

QNT KEY

STREETSCAPE PLANTING

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
1	AJ	Acer palmatum	Japanese Maple	60mm	-	W.B.	-	-
1	GB	Gingko biloba	Maidenhair Tree	60mm	-	W.B.	-	-
2	SGI	Syringa reticulata "Ivory Silk"	Ivory Silk Tree Lilac	60mm	-	W.B.	-	-
8	Dcn	Deutzia crenata "Nikko"	Dwarf Nikko Deutzia	-	50CM	3 GAL.	-	-
16	Wm	Weigela florida "Minuet"	Minuet Weigela	-	50CM	3 GAL.	-	-
24	EFE	Euonymus fortunei "Emerald Gaiety"	Emerald Gaiety Euonymus	-	60CM	3 GAL.	-	-
21	Jsa	Juniperus sabinna "Arcadia"	Arcadia Juniper	-	50CM	3 GAL.	-	-
40	Hrr	Hemerocallis "Rosy Returns"	Rosy Returns Daylily	-	-	1 GAL.	-	-
52	Hsd	Hemerocallis "Stella D'oro"	Stella d'Oro Daylily	-	-	1 GAL.	-	-

QNT KEY

RESTORATION PLANTING

DECIDUOUS / CONIFEROUS TREES (NATIVE)

Count	KEY	BOTANICAL NAME	COMMON NAME	SPREAD	CALIPER	HEIGHT	ROOT	NOTE
12	ABA	Abies balsamea	Balsam Fir	-	-	150	W.B.	UNCLIPPED
9	AMC	Amelanchier canadensis	Serviceberry	-	-	200	10 GAL.	-
16	AR	Acer rubrum	Red Maple	-	45	-	W.B.	-
10	ASM	Acer saccharinum	Silver Maple	-	45	-	W.B.	-
9	PG	Picea glauca	White Spruce	-	-	150	W.B.	UNCLIPPED
9	PST	Pinus strobus	White Pine	-	-	200	W.B.	UNCLIPPED

DECIDUOUS SHRUBS (NATIVE)

49	AME	Aronia melanocarpa	Black Chokeberry	60	60	POT	-
32	CFO	Cornus racemosa	Gray Dogwood	60	60	POT	-
82	COR	Cornus stolonifera	Red Osier Dogwood	60	60	POT	-
35	Cor	Cornus stolonifera	Red Osier Dogwood	60	60	POT	-
34	Ria	Ribes americana	Wild Black Currant	60	60	POT	-
22	Sad	Salix discolor	Pussy Willow	60	60	POT	-
102	Sc	Sambucus canadensis	Common Elderberry	60	60	POT	-
78	SYA	Symphoricarpos albus	Snowberry	60	60	POT	-
16	VT	Viburnum trilobum	High Bush Cranberry	60	60	POT	-

GENERAL CONSTRUCTION NOTES:

- Contractor shall verify all dimensions and site conditions before proceeding with the work, and report any discrepancies to the Landscape Architect before proceeding. No allowance shall be made on behalf of the Contractor for failure to do so.
- Landscape Architect is not responsible for accuracy of survey or engineering drawings. Refer to appropriate drawings before proceeding with the work.
- All existing utilities shown on the drawings are for reference purposes only. Contractor shall be responsible for verifying and staking out the location of all existing utilities and services. Contractor shall give utilities advance notice prior to digging and shall assume all liabilities of damage during construction. All construction to be carried out in accordance with the most current design criteria standards and specifications.
- Contractor shall establish all property boundaries and corner stakes, and shall be responsible for all costs of re-establishing them should they be disturbed.
- Contractor shall review existing grades and report any discrepancies to the landscape architect. Commencement of grading shall constitute acceptance of existing grades.
- Contractor shall notify Landscape Architect 48 hours prior to commencement of work to coordinate inspection schedules.
- Contractor to confirm physical layout of all landscape and plantings with Landscape Architect before proceeding.
- Construction must conform to all applicable Codes and Regulations of all authorities having jurisdiction.
- Refueling, lubrication and/or maintenance of construction vehicles is not permitted on site unless approved by the owner in writing.
- Contractor shall be responsible for any damage to existing streets, sidewalks, structures, and mature trees to remain during construction of this project and shall repair such damage to the satisfaction of the owner and the municipality at no additional cost.
- No machine access or grade changes are permitted within the drip line of existing trees. Any roots or branches which extend beyond the tree protection hoarding indicated on this plan which require pruning, must be done in accordance with good arboricultural standards. Any excavations within the drip line must be hand dug. Contractor to remove and dispose hoarding fencing upon construction completion.
- The Contractor, upon acceptance of the contract, assumes complete responsibility and liability for the job site during the course of construction, and will ensure public safety and cleanliness of municipal roads near the site.
- All drawings, specifications and related documents are the copyright of the Landscape Architect and must be returned upon request. Reproduction of drawings, specifications and related documents in whole or in part is forbidden without the Landscape Architect's permission. Drawings are not to be scaled.
- Contractor responsible for the removal and off site disposal of all materials as required to facilitate new construction.

PLANT PERFORMANCE:

- All plant material shall be nursery stock conforming to the latest edition of the Canadian Standards for Nursery Stock as published by the Canadian Nursery Landscape Association.
- All plants shall be healthy, vigorous plants, free from defects, decay, disfiguring roots, sun-scall injuries, bark abrasions, plant diseases and pests and all forms of infestations or objectionable disfigurements.
- All plants shall be true to name, size, condition and quantity as per plan and plant list specifications.
- All plant material shall be unwrapped prior to inspection. The Landscape Architect reserves the right to inspect all plant material and reject all material that does not meet the standards listed herein.
- Substitutions will not be accepted without prior written request by the consulting Landscape Architect. Additional plant quantities will be required to compensate for approved reduction in size due to unavailability of materials, to the satisfaction of the Landscape Architect.
- All trees shall be open-grown for wind-firmness. Trees shall not be leaning or have significant sweep, crook or bend. Deciduous trees shall have approximately two-thirds of their total height in living branches. All trees shall have good crown shape and colour (evergreens) characteristic of their species. Trees shall have a single dominant leader with no side branches taller / longer than the main leader.
- If required, trees shall be properly target pruned (never flush cut, trimmed, rounded-over, hedged, tipped or topped) and dead / damaged branches shall be removed. Branches that cross-over each other or rub against each other, co-dominant leaders, and branches growing upward inside the crown shall be properly pruned. Trees shall not be treated at any time with wound paint.
- All trees shall have root ball sizes that meet or exceed nursery standards. Root balls shall be firm and structurally integral with the trunk.
- Shrubs and ground covers shall have full, well branched crowns typical of species or variety. Root systems shall be ample, well-balanced and fibrous, capable of sustaining vigorous growth. Plants that are weak or thin, undersized, or have been cut back from larger grades to meet specifications shall be rejected.
- All sod shall be Turfgrass Nursery Sod conforming to the latest specifications of the Ontario Sod Association and the Nursery Sod Growers Association.

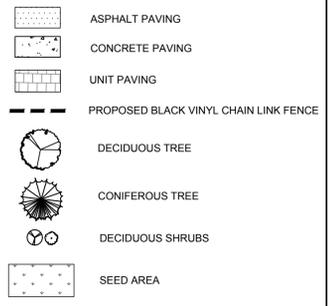
Seeding Notes:

Where required for the purposes of rehabilitation: areas shall be seeded in the spring or fall at 22kg - 25kg/1000 sq. m. To be applied with a nurse crop of perennial ryegrass applied at 22kg/1000 sq. m., ensure shredded compost a minimum depth of 50mm is applied using "express blower supplemental seed injection system" by Hermanns Contracting (905) 939-1230 or approved equal.

Upland Seeding:
SEED MIX BY ONTARIO SEED COMPANY LTD. (519-886-0557) OR APPROVED EQUAL.

25% Sand Dropseed	Sow at rate of 28.6 to 30.8 kg/ha with a nurse
10% Little Bluestem	crop of perennial Canada Wild Rye at 26 to 28
30% Canada Wild Rye	kg/ha.
18% Black Eyed Susan	
5% Blue Violet (Viola odorata)	
1% Wild Bergamot	
5% Primrose	
7% Showy Tick Trefol	
1% Sky Blue Aster	

LEGEND:



no.	revision	date	by
R8	UPDATED SITE PLAN	2020-10-15	LG
R7	UPDATED SITE PLAN	2020-05-11	LG
R6	UPDATED SITE PLAN	2018-07-06	LG
R5	UPDATED SITE PLAN	2018-06-27	LG
R4	UPDATED SITE PLAN	2018-04-30	LG
R3	UPDATED SITE PLAN	3/20/2018	JR
R2	SUBMIT FOR REVIEW	NOV 28 2018	DB
R1	SUBMIT FOR REVIEW	OCT 25 2018	DB
R0	SUBMIT FOR REVIEW	NOV 27 2015	DB

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reviewed by JS drawn by LG

date JANUARY 2020

scale 1:150



drawing title
PLANTING PLAN

drawing number
L-2
client

project title
10432 ISLINGTON AVE.

COMMERCIAL / RETAIL
project number
2015-053



landscape planning
LANDSCAPE ARCHITECTS
Suite 207, 95 Mural Street, Richmond Hill, Ontario L4B 3G2,
Tel. 905.669.6838, www.landscapeplan.ca

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