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Consultants

Legend

- PROPERTY LINE
- - - ROAD WIDENING LIMIT
- - - EXISTING FENCE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED
- DECIDUOUS TREE
- SHRUBS
- PERENNIALS AND ORNAMENTAL GRASSES
- EXTENT OF MULCHED PLANTING BEDS
- RIVERSTONE
- ALUMINUM EDGING
- SOD
- FIRE HYDRANT
- PLANT KEY

Notes

- ALL DRAWINGS SHOULD BE REVIEWED WITH REFERENCE TO COMPLETE CONTRACT DOCUMENTS.
- REFER TO SHEET L-2 FOR LANDSCAPING DETAILS AND NOTES.

1. PER CITY COMMENTS	MP	MP	23.12.11
Revision	By	Appd.	YY.MM.DD
2. FOR SITE PLAN APPROVAL	MP	MP	23.12.11
1. SITE PLAN APPROVAL	MP	SU	23.09.26
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Permit-Seal



Client/Project

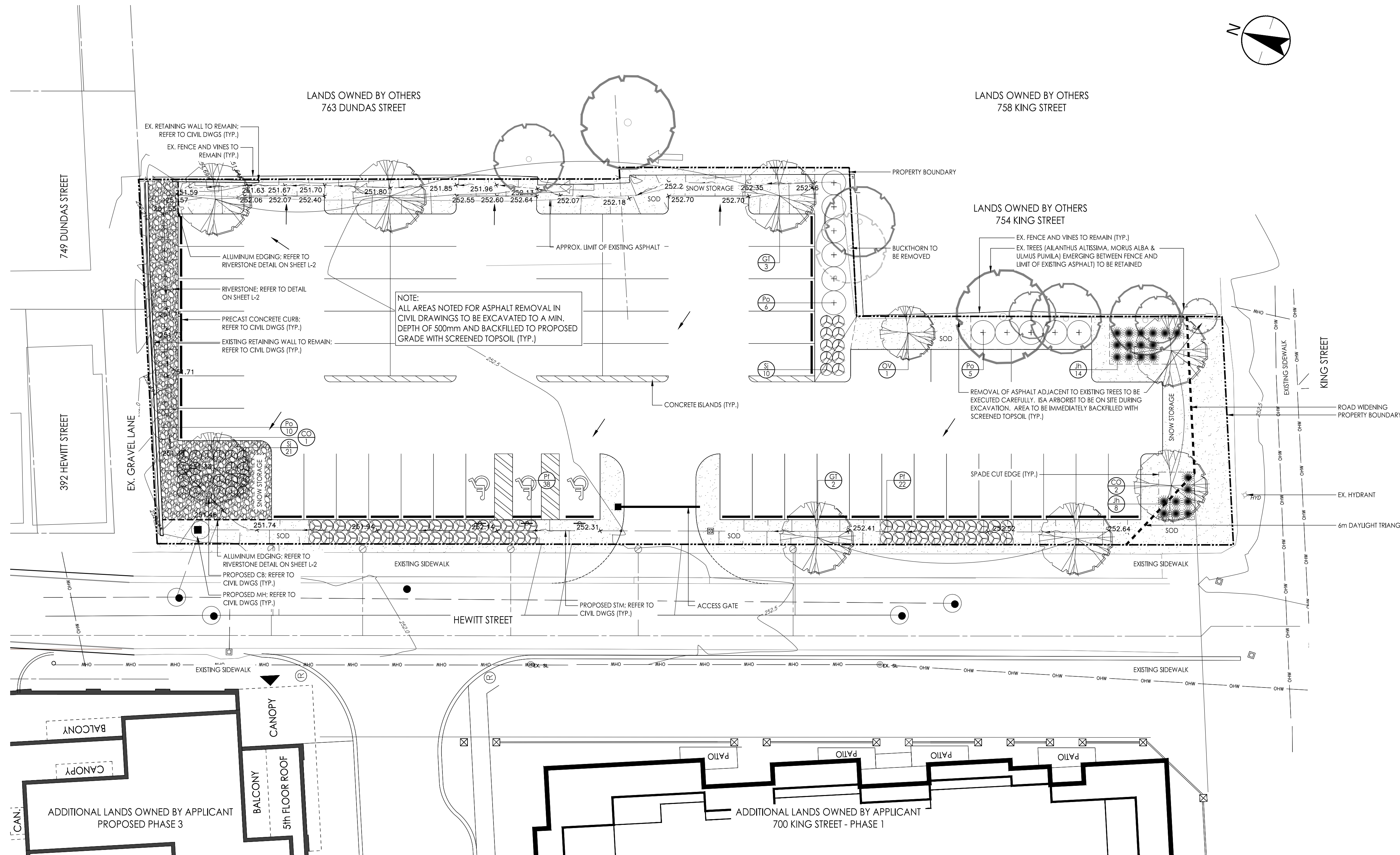
EAST VILLAGE HOLDINGS LTD.

376, 378, 380, 382, 386, 390 Hewitt Street
and 748 King Street
London, ON Canada

Title

LANDSCAPE PLAN

Project No.	Scale	HORZ - 1 : 200
161414081	2	0 4m
Drawing No.	Sheet	Revision
L-1	1 of 2	1



PLANT LIST

Key	Qty	Botanical Name	Common Name	Size & Condition	Spacing
Deciduous Trees					
CO	3	<i>Celtis occidentalis</i>	Hackberry	50mm Caliper, W.B	
GT	5	<i>Gleditsia triacanthos var. inermis</i> 'Shademaster'	Shademaster Locust	50mm Caliper, W.B	
OV	1	<i>Ostrya virginiana</i>	Ironwood	50mm Caliper, W.B	
Deciduous Shrubs					
Pf	60	<i>Potentilla fruticosa</i> 'Jackman'	Jackman Potentilla	2gal, POT	1m O/C
Po	21	<i>Physocarpus opulifolius</i>	Common Ninebark	2gal, POT	MIN 2m O/C
Sj	31	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spirea	2gal, POT	1m O/C
Coniferous Shrubs					
Jh	22	<i>Juniperus horizontalis</i> 'Gold Strike'	Gold Strike Creeping Juniper	30cm / 3gal, POT	1m O/C

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Legend

GENERAL NOTES:

- THESE DRAWINGS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AS AN INSTRUMENT OF SERVICE. THEY MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT AND MUST BE RETURNED UPON REQUEST.
- THESE DRAWINGS FORM PART OF A SET AND MAY NOT BE SEPARATED. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS IN THE SET AND ALL SPECIFICATIONS INCLUDED IN THE CONTRACT DOCUMENTS.
- ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY.
- CONTRACTOR TO VISIT THE SITE TO CONFIRM ALL SITE CONDITIONS PRIOR TO SUBMITTING BIDS. DISCREPANCIES TO BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- LIMITS OF WORK TO BE CLEARLY UNDERSTOOD BY THE CONTRACTOR PRIOR TO ANY WORK TAKING PLACE ON THE SITE. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIRECTION IF CLARIFICATION IS REQUIRED.
- CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY EXCAVATION WORK OR PLANTING ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES.
- CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES UNLESS SPECIFIED FOR REMOVAL / DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES, MONUMENTS AND SEDIMENT BARRIERS. MAKE GOOD ANY DAMAGE.
- DRAWINGS MAY BE SCALED FOR APPROXIMATE LAYOUT. ALL MEASUREMENTS ARE METRIC. LAYOUT OF PLANT MATERIALS TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- UPON COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
- ALL WORKMANSHIP AND MATERIALS TO BE GUARANTEED FOR TWO FULL YEARS FOLLOWING FINAL COMPLETION OF THE PROJECT. ALL WORKMANSHIP TO THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.

TOPSOIL NOTES:

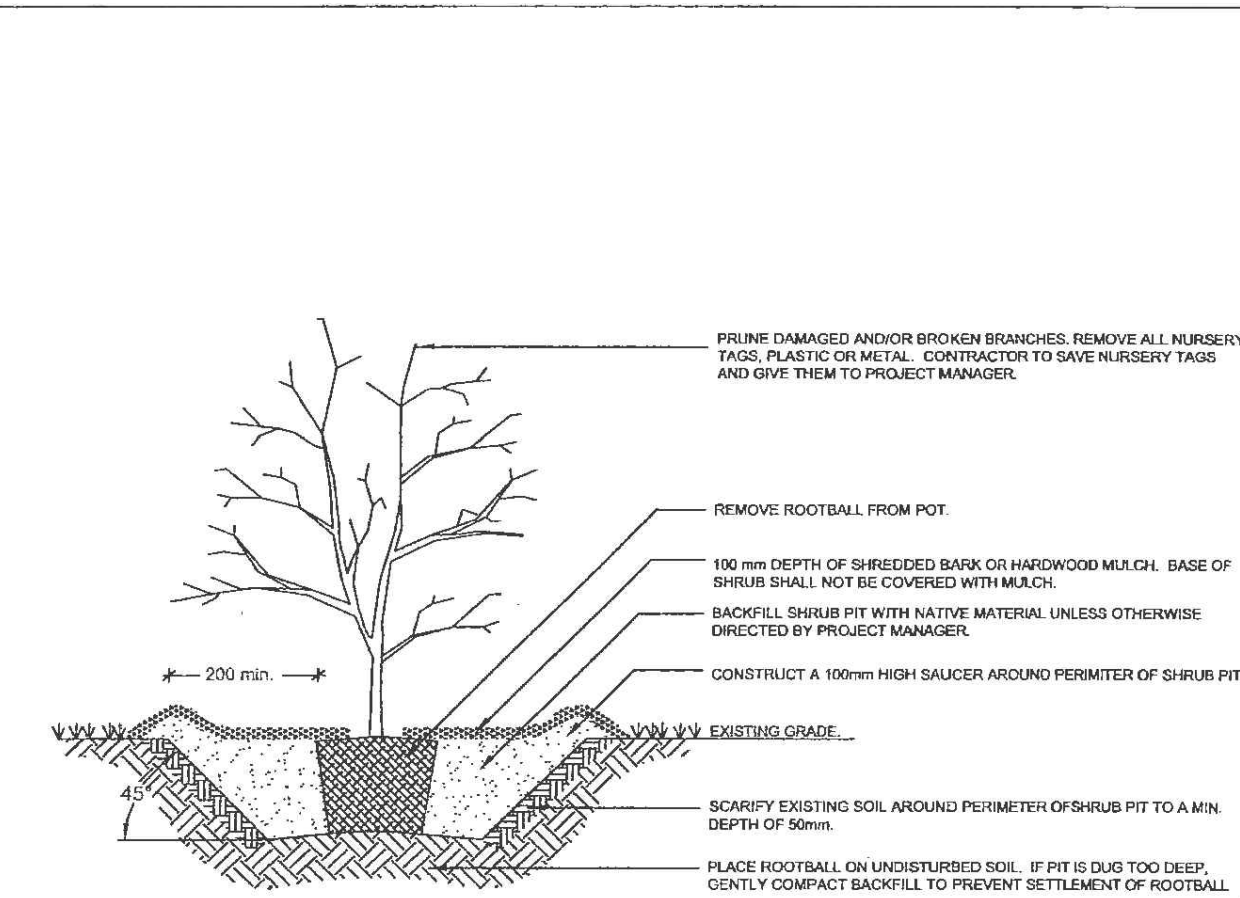
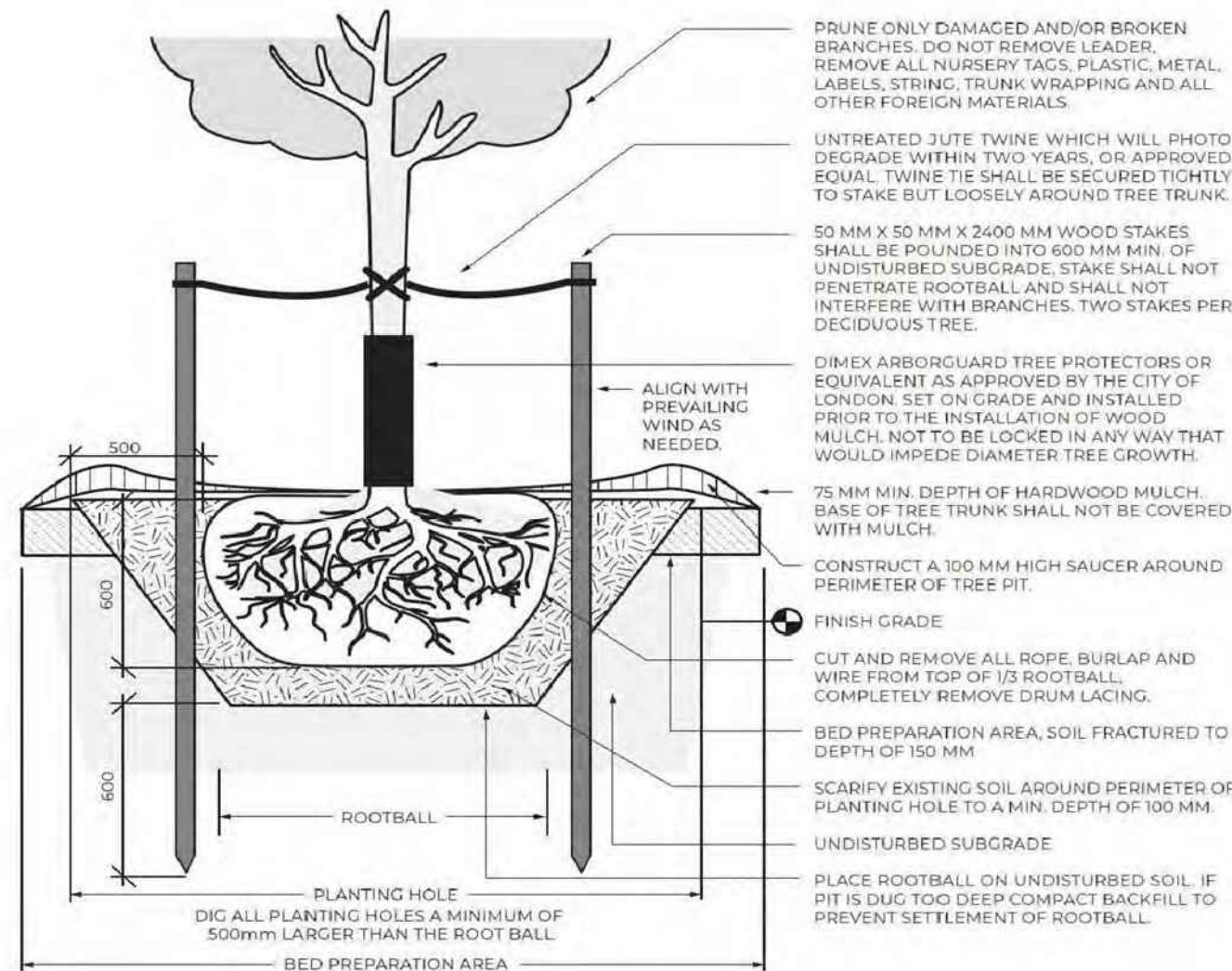
- TOPSOIL TO BE FRIABLE, NEITHER HEAVY CLAY NOR OF VERY LIGHT SANDY NATURE, CONTAINING A MINIMUM OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% FOR SANDY LOAMS TO A MAXIMUM OF 20% VOLUME. FREE FROM SUBSOIL, ROOTS, GRASS, WEEDS, TOXIC MATERIALS, STONES, FOREIGN OBJECTS AND WITH AN ACIDITY RANGE / PH OF 5.5 TO 7.5. TOPSOIL CONTAINING CRABGRASS, COUGHGRASS OR NOXIOUS WEEDS IS NOT ACCEPTABLE.
- ALL TOPSOIL IS TO BE STOCKPILED SEPARATELY FROM SUBSOIL DURING THE EXCAVATION PERIOD.
- ALL SUBSOIL COMPACTED DURING CONSTRUCTION ACTIVITIES TO BE SCARIFIED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT OF TOPSOIL.
- ALL AREAS NOTED FOR ASPHALT REMOVAL TO BE EXCAVATED TO A DEPTH OF 500MM AND BACKFILLED WITH SCREENED TOPSOIL TO GRADE.

SOD NOTES:

- SOD ALL AREAS SHOWN ON DRAWINGS, SOD TO BE CERTIFIED NO. 1 GRADE TURF GRASS, FRESHLY CUT AND SOLD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. AT TIME OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY 914x508 (1 SQ. YD.) IN AREA WITH THE SOIL PORTION BEING A MINIMUM 19MM (3/4").
- ROUGH GRADED AND COMPACTED SOIL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 100MM (4") FREE OF ALL STONES, ROOTS, BRANCHES, LARGER THAN 25MM (1") DIAMETER.
- TOPSOIL TO BE SPREAD AT A MINIMUM OF 135MM (5.3") AND COMPACTED TO 85% S.P.D.
- PLACE SOD ON PREPARED TOPSOIL WITH STAGGERED JOINTS AND BUTT TIGHTLY. IRRIGATE IMMEDIATELY TO ENSURE MOISTURE PENETRATION INTO THE UPPER 100MM (4") OF SOIL. MACHINE ROLL TO ENSURE CONTACT WITH TOPSOIL. REPAIR MINOR GRADE DEFICIENCIES AND IRREGULARITIES.
- PEG SOD ON ALL SLOPES GREATER THAN 3:1 AS REQUIRED.

PLANTING NOTES:

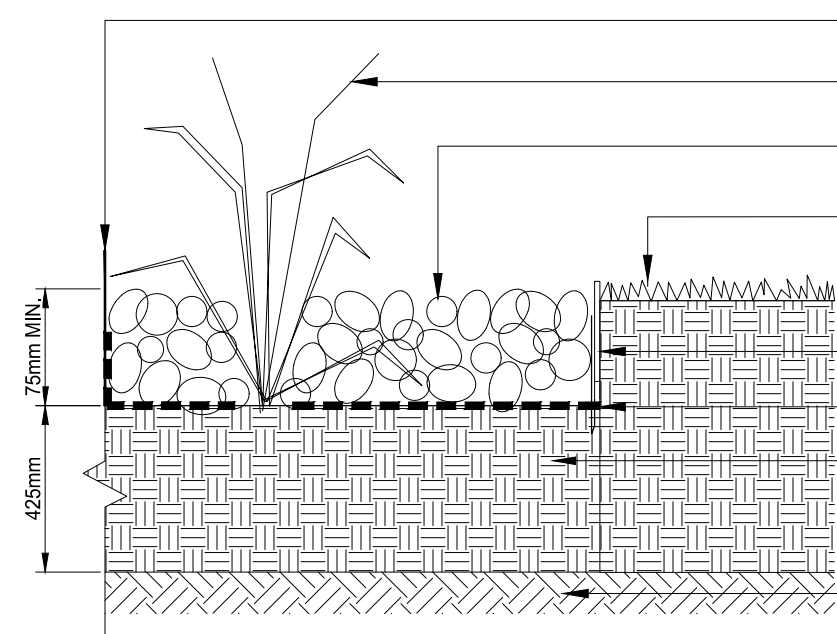
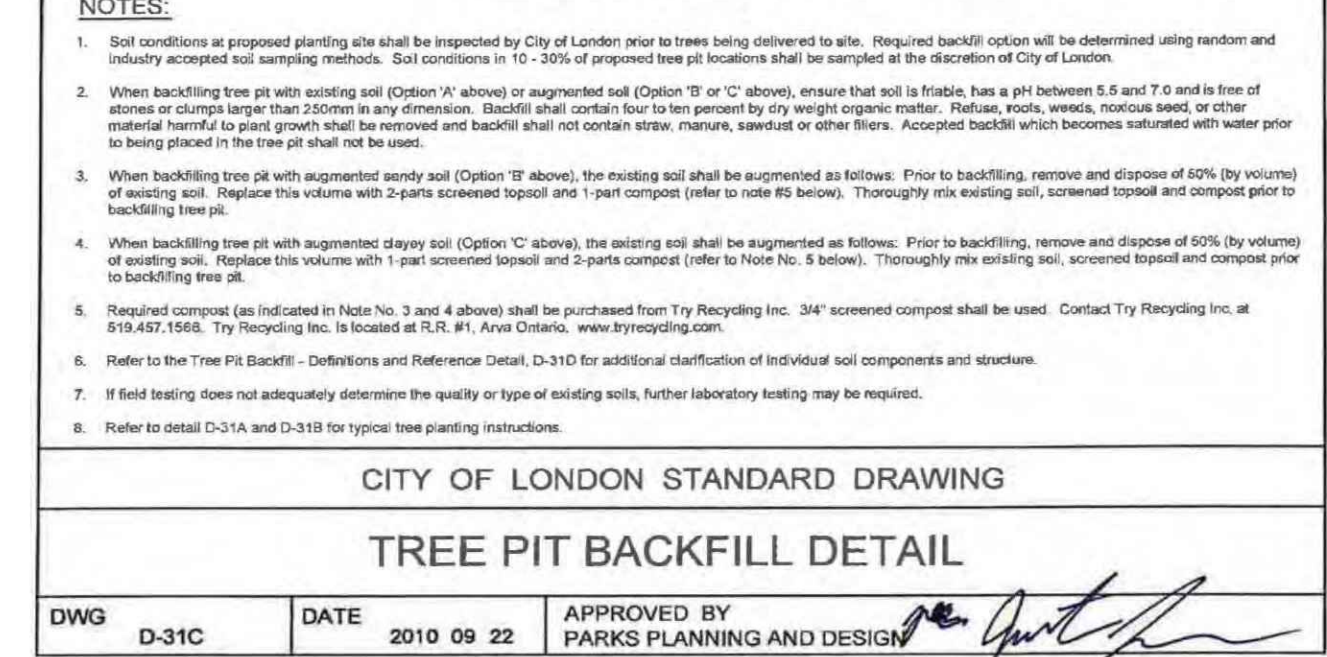
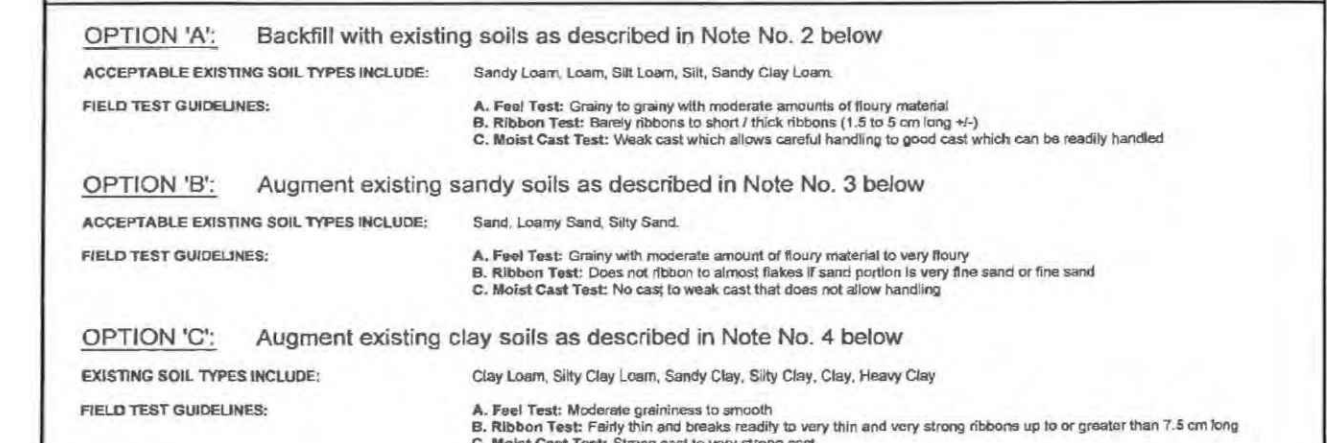
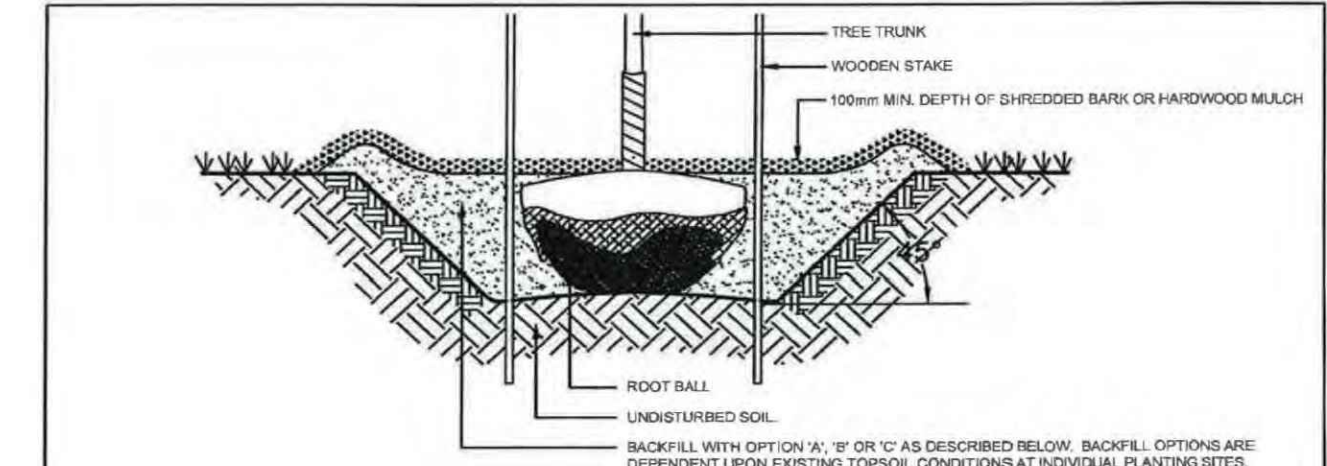
- ALL EXISTING TREES SHRUBS AND HERBACEOUS PLANTS BEYOND THE LIMIT OF WORK ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE WITH APPROVED FENCING. DO NOT STORE CONSTRUCTION MATERIALS OR FUEL WITHIN THE DRIP LINE OF AN EXISTING TREE. DO NOT ALTER GRADES OR COMPACT SOIL AROUND THE BASE OF AN EXISTING TREE. TAKE CARE NOT TO DISTURB OR EXPOSE ROOTS OF ANY EXISTING TREE.
- QUANTITIES INDICATED ON THE PLANT LIST SHALL TAKE PRECEDENCE OVER THOSE INDICATED ON THE DRAWING IN THE EVENT OF A DISCREPANCY.
- ANY SUBSTITUTIONS OF PLANT MATERIALS REQUIRE THE PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (C.N.L.A.) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THESE DRAWINGS. ANY PLANT MATERIALS WHICH DO NOT CONFORM WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- PLANT MATERIALS COLLECTED FROM WILD SOURCES WILL NOT BE ACCEPTED OTHER THAN THOSE RELOCATED / SALVAGED FROM ON-SITE PER LANDSCAPE ARCHITECT'S INSTRUCTIONS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT SUPPLIER INVOICES BE SUBMITTED FOR INSPECTION AND APPROVAL PRIOR TO ACCEPTANCE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE. ANY PLANT MATERIAL THAT IS REJECTED BY THE LANDSCAPE ARCHITECT WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL CHARGE TO THE PROJECT.
- REMOVE DEAD OR DAMAGED BRANCHES ON TREES OR SHRUBS. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.
- PLANTS ARE NOT TO BE INSTALLED OR TRANSPLANTED DURING EXTREME HEAT, DROUGHT OR OTHER UNDESIRABLE CONDITIONS.
- ALL PLANT MATERIALS ARE TO BE THOROUGHLY WATERED IMMEDIATELY AFTER INSTALLATION. THE CONTRACTOR IS REQUIRED TO WATER PLANT MATERIALS REGULARLY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DURING THE 2 YEAR WARRANTY PERIOD, TO ENSURE THE VIABILITY OF PLANTS AT THE END OF THE 2 YEAR WARRANTY PERIOD.
- DO NOT PLANT IN DRAINAGE SWALES. WHERE PROPOSED PLANTING LOCATIONS CONFLICT WITH CONSTRUCTED SWALES, CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
- ALL DECIDUOUS TREES ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE PLANTING DETAILS.
- SHRUB BEDS TO HAVE MIN. 450MM DEPTH 3-WAY TOPSOIL MIX, AND TO BE CONTINUOUSLY MULCHED WITH 100MM (4") DEPTH SHREDDED PINE BARK MULCH.
- SHREDDED PINE BARK MULCH TO BE SPREAD UNIFORMLY AROUND THE BASE OF TREES AND SHRUBS TO A DEPTH OF 100MM (4") AND RADIUS OF 300MM FROM TRUNK(S). DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNK(S). ALLOW 25MM MULCH FREE RING AROUND TRUNK(S). USE ONLY APPROVED MULCH.
- CONTRACTOR TO IDENTIFY WITH OWNER AND LANDSCAPE ARCHITECT ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE DURING THE WARRANTY PERIOD UNTIL ACCEPTANCE BY THE CLIENT.
- ALL PLANTING MUST OCCUR IMMEDIATELY FOLLOWING THE COMPLETION AND APPROVAL OF THE GRADING WORK.
- TREES AND SHRUBS TO BE PROTECTED AND STAKED IN ACCORDANCE WITH TYPICAL PLANTING DETAILS. CONTRACTOR TO REMOVE ALL STAKES AND WIRES AT THE END OF THE WARRANTY PERIOD.



DECIDUOUS TREE PLANTING DETAIL

DATE: 01/20/2021

SCALE: NTS



PLANTED RIVERSTONE DETAIL

DATE: 2010 09 22

Revision	MP	MP	23.12.11
1. PER CITY COMMENTS	By	Appd.	YY.MM.DD
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Permit-Seal



Client/Project
EAST VILLAGE HOLDINGS LTD.

376, 378, 380, 382, 386, 390 Hewitt Street
and 748 King Street
London, ON Canada

Title

LANDSCAPE DETAILS AND NOTES

Project No. 161414081	Scale SCALE AS SHOWN
Drawing No. Sheet	Revision