

15450 WOODBINE AVE. - Town of Whitchurch-Stouffville, Ontario

LPL File No. 2023-002

List of Drawings

- C-1 COVER SHEET
- L-1 A LANDSCAPE PLAN
- L-1 B LANDSCAPE PLAN
- L-1 C LANDSCAPE PLAN
- ST-1 STREETSCAPE PLAN
- D-1 LANDSCAPE DETAILS



KEY MAP - N.T.S.

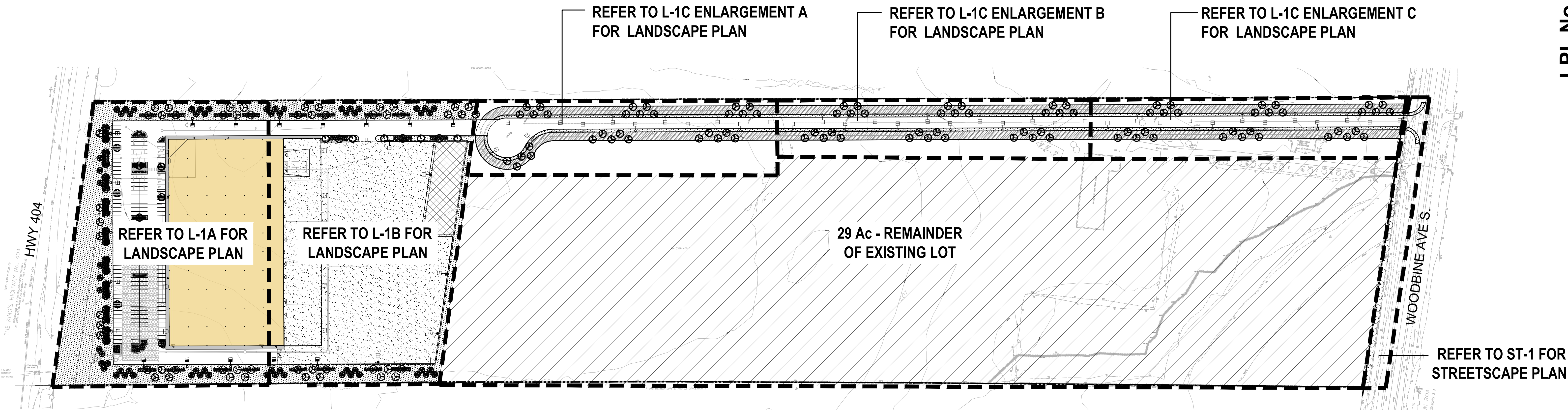
CONSULTANT:



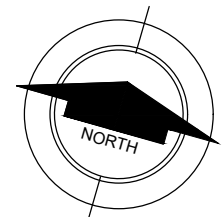
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95 Mural Street, Suite 207, Richmond Hill, ON L4B 3G2
Tel: 905.669.6838, www.landscapeplan.ca

CLIENT:

CERITO
INVESTMENT CORP.



OVERALL SITE MASTER PLAN - N.T.S.



REVIEW &
COORDINATION

SPA
SUBMISSION

ISSUED FOR:

LPL No. 2023-002

GENERAL NOTES:

- CONTRACTOR SHALL BE REQUIRED TO HAVE A FLAGMAN DIRECTING ALL DELIVERIES OF MACHINERY OR MATERIALS TO THE SITE.
- CONTRACTOR SHALL PROTECT ALL IRON BARS. ANY DISTURBED BARS SHALL BE REPLACED BY OWNER AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL REVIEW AND VERIFY SITE GRADES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT. COMMENCEMENT OF GRADING SHALL CONSTITUTE ACCEPTANCE OF SITE CONDITIONS; NO CLAIMS FOR EXTRAS WILL BE ENTERTAINED THEREAFTER.
- STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE MUNICIPAL ROAD ALLOWANCE.
- CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS DAILY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION; ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
- ALL TEMPORARY PROTECTIVE & SEDIMENT CONTROL FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE L.A. FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL SUPPLY & INSTALL FILTER FABRIC PROTECTION ON ALL EXISTING CATCH BASINS, WATER METER CHAMBERS, AND UTILITIES.
- CONTRACTOR SHALL REPAIR AT HIS COST ANY DAMAGE ARISING DURING CONSTRUCTION.
- ALL EXISTING VEGETATION TO BE RETAINED SHALL BE PROTECTED BY THE GENERAL CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE GENERAL CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
- ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.
- THE CONDITION OF CURBS, SIDEWALKS, STREET TREES AND UTILITIES LOCATED WITHIN THE R.O.W. SHALL BE REVIEWED AND DOCUMENTED BETWEEN ALL PARTIES PRIOR TO THE START OF CONSTRUCTION.
- DUST CONTROL:** CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THIS PROJECT SITE ON A DAILY BASIS AND TO THE SATISFACTION OF THE CONSULTANT.

GENERAL PLANTING AND BED PREPARATION NOTES:

PLANT PERFORMANCE:

- ALL PLANT MATERIAL SHALL BE NURSERY STOCK CONFORMING TO THE LATEST EDITION OF THE CANADIAN STANDARDS FOR NURSERY STOCK AS PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN-SCALD INJURIES, BARK ABRASIONS, PLANT DISEASES AND PESTS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
- ALL PLANTS SHALL BE TRUE TO NAME, SIZE, CONDITION AND QUANTITY AS PER PLAN AND PLANT LIST SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE UNWRAPPED PRIOR TO INSPECTION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AND REJECT ALL MATERIAL THAT DOES NOT MEET THE STANDARDS LISTED HEREIN.
- SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN REQUEST BY THE CONSULTING LANDSCAPE ARCHITECT. ADDITIONAL PLANT QUANTITIES WILL BE REQUIRED TO COMPENSATE FOR APPROVED REDUCTION IN SIZE DUE TO UNAVAILABILITY OF MATERIALS, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE OPEN-GROWN FOR WIND-FIRMNESS. TREES SHALL NOT BE LEANING OR HAVE SIGNIFICANT SWEEP, CROOK OR BEND. DECIDUOUS TREES SHALL HAVE APPROXIMATELY TWO-THIRDS OF THEIR TOTAL HEIGHT IN LIVING BRANCHES. ALL TREES SHALL HAVE GOOD CROWN SHAPE AND COLOUR (EVERGREENS) CHARACTERISTIC OF THEIR SPECIES. TREES SHALL HAVE A SINGLE DOMINANT LEADER WITH NO SIDE BRANCHES TALLER / LONGER THAN THE MAIN LEADER.
- IF REQUIRED, TREES SHALL BE PROPERLY TARGET PRUNED (NEVER FLUSH CUT, TRIMMED, ROUNDED-OVER, HEDGED, TIPPED OR TOPPED) AND DEAD / DAMAGED BRANCHES SHALL BE REMOVED. BRANCHES THAT CROSS-OVER EACH OTHER OR RUB AGAINST EACH OTHER, CO-DOMINANT LEADERS, AND BRANCHES GROWING UPWARD INSIDE THE CROWN SHALL BE PROPERLY PRUNED. TREES SHALL NOT BE TREATED AT ANY TIME WITH WOUND PAINT.
- ALL TREES SHALL HAVE ROOT BALL SIZES THAT MEET OR EXCEED NURSERY STANDARDS. ROOT BALLS SHALL BE FIRM AND STRUCTURALLY INTEGRAL WITH THE TRUNK.
- SHRUBS AND GROUND COVERS SHALL HAVE FULL, WELL BRANCHED CROWNS TYPICAL OF SPECIES OR VARIETY. ROOT SYSTEMS SHALL BE AMPLE, WELL-BALANCED AND FIBROUS, CAPABLE OF SUSTAINING VIGOROUS GROWTH. PLANTS THAT ARE WEAK OR THIN, UNDERSIZED, OR HAVE BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFICATIONS SHALL BE REJECTED.
- ALL SOD SHALL BE TURFGRASS NURSERY SOD CONFORMING TO THE LATEST SPECIFICATIONS OF THE ONTARIO SOD ASSOCIATION AND THE THE NURSERY SOD GROWERS ASSOCIATION.

TOPSOIL REQUIREMENTS:

- SOD AND SEED: 150mm DEPTH
TOPSOIL SHALL BE A FERTILE, NATURAL LOAM, CAPABLE OF SUSTAINING HEALTHY GROWTH, CONTAINING A MINIMUM OF 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% ORGANIC MATTER FOR SANDY LOAM, TO A MAXIMUM OF 25% BY VOLUME. TOPSOIL SHALL BE LOOSE AND FRIABLE, FREE OF SUBSOIL, CLAY LUMPS, STONES, ROOTS OR ANY OTHER DELETERIOUS MATERIAL GREATER THAN 50MM DIAMETER. TOPSOIL SHALL BE FREE OF ALL LITTER AND TOXIC MATERIALS THAT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL CONTAINING SOD CLUMPS, CRABGRASS, CLOVERGRASS OR OTHER NOXIOUS WEEDS IS NOT ACCEPTABLE. TOPSOIL SHALL NOT BE DELIVERED OR PLACED IN A FROZEN OR EXCESSIVELY WET CONDITION. TOPSOIL ACIDITY / ALKALINITY SHALL BE IN THE RANGE OF 6.0PH TO 7.5PH.
- TREE PITS: 600mm DEPTH
TRIPLE MIX
- CONTINUOUS TREE PITS: 1000mm DEPTH
TRIPLE MIX
- CONTINUOUS BEDS: 500mm DEPTH
TRIPLE MIX

SERVICES, STAKEOUTS & PLANTING ADJUSTMENTS

- CONTRACTORS SHALL OBTAIN STAKEOUTS FROM ALL UTILITIES PRIOR TO LANDSCAPE INSTALLATIONS.

PLANT LIST:

REFER TO L-1B FOR MASTER PLANT LIST

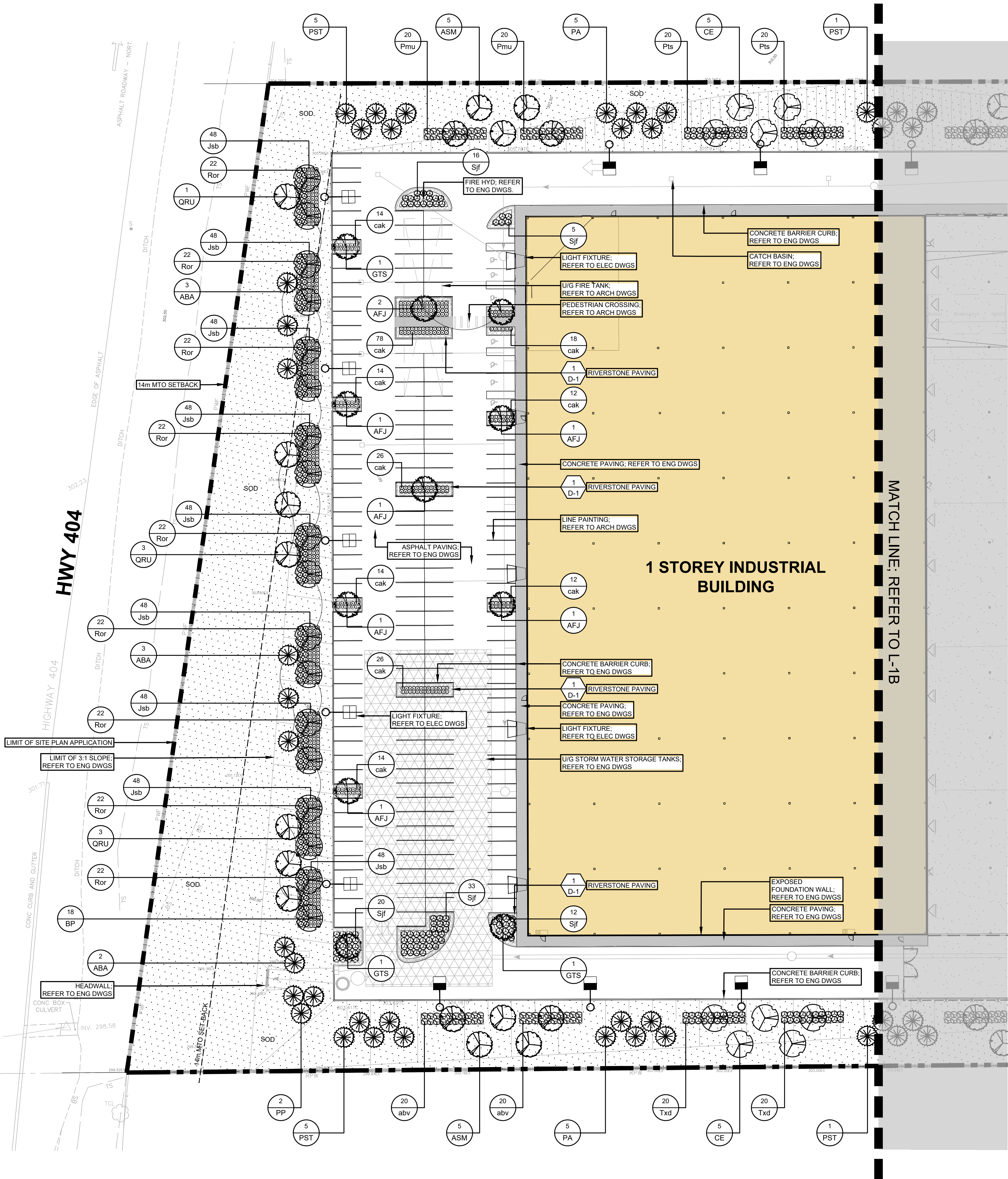
DECIDUOUS TREES		
Key	BOTANICAL NAME	COMMON NAME
QRU	Quercus rubra	Red Oak
TA	Tilia americana	Basswood
AFJ	Acer x freemantii "Jeffersred"	Autumn Blaze Maple
GTS	Gleditsia triacanthos inermis "Sunburst"	Sunburst Honey-locust
ASM	Acer saccharinum	Silver Maple
CE	Celtis occidentalis	Common Hackberry
BP	Betula papyrifera	Paper Birch

CONIFEROUS TREES		
Key	BOTANICAL NAME	COMMON NAME
PST	Pinus strobus	White Pine
PA	Picea abies	Norway Spruce
ABA	Abies balsamea	Balsam Fir
PP	Picea pungens	Colorado Spruce

DECIDUOUS SHRUBS		
Key	BOTANICAL NAME	COMMON NAME
Ror	Rosa rugosa	Rugosa Rose
Sjf	Spiraea japonica "Froebelii"	Froebel's Spirea
Pts	Potentilla fruticosa "Goldstar"	Goldstar Cinquefoil

CONIFEROUS SHRUBS		
Key	BOTANICAL NAME	COMMON NAME
Jsb	Juniperus sabina "Tamariscifolia New Blue"	Blue Tamarix Juniper
Pmu	Pinus mugo 'mugo'	Mugo Pine
Txd	Taxus media "Densiformis"	Dense Yew

PERENNIALS & GRASSES		
Key	BOTANICAL NAME	COMMON NAME
cak	Calamagrostis acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass
abv	Astilbe arendsi "Bridal Veil"	Bridal Veil White Astilbe

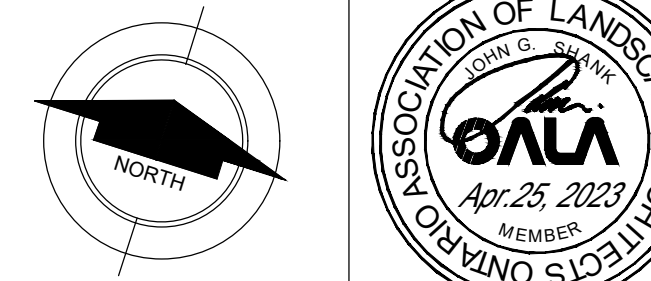


LEGEND:

- | 1 | DETAIL # |
|-----|----------|
| D-0 | SHEET # |
- PROPERTY LINE
 - PERIMETER SECURITY FENCE
 - CONCRETE PAVING
 - GRANULAR PAVING
 - RIVERSTONE PAVING
 - SOD
 - DECIDUOUS TREES
 - CONIFEROUS TREES
 - DECIDUOUS SHRUBS
 - PERENNIALS & GRASSES

NO.	SPA SUBMISSION	2023-05-08	WK
1	revision	date	by

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project number
2023-002



Suite 207, 95 Mural Street, Richmond Hill, Ontario L4B 3G2,
Tel. 905.669.6838, www.landscapeplan.ca

project title
15450 WOODBINE AVENUE, GORMLEY

TOWN OF WHITCHURCH-STOUFFVILLE, ON

city file: --

municipality: YORK REGION

drawing title

LANDSCAPE PLAN

drawn by

reviewed by

drawing number:

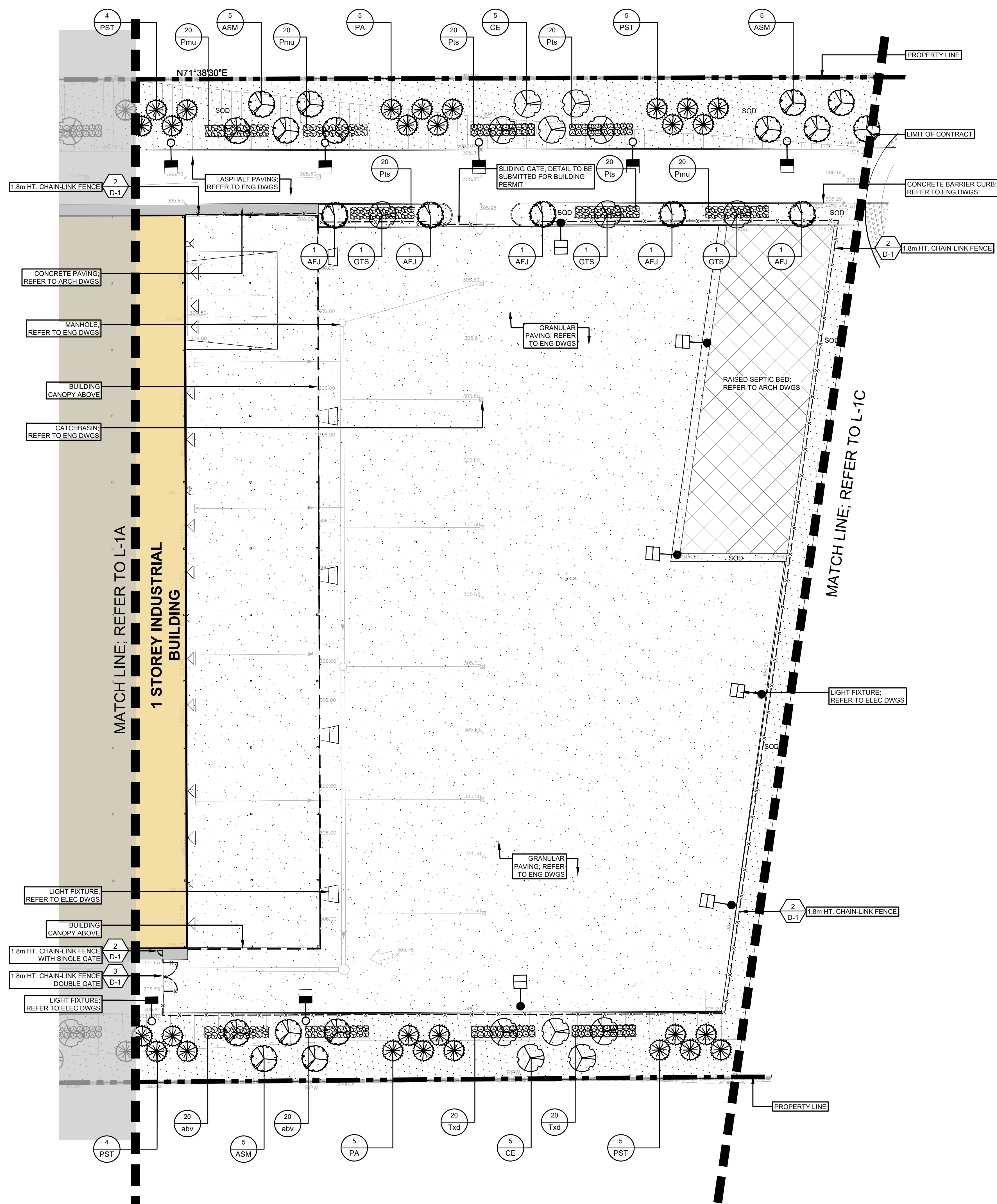
DG SG

date

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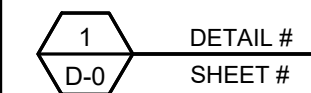
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L-1A



KEY MAP
N.T.S

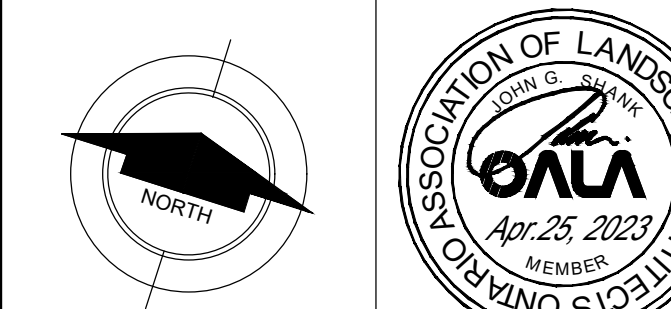
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	PROPERTY LINE
	PERIMETER SECURITY FENCE
	CONCRETE PAVING
	GRANULAR PAVING
	RIVERSTONE PAVING
	SOD
	DECIDUOUS TREES
	CONIFEROUS TREES
	DECIDUOUS SHRUBS
	PERENNIALS & GRASSES

R0	SPA SUBMISSION	2023-05-08	V
no.	revision	date	

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AVENUE, GORMLEY

TOWN OF WHITCHURCH-STOUFFVILLE, ON

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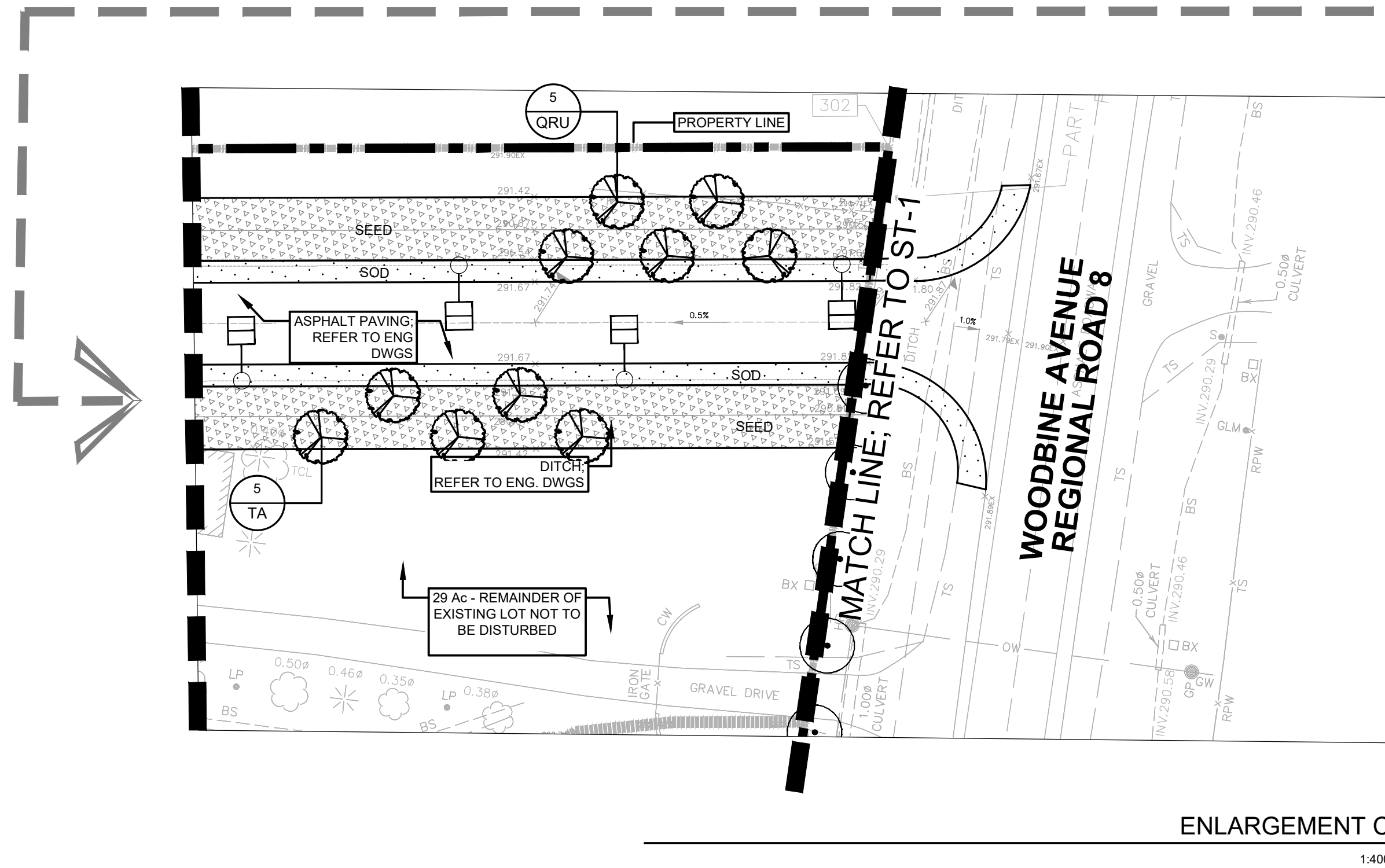
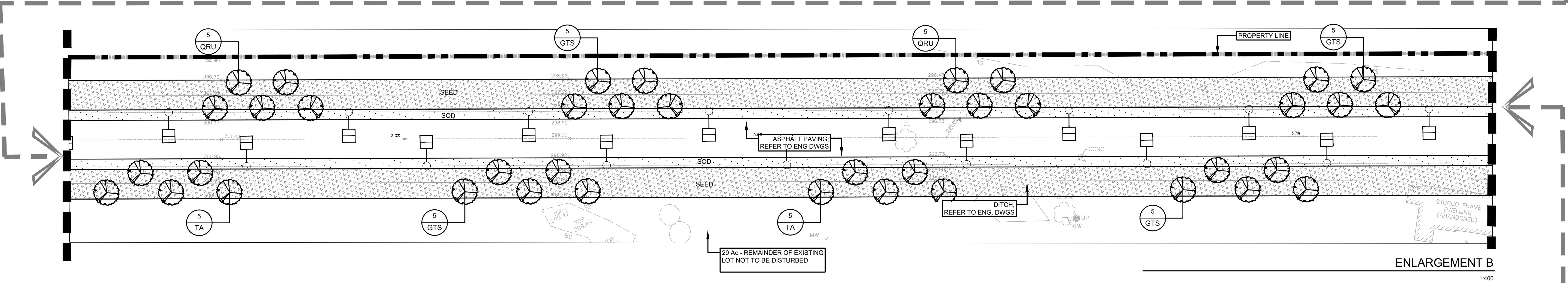
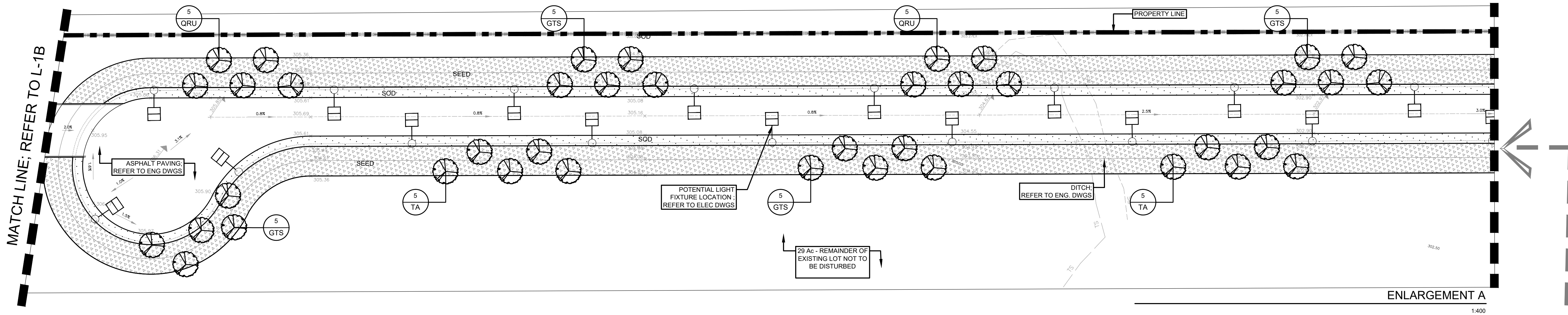
municipality: YORK REGION

drawing title

LANDSCAPE PLAN

drawn by DG	reviewed by SG	drawing number L-1B
date JANUARY 2023	scale 1:400	

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PLANT LIST

DECIDUOUS TREES

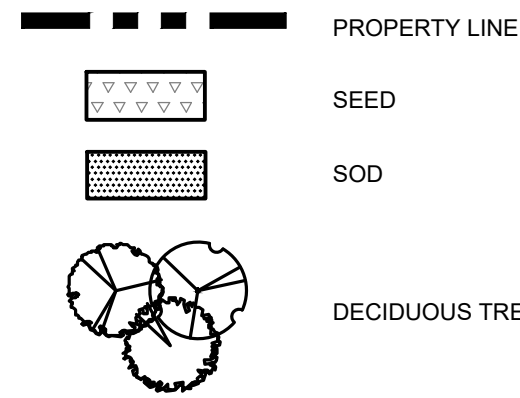
Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
25	QRU	Quercus rubra	Red Oak	60mm	-	-	-	-
40	GTS	Gleditsia triacanthos inermis "Sunburst"	Sunburst Honey-locust	60mm	-	-	-	-
25	TA	Tilia americana	Basswood	60mm	-	-	-	-

REFER TO L-1A FOR GENERAL
CONSTRUCTION AND PLANTING NOTES



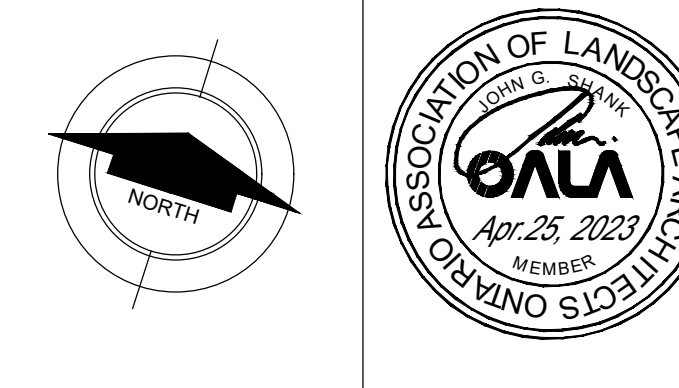
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1	DETAIL #
D-0	SHEET #



NO.	REVISION	DATE	BY
1	SPA SUBMISSION	2023-05-08	WK

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project number
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15450 WOODBINE
AVENUE, GORMLEY

TOWN OF WHITCHURCH-STOUFFVILLE, ON

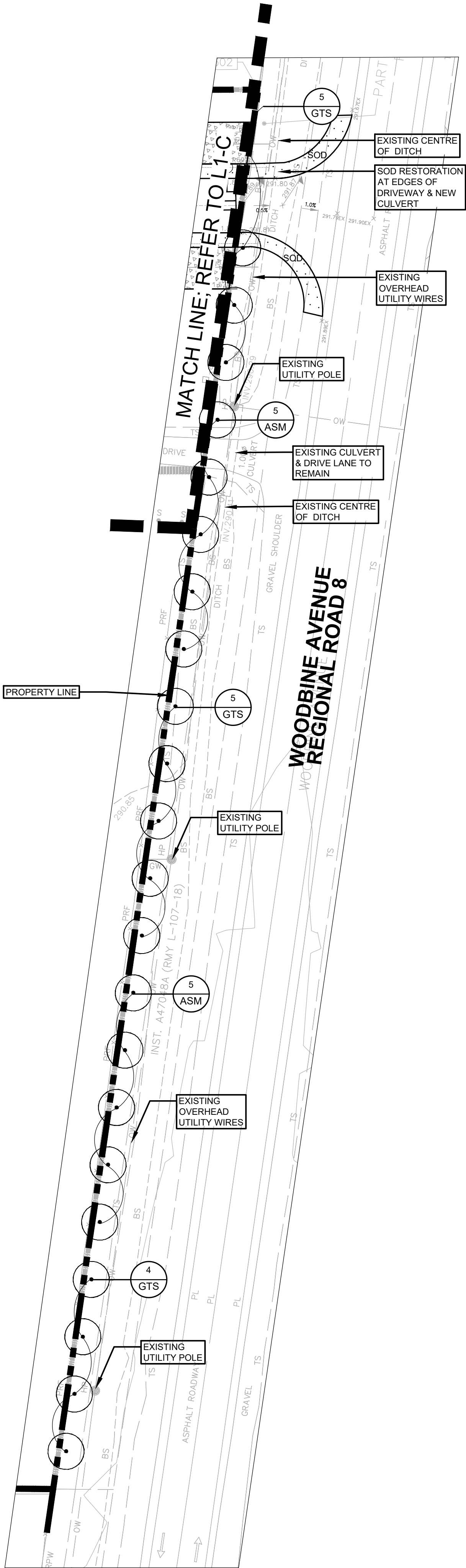
city file: --

municipality: YORK REGION

drawing title

LANDSCAPE PLAN

drawn by DG	reviewed by SG	drawing number: L-1C
date JANUARY 2023	scale 1:400	



PLANT LIST

STREET TREES

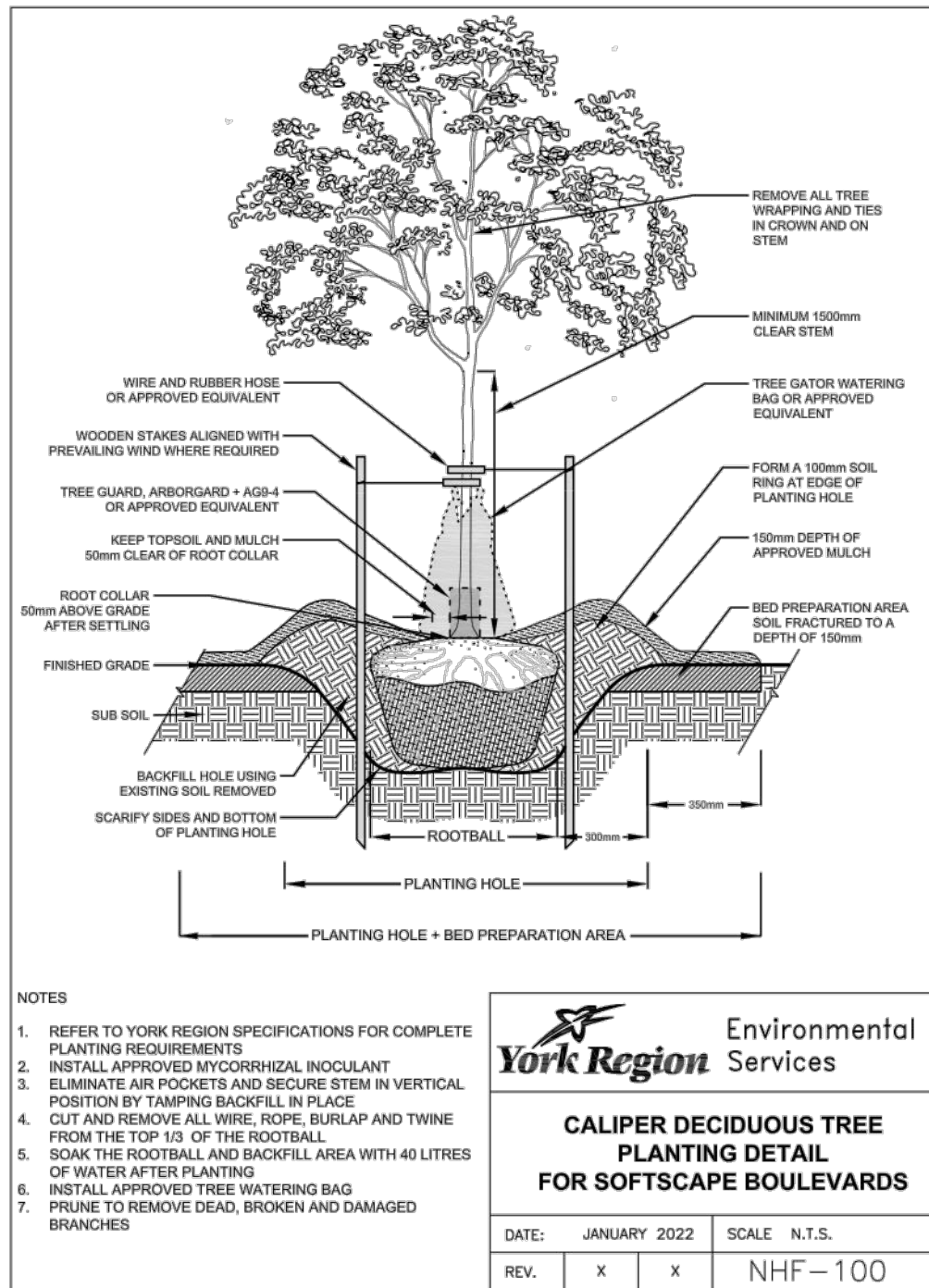
Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
14	GTS	Gleditsia triacanthos inermis "Sunburst"	Sunburst Honey-locust	60mm	-	-	-	Hydro-form
10	ASM	Acer saccharinum	Silver Maple	60mm	-	-	-	Hydro form

CONTRACTOR SHALL CONFIRM THAT ALL QUANTITIES SHOWN ON THE PLANT LIST CONFORM WITH THE PLANS. THE QUANTITIES SHOWN OF THE PLAN SUPERSEDE THE TOTALS ON THE LIST. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT

YORK REGION NOTES:

- ALL BOULEVARD TURF THAT IS DAMAGED OR MISSING DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION WITH MINIMUM 100mm OF TOPSOIL AND SOD AT THE OWNER'S EXPENSE.
 - ANY DAMAGE TO THE EXISTING ASPHALT MULTI-USE PATH DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION AT THE OWNER'S EXPENSE.
- TREES PLANTED WITHIN THE REGION ROAD ALLOWANCE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH THE YORK REGION STREET TREE PRESERVATION AND PLANTING DESIGN GUIDELINES.
 - YORK REGION NATURAL HERITAGE AND FORESTRY STAFF (NHF) SHALL BE PROVIDED WITH 2 WEEKS NOTIFICATION TO SCHEDULE A SITE MEETING TO REVIEW PLANTING LAYOUT AS WELL AS NOTIFICATION AT THE COMPLETION OF TREE PLANTING.
 - YORK REGION NHF MAY INSPECT THE TREES POST PLANTING, AND ANNUALLY TO ENSURE THAT THE TREES ARE PLANTED AND MAINTAINED IN ACCORDANCE WITH YORK REGION STANDARDS. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECTIFYING ANY ISSUES IDENTIFIED DURING THE INSPECTION PROCESS.
 - ALL TREE PLANTING SHOULD OCCUR ONLY DURING THE FIRST APPROPRIATE PLANTING SEASON IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION BETWEEN APRIL 1ST AND JUNE 30TH.
 - TREES SHALL BE SUBJECT TO A TWO YEAR WARRANTY PERIOD. DURING THAT TIME THE DEVELOPER SHALL WARRANTY THE TREES AGAINST MORTALITY FROM ANY BIOTIC OR ABIOTIC FACTORS, AND/OR AS A RESULT OF INCORRECT PLANTING OR MAINTENANCE PROCEDURES.
 - ALL TREES SHALL BE WATERED A MINIMUM IF FOURTEEN (14) TIMES PER YEAR THROUGHOUT THE GROWING SEASON FOR THE DURATION OF THE WARRANTY PERIOD.
 - AT THE END OF THE TWO YEAR WARRANTY ALL GATOR BAGS AND STAKES ARE TO BE REMOVED AND THE MULCH IS TO BE ADDED IN ACCORDANCE WITH SPECIFICATIONS.

REFER TO L-1A FOR GENERAL CONSTRUCTION AND PLANTING NOTES



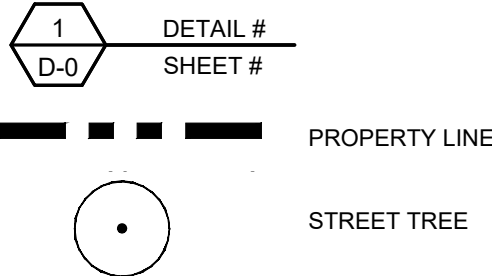
STREET TREE PLANTING DETAIL

N.T.S.



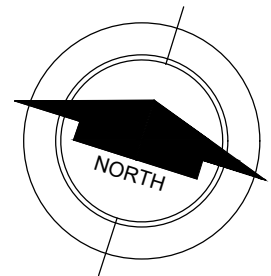
KEY MAP
N.T.S.

LEGEND:



RD	SPA SUBMISSION	2023-05-08	WK
NO.	revision	date	by

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STREETSCAPE PLAN

drawn by DG	reviewed by SG	drawing number: ST-1
date JANUARY 2023	scale 1:400	

