

RON KOUDYS LANDSCAPE ARCHITECTS

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY MARTHA BERKENS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Martha Berkens, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
2024-10-09	ISSUED FOR ZBA	2
2024-08-21	ISSUED FOR REVIEW	1

FLOTTING INFORMATION:
 FLOTTED DATE: 2024-10-09
 FLOTTED SCALE: 1:1

PROJECT TITLE:
459 HALE STREET
 LONDON, ONTARIO

DRAWING TITLE:
TREE PRESERVATION PLAN

DATE: APRIL 2024	SCALE: AS NOTED	DRAWING No. T-1
DRAWN: RKL/Inc.	CHECKED BY: M.C.B.	
PROJECT No. 24-143Le		

TREE PRESERVATION PLAN
 SCALE = 1:150

LEGEND

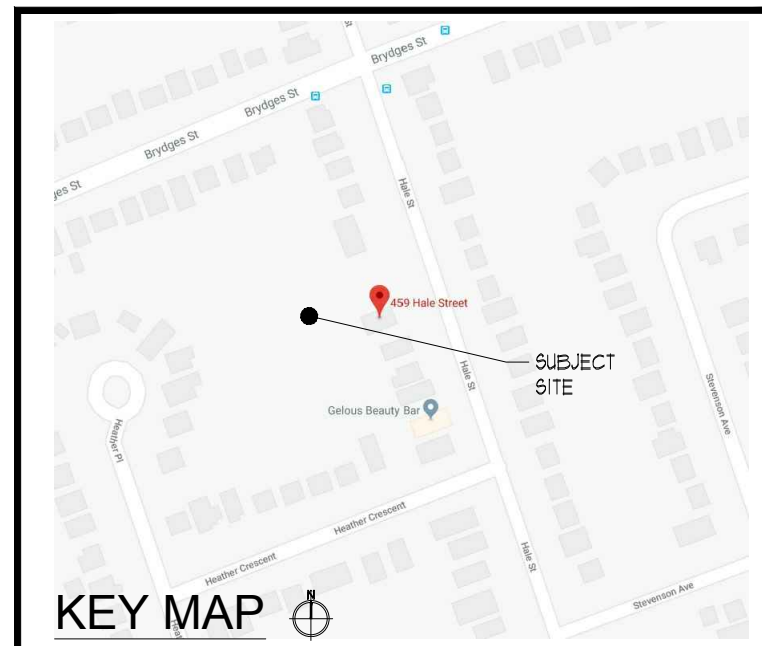
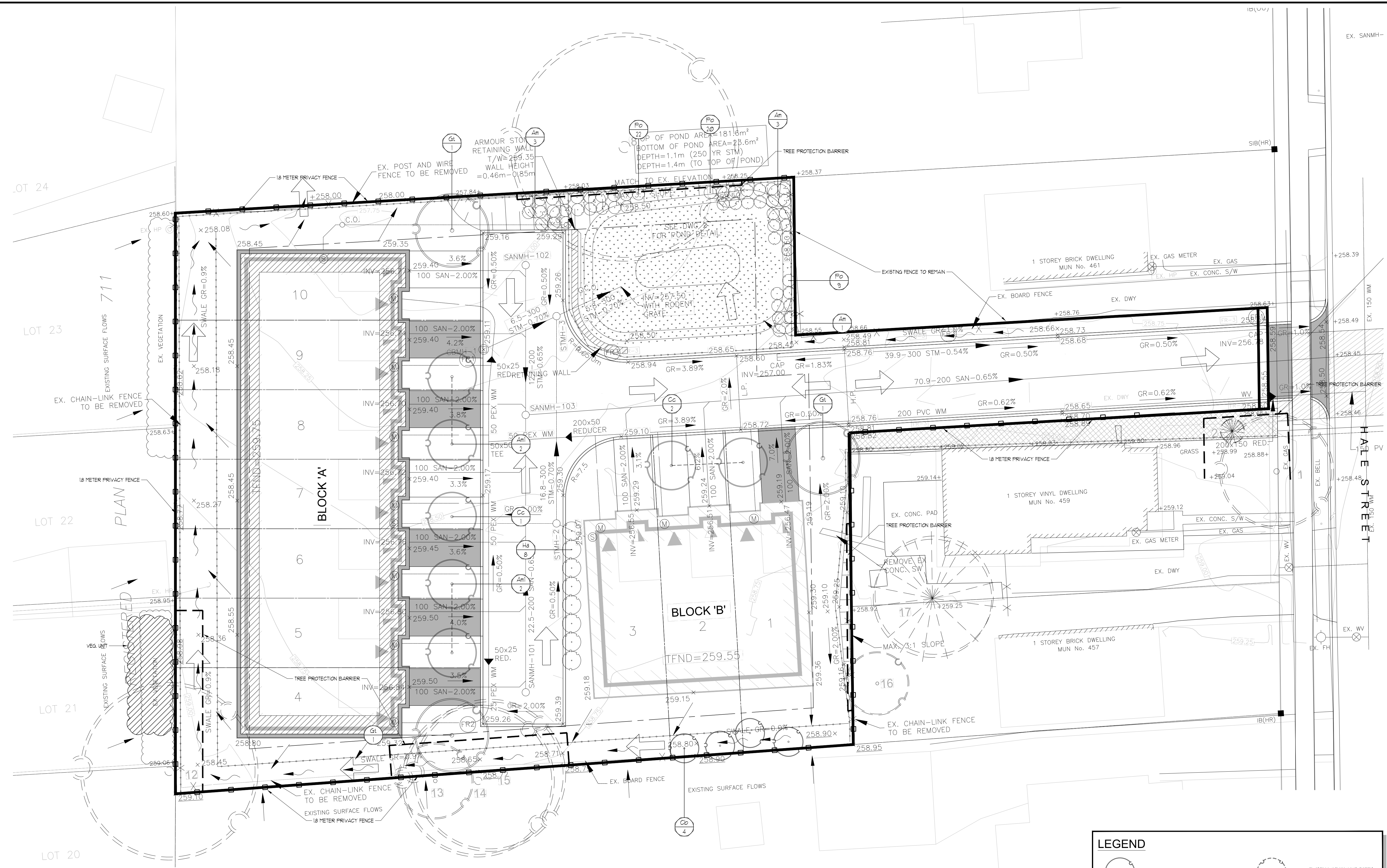
- 5 EXISTING DECIDUOUS TREES TO REMAIN (TREE NUMBER)
- 8 EXISTING DECIDUOUS TREES TO BE REMOVED (TREE NUMBER)
- 6 EXISTING CONIFEROUS TREES TO REMAIN (TREE NUMBER)
- 9 EXISTING CONIFEROUS TREES TO BE REMOVED (TREE NUMBER)
- EXISTING PLANTINGS TO REMAIN
- TREE PROTECTION BARRIER

PVC SNOW FENCE

NOTES:

- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 600MM (2'-0") HIGH SNOW FENCE AT NOT LESS THAN 1000MM (1'-4") FROM THE EXISTING DRIPLINE HELD IN PLACE WITH 300MM (1'-0") T-BAR.
- THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO MOVEMENT OF EQUIPMENT, STORAGE OF BUILDING SUPPLIES, CLEANING OR EQUIPMENT, OR CLIPPING OF EQUIPMENT, GRASS, ETC. MAY OCCUR WITHIN THIS FENCE LINE.
- WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, LOGS, GRASSES SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE SUBMITTER'S BUILDERS.

TEMP. TREE PROTECTION BARRIER - N.T.S.

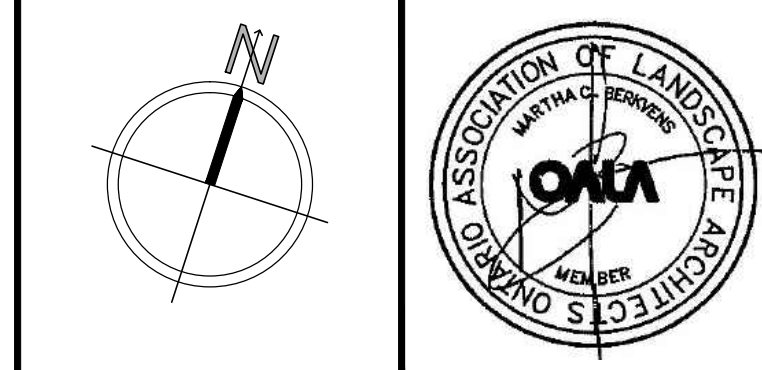


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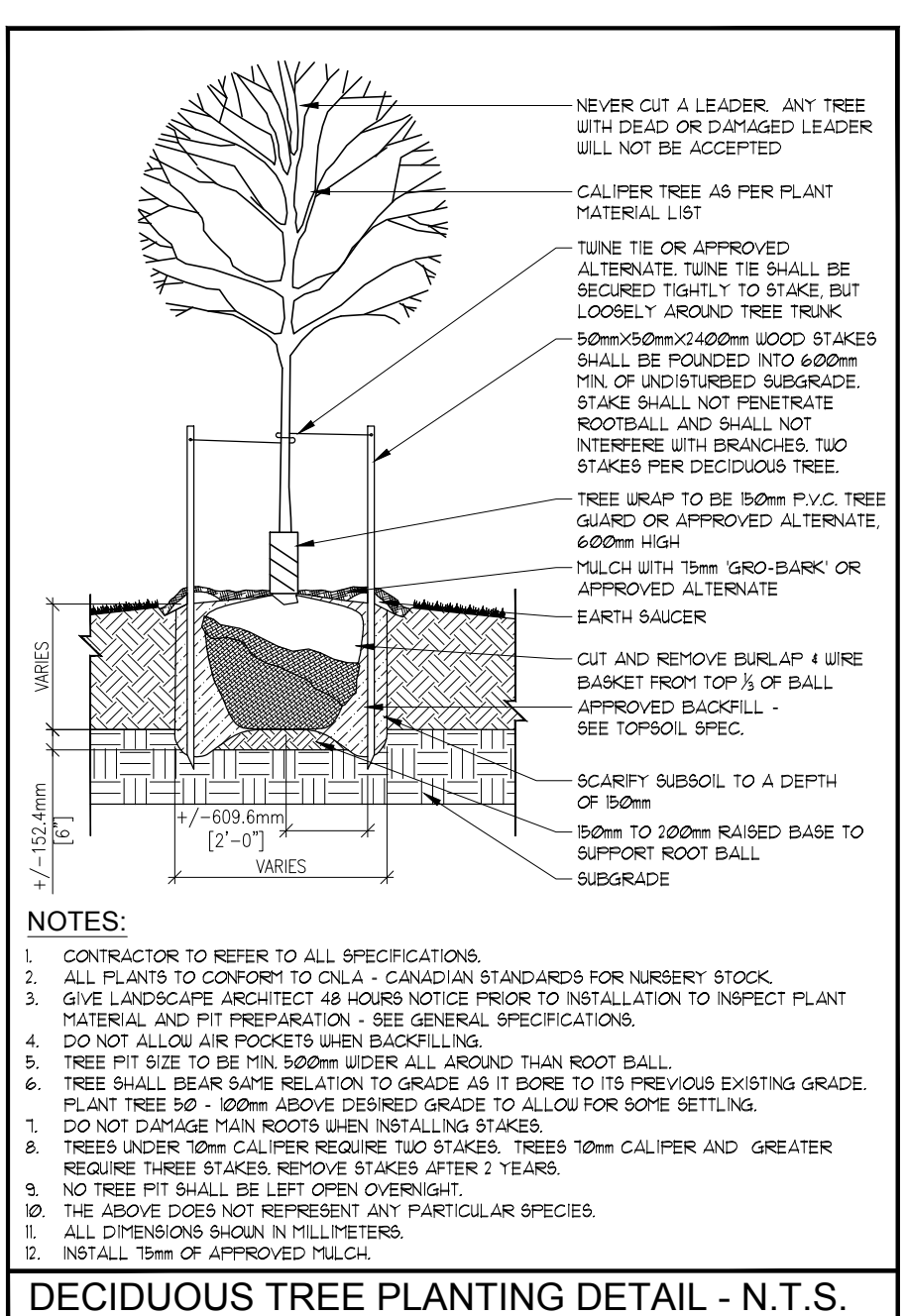
LANDSCAPE PLAN
 SCALE = 1:150

PLANT MATERIAL

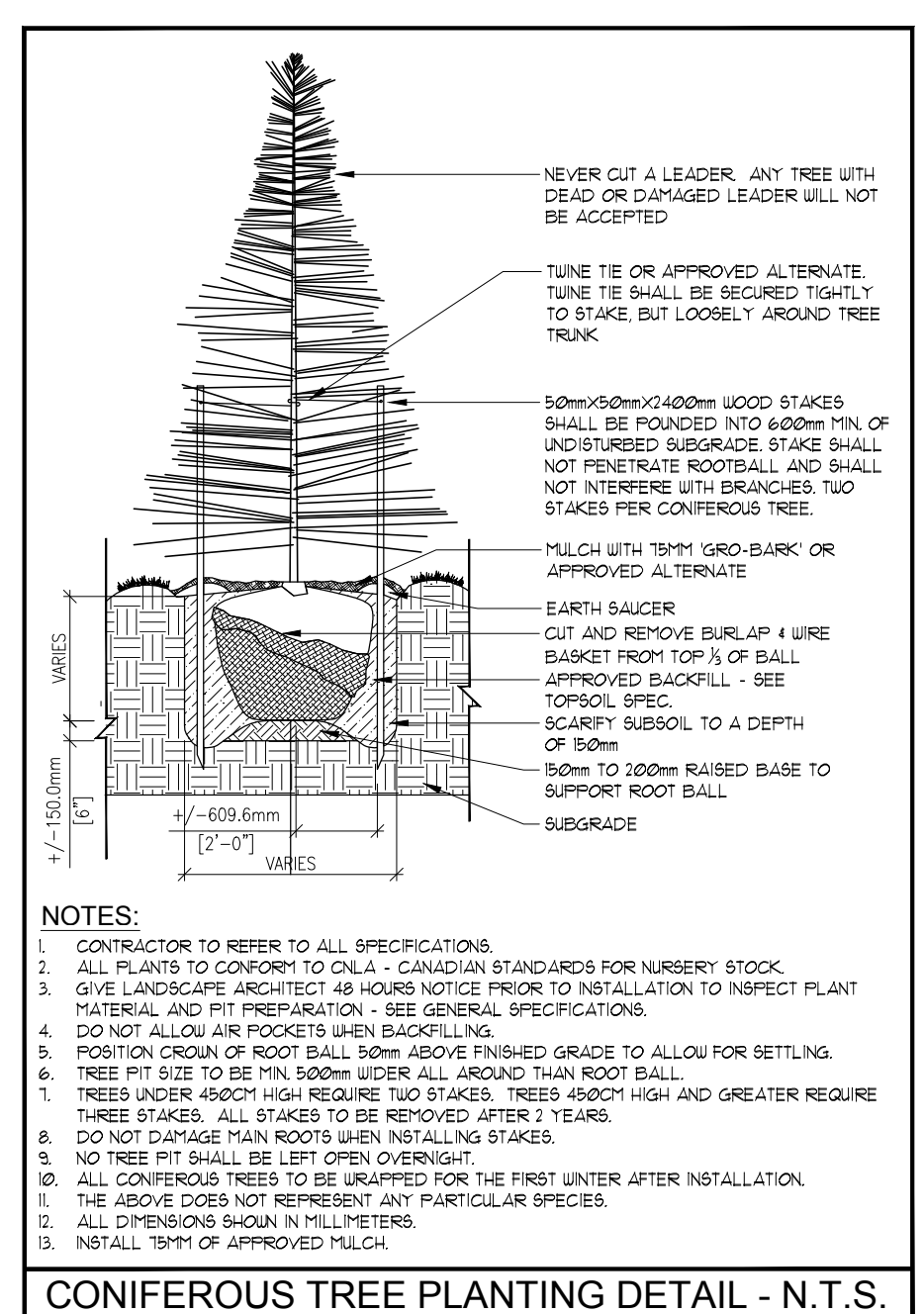
KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Am	MULTI-STEM SERVICEBERRY	<i>Amelanchier canadensis</i> multi-stem	1	150cm	POT
Am1	SINGLE-STEM SERVICEBERRY	<i>Amelanchier canadensis</i> single-stem	4	750cm	POT
Cb	HORNBEAM	<i>Carpinus betulus</i> 'Fastigiata'	4	60cmcl	UB
Cc	SINGLE-STEM REDBUD	<i>Cercis canadensis</i> single-stem	1	750cm	POT
Gt	SHADEMASTER LOCUST	<i>Gladiolus irascens</i> 'Shademaster'	2	60cmcl	UB
H4	ANNABELLE HYDRANGEA	<i>Hydrangea arborescens</i> 'Annabelle'	8	1/2ydcl	POT
Po	COMMON NINEBARK	<i>Physocarpus opulifolius</i>	51	60cm	POT

LEGEND

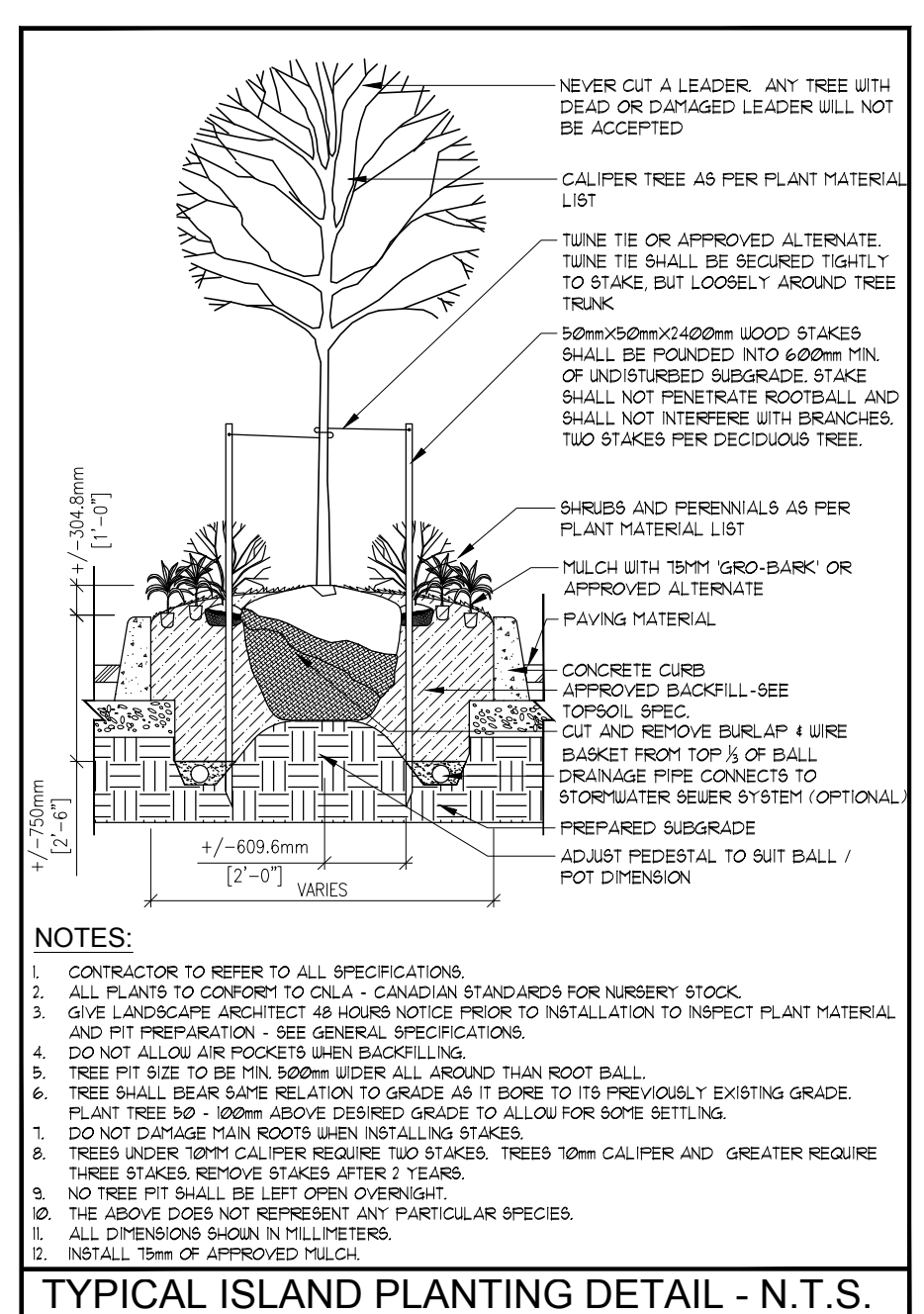
	PROPOSED DECIDUOUS TREES		EXISTING DECIDUOUS TREES TO REMAIN
	PROPOSED CONIFEROUS TREES		EXISTING CONIFEROUS TREES TO REMAIN
	PROPOSED PLANTINGS		TREE PROTECTION BARRIER
	PLANT KEYS - SEE PLANT MATERIALS LIST		PROPOSED FENCE SEE DETAIL
	PROPOSED ASPHALT PAVING		SOD - SEE NOTES



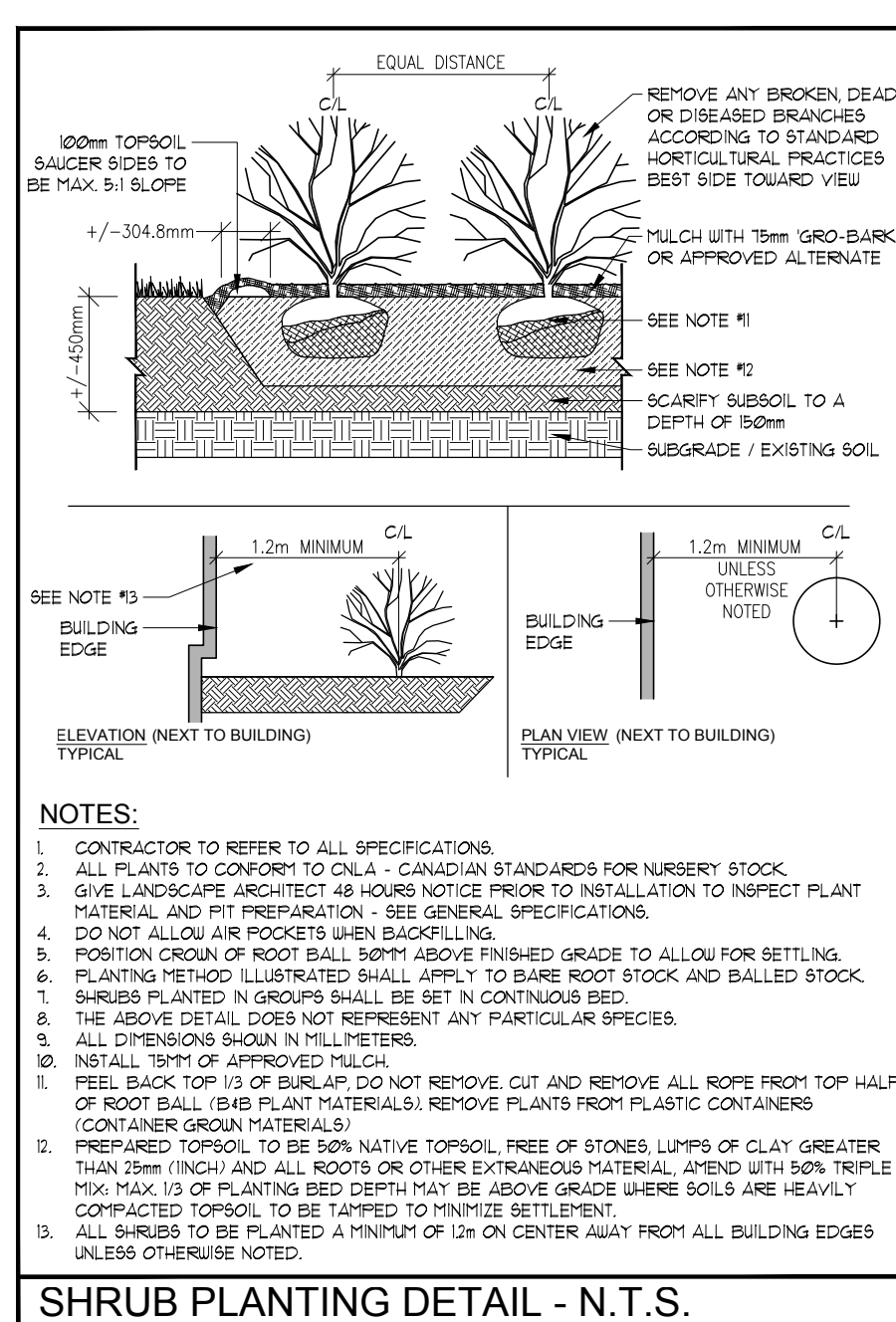
DECIDUOUS TREE PLANTING DETAIL - N.T.S.



CONIFEROUS TREE PLANTING DETAIL - N.T.S.



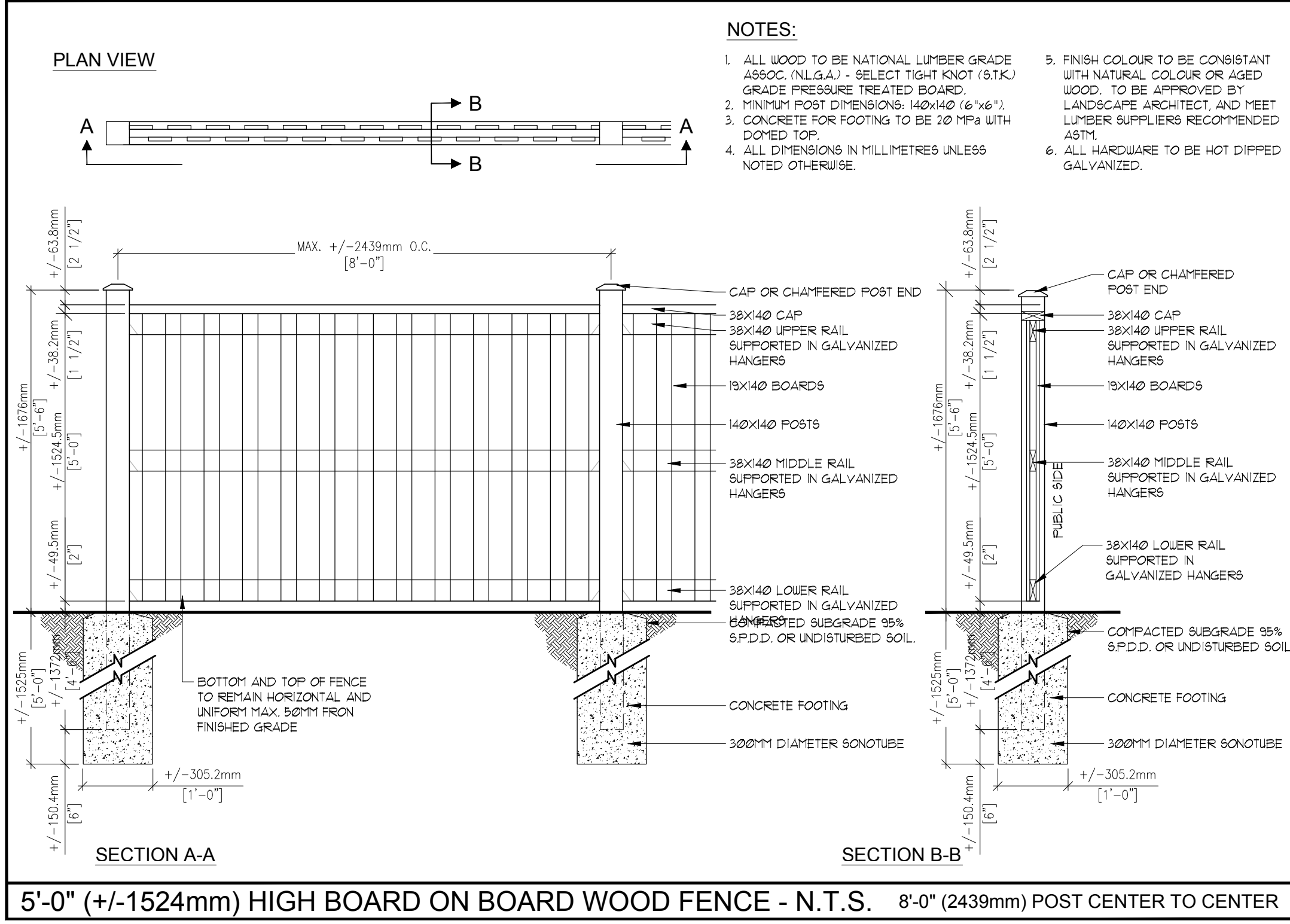
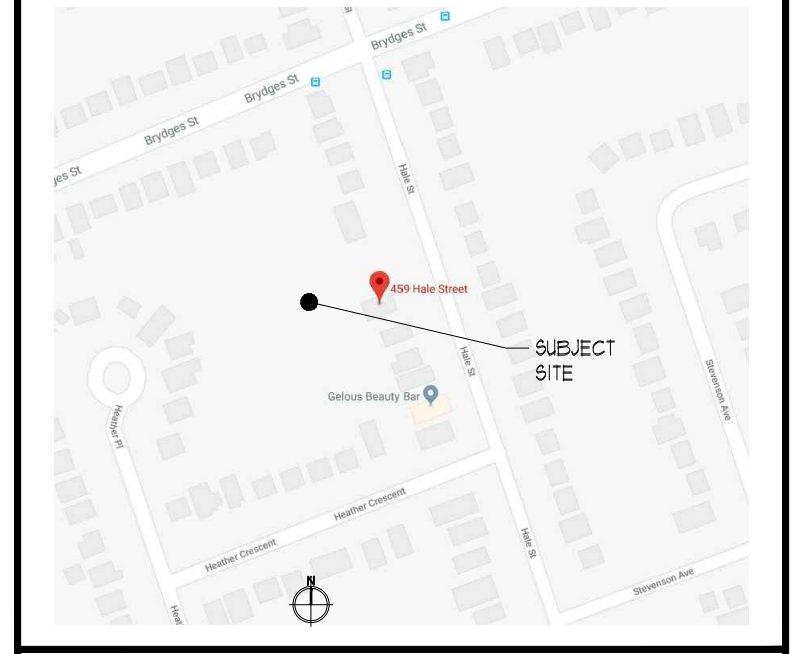
TYPICAL ISLAND PLANTING DETAIL - N.T.S.



SHRUB PLANTING DETAIL - N.T.S.

GENERAL PLANTING SPECIFICATIONS:

- BASE INFORMATION SUPPLIED BY GEN LTD.
 - ENGINEERING INFORMATION SUPPLIED BY MTE
 - CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS
 - CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS
 - REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
 - CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMMENCEMENT OF THE ACCEPTANCE OF PROJECT
 - ALL WORKMANSHIP TO BE WARRANTED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT
 - ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS
 - ALL NURSERY STOCK TO BE NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S 'CANADIAN NURSERY STOCK STANDARD', LATEST EDITION
 - ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE DEVELOPMENT UNLESS OTHERWISE STATED
 - CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK
- GRADING**
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS
 - ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS
 - SOIL SHALL BE SCARIFIED FREE OF ALL STONES. ROOTS. BRANCHES LARGER THAN 1" (25mm) AND COMPACTED TO 85% S.P.D.
 - ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (50 mm) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE
 - DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SUALES
 - NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WEI CONDITIONS
- TOPSOIL**
- AT THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING
 - TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE, FRAGILE, NATURAL LOAM TO A MINIMUM DEPTH OF 8" (450mm) AND A MINIMUM DEPTH OF 4" (100mm) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 4% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 5% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH FREE OF SUBSOIL, CONTAMINATION, ROOTS AND STONES OVER 50mm DIAMETER REASONABLY FREE OF WEEDS AS DETERMINED BY THE LANDSCAPE ARCHITECT AND HAVING A pH RANGING FROM 6.0 TO 7.0
 - IF TOPSOIL IS TO BE STOCKPILED FOR USE ON SITE DEVELOPMENT, AVOID MIXING TOPSOIL WITH SUBSOIL. LIMIT HEIGHT OF STOCKPILE TO 3'
 - IF APPLICABLE, ALL WORK IN ANY ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY. ENSURE A MINIMUM OF 100mm TOPSOIL IS INSTALLED IN BOLLARDS
 - PROTECT THE MUNICIPALITY OWNED ROAD ALLOWANCE(S)/BOULEVARD(S) FROM COMPACTION OR SOIL CONTAMINATION
- MULCH**
- TREESITS, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED
 - CONTRACTOR TO INSTALL 3" (75mm) OF GRD-BARK MEDIUM MULCH IN ALL AREAS
 - ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT
- PLANT MATERIALS**
- CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS
 - SUBSTITUTIONS NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT
 - PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS. ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND OR PROJECT MANAGER MAY NOT MEET INTENT OF DESIGN AND OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR
 - LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 HRS NOTICE FOR INSPECTION
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. IE. TEMPERATURE, PRECIPITATION
 - ALL TREE PITS SHALL BE AT LEAST 2 FT. (600mm) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150mm) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT
 - SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" (450mm) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT
 - ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 25" (63mm)
 - ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING
 - EVERGREENS ARE TO BE WATERED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR
 - ALL SHRUBS PLANTED WITH IN OF SALT ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL)
 - DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SUALES
 - DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SUALES
 - CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 2 FULL GROWING SEASONS
- SOD**
- ALL LANDSCAPED AREAS TO BE SODDED TO THE STREET CURB (S) UNLESS OTHERWISE STATED
 - CONTRACTOR TO ENSURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING, AND SIDEWALKS HAVE A 3000LBS SOD MAINTENANCE STRIP INSTALLED
 - ANY SODDING OR WORKS ON LANDS ABUTTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED
 - SOD SHALL BE CERTIFIED 1" CULTIVATED TURF GRASS. GROWN AND SODD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AT TIME OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE 50"X2 (300 M²) IN AREA WITH THE SOIL PORTION BEING 3/4" IN 100mm)
 - SOD TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY
 - UPON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOD AND THE UPPER 4" (100mm) OF BACKFILL TOPSOIL. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING 1500 LBS. (68KG) PRESSURE PER SQFT.
 - CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OR CLIENT
- WATERING**
- DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 15 OF EACH YEAR, WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LESS THAN 6 TIMES PER YEAR IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE STATED ON THE DRAWINGS. CRITICAL WATERING MONTHS ARE JUNE, JULY 4 AUGUST.
 - IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE IF HOSE BIBS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE
 - MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSED AREAS. WATERING OF GRASSED AREAS TO COMPECE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF RAINFALL. NEW SOD THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOL.
 - ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP
 - WATER SHALL BE APPLIED SO THAT THE WASHING OF THE SOIL OR DISLODGING OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- SEED**
- ALL LANDSCAPED AREAS TO BE SEEDDED TO THE STREET(S) CURB UNLESS OTHERWISE STATED
 - ANY WORKS ON LANDS ABUTTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING SHALL BE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND OR REGIONAL MUNICIPALITY
 - SEED TO BE:
 - 20 % KENTUCKY BLUE GRASS
 - 80 % CREEPING RED FESCUE
 - 10 % BARRY OR PINKIE PERENNIAL RYEGRASS
 - 10 % ANNUAL RYEGRASS
 - SEEDING RATE: 185kg PER HA (10lbs/Acre)



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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
 MEMBER

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DRAWING No. **L-2**