



**PLANT LIST**

Sym	Qty	Botanical Name	Common Name	Size	Condition	Spacing	Comments
<b>Deciduous Trees</b>							
ABM	4	<i>Acer x 'Freemani'</i>	Autumn Blaze Maple	60mm cal.	WB	as shown	Specimen
ASR	1	<i>Acer rubrum 'Autumn Spire'</i>	Autumn Spire Red Maple	60mm cal.	WB	as shown	Specimen
DS(c)	2	<i>Amelanchier canadensis</i>	Downy Serviceberry (clump)	150cm ht.	WB	as shown	Specimen - multi-stem
SFS	4	<i>Amelanchier laevis 'Spring Flurry'</i>	Spring Flurry Serviceberry	45mm cal.	WB	as shown	Specimen - single stem
CCD	1	<i>Cornus mas</i>	Comelian Cherry Dogwood	150cm ht.	WB	as shown	Specimen
YW	1	<i>Cladrasis lutea (kentukea)</i>	Yellowwood	45mm cal.	WB	as shown	Specimen
GB	2	<i>Ginkgo biloba 'Princeton Sentry'</i>	Princeton Sentry Ginkgo	45mm cal.	WB	as shown	Specimen
SH	2	<i>Gleditsia triacanthos 'Shademaster'</i>	Shademaster Honey Locust	60mm cal.	WB	as shown	Specimen
NBG	1	<i>Nyssa sylvatica 'Northern Splendor'</i>	Northern Splendor Black Gum	45mm cal.	WB	as shown	Specimen
RSC	5	<i>Malus 'Red Splendor'</i>	Red Splendor Crabapple	150cm ht.	WB	as shown	Specimen
RSM	3	<i>Magnolia stellata 'Royal Star'</i>	Royal Star Magnolia	150cm ht.	WB	as shown	Specimen
RVI	1	<i>Patriota persica 'Ruby Vase'</i>	Ruby Vase Persian Ironwood	150cm ht.	WB	as shown	Specimen
RO	4	<i>Quercus rubra</i>	Red Oak	60mm cal.	WB	as shown	Specimen
VFE	5	<i>Ulmus americana 'Valley Forge'</i>	Valley Forge Elm	60mm cal.	WB	as shown	Specimen
<b>Coniferous Trees</b>							
WS	4	<i>Picea glauca</i>	White Spruce	200cm ht.	WB	as shown	Single leader, specimen
WP	2	<i>Pinus strobus</i>	Eastern White Pine	200cm ht.	WB	as shown	Single leader, specimen
<b>Deciduous Shrubs</b>							
RCH	3	<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliantissima Red Chokeberry	80 cm	container	as shown	
AMC	8	<i>Aronia melanocarpa 'Autumn Magic'</i>	Autumn Magic Black Chokeberry	80 cm	container	as shown	
FSH	7	<i>Hydrangea aborescens 'Flowerfull Smooth'</i>	Flowerfull Smooth Hydrangea	50cm	container	as shown	
AJN	4	<i>Physocarpus opulifolius 'Amber Jubilee'</i>	Amber Jubilee Ninebark	50cm	container	as shown	
TWG	3	<i>Physocarpus opulifolius 'Tiny Wine Gold'</i>	Tiny Wine Gold Ninebark	50cm	container	as shown	
DPS	11	<i>Spiraea 'NCSX2' USPPAF</i>	Double Play Doozie Spirea	50cm	container	as shown	
<b>Coniferous/ Broadleaf Evergreen Shrubs</b>							
MJJ	8	<i>Juniperus chinensis 'Mint Julep'</i>	Mint Julep Juniper	50cm	container	as shown	
DY	12	<i>Taxus media 'Densifomis'</i>	Dense Yew	50cm	container	as shown	
<b>Grasses/Sedges</b>							
FRG	46	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	2 gal.	container	as shown	
DFG	31	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	2 gal.	container	as shown	
CSG	67	<i>Panicum virgatum 'Cheyenne Sky'</i>	Cheyenne Sky Switch Grass	2 gal.	container	as shown	
PSG	36	<i>Panicum virgatum 'Prairie Fire'</i>	Prairie Fire Red Switch Grass	2 gal.	container	as shown	
<b>Perennials</b>							
GSD	33	<i>Hemerocallis 'Gentle Shepherd'</i>	Gentle Shepherd Daylily	2 gal.	container	as shown	
RSD	21	<i>Hemerocallis 'Ruby Spider'</i>	Ruby Spider Daylily	2 gal.	container	as shown	
SBL	28	<i>Pulmonaria 'Shrimps on the Barbie'</i>	Shrimps on the Barbie Lungwort	2 gal.	container	as shown	

No.	Issued / Revision	Date
1.	ISSUED FOR SITE PLAN SUBMISSION	JUNE 4, 2025



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Project Client: **WEST MEADOWS APARTMENTS**



Sheet Title: **Landscape Plan**

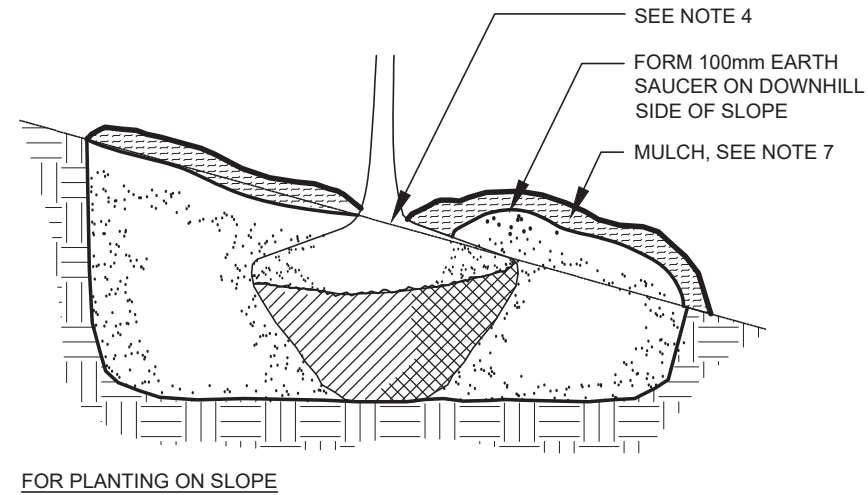
Scale: AS SHOWN  
 Date: MAY 2025  
 Drawn By: KKM  
 Checked:  
 B&A Project No.: 23-20

Drawing No.: **L1**

**Note:** Refer to InSITE Drawings for paving, Grading & Servicing - Refer to Alexander Wilson Architect Inc. for Architectural Drawings including site layout and fire exits.

**NOTES:**

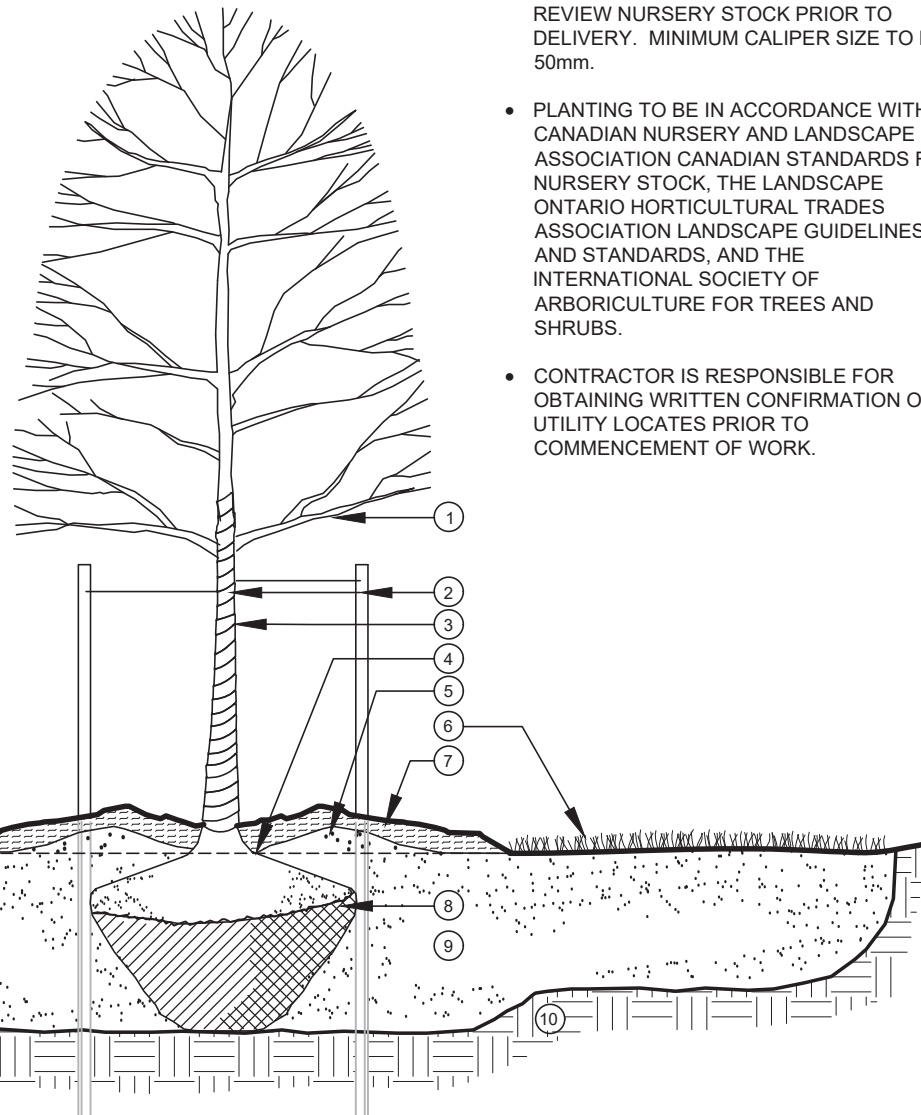
- PRUNE BRANCHES TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES. DOUBLE LEADERS AND NARROW ANGLE BRANCH UNIONS WHILE RETAINING NATURAL FORM OF TREE. THIN HEAD WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER BRANCHES.
- ALL STAKES ARE TO BE WOODEN STAKES AND TIES ARE TO BE COMPOSED OF NON-FUNGICIDIC TREATED BINDER TWINE OR SINGLE LAYER NON-TREATED BURLAP OR FABRIC. STAKING TO BE REMOVED ONE YEAR AFTER INSTALLATION.
- REMOVE ALL TREE TRUNK WRAP FOLLOWING PLANTING.
- ROOT COLLAR TO BE PLACED AT SAME LEVEL AS SURROUNDING GRADE. IN HEAVY CLAY ALL WOODY PLANTS TO BE PLACED SO THAT THE TOP OF THE ROOT COLLAR IS POSITIONED 75-100 mm ABOVE FINISHED GROUND ELEVATION.
- 75mm RAISED WATERING SAUCER AROUND TREE.
- ADJACENT SOD OR SEED.
- 75mm THICK LAYER OF NATURAL SHREDDED PINE BARK MULCH (NO DYES). KEEP MULCH 150 mm FROM TRUNK.
- CUT AND REMOVE TOP THIRD OF ALL WIRE, ROPE, BURLAP AND TWINE FROM ROOTBALL AND FROM AROUND TRUNK.
- EXCAVATED AREA, TRIPLE MIX FROM AN APPROVED SOURCE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS.
- SOIL PREPARATION AREA TO BE 6x ROOTBALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A MINIMUM DEPTH OF 300 mm BEFORE PLANTING. INSTALL FILTER CLOTH BELOW PLANTING SOIL MIX IF PLANTING ON ENGINEERED OR GRANULAR FILL.
- ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING, AS REQUIRED.



FOR PLANTING ON SLOPE

**GENERAL NOTES:**

- SELECT TREES THAT ARE FREE OF DISEASES, DAMAGE AND GIRDLED ROOTS. REVIEW NURSERY STOCK PRIOR TO DELIVERY. MINIMUM CALIPER SIZE TO BE 50mm.
- PLANTING TO BE IN ACCORDANCE WITH CANADIAN NURSERY AND LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK, THE LANDSCAPE ASSOCIATION ONTARIO HORTICULTURAL TRADES ASSOCIATION LANDSCAPE GUIDELINES AND STANDARDS, AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE FOR TREES AND SHRUBS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCEMENT OF WORK.



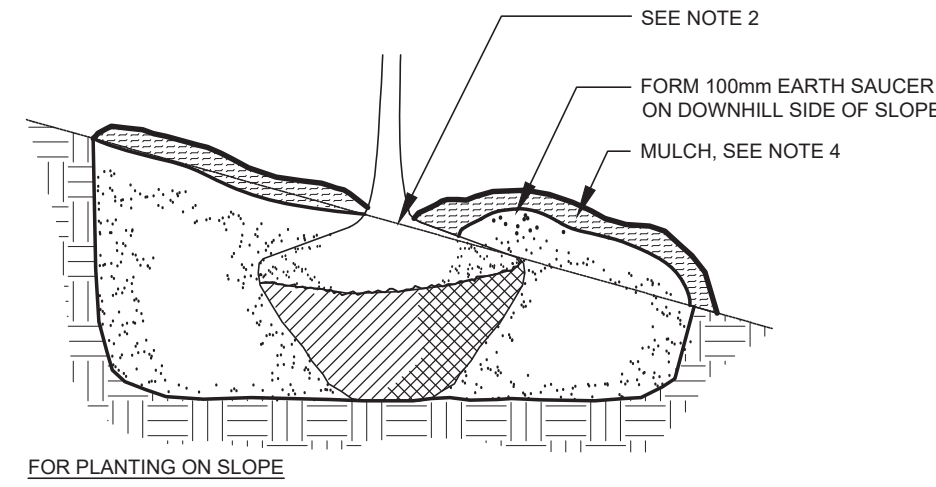
**1** **DECIDUOUS TREE PLANTING**

L2

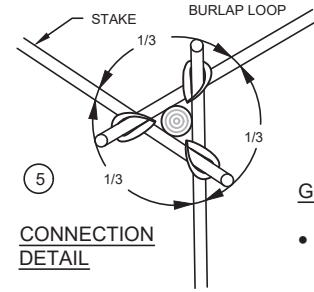
N.T.S.

**NOTES:**

- PRUNE BRANCHES TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND DOUBLE LEADERS. NEVER CUT A SINGLE LEADER. RETAIN NATURAL FORM OF TREE.
- ROOT COLLAR TO BE PLACED AT SAME LEVEL AS SURROUNDING GRADE. IN HEAVY CLAY ALL WOODY PLANTS TO BE PLACED SO THAT THE TOP OF THE ROOT COLLAR IS POSITIONED 75-100 mm ABOVE FINISHED GROUND ELEVATION.
- 75mm RAISED WATERING SAUCER AROUND TREE.
- 75mm THICK LAYER OF NATURAL SHREDDED PINE BARK MULCH (NO DYES). KEEP MULCH 150mm FROM TRUNK.
- STAKE IMMEDIATELY. USE 3 WOOD STAKES FOR TREES UP TO 2 m HEIGHT. STAKES TO BE DRIVEN 300 mm INTO UNDISTURBED SUBSOIL, AT AN ANGLE NO LESS THAN 45° AND NO MORE THAN 60°, SPACED IN THIRDS OF A CIRCLE. USE BIODEGRADABLE MATERIAL SUCH AS FOLDED BURLAP STAPLED TO STAKE WITH FENCE STAPLES OR ROOFING NAILS. TO TIE THE TREE TO THE STAKES, BURLAP TO TIE ALL STAKES AND TREE TRUNK IN A CONTINUOUS LOOPING. AVOID CONTACT OF STAKES WITH TREE TRUNK. STAKING TO BE REMOVED ONE YEAR AFTER INSTALLATION.
- ADJACENT SOD OR SEED.
- CUT AND REMOVE TOP THIRD OF ALL WIRE, ROPE, BURLAP AND TWINE FROM ROOTBALL AND FROM AROUND TRUNK.
- EXCAVATED AREA, TRIPLE MIX FROM AN APPROVED SOURCE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS.
- SOIL PREPARATION AREA TO BE 6x ROOTBALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300 mm BEFORE PLANTING. INSTALL FILTER CLOTH BELOW PLANTING SOIL MIX IF PLANTING ON ENGINEERED OR GRANULAR FILL.
- ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING, AS REQUIRED.

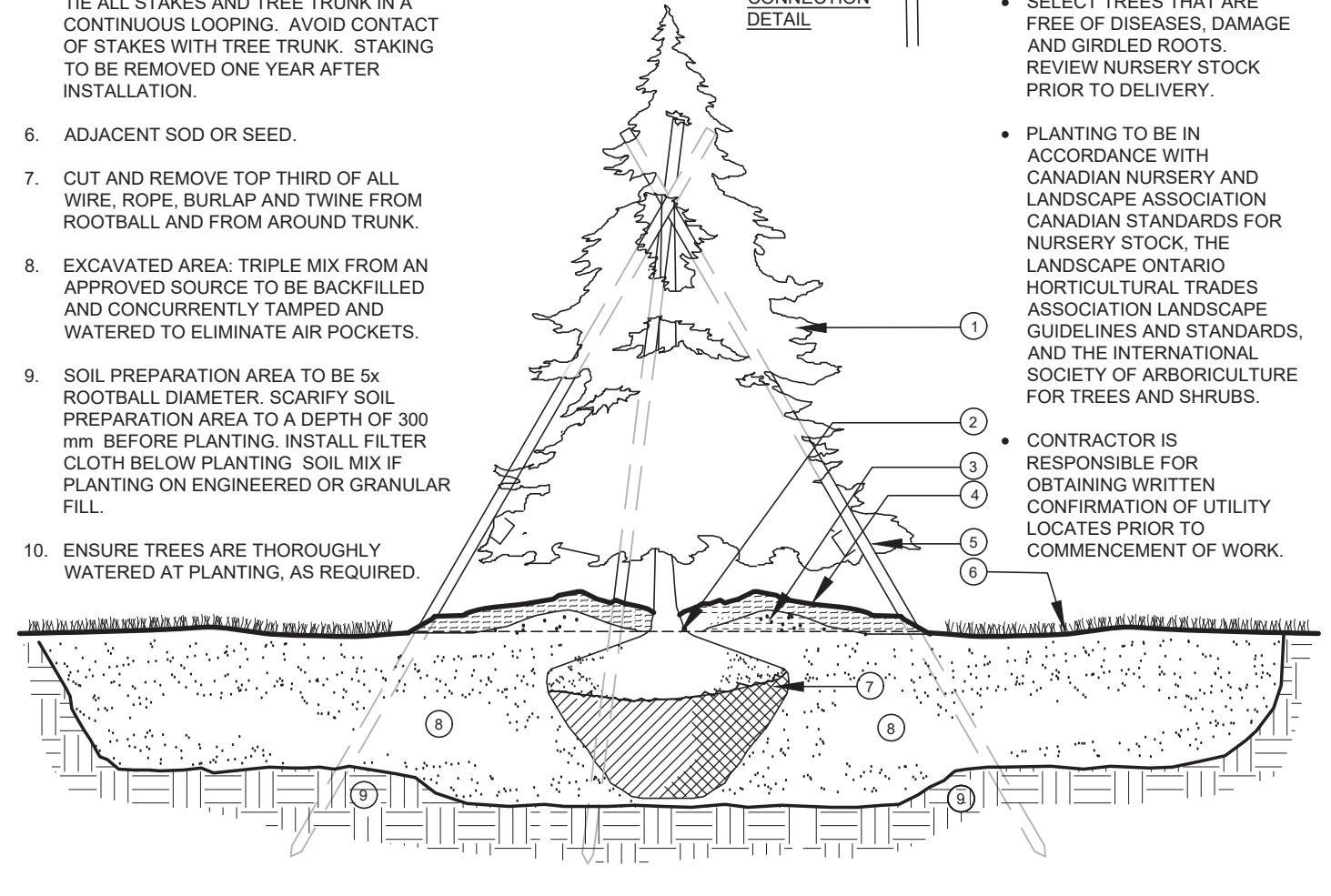


FOR PLANTING ON SLOPE



**GENERAL NOTES:**

- SELECT TREES THAT ARE FREE OF DISEASES, DAMAGE AND GIRDLED ROOTS. REVIEW NURSERY STOCK PRIOR TO DELIVERY.
- PLANTING TO BE IN ACCORDANCE WITH CANADIAN NURSERY AND LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK, THE LANDSCAPE ASSOCIATION ONTARIO HORTICULTURAL TRADES ASSOCIATION LANDSCAPE GUIDELINES AND STANDARDS, AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE FOR TREES AND SHRUBS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCEMENT OF WORK.



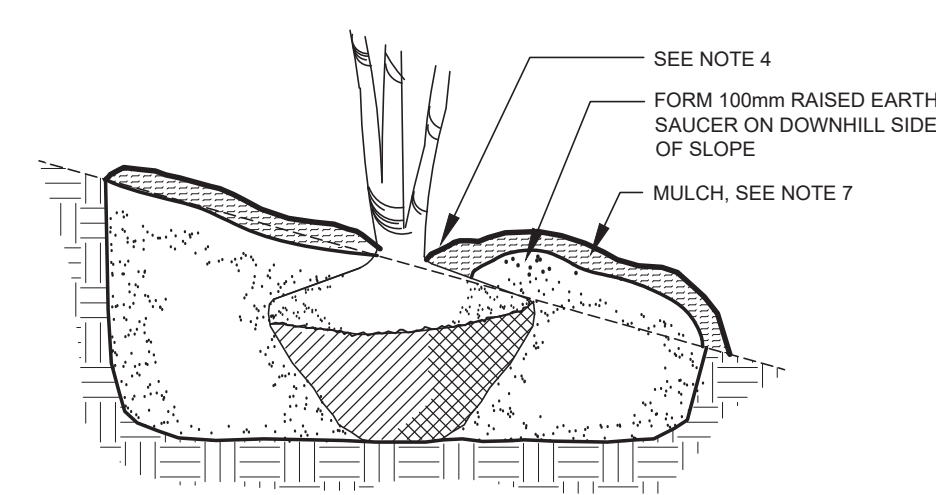
**2** **CANIFEROUS TREE PLANTING**

L2

N.T.S.

**NOTES:**

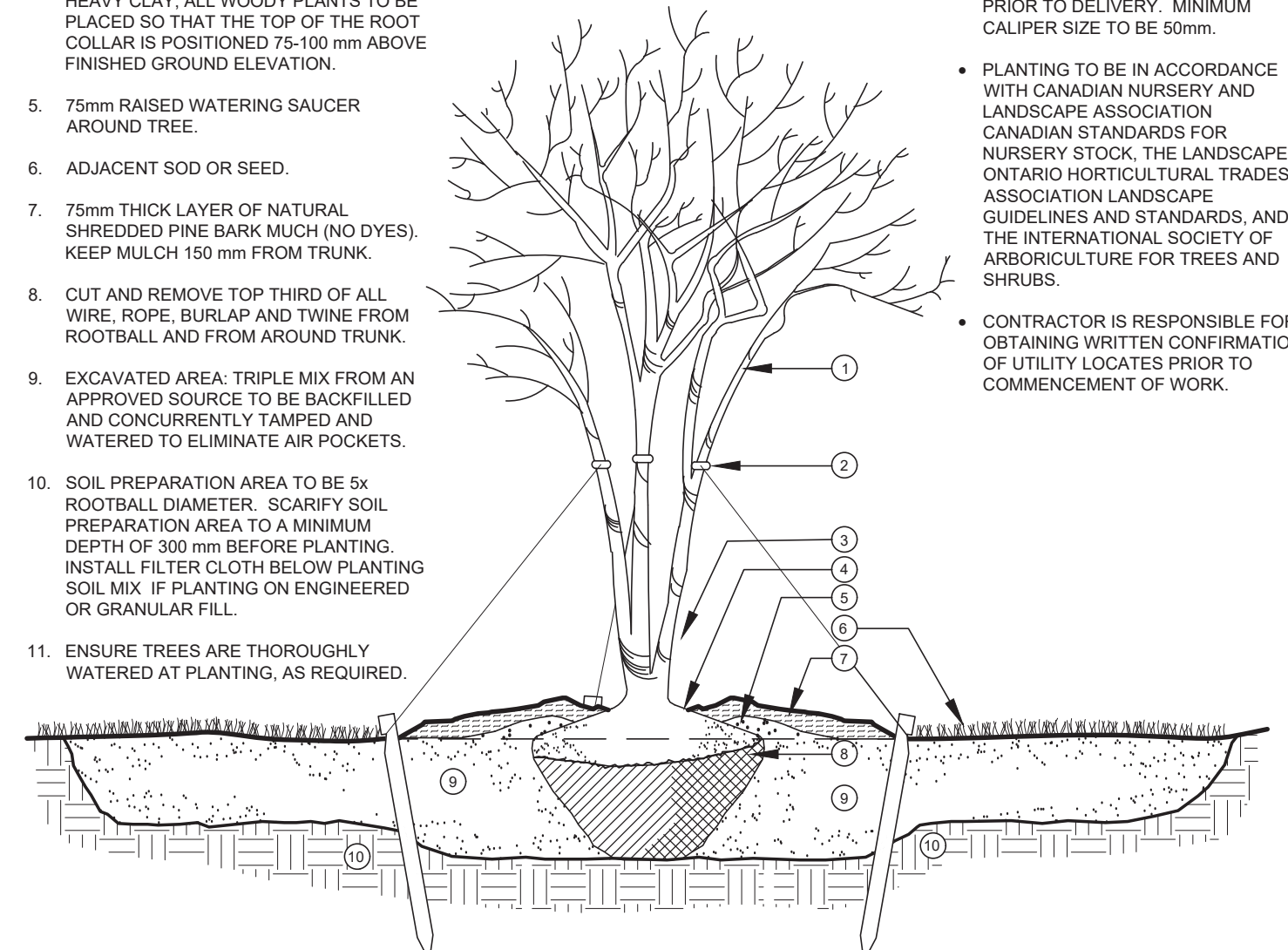
- PRUNE BRANCHES TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES. DOUBLE LEADERS AND NARROW ANGLE BRANCH UNIONS WHILE RETAINING NATURAL FORM OF TREE. THIN HEAD WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER BRANCHES.
- 1000mm LONG SPRUCE STAKES (3) DRIVEN INTO FIRM SUBGRADE. TIES ARE TO BE COMPOSED OF NON-FUNGICIDIC TREATED BINDER TWINE OR SINGLE LAYER NON-TREATED BURLAP OR FABRIC. STAKING TO BE REMOVED ONE YEAR AFTER INSTALLATION.
- REMOVE ALL TREE TRUNK WRAP FOLLOWING PLANTING. INSTALL 150 DIA. 450mm HIGH FLEXIBLE WHITE PLASTIC PIPE FOR RODENT GUARD/TRUNK PROTECTION.
- ROOT COLLAR TO BE PLACED AT SAME LEVEL AS SURROUNDING GRADE. IN HEAVY CLAY, ALL WOODY PLANTS TO BE PLACED SO THAT THE TOP OF THE ROOT COLLAR IS POSITIONED 75-100 mm ABOVE FINISHED GROUND ELEVATION.
- 75mm RAISED WATERING SAUCER AROUND TREE.
- ADJACENT SOD OR SEED.
- 75mm THICK LAYER OF NATURAL SHREDDED PINE BARK MULCH (NO DYES). KEEP MULCH 150 mm FROM TRUNK.
- CUT AND REMOVE TOP THIRD OF ALL WIRE, ROPE, BURLAP AND TWINE FROM ROOTBALL AND FROM AROUND TRUNK.
- EXCAVATED AREA, TRIPLE MIX FROM AN APPROVED SOURCE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS.
- SOIL PREPARATION AREA TO BE 6x ROOTBALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A MINIMUM DEPTH OF 300 mm BEFORE PLANTING. INSTALL FILTER CLOTH BELOW PLANTING SOIL MIX IF PLANTING ON ENGINEERED OR GRANULAR FILL.
- ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING, AS REQUIRED.



FOR PLANTING ON SLOPE

**GENERAL NOTES:**

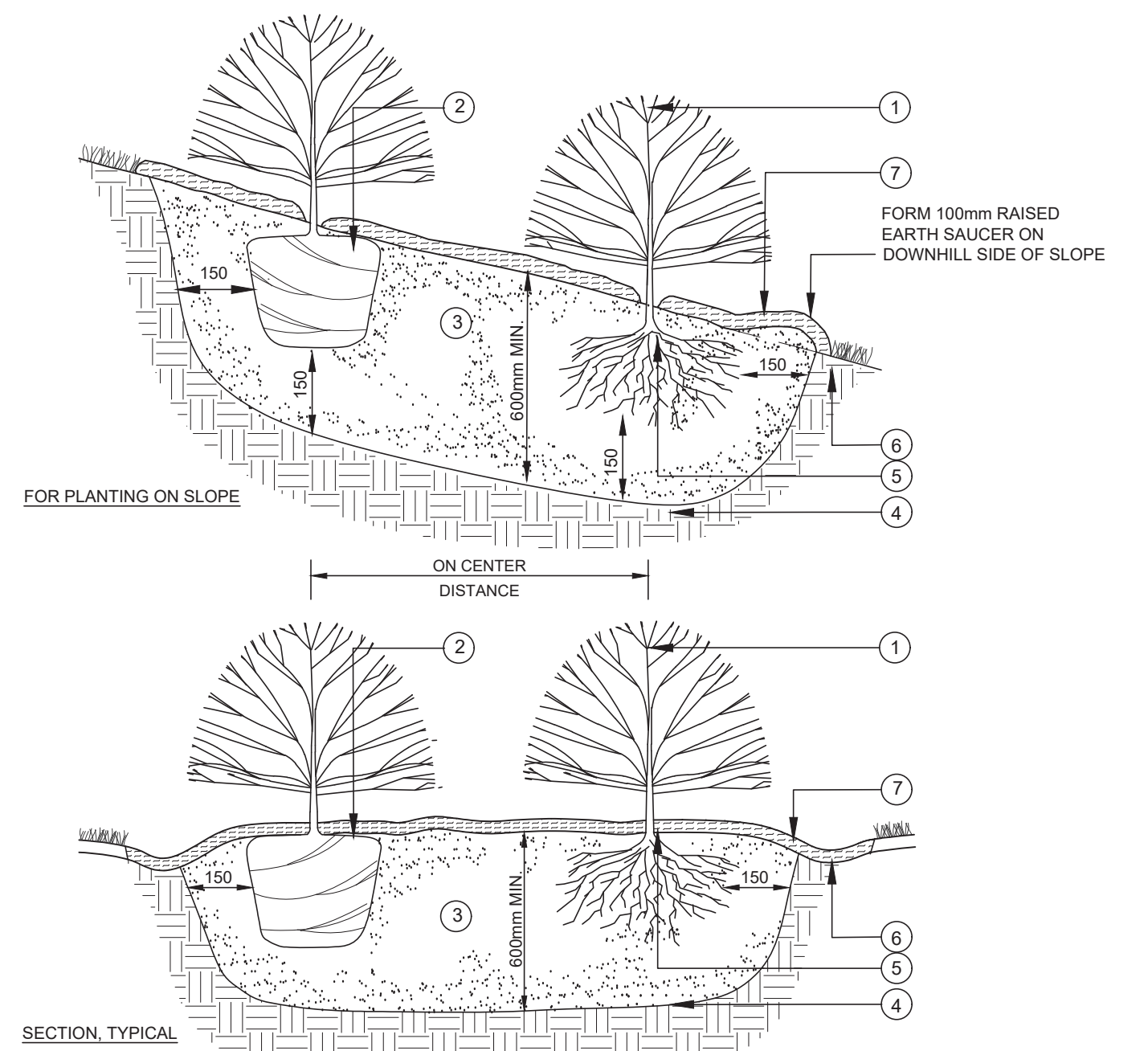
- SELECT TREES THAT ARE FREE OF DISEASES, DAMAGE AND GIRDLED ROOTS. REVIEW NURSERY STOCK PRIOR TO DELIVERY. MINIMUM CALIPER SIZE TO BE 50mm.
- PLANTING TO BE IN ACCORDANCE WITH CANADIAN NURSERY AND LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK, THE LANDSCAPE ASSOCIATION ONTARIO HORTICULTURAL TRADES ASSOCIATION LANDSCAPE GUIDELINES AND STANDARDS, AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE FOR TREES AND SHRUBS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCEMENT OF WORK.



**3** **MULTI-STEM TREE PLANTING DETAIL**

L2

N.T.S.



**GENERAL NOTES:**

- SELECT PLANT MATERIAL THAT IS FREE OF DISEASES, DAMAGE AND GIRDLED ROOTS. REVIEW NURSERY STOCK PRIOR TO DELIVERY.
- PLANTING TO BE IN ACCORDANCE WITH CANADIAN NURSERY AND LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK, THE LANDSCAPE ASSOCIATION ONTARIO HORTICULTURAL TRADES ASSOCIATION LANDSCAPE GUIDELINES AND STANDARDS, AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE FOR TREES AND SHRUBS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCEMENT OF WORK.

**NOTES:**

- NEVER CUT EVERGREEN LEADER. REMOVE ANY BROKEN STEMS, BRANCHES OR LARGE LEAVES ON PERENNIALS. RETAIN NATURAL SHAPE.
- CUT AND REMOVE TOP THIRD OF BURLAP FROM ROOT BALL REMOVE POTS.
- EXCAVATE ENTIRE PLANTING BED AS SHOWN ON PLAN. INSTALL TRIPLE MIX FROM AN APPROVED SOURCE. SCARIFY SURFACE OF COMPACTED SUBSOIL BEFORE PLANTING.
- PLANTS SHALL BEAR SAME RELATION TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE.
- 75 mm THICK LAYER OF NATURAL SHREDDED PINE BARK MULCH (NO DYES) TO EXTEND PAST DRIP LINE OF SHRUBS. PROVIDE SAMPLE FOR REVIEW AND APPROVAL. KEEP MULCH OFF OF STEMS.
- PLANTS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS PLANTING SOIL BEDS.

**GENERAL NOTES:**

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR FAILURE TO DO SO.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND STAKING OUT THE LOCATION OF ALL EXISTING UTILITIES AND SERVICES. CONTRACTOR SHALL GIVE UTILITIES ADVANCE NOTICE PRIOR TO DIGGING.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY OR ENGINEERING DRAWINGS. REFER TO APPROPRIATE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL ESTABLISH ALL PROPERTY BOUNDARIES AND CORNER STAKES, AND SHALL BE RESPONSIBLE FOR ALL COSTS OF RE-ESTABLISHING THEM SHOULD THEY BE DISTURBED.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT MINIMUM 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION SCHEDULES.
- CONTRACTOR TO CONFIRM PHYSICAL LAYOUT OF ALL LANDSCAPE AND PLANTINGS WITH LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- REFUELING, LUBRICATION AND/OR MAINTENANCE OF CONSTRUCTION VEHICLES IS NOT PERMITTED ON SITE UNLESS APPROVED BY THE OWNER IN WRITING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STREETS, SIDEWALKS, STRUCTURES, AND MATURE TREES TO REMAIN DURING CONSTRUCTION OF THIS PROJECT AND SHALL REPAIR SUCH DAMAGE AND CLEAN UP CONSTRUCTION DEBRIS TO THE SATISFACTION OF THE OWNER AND THE MUNICIPALITY AT NO ADDITIONAL COST.
- THE CONTRACTOR, UPON ACCEPTANCE OF THE CONTRACT, ASSUMES COMPLETE RESPONSIBILITY AND LIABILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION, AND WILL ENSURE PUBLIC SAFETY AND CLEANLINESS OF MUNICIPAL ROADS NEAR THE SITE.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S PERMISSION. DRAWINGS ARE NOT TO BE SCALED.

**APPLICATION OF TOPSOIL:**

- EXISTING TOPSOIL IS TO BE STOCKPILED IN LOCATION APPROVED BY OWNER. SCREEN ROCKS AND DEBRIS PRIOR TO USE.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED AS APPROPRIATE FOR PROPOSED WORK. IMPORT TOPSOIL AS REQUIRED.
- CONTRACTOR IS TO PROVIDE NUTRIENT ANALYSIS AND GRAIN SIZE ANALYSIS FOR ALL NEW OR EXISTING TOPSOIL TO BE USED ON SITE AND TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- SCARIFY EXISTING SUBGRADE AND APPLY A MINIMUM OF 12" OF TOPSOIL OVER DISTURBED AREA.
- REMOVE DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF 2" DIA. AND OTHER DELETERIOUS MATERIALS.
- SPREAD TOPSOIL IN UNIFORM AREA, EACH LAYER NOT EXCEEDING 6".
- ALL DISTURBED LAWN AREAS ARE TO BE SEEDED OR SODDED.

**SODDING:**

- OBTAIN APPROVAL OF FINISHED GRADE PRIOR TO INSTALLATION OF SOD.
- SUPPLY AND PLACE SCREENED TOPSOIL COMPACTED DEPTH @ 85% S.P.D. OVER SUBGRADE WHICH HAS BEEN SCARIFIED TO 150MM DEPTH PRIOR TO PLACEMENT OF TOPSOIL.
- SUPPLY AND PLACE NO. 1 TURFGRASS NURSERY SOD, SOD THAT HAS BEEN ESPECIALLY SOWN AND CULTIVATED IN NURSERY FIELDS AS TURFGRASS CROP.
- FINE GRADE TOPSOIL SURFACE FREE OF HUMPS AND HOLLOW TO SMOOTH, EVEN GRADE, TO TOLERANCE OF +/- 15MM FOR TURFGRASS NURSERY SOD, SURFACE TO DRAIN POSITIVELY.
- LAY SOD WITHIN 24 HOURS OF BEING LIFTED IF AIR TEMPERATURE EXCEEDS 20 DEGREES CELSIUS.
- LAY SOD IN ROWS, JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR, DISCOLOURED OR THIN SECTIONS WITH SHARP IMPLEMENTS.
- LAY SOD PERPENDICULAR TO DIRECTION OF SLOPE.
- STAKE SOD ON ALL SLOPES GREATER THAN 3:1. PROVIDE WOOD STAKES, MIN. 2 PER SQ.M. OF SOD, 50MM X 50MM X 200MM, DRIVEN INTO GROUND TO LEVEL OF TOP OF SOD.
- ROLL SOD AFTER INSTALLATION, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. PROVIDE CLOSE CONTACT BETWEEN SOD AND SOIL BY LIGHT ROLLING. USE OF HEAVY ROLLER TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- PERFORM FOLLOWING OPERATIONS FROM TIME OF INSTALLATION UNTIL ACCEPTANCE AT SUBSTANTIAL COMPLETION:
  - WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT FREQUENCY REQUIRED TO MAINTAIN OPTIMUM SOIL MOISTURE CONDITION TO DEPTH OF 75 - 100MM, CONTINUOUS, OVER ENTIRE SODDED AREA.
  - CUT GRASS TO 50MM WHEN OR PRIOR TO, REACHING HEIGHT OF 75MM, MINIMUM 2 TIMES, OR AS REQUIRED UNTIL SUBSTANTIAL COMPLETION OF THE WORK. EVENLY SPREAD CLIPPINGS BUT REMOVE ANY CLIPPINGS WHICH WILL SMOTHER GRASS.
  - MAINTAIN SODDED AREAS 95% WEED FREE.
- AFTER ACCEPTANCE OF SODDED AREAS AT SUBSTANTIAL COMPLETION, MAINTENANCE INCLUDING WATERING BECOMES THE RESPONSIBILITY OF THE OWNER.
- CLEAN THOROUGHLY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, AND REMOVE ALL EXCESS MATERIALS FROM THE SITE.

**PLANTING GENERAL:**

- REFER TO PLANTING DETAILS FOR INSTALLATION NOTES.
- DO NOT SUBSTITUTE PLANT MATERIAL IN SPECIES, VARIETY OR SIZE WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
  - IN THE EVENT OF A DISCREPANCY BETWEEN PLANT LIST AND PLAN, QUANTITIES SHOWN ON PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.
  - PLANTS SHOWN ON THE PLAN BUT NOT INCLUDED ON THE LIST ARE THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY AND INSTALL, REGARDLESS OF THE PLANT LIST. PLEASE REPORT ANY DISCREPANCIES BETWEEN THE PLAN AND THE LIST IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
  - UNLESS SPECIFIED OTHERWISE, SPACING TO BE AS SHOWN ON PLAN OR EQUALLY SPACED IN AREA SHOWN ON PLAN.
  - PROVIDE ALL PLANT MATERIAL IN ACCORDANCE WITH SPECIFICATIONS ESTABLISHED BY THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARDS TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
  - PLANTS ARE TO BE NO. 1 NURSERY GROWN UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPL SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING. TREES SHALL HAVE STURDY, STRAIGHT TRUNKS, WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
  - WATER TEST EXCAVATED TREE PITS FOR WATER POROSITY PRIOR TO PLANTING AND REPORT TO LANDSCAPE ARCHITECT.
  - STRICTLY ADHERE TO PLANTING DETAILS TO ENSURE ADEQUATE PLANTING SOIL MIX AROUND PLANT MATERIAL.
  - IN ALL PLANTING OPERATIONS, BACK FILL WITH SOIL MIXTURE IN 6" LAYERS AND FIRMLY TAMP EACH LAYER TO ENSURE PLANT RETAINS ITS ORIENTATION. ENSURE NO AIR POCKETS REMAIN AROUND ROOTS. WATER THOROUGHLY.
  - PLANTS TO BE ORIENTED TO PRESENT THE BEST FACE TOWARDS PRIORITY VIEWING AREAS, I.E. WALKWAYS, PATIOS, AND/OR LAWNS.
  - PLANT ALL SHRUBS IN CONTINUOUS PLANTING BEDS, WHERE APPROPRIATE.
  - EXCEPT FOR PLANTS IN PLANTING BEDS, CONSTRUCT AN EARTH SAUCER AROUND THE ROOTS.
  - MULCH AS SHOWN IN DETAILS, AND PRUNE VEGETATION AS REQUIRED TO COMPENSATE FOR ROOT LOSS.

**PLANTING INSPECTION NOTES:**

- MAKE PLANT MATERIAL AVAILABLE FOR INSPECTION BY THE CONSULTANT PRIOR TO INSTALLATION.
- APPROVAL OF PLANT MATERIAL AT THE SITE WILL NOT IMPAIR THE RIGHT OF THE OWNER OR CONSULTANT TO INSPECT PLANTS DURING THE COURSE OF CONSTRUCTION AND TO REJECT ANY MATERIAL WHICH HAS BEEN DAMAGED OR WHICH, IN ANY WAY, DOES NOT CONFORM TO THE SPECIFICATIONS.
- PARTIAL ACCEPTANCE WILL BE GIVEN WHEN PLANTING WORK HAS BEEN DELAYED DUE TO CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR OR WHERE PLANTING WOULD BE IN DISCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND WOULD JEOPARDIZE THE PERFORMANCE OF THE WORK AND PLANTS.
- FINAL INSPECTION OF ALL PLANT MATERIAL WILL BE MADE WHEN THE CONSTRUCTION IS COMPLETED. AT THE TIME OF INSPECTION ALL PLANT MATERIAL MUST BE IN A HEALTHY GROWING CONDITION OR THEY WILL BE REJECTED. THE TREE PITS MUST BE FRESHLY CULTIVATED AND FREE OF WEEDS, RUBBISH OR DEBRIS.
- INSPECTION OF ALL PLANT MATERIAL WILL BE COMPLETED BY THE CONSULTANT AT THE END OF THE SPECIFIED WARRANTY PERIOD. AT THE TIME OF INSPECTION ALL PLANT MATERIAL MUST BE IN A HEALTHY GROWING CONDITION OR THEY WILL BE REJECTED. THE TREE PITS MUST BE FREE OF WEEDS, RUBBISH OR DEBRIS AND TOPPED UP WITH MULCH.

**PLANTING WARRANTY PERIOD NOTES:**

- THE CONTRACTOR WARRANTS THAT ALL PLANT MATERIAL, AS ITEMIZED ON THE PLANT LIST, REMAINS FREE OF DEFECTS FOR A PERIOD OF 2 YEARS FROM THE TIME OF SUBSTANTIAL COMPLETION.
- IF PLANT MATERIAL IS NOT IN A VIGOROUS GROWING CONDITION OR CHARACTERISTIC FOR SPECIES DURING THE WARRANTY PERIOD, THE OWNER OR CONSULTANT MAY REQUEST AN ADDITIONAL YEAR OF WARRANTY.
- ANY PLANTS REPLACED DURING THE WARRANTY PERIOD SHALL BE COVERED BY THE INITIAL 2-YEAR WARRANTY AND THE EXTENSION, IF NECESSARY.

**PLANTING REPLACEMENT NOTES:**

- ALL PLANT MATERIAL FOUND DEAD, OR NOT IN A HEALTHY, SATISFACTORY GROWING CONDITION OR WHICH, IN ANY OTHER WAY, DO NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS, AS DETERMINED BY THE CONSULTANT, SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.
  - ALL REQUIRED REPLACEMENTS SHALL BE BY PLANTS OF THE SAME SIZE AND SPECIES AS SPECIFIED ON THE PLANT LIST AND SHALL BE SUPPLIED AND PLANTED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- HANDLING OF PLANTS**
- THROUGHOUT THE DURATION OF THE INSTALLATION, ROOT BALLS, TRUNKS AND BRANCHES SHALL BE PROTECTED FROM SUN AND WIND DESICCATION.
  - ROOTS SHALL BE EVENLY CUT AT THE EDGES OF THE ROOT BALL OR AT THE EXTENSION OF UNDAMAGED ROOTS FOR BARE ROOT TREES. TREES WITH SPLIT ROOTS SHALL BE REJECTED.
  - TREES SHALL BE TRANSPORTED WITH CARE TAKEN TO AVOID DAMAGE. BRANCHES SHALL BE CAREFULLY TIED IN SUCH MANNER SO AS NOT TO BREAK OR DAMAGE TRUNKS. POINTS OF CONTACT WITH EQUIPMENT SHALL BE PADDED.

No.	Issued / Revision	Date
1.	ISSUED FOR SITE PLAN SUBMISSION	JUNE 4, 2025



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**WEST MEADOWS APARTMENTS**

Project Client  
**Port Homes**  
HOMES

Sheet Title  
**Plant List & Planting Details**

Scale: AS SHOWN  
Date: MAY 2025  
Drawn By: KKM  
Checked:  
B&A Project No.: 23-20  
Drawing No.: L2