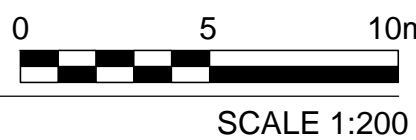


LANDSCAPE PLAN



**GENERAL NOTES**

- CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
- AS AN INSTRUMENT OF SERVICE, THIS DRAWING IS THE PROPERTY OF THE LANDSCAPE ARCHITECT. THIS DRAWING MUST BE RETURNED UPON REQUEST, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
- ALL DISCREPANCIES OR AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- THIS DRAWING FORMS PART OF A SET AND MAY NOT BE SEPARATED. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET AND ALL SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS IDENTIFIED FOR REMOVAL OR DEMOLITION, INCLUDING ALL SURVEY BARS, STAKES AND MONUMENTS. CONTRACTOR IS TO REPAIR DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH LIMITS OF CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IN UNCERTAINTY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR IS NOT TO PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES.
- CONTRACTOR TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. AMBIGUITY OR DISCREPANCY TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- DRAWINGS MAY NOT BE SCALED FOR APPROXIMATE LAYOUT. ALL MEASUREMENTS ARE METRIC. LAYOUT OF PLANT MATERIALS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- AT THE END OF EACH WORK DAY, ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS ARE TO BE REMOVED FROM THE SITE. THE SITE IS TO BE KEPT CLEAN AND USEABLE AT ALL TIMES.
- UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR TWO FULL YEARS.
- AT THE TIME OF FINAL INSPECTION ALL SEEDED AREAS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, IN FULL ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS TO BE RESTORED WITH 100mm MIN. TOPSOIL AND SOD.
- PLANTING BED TO HAVE 100mm DEPTH SHREDDED PINE BARK MULCH. AVAILABLE FROM GRO-BARK (1-888-GRO-BARK) OR APPROVED EQUIVALENT.
- PLANTING BED TO HAVE MIN. 300mm DEPTH LA PLANTING SOIL. AVAILABLE FROM GRO-BARK (1-888-GRO-BARK) OR APPROVED EQUIVALENT.
- REFER TO SHEET L2 FOR ALL PLANTING DETAILS AND NOTES.

SOIL CELLS BENEATH ALL WALKWAYS CONNECTING BLOCK A TO SIDEWALK ALONG SOVEREIGN STREET AND EAST STREET

COMMUNITY MAILBOX ON CONCRETE UNIT PAVING

2 BICYCLE POST AND RING ON CONCRETE UNIT PAVING

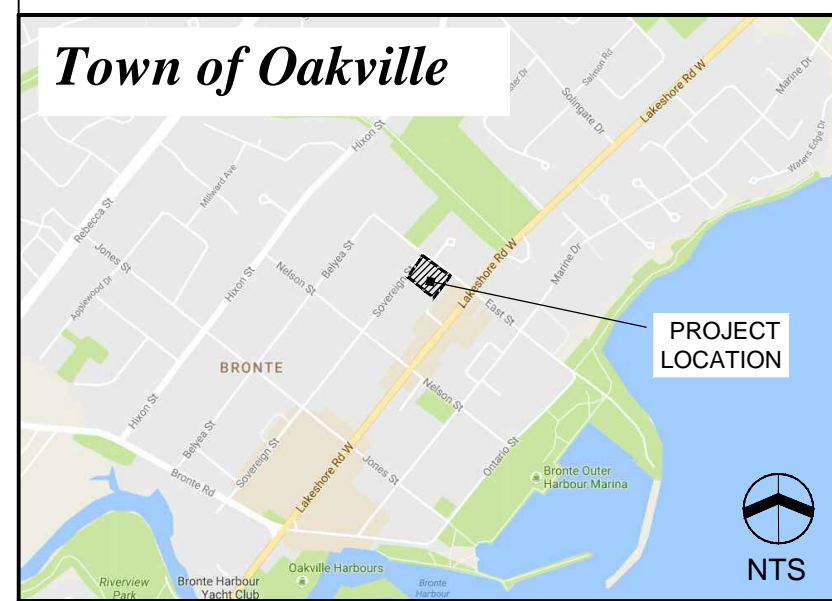
**PLANT SCHEDULE**

SYM	Qty	Botanical Name	Common Name	Cal. (mm)	HT (cm)	Root	Spacing	Remarks
<b>DECIDUOUS TREES:</b>								
AG	6	<i>Amelanchier x grandiflora 'Ballerina'</i>	Ballerina Serviceberry	60		WB	As Shown	multistem; full vigorous specimen
AF	5	<i>Acer x freemanii 'Jeffersred'</i>	Autumn Blaze Maple	60		W.B.	As Shown	straight stem, single leader
QR	3	<i>Quercus robur 'Fastigiata'</i>	Pyramidal English Oak	60		W.B.	As Shown	straight stem, single leader
SR	6	<i>Syringa reticulata</i>	Japanese Tree Lilac	60		W.B.	As Shown	straight stem, single leader
PC	5	<i>Pyrus calleryana 'Redspire'</i>	Redspire Ornamental Pear	60		W.B.	As Shown	straight stem, single leader
<b>DECIDUOUS SHRUBS:</b>								
Po	4	<i>Physocarpus opulifolius 'Nanus'</i>	Dwarf Ninebark		60	C.G.	As Shown	full vigorous specimen
Ra	16	<i>Rhus aromatica</i>	Fragrant Sumac		60	C.G.	As Shown	full vigorous specimen
<b>CONIFEROUS SHRUBS:</b>								
Jh	44	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper		60	C.G.	As Shown	full vigorous specimen
Tm	4	<i>Taxus x media 'Andersonii'</i>	Anderson Yew		60	C.G.	As Shown	full vigorous specimen
<b>PERENNIALS:</b>								
hs	95	<i>Hemerocallis 'Stella de Oro'</i>	Stella d'Oro Daylily			1 gal.	As Shown	full vigorous specimen
sn	32	<i>Salvia nemorosa 'May Night'</i>	May Night Sage			1 gal.	As Shown	full vigorous specimen
sp	59	<i>Sedum 'Purple Emperor'</i>	Purple Emperor Sedum			1 gal.	As Shown	full vigorous specimen
<b>ORNAMENTAL GRASSES:</b>								
ca	45	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass			1 gal.	As Shown	full vigorous specimen
Im	61	<i>Liriope muscari 'Big Blue'</i>	Giant Lily Turf			1 gal.	As Shown	full vigorous specimen

W.B. - WIRE BASKET; C.G. - CONTAINER GROWN

**NOTES:**  
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**KEY PLAN**



**LEGEND**

- PROPERTY LINE
- UNIT PAVING
- ASPHALT PAVING
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUB/ PERENNIAL PLANTING
- PROPOSED SOD
- LOCATION OF SOIL CELLS

NO.	REVISIONS	DATE:

NO.	ISSUED	DATE:
1	ISSUED FOR REVIEW	11/01/2016
2	ISSUED FOR REVIEW	11/30/2016
3	OPA/ZBA APPLICATION	02/13/2017

CLIENT:  
**WYATT DEVELOPMENT GROUP**  
1107 LORNE PARK ROAD  
SUITE 208, MISSISSAUGA, ON

PROJECT TITLE:  
**WATER WALK TOWNHOUSES**



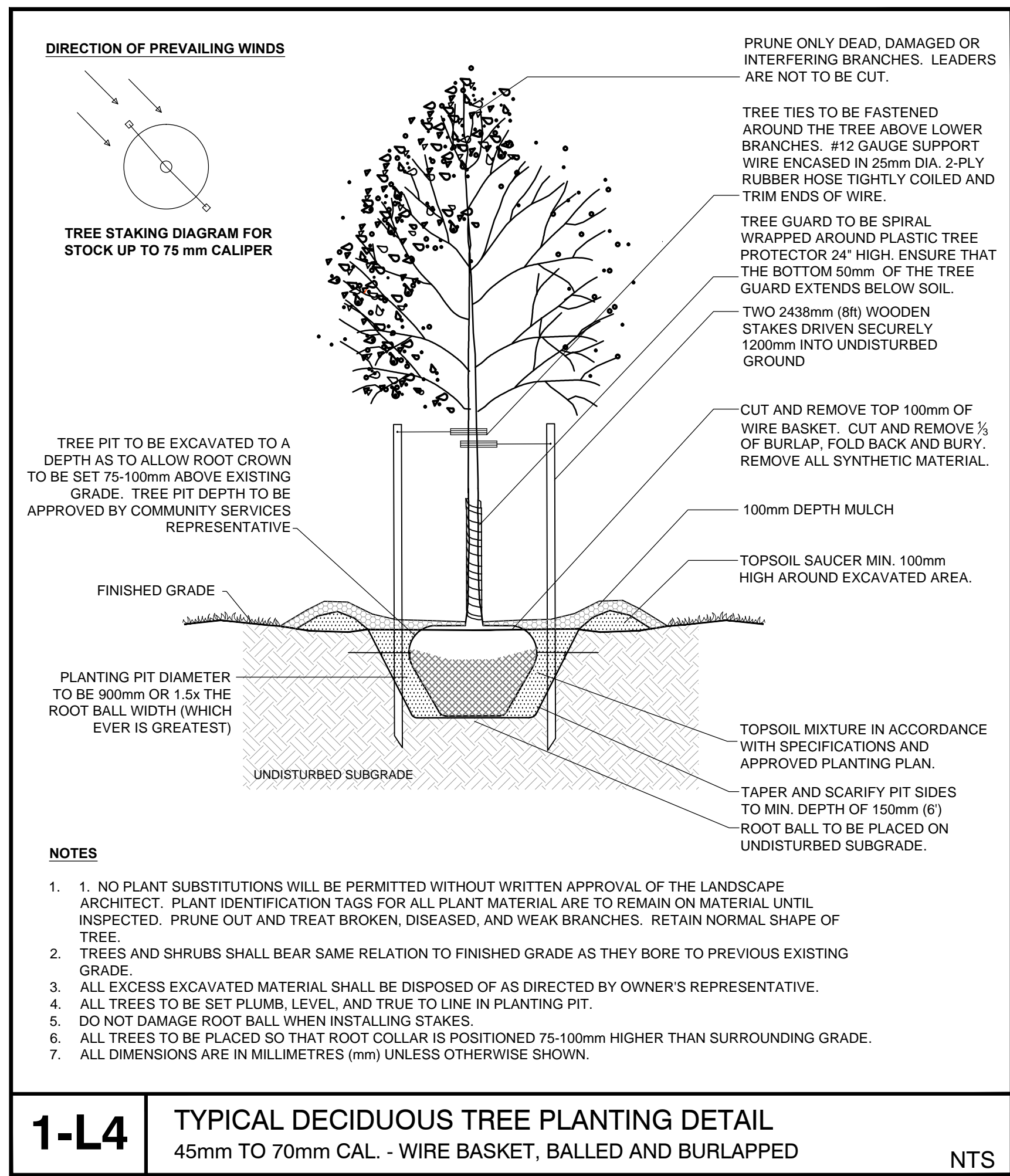
SHEET TITLE:  
**LANDSCAPE PLAN**

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		DESIGN BY:	SLS
		CHECKED BY:	HS
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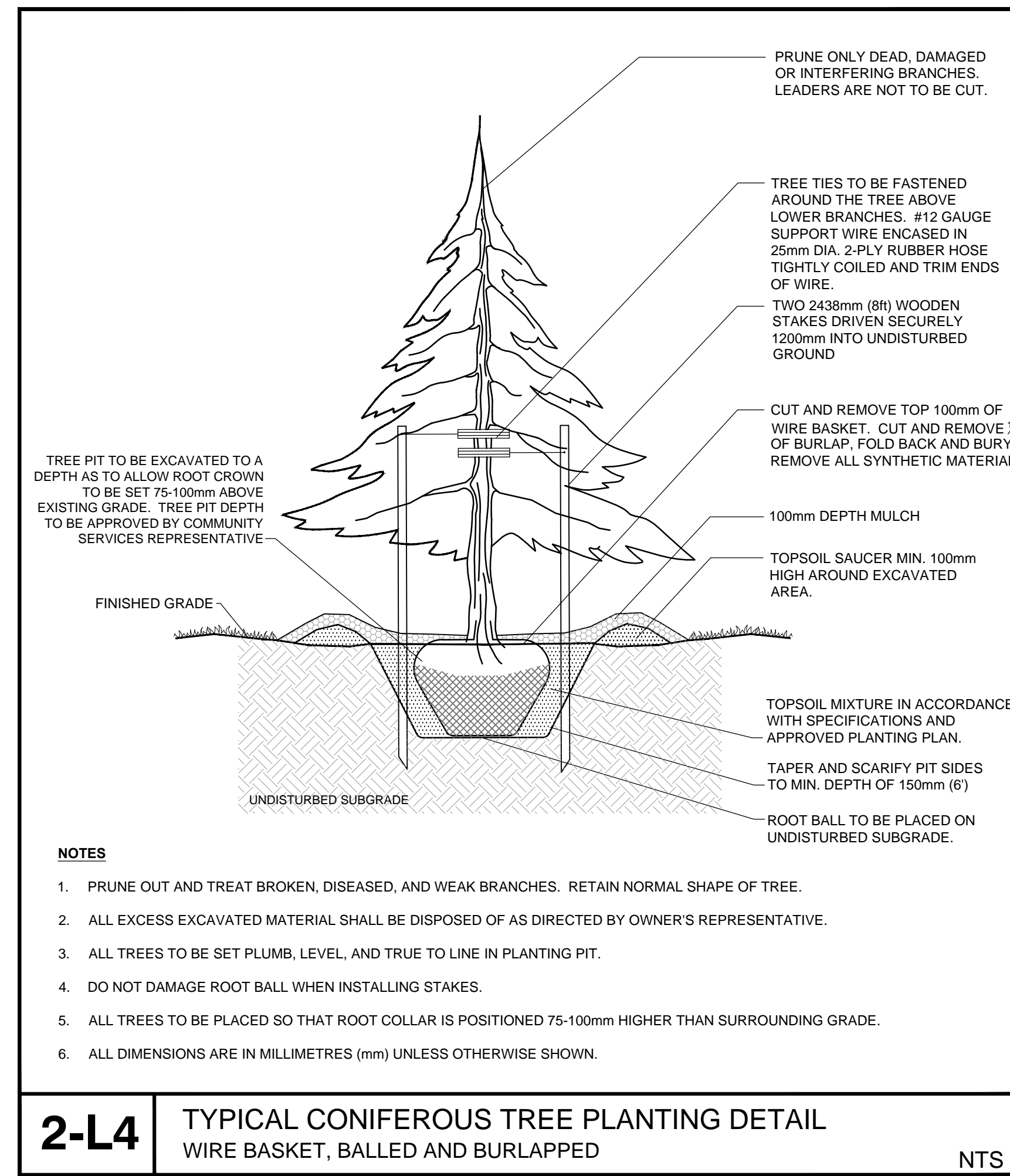
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REFER TO CIVIL DRAWINGS FOR GRADING AND SERVICING

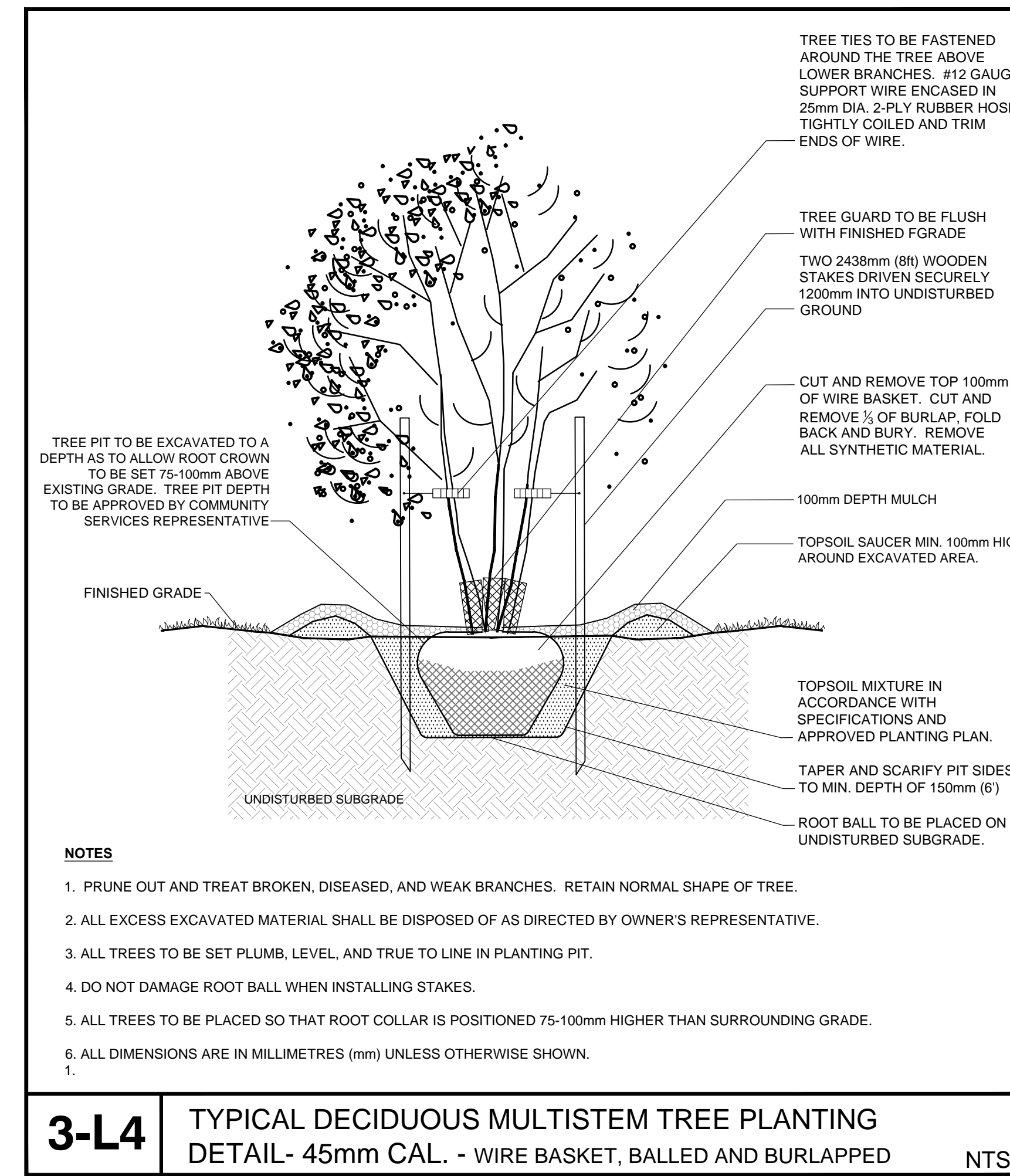




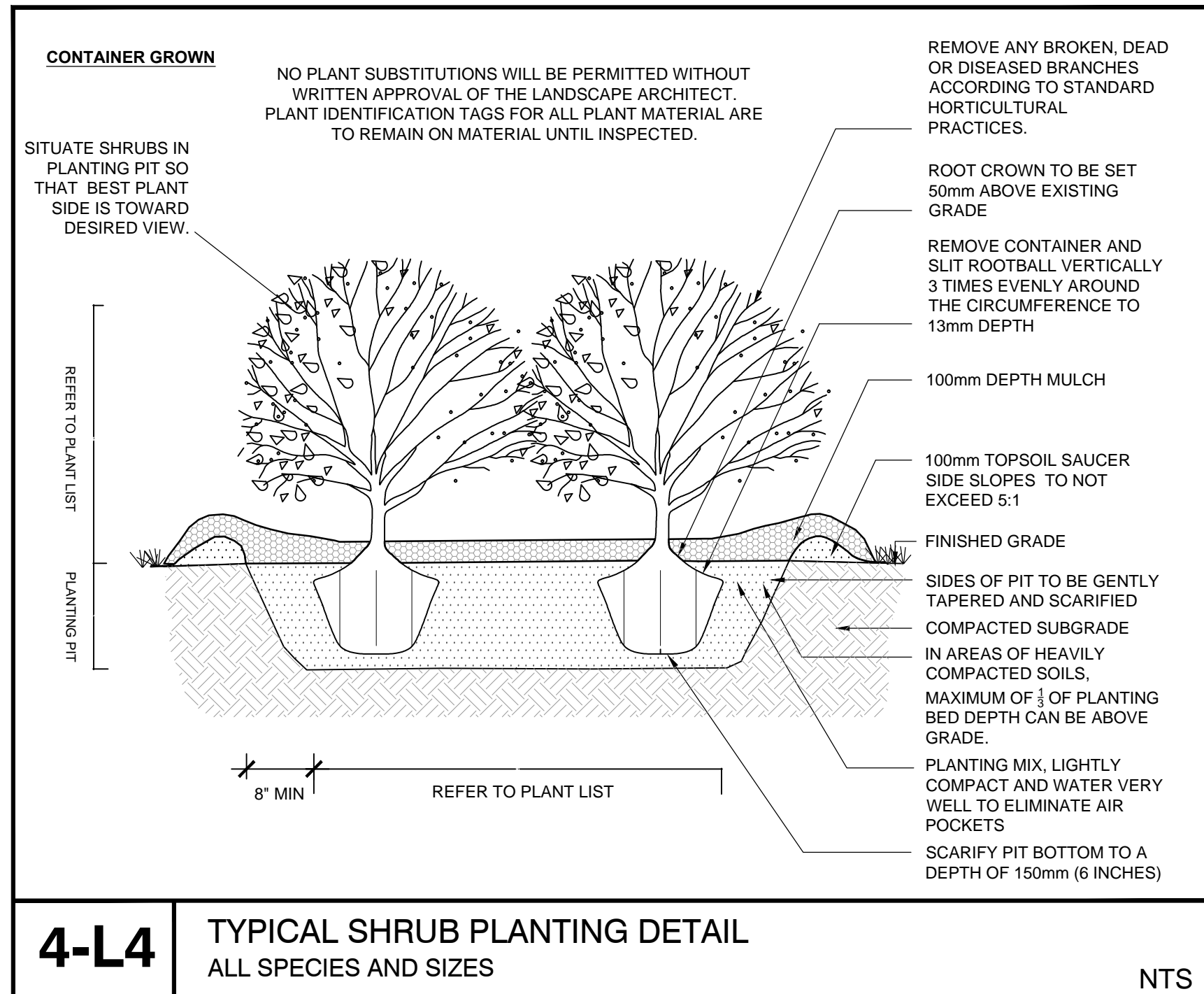
**1-L4** TYPICAL DECIDUOUS TREE PLANTING DETAIL  
45mm to 70mm CAL. - WIRE BASKET, BALLED AND BURLAPPED NTS



**2-L4** TYPICAL CONIFEROUS TREE PLANTING DETAIL  
WIRE BASKET, BALLED AND BURLAPPED NTS



**3-L4** TYPICAL DECIDUOUS MULTISTEM TREE PLANTING DETAIL- 45mm CAL. - WIRE BASKET, BALLED AND BURLAPPED NTS



**4-L4** TYPICAL SHRUB PLANTING DETAIL  
ALL SPECIES AND SIZES NTS

**GENERAL PLANTING NOTES**

IF DISCREPANCIES IN THE PLANT QUANTITIES EXIST, THEN THE **PLANTING PLANS SHALL OVER-RIDE THE PLANT LIST.**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS FOR THE PROJECT AND ALL OTHER DRAWINGS.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING WITH THE WORK.

ALL MATERIAL THAT CAN NOT BE PLANTED WITHIN 48 HOURS OF DELIVERY SHALL BE HEALED IN ON SITE AND BE KEPT PROPERLY PROTECTED FROM DESICCATION BY WIND OR SUN.

**THE CONTRACTOR IS TO STAKE OUT ALL TREE LOCATIONS AND SHRUB BED GROUPINGS FOR APPROVAL BY THE CONTRACT ADMINISTRATOR PRIOR TO PLANTING OPERATIONS.**

**STOCK**

1. ALL PLANT MATERIAL SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE "CANADIAN STANDARDS FOR NURSERY STOCK". PLANT MATERIAL SHALL BE STRUCTURALLY SOUND, WELL FURNISHED WITH FOLIAGE, SHOWING VIGOROUS GROWTH AND FORMATION OF SHOOTS, AND BE FREE FROM BLIGHT AND DISEASE OF ANY DESCRIPTION. ANY SUBSTITUTIONS AS TO VARIETY OR SPECIES MUST BE ACCEPTED BY THE CONTRACT ADMINISTRATOR.
2. THE CONTRACTOR UPON REQUEST SHALL PROVIDE DOCUMENTATION FOR ALL PLANT MATERIAL INDICATING THE SPECIES, SIZE, AND SUPPLIER. CONTAINER GROWN PLANT MATERIALS MUST BE GROWN IN THE SAME CONTAINER FOR A MINIMUM PERIOD OF 6 MONTHS.
3. COVER ANY LEAFED-OUT PLANT STOCK WHILE IN TRANSIT OR TEMPORARY STORAGE.
4. PLANT MATERIAL SHALL NOT BE COLLECTED OR DUG FROM NATIVE STANDS OR ESTABLISHED WOODLOTS.

**SITE PREPARATION**

5. SOILS SHALL BE FERTILE, FRIABLE, STONE-FREE AND NOT IN A FROZEN OR MUDDY CONDITION AT GRADING AND PLANTING.
6. PLANTING SOILS STANDARD MIXTURE WILL CONSIST OF: FIVE (5) PARTS SANDY LOAM TOPSOIL, TWO (2) PARTS SAND, ONE (1) PART STERILIZED MANURE, ONE (1) PART PEAT MOSS, AND ONE (1) PART MUSHROOM COMPOST.
7. THE CONTRACTOR SHALL FOLLOW THE SPACING AND OFFSETS FROM FIXED OBJECTS, AND ADHERE TO THE DESIGN INTENT WHEN LAYING OUT THE PLANT MATERIAL LOCATIONS.

**PLANTING**

8. THE POTTED HERBACEOUS VEGETATION SHALL BE REMOVED FROM THE POT TOGETHER WITH THE POTTING SOIL AND PLACED FIRMLY INTO THE NATIVE SOIL AT THE LOCATION INDICATED ON THE PLAN. ROOT RHIZOME, OR TUBER SHALL BE BURIED TO THE SAME DEPTH AS THE NATURAL STATE OF THE PLANT. ALL POTS AND CONTAINERS SHALL BE REMOVED AND DISPOSED OF OFF SITE.
9. IN CASE OF FIBRE POTS, CUT 3 LONGITUDINAL SLITS DOWN SIDES OF POT. PLACE POTTED PLANT IN PLANTING PIT AND CAREFULLY REMOVE FIBRE POT.

10. THE PLANTING PIT SHALL BE BACKFILLED WITH NATIVE SOIL IN LAYERS 150mm DEEP, FIRMLY TAMPED INTO PLACE AND A SHALLOW SAUCER SHALL BE CREATED OVER THE PLANTING PIT AREA TO RETAIN WATER.
11. LIGHTLY TAMP SPECIFIED TOPSOIL WHEN BACKFILLING TO ELIMINATE AIR POCKETS AND PREVENT SETTLING.
12. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING TO THE FULL DEPTH OF THE ROOTBALL.
13. DAMAGED MATERIAL WILL BE REJECTED. TREES WITHOUT LEADERS, TRUNK WOUNDS OR DAMAGED MAJOR LIMBS WILL BE REJECTED. SHRUBS WITH DAMAGED BRANCHES OR INSUFFICIENT ROOT MASS WILL BE REJECTED.
14. SHRUBS ARE TO BE PLANTED AND ARRANGED SUCH THAT THEY FORM A TIGHTLY SPACED, NATURALISTIC APPEARANCE TO REDUCE WEED GROWTH. ALL SHRUBS TO BE PLANTED IN CONTINUOUS BEDS UNLESS OTHERWISE INDICATED ON THE DRAWINGS
15. ALL MULCH TO BE SHREDDED BARK MULCH. DEPTH TO BE 100mm. DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MULCH THAT DOES NOT CONFORM TO SPECIFICATIONS. CONTRACTOR TO PROVIDE SAMPLE PRIOR TO INSTALLATION.
16. ALL PLANTINGS ARE TO BE LOCATED 3.0m MINIMUM FROM UTILITIES, AND 4.0m MINIMUM FROM DRAINAGE STRUCTURES, DITCHES AND SWALES, UNLESS OTHERWISE NOTED.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY WEED AND GRASS CONTROL IN THE PLANTING BED AREAS AS REQUIRED (NO PESTICIDES IN ACCORDANCE WITH MUNICIPAL BY-LAWS AND PROVINCIAL LEGISLATION).
18. ALL EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY OWNER'S REPRESENTATIVE.
19. REMOVE ALL NURSERY TAGS, METAL, TAPE OR PLASTIC.

**WARRANTY PERIOD**

1. ALL PLANT MATERIAL SHALL BE UNDER WARRANTY FOR A PERIOD OF 12 MONTHS COMMENCING ON THE DATE OF ACCEPTANCE. ALL PLANT MATERIAL SHALL BE OF THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR THE ORIGINAL MATERIAL. PLANTS WHICH HAVE DIED DURING THE PERIOD OF WARRANTY SHALL BE REPLACED AT NO COST TO THE OWNER AS SOON AS POSSIBLE CONSISTENT WITH THE ALLOWABLE PLANTING SEASON. DEAD PLANT MATERIAL REPLACED UNDER WARRANTY SHALL BE REMOVED FROM THE CONTRACT SITE AT THE CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACED UNDER WARRANTY SHALL CONFORM TO ALL SPECIFICATIONS OF THE ORIGINAL CONTRACT INCLUDING THE WARRANTY FROM THE DATE OF REPLACEMENT PLANTING.
2. THE CONTRACTOR SHALL PROVIDE MAINTENANCE IMMEDIATELY AFTER THE PLANTS ARE INSTALLED AND CONTINUE THROUGHOUT THE ENTIRE WARRANTY PERIOD. MAINTENANCE REQUIREMENTS SHALL INCLUDE ALL PROCEDURES CONSISTENT WITH PROPER HORTICULTURAL PRACTICES TO ENSURE NORMAL, VIGOROUS AND HEALTHY GROWTH OF ALL MATERIAL PLANTED INCLUDING THE SEED AND SOD.
3. AT THE TIME OF FINAL WARRANTY ACCEPTANCE, ALL MATERIAL MUST BE IN A HEALTHY AND VIGOROUS CONDITION. PLANTING BEDS MUST BE FRESHLY CULTIVATED AND FREE OF WEEDS, RUBBISH AND DEBRIS.

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**KEY PLAN**



**LEGEND**

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**PROJECT TITLE:**  
WATER WALK TOWNHOUSES



**SHEET TITLE:**  
LANDSCAPE DETAILS

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STAMP:		DRAWN BY:	SLS
		DESIGN BY:	SLS
		CHECKED BY:	HS
		SHEET No:	2 OF 2
			NORTH

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