

LANDSCAPE PLAN

SCALE 1 : 300



GENERAL NOTES

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SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	October 6, 2022	SJT

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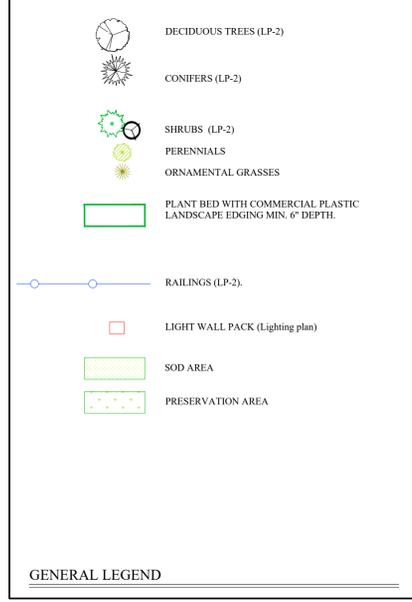
DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

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THIS DRAWING IS NOT TO BE SCALED.

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPREAD	DETAIL	NOTES
<b>DECIDUOUS TREES</b>								
AD	3	AUTUMN BLAZE MAPLE	Acer x freemanii 'Jeffersred'	60 mm	W.B.	AS SHOWN	D-1	Full Form
<b>CONIFEROUS TREES</b>								
Po	3	SERBIAN SPRUCE	Picea omorika	200cm	w.b.	6.0 m o/c	D-2	Full form / Do not cut leader
<b>DECIDUOUS SHRUBS</b>								
SJN	3	NEON FLASH SPIRAEA	Spiraea japonica 'Neon Flash'	60 cm	3 gal.	1.0m o/c	D-3	Full form / Container grown
SnS	4	SNOWMOUND SPIRAEA	Spiraea nipponica 'Snowmound'	60 cm	3 gal.	1.0m o/c	D-3	Full form / Container grown
<b>EVERGREENS</b>								
JhB	4	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	50cm	3 gal.	2.00 m o/c	D-3	Full form / Container grown
Pmp	1	MUGHO PINE	Pinus mugo var. pumilo	60cm	7 gal.	3.00 m o/c	D-3	Full form / Container grown
J&M	1	MOFFET JUNIPER	Juniperus scopulorum 'Moffettii'	150cm	w.b.	0.90 m o/c	D-3	Full form / Container grown
J&S	3	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	200cm	w.b.	0.90 m o/c	D-3	Full form / Container grown
JhW	4	BLUE RUG JUNIPER	Juniperus horizontalis 'Wiltoni'	50cm	3 gal.	0.90 m o/c	D-3	Full form / Container grown
<b>ORNAMENTAL GRASSES</b>								
CaK	3	KARL FOERSTER FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	1 gal	pot	0.80 m o/c	n/a	Full form / Container grown
FgE	67	ELIJAH'S BLUE FESCUE	Festuca glauca 'Elijah Blue'	1 gal	pot	0.30 m o/c	n/a	Full form / Container grown
M&M	3	MALEPARTUS MAIDEN GRASS	Miscanthus sinensis 'Malepartus'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
<b>PERENNIALS</b>								
Ger	22	ROZANNE CRANESBILL	Geranium psilostemon 'Rozanne'	1 gal	pot	0.50 m o/c	n/a	Full form / Container grown

PLANT LIST - REFER TO NOTES AND DETAILS ON LP-2



**SITE CONDITIONS**

- VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION OR ANY OTHER FEATURES TO BE RETAINED.
- FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED, LABORATORY TESTED AND REPLACED AS PER TOPSOIL REQUIREMENTS.
- COMPACTION OF THE PLANTED AREAS SHOULD BE KEPT TO AN ABSOLUTE MINIMUM. THIS WILL ALLOW FOR THE EASY ESTABLISHMENT OF ROOTS, AND A GREATER POTENTIAL FOR SUCCESS. COMPACTION CAN BE MINIMIZED BY RESTRICTING THE USE OF HEAVY EQUIPMENT IN THE PLANTING AREA. SHOULD COMPACTION OCCUR, THE PLANTING AREAS SHOULD BE TILLED TO A DEPTH OF 25CM, WHICH IS ENOUGH TO ALLOW TREE GROWTH.

**PLANT MATERIAL REQUIREMENTS**

- PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS.
- DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE UNLESS OTHERWISE STATED.
- CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m OF THE GROUND.
- ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE SITE.

**INSPECTION AND WARRANTY**

- GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT FOR THE REQUIRED START UP SITE INSPECTION TO REVIEW SITE CONDITIONS AND SCHEDULE FOLLOW UP INSTALLATIONS.
- INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING. REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEAR FROM DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY PERIOD OR BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.

**TOPSOIL REQUIREMENTS**

- PROVIDE MINIMUM SOIL VOLUME PER TREE AT 0.45m DEPTH FOR STREET TREES (OR ABOVE UTILITIES) AND MAX. 0.9m IN OTHER AREAS:
  - 18 m³ FOR LARGE TREES
  - 12 m³ FOR SMALL TREES
- PREPARED SOIL MIXTURE FOR EACH TREE PITS AND SHRUBS SHALL CONSIST OF HIGH QUALITY SOIL:
  - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5\* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS
  - ONE PART COARSE PULVERIZED CANADIAN PEAT MOSS
  - ONE PART OF WELL-ROTTED FARM MANURE
- PREPARED SOIL MIXTURE FOR SOD AREAS SHALL CONSIST OF MIN. 20cm HIGH QUALITY SOIL:
  - SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5\* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS

**PLANTING NOTES**

- LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND MUNICIPAL STAFF PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTER SPACING) ARE TO BE PLANTED AS NOTED IN THE PLANT SCHEDULE.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
- ALL MASS PLANTINGS OF SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED AS SPECIFIED.
- ALL TREE PITS SHALL INCLUDE TREATMENT WITH MICORRHIZAL FUNGI OF THE WALLS BEFORE PLANTING (2L OF "MIKE" OR SIMILAR PRODUCT SHALL BE USED FOR EACH 60MM CALIPER TREE)
- ALL TREES ARE TO BE STAKED OR GUY WIRED ACCORDING TO DETAILS PROVIDED. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT.
- REMOVE BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.
- WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.
- ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEeled IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
- NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY BARRIERS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING DAY.
- ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

BASE PLAN REVISED: MARCH, 2022

Client info:  
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**JDB ASSOCIATES LTD.**

Urban Designers  
 Landscape Architects  
 Arborists

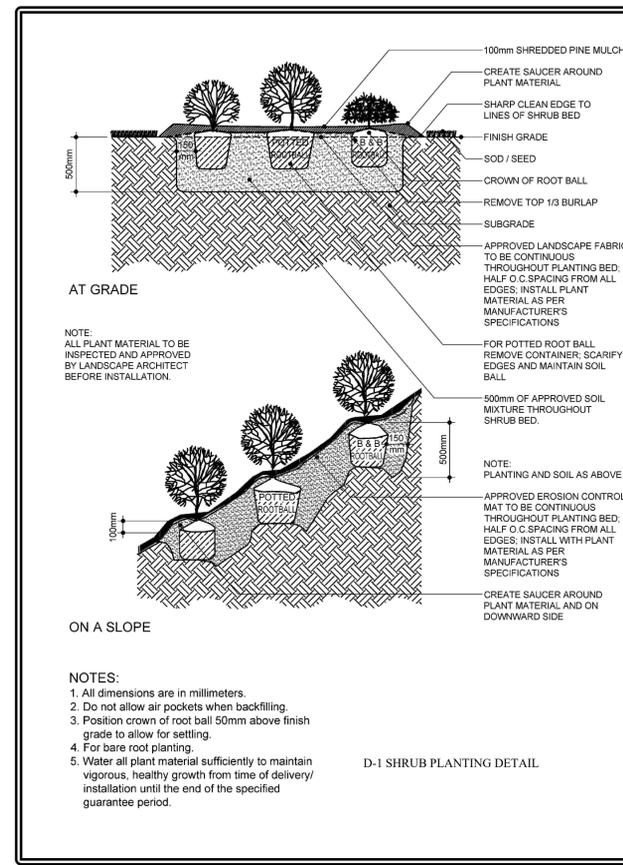
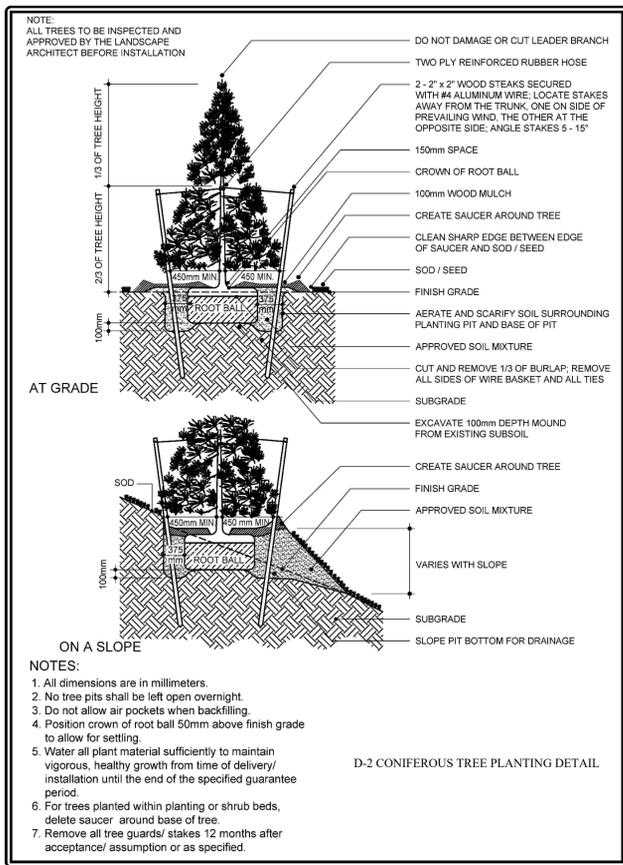
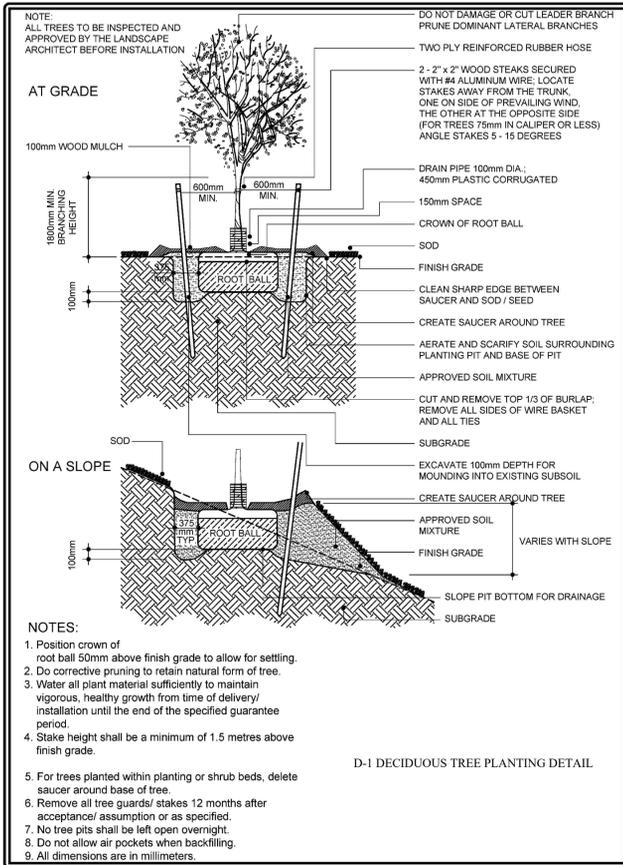
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45 Anderson Blvd  
 PART OF LOT 12  
 (GEOGRAPHIC TOWNSHIP OF UXBRIDGE)

LANDSCAPE PLAN

SCALE: 1 : 300	DESIGNED BY: SJT	REVIEWED BY: NB
TOWNSHIP FILE No.	OUR FILE REF. # 29-22	LP-1



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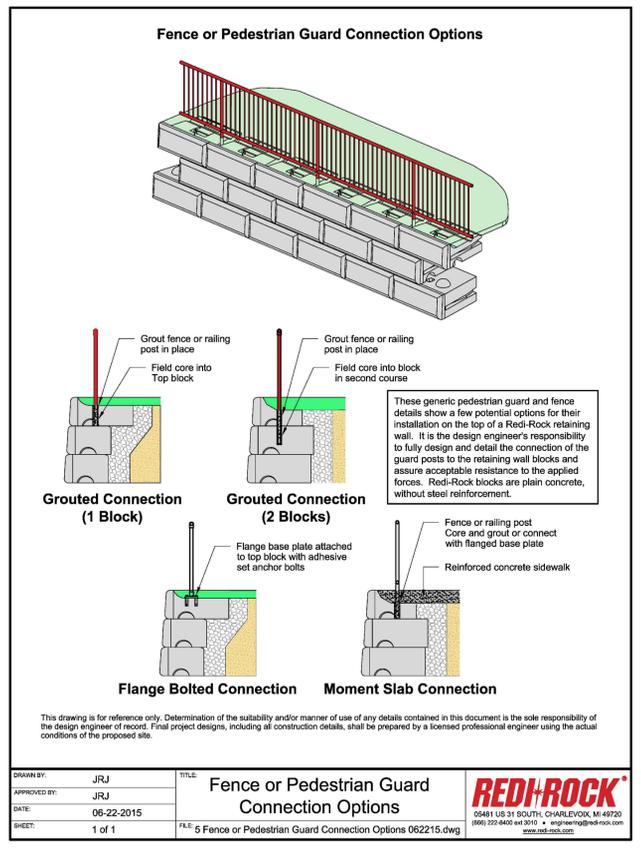
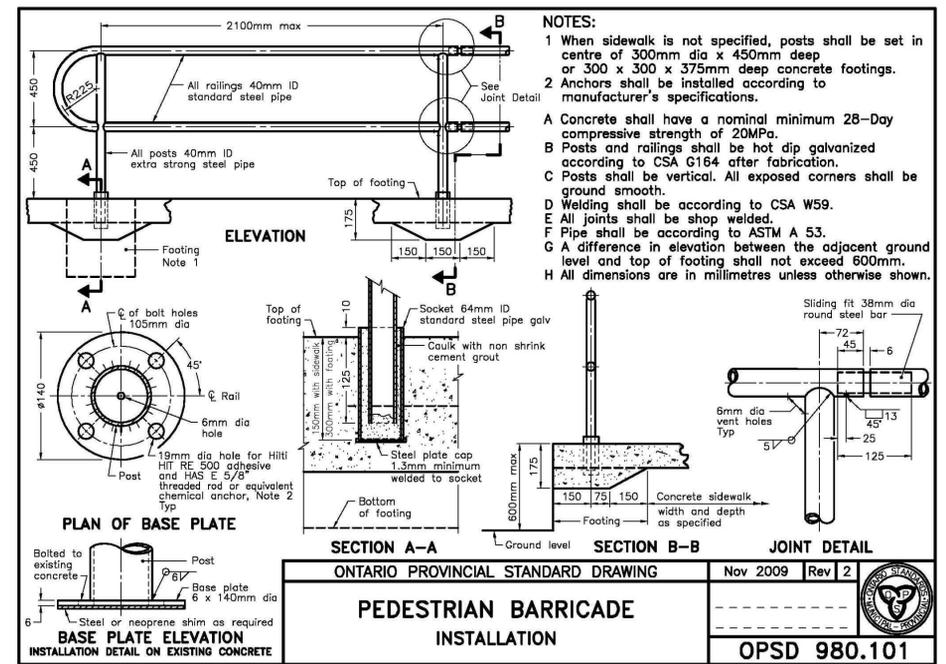
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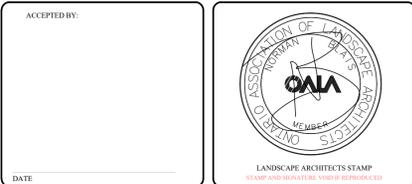
**NOTE:**  
RETAINING WALL SHOP DRAWING SIGNED BY A STRUCTURAL ENGINEER TO BE PROVIDED BEFORE INSTALLATION TO THE LANDSCAPE ARCHITECT FOR APPROVAL.



BASE PLAN REVISED: MARCH, 2022

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PART OF LOT 12  
(GEOGRAPHIC TOWNSHIP OF UXBRIDGE)

LANDSCAPE PLAN DETAILS

SCALE: NTS	DESIGNED BY: ST	REVIEWED BY: NB
TOWNSHIP FILE No.	OUR FILE REF. # 29-22	LP-2