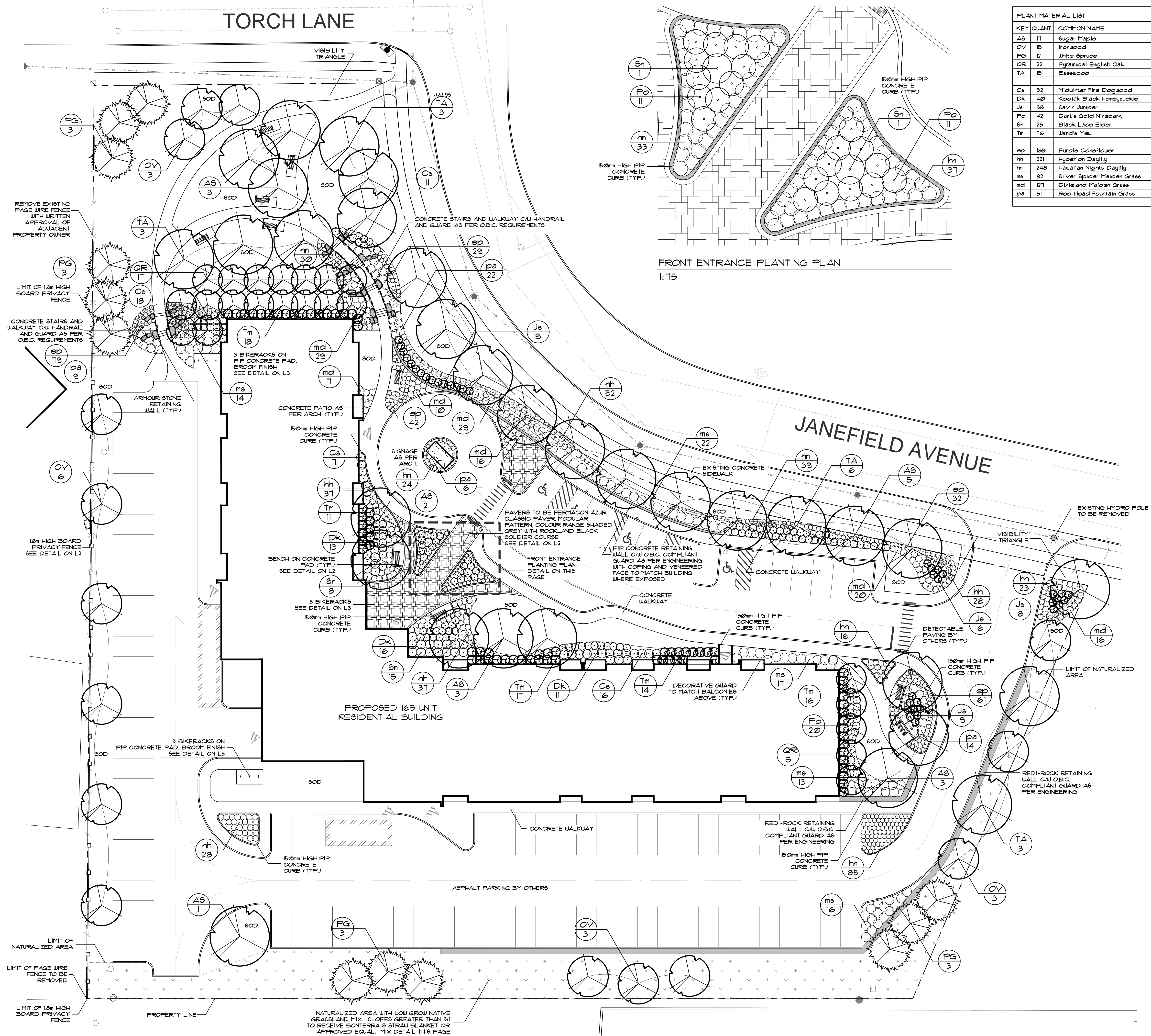


## TORCH LANE

FRONT ENTRANCE PLANTING PLAN  
1:15

PLANT MATERIAL LIST				
KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE
AS	17	Sugar Maple	Acer saccharum	60mm
OV	15	Ironwood	Ostrya virginiana	60mm
FG	12	White Spruce	Picea glauca	175cm
QR	22	Pyramidal English Oak	Quercus robur 'Fastigiata'	60mm
TA	15	Basswood	Tilia americana	60mm
Cs	52	Midwinter Fire Dogwood	Cornus sanguinea 'Midwinter Fire'	60cm 3 gal.
Dk	40	Kodiak Black Honeysuckle	Diervilla x Kodiak Black	60cm 3 gal.
Jb	38	Savin Juniper	Juniperus sabina	60cm 3 gal.
Fo	42	Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	60cm 3 gal.
Sn	25	Black Lace Elder	Bambusa nigr 'Black Lace'	80cm 3 gal.
Tm	16	Ward's Yew	Taxus x media 'Wardii'	40cm 3 gal.
ep	188	Purple Coneflower	Echinacea purpurea	1 gal.
hn	221	Hyperion Daylily	Hemerocallis 'Hyperion'	1 gal.
hn	248	Hawaiian Nights Daylily	Hemerocallis 'Hawaiian Nights'	1 gal.
ms	82	Silver Spider Maiden Grass	Miscanthus sinensis 'Silver Spider'	1 gal.
md	121	Dixieland Maiden Grass	Miscanthus sinensis 'Dixieland'	1 gal.
pa	51	Red Head Fountain Grass	Pennisetum alopecuroides 'Red Head'	1 gal.

## HYDROSEED MIX FOR NATURALIZED AREA

LOW GROW NATIVE GRASSLAND MIX (OSC 19123)  
25% FOUL BLUEGRASS (POA PALUSTRIS)  
30% CANADA WILD RYE (ELYMUS CANADENSIS)  
5% LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)  
30% SAND DROPSIDE (SPOROBOOLUS CRYPTANDRUS)

TO BE APPLIED AT A RATE OF 25kg/m<sup>2</sup>

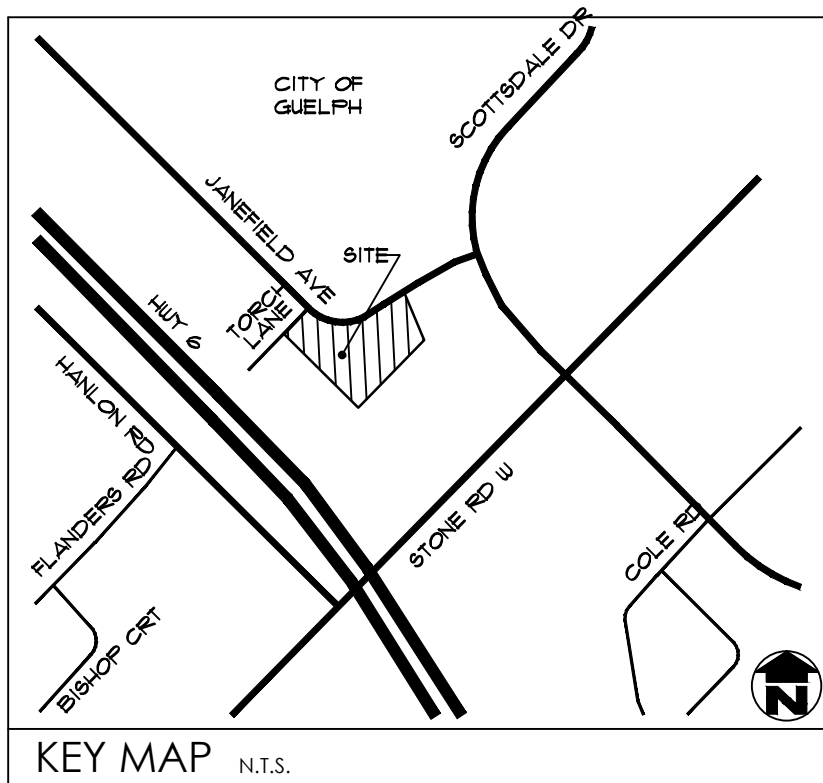
ANNUAL RYE GRASS (NURSE CROP)

100% ANNUAL RYE GRASS (LOLIUM MULTIFLORUM)

TO BE APPLIED AT A RATE OF 22kg/m<sup>2</sup>

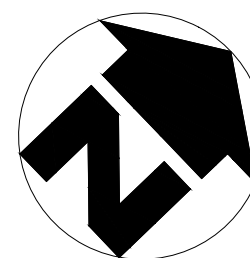
## LEGEND

- OBC COMPLIANT STEEL GUARD AND HANDRAIL
- HYDROSEED FOR NATURALIZED AREA SEE DETAIL THIS PAGE



## GENERAL NOTES

- ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
- ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 6TH EDITION, 1998, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
- BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
- PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
- ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
- CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERSEDE THOSE IN THE PLANT LIST. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 100mm OF CLEAN TOPSOIL. FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
- FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
- ALL SEEDED SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING. FIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
- SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL 'NURSERY GROWN' PLANTS.
- AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
- SITE PLAN AS PER MCL ARCHITECTS.
- ENGINEERING AS PER MTE CONSULTANTS INC.
- CLIENT: ROCKWATER GROUP



1.	Jan.24.18	Issued for OP and Zoning (Resubmission)	CMH
no.	date	description	by
REVISIONS			

PENSIO "on Janefield"  
233 Janefield Avenue  
City of Guelph  
Landscape Plan

**MacKinnon & Associates**

a division of 90726 Ontario Inc.

Providing Solutions in Urban,  
Landscape and Environmental Planning

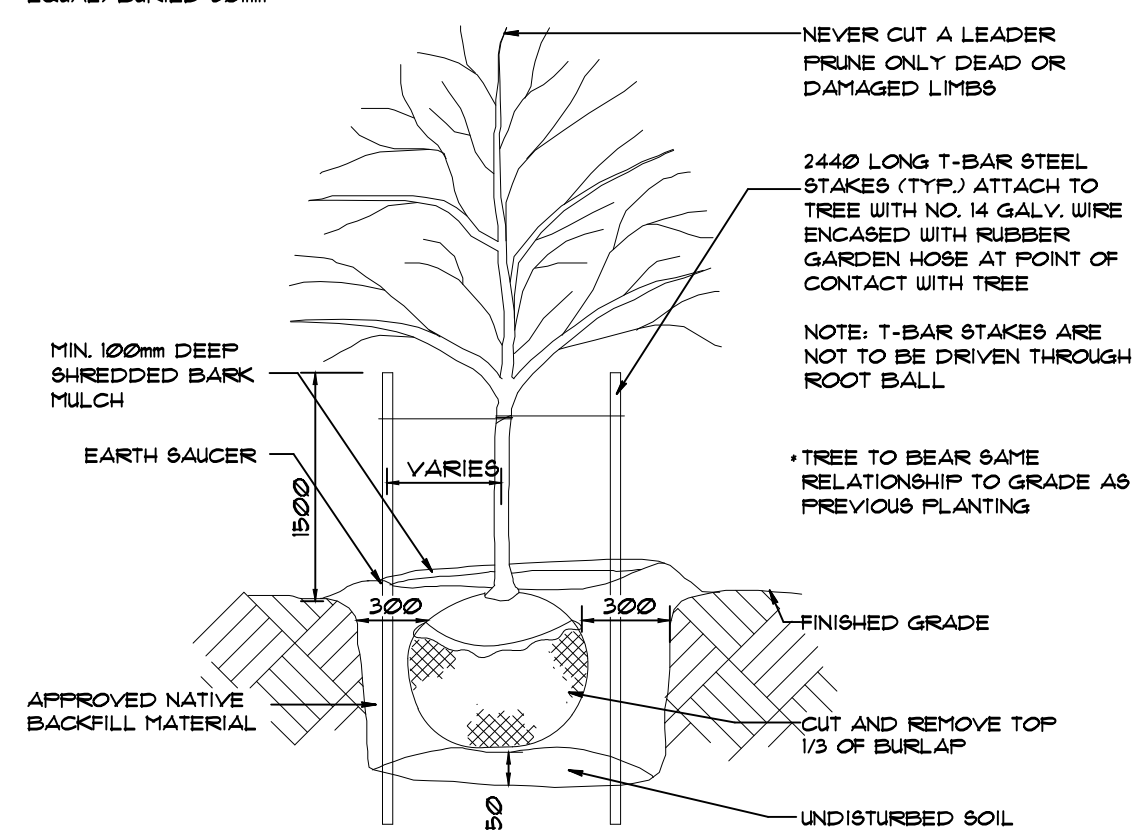
550 Parkside Drive, Unit A-21, Waterloo, Ontario N2L 5V4  
Tel: (519) 725-5140 FAX: (519) 725-5144

DRAWN BY:	DESIGNED BY:	APPROVED BY:
CMH	CMH	AWH
PROJECT NO.	SCALE:	PROJECT START DATE:
2017-80	1:250	December 2017
PLOTTED:	SHEET:	
January 23, 2018		L1



CALIPER TREES TO BE PLANTED IN THE SAME ORIENTATION  
AS IN NURSERY (DOTS TO BE PLACED ON TREE AT  
NURSERY INDICATING NORTH)

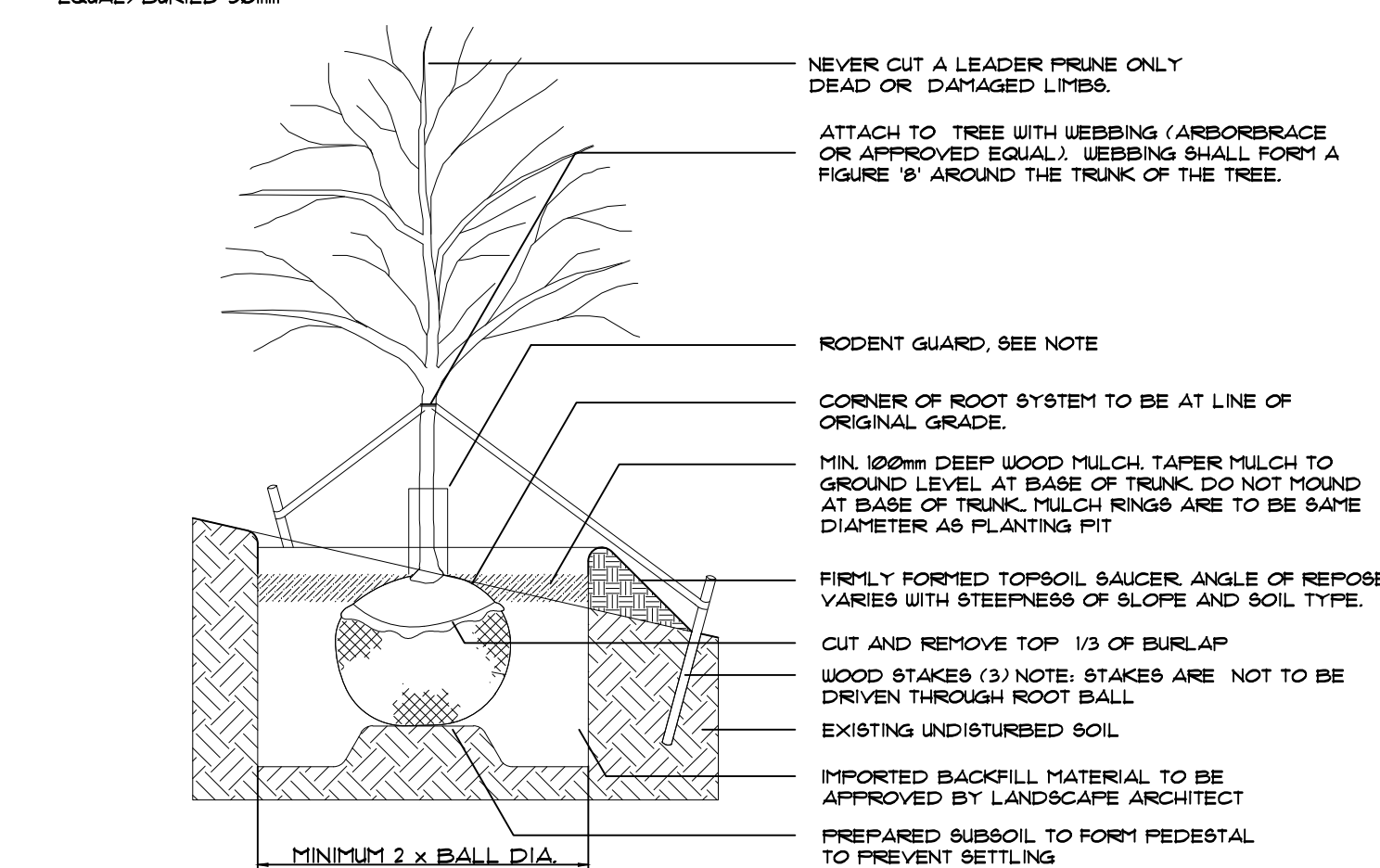
60mm CALIBER DECIDUOUS TREES TO BE PROTECTED WITH  
1.2m LONG TUBEX STANDARD TREESHelter (OR APPROVED  
EQUAL) BURIED 50mm



1 DECIDUOUS TREE PLANTING DETAIL  
NTS

CALIPER TREES TO BE PLANTED IN THE SAME ORIENTATION  
AS IN NURSERY (DOTS TO BE PLACED ON TREE AT  
NURSERY INDICATING NORTH)

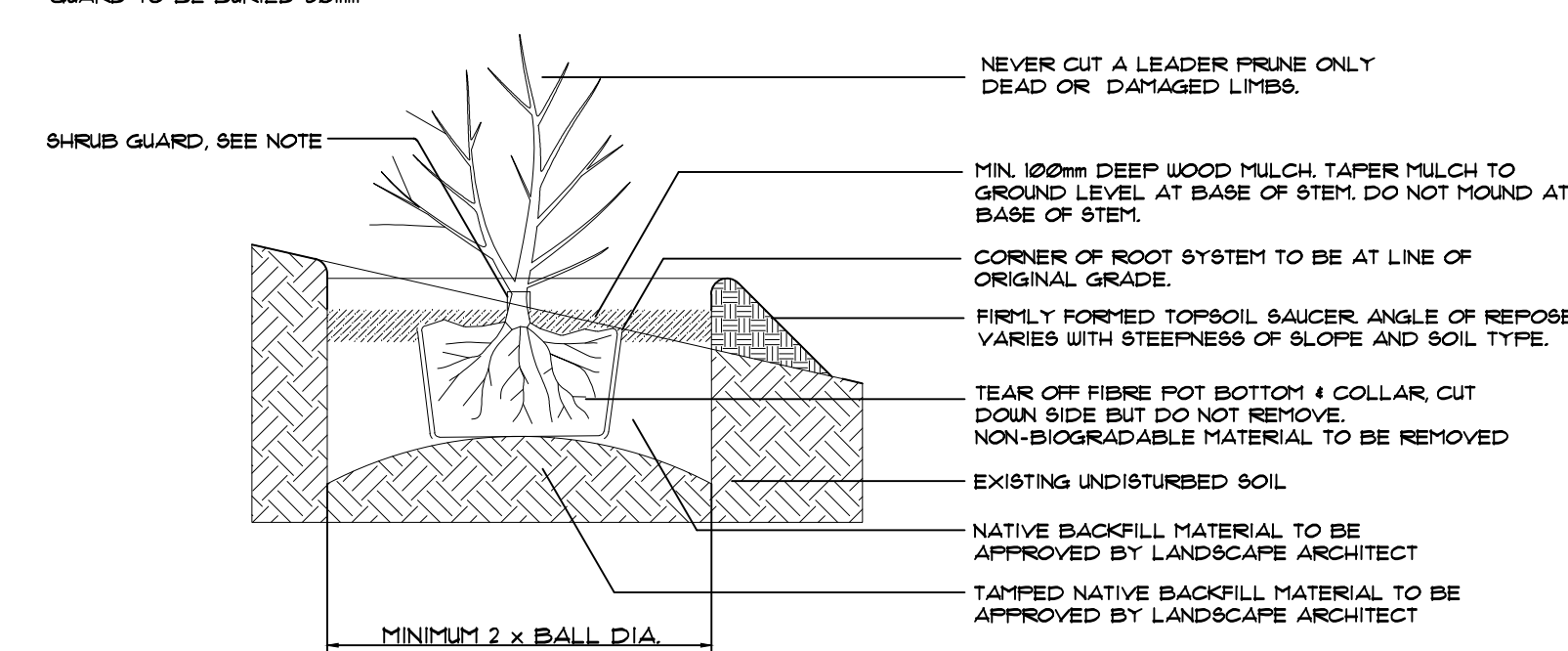
60mm CALIBER DECIDUOUS TREES TO BE PROTECTED WITH  
12m LONG TUBEX STANDARD TREESHELTER (OR APPROVED  
EQUAL) BURIED 50mm



## 4 DECIDUOUS TREE PLANTING ON A SLOPE

2 SHRUB PLANTING DETAILS

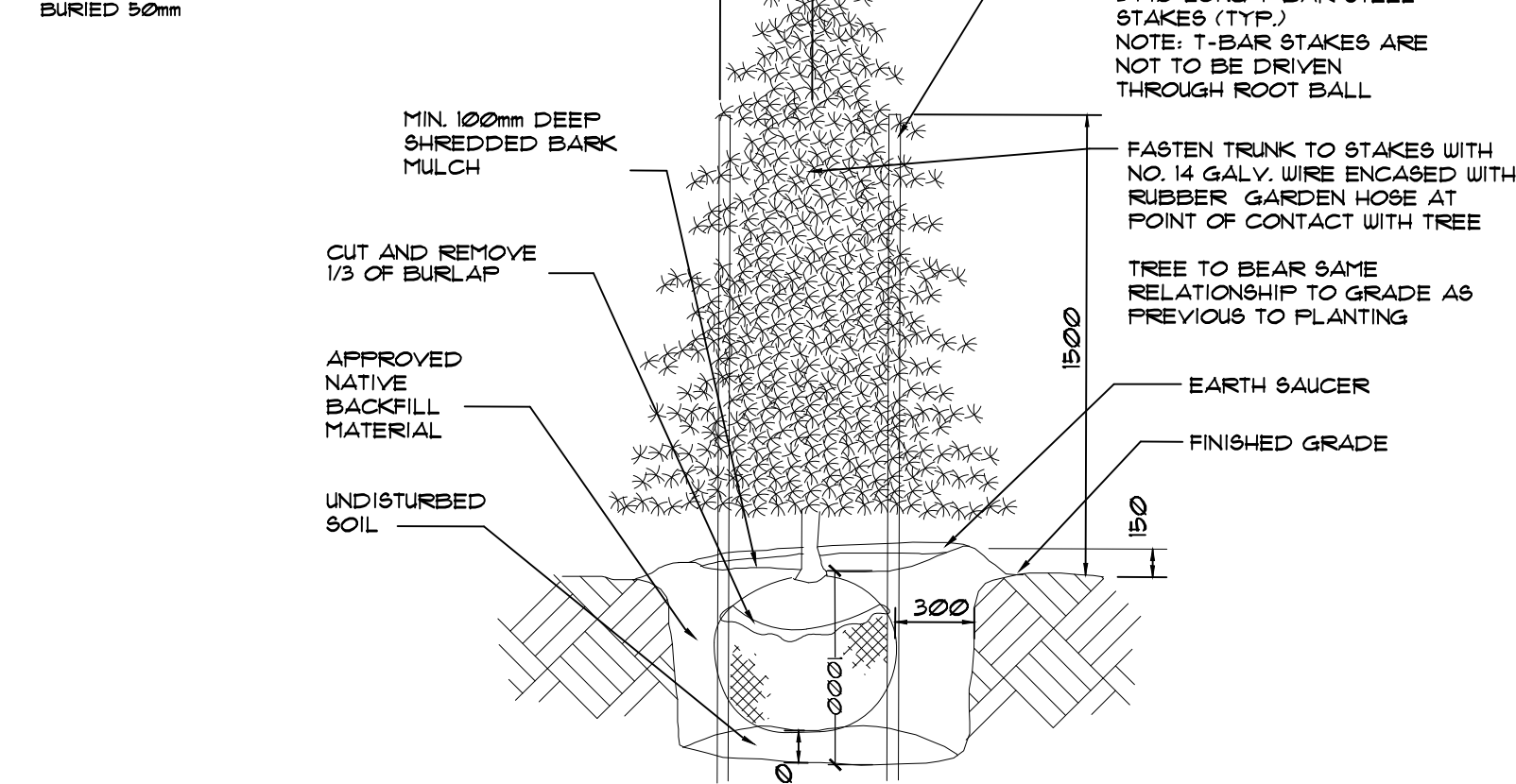
SHRUBS TO BE PROTECTED WITH TUBEX SHRUBSHELTER  
600x200 (OR APPROVED EQUAL)  
GUARD TO BE BURIED 50mm



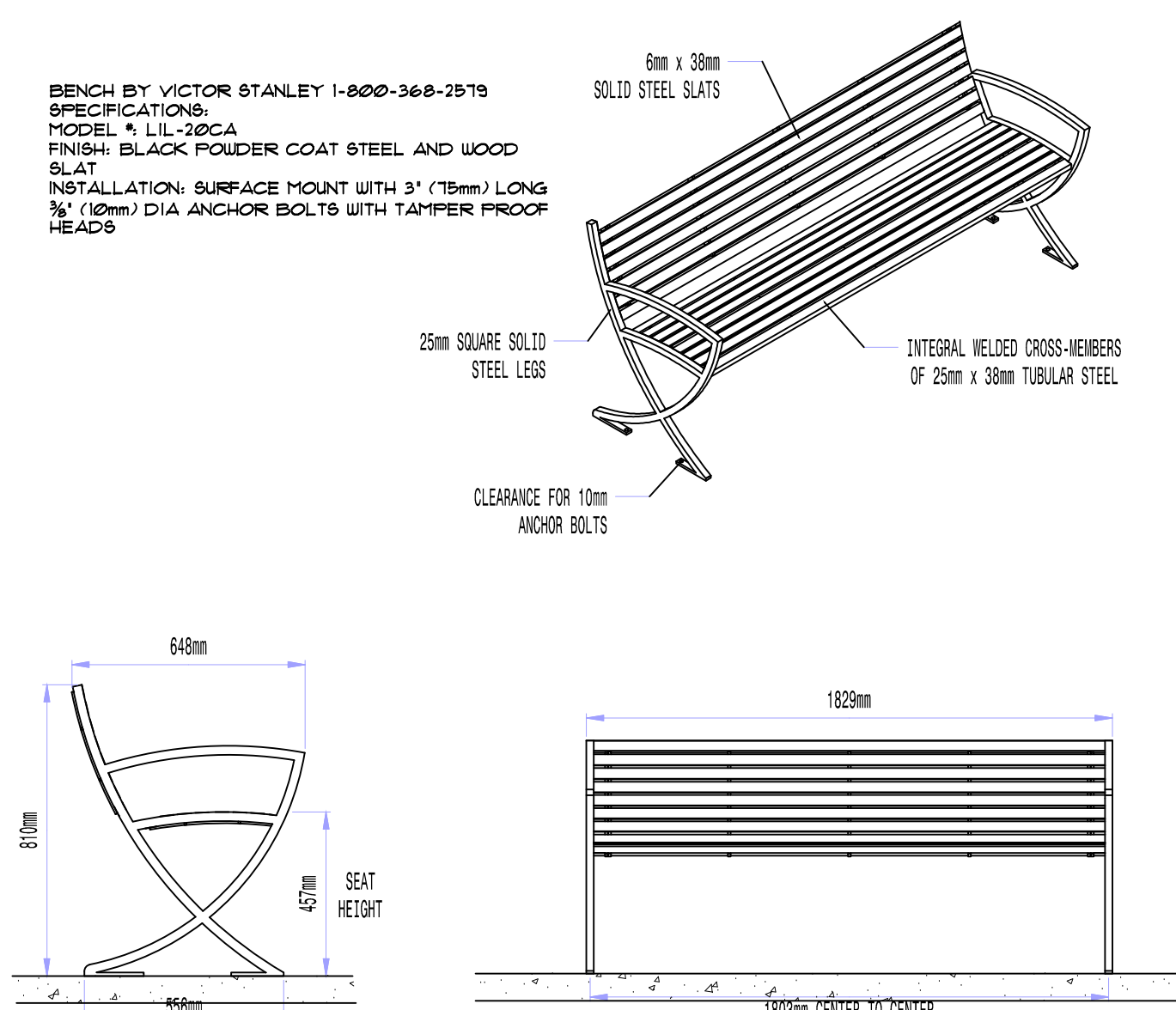
5 SHRUB PLANTING ON A SLOPE  
NTS

CALIPER TREES TO BE PLANTED IN THE SAME ORIENTATION AS IN NURSERY (DOTS TO BE PLACED ON TREE AT NURSERY INDICATING NORTH)

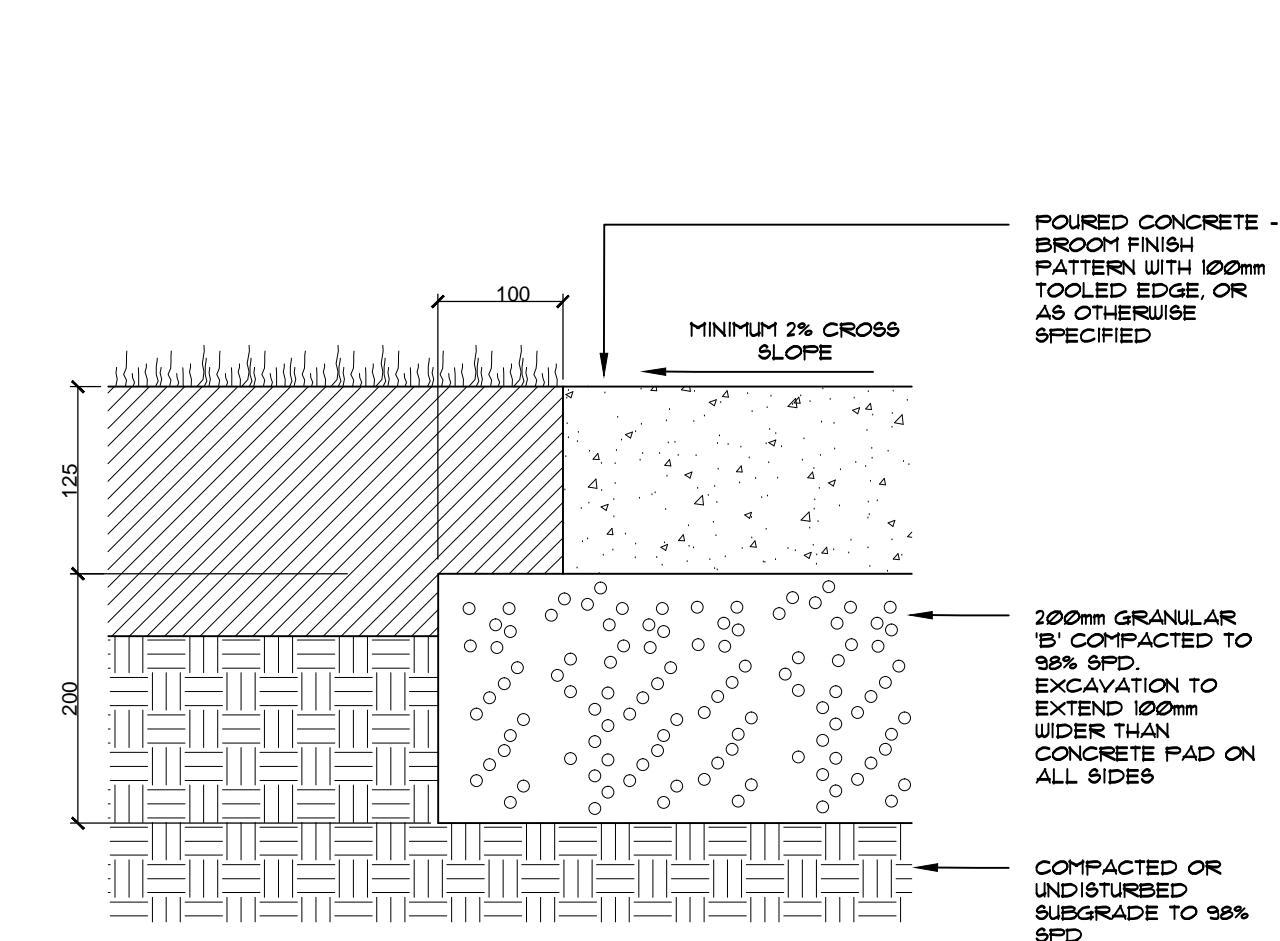
CONIFEROUS TREES TO BE PROTECTED WITH PLASTIC  
SPIRAL PERFORATED TREE WRAP. INSTALL TO  
UNDERSIDE OF PRIMARY LATERAL BRANCHES



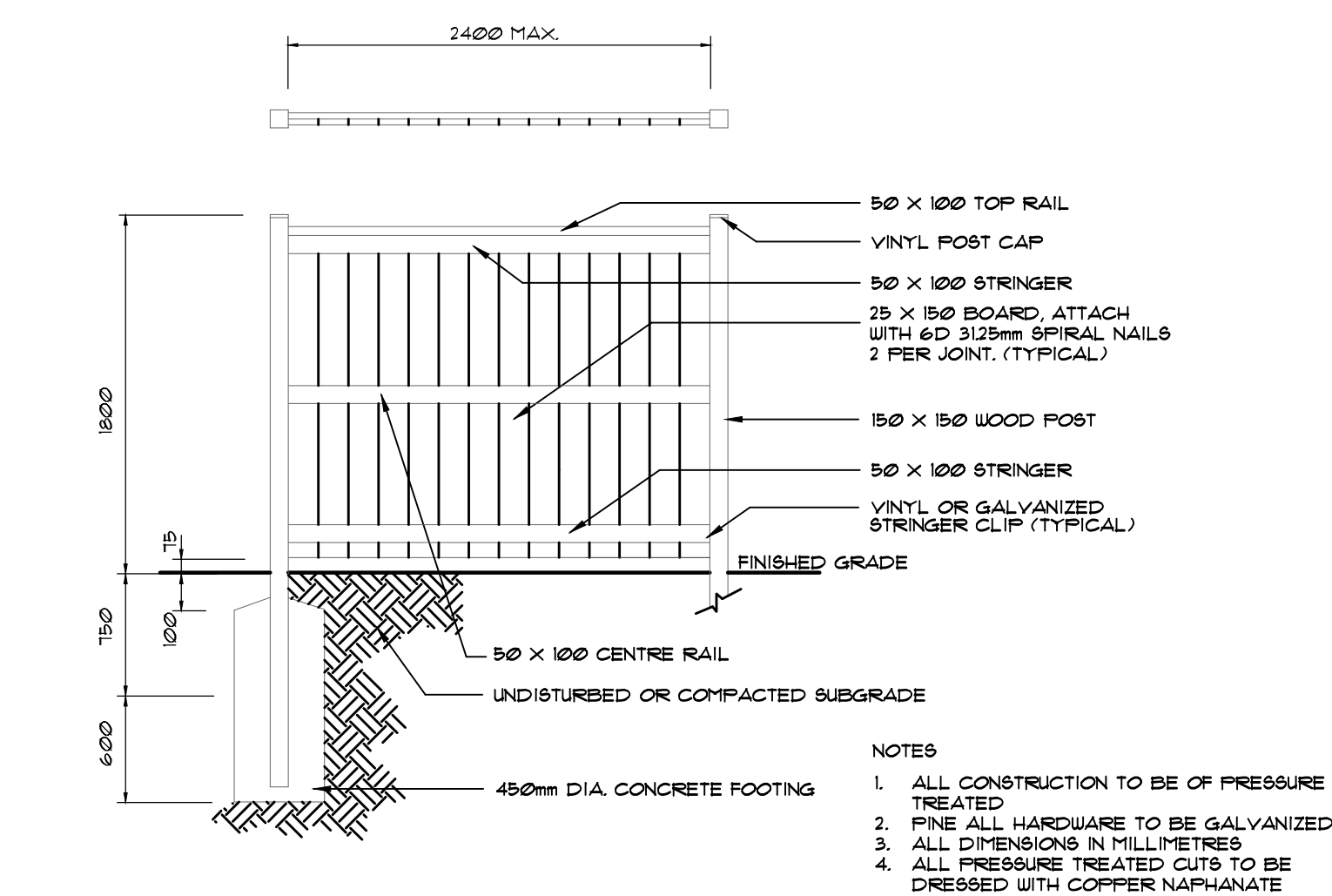
3 CONIFEROUS TREE PLANTING DETAIL  
NTS



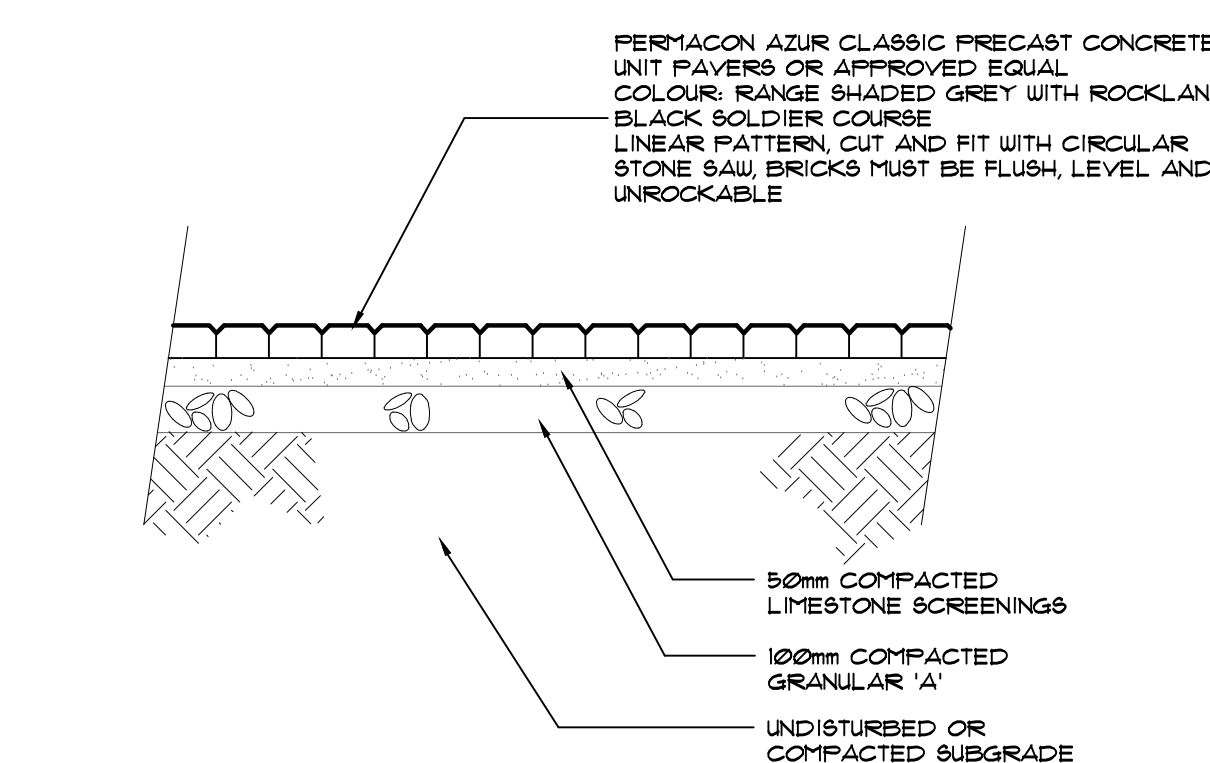
6 BENCH DETAIL  
NTS



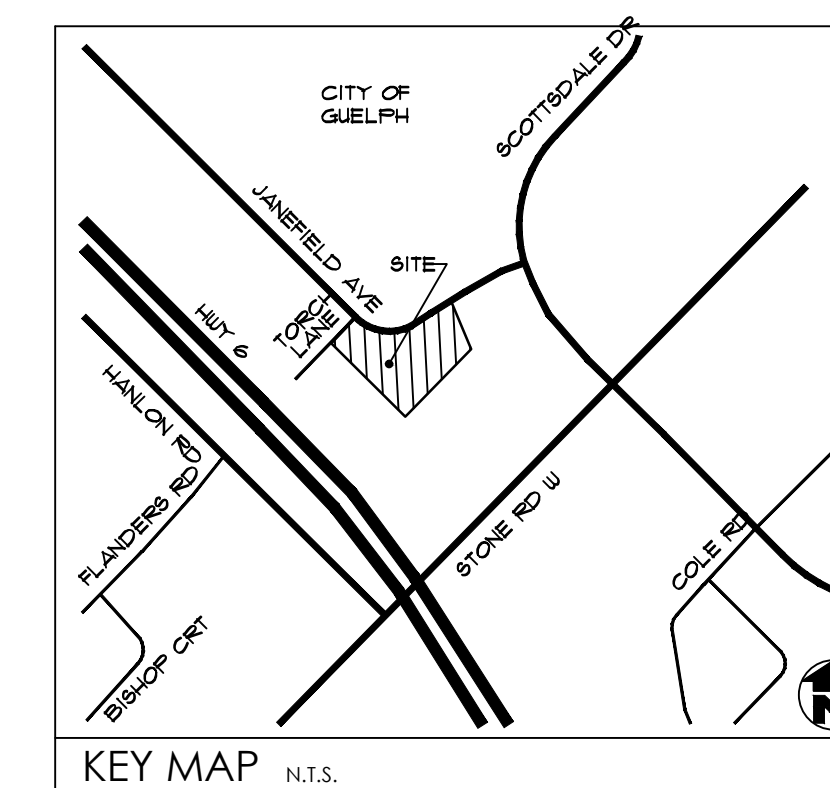
7 PIP CONCRETE PAD DETAIL  
NTS



8 1.8m HIGH BOARD FENCE DETAIL  
NTS



9 UNIT PAVER DETAIL  
NTS



1.	Jan.24.18	Issued for OP and Zoning (Resubmission)	C
no.	date	description	
REVISIONS			

PENSIO "on Janefield"  
233 Janefield Avenue  
City of Guelph

---

Landscape Details

MacKinnon  
Associates

a division of 907216 Ontario Inc

550 Parkside Drive, Unit A-21, Waterloo, Ontario N2L 5V4  
Tel. (519) 725-5140 FAX (519) 725-5144

DRAWN BY: CMH	DESIGNED BY: CMH	APPROVED BY: AWH
PROJECT NO. 2017-80	SCALE: 1:250	PROJECT START DATE: December 2017
PLOTTED: January 23, 2018	SHEET:  L2	

Technical drawing of a 4mm O.D. steel tube with a fixed aluminum cap. The drawing includes a side view and a cross-sectional view.

**Side View Dimensions:**

- Overall height: 914
- Radius of the cap: R254
- Height of the concrete base: 457
- Height of the steel tube: 1200
- Width of the base: 300

**Cross-sectional View Details:**

- Top: FIXED ALUMINUM CAP
- Tube: 4mm O.D. STEEL TUBE
- Base: POURED IN PLACE CONCRETE
- Below concrete: 150 DEPTH GRANULAR "B" BASE COMPACT TO 95% S.P.D.D.
- Bottom: UNDISTURBED SUBGRADE

**Other Labels:**

- FINISHED GRADE
- 41 (likely a reference to a standard or specification)

47mm OD, SCHEDULE 40 PIPE

1.07m [3.5']

0.24m [0.77']

12mm HRR PICKET

0.10m [0.33']

43mm OD, SCHEDULE 40 PIPE

6mm x 150mm BASE PLATE, LAGGED INTO CONCRETE SURFACE

CITY OF GUELPH

JAMESFIELD AVE

SCOTTSDALE DR

MAIN ST

MAIN RD

FLINDERS RD

BRIDGE CRT

STONE RD W

COLD RD

SITE

KEY MAP

N.T.S.

DRAWN BY: CMH	DESIGNED BY: CMH	APPROVED BY: AWH
PROJECT NO. 2017-80	SCALE: 1:250	PROJECT START DATE: December 2017
PLOTTED: January 23, 2018	SHEET: <div style="text-align: center; font-size: 2em;">L3</div>	