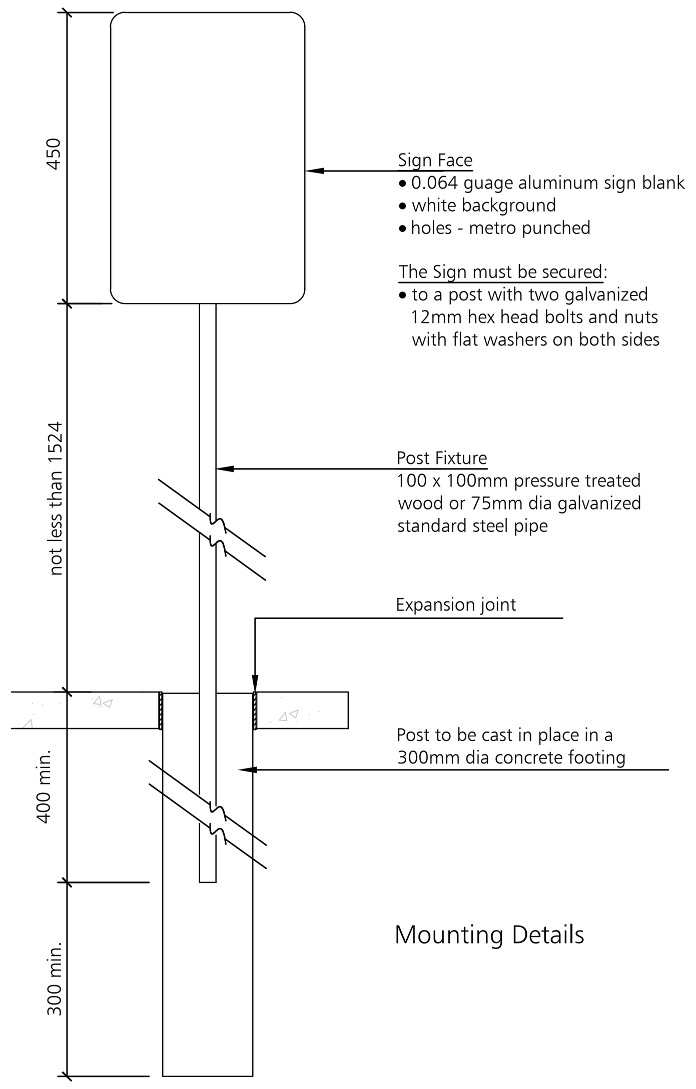
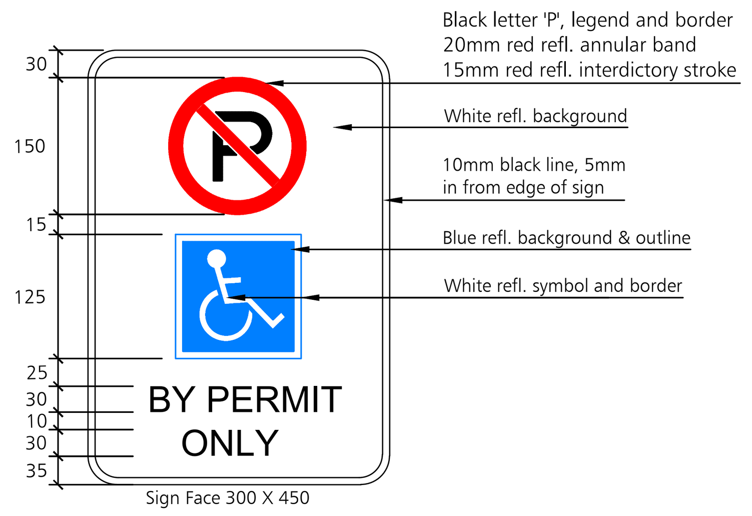


Mounting Details



Sign Detail

Signage Requirements
All accessible parking stalls shall be designated by one sign per bay as per local by-law

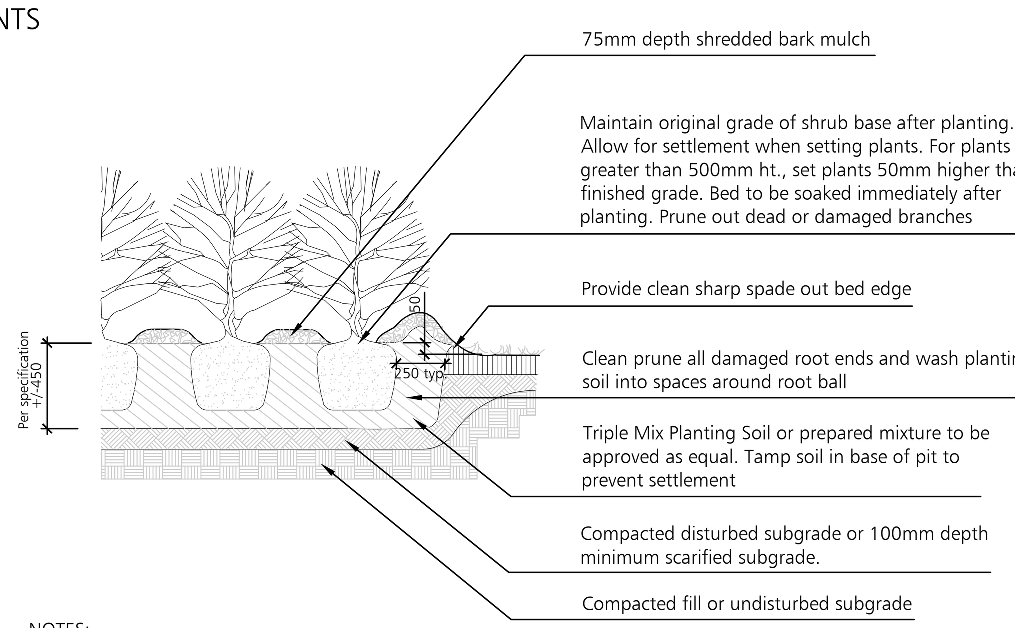
The required sign must be mounted at least 1524mm and no more than 2438mm from the top of curb elevation. Sign must not obstruct the sidewalk.

Where an unobstructed building face is located no more than 2.0m from the face of the curb at accessible bay the sign may be mounted on the building face.

ACCESSIBLE PARKING SIGNAGE

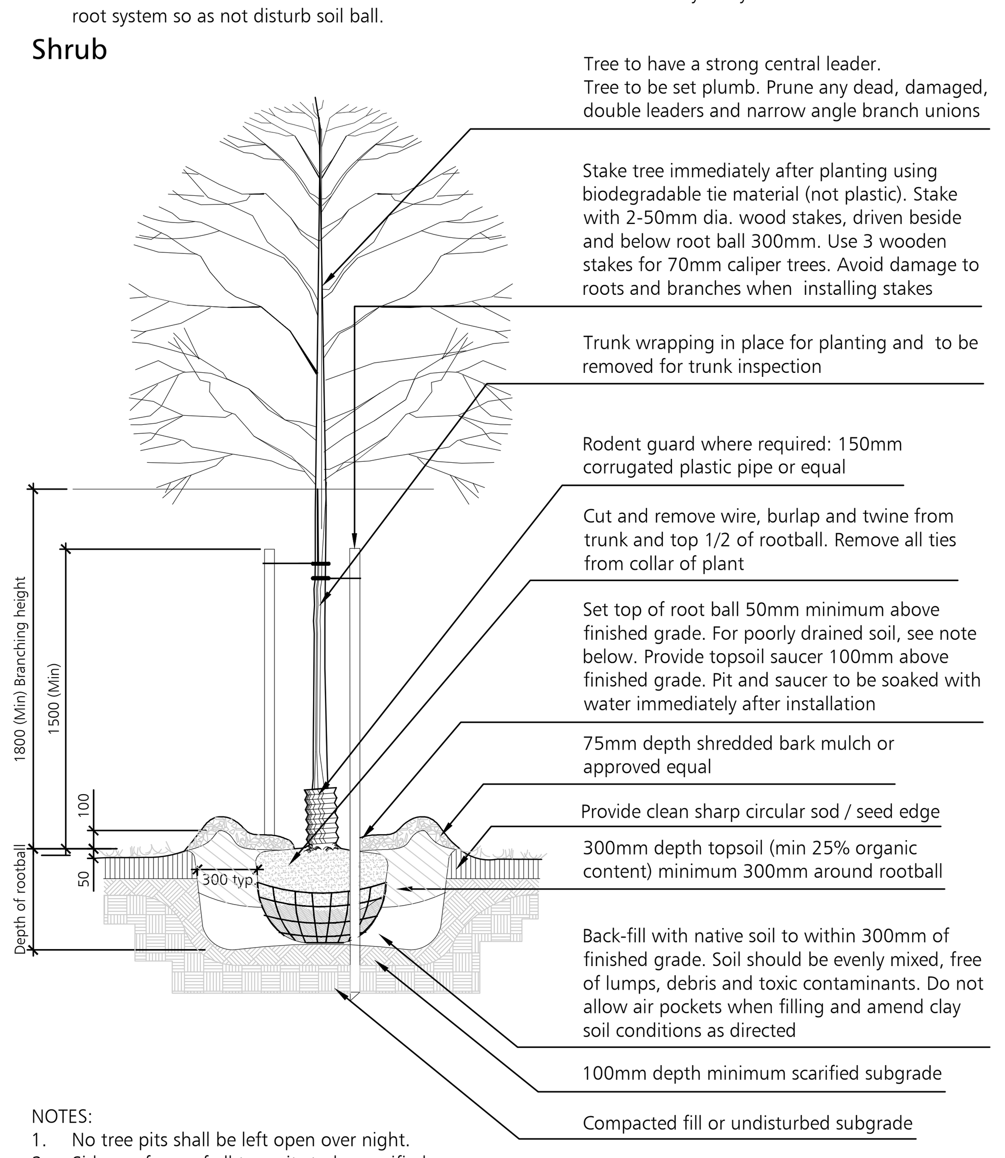
NTS

2 / L.1



NOTES:
1. For planting in poorly drained soils install plant material so that root collar is 75-100mm above grade
2. Remove container and maintain soil ball intact. Container to be cut carefully away from root system so as not disturb soil ball.

Shrub



NOTES:
1. No tree pits shall be left open over night.
2. Sides surfaces of all tree pits to be scarified.
3. For planting in poorly drained soils install plant material so that root collar is 75-100mm above grade
4. Trees to be planted by hand or backhoe. No tree spades or auguring permitted.
5. Remove stakes at close of second growing season or upon expiry of warranty period.

Deciduous Tree

Specifications

Planting

1. Coordinate shipping of plants and excavation of holes to ensure minimum time lapse between digging and planting.
2. 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.
3. Cover plant foliage with tarpaulin and protect bare roots by means to prevent loss of moisture during transit and storage.
4. Provide one 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.
5. 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 wired at the end of the warranty period. Upon request, remove trunk wrapping for visual inspection and rewrap.
6. Plant material: comply with metric guide - specification for nursery stock, 1984 edition 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.
7. 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 where shown on drawings is approximate only and may require adjustment due to site conditions or as directed by the consultant.
8. Plant only under conditions that are conducive to health and physical conditions of plants.
9. Provide planting schedule, extending planting operations over a long period. Using limited crew will not be accepted.
10. 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.
11. Immediately following any planting operations, remove all debris and excess material from site, leaving the site neat and tidy.
12. 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.
13. 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
14. Submit separate maintenance cost for consideration by owner during warranty period only. Refer to maintenance specifications.

Note
- *Plant material to conform to the Canadian Trades Association Metric Guide Specifications for Nursery Stock, latest edition.
- *Contractor to verify quantities listed: Plant quantities to be supplied as shown on plan in case of discrepancies between plan and quantities listed
- *Bare root stock for planting in early spring - before May 1, late Fall - after October 21, otherwise all to be container grown.

Topsoil Placement & Fine Grading

1. Ensure that the approval has been obtained for rough grading prior to proceeding with this section of work.
2. Scarify the rough graded areas to provide a loosened surface in order to allow bonding of the topsoil.
3. Spread topsoil on the prepared and accepted rough graded surface to a minimum depth of 100 mm firmly packed.
4. Keep topsoil 25 mm below finished grade for sodded areas elsewhere bring topsoil up to finished grade of adjacent surfaces.
5. The finished surface is to be smooth and even with no ruts, clods or contaminants.
6. Remove stones in excess of 10mm for area to be seeded.
7. 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

1. Schedule deliveries in order to keep storage at job site to a minimum without causing delays.
2. Sod shall be certified #1 Nursery Grown sod containing 50% merion blue grass and 50% Kentucky blue grass. It 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.
3. 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.
4. 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.
5. Stake all sod on slopes greater than 1:5 (20%).
6. Roll sod immediately after laying to press sod firmly on to the surface soil.
7. 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.
8. 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.
9. Immediately clean up soil or debris spilled onto pavement and dispose of deleterious materials.
10. Sodded areas will be accepted and warranty period begins provided that:
    10.1. Sod is completely green
    10.2. Sodded areas have been cut minimum of two times
    10.3. Sod is knit to underlying soil and cannot be lifted when tugged by hand.
11. It is the contractors responsibility to maintain sod until time of sod acceptance. Maintenance of sod after acceptance is the responsibility of owner.

PLANTING DETAILS & SPECIFICATIONS

NTS

P:\BTI-CURRENT\BTI-Projects Current\978 - Ancaster Block C & B-Previously BTI-1249\Drawings\Working Drawings\BLOCK 'C & D'\978-Block C-L1-2018.12.17 (R7).dwg
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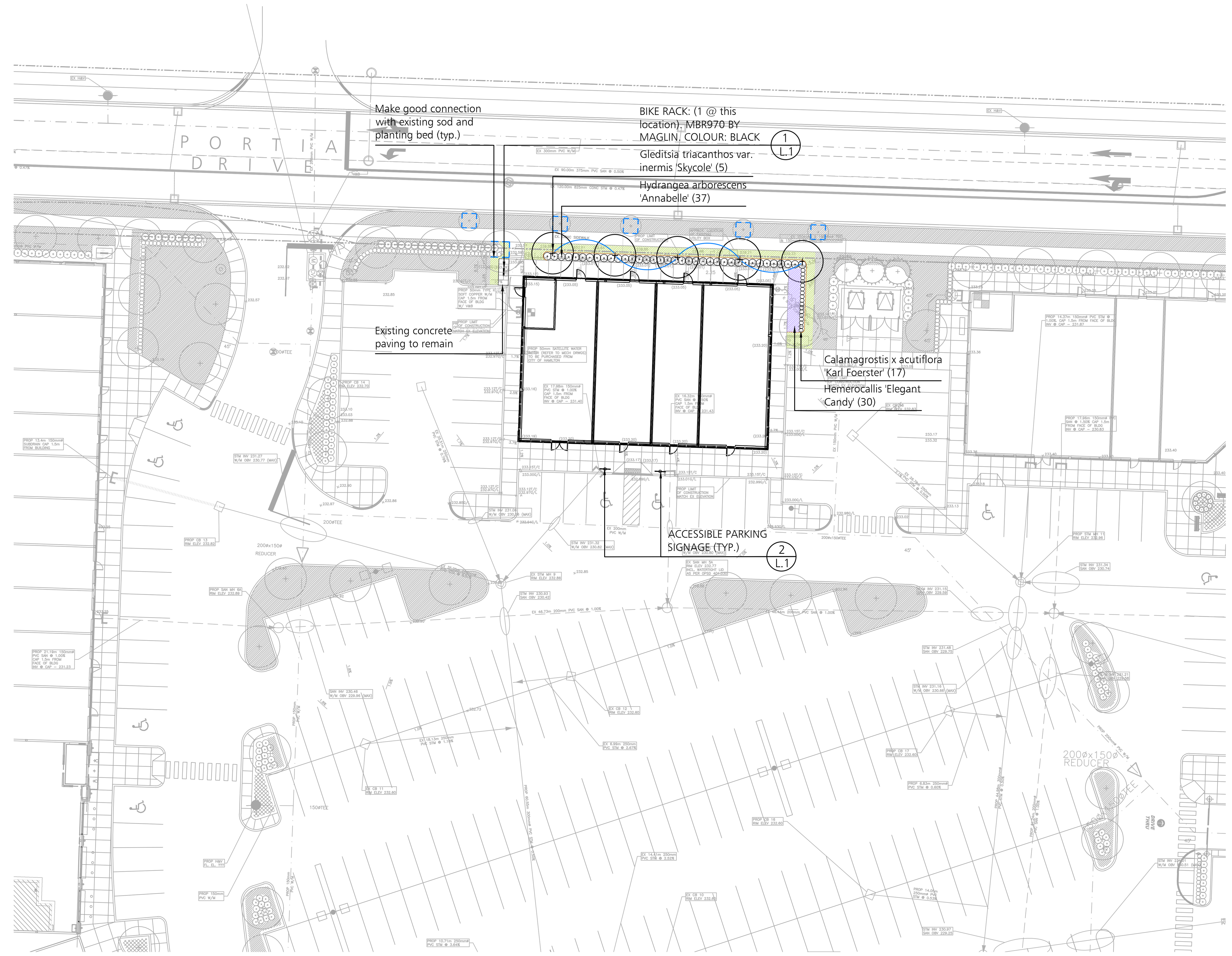
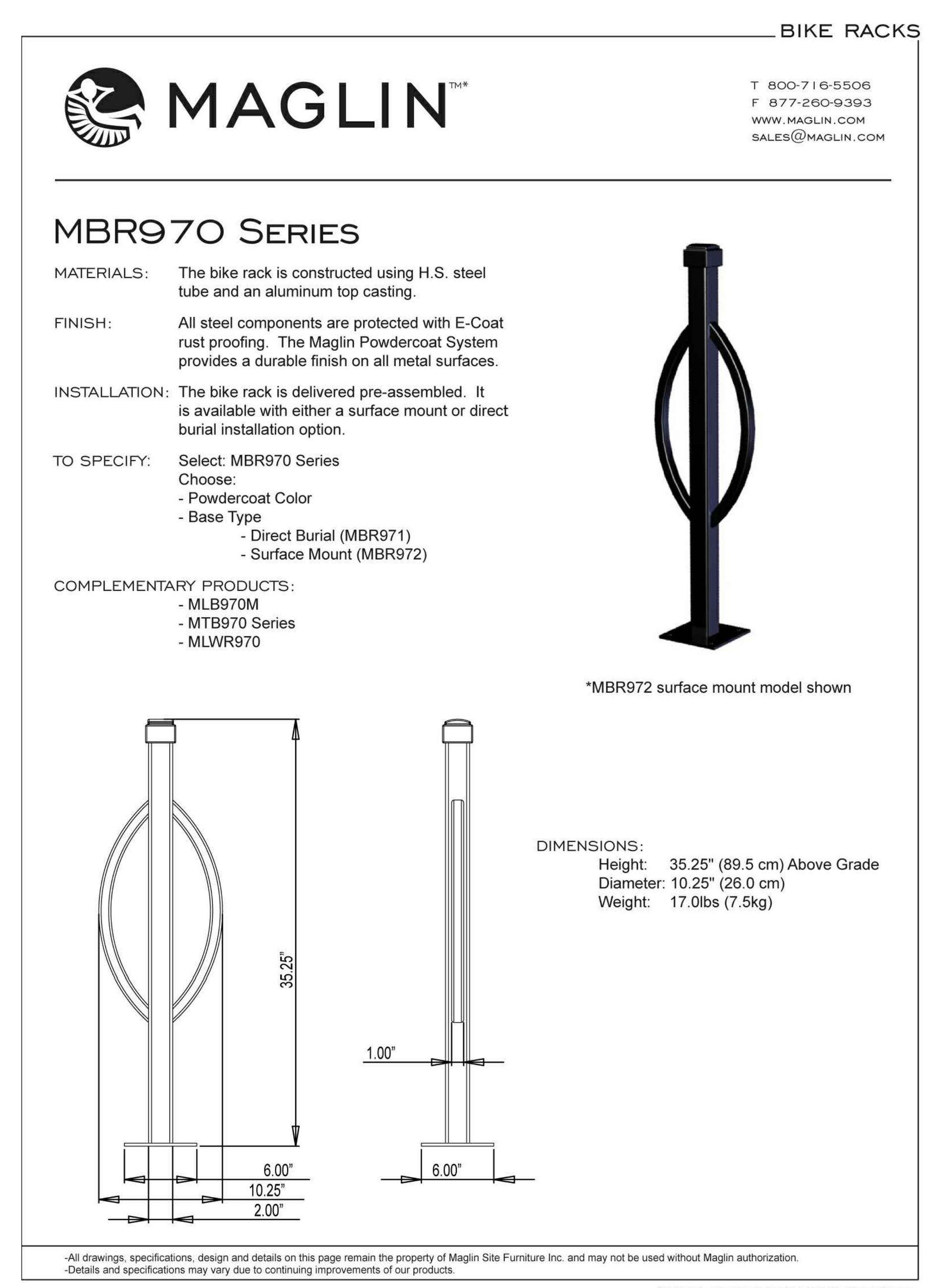


LANDSCAPE PLAN - BUILDING C3

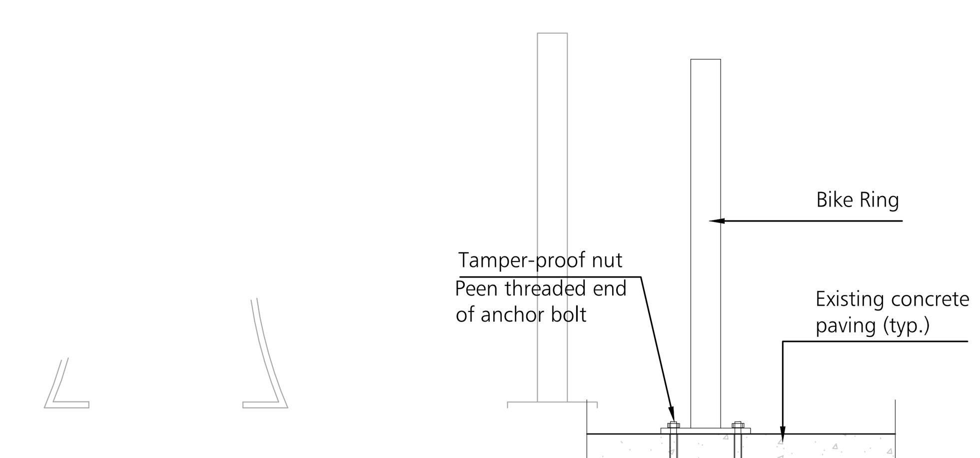
SCALE 1:400



PLANT LIST

BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER/ HEIGHT (dia. at breast ht.)	CONDITION
TREES				
Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	5	70mm cal.	WB or B&B
SHRUBS				
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	37	60cm ht.	cont. grown
PERENNIALS & VINES				
Calamgrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	17		2 gal. pot
Hemerocallis 'Elegant Candy'	Daylily	30		2 gal. pot

NOTES:
1. Plant material to conform to the Canadian Nursery Trades association metric Guide Specifications for Nursery Stock, latest edition.
2. Contractor to verify quantities listed: plant quantities to be supplied as shown in plan in case of discrepancies between plan and quantities listed.
3. All plant material to be sourced from nurseries with an 800km radius.
4. Provide one year warranty for all plant material.



Anchoring Hardware to be painted to match bike rack. Anchoring hardware to be non-corrosive as supplied by manufacturer. Anchoring that corrodes within warranty period will require the removal, replacement and pavement repair by the Contractor at their expense.

BIKE RACK

NTS

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Legend

- Proposed Deciduous
- Proposed Deciduous
- 100mm compacted depth Top Soil, Fine Grade and Sod
- Proposed Perennials/Grasses
- Bike Rack: 2 Total. MBR970 by MAGLIN. Colour: Black
- Tree Protection Hoarding

REVISIONS

DATE	DESCRIPTION
18 Dec 18	Issued for Tender

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is to immediately report any discrepancies to the landscape architect before proceeding with the work.

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
TIMOTHY W. TURNER
OALA
MEMBER

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Project Title

ANCASTER COMMERCIAL
PORTIA DRIVE & WILSON ST. WEST
ANCASTER, ON
LANDSCAPE PLAN - BUILDING C3

Date	Issued
December 2018	
Job Number	Drawn By
BTI-978	MY
Scale	Checked By
AS SHOWN	TT
Sheet Number	File Number
L.1 of 1	.