



**GENERAL NOTES**

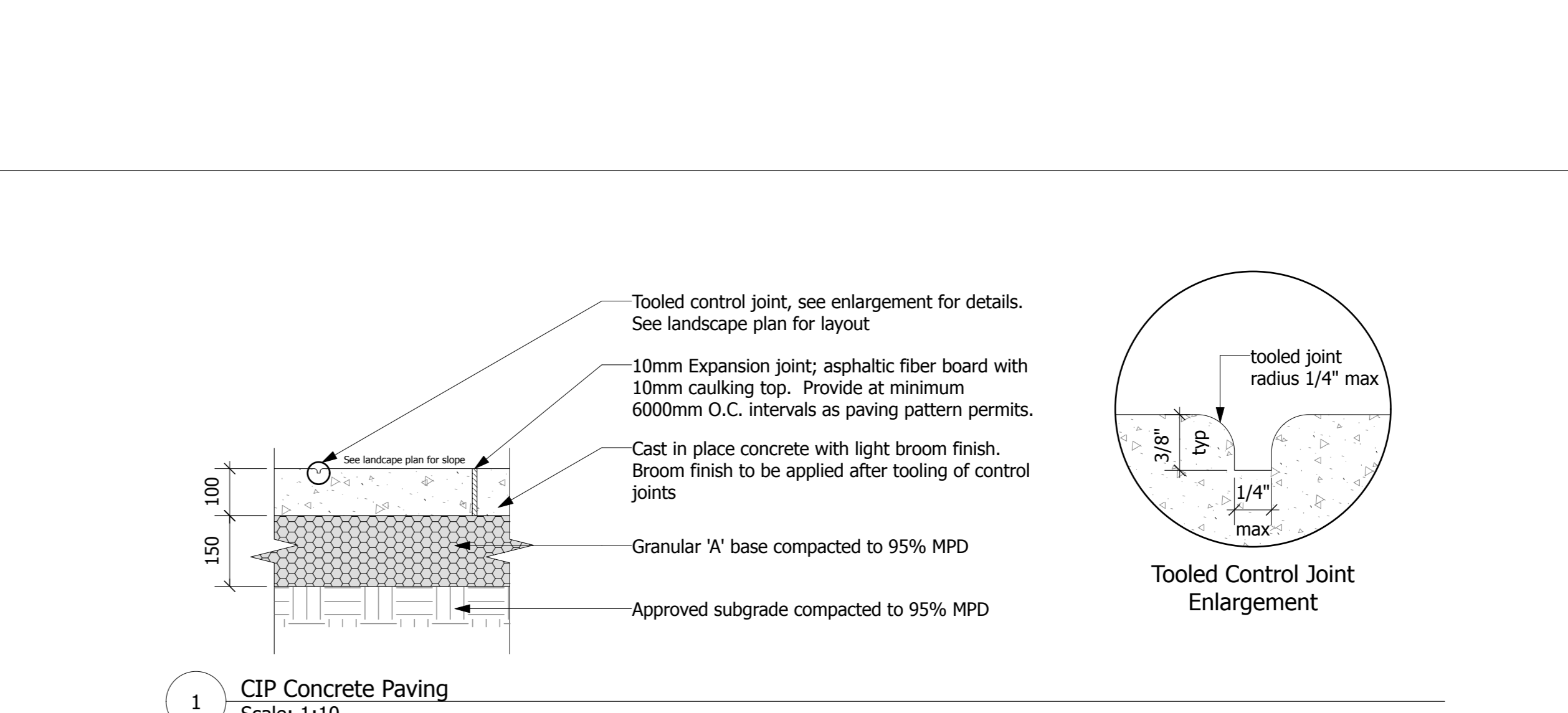
- Drawing is in metric scale. All dimensions are in millimeters. Do not scale drawings.
- Plus/Minus (+/-) dimensions are for general verification purposes only and are NOT to be used to establish layout of any features(s), ever.
- The contractor shall verify all field dimensions onsite during the quotation period. No extras will be allowed for discrepancies between the drawings and the actual site conditions unless reported in writing during the quotation period.
- It is the contractor's responsibility to locate and have staked the exact utility location with all companies involved before starting any work. Hand dig within two (2) meters of all electrical lines.
- Keep the area outside the immediate construction zone clean, safe and usable by the public at all times. Contractor to coordinate all deliveries of materials to ensure minimal construction delays to the approval of the Landscape Architect and/or client's representative.
- Obtain approval of layout from the Landscape Architect and/or client's representative prior to commencement.
- All work to be guaranteed for a period of One (1) Year from the date of substantial performance.
- Make good all damage resulting from work carried out under the contract, at no extra cost. This includes restoration of any/all construction access routes - to as new condition, to the satisfaction of the Landscape Architect and/or client's representative.
- Landscape Architect is not responsible for the accuracy of survey, engineering or architectural drawings. Contractor to verify existing grading/topographic information prior to installing granular bases.
- Construction must conform to all applicable codes and regulations of all authorities having jurisdiction.
- Ensure positive drainage for finished surfaces leaving no pockets or low points for standing water.
- All drawings, specifications and related documents are the copyright of the Landscape Architect noted on the drawings. Reproduction of any part is forbidden without the Landscape Architect's permission.
- Wherever any material is specified by name and/or number thereof, such specifications shall be deemed to be used for the purpose of facilitating a description of the materials and establishing quality, and shall be deemed and construed to be followed by the words 'or approved equal'.
- No substitutions will be permitted which have not been submitted for prior approval by the Landscape Architect or client's representative. All materials shall be new and without flaws or defects and shall be the best of their class and kind. Sufficient descriptive literature and/or samples must be submitted as 'Equal' substitutes.
- These notes apply to all parts of this contract.

**PLANTING NOTES**

- No species substitutions will be accepted without the written approval of the Landscape Architect.
- All planting to be guaranteed for a period of ONE YEAR from the date of final project completion and turn-over to the owner.
- Plant quantities on the plan take precedence over those in plant list.
- All plants to comply with Canadian Nursery Stock Standards, latest edition, of the Canadian Nursery Landscape Association. Contractor to plant trees as per details and to best horticultural practice.
- Plants arriving on site with broken or abraded trunks or branches or with broken or cracked root balls, or plants which are strongly discolored will be rejected by the Landscape Architect.
- Any/all imported topsoil for this project to be good clean, screened topsoil with low clay content and from an approved source.

**PLANT LIST**

Common Name	Latin Name	Scheduled Size	Quantity
<b>SHRUBS, GRASSES AND PERENNIALS</b>			
DI Bush Honeyuckle	<i>Diervilla lonicera</i>	50cm	30
Ea Dwarf Burning Bush	<i>Euonymus alatus 'Compacta'</i>	80cm ht	38
Rt Staghorn Sumac	<i>Rhus typhina</i>	50cm	11
LaM Munstead Lavender	<i>Lavandula angustifolia 'Munstead'</i>	10cm (Sp4)	31
Cxa Foerster's Feather Reed Grass	<i>Calamagrostis x scutiflora 'Karl Foerster'</i>	15cm (#1 pot)	13
SJF Flaming Mound Spirea	<i>Spiraea japonica 'Flaming Mound'</i>	50cm	24
Hp Fire and Ice Hydrangea	<i>Hydrangea paniculata 'Fire and Ice'</i>	#3 pot	11
PaR Bethel Fountain Grass	<i>Pennisetum alopecuroides 'Bethel'</i>	15cm (#1 pot)	26
JxP Gold Tip Pfitzer Juniper	<i>Juniperus x pfitzeriana 'Pfitzeriana Aurea'</i>	50cm	8
PC Golden Moccorage	<i>Philadelphus coronarius 'Aureus'</i>	50cm	16
Ra Grolow Fragrant Sumac	<i>Rhus aromatica 'Grolow'</i>	50cm	28
TmA Anderson Yew	<i>Taxus x media 'Andersonii'</i>	50cm	3
<b>TREES</b>			
Pp Hoop's Blue Spruce	<i>Picea pungens 'Hoopii'</i>	150cm	2
PcG Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	200cm	1
To Eastern Arborvitae	<i>Thuja occidentalis</i>	200cm	2
Axf Autumn Blaze Maple	<i>Acer x freemanii</i>	60mmCT/WB	1



**1 CIP Concrete Paving Scale: 1:10**

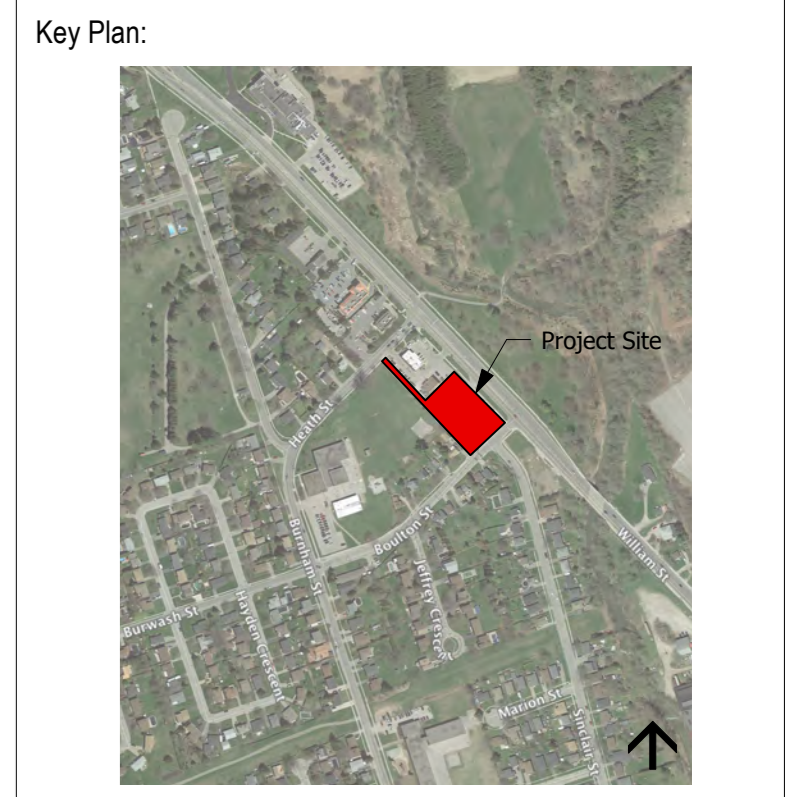
- Tooled control joint, see enlargement for details. See landscape plan for layout.
- 10mm Expansion joint; asphaltic fiber board with 10mm caulking top. Provide at minimum 6000mm O.C. intervals as paving pattern permits.
- Cast in place concrete with light broom finish. Broom finish to be applied after tooling of control joints.
- Granular 'A' base compacted to 95% MPD
- Approved subgrade compacted to 95% MPD

**2 Limestone Screenings Scale: 1:10**

- Limestone screenings compacted to 95% MPD
- Granular 'A' base compacted to 95% MPD
- Approved subgrade compacted to 95% MPD feasible

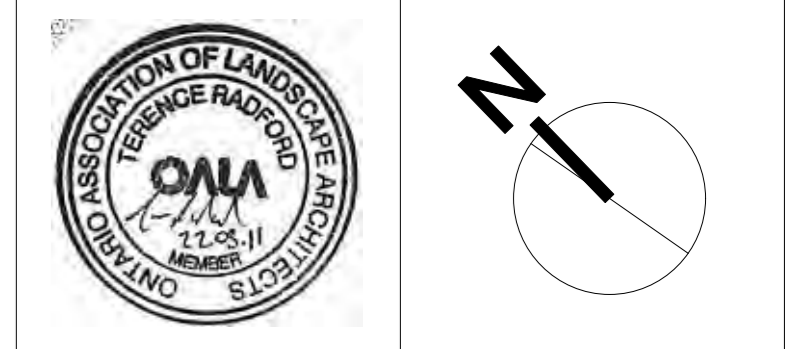
**Stonedust Surfacing Notes**

- Specified depths of mulch and topsoil are depths after settlement. Specified depth of limestone screenings and granulars bases is after compaction.
- Limestone screenings are to be fine crushed limestone product composed of 50% limestone dust and the balance composed of an even spread of particles up to 3mm size.
- Installation of limestone screenings to be to satisfaction of the Landscape Architect and/or clients representative



- Legend:**
- Proposed Deciduous Tree
  - Proposed Coniferous Tree
  - Bike Rack, Maglin Series 150 or approved equal (7 total)
  - Planting Bed: Imported growing medium 300mm depth to OPSS 802 finished with four season mulch 75mm depth
  - 150mm Topsoil and Number 1 Nursery Sod as per OPSS 802 and 804
  - Cast-in Place Concrete Paving with light broom finish and tooled control joints
  - Gravel Surfacing, 50mm depth limestone screenings over existing condition
  - Turstone Paver by Unilock
  - Concrete Barrier Curb
  - Concrete Semi-Mountable Curb
  - Retaining Wall
  - Existing Tree to be removed
  - ID Shrub

No.	Description	Date	By
1	Client Review	19.06.06	TR
2	Client Review	19.08.28	TR
3	SPA	19.10.25	TR
4	Revised Driveway	20.12.18	TR
5	Issued for Coordination	21.10.28	TR
6	SPA #2	21.11.01	TR
7	SPA #3	22.03.11	TR
8	#	#	#

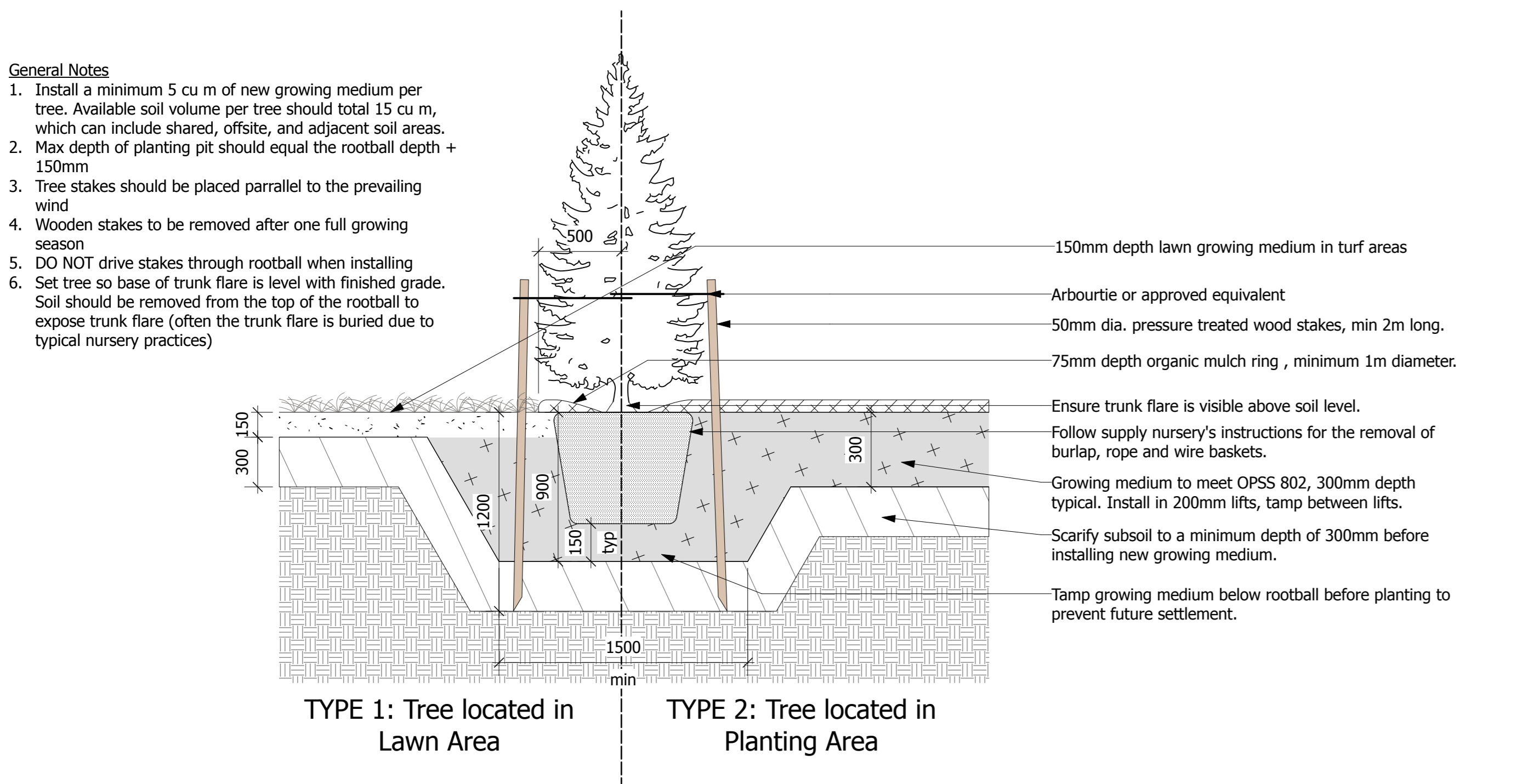


**TROPIC DESIGN.**

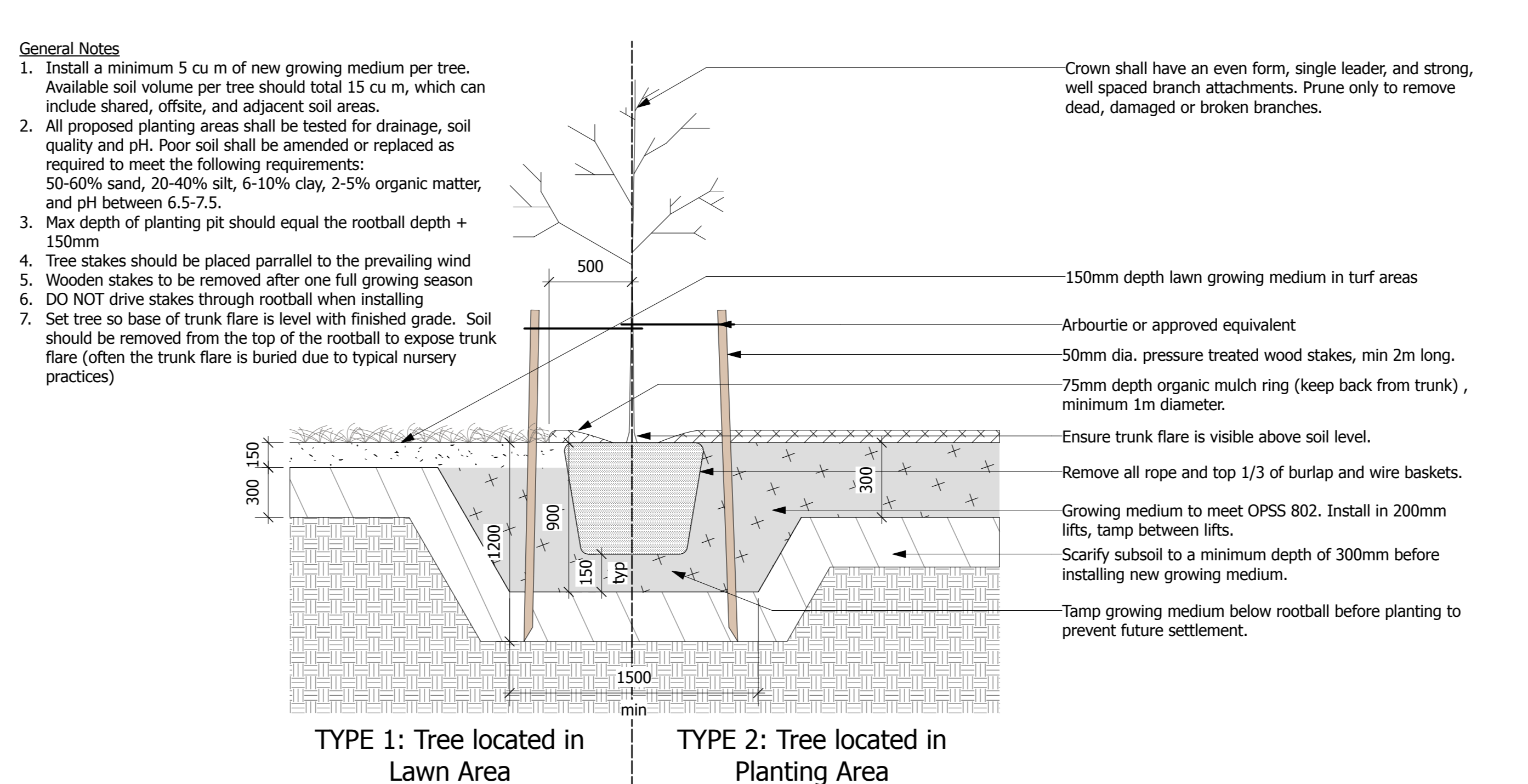
**Tropic Design**  
 258 King St W, Cobourg, ON K9A 2M1  
 T: 289-251-4398  
 E: info@tropicdesign.ca  
 W: www.tropicdesign.ca

**Disclaimer:**  
 All drawing information shall be checked and verified and any discrepancies reported in writing to the Designer before commencing any affected work. This drawing shall be used only for the project named on this drawing and for reference purposes only. This drawing shall not be scaled. This drawing is not for construction unless signed by the Designer. This drawing and all aspects of its content are the copyright property of Tropic Design. Reproduction in whole or in part, by any means whatsoever, without the express written permission of Tropic Design, is prohibited.

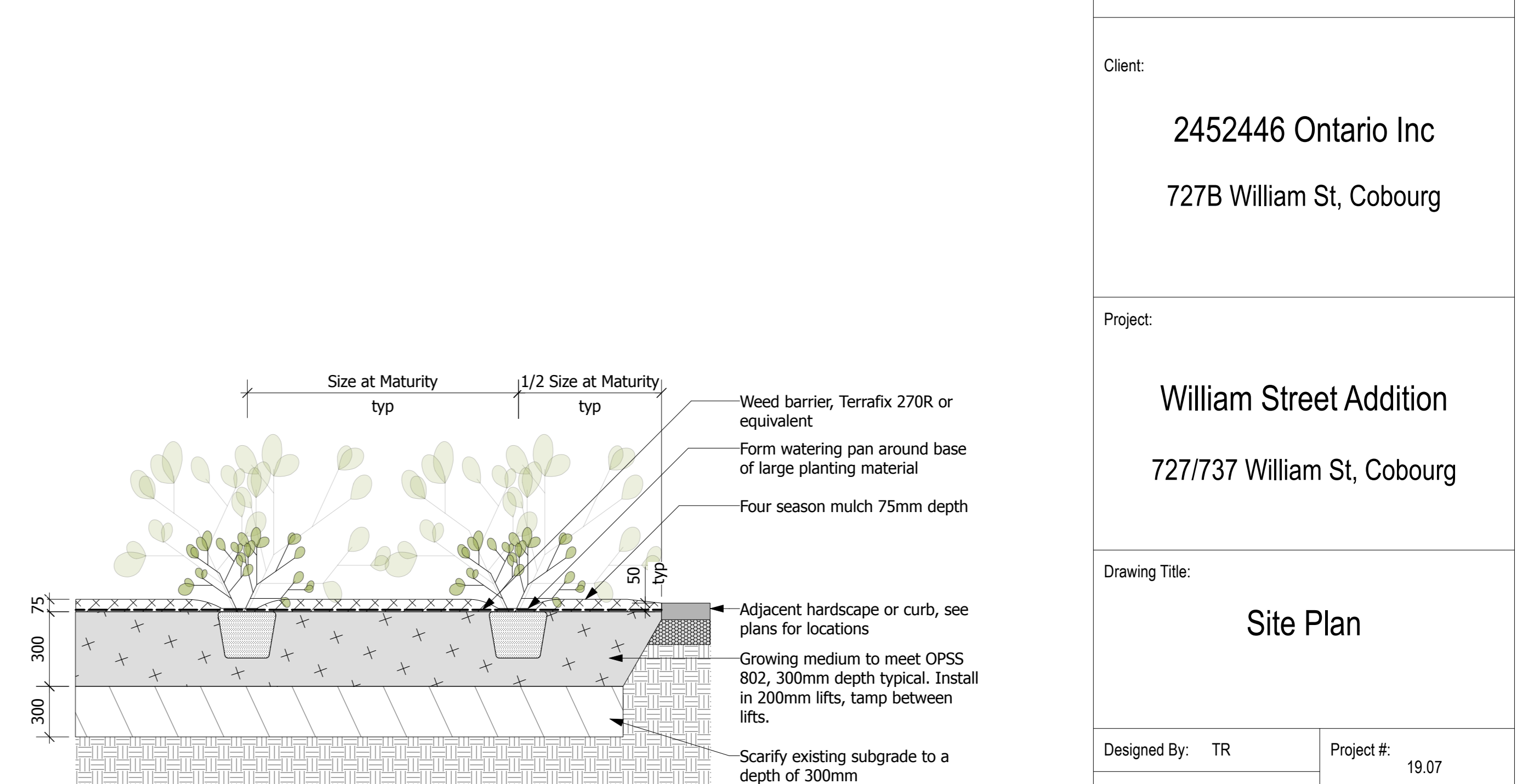
6 Landscape Plan Scale: 1:150



3 Coniferous Tree Planting Scale: 1:25



4 Deciduous Tree Planting Scale: 1:25



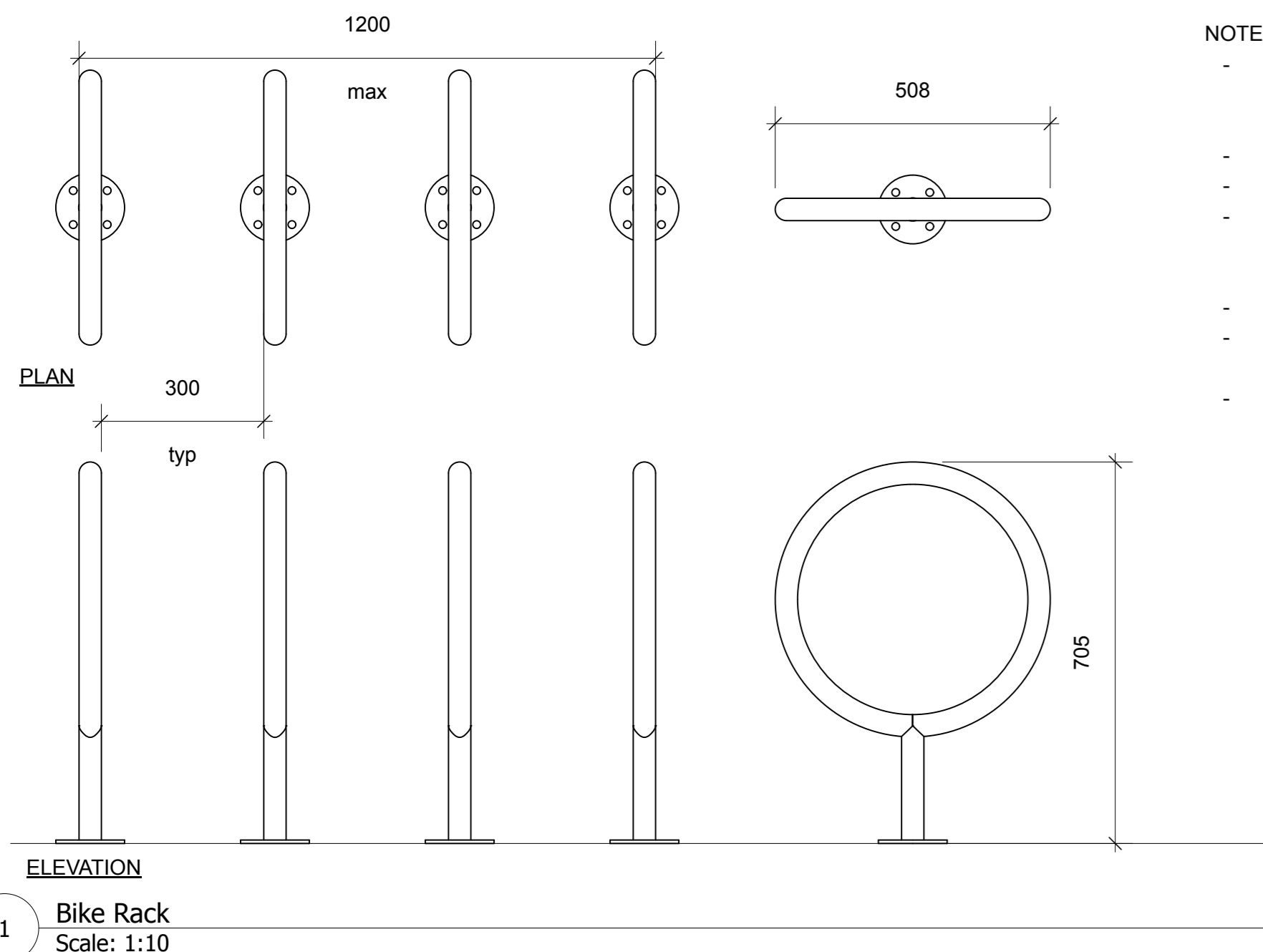
5 Shrub Planting w four season mulch Scale: 1:25

**Client:**  
 2452446 Ontario Inc  
 727B William St, Cobourg

**Project:**  
 William Street Addition  
 727/737 William St, Cobourg

**Drawing Title:**  
 Site Plan

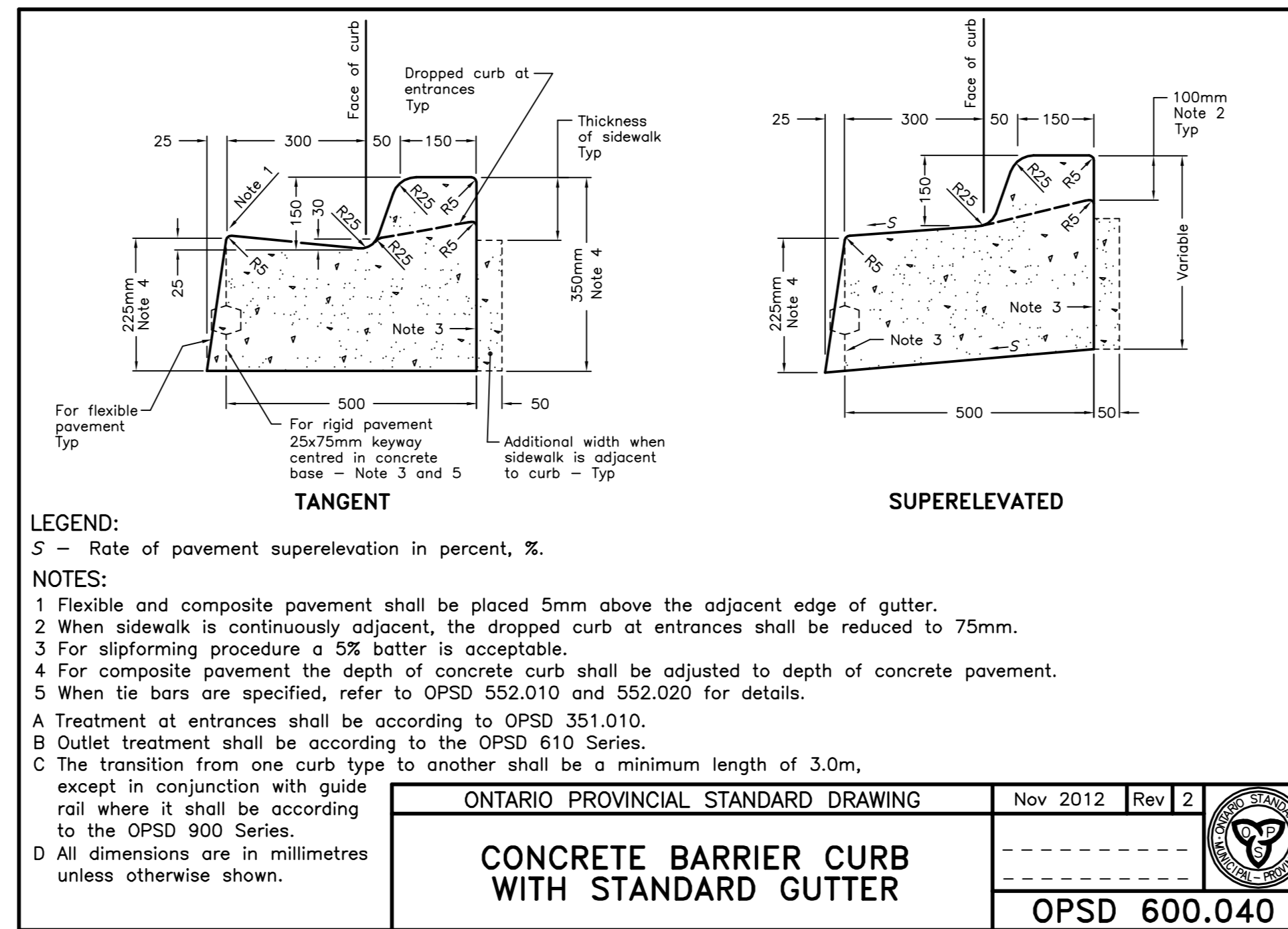
**Designed By:** TR **Project #:** 19.07  
**Drawn By:** TR **Drawing #:** L1.0  
**Approved By:** TR  
**Date:** 19/05/19



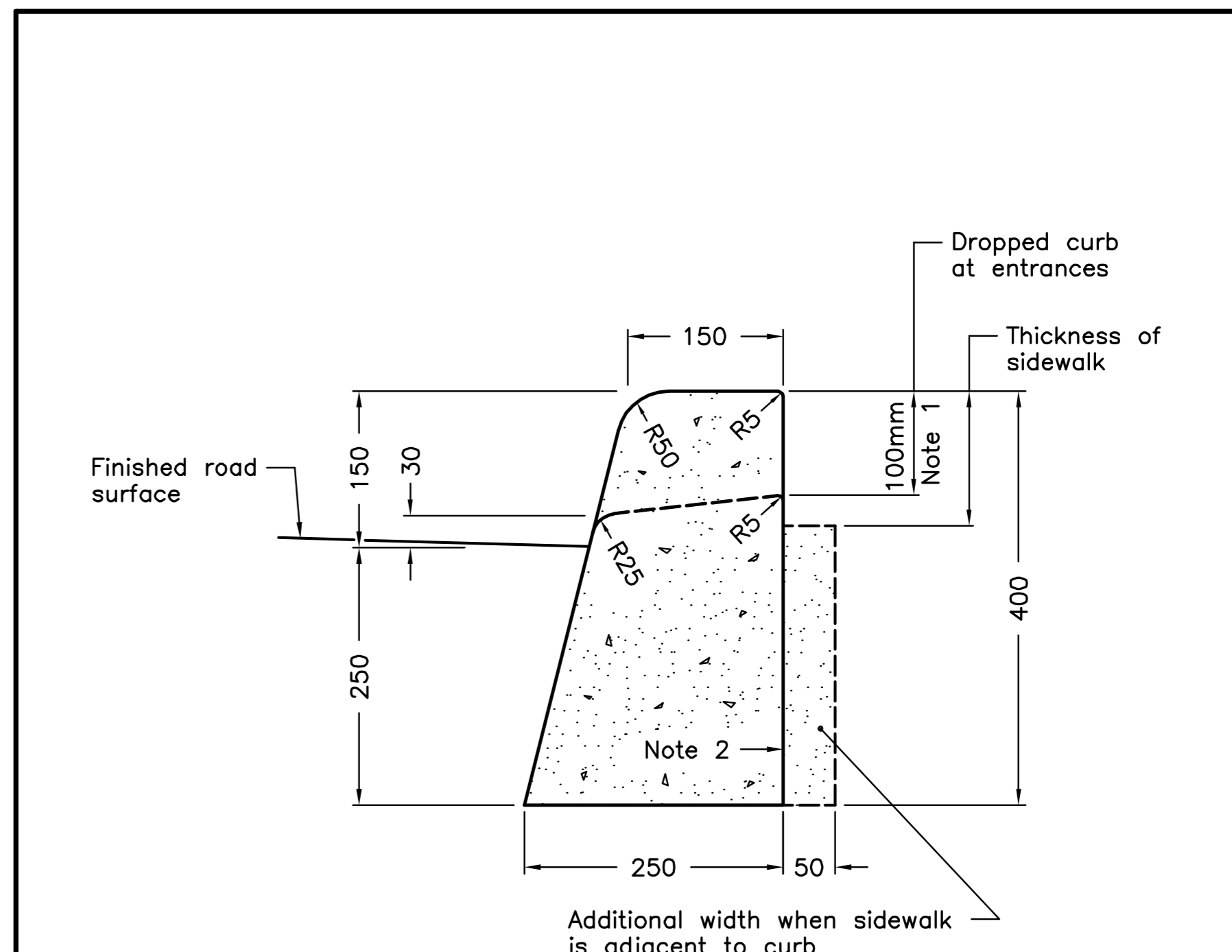
**NOTES:**

- BIKE RACK MODEL MBR-0150-0000 BY MACLUN SITE FURNITURE INC. WWW.MACLUN.COM
- T: 800-716-8506 OR APPROVED EQUAL.
- SPECIFY POWDERCOAT COLOUR AS GUNMETAL.
- SURFACE MOUNT ON CONCRETE PAD.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
- HOLES PROVIDED FOR ANCHORING.
- APPROPRIATELY SIZED GALVANIZED ANCHOR BOLTS TO BE PROVIDED BY CONTRACTOR.
- DAMAGE TO FINISH TO BE TOUCHED UP BY CONTRACTOR TO THE APPROVAL OF THE CONTRACT ADMINISTRATOR.

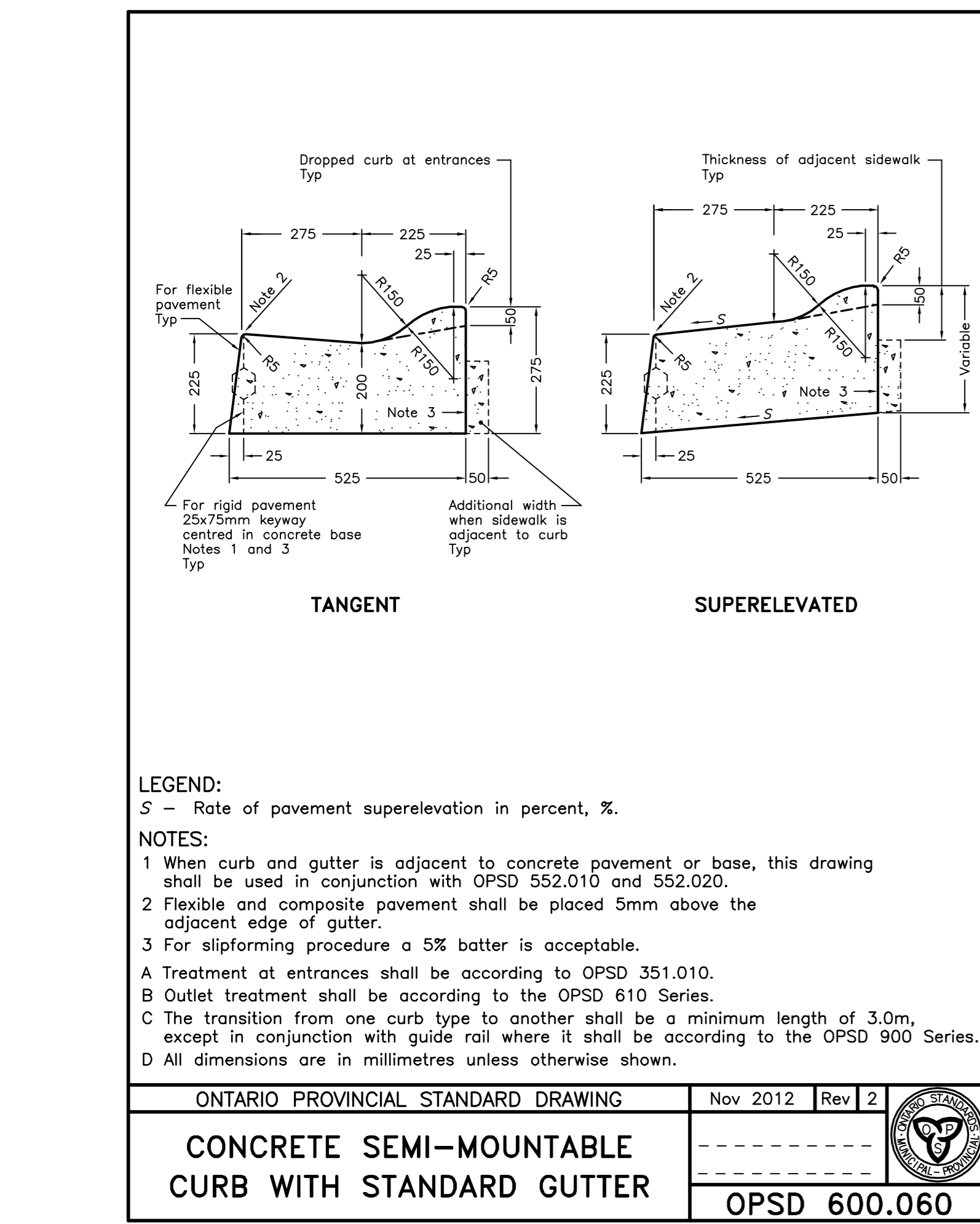
1 Bike Rack  
Scale: 1:10



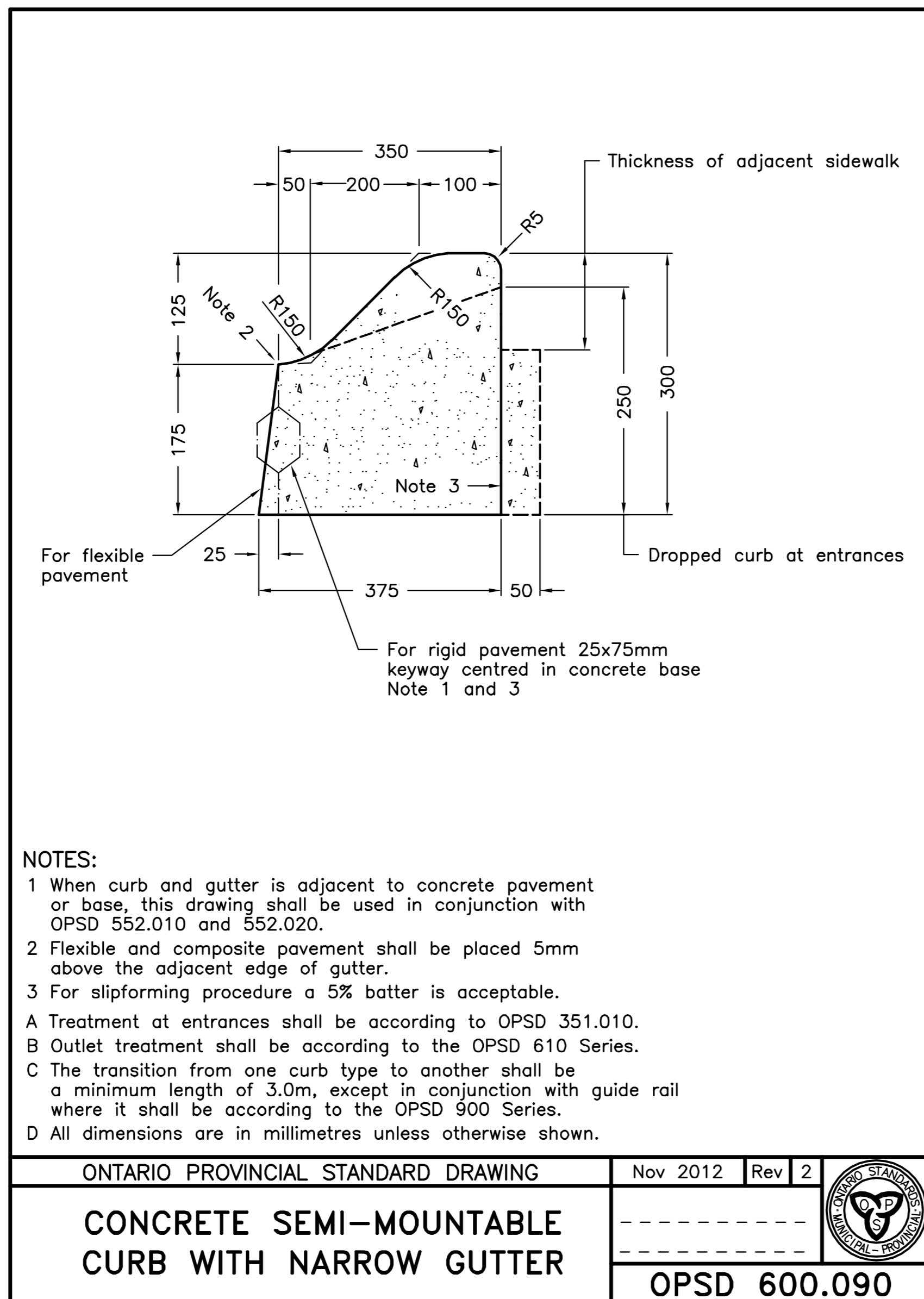
2 OPSD 600.040 Concrete Barrier Curb w/ Gutter  
Scale: 1:10



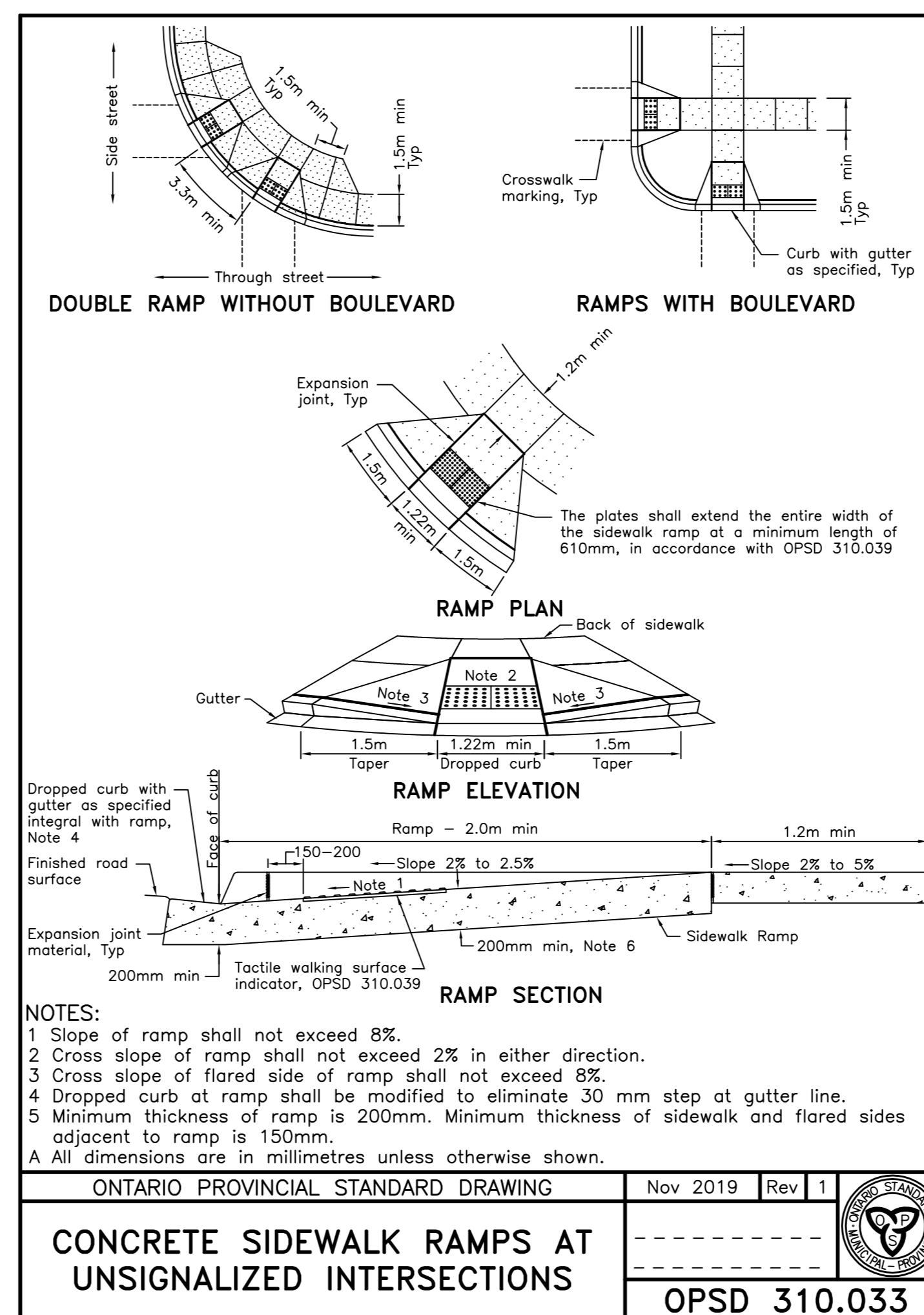
3 OPSD 600.040 Concrete Barrier Curb w/ Gutter  
Scale: 1:10



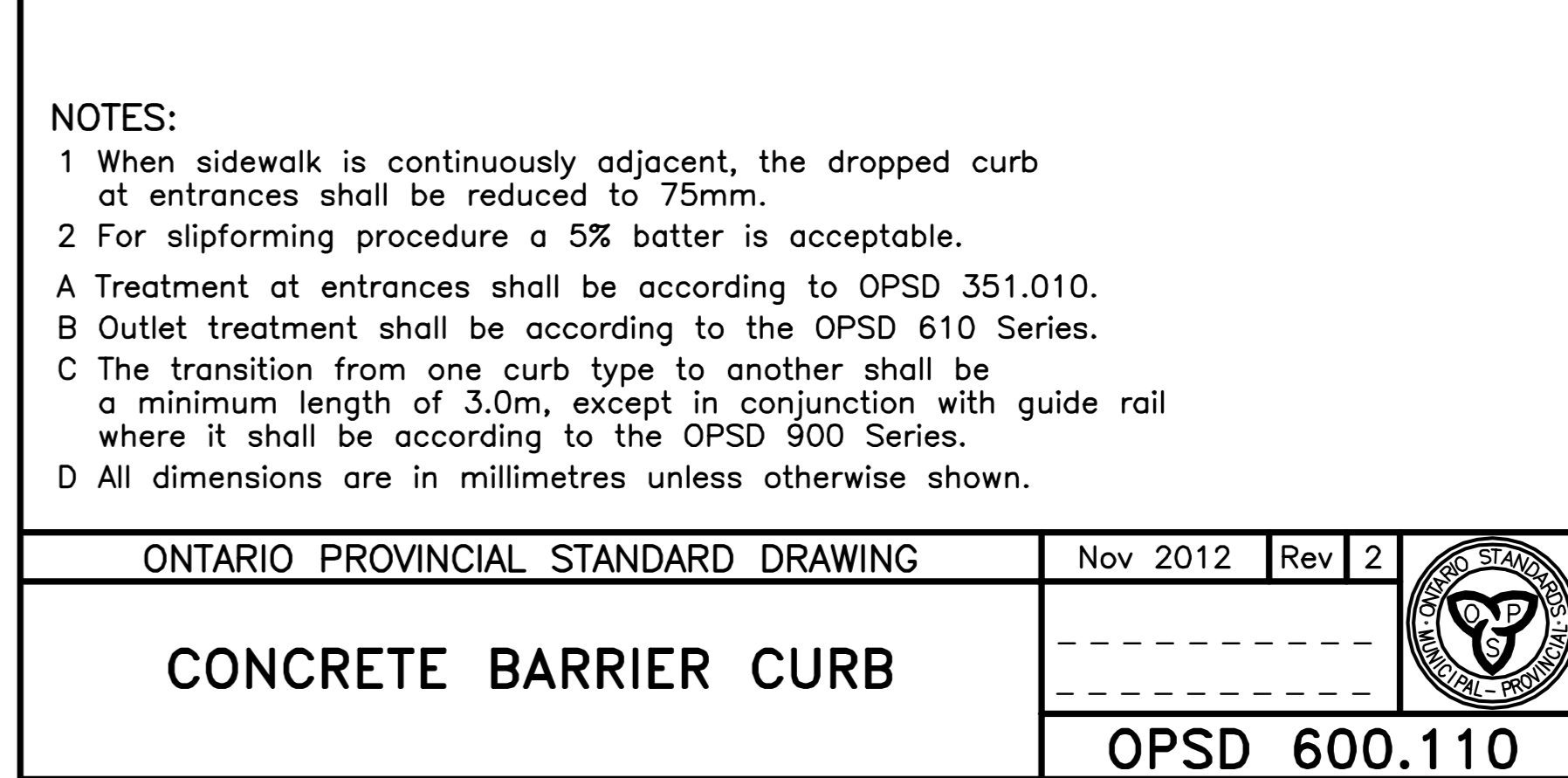
4 OPSD 600.060 Concrete Semi-Mountable Curb w/ Gutter  
Scale: 1:10



5 OPSD 600.090 Concrete Semi-Mountable Curb with Narrow Gutter  
Scale: 1:5



6 OPSD 310.033 Sidewalk Ramps at Unsignalized Intersections  
Scale: 1:10



7 OPSD 600.110 Concrete Barrier Curb  
Scale: 1:5

**LANDSCAPE NOTES:**

The Contractor shall review all existing conditions and utilities prior to commencement of work. Protect all existing plant material, structures and adjacent areas from damage. Layout shall be approved by the Contract Administrator prior to commencement of work. See plant list on DWG L1.02.

**TOPSOIL & SOD**

All areas requiring sod or seed shall first be neatly prepared for 150mm depth topsoil. This preparation depth must be verified by the Contract Administrator prior to placement of any topsoil. After approval by the consultant, 150mm topsoil shall be placed and leveled. The consultant shall then complete a final inspection for topsoil grade and the removal of larger stones, branches or other improper material, prior to any sod being laid or seed spread. Any topsoil, seed or sod placed without prior verification and approval from the consultant shall be deemed unacceptable. Topsoil, seed and sod shall meet the requirements of OPS 802, 804 and 805, in addition to meeting any additional requirements set out in these specifications.

All topsoil shall be free from native till or clay, roots, vegetation, weeds or debris, stones and clods over 50mm diameter. Imported topsoil, if required, shall be fertile, loamy, screened material of a quality acceptable to the Contract Administrator (containing approx. 4% organic matter for clay loams and 2% organic matter for sandy loams with acidity range of 6.0-7.0). Topsoil infested by the seeds of noxious weeds will not be acceptable.

Existing site topsoil to be reinstated shall be tested for soil quality and pH. Poor soils shall be amended as needed or replaced as required to meet the following requirements: 50-60% sand, 20-40% silt, 6-10% clay, 2-5% organic matter, and pH between 6.5-7.5.

Contractor to provide manufacturers information including product name, application rates and % species composition for all seed mixes specified for approval prior to purchase.

All sod shall meet the requirements of Ontario Sod Grower's Association No. 1 Bluegrass Fescue Nursery Sod. The sod shall be taken from good loamy soil and shall be healthy, well permeated with roots, have uniform texture and appearance and be free from weeds. Sod must be laid within thirty-six (36) hours of being cut. Care must be taken during its transportation and placement to prevent any drying out. Sod shall match flush with all adjacent surfaces and shall have no open gaps, overlapping edges or uneven joints. Where adjacent or adjoining lands have already been sodded, care must be taken to ensure drainage is maintained and a smooth transition is achieved.

Laid sod shall be immediately rolled to produce an even surface and watering shall commence immediately thereafter and shall continue on a regular basis until healthy roots are well established and permanent. If sod fails to establish immediately, it shall be removed and replaced. No attempt shall be made to try to re-establish weak/dead sod through continual watering, unless specific permission is granted by the Contract Administrator. The entire work shall be done in a thoroughly workmanlike manner with an even surface, and professional in appearance. Any sod deemed unfit by the Contract Administrator shall be immediately removed from the site and replaced.

**PROTECTION and PRESERVATION OF EXISTING VEGETATION**

All existing trees and other plants which are to remain shall be fully protected with hoarding (i.e. snow fencing) erected beyond their 'drop line' and shall remain undisturbed and shall not be used for the storage of building materials or equipment.

No rigging cables shall be wrapped around or installed in trees and surplus soil, equipment debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.

The contractor shall take every precaution necessary to prevent damage to trees or shrubs to be retained.

Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully and in accordance with accepted arboricultural practices.

Where root systems of protected trees are exposed directly adjacent to construction work or damaged by said work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.

Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.

Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at his own expense with trees of a similar size, species and of equal value.

If grades around trees to be protected are likely to change, the contractor is to notify the client and/or clients representative prior to proceeding.

**PLANTING**

All plant material shall be nursery grown, true to type, conforming to the current edition of the Canadian Nursery Landscape Association's Canadian Standards for Nursery Stock and CSLA Landscape Standards. All plants shall be healthy and vigorous with all parts free from defects, decay, disfigurement, injury, disease and pests.

All trees shall have a reasonably straight trunk, free of any decay or wounds. Trees shall have a balanced canopy with a minimum of 12 branches. The branching height shall be a minimum of 1.8m from the root ball. Columnar trees shall possess one main trunk and no multiple competing stems. Branching shall be uniform and characteristic of the growing habit for the species. The root ball shall be a minimum of 750mm in diameter and shall have a depth of 2/3 the diameter. The root ball must be solid with little or no movement at the trunk and free of girdling roots.

Prior to any trees arriving on site, an onsite meeting between the landscaper, contractor, and Developer's Landscape Architect must be held to review planting locations and procedures. The Developer's landscaper shall ensure that trees are planted under ideal seasonal conditions and according to the following procedures:

- All tree pits shall be prepared in accordance with the Tree Planting Detail shown in this package.
- Trees shall be placed so that the root flare is 50mm above the finished boulevard grade. Sub-grade levels will not be accepted. The ball or basket must be united with the trunk free from choking ties. All trunk wrap must be removed after planting. The top 1/3 of the wire basket and tarpaul must be removed, (not bent down). The remainder of the basket must be clipped randomly throughout the remaining 2/3. Waste from these procedures shall be properly disposed of off site.
- The hole shall be backfilled halfway with a banded mix of topsoil. The hole shall be backfilled and compacted to remove all air pockets and to ensure the tree is stable without the installation of tree stakes.
- The tree planting at surface and all planting beds shall be mulched with 75mm of shredded bark mulch. Wood chips will not be accepted. Mulch must not be placed against the trunk of the tree. A sample of mulch shall be submitted for approval.

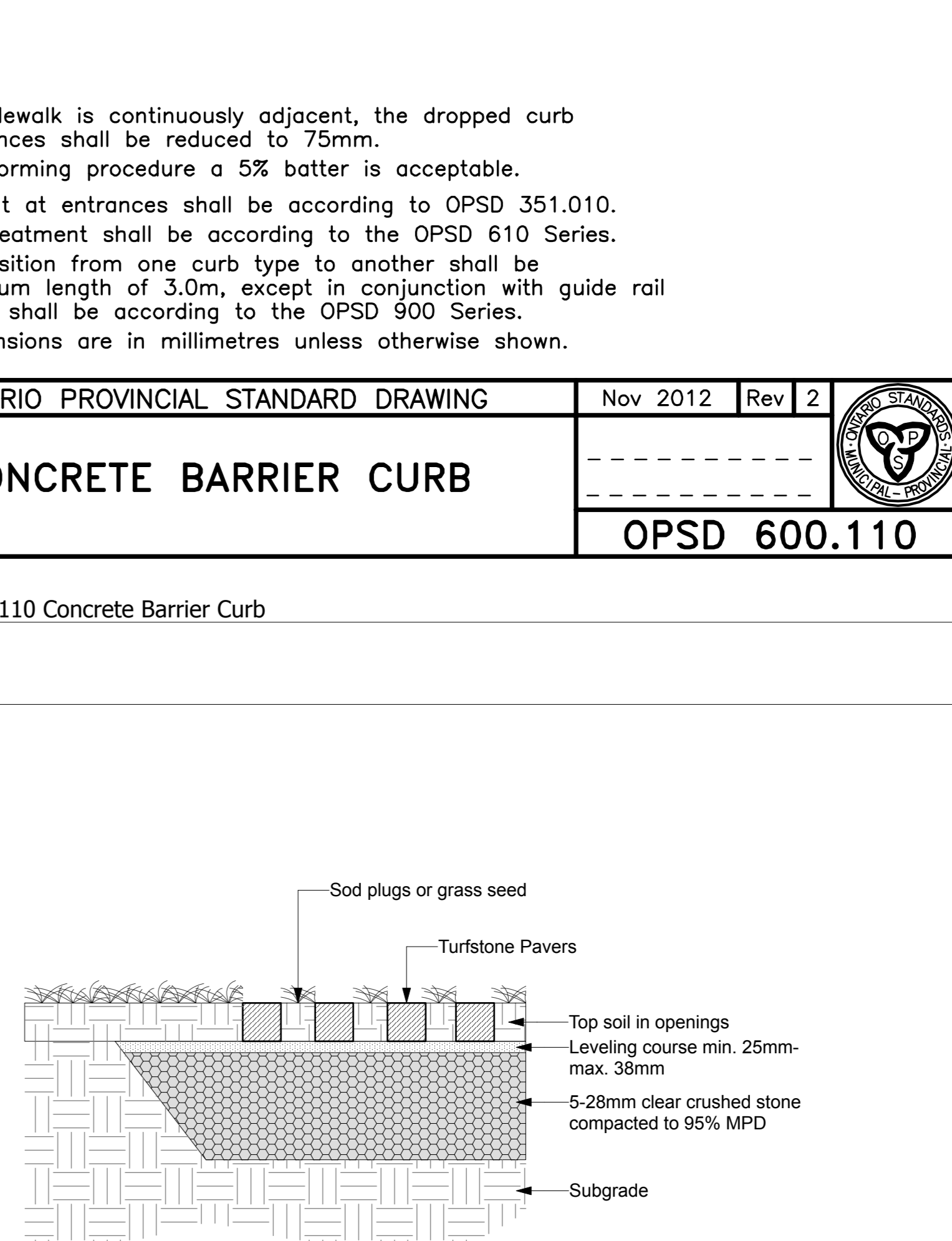
The Contract Administrator may reject any plant material, whether planted or not, that does not conform to the specifications. Substitutions for specified plants will not be accepted unless approved in writing by the Contract Administrator. Plant material shall be unwrapped prior to inspection with labels left on. The Contract Administrator shall inspect and provide written acceptance of installation.

The client reserves the right to investigate, inspect and reject any substandard material, tree or procedure at any time during, or subsequent to, the planting process. Immediately following planting, each tree shall be inspected for damage. Damaged trees shall be replaced or treated in accordance with proper horticultural standards, as directed.

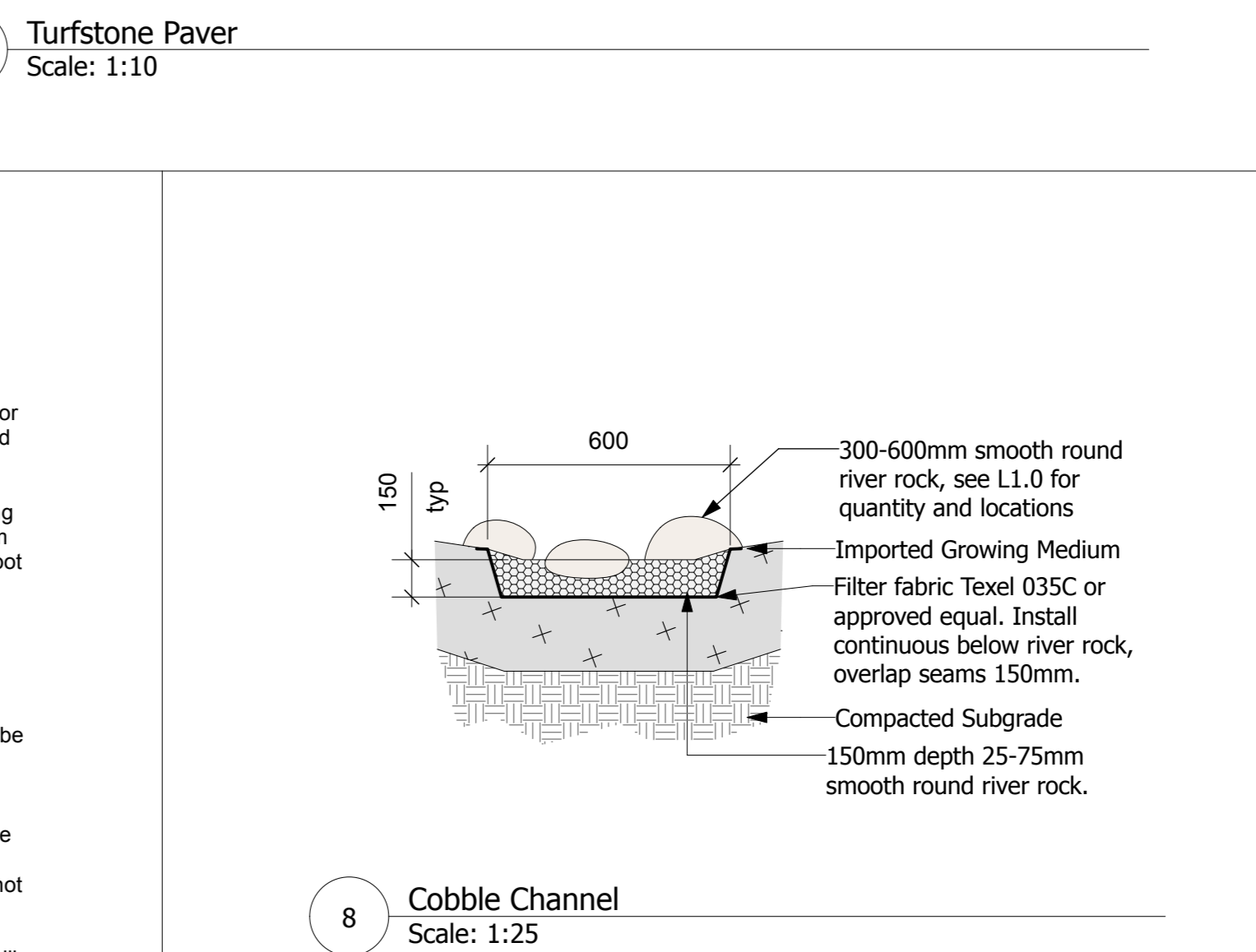
The Developer's landscaper shall implement an ongoing maintenance program of all trees and plant material and shall monitor their progress at 3 and 12 months. Any trees showing signs of distress shall be treated or replaced immediately, as directed. The Contractor shall maintain all plant material and assume full responsibility for protection of all planted areas until final acceptance of all project work at the end of the specified warranty period (1 year). The Contractor shall water plants as necessary with sufficient quantities to maintain healthy growth.

All plants that are dead, or not in healthy, satisfactory growing condition, or which in any way do not meet the specifications, shall be replaced within two weeks of notification at the Contractor's expense.

The Contractor shall remove all stakes and staking material at the end of the warranty period. The Contract Administrator shall inspect and provide final acceptance.



8 Turfstone Paver  
Scale: 1:10

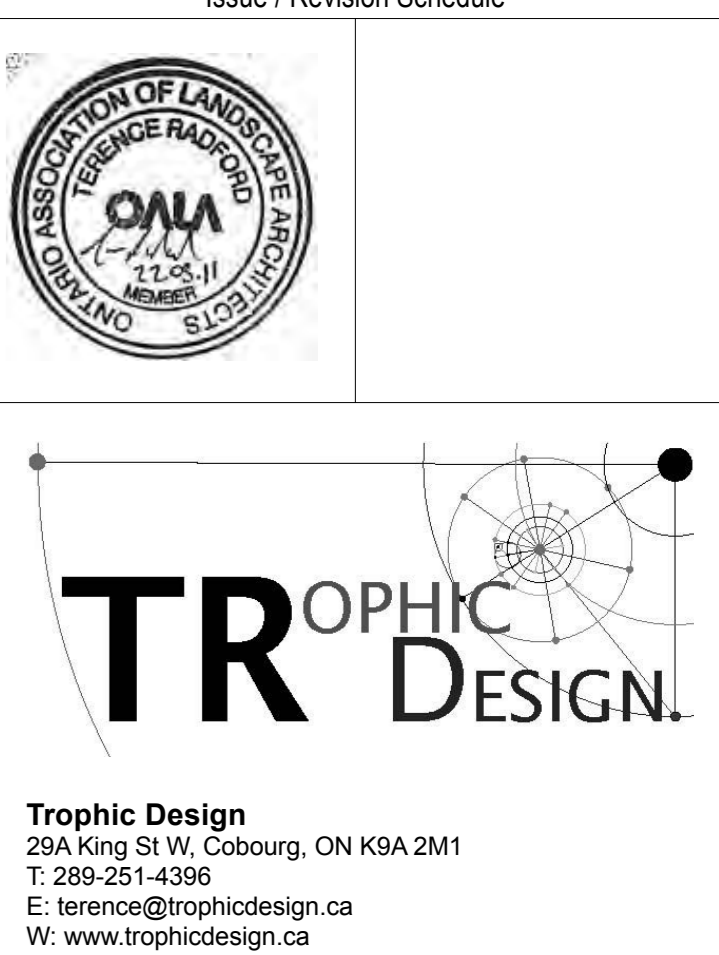


8 Cobble Channel  
Scale: 1:25



Key Plan:  
Legend:

No.	Description	Date	By
1	Client Review	19.06.06	TR
2	Client Review	19.08.28	TR
3	SPA	19.10.25	TR
4	Revised Driveway	20.12.18	TR
5	Issued for Coordination	21.10.28	TR
6	SPA #2	21.11.01	TR
7	SPA #3	22.03.11	TR
8	#	#	#
Issue / Revision Schedule			



**TROPIC DESIGN.**

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E: talene@tropicdesign.ca  
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Client:  
**2452446 Ontario Inc**  
727B William St, Cobourg

Project:  
**William Street Addition**  
727/737 William St, Cobourg

Drawing Title:  
**Landscape Details**

Designed By: TR	Project #: 19.07
Drawn By: TR	Drawing #: <b>L1.1</b>
Approved By: TR	
Date: 19/05/31	