

LANDSCAPE NOTES

GENERAL NOTES:

- DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF WSP CANADA GROUP LIMITED - LANDSCAPE ARCHITECTURE. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION MAY BE MADE WITHOUT THE PERMISSION OF WSP CANADA GROUP LIMITED - 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 GROUP LIMITED, FOR ADJUSTMENT. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL FROM WSP CANADA GROUP LIMITED.
- 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.
- 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.
- 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 SITE IN ORDER TO COMPLETE ALL REQUIRED SITE WORKS, AND STAGE/SCHEDULE WORKS IN A COHESIVE 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 ONTARIO BUILDING CODE, AND LANDSCAPE ONTARIO.
- 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.
- 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 OTHER RELATED FUNDING REQUESTS.

LAYOUT NOTES:

- REFER TO PROJECT LAYOUT DRAWINGS AND CONTRACT DOCUMENTS FOR NOTES, SPECIFICATIONS AND DETAILS.
- LAYOUT TO BE STAKED BY CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO REVIEW DRAWINGS AND REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE CONSULTANT IN WRITING.
- PROPERTY LINES TO BE VERIFIED PRIOR TO INITIATING CONSTRUCTION.

UNDER GROUND SERVICING AND UTILITIES:

- ALL UNDERGROUND SERVICE INFORMATION IS DERIVED FROM RECORDS AND SERVICES HAVE NOT BEEN LOCATED BY THE UTILITY COMPANIES OR BY DAYLIGHTING.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE.
- 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.
- CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, REPORTING ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

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 RE-ALLOCATING AND ADJUSTING SEDIMENTATION/EROSION CONTROL MEASURES TO SUIT THE VARIOUS STAGES OF EARTHWORKS OF THE PROJECT. STAGING OF WORKS IN A LOGICAL RESPONSIBLE MANNER IS THE CONTRACTOR'S RESPONSIBILITY, AND RE-LOCATION/IMPLEMENTATION OF SEDIMENT/EROSION CONTROL MEASURES TO SUIT WORKS IS REQUIRED.
- 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 AS DIRECTED BY SITE CONSULTANT.
- ALL CONSTRUCTION VEHICLES TO ENTER SITE AT APPROVED LOCATIONS ONLY.
- 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 AFTER THE COMPLETION OF CONSTRUCTION.
- ABSOLUTELY NO PARKING AND NO STORAGE OF EQUIPMENT OR MATERIALS IN AREAS TO REMAIN UNDISTURBED. ANY DAMAGE TO SUCH AREAS MUST BE RECTIFIED TO EXISTING OR BETTER CONDITIONS AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR TO WORK WITHIN GUIDELINES FOR THE 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 ALSO FURNISH, INSTALL, OPERATE AND MAINTAIN ALL NECESSARY PUMPING, FILTRATION BAGS, AND OTHER EQUIPMENT AND METHODS REQUIRED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE WORK AND FOR MAINTAINING THE EXCAVATIONS, FOUNDATIONS, AND OTHER PARTS OF THE WORKS FREE FROM WATER/FLOW AS REQUIRED AND AS DIRECTED BY SITE CONSULTANT.
- AFTER HAVING SERVED THEIR PURPOSE, 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 OF GRADING/PROJECT WORKS, SHALL BE STABILIZED BY TOPSOIL, SEEDING, VEGETATION, FERTILIZING, MULCHING AND ALL OTHER WORKS AS PER PLANS, IN LOCATIONS AS NOTED ON PLANS AND AS DIRECTED BY SITE CONSULTANT.

GRADING NOTES:

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL AREAS WITHIN THE LIMIT OF THE CONTRACT.
- 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 CONSULTANT'S SATISFACTION.
- PROPOSED ELEVATIONS ALONG LIMIT OF CONTRACT MUST MATCH EXISTING ELEVATIONS.
- NOTIFY CONSULTANT IMMEDIATELY, IN WRITING, IF ANY DISCREPANCIES WITH STATED REQUIREMENTS 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:

PROJECT WORKS PRIMARILY TO CONSIST OF:

- SURVEY, LAYOUT AND STAKING/IDENTIFICATION AND MAINTENANCE OF ALL PLANTING BED LIMITS/OUTLINES/DELINEATION 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/HERBACEOUS PLANTING BEDS, 75mm MINIMUM DEPTH, CONSISTING OF SHREDDED PINE BARK MULCH.
- LAYOUT OF TREES TO BE STAKED BY CONTRACTOR AND TO THE LANDSCAPE ARCHITECT'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 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 (BIWEEKLY 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.

PLANTING SOIL AND BED PREPARATION:

- PLANTING SOIL SHALL NOT BE USED TO CONSTRUCT PERMANENT BERMS.
- ALL PLANTING SOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEIOUS MATTER.
- 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.
- PLANTING SOIL IS TO BE THOROUGHLY MIXED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.

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. REMOVE CLIPPINGS AFTER MOWING AND TRIMMING.
 - 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 ARCHITECT'S 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 RESPECT 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:

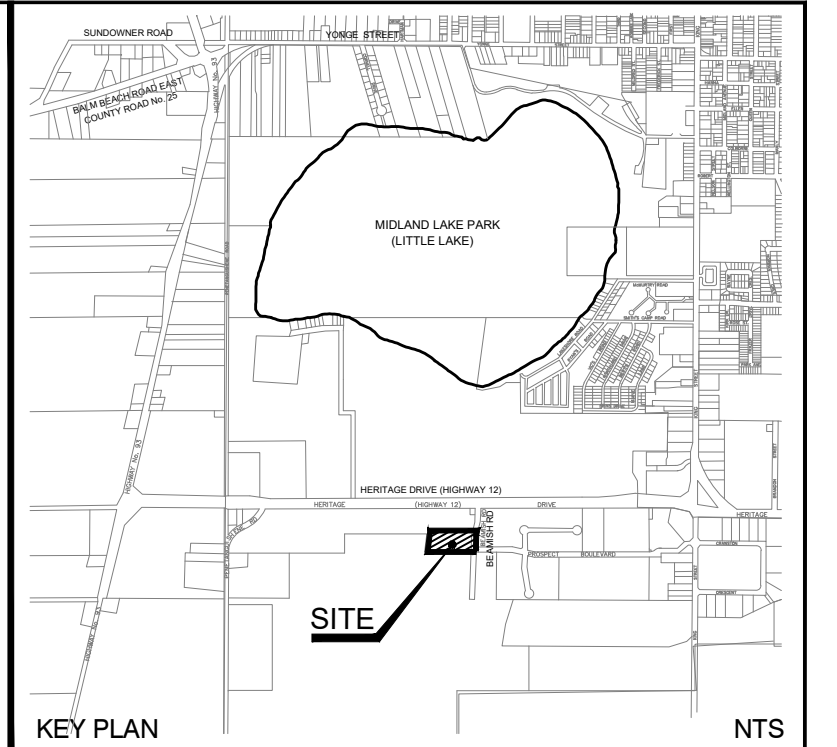
- OBTAIN EVENLY MIX TOPSOIL FROM STOCKPILE IF IT MEETS THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL HAVE THE TOPSOIL (BOTH FROM STOCKPILE AND IMPORTED) TESTED BY AN OMAFRA ACCREDITED SOIL TESTING LABORATORIES IN ONTARIO. SUBMIT THE SOIL TESTING RESULTS TO THE LANDSCAPE ARCHITECT 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.

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.



KEY PLAN

NTS

SITE PLAN APPROVAL
This drawing is approved under Section 41 of the Planning Act by Council of the Town of Midland by Resolution No. _____ passed the _____ day of _____, 2022, or by the Executive Director, Planning Building, and By-law on the _____ of _____, 2022, pursuant to By-law 2013-13.

Adam Farr, MCIP, RPP

NOT FOR CONSTRUCTION

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

6	ISSUED FOR SITE PLAN AGREEMENT	WSP	2022-10-06
5	RE-ISSUED FOR SPA	WSP	2022-02-04
4	RE-ISSUED FOR SPA	WSP	2020-05-22
3	RE-ISSUED FOR SPA	WSP	2020-02-18
2	ISSUED FOR SPA	WSP	2019-03-01
1	ISSUED FOR REVIEW	WSP	2019-01-30

No. _____ REVISIONS TO DRAWING BY _____ DATE _____

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
TRIPAR

MUNICIPALITY
Town of Midland

PROJECT TITLE
16928 HIGHWAY 12, MIDLAND ON HOTEL AND CONFERENCE CENTRE

SHEET TITLE
LANDSCAPE GENERAL NOTES

CONSULTANT
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905.882.1100 © 2022 WSP www.wsp.com

STAMP
ASSOCIATION OF LANDSCAPE ARCHITECTS
MEMBER
10 OCT 2022

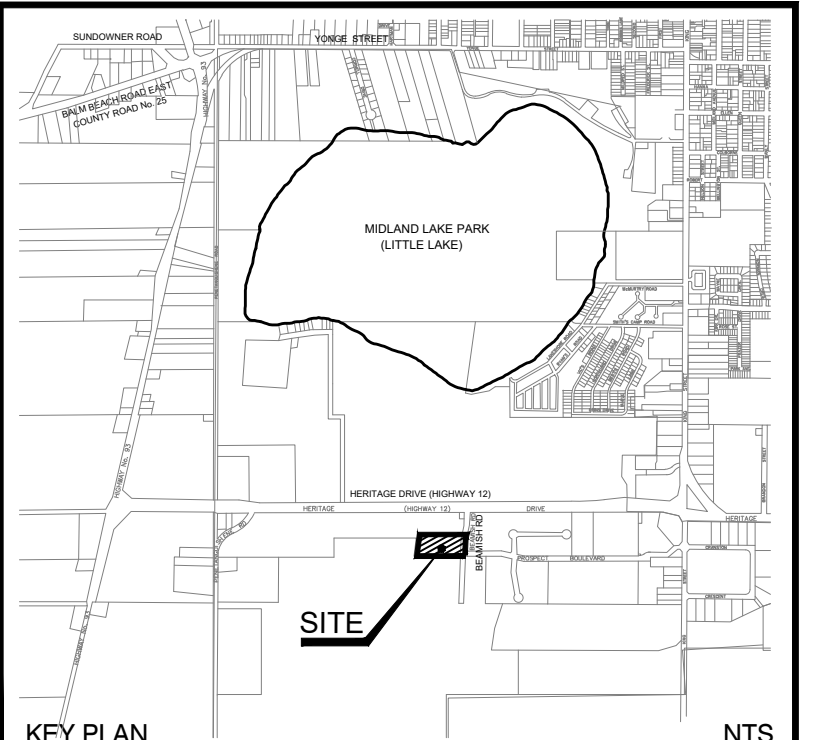
DESIGNED	M.L.	DRAWN	S.I.	CHECKED	C.B.
SCALE	DATE		OCTOBER 2022		
PROJECT NUMBER	18M-01620		DWG. NUMBER	LA-100	

PLANT SCHEDULE HOTEL AND CONFERENCE CENTRE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	4	Acer rubrum	Red Maple	60mm Cal.	
QM	3	Quercus macrocarpa	Burr Oak	60mm Cal.	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CC	4	Cercis canadensis	Eastern Redbud	40mm Cal.	
CW	14	Cornus florida 'White'	White Flowering Dogwood	40mm Cal.	
PA	11	Prunus americana	American Plum	40mm Cal.	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Ca	79	Cornus alba 'Bud's Yellow'	Bud's Yellow Dogwood	600mm	
Pp	27	Pinus mugo 'Pumilio'	Mugo Pine	600mm	
Pg	14	Potentilla fruticosa 'Gold Star'	Gold Star Potentilla	2 gal.	
Rb	51	Rosa blanda	Smooth Rose	600mm	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Tc	55	Taxus canadensis	American Yew	600mm	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Ck	110	Cornus alba 'Kesselringii'	Tatarian Dogwood	3 gal.	
Mg	41	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	
Ph	45	Panicum virgatum 'Hanes Hears'	Red Switch Grass	1 gal.	

NOTE:
 • FOR GRADING AND SITE SERVICING INFORMATION, REFER TO CIVIL DRAWINGS.
 • FOR LIGHTING INFORMATION, REFER TO ELECTRICAL DRAWINGS.

SITE PLAN APPROVAL
 This drawing is approved under Section 41 of the Planning Act by Council of the Town of Midland by Resolution No. _____ passed the _____ day of _____ or by the Executive Director, Planning Building, and By-law on the _____ of _____ pursuant to By-law 2013-13.
 Adam Farr, MCIP, RPP



NOTE:
 • CHECK ALL QUANTITIES.
 • REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 • THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
 • THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 • SOIL PROFILE TO BE SUITABLE QUALITY FOR TREE TO THRIVE AND MATURE. SOIL TESTING SHOULD BE COMPLETED. IF CONDITIONS ARE POOR TO FAIR, CONSIDER SOIL AMENDMENT AND/OR REPLACEMENT.
 • GOOD QUALITY SOIL SHOULD BE MIN 900mm DEEP AND HAVE GOOD DRAINAGE BELOW.

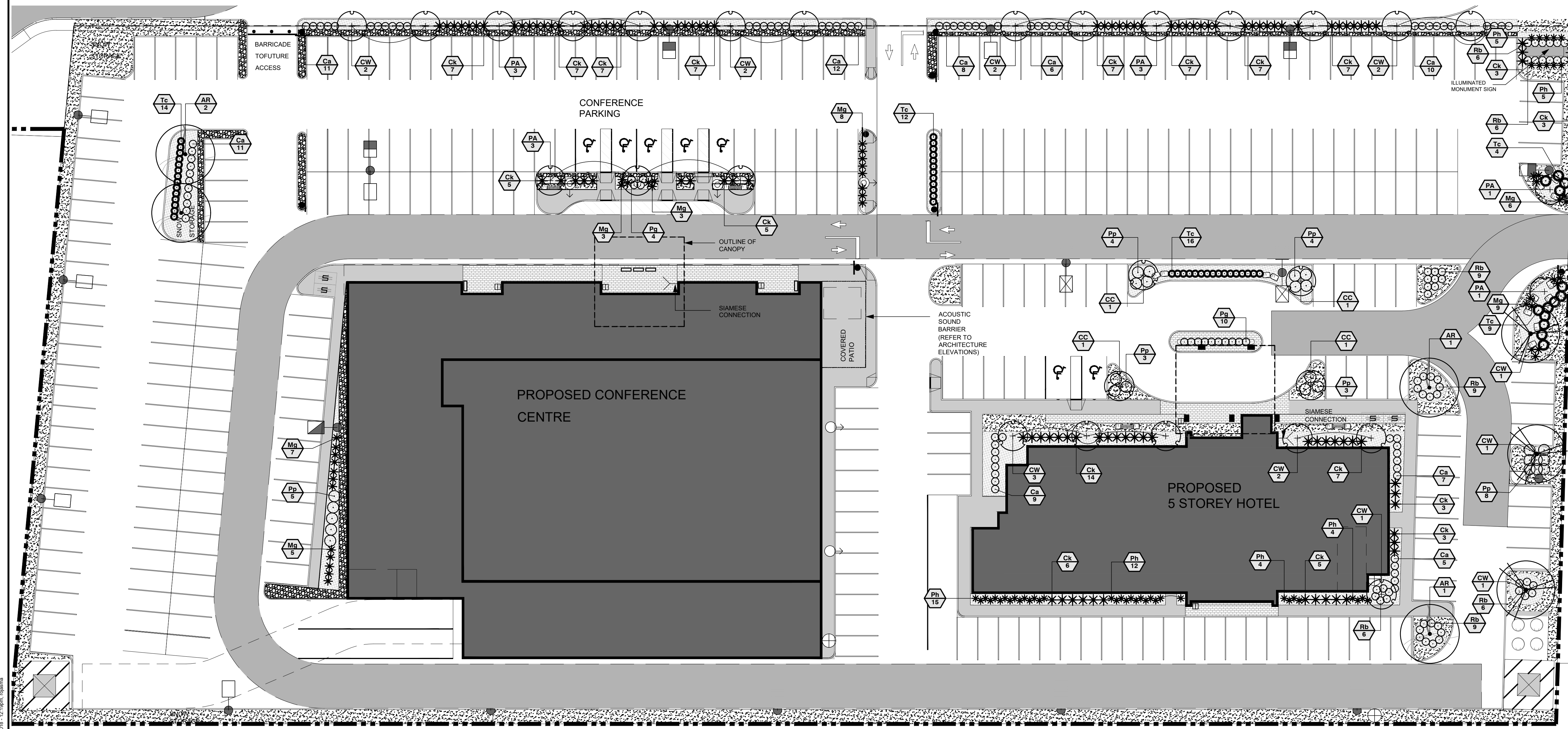
LEGEND

- — — — — PROPERTY LINE
- - - - - PHASE LINE
- - - - - LINE OF CANOPY ABOVE
- (Circle with cross) PROPOSED DECIDUOUS TREE
- (Circle with dots) PROPOSED ORNAMENTAL TREE
- (Circle with vertical lines) PROPOSED CONIFEROUS TREE
- (Group of small circles) PROPOSED SHRUBS PLANTING
- (Starburst) PROPOSED GRASSES AND PERENNIALS
- (Stippled) PROPOSED SODDED AREA
- (Cross-hatched) PROPOSED MULCH
- (Dotted) PROPOSED RIVER STONE
- (Brick pattern) PROPOSED UNIT PAVING
- (Dashed line) PROPOSED CONCRETE WALKWAY
- (Square with X) PROPOSED DECORATIVE PLANTER
- (Square with dot) PROPOSED WASTE RECEPTACLE
- (Square with horizontal lines) PROPOSED BENCH
- (Square with vertical lines) PROPOSED ARMOUR STONE
- (Square with diagonal lines) PROPOSED BIKE RACK

NOT FOR CONSTRUCTION
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No.	REVISIONS TO DRAWING	BY	DATE
6	ISSUED FOR SITE PLAN AGREEMENT	WSP	2022-10-06
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ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED



CLIENT: **TRIPAR**

MUNICIPALITY: **Town of Midland**

PROJECT TITLE: **16928 HIGHWAY 12, MIDLAND ON HOTEL AND CONFERENCE CENTRE**

SHEET TITLE: **PLANTING PLAN**

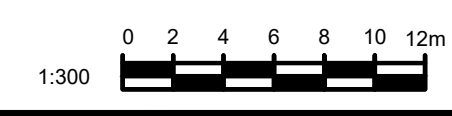
CONSULTANT: **wsp**
 100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1
 T: 905.882.1100 F: 905.882.3059 www.wsp.com

DESIGNED: M.L. DRAWN: S.I. CHECKED: C.B.

SCALE: **AS SHOWN** DATE: **OCTOBER 2022**

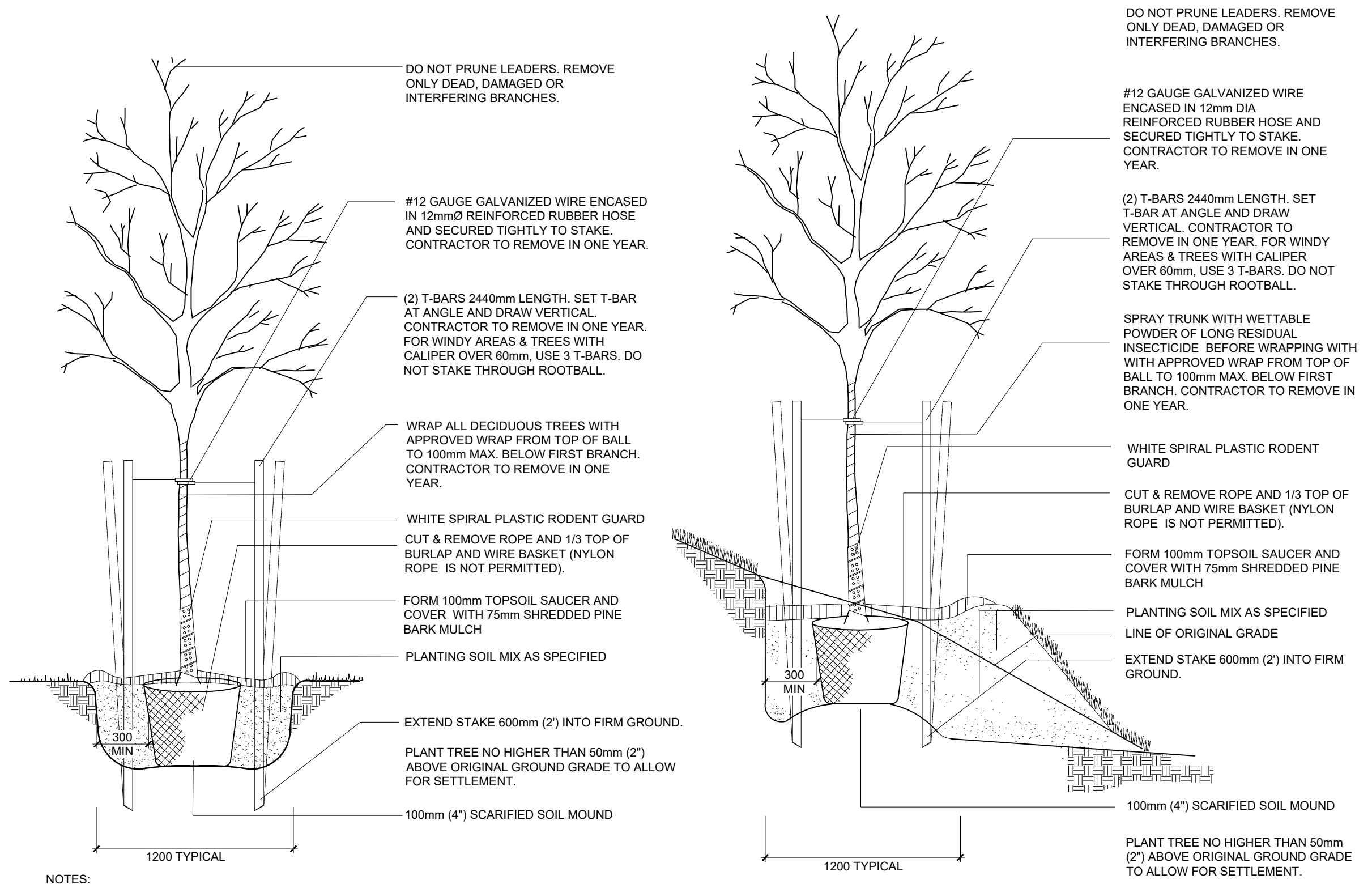
PROJECT NUMBER: **18M-01620** DWG. NUMBER: **LA-201**

STAMP: **ASSOCIATION OF LANDSCAPE ARCHITECTS**
 CONNOR BLAKE
 OCT 2022
 MEMBER



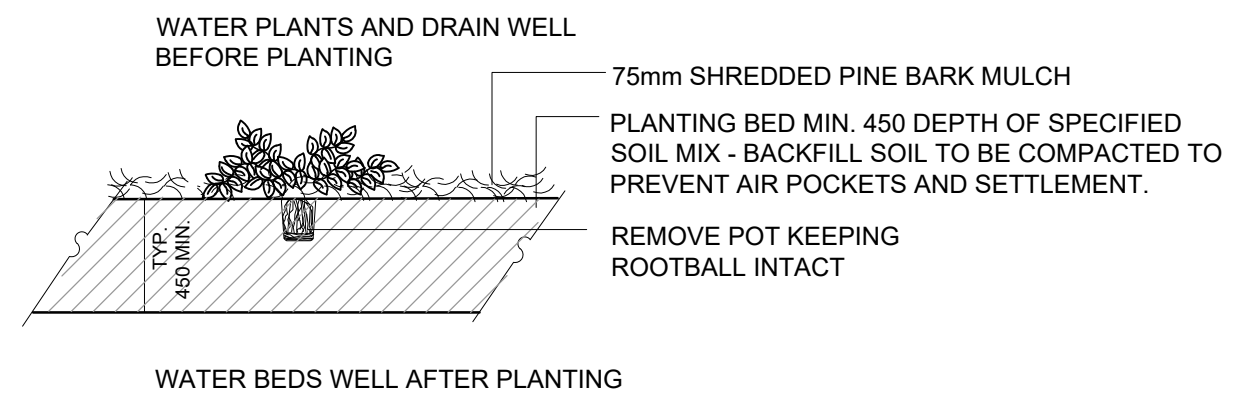
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 PLOT DATE: Sep 25, 2024 - 12:18pm, 10/25/24

Town File No.

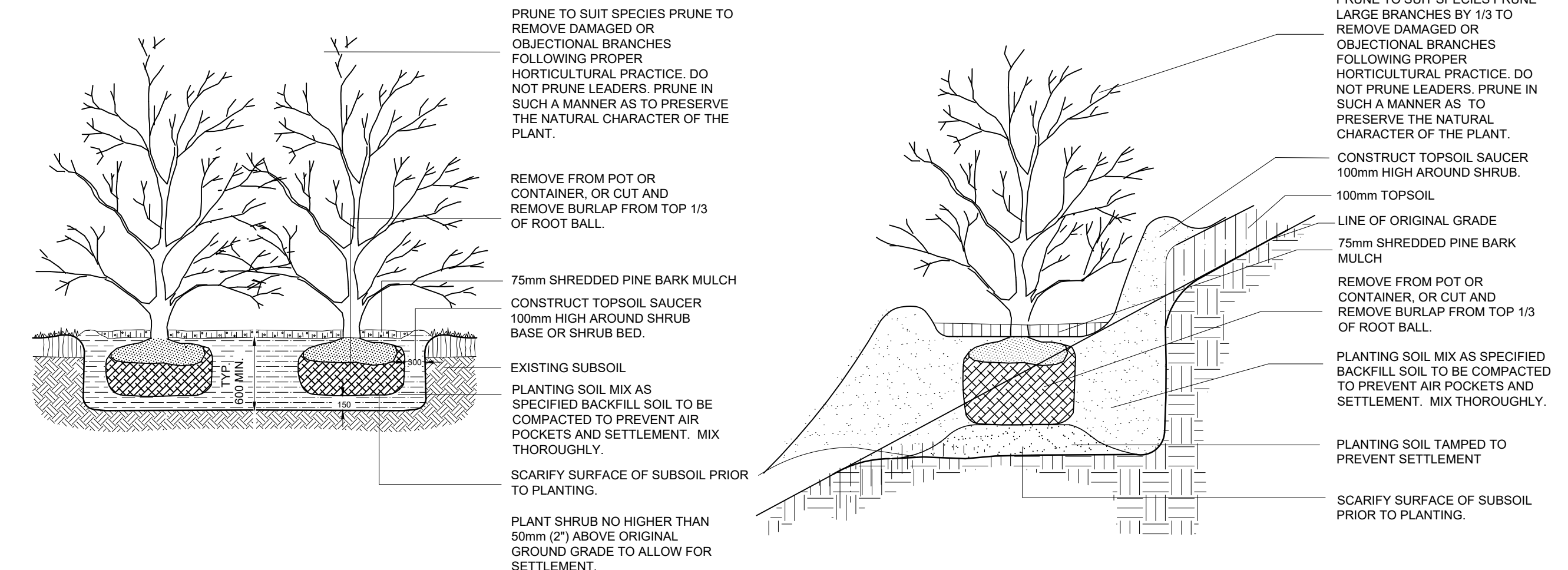


- NOTES:
1. APPLY ANTI-DESSICANT PRIOR TO DELIVERY.
 2. PLANT TREE NO HIGHER THAN 50mm ABOVE ORIGINAL GROUND GRADE TO ALLOW FOR SETTLEMENT.
 3. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN TREES IN A HEALTHY CONDITION.
 4. CONTRACTOR TO REMOVE ALL TAGS AND LABELS PRIOR TO END OF WARRANTY PERIOD.

1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.

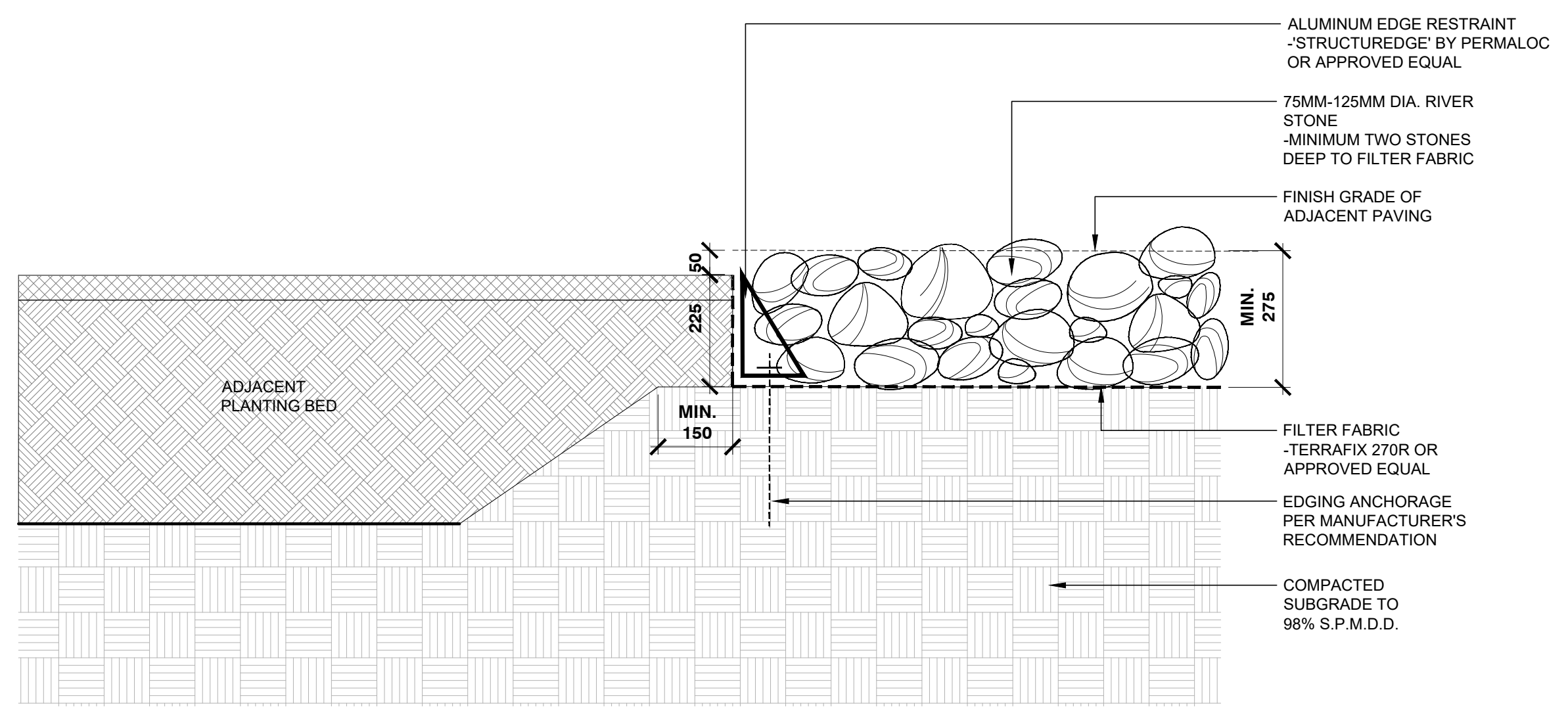


2 ORNAMENTAL GRASS / PERENNIAL PLANTING
SCALE: N.T.S.

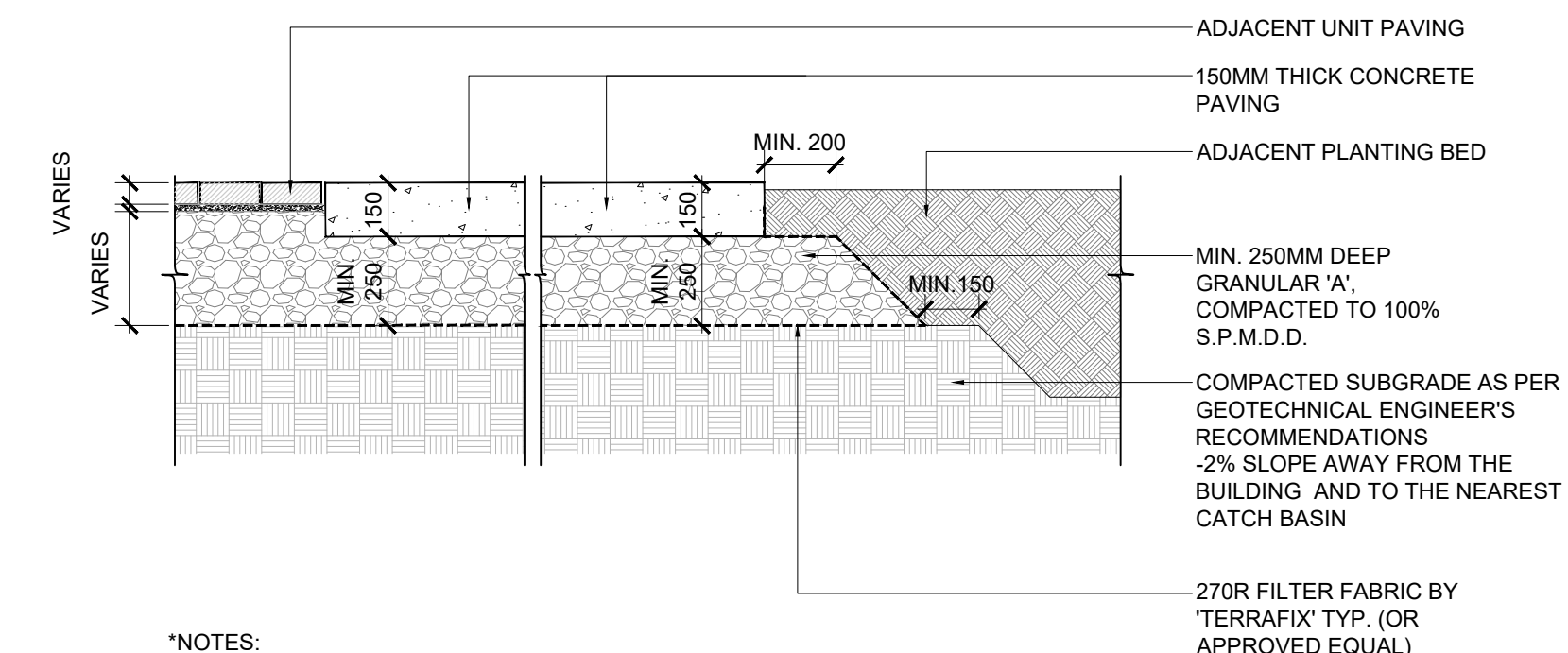


- NOTES:
1. APPLY ANTI-DESSICANT PRIOR TO DELIVERY.
 2. PLANT TREE NO HIGHER THAN 50mm ABOVE ORIGINAL GROUND GRADE TO ALLOW FOR SETTLEMENT.
 3. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN TREES IN A HEALTHY CONDITION.
 4. CONTRACTOR TO REMOVE ALL TAGS AND LABELS PRIOR TO END OF WARRANTY PERIOD.

3 SHRUB PLANTING
SCALE: N.T.S.

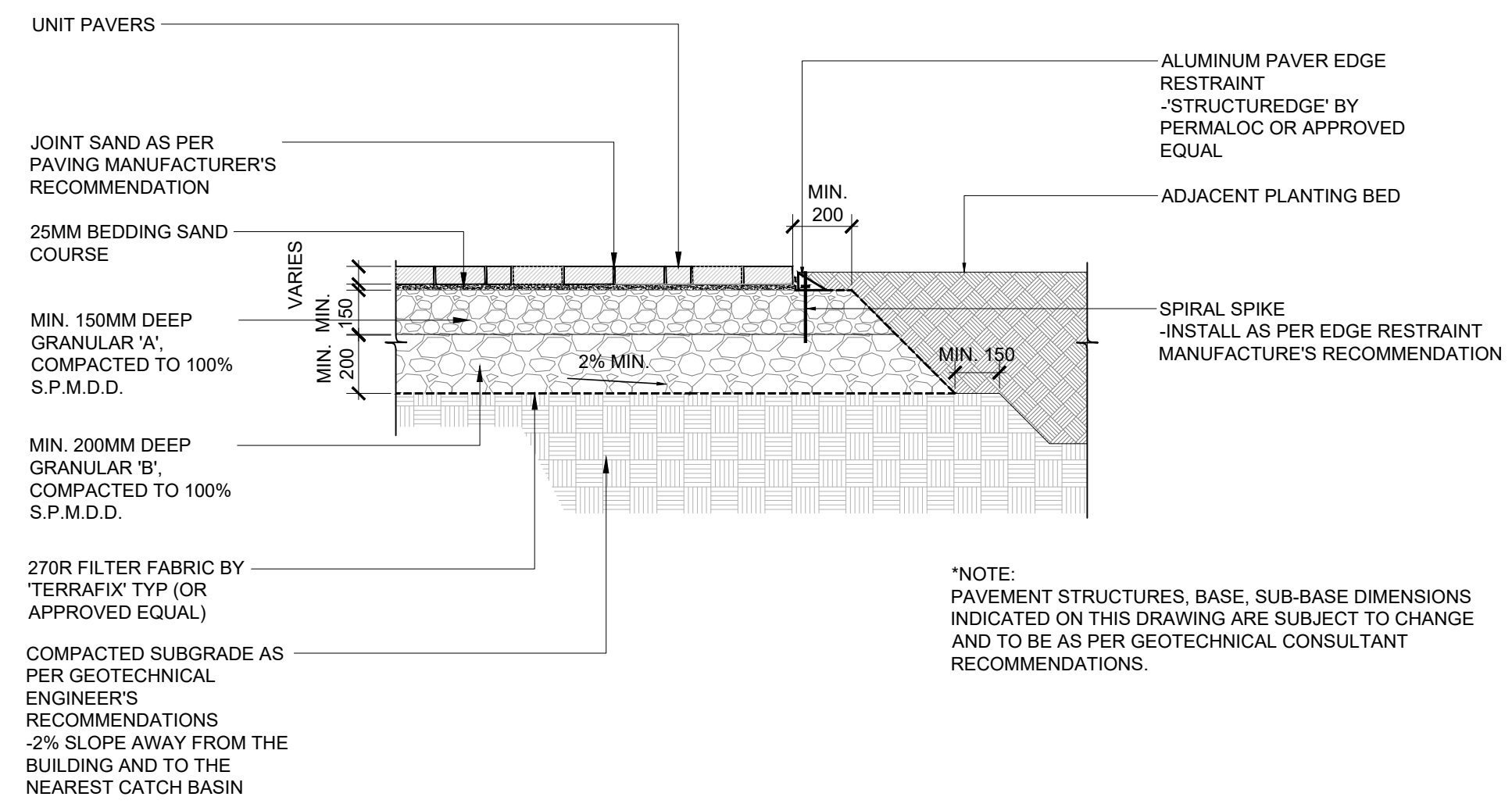


4 DECORATIVE RIVER STONE
SCALE 1:10



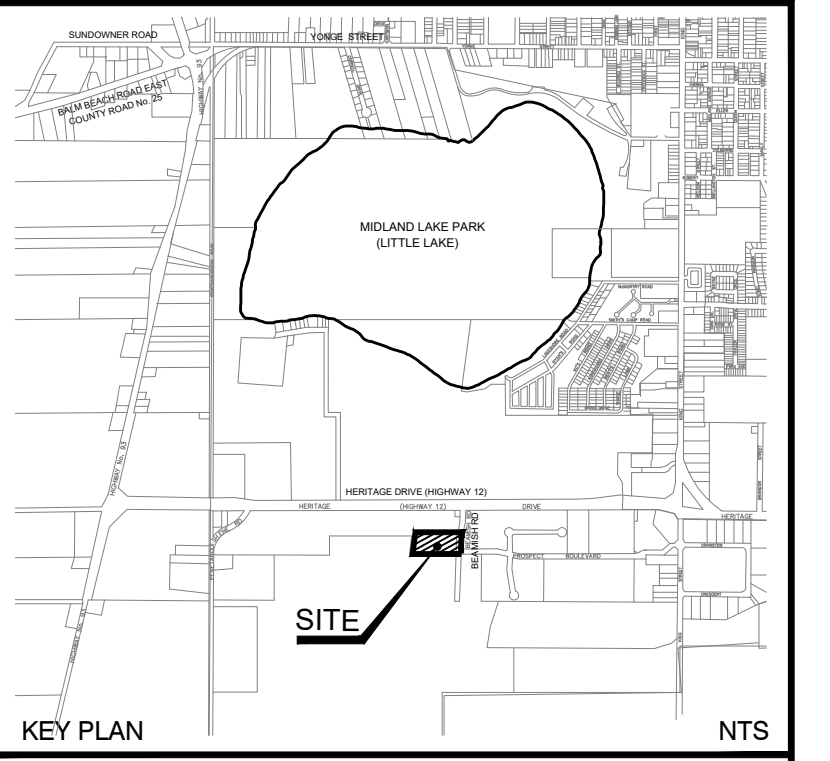
- NOTES:
- CONCRETE TO BE 32MPa AT 28 DAYS AND BE 5-7% AIR ENTRAINED.
 - EXPANSION JOINTS TO BE 12mm BITUMINOUS FIBRE BOARD SET AT 12mm BELOW GRADE AND FINISHED WITH GREY POLYSULPHITE SEALANT. LOCATE EXPANSION JOINTS EVERY 6m O.C. MAXIMUM AND WHERE CONCRETE MEETS OTHER HARD SURFACES AND STRUCTURES.
 - CONTRACTION JOINTS TO BE LOCATED AT MAXIMUM INTERVALS OF 2.0m O.C. CONTRACTION JOINTS TO BE SAW CUT TO A DEPTH OF 30mm.
 - CONCRETE TO HAVE BROOMED FINISH.
 - PAVEMENT STRUCTURES, BASE, SUB-BASE DIMENSIONS INDICATED ON THIS DRAWING ARE SUBJECT TO CHANGE AND TO BE AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.

5 CONCRETE WALKWAY
SCALE 1:20



- NOTE:
- PAVEMENT STRUCTURES, BASE, SUB-BASE DIMENSIONS INDICATED ON THIS DRAWING ARE SUBJECT TO CHANGE AND TO BE AS PER GEOTECHNICAL CONSULTANT RECOMMENDATIONS.

6 UNIT PAVING AT GRADE
SCALE 1:20



SITE PLAN APPROVAL
This drawing is approved under Section 41 of the Planning Act by Council of the Town of Midland by Resolution No. _____ passed the _____ day of _____ or by the Executive Director, Planning Building, and By-law on the _____ of _____ pursuant to By-law 2013-13.
Adam Farr, MCIP, RPP

NOT FOR CONSTRUCTION
ALL DIMENSIONS AND ELEVATIONS ARE IN METRES UNLESS OTHERWISE NOTED.

No.	REVISIONS TO DRAWING	BY	DATE
6	ISSUED FOR SITE PLAN AGREEMENT	WSP	2022-10-06
5	RE-ISSUED FOR SPA	WSP	2022-02-04
4	RE-ISSUED FOR SPA	WSP	2020-05-22
3	RE-ISSUED FOR SPA	WSP	2020-02-18
2	ISSUED FOR SPA	WSP	2019-03-01
1	ISSUED FOR REVIEW	WSP	2019-01-30

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT: **TRIPAR**

MUNICIPALITY: **Town of Midland**

PROJECT TITLE: **16928 HIGHWAY 12, MIDLAND ON HOTEL AND CONFERENCE CENTRE**

SHEET TITLE: **LANDSCAPE DETAILS**

CONSULTANT: **wsp**
190 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1
1-905-882-1100 | 1-905-882-0055 | www.wsp.com

STAMP: **ASSOCIATION OF LANDSCAPE ARCHITECTS**
CONOR BLAKE
MEMBER
OCT 2022

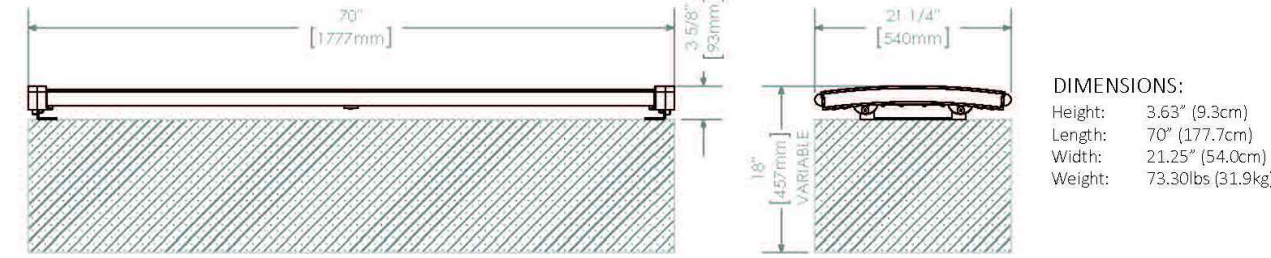
DESIGNED	M.L.	DRAWN	S.I.	CHECKED	C.B.
SCALE	AS SHOWN		DATE: OCTOBER 2022		
PROJECT NUMBER	18M-01620		DWG. NUMBER: LD-101		

MLB720BL-W

BENCH



MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.38" x 1.5" (3.5 cm x 3.8 cm) and 1.38" x 4.00" (3.5 cm x 10.2 cm) Ipe slats.
FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The bench is delivered pre-assembled. Mounting Brackets can be configured for proposed mounting surface.
TO SPECIFY: Select MLB720BL-W
 Choose:
 - Powdercoat Color
OPTIONS:
 - Plaque
 - Skate Deterrent



MAGLIN
 T: 800-716-5506
 F: 877-260-9303
 WWW.MAGLIN.COM
 SALES@MAGLIN.COM



NOTES:
 1. MODEL: 720 BACKLESS WALL MOUNT BENCH (177.7cm LENGTH), COLOUR: TBD, MANUFACTURER: MAGLIN, CONTACT JEFF RODDICK 1-800-716-5506 X 1232 (OR APPROVED EQUAL).
 2. SURFACE MOUNTED.

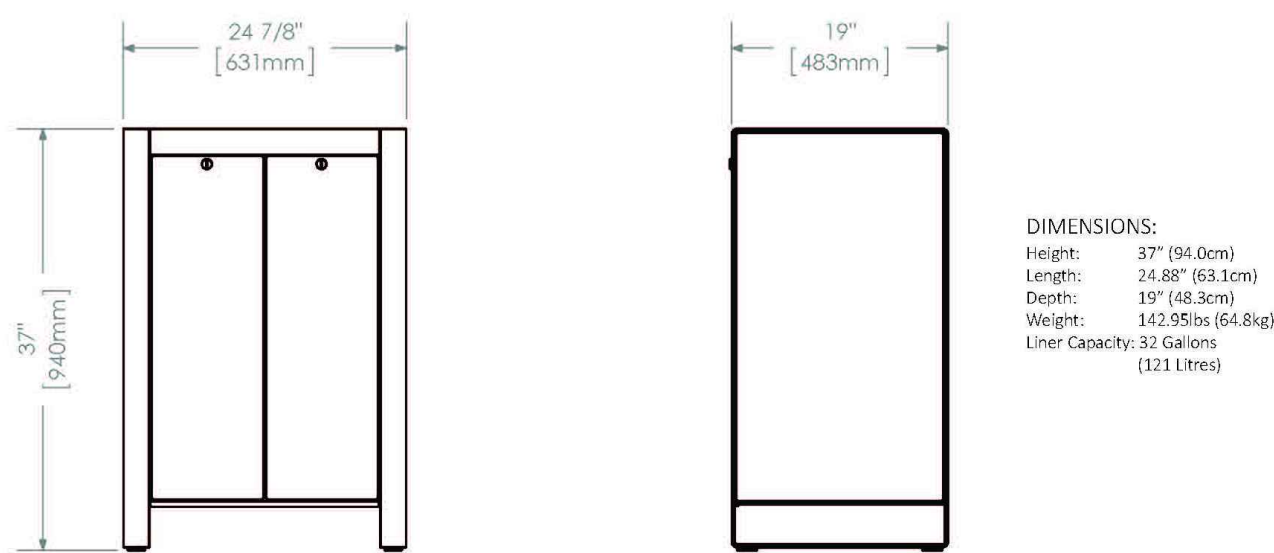
1 BENCH
 SCALE: N.T.S.

LXRC1500-32-MS

LEXICON



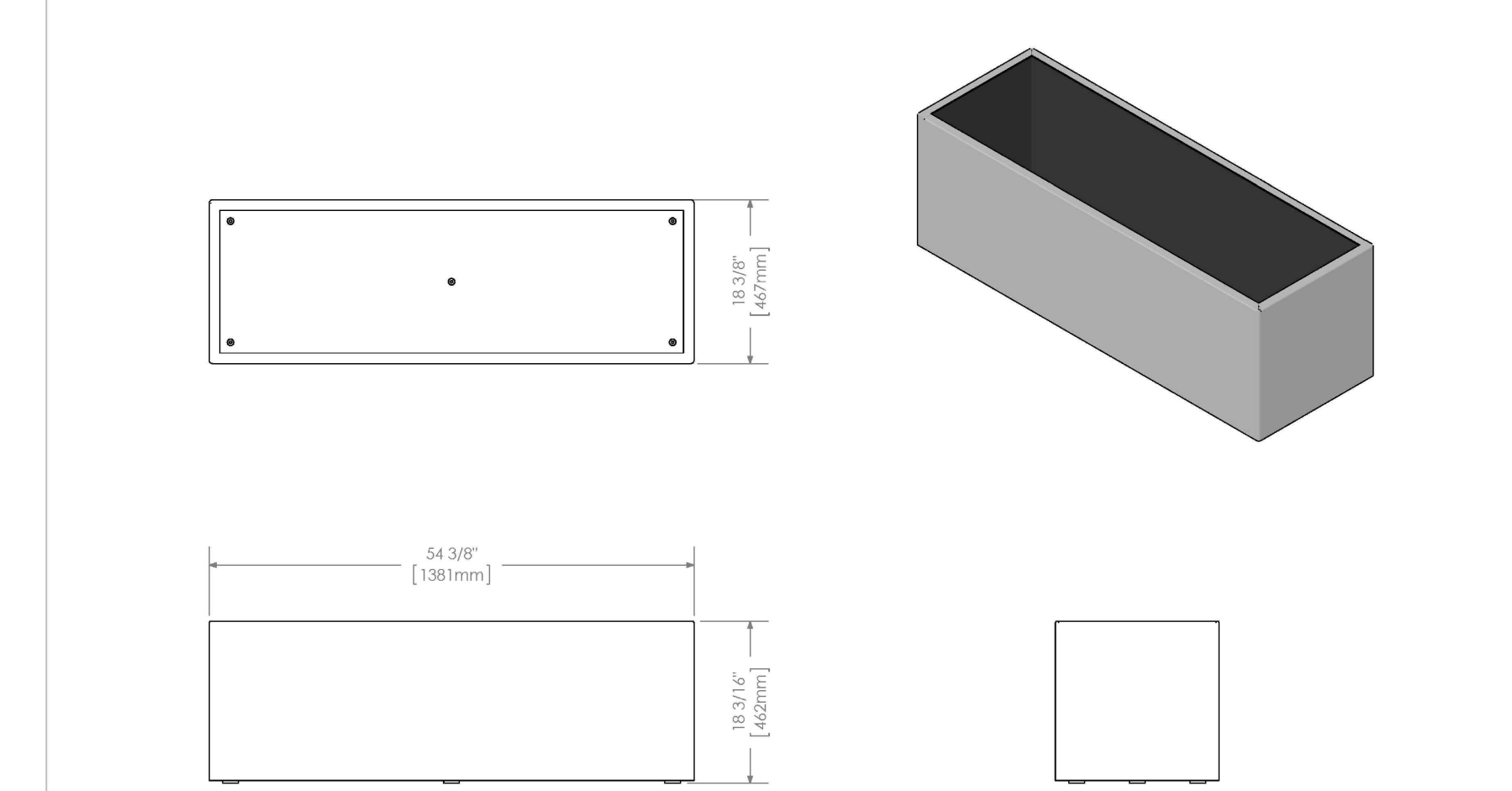
MATERIALS: The trash/recycle unit is constructed using a steel frame with laser cut and formed steel body panels. A 32 gallon commercial grade plastic liner and standard metal lid are provided.
FINISH: All steel components are protected with T-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The trash/recycle unit is delivered pre-assembled. Holes (9/16") are provided in each mounting foot for securing to base.
TO SPECIFY: Select LXRC1500-32-MS
 Choose:
 - Powdercoat Color
FEATURES:
 - Rodent Resistant
 - Lockable Doors
OPTIONS:
 - Plain Doors (LD) or Vinyl Graphics (VG)
 *Vinyl graphics not recommended on Fine Textured powdercoat.
 - Rain Shields (RS)
 - Available in 1 and 2 stream configurations (LXRC1500, LXRC1502)



MAGLIN
 T: 800-716-5506
 F: 877-260-9303
 WWW.MAGLIN.COM
 SALES@MAGLIN.COM

NOTES:
 1. MODEL: LXRC1502-32-MS LEXICON WASTE / RECYCLE CONTAINER (63.1cm LENGTH), COLOUR: TBD, MANUFACTURER: MAGLIN, CONTACT JEFF RODDICK 1-800-716-5506 X 1232 (OR APPROVED EQUAL).
 2. SURFACE MOUNTED.

2 WASTE RECEPTACLE
 SCALE: N.T.S.



MAGLIN
 MAGLIN SITE FURNITURE INC.
 WWW.MAGLIN.COM
 TEL: 800-716-5506
 FAX: 877-260-9393

NOTES:
 1. MODEL: MLP1500-MPR-R4 PLANTER (138.1cm LENGTH), COLOUR: TBD, MANUFACTURER: MAGLIN, CONTACT JEFF RODDICK 1-800-716-5506 X 1232 (OR APPROVED EQUAL).
 2. SURFACE MOUNTED.

4 DECORATIVE PLANTER
 SCALE: N.T.S.

MAGLIN

BIKE RACKS

T: 800-716-5506
 F: 877-260-9303
 WWW.MAGLIN.COM
 SALES@MAGLIN.COM

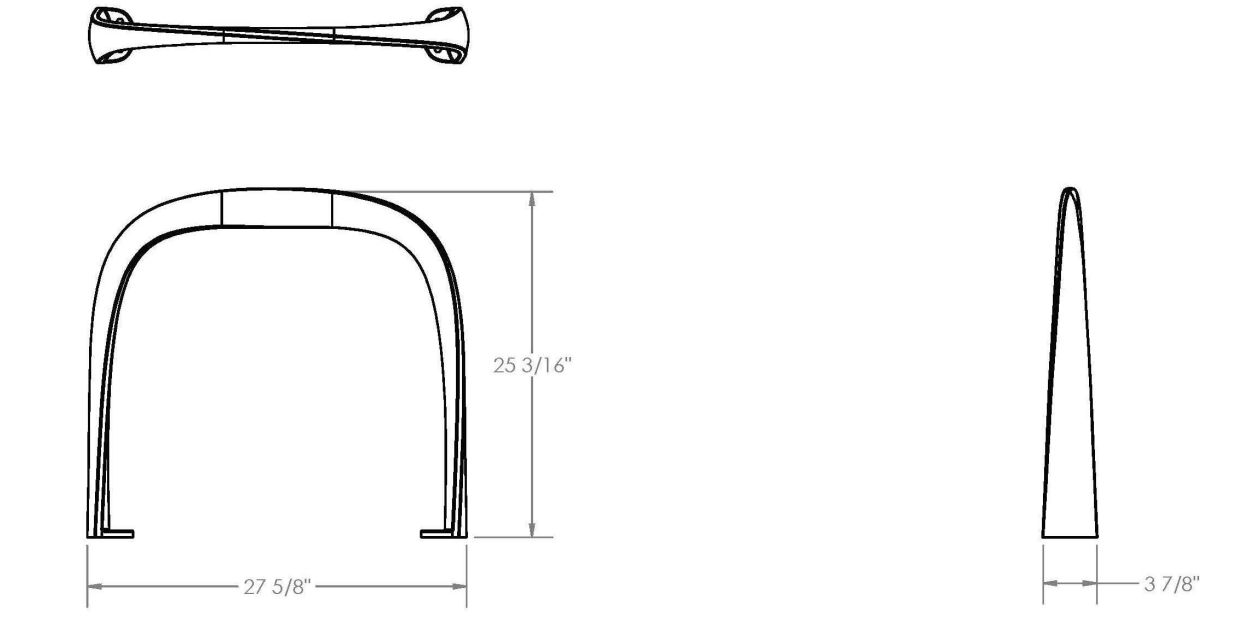
SCBR1600 SERIES

MATERIALS: The Bike Rack is made from solid cast aluminum.
FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.
TO SPECIFY: Select SCBR1600 Series
 Choose:
 - Base Type
 - Direct Burial (SCBR1600-DB)
 - Surface Mount (SCBR1600-S)
 - Powdercoat Color



*SCBR1600-S surface mount model shown.

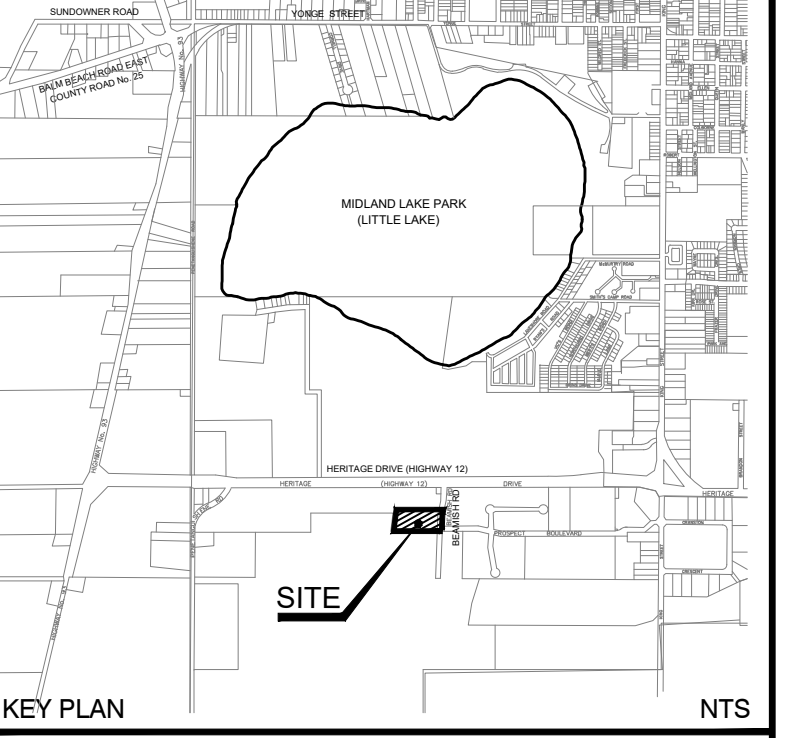
DIMENSIONS:
 Length: 27.62" (70.17 cm)
 Height: 25.19" (63.96 cm)
 Width: 3.375" (8.57 cm)
 Weight: 18.3lbs (8.3kg.)



MAGLIN
 T: 800-716-5506
 F: 877-260-9303
 WWW.MAGLIN.COM
 SALES@MAGLIN.COM

NOTES:
 1. MODEL: MBR-1600-00008 - SC BIKE RACK, COLOUR: TBD, MANUFACTURER: MAGLIN, CONTACT JEFF RODDICK 1-800-716-5506 X 1232 (OR APPROVED EQUAL).
 2. SURFACE MOUNTED.

3 BIKE RACK
 SCALE: N.T.S.



SITE PLAN APPROVAL
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Adam Farr, MCIP, RPP

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ISSUED FOR SITE PLAN AGREEMENT	WSP	2022-10-06
RE-ISSUED FOR SPA	WSP	2022-02-04
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RE-ISSUED FOR SPA	WSP	2020-02-18
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REVISIONS TO DRAWING	BY	DATE

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CLIENT
 TRIPAR

MUNICIPALITY
 Town of Midland

PROJECT TITLE
 16928 HIGHWAY 12, MIDLAND ON HOTEL AND CONFERENCE CENTRE

SHEET TITLE
 LANDSCAPE DETAILS

CONSULTANT

 100 Commerce Valley Dr. West, Toronto, ON Canada L3T 0A1
 T: 905.882.1100 F: 905.882.0055 www.wsp.com

STAMP

 OANA
 OCT 2020

DESIGNED	M.L.	DRAWN	S.I.	CHECKED	C.B.
SCALE	DATE		OCTOBER 2022		
PROJECT NUMBER	DWG. NUMBER		18M-01620 LD-102		