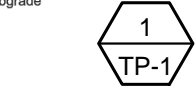


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KEY MAP
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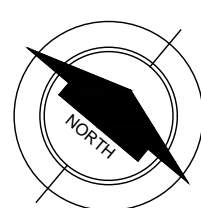
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| R1 | ISSUE FOR SPA | MAY. 14, 2019 | AG |
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JS	AG

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project title
1583 CORMACK CRESCENT

project number
2018-122



1. THE CONTRACTOR, UPON ACCEPTANCE OF THE CONTRACT, ASSUMES COMPLETE RESPONSIBILITY AND LIABILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION, AND WILL ENSURE PUBLIC SAFETY AND CLEANLINESS OF MUNICIPAL ROADS NEAR THE SITE.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR FAILURE TO DO SO.

3. THE CONSULTANT IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY OR ENGINEERING DRAWINGS. REFER TO APPROPRIATE DRAWINGS BEFORE PROCEEDING WITH THE WORK.

4. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.

5. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

6. SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.

7. CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS DAILY TO THE SATISFACTION OF THE CONSULTANT / OWNER.

8. DUST CONTROL. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THIS PROJECT SITE ON A DAILY BASIS AND TO THE SATISFACTION OF THE CONSULTANT.

9. REFUELING, LUBRICATION AND/OR MAINTENANCE OF CONSTRUCTION VEHICLES IS NOT PERMITTED ON SITE UNLESS APPROVED BY THE OWNER IN WRITING.

10. THE CONTRACTOR SHALL ESTABLISH ALL PROPERTY BOUNDARIES AND CORNER STAKES, AND SHALL BE RESPONSIBLE FOR ALL COSTS OF RE-ESTABLISHING THEM SHOULD THEY BE DISTURBED.

11. THE CONTRACTOR SHALL BE REQUIRED TO HAVE A FLAGMAN DIRECTING ALL DELIVERIES OF MACHINERY OR MATERIALS TO THE SITE.

12. STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE MUNICIPAL ROAD ALLOWANCE OR ON PRIVATE PROPERTY.

13. AREAS FOR THE STORAGE OF MATERIALS AND EQUIPMENT SHALL BE APPROVED BY INSPECTOR. MATERIAL AND EQUIPMENT STORAGE SHALL NOT BE PERMITTED WITHIN 15m OF RESIDENTIAL LOTS.

14. THE CONTRACTOR SHALL NOTIFY CONSULTANT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION SCHEDULES.

15. ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL GIVE UTILITIES ADVANCE NOTICE PRIOR TO DIGGING AND SHALL ASSUME ALL LIABILITIES OF DAMAGE DURING CONSTRUCTION.

16. THE CONDITION OF CURBS, SIDEWALKS, STREET T.R.O.S. AND UTILITIES LOCATED WITHIN THE MUNICIPAL R.O.W. SHALL BE REVIEWED AND DOCUMENTED BETWEEN ALL PARTIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL RECTIFY ANY DAMAGES, AT THEIR OWN COST, TO THE SATISFACTION OF THE OWNER / MUNICIPALITY.

17. ALL EXISTING VEGETATION AND UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. REFER TO DETAILS FOR APPROVED FENCING TYPES. ANY DAMAGES NOTED TO BE RECTIFIED AT THE COST OF THE CONTRACTOR.

18. NO MACHINE ACCESS OR GRADE CHANGES ARE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES, ANY ROOTS OR BRANCHES WHICH EXTEND BEYOND THE TREE PROTECTION HOARDING INDICATED ON THIS PLAN WHICH REQUIRE PILING, MUST BE DONE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS. ANY EXCAVATIONS WITHIN THE DRIP LINE MUST BE HAND DUG. THE CONTRACTOR TO REMOVE AND DISPOSE HOARDING FENCING UPON CONSTRUCTION COMPLETION.

19. ALL TEMPORARY PROTECTIVE FENCING INCLUDING TREE PROTECTIVE FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE INSPECTOR FOR THE DURATION OF CONSTRUCTION AND REMOVED FOLLOWING SUBSTANTIAL COMPLETION UPON APPROVAL BY CONSULTANT; FENCING LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

20. THE CONTRACTOR IS EXPECTED TO PROVIDE MODULAR HOARDING FENCE AROUND ALL AREAS OF ACTIVE CONSTRUCTION. THE CONTRACTOR MAY REMOVE MODULAR FENCING ONLY UPON WRITTEN APPROVAL OF THE CONSULTANT THAT ACTIVE CONSTRUCTION AREA HAS BEEN SUBSTANTIALLY COMPLETED AND SAFE FOR PUBLIC USE.

21. NO HOARDING FENCING COMPONENT, INCLUDING BRACES AND FOOT SUPPORTS, SHALL ENCUMBER THE PUBLIC SIDEWALK AT ANY TIME.

22. CONTRACTOR SHALL ENSURE THAT EXISTING RESIDENTIAL / SCHOOL FENCING IS PROTECTED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR AT ALL COSTS ANY DAMAGE ARISING DURING THE PARK CONSTRUCTION.

23. ANY ACCESS FROM THE REAR YARDS OF RESIDENTIAL LOTS SHALL BE RESTRICTED BY INSTALLING WIRE ON GATES.

24. CONTRACTOR SHALL SUPPLY AND INSTALL FILTER FABRIC PROTECTION ON ALL EXISTING CATCH BASINS AND UTILITIES THAT ARE TO REMAIN AND THAT MAY BE AFFECTED BY THE CONSTRUCTION.

25. REMOVE AND DISPOSE OF ALL ITEMS NECESSARY TO PERMIT NEW CONSTRUCTION.

26. REMOVE ALL SOD AND SOIL AS MAY BE REQUIRED TO PERMIT NEW CONSTRUCTION.

27. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE CONSULTANT'S PERMISSION. DRAWINGS ARE NOT TO BE SCALED.

1. All plant material shall be nursery stock conforming to the latest edition of the Canadian Standards for Nursery Stock as published by the Canadian Nursery Landscape Association.
2. All plants shall be healthy, vigorous, plants, free from defects, decay, disfiguring roots, sun-scald injuries, bark abrasions, plant diseases and all forms of infestations or objectionable disfigurements.
3. All plants shall be true to name, size, condition and quantity as per plan and plant list specifications.
4. All plant material shall be unwrapped prior to inspection. The Landscape Architect reserves the right to inspect all plant material and reject all material that does not meet the standards listed herein.
5. Substitutions will not be accepted without prior written request by the consulting Landscape Architect. Additional plant quantities will be required to compensate for approved reduction in size due to unavailability of materials, to the satisfaction of the Landscape Architect.
6. All trees shall be open-grown for wind-firmness. Trees shall not be leaning or have significant sweep, crook or bend. Deciduous trees shall have approximately two-thirds of their total height living in living branches. All trees shall have good crown shape and colour (evergreens) characteristic of their species. Trees shall have a single dominant leader with no side branches taller / longer than the main leader.
7. If required, trees shall be properly target pruned (never flush cut, trimmed, rounded-over, hedged, tipped or topped) and dead / damaged branches shall be removed. Branches that cross-over each other or rub against each other, co-dominant leaders, and branches growing upward inside the crown shall be properly pruned. Trees shall not be treated at any time with wound paint.
8. All trees shall have root ball sizes that meet or exceed nursery standards. Root balls shall be firm and structurally integral with the trunk.
9. Shrubs and ground covers shall have full, well branched crowns typical of species or variety. Root systems shall be ample, well-balanced and fibrous, capable of sustaining vigorous growth. Plants that are weak or thin, undersized, or have been cut back from larger grades to meet specifications shall be rejected.
10. All sod shall be Turfgrass Nursery Sod conforming to the latest specifications of the Ontario Sod Association and the the Nursery Sod Growers Association.

1. Topsoil shall be a fertile, natural loam, capable of sustaining healthy growth; containing a minimum of 4% organic matter for clay loam and 2% organic matter for sandy loam, to a maximum of 25% by volume. Topsoil shall be loose and friable, free of subsoil, clay lumps, stones, rocks or any other deleterious material greater than 50mm diameter. Topsoil shall be free of all litter and toxic chemicals that may be harmful to plant growth. Topsoil containing soil clumps, crabgrass, couchgrass, or other noxious weeds is not acceptable. Topsoil shall not be delivered or placed in a frozen or excessively wet condition. Topsoil acidity / alkalinity shall be in the range of 6.0pH to 7.5pH.
2. Topsoil depth requirements are as follows:
 - Shrub Planting Beds: 500mm min, continuous depth
 - Tree Planting Beds: 600mm min, continuous depth
 - Sodded Areas: 150mm min, continuous depth

1. Contractors shall obtain stakeouts from all Utilities prior to landscape installations.



Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
4	AFJ	<i>Acer x freemanii</i> "Jeffersred"	Autumn Blaze Maple	60mm	-	W.B.	-	-
4	CE	<i>Celtis occidentalis</i>	Common Hackberry	60mm	-	W.B.	-	-
4	GB	<i>Ginkgo biloba</i>	Maidenhair Tree	60mm	-	W.B.	-	-
5	GTK	<i>Gleditsia triacanthos inermis</i> "Skyline"	Skyline Honey-locust	60mm	-	W.B.	-	-
5	QA	<i>Quercus alba</i>	White Oak	60mm	-	W.B.	-	-
3	QMA	<i>Quercus macrocarpa</i>	Burr Oak	60mm	-	W.B.	-	-
3	SGI	<i>Syringa reticulata</i> "Ivory Silk"	Ivory Silk Tree Lilac	60mm	-	W.B.	-	-






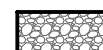

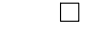








Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
36	Btd	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	-	-	POTTED	-	-
32	Phr	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	-	-	POTTED	-	-
107	Pfp	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	-	-	POTTED	-	-
58	Spf	Spiraea japonica 'Goldflame'	Goldflame Spirea	-	-	POTTED	-	-

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
50	Efg	Euonymus fortunei "Emerald 'N Gold"	Emerald 'N Gold Euonymus	-	-	POTTED	-	-
50	Txh	Taxus media "Hicksii"	Hicks Yew	-	40cm	POTTED	-	-

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
80	cak	Calamagrostis acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	-	-	POTTED	-	-
96	hhr	Hemerocallis 'Happy Returns'	Happy Returns Daylily	-	-	POTTED	-	-
40	hhr	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	-	-	POTTED	-	-

LEGEND:

	DETAIL #		QUANTITY
	SHEET #		SPECIES

- | | |
|---|---|
|  | PROPERTY LINE |
|  | 1.8m ht. WOOD PRIVACY FENCE |
|  | WOOD ACOUSTIC FENCE; HEIGHT VARIES; REFER TO PLAN |
|  | UNIT PAVING |
|  | CONCRETE PAVING |
|  | RIVERSTONE |
|  | 600mmx600mm PRECAST CONCRETE PATIO SLAB |
|  | BENCH |
|  | FIRE HYDRANT |
|  | SANI MH |
|  | STM MH |
|  | PROPOSED DECIDUOUS TREES |
|  | EXISTING TREE TO REMAIN |
|  | PROPOSED DECIDUOUS SHRUBS |
|  | PROPOSED CONIFEROUS SHRUBS |
|  | PROPOSED PERENNIALS |

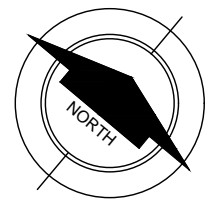
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no.	revision	date	by

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reviewed by	drawn by
JS	AG

date JANUARY 2019

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LANDSCAPE PLAN

L-1

client ELM DEVELOPMENT

project title
1583 CORMACK CRESCENT

project number
2018-122



