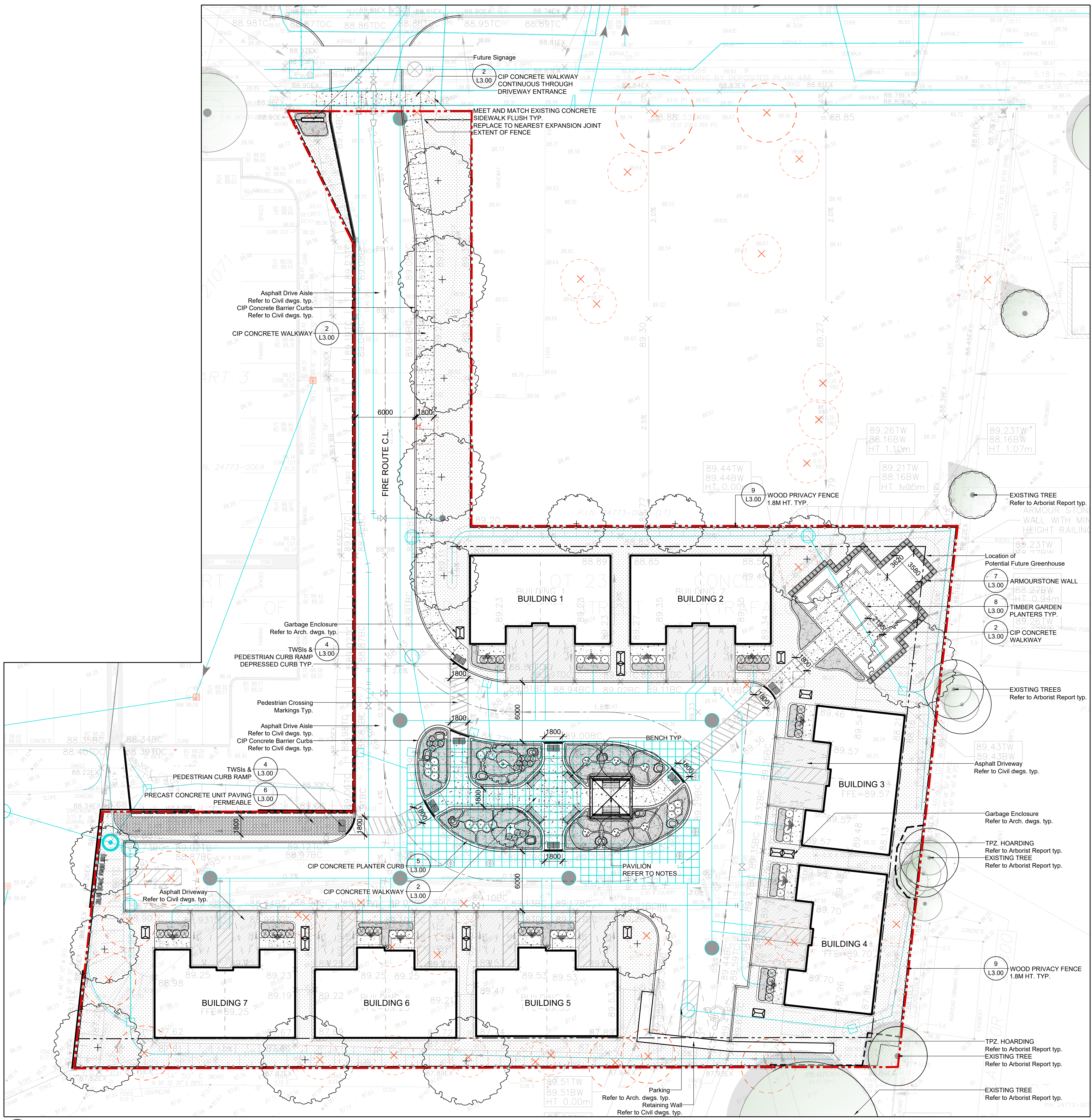


File Path: C:\Users\quinn\Documents\Company Shared\Projects\1258 Rebecca Street\Drawings\WORKING DRAWINGS\23-651 - LANDSCAPE (R0) - 11.00 (inch).aia

- NOTES:**
- PAVILION AS SPECIFIED, OR APPROVED EQUIVALENT:
 - SUPPLIER: LIMESTONE TRAIL
4696 Christie Drive, Beamsville, Ontario L3J 0T5
Phone: 1-905-563-8133
 - PAVILION MODEL: ECHO - ECH-AW 12'
 - SIZE: 12' X 12' SQUARE
 - ADDITIONAL DESIGN OPTIONS TO BE INCLUDED:
 - COPPER CUPOLA ROOF CAP
 - HAND RAILS WITH PICKETS ON (2) SIDES
 - DECORATIVE BRACES
 - VANDAL BRACKETS UPGRADE
 - CONTRACTOR TO PROVIDE STAMPED ENGINEER SHOP DRAWINGS FOR PAVILION, FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO MANUFACTURING.
 - SHOP DRAWINGS ARE TO INCLUDE, BUT ARE NOT LIMITED TO, FOOTINGS AND ALL ASSOCIATED COMPONENTS.



- LEGEND**
- LIMITS**
- PROPERTY LINE
 - SETBACK (NAME)
 - CHAINLINK FENCE
 - TPZ - SOLID HOARDING
- SURFACES & SITE FURNITURE**
- CONCRETE PAVING
 - PRECAST CONCRETE UNIT PAVING VEHICULAR CONDITION
 - PRECAST CONCRETE UNIT PAVING PEDESTRIAN CONDITION
 - BENCH TYP.
 - TWSI & PED. CURB RAMP
 - ARMOURSTONE
- PLANTING**
- EXISTING TREES TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - DECIDUOUS TREE PROPOSED
 - MULTISTEM TREE PROPOSED
 - SHRUBS PROPOSED
 - MIXED PERENNIALS & GRASSES
 - SOD

NO.	DATE	ISSUE / REVISION	MF
02	24.05.16	ISSUED FOR SPA SUBMISSION	MF
01	24.03.02	ISSUED FOR SPA SUBMISSION	MF

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF QUINN DESIGN ASSOCIATES INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY QUINN DESIGN ASSOCIATES INC. OF ANY VARIATIONS FROM THE DRAWINGS.

QUINN DESIGN ASSOCIATES INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

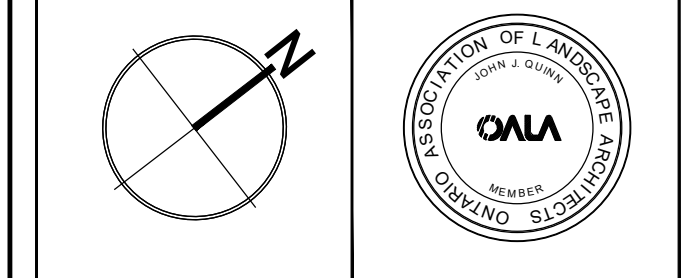
ALL CONSTRUCTION AND WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE.

THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF QUINN DESIGN ASSOCIATES INC. AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

THIS DRAWING IS NOT TO BE SCALED.



Landscape Architects
26 Park Manor Drive, Toronto, ON t 416-962-8700
Canada M9B 5G2 w quinn.ca



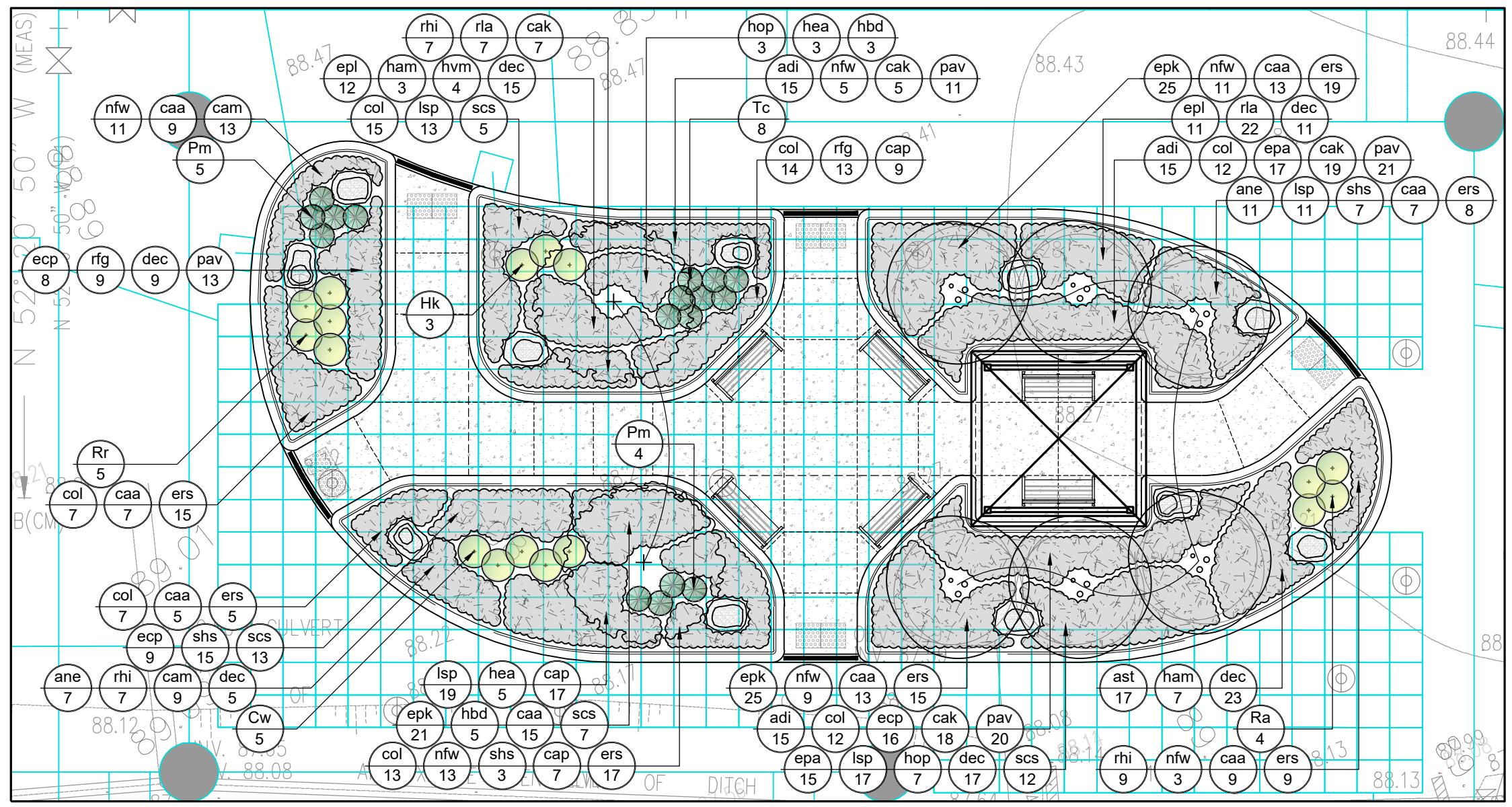
PROJECT TITLE:
1258 REBECCA ST. PROJECT
1258 REBECCA ST.
OAKVILLE, ON

SHEET TITLE:
LANDSCAPE LAYOUT
+ MATERIALS PLAN

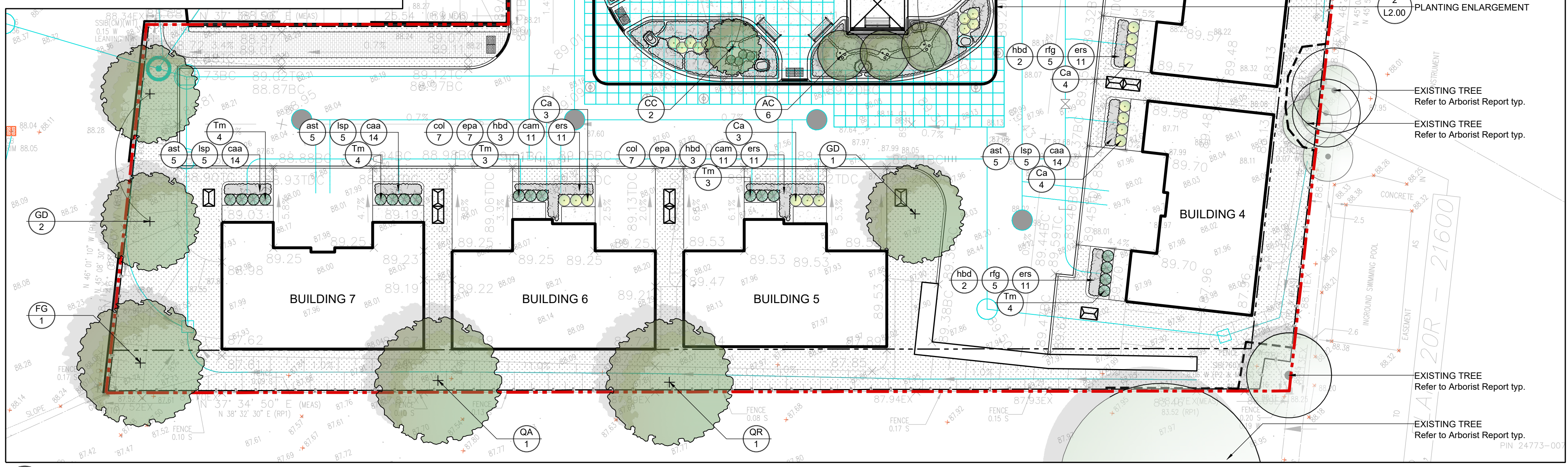
DRAWN BY: MF **SCALE:** AS NOTED
CHECKED BY: JO **SHEET NO.:**
DATE: 2024.01.22
QDA FILE NO.: 23-651 **L1.00**
PROJECT NO.:

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HT.	ROOT	SPACING	COMMENTS	NATIVE	POLLINATOR	DROUGHT TOL.
DECIDUOUS SHADE TREES											
AF	2	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	70mm	250cm	WB		clump, full vigorous specimen			Yes
FG	3	<i>Fagus grandifolia</i>	American Beech	70mm		WB		full vigorous specimen	Yes		
GD	3	<i>Gymnocladia dioica</i>	Kentucky Coffee Tree	70mm		WB		full vigorous specimen	Yes		
LT	3	<i>Liriodendron tulipifera</i>	London Planetree	70mm		WB		full vigorous specimen	Yes		
QA	1	<i>Quercus alba</i>	White Oak	70mm		WB		full vigorous specimen	Yes		
QR	3	<i>Quercus rubra</i>	Red Oak	70mm		WB		full vigorous specimen	Yes		
DECIDUOUS ORNAMENTAL TREES											
AC	6	<i>Amelanchier canadensis</i>	Serviceberry	150cm		WB		multi-stem, full vigorous specimen	Yes	Yes	
CC	2	<i>Cercis canadensis</i>	Eastern Redbud	50mm		WB		full vigorous specimen	Yes	Yes	
DECIDUOUS SHRUBS											
Ca	26	<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Dogwood	40cm	3 gal.	As shown				Yes	
Cw	5	<i>Cornus sanguinea</i> 'Winter Beauty'	Winter Beauty Dogwood	40cm	3 gal.	As shown				Yes	
Hk	3	<i>Hydrangea paniculata</i>	Panicle Hydrangea	40cm	3 gal.	As shown			Yes	Yes	Yes
Ra	4	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	40cm	3 gal.	As shown			Yes	Yes	Yes
Rr	5	<i>Rosa rugosa</i> 'Nearly Wild'	Nearly Wild Rose	40cm	3 gal.	As shown			Yes	Yes	Yes
EVERGREEN SHRUBS											
Pm	9	<i>Pinus mugo</i> var. <i>pumilio</i>	Dwarf Mugo Pine	40cm	5 gal.	As shown					Yes
Tc	8	<i>Taxus canadensis</i>	Canadian Yew	30cm	3 gal.	As shown			Yes	Yes	Yes
Tm	25	<i>Taxus x media</i> 'Hill'	Hill's Yew	50cm	3 gal.	As shown			Yes	Yes	Yes
PERENNIALS											
adi	45	<i>Aster divaricatus</i>	White Wood Aster	1 gal.	30cm O.C.				Yes	Yes	
ane	18	<i>Aster novae-angliae</i>	New England Aster	1 gal.	30cm O.C.				Yes	Yes	Yes
ast	37	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 gal.	30cm O.C.				Yes	Yes	Yes
col	94	<i>Coreopsis lanceolata</i>	Lance-leaved Tickseed	1 gal.	30cm O.C.				Yes	Yes	Yes
epi	23	<i>Echinacea angustifolia</i>	Narrow-leaf Coneflower	1 gal.	30cm O.C.				Yes	Yes	Yes
epa	51	<i>Echinacea pallida</i>	Pale Purple Coneflower	1 gal.	30cm O.C.				Yes	Yes	Yes
epc	40	<i>Echinacea purpurea</i>	Purple Coneflower	1 gal.	30cm O.C.				Yes	Yes	Yes
epk	78	<i>Echinacea purpurea</i> 'Kim's Knee High'	Kim's Knee High Purple Cone Flower	1 gal.	30cm O.C.				Yes	Yes	Yes
ham	10	<i>Hosta 'August Moon'</i>	August Moon Hosta	1 gal.	60cm O.C.				Yes	Yes	Yes
hbd	18	<i>Hosta 'Big Daddy'</i>	Big Daddy Hosta	1 gal.	60cm O.C.				Yes	Yes	Yes
hea	12	<i>Hosta 'Earth Angel'</i>	Earth Angel Hosta	1 gal.	60cm O.C.				Yes	Yes	Yes
hop	10	<i>Hosta 'Patriot'</i>	Patriot Hosta	1 gal.	60cm O.C.				Yes	Yes	Yes
hvm	8	<i>Hosta 'Velvet Moon'</i>	Velvet Moon Hosta	1 gal.	60cm O.C.				Yes	Yes	Yes
lsp	91	<i>Liatris spicata</i>	Dense Blazing Star	1 gal.	30cm O.C.				Yes	Yes	Yes
nfw	52	<i>Nepeta faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 gal.	45cm O.C.				Yes	Yes	Yes
rfg	46	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black Eyed Susan	1 gal.	30cm O.C.				Yes	Yes	Yes
rhi	39	<i>Rudbeckia hirta</i>	Gloriosa Daisy	1 gal.	30cm O.C.				Yes	Yes	Yes
rla	29	<i>Rudbeckia laciniata</i>	Cutleaf Coneflower	1 gal.	30cm O.C.				Yes	Yes	Yes
sha	37	<i>Salvia nemorosa</i> 'Snow Hill Schneehugel'	Snow Hill Sage	1 gal.	30cm O.C.				Yes	Yes	Yes
ORNAMENTAL GRASSES											
cak	124	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	30cm O.C.				Yes	Yes	Yes
caa	64	<i>Carex appalachica</i>	Appalachian Sedge	1 gal.	30cm O.C.				Yes	Yes	Yes
cam	64	<i>Carex muskingumensis</i>	Palm Sedge Grass	1 gal.	30cm O.C.				Yes	Yes	Yes
cap	33	<i>Carex pensylvanica</i>	Oak Sedge	1 gal.	30cm O.C.				Yes	Yes	Yes
dec	98	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1 gal.	30cm O.C.				Yes	Yes	Yes
ers	141	<i>Eragrostis spectabilis</i>	Purple Love Grass	1 gal.	30cm O.C.				Yes	Yes	Yes
pav	78	<i>Panicum virgatum</i> 'Apache Rose'	Apache Rose Switch Grass	1 gal.	45cm O.C.				Yes	Yes	Yes
scs	30	<i>Schizachyrium scoparium</i>	Little Bluestem	1 gal.	30cm O.C.				Yes	Yes	Yes

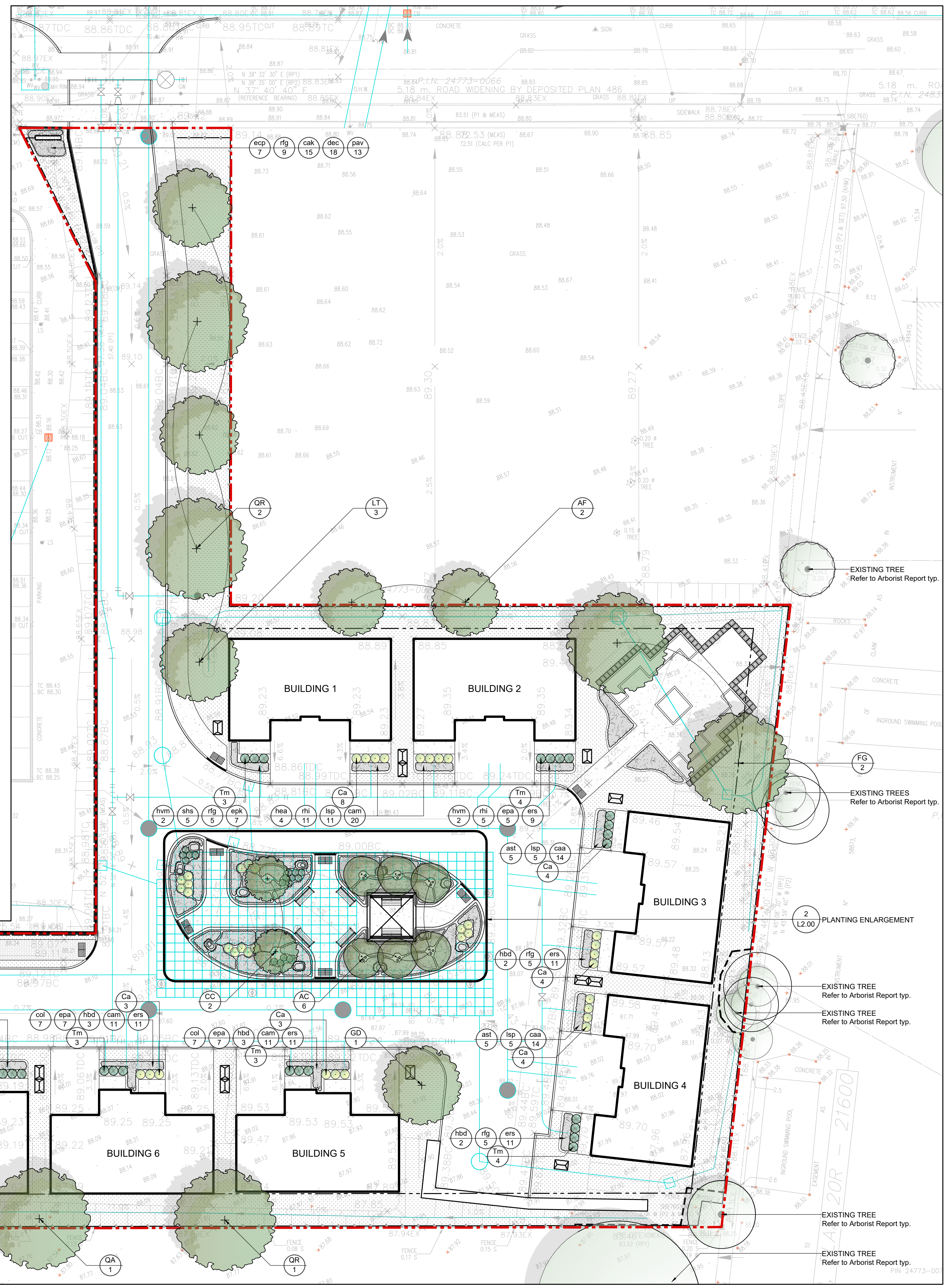
1.2.00 PLANT LIST



2 PLANTING ENLARGEMENT



1 PLANTING PLAN



LEGEND

LIMITS

- PROPERTY LINE
- SETBACK (NAME)
- CHAINLINK FENCE
- TP2 - SOLID HOARDING

SURFACES & SITE FURNITURE

- CONCRETE PAVING
- PRECAST CONCRETE UNIT PAVING
- PRECAST CONCRETE UNIT PAVING
- PEDESTRIAN CONDITION
- BENCH TYP.
- TWSI & PED. CURB RAMP
- ARMOURSTONE

PLANTING

- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECIDUOUS TREE PROPOSED
- MULTI-STEM TREE PROPOSED
- SHRUBS PROPOSED
- MIXED PERENNIALS & GRASSES
- SOIL

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF QUINN DESIGN ASSOCIATES INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY QUINN DESIGN ASSOCIATES INC. OF ANY VARIATIONS FROM THE DRAWINGS.

QUINN DESIGN ASSOCIATES INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

ALL CONSTRUCTION AND WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE.

THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF QUINN DESIGN ASSOCIATES INC. AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

THIS DRAWING IS NOT TO BE SCALED.

NO.	DATE	ISSUE / REVISION	BY
02	24.05.16	ISSUED FOR SPA SUBMISSION	MF
01	24.03.02	ISSUED FOR SPA SUBMISSION	MF

QUINN
Design Associates Inc.

Landscape Architects
26 Park Manor Drive, Toronto, ON
Canada M9B 5C2 t 416-962-8700
w quinn-design.ca

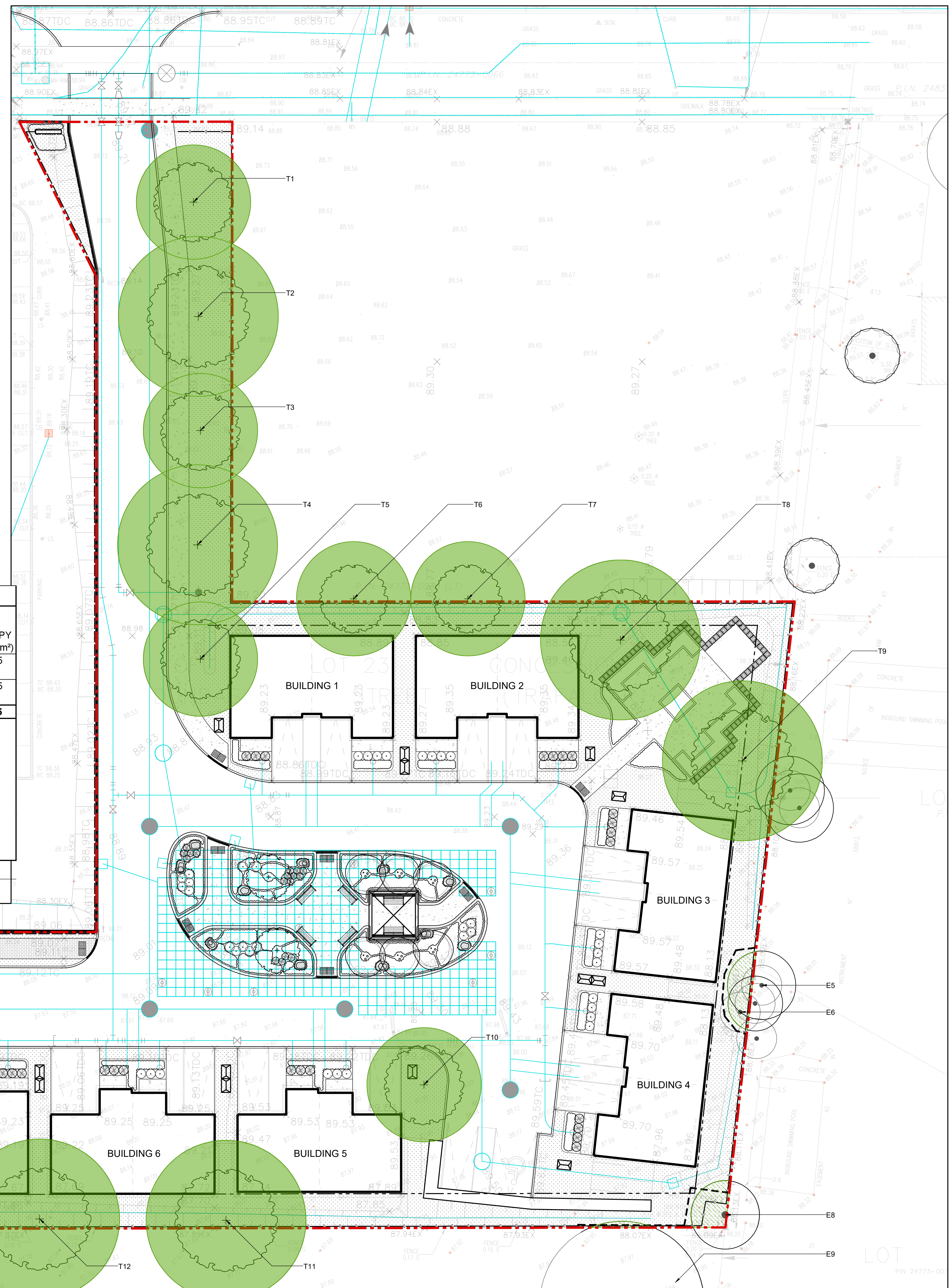
PROJECT TITLE:
1258 REBECCA ST. PROJECT
1258 REBECCA ST.
OAKVILLE, ON

SHEET TITLE:
PLANTING PLAN

DRAWN BY: MF **SCALE:** AS NOTED
CHECKED BY: JO **SHEET NO.:**
DATE: 2024.01.22
QDA FILE NO.: 23-651 **PROJECT NO.:** L2.00

File Path: C:\Users\jquinn\QUINN DESIGN\Communication Site - Documents\Company Shared\External\PROJECT FILES\23-651-1258 Rebecca Street\DRAWINGS\WORKING DRAWINGS\23-651-1258 Rebecca Street\23-651-1258 Rebecca Street\23-651-1258 Rebecca Street.dwg
 Plot Date: 2024-01-22 10:51:30 AM
 Plot Size: 11.00 inches

File Path: C:\Users\jquinn\Documents\Company Shared\Projects\1258 Rebecca Street\Drawings\WORKING DRAWINGS\PROJECT FILE\23-651-01-01-0000.dwg - LANDSCAPE (R) - 2024.01.22 10:35:38 AM Page: 1 of 1 (1:00 inch)

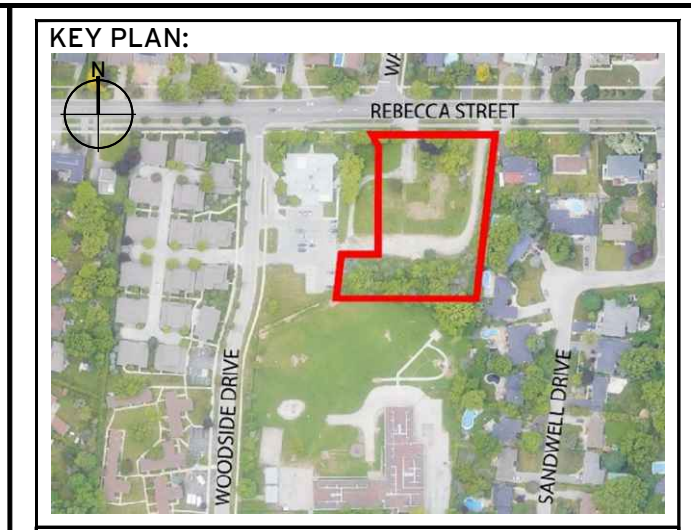


CANOPY COVERAGE - CALCULATION CHART

PROJECT INFORMATION		PROPOSED CANOPY OFF SITE				EXISTING CANOPY					
FILE NUMBER:	23-651	TREE NO.	SPECIES	STATURE	SOIL VOLUME (m³)	CANOPY AREA (m²)	TREE NO.	SPECIES	STATURE	CANOPY AREA (m²)	
ADDRESS:	1258 REBECCA ST.	T1	<i>Linodendron tulipifera</i>	M	380m ² @ 0.9m d= 39.0m ³ /tree	508	E5	<i>Acer saccaninum</i>	L	17.25	
LAND USE TYPE:	RESIDENTIAL	T2	<i>Quercus rubra</i>	L			T3	<i>Linodendron tulipifera</i>	M		
CANOPY COVER TARGET:	20%	T4	<i>Quercus rubra</i>	L				E6	<i>Ulmus pumila</i>	S	
Canopy Summary		T5	<i>Linodendron tulipifera</i>	M			E8	<i>Ulmus pumila</i>	M	16.95	
SUB-TOTAL PROP. CANOPY (m²):	1662	T6	<i>Acer x freemanii 'Autumn Blaze'</i>	M			E9	<i>Ulmus pumila</i>	L	3.15	
SUB-TOTAL EXIST. CANOPY (m²):	37.35	T7	<i>Acer x freemanii 'Autumn Blaze'</i>	M			SUBTOTAL OF EXIST. CANOPY (m²): 37.35				
TOTAL CANOPY AREA (m²):	1699.4	T8	<i>Fagus grandifolia</i>	L							
TOTAL SITE AREA (m²):	4385	T9	<i>Fagus grandifolia</i>	L							
SITE CANOPY COVER (%):	39%	T10	<i>Gymnocladus dioicus</i>	M							
TOTAL NUMBER OF TREES:	15	T11	<i>Quercus rubra</i>	L							
		T12	<i>Quercus alba</i>	L	332m ² @ 0.9m d= 299m ² / 6 trees=	154					
		T13	<i>Fagus grandifolia</i>	L		154					
		T14	<i>Gymnocladus dioicus</i>	M	49.8m ³ /tree	224					
		T15	<i>Gymnocladus dioicus</i>	M		78.5					
		SUBTOTAL OF PROPOSED CANOPY (m²):				1662					

L2.01 TREE CANOPY COVERAGE CALCULATION CHART
TOWN OF OAKVILLE STANDARDS

1 TREE CANOPY COVERAGE PLAN



LEGEND

LIMITS

- PROPERTY LINE

PLANTING

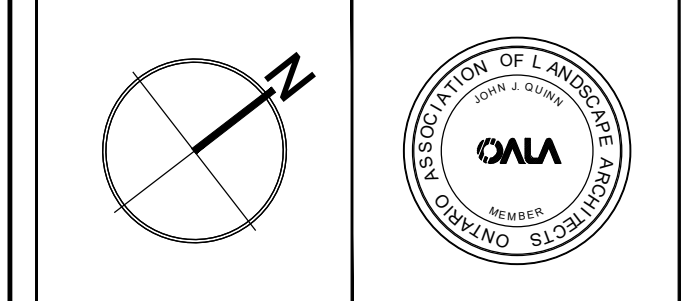
- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECIDUOUS TREE PROPOSED
- MULTISTEM TREE PROPOSED
- SHRUBS PROPOSED
- MIXED PERENNIALS & GRASSES
- SOD
- EXISTING TREES TO REMAIN CANOPY COVERAGE CALC. AREA - ON SITE
- EXISTING TREES TO REMAIN CANOPY COVERAGE CALC. AREA - OFF SITE
- PROPOSED DECIDUOUS TREE PLANTING CANOPY COVERAGE CALC. AREA - PROPOSED
- SOIL VOLUME AREA

NO.	DATE	ISSUED FOR SPA SUBMISSION	MF
02	24.05.16	ISSUED FOR SPA SUBMISSION	MF
01	24.03.02	ISSUED FOR SPA SUBMISSION	MF

GENERAL NOTES:
 THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF QUINN DESIGN ASSOCIATES INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY QUINN DESIGN ASSOCIATES INC. OF ANY VARIATIONS FROM THE DRAWINGS.
 QUINN DESIGN ASSOCIATES INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.
 ALL CONSTRUCTION AND WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE.
 THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF QUINN DESIGN ASSOCIATES INC. AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
 THIS DRAWING IS NOT TO BE SCALED.



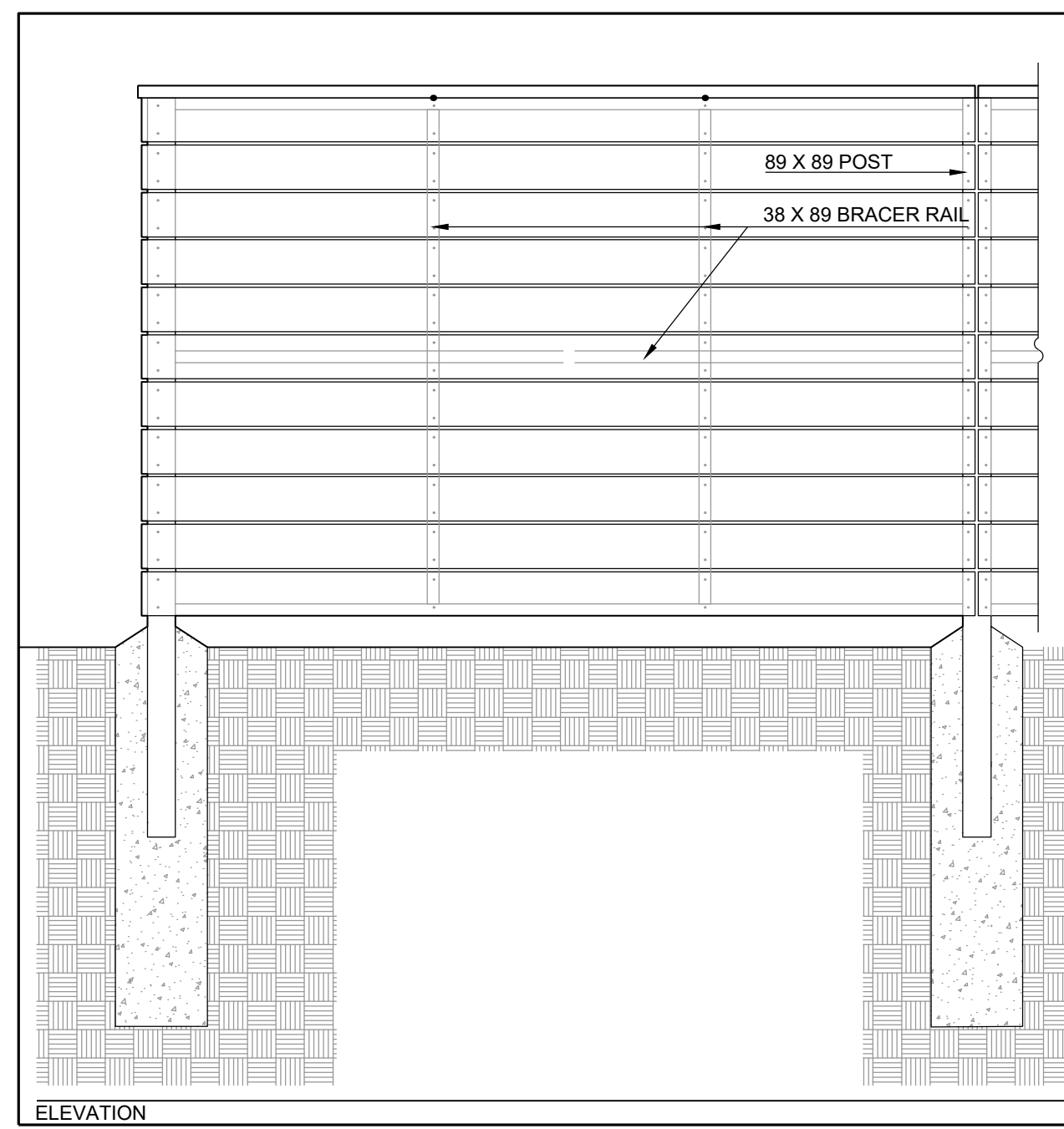
Landscape Architects
 28 Park Manor Drive, Toronto, ON t 416-962-8700
 Canada M9B 5C2 w quinn.design.ca



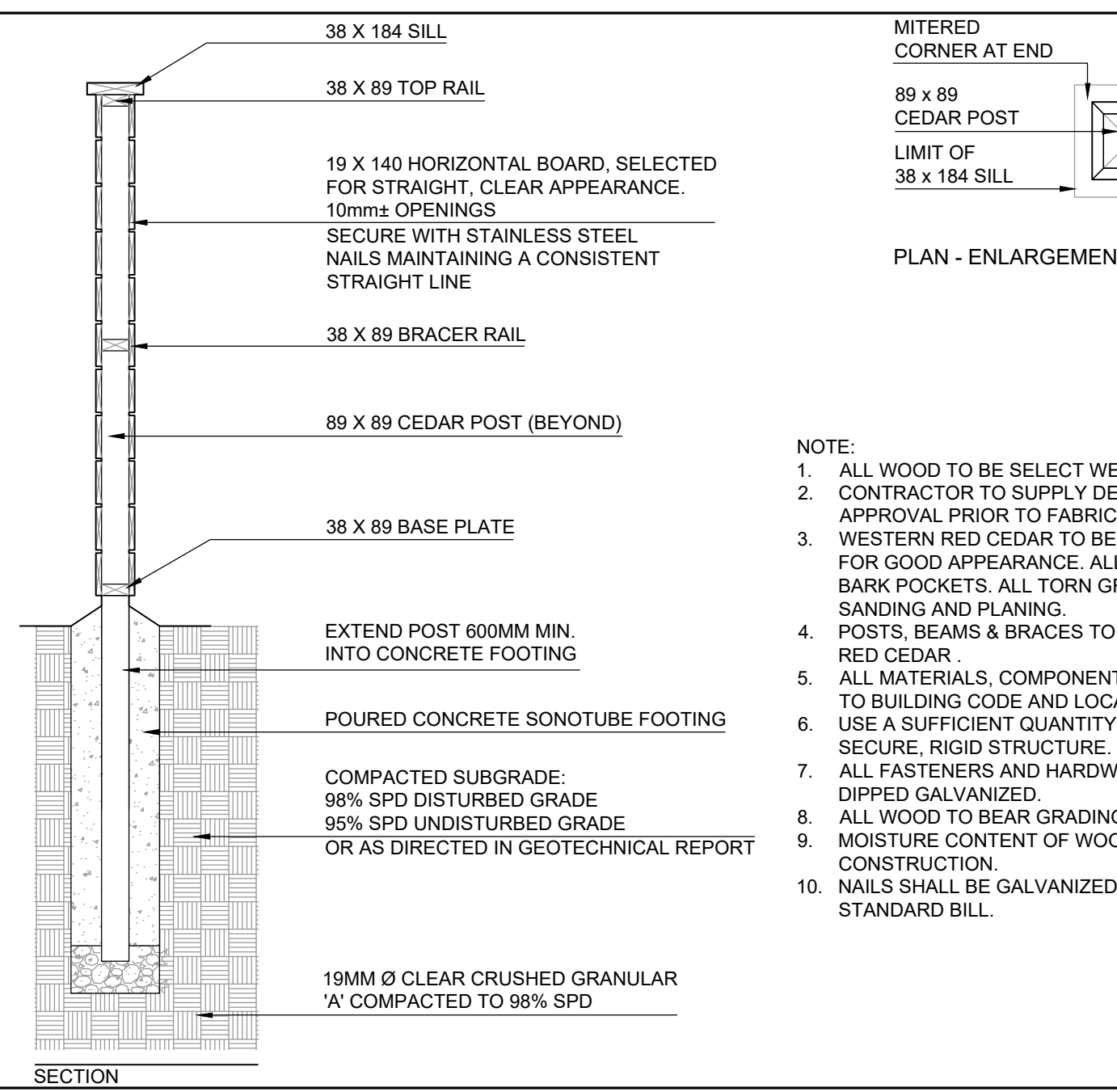
PROJECT TITLE:
 1258 REBECCA ST. PROJECT
 1258 REBECCA ST.
 OAKVILLE, ON

SHEET TITLE:
 TREE CANOPY
 COVERAGE PLAN

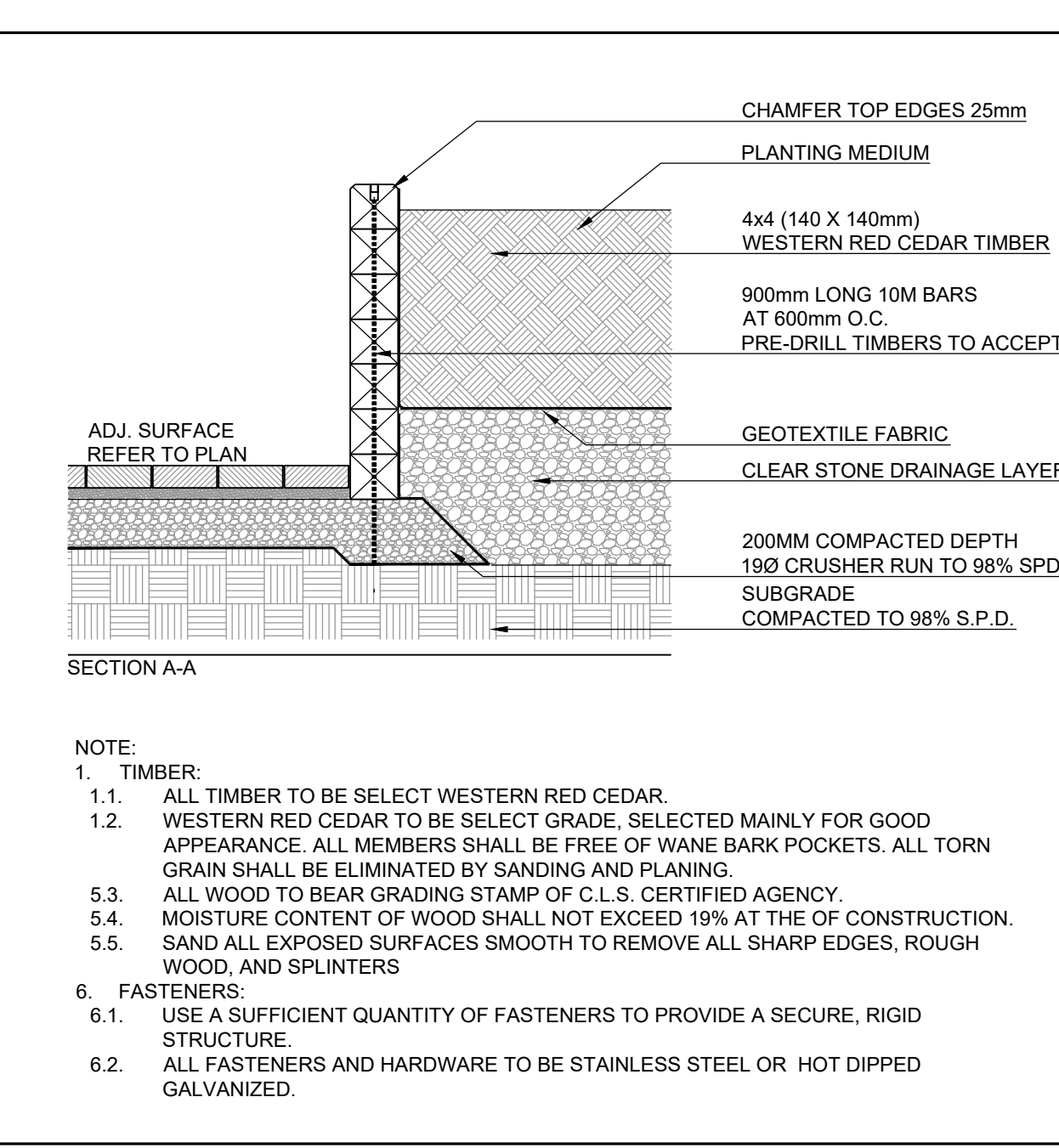
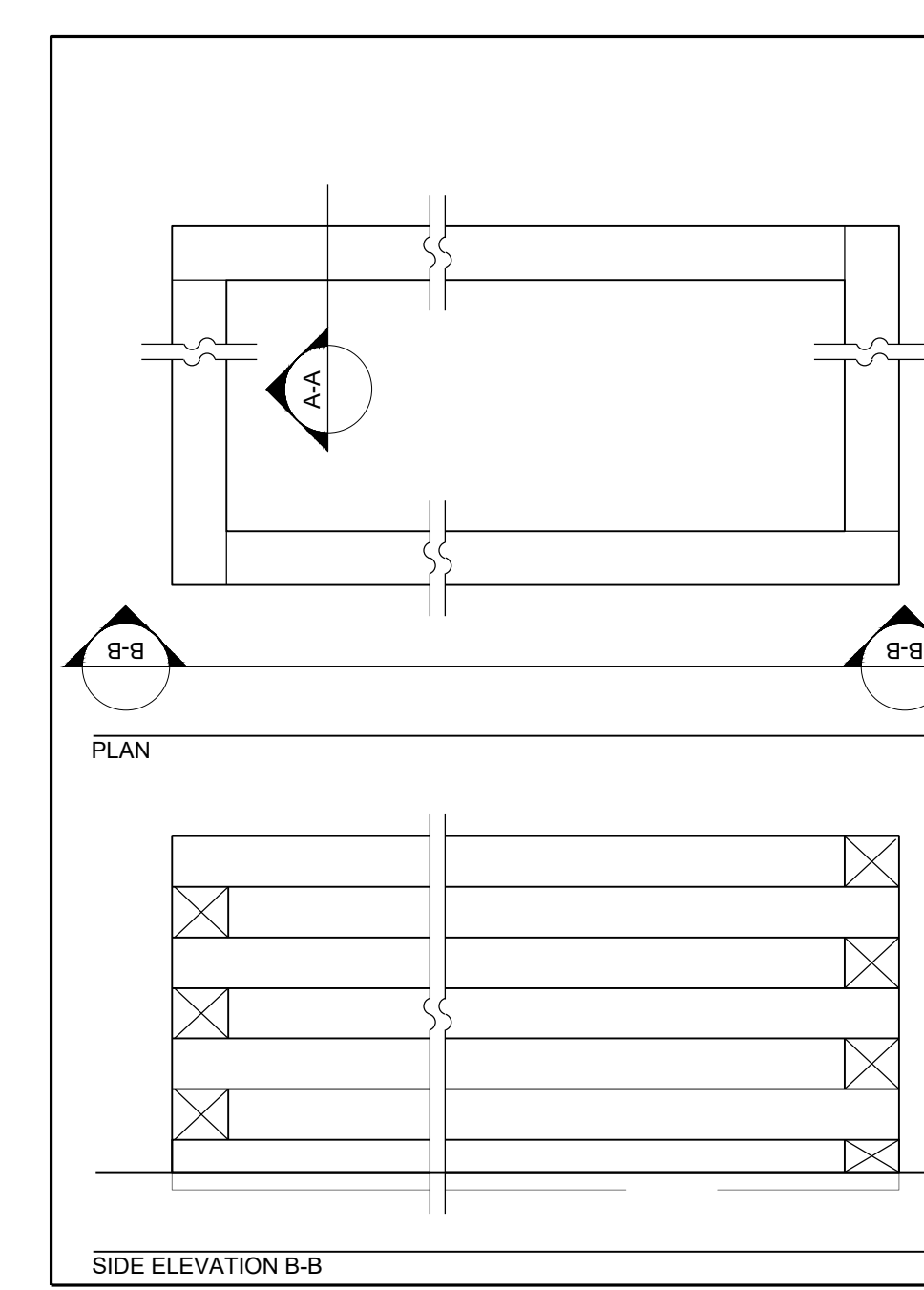
DRAWN BY: MF **SCALE:** AS NOTED
CHECKED BY: JO **SHEET NO.:**
DATE: 2024.01.22
QDA FILE NO.: 23-651
PROJECT NO.: L2.01



9 WOOD PRIVACY FENCE
1.8M HEIGHT TYP.



8 TIMBER GARDEN PLANTER



SECTION A-A



KEY PLAN:

02	24.05.16	ISSUED FOR SPA SUBMISSION	MF
01	24.03.04	ISSUED FOR SPA SUBMISSION	MF
NO.	DATE	ISSUE / REVISION	BY
MARK VOID ALL COPIES PRIOR FINAL DATE			

GENERAL NOTES:

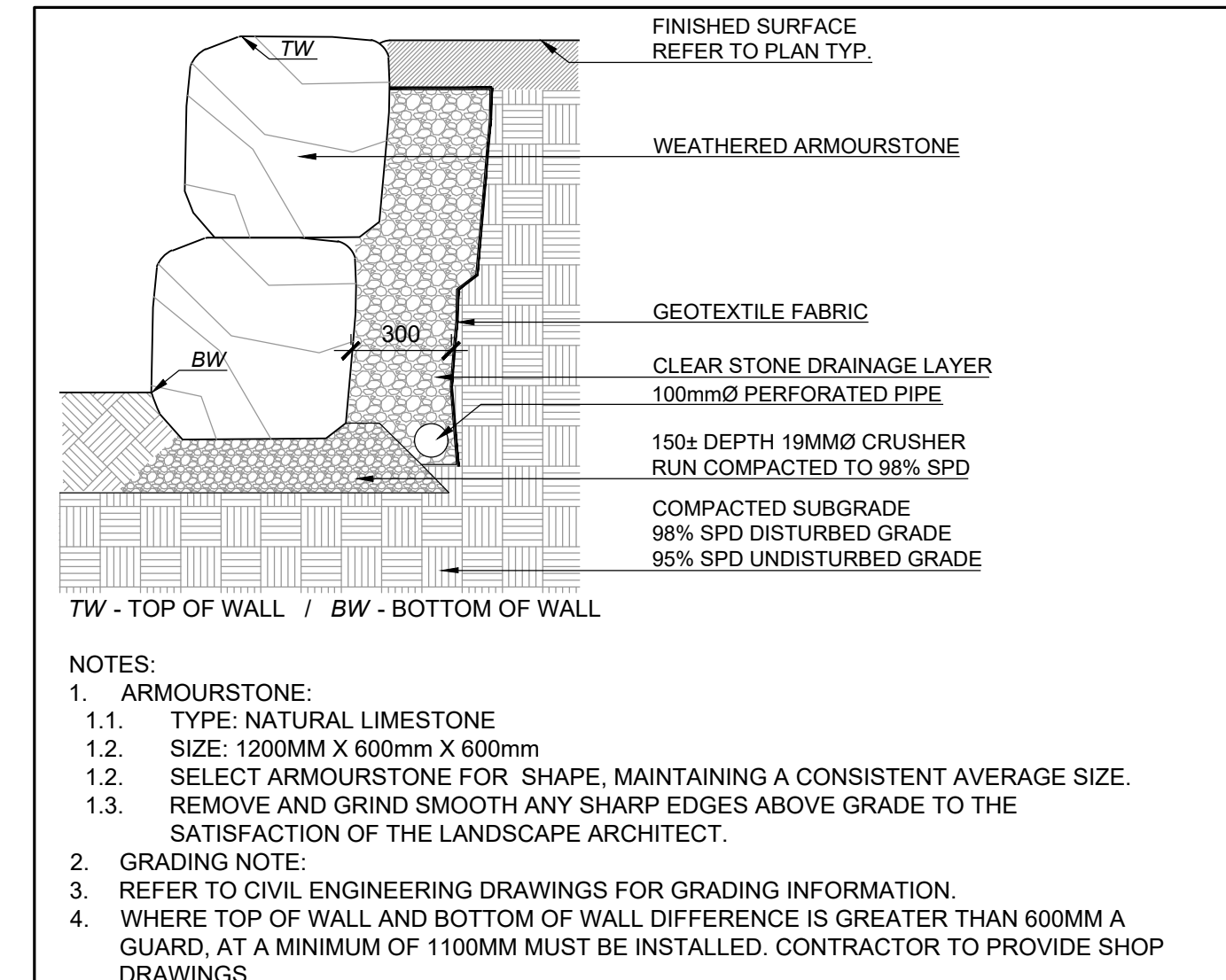
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF QUINN DESIGN ASSOCIATES INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY QUINN DESIGN ASSOCIATES INC. OF ANY VARIATIONS FROM THE DRAWINGS.

QUINN DESIGN ASSOCIATES INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

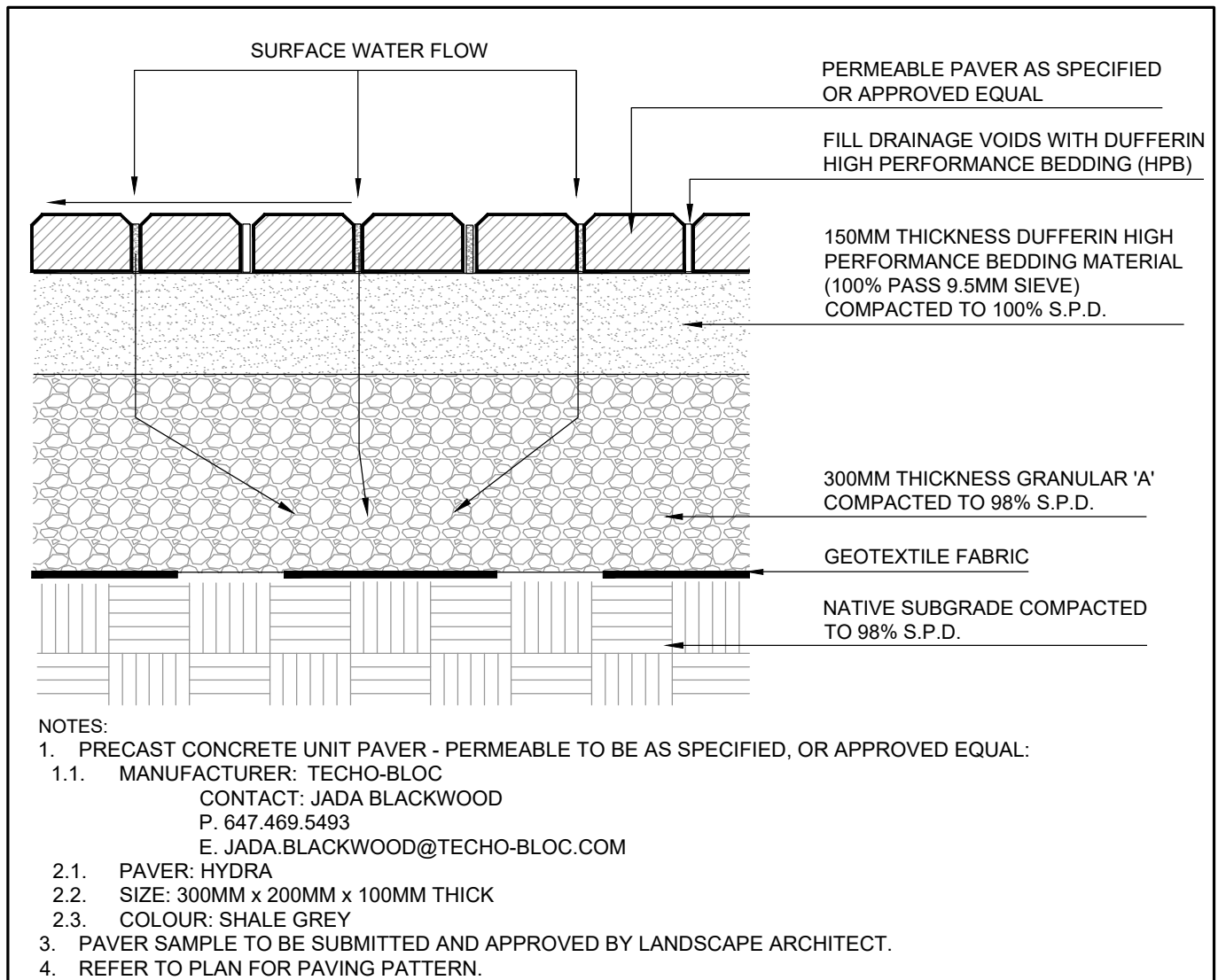
ALL CONSTRUCTION AND WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE.

THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF QUINN DESIGN ASSOCIATES INC. AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

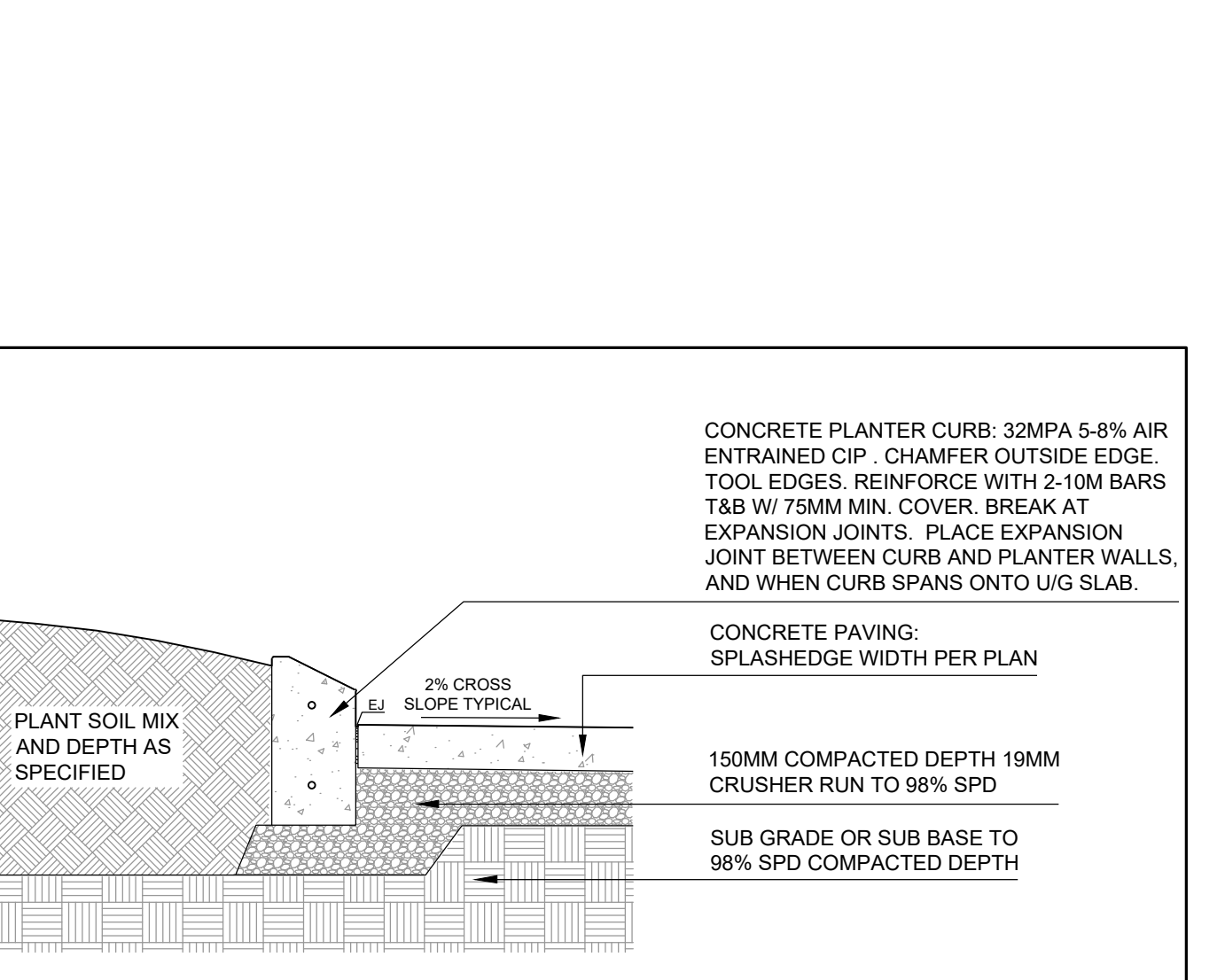
THIS DRAWING IS NOT TO BE SCALED.



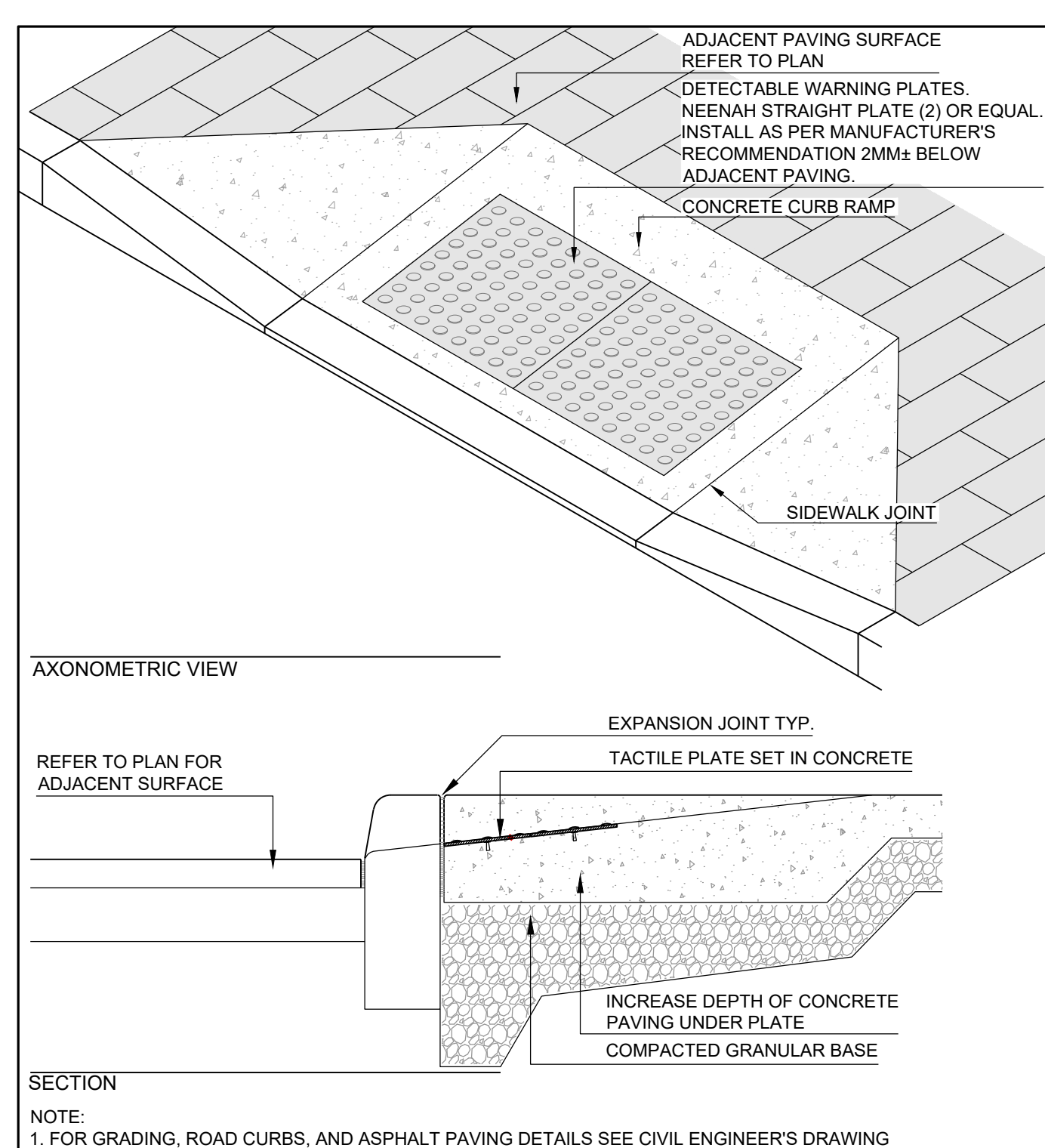
7 ARMOURSTONE WALL



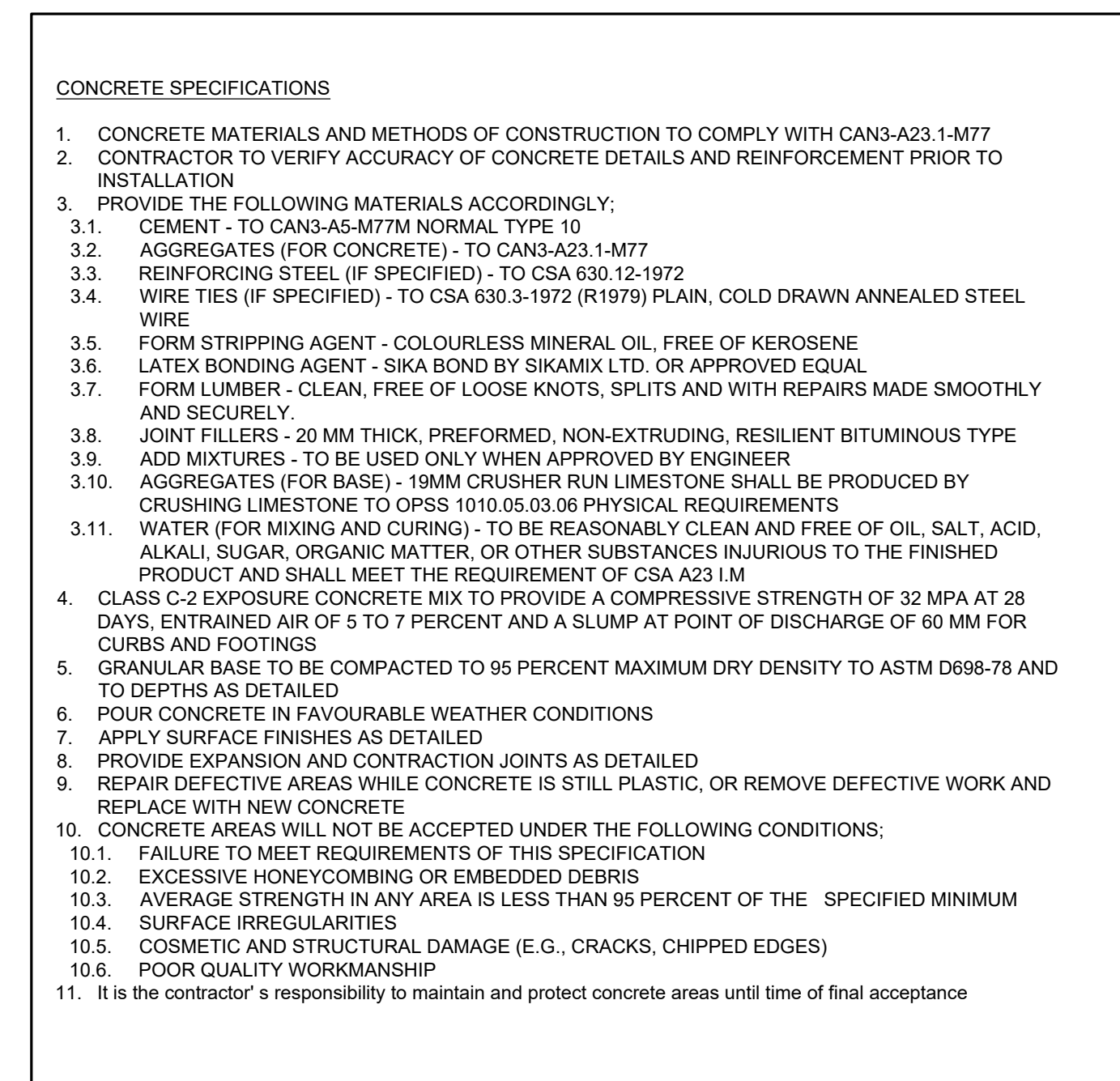
6 PRECAST CONCRETE UNIT PAVING PERMEABLE



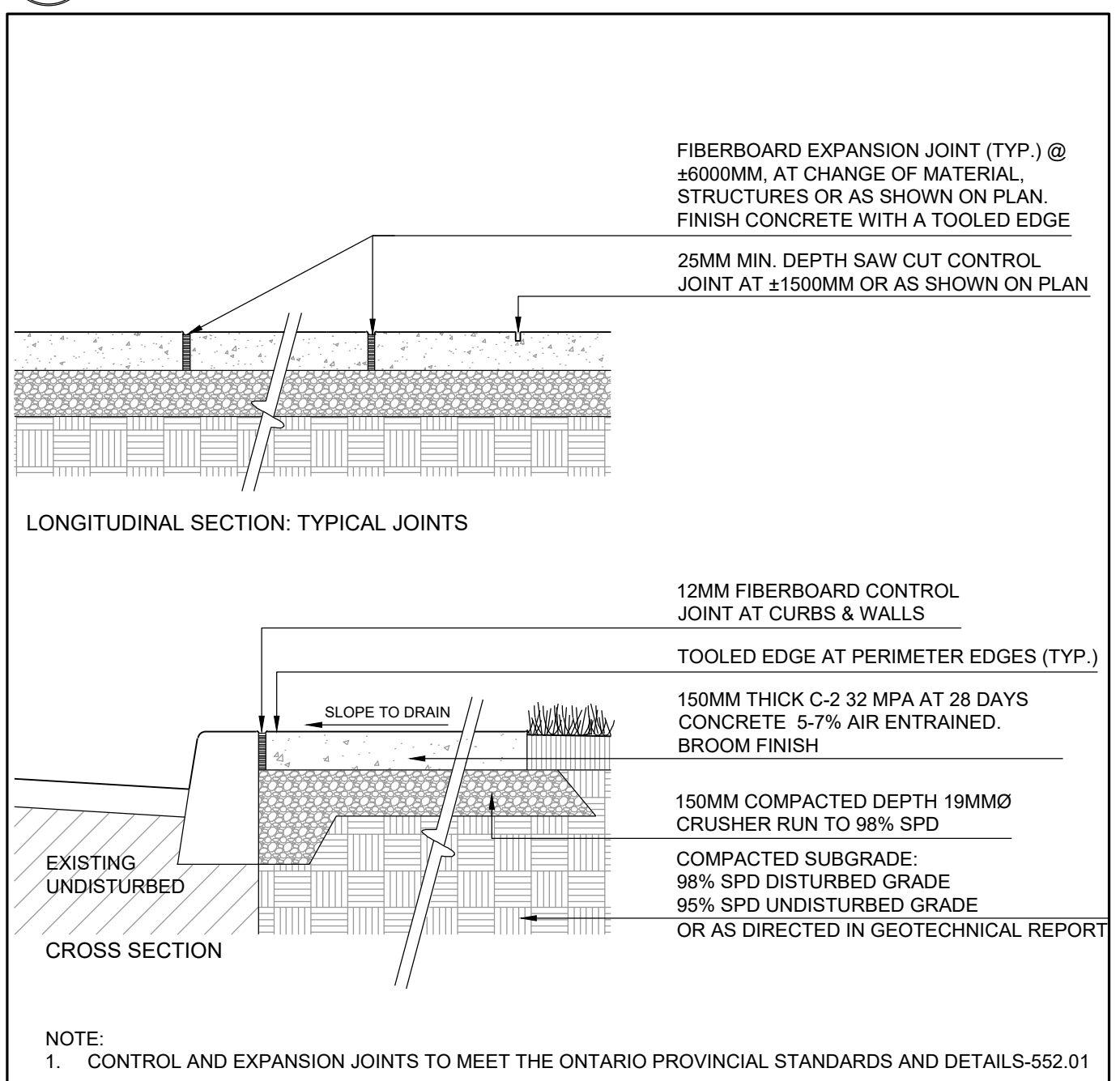
5 CIP CONCRETE PLANTER CURB



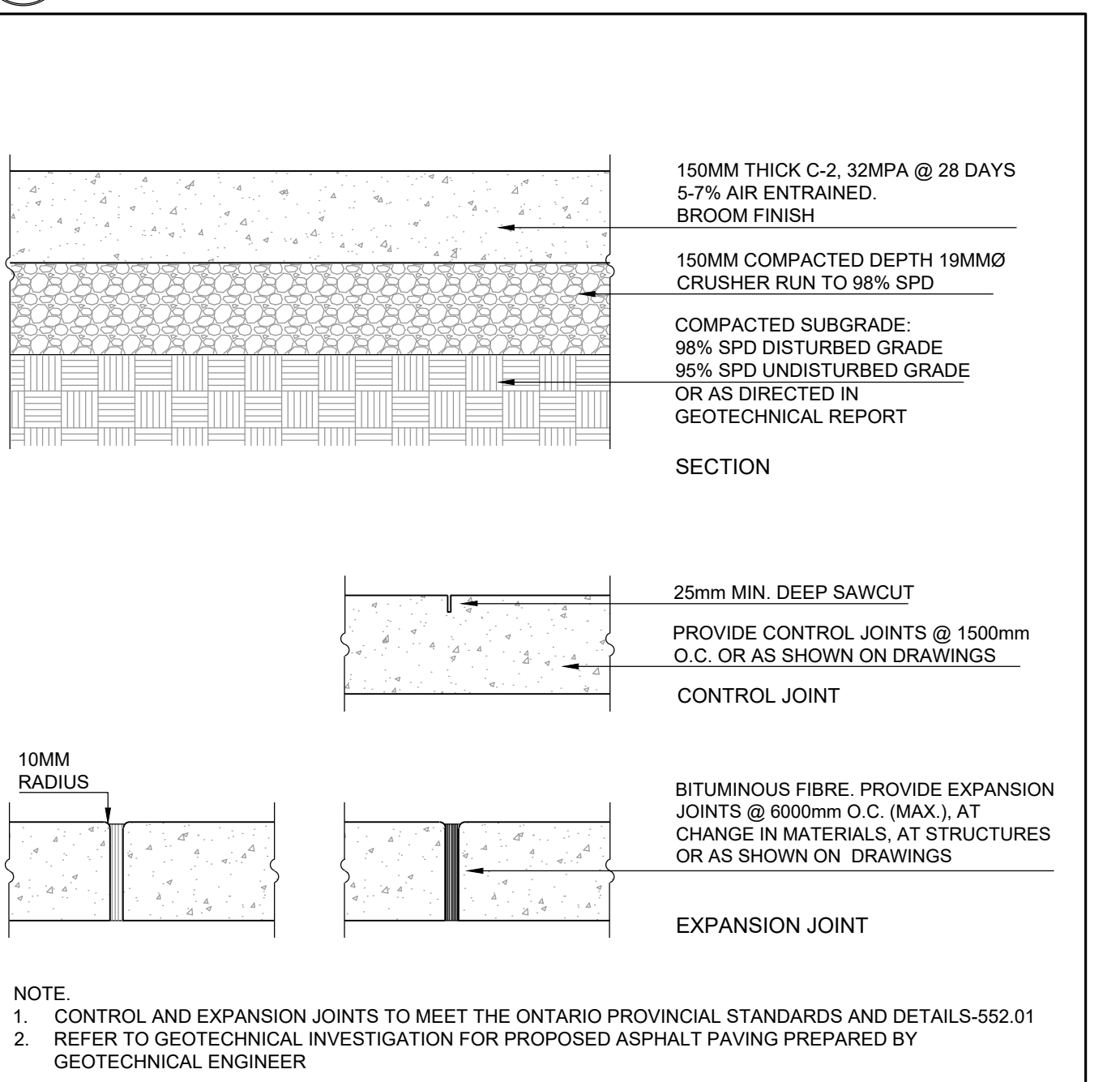
4 TACTILE WAYFINDING SURFACE INDICATOR (TWSI) PEDESTRIAN CURB RAMP



3 CONCRETE SPECIFICATIONS



2 CIP CONCRETE WALKWAY



1 CIP CONCRETE PAVING

I:\BIBL\Users\quinn\QUINN DESIGN\Communication Site - Documents\Company Shared\External\PROJECT FILES\2024\451 R-Hive\Rebecca Street\DRAWINGS\WORKING DRAWINGS\24-01 - LANDSCAPE (R01.dwg) Plotted By User Plot Date: 2024/06/20 12:24 PM Page Size: A3 (8.27 x 11.69 inches)

C:\Users\jquinn\Documents\Company Shared\Projects\1258 Rebecca Street\Drawings\WORKING DRAWINGS\3-651 - LANDSCAPE (R01.dwg) Plotted By User, Plot Date: 06/20/24 12:14 PM, Page Size: AANSI (8.50 x 11.00 inches)

4 PLANTING NOTES 1:20

PLANTING:

- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPSE BETWEEN DIGGING AND PLANTING.
- TIE BRANCHES OF TREE AND SHRUBS SECURELY AND PROTECT PLANT MATERIAL AGAINST ABRASION, EXPOSURE, AND EXTREME TEMPERATURE DURING TRANSIT. AVOID BINDING OF PLANTING STOCK WITH ROPE OR WIRE WHICH WOULD DAMAGE BARK. BREAK BRANCHES OR DESTROY NATURAL SHAPE OF PLANT. GIVE FULL SUPPORT TO ROOT BALL OF LARGE TREES DURING LIFTING.
- COVER PLANT FOLIAGE WITH TARPULIN AND PROTECT BARE ROOTS BY MEANS TO PREVENT LOSS OF MOISTURE DURING TRANSIT AND STORAGE.
- PROVIDE TWO YEAR WARRANTY FOR PLANT MATERIAL AS ITEMIZED ON PLANT LIST. AT END OF WARRANTY INSPECTION, ALL PLANT MATERIAL WILL BE IN VIGOROUS GROWING CONDITION, FREE OF PESTS AND DISEASE AND TRUE TO NATURAL FORM.
- DURING WARRANTY PERIOD, REMOVE FROM SITE ANY PLANT MATERIAL THAT HAS DIED OR FAILED TO GROW SATISFACTORILY AS DETERMINED BY OWNER/ARCHITECT/LANDSCAPE ARCHITECT. EXTEND WARRANTY ON REPLACEMENT PLANT MATERIAL FOR A PERIOD EQUAL TO THE LENGTH OF ORIGINAL WARRANTY PERIOD. REMOVE TRUNK WRAPPING, TREE STAKES AND GUY WIRING AT THE END OF THE WARRANTY PERIOD. UPON REQUEST, REMOVE TRUNK WRAPPING FOR VISUAL INSPECTION AND REWRAP.
- PLANT MATERIAL:
 - COMPLY WITH METRIC GUIDE - SPECIFICATION FOR NURSERY STOCK, LATEST EDITIONS OF CANADIAN NURSERY TRADES ASSOCIATION REFERRING TO SIZE AND DEVELOPMENT OF PLANT MATERIAL AND ROOT BALL.
 - MEASURE PLANTS WHEN BRANCHES ARE IN THEIR NATURAL POSITION. HEIGHT AND SPREAD DIMENSIONS REFER TO MAIN BODY OF PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. USE TREES AND SHRUBS OF NO. 1 GRADE.
- STAKE OUT ALL TREE LOCATIONS AND PLANTING BEDS AND OBTAIN APPROVAL FROM ARCHITECT/LANDSCAPE ARCHITECT/OWNER BEFORE EXCAVATION. THE LOCATION OF TREES AND PLANTING AREAS SHOWN ON DRAWINGS IS APPROXIMATE ONLY AND MAY REQUIRE ADJUSTMENT DUE TO SITE CONDITIONS OR AS DIRECTED BY THE CONSULTANT.
- PLANT ONLY UNDER CONDITIONS THAT ARE CONDUCTIVE TO HEALTH AND PHYSICAL CONDITIONS OF PLANTS.
- PROVIDE PLANTING SCHEDULE, EXTENDING PLANTING OPERATIONS OVER A LONG PERIOD, USING LIMITED CREW WILL NOT BE ACCEPTED.
- EXCAVATE PLANTING PITS AND BEDS TO DEPTH INDICATED ON DETAILS. FILL WITH A PLANTING MIXTURE OF ONE PART PEAT MOSS, SIX PARTS TOPSOIL WITH COMMERCIAL BONEMEAL FOR PLANTING HOLES IN HEAVY SOILS IF NATURAL DRAINAGE DOES NOT EXIST. HAVE METHOD APPROVED.
- IMMEDIATELY FOLLOWING ANY PLANTING OPERATIONS, REMOVE ALL DEBRIS AND EXCESS MATERIAL FROM SITE, LEAVING THE SITE NEAT AND TIDY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN PLANT MATERIAL FOR 30 DAYS FOLLOWING PLANTING OR UNTIL TIME OF FINAL ACCEPTANCE. MAINTENANCE OF PLANT MATERIAL DURING WARRANTY PERIOD IS THE OWNERS RESPONSIBILITY.
- MAINTENANCE TASKS UNTIL TIME OF FINAL ACCEPTANCE TO INCLUDE ALL OF THE FOLLOWING:
 - 13.1. WATERING
 - 13.2. FERTILIZING
 - 13.3. WEED CONTROL
 - 13.4. INSECT AND FUNGUS CONTROL
 - 13.5. PRUNING

3 PERENNIAL & GRASS PLANTING 1:20

TYPICAL CONDITION

NOTES:

- PRUNE PLANTS TO REMOVE DEAD OR INJURED MATERIAL ONLY. MAINTAIN NATURAL CHARACTER AND SHAPE OF THE SPECIES.

2 SHRUB PLANTING 1:20

TYPICAL CONDITION

NOTES:

- PLANTING METHOD ILLUSTRATED, SHALL APPLY EQUALLY TO BARE ROOT STOCK AND BALLED STOCK.
- REMOVE CONTAINER AND MAINTAIN SOIL BALL INTACT. CONTAINER TO BE CUT CAREFULLY AWAY FROM ROOT SYSTEM SO AS NOT DISTURB SOIL BALL.
- SET SHRUBS 50 mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
- SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS.
- THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
- PRUNE PLANTS TO REMOVE DEAD OR INJURED MEMBERS ONLY. MAINTAIN NATURAL CHARACTER AND SHAPE OF THE SPECIES.

1 DECIDUOUS TREE PLANTING 1:20

TYPICAL CONDITION

NOTES:

- IF PLANTED IN FULL LEAF, SPRAY WITH ANTI-DESSICANT UNLESS PLANTED WITHIN 48hrs OF DIGGING
- SET TREE 50mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR SETTLEMENT.
- THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES.
- NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
- TREE WRAP TO BE REMOVED AT TIME OF PLANTING.
- MINIMUM 1.0m DEPTH OF SOIL

6 PLANTING TRENCH 1:20

TYPICAL CONDITION

NOTES:

- REFER TO STANDARD TREE PLANTING DETAIL.

5 SODDING & TOPSOIL 1:20

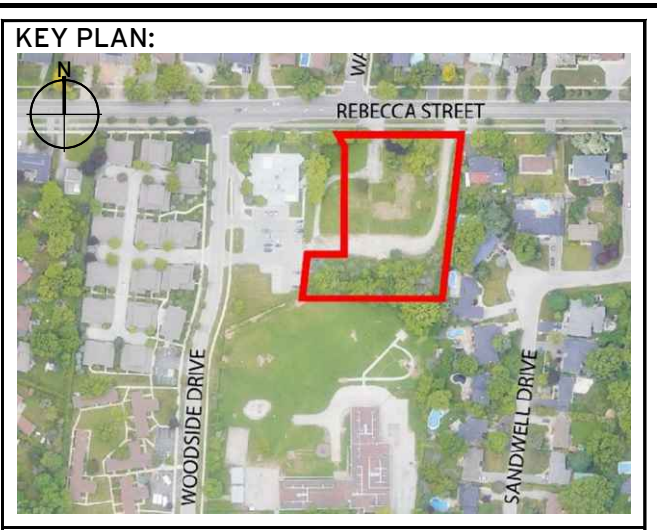
TYPICAL CONDITION

TOPSOIL PLACEMENT & FINE GRADING:

- ENSURE THAT THE APPROVAL HAS BEEN OBTAINED FOR ROUGH GRADING PRIOR TO PROCEEDING WITH THIS SECTION OF WORK.
- SCARIFY THE ROUGH GRADED AREAS TO PROVIDE A LOOSENED SURFACE IN ORDER TO ALLOW BONDING OF THE TOPSOIL.
- SPREAD TOPSOIL ON THE PREPARED AND ACCEPTED ROUGH GRADED SURFACE TO A MINIMUM DEPTH OF 100 MM FIRMLY PACKED.
- KEEP TOPSOIL 25 MM BELOW FINISHED GRADE FOR SODDED AREAS ELSEWHERE BRING TOPSOIL UP TO FINISHED GRADE OF ADJACENT SURFACES.
- THE FINISHED SURFACE IS TO BE SMOOTH AND EVEN WITH NO RUTS, CLOUDS OR CONTAMINANTS.
- REMOVE STONES IN EXCESS OF 10MM FOR AREA TO BE SEEDED.
- HAND RAKE AREAS TO BE SEEDED OR SODDED AS A FINAL SURFACE PREPARATION COORDINATING THE WORK TO ENSURE THAT SEEDING OR SODDING CAN OCCUR AS SOON AS POSSIBLE AFTER RAKING HAS BEEN COMPLETED.

SODDING:

- SCHEDULE DELIVERIES IN ORDER TO KEEP STORAGE AT JOB SITE TO A MINIMUM WITHOUT CAUSING DELAYS.
- SOD:
 - SHALL BE CERTIFIED #1 NURSERY GROWN SOD CONTAINING 50% MERION BLUE GRASS AND 50% KENTUCKY BLUE GRASS.
 - SHALL BE NO GREATER THAN 40MM (1-1/2") IN THICKNESS AND WITH ACCORDANCE WITH THE CLASSIFICATION OF TURF GRASS SOD FOR THE PROVINCE BY THE NATIONAL SOD GROWERS ASSOCIATION.
- OBTAIN APPROVAL OF TOPSOIL GRADE AND DEPTH BEFORE STARTING SODDING. AREAS TO BE SMOOTH GRADED BY A LANDSCAPE GRADER AND HAND RAKED TO PROVIDE A COMPLETELY SMOOTH AND EVEN SURFACE.
- LAY SOD IN ROWS, PERPENDICULAR TO SLOPE. SMOOTH AND EVEN WITH ADJOINING AREAS AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- STAKE ALL SOD ON SLOPES GREATER THAN 1:5 (20%).
- ROLL SOD IMMEDIATELY AFTER LAYING TO PRESS SOD FIRMLY ON TO THE SURFACE SOIL.
- WATER IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 100MM (4") OF TOPSOIL. WATER BY MEANS OF A WATER TRUCK OR IF APPROVED, BY HYDRANT TO OBTAIN A COMPLETE DRENCHING. WATERING BY SMALL HOSE AND SPRINKLER IS NOT SUFFICIENT. FOR THE FIRST 30 DAYS, SOAK TO THIS DEPTH AT LEAST ONCE A WEEK. WATER IN SIMILAR MANNER THEREAFTER IF SUFFICIENT RAIN DOES NOT FALL, IN ORDER TO KEEP THE UNDERLYING SURFACE MOIST. WATERING UNTIL ACCEPTANCE OF THE SOD IS THE CONTRACTORS RESPONSIBILITY.
- IMMEDIATELY CLEAN UP SOIL OR DEBRIS SPILLED ONTO PAVEMENT AND DISPOSE OF DELETERIOUS MATERIALS.
- SO DDED AREAS WILL BE ACCEPTED AND WARRANTY PERIOD BEGINS PROVIDED THAT:
 - SOD IS COMPLETELY GREEN
 - SO DDED AREAS HAVE BEEN CUT MINIMUM OF TWO TIMES
 - SOD IS KNIT TO UNDERLYING SOIL AND CANNOT BE LIFTED WHEN TUGGED BY HAND.
- MAINTENANCE:
 - IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN SOD UNTIL TIME OF SOD ACCEPTANCE.
 - MAINTENANCE OF SOD AFTER ACCEPTANCE IS THE RESPONSIBILITY OF OWNER.



NO.	DATE	ISSUE / REVISION	BY
02	24.05.16	ISSUED FOR SPA SUBMISSION	MF
01	24.03.02	ISSUED FOR SPA SUBMISSION	MF

MARK VOID ALL COPIES PRIOR FINAL DATE

GENERAL NOTES:

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF QUINN DESIGN ASSOCIATES INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY QUINN DESIGN ASSOCIATES INC. OF ANY VARIATIONS FROM THE DRAWINGS.

QUINN DESIGN ASSOCIATES INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK.

ALL CONSTRUCTION AND WORK, SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS CONSTRUCTION SITE.

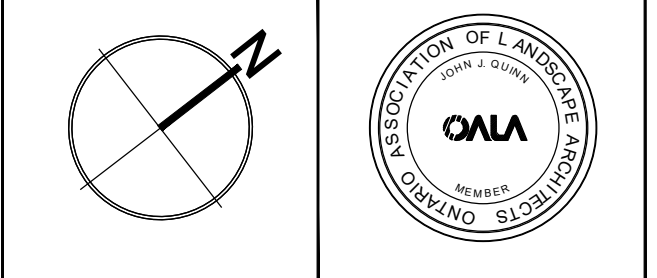
THE DESIGN AND CONTRACT DRAWINGS ARE THE COPYRIGHT OF QUINN DESIGN ASSOCIATES INC. AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

THIS DRAWING IS NOT TO BE SCALED.

QUINN
Design Associates Inc.

Landscape Architects
28 Park Manor Drive, Toronto, ON
Canada M9B 5C2

t 416 962 8700
w quinn@quinn.ca



PROJECT TITLE:
1258 REBECCA ST. PROJECT
1258 REBECCA ST.
OAKVILLE, ON

SHEET TITLE:
DETAILS

DRAWN BY: MF **SCALE:** AS NOTED
CHECKED BY: JO **SHEET NO.:**

DATE: 2024.01.22
QDA FILE NO.: 23-651

PROJECT NO.: **L3.01**