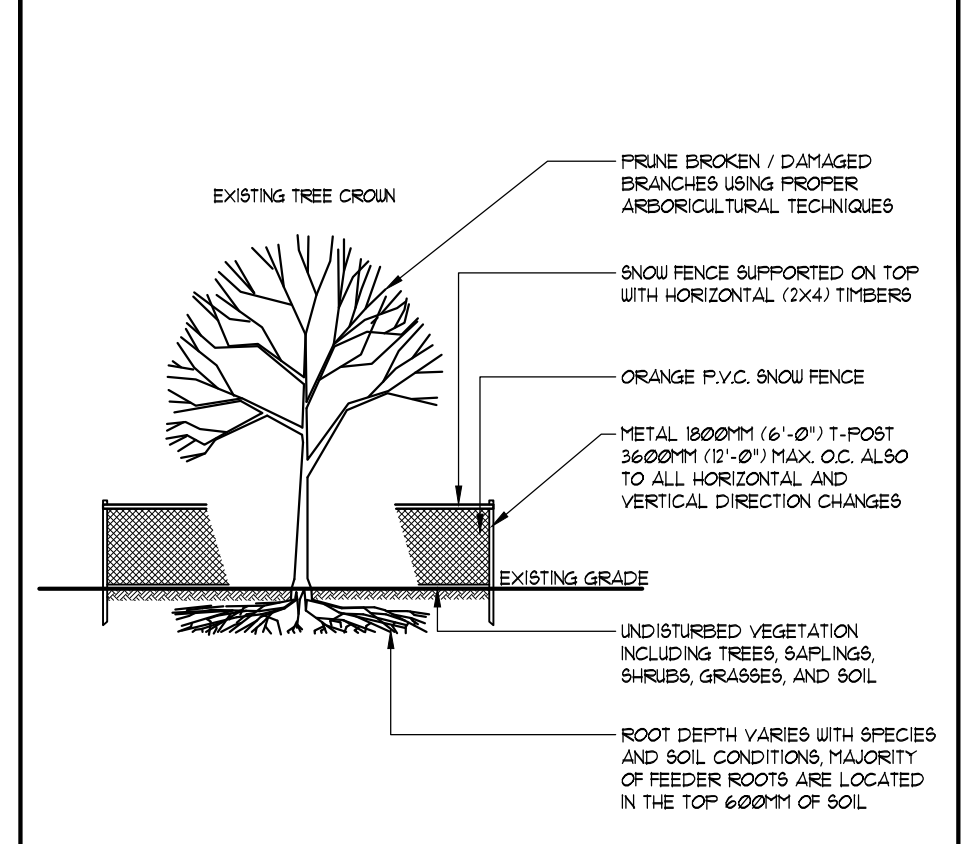
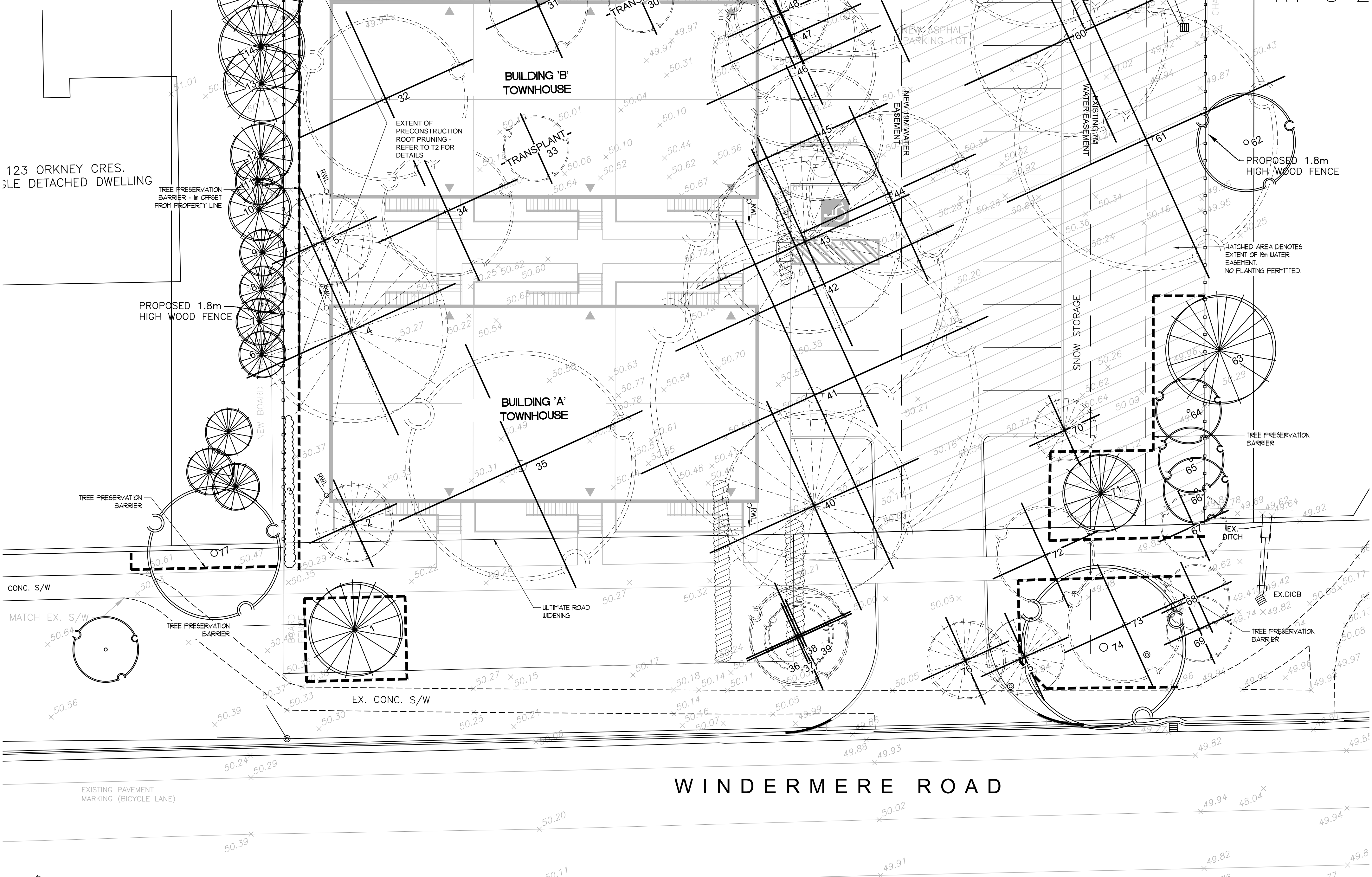


**LEGEND**

- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING DECIDUOUS TREES TO BE REMOVED
- EXISTING DECIDUOUS TREES TO BE TRANSPLANTED
- EXISTING CONIFEROUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO BE REMOVED
- EXISTING HEDGE TO REMAIN
- EXISTING PLANTINGS TO BE REMOVED
- TREE PROTECTION BARRIER

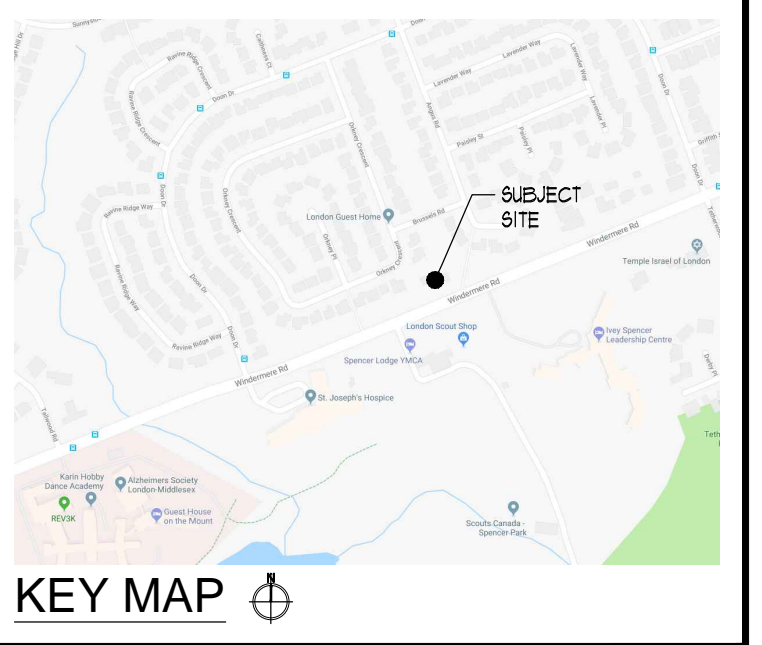


- NOTES:**
- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1800MM (4'-0") HIGH SNOW FENCE HELD IN PLACE WITH 1800MM (6'-0") T-BARS. THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
  - ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
  - NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
  - NO MOVEMENT OF EQUIPMENT, STORAGE OF BUILDING SUPPLIES, CLEANING OR EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC. MAY OCCUR WITHIN THIS FENCE LINE. WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SNOW FENCING. FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE SUBDIVIDER / BUILDER.

**TEMP. TREE PROTECTION BARRIER - N.T.S.**

**TREES RECOMMENDED FOR REMOVAL**

GENERAL INFORMATION		SIZE	HEALTH		RECOMMENDATION			
ID #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION (1-HEAD 5-HEALTHY)	STRUCTURAL CONDITION	PROPOSED ACTION	RATIONALE
2	<i>Picea omorika</i>	Serbian Spruce	19	25	5	good	REMOVE	CONSTRUCTION
4	<i>Picea abies</i>	Norway Spruce	61	6	5	good	REMOVE	CONSTRUCTION
5	<i>Pseudotsuga menziesii</i>	Douglas Fir	43	3	4	good	REMOVE	CONSTRUCTION
21	<i>Buxus ssp.</i>	Buckthorn	10, 8, 4	2	5	fair	REMOVE	INVASIVE SPECIES
22	<i>Picea pungens var. glauca</i>	Colorado Blue Spruce	59	2	2/5	fair	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
23	<i>Abies balsamea</i>	Balsam Fir	40	3	4	fair	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
24	<i>Abies balsamea</i>	Balsam Fir	24	275	4	good	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
25	<i>Picea glauca</i>	White Spruce	35	3	5	good	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
26	<i>Picea glauca</i>	White Spruce	20	3	3	fair	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
27	<i>Picea glauca</i>	White Spruce	46	35	4	good	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
28	<i>Abies balsamea</i>	Balsam Fir	29	35	5	poor	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
29	<i>Abies balsamea</i>	Balsam Fir	40	35	5	good	REMOVE	FACILITATE PLANTING OF HEDGE ROW FOR SCREENING
31	<i>Liquidambar styraciflua</i>	Sweetgum	26	3	5	good	REMOVE	CONSTRUCTION
32	<i>Malus ssp.</i>	Apple	18, 30	5	4	poor	REMOVE	CONSTRUCTION
34	<i>Cercis canadensis</i>	Redbud	15, 12, 9, 8	4	5	poor	REMOVE	CONSTRUCTION
35	<i>Acer platanoides</i>	Norway Maple	80	7	5	good	REMOVE	CONSTRUCTION
36	<i>Celtis occidentalis</i>	Hickberry	11	2	2	fair	REMOVE	CONDITION
37	<i>Celtis occidentalis</i>	Hickberry	20	2	2	fair	REMOVE	CONDITION
38	<i>Acer platanoides</i>	Norway Maple	11	3	4	fair	REMOVE	CONDITION
39	<i>Acer platanoides</i>	Norway Maple	12	3	4	fair	REMOVE	CONDITION
40	<i>Picea abies</i>	Norway Spruce	58	6	5	good	REMOVE	CONSTRUCTION
41	<i>Acer saccharum</i>	Sugar Maple	78	10	5	poor	REMOVE	CONSTRUCTION
42	<i>Acer saccharum</i>	Sugar Maple	80	8	5	poor	REMOVE	CONSTRUCTION
43	<i>Picea abies</i>	Norway Spruce	56	6	5	good	REMOVE	CONSTRUCTION
44	<i>Acer saccharum</i>	Sugar Maple	31, 31	5	5	fair	REMOVE	CONSTRUCTION
45	<i>Acer platanoides</i>	Norway Maple	24	5	5	good	REMOVE	CONSTRUCTION
46	<i>Acer platanoides</i>	Norway Maple	39	5	5	good	REMOVE	CONSTRUCTION
47	<i>Juglans nigra</i>	Black Walnut	15	4	3	poor	REMOVE	CONSTRUCTION
48	<i>Picea abies</i>	Norway Spruce	40	3	4	good	REMOVE	CONSTRUCTION
49	<i>Juglans nigra</i>	Black Walnut	44	7	5	fair	REMOVE	AT NEIGHBOURS REQUEST
50	<i>Acer saccharum</i>	Sugar Maple	21	3	5	fair	REMOVE	AT NEIGHBOURS REQUEST
52	<i>Picea glauca</i>	White Spruce	34	35	2/5	fair	REMOVE	AT NEIGHBOURS REQUEST
53	<i>Picea abies</i>	Norway Spruce	27	3	1	shad	REMOVE	CONDITION
58	<i>Ulmus pumila</i>	Siberian Elm	42, 38	5	4	fair	REMOVE	PARKING LOT CONSTRUCTION
59	<i>Ulmus pumila</i>	Siberian Elm	44	6	4	fair	REMOVE	PARKING LOT CONSTRUCTION
60	<i>Gleditsia triacanthos var. inermis</i>	Honeylocust	44	6	5	fair	REMOVE	PARKING LOT CONSTRUCTION
61	<i>Juglans regia</i>	English Walnut	58, 56, 27	8	4	poor	REMOVE	CONSTRUCTION
67	<i>Rhus typhina</i>	Staghorn Sumac	<10	2	2	fair	REMOVE	SIDEWALK CONSTRUCTION & SIGHT LINES
68	<i>Rhus typhina</i>	Staghorn Sumac	<10	2	2	fair	REMOVE	SIDEWALK CONSTRUCTION & SIGHT LINES
69	<i>Rhus typhina</i>	Staghorn Sumac	<10	2	2	fair	REMOVE	SIDEWALK CONSTRUCTION & SIGHT LINES
70	<i>Abies balsamea</i>	Balsam Fir	30	2	5	fair	REMOVE	PARKING LOT CONSTRUCTION
72	<i>Betula papyrifera</i>	Paper Birch	12, 19, 16, 16	3	5	good	REMOVE	SIDEWALK CONSTRUCTION
73	<i>Tilia cordata</i>	Little Leaf Linden	10-16	35	5	poor	REMOVE	CONDITION
75	<i>Juniperus virginiana</i>	Eastern Red Cedar	41	25	5	good	REMOVE	DRIVEWAY CONSTRUCTION
76	<i>Juniperus virginiana</i>	Eastern Red Cedar	33	25	5	fair	REMOVE	DRIVEWAY CONSTRUCTION



**RON KOUDYS LANDSCAPE ARCHITECTS INC.**

ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koudys, O.A.L.A. C.S.L.A.      DATE

DATE	DESCRIPTION	No.
DEC 13, 2018	ISSUED FOR TREE REPLACEMENT	8.
OCT 11, 2018	ISSUED FOR DISCUSSION	7.
OCT 02, 2018	ISSUED FOR SPA	6.
SEPT 21, 2018	ISSUED FOR REVIEW	5.
MAR 18, 2018	RE ISSUED FOR REZONING	4.
NOV 1, 2018	RE ISSUED FOR REZONING	3.
JULY 19, 2018	ISSUED FOR REZONING	2.
MAY 11, 2018	ISSUED FOR REVIEW	1.

PLOTTING INFORMATION:  
 PLOTTED DATE: DECEMBER 13, 2018  
 PLOTTED SCALE: 1:1

PROJECT TITLE:  
**536-542 WINDERMERE RD LONDON, ON**

**TREE PRESERVATION PLAN**

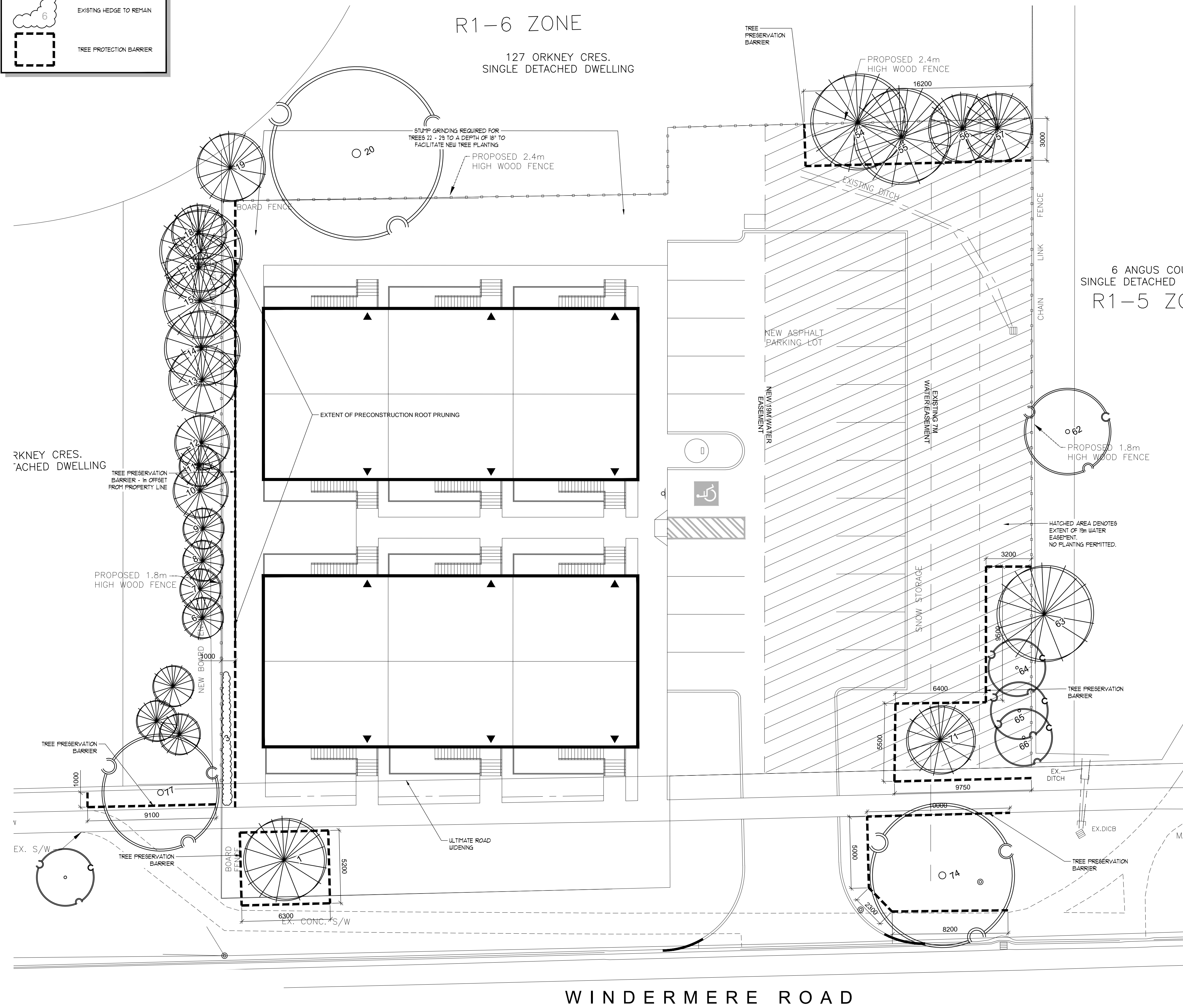
DATE: MAY 2018	SCALE: AS NOTED	DRAWING No. T-1
DRAWN: RCLA Inc.	CHECKED BY: M.B.	
PROJECT No. 18-152Lu		

**TREE PRESERVATION PLAN**  
 SCALE = 1:150

REFER TO T2 FOR ADDITIONAL TREE PRESERVATION INFORMATION  
 REFER TO ENGINEERING DRAWINGS FOR DETAILED SERVICING AND GRADING

**LEGEND**

- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO REMAIN
- EXISTING HEDGE TO REMAIN
- TREE PROTECTION BARRIER



**TREES RECOMMENDED FOR PRESERVATION OR TRANSPLANTING**

GENERAL INFORMATION		SIZE		HEALTH		RECOMMENDATION		
ID #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	STRUCTURAL CONDITION	PROPOSED ACTION	RATIONALE
1	<i>Picea pungens var. glauca</i>	Colorado Blue Spruce	57	5	3/4	fair	PRESERVE	PRESERVATION OF AS MANY TREES AS POSSIBLE
3	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Cedar (hedge)	7-14	1.5	4	fair	PRESERVE	
6	<i>Abies balsamea</i>	Balsam Fir	16	1.5	5	good	PRESERVE	BEYOND SUBJECT SITE
7	<i>Abies balsamea</i>	Balsam Fir	20	1.5	5	good	PRESERVE	BEYOND SUBJECT SITE
8	<i>Abies balsamea</i>	Balsam Fir	20	1.5	5	good	PRESERVE	BEYOND SUBJECT SITE
9	<i>Abies balsamea</i>	Balsam Fir	20	1.5	5	good	PRESERVE	BEYOND SUBJECT SITE
10	<i>Abies balsamea</i>	Balsam Fir	30	2	5	good	PRESERVE	BEYOND SUBJECT SITE
11	<i>Abies balsamea</i>	Balsam Fir	10	1.5	5	good	PRESERVE	BEYOND SUBJECT SITE
12	<i>Abies balsamea</i>	Balsam Fir	20	2	5	good	PRESERVE	BEYOND SUBJECT SITE
13	<i>Picea glauca</i>	White Spruce	28	2.5	5	good	PRESERVE	BEYOND SUBJECT SITE
14	<i>Picea glauca</i>	White Spruce	25	2.75	4	good	PRESERVE	BEYOND SUBJECT SITE
15	<i>Picea glauca</i>	White Spruce	25	2.75	5	good	PRESERVE	BEYOND SUBJECT SITE
16	<i>Abies balsamea</i>	Balsam Fir	15	2.5	5	good	PRESERVE	BEYOND SUBJECT SITE
17	<i>Picea glauca</i>	White Spruce	30	3	5	good	PRESERVE	BEYOND SUBJECT SITE
18	<i>Abies balsamea</i>	Balsam Fir	10	2	5	good	PRESERVE	BEYOND SUBJECT SITE
19	<i>Picea glauca</i>	White Spruce	25	2.5	4	good	PRESERVE	BEYOND SUBJECT SITE
20	<i>Acer saccharinum</i>	Silver Maple	50	6	5	fair	PRESERVE	BEYOND SUBJECT SITE
50	<i>dead, unknown</i>	unknown	n/a	n/a	n/a	dead	n/a	n/a
54	<i>Picea glauca</i>	White Spruce	28	3.5	5	good	PRESERVE	
55	<i>Picea glauca</i>	White Spruce	44	3.5	5	good	PRESERVE	
56	<i>Picea glauca</i>	White Spruce	19	2.5	5	good	PRESERVE	
57	<i>Picea glauca</i>	White Spruce	16	2.5	5	good	PRESERVE	
62	<i>Tilia cordata</i>	Little Leaf Linden	25	3	5	good	PRESERVE	BEYOND SUBJECT SITE
63	<i>Pinus nigra</i>	Austrian Pine	35	3.5	5	good	PRESERVE	BEYOND SUBJECT SITE
64	<i>Rhus typhina</i>	Staghorn Sumac	<10	2	2	fair	PRESERVE	
65	<i>Rhus typhina</i>	Staghorn Sumac	<10	2	2	fair	PRESERVE	
66	<i>Rhus typhina</i>	Staghorn Sumac	<10	2	2	fair	PRESERVE	
71	<i>Abies balsamea</i>	Balsam Fir	35	2.5	5	good	PRESERVE	
74	<i>Juglans nigra</i>	Black Walnut	31	5	5	good	PRESERVE	
77	<i>Acer saccharum</i>	Sugar Maple	35	4.25	5	good	PRESERVE	
TREES TO BE TRANSPLANTED								
30	<i>Fagus sylvatica</i>	Tricolor Beech	9	2	5	good	TRANSPLANT	CONSTRUCTION
33	<i>Coniopsis nitida</i>	Coniopsis	15	2	5	good	TRANSPLANT	CONSTRUCTION

**CONSTRUCTION IMPACT MITIGATION RECOMMENDATIONS**

**SPECIFIC RECOMMENDATIONS FOR TREES 6 - 18**  
 These trees are of particular value to the community. Their preservation during construction and long term health following construction is of the utmost importance. The following supplemental actions are to be carried out by an ISA certified arborist, experienced horticulture professional, or other qualified person.

- Prior to any site excavation, trees are to have their roots clearly cut in line with the tree preservation barriers. This root pruning will prevent damage to roots that can be caused by excavation with large machinery that can rip and pull at roots which would cause more harm than necessary.
- Prior to construction, tree branches that extend past the tree preservation barrier and into the construction zone are to be temporarily bound for the duration of construction. Affected branches are to be gently guided back behind the tree preservation barrier and held in place using a flexible/elastic, nonabrasive strap, band, or material/cloth that is at least two inches wide. Branches are to be held back loosely, and not to be bent to the point of snapping. Branch ties can be secured to other tree parts or to the fence adjacent to the trees. Branch ties are to be monitored weekly to ensure that they are not damaging the tree(s). Small adjustments to the points of attachment may be required over the period of construction.
- If construction is taking place within the months of June to the end of September, trees are to be watered during extended dry weather conditions. The project arborist is to monitor the trees biweekly during this period and to inform the property owner in writing if and when tree watering is required. The property owner is responsible for promptly procuring this service.

**Pre-construction recommendations**

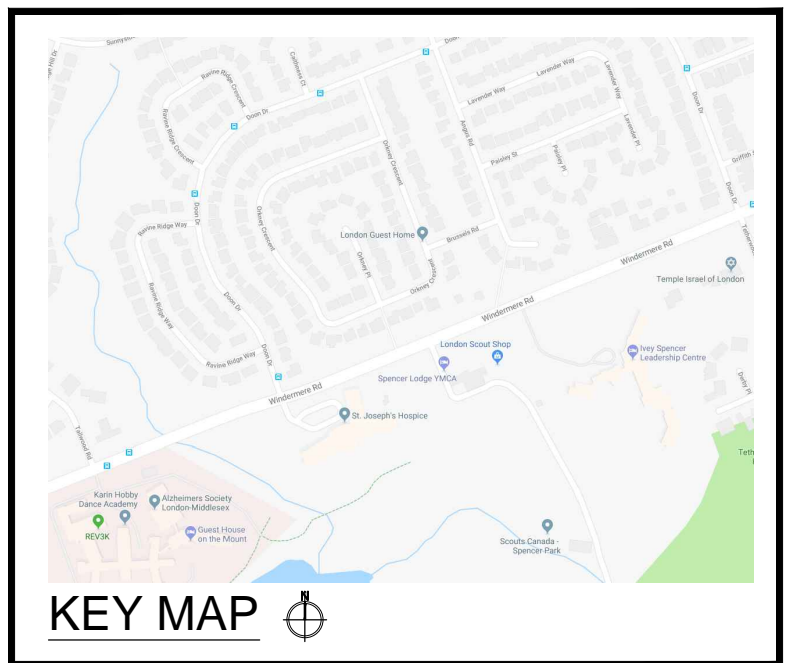
- Prior to any construction activity or tree removal operations, tree preservation fencing is to be installed as per the attached tree preservation drawings and detail.
- Where high quality specimens to be preserved are adjacent to areas subject to intensive construction activities, these trees are to have additional protection measures implemented to protect their trunks from mechanical damage. These measures may include surrounding the trunk with wood planks. Trees that require additional protection will be clearly identified on the tree preservation plan with detailed information on specific protection measures.
- Trees to be removed are to be marked with spray paint by the arborist or landscape architect prior to any tree removal operations.
- In accordance with the Migratory Birds Convention Act, 1994, all removals must take place from September 1st to April 1st to avoid disturbing nesting migratory birds. Trees may be removed outside this window (between April 2nd and August 31st) only if a qualified bird specialist/ecologist has determined there are no nesting birds in the trees.
- Care should be taken during the felling operation to avoid damaging the branches, stems, trunks, and roots of the trees to be preserved. Where possible, all trees are to be felled towards the construction zone to minimize impacts on adjacent vegetation.
- Heavy equipment is not allowed to idle under the drip line of trees to be preserved.
- It is recommended that the existing ground-layer vegetation remain intact so as not to disturb the soil around the base of the existing trees.
- Final site grading plans should ensure that the existing soil moisture conditions are maintained.
- Some trees may be candidates for pre-construction root pruning to help reduce stress and prepare the tree for nearby construction activity. These trees to be identified on the tree preservation plan.

**Recommendations related to the construction process**

- Tree preservation fencing is to be maintained in good order until all heavy construction activity is complete or as per the project arborist or landscape architect.
- No construction, excavation, adding of fill, stockpiling of construction material, or heavy equipment is permitted between the tree preservation fencing and the tree(s) to be protected.
- When excavation near a tree is required, and it is anticipated that roots will be severed and exposed, duration of exposure is to be minimized to prevent root desiccation.
- During the excavation process, roots that are severed and exposed should be hand pruned to leave a clean-cut surface. Exposed severed roots that cannot be covered in soil on the same day as the cuts are made are to be kept moist. Exposed roots are to be kept moist by covering them with water soaked burlap or any other means available.
- Broken branches on trees within the subject site to be preserved should be clearly cut as soon as possible after the damage has occurred. Should branches on City owned trees be damaged by or during construction, the contractor is to notify the local municipal forestry or urban forestry department as soon as possible. No person(s) other than City staff or the City's designated contractor may perform work on any City tree.
- Avoid running above-ground wires and underground services near trees to be preserved. Avoid open trenching within the tree root zone. Utilize horizontal boring techniques to install utilities within root zones.
- Regular monitoring of the site by the project arborist or landscape architect will help to ensure proper procedures are followed and protection barriers are maintained.

**Post-construction recommendations**

- Avoid discharging rain water leaders adjacent to retained trees. This may result in an overly moist environment which will cause the tree roots to rot.
- After all work is completed, snow fences and other barriers should be removed.
- A final review must be undertaken by the project arborist or landscape architect to ensure that all mitigation measures as described above have been met.
- Post construction monitoring of trees may be required.



**RON KOUDYNS LANDSCAPE ARCHITECTS INC.**

ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYNS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koudyos, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
DEC 13, 2018	ISSUED FOR TREE REPLACEMENT	8.
OCT 11, 2018	ISSUED FOR DISCUSSION	7.
OCT 02, 2018	ISSUED FOR SPA	6.
SEPT 21, 2018	ISSUED FOR REVIEW	5.
MAR 18, 2018	RE ISSUED FOR REZONING	4.
NOV 1, 2018	RE ISSUED FOR REZONING	3.
JULY 19, 2018	ISSUED FOR REZONING	2.
MAY 11, 2018	ISSUED FOR REVIEW	1.

**PLOTTING INFORMATION:**  
 PLOTTED DATE = DECEMBER 13, 2018  
 PLOTTED SCALE = 1:1

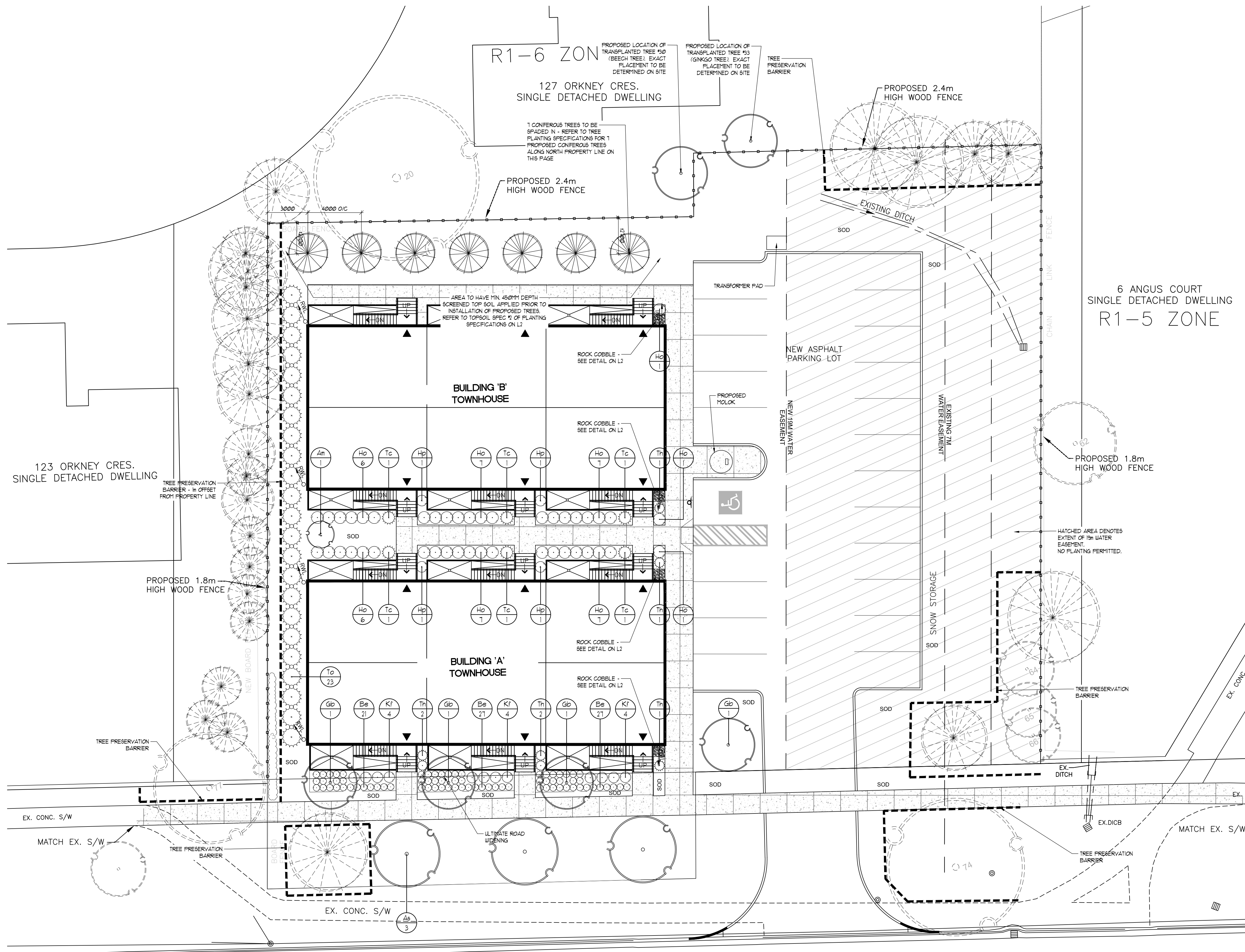
PROJECT TITLE:  
**536-542 WINDERMERE RD LONDON, ON**

DRAWING TITLE:  
**TREE PRESERVATION DETAILS**

DATE: MAY 2018	SCALE: AS NOTED	DRAWING No. T-2
DRAWN: RCLA Inc.	CHECKED BY: M.B.	
PROJECT No. 18-152Lu		

**TREE PRESERVATION DETAILS**  
 SCALE = 1:150

**WINDERMERE ROAD**



**TREE PLANTING SPECIFICATIONS FOR 7 PROPOSED CONIFEROUS TREES ALONG NORTH PROPERTY LINE**

**SPECIES**

- 1 HEMLOCK (*Tsuga canadensis*) TO BE PLANTED AT NW CORNER OF PROPERTY
- REMAINING BALANCE OF 6 TREES TO BE MADE UP OF AT LEAST 1 EACH OF THE FOLLOWING SPECIES
  - WHITE SPRUCE (*Picea glauca*)
  - NORWAY SPRUCE (*Picea abies*)
  - FRASER FIR (*Abies fraseri*)
- REMAINING BALANCE OF 3 TREES TO BE MADE UP OF THE BEST AVAILABLE SPECIMENS OF THE THREE NAMED SPECIES.

**TREE SIZE AT TIME OF PLANTING**

- PREFERRED TREE HEIGHT OF 15' TALL
- MINIMUM ALLOWABLE HEIGHT OF 12' TALL
- PREFERENCE FOR FULL, WIDE, HEALTHY SPECIMENS OVER TALLEST AVAILABLE SPECIMENS.
- TREES TO BE MINIMUM 2.5M WIDE (DIAMETER) AT WIDEST BREADTH.

**DISTRIBUTION**

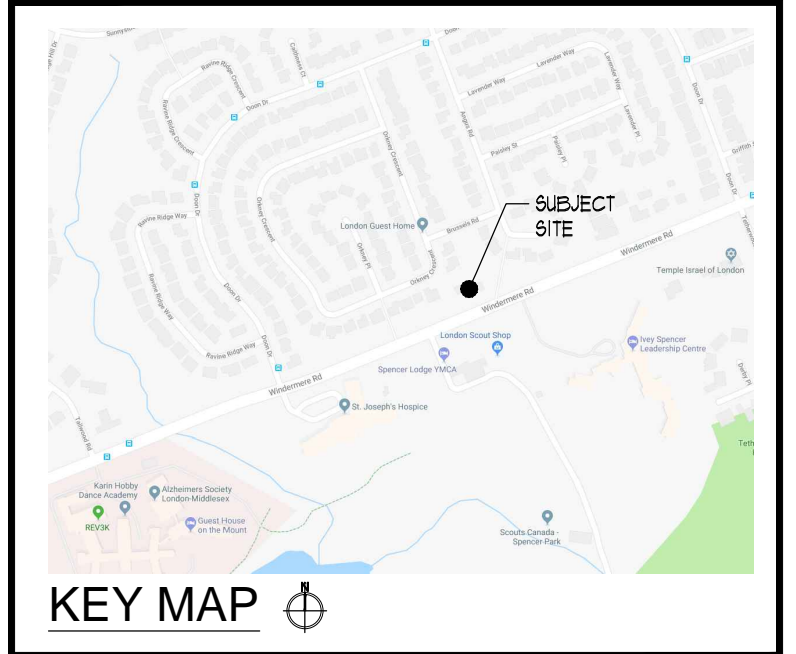
- ADJACENT TREES SHALL NOT BE THE SAME SPECIES (IE A NORWAY SPRUCE SHALL NOT BE PLANTED IMMEDIATELY BESIDE A NORWAY SPRUCE)

**SPACING**

- TREES TO BE PLANTED APPROX. 4M ON CENTRE
- THE HEMLOCK TO BE PLANTED APPROX. 3M FROM WEST PROPERTY LINE
- TREES TO BE PLANTED IN A STRAIGHT LINE BETWEEN APPROX. 2.2 AND 2.7M FROM THE NORTH PROPERTY LINE - TO ULTIMATELY BE PARALLEL WITH THE PROPOSED BUILDING.

**SPADING**

- TREES TO BE SUPPLIED AND INSTALLED VIA SPADING BY OXFORD INSTA SHADE.
- SPADING TO BE EXECUTED FOLLOWING HORTICULTURAL BEST PRACTICES AND AS PER SPADING DETAIL ON L2.



**RON KOUDYS LANDSCAPE ARCHITECTS INC.**

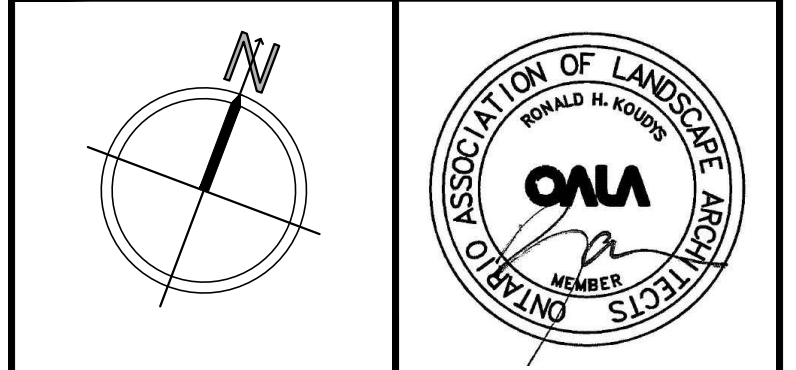
ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koudys, O.A.L.A. C.S.L.A.      DATE

DATE	DESCRIPTION	No.
DEC 13, 2018	ISSUED FOR TREE REPLACEMENT	8.
OCT 11, 2018	ISSUED FOR DISCUSSION	7.
OCT 02, 2018	ISSUED FOR SFA	6.
SEPT 21, 2018	ISSUED FOR REVIEW	5.
MAR 18, 2018	RE ISSUED FOR REZONING	4.
NOV 1, 2018	RE ISSUED FOR REZONING	3.
JULY 19, 2018	ISSUED FOR REZONING	2.
MAY 11, 2018	ISSUED FOR REVIEW	1.

PLOTTING INFORMATION:  
 PLOTTED DATE = DECEMBER 13, 2018  
 PLOTTED SCALE = 1:1



PROJECT TITLE:  
**536-542 WINDERMERE RD**  
 LONDON, ON

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: MAY 2018      SCALE: AS NOTED      DRAWING No. L-1

DRAIN: RRLA Inc.      CHECKED BY: M.B.

PROJECT No. 18-152Lu

**LEGEND**

- Proposed Deciduous Trees
- Proposed Plantings
- Proposed Concrete Paving
- Existing Deciduous Trees to Remain
- Existing Coniferous Trees to Remain
- Existing Plantings to Remain
- Tree Protection Barrier

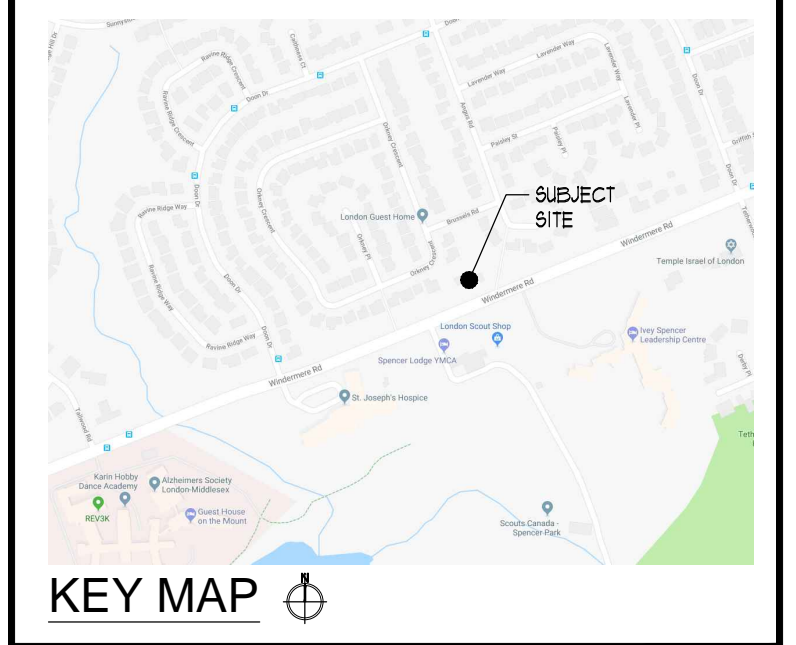
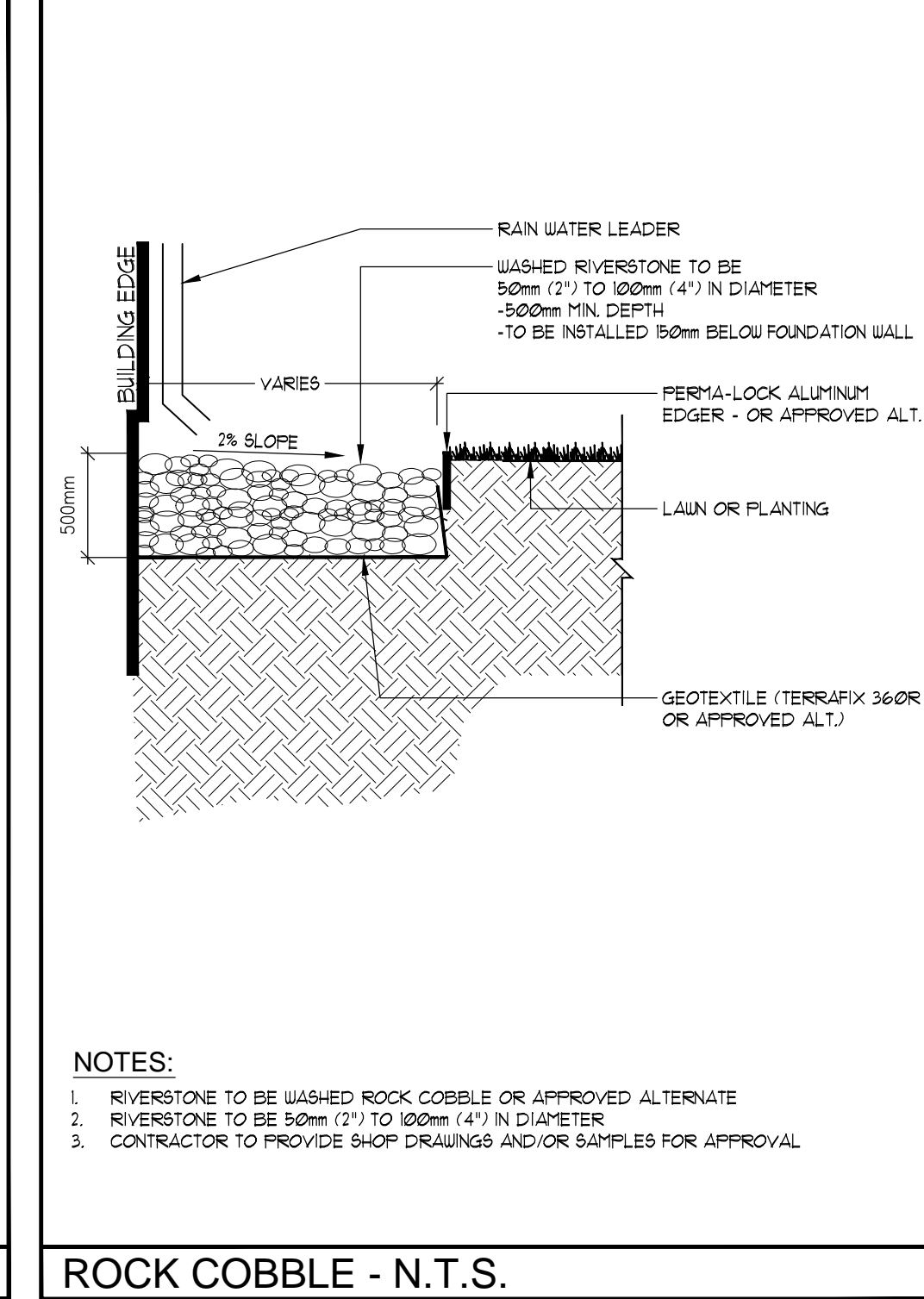
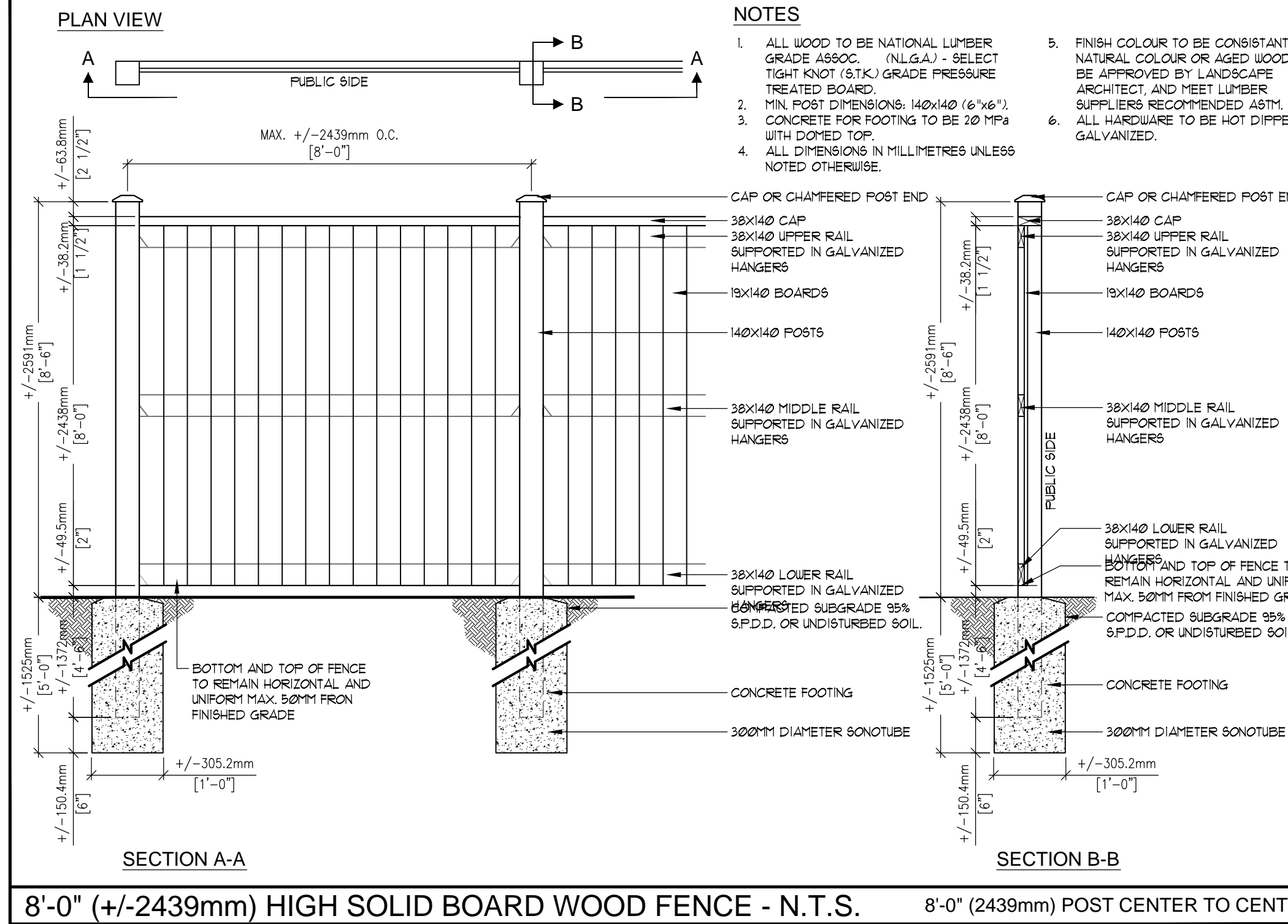
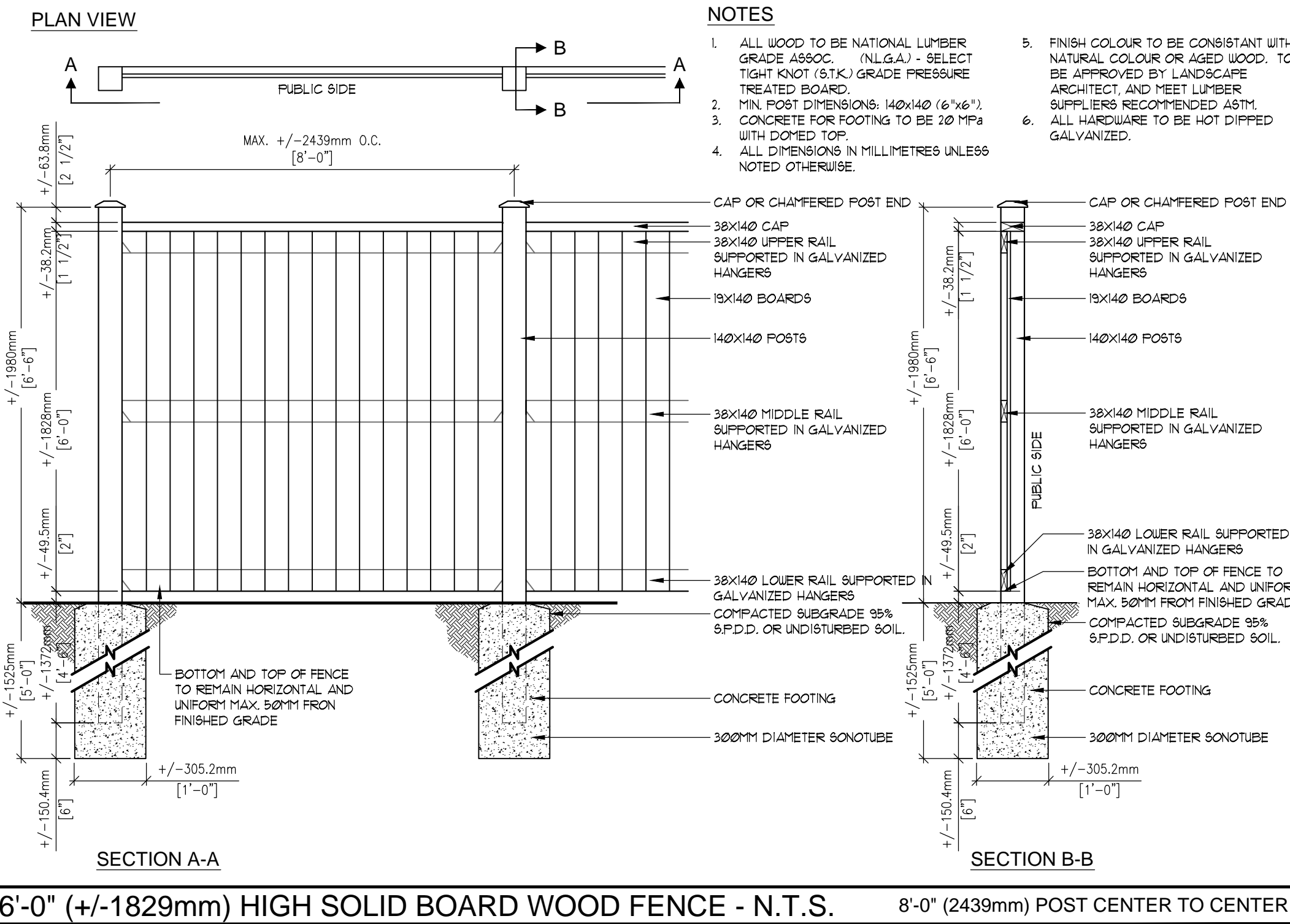
**PLANT MATERIAL**

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Am	MULTI-STEM SERVICEBERRY	<i>Amelanchier canadensis</i> multi-stem	1	150cm	POT
As	SUGAR MAPLE	<i>Acer saccharum</i>	3	60cmcal	UB
Be	MAGIC GIANT BERGENIA	<i>Bergenia</i> x 'Magic Giant'	75	2yrigal	POT
Gb	PRINCETON BENTY GINKGO TREE	<i>Ginkgo biloba</i> 'Princeton Sentry'	4	60cmcal	UB
Ho	JUNE HOSTA	<i>Hosta</i> 'June'	43	2yrigal	POT
Hp	CLIMBING HYDRANGEA	<i>Hydrangea aronalia</i> petiolaris	4	2yrigal	POT
Kf	KARL FOERSTER REED GRASS	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	2	2yrigal	POT
Tc	CLIFFED CONE YEW	<i>Taxus cuspidata</i> 'Capitata'	6	60cm	POT
Th	HILLS YEW	<i>Taxus x media</i> 'Hill'	1	40cm	POT
To	WHITE CEDAR	<i>Thuja occidentalis</i>	23	100cm	POT

REFER TO TREE PLANTING SPECIFICATIONS FOR 1 PROPOSED CONIFEROUS TREES ALONG NORTH PROPERTY LINE FOR SEVEN (7) ADDITIONAL TREES TO BE PLANTED.

LANDSCAPE PLAN  
 SCALE = 1:150

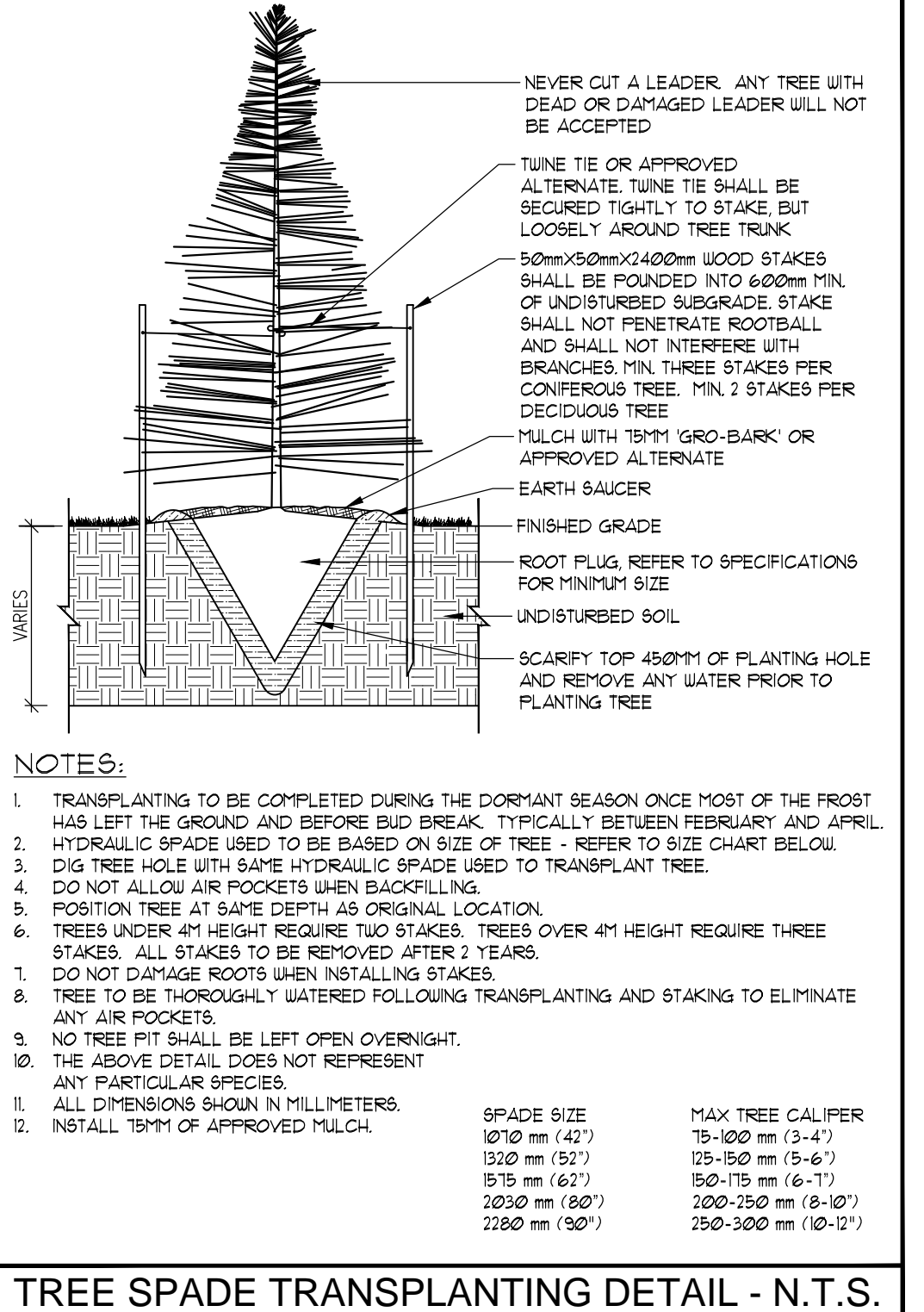
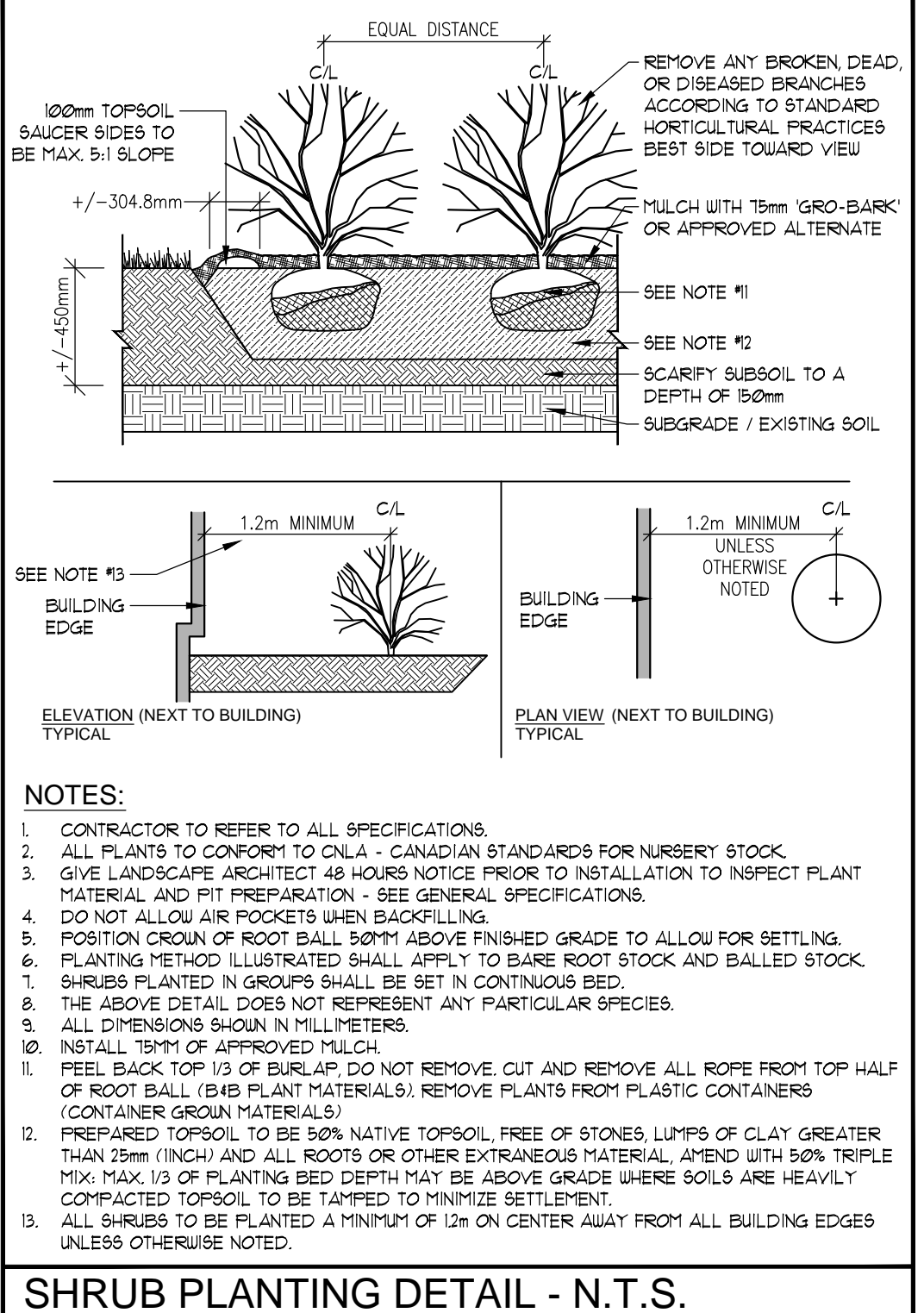
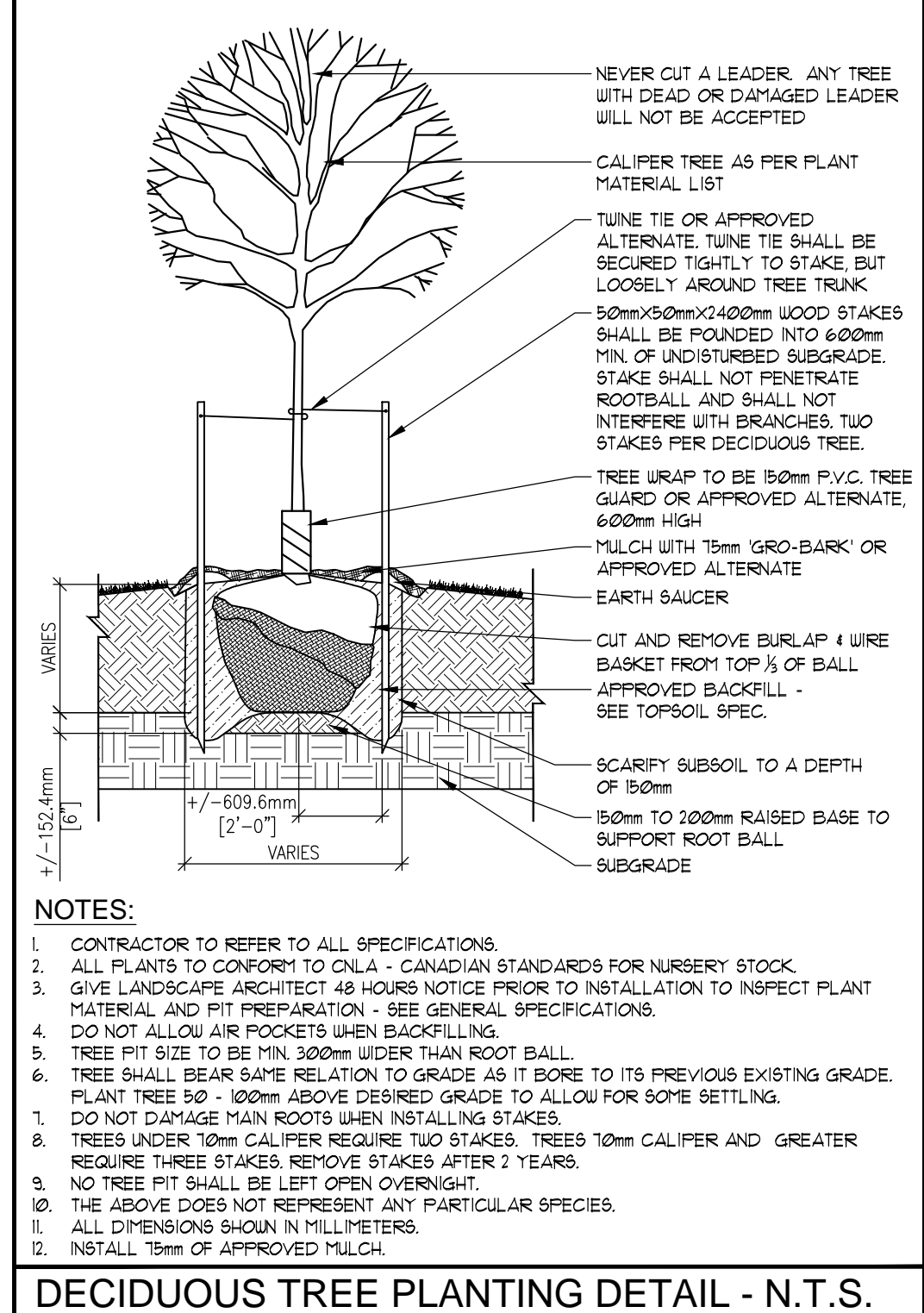
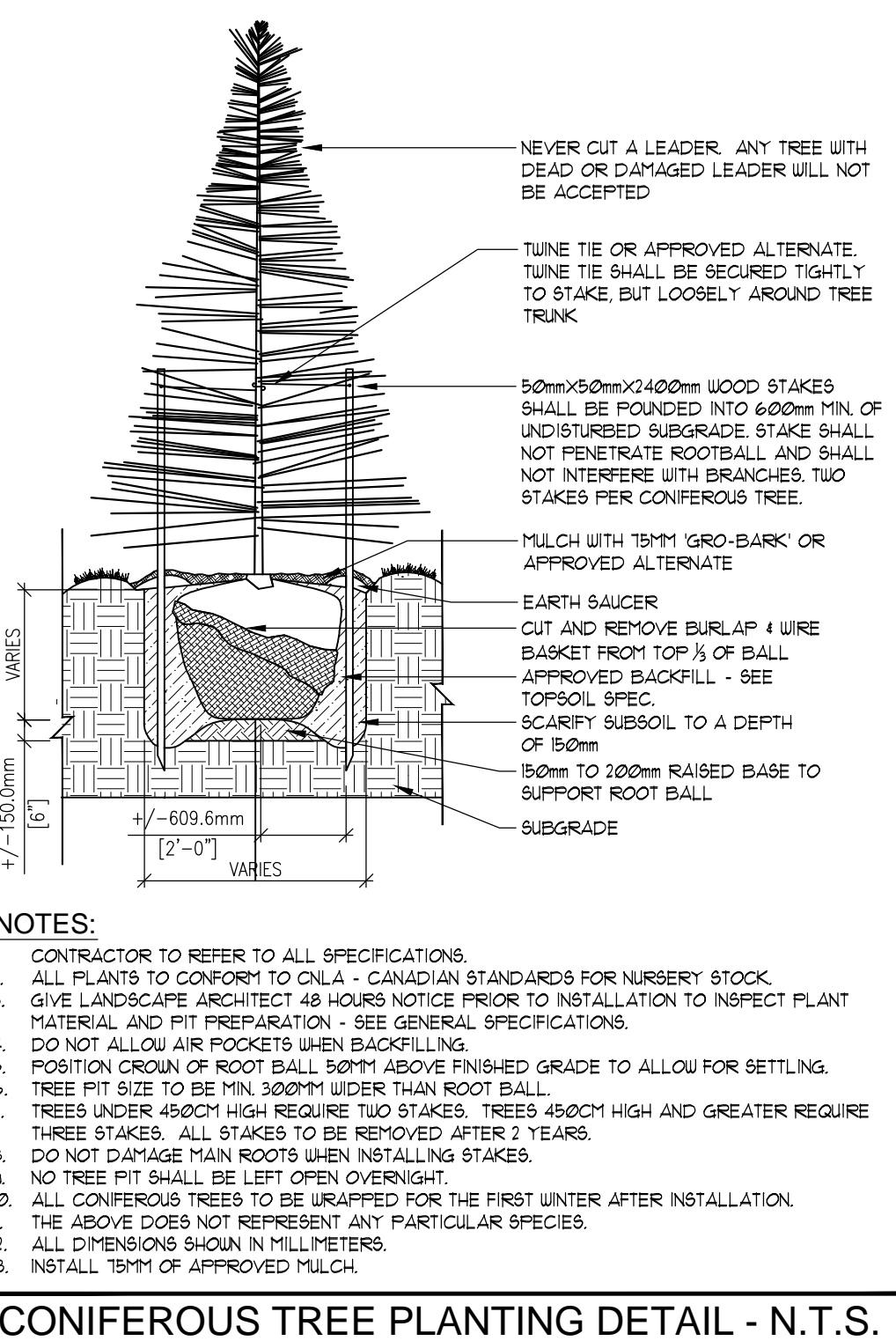
REFER TO ENGINEERING DRAWINGS FOR DETAILED SERVICING AND GRADING



ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

DATE	DESCRIPTION	No.
DEC 13, 2018	ISSUED FOR TREE REPLACEMENT	8.
OCT 11, 2018	ISSUED FOR DISCUSSION	7.
OCT 02, 2018	ISSUED FOR SFA	6.
SEPT 21, 2018	ISSUED FOR REVIEW	5.
MAR 18, 2018	RE ISSUED FOR REZONING	4.
NOV 1, 2018	RE ISSUED FOR REZONING	3.
JULY 18, 2018	ISSUED FOR REZONING	2.
MAY 11, 2018	ISSUED FOR REVIEW	1.



**GENERAL PLANTING SPECIFICATIONS:**

- BASE INFORMATION SUPPLIED BY ZEINKA PRIMO LTD.
- ENGINEERING INFORMATION SUPPLIED BY ENG PLUS.
- CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
- CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS.
- REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMMENCEMENT OF THE ACCEPTANCE OF PROJECT.
- ALL WORKSHOPS TO BE WARRANTED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
- ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
- ALL NURSERY STOCK TO BE NURSERY GRADE AND MUST COMPLY WITH GUIDE SPECIFICATION FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION.
- ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE DEVELOPMENT UNLESS OTHERWISE STATED.
- CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

**MULCH**

- ALL TREES/SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
- CONTRACTOR TO INSTALL 15" (381MM) OF GRG-BARK MEDIUM MULCH IN ALL AREAS.
- ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.

**PLANT MATERIALS**

- CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWINGS/8 AND PLANT MATERIAL LISTS/8. REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
- SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
- PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS. ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND/OR PROJECT MANAGER MAY NOT MEET INTENT OF DESIGN AND/OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR.
- LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 (HRS) NOTICE FOR INSPECTION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. IE TEMPERATURE, PRECIPITATION.
- ALL TREE PITS SHALL BE AT LEAST 2 FT. (600MM) UNDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVERNIGHT.
- SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 18" (450MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVERNIGHT.
- ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 25" (635MM).
- ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
- ALL EVERGREENS ARE TO BE UNWRAPPED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
- DIRECT ALL RAIN LEADERS AND SUPP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.
- DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES.
- CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 2 FULL GROWING SEASONS.

**GRADING**

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.
- SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 85% S.P.D.
- ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE.
- DIRECT ALL RAIN LEADERS AND SUPP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
- NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL LET CONDITIONS.

**TOPSOIL**

- THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING.
- TOPSOIL FOR PLANTING BEDS INCLUDING AREAS WITH TREES TO BE GRADED IN IS TO BE A FERTILE, PROBABLE NATURAL LOAM TO A MINIMUM DEPTH OF 18" (450MM) AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 15% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH FREE OF SUBSOIL. CONTAMINATION ROOTS AND STONES OVER 50MM DIAMETER, REASONABLY FREE OF WEEDS, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A PH RANGING FROM 6.0 TO 10.

**CONIFEROUS TREE PLANTING DETAIL - N.T.S.**

**DECIDUOUS TREE PLANTING DETAIL - N.T.S.**

**SHRUB PLANTING DETAIL - N.T.S.**

**TREE SPADE TRANSPLANTING DETAIL - N.T.S.**

**CONIFEROUS TREE PLANTING DETAIL - N.T.S.**

**DECIDUOUS TREE PLANTING DETAIL - N.T.S.**

**SHRUB PLANTING DETAIL - N.T.S.**

**TREE SPADE TRANSPLANTING DETAIL - N.T.S.**

**CONIFEROUS TREE PLANTING DETAIL - N.T.S.**

**DECIDUOUS TREE PLANTING DETAIL - N.T.S.**

**SHRUB PLANTING DETAIL - N.T.S.**

**TREE SPADE TRANSPLANTING DETAIL - N.T.S.**

Plotting Information:

FLOTTED DATE: DECEMBER 13, 2018

FLOTTED SCALE: 1:1

PROJECT TITLE:

**536-542 WINDERMERE RD LONDON, ON**

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: MAY 2018

SCALE: AS NOTED

DRAWING No. **L-2**

DRAWN: RCLA Inc.

CHECKED BY: M.B.

PROJECT No. 18-152Lu