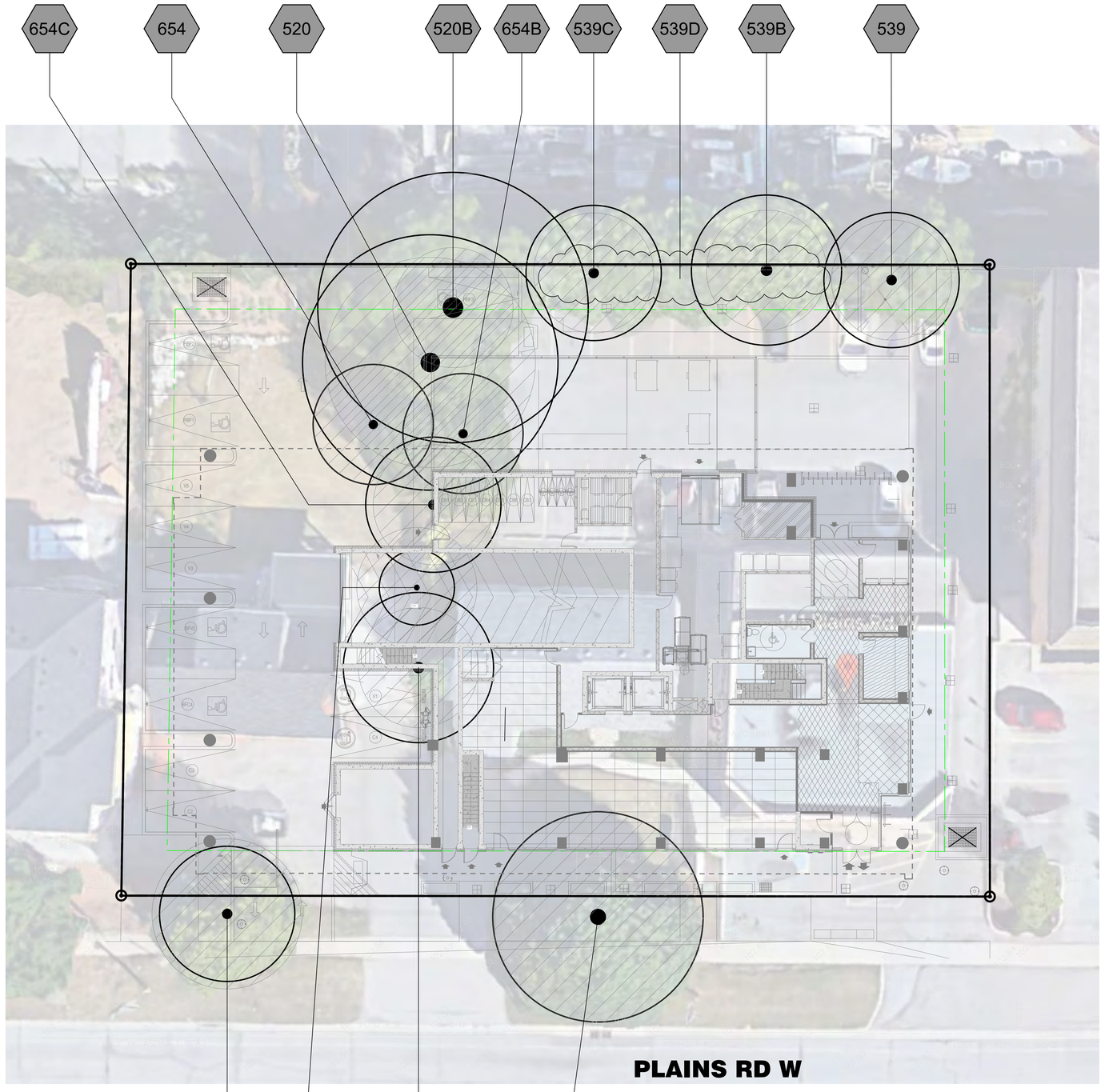


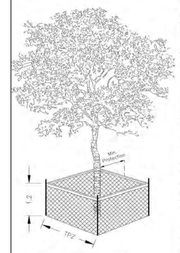
SCALE 1:150
0 1 2 3 4 5 10 15 20m

LEGEND

- 123 — TREES TO BE REMOVED
- 123 — TREES TO BE RETAINED
- TREE PROTECTION FENCE
- CRITICAL ROOT ZONE

Tree Protection and Preservation
Specification No.: SS12A

Detail TP-1 – Tree Protection Detail.



Trunk Diameter (DBH) [1]	Minimum Tree Protection Zone (MTPZ) Distances Required [3]	Critical Root Zone (CRZ) Distances Required [3&4]
< 10 cm	1.8 m	1.8 m
11 - 40 cm	2.4 m	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

NOTES:
[1]The roots of a tree can extend from the trunk to approximately 2-3 times the distance of the drip line.
[2]Diameter at breast height (DBH) is the measurement of tree trunk taken at 1.4 metres above ground.
[3]Minimum Tree Protection Zone and Critical Root Zone distances are to be measured from the outside edge of the tree base towards the drip line and may be limited by an existing paved surface, provided the existing paved surface remains intact throughout the construction work and is subject to Section 6 of this specification.
[4]Where work is being performed beyond the Minimum Tree Protection Zone but within the Critical Root Zone the works are subject to Section 8 of this specification.

TREE PROTECTION BARRIER

1. The required barrier is a 1.2 metre (4 ft) high orange plastic web snow fencing on 2" x 4" frame. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing with reflective tape can be used.
2. Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired immediately. Tree protection may be not be removed prior to the completion of construction without written authorization from the Manager of Urban Forestry or designate.
3. All supports and bracing used to safely secure the barrier should be located outside the MTPZ. All supports and bracing should minimize damage to roots.
4. Where some fill or excavated material must be temporarily located near a MTPZ, a wooden barrier with silt fencing must be used to ensure no material enters the MTPZ.
5. No materials or fill may be stored within the MTPZ.
6. Equipment or vehicles shall not be operated, parked, repaired, or refueled within the MTPZ.
7. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the MTPZ without written authorization from the Manager of Urban Forestry or designate.
8. A laminated Minimum Tree Protection Zone sign (See Detail TP-3 – Minimum Tree Protection Zone Sign) must be attached to the side of the Tree Protection where it will be visible by persons entering the site. Minimum size must be 10"x14".

1 CITY OF BURLINGTON - TP FENCE
N.T.S. 323133.21-01

TRUNK DIAMETER (DBH) OF THE TREE REMOVED	COMPENSATION RATIO	NUMBER OF TREE
15-35CM	2:1	8
36-74CM	3:1	2
GREATER THAN OR EQUAL TO 75CM	4:1	

✳NOTE:
PRIVATE TREES THAT ARE 15CM IN DBH WILL BE COUNTED TOWARD REPLACEMENT REQUIREMENTS USING THE CITY'S AGGREGATE CALIPER METHOD.

✳NOTE:
PRIVATE REMOVAL TREES: 11
REMOVAL TREES NEED REPLACEMENT: 10
TREE COMPENSATION: (8x2+3x2)=22
PROPOSED PRIVATE TREES: 10
TREES NEED CASH IN LIEU: 12

LOCATION MAP



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PROJECT: SPA FILE #
153 PLAINS RD W
Burlington, ON

DRAWING:
TREE PRESERVATION PLAN

DRAWN BY:	SCALE:	
KX	1:150	L-TP1
CHECKED BY:	DATE:	DRAWING
TM	2023-01-06	1 of 8
JOB NO.:	2022-142	

File #2022-142.dwg

Tree Inventory
Project: 141 Plains
Burlington, ON

HKA Job #:

Date: 2024-01-31
Conditions: 2°

Inventory Done By: KL

CODES			
DBH		Diameter at breast height	(mm)
SPR		Spread	(m)
HT		Height	(m)
TI		Trunk Integrity	(G,F,P)
CS		Crown Structure	(G,F,P)
CV		Crown Vigor	(G,F,P)
CDB		Crown Die Black	(%)
SPP		Species Potential	(L,M,H)
SIP		Site Potential	(L,M,H)
PHY		Physical Condition	(text)
CRZ		Critical Root Zone	(m)
~ = Estimate (L)=low (M)=moderate (H)=high (G) = Good, (F) = Fair, (P) = Poor			

Tree Tag #	*Common Name*	*Scientific Name*	*DBH*	*SP*	*HT*	*TI*	*CS*	*CV*	*CDB*	*SPP*	*SIP*	*CRZ*	*PHY*	*Notes*	*Recommendation (REMOVE/RETAIN)*
539	White Ash	Fraxinus americana	40	9	12	F	F-P	F-P	20%	H	L	2.4	Vine throughout canopy, Many broken branches throughout, Growing against chainlink fence	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED PARKING LOTS
539B	White Ash	Fraxinus americana	21	10	17	F-P	F-P	F-P	15%	H	L	2.4	Vine throughout, Growing along chainlink, Broken/removed branches, off prop.	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH UNDERGROUND PARKING LOT
539C	White Ash	Fraxinus americana	26	9	18	F-P	F-P	F-P	15%	H	L	2.4	Vine throughout, Growing along chainlink, Broken/removed branches, off prop.	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH UNDERGROUND PARKING LOT
539D	White Ash/ Manitoba Maple	Fraxinus americana/Acer negundo	5 to 19	2 to 7	5 to 16	P	P	P	25%	H	L	2.4	Naturally regenerating, growing along chainlink, vine throughout, Rhamnus understory, Many broken branches, suckering, snags, off prop, 15+ trees	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH UNDERGROUND PARKING LOT
520	American elm	Ulmus americana	72	18	21	F-P	F-P	F-P	25%	H	L	4.2	Broken branches and vine throughout, Spalding bark, Rhamnus understory,3 leader	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED ROAD
520B	American elm	Ulmus americana	44	17	19	F-P	P	F-P	20%	H	L	2.4	Broken branches and vine throughout, Spalding bark, Rhamnus understory,3 leader	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED PARKING LOTS
654	Manitoba maple	Acer negundo	28	8	12	F-P	F-P	F-P	20%	H	L	2.4	Vine & broken branches throughout,Multi-stem	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED ROAD
654B	Manitoba maple	Acer negundo	45	8	12	F-P	F-P	F-P	20%	H	L	2.4	Maintenance to lower branches overhanging lot, Multi-stem	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED ROAD
654C	Manitoba maple	Acer negundo	28	9	9	P	P	P	30%	H	L	2.4	Growing through old cedar leaders (snag), naturally regenerating suckers & saplings,Multi-stem	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED BUILDING
536	Norway maple	Acer platanoides	67.5	14	14	F	F	F	15%	H	H	4.2	Overhead vines through canopy, some broken interior branches	Public row	REMOVE REQUIRED DUT TO THE DECIMATION BY CONSTRUCTION
723	Horse chestnut	Aesculus hippocastanum	50.5	9	14	F	F-P	F-P	15%	H	H	3.6	Maintenance to branches, broken branches	Public row	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED ROAD ENTRANCE
536B	Elm spp.	Ulmus spp.	21,24	10	16	F-P	F-P	F-P	20%	H	L	2.4	Growing through chainlink	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED BUILDING
536C	Maple spp.	Acer spp.	10,11	5	10	F-P	F-P	F-P	10%	H	L	2.4	Broken branches, Growing through chainlink	Private	REMOVE REQUIRED DUE TO THE CONFLICT WITH PROPOSED BUILDING

LOCATION MAP



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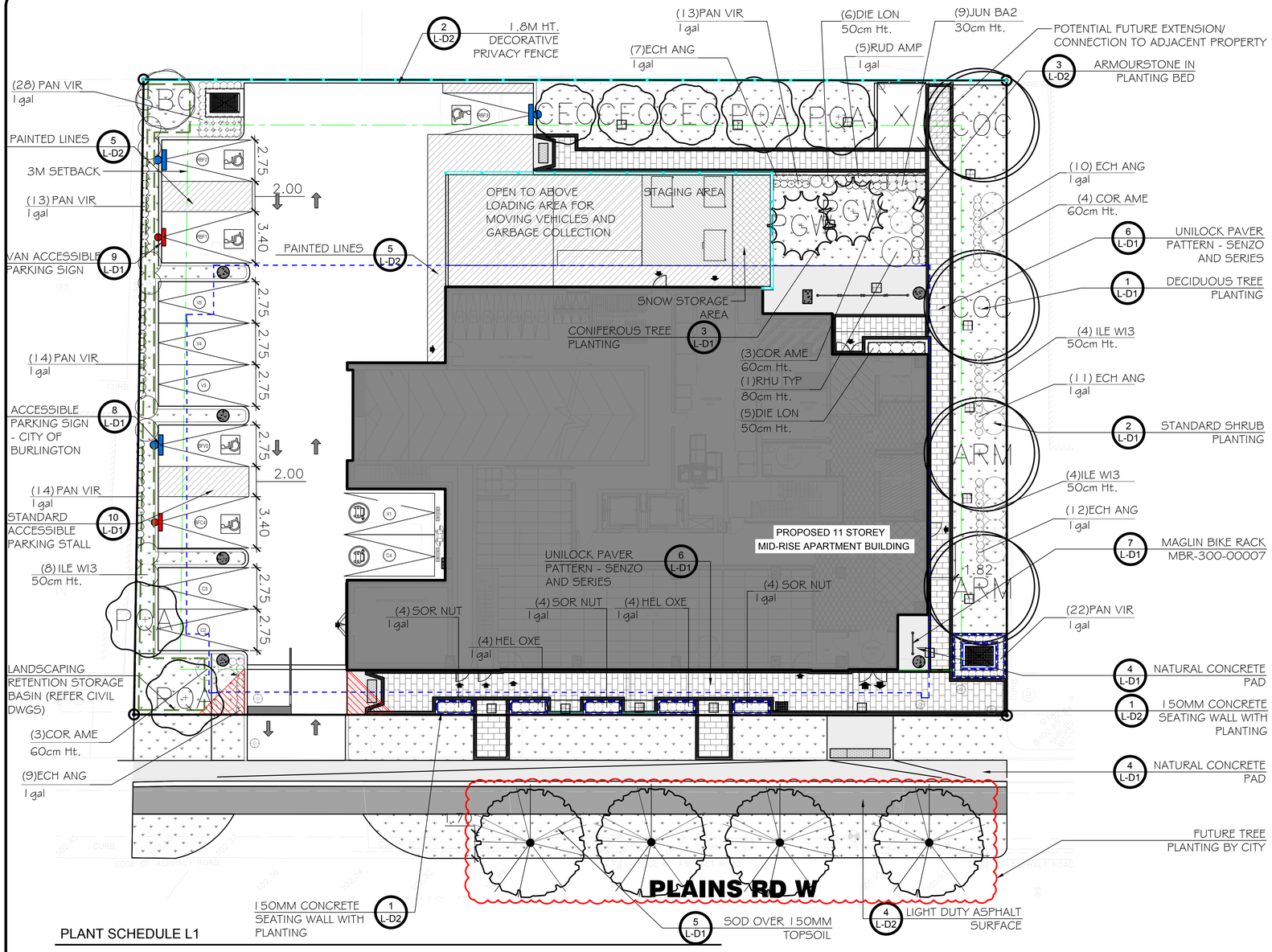
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PROJECT: SPA FILE #
153 PLAINS RD W
Burlington, ON

DRAWING:
TREE PRESERVATION CHART

DRAWN BY: KX	SCALE: –	L-TP2
CHECKED BY: TM	DATE: 2023-01-06	DRAWING 2 of 8
JOB NO.: 2022-142		

File #2022-142.dwg



PLANT SCHEDULE L1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
TREES						
ARM	2	Acer rubrum	Red Maple	60mm Cal.	W.B.	N/DT
SBC	1	Amelanchier canadensis	Serviceberry-Juneberry	150cm Ht. Multistem	W.B.	N/DT
COC	2	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.	N/DT
CEC	3	Cercis canadensis	Eastern Redbud	60mm Cal.	W.B.	N/DT
PGW	2	Picea glauca	White Spruce	175cm Ht.	W.B.	N/DT
PQA	4	Populus tremuloides	Quaking Aspen	50mm Cal.	W.B.	N
SHRUBS						
COR AME	10	Corylus americana	American Hazelnut	60cm Ht.	Potted	N
DIE LON	11	Diervilla lonicera	Bush Honeysuckle	50cm Ht.	Potted	N/DT
ECH ANG	49	Echinacea angustifolia	Narrow Leaf Coneflower	1 gal	Potted	N/DT
HEL OXE	8	Helianthus helianthoides	Ox-eye Sunflower	1 gal	Potted	N/DT
ILE WI3	16	Ilex verticillata	Winterberry	50cm Ht.	Potted	N
JUN BA2	9	Juniperus horizontalis `Bar Harbor`	Bar Harbor Creeping Juniper	30cm Ht.	Potted	N/DT
PAN VIR	104	Panicum virgatum	Switch Grass	1 gal	Potted	N/DT
RHU TYP	1	Rhus typhina	Staghorn Sumac	80cm Ht.	Potted	N/DT
RUD AMP	5	Rudbeckia amplexicaulis	Black-eyed Susan	1 gal	Potted	N/DT
SOR NUT	12	Sorghastrum nutans	Indian Grass	1 gal	Potted	N/DT

*NOTE:
N: NATIVE
DT: DROUGHT TOLERANT

SCALE 1:150
0 1 2 3 4 5 10 15 20m

*NOTE:
ALL TREES PROPOSED TO BE PLANTED WITHIN THE RIGHT-OF-WAY, THE CITY WILL COLLECT CASH-IN-LIEU FOR EACH TREE AND PLANT THEMSELVES

REFERENCE NOTES SCHEDULE L1

SYMBOL	DESCRIPTION	QTY	DETAIL
Site Furnishings			
	MAGLIN 300 SERIES BIKE RACKS-MBR-0300-0007	5	7/L-D1
32 EXTERIOR IMPROVEMENTS			
	Armorstone In Planting Bed	1	3/L-D2
Asphalt Paving			
	Light Duty Asphalt Surface	105.7 m²	4/L-D2
Concrete Paving			
	Concrete Paving with 200mm depth of 19mm Crusher Run Limestone	143.1 m²	4/L-D1
Unit Paving			
	Unilock Senzo 8 x 16 (20 x 40cm) - Colour: CREMO	192.0 m²	6/L-D1
	Unilock Series Soldier Course Unit 8 x 16 (20 x 40cm) - Colour: Black Granite	53.8 m²	6/L-D1
Walls and Steps			
	150MM Concrete Seating Wall with Planting	103.3 m	1/L-D2
Fences and Gates			
	1.8M HT. Decorative Privacy Fence	86.9 m	2/L-D2
Identification Devices			
	Van Accessible Parking Sign	2	9/L-D1
	Accessible Parking Sign	3	/
Turf & Grasses			
	Sod over 150mm Topsoil	649.8 m²	5/L-D1

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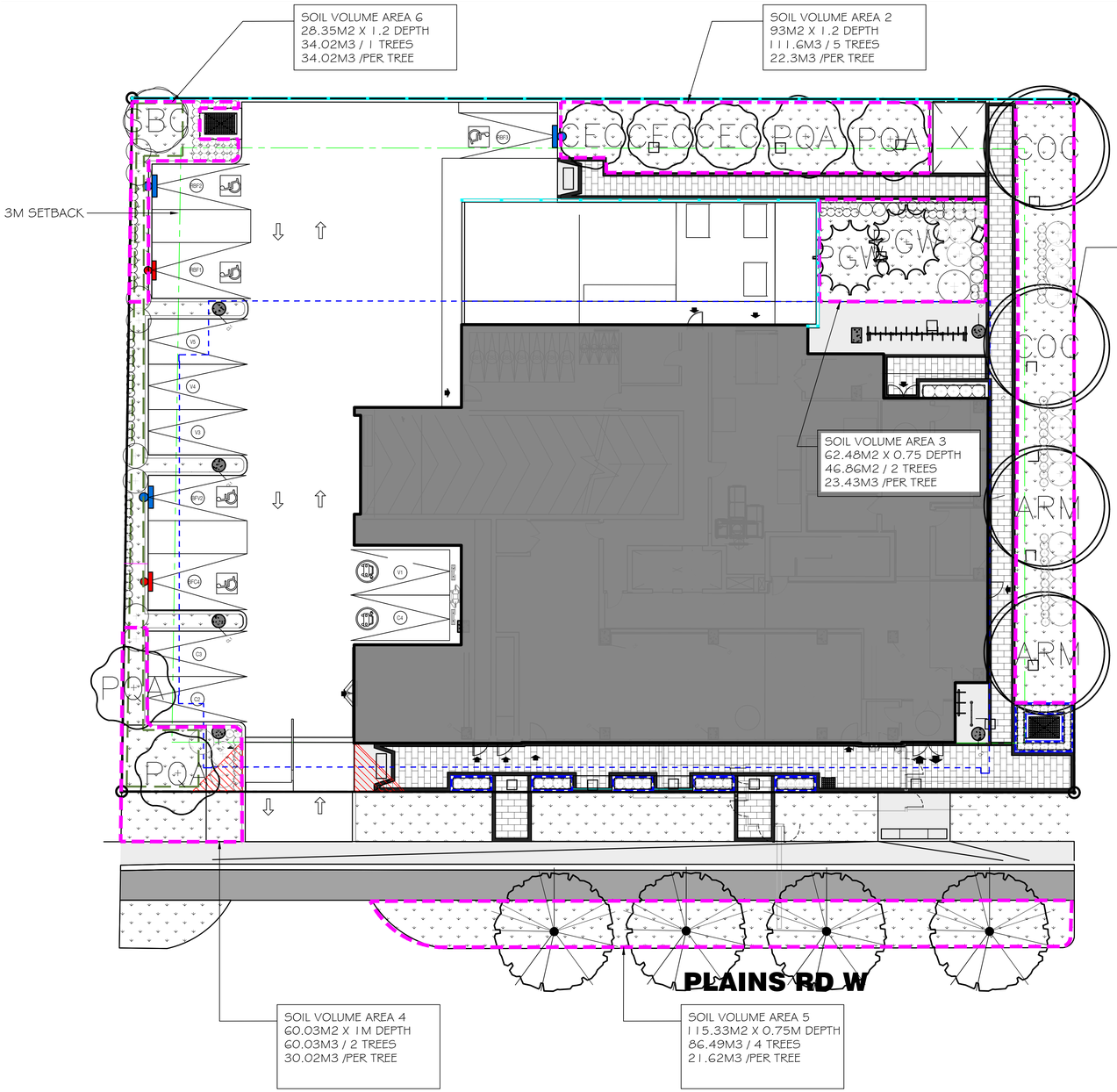
PROJECT: SPA FILE #
153 PLAINS RD W
Burlington, ON

DRAWING: LANDSCAPE PLAN

DRAWN BY: KX	SCALE: 1:150
CHECKED BY: TM	DATE: 2023-01-06
JOB NO.: 2022-142	

L-L1
DRAWING 3 of 8

File #2022-142.dwg



LEGEND

TREE PLANTING ZONE

MINIMUM REQUIRED SOIL: SOD/SEED
SOIL VOLUME 20m3 PER TREE IN SHARED BED
SOIL VOLUME 30m3 PER TREE IN AN INDIVIDUAL BED
SOIL DEPTH:0.75M-1.2M
SOIL DEPTH SHOULD NOT EXCEED 1.5M DEPTH

SOIL VOLUME CALCULATIONS

TREE PLANTING ZONE #	NUMBER OF TREES	AREA (m^2)	SOIL DEPTHS (m)	TOTAL SOIL VOLUME (m^3)	SOIL VOLUME FOR EACH TREE (m^3)
1	4	126.79	0.75	95.09	23.77
2	5	93	1.2	111.6	22.3
3	2	62.48	0.75	46.86	23.43
4	2	60.03	1	60.03	30.02
5	4	115.33	0.75	86.49	21.62
6	1	28.35	1.2	34.02	34.02

SCALE 1:150

0 1 2 3 4 5 10 15 20m

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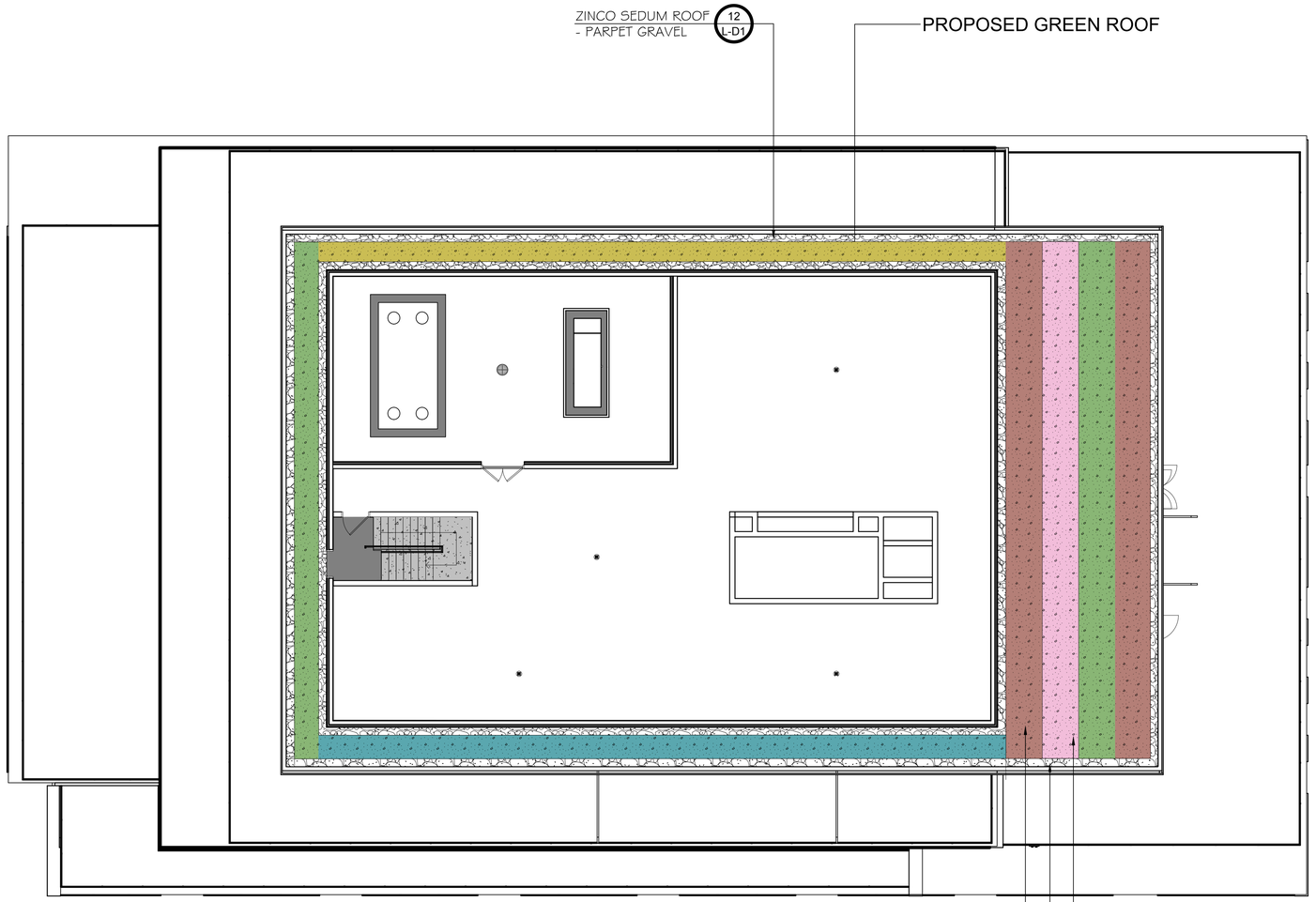
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PROJECT:
SPA FILE #
153 PLAINS RD W
Burlington, ON

DRAWING:
SOIL VOLUME PLAN

DRAWN BY:	SCALE:	
KX	1:150	L-SV
CHECKED BY:	DATE:	DRAWING
TM	2023-01-06	4 of 8
JOB NO.:		
2022-142		

File #2022-142.dwg



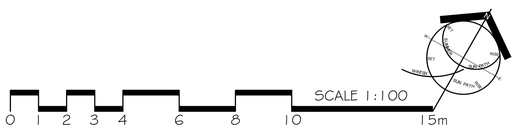
REFERENCE NOTES SCHEDULE GREENROOF

SYMBOL	DESCRIPTION	QTY	DETAIL
	Zinco Sedum Roof Fixodrain® XD20 - Green Roof System	167.6 m²	12/L-D1
	Gravel strip - River Rock - 1"- 2"	57.7 m²	11/L-D1
	Green Roof Plant Specie - Sedum album "Coral Carpet"	53.1 m²	11/L-D1
	Green Roof Plant Specie - Sedum rupestre "Angelina"	19.4 m²	10/L-D1
	Green Roof Plant Specie - Sedum rupestre "Blue Spruce"	23.2 m²	10/L-D1
	Green Roof Plant Specie - Sedum spurium "Fuldaglut"	26.9 m²	10/L-D1
	Green Roof Plant Specie - Sedum spurium "Roseum"	44.8 m²	10/L-D1

NOTE:
ZINC GREEN ROOF PRODUCT: System Build-up "Rockery Type Plants"
WATER RETENTION CAPACITY: 37 L / SQ.M

PROPOSED GREEN ROOF WATER RETENTION CAPACITY

BUILDING #	TOTAL AREA (m^2)	WATER RETENTION CAPACITY (L)	WATER RETENTION CAPACITY (m^3)
BUILDING	167.6	6201.2	6.2



LOCATION MAP



GENERAL NOTES

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CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

NO.	DATE	NOTES	BY
8	2024-09-12	UPDATED LANDSCAPE PLAN	RN
7	2024-06-12	UPDATED LANDSCAPE PLAN	KT
6	2024-01-19	UPDATED LANDSCAPE PLAN	KT
5	2023-04-17	REVISED GREEN ROOF PLAN	KT
4	2023-04-06	GREEN ROOF PLAN	KT
3	2023-03-16	REVISED LANDSCAPE PLAN	FL
2	2023-03-01	TIPP	KT
1	2023-01-31	LANDSCAPE PLAN	KX

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- ☐ PRELIMINARY
- ☒ SITE PLAN
- ☐ PERMIT
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- ☐ CONTRACT
- ☐ CONSTRUCTION
- ☐ AS-BUILT

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
TYLER J. MAIN
OALA
MEMBER

HKLA
HENRY HORTSMAS ASSOCIATES INC
Landscape Architects & Consulting Arborists
230 Westney Road S Unit 308, Ajax, ON L1S 7J5
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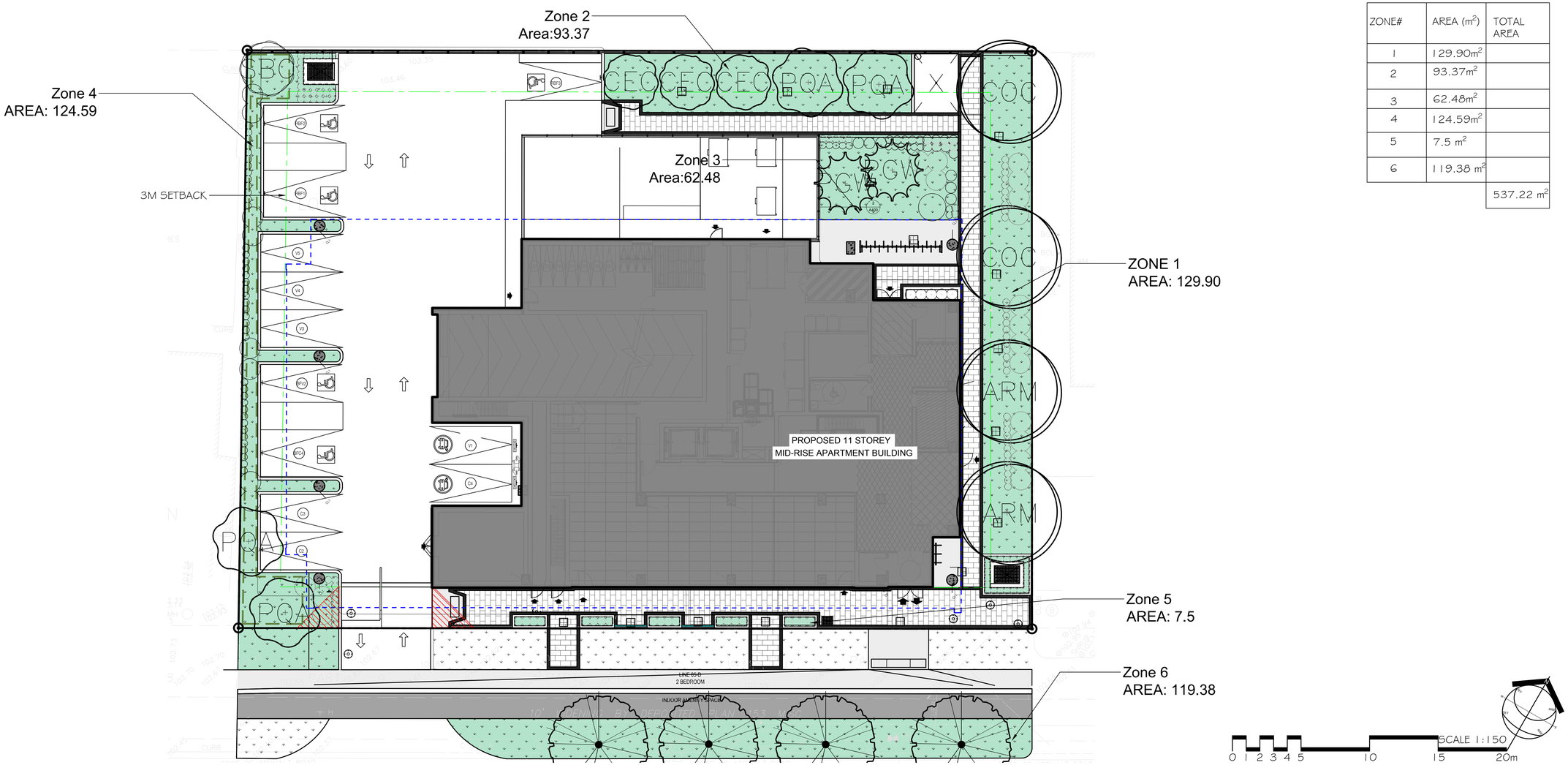
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PROJECT:
SPA FILE #
153 PLAINS RD W
Burlington, ON

DRAWING:
GREEN ROOF PLAN

DRAWN BY:	SCALE:	
KX	1:100	L-L2
CHECKED BY:	DATE:	DRAWING 5 of 8
TM	2023-01-06	
JOB NO.:	2022-142	

File #2022-142.dwg



ZONE#	AREA (m^2)	TOTAL AREA
1	129.90m^2	
2	93.37m^2	
3	62.48m^2	
4	124.59m^2	
5	7.5 m^2	
6	119.38 m^2	
		537.22 m^2

WATER REQUIREMENT CALCULATION - 153 PLAINS RD W, BURLINGTON, ON

WATER REQUIREMENT CALCULATIONS:

$$WR = \frac{((ET_o \times K_L) - Re) \times A}{DU \times EWM \times CU}$$

Total Combined WR for August in Cubic Meters

May	22.30
June	17.50
July	16.75
August	20.54
September	27.52
Total WR M^3:	104.62
Average Daily Water Use (31 Days):	0.68
Average 72 Hrs in CU. M.:	2.05

WR = Water Requirement
ET_o = Reference Evapotranspiration
K_L = Landscape Coefficient
CU = Constant to Arrive at 1000's of Gallons
Re = Effective Rainfall
A = Area in Acres
DU = Distribution Uniformity

Plant Type	ET_o (Reference in mm)	ET_o (Reference in inches)	K_L Landscape Coefficient	Re. (50% Effective Rainfall in mm)	Re. (50% Effective Rainfall in inches)	Area M^2	Area (Acres)	DU (Distribution Uniformity)	EWM (Water Mgmt Efficiency-good)	CU (Convertion Factor 1000's)	WR (Water Requirement in 1000's of Gallons)	WR (in M^3)
MAY												
Zone 1	117	4.61	0.4	18.3	0.72	129.9	0.0321	0.80	0.85	0.0368	1.44	**5.47**
Zone 2	117	4.61	0.5	18.3	0.72	93.37	0.0231	0.80	0.85	0.0368	1.46	**5.55**
Zone 3	117	4.61	0.4	18.3	0.72	62.48	0.0154	0.80	0.85	0.0368	0.69	**2.63**
Zone 4	117	4.61	0.4	18.3	0.72	124.59	0.0308	0.80	0.85	0.0368	1.38	**5.25**
Zone 5	117	4.61	0.5	18.3	0.72	7.5	0.0019	0.80	0.85	0.0368	0.12	**0.45**
Zone 6	117	4.61	0.3	18.3	0.72	119.38	0.0295	0.80	0.85	0.0368	0.78	**2.96**
JUNE												
Zone 1	129	5.08	0.4	29.1	1.15	129.9	0.0321	0.80	0.85	0.0368	1.14	**4.32**
Zone 2	129	5.08	0.5	29.1	1.15	93.39	0.0231	0.80	0.85	0.0368	1.29	**4.88**
Zone 3	129	5.08	0.4	29.1	1.15	62.48	0.0154	0.80	0.85	0.0368	0.55	**2.08**
Zone 4	129	5.08	0.4	29.1	1.15	124.59	0.0308	0.80	0.85	0.0368	1.09	**4.14**
Zone 5	129	5.08	0.5	29.1	1.15	7.5	0.0019	0.80	0.85	0.0368	0.10	**0.39**
Zone 6	129	5.08	0.3	29.1	1.15	119.38	0.0295	0.80	0.85	0.0368	0.45	**1.69**
											June Subtotal	**17.51**
JULY												
Zone 1	142	5.59	0.4	35.2	1.39	129.9	0.0321	0.80	0.85	0.0368	1.09	**4.15**
Zone 2	142	5.59	0.5	35.2	1.39	93.39	0.0231	0.80	0.85	0.0368	1.30	**4.94**
Zone 3	142	5.59	0.4	35.2	1.39	62.48	0.0154	0.80	0.85	0.0368	0.52	**1.99**
Zone 4	142	5.59	0.4	35.2	1.39	124.59	0.0308	0.80	0.85	0.0368	1.05	**3.98**
Zone 5	142	5.59	0.5	35.2	1.39	7.5	0.0019	0.80	0.85	0.0368	0.10	**0.40**
Zone 6	142	5.59	0.3	35.2	1.39	119.38	0.0295	0.80	0.85	0.0368	0.34	**1.31**
											July Subtotal	**16.76**
AUGUST												
Zone 1	121	4.76	0.4	22.1	0.87	129.9	0.0321	0.80	0.85	0.0368	1.33	**5.05**
Zone 2	121	4.76	0.5	22.1	0.87	93.39	0.0231	0.80	0.85	0.0368	1.39	**5.30**
Zone 3	121	4.76	0.4	22.1	0.87	62.48	0.0154	0.80	0.85	0.0368	0.64	**2.43**
Zone 4	121	4.76	0.4	22.1	0.87	124.59	0.0308	0.80	0.85	0.0368	1.27	**4.84**
Zone 5	121	4.76	0.5	22.1	0.87	7.5	0.0019	0.80	0.85	0.0368	0.11	**0.43**
Zone 6	121	4.76	0.3	22.1	0.87	119.38	0.0295	0.80	0.85	0.0368	0.66	**2.50**
											August Subtotal	**20.54**
SEPTEMBER												
Zone 1	95	3.74	0.4	3	0.12	129.9	0.0321	0.80	0.85	0.0368	1.77	**6.72**
Zone 2	95	3.74	0.5	3	0.12	93.39	0.0231	0.80	0.85	0.0368	1.62	**6.14**
Zone 3	95	3.74	0.4	3	0.12	62.48	0.0154	0.80	0.85	0.0368	0.85	**3.23**
Zone 4	95	3.74	0.4	3	0.12	124.59	0.0308	0.80	0.85	0.0368	1.70	**6.44**
Zone 5	95	3.74	0.5	3	0.12	7.5	0.0019	0.80	0.85	0.0368	0.13	**0.49**
Zone 6	95	3.74	0.3	3	0.12	119.38	0.0295	0.80	0.85	0.0368	1.18	**4.50**
											September Subtotal	**27.52**

[redacted].5

EX. MAY ETO = 117
MAY PRECIPITATION = 80.4

117-80.4X 0.5 = 21.45

[redacted]

LOCATION MAP



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- ☐ CONSTRUCTION
- ☐ AS-BUILT

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — TYLER J. MAIN — OALA — MEMBER

HKLA
Landscape Architects & Consulting Arborists
230 Westney Road S Unit 308, Ajax, ON L1S 7J5
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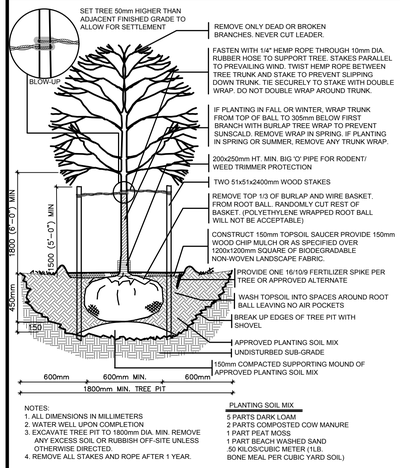
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PROJECT: SPA FILE #
153 PLAINS RD W
Burlington, ON

DRAWING:
WATER REQUIREMENT

DRAWN BY: KX	SCALE: 1:150	L-WR	
CHECKED BY: TM	DATE: 2023-01-06	DRAWING 6 of 8	
JOB NO.: 2022-142			

File #2022-142.dwg

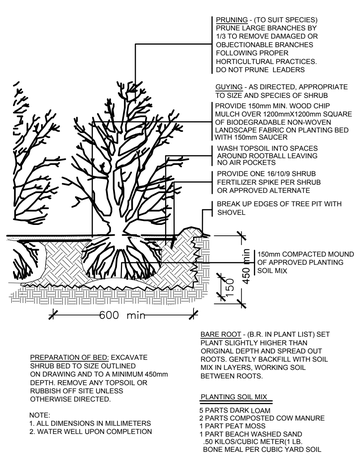


NOTES:
1. ALL DIMENSIONS IN MILLIMETERS
2. WATER WELL UPON COMPLETION
3. EXCAVATE TREE PIT TO 1800mm DIA. MIN. REMOVE ANY EXCESS SOIL OR RUBBISH OFF-SITE UNLESS OTHERWISE DIRECTED.
4. REMOVE ALL STAKES AND ROPE AFTER 1 YEAR.

PLANTING SOIL MIX
5 PARTS DARK LOAM
2 PARTS COMPOSTED COW MANURE
1 PART PEAT MOSS
1 PART BEACH WASHED SAND
.50 KILOS/CUBIC METER (1LB. BONE MEAL PER CUBIC YARD SOIL)

1 DECIDUOUS TREE PLANTING

N.T.S. WOOD STAKE AND HEMP ROPE 329343.Ø1–Ø9



PREPARATION OF BED: EXCAVATE SHRUB BED TO SIZE OUTLINED ON DRAWING AND TO A MINIMUM 450mm DEPTH. REMOVE ANY TOPSOIL OR RUBBISH OFF SITE UNLESS OTHERWISE DIRECTED.

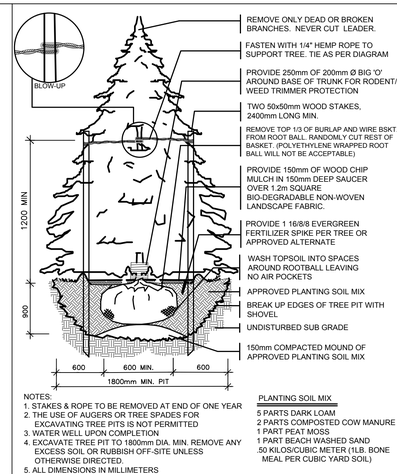
NOTE:
1. ALL DIMENSIONS IN MILLIMETERS
2. WATER WELL UPON COMPLETION

BARE ROOT - (B.R. IN PLANT LIST) SET PLANT SLIGHTLY HIGHER THAN ORIGINAL PLANT DEPTH AND SPREAD OUT ROOTS. GENTLY BACKFILL WITH SOIL MIX IN LAYERS, WORKING SOIL BETWEEN ROOTS.

PLANTING SOIL MIX
5 PARTS DARK LOAM
2 PARTS COMPOSTED COW MANURE
1 PART PEAT MOSS
1 PART BEACH WASHED SAND
.50 KILOS/CUBIC METER(1 LB. BONE MEAL PER CUBIC YARD SOIL)

2 STANDARD SHRUB PLANTING

N.T.S. 329333.Ø1–Ø1

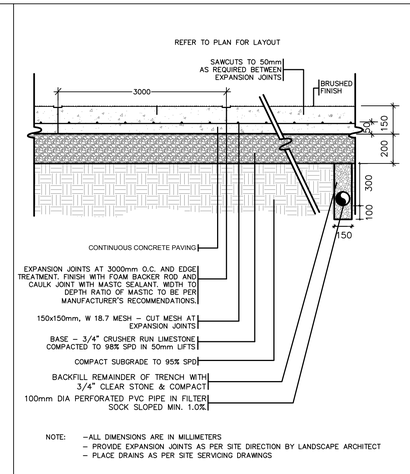


NOTES:
1. STAKES & ROPE TO BE REMOVED AT END OF ONE YEAR
2. THE USE OF AUGERS OR TREE SPADES FOR EXCAVATING TREE PITS IS NOT PERMITTED
3. WATER WELL UPON COMPLETION
4. EXCAVATE TREE PIT TO 1800mm DIA. MIN. REMOVE ANY EXCESS SOIL OR RUBBISH OFF-SITE UNLESS OTHERWISE DIRECTED.
5. ALL DIMENSIONS IN MILLIMETERS

PLANTING SOIL MIX
5 PARTS DARK LOAM
2 PARTS COMPOSTED COW MANURE
1 PART PEAT MOSS
1 PART BEACH WASHED SAND
.50 KILOS/CUBIC METER (1LB. BONE MEAL PER CUBIC YARD SOIL)

3 CONIFEROUS TREE PLANTING

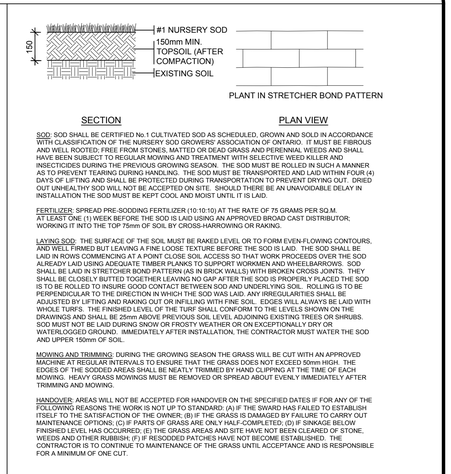
N.T.S. WOOD STAKE AND HEMP ROPE 329344.01-01



NOTE: –ALL DIMENSIONS ARE IN MILLIMETERS
– PROVIDE EXPANSION JOINTS AS PER SITE DIRECTION BY LANDSCAPE ARCHITECT
– PLACE DRAINS AS PER SITE SERVICING DRAWINGS

4 NATURAL CONCRETE PAD WITH OPTIONAL DRAIN

N.T.S 321313.13–Ø5



PLANT IN STRETCHER BOND PATTERN

SECTION

PLAN VIEW

SOD: SOD SHALL BE CERTIFIED No.1 CULTIVATED SOD AS SCHEDULED, GROWN AND SOLD IN ACCORDANCE WITH CLASSIFICATION OF THE NURSERY SOD GROWERS' ASSOCIATION OF ONTARIO. IT MUST BE FIBROUS AND WELL ROOTED, FREE FROM STONES, MATTED OR DEAD GRASS AND PERENNIAL WEEDS AND SHALL HAVE BEEN SUBJECT TO REGULAR MOWING AND TREATMENT WITH SELECTIVE WEED KILLER AND INSECTICIDES DURING THE PREVIOUS GROWING SEASON. THE SOD MUST BE ROLLED IN SUCH A MANNER AS TO PREVENT TEARING DURING HANDLING. THE SOD MUST BE TRANSPORTED AND LAID WITHIN FOUR (4) DAYS OF LIFTING AND SHALL BE PROTECTED DURING TRANSPORTATION TO PREVENT DRYING OUT. DRIED OUT UNHEALTHY SOD WILL NOT BE ACCEPTED ON SITE. SHOULD THERE BE AN UNAVOIDABLE DELAY IN INSTALLATION THE SOD MUST BE KEPT COOL AND MOIST UNTIL IT IS LAID.

FERTILIZER: SPREAD PRE-SODDING FERTILIZER (10:10:10) AT THE RATE OF 75 GRAMS PER SQ.M. AT LEAST ONE (1) WEEK BEFORE THE SOD IS LAID USING AN APPROVED BROAD CAST DISTRIBUTOR; WORKING IT INTO THE TOP 75mm OF SOIL BY CROSS-HARROWING OR RAKING.

LAYING SOD: THE SURFACE OF THE SOIL MUST BE RAKED LEVEL OR TO FORM EVEN-FLOWING CONTOURS, AND WELL FIRMED BUT LEAVING A FINE LOOSE TEXTURE BEFORE THE SOD IS LAID. THE SOD SHALL BE LAID IN ROWS COMMENCING AT A POINT CLOSE SOIL ACCESS SO THAT WORK PROCEEDS OVER THE SOD ALREADY LAID USING ADEQUATE TIMBER PLANKS TO SUPPORT WORKMEN AND WHEELBARROWS. SOD SHALL BE LAID IN STRETCHER BOND PATTERN (AS IN BRICK WALLS) WITH BROKEN CROSS JOINTS. THEY SHALL BE CLOSELY BUTTED TOGETHER LEAVING NO GAP AFTER THE SOD IS PROPERLY PLACED THE SOD IS TO BE ROLLED TO INSURE GOOD CONTACT BETWEEN SOD AND UNDERLYING SOIL. ROLLING IS TO BE PERPENDICULAR TO THE DIRECTION IN WHICH THE SOD WAS LAID. ANY IRREGULARITIES SHALL BE ADJUSTED BY LIFTING AND RAKING OUT OR INFILLING WITH FINE SOIL. EDGES WILL ALWAYS BE LAID WITH WHOLE TURFS. THE FINISHED LEVEL OF THE TURF SHALL CONFORM TO THE LEVELS SHOWN ON THE DRAWINGS AND SHALL BE 25mm ABOVE PREVIOUS SOIL LEVEL ADJOINING EXISTING TREES OR SHRUBS. SOD MUST NOT BE LAID DURING SNOW OR FROSTY WEATHER OR ON EXCEPTIONALLY DRY OR WATERLOGGED GROUND. IMMEDIATELY AFTER INSTALLATION, THE CONTRACTOR MUST WATER THE SOD AND UPPER 150mm OF SOIL.

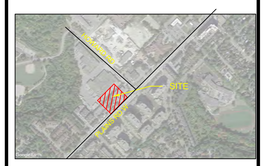
MOWING AND TRIMMING: DURING THE GROWING SEASON THE GRASS WILL BE CUT WITH AN APPROVED MACHINE AT REGULAR INTERVALS TO ENSURE THAT THE GRASS DOES NOT EXCEED 60mm HIGH. THE EDGES OF THE SODDED AREAS SHALL BE NEATLY TRIMMED BY HAND CLIPPING AT THE TIME OF EACH MOWING. HEAVY GRASS MOWINGS MUST BE REMOVED OR SPREAD ABOUT EVENLY IMMEDIATELY AFTER TRIMMING AND MOWING.

HANDOVER: AREAS WILL NOT BE ACCEPTED FOR HANDOVER ON THE SPECIFIED DATES IF FOR ANY OF THE FOLLOWING REASONS THE WORK IS NOT UP TO STANDARD: (A) IF THE SWARD HAS FAILED TO ESTABLISH ITSELF TO THE SATISFACTION OF THE OWNER; (B) IF THE GRASS IS DAMAGED BY FAILURE TO CARRY OUT MAINTENANCE OPTIONS; (C) IF PARTS OF GRASS ARE ONLY HALF-COMPLETED; (D) IF SINKAGE BELOW FINISHED LEVEL HAS OCCURRED; (E) THE GRASS AREAS AND SITE HAVE NOT BEEN CLEARED OF STONE, WEEDS AND OTHER RUBBISH; (F) IF RESODDED PATCHES HAVE NOT BECOME ESTABLISHED. THE CONTRACTOR IS TO CONTINUE TO MAINTENANCE OF THE GRASS UNTIL ACCEPTANCE AND IS RESPONSIBLE FOR A MINIMUM OF ONE CUT.

5 SOD OVER 150MM TOPSOIL

N.T.S. 329223–Ø1

LOCATION MAP



GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.

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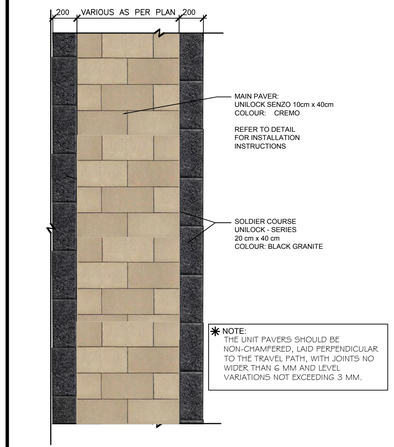
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REVISIONS

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2	2023-03-01	TIPP	KT
1	2023-01-31	LANDSCAPE PLAN	KX

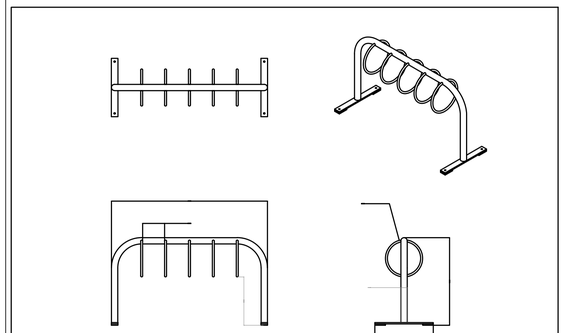
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- ☐ CONCEPTUAL
- ☐ PRELIMINARY
- ☒ SITE PLAN
- ☐ PERMIT
- ☐ TENDER
- ☐ CONTRACT
- ☐ CONSTRUCTION
- ☐ AS-BUILT



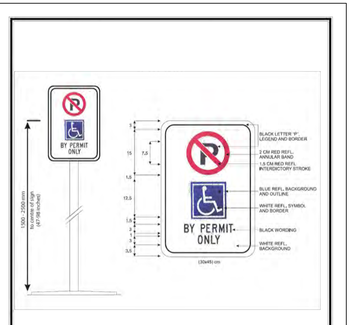
6 UNILOCK PAVER PATTERN - SENZO AND SERIES

N.T.S. 321413.03-82



7 MAGLIN BIKE RACK MBR-300-00007

N.T.S. 129343.50-41



The Corporation of the City of Burlington

Designated Accessible Sign Guidelines

Legal Accessible Sign
- 45cm (18") long and 30cm (12") wide
- made of aluminum with Scotch Light reflective vinyl background & lettering
- visible day and night (reflectorized or illuminated)
- have a white background
- have the proper symbols and lettering:
  - "No Parking" with red circle with black "P"
  - "International Accessible" be blue & white
  - "By Permit Only" in black lettering.

Location of Accessible Parking Sign
- posted at each legally designated Accessible Parking space
- affixed to a stationary post or building wall so the bottom of sign is 1.5m (4.9 ft) above grade level (see diagram)
- face each parking spot to ensure visibility by any driver while in their vehicle.

Number of Accessible Parking Spaces
- posted in accordance with the City of Burlington Zoning By-law 2020:
  - 5 to 50 parking spaces – provide 1 accessible parking space
  - 51 to 90 parking spaces – provide 2 accessible parking spaces
  - over 90 parking spaces – 3% of parking spaces shall be designated for accessible parking purposes
  - where outpatient services are provided, accessible parking shall be a minimum of 10% of required parking
  - medical offices and institutional users shall provide a minimum of one accessible parking space.

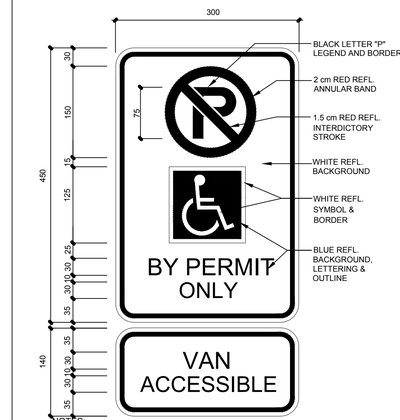
Dimensions of Accessible Parking Spaces
- single space - have a minimum width of 4.75m (16 Ft)
- double spaces - have adjoining spaces of a minimum combined width of 7.5m (25 Ft).

Sign & Post Availability
1. Signs are also available from various sign shops... refer to Yellow Pages.
2. The City of Burlington, contact Roads & Parks Maintenance Centre
   - 3330 Harvester Road, Stockroom *(entrance off of Harvester Rd)*
   - Hours of Operation are 7:00 am – 3:00 pm
   - Enquiries, call 905-333-6178 or 905-333-6179
   - fax Sign Order to Stockroom at 905-634-8937
   - stockroom staff **will call customer when sign is ready for pick up & costs**
   - customer is responsible for installing these signs and/or posts.

Burlington

8 ACCESSIBLE PARKING SIGN - CITY OF BURLINGTON

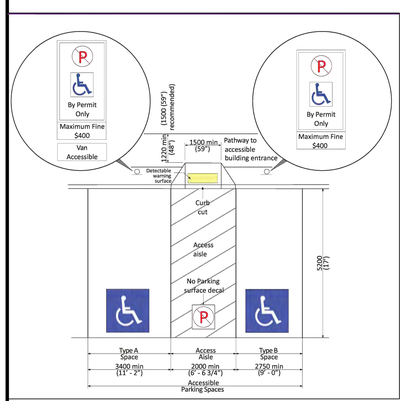
N.T.S. 324101–Ø3



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
2. SIGN TO BE MOUNTED TO EITHER A 3650x75mm OD GALVANIZED STEEL POST OR OTHER FACE AT 1800mm HT. MIN.

9 VAN ACCESSIBLE PARKING SIGN

N.T.S. 324123.Ø3–72



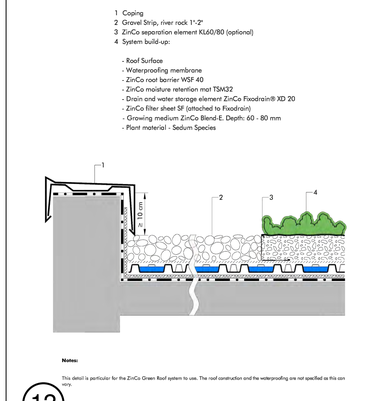
10 STANDARD ACCESSIBLE PARKING STALL

N.T.S. CITY OF BURLINGTON 32 4102-15



11 ZINCO SEDUM ROOF - FIXODRAIN XD20 - MATERIAL AND PLANTING DATA SHEETS

N.T.S. 320305–31



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.

12

320305–27

ZinCo
Scale: as 1:5
System: Sedum Roof with Fixodrain ® XD 20
Title: Parapet Gravel
Drawn by: ZinCo Canada Inc.
Date: 11.10.2017
Company: ZinCo Canada Inc. · P.O. Box 29 Carlisle, ON, Canada L0R 1H0 Phone 905-690-1561 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.

TYLER J. MAIN
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
OALA
MEMBER

HKLA
HENRY KORTEKAAS · ASSOCIATES INC
Landscape Architects & Consulting Arborists
230 Westney Road S Unit 308, Ajax, ON L1S 7J5
O: (905) 839-5599 ⍑ Email: info@hkla.ca ⍑ Web: www.hkla.ca

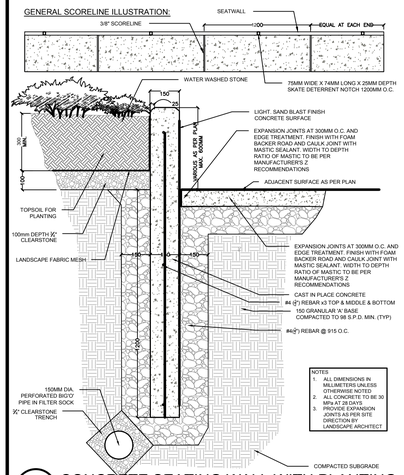
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PROJECT: SPA FILE #
153 PLAINS RD W
Burlington, ON

DRAWING: DETAIL PLAN

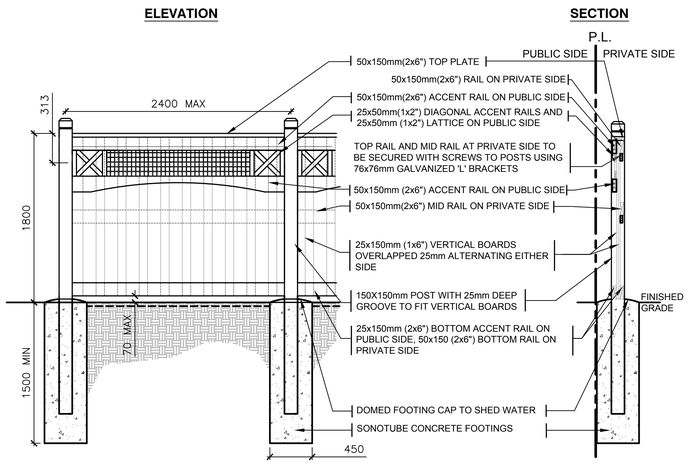
DRAWN BY: KX	SCALE:
CHECKED BY: TM	DATE: 2023-01-06
JOB NO.: 2022-142	L-D1 DRAWING 7 of 8

File #2022-142.dwg



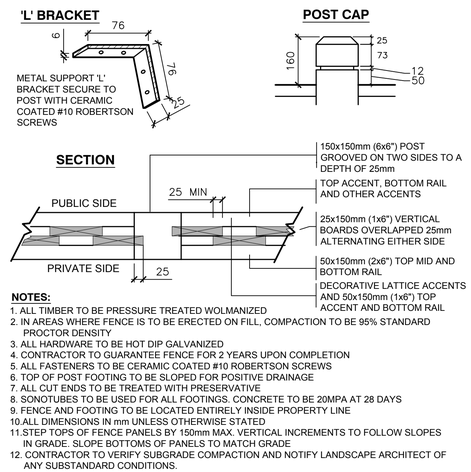
1 CONCRETE SEATING WALL WITH PLANTING

N.T.S. 322011.10-19



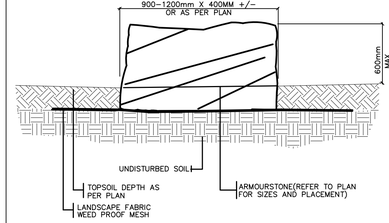
2 1.8M HT. DECORATIVE PRIVACY FENCE

N.T.S. 150 x 150mm POST 323129.16-82



NOTES:

1. ALL TIMBER TO BE PRESSURE TREATED WOLMANIZED
2. IN AREAS WHERE FENCE IS TO BE ERECTED ON FILL, COMPACTION TO BE 95% STANDARD PROCTOR DENSITY
3. ALL HARDWARE TO BE HOT DIP GALVANIZED
4. CONTRACTOR TO GUARANTEE FENCE FOR 2 YEARS UPON COMPLETION
5. ALL FASTENERS TO BE CERAMIC COATED #10 ROBERTSON SCREWS
6. TOP OF POST FOOTING TO BE SLOPED FOR POSITIVE DRAINAGE
7. ALL CUT ENDS TO BE TREATED WITH PRESERVATIVE
8. SONOTUBES TO BE USED FOR ALL FOOTINGS. CONCRETE TO BE 20MPA AT 28 DAYS
9. FENCE AND FOOTING TO BE LOCATED ENTIRELY INSIDE PROPERTY LINE
10. ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED
11. STEP TOPS OF FENCE PANELS BY 150mm MAX. VERTICAL INCREMENTS TO FOLLOW SLOPES IN GRADE. SLOPE BOTTOMS OF PANELS TO MATCH GRADE
12. CONTRACTOR TO VERIFY SUBGRADE COMPACTION AND NOTIFY LANDSCAPE ARCHITECT OF ANY SUBSTANDARD CONDITIONS.

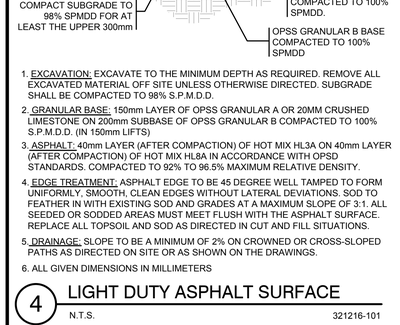


ARMOURSTONE:
CONTRACTOR TO RECIEVE APPROVAL OF ROCKS APPEARANCE, LOCATION AND POSITIONING PRIOR TO INSTALLATION. BURY ROCKS 1/4 TO RETAIN A NATURAL APPEARANCE.

SUBGRADE:
ENSURE SUBGRADE IS COMPACTED AND FIRM ENOUGH TO ACT AS A BASE FOR THE ROCKS.

3 ARMOURSTONE IN PLANTING BED

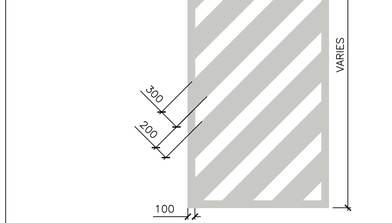
N.T.S. WITH LANDSCAPE FABRIC 32211Ø-1Ø



1. EXCAVATION: EXCAVATE TO THE MINIMUM DEPTH AS REQUIRED. REMOVE ALL EXCAVATED MATERIAL OFF SITE UNLESS OTHERWISE DIRECTED. SUBGRADE SHALL BE COMPACTED TO 98% S.P.M.D.D.
2. GRANULAR BASE: 150mm LAYER OF OPSS GRANULAR A OR 20MM CRUSHED LIMESTONE ON 200mm SUBBASE OF OPSS GRANULAR B COMPACTED TO 100% S.P.M.D.D. (IN 150mm LIFTS)
3. ASPHALT: 40mm LAYER (AFTER COMPACTION) OF HOT MIX HL3A ON 40mm LAYER (AFTER COMPACTION) OF HOT MIX HL8A IN ACCORDANCE WITH OPSD STANDARDS. COMPACTED TO 92% TO 96.5% MAXIMUM RELATIVE DENSITY.
4. EDGE TREATMENT: ASPHALT EDGE TO BE 45 DEGREE WELL TAMPED TO FORM UNIFORMLY, SMOOTH, CLEAN EDGES WITHOUT LATERAL DEVIATIONS. SOD TO FEATHER IN WITH EXISTING SOD AND GRADES AT A MAXIMUM SLOPE OF 3:1. ALL SEEDED OR SODDED AREAS MUST MEET FLUSH WITH THE ASPHALT SURFACE. REPLACE ALL TOPSOIL AND SOD AS DIRECTED IN CUT AND FILL SITUATIONS.
5. DRAINAGE: SLOPE TO BE A MINIMUM OF 2% ON CROWNED OR CROSS-SLOPED PATHS AS DIRECTED ON SITE OR AS SHOWN ON THE DRAWINGS.
6. ALL GIVEN DIMENSIONS IN MILLIMETERS

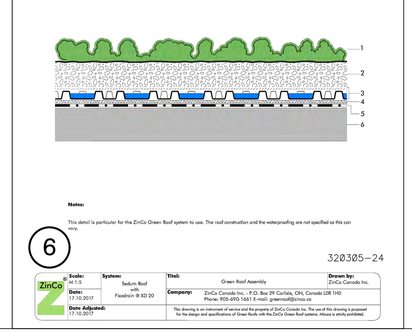
4 LIGHT DUTY ASPHALT SURFACE

N.T.S. 321216-101



5 PAINTED LINES

N.T.S. 324143-13



Notes:

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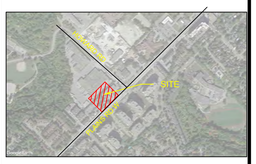
6

320305-24

ZinCo	Scale: at 1:5	Systems: Sedum Roof with Floodrain ® XD 20	Titel: Green Roof Assembly
	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.

Drawn by: ZinCo Canada Inc.

LOCATION MAP



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- [x] SITE PLAN
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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
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HENRY KORTEKAAS ASSOCIATES INC.
HKLA
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PROJECT: SPA FILE #

153 PLAINS RD W
Burlington, ON

DRAWING: DETAIL PLAN

DRAWN BY: KX	SCALE:	L-D2	
CHECKED BY: TM	DATE: 2023-01-06	DRAWING 8 of 8	
JOB NO.: 2022-142			

File #2022-142.dwg