

EXISTING 1-STOREY BUILDING

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F.FLR - 84.421m

F.FLR - 84.421m
TOP OF BLDG - 88.371m

EXISTING 3-STOREY TOWNHOUSES
F.FLR - 85.594m

PROPOSED 11 - STOREY BUILDING

EXISTING 2-STOREY CHURCH / HALL BUILDING
TOP OF BLDG - 89.759m
F.FLR - 84.059m

EXISTING 1 1/2 STOREY BUILDING
F.FLR - 84.35m

PINE STREET

REPLACEMENT TREE PLANTING
ARBORIST TO CONDUCT AN AIR or HYDRO-VAC INVESTIGATION / ROOT PRUNE AS NEEDED
EXISTING GREEN ASH TO BE PERIODICALLY INSPECTED FOR EMERALD ASH BORER
100mm SELF KNITTING MULCH
EXISTING WOOD FENCE
AREA DRAIN/ CB BY OTHERS/ STONE MULCH & FILTER CLOTH
PROPOSED HOARDING
45 X 45 PRECAST MAINTENACE STEPPING STONES
IRRIGATION POINT OF CONNECTION / T B D
LIMIT OF EXISTING PAVING SEE NOTE REGARDING EXISTING PAVING IN ARBORIST REPORT
EXISTING NEIGHBOURING TREES SEE ARBORIST'S REPORT
PROPOSED PERMEABLE UNIT PAVING
TREE PIT
TREE GRATE
TREE GUARD
NEW CITY TREE
TREE GRATE & GUARD AS PER CITY OF BURLINGTON STANDARD DETAIL / TYP.
NEW CURB
ENTRANCE DETAIL
PROPOSED GROUNDCOVER
0.9m ORNAMENTAL FENCE
POSSIBLE OUTDOOR SEATING
REMOVE CITY TREE
NEW CITY TREE
TREE GUARD
NEW CITY TREE
TREE GRATE
TREE PIT
SAN MH NE INV. 80.478
RESTORE BOULEVARD TO THE SATISFACTION OF THE ENGINEERING DEPT.
ENTRANCE DETAIL
REMOVE CITY TREE
STM MH SW INV. 81.846
CURB DETAIL
NAT GAS
NEW CITY TREE
TREE GUARD
TREE GRATE
TREE PIT
STREETSCAPE DETAIL
GROUNDCOVER TO BE SPECIFIED
AREA DRAINS TO BE DETERMINED
IRRIGATION POINT OF CONNECTION / T B D
'SKYJACK' ACCESS
PROPOSED HOARDING
PROPOSED GROUNDCOVER
PRECAST CONCRETE CURB & STONE MULCH
HOSE BIB
LOADING SPACE
EXHAUST
MOVING
OUTLINE OF BUILDING ABOVE
LOBBY
ELEVATOR
ELEVATOR
VESTIBULE
PROPOSED MAIN ENTRANCE
OUTLINE ABOVE
CONCRETE PAVING
0.9m ORNAMENTAL FENCE
RAMP DOWN TO UNDERGROUND PARKING
PARKING GARAGE ENTRANCE
6% SLOPE
12%
6%
2%
UNDERGROUND PARKING GARAGE
PROPERTY LINE
HYDRO
100mm Ø PVC CONDUIT FOR IRRIGATION/ TYP
RIVER WASHED STONE MULCH
OPEN TO BELOW
PROPOSED EXIT
INTAKE
OUTLINE OF BUILDING ABOVE
PROPERTY LINE
N 47 33' 56" W 41.200
N 47 37' 20" W 41.200
N 42 34' 45" E 25.250
N 42 35' 15" E 25.288
NEW DECORATIVE FENCE
RESTORE ASPHALT EDGE
REPLACEMENT TREE PLANTING
PROPOSED HYDRO TRANSFORMER / SEE ELEC. ENGINEER'S DRWGS
EXISTING ASPHALT DRIVE & PARKING
TPZ
POC
AD
PROPERTY LINE

ISA STANDARD - TREE PROTECTION ZONES

Trunk Diameter (DBH)	Tree Protection Zone (TPZ) Minimum Protection Distances required	Critical Root Zone (CRZ) Distance required
<10 cm	1.8 m	1.8 m
11 - 40 cm	2.5m	4.0 m
41 - 50 cm	3.0 m	5.0 m
51 - 60 cm	3.6 m	6.0 m
61 - 70 cm	4.2 m	7.0 m
71 - 80 cm	4.8 m	8.0 m
81 - 90 cm	5.4 m	9.0 m
91 - 100+cm	6.0 m	10.0 m

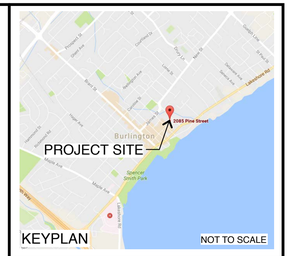
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		DECIDUOUS TREES			
Ara	2	Acer rubrum 'Armstrong'	Armstrong Red Maple	60mm	WB
Al	9	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	60mm	WB
PcR	2	Pyrus calleyerana 'Redspire'	Redspire Ornamental Pear	60mm	WB
TcG	1	Tilia cordata 'Greenspire'	Greenspire Linden	60mm	WB
TcC	2	Tilia cordata 'Corinththian	Corinthian Linden	60mm	WB
		CONIFEROUS TREES			
Pg	4	Picea glauca	White Spruce	175cm	WB
		SHRUBS			
Ac	3	Amelanchier canadensis	Shadblow Serviceberry	175cm	WB
Bmp	12	Buxus microphylla Pincushion'	Pincushion Boxwood	30cm	1 gal
Sg	12	Spiraea x 'Gold Mound'	Gold Mound Spirea	50cm	3 gal
Tcn	10	Taxus cuspidata nana	Dwarf Japanese Yew	50cm	3 gal
Tmh	27	Taxus media 'Hicksii'	Hick's Yew - specimen	150cm	B&B / POTTED
		GRASSES			
Cak	20	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal	5 gal
		PERENNIALS			
Hsd	26	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal	1 gal
Gm	26	Geranium macrorrhizum 'Spessart'	Bigroot Geranium	1 gal	1 gal

NOTE:
TREE GUARD & GRATE DETAILS & STREETSCAPE LAYOUT AND PAVING PATTERN(S) TO BE UPGRADED / REVISED AT A LATER DATE UNLESS OTHERWISE INDICATED

1 / L-1 LANDSCAPE PLAN
SCALE: 1 : 100

1: 100 Metres
0 1 2 3 5 10



LEGEND

- EXISTING TREES
- PROPOSED ORNAMENTAL MULTISTEM TREE/SHRUB (3 / L-2)
- PROPOSED DECIDUOUS TREE (2 / L-2)
- PROPOSED CONIFEROUS TREE (1 / L-2)
- PROPOSED DECIDUOUS
- PROPOSED BROADLEAF
- PROPOSED EVERGREEN (4 / L-2)
- PROPOSED PERENNIAL
- PROPOSED GRASS
- PROPOSED GROUNDCOVER
- PROPOSED CONCRETE WALKS
- PROPOSED ASPHALT PAVING
- PROPOSED PERMEABLE PAVING
- PROPOSED TOPSOIL & SOD
- PROPOSED AREA DRAIN or CATCH BASIN
- PROPOSED WROUGHT IRON MODULAR METAL FENCING
- TREE PRESERVATION ZONE
- UNDERGROUND SERVICES

APPROVAL:
These drawings have been reviewed and approved by the undersigned.

Signed *Date*
City of BURLINGTON
Engineering Department

N°.	REVISIONS	DATE:
3		
2	REVISED SITE PLAN	30/05/2019
1	REVISED PLANTER & PLANT LIST	14/12/2018
	ISSUED FOR REVIEW	26/09/2018

OWNER / CLIENT:
PINE STREET BURLINGTON CORP.
1039 FOURTH LINE / MILTON / ONTARIO / L9T 6P9

PROJECT TITLE:
2085 PINE STREET
BURLINGTON ONTARIO

SCALE:	AS SHOWN	CHECKED:	
DRAWN BY:	NJS	DATE:	SEPT 2018
DESIGN BY:	NJS	PROJECT N°:	18-18

N. J. Sinclair, Landscape Architect
OALA, CSLA, ASLA

207 - 2435 SECOND STREET
BURLINGTON • ONTARIO
CANADA • L7R 1E5
(905)681 - 8535

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

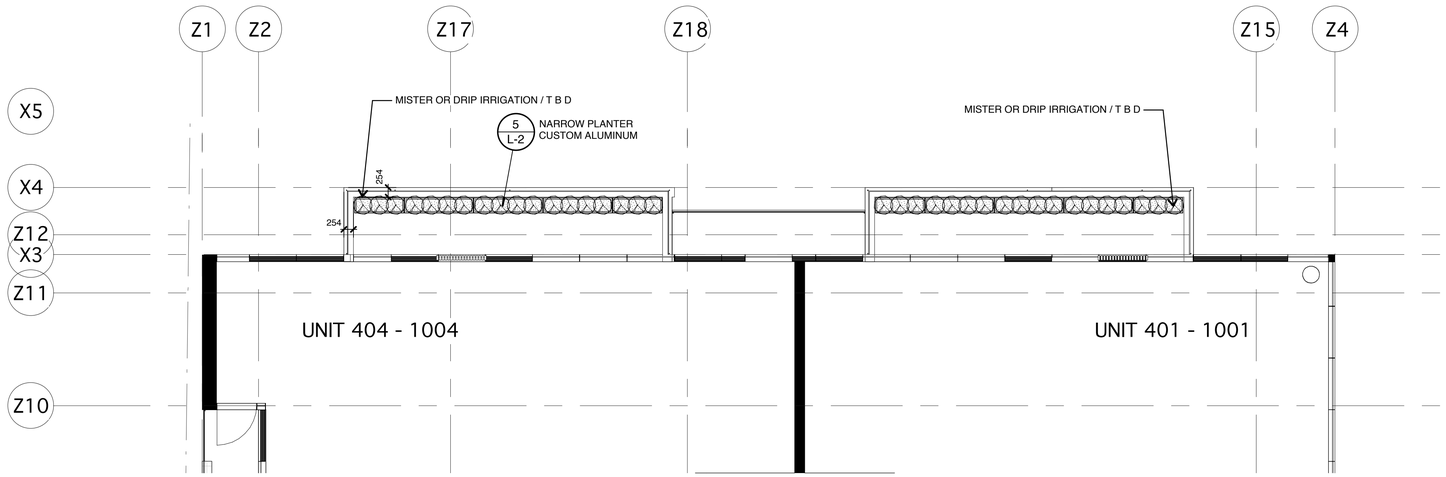
SHEET N°: L - 1

STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO OALA MEMBER

REVN N°: - 2 -

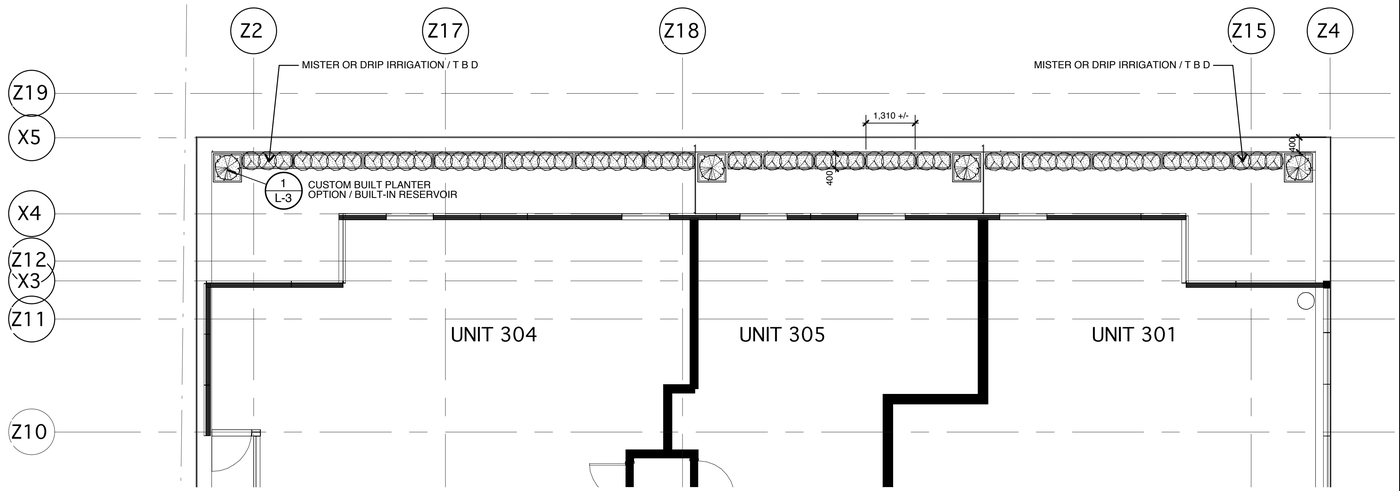
NORTH

NOT FOR CONSTRUCTION UNLESS SIGNED & DATED



2 L-2 PLANTER LAYOUT - FOURTH TO NINTH FLOORS

1:75



3 L-2 PLANTER LAYOUT - THIRD FLOOR

1:75

Gro-Max® Typical Analysis 02/13/2013

Specifications for Gro-Max® as used in light weight planters

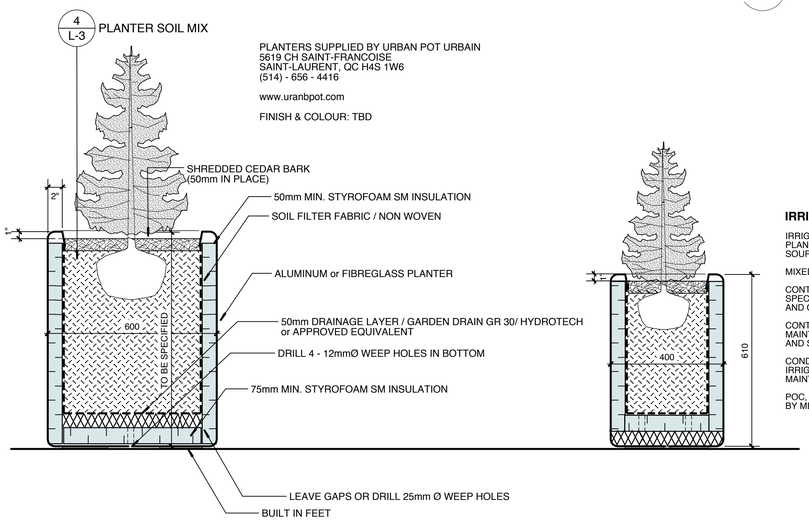
Gro-Max® to be supplied by Gro-Bark® . Final Growing Media shall be a blend of mineral soil, leaf and yard compost, aged bark compost, peat. The final blend shall have the following characteristics:

Parameter	specification	unit	Test method/reference
Bulk Density (dry weight basis)	0.50 ≤ 0.75	g/cm3	ASTM 2399-05
Bulk Density at maximum water holding capacity	1.10≤1.25	g/cm3	ASTM 2399-05
Total Pore Volume	≥60.0	%	ASTM F1815-97
Air-Filled Porosity at max water holding capacity	≥15	%	ASTM F1815-97
Maximum water holding capacity	55≤70	%	ASTM 2399-05
Particle size	95% passing 30mm sieve		ASTM D422
pH	6.3≤7.5		1:1 soil method
EC	<2.0	mmhos/cm	Saturated paste method[1]
Organic matter content	≥30	% by weight	Loss On Ignition, LOI @550°C
Composted Organic material	≥80	%volume	

[1]Electrical Conductivity (EC) can be reduced by leaching prior to planting.

Testing
A sample of final growing media shall be submitted prior to installation by contractor to A&L Labs
Testing for parameters listed above as per test method/reference stated

5 L-3 PLANTING SOIL SPECS - PLANTERS



PLANTERS SUPPLIED BY URBAN POT URBAIN
5619 CH SAINT-FRANCOISE
SAINT-LAURENT, QC H4S 1W6
(514) - 656 - 4416

www.uranbpot.com

FINISH & COLOUR: TBD

IRRIGATION NOTES

IRRIGATION CONTRACTOR TO SUPPLY IRRIGATION PLAN AND SPECIFICATIONS FOR REVIEW. LIST SOURCES & SUPPLIERS

MIXED SYSTEMS WILL BE CONSIDERED

CONTRACTOR TO PROVIDE 2 COPIES OF PLANS, SPECIFICATIONS GUARANTEES, WARRANTEES AND OPERATIONS MANUAL TO THE CONDO BOARD

CONTRACTOR TO INSTRUCT CONDO BOARD &/OR MAINTENACE COMPANY ON OPERATIONAL START-UP AND SHUT DOWN PROCEDURES

CONDO BOARD MAY OR MAY NOT ELECT TO HAVE IRRIGATION CONTRACTOR ASSUME ONGOING SYSTEM MAINTENANCE

POC, POINT OF CONNECTION TO BE DETERMINED BY MECHANICAL ENGINEER

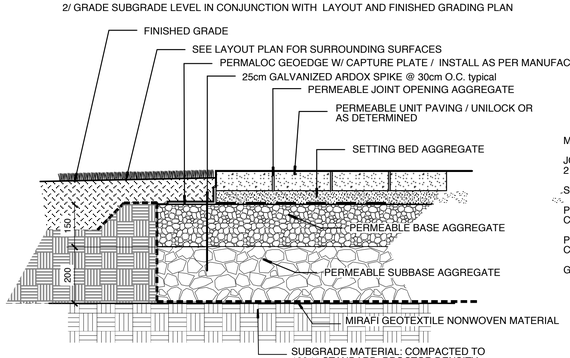
4 L-2 CUSTOM ALUMINUM or FIBREGLASS PLANTER

SCALE: 1 : 10

NOTES:

1/ EXISTING SOIL CONDITIONS, GRANULAR DEPTHS AND COMPACTION RATES TO BE VERIFIED

2/ GRADE SUBGRADE LEVEL IN CONJUNCTION WITH LAYOUT AND FINISHED GRADING PLAN



MATERIALS

JOINT OPENING: ASTM N° 8 (5mm Ø CLEAR) or
2 - 5mm GRANITE CHIP

SETTING BED: ASTM N° 8 (5mm Ø CLEAR)

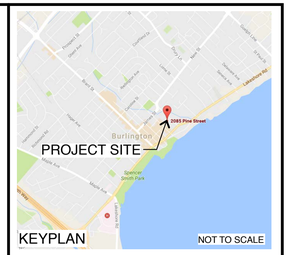
PERMEABLE BASE: ASTM C33 N° 57 (OPEN-GRADED CRUSHED ANGULAR)

PERMEABLE SUBBASE: ASTM N° 2 (OPEN-GRADED CRUSHED ANGULAR)

GEOTEXTILE: OPSS 1860 CLASS II GEOFABRIC

6 L-2 PERMEABLE UNIT CONCRETE DRIVE DETAIL

1:10



LEGEND

IRRIGATION NOTES

APPROVAL:
These drawings have been reviewed and approved by the undersigned.

Signed *Date*
City of BURLINGTON
Engineering Department

3		
2.	REVISED FLOOR PLANS	30/05/2019
1		
	ISSUED FOR REVIEW	26/09/2018
N°	REVISIONS	DATE:

OWNER / CLIENT:

YORK TRAFALGAR

1039 FOURTH LINE / MILTON / ONTARIO / L9T 6P9

PROJECT TITLE:

2085 PINE STREET

BURLINGTON ONTARIO

SCALE:	AS SHOWN	CHECKED:	
DRAWN BY:	NJS	DATE:	MAR 2017
DESIGN BY:	NJS	PROJECT N°:	14-37

N. J. Sinclair, Landscape Architect
OALA, CSLA, ASLA

207 - 2435 SECOND STREET
BURLINGTON • ONTARIO
CANADA • L7R 1E5
(905)681 - 8535

SHEET TITLE

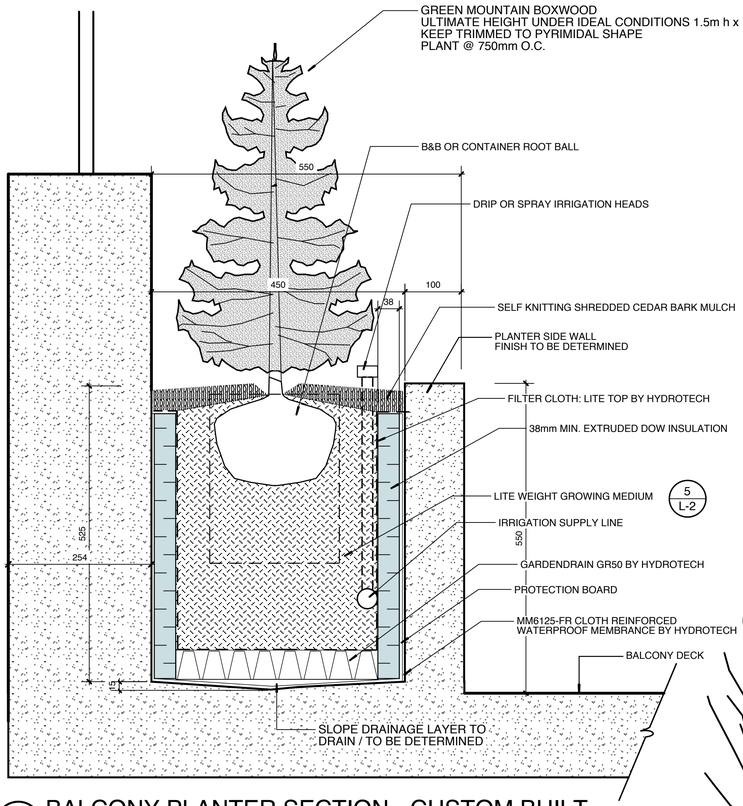
LANDSCAPE
PLANTER PLANS

SHEET N°: L - 2

STAMP: REVN N°: - 2 -

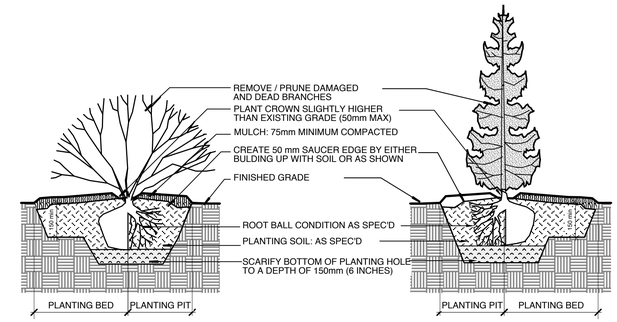
NORTH

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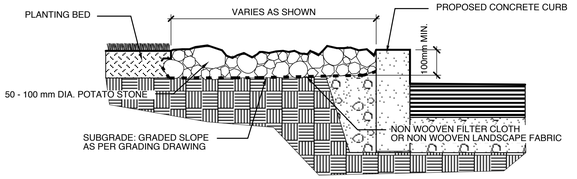
1 L-3 BALCONY PLANTER SECTION - CUSTOM BUILT

1:5



2 L-3 SHRUB PLANTING DETAILS

NTS



3 L-3 RIVERWASHED STONE MULCH

SCALE: 1 : 10

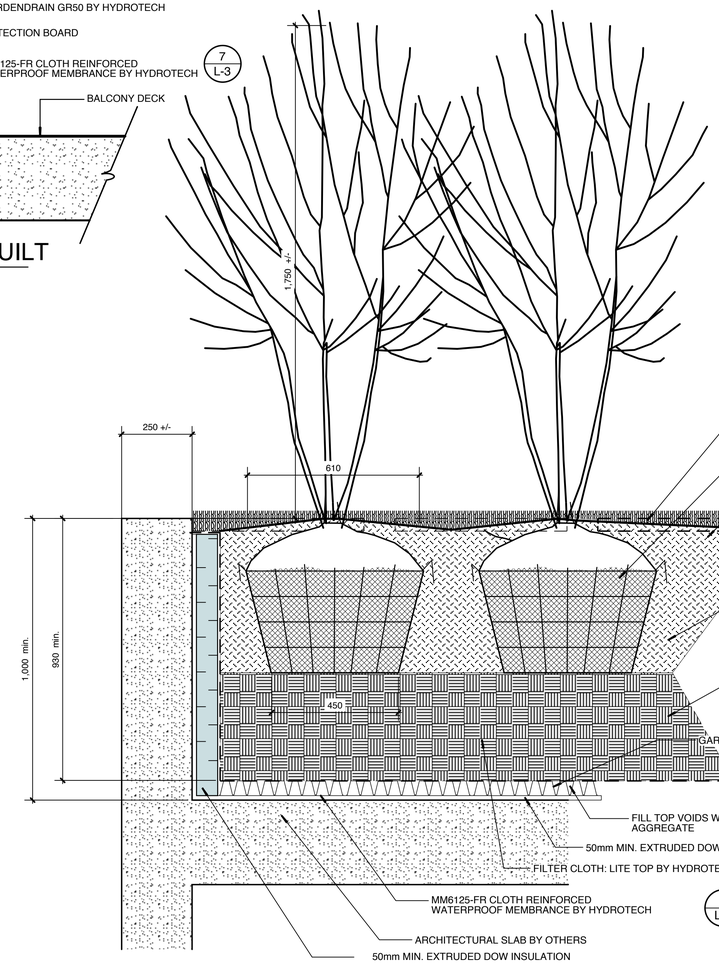
LA Planting Soil Typical Analysis 03-Mar-15

Specifications for LA Planting Soil

LA Planting Soil to be supplied by Gro-Bark® . Final planting soil shall be a blend of sandy loam topsoil and aged bark compost. The final blend shall have the following characteristics:

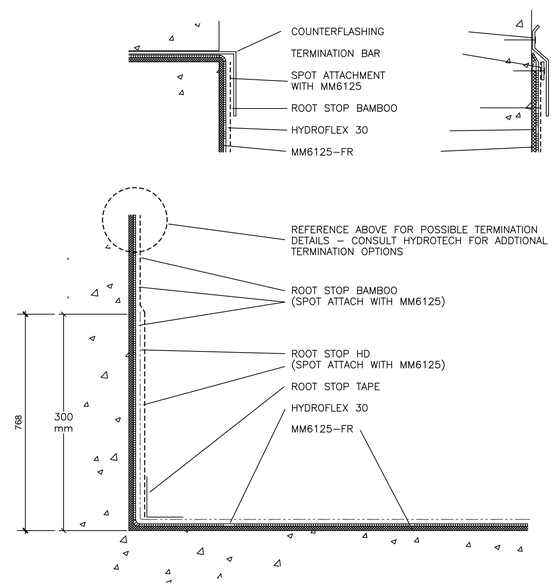
Parameter	specification	unit	Test method/reference
Bulk Density at maximum water holding capacity	1.6-1.8	g/cm3	ASTM 2399-05
Total Pore Volume	40-55	%	ASTM F1815-97
Air-Filled Porosity at max water holding capacity	≥10	%	ASTM F1815-97
Maximum water holding capacity	50-60	%	ASTM 2399-05
Saturated Hydraulic Conductivity	13-25	cm/hr	ASTM E2399-05
pH	7.3-7.8		1:1 soil method
EC	<2.0	mmhos/cm	Saturated paste method[3]
Organic matter content	4-10	% by weight	Loss On Ignition, LOI @550°C
Composted Organic material	≥30	%volume	
Sand	65-78	% by weight	ASTM D422
Silt and Clay combined	12-35	% by weight	ASTM D422

4 L-3 PLANTING SOIL SPECS - ROOF DECK



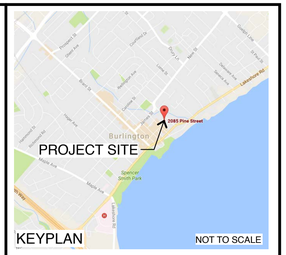
6 L-3 ROOF TERRACE

1:10



7 L-3 ROOF TERRACE PLANTER WATERPROOFING

1: 5



LEGEND

APPROVAL:
These drawings have been reviewed and approved by the undersigned.

Signed *Date*
City of BURLINGTON
Engineering Department

N°	REVISIONS	DATE:
3		
2	REVISED DETAILS	30/05/2019
1	REVISED AS PER COMMENTS	05/05/2017
	DETAIL 1/L-3 REVISED THICKNESS	21/03/2017
	ISSUED FOR SUBMISSION	20/03/2017

OWNER / CLIENT:

YORK TRAFALGAR

1039 FOURTH LINE / MILTON / ONTARIO / L9T 6P9

PROJECT TITLE:

2085 PINE STREET

BURLINGTON ONTARIO

SCALE:	AS SHOWN	CHECKED:	
DRAWN BY:	NJS	DATE:	MAR 2017
DESIGN BY:	NJS	PROJECT N°:	14-37

N. J. Sinclair, Landscape Architect
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207 - 2435 SECOND STREET
BURLINGTON • ONTARIO
CANADA • L7R 1E5
(905)681 - 8535

SHEET TITLE

LANDSCAPE PLANTER DETAILS

SHEET N°:

L - 3

STAMP:

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
OALA
NOT FOR CONSTRUCTION UNLESS SIGNED & DATED

REV'N N°: - 2 -

NORTH