

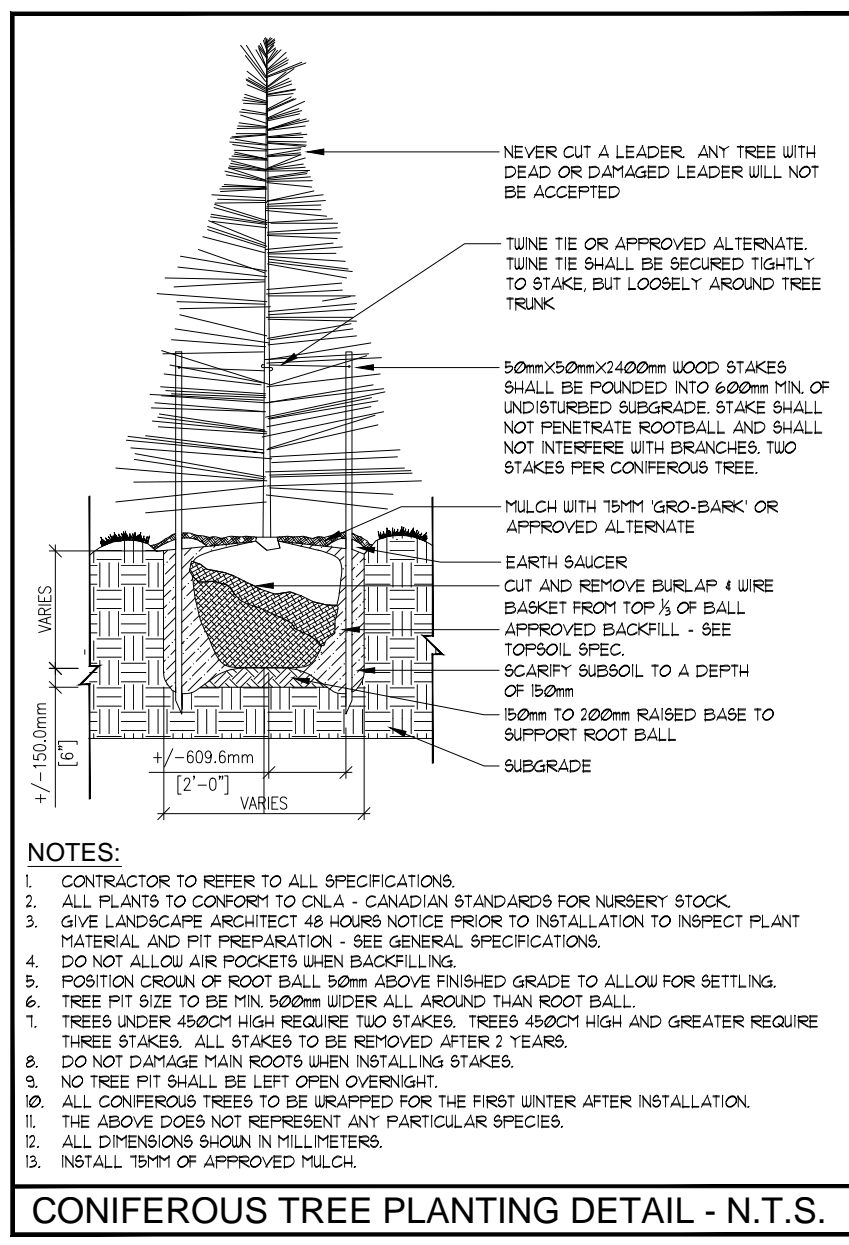
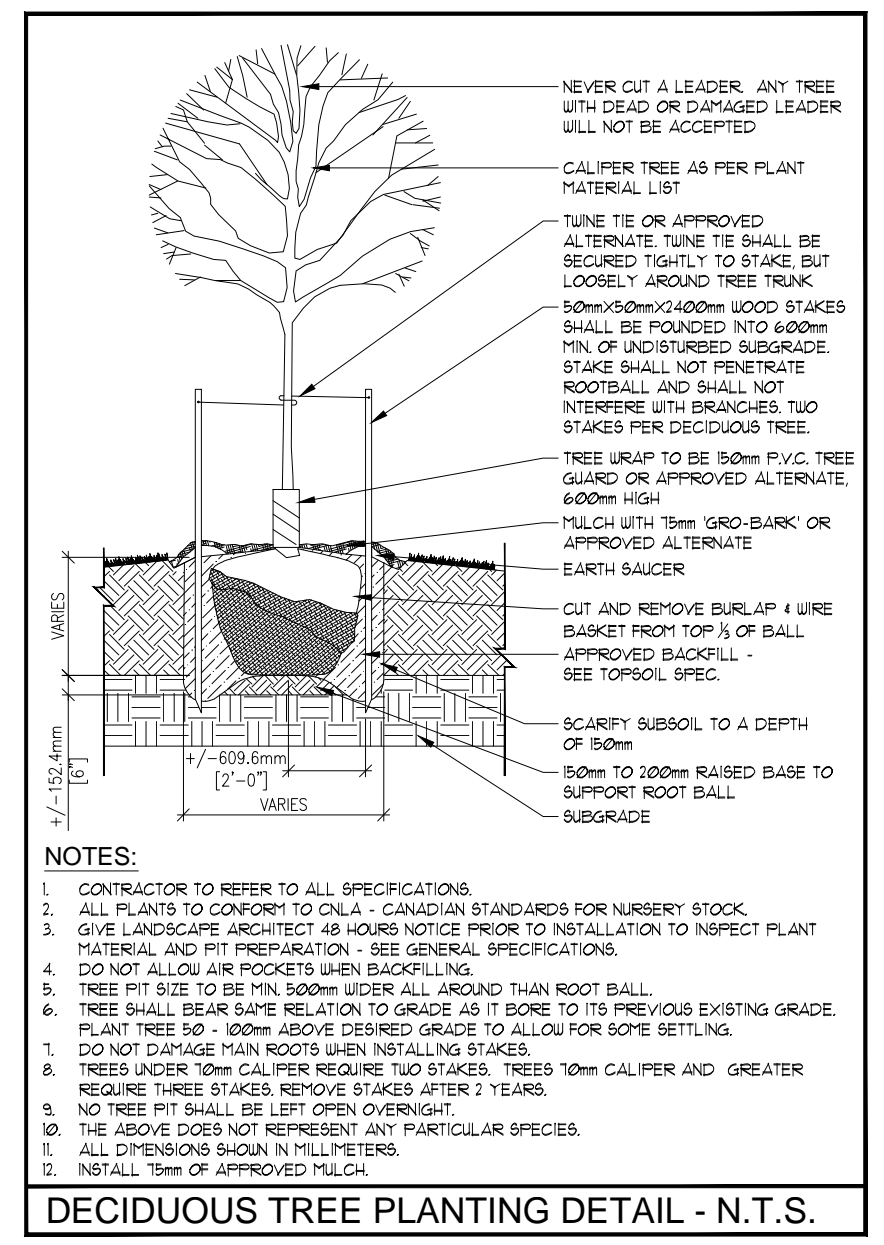
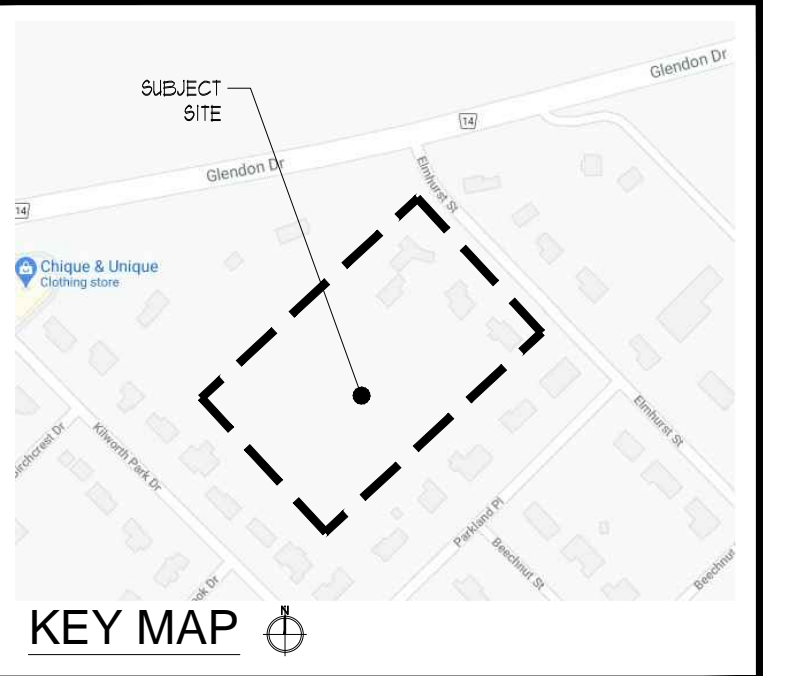
LANDSCAPE PLAN
SCALE = 1:500

PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Ar	RED MAPLE	<i>Acer rubrum</i> 'Sunset'	8	60mcal	WB
As	SUGAR MAPLE	<i>Acer saccharum</i>	8	60mcal	WB
Ft	PURPLE DAULYCK BEECH	<i>Fagus sylvatica</i> 'Dauyck Purple'	10	60mcal	WB
Gt	SHADEMASTER LOCUST	<i>Glodisia viticinctos</i> 'Shademaster'	5	60mcal	WB
Lt	TULIP TREE	<i>Liriodendron tulipifera</i>	6	60mcal	WB
Pt	CHANTICLEER PEAR	<i>Pyrus calleryana</i> 'Chanticleer'	20	60mcal	WB
Qr	WHITE SPRUCE	<i>Picea glauca</i>	3	50cm	WB
Or	RED OAK	<i>Quercus rubra</i>	6	60mcal	WB

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTINGS
- PLANT KEYS - SEE PLANT MATERIALS LIST
- PROPOSED LIGHTING - SEE ELECTRICAL PLAN



GENERAL PLANTING SPECIFICATIONS:

- BASE INFORMATION SUPPLIED BY LDC CONSULTANTS INC.
 - ENGINEERING INFORMATION SUPPLIED BY LDC CONSULTANTS INC.
 - CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
 - CONTRACTOR HAS RESPONSIBILITY FOR REVIEWING 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 THE BIDDING 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 48 HOUR COMPLETION CERTIFICATE AS WELL AS THE CONTRACTOR'S 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 IN NURSERY GREEN AND THAT 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 GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE. DEVELOPMENT UNLESS OTHERWISE STATED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST NOTIFY 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 SCAFFRY FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25mm) AND COMPACTED TO 85% S.P.D.
 - ALL SUBSOIL TO BE SCAFFRY TO A DEPTH OF 1" (25mm) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARBORING CONDITIONS.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE APPLICATION OF TOPSOIL.
 - DIRECT ALL RUNLEADERS AND SUPPLY LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SCALES.
 - NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL SET CONDITIONS.
- TOPSOIL**
- AT THE CONTRACTOR'S EXPENSE 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 IN THE RESULTS OF SOIL TEST AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCEMENT.
 - PLANTING BEDS ARE TO BE A TEXTILE REINFORCED NATURAL LOAM TO A MINIMUM DEPTH OF 30" (760mm) AND A MINIMUM DEPTH OF 41" (1040mm) FOR TURF AREAS. UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 1% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 18% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH FREE OF SUBSOIL, COMPACTATION, ROOTS AND STONES OVER 50mm DIAMETER, REASONABLY FREE OF SEEDS AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A pH RANGING FROM 6.0 TO 7.0.
 - IF TOPSOIL IS TO BE STOCKPILED FOR USE ON SITE DEVELOPMENT, AVOID MIXING TOPSOIL WITH SUBSOIL. LIMIT HEIGHT OF STOCKPILE TO 3M TO RETAIN SOIL MICROORGANISMS AND SOIL QUALITY 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) (BOULEVARD) FROM COMPACTATION OR SOIL CONTAMINATION.
- MULCH**
- ALL TREES/ITS SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO INSTALL 3" (75mm) OF 'GRD-BARK' 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(S) AND PLANT MATERIAL LIST(S) REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
 - SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
 - PLANTING THAT IS ACQUIRED TO BUY UTILITIES CONCERNS AND ARCHITECT'S 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 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 HRS 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. IE. TEMPERATURE, PRECIPITATION.
 - ALL TREES PITS SHALL BE AT LEAST 2 FT. (600mm) UNDER 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 1" (25mm) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVERNIGHT.
 - SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 30" (760mm) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB ARE NOT TO BE LEFT OPEN OVERNIGHT.
 - 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 SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 15" (38mm).
 - ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
 - ALL EXPOSURES ARE TO BE BURIED THE FIRST WEEKS AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
 - ALL SHRUBS PLANTED WITHIN 10' OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH 6" BENTING THROUGHOUT THE FIRST YEAR AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR. OPTION.
 - DIRECT ALL RUNLEADERS AND SUPPLY LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SCALES.
 - DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SCALES.
 - CONTRACTOR IS TO REMOVE ALL STAKES AND CUT WIRES AFTER 2 FULL GROWING SEASONS.
- SOIL**
- ALL LANDSCAPED AREAS TO BE SOCCED 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 SOCCING OR WORKS ON LANDS ADJUTING THE PROPERTY FROM THE LOTLINES 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 CERTIFIED 1" (25mm) TILLED TO 18" (457mm) DEEP AND SOIL IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOIL GROWERS ASSOCIATION OF ONTARIO AT THE 0.5m SCALE IT SHALL HAVE A STRONG PERFORATED ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE (1) SQ FT (300 P2) IN AREA WITH THE SOIL PORTION BEING 5" (127mm).
 - SOIL TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY.
 - UPON INSTALLATION AREAS SHOULD BE WATERED 48 TO 72 HOURS AND THE UPPER 4" (100mm) OF BACKFILL TOPSOIL, AFTER SOIL AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING 1500 LBS. (680kg) PRESSURE PER FOOT.
 - CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- WATERING**
- DURING THE WARRANTY PERIOD BETWEEN MAY 15 AND SEPTEMBER 15 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 MONTHS ARE JUNE, JULY & AUGUST.
 - IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE IF HOSE BIBS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE.
 - MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GRASS AND GRASSED AREAS. WATERING OF GRASSED AREAS TO COMPELCE ON A REGULAR BASIS AND CONTINUE WITH FREQUENCY DEPENDING ON AMOUNT OF RAINFALL. NEW SOIL THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOIL.
 - ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP.
 - WATER SHALL BE APPLIED TO THAT THE WATERS OF THE SOIL OR OVERFLOWING OF MULCH OR TREE GUARDS DOES NOT OCCUR DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.



RON KOUDYS LANDSCAPE ARCHITECTS INC.

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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.
JUL 15 2021	REISSUED FOR APPROVAL	2.
FEB 24 2021	ISSUED FOR APPROVAL	1.

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

MEMBER

PLOTTING INFORMATION:
PLOTTED DATE: JULY 15, 2021
PLOTTED SCALE: 1/1

ELMHURST STREET KILWORTH

LANDSCAPE PLAN

DRAWING TITLE:

DATE: FEBRUARY 2021 SCALE: AS NOTED DRAWING No. L-1

DRAIN: RKL.A Inc. CHECKED BY: R.H.K.

PROJECT No. 21-127Lb