



Tree Preservation Plan for
120 Fairview Road West (Ward 7)

Prepared for:

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For submission to:

Urban Forestry Section
City of Mississauga
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PO Box 1850, Station B
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Date: August 23, 2023
Revised : November 13, 2023

Site Visits : July 10, 2023
November 10, 2023
January 4, 2024

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Section I: Project Overview

The following report is a revised tree assessment and preservation plan for 120 Fairview Road West. Revision are in response to Lot 3 becoming an empty lot.

This report was created in response to a development proposal planned for the site. The intention of this report is to provide proposals and rationale for all inventoried trees found in Section II below. Recommendations for retention and injury mitigation of inventoried trees will also be presented. This report must be read in conjunction with separate drawings that will be included in the submission.

Regulated trees refer to trees protected by the City of Mississauga's private and City tree bylaws. All regulated trees located on the site are included in this report. Regulated trees located within 6 meters of the site are also included. Additionally, all trees of a minimum 10 cm DBH located on, or within 6 meters, of the site are also included. Unless otherwise specified, non-regulated trees, or trees <10 cm DBH, that may be present on the site are not covered in this report. Although not required, the owner is also urged to retain healthy, non-regulated trees wherever possible.

Tree measurements were obtained by using a diameter tape to measure the trunk diameter at 1.4 meters above the grade. Each tree included in this report was identified and assigned a number. Each tree was also assessed, and an action proposal was determined based on the Site Plan provided by the client. A summary of findings, actions and protection measures can be found in Section II below.

Proposed activities on the site include:

1. Demolition of existing structure.
2. Construction of 8 detached dwellings.
3. Construction of private common access road.

Note that regulated trees may not be injured or removed unless a permit to do so has been issued by Mississauga Forestry. It is also highly recommended that the owner/client obtain written consent from adjoining private landowners to injure or remove trees located on adjoining private properties.

This report is to be read in conjunction with the following documents:

1. Drawing "Tree Assessment and Preservation Plan", Sheet TAPP-1
2. Drawing "Tree Assessment and Preservation Plan", Sheet TAPP-2
3. Drawing "Tree Replacement Plan", Sheet "TRP".

The site is a corner lot in a residential area and currently consists of a single residential dwelling fronting Fairview Rd W. Although much of the lot is treed, the tree population consists primarily

of invasive species such as buckthorn, Norway maple and Manitoba maple. There is also a notable population of white elm, but Dutch Elm Disease is evident throughout the population.

The following table provides a brief summary of tree numbers, removals, and injuries:

Number of trees inventoried	48
Number of trees to remove	44
Number of trees to injure	1

Section II: Table 1- Tree Assessment

Information outlined in this table was obtained from site inspections conducted July 10, 2023, and November 10, 2023. Unless otherwise specified, trees were assessed visually from the ground without the use of any tools except for a DBH measuring tape and camera. Unless permission to enter neighbouring properties was obtained, ground level visual examination of neighbouring trees was limited to portions of the tree visible from the subject site:

Tree #	Common Name <i>Botanical Name</i>	DBH (cm)	Crown diameter (m)	Health	Structure	Condition Notes (Defect code-Detail code-Severity code)	Category	Proposal	Reason to injure or remove	Minimum Required TPZ	TPZ provided	Hoarding type	Protection notes/comments	City tree appraisals
T1	Norway maple Acer platanoides	60	12.0	f	p	6AI, 3BIII	2	retain, injure	excavations for driveway & foundation	3.6	3	solid	Arborist to supervise excavations	
T2	Norway maple Acer platanoides	18	6.0	g	g		2	remove	too close to foundation excavations	2.4				
T3	Norway maple Acer platanoides	18	3.0	g	g		2	remove	too close to foundation excavations	2.4				
T4	Norway maple Acer platanoides	22	7.0	g	g		2	remove	too close to foundation excavations	2.4				
T5	White spruce Picea glauca	27	4.0	g	g		1	remove	within footprint of house	2.4				

Tree #	Common Name <i>Botanical Name</i>	DBH (cm)	Crown diameter (m)	Health	Structure	Condition Notes (Defect code-Detail code- Severity code)	Category	Proposal	Reason to injure or remove	Minimum Required TPZ	TPZ provided	Hoarding type	Protection notes/comments	City tree appraisals
T6	Accolade elm <i>Ulmus japonica x wilsoniana</i>	27	6.5	g	g		3	retain		2.4	2.4	plastic		\$2,130.00
T7	Accolade elm <i>Ulmus japonica x wilsoniana</i>	27	7.0	g	g		3	retain		2.4	2.4	plastic		\$2,130.00
T8	Accolade elm <i>Ulmus japonica x wilsoniana</i>	27	7.0	g	g		3	retain		2.4	2.4	plastic		\$2,130.00
T9	Accolade elm <i>Ulmus japonica x wilsoniana</i>	27	7.0	f	g	6C1	3	remove	within footprint of driveway	2.4				\$1,655.00
T10	Accolade elm <i>Ulmus japonica x wilsoniana</i>	26	5.5	g	g		3	remove	within footprint of driveway	2.4				\$1,975.00
T11	Manitoba maple <i>Acer negundo</i>	29	5.0	g	p	3BII	1	remove	within footprint of driveway	2.4				
T12	Accolade elm <i>Ulmus japonica x wilsoniana</i>	22	5.0	g	g		3	remove	within footprint of driveway	2.4				\$1,415.00

Tree #	Common Name <i>Botanical Name</i>	DBH (cm)	Crown diameter (m)	Health	Structure	Condition Notes (Defect code-Detail code- Severity code)	Category	Proposal	Reason to injure or remove	Minimum Required TPZ	TPZ provided	Hoarding type	Protection notes/comments	City tree appraisals
T13	Accolade elm <i>Ulmus japonica x wilsoniana</i>	20	6.0	g	g		3	remove	within footprint of driveway	2.4				\$1,170.00
T14	Norway maple <i>Acer platanoides</i>	22	5.5	g	g		1	remove	within footprint of driveway	2.4				
T15	Japanese maple <i>Acer palmatum, var.</i>	8	3.0	g	g		1	remove	too close to excavations for road	1.8				\$95.00
T16	Common plum <i>Prunus domestica</i>	15	5.0	p	p	6BIII	1	remove	condition, too close to excavations for driveway & foundation	2.4				
T17	Common plum <i>Prunus domestica</i>	16	5.0	g	g		1	remove	too close to excavations for driveway & foundation	2.4				
T18	Apricot <i>Prunus armeniaca</i>	24	8.0	p	p	6CII, 3BIII	1	remove	within footprint of house	2.4				
T19	Austrian pine <i>Pinus nigra</i>	49	6.5	g	g		1	remove	too close to excavations for foundation	3				

Tree #	Common Name <i>Botanical Name</i>	DBH (cm)	Crown diameter (m)	Health	Structure	Condition Notes (Defect code-Detail code- Severity code)	Category	Proposal	Reason to injure or remove	Minimum Required TPZ	TPZ provided	Hoarding type	Protection notes/comments	City tree appraisals
T20	Common apple <i>Malus domestica</i>	25	3.0	p	p	6AII, 18AIII (canker)	1	remove	within footprint of house	2.4				
T21	Norway maple <i>Acer platanoides</i>	18	3.5	g	g		2	remove	grading	2.4				
T22	Norway maple <i>Acer platanoides</i>	19	3.5	g	g		2	remove	grading	2.4				
T23	Norway maple <i>Acer platanoides</i>	16	4.0	g	g		2	remove	grading	2.4				
T24	Silver maple <i>Acer saccharinum</i>	22	6.0	g	g		1	remove	within footprint of house	2.4				
T25	Silver maple <i>Acer saccharinum</i>	44	7.0	g	g		1	remove	within footprint of house	3				
T26	Silver maple <i>Acer saccharinum</i>	28	5.5	g	f	10CII	1	remove	within footprint of house	2.4				
T27	Silver maple <i>Acer saccharinum</i>	23	4.0	p	g	6AI, 6CII	1	remove	within footprint of driveway	2.4				

Tree #	Common Name <i>Botanical Name</i>	DBH (cm)	Crown diameter (m)	Health	Structure	Condition Notes (Defect code-Detail code- Severity code)	Category	Proposal	Reason to injure or remove	Minimum Required TPZ	TPZ provided	Hoarding type	Protection notes/comments	City tree appraisals
T28	Silver maple Acer saccharinum	41	7.0	g	g		1	remove	within footprint of driveway	3				
T29	Norway maple Acer platanoides	28	6.0	g	g		1	remove	within footprint of road	2.4				
T30	Norway maple Acer platanoides	19	4.0	g	g		1	remove	lot to be paved	2.4				
T31	White elm Ulmus americana	23	6.0	g	g		1	remove	lot to be paved	2.4				
T32	Common apple Malus domestica	15	4.0	g	g		1	remove	within footprint of road	2.4				
T33	White elm Ulmus americana	30	6.0	f	g	13ACII (DED)	1	remove	within footprint of house	2.4				
T34	White elm Ulmus americana	26	4.0	f	g	6AII	1	remove	within footprint of house	2.4				
T35	Red maple Acer rubrum	17	3.5	f	g	6ACII	1	remove	within footprint of house	2.4				

Tree #	Common Name <i>Botanical Name</i>	DBH (cm)	Crown diameter (m)	Health	Structure	Condition Notes (Defect code-Detail code- Severity code)	Category	Proposal	Reason to injure or remove	Minimum Required TPZ	TPZ provided	Hoarding type	Protection notes/comments	City tree appraisals
T36	White elm <i>Ulmus americana</i>	15	2.0	p	g	13ACIII (DED)	1	remove	lot to be paved	2.4				
T37	White elm <i>Ulmus americana</i>	18	4.0	g	g		1	remove	lot to be paved	2.4				
T38	Sour cherry <i>Prunus cerasus</i>	14	3.0	p	p	6AIII, 3BII	1	remove	within footprint of house	2.4				
T39	Silver maple <i>Acer saccharinum</i>	11	3.0	g	g		1	remove	grading	2.4				
T40	Bur oak <i>Quercus macrocarpa</i>	17	3.0	g	g		1	remove	lot to be paved	2.4				
T41	Manitoba maple <i>Acer negundo</i>	22	4.0	g	p	10CII	1	remove	lot to be paved	2.4				
T42	White elm <i>Ulmus americana</i>	12	5.0	g	g		1	remove	lot to be paved	2.4				
T43	Manitoba maple <i>Acer negundo</i>	20	6.0	g	p	3BII	1	remove	lot to be paved	2.4				

Tree #	Common Name <i>Botanical Name</i>	DBH (cm)	Crown diameter (m)	Health	Structure	Condition Notes (Defect code-Detail code- Severity code)	Category	Proposal	Reason to injure or remove	Minimum Required TPZ	TPZ provided	Hoarding type	Protection notes/comments	City tree appraisals
T44	Norway maple Acer platanoides	11	3.0	g	g		1	remove	within footprint of driveway	2.4	4.8			
T45	Red mulberry Morus rubra	14	3.0	g	g		1	remove	too close to proposed road	2.4	4.8			
T46	White elm Ulmus americana	13	2.0	g	g		1	remove	within footprint of proposed road	2.4	4.8			
T47	Common buckthorn Rhamnus cathartica	11	4.0	g	g		1	remove	within footprint of driveway	2.4	4.8			
T48	Green ash Fraxinus pennsylvanica	21	1.0	p	p	9AIII, 13ACIII	1	remove	grading, hazard tree	2.4	4.8			

Explanation of column headings:

Tree #= number assigned to the tree for ease of identification on the site and site plan. Tree # corresponds to tag # in cases where trees were tagged.

Common Name =name commonly assigned to a tree by arborists in the Greater Toronto Area.

Botanical Name = scientific name of tree.

DBH = diameter at breast height measured in centimeters at 1.4 meters above grade. Unless otherwise specified, DBH of neighbouring trees was estimated.

Crown diameter = measured in meters

Health = assessed as “good”, “fair”, “poor”

Structure = assessed as “good”, “fair”, “poor”

Condition Notes = refer to Defect Table below

Category= category of tree ownership (1=located on subject lot, 2=located on neighbouring lot, 3= located on City lands)

Proposal= indicates proposed plan for regulated tree based on site plan requirements.

Reason to injure or remove = brief indication of why a tree is proposed for injury or removal.

Minimum Required TPZ and/or **Minimum TPZ in Open Spaces** = minimum tree protection zone required by the City of Mississauga. Measurement is in meters.

TPZ Provided = proposed tree protection zone based on site development constraints or circumstances. Left blank if the tree is proposed for removal.

Protection notes/Comments= highlights important existing features or proposed protection measures that contribute to a tree’s retention, contains notable general comments.

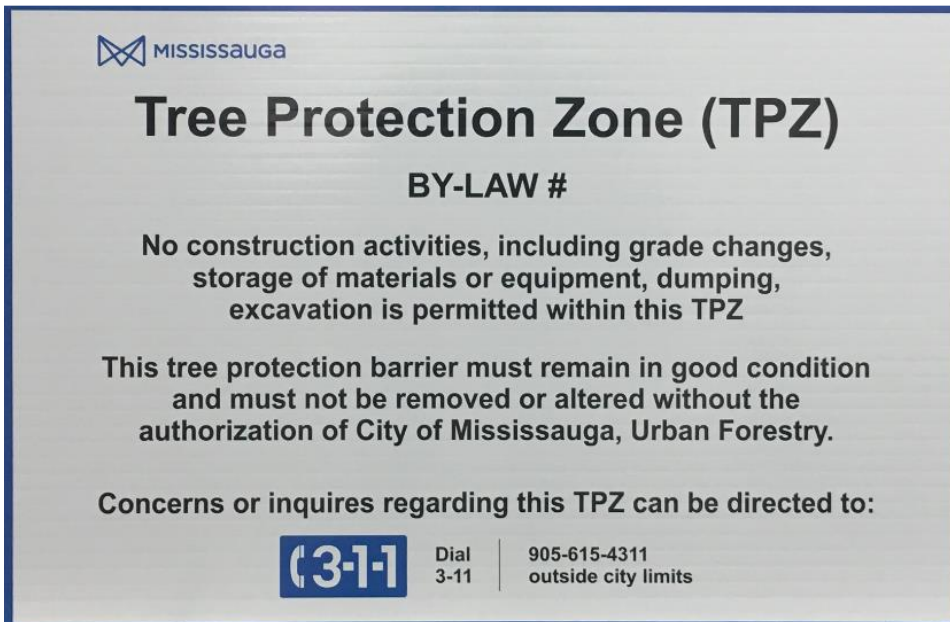
City tree appraisals = approximate value of City trees adjacent to the site. Value obtained using the ISA Trunk Formula Method.

Defect Table

<u>Defect Code</u>	<u>Defect</u>	<u>Detail Code</u>				
1	100% dead					
2	cavity	A - trunk	B - scaffold limb	C - branch	D - throughout crown	
3	cracks/splits	A - frost	B - incipient in union	C - in-rolled	D - shear	E - horizontal
4	deadwood	A - small	B - medium	C - large		
5	decay/rot	A - trunk	B - scaffold limb	C - branch	D - throughout crown	
6	decline	A - dieback	B - irreversible decline	C - poor crown density	D - poor response growth	E - excessive epicormic growth
7	exposed wood	A - trunk	B - scaffold limb	C - branch	D - throughout crown	
8	growth restriction	A - describe				
9	hazard tree	A - describe				
10	lean	A - bow	B - self corrected	C - straight		
11	other	A - describe				
12	partial failure	A - roots	B - trunk	C - limbs		
13	pest	A - biotic	B - abiotic	C - usually fatal	D - usually not fatal	
14	poor form	A - asymmetric crown	B - multi stem	C - included bark	D - live crown ratio %	E - weak branching
15	poor pruning	A - excessive	B - other _____	C - reduced	D - topped	E - unrepaired storm damage
16	root issue	A - exposed	B - restricted	C - wounded	D - rot/mushrooms	
17	soil issue	A - erosion	B - heaving	C - slope	D - small volume	
18	wound	A - describe				
<u>Severity Code</u>	<u>Severity</u>					
I	minor					
II	moderate					
III	severe					

Section III: Prior to Start of Construction Activities

1. A *tree protection zone* (TPZ) will be formed around each tree to be retained. This will be accomplished by erecting solid board framed or plastic snow fence framed hoarding around the trees. A permit to injure may be required where TPZ's are less than the minimum required.
2. See Detail 02830-6 for specifications describing solid board framed and plastic snow fence framed hoarding. Detail 02830-6 can be found on drawing TPP-2, and in Appendix C below.
3. Hoarding type and placement distance from outside base of each tree can be found above in *Part II: Table 1 - Tree Assessment*. See drawings entitled "*Tree Preservation Plan*", Sheet TPP-1, for actual location of hoarding. Hoarding may otherwise be placed along existing hard surfaces (driveways, walkways) where these exist within a defined TPZ. Trees not requiring hoarding are those located on adjoining properties with TPZ's not located on the subject site.
4. The following will be observed:
 - Hoarding will be installed prior to the commencement of any site activity.
 - Hoarding will remain in an effective condition until all site activities are complete.
 - Signs will be attached to all sides of hoarding which read as follows:



- These signs will be minimum 40.64 cm x 6096 cm and made of waterproof material.

5. The project supervisor will ensure that anyone related to the construction project and entering the property will be made aware of this tree protection plan, the tree protection zones, and the actions that must not be conducted within the tree protection zones. Furthermore, the project supervisor will ensure that anyone related to the construction project and entering the property is aware that some of the trees are protected by law, and that injuring a protected tree could result in a fine.

Section IV: During construction activities:

A. All Regulated Trees

Except where authorized by Mississauga Forestry, the following activities, including, but not limited to, are prohibited within TPZ's:

1. No construction activities will take place. Construction activity includes grade changes, surface treatments or excavation of any type
1. The TPZ will remain undisturbed at all times. No fill will ever be placed in this zone. As well, no construction materials, supplies, equipment, waste or debris will be stored within the TPZ.
2. No liquids (e.g. concrete sleuth, gas, oil, paint, finish, cleaning fluids), will be disposed of within the TPZ.
3. No vehicles, equipment or machinery will be allowed movement or parking within the TPZ. No pedestrians will be allowed movement within the TPZ.
4. No cutting, tearing or breaking of tree's roots, branches or trunk.

B. Excavations Within TPZ's

Excavations are proposed within the TPZ of tree T1. The following measures will be implemented to limit potential injuries while excavating within TPZs to within tolerable levels:

1. Excavations will be supervised by a Certified Arborist.
2. Excavations will be conducted by hand or via HVAC method (water pressure to <125 psi) along the tree side edge to a maximum depth of 1 meter. No heavy equipment will be used for these excavations.
3. In the event that roots less than 5 cm diameter are encountered during excavations, such roots will be cleanly cut by a Certified Arborist.

4. In the event roots 5 cm or larger diameter are encountered during excavations, or an abundance of smaller roots, activities near the tree will cease and the Certified Arborist will contact Mississauga Forestry.
5. Exposed roots will be kept damp at all times.

Section V: Tree Replacement Plan

The aggregate DBH of trees to be removed is 936 cm. Based on the City’s tree replacement ratio, I have calculated that 65 replacement trees are required. A preliminary tree replacement plan, based on current space availability, consisting of 17 replacement trees is proposed:

Qty	Common Name, Botanical Name	Caliper	Location*
2	Ginkgo, <i>Ginkgo biloba</i>	60 mm	Lot 9 - side yard
2	Hackberry, <i>Celtis occidentalis</i>	60 mm	Lots 8, 9 – back yard
3	Kentucky Coffee Tree, <i>Gymnocladus dioicus</i>	60 mm	Lots 1, 2, 3 – back yard
4	Little Leaf Linden, <i>Tilia cordata</i>	60 mm	Along private road
2	Red Oak, <i>Quercus rubra</i>	60 mm	Lots 8, 9 – back yard
4	Sugar Maple, <i>Acer saccharum</i>	60 mm	Lots 4, 5, 6, 7 – back yard

***See drawing titled “Tree Replacement Plan”, sheet TRP, for actual location.**

Section VI: Conclusions

In my opinion the protection plan outlined above is sufficient to preserve all inventoried trees not identified for removal located at or near 120 Fairview Road West during proposed construction activities.

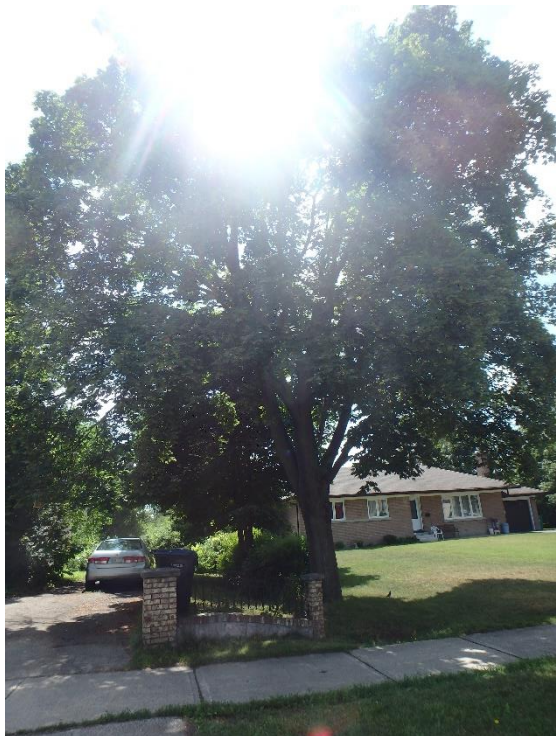
I have estimated that ~9% of the roots located within the TPZ of tree T1 may be impacted by excavations. As the tree is in fair health, and as the species is highly tolerant of root injury, it is my opinion that T1 will remain viable following the completion of construction activities. Note however that an existing structural issue with this tree requires attention by the owner.

In total, there are 45 inventoried trees proposed for removal or injury.

Sincerely,

Jody Steiger
 Certified Arborist, ISA #ON-0338, TRAQ

Appendix A: Photographic Presentation



T1



T2, T3, T4 (right to left)



T5



T6



T7 (right), T8 (left of centre), T9 & T10 (left background)



T11 (right background), T12 (right)



T13 (centre), T14 (right of centre)



T15



T16 (right), T17 (centre)



T18



T19 (centre)



T20 (centre)



T21, T22, T23 (right to left)



T24



T25, T26, T27, T28 (right to left)



T29



T30 (centre), T31 (right of centre)



T32



T33



T34



T35



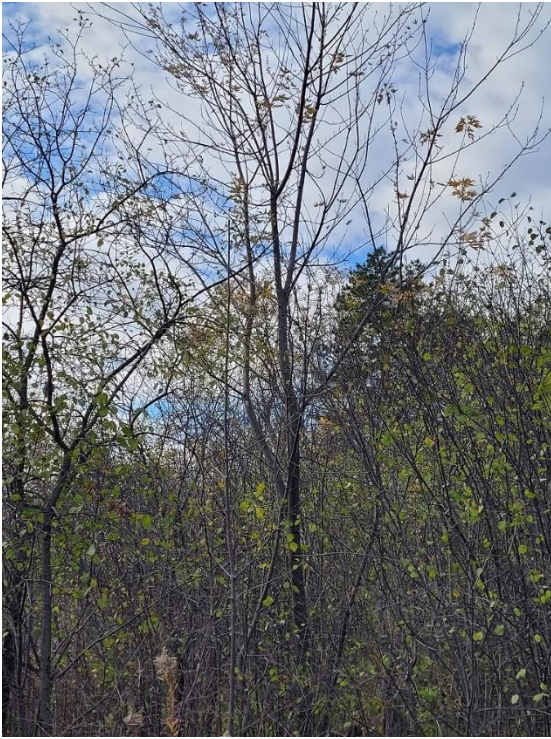
T36



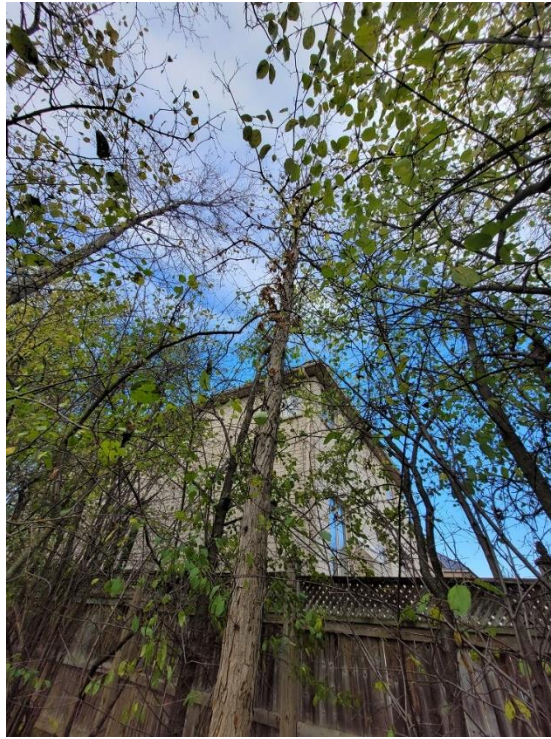
T37



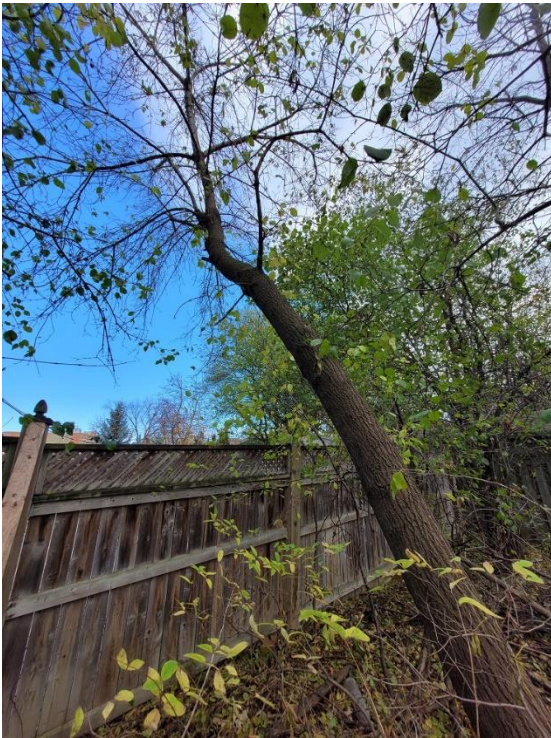
T38



T39



T40



T41



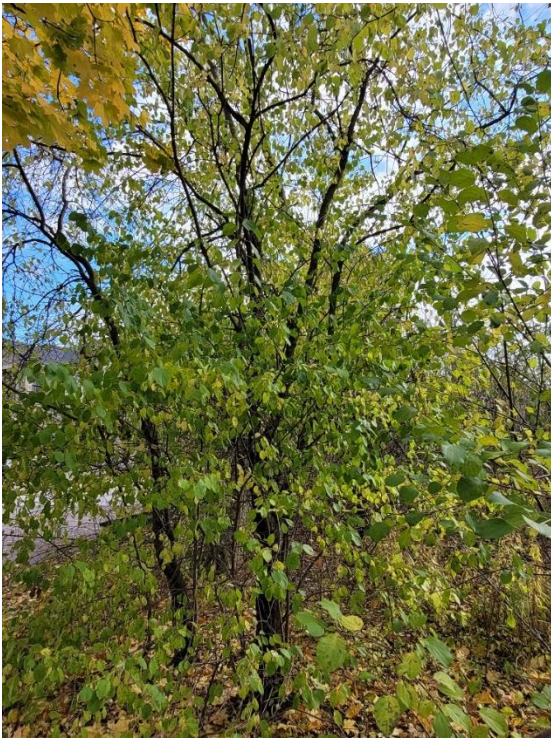
T42, T43



T44



T45, T46



T47



T48

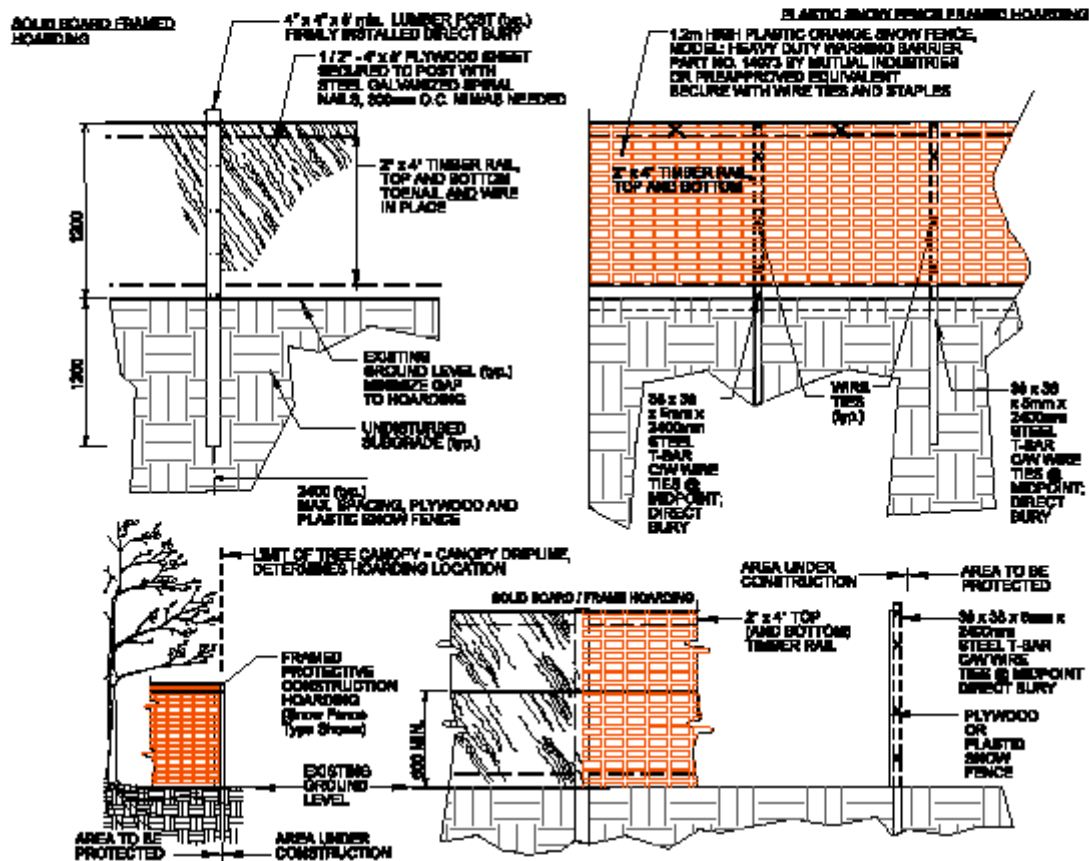
Appendix B: Assumptions and Limitations

1. This report was created using the latest drawings and information provided by the client and/or agents. Any drawing and information provided by the client and/or agents and used in this report is assumed to be correct at the time of writing of this report. Any subsequent design or site plan changes, or information, affecting trees may require revisions to this report. New drawings and information should be provided to Ontree prior to report submission to client or to municipal planning authorities.
2. Ontree cannot guarantee nor be responsible for the accuracy of information and drawings provided by others. This includes, but is not limited to, legal descriptions and property ownership.
3. Assessment of trees was conducted using a ground level visual examination of the crown of the tree. Unless permission to enter neighbouring properties was obtained, ground level visual examination of neighbouring trees was limited to portions of the tree visible from the subject site. Visual assessments may be further limited by seasonal variations, and by weather factors such as snow or ice. Unless specifically indicated, this assessment did not include coring, probing, sounding or climbing. Portions of the tree below ground were not assessed. Trees are living organisms that respond individually to outside influences such as climate and biological and physical changes. Therefore, any recommendations provided are based upon observations made at the time of inspection. Although every reasonable effort is made to ensure the accuracy of the assessment, and although recommendations are provided based upon current Arboriculture Industry accepted practices, no guarantees are offered or implied that the trees and/or their parts will remain standing or alive.
4. Alteration of any part of this report without the approval of Jody Steiger of Ontree invalidates the entire report.
5. This report may not be published or used for any purpose by any other than the person or agent to whom it is addressed, without prior expressed written consent of the Jody Steiger of Ontree.
6. No parts of this report shall be conveyed by anyone, including the client, to the public in any manner without the prior written consent of Jody Steiger of Ontree.
7. All drawings created by Jody Steiger of Ontree and meant to be read in conjunction with this report are deemed to be covered by the Assumptions and Limitations outlined above.

02830-6

Hoarding Framed Protective Construction Hoarding Solid Board- Plastic Snow Fence

NOTE:
TO BE USED AS A GUIDELINE ONLY.
NOT TO SCALE. REMOVE CITY TITLE BLOCK
AND REDRAW TO REPRESENT SITE SPECIFIC
CONDITIONS. ALL SITE SPECIFIC CONDITIONS
ARE TO BE CONFIRMED BY THE PROJECT
CONSULTANT.



- NOTES:**
1. HOARDING LOCATION AS PER DRAWINGS. HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL.
 2. NO MOBILIZATION OR CONSTRUCTION WORK TO OCCUR UNTIL HOARDING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY SERVICES PROJECT MANAGER (CSPM). CONTRACTOR TO ARRANGE FOR A HOARDING INSPECTION WITH CSPM, 48 HOUR NOTICE REQUIRED.
 3. HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
 4. THE CONTRACTOR IS TO REMOVE AND DISPOSE THE HOARDING OFF SITE WHEN DIRECTED BY THE CSPM.
 5. ALL WOOD PRODUCTS TO BE NEW AND LUMBER KILN DRIED SPP.
 6. ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.0mm DIA. GALVANIZED STEEL.
 7. DO NOT ALLOW WATER TO COLLECT AND/OR POOL ON EITHER SIDE OF THE HOARDING.
 8. WHEN INSTALLING DIRECT BURY TIMBER POSTS AND T-BARS, TAKE CARE TO AVOID VISIBLE AND ASCERTAINABLE TREE ROOTS.
 9. PLACE HOARDING AT LIMIT OF TREE CANOPY DRIP LINE OR BEYOND (I.E. FURTHER AWAY FROM TRUNK OF TREE).
 10. HOARDED OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
 11. FOR PROTECTION OF TREES AND ROOT SYSTEMS, CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREES.
 12. ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
 13. CONTRACTOR RESPONSIBLE FOR LOCATES

N.T.S.

Detail: 02830-6

ORIGINAL DATE: Mar 08/18
REVISION DATE: Mar 08/16

