4495 NORTH SERVICE ROAD - BURLINGTON

INDUSTRIAL DEVELOPMENT

A PROJECT OF

DREAM UNLIMITED
30 ADELAIDE STREET E, SUITE 301
TORONTO, ON M5C 3H1

PROJECT ISSUANCE ZBA
ISSUANCE DATE 2026-06-25

LANDSCAPE ARCHITECT

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
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REVISIONS

1 ISSUED FOR ZBA 2026-06-25

PHASE
ZBA PHASE

PROJECT NUMBER
PROJECT 26-118



DRAWING LIST	
Sheet Number	Sheet Title
LC.000	COVER SHEET
LS.000	LANDSCAPE NOTES AND SCHEDULES
LS.100	OVERALL LANDSCAPE PLAN
LS.101	LANDSCAPE ENLARGEMENT PLAN

GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
2. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION, INCLUDING ANY TEST PIT EXCAVATIONS TO VERIFY EXACT LOCATIONS.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
5. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES .
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO PUT EXISTING ELEMENTS BACK TO THERE EXISTING CONDITION BEFORE DAMAGE OCCURED, AT NO COST TO THE OWNER.
7. EXISTING BASE INFORMATION INCLUDING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED FROM A TOPOGRAPHIC SURVEY OR DIGITAL MAP OWNERS GROUP (DMOG) DIGITAL MAPPING. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
8. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ANY RELATED DOCUMENTS FROM OTHER PROJECT CONSULTANTS.
9. CONTRACTOR SHALL; PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.
10. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
11. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
12. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR REVIEW PRIOR TO PLACING ORDERS.
13. ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
14. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
15. ALL DRAWING SCALES PROVIDED (TEXT AND GRAPHIC) THROUGHOUT THIS DOCUMENT SET ARE ESTABLISHED AND SET PER FULL SHEET SIZE DOCUMENTS. REDUCED PRODUCTION SETS ARE NOT PER NOTED SCALES.

GENERAL PLANTING NOTES:

1. ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
2. IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
3. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
4. VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES IN FIELD, REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
5. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
6. CONTRACTOR IS RESPONSIBLE FOR SPREADING TOPSOIL AND PLANTING SOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
7. LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOIL USED ON PROJECT. COPIES OF SOIL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
8. PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
9. BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
11. ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
12. FINISH GRADES (TOP OF MULCH) SHALL BE 35mm BELOW FINISH PAVING SURFACE IN ALL PLANTING AREAS.
13. FINISH SURFACE GRADES OF ALL TURF AREAS SHALL BE 12mm BELOW ADJACENT FINISH PAVING SURFACE, UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL PLANTING AREAS. REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE A SMOOTH GRADE PRIOR TO PLANTING. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
15. CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS REMAIN CLEAR OF LITTER AND WEEDS DURING CONSTRUCTION.
16. ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
17. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 75mm DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.
18. ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 75mm THICK LAYER OF LANDSCAPE MULCH.
19. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
20. CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
21. WHERE PROJECT SITE IS TO BE SODDED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOD IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
22. CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
23. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.

LAYOUT/DIMENSION CONTROL NOTES:

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF FOUNDATION AND SITE WALLS, AND BACK OF CURBS, UNLESS OTHERWISE INDICATED.
2. THE CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES BETWEEN PLAN, FIELD AND DETAIL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
3. ALL DIMENSIONS ARE TAKEN PERPENDICULAR UNLESS OTHERWISE NOTED.
4. DIMENSIONS NOTED AS "EQUAL" OR "EQ", REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO SUBJECT CENTER LINES AND OTHER NOTED DIMENSIONAL CONTROLS.
5. INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES IN RELATION TO CONTEXT UNLESS OTHERWISE NOTED.
6. DIMENSIONAL COORDINATE POINTS ARE IN NORTHING AND EASTING UNITS.
7. WRITTEN DIMENSIONS SHALL SUPERCEDE DRAWING MEASUREMENTS.

Landscape Architect

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Revisions

2	ISSUED FOR ZBA	2026-06-25	CR
1	ISSUED FOR REVIEW	2026-05-28	CR

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID B. JONAS
OALA MEMBER

Keymap



Scale

Phase **North**

ZBA PHASE

Drawing Name

LANDSCAPE NOTES AND SCHEDULES

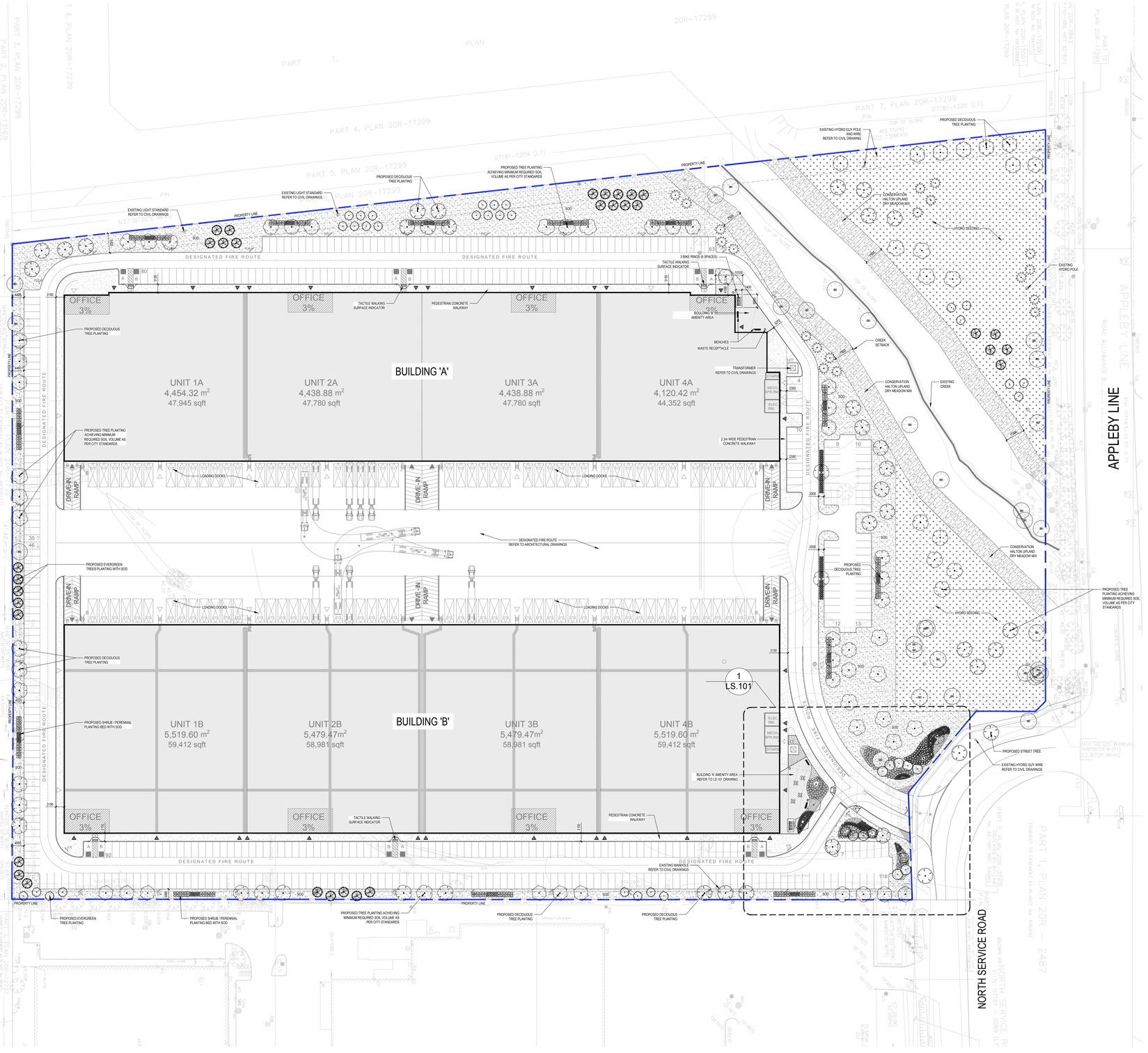
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LEGEND

- PROPERTY LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PEDESTRIAN CONCRETE PAVING
- PEDESTRIAN UNIT PAVER
- SOD
- HYDRO SEEDING
- CONSERVATION HALTON APPROVED SEED MIX
- BIKE RINGS
- WASTE RECEPTACLE & BENCH
- TABLE AND CHAIR SEATING
- EXISTING TREE TO BE PRESERVED REFER TO ARBORIST REPORT AND TIPP FOR TPZ AND REMOVALS

RECOMMENDED PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
DECIDUOUS TREES	
	ACER RUBRUM / RED MAPLE
	AMELANCHIER CANADENSIS / MULTI-TRUNK SHADBLOW SERVICEBERRY
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST
	GYMNOCLADUS DIOICA / KENTUCKY COFFEE TREE
	LIRIODENDRON TULIPIFERA / TULIP TREE
	QUERCUS MACROCARPA / BURR OAK
EVERGREEN TREES	
	PICEA GLAUCA / WHITE SPRUCE
	PICEA OMORIKA / SERBIAN SPRUCE
	PINUS STROBUS / WHITE PINE
DECIDUOUS SHRUBS	
	CORNUS STOLONIFERA / RED OSIER DOGWOOD
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY
GRASSES	
	ELYMUS ARENARIUS 'GLAUCUS' / BLUE LYME GRASS
EVERGREEN	
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER
	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW
SHRUB AREAS	
	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT
PERENNIALS	
	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE

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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — DAVID S. JOHNS — OALA MEMBER

Keymap



Scale

0 10M 25M 50M

1:750

Phase

ZBA PHASE

North

Drawing Name

OVERALL LANDSCAPE PLAN

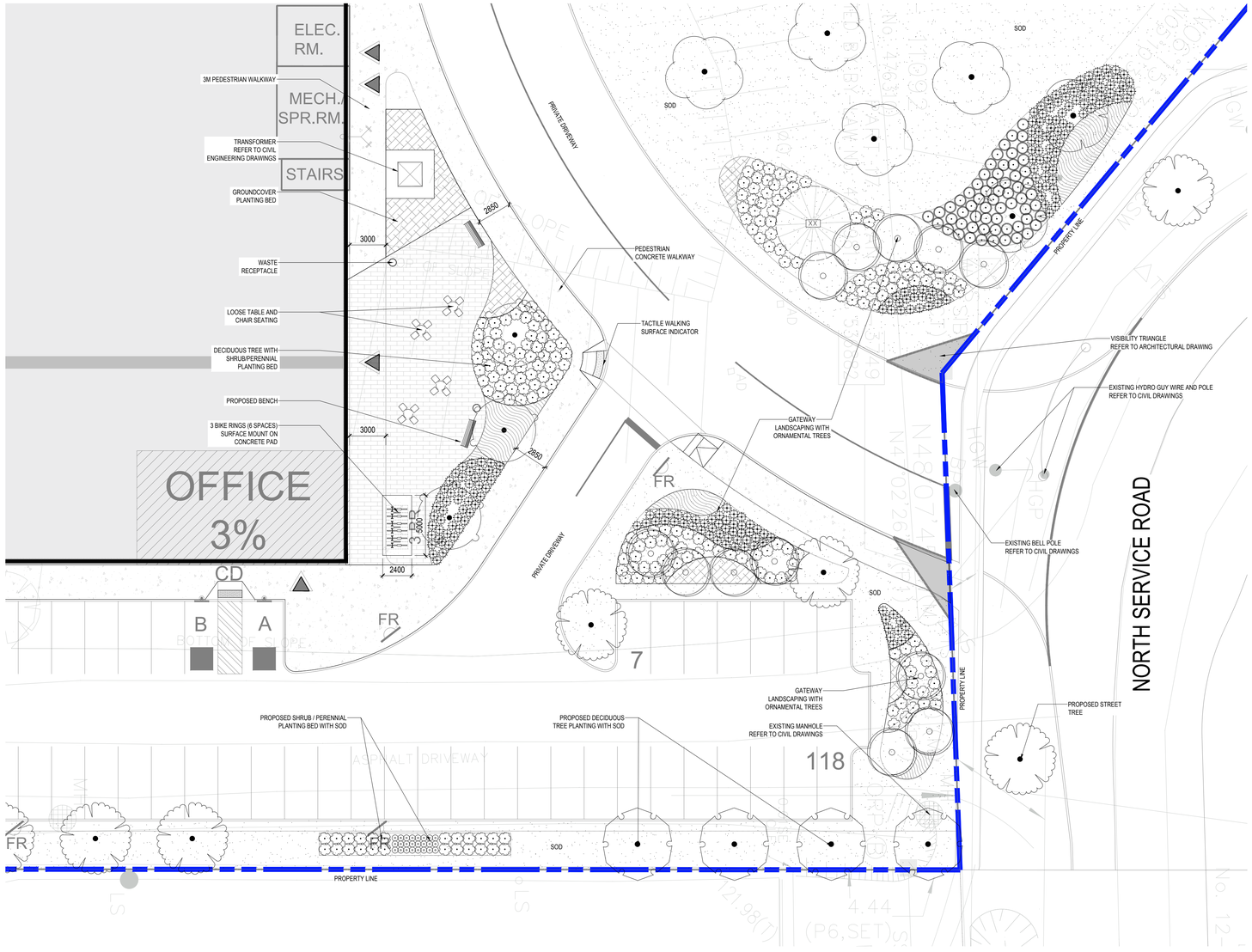
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1 LANDSCAPE ENLARGEMENT PLAN

1:200

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Phase

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North

Drawing Name

LANDSCAPE ENLARGEMENT PLAN

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