

Legend:

- Proposed Deciduous Tree
- Proposed Coniferous Tree
- 300-600mm (1-2') Large River Stone (36 total)
- Bike Rack, Maglin MBR300-7-S or approved equal (2 total)
- Planting Bed: Imported growing medium 300mm depth to OPSS 802 finished with four season mulch 75mm depth
- Planting Bed: Imported growing medium 300mm depth to OPSS 802 finished with 1/2-1" riverstone mulch 75mm depth
- 100mm Topsoil and Sod as per OPSS 802 and 804
- Cast-in Place Concrete Paving with light broom finish and tooled control joints
- Gravel Surfacing, 100mm depth limestone screenings over Terrafix 270R or approved equal
- River Rock: 50-75mm Round river rock, 150mm depth over Terrafix 270R or approved equal
- Existing Tree to be removed
- Shrub

1	Client Review	19.06.06	TR
2	Client Review	19.08.28	TR
3	SPA	19.10.25	TR
4	#	#	#
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No.	Description	Date	By
Issue / Revision Schedule			

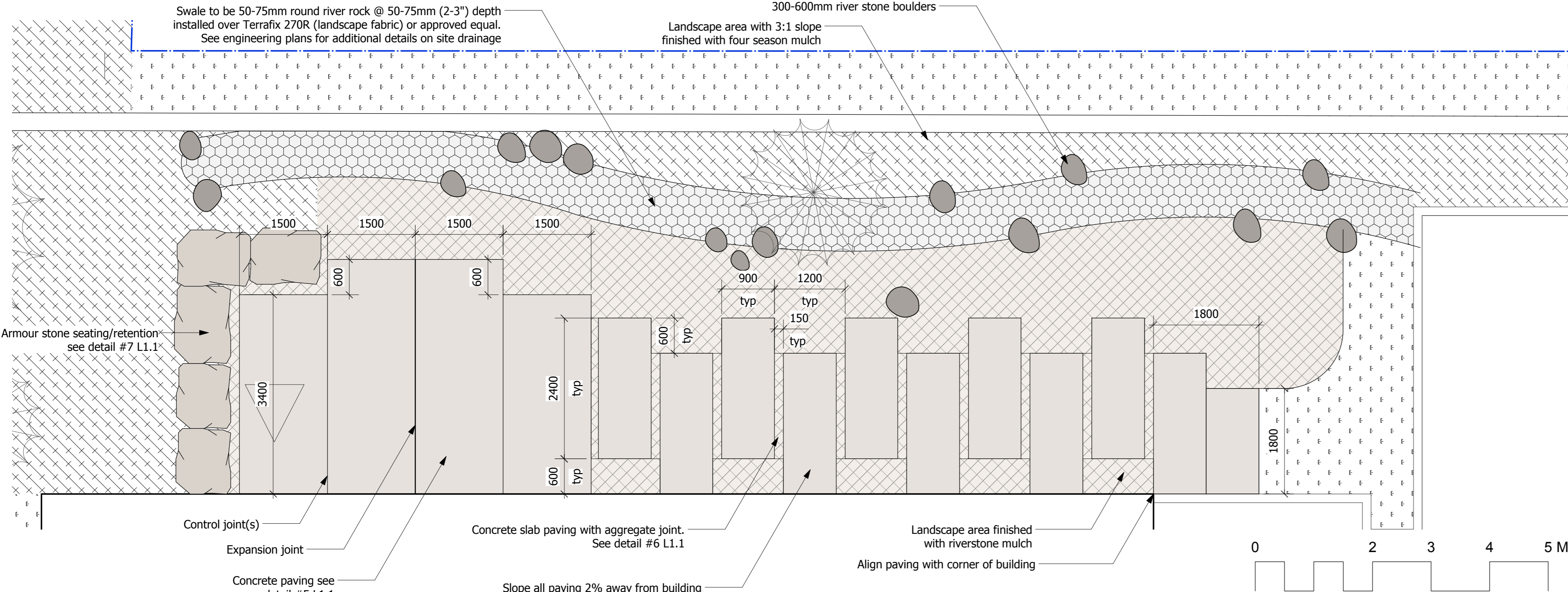


**TROPIC DESIGN.**

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1 Landscape Plan  
Scale: 1:150



2 Detail Plan- Amenity Area  
Scale: 1:50

**PLANT LIST**

Common Name	Latin Name	Scheduled Size	Quantity
<b>SHRUBS, GRASSES AND PERENNIALS</b>			
Hse	Elegans Plantain Lily	Hosta sieboldiana 'Elegans'	15cm (#1 pot) 5
SJF	Flaming Mound Spirea	Spiraea japonica 'Flaming Mound'	50cm 28
Cxa	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	15cm (#1 pot) 33
JxP	Gold Tip Pfitzer Juniper	Juniperus x pfitzeriana 'Pfitzeriana Aurea'	50cm 17
PAN	Dwarf Eastern White Pine	Pinus strobus 'Nana'	#2 pot 4
Pc	Golden Mockorange	Philadelphus coronarius 'Aureus'	50cm 6
PaR	Redhead Fountain Grass	Pennisetum alopecuroides 'Redhead'	15cm (#1 pot) 13
JsBD	Blue Danube Juniper	Juniperus sibirica 'Blue Danube'	50cm 5
TM	Emerald Spreader Japanese Yew	Taxus cuspidata 'Monte'	50cm 3
Hp	Fire and Ice Hydrangea	Hydrangea paniculata 'Fire and Ice'	#3 pot 3
AbN	Dwarf Balsam Fir	Abies balsamea 'Nana'	40cm 3
HpJ	Little Lime Hardy Hydrangea	Hydrangea paniculata 'Jani'	#3 pot 3
TMk	Anderson Yew	Taxus x media 'Anderson'	50cm 4
Jv	Eastern Red Cedar	Juniperus virginiana	100cm ht 5
Hak	Golden Japanese Forest Grass	Hakonechloa macra 'Aureola'	#1 pot 29
Ra	Go-Low Fragrant Sumac	Rhus aromatica 'Smo-Low'	50cm 14
JsWB	Wichita Blue Juniper	Juniperus scopulorum 'Wichita Blue'	150cm 7
<b>TREES</b>			
PpS	Colorado Blue Spruce	Picea pungens 'Classical'	200cm 1
Pp	Hoop's Blue Spruce	Picea pungens 'Hoopii'	150cm 2
TcP	Sargent's Weeping Hemlock	Tsuga canadensis 'Pendula'	125cm ht. BB 1
To	Eastern Arborvitae	Thuja occidentalis	200cm 1

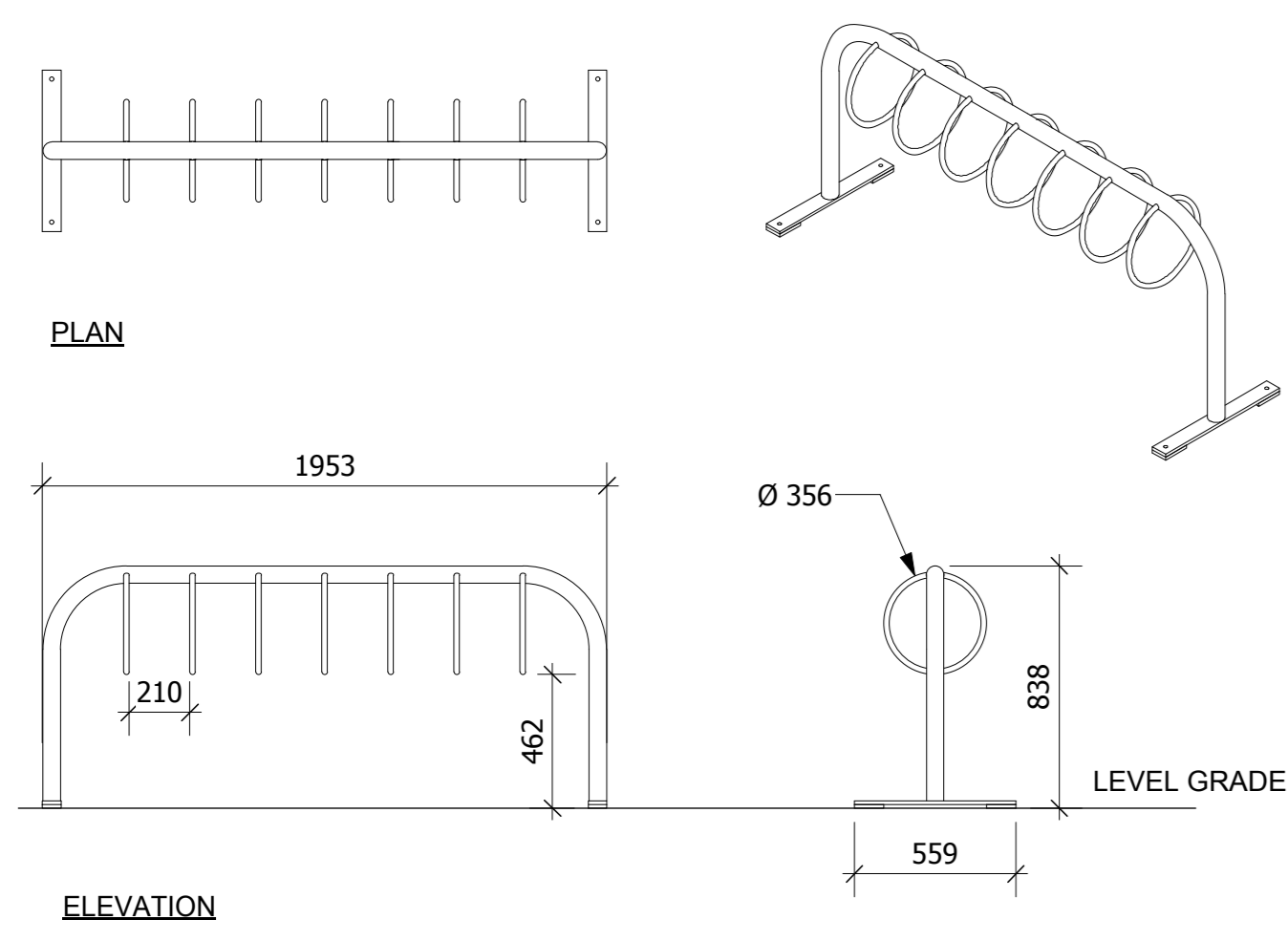
Client:  
2452446 Ontario Inc  
727B William St, Cobourg

Project:  
William Street Addition  
727/737 William St, Cobourg

Drawing Title:  
Site Plan

Designed By: TR  
Drawn By: TR  
Approved By: TR  
Date: 19/05/19

Project #: 19.07  
Drawing #: L 1.0



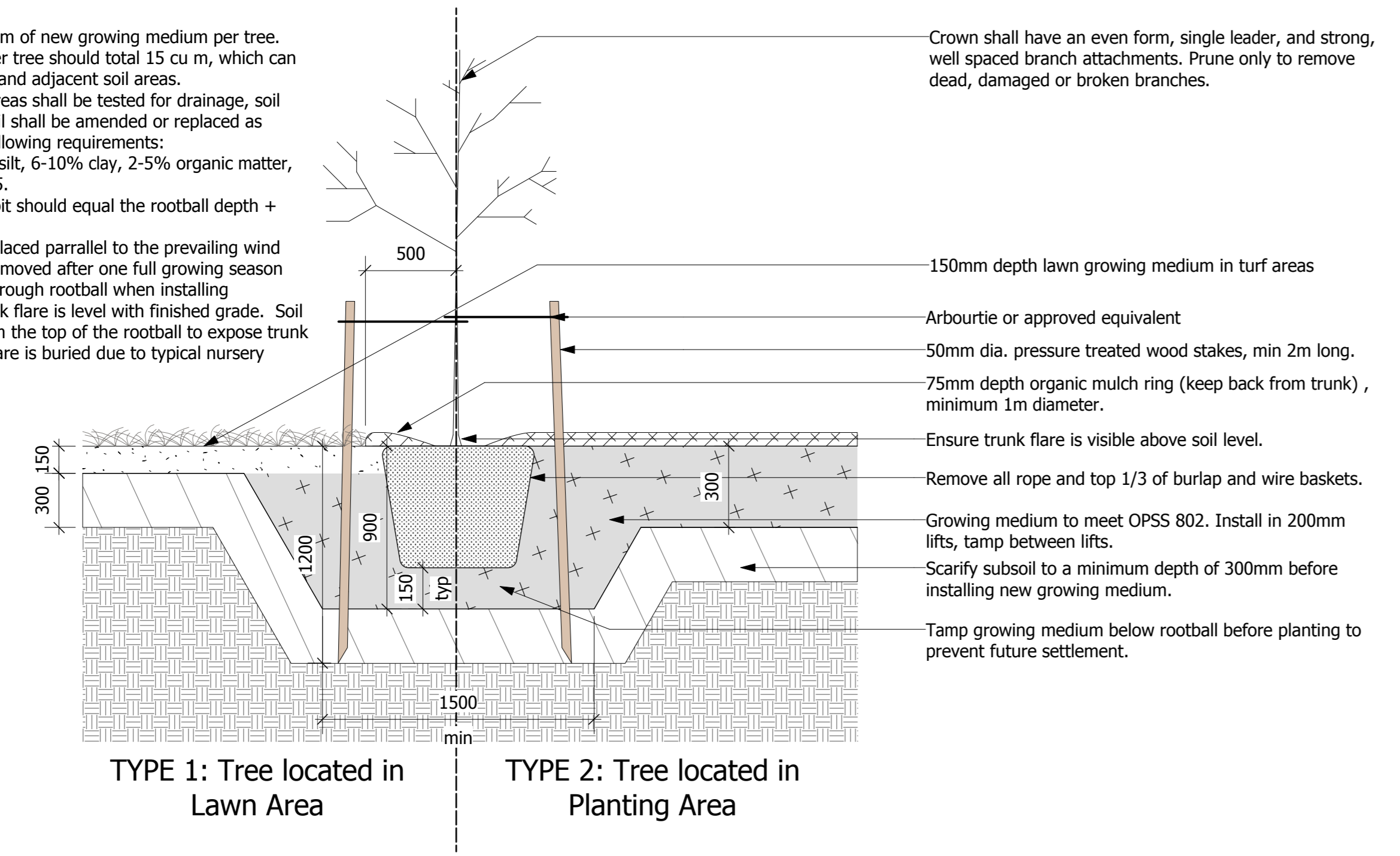
**NOTES**

- BIKE RACK MODEL MBR300-7-S BY MAGLIN SITE FURNITURE INC. WWW.MAGLIN.COM T: 800-716-5506 OR APPROVED EQUAL
- GLOSS BLACK COLOUR TO ACCOMMODATE 7 BIKES
- SURFACE MOUNT ON HORIZONTALLY LEVEL CONCRETE PAD
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS
- APPROPRIATELY SIZED GALVANIZED ANCHOR BOLTS TO BE PROVIDED BY CONTRACTOR
- DAMAGE TO FINISH TO BE TOUCHED UP BY CONTRACTOR TO THE APPROVAL OF THE CONTRACT ADMINISTRATOR

1 **Bike Rack**  
Scale: 1:25

**General Notes**

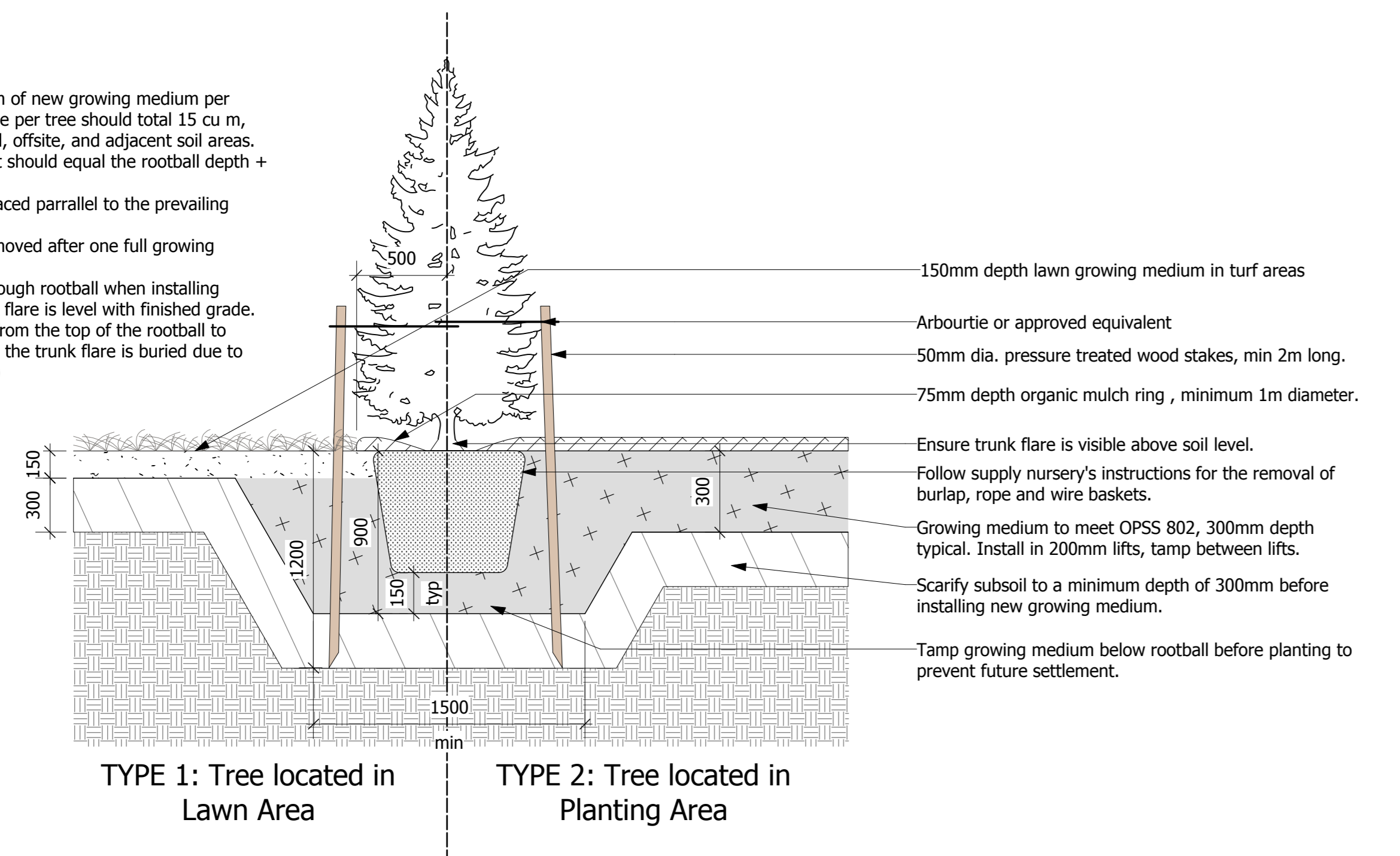
1. Install a minimum 5 cu m of new growing medium per tree. Available soil volume per tree should total 15 cu m, which can include shared, offsite, and adjacent soil areas.
2. All proposed planting areas shall be tested for drainage, soil quality and pH. Poor soil shall be amended or replaced as required to meet the following requirements: 50-60% sand, 20-40% silt, 6-10% clay, 2-5% organic matter, and pH between 6.5-7.5.
3. Max depth of planting pit should equal the rootball depth + 150mm
4. Tree stakes should be placed parallel to the prevailing wind
5. Wooden stakes to be removed after one full growing season
6. DO NOT drive stakes through rootball when installing
7. Set tree so base of trunk flare is level with finished grade. Soil should be removed from the top of the rootball to expose trunk flare (often the trunk flare is buried due to typical nursery practices)



2 **Deciduous Tree Planting**  
Scale: 1:25

**General Notes**

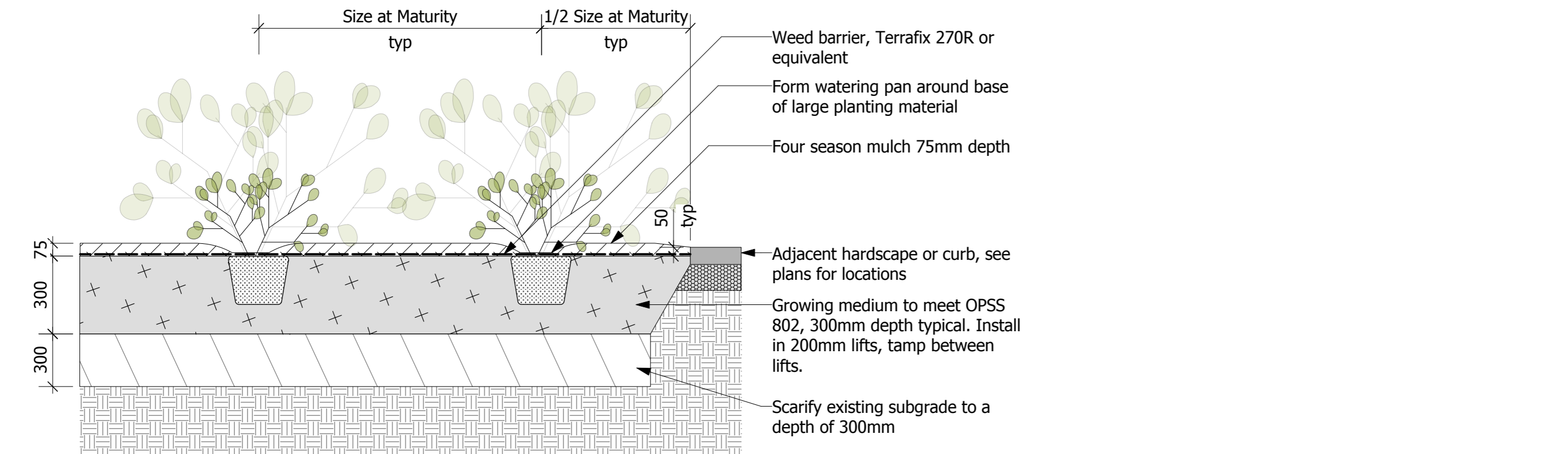
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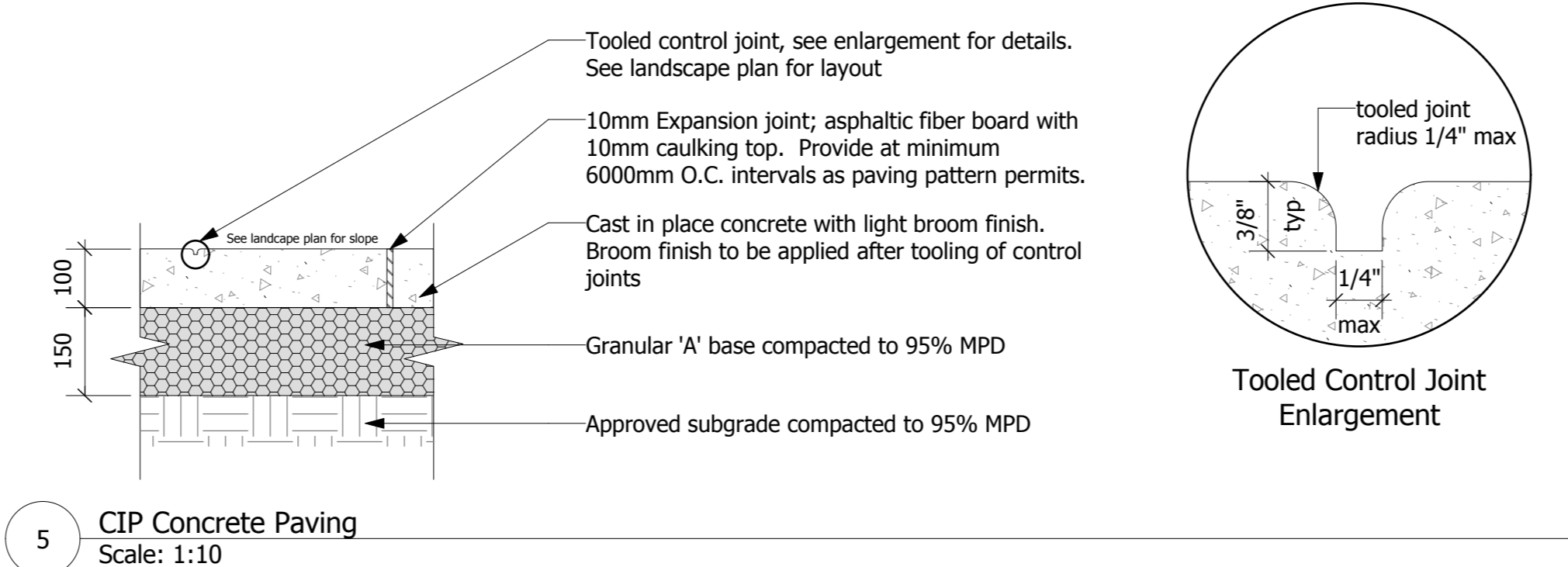
3 **Coniferous Tree Planting**  
Scale: 1:25

**General Notes**

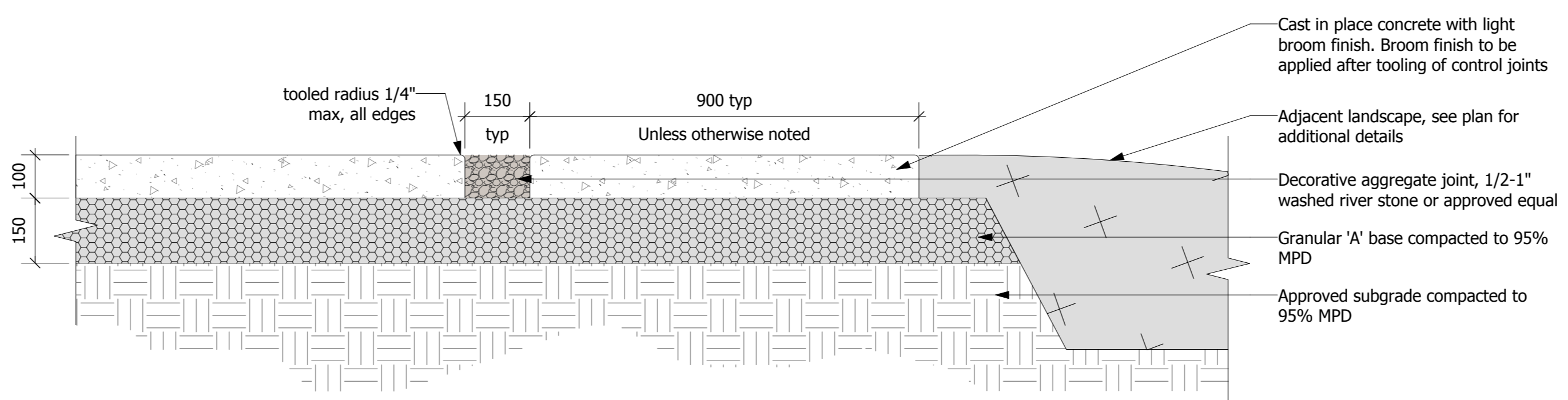
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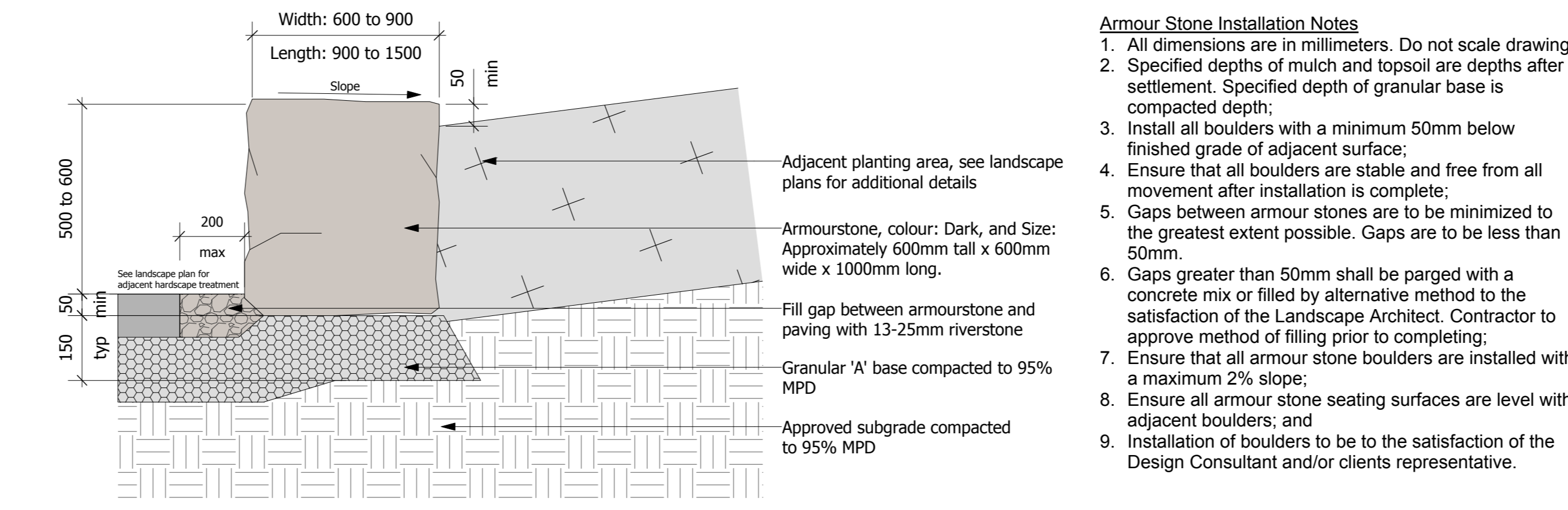
4 **Shrub Planting w four season mulch**  
Scale: 1:25



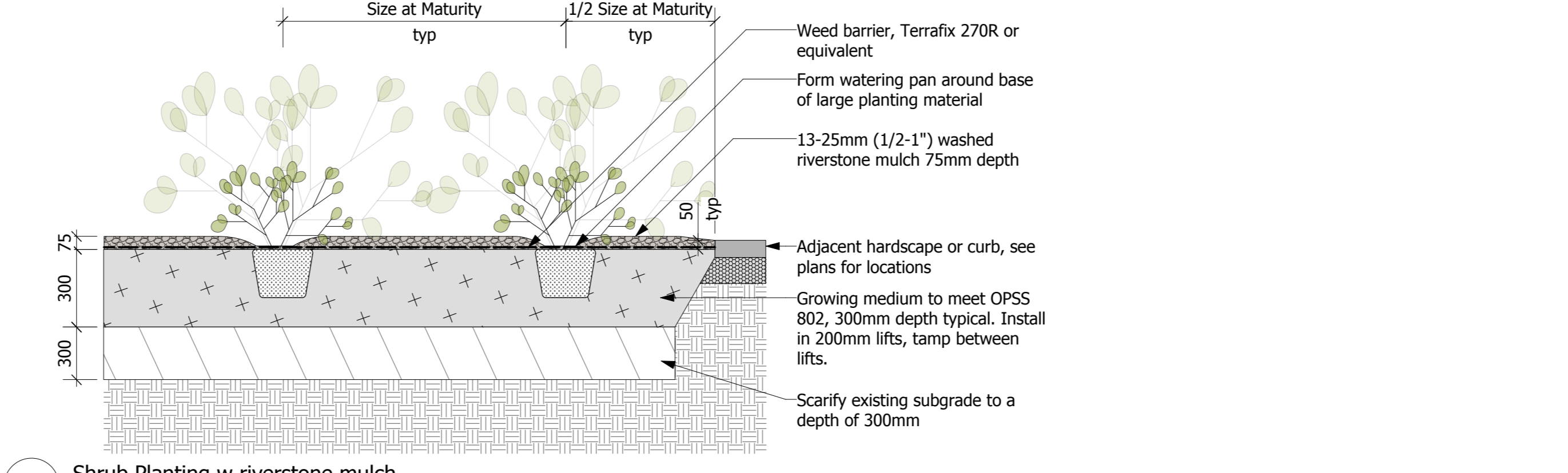
5 **CIP Concrete Paving**  
Scale: 1:10



6 **CIP Concrete Slab with Decorative Aggregate Joint**  
Scale: 1:10



7 **Armourstone Seating**  
Scale: 1:10



8 **Shrub Planting w riverstone mulch**  
Scale: 1:25

**LANDSCAPE NOTES:**

The Contractor shall review all existing conditions and utilities prior to commencement of work. Protect all existing plant material, structures and adjacent areas from damage. Layout shall be approved by the Contract Administrator prior to commencement of work. See plant list on DWG L1.0

**TOPSOIL & SOD**  
Sod all areas disturbed during removals and planting. Topsoil and sod shall meet the requirements of OPSS 802, 804 and 805, in addition to meeting any additional requirements set out in these specifications. Boulevards shall have 2% positive drainage toward the curb and shall be fully sodded, except for areas covered by driveway aprons or sidewalks.

All new topsoil shall be free from native fill or clay, roots, vegetation, weeds or debris, stones and clods over 50mm diameter. Imported topsoil, if required, shall be fertile, loamy, screened material of a quality acceptable to the Director (containing approx. 4% organic matter for clay loams and 2% organic matter for sandy loams with acidity range of 6.0 PH). Topsoil infested by the seeds of noxious weeds will not be acceptable.

All sod shall meet the requirements of Ontario Sod Grower's Association No. 1 Bluegrass Fescue Nursery Sod. The sod shall be taken from good loamy soil and shall be healthy, well permeated with roots, have uniform texture and appearance and be free from weeds. Sod must be laid within thirty-six (36) hours of being cut. Care must be taken during its transportation and placement to prevent any drying out. Sod shall match flush with all adjacent surfaces and shall have no open gaps, overlapping edges or uneven joints. Where adjacent or fronting lands have already been sodded, care must be taken to ensure drainage is maintained and a smooth transition is achieved.

Laid sod shall be immediately rolled to produce an even surface and watering shall commence immediately thereafter and shall continue on a regular basis until healthy roots are well established and permanent. If sod fails to establish immediately, it shall be removed and replaced. No attempt shall be made to try to re-establish weak/dead sod through continual watering, unless specific permission is granted by the Director. The entire work shall be done in a thoroughly workmanlike manner with an even surface, and professional in appearance. Any sod deemed unfit by the Director shall be immediately removed from the site and replaced.

**PROTECTION AND PRESERVATION OF EXISTING VEGETATION**  
All existing trees and other plants which are to remain shall be fully protected with hoarding (i.e. snow fencing) erected beyond their 'drip line' prior to the issuance of the Building Permit, to the satisfaction of the Planning and Development Department. Areas within the fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.

No rigging cables shall be wrapped around or installed in trees and surplus soil, equipment debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.

The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.

Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully and in accordance with accepted arboricultural practices.

Where root systems of protected trees are exposed directly adjacent to construction work or damaged by said work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.

Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.

Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at his own expense with trees of a similar size, species and of equal value as approved by the Director of Planning and Development. Failure to replace damaged trees to a condition satisfactory to the Municipality shall result in the Municipality exercising its right to draw on the Letter of Credit.

If grades around trees to be protected are likely to change, the owner shall be required to take such precautions as dry welling, retaining walls and root feeding to the satisfaction of the Director of Planning and Development.

**PLANTING**  
All plant material shall be nursery grown, true to type, conforming to the current edition of the Canadian Nursery Landscape Association's Canadian Standards for Nursery Stock. All plants shall be healthy and vigorous with all parts free from defects, decay, disfigurement, injury, disease and pests.

All trees shall have a reasonably straight trunk, free of any decay or wounds. Trees shall have a balanced canopy with a minimum of 12 branches. The branching height shall be a minimum of 1.8m from the root ball. Columnar trees shall possess one main trunk and no multiple competing stems. Branching shall be uniform and characteristic of the growing habit for the species. The root ball shall be a minimum of 750mm in diameter and shall have a depth of 2/3 the diameter. The root ball must be solid with little or no movement at the trunk and tree of grinding roots.

Prior to any trees arriving on site, an onsite meeting between the landscaper, contractor, and Developer's Landscape Architect must be held to review planting locations and procedures. The Developer's landscaper shall ensure that trees are planted under ideal seasonal conditions and according to the following procedures:

- All tree pits shall be prepared in accordance with Clarington Tree Planting Detail C-508.
- Trees shall be placed so that the root flare is 50mm above the finished boulevard grade. Sub-grade levels will not be accepted. The ball or basket must be untied with the trunk free from choking ties. All trunk wrap must be removed after planting. The top 1/3 of the wire basket and burlap must be removed, (not bent down). The remainder of the basket must be clipped randomly throughout the remaining 2/3. Waste from these procedures shall be properly disposed of off site.
- The hole shall be backfilled halfway with a blended mix of topsoil. The hole shall be backfilled and compacted to remove all air pockets and to ensure the tree is stable without the installation of tree stakes.
- The tree planting all surface and all planting beds shall be mulched with 75mm of shredded bark mulch. Wood chips will not be accepted. Mulch must not be placed against the trunk of the tree. A sample of mulch shall be submitted for approval.

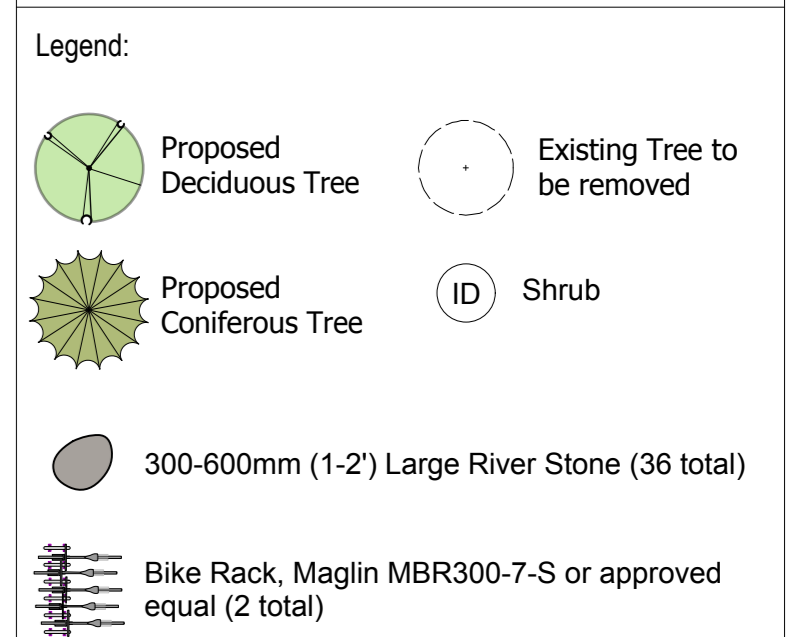
The Contract Administrator may reject any plant material, whether planted or not, that does not conform to the specifications. Substitutions for specified plants will not be accepted unless approved in writing by the Contract Administrator. Plant material shall be unwrapped prior to inspection with labels left on. The Contractor shall inspect and provide written acceptance of installation.

The Municipality reserves the right to investigate, inspect and reject any substandard material, tree or procedure at any time during, or subsequent to, the planting process. Immediately following planting, each tree shall be inspected for damage. Damaged trees shall be replaced or treated in accordance with proper horticultural standards, as directed.

The Developer's landscaper shall implement an ongoing maintenance program of all trees and plant material and shall monitor their progress at 3 and 12 months. Any trees showing signs of distress shall be treated or replaced immediately, as directed. The Contractor shall maintain all plant material and assume full responsibility for protection of all planted areas until final acceptance of all project work at the end of the specified warranty period (1 year). The Contractor shall water plants as necessary with sufficient quantities to maintain healthy growth.

All plants that are dead, or not in healthy, satisfactory growing condition, or which in any way do not meet the specifications, shall be replaced within two weeks of notification at the Contractor's expense.

The Contractor shall remove all stakes and staking material at the end of the warranty period. The Contract Administrator shall inspect and provide final acceptance.



1	Client Review	19.06.06	TR
2	Client Review	19.08.28	TR
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Client:  
**2452446 Ontario Inc**  
**727B William St, Cobourg**

Project:  
**William Street Addition**  
**727/737 William St, Cobourg**

Drawing Title:  
**Landscape Details**

Designed By: TR	Project #: 19.07
Drawn By: TR	Drawing #: <b>L 1.1</b>
Approved By: TR	
Date: 19/05/31	