SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FAILURE OF THE LANDSCAPE CONTRACTOR TO OBTAIN THE APPROVAL OF THE LANDSCAPE

ARCHITECT PRIOR TO MAKING ANY CHANGES TO THE SPECIFIED MATERIALS AND/OR ANY OTHER SPECIFIED INSTRUCTIONS. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERSEDED BY ADDITIONAL SPECIFICATIONS

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS PER MUNICIPAL STANDARDS.

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 33 1/3% (3:1) UNLESS OTHERWISE SPECIFIED

LANDSCAPE CONTRACTOR TO PROVIDE A SOIL REPORT OF ANY NEW MATERIAL BROUGHT TO THE SITE. THE REPORT MUST CONFIRM TEXTURE AND FERTILITY. THE REPORT MUST ALSO CONFIRM THE SOIL IS FREE FROM HEAVY METALS, TOXIC ELEMENTS, AND GROWTH INHIBITING COMPONENTS.

STOCK PILED ON SITE TOPSOIL MUST BE TESTED BY AGRI-FOODS LABORATORIES 503 IMPERIAL RD N, GUELPH, ON N1H 6T9 (519) 837-1600 A TOPSOIL BASIC TEST IS REQUIRED. BEFORE CONDUCTING TEST THE LANDSCAPE CONTRACTOR IS TO INQUIRE IF AN ATRAZINE AND/OR HEAVY METAL TEST IS REQUIRED. ALLOW AT LEAST 2 WEEKS FOR THE TEST(S) TO BE CONDUCTED PRIOR TO INSTILLATION ON SITE. SUBMIT TOPSOIL REPORT TO TERRAPLAN FOR REVIEW AND RECOMMENDATIONS FOR AMENDMENT

STOCK PILED ON SITE PLANTING SOIL MUST BE TESTED BY AGRI-FOODS LABORATORIES 503 IMPERIAL RD N, GUELPH, ON N1H 6T9 (519) 837-1600 A SOIL BASIC TEST IS REQUIRED. BEFORE CONDUCTING TEST THE LANDSCAPE CONTRACTOR IS TO INQUIRE IF AN ATRAZINE ÁND/OR HEAVY METAL TEST IS REQUIRED. ALLOW AT LEAST 2 WEEKS FOR THE TEST(S) TO BE CONDUCTED PRIOR TO INSTILLATION ON SITE. SUBMIT TOPSOIL REPORT TO TERRAPLAN FOR REVIEW AND RECOMMENDATIONS FOR AMENDMENT

TOPSOIL FOR SODDED AREAS:
MIXTURE OF MINERAL PARTICULATES, MICRO ORGANISMS AND ORGANIC MATTER WHICH PROVIDES SUITABLE MEDIUM FOR SUPPORTING INTENDED PLANT GROWTH. GRO-BARK GRO-TURF - ORGANIC TOP DRESS (905) 846-1515 OR APPROVED EQUAL SCARIFY THE SUBSOIL PRIOR TO THE SPREADING THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE.

PLANTING SOIL TEXTURE
TO CONSIST OF 35-50% SAND, 40-50% SILT, 8-14% CLAY, 4-8 % ORGANIC BY WEIGHT, pH BETWEEN 6.5 to 8 (THE CANADIAN SYSTEM OF SOIL CLASSIFICATION) FARTHCO 50 / 50 PLANTING MIX (905-761-6599) OR APPROVED FOLIAL PROVIDE RECENT SOIL REPORT PRIOR TO ORDER. FERTILIZER TO BE MIXED INTO SOIL OFF SITE AS REQUIRED.

FERTILIZER: AS REQUIRED BASED ON PROVIDED SOIL REPORT PRIOR TO ORDERING MAJOR SOIL NUTRIENTS PRESENT IN FOLLOWING RATIOS:

MINERAL FERTILIZER: ADDED AS REQUIRED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT NITROGEN (N): 20 TO 40 MICROGRAMS OF AVAILABLE N PER GRAM OF SOIL.

 PHOSPHORUS (P): 10 TO 20 MICROGRAMS OF PHOSPHATE PER GRAM OF SOIL. POTASSIUM (K): 80 TO 120 MICROGRAMS OF POTASH PER GRAM OF SOIL. CALCIUM, MAGNESIUM, SULPHUR AND MICRO-NUTRIENTS PRESENT IN BALANCED RATIOS TO SUPPORT GERMINATION AND/OR ESTABLISHMENT OF INTENDED VEGETATION.

DEBRIS AND STONES OVER 25 MM DIAMETER

 COURSE VEGETATIVE MATERIAL, 10 MM DIAMETER AND 100 MM LENGTH, OCCUPYING MORE THAN 2% OF SOIL VOLUME TOXIC ELEMENTS AND/OR GROWTH INHIBITING MATERIALS

CONSISTENCE: FRIABLE WHEN MOIST.

LANDSCAPE SPECIFICATIONS

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE OR DRAINAGE DETAIL. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FAILURE OF THE LANDSCAPE CONTRACTOR TO OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY CHANGES TO THE SPECIFIED MATERIALS AND/OR ANY OTHER SPECIFIED

PREPARATION OF PLANTING BEDS

- EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS, MIN 600mm (2.0'). BACK FILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF 50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC AND pH 6.5 TO 8.
- ANY SUBSTITUTIONS TO THE SEED MIXTURE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE ALL PLANTING BED EDGES TO BE MAINTAINED BY SOD EDGE TRIMMER. TO DO SO WILL BE AT THE COST OF THE LANDSCAPE CONTRACTOR. ALL PLANTING BEDS TO HAVE A 25mm (1") CUT AT EDGE TO BE MAINTAIN A CLEAN SEPARATION BETWEEN SOD AND BED. ALL PLANT BEDS TO BE CONTINUOUS.

 PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

• USE #1 BLUEGRASS - FESCUE SOD SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS

ASSOCIATION OF ONTARIO. ALL SODDED AREAS SHALL RECEIVE A MINIMUM OF 100mm (4") OF TOPSOIL SOD SLOPES ARE NOT TO EXCEED 3:1. IF APPROVED BY LANDSCAPE ARCHITECT A SLOPE IN EXCESS OF 4:1 TO BE

• THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING ALL SODDED AND SEEDED AREAS AT LEAST TWO (2) TIMES

CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE

BEFORE FINAL INSPECTION FOR ACCEPTANCE OF THE LANDSCAPE WORK. PLANT MATERIALS: ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES

ASSOCIATION FOR SIZE AND SPECIES.

ACCORDANCE OF THE MATERIAL SHALL BE CONTAINER GROWN, POTTED, OR BALL AND BURLAP, UNLESS OTHERWISE BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING UPON APPROVAL OF THE LANDSCAPE ARCHITECT ONLY.

 ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED. PLANT MATERIAL SIZES AND CONDITIONS

ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

- THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST.
- CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED AS DETAILED, AND AS SHOWN ON THE LANDSCAPE
- PLANT MATERIAL SIZES, SPACING, AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE, AND GRADE AS SPECIFIED ON PLANTING PLAN; PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN, OR BUNDLE. OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT.
- USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND LINDAMAGED
- LANDSCAPE CONTRACTOR TO INSTALL NEW SOD AND NEW TOPSOIL AS PER SPECIFICATIONS AND GENERAL NOTES. THROUGHOUT THE SITE AS DESIGNED NEW TOPSOIL AND SOD SHALL EXTEND THROUGH THE MUNICIPAL BOULEVARD TO THE REAR OF THE MUNICIPAL CURB.

P-2017-17.145-26

STAKING OF TREES
REFER TO PLANTING DETAILS.

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD. UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCÉ OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE **GUARANTEE PERIOD**

ALL INSTALLATION STANDARDS AND PROCEDURES ARE AS FOLLOWS OR AS DIRECTED BY THE MUNICIPAL GUIDELINES

SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS, AND TO BE MAINTAINED USING A SOD EDGE TRIMMER.

SEED MIXTURE(S)
 SEED MIXTURES TO BE SUPPLIED BY OSC - Ontario Seed Co. Box 7 Waterloo, ON N2J 3Z6 519-886-0557 OR APPROVED EQUAL

SEED INVOICE WHICH INDICATES THE SEED MIXTURE, QUANTITY, AND SITE LOCATION, TO BE PROVIDED TO THE LANDSCAPE

SAMPLE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

THE GUARANTY PERIOD.

PROTECTIVE GUARDS ARE TO BE EMPLOYED AROUND THE BASE OF DECIDUOUS TREES.

OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION (LOHTA).

IF INSTALLED THE GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH.

ALL PLANTING BEDS THAT ARE SURROUNDED BY SOD SHOULD BE CUT AND EDGED AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED

MULCH

ALL BEDS TO RECEIVE A COVER OF CLEAN SHREDDED PINE MULCH (GRO-BARK OR APPROVED EQUAL), UNLESS OTHERWISE SPECIFIED, TO A

PROTECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF

 ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED. AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

WRAPPING OF ALL DECIDUOUS TREES, IF REQUIRED, SHALL COMMENCE ONLY UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS

THE GUARDS ARE TO BE REMOVED FROM THE TREES AT THE END OF THE MAINTENANCE PERIOD, OR UNLESS OTHERWISE STATED.

CONIFEROUS TREES SHALL BE WRAPPED FOR THE FIRST YEAR AFTER PLANTING, AND THE SECOND IF CONDITIONS REQUIRE.

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

GENERAL REQUIREMENTS

USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION (LOHTA) AND THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO

PLANT MATERIAL INSTALLATION

P-2017-17.145-25

DEPTH IN mm

300

450

600

PER TREE INSTALLATION

NOTE: THE CONTRACTOR IS TO

THE DEPTHS INDICATED ON THE

CHART BELOW.

SHRUBS

TOPSOIL DEPTH CHART

LANDSCAPE AREAS

LAWN AREAS (SOD)

RAISED PLANTERS

AWN AREAS (SEED)

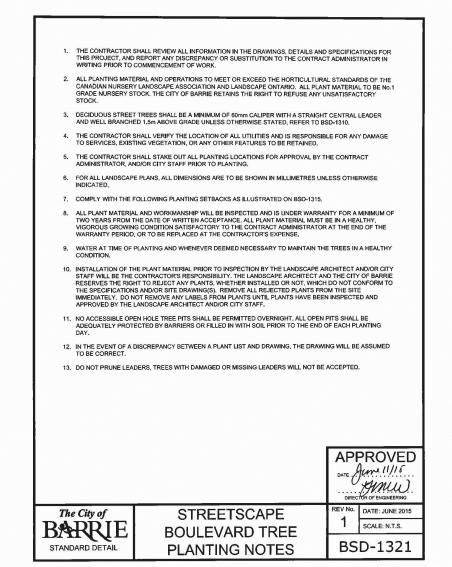
PLANTING BEDS - GRASSES.

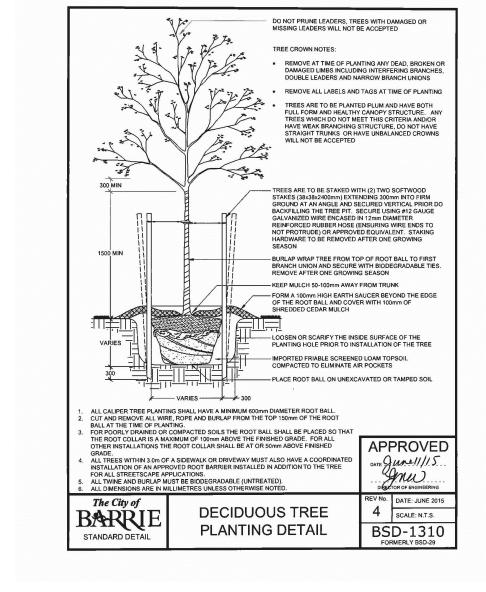
PERENNIALS AND GROUNDCOVER

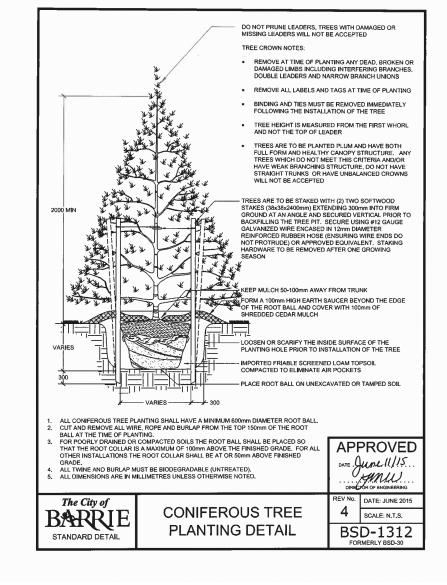
SHADE AND ORNAMENTAL TREES

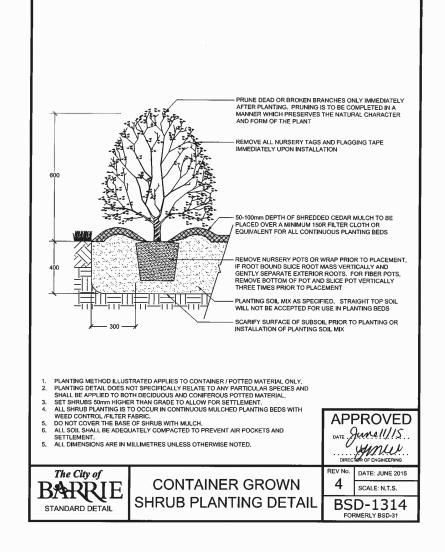
PLANTING BEDS - MEDIUM AND SMALL

SUPPLY TOPSOIL FILL MATERIAL TO









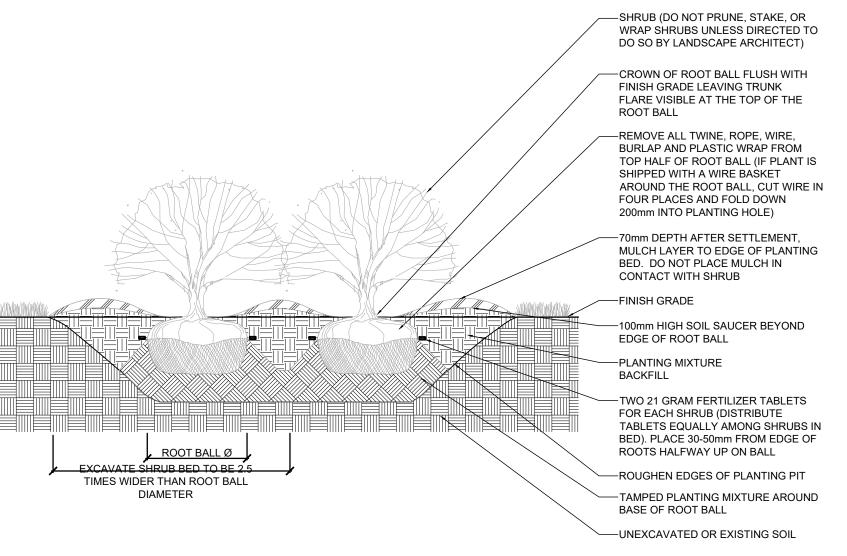
STREETSCAPE BOULEVARD TREE PLANTING NOTES

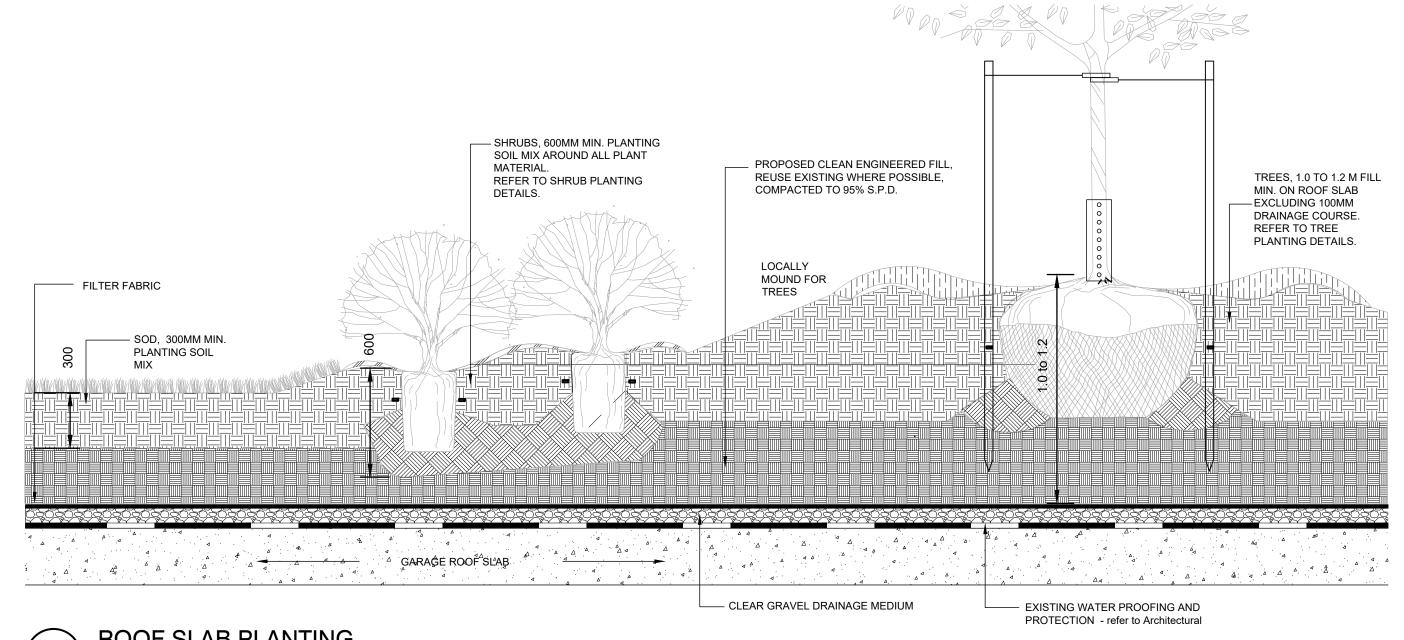


CONIFEROUS TREE PLANTING DETAIL 6

SHRUB PLANTING DETAIL

P-2017-17.145-56





ROOF SLAB PLANTING

CHECKED: CL + PM NTS 2017-09-21 DATE: PROJECT NO.: 17-145

NOT FOR CONSTRUCTION

ISSUED FOR SITE PLAN REVIEW

REISSUED FOR SITE PLAN REVIEW

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND

REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN

ISSUED FOR REVIEW

BEFORE PROCEEDING WITH THE WORK

SIGNED BY THE LANDSCAPE ARCHITECT.

01 ISSUED FOR SITE PLAN REVIEW

08 ISSUED FOR CONTRACTOR REVIEW 2019-03-04 TL

07 REISSUED FOR SITE PLAN REVIEW 2018-05-01 CL

REISSUED FOR SITE PLAN REVIEW | 2018-04-13 | CL

RE-ISSUED FOR ALECTRA'S REVIEW | 2018-04-09 | CL

REISSUED FOR SITE PLAN REVIEW 2018-03-20 CL

2019-08-06 TL

2017-12-15 CL

2017-11-24 CL

2017-09-21 CL date by

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1 info@terraplan.ca www.terraplan.ca

One Urban Developments Inc.

28 Rivalda Road Toronto, Ontario M9M 2M3 Canada

> 430 ESSA ROAD BARRIE, ONTARIO

PLANTING DETAILS

DRAWING DRAWN:

B&B SHRUB PLANTING

SCALE=NO SCALE