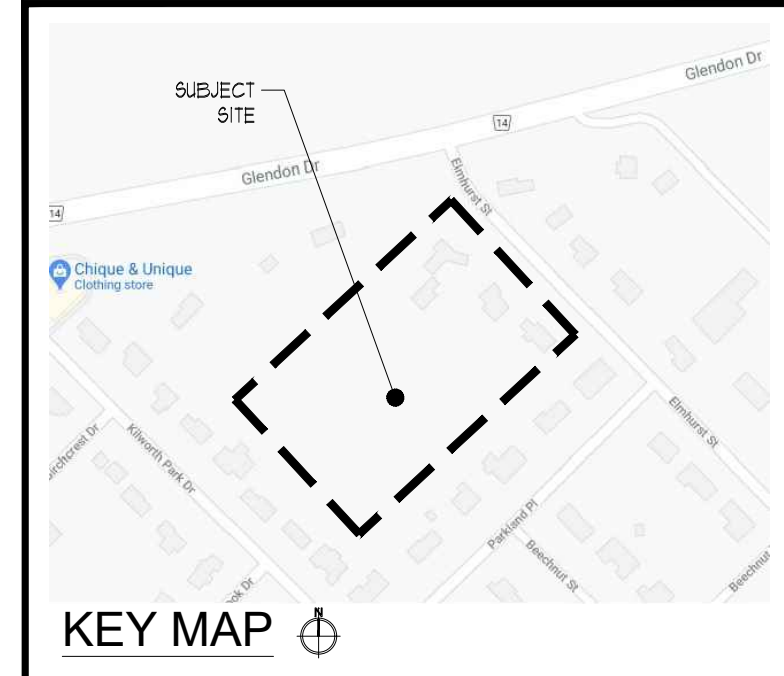


GENERAL PLANTING SPECIFICATIONS:

- ENGINEERING INFORMATION SUPPLIED BY LSA CONSULTANTS INC.
 - CONTRACTOR TO MAKE TRAVELERS PARTIAL WITH ALL RELATED SPECIFICATIONS.
 - 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.
 - REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - 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.
 - ALL WORKMANSHIP TO BE WARRANTED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
 - ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
 - ALL NURSERY STOCK TO BE CANADIAN GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S "CANADIAN NURSERY STOCK STANDARD", LATEST EDITION.
 - ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROUNDING FOLLOWING THE OCCUPANCY OF THE SITE. DEVELOPMENT UNLESS OTHERWISE STATED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.
- GRADING**
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
 - ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERING DRAWINGS.
 - SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 98% SPD.
 - ALL SLOPES TO BE SCARIFIED TO A DEPTH OF 4" (100MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HIGHWAY CONDITIONS.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE.
 - CORRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SUALES.
 - NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL NET CONDITIONS.
- TOPSOIL**
- IF THE CONTRACTORS EMPHASE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY, THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCEMENT.
 - TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE FINE-TEXTURE NATURAL LOAM TO A MINIMUM DEPTH OF 8" (60MM) AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% ORGANIC MATTER FOR SANDY LOAM TO A DEPTH OF 8" AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. FREE OF SUBSOIL, COMPACTION ROOTS AND STONES OVER 50MM DIAMETER. REASONABLY FREE OF WEEDS AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A pH RANGING FROM 6.0 TO 7.0.
 - TOPSOIL IS TO BE STOCKPILED AT THE SITE DEVELOPMENT, AVOID TYPING TOPSOIL WITH SUBSOIL. LIMIT HEIGHT OF STOCKPILES TO 10' TO RETAIN SOIL MICROORGANISMS AND SOIL VIABILITY AND FERTILITY.
 - IF APPLICABLE ALL WORK IN ANY ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY. ENSURE A MINIMUM OF 100MM TOPSOIL IS INSTALLED IN BOULEVARDS.
 - PROTECT THE MUNICIPALITY OWNED ROAD ALLOWANCE(S)/BOULEVARDS FROM COMPACTION OR SOIL CONTAMINATION.
- MULCH**
- ALL TREES, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO INSTALL 3" (75MM) OF GROUND-BARK MEDIUM MULCH IN ALL AREAS.
 - ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.
- PLANT MATERIALS**
- CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWINGS AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
 - SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONSENTATION BY THE LANDSCAPE ARCHITECT.
 - 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 REFLECT INTENT OF DESIGN AND/OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR.
 - 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.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. I.E. TEMPERATURE, PRECIPITATION.
 - ALL TREE PITS SHALL BE AT LEAST 3 FT. (600MM) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 4" (100MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT.
 - SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" (60MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT.
 - ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCERS TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 2" (50MM).
 - ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
 - ALL EVERGREENS ARE TO BE MULCHED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
 - ALL SHRUBS PLANTED WITHIN 10' OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH SALT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL).
 - CORRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SUALES.
 - DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SUALES.
 - CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 3 FULL GROUNDING SEASONS.
- SOIL**
- ALL LANDSCAPED AREAS TO BE SUCCESS TO THE STREET CURB (S) UNLESS OTHERWISE STATED.
 - CONTRACTOR TO ENSURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING AND SIDEWALKS HAVE A 3" (75MM) SOIL MAINTENANCE STRIP INSTALLED.
 - ANY SCODDING OR WORK ON LANDS ADJUTING THE PROPERTY FROM TO SIDEWALK AND CURBING SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY AND/OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED.
 - SOIL SHALL BE CENTRED 1' (100MM) WITHIN THE GRASS, GROUND AND SOIL IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOIL GROWERS ASSOCIATION OF ONTARIO. AT THE OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE SOYD (300 X 12") IN AREA WITH THE SOIL PORTION BEING 1/4" NUTRIE).
 - SOIL TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY.
 - SPON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOIL AND THE UPPER 4" (100MM) OF BACKFILL TOPSOIL. AFTER SOIL AND SOIL HAVE DREED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING 1500 LBS (680KG) PRESSURE PER SOYD.
 - CONTRACTOR TO MAINTAIN ALL DRAINAGE SUALES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- WATERING**
- DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 30 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 STATED ON THE DRAWINGS. CRITICAL WATERING ZONES ARE JULY 1 & AUGUST.
 - IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE. HOME BISS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE.
 - MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSES. AREAS OF GRASSSED OR GRASSSED AREAS TO COMPFENCE ON A REGULAR BASIS AND CONTINUE UNTIL WINTER. DEPENDING ON AMOUNT OF RAINFALL, NEW SOIL THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FREELY ROOTED INTO THE EXISTING SOIL.
 - ALL CONIFERUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP.
 - WATER SHALL BE APPLIED SO THAT THE WASHING OF THE SOIL OR DISLODGING OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.



KEY MAP



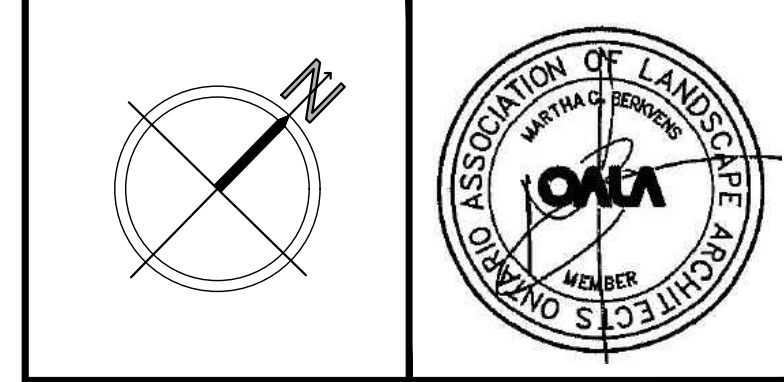
ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
OCT 16 2021	REISSUED FOR APPROVAL	4.
JUL 25 2022	REISSUED FOR APPROVAL	3.
JUL 15 2021	REISSUED FOR APPROVAL	2.
FEB 24 2021	ISSUED FOR APPROVAL	1.

PLOTTING INFORMATION:
 PLOTTED DATE = OCT 26, 2022
 PLOTTED SCALE = 1:1



PROJECT TITLE:
**ELMHURST STREET
 KILWORTH**

DRAWING TITLE:
**LANDSCAPE
 PLAN**

DATE: FEBRUARY 2021	SCALE: AS NOTED	DRAWING No. L-1
DRAWN: RKL Inc.	CHECKED BY: RHK	
PROJECT No. 21-127Ld		

LANDSCAPE PLAN
 SCALE = 1:500

PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Ar	RED MAPLE	<i>Acer rubrum</i> 'Sunset'	8	60mmcal	UB
As	SUGAR MAPLE	<i>Acer saccharum</i>	10	60mmcal	UB
Co	HACKBERRY TREE	<i>Celtis occidentalis</i>	10	60mmcal	UB
Fs	PURPLE DAUZYCK BEECH	<i>Fagus sylvatica</i> 'Dauzyck Purple'	20	60mmcal	UB
Gt	SHADEMASTER LOCUST	<i>Gleditsia triacanthos</i> 'Shademaster'	6	60mmcal	UB
Pi	WHITE SPRUCE	<i>Picea glauca</i>	6	50cm	UB
Qr	RED OAK	<i>Quercus rubra</i>	13	60mmcal	UB
Sv	DWARF KOREAN LILAC	<i>Syringa meyeri</i> 'Palibin'	80	2y3gal	POT

