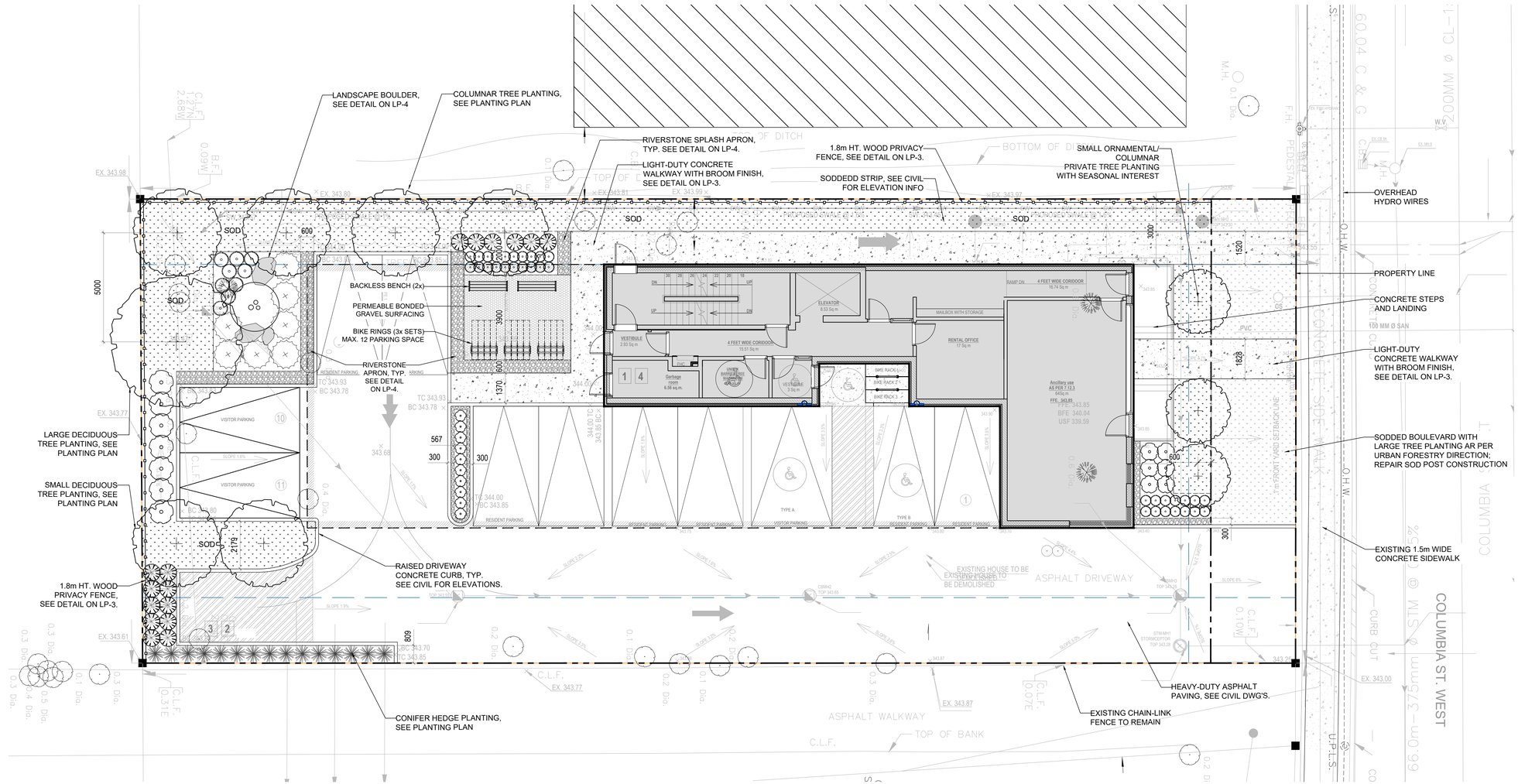
PLANTING NOTES:

- LANDSCAPE ELEMENTS SHOWN ARE SUBJECT TO THE FINAL LOCATION OF UNDERGROUND SERVICES AND UTILITIES;
- DO NOT INSTALL TREES ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS;
- PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;
- ALL UN-PAVED SURFACES TO RECEIVE 150mm DEPTH NON-COMPACTED TOPSOIL & NO.1 NURSERY SOD, UNLESS NOTED OTHERWISE ON ARCHITECTURAL SITE PLAN.

LEGEND

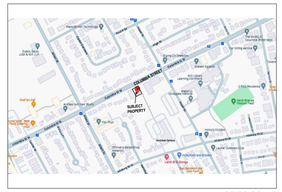
- PROPERTY LINE
- 1.8m HIGH PRIVACY FENCE
- LIGHT-DUTY CONCRETE PAVING
- NEW SOD / REPAIR EXISTING
- RIVERSTONE GRANULAR
- BONDED PERMEABLE GRAVEL
- EXISTING DECIDUOUS TREE - REMOVED
- EXISTING CONIFEROUS TREE - REMOVED
- NEW DECIDUOUS TREE PLANTING
- NEW SHRUB/ PERENNIAL PLANTING



GENERAL NOTES

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KEY MAP



NOT TO SCALE

REVISIONS

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1	30/05/2024	ISSUED FOR PRE-CON	PDF

PROJECT / LOCATION :

79 COLUMBIA ST W.
Waterloo, ON. N2L 3K7

LEAD CONSULTANT:

TECHNOARCH
Unit-214 - 2550 Matheson Blvd East,
Mississauga, Ontario, Canada L4W 4Z1

PRELIMINARY
NOT FOR CONSTRUCTION

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
KAMYAR ABBASI
OALA MEMBER

N

SHEET TITLE

LANDSCAPE LAYOUT PLAN

SHEET NO.	REVIEWED	KA
LP-1	DRAWN	KA
FILE NO.	DATE	24 MAY 2024
	SCALE	1 : 100

PROPOSED PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION / SPACING	COMMENTS
DECIDUOUS TREES					
AF	1	*Acer x freemanii 'Autumn Blaze'*	Autumn Blaze' Freeman Maple	7 cm Caliper, B&B	ADAPTABLE
CB	4	*Carpinus betulus 'Fastigiata'*	Pyramidal European Hornbeam	4 cm Caliper, B&B	ADAPTABLE
GB	3	*Gingko biloba 'Fastigiata'*	Columnar Maidenhair Tree	4 cm Caliper, B&B	ADAPTABLE
SR	2	*Syringa reticulata*	Japanese Tree Lilac	4 cm Caliper, B&B	ADAPTABLE
total	10				
CONIFEROUS HEDGE PLANTING					
JV	15	*Juniperus virginiana 'Blue Arrow'*	Blue Arrow Juniper	150 BBC, WB	NATIVE CULTIVAR
total	15				
DECIDUOUS & CONIFEROUS SHRUBS					
Ca	6	*Ceanothus americanus*	New Jersey Tea	#3 POT	NATIVE
Cs	10	*Cornus sericea 'arctic fire' (Farrow)*	Arctic Fire Dogwood	#3 POT	NATIVE CULTIVAR
Ea	1	*Euonymus alatus 'Compactus'*	Dwarf Burning Bush	#3 POT	ADAPTABLE
Sa	7	*Symphoricarpos albus*	Snowberry	#3 POT	NATIVE
TcA	7	*Taxus cuspidata 'Aurescens'*	Golden Japanese Yew	#3 POT	ADAPTABLE
total	31				
PERENNIALS & GRASSES					
ar	10	*Astilbe arendsii 'Nikki'*	False Spirea	#1 POT	ADAPTABLE
hh	6	*Hosta 'Halcyon'*	Plantain Lily ''*Halcyon'*	#1 POT	ADAPTABLE
pv	9	*Panicum virgatum*	Switch Grass	#1 POT	NATIVE
sc	14	*Schizachyrium scoparium*	Little Bluestem	#1 POT	NATIVE
tc	20	*Tiarella cordifolia*	Foam Flower	#1 POT	NATIVE
total	59				

IMPORTANT NOTICE FOR CONTRACTOR:

- PRIOR TO INSTALLATION OF TREES, THE DEVELOPER WILL CONTACT THE PLANNING AND GROWTH MANAGEMENT AND FORESTRY SERVICES TO REVIEW THE SPECIES AND LOCATION OF TREES.
- ALL TREES SHALL BE #1 QUALITY NURSERY GROWN STOCK, FREE FROM PHYSICAL DAMAGE, INSECTS, PESTS AND DISEASES, AND MUST HAVE AT LEAST THREE QUARTERS OF THE ROOT SYSTEM INTACT.
- ALL TREES MUST MEET WITH THE STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- SPECIES SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- AVOID DISTURBANCE AND COMPACTION SOIL AROUND EXISTING RETAINED TREES AS PER ARBORIST'S REPORT.

SOIL QUALITY & SPECS:
AS PER CITY OF WATERLOO'S VOLUME 7 - LANDSCAPE ARCHITECTURE, SECTION 3.3 'PLANTING DESIGN GUIDELINES AND REQUIREMENTS', SOILS SHALL BE CONSIDERED ADEQUATE TO ENABLE HEALTHY TREE GROWTH PROVIDED THEY HAVE THE BASIC CHARACTERISTICS DESCRIBED BELOW:

Topsoil from all sources shall be fertile, friable, topsoil free of fragments larger than 75mm in size; stones over 30mm in diameter; debris; plants or their roots, sticks; noxious weed plants/stolons/seeds; salts; soil sterilant; chemical contaminants; or other materials detrimental to plant growth.

Topsoil shall have the following characteristics or be within the following ranges:

i. textural class of sandy loam
ii. a pH range of 6.0-7.5
iii. not less than 2.5% to 5% organic matter
iv. salt less than 2.0 ms/cm (millisiemens/cm) total salts

Topsoil not meeting the minimum specification must be amended and retested. Fertilizer and mineral amendments must be made as per soil testing agency recommendations.

Topsoil shall not be moved, delivered or worked on while in a frozen, wet, or muddy state or condition.

Planting mix where specified, shall be thoroughly combined prior to placement in planting bed areas to the following proportions; 4 parts approved topsoil and 1-part organic amendment (compost, manure, peatmoss, etc.) .

Amendments shall have the following characteristics:

1. pH 5.5-8.0
2. a minimum of 60% organic matter
3. salt less than 2.0 ms/cm (millisiemens/cm) total salts
4. maximum moisture content of 35%

Compost and manure shall meet the standards found in the Guidelines for the Production of Compost in Ontario (MECP, PIBS 8413) and shall be virtually free from all viable weed seeds, or other plant reproductive parts, pathogens, chemicals or toxic contaminates. Physical contaminants such as rock, plastic, metal or glass shall be less than 0.5%. Total carbon to nitrogen ratio in the resulting growing medium shall not exceed 30:1.

Mixes containing a significant amount of peat moss shall not be permitted to dry out. The moisture content of the peat moss at the time of mixing shall be not less than 60% to 75%.

For standard seed/sod beds provide a minimum of 50mm of loose soil on the surface of areas to receive seed/sod.

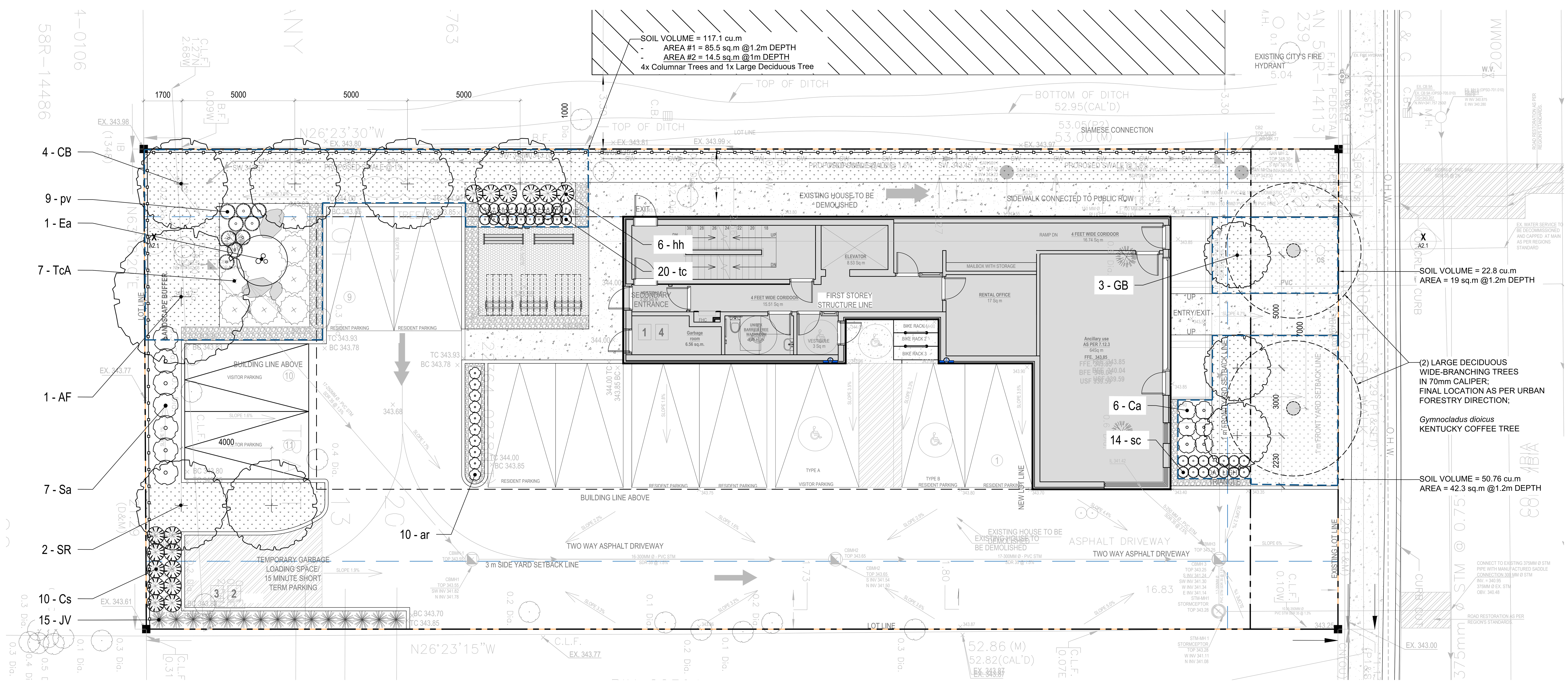
Maintain all topsoil so that it is erosion free and put in place necessary protection measures as required. Correct all erosion as required prior to proceeding with work.

LEGEND

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Scale 1: 100

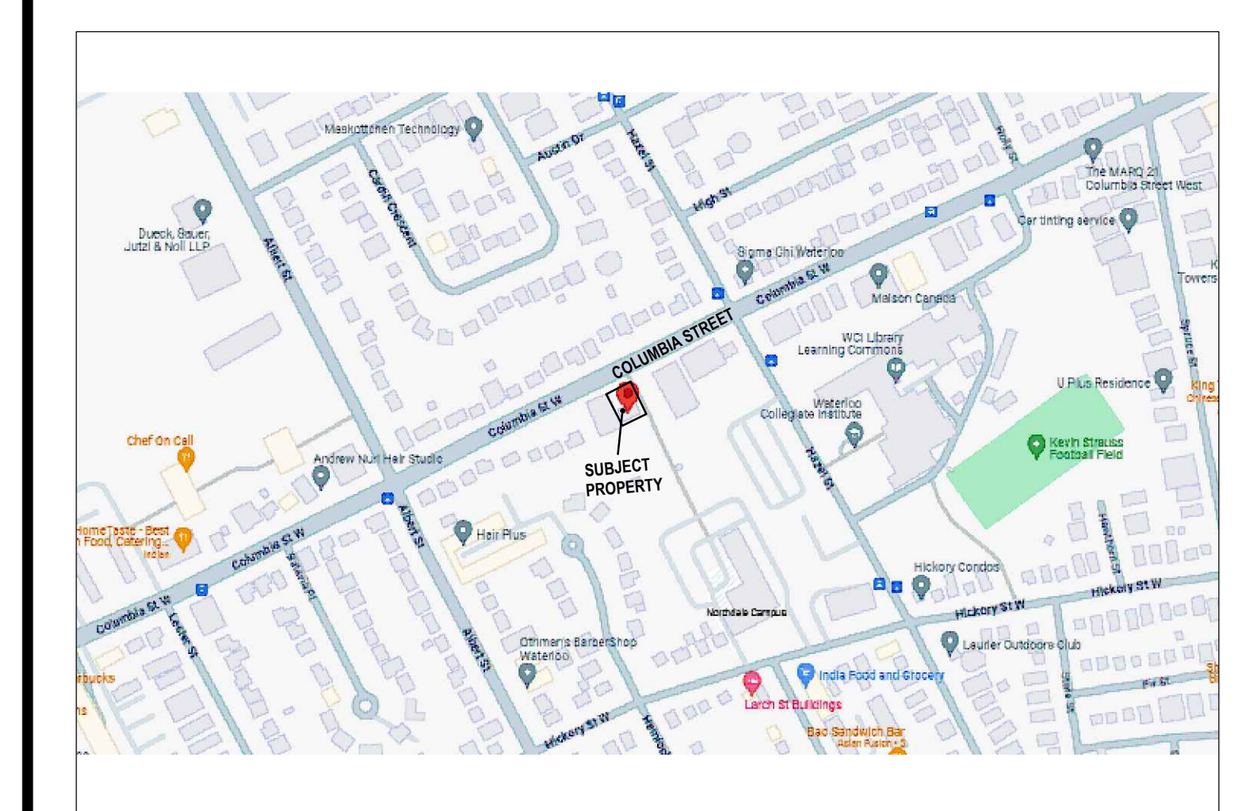
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KEY MAP



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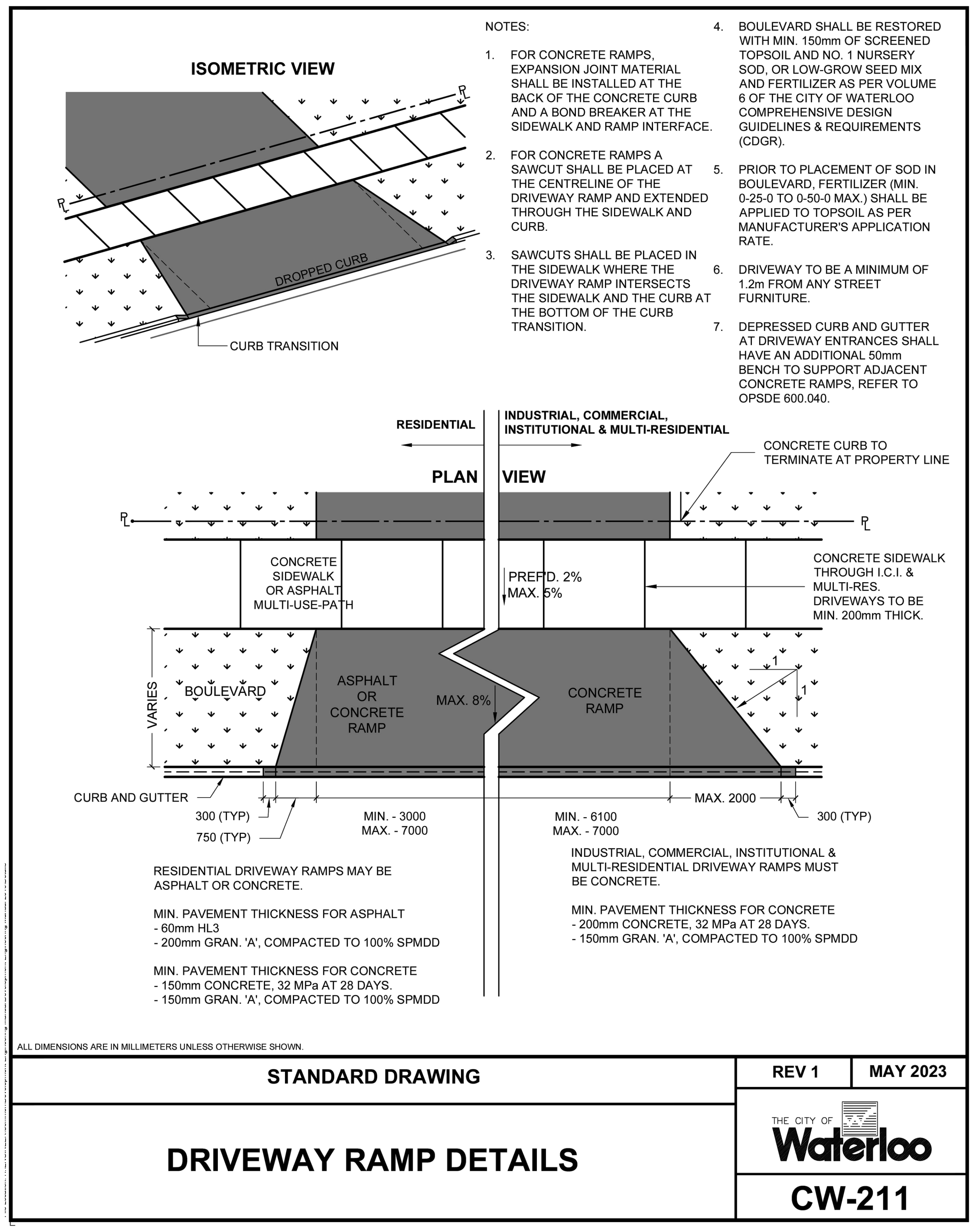
PRELIMINARY
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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
KAMYAR ABBASI
OALA MEMBER

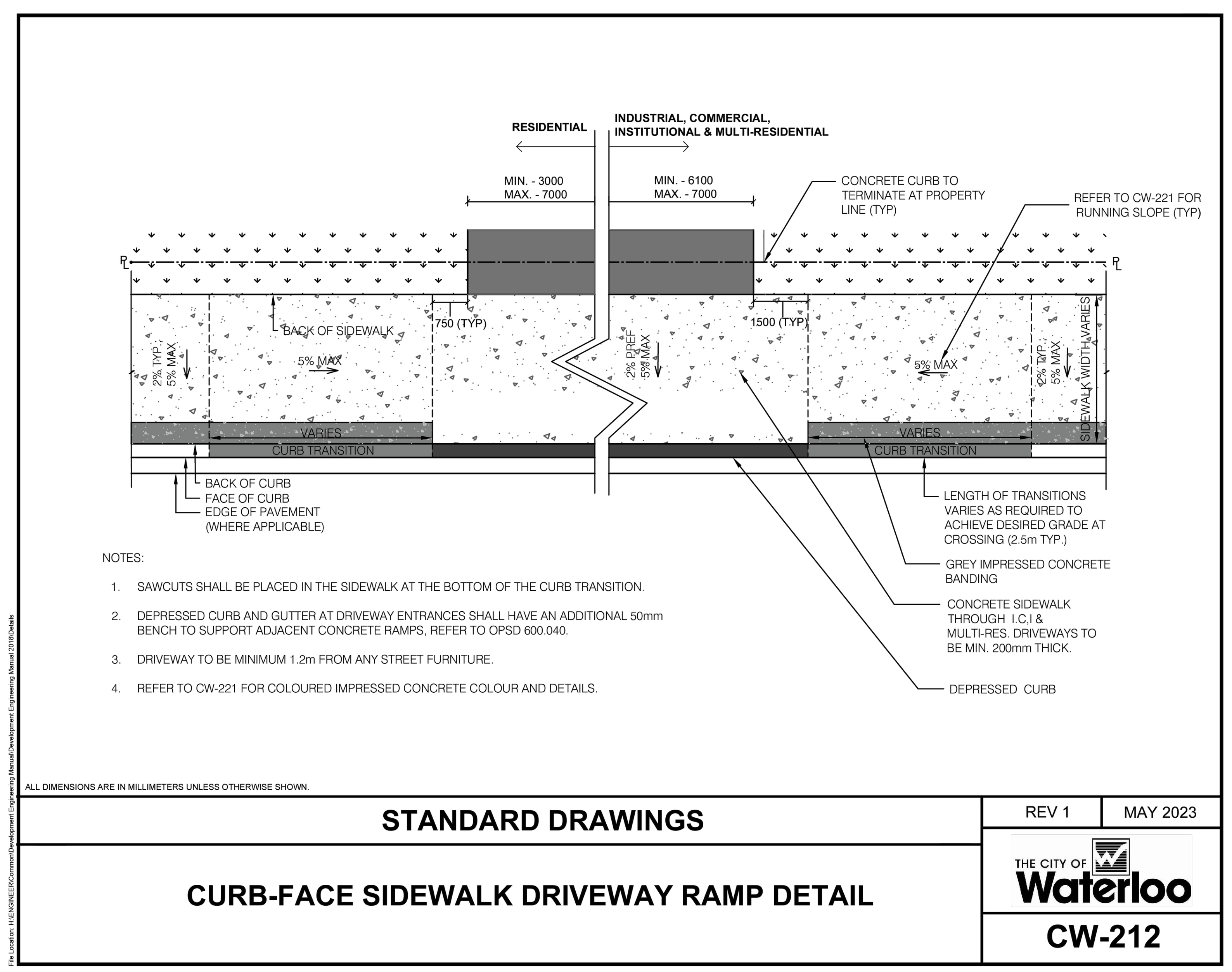
SHEET TITLE

PLANTING PLAN

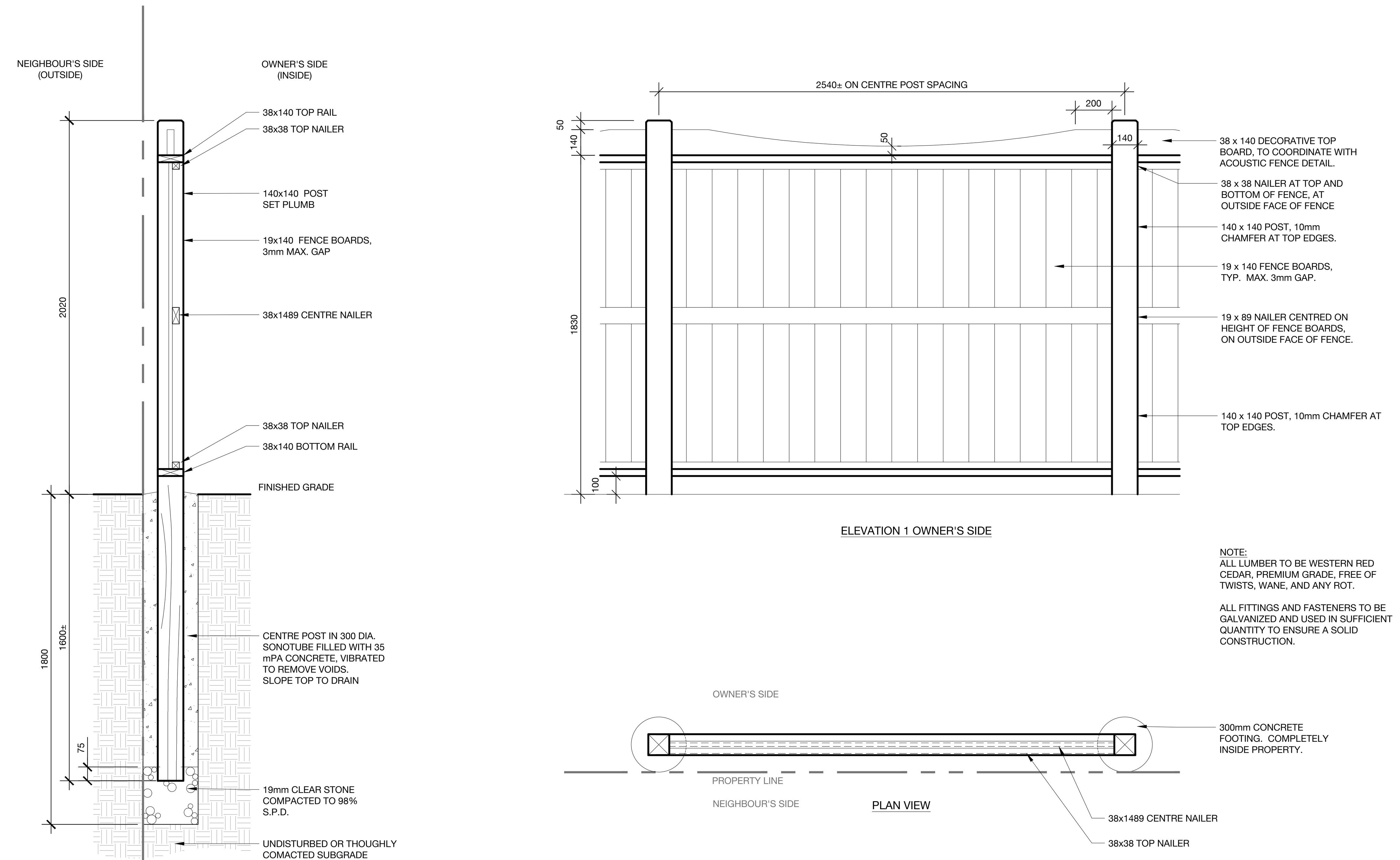
SHEET NO.	LP-2
REVIEWED	KA
DRAWN	KA
FILE NO.	
DATE	24 MAY 2024
SCALE	1 : 100



1 L3 DRIVEWAY RAMP — NTS



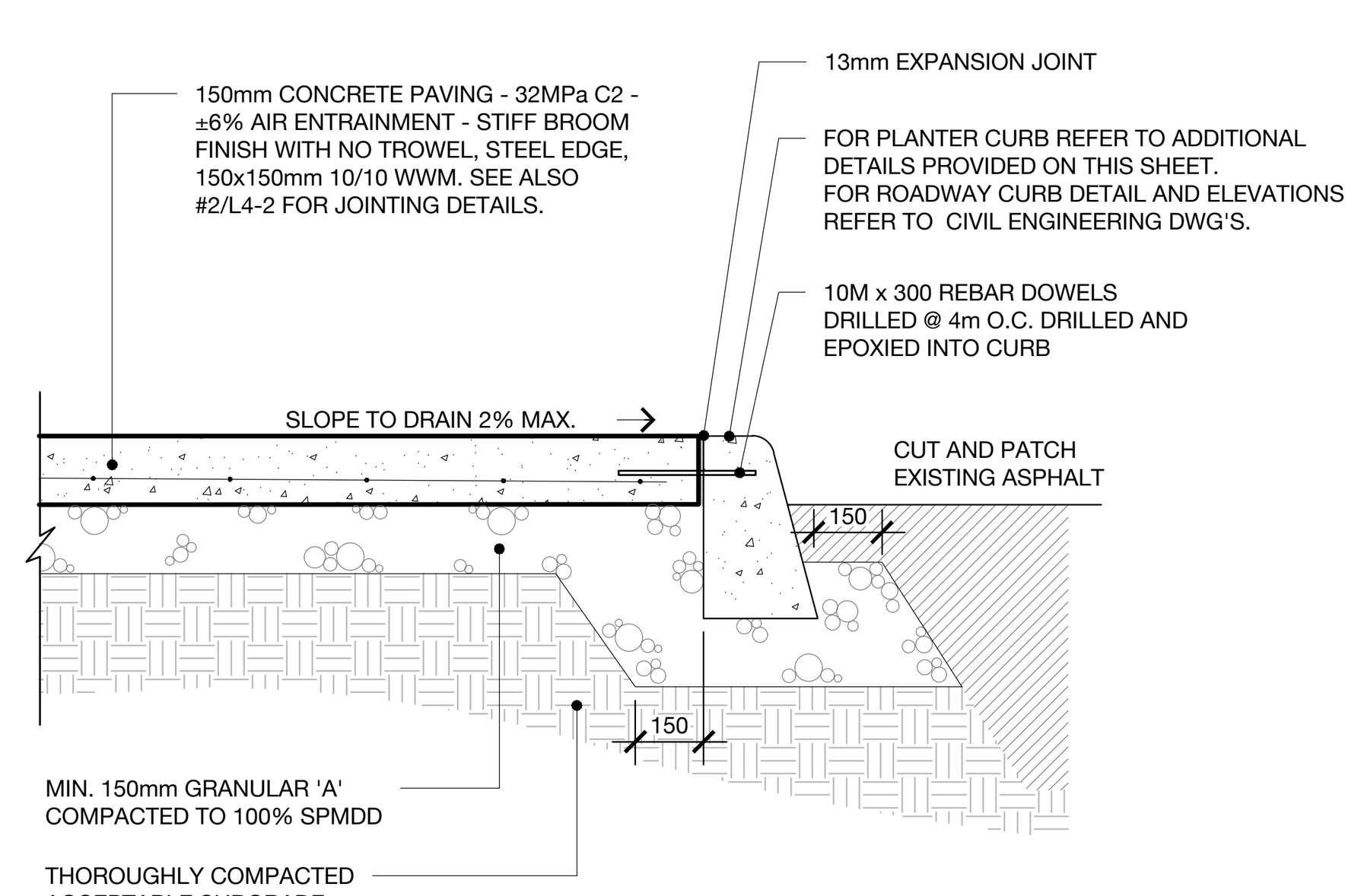
2 L3 CURB-FACE SIDEWALK DRIVEWAY RAMP — NTS



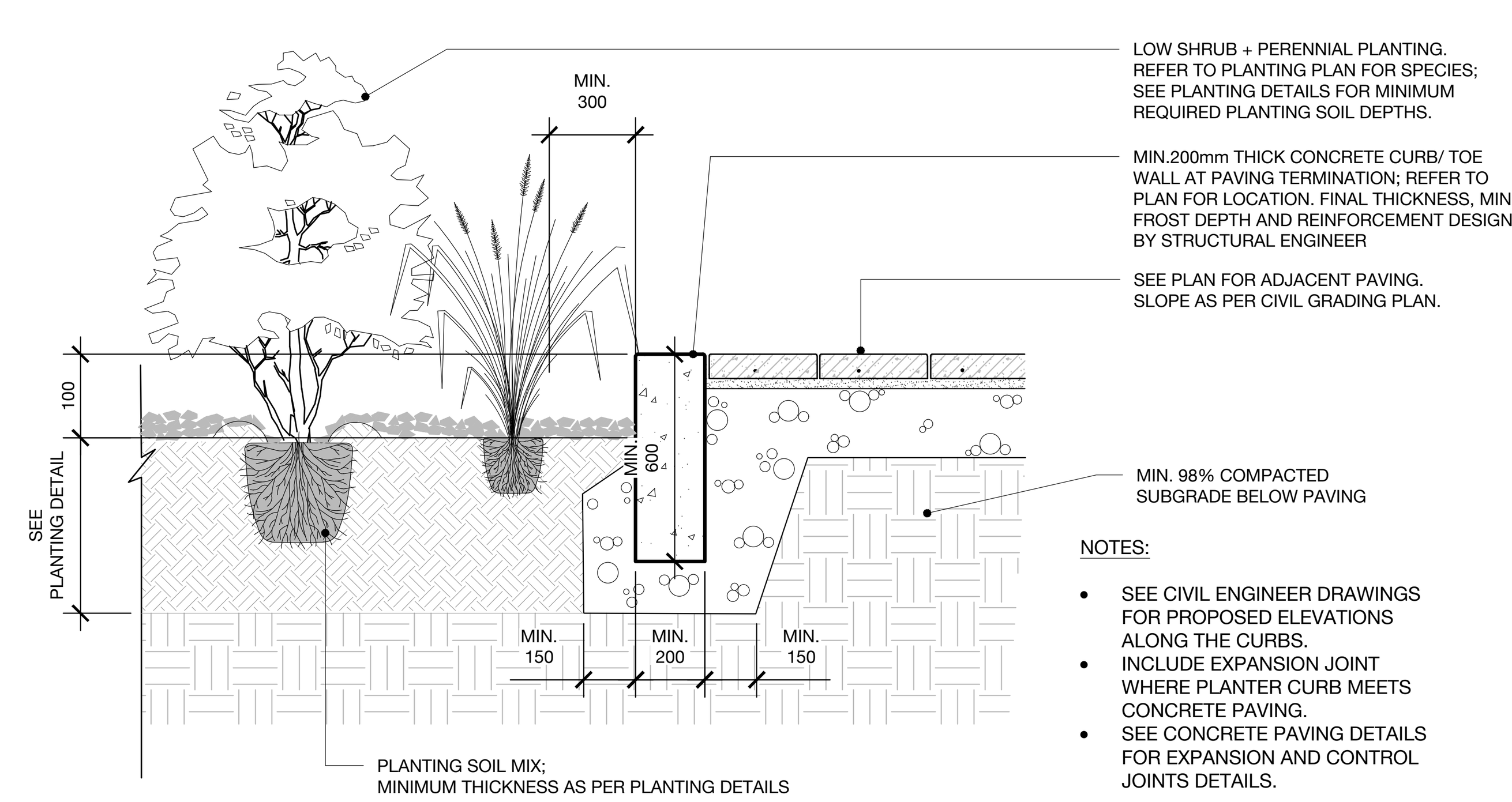
NOTE:
ALL LUMBER TO BE WESTERN RED CEDAR, PREMIUM GRADE, FREE OF TWISTS, WANE, AND ANY ROT.

ALL FITTINGS AND FASTENERS TO BE GALVANIZED AND USED IN SUFFICIENT QUANTITY TO ENSURE A SOLID CONSTRUCTION.

3 L3 WOOD PRIVACY FENCE — 1:20



4 L3 LIGHT DUTY CONCRETE WALKWAY — 1:20



NOTES:

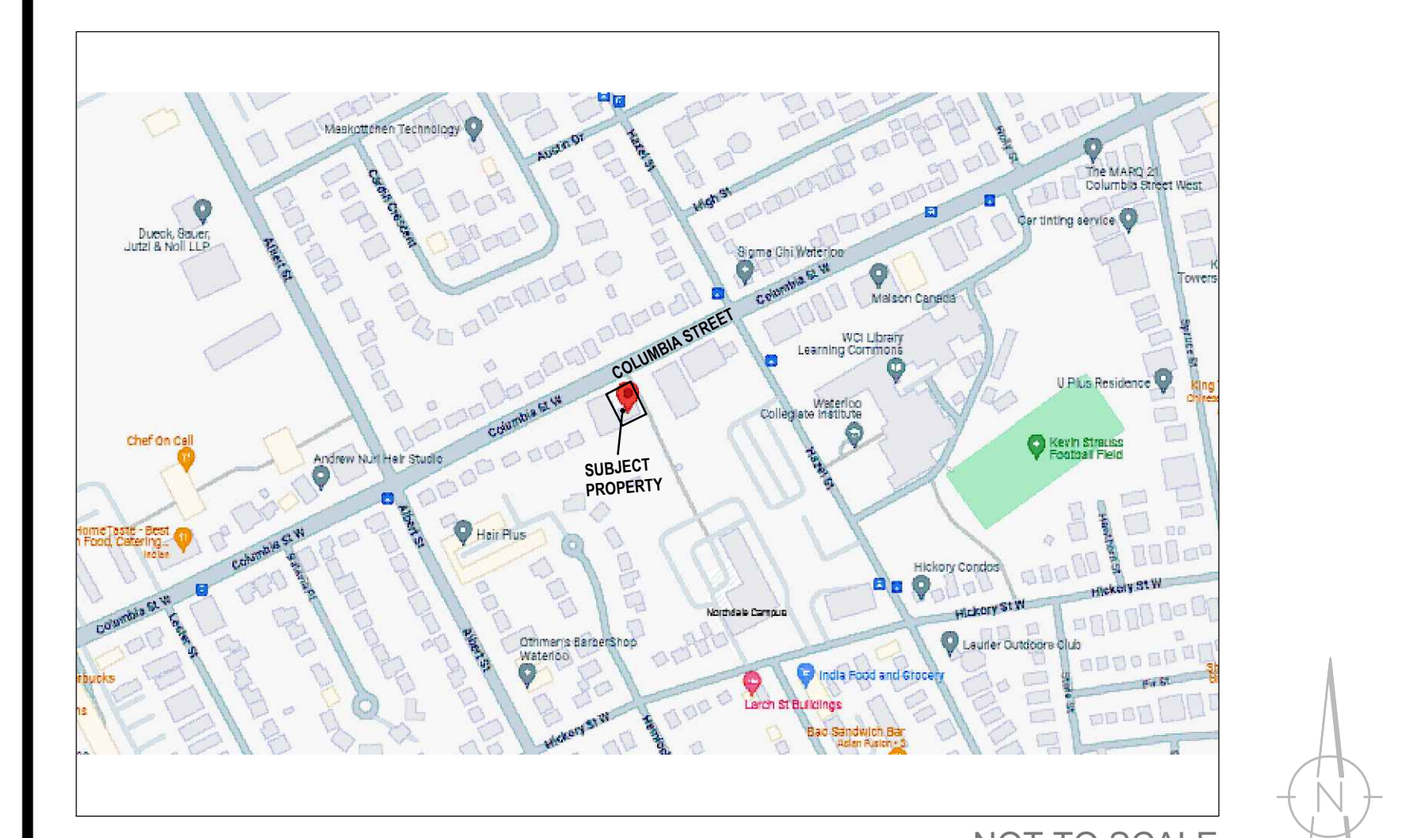
- SEE CIVIL ENGINEER DRAWINGS FOR PROPOSED ELEVATIONS ALONG THE CURBS.
- INCLUDE EXPANSION JOINT WHERE PLANTER CURB MEETS CONCRETE PAVING.
- SEE CONCRETE PAVING DETAILS FOR EXPANSION AND CONTROL JOINTS DETAILS.

5 L3 FLUSH PLANTER CURB — 1:20

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CLIENT

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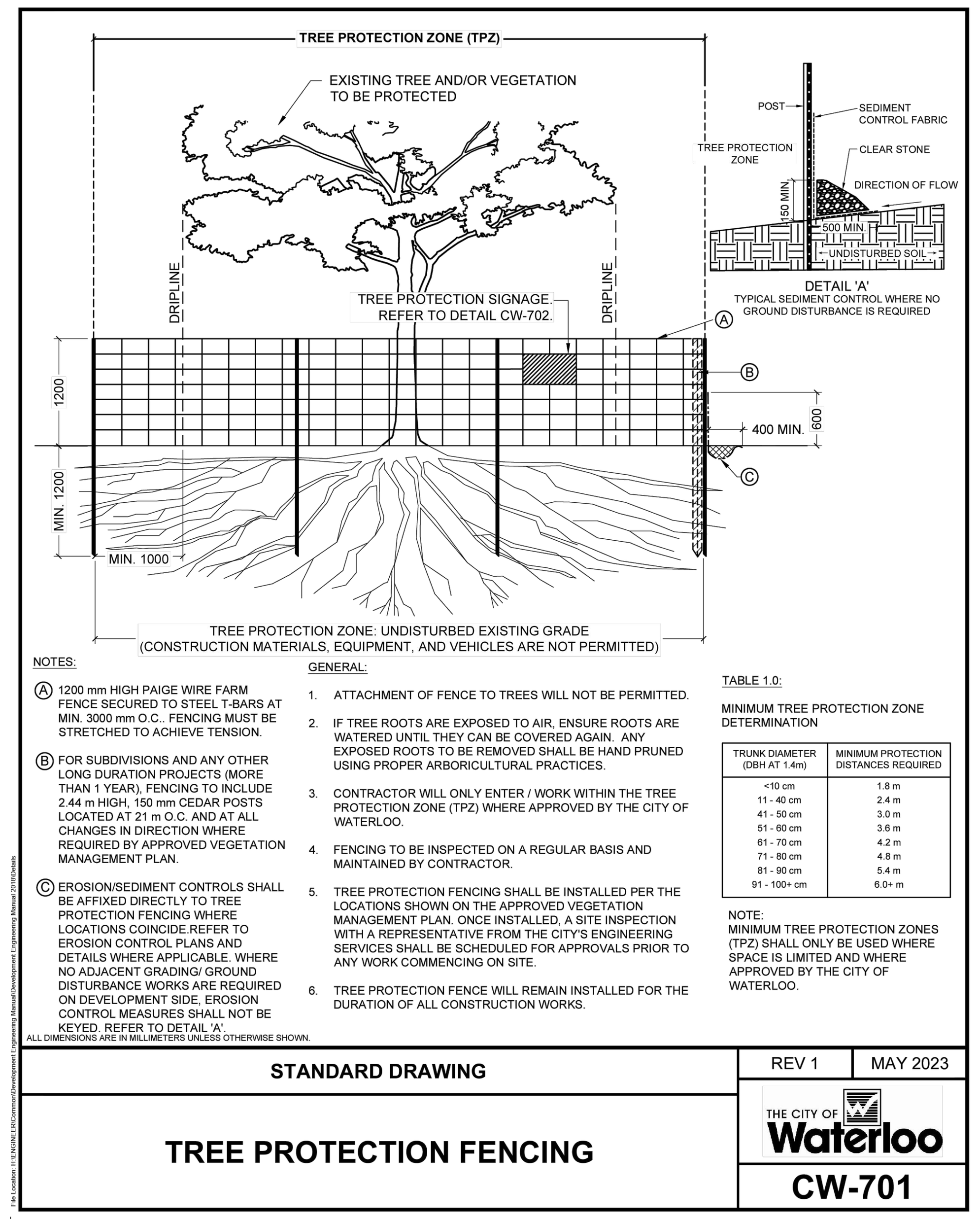
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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — KAMYAR ABBASI — OALA MEMBER

SHEET TITLE

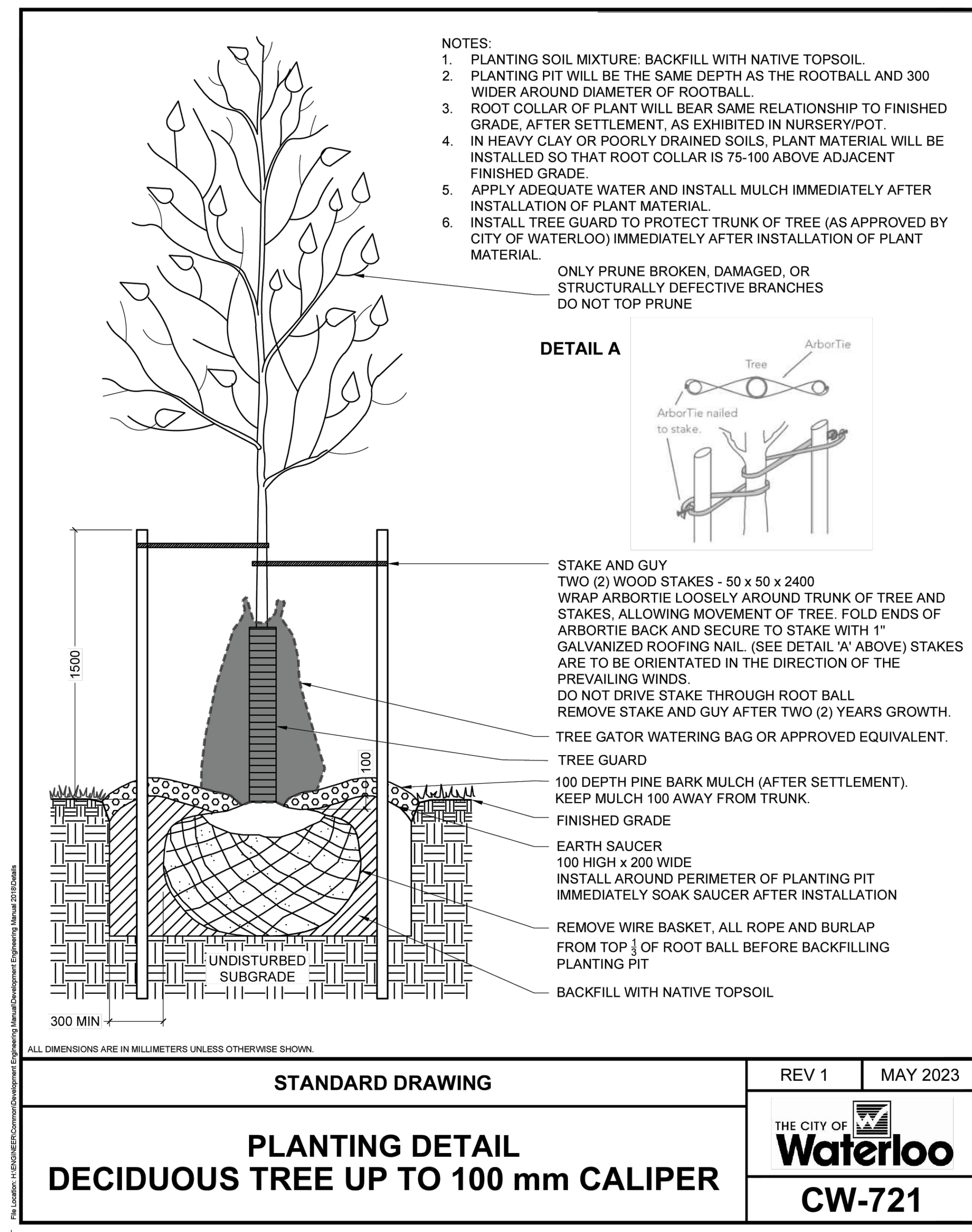
LANDSCAPE DETAILS

SHEET NO.	LP-3	REVIEWED	KA
		DRAWN	KA
FILE NO.		DATE	24 MAY 2024
		SCALE	AS NOTED



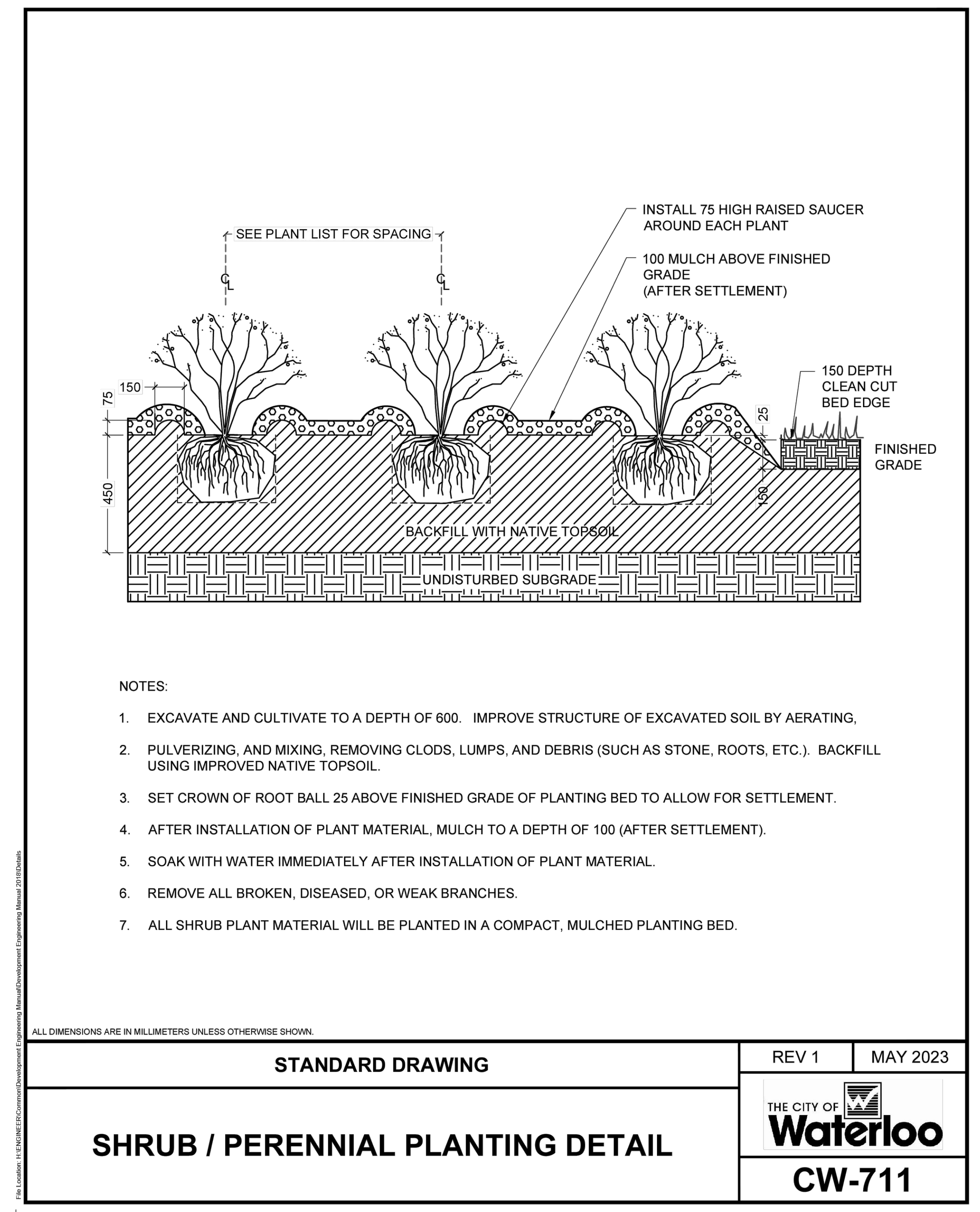
1 L4 TREE PROTECTION FENCING

NTS



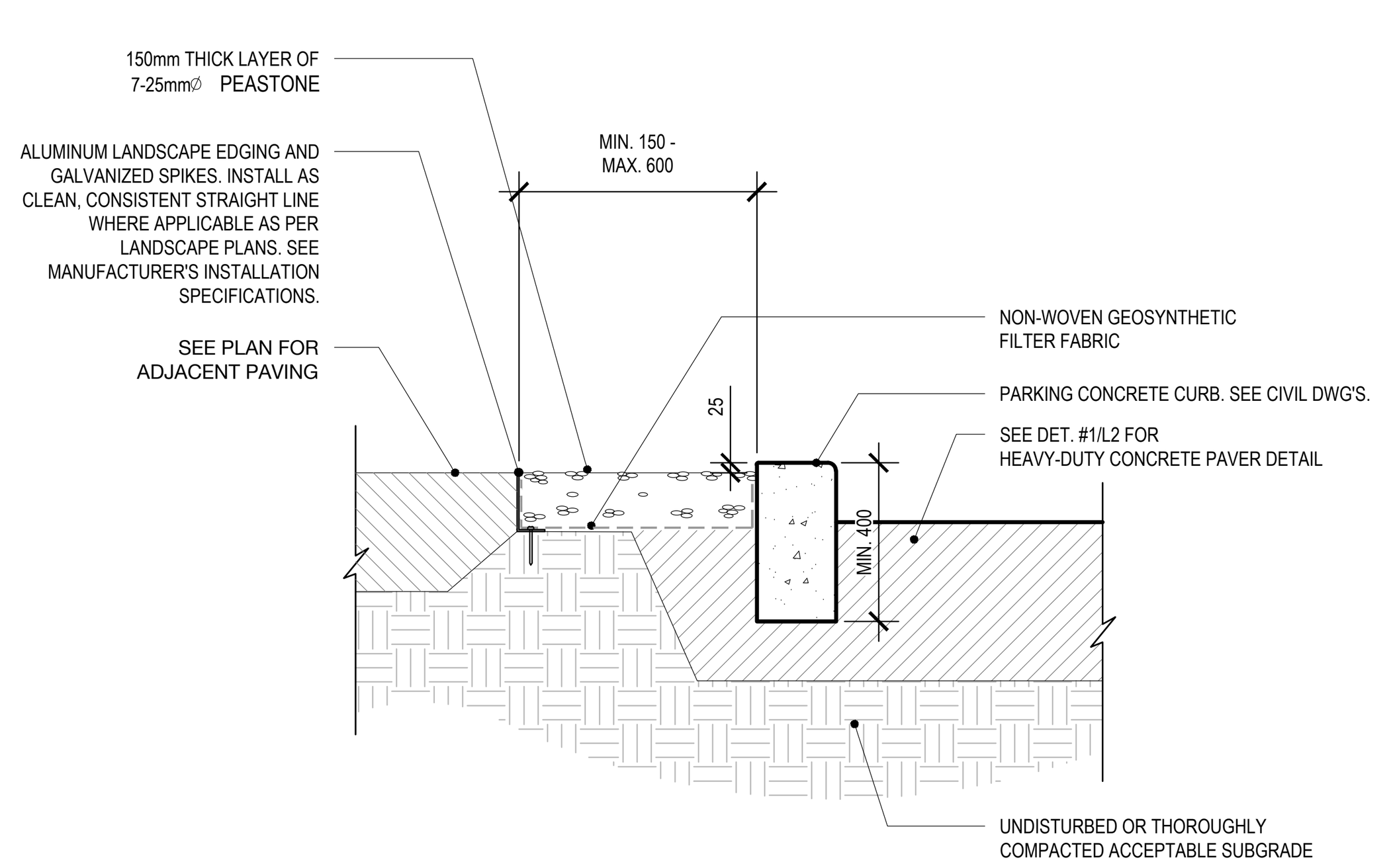
2 L4 DECIDUOUS TREE PLANTING

NTS



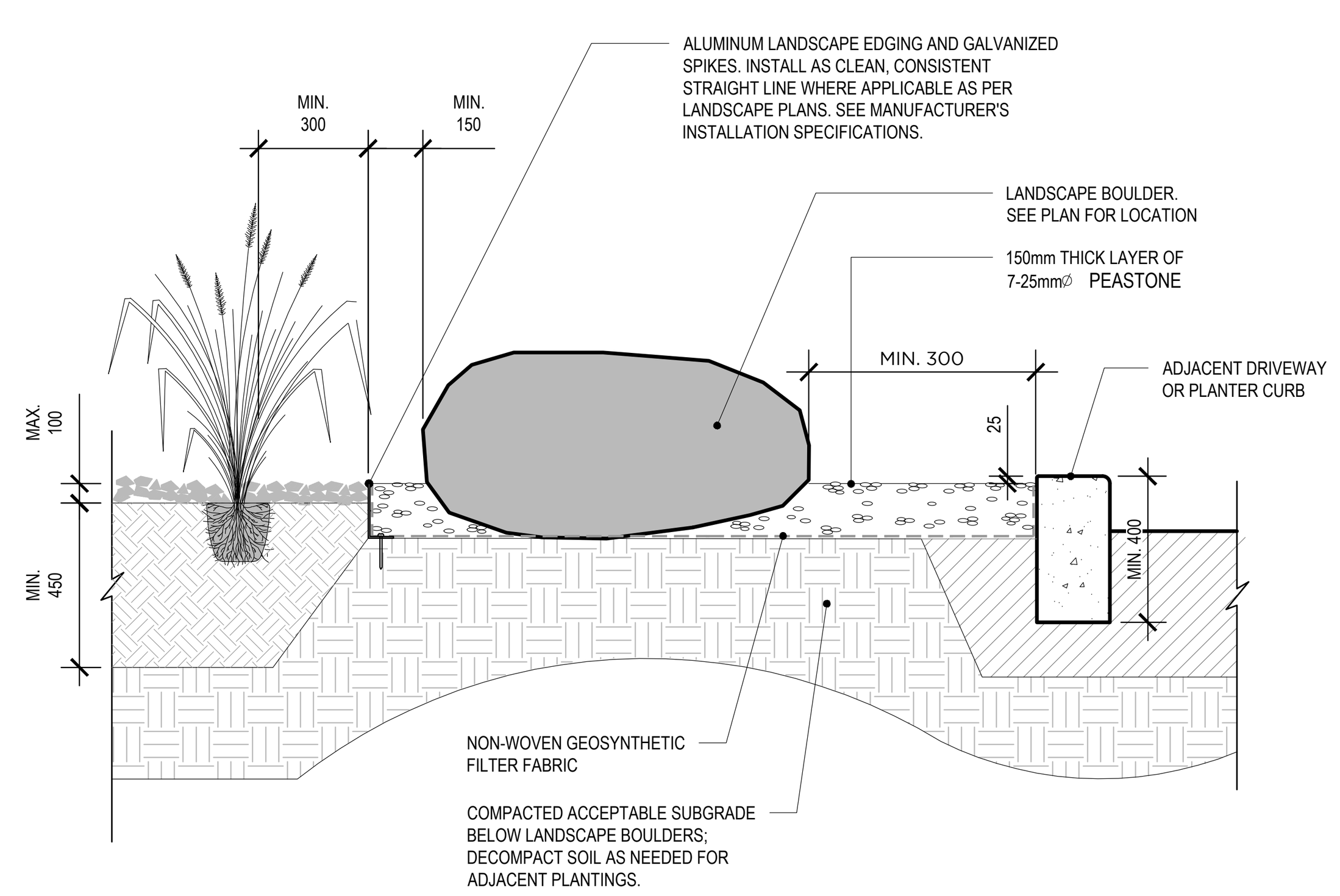
3 L4 SHRUB/PERENNIAL PLANTING

NTS



4 L4 RIVERSTONE SPLASH APRON

1:20



5 L4 LANDSCAPE BOULDER INSTALLATION

1:20

PLANTING WARRANTY & MAINTENANCE:

A) WARRANTY

1. For all plant material within the private development, Contractor shall provide a written warranty for one (1) year period from the date of substantial completion, or the period of time indicated on the Contract drawings.
2. For all plant material in the right-of-way and the City-owned lands, Contractor shall provide a written warranty for a minimum two year period (or as many required by the City) from the date of substantial completion, or the period of time indicated on the Contract drawings.
3. All trees that die or fail to grow prior to “Final Acceptance” shall be replaced by the Developer. Landscape Architect reserves the right to extend Contractor's warranty responsibilities for an additional one year if, at end of initial warranty period, leaf development and growth is not sufficient to ensure future survival.

B) MAINTENANCE DURING ESTABLISHMENT PERIOD

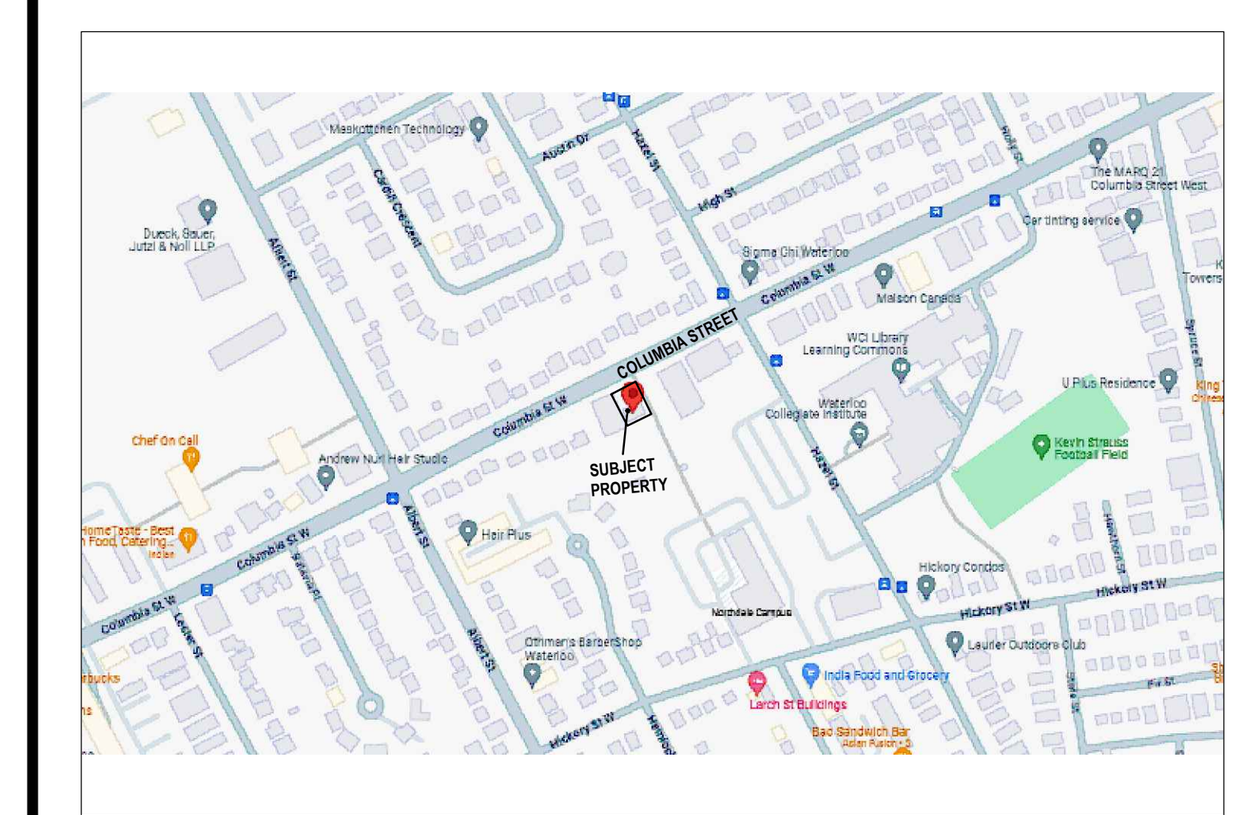
1. The Contractor shall provide maintenance immediately after each portion of planting is completed and continue throughout the period of warranty by using horticulturally acceptable practices, and in a manner that is acceptable to the Landscape Architect.
2. Perform following maintenance operations from time of planting to final acceptance by Landscape Architect:
   - .1 Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosion.
     - .1 For evergreen plant material, water thoroughly in late fall prior to freeze-up to saturate soil around root system and install winter protection.
     - .2 During the first and second year of the warranty period, between May 15 and September 15 of each year, watering of all plants shall be carried out no less than twelve, (12) times, in accordance with the pre-approved watering schedule provided by the Contractor. Refer to Section 'Plant Maintenance During Warranty' of Landscape Specifications for more information on watering schedule and application rates.
   - .2 Remove weeds monthly.
   - .3 Replace or re-spread damaged, missing or disturbed mulch.
   - .4 For non-mulched areas, cultivate as required to keep top layer of soil friable.
   - .5 If required to control insects, fungus and disease, use appropriate control methods in accordance with Federal, Provincial and Municipal regulations. Obtain product approval from Landscape Architect prior to application.
   - .6 Remove dead or broken branches from plant material.
   - .7 Keep trunk protection and guy wires in proper repair and adjustment. All wrapping, support, tags, and other materials shall be removed from all plant material at the end of the maintenance period.
   - .8 Remove and replace dead plants and plants not in healthy growing condition. Make replacements in same manner as specified for original plantings.

6 L4 PLANTING SPECIFICATIONS

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CLIENT

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
KAMYAR ABBASI
OALA MEMBER

SHEET TITLE

LANDSCAPE DETAILS

SHEET NO.	LP-4	REVIEWED	KA
		DRAWN	KA
FILE NO.		DATE	24 MAY 2024
		SCALE	AS NOTED