

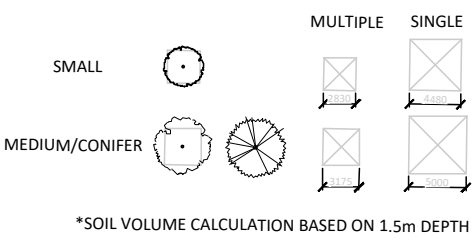
- GENERAL NOTES:**
1. ACER RUBRUM, CELTIS OCCIDENTALIS, AND QUERCUS RUBRA TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
 2. THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED CLIP AND CITY CROSS SECTIONS.
 3. CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
 4. LOCATION OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT & CITY OF OTTAWA PRIOR TO THE EXCAVATION OF FITS.
 5. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
 6. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
 7. PLACE SOD ON A MINIMUM 150mm TOPSOIL.
 8. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CITY OF OTTAWA.
 9. THE CITY WILL BE NOTIFIED IF ANY TREES CANNOT BE LOCATED OR PLANTED DUE TO CONFLICTS WITH UTILITIES OR DRIVEWAYS. THE REQUIRED TREES NOT PLANTED ARE SUBJECT TO TREE BANKING. THE FINAL NUMBER OF TREES TO BE BANKED WILL BE PROVIDED TO THE CITY FOLLOWING ALL PLANTINGS.
 10. ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
 11. PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
 12. PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION
 13. CITY GRASS CUTTING RESPONSIBILITIES FOR SODDED AREAS SHALL BEGIN FOLLOWING PERFORMANCE ACCEPTANCE INSPECTION BY THE LANDSCAPE ARCHITECT AND THE CITY. ACCEPTANCE WILL BE PROVIDED ONLY IF:
 - SOD IS PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - SODDED AREAS HAVE BEEN CUT WITHIN 24 HOURS PRIOR TO ACCEPTANCE INSPECTION.
 - MINIMUM OF 3 WEEKS HAVE ELAPSED FOLLOWING LAYING OF SOD.
 - A MINIMUM OF TWO CUTS HAVE TAKEN PLACE.
 - SODDED AREAS HAVE BEEN TOP-DRESSED, SEEDED AND AERATED
 14. STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL:
 - 1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
 - 3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
 - 4 TREES PER 8 MULTIPLE-UNITS TOWNHOUSE
 - 5 TREES PER 10 MULTIPLE-UNITS TOWNHOUSE
- TOTAL NUMBER OF TREES REQUIRED: 43
NUMBER OF STREET TREES SHOWN ON PLAN: 6
TOTAL NUMBER OF TREES ON PLAN: 25
DIFFERENCE: -18

- TREE PLANTING IN MARINE CLAY SOILS**
- THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.7 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED SEPTEMBER 24, 2019.
1. THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG5036-1 DATED SEPTEMBER 24, 2019).
 2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).
 3. THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PLANTING TREES.
 4. CITY OF OTTAWA: GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017): THE FOLLOWING GUIDELINES ARE PRIMARILY FOCUSED ON SMALL AND MEDIUM SIZE STREET TREES. HOWEVER, LARGE TREES (MATURE HEIGHT OVER 14M) CAN STILL BE PLANTED IN AREAS OF SMC SOILS PROVIDED A TREE TO FOUNDATION SETBACK EQUAL TO THE FULL MATURE HEIGHT OF THE TREE CAN BE PROVIDED (E.G. IN A PARK OR OTHER GREEN SPACE). FOR STREET TREES IN THE ROAD RIGHT-OF-WAY WHERE SMC SOILS HAVE BEEN IDENTIFIED, THE TREE TO FOUNDATION SETBACKS MAY BE REDUCED TO 4.5M FOR SMALL (MATURE TREE HEIGHT UP TO 7.5M) AND MEDIUM SIZE TREES (MATURE TREE HEIGHT 7.5M-14M) PROVIDED ALL OF THE FOLLOWING SIX CONDITIONS ARE MET:
 - 4.1. THE MODIFIED PLASTICITY INDEX OF THE SOIL BETWEEN THE UNDERSIDE OF FOOTING (USF) AND A DEPTH OF 3.5M GENERALLY DOES NOT EXCEED 40%. THIS CORRESPONDS TO SOILS WITH LOW/MEDIUM POTENTIAL FOR SOIL VOLUME CHANGE. CLAY SOILS THAT EXCEED THE 40% PLASTICITY INDEX ARE CONSIDERED TO HAVE HIGH POTENTIAL FOR SOIL VOLUME CHANGE. FOR THESE WORST-CASE SOILS, THE SETBACKS AND TREE PLANTING RESTRICTIONS REMAIN UNCHANGED FROM THE 2005 CLAY SOILS POLICY (TREE SETBACK MUST EQUAL THE MATURE HEIGHT OF THE TREE - I.E. 7.5M SETBACK FOR SMALL TREES).
 - 4.2. THE USF IS 2.1M OR GREATER BELOW THE LOWEST FINISHED GRADE. NOTE: THIS FOOTING LEVEL MUST BE SATISFIED FOR FOOTINGS WITHIN 10M OF THE TREE, AS MEASURED FROM THE CENTRE OF THE TREE TRUNK, AND VERIFIED BY MEANS OF THE GRADING PLAN AS INDICATED IN THE PROCEDURAL CHANGES BELOW.
 - 4.3. A SMALL SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 25M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. A MEDIUM SIZE TREE MUST BE PROVIDED WITH A MINIMUM OF 30M³ OF AVAILABLE SOIL VOLUME, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE DEVELOPER WILL ENSURE THE SOIL IS GENERALLY UNCOMPACTED WHEN BACKFILLING IN STREET TREE PLANTING LOCATIONS.
 - 4.3.1. THE SOIL VOLUME CALCULATION MUST BE BASED ON A DEPTH OF 1.5M BELOW FINISHED GRADE (E.G. 5M LENGTH X 4M WIDTH AT SURFACE X 1.5M DEPTH = 30M³). IT MAY INCLUDE LANDS IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY, BUT MUST SUBTRACT THE VOLUME OF SHALLOW UTILITY TRENCHES (I.E. VOLUME OF SHALLOW UTILITY TRENCHES CANNOT COUNT TOWARDS MINIMUM SOIL VOLUME).
 - 4.4. THE TREE SPECIES MUST BE SMALL TO MEDIUM SIZE, AS CONFIRMED BY A LANDSCAPE ARCHITECT IN THE LANDSCAPE PLAN.
 - 4.5. THE FOUNDATION WALLS ARE TO BE REINFORCED AT LEAST NOMINALLY (MINIMUM OF TWO UPPER AND TWO LOWER 15M BARS IN THE FOUNDATION WALL) TO PROVIDE DUCTILITY AS DESCRIBED IN THE GEOTECHNICAL REPORT.
 - 4.6. GRADING SURROUNDING THE TREE MUST PROMOTE DRAINING TO THE TREE ROOT ZONE (IN SUCH A MANNER AS NOT TO BE DETRIMENTAL TO THE TREE), AS NOTED ON THE SUBDIVISION GRADING PLAN.

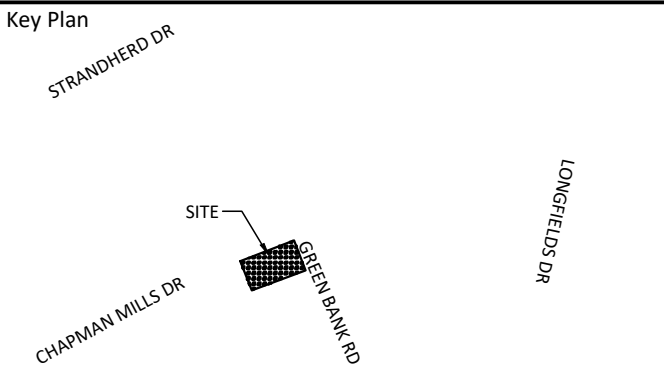
PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
SHRUBS						
Aa	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	12	7 GAL	POT (MULTI)	Y
Cv	CHIONANTHUS VIRGINICUS	FRINGETREE	14	7 GAL	POT (MULTI)	Y
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	20	7 GAL	POT (MULTI)	Y
Hv	HAMMAMELIS VIRGINIANA	WITCH HAZEL	22	7 GAL	POT (MULTI)	Y
Ap	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	15	3 GAL	POT	Y
Vd	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	11	3 GAL	POT	Y
Js	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WITCHITA BLUE JUNIPER	12	3 GAL	POT	Y
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	21	3 GAL	POT	Y
Po	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	16	3 GAL	POT	Y
ORNAMENTAL GRASSES						
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSEED	1204	7 GAL	POT	Y
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1007	7 GAL	POT	Y
cl	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1164	7 GAL	POT	Y
PERENNIALS						
ac	ANEMONE CANADENSIS	CANADIAN ANEMONE	1140	2 GAL	POT	Y
cp	CAREX PENNSYLVANICA	FOX SEDGE	1140	2 GAL	POT	Y
hm	HEUCHERA MACRORHIZA 'AUTUMN BRIDGE'	CORAL BELLS	1140	2 GAL	POT	Y

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS	NATIVE
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT)						
BL	BETULA LENTA	CHERRY BIRCH	2	50mm	B&B	Y
CO	CELTIS OCCIDENTALIS	NORTHERN HACKBERRY	4	50mm	B&B	Y
GT	GLEDITSIA TRIACANTHOS	HONEY LOCUST	5	50mm	B&B	Y
OV	Ostrya virginiana	IRONWOOD	2	50mm	B&B	Y
CONIFEROUS TREES - MEDIUM (8-14M)						
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	3	50mm	B&B	Y
DECIDUOUS TREES - SMALL (6-8M HEIGHT)						
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	1	50mm	B&B	Y
CE	CERCIS CANADENSIS	EASTERN REDBUD	2	50mm	B&B	Y

SOIL VOLUME STANDARDS		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m ³)	MULTIPLE TREE SOIL VOLUME (m ³ /TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15



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LEGEND

PROPERTY LINE

PLANTING

- DECIDUOUS STREET TREE
- MEDIUM DECIDUOUS TREE
- MEDIUM CONIFEROUS TREE
- SMALL DECIDUOUS TREE
- MULTI-STEM SHRUB
- SHRUBS, ORNAMENTAL GRASSES
- PERENNIAL PLANTING
- SOD

SURFACING

- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
- UNIT PAVERS

No.	Description	Date
5	Issued for Revised Submission	08/09/2024
4	Issued for Revised Submission	07/03/2024
3	Revised for Pre-Consult Review	06/28/2024
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1	Issued for Client Review	03/28/2024
Revision		
City Approval Stamp		

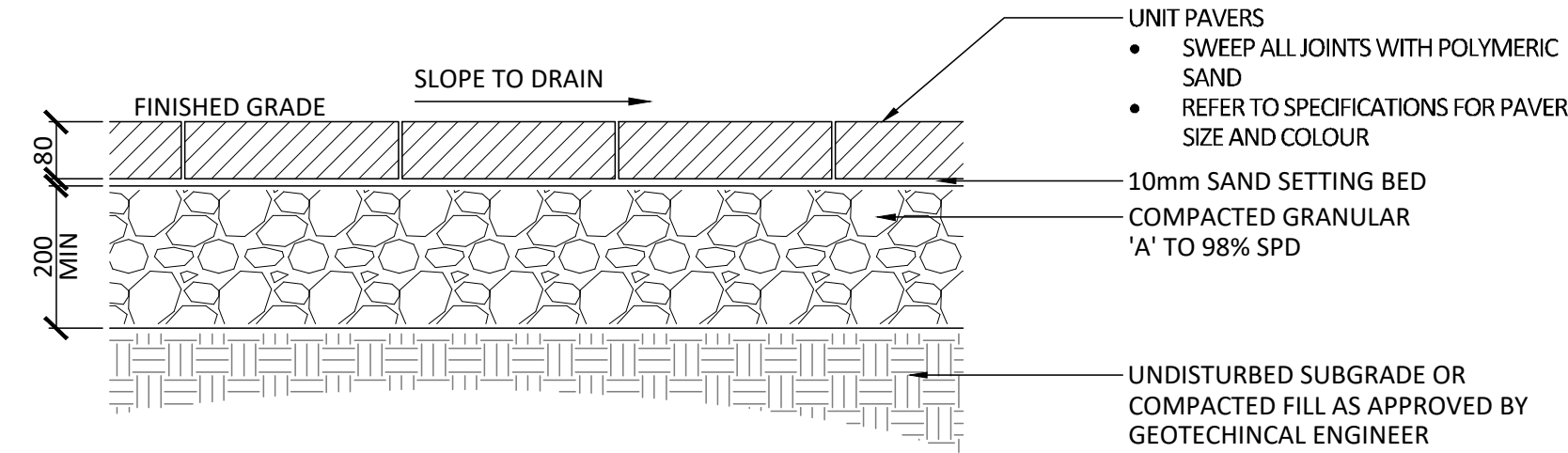
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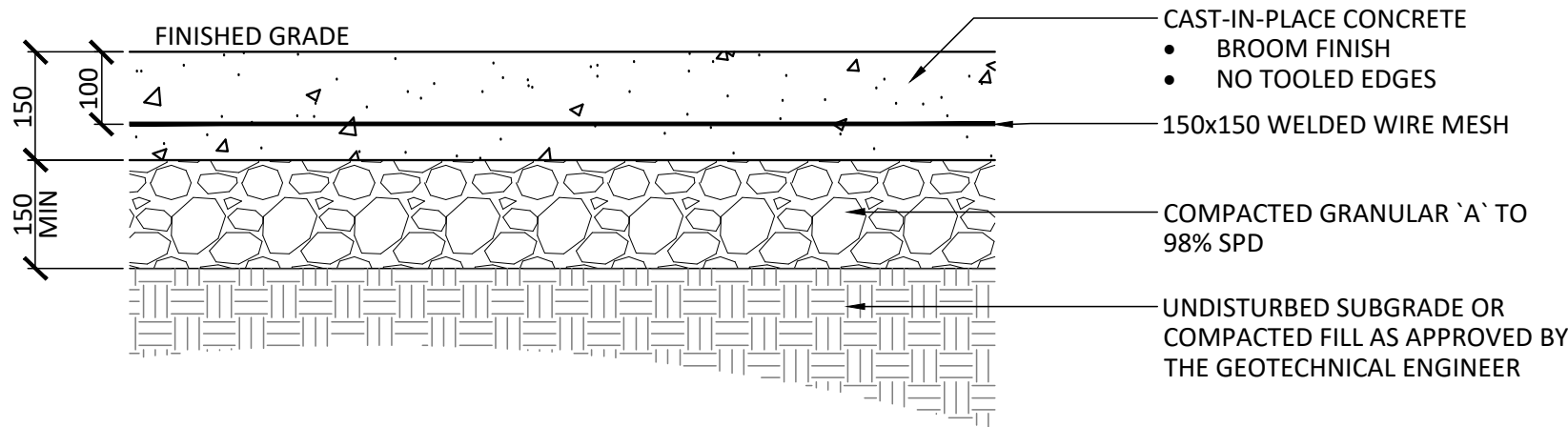
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SOUTH NEPEAN TOWN CENTRE
BLOCK 3/ PHASE 5

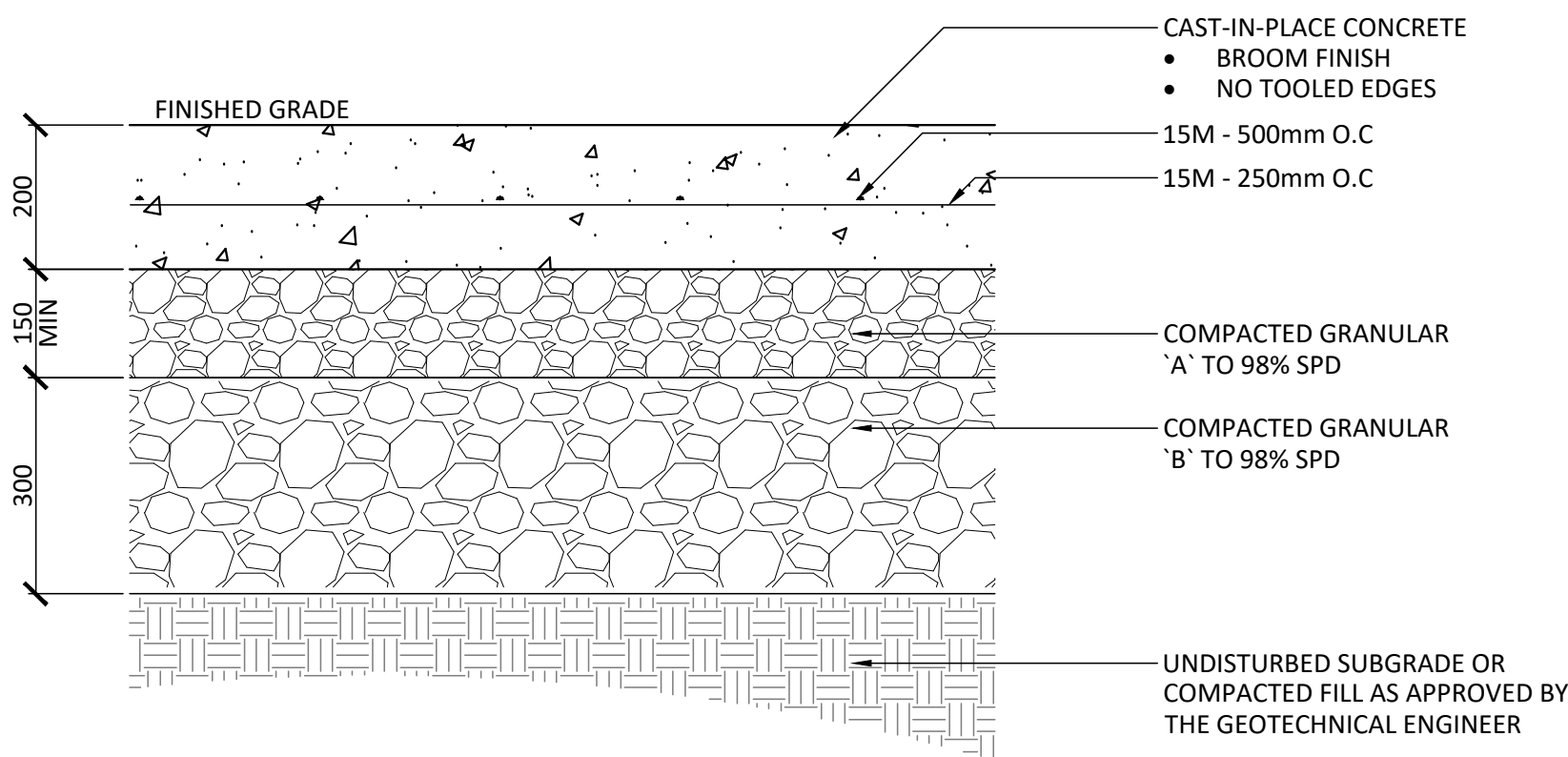
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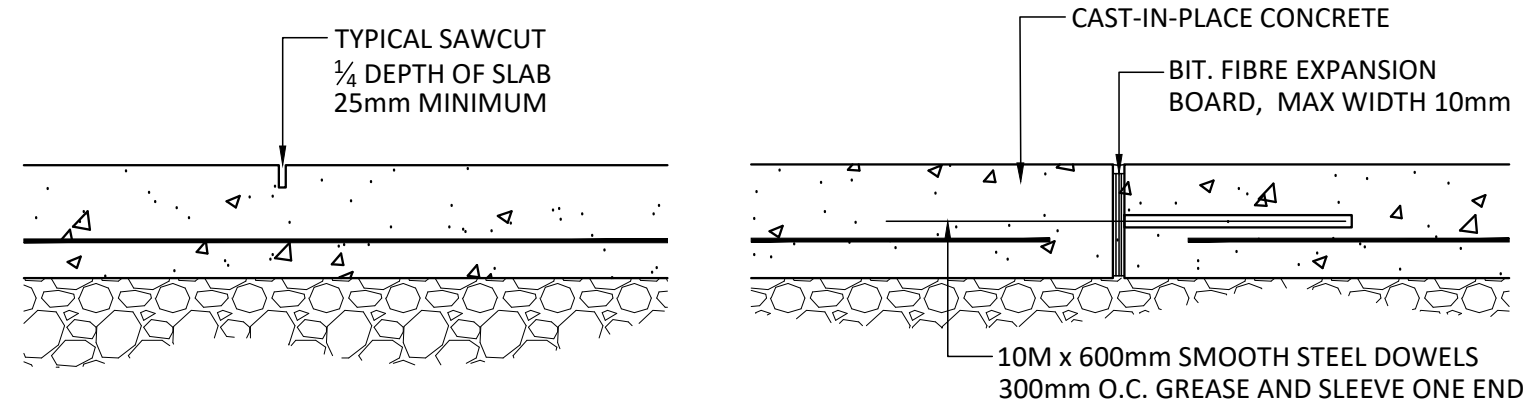
1 UNIT PAVING
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2 LIGHT DUTY CONCRETE
1:10



3 HEAVY DUTY CONCRETE
1:10



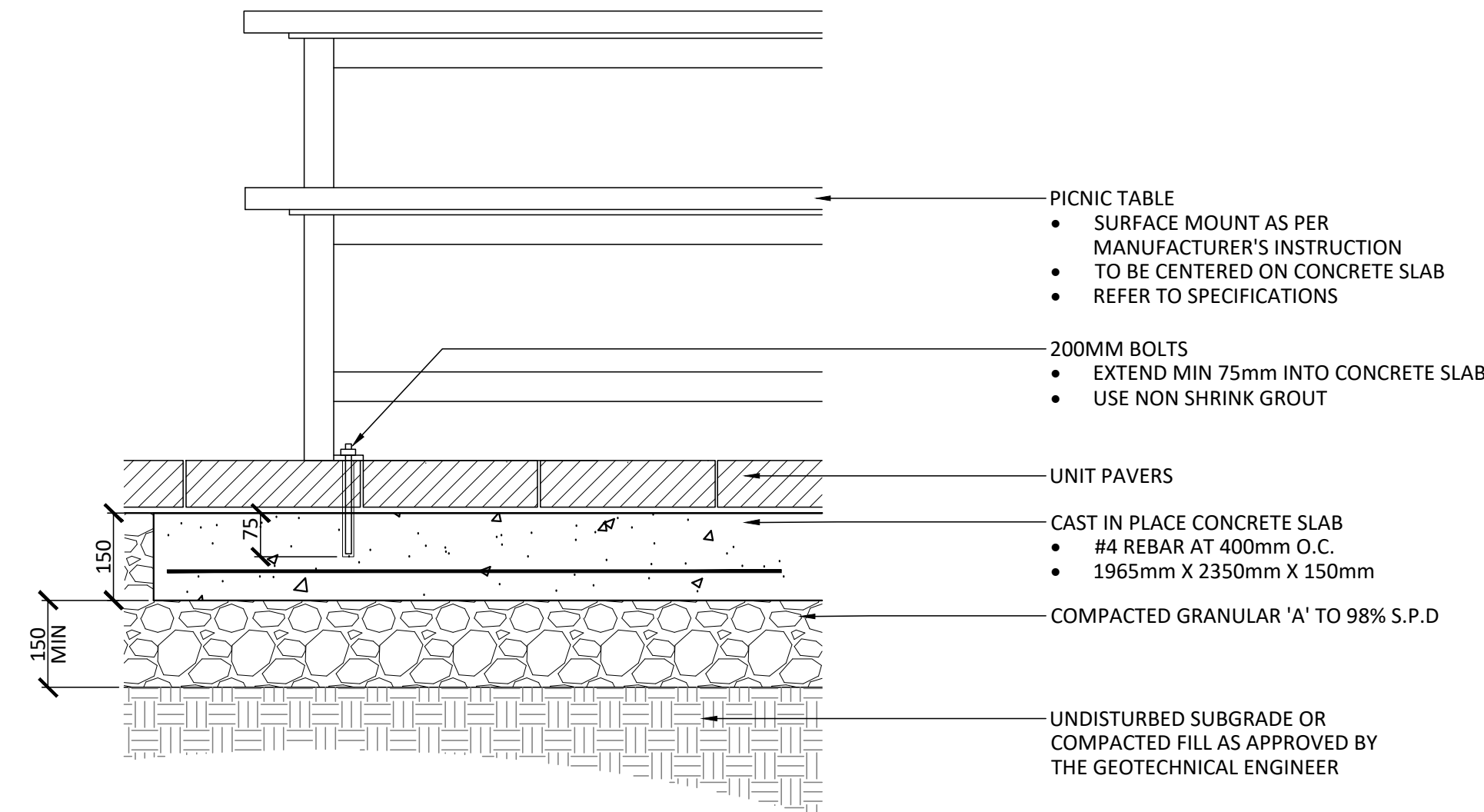
CONTROL JOINT (CJ)

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

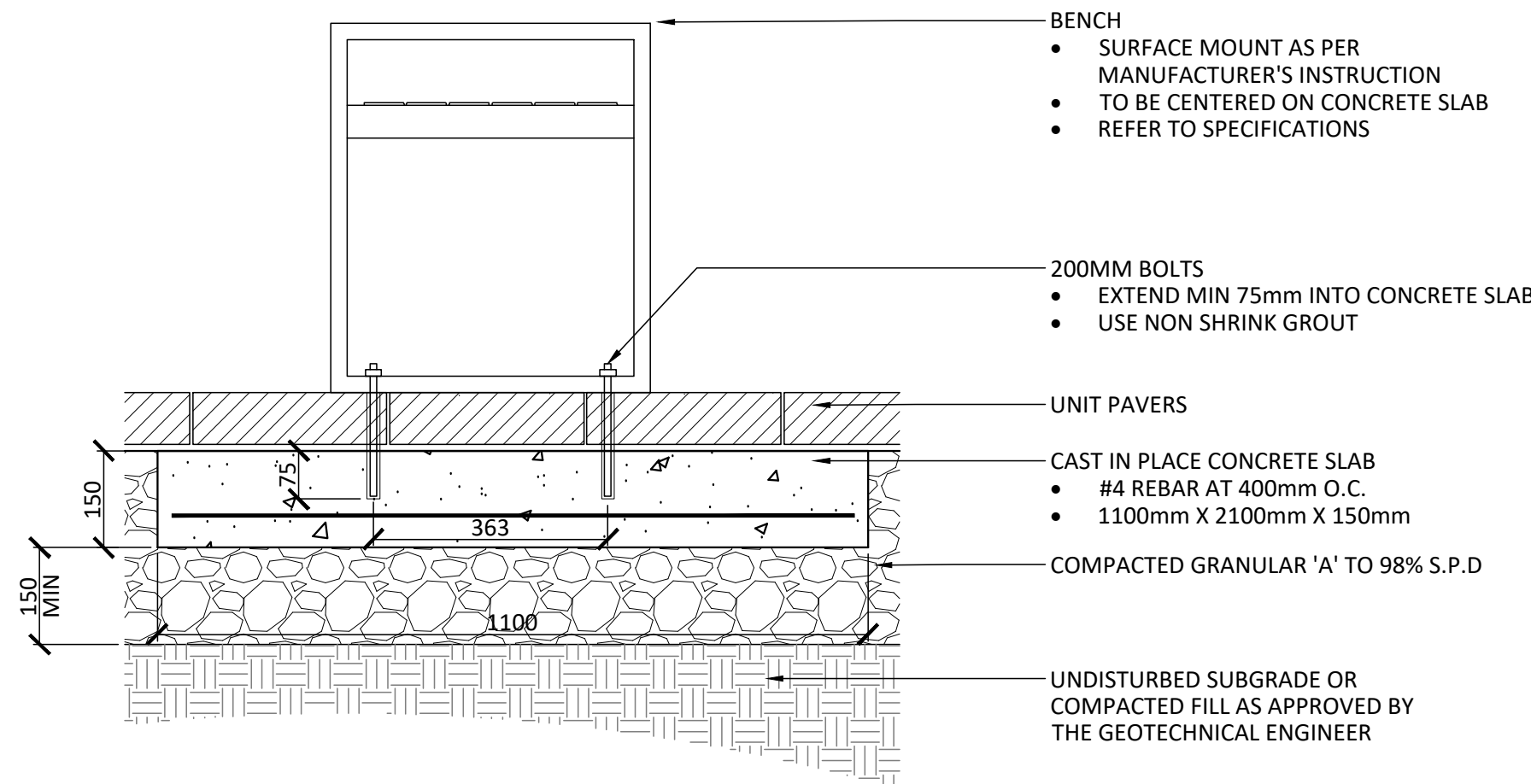
EXPANSION JOINT (EJ)

NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. NO TOOLED EDGES
3. NO CAULKED JOINTS

4 CONCRETE JOINTING
1:10



5 PICNIC TABLE
1:10



6 BENCH
1:10

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Key Plan

LEGEND

PROPERTY LINE

PLANTING

- DECIDUOUS STREET TREE
- MEDIUM DECIDUOUS TREE
- MEDIUM CONIFEROUS TREE
- SMALL DECIDUOUS TREE
- MULTI-STEM SHRUB
- SHRUBS, ORNAMENTAL GRASSES
- PERENNIAL PLANTING
- SOD

SURFACING

- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE
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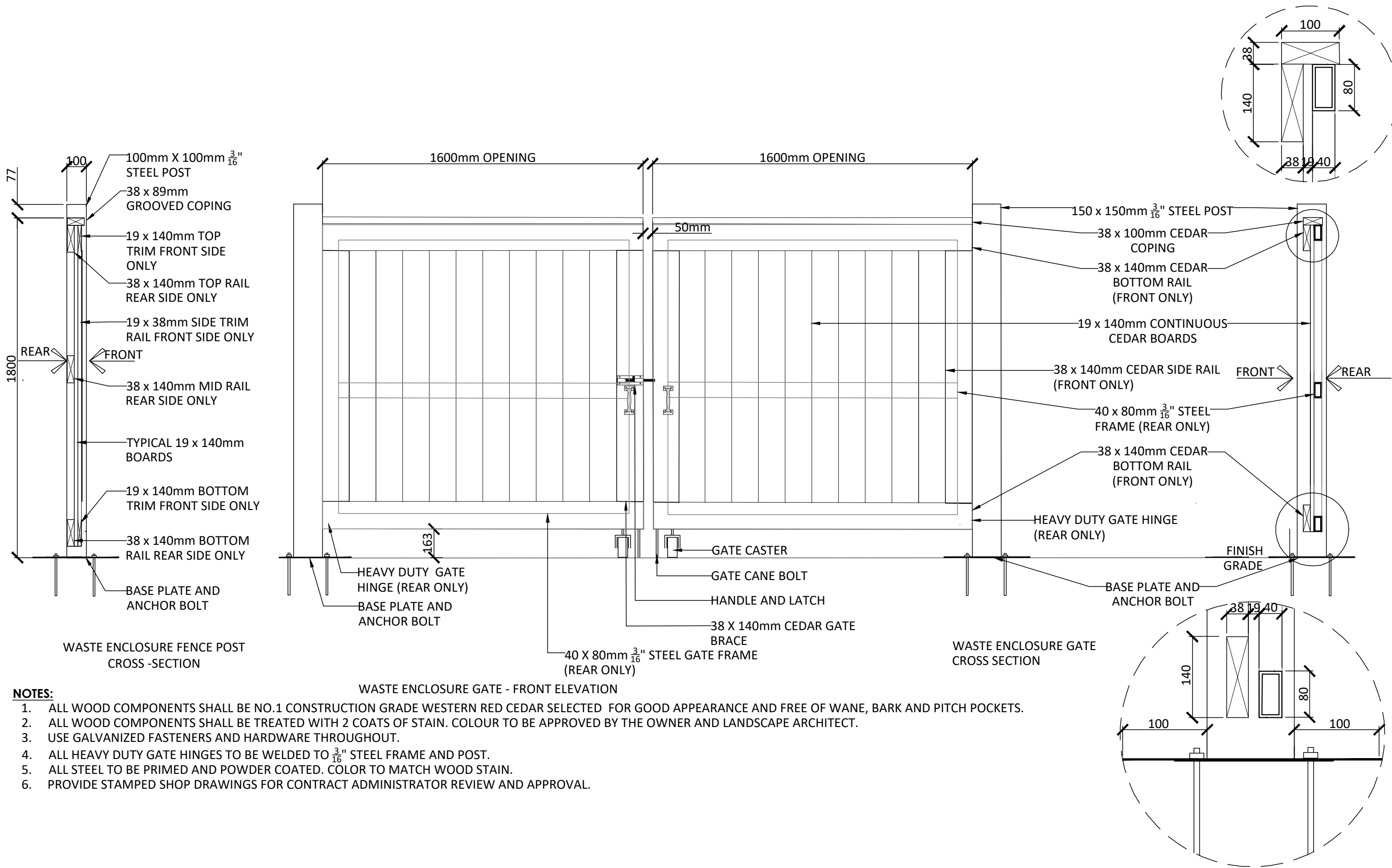
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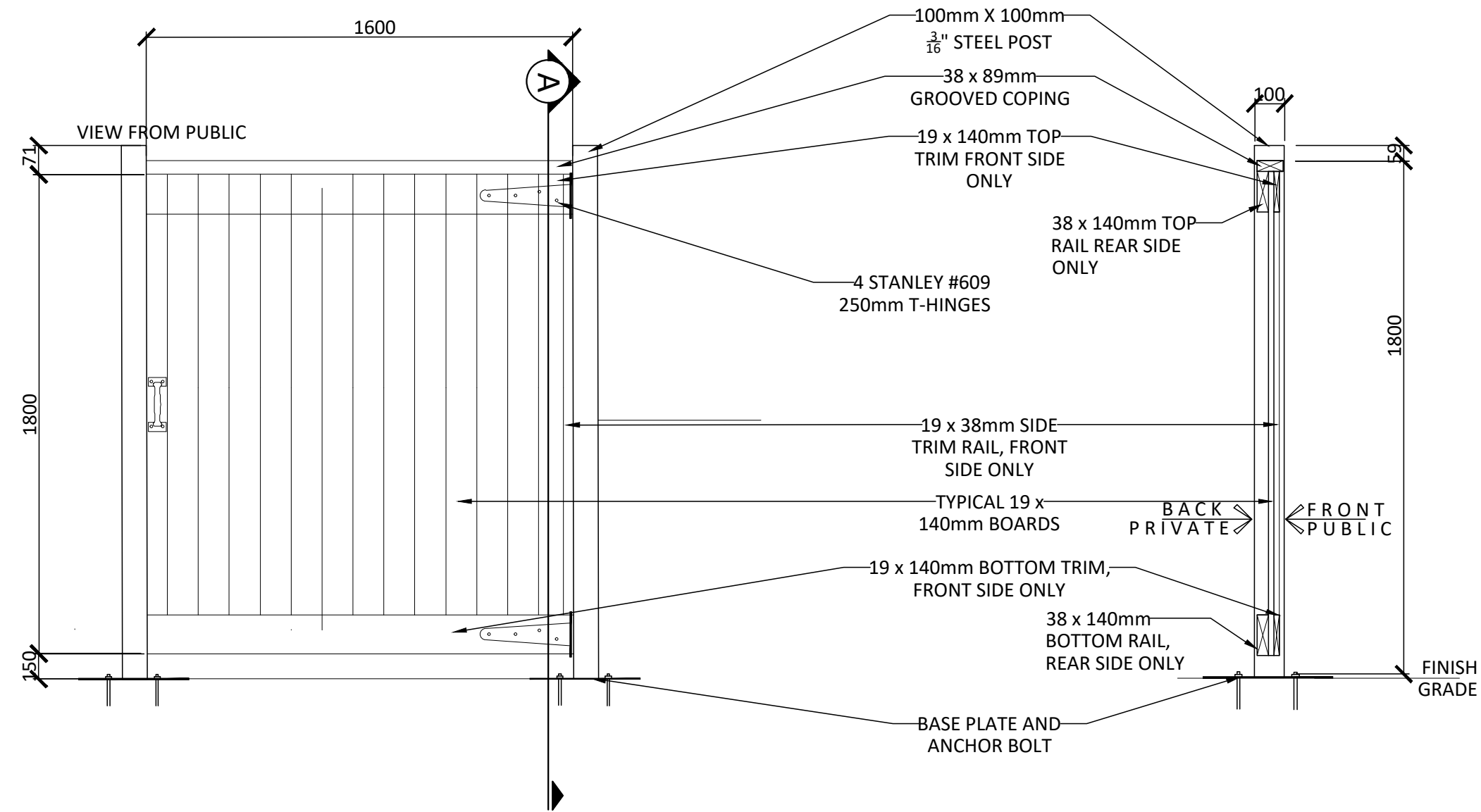
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SOUTH NEPEAN TOWN CENTRE BLOCK 3

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Date	2024-05-23	Sheet	L02
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Job No.	20-215		



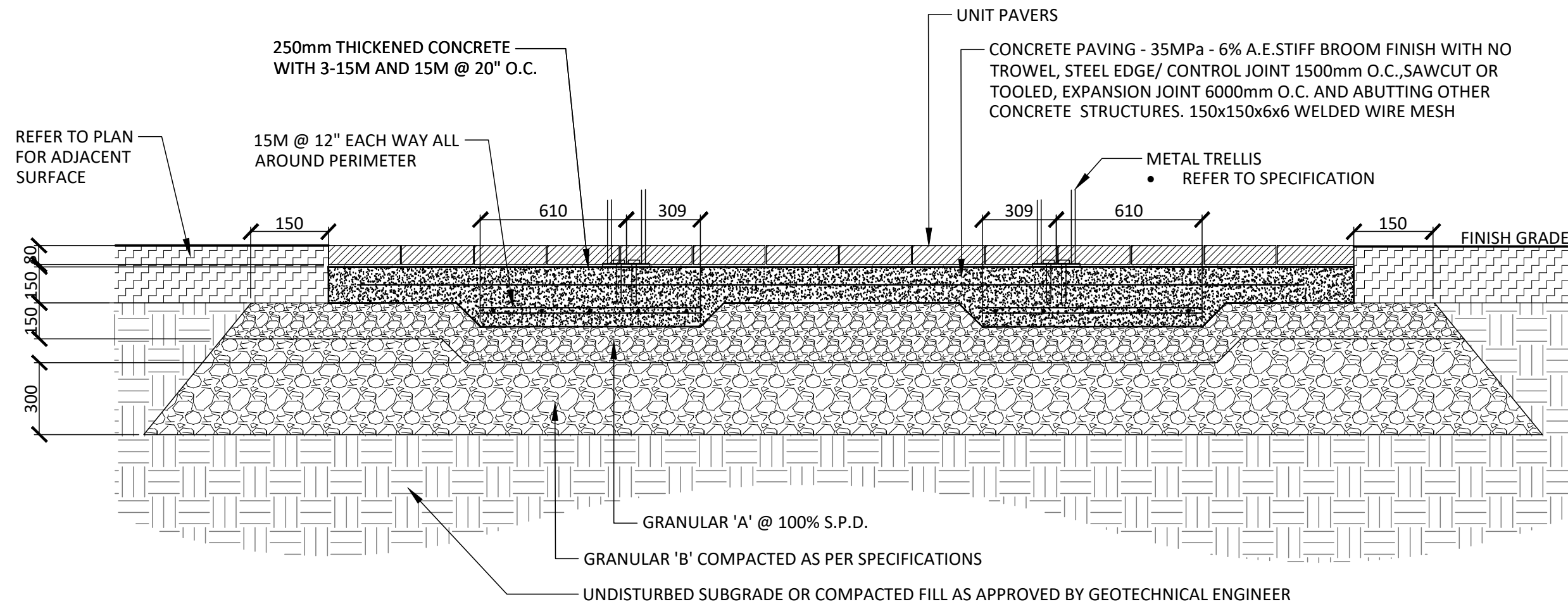
- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR SELECTED FOR GOOD APPEARANCE AND FREE OF WANE, BARK AND PITCH POCKETS.
 2. ALL WOOD COMPONENTS SHALL BE TREATED WITH 2 COATS OF STAIN. COLOUR TO BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
 3. USE GALVANIZED FASTENERS AND HARDWARE THROUGHOUT.
 4. ALL HEAVY DUTY GATE HINGES TO BE WELDED TO $\frac{3}{8}$ " STEEL FRAME AND POST.
 5. ALL STEEL TO BE PRIMED AND POWDER COATED. COLOR TO MATCH WOOD STAIN.
 6. PROVIDE STAMPED SHOP DRAWINGS FOR CONTRACT ADMINISTRATOR REVIEW AND APPROVAL.



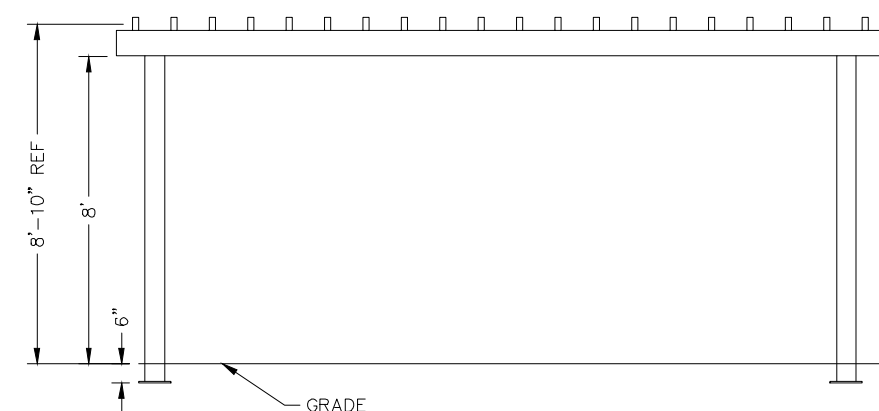
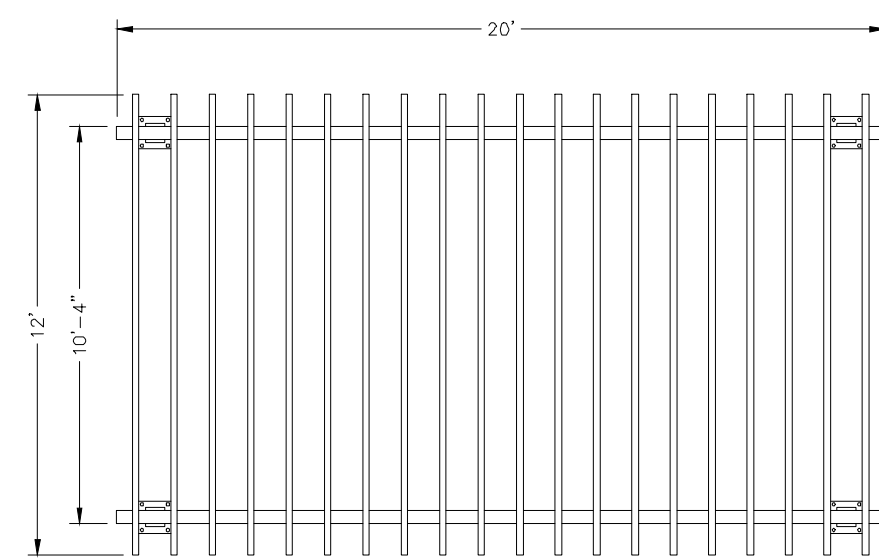
- NOTES:**
1. ALL WOOD COMPONENTS SHALL BE NO.1 GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
 2. ALL WOOD COMPONENTS SHALL BE TREATED WITH 2 COATS OF STAIN. COLOUR TO BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT.
 3. USE GALVANIZED FASTENERS AND HARDWARE THROUGHOUT.
 4. ALL HEAVY DUTY GATE HINGES TO BE WELDED $\frac{3}{8}$ " STEEL FRAME AND POST.
 5. PROVIDE STAMPED SHOP DRAWINGS FOR CONTRACT ADMINISTRATOR REVIEW AND APPROVAL.

1 2.0m HT. WASTE ENCLOSURE FENCE WITH ACCESS GATES
1:20

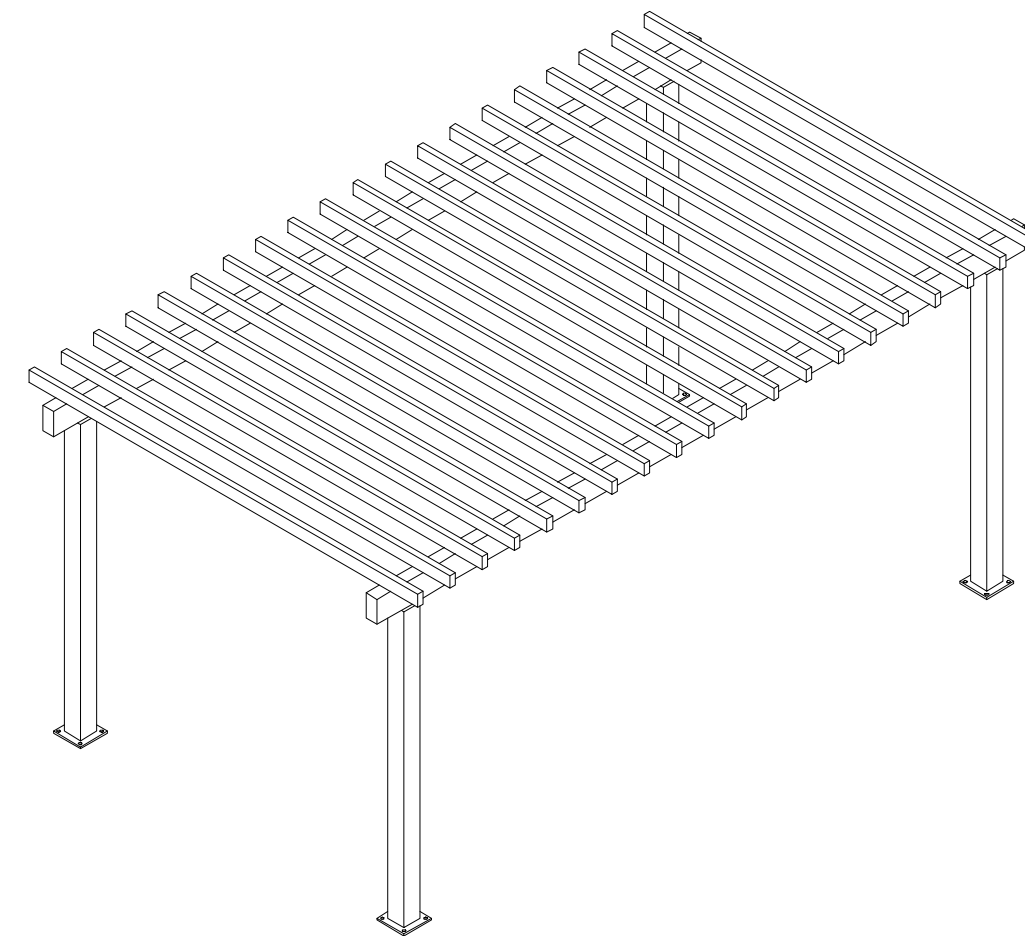
3 PRIVATE WASTE ENCLOSURE FENCE WITH ACCESS GATE
1:20



2 METAL TRELLIS FOOTING
1:20



4 METAL TRELLIS
1:60



PRELIMINARY: NOT FOR
CONSTRUCTION

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Key Plan

STRANWHERD DR
SITE
CHAPMAN MILLS DR
RD 501/2400/1

LEGEND

PROPERTY LINE

PLANTING

DECIDUOUS STREET TREE
MEDIUM DECIDUOUS TREE
MEDIUM CONIFEROUS TREE
SMALL DECIDUOUS TREE
MULTI-STEM SHRUB
SHRUBS, ORNAMENTAL GRASSES
PERENNIAL PLANTING
SOD
UNIT PAVERS

SURFACING

LIGHT DUTY CONCRETE
HEAVY DUTY CONCRETE
UNIT PAVERS

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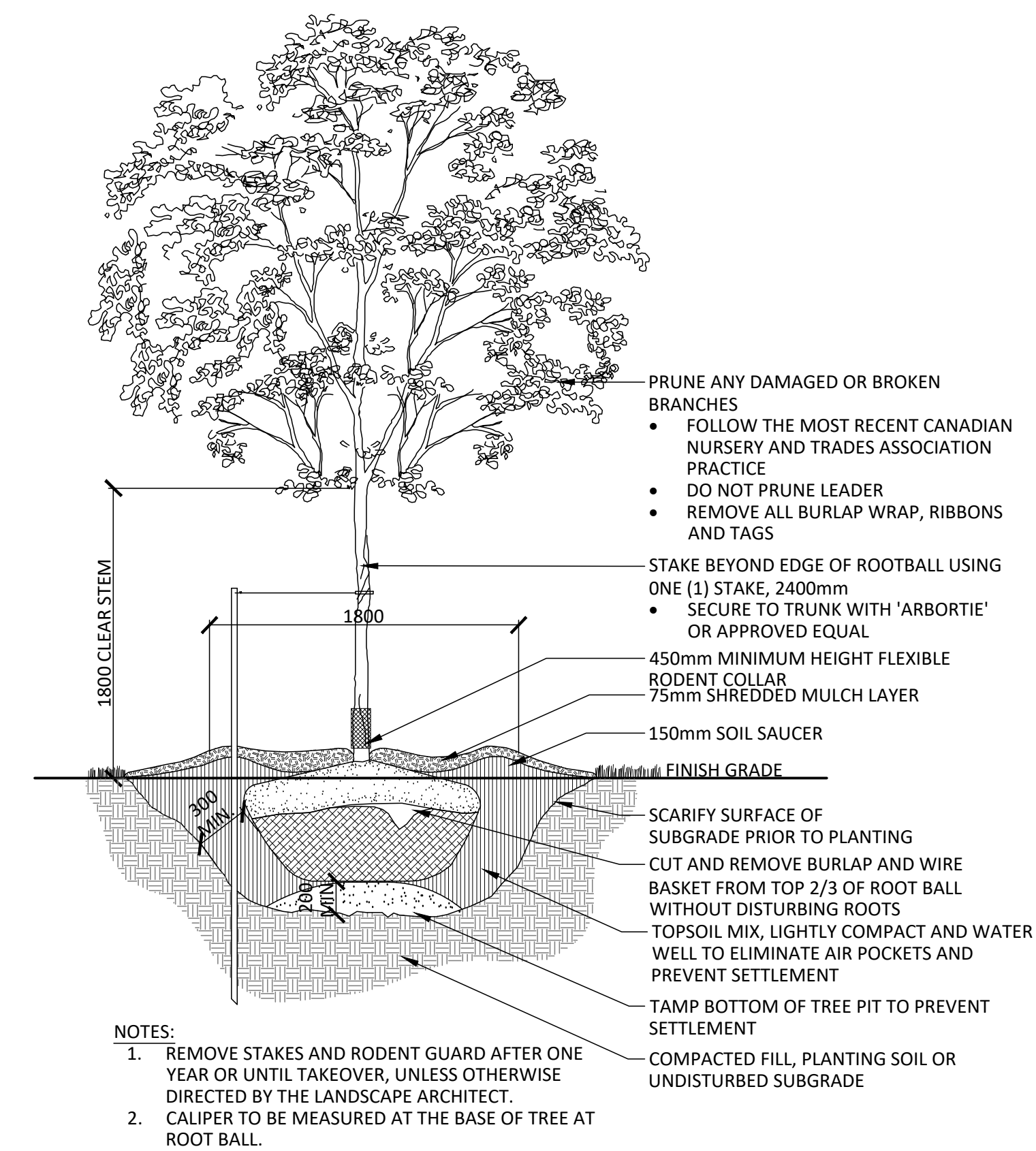
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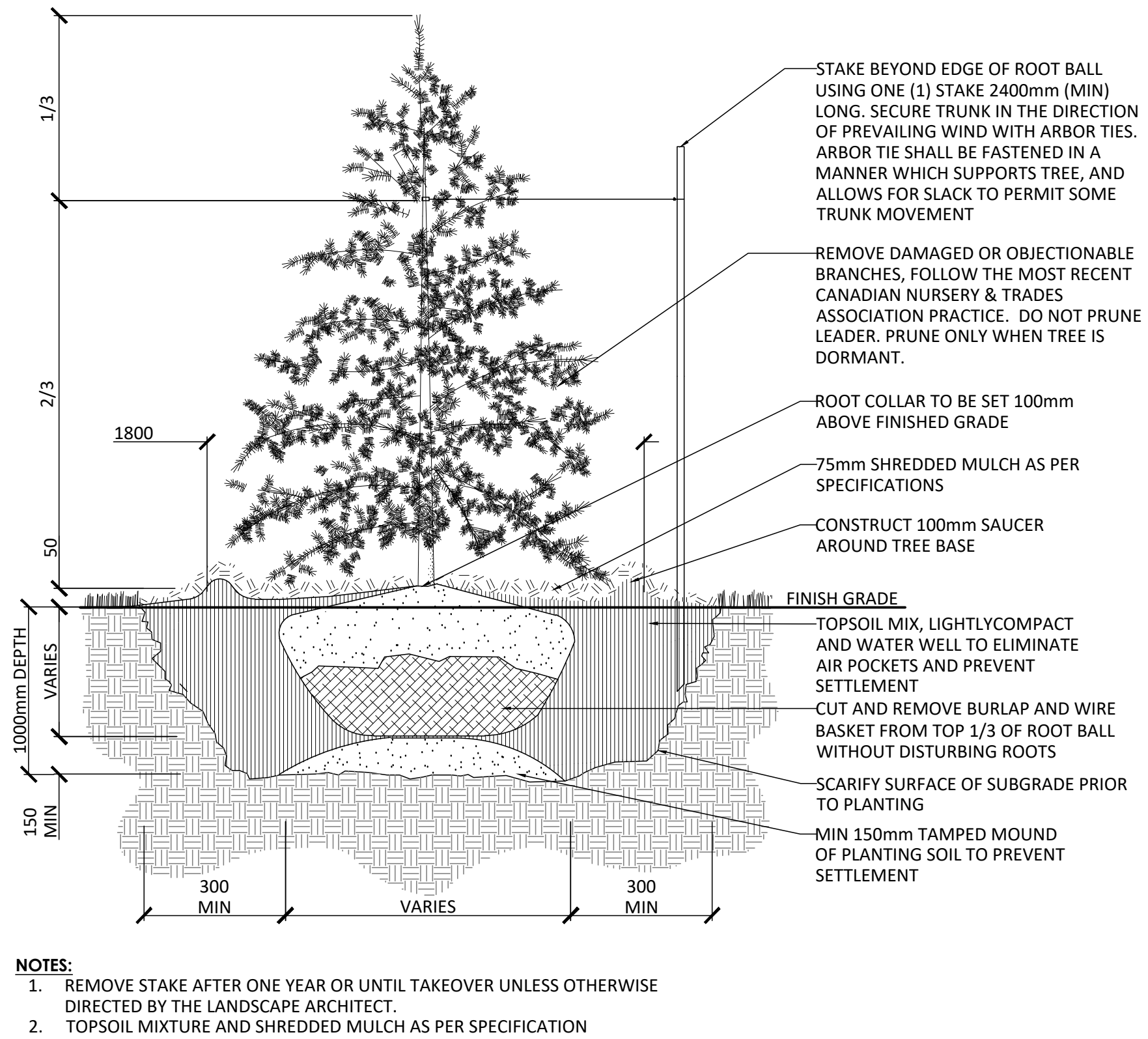
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SOUTH NEPEAN TOWN CENTRE BLOCK 3

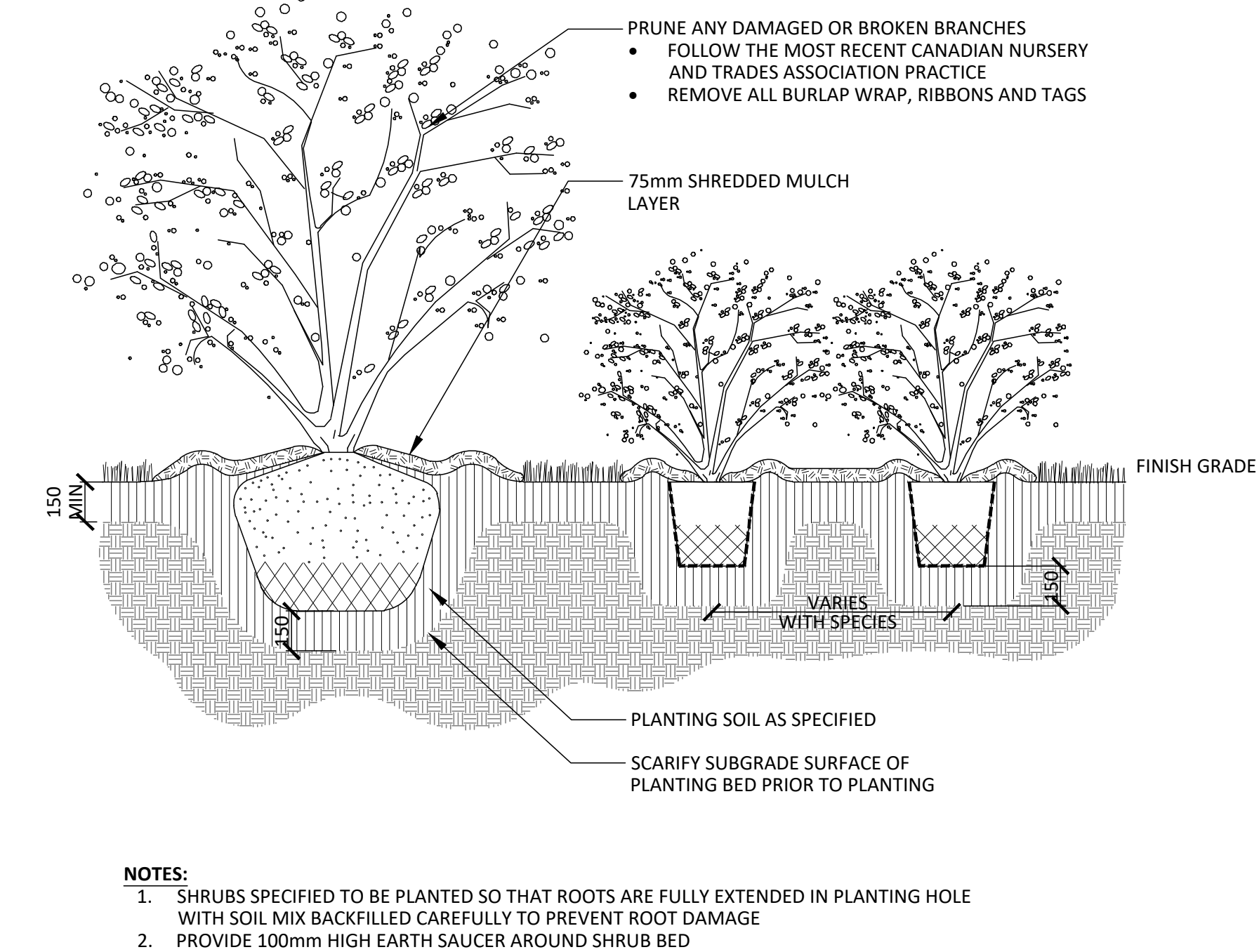
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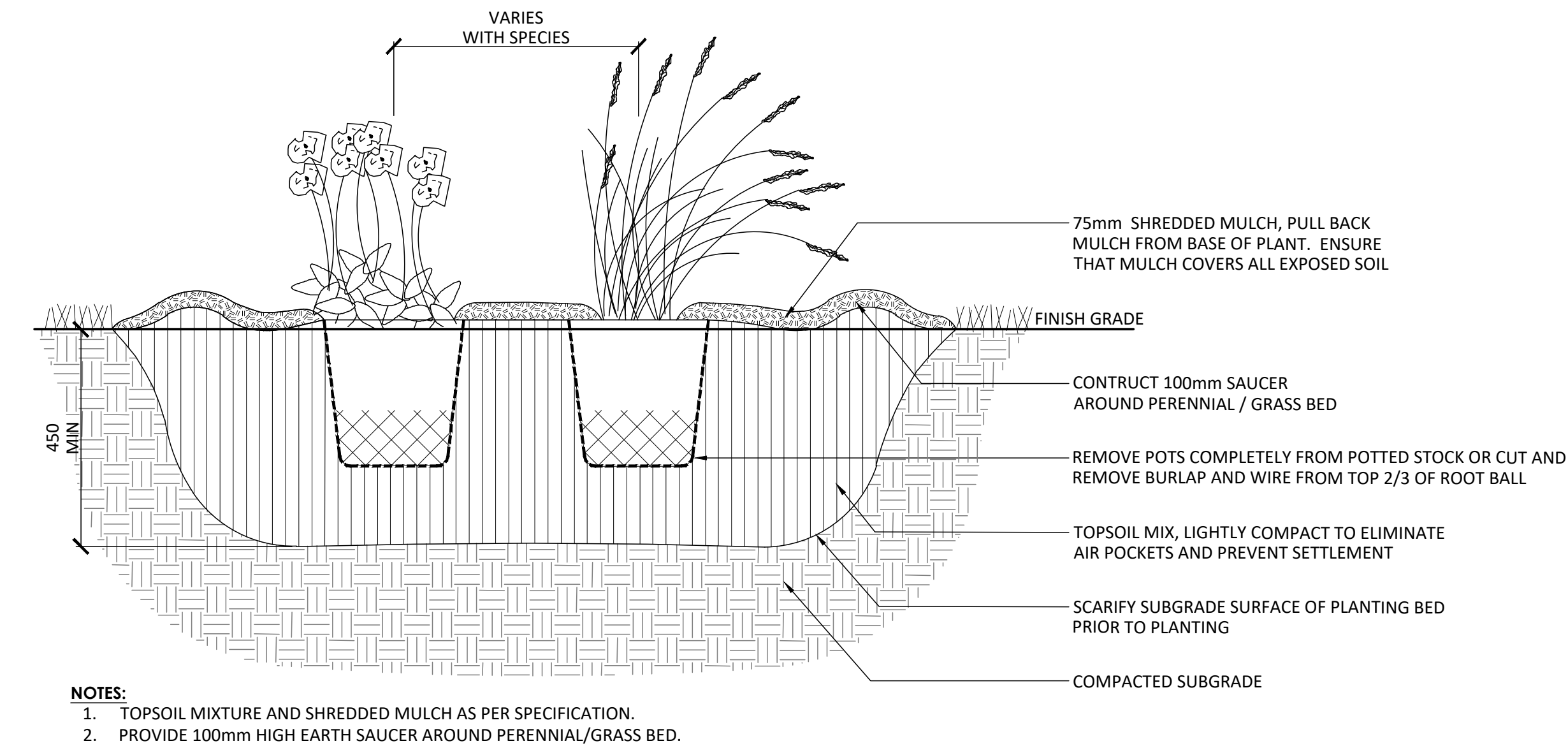
1 DECIDUOUS TREE PLANTING
1:30



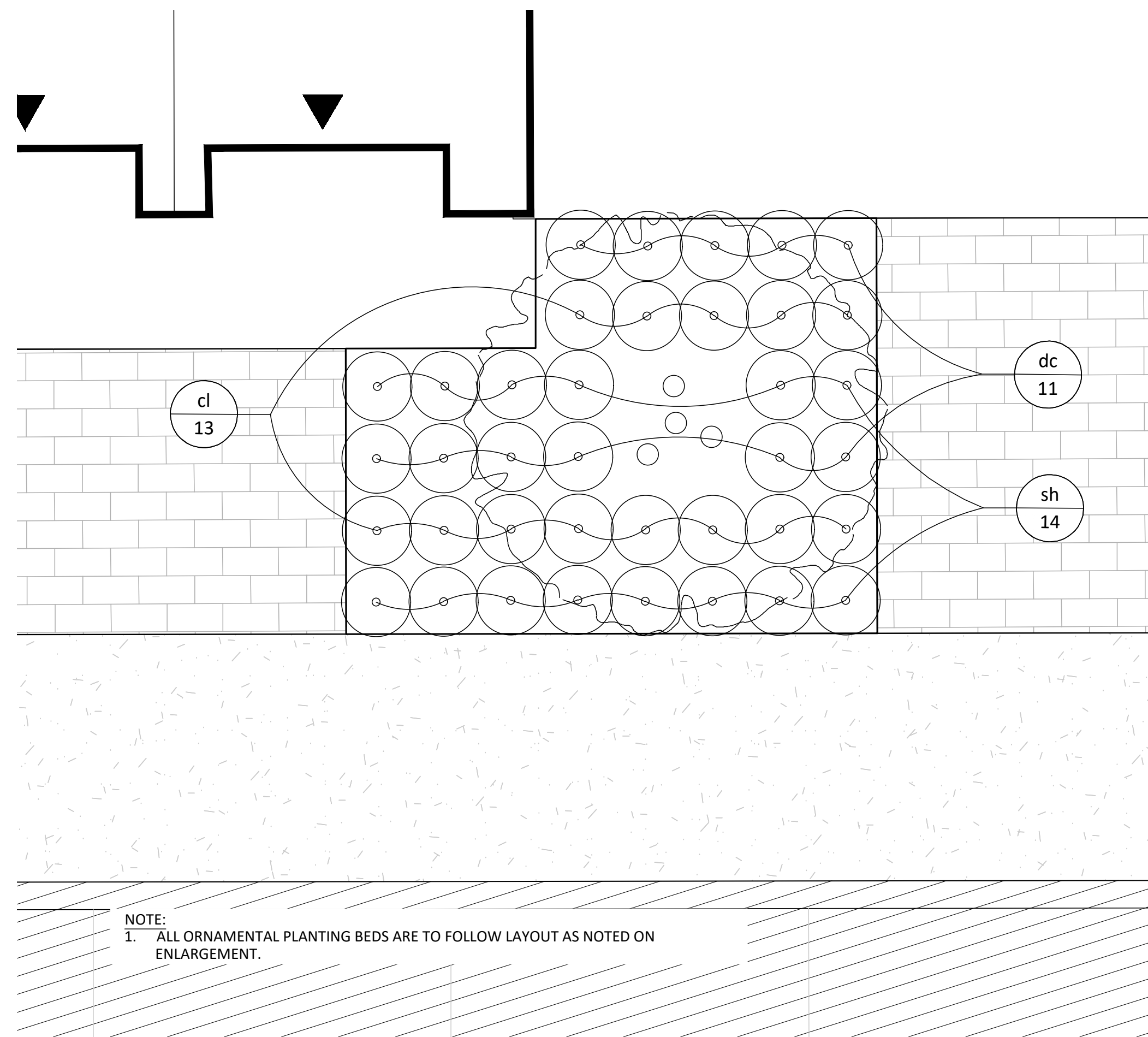
2 CONIFEROUS TREE PLANTING
1:30



3 SHRUB BED PLANTING
1:20



4 PERENNIAL AND ORNAMENTAL GRASS PLANTING
1:10



5 ORNAMENTAL GRASS ENLARGEMENT PLAN - TYPICAL LAYOUT
1:30

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CLIVARD TABELLE

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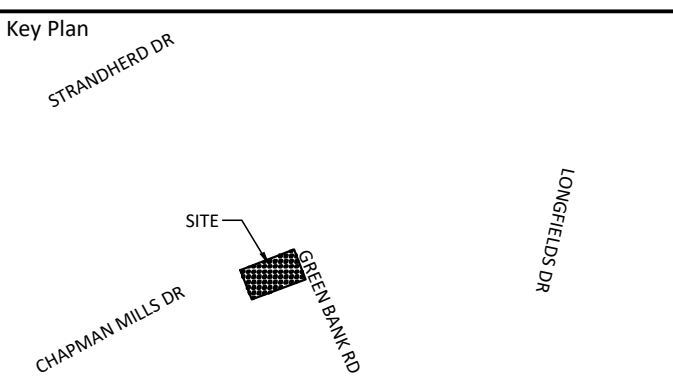
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SOUTH NEPEAN TOWN CENTRE BLOCK 3

Title		
DETAILS		
Date	2024-05-23	Sheet
Scale	AS NOTED	L04
Drawn	JE	
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Job No.	20-215	



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- LEGEND**
- PLANTING**
- DECIDUOUS STREET TREE
 - MEDIUM DECIDUOUS TREE
 - MEDIUM CONIFEROUS TREE
 - SMALL DECIDUOUS TREE
 - MULTI-STEM SHRUB
 - SHRUBS, ORNAMENTAL GRASSES
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 - SOD
- SURFACING**
- LIGHT DUTY CONCRETE
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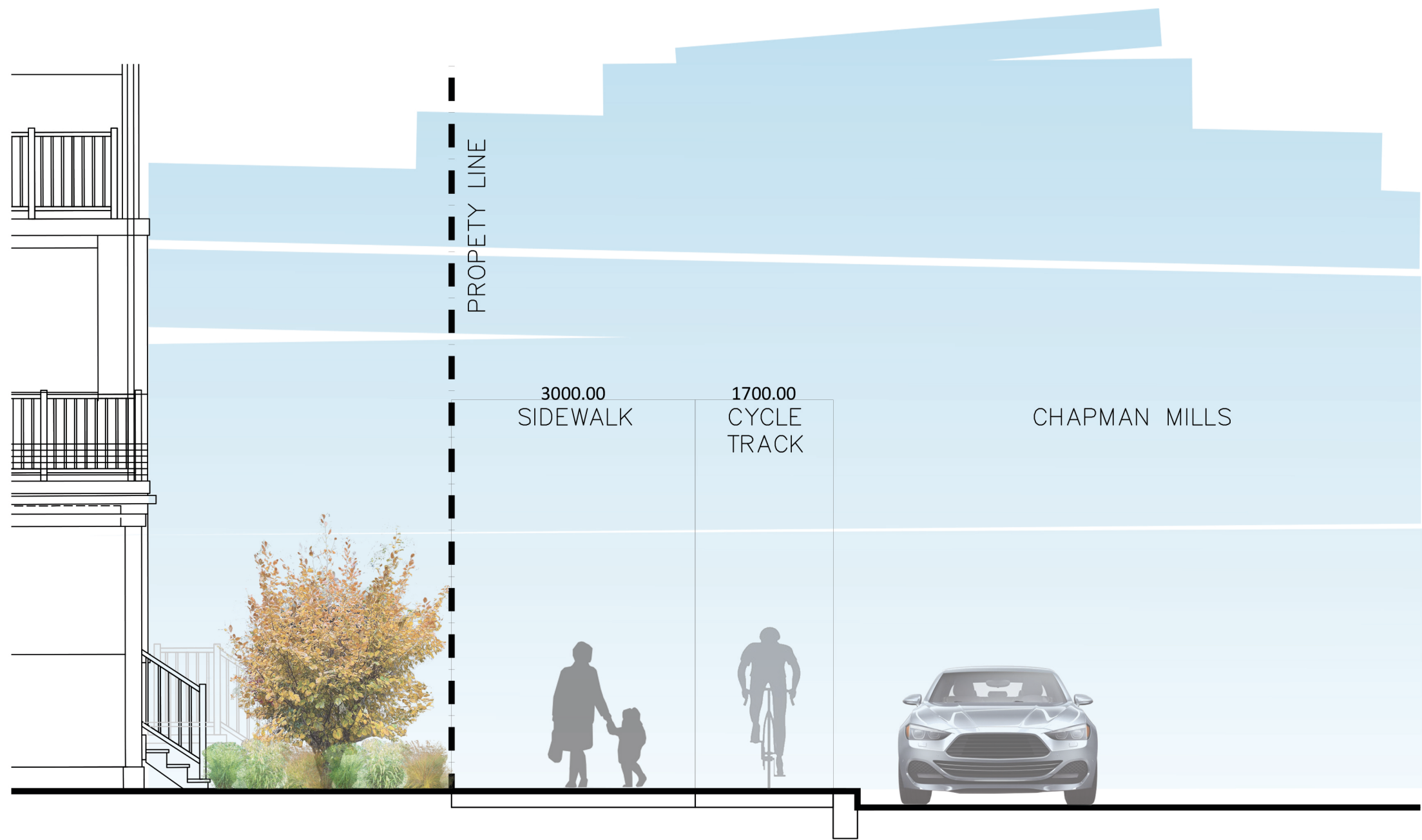
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SOUTH NEPEAN TOWN CENTRE
BLOCK 3/ PHASE 5

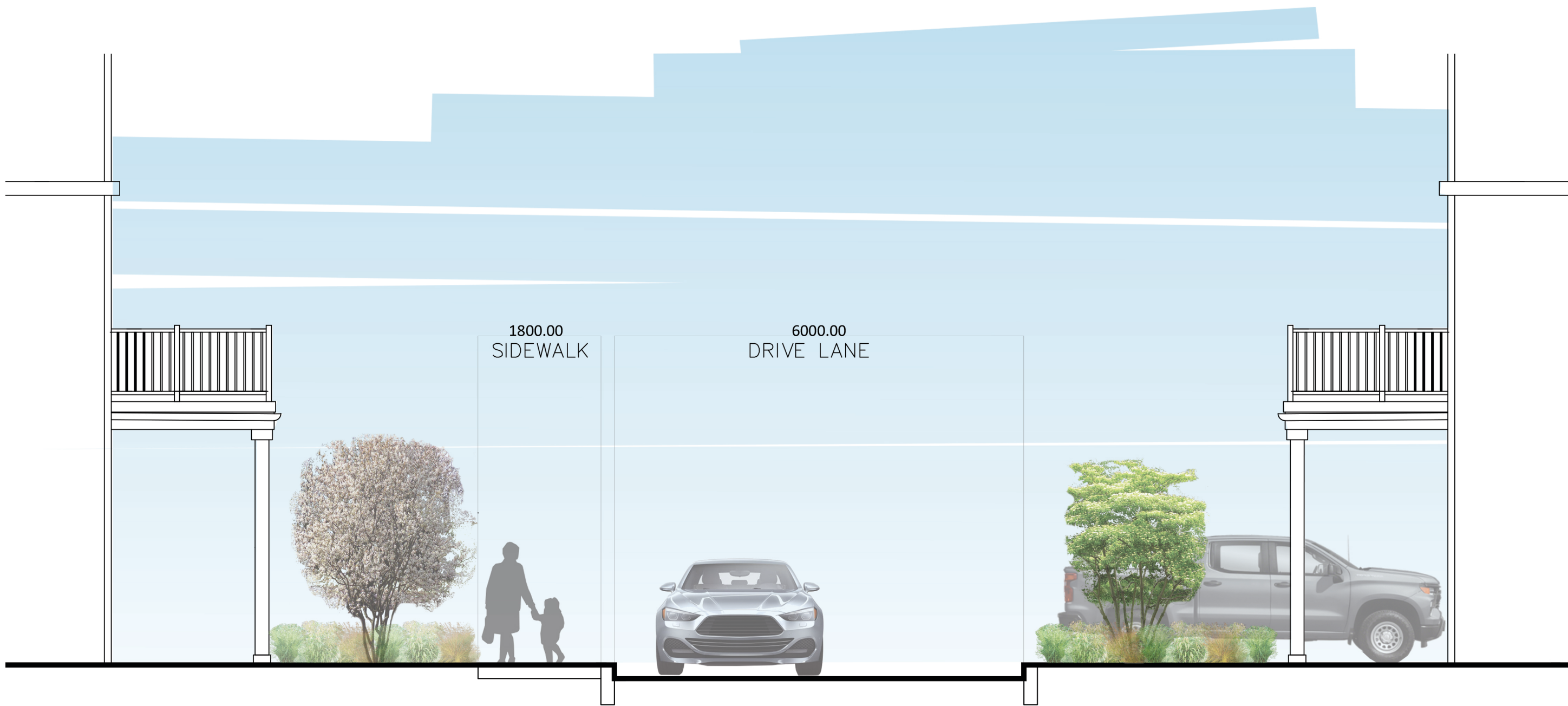
Title
ENLARGEMENT PLAN - AMENITY SPACES

Date	2024-05-23	Sheet
Scale	1:250	L05
Drawn	JE	
Checked	SC	
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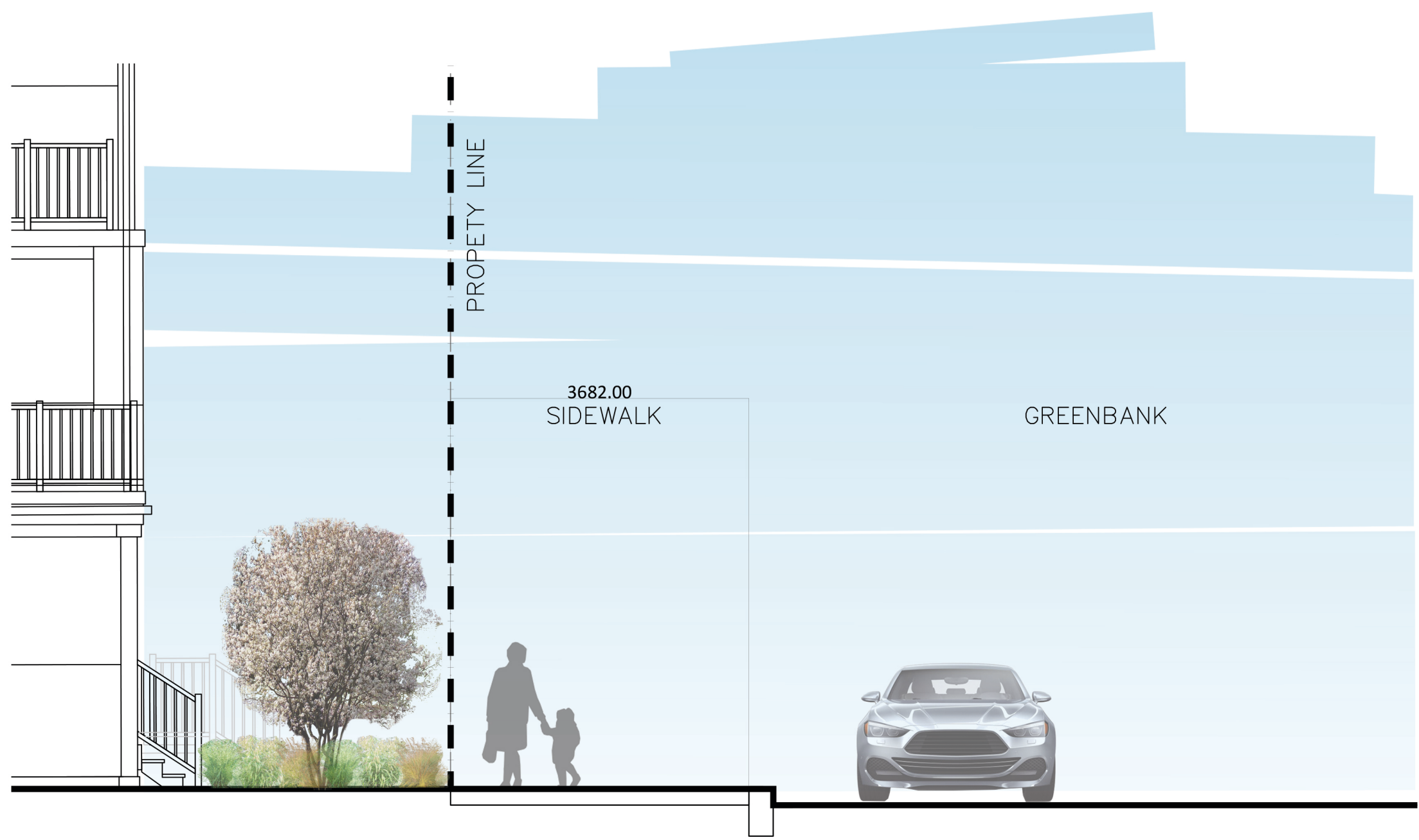
Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



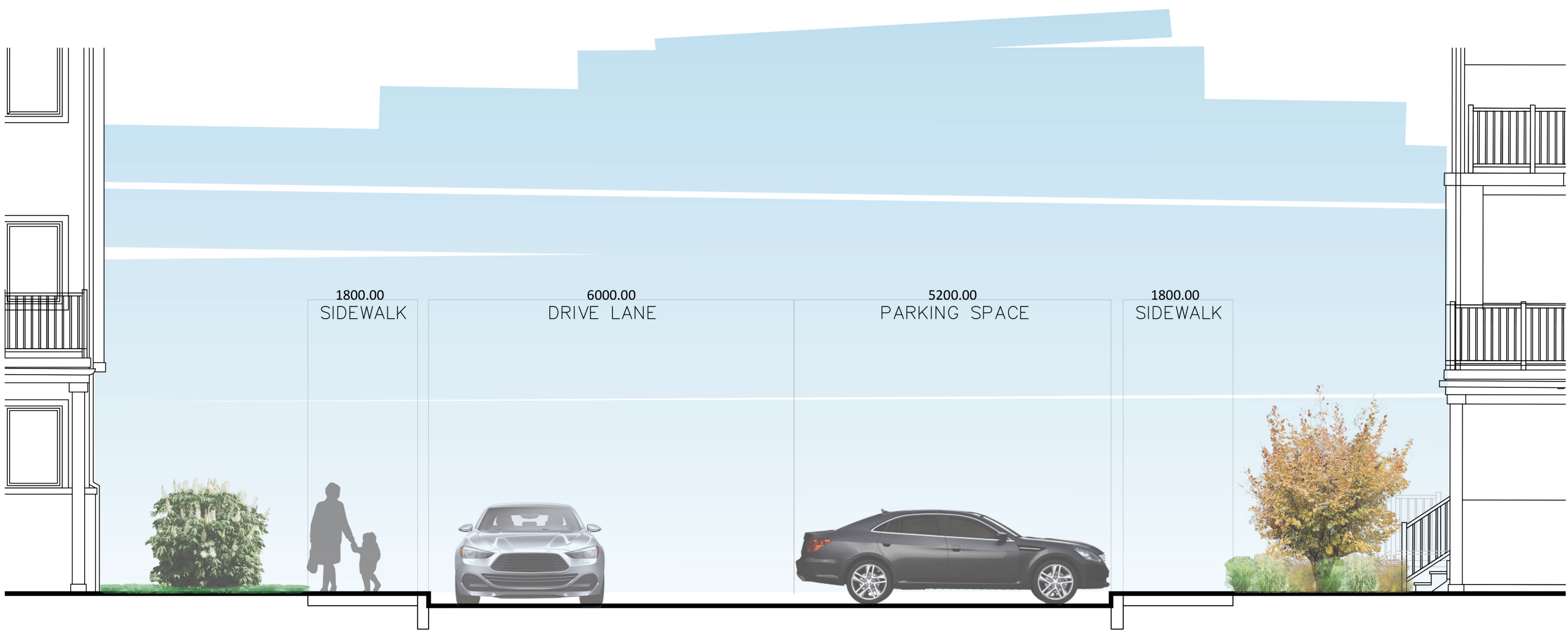
1 CROSS SECTION - BLOCK 3 THROUGH CHAPMAN MILLS
NTS



3 CROSS SECTION - BLOCK 8 THROUGH BLOCK 7
NTS



2 CROSS SECTION - BLOCK 5 THROUGH GREENBANK
NTS

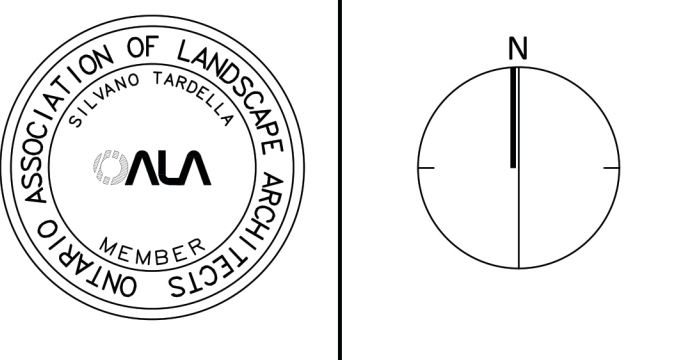


4 CROSS SECTION - BLOCK 7 THROUGH BLOCK 2
NTS

-		
-		
5	Issued for Revised Submission	08/09/2024
4	Issued for Revised Submission	07/03/2024
3	Revised for Pre-Consult Review	06/28/2024
2	Issued for Pre-Consult Review	05/23/2024
1	Issued for Client Review	03/28/2024
No.	Description	Date

Revision

City Approval Stamp



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

SOUTH NEPEAN TOWN CENTRE
BLOCK 3

Title

CROSS SECTIONS

Date	2024-05-23	Sheet
Scale	AS NOTED	
Drawn	JE	
Checked	SC	
Job No.	20-215	

L06