

GENERAL NOTES:

1. THE CONTRACTOR SHALL MAKE CAREFUL EXAMINATION OF EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND ADVISE THE LANDSCAPE ARCHITECT OR ECOLOGIST OF UNSATISFACTORY SITE SURFACE CONDITIONS AND TOPOGRAPHY PRIOR TO COMMENCEMENT OF CONSTRUCTION. COMMENCEMENT OF CONSTRUCTION WILL MEAN THAT THE CONTRACTOR HAS ACCEPTED THE EXISTING SITE SURFACE CONDITIONS AND TOPOGRAPHY AND NO ALLOWANCE WILL BE MADE LATER FOR ANY EXPENSES INCURRED THROUGH FAILURE TO NOTE UNSATISFACTORY CONDITIONS.
2. CONTRACTOR TO REFER TO DRAWINGS AS PREPARED BY NAK DESIGN STRATEGIES TO COORDINATE CONSTRUCTION HOARDING AND ACCESS.
3. UNLESS OTHERWISE STATED, ALL WORK SHALL CONFORM TO THE LANDSCAPE ONTARIO SPECIFICATIONS STANDARDS.
4. NO CONSTRUCTION ACTIVITY, STOCKPILING OR STAGING ARE TO OCCUR OUTSIDE THE LIMIT OF DISTURBANCE.
5. STORAGE OF MATERIALS, EQUIPMENT AND VEHICLES SHALL NOT BE PERMITTED WITHIN MUNICIPAL ROAD ALLOWANCE. CONTRACTOR MUST OBTAIN TOWN PERMITS FOR ROAD OCCUPANCY AND MUST BE IN CONFORMANCE TO BOOK 7 ROADWAY SAFETY STANDARDS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS AND WALKWAYS DAILY TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR.
7. SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
8. ALL TEMPORARY PROTECTIVE FENCING INCLUDING EROSION SEDIMENT CONTROL FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR FOR THE DURATION OF THE CONSTRUCTION.
9. ALL EXISTING VEGETATION TO BE PROTECTED UNDER THIS CONTRACT SHALL BE SECURED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT. ANY DAMAGES INCURRED TO BE RECTIFIED AT THE COST TO THE CONTRACTOR.
10. ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR UTILITY STAKEOUTS AND LOCATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR TO ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
11. CONTRACTOR TO PRESERVE AND PROTECT ALL EXISTING UTILITIES.
12. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE TO THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.
13. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESTORED WITH 300mm TOPSOIL AND SEED/SOD TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR. ALL CONSTRUCTION ACCESS AREAS AND MATERIAL STOCK PILE AREAS TO BE SCARIFIED / ROTOTILLED TO A DEPTH OF 150mm AND STABILIZED FOR SEEDING. COMPACTION RATE TO BE 80% SPD.
14. CONTRACTOR TO REPAIR ALL DAMAGES TO HARD SURFACES TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR, AT NO ADDITIONAL COST TO THE OWNER.
15. ALL NURSERY STOCK SHALL MEET STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION, LATEST EDITION. ALL PLANT MATERIAL SHALL BE STAGED FOR INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT OR ECOLOGIST.
16. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THE PROJECT SITE ON A DAILY BASIS.
17. SAVANTA INC. CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION AS PROVIDED ON THE SURVEY. ANY AND ALL LIABILITIES FOR DAMAGE DIRECT OR INDIRECT, HOWEVER CAUSED AND RESULTING IN ANYWAY BY THE USE OF THE SUPPLIED DATA SHOWN ON THE SURVEY IS THE FULL RESPONSIBILITY OF THE USER.
18. LANDSCAPING CONTRACTOR TO PROVIDE 72 HOURS NOTICE TO THE ECOLOGIST AND LANDSCAPE ARCHITECT IF SPECIES, SIZE AND/OR QUANTITY IS NOT AVAILABLE AND SUBSTITUTIONS ARE NEEDED. ECOLOGIST TO IDENTIFY SUITABLE SUBSTITUTIONS AND HAVE THESE SUBSTITUTIONS APPROVED BY CIVIC AND CITY.
19. PLANTINGS MAY BE MINIMALLY ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES OR SERVICES.
20. ECOLOGIST TO IDENTIFY SUITABLE SUBSTITUTIONS AND HAVE THESE SUBSTITUTIONS APPROVED BY CIVIC AND CITY. LANDSCAPING CONTRACTOR TO PROVIDE ECOLOGIST AND LANDSCAPE ARCHITECT WITH 48 HOURS NOTICE BEFORE AN AREA IS TO BE PLANTED. LAYOUT OF PLANT MATERIAL TO BE REVIEWED BY THE ECOLOGIST PRIOR TO INSTALLATION.
21. ALL SPECIES SUBSTITUTIONS AND STOCK SIZE ADJUSTMENTS MUST BE APPROVED THROUGH THE ECOLOGIST, LANDSCAPE ARCHITECT, AND CITY BEFORE THE SUBSTITUTION IS PLANTED.
22. PROVIDE 1.2m BIODEGRADABLE TRUNK PROTECTORS FOR ALL DECIDUOUS WHIPS.
23. WATERING IS REQUIRED TO PROMOTE HEALTHY GROWTH. FOR ALL PLANT MATERIAL, WATER THOROUGHLY IN LATE FALL PRIOR TO FREEZE UP TO SATURATE SOIL AROUND ROOT SYSTEM.
24. CONTRACTOR TO PROVIDE A TWO-YEAR WARRANTY REPLACEMENT PERIOD FOR ALL TREES AT 40mm DIAMETER CALIPER AND LARGER.
25. FINAL INSPECTION TO OCCUR AFTER THE SECOND YEAR ON HARDSCAPE AND PLANT MATERIAL. DEPENDING ON THE NATURE OF REPLACEMENTS REQUIRED, EXTENDED WARRANTIES MAY APPLY. REPLACEMENTS SHALL BE MADE WITHIN 30 DAYS FROM THE DATE OF INSPECTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE TO MAINTAIN WATERING, TRIMMING, AND REPLACEMENT OF DEAD MATERIAL (WITHIN 2 WEEKS) DURING WARRANTY PERIOD.
26. AT THE TIME OF FINAL INSPECTION, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
27. TREE PROTECTION FENCING WITHIN EDGE OF EXISTING WOODLANDS TO BE INSTALLED PRIOR TO GRADING WITH OVERSIGHT BY ECOLOGIST. CONTRACTOR TO ACTIVELY MAINTAIN THIS FENCING.
28. NO HEAVY EQUIPMENT, STOCKPILING OR REFUSE IS PERMITTED INSIDE THE TREE PROTECTION FENCING.

PROPOSED PLANT LIST – BUFFER BLOCK

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
DECIDUOUS TREES				
AR	5	ACER RUBRUM	RED MAPLE	200cm ht. 3 gal POTTED
AR1	15	ACER RUBRUM	RED MAPLE	60mm CAL. B&B
AS	5	ACER SACCHARINUM	SILVER MAPLE	40mm CAL. B&B
CO	6	CARYA OVATA	SHAGBARK HICKORY	60mm CAL. B&B
QR	10	QUERCUS RUBRA	NORTHERN RED OAK	200cm ht. 3 gal POTTED
TA	3	TILIA AMERICANA	AMERICAN BASSWOOD	200cm ht. 3 gal POTTED
UA	6	ULMUS AMERICANA	AMERICAN ELM	60mm CAL. B&B
CONIFEROUS TREES				
PC	5	PICEA GLAUCA	WHITE SPRUCE	200cm ht. B&B
TC	8	TSUGA CANADENSIS	HEMLOCK	200cm ht. B&B
DECIDUOUS SHRUBS				
rt	130	RHUS TYPHINA	STAGHORN SUMAC	60cm ht. 3 gal POTTED
MIX a – UPLAND (95)				
50%	47	PRUNUS VIRGINIANA	CHOKO CHERRY	40cm ht. POTTED
50%	48	RUBUS IDEALIS	RED RASPBERRY	40cm ht. POTTED
MIX b – FLOODPLAIN (65)				
50%	32	CORNUS RACEMOSA	GREY DOGWOOD	60cm ht. POTTED
50%	33	VIURNUM LENTAGO	NANNY BERRY	60cm ht. POTTED
MIX c – LOWLAND (185)				
50%	92	CORNUS SERICEA	RED-OSIER DOGWOOD	60cm ht. POTTED
50%	93	SALIX DISCOLOR	PUSSY WILLOW	60cm ht. POTTED

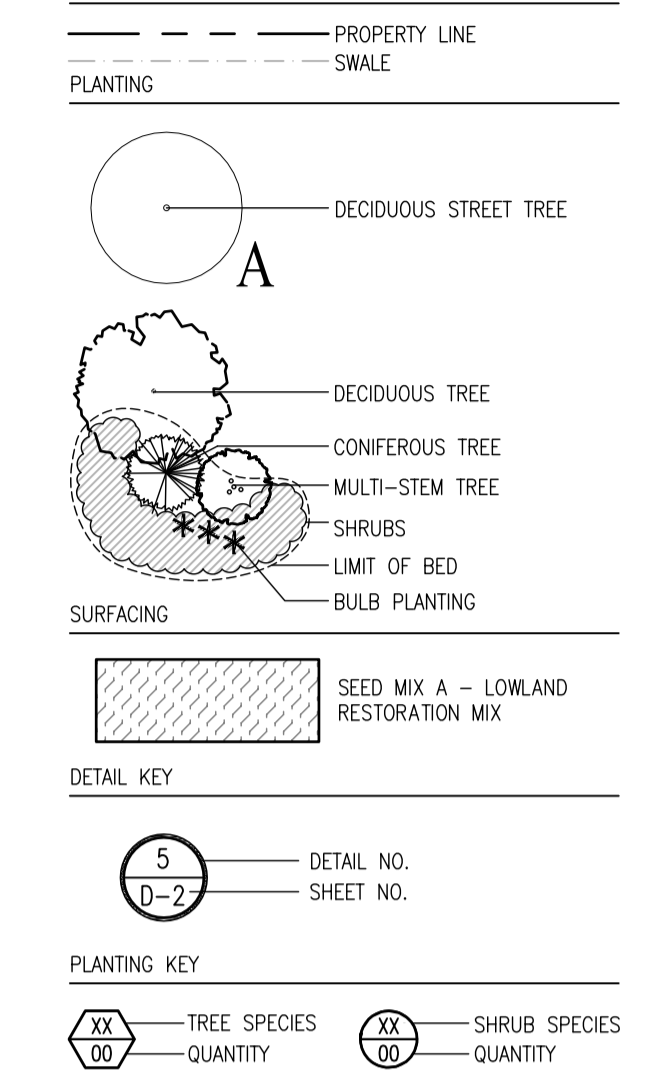
PROPOSED SEED MIX

BOTANICAL NAME	COMMON NAME
SEED MIX A – CIV. 3-LOWLAND RESTORATION MIX SEED RATE: 25kg/ha	
1%	ANEMONE CANADENSIS CANADA ANEMONE
1%	BOBENS CERUIA WOODING BEGGARICKS
25%	CAREX VULPINOIDEA FOX SEDGE
25%	ELYMUS VIRGINICUS VIRGINIA WILD RYE
1%	EUPATORIUM MACULATUM SPOTTED JOE PYE WEED
1%	JUNCUS EFFUSUS SOFT RUSH
5%	JUNCUS TENUIS PATH RUSH
25%	POA PALUSTRIS FOWL BLUEGRASS
5%	SCIRPUS ATROVIRENS DARK-GREEN BULRUSH
1%	SYMPHYOTRICHUM NOVAE-ANGLIAE NEW ENGLAND ASTER
1%	SYMPHYOTRICHUM PUNICEUM SWAMP ASTER
5%	VERBENA HASTATA BLUE VERVAN
100%	

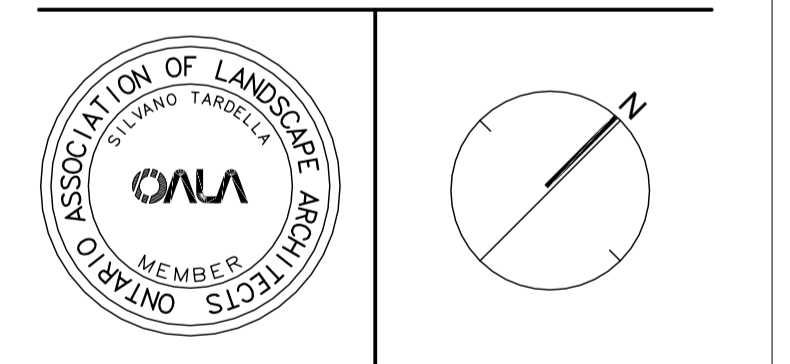
NURSE CROP	
40%	AVENA SATIVA OATS
15%	ELYMUS CANADENSIS CANADA WILD RYE
45%	HORDEUM VULGARE BARLEY
100%	

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

LEGEND



No.	Description	Date
4	Issued for Review	Oct.19/20
3	Issued for Review	Oct.01/20
2	Issued for Review	Sept.25/20
1	Issued for Review	Sept.3/20
Revision		
City Approval Stamp		



NAK
design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

Project

Ninth Line South Block
5150 Ninth Line

Title
BUFFER BLOCK LANDSCAPE PLAN

Date September 2020 Sheet
Scale 1:300
Drawn sc
Checked yl
Job No. 19-301

L1