

Legend

	Existing Tree Canopy		Prop. Unit Paving Type 1
	Proposed Deciduous Tree		Unit Paving Type 2 (Heavy Duty Vehicular)
	Property Line		Proposed Planting Area
	U/G Parking Garage Limit		Prop. Sodded Area Typ.
	Prop. 1.8m HT Wood Privacy Screen Typ.		Detail Reference Key
	Prop. 1.8m HT Wood Fence		Light Bollard
	Prop. Concrete Paving Typ.		Proposed Bike Ring
			Proposed Bench

No.	Revision	Date
12	Issued for ZBA ReSubmission	18/01/24
11	Issued for Coordination	16/01/24
10	Issued for ZBA ReSubmission	07/06/23
09	Issued for ZBA ReSubmission	16/02/23
08	Revised per Grading	20/12/22
07	Revised per Site Plan	04/11/22
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05	Revised per Grading & SP	13/05/22
04	Revised per SP + Comments	06/05/22
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02	Revised per Grading	24/06/21
01	Issued for Review	04/06/21

North:

Stamp:

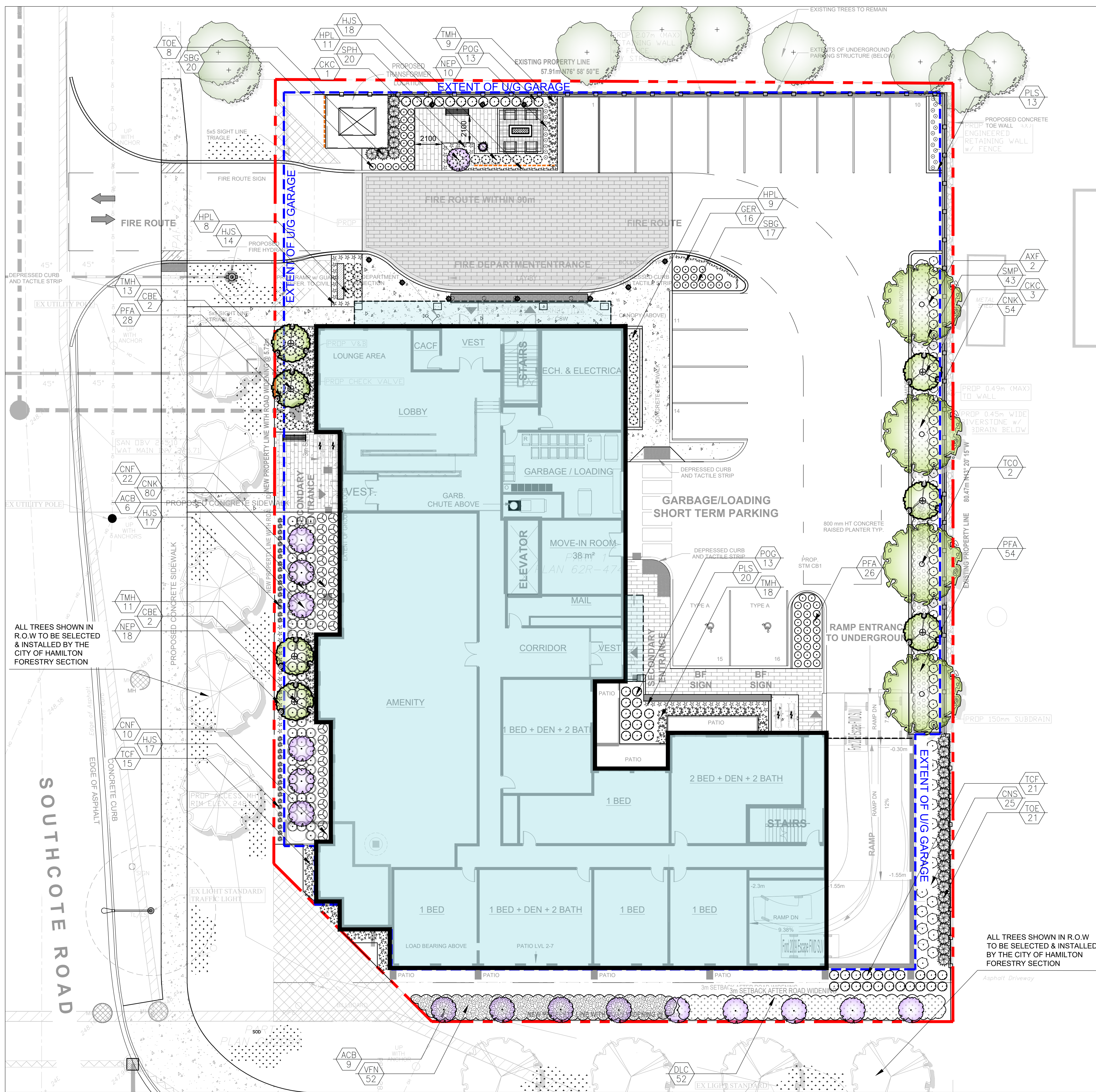
Project:
Proposed 6 Storey Residential Development
 559 Garner Road
 Hamilton, Ontario

Scale: **1:200** Date: **May 2021**
 Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:
Landscape Plan

Project No. **21121** Sheet No. **L1-01**

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 DO NOT SCALE DRAWINGS • PRELIMINARY NOT FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L.A. ARCHITECT • SIGNED _____ DATE _____



Legend

- Existing Tree Canopy
- Proposed Deciduous Tree
- Property Line
- U/G Parking Garage Limit
- Prop. 1.8m HT Wood Privacy Screen Typ.
- Prop. 1.8m HT Wood Fence
- Prop. Concrete Paving Typ.
- Prop. Unit Paving Type 1
- Unit Paving Type 2 (Heavy Duty Vehicular)
- Proposed Planting Area
- Prop. Sodded Area Typ.
- Detail Reference Key
- Light Bollard
- Proposed Bike Ring
- Proposed Bench

Proposed Plant Material List

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DISSEMINATION	NATIVE	REMARKS
DECIDUOUS TREES & SPECIMENS									
AF1	2	Acer x fraxinifolium 'Jefferson'	American Fraxinifolium Maple	70 mm	B.A.B.	High	High	Yes	Fall Form
CBF	4	Carpinus betulus 'Tom Fostoria'	Common Hornbeam	70 mm	B.A.B.	High	High	Yes	Narrow Form
TCO	2	Tilia cordata 'Orangea'	Orangea Linden	70 mm	B.A.B.	High	High	Yes	Fall Form
DECIDUOUS SPECIMEN SHRUBS									
AB2	15	Abutilon canadense 'Bolivia'	Bolivia Abutilon	200 cm	B.A.B.	High	High	Yes	Multi Stem
CNC	4	Cornus kousa chinensis	Chinese Kousa Dogwood	180 cm	B.A.B.	High	High	No	Multi Stem
CONIFEROUS TREES									
DEE	29	Thuja occidentalis 'Emerald'	Emerald Cedar	175 cm	B.A.B.	High	High	Yes	Fall Form
DECIDUOUS SHRUBS									
CNK	124	Cornus sericea 'Ribbon'	Ribbon Red Dogwood	60 cm	C.C.	High	High	Yes	Fall Form
CNK	32	Cornus sericea 'Terra'	Alic Fire Dogwood	60 cm	C.C.	High	High	Yes	Fall Form
CNK	25	Cornus sericea	Red Dogwood	60 cm	C.C.	High	High	Yes	Fall Form
DLC	52	Deutzia x lemoinei 'Compass'	Compass Deutzia	60 cm	C.C.	High	High	Yes	Fall Form
POG	26	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Herbaceous	60 cm	C.C.	High	High	Yes	Dwarf
PFA	108	Physocarpus opulifolius 'Noblesse'	Noblesse Physocarpus	60 cm	C.C.	High	High	Yes	Fall Form
HPL	28	Hydrangea arborescens 'Limelight'	Limelight Hydrangea	60 cm	C.C.	High	High	Yes	Fall Form
SBG	37	Syringa bermudensis 'Gold Moon'	Gold Moon Syringa	60 cm	C.C.	High	High	Yes	Fall Form
SMP	43	Syringa meyeri 'Roby'	Purple Heart Norway Spruce	60 cm	C.C.	High	High	No	Fall Form
PLS	52	Platanus orientalis 'Newport'	Newport Platanus	60 cm	C.C.	High	High	Yes	Fall Form
CONIFEROUS TREES									
TCF	38	Taxus canadensis 'Fastiva'	Fastiva White Pine	60 cm	C.C.	High	High	Yes	Fall Form
TCF	31	Taxus canadensis 'Mill'	Mill White Pine	70 cm	C.C.	High	High	Yes	Fall Form
PERENNIALS & GRASSES									
BSR	3	Bouteloua curtipendula 'Roughneck'	Roughneck Curtipendula	2 Cal	C.C.	High	High	Yes	Fall Form
BSR	13	Bouteloua curtipendula 'Tillie Spier'	Tillie Spier Curtipendula	2 Cal	C.C.	High	High	Yes	Fall Form
LUS	66	Limonium carolinianum 'Lime Spire'	Lime Spire Limonium	2 Cal	C.C.	High	High	No	Fall Form
NEP	28	Nepenthes 'Lime Spire'	Lime Spire Nepenthes	1 Cal	C.C.	High	High	Yes	Fall Form
SPH	20	Sporobolus heterostachyus 'Lime Spire'	Lime Spire Sporobolus	2 Cal	C.C.	High	High	Yes	Fall Form

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

Architect:
srm
 ARCHITECTS INC.

Client/Owner:
ELITE DEVELOPMENTS
 3410 South Service Rd, Suite 102
 Burlington, ON L7N 3T2

Municipality:
Hamilton

Notes:

- 12 Issued for ZBA ReSubmission 18/01/24
- 11 Issued for Coordination 16/01/24
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- 01 Issued for Review 04/06/21

No. Revision Date

North: Stamp:

Project:
Proposed 6 Storey Residential Development
 559 Garner Road
 Hamilton, Ontario

Scale: **1:150** Date: **May 2021**
 Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:
Planting Plan
 Project No. **21121** Sheet No. **L1-02**

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Client/Owner:



Municipality:



Notes:

LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 33 1/3% (3:1).

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING OF THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE.

SOD

USE NO. 1 GRADE TURFGRASS NURSERY SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 100MM (4") OF COMPACTED TOPSOIL, AND SHALL BE SODDED WITH #1 KENTUCKY BLUEGRASS - FESCUE. NO SOD SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED.

MINERAL FERTILIZER

APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER REQUIREMENTS:

1. SODDED AREAS - 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M2 (10 LBS OVER 1000 SQ. FT.)

2. PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSHEL OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS. MIN 450mm (18"). BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND/LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZER AS SPECIFIED ABOVE. ALSO ADD .58 KILOS BONEMEAL/CUBIC METER OF PLANTING SOIL (1 LB./CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, S/B OR B/B, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

LANDSCAPE SPECIFICATIONS
SCALE: N.T.S. DATE: 1 LD-01

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm (3"). FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

* MULCH - SHREDDED PINE MULCH BY "GRO BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE CONTRACTORS ASSOCIATION OF ONTARIO (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTEE PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOP" OR APPROVED EQUIVALENT RODENT FORMULA. TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

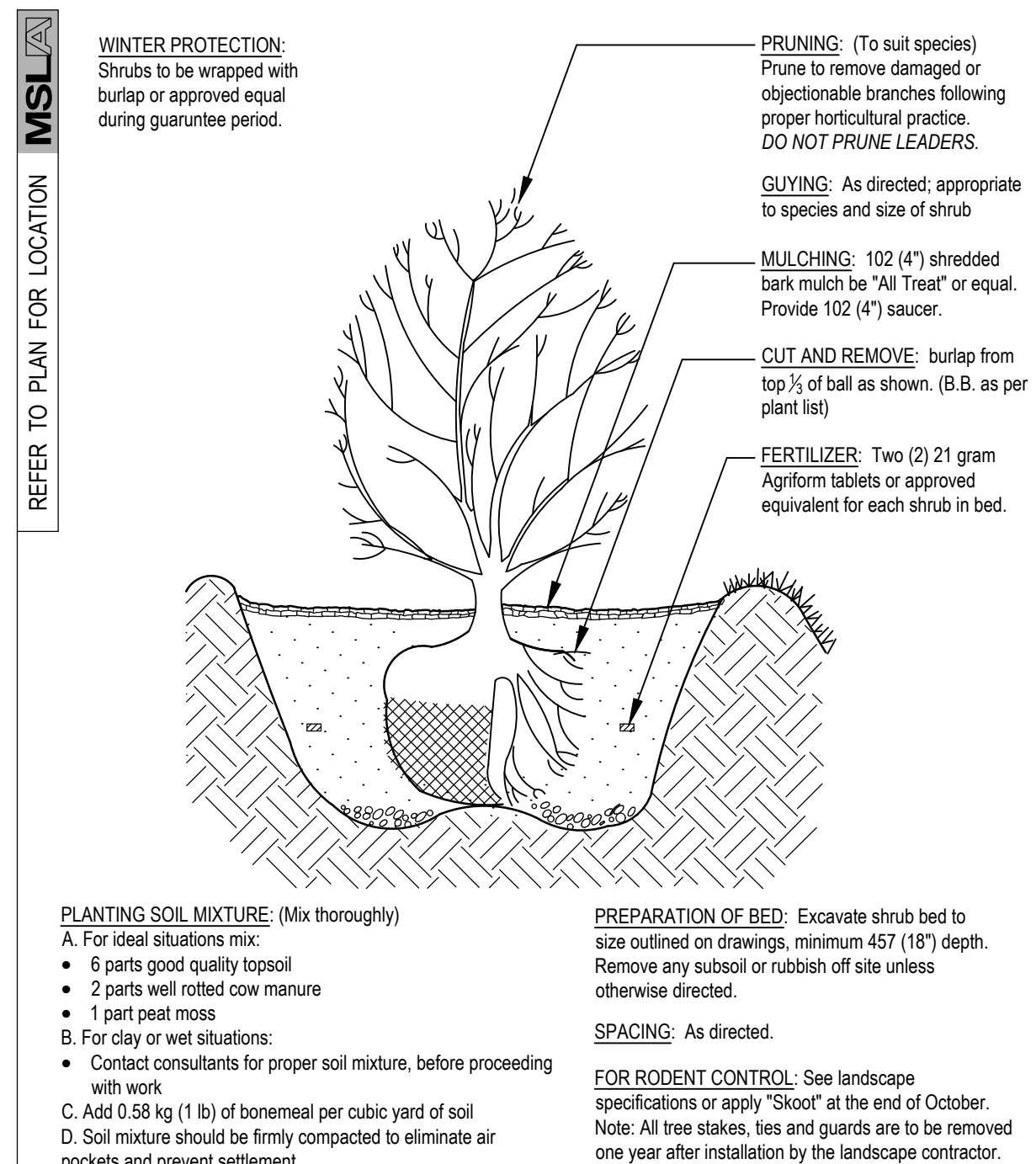
USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL, TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDAMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERSEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

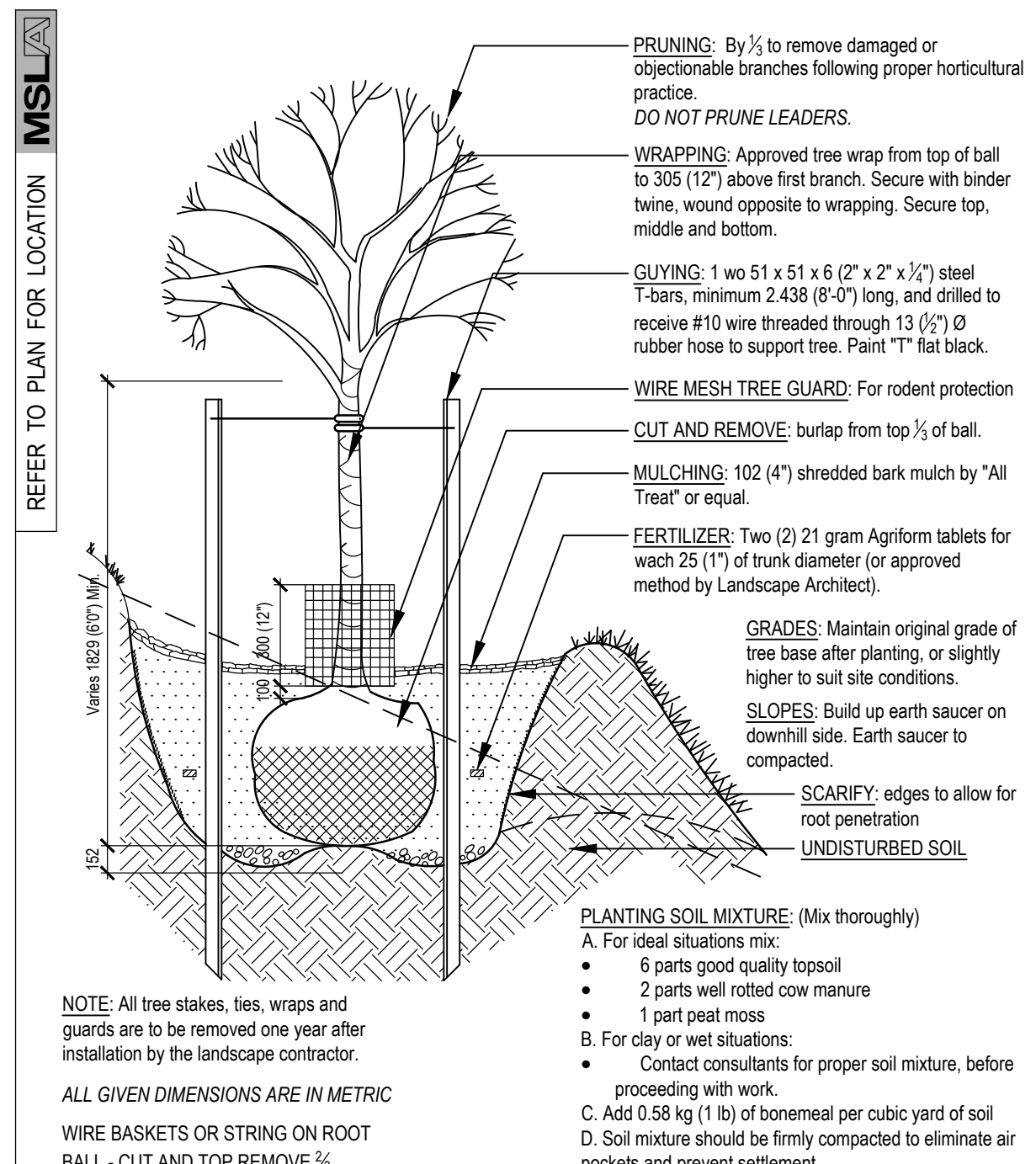
GUARANTEE PERIOD

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

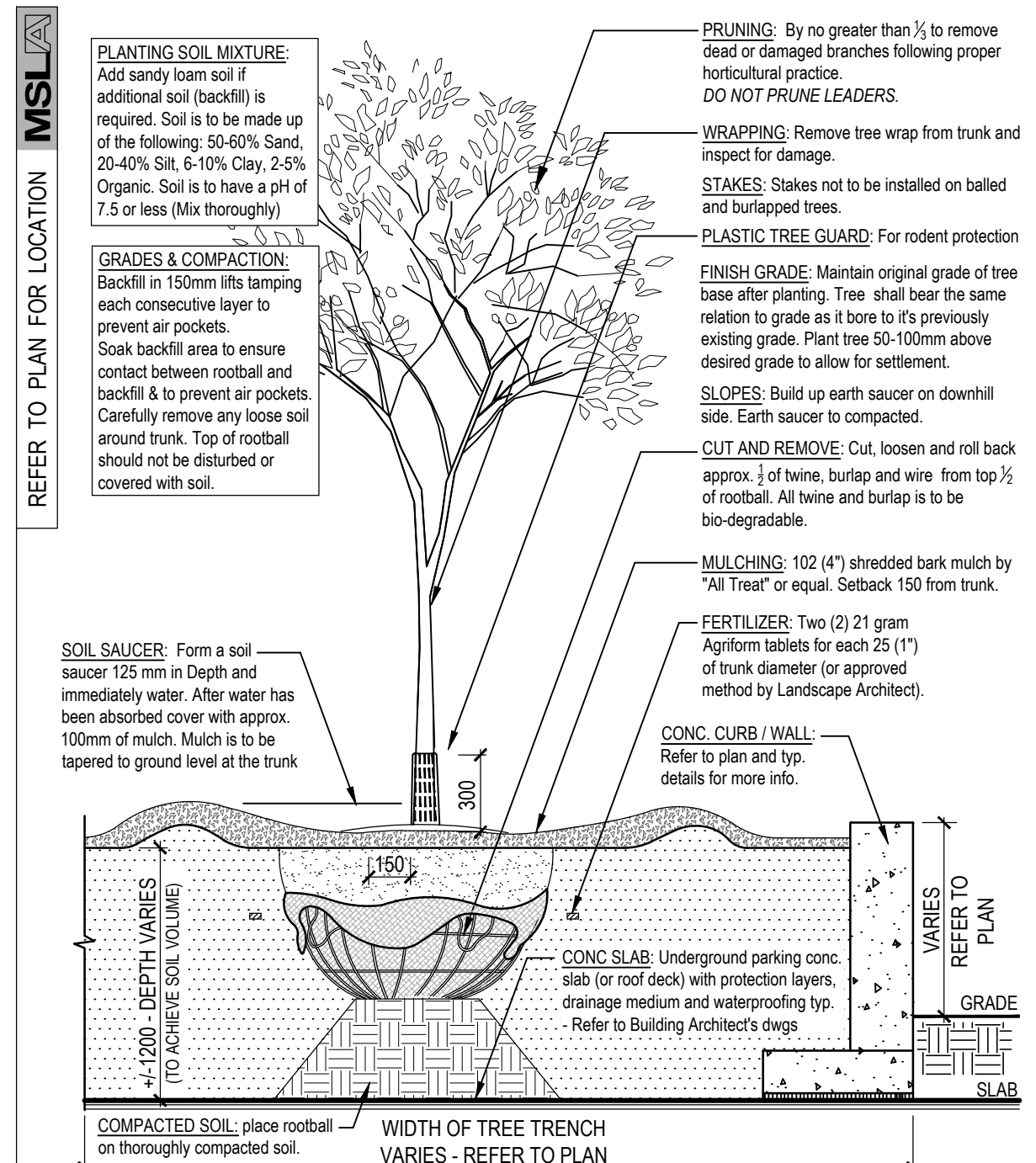
PLANT MATERIAL INSTALLATION
SCALE: N.T.S. DATE: 2 LD-01



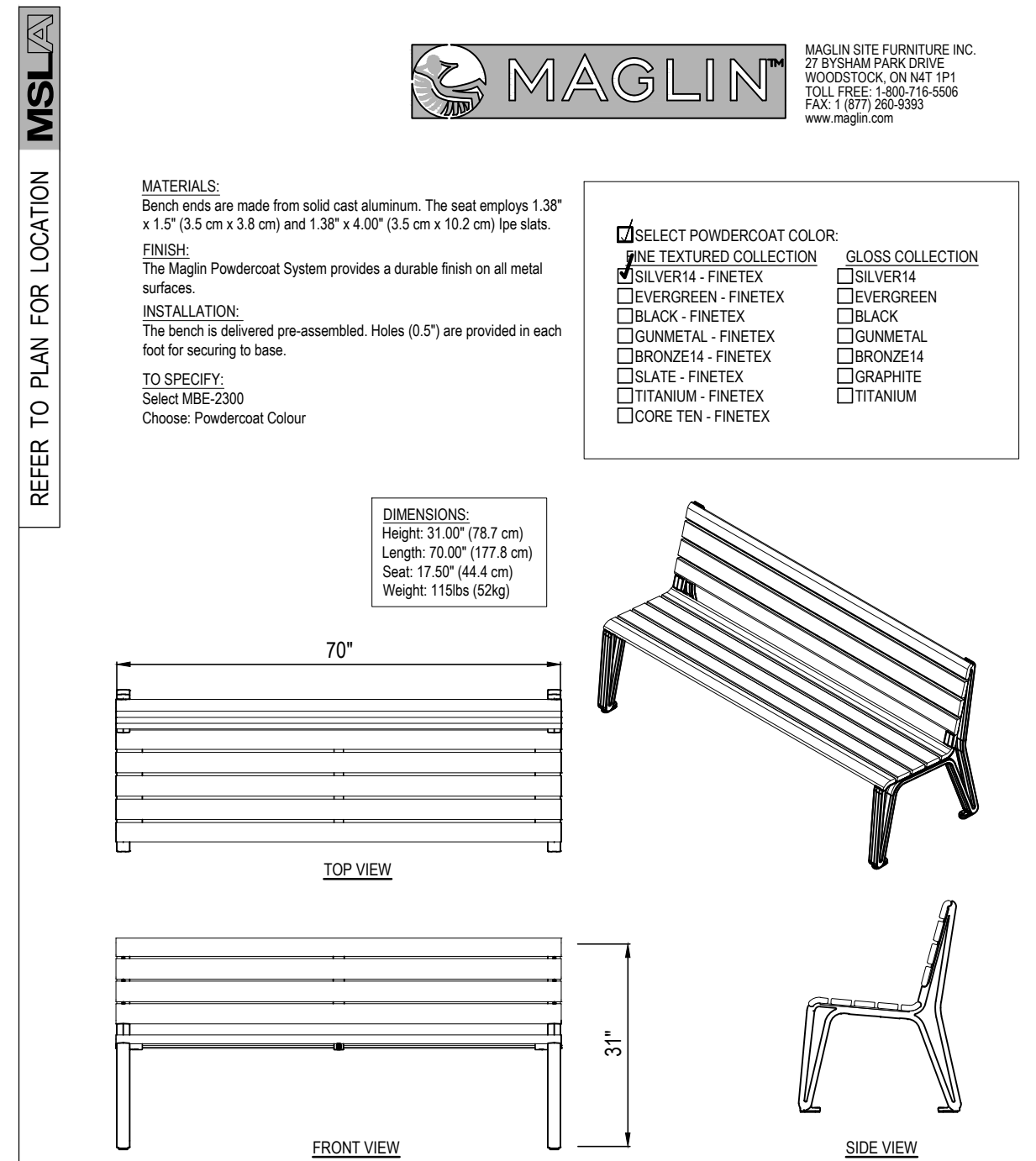
STANDARD SHRUB PLANTING DETAIL
SCALE: N.T.S. DATE: 3 LD-01



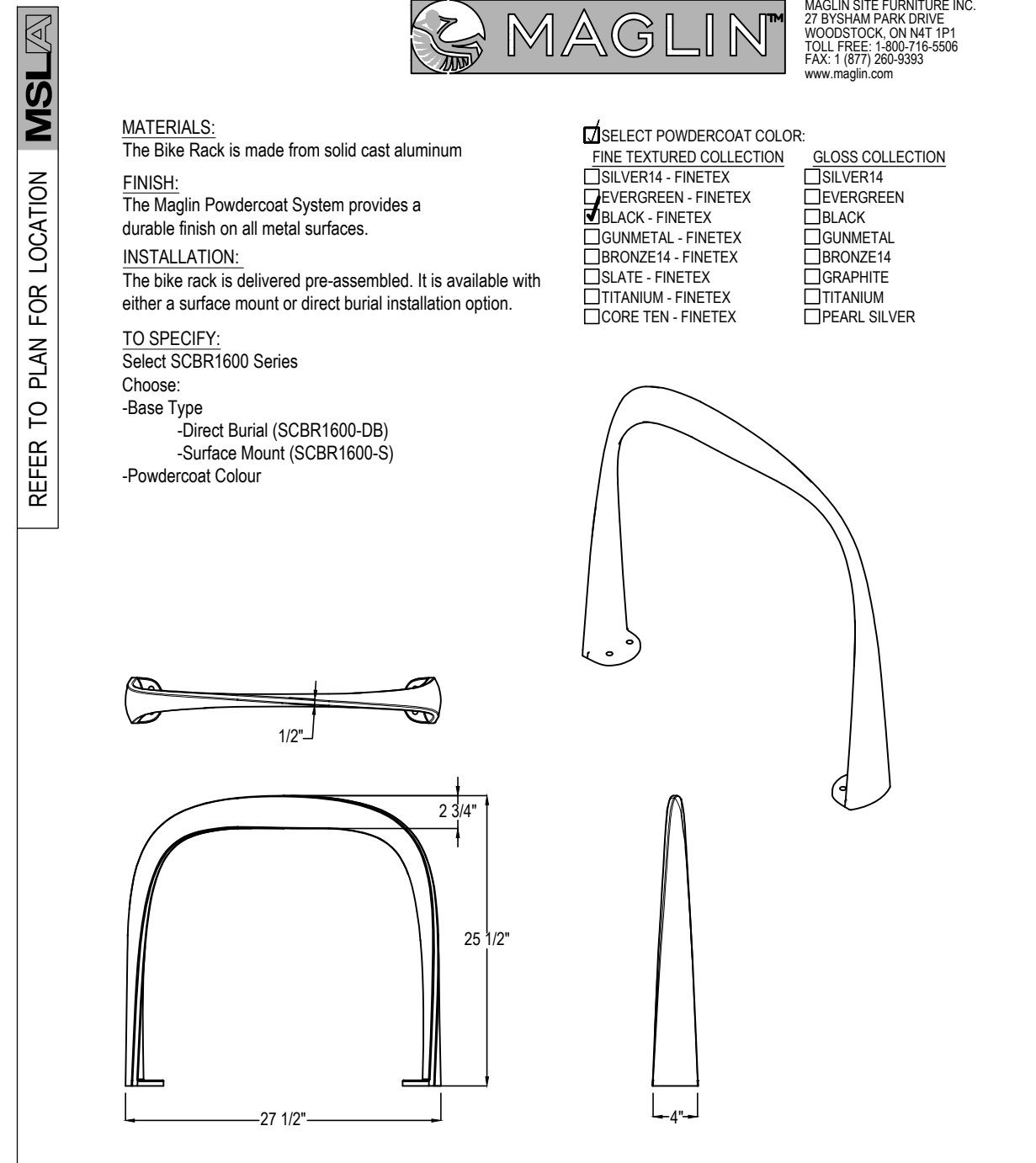
STANDARD DECIDUOUS TREE DETAIL
SCALE: N.T.S. DATE: 4 LD-01



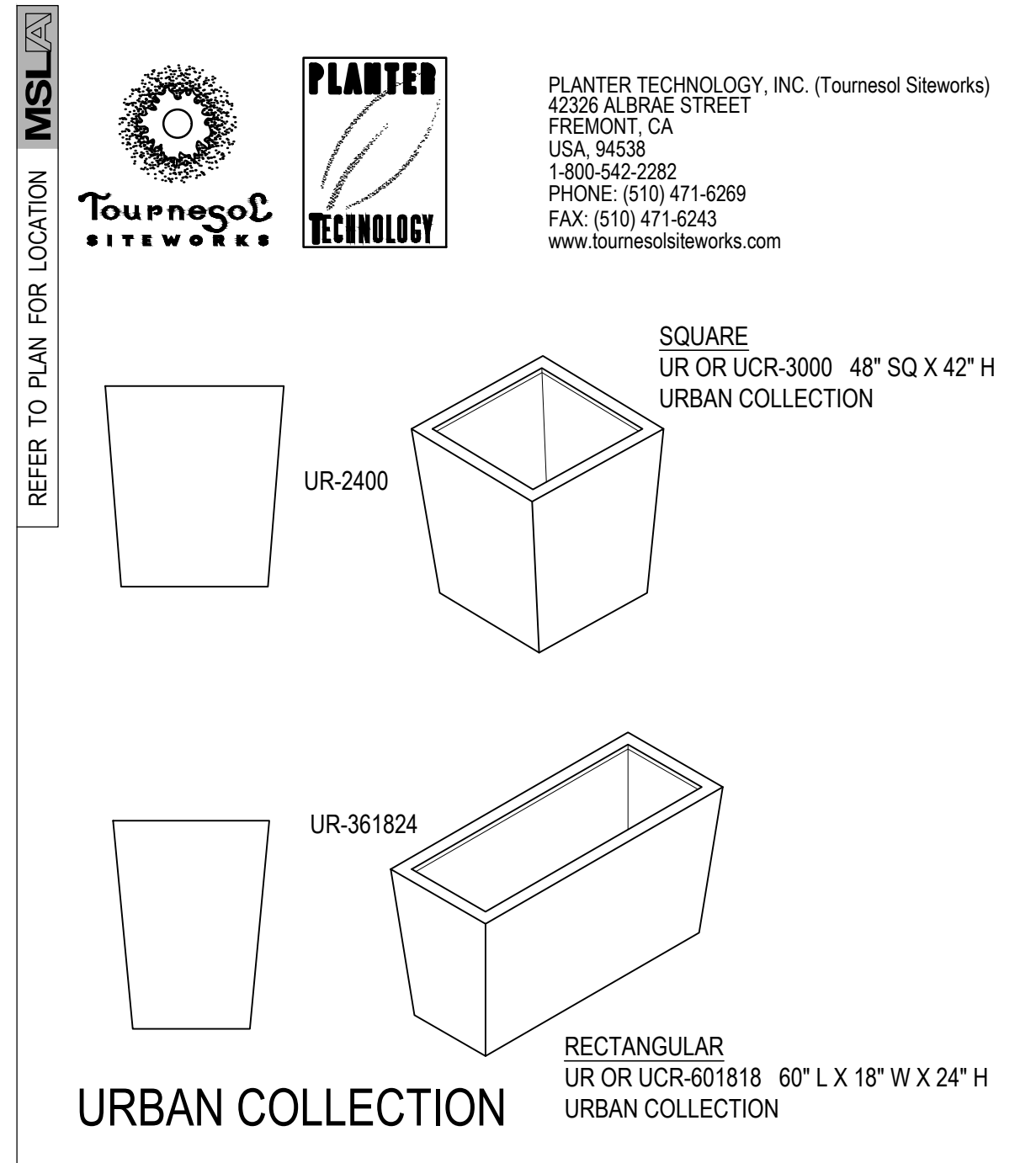
DEC. TREE PLANTING DETAIL - ON-SLAB
SCALE: N.T.S. DATE: 5 LD-01



ICONIC BENCH BY MAGLIN: MODEL MBE-2300-00015
SCALE: N.T.S. DATE: 6 LD-01



BIKE RING BY MAGLIN: MODEL SCBR1600 SERIES
SCALE: N.T.S. SURFACE MOUNT MODEL. DATE: 7 LD-01



URBAN PLANTER BY TOURNESOL
SCALE: N.T.S. MODELS: UR-361825 & UR-2400 DATE: 8 LD-01

12	Issued for ZBA ReSubmission	18/01/24
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01	Issued for Review	04/06/21

No. Revision Date



Project: **Proposed 6 Storey Residential Development**
559 Garner Road
Hamilton, Ontario

Scale: **As Shown** Date: **May 2021**
Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title: **Landscape Details**

Project No. **20100** Sheet No. **LD-01**

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SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR AND APPROVED PRIOR TO CONSTRUCTION

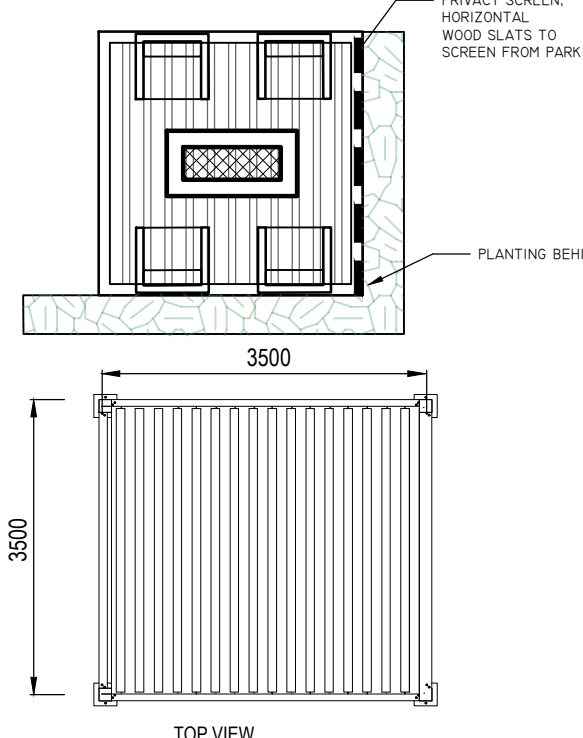
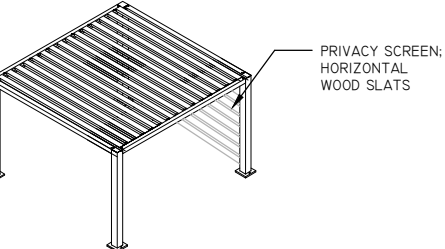
CUSTOM GRAND PERGOLA (DERIVED FROM CHS-2020-AL)

COLOUR: GUN METAL

SELECT DESIRED OPTION:

- CUSTOM SHAPES AND SIZES**
- PRIVACY PANELS
- LIGHTING / HEATING / CHARGING
- SELECT DESIRED PURLIN OPTION:
- ALUMINUM PURLINS (SHOWN)

STRUCTURAL FOOTING SECTION FOR PERGOLA POST TO BE PROVIDED BY STRUCTURAL ENG.



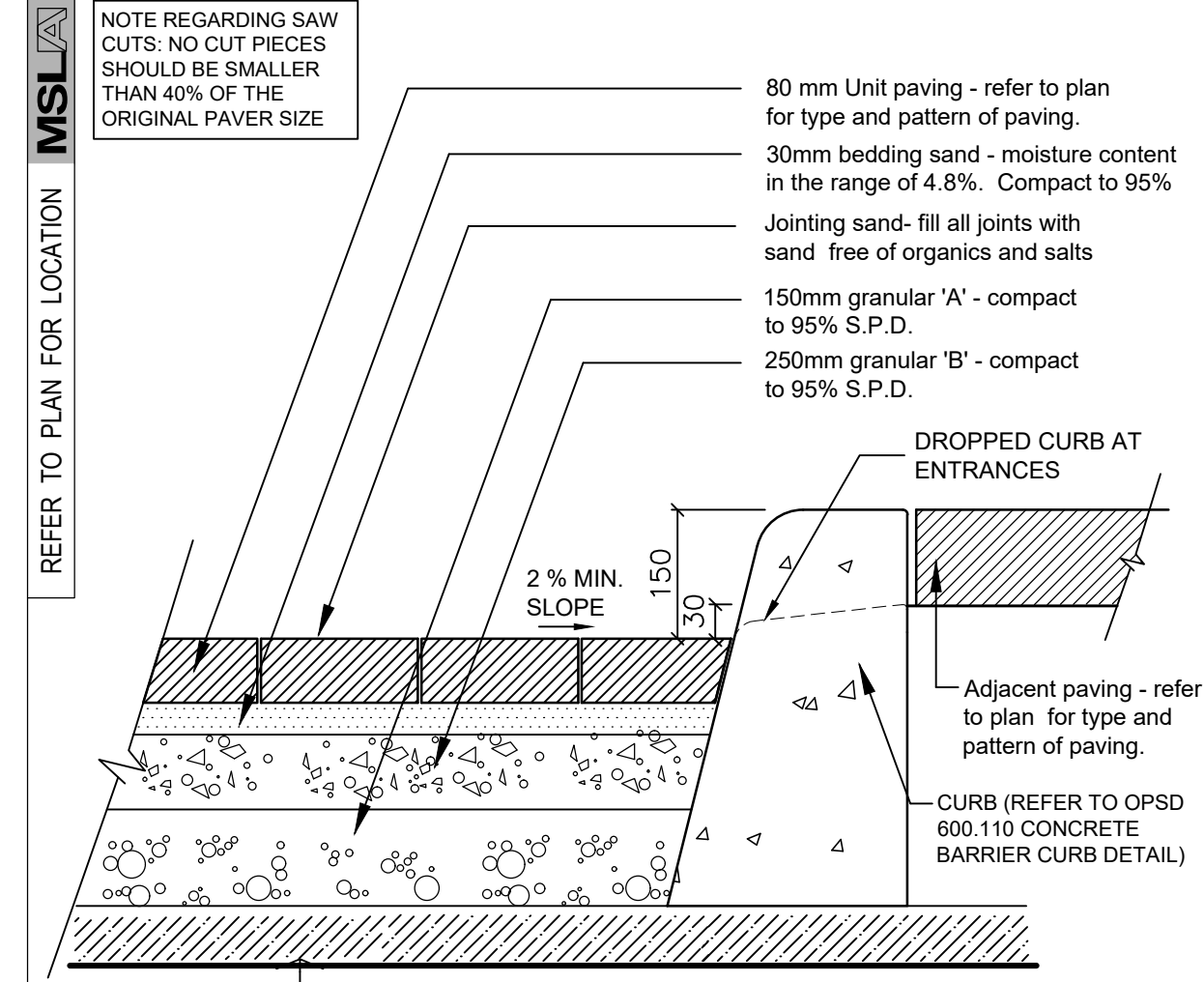
- NOTES:
1. Refer to manufacturer's specifications for installation guides and more detailed information
 2. Unless otherwise mentioned, all dimensions are in inches (mm)

CUSTOM GRAND PERGOLA BY HAUSER (4 POST)

SCALE: N.T.S.

9 LD-02

REFER TO PLAN FOR LOCATION



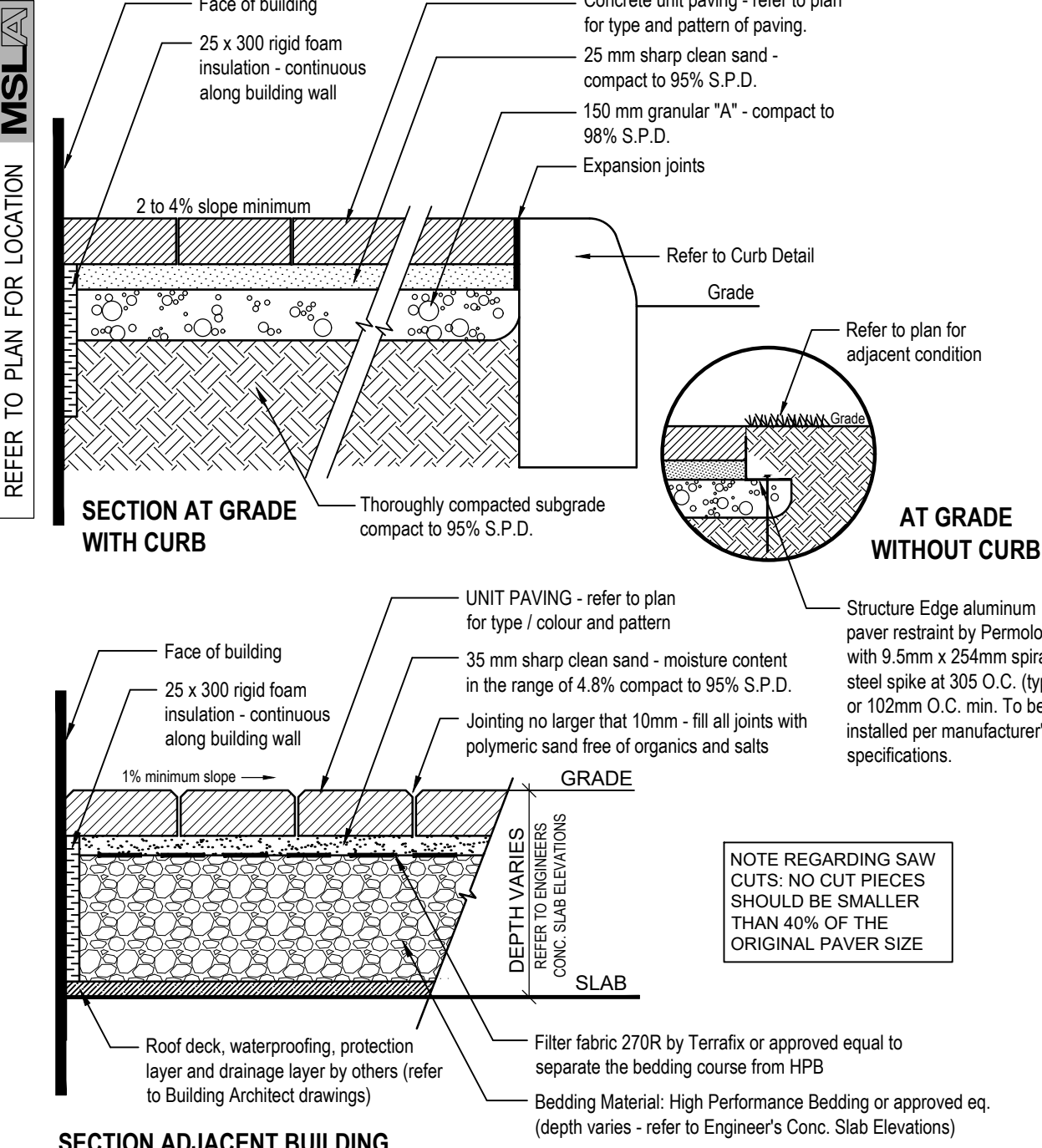
HEAVY DUTY (VEHICULAR) PRECAST CONCRETE UNIT PAVER (ON SLAB) DETAIL

SCALE: N.T.S.

Vehicular Detail to be approved by Civil or Geotechnical Engineer prior to construction

10 LD-02

REFER TO PLAN FOR LOCATION



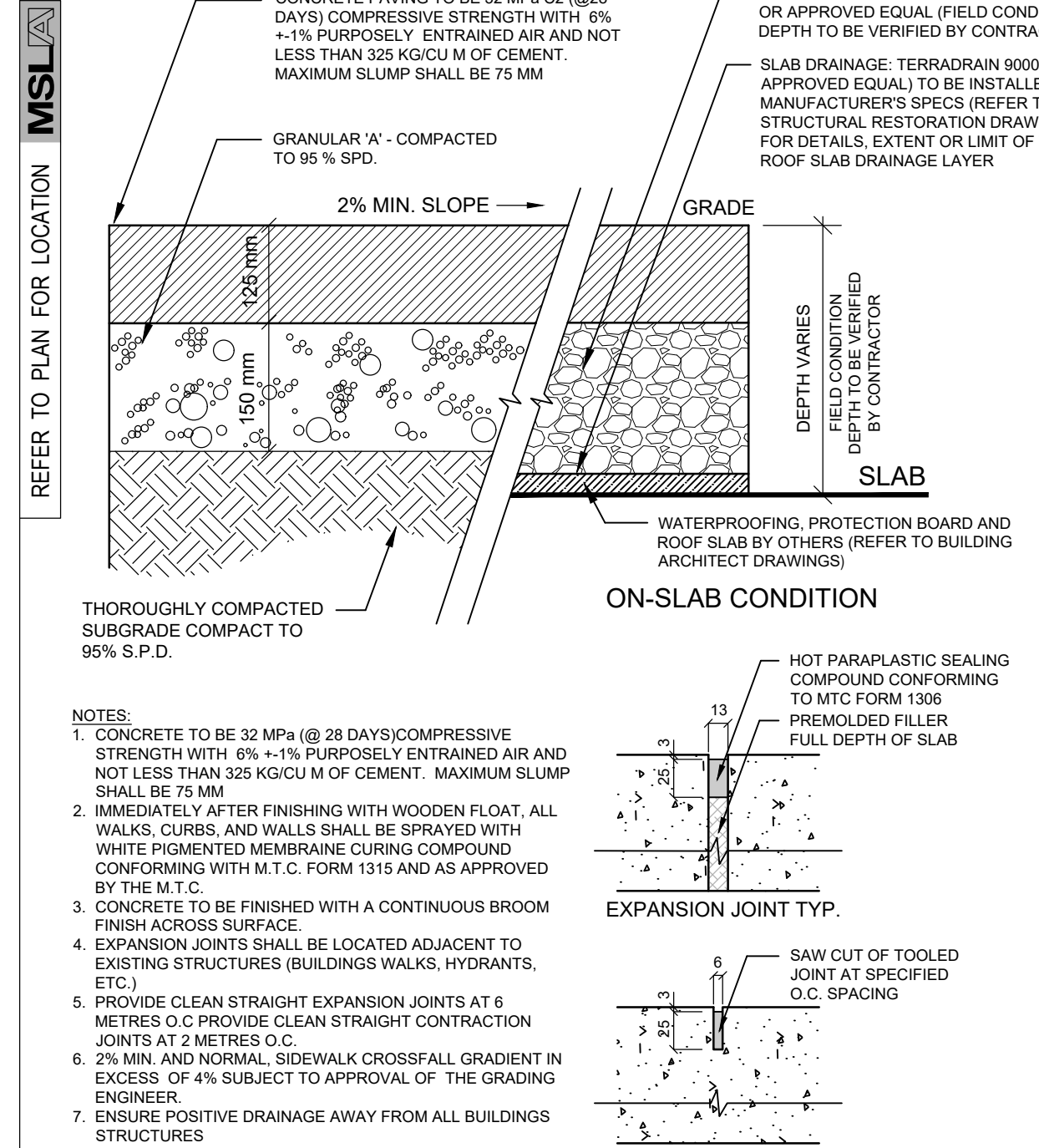
PRECAST CONCRETE PAVER INSTALLATION DETAIL

SCALE: N.T.S.

SINGLE SOLDIER COURSE OPTION

11 LD-02

REFER TO PLAN FOR LOCATION



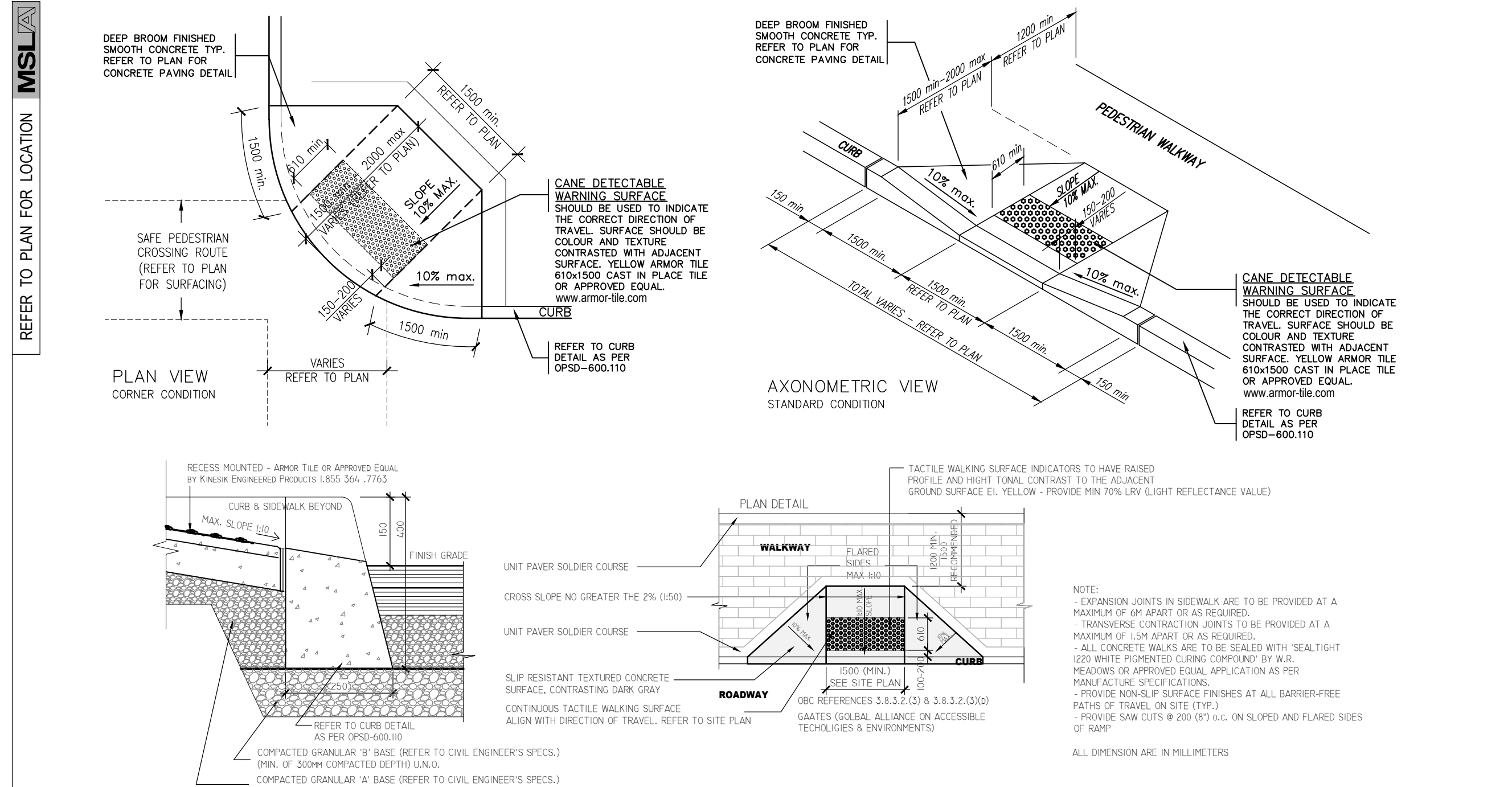
CONCRETE PAVING DETAIL TYP.

SCALE: N.T.S.

DATE:

12 LD-02

REFER TO PLAN FOR LOCATION

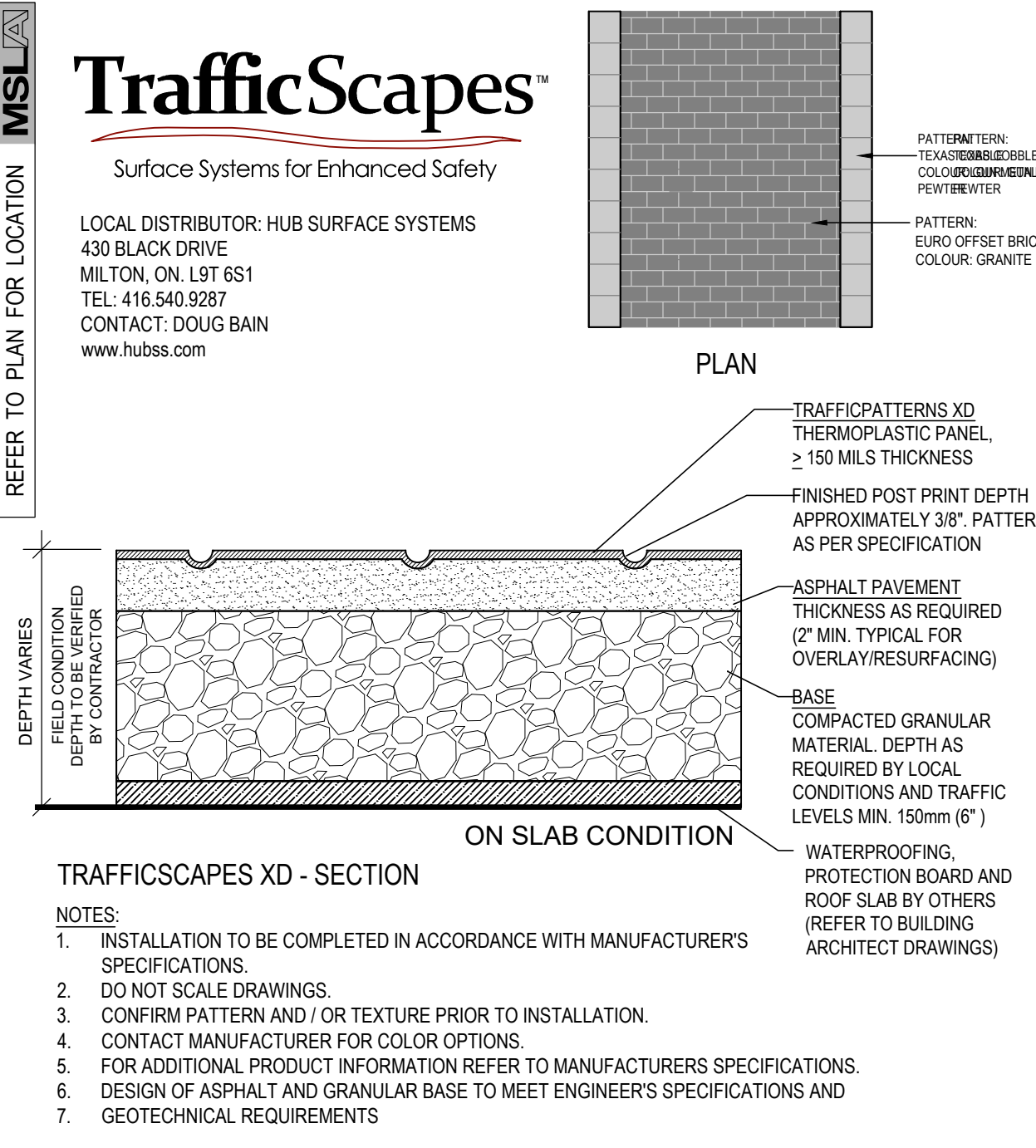


CONCRETE UNIT PAVER WALKWAY & CONCRETE ACCESSIBLE RAMP DETAIL - WITH ARMOUR TILE DETECTABLE WARNING SURFACE

SCALE: N.T.S.

13 LD-02

REFER TO PLAN FOR LOCATION

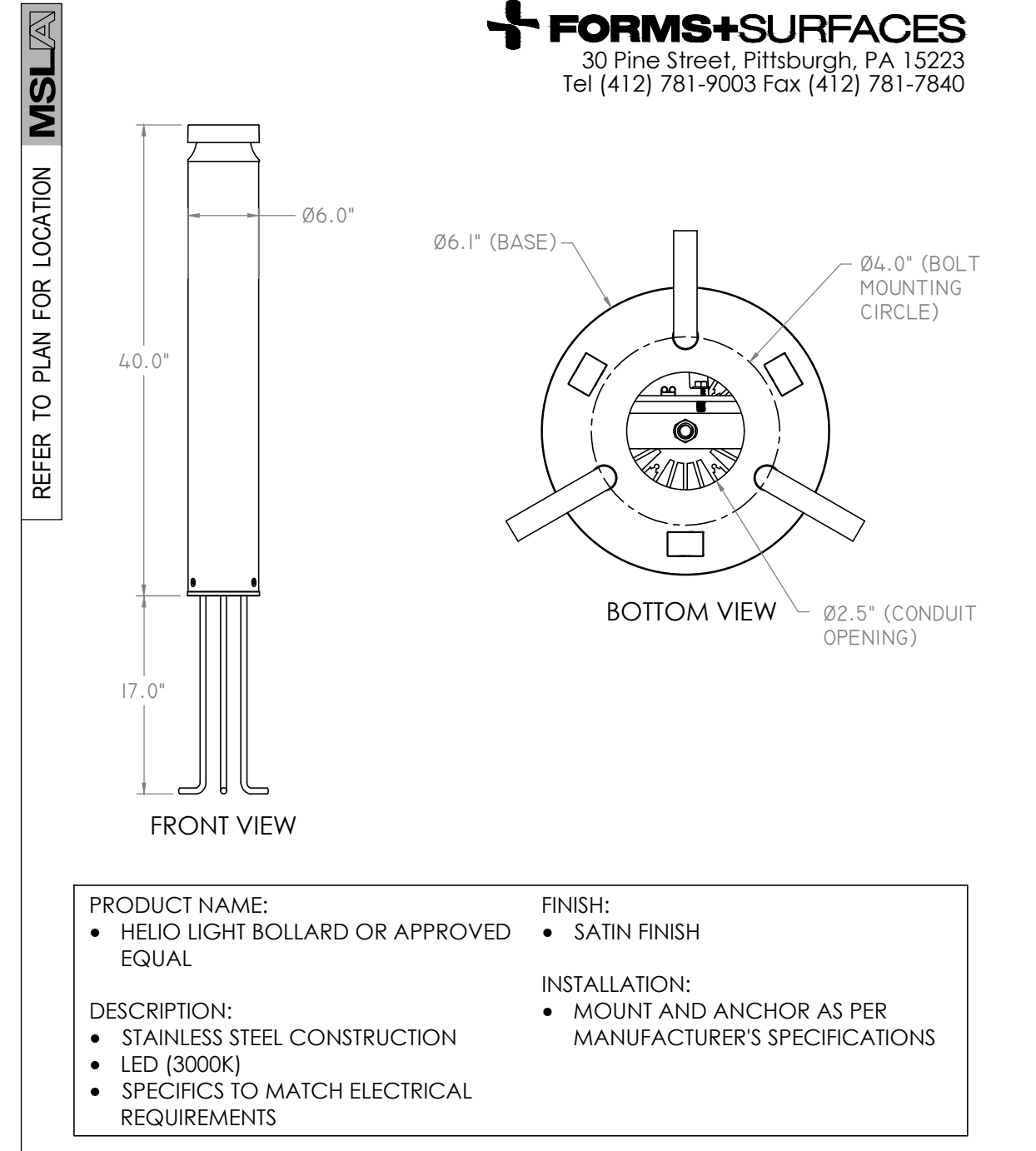


TRAFFICPATTERNS XD IMPRESSED ASPHALT

SCALE: N.T.S.

14 LD-02

REFER TO PLAN FOR LOCATION



LIGHT BOLLARD - HELIO BY FORMS+SURFACES

SCALE: N.T.S.

OR APPROVED EQUAL

15 LD-02

Architect:



Client/Owner:



3410 South Service Rd. Suite 102
Burlington, ON L7N 3T2

Municipality:



Notes:

1. CONCRETE TO BE 32 MPa (@ 28 DAYS) COMPRESSIVE STRENGTH WITH 6% +/- PURPOSELY ENTRAINED AIR AND NOT LESS THAN 325 KG/CU M OF CEMENT. MAXIMUM SLUMP SHALL BE 75 MM
2. IMMEDIATELY AFTER FINISHING WITH WOODEN FLOAT, ALL WALKS, CURBS, AND WALLS SHALL BE SPRAYED WITH WHITE PIGMENTED MEMBRANE CURING COMPOUND CONFORMING WITH M.T.C. FORM 1315 AND AS APPROVED BY THE M.T.C.
3. CONCRETE TO BE FINISHED WITH A CONTINUOUS BROOM FINISH ACROSS SURFACE
4. EXPANSION JOINTS SHALL BE LOCATED ADJACENT TO EXISTING STRUCTURES (BUILDINGS, WALKS, HYDRANTS, ETC.)
5. PROVIDE CLEAN STRAIGHT EXPANSION JOINTS AT 6 METRES O.C. PROVIDE CLEAN STRAIGHT CONTRACTION JOINTS AT 2 METRES O.C.
6. 2% MIN. AND NORMAL SIDEWALK CROSSFALL GRADIENT IN EXCESS OF 4% SUBJECT TO APPROVAL OF THE GRADING ENGINEER
7. ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS STRUCTURES

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Hamilton, Ontario

Scale: As Shown Date: May 2021

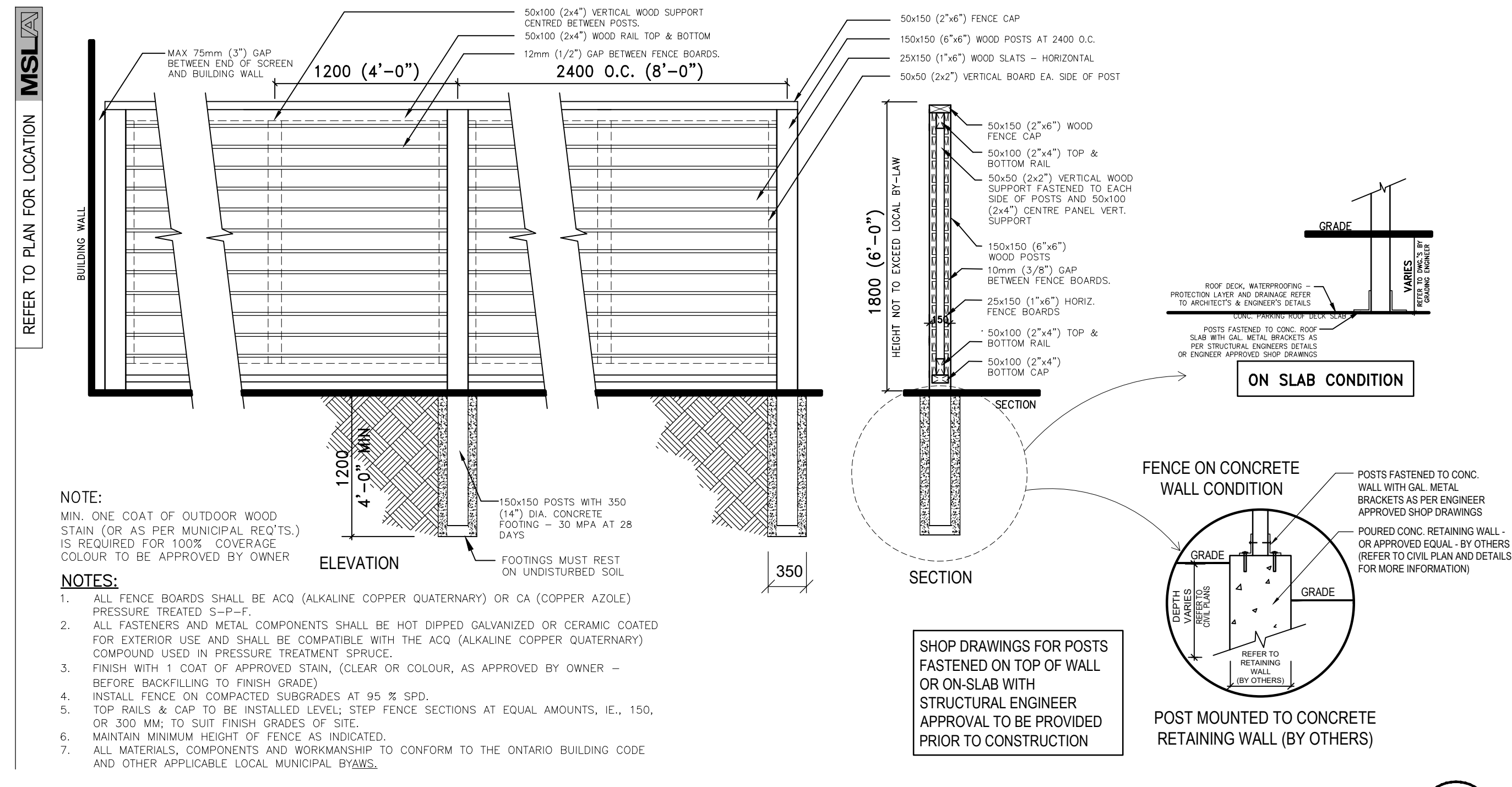
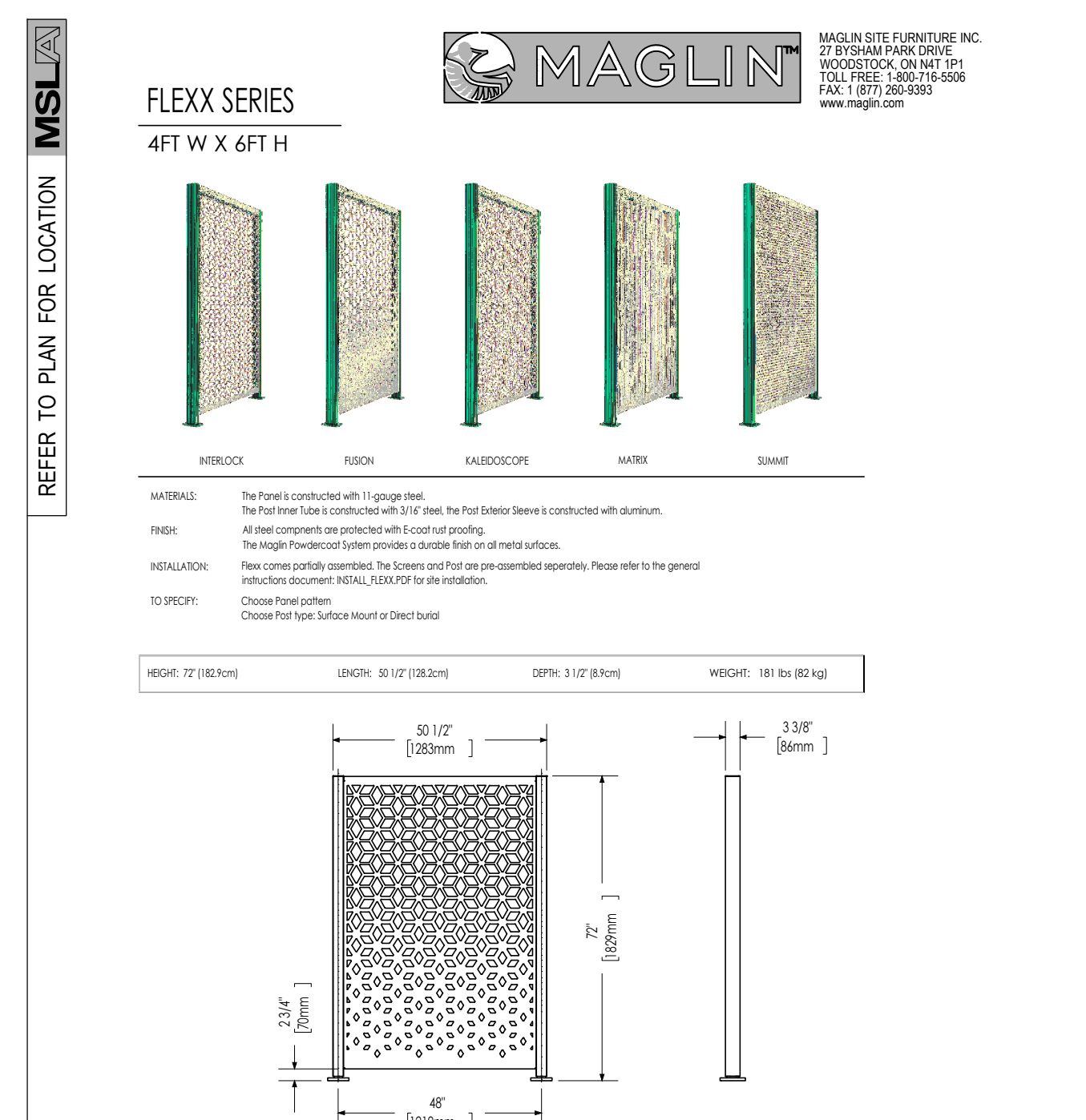
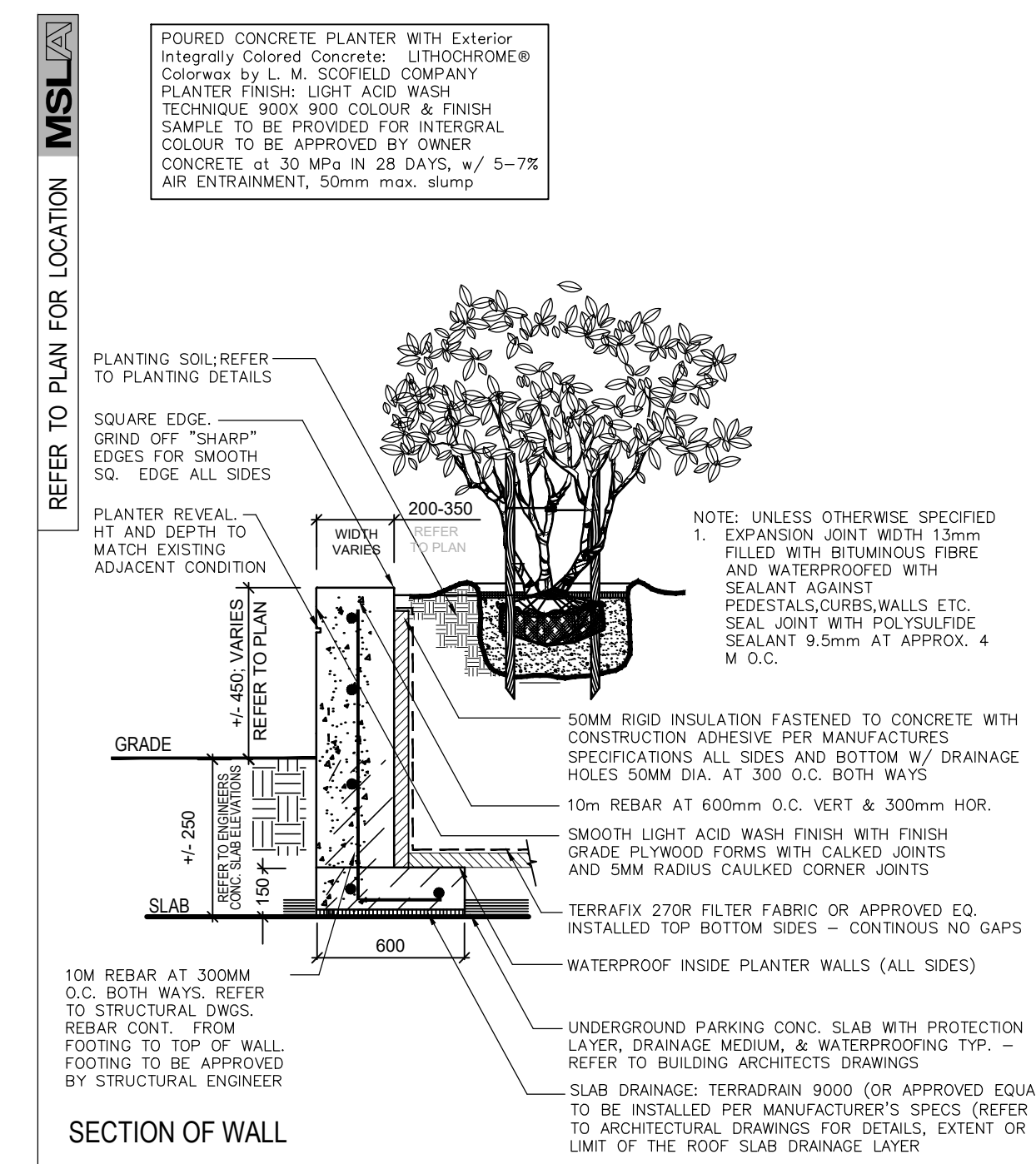
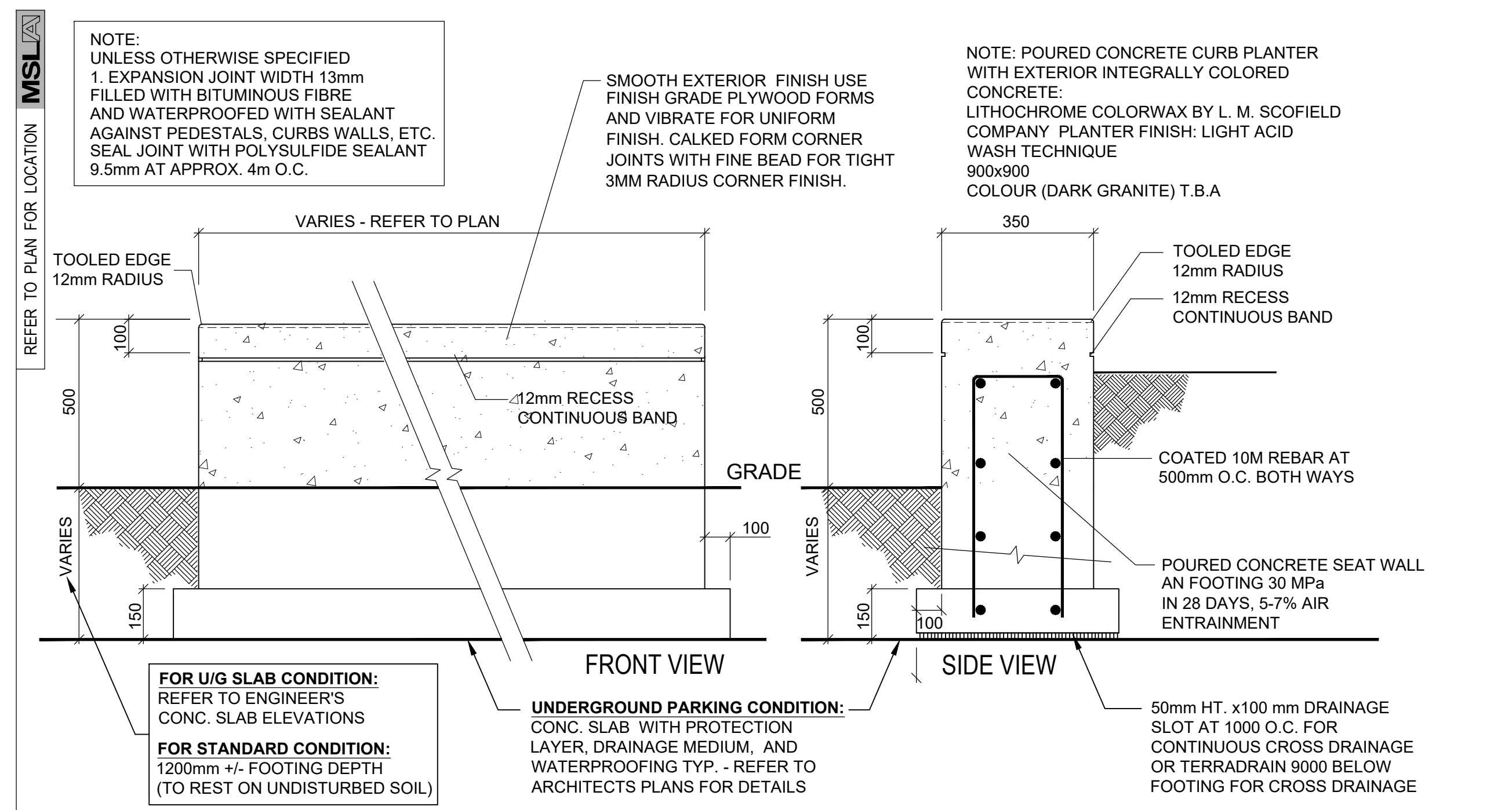
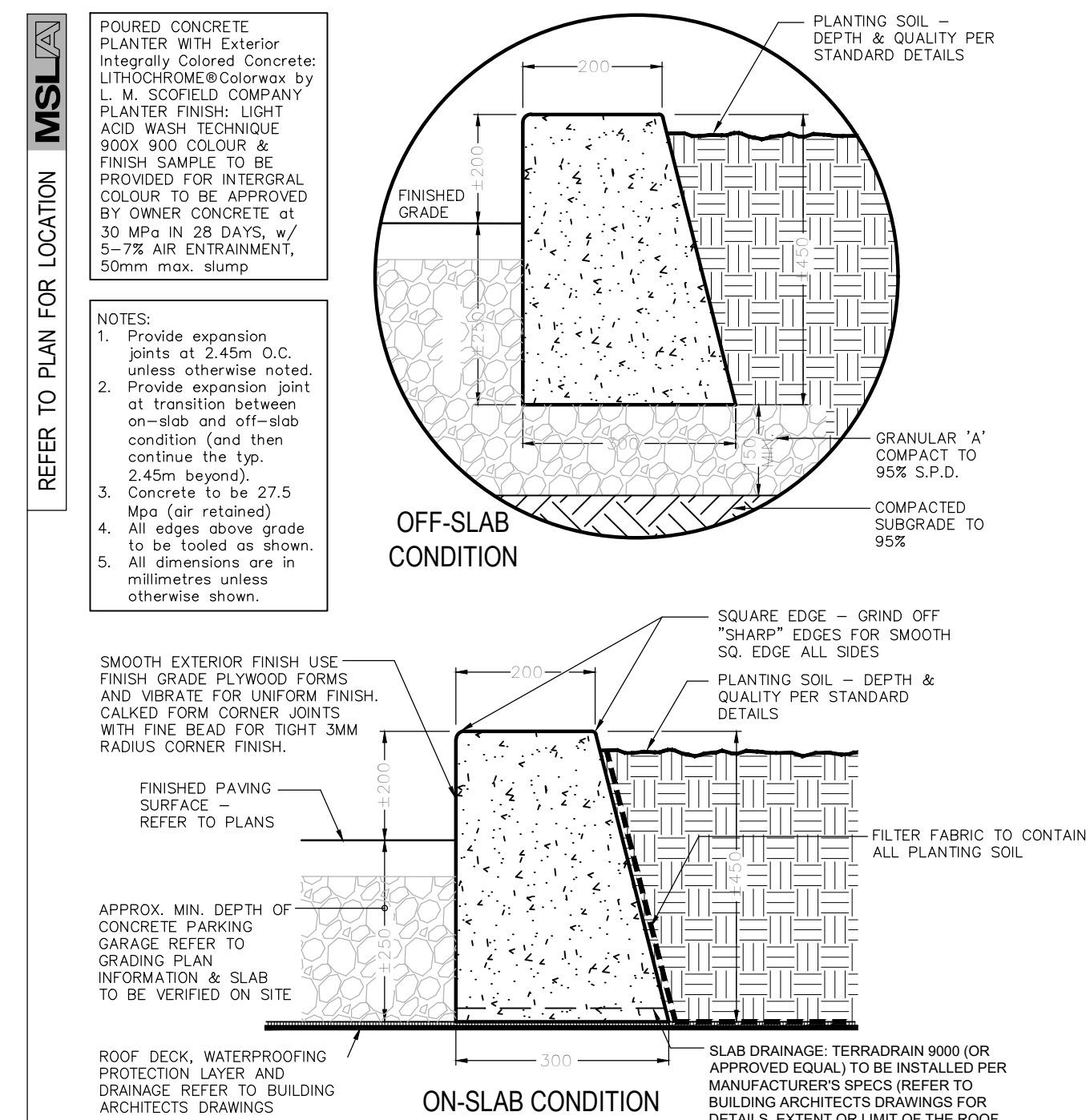
Drawn By: S.L. Checked By: L.M.

Drawing Title:

Landscape Details

Project No. Sheet No.
20100 LD-02

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12	Issued for ZBA ReSubmission	18/01/24
11	Issued for Coordination	16/01/24
10	Issued for ZBA ReSubmission	02/06/23
09	Issued for ZBA ReSubmission	15/02/23
08	Revised per Grading	20/12/22
07	Revised per Site Plan	04/11/22
06	Issued for Review	27/05/22
05	Revised per Grading & SP	13/05/22
04	Revised per SP + Comments	06/05/22
03	Revised per Arborist	17/08/21
02	Revised per Grading	24/06/21
01	Issued for Review	04/06/21
No.	Revision	Date

North: Stamp:

Project: **Proposed 6 Storey Residential Development**
559 Garner Road
Hamilton, Ontario

Scale: **As Shown** Date: **May 2021**

Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title: **Landscape Details**

Project No. **20100** Sheet No. **LD-03**

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