

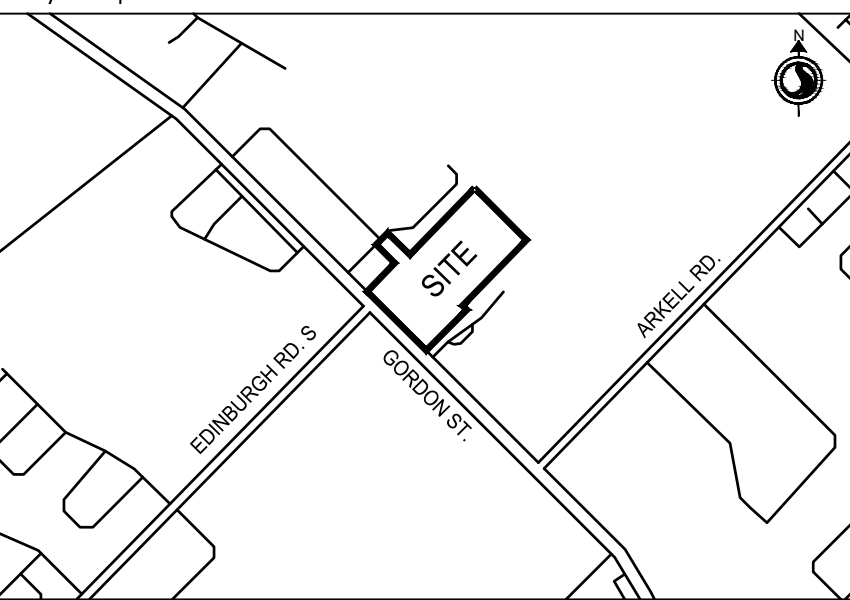
Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Key Map NTS.



Legend

- PROPERTY LIMIT
- WOODLOT BUFFER
- PROTECTED WOODLOT BOUNDARY
- EXISTING TREE
- DECIDUOUS TREE
- CONIFEROUS TREE
- POSSIBLE FUTURE STREET TREE
- SHRUBS, PERENNIALS & ORNAMENTAL GRASSES
- LIMIT OF MULCHED PLANTING BED
- TREE PIT
- SOD
- NATURAL CONCRETE PAVING
- COLOURED CONCRETE PAVING WITH UNIT PAVEMENT BANDING
- BENCHES, LOUNGE CHAIRS, AND PICNIC TABLES
- BIKE RACK
- DECORATIVE SEATWALL

Notes

- ALL DRAWINGS SHOULD BE REVIEWED WITH REFERENCE TO COMPLETE CONTRACT DOCUMENTS.
- DRAWINGS NOT INTENDED FOR CONSTRUCTION

1. PER UPDATED SITE PLAN SU HE 21.08.20
Revision By Appd. YY.MM.DD

2. ISSUED FOR DRAFT PLAN APPROVAL SU HE 21.08.20
1. ISSUED FOR DRAFT PLAN APPROVAL SU HS 21.08.11
Issued By Appd. YY.MM.DD

File Name: 161413684.dwg SU HS HS 21.07.29
Dwn. Chkd. Dgn. YY.MM.DD

Permit-Seal



Client/Project

TRICAR DEVELOPMENTS INC.

1242, 1250, 1260 GORDON STREET
& 9 VALLEY ROAD
Guelph, ON Canada

Title

LANDSCAPE PLAN

Project No. 161413684 Scale 4 0 8m
1 : 400

Drawing No. L-1 Sheet 1 of 3 Revision 1

Key	Qty	Botanical Name	Common Name	Size & Condition	Spacing
Deciduous Trees					
AR	10	<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Maple	60mm CALIPER, W.B.	
AS	6	<i>Acer saccharum</i>	Sugar Maple	60mm CALIPER, W.B.	
AF	10	<i>Acer x freemanii</i> 'Celebration'	Celebration Freeman Maple	60mm CALIPER, W.B.	
AL	2	<i>Amelanchier laevis</i> 'Spring Flurry'	Spring Flurry Serviceberry	200cm HT., W.B., Multi-stem	
AM	4	<i>Amelanchier laevis</i> 'Spring Flurry'	Spring Flurry Serviceberry	60mm CALIPER, W.B. Treeform	
CF	4	<i>Cornus florida</i> 'Cherokee Princess'	White Flowering Dogwood	200cm HT., W.B., Multi-stem	
FG	3	<i>Fagus grandifolia</i>	American Beech	60mm CALIPER, W.B.	
GT	4	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honey Locust	60mm CALIPER, W.B.	
LT	6	<i>Liriodendron tulipifera</i>	Tulip tree	60mm CALIPER, W.B.	
OV	3	<i>Ostrya virginiana</i>	Ironwood	60mm CALIPER, W.B.	
PO	10	<i>Platanus occidentalis</i>	American Sycamore	60mm CALIPER, W.B.	
QR	3	<i>Quercus robur</i> 'Fastigiata'	Pyramidal English Oak	60mm CALIPER, W.B.	
TA	3	<i>Tilia americana</i>	American Basswood	60mm CALIPER, W.B.	
Coniferous Trees					
PG	6	<i>Picea glauca</i>	White Spruce	200cm HT. W.B.	
PS	9	<i>Pinus strobus</i>	White Pine	200cm HT. W.B.	
TO	21	<i>Thuja occidentalis</i> 'Yellow Ribbon'	Yellow Ribbon Cedar	150cm HT. Potted	
Coniferous Shrubs					
Js	35	<i>Juniperus sabina</i> 'Arcadia'	Arcadia Juniper	30cm HT. 3 Gal. Pot	Approx. 1.25m O/C
Tc	22	<i>Taxus cuspidata</i> 'Nana Aurea'	Dwarf Golden Japanese Yew	50cm HT. 3 Gal. Pot	Approx. 1.5m O/C
Deciduous Shrubs					
Bt	85	<i>Berberis thunbergii</i> 'Concorde'	Concorde Barberry	50cm HT. 3 Gal. Pot	Approx. 0.6m O/C
Ca	35	<i>Clethra alnifolia</i> 'Hummingbird'	Summersweet	50cm HT. 3 Gal. Pot	Approx. 1.0m O/C
Cs	60	<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Dogwood	50cm HT. 3 Gal. Pot	Approx. 1.25m O/C
Dg	21	<i>Deutzia gracilis</i>	Slender Deutzia	50cm HT. 3 Gal. Pot	Approx. 0.8m O/C
Hp	119	<i>Hydrangea paniculata</i> 'Bombshell'	Bombshell Hydrangea	50cm HT. 3 Gal. Pot	Approx. 0.8m O/C
Ph	60	<i>Physocarpus opulifolius</i> 'Little Devil'	Little Devil Dwarf Ninebark	50cm HT. 3 Gal. Pot	Approx. 1.25m O/C
Wf	63	<i>Weigela florida</i> 'Rumba'	Rumba Weigela	50cm HT. 3 Gal. Pot	Approx. 1.25m O/C
Perennials & Ornamental Grasses					
arp	97	<i>Agastache x Rosie Posie</i>	Rosie Posie Anise Hyssop	1 Gal. Pot	Approx. 0.6m O/C
dsg	85	<i>Deschampsia cespitosa</i> 'Gold Dew'	Gold Dew Tufted Hair Grass	1 Gal. Pot	Approx. 0.6m O/C
epm	192	<i>Echinacea purpurea</i> 'Merlot'	Merlot Coneflower	1 Gal. Pot	Approx. 0.6m O/C
hem	105	<i>Hemerocallis</i> 'Purple D'Oro'	Purple D'Oro Daylily	1 Gal. Pot	Approx. 0.6m O/C
hms	41	<i>Hosta</i> 'Moonstruck'	Moonstruck Hosta	1 Gal. Pot	Approx. 0.6m O/C
nfc	68	<i>Nepeta faassenii</i> 'Cat's Pajamas'	Cat's Pajamas Catmint	1 Gal. Pot	Approx. 0.6m O/C
pva	175	<i>Panicum virgatum</i> 'Apache Rose'	Apache Rose Switch Grass	1 Gal. Pot	Approx. 0.8m O/C
pvc	107	<i>Panicum virgatum</i> 'Cheyenne Sky'	Cheyenne Sky Switch Grass	1 Gal. Pot	Approx. 0.7m O/C
pap	276	<i>Pennisetum alopecuroides</i> 'Piglet'	Dwarf Fountain Grass	1 Gal. Pot	Approx. 0.5m O/C
pad	99	<i>Perovskia atriplicifolia</i> 'Denim 'n Lace'	Denim 'n Lace Russian Sage	1 Gal. Pot	Approx. 0.6m O/C
rig	200	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	1 Gal. Pot	Approx. 0.6m O/C
ssn	104	<i>Sedum spectabile</i> 'Neon'	Neon Showy Stonecrop	1 Gal. Pot	Approx. 0.6m O/C

NOTES:

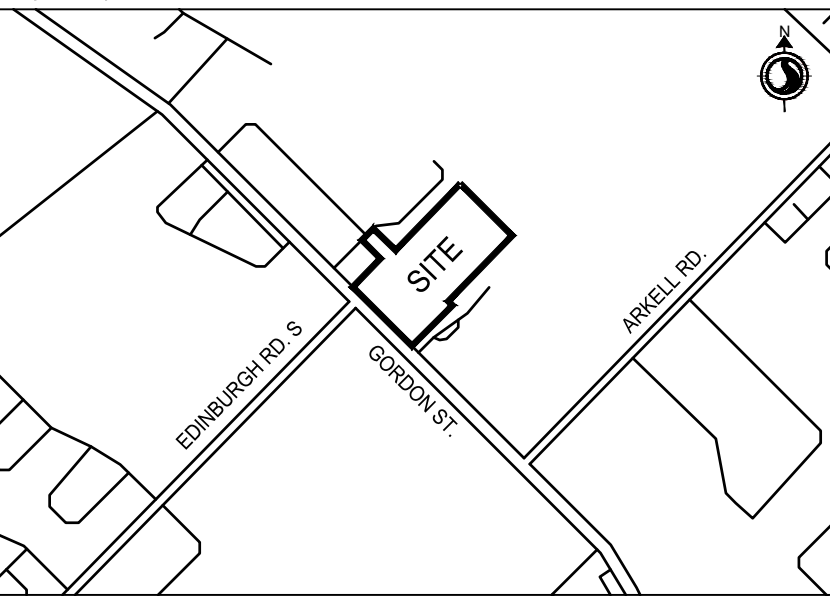
- THE PROPERTY DEMARCATION WILL CONSIST OF 1.5m BLACK VINYL CHAIN LINK FENCE PER CITY OF GUELPH STANDARD CONTRACT SPEC SS-24 AND/OR PROPERTY MARKERS IN ACCORDANCE WITH THE CITY'S DEMARCATION POLICY AND SPECIFICATIONS (REFER TO DETAIL ON SHEET L-2) AND CITY APPROVED DEMARCATION PLAN WILL BE INCLUDED IN ER.
- PLANTING SOIL DEPTHS ON PARKING DECK TO BE ACHIEVED WITH A COMBINATION OF RAISED PLANTER CURBS AND TREE PITS.

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Key Map N.T.S.



Legend

Notes

- ALL DRAWINGS SHOULD BE REVIEWED WITH REFERENCE TO COMPLETE CONTRACT DOCUMENTS.
- DRAWINGS NOT INTENDED FOR CONSTRUCTION

1. PER UPDATED SITE PLAN	SU	HE	21.08.20
Revision	By	Appd.	YY.MM.DD
2. ISSUED FOR DRAFT PLAN APPROVAL	SU	HE	21.08.20
1. ISSUED FOR DRAFT PLAN APPROVAL	SU	HS	21.08.11
Issued	By	Appd.	YY.MM.DD

File Name: 161413684.dwg	SU	HS	HS	21.07.29
	Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal



Client/Project

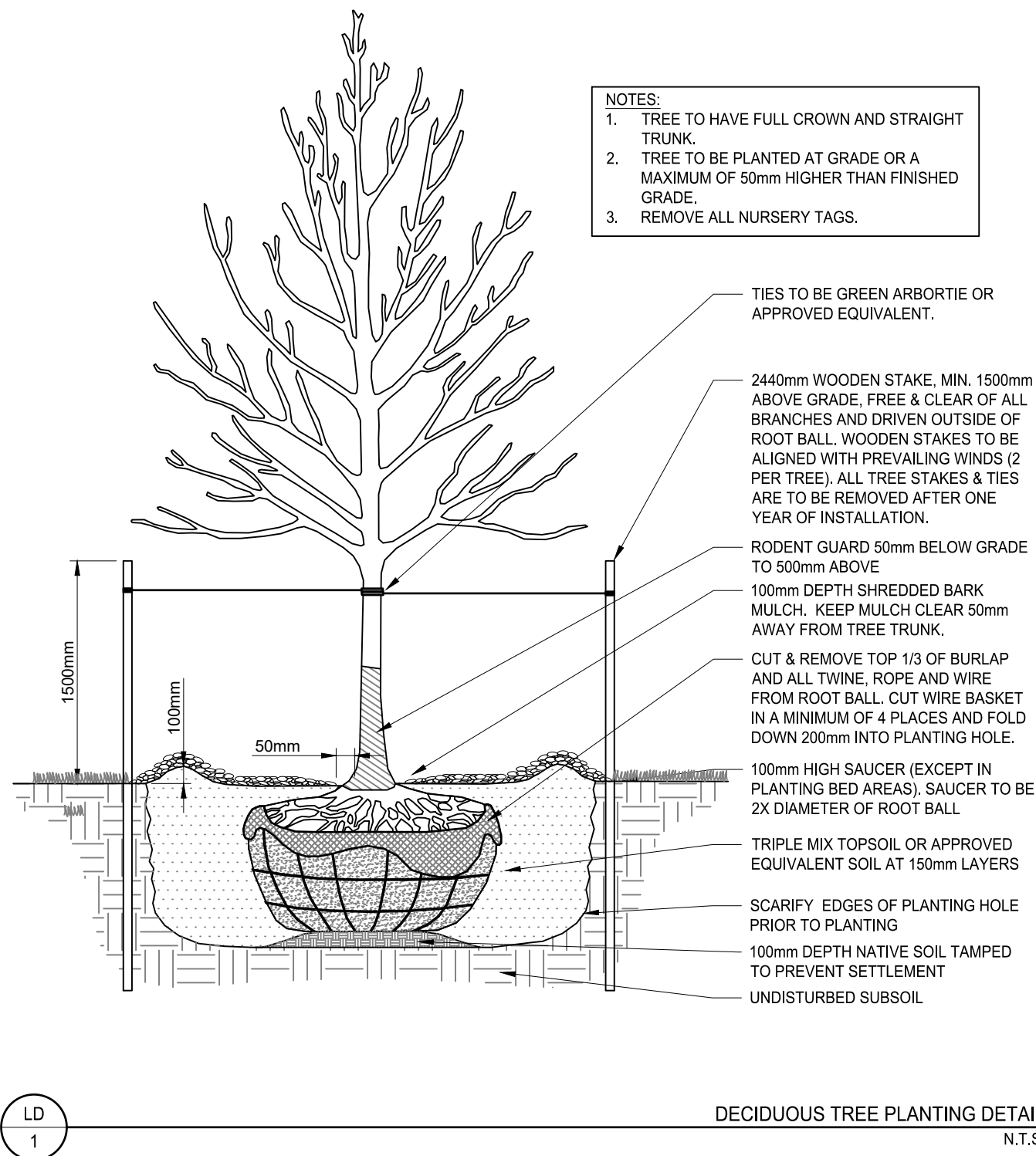
TRICAR DEVELOPMENTS INC.

1242, 1250, 1260 GORDON STREET
& 9 VALLEY ROAD
Guelph, ON Canada

Title

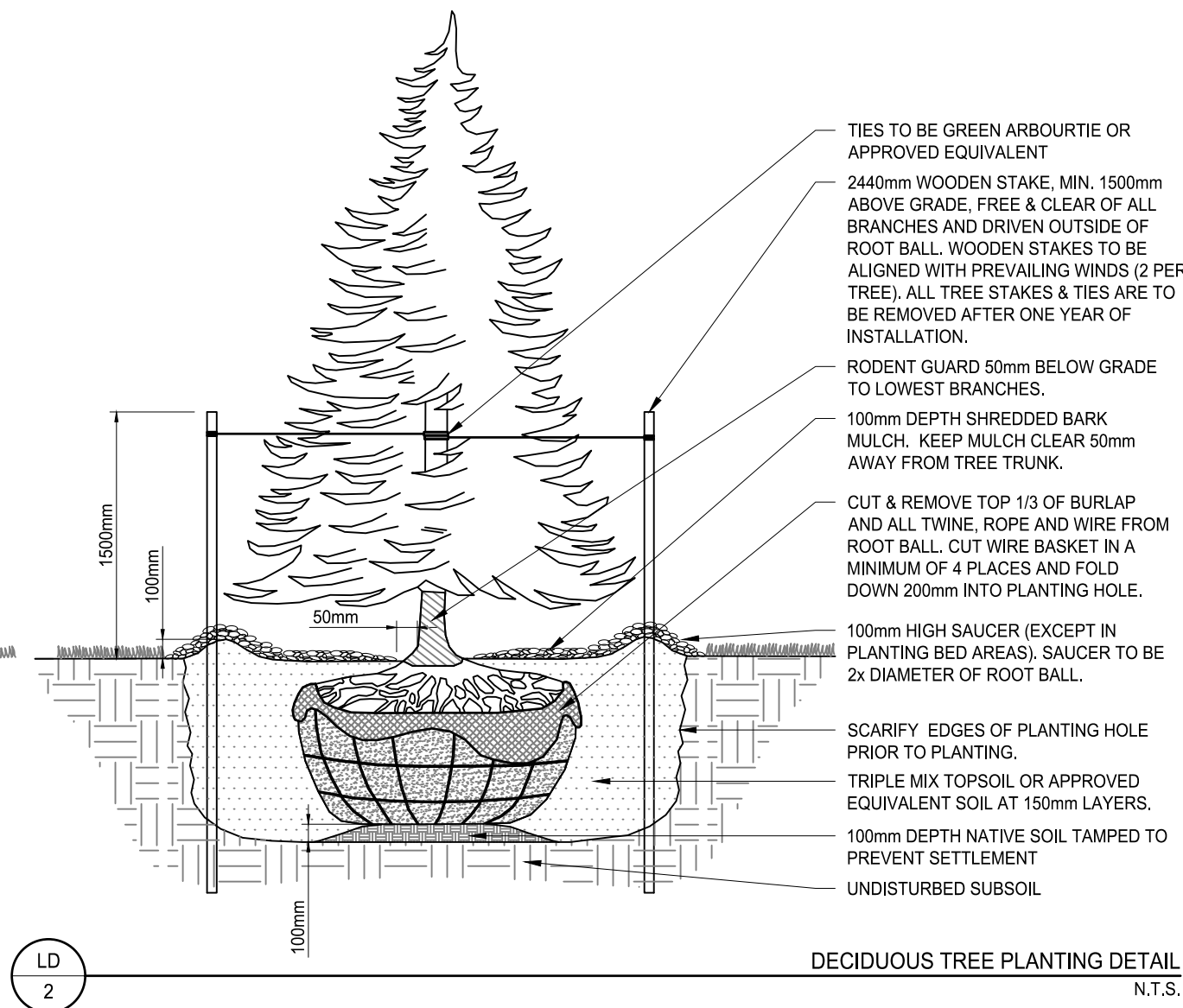
LANDSCAPE DETAILS

Project No.	Scale
161413684	SCALE AS SHOWN
Drawing No.	Sheet
L-2	2 of 3
Revision	1



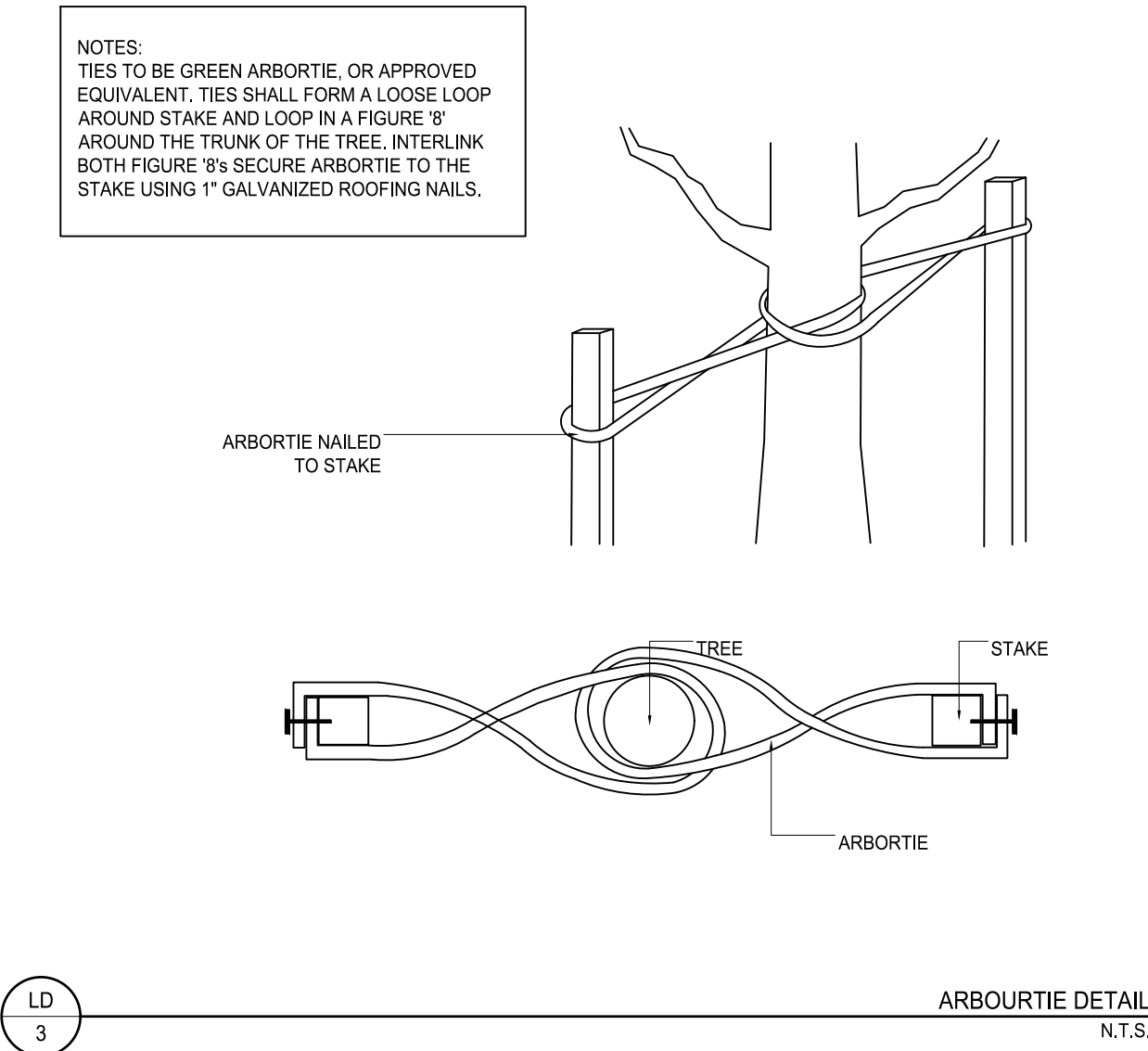
LD 1

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



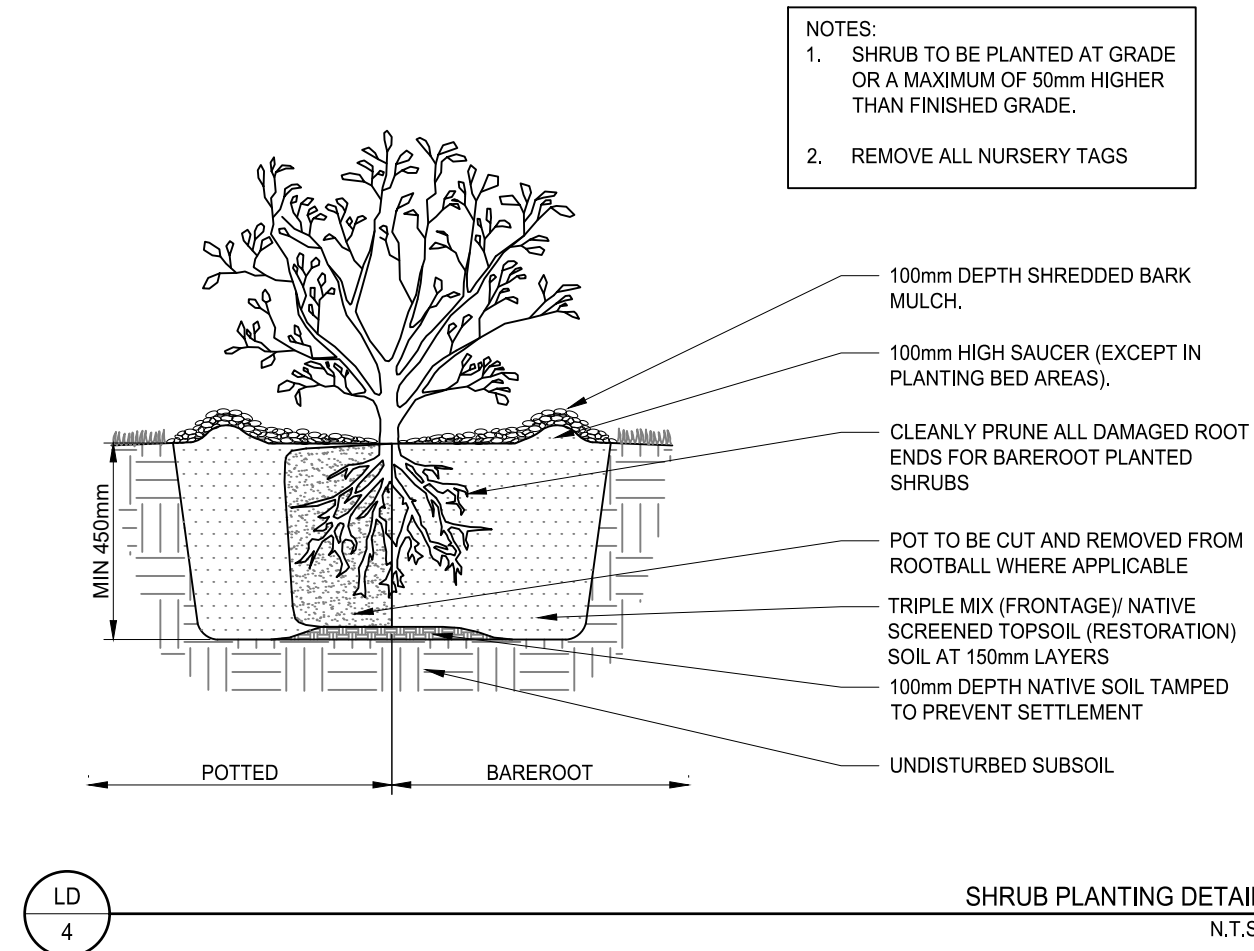
LD 2

DECIDUOUS TREE PLANTING DETAIL
N.T.S.



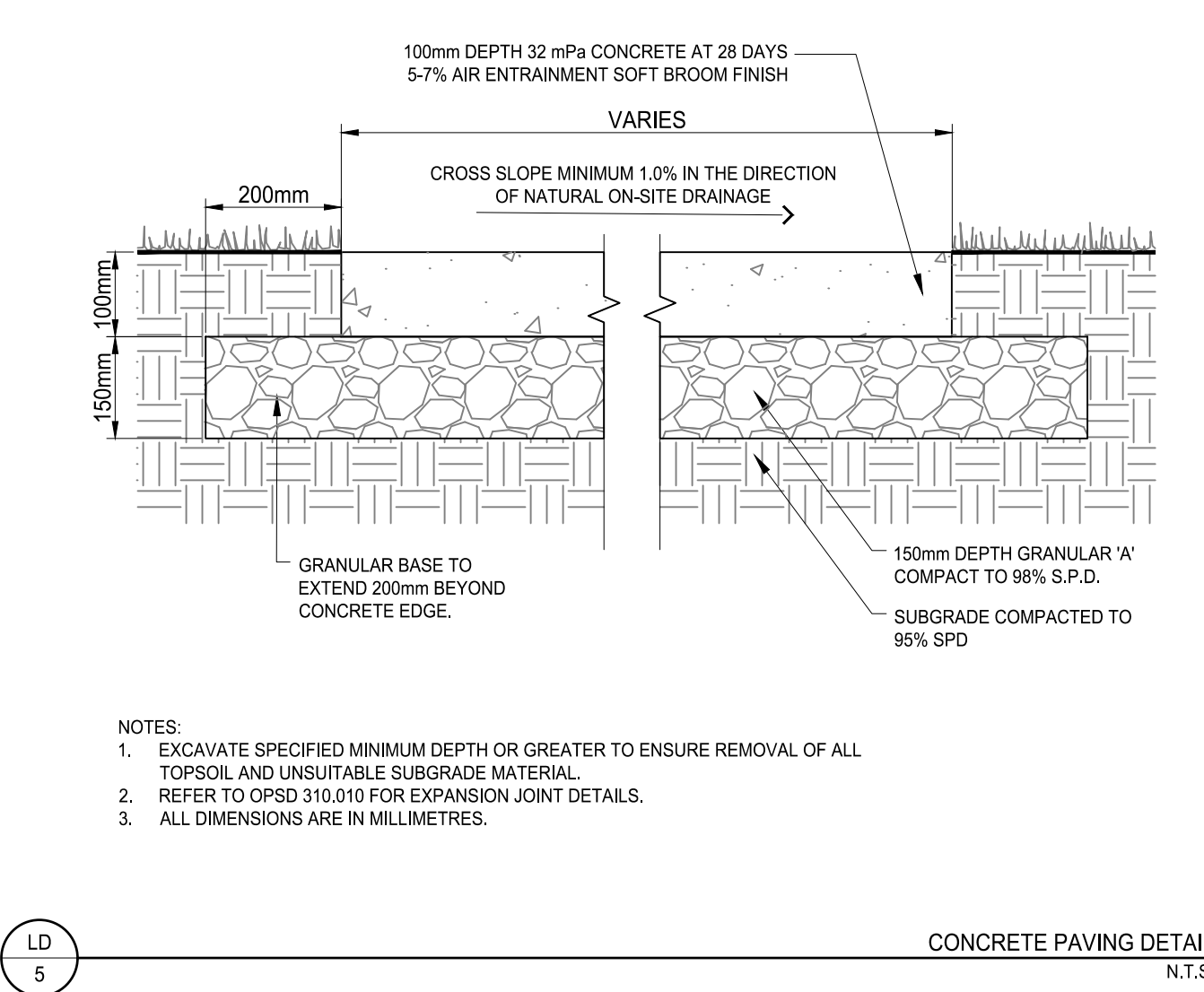
LD 3

ARBOURTEE DETAIL
N.T.S.



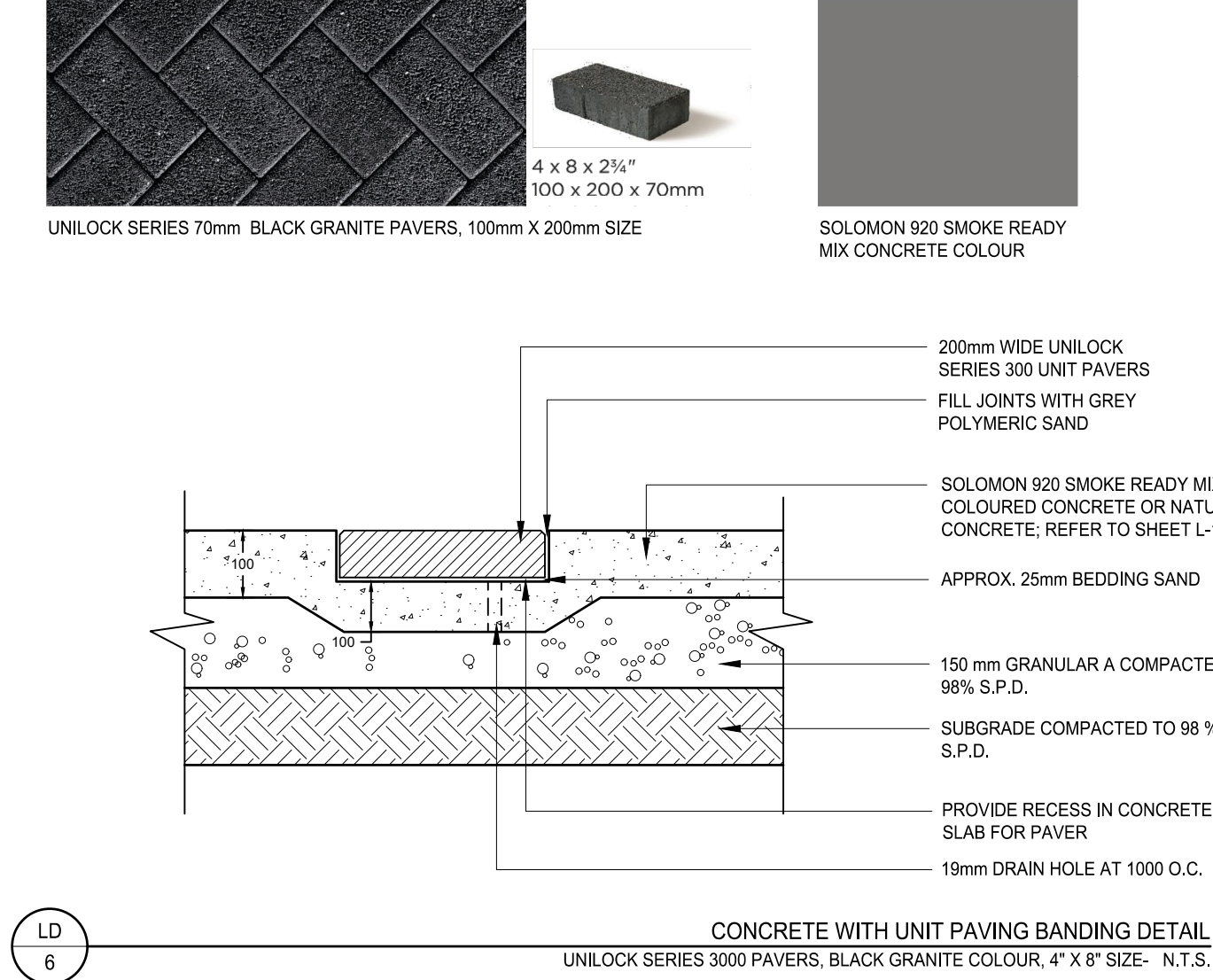
LD 4

SHRUB PLANTING DETAIL
N.T.S.



LD 5

CONCRETE PAVING DETAIL
N.T.S.



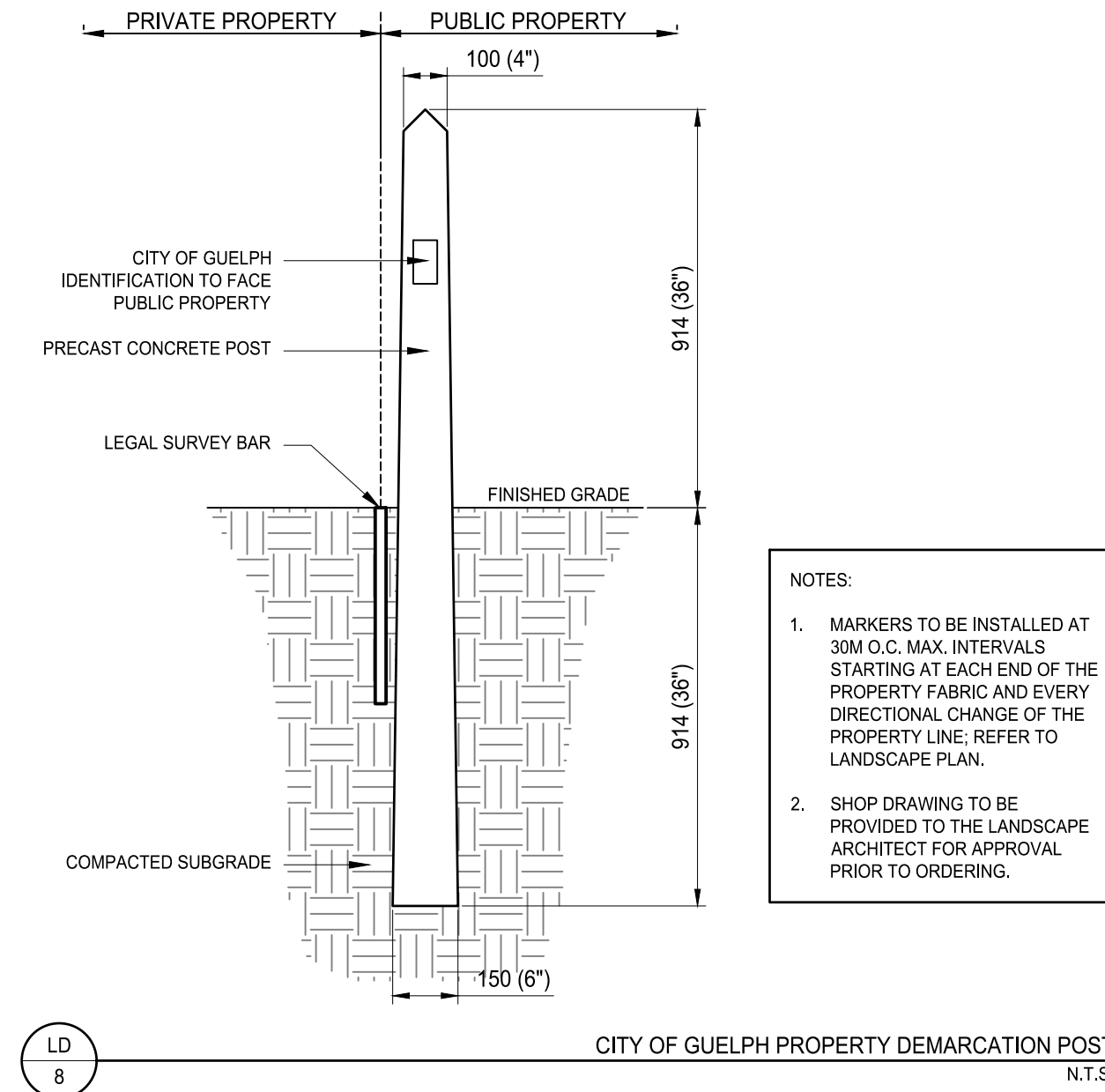
LD 6

CONCRETE WITH UNIT PAVING BANDING DETAIL
UNILOCK SERIES 3000 PAVERS, BLACK GRANITE COLOUR, 4" X 8" SIZE- N.T.S.



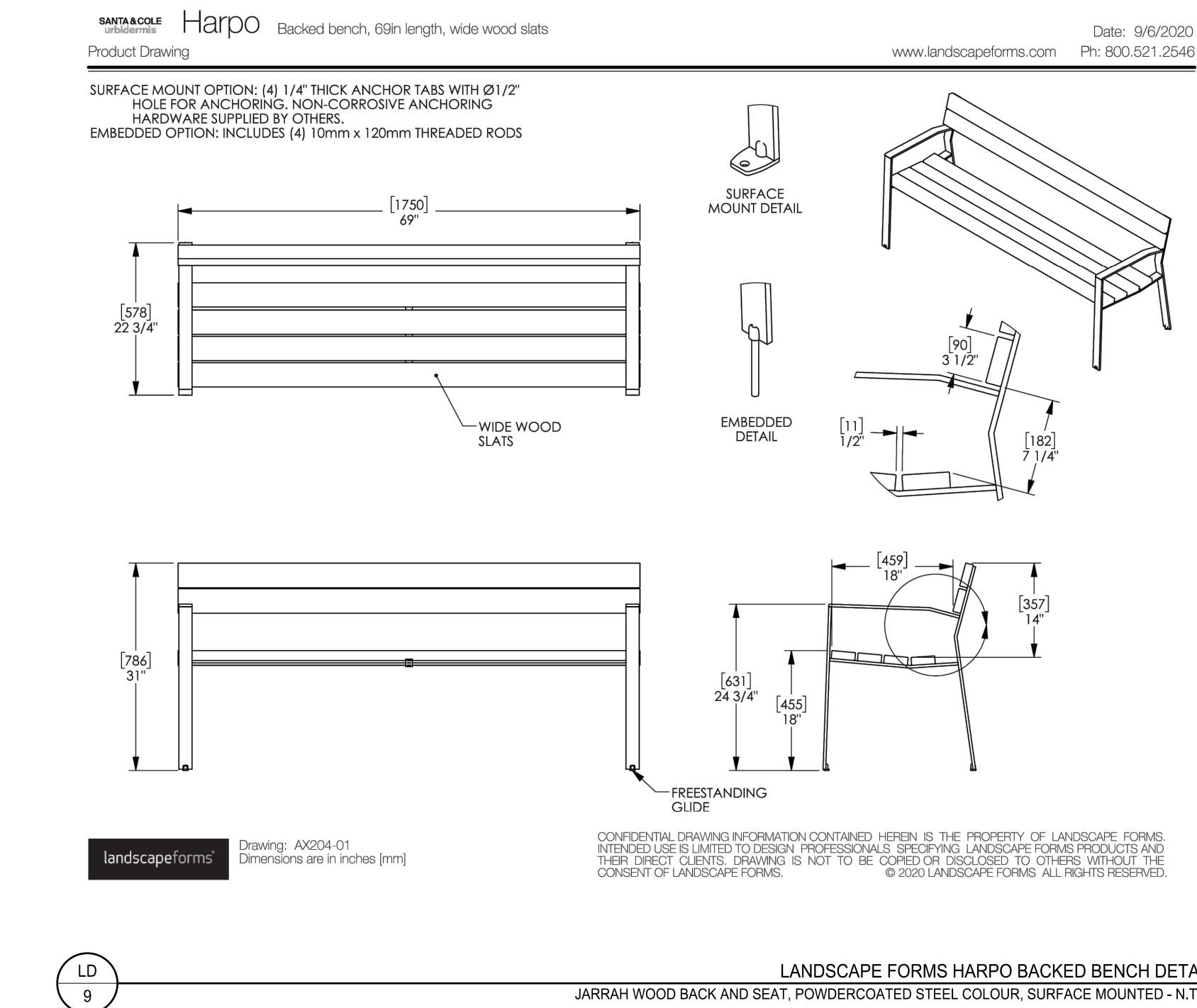
LD 7

CONCEPTUAL SEAT WALL DETAIL
N.T.S.



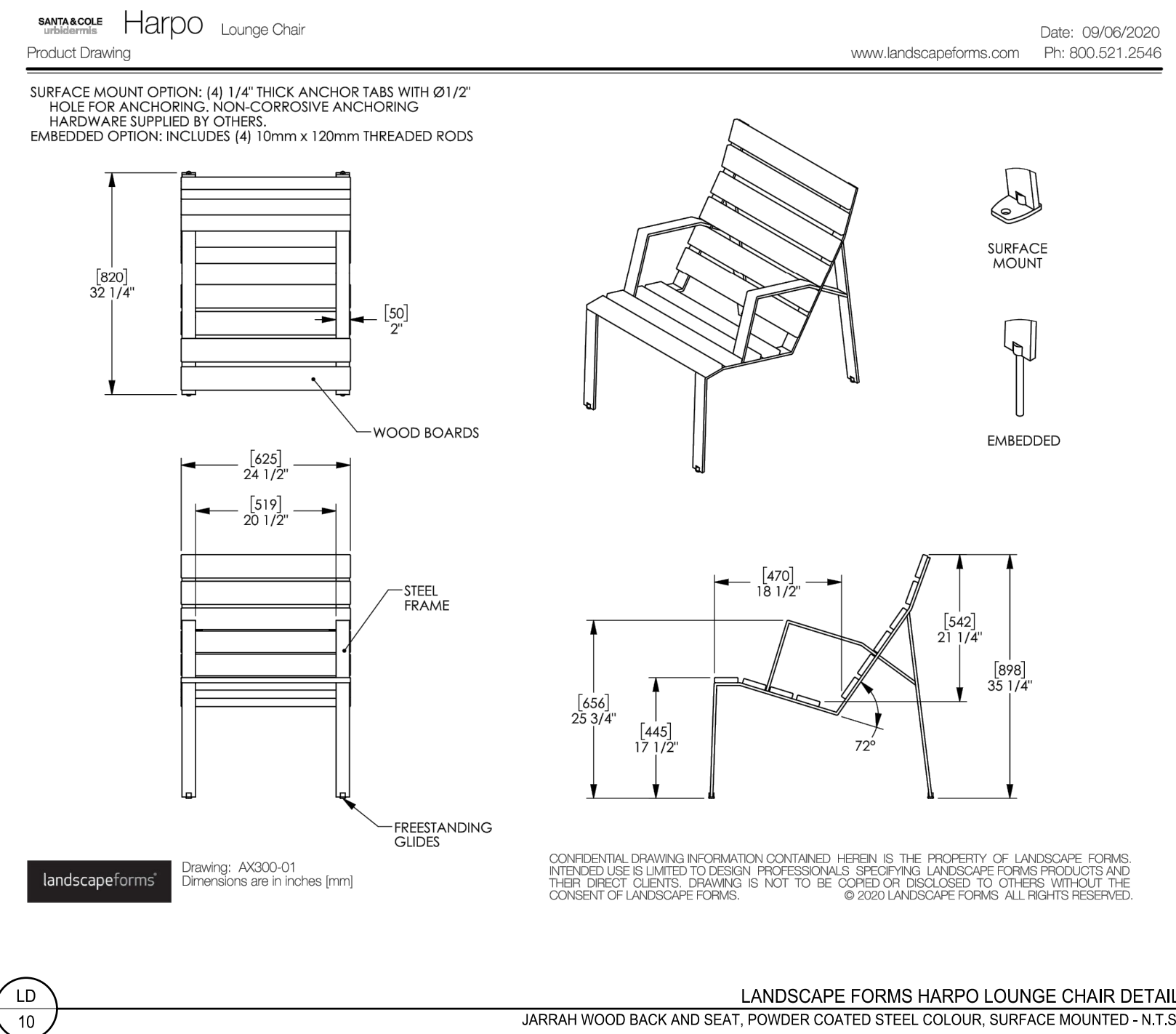
LD 8

CITY OF GUELPH PROPERTY DEMARCATION POST
N.T.S.



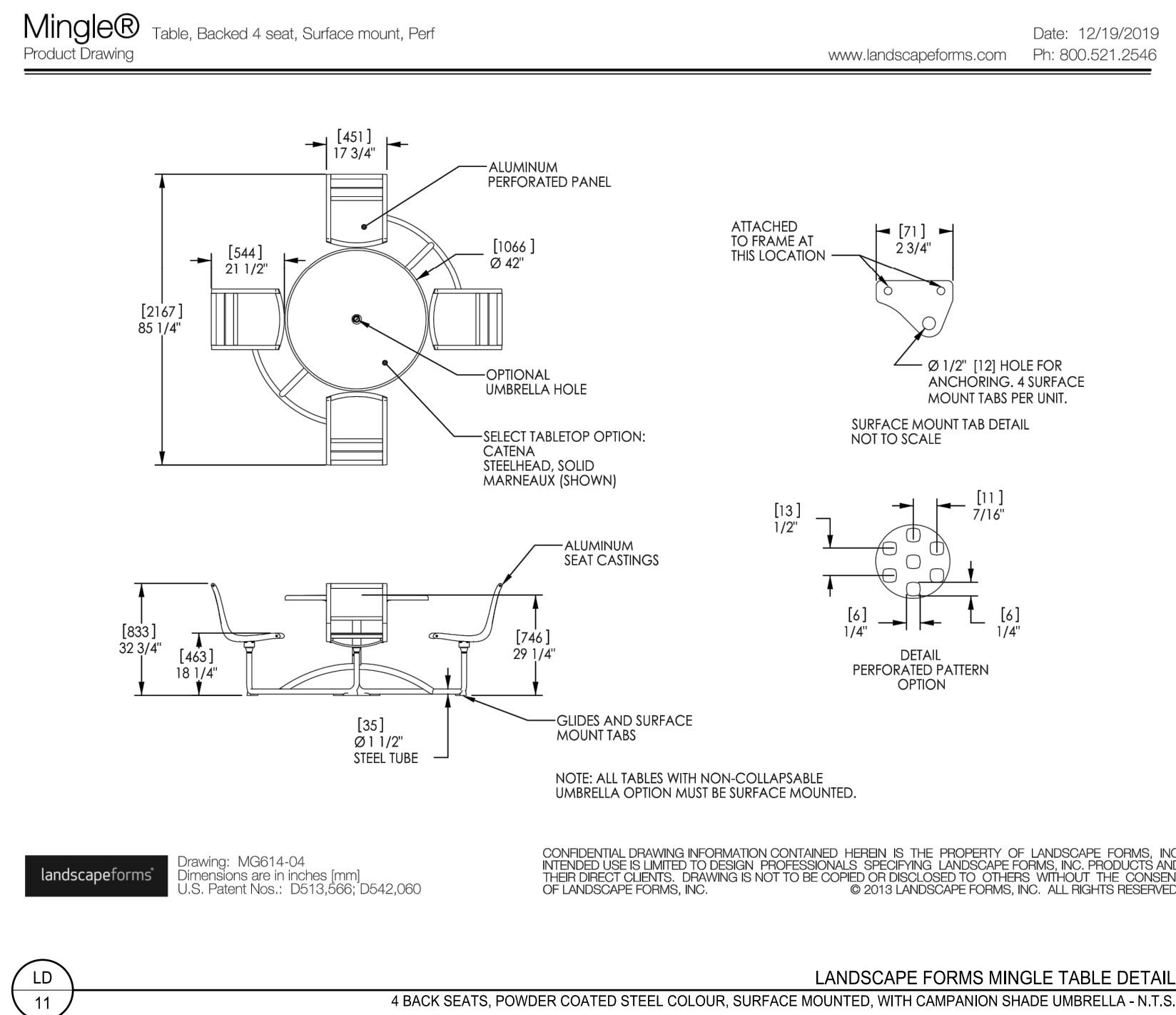
LD 9

LANDSCAPE FORMS HARPO BACKED BENCH DETAIL
JARRAH WOOD BACK AND SEAT, POWDERCOATED STEEL COLOUR, SURFACE MOUNTED - N.T.S.



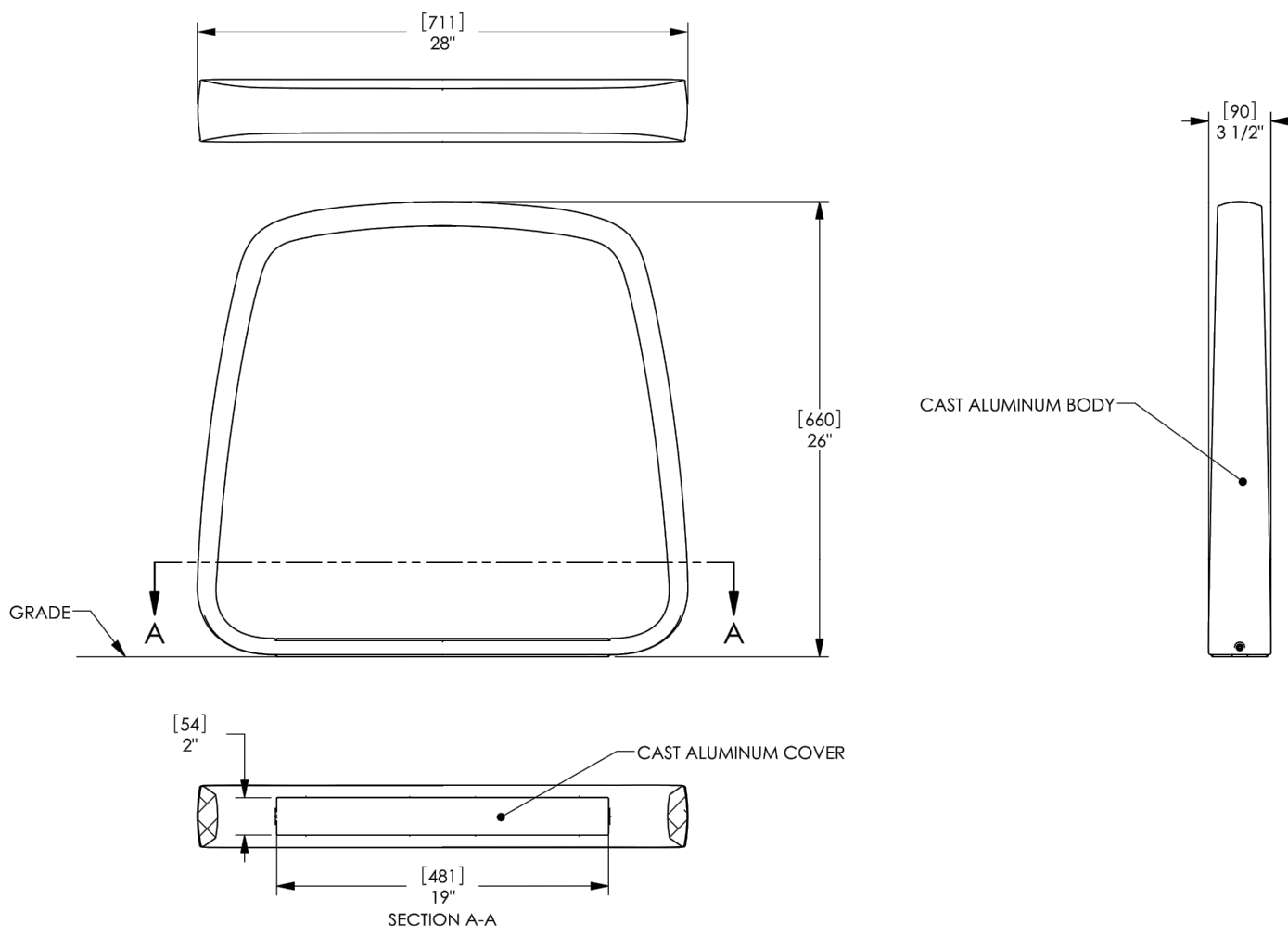
LD 10

LANDSCAPE FORMS HARPO LOUNGE CHAIR DETAIL
JARRAH WOOD BACK AND SEAT, POWDER COATED STEEL COLOUR, SURFACE MOUNTED - N.T.S.



LD 11

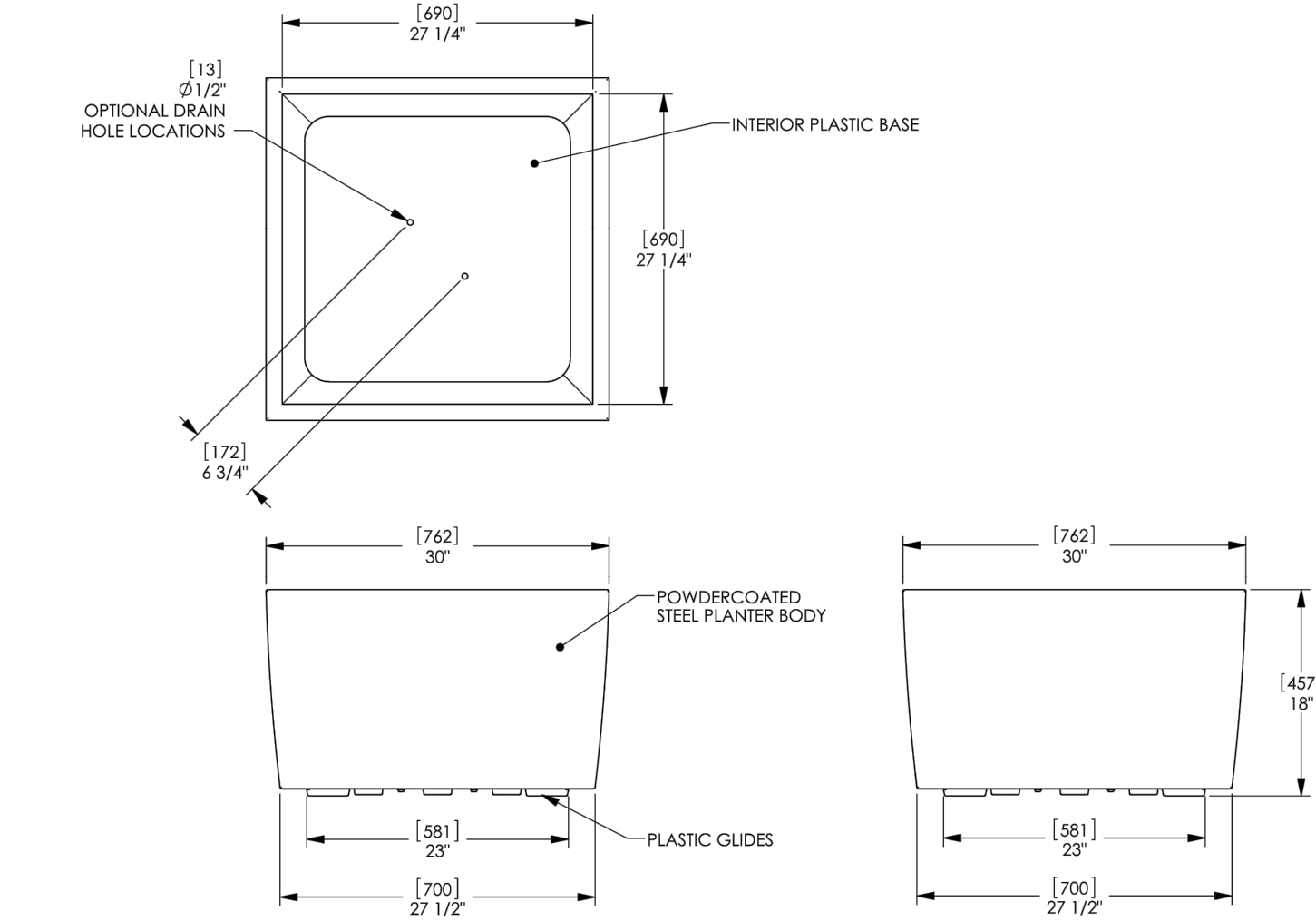
LANDSCAPE FORMS MINGLE TABLE DETAIL
4 BACK SEATS, POWDER COATED STEEL COLOUR, SURFACE MOUNTED, WITH CAMPANION SHADE UMBRELLA - N.T.S.



landscapeforms® Drawing: R605-01
Dimensions are in inches (mm)
U.S. Patent No.: D610,646

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS. SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. © 2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

LD 12 LANDSCAPE FORMS RIDE BIKE RACK DETAIL
POWDER COATED STEEL COLOUR, SURFACE MOUNTED - N.T.S.



landscapeforms® Drawing: SR107-01
Dimensions are in inches (mm)

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS. SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. © 2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

LD 13 LANDSCAPE FORMS SORELLA PRECAST PLANTER DETAIL
30" X 30" X 18" SIZE, POWDER COATED STEEL COLOUR - N.T.S.

GENERAL NOTES

- Contractor to have existing utilities located prior to start of any construction.
- This drawing to be read in conjunction with the written specifications, drawings and details for the project.
- Any ambiguity in this drawing or accompanying details is to be reported to the Landscape Architect for direction. Contractor not to proceed in uncertainty.
- Limits of work to be clearly understood by the contractor prior to any work taking place on site. Contractor to contact Landscape Architect for clarification if required.
- Contractor to visit site to confirm all site conditions prior to submitting bids. Discrepancies to be reported to Landscape Architect for clarification.
- Contractor to verify all dimensions and report any discrepancies to the Landscape Architect.
- Contractor is responsible for the hoarding of all trees within or adjacent to construction areas.
- Contractor is responsible for the adjustment of all existing catch basins, catch-basin manholes, manholes, water valves, hydrants, etc. to match proposed grades.
- Contractor is responsible for hauling of all excess materials off the site.
- Contractor is responsible for general site clean up.
- Contractor is responsible for any damage to landscaped areas and must make all necessary restorations and repairs.
- All ancillary work normally associated with this type of construction shall be deemed to be part of the contract.
- Layout to be approved by landscape architect prior to construction starting.
- All dimensions are in meters unless otherwise noted.
- Contractor shall supply all materials in quantities sufficient to complete work shown on these drawings. Any discrepancies shall be reported to the Landscape Architect for direction.
- No substitutions of materials, products or quantities without prior consent of Landscape Architect.
- The vegetation and hard landscaping within the sight triangles must provide clear sight distance, excluding tree trunks, between an elevation of 0.8m and 2.7m above the elevation of the nearest point on the nearest adjacent roadway.

TOPSOIL NOTES:

- Topsoil to be friable, neither heavy clay nor of very light sandy nature, containing a minimum of 4% organic matter for clay loams and 2% for sandy loams to a maximum of 20% volume. Free from subsoil, roots, grass, weeds, toxic materials, stones, foreign objects and with an acidity range / pH of 5.5 to 7.5. Topsoil containing crabgrass, couchgrass or noxious weeds is not acceptable.
- All topsoil is to be stockpiled separately from subsoil during the excavation period.
- All subsoil compacted during construction activities to be scarified to the satisfaction of the Landscape Architect prior to placement of topsoil.
- All areas disturbed by construction to be restored with topsoil and seed, as required.
- Topsoil from on-site stockpile to be placed at a minimum depth of 150mm in all disturbed areas.

SOD NOTES:

- Any lawn areas disturbed by construction shall be re-sodded and repaired to original condition or better.
- Sod and sodding operations to be in accordance with OPSS 803, except as noted below.
- Sod to be delivered to project within 24 hours of being harvested and laid within 36 hours thereafter.
- Rough graded and compacted soil shall be scarified to a minimum depth of 150 mm free of all stones, roots, branches, larger than 25 mm diameter. Topsoil to be spread at a minimum depth of 150 mm compacted to 85% S.P.D.
- Place sod on prepared topsoil with staggered joints and butt tightly. Machine roll to ensure contact with topsoil. Repair minor grade deficiencies and irregularities.
- Water sod immediately after laying to obtain moisture penetration to a minimum of 100 mm depth within topsoil. Maintain sod per OPSS 803. Sod must be cut a minimum of two times for Final Acceptance at the discretion of the Landscape Architect.

PLANTING NOTES:

- The Contractor must notify the Landscape Architect prior to the commencement of any planting. Contractor shall supply all plants and materials in quantities sufficient to complete work shown on this drawing. Any discrepancies between quantities shall be reported to the Landscape Architect for direction.
- The Landscape Architect is to be contacted for inspection and written approval prior to plant material arriving on site. The Landscape Architect reserves the right to reject any plant materials that have not been inspected and approved.
- Plant material collected from wild sources will not be accepted. The Landscape Architect reserves the right to require that supplier invoices be submitted for inspection and approval prior to acceptance.
- Staking (layout) of plant materials to be approved by Landscape Architect prior to installation. Drawing may be scaled for approximate layout of individual trees and planting beds.
- All frontage plant materials will be planted in 450mm min depth approved triple mix. All restoration plant materials will be installed in 450mm min depth approved screened native topsoil. No additional soils or additives will be permitted unless by the Landscape Architect at no additional cost to the project. Planting soil to be free from weeds, subsoil, roots, stones, lumps of clay and toxic material.
- Plant materials specified for this project will conform to the Canadian Nursery Landscape Association (CNLA) for size, variety, and condition as indicated on the plant schedule shown on these drawings. Any plant materials that do not conform (in the sole opinion of the Landscape Architect) will be promptly removed from the site and replaced by the Contractor at no additional cost to the Owner or project.
- Do not make substitutions of materials, products or quantities without the prior written permission of the Landscape Architect.
- Remove dead and/or damaged branches on trees or shrubs. All pruning shall be performed in accordance with standard horticultural practices and appropriate timing for each species.
- Plants are not to be installed during extreme heat, drought, or other undesirable conditions. Thoroughly water all plants immediately after installation. Contractor not to proceed in uncertainty. Contact Landscape Architect for direction.
- The Contractor is required to water plant material regularly or as directed by the Landscape Architect during construction and the two year warranty period. Plants will be watered within 48 hours of a written request by the Landscape Architect. Failure to do so after the second request will result in this work being undertaken by others. The cost of this work shall be deducted from the total contract price.
- Do not plant in drainage swales. Where proposed drainage swales conflict with proposed plantings, contact the Landscape Architect for direction.
- All trees and shrubs are to be planted in accordance with the planting details included in this drawing set.
- Minor field adjustments to plant material locations may be necessary to respond to the locations of existing plants. Contractor to review with Landscape Architect where relocations are necessary. Contractor must receive approval from Landscape Architect prior to installation.
- Shredded pine mulch or an approved other will be spread uniformly in all planting beds and around the base of all trees and shrubs to a depth of 100mm. Do not place mulch in direct contact with trunks; allow a 50mm mulch free ring around trunks. Provide a sample of mulch to the Landscape Architect for approval prior to installation.
- All landscape works will be guaranteed for a period of two years following inspection substantial completion. Plant material, which is not in a healthy growing condition two years after inspection, shall be replaced to the satisfaction of the Landscape Architect / Client.
- The Contractor is responsible for location of all underground services prior to excavation of tree pits and shrub beds.
- All wood stakes and associated ties to be removed at the conclusion of the warranty period.
- Contractor to identify with owner and Landscape Architect any maintenance requirements necessary for warranty purposes.
- The Landscape Architect reserves the right to refuse acceptance of any plant material displaying poor growth habits, injury or disease. Any plant material rejected by the Landscape Architect will be promptly removed from the site and replaced with material of acceptable quality at no additional cost to the project.
- The Landscape Architect reserves the right to extend contractor's warranty responsibilities for an additional year if, at the end of initial warranty period, leaf development and growth is not sufficient to ensure future survival as determined by the Landscape Architect.

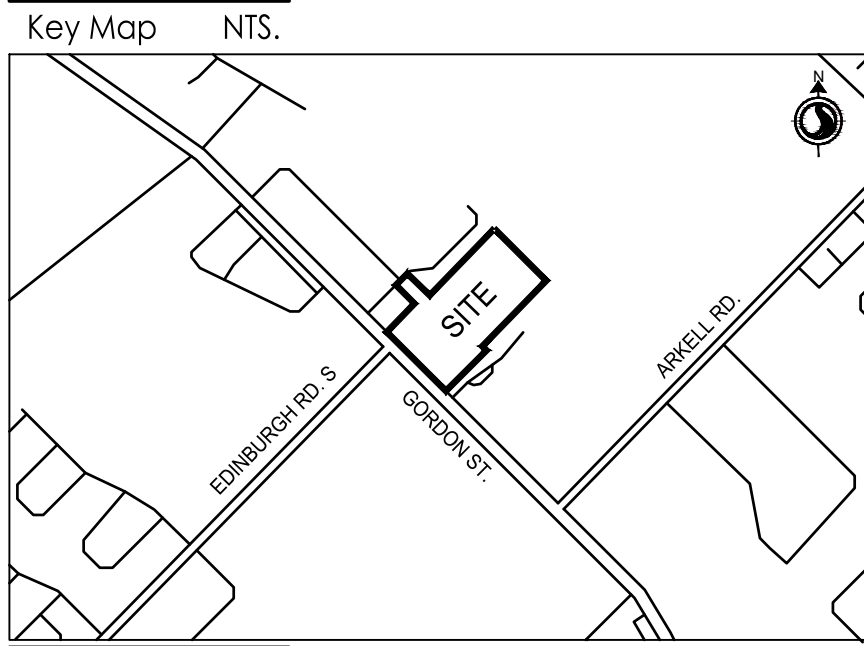


Stantec
600-171 Queens Avenue
London ON N6A 5J7
Tel. 519-645-2007

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants



Legend

Notes

- ALL DRAWINGS SHOULD BE REVIEWED WITH REFERENCE TO COMPLETE CONTRACT DOCUMENTS.
- DRAWINGS NOT INTENDED FOR CONSTRUCTION

1. PER UPDATED SITE PLAN	SU	HE	21.08.20
Revision	By	Appd.	YY.MM.DD
2. ISSUED FOR DRAFT PLAN APPROVAL	SU	HE	21.08.20
1. ISSUED FOR DRAFT PLAN APPROVAL	SU	HS	21.08.11
Issued	By	Appd.	YY.MM.DD

File Name: 161413684.dwg	SU	HS	HS	21.07.29
	Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal



Client/Project

TRICAR DEVELOPMENTS INC.

1242, 1250, 1260 GORDON STREET
& 9 VALLEY ROAD
Guelph, ON Canada

Title

LANDSCAPE DETAILS AND NOTES

Project No.	Scale	
161413684	SCALE AS SHOWN	
Drawing No.	Sheet	Revision
L-3	3 of 3	1