



1 EXISTING CONDITIONS AND REMOVALS

SCALE: 1:75

LEGEND

	CONSTRUCTION FENCE		TREE PROTECTION FENCE		LIMIT OF DISTURBANCE		LIMIT OF HARD SURFACE AREA		WASTE RECEPTACLE		BENCH ON CONCRETE PAD		BIKE RACK		1.2m WIDE SOD MOW STRIP		EXISTING TREE
	ASPHALT PAVING		CONCRETE PAVING		LIMESTONE SCREENINGS		END OF CURVE		TOPSOIL STRIP		MUD MAT		ARMOUR STONE REMOVAL		EXISTING UNIT PAVERS		

1	ISSUED FOR CLIENT REVIEW	xxxxxxx	xx
NO.	REVISION	DATE	BY

PROJECT:

ENWAYAANG WING
SOUTH ENTRY ACCESS
RAMP

DRAWING:

EXISTING CONDITIONS
AND DEMOLITION PLAN

GENERAL

- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE LANDSCAPE ARCHITECT.
- REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO THE CONSULTANT PRIOR TO THE COMMENCEMENT OF ANY SITE WORKS.
- OBTAIN ALL NECESSARY PERMITS AND UTILITY CLEARANCES PRIOR TO COMMENCEMENT OF THE WORK.
- MAKE GOOD ALL DAMAGES RESULTING FROM WORK CARRIED OUT UNDER THIS CONTRACT AT NO EXTRA COST TO THE OWNER.
- ALL DIMENSIONS SHOWN ON THE PLANS ARE IN METRIC.
- THE CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED GRADES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

TREE PRESERVATION

- IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY POTENTIAL IMPACTS TO TREES LOCATED NEAR OR WHOLLY ON ADJACENT PROPERTIES OR ON SHARED BOUNDARY LINES WITH ADJACENT NEIGHBOURS. SHOULD ANY INJURY OR DEATH TO EXISTING TREES OCCUR DURING THE COURSE OF PROJECT WORKS THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR COMPENSATION FOR ALL TREE IMPACTS TO THE SATISFACTION OF THE OWNER.
- TREE PROTECTION MEASURES SHALL BE INSTALLED TO STANDARDS NOTED ON THE DRAWINGS OR AS PER THE OWNERS TREE PRESERVATION REQUIREMENTS AND SPECIFICATIONS.
- TREE PROTECTION ZONES (TPZ) MUST BE INSTALLED USING MATERIALS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS TO THE SATISFACTION OF THE OWNER.
- WHERE REQUIRED TREE PROTECTION SIGNAGE MUST BE DISPLAYED ON EACH SIDE OF THE BARRIER.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY THE OWNER.
- CONTRACTOR TO NOTIFY AND RECEIVE APPROVAL FROM THE OWNER FOR ANY ADJUSTMENTS TO TREE PROTECTION OR SEDIMENT CONTROL MEASURES, PRIOR TO IMPLEMENTING THE ALTERATION.
- TREE PROTECTION MEASURES SHALL REMAIN IN PLACE FOR THE DURATION OF ALL CONSTRUCTION ACTIVITIES AND ONLY TO BE REMOVED AT SUBSTANTIAL COMPLETION OR AS DIRECTED BY THE OWNER.
- NO CONSTRUCTION ACTIVITIES, GRADE CHANGE, STORAGE OF MATERIALS, EXCAVATION OR SURFACE TREATMENTS SHALL BE PERMITTED WITHIN THE TPZ OF PROTECTED TREES.
- ANY ADDITIONAL TREE PROTECTION MEASURES THAT ARE IDENTIFIED IN THE TREE PRESERVATION REPORT (AS APPLICABLE) MUST BE IMPLEMENTED TO THE SATISFACTION OF THE OWNER AND AT NO ADDITIONAL COST TO THE PROJECT.
- IF TREE PROTECTION MEASURES MUST BE REDUCED TO FACILITATE CONSTRUCTION ACTIVITIES THE TREE PROTECTION BARRIERS MUST BE MAINTAINED AT THE LESSER DISTANCE AND A HORIZONTAL ROOT PROTECTION SYSTEM BE PROVIDED TO THE APPROVAL OF THE OWNER.
- ANY ROOT OR BRANCH PRUNING MUST BE UNDERTAKEN BY A CERTIFIED ARBORIST AND PERFORMED IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICE. ALL APPROVED ROOT PRUNING SHALL INVOLVE IRRIGATION OF THE ROOT AREA PRIOR, DURING AND AFTER PRUNING ACTIVITIES. EXCAVATIONS FOR ROOT PRUNING ACTIVITIES SHALL BE UNDERTAKEN USING EITHER A PNEUMATIC OR LOW PRESSURE WATER VACUUM TYPE PROCESS OR BY HAND DIGGING. (NOTE - FOR WATER VACUUM EXCAVATION WATER PRESSURE MUST BE LOW ENOUGH SO THAT ROOT BARK DAMAGE IS AVOIDED). THE ARBORIST PERFORMING THE PRUNING WORKS IS TO CONTACT THE OWNER NO LESS THAN 3 WORKING DAYS PRIOR TO PRUNING ACTIVITIES.
- THE CONTRACTOR SHALL PROTECT ALL SIGNIFICANT TREES NOT IDENTIFIED FOR REMOVAL FOR THE ENTIRE DEVELOPMENT SITE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL BE LIABLE FOR ANY PENALTIES ARISING FROM VIOLATIONS OF MUNICIPAL TREE PROTECTION BY-LAW REQUIREMENTS.

EROSION AND SEDIMENT CONTROL

- EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION, TO PREVENT DISCHARGE OF SEDIMENT OUTSIDE THE WORK AREA. ALL SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND REPAIRED AS NEEDED FOR THE DURATION OF THE PROJECT.
- DISTURBANCE TO EXISTING CONDITIONS SHALL MINIMIZED TO THE EXTENT POSSIBLE AND TO BE TEMPORARILY OR PERMANENTLY RESTORED AS THE WORK PROGRESSES.
- THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED / AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF ANY DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY, TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.
- THE OWNER / CONSULTANT WILL ATTEND THE SITE TO INSPECT ALL CONTROLS ON A REGULAR BASIS PARTICULARLY AFTER A RAIN OR SNOWMELT EVENT, TO MONITOR ALL WORKS IN RELATION TO ESC MEASURES.
- ALL ACTIVITIES INCLUDING MAINTENANCE PROCEDURES WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO ANY WATER BODY. VEHICULAR REFUELLING AND MAINTENANCE SHALL BE CONDUCTED A MINIMUM OF 30 METRES FROM ANY WATER BODY.
- THE CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS.
- ALL DEWATERING SHALL BE TREATED AND RELEASED TO THE ENVIRONMENT AT LEAST 30 METRES FROM A WATERCOURSE OR WETLAND AND ALLOWED TO DRAIN THROUGH A WELL VEGETATED AREA. NO DEWATERING EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND OR FOREST, OR ALLOWED TO DRAIN ONTO DISTURBED SOILS WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVE OF PREVENTING THE RELEASE OF SEDIMENT LADEN WATER.
- ALL ACCESS TO THE WORK SITE SHALL BE AS INDICATED ON THE PLAN.
- ALL DISTURBED AREAS ARE TO BE STABILIZED TO RESTORE THE CONSTRUCTION SITE TO ITS PRE-CONSTRUCTION STATE OR BETTER. ALL DISTURBED AREAS SHALL BE REHABILITATED BY APPLYING TOPSOIL AT A MINIMUM DEPTH OF 300mm AND SODDING.
- RE-GRADED AREAS WILL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN ACHIEVED, SPECIFICALLY A STABILIZATION PRACTICE WHICH IS SUITABLE GIVEN THE CONDITIONS (FROZEN ETC). ALL DISTURBED AREAS WHICH WILL REMAIN EXPOSED FOR LONGER THAN 5 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH. ANY COMPLETED AREAS WHICH ARE NOT RE-VEGETATED WITHIN 5 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
- STAGING AND STOCKPILING SHALL ONLY OCCUR WITHIN THE LIMITS OF THE DISTURBANCE IN AREAS INDICATED ON THE PLANS.
- TOPSOIL STOCKPILES SHALL NOT EXCEED 3 METRES IN HEIGHT. GENERAL FILL SHALL NOT EXCEED 5 METRES IN HEIGHT. STOCKPILES SHALL BE A MINIMUM OF 30 METRES FROM ANY WATER COURSE AND 10 METRES FROM ANY PROPERTY LINE. CONTRACTOR SHALL PREVENT THE DETERIORATION OF THE STOCKPILED MATERIAL. KEEP SURROUNDING ROADS AND PATHS FREE OF SOIL DEPOSITS. SILT FENCE SHALL BE INSTALLED AT THE BASE OF ANY MATERIAL STOCKPILES THAT ARE TO REMAIN ON SITE FOR LONGER THAN 1 MONTH. STOCKPILES AND OTHER EXPOSED AREAS THAT ARE TO REMAIN ON SITE FOR LONGER THAN 1 MONTH ARE TO BE SEEDED TEMPORARILY TO PREVENT EROSION AND CONTROL DUST.

2 GENERAL NOTES

SCALE: N.T.S.



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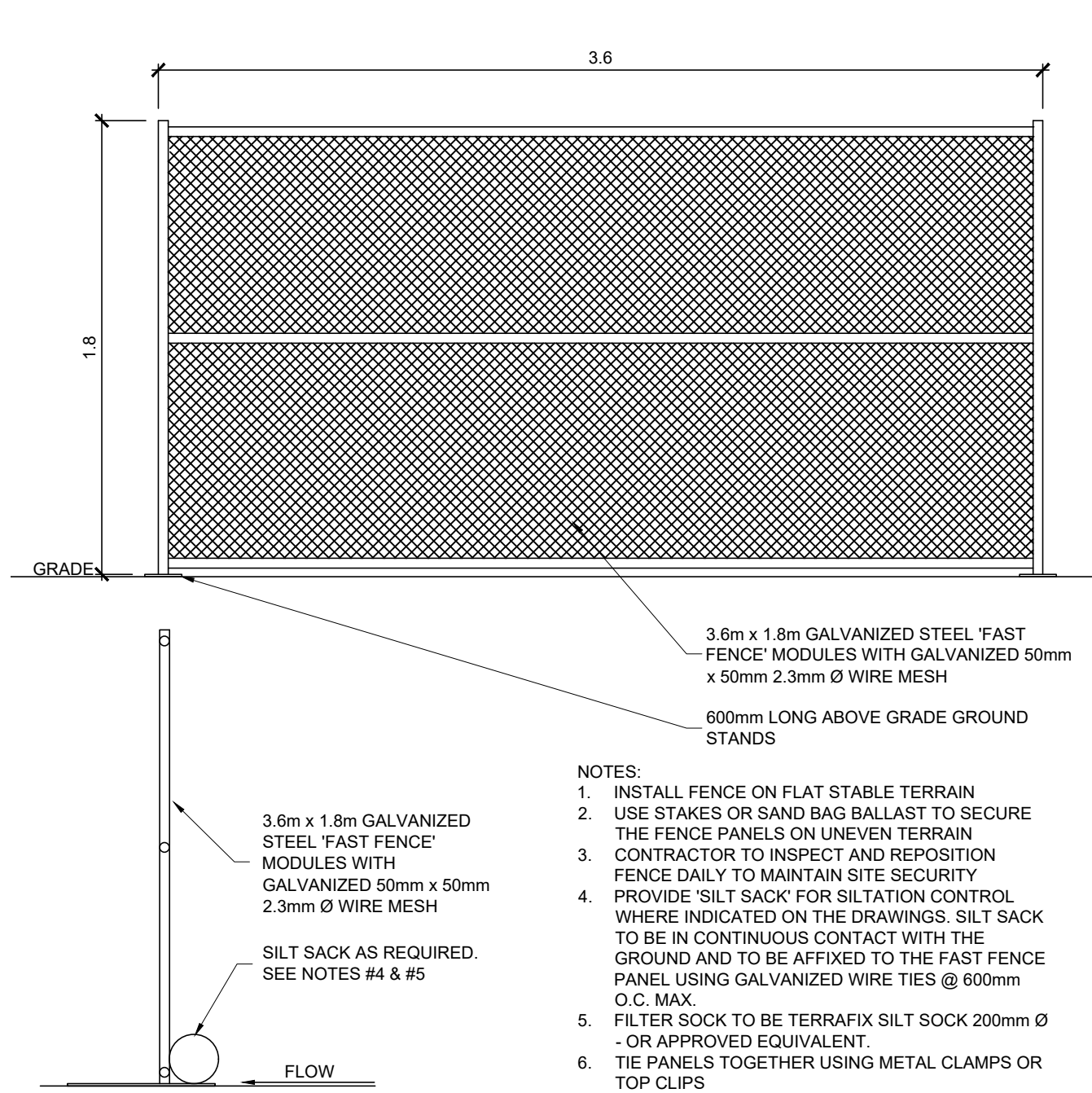
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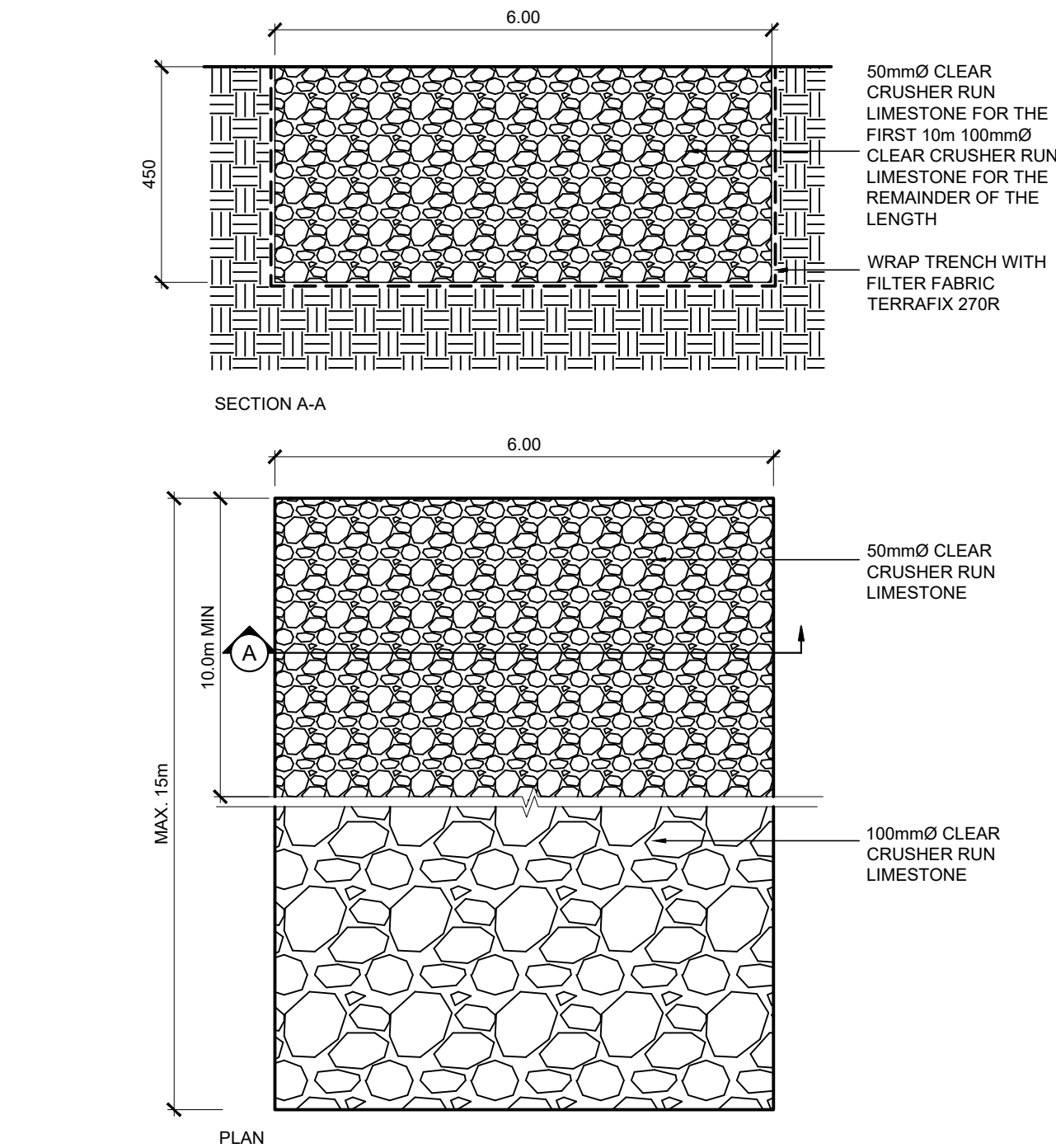
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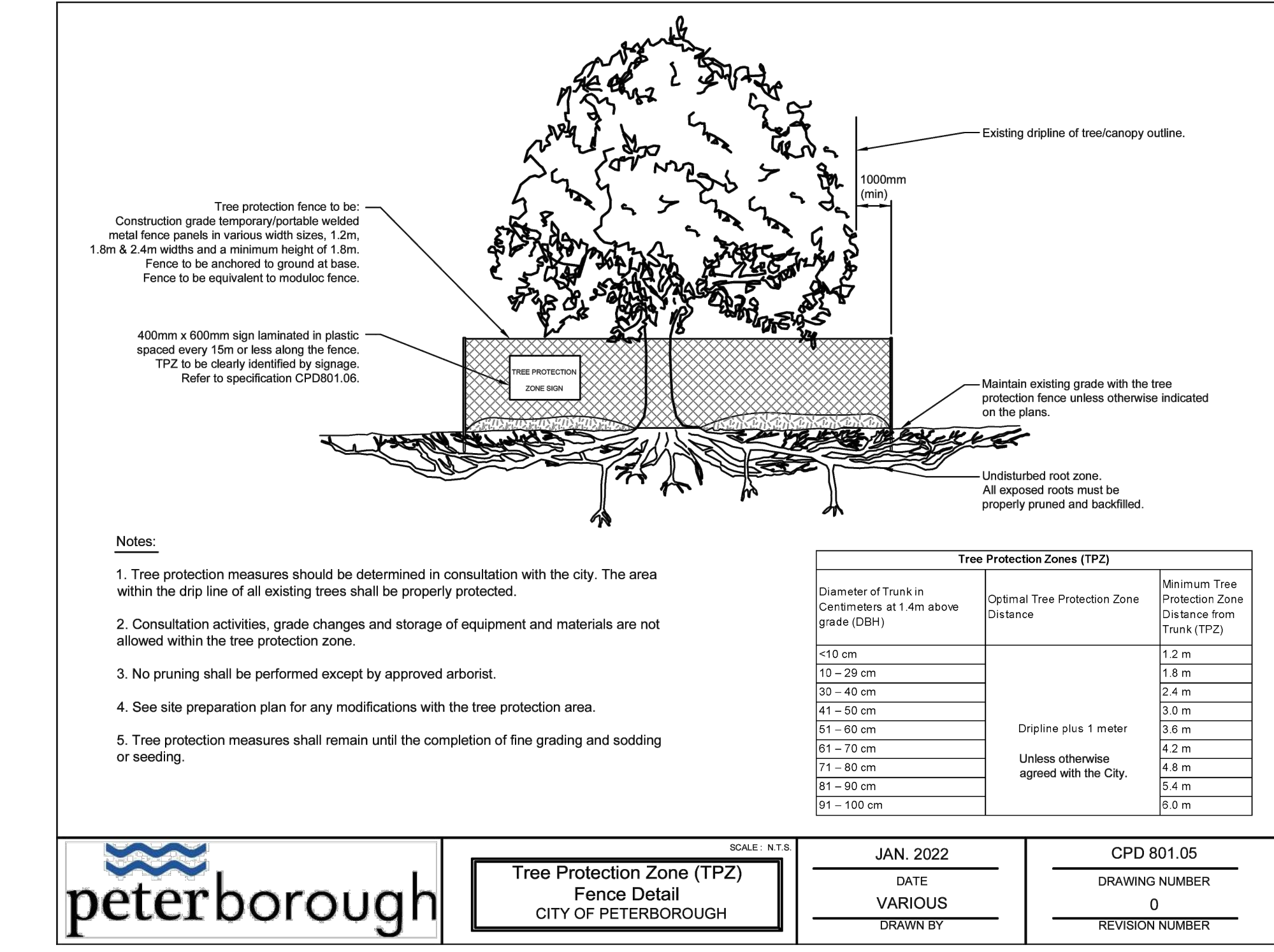
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1 CONSTRUCTION FENCE
SCALE: 1:25



2 MUD MAT
SCALE: 1:75

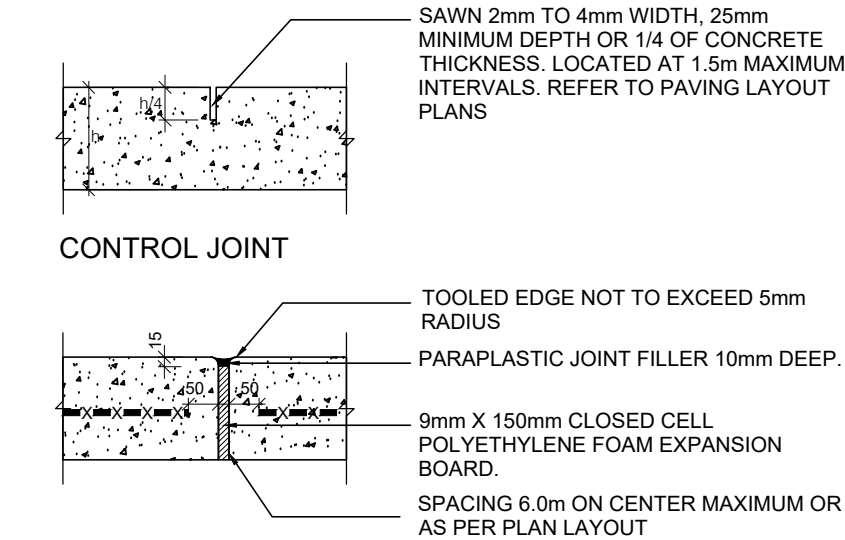


3 TREE PROTECTION FENCE
SCALE: N.T.S

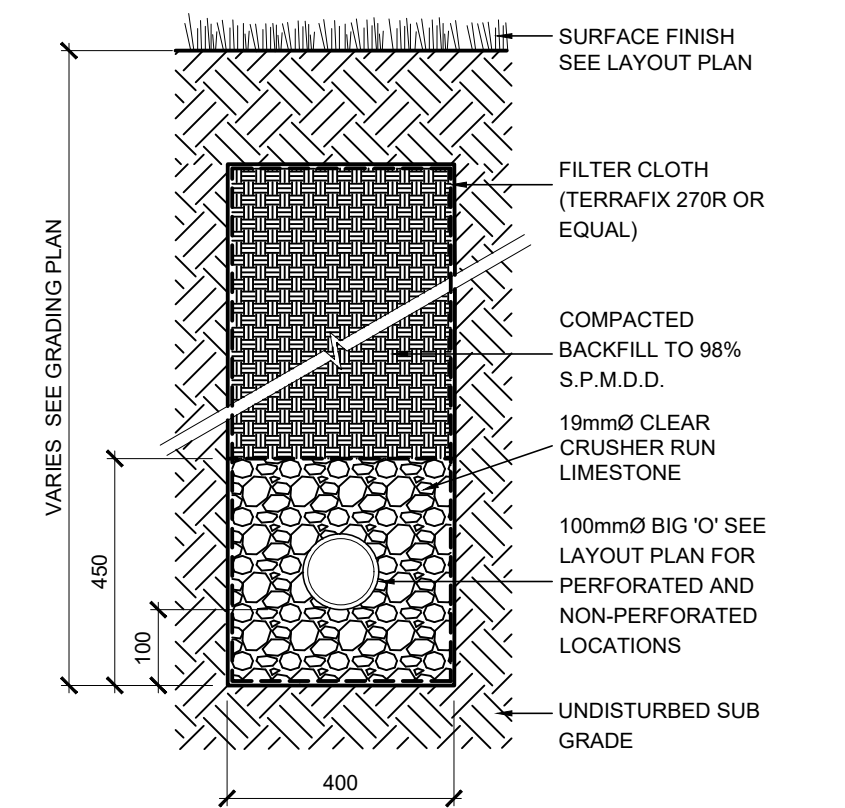


4 TREE PROTECTION SIGN
SCALE: N.T.S

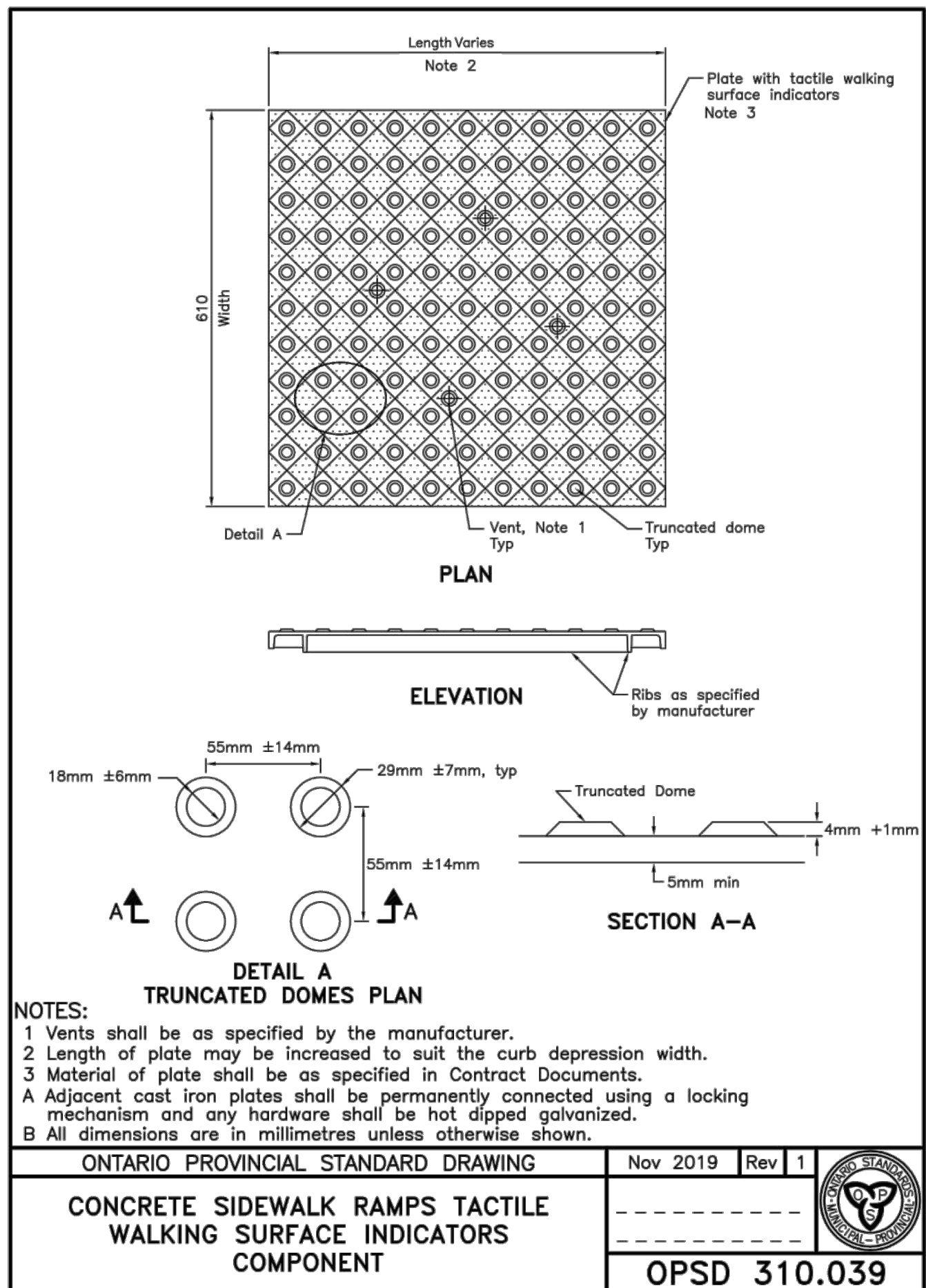
- NOTES:
1. ALL EXPOSED CONCRETE TO BE LIGHT AND STRAIGHT BROOM FINISH (UNLESS NOTED OTHERWISE).
 2. FINISH EDGES NOT TO EXCEED 5mm RADIUS.
 3. ALIGN EXPANSION JOINTS WITH ABOVE GRADE FEATURES WHERE NOT INDICATED ON PLAN.



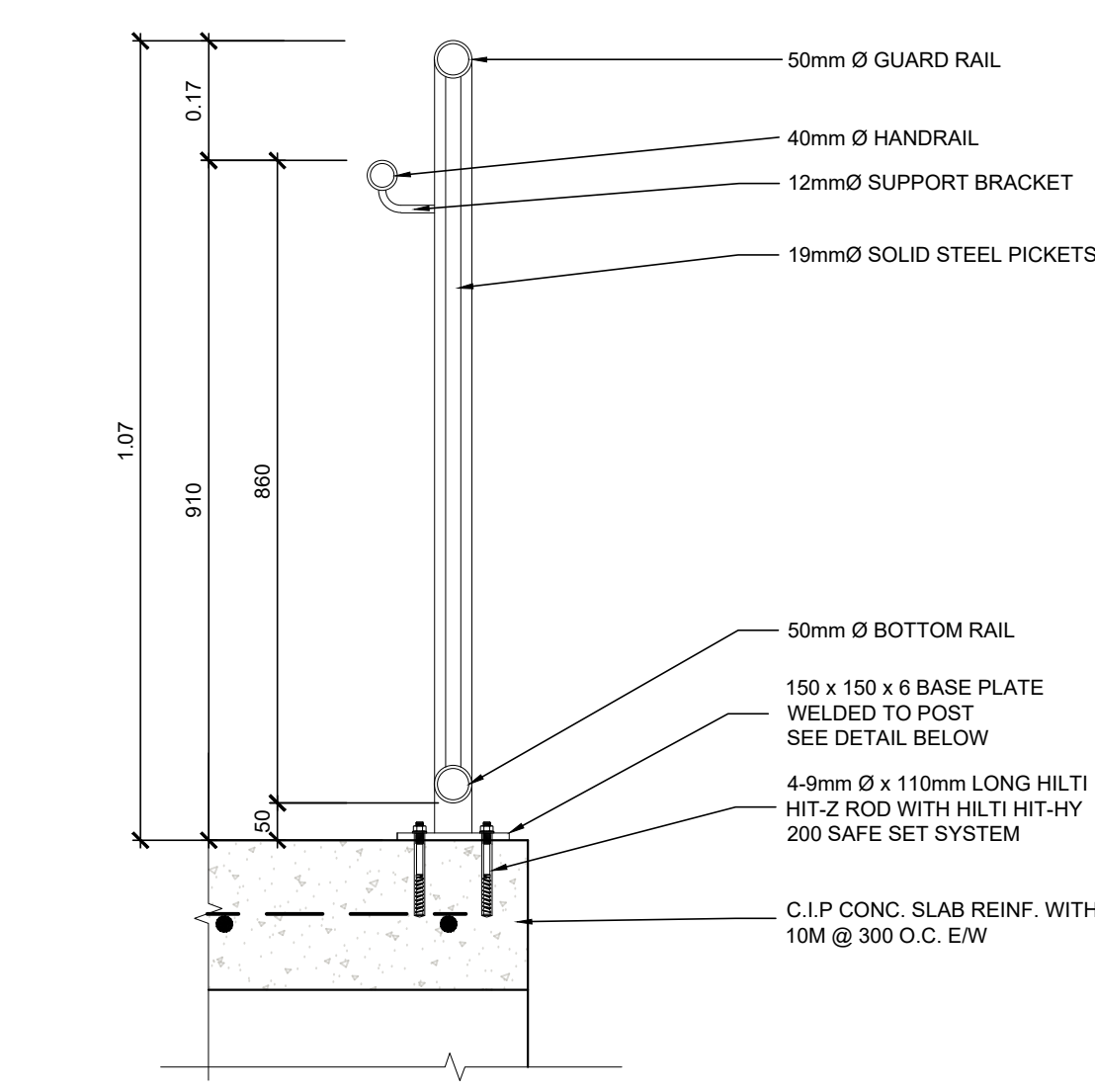
5 CONCRETE JOINTING
SCALE: N.T.S.



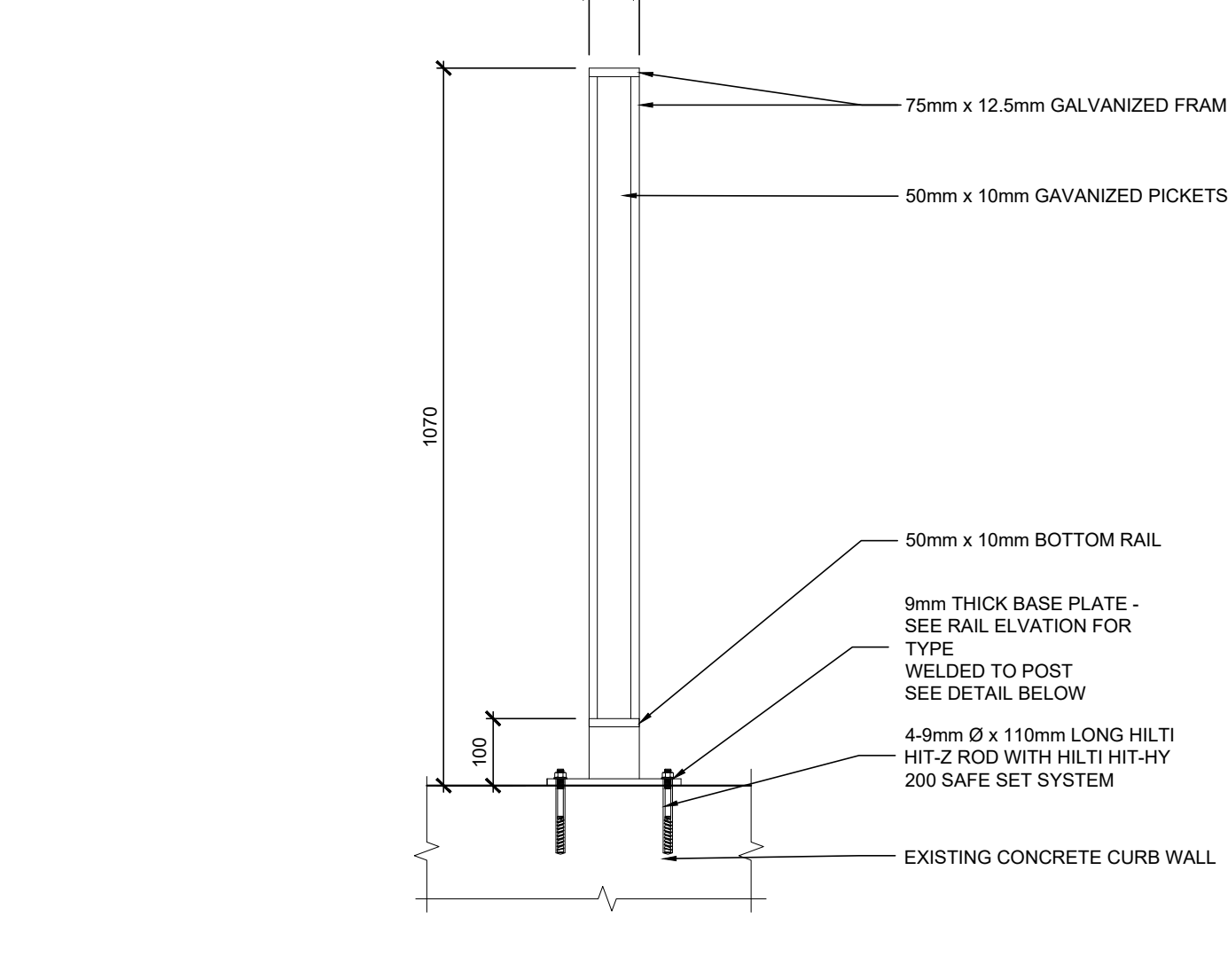
6 SUB-DRAIN
SCALE: 1:10



7 TACTILE PLATE
SCALE: N.T.S.



8 RAMP RAILING
SCALE: 1:10



9 UPPER WALKWAY RAILING
SCALE: 1:10

LEGEND

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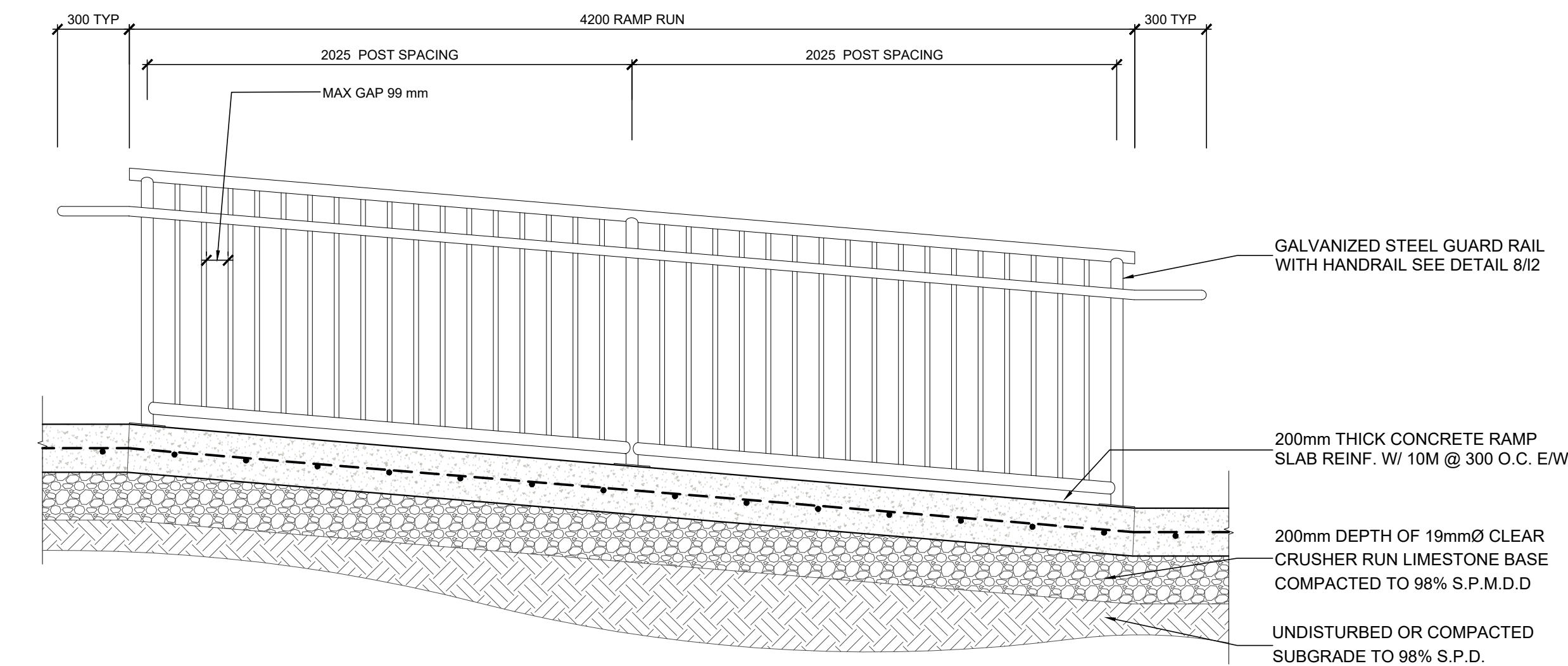
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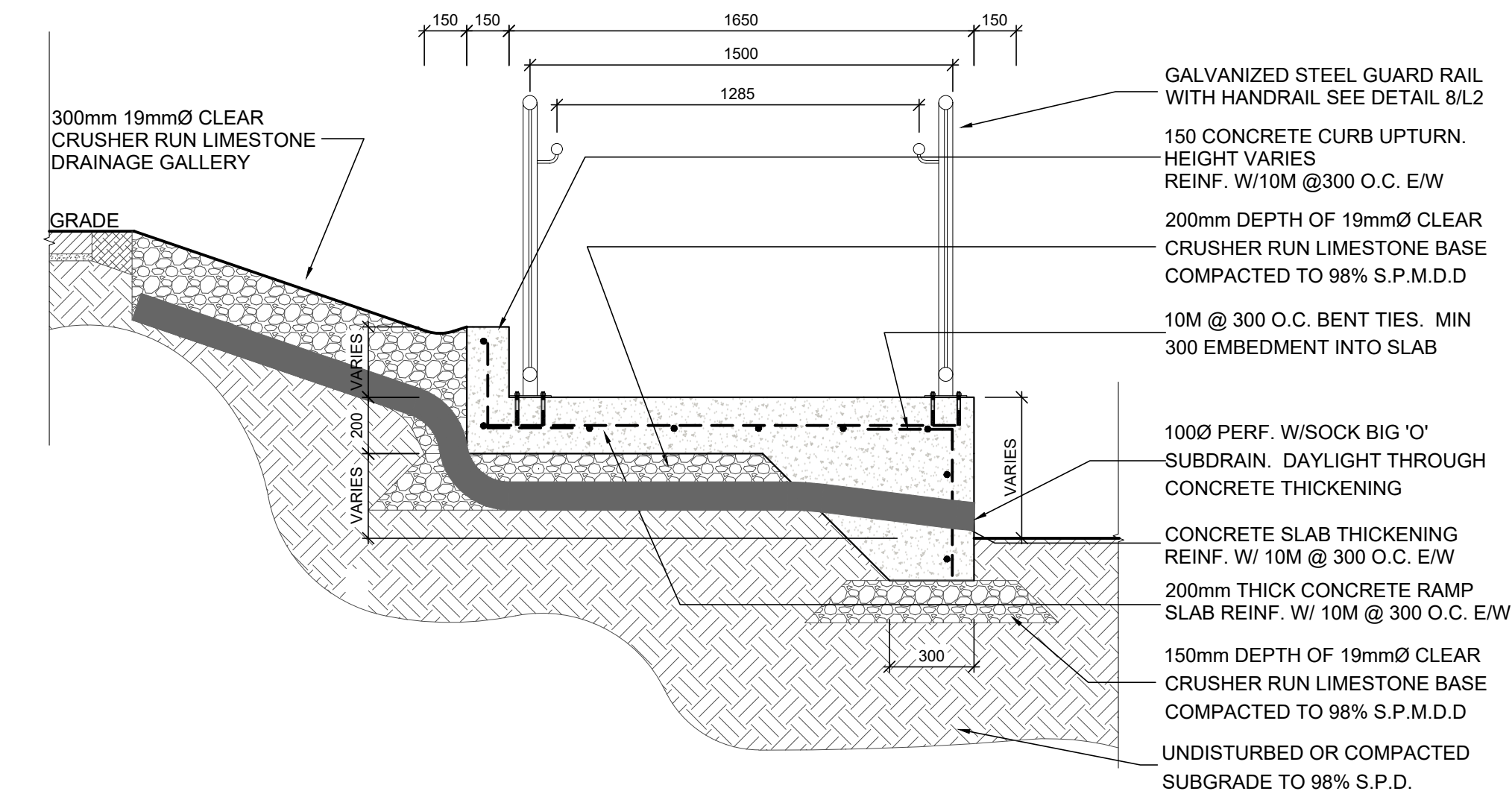


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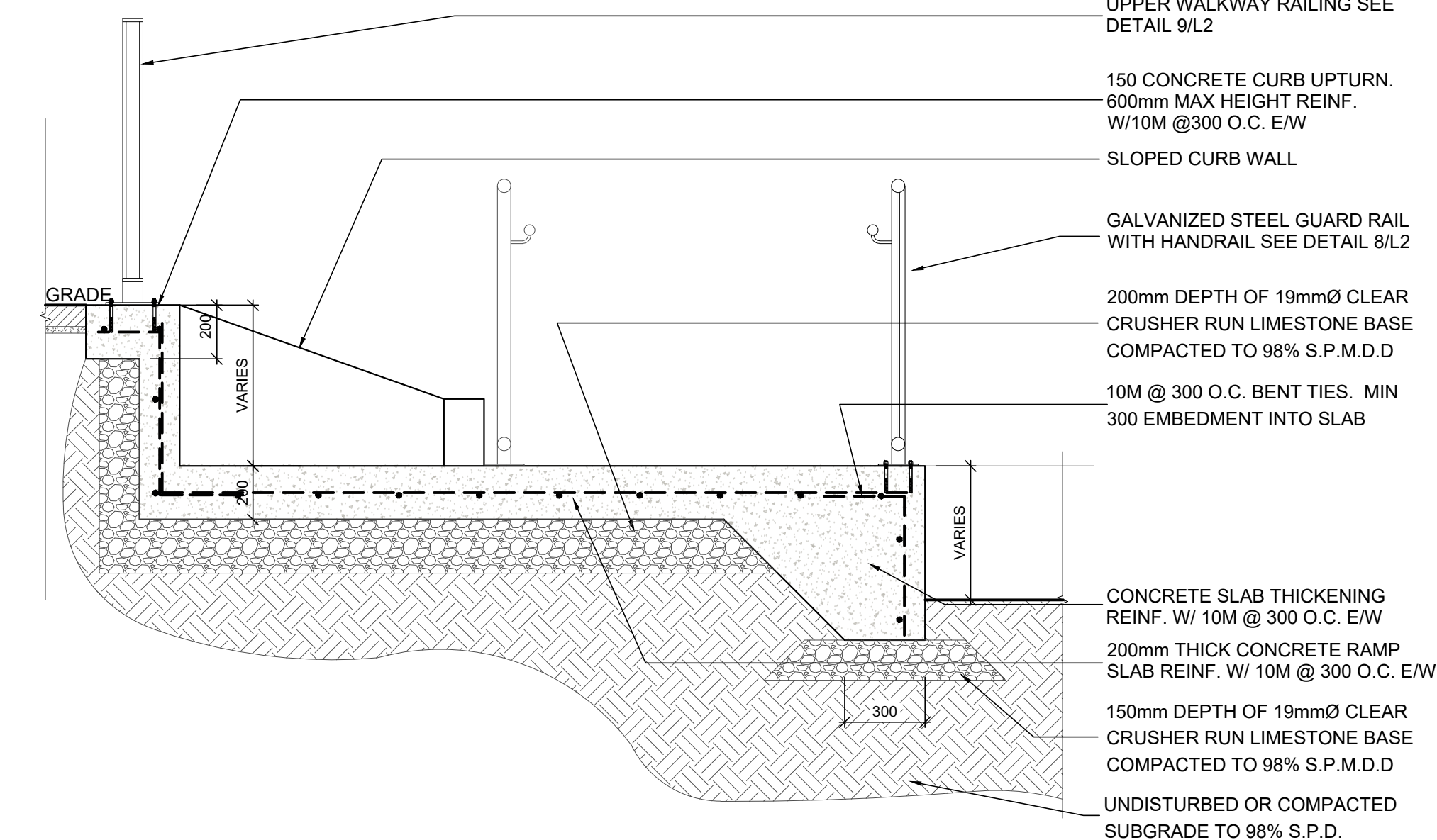
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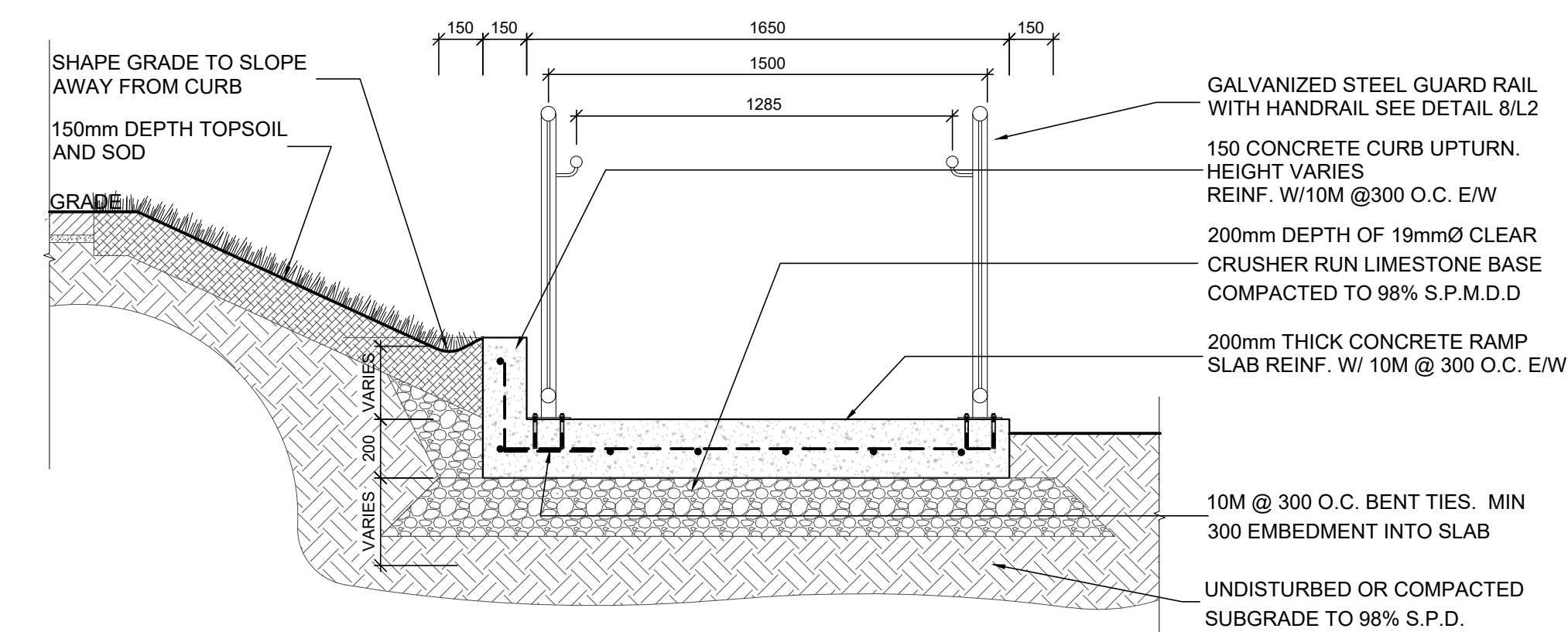
1 RAMP AND RAILING - SECTION D-D
SCALE: 1:20



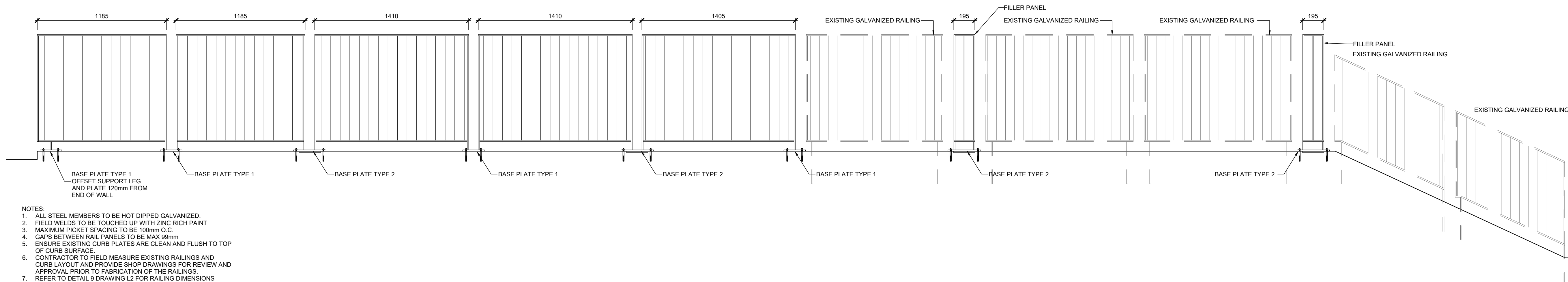
3 SECTION B-B
SCALE: 1:20



2 SECTION A-A MID LANDING
SCALE: 1:20



4 SECTION C-C
SCALE: 1:20



- NOTES:
1. ALL STEEL MEMBERS TO BE HOT DIPPED GALVANIZED.
 2. FIELD WELDS TO BE TOUCHED UP WITH ZINC RICH PAINT
 3. MAXIMUM PICKET SPACING TO BE 100mm O.C.
 4. GAPS BETWEEN RAIL PANELS TO BE MAX 99mm
 5. ENSURE EXISTING CURB PLATES ARE CLEAN AND FLUSH TO TOP OF CURB SURFACE.
 6. CONTRACTOR TO FIELD MEASURE EXISTING RAILINGS AND CURB LAYOUT AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF THE RAILINGS.
 7. REFER TO DETAIL 9 DRAWING L2 FOR RAILING DIMENSIONS

5 UPPER RAILING ELEVATION
SCALE: 1:20

- NOTES:
1. CONCRETE SHALL BE EXPOSURE CLASS C1, 32 MPa AT 28 DAYS WITH 6% AIR ENTRAINMENT, A MINIMUM CEMENT CONTENT OF 340kg/m AND 30mm MAXIMUM SLUMP OF 100mm.
 2. 13mm MIN. OR $\frac{1}{2}$ x THICKNESS, WHICHEVER IS GREATER, SAW CUT CONTROL JOINTS TO BE LOCATED AT 1500mm INTERVALS, MAX. AND TO BE LOCATED WHERE TRANSITIONS OCCUR AND AREAS ABUTTING VERTICAL CORNERS.
 3. CONSTRUCTION / EXPANSION JOINTS TO BE FILLED WITH BITUMINUS FIBER EXPANSION OR CLOSED CELL POLYETHYLENE FOAM AND SEALED WITH PARAPLASTIC CAULKING, TO BE AT 6000mm INTERVALS MAX. LAYOUT TO BE APPROVED ON SITE BY LANDSCAPE ARCHITECT.
 4. CURING MEMBRANE (WHITE PIGMENTED) TO BE APPLIED AT THE RATE OF 4sq.m/L.
 5. RADIUS EDGES (NO TOOLED EDGES)
 6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

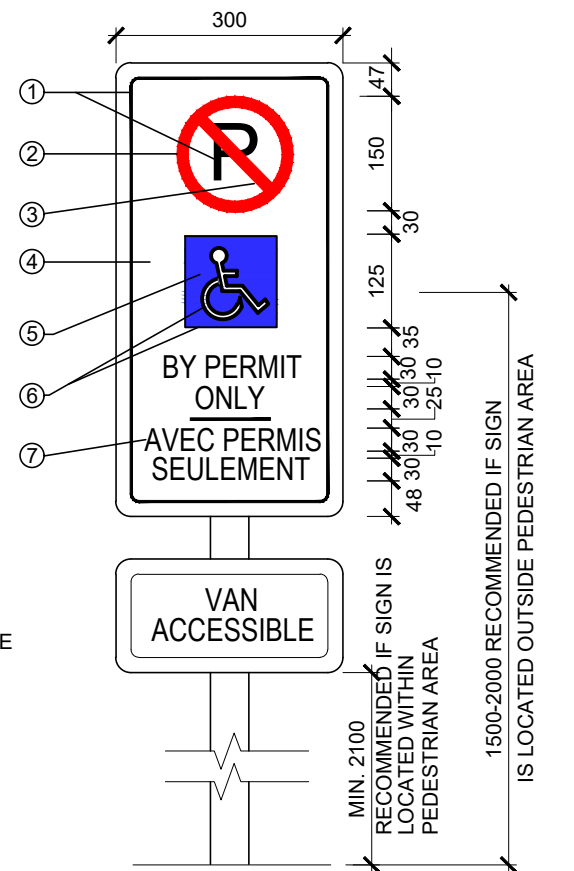
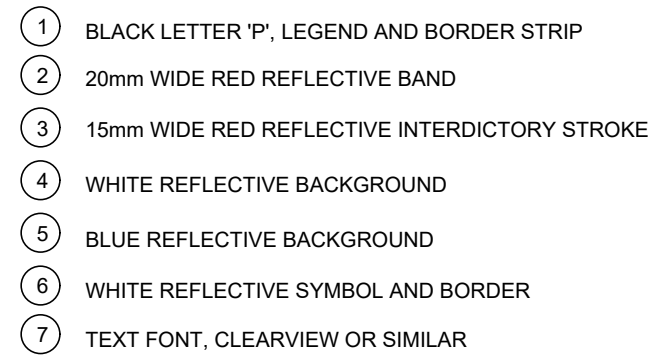
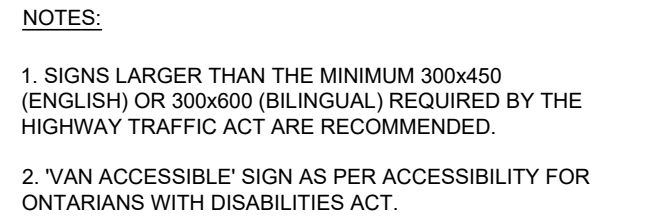
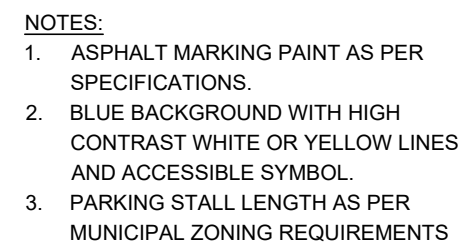
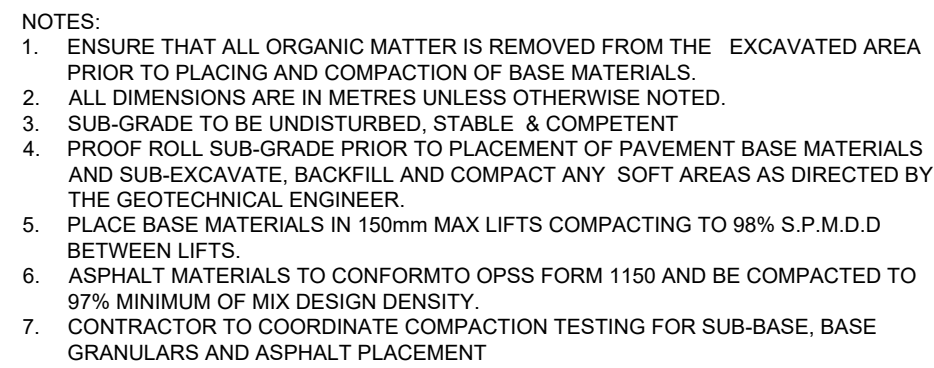
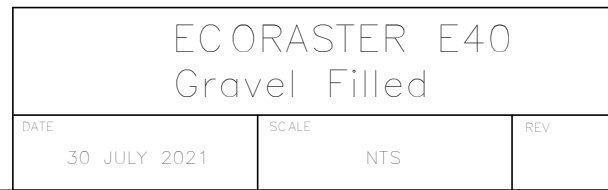
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DETAILS

TRENT UNIVERSITY		Northern Lights Landscape Architects		PROJECT NO.:
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SCALE: N.T.S.

L SCALE: 1:10

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