

VINELAND

4933 VICTORIA AVENUE NORTH

APPLICATION FOR SITE PLAN APPROVAL

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LANDSCAPE SHEET LIST

Sheet Number	Sheet Name
L-001	COVER SHEET
L-002	TREE PROTECTION PLAN
L-101	LANDSCAPE PLAN
L-102	GREEN ROOF PLAN
L-103	STREETSCAPE
L-302	LANDSCAPE DETAILS

2	2024/04/26	REVISED FOR IBA
1	2024/02/23	ISSUED FOR IBA

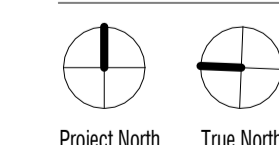
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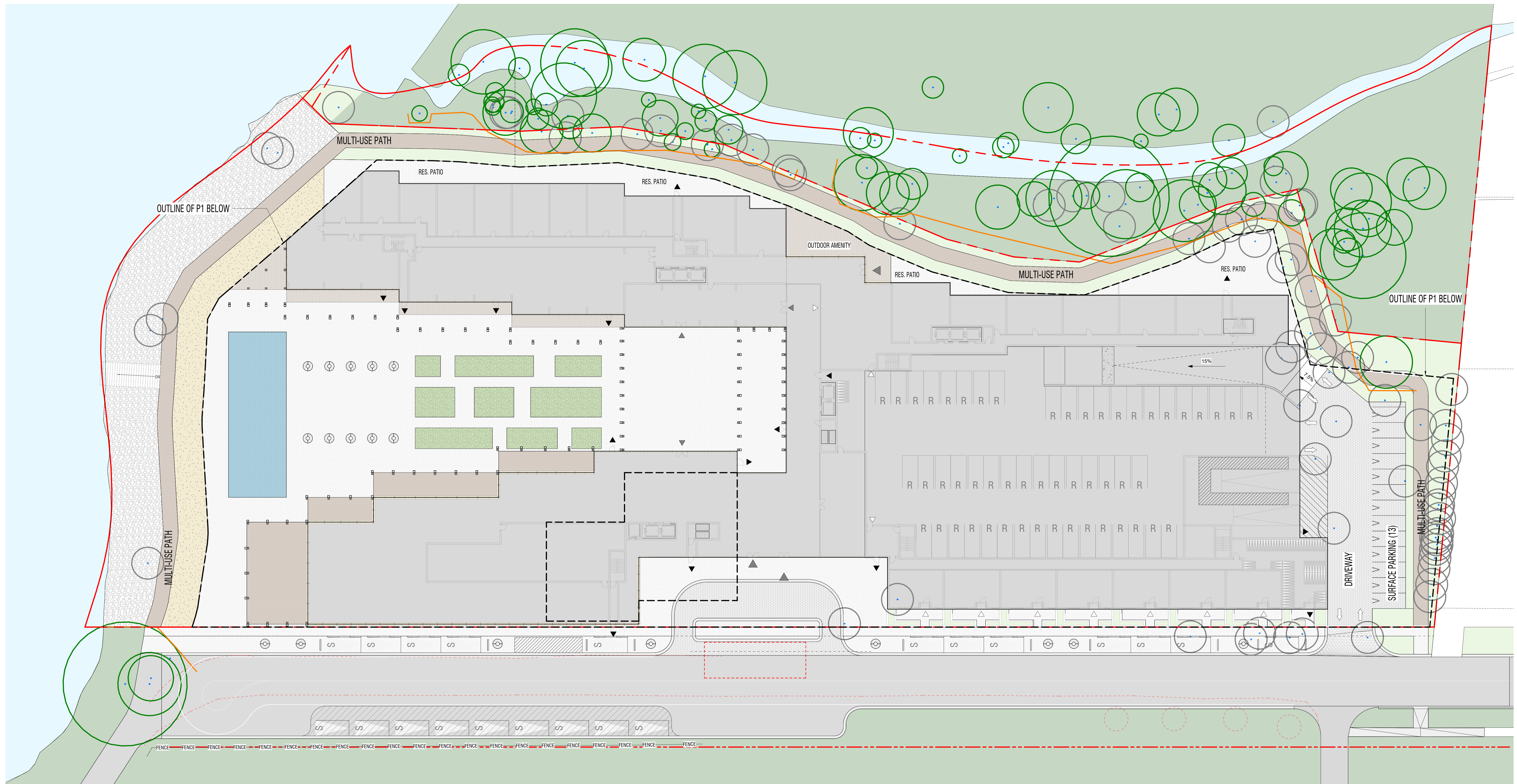
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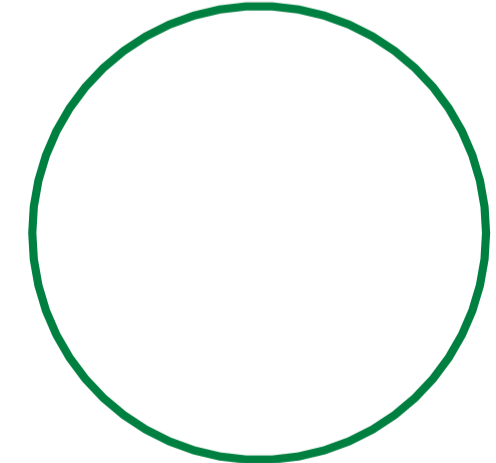
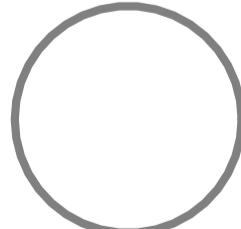

COVER SHEET

L-001



1 TREE PROTECTION ZONE
A301 L-002 1 : 250

LEGEND

-  TREE PROTECTION ZONE
-  EXISTING TREE TO BE REMOVED
-  TREE HOARDING LINE

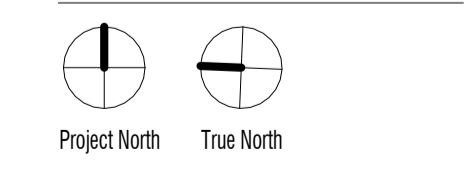
REFER TO THE ARBORIST REPORT FOR DETAILED INVENTORY OF TREES TO BE PROTECTED/REMOVED

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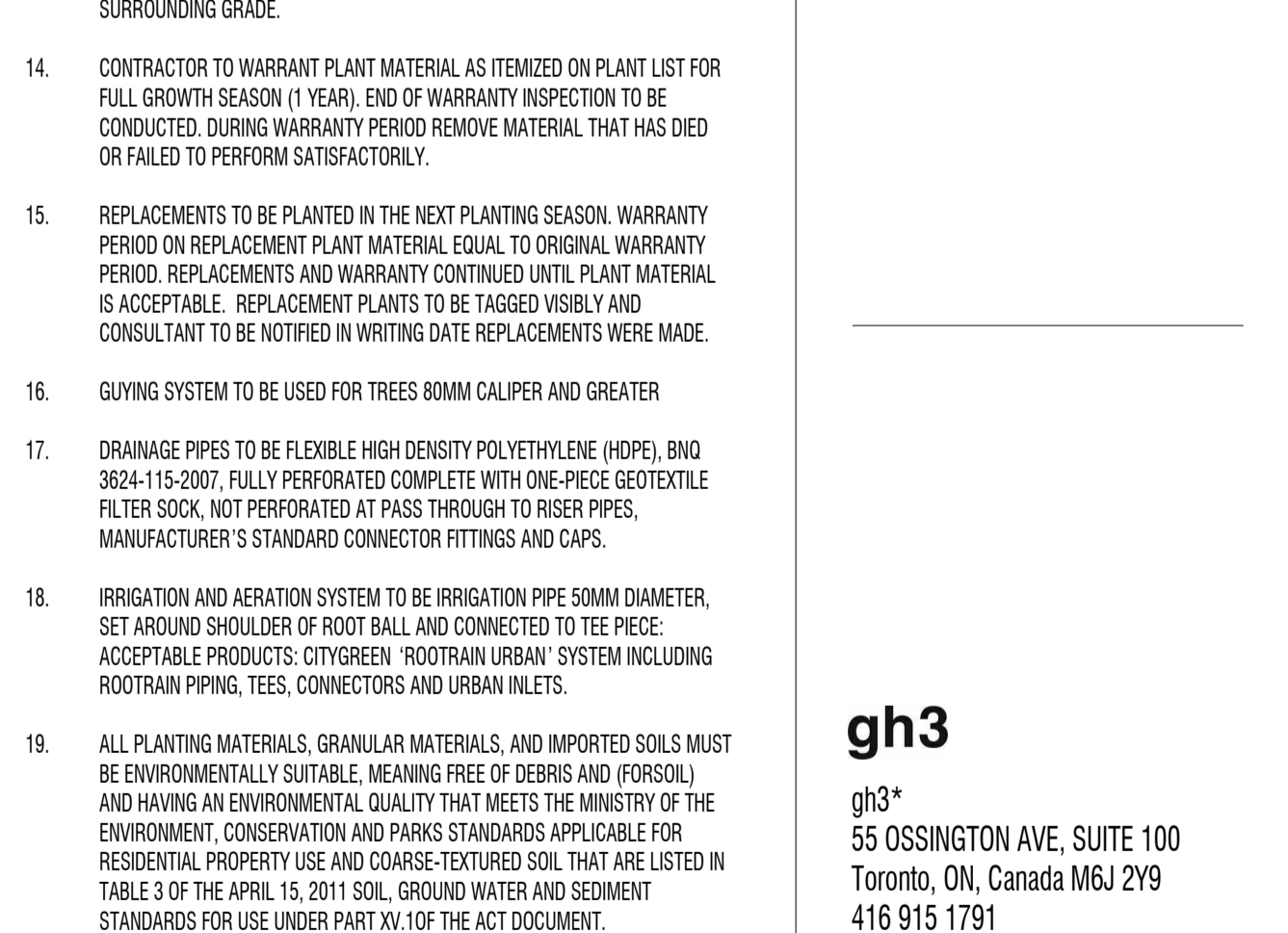
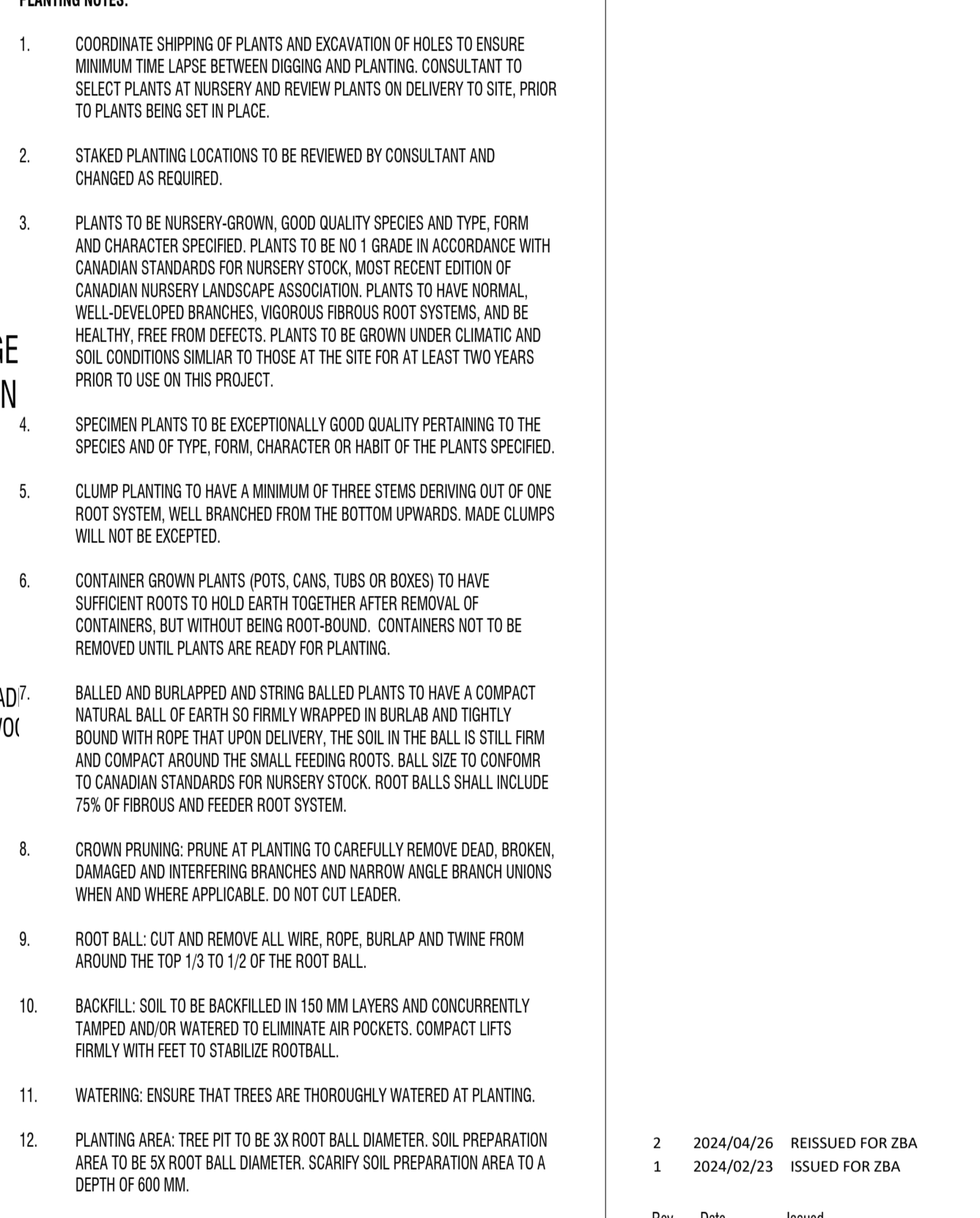
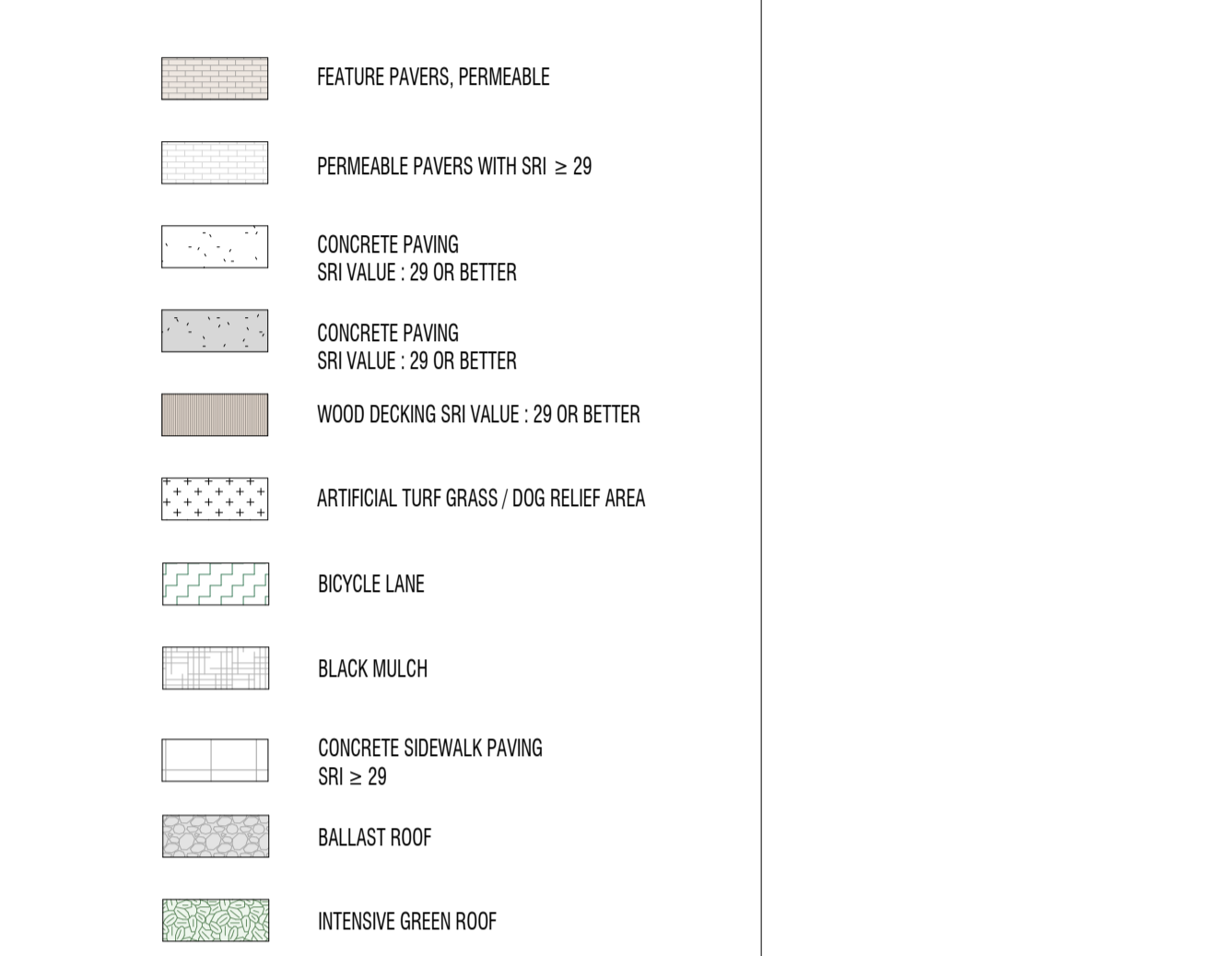
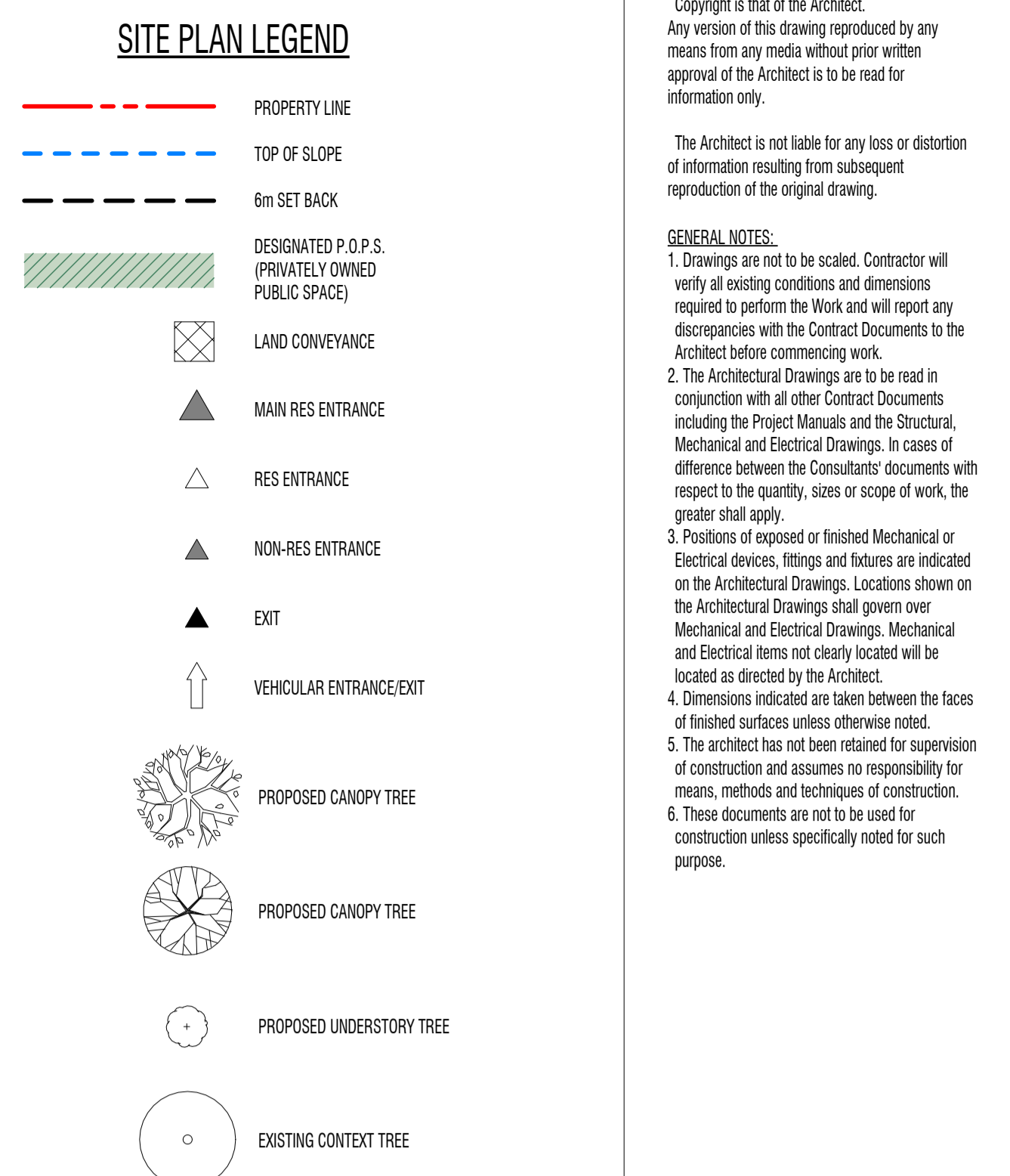
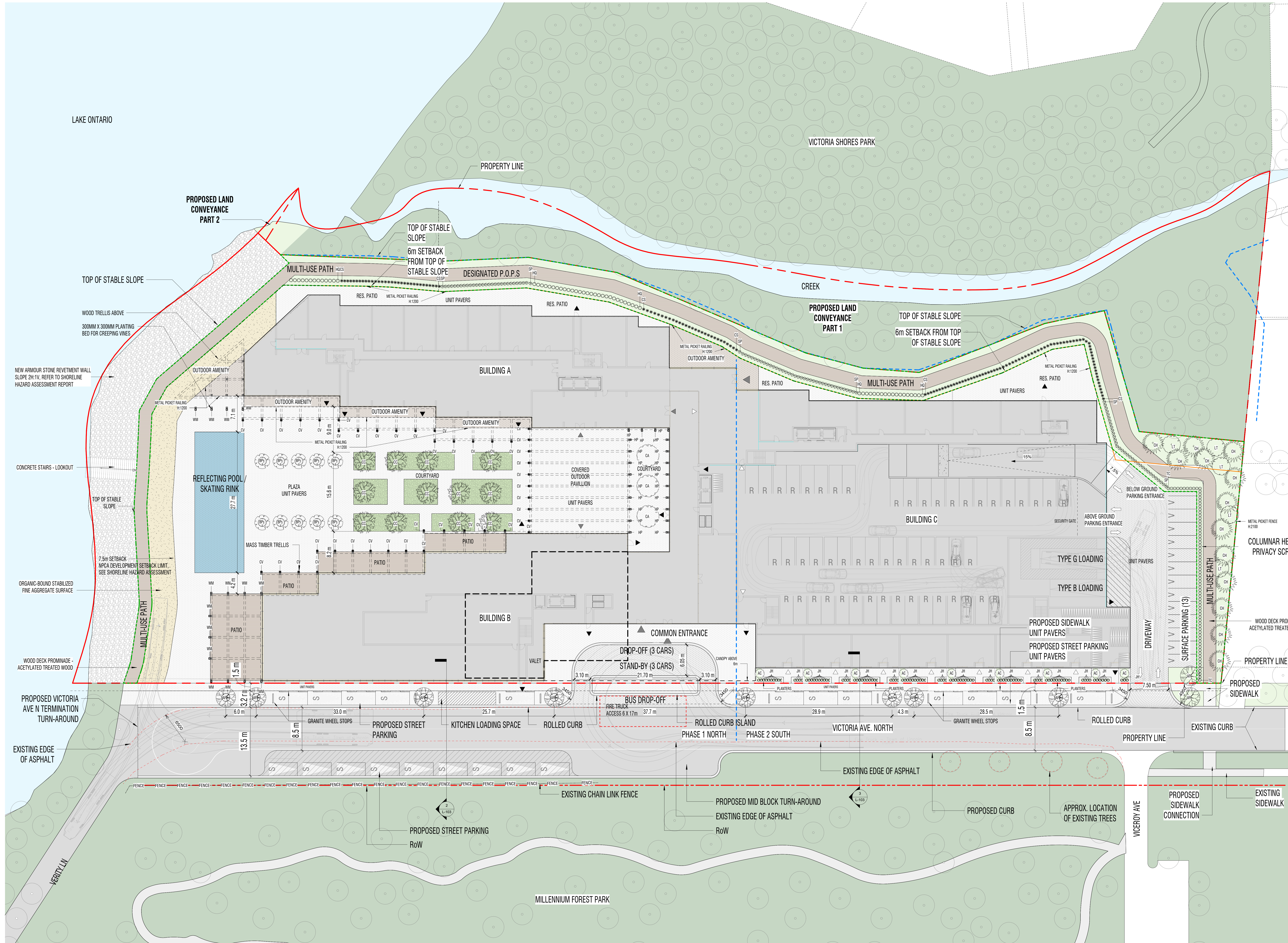
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TREE PROTECTION PLAN
L-002



1 LANDSCAPE PLAN
A301 L-101 1 : 250

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES
AF	ASX	FREEMAN MAPLE	FREEMAN MAPLE	10	80mm CAL	WB	DROUGHT TOLERANT; NATIVE SPECIES
BP	BE	BETULA PAPPYRIFERA	PAPER BIRCH	10	80mm CAL	WB	DROUGHT TOLERANT; NATIVE SPECIES
CA	AL	CORNUS ALTERNIFLORA	ALTERNATE-LEAF DOGWOOD	3	80mm CAL	WB	DROUGHT TOLERANT; NATIVE SPECIES
CC	CC	CORNUS CANADENSIS	WHITE HORNBUSH	12	80mm CAL	WB	DROUGHT TOLERANT; NATIVE SPECIES
CR	CR	FRAXINUS CANADENSIS	CANADIAN HEMLOCK	13	80mm CAL	WB	DROUGHT TOLERANT; NATIVE SPECIES
LI	LI	LIRIODENDRON TULIPIFERA	TULIP POPLAR	5	80mm CAL	WB	DROUGHT TOLERANT; NATIVE SPECIES
TOTAL				53			

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NOTES
CS	CS	CORNUS SERICEA	TUFTED HAIR GRASS	134	2 GAL	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
CV	CV	CLEMENS VIRGINIANA	VIRGINIA BOWER	43	1 GAL POT	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
HP	HP	HYDRANGEA PECTENATA	CLIMBING HYDRANGEA	22	1 GAL POT	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
HQ	HQ	HYDRANGEA QUERCIFOLIA	TUFTED HAIR GRASS	60	2 GAL	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
JH	JH	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	107	3 GAL	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
SP	SP	SPEA PRUNIFOLIA	TUFTED HAIR GRASS	102	2 GAL	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
TC	TC	TAXUS CANADENSIS	CANADIAN YEW	75	800 CM HT	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
WM	WM	WESTERN WICKSTROEMIA	CLAW HAZEL	15	1 GAL POT	POTTED	DROUGHT TOLERANT; NATIVE SPECIES
TOTAL				558			

TAG	SYM	BOTANICAL NAME	COMMON NAME	QTY	SPACING	AREA	NOTES
EF	EF	EUCOMMIS FORTUNEI COLICULTUS	EUCOMMIS GROUND COVER	1746	450 mm	186 m ²	TRIANGULAR SPACING
GR	GR	LOW PLANTS/BED-MEADOW / PERENNIAL GRASSES		38070	300 mm	3045 m ²	

GENERAL NOTES:

- A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING.
- LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR ALL TREES. DRYWATER TO BE USED.
- SOIL IS RETAINED ON-SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY.
- SOIL FOR ALL TREE PLANTING TO BE A SANDY LOAM TEXTURE PROFILE (60-80% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm X 20mm OR 10mm X 40mm.

HARDSCAPE AND SOFTSCAPE AREAS (ON PROPERTY)

LEVEL	AREA	QTY
Level 1	BRICK PAVERS - EXTERIOR (BROWN)	290 m ²
Level 1	BRICK PAVERS - EXTERIOR (DRK GREY)	780 m ²
Level 1	BRICK PAVERS - EXTERIOR (LT GREY)	3103 m ²
Level 1	Concrete Curb - 200mm	28 m ²
Level 1	LANDSCAPE - WATER	270 m ²
Level 1	WOOD DECKING	306 m ²
Level 1	BRICK PAVERS - EXTERIOR (DRK GREY)	44 m ²
Level 1	LANDSCAPE - GREEN SPACE	3508 m ²
Level 1	LANDSCAPE - GROUND COVER	306 m ²
Level 1		3813 m ²

HARDSCAPE AND SOFTSCAPE AREAS (IN R.O.W.)

LEVEL	AREA	QTY
Level 1	ASPHALT ROAD - 200mm	2488 m ²
Level 1	BRICK PAVERS - EXTERIOR (DRK GREY)	85 m ²
Level 1	BRICK PAVERS - EXTERIOR (LT GREY)	306 m ²
Level 1	BRICK PAVERS - EXTERIOR (LT GREY)	485 m ²
Level 1	Concrete Curb - 200mm	199 m ²
Level 1	LANDSCAPE - GREEN SPACE	19 m ²

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- Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
- The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In case of difference between the Contractor's documents with respect to the quantity, sizes or scope of work, the greater shall apply.
- Positions of specified or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly indicated will be located as directed by the Architect.
- Dimensions indicated on plans between the faces of finished surfaces unless otherwise noted.
- The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
- These documents are to be used for construction unless specifically noted for such purpose.

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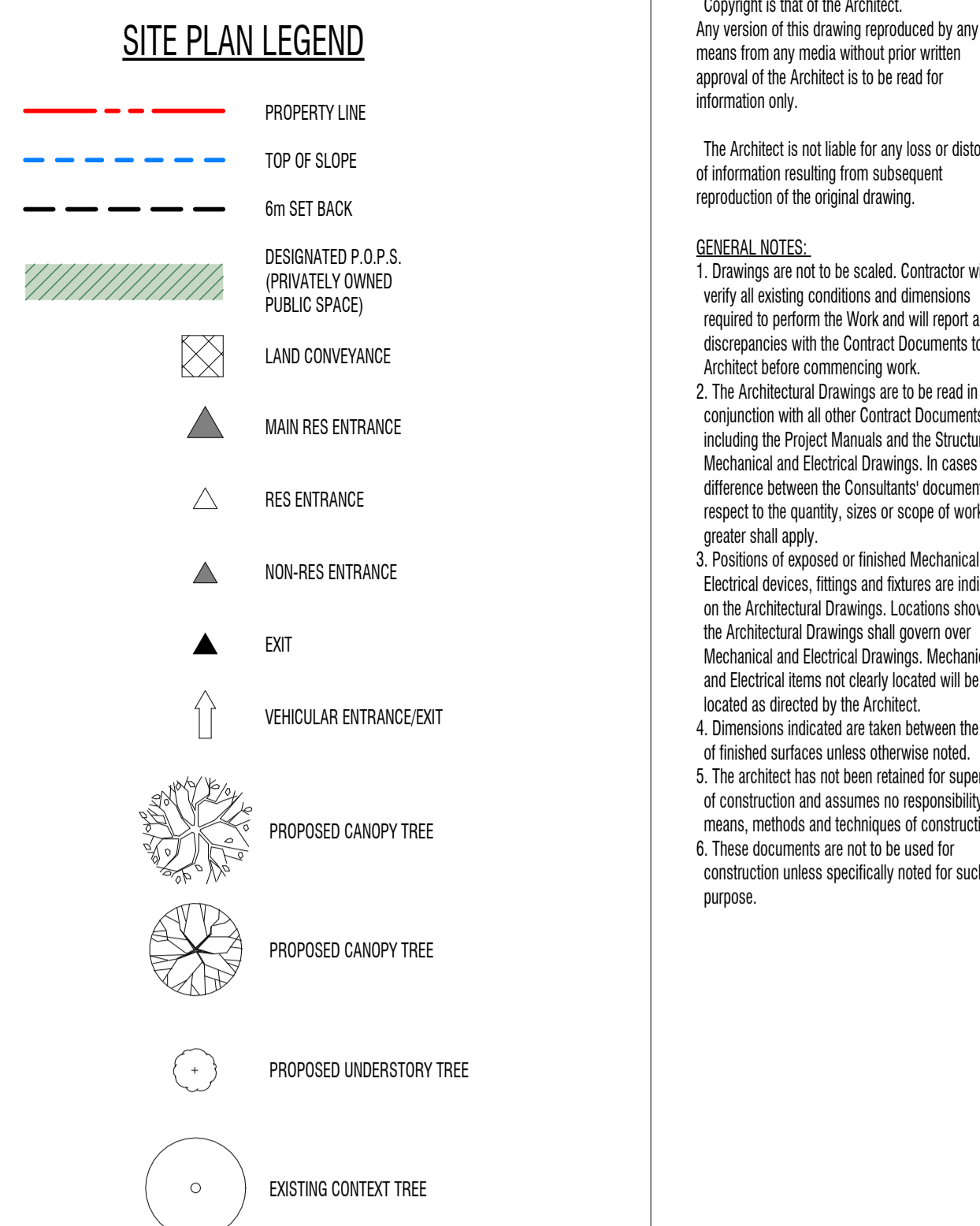
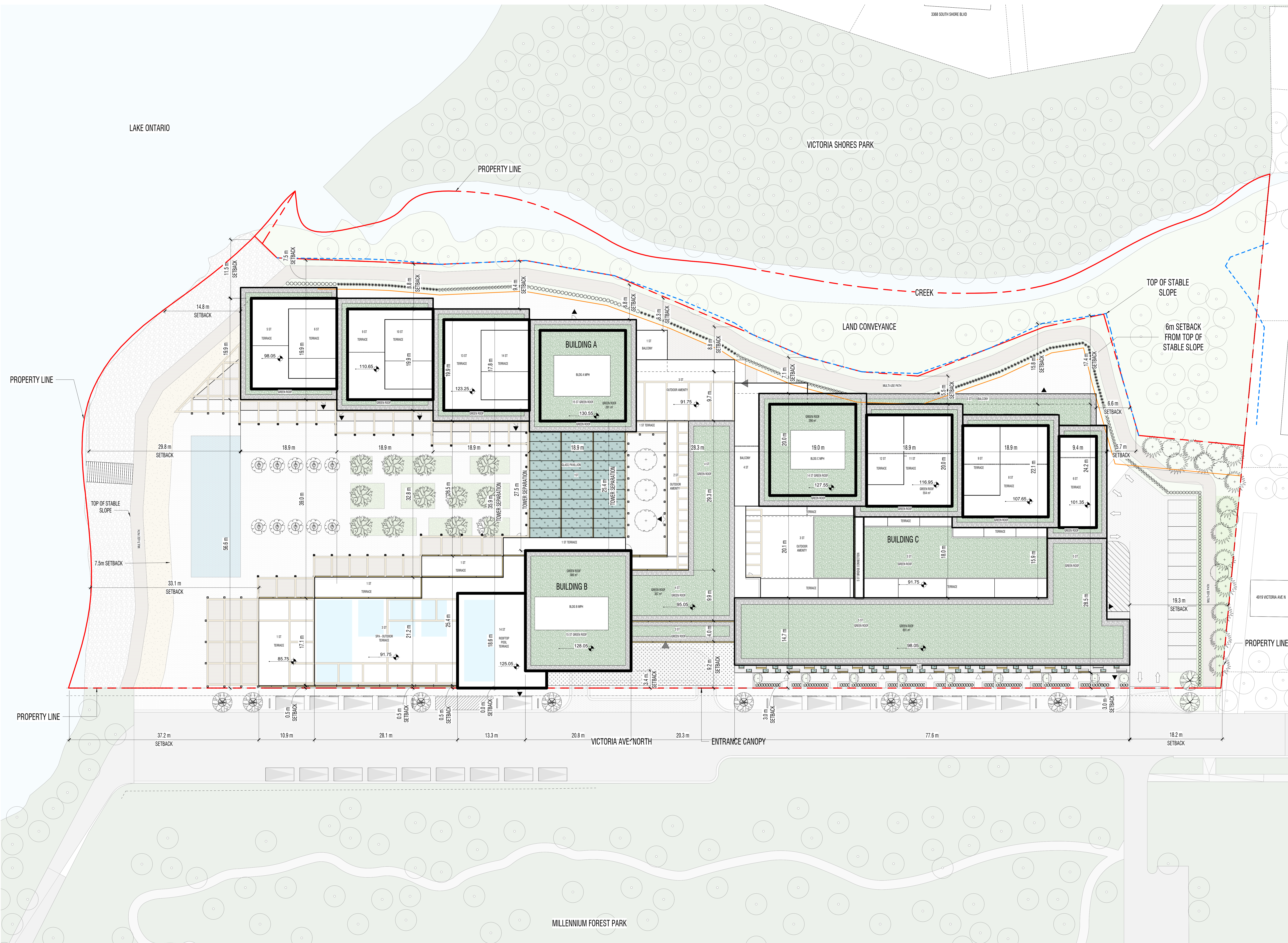
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Project North True North

SCALE As indicated
PROJECT NO. 202302
ISSUE DATE APRIL 26, 2024

LANDSCAPE PLAN

L-101



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 4. Dimensions indicated on drawings are between the faces of finished surfaces unless otherwise noted.
 5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
 6. These documents are to be used for construction unless specifically noted for each purpose.

- PLANTING NOTES:**
- COORDINATE SHIPPING OF PLANTS AND EXCAVATION OF HOLES TO ENSURE MINIMUM TIME LAPS BETWEEN DIGGING AND PLANTING. CONSULTANT TO SELECT PLANTS AT NURSERY AND REVIEW PLANTS ON DELIVERY TO SITE. PRIOR TO PLANTS BEING SET IN PLACE.
 - STAKED PLANTING LOCATIONS TO BE REVIEWED BY CONSULTANT AND CHANGED AS REQUIRED.
 - PLANTS TO BE NURSERY-GROWN, GOOD QUALITY SPECIES AND TYPE, FORM AND CHARACTER SPECIFIED. PLANTS TO BE NO 1 GRADE IN ACCORDANCE WITH CANADIAN STANDARDS FOR NURSERY STOCK. MOST RECENT EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION PLANTS TO HAVE NORMAL, WELL-DEVELOPED BRANCHES, VIGOROUS TENDRIL SYSTEMS, AND HEALTHY LEAF FREE FROM DISEASES. PLANTS TO BE GROWN UNDER CANADIAN SOIL CONDITIONS SIMILAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
 - SPECIFY PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERTAINING TO THE SPECIES AND TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
 - CLUMP PLANTING TO HAVE A MINIMUM OF THREE STEMS GROWING OUT OF ONE ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MADE CLUMPS WILL NOT BE ACCEPTED.
 - CONTAINER-GROWN PLANTS (POTS, CANS, TUBS OR BOXES) TO HAVE SUFFICIENT ROOTS TO FILL THE CONTAINER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
 - BALLED AND BURLAPPED AND BRUSHED BALLETS TO HAVE A COMPACT NATURAL BALL OF EARTH BY TIGHTLY WRAPPED TO BURLAP AND TIGHTLY BOUND WITH HOPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT AND THE BALL FEELS LIKE ROOT BALL TO COMPARE TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% FIBROUS AND FEEDER ROOT SYSTEM.
 - CRIMM PRUNING PRIOR AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED OR INTERFERING BRANCHES AND REMOVED BRANCHES SHOWN WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER.
 - ROOT BALL: CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TWINE FROM AROUND THE TOP 10 TO 15% OF THE ROOT BALL.
 - BACKFILL: SOIL TO BE BACKFILLED IN 150 MM LAYERS AND CONCURRENTLY WATERED AND WATERS TO DAMENATE ROOTS. COMPACT LIFTS FIRMLY WITH FEET TO STABILIZE ROOTBALL.
 - WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING.
 - PLANTING AREA: TREE PIT TO BE 300MM BALL DIAMETER. SOIL PREPARATION AREA TO BE EX-ROOT BALL DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300 MM.
 - PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 50 TO 75 MM HIGHER THAN SURROUNDING GRADE.
 - CONTRACTOR TO WARRANT PLANT MATERIAL AS ITEMIZED ON PLANT LIST FOR FULL GROWTH SEASON (1 YEAR). END OF WARRANTY INSPECTION TO BE CONDUCTED DURING WARRANTY PERIOD. REMOVE MATERIAL THAT HAS DIED OR FAILED TO PERFORM SATISFACTORILY.
 - REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL EQUAL TO ORIGINAL WARRANTY PERIOD. REPLACEMENTS AND WARRANTY CONTINUED. END OF PLANT MATERIAL IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING DATE REPLACEMENTS WERE MADE.
 - QUIVING SYSTEM TO BE USED FOR TREES 30MM CALIPER AND GREATER.
 - ORANGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE), BING 300A-15-200, FULLY PERFORATED COMPLETE WITH END-PIECE DESTRUCTIBLE FILTER SOCK. NOT PERFORATED AT PASS THROUGH TO RISER PIPES. MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS.
 - IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIAMETER, SET ABOVE SHOULDER OF ROOT BALL AND CONNECTED TO TREE ACCEPTABLE PRODUCTS: OXYGREEN® ROOTRAIN LIRRAY® SYSTEM INCLUDING ROOTRAIN PIPING, TEES, CONNECTORS AND URBAN INLETS.
 - ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SUSTAINABLE, MEETING TREE CARE (TC) PROGRAM AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE AND COMPLIES WITH THE LISTED IN TABLE 2 OF THE APRIL 15, 2011 SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART 47 OF THE ACT DOCUMENT.

URBAN FORESTRY TREE PLANTING NOTES:

- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING SCHEDULE AND CONSIDERATION OF SOILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
- NO OCCURRENCE TO EXISTING GRADE IS PERMITTED AT ANY TIME WITHIN ANY TPL. PRIOR TO MOVING OR REMOVING ANY TPL, PERMISSION FROM URBAN FORESTRY IS REQUIRED.

WATERING PROGRAM:

- THE OWNER WILL OVERSEE AND EXECUTE A WATERING PROGRAM TO SUPPORT THE TREES IN THE FIRST TWO YEARS TO ENSURE THAT TREES ARE ESTABLISHED. THE WATERING PROGRAM WILL CONSIST OF FOLLOWING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS MANUALLY FED BY WATER FROM THE BUILDING WATERING SYSTEM. HAND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE. MANAGEMENT OPERATIONS ON THE SUBSURROUNDING LANDSCAPE IS REQUIRED FOR ALL OTHER TREES.
- WATERING SCHEDULE:
 - 1 TO 2 WEEKS AFTER PLANTING THEY WILL BE WATERED DAILY
 - 2 TO 3 WEEKS THEY WILL BE WATERED EVERY 2 TO 3 DAYS AND
 - AFTER 12 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1.5 GALLONS PER INCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A SLOW INFILTRATION IN WATER AROUND THE TREE ROOT BALL SUPPORTED BY THE PIPING SUPPLIED IN THE SOIL CELLS.

1 GREEN ROOF PLAN
 A301 L-102 1 : 250

GREEN ROOF AREAS					
TYPE	AREA	%	SOIL VOLUME	AVG SOIL DEPTH	PRODUCT
BALLAST ROOF	1010 m ²	25%	151 441 m ³	150 mm	
LOW PLANTER BED - MEADOW / PERENNIAL GRASSES	3045 m ²	75%	456 750 m ³	150 mm	ECOSYSTEM® OR EQ
TOTAL	4055 m²	100%	608 191 m³		

GREEN ROOF PLANTS (NATIVE POLLINATORS)	
ASTER LAEVIS	SMOOTH ASTER
CAMPANULA ROTUNDIFOLIA	BELFLOWER
GEUM TRIFLORUM	PRAIRIE SMOKE
DESCHAMPSIA CERTOSA	TUFFED HAIR GRASS
VERBENA SIMPLEX	SLENDER VERVAIN
MONARDA FISTULOSA	WILD BERGAMOT
PANICUM VIRGATUM	SWITCH GRASS
EQUISETACEA PALLIDA	PALE PURPLE CONEFLOWER
SHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
CAREX PENNSYLVANICA	SEDGE

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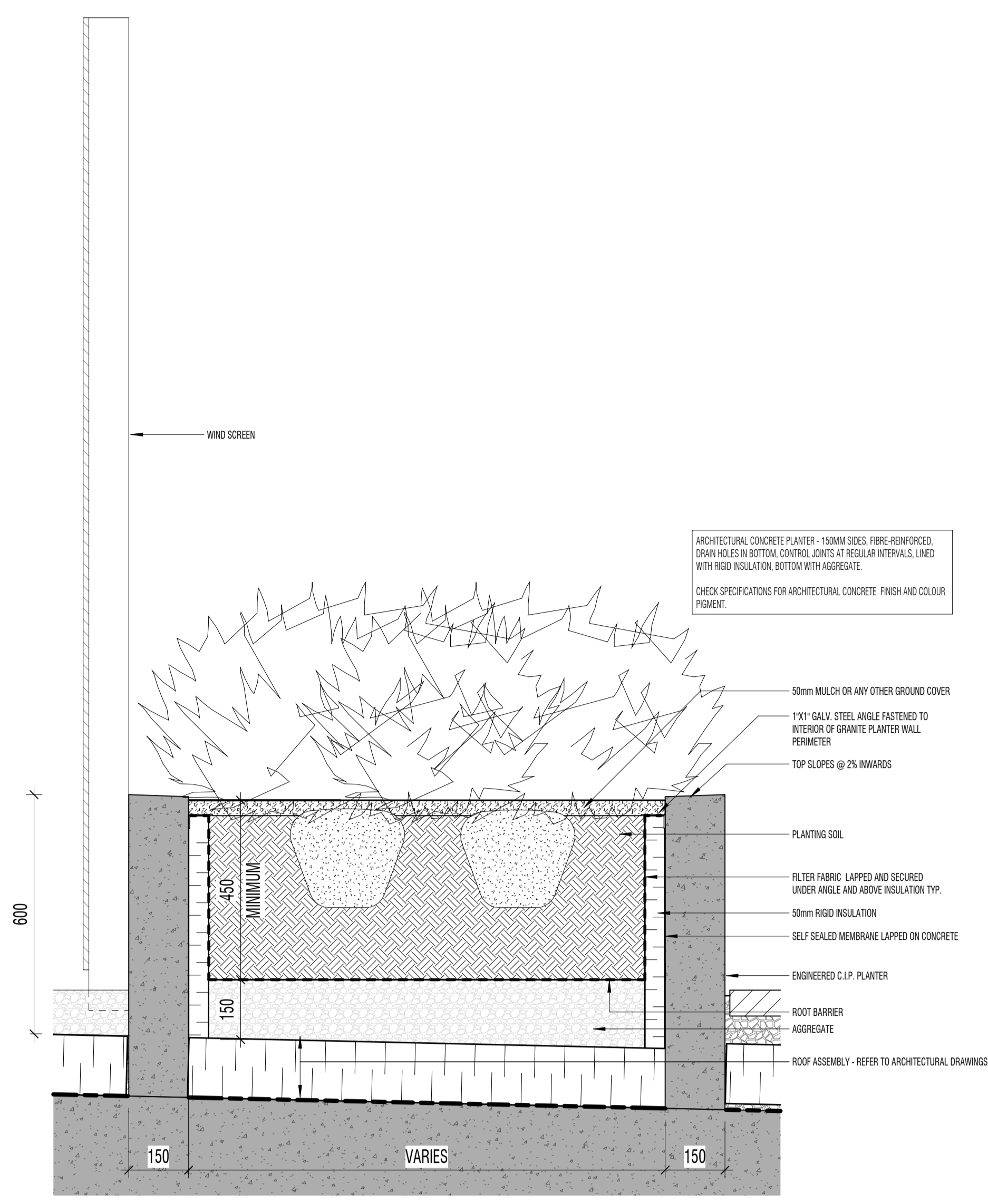
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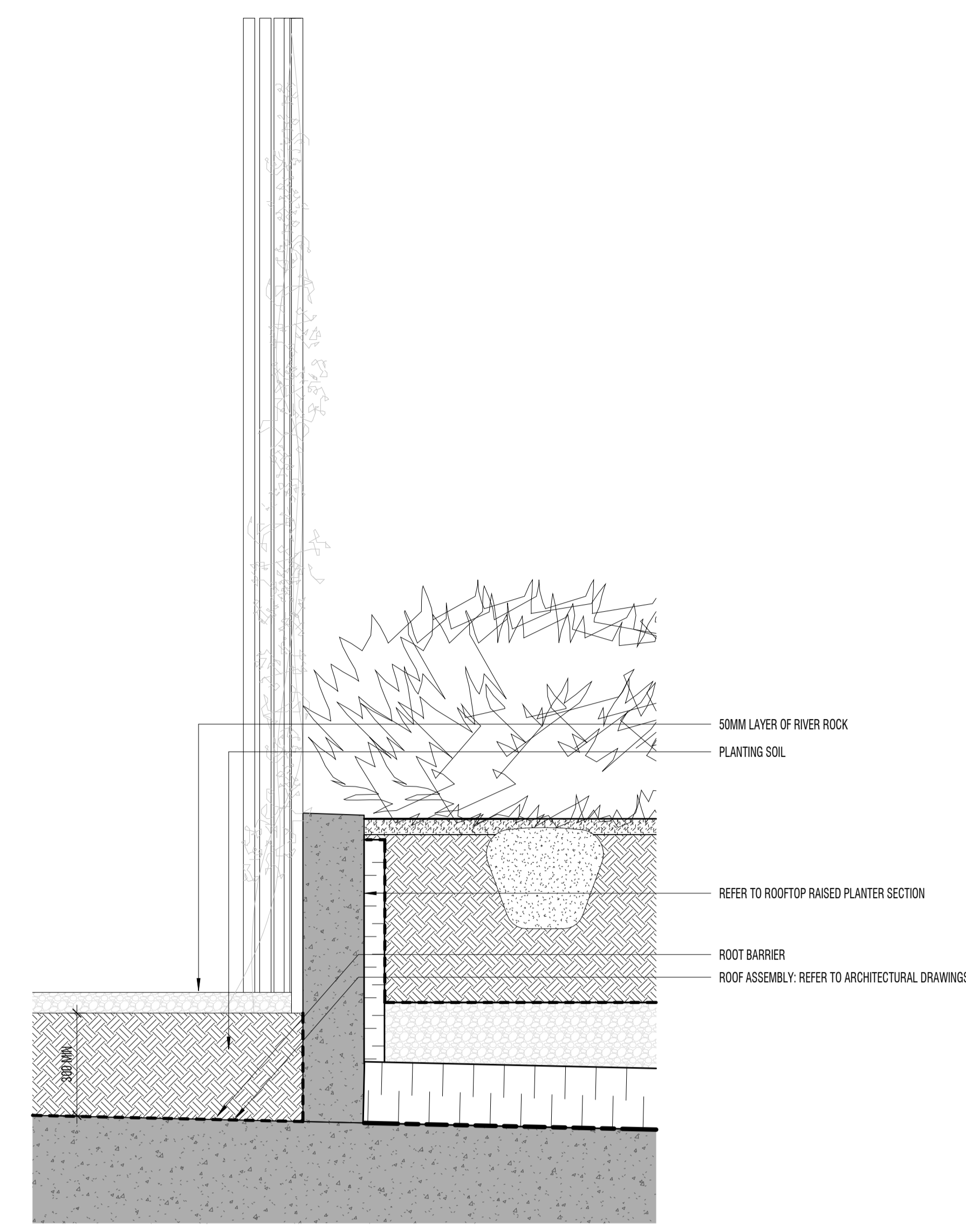
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GREEN ROOF PLAN

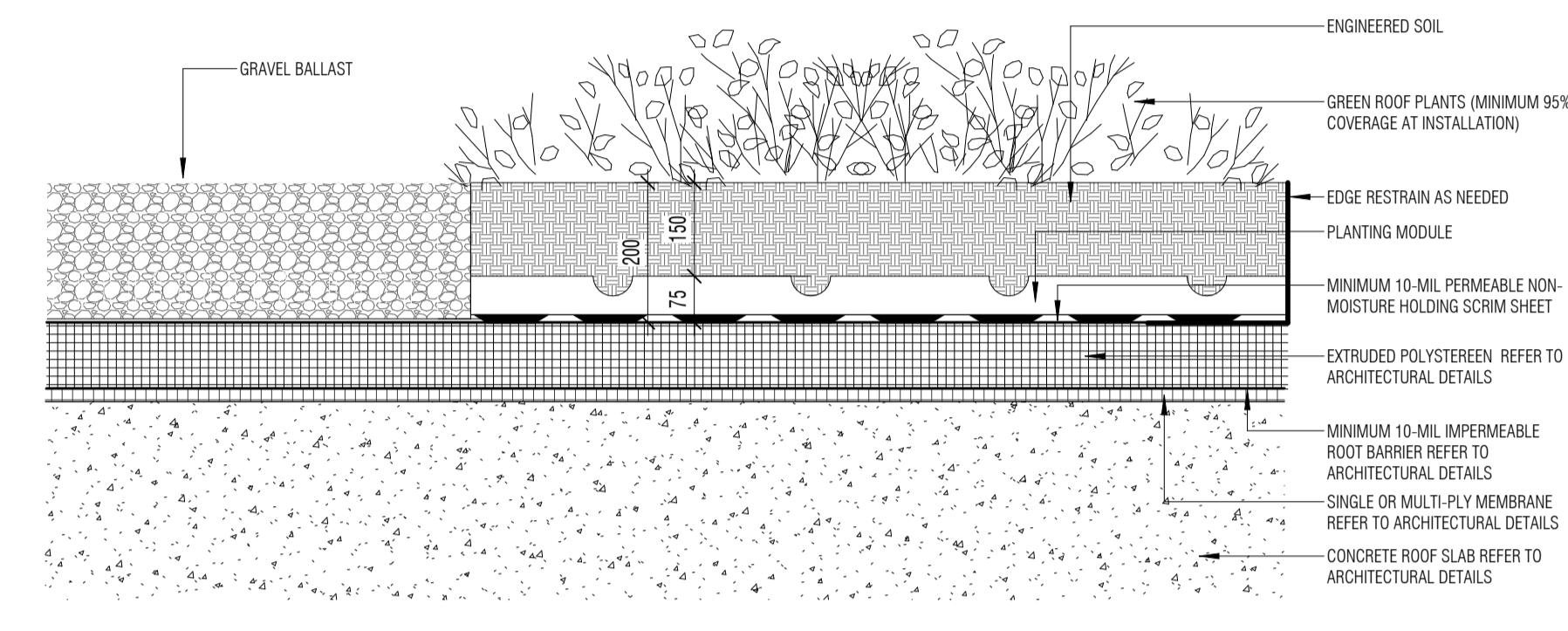
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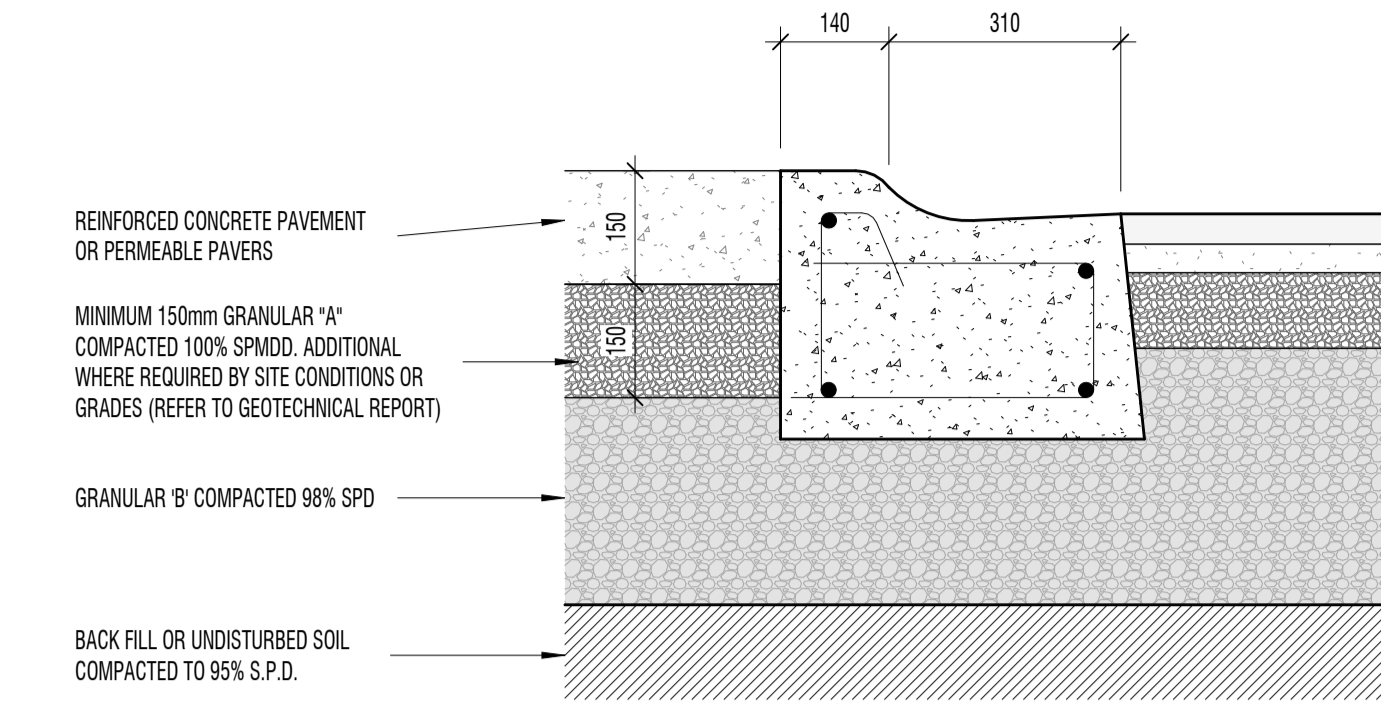
9 ROOFTOP RAISED PLANTER SECTION
L-302 1:10



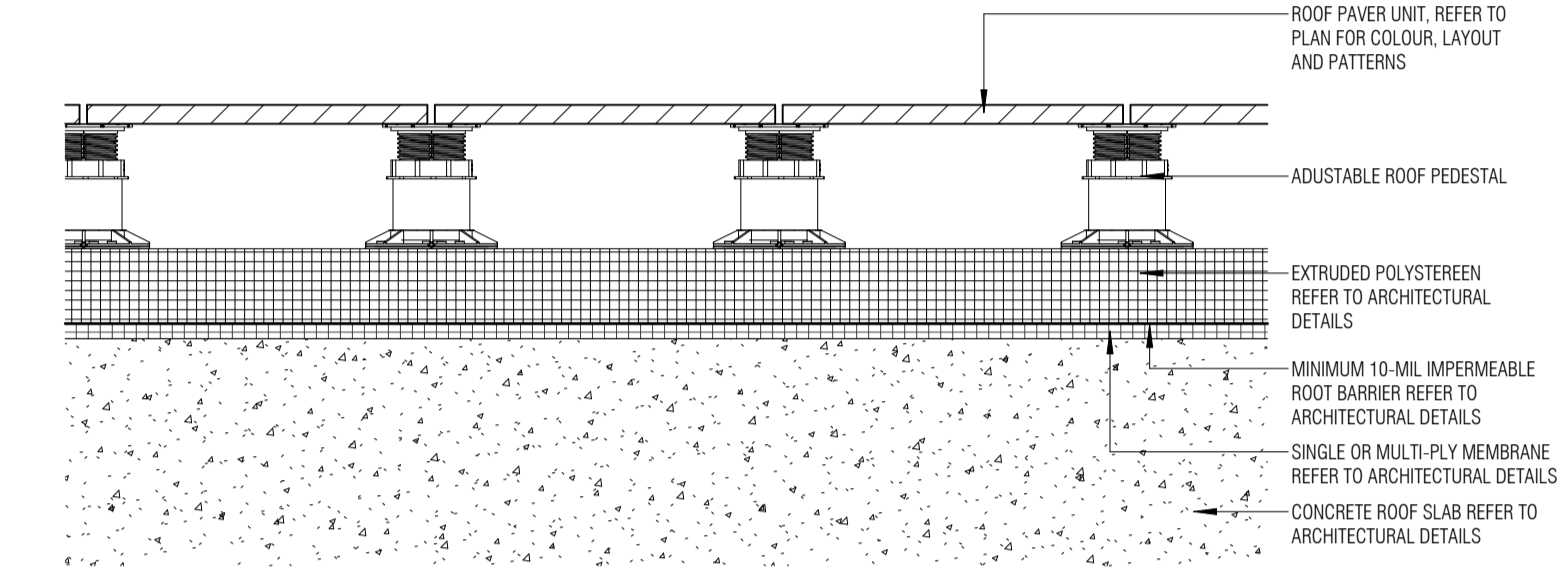
8 TRELLIS AND VINE PLANTING DETAIL
L-302 1:10



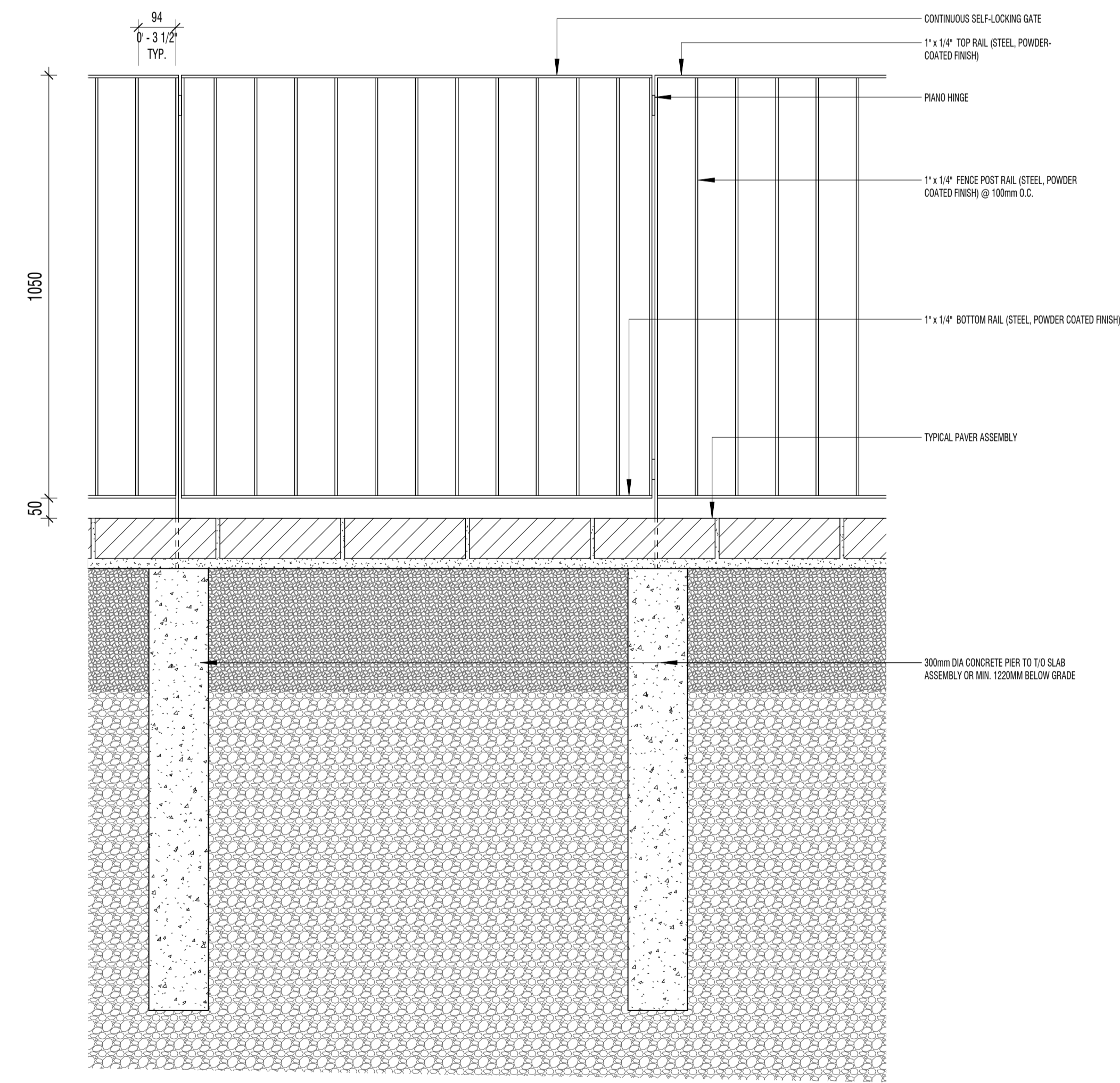
10 TYPICAL INTENSIVE GREEN ROOF DETAIL
L-302 1:10



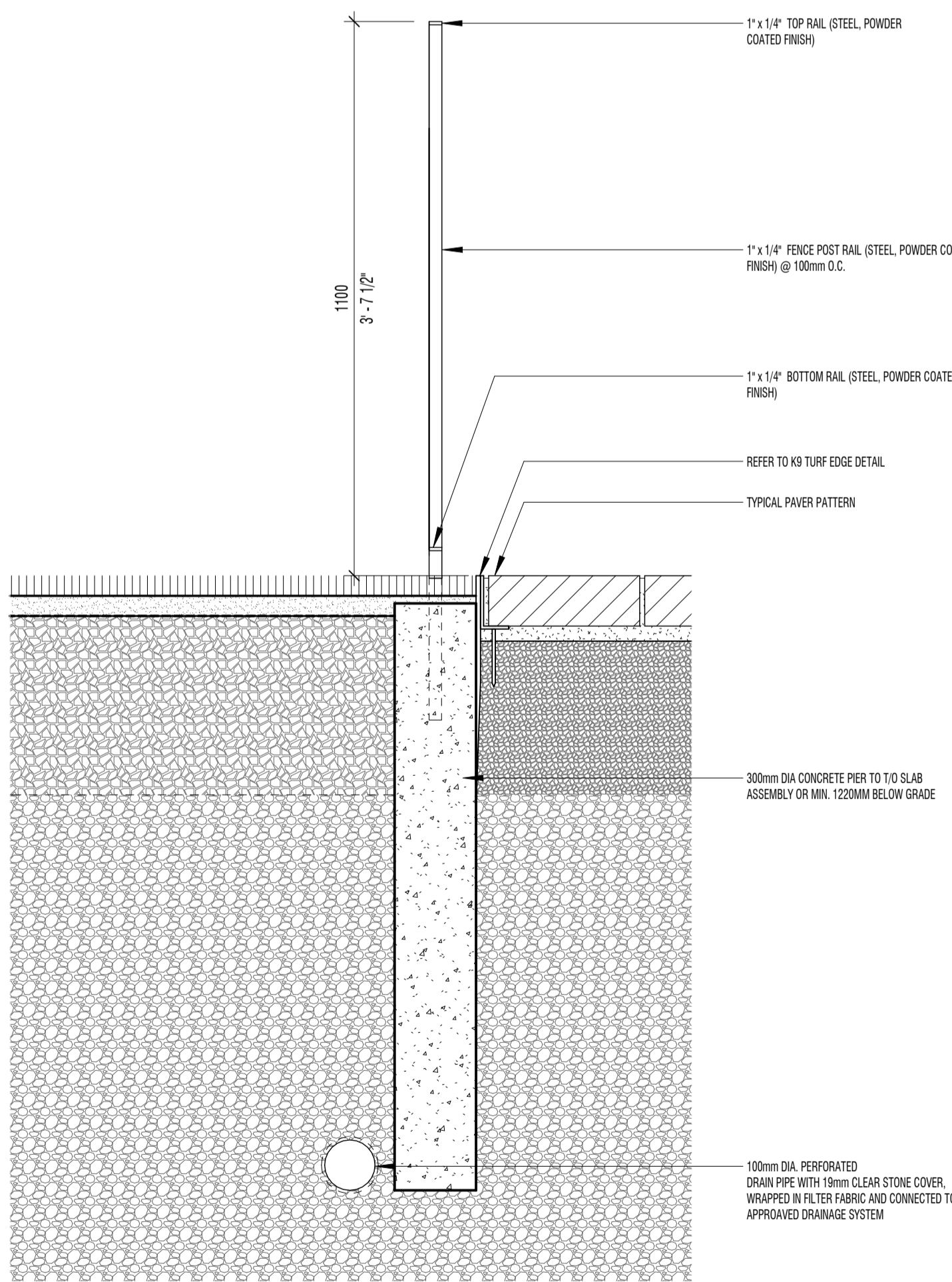
11 TYPICAL ROLLED CURB DETAIL
L-302 1:10



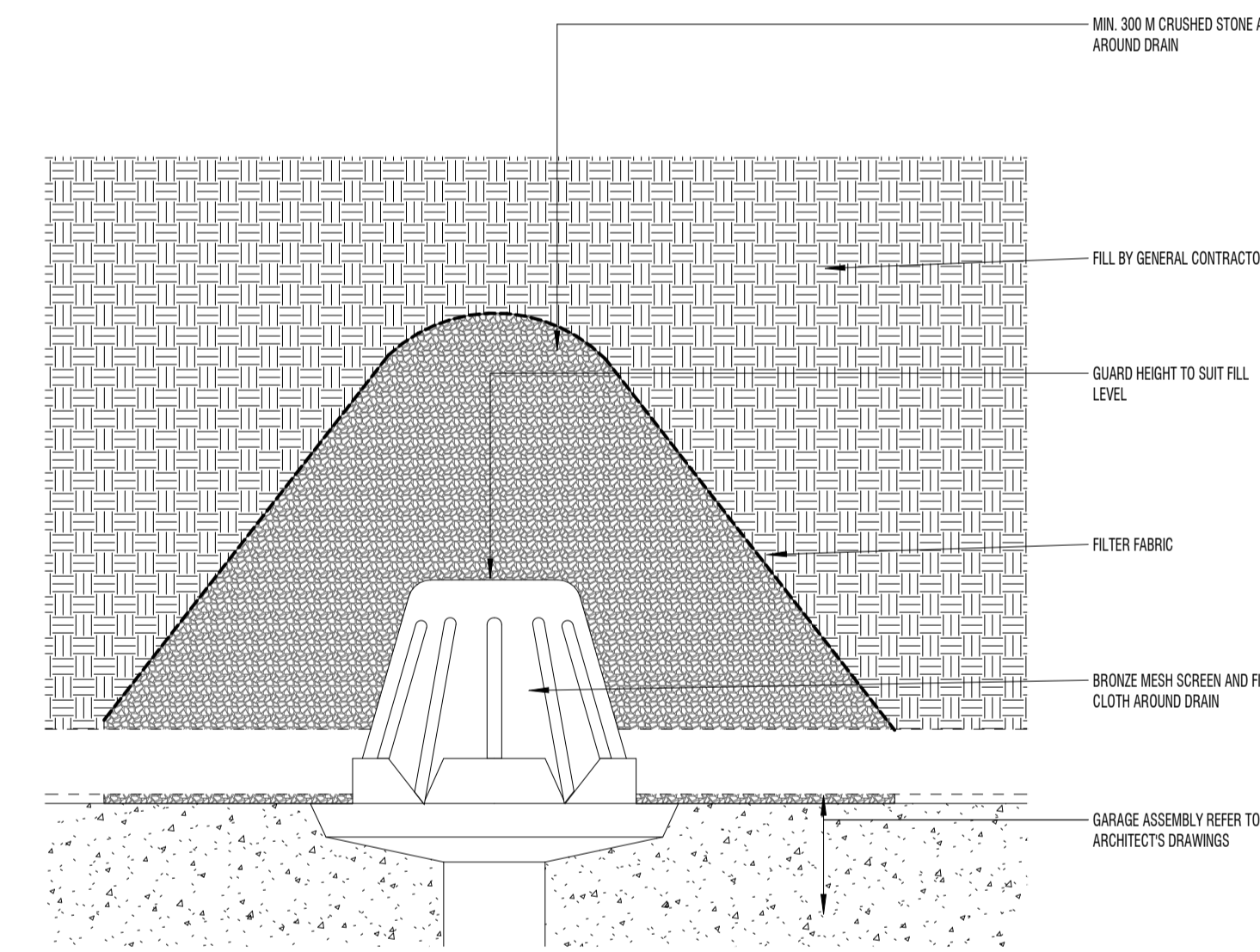
7 TYPICAL ROOF PAVING DETAIL
L-302 1:10



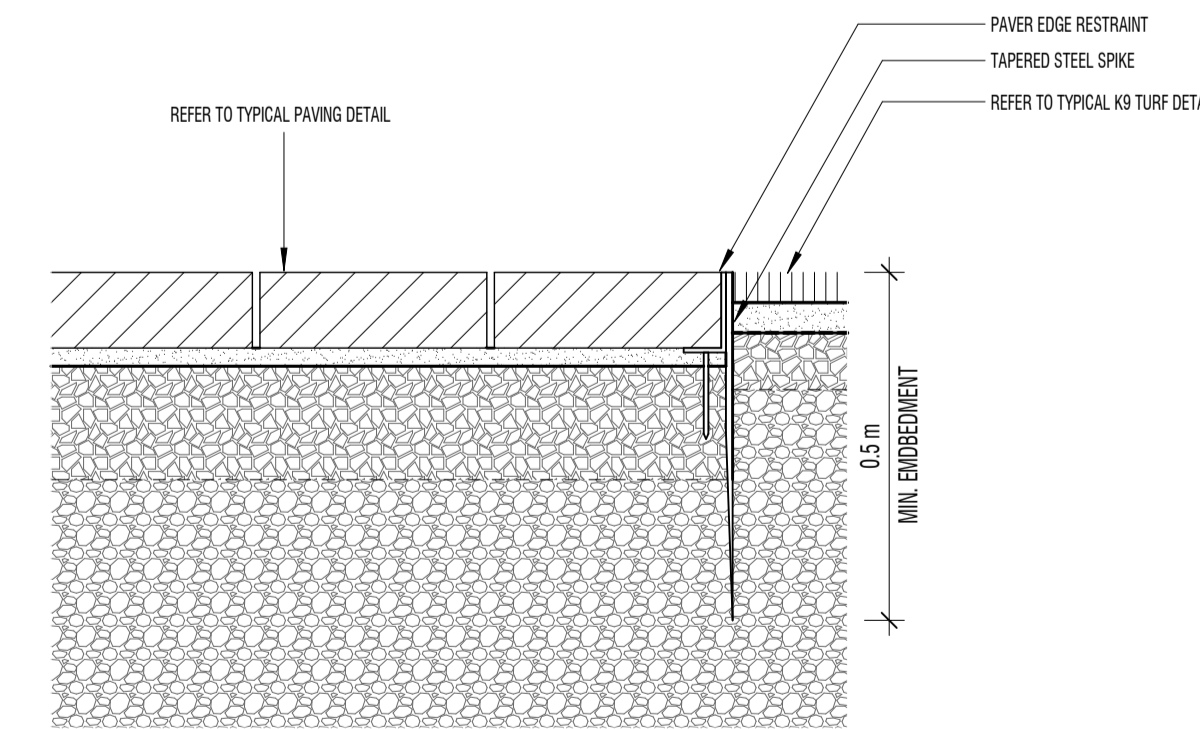
4 TYPICAL PICKET FENCE ELEVATION
L-302 1:10



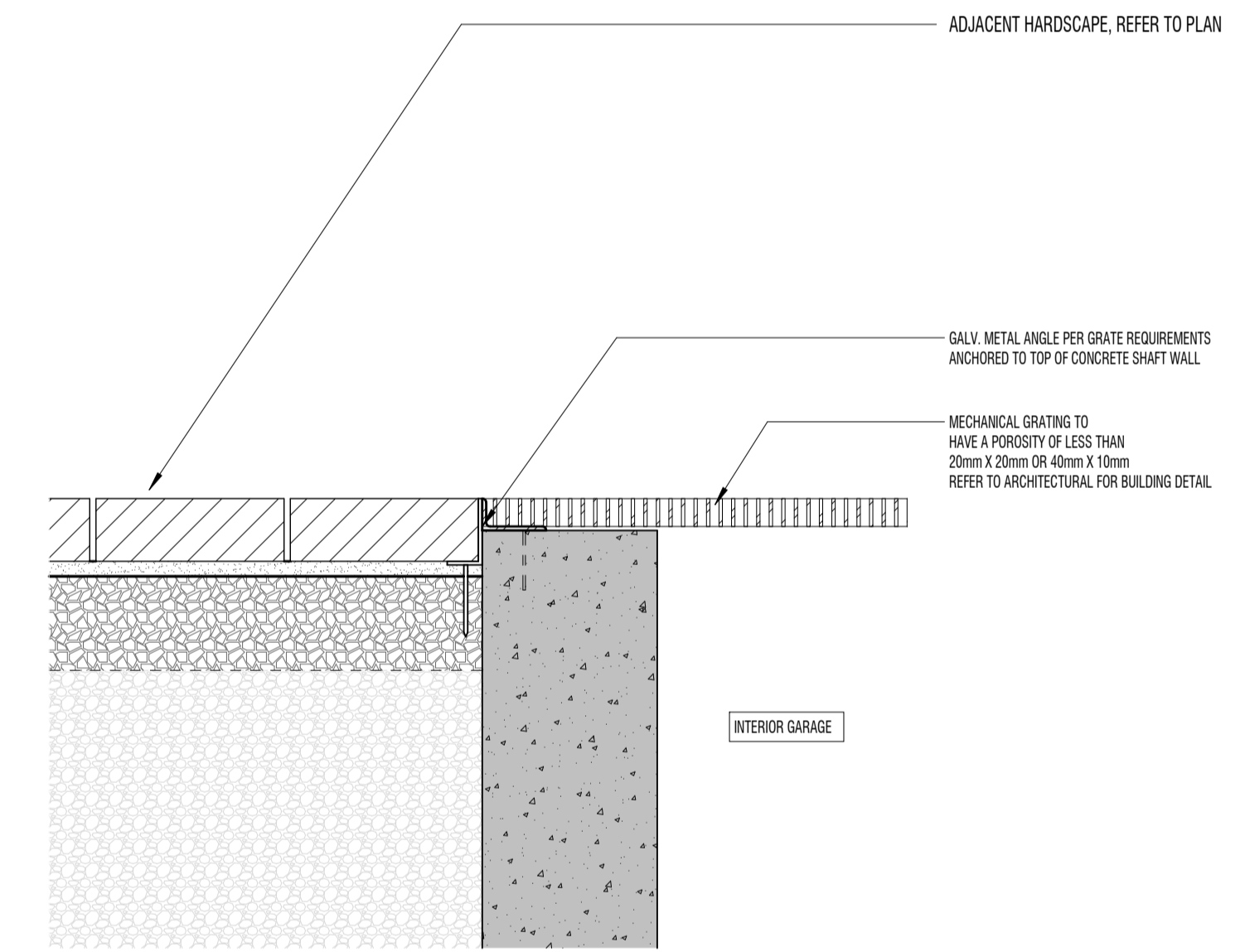
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L-302 1:10



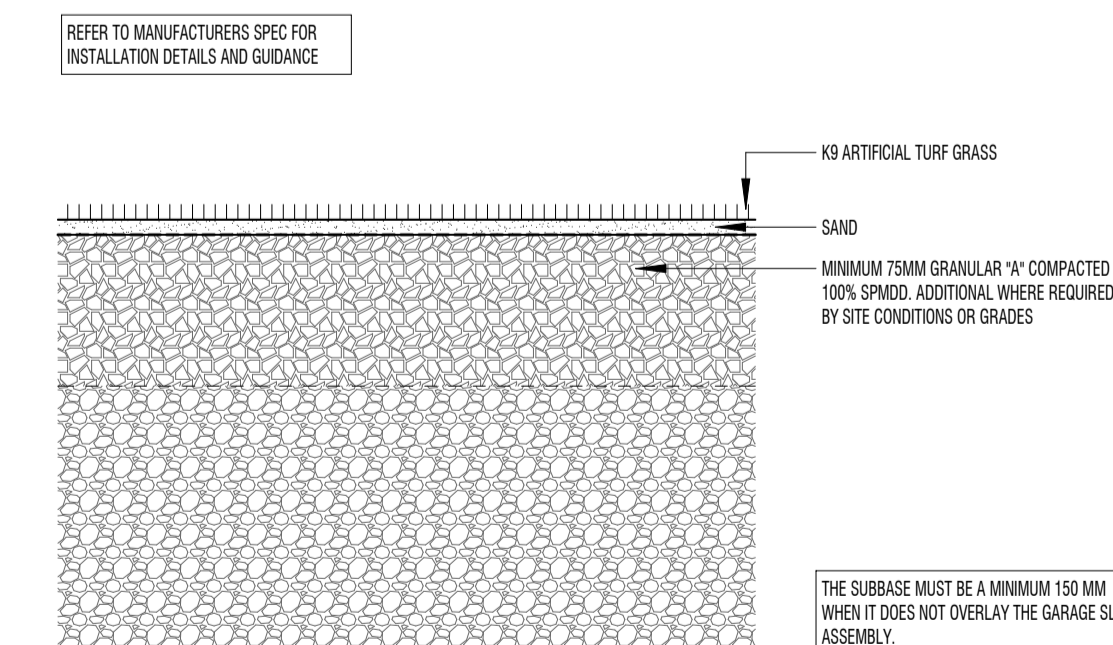
6 TYPICAL DRAIN AT PLANTER DETAIL
L-302 1:10



2 K9 TURF EDGE DETAIL
L-302 1:10



5 TYPICAL SHAFT DETAIL
L-302 1:10



1 TYPICAL K9 TURF DETAIL
L-302 1:20