

Proposed Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
AXA	5	Acer x freemanii 'Armstrong'	Armstrong Freeman Maple	70 mm		B.&B.	Yes	Yes	Full Form
GDI	3	Gymnocladus dioica	Kentucky Coffee Tree	70 mm		B.&B.	Yes	Yes	Full Form
GSS	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honey-Locust	70 mm		B.&B.	Yes	No	Full Form
QRB	4	Quercus rubra	Red Oak	70 mm		B.&B.	Yes	Yes	Full Form
TAM	1	Tilia Americana	Basswood Linden	70 mm		B.&B.	Yes	Yes	Full Form
SPECIMENS									
ACB	5	Amelancier canadensis 'Ballerina'	Ballerina Serviceberry	200 cm		B.&B.	Yes	Yes	Multi Stem
CEDARS									
TOB	38	Thuja occidentalis 'Brandon'	Brandon Cedar	180 cm		B.&B.	No	Yes	Full Form
DECIDUOUS SHRUBS									
CNS	44	Cornus sericea 'Farrow'	Artic Fire Dogwood	60 cm		C.G.	Yes	Yes	Full Form
HPB	22	Hydrangea paniculata 'Bomshell'	Dwarf Bomshell Hydrangea	60 cm		5 gal.	No	No	Full Form
SJL	39	Spiraea japonica 'Little Princess'	Dwarf Red Spiraea	60 cm		C.G.	Yes	Yes	Full Form
RHG	24	Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	60 cm		C.G.	Yes	Yes	Full Form

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
CONIFEROUS SHRUBS									
TCF	13	Taxus x media 'Fairview'	Fairview Yew		65 cm	C.G.	No	No	Full Form
PERENNIALS									
GER	56	Geranium 'Rozanne'	Hardy Cranesbill Geranium			2 Gal.	Yes	Yes	Full Form
HSD	51	Heimeracallis 'Stella D'oro'	Stella D'oro (Yellow) Daylilies			2 Gal.	Yes	No	Full Form
PAT	10	Perovskia atriplicifolia	Russian Sage			2 Gal.	Yes	No	Full Form (PPOY Winner)
RUH	24	Rudbeckia hirta	Native Black Eyed Susan			2 Gal.	Yes	Yes	Full Form
GRASSES									
PVN	25	Panicum virgatum 'Northwind'	Northwind Switch Grass			2 Gal.	Yes	Yes	Full Form
ALL QUANTITIES IN THE LIST OF PLANT MATERIALS ARE TO BE CHECKED BY THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT. THE QUANTITIES INDICATED ON THE DRAWINGS SUPERCEDE THE TOTAL QUANTITIES									
TOTAL PLANTS = 366 DROUGHT TOLERANT = 293 (80%) NATIVE PLANTS = 268 (73%) SEE L3-01 FOR QUANTITY AND PERCENTAGE BREAKDOWNS									



Key Map

msla
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NIGHT
IMPORT & EXPORT
STARNIGHT IMPORTS & EXPORT
358 Inneside Cres,
Scarborough, ON M1X 1G5

Municipality: **Ajax**
By the Lake

Watering Note:

- The Contractor is responsible for the installation of the trees and shall be responsible to ensure that adequate water is provided to all trees from the point of installation until the date of acceptance. Following the date of acceptance, the owner, or owner's agent, is responsible for ensuring water requirements are being met.
- The contractor (or owner's agent) shall adjust the automatic irrigation system, if available, and shall apply additional water, using hoses, or gator bags, as required.
- During the initial establishment period, and particularly immediately after installation do not rely on the irrigation system to water the plants. Plants will uptake water only within the root ball and a short distance outside the ball. It is possible to over water the soil while under watering the root ball with the irrigation system. Hand water root balls of all trees and the soil immediately around the root ball to ensure that the root balls have adequate moisture. Test the moisture content in each root ball to determine the water content. Maintain root ball moisture and soil beyond the root ball moisture between 10 and 20% as measured using a General Digital Moisture Meter. Do not over water the soil around the plants.

Legend

Existing Deciduous Tree Canopy
Tree Protection Zone (TPZ)
Property Line
Existing Chain Link Fence
Prop. 1.5m HT Chain Link Fence
Tree Protection Fencing
Prop. Concrete Paving Typ.
Prop. Unit Paving Type 1
Prop. Sodded Area Typ.
Prop. Native Seed Mix Typ.

Proposed Deciduous Tree
Specimen Multistem Deciduous Shrubs
Proposed Shrub/Perennial
Detail Reference Key
Plant Material Reference Key
Seed Mix Reference Key
Proposed Light Standard (by others)
Bike Rings

Native Seed Mix Information
(TERRASEED application or approved equal)

Application Rates:

- The specified seed mix(es) should be applied at a rate of 22-25 kg/ha or at a rate of 125 g/45 m² for smaller areas.

Cover Crop:

ANNUAL RYE NURSE CROP
(OSC 7115 or approved equal)

- A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.
- The cover crop should be applied at a maximum rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.
- Mix annual rye with the proposed native seed mixes to provide quick germination and help reduce weed seed germination, stop soil from blowing away and reduce erosion damage from run-off. NOTE: do not over apply annual rye when using it as a nurse crop.

Terraseed Depth:

- A depth of 25mm of terraseeding should be applied across the entire area shown to be seeded. This depth is recommended to ensure that seeds are not too deep to germinate properly.

Installations Notes:

- Ideally, sowing should take place in the fall, between Oct 15th to late November. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring. Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

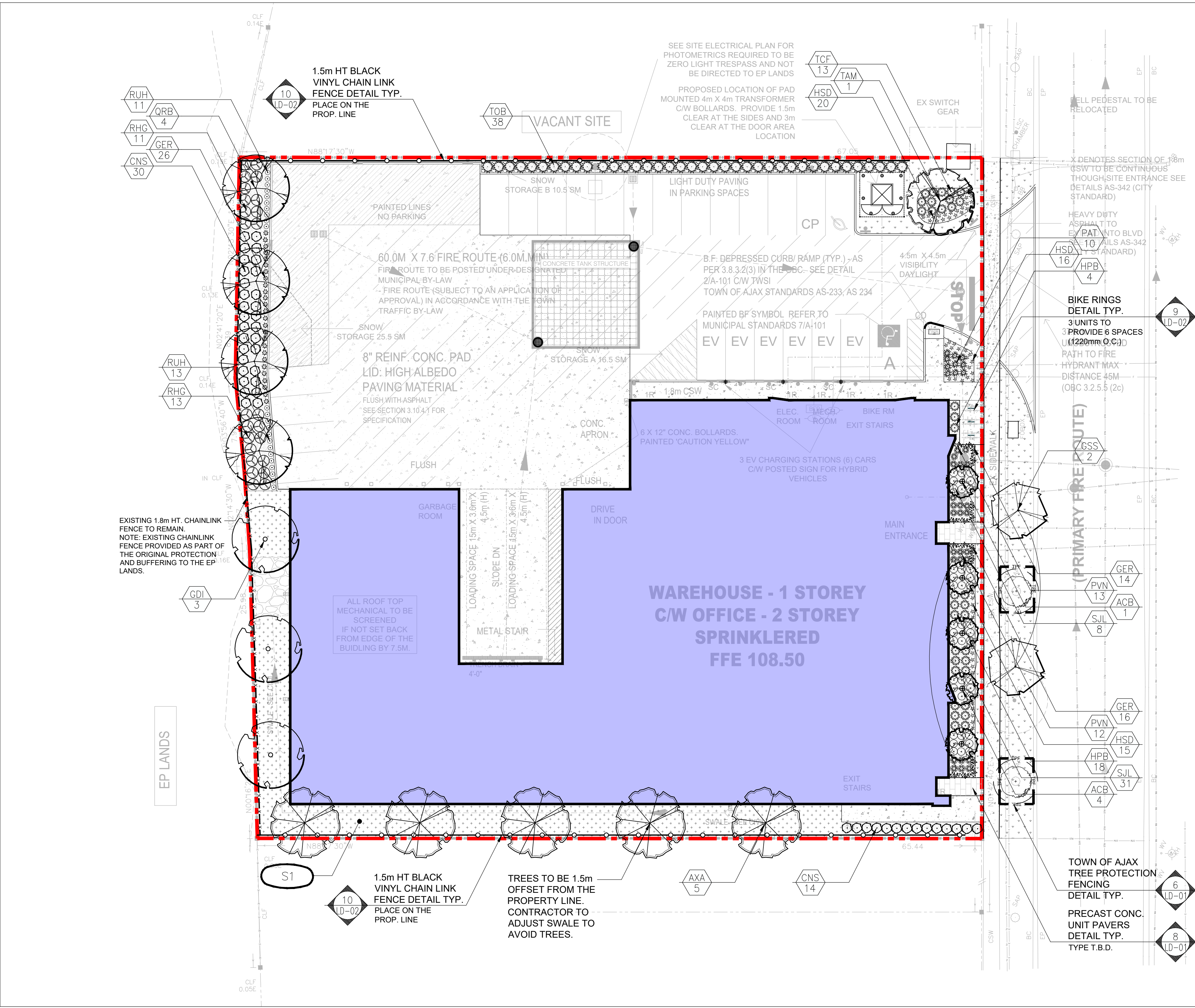
General Notes:

- In general, a minimum of 30 cm of topsoil should be applied to disturbed areas prior to terraseeding applications.
- All disturbed areas should be seeded as soon as possible following the completion of works. Erosion controls must remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).
- Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.
- Survey site for invasive species & remove. Clean away surface debris. This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention.
- Make sure the soil and seed are in close contact by gently tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.

CVC 7 - Upland Native Meadow Mix*

S1	Common Name	Scientific Name	Percent of Mix
	Black Eyed Susan	Rudbeckia hirta	10%
	Heart Leaved Aster	Aster cordifolius	1%
	Canada Anemone	Anemone canadensis	1%
	Canada Goldenrod	Solidago canadensis	2%
	Common Milkweed	Asclepias syriaca	2%
	Evening Primrose	Oenothera biennis	25%
	Grass Leaved Goldenrod	Euthamia graminifolia	1%
	Meadow Sedge	Carex granularis	15%
	New England Aster	Aster novae-angliae	1%
	Riverbank Wild Rye	Elymus riparius	40%
	Virgins Bower	Clematis virginiana	1%
	Wild Bergamot	Monarda fistulosa	1%

*Note: Developed by OSC (Ontario Seed Company)
**Mixture conforms to the TRCA Native Seed Mix Guidelines



06	Issued for Submission	06/11/25
05	Re-Issued for Submission	01/06/25
04	Rev. per Town Comments	12/20/24
03	Re-Issued for Submission	05/29/24
02	Issued for Submission	04/22/24
01	Issued for Coordination	03/25/24

No. Revision Date

North:

Stamp:

Project: **Proposed Landscape and Site Upgrades**
45 Blowers Cres
Ajax, Ontario

Scale: **1:200** Date: **Mar 2024**

Drawn By: **J.B.** Checked By: **L.M.**

Drawing Title: **Landscape Plan**

Project No. **24113** Sheet No. **L2-01**

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Soil Area	Soil Area (m ²)	Soil Depth (m)*	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)
A	125	1.0	125	2	62.5
B	330	1.1	363	12	30
C	41	1.0	41	1	41
	496		529	15	

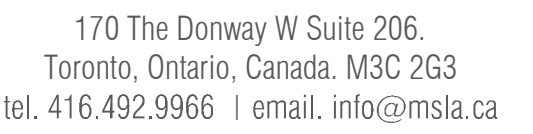
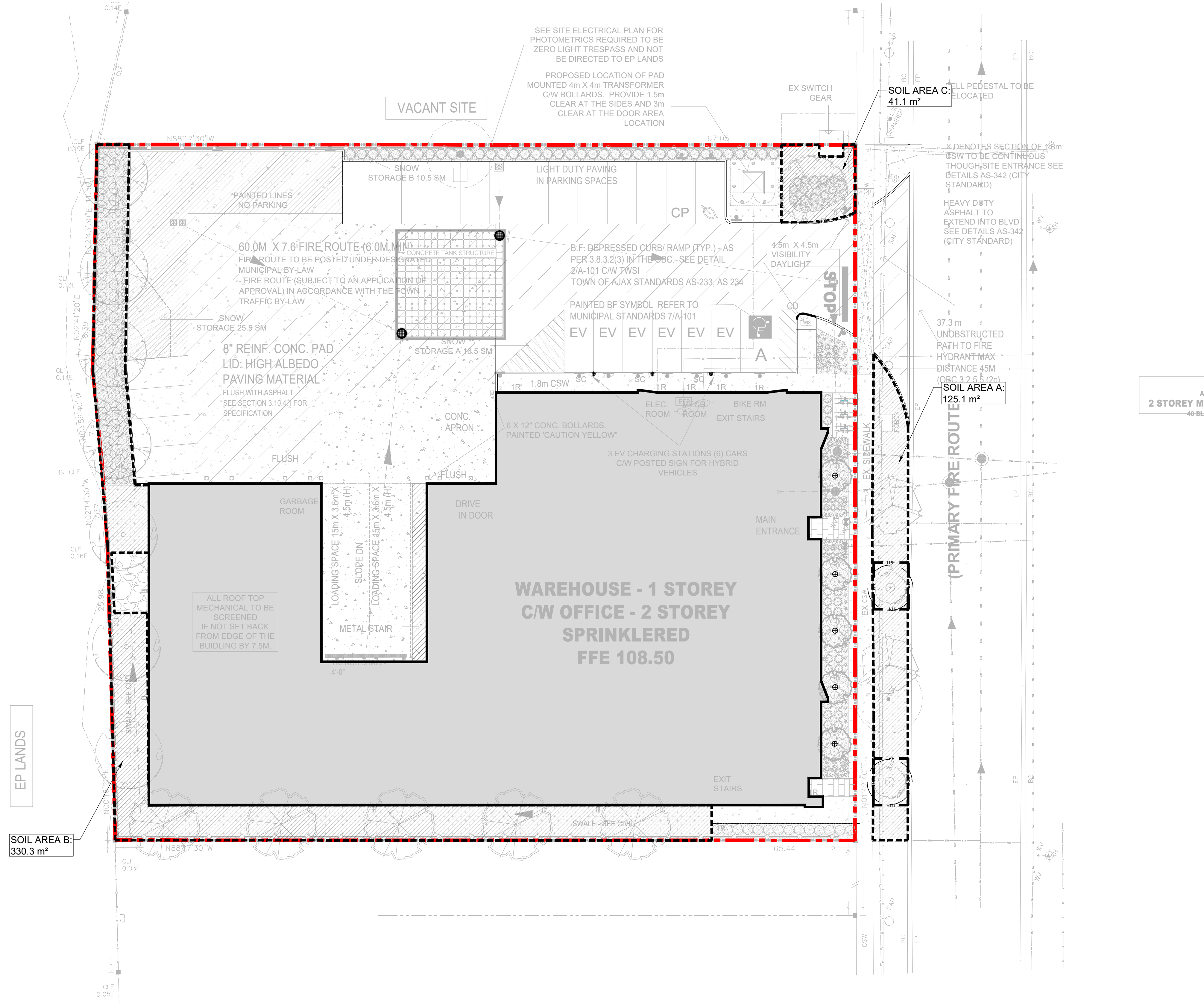
Total Landscape Area	= 555 m ²
Drought Tolerant Plants	= 200 m ²
Drought Tolerant Seed Mix	= 240 m ²
Total Drought Tolerant Area	= 440.0 m ²
Total Drought Tolerant %	= 79 %

Total Landscape Area	= 555 m ²
Native Species Plants	= 182.5 m ²
Native Seed Mix	= 240 m ²
Total Native Species Area	= 422.5 m ²
Total Native Species %	= 76 %

"Planting beds must have topsoil layer with an organic matter content of 10 to 15% by dry weight and a pH of 6.0 to 8.0. The topsoil layer should have a minimum depth of 60cm. The subsoil should have a total uncompacted soil depth of 90 cm."

The diagram illustrates the proposed deciduous tree canopy and its relationship to the existing canopy, tree protection zone (TPZ), and property line. It includes a legend with the following symbols:

- Proposed Deciduous Tree:** Represented by a solid black outline of a tree canopy.
- Existing Deciduous Tree Canopy:** Represented by a dashed black outline of a tree canopy.
- Tree Protection Zone (TPZ):** Represented by a solid black circle.
- Property Line:** Represented by a solid black line.
- Tree Protection Fencing:** Represented by a dashed black line.
- Soil Volume Area:** Represented by a hatched rectangular area.



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CONSULTANTS (Pvt.)
Austrian Engineering & Management Consultants



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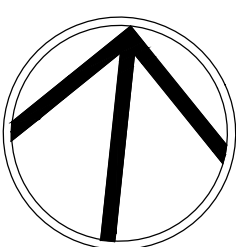


TARNIGHT IMPORTS & EXPORT
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**Proposed Landscape and
Site Upgrades**
45 Blowers Cres
Ajax, Ontario

Scale: **1:200** Date: **Mar 2024**

Drawn By: **J.B.** Checked By: **L.M.**

Drawing Title:

Soil Volume Plan

Project No.	Sheet No.
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24113 L3-01

Development Consultant:

Architect:



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Municipality:



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LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TIPS OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 3:1 (3:1).

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING OF THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE.

SOD

USE NO. 1 GRADE TURFGRASS NURSERY SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 100mm (4") OF COMPACTED TOPSOIL, AND SHALL BE SODDED WITH #1 KENTUCKY BLUEGRASS - FESCUE. NO SOD SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED.

MINERAL FERTILIZER

APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER REQUIREMENTS:

1. SODDED AREAS - 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M² (10 LBS OVER 1000 SQ. FT.).

2. PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSHEL OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS, MIN 450mm (18") BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND, LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZER AS SPECIFIED ABOVE. ALSO ADD 58 KILOS BONE MEAL PER CUBIC METER OF PLANTING SOIL (1 LB./CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

TOWN OF AJAX SOIL REUSE NOTE

IF REUSING TOPSOIL: PLANTING BEDS MUST HAVE TOPSOIL LAYER WITH AN ORGANIC MATTER CONTENT OF 10 TO 15% BY DRY WEIGHT AND A PH OF 6.0 TO 8.0. THE TOPSOIL LAYER SHOULD HAVE A MINIMUM DEPTH OF 60CM. THE SUBSOIL SHOULD HAVE A TOTAL UNCOMPACTED SOIL DEPTH OF 90 CM.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, S&B OR B&B, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

LANDSCAPE SPECIFICATIONS

SCALE: N.T.S. DATE:

1
LD-01

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 100mm (4") FOR GUYING AND STAKING TREES. REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

* MULCH - SHREDDED PINE MULCH BY "ORO BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "36000" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL, TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDAUNTED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

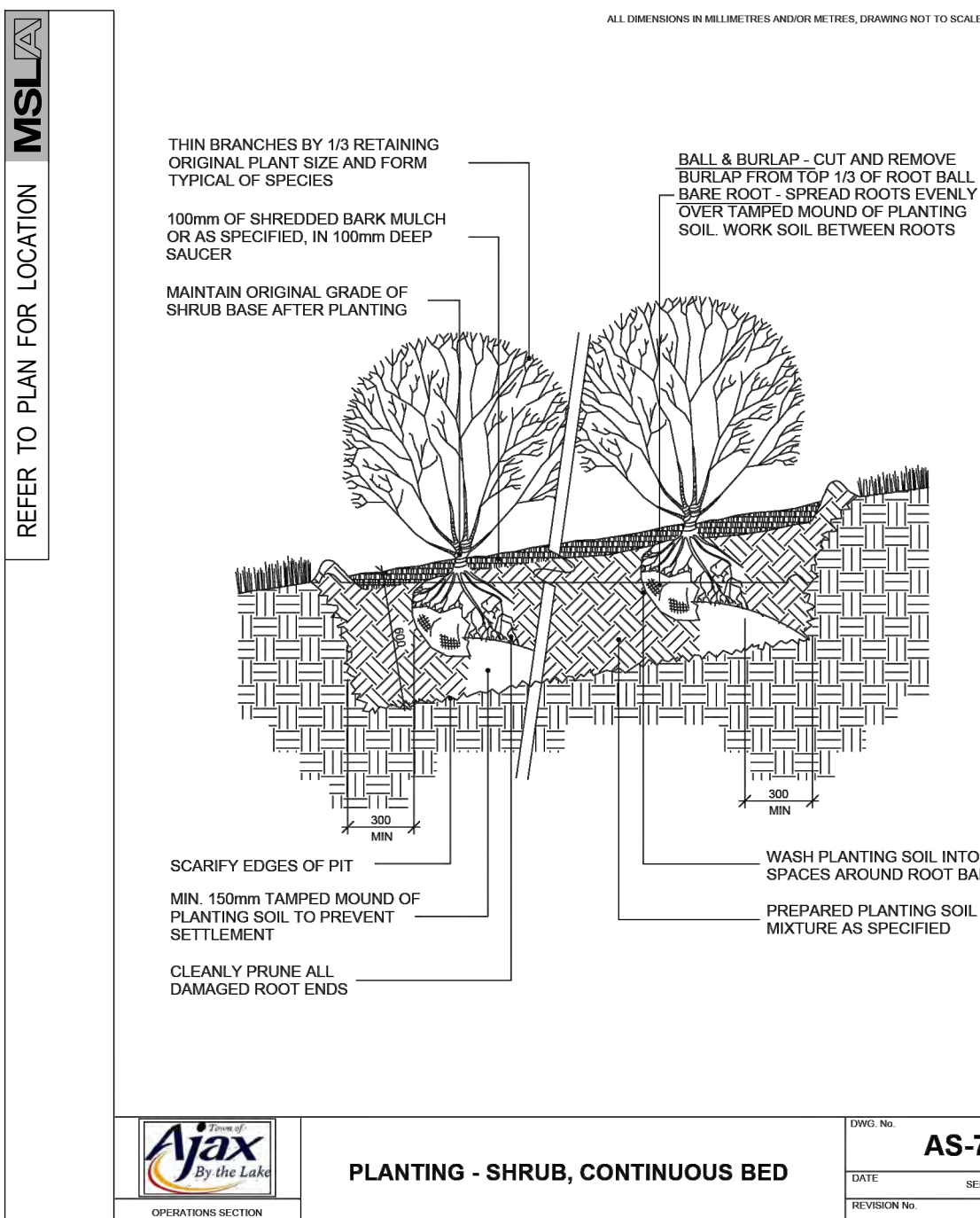
GUARANTEE PERIOD

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEFENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

PLANT MATERIAL INSTALLATION

SCALE: N.T.S. DATE:

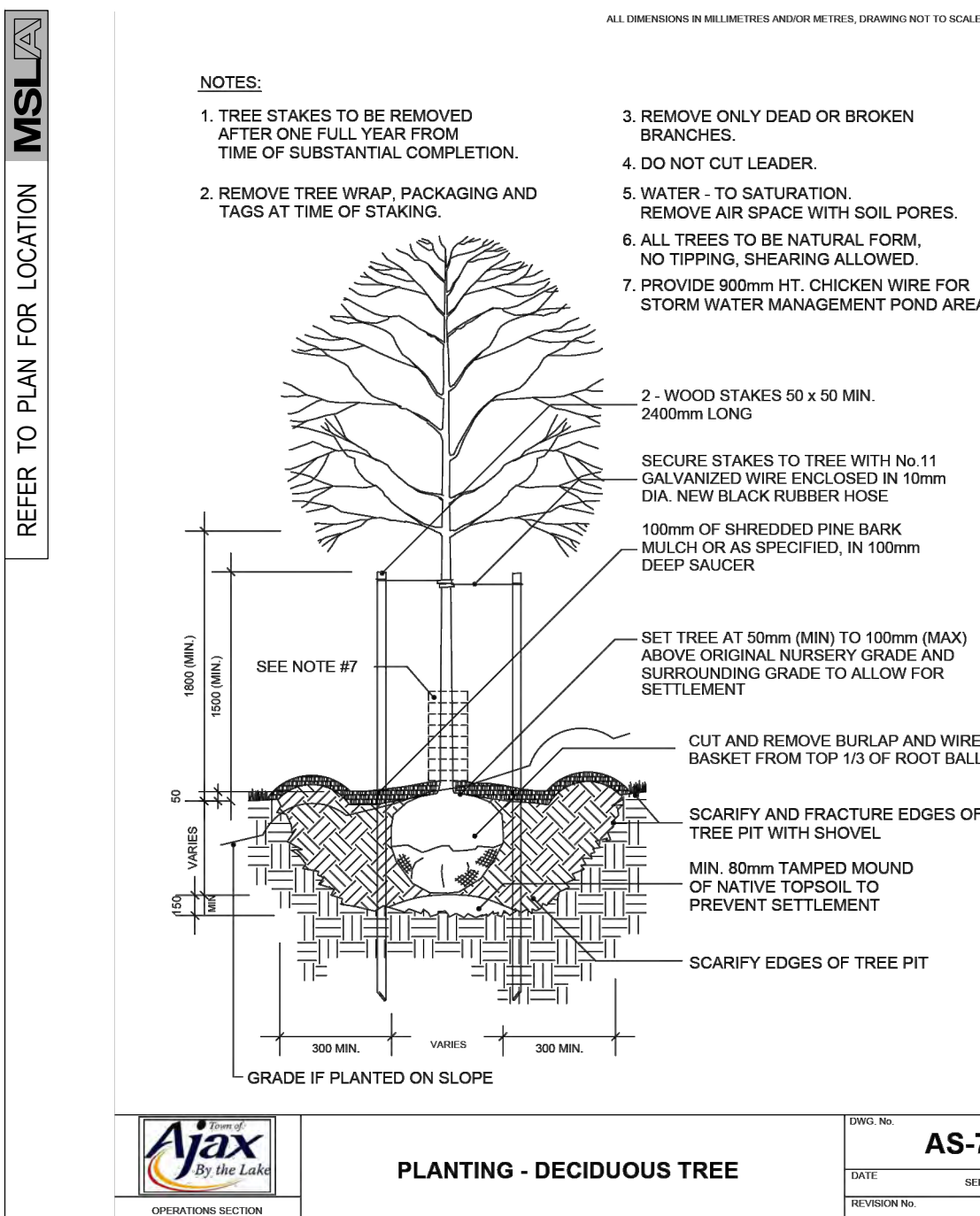
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STANDARD SHRUB PLANTING DETAIL

SCALE: N.T.S. DATE:

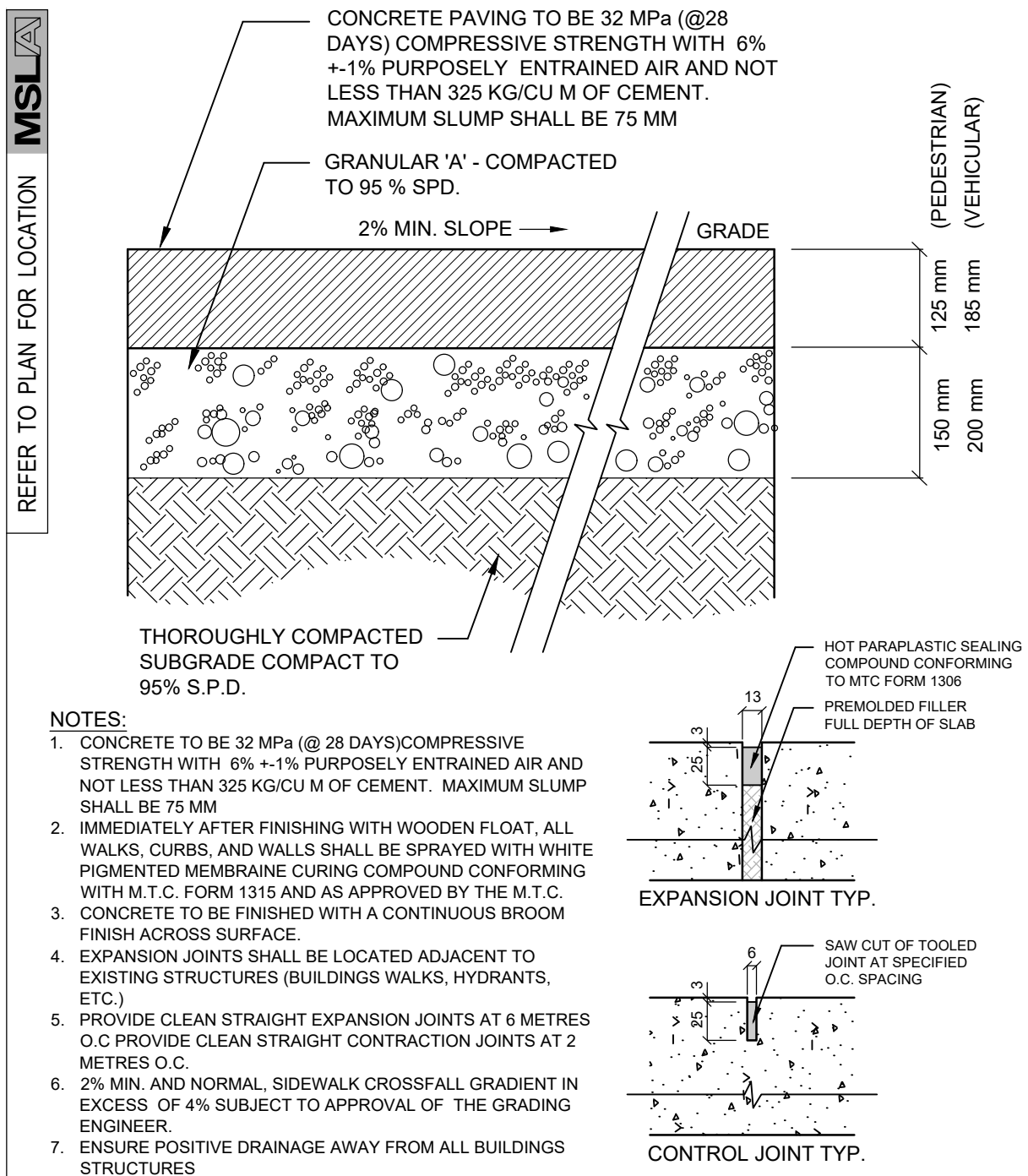
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STANDARD DECIDUOUS TREE DETAIL

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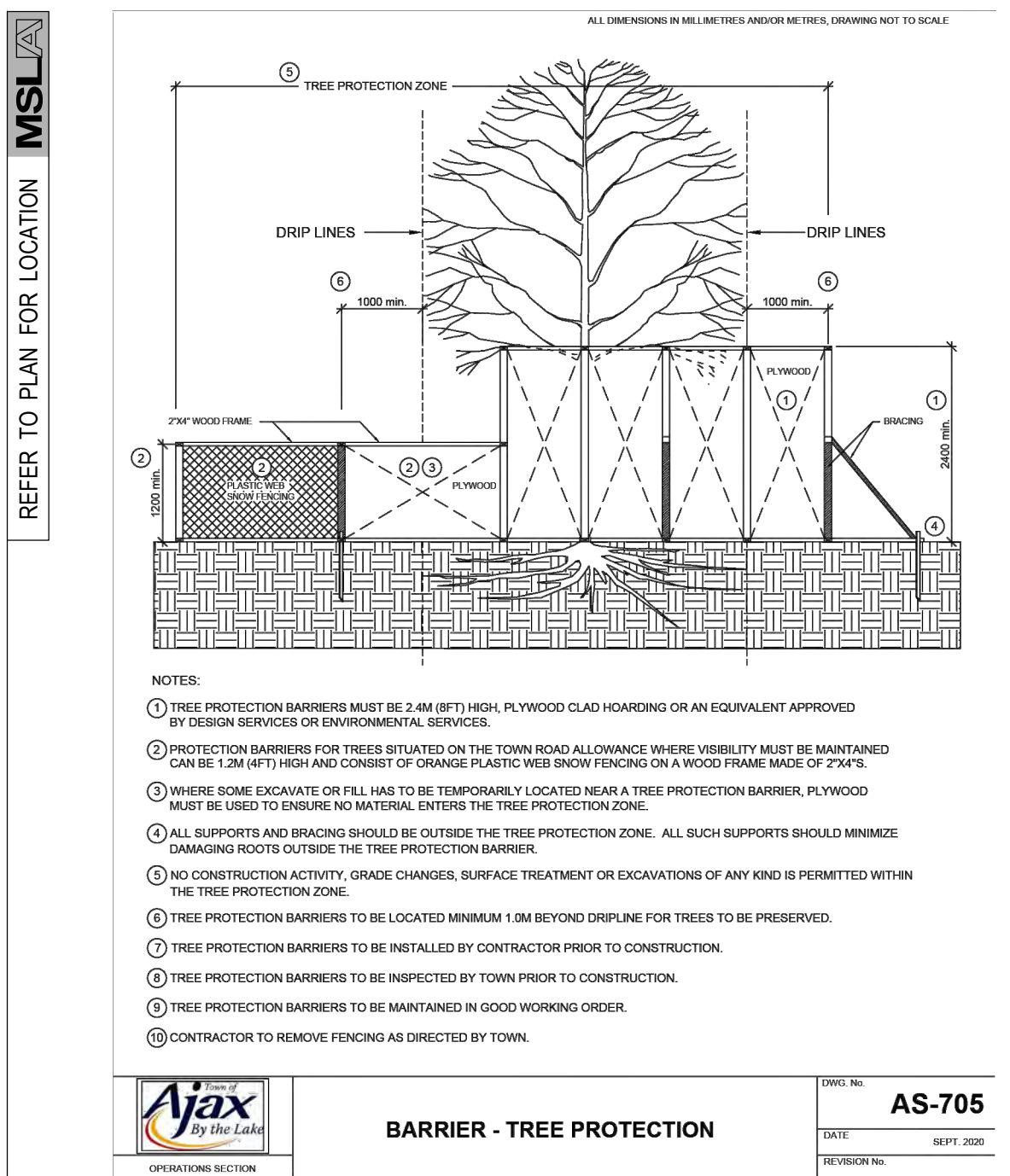
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PEDESTRIAN CONCRETE PAVING DETAIL TYP.

SCALE: N.T.S. DATE:

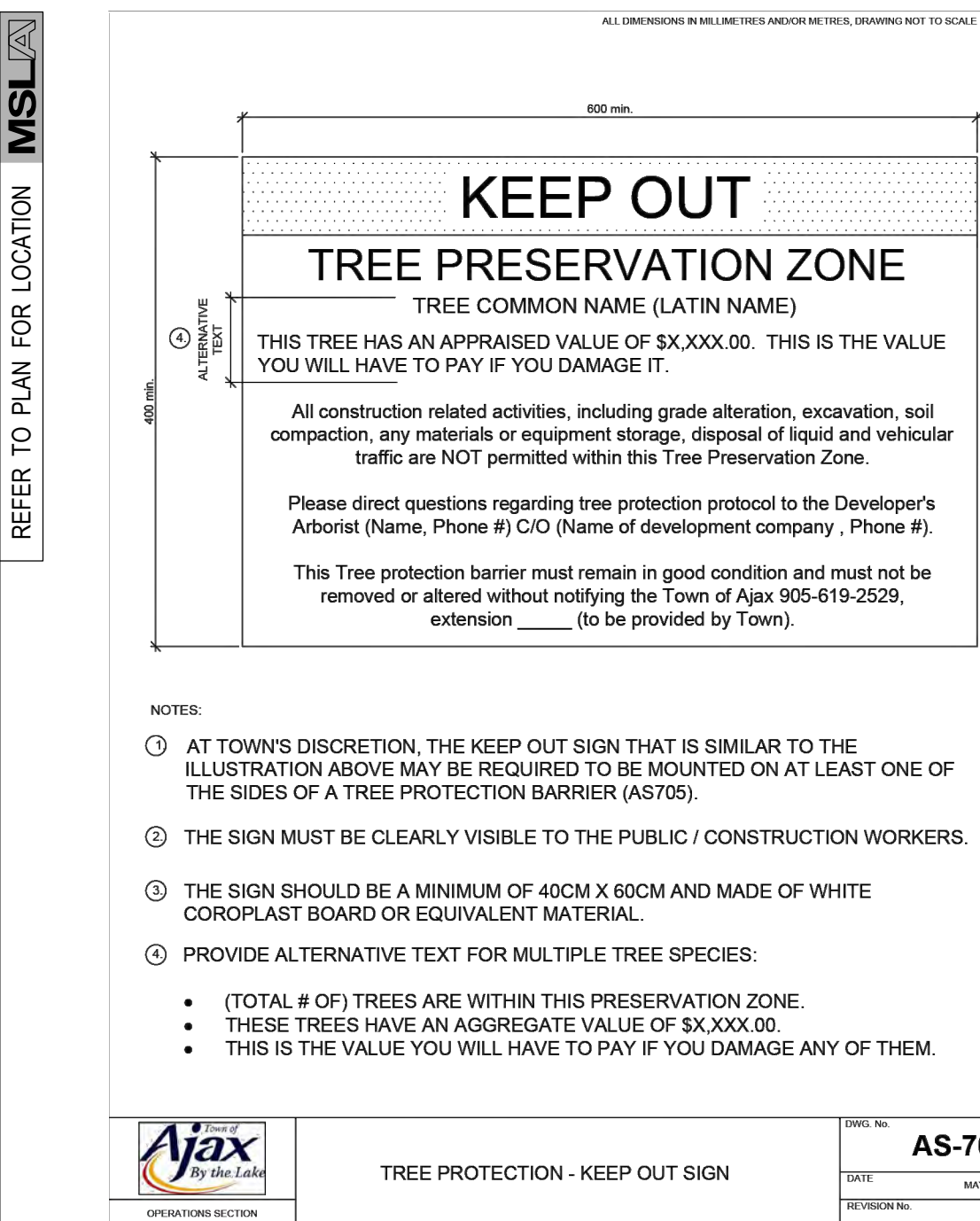
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STANDARD TREE PROTECTION FENCING DETAIL

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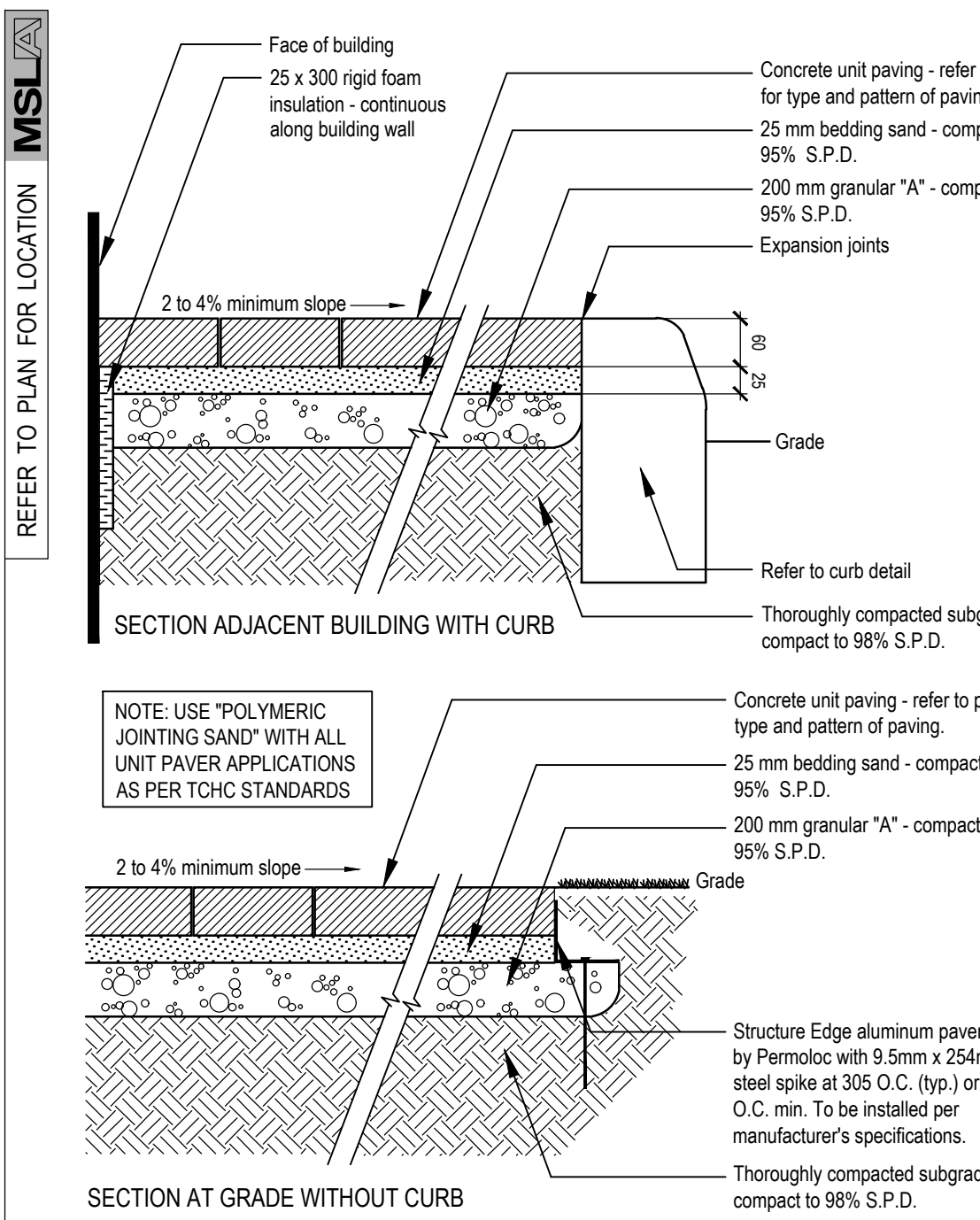
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LD-01



TREE PROTECTION KEEP OUT SIGN

SCALE: N.T.S. DATE:

7
LD-01



PEDESTRIAN PRECAST CONC. PAVER DETAIL

SCALE: N.T.S. WITH ALUMINUM EDGE RESTRAINT

8
LD-01

Project:

Proposed Landscape and Site Upgrades
45 Blowers Cres
Ajax, Ontario

Scale: **As Shown** Date: **Mar 2024**

Drawn By: **J.B.** Checked By: **L.M.**

Drawing Title:

Landscape Details

Project No.

24113

Sheet No.

LD-01

