

LANDSCAPE NOTES

GENERAL NOTES:

- DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF WSP CANADA INC. (WSP) - LANDSCAPE ARCHITECTURE. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF WSP - LANDSCAPE ARCHITECTURE.
- THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO WSP CANADA INC. (WSP) FOR ADJUSTMENT. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL FROM WSP.
- REFER TO PROJECT DRAWINGS AND SPECIFICATION DOCUMENTS FOR REQUIREMENTS OF ALL PROPOSED WORKS INCLUDING REMOVALS, GRADING, LANDSCAPE WORKS, PLANTING, RESTORATION, ETC.
- EXTENT OF WORK SHOWN IS TO CONVEY INTENT ONLY. EXTENT OF CONSTRUCTION IS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- LAYOUT TO BE STAKED BY CONTRACTOR AND REVIEWED BY THE CONSULTANT.
- PROPERTY LINES TO BE VERIFIED PRIOR TO INITIATING CONSTRUCTION.
- QUALIFIED REGISTERED LAND SURVEYOR (OLS), ACCEPTABLE TO OWNER, TO LOCATE, CONFIRM AND PROTECT CONTROL POINTS PRIOR TO STARTING SITE WORK. PRESERVE PERMANENT REFERENCE POINTS DURING CONSTRUCTION.
- CONTRACTOR TO REVIEW ALL DRAWINGS AND REPORT ANY ERRORS, OMISSIONS, AND DISCREPANCIES TO THE CONSULTANT IN WRITING. PROPERTY LINES TO BE VERIFIED PRIOR TO INITIATING ANY CONSTRUCTION.
- CONTRACTOR TO MAKE GOOD TO CONSULTANT'S SATISFACTION ALL DAMAGES THAT OCCUR DURING CONSTRUCTION.
- CONTRACTOR RESPONSIBLE TO PREPARE THE SITE IN ORDER TO COMPLETE ALL REQUIRED SITE WORKS, AND STAGE/SCHEDULE WORKS IN A COHESIVE AND ORDERLY MANNER THAT BEST FULFILLS PROJECT OBLIGATIONS AND DESIGN INTENT.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN STANDARDS, CRITERIA, AND SPECIFICATIONS FOR THE MUNICIPALITY, THE BUILDING CODE, AND ACCESSIBILITY STANDARDS.
- WHERE INDICATED ON DRAWINGS, ALL SITE DISTURBED AREAS TO RECEIVE FINISH GRADE SURFACE OF TOPSOIL, AT DEPTHS/COMPOSITION AS SPECIFIED IN PROJECT SPECIFICATIONS. TOPSOIL TO BE TESTED, REVIEW DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL FEES ARISING FROM THE COMPLETION OF WORKS CONVEYED BY THESE DRAWINGS AND IN THE SPECIFICATION PACKAGE. FEES INCLUDE BUT ARE NOT LIMITED TO SECURITIES, PERMIT FEES, DEPOSITS, APPLICATION FEES, LETTERS OF CREDIT, OR ANY Ongoing REQUESTS.
- REFER TO TREE PRESERVATION PLANS AND ARBORIST REPORT FOR TREE REMOVALS AND TREE PROTECTION DETAILS.

UNDER GROUND SERVICING AND UTILITIES:

- ALL UNDERGROUND SERVICE INFORMATION IS DERIVED FROM RECORDS AND SERVICES HAVE BEEN LOCATED BY THE UTILITY COMPANIES OR BY DAYLIGHTING ALL EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ABOVE/BELOW GROUND UTILITY LOCATES AND ASSOCIATED COSTS. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION. UTILITIES TO REMAIN SHALL BE PROTECTED BY THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE UTILITY COMPANIES OR 3RD PARTY LOCATING COMPANY FOR UTILITIES LOCATING AND PAY ALL RELATED COSTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED/CONFIRMED BY THE UTILITY COMPANIES AND THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR TO EXISTING SERVICES ABOVE AND BELOW GROUND DURING EXCAVATION.

SITE PREPARATION NOTES:

- CONTRACTOR IS TO PROTECT ALL EXISTING SWALES, DRAINAGE COURSES, ETC., FROM SILTATION INFILTRATION.
- SILT FENCE WHERE REQUIRED TO BE INSTALLED SURROUNDING ALL EXISTING CATCH BASINS, MAINTENANCE HOLES, WATER CHAMBERS, OUTLETS, AREAS OF TOPSOIL STORAGE AND AREAS OF ONGOING EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SILTATION CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES.
- CONTRACTOR SHALL INSPECT SUCH DEVICES DAILY AND AFTER EACH RAINFALL EVENT.
- CONTRACTOR IS RESPONSIBLE FOR CONDUCTING STAGING WORKS IN A LOGICAL AND RESPONSIBLE MANNER, AND RE-LOCATING/IMPLEMENTING SEDIMENT/EROSION CONTROL MEASURES TO SUIT WORKS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR RE-ALLOCATING AND ADJUSTING SEDIMENTATION/EROSION CONTROL MEASURES TO SUIT THE VARIOUS STAGES OF EARTHWORKS OF THE PROJECT.
- AREAS DESIGNATED FOR EXCAVATION, FILL, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL.
- REMOVED TOPSOIL SHALL BE STOCKPILED FOR FUTURE USE AS SPECIFIED AND REVIEWED BY SITE CONSULTANT.
- ALL CONSTRUCTION VEHICLES SHALL ENTER SITE ONLY AT DESIGNATED LOCATIONS THAT ARE ACCEPTED BY OWNER'S REPRESENTATIVE.
- ANY REFUSE, GARBAGE, OR OTHER DEBRIS ON SITE MUST BE REMOVED AND DISPOSED OF OFF SITE AT THE EXPENSE OF THE CONTRACTOR.
- IF THE PROJECT SITE IS LOCATED WITHIN A DESIGNATED AREA THAT RESTRICTS THE REMOVAL AND TRANSPORT OF ALL WOOD AND WOOD PRODUCTS, CONTRACTOR TO CONFORM TO ALL RULING LEGISLATION PERTAINING TO THE REMOVAL OF WOOD/TREE PRODUCTS.
- CONTRACTOR TO DETERMINE POINTS OF CONSTRUCTION ACCESS AND RESTORE SITE TO EXISTING OR BETTER CONDITION AT COMPLETION OF CONSTRUCTION.
- CONTRACTOR SHALL NOT PARK ANY VEHICLES OR STORE ANY EQUIPMENT OR MATERIALS IN AREAS TO REMAIN UNDISTURBED. ANY DAMAGE TO SUCH AREAS MUST BE RESTORED TO EXISTING OR BETTER CONDITIONS AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH MUNICIPALITY'S NOISE BY-LAWS.

DRAINAGE FLOWS, WATER MAINTENANCE AND STABILIZATION NOTES:

- ALL WORKS ON PERMANENT STRUCTURES AND ELEMENTS SHALL BE CARRIED OUT IN AREAS FREE FROM WATER/FLOW.
- THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL NECESSARY PUMPING, FILTRATION BAGS, AND OTHER MEASURES REQUIRED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE WORK.
- CONTRACTOR SHALL MAINTAIN THE EXCAVATIONS, FOUNDATIONS, AND OTHER PARTS OF THE WORKS FREE FROM WATERFLOW AS REQUIRED AND AS ACCEPTED BY SITE CONSULTANT.
- AT THE COMPLETION OF CONSTRUCTION, ALL TEMPORARY PROTECTIVE WORKS SHALL BE REMOVED OR LEVELED AND GRADED TO THE EXTENT REQUIRED TO PREVENT OBSTRUCTION OF THE FLOW OF WATER TO THE SWALES, SPILLWAY/OUTLET WORKS.
- SWALE DIVERSIONS/SEDIMENTATION CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE FULL STORM FLOW CAN BE PASSED THROUGH THE PERMANENT WORKS.
- ALL EXPOSED/DISTURBED SURFACES, AS A RESULT OF GRADING/PROJECT WORKS, SHALL BE STABILIZED BY TOPSOIL, SEEDING, VEGETATION FERTILIZING, MULCHING AND ALL OTHER MEASURES AS PER CONTRACT DOCUMENTS AND TO THE SATISFACTION OF SITE CONSULTANT.

GRADING NOTES:

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL AREAS WITHIN THE LIMIT OF WORK AS PER CONTRACT DOCUMENTS.
- ENSURE TRANSITION OF EXISTING AND NEW GRADES, SURFACES AND ANY PAVING IS SMOOTH. (I.E. NO ABRUPT CHANGE IN ELEVATION).
- ENSURE GRADING TRANSITIONS BETWEEN AREAS OF VARYING PROPOSED SLOPES IS SMOOTH, TRANSITIONAL AND BLENDED WITHOUT ABRUPT DIFFERENCES.
- MAXIMUM SLOPE ON PAVING SURFACES TO BE AS SHOWN ON PLAN AND TO CONSULTANTS SATISFACTION.
- PROPOSED ELEVATIONS ALONG LIMIT OF WORK MUST MATCH EXISTING ELEVATIONS. NOTIFY CONSULTANT IMMEDIATELY IN WRITING IF ANY DISCREPANCIES ARE DISCOVERED.
- AREAS TO BE SODDED AND SEEDED SHALL BE TOPSOILED AS PER PROJECT DRAWINGS AND SPECIFICATIONS. ROUGH GRADE BELOW FINISHED GRADE TO ALLOW FOR TOPSOIL INSTALLATION AND FINISH GRADING.

GENERAL PLANTING NOTES:

- SURVEY, LAYOUT AND STAKING/IDENTIFICATION AND MAINTENANCE OF ALL PLANTING BED LIMITS/OUTLINES/DELIMITATION AS SHOWN WITHIN PROJECT DRAWINGS (BED OUTLINES/IDENTIFICATION TO REMAIN AND TO BE REMOVED AS PER PROJECT DRAWINGS).
- SUPPLY AND INSTALLATION OF SPECIMEN TREE AND SHRUB PLANT MATERIAL SPECIES, AND HERBACEOUS (PERENNIAL AND GRASSES) SPECIES, AS NOTED WITHIN PROJECT DESIGN DRAWINGS AND AS PER DETAILS.
- PLANTING SOIL FOR TREES TO BE PREPARE AS PER PROPORTIONS, NOTED OF PLANTING DETAILS, AND AS PER DEPTH AND VOLUME NOTES.
- SUPPLY AND INSTALL SOD IN AREAS NOTED ON PROJECT DRAWINGS.
- SUPPLY AND INSTALL SEEDING WITH COMPOSTED TOPSOIL IN AREAS NOTED ON PROJECT DRAWINGS.
- SUPPLY AND INSTALL CONTINUOUS MULCH LAYER WITHIN SHRUB/ORNAMENTAL GRASS/PERENNIAL PLANTING BEDS, 75mm MINIMUM DEPTH, CONSISTING OF SHREDDED PINE BARK MULCH.
- LAYOUT OF TREES TO BE STAKED BY CONTRACTOR AND TO THE CONSULTANT'S SATISFACTION PRIOR TO INSTALLATION OF THE TREES. IN GENERAL, TREES TO BE 3.0m MIN. FROM LIGHT STANDARDS, HYDRANTS, TRANSFORMERS AND OTHER FEATURES, UNLESS OTHERWISE NOTED OR DIRECTED.
- ANY IMPORTED TOPSOIL TO CONFORM TO MUNICIPALITY GUIDELINES.
- PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH MUNICIPALITY GUIDELINES AND DETAIL DRAWINGS. PLANTS SHALL BE TRUE TO NAME, SIZE AND ROOT CONDITIONS AND CONFORM TO THE LATEST STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.
- ALL PLANTING BEDS TO BE CONTINUOUS TYP.
- ALL AREAS NOT DESIGNATED FOR PLANTING OR PAVING TO RECEIVE TOPSOIL AND SOD (TYP.) AS PER SPECIFICATIONS UNLESS OTHERWISE NOTED. THESE AREAS ARE NOT NECESSARILY INDICATED ON PLANS.
- CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE/GROOMING OF PLANTING BEDS AND MULCH LAYERS DURING WARRANTY PERIOD.
- ALL PLANT MATERIALS ARE TO BE SOURCED FROM SOUTHERN ONTARIO TO PRESERVE LOCAL GENETICS. IDENTIFICATION OF PLANT MATERIAL WILL BE VERIFIED IN THE FIELD BY A QUALIFIED PROFESSIONAL PRIOR TO INSTALLATION. PROOF OF GENETICS, NURSERY TAGS AND PACKAGING IDENTIFICATION WILL BE MADE AVAILABLE TO THE CONSULTANT FOR VERIFICATION.
- INSTALLATION OF ANY BARE ROOT MATERIAL TO OCCUR ONLY DURING PLANT DORMANT SEASON - LATE FALL, OR EARLY SPRING.
- AVOID INSTALLATION OF PLANT MATERIAL DURING DRY, MID-SUMMER PERIODS.
- ANY REQUIRED SEEDING TO BE CARRIED OUT DURING EARLY SPRING (MAY - JUNE 15) OR LATER FALL (SEPTEMBER -OCTOBER) TO IMPROVE GERMINATION RATES OF SEEDS AND SURVIVORSHIP OF PLANTS.
- ALL AREAS TO RECEIVE SPECIFIC HERBACEOUS PLANTING INSTALLATIONS AND BROADCAST SEED ARE TO BE CULTIVATED (TILLED) TO A MINIMUM DEPTH OF 150mm.
- THE SEEDING OPERATION SHALL NOT COMMENCE UNTIL THE CONSULTANT HAS REVIEWED THE SURFACE PREPARATION, THE SEED MIXTURES BEING APPLIED, THE LAYOUT OF THE PERMANENT SEED MIXES LOCATIONS, AND THE DIFFERENT COVER TYPES.
- PRIOR TO APPLICATION OF SEED AND FOLLOWING SOIL TILLING - ALLOW 1 WEEK FOR ANY WEEDS TO GERMINATE. REMOVE WEEDS IN THEIR ENTIRETY.
- PROPOSED PLANTING OPERATIONS IN EXISTING CONDITIONS WHERE EROSION CONTROL MAT EXISTS. CONTRACTOR TO ENSURE OPERATIONS INCLUDING TEMPORARY PEELING BACK OF MAT FOR EASE OF INSTALLATION, WILL RESULT IN MINIMUM DISRUPTION, AND RE-INSTALLATION AND SECURING MAT PROPERLY TO CONSULTANT'S SATISFACTION UPON COMPLETION OF PLANTING/SEEDING WORKS.
- WATERING OPERATIONS TO BE CARRIED OUT AS PER SPECIFICATIONS, AND GERMINATION OF ANY APPLIED SEED TO BE MONITORED BY CONTRACTOR ON REGULAR BASIS TO ENSURE GOOD GERMINATION AND CONTROL/REMOVAL OF ANY WEEDS.
- CONTRACTOR TO ENSURE ALL DISTURBED AREAS RECEIVED SPECIFIED DEPTH OF TOPSOIL AND SEEDING APPLICATION OF SPECIES OR SOD AS NOTED WITHIN PROJECT DRAWINGS.
- ALL PLANTING BEDS TO BE MAINTAINED AND INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS (BI-WEEKLY DURING SPRING/SUMMER SEASON), WITH CONTRACTOR REMOVING ALL WEEDS AND NON-SPECIFIED PLANT INVASION, MAINTAINING MINIMUM DEPTH OF MULCH COVER, AND REGULAR WATERING, FOR ENTIRE DURATION OF 2-YEAR WARRANTY PERIOD.

SEEDING NOTES

- CONTRACTOR IS TO NOTIFY THE CONSULTANT 24 HOURS PRIOR TO COMMENCING SEEDING OPERATIONS, AND RETAIN ALL WAYBILLS FOR SPECIFIED SEED MIXTURES.
- CONTRACTOR IS TO INSPECT SITE PRIOR TO COMMENCING SEEDING OPERATIONS TO CONFIRM THAT SITE CONDITIONS ARE SUITABLE FOR SPECIFIED SEED MIXTURE.
- ALL DISTURBED AREAS ARE TO BE SEEDED. SEEDING IS TO BE DONE IMMEDIATELY FOLLOWING COMPLETION OF FINE GRADING UNLESS OTHERWISE STATED. TOPSOIL IS TO BE SCARIFIED TO A MINIMUM DEPTH OF 150 MM AND FINE GRADED TO ELIMINATE UNEVEN SURFACES, AND ALL DELETERIOUS MATERIAL IS TO BE REMOVED. INSTALL 100 MM MIN. OF TOPSOIL PRIOR TO SEEDING OPERATIONS.
- APPLICATION OF THE SEED MIXTURE IS TO BE DONE IN A CONSISTENT AND EVEN MANNER, ENSURING 100% COVERAGE OVER ENTIRE SITE.

SEEDING NOTES CONT

- ALL AREAS ARE TO BE THOROUGHLY WATERED TO ENSURE THAT THE UPPER LAYERS OF SOIL ARE SATURATED PRIOR TO THE HYDROSEEDING OPERATIONS. SOIL IS TO BE KEPT SUFFICIENTLY MOIST DURING ESTABLISHMENT PERIOD TO A MINIMUM DEPTH OF 100 MM. WATERING IS TO BE DONE IN SUCH A WAY AS TO AVOID EXCESS EROSION OR WASHING OUT OF SEED.
- APPLICATION OF SEED MIXTURE IS TO OCCUR ONLY IN SUITABLE WEATHER CONDITIONS, TO BE CONFIRMED BY LANDSCAPE ARCHITECT. IF IT IS DETERMINED THAT THE WEATHER CONDITIONS PRECLUDE APPLICATION OF THE SEED MIXTURE, SEDIMENT FENCING OR EROSION CONTROL BLANKETS, OR OTHER APPROVED METHODS MUST BE INSTALLED AS DIRECTED BY THE CONSULTANT.
- CONTRACTOR IS TO INCREASE AT NO ADDITIONAL EXPENSE TO THE OWNER IN ALL AREAS WHERE 95% COVER IS NOT ACHIEVED UNTIL SUFFICIENT COVER IS ATTAINED, AND MAINTAIN ALL SEEDED AREAS FREE OF WEEDS UNTIL FINAL ACCEPTANCE.
- ACCEPTANCE WILL BE GIVEN ONLY WHEN 95% COVER OF SPECIFIED SEED MIXTURE IS ACHIEVED, AND WAYBILLS OR LABELS HAVE BEEN OBTAINED BY THE CONSULTANT.
- REFER TO HYDROSEEDING SPECIFICATIONS.
- ALL SEED MIXES SHOULD BE APPLIED AT A RATE OF 3KG/HA UNLESS OTHERWISE NOTED
- ALL SEED MIXES WILL REQUIRE A NURSE CROP OF FALL RYE GRAIN OR WINTER WHEAT GRAIN AS PER SPECIFICATIONS.

SOD AND FERTILIZING:

- CONTRACTOR TO SUPPLY AND INSTALL TOPSOIL AND SOD TO ALL BOULEVARD AREAS AND ALL AREAS NOT DESIGNATED FOR PAVING, PLANTING, OR SEEDING.
- SOD SHALL BE No. 1 CERTIFIED CULTIVATED TURF GRASS.
- ALL SOD SHALL BE GUARANTEED FOR ONE (1) YEAR FOLLOWING SUBSTANTIAL PERFORMANCE.
- SODDING SHALL CONFORM TO LANDSCAPE ONTARIO'S 'GENERAL LANDSCAPE SPECIFICATIONS'.
- TOPSOIL SHALL BE EVENLY SPREAD OVER SUBGRADE AND LOOSELY COMPACTED TO 150mm MINIMUM DEPTH.
- ALL STONES AND DEBRIS OVER 20mm DIA. SHALL BE REMOVED.
- SOD SHALL BE PLACED WITH STAGGERED BUTT JOINTS, WATERED THOROUGHLY, AND ROLLED WHEN DRY.
- LAY SOD SECTIONS PERPENDICULAR ON SLOPES GREATER THAN 3:1 AND SECURE WITH WOODEN PEGS. WOODEN PEGS TO BE 17 X 17 X 300mm. PLACE PEGS 3 PER SQUARE METRE, 100mm BELOW TOP EDGE TO PREVENT SHIFTING OF SOD AND DRIVE PEGS FLUSH WITH TOP OF SOD SOIL. PROVIDE A MINIMUM OF 2 STAKES PER ROLL OF SOD.
- MAINTAIN SODDED AREA FROM THE TIME OF INSTALLATION UNTIL THIRTY (30) CALENDAR DAYS AFTER ALL SODDED AREAS HAVE BEEN REVIEWED BY THE CONSULTANT AND A CERTIFICATE OF SUBSTANTIAL PERFORMANCE IS ISSUED.
- MAINTENANCE SHALL INCLUDE ALL NECESSARY MEASURES TO ESTABLISH AND MAINTAIN GRASS IN A HEALTHY, VIGOROUS GROWING CONDITION.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING WORK:
 - MOWING AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM HEIGHT OF 60mm. DO NOT CUT MORE THAN 1/3 OF THE GRASS HEIGHT AT ANY ONE MOWING. TRIM AND CLIP EDGES.
 - WATERING WHEN REQUIRED IN SUFFICIENT QUANTITIES AND AT A FREQUENCY TO PREVENT SOD FROM DRYING OUT AND TO MAINTAIN SOIL UNDER SOD CONTINUOUSLY MOIST TO A DEPTH OF 75 TO 100mm.
 - FERTILIZE SODDED AREAS ONE MONTH AFTER SODDING WITH 2:1:1 RATIO FERTILIZER. SPREAD EVENLY AT A RATE AS PER MANUFACTURER'S INSTRUCTIONS AND WATER IN WELL, WITH A MINIMUM DEPTH OF INFILTRATION AS PREVIOUSLY MENTIONED.

PLANTING MATERIAL DELIVERY AND INSPECTION:

- SPRAY ALL PLANT MATERIAL WITH ANTI DESICCANT PRIOR TO TRANSPORT.
- KEEP ALL ROOTS AND ROOTBALLS MOIST PRIOR TO PLANTING.
- OBTAIN LANDSCAPE ARCHITECTS REVIEW ON ALL PLANT MATERIAL AT SOURCE OR UPON DELIVERY, PRIOR TO COMMENCEMENT OF PLANTING WORK.
- THE REVIEW OF PLANT MATERIAL PRIOR TO PLANTING SHALL NOT IMPAIR THE RIGHT OF THE LANDSCAPE ARCHITECT TO REJECT PLANTS AFTER PLANTING, WHICH HAVE BEEN DAMAGED, OR WHICH IN ANY WAY DO NOT CONFORM TO THE SPECIFICATIONS.
- SUBSTITUTIONS OF SIZE, OR WITH OTHER PLANT MATERIAL WILL ONLY BE ALLOWED WITH THE WRITTEN NOTICE OF THE CONSULTANT. SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE MUNICIPALITY.
- ALL MATERIAL MUST CONFORM TO THE SIZES SHOWN ON THE PLANT LIST, EXCEPT WHERE LARGER PLANT MATERIAL IS USED WHEN REVIEWED BY THE CONSULTANT. USE OF LARGER PLANTS WILL NOT INCREASE THE CONTRACT PRICE. UNDERSIZED MATERIAL WILL BE REJECTED.
- ALL SHRUBS AND TREES SHALL CONFORM TO THE PRESENT STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.
- PLANTS ARE TO BE NURSERY GROWN UNDER PROPER CULTURAL CONDITIONS, IN PARTICULAR WITH REGARD TO SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STRAIGHT STURDY TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES LESS THAN 1.8M ABOVE THE GROUND.

TOPSOIL / PLANTING SOIL:

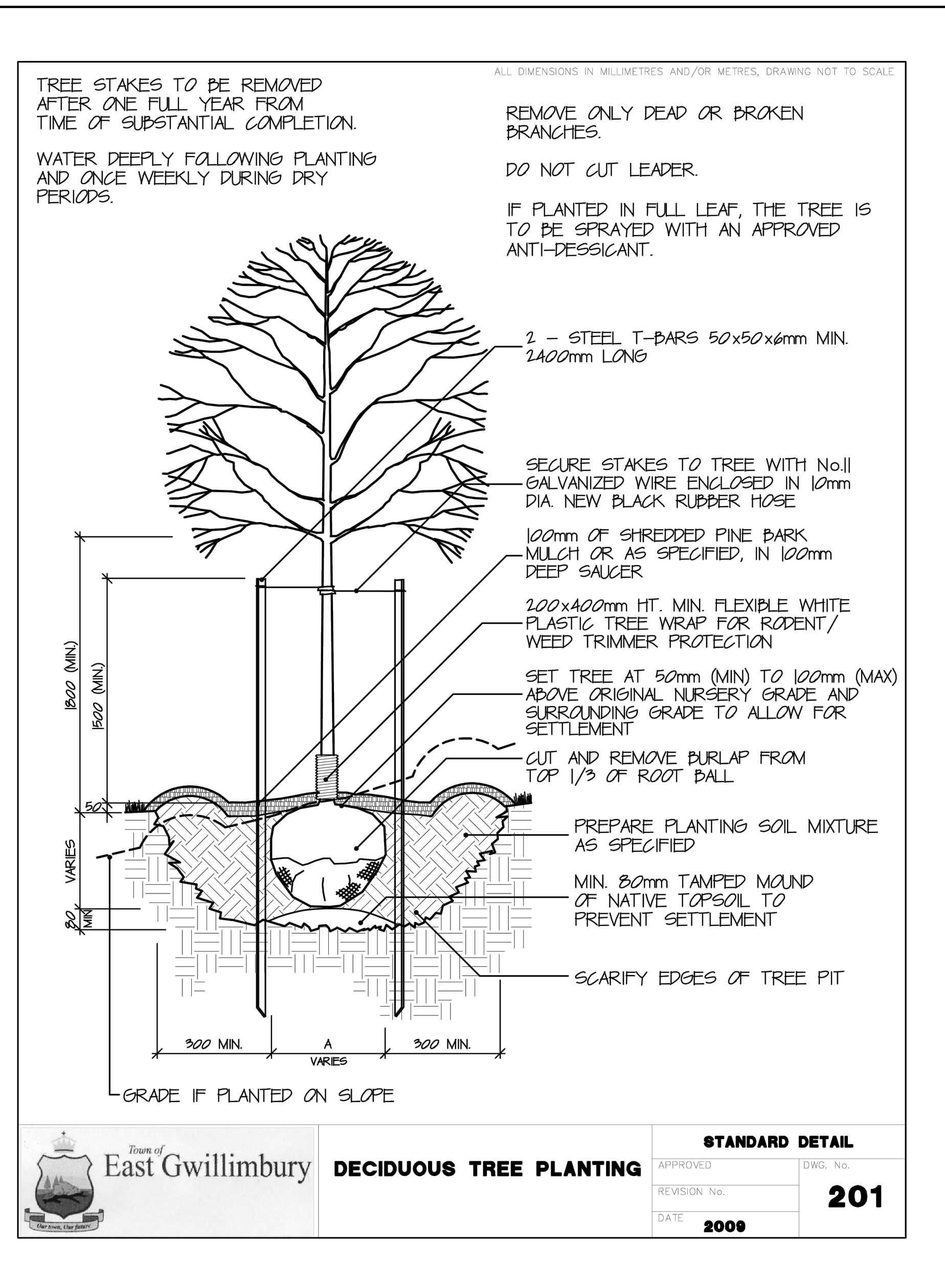
- OBTAIN EVENLY MIX TOPSOIL FROM STOCKPILE IF IT MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL HAVE THE TOPSOIL (BOTH FROM STOCKPILE AND IMPORTED) TESTED BY AN OMAFRA ACCREDITED SOIL TESTING LABORATORIES IN ONTARIO. SUBMIT THE SOIL TESTING RESULTS TO THE CONSULTANT FOR REVIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF TOP SOIL AND ALL RELATED COST.
- CONTRACTOR SHALL AMEND THE TOPSOIL AS PER THE RECOMMENDATIONS FROM THE SOIL TESTING.
- ALL TOPSOIL TO BE FREE OF SUBSOILS, CLAY, STONES GREATER THAN 20mm, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEIOUS MATTER.
- LEVEL THE GROUND BY ELIMINATING LOW POINTS TO GIVE A SLOPE THAT ENSURES ADEQUATE DRAINAGE. SPREAD TOPSOIL LAYER WITH A MINIMUM THICKNESS OF 150MM FOR AREAS TO BE TILDED (SEEDING, SODDING). LEVEL THE SOIL LAYER BY ELIMINATING LOW SPOTS AND FIRM THE SOIL BY COMPACTING LIGHTLY WITH EQUIPMENT DESIGNED FOR THIS PURPOSE. PRIOR TO SEEDING, RAKE THE SURFACE TO LOOSEN THE TOP 25MM.
- TOPSOIL / PLANTING SOIL SHALL NOT BE USED TO CONSTRUCT PERMANENT BERMS.
- PREPARE PLANTING BEDS PRIOR TO ARRIVAL OF PLANT MATERIAL ON SITE.
- EXCAVATE PER PLANTING DETAILS. THE FOREGOING PROPORTIONS ARE SUBJECT TO CHANGE UPON RECEIPT OF PLANTING SOIL ANALYSIS.
- TOPSOIL / PLANTING SOIL IS TO BE THOROUGHLY MIXED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.

GUARANTEE AND FINAL INSPECTION:

- AT THE COMPLETION OF PLANTING OPERATIONS, REMOVE ALL SURPLUS MATERIAL FROM THE SITE AT NO EXTRA COST.
- MAKE GOOD ALL DAMAGE RESULTING FROM PLANTING OPERATIONS AT NO EXTRA COST.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS FROM THE ISSUE DATE OF THE CERTIFICATE OF SUBSTANTIAL PERFORMANCE.
- ALL PLANTS SHALL BE REVIEWED AT THE END OF THE GUARANTEE PERIOD. PLANTS WHICH, AT THAT TIME, ARE NOT IN HEALTHY VIGOROUS GROWING CONDITION, TO THE CONSULTANT'S SATISFACTION, SHALL BE REPLACED AT NO EXTRA CHARGE.

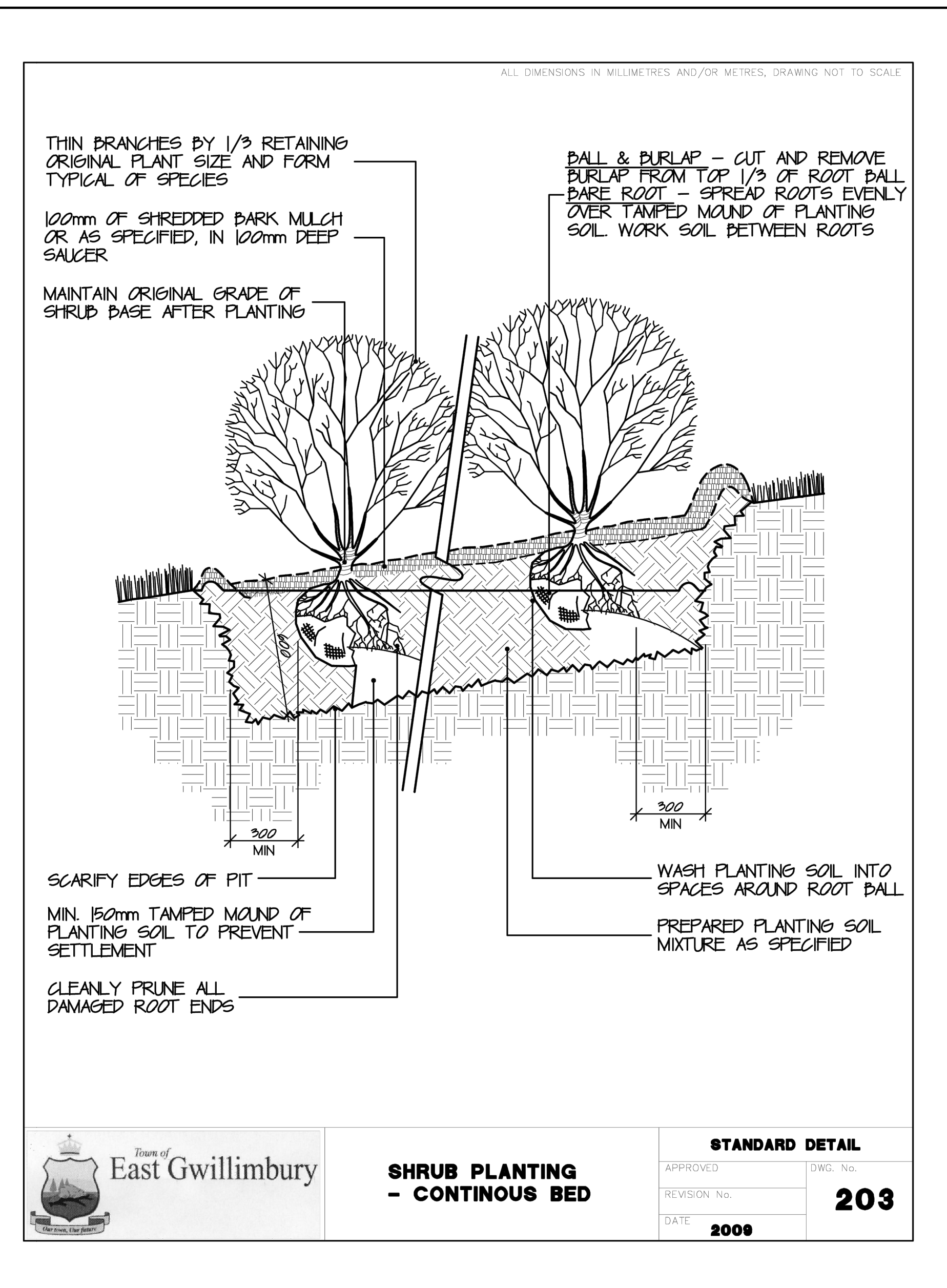
WATERING PROGRAM:

- CONTRACTOR TO BE RESPONSIBLE FOR IRRIGATION OF ALL PLANT MATERIALS WITHIN THE SITE FOR PERIOD OF TWO YEARS AFTER ACCEPTANCE.



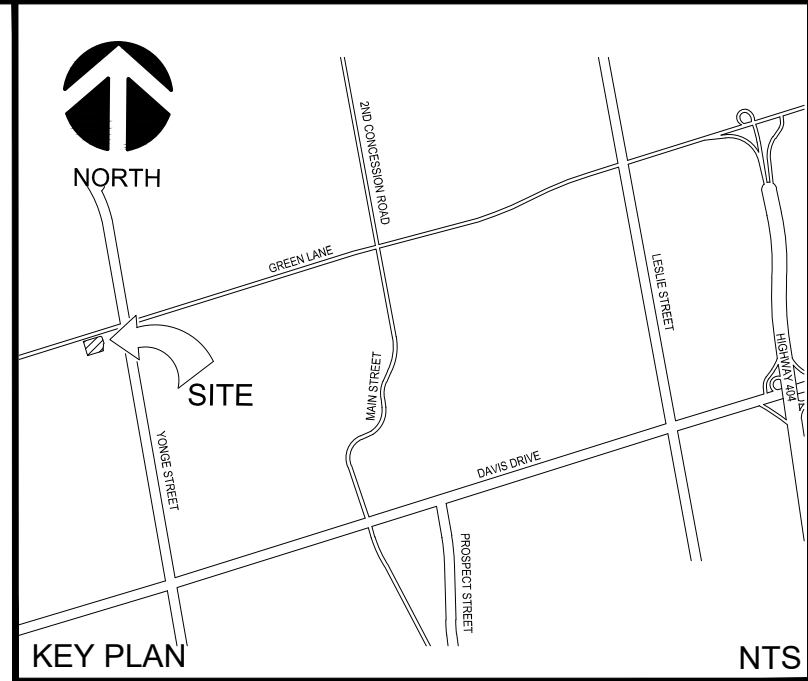
	DECIDUOUS TREE PLANTING	STANDARD DETAIL	
		APPROVED	DATE
		REVISION No.	201
		DATE	2008

1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



	SHRUB PLANTING - CONTINUOUS BED	STANDARD DETAIL	
		APPROVED	DATE
		REVISION No.	203
		DATE	2008

2 SHRUB PLANTING DETAIL
N.T.S.



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1	ISSUED FOR SPA	JW	2004-11-29	BV	
No.	REVISIONS TO DRAWING	BY	DATE	APPR.	
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED					
CLIENT					
MUNICIPALITY					
TOWN OF NEWMARKET					
PROJECT TITLE					
COSTCO BUSINESS CENTRE					
SHEET TITLE					
LANDSCAPE DETAILS AND NOTES					
CONSULTANT					
DESIGNED	JW	DRAWN	GM	CHECKED	BV
SCALE	1:200	DATE	NOVEMBER 2004		
PROJECT NUMBER	211-07806-00-P01			DWG. NUMBER	LA-4