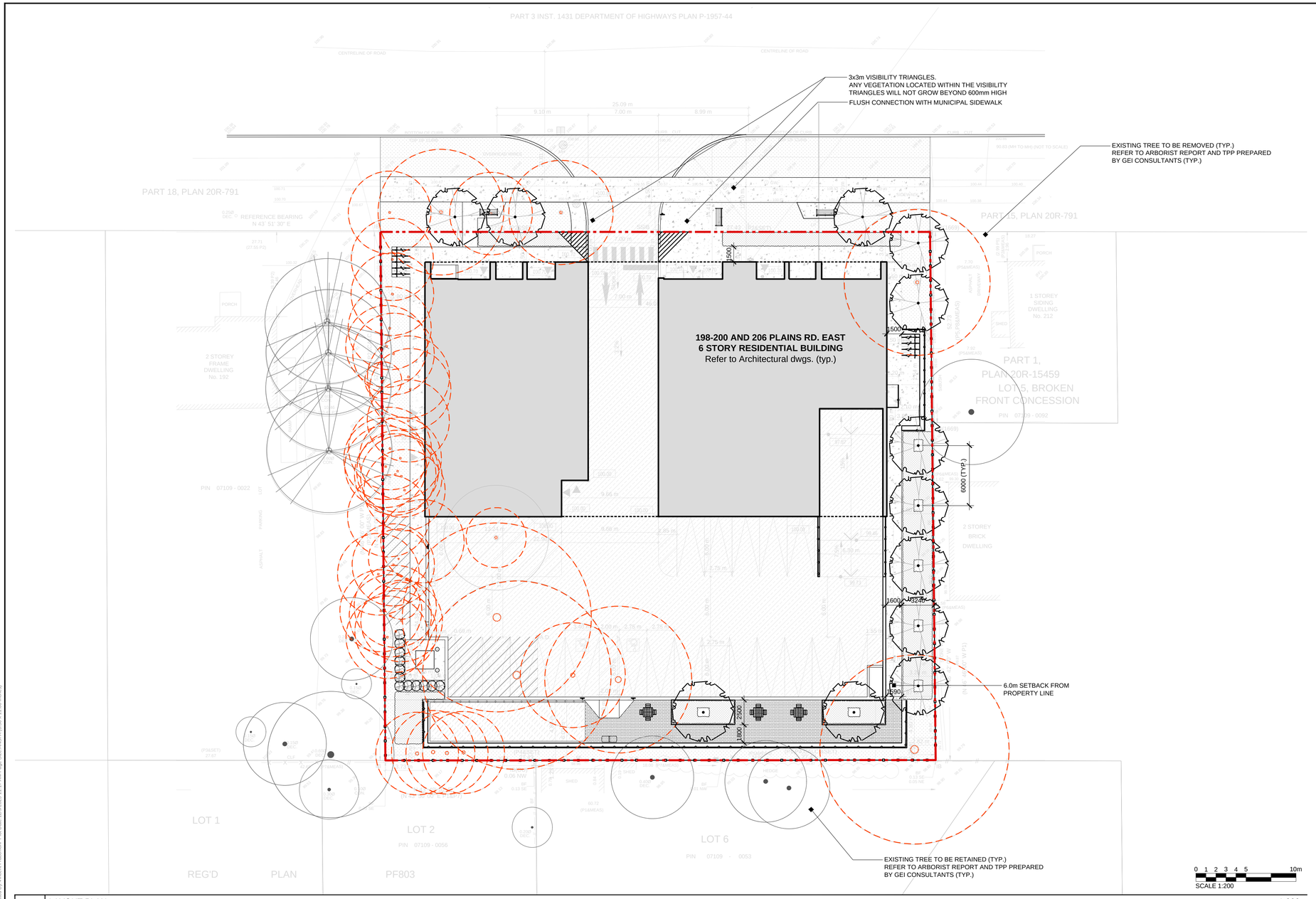


1 LAYOUT PLAN 1:200

KEY PLAN:



LEGEND

LIMITS
- PROPERTY LINE
- PROPOSED 1.8m WOOD PRIVACY FENCE
- PROPOSED METAL GUARD RAILING
- PROPOSED 1.2m METAL DECORATIVE FENCE

SURFACES & SITE FURNITURE
- CONCRETE
- UNIT PAVING
- ASPHALT
- SNOW STORAGE AREA
- ARTIFICIAL TURF
- BENCH
- CLUSTER SEATING
- BICYCLE RACK
- TRASH RECEPTACLE
- CURB RAMP

PLANTING
- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- SOD
- PERENNIALS AND SHRUBS
- PERENNIALS MASS

PROJECT TEAM

ARCHITECT
HATEM NASSIF ARCHITECTS

LANDSCAPE ARCHITECT:
SDG LANDSCAPE ARCHITECTS

PLANNING
LANDWISE

ARBORIST:
GEI CONSULTANTS

PROJECT MANAGER
CONCEPT LINES INC.

NO.	DATE	ISSUE / REVISION	BY
04	2025.12.09	ISSUED FOR OPA/ZBA	VF
03	2025.10.15	ISSUED FOR COORDINATION	VF
02	2025.07.18	ISSUED FOR UDAP	VF
01	2025.06.17	ISSUED FOR COORDINATION	VF

MARK VOID ALL COPIES PRIOR FINAL DATE

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY & IS THE PROPERTY OF SDG LANDSCAPE ARCHITECTS (SDG). REPRODUCTION OF THIS DRAWING, OR USE FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY SDG LIMITED IS STRICTLY FORBIDDEN. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF SDG AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF SDG. ALL DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY. THIS DRAWING IS NOT TO BE SCALED DIRECTLY. REPORT ALL ERRORS AND OMISSIONS TO SDG IMMEDIATELY. THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, NOTES AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.

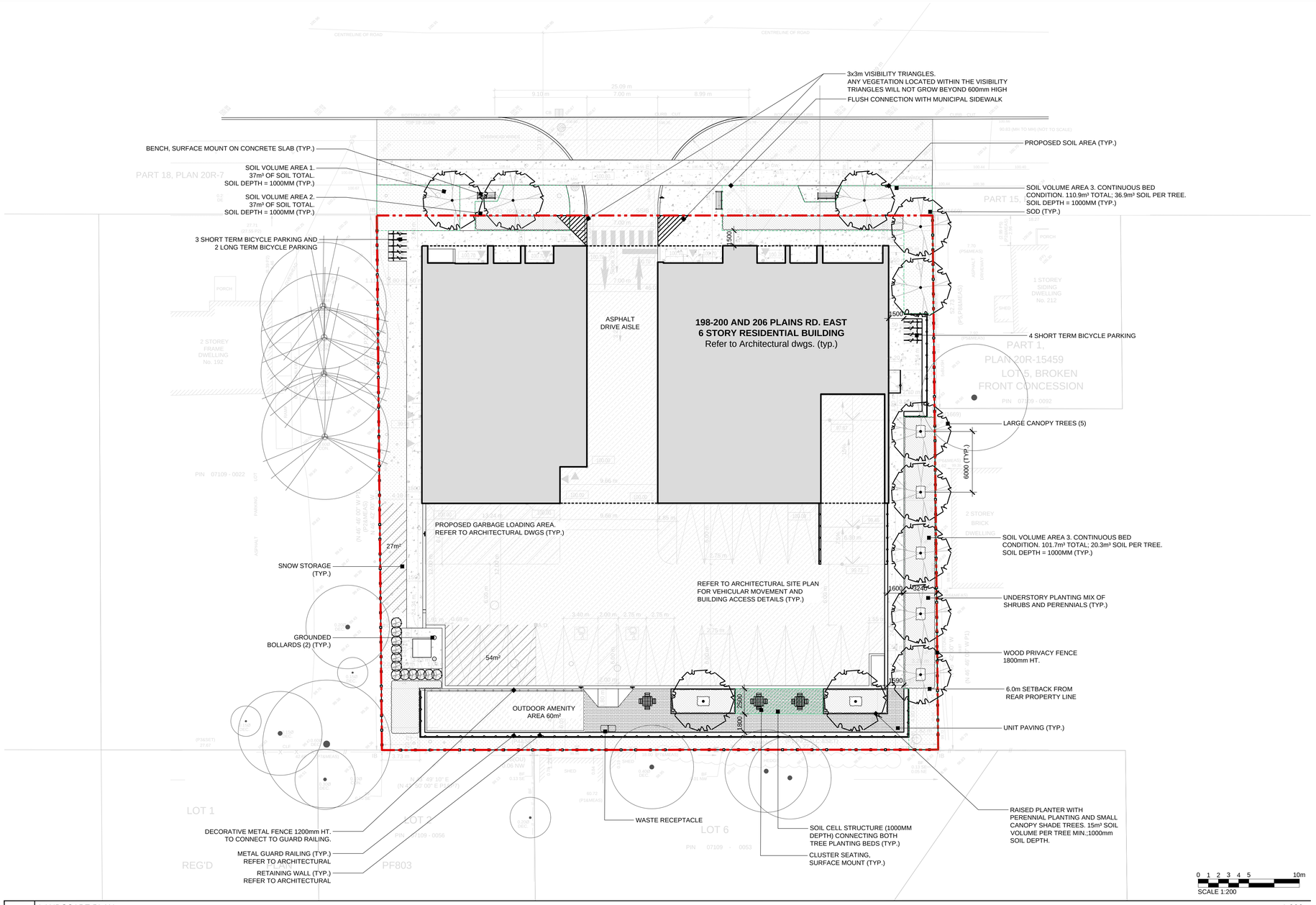
SDG LANDSCAPE ARCHITECTS
761 BRANT STREET | SUITE 202 | BURLINGTON, ON | L7R 2H4
905.634.3110 | SEFERIANDESIGN.COM

PROJECT:
PLAINS LAKE CONDOMINIUM
198-200 & 206 PLAINS ROAD
BURLINGTON, ON L7T 2C3

SHEET TITLE:
LAYOUT PLAN

SCALE:	1:200	SHEET NO:	
DRAWN BY:	JC		
CHECKED BY:	HS		
DATE:	25.12.09		G100
SDG FILE NO:	25-015		

I:\Projects 3\2025\25-015 - 198-200 & 206 Plains Road East\Drawings\CAD\25-015_LANDSCAPE PLANS.dwg Plotted By Vincent Fiaschetti on 2025/12/09 11:17 AM Plot Scale 1:1 (1 = 1) Plot Size ANSI A (8.5in x 11.00 in/mm)



1 LANDSCAPE PLAN

1:200

KEY PLAN:



LEGEND

LIMITS

- PROPERTY LINE
- PROPOSED 1.8m WOOD PRIVACY FENCE
- PROPOSED METAL GUARD RAILING
- PROPOSED 1.2m METAL DECORATIVE FENCE

SURFACES & SITE FURNITURE

- CONCRETE
- UNIT PAVING
- ASPHALT
- SNOW STORAGE AREA
- ARTIFICIAL TURF
- BENCH
- CLUSTER SEATING
- BICYCLE RACK
- TRASH RECEPTACLE
- CURB RAMP

PLANTING

- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE
- SOD
- PERENNIALS AND SHRUBS
- PERENNIALS MASS

PROJECT TEAM

ARCHITECT
HATEM NASSIF ARCHITECTS

LANDSCAPE ARCHITECT:
SDG LANDSCAPE ARCHITECTS

PLANNING
LANDWISE

ARBORIST:
GEI CONSULTANTS

PROJECT MANAGER
CONCEPT LINES INC.

NO.	DATE	ISSUE / REVISION	BY
04	2025.12.09	ISSUED FOR OPA/ZBA	VF
03	2025.10.15	ISSUED FOR COORDINATION	VF
02	2025.07.18	ISSUED FOR UDAP	VF
01	2025.06.17	ISSUED FOR COORDINATION	VF

MARK VOID ALL COPIES PRIOR FINAL DATE

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY & IS THE PROPERTY OF SDG LANDSCAPE ARCHITECTS (SDG). REPRODUCTION OF THIS DRAWING, OR USE FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY SDG LIMITED IS STRICTLY FORBIDDEN. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF SDG AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF SDG. ALL DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY. THIS DRAWING IS NOT TO BE SCALED DIRECTLY. REPORT ALL ERRORS AND OMISSIONS TO SDG IMMEDIATELY. THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, NOTES AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.

SDG LANDSCAPE ARCHITECTS
761 BRANT STREET | SUITE 202 | BURLINGTON, ON | L7R 2H4
905.634.3110 | SEFERIANDESIGN.COM

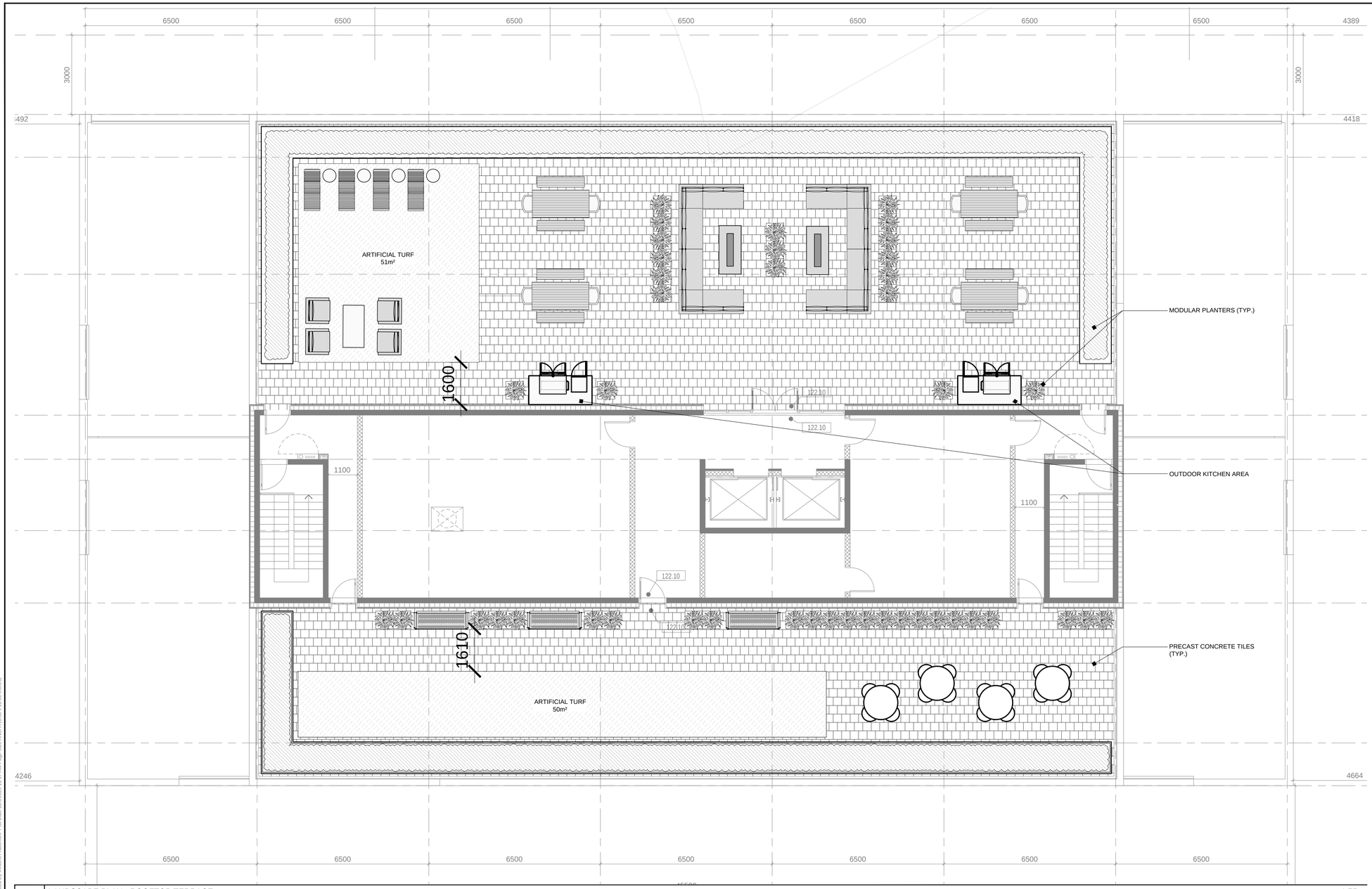
PROJECT:
PLAINS LAKE CONDOMINIUM
198-200 & 206 PLAINS ROAD
BURLINGTON, ON L7T 2C3

SHEET TITLE:
LANDSCAPE PLAN - GROUND FLOOR

SCALE:	1:200
DRAWN BY:	JC
CHECKED BY:	HS
DATE:	25.12.09
SDG FILE NO:	25-015

SHEET NO:
L100

Eric Roth, W:\Projects_3\2025\25-015 | 198-200 & 206 Plains Road East\Drawings\CAD\25-015_LANDSCAPE PLANS.dwg, Printed By: Vincent Facchinuti, Plot Date: 12/9/2025 11:17 AM Page Size: ANSI A (8.50 x 11.00 inches)



1 LANDSCAPE PLAN - ROOFTOP TERRACE 1:75

KEY PLAN:



LEGEND

LIMITS
- PROPERTY LINE

SURFACES & SITE FURNITURE
- CONCRETE
- PRECAST CONCRETE TILES
- ARTIFICIAL TURF
- BENCH
- CLUSTER SEATING
- TRASH RECEPTACLE

PLANTING
- PERENNIALS AND SHRUBS
- PERENNIALS MASS

PROJECT TEAM

ARCHITECT
HATEM NASSIF ARCHITECTS

LANDSCAPE ARCHITECT:
SDG LANDSCAPE ARCHITECTS

PLANNING
LANDWISE

ARBORIST:
GEI CONSULTANTS

PROJECT MANAGER
CONCEPT LINES INC.

NO.	DATE	ISSUE / REVISION	BY
04	2025.12.09	ISSUED FOR OPA/ZBA	VF
03	2025.10.15	ISSUED FOR COORDINATION	VF
02	2025.07.18	ISSUED FOR UDAP	VF
01	2025.06.17	ISSUED FOR COORDINATION	VF

MARK VOID ALL COPIES PRIOR FINAL DATE

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY & IS THE PROPERTY OF SDG LANDSCAPE ARCHITECTS (SDG). REPRODUCTION OF THIS DRAWING, OR USE FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY SDG LIMITED IS STRICTLY FORBIDDEN. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF *SDG* AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF SDG. ALL DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, THIS DRAWING IS NOT TO BE SCALED DIRECTLY, REPORT ALL ERRORS AND OMISSIONS TO SDG IMMEDIATELY. THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, NOTES AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.

SDG LANDSCAPE ARCHITECTS
761 BRANT STREET | SUITE 202 | BURLINGTON, ON | L7R 2H4
905.634.3110 | SEFERIANDESIGN.COM

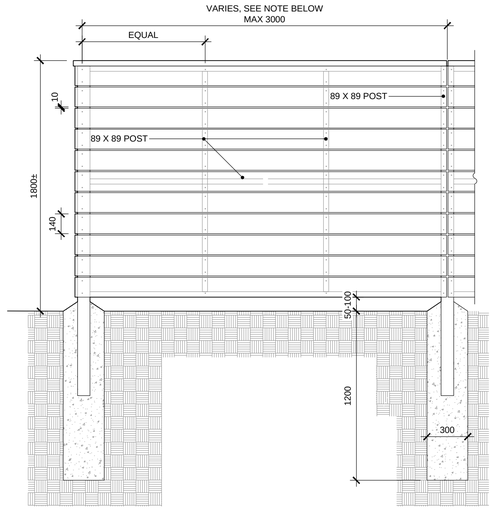
PROJECT:
PLAINS LAKE CONDOMINIUM
198-200 & 206 PLAINS ROAD
BURLINGTON, ON L7T 2C3

SHEET TITLE:
LANDSCAPE PLAN - ROOFTOP TERRACE

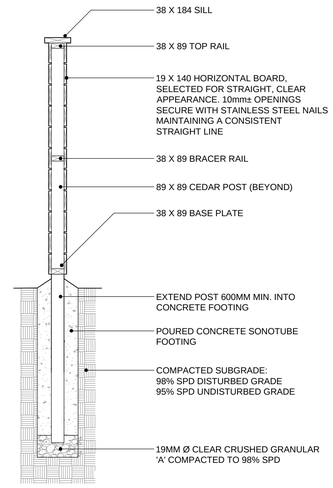
SCALE:	1:75
DRAWN BY:	JC
CHECKED BY:	HS
DATE:	25.12.09
SDG FILE NO:	25-015

SHEET NO: L101

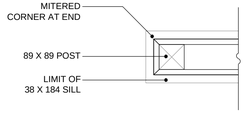
Eric Park W:\Projects_3\2025\25-015 | 198-200 & 206 Plains Road East\Drawings\CAD\CS-015_LANDSCAPE PLANS.dwg Plotted By: Vincent Facchinon Plot Date: 12/9/2025 11:17 AM Page Size: ANSI A (8.50 x 11.00 inches)



ELEVATION



SECTION



PLAN - ENLARGEMENT

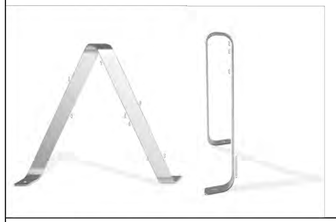
TYPICAL WOOD NOTES:

1. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO BUILDING CODE AND LOCAL BY-LAWS.
2. ALL WOOD TO BE CEDAR, SELECTED MAINLY FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANE AND BARK POCKETS. ALL TORN GRAIN SHALL BE ELIMINATED BY SANDING AND PLANING. MEMBER EXHIBITING MODERATE TO HEAVY KNOTS SHALL BE WELL DISTRIBUTED THROUGHOUT THE SITE INSTALLATION. PANEL MEMBERS SHALL BE SELECT TIGHT KNOT CEDAR (NLGA 204A).
3. POSTS, BEAMS, AND BRACES TO BE STRUCTURAL CEDAR.
4. ALL WOOD SHALL BEAR THE LUMBER GRADING STAMP.
5. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% AT THE TIME OF CONSTRUCTION.
6. STAIN ALL EXPOSED FENCE MATERIAL WITH HIGH GRADE QUALITY EXTERIOR STAIN, 2 COATS OF SOLID STAIN. COLOUR TO BE SELECTED BY LANDSCAPE ARCHITECT.
7. USE A SUFFICIENT QUANTITY OF FASTENERS TO PROVIDE A SECURE, RIGID STRUCTURE.
8. ALL FASTENERS AND HARDWARE TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.
9. NAILS SHALL BE GALVANIZED ARDOX CONFORMING TO CSA STANDARD BILL.
10. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE WITH CAN / CSA G164-M92.
11. DRIVE ALL NAIL HEADS BELOW SURFACE OF WOOD. USE SUFFICIENT SIZE AND QUANTITY OF NAILS TO ENSURE A STABLE, SECURE STRUCTURE.
12. STEP FENCE PANELS MAXIMUM OF 100MM AT POSTS AS REQUIRED BY GRADE CONDITIONS. SLOPING OF PANELS MAY BE REQUIRED FOR CERTAIN GRADE CONDITIONS. FOR FENCE SITUATED ALONG >5%, BOTTOM NAILER BOARD TO RUN PARALLEL WITH GRADE. OBTAIN CONSULTANT'S APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
13. ALL LUMBER SIZES ARE ACTUAL SIZES RATHER THAN NOMINAL SIZES.
14. SECTION OF POST IMBEDDED IN CONCRETE FOOTING TO BE DIPPED IN CREOSOTE.
15. CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 25 MPA @ 28 DAYS WITH 5-7% AIR ENTERTAINMENT.
16. CONTRACTOR TO SUPPLY DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
17. SEE LAYOUT AND GRADING PLAN FOR FENCE LOCATION.

1 | PRIVACY FENCE | 1:20
WOOD | 1.8m HT. | HORIZONTAL BOARDS

3100 SERIES

MBR-3100-00002



Sustainability Facts

Unit Size	One (1) MBR-3100-00002 Bike Rack
Carbon footprint (GWP)	105 kg CO2-Eq
Measured in kilograms of carbon dioxide equivalent	
Total energy use (TPE)	1900 Mj-Eq
Measured in megajoules of energy equivalent	
Waster use (WDP)	0.722 m3 water
Measured in cubic metres of water	
Material recyclability	100%

LEED v4.1 Credits

Type III Environmental Product Declaration	☑
Material Inventory	☑
Low VOC finishes	☑
Free of Red List substances	☑

**Full EPD can be referenced for more information: https://www.eparegistration.com/maglin/*

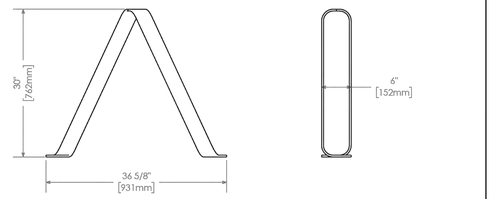
DESCRIPTION: 3100 Series - 3100 Bike Rack: Stainless Steel, Surface Mount, 2 Bike Configuration

FINISH: The bike rack is 304 stainless steel with a bead blast finish.

INSTALLATION: The bike rack is delivered pre-assembled. The bike rack comes standard as a surface mount using 2 holes (1/2") for securing to base.

TO SPECIFY: Select MBR-3100-00002

Width: 6" (15.2cm) | Height: 30" (76.2cm) | LENGTH: 36 5/8" (93.1cm) | WEIGHT: 25.8lbs (11.7kg)

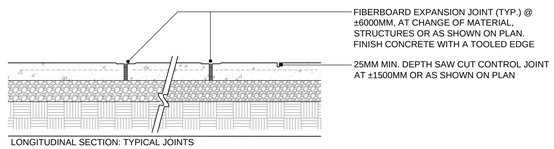


MAGLIN Site Furniture

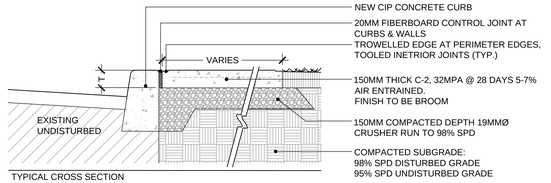
T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

- All drawings, specifications, design and details on this page remain the property of Maglin Site Furniture Inc. and may not be used without Maglin authorization.
- Details and specifications may vary due to continuing improvements of our products.

2 | BIKE RACK | NTS
SHORT-TERM | OUTDOOR



LONGITUDINAL SECTION: TYPICAL JOINTS

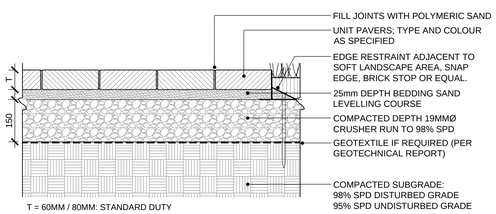


TYPICAL CROSS SECTION

NOTES:

1. THIS DETAIL IS TO BE READ IN CONJUNCTION WITH OPSD 310.010 (MOST CURRENT VERSION)
2. CONTROL AND EXPANSION JOINTS TO MEET OPSD 552.010 (MOST CURRENT VERSION)
3. CONCRETE THICKNESS (T):
   - 3.1. 150MM: PEDESTRIAN STANDARD DUTY

3 | CONCRETE SIDEWALK PAVING | 1:20
PEDESTRIAN STANDARD DUTY

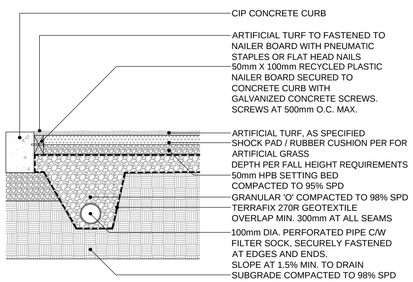


T = 60MM / 80MM: STANDARD DUTY

NOTES:

1. CONFIRM GRANULAR BASE DEPTHS WITH GEOTECHNICAL REPORT.
2. PAVER AS PER SPECIFICATION, OR APPROVED EQUAL.
   - 2.1. MANUFACTURER: TBD
   - 2.2. PAVER: TBD
   - 2.3. SIZE: TBD
   - 2.4. COLOUR: TBD
3. PAVER SAMPLE TO BE SUBMITTED AND APPROVED BY LANDSCAPE ARCHITECT.
4. REFER TO PLAN FOR PAVING PATTERN.
5. LAY PAVER FROM BUILDING FACE OUT. FORM CONCRETE TO ACCEPT PAVERS WITHOUT CUTTING.

4 | PRECAST UNIT PAVING | 1:10
PEDESTRIAN STANDARD DUTY



NOTES:

1. REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION.
2. ARTIFICIAL TURF AS PER SPECIFICATION, OR APPROVED EQUAL.
   - 2.1. MANUFACTURER: TBD
   - 2.2. TYPE: TBD
   - 2.3. COLOUR: GREEN
3. AFTER INSTALLATION, BRUSH ARTIFICIAL TURF USING POWER OR STIFF BRISTLED BROOM
4. BENDABLE COMPOSITE TO BE INSTALLED AT ALL EDGES OF ARTIFICIAL TURF.
5. **ARTIFICIAL TURF SAMPLE TO BE SUBMITTED AND APPROVED BY LANDSCAPE ARCHITECT.**

5 | PERMEABLE ARTIFICIAL TURF | 1:10
PEDESTRIAN

KEY PLAN:



LEGEND

PROJECT TEAM

ARCHITECT
HATEM NASSIF ARCHITECTS

LANDSCAPE ARCHITECT:
SDG LANDSCAPE ARCHITECTS

PLANNING
LANDWISE

ARBORIST:
GEI CONSULTANTS

PROJECT MANAGER
CONCEPT LINES INC.

NO.	DATE	ISSUE / REVISION	BY
04	2025.12.09	ISSUED FOR OPA/ZBA	VF
03	2025.10.15	ISSUED FOR COORDINATION	VF
02	2025.07.18	ISSUED FOR UDAP	VF
01	2025.06.17	ISSUED FOR COORDINATION	VF

MARK VOID ALL COPIES PRIOR FINAL DATE

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY & IS THE PROPERTY OF SDG LANDSCAPE ARCHITECTS (SDG). REPRODUCTION OF THIS DRAWING, OR USE FOR ANY OTHER PURPOSE THAN THAT AUTHORIZED BY SDG LIMITED IS STRICTLY FORBIDDEN. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF SDG AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF SDG. ALL DIMENSIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY. THIS DRAWING IS NOT TO BE SCALED DIRECTLY. REPORT ALL ERRORS AND OMISSIONS TO SDG IMMEDIATELY. THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, NOTES AND SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.

SDG LANDSCAPE ARCHITECTS
761 BRANT STREET | SUITE 202 | BURLINGTON, ON | L7R 2H4
905.634.3110 | SEFERIANDESIGN.COM

PROJECT:
PLAINS LAKE CONDOMINIUM
198-200 & 206 PLAINS ROAD
BURLINGTON, ON L7T 2C3

SHEET TITLE:
LANDSCAPE DETAILS

SCALE:	AS SHOWN
DRAWN BY:	
CHECKED BY:	
DATE:	25.12.09
SDG FILE NO:	25-015

SHEET NO: L200

File Path: W:\Projects-3\2025\25-015 - 198-200 & 206 Plains Road East\Drawings\CAD\25-015_LANDSCAPE PLANS.dwg Plotted By Vincent Franchetti Plot Date: 12/9/2025 11:17 AM Page Size ARCH A (9.00 x 11.00 Inches)