

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER (mm)	SIZE (cm)	CONDITION/FORM	MIN. O.C. SPACING (m)	SPECIES %
DECIDUOUS TREES								
AIA	3	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	50		W.B.	10	16%
At	4	<i>Acer rubricum</i>	Tatar Maple	50		W.B.	10	21%
CcF	7	<i>Corylus heterophylla</i> 'Frans Fontaine'	European Hombear	50		W.B.	10	37%
Co	3	<i>Cornus occidentalis</i>	Hackberry	50		W.B.	10	16%
TcC	2	<i>Tilia cordata</i> 'Cotinifolia'	Corinthian Littleleaf Linden	50		W.B.	10	11%
TOTAL:	19							100%
SHRUBS								
BmP	78	<i>Buxus microphylla</i> 'Pincushion'	Pincushion Boxwood	50		3 Gal.	1	28%
CoS	10	<i>Chamaecyparis obtusa</i> 'Spiralis'	Spiral Hinoki cypress	50		3 Gal.	1	4%
HpF	47	<i>Hydrangea paniculata</i> 'Fire Light Tidbit'	Fire Light Tidbit Hydrangea	50		3 Gal.	1	17%
Iv	9	<i>Ilex verticillata</i>	Winterberry	50		3 Gal.	1	3%
SiW	25	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	50		3 Gal.	1	9%
SnS	14	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	50		3 Gal.	1	5%
Js	22	<i>Juniperus sabina</i>	Juniperus sabina	50		3 Gal.	1	8%
JhB	32	<i>Juniperus horizontalis</i> 'Blue Chip'	Creeping Juniper	50		3 Gal.	1	11%
JhP	25	<i>Juniperus horizontalis</i> 'Plumosa Compacta'	Compact Andorra Juniper	50		3 Gal.	1	9%
Tc	20	<i>Taxus canadensis</i>	Canada Yew	50		3 Gal.	1	7%
TOTAL:	282							100%
GRASSES								
CoK	22	<i>Carex elata</i> 'Aurea'	Bowles Golden Sedge	1 Gal.		0.3		39%
CaF	14	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 Gal.		0.3		23%
FpE	20	<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Fescue	1 Gal.		0.3		36%
TOTAL:	56							100%

LANDSCAPE NOTES:

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BY-LAWS AND CODES HAVING JURISDICTION OVER SITE LOCATION.
- COMPLETE ALL WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- REPORT ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW, OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SERVICE LOCATIONS.
- EXACT LOCATIONS OF PLANT MATERIAL WILL BE DETERMINED BY PLACEMENT OF SITE SERVICES SUCH AS HYDRO VAULTS, METERS, UTILITIES ROOF RAIN WATER LEADERS, DRIVEWAYS, LIGHT STANDARDS, ETC.
- ALL PLANT MATERIAL LOCATIONS TO BE STAKED OR MARKED OUT AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SUPPLY ALL PLANT MATERIAL IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK (8th Ed.).
- INSTALL PLANT MATERIAL ACCORDING TO DETAILS SHOWN.
- DISTURBED SOIL AREAS AROUND TREES AND SHRUBS ARE TO BE COVERED WITH SHREDDED CONIFER BARK MULCH SUCH AS 'CANADA RED' OR 'GRO-BARK' SPM MULCH, OR APPROVED EQUIVALENT. ALTERNATIVE MULCHES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO UTILIZE LAYOUT DIMENSIONS WHERE PROVIDED.
- PROVIDE PLANTING BED AREA AS NOTED ON THE DRAWING OR TO ACCOMMODATE MATURE SIZE OF PLANT MATERIAL.
- ALL SUPPORT SYSTEMS MUST BE REMOVED BY THE CONTRACTOR AT TIME OF FINAL ACCEPTANCE. EXTRA WORK WILL BE PAID TO COMPLETE THIS WORK.
- SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 570 TO A MINIMUM DEPTH OF 150MM UNLESS OTHERWISE SPECIFIED.
- SUPPLY AND PLACE SOD IN ACCORDANCE WITH OPSS 571 UNLESS OTHERWISE SPECIFIED.
- SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 572 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEEDED WITH TACKIFIER. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL PROTECTION AS REQUIRED TO ENSURE SOIL STABILIZATION AND PROPER SEED GERMINATION.
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
- IF DISCREPANCIES ARISE BETWEEN PLANT MATERIAL COUNT SHOWN ON DRAWING AND PLANT LIST, THE DRAWING SHALL BE CONSIDERED CORRECT.
- CONTRACTOR TO PROVIDE MINIMUM TWO (2) YEAR WARRANTY FROM DATE ACCEPTED ON ALL WORK UNLESS OTHERWISE SPECIFIED.
- ANY SITE PLAN OR GRADING AND SERVICING SHOWN IS FOR INFORMATION ONLY. REFER TO APPROVED DRAWINGS.
- NOT FOR CONSTRUCTION UNLESS STAMPED, SIGNED AND DATED BY LANDSCAPE ARCHITECT.
- DRAWINGS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LANDSCAPE ARCHITECT.
- APPROVAL OF LANDSCAPE PLAN TO BE OBTAINED FROM MUNICIPALITY.
- FOR GRADING AND SERVICING INFORMATION REFER TO THE CONSULTING ENGINEER'S DRAWINGS.
- FOR LIGHTING INFORMATION AND POWER DISTRIBUTION REFER TO THE ELECTRICAL CONSULTANT'S DRAWINGS.

PLANTING NOTES:

- THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY PLANTING. THE CONTRACTOR SHALL SUPPLY ALL PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THIS DRAWING. ANY DISCREPANCIES BETWEEN QUANTITIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE WORKS WILL BE WARRANTED FOR A PERIOD OF TWO YEARS FOLLOWING INSPECTION AND WRITTEN NOTICE OF START OF WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL WHICH IS NOT IN A HEALTHY, VIGOROUS GROWING CONDITION AT THE END OF THE WARRANTY PERIOD, SHALL BE REPLACED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT / OWNER.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO EXTEND CONTRACTOR'S WARRANTY RESPONSIBILITIES FOR AN ADDITIONAL YEAR IF, AT THE END OF INITIAL WARRANTY PERIOD, LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS TO IDENTIFY WITH LANDSCAPE ARCHITECT/OWNER ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (C.N.L.A.) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT SCHEDULE SHOWN ON THESE DRAWINGS. ANY PLANT MATERIALS WHICH DO NOT CONFORM WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- THE LANDSCAPE ARCHITECT IS TO BE CONTACTED FOR INSPECTION AND WRITTEN APPROVAL PRIOR TO PLANT MATERIAL ARRIVING ON SITE. THE LANDSCAPE ARCHITECT RESERVED THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE. ANY PLANT MATERIAL THAT IS REJECTED BY THE LANDSCAPE ARCHITECT WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL CHARGE TO THE PROJECT.
- PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT SUPPLIER INVOICES BE SUBMITTED FOR INSPECTION AND APPROVAL PRIOR TO ACCEPTANCE.
- ON-SITE LAYOUT OF THE PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MINOR FIELD ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY TO RESPOND TO THE LOCATIONS OF EXISTING PLANTS AND SITE CONDITIONS. THE CONTRACTOR TO REVIEW WITH LANDSCAPE ARCHITECT WHERE RELOCATIONS ARE NECESSARY. THE CONTRACTOR MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTS ARE NOT TO BE INSTALLED DURING EXTREME HEAT, DROUGHT, OR OTHER UNDESIRABLE CONDITIONS. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER INSTALLATION. THE CONTRACTOR SHALL REGULARLY MONITOR SITE CONDITIONS AND WATER AS REQUIRED TO ENSURE HEALTHY GROWTH CONDITIONS THROUGHOUT THE DURATION OF THE WARRANTY PERIOD.
- DO NOT PLANT DIRECTLY IN CENTERLINE OF DRAINAGE SWALES OR DEPRESSION AREAS. WHERE PROPOSED PLANTING LOCATIONS CONFLICT WITH CONSTRUCTED SWALES OR LOW-LYING WET AREAS, CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
- ALL PLANTS ARE TO BE PLANTED IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN ON THIS DRAWING. ALL PLANTS ARE TO BE INSTALLED VERTICAL AND PLUMB, REGARDLESS OF GROUND SLOPE.
- SUPPLY AND PLACE TOPSOIL IN ACCORDANCE WITH OPSS 802 TO A MINIMUM DEPTH OF 150MM IN SEED/SOD AREAS AND 600MM IN PLANTING BEDS UNLESS OTHERWISE SPECIFIED. EACH SOURCE OF TOPSOIL, IMPORTED OR NATIVE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO USE. SUBMIT TOPSOIL ANALYSIS/TEST RESULTS TO LANDSCAPE ARCHITECT PRIOR TO ORDER OR DELIVERY TO SITE. TESTING TO BE IN ACCORDANCE WITH CONTRACT SPECIFICATIONS. PREPARED TOPSOIL SHALL BE 4 PARTS TOPSOIL TO ONE PART WELL-ROTTED COMPOST.
- MULCH: TO BE SPREAD UNIFORMLY AROUND THE BASE OF TREES AND SHRUBS TO A MINIMUM DEPTH OF 100 MM. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNK OR STEM(S). ALLOW A 100 MM MULCH FREE ZONE AT TRUNK/STEMS. SHRUBS TO BE IN CONTINUOUSLY MULCHED PLANTING BEDS UNLESS OTHERWISE SPECIFIED.
- SUPPLY AND PLACE SEED IN ACCORDANCE WITH OPSS 804 UNLESS OTHERWISE SPECIFIED. ALL 5:1 OR GREATER SLOPES TO BE SEEDED WITH TACKIFIER. ALL SLOPES GREATER THAN 3:1 SHALL BE MATTED WITH AN EROSION CONTROL BLANKET. SUPPLY AND PLACE SOD IN ACCORDANCE WITH OPSS 803 UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS TO REMOVE DEAD OR DAMAGED BRANCHES ON TREES OR SHRUBS. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.
- ALL STAKES AND ASSOCIATED TIES ARE TO BE REMOVED AFTER THE FIRST FULL GROWING SEASON. RODENT GUARDS ARE TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD. IF UTILIZED, GATORBAGS ARE TO BE REMOVED FOR WINTER MONTHS.



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Arcadis Professional Services (Canada) Inc.
Formerly BSI Group Professional Services (Canada) Inc.

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA & SPA REVIEW	2022-10-21
2	ISSUED FOR ZBA & SPA REVIEW	2023-03-24
3	ISSUED FOR ZBA & SPA REVIEW	2024-04-30



LEGEND

- TOPSOIL AND SOD AS SPECIFIED MINIMUM 150mm TOPSOIL DEPTH
- CONCRETE PAVING
- UNIT PAVERS
- SOIL VOLUME
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS MULTISTEM TREE
- PROPOSED DECIDUOUS ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED ANNUALS
- PROPERTY BOUNDARY



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PROJECT MGR: M.P.
CHECKED BY: E.L.
APPROVED BY: T.M.

SHEET TITLE
LANDSCAPE PLAN

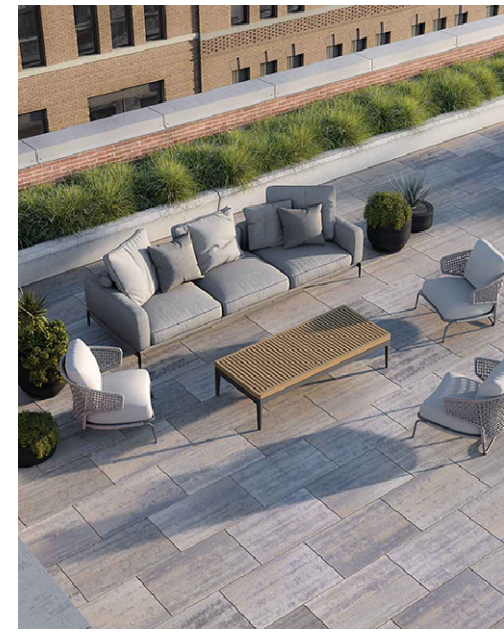
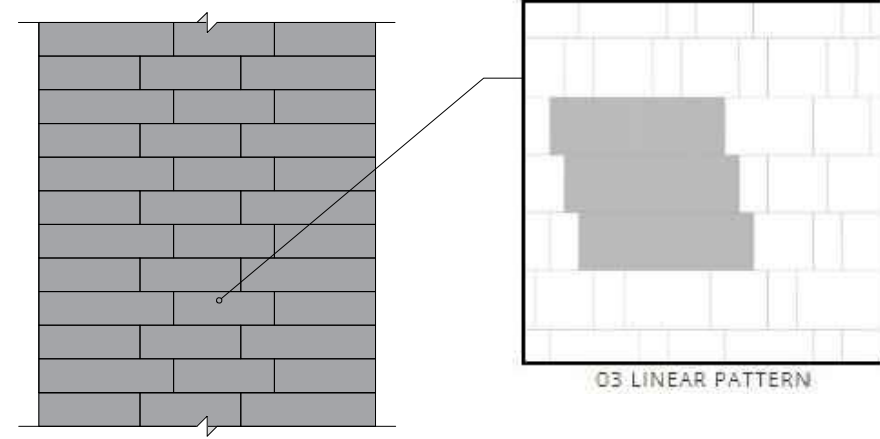
SHEET NUMBER LP-1 **ISSUE** 3

NAME: BLU GRANDE SMOOTH COMMERCIAL

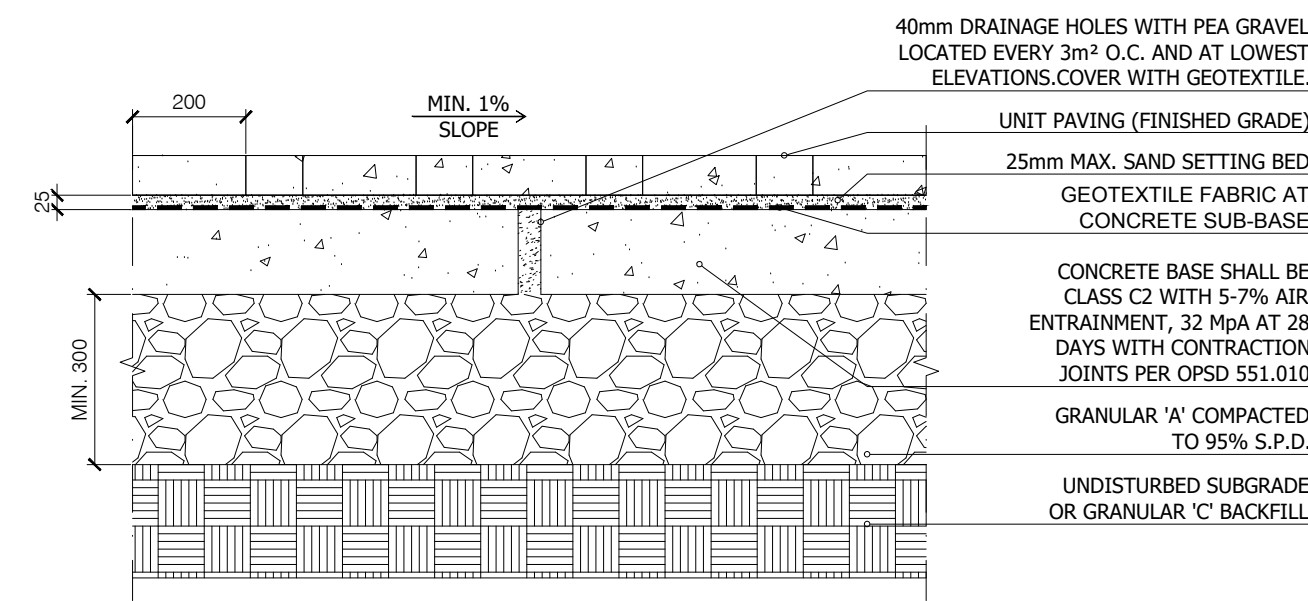
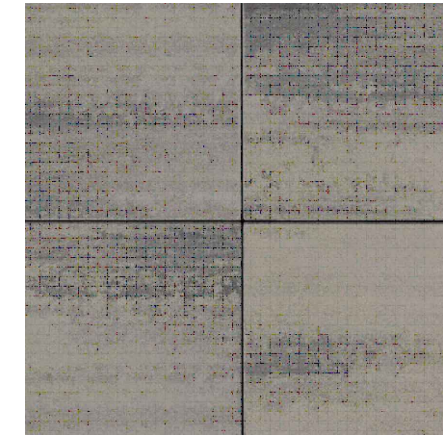
TEXTURE: HD² SMOOTH

SHAPE AND SIZE: 2 3/8 X 19 1/2 X 32 1/2

LAYOUT POSSIBILITIES: 03 LINEAR PATTERN



COLOUR: SHALE GREY



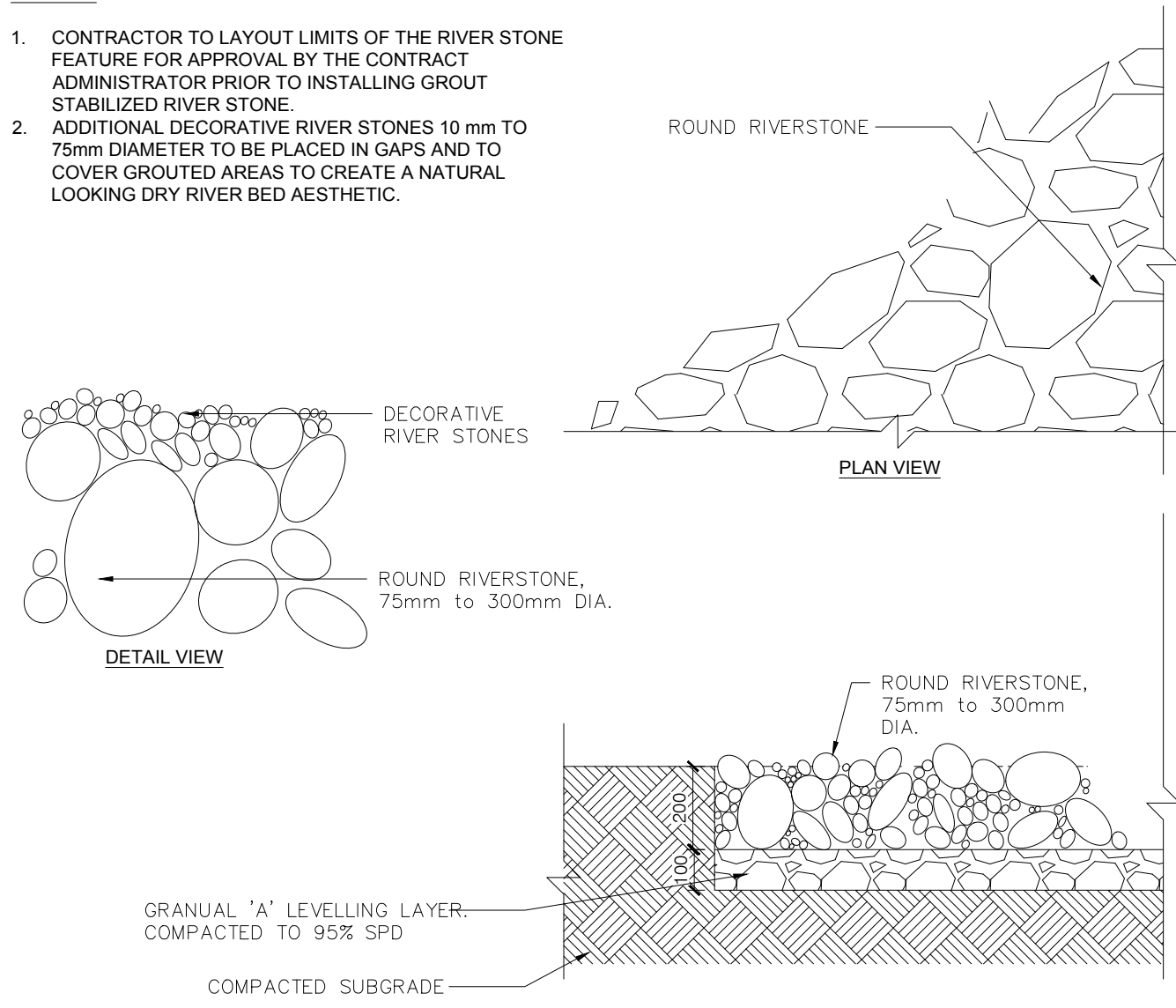
- NOTES:
1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
 2. PROVIDE CONTINUOUS EXPANSION JOINT AT PERIMETER OF CONCRETE SUB-BASE.
 3. CONTRACTOR TO PROVIDE INSPECTION AND VERIFICATION CERTIFICATE OF SUB-BASE PRIOR TO GRANULAR INSTALLATION.

1 UNIT PAVING PATTERN TYPE 1 - SUPPLIED BY TECO-BLOC
LD2 N.T.S.

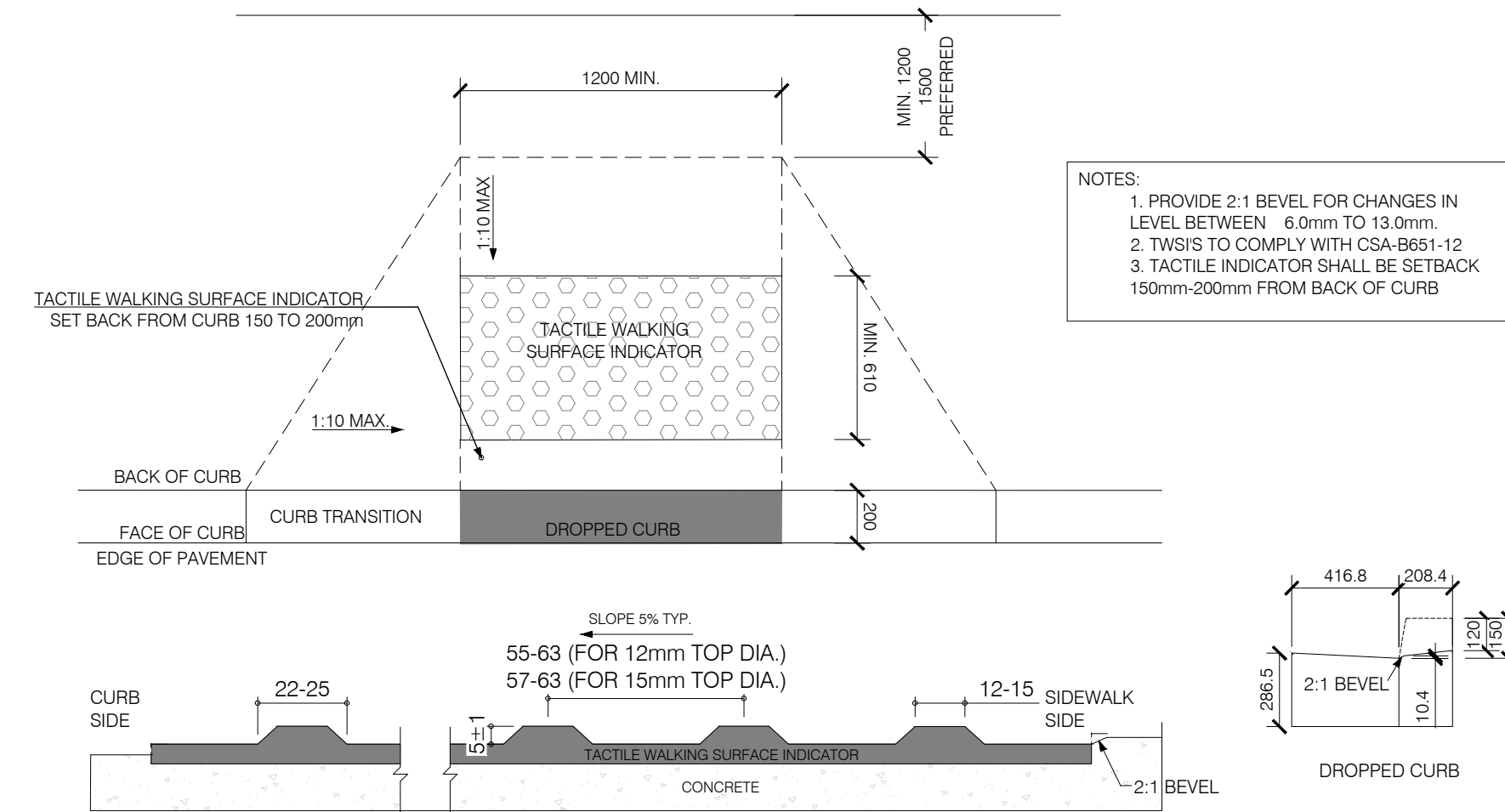
2 UNIT PAVING WITH CONCRETE BASE
LD2 N.T.S.

NOTES:

1. CONTRACTOR TO LAYOUT LIMITS OF THE RIVER STONE FEATURE FOR APPROVAL BY THE CONTRACT ADMINISTRATOR PRIOR TO INSTALLING GROUT STABILIZED RIVER STONE.
2. ADDITIONAL DECORATIVE RIVER STONES 10 mm TO 75mm DIAMETER TO BE PLACED IN GAPS AND TO COVER GROUTED AREAS TO CREATE A NATURAL LOOKING DRY RIVER BED AESTHETIC.



3 RIVER STONE
LD2 N.T.S.

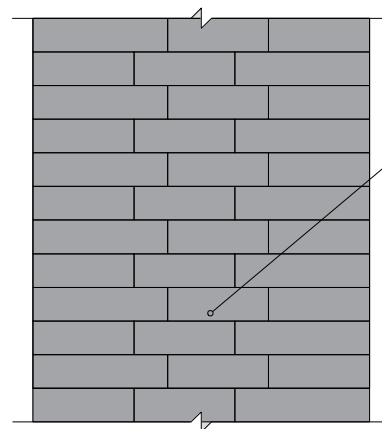


- NOTES:
1. PROVIDE 2:1 BEVEL FOR CHANGES IN LEVEL BETWEEN 60mm TO 130mm.
 2. TWSIS TO COMPLY WITH CSA-B651-12
 3. TACTILE INDICATOR SHALL BE SETBACK 150mm-200mm FROM BACK OF CURB

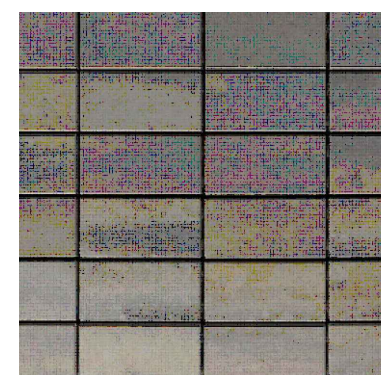
4 MINIMUM STANDARDS FOR ACCESSIBLE CURB RAMP & TACTILE WARNING STRIP
LD1 N.T.S.

SHAPE AND SIZE: BLU 80 SMOOTH - 80 MM HD²
SIZES INCLUDED
3 1/8 X 13 X 6 1/2
3 1/8 X 13 X 13
3 1/8 X 13 X 19 1/2

LAYOUT POSSIBILITIES: 03 LINEAR PATTERN
COLOUR: CHAMPLAIN GREY



Blu 80 Smooth - 80 MM HD²
SIZES INCLUDED
3 1/8 x 13 x 6 1/2
3 1/8 x 13 x 13
3 1/8 x 13 x 19 1/2



5 UNIT PAVING PATTERN TYPE 2 - SUPPLIED BY TECO-BLOC
LD2 N.T.S.



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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER LD-2 **ISSUE** 3