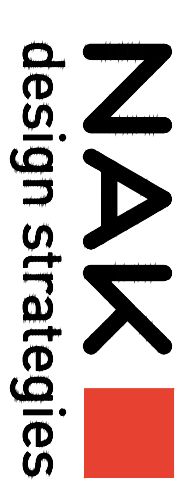
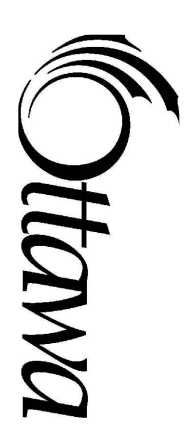


CAIVAN
COMMUNITIES

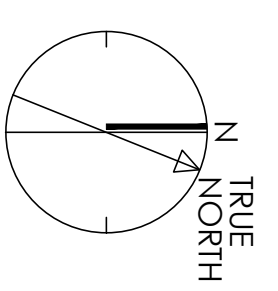
CAIVAN

ABIC SITE



LIST OF DRAWINGS:

- L01 - SITE PLAN PHASE TWO
- D1 - PLANTING DETAILS
- D2 - AMENITIES DETAILS



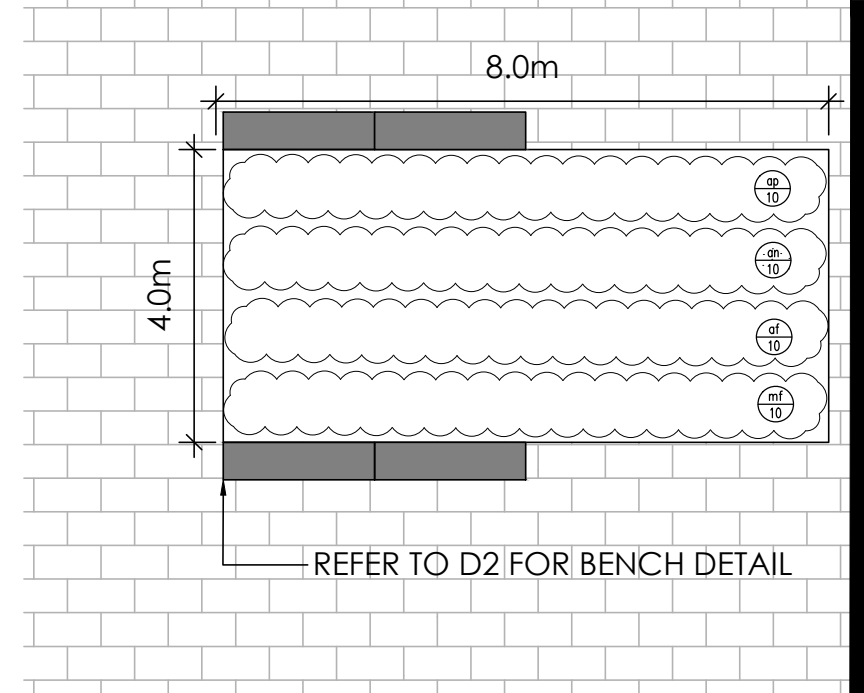
KEYMAP
N4
N
TRUE
NORTH

PLANT LIST PHASE 2					
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAI/HT	ROOT
DECIDUOUS TREES					
AR	41	ACER RUBRUM	RED MAPLE	70	888
QP	3	QUERCUS PALustris	PHI OAK	70	888
QR	14	QUERCUS RUBRA	RED OAK	70	888
MULTI-STEM TREES					
AC	8	ACER GINNALA PLAME	AMUR MAPLE	60	888
CC	6	CARPINUS CAROLINIANA	BLUE-BEECH	60	888
PP	5	PRUNUS PADUS 'COCORATA'	BIRD CHERRY	60	888
SM	7	SYRINGA MEYER PALABRY	AMUR MAPLE	60	888
PLANT BEDS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAI/HT	ROOT
DECIDUOUS SHRUBS					
SP	275	SPIREA JAPONICA	RAINBOW FEZ SPIREA	3 GAL.	3 GAL.
ED	275	EUCONITIS ALATUS COMPACTUS	DWARF BURNING BUSH	3 GAL.	3 GAL.
CONIFEROUS SHRUBS					
SP	125	SPERDIA DECUSATA	SIBERIAN CARPET CYPRESS	3 GAL.	3 GAL.
TC	125	TAXUS CANADENSIS	CANADIAN TYP	3 GAL.	3 GAL.
GRASSES					
SD	25	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	2 GAL.	2 GAL.
CS	25	CORTADERIA SELLOIANA 'TORN FEATHERS'	DWARF PAMPAS GRASS	2 GAL.	2 GAL.
MS	10	MISCANTHUS SHENKS 'AUTUMN LIGHT'	AUTUMN LIGHT MAIDEN GRASS	2 GAL.	2 GAL.
FERNS					
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAI/HT	ROOT
FERNS					
AD	30	ADANTUM PEDANTUM	NORTHERN MAIDENHAIR FERN	1 GAL.	1 GAL.
AT	30	ATYRUM JAPONICUM 'PICTUM'	JAPANESE PAINTED FERN	1 GAL.	1 GAL.
FL	30	ATYRUM FLUX-FEMINA	LADY FERN	1 GAL.	1 GAL.
MS	30	MATTEUCCIA STRUTINOPERS	OSTRICH FERN	1 GAL.	1 GAL.
BERM					
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAI/HT	ROOT
CONIFEROUS TREES					
LD	24	LARIX OCCIDENTALIS	EUROPEAN LARCH	150cm HT.	888
PS	24	PINUS STROBUS	WHITE PINE	150cm HT.	888
DECIDUOUS TREES					
CC	5	CARPINUS CAROLINIANA	BLUE-BEECH	40mm CAL.	888
QR	20	QUERCUS RUBRA	RED OAK	40mm CAL.	888
SA	17	SCORBUS AMERICANA	MOUNTAIN-ASH	40mm CAL.	888
DECIDUOUS SHRUBS					
AS	18	AMELANCHIER SPP.	SHADBLow SERVICEBERRY	7 GAL.	7 GAL.
RT	20	RHUS TYPHINA	STAGHORN SUMAC	7 GAL.	7 GAL.

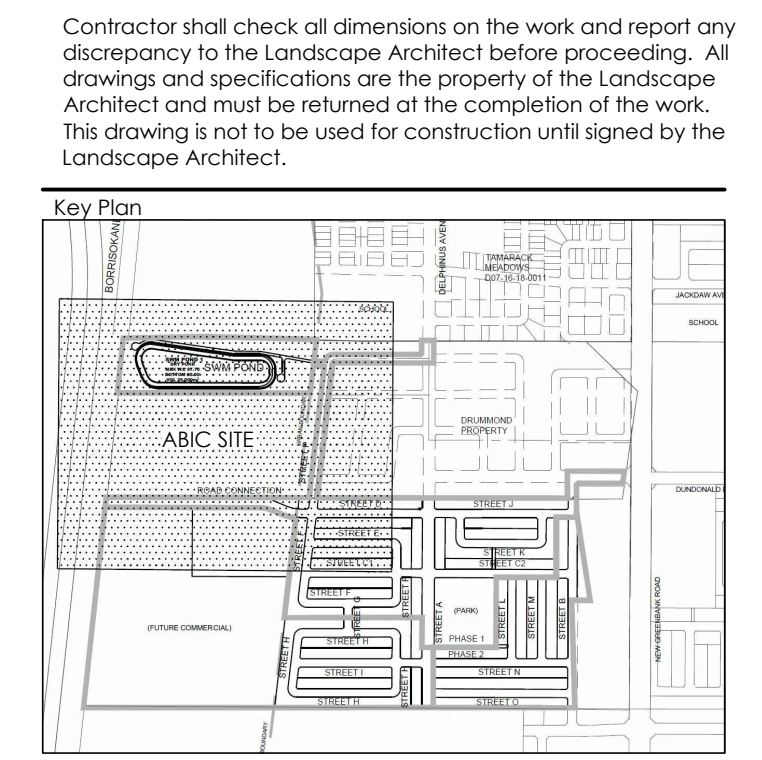
- PLANTING NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
 - LOCATIONS OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY PROJECT MANAGER PRIOR TO THE EXCAVATION OF PITS.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
 - DECIDUOUS TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
 - ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE PROJECT MANAGER.
 - ALL STEEL T-BARS TO BE REMOVED AT THE ONE YEAR INTERIM INSPECTION UNLESS OTHERWISE DIRECTED BY THE PROJECT MANAGER.
 - CONTRACTOR TO RENESTATE ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE PROJECT MANAGER.
 - PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE PROJECT MANAGER.
 - ACER RUBRUM, QUERCUS RUBRA AND CELTIS OCCIDENTALIS TO BE SPRING DUG SPECIMENS AND PLANTING IN THE SPRING ONLY.
 - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE PROJECT MANAGER.
 - TREE STAKING IS NOT RECOMMENDED WITHIN A 1.0m RADIUS OF THE PLAY EQUIPMENT.

- GENERAL NOTES:**
- ACER RUBRUM AND QUERCUS RUBRA TO BE SPRING DUG SPECIMENS AND PLANTED IN THE SPRING ONLY.
 - THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THE DRAWING. THE PLAN SHALL BE READ IN CONJUNCTION WITH THE APPROVED CLIP AND CITY CROSS SECTIONS.
 - CONTRACTOR SHALL ENSURE THAT ALL UTILITY LOCATIONS ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
 - LOCATION OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO THE EXCAVATION OF PITS.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
 - TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
 - PLACE SOD ON A MINIMUM 150mm TOPSOIL.
 - CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - 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.
 - ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE AS DETERMINED BY THE CITY OF OTTAWA.
 - PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
 - PLANTINGS TO BE STAKED FOR APPROVAL PRIOR TO CONSTRUCTION
 - 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.
 - TREE PLANTING GUIDELINE / DISTANCES
 - 4.5m - STREET LIGHT
 - 3.0m - STREET LIGHT (SMALL TREE <7m MATURE HT.)
 - 3.0m - INTERO TRANSFERMER
 - 1.5m - PATH, DRIVEWAY, FENCE, SOUND WALL
 - 4.5m - CONSIDERS MINIMUM SETBACK FROM CURB
 - 2.5m - FIRE HYDRANTS
 - 2.0m - WATER SERVICE / CURB STOP
 - 1.0m - BELL / CABLE PEDESTALS

- SOD & SEED NOTES:**
- SODDED AND SEEDDED AREAS SHALL HAVE A MINIMUM 150mm TOPSOIL.
 - ALL SEED MUST BE FROM A RECOGNIZED SEED FIRM, MEETING THE REQUIREMENTS FOR THE SEEDS ACT FOR CANADA NO. 1 SEED. SEED SHALL BE CERTIFIED NO. 1 GRADE. A GERMINATION TEST MAY BE REQUESTED AND ALL LAWN SEED MUST COMPLY WITH FEDERAL AND PROVINCIAL SEED LAWS.
 - INSTALL STANDARD MIXTURE BY MECHANICAL SEEDING, USE BIODEGRADABLE EROSION CONTROL MAT AS DIRECTED BY LANDSCAPE ARCHITECT TO RETAIN SEED ON STEEP SLOPES (OVER 3:1 UNTIL ESTABLISHED).
 - PLANT SEED AT A DEPTH EQUAL TO THE WIDEST THICKNESS OF THE SEED. GENERALLY THIS IS 4 MM (1/4") OR AS PER SUPPLIERS RECOMMENDATIONS.
 - GENTLY TAMP OR ROLL THE SEEDBED AND DO NOT COMPACT THE SOIL. EXCESSIVE FORCE WILL DESTROY THE SOIL STRUCTURE AND INHIBIT GERMINATION.
 - CUT THE GRASS TO 50mm WHENEVER IT REACHES THE HEIGHT OF 70mm; REMOVE CLIPPINGS THAT WILL SMOTHER GRASS.
 - SODDED AND SEEDDED AREAS WILL BE ACCEPTED BY THE PROJECT MANAGER FOLLOWING PERFORMANCE ACCEPTANCE, PROVIDED:
 - SEEDDED AREAS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm
 - TURF AREAS HAVE BEEN CUT NO LESS THAN TWICE (MINIMUM), THE LAST CUT BEING CARRIED OUT WITHIN 24 HOURS PRIOR TO THE ACCEPTANCE INSPECTION.
- SEED MIX**
- NATURALIZED SEED MIX**
ONTARIO SEED CO. LTD. (8115) OR APPROVED EQUIVALENT
- 2% ARROW LEAVED ASTER
 - 15% BIG BLUESTEM
 - 6% BLACK EYED SUSAN
 - 25% CANADA WILD RYE
 - 5% ECOSTAR HARD FESCUE
 - 5% FOLGLOVE/BEAR TONGUE
 - 5% NEW ENGLAND ASTER
 - 20% SWITCH GRASS
 - 15% VIRGINIA WILD RYE
 - 2% WILD BERGAMOT
- OSC LOW MAINTENANCE ECO LAWN SEED MIX**
ONTARIO SEED CO. LTD. (8340) OR APPROVED EQUIVALENT.
- 3% CREEPING RED FESCUE
 - 5% ECOSTAR HARD FESCUE
 - 5% CHEWINGS FESCUE
 - PERENNIAL RYE
- APPLICATION NOTES:**
- INSTALLATION: 2.5kg PER 1HA, OR AS RECOMMENDED BY SUPPLIER.
 - SEED MIX APPLIED DURING THE PERIOD OF MAY 15 TO JUNE 15 AND AUGUST 15 TO OCTOBER 15.
 - NURSE CROP: RECOMMENDED BY SUPPLIER ALONG WITH 0.5KG/100m² OF ANNUAL RYEGRASS AT UNLESS OTHERWISE APPROVED BY THE CONTRACT ADMINISTRATOR
- NATURALIZED APPLICATION NOTES:**
- APPLICATION RATES FOR SEED MIXES ARE: SPRING - 1.3KG PER 100m², FALL AND SLOPE INSTALLATION - 2.5KG PER 100m², OR AS RECOMMENDED BY SUPPLIER, ALONG WITH 0.5KG/100m² OF ANNUAL RYEGRASS TO ACT AS A NURSE CROP.



1 FERN BED LAYOUT



LEGEND

--- PROPERTY LINE

SNOW STORAGE AREA

PLANTING

- + DECIDUOUS TREE
- CONIFEROUS TREE
- ⊕ MULTI-STEM TREE
- STREET TREES (BY OTHERS)
- DECIDUOUS SHRUB
- ▨ FERN BED
- ▨ SEEDING
- ▨ NATURALIZED SEEDING
- ▨ PLANT BED
- ▨ MULCH BED

SURFACING

- ▨ UNIT PAVING
- ▨ CONCRETE SIDEWALKS

PLANTING KEY

- XX# TREE SPECIES QUANTITY
- XX# SHRUB SPECIES QUANTITY

DETAIL KEY

- D1 DETAIL NO.
- D2 SHEET NO.

No.	Description	Date
7	Issued for Fourth Submission	Oct. 01/20
6	Issued for Third Submission	Sep. 04/20
5	Reissued for Second Submission	May. 25/20
4	Issued for Second Submission	Apr. 23/20
3	Re-design Issued for Client Review	Feb. 26/20
2	Issued for First Submission	Jan. 15/20
1	Issued for Client Review	Nov. 15/19

Revision

City Approval Stamp

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO
MEMBER
SILVANO TARDIELLO
OALA

TRUE NORTH

NAK
design strategies

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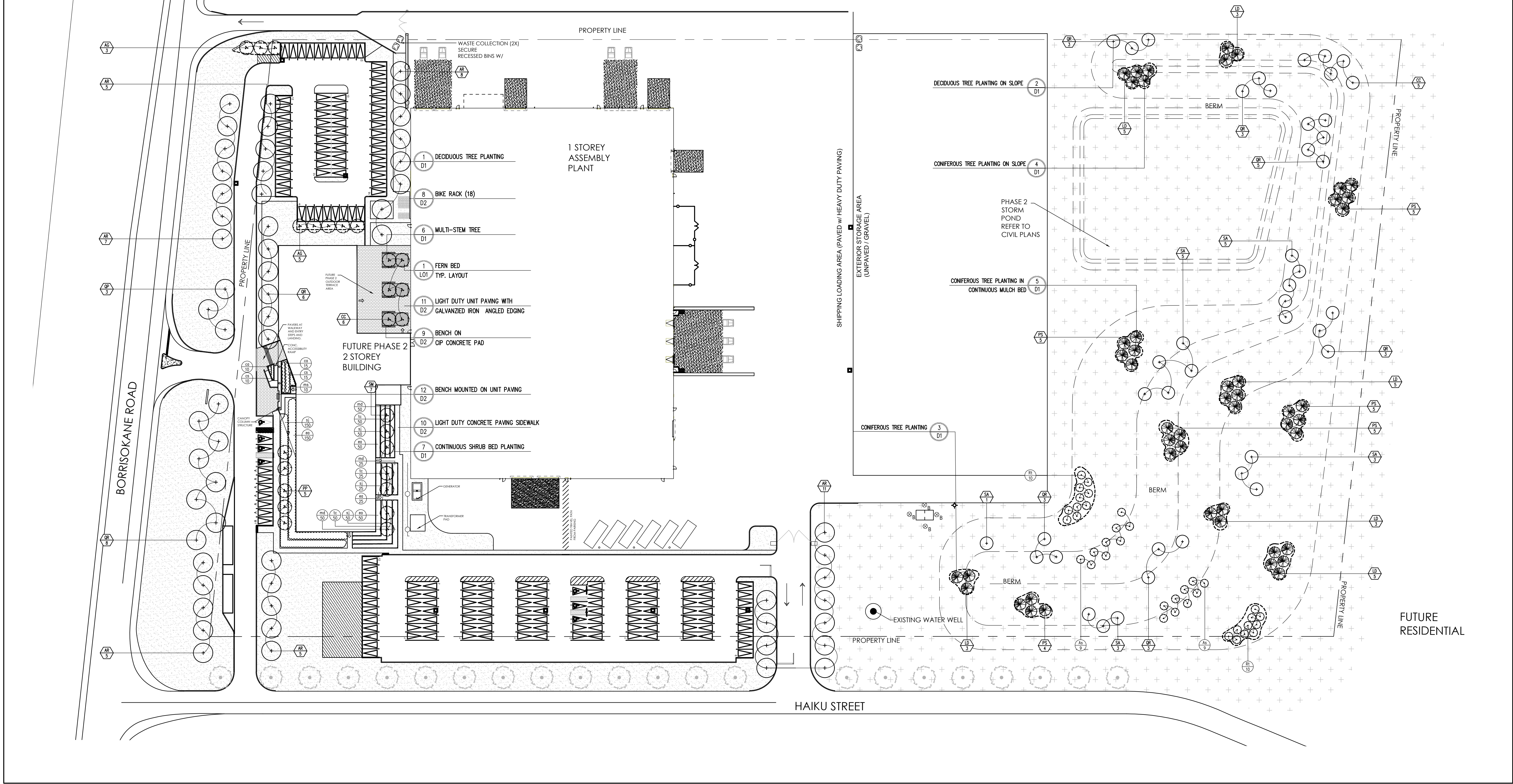
Project

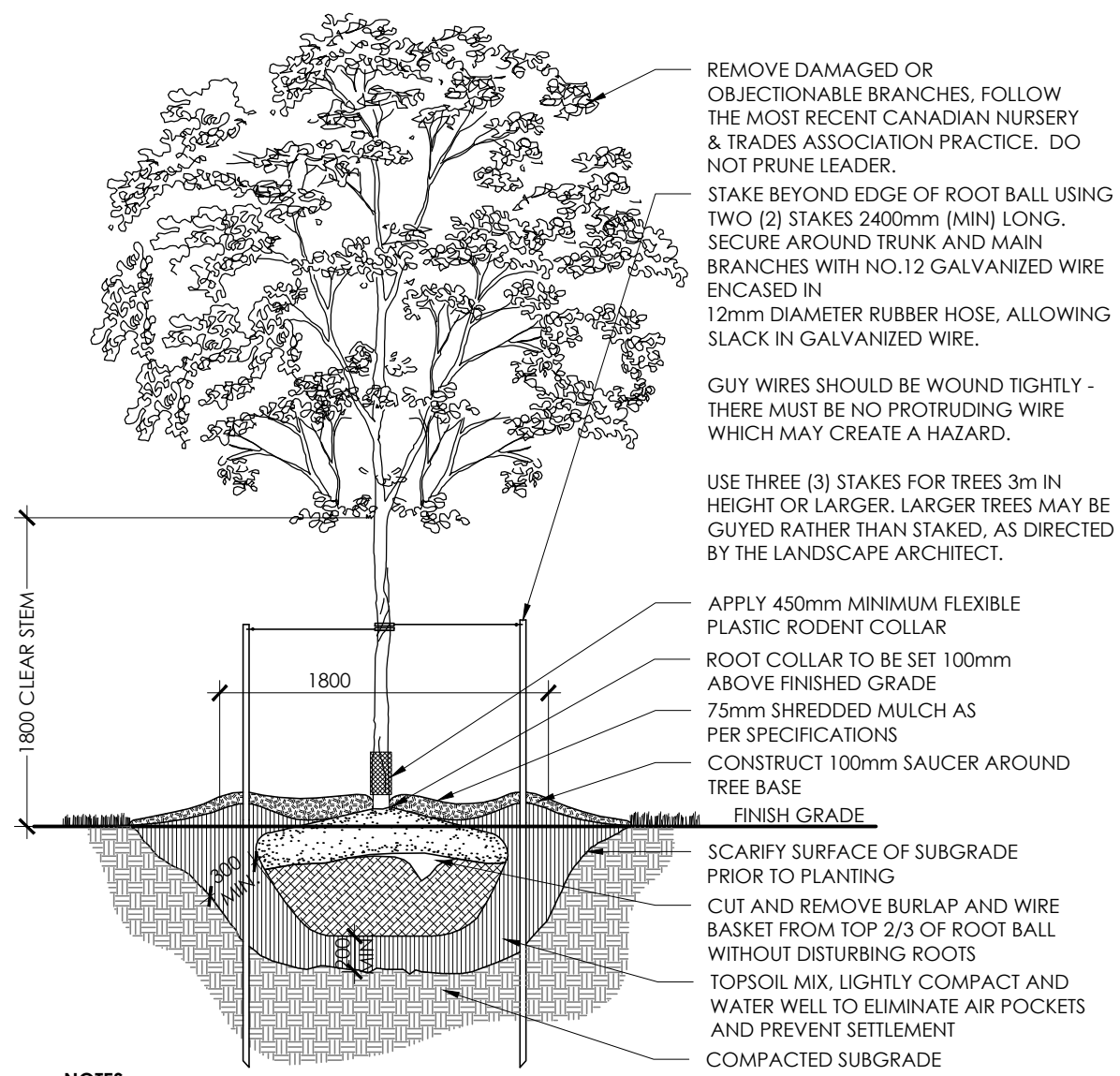
LANDSCAPE - PHASE TWO

Date: AUG 2020
Scale: 1:600
Drawn: EJ
Checked: YL
Job #: 19-264

Sheet

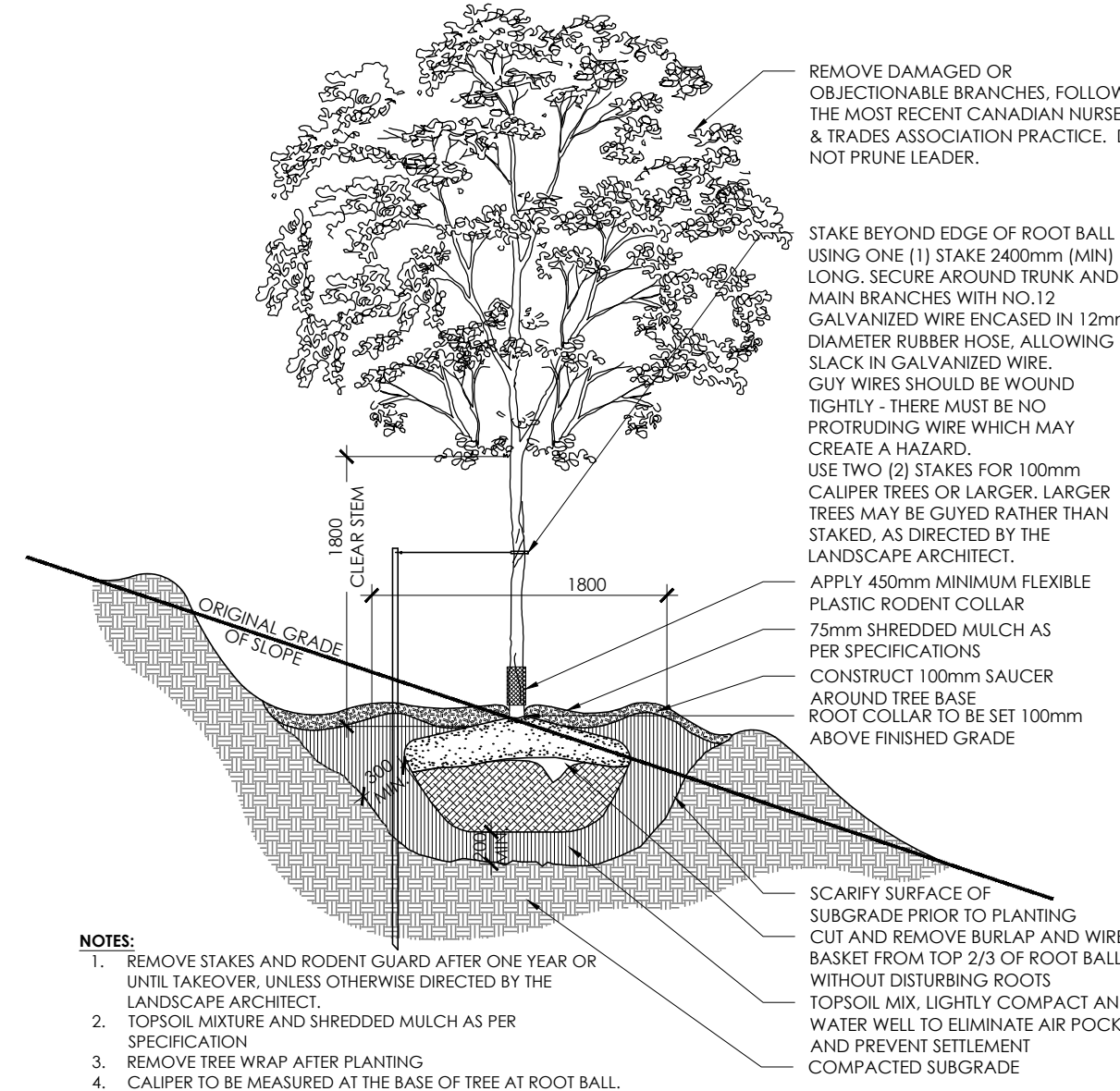
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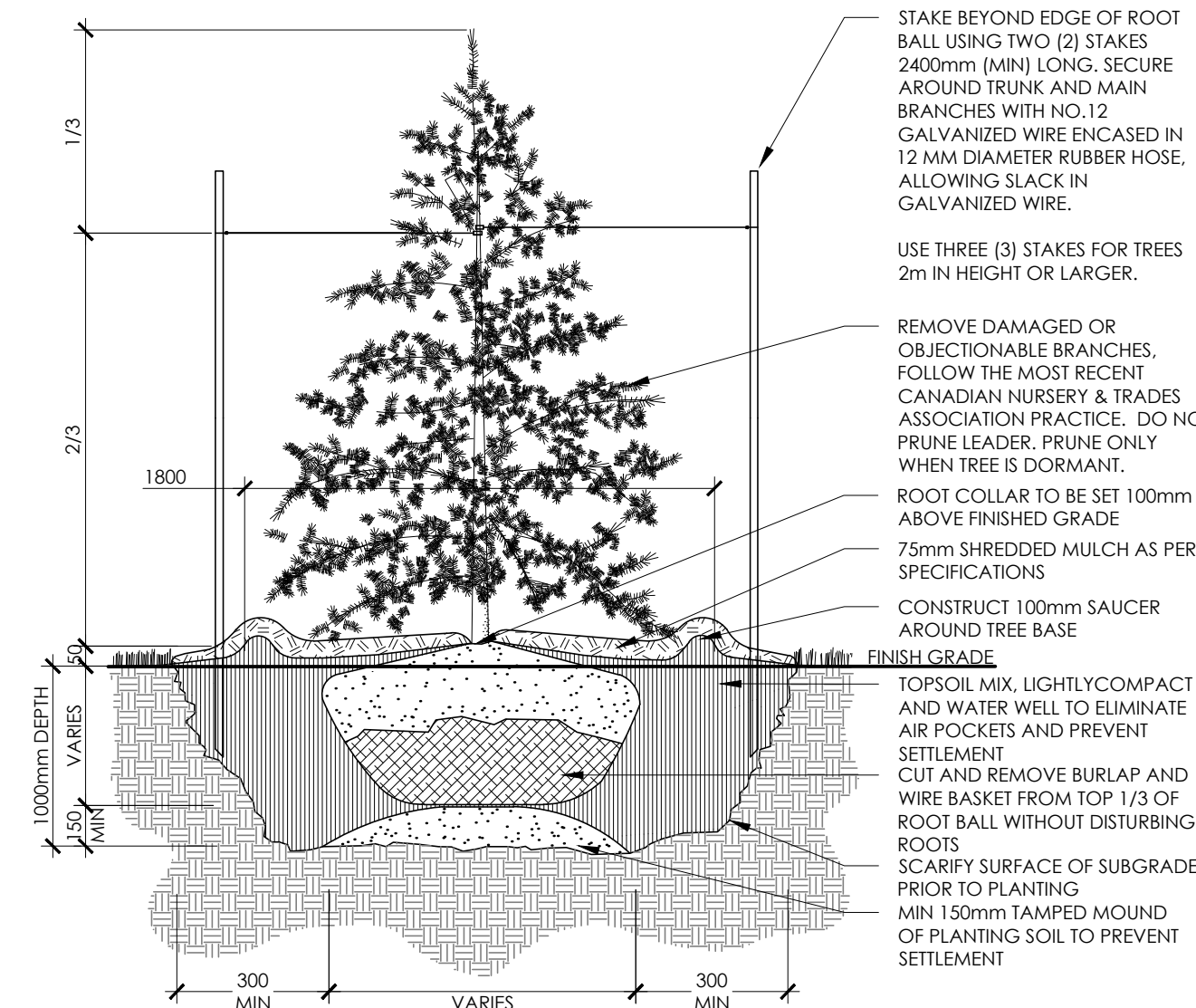
- NOTES:**
1. REMOVE STAKES AND RODENT GUARD AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 3. REMOVE TREE WRAP AFTER PLANTING.
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING
N.T.S.



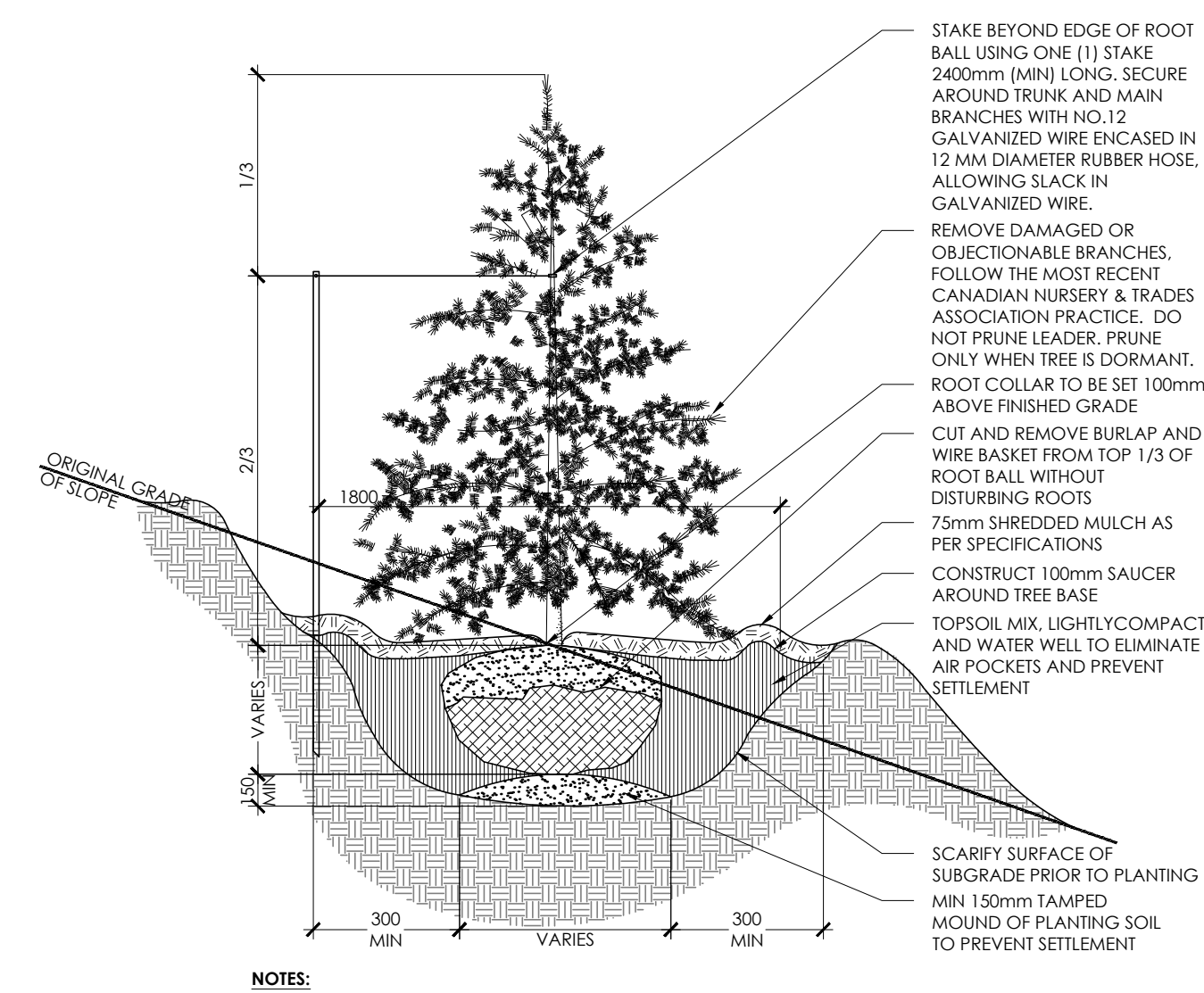
- NOTES:**
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 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 3. REMOVE TREE WRAP AFTER PLANTING.
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

2 DECIDUOUS TREE PLANTING SLOPE
N.T.S.



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

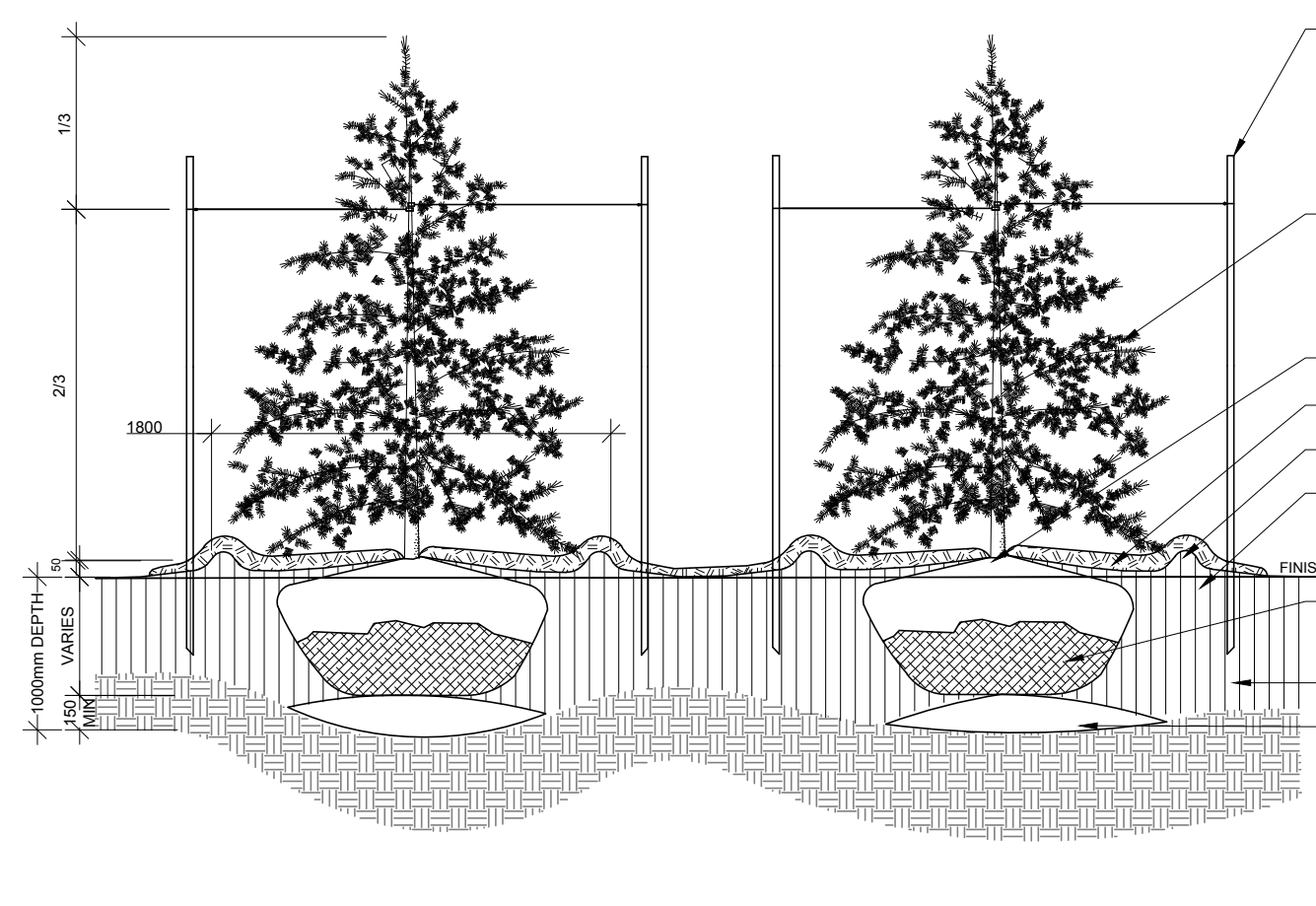
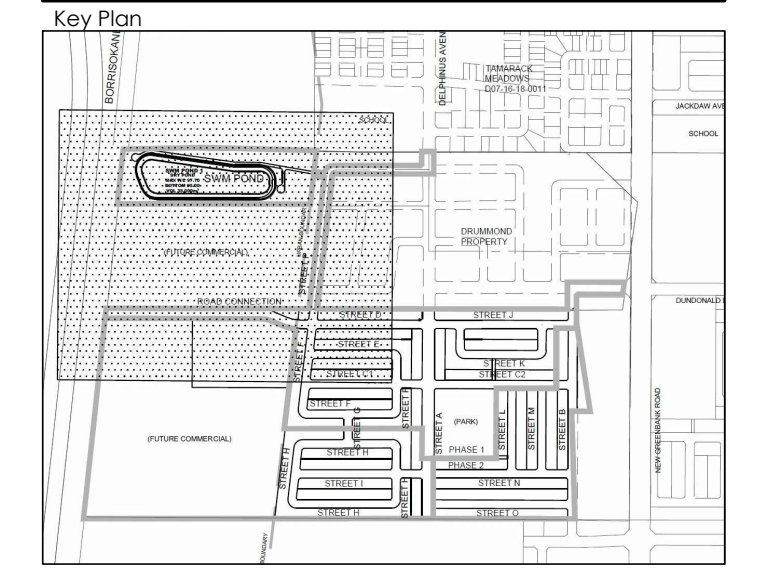
3 CONIFEROUS TREE PLANTING
N.T.S.



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

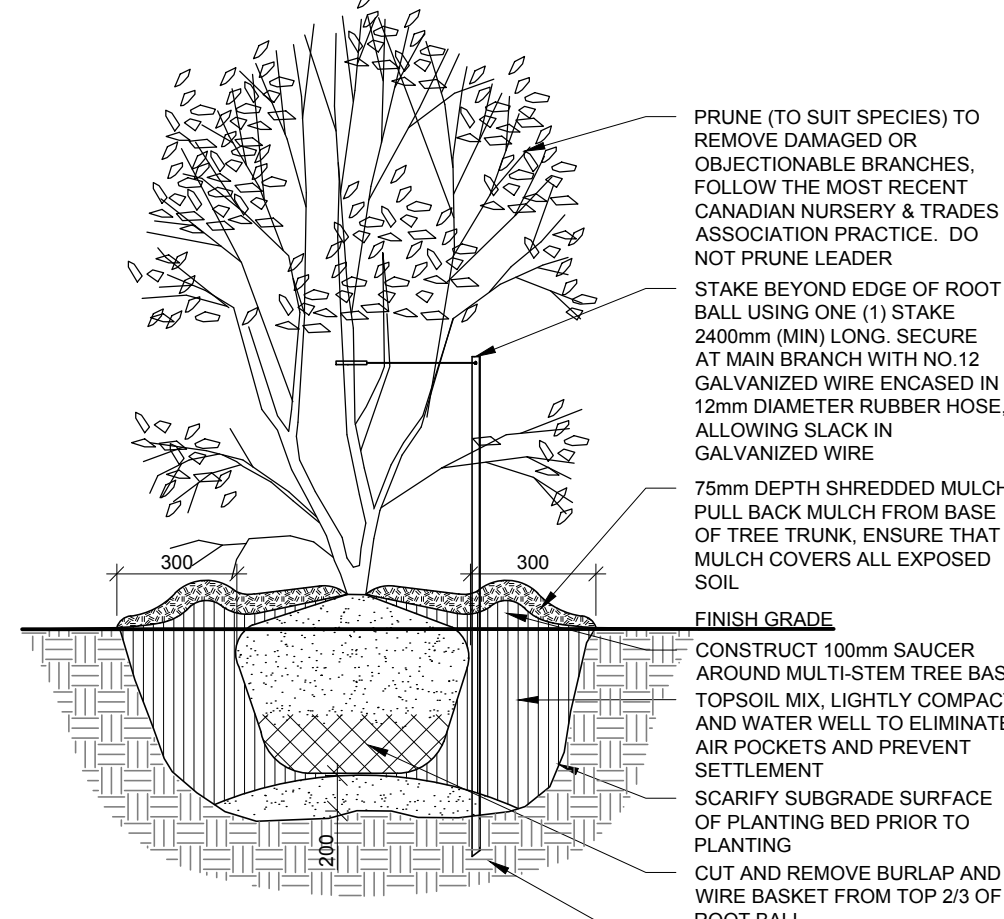
4 CONIFEROUS TREE PLANTING ON SLOPE
N.T.S.

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.



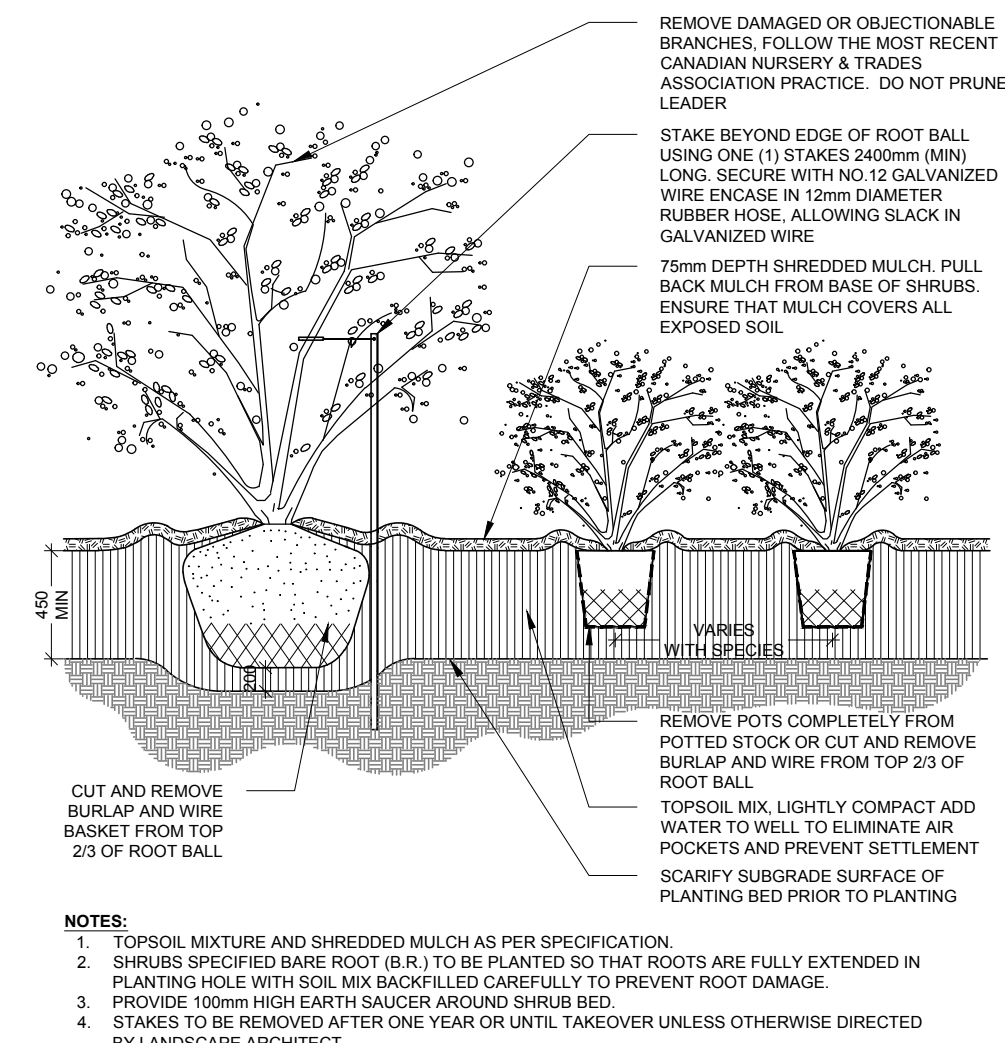
- NOTE:**
1. REMOVE STAKES AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 3. REFER TO DRAWING FOR SPACING.

5 CONIFEROUS TREE CONTINUOUS MULCH BED
N.T.S.



- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 3. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

6 MULTI-STEM TREE
N.T.S.



- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED BARE ROOT (B.R.) TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
 4. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

7 CONTINUOUS SHRUB BED PLANTING SLOPE
N.T.S.

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No.	Description	Date
Revision		
City Approval Stamp		



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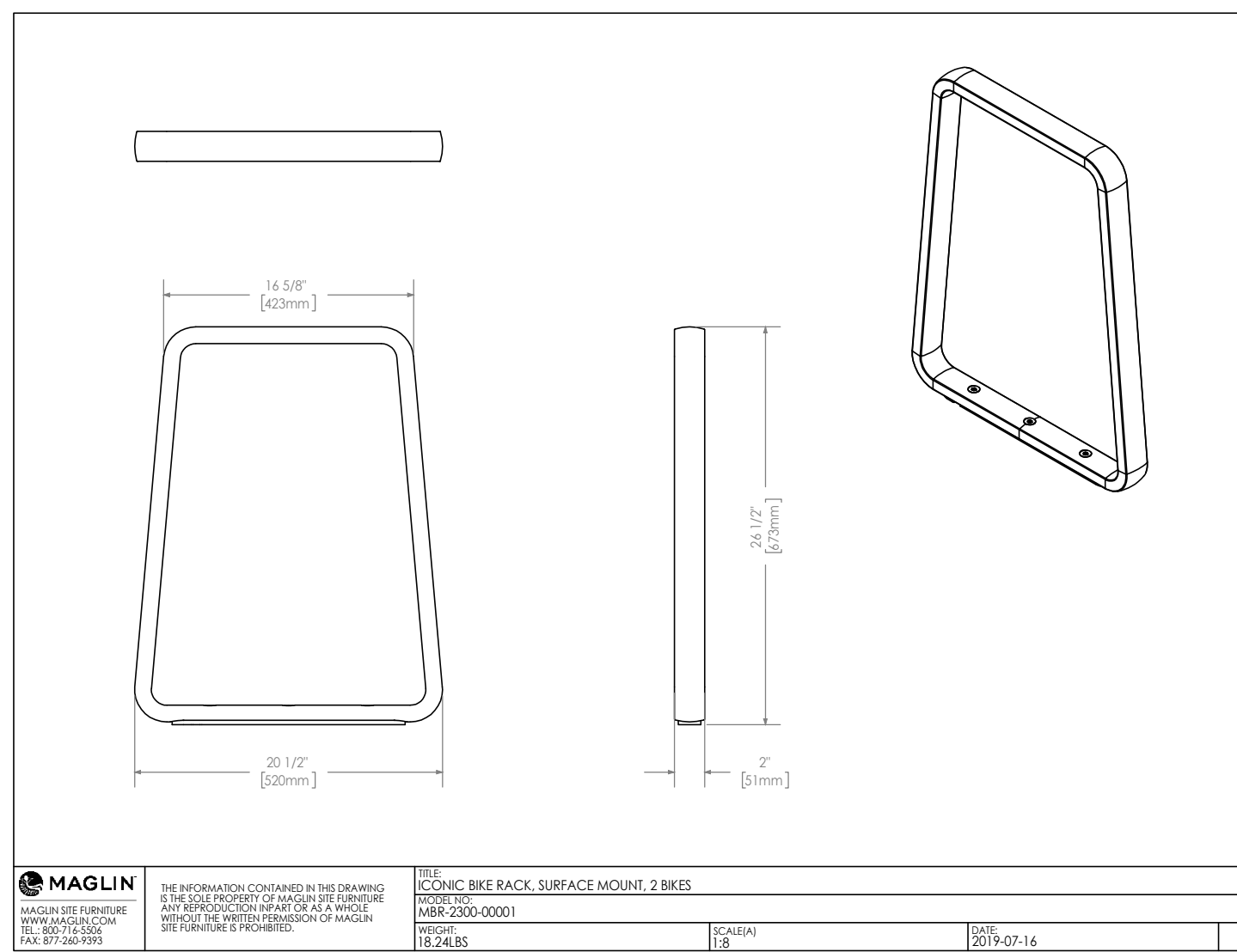
ABIC SITE

Title
PLANTING DETAILS

Date: SEP. 2020
Scale: N.T.S.
Drawn: EJ
Checked: YL
Job #: 19-264

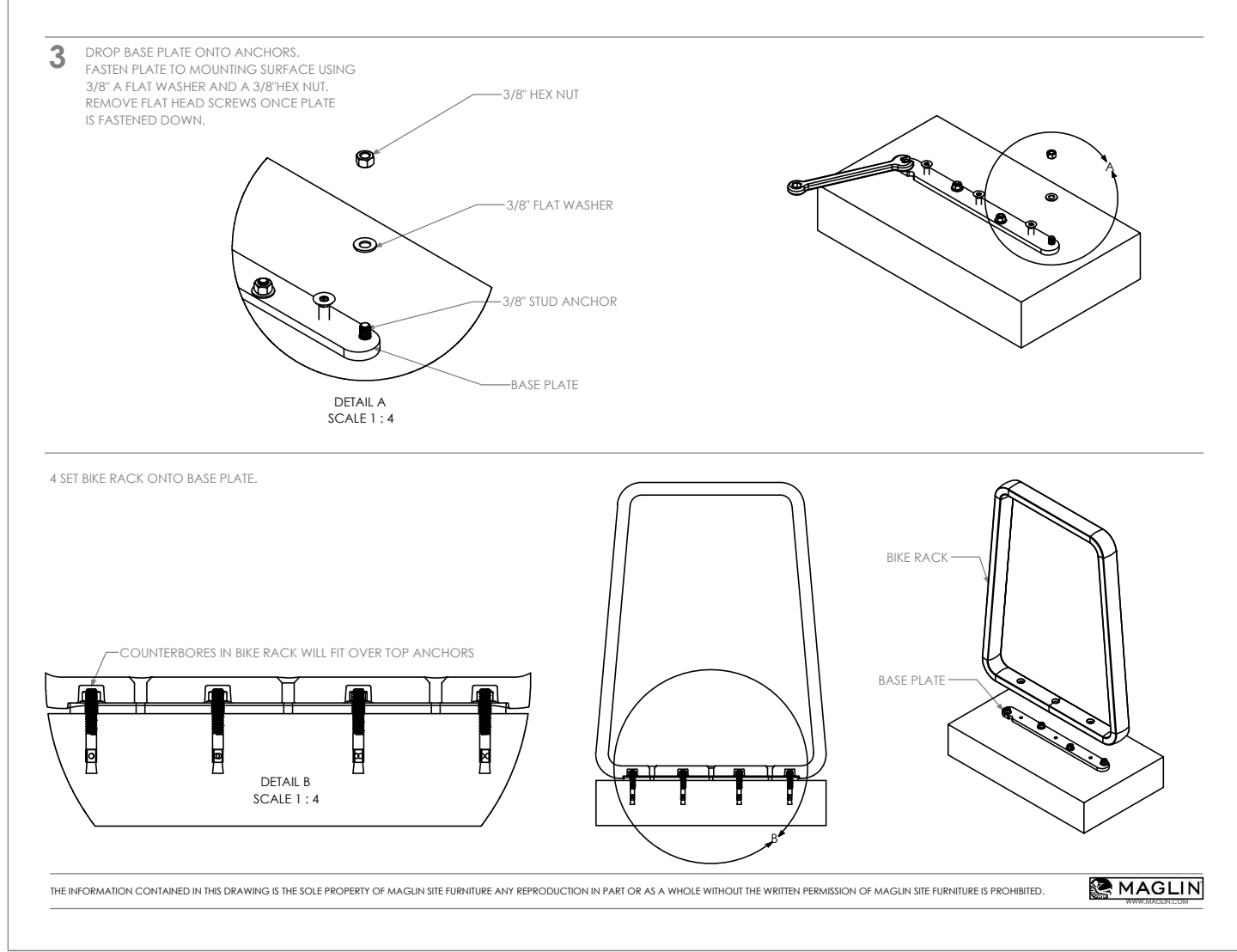
Sheet
D1

MAGLIN
 ICONIC COLLECTION: MBR-2300-00001 BIKE RACK



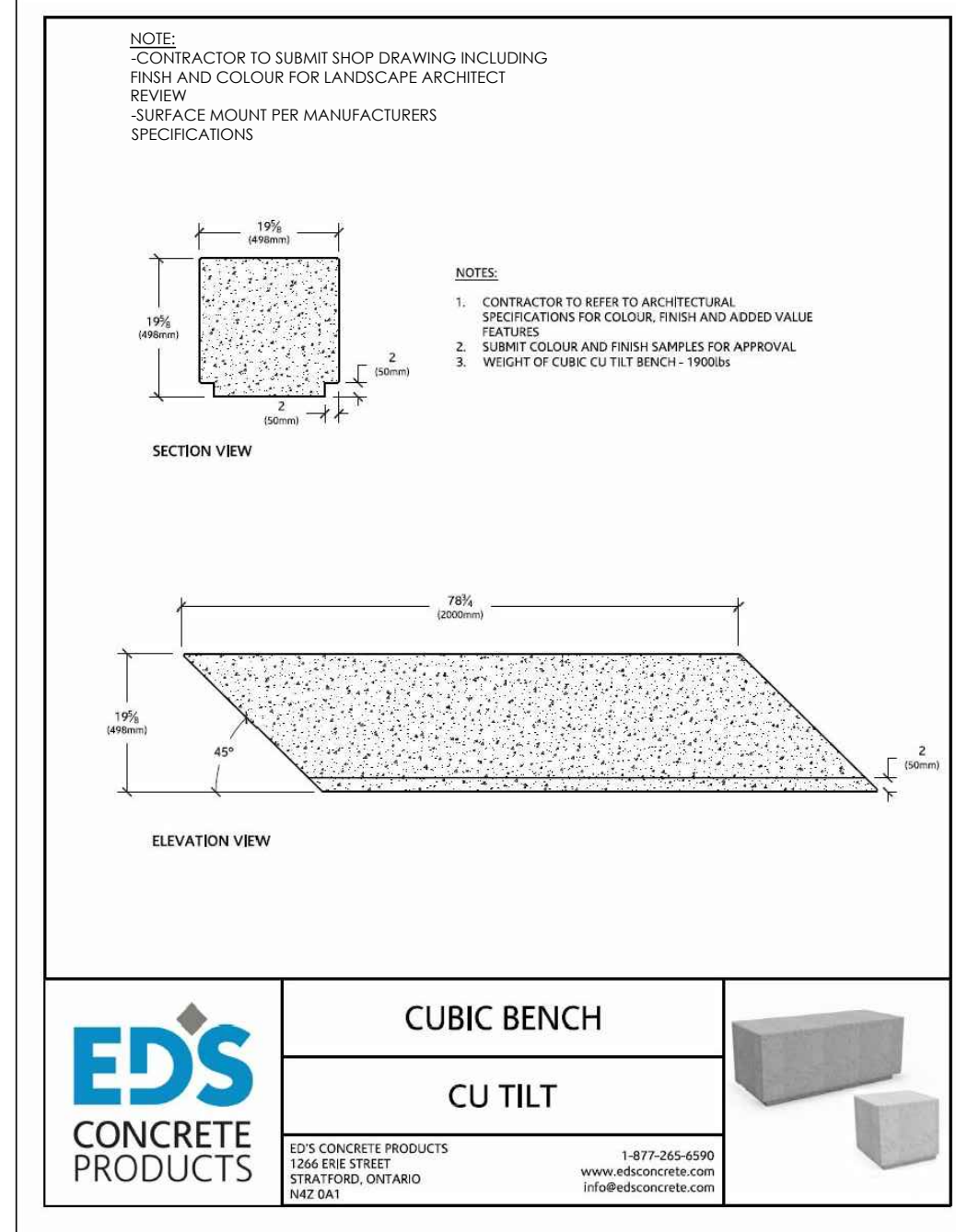
NOTES:
 1. CONTRACTOR TO SUBMIT SHOP DRAWING INCLUDING FINISH AND COLOUR FOR LANDSCAPE ARCHITECT REVIEW

8 BIKE RACK MOUNTING DETAIL
 N.T.S.

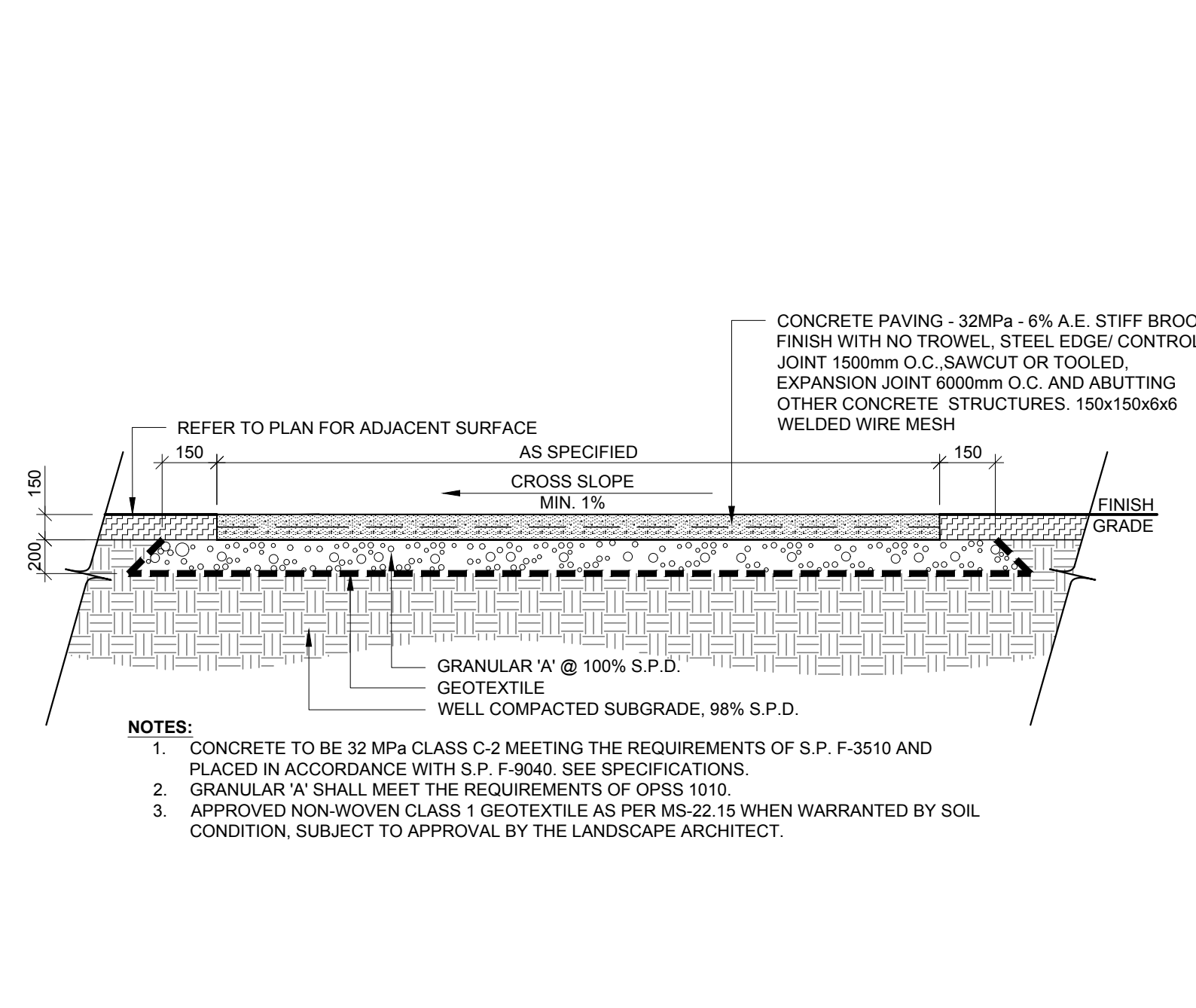


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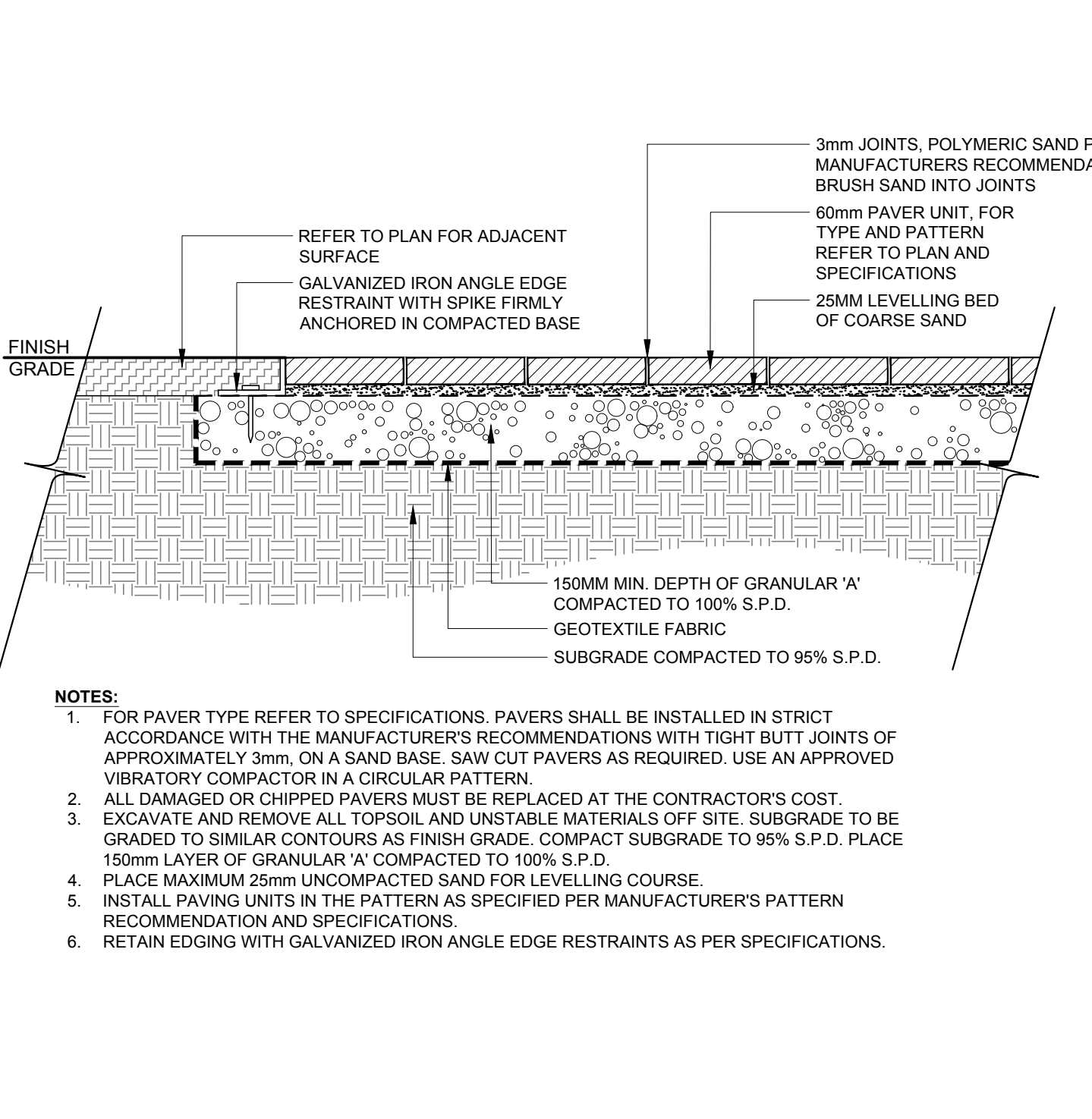
9 BIKE RACK MOUNTING DETAIL
 N.T.S.



9 CU-TILT CONCRETE BENCH
 N.T.S.



10 LIGHT DUTY CONCRETE SIDEWALK
 N.T.S.



11 LIGHT DUTY UNIT PAVING WITH GALVANIZED IRON ANGLED EDGING
 N.T.S.

ARTLINE™

ENURACOLOR

PRODUCT ATTRIBUTES

Visual Appearance	The long, clean lines of Artline reflect an emerging trend to modern, linear outdoor designs. The product is sold in a random bundle of seven different rectangular shapes in two widths and varying lengths.
Finish	Artline uses EnduraColor technology for a rich, red surface with long lasting colour and some even have EasyClean®, an integral surface protection from stains. These 8 finishes can be used separately for a cohesive look, or combined together to create colour and textural interest.

PRODUCT SPECIFICATIONS

7 1/2\"/>
4 1/2\"/>
4 1/2\"/>
4 1/4\"/>

7 UNIT RANDOM BUNDLE

EDGE DETAILS: MICRO BEVEL

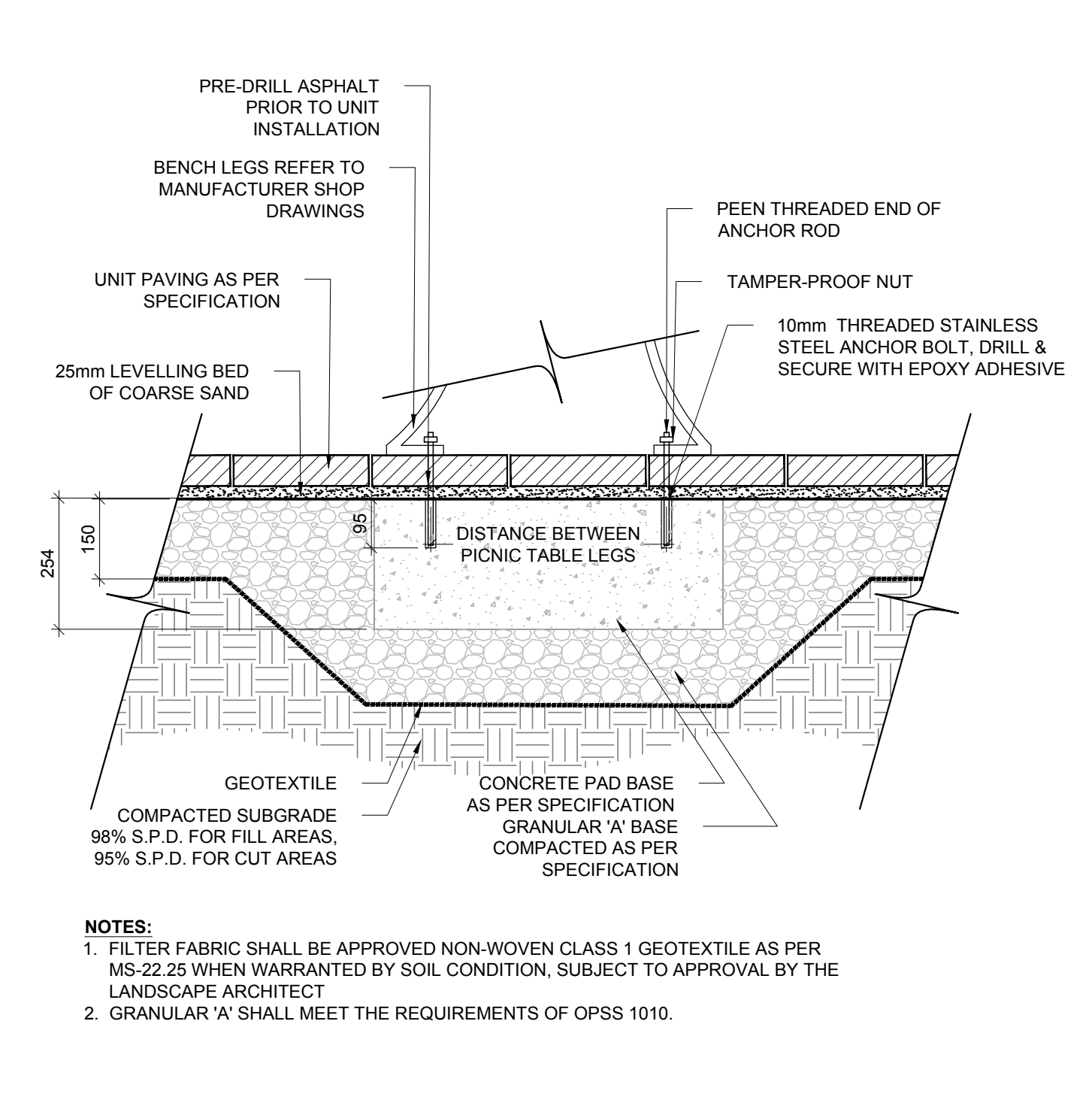
BUNDLE CONFIGURATION: ARTLINE RANDOM BUNDLE

LAYING PATTERNS: ARTLINE RANDOM BUNDLE

RECOMMENDED SAND: Galor G2 MAXX Sand

RECOMMENDED SEALER: Galor Natural Look Sealer

11 LIGHT DUTY UNIT PAVING WITH GALVANIZED IRON ANGLED EDGING
 N.T.S.



12 BENCH MOUNTED ON UNIT PAVING
 N.T.S.

ICONIC

MBE-2300-00015

MATERIALS: The legs are aluminum castings. The boards are made from lpe wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

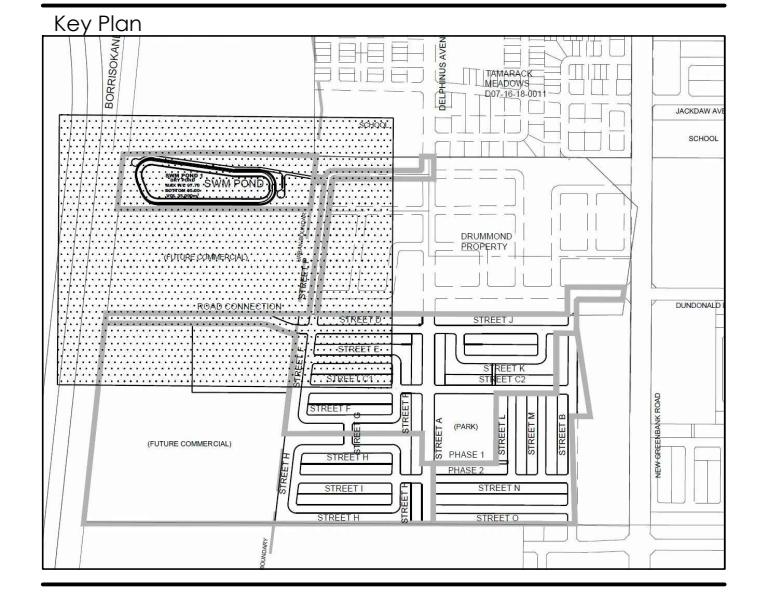
INSTALLATION: The bench is delivered pre-assembled. The legs have 7/16\"/>

TO SPECIFY: Select MBE-2300-00015
 Choice: - Powdercoat Color

HEIGHT: 33 1/8\"/>

12 BENCH MOUNTED ON UNIT PAVING
 N.T.S.

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 not to be used for construction until signed by the Landscape Architect.



CONCRETE PAVING - 32MPa - 6% A.E. STIFF BROOM FINISH WITH NO TROWEL. STEEL EDGE/ CONTROL JOINT 1500mm O.C. SAWCUT OR TOOLED, EXPANSION JOINT 6000mm O.C. AND ABUTTING OTHER CONCRETE STRUCTURES. 150x150x6x6 WELDED WIRE MESH

NOTES:
 1. CONCRETE TO BE 32 MPa CLASS C-2 MEETING THE REQUIREMENTS OF S.P. F-3510 AND PLACED IN ACCORDANCE WITH S.P. F-9040. SEE SPECIFICATIONS.
 2. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.
 3. APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

CONTRACTOR TO SUBMIT SHOP DRAWING INCLUDING FINISH AND COLOUR FOR LANDSCAPE ARCHITECT REVIEW

7 Issued for Fourth Submission Oct. 01/20
 6 Issued for Third Submission Sep. 04/20
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Revision Description Date

City Approval Stamp



NAK design strategies
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 T 613.237.2345 F 613.237.6423 NAKDESIGNSTRATEGIES.COM
 Project

ABIC SITE

AMENITIES DETAILS

Date: SEP. 2020 Sheet
 Scale: N.T.S.
 Drawn: EJ
 Checked: YL
 Job #: 19-264

D2