

LEGEND

- DECIDUOUS TREES
- CONIFEROUS TREES
- SHRUBS
- HEDGE
- MASS PLANTINGS (PERENNIALS)
- UNIT PAVERS
- NATIVE SEED

1	REVISED	APR. 15/24
NO.	DESCRIPTION	DATE

JAMES McWILLIAM
LANDSCAPE ARCHITECT
jmcwilliam@jmladesign.com

PROJECT
**7230 LUNDY'S LANE
NIAGARA FALLS, ON.**

DRAWING
LANDSCAPE PLAN

NORTH

OALA
MEMBER

SCALE:	1:200
DATE:	APRIL 2024
DESIGN BY:	J.S.M.
DRAWN BY:	T.F.G.
SHEET:	L1

GENERAL LANDSCAPE SPECIFICATIONS:

General Instructions:

- Contractor is responsible for locating all underground services prior to any excavation, note that trees are to be offset a minimum of 1000mm from centerline of any underground service.
- General layout of trees, planting beds, to be staked and confirmed by landscape architect prior to installation.
- Plant material to be approved at source by landscape architect, prior to shipment to the site.
- The landscape contractor, is advised that no tree/shrub planting is to occur during the months of December, January, February, March, and July.

Topsoil for Sodded Areas:

Mixture of mineral particulates, micro-organisms and organic matter which provides suitable medium for supporting intended plant growth.

- soil texture based on the Canadian System of Soil Classification, to consist of 20-70% sand and contain 5-10% organic matter by weight
- Fertility: major soil nutrients present in the following ratios,
 - Nitrogen (N) 20-40 micrograms of available N per gram of topsoil,
 - Phosphorus (P) 10-20 micrograms of phosphate per gram of topsoil,
 - Potassium (K) 80-120 micrograms of potash per gram of topsoil,
 - Calcium, magnesium, sulphur, and micro nutrients present in balanced ratios to support germination and/or establishment of intended vegetation,
- Ph value: 5.5 to 7.5,
- Contain no toxic elements or growth inhibiting materials,
- Free from:
 - Debris and stones over 25mm diameter,
 - Course vegetative material, 10mm diameter and 100mm length, occupying more than 2% of soil volume,
- Consistence: friable when moist,

Spreading of Topsoil:

Scarify the subsoil prior to the spreading of the topsoil. Remove all debris and leave a fine-textured even surface, all topsoil to be imparted unless previously approved by the landscape architect. Obtain approval for the quality of any imported topsoil before delivery to the site.

Sod:

Any areas specified to be sodded, install sod which conforms with the specifications of the Nursery Sod Growers Association of Ontario. All lawn areas shall receive a minimum of 100mm of topsoil, and shall be sodded with #1 Bluegrass-Fescue sod.

Mineral Fertilizer:

Apply the following mineral fertilizer unless soils tests show other requirements;

- Sodded areas - 11% nitrogen, 8% phosphorus and 4% potash (11-8-4) at a rate of 4.5 kg. per square metre. (10 lbs per 1000 sq. ft.)
- Planting beds - 7% nitrogen, 7% phosphorus, and 7% potash (7-7-7) at the rate of 40 grams (4 oz) per bushel of topsoil.

Preparation of Planting Beds:

All planting beds to be continuous. Excavate all planting beds to the depth as indicated on the drawings and details, min 300mm (1.0'). backfill all planting beds with a soil mixture consisting of six (6) parts of sandy loam, one (1) part of finely pulverized peat moss, two (2) parts of well-rotted manure and the mineral fertilizer as specified above. Also add .58 kilos bonemeal/cubic metre of planting soil (1lb/cu yd.). Note: if the existing soil conditions are clay or wet in nature, contact the landscape architect for instructions for a suitable soil mixture or drainage detail.

Mulch:

All planting beds and tree pits to be treated with shredded pine bark mulch, to a depth of 75mm minimum.

Plant Material:

All plant material shall conform to the standards of the Canadian Nursery Trades Association for size and species.

All shrubs and tree material shall be container grown, potted, W/B or B/B, unless otherwise noted. Contractor shall make requests for root condition substitution in writing to the landscape architect prior to commencement of planting operations.

Plant Material Installation:

All trees, shrubs, and ground covers shall be planted as detailed and as shown on the planting plan. All beds to receive a cover of clean mulch to a depth of 75mm. For guying and staking trees, refer to the planting details.

The individual plant grouping total as illustrated on the planting plan supersedes the estimated quantity on the master plant list. Contractor must report any discrepancies to the landscape architect in writing before commencing any work. Contractor will assume full responsibility if landscape architect is not notified on discrepancies.

Ensure that top two rows of wire basket are removed from root ball after installation in planting pit, for all trees planted with wire basket.

General Maintenance:

Proper maintenance procedures are to be fully administered for all newly constructed landscape work on accordance with Landscape Ontario specifications. This shall apply during the construction and maintenance and warranty period. Contractor is responsible for maintenance of sod and plantings until final acceptance by landscape architect.

Rodent protection: the contractor shall be responsible for the protection of all trees and shrubs for winter protection and from rodent injury for the duration of the warranty period. Protective guards shall be employed around all deciduous trees.

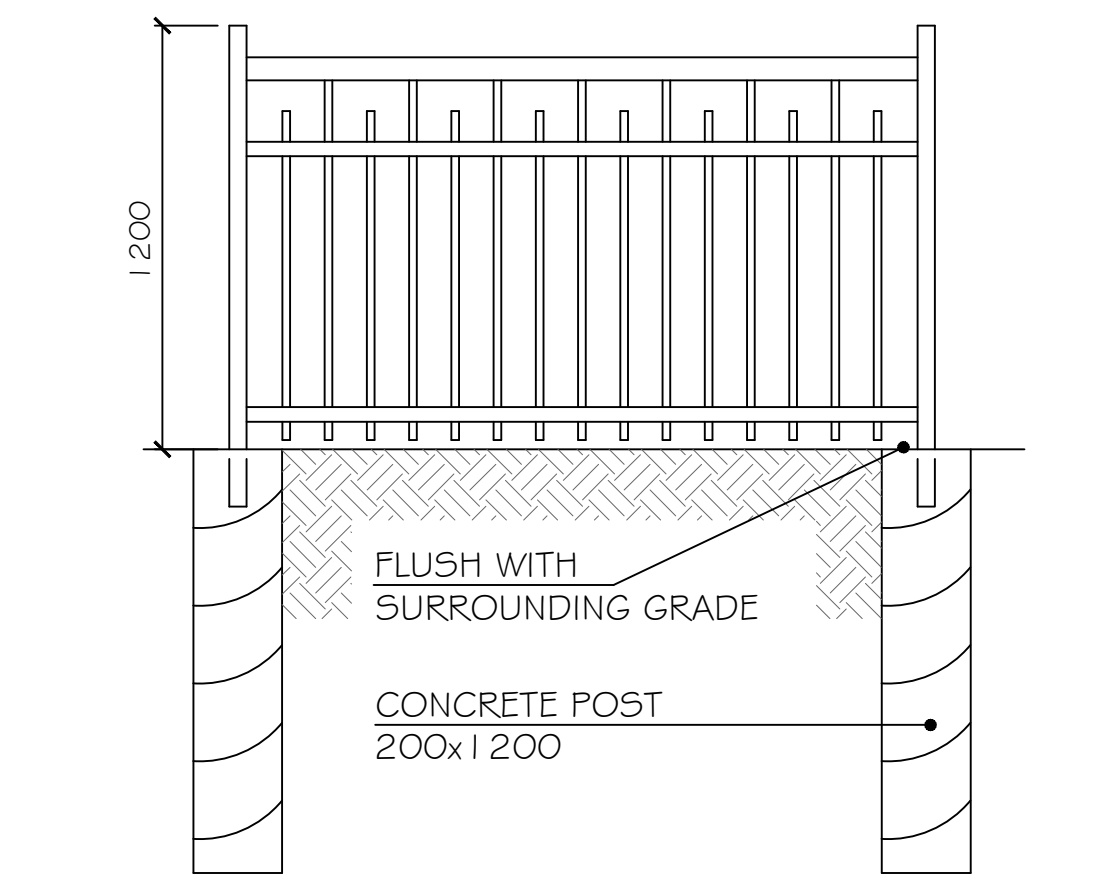
General Requirements:

Use above specifications in conjunction with the general landscape specifications of the Ontario Landscape Contractors Association, The Nursery Sod Growers Association of Ontario and with the Guide Specifications for Nursery Stock of the Canadian Nursery Trades Association. Use only plant material true to name, size and grade as specified on planting plan: provide sufficient labels or markings to indicate clearly the variety, size and grade of each specimen or bundle.

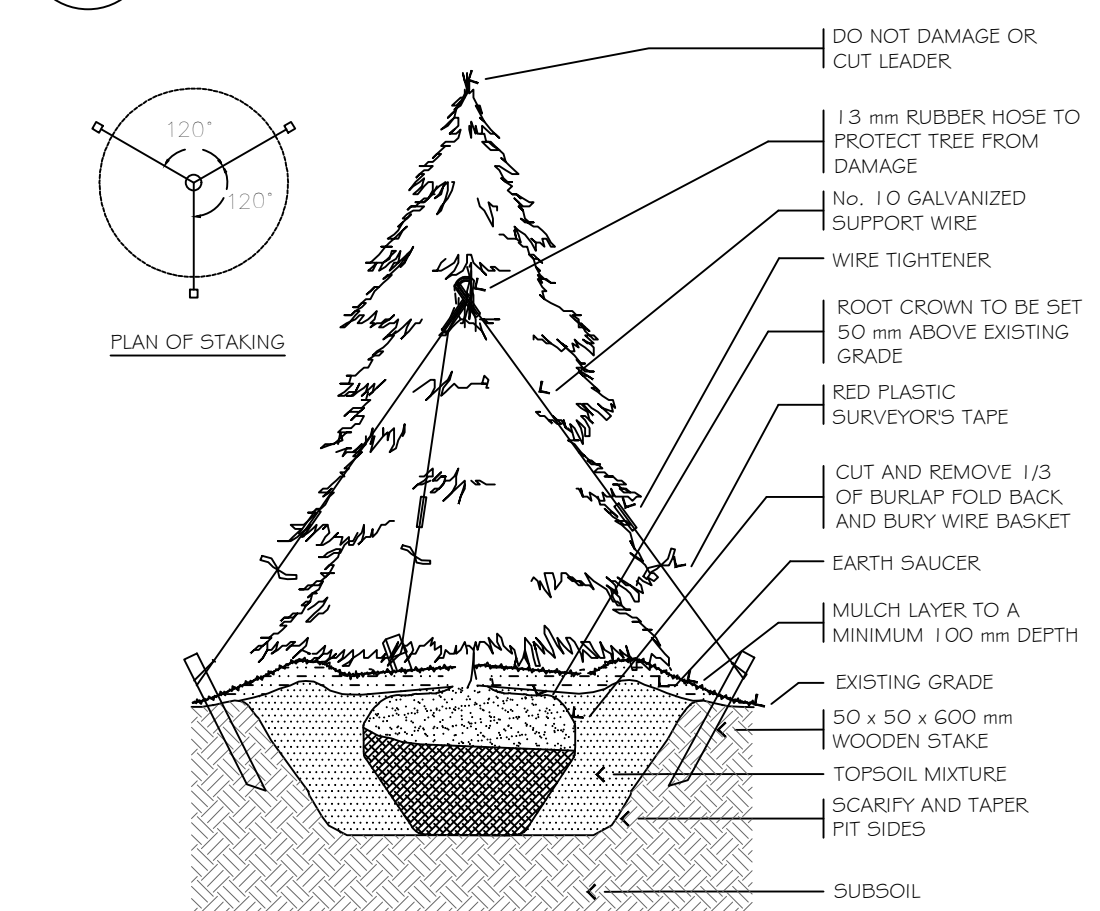
Obtain approvals for substitutions as to variety, size or grade from the landscape architect. Use only nursery stock, grown under proper horticultural practices, viable, free from pest and disease and undamaged. Obtain all necessary permits before commencement of construction. Report in writing any discrepancies in the drawings, specifications and contract documents to the landscape architect before the end of the bidding process and commencement of construction. These specifications may be superseded by additional specifications set out in the tender documents. Contractor to review all documents.

Warranty:

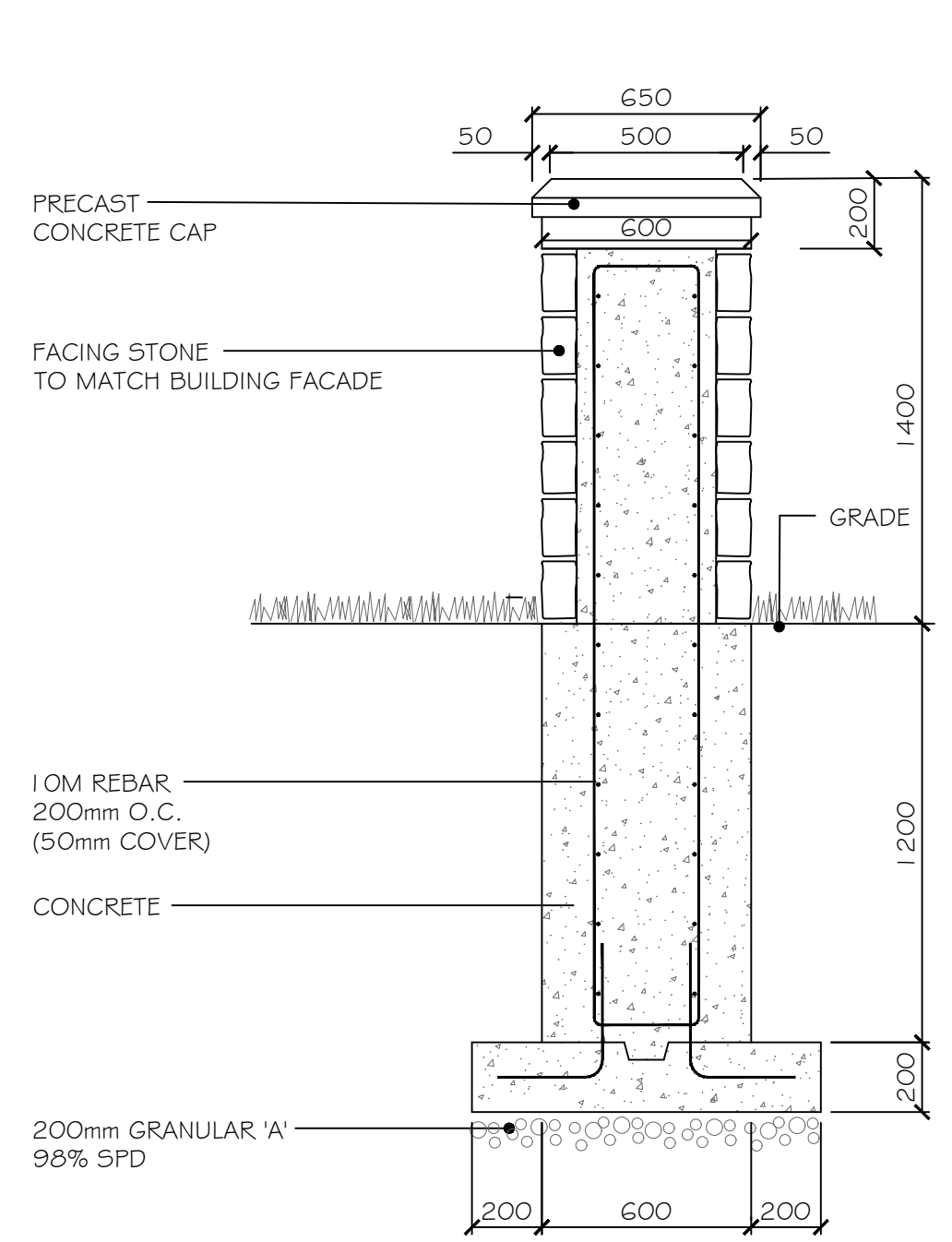
The contractor will warranty all plant material with a one year (unless advised otherwise by owners representative) labour and material warranty, commencing final acceptance by the landscape architect.



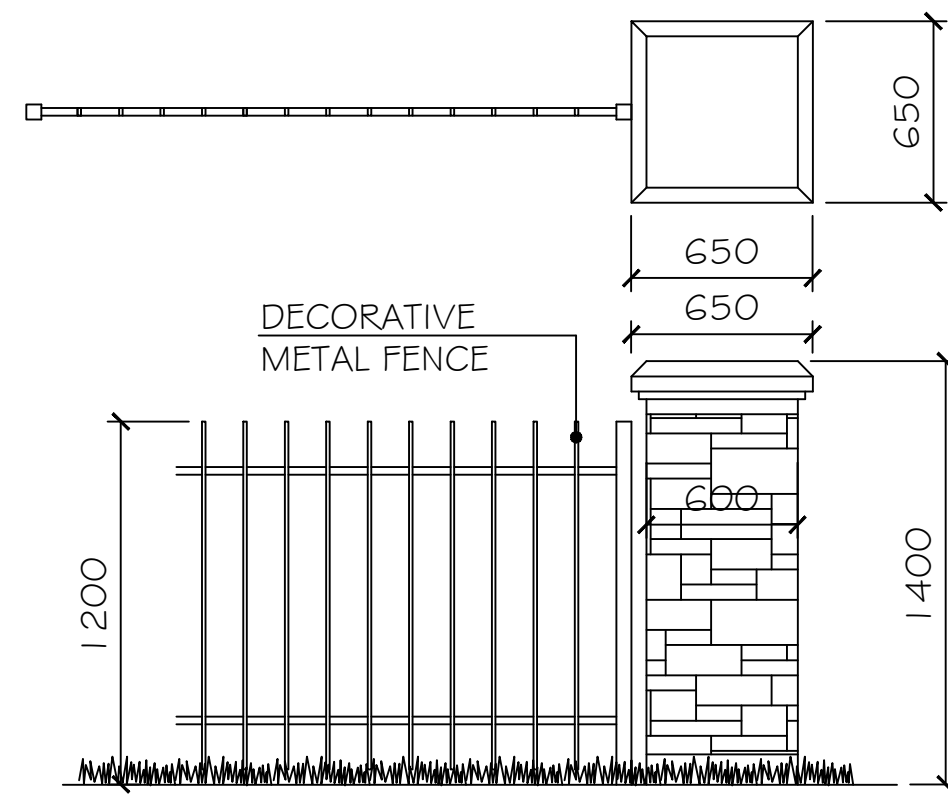
D1 MAJESTIC ELEGANT EAGLE II ALUMINUM SCALE: N.T.S.



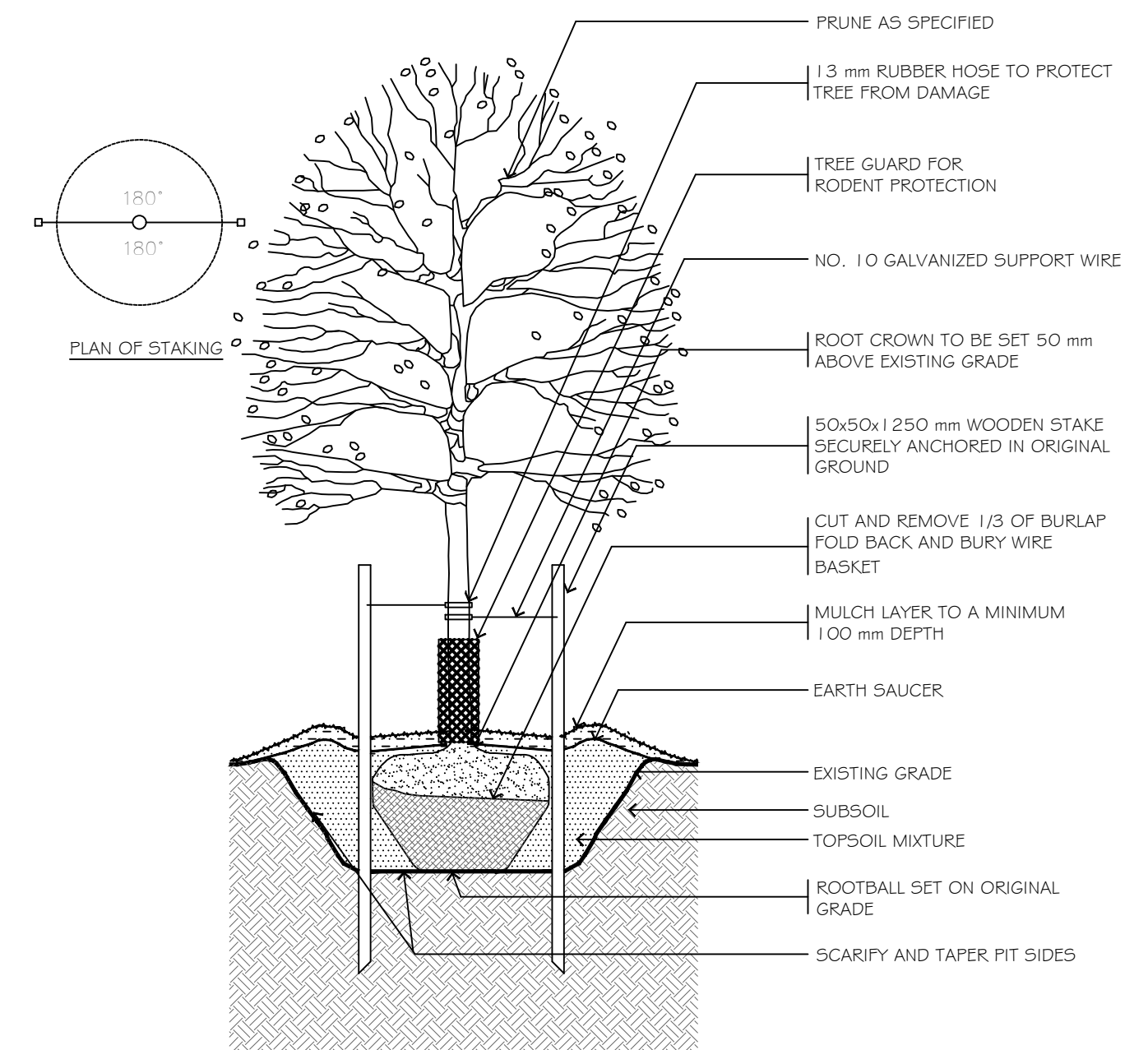
D2 TYPICAL CONIFEROUS TREE PLANTING DETAIL SCALE: NONE
1.5 m HEIGHT AND LARGER



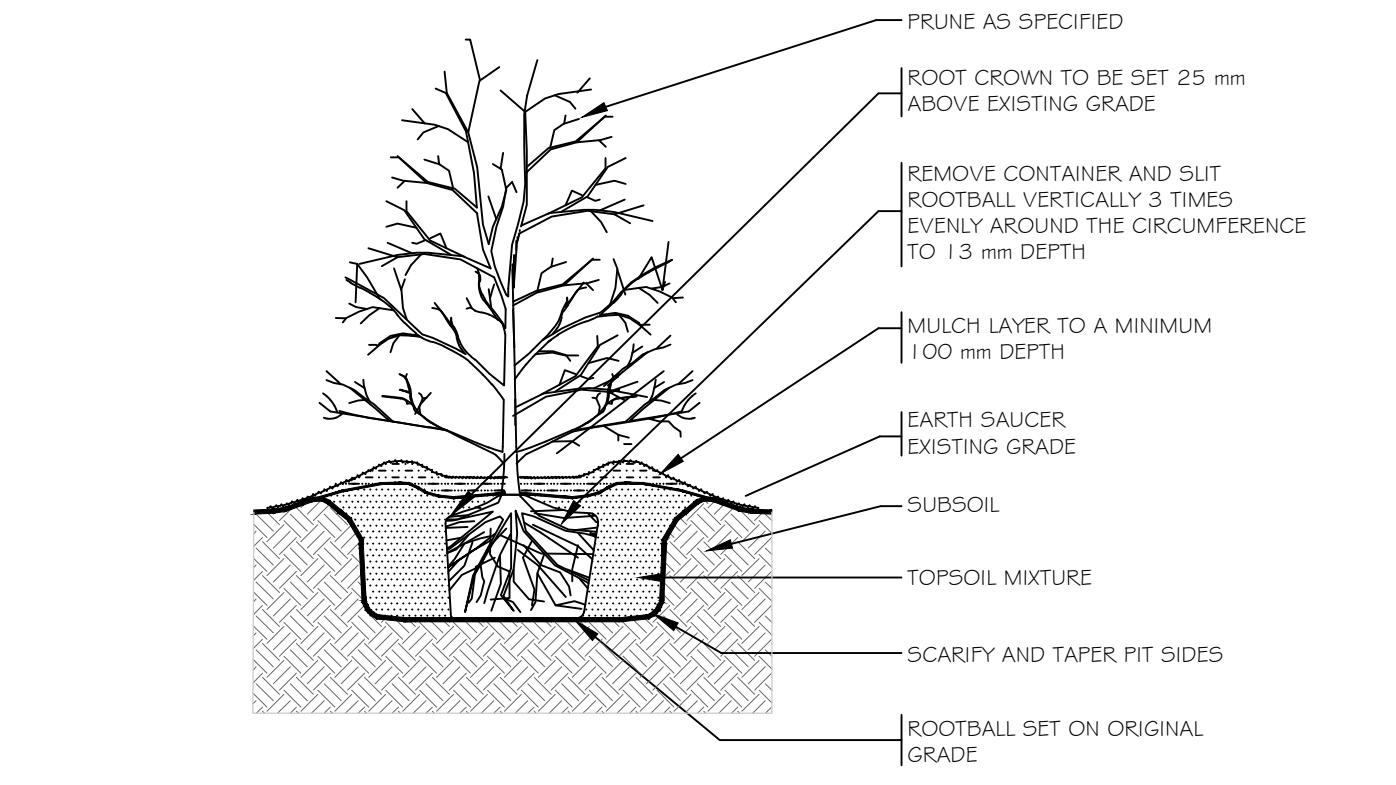
D3 MASONRY ACCENT POSTS SECTION SCALE: N.T.S.



D4 DECORATIVE METAL FENCE/ACCENT POST SCALE: 1:25



D5 TYPICAL DECIDUOUS TREE PLANTING DETAIL SCALE: NONE
TREES OVER 45mm CALIPER





D6 TYPICAL SHRUB PLANTING DETAIL SCALE: NONE
ALL SPECIES / SIZES

LANDSCAPE CONSTRUCTION NOTES:

- Drawings may be scaled for approximate layout only. All layout to be staked by the Contractor and approved by the Landscape Architect prior to installation.
- Metal Fence:** Manufacturer = Medallion Industries, Model 8200-R, (or approved equivalent) galvanized steel, with polyester power coating, colour = black, post cap = 'ball'
- Masonry Accent Posts (13):** Stone facing to be selected in consultation with architect (to match or complement building façade materials) prior to start of construction. Dimensions of facing stone inset may vary based on facing stone material selected by architect
- Unit Pavers:** Unilock 'Beacon Hill-Smooth' pavers, Paver sizes = large/small rectangle and square, Layout pattern = Random, colour = 'Opal Blend', SRI = 34 Colour to be confirmed by project administrator prior to shipment of pavers to site. Install as per manufacturers specifications
- Plant material to be approved at source by Landscape Architect, prior to shipment to the site.
- Plantings locations may be adjusted (as directed by Landscape Architect/Biologist) depending on post construction site conditions.
- All mass planting beds to have a continuous shredded pine bark mulch bed (where plantings are specified as 1.0m spacing or less)
- The following seed mix is to be used on the site in areas as noted, to be incorporated into a Terraced mix,
 - New England Aster (*Aster novae-angliae*) 1%
 - Black Eyed Susan (*Rudbeckia hirta*) 20%
 - Common Milkweed (*Asclepias synaca*) 5%
 - Spike Blazing Star (*Liatrispynnotachya*) 1%
 - Wild Bergamot (*McnardaFistruulosa*) 1%
 - Evening Primrose (*Oenotherabiennis*) 8%
 - Little Blue Stem (*Andropogon scoparius*) 20%
 - Indian Grass (*Sorghastumnutans*) 20%
 - Fowl Bluegrass (*Poa Palustris*) 24%
- Grass seed mixes are to be planted at 22kg/ha. Simultaneously sow Cover Crop of Common Oats for erosion control at a rate of 22kg/ha. Preferred sowing should take place between Sept 15 to early November.
- Contractor shall be responsible for coordinating with utility companies the stake out of all utility locations. All utilities to be staked in the field prior to planting stake out.
- Do not plant any trees directly above underground utilities (minimum offset = 1500mm) or under overhead utilities (minimum offset = 3000mm) or as directed by the utility or contract administrator.
- Rodent protection is to be installed around all 1 gallon trees
- Plant material collected from non-nursery source will not be accepted.
- The Landscape Architect reserves the right to reject any plant materials that have not been inspected and approved.
- The Landscape Architect can refuse to accept any plant material at the site that exhibit transportation/installation damage, poor growth habit, or disease. 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.
- All tree stakes are to be removed prior to the final warranty inspection of the site.

7230 Lundy's Lane - PLANT LIST						
W.B.= Wire Basket, B&B = Balled and Burlapped, CT = Container Grown						
Code	BOTANICAL NAME	COMMON NAME	SIZE	#	ROOT CONDITIO	REMARKS
Deciduous Trees						
As	<i>Acer saccharum</i>	Sugar Maple	60mm cal.	8	W.B.	Full & equal form
Ar	<i>Acer rubrum</i>	Red Maple	60mm cal.	2	W.B.	Full & equal form
Acc	<i>Amelanchier canadensis</i>	Serviceberry (clump form)	250cm ht.	3	W.B.	Multi-stem
Bp	<i>Butula papyrifera</i>	Paper Birch (multi-stem)	60mm cal.	4	W.B.	Multi-stem
Gb	<i>Ginkgo biloba 'Magyar'</i>	Maidenhair Tree	60mm cal.	2	W.B.	Full & equal form
Lt	<i>Liriodendron tulipifera</i>	Tulip Tree	60mm cal.	1	W.B.	Full & equal form
Qr	<i>Quercus rubra</i>	Red Oak	60mm cal.	4	W.B.	Full & equal form
Qp	<i>Quercus palustris</i>	Pin Oak	60mm cal.	8	W.B.	Full & equal form
Deciduous Shrubs						
Cc	<i>Cercis canadensis 'Heart of Gold'</i>	Eastern Redbud	200cm ht.	2	B&B	Multi-stem
Hm	<i>Hydrangea macrophylla 'Endless Summer'</i>	Endless Summer Hydrangea	3 gal. pot	19	CT	Well Branched
Ha	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	3 gal. pot	7	CT	Well Branched
Po	<i>Physocarpus opulifolius 'Monlo'</i>	Diablo Ninebark	60cm ht.	26	CT	Well Branched
Sj	<i>Spiraea japonica 'Goldflame'</i>	Goldflame Spirea	60cm ht.	22	CT	Well Branched
Coniferous Shrubs						
To	<i>Thuja occidentalis</i>	Eastern White Cedar	110cm ht.	54	5 gal pot	Branched to the Ground
Tc	<i>Taxus cuspidata 'nana'</i>	Dwarf Japanese Yew	60cm ht.	19	3 gal pot	Well Branched
Tmf	<i>Taxus x media 'Hicksii'</i>	Hicks Yew	60cm ht.	27	3 gal pot	Branched to the Ground
Ornamental Grasses						
Caf	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	1 gal pot	12	CT	Well Branched
Broadleaf Evergreen Shrubs						
Bw	<i>Buxus mic. Var. insularis 'Winter Gem'</i>	Winter Gem Korean Boxwood	2 gal pot	35	CT	Well Branched
Perennials						
Hs	<i>Hemerocallis 'Stella D'Oro'</i>	Daylily 'Stella D'Oro' (yellow)	1 gal pot	42	CT	Well Branched
Hd	<i>Hosta 'Blue Moon'</i>	Plantain Lily 'Blue Moon'	1 gal pot	12	CT	Well Branched
Rf	<i>Rudbeckia fulgida goldsturm</i>	Rudbeckia	1 gal pot	44	CT	Well Branched
Naturalization Plantings						
Jn	<i>Juglans nigra</i>	Black Walnut	300cm ht.	1	CT	Well Branched
Co	<i>Carya ovata</i>	Shagbark Hickory	300cm ht.	3	CT	Well Branched
Qb	<i>Quercus bicolor</i>	Swamp White Oak	300cm ht.	3	CT	Well Branched
Cr	<i>Cornus racemosa</i>	Gray Dogwood	60cm ht.	9	CT	Well Branched
Pv	<i>Prunus virginiana</i>	Chokecherry	60cm ht.	6	CT	Well Branched
Sc	<i>Sambucus canadensis</i>	American Elder	60cm ht.	13	CT	Well Branched
Vi	<i>Viburnum lentago</i>	Nannyberry	60cm ht.	3	CT	Well Branched
Pg	<i>Picea glauca</i>	White Spruce	1.0m ht.	11	W.B.	Branched to the Ground

1	REVISED	APR. 15/24
NO.	DESCRIPTION	DATE
 jmcwilliam@jmladesign.com		
7230 LUNDY'S LANE NIAGARA FALLS, ON.		
LANDSCAPE DETAILS		
		
SCALE:		AS NOTED
DATE:		APRIL 2024
DESIGN BY:		J.S.M.
DRAWN BY:		T.F.G.
SHEET:		L2