

WINDFIELDS COMMERCIAL SITE C2

COMMERCIAL DEVELOPMENT

A PROJECT OF
RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

LANDSCAPE ARCHITECT



20 Champlain Boulevard, Suite 102
Toronto, ON M3H 2Z1

(416) 638-4911
info@studiotla.ca
www.studiotla.ca

CONSULTANTS

TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8

STAMP

REVISIONS

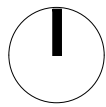
1 ISSUED FOR PERMIT & TENDER - 2023-07-14

PHASE
PERMIT & TENDER DOCUMENTS

PROJECT NUMBER
PROJECT 22-166



N.T.S

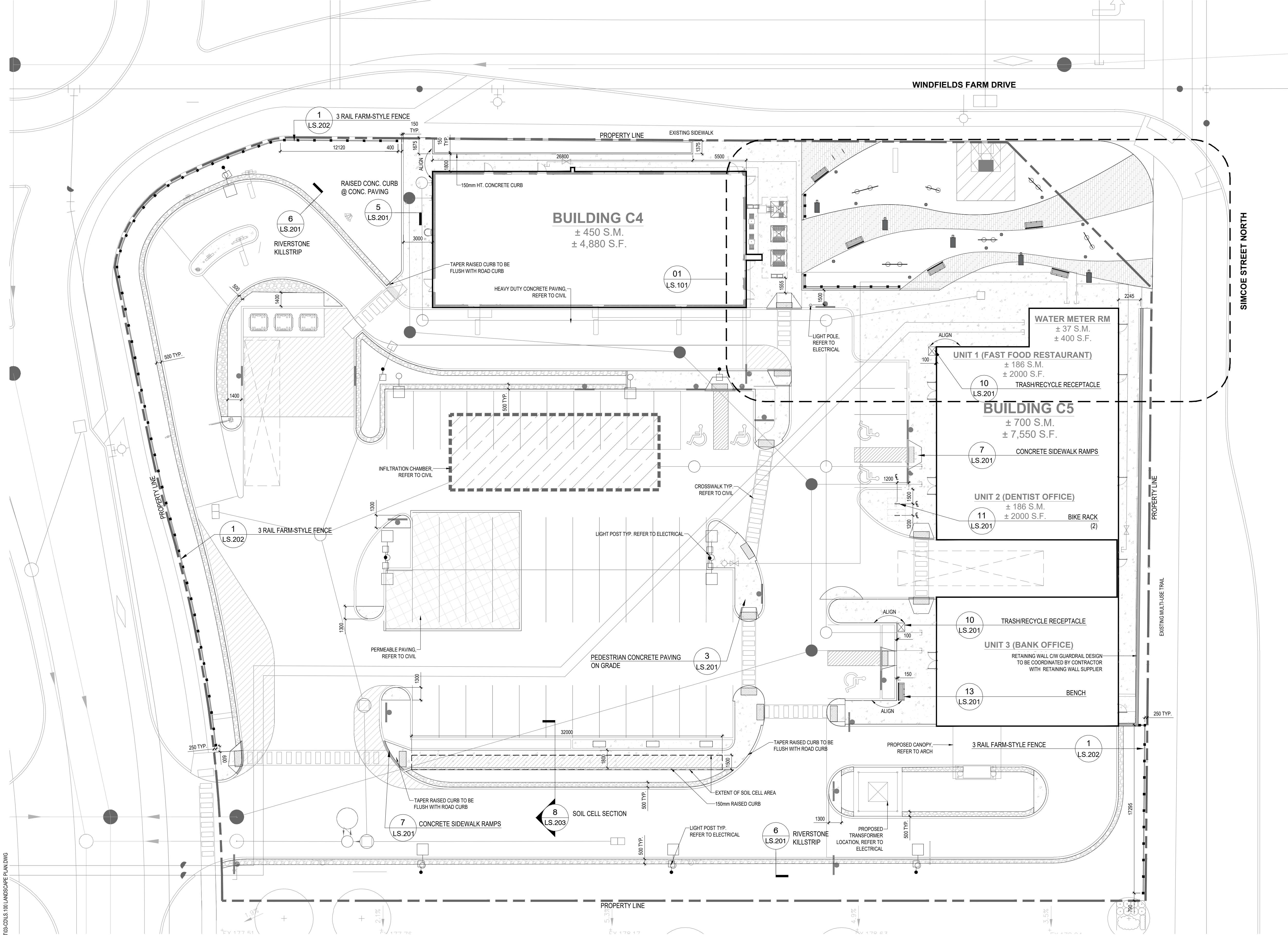


Sheet Index

Sheet Number	Sheet Title
LC.000	COVER SHEET
LS.100	LANDSCAPE PLAN
LS.101	ENLARGEMENT PLAN
LS.101A	ENLARGEMENT LAYOUT PLAN
LS.201	HARDSCAPE DETAILS
LS.202	HARDSCAPE DETAILS
LS.203	HARDSCAPE DETAILS
LP.001	PLANTING NOTES AND SCHEDULE
LP.100	PLANTING PLAN
LP.201	PLANTING DETAILS

GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION, INCLUDING ANY TEST PIT EXCAVATIONS TO VERIFY EXACT LOCATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
- EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO PUT EXISTING ELEMENTS BACK TO THERE EXISTING CONDITION BEFORE DAMAGE OCCURED, AT NO COST TO THE OWNER.
- EXISTING BASE INFORMATION INCLUDING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED FROM A TOPOGRAPHIC SURVEY OR DIGITAL MAP OWNERS GROUP (DMOG) DIGITAL MAPPING. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ANY RELATED DOCUMENTS FROM OTHER PROJECT CONSULTANTS.
- CONTRACTOR SHALL PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
- KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR REVIEW PRIOR TO PLACING ORDERS.
- ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
- CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
- ALL DRAWING SCALES PROVIDED (TEXT AND GRAPHIC) THROUGHOUT THIS DOCUMENT SET ARE ESTABLISHED AND SET PER FULL SHEET SIZE DOCUMENTS. REDUCED PRODUCTION SETS ARE NOT PER NOTED SCALES.



- LEGEND
- PEDESTRIAN CONCRETE PAVING
 - CONCRETE UNIT PAVING
 - RIVER STONE
 - FARM STYLE FENCE
 - BIKE RACKS
 - CORTEN STEEL HORSE FEATURES
 - RIOCAN BENCH
 - TACTILE WARNING PLATES
 - PATHWAY LIGHT BOLLARD
 - PRECAST CONCRETE COLUMNS
 - TRASH RECEPTACLE

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - www.studiotla.ca

WINDFIELDS COMMERCIAL SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client
RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant
TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416 425 2222

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416 444 9263

Revisions			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

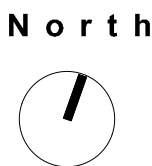
Seals

Key map



Scale
0 1M 5M 10M
1:200

Phase
CONSTRUCTION DOCUMENTS



Drawing Name

LANDSCAPE PLAN

Sheet Number

NOT FOR CONSTRUCTION

LS.100

© STUDIO tla LLC

FURNISHING & LANDSCAPE FEATURES NOTES:

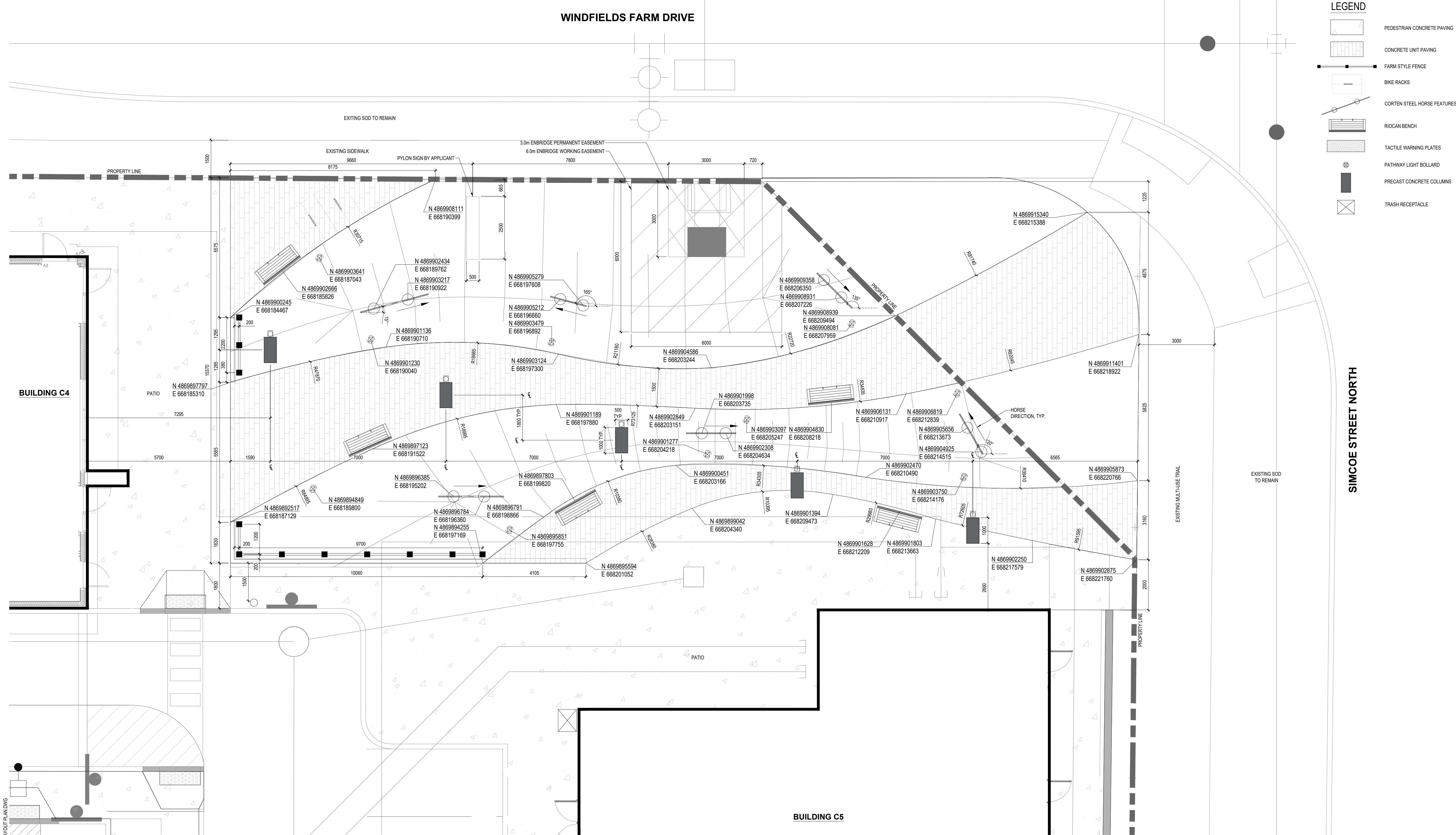
- ALL LANDSCAPE SITE FURNISHINGS - BENCHES, BIKE RACKS & TRASH RECEPTACLES - WILL BE PROVIDED BY THE OWNER. THE GC IS TO PROVIDE PRICING OF THE INSTALLATION AND PERFORM THE INSTALLATION.
- SOIL CELLS TO BE PROVIDED UNDER THE SOUTH WALKWAY AS NOTED IN DETAIL 8, DRAWING LS.203.

LAYOUT/DIMENSION CONTROL NOTES:

- ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF FOUNDATION AND SITE WALLS, AND BACK OF CURBS, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES BETWEEN PLAN, FIELD AND DETAIL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
- ALL DIMENSIONS ARE TAKEN PERPENDICULAR UNLESS OTHERWISE NOTED.
- DIMENSIONS NOTED AS "EQUAL" OR "EO", REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO SUBJECT CENTER LINES AND OTHER NOTED DIMENSIONAL CONTROLS.
- INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES IN RELATION TO CONTEXT UNLESS OTHERWISE NOTED.
- DIMENSIONAL COORDINATE POINTS ARE IN NORTHING AND EASTING UNITS.
- WRITTEN DIMENSIONS SHALL SUPERCEDE DRAWING MEASUREMENTS.

GENERAL HARDSCAPE JOINTING NOTES:

- JOINTS SHALL BE LAID OUT AS SHOWN IN THE DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF ANY EXPANSION/CONTROL JOINT DISCREPANCIES EXIST TO DETERMINE RESOLUTION.
- AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
- SAWCUT JOINTS SHALL BE INSTALLED WITHIN 24 HOURS OF CONCRETE BEING POURED. OVER CUT OF JOINTS SHALL NOT BE PERMITTED INTO NON JOINTED SURFACES.
- INSTALL CONTINUOUS EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT, SLABS, FOOTINGS, OR ANY VERTICAL SURFACES.
- INSTALL EXPANSION JOINTS AT MAXIMUM 9 METER INTERVAL.
- ALL JOINTING SHALL COMPLY WITH PLANS AND SHALL BE CONTINUOUS IN ALL INSTANCES.
- EXPANSION JOINTS SHALL HAVE SEALANT UNLESS NOTED OTHERWISE.



- LEGEND**
- PEDESTRIAN CONCRETE PAVING
 - CONCRETE UNIT PAVING
 - FARM STYLE FENCE
 - BIKE RACKS
 - CORTEN STEEL HORSE FEATURES
 - RIOCAN BENCH
 - TACTILE WARNING PLATES
 - PATHWAY LIGHT BOLLARD
 - PRECAST CONCRETE COLUMNS
 - TRASH RECEPTACLE

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - www.studiotla.ca

WINDFIELDS COMMERCIAL SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client
RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant
TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 905.668.3022

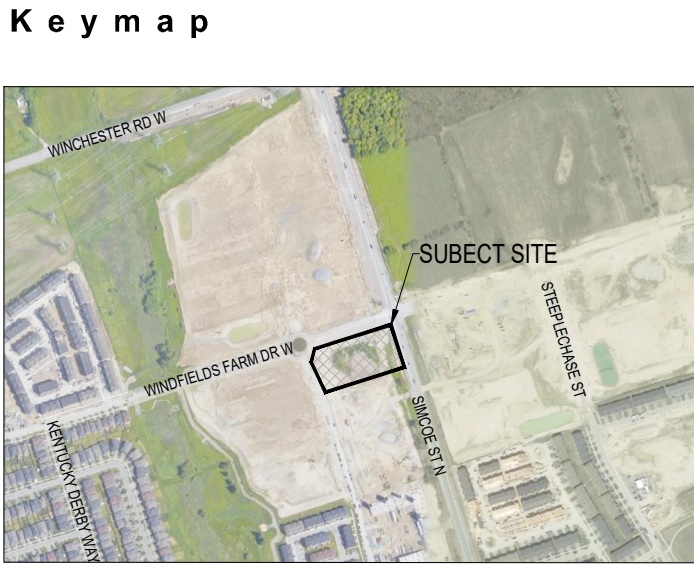
WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.444.9263

Revisions

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

Seals



Phase
CONSTRUCTION DOCUMENTS

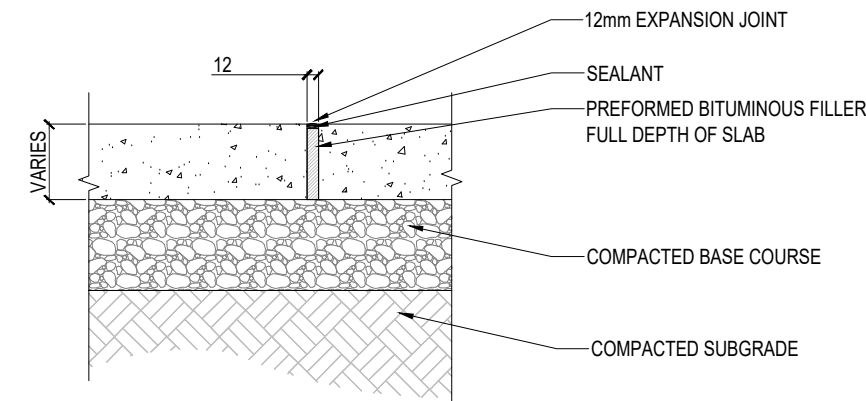
North

Drawing Name
ENLARGEMENT LAYOUT PLAN

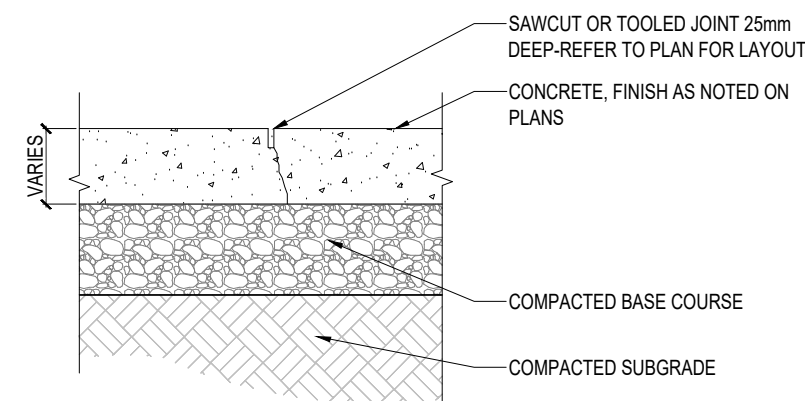
Sheet Number
NOT FOR CONSTRUCTION

LS.101A

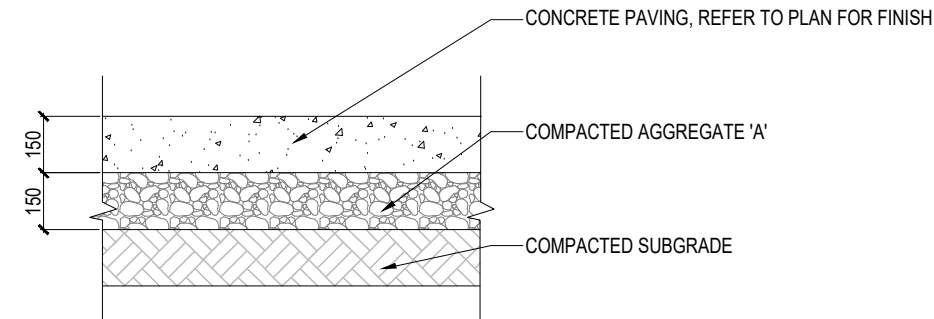
© STUDIO tla LLC



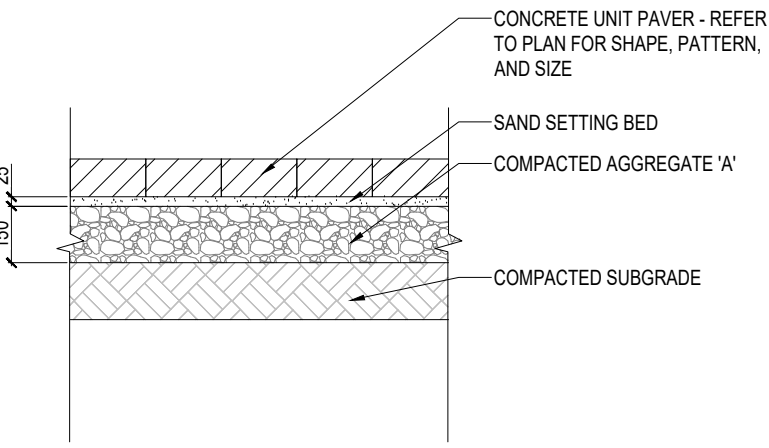
1 EXPANSION JOINT DETAIL
SCALE= 1:20



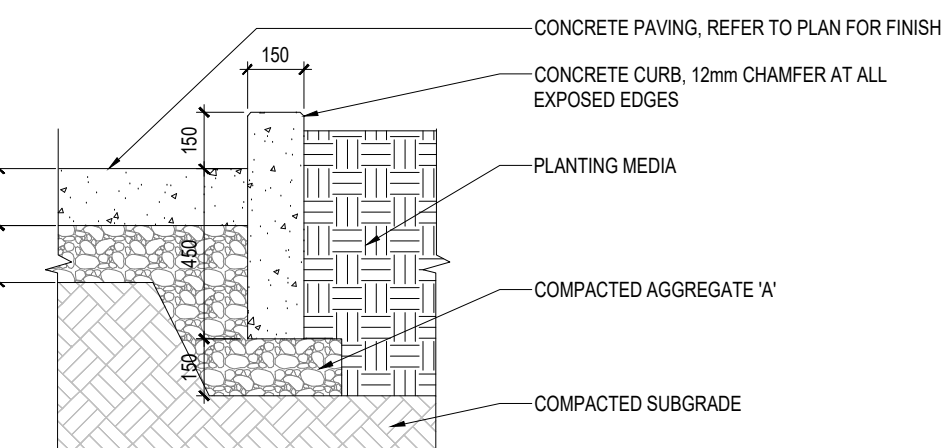
2 CONTRACTION JOINT DETAIL
1:20



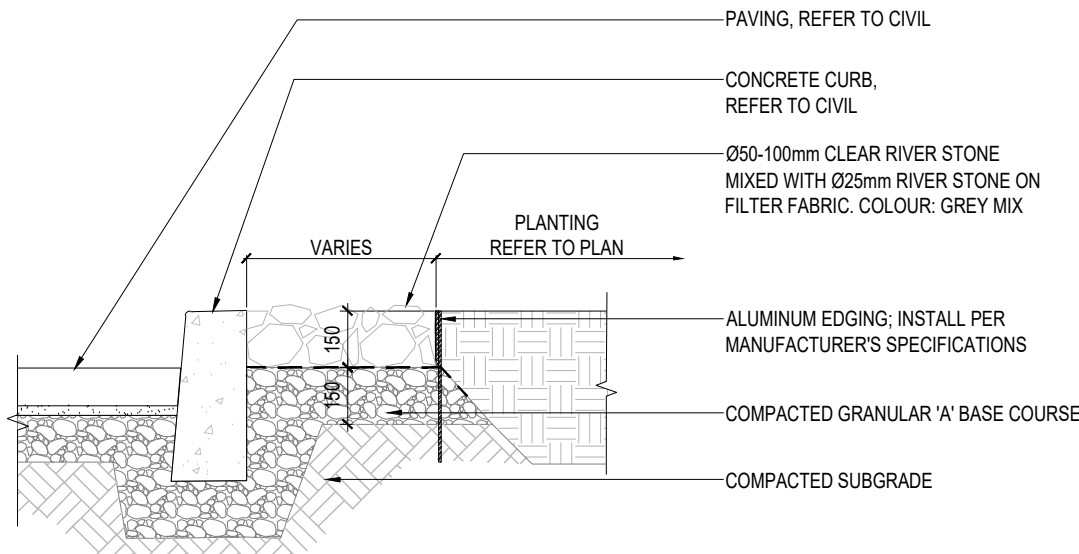
3 PEDESTRIAN CONCRETE PAVING ON GRADE
1:20



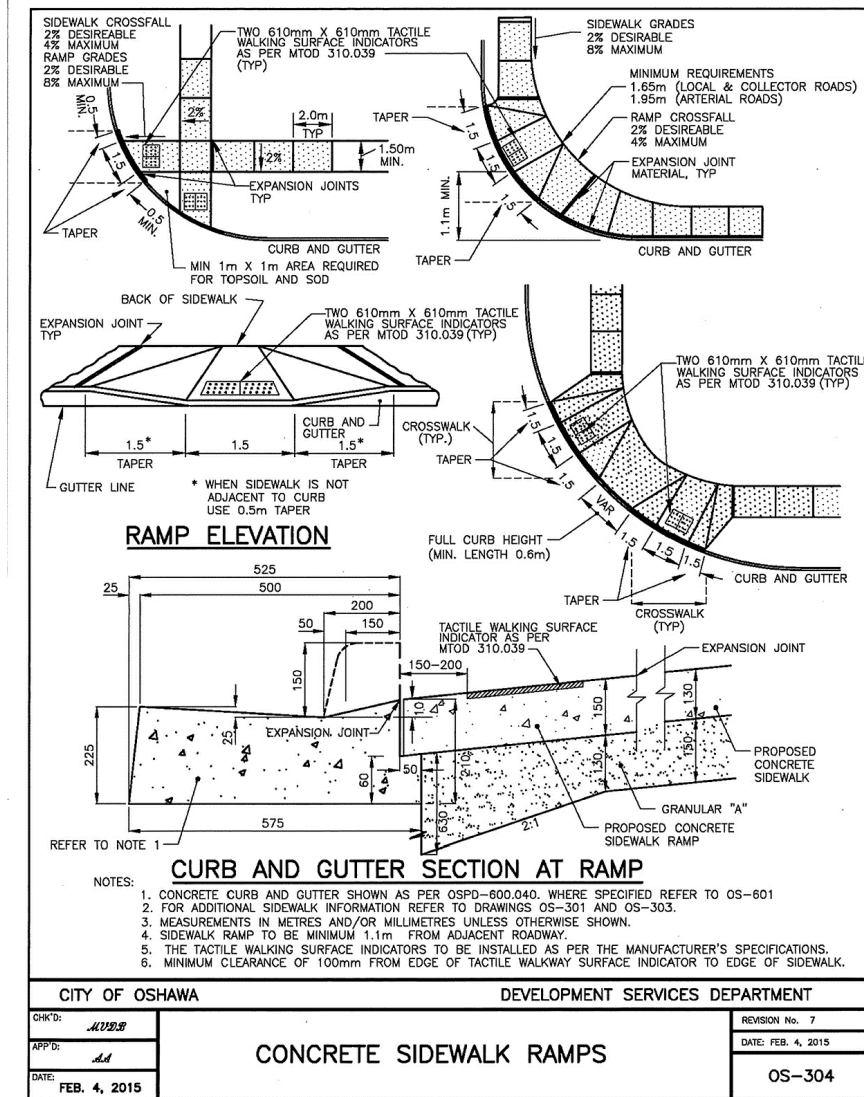
4 UNIT PAVERS ON GRADE
1:20



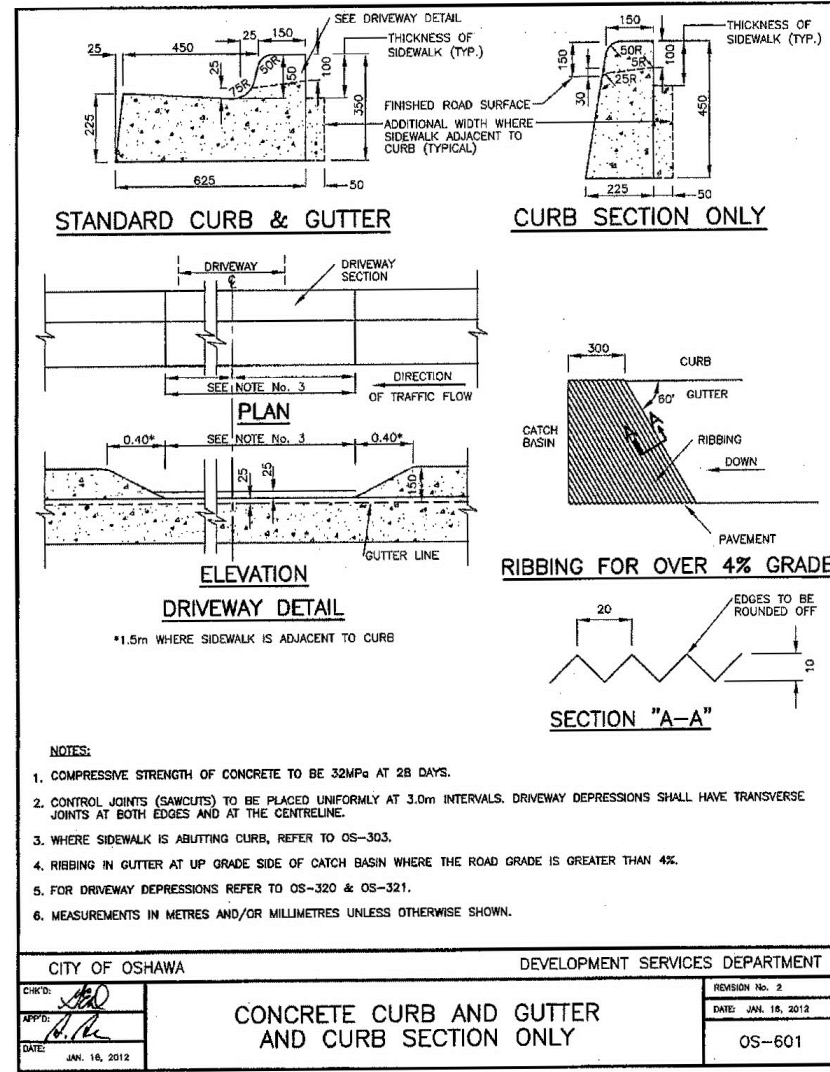
5 RAISED CONC. CURB @ CONC. PAVING
1:20



6 RIVERSTONE KILLSTRIP
1:20

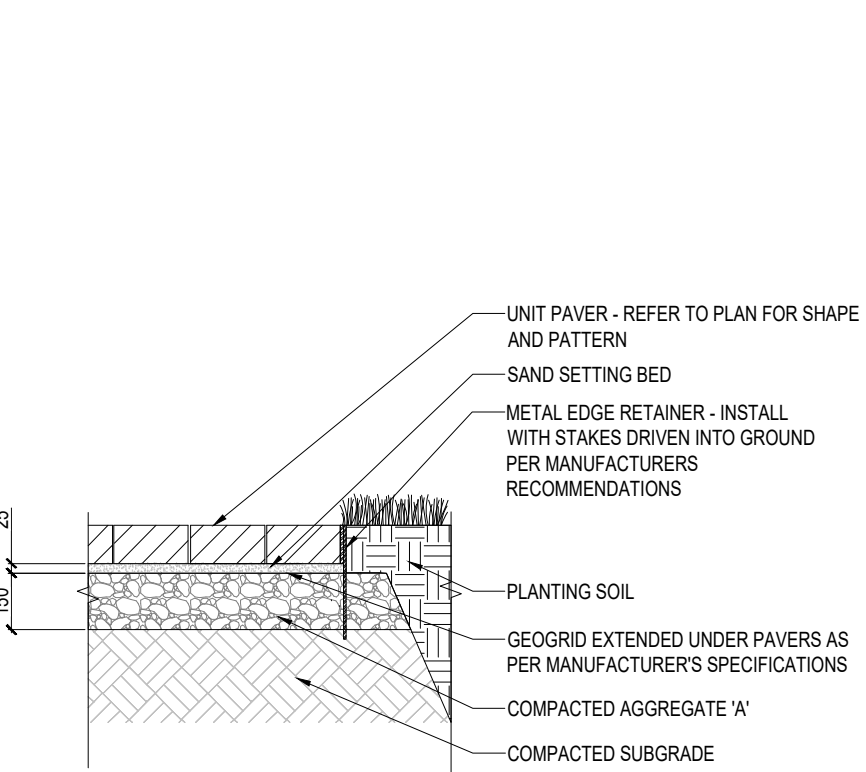


7 CONCRETE SIDEWALK RAMPS
N.T.S.

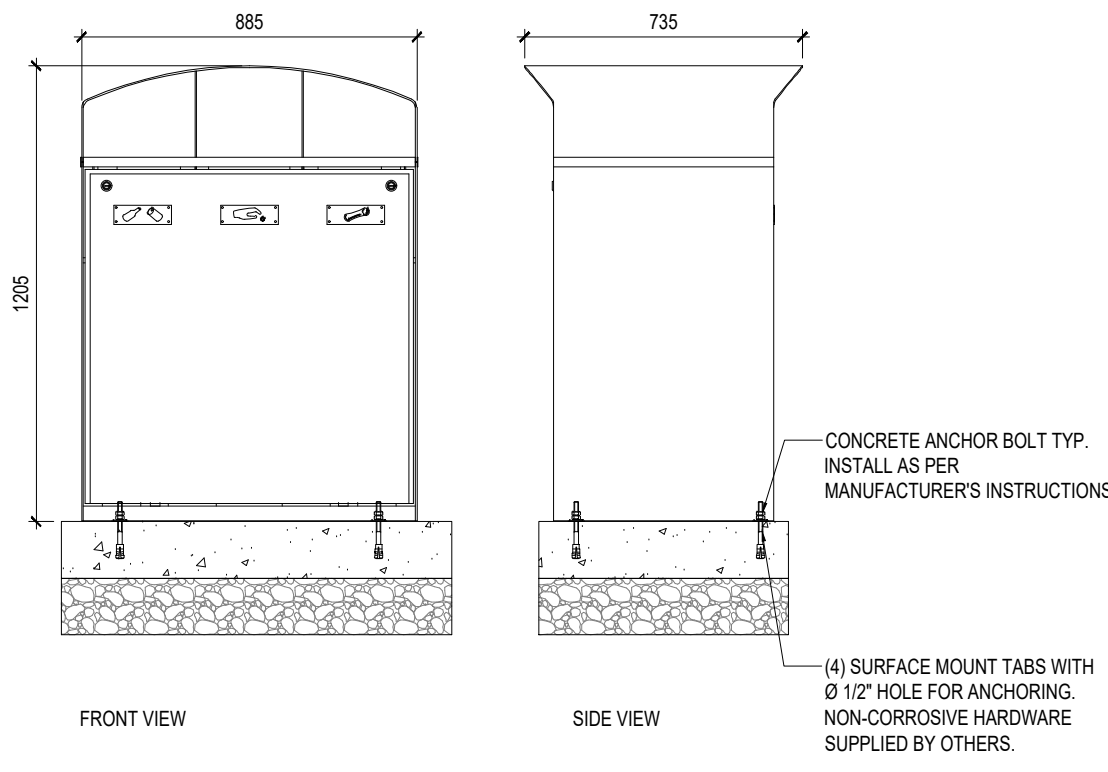


8 CONCRETE CURB & GUTTER & CURB SECTION ONLY
N.T.S.

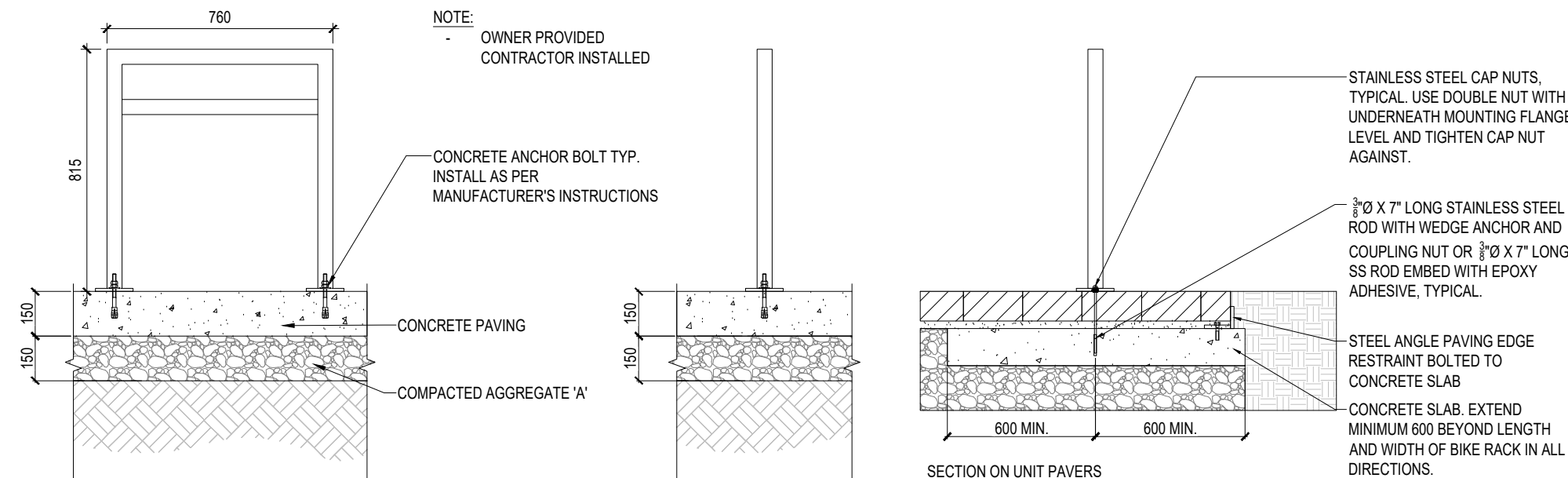
NOTE:
- OWNER PROVIDED
CONTRACTOR INSTALLED



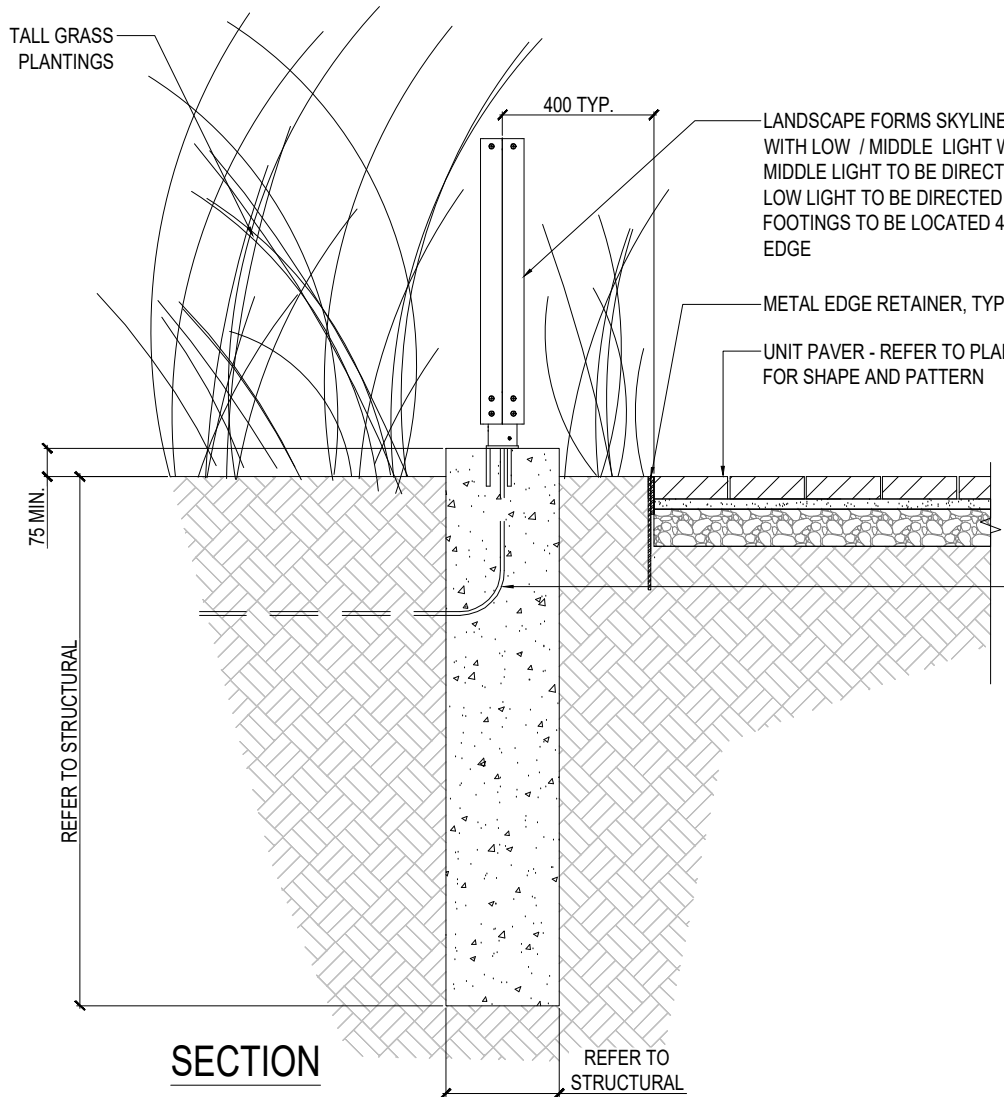
9 PAVER EDGE DETAIL
SCALE= 1:20



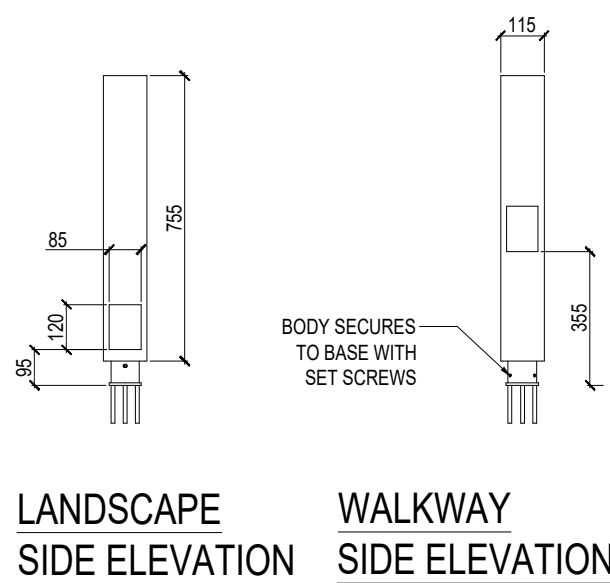
10 TRASH/RECYCLE RECEPACLE
SCALE=N.T.S



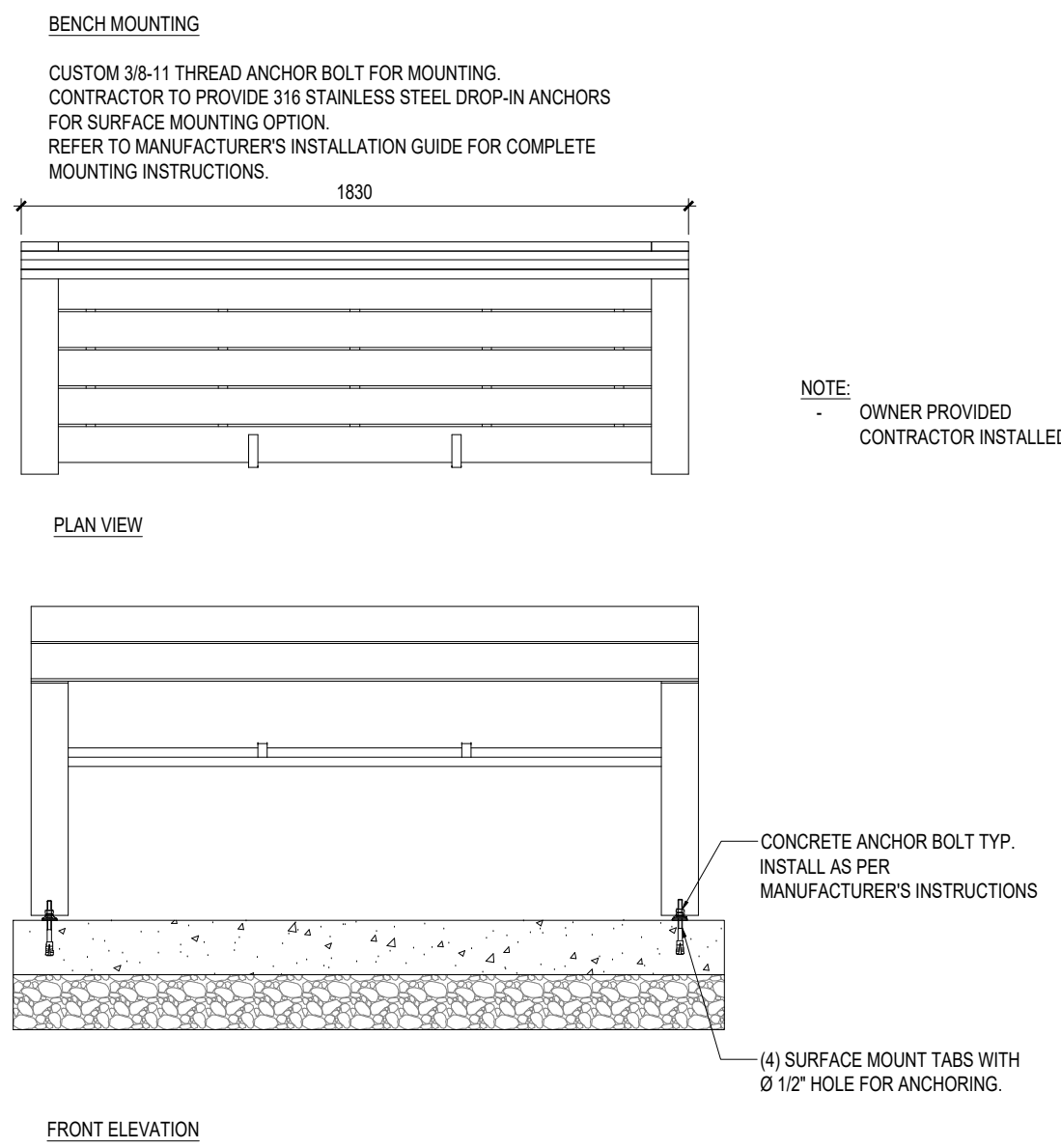
11 BIKE RACK
1:20



12 LANDSCAPE LIGHT BOLLARD & FOOTING TYP.
1:20



NOTE:
CONTRACTOR TO SUBMIT CUT SHEET &
INSTALLATION INSTRUCTIONS FOR REVIEW
BY THE CONSULTANT PRIOR TO
FABRICATION.



13 BENCH
1:20

WINDFIELDS COMMERCIAL SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client

RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant

TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416 425 2222

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416 444 5263

Revisions

#	Revision	Date	By
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC

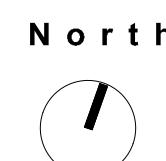
Seals

Key map



Scale
AS SHOWN

Phase
CONSTRUCTION DOCUMENTS



Drawing Name
HARDSCAPE DETAILS

Sheet Number
NOT FOR CONSTRUCTION

LS.201

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

C l i e n t
 RIOCAN PROPERTY SERVICES TRUST
 2300 YONGE STREET, SUITE 500
 TORONTO, ON M4P 1E4


WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.444.9263

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

AS SHOWN

North

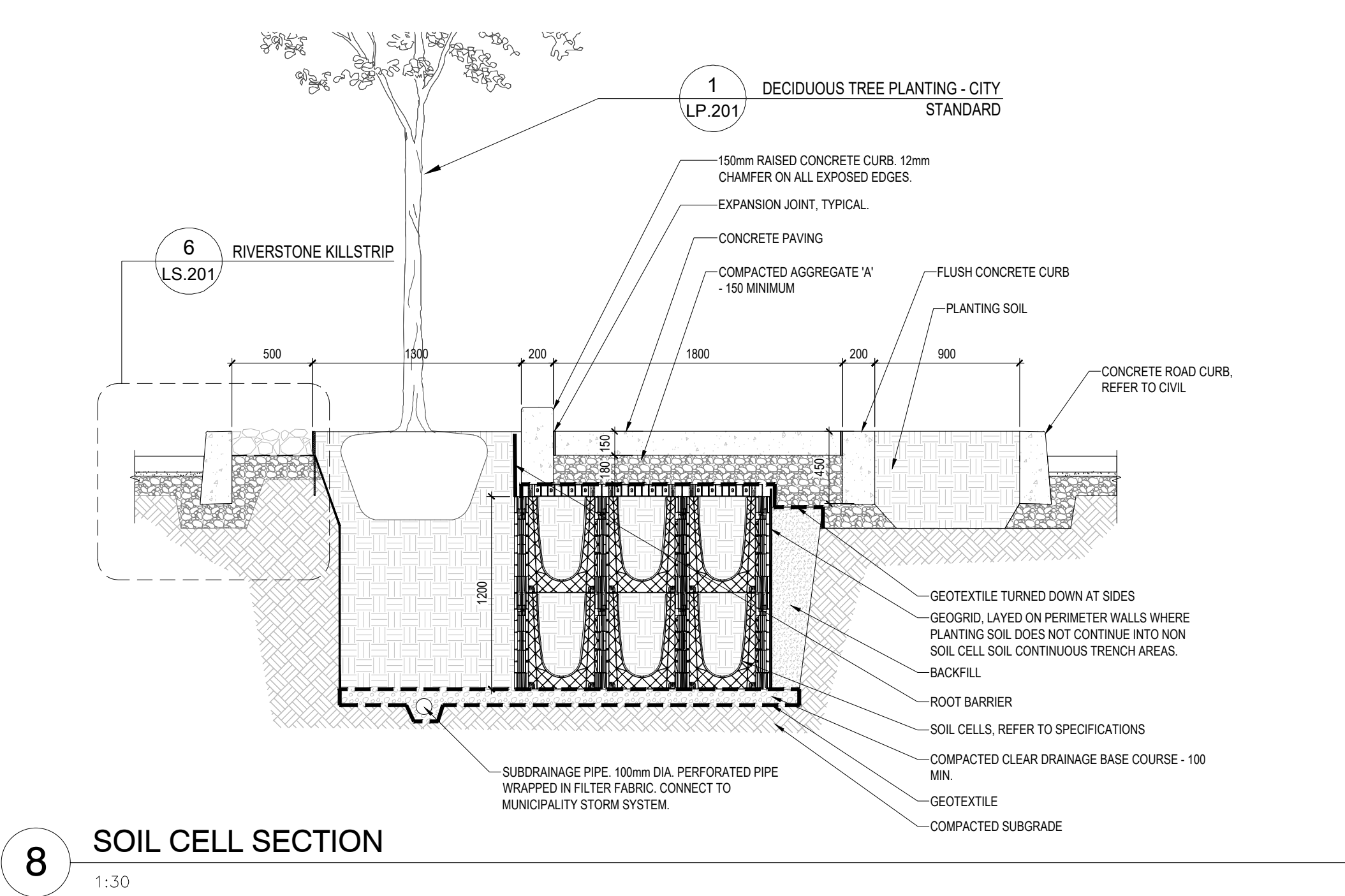
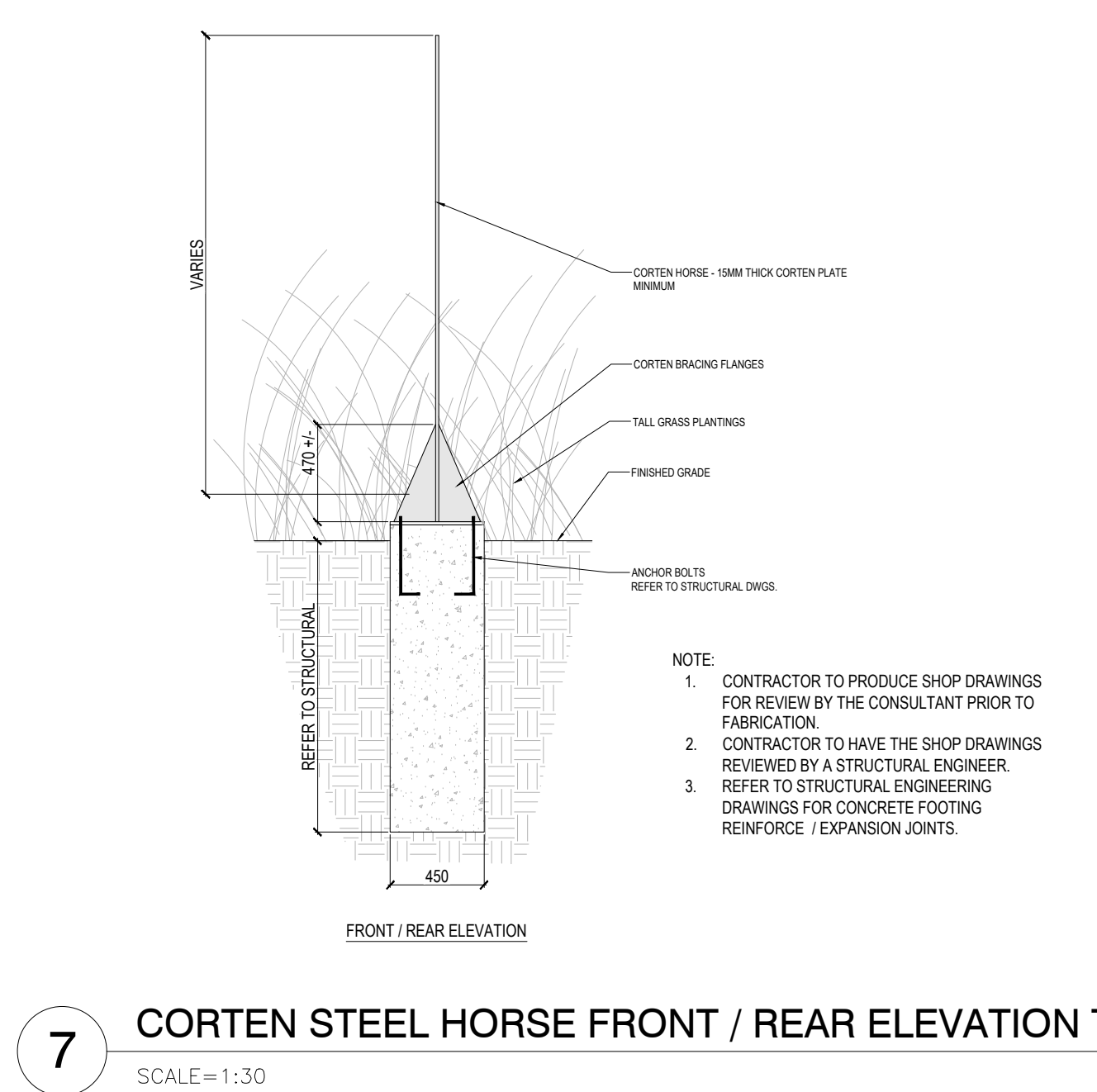
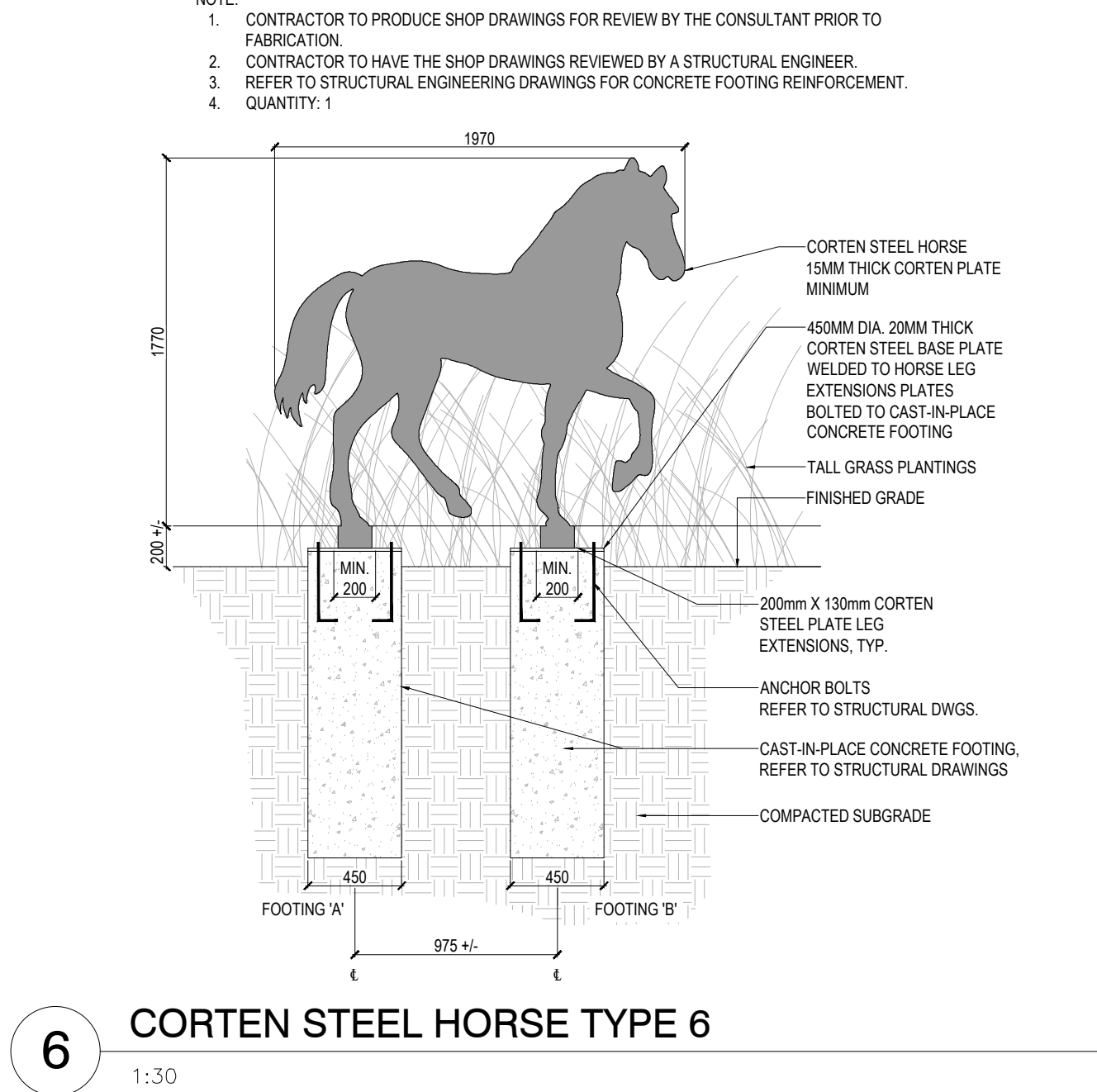
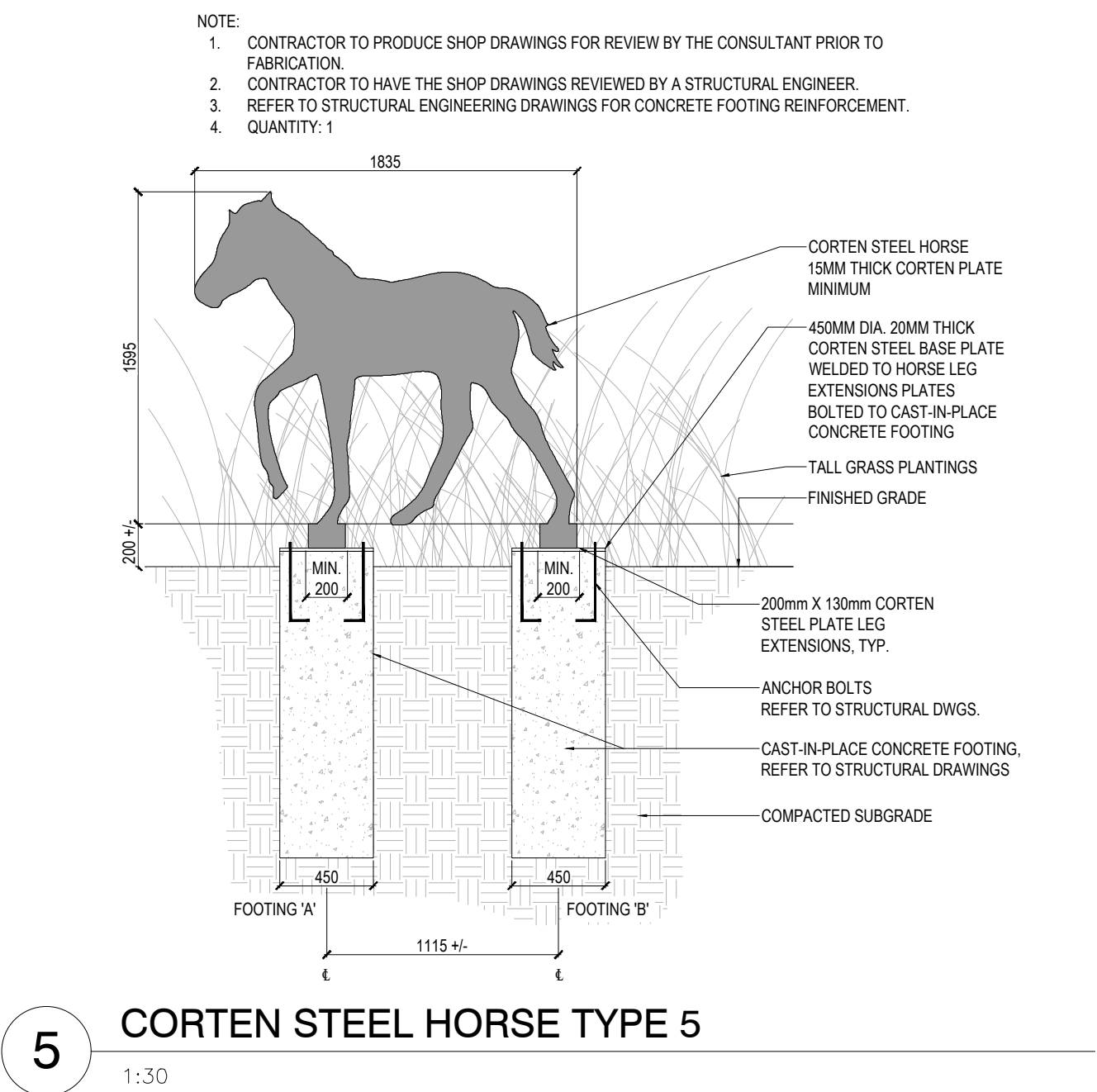
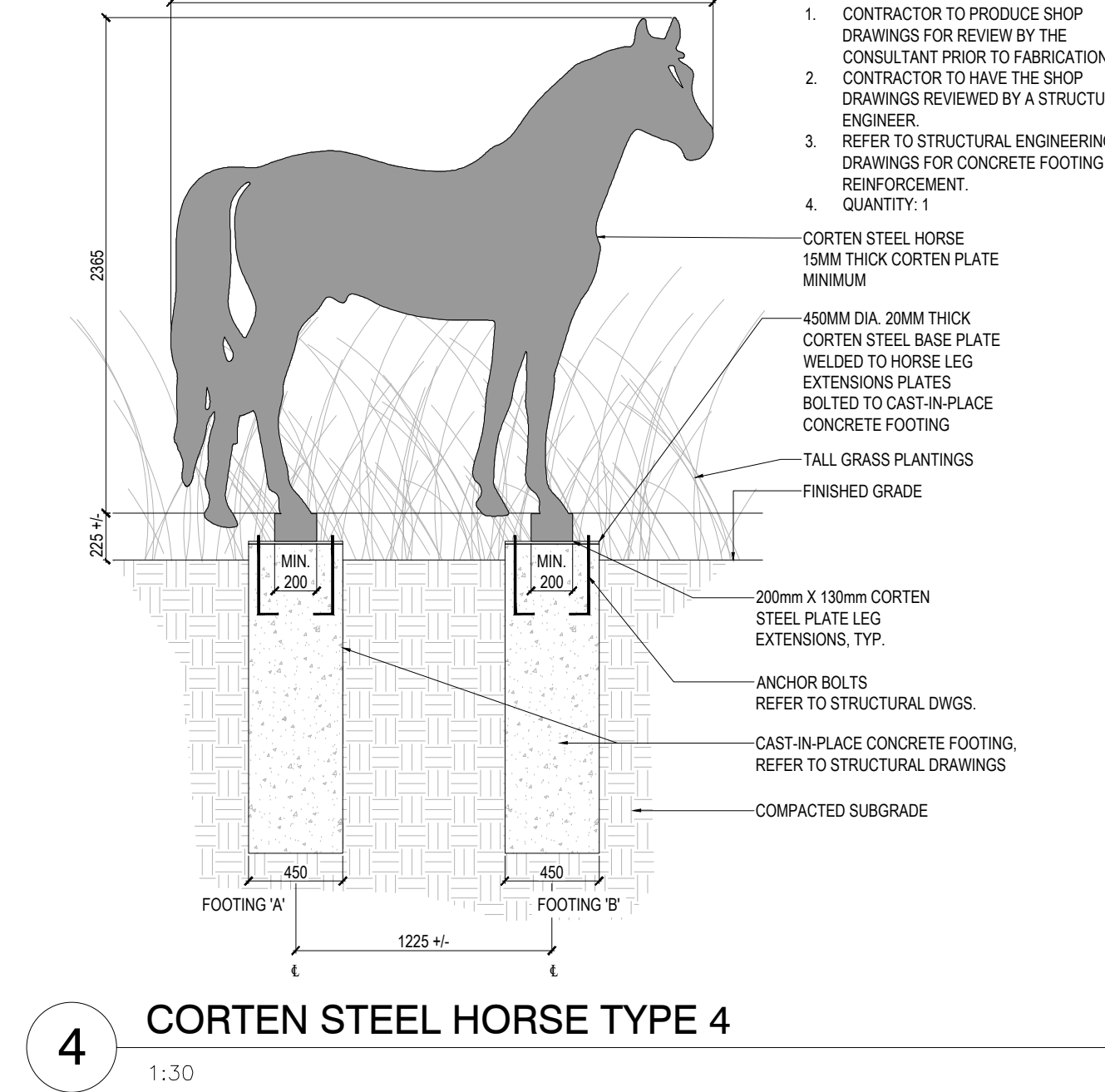
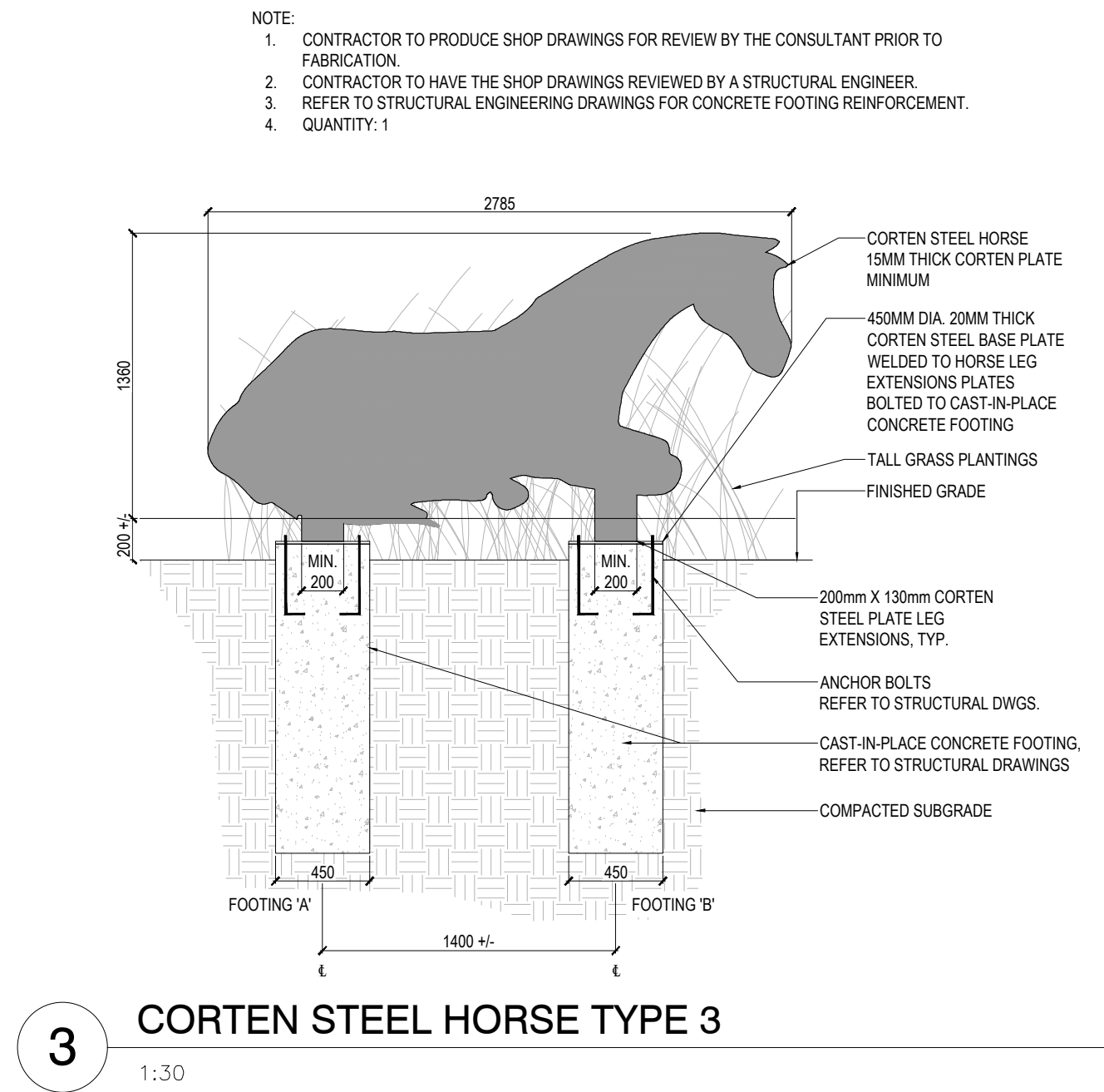
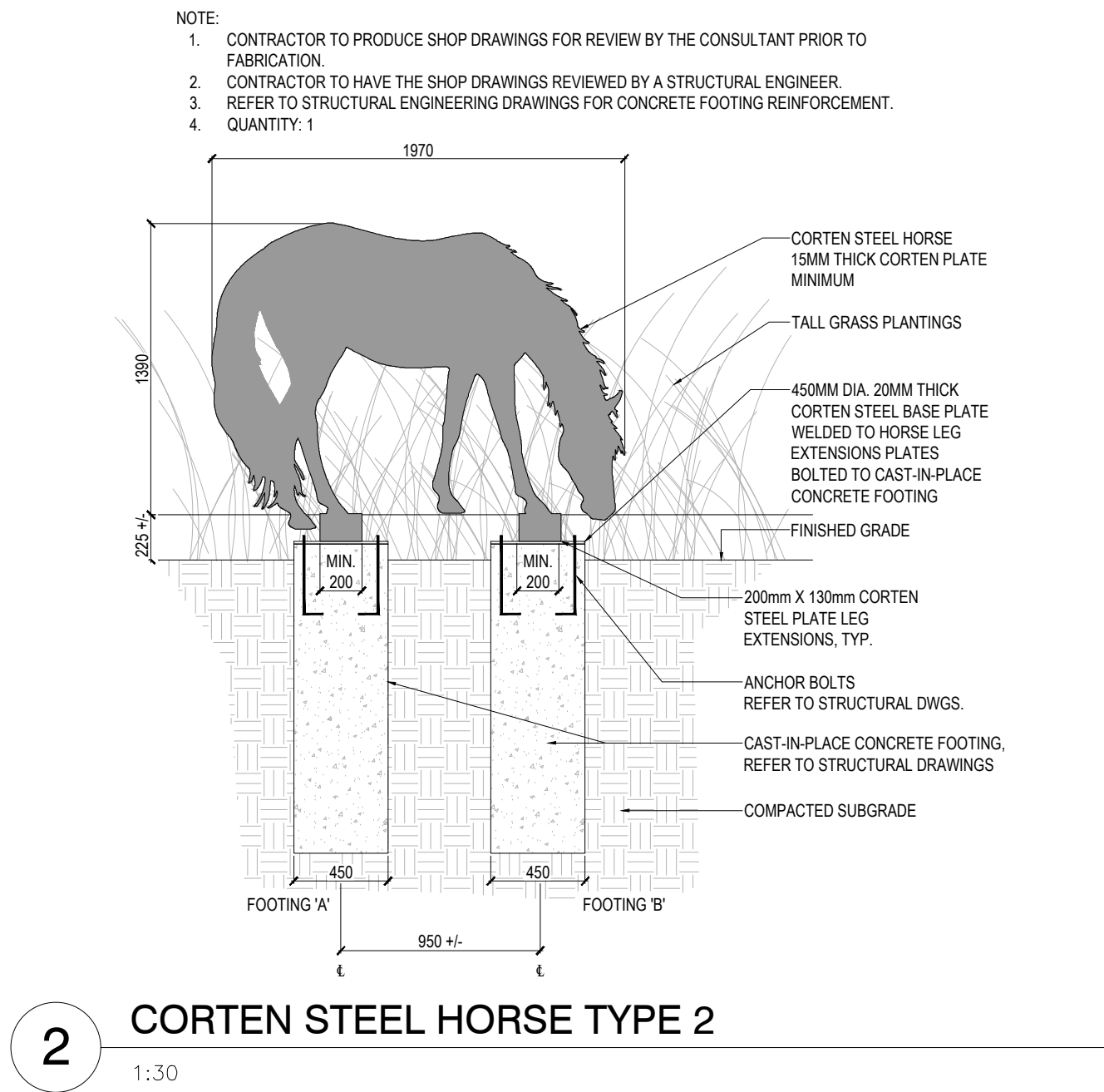
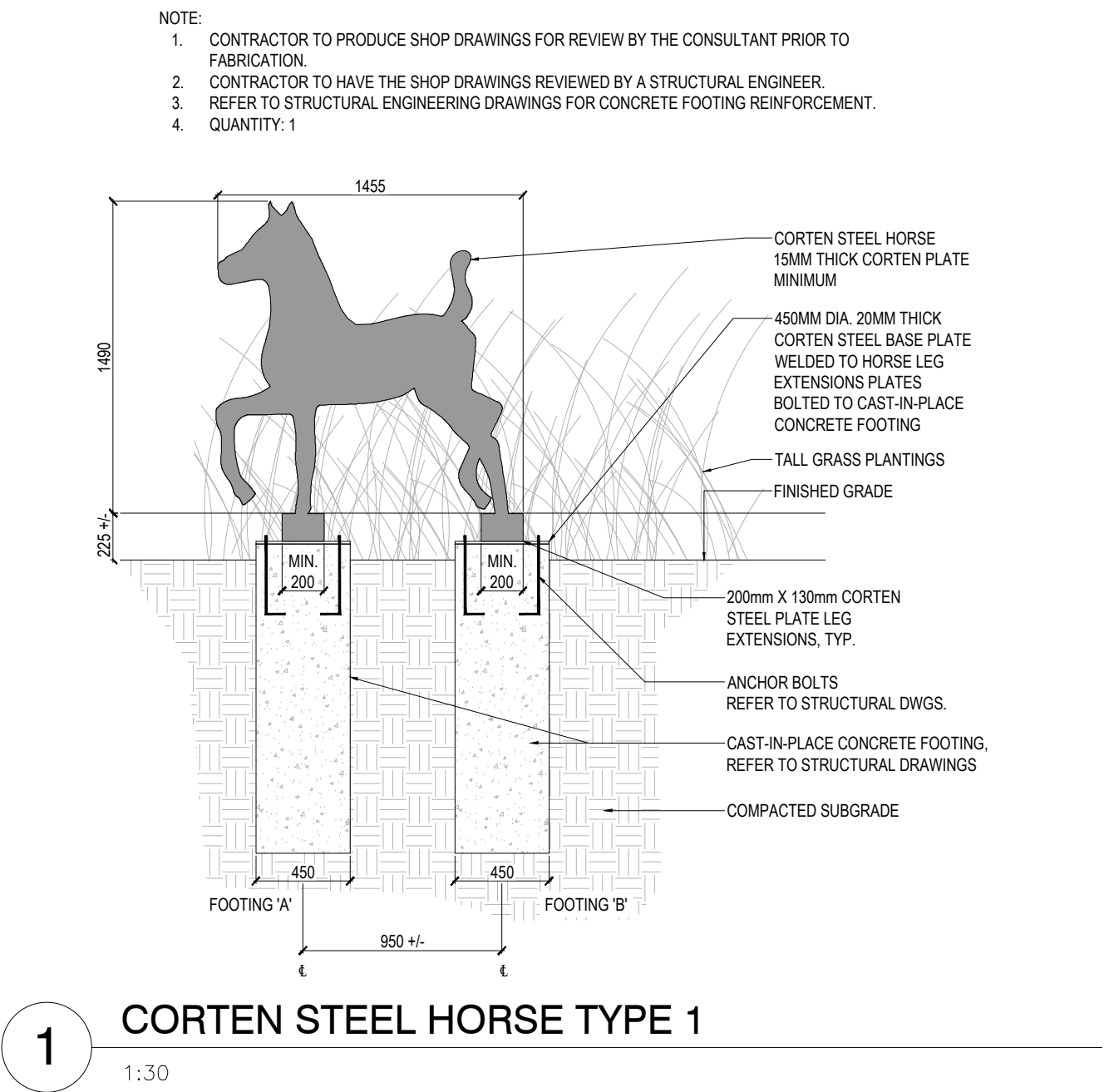
A simple compass rose with a circle and a vertical line pointing upwards, labeled 'North' at the top.

Sheet Number

NOT FOR CONSTRUCTION

LS.202





WINDFIELDS COMMERCIAL SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client
RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant
TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.425.2222

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.444.9263

Revisions			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

Seals

Key map



Scale
AS SHOWN

Phase
CONSTRUCTION DOCUMENTS

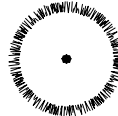
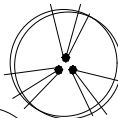











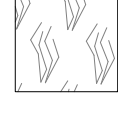
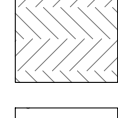
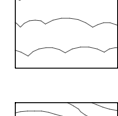
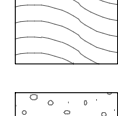
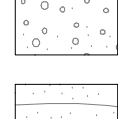
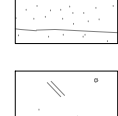

North

Drawing Name
HARDSCAPE DETAILS

Sheet Number
NOT FOR CONSTRUCTION

LS.203

PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS	
	PG	4	PICEA GLAUCA	WHITE SPRUCE	B&B	2M HT	NATIVE, DROUGHT TOLERANT	
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS	
	AMC	8	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	B & B	45MM CAL.	NATIVE	
	GB	3	GINKGO BILOBA	MAIDENHAIR TREE	B & B	70MM CAL.		
	GTSM	10	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	70MM CAL.		
	QM2	8	QUERCUS MACROCARPA	BURR OAK	B & B	70MM CAL.	NATIVE	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS	
	DI	88	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	3 GAL.	60 CM	NATIVE, DROUGHT TOLERANT	
	Pn	6	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3 GAL.	60 CM	NATIVE, DROUGHT AND SALT TOLERANT	
	Ra	11	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	60 CM	DROUGHT TOLERANT	
	Ra2	14	RIBES ALPINUM	ALPINE CURRANT	3 GAL.	60 CM	DROUGHT AND SALT TOLERANT	
	Vd	9	VIBURNUM DENTATUM	VIBURNUM	7 GAL.	100 CM	NATIVE, SALT TOLERANT	
	Vc	60	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	3 GAL.	60 CM	SALT TOLERANT	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS	
	Tc	21	TAXUS CUSPIDATA 'NANA AURESCENS'	DWARF GOLDEN JAPANESE YEW	3 GAL.	60 CM	DROUGHT TOLERANT	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPACING	REMARKS
	Jb	13	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	3 GAL.	40 CM	1000mm	DROUGHT & SALT TOLERANT
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS	
	caK	2,449	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	450mm	DROUGHT TOLERANT	
	Dt	254	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL.	600mm	NATIVE, DROUGHT TOLERANT	
	dbc	94	DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'	TUFTED HAIR GRASS	2 GAL.	450mm		
	dsg	441	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	2 GAL.	500mm	DROUGHT TOLERANT	
	ps	86	PANICUM VIRGATUM 'APACHE ROSE'	APACHE ROSE PRAIRIE WINDS SWITCH GRASS	2 GAL.	600mm	SALT TOLERANT	
	pv	388	PANICUM VIRGATUM 'CHEYENNE SKY'	CHEYENNE SKY SWITCH GRASS	2 GAL.	500mm	SALT TOLERANT	
	she	332	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 GAL.	450mm	NATIVE, DROUGHT TOLERANT	

GENERAL PLANTING NOTES:

- ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES IN FIELD. REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR SPREADING TOPSOIL AND PLANTING SOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOIL USED ON PROJECT. COPIES OF SOIL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- FINISH GRADES (TOP OF MULCH) SHALL BE 35mm BELOW FINISH PAVING SURFACE IN ALL PLANTING AREAS.
- FINISH SURFACE GRADES OF ALL TURF AREAS SHALL BE 12mm BELOW ADJACENT FINISH PAVING SURFACE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL PLANTING AREAS. REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE A SMOOTH GRADE PRIOR TO PLANTING. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS REMAIN CLEAR OF LITTER AND WEEDS DURING CONSTRUCTION.
- ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 75mm DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.
- ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 75mm THICK LAYER OF LANDSCAPE MULCH.
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
- CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
- WHERE PROJECT SITE IS TO BE SODDED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOD IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
- CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT. TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.
- IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR AND IRRIGATION SUB-CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE A PRICE AS PART OF THE BID AND SUBMIT AN IRRIGATION SHOP DRAWING PLAN AND DETAILS FOR CONSULTANT REVIEW PRIOR TO SYSTEM INSTALLATION.
- CONTRACTOR TO COORDINATE THE INSTALLATION OF IRRIGATION SLEEVING PRIOR TO THE LAYING OF SITE CURBING, ASPHALT PAVING AND CONCRETE PAVING AS PER THE THE SUBMITTED AND APPROVED IRRIGATION SHOP DRAWINGS.

WINDFIELDS
COMMERCIAL
SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client
RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant
TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.425.2222

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.444.9263

Revisions			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

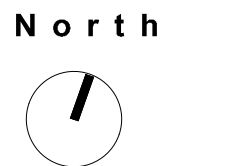
Seals

Key map



Scale
AS SHOWN

Phase
CONSTRUCTION DOCUMENTS

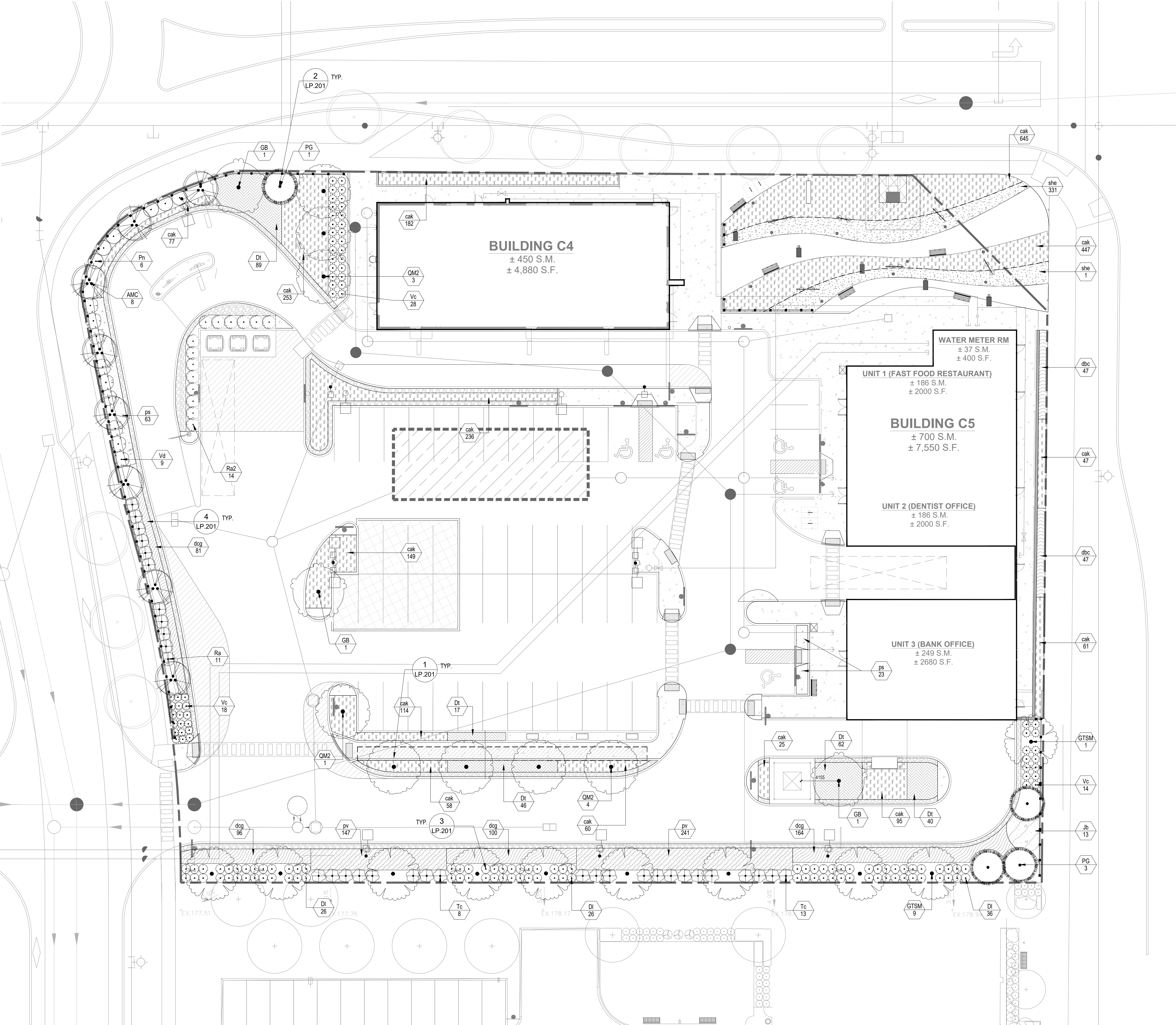


Drawing Name
PLANTING NOTES AND SCHEDULE

Sheet Number
NOT FOR CONSTRUCTION

LP.001
© STUDIO tla LLC

PLANT SCHEDULE	
CONIFEROUS TREES	BOTANICAL NAME
PG	PICEA GLAUCA
DECIDUOUS TREES	BOTANICAL NAME
AMC	AMELANCHIER CANADENSIS
GB	GINKGO BILOBA
GTSM	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™
QM2	QUERCUS MACROCARPA
DECIDUOUS SHRUBS	BOTANICAL NAME
DI	DIERVILLA LONICERA
Pn	PHYSOCARPUS OPULIFOLIUS
Ra	RHUS AROMATICA 'GRO-LOW'
Ra2	RIBES ALPINUM
Vc	VIBURNUM OPULUS 'COMPACTUM'
Vd	VIBURNUM DENTATUM
EVERGREEN SHRUBS	BOTANICAL NAME
Tc	TAXUS CUSPIDATA 'NANA AURESCENS'
EVERGREEN SHRUBS	BOTANICAL NAME
Jb	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
GRASSES	BOTANICAL NAME
cak	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'
dbc	DESCHAMPSIA CESPITOSA 'BRONZESCHLEIER'
dqg	DESCHAMPSIA CESPITOSA 'GOLDTAU'
Dt	DESCHAMPSIA CESPITOSA
ps	PANICUM VIRGATUM 'APACHE ROSE'
pV	PANICUM VIRGATUM 'CHEYENNE SKY'
she	SPOROBOLUS HETEROLEPIS



Landscape Architect

STUDIO **tla**

20 Champlain Blvd, Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - www.studiotla.ca

WINDFIELDS COMMERCIAL SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client

RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant

TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.425.2222

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL: 416.444.9263

Revisions

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

Seals

Keymap



Scale

0 1M 5M 10M
1:200

Phase

CONSTRUCTION DOCUMENTS

North



Drawing Name

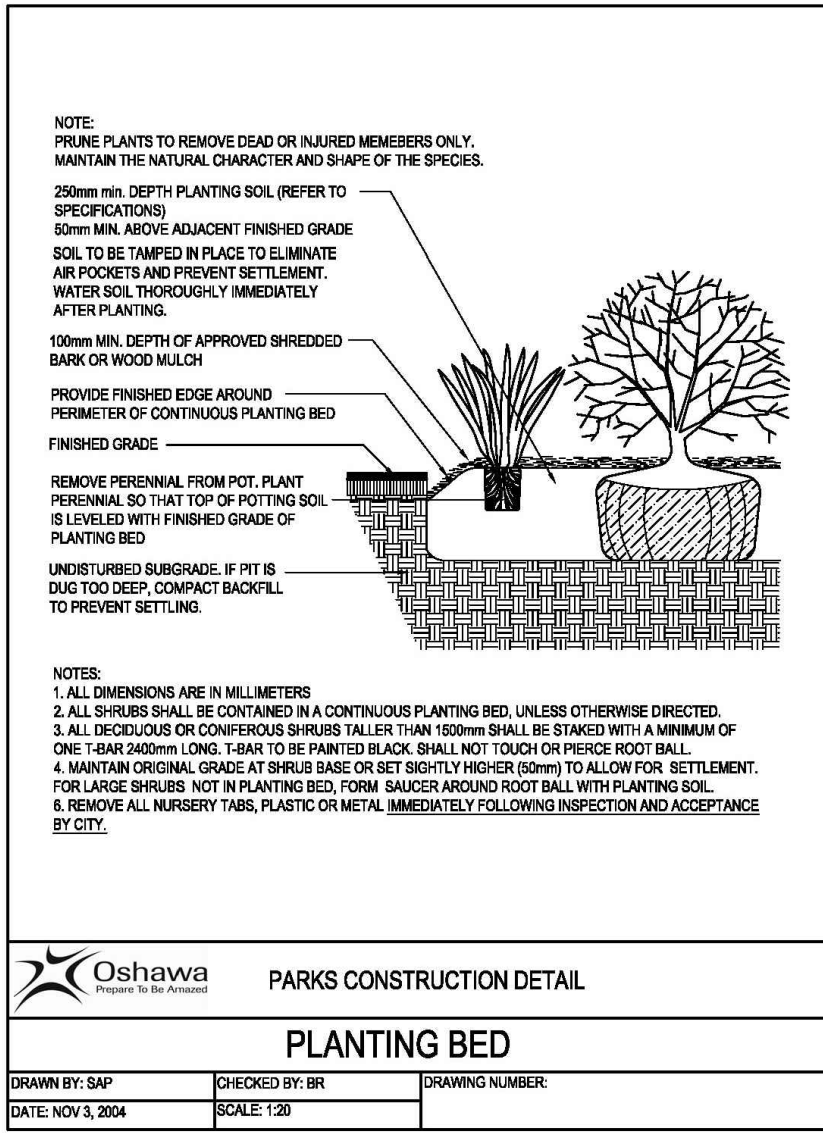
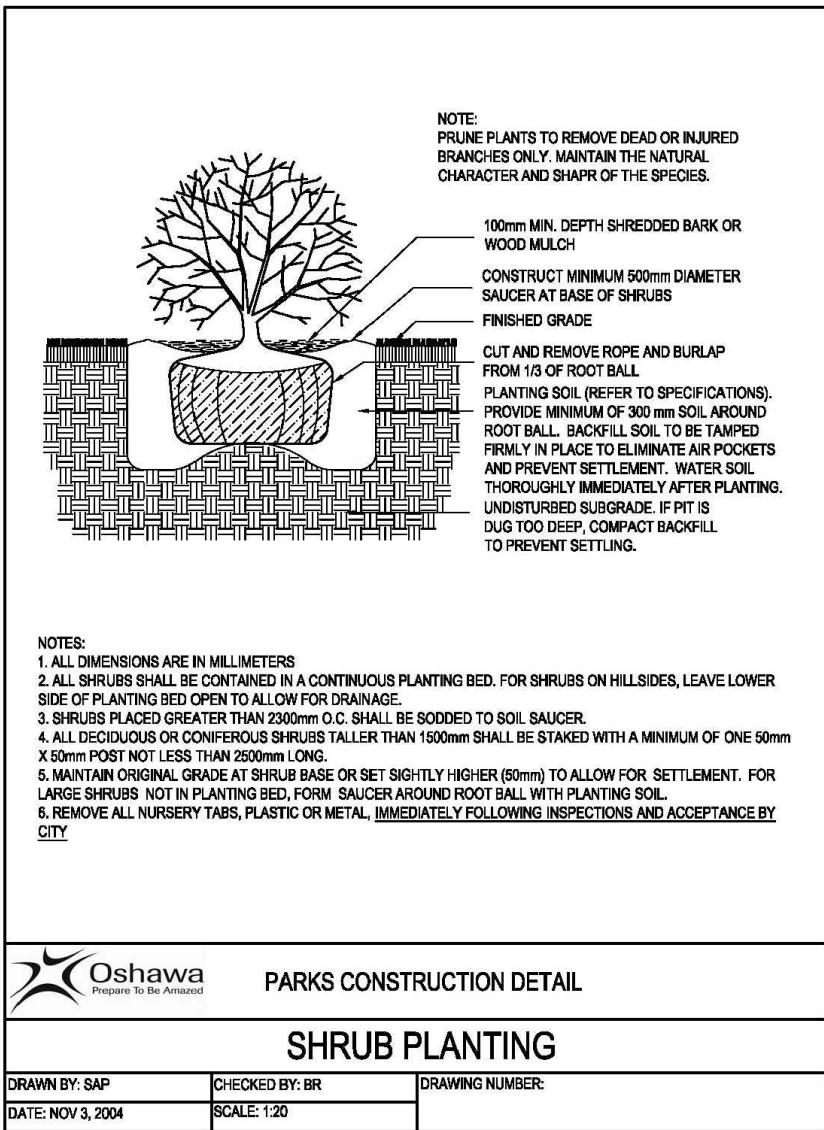
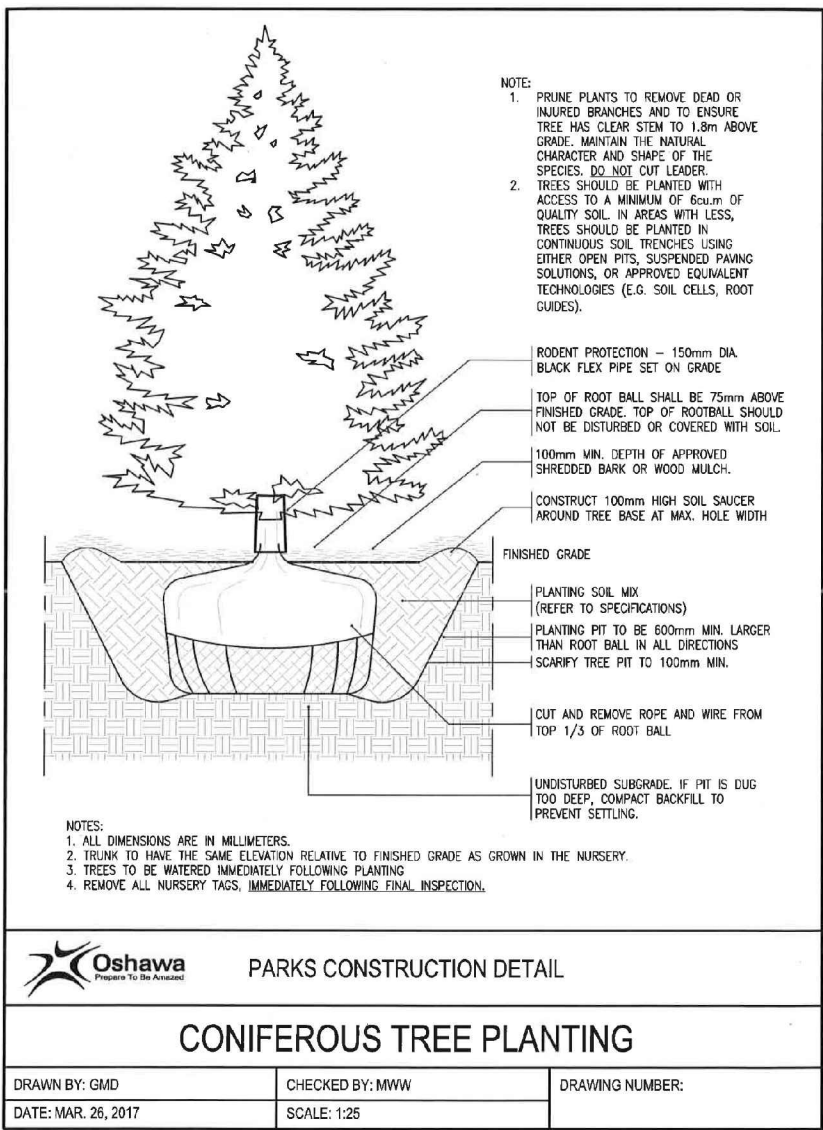
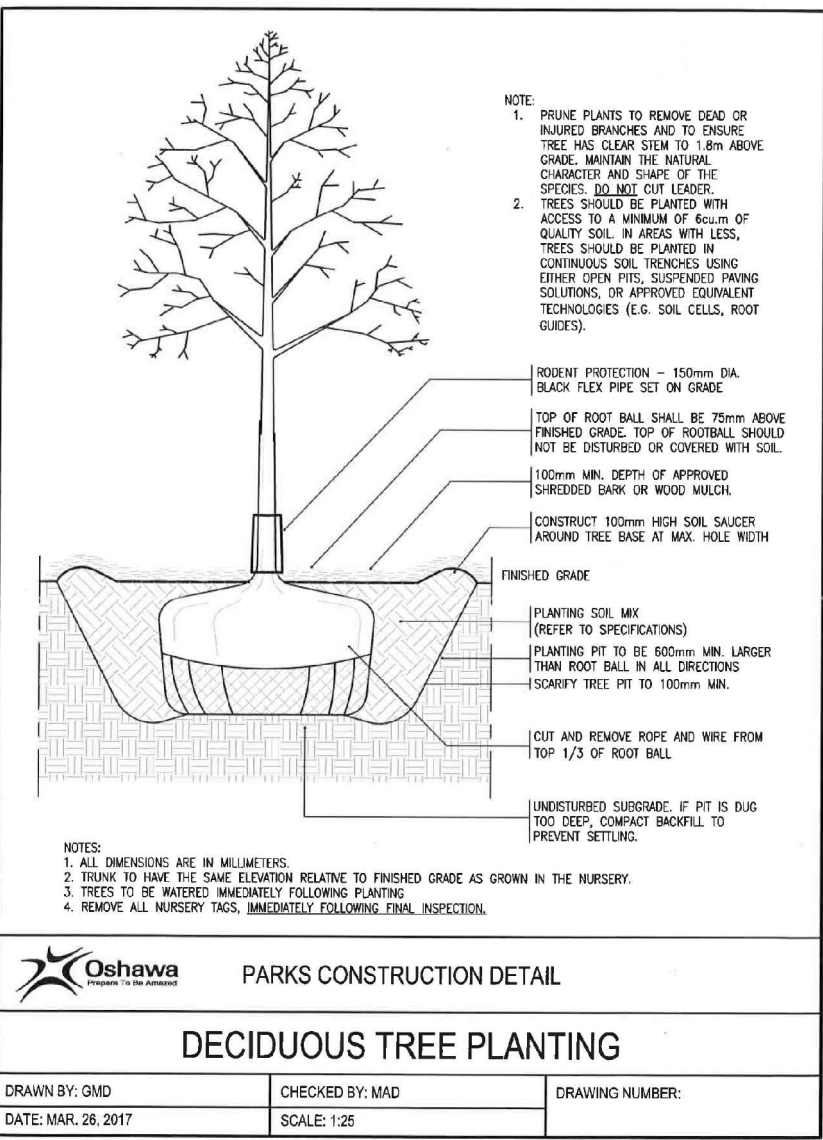
PLANTING PLAN

Sheet Number

NOT FOR CONSTRUCTION

LP.100

© STUDIO tla LLC



NOTE: THE CONTRACTOR IS TO SUPPLY TOPSOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

LANDSCAPE AREAS	DEPTH IN mm
LAWN AREAS (SOO)	150
LAWN AREAS (SEED)	150
PLANTING BEDS - GRASSES, PERENNIALS AND GROUND COVER	300
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	450
RAISED PLANTERS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

1 DECIDUOUS TREE PLANTING - CITY STANDARD

N.T.S.

2 CONIFEROUS TREE PLANTING - CITY STANDARD

N.T.S.

3 SHRUB PLANTING - CITY STANDARD

N.T.S.

4 PLANTING BED PLANTING - CITY STANDARD

N.T.S.

5 SOIL DEPTH MINIMUMS

N.T.S.

Landscape Architect

STUDIO **tla**

20 Champlain Blvd, Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - www.studiotla.ca

WINDFIELDS COMMERCIAL SITE C2

WINDFIELDS FARM DR W & SIMCOE ST N
OSHAWA, ON

Project Number
22-166

Client

RIOCAN PROPERTY SERVICES TRUST
2300 YONGE STREET, SUITE 500
TORONTO, ON M4P 1E4

Consultant

TURNER FLEISCHER ARCHITECTS INC.
67 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL.: 416.425.2222

WSP
801 ROSSLAND ROAD EAST, SUITE 201
WHITBY, ON L1N 8Y9
TEL.: 905.668.3022

HAMMERSCHLAG & JOFFE
43 LESMILL ROAD
TORONTO, ON M3B 2T8
TEL.: 416.444.9263

Revisions

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	Issued for Permit & Tender	2023-07-14	MC
#	Revision	Date	By

Seals

Key map



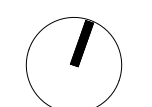
Scale

AS SHOWN

Phase

CONSTRUCTION DOCUMENTS

North



Drawing Name

PLANTING DETAILS

Sheet Number

NOT FOR CONSTRUCTION

LP.201

© STUDIO tla LLC