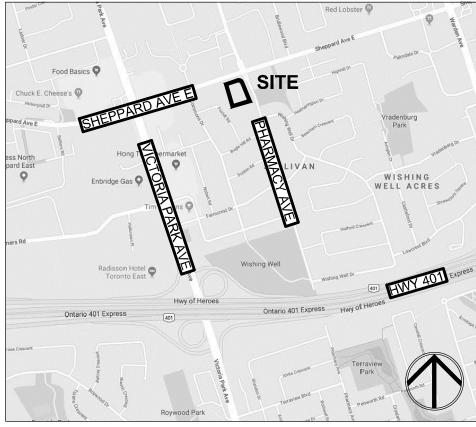


Urban Forestry Note

All trees must be planted as per the plans, approved by Urban Forestry and must arrive on site in Balled and Burlapped condition, with a minimum caliper of 70mm (or as specified if larger). Each tree shall have the burlap and wire cage opened and soil brushed away until the first proper root is found indicating the top of the real root ball, the tree is then to be planted with this level to be considered the top of root-ball for all other instructions. Any tree found planted with the first proper root more than 2.5cm below planting level will be rejected and require replacement or replanting at the City's discretion

Watering Note

- The Contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of acceptance. The contractor shall adjust the automatic irrigation system, if available, and shall apply additional water, using hoses as required.
- During the initial establishment period, and particularly immediately after installation do not rely on the irrigation system to water the plants. Plants will uptake water only within the root ball and a short distance outside the ball. It is possible to over water the soil while under watering the root ball with the irrigation system.
- Hand water root balls of all plants and the soil immediately around the root ball to assure that the root balls have adequate moisture. Test the moisture content in each root ball to determine the water content. Maintain root ball moisture and soil beyond the root ball moisture between 10 and 20% as measured using a General Digital Moisture Meter. Do not over water the soil around the plants. Use "Tree Gator Bags" to assist in watering trees.

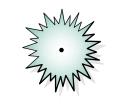


Key Map

Legend



Deciduous Tree



Coniferous Tree

Property Line

Proposed



Area Typ.

Prop. Paving



Prop. Paving



Privacy Screen

Proposed

Deck





2 Gal. High Yes Full Form

Proposed Bike

Suggested Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANCE	NATIVE	REMARKS
ECIDUO	US TREE	S	•						
AMC		Amelancier x grandiflora 'Cumulus'	Upright Serviceberry (Tree Form)	60 mm		B.&B.	High	Yes	Tree Form
AXA		Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	70 mm		B.&B.	High	Yes	Full Form
GSS		Gleditsia triacanthos var. inermis 'Draves'	Street Keeper Honey-Locust	70 mm		B.&B.	High	No	Full Form
PAC		Plantanus x acerifolia	London Plane Tree	70 mm		B.&B.	High	No	Full Form
QRB		Quercus rubra	Red Oak	70 mm		B.&B.	High	Yes	Full Form
SRE		Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	60 mm		B.&B.	High	No	Full Form
TAB		Tilia americana 'Boulevard'	Boulevard Linden	70 mm		B.&B.	High	Yes	Full Form
ECIDUO	US SPEC	IMEN SHRUBS	•	•					
ACB		Amelancier canadensis 'Ballerina'	Ballerina Serviceberry (Clump)	200 cm		B.&B.	High	Yes	Multi Stem
CCA		Cercls canadensis 'Multi Stern'	Eastern Red Bud (Clump)	180 cm	pink/pur	B.&B.	High	Yes	Multi Stem
ECIDUO	US SHRU	JBS							
CNK		Cornus sericea 'Kelseyi'	Kelsey Red Osier Dogwood	60 cm		C.G.	High	Yes	Full Form
CNS		Cornus sericea	Red Osier Dogwood	80 cm		C.G.	High	Yes	Full Form
POD		Physocarpus opulifolius 'Diablo'	Diablo Purpleleaf Ninebark	80 cm		C.G.	High	Yes	Full Form
RHG		Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	60 cm		C.G.	High	Yes	Full Form
RRU		Rosa rugosa	Rosa Rugosa	70 cm		C.G.	High	No	Full Form
SBG		Spirea bumalda 'Gold Mound'	Gold Mound Spirea	60 cm		C.G.	High	No	Full Form
SJL		Spirea japonica 'Little Princess'	Dwarf Red Spirea	60 cm		C.G.	High	No	Full Form
SMP		Syringa meyeri 'Palibin'	Purple Dwarf Korean Lilac	60 cm		C.G.	High	No	Full Form
ONIFER	OUS SHF	RUBS		l					
JCG		Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	50 cm		C.G.	High	No	Full Form
TCF		Taxus x media 'Fairview'	Fairview Yew		65 cm	C.G.	Low	No	Full Form
RNAME!	NTAL GR	ASSES					1		
AGN		Andropegen gerardii 'New Wave'	New Wave Big Bluestem			5 Gal.	High	Yes	Full Form
CAC		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass			5 Gal.	High	No	Full Form
DEC		Deschampia cespitosa	Tufted Hairgrass			2 Gal.	High	Yes	Full Form
PAL		Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass			1 Gal.	High	No	Full Form
ERENNI	ALS						-		
ANA		Aster novae-angliae	New England Aster			1 Gal.	High	Yes	Full Form
COR		Coreopsis grandiflorra 'Goldfink'	Coreopsis Dwarf Yellow			1 Gal.	High	Yes	Full Form
ECH		Echinacea purpurea	Purple Cone Flower			1 Gal.	High	Yes	Full Form
EPL		Eupatorium purpureum 'Little Joe'	Little Joe Pye Weed (dwarf)			2 Gal.	High	Yes	Full Form
GER		Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	High	Yes	Full Form
HSD		Hemerocallis 'Stella D'oro'	Stella D'oro (Yellow) Daylilies			1 Gal.	High	No	Full Form





KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1 TEL 416 665 6060 kirkorarchitects.com

Municipality:

TORONTO

05 Issued for Submission 07/24/19 07/08/19 03 Rev. per Site Plan 02 Rev. per Site Plan 04/25/19 01 Issued for Review No. Revision Date





Project: Proposed Mixed Use Development

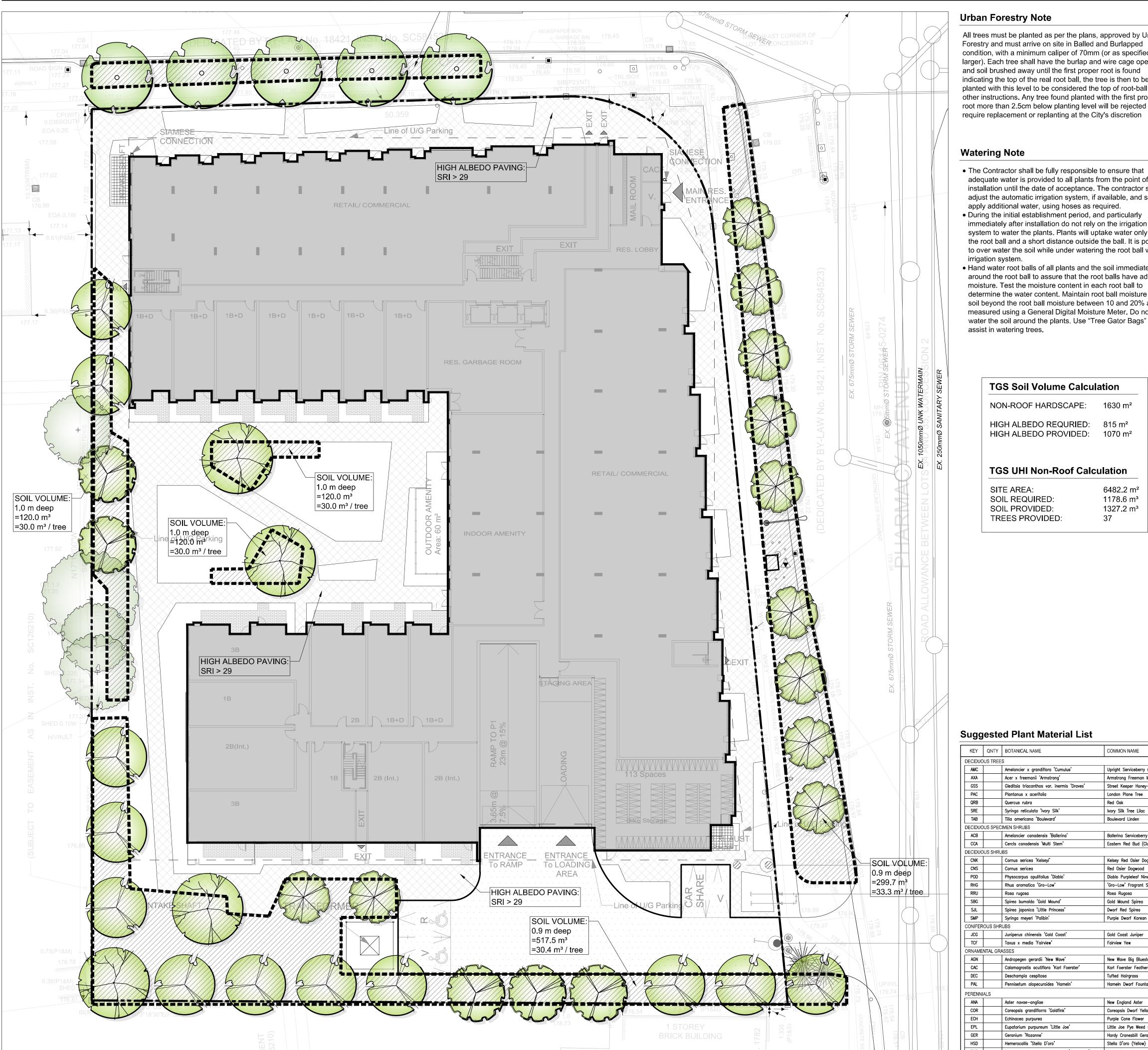
Scarborough, Ontario **1:200** Date: **Mar. 2019**

3005 Sheppard Ave E, & 1800 Pharmacy Ave

D.R. Checked By: **L.M.** Drawn By: Drawing Title:

Landscape Concept Plan

Project No. Sheet No. L2-01



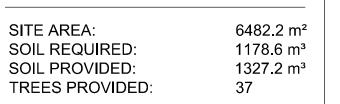
Urban Forestry Note

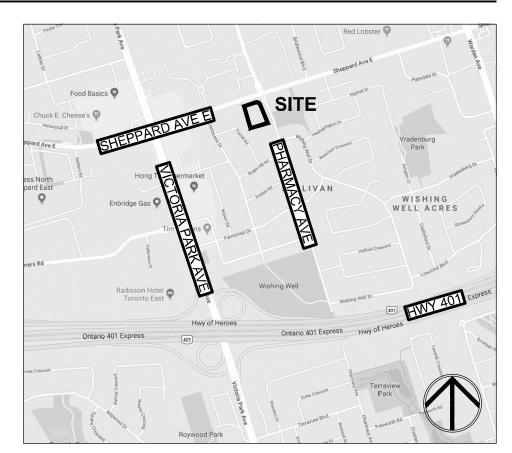
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Watering Note

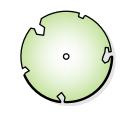
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NON-ROOF HARDSCAPE:	1630 m²		
HIGH ALBEDO REQURIED:	815 m²		
HIGH ALBEDO PROVIDED:	1070 m²		





Legend



Deciduous Tree

Property Line

Prop. Unit

Prop. Asphalt

TGS Legend

TGS - High Albedo Paving

Soil Volume

Suggested Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANCE	NATIVE	REMARKS
ECIDUO	US TREE	S	•	•					
AMC		Amelancier x grandiflora 'Cumulus'	Upright Serviceberry (Tree Form)	60 mm		B.&B.	High	Yes	Tree Form
AXA		Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	70 mm		B.&B.	High	Yes	Full Form
GSS		Gleditsia triacanthos var. inermis 'Draves'	Street Keeper Honey-Locust	70 mm		B.&B.	High	No	Full Form
PAC		Plantanus x acerifolia	London Plane Tree	70 mm		B.&B.	High	No	Full Form
QRB		Quercus rubra	Red Oak	70 mm		B.&B.	High	Yes	Full Form
SRE		Syringa reticulata 'Ivory Silk'	lvory Silk Tree Lilac	60 mm		B.&B.	High	No	Full Form
TAB		Tilia americana 'Boulevard'	Boulevard Linden	70 mm		B.&B.	High	Yes	Full Form
ECIDUO	US SPEC	IMEN SHRUBS							
ACB		Amelancier canadensis 'Ballerina'	Ballerina Serviceberry (Clump)	200 cm		B.&B.	High	Yes	Multi Stem
CCA		Cercls canadensis 'Multi Stern'	Eastern Red Bud (Clump)	180 cm	pink/pur	B.&B.	High	Yes	Multi Stem
ECIDUO	US SHRU	IBS	,	·					
CNK		Cornus sericea 'Kelseyi'	Kelsey Red Osier Dogwood	60 cm		C.G.	High	Yes	Full Form
CNS		Cornus sericea	Red Osier Dogwood	80 cm		C.G.	High	Yes	Full Form
POD		Physocarpus opulifolius 'Diablo'	Diablo Purpleleaf Ninebark	80 cm		C.G.	High	Yes	Full Form
RHG		Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	60 cm		C.G.	High	Yes	Full Form
RRU		Rosa rugosa	Rosa Rugosa	70 cm		C.G.	High	No	Full Form
SBG		Spirea bumalda 'Gold Mound'	Gold Mound Spirea	60 cm		C.G.	High	No	Full Form
SJL		Spirea japonica 'Little Princess'	Dwarf Red Spirea	60 cm		C.G.	High	No	Full Form
SMP		Syringa meyeri 'Palibin'	Purple Dwarf Korean Lilac	60 cm		C.G.	High	No	Full Form
ONIFER	OUS SHR	UBS							
JCG		Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	50 cm		C.G.	High	No	Full Form
TCF		Taxus x media 'Fairview'	Fairview Yew		65 cm	C.G.	Low	No	Full Form
RNAMEN	NTAL GR	ASSES							
AGN		Andropegen gerardii 'New Wave'	New Wave Big Bluestem			5 Gal.	High	Yes	Full Form
CAC		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass			5 Gal.	High	No	Full Form
DEC		Deschampia cespitosa	Tufted Hairgrass			2 Gal.	High	Yes	Full Form
PAL		Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass			1 Gal.	High	No	Full Form
ERENNIA	ALS								
ANA		Aster novae-angliae	New England Aster			1 Gal.	High	Yes	Full Form
COR		Coreopsis grandiflorra 'Goldfink'	Coreopsis Dwarf Yellow			1 Gal.	High	Yes	Full Form
ECH		Echinacea purpurea	Purple Cone Flower			1 Gal.	High	Yes	Full Form
EPL		Eupatorium purpureum 'Little Joe'	Little Joe Pye Weed (dwarf)			2 Gal.	High	Yes	Full Form
GER		Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	High	Yes	Full Form
HSD		Hemerocallis 'Stella D'oro'	Stella D'oro (Yellow) Daylilies			1 Gal.	High	No	Full Form



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

Architect:



KIRKOR ARCHITECTS + PLANNERS

20 De Boers Dr. # 400 Toronto ON M3J 0H1 TEL 416 665 6060 kirkorarchitects.com

Municipality:



03 Rev. per Site Plan 02 Rev. per Site Plan 01 Issued for Review No. Revision



Scarborough, Ontario

Proposed Mixed Use Development 3005 Sheppard Ave E, & 1800 Pharmacy Ave

1:200 Date: **Mar. 2019 D.R.** Checked By: **L.M.**

Drawing Title:

Toronto Green Standards Plan

Project No. Sheet No. L2-02 CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

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 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 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.

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.

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.

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

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.

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

OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

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

LANDSCAPE SPECIFICATIONS

SCALE: N.T.S. DATE:

SCALE: N.T.S. DATE:

PLANT MATERIAL INSTALLATION

LL 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 100mm(4"). FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE

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

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

NOTE: MULCH SHALL NOT BE PLACED WITH 10cm OF THE BASE OF THE TRUNK OF TREES, AND WITHIN 5CM OF THE BASE OF THE TRUNK OF SHRUBS & STEMS OF PERENNIALS.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (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 GUARANTY 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 "SKOOT" 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 SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS

GUARANTEE PERIOD

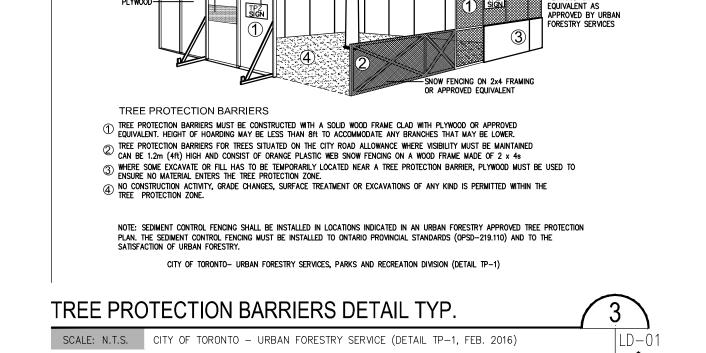
OWNER AND LANDSCAPE ARCHITECT

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

PLANT MATERIAL INSTALLATION

SCALE: N.T.S. WITH LIMESTONE SCREENINGS & ALUMINUM EDGE RESTRAINT

SCALE: N.T.S. DATE:

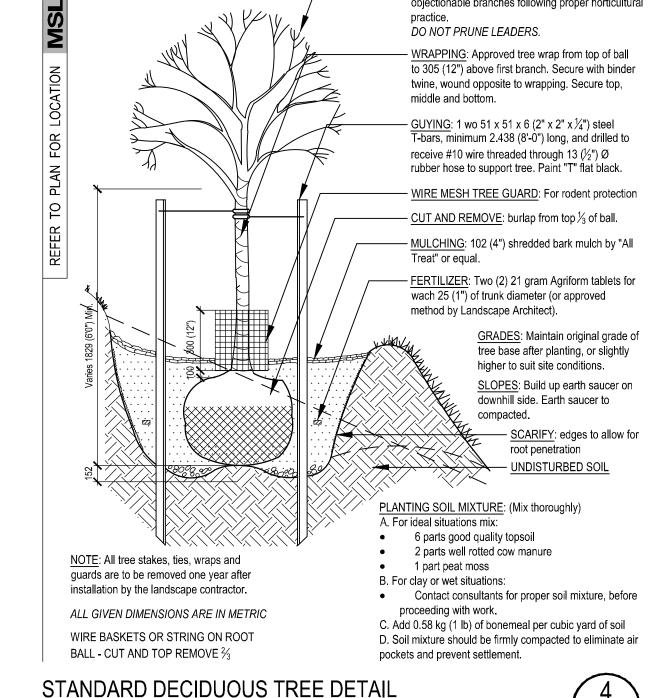


🔟 Toronto

TREE PROTECTION ZONE (TPZ)

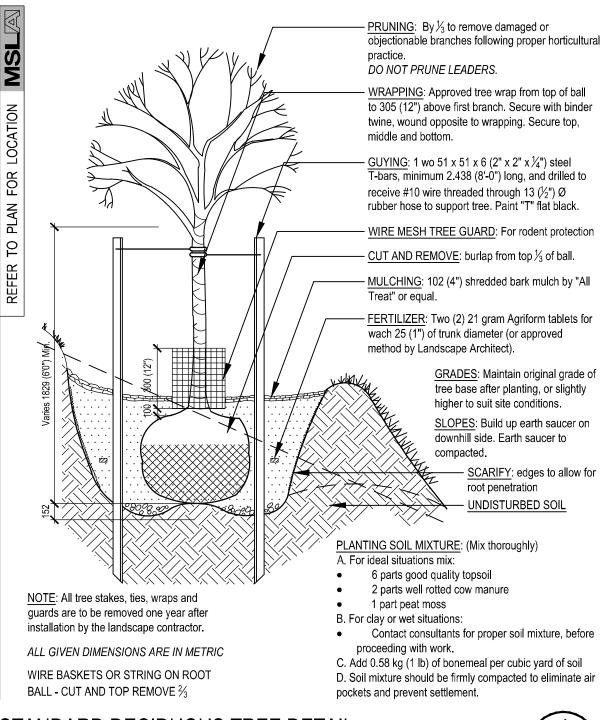
OR INFORMATION CALL URBAN FORESTRY SERVICES (416) 338-TREE (8733)

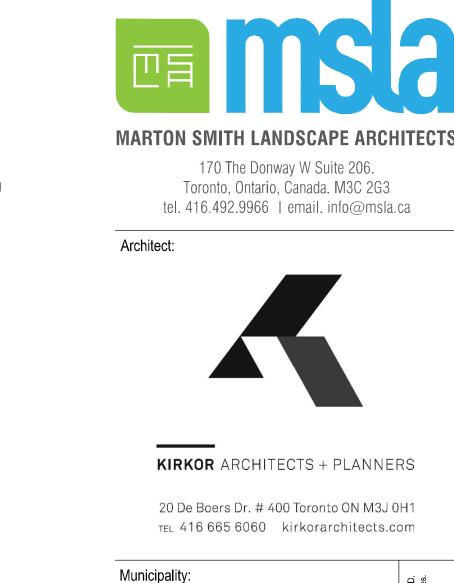
REE PROTECTION SIGNAGE (S

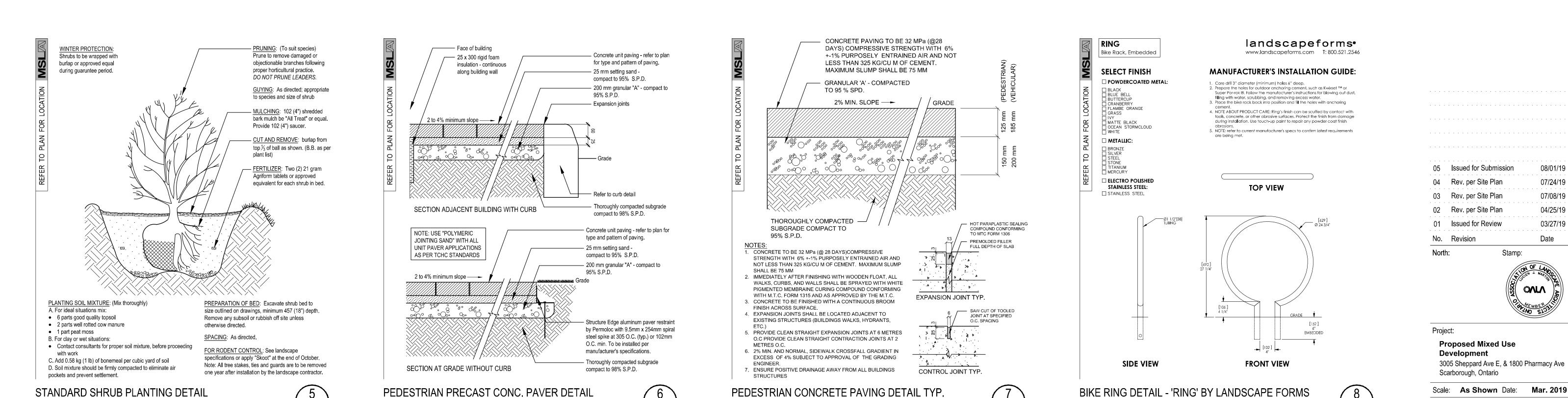


SCALE: N.T.S. DATE:

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SCALE: N.T.S. DATE:

Issued for Submission 07/24/19 Rev. per Site Plan 07/08/19 03 Rev. per Site Plan 04/25/19 02 Rev. per Site Plan 01 Issued for Review Date Proposed Mixed Use

Drawn By: **D.R.** Checked By: **L.M.** Drawing Title: Landscape **Details**

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