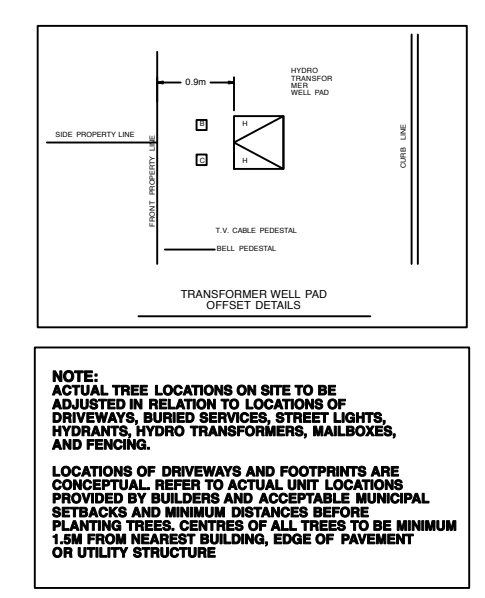
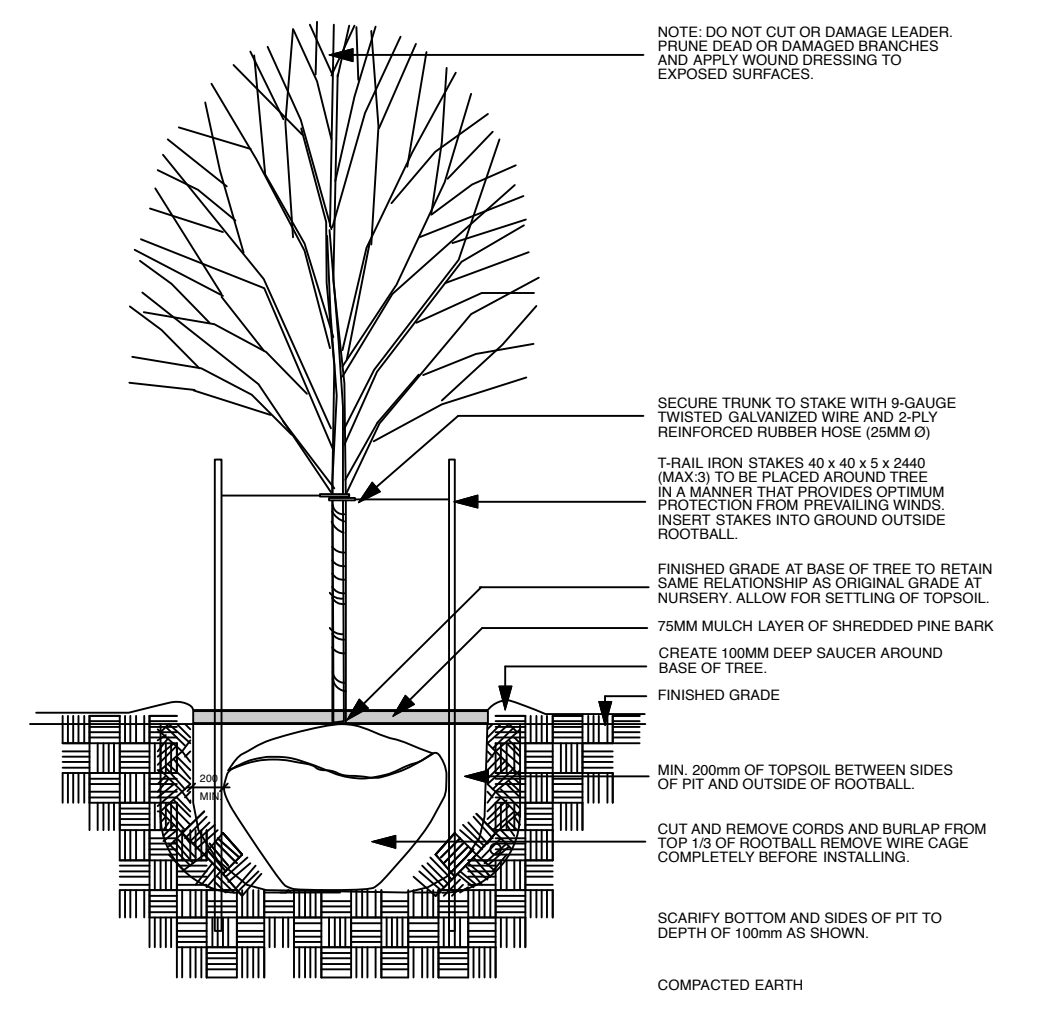


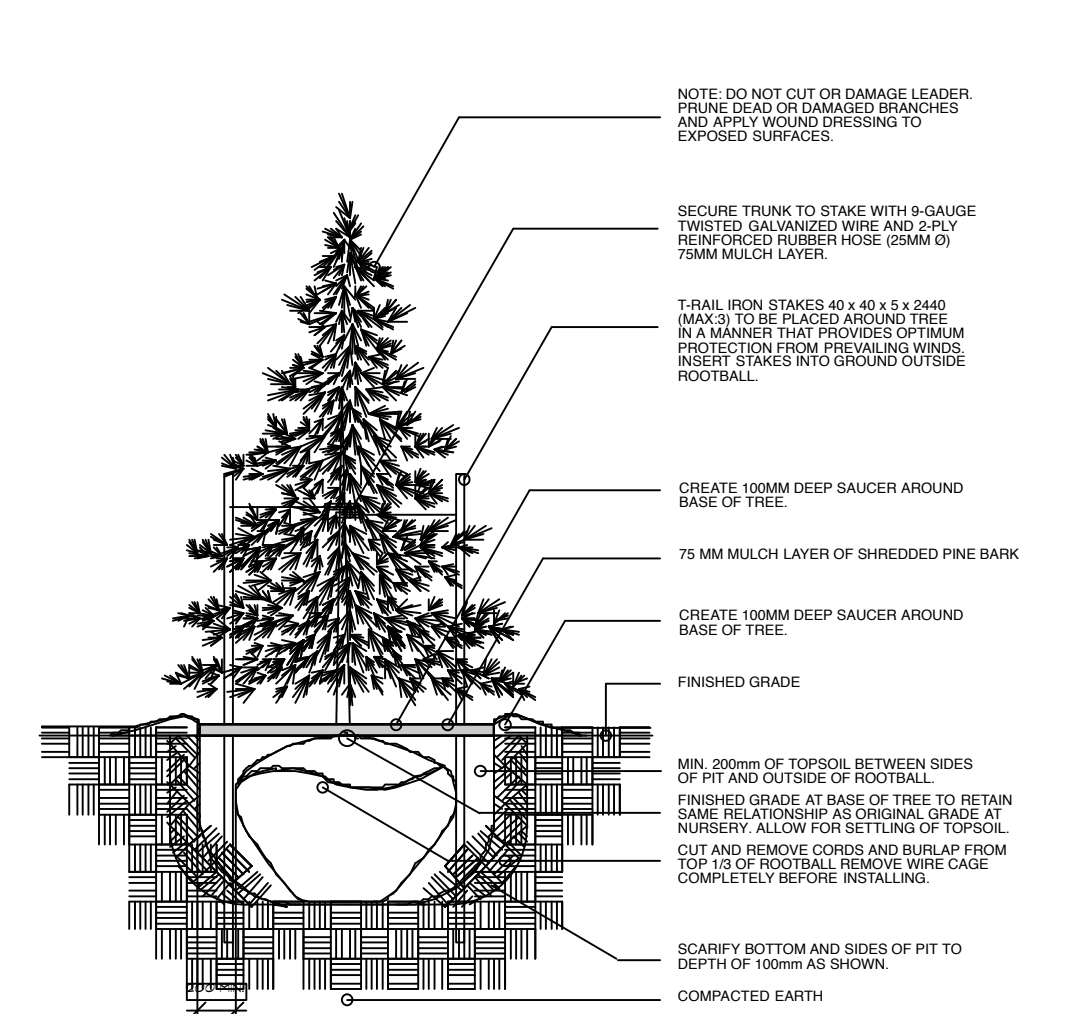
KEY	NO.	BOTANIC NAME	ENGLISH NAME	SIZE	CONDIT.	REMARKS
AS	7	Acer saccharum	Sugar Maple	60mm. cal	B & B	see plan
AR	5	Acer rubrum	Red Maple	60mm. cal	B & B	see plan
GT	6	Gleditsia triacanthus Sunburst	Sunburst Honeylocust	60mm. cal	B & B	see plan
JL	4	Syringa amurensis Ivory Silk	Ivory Silk Tree Lilac	40mm ø	B & B/Potted	Standard
SG	40	Spirea Goldmound	Goldmound Spirea	60cm ht.	Potted	see plan
RR	49	Rosa rugosa	Explorer Rose	80cm ht.	Potted	see plan
NF	64	Nepeta x faassenii Walkers Low	Walkers Low Catmint	2 yr old	Container	see plan
RH	30	Rudbeckia hirta Indian Summer	Indian Summer Rudbeckia	2 yr old	Container	Bushy Clumps
GR	144	Geranium Roseanne	Roseanne Geranium	2 yr old	Container	Bushy Clumps
MS	20	Miscanthus sinensis Malepartus	Malepartus Maiden Grass	2 yr old	Container	Bushy Clumps
CA	50	Calamagrostis acutiflora Karl Foerster	Feather Reed Grass	2 yr old	Container	Bushy Clumps
HS	30	Hemerocallis Hyperion	Hyperion Daylily	2 yr old	Container	Bushy Clumps
HV	32	Hosta variegata	Variegated Hosta	2 yr old	Container	Bushy Clumps



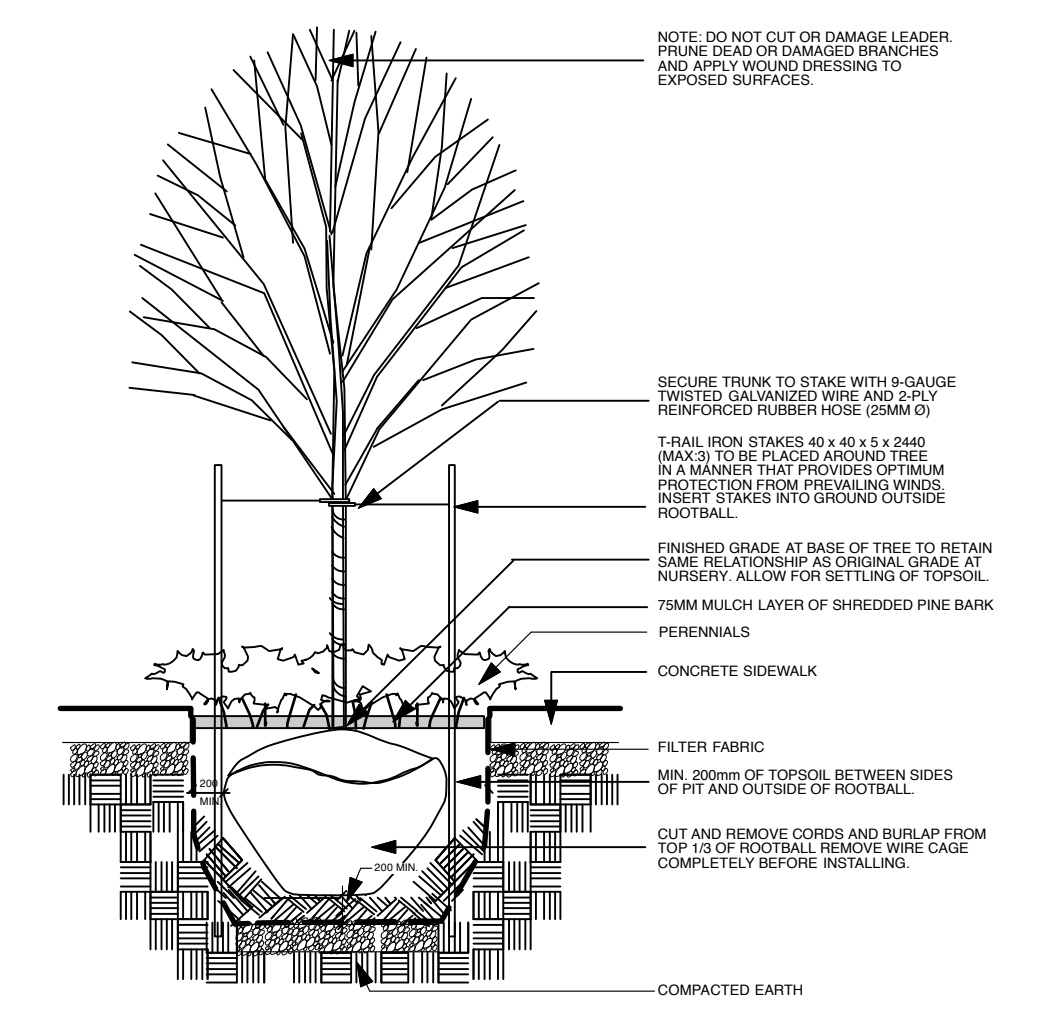
- NOTE:**
- Landscape Contractor must advise Project Landscape Architect of the start of construction min. 48 hours by email prior to commencement of work, and obtain approval for planting and paving layouts before installation.
 - Landscape Contractor must keep up-to-date record of all changes to landscape installations, including planting, paving and site furniture placement.
 - Landscape Contractor should adhere closely to organic and geometric layouts as shown on landscape plan to ensure optimum spacing, spacing and display of plantings.
 - Landscape Contractor to use discretion and judgement and reject trees or plants on site which do not meet minimum size, shape and branch growth criteria as specified on this drawing.
 - Wire baskets and burlap used to hold the root ball and rope that is tied around the root collar are to be removed at the time of the planting of the trees. Trees planted too deep or too shallow, or without the baskets and rope removed, may be rejected at the time of the F1 inspection regardless of the length of time between the date of planting and the date of the inspection.
 - All deciduous street trees to be planted 0.5 m away from property line and 1.5 m away from any adjacent driveway.
 - Coniferous trees to be planted on private property and set back as necessary to avoid conflicts sightlines, especially at daylight triangles.
 - Locations and configurations of driveway and unit footprints are schematic only.
 - Adjust tree locations on site in accordance with utility and easement locations.
 - Before installing, establish correct locations of plant material and fencing on site by checking locations of access easements and other minimum clearances. refer to the site plan, survey plan and engineering drawings prepared by others.
 - Final locations of trees to be adjusted in accordance with building and driveway locations on site.



DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



DECIDUOUS TREE PLANTING (CITY SIDEWALK)

- NOTES:**
- DO NOT SCALE THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELATED ARCHITECTURAL/ENGINEERING DRAWINGS.
 - IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
 - CONTRACTOR MUST OBTAIN AND COMPLY WITH ALL PERMIT CODES AND BY-LAWS. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR MUST NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.
 - COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THAKAR ASSOCIATES DESIGN CONSULTANTS AND SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT. GRAPHIC SYMBOLS, DETAILS AND FORMATS USED ON THIS DRAWING ARE COPYRIGHTED AND MAY NOT BE COPIED, ADAPTED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THAKAR ASSOCIATES.
 - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT BY PHONE AND FAX AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF DEMOLITION WORK, REMOVAL OF EXISTING VEGETATION AND THE START OF NEW CONSTRUCTION.
 - BASE INFORMATION TAKEN FROM DRAWINGS PREPARED BY STANTEC CONSULTANTS AND PAUL COOPER ARCHITECT.

- GENERAL:**
- CONTRACTOR TO STAKE OUT SITE ELEMENTS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT BEFORE COMMENCING WORK.
 - IF THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
 - PREMANUFACTURED ITEMS TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
 - ALL FENCING TO BE INSTALLED 100mm INSIDE PRIVATE PROPERTY PARALLEL TO THE PROPERTY LINE UNLESS OTHERWISE INDICATED.

- DEMOLITION:**
- REMOVE ALL AREAS AND/OR ITEMS INDICATED FOR DEMOLITION AND REMOVAL ARE TO BE REMOVED FROM SITE.
 - DEMOLITION RUBBLE OR RUBBISH IS TO BE REMOVED FROM SITE. BACKFILLING OF RUBBLE IS TO BE ACCEPTED. ITEMS TO BE REMOVED INCLUDE ASSOCIATED WIRING, PIPING, FOOTINGS, AND GRANULAR SUBGRADES UNLESS INDICATED ON THE DRAWINGS AS ITEMS TO BE RETAINED.
 - TREES AND SHRUBS INDICATED TO BE REMOVED ARE ALSO TO BE GUBBERED OUT, INCLUDING STAMPS AND ROOTS, TO A MINIMUM OF 400 MM BELOW GRADE.
 - ALL AREAS, TREES OR STRUCTURES DESIGNATED FOR REMOVAL ON SITE ARE TO BE REINSTATED, REPAIRED OR REBUILT AT THE LANDSCAPE ARCHITECT'S OPTION AND TO THE SATISFACTION OF THE ARCHITECT. CONTRACTOR'S SATISFACTION SHOULD BE DAMAGED OR DISTURBED DURING CONSTRUCTION.

- PLANTING/STAKING:**
- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. PLANTING WHICH CONFLICTS WITH UNDERGROUND UTILITIES IS TO BE REJECTED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
 - ALL STREETS ARE TO BE STAKED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT. MUNICIPAL SCALEWAYS AT A DISTANCE OF 1.0M FROM THE PROPERTY LINE.
 - NO PLANT MATERIAL IS TO BE PLANTED OR STAKED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL IS TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE CANADIAN NURSERY TRADES ASSOCIATION (1995) FOR SIZE, HEIGHT, SPREAD, GRADE AND WEIGHT OF CULTIVATION.
 - ALL EXCAVATED MATERIAL FROM PLANTING SITES TO BE REMOVED FROM SITE. BACKFILL PLANTING INSTALLATION WITH IMPORTED PREPARED TOPSOIL, OR STOCKPILED TOPSOIL.
 - SEEDING AND SEEDING TO BE INSTALLED ON MINIMUM 135 MM AND 150 MM DEEP LAYERS RESPECTIVELY OF PREPARED IMPORTED TOPSOIL.
 - ALL SHRUBS TO BE INSTALLED IN BEDS (EXCEPT ON SLOPES) WITH MINIMUM DEPTH OF 800 MM AND MULCHED WITH 75 MM MINIMUM LAYER OF SHREDDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED.
 - ALL TREES TO BE STAKED ACCORDING TO THE STANDARDS INDICATED ON THE PLANTING TABLE.
 - ALL AREAS DISTURBED DURING CONSTRUCTION, BEYOND THE PROJECT LIMITS, ARE TO BE RESTORED TO ORIGINAL CONDITION AND GRASS AREAS INSTALLED UNDER THIS CONTRACT SHALL BE WATERED, WEEDED AND MAINTAINED BY THE CONTRACTOR UNTIL WRITTEN ACCEPTANCE OF THE WORK BY THE LANDSCAPE ARCHITECT.
 - LANDSCAPE ARCHITECT'S APPROVAL OF PLANT MATERIAL ON SITE TO BE IN ACCORDANCE WITH GOOD PRACTICES AND METHODS OF PLANTING AND FENCING. CONTRACTOR TO ENSURE THAT SPACING AND POSITIONING OF PLANTS ARE OPTIMIZED FOR BEST VISUAL DISPLAY. TRUNKS AND BRANCHES OF SHRUBS AND OTHER AREAS ARE SMOOTH, UNIFORM AND SENSITIVE TO THE DESIGN INTENT.

No.	Revision	Date
4.	Updated street light and hydrant locations, spacing of trees, etc.	Oct. 18/19
3.	Updated site plan and associated changes to planting, amenity area	Oct. 18/19
2.	Updated site plan and associated changes to planting, amenity area	Sep. 11/19
1.	Client Review	Aug. 28/19



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Project **BLOCK 14 MIXED USE DEVELOPMENT**

Dwg. Title **LANDSCAPE PLAN**

Drawn	STAFF	Start Date	
Scale	1:300	Dwg. No.	L - 1
Job No.	288.7		