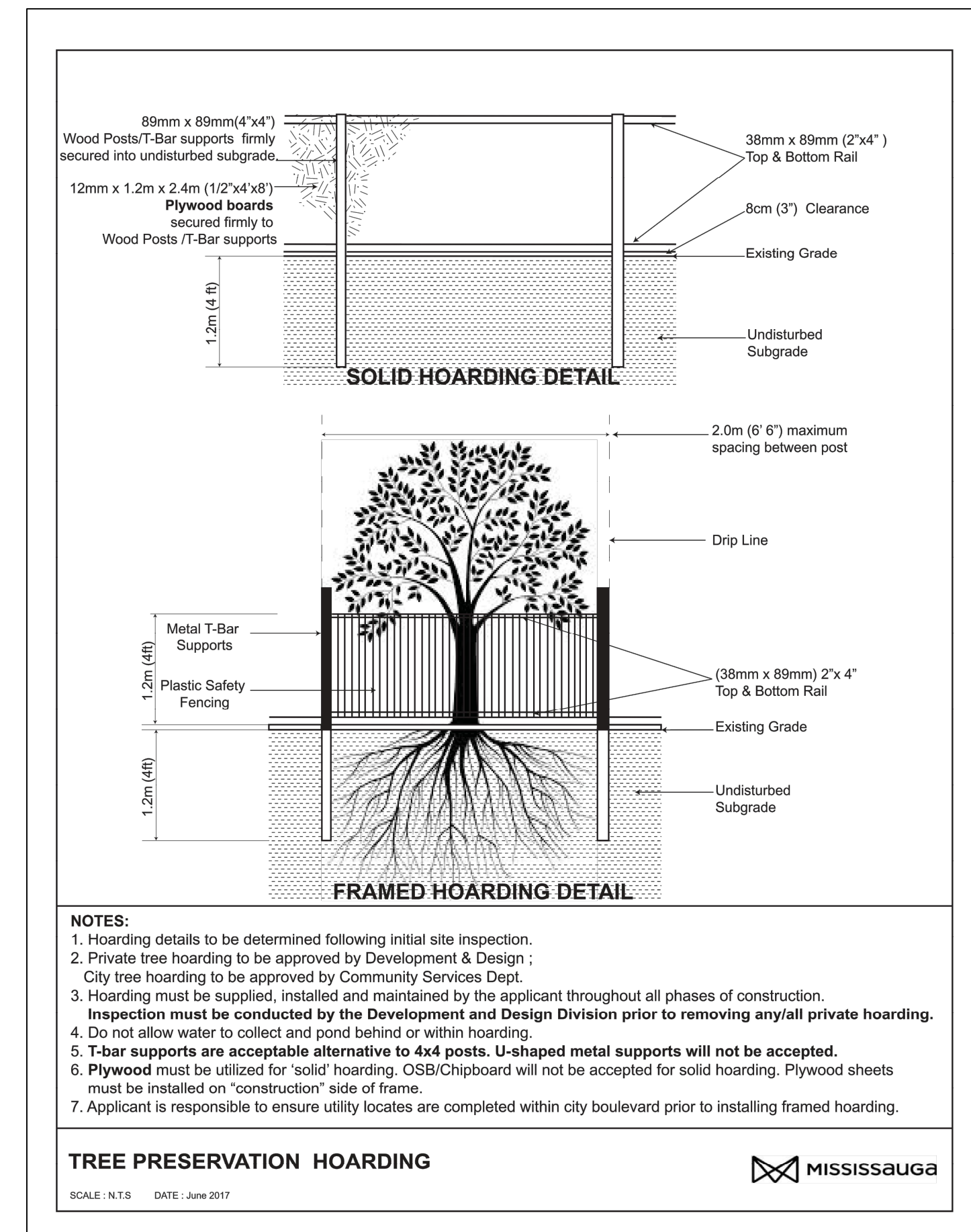
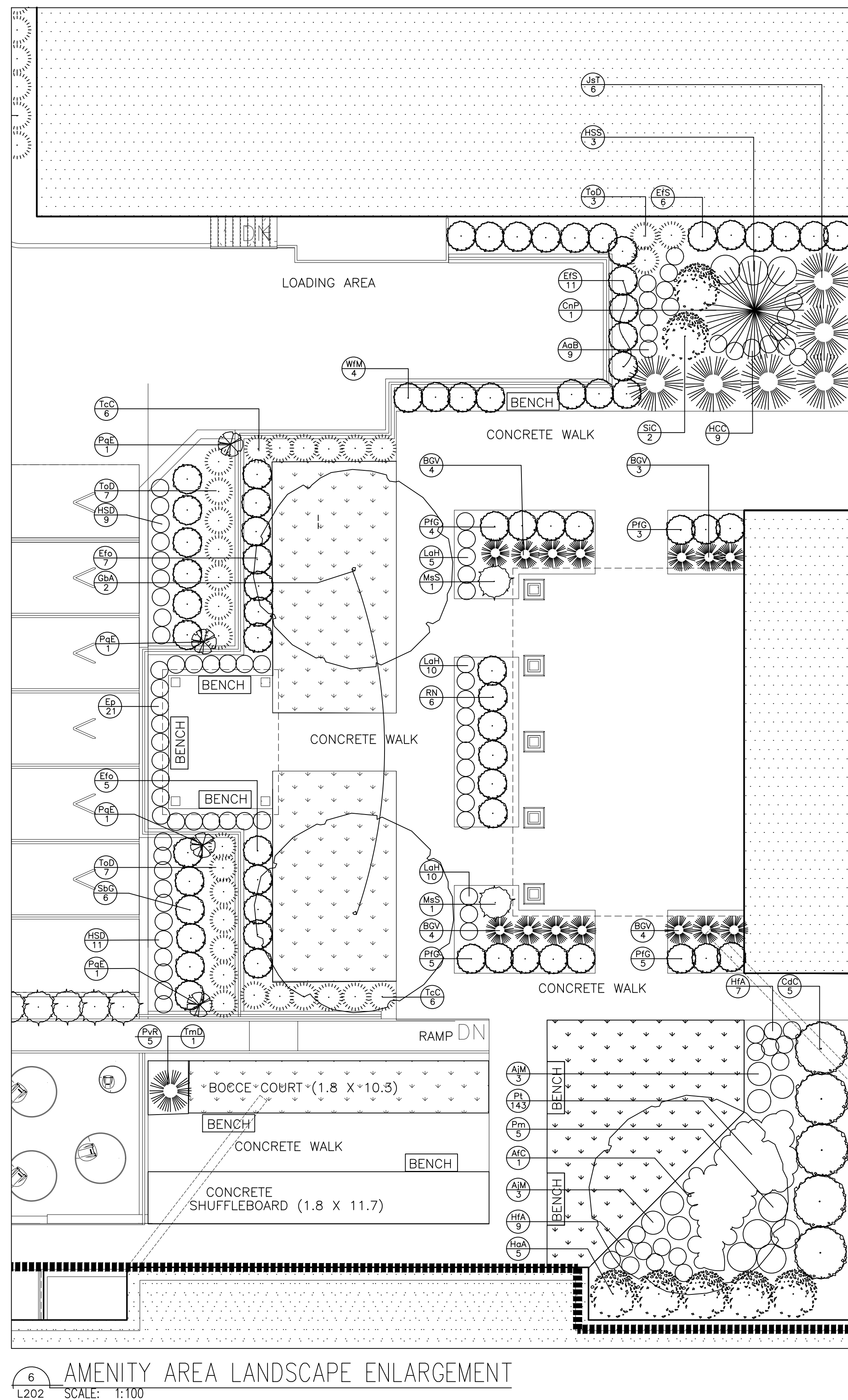


	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	DECIDUOUS SHRUBS
	CONIFEROUS SHRUBS
	ORNAMENTAL GRASS
	PERENNIALS
	PLANT CODE
	PLANT QUANTITY
	SODDED AREA
	PATIO AREA

Code	Qty	Botanical Name	Common Name	Size	Rootball Spacing
DECIDUOUS TREES					
AfC	1	Acer x freemanii 'Celzam'	CELEBRATION MAPLE	70MM CAL	B&B/WB
GbA	2	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	70MM CAL	B&B/WB
CONIFEROUS TREES					
CnP	1	Chamaecyparis nootkatensis 'Pendula'	WEeping NOOTKA CYPRess	180CM	B&B/WB
DECIDUOUS SHRUBS					
CdC	5	Cotoneaster dammeri 'Coral Beauty'	CORAL BEAUTY COTONEASTER	60CM	POT 1.8M
Efo	12	Euonymus fortunei 'Sarcoxie'	SARCoxIE EUONYMUS	60CM	POT 1.0M
EFS	17	Euonymus fortunei 'Sun Spot'	SUN SPOT EUONYMUS	60CM	POT 1.0M
HaA	5	Hydrangea arborescens 'Anabelle'	ANABELLE HYDRANGEA	60CM	POT 1.5M
PGF	17	Potentilla fruticosa 'Goldstar'	GOLDSTAR CINQUEFOL	60CM	POT 1.0M
RN	6	Rosa Noalea	YELLOW FLOWER CARPET ROSE	60CM	POT 1.0M
SbG	6	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIRREA	60CM	POT 1.0M
SiC	2	Stephanandra incisa 'Crispa'	CRISPLEAF STEPHANANDRA	60CM	POT 1.5M
WfM	4	Weigela florida 'Minuet'	MINUET WEIGELA	60CM	POT 1.0M
CONIFEROUS SHRUBS					
BGV	15	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	50CM	POT 1.0M
JsT	6	Juniperus sabina 'Tamariscifolia'	TAMARIX JUNIPER	50CM	POT 1.8M
TcC	12	Taxus cuspidata 'Capitata'	CUPPED CONE YEW	80CM	POT 1.0M
TmD	1	Taxus x media 'Densiformis'	DENSE YEW	50CM	POT 1.8M
ToD	17	Thuja occidentalis 'DeGroot's Spire'	DEGROOT'S SPIRE CEDAR	120CM	POT 1.0M
PERENNIALS					
AaB	9	Astilbe x arendsii 'Bridal Veil'	BRIDAL VEIL ASTILBE	1 GAL	POT 0.6M
AjM	6	Astilbe japonica 'Montgomery'	MONTGOMERY ASTILBE	1 GAL	POT 0.6M
Ep	21	Echinacea purpurea	PURPLE CONEFLOWER	1 GAL	POT 0.6M
HSD	20	Hemerocallis 'Stella D'Ore'	STELLA D'ORE DAYLILY	1 GAL	POT 0.6M
HCC	9	Heuchera 'Crimson Curls'	CRIMSON CURLS CORALBELLS	1 GAL	POT 0.6M
HfA	16	Hosta fortunei 'Aureomarginata'	GOLDEN EDGED HOSTA	1 GAL	POT 0.6M
HSS	3	Hosta 'Sum & Substance'	SUM & SUBSTANCE HOSTA	1 GAL	POT 1.0M
LaH	25	Lavendula angustifolia 'Hidcote'	HIDCOTE LAVENDER	1 GAL	POT 0.6M
Pt	143	Pachysandra terminalis	SPURGE	BR	0.3M
Pm	5	Polygonatum multiflorum	SOLOMON'S SEAL	1 GAL	POT 1.0M
ORNAMENTAL GRASSES					
MsS	2	Miscanthus sinensis 'Strictus'	PRCUPINE GRASS	2 GAL	POT 1.2M
PvR	5	Panicum virgatum 'Rotstrahlbusch'	RED SWITCH GRASS	2 GAL	POT 1.2M
VINES					
PqE	4	Parthenocissus quinquefolia 'Engelmanii'	ENGELMAN'S IVY	1 GAL	POT 2.0M



L202 SCALE: N/.T.S.



L202 SCALE: 1:100

CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCING DIGGING

TRUNK PROTECTION:

- TRUNK WRAPPING IN PLACE PRIOR TO PLANTING TO BE TOTALLY REMOVED FOR TRUNK INSPECTION
- TRUNK WRAPPING USE ONLY APPROVED TREE WRAP MATERIAL AND INSTALL FROM THE GROUND UP TO ABOVE THE LOWEST BRANCHES.
- WRAP WITH PLASTIC ROBUENT GUARDS TO FIRST BRANCHES

PLANTING SOIL:

- TO BE 1/3 TOPSOIL, 1/3 MANURE, 1/3 SAND
- HOLDS TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATCHED TO ELIMINATE AIR POCKETS

WATERING:

- ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING AS REQUIRED

MULCHING:

- MULCH WITH SHREDDED BARK OR COMPOSTED HAWTHORN CHIPS TO A MAXIMUM DEPTH OF 75MM OVER AN AREA OF THE ROOTBALL KEEP MULCH 150MM AWAY FROM TRUNK

ROOTBALL, BURLAP, TWINE:

- CUT AND REMOVE WIRE, ROPE, BURLAP AND TWINE FROM AROUND TRUNK AND THE TOP 1/3 OF ROOTBALL

PLANTING DEPTH:

- IN HEAVY CLAY OR POORLY DRAINED SOIL ALL WOODY PLANTS TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 75-100MM HIGHER THAN SURROUNDING GRADE

CROWN PRUNING:

- PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES
- DOUBLE LEADERS AND NARROW ANGLE BRANCH UNIONS, THIN HEAD WHEN AND WHERE APPLICABLE

STAKES AND TIES:

- STAKE IMMEDIATELY
- THE USING BIODEGRADABLE MATERIAL SUCH AS FOLDED BURLAP ETC.
- STAKES TO BE PLACED TO PREVENT DAMAGE TO ADJACENT BRANCHES
- USE 2 WOODEN STAKES TO BE DRIVEN BESIDE AND BELOW ROOTBALL 300MM
- USE 3 WOODEN STAKES OR APPROVED EQUAL FOR LARGE TREES WHEN SPECIFIED

75-100mm

FINISHED GRADE

- ACTUAL HOLE TO BE 300MM WIDER AROUND THE PERIMETER OF THE ROOTBALL
- SOIL PREPARATION AREA TO BE 5X ROOTBALL DIAMETER
- SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300MM FOR AERATION

- PLACE ROOTBALL ON UNDISTURBED SOIL OR ON A WELL TAMPED MOUND TO PREVENT SETTLING.

PLANTING NOTES

CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCING DIGGING

PLANTING SOIL:

- TO BE 1/3 TOPSOIL, 1/3 MANURE, 1/3 SAND
- HOLE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS
- WRAP WITH 200mm MIN PLASTIC ROOTBARRIER GUARDS

WATERING:

- ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING AS REQUIRED

MULCHING:

- MULCH WITH SHREDDED BARK OR COMPOSTED HARDWOOD CHIPS TO A MAXIMUM DEPTH OF 75MM OVER AN AREA OF THE ROOTBALL. KEEP MULCH 150MM AWAY FROM TRUNK.

FINISHED GRADE

PLANTING DEPTH:

- IN HEAVY CLAY OR POORLY DRAINED SOIL, ALL WOODY PLANTS TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 75-100MM HIGHER THAN SURROUNDING GRADE.

CROWN PRUNING:

- PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND DOUBLE LEADERS. NEVER CUT A LEADER.

STAKES AND TIES:

- STAKE IMMEDIATELY
- TIE USING BIODEGRADABLE MATERIAL, SUCH AS FOLDED BURLAP, ETC.
- STAKES TO BE PLACED TO PREVENT DAMAGE TO ADJACENT BRANCHES.
- USE 2 WOODEN STAKES TO BE DRIVEN BESIDE AND BELOW ROOTBALL, 300MM.
- USE 3 WOODEN STAKES OR APPROVED EQUIV. FOR LARCH TREES WHEN SPECIFIED.

PLANTING AREA:

- ACTUAL HOLE TO BE 300MM WIDER AROUND THE PERIMETER OF THE ROOTBALL.
- SOIL PREPARATION AREA TO BE SIX TIMES THE DIAMETER
- SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300MM FOR AERATION

PLACEMENT:

- PLACE ROOTBALL ON UNDISTURBED SOIL OR ON A WELL TAMPED MOUND TO PREVENT SETTLING.

ROOTBALL, BURLAP, TWINE:

- CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE.

CONIFEROUS TREE PLANTING DETAIL N.T.S.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCING DIGGING

PLANTING SOIL:

- TO BE 1/3 TOPSOIL, 1/3 MANURE, 1/3 SAND
- HOLE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS

WATERING:

- ENSURE SHRUBS ARE THOROUGHLY WATERED AT PLANTING AS REQUIRED

LANDSCAPE FABRIC:

- USE DUPONT GREENSTAY OR EQUIVALENT BETWEEN PLANTING SOIL & MULCH

PLANTING DEPTH:

- PLANTING HOLE SHOULD ONLY BE DEEP ENOUGH TO ACCOMMODATE THE ROOTBALL DEPTH
- MAINTAIN THE ORIGINAL GRADE OF SHRUBS
- CREATE SAUCER AROUND SHRUBS

MULCHING:

- MULCH SURFACE OF BED WITH HARDWOOD CHIPS TO A DEPTH OF 75MM.

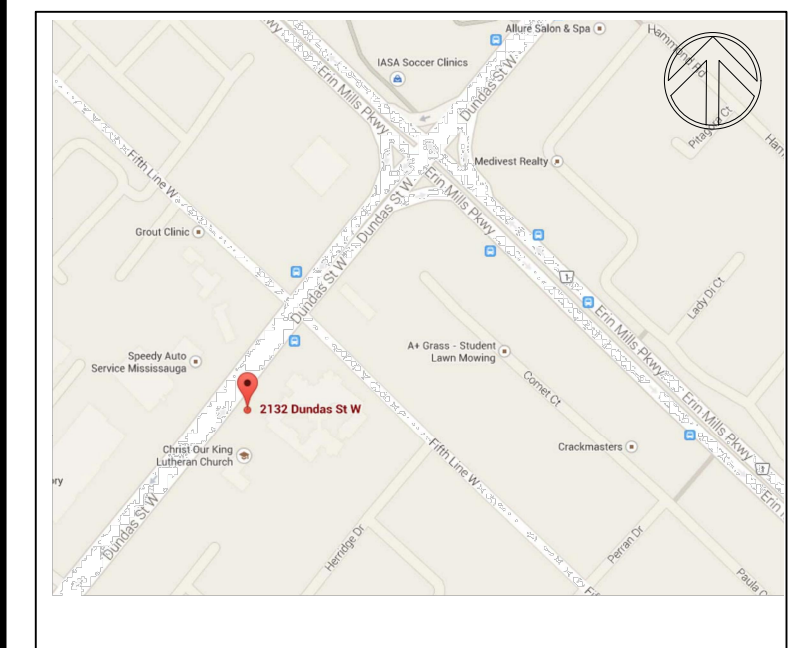
PRUNING:

- CLEARLY PRUNE ONLY DAMAGED, DISEASED AND/OR WEAK, BROKEN DAMAGED BRANCHES

100mm WIDER THAN THE PERIMETER OF THE ROOTBALL	- REMOVE TOP 1/3 OF BURLAP OR CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY).
- SCARIFY SUBSOIL TO A DEPTH TO A DEPTH OF 150MM FOR AERATION	- CUT SEVERAL SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION. REMOVE BOTTOM COMPLETELY.
- EXCAVATE ENTIRE SHRUB BED AREA	

BALLED & BURLAPPED & CONTAINER GROWN N.T.S.

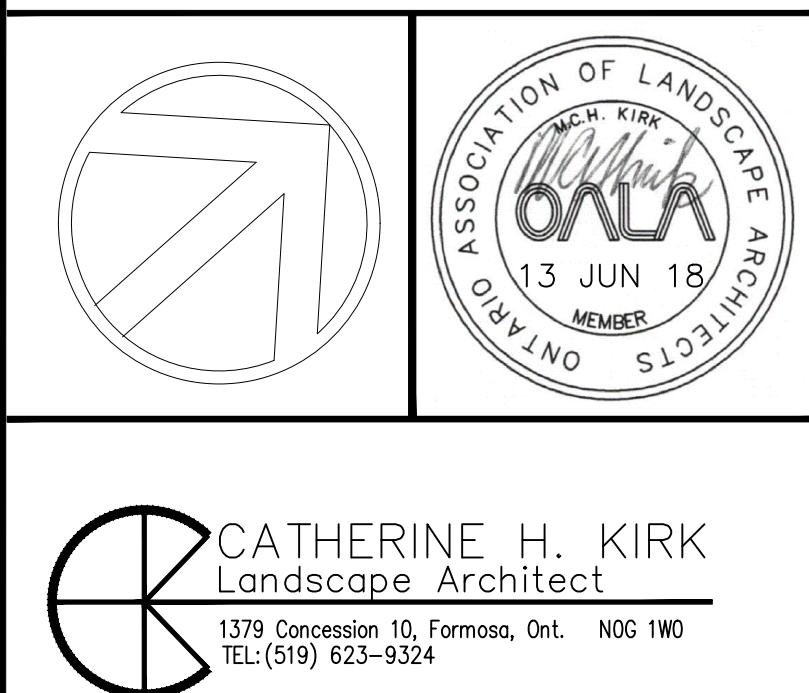
202 SCALE: N.T.S.



KEY PLAN Scale: n.t.s.

8	04	APR	19	ISSUED FOR SPA
7	19	JUN	18	ISSUED FOR OPA/ZBA
5	19	JAN	18	RESUBMIT TO CITY
4	02	OCT	17	RESUBMIT TO CITY
3	09	JAN	17	SUBMIT FOR OPA & ZBA APPLICATION
2	23	DEC	16	SUBMIT FOR SITE PLAN APPROVAL
1	07	OCT	16	SUBMIT TO COMMITTEE OF ADJUSTMENT
No.	Date	Description		

Revisions:



SIFTON PROPERTIES
LIMITED
THE ERINVIEW
2132 DUNDAS STREET WEST
MISSISSAUGA, ONTARIO

LANDSCAPE DETAILS
& ENLARGEMENT

Application No. OZ 17 01 W2

Scale: AS NOTED

Date: 07 MAR 2016

Drawing Number: L202