



13	ISSUED FOR IFC	25-09-09
12	ISSUED FOR PRE-IFC	25-07-29
11	RE-ISSUED FOR SPA #3	25-07-09
10	ISSUED FOR PERMIT	25-05-12
9	PROGRESS PRINT	25-05-02
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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

Issues

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

Do not scale drawings

Drawn by: RKL AI

Checked by: RKLAJ

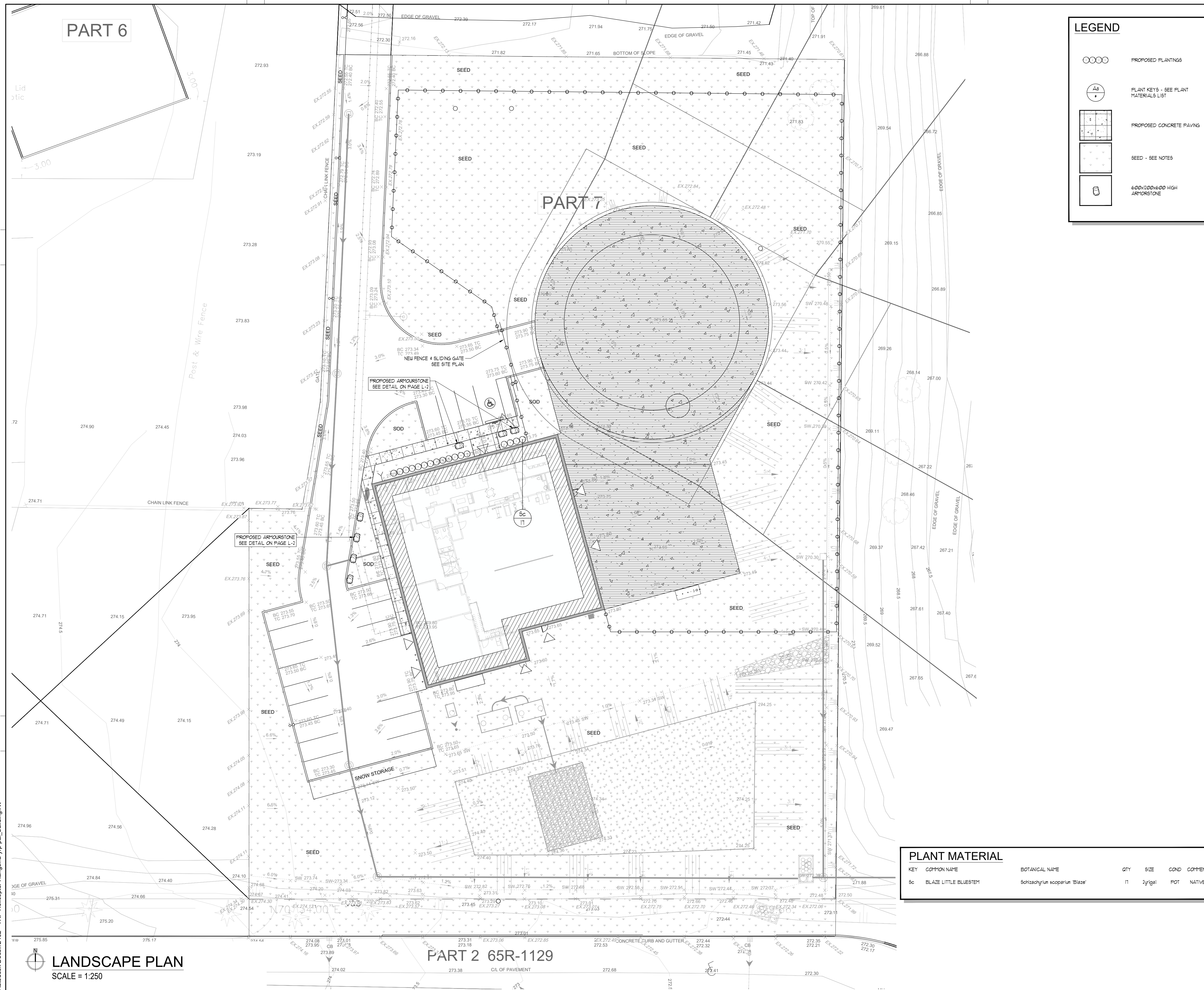
Original Issue Date: 25-04-27

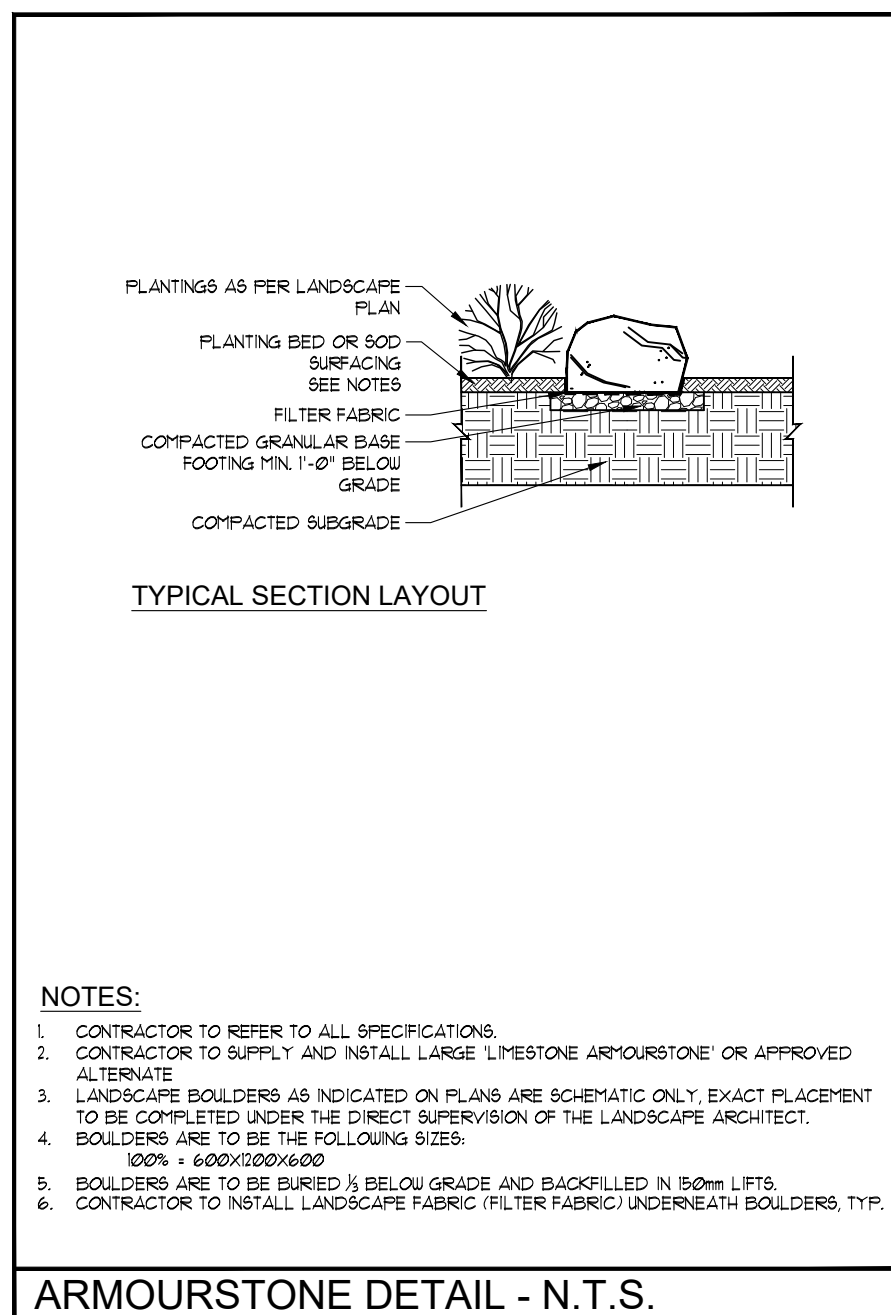
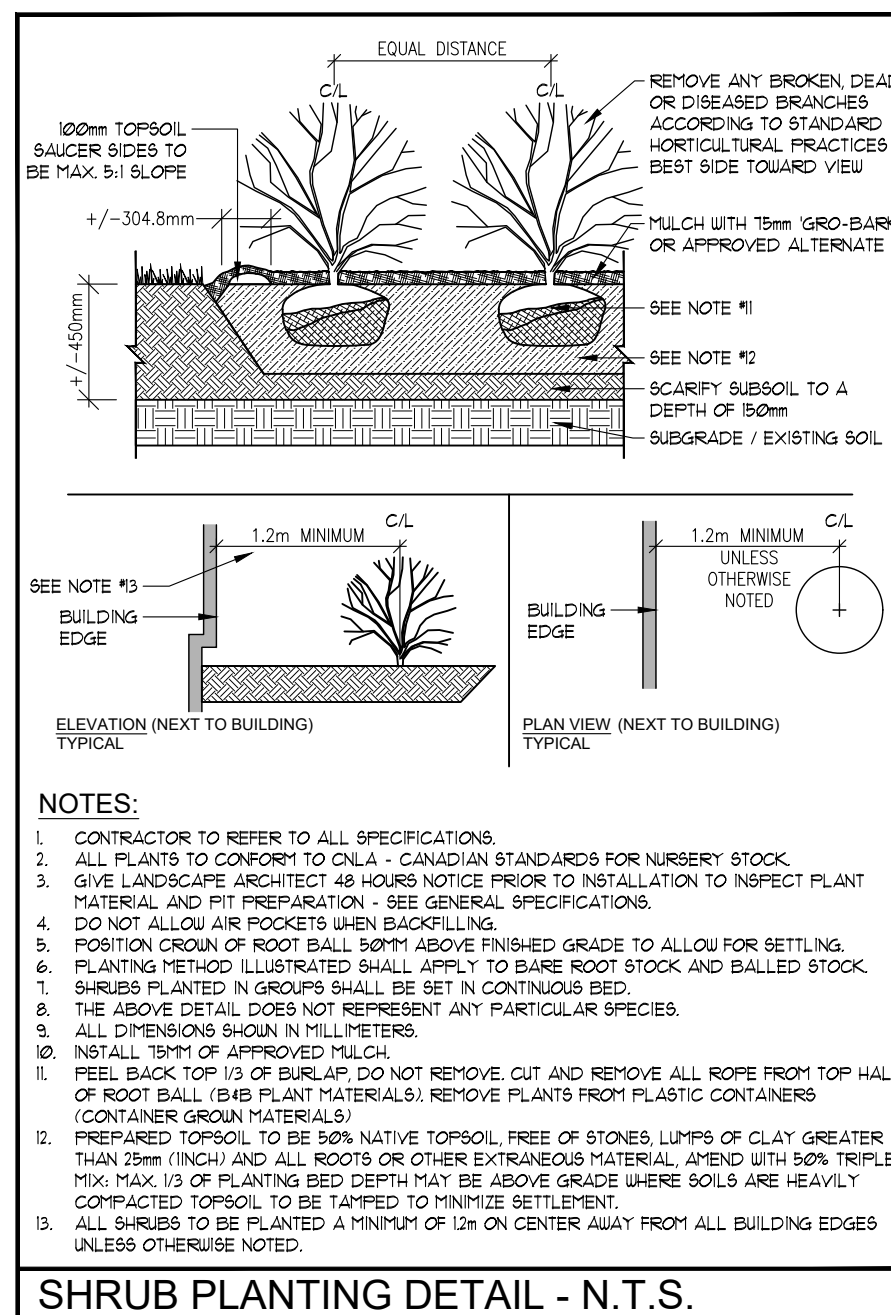
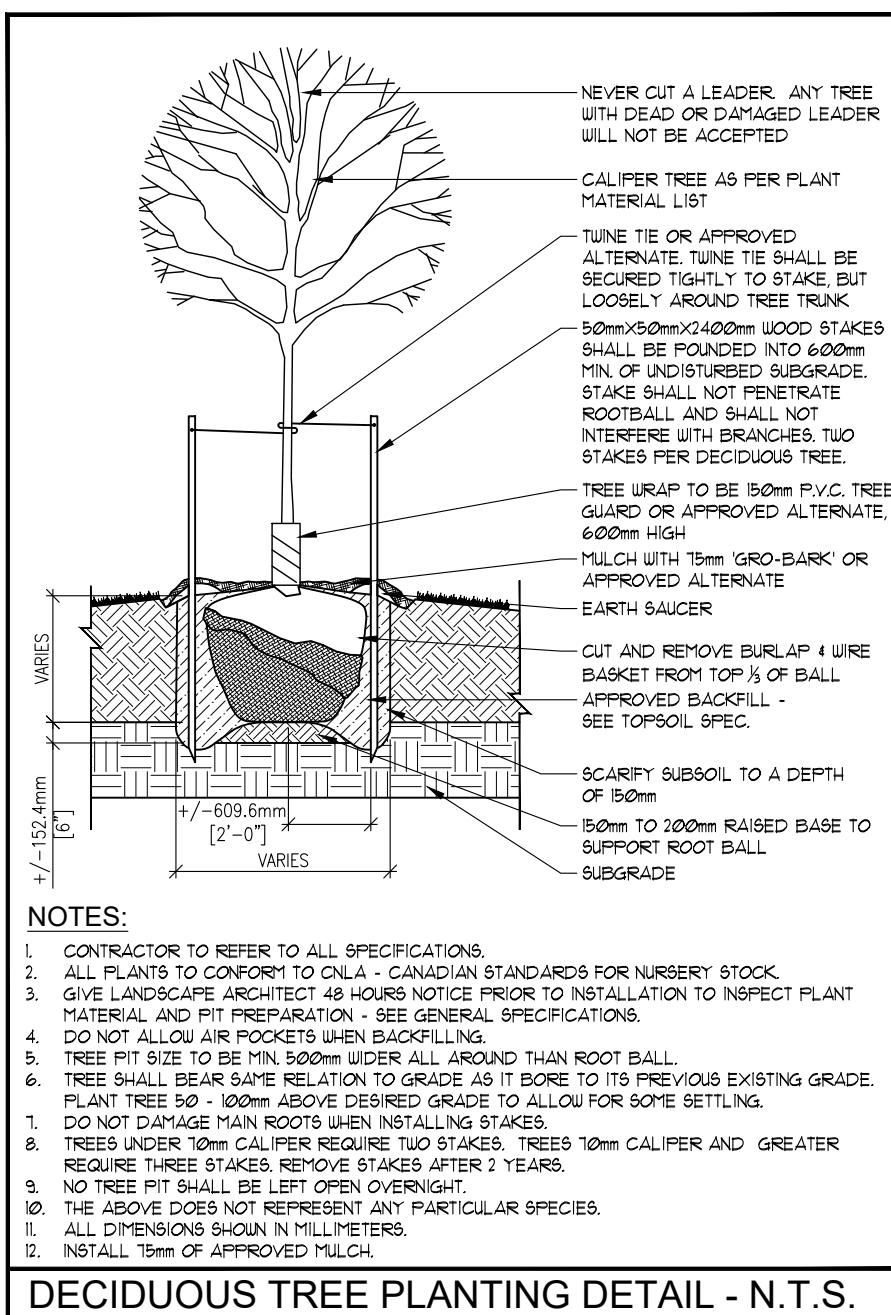
Project No: 2402 (RKLAI 24-128Lk)

Sheet
Title:LANDSCAPE
PLAN

Drawing No.

L-001





GENERAL PLANTING SPECIFICATIONS:

1. BASE INFORMATION SUPPLIED BY PARKIN ARCHITECTS.
2. ENGINEERING INFORMATION SUPPLIED BY COUNTERPOINT.
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 OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE "COMPLETION" OF THE ACCEPTANCE OF PROJECT.
7. ALL WORKMANSHIP TO BE WARRANTY FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
8. ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
9. ALL WORKMANSHIP TO BE WARRANTY GROUP 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 LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

GRADING

1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
2. ALL GRADING 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 RAINDLEADERS AND GUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
7. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WET CONDITIONS.

TOPSOIL

- IF THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED FOR THE NEEDS OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT WILL REVIEW THE TEST RESULTS AND MAKE ANY NECESSARY RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING.
- SOILS FOR PLANTING BEDS IS TO BE A FERTILE FRUITFUL NATURAL LOAM TO A MINIMUM DEPTH OF 8" (450MM) AND A MINIMUM DEPTH OF 12" (300MM) FOR TURF GRASS. SOILS TO BE USED FOR PLANTING BEDS ARE TO BE FREE OF STONE, ROCK, LIMESTONE, AND OTHER HARD MATERIALS AND NOT LESS THAN 75% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 18% AND CAPABLE OF SUSTAINING VIGOROUS GROWTH OF PLANTS. SOILS TO BE USED FOR PLANTING BEDS ARE TO BE FREE OF WEEDS AND OTHER UNDESIRABLE PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT AND HAVING A pH RANGING FROM 6.0 TO 10.
- SOILS TO BE STOCKPILED FOR USE ON SITE DEVELOPMENT: AVOID MIXING TOPSOIL WITH SUBSOIL. LIFT HEIGHT OF STOCKPILE TO BE 4 FEET MAXIMUM. ALL WORK IN ANY ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY. ENSURE A MINIMUM OF 100% TOPSOIL IS INSTALLED IN BOLLIVARDS.
- PROTECT THE EXISTING SOILS FROM CONTAMINATION: (SOILS/BOLLEVARDS) FROM COMPACTION OR SOIL CONTAMINATION.

MULCH

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.

PLANT MATERIALS

1. CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S) REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
2. SUBSTITUTION WILL NOT 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 MAY NOT MEET INTENT OF DESIGN AND/OR PRINCIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT OF THE ABOVE SHALL BE REPLACED WITH EQUIVALENT MATERIAL.
4. LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 HRS/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. THE TOP SOIL SHALL BE AT LEAST 2" (50.8MM) DEEPER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THE TREE BALL IS AT LEAST 10" (254MM) DEEPER THAN GRASS. A MINIMUM OF 6" (152MM) OF BACKFILL SHALL BE PLACED UNDER THE TREE BALL TO A MINIMUM OF 10" (254MM) DEEPER THAN GRASS.
7. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 18" (457MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT.
8. ALL TREE AND SHRUB SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OR 2" (50.8MM).
9. ALL BURLAP SHALL BE CUT OR BURIED BELOW PLANTING DURING PLANTING.
10. ALL EVERGREENS TO BE PLANTED UNDER THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
11. ALL SHRUBS PLANTED WITHIN 10' OF SALTED ROADWAYS, PARKING LOTS AND DRIVEWAYS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST YEAR AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL).
12. DIRECT ALL RAIN LEADERS AND SUMP LEADINGS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SCALES.
13. DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SCALES.
14. CONTRACTOR IS TO REMOVE ALL STAKES AND CUT WIRES AFTER 7 FULL GROWING SEASONS.

SOD

- [illegible]

WATERING

- [illegible]

DECORATIVE ROCKERY STONE

1. CONTRACTOR TO SUPPLY AND INSTALL LARGE LIMESTONE ARMOR STONE OR APPROVED ALTERNATE LANDSCAPE BOULDERS AS INDICATED ON PLANS ARE SCHEMATIC ONLY - EXACT PLACEMENT TO BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT. BOULDERS ARE TO BE OF THE FOLLOWING SIZING:
100 % - 600X1200X600
2. ROCKS ARE TO BE BURIED 1/3 BELOW GRADE AND BACKFILLED IN 150 MM LIFTS. CONTRACTOR TO INSTALL LANDSCAPE FABRIC BEHIND BOULDERS, TYPICAL.

SEED

2. ALL LANDSCAPED AREAS TO BE SEEDED TO THE STREET(S) CURB UNLESS OTHERWISE STATED.
3. ANY WORKS ON LANDS ADJOINING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING, SHALL BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND/OR REGIONAL MUNICIPALITY.
4. SEED TO BE:
 - 20 % KENTUCKY BLUE GRASS
 - 50 % CREEPING RED FESCUE
 - 20 % BARRY OR PINNACLE PERENNIAL RYEGRASS
 - 10 % ANNUAL RYEGRASS
5. SEEDING RATE: 165#/acre OR 110#/acre
6. TERRAFIX SC200 BY GEOSYNTHETICS INC. OR APPROVED ALTERNATE TO BE USED ON ALL SLOPES GREATER THAN OR STEEPER THAN 3:1.

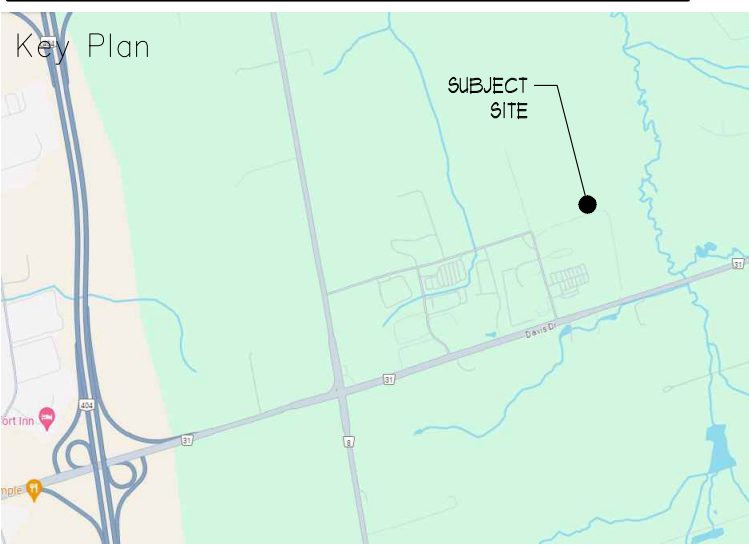


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YRP HELICOPTER HANGAR

88 BALES DRIVE EAST
TOWN OF EAST GWILLIMBURY



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Sheet
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LANDSCAPE
DETAILS

Drawing No.

L-002