

### Legend





Plant Material Reference Key

Reference Key

Area

Detail

**Tree Protection Zone** 

Tree to Remain

Tree to Remain

Tree Protection

10m Setback from

Proposed Floodline

Prop. 1.1m HT

Fence

### Native Seed Mix Information

Refer to seed mix guidelines within the EIS Report prepared <u>General Notes:</u> by Palmer Environmental for more information.

Application Rates: The specified seed mix(es) should be applied at a rate of 22-25 kg/ha.

Cover Crop: COMMON OATS (Avena sativa) NURSE CROP • A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control. • The cover crop should be applied at a rate of 25 kg/ha .

Installations Notes:

• Ideally, sowing should take place in the fall, between Oct 15th to late November. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring. Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

Propo	sed F	Plant Material List							
KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUC	US TREE	S							
AGI	2	Acer ginnala	Amur Maple (Clump)	60 mm		B.&B.	High	No	Tree Form Multi Stem
ASC	12	Acer saccharum	Sugar Maple	70 mm		B.&B.	High	Yes	Full Form
AXF	6	Acer x freemanii 'Jeffersred'	Jeffersred Freeman Maple	70 mm		B.&B.	High	Hybrid	Full Form
CBE	7	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	70 mm		B.&B.	High	Yes	Full Form
FSY	3	Fagus sylvatica 'Fastigiata'	Columnar Beech	70 mm		B.&B.	High	Yes	Full Form
GSK	11	Gleditsia triacanthos 'Skyline'	Skyline Honey-Locust	70 mm		B.&B.	High	Yes	Full Form
GSS	1	Gleditsia triacanthos var. inermis 'Draves'	Street Keeper Honey-Locust (Clump)	60 mm		B.&B.	High	Cultivar	Tree Form Multi Stem
QRB	3	Quercus rubra	Red Oak	70 mm		B.&B.	Med.	Yes	Full Form
TAR	8	Tilia Americana 'Redmond'	Redmond Basswood	70 mm		B.&B.	High	Yes	Full Form
CONIFER	OUS TRE	ES							
PGL	5	Picea glauca	White Spruce	200 cm		B.&B.	High	Yes	Full Form
PSB	10	Pinus strobus	White Pine	200 cm		B.&B.	High	Yes	Full Form
SPECIME	N MULTIS	TEM DECIDUOUS SHRUBS		I					
ACB	8	Amelancier canadensis 'Ballerina'	Ballerina Serviceberry	200 cm		B.&B.	High	Yes	Multi Stem
CAL	3	Cornus alternifolia	Pagoda Dogwood	150 cm		B.&B.	High	Yes	Multi Stem
CCA	2	Cercls canadensis	Eastern Red Bud	180 cm	pink/pur	B.&B.	High	Yes	Tree Form
CONIFER	OUS SHR	UBS						I	1
TCF	204	Taxus x media 'Fairview'	Fairview Yew		65 cm	C.G.	Med.	No	Full Form
ТМН	172	Taxus media 'Hillii'	Hill's Yew	70 cm		C.G.	High	Yes	Full Form
	US SHRU	BS							
CNR	144	Cornus racemosa	Gray Dogwood	80 cm		C.G.	High	Yes	Full Form
CNS	237	Cornus sericea	Red Osier Dogwood	80 cm		C.G.	High	Yes	Full Form
НРВ	88	Hydrangea paniculata 'Bombshell'	Dwarf Bombshell Hydrangea	60 cm		5 gal.	High	No	Full Form
POD	31	Physocarpus opulifolius 'Diablo'	Diablo Purpleleaf Ninebark	80 cm		C.G.	High	Yes	Full Form
RHG	170	Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	60 cm		C.G.	Hiah	Yes	Full Form
SJL	210	Spirea japonica 'Little Princess'	Dwarf Red Spirea	60 cm		C.G.	Hiah	No	Full Form
SMP	132	Svringa meveri 'Palibin'	Purple Dwarf Korean Lilac	60 cm		C.G.	Hiah	No	Full Form
VTC	196	Viburmum trilobum 'Compactum'	Compact High Bush-Cranberry	70 cm		C.G.	Hiah	Yes	Full Form
GRASSE	3								
	251	Andropegen gerardii 'New Waye'	New Wave Big Bluestem			5 Gal.	Hiah	Yes	Full Form
CAC	123	Calamaarostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass			5 Gal.	Hiah	No	Full Form
DFC	71	Deschampia cespitosa				2 Gal.	High	Yes	Full Form
PAI	95	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass			2 Gal.	High	No	Full Form
GFR	243	Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal	High	Yes	Full Form
HSD	336	Hemerocallis 'Stella D'oro'	Stella D'oro (Yellow) Davilies			2 Gal	High	No	Full Form
	97	Perovskia atriplicifolia	Russian Sage			2 Gal	High	No	Full Form
PIS	51	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage			2 Gal	High	No	Full Form
	1,36	Rudbeckia fulaida var sullivantii 'Goldsturm'	Black Eved Susan			2 Gal	High	Cultivar	Full Form
NUTE: ALL	JUANTITIES	IN THE LIST OF PLANT MATERIALS ARE TO BE CHECKED BY	THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES ARE	IO RE KEPORIED IC	THE LANDSC	APE ARCHII	ECT. THE QUA	INTITIES INDI	LATED ON THE DRAWINGS SUPERCEDE THE TOTAL QUANTITIES

## • All disturbed areas should be seeded as soon as possible following the completion of works. Erosion controls must

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- remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).
- Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.
- Survey site for invasive species & remove. Clean away surface debris. This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention. • Make sure the soil and seed are in close contact by gently
- tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.

## Proposed Deciduous Tree

Proposed Coniferous Tree

Proposed Shrub/Perennial

Prop. Sodded Area Typ. Prop. Concrete

Paving Typ. Prop. Unit Paving

Naturalization Seed Mix

Proposed Planting Area

Proposed Bike Ring

Proposed Bench

## Seed Mix List

Tall Manna Grass

Virginia Wild Rye

Wild Bergamot

11 11 1 **%S%1** \*

11 11 1





170 The Donway W Suite 206. Toronto, Ontario, Canada. M3C 2G3 tel. 416.492.9966 | email. info@msla.ca Architect:



Municipality:



CVC 6 - Early Succession Wet Meadow Mix*					
Common Name	Scientific Name				
Bebb's Sedge	Carex bebbii				
Purple Stemmed Aster	Aster puniceus				
Fowl Bluegrass	Poa palustris				
Fox Sedge	Carex vulpinoidea				
Great Blue Lobelia	Lobelia siphilitica				
New England Aster	Aster novae-angliae				
Path Rush	Juncus tenuis				
Canada Goldenrod	Solidago canadensis				
Soft Rush	Juncus effusus				
Stalk-grain Sedge	Carex stipata				

Percent of Mix

5%

1%

25%

25%

1%

4%

2%

25%

1%

*Note: Developed by OSC (Ontario Seed Company)
**Mixture conforms to the TRCA Native Seed Mix Guidelines

Glyceria grandis

Elymus virginicus

Monarda fistulosa

# 12/22/20 03 Issued for Submission 12/15/20 02 Issued for Review 11/19/20 01 Issued for Review No. Revision Date North: Stamp: Project: Proposed Landscape and Site Upgrades 12148 Albion Road Caledon, Ontario **1:400** Date: Nov. 2020 Scale: D.R. Checked By: L.M. Drawn By: Drawing Title: Landscape Master Plan Project No. Sheet No. 20175 L1-01

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MARTON SMITH LANDSCAPE ARCH	ITECTS
170 The Donway W Suite 206. Toronto, Ontario, Canada. M3C 2G3 tel. 416.492.9966   email. info@msla.	ca
Architect:	
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FAUSTO CORTESE	]
3590 RUTHERFORD RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8 416-806-7000	J
FCORTESE@FCARCHITECTS.CA	JED.
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Project No.     Sheet No.       20175     L2-01	All information All drainage pɛ VOTE: FOR Al DO NOT SC

#### General

- 1. These specifications are to be read in conjunction with the general conditions of the contract as prepared by and available at the office of (Name of Consultant Landscape Architect).
- 2. Prior to commencing work, the contractor shall:
  - a. Familiarize themselves with the plans, details and specifications of this project;
  - b. Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by other; and,
- c. Finalize all design alternatives in consultation with the Landscape Architect.
- 3. Prior to excavating the contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the Landscape Architect. The contractor shall, at his/her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of their work.

#### Soft Landscaping Plant Materials

- 4. All plants shall be installed true to specified names, sizes, grades, etc. and shall conform to the standards of the Canadian Nursery Landscapes Association.
- 5. All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, entitled 'Map of Plant Hardiness Zones in Canada'.
- 6. In the event of a discrepancy in plant quantity between the landscape plan and the plant list, the landscape plan shall govern.
- 7. The contractor shall make plants available for inspection by the Landscape Architect prior to shipping to the site. This does not limit

## TOWN OF CALEDON - LANDSCAPE STANDARD NOTES

SCALE: N.T.S.

Α.

- GENERAL These Specifications are to be read in conjunction with the General
- Conditions of the contract, as prepared by and available at the offices of
- ii) Prior to commencing work, the Contractor shall: a.Become familiar with the plans, details, and specifications of this project,
- b. Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by others, and c. Finalize all design alternatives in consultation with the Landscape
- Architect.
- iii) Prior to excavating, the Contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the Landscape Architect and/or the Town's representative.
- iv) The Contractor shall, at his or her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of his work.
- v) All site work shall conform to the Canadian National Master *Construction Specifications,* a copy of which can be obtained from Construction Specifications Canada, 100 Lombard St., Suite 200, Toronto, Ontario MSC 1M3; Tel. (416) 777-2198; Fax (416) 777-2197. It is the responsibility of the Contractor to be thoroughly familiar with these specifications and their implications for this project.
- PLANT MATERIAL Β.

SCALE: N.T.S.

- All plants shall be installed true to specified names, sizes, grades, etc., and shall conform to the standards of the Canadian Nursery Landscapes Association.
- ii) All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, titled 'Map of

### TOWN OF CALEDON - NATURALIZATION SPECIFICATIONS STANDARD NOTES

- conforming to the specifications
- drawings.

#### Bed Preparation

- tree pits and shrub beds.
- depths with:
- imported)

#### Maintenance

- 13. Maintenance of all landscape installations throughout to include: 14. Proper irrigation to ensure optimum growth and development of
- installed plant material.
- 15. Cultivation, weeding and fertilization of the tree pits and planting

- Plant Hardiness Zones in Canada'. Plan and the Plant List, the Planting Plan shall govern. Landscape Architect and/or the Town's representative prior to shipping to the site. This does not limit the right of the Landscape Architect and/or the Town's representative to later reject plant
- iii) In the event of a discrepancy in plant quantity between the Planting iv) The Contractor shall make plants available for inspection by the material that is of poor quality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications
- v) Plant substitutions must be approved in writing by the Town and the Landscape Architect prior to delivery of the material to the site. vi) The Contractor shall use standard industry methods for planting trees and shrubs. Trees shall be turned to give the best appearance;
- they shall also be guyed or staked immediately after planting and as detailed on the drawings.
- C. **BED PREPARATION**
- The Contractor shall scarify the sides and bottom of excavated tree pits and shrub beds prior to backfilling. Due to the heavy clay soil in the Bolton area, tree and planting beds shall be backfilled to the specified depths with: a.2 Parts "triple mix," delivered to the site, to be wellmixed with ....
- b.1 Part local topsoil (viz., subdivision topsoil that has been removed and stockpiled.) If topsoil is unavailable, topsoil with clay content shall be imported and mixed with triple mix.
- ii) Tree pits shall be constructed with saucers and mulch as detailed.
- D. TOPSOIL AND FINE GRADING The Contractor shall place 100mm of rich topsoil on approved subgrades. Topsoil shall be imported when insufficient amounts are available on site.
- ii) Minor grade deficiencies and irregularities shall be eliminated prior to

the right of the Landscape Architect and/or Town's representative to later reject plant material that is of poor guality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications. 8. Plant substitutions must be approved in writing by the owner, the Landscape Architect and the Town prior to delivery of the material on-site. The Landscape Architect may, upon completion of the work and notwithstanding prior approval at source, reject plant material not

9. The contractor shall use standard industry methods for planting trees. Trees shall be turned to give the best appearance. They shall also be guyed and staked immediately after planting and as detailed on the

10. Prior to backfilling, scarify the sides and bottom of the excavated

11. Where heavy clay soil conditions prevail, backfill to the specified

a. 2 parts "Triple Mix" delivered to the site well-mixed with 1 part local topsoil (topsoil that was removed from the site and stockpiled; if unavailable, a topsoil with clay content must be

12. Tree pits must be constructed with saucers and mulch as detailed.

#### beds.

- 16. Insect and disease control using 'Integrated Pest Management' practices.
- 17. Pruning and maintenance to further promote visibility and vitality of its intended use, as directed by the Landscape Architect or the Town.

#### Guarantee

- 18. All plant materials shall be guaranteed for a minimum of 1 year from date of written Landscape Certification for Commencement of Plant Warranty as granted by the Town, and until final certification is granted by the Town. Plants which do not survive satisfactorily during the guarantee period shall be replaced at no extra cost to the owner. Plant material which is replaced due to unsatisfactory performance shall, in turn, be guaranteed for another minimum of 1 year, or until final certification is granted by the Town.
- 19. Similarly, all other landscape work performed under this contract shall be fully guaranteed for the above specified period.
- 20. All work shall be inspected at the end of the warranty period, at which time a final certificate will be issued by the Landscape Architect and submitted to the Town for their inspection, and approval of final certification, permitting release of site work securities.
- 21. At the end of the guarantee period, the contractor shall remove all tree stakes, rodent guards and bark wrap and all extra mulch where necessary.

#### Acceptance

22. Work will be accepted by the owner or their representative upon completion and at the end of the specified maintenance period, provided that all plant material is alive and in healthy growing conditions.

guarantee period. inspection

Continued Responsibility of the Owner 26. The owner has a responsibility to maintain the approved landscape in a well cared for manner that promotes plant vitality and healthy appearance. Any declining or dead plants are to be replaced within the season to sustain a kept landscape. The owner is reminded that future site plan applications for this site will be reviewed with regard to the conformity of the existing landscaping to the approved Landscape Plan registered with the Town of Caledon.

### seeding.

- E. HYDROSEEDING
- i) The Contractor shall apply 2280 kg/ha fibre mulch over the newly seeded area to form a uniform, blotter-like ground cover that allows the absorption and percolation of water.
- ii) The area seeded in a single day shall not exceed the area that can be mulched that same day.
- iii) The Contractor shall apply the specified seed mixture using accepted industry methods for hydroseeding and at rates recommended by the seed supplier. The type and rate of fertilizer application shall be as recommended in the topsoil test report for the particular area being seeded.
- PRELIMINARY ACCEPTANCE F.
- When landscaping is completed, the Landscape Architect shall i) submit a Certificate of Completion to the Town of Caledon certifying that all landscape works have been completed in accordance with the approved plans.
- ii) Upon receipt of the Certificate of Completion, the Planning Department will conduct a preliminary inspection of the site and, provided that the works are in satisfactory condition, will grant preliminary acceptance of the landscaping.
- G. GUARANTEE
- All naturalized landscaping shall carry a guarantee/maintenance of THREE (3) years, commencing from the date that preliminary acceptance is granted by the Municipality. The Owner shall provide the Municipality with a copy of the maintenance agreement between the Owner and the Contractor. In each of the next three summers, the Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscape plan. The Landscape

H. MAINTENANCE

- c. removing dead plant material,

- where necessary.
- funds.



MARTON SMITH LANDSCAPE ARCHITECTS

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Architect:

### 23. Written preliminary and final certification must be submitted to the Town by the Landscape Architect. The Certifications shall be signed and stamped with the seal of the OALA.

24. Preliminary Certification of the project shall serve as the start of the

25. Final acceptance of the landscape works for this project is granted by the Town of Caledon upon conducting a satisfactory final site

Architect shall file a copy of the report with the Municipality. Replacement plant material shall be guaranteed for a period of time i) determined by the Municipality.

ii) All other landscape work performed under this contract shall be fully guaranteed for TWO (2) years.

ij) The maintenance of all landscape installations throughout the

quarantee period shall include:

a.applying appropriate fertilizer to promote growth,

b.pruning dead or diseased tissue,

d.replacing dead coniferous naturalization species to maintain a minimum live-stocking standard of 90%,

e.replacing dead deciduous and shrub naturalization species to

maintain a minimum live-stocking standard of 90%, and f. suppressing weed growth around newly planted trees and shrubs by adding more mulch and/or removing weeds by hand, *not* by cutting the weeds down with power trimmers.

### CERTIFICATE OF ASSUMPTION

i) At the end of the guarantee period, the Contractor shall remove all tree stakes, rodent guards, and bark wrap, and shall add extra mulch

ii) When these final tasks have been completed, all landscape work will be inspected by the Municipality and, if satisfied that all work has been completed in accordance with the approved landscape plans, will issue a Certificate of Assumption and release any outstanding

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LD-01





DECIDUOUS TREE PLANTING (80mm Ø OR LESS) SCALE: N.T.S. DATE:

![](_page_5_Figure_2.jpeg)

SCALE: N.T.S. DATE:

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FOR

FOR PLAN 2

REFER

CONIFEROUS TREE ON SLOPE PLANTING SCALE: N.T.S. DATE:

![](_page_5_Figure_6.jpeg)

![](_page_5_Figure_7.jpeg)

CONIFEROUS TREE PLANTING

![](_page_5_Figure_10.jpeg)

![](_page_5_Figure_11.jpeg)

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170 The Donway W Suite 206. Toronto, Ontario, Canada. M3C 2G3 tel. 416.492.9966 | email. info@msla.ca

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![](_page_6_Figure_6.jpeg)

Project No.

20175

Sheet No.

LD-03

![](_page_7_Figure_0.jpeg)

![](_page_7_Figure_1.jpeg)

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## 450mm HT SEATWALL

SCALE: N.T.S. ON CONCRETE SLAB DETAIL

![](_page_7_Figure_6.jpeg)

![](_page_7_Figure_7.jpeg)

NOTE: BRICK VENEER TO WRAP AROUND ALL EXPOSED SIDES

NOTE: UNLESS OTHERWISE SPECIFIED I. EXPANSION JOINT WIDTH I3MM FILLED WITH BITUMINOUS FIBRE AND WATERPROOFED WITH SEALANT AGAINST PEDESTALS,CURBS,WALLS ETC. SEAL JOINT WITH POLYSULFIDE SEALANT 9.5MM AT APPROX. 4 M O.C.

> PREFABRICATED CONC. COPING TO MATCH BUILDING
> VENEER TO WRAP AROUND BACK OF WALL AT PLANTER:
> CONDITION A: VENEER TO LEVEL OF

- METAL PLANTER CURB CURB PLANTER BEYOND
- GRADE PLANTING SOIL - REFER TO PLANTING DETAILS SLOPE GROWING MEDIUM TO ACCOMMODATE ROOT BALL (3:I MAX SLOPE)
- TERRAFIX 270R FILTER FABRIC OR APPROVED EQ. INSTALLED TOP BOTTOM SIDES - CONTINOUS NO GAPS
  50MM RIGID INSULATION FASTENED TO CONCRETE WITH CONSTRUCTION ADHESIVE PER MANUFACTURES
- SPECIFICATIONS ALL SIDES AND BOTTOM W/ DRAINAGE HOLES 50MM DIA. AT 300 O.C. BOTH WAYS 50 HT. x100 mm DRAINAGE SLOT AT 900 O.C. FOR
- CONTIUOUS CROSS DRAINAGE — UNDERGROUND PARKING CONC. SLAB WITH PROTECTION LAYER, DRAINAGE MEDIUM, & WATERPROOFING TYP. -REFER TO ARCHITECTS PLANS FOR DETAILS

![](_page_7_Picture_17.jpeg)

![](_page_7_Figure_18.jpeg)

 MAINTAIN MINIMUM CLEARENCE HEIGHT OF 2400 OR AS INDICATED.
ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO THE ONTARIO BUILDING CODE AND OTHER APPLICABLE LOCAL MUNICIPAL BYLAWS.

## ALUMINUM PERGOLA STRUCTURE CONCEPT

SCALE: N.T.S. TO BE APPROVED BY STRUCTURAL ENGINEER

![](_page_7_Picture_22.jpeg)

![](_page_7_Figure_23.jpeg)

![](_page_7_Figure_24.jpeg)

Toronto, Onta	onway W Sui Irio, Canada	te 206. M3C 2G3	IIEU
tel. 416.492.996	6   email. ii	nfo@msla.	ca
Architect:			
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