



LIST OF DRAWINGS

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- L1.2 LANDSCAPE PLAN
- L2.0 LANDSCAPE DETAILS 1
- L2.1 LANDSCAPE DETAILS 2

CONSULTANTS



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Project: 2024\4.45 - Minto Trails Edge - SITE PLAN

PROPERTY INFORMATION:

PLAN OF SURVEY	BLOCK 140 REGISTERED PLAN4M-1544
CITY OF OTTAWA	CITY OF OTTAWA
SURVEYOR	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROPOSED SITE PERMEABLE SURFACES:

SITE AREA (m²)	27311.7
PERMEABLE AREA (m²)	6328.2
PERCENTAGE PERMEABLE AREA (%)	23.2%

ESTIMATED 40 YEAR CANOPY PROJECTION:

SITE AREA (m²)	27311.7
CANOPY AREA WITHOUT OVERLAPS (m²)	2625.4
CANOPY AREA PERCENTAGE (%)	9.6%

GENERAL NOTES:

- LANDSCAPE ARCHITECT AND/OR LANDSCAPE CONSULTANT HEREIN REFERS TO URBANTYPOLOGY INC.
- ALL PLANS IN METRIC UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROTECT ALL EXISTING ROADS, RIGHT OF WAYS, SIDEWALKS, CURBS, AND OTHER SITE ELEMENTS DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REINSTATED AT CONTRACTORS OWN EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION. SHOULD CONFLICTS WITH SERVICES BE FOUND, CONTRACTOR TO NOTIFY LANDSCAPE CONSULTANT IMMEDIATELY. DAMAGE TO ANY SERVICES, BOTH ON AND OFF PROJECT SITE, TO BE REPAIRED AT CONTRACTORS OWN COST.
- ALL PLANT MATERIAL TO HAVE A 2 YEAR WARRANTY, FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIAL SHALL BE NURSERY STOCK GROWN IN SAME HARDINESS ZONE AS PROJECT SITE.
- DECIDUOUS TREES TO HAVE MIN. 1800mm CLEAR STEM ABOVE GRADE.
- PROPOSED PLANT SUBSTITUTION REQUESTS ARE REQUIRED TO BE SUBMITTED TO THE LANDSCAPE CONSULTANT FOR REVIEW PRIOR TO SOURCING. PROPOSED SUBSTITUTIONS TO DEMONSTRATE EQUIVALENT CHARACTERISTICS.

REMOVALS AND PROTECTION NOTES:

- CONTRACTOR TO USE HYDROVAC AND HAND PRUNING TO ENSURE SUITABLE CONDITIONS FOR ROOT PRUNING.
- ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE SHOULD BE PRUNED BY A QUALIFIED ARBORIST (ISA CERTIFIED OR EQUIVALENT) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
- TREES SHALL BE INSPECTED BY THE LANDSCAPE CONSULTANT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
- TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF AN EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
- ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150MM TOPSOIL AND SOO OR SEED AS INDICATED.
- ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW REMOVAL WITH LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
- IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
- INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE CONSULTANT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE CONSULTANT.

SUMMARY OF PRESENT SOILS:

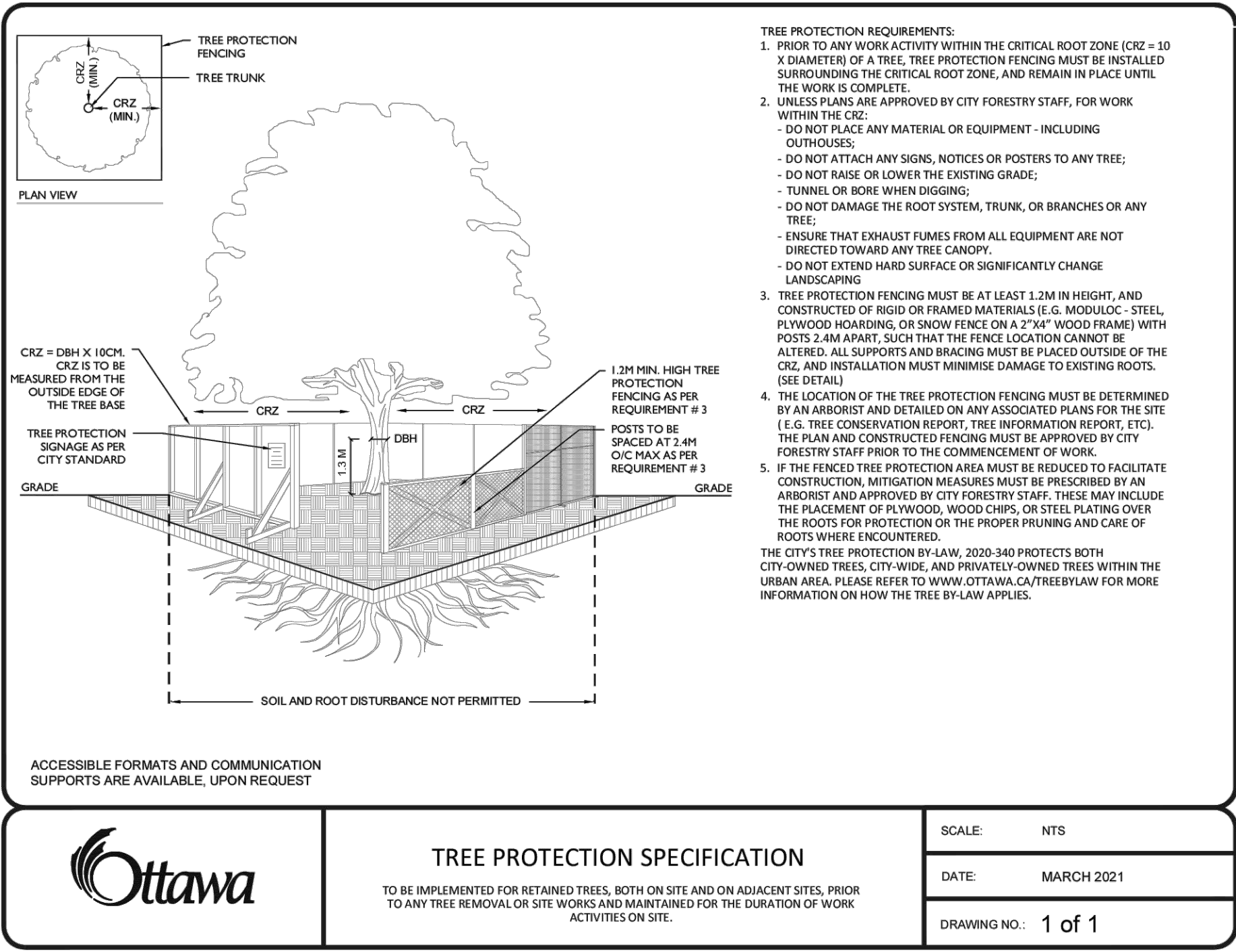
NON-MARINE CLAY	NO
LOW TO MEDIUM SENSITIVITY SILTY CLAY	YES
HIGH SENSITIVITY SILTY CLAY	YES

TREE PLANTING IN MARINE CLAY SOILS:

- THE LANDSCAPE ARCHITECT INTENDS, BELIEVES AND HAS MADE REASONABLE EFFORT TO CONFORM WITH THE TREE-TO-FOUNDATION SETBACKS, SOIL VOLUMES, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN:
- THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), AND
 - GEOTECHNICAL REPORT BY:
 - SECTION 6.8, PATERSON GROUP (REPORT PG2392-3, DATED NOVEMBER 26, 2024).

TREE CONSERVATION REPORT:

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	COMMENTS	ARBORIST RECOMMENDATION	REMOVAL REASON
1					MISSING			
2	PRUNUS SP.	CHERRY SP.	6	CITY	POOR	ASYMMETRICAL CANOPY, SINGLE STEM, PRUNED CENTRAL LEADER, NUMEROUS EPICORMIC SPROUTS.	REMAIN	N/A
3					MISSING			
4	SYRINGA RETICULATA	JAPANESE TREE LILAC	3@5	CITY	POOR	ASYMMETRICAL CANOPY, MULTI STEM, PRUNED CENTRAL LEADER, SEVERE DAMAGE TO BARK AT TRUNK FLARE	REMOVE	CONFLICT WITH PROP. WALKWAY
5	PRUNUS SP	CHERRY SP.	12	CITY	GOOD	SYMMETRICAL CANOPY.	REMAIN	N/A
6					MISSING		REMAIN	N/A
7	SYRINGA RETICULATA	JAPANESE TREE LILAC	7	CITY	GOOD	SYMMETRICAL CANOPY, DAMAGE TO BARK AT TRUNK FLARE.	REMAIN	N/A
8	PRUNUS SP	CHERRY SP.	5	CITY	POOR	CENTRAL LEADER HAS BEEN CUT TO APPROX 0.9M ABOVE GRADE, NUMEROUS EPICORMIC SPROUTS.	REMAIN	N/A
9					MISSING			
10					MISSING			
11					MISSING			
12					MISSING			
13					MISSING			
14					MISSING			
15	PICEA GLAUCA	WHITE SPRUCE	11	CITY	MODERATE	SYMMETRICAL CANOPY, SINGLE STEM, <10% DIEBACK OF CANOPY.	REMAIN	N/A
16	PICEA GLAUCA	WHITE SPRUCE	7	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM, CORRECTED LEAN	REMAIN	N/A
17	PICEA GLAUCA	WHITE SPRUCE	4	CITY	POOR	SYMMETRICAL CANOPY, SINGLE STEM, CENTRAL LEADER HAS BEEN CUT TO APPROX 0.6M ABOVE GRADE.	REMAIN	N/A
18	PICEA GLAUCA	WHITE SPRUCE	11	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
19	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
20	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
21	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
22	PICEA PUNGENS	COLORADO SPRUCE	11	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM, <5% DIEBACK OF CANOPY.	REMAIN	N/A
23	PICEA PUNGENS	COLORADO SPRUCE	10	CITY	MODERATE	SYMMETRICAL CANOPY, SINGLE STEM, <20% DIEBACK OF CANOPY.	REMAIN	N/A
24	PICEA PUNGENS	COLORADO SPRUCE	13	CITY	GOOD	SYMMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
25	PICEA GLAUCA	WHITE SPRUCE	10	CITY	MODERATE	SYMMETRICAL CANOPY, SINGLE STEM, <10% DIEBACK OF CANOPY.	REMAIN	N/A
26					MISSING			



SOIL VOLUME AND CANOPY COVER BY PLAN REGION:

AREA NO.	TREE QUANTITIES	PROVIDED SOIL AREA (m²)	PROVIDED SOIL VOLUME (m³)	OTTAWA TARGET SOIL VOLUME FOR LISTED TREES (m³)	PERCENTAGE SOIL VOLUME PROVIDED VS TARGET	ESTIMATED 40YR. CANOPY PROJECTION
EX.	SUM OF TREES SIZES	VALUE A	VALUE B = VALUE A X SOIL DEPTH	VALUE C	VALUE B / VALUE C X 100%	SUM OF CANOPY AREAS - OVERLAPS
1	2 SMALL	44.2	66.3	50	132.6%	39.3
2	2 SMALL	50.4	75.6	50	151.2%	58.7
3	5 MEDIUM	192.5	288.8	150	192.5%	206.0
4	2 SMALL 3 MEDIUM	108.8	163.2	140	116.6%	333.4
5	3 SMALL 4 MEDIUM	261.7	392.6	195	201.3%	38.5
6	1 MEDIUM	26.8	40.2	30	134.0%	246.0
7	1 MEDIUM	24.4	36.6	30	122.0%	140.0
8	1 SMALL 6 MEDIUM	286.4	429.6	205	209.6%	108.0
9	4 MEDIUM	209.0	313.5	120	261.3%	38.5
10	3 MEDIUM	204.6	306.9	90	341.0%	19.6
11	1 SMALL	19.6	29.4	25	117.6%	137.9
12	2 SMALL 2 MEDIUM	148.8	223.2	110	202.9%	190.3
13	5 MEDIUM	256.0	384.0	150	256.0%	253.6
14	3 SMALL 6 MEDIUM	289.6	434.4	255	170.4%	225.8
15	8 MEDIUM	302.9	454.4	240	189.3%	151.0
16	1 MEDIUM	35.5	53.3	30	177.5%	38.5
17	1 MEDIUM	146.2	219.3	30	731.0%	618.0
18	18 SMALL 5 MEDIUM	513.5	770.2	600	128.4%	619.0
TOTAL	89 TREES	2607.4	3911.1	1900.0	205.8%	2843.1

TREE LIST

SYM	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	INSTALL NOTES	COMMENTS
LARGE DECIDUOUS TREES (ABOVE 15m HEIGHT)						
	NONE.					
MEDIUM DECIDUOUS TREES (8 TO 15m HEIGHT)						
AG	AESCULUS GLABRA	OHIO BUCKEYE	10	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
AU	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	8	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE CULTIVAR
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	14	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
OV	OSTRYA VIRGINIANA	HOP HORNBEAM	12	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
PT	POPULUS TREMULOIDES	TREMBLING ASPEN	11	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
SMALL DECIDUOUS TREES (5 TO 8m HEIGHT)						
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	4	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
MR	MALUS ROYALTY	ROYALTY CRABAPPLE	3	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
SR	SYRINGA RETICULATA	JAPANESE LILAC	2	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
COLUMNAR TREES						
AR	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	10	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
QO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR OAK	8	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
CONIFEROUS TREES						
PP	PICEA PUNGENS	COLORADO SPRUCE	3	1800mm HT.	B4B / W.B.	PRIVATE OWNERSHIP
PS	PINUS STROBUS	WHITE PINE	4	1800mm HT.	B4B / W.B.	PRIVATE OWNERSHIP
SHRUB LIST						
SHRUBS						
RR	ROSA RUGOSA	RUGOSA ROSE	--	500mm HT.	POT. 600mm O.C.	
PO	PHYSOCARPUS OPULIFOLIUS 'DIAOLO'	DIABOLO NINEBARK	--	800mm HT.	POT. 1200mm O.C.	
PM	PINUS MUGO	MUGO PINE	--	600mm SPR.	POT. 900mm O.C.	
SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	--	500mm HT.	POT. 600mm O.C.	
SS	SORBARIA SORBIFOLIA	FALSE SPIREA	--	500mm HT.	POT. 900mm O.C.	
ORNAMENTAL GRASS						
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOREST REED GRASS	--	600mm HT.	POT. 600mm O.C.	
PERENNIALS						
HS	HEMEROCALLIS 'SPECIES'	MIXED DAYLILIES	--	1 GAL. POT	POT. 400mm O.C.	
NF	NEPETA FAASSENII	CAT MINT 'CAT'S MEOW'	--	1 GAL. POT	POT. 400mm O.C.	
RF	RUBBEKIA FULDGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	--	1 GAL. POT	POT. 400mm O.C.	



Urbantypology

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02 REISSUED FOR SITE PLAN CONTROL 25 APR. 2025
01 ISSUED FOR SITE PLAN CONTROL 05 DEC. 2024

NO.: REVISION: DATE:

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PROJECT:

TRAILS EDGE -
BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS START DATE:
CHECKED: SM 11 NOV, 2024

DRAWING:

NOTES AND
SCHEDULES

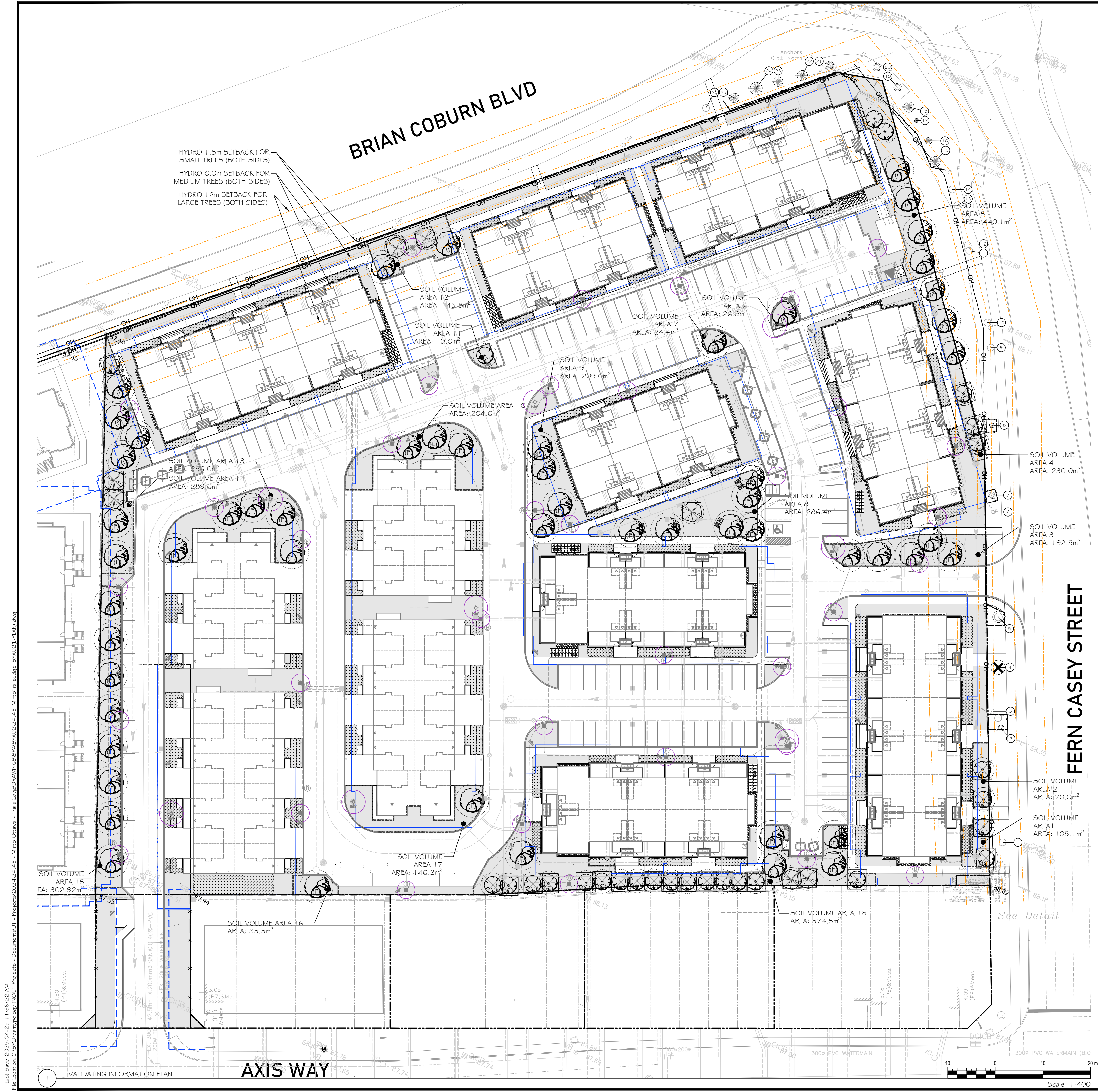
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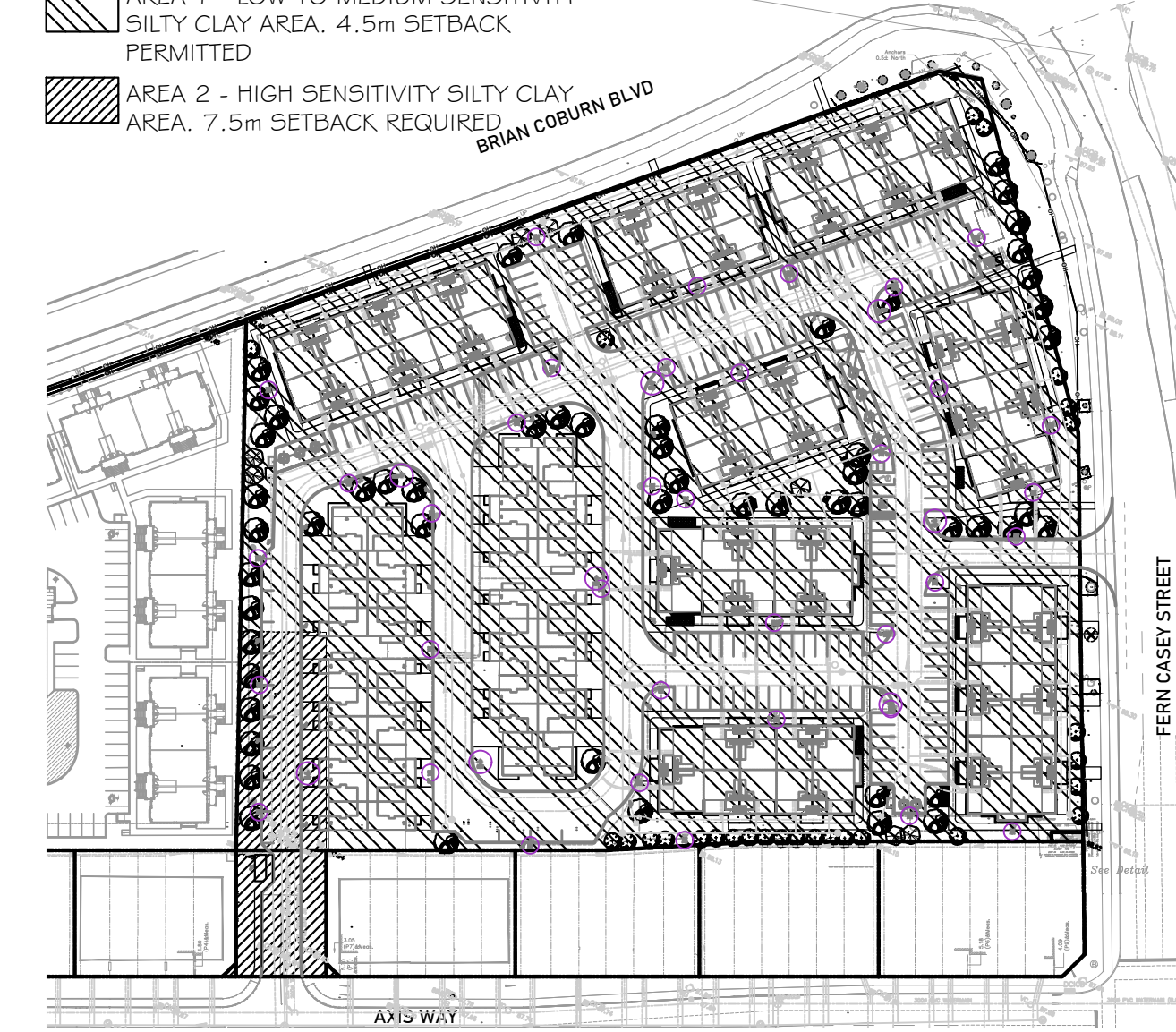
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- LEGEND:**
- SITE BOUNDARY
 - GEOTECHNICAL AREAS
 - 4.5m FOUNDATION SETBACK FOR TREE PLANTING- LOW TO MEDIUM SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
 - 7.5m FOUNDATION SETBACK FOR TREE PLANTING- HIGH SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
 - 7.5m FOUNDATION SETBACK FOR TREE PLANTING - HIGH SENSITIVITY SILTY CLAY AREA, FROM ADJACENT DEVELOPMENT
 - OVERHEAD UTILITY SETBACKS
 - 2.5m FIRE HYDRANTS AND STREET LIGHT (SMALL) SETBACK
 - TREE PROTECTION
 - CRITICAL ROOT ZONE
 - EXISTING TREE
 - TREE CONSERVATION REPORT NUM.
 - PERMEABLE SURFACING
 - SOIL VOLUME AREAS WITH OUTLINE
 - LARGE DECIDUOUS TREE WITH 40YR CANOPY OFFSET (NOT APPLICABLE)
 - MEDIUM DECIDUOUS TREE WITH 40YR CANOPY OFFSET
 - SMALL DECIDUOUS OR COLUMNAR TREE WITH 40YR CANOPY OFFSET
 - CONIFEROUS TREE WITH 40YR CANOPY OFFSET

- LEGEND:**
- AREA 1 - LOW TO MEDIUM SENSITIVITY SILTY CLAY AREA. 4.5m SETBACK PERMITTED
 - AREA 2 - HIGH SENSITIVITY SILTY CLAY AREA. 7.5m SETBACK REQUIRED



Urbantypology
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PROJECT:
TRAILS EDGE - BLOCK 140
LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS START DATE:
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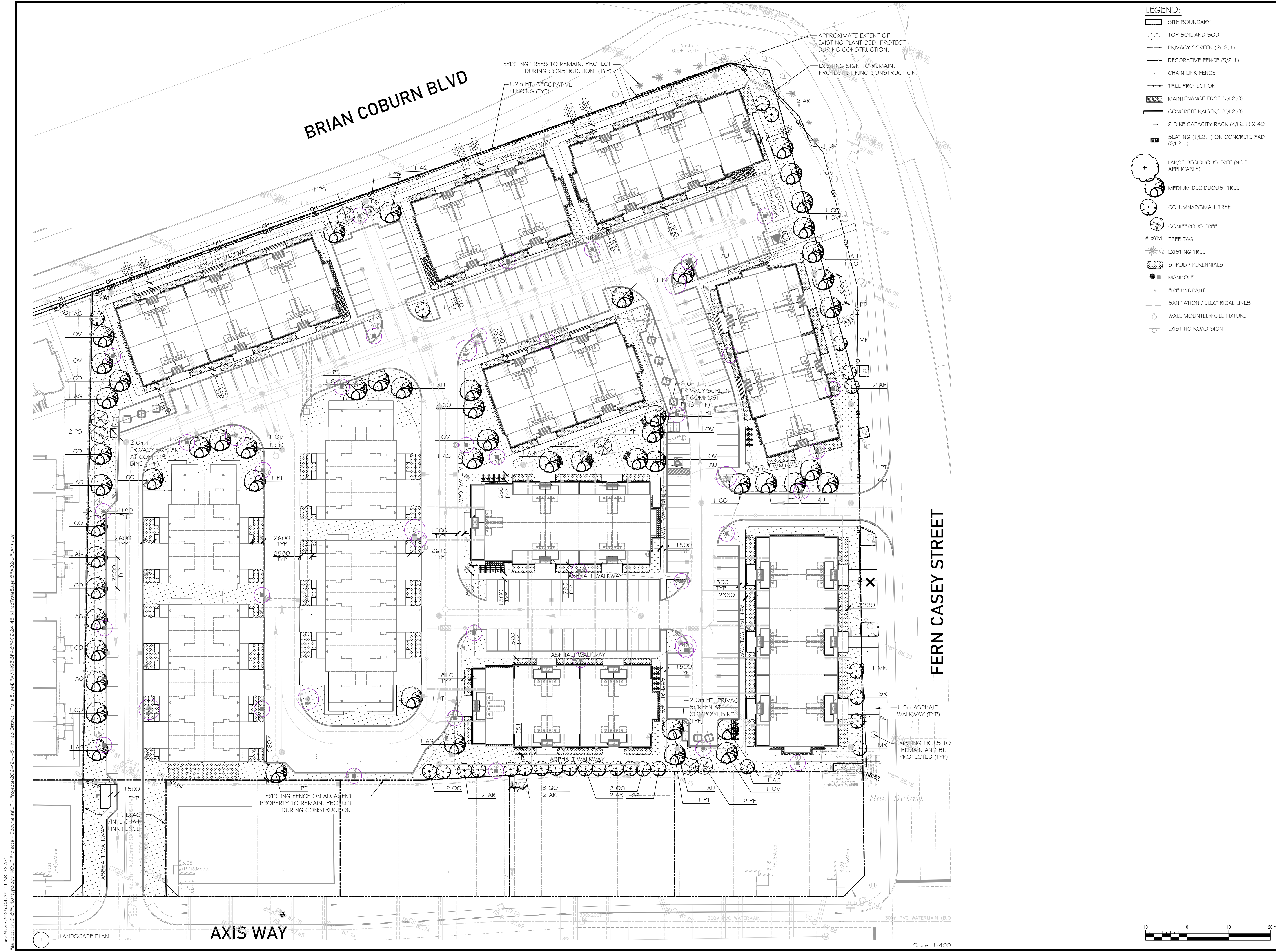
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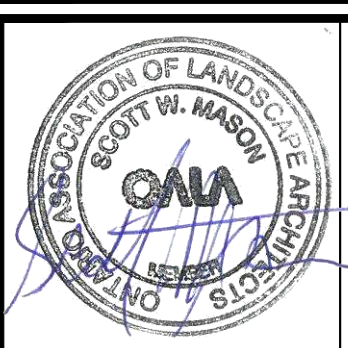
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- LEGEND:**
- SITE BOUNDARY
 - TOP SOIL AND SOD
 - PRIVACY SCREEN (2/L2.1)
 - DECORATIVE FENCE (5/2.1)
 - CHAIN LINK FENCE
 - TREE PROTECTION
 - MAINTENANCE EDGE (7/L2.0)
 - CONCRETE RAISERS (5/L2.0)
 - 2 BIKE CAPACITY RACK (4/L2.1) X 40
 - SEATING (1/L2.1) ON CONCRETE PAD (2/L2.1)
 - LARGE DECIDUOUS TREE (NOT APPLICABLE)
 - MEDIUM DECIDUOUS TREE
 - COLUMNAR/SMALL TREE
 - CONIFEROUS TREE
 - TREE TAG
 - EXISTING TREE
 - SHRUB / PERENNIALS
 - MANHOLE
 - FIRE HYDRANT
 - SANITATION / ELECTRICAL LINES
 - WALL MOUNTED/POLE FIXTURE
 - EXISTING ROAD SIGN



Urbantypology

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PROJECT:
TRAILS EDGE - BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

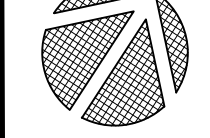
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DRAWING:
LANDSCAPE PLAN

SCALE: **1:400** PAGE SIZE: **24X36**

PROJECT NUMBER: **24.45**

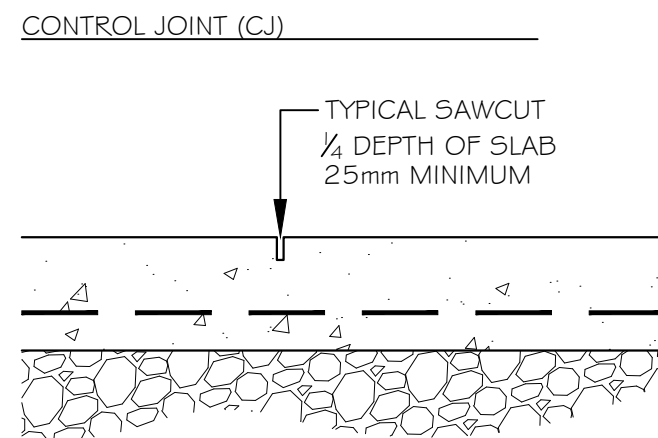
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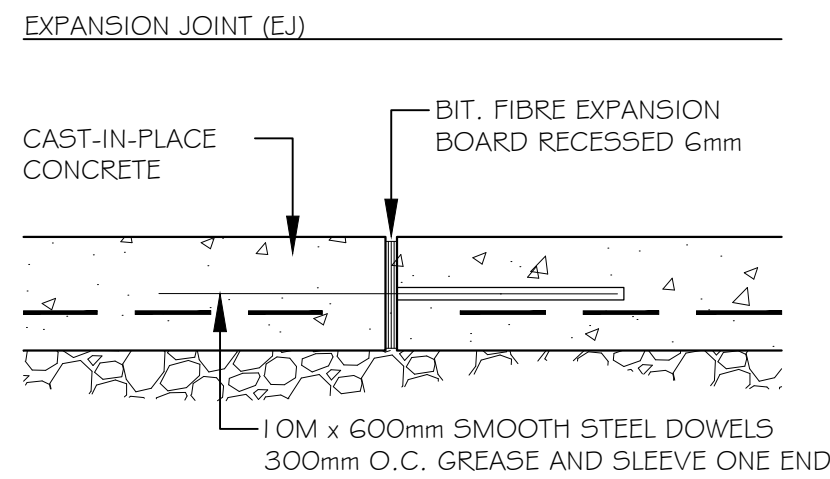
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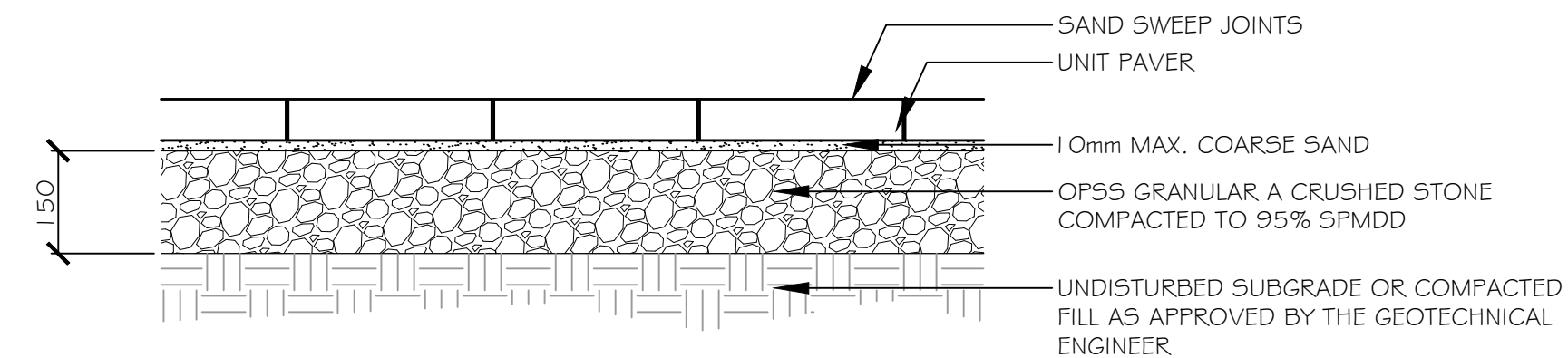
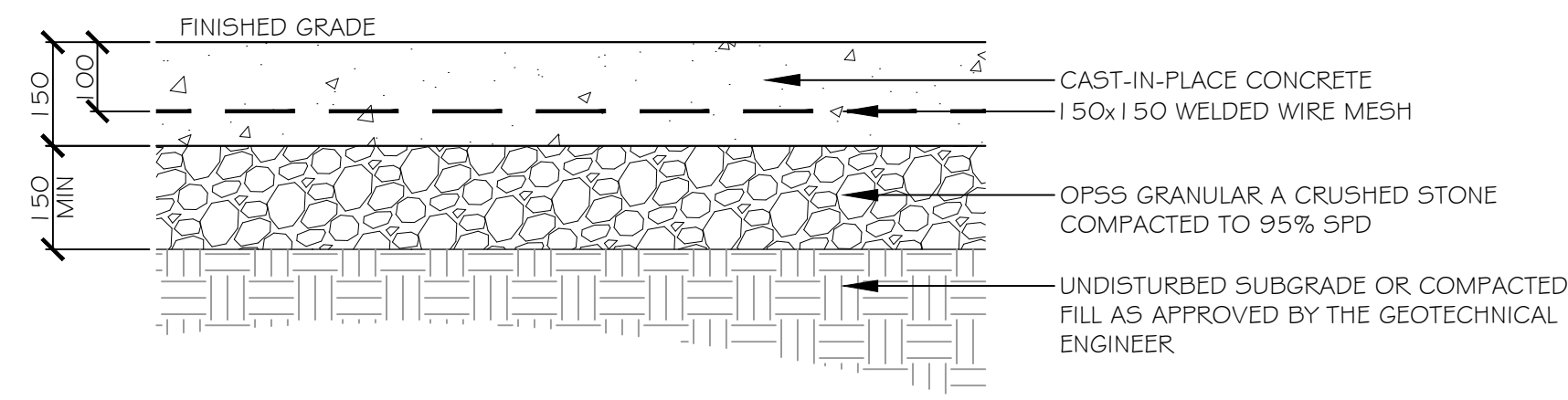
- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. SAWCUT WITHIN 48 HOURS OF POUR
 3. NO TOOLED EDGES
 4. FINISH - LIGHT BROOM

CONCRETE PAVING JOINTS

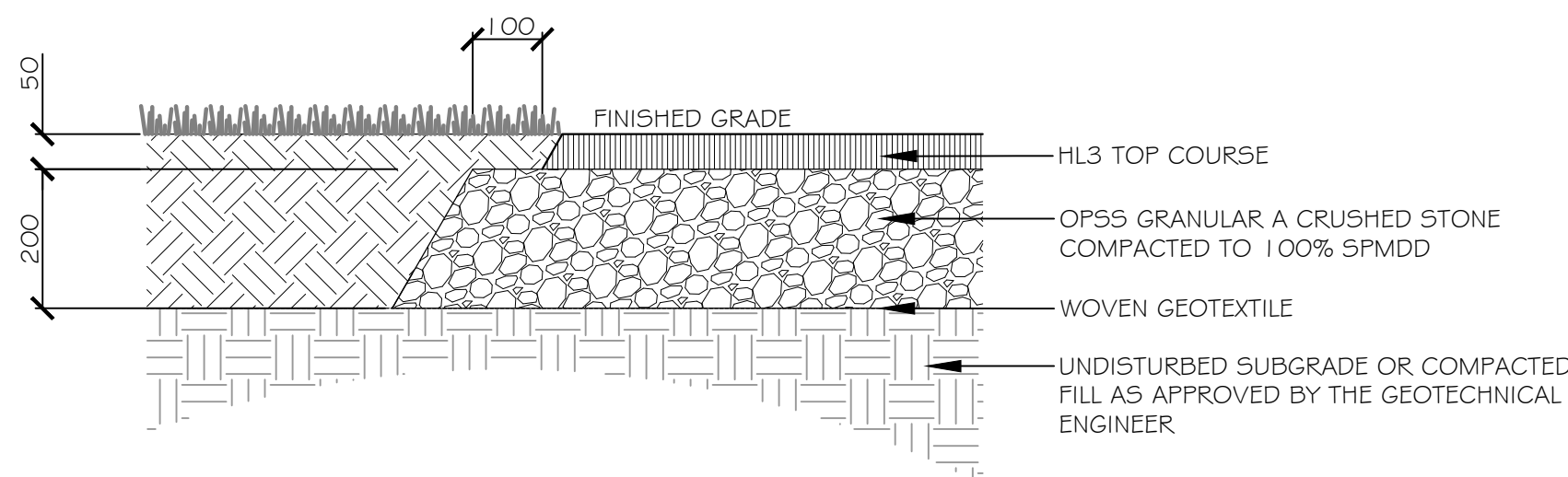


- NOTES :
1. REFER TO DRAWINGS FOR JOINT LAYOUT
 2. ALL STEEL DOWELS TO BE EPOXY - COATED
 3. NO TOOLED EDGES
 4. LIGHT BROOM FINISH

2 CONCRETE PAVING - LIGHT DUTY

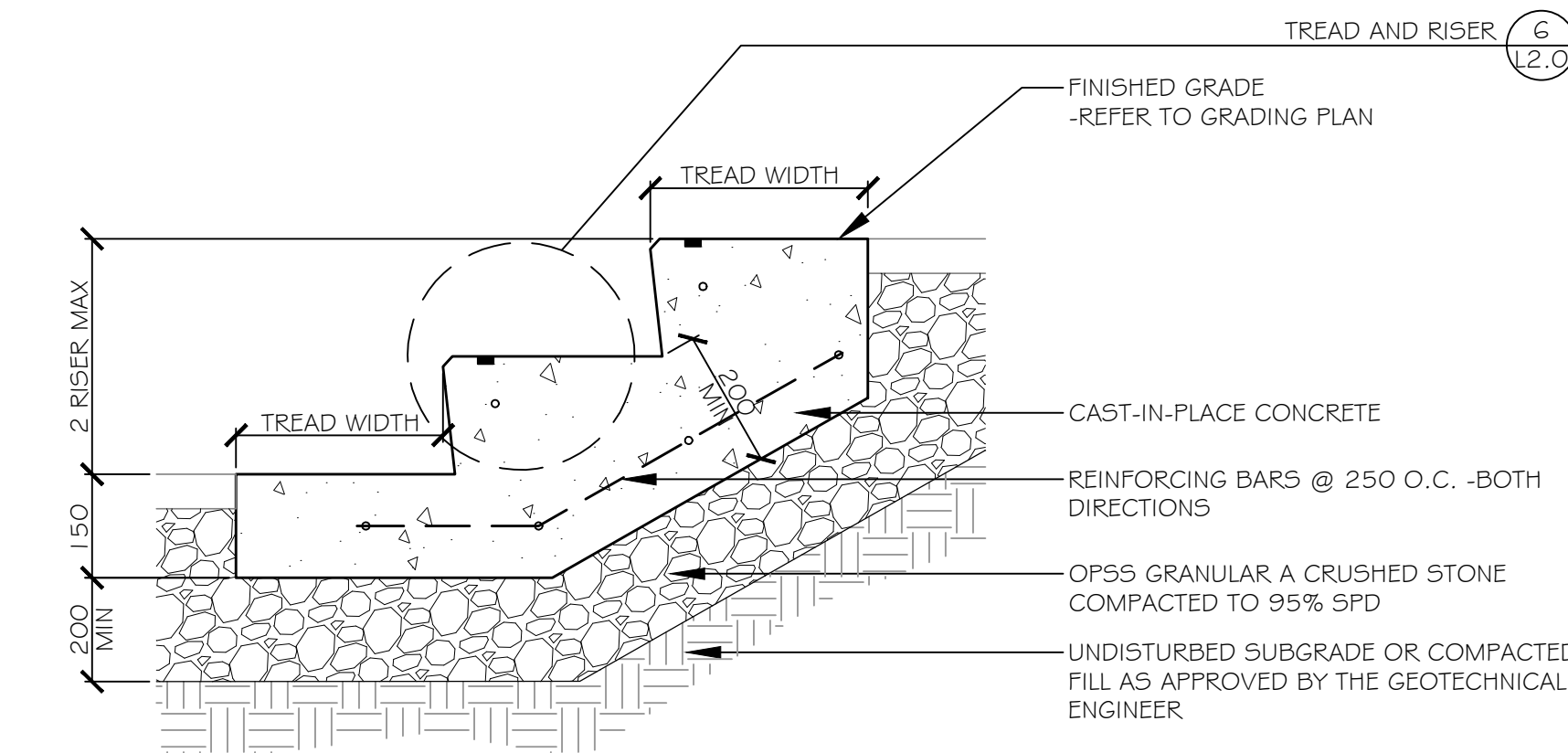


3 UNIT PAVING



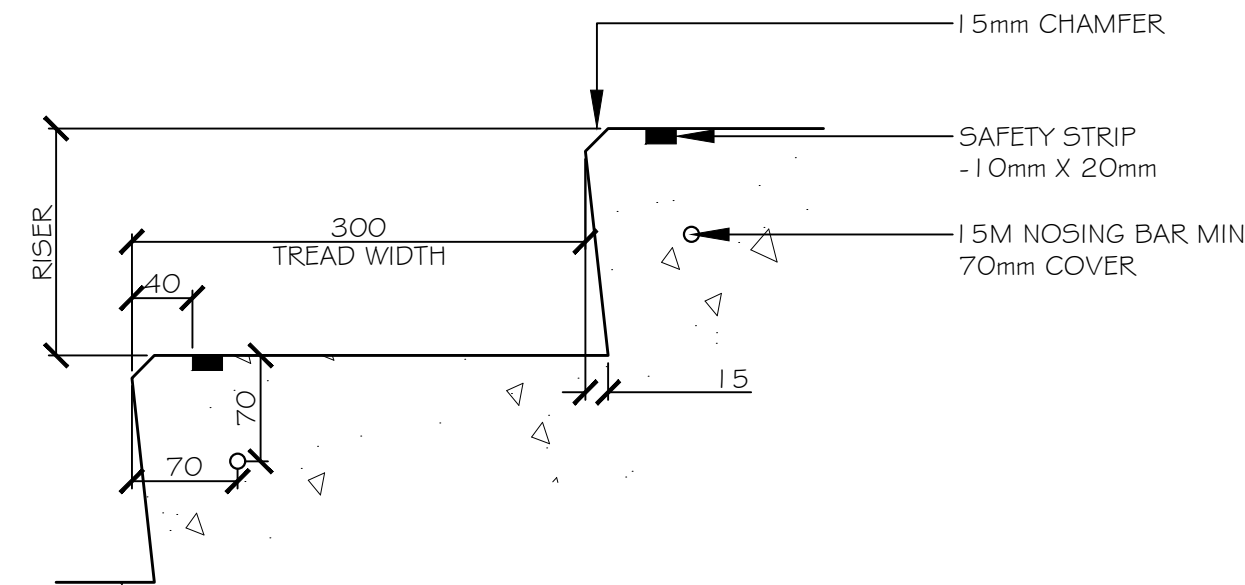
- NOTES :
1. EXCAVATION AND SUBGRADE
CONDITION TO BE REVIEWED BY
GEOTECHNICAL ENGINEER

4 ASPHALT PAVING



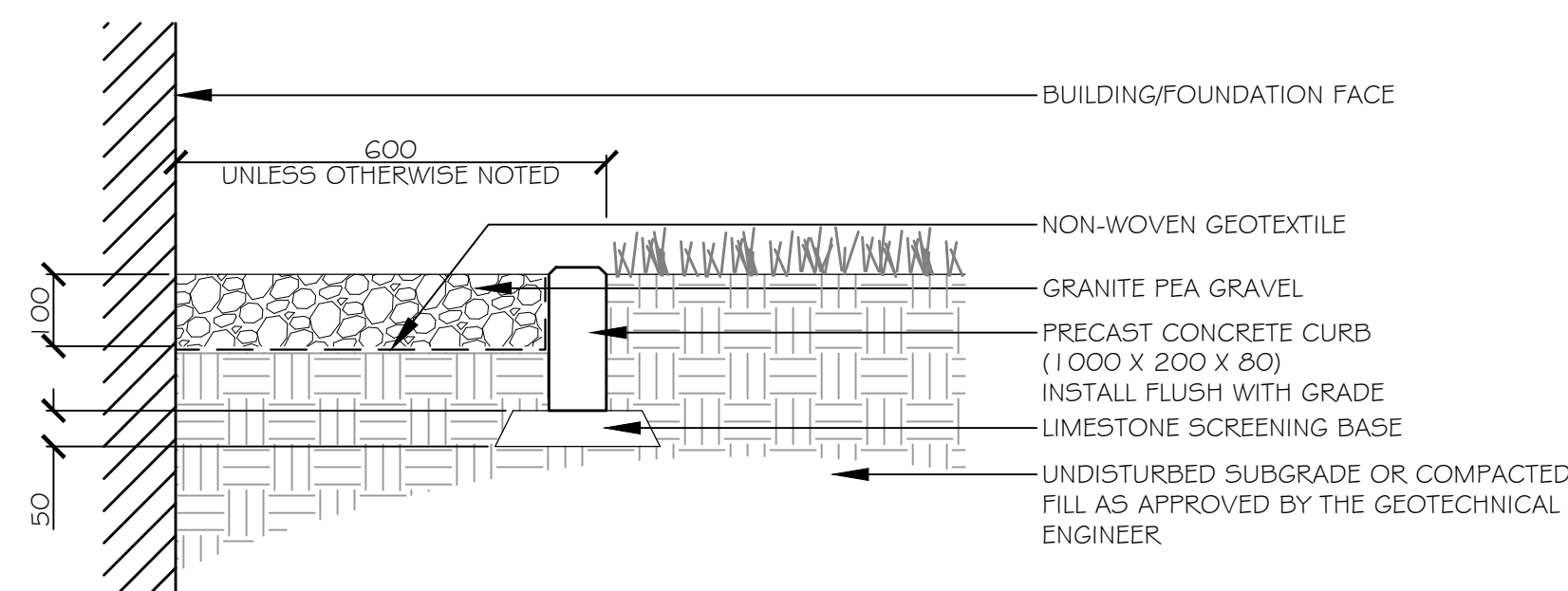
- NOTES:
-GRANULAR BASE TO BE INSPECTED AND APPROVED BY GEOTECHNICAL ENG.
-COMPACT GRANULARS TO 98% SPD. BEFORE CONCRETE PLACEMENT.
-ALL REINFORCING IN STAIRS TO BE 15M EPOXY-COATED
-MAINTAIN 70MM. COVER OVER REINFORCING IN CONCRETE.

(F) CONCRETE RISERS

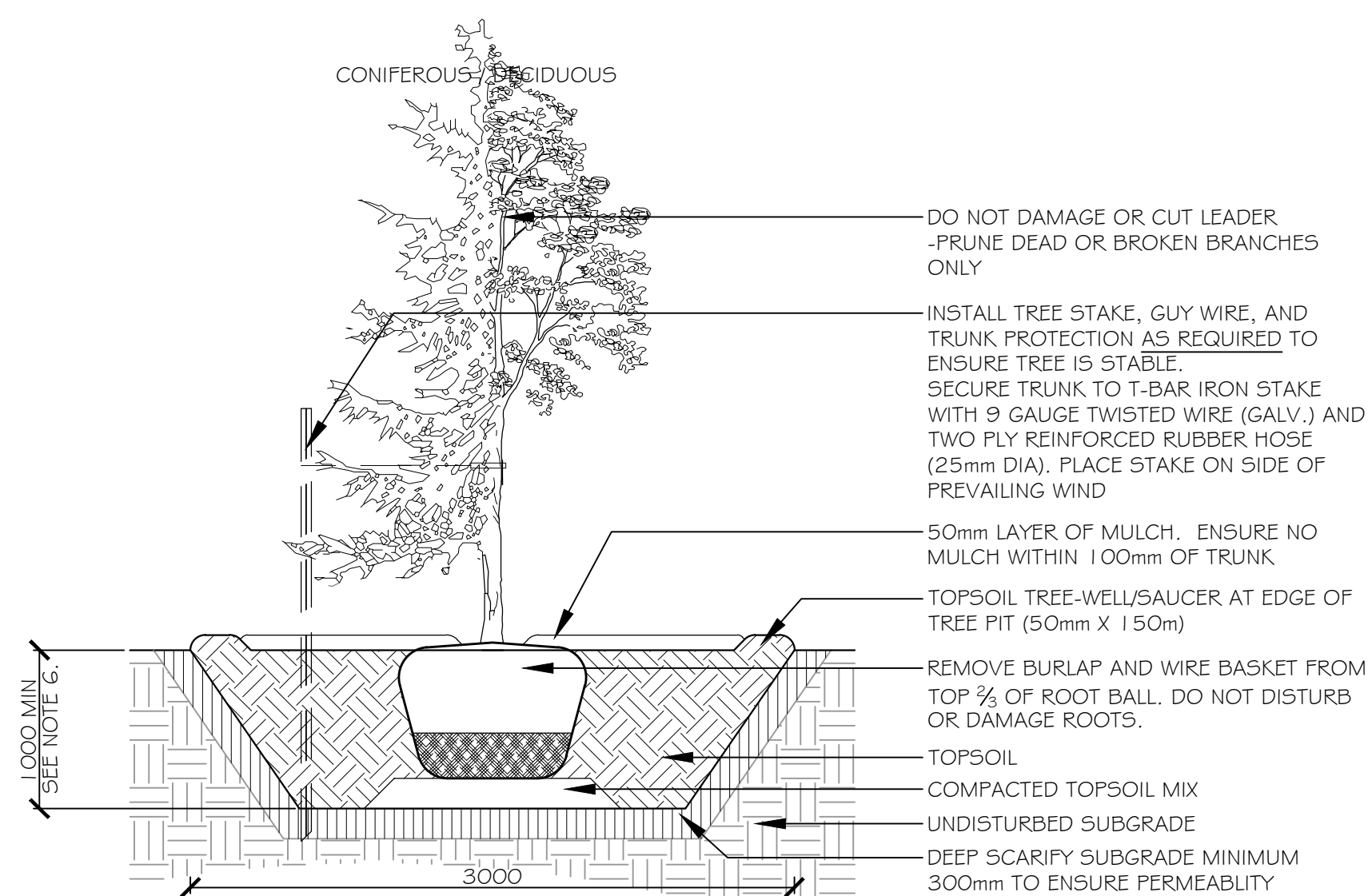


- NOTES:
- ALL RISERS AS PART OF SET OF STAIRS SHALL HAVE THE SAME HEIGHT AND WIDTH OF TREAD
 - SAFETY STRIP
 - CARBORUNDUM / EPOXY MIX
 - RAISED TEXTURE SET INTO EACH STAIR TREAD
 - TERMINATE SAFETY STRIP 50mm FROM EDGE OF STAIRS
 - SLOPE TREADS TO DRAIN AT 1% (ENSURE POSITIVE DRAINAGE ON ALL TREADS)
 - ALL EXPOSED SURFACES TO BE TROWELED WITH MEDIUM SANDBLAST FINISH (ENSURE NON SLIP SURFACE)
 - REFER TO CIVIL FOR GRADING AND RISER HEIGHTS

TREAD AND RISERS

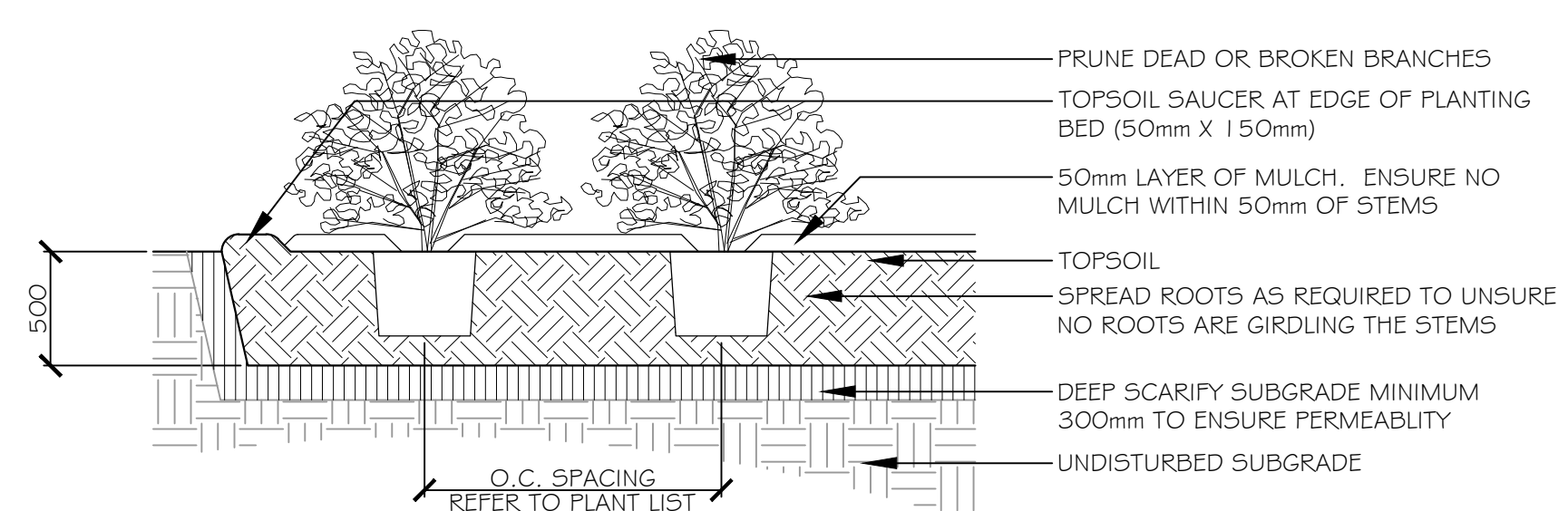


7 ASPHALT PAVING



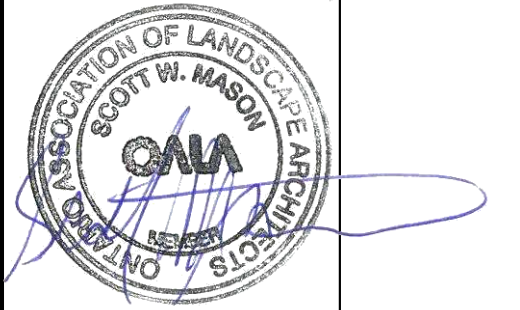
- NOTES:
1. TREE STAKES ARE GENERALLY TO BE USED FOR CONDITIONS WHERE THE INSTALLED TREE IS UNSTABLE AND/OR BECOMES UNSTABLE
 2. ALLOW 10mm TO 25mm SLACK ON GUY WIRE SUPPORT FOR TREE
 3. TOP OF ROOT BALL TO RETAIN SAME ELEVATION AS GROWING CONDITIONS
 4. REMOVE STAKES ONE YEAR AFTER INSTALL
 5. INSTALL STAKE BEYOND EDGE OF ROOT BALL
 6. PLANTING DEPTH TO BE 1500mm MIN. WITHIN CLAY SOIL SETBACKS

8 TREE PANTING



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

SHRUB PLANTING



Urbantypology

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[illegible]

02	REISSUED FOR SITE PLAN CONTROL	25 APR., 2025
01	ISSUED FOR SITE PLAN CONTROL	05 DEC., 2024
NO.:	REVISION:	DATE:

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWING(S). ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONTRACT SPECIFICATIONS.

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- VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE;
- REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR;
- COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS;
- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:

PROJECT: **TRAILS EDGE**

TRAILS EDGE -

BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SM	START DATE:
CHECKED: SM	11 NOV, 2024

DRAWING:

LANDSCAPE DETAILS

SCALE:	PAGE SIZE: 24X36
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PROJECT NUMBER:	24.45
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NORTH:	SHEET NO.:
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Last Save: 2025-04-24 6:45:00 AM
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