GENERAL NOTES:

1. THE SITE PLAN AS PREPARED BY ARCHITECTURAL DESIGN INC., TOPOGRAPHICAL SURVEY PLAN WAS PREPARED BY J.D. BARNES LTD., AND GRADING AND SERVICING PLANS WERE PREPARED BY ODAN-DETECH ENGINEERING. THE INFORMATION FROM THE LATEST VERSIONS OF THESE DRAWINGS MADE AVAILABLE TO GEOMETRIC STUDIO INC. WAS USED AS A BASE FOR THE PREPARATION OF THIS PLAN.
2. CONTRACTOR TO PROVIDE SUFFICIENT TOPSOIL DEPTH AND FINISH WITH SOD WHERE INDICATED ON PLAN. DEPTH OF TOPSOIL IS DEPENDANT ON DEPTH OF REMOVED EXISTING MATERIAL AND SUBGRADE. THE MINIMUM REQUIRED TOPSOIL DEPTHS HAVE BEEN NOTED ON PLAN. CONTRACTOR IS TO MEET FINISHED GRADES AS SHOWN ON CIVIL ENGINEER'S GRADING PLANS.

LANDSCAPE NOTES:

1. REFER TO CIVIL SITE GRADING AND SERVICING PLANS FOR ALL SITE SERVICING AND SITE GRADING RESPECTIVELY.
2. FOR ALL TREE PROTECTION REQUIREMENTS AND DETAILS REFER TO THE REVISED REPORT DATED OCTOBER 27, 2017 PREPARED BY GEOMETRIC STUDIO INC..
3. THE CONTRACTOR WILL FOLLOW LOCAL AGENCY REQUIREMENTS OF FILING APPROPRIATE LICENSE AND INSURANCE INFORMATION (DOCUMENTS) WITH THE LOCAL AGENCY PRIOR TO THE ISSUANCE OF PERMITS.
4. CONSTRUCTION SHALL CONFORM WITH ALL CURRENT GOVERNING CODES AND ALL APPLICABLE ORDINANCES INCLUDING REGULATIONS, SPECIFICATIONS, AND DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND IDENTIFYING UNDERGROUND UTILITIES, PIPES, AND STRUCTURES, THE CONTRACTOR WILL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
6. CONTRACTOR WILL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS WILL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSULTANT TEAM. THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE NOTIFICATION.
7. THE LOCATIONS OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED ARE TO BE REQUESTED OF THE CONSULTANT IN WRITING PRIOR TO PROCEEDING.
8. ALL CURVE-TO-CURVE TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
9. CITY/ TOWN REPRESENTATIVE IS TO BE NOTIFIED AFTER THE SITE HAS BEEN STAKED OUT, PRIOR TO THE CONTINUATION OF WORK.
10. ALL PAVED AND FINISH AREAS SHALL SLOPE AS INDICATED PER THE SITE GRADING AND DRAINAGE PLAN PREPARED BY ODAN-DETECH ENGINEERING.
11. ALL PLANTING AREAS SHALL SLOPE TO DRAIN AT A MINIMUM OF 1% UNLESS OTHERWISE SPECIFIED ON THE SITE GRADING AND DRAINAGE PLAN PREPARED BY ODAN-DETECH ENGINEERING.
12. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
13. CONTRACTOR IS RESPONSIBLE TO PAY FOR AND OBTAIN ALL NECESSARY BUILDING PERMITS AS MAY BE REQUIRED BY LOCAL AGENCIES. ADDITIONALLY, EACH CONTRACTOR WILL PROVIDE ALL DRAWINGS, SCHEDULES, AND SPECIFICATIONS AS REQUIRED FOR BUILDING PERMITS.
14. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER AND CONSULTANT.
15. THE CONTRACTOR WILL MAKE GOOD ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE OWNER AND/ OR CONSULTANT AT NO ADDITIONAL COST TO THE OWNER.
16. EXISTING TREES AND OTHER EXISTING SITE FEATURES WILL BE PROTECTED AGAINST DAMAGE BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. THE CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGE OR RESTORATION TO MAKE GOOD.
17. ALL TEMPORARY CONSTRUCTION SAFETY FENCING AND TREE PROTECTION FENCING SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF CONSTRUCTION.

LANDSCAPING ON MUNICIPAL BOULEVARD:

1. THE APPLICANT IS RESPONSIBLE TO ACQUIRE THE NECESSARY UTILITY STAKE OUTS AND APPROVALS FROM THE PUBLIC UTILITIES COORDINATING COMMITTEE (P.U.C.C.) OR SIMILAR AND/ OR TRANSPORTATION AND WORKS DEPARTMENTS PRIOR TO THE INSTALLATION OF THE LANDSCAPE WORKS ON THE MUNICIPAL BOULEVARD.

TREE PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE NO.1 NURSERY GROWN, MEETING SPECIFICATIONS FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, METHOD OF CULTIVATION, AND BALLING AND BURLAP SPECIFICATIONS AS SET OUT IN THE LATEST GUIDE SPECIFICATION FOR NURSERY STOCK PREPARED BY THE CNLA.
2. NO SUBSTITUTIONS IN SPECIES, CULTIVAR, QUANTITY, SIZE OR CONDITION WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. ANY UNAPPROVED SUBSTITUTED MATERIAL WILL BE REQUIRED TO BE REMOVED FROM THE SITE AND REPLACED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. ANY INCONSISTENCIES FOUND IN THE QUANTITIES AS SHOWN ON THE PLAN AND THE PLANT LIST SHALL IMMEDIATELY BE REPORTED TO THE LANDSCAPE ARCHITECT.
4. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND FERTILIZED AT THE TIME OF PLANTING AND KEPT WATERED IN INTERIM TIME BETWEEN TRANSPORT AND PLANTING.
5. CLUMP FORM IS ALWAYS A MINIMUM OF 3 LEADERS.
6. MAINTENANCE REQUIREMENTS WILL INCLUDE:
   - 6.1. ALL PROCEDURES CONSISTENT WITH PROPER HORTICULTURAL PRACTICES TO ENSURE NORMAL, VIGOROUS, AND HEALTHY GROWTH OF ALL MATERIAL PLANTED.
   - 6.2. ALL STAKES, WIRE, HOSE, AND OTHER ACCESSORIES ARE **NOT PERMITTED** UNLESS REQUIRED BY THE CONTRACTOR AS A CONDITION OF WARRANTY.
     - 6.2.1. ALL STAKES, WIRE, HOSE, AND OTHER ACCESSORIES WILL BE REMOVED PRIOR TO FINAL WARRANTY INSPECTION. IF SPECIMEN INJURY HAS OCCURRED AS A RESULT OF THIS PRACTICE, THEY WILL BE REQUIRED TO BE REPLACED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
7. ROOTBALL, B&B OR WIRE BASKET: REMOVE LACING AND ENTIRE WIRE BASKET. CUT AND REMOVE BURLAP TO 1/2 BELOW TOP OF BALL. COMPLETELY REMOVE CONTAINERS.
8. COMPACTED SOIL PEDESTAL BELOW ROOTBALL TO 90% DRY DENSITY.
9. ENSURE SPECIMEN TRUNK COLLAR IS EXPOSED, AND MAKE SURE TO PLANT THE COLLAR AT GRADE.
10. PLANT LOCATIONS AND BOUNDARIES ARE APPROXIMATE. CONTRACTOR TO STAKE OUT PLANTS AND BOUNDARIES IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. PROTECT AND MAINTAIN STAKES.
11. PLANT SPECIMENS TO BE TAGGED BY LANDSCAPE ARCHITECT AS METHOD OF TREE NURSERY SELECTION.
12. AFTER PLANTING, AND PROJECT COMPLETION, REVIEW EXTENT OF PRUNING NECESSARY WITH LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL USED AS REPLACEMENTS FOR UNACCEPTABLE MATERIAL SHALL BE OF THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR THE ORIGINAL MATERIAL INCLUDING THE APPLICABLE WARRANTY PERIOD. REPLACEMENTS SHALL BE MADE ONCE UNDER THE WARRANTY.
14. THE CONTRACTOR SHALL PROVIDE MAINTENANCE IMMEDIATELY AFTER THE PLANTS ARE INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE CITY.

COLOURED IMPRESSED CONCRETE NOTES:

1. CONTRACTOR TO INSTALL IMPRESSED CONCRETE PER CITY OF BURLINGTON STANDARD SPECIFICATION NO. 229 COLOURED AND/ OR COLOURED IMPRESSED CONCRETE.
2. THE CONTRACTOR WILL PROVIDE A JOB SITE SAMPLE OF 2 SQUARE METRES (ONE FOR EACH COLOUR AND PATTERN) TO BE APPROVED BY THE LANDSCAPE ARCHTIECT AND CITY/ TOWN REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION. THE SAMPLE WILL BE THE STANDARD FOR THE BALANCE OF THE WORK INSTALLED AND WILL BE PROTECTED AGAINST DAMAGE UNTIL FINAL APPROVAL FROM THE LANDSCAPE ARCHITECT AND CITY/ TOWN REPRESENTATIVE.
3. BURLINGTON HERITAGE BRICK RED COLOUR HARDENER IS SUPPLIED IN 25KG BAGS AND IS AVAILABLE AT FORM & BUILD SUPPLY, HAMILTON BRANCH 1-866-603-4480. THE MINIMUM APPLICATION RATE IS 2.5 - 3.0 KGS PER SQUARE METRE.
   - 3.1. BURLINGTON HERITAGE BRICK RED INTEGRAL COLOUR PIGMENT IS SUPPLIED IN 1 CUBIC METRE LOAD PACKAGING AND MUST BE PURCHASED THROUGH THE READY MIX SUPPLIER. CONCRETE MIX DESIGN: C2 32 MPA EXTERIOR AIR ENTRAINED MIX.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	NATIVE	HEIGHT (m)*	SPREAD (m)*	SPACING	REMARKS
LARGE DECIDUOUS TREES									
QB	*Quercus bicolor*	Swamp White Oak	9	70MM WB	√	18m	18m	SEE PLAN	
QR	*Quercus rubra*	Red Oak	8	70MM WB	√	22m	20m	SEE PLAN	
UA	*Ulmus* 'Morton Glossy'	Morton Glossy Elm	8	70MM WB	√	20m	13m	SEE PLAN	
SMALL DECIDUOUS TREES									
CR	*Cornus racemosa*	Gray Dogwood	1	50MM WB	√	4m	4m	SEE PLAN	CLUMP FORM
CONIFEROUS TREES									
AB	*Abies balsamea*	Balsam Fir	1	250CM WB	√	20m	8m	SEE PLAN	
SHRUBS & PERENNIALS									
CA	*Calamagrostis x acutiflora* 'Karl Foerster'	Reed Grass	213	1 GAL				0.5M O.C.	
CS	*Cornus sericea*	Red Osier Dogwood	54	3 GAL	√	2m	2.5m	0.75M O.C.	
PA	*Pennisetum alopecuroides* 'Hameln'	Dwarf Fountain Grass	184	1 GAL				0.5M O.C.	
TC	*Taxus canadensis*	Canadian Yew	32	3 GAL	√	60cm	100cm	0.75M O.C.	
TO	*Thuja occidentalis*	Eastern White Cedar	40	200CM WB	√	12m	4m	1.0M O.C.	

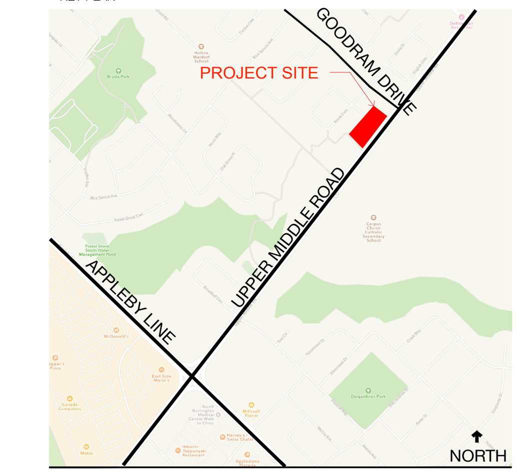
*HEIGHT AND SPREAD AT MATURITY



GEOMETRIC

GEOMETRIC STUDIO INC.
2222 Truscott Drive
Mississauga, ON L5J 2A8
+1 647 308 3283 | david@geometricstudio.ca

KEY PLAN



TEAM

PLANNER:	WESTON CONSULTING
ARCHITECT:	ARCHITECTURAL DESIGN INC.
CIVIL:	ODAN-DETECH CONSULTING ENG.
GEOTECHNICAL:	
ENVIRONMENTAL:	
STRUCTURAL:	
MECHANICAL:	
ELECTRICAL:	
TRANSPORTATION:	
IRRIGATION:	

GENERAL NOTES

1. ALL DRAWING(S) ARE IN METERS(M) UNLESS OTHERWISE NOTED.
2. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF GEOMETRIC STUDIO INC. AND MAY NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. ALL INFORMATION SHOWN ON THIS DRAWING IS FOR USE ON THE SPECIFIED PROJECT ONLY AND WILL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF GEOMETRIC STUDIO INC. THE "CONSULTANT".
3. LEGAL PROPERTY LINES AND UTILITIES TO BE VERIFIED IN FIELD PRIOR TO STARTING CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
6. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT PRIOR TO PROCEEDING.
7. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
8. DRAWINGS ARE NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED AS "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN.

LEGEND

- LOT LINES
- PROPOSED WOODEN PRIVACY SCREEN
- PROPOSED DECORATIVE METAL FENCE
- TREE PROTECTION HOARDING REFER TO TREE PRESERVATION PLAN
- EXISTING TREE TO REMAIN
- EXISTING FIRE HYDRANT
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED PERENNIAL GRASSES
- PROPOSED SOD
- PROPOSED SHREDDED HARDWOOD MULCH
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING

NOTE: FOR EXISTING TREES TO BE REMOVED OR PRESERVED REFER TO THE TREE PRESERVATION PLAN.

NO.	REVISIONS	DATE
6	ISSUED FOR COORDINATION	18.02.09
5	ISSUED FOR RZA/ SPA	17.10.27
4	ISSUED FOR COORDINATION	17.10.18
3	ISSUED FOR COORDINATION	17.10.14
2	ISSUED FOR COORDINATION	17.10.04
1	ISSUED FOR COORDINATION	17.09.28

SEAL :

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID J. MUGFORD
OALA
MEMBER

STAMPED FOR CITY/ TOWN APPROVAL ONLY. NOT FOR CONSTRUCTION.

CLIENT :

BLOOMFIELD HOMES
30 Pennsylvania Ave., Unit 1 | Concord, ON L4K 4A5

PROJECT :

5219 UPPER MIDDLE ROAD
City of Burlington, ON

TITLE:

LANDSCAPE PLAN

PROJECT NO:	17018
SCALE:	1:250
DRAWN BY:	GEOMETRIC STUDIO INC.
REVIEWED BY:	DM
PRINT DATE:	2/9/2018

PROJECT NORTH

N
TRUE NORTH

DRAWING NO.

L1.0