LANDSCAPE DRAWINGS
ISSUED FOR OPA/ ZBA
PHASE 1 & PHASE 2
MAY 17th, 2021

LANDSCAPE ARCHITECT:

SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
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seferiandesign.com

OWNER:

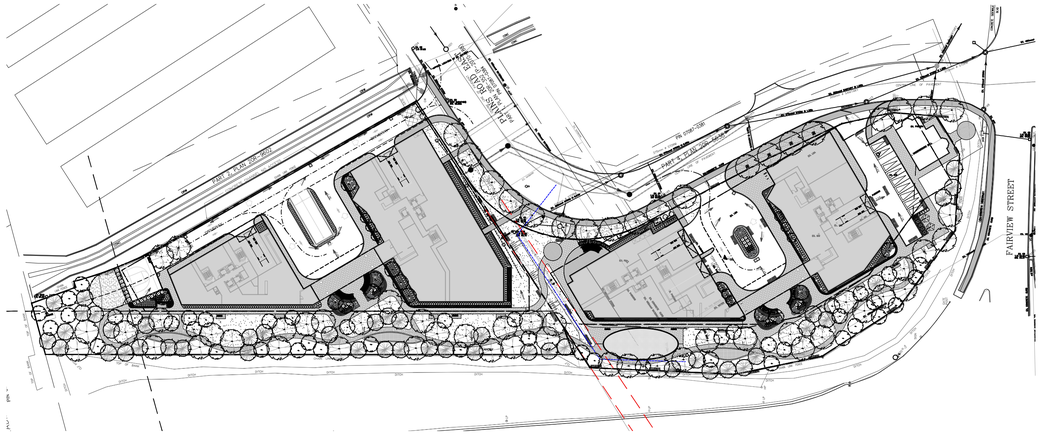
MOLINARO GROUP

KEY PLAN:



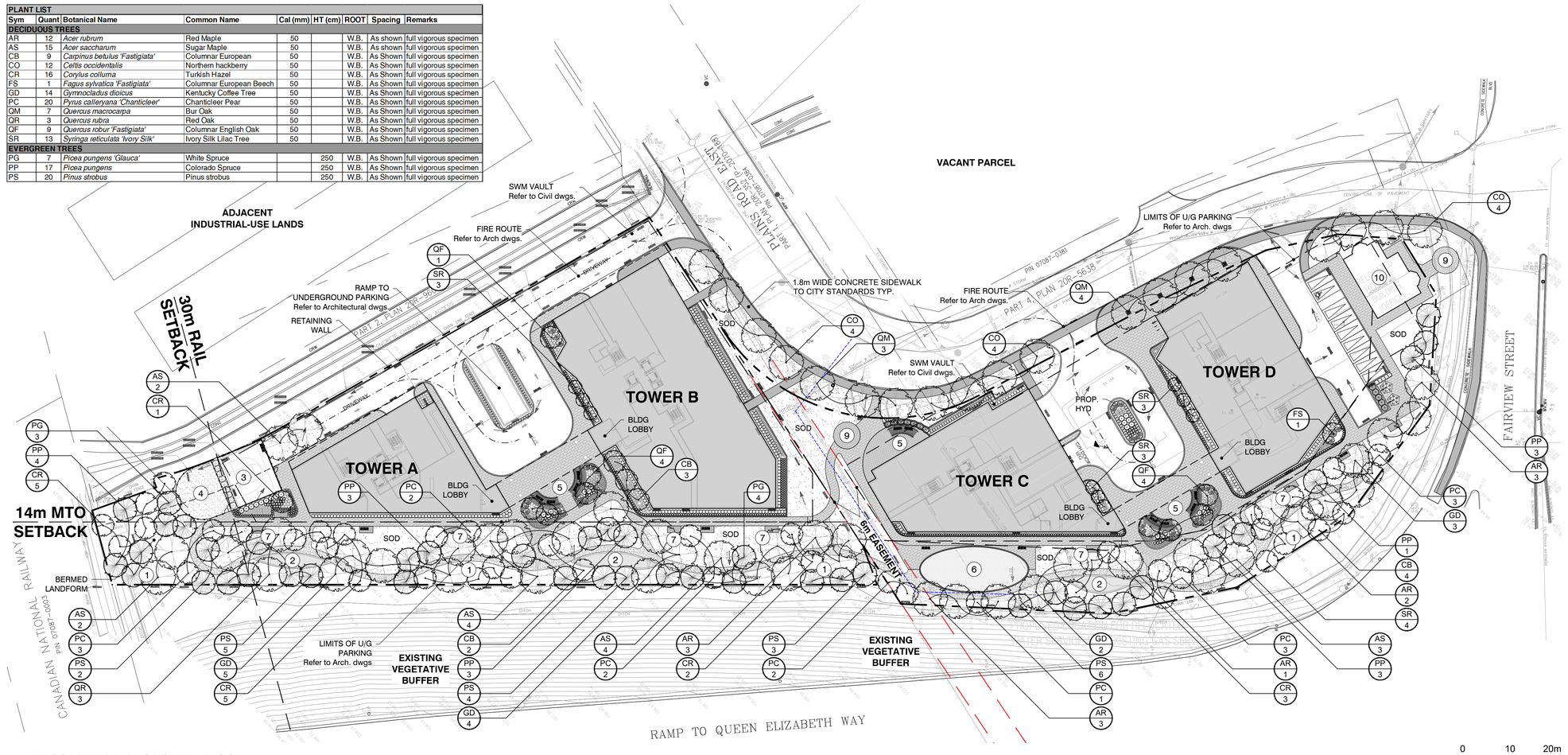
DRAWINGS SHEET LIST

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L3	LANDSCAPE PLAN - GROUND FLOOR PHASE 2
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PLANT LIST								
Sym	Quant	Botanical Name	Common Name	Cal (mm)	HT (cm)	ROOT	Spacing	Remarks
DECIDUOUS TREES								
AR	12	*Acer rubrum*	Red Maple	50		W.B.	As shown	full vigorous specimen
AS	15	*Acer saccharum*	Sugar Maple	50		W.B.	As shown	full vigorous specimen
CB	9	*Carpinus betulus 'Fastigiata'*	Columnar European	50		W.B.	As Shown	full vigorous specimen
CO	12	*Celtis occidentalis*	Northern hackberry	50		W.B.	As Shown	full vigorous specimen
CR	16	*Corylus colluma*	Turkish Hazel	50		W.B.	As Shown	full vigorous specimen
FS	1	*Fagus sylvatica 'Fastigiata'*	Columnar European Beech	50		W.B.	As Shown	full vigorous specimen
GD	14	*Gymnocladus dioicus*	Kentucky Coffee Tree	50		W.B.	As Shown	full vigorous specimen
PC	20	*Pyrus calleryana 'Chanticleer'*	Chanticleer Pear	50		W.B.	As Shown	full vigorous specimen
QM	7	*Quercus macrocarpa*	Bur Oak	50		W.B.	As Shown	full vigorous specimen
QR	3	*Quercus rubra*	Red Oak	50		W.B.	As Shown	full vigorous specimen
QF	9	*Quercus robur 'Fastigiata'*	Columnar English Oak	50		W.B.	As Shown	full vigorous specimen
SR	13	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Lilac Tree	50		W.B.	As Shown	full vigorous specimen
EVERGREEN TREES								
PG	7	*Picea pungens 'Glauca'*	White Spruce		250	W.B.	As Shown	full vigorous specimen
PP	17	*Picea pungens*	Colorado Spruce		250	W.B.	As Shown	full vigorous specimen
PS	20	*Pinus strobus*	Pinus strobus		250	W.B.	As Shown	full vigorous specimen



0 10 20m

SCALE 1:500

LANDSCAPE PLAN - GROUND FLOOR

GENERAL NOTES

1. CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
2. AS AN INSTRUMENT OF SERVICE, THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. THIS DRAWING MUST BE RETURNED UPON REQUEST, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
3. ALL DISCREPANCIES OR AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
4. THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET AND ALL SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
5. CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS IDENTIFIED FOR REMOVAL OR DEMOLITION, INCLUDING ALL SURVEY BARS, STAKES AND MONUMENTS. CONTRACTOR IS TO REPAIR DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IN UNCERTAINTY.
7. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR IS NOT TO PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES.
8. CONTRACTOR TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. AMBIGUITY OR DISCREPANCY TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
9. DRAWINGS MAY NOT BE SCALED FOR APPROXIMATE LAYOUT. ALL MEASUREMENTS ARE METRIC. LAYOUT OF PLANT MATERIALS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
11. AT THE END OF EACH WORK DAY, ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS ARE TO BE REMOVED FROM THE SITE. THE SITE IS TO BE KEPT CLEAN AND USEABLE AT ALL TIMES.
12. UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR TWO FULL YEARS .
13. AT THE TIME OF FINAL INSPECTION ALL SEEDED AREAS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, IN FULL ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
14. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT.

GENERAL PLANTING NOTES

1. IF DISCREPANCIES IN THE PLANT QUANTITIES EXIST, THEN THE **PLANTING PLANS SHALL OVER-RIDE THE PLANT LIST.**
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR IS TO BE AWARE OF ALL EXISTING AND PROPOSED SERVICES AND UTILITIES. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND SERVICES AND UTILITY LINES STAKED BY EACH AGENCY HAVING JURISDICTION PRIOR TO COMMENCING WORK. PLANTING MAY BE ADJUSTED TO SUIT LOCATION OF UTILITY STRUCTURES.
4. ALL MATERIAL THAT CAN NOT BE PLANTED WITHIN 48 HOURS OF DELIVERY SHALL BE HEALED IN ON SITE AND BE KEPT PROPERLY PROTECTED FROM DESICCATION BY WIND OR SUN.
5. **THE CONTRACTOR IS TO STAKE OUT ALL TREE LOCATIONS AND SHRUB BED GROUPINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS.**

STOCK

1. ALL PLANT MATERIAL SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE "CANADIAN STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE STRUCTURALLY SOUND, WELL FURNISHED WITH FOLIAGE, SHOWING VIGOROUS GROWTH AND FORMATION OF SHOOTS, AND BE FREE FROM BLIGHT AND DISEASE OF ANY DESCRIPTION. ANY SUBSTITUTIONS AS TO VARIETY OR SPECIES MUST BE ACCEPTED BY THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR UPON REQUEST SHALL PROVIDE DOCUMENTATION FOR ALL PLANT MATERIAL INDICATING THE SPECIES, SIZE, AND SUPPLIER. CONTAINER GROWN PLANT MATERIALS MUST BE GROWN IN THE SAME CONTAINER FOR A MINIMUM PERIOD OF 6 MONTHS.
3. COVER ANY LEAFED-OUT PLANT STOCK WHILE IN TRANSIT OR TEMPORARY STORAGE.
4. PLANT MATERIAL SHALL NOT BE COLLECTED OR DUG FROM NATIVE STANDS OR ESTABLISHED WOODLOTS.

SITE PREPARATION

1. SOILS SHALL BE FERTILE, FRIABLE, STONE-FREE AND NOT IN A FROZEN OR MUDDY CONDITION AT GRADING AND PLANTING.
2. THE CONTRACTOR SHALL FOLLOW THE SPACING AND OFFSETS FROM FIXED OBJECTS, AND ADHERE TO THE DESIGN INTENT WHEN LAYING OUT THE PLANT MATERIAL LOCATIONS.

NOTES:
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KEY PLAN



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- DECORATIVE UNIT PAVING
- PROPOSED DECIDUOUS AND CONIFEROUS TREE PLANTING BUFFER
- PROPOSED NATURAL STONEDUST WALKWAY

1. PROPOSED FORESTED BUFFER PLANTING AREA
2. PROPOSED POLLINATOR GARDENS PLANTED WITH NATIVE SEED MIX
3. PROPOSED HALF-COURT SPORT COURT
4. PROPOSED DOG RUN AREA
5. PROPOSED SEATING AREA WITH SHADE STRUCTURE
6. PROPOSED NATURAL PLAY AREA
7. GYM STATION (EQUIPMENT TBD)
8. SEATING AREA WITH TABLES
9. LOCATION FOR PUBLIC ART (TBD)
10. RELOCATED HERITAGE BUILDING

1	ISSUED FOR OPA/ZBA	MAY 17, 2021

CLIENT:

MOLINARO GROUP

PROJECT TITLE:

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AT PLAINS RD. AND FAIRVIEW ST.
BURLINGTON, ON.

Seferian
SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
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905.634.3110 | seferiandesign.com

SHEET TITLE:

LANDSCAPE PLAN
GROUND FLOOR - PHASE 1 & 2

DWG No:	L1
SCALE:	AS NOTED
PROJECT NO:	20-065
DRAWN BY:	MF
DESIGN BY:	CS/MF
CHECKED BY:	HS
SHEET No:	1 of 9

STAMP:

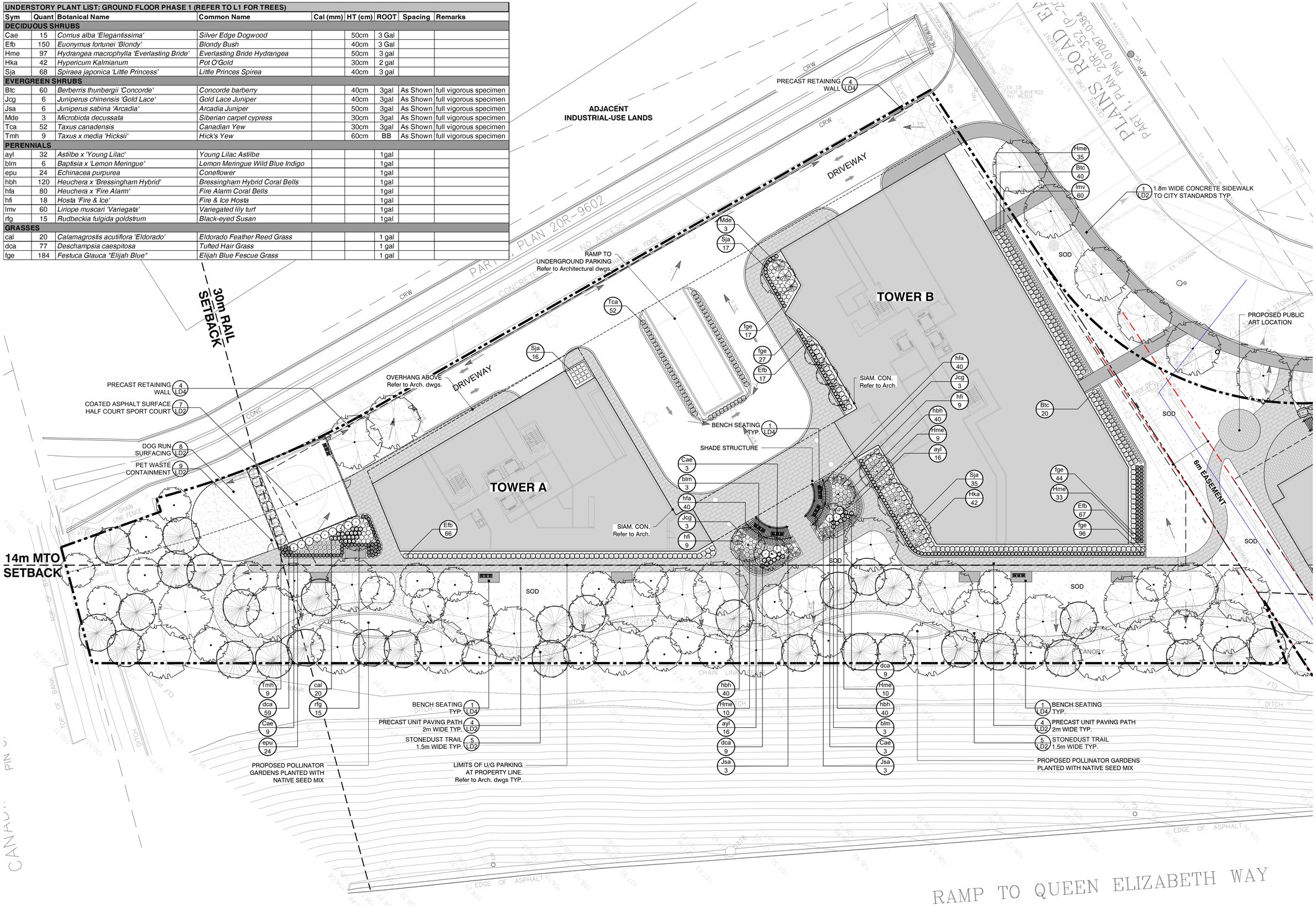
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
Haig Seferian
OALA
MEMBER

NORTH

PRINT DATE: May 17, 2021

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UNDERSTORY PLANT LIST: GROUND FLOOR PHASE 1 (REFER TO L1 FOR TREES)								
Sym	**Quant**	**Botanical Name**	**Common Name**	**Cal (mm)**	**HT (cm)**	**ROOT**	**Spacing**	**Remarks**
DECIDUOUS SHRUBS								
Cae	15	*Cornus alba 'Elegantissima'*	*Silver Edge Dogwood*		50cm	3 Gal		
Efb	150	*Euonymus fortunei 'Blondy'*	*Blondy Bush*		40cm	3 Gal		
Hme	97	*Hydrangea macrophylla 'Everlasting Bride'*	*Everlasting Bride Hydrangea*		50cm	3 gal		
Hka	42	*Hypericum Kalmianum*	*Pot O'Gold*		30cm	2 gal		
Sja	68	*Spiraea japonica 'Little Princess'*	*Little Princes Spirea*		40cm	3 gal		
EVERGREEN SHRUBS								
Btc	60	*Berberris thunbergii 'Concorde'*	*Concorde barberry*		40cm	3gal	As Shown	full vigorous specimen
Jcg	6	*Juniperus chinensis 'Gold Lace'*	*Gold Lace Juniper*		40cm	3gal	As Shown	full vigorous specimen
Jsa	6	*Juniperus sabina 'Arcadia'*	*Arcadia Juniper*		50cm	3gal	As Shown	full vigorous specimen
Mde	3	*Microbiota decussata*	*Siberian carpet cypress*		30cm	3gal	As Shown	full vigorous specimen
Tca	52	*Taxus canadensis*	*Canadian Yew*		30cm	3gal	As Shown	full vigorous specimen
Tmh	9	*Taxus x media 'Hicksii'*	*Hick's Yew*		60cm	BB	As Shown	full vigorous specimen
PERENNIALS								
ayl	32	*Astilbe x 'Young Lilac'*	*Young Lilac Astilbe*			1gal		
blm	6	*Baptisia x 'Lemon Meringue'*	*Lemon Meringue Wild Blue Indigo*			1gal		
epu	24	*Echinacea purpurea*	*Coneflower*			1gal		
hbh	120	*Heuchera x 'Bressingham Hybrid'*	*Bressingham Hybrid Coral Bells*			1gal		
hfa	80	*Heuchera x 'Fire Alarm'*	*Fire Alarm Coral Bells*			1gal		
hfi	18	*Hosta 'Fire & Ice'*	*Fire & Ice Hosta*			1gal		
lmv	60	*Liriope muscari 'Variegata'*	*Variegated lily turf*			1gal		
rfg	15	*Rudbeckia fulgida goldstrum*	*Black-eyed Susan*			1gal		
GRASSES								
cal	20	*Calamagrostis acutiflora 'Eldorado'*	*Eldorado Feather Reed Grass*			1 gal		
dca	77	*Deschampsia caespitosa*	*Tufted Hair Grass*			1 gal		
fge	184	*Festuca Glauca "Elijah Blue"*	*Elijah Blue Fescue Grass*			1 gal		



GROUND FLOOR LANDSCAPE PLAN - PHASE 1

0 5 10m

SCALE 1:250

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KEY PLAN



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- DECORATIVE UNIT PAVING
- PROPOSED PLANT BEDS
- PROPOSED DECIDUOUS AND CONIFEROUS TREE PLANTING BUFFER

REFER TO L1 FOR TREE PLANTING INFORMATION

1	ISSUED FOR OPA/ZBA	MAY 17, 2021

CLIENT:

MOLINARO GROUP

PROJECT TITLE:

HIGH RISE MIXED-USE DEVELOPMENT
AT PLAINS RD. AND FAIRVIEW ST.
BURLINGTON, ON.

Seferian
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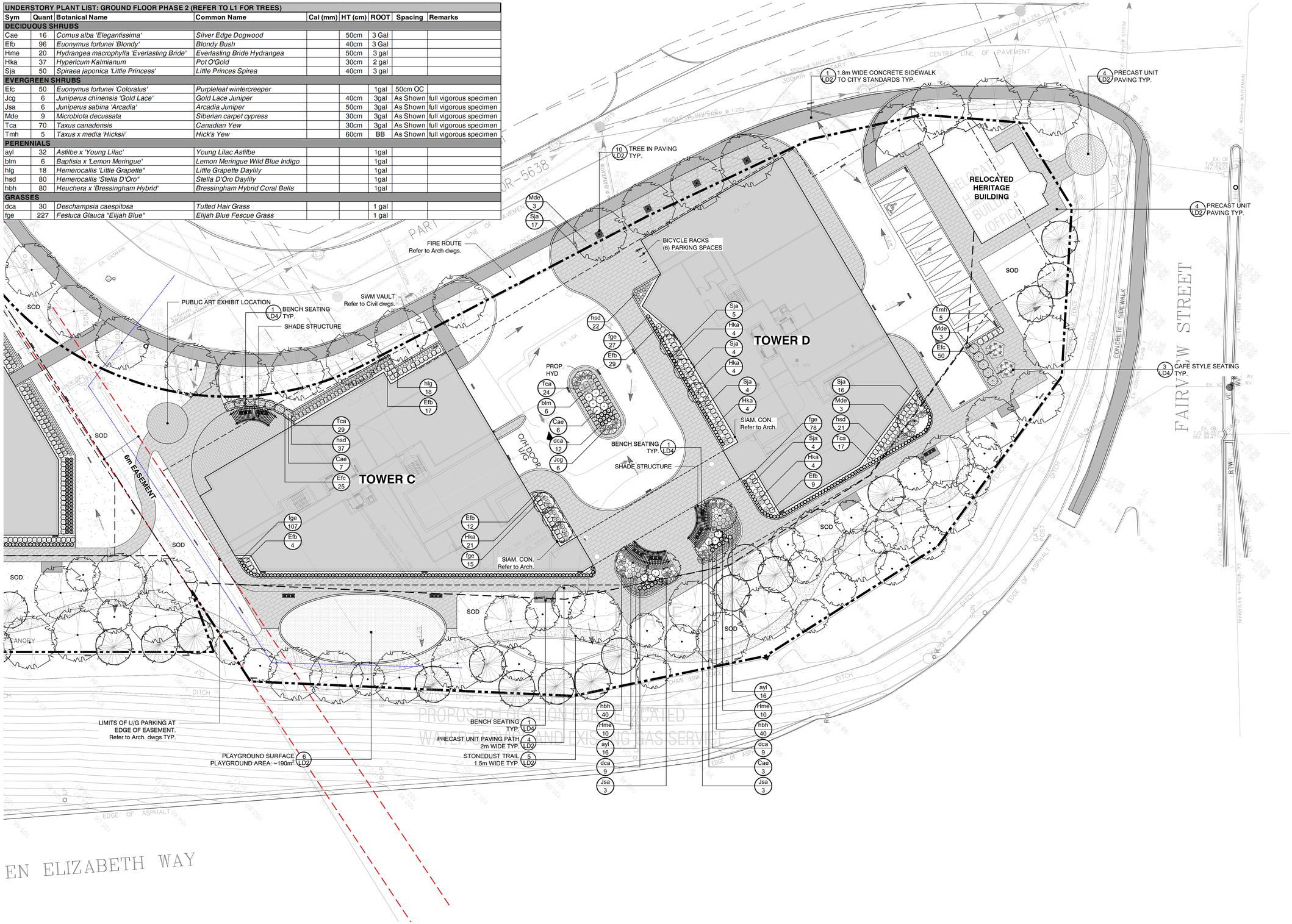
LANDSCAPE PLAN
GROUND FLOOR - PHASE 1

DWG No: L2	SCALE: AS NOTED
	PROJECT NO: 20-065
STAMP:	DRAWN BY: MF
	DESIGN BY: CS/MF
	CHECKED BY: HS
	SHEET No: 2 of 9
	NORTH

PRINT DATE: May 17, 2021

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UNDERSTORY PLANT LIST: GROUND FLOOR PHASE 2 (REFER TO L1 FOR TREES)								
Sym	**Quant**	**Botanical Name**	**Common Name**	**Cal (mm)**	**HT (cm)**	**ROOT**	**Spacing**	**Remarks**
DECIDUOUS SHRUBS								
Cae	16	*Cornus alba 'Elegantissima'*	*Silver Edge Dogwood*		50cm	3 Gal		
Efb	96	*Euonymus fortunei 'Blondy'*	*Blondy Bush*		40cm	3 Gal		
Hme	20	*Hydrangea macrophylla 'Everlasting Bride'*	*Everlasting Bride Hydrangea*		50cm	3 gal		
Hka	37	*Hypericum Kalmianum*	*Pot O'Gold*		30cm	2 gal		
Sja	50	*Spiraea japonica 'Little Princess'*	*Little Princes Spirea*		40cm	3 gal		
EVERGREEN SHRUBS								
Efc	50	*Euonymus fortunei 'Coloratus'*	*Purpleleaf wintercreeper*			1gal	50cm OC	
Jcg	6	*Juniperus chinensis 'Gold Lace'*	*Gold Lace Juniper*		40cm	3gal	As Shown	full vigorous specimen
Jsa	6	*Juniperus sabina 'Arcadia'*	*Arcadia Juniper*		50cm	3gal	As Shown	full vigorous specimen
Mde	9	*Microbiota decussata*	*Siberian carpet cypress*		30cm	3gal	As Shown	full vigorous specimen
Tca	70	*Taxus canadensis*	*Canadian Yew*		30cm	3gal	As Shown	full vigorous specimen
Tmh	5	*Taxus x media 'Hicksii'*	*Hick's Yew*		60cm	BB	As Shown	full vigorous specimen
PERENNIALS								
ayl	32	*Astilbe x 'Young Lilac'*	*Young Lilac Astilbe*			1gal		
blm	6	*Baptisia x 'Lemon Meringue'*	*Lemon Meringue Wild Blue Indigo*			1gal		
hlg	18	*Hemerocallis 'Little Grapette"*	*Little Grapette Daylily*			1gal		
hsd	80	*Hemerocallis 'Stella D'Oro"*	*Stella D'Oro Daylily*			1gal		
hbh	80	*Heuchera x 'Bressingham Hybrid'*	*Bressingham Hybrid Coral Bells*			1gal		
GRASSES								
dca	30	*Deschampsia caespitosa*	*Tufted Hair Grass*			1 gal		
fge	227	*Festuca Glauca "Elijah Blue"*	*Elijah Blue Fescue Grass*			1 gal		



GROUND FLOOR LANDSCAPE PLAN - PHASE 2

0 5 10m

SCALE 1:250

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KEY PLAN



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- DECORATIVE UNIT PAVING
- PROPOSED PLANT BEDS
- PROPOSED DECIDUOUS AND CONIFEROUS TREE PLANTING BUFFER

REFER TO L1 FOR TREE PLANTING INFORMATION

1	ISSUED FOR OPA/ZBA	MAY 17, 2021

CLIENT:

MOLINARO GROUP

PROJECT TITLE:

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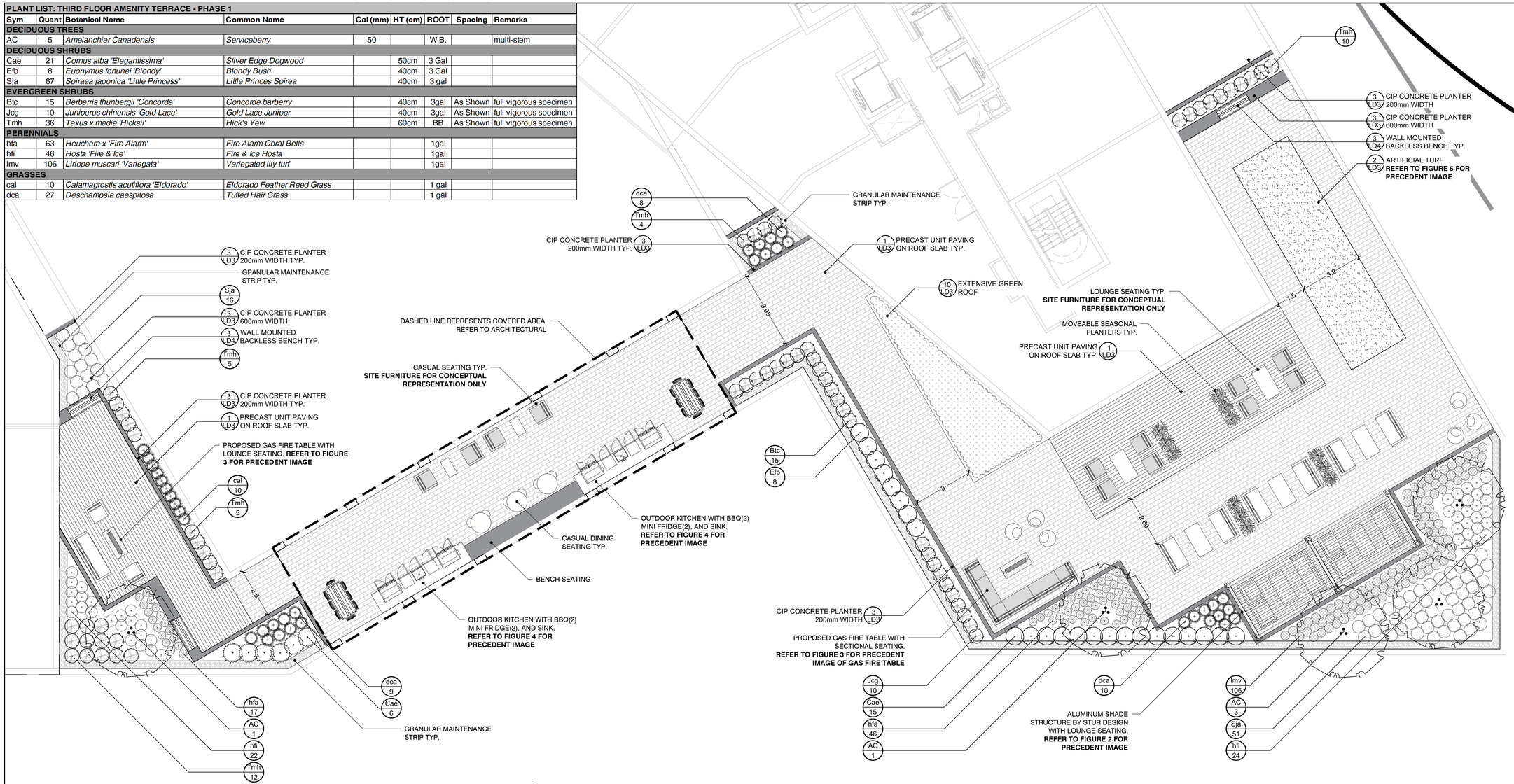
LANDSCAPE PLAN
GROUND FLOOR - PHASE 2

DWG No: L3	SCALE: AS NOTED
	PROJECT NO: 20-065
STAMP:	DRAWN BY: MF
	DESIGN BY: CS/MF
	CHECKED BY: HS
	SHEET No: 3 of 9
	NORTH

PRINT DATE: May 17, 2021

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PLANT LIST: THIRD FLOOR AMENITY TERRACE - PHASE 1								
Sym	**Quant**	**Botanical Name**	**Common Name**	**Cal (mm)**	**HT (cm)**	**ROOT**	**Spacing**	**Remarks**
DECIDUOUS TREES								
AC	5	*Amelanchier Canadensis*	*Serviceberry*	50		W.B.		multi-stem
DECIDUOUS SHRUBS								
Cae	21	*Comus alba 'Elegantissima'*	*Silver Edge Dogwood*		50cm	3 Gal		
Efb	8	*Euonymus fortunei 'Blondy'*	*Blondy Bush*		40cm	3 Gal		
Sja	67	*Spiraea japonica 'Little Princess'*	*Little Princes Spirea*		40cm	3 gal		
EVERGREEN SHRUBS								
Btc	15	*Berberris thunbergii 'Concorde'*	*Concorde barberry*		40cm	3gal	As Shown	full vigorous specimen
Jcg	10	*Juniperus chinensis 'Gold Lace'*	*Gold Lace Juniper*		40cm	3gal	As Shown	full vigorous specimen
Tmh	36	*Taxus x media 'Hicksii'*	*Hick's Yew*		60cm	BB	As Shown	full vigorous specimen
PERENNIALS								
hfa	63	*Heuchera x 'Fire Alarm'*	*Fire Alarm Coral Bells*			1gal		
hfi	46	*Hosta 'Fire & Ice'*	*Fire & Ice Hosta*			1gal		
lmv	106	*Liriope muscari 'Variegata'*	*Variegated lilly turf*			1gal		
GRASSES								
cal	10	*Calamagrostis acutiflora 'Eldorado'*	*Eldorado Feather Reed Grass*			1 gal		
dca	27	*Deschampsia caespitosa*	*Tufted Hair Grass*			1 gal		



PHASE 1 - THIRD FLOOR AMENITY TERRACE

0 1 3m

SCALE 1:100

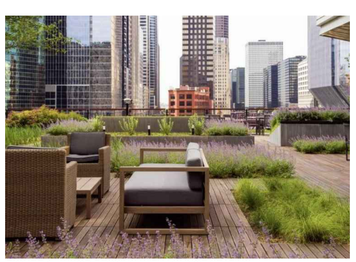


FIGURE 1 - WOOD DECKING WITH LOUNGE SEATING



FIGURE 2 - ALUMINUM SHADE STRUCTURE

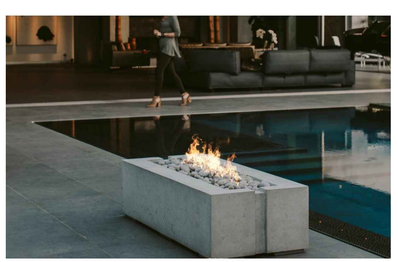


FIGURE 3 - GAS FIRE TABLE



FIGURE 4 - OUTDOOR BBQ TABLE



FIGURE 5 - PASSIVE OUTDOOR SPACE

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KEY PLAN



LEGEND

- PROPOSED DECIDUOUS TREE PLANTING
- CONCRETE RETAIN/PLANTER WALL
- DECORATIVE UNIT PAVING
- PROPOSED PLANT BEDS
- ARTIFICIAL TURF
- WOOD DECKING

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SHEET TITLE:

AMENITY TERRACE
THIRD FLOOR - PHASE1

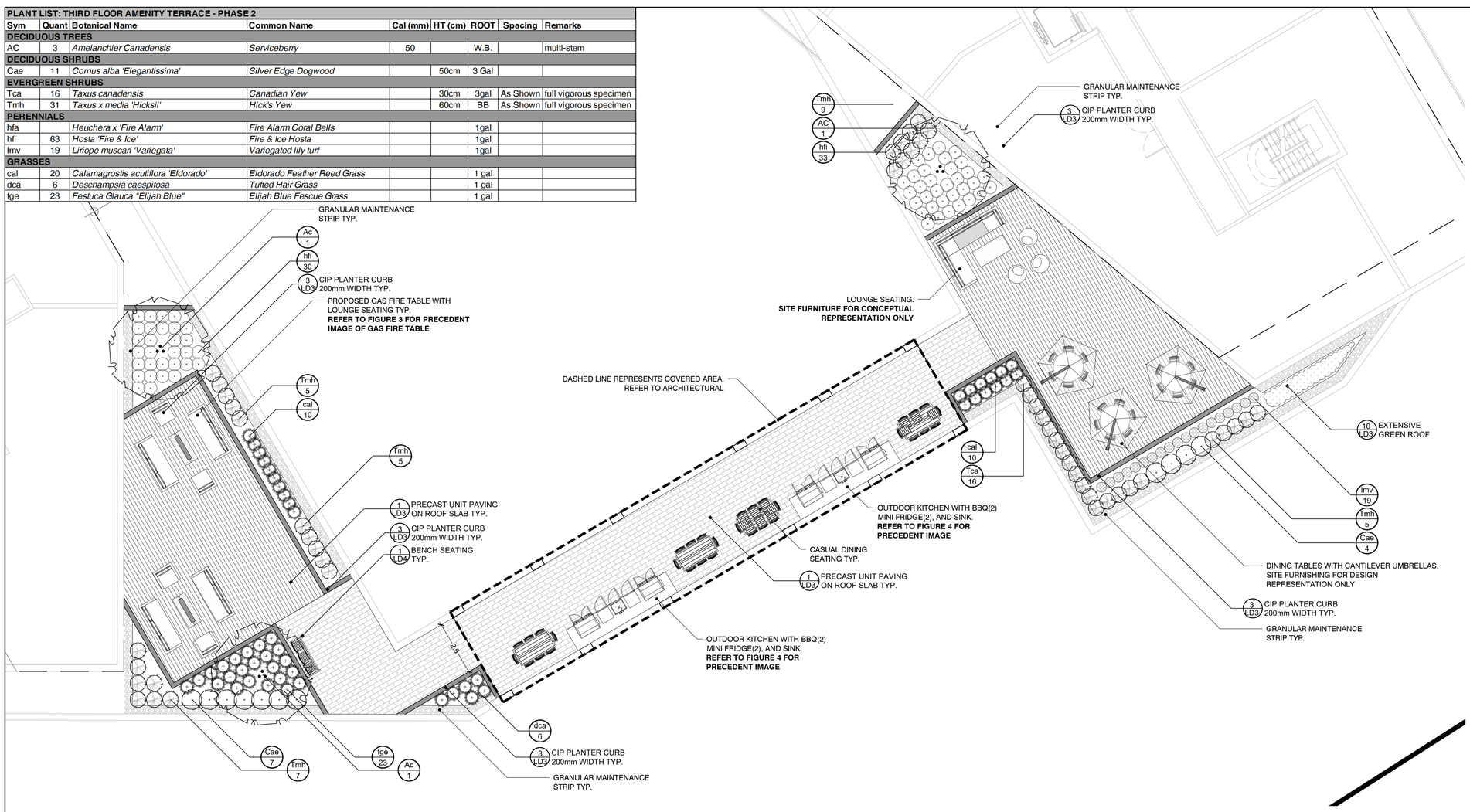
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		DESIGN BY:	CS/MF
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		SHEET No:	4 of 9
		NORTH	

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS Haig Seferian OALA MEMBER

PRINT DATE: May 17, 2021

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PLANT LIST: THIRD FLOOR AMENITY TERRACE - PHASE 2								
Sym	**Quant**	**Botanical Name**	**Common Name**	**Cal (mm)**	**HT (cm)**	**ROOT**	**Spacing**	**Remarks**
DECIDUOUS TREES								
AC	3	*Amelanchier Canadensis*	*Serviceberry*	50		W.B.		multi-stem
DECIDUOUS SHRUBS								
Cae	11	*Comus alba 'Elegantissima'*	*Silver Edge Dogwood*		50cm	3 Gal		
EVERGREEN SHRUBS								
Tca	16	*Taxus canadensis*	*Canadian Yew*		30cm	3gal	As Shown	full vigorous specimen
Tmh	31	*Taxus x media 'Hicksii'*	*Hick's Yew*		60cm	BB	As Shown	full vigorous specimen
PERENNIALS								
hfa		*Heuchera x 'Fire Alarm'*	*Fire Alarm Coral Bells*			1gal		
hfi	63	*Hosta 'Fire & Ice'*	*Fire & Ice Hosta*			1gal		
lmv	19	*Liriope muscari 'Variegata'*	*Variegated lily turf*			1gal		
GRASSES								
cal	20	*Calamagrostis acutiflora 'Eldorado'*	*Eldorado Feather Reed Grass*			1 gal		
dca	6	*Deschampsia caespitosa*	*Tufted Hair Grass*			1 gal		
fge	23	*Festuca Glauca "Elijah Blue"*	*Elijah Blue Fescue Grass*			1 gal		



PHASE 2 - THIRD FLOOR AMENITY TERRACE

0 1 3m

SCALE 1:100

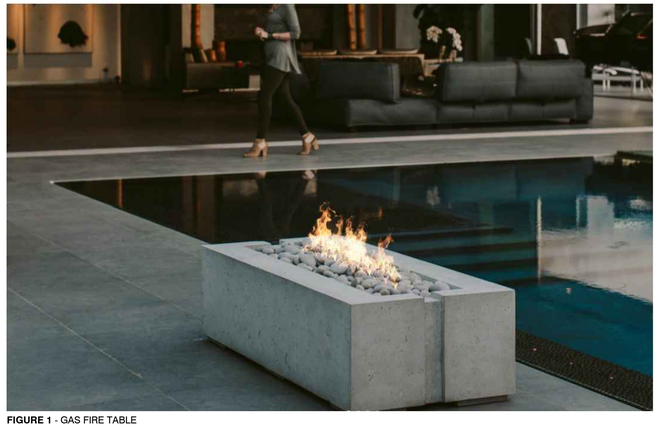


FIGURE 1 - GAS FIRE TABLE



FIGURE 2 - OUTDOOR BBQ TABLE

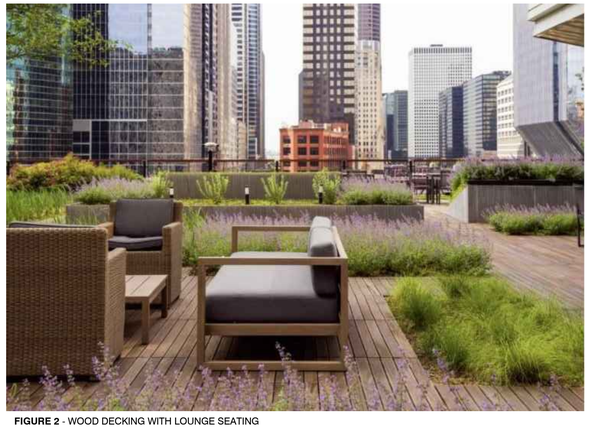


FIGURE 2 - WOOD DECKING WITH LOUNGE SEATING

NOTES:
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KEY PLAN



LEGEND

PROPOSED DECIDUOUS TREE PLANTING

CONCRETE PLANTER WALL

DECORATIVE UNIT PAVING

PROPOSED PLANT BEDS

WOOD DECKING

1	ISSUED FOR OPA/ZBA	MAY 17, 2021

CLIENT:

MOLINARO GROUP

PROJECT TITLE:

HIGH RISE MIXED-USE DEVELOPMENT
AT PLAINS RD. AND FAIRVIEW ST.
BURLINGTON, ON.

Seferian
SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
Burlington, ON | L7R 2H4
905.634.3110 | seferiandesign.com

SHEET TITLE:

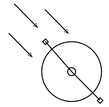
AMENITY TERRACE
THIRD FLOOR - PHASE 2

DWG No: L5	SCALE: AS NOTED
	PROJECT NO: 20-065
STAMP:	DRAWN BY: MF
	DESIGN BY: CS/MF
	CHECKED BY: HS
	SHEET No: 5 of 9
	NORTH

PRINT DATE: May 17, 2021

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DIRECTION OF PREVAILING WINDS

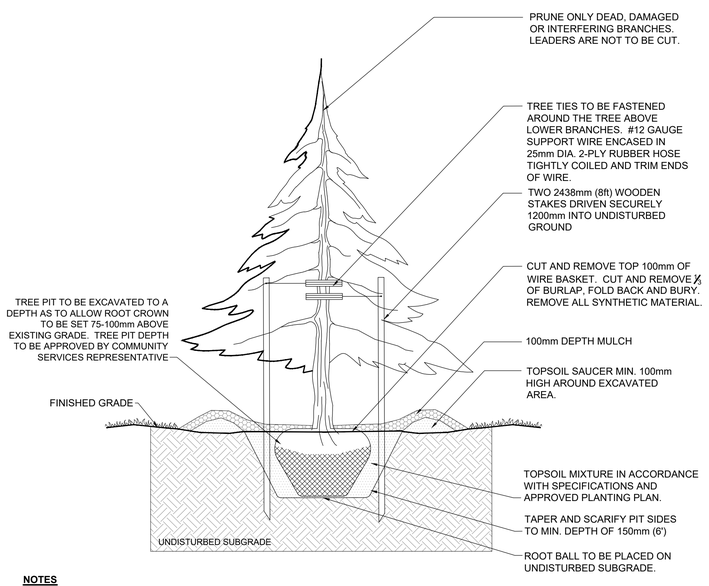


TREE STAKING DIAGRAM FOR STOCK UP TO 75 mm CALIPER

NOTES

1. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. PLANT IDENTIFICATION TAGS FOR ALL PLANT MATERIAL ARE TO REMAIN ON MATERIAL UNTIL INSPECTED. PRUNE OUT AND TREAT BROKEN, DISEASED, AND WEAK BRANCHES. RETAIN NORMAL SHAPE OF TREE.
2. TREES AND SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE.
3. ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. ALL TREES TO BE SET PLUMB, LEVEL, AND TRUE TO LINE IN PLANTING PIT.
5. DO NOT DAMAGE ROOT BALL WHEN INSTALLING STAKES.
6. ALL TREES TO BE PLACED SO THAT ROOT COLLAR IS POSITIONED 75-100mm HIGHER THAN SURROUNDING GRADE.
7. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS OTHERWISE SHOWN.

1 TYPICAL DECIDUOUS TREE PLANTING DETAIL
45mm TO 70mm CAL. - WIRE BASKET, BALLED AND BURLAPPED — NTS



NOTES

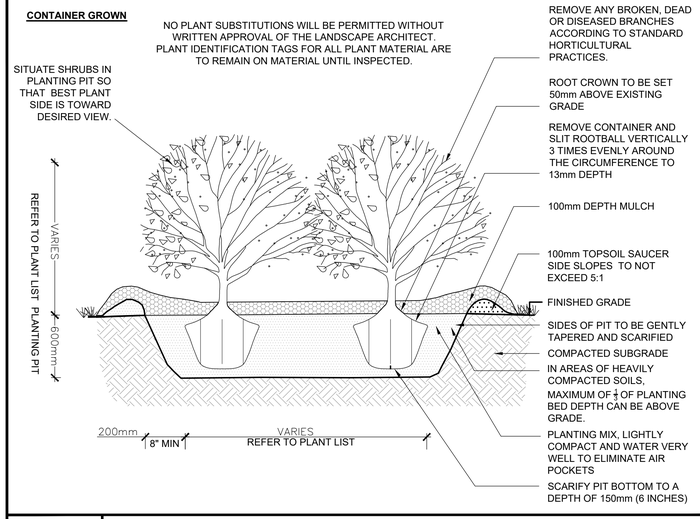
1. PRUNE OUT AND TREAT BROKEN, DISEASED, AND WEAK BRANCHES. RETAIN NORMAL SHAPE OF TREE.
2. ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. ALL TREES TO BE SET PLUMB, LEVEL, AND TRUE TO LINE IN PLANTING PIT.
4. DO NOT DAMAGE ROOT BALL WHEN INSTALLING STAKES.
5. ALL TREES TO BE PLACED SO THAT ROOT COLLAR IS POSITIONED 75-100mm HIGHER THAN SURROUNDING GRADE.
6. ALL DIMENSIONS ARE IN MILLIMETRES (mm) UNLESS OTHERWISE SHOWN.

2 TYPICAL CONIFEROUS TREE PLANTING DETAIL
WIRE BASKET, BALLED AND BURLAPPED — NTS

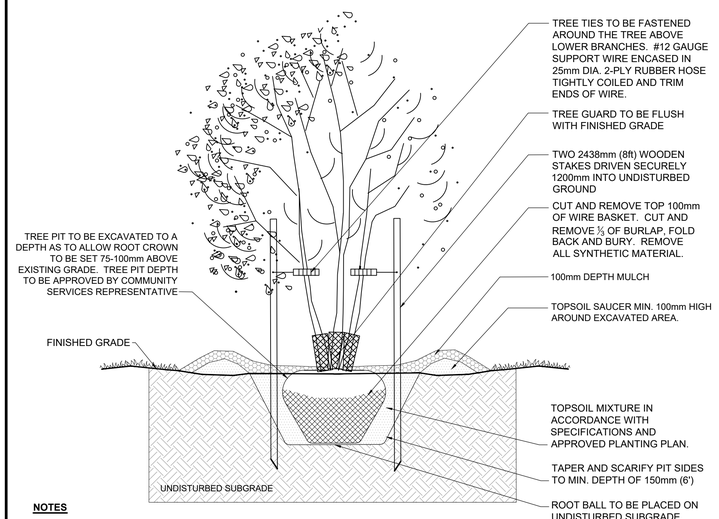
PLANTING

1. ALL MATERIAL DELIVERED TO THE SITE SHALL BE EITHER WATERED IMMEDIATELY OR WITHIN 24 HOURS WARRANTED BY THE MOISTURE CONTENT OF THE ROOT BALLS/CONTAINERS.
2. ALL MATERIAL THAT CANNOT BE PLANTED WITHIN 48 HOURS OF DELIVERY SHALL BE HEALED IN ON SITE AND KEPT PROPERLY PROTECTED FROM DESICCATION BY WIND OR SUN.
3. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR IS TO APPLY IN WRITING REGARDING ANY CHANGES TO CONTRACT DOCUMENTS AND WILL PROVIDE THE LANDSCAPE ARCHITECT WITH DOCUMENTATION AND /OR DRAWINGS FOR THE PREPARATION OF AS-BUILT DRAWINGS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PLANT MATERIALS IN GOOD CONDITION FROM THE DATE OF DELIVERY TO THE END OF THE WARRANTY PERIOD.
6. DAMAGED MATERIAL WILL BE REJECTED. TREES WITHOUT LEADERS, TRUNK WOUNDS OR DAMAGED MAJOR LIMBS WILL BE REJECTED. SHRUBS WITH DAMAGED BRANCHES OR INSUFFICIENT ROOT MASS WILL BE REJECTED.
7. SOAK ROOT BALL WITH WATER PRIOR TO MOVING/SHIPPING. PLANT STOCK SHIPPED WHILE IN LEAF SHALL BE COVERED WHEN IN TRANSIT. BARE ROOT STOCK SHALL BE KEPT MOIST AT ALL TIMES. MATERIAL THAT SHOWS SIGNIFICANT WIND BURN, DESICCATION OR EXCESSIVELY DRY ROOT BALLS OR CONTAINERS WILL NOT BE ACCEPTED.
7. TREE PIT AND SAUCER AND PLANTING BEDS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING. TOP DRESS AREA IMMEDIATELY OVER ROOT MASS (SAUCER AREA) WITH BONE MEAL.
8. THE POTTED HERBACEOUS VEGETATION SHALL BE REMOVED FROM THE POT TOGETHER WITH THE POTTING SOIL AND PLACED FIRMLY INTO THE NATIVE SOIL AT THE LOCATION INDICATED ON THE PLAN. ROOT RHIZOME, OR TUBER SHALL BE BURIED TO THE SAME DEPTH AS THE NATURAL STATE OF THE PLANT. ALL POTS AND CONTAINERS SHALL BE REMOVED AND DISPOSED OF OFF SITE.
9. IN CASE OF FIBRE POTS, CUT 3 LONGITUDINAL SLITS DOWN SIDES OF POT. PLACE POTTED PLANT IN PLANTING PIT AND CAREFULLY REMOVE FIBRE POT.
10. THE PLANTING PIT SHALL BE BACKFILLED WITH NATIVE SOIL IN LAYERS 150MM DEEP, FIRMLY TAMPED INTO PLACE AND A SHALLOW SAUCER SHALL BE CREATED OVER THE PLANTING PIT AREA TO RETAIN WATER.
11. TREES AND SHRUBS SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE.
12. LIGHTLY TAMP SPECIFIED TOPSOIL WHEN BACKFILLING TO ELIMINATE AIR POCKETS AND PREVENT SETTLING.
13. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING TO THE FULL DEPTH OF THE ROOT BALL.
14. RODENT PROTECTION FOR ALL TREES: SPIRAL WRAPPED AROUND PLASTIC TREE PROTECTOR 24 INCHES HIGH. ENSURE THAT THE BOTTOM 50MM OF THE TREE GUARD EXTENDS BELOW SOIL TO PREVENT ENTRY BY RODENT.
15. RODENT PROTECTION FOR ALL SHRUBS: ALL SHRUBS TO BE TREATED WITH AN APPLICATION OF RODENT REPELLENT (SKOOT OR APPROVED SUBSTITUTE) PRIOR TO EACH WINTER SEASON THROUGH THE WARRANTY PERIOD.
16. SHRUBS ARE TO BE PLANTED AND ARRANGED SUCH THAT THEY FORM A TIGHTLY SPACED, NATURALISTIC APPEARANCE TO REDUCE WEED GROWTH. ALL SHRUBS TO BE PLANTED IN CONTINUOUS BEDS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
17. ALL MULCH TO BE SHREDDED PINE BARK MULCH. AVAILABLE FROM GRO-BARK (1-888-GRO-BARK) OR APPROVED EQUIVALENT. DEPTH TO BE 100MM. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS.
18. ALL PLANTINGS ARE TO BE LOCATED 3.0M MINIMUM FROM UTILITIES, AND 4.0M MINIMUM FROM DRAINAGE STRUCTURES, DITCHES AND SWALES, UNLESS OTHERWISE NOTED.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY WEED AND GRASS CONTROL IN THE PLANTING BED AREAS AS REQUIRED (NO PESTICIDES IN ACCORDANCE WITH MUNICIPAL BY-LAWS AND PROVINCIAL LEGISLATION).
20. ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
21. DO NOT REMOVE ALL NURSERY TAGS UNTIL FINAL INSPECTION.
22. AT THE END OF WARRANTY PERIOD IT IS RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF ALL STAKES AND GUY WIRES TO THE TREES.

CONTAINER GROWN



3 TYPICAL SHRUB PLANTING DETAIL
ALL SPECIES AND SIZES — NTS



NOTES

1. PRUNE OUT AND TREAT BROKEN, DISEASED, AND WEAK BRANCHES. RETAIN NORMAL SHAPE OF TREE.
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4 TYPICAL DECIDUOUS MULTISTEM TREE PLANTING DETAIL- 45mm CAL. - WIRE BASKET, BALLED AND BURLAPPED — NTS

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SHEET TITLE:
PLANTING DETAILS

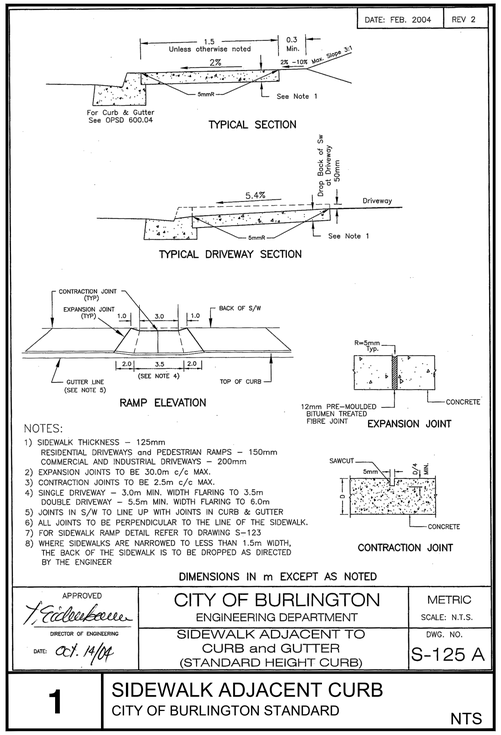
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CHECKED BY:	HS
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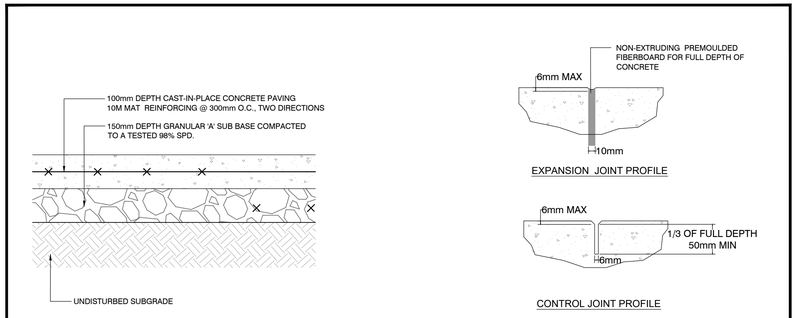
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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — Haig Seferian — OALA MEMBER

PRINT DATE: May 17, 2021

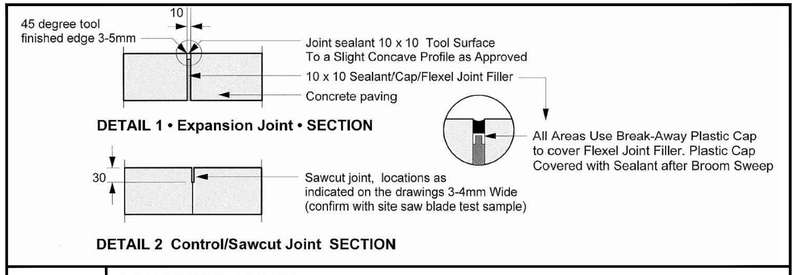
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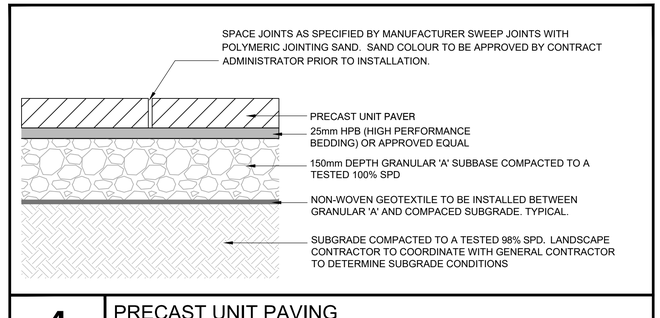
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CITY OF BURLINGTON STANDARD — NTS



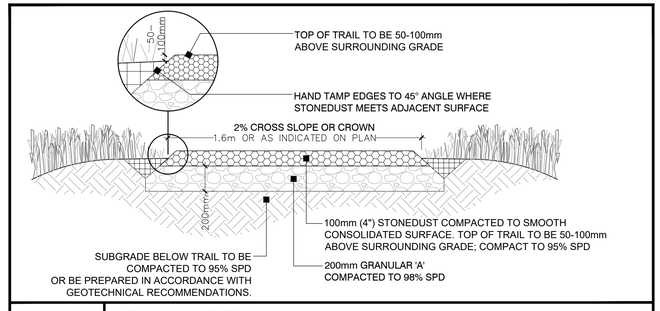
2 CONCRETE PAVING — NTS



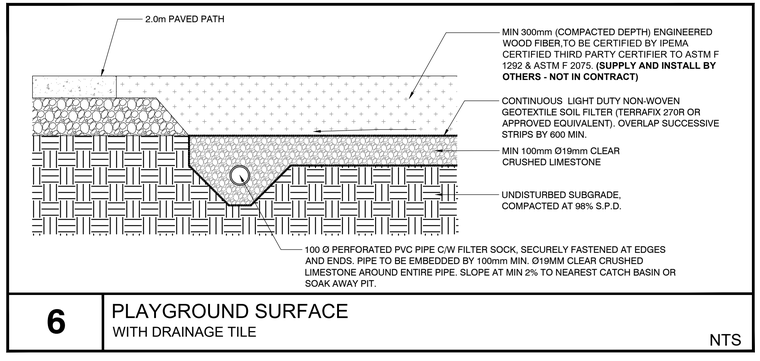
3 CONCRETE JOINTS — NTS



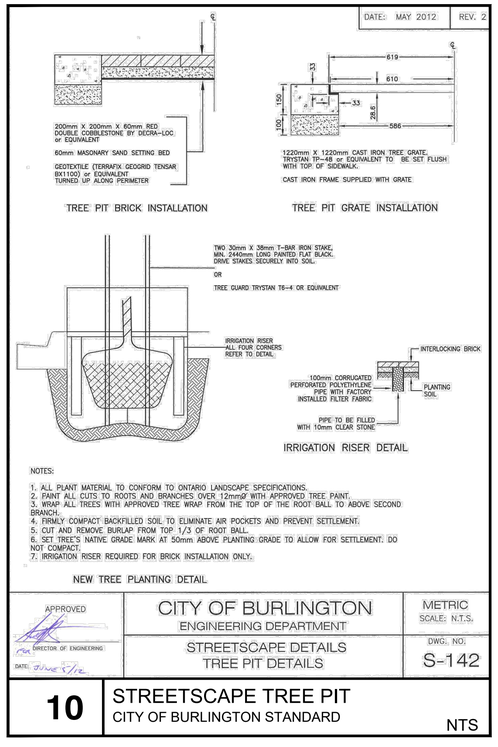
4 PRECAST UNIT PAVING
ON GRADE — NTS



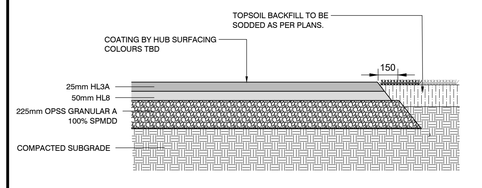
5 STONEDUST TRAIL — NTS



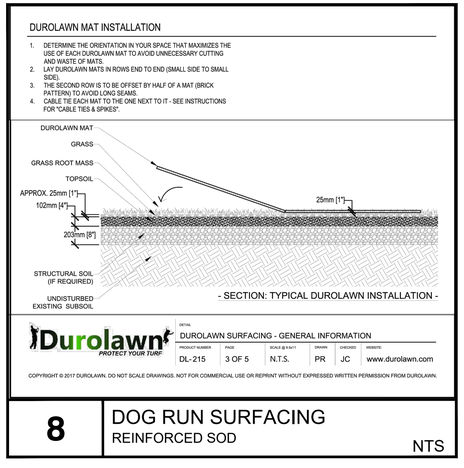
6 PLAYGROUND SURFACE
WITH DRAINAGE TILE — NTS



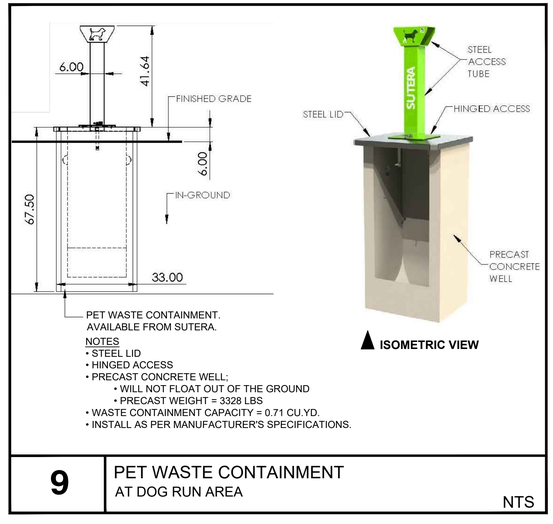
10 STREETSCAPE TREE PIT
CITY OF BURLINGTON STANDARD — NTS



7 COATED ASPHALT SURFACE
MEDIUM DUTY FOR SPORT COURT — NTS



8 DOG RUN SURFACING
REINFORCED SOD — NTS



9 PET WASTE CONTAINMENT
AT DOG RUN AREA — NTS

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SHEET TITLE:
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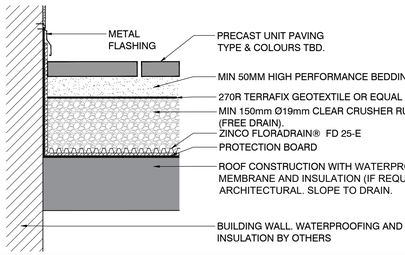
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CHECKED BY:	HS
SHEET No:	7 of 9

NORTH

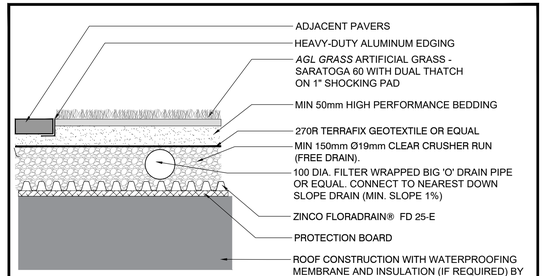
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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
Haig Seferian
OALA MEMBER

PRINT DATE: May 17, 2021

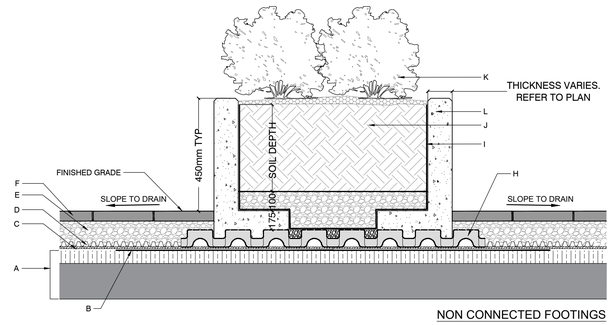
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1 PRECAST UNIT PAVING
ON ROOF SLAB
NTS



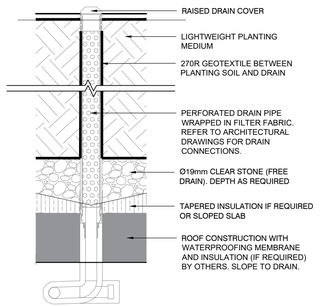
2 ARTIFICIAL TURF
ON ROOF SLAB
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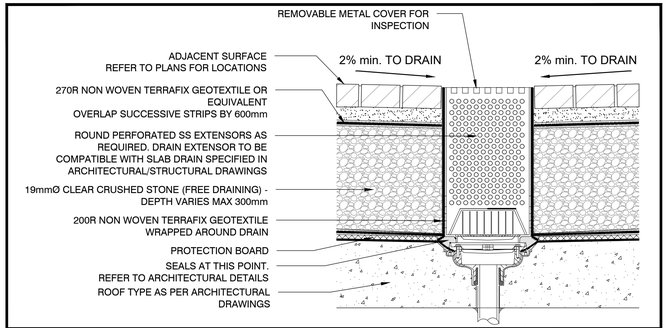
NON CONNECTED FOOTINGS

NOTES:
- A. ROOF CONSTRUCTION WITH WATERPROOFING MEMBRANE AND INSULATION (REFER TO ARCHITECTURAL DRAWINGS).
- B. ROOT BARRIER ZINCO WSB-100 TO EXTEND 500mm PAST PLANTER WALL
- C. PROTECTION MAT ZINCO ISM 50
- D. ZINCO FLORADRAIN® FD 25-E, INFILL WITH FREE-DRAINING HIGH PERFORMANCE BEDDING (1/4" CLEAR CRUSHED AGGREGATE)
- E. MIN 150mm FREE-DRAINING HIGH PERFORMANCE BEDDING (1/4" CLEAR CRUSHED AGGREGATE)
- F. CONCRETE PAVERS AS PER PLAN AND DETAILS
- G. Ø50mm PERFORATIONS IN THE FOOTING, SPACED EVERY 600mm FOR DRAINAGE
- H. DRAIN AND WATER STORAGE ELEMENT ZINCO FLORADRAIN® FD 60, INFILL (WHERE REQUIRED) WITH 1/4" CLEAR CRUSHED AGGREGATE
- I. NON-WOVEN FILTER FABRIC
- J. LIGHTWEIGHT GROWING MEDIUM AS SPECIFIED. TO BE INSTALLED LEVEL
- K. PLANTING MATERIAL. REFER TO PLANTING PLAN AND DETAILS
- L. CONCRETE WALL CAST-IN-PLACE DIRECTLY ON ZINCO FLORADRAIN®

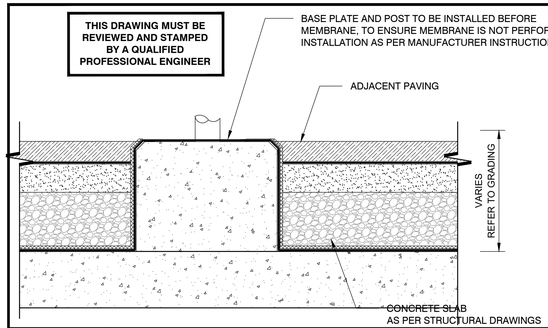
3 CIP CONCRETE PLANTER
ON ROOF SLAB
NTS



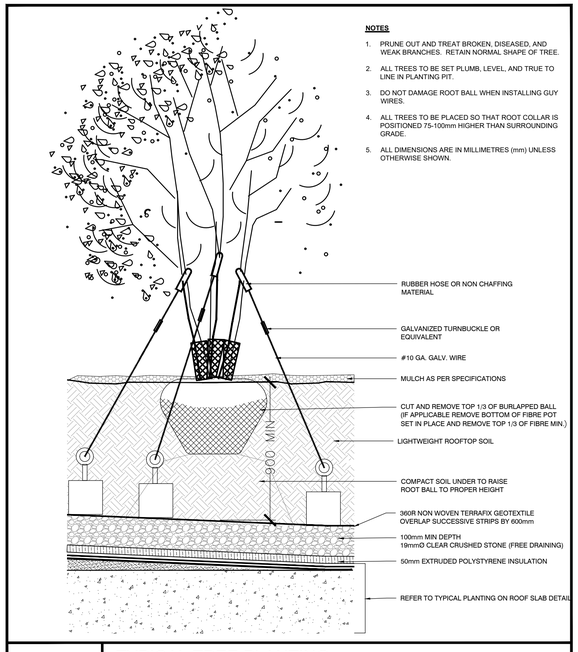
4 PLANTER DRAIN
ON ROOF SLAB
NTS



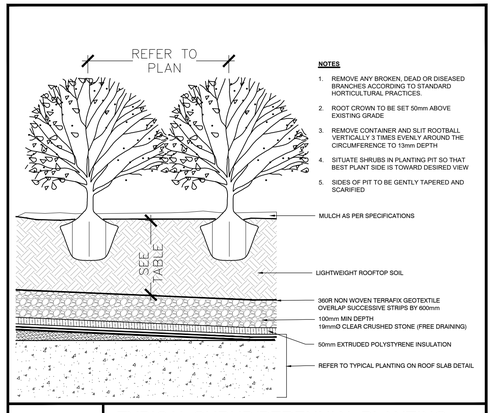
5 SURFACE DRAIN
ON ROOF SLAB
NTS



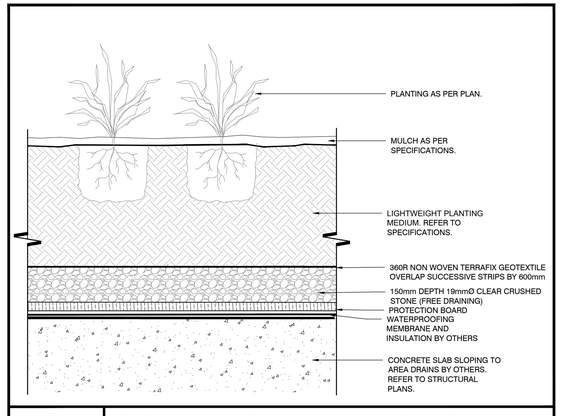
6 SHADE STRUCTURE FOOTING
ON ROOF SLAB
NTS



7 TYPICAL TREE PLANTING
ON ROOF SLAB
NTS

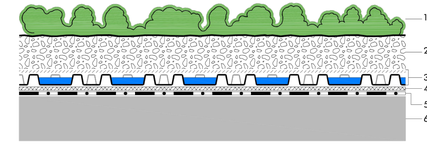


8 TYPICAL SHRUB/PERENNIAL PLANTING
ON ROOF SLAB
NTS



9 TYPICAL PERENNIAL/GRASS PLANTING
ON ROOF SLAB
NTS

1 Plant material - Sedum Species
2 Growing medium ZinCo Blend-E. Depth: 60 - 80 mm
3 Drain and water storage element ZinCo Fixodrain® XD 20 including filter sheet ZinCo SF
4 ZinCo moisture retention matTSM32
5 ZinCo root barrier WSF 40
6 Roof surface with waterproofing membrane



Notes:

This detail is particular for the ZinCo Green Roof system to use. The roof construction and the waterproofing are not specified as this can vary.

ZinCo

Scale: M 1:5	**System:** Sedum Roof with Fixodrain ® XD 20	**Titel:** Green Roof Assembly	**Drawn by:** ZinCo Canada Inc.
Date: 17.10.2017		**Company:** ZinCo Canada Inc. - P.O. Box 29 Carlisle, ON, Canada L0R 1H0 Phone: 905-690-1661 E-mail: greenroof@zinco.ca	
Date Adjusted: 17.10.2017		This drawing is an instrument of service and the property of ZinCo Canada Inc. The use of this drawing is purposed for the design and specifications of Green Roofs with the ZinCo Green Roof systems. Misuse is strictly prohibited.	

10 EXTENSIVE GREEN ROOF
ON ROOF SLAB
NTS

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KEY PLAN



LEGEND

1	ISSUED FOR OPA/ZBA	MAY 17, 2021

CLIENT:
MOLINARO GROUP

PROJECT TITLE:
HIGH RISE MIXED-USE DEVELOPMENT
AT PLAINS RD. AND FAIRVIEW ST.
BURLINGTON, ON.

Seferian
SEFERIAN DESIGN GROUP
761 Brant Street, Suite 202
Burlington, ON | L7R 2H4
905.634.3110 | seferiandesign.com

SHEET TITLE:
LANDSCAPE DETAILS

DWG No:	LD3	SCALE:	AS NOTED
		PROJECT NO:	20-065
STAMP:		DRAWN BY:	MF
		DESIGN BY:	CS/MF
		CHECKED BY:	HS
		SHEET No:	8 of 9
		NORTH	

PRINT DATE: May 17, 2021

W:\Projects-3\2020\20-065 - Plains Road & Fairview Street\Current Dwg\AutoCAD\20-065_Plains Road & Fairview Street_21.05.13.dwg

800 SERIES

MBE-0870-00025

Legacy # MLB870-W



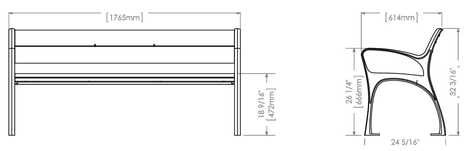
MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe wood slats.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0870-00025
Choose:
- Powdercoat Color

HEIGHT: 32.2" (81.7cm) LENGTH: 69.5" (176.5cm) DEPTH: 24.2" (61.4cm) WEIGHT: 121.62lbs (55.1kg)



MAGLIN Site Furniture

T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

1 BENCH
BACKED WITH ARMS
NTS

400 SERIES

MTB-0400-00001

Legacy #MLPT400-DB-BM



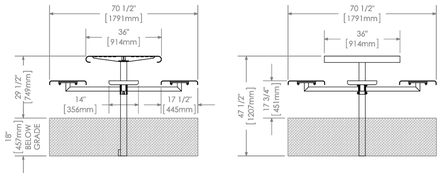
MATERIALS: Table top and seats are manufactured using lasered steel panels. The frame is H.S. steel.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled.

TO SPECIFY: Select MTB-0400-00001
Choose:
- Powdercoat Color

SEAT HEIGHT: 17.75" (45.1cm) LENGTH: 20.3" (50.8cm) TABLE LENGTH: 36" (91.4cm) WEIGHT: 217.03lbs (98.4kg)



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2 CAFE STYLE SEATING
NTS

872 SERIES

MLB872BL-W

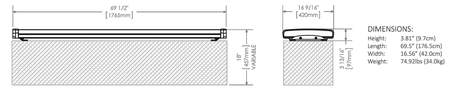


MATERIALS: Bench ends are made from solid cast aluminum. The seat employs Ipe wood.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each bracket for securing to wall.

TO SPECIFY: Select MLB872BL-W
Choose:
- Powdercoat Color



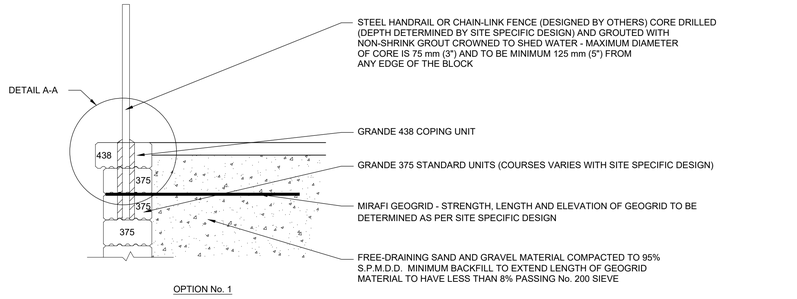
DIMENSIONS:
Height: 3.81" (9.7cm)
Length: 69.5" (176.5cm)
Width: 16.56" (42.0cm)
Weight: 74.92lbs (34.0kg)

MAGLIN

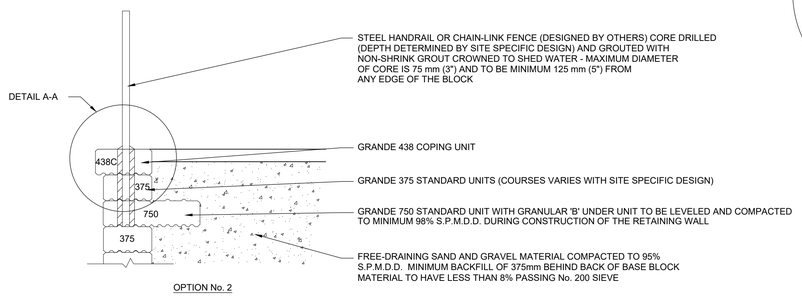
T 800-716-5506
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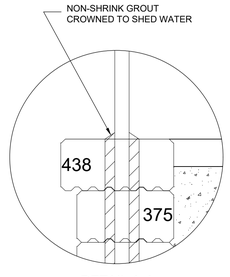
3 WALL MOUNTED BENCH
BACKLESS
NTS



OPTION No. 1



OPTION No. 2



DETAIL A-A

GENERAL NOTES:

1. HANDRAIL OR FENCE LOADING TO BE DESIGNED ACCORDING TO LOCAL BUILDING CODE REQUIREMENTS UNLESS OTHERWISE SPECIFIED.

2. HANDRAIL OR FENCE ATTACHMENTS TO BE DESIGNED ON A SITE SPECIFIC BASIS BY A PROFESSIONAL ENGINEER.

3. WALLS TO BE BUILT ACCORDING TO SITE SPECIFIC DETAILS AND NOTES PROVIDED ON SITE SPECIFIC DRAWINGS.

4. BACKFILL THE WALL WITH FREE-DRAINING SAND AND GRAVEL MATERIAL AS THE HEIGHT INCREASES, IDEALLY EVERY ONE OR TWO COURSES. AT NO TIME SHOULD THE HEIGHT EXCEED 2 COURSES WITHOUT BACKFILLING UNLESS OTHERWISE DIRECTED BY THE ENGINEER. BACKFILL MUST BE COMPACTED TO 95% S.P.M.D.D. BACKFILL MATERIAL TO HAVE LESS THAN 8% PASSING No. 200 SIEVE.

5. PLACE THE GEOGRID LAYERS AS THE BACKFILLING PROCEEDS, AT THE LOCATIONS SPECIFIED. COMPACT BACKFILL AS THE GEOGRID IS PLACED.

6. THE GEOGRID SHOULD BE CUT TO EXTEND BETWEEN THE UNITS PLUS THE SPECIFIED DISTANCE BEHIND THE WALL AS SHOWN. NO SPLICES PARALLEL TO THE WALL FACE ARE ALLOWED WITHOUT THE PERMISSION FROM THE ENGINEER.

7. ORIENTATION OF THE GEOGRIDS IS OF EXTREME IMPORTANCE. THE STRONGER STRAND OF THE GEOGRID SHOULD BE PERPENDICULAR TO THE WALL FACE. ENSURE THAT THE GEOGRID EXTENDS BETWEEN THE UNITS TO THE FRONT FACE OF THE WALL.

8. AFTER BEING ROLLED OUT, THE GEOGRID SHOULD BE TENSIONED BY HAND UNTIL IT IS TIGHT, FREE OF WRINKLES, AND LYING FLAT. THE GEOGRID SHOULD BE HELD FLAT WHILE BACKFILLING. CARE SHOULD BE TAKEN TO AVOID DAMAGING THE GEOGRID DURING BACKFILLING.

9. ADJACENT ROLL WIDTHS SHALL BE BUTT TIGHT TOGETHER.

10. ALL CONSTRUCTION OPERATIONS INCLUDING GEOGRID PLACEMENT, BACKFILLING AND COMPACTION TO BE COMPLETED UNDER GEOTECHNICAL SUPERVISION.

11. POOR SOIL CONDITIONS AND EXCESSIVE MOISTURE MAY REQUIRE ALTERNATE DRAINAGE REQUIREMENTS AND DESIGN MODIFICATIONS.

12. BATTER TO BE DETERMINED ON A SITE SPECIFIC BASIS.

13. THE TOP MUST BE LANDSCAPED TO PROMOTE SURFACE RUNOFF OVER THE TOP OF THE WALL. NO UNUSUAL SURCHARGE LOADING SHOULD BE ADJACENT TO THE TOP OF THE WALL.

14. IF THERE IS NOT SUFFICIENT ROOM BEHIND THE WALL FOR GEOGRID, THE WALL CAN BE DESIGNED FOR HANDRAIL USING LARGER BLOCK SIZES.

15. ALL PRODUCT NAMES AND STYLIZED REPRESENTATIONS ARE TRADEMARKS OF PERMACON PRODUCTS, OR APPROVED FOR USE BY PERMACON PRODUCTS' COMPANIES.

16. THE APPLICABILITY OF THIS RETAINING WALL DETAIL MUST BE REVIEWED ON A SITE SPECIFIC BASIS BY A QUALIFIED PROFESSIONAL ENGINEER.

4 PRECAST RETAINING WALL - PERMACON
TO BE REVIEWED AND STAMPED BY A QUALIFIED ENGINEER BEFORE CONSTRUCTION
NTS

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LEGEND

1	ISSUED FOR OPA/ZBA	MAY 17, 2021

CLIENT:

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PROJECT TITLE:

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SHEET TITLE:

LANDSCAPE DETAILS

DWG No: LD4

SCALE:	AS NOTED
PROJECT NO:	20-065
DRAWN BY:	MF
DESIGN BY:	CS/MF
CHECKED BY:	HS
SHEET No:	9 of 9

NORTH

STAMP:

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
Haig Seferian
OALA
MEMBER

PRINT DATE: May 17, 2021

W:\Projects-3\2020\20-065 - Plains Road & Fairview Street\Current Dwg\AutoCAD\20-065_Plains Road & Fairview Street_21.05.13.dwg