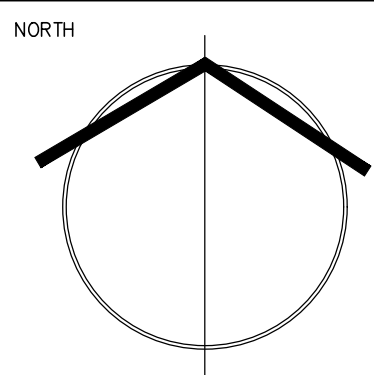


3	REVISED	JUN. 10/25
2	REVISED AS PER NPCA COMMENTS	JUL.18/22
1	REVISED	FEB.04/22
NO.	DESCRIPTION	DATE



PROJECT  
**TOWNHOMES**  
**2203 NIAGARA STONE ROAD**  
**NIAGARA ON THE LAKE**

DRAWING  
**LANDSCAPE PLAN**



SCALE: 1:250  
DATE: OCTOBER 2021  
DESIGN BY: J.S.M.  
DRAWN BY: T.F.G.  
SHEET:

**L1**

GENERAL LANDSCAPE SPECIFICATIONS:

General Instructions:

- Contractor is responsible for locating all underground services prior to any excavation, note that trees are to be offset a minimum of 1000mm from centerline of any underground service.
- General layout of trees, planting beds, to be staked and confirmed by landscape architect prior to installation.
- Plant material to be approved at source by landscape architect, prior to shipment to the site,
- The landscape contractor, is advised that no tree/shrub planting is to occur during the months of December, January, February, March, and July.

Armourstone:

- Armourstone to be 'non-blasted' stone, source = 'A Cut Above' quarry, or approved equivalent, to be approved at source by landscape architect, prior to shipment to the site,
- Armourstones to be placed to with horizontal top surface,
- Approximate size of armourstone to be 900 – 1200mm length, 450 – 550mm height (exposed height to be as noted on landscape drawings), and 600 – 900 mm width,
- Armourstone to be set on 150 mm compacted granular base,
- Armourstone retaining walls to have a continuous backing of Terrafix 270R geotextile

Topsoil for Sodded Areas:

- Mixture of mineral particulates, micro-organisms and organic matter which provides suitable medium for supporting intended plant growth.
- soil texture based on the Canadian System of Soil Classification, to consist of 20-70% sand and contain 5-10% organic matter by weight
  - Fertility: major soil nutrients present in the following ratios,
    - Nitrogen (N) 20-40 micrograms of available N per gram of topsoil,
    - Phosphorus (P) 10-20 micrograms of phosphate per gram of topsoil,
    - Potassium (K) 80-120 micrograms of potash per gram of topsoil,
    - Calcium, magnesium, sulphur, and micro nutrients present in balanced ratios to support germination and/or establishment of intended vegetation,
  - Ph value: 5.5 to 7.5,
  - Contain no toxic elements or growth inhibiting materials,
  - Free from:
    - Debris and stones over 25mm diameter,
    - Coarse vegetative material, 10mm diameter and 100mm length, occupying more than 2% of soil volume,
  - Consistence: friable when moist,

Spreading of Topsoil:

Scarify the subsoil prior to the spreading the topsoil. Remove all debris and leave a fine-textured even surface, all topsoil to be imparted unless previously approved by the landscape architect. Obtain approval for the quality of any imported topsoil before delivery to the site.

Sod:

Any areas specified to be sodded, install sod which conforms with the specifications of the Nursery Sod Growers Association of Ontario. All lawn areas shall receive a minimum of 100mm of topsoil, and shall be sodded with #1 Bluegrass-Fescue sod.

Mineral Fertilizer:

- Apply the following mineral fertilizer unless soils tests show other requirements;
- Sodded areas – 11% nitrogen, 8% phosphorus and 4% potash (11-8-4) at a rate of 4.5 kg. per square metre. (10 lbs per 1000 sq. ft.)
  - Planting beds - 7% nitrogen, 7% phosphorus, and 7% potash (7-7-7) at the rate of 40 grams (4 oz) per bushel of topsoil,

Preparation of Planting Beds:

All planting beds to be continuous. Excavate all planting beds to the depth as indicated on the drawings and details, min 300mm (1.0'). backfill all planting beds with a soil mixture consisting of six (6) parts of sand loam, one (1) part of finely pulverized peat moss, two (2) parts of well-rotted manure and the mineral fertilizer as specified above. Also add .58 kilos bonemeal/cubic metre of planting soil (1lb/cu yd.). Note: if the existing soil conditions are clay or wet in nature, contact the landscape architect for instructions for a suitable soil mixture or drainage detail.

Mulch:

All planting beds and tree pits to be treated with shredded pine bark mulch, to a depth of 75mm minimum.

Plant Material:

All plant material shall conform to the standards of the Canadian Nursery Trades Association for size and species. All shrubs and tree material shall be container grown, potted, W/B or B/B, unless other wise noted. Contractor shall make requests for root condition substitution in writing to the landscape architect prior to commencement of planting operations.

Plant Material Installation:

All trees, shrubs, and ground covers shall be planted as detailed and as shown on the planting plan. All beds to receive a cover of clean mulch to a depth of 75mm. For guying and staking trees, refer to the planting details.

The individual plant grouping total as illustrated on the planting plan supersedes the estimated quantity on the master plant list. Contractor must report any discrepancies to the landscape architect in writing before commencing any work. Contractor will assume full responsibility if landscape architect is not notified on discrepancies.

Ensure that top two rows of wire basket are removed from root ball after installation in planting pit, for all trees planted with wire basket.

General Maintenance:

Proper maintenance procedures are to be fully administered for all newly constructed landscape work on accordance with Landscape Ontario specifications. This shall apply during the construction and maintenance and warranty period. Contractor is responsible for maintenance of sod and plantings until final acceptance by landscape architect. Rodent protection: the contractor shall be responsible for the protection of all trees and shrubs for winter protection and from rodent injury for the duration of the warranty period. Protective guards shall be employed around all deciduous trees.

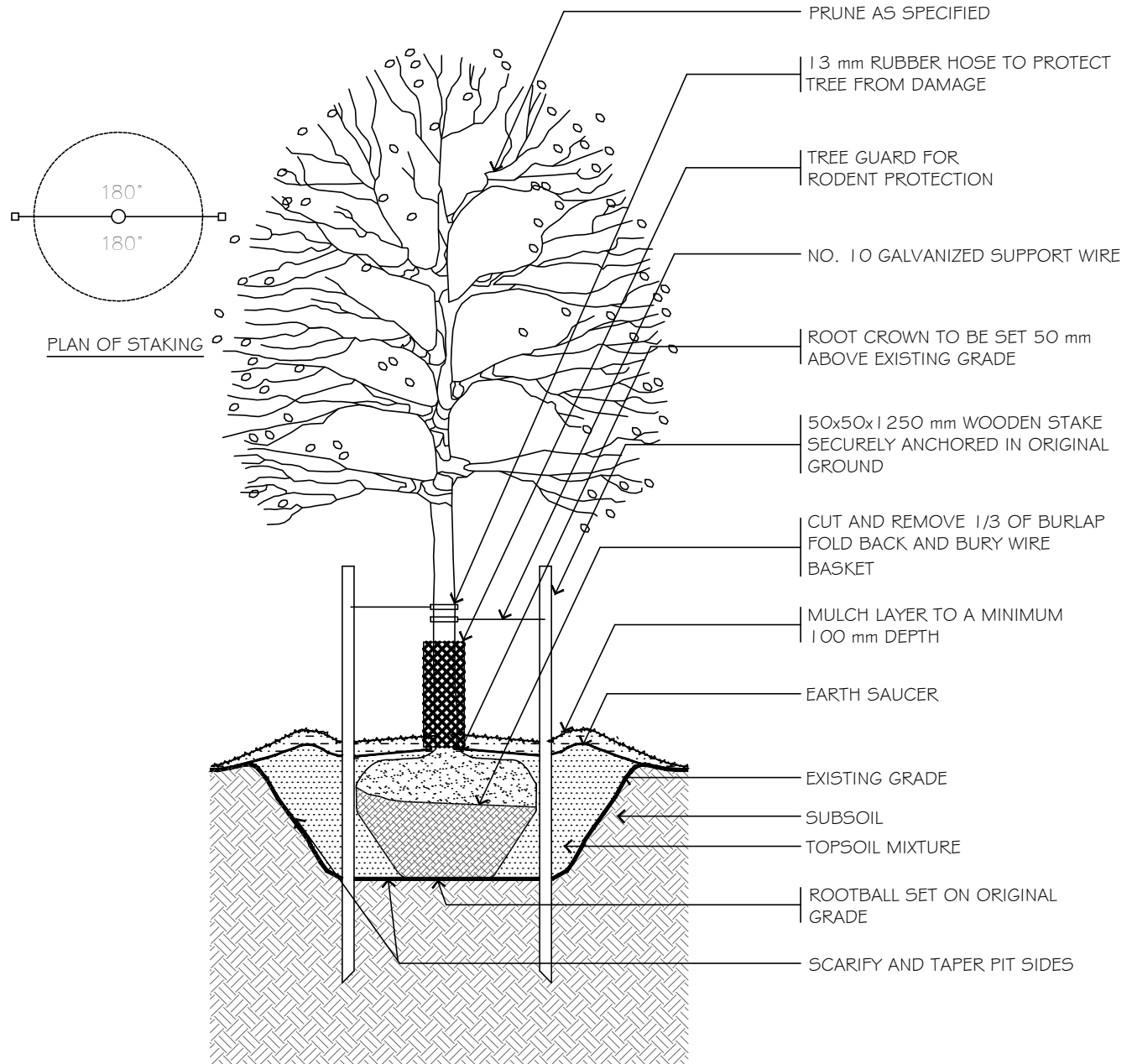
General Requirements:

Use above specifications in conjunction with the general landscape specifications of the Ontario Landscape Contractors Association, The Nursery Sod Growers Association of Ontario and with the Guide Specifications for Nursery Stock of the Canadian Nursery Trades Association. Use only plant material true to name, size and grade as specified on planting plan: provide sufficient labels or markings to indicate clearly the variety, size and grade of each specimen or bundle.

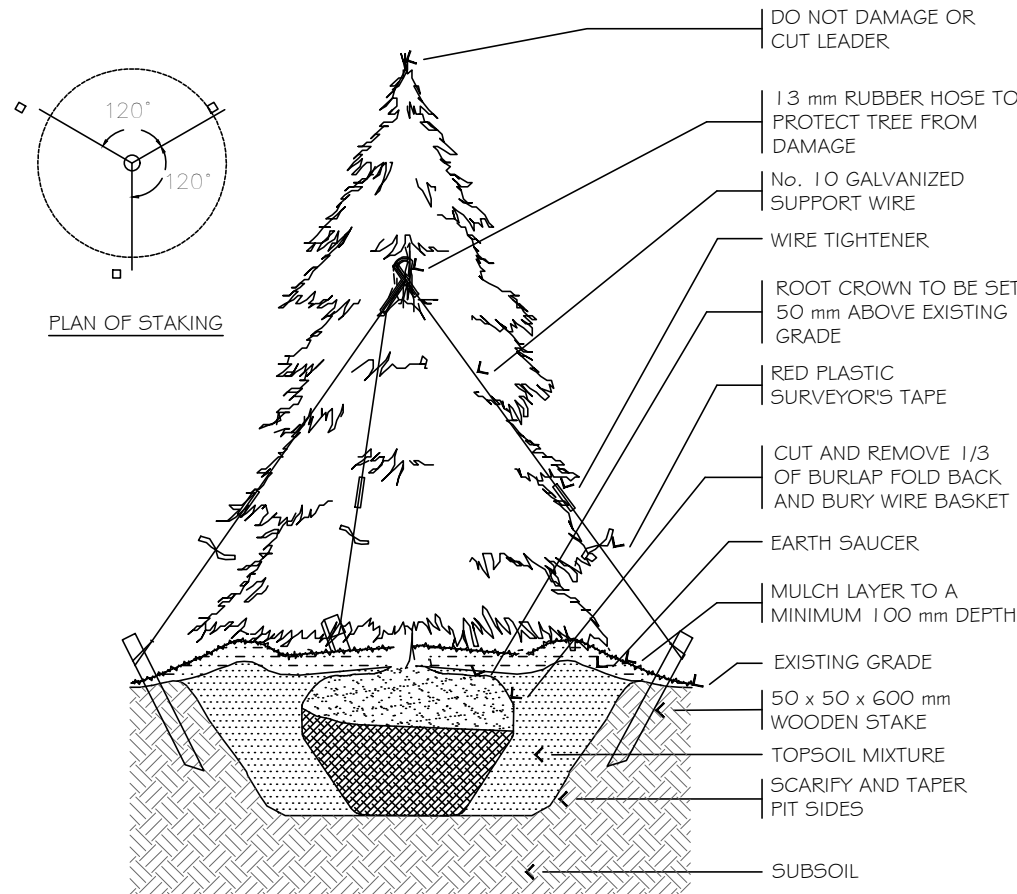
Obtain approvals for substitutions as to variety, size or grade from the landscape architect. Use only nursery stock, grown under proper horticultural practices, viable, free from pest and disease and undamaged. Obtain all necessary permits before commencement of construction. Report in writing any discrepancies in the drawings, specifications and contract documents to the landscape architect before the end of the bidding process and commencement of construction. These specifications may be superseded by additional specifications set out in the tender documents. Contractor to review all documents.

Warranty:

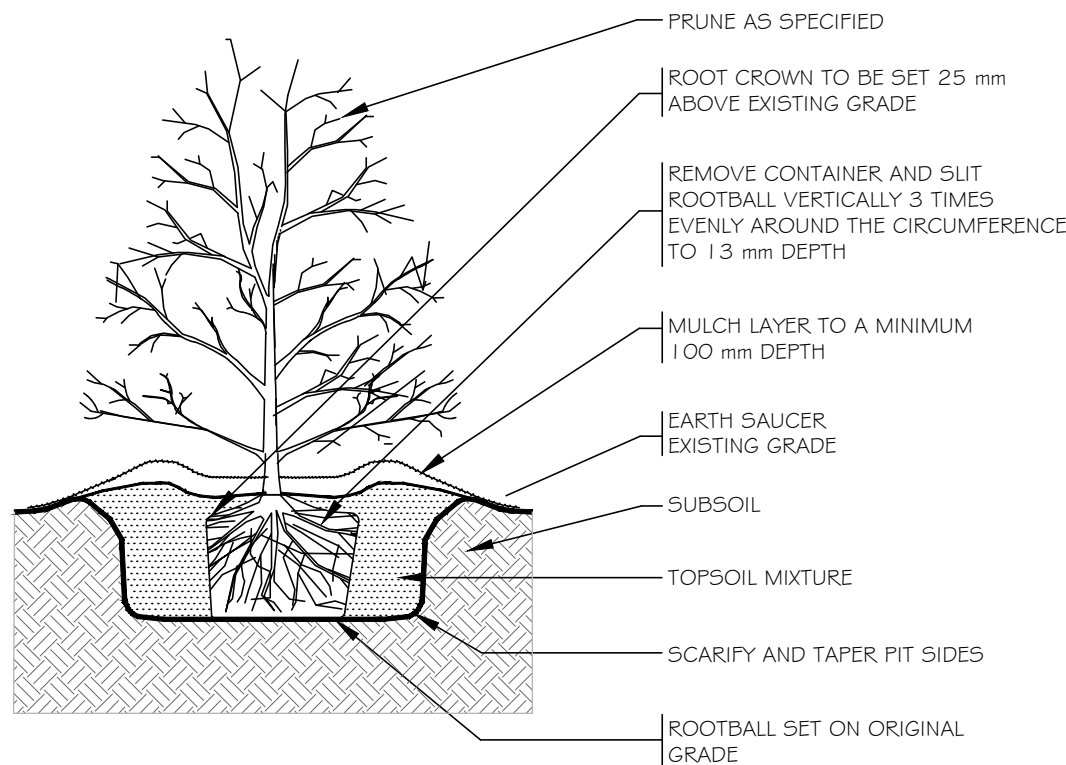
The contractor will warranty all plant material with a one year (unless advised otherwise by owners representative) labour and material warranty, commencing final acceptance by the landscape architect.



D1 TYPICAL DECIDUOUS TREE PLANTING DETAIL TREES OVER 45mm CALIPER SCALE: NONE



D2 TYPICAL CONIFEROUS TREE PLANTING DETAIL 1.5 m HEIGHT AND LARGER SCALE: NONE



D3 TYPICAL SHRUB PLANTING DETAIL ALL SPECIES / SIZES SCALE: NONE

2203 Niagara Stone Road - PLANT LIST						
W.B.= Wire Basket, B&B = Balled and Burlapped, CT = Container Grown						
Code	BOTANICAL NAME	COMMON NAME	SIZE	#	ROOT CONDITION	REMARKS
Deciduous Trees						
As	Acer saccharum	Sugar Maple	2.0m ht.	7	W.B.	Full & equal form
Acc	Amelanchier canadensis	Serviceberry (multi-stem)	200cm ht.	5	W.B.	Multi-stem
Bp	Butula payrifera	Paper Birch (multi-stem)	60mm cal.	11	W.B.	Multi-stem
Cc	Carya cordformis	Bitter-nut Hickory	2.0m ht.	0	W.B.	Full & equal form
Gb	Ginkgo biloba 'Magyar'	Maidenhair Tree	60mm cal.	5	W.B.	Full & equal form
Ps	Prunus serotina	Black Cherry	2.0m ht.	5	B&B	Full & equal form
Qr	Quercus rubra	Red Oak	2.0m ht.	5	B&B	Full & equal form
Qp	Quercus palustris	Pin Oak	60mm cal.	1	W.B.	Full & equal form
Deciduous Shrubs						
Cf	Cornus racemosa	Grey Dogwood	600mm ht	6	CT	Well Branched
Hme	Hydrangea macrophylla	Endless Summer	3 gal. pot	23	CT	Well Branched
Po	Physocarpus opulifolius	Common Ninebark	60cm ht.	14	CT	Well Branched
Ri	Rubus idaeus	Raspberry	1 gal pot	12	CT	Well Branched
Rm	Rosa carolina	Pasture Rose	3 gal pot	12	CT	Well Branched
Coniferous Shrubs						
To	Thuja occidentalis	Eastern White Cedar	110cm ht.	24	5 gal pot	Branched to the Ground
Ornamental Grasses						
Caf	Calamagrosis acutiflora 'Kar	Feather Reed Grass	1 gal pot	9	CT	Well Branched
Fg	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal pot	9	CT	Well Branched
Pah	Pinnisetum alopecuroides 'H	Dwarf Fountain Grass	1 gal pot	12	CT	Well Branched
Broadleaf Evergreen Shrubs						
Bw	Buxus mic. Var. insularis 'V	Winter Gem Korean Boxwod	2 gal pot	60	CT	Well Branched
Perennials						
Hs	Hemerocallis 'Stella D'Oro'	Daylily 'Stella D'Oro' (yellow	1 gal pot	18	CT	Well Branched
Hd	Hosta 'Blue Moon'	Plantain Lily 'Blue Moon'	1 gal pot	88	CT	Well Branched
Rf	Rudbeckia fulgida goldsturn	Rudbeckia	1 gal pot	75	CT	Well Branched

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JAMES McWILLIAM  
LANDSCAPE ARCHITECT

PROJECT		TOWNHOMES 2203 NIAGARA STONE ROAD NIAGARA ON THE LAKE
DRAWING		LANDSCAPE DETAILS
NORTH		
SCALE:		AS NOTED
DATE:		OCTOBER 2021
DESIGN BY:		J.S.M.
DRAWN BY:		T.F.G.
SHEET:		L2