



LEGEND:

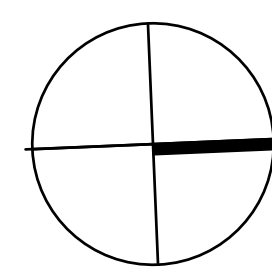
- DECIDUOUS TREES
- PROPERTY LINE
- NO BUILD
- 1.8m Ht. PRIVACY FENCE (BY OTHERS)
- 1.2m Ht. PRIVACY FENCE (BY OTHERS)
- DRIVEWAYS, PATIOS & ENTRIES (BY OTHERS)
- ROAD & PARKING STALLS (BY OTHERS)

- UNITS PAVERS
- COVENANT (TO REMAIN UNDISTURBED)
- COMPACTED GRAVEL PATHWAYS
- ORGANIC COMPOSTED MULCH
- SOD LAWN
- ORNAMENTAL GRASS & PERENNIAL PLANTING
- ORNAMENTAL GRASS & SHRUB PLANTING

- WOOD FIBRE SAFETY SURFACE
- BIKE RACK (5 SPACES)
- HYDRANT (BY OTHERS)
- PLAY STRUCTURE (BY OTHERS)
- BENCH
- BOLLARD

- GENERAL NOTES:
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

REPRESENTATIVE IMAGES:



NO.	DATE (MM/DD/YYYY)	REVISION
2	06/18/2021	RE-ISSUED FOR DEVELOPMENT PERMIT
1	07/28/2020	RE-ISSUED FOR DEVELOPMENT PERMIT
0	06/12/2020	ISSUED FOR DEVELOPMENT PERMIT

DESIGN: BD
DRAWN: JK
CHKD: BD
DATE: 04/29/2020
SCALE: 1:250

LEGEND:

PROPERTY LINE

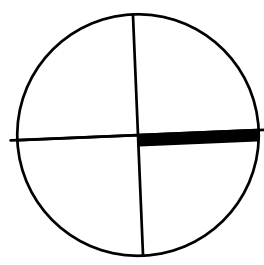
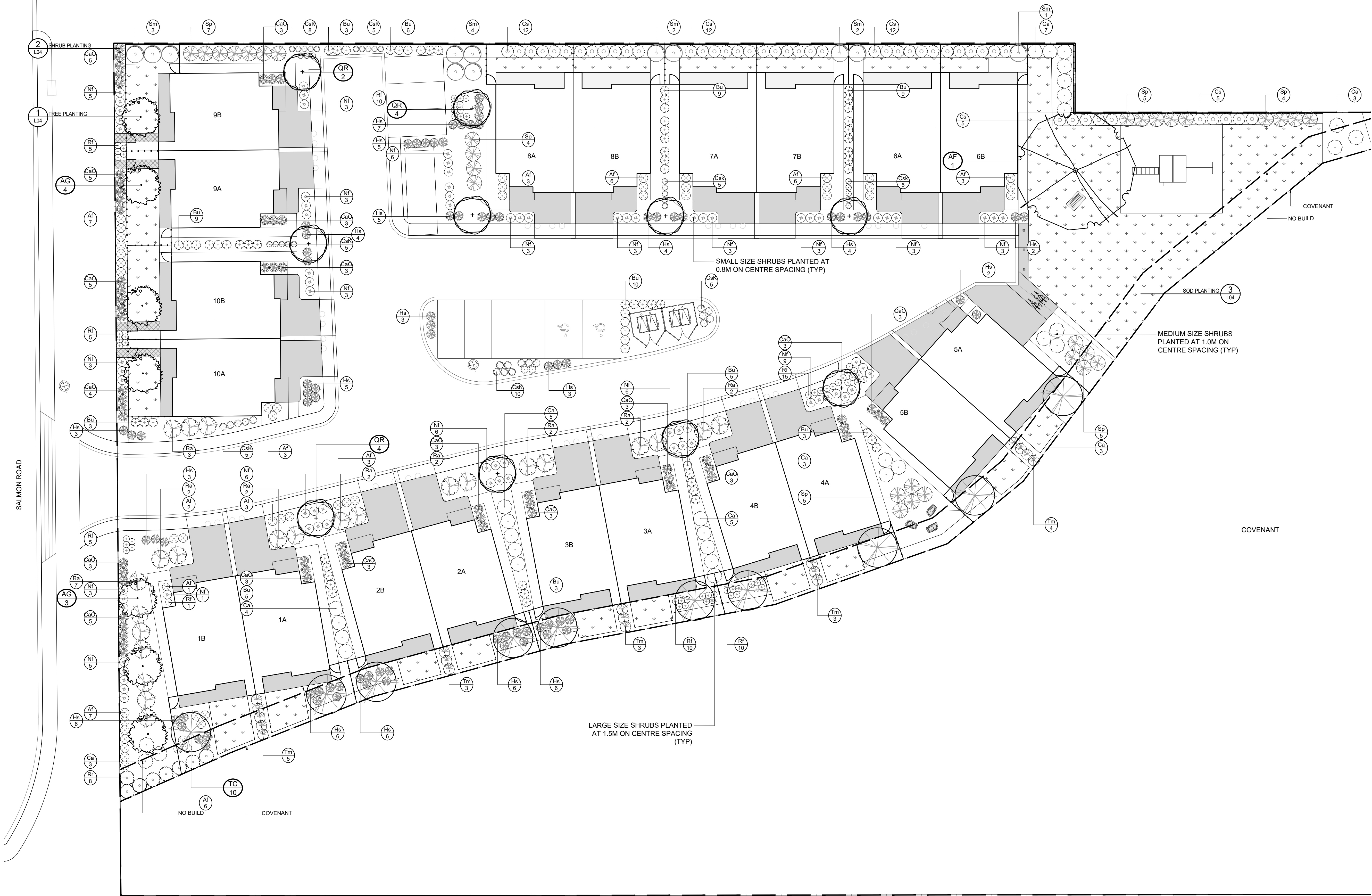
SOD

PLANTING AREA

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	MATURE PLANT SIZE (HL.XWD.)
Deciduous Trees						
AF	<i>Acer freemanii</i> 'Jeffersred'	Autumn Blaze Maple	6cm Cal	B&B	1	15.0m x 12.0m
AG	<i>Acer ginnala</i> 'Flame'	Amur Maple	6cm Cal	B&B	7	6.0m x 4.5m
QR	<i>Quercus robur</i> 'Fastigiata'	Pyramidal English Oak	6cm Cal	B&B	10	15.0m x 4.0m
TC	<i>Tilia cordata</i> 'Summer Sprite®' (Halka)	Summer Sprite® Linden	6cm Cal	B&B	10	5.0 x 4.0m
Shrubs						
Bu	<i>Buxus</i> 'Green Mountain'	Green Mountain Boxwood	#02	Potted	65	1.5m x 0.9m
Ca	<i>Cornus alba</i> 'Bailhala'	Ivory Halo Dogwood	#02	Potted	33	1.5m x 1.5m
Cs	<i>Cornus stolonifera</i> 'Arctic Fire®'	Red Osier Dogwood	#02	Potted	46	1.2m x 1.2m
CsK	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	#01	Potted	48	0.6m x 0.6m
Ra	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	#02	Potted	24	1.0m x 1.8m
Rr	<i>Rosa rugosa</i> 'Hansa'	Hansa Rose	#02	Potted	8	1.5m x 1.2m
Sp	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	#02	Potted	30	1.5m x 1.5m
Sm	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	#02	Potted	12	1.5m x 1.8m
Tm	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	#02	Potted	18	3.0m x 1.2m
Ornamental Grasses						
CaO	<i>Calamagrostis x acutiflora</i> 'Overdam'	Variegated Reed Grass	#02	Potted	60	1.2 x .9m
Hs	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#02	Potted	80	0.9m x 0.9m
Perennials						
Al	<i>Achillea filipendulina</i> 'Gold Plate'	Gold Plate Yarrow	#02	Potted	50	1.2m x 0.9m
Nf	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	#02	Potted	77	0.6m x 0.9m
Rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black Eyed Susan	#02	Potted	61	0.75m x 0.6m

PLANTING NOTES:

- ALL PLANT MATERIAL SUPPLIED AND PLACED BY THE CONTRACTOR MUST BE CERTIFIED TO BE FREE OF SUDDEN OAK DEATH (PHYTOPHTHORA RAMORUM), ACCORDING TO THE CANADIAN FOOD INSPECTION AGENCY (CFIA), OR CANADIAN LANDSCAPE STANDARDS. THE CONTRACTOR WILL BE HELD RESPONSIBLE TO THE OWNER FOR THE SUPPLY AND PLACEMENT OF DISEASED PLANTS RESULTING FROM HIS NEGLIGENCE. PLANT MATERIAL AND PRODUCTS SHALL BE AVAILABLE FOR OPTIONAL INSPECTION BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. THE CONTRACTOR SHALL PROVIDE A(1) YEAR REPLACEMENT GUARANTEE ON ALL PLANT MATERIAL TO THE OWNER FROM THE DATE OF SUBSTANTIAL PERFORMANCE.
- THE QUANTITIES SHOWN ON THE LABELS ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- ROCK MULCH IS TO BE PLACED, AT 60mm MIN. DEPTH TO THE PLANTING AREAS AS SHOWN ON THE DRAWINGS. THE ROCK MULCH PRODUCT SHALL BE FREE OF CHUNKS, STICKS, SOILS, CHEMICALS, ROOTS AND SALT.
- GROWING MEDIUM SHALL BE PLACED AT 300mm DEPTH IN ALL TURF AREAS, 300mm MIN. DEPTH TO ALL GROUNDCOVER PLANTING AREAS AND 450mm MIN. DEPTH TO ALL SHRUB PLANTING AREAS, UNLESS OTHERWISE SHOWN IN THE DRAWINGS. THE CONTRACTOR IS TO STOCKPILE ON SITE TOPSOIL MATERIAL, SCREEN & AMEND TO MEET PROPERTIES OF TYPE 2L FOR TURF AREAS & 2P FOR PLANTING AREAS, AS PER TABLE 6-3 IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
- ALL PLANTING AREAS TO RECEIVE A FULLY AUTOMATED IRRIGATION SYSTEM, DESIGNED BY A CERTIFIED IRRIGATION DESIGNER.



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PLANTING PLAN

LDP-2

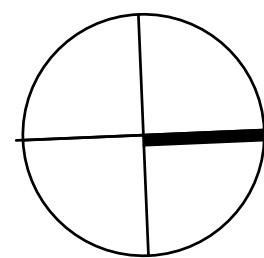
Project No. 201095

HYDROZONE LEGEND:

LOW WATER REQUIREMENTS: DROUGHT TOLERANT SHRUBS, GRASSES AND PERENNIALS

MEDIUM WATER REQUIREMENTS: SHRUBS, GRASSES AND PERENNIALS

HIGH WATER REQUIREMENTS: SOD AREA



SEAL

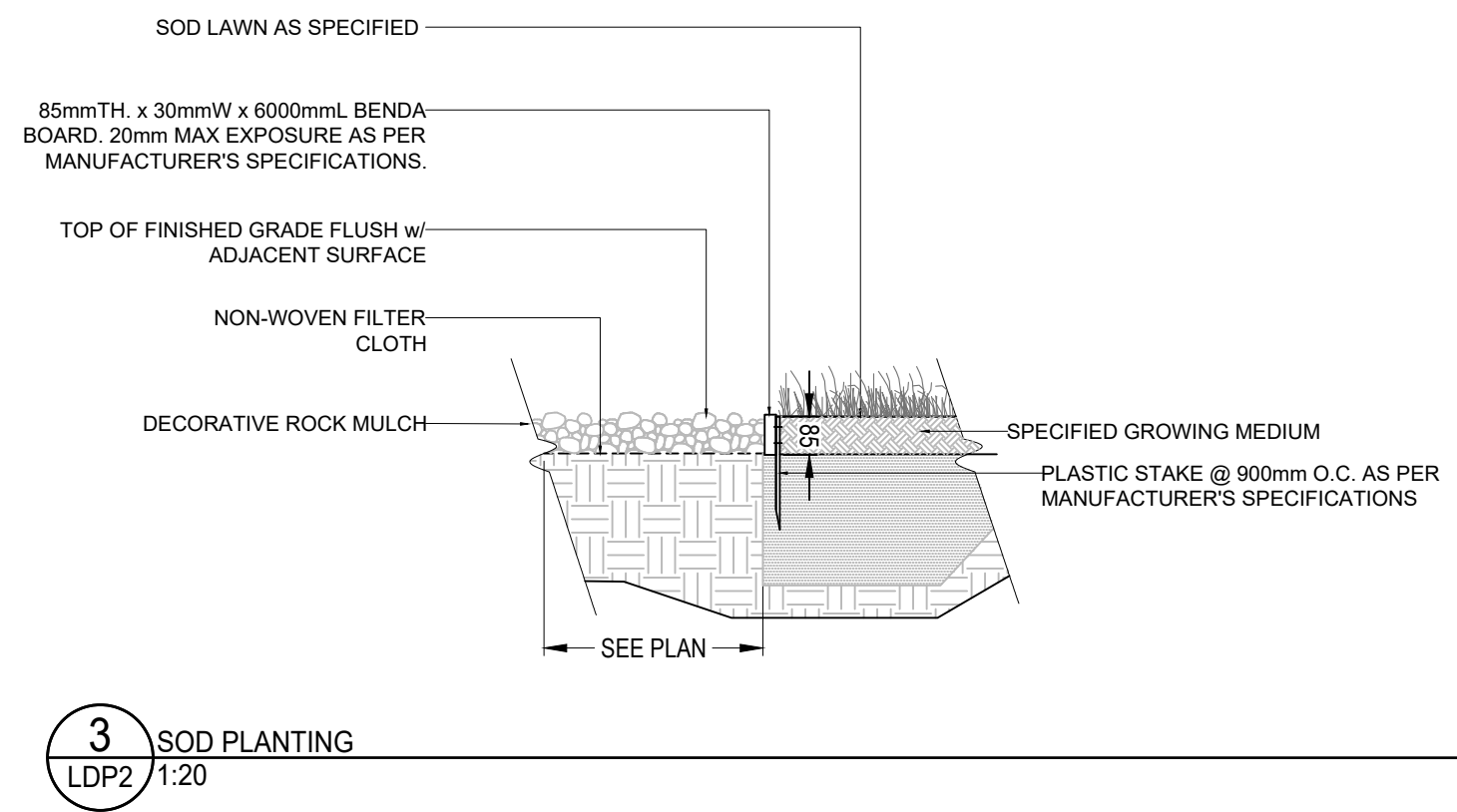
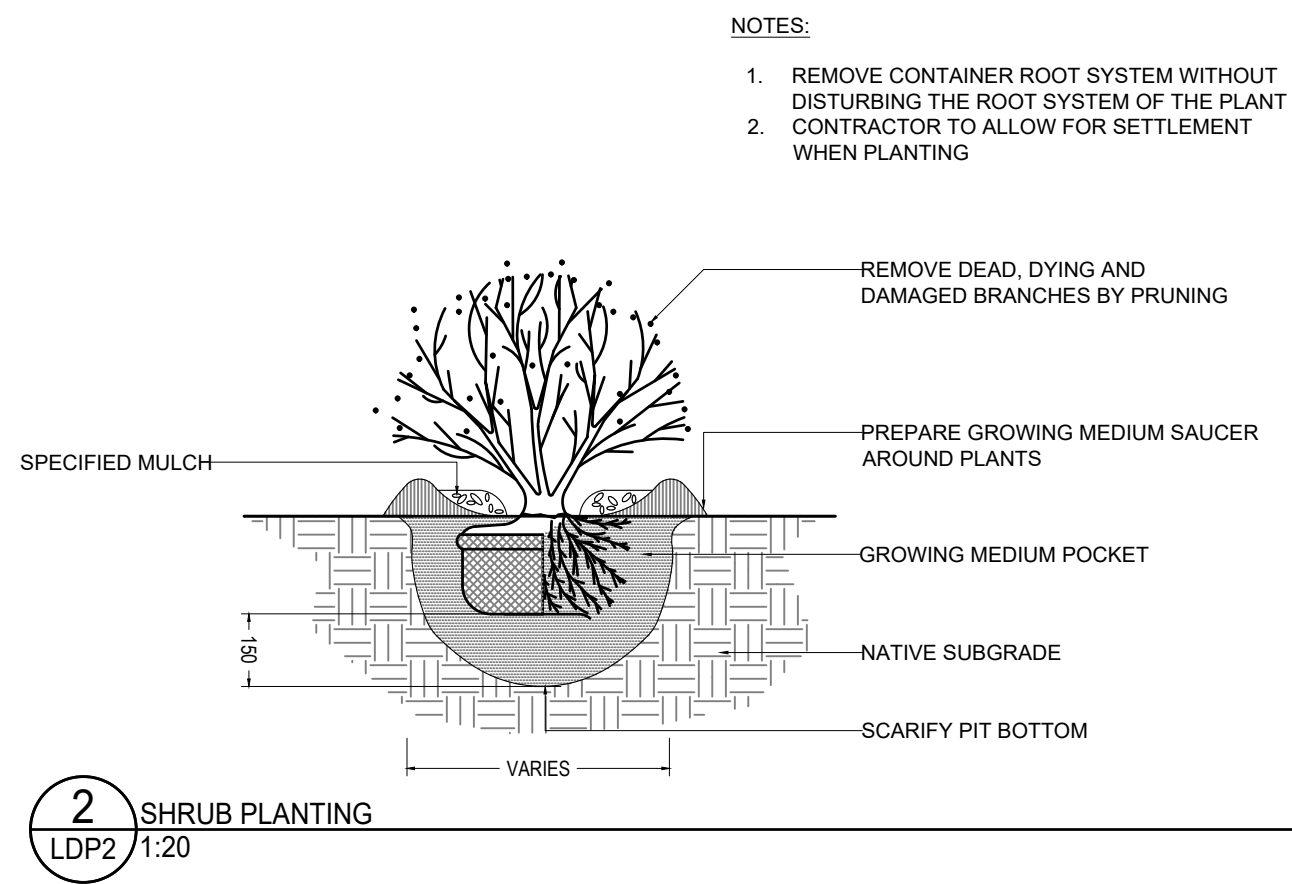
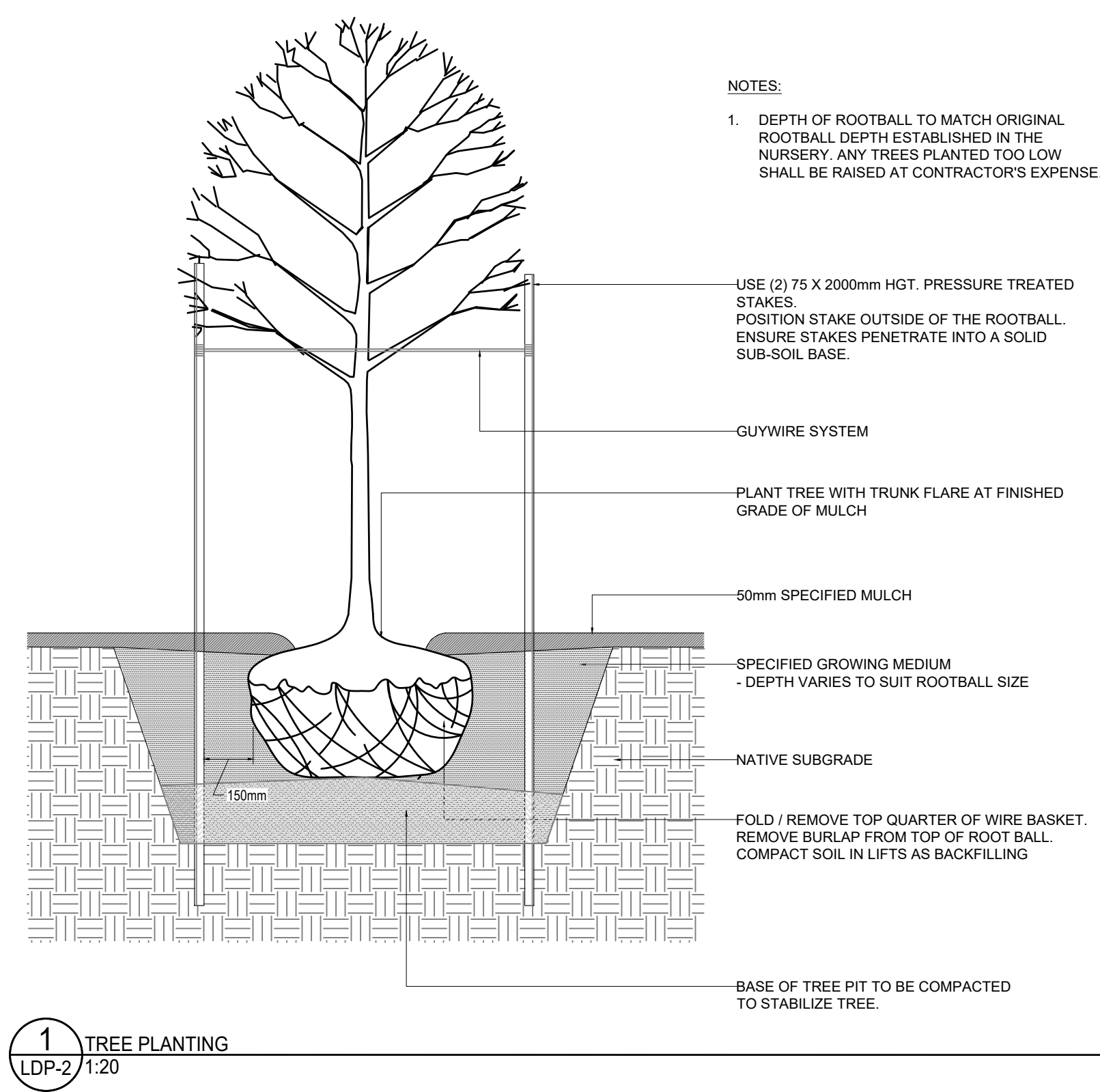
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HYDROZONE PLAN

LDP-3

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