

GENERAL NOTES:

- 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.
- MAINTENANCE and 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.
 - MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
 - THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE WELAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

- 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 25mm 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 TIE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOAT" OR APPROVED EQUIVALENT RODENT FORMULA TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

- UNIT PAVING:**
- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.-A82-2 (1967).
 - SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED Limestone SCREENINGS. SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL, CRUSHED STONE OR ROCK.
 - INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 98% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
 - LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm, (2"), MIN.
 - MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
 - WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
 - AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
 - FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

- CARPENTRY**
(UNLESS OTHERWISE SPECIFIED)
- ALL LUMBER SHALL BE No. 1 GRADE WESTERN CEDAR UNLESS OTHERWISE STATED, AND SHALL BE STAMPED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE LATEST NLGA STANDARD GRADING RULES.
 - PRESSURE TREATED WOOD SHALL BE EITHER PINE, SPRUCE, OR FIR. THIS WOOD SHALL BE PRESSURE TREATED WITH A C.C.-B (ALKALINE COPPER QUAT TYPE E) OR OTHER APPROVED WATERBORNE CHEMICAL IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF C.S.A.-100.
 - ALL CEDAR LUMBER IS TO BE STAINED WITH ONE COAT OF A LATEX STAIN AS APPROVED BY THE LANDSCAPE ARCHITECT BEFORE APPLICATION.
 - ALL WOOD SHALL BE SELECTED FOR UNIFORM APPEARANCE AND SIZE, SHALL BE STRUCTURALLY SOUND AND SHALL BE FREE OF SPLITS, GRAINS AND LOOSE AND OPEN KNOTS.
 - ALL WOOD SHALL BE DRESSED FOUR SIDES.
 - ALL SPIKES AND NAILS SHALL BE "ARDOX" SPIRAL SHANK.
 - ALL SPIKES, NAILS, BOLTS, NUTS AND ANY OTHER METAL FASTENERS AND CONNECTORS SHALL BE HOT DIPPED, GALVANIZED IN ACCORDANCE WITH C.S.A.-64.
 - CONCRETE FOR FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 20.7 M.P.A. IN 28 DAYS (MIN.)
 - MAKE ALL TIMBER CUTS STRAIGHT AND PLUMB TO INSURE A TIGHTLY BUTTED FLUSH JOINT. PAINT ALL CUTS TO PRESSURE TREATED WOOD, WITH ONE COAT OF APPROVED PRESERVATIVE PRIOR TO ASSEMBLY.
 - COUNTERSINK ALL BOLTS, NUTS, PLATES, ANCHORS, ETC. IN ORDER TO BE FLUSH WITH WOOD SURFACE AND AS DETAILED.

- 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.

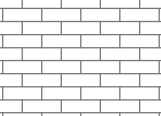
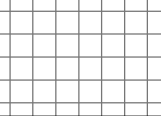
- TOPSOIL:**
- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ADDITIVITY RANGE OF 3.5 TO 4.5 %.
 - ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.

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

- 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 ANTI-DESICCANT. PROVIDE TREES WITH STAKES.
 - PLANTS ARE TO BE No. 1 NURSERY GROWN UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLIE 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 SHRUB BED UNIFORM TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

PAVING SCHEDULE AND LEGEND

BY BEST WAY STONE OR APPROVED EQUAL

TYPE 'A'	VEHICULAR PAVING BY BEST WAY STONE
	FIELD: MANHATTAN PLANK - COLOUR: GREY MIX
TYPE 'B'	PEDESTRIAN PAVING BY BEST WAY STONE
	FIELD: MANHATTAN PLANK - COLOUR: ULTRA BLACK
TYPE 'C'	PEDESTRIAN PAVING BY BEST WAY STONE
	FIELD: ASHFORD - COLOUR: GREY MIX


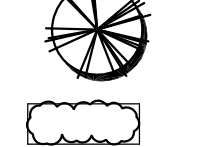
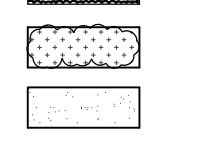
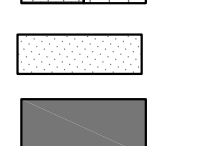
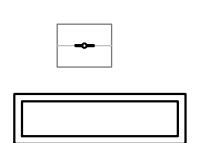
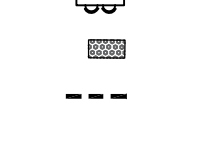
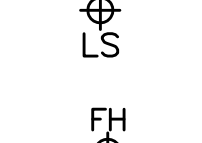
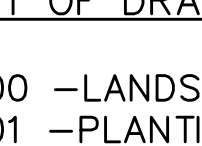
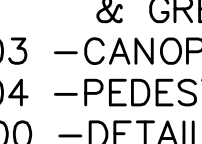
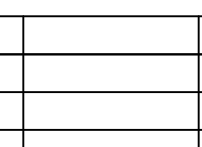
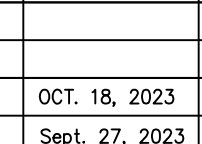
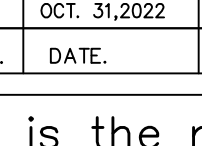
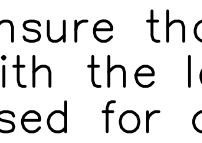

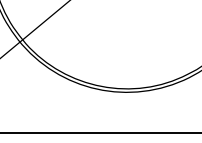



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS 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 AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

KEY PLAN



LEGEND

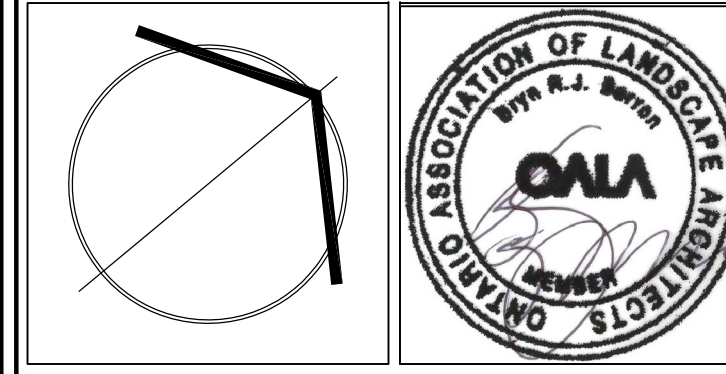
-  PROPOSED DECIDUOUS TREE
-  PROPOSED CONIFEROUS TREE
-  PROPOSED DECIDUOUS SHRUB
-  PROPOSED CONIFEROUS SHRUB
-  PROPOSED PERENNIALS AND GRASSES
-  PROPOSED SODDING
-  PROPOSED UNIT PAVING
-  PROPOSED RUBBER FITNESS SURFACING
-  CONCRETE PAVING
-  PROPOSED BENCH
-  PROPOSED BIKE RING
-  METAL PLANTER
-  TABLE SEATING
-  TACTILE PLATE
-  DECORATIVE METAL FENCE & GATE
-  PROPOSED BOLLARD LIGHT RAY6 BY RAB LIGHTING
-  PROPOSED LIGHT STANDARD SKYLINE LED75 BY RAB LIGHTING
-  PROPOSED FIRE HYDRANT

LIST OF DRAWINGS

L100	-LANDSCAPE PLAN -HARDSCAPE
L101	-PLANTING PLAN
L102	-ROOFTOP AMENITY & GREEN ROOF PLAN
L103	-CANOPY COVER PLAN
L104	-PEDESTRIAN CIRCULATION PLAN
L200	-DETAILS
L201	-DETAILS

No.	DATE	REVISION	BY
4	OCT. 18, 2023	ISSUED FOR SPA SUBMISSION	BB
3	Sept. 27, 2023	ISSUED FOR CLIENT REVIEW	BB
2	JULY 5, 2023	ISSUED FOR SPA SUBMISSION	BB
1	OCT. 31, 2022	ISSUED FOR SUBMISSION	BB

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



SBK 5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L4W 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT: **PROPOSED MIXED USE DEVELOPMENT**
RIONE DEVELOPMENT CORP.
455-465 DUNDAS STREET WEST
OAKVILLE, ONTARIO
CITY FILE NO.: SP.1320.007/01

DRAWING TITLE: **LANDSCAPE PLAN HARDSCAPE**

SCALE: 1:250	PROJECT No. 5761
DATE: JUNE 6 2022	DRAWING No. L100
DRAWN BY: H.S.	
CHECKED BY: B.B.	

