

6	ISSUED FOR ADDENDUM 14	24-11-2
5	ISSUED FOR SITE PLAN APPROVAL	24-10-2
4	ISSUED FOR ADDENDUM 9	24-10-1
3	ISSUED FOR TENDER	24-09-1
2	ISSUED FOR SITE PLAN APPROVAL	24-08-1
1	ISSUED FOR PERMIT	24-07-1
NO	ISSUED	24-07-0

Issues

All measurements are to be checked and verified on site by the contractor before proceeding with work

Do not scale drawings

Drawn by: RKLAI
Checked by: RKLAI
Original Issue Date: 24-11-27
Project No: 2402 (RKLAI 24-128Li)

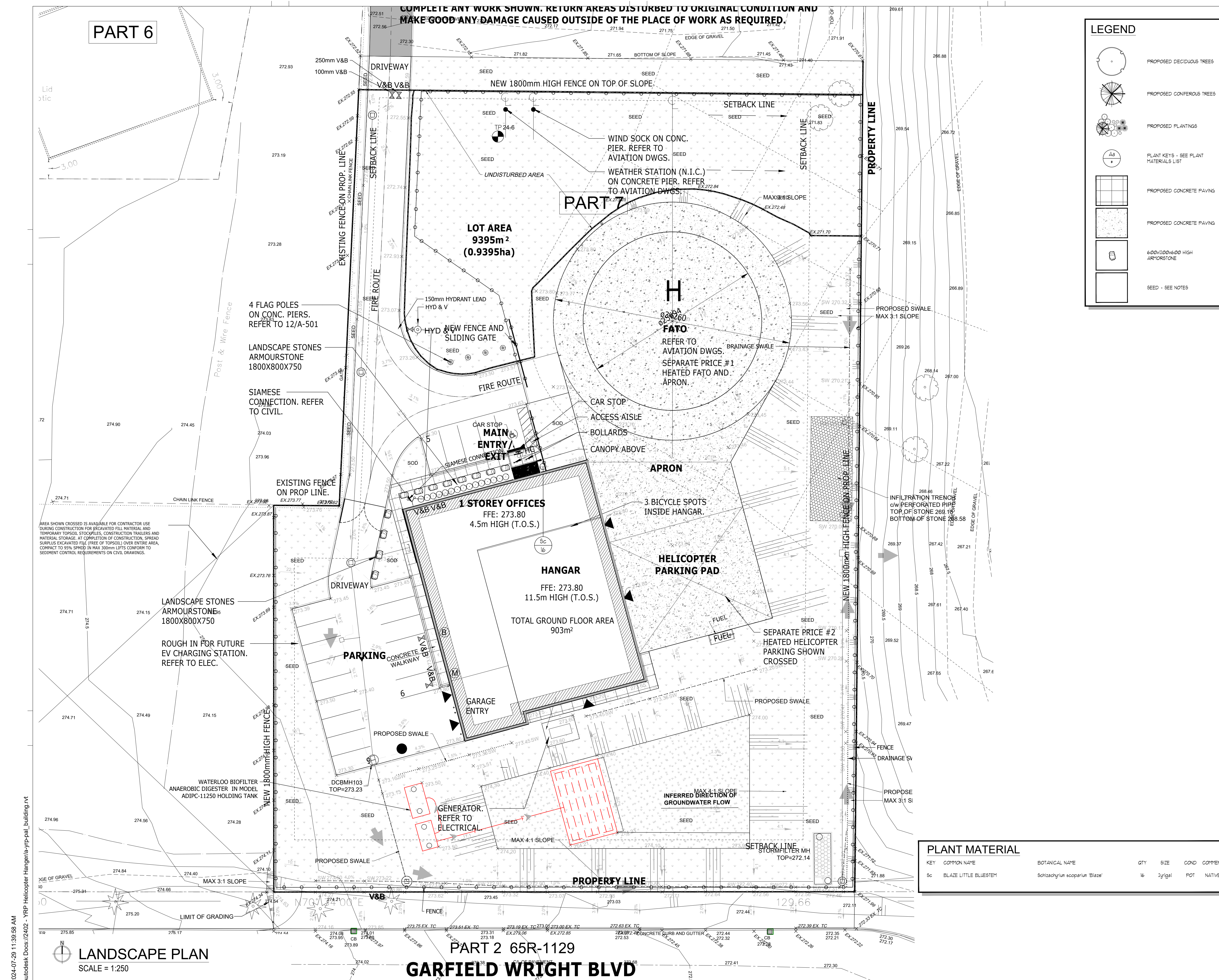


Sheet Title:

LANDSCAPE PLAN

Drawing No.

L-001





1. BASE INFORMATION SUPPLIED BY PARKIN ARCHITECTS.
2. ENGINEERING INFORMATION SUPPLIED BY "CONTEMP".
3. CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
4. CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS.
5. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL, OUNER ACCEPTANCE OF PROJECT, CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE "COMPLETMENT" OF THE ACCEPTANCE OF PROJECT.
7. ALL WORKSHIP TO BE GUARANTEED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
8. ALL WORKSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
9. ALL NURSERY STOCK TO BE FROM A NURSERY STOCKMAN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S "CANADIAN NURSERY STOCK STANDARD", LATEST EDITION.
10. ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE DEVELOPMENT UNLESS OTHERWISE STATED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATED UTILITIES PRIOR TO "COMPLETMENT" OF WORK.

1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
2. ALL GRADINGS TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.
3. SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 85% S.P.D.
4. ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150 MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE.
6. DIRECT ALL RAINLEADERS AND SUMPS LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
7. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WEI CONDITIONS.

[illegible]

1. ALL TREEPITS SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO INSTALL 3" (75MM) OF 'GRO-BARK' MEDIUM MULCH IN ALL AREAS.
3. ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.

1. CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWINGS IS AND PLANT MATERIAL LIST(S) REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
2. SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
3. PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS. ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND OR PROJECT MANAGER WILL NOT BE ACCEPTED AND/OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR.
4. LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 HOURS NOTICE FOR INSPECTION.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. IE. TEMPERATURE, PRECIPITATION.
6. ALL TREE PITS SHALL BE AT LEAST 7' (600MM) UNDER HALF OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH FOR CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT.
7. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 18" (450MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT.
8. ALL TREES SHALL BE PLANTED IN A SAUCE AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCE TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OR 2" (63MM).
9. ALL BACKFILL SHALL BE CUT AND BURRED BEDDING SURFACE DURING PLANTING.
10. CONTRACTOR TO PROTECT THE PLANT MATERIALS AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
11. ALL SHRUBS PLANTED WITHIN 8' OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST YEAR AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL).
12. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.
13. DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES.
14. CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 7 PLANT GROWING SEASONS.

[illegible]

1. DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 8 OF EACH YEAR, WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LESS THAN 6 TIMES PER YEAR IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT.
2. IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING, CONTRACTOR TO PROVIDE WATER TO THE SITE. GROSS HOBS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE.
3. MAINTAINING WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GRASS, GROUND COVERS AND GRASSED AREAS. WATERING OF SITE SHOULD BE DONE BY COMPRESSOR AND PUMP. WATERING SHOULD BE INTENSIFIED DEPENDING ON AMOUNT OF RAINFALL. NEW SOIL THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 3 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOIL.
4. ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP.
5. IF ANY PLANT OR TREE DIES DURING THE WARRANTY PERIOD, THE CONTRACTOR OR TREE GUARDIANS DOES NOT OCCUR DAMAGE, SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

1. ALL LANDSCAPING AREAS TO BE SEEDED TO THE STREET(S) CURB UNLESS OTHERWISE STATED.
2. ANY WORKS ON LANDS ADJOINING THE PROPERTY FROM THE LOT LINES TO SIDEWALKS AND CURBING, SHALL BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND/OR REGIONAL MUNICIPALITY.
3. SEED TO BE:
 - 20 % KENTUCKY BLUE GRASS
 - 50 % CREEPING RED FESCUE
 - 20 % BARRY OR PINNACLE PERENNIAL RYEGRASS
 - 10 % ANNUAL RYEGRASS
4. SEEDING RATE: 1625g PER HA (100lbs/Acre)
5. TERRAPIN SC200 BY GEOSYNTHETICS INC. OR APPROVED ALTERNATE TO BE USED ON ALL SLOPES GREATER THAN OR STEEPER THAN 3:1.

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[illegible][illegible]

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5	ISSUED FOR SITE PLAN APPROVAL	24-10-24
4	ISSUED FOR ADDENDUM 9	24-10-11
3	ISSUED FOR TENDER	24-09-09
2	ISSUED FOR SITE PLAN APPROVAL	24-08-16
1	ISSUED FOR PERMIT	24-07-31
NO	ISSUED	DATE

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Checked by: RKLAI
Original Issue Date: 24-11-27
Project No: 2402 (RKLAI 24-128Lj)



LANDSCAPE DETAILS

L-002