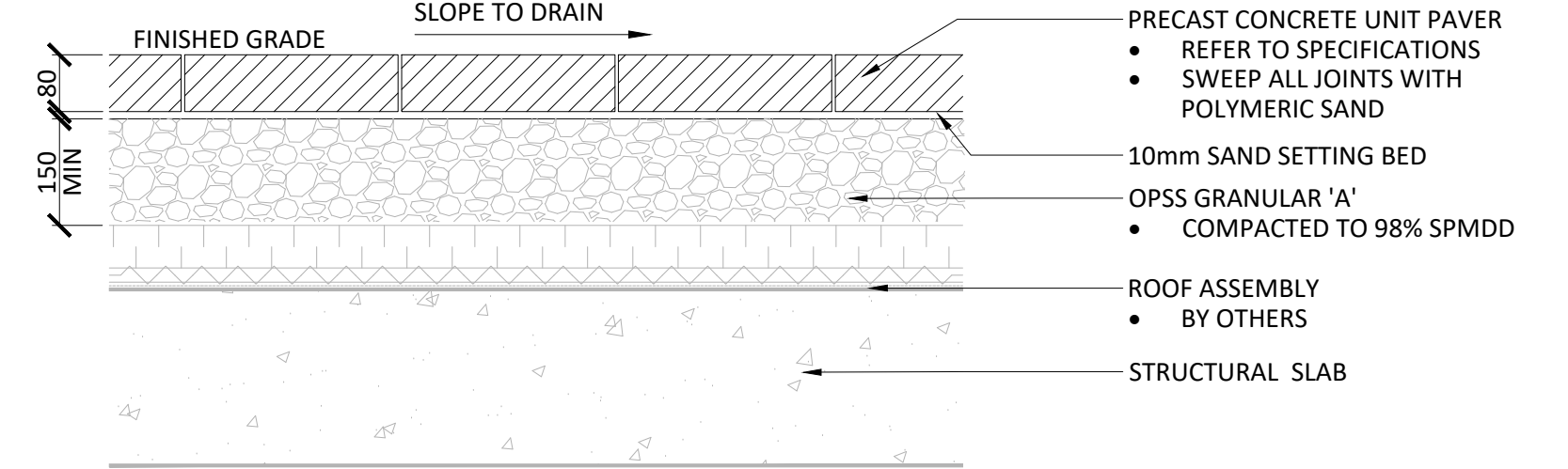
2 LIGHT DUTY CONCRETE PAVING - OVER SLAB
1:10



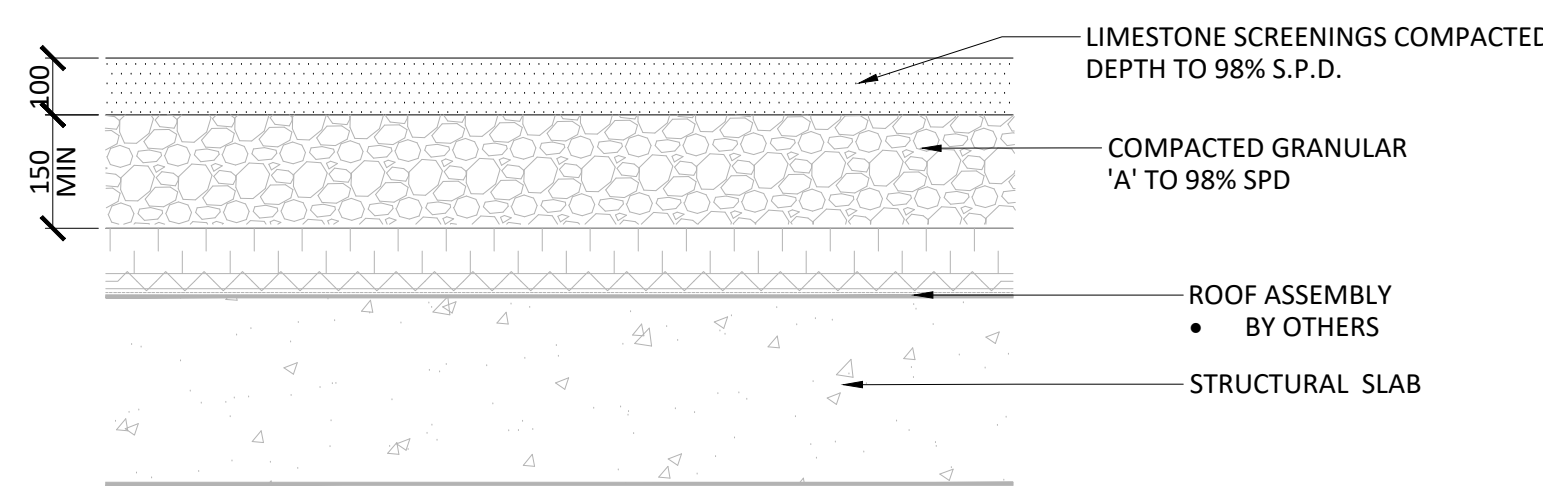
3 CONCRETE JOINTING
1:10



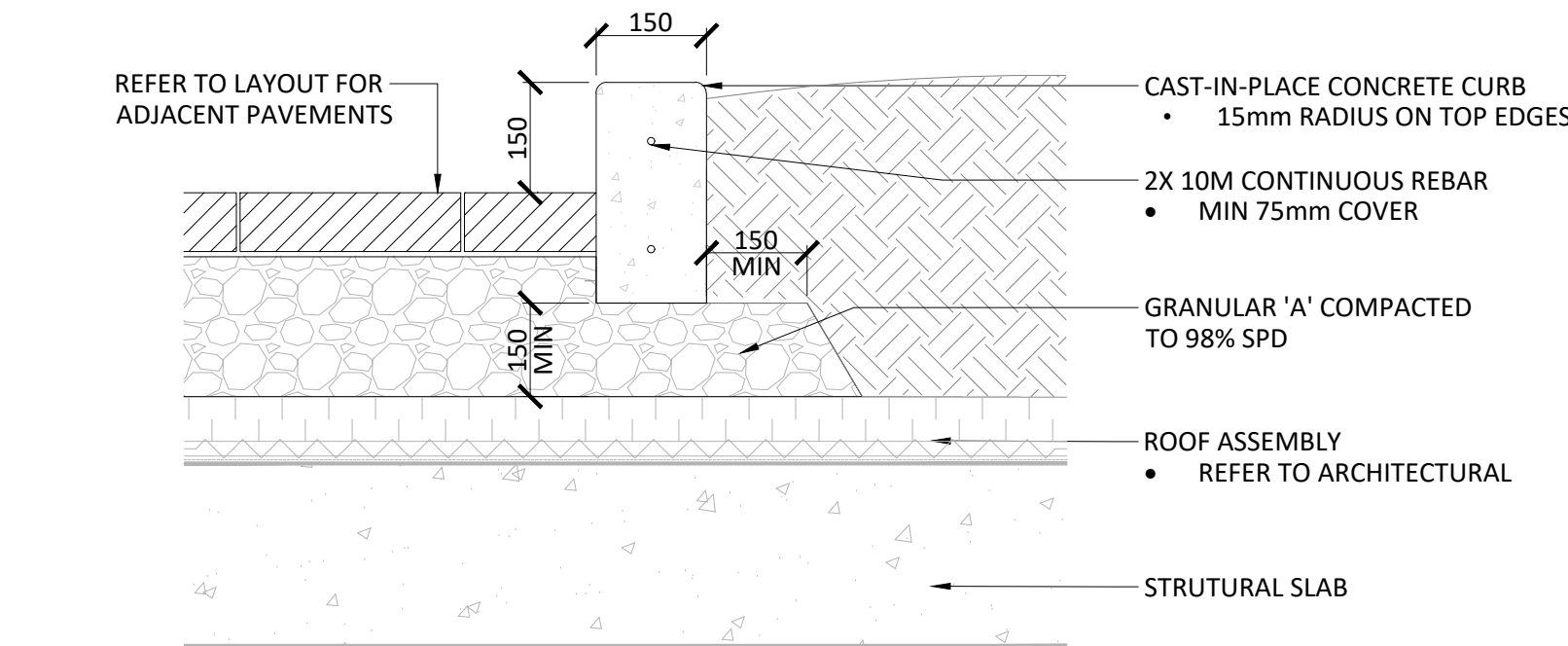
4 UNIT PAVING
1:10



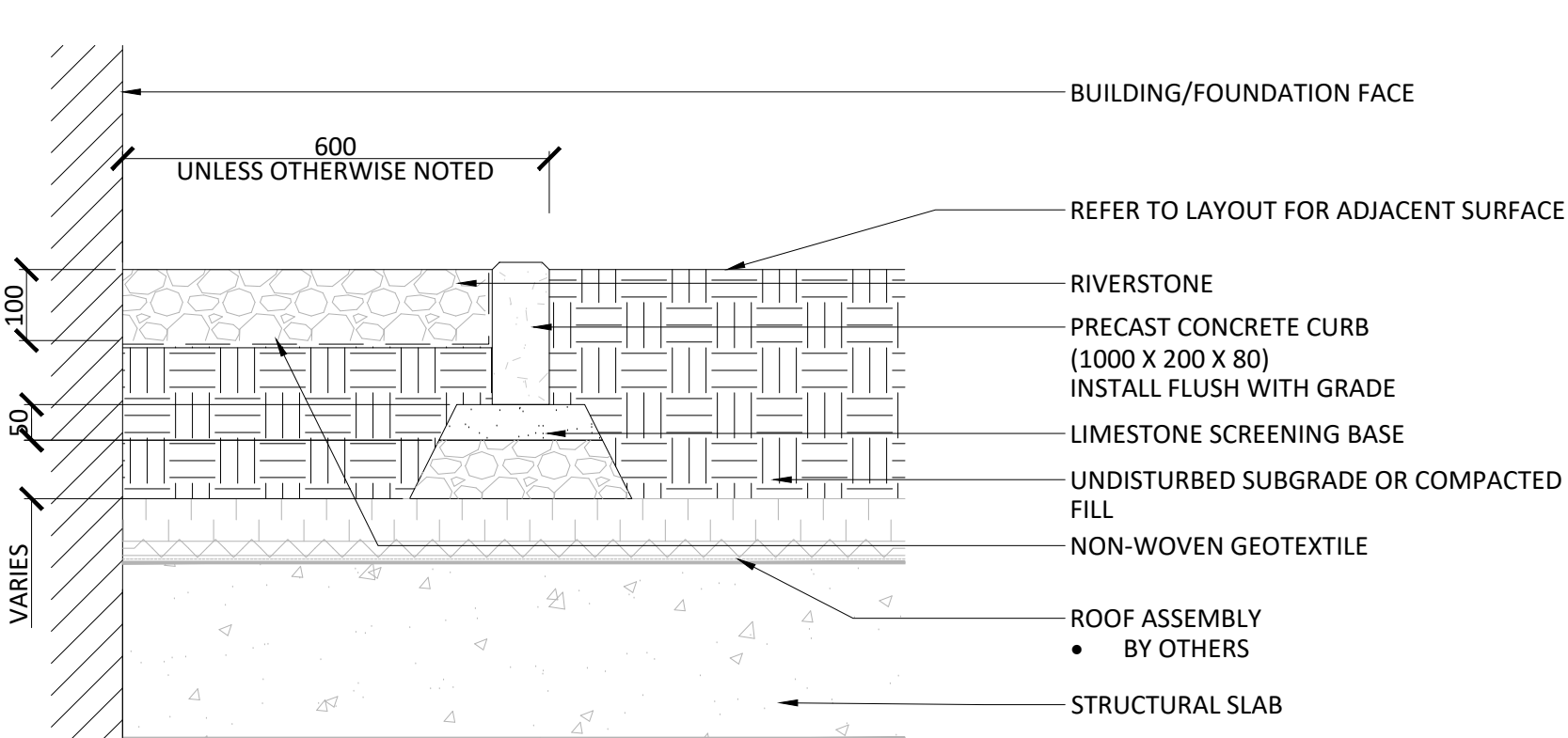
5 UNIT PAVING - OVER SLAB
1:10



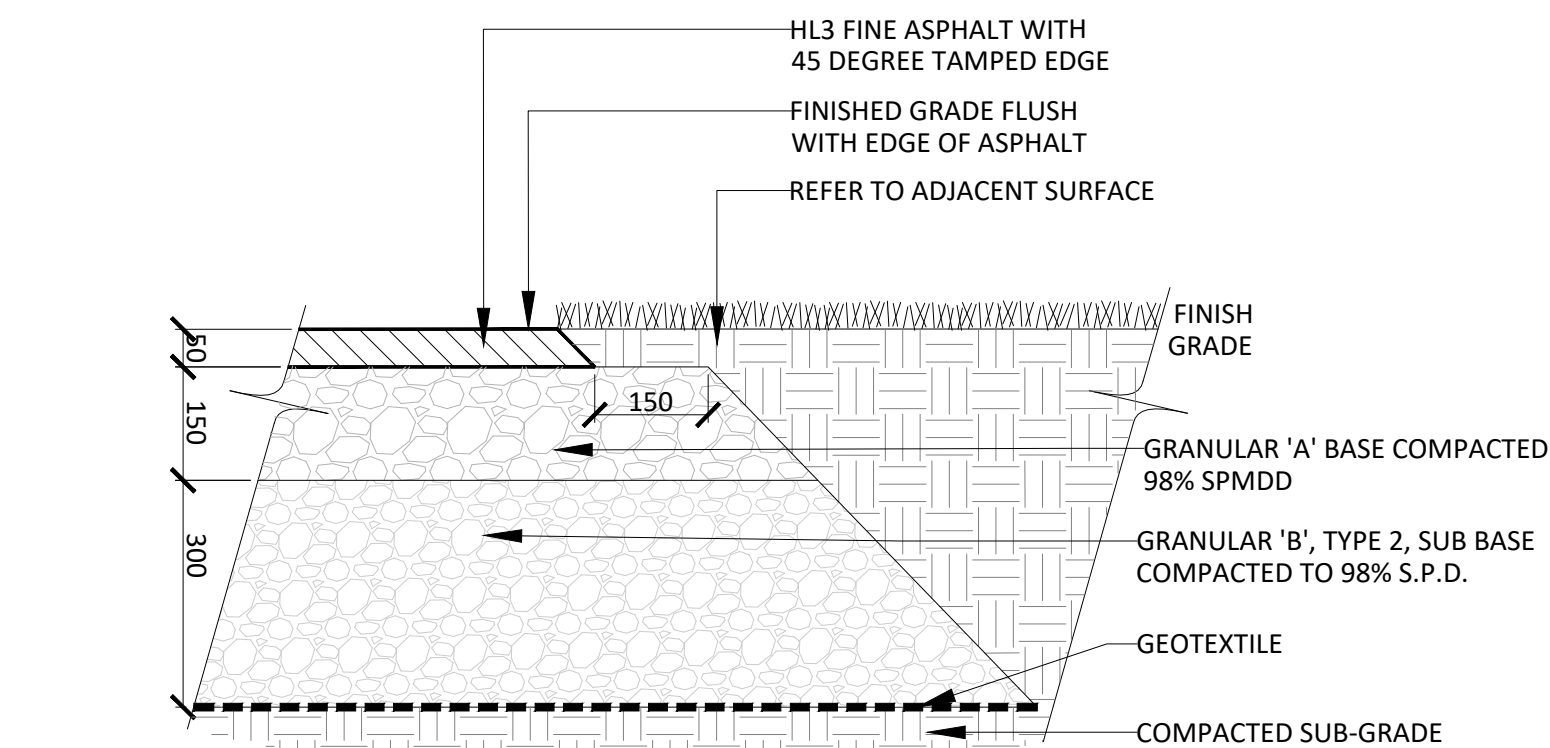
6 STONEDUST PAVING
1:10



7 CONCRETE PLANTER CURB
1:10



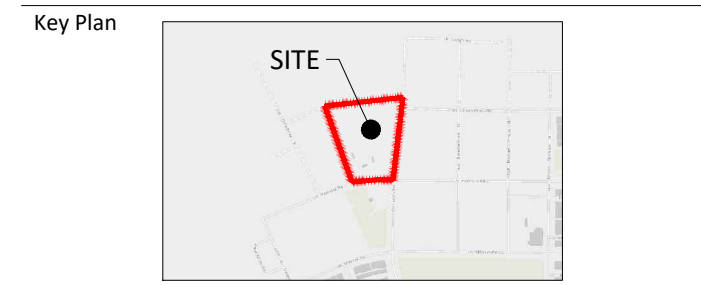
8 MAINTENANCE EDGE
1:10



- NOTES:
- EXCAVATE TO 500mm MINIMUM DEPTH OR DEEPER, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNSUITABLE SUBGRADE MATERIAL SUCH AS TOPSOIL. ALL SOFT SPOTS AND/OR ORGANIC MATTER AND REPLACEMENT WITH CLEAN SUBSOIL FILL. SUBGRADE SHALL BE CONSOLIDATED TO A 98% S.P.D. REMOVE EXCAVATED MATERIAL OFF SITE UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
 - GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS
 - 50mm TOP SURFACE LAYER (AFTER COMPACTION) OF HOT MIX HL3 FINE IN ACCORDANCE WITH O.P.S.S. STANDARDS.
 - ASPHALT EDGE TO BE 45 DEGREES WELL TAMPED TO FORM UNIFORMLY SMOOTH, CLEAN EDGES WITHOUT LATERAL DEVIATIONS. SOD TO FEATHER IN WITH EXISTING SOD AND GRADES AT A MAXIMUM SLOPE OF 4:1.
 - SLOPE TO BE A MINIMUM OF 2% ON CROWNED OR CROSS SLOPED PATHS AS DIRECTED ON SITE OR AS SHOWN IN DRAWINGS.
 - ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.

9 ASPHALT PAVING - HEAVY DUTY (MULTI-USE PATHWAY)
1:10

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1	Issued for Site Plan Approval	June 30/26
No.	Description	Date
Revision		
City Approval Stamp	OWNERSHIP NEW COMMONS DEVELOPMENT 119 Spadina Ave., #400, Toronto, ON M5V 2L1 ARCHITECT FIGURA ARCHITECTS COLLECTIVE 252 Apple Ave., Ottawa, ON K2P 1B9 CIVIL LRL ENGINEERING 5430 Carleton Rd., Ottawa, ON K1J 9G2 LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa, ON K1Y 3A8	

PROPERTY INFORMATION
BLOCKS 1, 2 AND 3, REGISTERED PLAN 4M-1718, CITY OF OTTAWA



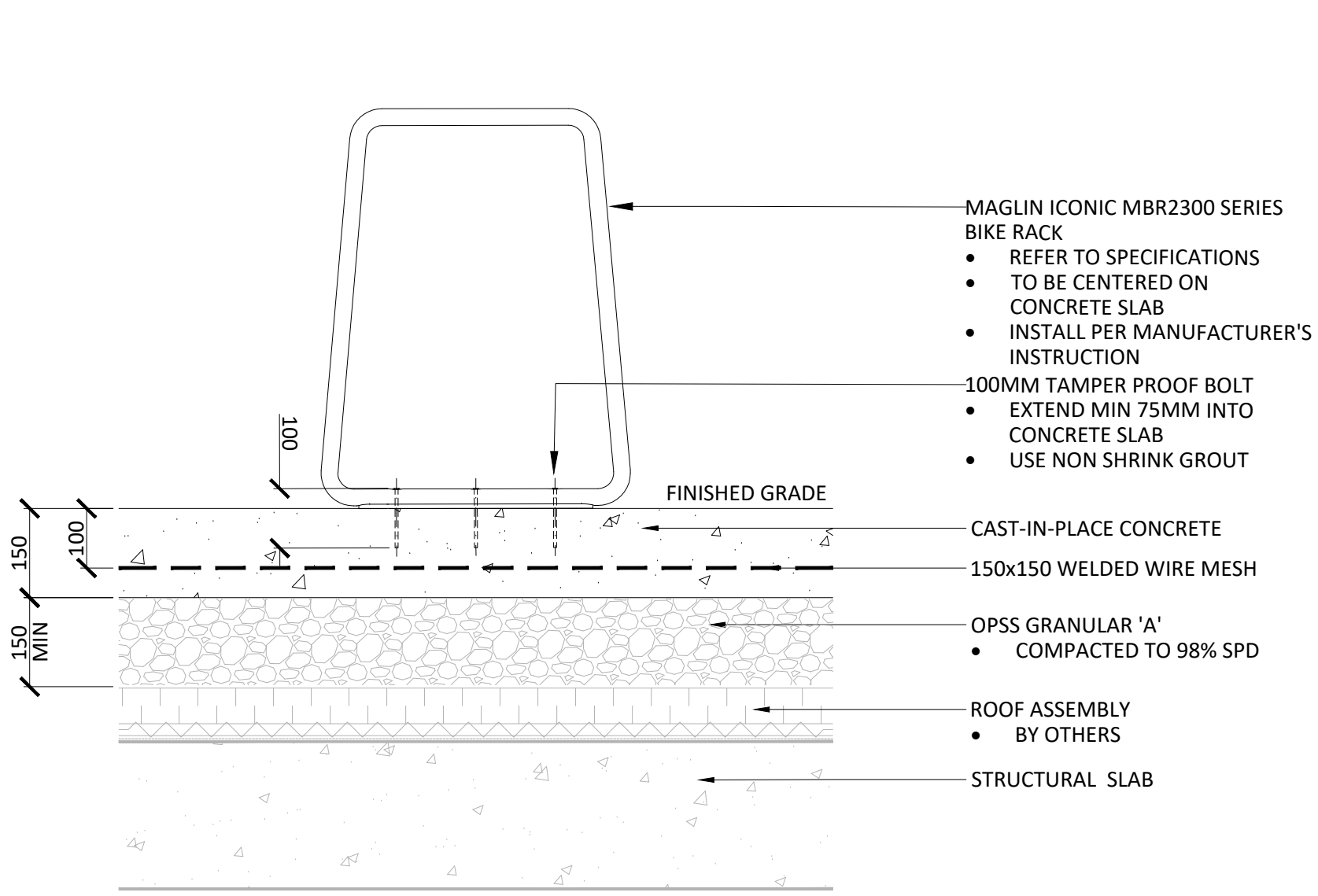
NAK
design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

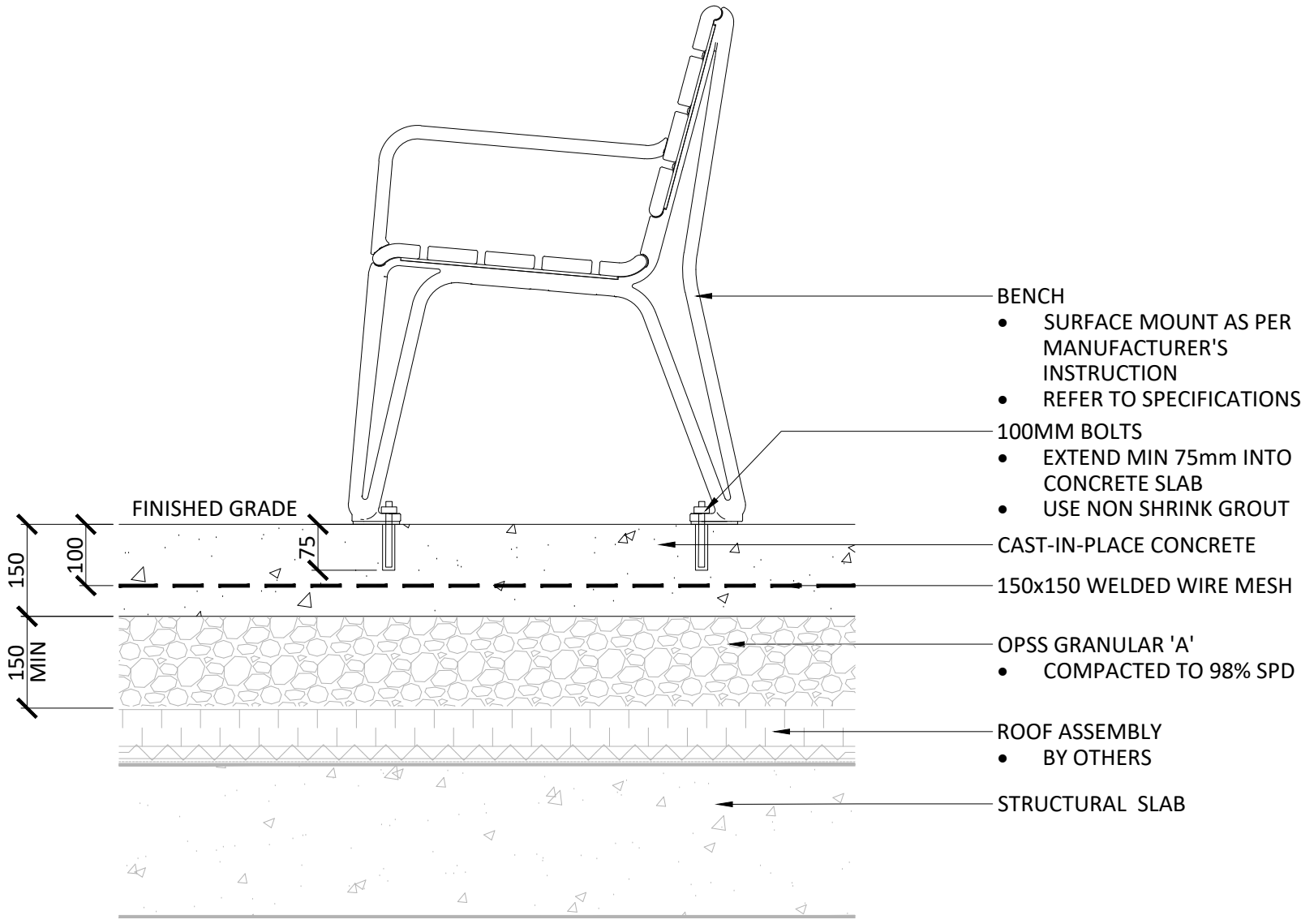
Title LANDSCAPE DETAILS		
Date	2026-04-20	Sheet
Scale	AS NOTED	L2.0
Drawn	SW	
Checked	SC	
Job No.	25-161	

PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX

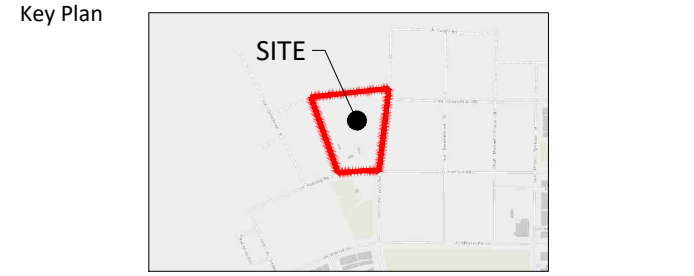


1 BIKE PARKING
1:10



2 BENCH
1:10

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PROPERTY INFORMATION
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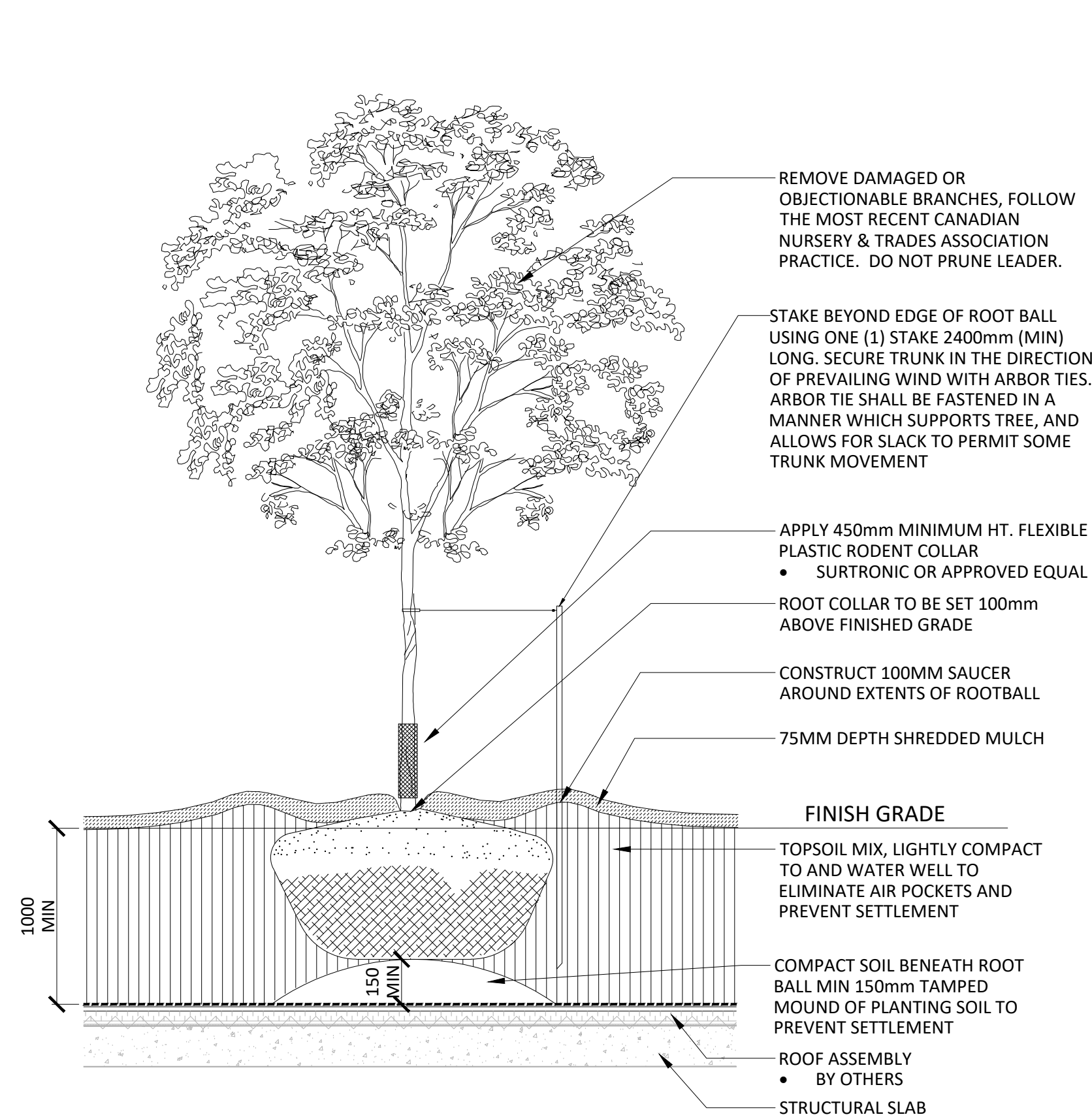


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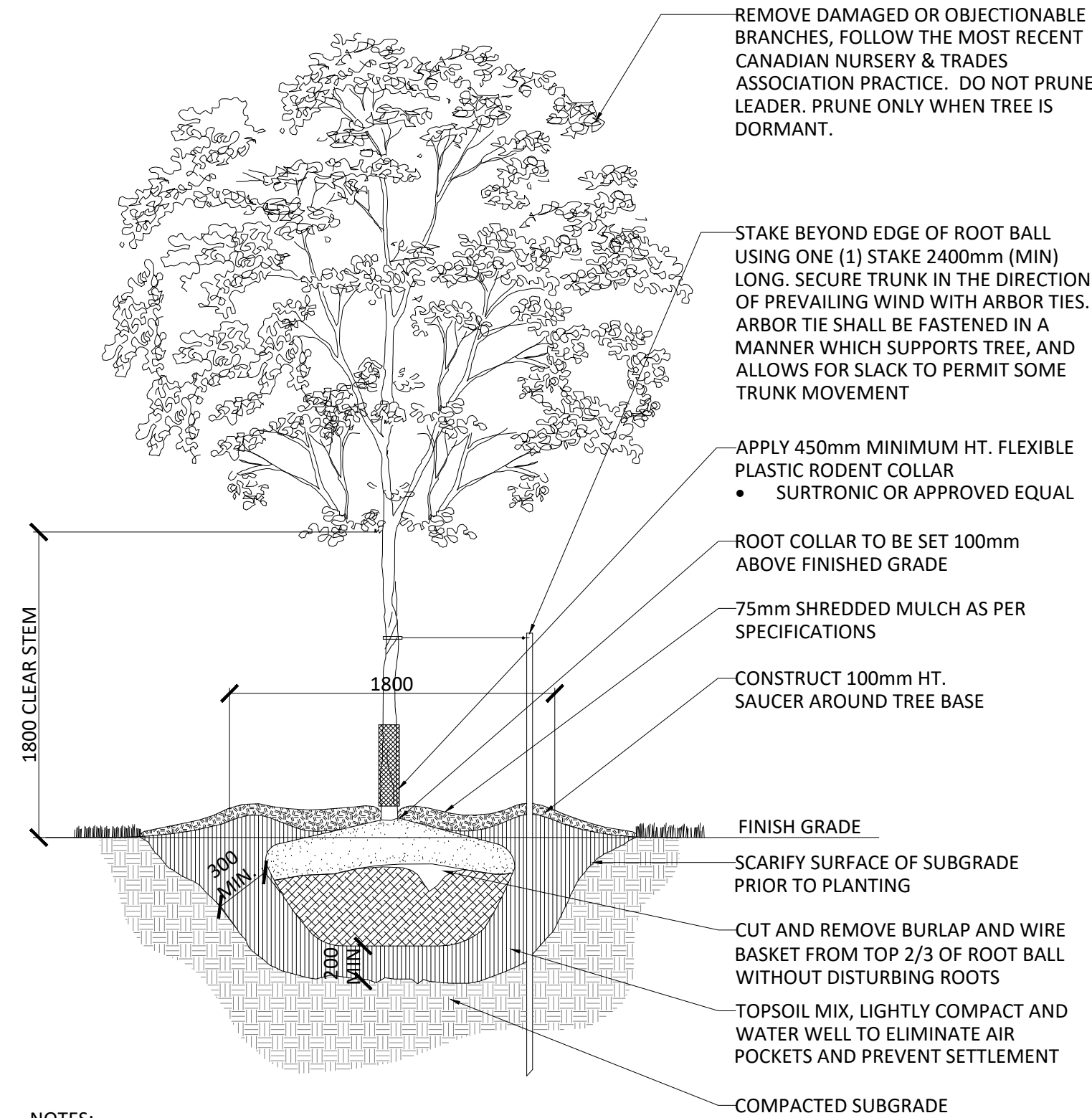
**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

Title
LANDSCAPE DETAILS

Date	2026-04-20	Sheet
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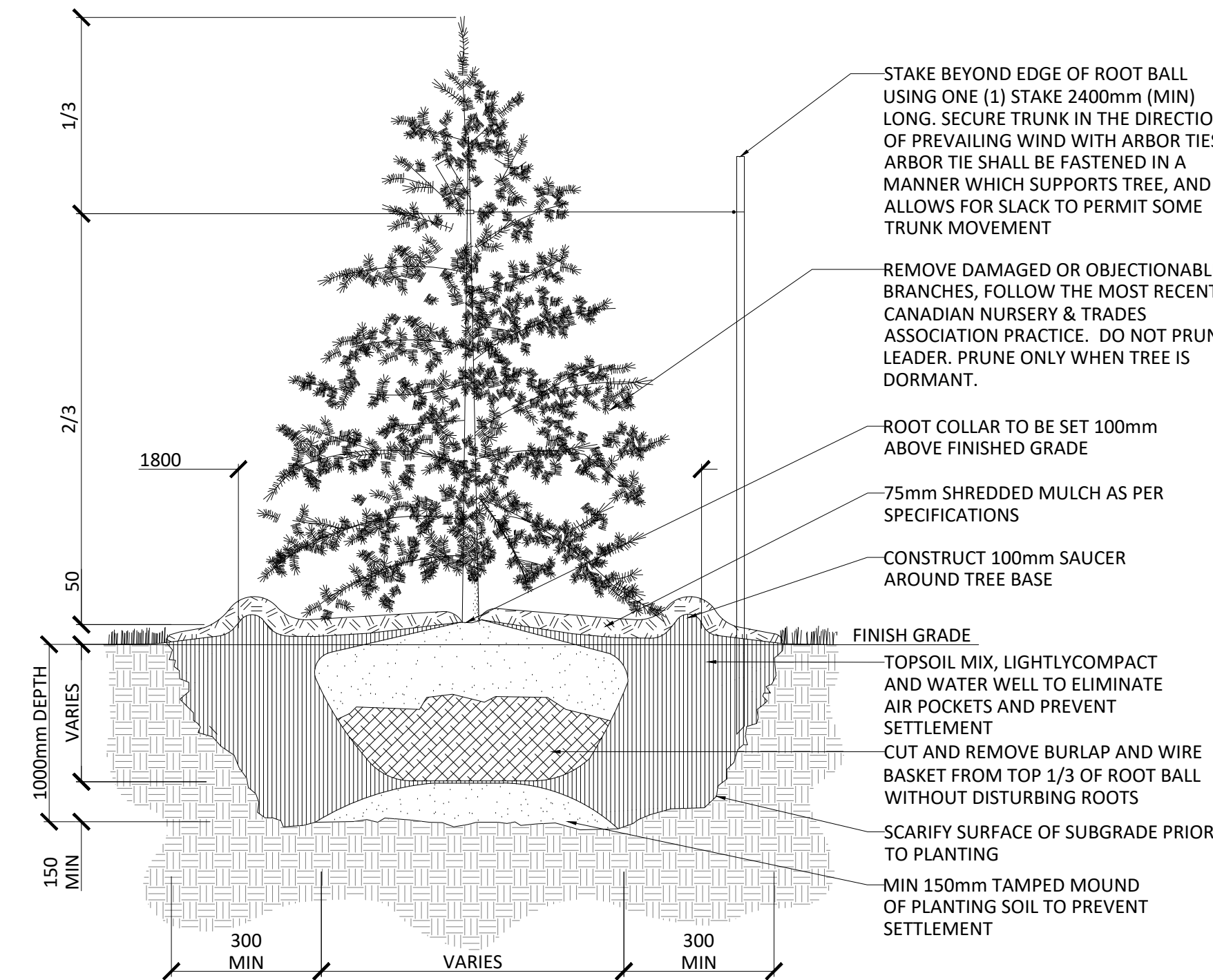


TREE PLANTING - OVER SLAB
N.T.S.



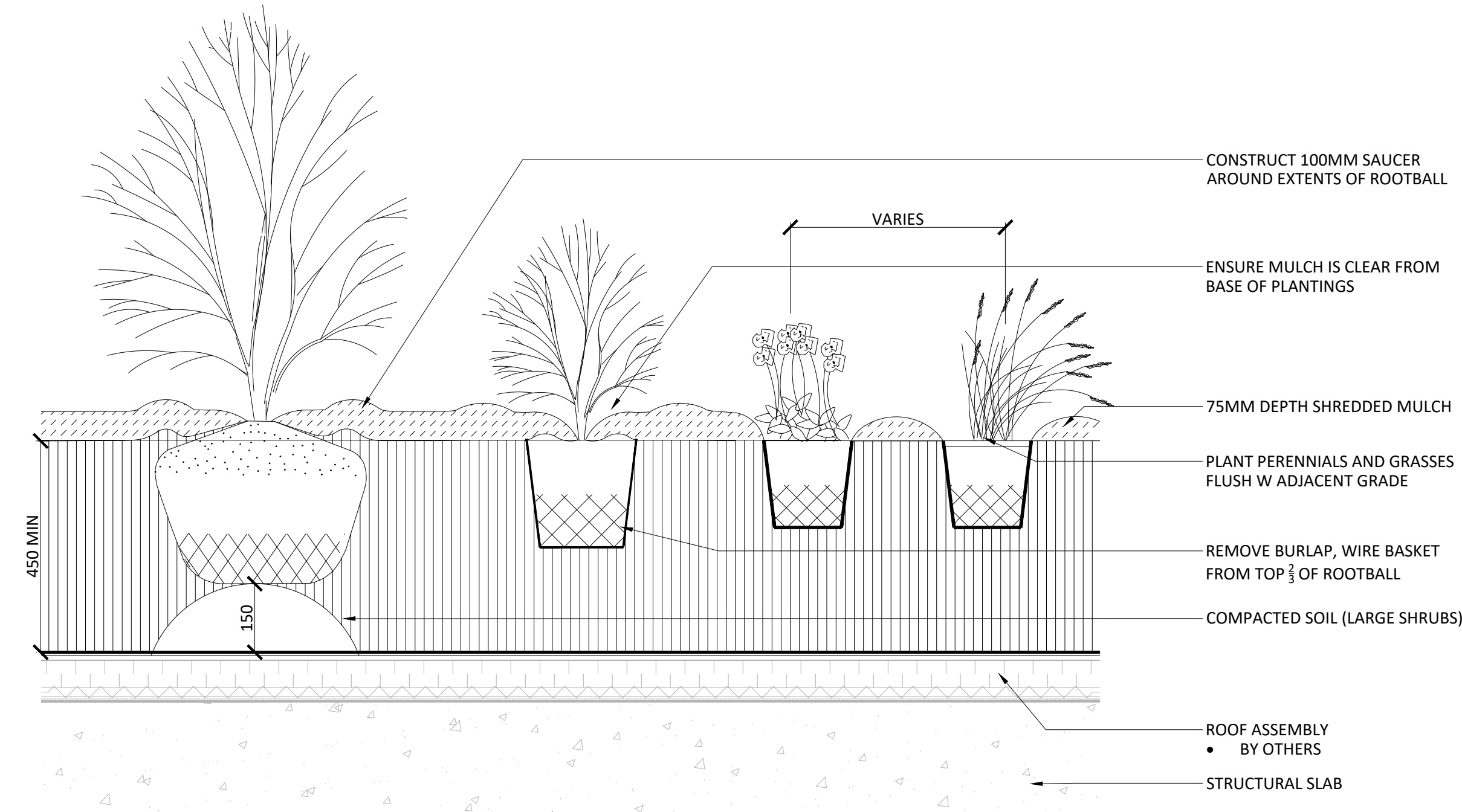
- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

DECIDUOUS TREE PLANTING
N.T.S.

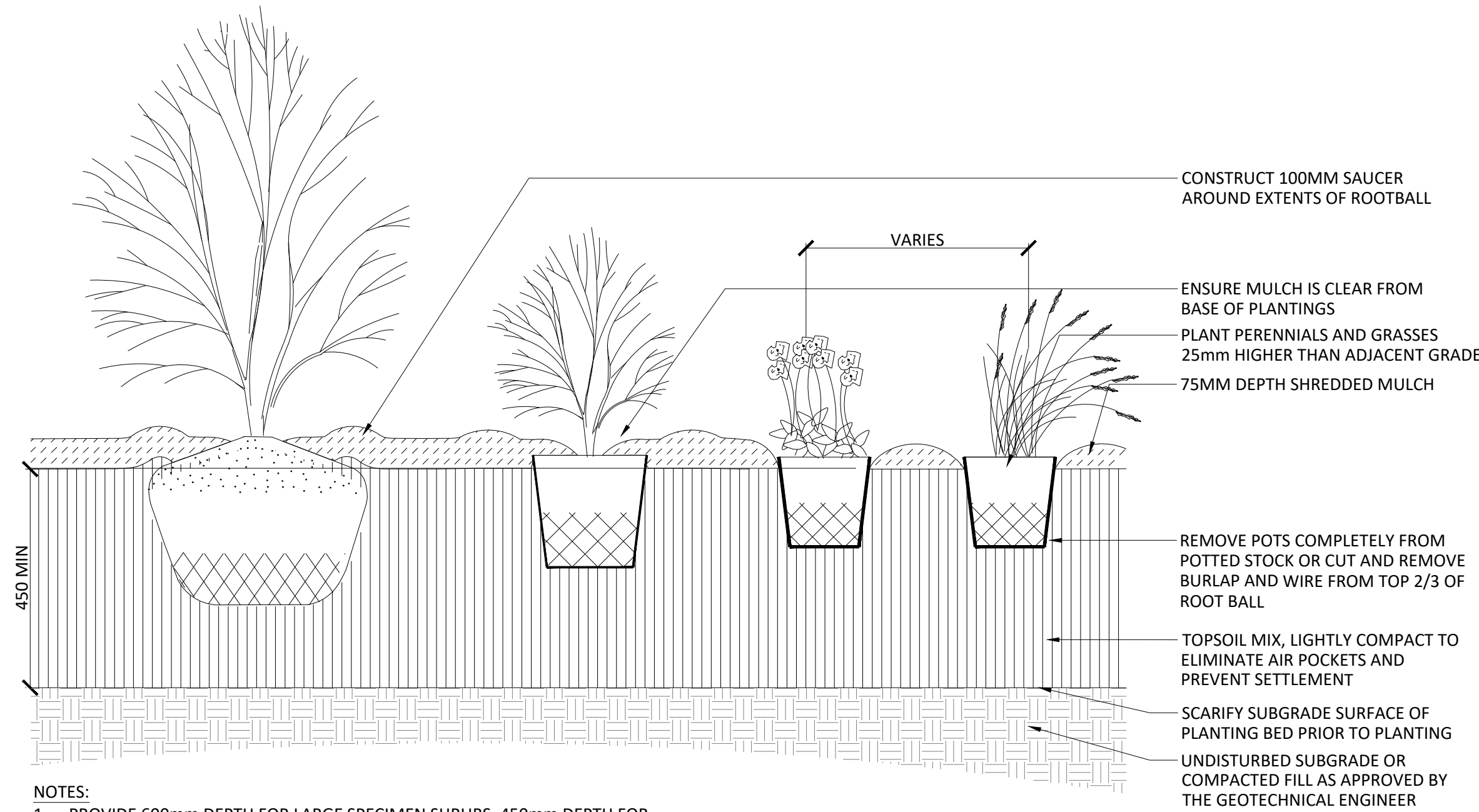


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1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION

CONIFEROUS TREE PLANTING
N.T.S.



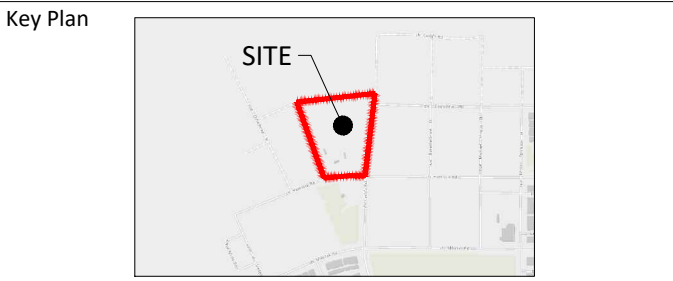
SHRUB/PERENNIAL PLANTING - OVER SLAB
N.T.S.



- NOTES:
1. PROVIDE 600mm DEPTH FOR LARGE SPECIMEN SHRUBS, 450mm DEPTH FOR MEDIUM/SMALL SHRUBS AND PERENNIALS

SHRUB/PERENNIAL PLANTING
N.T.S.

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PROPERTY INFORMATION
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NAK
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T 613.237.2345
NAKDESIGNSTRATEGIES.COM

**WATERIDGE VILLAGE
BLOCK 2**
370 Codd's Road, Ottawa, ON

Title	LANDSCAPE DETAILS
Date	2026-04-20
Scale	AS NOTED
Drawn	SW
Checked	SC
Job No.	25-161
Sheet	L2.2

PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX