

**PDF – A14 REVISED LANDSCAPE PLANS,
PREPARED BY MSLA LANDSCAPE
ARCHITECTS, DATED**

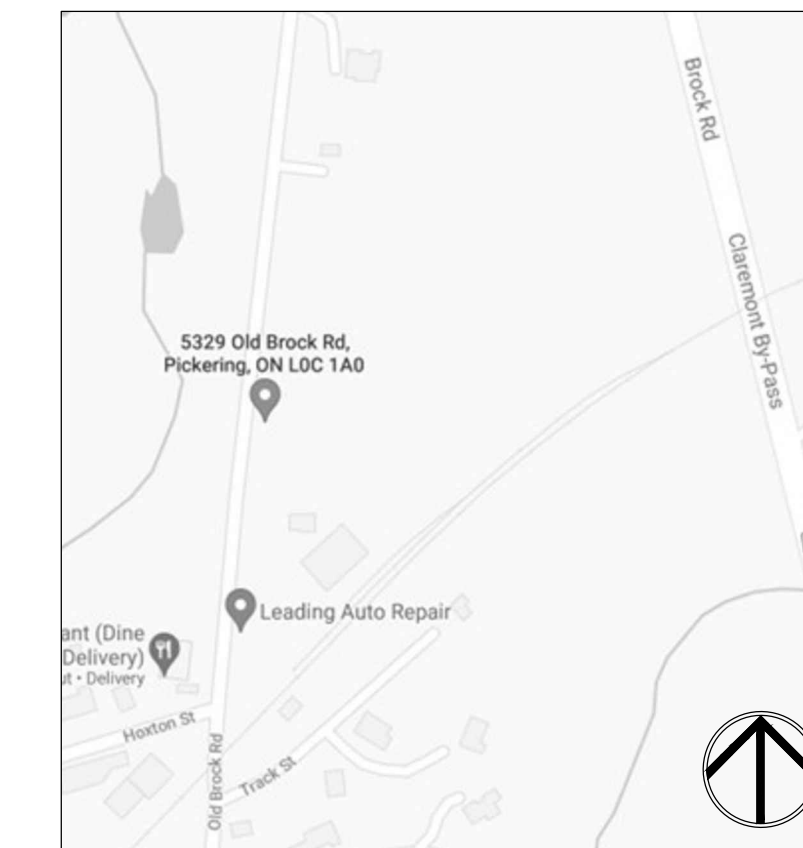
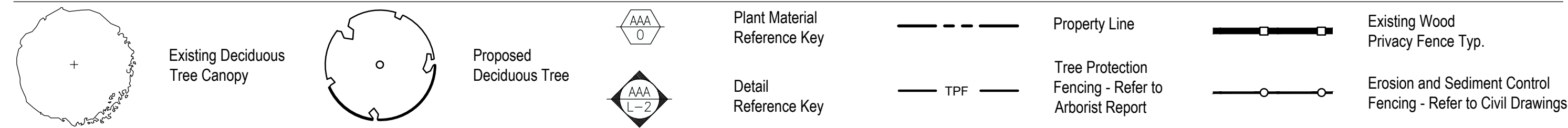
Proposed Naturalization Buffer Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
ACS	3	Acer saccharum	Sugar Maple	30mm		B.&B.	High	Yes	Full Form
PTR	5	Populus tremuloides	Trembling Aspen	30mm		B.&B.	High	Yes	Full Form
QRB	5	Quercus rubra	Red Oak	30mm		B.&B.	High	Yes	Full Form
DECIDUOUS SHRUBS									
CNS	39	Cornus sericea	Red Osier Dogwood	40 cm		C.G.	High	Yes	Full Form
POP	24	Physocarpus opulifolius	Common Ninebark	40 cm		C.G.	High	Yes	Full Form
VLE	34	Viburnum lentago	Nannyberry	40 cm		C.G.	High	Yes	Full Form

Proposed Plant Material List

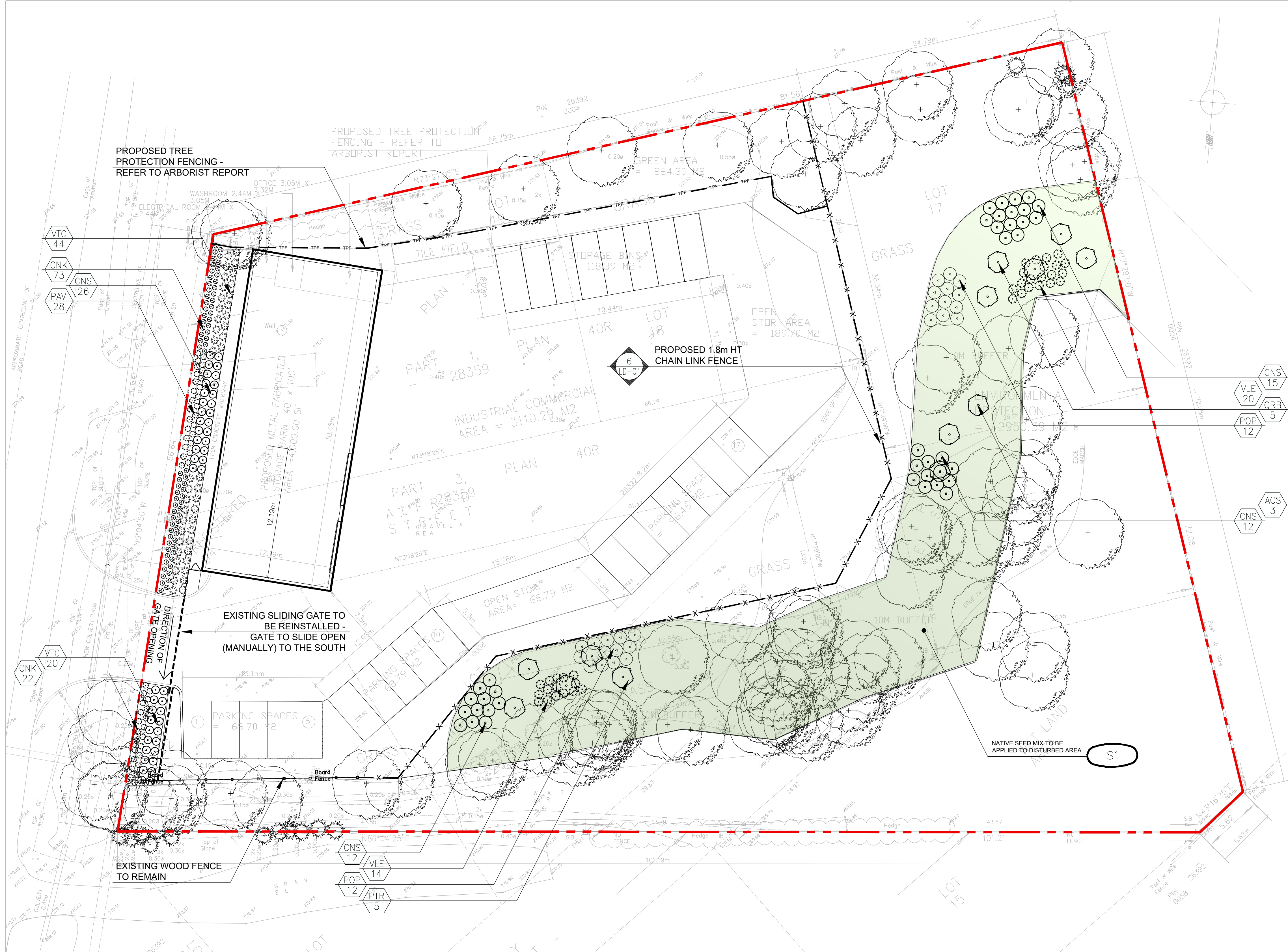
KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS SHRUBS									
CNS	26	Cornus stolonifera	Red Osier Dogwood	80 cm		C.G.	Yes	Yes	Full Form
CNK	77	Cornus sericea "Kelsey"	Kelsey Red Osier Dogwood	60 cm		C.G.	Yes	Yes	Full Form
VTC	46	Viburnum acerifolium	Maple-leaf Viburnum	60 cm		C.G.	Yes	Yes	Full Form
ORNAMENTAL GRASSES									
PAV	28	Panicum virgatum	Switch Grass			2 Gal.	High	Yes	Full Form - Native

Legend



msla
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 tel. 416.492.9966 | email. info@msla.ca

Architect:
 Client/Owner:



S1 CVC 7 - Upland Native Meadow Mix*

Common Name	Scientific Name	Percent of Mix
Black Eyed Susan	<i>Rudbeckia hirta</i>	10%
Heart Leaved Aster	<i>Aster cordifolius</i>	1%
Canada Anemone	<i>Anemone canadensis</i>	1%
Canada Goldenrod	<i>Solidago canadensis</i>	2%
Common Milkweed	<i>Asclepias syriaca</i>	2%
Evening Primrose	<i>Oenothera biennis</i>	25%
Grass Leaved Goldenrod	<i>Euthamia graminifolia</i>	1%
Meadow Sedge	<i>Carex granularis</i>	15%
New England Aster	<i>Aster novae-angliae</i>	1%
Riverbank Wild Rye	<i>Elymus riparius</i>	40%
Virgins Bower	<i>Clematis virginiana</i>	1%
Wild Bergamot	<i>Monarda fistulosa</i>	1%

*Note: Developed by OSC (Ontario Seed Company)
 **Mixture conforms to the TRCA Native Seed Mix Guidelines

At project completion, all areas to be landscaped where soil or vegetation has been disturbed should have at least 20 centimeters of topsoil containing 5 to 15% organic matter (by dry weight) depending on the type of vegetation to be established, a total uncompacted soil depth of at least 30 centimeters and a soil pH of 6.0 to 8.0. Organic matter content is measured in a soil laboratory using the Loss-On-Ignition Test (ASTM International, 2007; USDA & USCC, 2002). Additionally, when importing topsoil, ensure the topsoil does not contain materials or contaminants at levels that would be harmful to plant growth, impair drainage, or adversely impact its intended use. Topsoil should:

- Be free of refuse, stones, wood or debris larger than 50 mm in diameter;
- Be free of deleterious substances, plant or soil pests, invasive species, undesirable grasses, noxious weeds or weed seeds;
- Where applicable, meet topsoil specifications found in Construction Specifications for Implementing Compost Amended Planting Soil in Ontario (TRCA, 2017)

Application Rates:

- The specified seed mix(es) should be applied at a rate of 22-25 kg/ha or at a rate of 125 g/45 m² for smaller areas.

Cover Crop:
ANNUAL RYE NURSE CROP
 (OSC 7115 or approved equal)

- A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.
- The cover crop should be applied at a maximum rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.
- Mix annual rye with the proposed native seed mixes to provide quick germination and help reduce weed seed germination, stop soil from blowing away and reduce erosion damage from run-off. NOTE: do not over apply annual rye when using it as a nurse crop.

Installations Notes:

- Ideally, sowing should take place in the fall, between Oct 15th to late November. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring.
- Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

General Notes:

- In general, a minimum of 15 cm of topsoil should be applied to disturbed areas prior to terracing applications.
- All disturbed areas should be seeded as soon as possible following the completion of works. Erosion controls must remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).
- Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.
- Survey site for invasive species & remove. Clean away surface debris. This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention.
- Make sure the soil and seed are in close contact by gently tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.

Municipality:

Notes:

No.	Revision	Date
06	Issued for Resubmission	03/04/24
05	Issued for Resubmission	11/16/23
04	Issued for Resubmission	10/18/23
03	Issued for Resubmission	05/31/23
02	Issued for Resubmission	06/07/22
01	Issued for Review	05/07/21

North: Stamp:

Project:
Proposed Landscape and Site Upgrades
 5329 Old Brock Rd.
 Pickering, Ontario

Scale: **1:200** Date: **May 2021**

Drawn By: **S.P.** Checked By: **L.M.**

Drawing Title:
Landscape & Naturalization Buffer Plan

Project No. **21129** Sheet No. **L1-01**

All information contained in these plans shall be checked by the contractor. All dimensions shall be reported to the Landscape Architect. All drawings shall be prepared by the Landscape Architect. Copying or any reproduction in part or whole that is not permitted without the written consent of M.S.L.A. Drawings shall not be used for construction unless marked & SIGNED. NOTE: FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. PROPERTY LINES AND SETBACKS MUST BE COVERED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. *PRELIMINARY NOT FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L.A. ARCHITECT. * SIGNED DATE

Architect:

Client/Owner:



Municipality:

Notes:

All information contained in these plans shall be checked by the contractor. All discrepancies shall be reported to the Landscape Architect (L.A.) before commencing work. All drawings have copyright and shall remain the property of the Landscape Architect. Copying or any reproduction in part or whole that is not permitted without the consent of L.A. A drawing shall not be used for construction unless marked SIGNED. NOTE: FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. PROPERTY LINES AND SETBACKS MUST BE COVERED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY L.A. ARCHITECT. SIGNED DATE:

LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TIPS OF SLOPES. COMPACT ALL AREAS TO 98% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 33 1/3% (3:1).

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 IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE.

SOD

USE NO. 1 GRADE TURFGRASS NURSERY SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 100MM (4") OF COMPACTED TOPSOIL, AND SHALL BE SOODED WITH #1 KENTUCKY BLUEGRASS - FESCUE. NO SOD SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED.

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 THE RATE OF 4.5 KG OVER M2 (10 LBS OVER 1000 SQ. FT.)
- PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (1 OZ.) FOR EVERY BUSH/ELF OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS. MIN 450mm (18"). BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND/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 KLOS BONE MEAL/CUBIC METER OF PLANTING SOIL (1 LB. CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR VET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, S/B OR B/B, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

LANDSCAPE SPECIFICATIONS
 SCALE: N.T.S. DATE: LD-01

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm(3") FOR GUYING AND STAKING TREES. REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

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 OF DISCREPANCIES.

* MULCH - SHREDDED PINE MULCH BY "GRO BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING 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 GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKODOT" OR APPROVED EQUIVALENT RODENT FORMULA TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

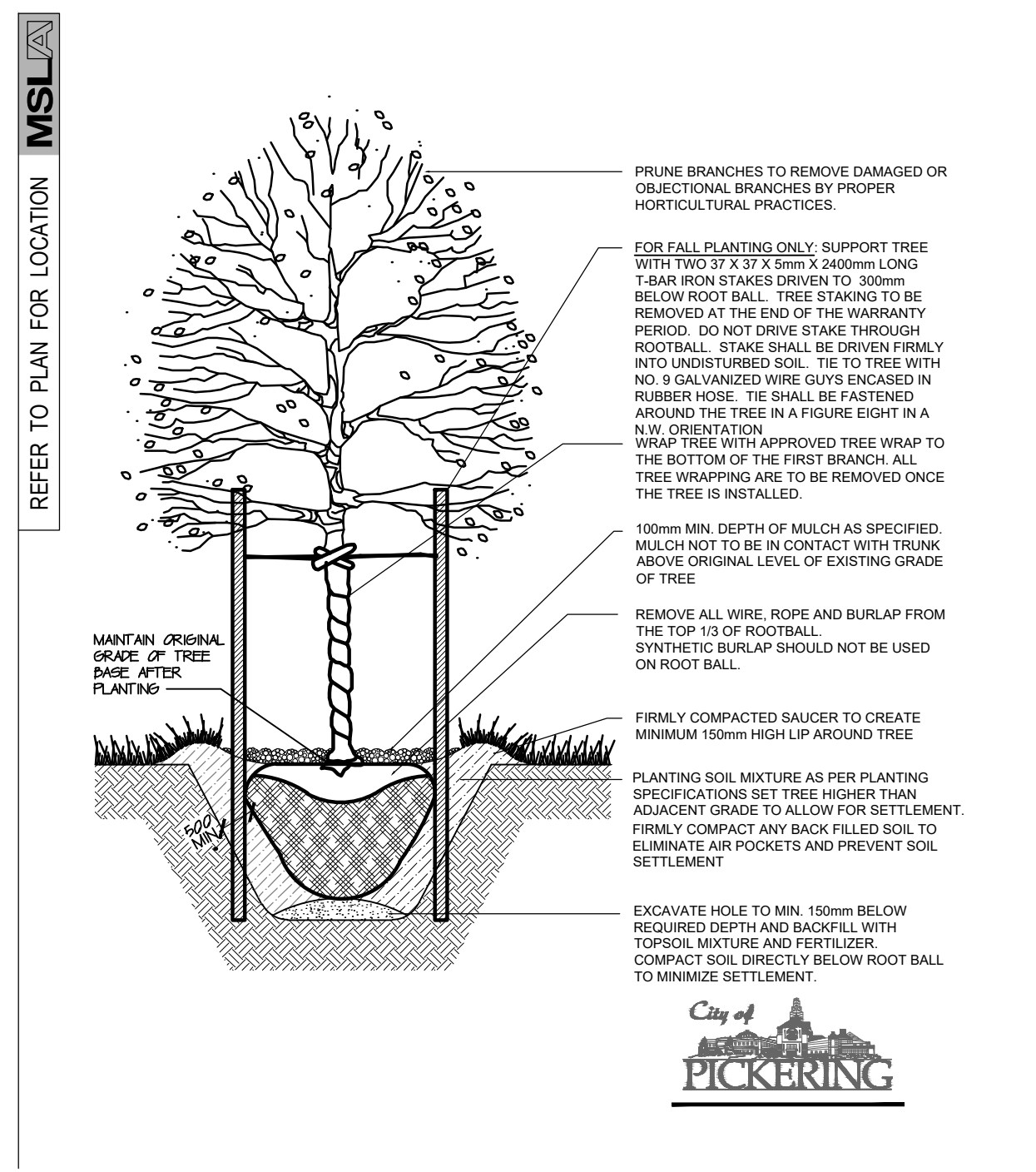
USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL TRUE 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 APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES. VIABLE TREES FROM PEST AND DISEASE AND UNDAIMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

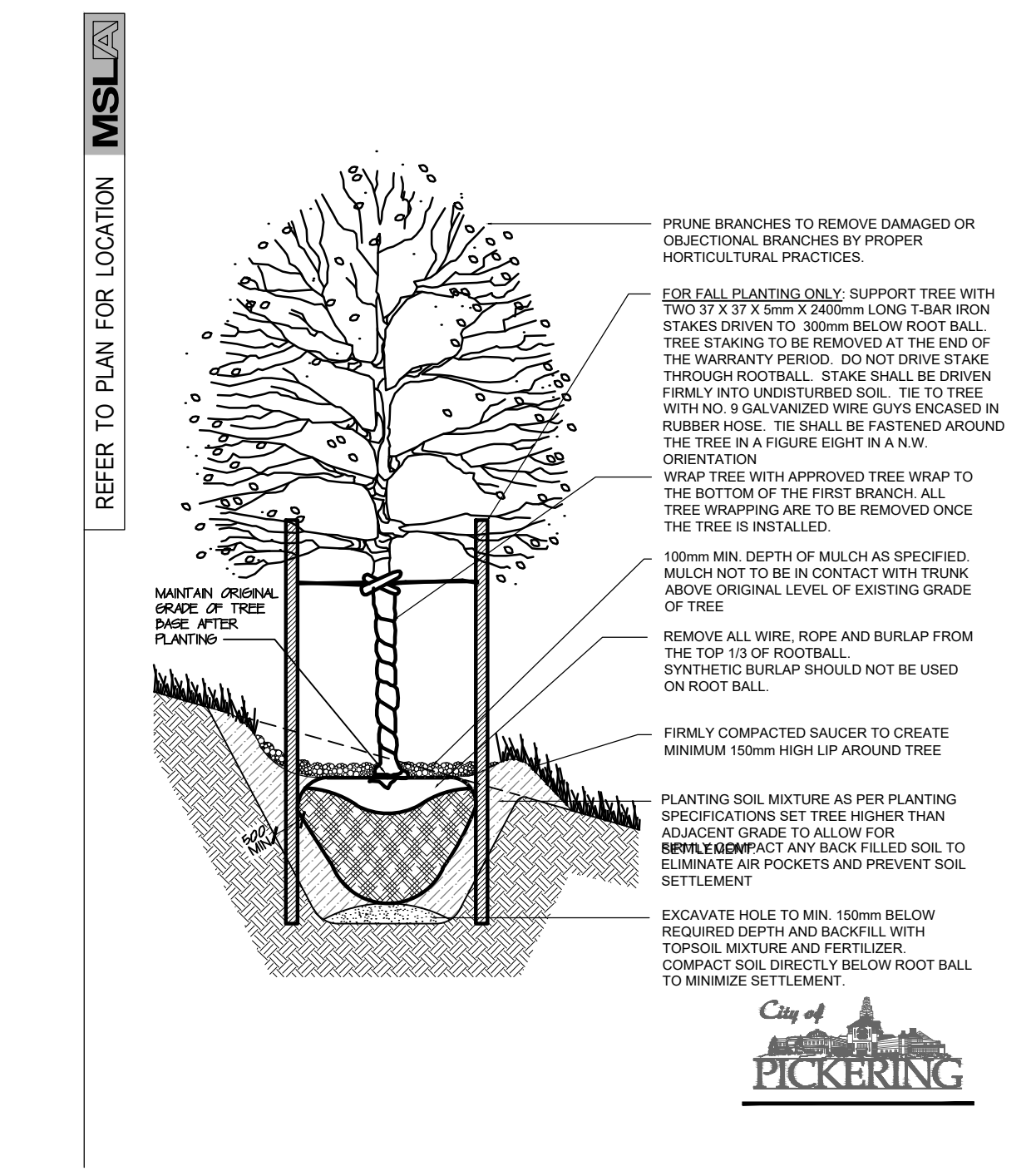
GUARANTEE PERIOD

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

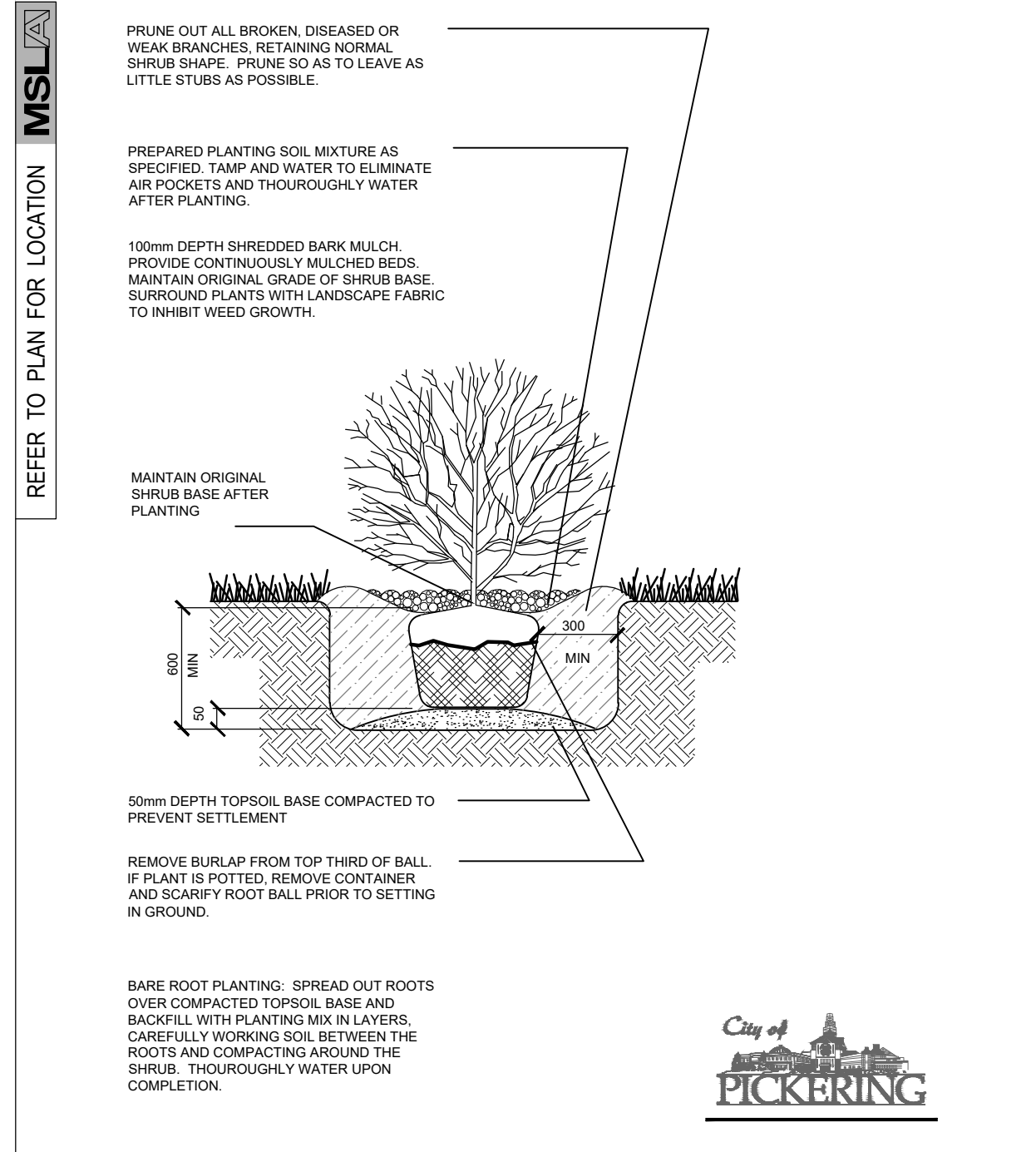
PLANT MATERIAL INSTALLATION
 SCALE: N.T.S. DATE: LD-02



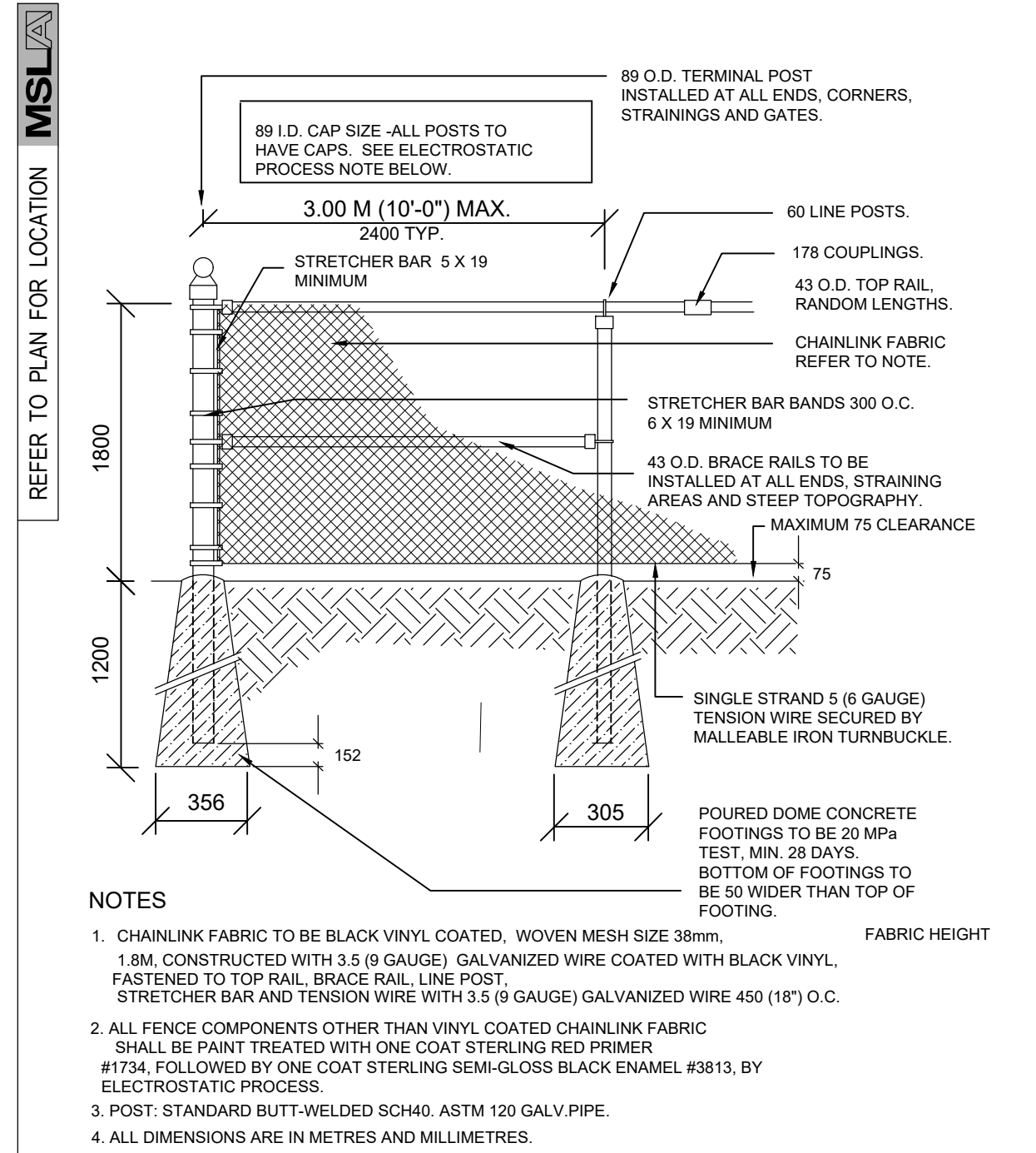
PICKERING - DECIDUOUS TREE DETAIL (Level Ground)
 SCALE: N.T.S. Note: Derived from City of Pickering Detail P-1112.1 LD-03



PICKERING - DECIDUOUS TREE DETAIL (Sloped Ground)
 SCALE: N.T.S. Note: Derived from City of Pickering Detail P-1112.2 LD-04



PICKERING - SHRUB PLANTING DETAIL
 SCALE: N.T.S. Note: Derived from City of Pickering Detail P-1114 LD-05



BLACK VINYL CHAINLINK FENCE - HT 1.8 m (6'-0")
 SCALE: N.T.S. DATE: LD-06

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 Pickering, Ontario

Scale: **1:200** Date: **May 2021**

Drawn By: **S.P.** Checked By: **L.M.**

Drawing Title: **Landscape Details**

Project No. **21129** Sheet No. **LD-01**