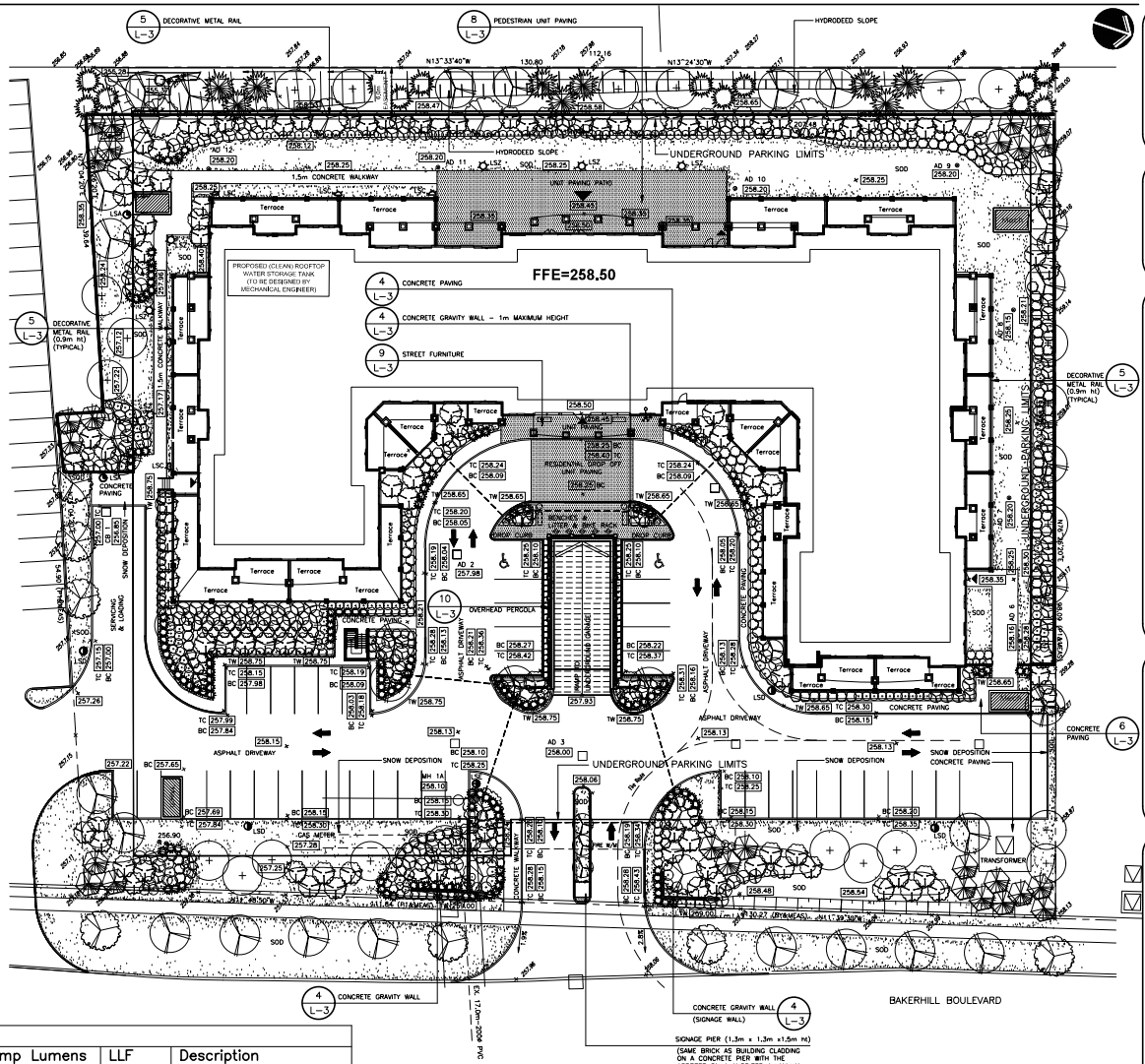

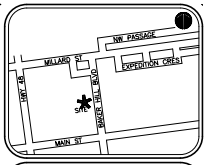

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LEGEND:

- PROPOSED CONIFEROUS SHRUBS
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS TREES
- PROPOSED DECIDUOUS TREES
- DECORATIVE METAL RAIL
- 2 RUNS OF 4"ø ABS PIPE UNDER PAVING
- UNIT PAVING
- DETAIL KEY
- TRANSFORMER
- BENCH
- BIKE RACK
- LITTER RECEPTACLE
- LIGHT BOLLARD
- PROPOSED LIGHT STANDARD
- PROPOSED LIGHT STANDARD WITH LIGHT SHIELD

No	ISSUED FOR TENDER	DATE
1		
2		
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project title:
PROPOSED CONDOMINIUM

ISSUED FOR TENDER

TOWN OF WHITCHURCH STOUFFVILLE

drawing title:
LANDSCAPE LAYOUT PLAN

scale: 1:250

0 5 10 15 20

M&M Design Consultants
53 Davis Drive
Toronto, ON M2R 1G3
(416) 457-2883
jonathan.mckie@gmail.com
www.mandmdesignconsultants.ca

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
JONATHAN MICHAEL MCKIE
MARCH 14/16
2014-015

date: MARCH 14/16
designed by: J.McKIE
project no: 214108
drawing no: L-1

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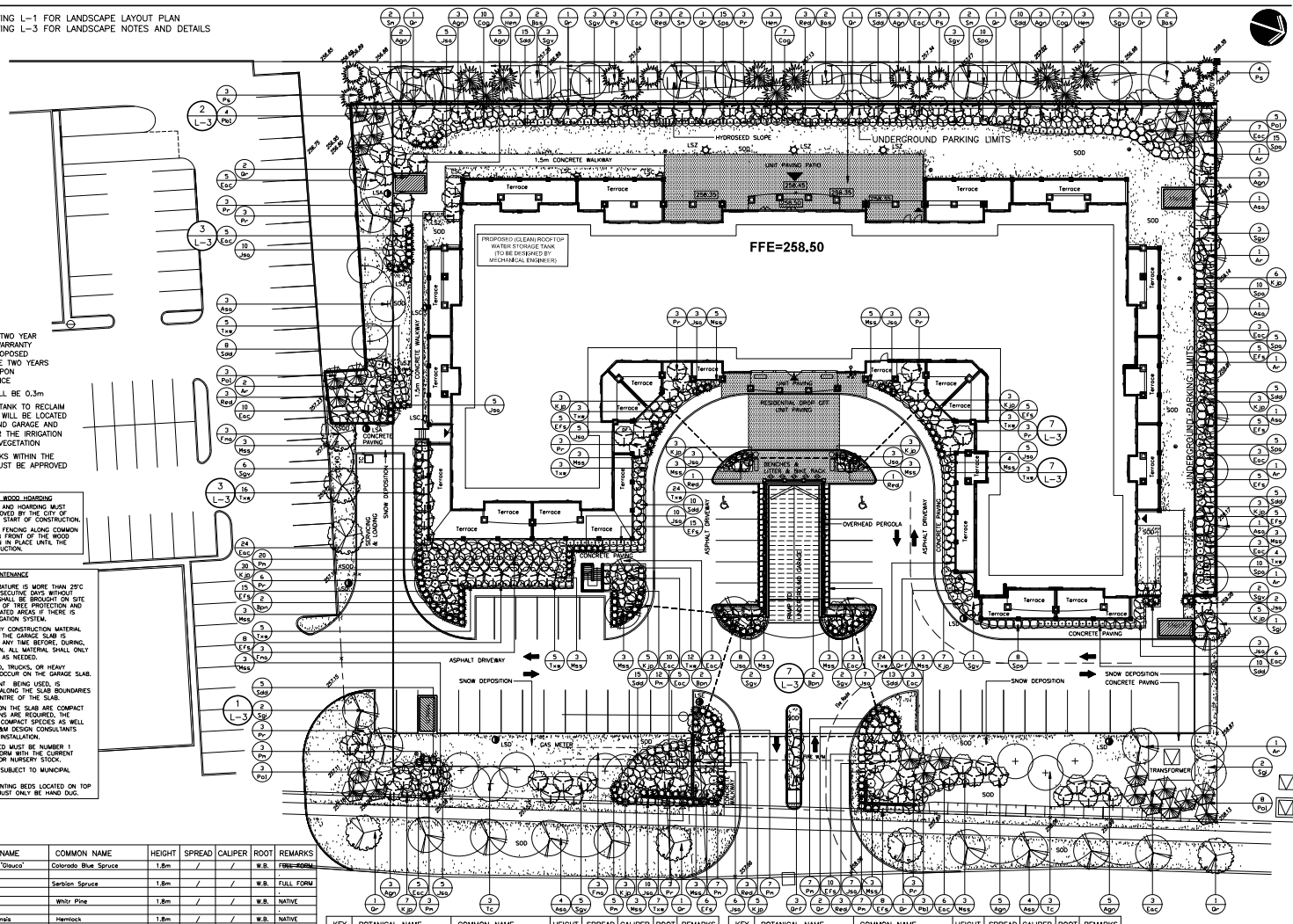
LIGHTING SHALL BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. INQUIRIES REGARDING LIGHTING SPECIFICATIONS SHALL BE MADE DIRECTLY TO PHILIPS/LUMEC. THE CONTACT PERSON IS MR. MARC LUSSIER AND HIS DIRECT LINE IS (519) 591-2211.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	2	LSA	SINGLE/URBANSCAPE	N.A.	0.900	MPTC-48W16LED4K-T-LE4
	6	LSZ	SINGLE/BOLLARD	3200	0.900	CALB2-50MH
	5	LSC	SINGLE/URBANSCAPE WITH SHIELD	N.A.	0.900	MPTC-16W16LED4K-T-LE2-HS
	4	LSD	SINGLE	N.A.	0.900	RFM-72W32LED4K-T-4
	1	LSE	SINGLE	N.A.	0.900	RFM-72W32LED4K-T-5

REFER TO DRAWING L-2 FOR PLANTING PLAN
REFER TO DRAWING L-3 FOR LANDSCAPE NOTES AND DETAILS
212408 - PLOT SCALE 1=0.25 MARCH 14, 2016

REFER TO DRAWING L-1 FOR LANDSCAPE LAYOUT PLAN
REFER TO DRAWING L-3 FOR LANDSCAPE NOTES AND DETAILS



NOTE:

THERE SHALL BE A TWO YEAR MAINTENANCE AND WARRANTY PERIOD FOR ALL PROPOSED PLANT MATERIAL. THE TWO YEARS SHALL COMMENCE UPON MUNICIPAL ACCEPTANCE

TOPSOIL DEPTH SHALL BE 0.3m

A 36 m3 STORAGE TANK TO RECLAIM CLEAN ROOF WATER WILL BE LOCATED IN THE UNDERGROUND GARAGE AND MADE AVAILABLE FOR THE IRRIGATION OF THE PROPOSED VEGETATION

ALL PROPOSED WORKS WITHIN THE MUNICIPAL R.O.W. MUST BE APPROVED BY PUBLIC WORKS

SILTATION CONTROL AND WOOD HOARDING

THE SILTATION CONTROL AND HOARDING MUST BE IN PLACE AND APPROVED BY THE CITY OF TORONTO PRIOR TO THE START OF CONSTRUCTION.

THE SILTATION CONTROL FENCING ALONG COMMON PROPERTY LINES AND IN FRONT OF THE WOOD HOARDING SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION.

CONSTRUCTION AND MAINTENANCE

IF THE AVERAGE TEMPERATURE IS MORE THAN 25°C FOR MORE THAN 5 CONSECUTIVE DAYS WITHOUT RAIN, A WATER TRUCK SHALL BE BROUGHT ON SITE TO IRRIGATE THE AREAS OF TREE PROTECTION AND NEWLY INSTALLED VEGETATED AREAS IF THERE IS NOT AN OPERATING IRRIGATION SYSTEM.

THE STOCKPILING OF ANY CONSTRUCTION MATERIAL OR PLANT MATERIAL ON THE GARAGE SLAB IS STRICTLY FORBIDDEN AT ANY TIME BEFORE, DURING, OR AFTER CONSTRUCTION. ALL MATERIAL SHALL ONLY BROUGHT ON THE SLAB AS NEEDED.

DELIVERIES OF ANY KIND, TRUCKS, OR HEAVY EQUIPMENT SHALL NOT OCCUR ON THE GARAGE SLAB.

ENSURE LIGHT EQUIPMENT BEING USED, IS RESTRICTED TO TRAVEL ALONG THE SLAB BOUNDARIES AND NOT DOWN THE CENTRE OF THE SLAB.

THE TREES PROPOSED ON THE SLAB ARE COMPACT IN SIZE. IF SUBSTITUTIONS ARE REQUIRED, THE SUBSTITUTES SHALL BE COMPACT SPECIES AS WELL TO BE APPROVED BY M&M DESIGN CONSULTANTS PRIOR TO SUPPLY AND INSTALLATION.

ALL VEGETATION SUPPLIED MUST BE NUMBER 1 GRADE AND MUST CONFORM WITH THE CURRENT CANADIAN STANDARDS FOR NURSERY STOCK.

BOULEVARD TREES ARE SUBJECT TO MUNICIPAL APPROVAL.

ALL TREE PITS AND PLANTING BEDS LOCATED ON TOP OF THE GARAGE SLAB MUST ONLY BE HAND DUG.

PLANT LIST

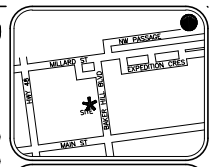
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
2 Pol	Picea pungens 'Glauca'	Colorado Blue Spruce	1.8m	/	/	W.B.	FULL FORM
19 Pol	Picea omorika	Serbian Spruce	1.8m	/	/	W.B.	FULL FORM
13 Ps	Pinus strobus	Whitr Pine	1.8m	/	/	W.B.	NATIVE
9 Hem	Tsuga canadensis	Hemlock	1.8m	/	/	W.B.	NATIVE
14 Qr	Quercus rubra	Red Oak	4.5m	1.2m	70mm	W.B.	NATIVE
4 Qrf	Quercus robur 'Fastigiata'	Pyramidal English Oak	4.5m	/	70mm	W.B.	SPECIMEN
15 Asg	Acer Saccharum	Sugar Maple	4.5m	1.2m	70mm	W.B.	NATIVE
6 Sm	Acer saccharinum	Silver Maple	3.5m	1.0m	45mm	W.B.	NATIVE
8 Ar	Acer rubrum	Red Maple	3.5m	1.0m	45mm	W.B.	NATIVE
6 Bas	Tilia americana	Basswood	3.5m	1.0m	45mm	B&B	NATIVE
6 Tc	Tilia cordata	Little Leaf Linden	3.5m	1.2m	70mm	W.B.	FULL FORM
9 Rmg	Acer x freemanni	Freeman Maple	3.5m	1.2m	70mm	W.B.	FULL FORM

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
7 Sg	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree	3.5m	1.2m	60mm	W.B.	FULL FORM
6 Bpr	Pyrus calleryana 'Bradford'	Bradford Pear	3.5m	1.0m	60mm	W.B.	FULL FORM
32 Agn	Acer ginnala	Amur Maple	1.5m	/	/	B&B	FULL FORM
33 Sgv	Syringa vulgaris	Common Lilac	1.5m	/	/	B&B	FULL FORM
36 Pr	Prunus cistena	Purpleleaf Sandcherry	1.5m	/	/	B&B	FULL FORM
17 Red	Cercis canadensis	Redbud	1.5m	/	/	B&B	NATIVE
118 Eac	Viburnum trilobum 'Compactum'	Compact Highbush Cranberry	0.8m	/	/	C.G.3	FULL FORM
34 Cog	Cornus racemosa	Grey Dogwood	0.8m	/	/	C.G.3	NATIVE

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
86 Kjb	Kerria japonica 'Pleniflora'	Double Flowering Kerria	0.6m	/	/	C.G.3	FULL FORM
111 Sdd	Spiraea bumalda 'Goldmound'	Goldmound Spirea	0.6m	/	/	C.G.3	FULL FORM
78 Spa	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	0.6m	/	/	C.G.3	FULL FORM
100 Jsc	Juniperus sabina 'Arcadia'	Arcadia Juniper	0.5m	/	/	C.G.3	FULL FORM
114 Txw	Taxus media 'Ward'	Ward's Yew	0.5m	/	/	C.G.5	FULL FORM
75 Pm	Pinus mugo	Mugho Pine	0.6m	/	/	C.G.5	UNCLIPPED
97 Efs	Euonymus fortunei 'Surespot'	Surespot Euonymus	0.5m	/	/	C.G.3	FULL FORM
72 Msg	Miscanthus sinensis 'Gracillimus'	Maiden Grass	/	/	/	C.G.1	FULL FORM

ALL VEGETATION SHALL BE NUMBER 1 GRADE AND CONFORM WITH THE CURRENT CANADIAN STANDARDS FOR NURSERY STOCK

21240B - PLOT SCALE 1=0.25 MARCH 14, 2016



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- PLANT KEY — QUANTITY / KEY
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- LIGHT BOLLARD
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- PROPOSED LIGHT STANDARD WITH LIGHT SHIELD

No		DATE
1	ISSUED FOR TENDER	3/14/16

project title:
PROPOSED CONDOMINIUM

ISSUED FOR TENDER

TOWN OF WHITCHURCH STOUFFVILLE

drawing title:
LANDSCAPE PLANTING PLAN

scale: 1:250

M&M Design Consultants
53 Davis Drive
Toronto, Ontario, M4B 3C7
(416) 453-2803
jonathan.mckie@gmail.com
www.mandmdesignconsultants.ca

date: MARCH 14/16
designed by: J.McKIE
project no: 214108
drawing no: L-2

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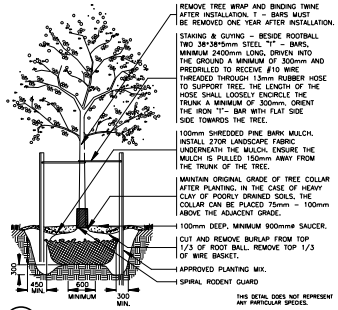
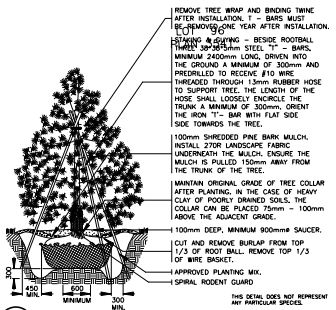
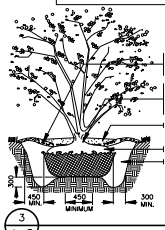


1 L-3 OFF SLAB DECIDUOUS TREE PLANTING N.T.S.



2 L-3 OFF SLAB CONIFEROUS TREE PLANTING N.T.S.

PLANTING NOTES:
PRUNE ONLY DEAD, TORN OR BROKEN BRANCHES. DO NOT PRUNE LEADERS. DO NOT USE WOUND DRESSING.
SOIL MIXTURE SHALL BE FIRMLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
SCARIFY EDGES OF PLANTING PIT. PLASTIC POTS MUST BE REMOVED.
REMOVE FIBER POTS PROVIDED THE ROOT MASS DOES NOT COLLAPSE. IF THERE IS A VALID CONCERN FOR THE ROOT SYSTEM, REMOVE THE TOP RIM, THEN SLICE THE SIDE OF THE POT VERTICALLY IN A MINIMUM OF THREE PLACES.
AT THE TIME OF PLANTING, ENSURE A BALANCED GRANULAR FERTILIZER IS EVENLY DISTRIBUTED THROUGHOUT THE PLANTING MIX. ENSURE TREES ARE THOROUGHLY WATERED AT TIME OF PLANTING.



3 L-3 OFF SLAB SHRUB PLANTING N.T.S.

TOPSOIL NOTES:
ALL TOPSOIL MUST BE SHREDDED, FERTILE, FRIABLE NATURAL LOAM WITH A MINIMUM OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% FOR SANDY LOAMS. THE TOPSOIL SHALL BE FREE OF STONES GREATER THAN 75 TO 7.0pH (LEVELS OF NPK AND Mg ARE TO BE NOTED), AND FREE OF ANY SUBSOIL, CLAY LUMPS, STONES, ROOTS GREATER THAN 50mm#, AND FOREIGN OBJECTS.
TEST TOPSOIL THE SOURCE PROVIDING 0.5kg SAMPLES TO AN APPROVED TESTING LABORATORY AND INDICATE ITS PRESENT USE, PROPOSED USE, AND ANY ADDITIVES IN ACCORDANCE WITH THE TESTING LABORATORY REQUIREMENTS.
THE TESTING MUST IDENTIFY IF THE FOLLOWING ELEMENTS ARE PRESENT IN HARMFUL LEVELS, ATRAZINE, SALTS, PRE-EMERGENT HERBICIDE GROWTH INHIBITORS, SOIL STERLANTS OR HEAVY METALS.
IF TEST RESULTS INDICATE THE TOPSOIL IS NOT SATISFACTORY, RECOMMENDATIONS SHALL INCLUDE RECOMMENDATIONS TO IMPROVE THE SOIL.
M&M DESIGN CONSULTANTS RESERVES THE RIGHT TO REJECT TOPSOIL THAT DOES NOT MEET STANDARDS.

SEED MIX – SPECIES:

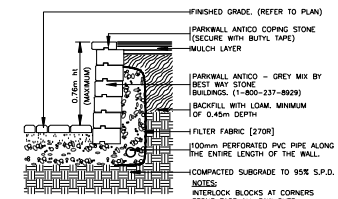
SEED MIXTURE (ONTARIO SEED COMPANY LTD.)	% OF MIX
BLACK EYED SUSAN (Rudbeckia hirta)	15
NEW ENGLAND ASTER (Aster novae-angiae)	15
SHOWY TICK TREFOIL (Desmodium canadense)	15
SENSITIVE FERN (Onoclea sensibilis)	15
BEARDTONGUE (Pentastemon digitalis)	10
BOTTLEBRUSH GRASS (Elymus hystrix)	10
OX EYE SUNFLOWER (Heliopsis helianthoides)	10
ELDERBERRY (Sambucus canadensis)	5
GOLDEN ALEXANDER (Zizia aurea)	5

USE A NURSE CROP OF ANNUAL RYE GRASS 259g/90 sq. m. (1/2lb/1000 sq. ft.)

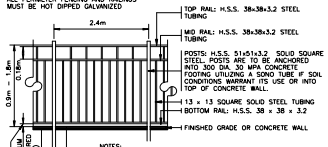
SEEDING SHALL OCCUR AS SOON AS POSSIBLE FOLLOWING THE COMPLETION OF WORKS; HOWEVER, SHOULD NOT BE EXECUTED DURING THE DROUGHT PRONE SEASON (JUNE THROUGH AUGUST) UNLESS ADEQUATE IRRIGATION CAN BE SUPPLIED. APPLY A MINIMUM OF 5cm OF TOPSOIL TO THE DISTURBED AREA PRIOR TO SEEDING.

EROSION CONTROL MEASURES MUST REMAIN IN PLACE UNTIL SEEDING HAS ACHIEVED GREATER THAN 80% COVERAGE.

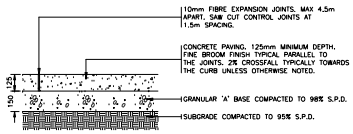
SODDING SPECIFICATION
USE NO. 1 MIXTURE 50% MERION BLUE AND 50% KENTUCKY BLUE GRASS NURSERY SOD (MIN. 300mm (4") OF CLEAN TOPSOIL AS SPECIFIED BY THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. THE TOPSOIL SUPPLIED BY THE CONTRACTOR MAY HAVE TO BE TESTED IN ACCORDANCE WITH THE TOPSOIL NOTES IF REQUESTED TO DO SO BY EITHER THE CONSULTANT, SOD GROWER, OR M&M DESIGN CONSULTANTS. SOD SHALL NOT BE PERMITTED TO DRY OUT BEFORE PLACEMENT OR TO HEAT UP DUE TO STACKING OR TRANSPORT.
BROKEN OR MANGLED MUST NOT BE LAID. SOD SHALL BE LAID WITHIN 24 HOURS OF CUTTING.
AT THE TIME OF INSTALLATION, SOD MUST HAVE A STRONG FIBROUS ROOT SYSTEM AND FREE OF STONES, WEEDS OR BARE SPOTS. BROWN, DRY, OR DISCOLOURED PIECES WILL BE REJECTED BY M&M DESIGN CONSULTANTS.



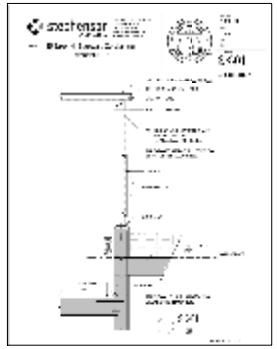
4 L-3 CONCRETE GRAVITY WALL N.T.S.



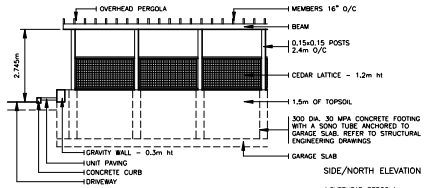
5 L-3 DECORATIVE METAL RAIL N.T.S.

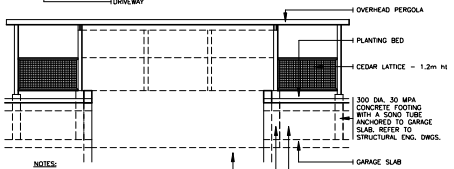


6 L-3 CONCRETE PAVING N.T.S.



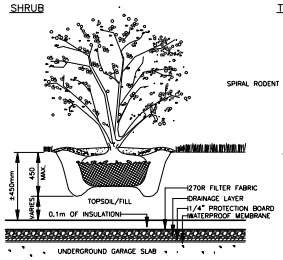
10 L-3 OVERHEAD PERGOLA N.T.S.





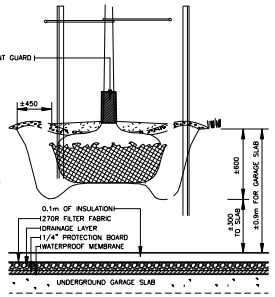
NOTES:
ALL WOOD SHALL BE EASTERN RED CEDAR
USE HOT DIPPED GALVANIZED ARDOX NAILS AND HARDWARE WHERE REQUIRED
REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR STRUCTURAL DETAILS

SHRUB



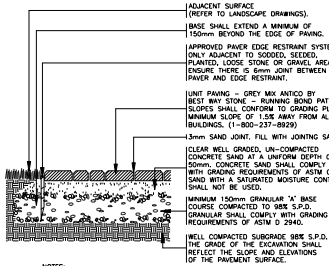
PLANTING NOTES
ALL PLANTING BEDS AND PITS MUST BE HAND DUG WHEN ON TOP OF THE UNDERGROUND GARAGE SLAB.
ANY HEAVY EQUIPMENT USED ON TOP OF THE UNDERGROUND GARAGE SLAB MUST BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO THEIR USE ON TOP OF THE SLAB.
PLANTS INDICATED IN THIS DIAGRAM DO NOT REPRESENT ANY PARTICULAR SPECIES.

TREE



THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.

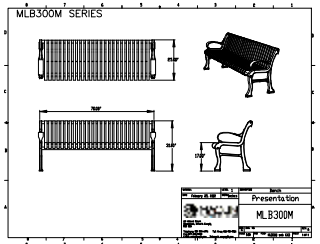
7 L-3 PLANTING OVER UNDERGROUND GARAGE SLAB N.T.S.



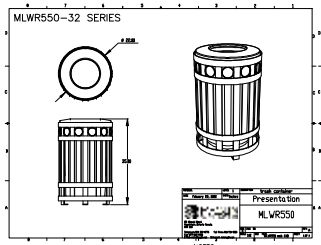
NOTES:
WHERE REQUIRED, CUT UNIT PAVERS WITH AN APPROVED CUTTER TO FIT ACCURATELY, NEATLY AND WITHOUT DAMAGED EDGES.
DO NOT CUT OR INSTALL PAVERS LESS THAN 10mm IN WIDTH.
AFTER LAYING UNIT PAVERS ON UN-COMPACTED, CONCRETE SAND BEDDING COURSE, COMPACT ENTIRE PAVED AREA TO ACHIEVE CONSOLIDATION OF THE CONCRETE SAND BEDDING USING A SUITABLE PLATE COMPACTOR WITH NO LESS THAN TWO PASSES.
AFTER COMPACTION, JOINTING SAND SHALL BE SPREAD OVER PAVING AND SWEPT INTO JOINTS. SWEEP CLEAN ALL PAVED AREAS OF EXCESS SAND AND DIRT. SAND SHALL COMPLY WITH GRADING REQUIREMENTS OF ASTM C 144.
SAND OR PAVERS SHALL NOT BE INSTALLED DURING HEAVY RAIN OR SNOWFALL.
SAND OR PAVERS SHALL NOT BE INSTALLED OVER FROZEN BASE MATERIAL.
FROZEN SAND SHALL NOT BE USED.
PAVERS WITH EXCESSIVE CHIPS, CRACKS, VOIDS, DISCOLOURATIONS OR OTHER DEFECTS SHALL NOT BE INSTALLED.

8 L-3 PEDESTRIAN UNIT PAVING N.T.S.

MLB300M SERIES



MLWR550-32 SERIES



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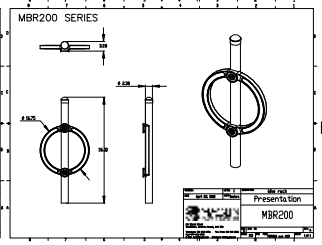
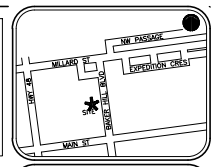


NOTES:
THE PROPOSED SITE FURNISHINGS MAY BE ANCHORED INTO A CONCRETE BASE AS PER THE MANUFACTURER'S INSTRUCTIONS. THE BIKE RACK MAY BE EITHER ANCHORED OR BURIED AS PER MANUFACTURER'S INSTRUCTIONS.

9 L-3 STREET FURNITURE N.T.S.

REFER TO DRAWING L-1 FOR LANDSCAPE LAYOUT PLAN
REFER TO DRAWING L-2 FOR PLANTING PLAN
212408 – PLOT SCALE 1=0.25 MARCH 14, 2016



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THE CONTRACTOR SHALL ARRANGE UTILITY LOCATES, CHECK AND VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS OF THE JOB SITE. ANY DISCREPANCIES MUST BE REPORTED TO M&M DESIGN CONSULTANTS PRIOR TO THE COMMENCEMENT OF WORK.
DRAWINGS MUST NOT BE SCALED.
THIS DRAWING MUST BE CERTIFIED AS APPROVED FOR CONSTRUCTION BY M&M DESIGN CONSULTANTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE:
THERE SHALL BE A TWO YEAR MAINTENANCE AND WARRANTY PERIOD FOR ALL PROPOSED PLANT MATERIAL. THE TWO YEARS SHALL COMMENCE UPON MUNICIPAL ACCEPTANCE

No	ISSUED FOR TENDER	3/14/16 DATE
10		
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2		
1		

project title:
PROPOSED CONDOMINIUM

ISSUED FOR TENDER

TOWN OF WHITCHURCH STOUFFVILLE

drawing title:
NOTES AND DETAILS

scale: N.T.S.

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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
OALA MEMBER 14/15
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date: MARCH 14/16
designed by: J.McKIE
project no: 212107
drawing no: L-3