



GENERAL NOTES:

- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES
- BEFORE THE STAKEOUT THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES IN ROAD ALLOWANCES AND BUFFER STRIPS
- TREES ARE NOT TO BE PLANTED LESS THAN 1.0M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2.0M FROM FIRE HYDRANTS AND TRANSFORMERS, 4.0M FROM LIGHT STANDARDS
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED
- STREET TREES TO HAVE 1800MM MINIMUM CLEARANCE FROM GRADE TO LOWEST BRANCH
- THE OWNER AND CITY MUST BE NOTIFIED IN WRITING OF ANY CHANGES TO OR SUBSTITUTION OF PROPOSED PLANT MATERIALS PRIOR TO INSTALLATION. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT OBTAINING PRIOR APPROVAL.
- CONTRACTOR TO SUPPLY MIN. 150MM (6") OF TOPSOIL FOR ALL SODDED AREAS AS PART OF LANDSCAPE WORKS.
- ALL SHRUB BEDS TO HAVE MIN. 450MM (18") OF TRIPLE MIX AS PER SHRUB PLANTING DETAIL.
- ALL INDIVIDUAL TREE SAUCERS AS PER TREE PLANTING DETAIL.
- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE INTERIOR DESIGN OF THE BUILDING AND EXTERIOR BUILDING MATERIALS.
- FIRE ROUTE SHALL BE CONSTRUCTED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.
- ALL EXISTING ADJACENT SODDED AREAS DISTURBED BY CONSTRUCTION TO BE REPAIRED TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.

HYDROSEED SPECIFICATIONS:

CERTIFIED CANADA No. 1 GRADE GOVERNMENT OF CANADA SEEDS REGULATIONS AND HAVING MINIMUM GERMINATION OF 75% AND MINIMUM PURITY OF 97%

FERTILIZER

COMPLETE SYNTHETIC SLOW RELEASE FERTILIZER WITH MAXIMUM 35% WATER SOLUBLE NITROGEN.

RATIO: 8:32:16
 RATE: 350 kg/ha
 TO BE IN GRANULAR FORM, DRY FREE FLOWING AND FREE FROM LUMPS

MULCH

STRAW, OAT, BARLEY, ALFALFA OR WHEAT STRAW, REASONABLY FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE. IN DRY CONDITION TO ALLOW EVEN DISTRIBUTION WHEN PROCESSED THROUGH BLOWER. OTHER VEGETATIVE MATERIAL (HAY, CHOPPED CORNSTALKS) MAY BE USED WHEN APPROVED BY LANDSCAPE ARCHITECT.

FIBER, WOOD OR WOOD CELLULOSE FIBER, FREE OF GERMINATION OR GROWTH INHIBITING INGREDIENTS AND FORMING BLOTTER LIKE GROUND COVER ALLOWING ABSORPTION AND PERCOLATION OF WATER.

NATUREPRO WET NATIVE GRASS MIXTURE

20% PRAIRIE CORDGRASS
 5% CANADA BLUEJOINT
 35% SWITCHGRASS
 35% RIVERBANK RYE
 5% FOWL MANNAGRASS
 * CAN ALSO BE APPLIED WITH ANNUAL RYEGRASS NURSECROP AT 70kg/acre (80 lbs)

SEED RATE:

25kg/ha WHEN DRILLED INTO A WELL-PREPARED SITE 2 kg/100 sq.m. FOR SPOT APPLICATIONS OF POOR AND ERODABLE SITES

EXECUTION

KEEP SITE WELL DRAINED. CLEAN UP IMMEDIATELY EXCESS SOIL, MULCH AND OTHER DEBRIS. DISPOSE OF DELETERIOUS MATERIALS. TAKE REASONABLE CARE TO PREVENT CONTAMINATION BY SEEDING SLURRY OF STRUCTURES, SIGNS, FENCES, UTILITIES. WHERE CONTAMINATION OCCURS, REMOVE SEEDING SLURRY.

PREPARATION OF SURFACES

ONLY DISTURBED AREAS TO BE HYDROSEED SHALL BE CULTIVATED TO A DEPTH OF 25cm. FINE GRADE FREE OF LUMPS AND HOLLOWES AND FREE OF DELETERIOUS MATERIAL. APPLY 50mm (2") MIN. OF EXISTING TOPSOIL FROM ON SITE.

SEEDING

SEED AREAS DURING EARLY SPRING OR AFTER 15th OF AUGUST UNTIL END OF SEPTEMBER. APPLY WHEN WINDS LESS THAN 10km/hr. BLEND APPLICATION INTO EXISTING ADJACENT GRASS AREAS OR SODDED AREAS. COMPLETE SLURRY TO BE APPLIED PER HECTARE:

SEED 170kg
 MULCH 1000kg
 WATER MIN. 10000kg

MAINTENANCE

SEEDING AREAS TO BE MAINTAINED BY CONTRACTOR ENSURING ADEQUATE WATER, FERTILIZER, MAINTENANCE AND REPAIR UNTIL SEEDING AREAS ARE PROPERLY ESTABLISHED.

AREAS SEEDING IN FALL WILL BE ACCEPTED IN FOLLOWING SPRING ONE MONTH AFTER START OF GROWING SEASON PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	Cal.	Hgt.	Root	Remarks	NATIVE
DECIDUOUS TREE								
Ar	4	Acer rubrum	Red Maple	70mm		WB	Uniform Specimen	Yes
Co	6	Celtis occidentalis	Hackberry	70mm		WB	Uniform Specimen	Yes
Qa	2	Quercus Alba	White Oak	70mm		WB	Uniform Specimen	Yes
Ta	3	Tilia americana	American Basswood	70mm		WB	Uniform Specimen	Yes

KEY PLAN

LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE PAVING
- PROPOSED DECIDUOUS TREE
- PROPOSED SOD
- PROPOSED HYDROSEED

NOTES:

- FOR GRADING AND DRAINAGE REQUIREMENTS SEE PLAN BY OTHERS
- FOR SITE SURVEY INFORMATION SEE PLAN BY OTHERS

ISSUES/REVISIONS

REV	DESCRIPTION	DATE
1.	ISSUED FOR BPA	23-12-22

Printed:

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PROJECT ADDRESS:
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GROUND FLOOR
LANDSCAPE PLAN

PROJECT No. 23-734
 SCALE AS SHOWN
 DATE JUNE 2023
 DWG. FILE 23-734.DWG
 SITE PLAN APPLICATION NO.:

DWG. No. **L100**

