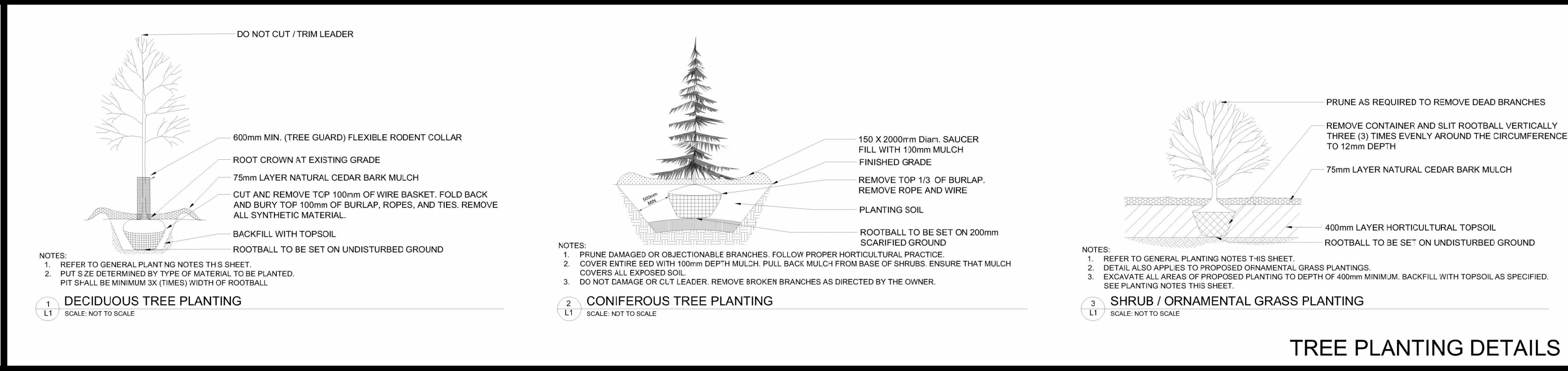
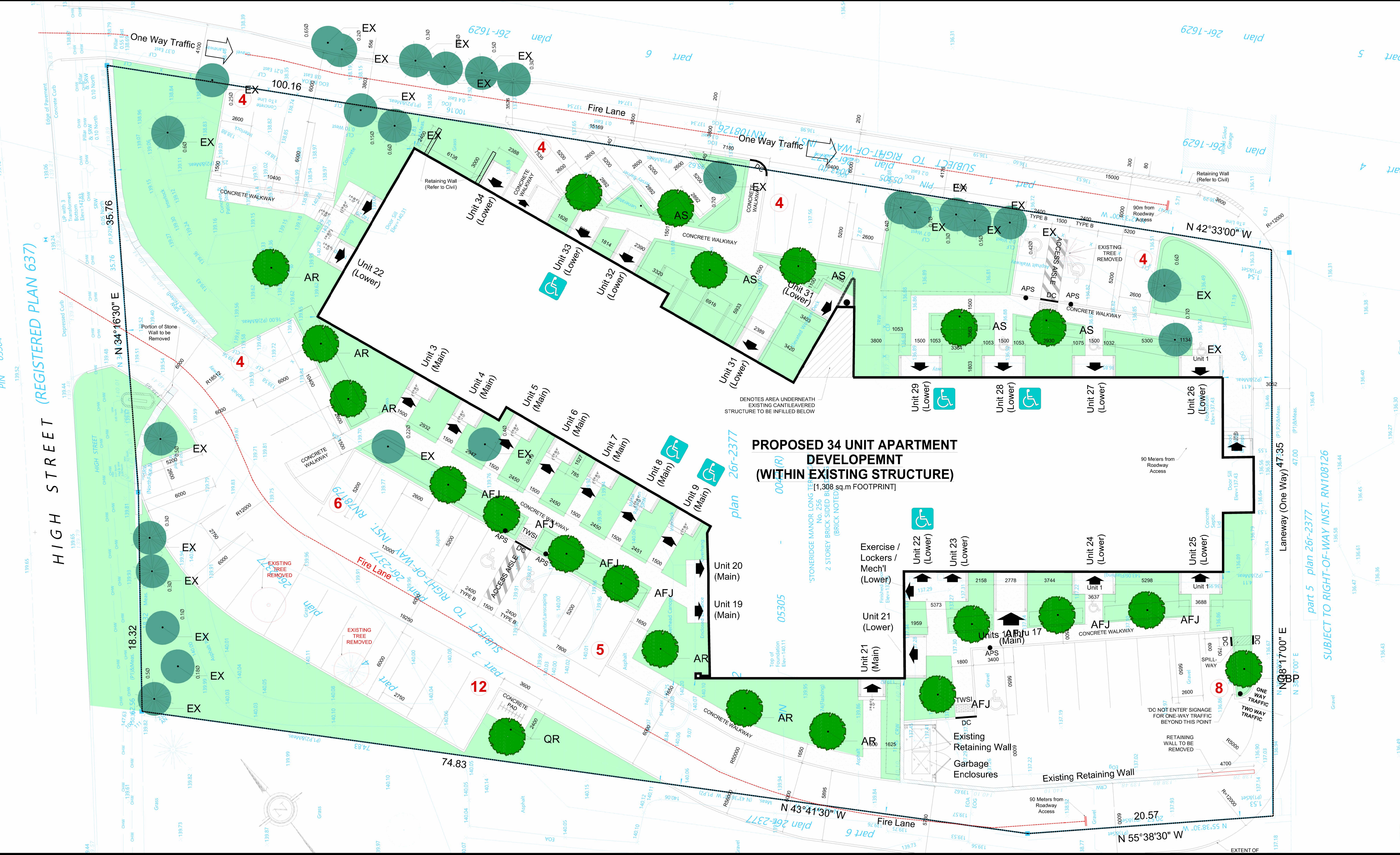


CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
AFJ	ACER x FREEMANII JEFFERSRED	AUTUMN BLAZE MAPLE	8	60mm cal	B&B, Single Stem
AS	ACER SACCHARINUM	SILVER MAPLE	5	60mm cal	B&B, Single Stem
QR	QUERCUS RUBRA	RED OAK	1	60mm cal	B&B, Single Stem
AR	ACER RUBRUM	RED MAPLE	6	60mm cal	B&B, Single Stem
GBP	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' MAIDENHAIR TREE	1	50mm cal	B&B, Single Stem



- GENERAL**
1. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES IDENTIFIED FOR REMOVAL OR PRESERVATION INCLUDING ALL SURVEY MARKS AND STAKES. CONTRACTOR IS TO MAKE GOOD ANY DAMAGE.
  2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE CONTRACTOR TO CONTACT CONTRACT ADMINISTRATOR IN UNCERTAINTY.
  3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION AND STAKING OF ALL UTILITIES PRIOR TO WORK COMMENCING ON THE SITE. CONTRACTOR SHALL LOCATE PLANT MATERIAL IN ACCORDANCE WITH UTILITY OFFSET REQUIREMENTS.
  4. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ALL UNDERGROUND SERVICES INCLUDING LIGHT STANDARD ELECTRICAL LINES.
  5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL A PRIVATE LOCATING COMPANY AND PAY ALL COSTS RELATING TO ALL SERVICES NOT STAKED OUT BY GAS, FIRE, WELL AND CABLE.
  6. THE CONTRACTOR SHALL VISIT THE SITE TO CONFIRM SITE CONDITIONS PRIOR TO SUBMITTING BIDS. AT THE END OF EACH DAY, THE SITE IS TO BE KEPT CLEAN.
  7. UPON FINAL COMPLETION OF THE PROJECT, ALL WORKMANSHIP AND MATERIALS ARE TO BE GUARANTEED FOR ONE (1) FULL YEAR, UNLESS NOTED OTHERWISE. ALL WORKMANSHIP IS TO BE COMPLETED TO THE STANDARDS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.
  8. ALL CONTRIBUTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT DESIGN STANDARDS, CRITERIA, AND SPECIFICATIONS FROM THE ONTARIO BUILDING CODE, THE ONTARIO PROVINCIAL STANDARD DETAIL, THE ONTARIO PROVINCIAL STANDARD SPECIFICATION AND LANDSCAPE ONTARIO.
  9. CONTRACTOR TO ENSURE PROPER DEPTH OF EXCAVATIONS TO ACCOMMODATE HARD SURFACE AND LANDSCAPING AS SPECIFIED ON THESE DRAWINGS.
- ENVIRONMENTAL NOTES**
1. THE CONTRACTOR SHALL ADHERE TO SPECIAL PROVISIONS FOR THE MANAGEMENT OF ON-SITE MATERIALS AS PER THE DRAWINGS AND SPECIAL PROVISIONS OF THIS CONTRACT.
  2. THE CONTRACTOR SHALL ENSURE THAT ALL REASONABLE MEASURES ARE TAKEN TO LIMIT GROUND DISTURBANCE CAUSED BY HEAVY EQUIPMENT USAGE, AND THAT EROSION AND SEDIMENT CONTROLS WILL BE INSTALLED ON DISTURBED AREAS. NO SURFACE GROUND-DISTURBING EQUIPMENT SHALL BE USED BY CONSTRUCTION FORCES EXCEPT ON ACCESS ROADS.
  3. ALL CONSTRUCTION ACTIVITIES WITHIN THE LIMIT OF CONSTRUCTION SHALL BE EXECUTED IN SUCH A MANNER AS TO PREVENT THE ENTRY OF CHEMICALS, PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER HAZARDOUS SUBSTANCES INTO LANDSCAPING AREAS.
  4. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY INSPECTION, CLEANUP, AND PROPER LABELING, STORAGE, AND DISPOSAL OF ALL DEBRIS PRODUCED BY OPERATIONS AND EMPLOYEES. SUITABLE REFUSE COLLECTING FACILITIES WILL BE REQUIRED. ONLY THOSE DISPOSAL AREAS DESIGNATED BY THE OWNER CONTRACT ADMINISTRATOR SHALL BE USED. DISPOSAL CONTAINERS SUCH AS DRUMS OR ROLL-OFF CONTAINERS SHALL BE OBTAINED FROM A PROPER WASTE DISPOSAL CONTRACTOR.
  5. SOLID, SPECIAL, CONSTRUCTION/DEMOLITION, AS WELL AS SCRAPS ARE PART OF POTENTIAL REFUSE GENERATED AND SHALL BE MANAGED WITH EMPHASIS ON REUSE, RECYCLE OR POSSIBLE GIVE AWAY, AS APPROPRIATE, BEFORE THEY ARE HANDLED AS WASTE.
  6. CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT IN OPERATION ON THE SITE IS IN GOOD WORKING CONDITION, AND SHALL MAINTAIN AND OPERATE EQUIPMENT TO LIMIT VEHICLE EXHAUST EMISSIONS CORRECTIVE ADJUSTMENTS OR REPAIRS SHALL BE DONE ON EQUIPMENT AND VEHICLES THAT SHOW EXCESSIVE EMISSIONS OR DEFECTIVE AND/OR PARTICULATE MATTER DUE TO POOR ENGINE ADJUSTMENTS OR OTHER INEFFICIENT OPERATING CONDITIONS.
  7. CONTRACTOR SHALL VISIT SITE PRIOR TO THE START OF CONSTRUCTION AND PHOTOGRAPH EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY THE CONTRACT ADMINISTRATOR AND EMPLOYEES PRIOR TO PERMIT VEHICULAR ACCESS AND ADVISE LANDSCAPE ARCHITECT/CONTRACT ADMINISTRATOR. ALL PRUNING SHALL BE AS PER CURRENT ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) STANDARDS.
- SITE PREPARATION**
1. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL AREAS WITHIN THE LIMIT OF THE CONTRACT.
  2. CONTRACTOR TO WORK WITHIN GUIDELINES FOR THE CITY'S NOISE BY-LAWS.
  3. ANY REFUSE, GARBAGE, OR OTHER DEBRIS ON SITE MUST BE REMOVED AND DISPOSED OF OFF-SITE AT THE EXPENSE OF THE CONTRACTOR.
  4. AREAS TO BE SOILED SHALL BE SOILED WITH NATIVE SOIL TO 150MM BELOW FINISHED GRADE TO ALLOW FOR TOPSOIL INSTALLATION.
  5. CONTRACTOR TO DETERMINE A SINGLE POINT OF CONSTRUCTION ACCESS AND RESTORE ROADWAY TO EXISTING CONDITION AFTER THE COMPLETION OF CONSTRUCTION.
  6. ABSOLUTELY NO STORAGE OF EQUIPMENT OR MATERIALS OUTSIDE OF CONSTRUCTION FENCING.
- SEMI-DEMOLITION CONTROL**
1. ALL SITUATION CONTROL FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EXCAVATION OR GRADING. CONTRACTOR SHALL SUBMIT SITUATION CONTROL AND EROSION PROTECTION PLAN TO THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCEMENT OF WORK.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SITUATION CONTROL DEVICES IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND LOCAL BY-LAWS THROUGHOUT THE PROJECT AND AFTER EACH RAINFALL EVENT.
  3. FOLLOWING COMPLETION OF CONSTRUCTION, COLLECTED SILT SHALL BE DISPOSED OFF-SITE. SILT FENCE SHALL BE REMOVED AND THE AFFECTED AREAS SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS.
- UNDERGROUND SERVICES AND UTILITIES**
1. UTILITIES MUST BE LOCATED BY THE UTILITY COMPANIES BEFORE CONSTRUCTION BEGINS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES WHICH OCCUR TO EXISTING SERVICES DURING CONSTRUCTION.
  2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES ON THE SITE.
  3. CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, REPORTING ALL DISCREPANCIES TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING WITH THE WORK.
  4. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SERVICES WHEN EXCAVATING.
- PLANTING**
1. ALL PLANTINGS SHALL BE UNDER WARRANTY FOR ONE YEAR (1 YEAR) FROM DATE OF FINAL ACCEPTANCE AND AS SPECIFIED. WARRANTY PERIOD SHALL INCLUDE WATERING AS REQUIRED TO SUSTAIN A VIGOROUS GROWTH DURING THE ESTABLISHMENT/WARRANTY PERIOD.
  2. THE CONTRACTOR SHALL UNDERTAKE PLANTING ACCORDING TO THE DRAWINGS AND AS SPECIFIED. PLANTING SOIL SHALL CONFORM WITH THESE REQUIREMENTS.
  3. ALL PLANTS SHALL BE NURSERY-GROWN AND SUPPLIED BY NURSERIES THAT SUPPORT SUSTAINABLE PRACTICES IN PLANT PRODUCTION.
  4. ANY CHANGES, MODIFICATIONS OR EQUIVALENCE PROPOSED BY THE CONTRACTOR IN THE CHOICE OF PLANTS SHALL BE APPROVED BY THE DESIGNER. PROVIDE GOOD CONTROL OF THE SUPPLIER BEFORE DELIVERY TO THE SITE OF THE PROFESSIONAL OF RECORD (LANDSCAPE ARCHITECT) OF DELIVERY OF PLANT MATERIALS AT LEAST 48 HOURS IN ADVANCE OF DELIVERY FOR REVIEW AND APPROVAL.
  5. THE CONTRACTOR SHALL ENSURE THAT THE PLANTS ARE HANDLED WITH CARE SO AS NOT TO BREAK UP SOIL/ROOT CLOSURES OR BRANCHES, FOR TREES, IF NECESSARY, APPLY AN ANTI-DESCASCANT SO THEY DO NOT DRY OUT DURING TRANSPORT. ANY PLANT DAMAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  6. ON-SITE, ALL PLANTS SHOULD BE PROTECTED FROM SUN AND DRYING WINDS AND SHOULD BE WATERED FREQUENTLY UNTIL PLANTING.
  7. ANY CHANGES, MODIFICATIONS OR EQUIVALENCE PROPOSED BY THE CONTRACTOR IN THE CHOICE OF PLANTS SHALL BE APPROVED BY THE DESIGNER. PROVIDE GOOD CONTROL OF THE SUPPLIER BEFORE DELIVERY TO THE SITE OF THE PROFESSIONAL OF RECORD (LANDSCAPE ARCHITECT) OF DELIVERY OF PLANT MATERIALS AT LEAST 48 HOURS IN ADVANCE OF DELIVERY FOR REVIEW AND APPROVAL.
  8. THE CONTRACTOR SHALL ENSURE THAT THE PLANTS ARE HANDLED WITH CARE SO AS NOT TO BREAK UP SOIL/ROOT CLOSURES OR BRANCHES, FOR TREES, IF NECESSARY, APPLY AN ANTI-DESCASCANT SO THEY DO NOT DRY OUT DURING TRANSPORT. ANY PLANT DAMAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  9. ALL SURFACES OF PLANTING BEDS (SHRUBS) AND SAUCERS FOR TREE PLANTING PITS WILL BE COVERED WITH MULCH. NATURAL CEDAR (MINIMUM 3-INCH THICKNESS).
  10. PLANTS SHOULD BE WATERED LESS THAN AN HOUR AFTER PLANTING AND AGAIN IN THE SAME DAY.
  11. ALL DECIDUOUS TREES AND CONIFERS SHALL BE PROTECTED AGAINST RODENTS WITH A SECTION OF CONJUGATED POLYETHYLENE DRAIN PIPE (150MM DIAMETER X 300MM HIGH) INSTALLED AT THE BASE OF THE TRUNK.
  12. WINTER PROTECTION: NECESSARY PLANT MATERIAL SHALL BE INSTALLED FOR ALL FRAGILE PLANTS TO PROTECT AGAINST WINTER WINDS OR UNLIEKLY DAMAGE BY SNOW. FOR EXAMPLE, THE BASE OF THE BRANCHES SUBJECT TO FALLING SNOW FROM ROOFS, OR AREAS SUBJECT TO SNOW STORAGE AND REMOVAL. THE PROTECTION SHALL BE REVIEWED AND APPROVED AT THE END OF THE PLANTING WORKS BY DESIGNER. PROTECTION MUST BE ADAPTED TO EACH PLANT OR GROUP OF PLANTS ACCORDING TO THE SPECIFICATIONS OF THE LANDSCAPE ARCHITECT. STRUCTURES AND MATERIALS DEVELOPED FOR WINTER PROTECTION SHALL REMAIN IN THE POSSESSION OF THE CUSTOMER AFTER THE WARRANTY PERIOD OF THE WORK.



- SCALE: NTS**
- | No. | REVISIONS                | BY | DATE        |
|-----|--------------------------|----|-------------|
| 01  | Development Permit Subm. | RD | 22 NOV 2023 |
- OWNER: INVERNESS HOMES
- DESIGNED BY: RD      DRAWN BY: RD      APPROVED BY: JL
- PROJECT: 256 HIGH STREET
- DRAWING TITLE: LANDSCAPE AND TREE PRESERVATION PLAN
- DATE: 22 NOV 2023