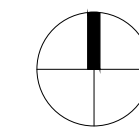
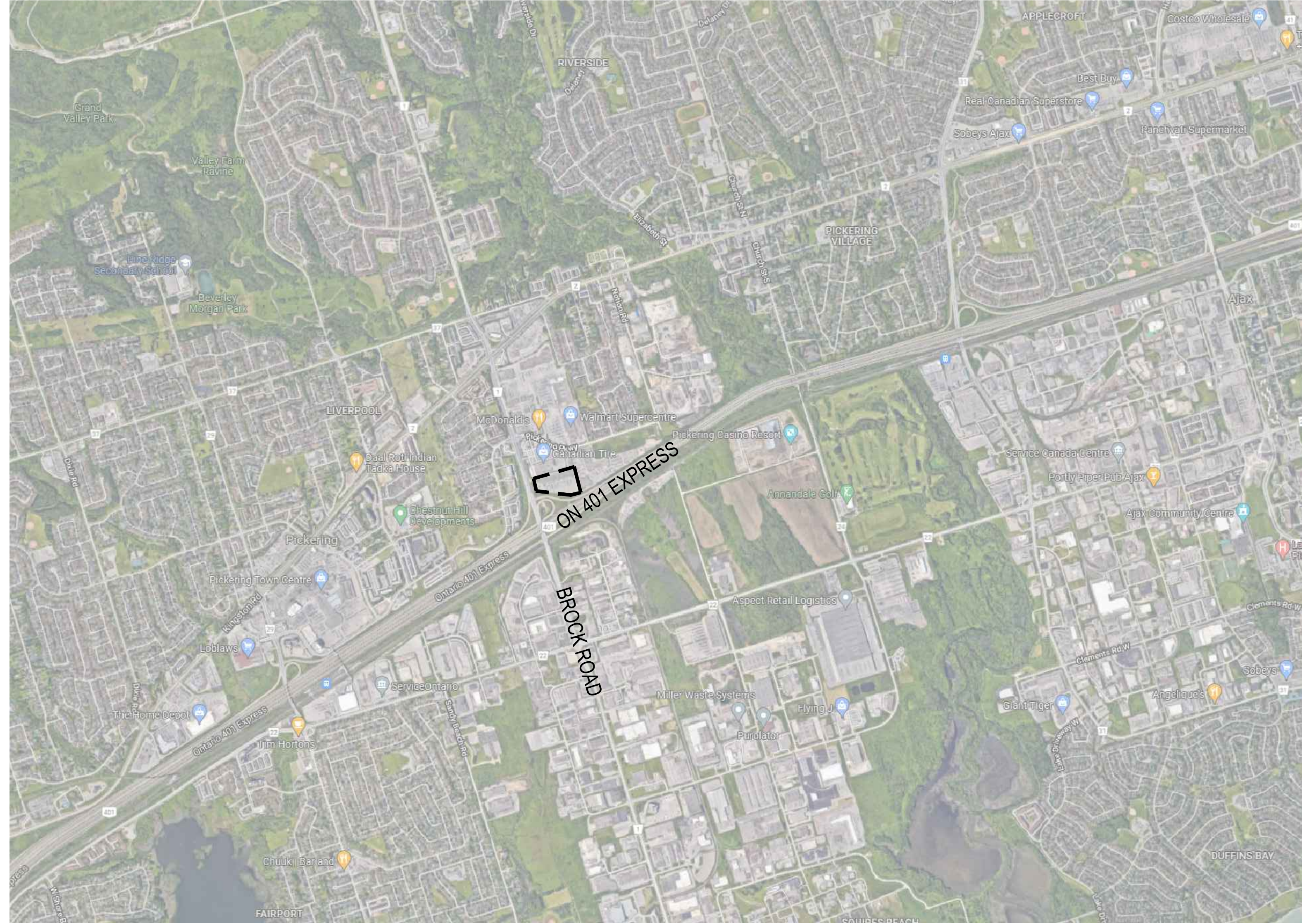


1755 PICKERING PARKWAY LANDSCAPE SPA DRAWING SET

PICKERING, ONTARIO



SHEET SCHEDULE	
SHEET NO.	SHEET TITLE
LC-000	COVER PAGE
LS-100	LANDSCAPE PLAN
LS-101	COMPOSITE UTILITY PLAN
LP-100	PLANTING PLAN
LP-101	PLANTING LIST
LS-200	7TH FLOOR LANDSCAPE PLAN
LD-100	LANDSCAPE DETAILS
LD-101	LANDSCAPE DETAILS
LD-102	LANDSCAPE DETAILS

no.	revision	date	by
1			

1	ISSUED FOR SPA	2022-05-06	RR
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CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY THE LANDSCAPE ARCHITECT.

signed _____ date _____



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GENERAL NOTES:

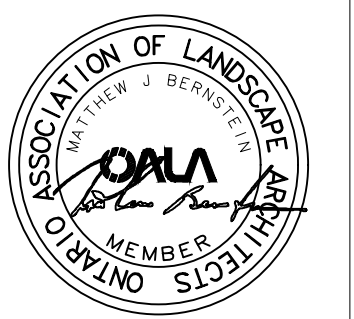
1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF FOUNDATION AND SITE WALLS, UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
3. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION. 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. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. 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 HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
5. 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.
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
8. 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.
9. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR APPROVAL PRIOR TO PLACING ORDERS.
11. ALL WORK SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
12. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.

13. AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
14. INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT, SLABS, OR FOOTINGS.
15. INSTALL EXPANSION JOINTS AT MAXIMUM 6 METER INTERVAL.
16. FINAL LOCATION OF TREES SHALL BE CO-ORDINATED WITH ENGINEERING UTILITIES AND D.I.P.S. STANDARDS.
17. URBAN ENTRANCES SHALL BE CONSTRUCTED PER CITY OF TORONTO STANDARD T-350.01, FOR DETAILS REFER TO CIVIL DRAWINGS.
18. CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE FIELD.
19. THE ASPHALT OR CONCRETE THICKNESS ON PROPOSED PRIVATE DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED PER CITY STANDARD T-310.050-8.
20. REFER TO ELECTRICAL DRAWINGS FOR LIGHT POLE DETAILS.
21. AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE ENTIRE SITE.
22. THE WATER SUPPLY SHALL BE COORDINATED WITH THE BUILDING MECHANICAL CONTRACT AND TAKEN FROM THE P-1 MECHANICAL ROOM. THE IRRIGATION ELECTRICAL WORK SHALL BE COORDINATED WITH OTHER ELECTRICAL CONTRACT.
23. REFER TO CIVIL ENGINEERING DRAWINGS FOR ROADWAY LAYOUT AND DESIGN, CURBS AND UNDERGROUND UTILITIES.
24. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION.

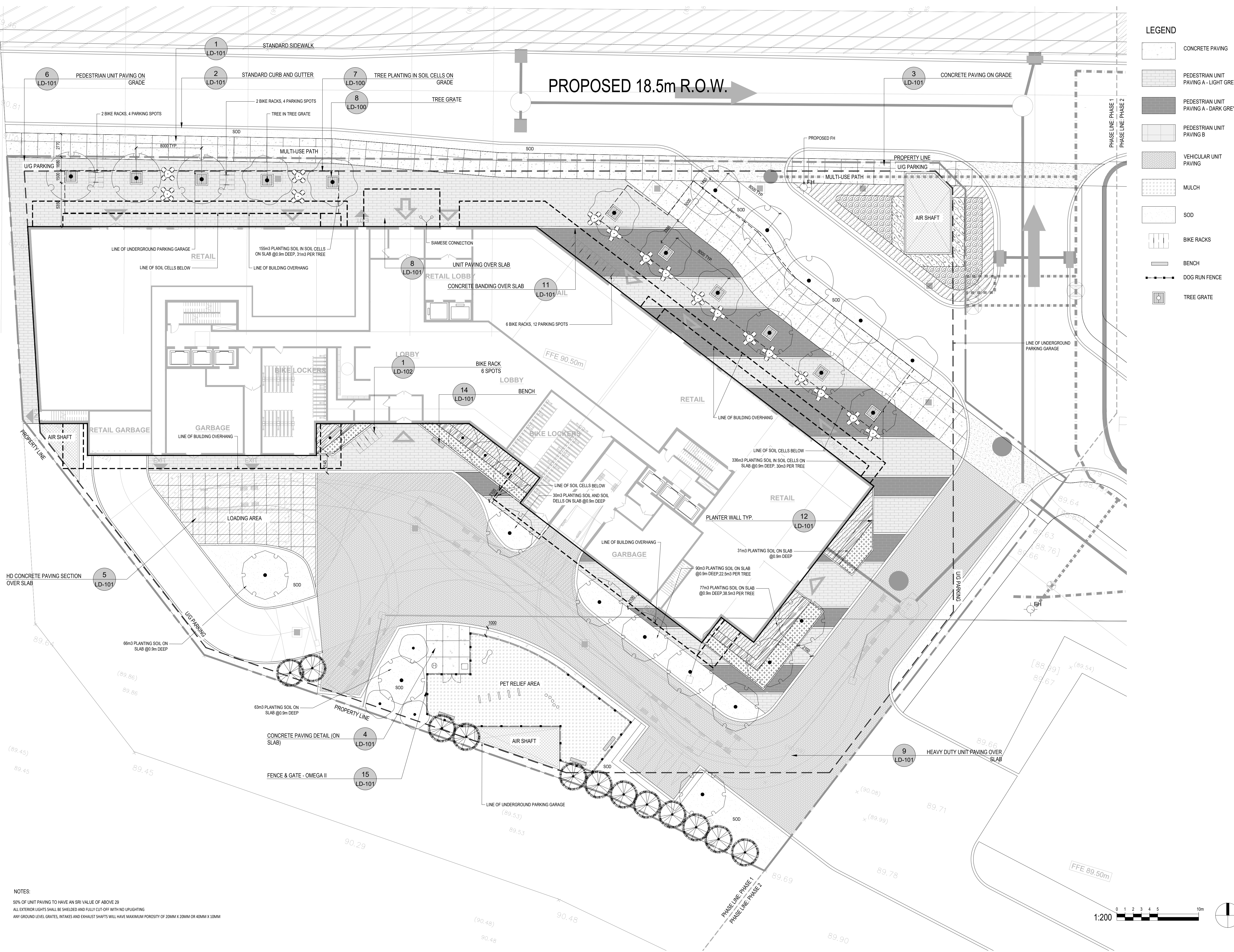
CLIENT
1755 PICKERING PARKWAY
PICKERING, ONTARIO

PROJECT
COVER PAGE

DRAWING
DRAWN: RR
CHECKED:
SCALE: AS SHOWN
DATE: 2021-03-01
PROJECT NO.: 20-175



SHEET NO.: **LC-000**



LEGEND

- CONCRETE PAVING
- PEDESTRIAN UNIT PAVING A - LIGHT GREY
- PEDESTRIAN UNIT PAVING A - DARK GREY
- PEDESTRIAN UNIT PAVING B
- VEHICULAR UNIT PAVING
- MULCH
- SOD
- BIKE RACKS
- BENCH
- DOG RUN FENCE
- TREE GRATE

PROPOSED 18.5m R.O.W.

NOTES:
 50% OF UNIT PAVING TO HAVE AN SRI VALUE OF ABOVE 29
 ALL EXTERIOR LIGHTS SHALL BE SHIELDED AND FULLY CUT-OFF WITH NO UPLIGHTING
 ANY GROUND LEVEL GRATES, INTAKES AND EXHAUST SHAFTS WILL HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 40MM X 10MM

no.	revision	date	by
1	ISSUED FOR SPA	2022-05-06	RR

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signed _____ date _____



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CLIENT
 1755 PICKERING PARKWAY
 PICKERING, ONTARIO

PROJECT
 LANDSCAPE PLAN

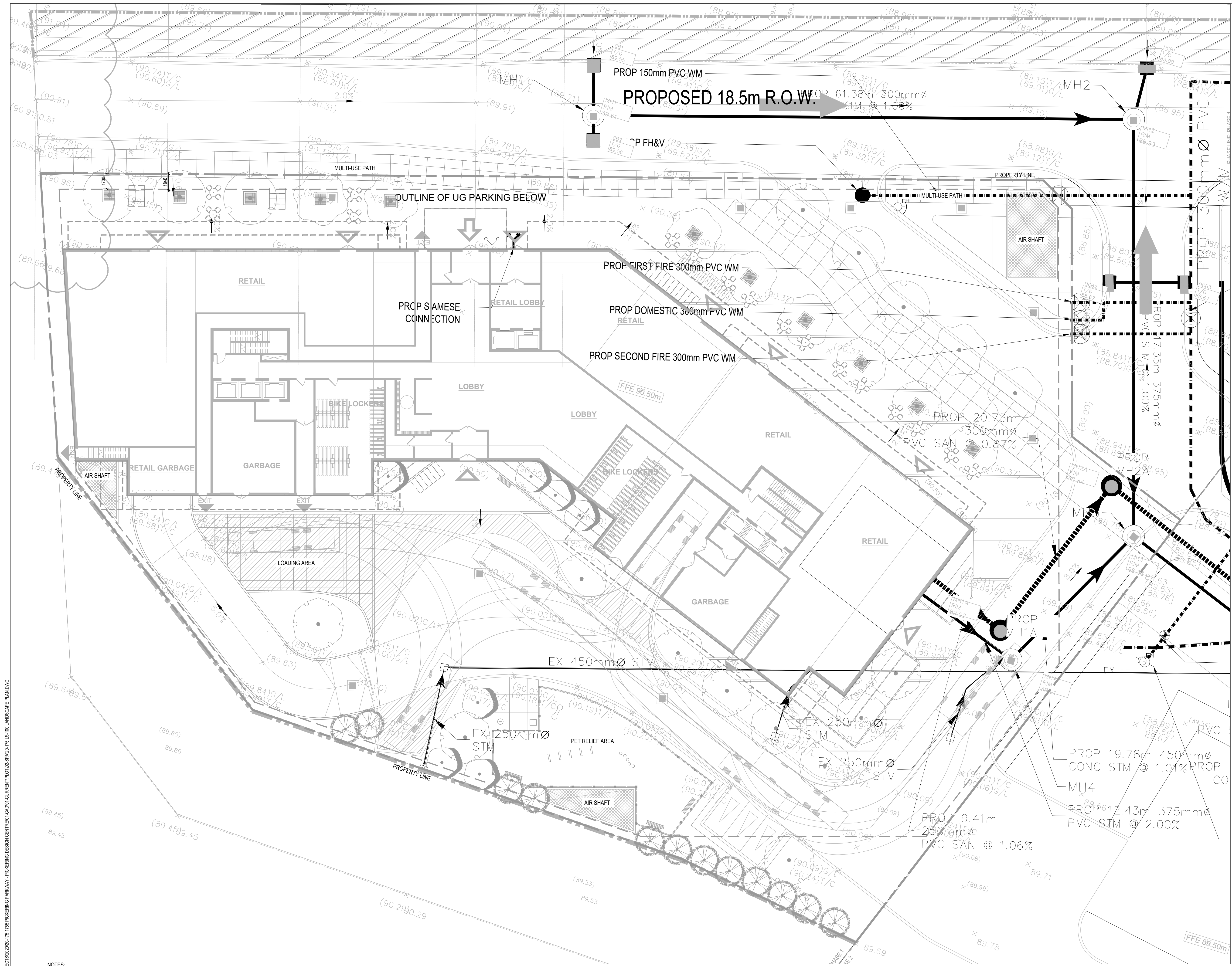
DRAWING
 DRAWN: RR
 CHECKED:
 SCALE: AS SHOWN
 DATE: 2021-03-01
 PROJECT NO.: 20-175



SHEET NO.: LS-100



March 19, 2024 10:27 AM I:\01-PROJECTS\2020\01-1755-PICKERING-PARKWAY-PICKERING-DESIGN-CENTRE\01-CA\01-CURRENT\TPO\TPO-SPAZ\01-TS-100-LANDSCAPE-PLAN.DWG



LEGEND

- CONCRETE PAVING
- PEDESTRIAN UNIT PAVING A - LIGHT GREY
- PEDESTRIAN UNIT PAVING A - DARK GREY
- PEDESTRIAN UNIT PAVING B
- VEHICULAR UNIT PAVING
- MULCH
- SOD
- BIKE RACKS
- BENCH
- DOG RUN FENCE
- TREE GRATE

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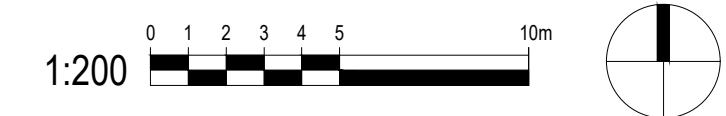
CLIENT
 1755 PICKERING PARKWAY
 PICKERING, ONTARIO

PROJECT
 COMPOSITE UTILITY PLAN

DRAWING
 DRAWN: RR
 CHECKED:
 SCALE: AS SHOWN
 DATE: 2021-03-01
 PROJECT NO.: 20-175

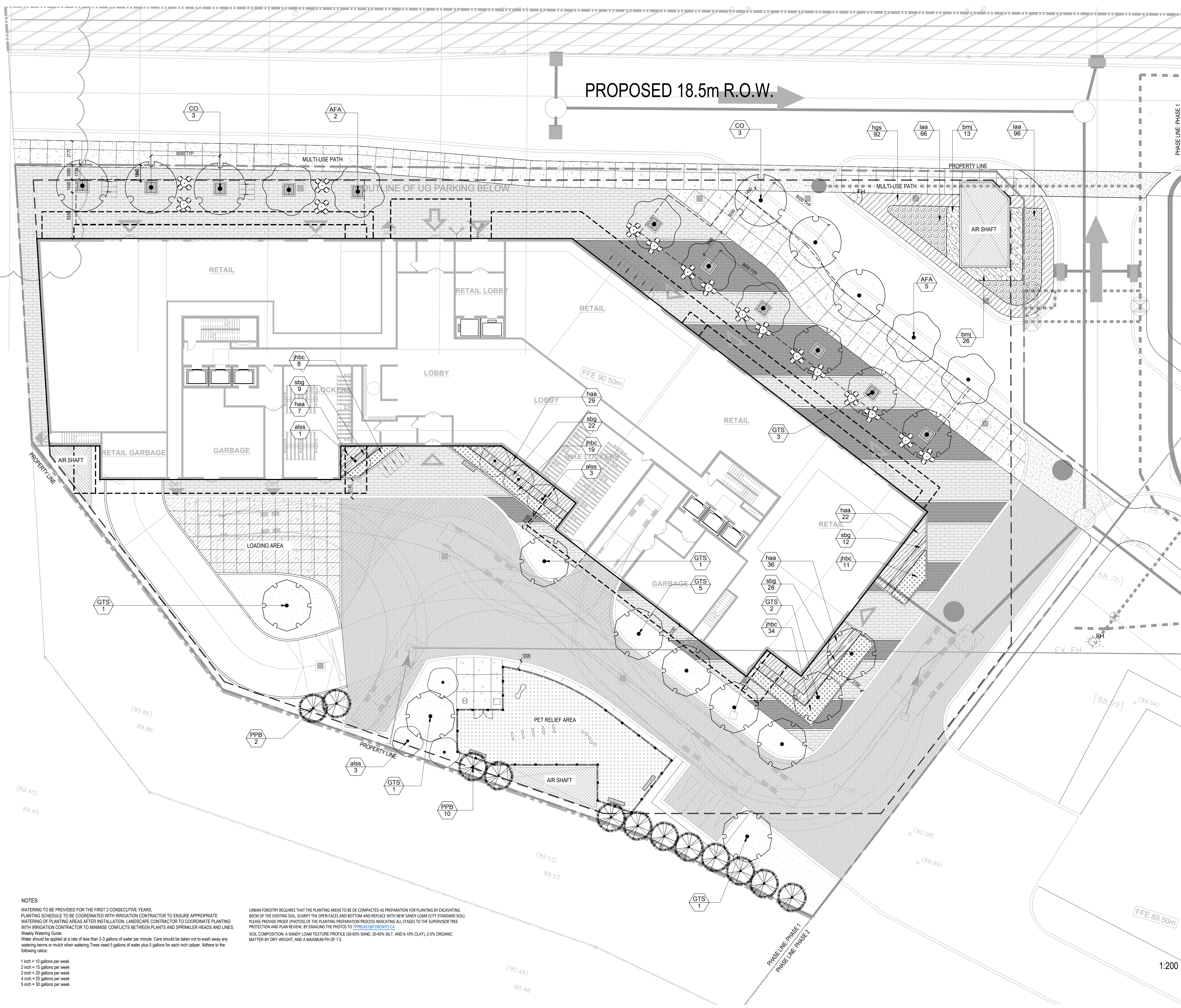


SHEET NO.: LS-101



March 19, 2024 10:27 AM I:\01-PROJECTS\2020\01-1755 PICKERING PARKWAY - PICKERING DESIGN CENTRE\01-CA\01-CURRENT\TPA\0105.SPAN\01-LS-101 LANDSCAPE PLAN.DWG

NOTES:
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 ALL EXTERIOR LIGHTS SHALL BE SHIELDED AND FULLY CUT-OFF WITH NO UPLIGHTING
 ANY GROUND LEVEL GRATES, INTAKES AND EXHAUST SHAFTS WILL HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 40MM X 10MM



LEGEND

- CONCRETE PAVING
- PEDESTRIAN UNIT PAVING A - LIGHT GREY
- PEDESTRIAN UNIT PAVING A - DARK GREY
- PEDESTRIAN UNIT PAVING B
- VEHICULAR UNIT PAVING
- MULCH
- SOD
- BIKE RACKS
- BENCH
- DOG RUN FENCE
- TREE GRATE

PROPOSED 18.5m R.O.W.

NOTES:

WATERING TO BE PROVIDED FOR THE FIRST 2 CONSECUTIVE YEARS.

PLANTING SCHEDULE TO BE COORDINATED WITH IRRIGATION CONTRACTOR TO ENSURE APPROPRIATE WATERING OF PLANTING AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMISE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.

Weekly Watering Guide:
 Water should be applied at a rate of less than 2.3 gallons of water per minute. Care should be taken not to wash away any watering berms or mulch when watering. Trees need 5 gallons of water plus 5 gallons for each inch caliper. Adhere to the following ratios:

- 1 inch = 10 gallons per week
- 2 inch = 15 gallons per week
- 3 inch = 20 gallons per week
- 4 inch = 25 gallons per week
- 5 inch = 30 gallons per week

URBAN FORESTRY REQUIRES THAT THE PLANTING AREAS TO BE DE-COMPACTED AS PREPARATION FOR PLANTING BY EXCAVATING 80CM OF THE EXISTING SOIL, SCARIFY THE OPEN FACES AND BOTTOM AND REPLACE WITH NEW SANDY LOAM (CITY STANDARD SOIL). PLEASE PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES TO THE SUPERVISOR TREE PROTECTION AND PLAN REVIEW, BY EMAILING THE PHOTOS TO TPHPLAST@TORONTO.CA

SOIL COMPOSITION: A SANDY LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, AND 8-10% CLAY), 2-5% ORGANIC MATTER BY DRY WEIGHT, AND A MAXIMUM PH OF 7.5.

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STUDIO tla

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CLIENT
1755 PICKERING PARKWAY
PICKERING, ONTARIO

PROJECT
PLANTING PLAN

DRAWING
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CHECKED:
SCALE: AS SHOWN
DATE: 2021-03-01
PROJECT NO.: 20-175

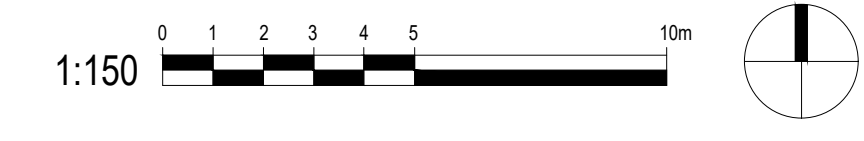
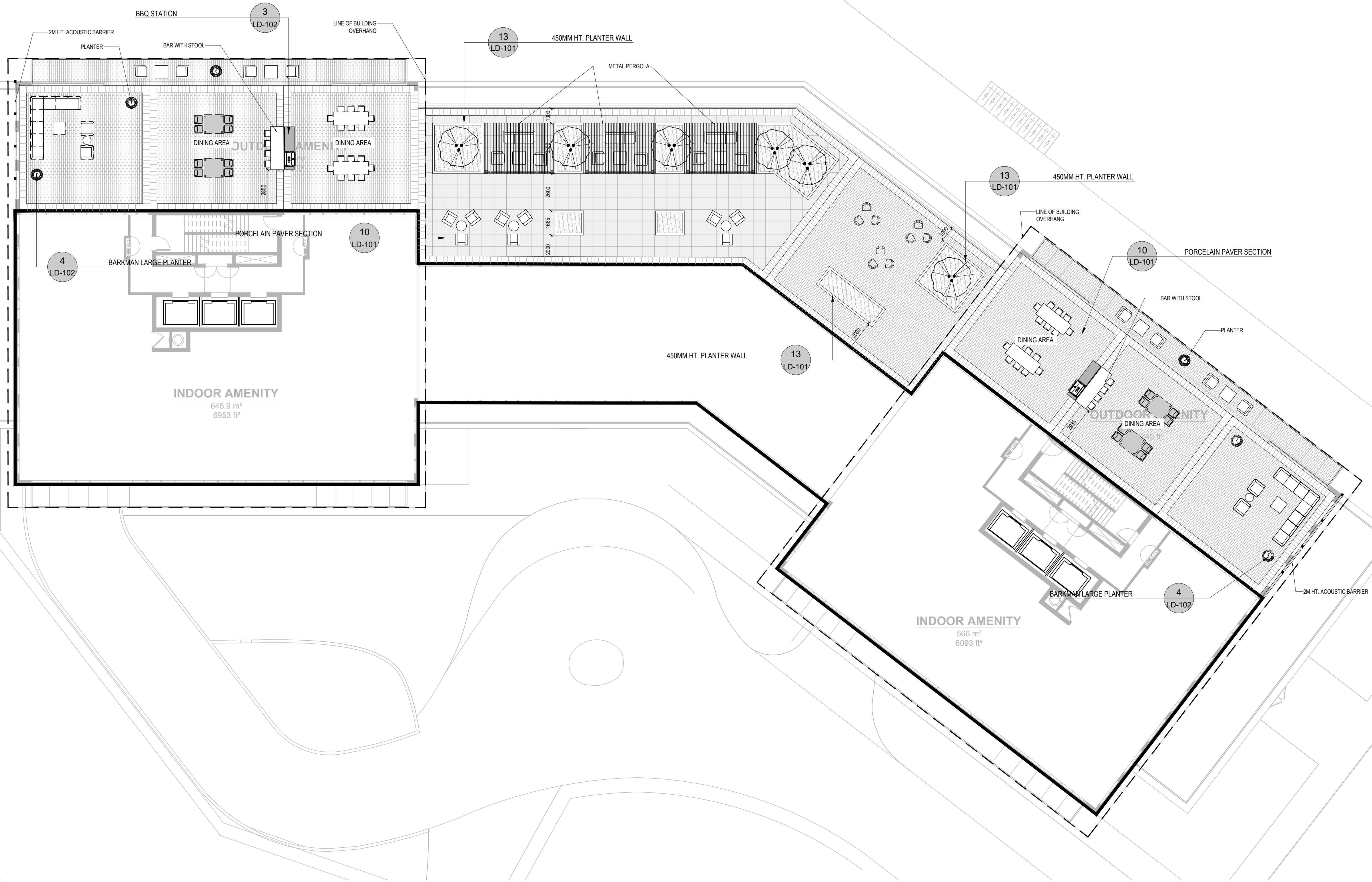


SHEET NO.: LP-101

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LEGEND

- PEDESTRIAN UNIT PAVING A
- PEDESTRIAN UNIT PAVING B
- UNIT PAVER BANDING
- PLANTING AREA
- 2M HT. ACOUSTIC BARRIER
- PLANTER
- ORNAMENTAL TREE



no.	revision	date	by
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 info@studiotla.ca www.studiotla.ca

CLIENT
 1755 PICKERING PARKWAY
 PICKERING, ONTARIO

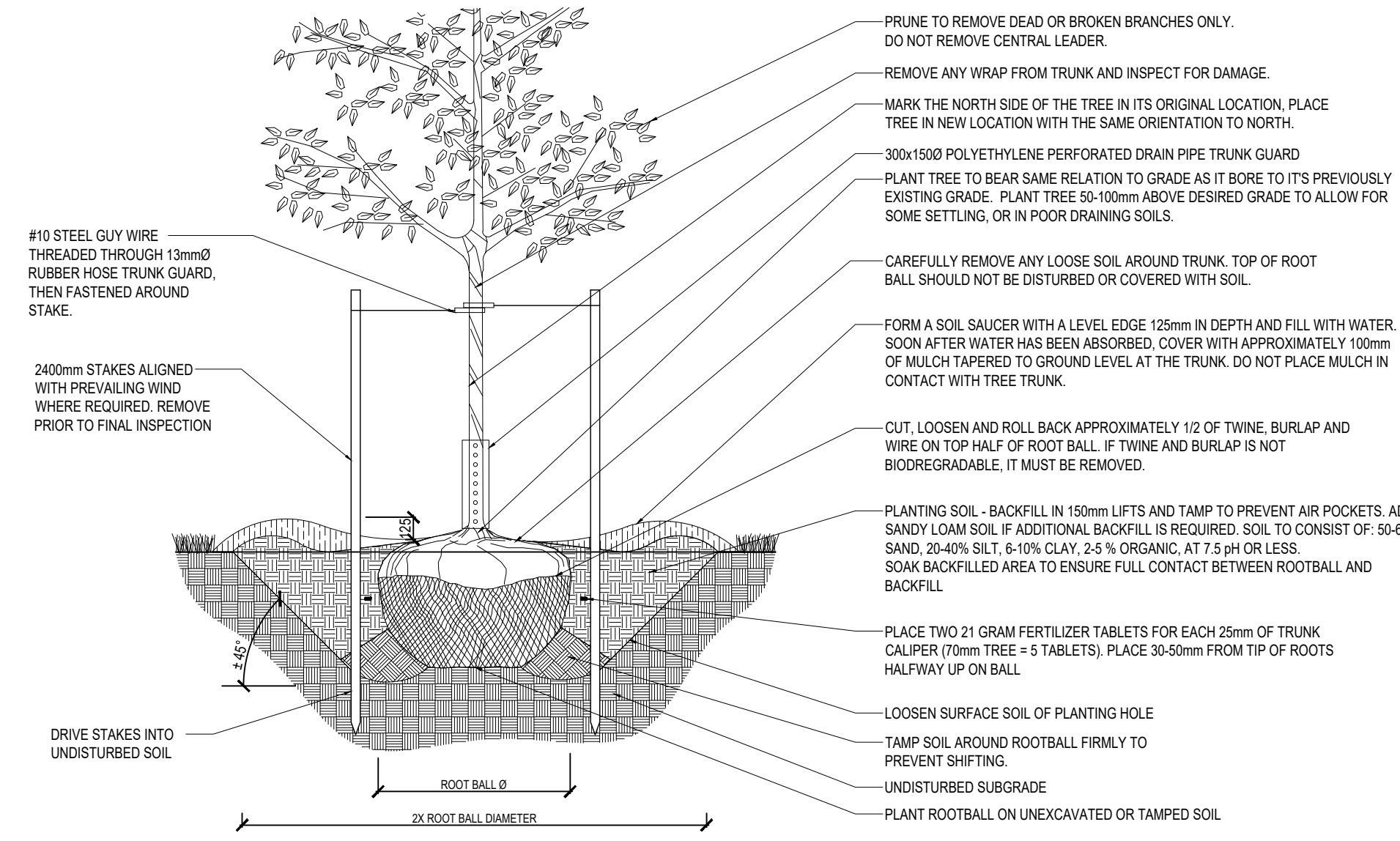
PROJECT
 7TH FLOOR LANDSCAPE PLAN

DRAWING

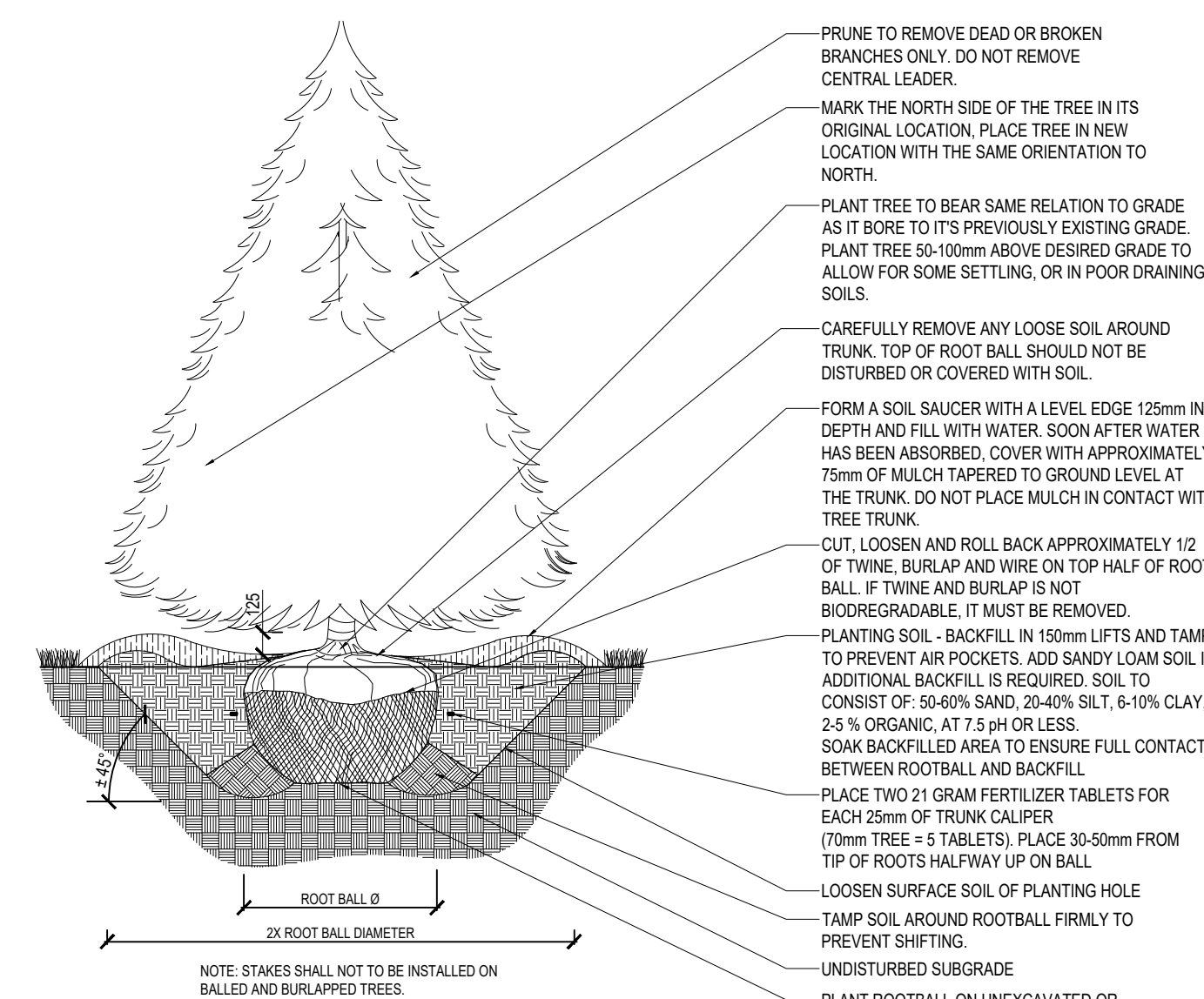
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SCALE:	AS SHOWN
DATE:	2021-03-01
PROJECT NO.:	20-175

SHEET NO. **LS-200**

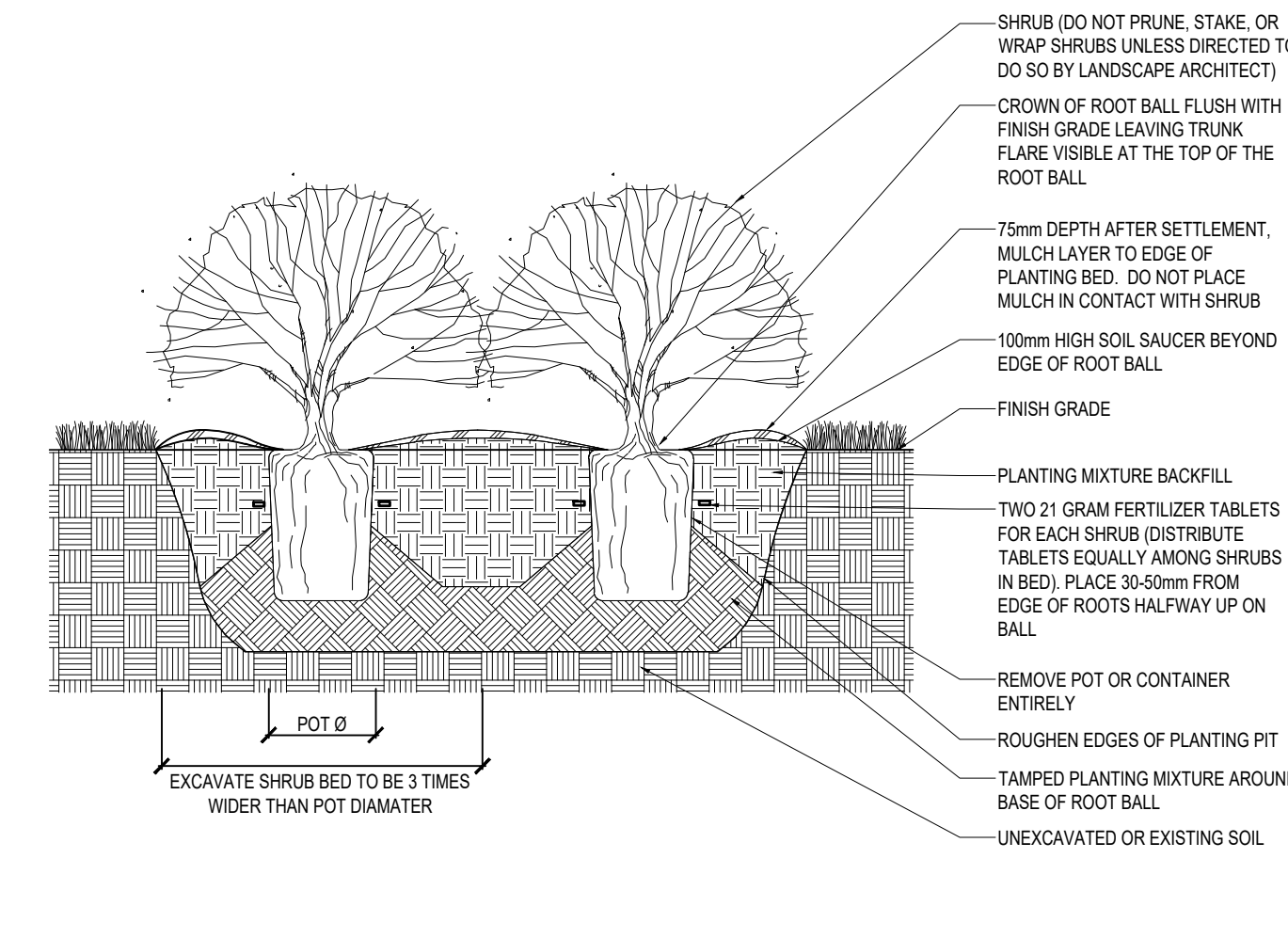




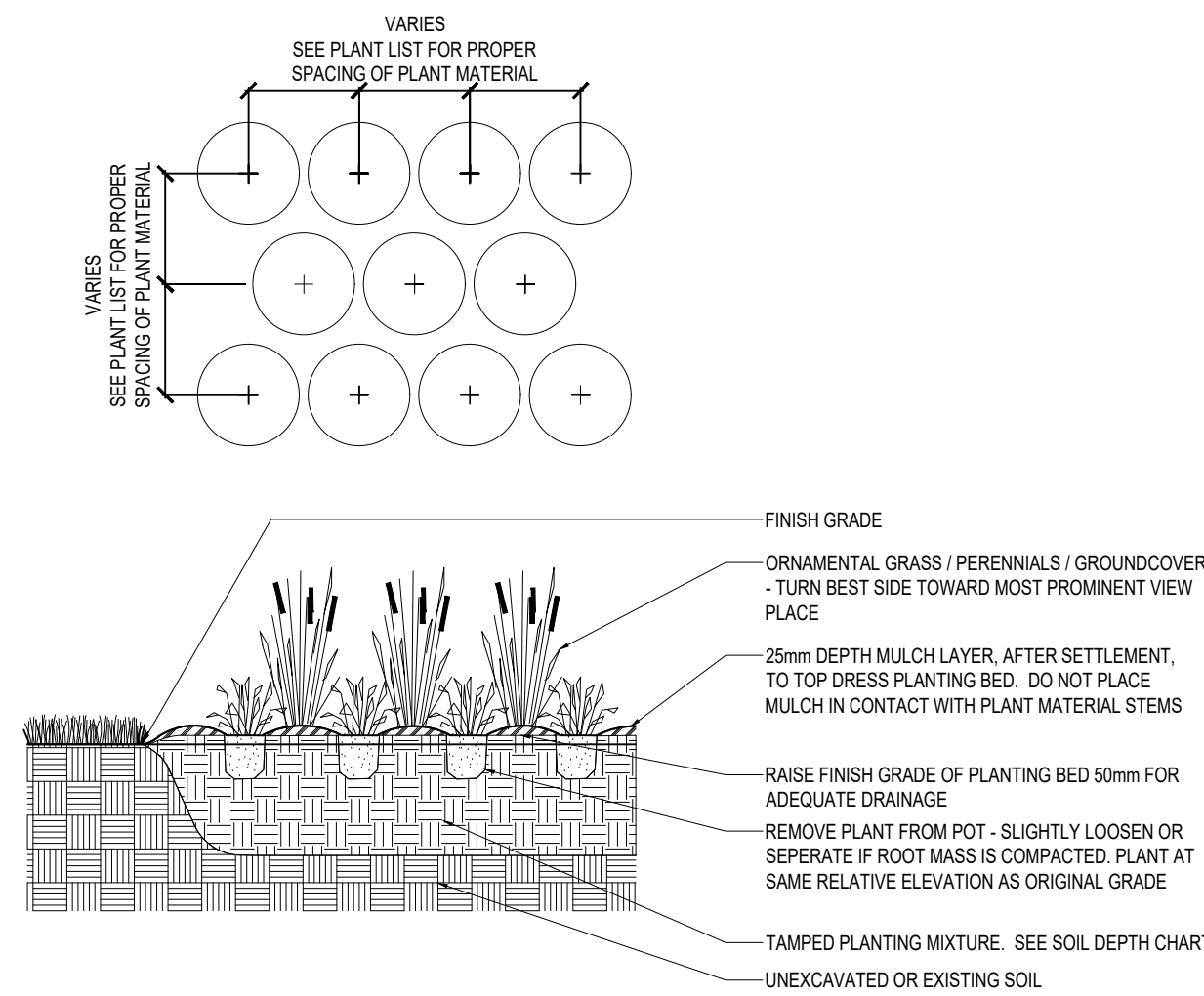
1 STAKED B&B DECIDUOUS TREE INSTALLATION DETAIL
SCALE=NO SCALE



2 B&B CONIFEROUS TREE PLANTING DETAIL
NO SCALE



3 POTTED SHRUB BED PLANTING DETAIL
NO SCALE

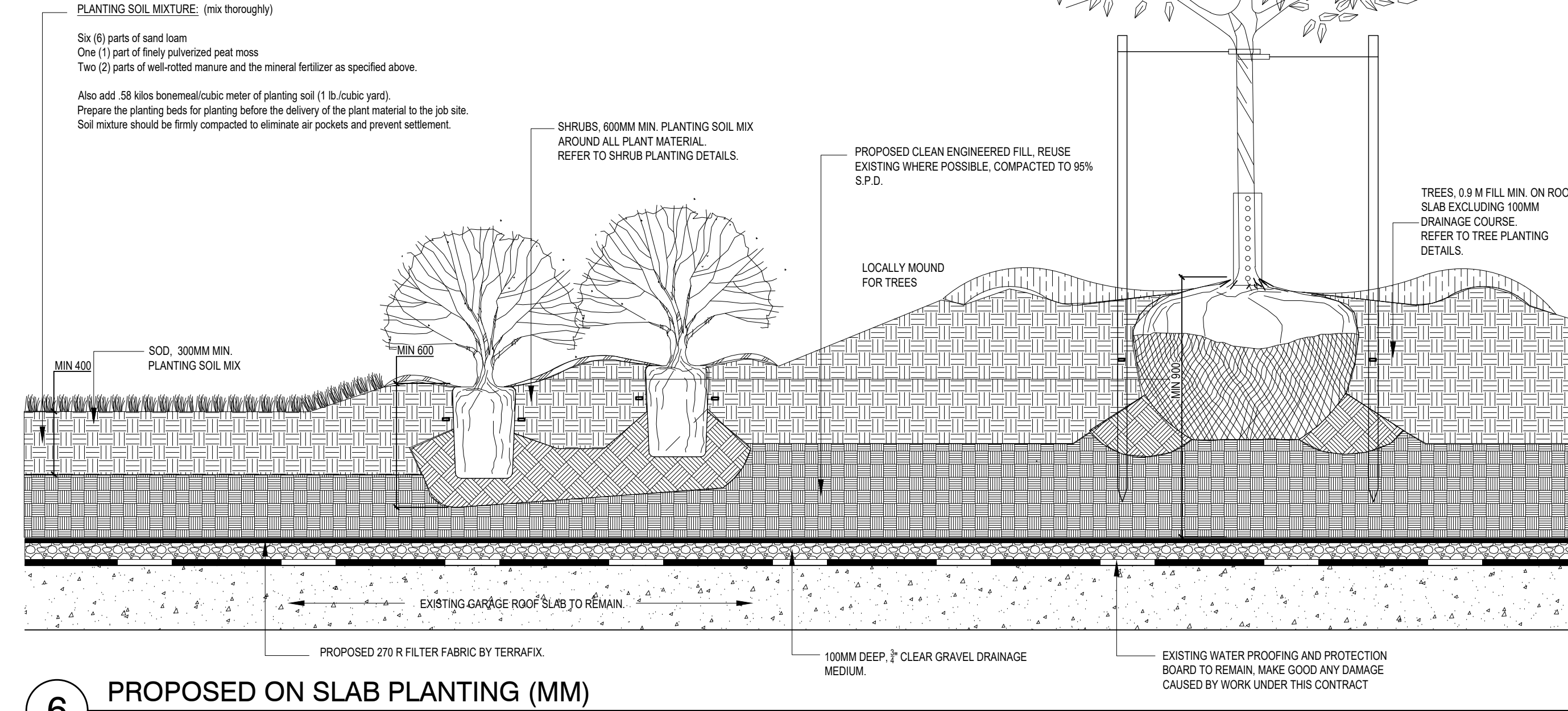


NOTE: THE CONTRACTOR IS TO SUPPLY TOPSOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

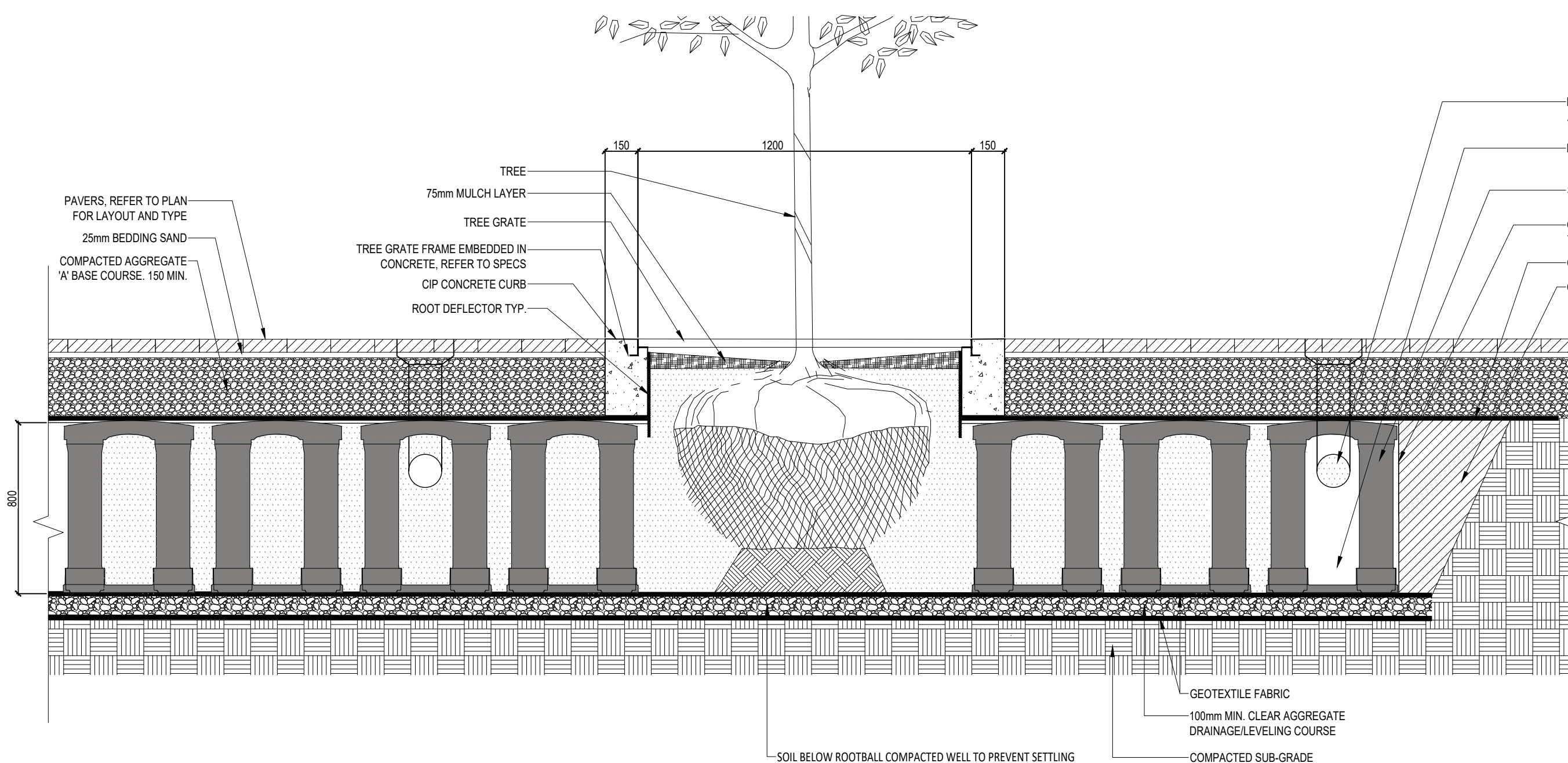
LANDSCAPE AREAS	DEPTH IN mm
LAWN AREAS (SOD)	150
LAWN AREAS (SEED)	150
PLANTING BEDS - GRASSES, PERENNIALS AND GROUND COVER	300
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	450
RAISED PLANTERS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL.
ON SLAB SHRUB PLANTING	600 WITH 150mm DRAINAGE GRAVEL

4 GROUNDCOVER PLANTING DETAIL
NO SCALE

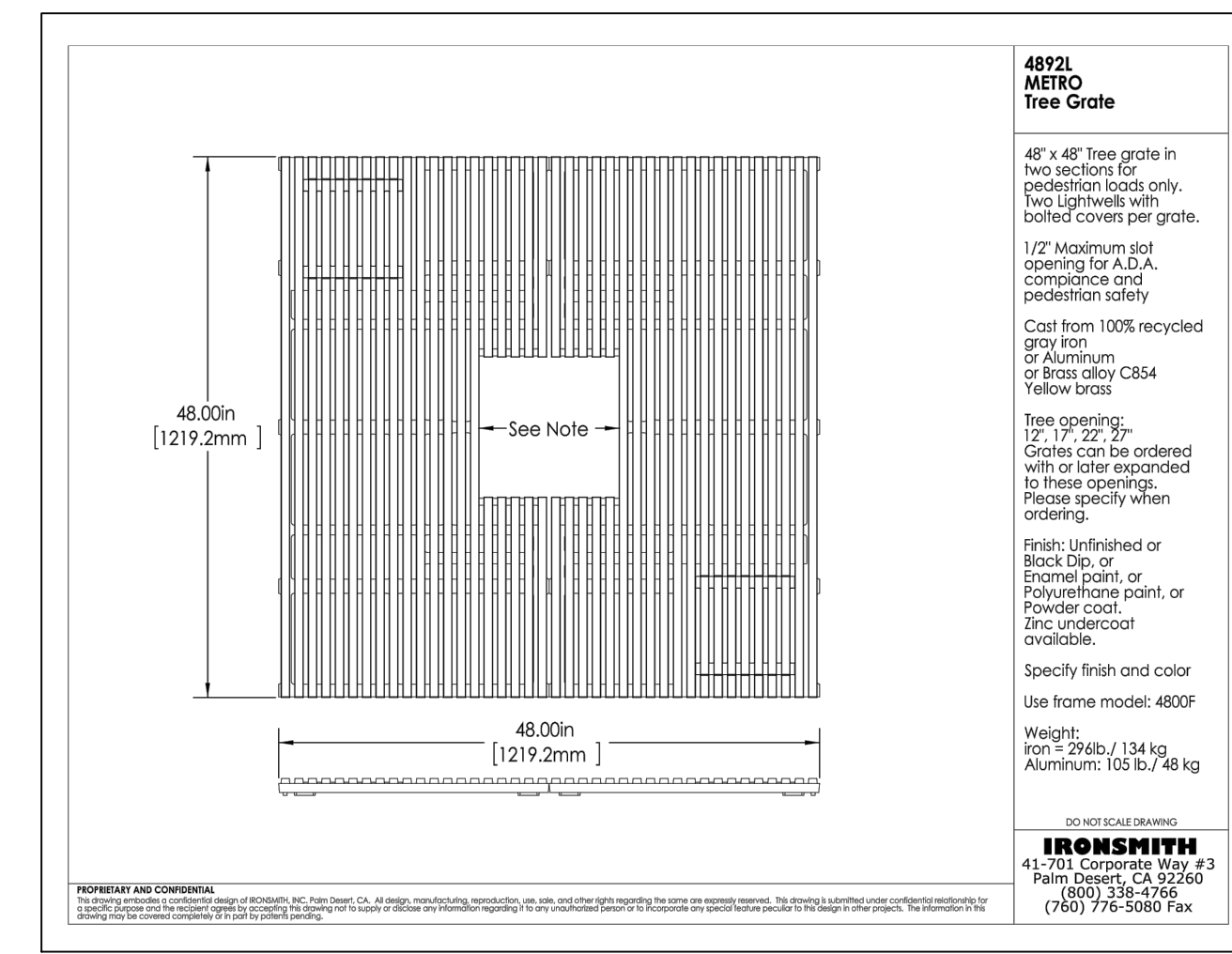
5 SOIL DEPTH MINIMUMS
NO SCALE



6 PROPOSED ON SLAB PLANTING (MM)
1:20



7 TREE PLANTING IN SOIL CELLS ON GRADE
SCALE = 1:20



8 TREE GRATE
N.T.S.

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CLIENT: 1755 PICKERING PARKWAY

PROJECT: PICKERING, ONTARIO

LANDSCAPE DETAILS

DRAWING: RR

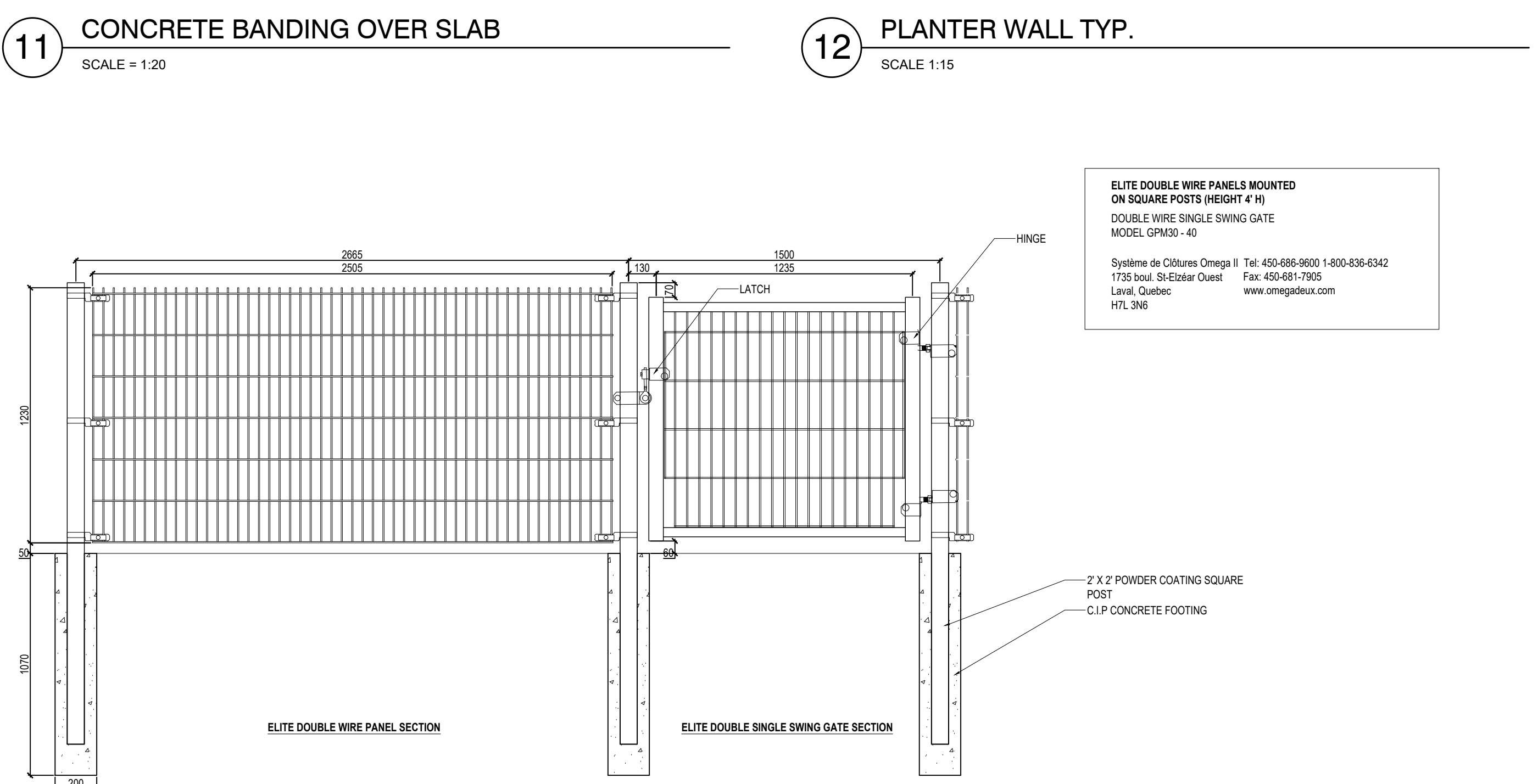
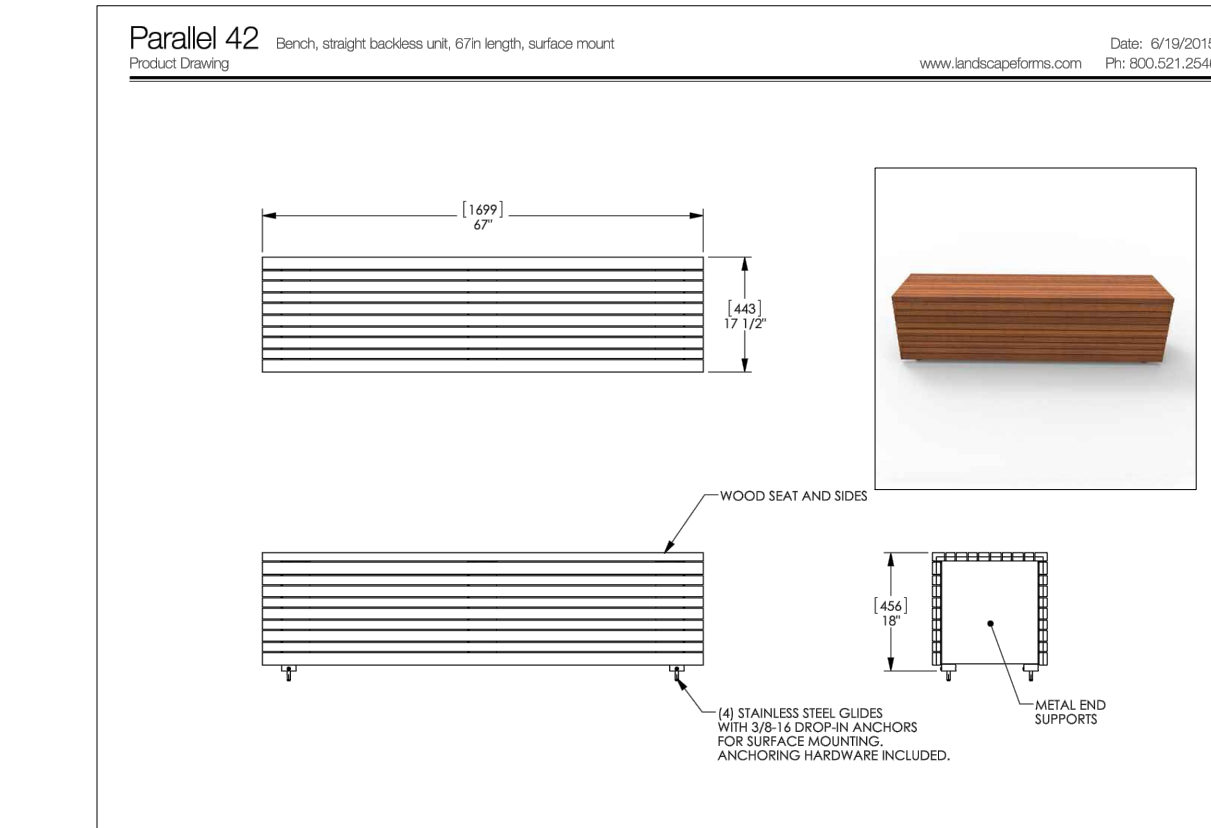
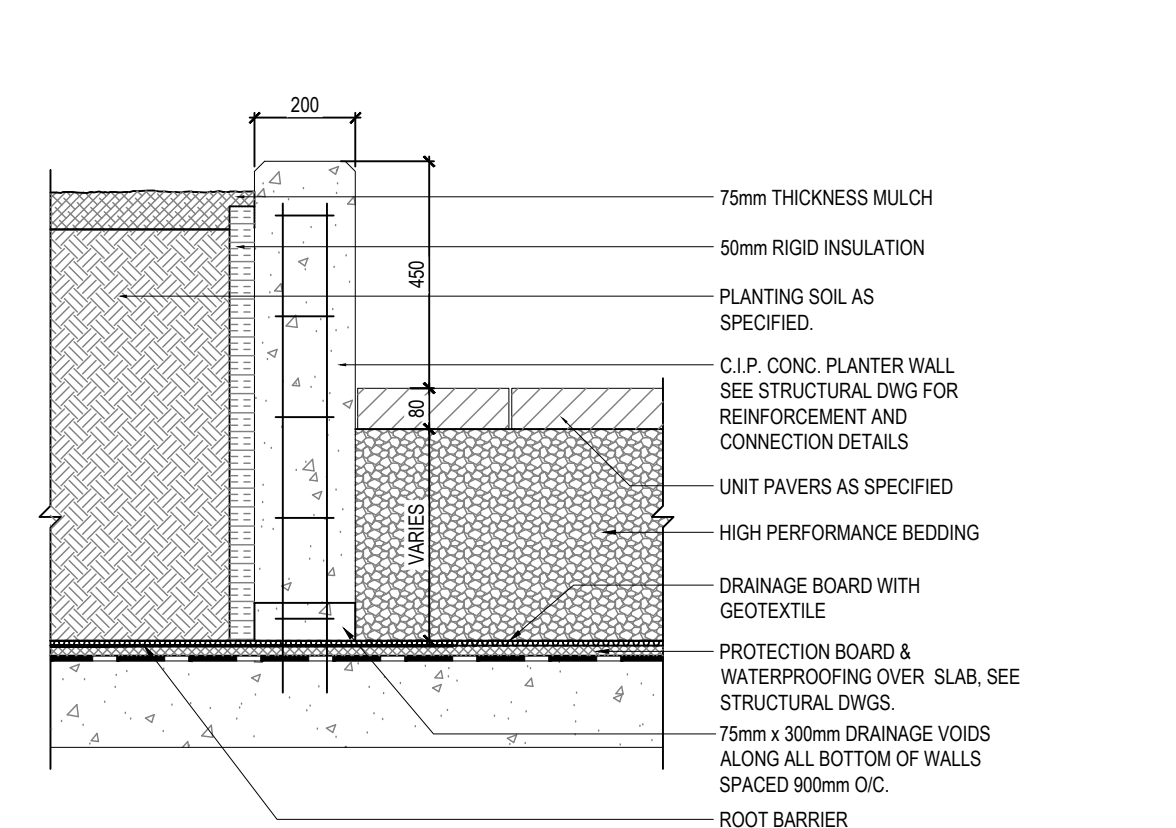
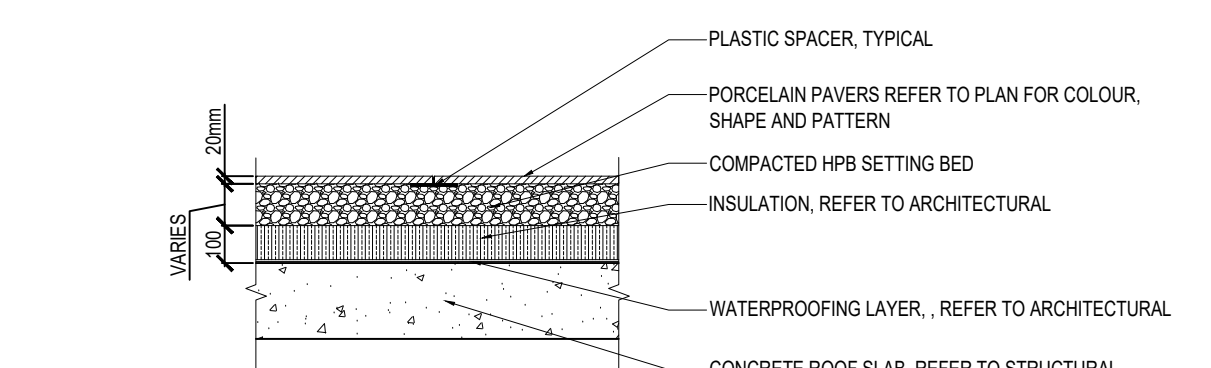
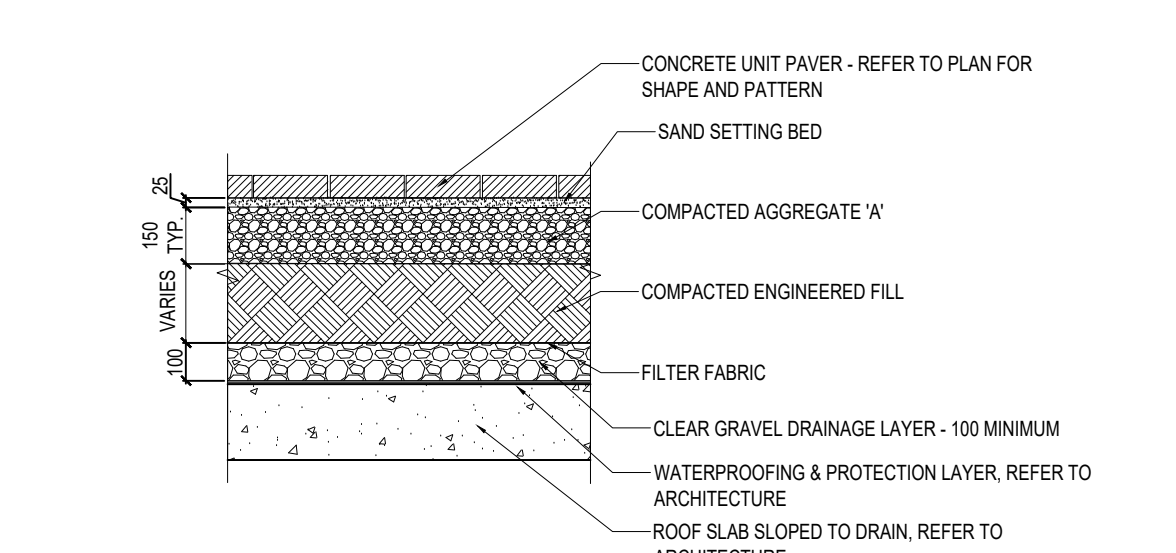
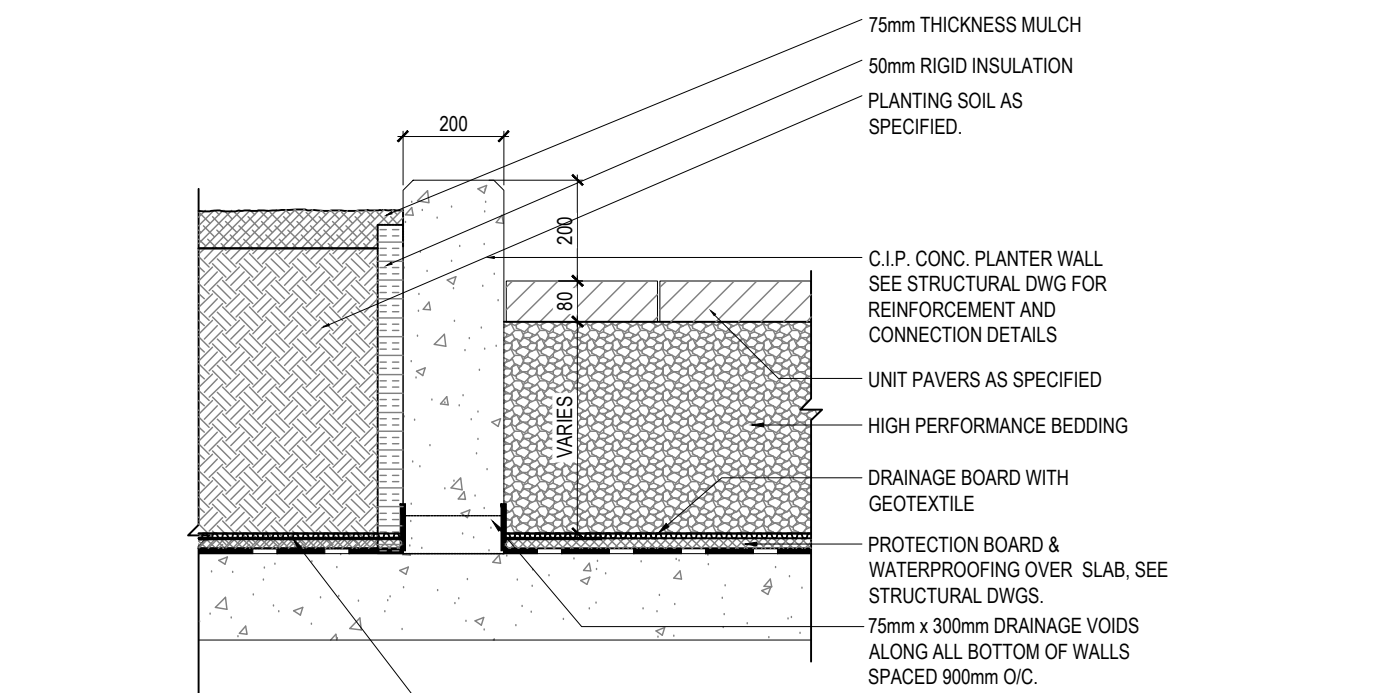
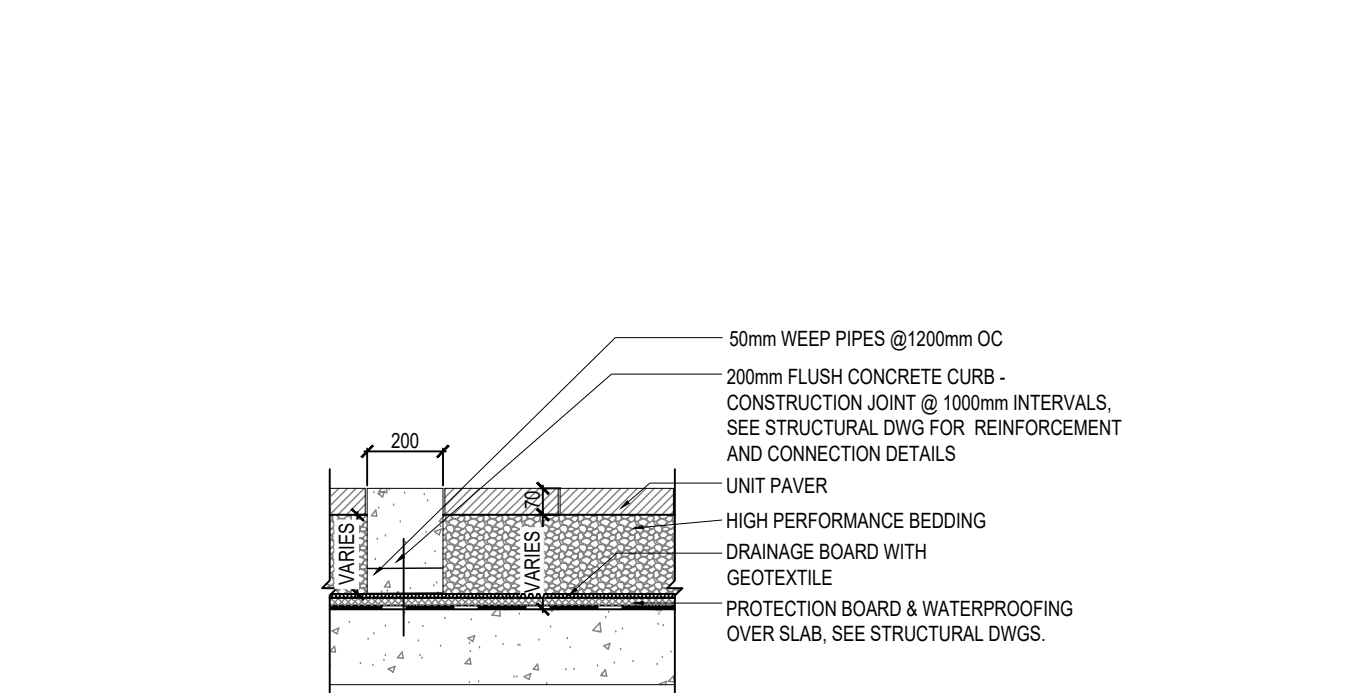
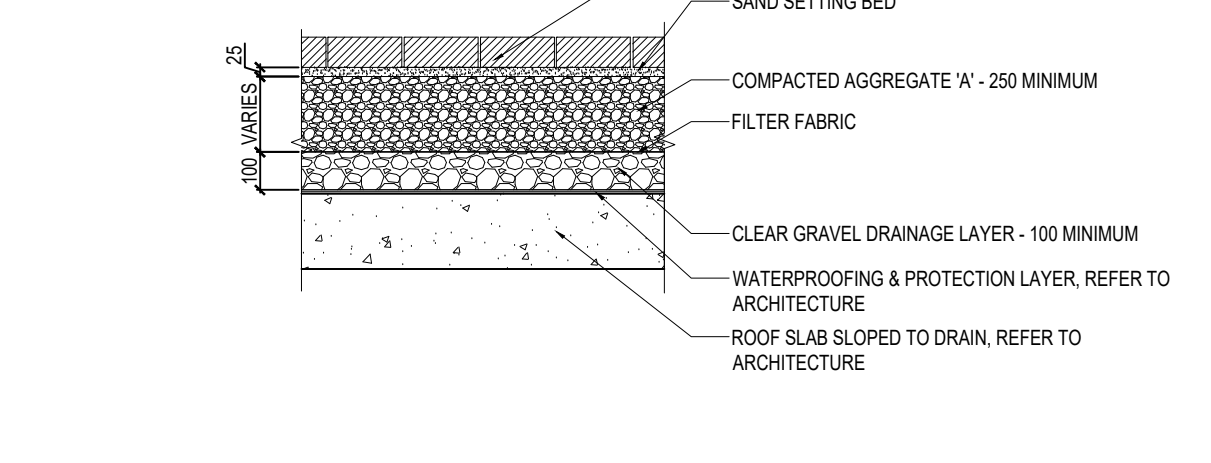
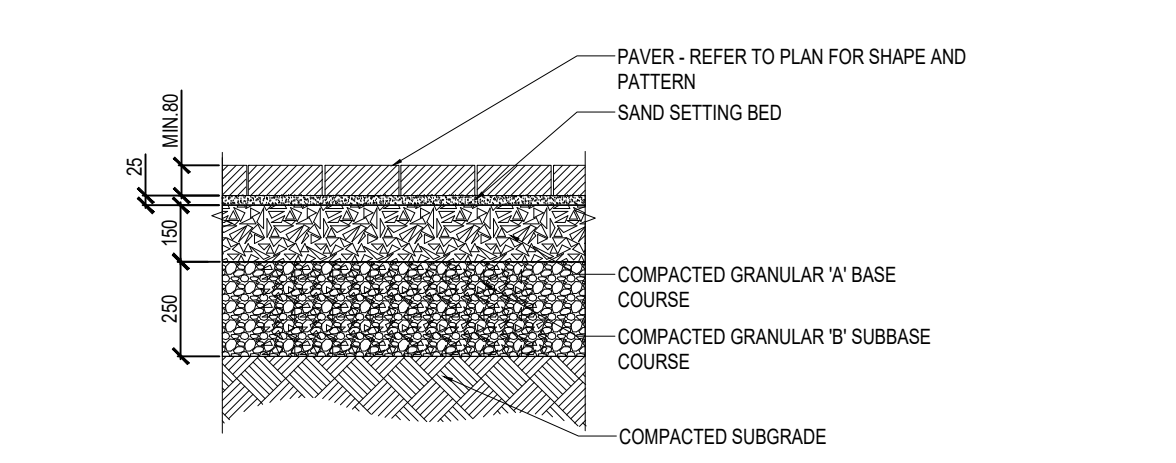
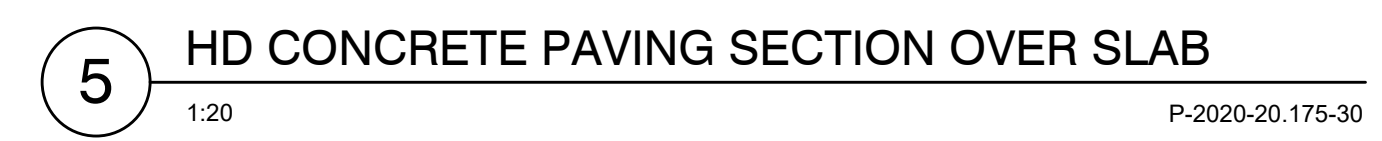
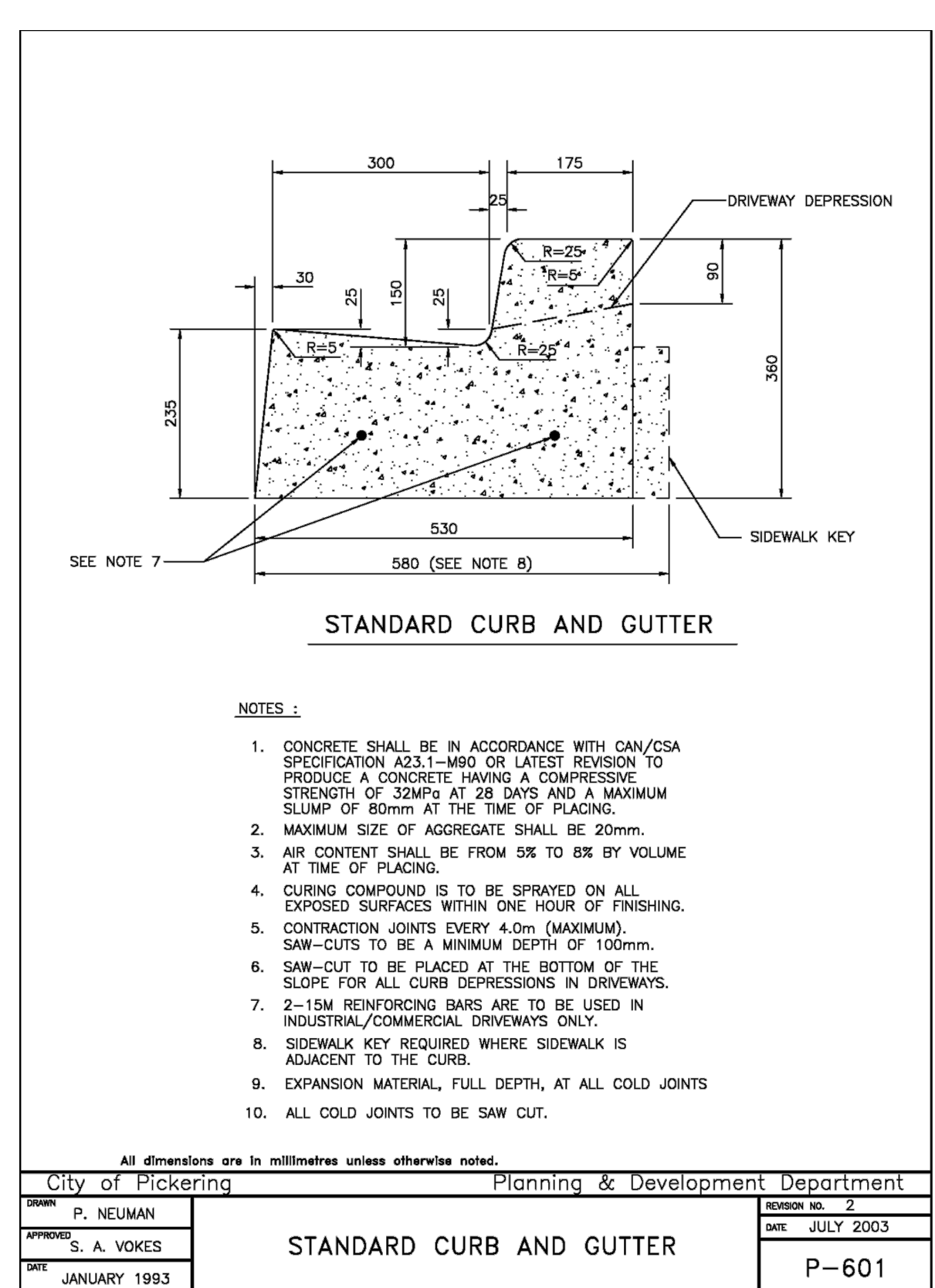
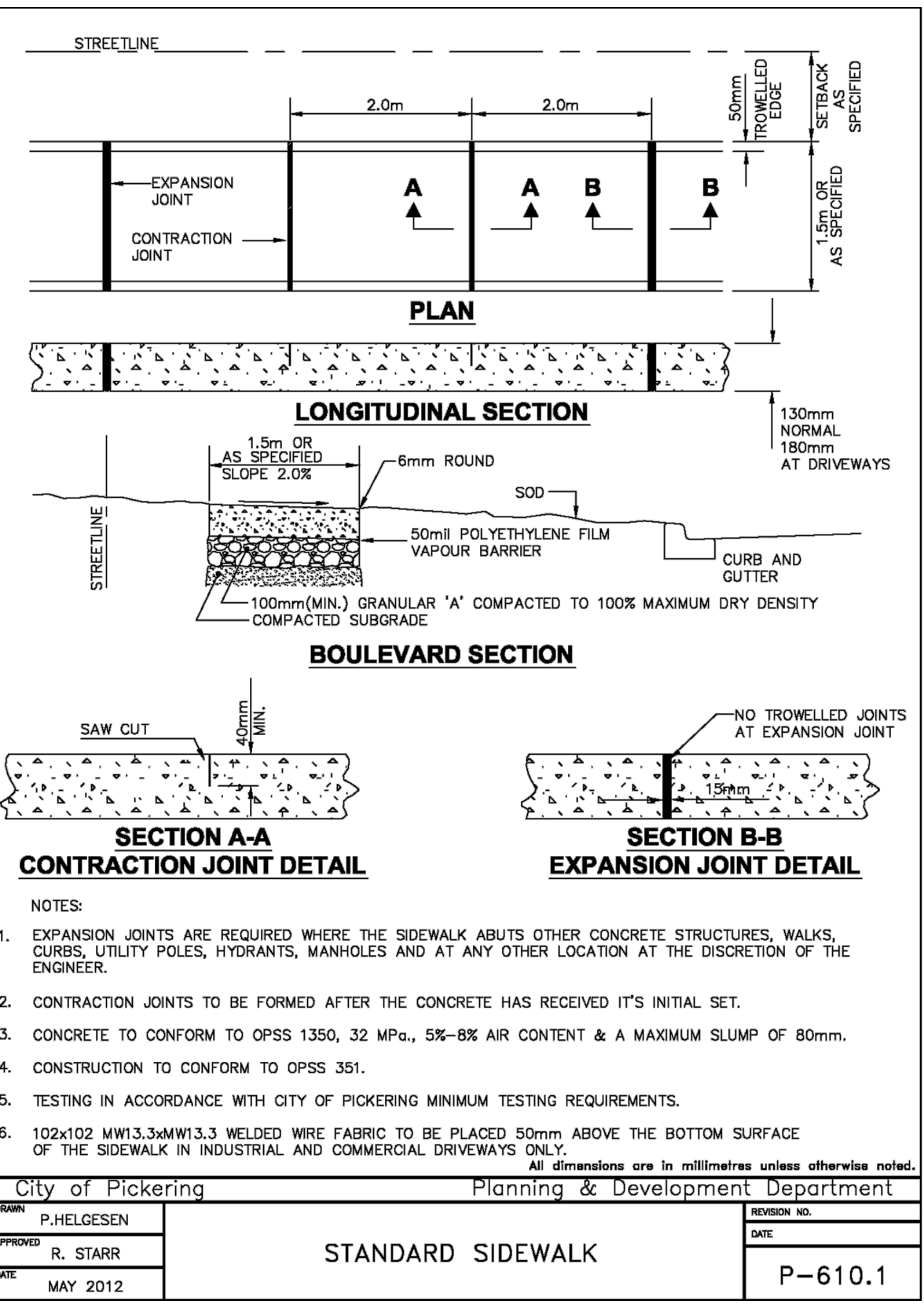
CHECKED: AS SHOWN

DATE: 2021-03-01

PROJECT NO: 20-175

SHEET NO: LD-100

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO MEMBER SINCE 2018



1	ISSUED FOR SPA	2022-05-06	RR
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STUDIO tla

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CLIENT: 1755 PICKERING PARKWAY

PROJECT: PICKERING, ONTARIO

LANDSCAPE DETAILS

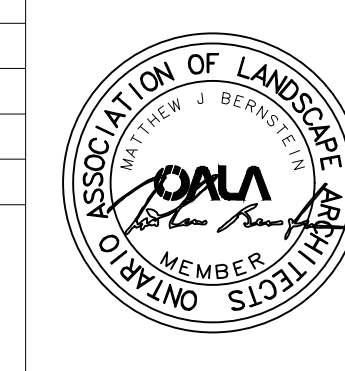
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CHECKED: AS SHOWN

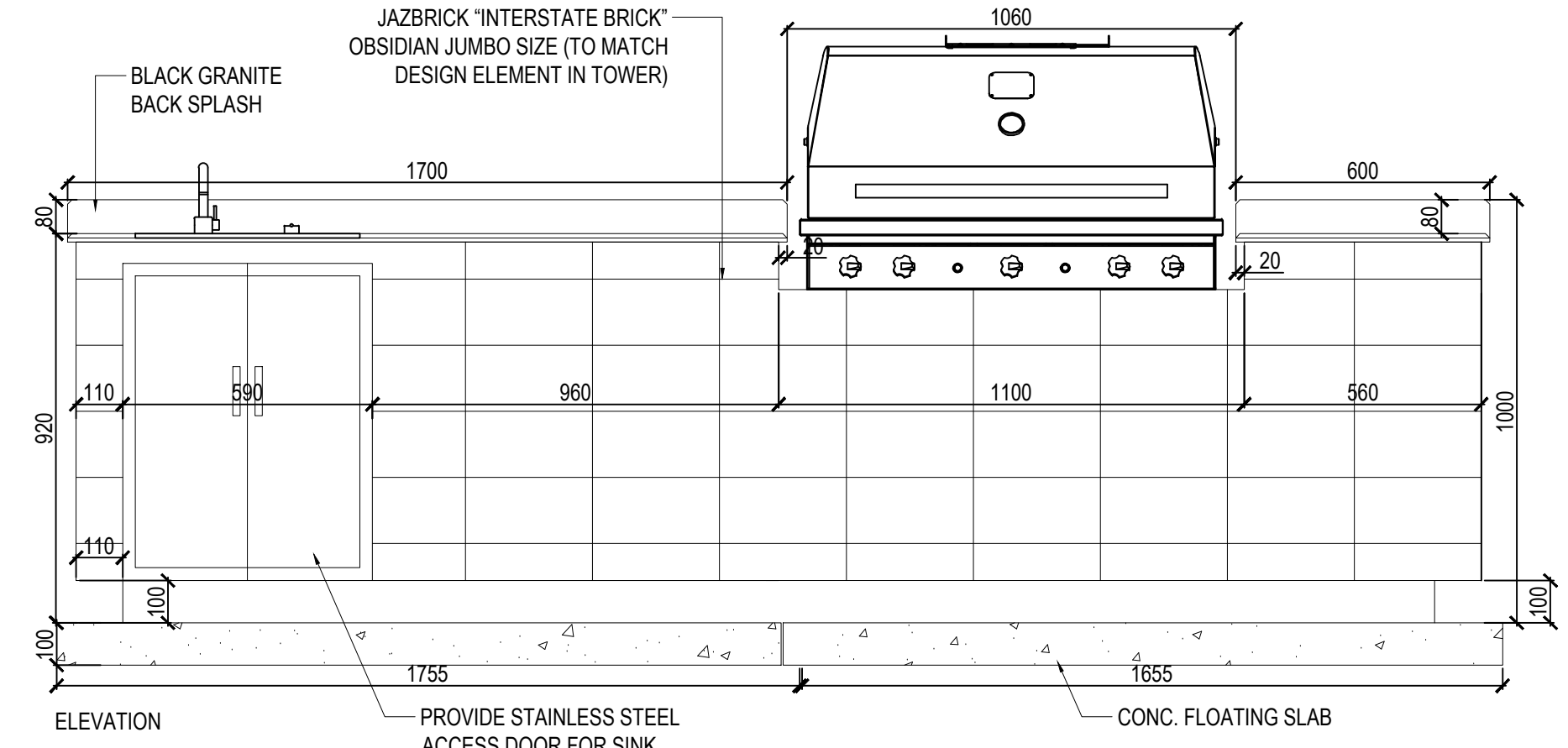
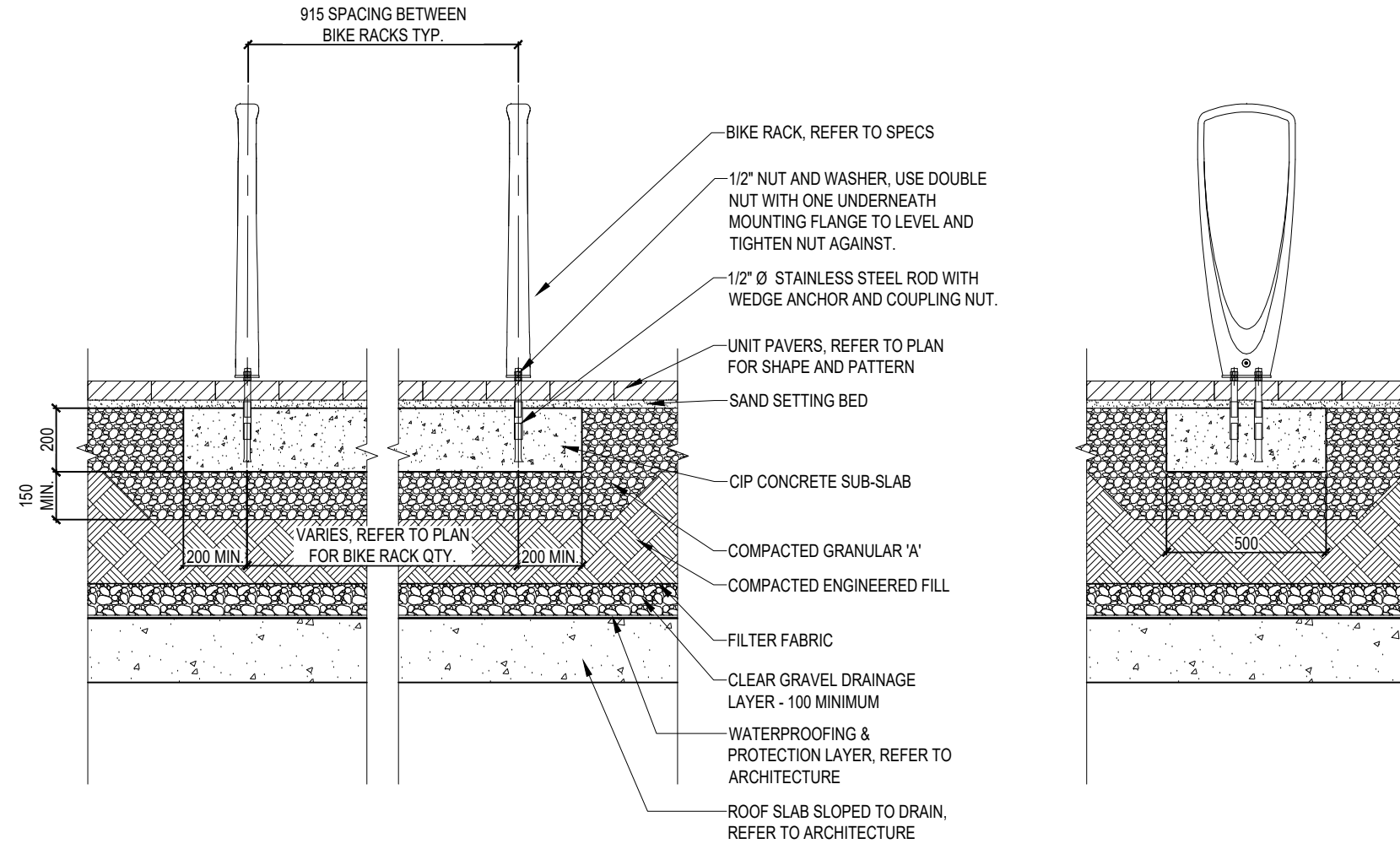
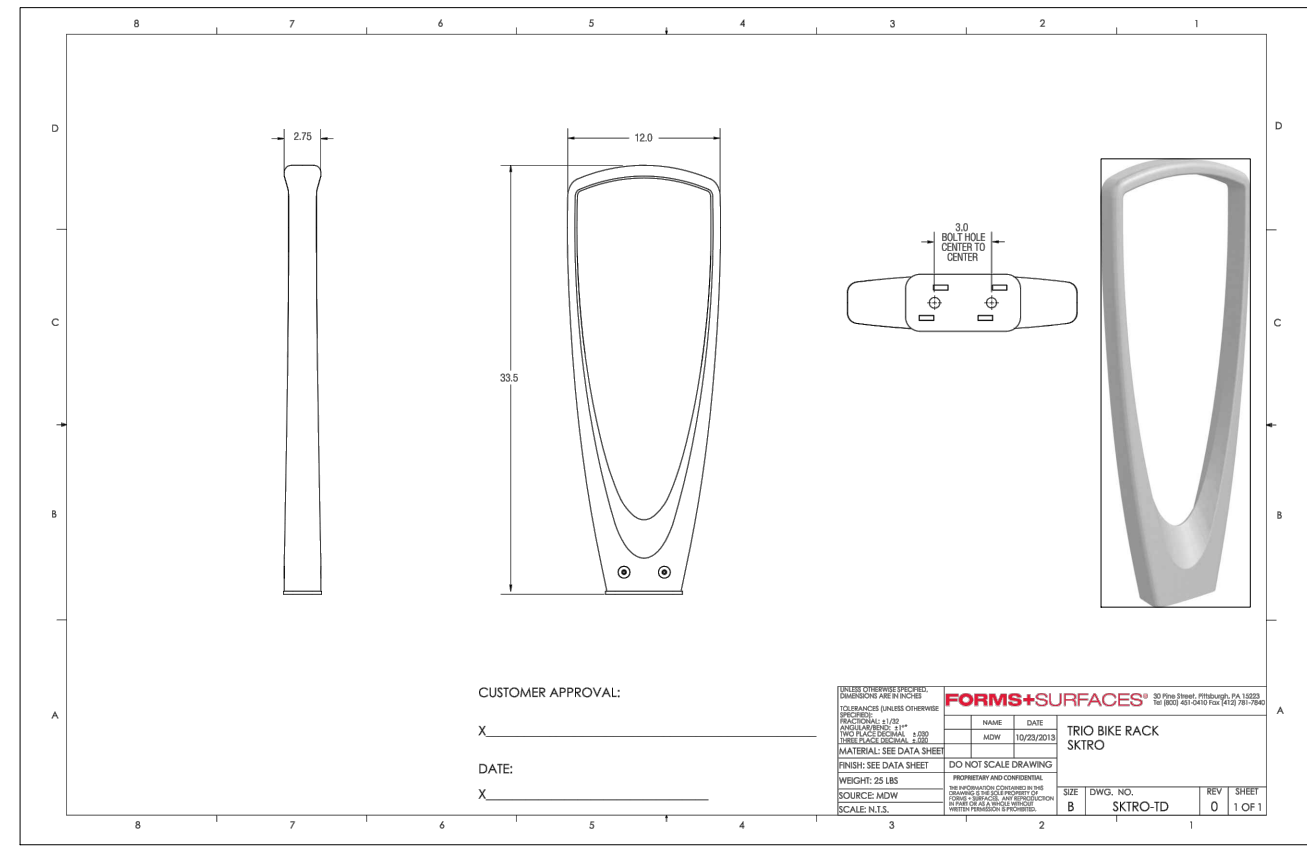
DATE: 2021-03-01

PROJECT NO.: 20-175

SHEET NO.: LD-101



March 19, 2024 10:27 AM I:\01-PROJECTS\2020\20-175 1755 PICKERING PARKWAY - PICKERING DESIGN CENTRE\01-CAD\01-CURRENT\01-01\01-SP\2021-03\LD-101 LANDSCAPE DETAILS.DWG



1 BIKE RACK
N.T.S.

2 BIKE RACK
1:20
P-2020-20.175-37

3 BBQ STATION
SCALE 1:15

Missing or invalid reference file: \\175-PICKERING PARKWAY - PICKERING DESIGN CENTRE\01-175-164 Universal City 603-Administration\04-Specs\Barkmanlarge planter.pdf Sheet: 1

4 BARKMAN LARGE PLANTER
N.T.S.

no.	revision	date	by
1	ISSUED FOR SPA	2022-05-06	RR

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY THE LANDSCAPE ARCHITECT.

signed _____ date _____

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PROJECT
LANDSCAPE DETAILS

DRAWING
DRAWN: RR
CHECKED:
SCALE: AS SHOWN
DATE: 2021-03-01
PROJECT NO.: 20-175



SHEET NO.: LD-102