

GENERAL NOTES:

TOPSOIL:

USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 PH. ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.

PLANTING:
(UNLESS OTHERWISE SPECIFIED)
PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.

EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS. PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
SPRAY ALL PLANTINGS IN LEAF WITH ANTIDESCICANT.
PLANTS ARE TO BE No. 1 NURSERY GROWN UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
TREES ARE TO HAVE STURDY, STRAIGHT TRUNKS.
TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS.
DO NOT SOD BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUBS UNIFORM TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

SODDING:

PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH A 10-6-4 COMMERCIAL FERTILIZER AT 7.3kg/100sq.m. AND SUPER PHOSPHATE AT 5kg/100sq.m. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
LAY No. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.
IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

MAINTENANCE & ACCEPTANCE:

ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY (UNLESS OTHERWISE NOTED).
THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE WETLAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.
MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.

RODENT PROTECTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD. PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 20mm OVERLAP.
THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE, AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE. 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.

UTILITIES:

APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOUNDARY.
ALL UTILITIES WITHIN THE BOUNDARIES MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOUNDARY.

TREE LOCATION:

NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

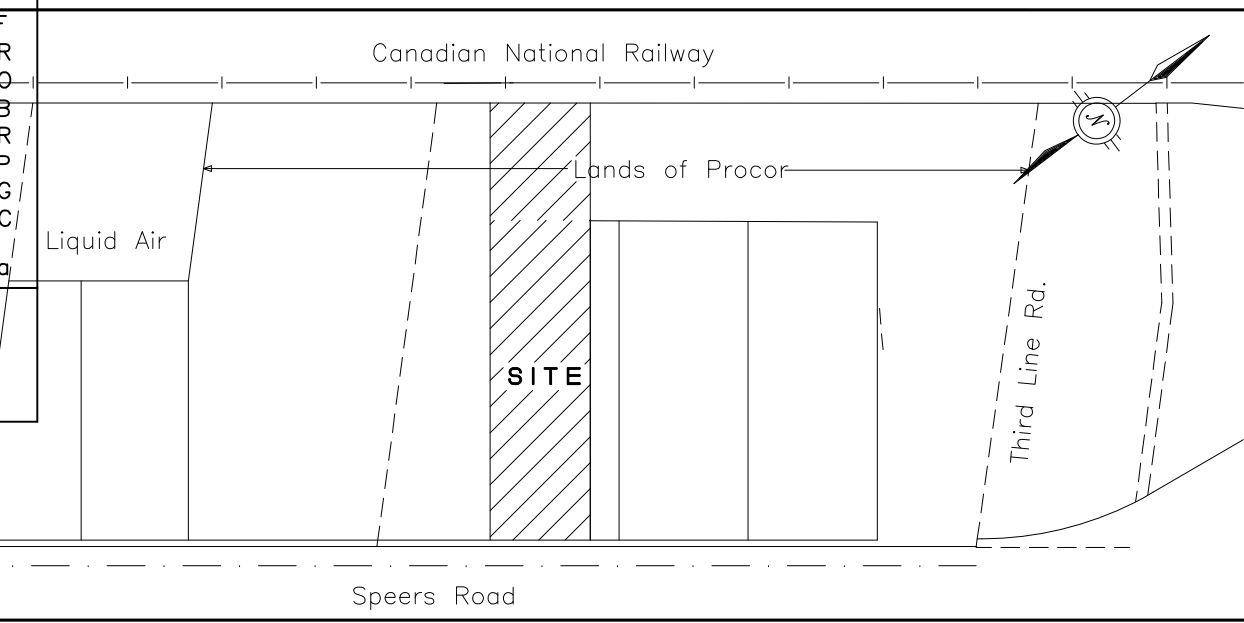
PLANT LIST

KEY QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
TF 05	Tilia flavescens 'Glenleven'	Glenleven Linden	60	4000	1750	-	SB	TF
AR 06	Acer rubrum	Red Maple	60	4000	2000	-	SB	AR
CO 06	Celtis occidentalis	Hackberry	60	4000	1500	-	SB	CO
GB 06	Ginkgo biloba	Ginkgo	60	4000	1750	-	SB	GB
QR 06	Quercus rubra	Red Oak	60	4000	2000	-	SB	QR
PP 03	Picea pungens	Colorado Spruce	-	1800	1000	-	SB	PP
PG 03	Picea glauca	White Spruce	-	1800	1000	-	SB	PG
AC 02	Abies concolor	White Fir	-	1800	1000	-	SB	AC
Ca 32	Cornus alba 'Elegantissima'	Silverleaf Dogwood	-	600	-	900	CG	Ca

NOTE:
-CHECK ALL QUANTITIES
-REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
-THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTAL ON THE PLANT LIST
-THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING

NOTE: ALL LIGHTING DEVICES SHALL BE FULL CUT OFF AND NIGHT SIGN FRIENDLY AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 fc) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES

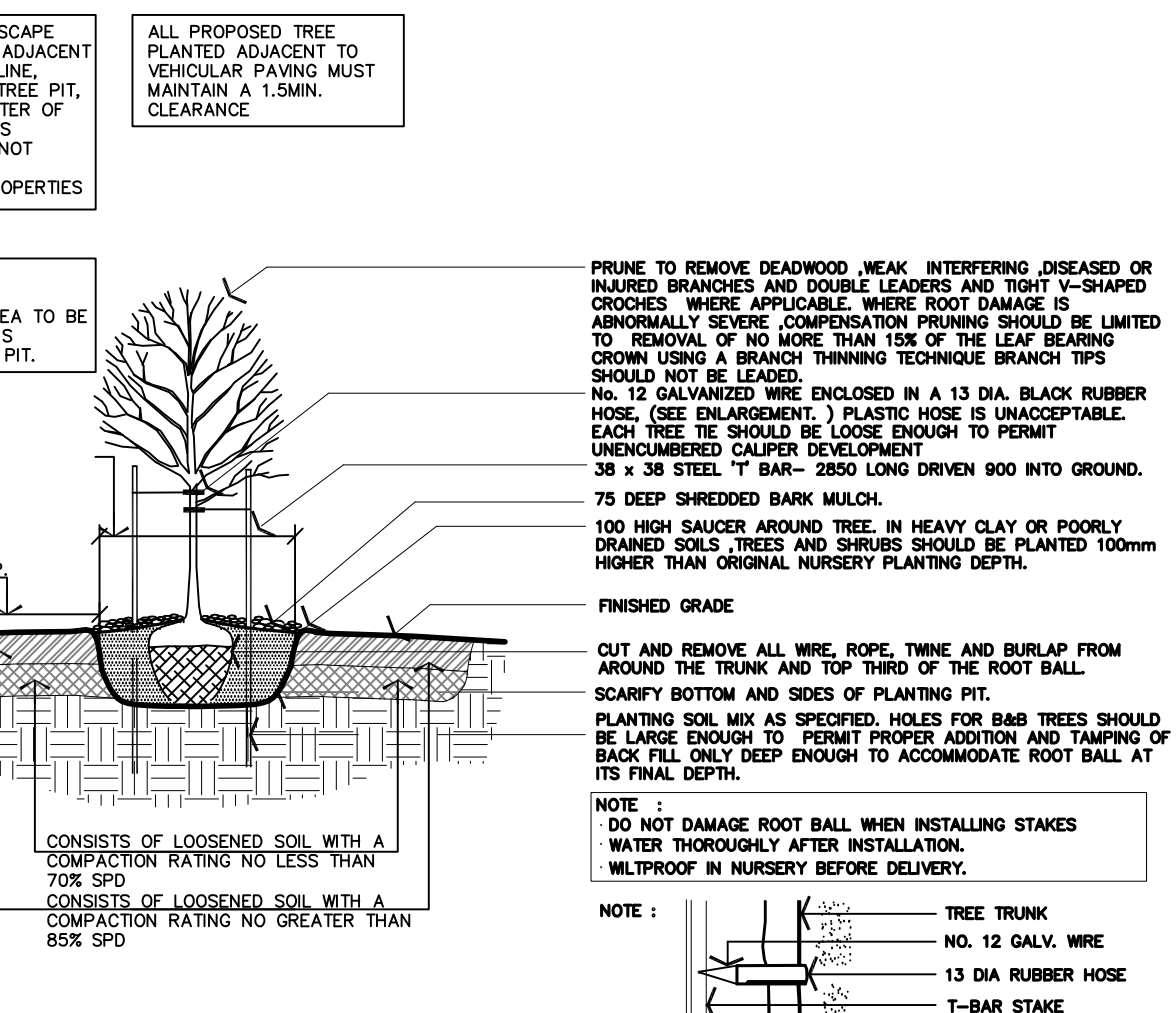
It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



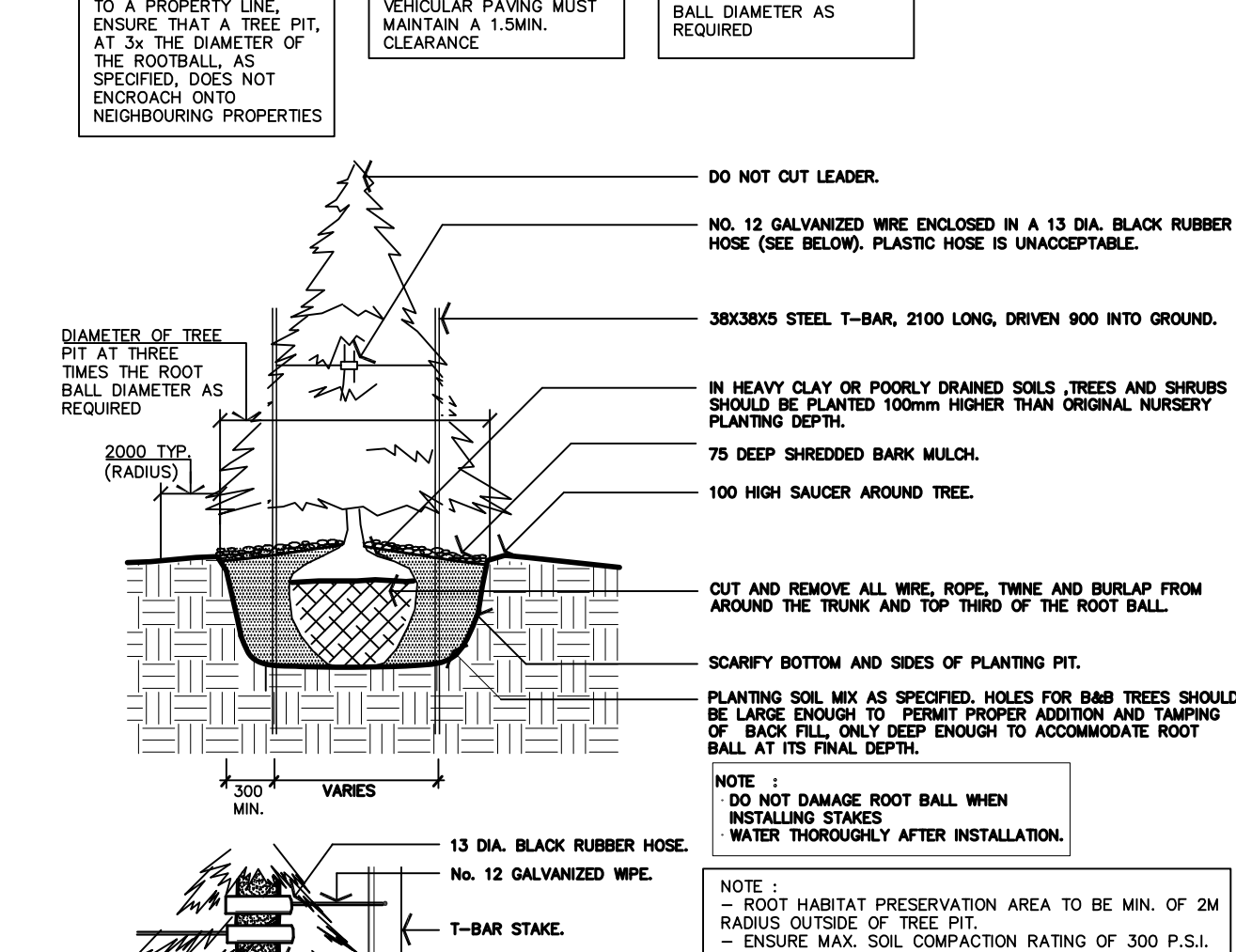
KEY PLAN

EXISTING TREE INVENTORY

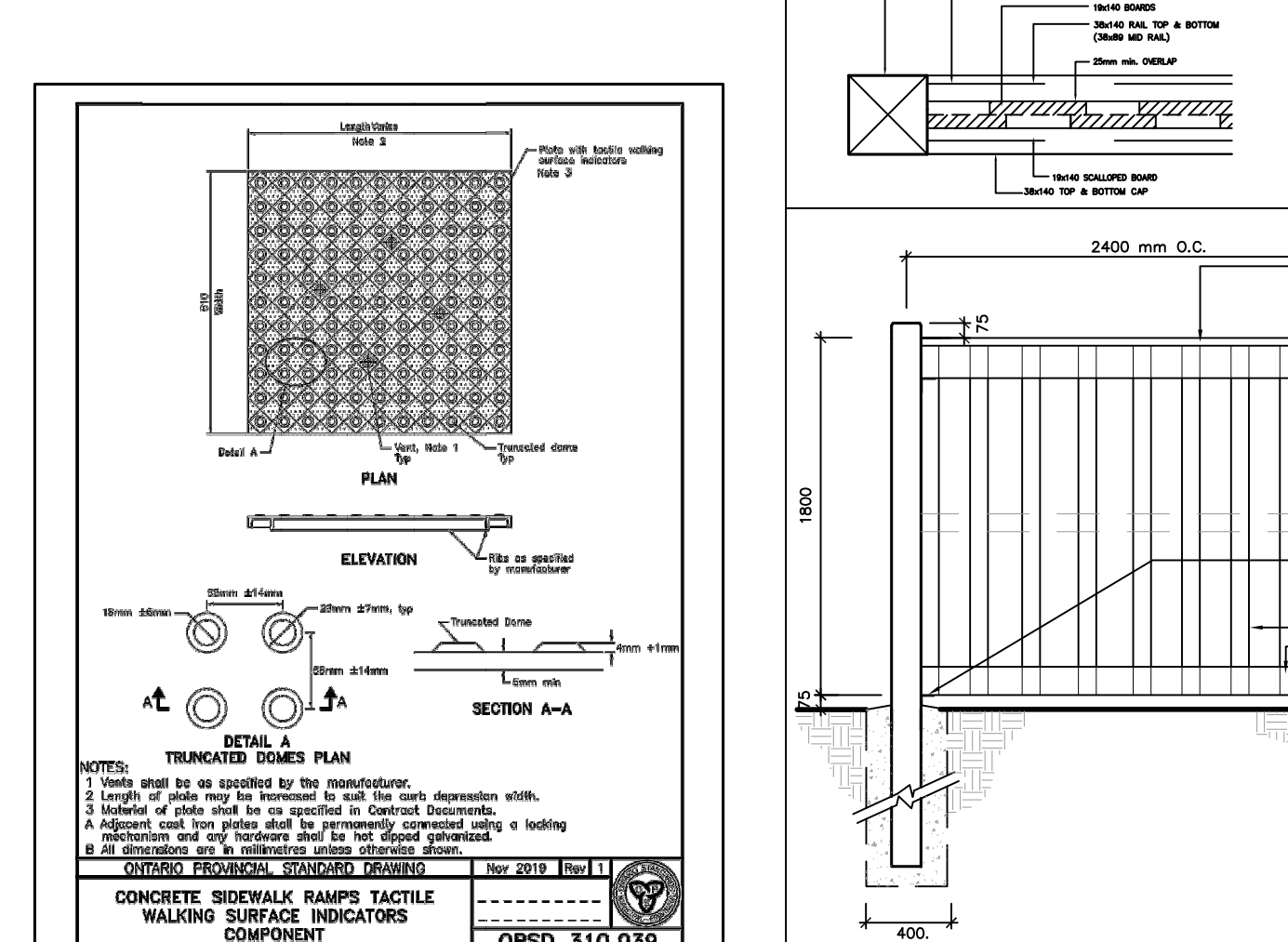
KEY	SPECIES	CALIPER	HEALTH	STRUCTURE	COMMENTS	PRESERVATION	MIN. TPZ REQUIRED	MIN. TPZ PROPOSED
1	DECIDUOUS GROUPING	WHIP+1.5	POOR-FAIR	VARIES	MIXED, DECIDUOUS GROUPING COMPRISED OF IMMATURE BUCKTHORN, SUMAC AND HAWTHORN TREES. THERE ARE SEVERAL IMMATURE GREEN ASH TREES THROUGHOUT. THE MAJORITY OF THESE TREES ARE IN A GENERAL STATE OF DECLINE. THIS GROUPING IS NOT CONNECTED TO ANY ADJACENT FEATURES.	PRIORITY LOW	DIRECTION REMOVE	NA



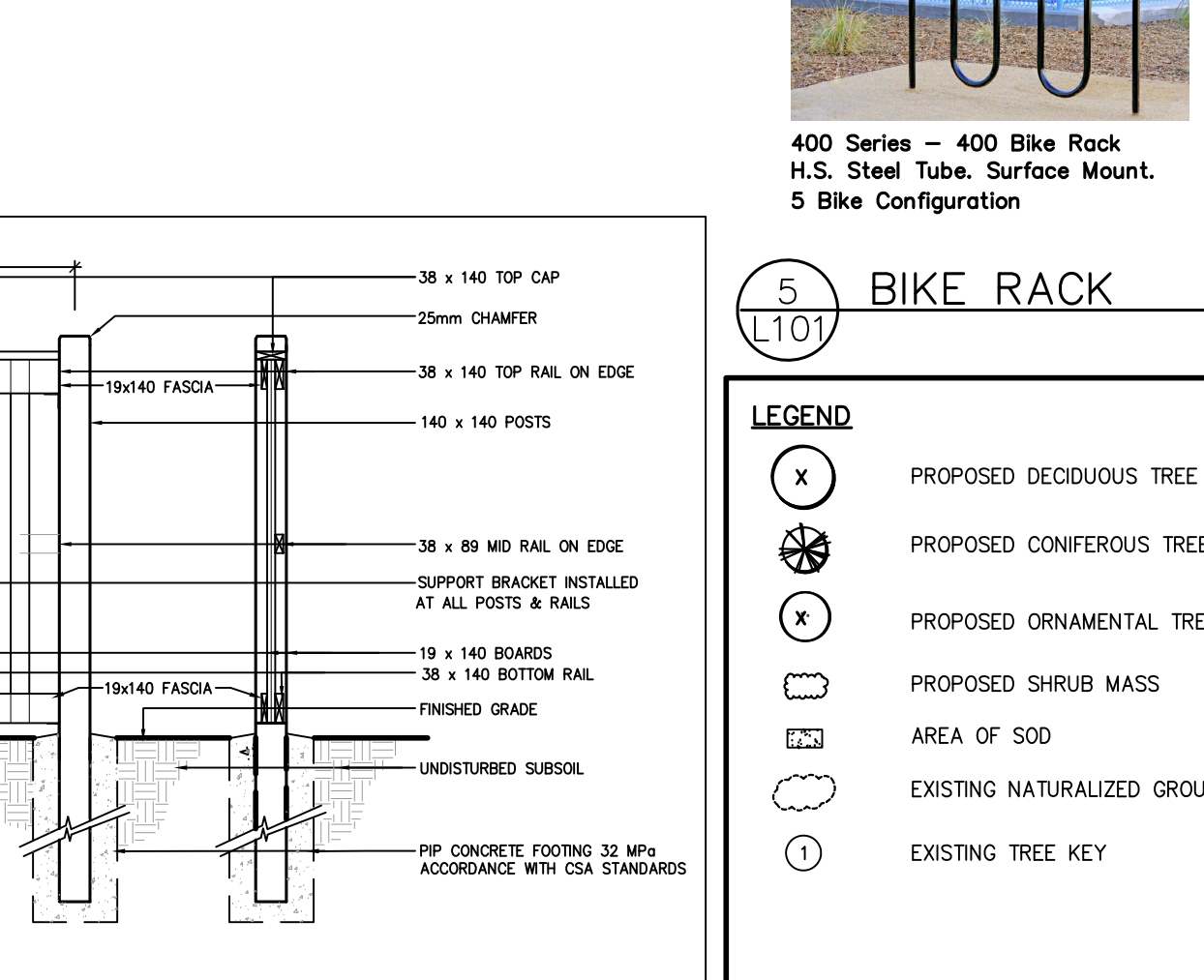
1 L101 DECIDUOUS TREE PLANTING



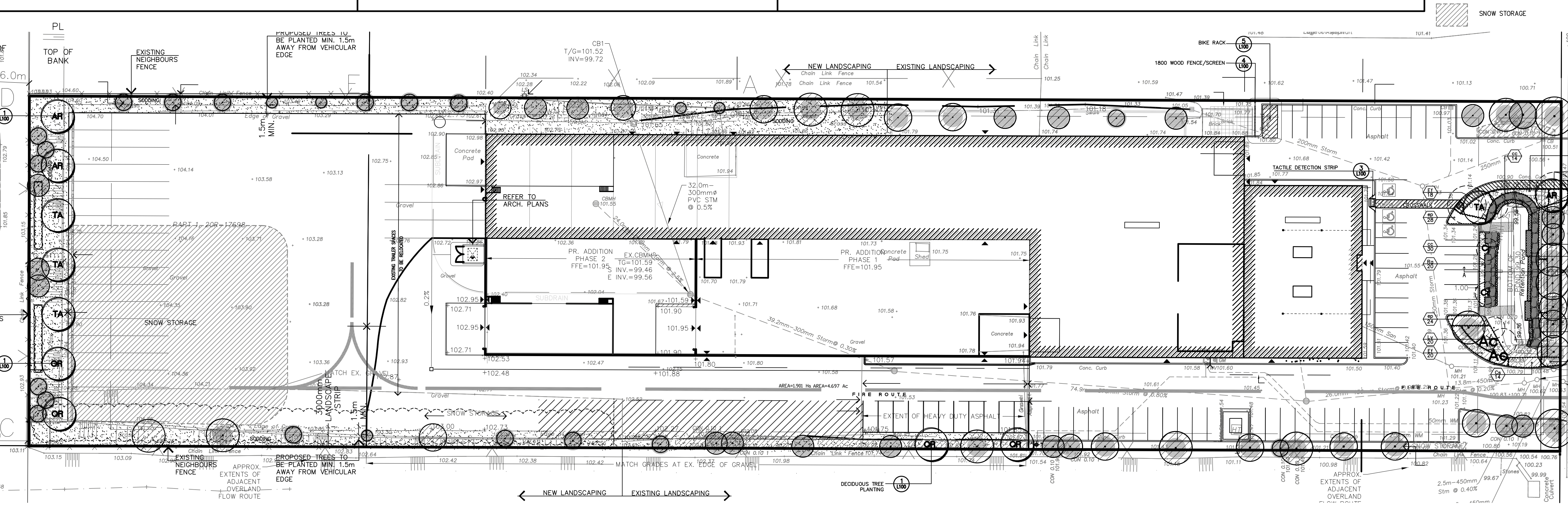
2 L101 CONIFEROUS TREE PLANTING



3 L101 TACTILE DETECTION STRIP



4 L101 WOOD SCREEN DETAIL



LANDSCAPE PLAN



5 BIKE RACK

- LEGEND**
- (X) PROPOSED DECIDUOUS TREE
 - (X) PROPOSED CONIFEROUS TREE
 - (X) PROPOSED ORNAMENTAL TREE
 - (X) PROPOSED SHRUB MASS
 - (X) AREA OF SOD
 - (X) EXISTING NATURALIZED GROUP TO BE REMOVED
 - (O) EXISTING TREE KEY
 - (O LX) DETAIL KEY: DETAIL NUMBER : SHEET NUMBER
 - (X) EXISTING VEGETATION TO BE PRESERVED
 - (X) SNOW STORAGE

GENERAL NOTES

VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES, OMISSIONS, OR CONFLICTS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS. DRAWINGS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

NO.	DATE	DESCRIPTION
12.	2024-01-23	ISSUED FOR SUBMISSION
11.	2024-01-12	ISSUED FOR REVIEW
10.	2024-12-20	ISSUED FOR REVIEW
9.	2023-07-07	ISSUED FOR REVIEW
8.	2023-07-07	ISSUED FOR REVIEW
7.	2023-06-20	ISSUED FOR REVIEW
6.	2023-06-14	AS PER CITY COMMENTS & RE-SUBMITTED
5.	2023-06-08	AS PER CITY COMMENTS
4.	2023-05-03	AS PER CITY COMMENTS
3.	2023-05-03	AS PER LATEST SITE PLAN
2.	2022-01-06	AS PER LATEST GRADING PLAN
1.	2021-10-31	AS PER LATEST SITE PLAN
		REV.
		DATE
		BY

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LANDSCAPE ARCHITECTURE

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO
MEMBER



PROPOSED ADDITION TO OFFICE BUILDING
SPEERS ROAD, ONTARIO
M+G STEEL

LANDSCAPE PLAN

DATE	OCTOBER 03, 2011
DRAWN BY	H.C.Y.
CHK'D BY	S.V.
SCALE	1 : 300
DRWG NO.	PROJECT NO.
L100	11-4175