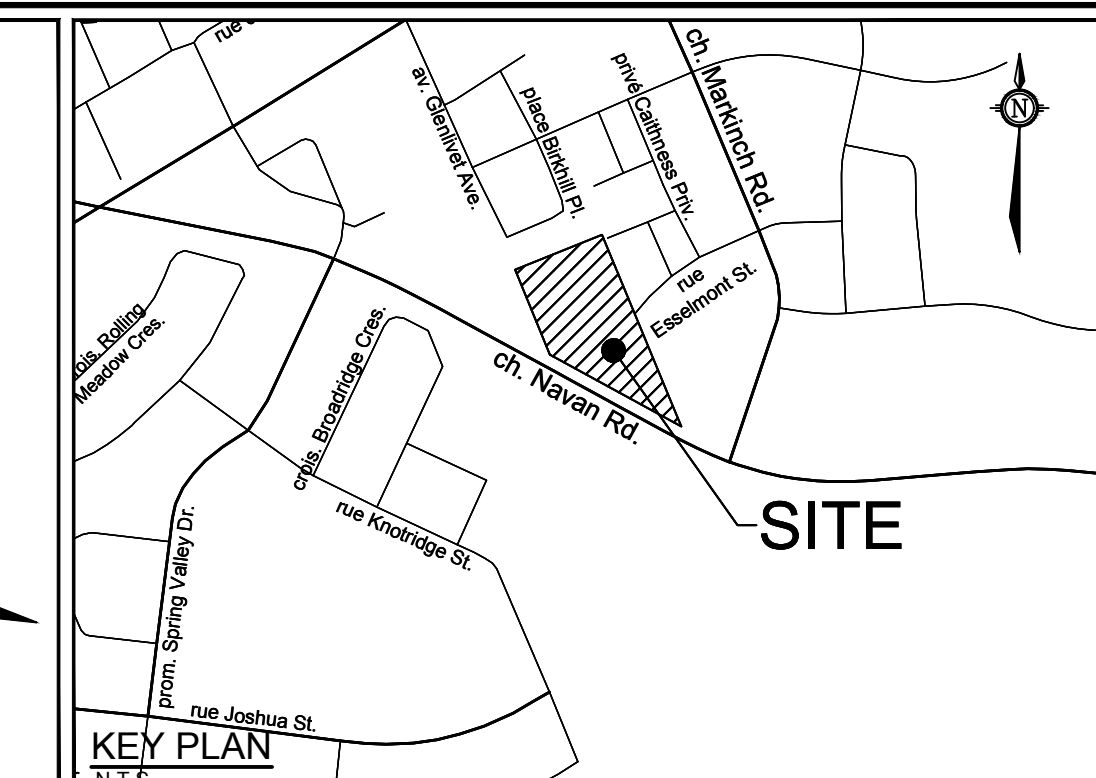


ESSELMONT STREET



NORTH

LEGEND

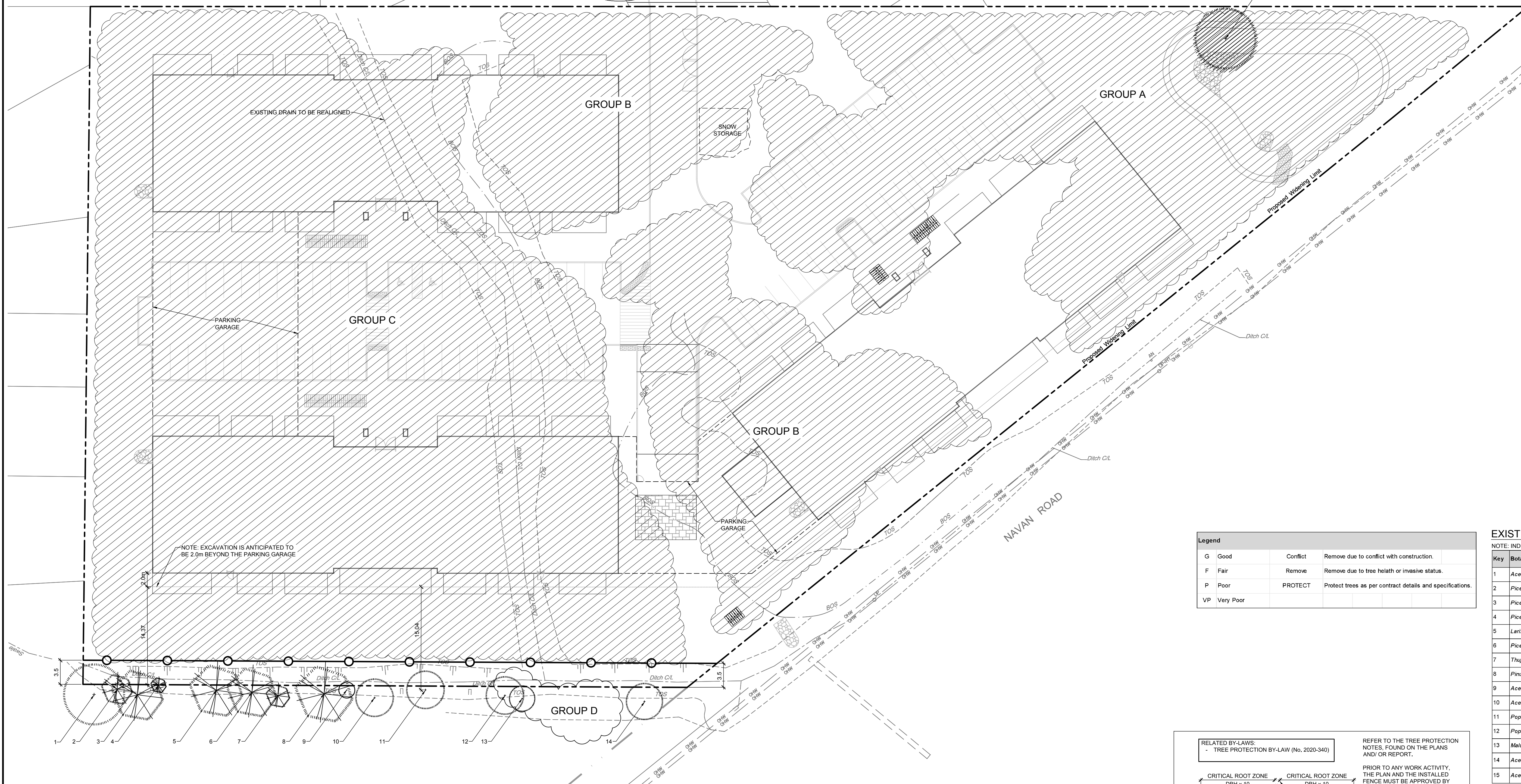
- PROPERTY LIMIT
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ
- EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ
- EXISTING TREE GROUP TO BE RETAINED
- EXISTING TREE GROUP TO BE REMOVED
- ANTICIPATED LIMIT OF EXCAVATION FOR UNDERGROUND GARAGE

GENERAL

1. Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstall all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstall all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

TREE PROTECTION

1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
2. Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
3. Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ, absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is no root pulling or disturbance of the ground within the CRZ.
12. Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
13. If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
15. The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
16. City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).



NOTE: EXCAVATION IS ANTICIPATED TO BE 2.0m BEYOND THE PARKING GARAGE

Legend

G Good	Conflict	Remove due to conflict with construction.
F Fair	Remove	Remove due to tree health or invasive status.
P Poor	PROTECT	Protect trees as per contract details and specifications.
VP Very Poor		

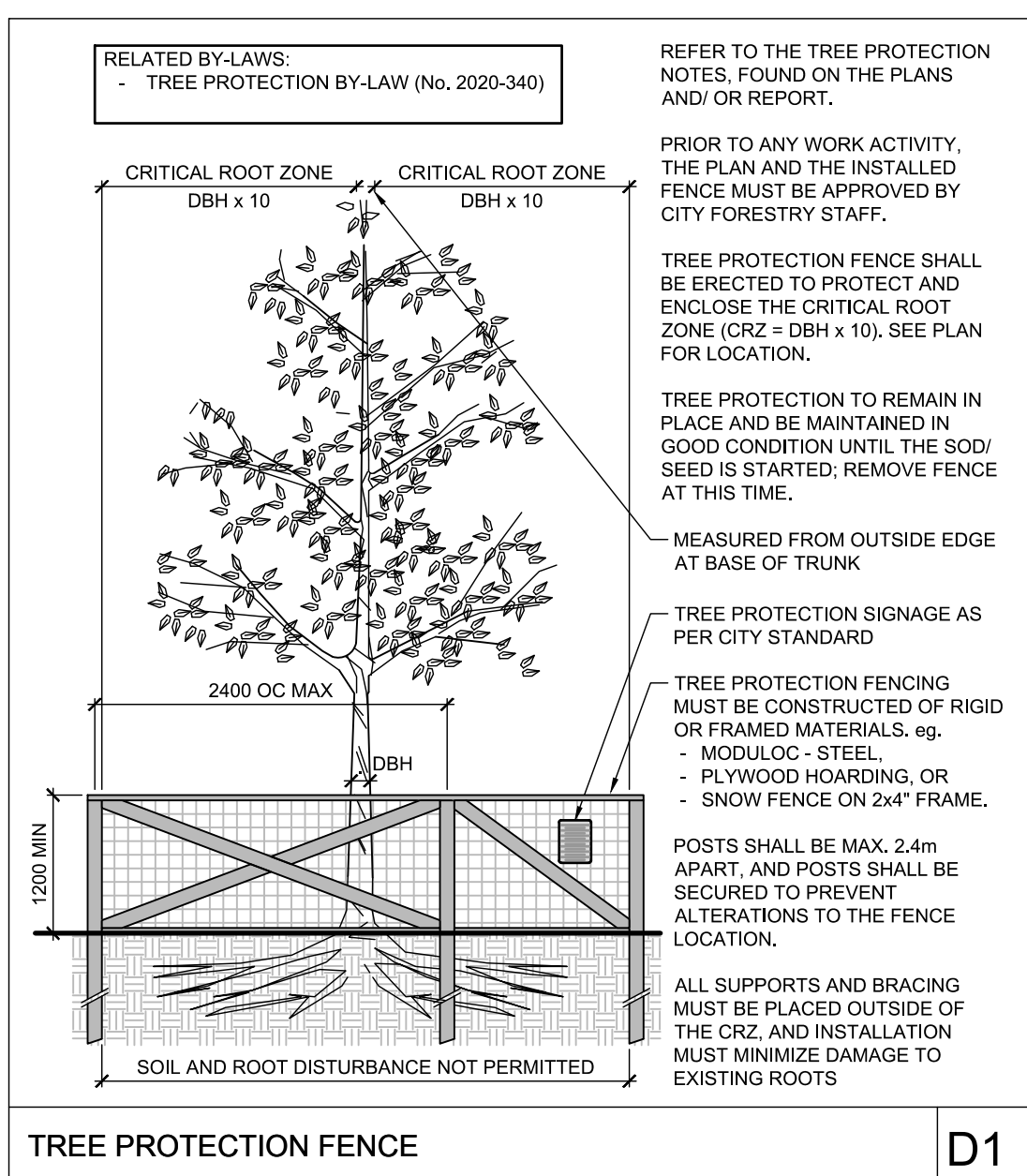
EXISTING TREE INVENTORY - SINGLES

NOTE: INDIVIDUAL TREE LOCATIONS ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINED ON SITE

Key	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	Acer rubrum	Red Maple	45.0	4.50	F	Neighbor	Bare. Low vigor and several small cavities	PROTECT
2	Picea glauca	White Spruce	21.0	2.10	G	Neighbor	Mechanical damage	PROTECT
3	Picea glauca	White Spruce	35.0	3.50	F	Neighbor	Lean	PROTECT
4	Picea glauca	White Spruce	0.0	0.00	VP	Neighbor	Dead standing	PROTECT
5	Larix laricina	Tamarack	36.0	3.60	G	Neighbor	None	PROTECT
6	Picea glauca	White Spruce	34.0	3.40	VP	Neighbor	Tree topped at 5meters	PROTECT
7	Thuja occidentalis	Eastern White Cedar	16.0	1.60	P	Neighbor	One sided, nearly dead	PROTECT
8	Pinus strobus	Eastern White Pine	39.0	3.90	P	Neighbor	One stem dead	PROTECT
9	Acer rubrum	Red Maple	12.0	1.20	P	Neighbor	Target canker	PROTECT
10	Acer negundo	Manitoba Maple	48.0	4.80	VP	Neighbor	Multiple large wounds, internat rot	PROTECT
11	Populus deltoides	Eastern Cottonwood	17.0	1.70	G	Neighbor	None	PROTECT
12	Populus deltoides	Eastern Cottonwood	28.0	2.80	G	Neighbor	None	PROTECT
13	Malus sp	Crab Apple	19.0	1.90	VP	Neighbor	Granular placed on roots	PROTECT
14	Acer negundo	Manitoba Maple	27.0	2.70	VP	Neighbor	Spiral exam cavity. Mechanical damage. Granular placed on roots	PROTECT
15	Acer saccharum	Sugar Maple	55.0	5.50	P	Client	One sided, black bark, grass growing out of a cavity near a large branch union	Conflict

EXISTING TREE INVENTORY - GROUPS

Key	Botanical Name	Common Name	% Compos.	DBH Min-Max	DBH Avg	Owner	Remarks	Recomm.
Area A - Trees								
A	Acer saccharum	Sugar Maple	5%	55 - 60	57.50	Client		Conflict
A	Fraxinus americana	White Ash	10%	40 - 50	45.00	Client		Conflict
A	Populus deltoides	Eastern Cottonwood	80%	15	10.00	Client		Conflict
A	Juglans nigra	Black Walnut	5%	40 - 50	45.00	Client		Conflict
Area A - Understory								
A	Rhamnus cathartica	European Buckthorn	10%	5.00	5.00	Client		Conflict
A	Rhus typhina	Staghorn Sumac	85%	5.00	5.00	Client		Conflict
Area B								
B	Rhamnus cathartica	European Buckthorn	10%	5.00	5.00	Client		Conflict
B	Rhus typhina	Staghorn Sumac	85%	5.00	5.00	Client		Conflict
Area C								
C	Acer rubrum	Red Maple	5%	55 - 60	57.50	Client		Conflict
C	Acer saccharum	Sugar Maple	5%	55 - 60	57.50	Client		Conflict
C	Betula papyrifera	Paper Birch	65%	10	10.00	Client		Conflict
C	Cornus alternifolia	Pagoda Dogwood	5%	5	5.00	Client		Conflict
C	Pinus strobus	Eastern White Pine	15%	30 - 40	35.00	Client		Conflict
C	Salix sp	Willow	5%	15.00	15.00	Client		Conflict
Area D								
D	Betula papyrifera	Paper Birch	40%	10.00	10.00	Client		Conflict
D	Populus deltoides	Eastern Cottonwood	60%	15.00	15.00	Client		Conflict

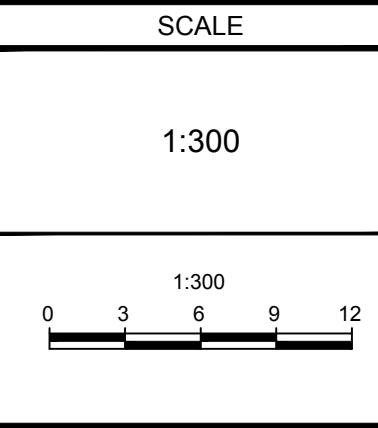


NOTE: THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOT FOR CONSTRUCTION

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262576 ONTARIO INC.
231 BRITTANY DRIVE, SUITE D
OTTAWA, ONTARIO, K1K 0R8
LALIT AGGARWAL
PHONE: (613)-746-1647
lsa@manorparkcap.com

No.	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	FEB 28/24	RJ
2	REVISED PER CITY COMMENTS	JUNE 13/23	RJ
1	ISSUED FOR SITE PLAN CONTROL	JUNE 13/23	RJ



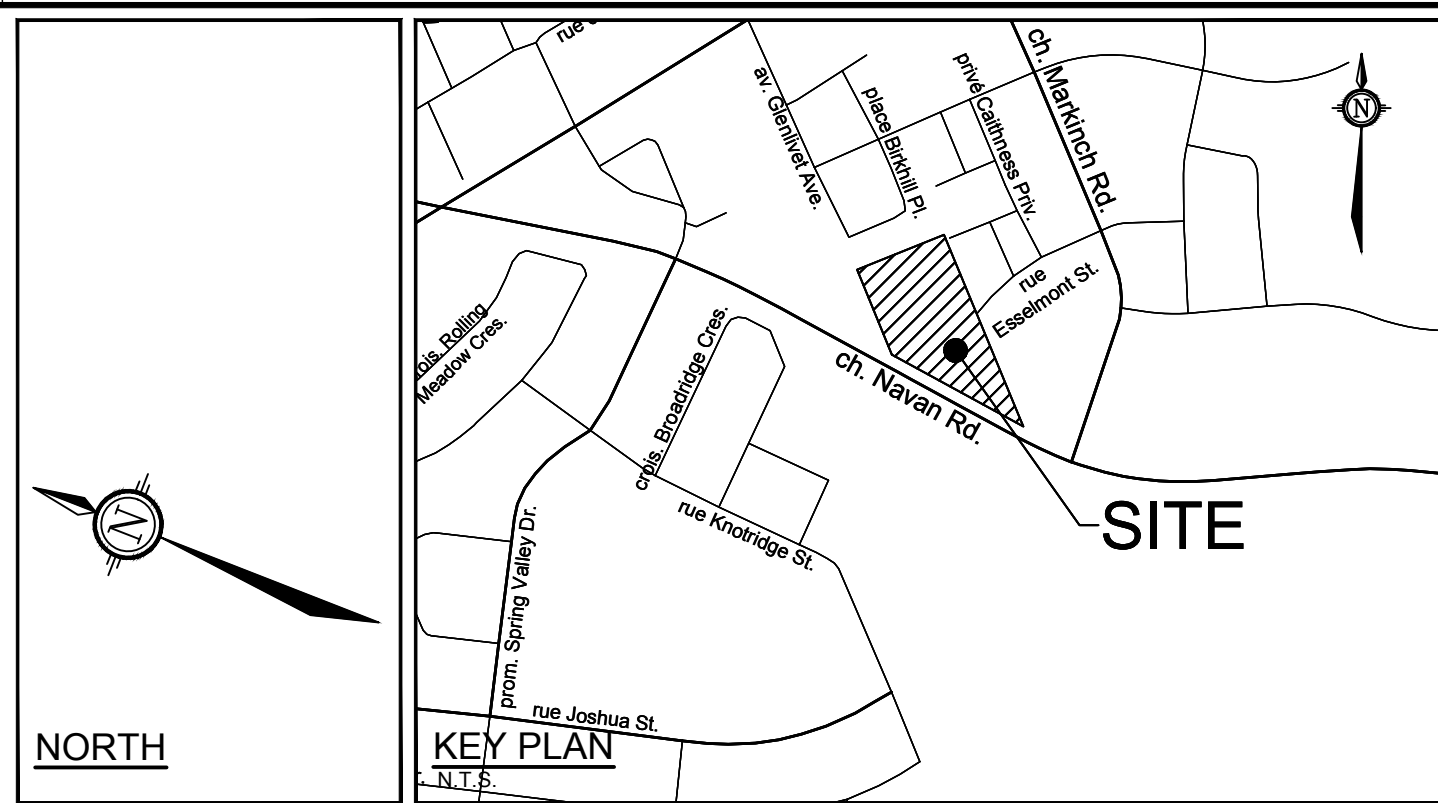
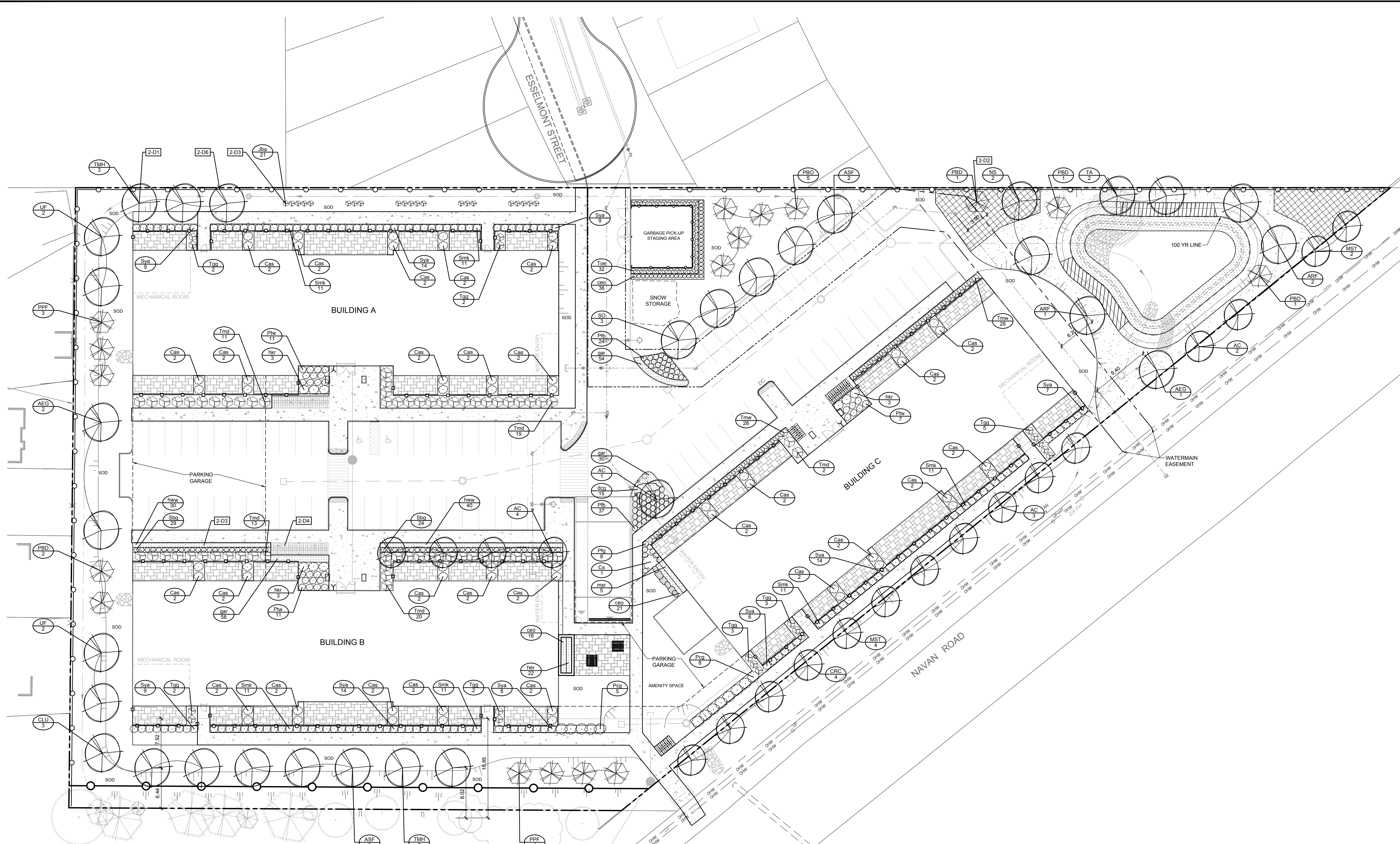
FOR REVIEW ONLY	DATE	BY
DESIGN		RJ
CHECKED		MT
DRAWN		RJ
CHECKED		MT
APPROVED		RJ



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION	CITY OF OTTAWA
3317 NAVAN ROAD	
DRAWING NAME	TREE CONSERVATION REPORT
PROJECT No.	118076
REV	REV # 3
DRAWING No.	118076-TCR

D07-12-23-0085



LEGEND

- 2-D1 DETAIL SHEET # NOVATECH OR CITY EG. L1, L2, ETC. - DETAIL NUMBER SEE LIST FOR CODE.
- PROPERTY LIMIT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- SEED MIX A
- SEED MIX B
- NATIVE SHRUB MIX
- TABLE LAND SHRUB MIX (SMALL)
- PERENNIALS / GRASSES
- SHRUB MIX
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- SPECIES (SEE PLANT LIST)
- QUANTITY
- ACCESSIBLE PICNIC TABLE
- BOULDERS
- TREE PROTECTION FENCE
- WOOD PRIVACY FENCE 1.8m HT
- DECORATIVE FENCE 1.2m HT
- ANTICIPATED LIMIT OF EXCAVATION FOR UNDERGROUND GARAGE

GENERAL

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- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstatement of all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstatement all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

PLANTING

- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
- Use structurally sound plant material with strong fibrous root system free of diseases, defects and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic/ approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
- The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
 - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - Sod/ Seed Areas - 100mm depth.
- Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
- Apply the following mineral fertilizer unless soil tests show other requirements:
 - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
- Where applicable, for any plant species with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

- SC4. Typical Concrete Sidewalk in Boulevard
- SC5. Sidewalk Construction Joints

NOVATECH DETAILS

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
- D2. Standard Coniferous Tree Planting
- D3. Shrub and Perennial Planting
- D4. Bike Layout
- D5. Boulder
- D6. Wood Privacy Fence

SEED MIX AND APPLICATION

For areas steeper than 3:1. Contractor to apply erosion control blanket. Erosion control blanket to be machine woven mats made from natural wood, coco or cotton fibre, or combination depending on manufacturer, with stitching between two photo-degradable natural organic fiber nettings. Submit products for approval by Consultant. CPSS 804 applies except as may be amended and extended herein.

In addition to the specified seed mixes, all applications are to include a nurse crop as noted.

NURSE CROP

- Annual Ryegrass
- Seeding Rate: 25kg/hectare

Seed Mix A
Greenfields Seed Mix by DLF
Seeding Rate: 175kg/hectare

Seed Mix B
Retention Area Seed Six by DLF
Seeding Rate: 30kg/hectare

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings required.

PAVERS

- Edge of pavers to receive edge restraint.
- Metville 60 Pavers by Permacon
- Colour: TBD

FENCE

- Elegant Traditional Panel by Iron Eagle Industries
- Panel Height: 1219mm (42")
- Post Cap: Pyramid
- Colour: Black

SITE FURNITURE

Fasten all site furnishing to surface with stainless steel anti-vandal anchors.

PICNIC TABLES

- 200 Series - 210 Accessible Cluster Seating by Maglin
- Product Number: MTS-0210-00042
- Frame: Structural I-Beam
- Top: Wood Table Top and Attached Blacksteel Benches (2)
- Cedar Color
- Surface Mount, Wheelchair Accessible

WASTE RECEPTACLE

- 200 Series - 250 Trash Receptacle by Maglin
- Product Number: MTR-0250-00004
- Frame: H.S. Steel
- Metal Lid
- 32 Gallon

BOULDERS

Sizes: 1.0-1.5m L x 0.7-1.0m W x 0.6-0.8m H

TREE PLANTING IN SENSITIVE CLAY

The landscape plans have been developed in accordance with the Geotechnical Report PG6582-1, Revision 1, Pattern Cap, Pyramid, January 29, 2024, that confirms the categories and locations of clay soils and tree planting restriction recommendations.

- The following City of Ottawa clay soils guideline applies: Guidelines for Tree Planting in Sensitive Marine Clay Soils (2017).
- The soil volumes provided are sufficient for a reasonable chance of tree survival. Unless otherwise noted, all new trees on City property meet the minimum soil volume requirements of the following, based on a depth of 1.5m below finished grade, and subtracting the volume of utility trenches.
 - Small tree (mature height up to 7.5m) - 25m³ minimum soil volume provided.
 - Medium tree (mature height 7.5-14m) - 30m³ minimum soil volume provided.
- Where trees share a continuous greenspace:
 - (2) Small trees - 15m³ minimum soil volume provided per tree.
 - (2) Medium trees - 18m³ minimum soil volume provided per tree.

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OTTAWA, ONTARIO, K1K 0R8
LALIT AGGARWAL
PHONE: (613)-746-1647
lsa@manorparkcap.com

SHRUB MIXES

%	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
15%	10	<i>Androsace virginica</i>	Beardheer	10cm H	PT	1.5m OC
10%	10	<i>Hemerocallis virginiana</i>	Witch Hazel	60cm H	PT	1.5m OC
20%	21	<i>Rhus typhina</i>	Staghorn Sumac	60cm H	PT	1.5m OC
15%	16	<i>Rhus aromatica</i>	Fragrant Sumac	0.60m H	PT	1.5m OC
20%	21	<i>Rosa carolina</i>	Pink Rose	60cm H	PT	1.5m OC
20%	21	<i>Viburnum lentago</i>	Nannyberry	60cm H	PT	1.5m OC

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
PFB	7	<i>Picea pungens 'Fastigiata'</i>	Upright Colorado Spruce	150cm H	WB	As Shown
PBD	4	<i>Picea pungens 'Blue Diamond'</i>	Blue Diamond Blue Spruce	200cm H	WB	As Shown
PBC	6	<i>Picea pungens 'Bony Blue'</i>	Bony Blue Spruce	175cm H	WB	As Shown
Deciduous Trees						
AC	10	<i>Amelanchier canadensis (Single stem)</i>	Shadbolt Spiceberry	45cm Cal	WB	As Shown
ACG	3	<i>Amelanchier glabra</i>	Ohio Buckeye	45cm Cal	WB	As Shown
ARF	3	<i>Acer rubrum 'Autumn Flame'</i>	Autumn Flame Red Maple	50mm Cal	WB	As Shown
ADP	5	<i>Acer saccharum 'Flamingo'</i>	Flamingo Sugar Maple	50mm Cal	WB	As Shown
CLU	3	<i>Cladonia borealis (Formerly Suba)</i>	Yellowwood	50mm Cal	WB	As Shown
CRC	4	<i>Crataegus crataegifolia 'Inermis'</i>	Thornless Cockspur Hawthorn	50mm Cal	WB	As Shown
NST	6	<i>Malus Sugar Tyme</i>	Sugar Tyme Crabapple	50mm Cal	WB	As Shown
NS	2	<i>Malus sylvestris</i>	Black Gum	50mm Cal	WB	As Shown
SO	3	<i>Sorbus americana</i>	American Mountain-Ash	50mm Cal	WB	As Shown
TA	2	<i>Tilia americana</i>	Basswood	50mm Cal	WB	As Shown
TMH	5	<i>Tilia cordata x mongolica 'Harvest Gold'</i>	Harvest Gold Linden	50mm Cal	WB	As Shown
UF	4	<i>Ulmus americana 'Frontier'</i>	Frontier Elm	50mm Cal	WB	As Shown
Coniferous Shrubs						
Jba	21	<i>Juniperus virginiana 'Blue Arrow'</i>	Blue Arrow Juniper	125cm H	WB	As Shown
Tgr	19	<i>Thuja occidentalis 'Golden Globe'</i>	Golden Globe Cedar	60cm Sp	PT	As Shown
TM	57	<i>Taxus media 'Densata'</i>	Dense Yew	60cm Sp	PT	As Shown
Tmw	54	<i>Taxus media 'Wardii'</i>	Ward's Yew	50cm Tg	PT	As Shown
Too	32	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar	200cmWB	PT	As Shown
Deciduous Shrubs						
Cas	56	<i>Cornus alba 'Sibirica'</i>	Red Tidy Dogwood	60cm H	PT	As Shown
CS	1	<i>Cornus sericea</i>	Red Osier Dogwood	60cm H	PT	As Shown
PB	61	<i>Potentilla fruticosa 'Pink Beauty'</i>	Pink Beauty Potentilla	45cm H	PT	As Shown
Pg	8	<i>Potentilla fruticosa 'Goldfinger'</i>	Goldfinger Potentilla	40cm H	PT	As Shown
Pg	13	<i>Physocarpus opulifolius 'Comte de Saxe'</i>	Comte de Saxe Ninebark	60cm H	PT	As Shown
Pw	29	<i>Physocarpus opulifolius 'SMP Only'</i>	The White Ninebark	60cm H	PT	As Shown
Shg	51	<i>Spiraea betulifolia 'Glow Girl' (For Gold)</i>	Glow Girl Birchleaf Spirea	60cm H	PT	As Shown
Swa	66	<i>Syringa pallida 'Miss Kim'</i>	Miss Kim Lilac	60cm H	PT	As Shown
Sa	10	<i>Syringa alba</i>	Shrovetree	50cm H	PT	As Shown
Perennials						
pp	142	<i>Geranium x 'Aureo Fluo'</i>	Azure Flower Geranium	1g	PT	45cm O.C
hw	9	<i>Hosta 'Piedra de Rios'</i>	Kresna Regal Hosta	1g	PT	60cm O.C
hw	70	<i>Hosta 'Whisper'</i>	Whisper Hosta	1g	PT	80cm O.C
Ornamental Grasses						
cao	73	<i>Calamagrostis acutiflora 'Eldorado'</i>	Eldorado Feather Reed Grass	1g	PT	50cm O.C
dcg	15	<i>Deschampsia cespitosa 'Gold Star'</i>	Gold Star Tufted Hair Grass	1g	PT	60cm O.C
hw	22	<i>Hordeichloa comperensis 'Spartan'</i>	Spartan Blue Cut Grass	1g	PT	25cm O.C
mr	5	<i>Miscanthus sinensis 'Silverdeer'</i>	Silver Feather Grass	1g	PT	1.0m O.C

NO.	REVISION	DATE	BY
3	REVISED PER CITY COMMENTS	FEB 28/24	RJ
2	REVISED PER CITY COMMENTS	NOV 13/23	RJ
1	ISSUED FOR SITE PLAN CONTROL	JUNE 13/23	RJ

SCALE: 1:300

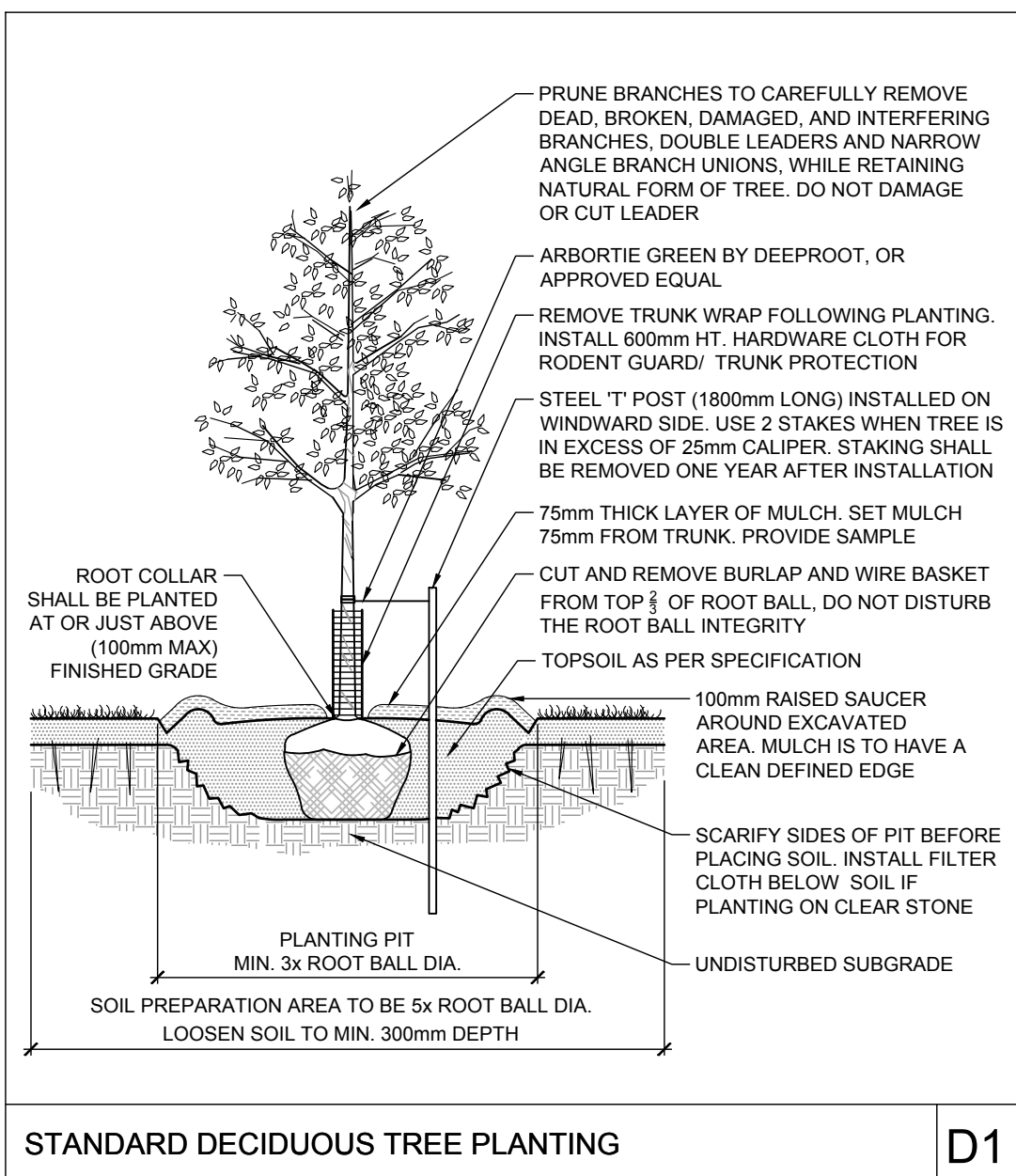
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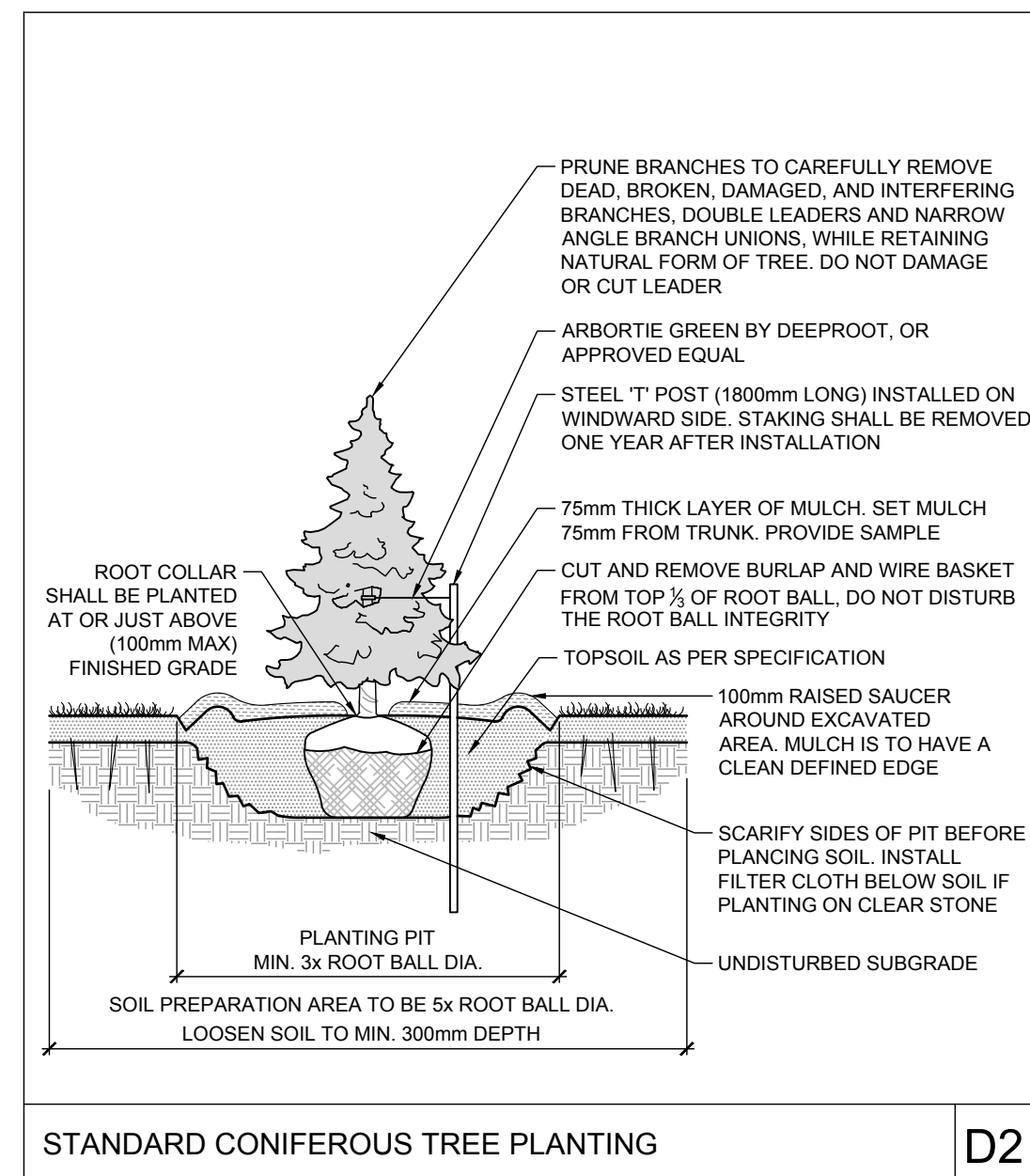
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CITY OF OTTAWA
3317 NAVAN ROAD
DRAWING NAME:
LANDSCAPE PLAN

PROJECT NO.: 118076
REV # 3
DRAWING NO.: 118076-L1

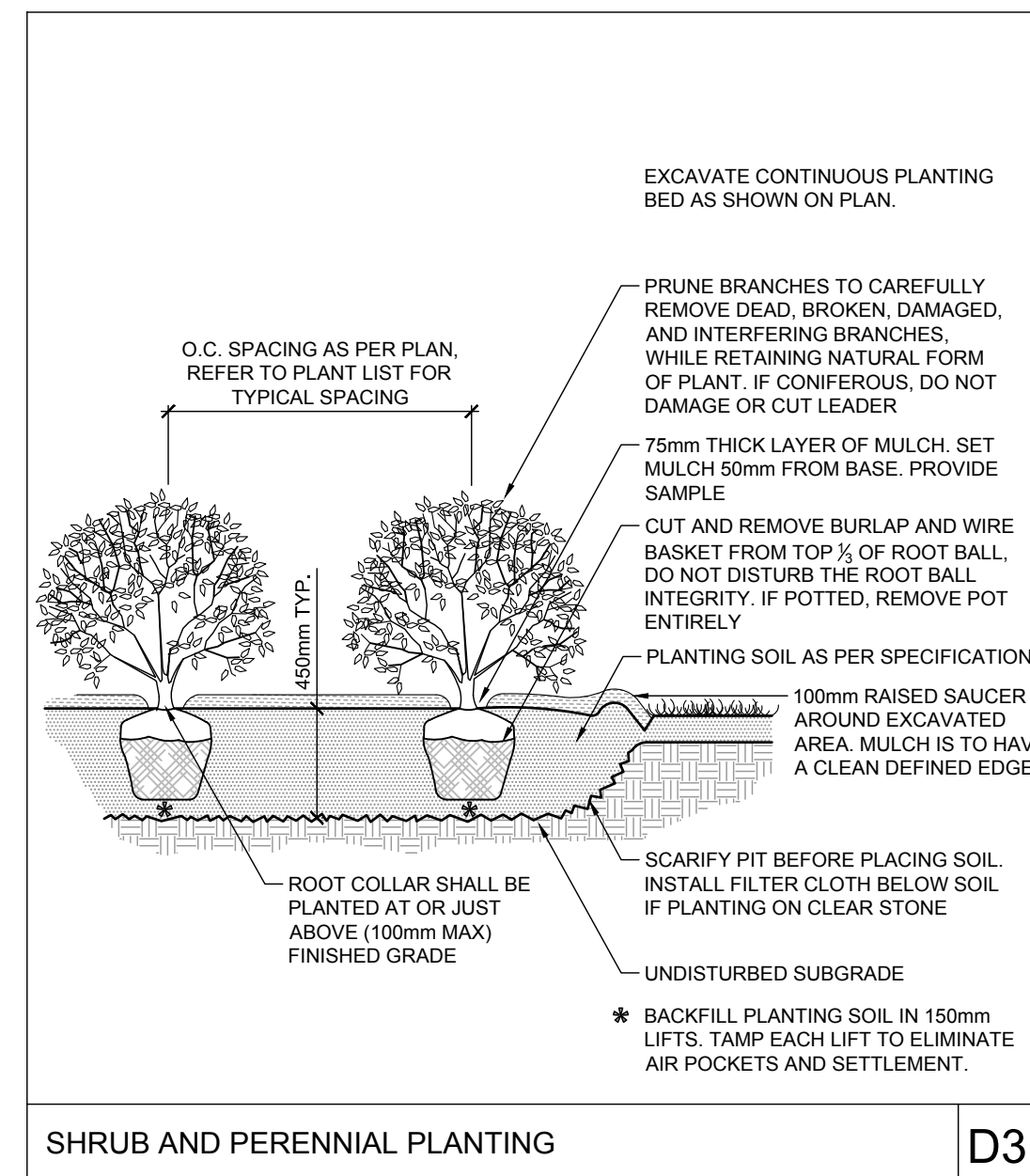
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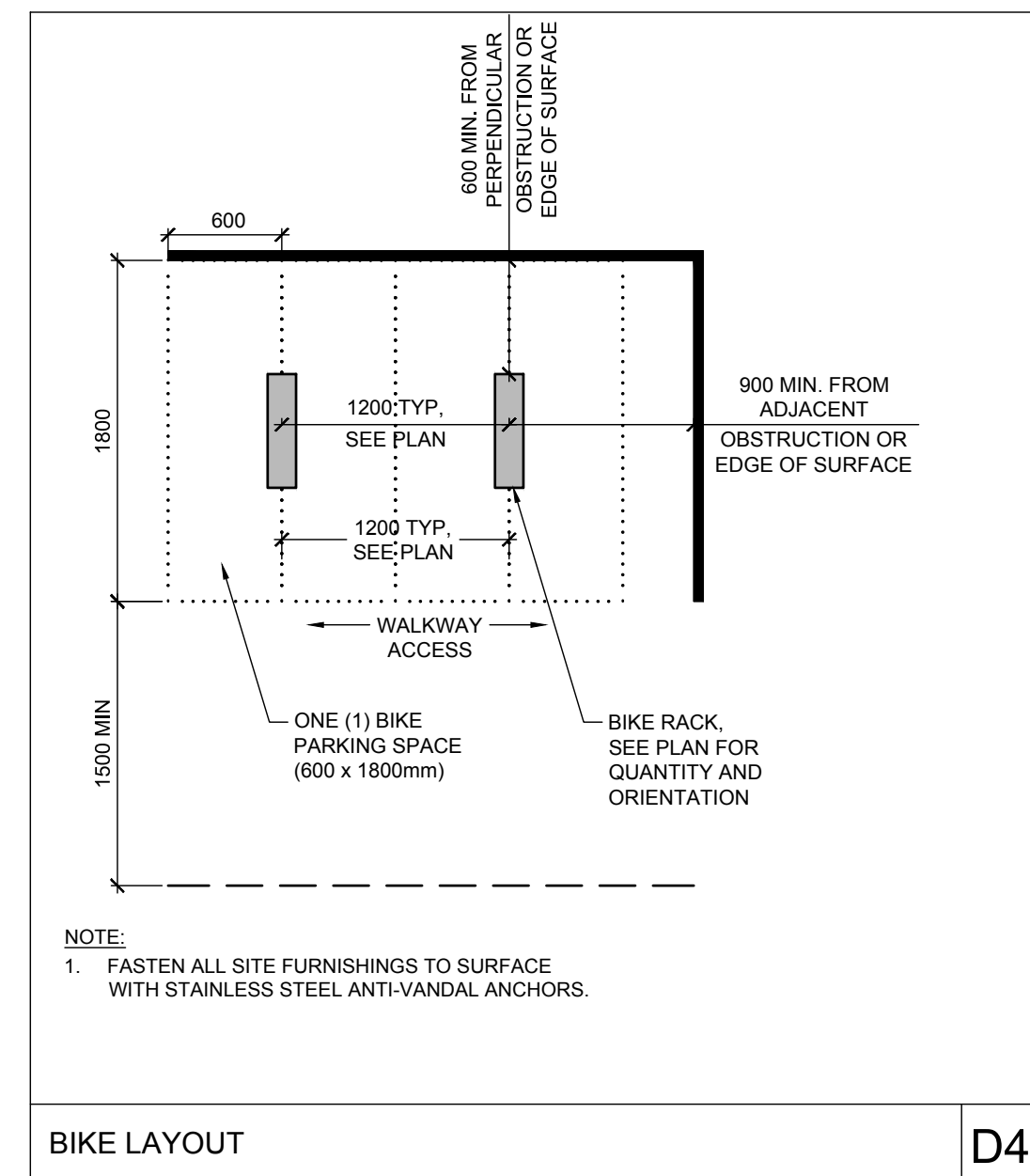
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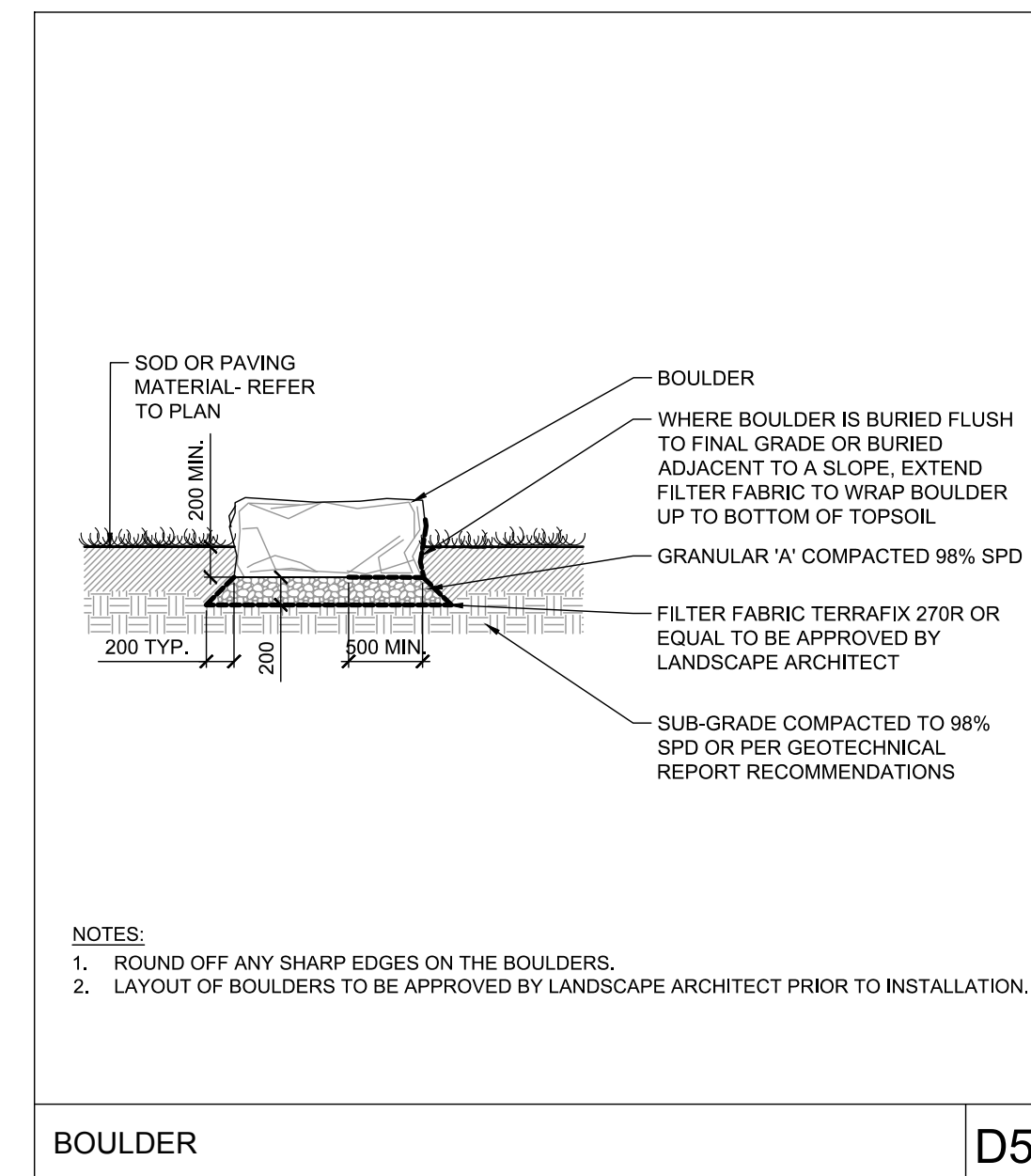
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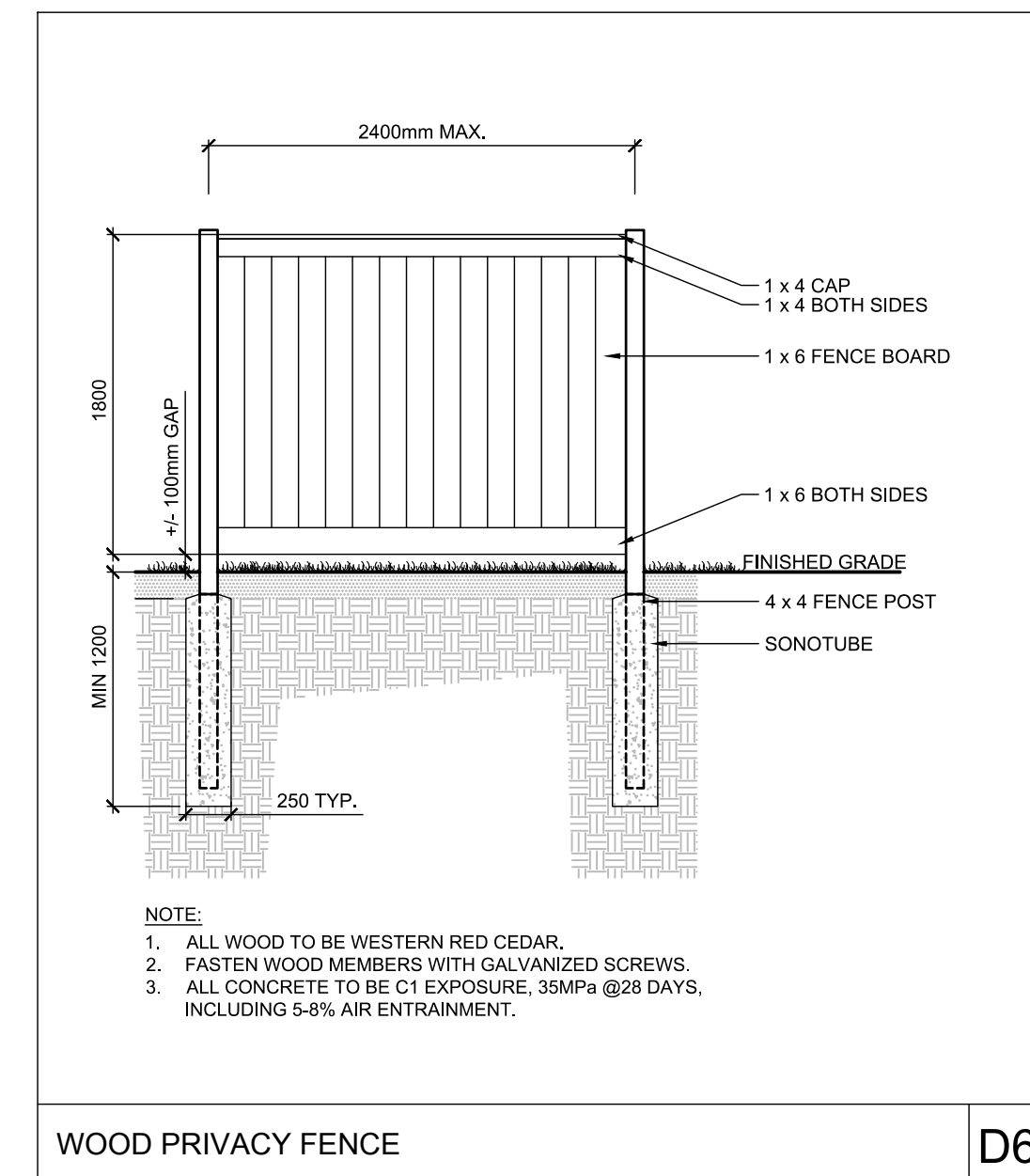
D3



D4



D5



D6

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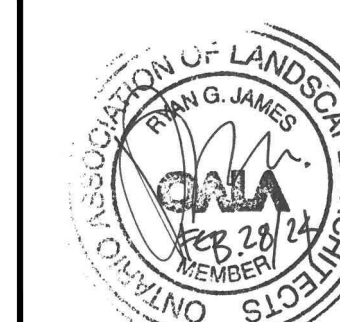
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231 BRITTANY DRIVE, SUITE D
OTTAWA, ONTARIO, K1K 0R8
LALIT AGGARWAL
PHONE: (613)-746-1647
lsa@manorparkcap.com

No.	REVISION	DATE	BY
3.	REVISED PER CITY COMMENTS	FEB 28/24	RJ
2.	REVISED PER CITY COMMENTS	NOV 13/23	RJ
1.	ISSUED FOR SITE PLAN CONTROL	JUNE 13/23	RJ

SCALE
1:300
0 3 6 9 12

DESIGN	RJ
CHECKED	RJ
DRAWN	RJ
CHECKED	RJ
APPROVED	RJ

FOR REVIEW ONLY



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

LOCATION
CITY OF OTTAWA
3317 NAVAN ROAD
DRAWING NAME
DETAILS

PROJECT No.	118076
REV	REV # 3
DRAWING No.	118076-L2

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