

GENERAL NOTES:

- MAINTENANCE and ACCEPTANCE:**
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
 - SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
 - AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
 - PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
 - MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
 - THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE MOUND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.
- UTILITIES:**
- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
 - ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

- RODENT PROTECTION:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD. PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
 - THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE TIE. 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.

- UNIT PAVING:**
- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.-A82-2 (1967).
 - SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SCREENINGS.
 - SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL, CRUSHED STONE OR ROCK.
 - INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 8% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
 - LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm, (2"), MIN.
 - MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
 - WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
 - AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
 - FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

CARPENTRY

- (UNLESS OTHERWISE SPECIFIED)
- ALL LUMBER SHALL BE NO. 1 GRADE WESTERN CEDAR UNLESS OTHERWISE STATED, AND SHALL BE STAMPED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE LATEST MILCA STANDARD GRADING REQUIREMENTS OF THE PRESSURE TREATED WOOD SHALL BE EITHER PINE, SPRUCE, OR FIR. THIS WOOD SHALL BE PRESSURE TREATED WITH A C.O.-B (ALKALINE COPPER QUAT TYPE B) OR OTHER APPROVED WATERBORNE CHEMICAL IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF C.S.A.-080.
 - ALL CEDAR LUMBER IS TO BE STAINED WITH ONE COAT OF A LATEX STAIN AS APPROVED BY THE LANDSCAPE ARCHITECT BEFORE APPLICATION.
 - ALL WOOD SHALL BE SELECTED FOR UNIFORM APPEARANCE AND SIZE, SHALL BE STRUCTURALLY SOUND AND SHALL BE FREE OF SPLITS, CRACKS AND LOOSE AND OPEN KNOTS.
 - ALL WOOD SHALL BE DRESSED FOUR SIDES.
 - ALL SPIKES AND NAILS SHALL BE "ARDOX" SPIRAL SHANK.
 - ALL SPIKES, NAILS, BOLTS, NUTS AND ANY OTHER METAL FASTENERS AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH C.S.A.-364.
 - CONCRETE FOR FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 20.7 M.P.A. IN 28 DAYS (M3).
 - MAKE ALL TIMBER CUTS STRAIGHT AND PLUMB TO INSURE A TIGHTLY BUTTED FLUSH JOINT PANT ALL CUTS TO PRESSURE TREATED WOOD, WITH ONE COAT OF APPROVED PRESERVATIVE PRIOR TO ASSEMBLY.
 - COUNTERSINK ALL BOLTS, NUTS, PLATES, ANCHORS, ETC. IN ORDER TO BE FLUSH WITH WOOD SURFACE AND AS DETAILED.

PLANTING:

- (UNLESS OTHERWISE SPECIFIED)
- PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
 - EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.
 - PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
 - SPRAY ALL PLANTINGS IN LEAF WITH ANTIDESICCANT. PROVIDE TREES WITH STAKES.
 - PLANTS ARE TO BE NO. 1 NURSERY GROWN UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLIFY SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
 - TREES ARE TO HAVE STRONG, STRAIGHT TRUNKS. TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
 - DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
 - ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS, AND NOT SOO BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORM TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

TOPSOIL:

- USE EVENLY MIXED TOPSOIL OF FERTILE, FRAGILE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.

HYDRO SEEDING:

- HYDROSEED ALL DISTURBED AREAS AS WELL AS AREAS INDICATED ON PLANS.
- USE APPROPRIATE SEED MIX IN AREAS AS SPECIFIED.
- ENSURE THAT AREAS TO BE SEEDING HAVE BEEN CULTIVATED TO A DEPTH OF 25mm AND ARE MOST TO DEPTH OF 100mm BEFORE SEEDING. FINE GRADE AREA FREE OF HUMPS AND HOLLOW IF REQUIRED.
- OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF TOPSOIL GRADE AND DEPTH BEFORE STARTING TO SEED.
- FERTILIZER TO BE 8-32-16 AND TO BE APPLIED AT A RATE OF 300 KG/HECTARE.
- TACKIFIER, IF REQUIRED, TO BE APPLIED AT A RATE OF 88 KG/HECTARE.
- INDICATE AREAS OF TACKIFIER USE TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- APPLY SEED MIX AT A RATE OF 150kg/HECTARE.
- SEEDING TO BE COMPLETED BETWEEN APRIL 1 AND MAY 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30.

TREE LOCATION:

- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
- TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

SODDING:

- PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH A 10-4-4 COMMERCIAL FERTILIZER AT 7.5kg/100sq.m. AND SUPER PHOSPHATE AT 0kg/100sq.m. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- LAY NO. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING. IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

PLANT LIST - TOWNHOMES

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL	SPACING	COND.	REMARKS
DECIDUOUS TREES									
AF	04	Acer freemanii 'Celebration'	Celebration Maple	4000	2000	60	as shown	SB	FULL FORM
AR	01	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	4000	2000	60	as shown	SB	FULL FORM
GB	10	Ginkgo Biloba	Ginkgo Biloba	4000	2000	60	as shown	SB	FULL FORM
QT	05	Quercus bicolor 'Sunburst'	Sunburst Honeylocust	4000	2000	60	as shown	SB	FULL FORM
ZS	01	Zelkova Serrata 'Mussahara'	Mussahara Zelkova	4000	2000	60	as shown	SB	FULL FORM
CONIFEROUS TREES									
PG	05	Picea glauca	White Spruce	1800	1500	-	-	SB	FULL FORM
DECIDUOUS SHRUBS									
Exc	25	Euonymus alatus 'Compactus'	Dwarf Winged Burning-Bush	700	-	-	-	CG	FULL FORM
Hpb	65	Hydrangea paniculata 'Bomshell'	Bomshell Hydrangea	600	-	-	-	CG	FULL FORM
Pm	18	Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	600	-	-	-	CG	FULL FORM
PERENNIALS and GRASSES									
ca	12	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	20GAL	-	-	-	CG2	FULL FORM
hos	12	Hosta 'June'	June Hosta	10GAL	-	-	-	CG2	FULL FORM
hs	27	Hemerocallis 'Stella de Oro'	Stella d'Oro Daylily	10GAL	-	-	-	CG2	FULL FORM
ss	51	Sedum spectabile 'Brilliant'	Showy Stonecrop	10GAL	-	-	-	CG	FULL FORM

VALLEY BUFFER PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
A1	1	Acer saccharum	Sugar Maple	-	1500	800	-	SB	TA1
TA1	1	Tilia americana	American Basswood	-	1500	800	-	SB	TA1
A2	2	Acer saccharum	Sugar Maple	-	3000	1000	-	SB	A2
A3	2	Acer saccharum	Sugar Maple	50	-	1000	-	SB	A3
QR3	3	Quercus rubra	Red Oak	50	-	1000	-	SB	QR3
TA3	2	Tilia americana	American Basswood	50	-	1000	-	SB	TA3
Ps1	4	Pinus strobus	White Pine	-	800	-	1200	CG	Ps1
Ps2	5	Picea glauca	White Spruce	-	1800	-	1200	CG	Ps2
v1	30	Viburnum lentago	Nannyberry	-	400	-	900	CG	v1
ca2	20	Cornus alternifolia	Alternanthera-leaved Dogwood	-	600	-	900	CG	ca2
h2	12	Diervilla lonicera	Bush Honeysuckle	-	600	-	900	CG	h2
pv2	14	Prunus virginiana ssp. virginiana	Chokecherry	-	600	-	900	CG	pv2

SEED MIX: VALLEY LAND SEED MIX

- 10% Big Bluestem (Andropogon gerardii)
- 10% Little Bluestem (Andropogon scoparius)
- 10% Fox Sedge (Carex vulpinoidea)
- 20% Canada Wild Rye (Elymus canadensis)
- 20% Switchgrass (Panicum virgatum)
- 10% Indiangrass (Sorghotum nutans)
- 20% Fowl Bluegrass (Poa paustris)
- 100%

APPLY TERRASEED MIX FOR AREAS AS INDICATED AT A RATE OF 30 KG/HECTARE OVER 300mm OF CLEAN TOPSOIL.

SEED MIXTURE AS MANUFACTURED BY ONTARIO SEED COMPANY OR APPROVED EQUAL.

NOTE:
SEED TO BE APPLIED ALONG WITH A NURSE GRASS OF COMMON OATS (Avena sativa) AND BUCKWHEAT (Fagopyrum esculentum) AT A RATE OF 50KG/HECTARE IN ADDITION TO SPECIFIED SEED MIX.

SEED TO BE SUPPLIED BY ONTARIO SEED COMPANY
330 PHILIP STREET, WATERLOO, ONT. N2L 3Z6
TEL (519) 886-0557 FAX (519) 886-0605
OR APPROVED EQUAL

SEED APPLICATION METHOD:
TERRASEEDING BY APPROVED CONTRACTOR

NOTE:
-CHECK ALL QUANTITIES
-REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
-THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTAL ON THE PLANT LIST
-THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING

GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

KEY MAP

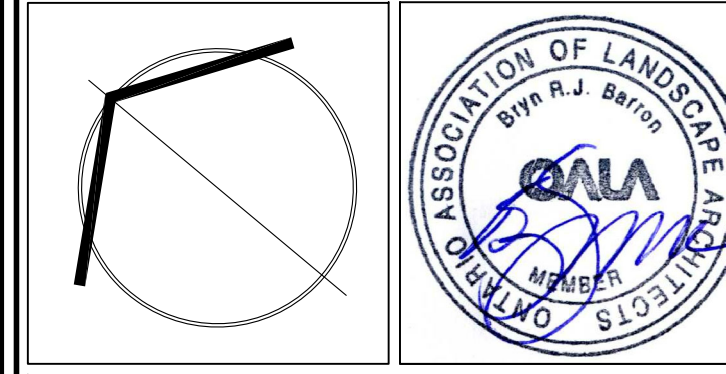


LEGEND

- EXISTING TREES TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- ORNAMENTAL TREE
- PROPOSED SHRUBS
- PERENNIALS / GRASSES
- AREA OF SHRUB PLANTING AT 1.0m ON CENTER SPACING
- SODDING
- PRECAST CONCRETE PATIO SLABS
- PRECAST CONCRETE UNIT PAVERS
- WOOD PRIVACY SCREEN/ FENCE
- EXISTING WOOD PRIVACY FENCE
- CHAIN LINK FENCE

No.	DATE	REVISION	BY
1	2018-10-11	ISSUED FOR SUBMISSION	BB

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



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STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
11 TOWNHOUSE UNITS**
336 KING STREET EAST, BOLTON, ONTARIO

DRAWING TITLE:
LANDSCAPE AND EDGE MANAGEMENT PLAN

SCALE: 1 : 200	PROJECT No. 18-5186
DATE: MAY 04, 2018	DRAWING No. L100
DRAWN BY: SS	
CHECKED BY: BB	

