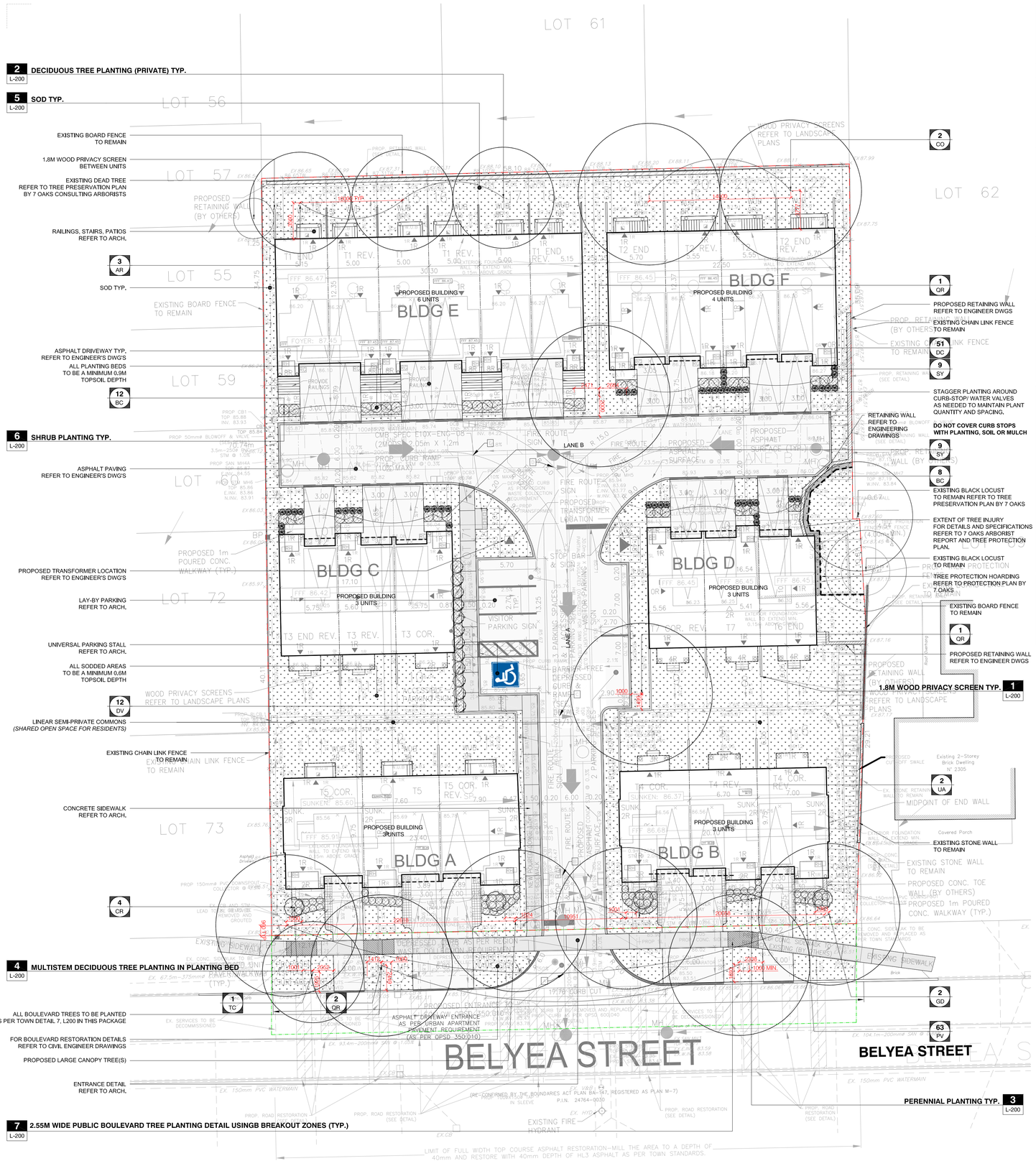

PLANT LIST

ICON	KEY	LATIN NAME	COMMON NAME	QTY.	SIZE	NATIVE	HEIGHT (M)*	SPREAD (M)*	SPACING	REMARKS**
	MEDIUM TO LARGE CANOPY TREES									
	AR	*Acer rubrum*	Red Maple	3	60MM B+B	√	15	12	SEE PLAN	
	CO	*Celtis occidentalis*	Common Hackberry	2	60MM B+B	√	18	16	SEE PLAN	
	GD	*Gymnocladus dioicus*	Kentucky Coffee Tree	2	60MM B+B	√	20	15	SEE PLAN	
	QR	*Quercus rubra*	Red Oak	4	60MM B+B	√	22	20	SEE PLAN	
	TC	*Tilia cordata*	Littleleaf Linden	1	50MM WB	√	20	12	SEE PLAN	
	UA	*Ulmus americana* 'Valley Forge'	Valley Forge Elm	2	60MM B+B	-	21	18	SEE PLAN	D,E,D, Resistent
			TOTAL PROPOSED CANOPY TREES	14						
	SHRUBS									
	BC	*Berberis thunbergii* 'Cherry Bomb'	Cherry Bomb Barberry	20	40CM, 3GAL	-	1-1.25	1-1.25	SEE PLAN	
	CR	*Cornus racemosa*	Gray Dogwood	4	50MM B+B	√	3-4	3-4	SEE PLAN	CLUMP FORM
	SY	*Symphoricarpos albus*	Snowberry	18	50CM, 3GAL	√	1.25-1.5	1-1.25	SEE PLAN	
	DL	*Diervilla lonicera*	Bush Honeysuckle	12	40CM, 3GAL	√	1.00	1-1.25	SEE PLAN	
	PERENNIALS									
	DC	*Deschampsia cespitosa*	Tufted Hair Grass	47	1 GAL	√	0.9	0.8	0.6	
	PV	*Panicum virgatum* 'Prairie Fire'	Red Switch Grass	63	1 GAL	√	1.25-1.5	0.7-0.9	0.6-0.7M	

***APPROX. HEIGHT AND SPREAD AT MATURITY**
****ALL CLUMP FORM ARE TO HAVE A MINIMUM THREE (3) LEADERS**

PARENT MATERIAL:

1. EXISTING PARENT (TOPSOIL) MATERIAL CAN ONLY BE USED PROVIDED THE CONTRACTOR DEMONSTRATES THROUGH A SERIES OF SOIL CORES AND SOILS ANALYSIS THAT THE PARENT MATERIAL MEETS THE REQUIREMENTS LISTED BELOW OR CAN BE AMENDED TO MEET THE REQUIREMENTS BELOW TO THE SATISFACTION OF THE OWNER, LANDSCAPE ARCHITECT AND *MUNICIPALITY (ONLY WHERE REQUIRED).*

TOPSOIL REQUIREMENTS:

1. TOPSOIL TO BE A FERTILE, NATURAL SANDY LOAM, CAPABLE OF SUSTAINING HEALTHY GROWTH; CONTAINING A MINIMUM OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SANDY LOAM, TO A MAXIMUM OF 25% BY VOLUME.
2. TOPSOIL TO BE LOOSE AND FRIABLE, FREE OF SUBSOIL, CLAY LUMPS, STONES, ROOTS OR ANY OTHER DELETERIOUS MATERIAL GREATER THAN 50MM DIAMETER,
3. TOPSOIL TO BE FREE FROM ALL LITTER AND TOXIC MATERIALS THAT MAY BE HARMFUL TO PLANT GROWTH,
4. TOPSOIL CONTAINING SOD CLUMPS, CRABGRASS, COUCHGRASS OR OTHER NOXIOUS WEEDS IS NOT ACCEPTABLE.
5. TOPSOIL IS NOT TO BE DELIVERED OR PLACED IN FROZEN OR EXCESSIVELY WET CONDITION.
6. TOPSOIL ACIDITY / ALKALINITY TO BE IN THE RANGE OF 6.0 pH TO 7.5pH.
7. A CERTIFICATE DEMONSTRATING CONFORMANCE WITH THE TOPSOIL REQUIREMENTS ABOVE AND *THE MUNICIPALITIES TOPSOIL QUALITY REQUIREMENTS (ONLY WHERE REQUIRED)* MUST BE PROVIDED TO THE AUTHORITIES HAVING JURISDICTION AND THE CONTRACT ADMINISTRATOR FOR REVIEW AND APPROVAL PRIOR TO DELIVERY ON SITE.

GUARANTEE:

1. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION. PLANTS THAT EXPIRE OR OTHERWISE FAIL TO THRIVE DURING THE GUARANTEE PERIOD ARE TO BE REPLACED **AT THE EXPENSE OF THE CONTRACTOR AND THE GUARANTEE PERIOD WILL COMMENCE AGAIN ON THE REPLACEMENT PLANT MATERIAL.**

GENERAL NOTES:

1. **THE SITE PLAN AS PREPARED BY CASSIDY & CO. ARCHITECTURAL, GRADING AND SERVICING PLANS WERE PREPARED BY VALDOR ENGINEERING INC AND ARBORIST REPORT AND TREE PRESERVATION PLAN WAS PREPARED BY 7OAKS.** THE INFORMATION FROM THE LATEST VERSIONS OF THESE DRAWINGS MADE AVAILABLE TO GEOMETRIC STUDIO INC. WAS USED AS A BASE FOR THE PREPARATION OF THIS PLAN.
2. CONTRACTOR TO PROVIDE SUFFICIENT TOPSOIL DEPTH AND FINISH WITH SOD WHERE INDICATED ON PLAN. DEPTH OF TOPSOIL IS DEPENDANT ON DEPTH OF REMOVED EXISTING MATERIAL AND SUBGRADE. THE MINIMUM REQUIRED TOPSOIL DEPTHS HAVE BEEN NOTED ON PLAN. CONTRACTOR IS TO MEET FINISHED GRADES AS SHOWN ON CIVIL ENGINEER'S GRADING PLANS.

LANDSCAPE NOTES:

1. REFER TO CIVIL SITE GRADING AND SERVICING PLANS FOR ALL SITE SERVICING AND SITE GRADING RESPECTIVELY.
2. FOR ALL TREE PROTECTION REQUIREMENTS AND DETAILS REFER TO REPORT AND DRAWINGS PREPARED **BY 7 OAKS TREE CARE AND URBAN FORESTRY CONSULTANTS.**
3. THE CONTRACTOR WILL FOLLOW LOCAL AGENCY REQUIREMENTS OF FILING APPROPRIATE LICENSE AND INSURANCE INFORMATION (DOCUMENTS) WITH THE LOCAL AGENCY PRIOR TO THE ISSUANCE OF PERMITS.
4. CONSTRUCTION SHALL CONFORM WITH ALL CURRENT GOVERNING CODES AND ALL APPLICABLE ORDINANCES INCLUDING REGULATIONS, SPECIFICATIONS, AND DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND IDENTIFYING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES, THE CONTRACTOR WILL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
6. CONTRACTOR WILL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSULTANT TEAM. THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE NOTIFICATION.
7. THE LOCATIONS OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED ARE TO BE REQUESTED OF THE CONSULTANT IN WRITING PRIOR TO PROCEEDING.
8. ALL CURVE-TO-CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
9. CITY/ TOWN REPRESENTATIVE IS TO BE NOTIFIED AFTER THE SITE HAS BEEN STAKED OUT, PRIOR TO THE CONTINUATION OF WORK.
10. ALL PAVED AND FINISH AREAS SHALL SLOPE AS INDICATED PER THE SITE GRADING AND DRAINAGE PLAN PREPARED BY THE CIVIL ENGINEER.
11. ALL PLANTING AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 1% UNLESS OTHERWISE SPECIFIED ON THE SITE GRADING AND DRAINAGE PLAN PREPARED BY THE CIVIL ENGINEER.
12. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
13. CONTRACTOR IS RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. ADDITIONALLY, EACH CONTRACTOR WILL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS REQUIRED FOR BUILDING PERMITS.
14. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER AND CONSULTANT.
15. THE CONTRACTOR WILL MAKE GOOD ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE OWNER AND/ OR CONSULTANT.
16. EXISTING TREES AND OTHER EXISTING SITE FEATURES WILL BE PROTECTED AGAINST DAMAGE BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. THE CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGE OR RESTORATION TO MAKE GOOD **AT NO ADDITIONAL COST TO THE OWNER.**
17. ALL TEMPORARY CONSTRUCTION SAFETY FENCING AND TREE PROTECTION FENCING SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF CONSTRUCTION.

LANDSCAPING ON MUNICIPAL BOULEVARD:

1. THE APPLICANT IS RESPONSIBLE TO ACQUIRE THE NECESSARY UTILITY STAKE OUTS AND APPROVALS FROM THE PUBLIC UTILITIES COORDINATING COMMITTEE (P.U.C.C.) OR SIMILAR AND/ OR TRANSPORTATION AND WORKS DEPARTMENTS PRIOR TO THE INSTALLATION OF THE LANDSCAPE WORKS ON THE MUNICIPAL BOULEVARD.

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE NO.1 NURSERY GROWN, MEETING SPECIFICATIONS FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, METHOD OF CULTIVATION, AND BALLING AND BURLAP SPECIFICATIONS AS SET OUT IN THE LATEST GUIDE SPECIFICATION FOR NURSERY STOCK PREPARED BY THE CNLA.
2. NO SUBSTITUTIONS IN SPECIES, CULTIVAR, QUANTITY, SIZE OR CONDITION WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. ANY UNAPPROVED SUBSTITUTED MATERIAL WILL BE REQUIRED TO BE REMOVED FROM THE SITE.
3. ANY INCONSISTENCIES FOUND IN THE QUANTITIES AS SHOWN ON THE PLAN AND THE PLANT LIST SHALL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT.
4. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND FERTILIZED AT THE TIME OF PLANTING AND KEPT WATERED IN INTERIM TIME BETWEEN TRANSPORT AND PLANTING.
5. CLUMP FORM IS ALWAYS A MINIMUM OF 3 LEADERS.
6. MAINTENANCE REQUIREMENTS WILL INCLUDE:
   - 6.1. ALL PROCEDURES CONSISTENT WITH PROPER HORTICULTURAL PRACTICES TO ENSURE NORMAL, VIGOROUS, AND HEALTHY GROWTH OF ALL MATERIAL PLANTED.
   - 6.2. WATERING OF NEWLY PLANTED TREES IS TO BE CARRIED OUT BY THE CONTRACTOR AS REQUIRED DURING THE WARRANTY PERIOD GIVING SPECIAL ATTENTION DURING DROUGHT PERIODS.
   - 6.3. ALL STAKES, WIRE, HOSE, AND OTHER ACCESSORIES ARE NOT PERMITTED UNLESS REQUIRED BY THE CONTRACTOR AS A CONDITION OF WARRANTY.
     - 6.3.1. ALL STAKES, WIRE, HOSE, AND OTHER ACCESSORIES WILL BE REMOVED PRIOR TO FINAL WARRANTY INSPECTION. IF SPECIMEN INJURY HAS OCCURRED AS A RESULT OF THIS PRACTICE, THEY WILL BE REQUIRED TO BE REPLACED AT THE REQUEST OF THE LANDSCAPE ARCHITECT.
7. ROOTBALL, B&B OR WIRE BASKET: REMOVE LACING AND ENTIRE WIRE BASKET. CUT AND REMOVE BURLAP TO 1/2 BELOW TOP OF BALL. COMPLETELY REMOVE CONTAINERS.
8. COMPACTED SOIL PEDESTAL BELOW ROOTBALL TO 90% DRY DENSITY.
9. ENSURE SPECIMEN TRUNK COLLAR IS EXPOSED, AND MAKE SURE TO PLANT THE COLLAR AT GRADE.
10. PLANT LOCATIONS AND BOUNDARIES ARE APPROXIMATE. CONTRACTOR TO STAKE OUT PLANTS AND BOUNDARIES IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. OWNER AND *MUNICIPALITY (IF) WHERE REQUIRED)* PRIOR TO PLACEMENT, PROTECT AND MAINTAIN STAKES.
11. TREE PLANTING SPECIMENS TO BE TAGGED BY LANDSCAPE ARCHITECT AS METHOD OF TREE NURSERY SELECTION.
12. AFTER PLANTING, AND PROJECT COMPLETION, REVIEW EXTENT OF PRUNING NECESSARY WITH LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL USED AS REPLACEMENTS FOR UNACCEPTABLE MATERIAL SHALL BE OF THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR THE ORIGINAL MATERIAL INCLUDING THE APPLICABLE WARRANTY PERIOD, REPLACEMENTS SHALL BE MADE ONCE UNDER THE WARRANTY.
14. THE CONTRACTOR SHALL PROVIDE MAINTENANCE IMMEDIATELY AFTER THE PLANTS ARE INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE CITY/ CLIENT.

TREE PLANTING AND UTILITIES:

1. PRIOR TO THE INSTALLATION OF TREE LOCATIONS THE CONTRACTOR WILL ENSURE ALL UNDERGROUND UTILITIES (EXISTING AND PROPOSED) ARE MARKED/ STAKED OUT PRIOR TO TREE PLACEMENT. URBAN FORESTRY, THE LANDSCAPE ARCHITECT AND/ OR OWNER MAY, AT THEIR DISCRETION, REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING. IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS, AND INTERSECTION VISIBILITY, THE FOLLOWING MINIMUM DISTANCES ARE TO BE ENSURED IN THE LOCATION OF TREES. **IN SOME INSTANCES THE MUNICIPALITY OR UTILITY COMPANY MAY REQUIRE A GREATER MINIMUM DISTANCE.** THE CONTRACTOR IS REQUIRED TO CONFIRM THE MINIMUM DISTANCE WITH URBAN FORESTRY AND UTILITY COMPANIES PRIOR TO DELIVERY OF PLANT MATERIAL AND PRIOR TO PLACEMENT):
   - 1.1. NOT LESS THAN 1.0M FROM UNDERGROUND UTILITIES, DRIVEWAYS, SIDEWALKS AND CURBS.
   - 1.2. NOT LESS THAN 3.0M FROM HYDRO TRANSFORMERS, FIRE HYDRANTS, CANADA POST MAILBOXES AND WATER VALVES AND CHAMBERS.
   - 1.3. NOT LESS THAN 2.0M FROM UNDERGROUND GAS UTILITIES.
   - 1.4. NOT LESS THAN 1.0M UTILITY PEDESTALS.
   - 1.5. NOT LESS THAN 2.0M FROM LIGHT OR UTILITY POLES.
   - 1.6. NOT LESS THAN 10.0M FROM STOP SIGNS, SUBJECT TO APPROVAL BY CITY'S ENGINEERING DEPARTMENT.
   - 1.7. TREES ADJACENT TO INTERSECTIONS SHALL MAINTAIN AN APPROPRIATE SETBACK TO ENSURE THAT NO FUTURE CROWN GROWTH ENCROACHES WITHIN THE DAYLIGHT TRIANGLE.
   - 1.8. LANDSCAPE ARCHITECT AND OWNER TO BE GIVEN 72 HOURS NOTICE OF TREE PLANTING STAKEOUT MEETING.
2. MUNICIPALITY'S FORESTRY DEPARTMENT TO BE GIVEN 48 HOURS NOTICE OF TREE PLANTING STAKE-OUT MEETING WITH LANDSCAPE ARCHITECT AND OWNER.

GEOMETRIC

GEOMETRIC STUDIO INC.
+1 647 308 3283 | david@geometricstudio.ca

KEY PLAN

TEAM

PLANNER:	MHBC
ARCHITECT:	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS
CIVIL:	
ARBORIST:	7 OAKS TREE CARE & URBAN FORESTRY CONSULTANTS
ENVIRONMENTAL:	
STRUCTURAL:	
MECHANICAL:	
ELECTRICAL:	
TRANSPORTATION:	
IRRIGATION:	

GENERAL NOTES

1. ALL DRAWING(S) ARE IN METERS(M) UNLESS OTHERWISE NOTED.
2. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF GEOMETRIC STUDIO INC. AND MAY NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE ON THE SPECIFIED PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF GEOMETRIC STUDIO INC. THE 'CONSULTANT'.
3. LEGAL PROPERTY LINES AND UTILITIES TO BE VERIFIED IN FIELD PRIOR TO STARTING CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
6. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT PRIOR TO PROCEEDING.
7. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
8. DRAWINGS ARE NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED AS "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN.

LEGEND

- PROPERTY LINES
- TREE PROTECTION HOARDING REFER TO 7 OAKS DWGS
- EXISTING TREE TO BE PRESERVED REFER TO TREE PROTECTION PLAN TPP-01 BY SEVEN OAKS CONSULTING ARBORISTS
- PROPOSED TREE
- PROPOSED 1.8M WOODEN PRIVACY FENCE
- SOD
- SHREDDED HARDWOOD MULCH
- ASPHALT PAVING AS SPECIFIED BY ENGINEER

NO.	REVISIONS	DATE
6	REISSUED (#2) FOR SPA	22.07.06
5	REISSUED FOR SPA	21.01.28
4	ISSUED FOR SPA	19.04.09
3	ISSUED FOR CLIENT REVIEW	19.03.28
2	ISSUED FOR COORDINATION	19.02.25
1	DRAFT ISSUED FOR COORDINATION	19.02.22

SEAL :

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS

STAMPED FOR CITY/ TOWN APPROVAL ONLY, NOT FOR CONSTRUCTION.

CLIENT :

BELYEA DEVELOPMENT INC.
63 Rainbows End,
Kleinburg, Ontario L0J 1C0

PROJECT :

2311-2323 BELYEA STREET
Oakville, ON

TITLE:

LANDSCAPE PLAN

PROJECT NO:	18010
SCALE:	1:200
DRAWN BY:	GEOMETRIC STUDIO INC.
REVIEWED BY:	DM
PRINT DATE:	**N/A**

PROJECT NORTH

DRAWING NO.

L100

OF 1