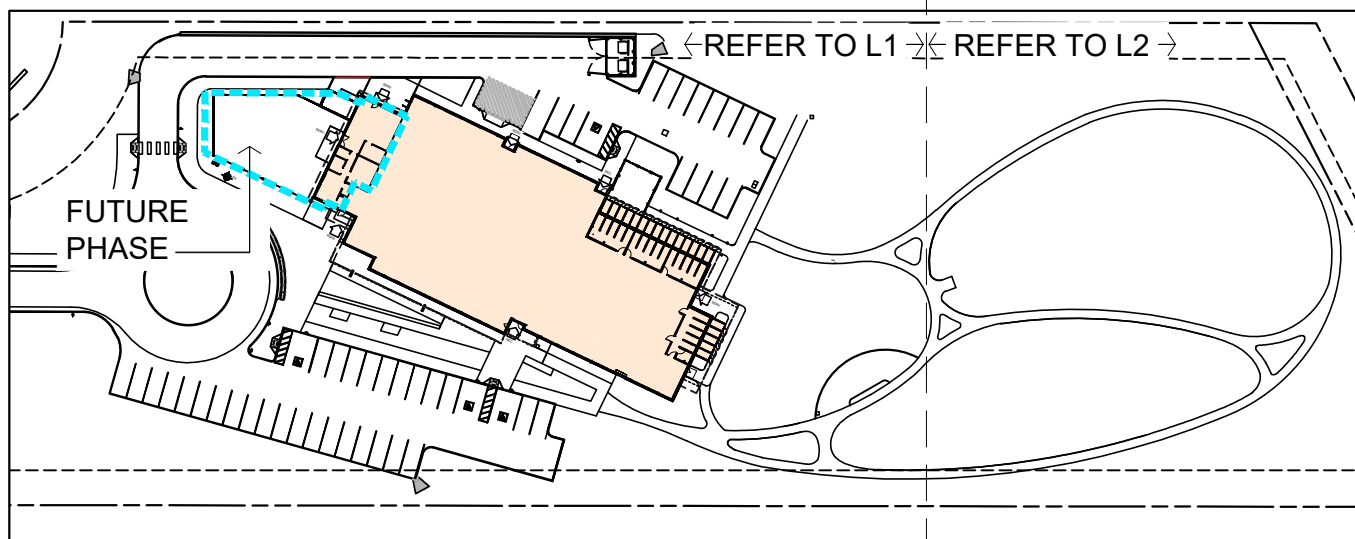


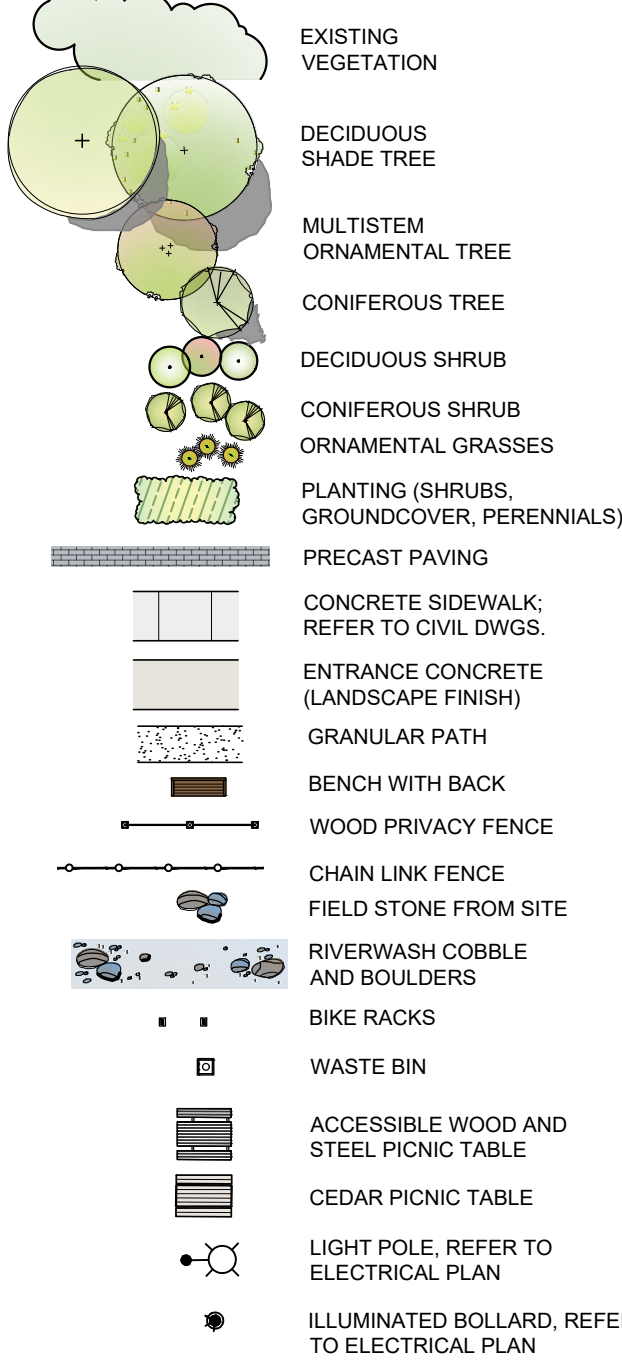
- NOTE:
1. REFER TO L2 FOR PLANT LIST AND CANOPY CALCULATIONS
 2. REFER TO CIVIL ENG. DWGS. FOR ALL GRADING, SERVICES, CURBS, & GENERAL PAVING
 3. ACCESSIBILITY SIGNAGE, TACTILE WARNING STRIPS AND LIGHTING BY OTHERS.
 4. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.
 5. REFER TO TREE INVENTORY & PRESERVATION PLAN FOR TREE REMOVALS AND TREE PROTECTION DETAIL.

PHASING KEY PLAN



Note:
This drawing is the property of the Landscape Architect and may not be reproduced or used without the expressed consent of the Landscape Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Landscape Architect and obtain clarification prior to commencing work.

LEGEND



7.	RE-ISSUED FOR SPA	17 DEC 2024
6.	RE-ISSUED FOR SPA	27 SEPT 2024
5.	RE-ISSUED FOR SPA	28 MAY 2024
4.	ISSUED FOR SPA	18 DEC 2023
3.	ISSUED FOR SPA	09 JUNE 2023
2.	FOR REVIEW	05 MAY 2023
1.	FOR REVIEW	17 APRIL 2023
No.	Issued / Revision	Date



Georgian Triangle
Humane Society
Animal Care Centre

Collingwood, Ontario

Sheet Title
LANDSCAPE PLAN

Scale
1:250

Date
November 2022

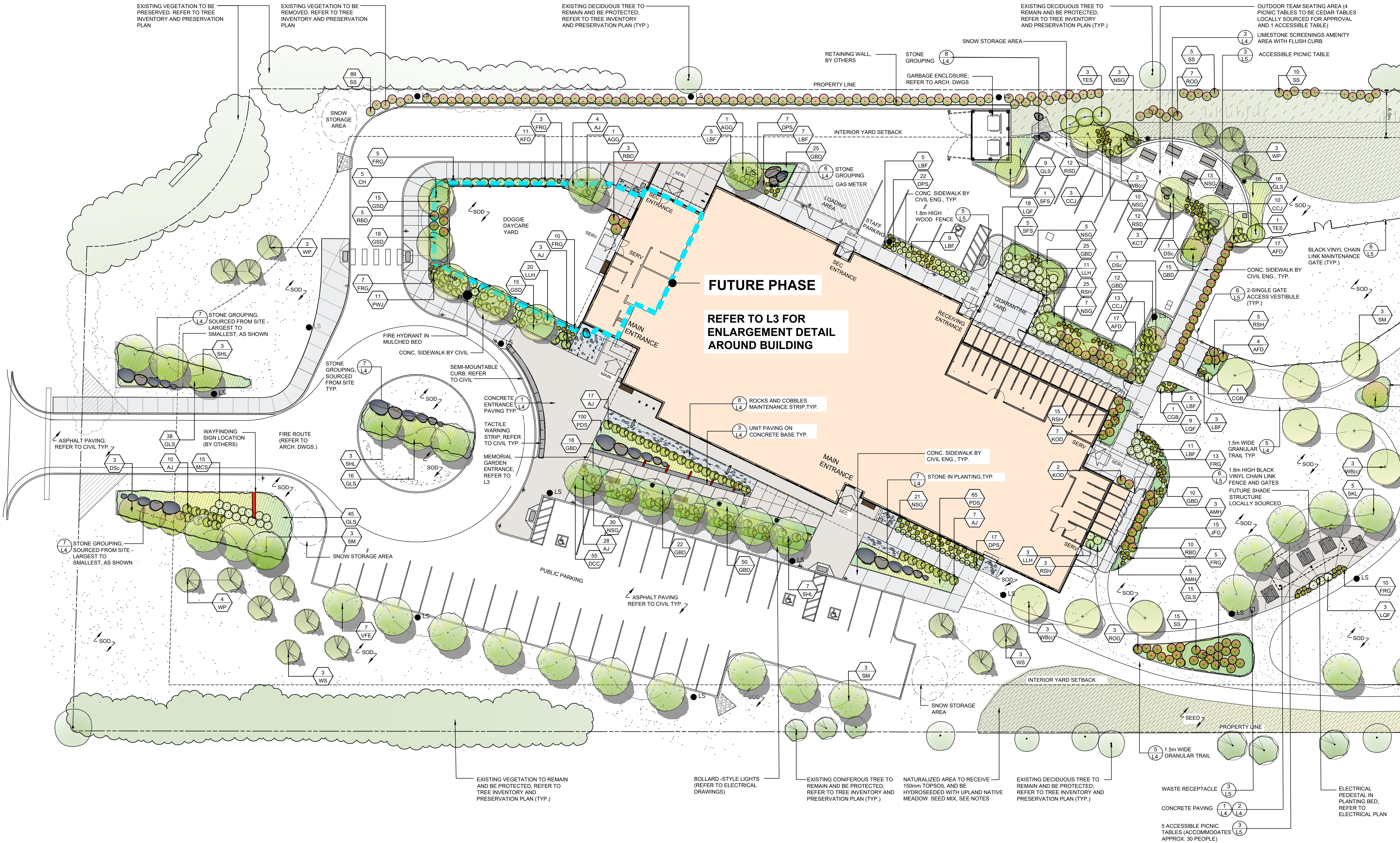
Drawn By
T.M./K.M.

Checked
B.B.

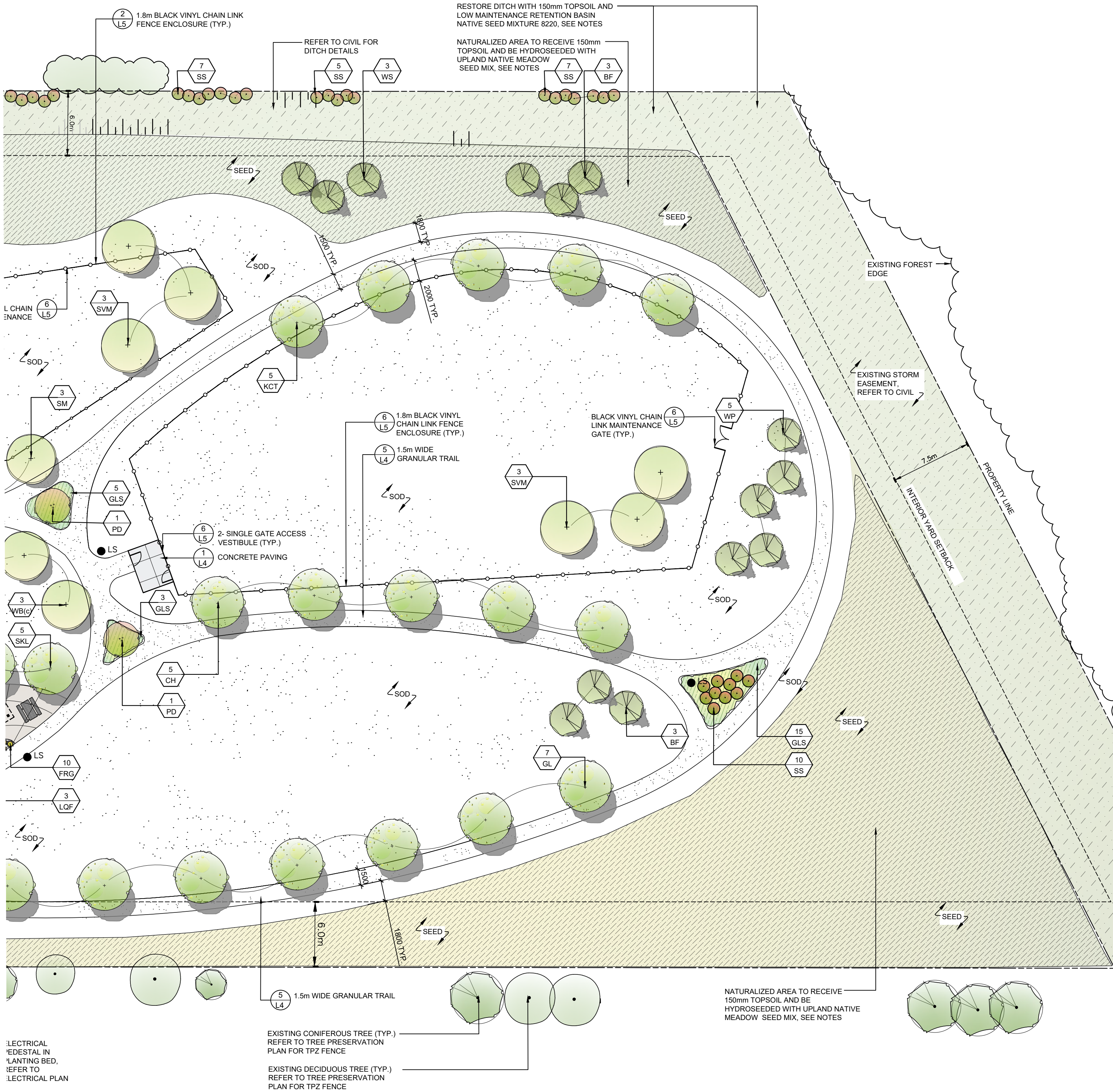
B&A Project No.
22-08

Drawing No.
L1

SANDFORD FLEMING DRIVE

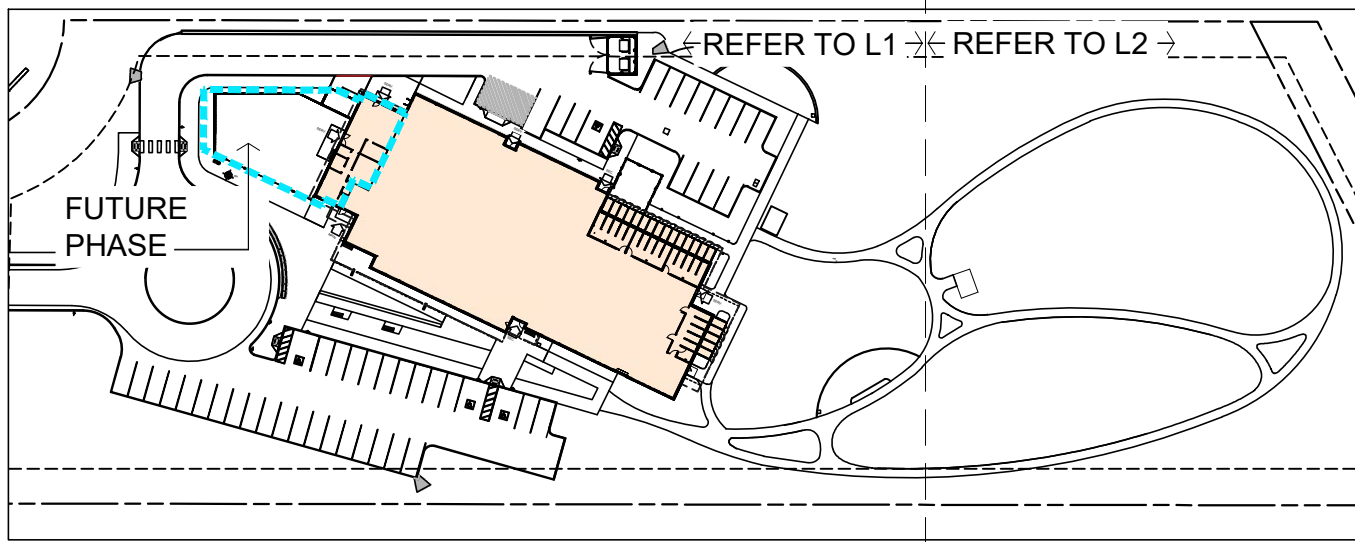


SEE L2 FOR EASTERN PORTION OF SITE



- NOTE:
1. REFER TO CIVIL ENG. DWGS. FOR ALL GRADING, SERVICES, CURBS, & GENERAL PAVING
 2. ACCESSIBILITY SIGNAGE, TACTILE WARNING STRIPS AND LIGHTING BY OTHERS
 3. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.
 4. REFER TO TREE INVENTORY & PRESERVATION PLAN FOR TREE REMOVALS AND TREE PROTECTION DETAIL.

PHASING KEY PLAN



PLANT LIST (FOR L1 & L2)

Sym	Qty	Botanical Name	Common Name	Size	Condition	Spacing	Comments	Canopy Size	Sq.m. Area Canopy Cover at 25 years /per tree	Total Canopy area (Sq.m.)
Deciduous Trees										
SM	9	Acer saccharum	Sugar Maple	60mm cal.	WB	as shown	Specimen	L	80	720
SVM	5	Acer saccharinum	Silver Maple	50 mm	WB	as shown	Specimen	L	80	480
DSc	5	Amelanchier canadensis (Clump)	Downy Seneberr	200cm height	WB	as shown	Well formed trunk grouping, canopy 5' above grade	S	30	150
SFS	6	Amelanchier laev 'Spring Flurry' (JFS-Atb)	Spring Flurry Seneberr	60mm	WB	as shown	Specimen - single stem	S	30	180
WBc	8	Betula papyrifera (Clump)	White Birch	200cm height	WB	as shown	Well formed trunk grouping, canopy 5' above grade	M	50	400
CH	10	Celtis occidentalis 'Chicagolands'	Chicagolands Hackberry	70mm	WB	as shown	Specimen	M	50	500
PD	2	Cornus alternifolia	Pagoda Dogwood	175cm height	WB	as shown	Specimen	S	30	60
AGG	2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	60 mm	WB	as shown	Specimen	M	50	100
SHL	13	Gleditsia triac. var. in 'Sunburst'	Sunburst Honey Locust	50 mm	WB	as shown	Specimen	M	50	650
SKL	5	Gleditsia triac. var. in 'Skycole'	Skyline Honey Locust	50 mm	WB	as shown	Specimen	M	50	250
KCT	8	Gymnocladus dioica 'Espresso JFS'	Espresso Kentucky Coffee-tree	50 mm	WB	as shown	Specimen, Seedless variety	M	50	400
GL	7	Tilia x flavescens 'Glenleven'	Glenleven Linden	70 mm	WB	as shown	Specimen	M	50	350
VFE	7	Ulmus americana 'Valley Forge'	Valley Forge Elm	60 mm	WB	as shown	Specimen	L	80	560
Coniferous Trees										
BF	6	Abies balsamea	Balsam Fir	200 cm	WB	as shown	Single leader, specimen	L	80	480
WS	9	Picea glauca	White Spruce	200 cm	WB	as shown	Single leader, specimen	S	30	270
WP	15	Pinus strobus	White Pine	200 cm	WB	as shown	Single leader, specimen	L	80	1200
									Total Canopy at Maturity	6750
Deciduous Shrubs										
CGB	2	Betula x piettkei	Cesky Gold Betula	60 cm, 3 gal.	container	as shown				
RBD	18	Cornus alba 'Sibirica'	Red Bark Dogwood	40 cm, 3 gal.	container	as shown				
ROD	10	Cornus sericea	Red Osier Dogwood	50 cm, 3 gal.	container	as shown				
AFD	38	Cornus sericea 'Farrow'	Arctic Fire Dogwood	40 cm, 3 gal.	container	as shown				
KFD	11	Dierilla x 'SMNDSS'	Kodiak Fresh Dierilla	40 cm, 3 gal.	container	as shown				
KOD	9	Dierilla x 'GZ88544'	Kodiak Orange Dierilla	40 cm, 3 gal.	container	as shown				
LUH	34	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	40 cm, 3 gal.	container	as shown				
LOF	30	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	40 cm, 3 gal.	container	as shown				
GLS	162	Rhus amomata 'Gro-Low'	Gro-Low Fragrant Sumac	50 cm, 3 gal.	container	as shown				
SS	148	Rhus typhina	Staghorn Sumac	50 cm, 3 gal.	container	as shown				
TES	4	Rhus typhina 'Bailtiger'	Tiger Eyes sumac	50 cm, 3 gal.	container	as shown				
DPS	46	Spiraea x 'NCS2' USPPAF	Double Play Doorn's Spiraea	40 cm, 3 gal.	container	as shown				
MCS	15	Spiraea japonica 'Walburna'	Magic Carpet Spirea	40 cm, 3 gal.	container	as shown				
Coniferous Shrubs										
PWJ	11	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	40 cm, 3 gal.	container	as shown				
CCJ	26	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	40 cm, 3 gal.	container	as shown				
AJ	69	Juniperus sabina 'Arcadia'	Arcadia Juniper	40 cm, 3 gal.	container	as shown				
Perennials										
DCC	55	Echinacea x 'Delicious Candy'	Delicious Candy Coneflower	1 gal.	container	as shown				
GSD	48	Hemerocallis 'Gentle Shepherd'	Gentle Shepherd Daylily	1 gal.	container	as shown				
GSD	177	Hemerocallis 'Going Bananas'	Going Bananas Daylily	1 gal.	container	as shown				
RSD	24	Hemerocallis 'Ruby Spider'	Ruby Spider Daylily	1 gal.	container	as shown				
RSH	48	Hosta planaginea	Royal Standard Hosta	2 gal.	container	as shown				
AMH	8	Hosta 'August Moon'	August Moon Hosta	2 gal.	container	as shown				
Grasses / Sedges										
FRG	53	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	container	600mm o.c.				
JFG	15	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gal.	container	600mm o.c.				
NSG	89	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	container	600mm o.c.				
LBF	45	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	container	600mm o.c.				
POS	165	Sporobolus heterolepis	Prairie Dropeed	1 gal.	container	600mm o.c.				
Note: No substitutions without approval from Landscape Architect										

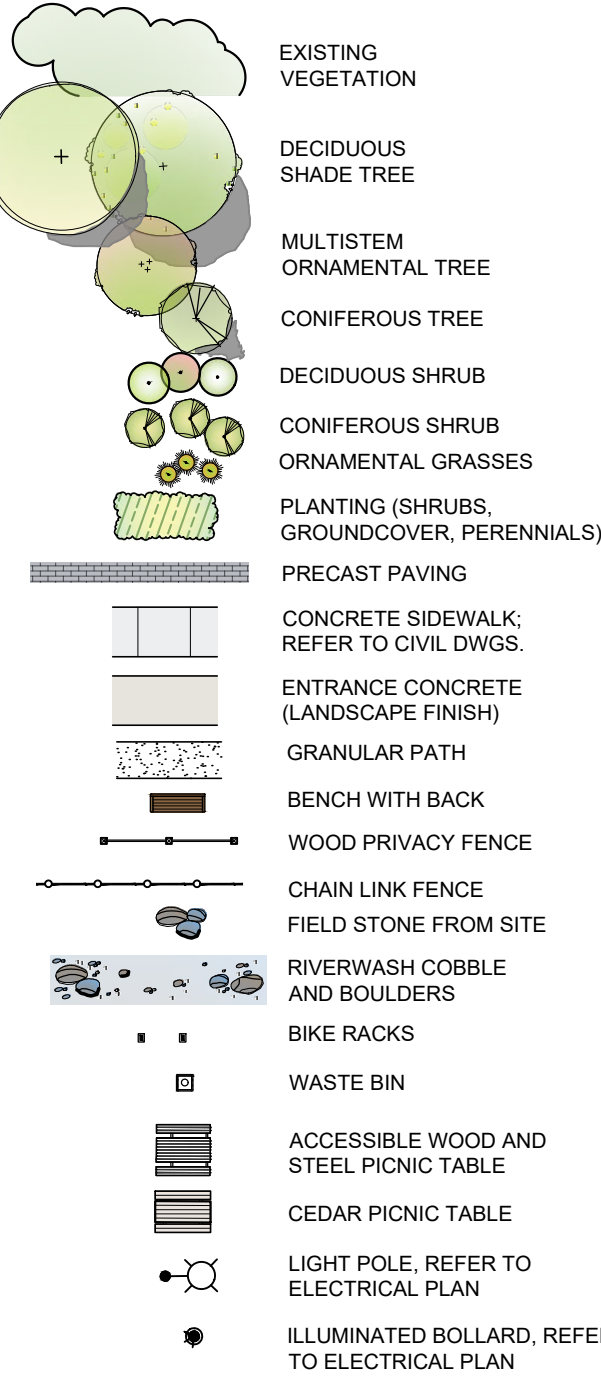
TREE CANOPY CALCULATIONS

Trees	Total Canopy area (Sq.m.)
Caliper Trees - (Phase 1 and Phase 2)	6750
Total tree canopy area at maturity	6750
Total site area	19276
30% Target Tree Canopy at Maturity	35.02%

Size: Small (S) = up to 8m / Medium (M) = 9 to 15m / Large (L) = greater than 15m

Note:
This drawing is the property of the Landscape Architect and may not be reproduced or used without the expressed consent of the Landscape Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Landscape Architect and obtain clarification prior to commencing work.

LEGEND



7.	RE-ISSUED FOR SPA	17 DEC 2024
6.	RE-ISSUED FOR SPA	27 SEPT 2024
5.	RE-ISSUED FOR SPA	28 MAY 2024
4.	ISSUED FOR SPA	18 DEC 2023
3.	ISSUED FOR SPA	09 JUNE 2023
2.	FOR REVIEW	05 MAY 2023
1.	FOR REVIEW	17 APRIL 2023
No.	Issued / Revision	Date



Georgian Triangle
Humane Society
Animal Care Centre

Collingwood, Ontario

Sheet Title
LAYOUT PLAN

Scale
1:250

Date
November 2022

Drawn By
T.M./K.M.

Checked
B.B.

B&A Project No.
22-08

Drawing No.
L2

SEE L2 FOR EASTERN PORTION OF SITE

GENERAL NOTES:

- Contractor shall verify all dimensions and site conditions before proceeding with the work, and report any discrepancies to the landscape architect before proceeding. No allowance shall be made on behalf of the Contractor for failure to do so.
- Contractor shall be responsible for verifying and staking out the location of all existing utilities and services. Contractor shall give utilities advance notice prior to digging.
- Landscape architect is not responsible for accuracy of survey or engineering drawings. Refer to appropriate drawings before proceeding with the work.
- Contractor shall establish all property boundaries and corner stakes, and shall be responsible for all costs of re-establishing them should they be disturbed.
- Contractor shall notify landscape architect minimum 48 hours prior to commencement of work to coordinate inspection schedules.
- Contractor to confirm physical layout of all landscape and plantings with landscape architect before proceeding.
- Construction must conform to all applicable codes and regulations of all authorities having jurisdiction.
- Refueling, lubrication and/or maintenance of construction vehicles is not permitted on site unless approved by the owner in writing.
- Contractor shall be responsible for any damage to existing streets, sidewalks, structures, and mature trees to remain during construction of this project and shall repair such damage and clean up construction debris to the satisfaction of the owner and the municipality at no additional cost.
- The Contractor, upon acceptance of the contract, assumes complete responsibility and liability for the job site during the course of construction, and will ensure public safety and cleanliness of municipal roads near the site.
- All drawings, specifications and related documents are the copyright of the landscape architect and must be returned upon request. Reproduction of drawings, specifications and related documents in whole or in part is forbidden without the landscape architect's permission. Drawings are not to be scaled.
- Refer to appropriate Ontario Provincial Standards (OPS).
- Concrete Walkways, OPSS.MUNI 351
- Concrete Unit Paving, OPSS.MUNI 355
- Chain-link Fencing, OPSS.MUNI 772
- Granular A, OPSS.MUNI 314
- Geo-textiles, OPSS.MUNI 1860
- Topsoil, OPSS.MUNI 802
- Sod, OPSS.MUNI 803
- Seed, OPSS.MUNI 804

- Contractor to submit shop drawings as noted for review prior to fabrication.
- The contractor shall provide as-built landscape information upon completion of the work.

APPLICATION OF TOPSOIL:

- Existing topsoil is to be stockpiled in location approved by owner. Screen rocks and debris prior to use.
- Existing topsoil is to be stockpiled and used as appropriate for proposed work. Import topsoil as required.
- Contractor is to provide nutrient analysis and grain size analysis for all new or existing topsoil to be used on site and to obtain approval of landscape architect prior to application.
- Scarify existing subgrade and apply a minimum of 10mm of topsoil over disturbed area.
- Remove debris, roots, branches, stones in excess of 50mm dia. and other deleterious materials.
- Spread topsoil in uniform area, each layer not exceeding 150mm.
- All disturbed lawn areas are to be seeded or sodded, refer to plan.

SEEDING:

- Naturalized area to be seeded with CVC 7 - Upland Native Meadow Mix by OSC seeds at manufacturer's recommended rate.
- Ditches to be seeded with Low Maintenance Retention Basin Native Seed Mixture 8220 by OSC Seeds at manufacturer's recommended rate.
- Cover Crop to be utilized for each seed mix. Cover crop to be OSC Annual Rye Seeds (Ryegrass) 7115 (or approved equal).
- 500 g package covers 200 sq. m. when used as a nurse crop.
- Maximum nurse crop application rate: 22 kg per hectare (20 lbs per acre).
- Obtain approval of finished grade prior to application of seed.
- Seeding shall not be executed during drought-prone conditions unless adequate irrigation can be supplied. Generally, seed between August 15 and October 15, or within the first 3 weeks of May, weather permitting. Refer to manufacturer's specifications for specific seed mix application rate and application time requirements. OSC Seed: (519) 886-0557 or 1-800-465-6840.
- Water seeded areas as required to ensure germination and continuous growth.
- Contractor shall follow OPSS.MUNI 804: construction specification for seed and cover (metric version) with special provision for seedmix provided for dry seed mix.
- All sloped areas to receive terraform cove mat or approved equal, staked in place.
- Areas will be accepted provided that seeded areas are uniformly established and free of rutted, eroded, bare, or dead spots.

SODDING:

- Obtain approval of finished grade prior to installation of sod.
- Supply and place screened topsoil compacted depth @ 85% S.P.D. over subgrade which has been scarified to 150mm depth prior to placement of topsoil.
- Supply and place No.1 Turfgrass Nursery Sod, sod that has been especially sown and cultivated in nursery fields as turfgrass crop.
- Fine grade topsoil surface free of humps and hollows to smooth, even grade, to tolerance of +/- 15mm for Turfgrass Nursery sod, surface to drain positively.
- Lay sod within 24 hours of being lifted if air temperature exceeds 20 degrees Celsius.
- Lay sod in rows, joints staggered. Butt sections closely without overlapping or leaving gaps between sections. Cut out irregular, discoloured or thin sections with sharp implements.
- Lay sod perpendicular to direction of slope.
- Stake sod on all slopes greater than 3:1. Provide wood stakes, min. 2 per sq.m. of sod, 50mm x 50mm x 200mm, driven into ground to level of top of sod.
- Roll sod after installation, to the satisfaction of the landscape architect. Provide close contact between sod and soil by light rolling. Use of heavy roller to correct irregularities in grade is not permitted.
- Perform following operations from time of installation until acceptance at substantial completion:
 - Water sodded areas in sufficient quantities and at frequency required to maintain optimum soil moisture condition to depth of 75 - 100mm, continuous, over entire sodded area.
 - Cut grass to 50mm when or prior to, reaching height of 75mm, minimum 2 times, or as required until substantial completion of the work. Evenly spread clippings but remove any clippings which will smother grass.
 - Maintain sodded areas 95% weed free.
- After acceptance of sodded areas at Substantial Completion, maintenance including watering becomes the responsibility of the owner.
- Clean thoroughly to the satisfaction of the landscape architect, and remove all excess materials from the site.

PLANTING, GENERAL:

- Refer to planting details for installation notes.
- Do not substitute plant material in species, variety or size without approval from landscape architect.
 - In the event of a discrepancy between plant list and plan, quantities shown on plan shall take precedence over the plant list.
 - Plants shown on the plan but not included on the list are the Contractor's responsibility to supply and install, regardless of the plant list. Please report any discrepancies between the plan and the list immediately to the landscape architect.
 - Unless specified otherwise, spacing to be as shown on plan or equally spaced in area shown on plan.
 - Provide all plant material in accordance with specifications established by the Canadian Nursery Trade Association with regards to quality and grading and sized as per plant list.
 - Plants are to be No. 1 Nursery Grown under proper cultural practices, in particular with respect to ample spacing, pest and disease control, and branch and root pruning. Trees shall have sturdy, straight trunks, well branched and balanced with a strong central leader.
 - Water test excavated tree pits for water porosity prior to planting and report to landscape architect.
 - Strictly adhere to planting details to ensure adequate planting soil mix around plant material.
 - In all planting operations, back fill with soil mixture in 6" layers and firmly tamp each layer to ensure plant retains its orientation. Ensure no air pockets remain around roots. Water thoroughly.
 - Plants to be oriented to present the best face towards priority viewing areas, i.e. walkways, patios, and/or lawns.
 - Plant all shrubs in continuous planting beds, where appropriate.
 - Except for plants in planting beds, construct an earth saucer around the roots.
 - Mulch as shown in details, and prune vegetation as required to compensate for root loss.
- #### HANDLING OF PLANTS:
- Throughout the duration of the installation, root balls, trunks and branches shall be protected from sun and wind desiccation.
 - Roots shall be evenly cut at the edges of the root ball or at the extension of undamaged roots for bare root trees. Trees with split roots shall be rejected.
 - Trees shall be transported with care taken to avoid damage. Branches shall be carefully tied in such manner so as not to break or damage trunks. Points of contact with equipment shall be padded.

PLANTING INSPECTION NOTES:

- Make plant material available for inspection by the Consultant prior to installation.
- Approval of plant material at the site will not impair the right of the Owner or Consultant to inspect plants during the course of construction and to reject any material which has been damaged or which, in any way, does not conform to the specifications.
- Partial acceptance will be given when planting work has been delayed due to circumstances beyond the control of the Contractor or where planting would be in discordance with good horticultural practices and would jeopardize the performance of the work and plants.
- Final inspection of all plant material will be made when the construction is completed. At the time of inspection all plant material must be in a healthy growing condition or they will be rejected. The tree pits must be freshly cultivated and free of weeds, rubbish or debris.
- Inspection of all plant material will be completed by the Consultant at the end of the specified warranty period. At the time of inspection all plant material must be in a healthy growing condition or they will be rejected. The tree pits must be freshly cultivated and free of weeds, rubbish or debris.

PLANTING WARRANTY PERIOD NOTES:

- The Contractor warrants that all plant material, as itemized on the plant list, remains free of defects for a period of 1 year from the time of substantial performance.
- If plant material is not in a vigorous growing condition or characteristic for species during the warranty period, the Owner or Consultant may request an additional year of warranty.
- Any plants replaced during the warranty period shall be covered by the initial 1-year warranty and the extension, if necessary.

PLANTING REPLACEMENT NOTES:

- All plant material found dead, or not in a healthy, satisfactory growing condition or which, in any other way, do not meet the requirements of the specifications, as determined by the Consultant, shall be replaced by the Contractor at his own expense.
- All required replacements shall be by plants of the same size and species as specified on the plant list and shall be supplied and planted in accordance with the drawings and specifications.

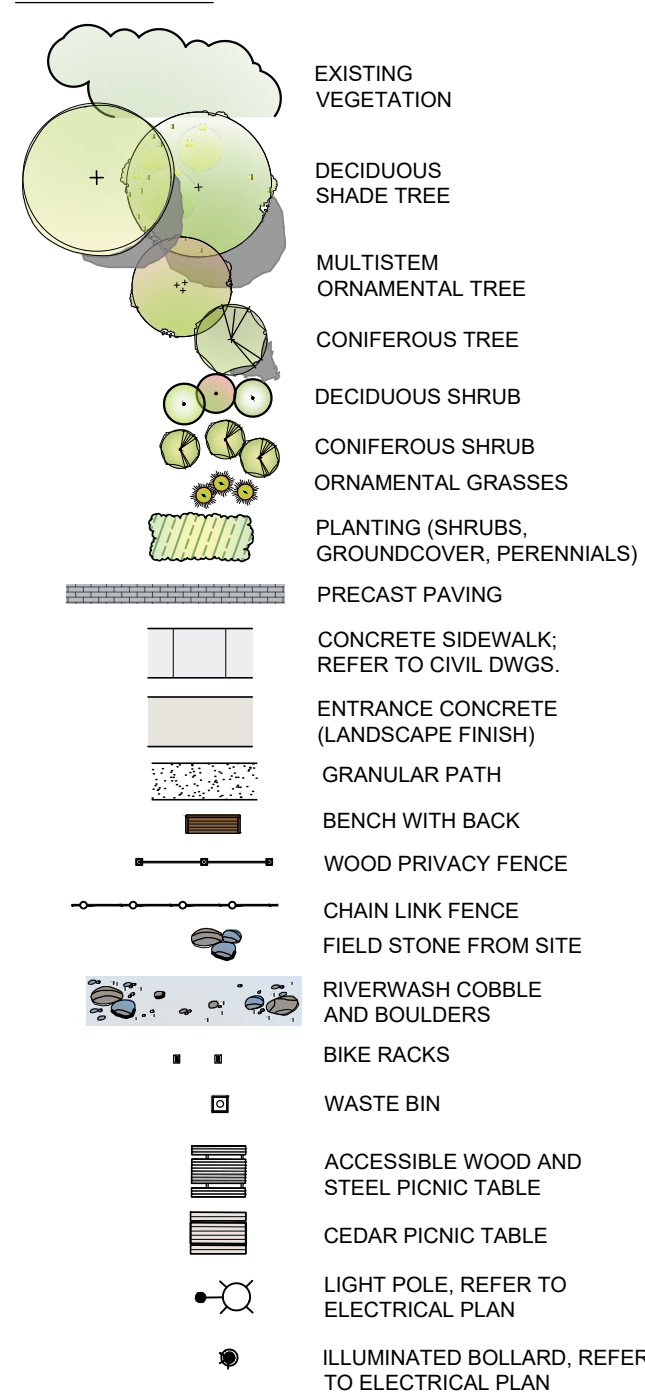
NOTE:

- REFER TO CIVIL ENG. DWGS. FOR ALL GRADING, SERVICES, CURBS, & GENERAL PAVING
- ACCESSIBILITY SIGNAGE, TACTILE WARNING STRIPS AND LIGHTING BY OTHERS.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHTING
- REFER TO TREE INVENTORY & PRESERVATION PLAN FOR TREE REMOVALS AND TREE PROTECTION DETAIL.

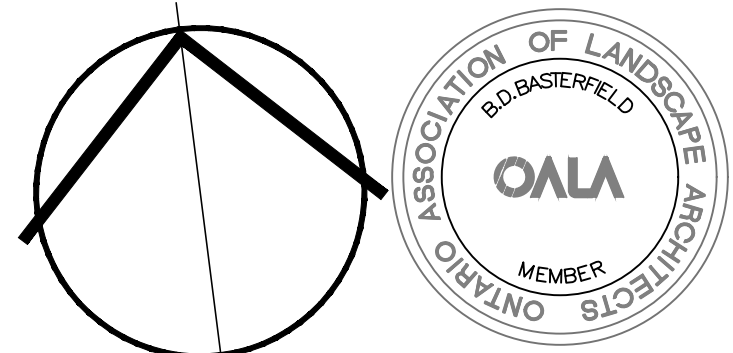
Note:

This drawing is the property of the Landscape Architect and may not be reproduced or used without the expressed consent of the Landscape Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Landscape Architect and obtain clarification prior to commencing work.

LEGEND



7.	RE-ISSUED FOR SPA	17 DEC 2024
6.	RE-ISSUED FOR SPA	27 SEPT 2024
5.	RE-ISSUED FOR SPA	28 MAY 2024
4.	ISSUED FOR SPA	18 DEC 2023
3.	ISSUED FOR SPA	09 JUNE 2023
2.	FOR REVIEW	05 MAY 2023
1.	FOR REVIEW	17 APRIL 2023
No.	Issued / Revision	Date



BA & L LANDSCAPE ARCHITECTURE
416 Chambers St. Peterborough, ON, K9H 3V1
Tel. 705.745.3623 www.basterfield.ca

Project-Client

Georgian Triangle
Humane Society
Animal Care Centre

Collingwood, Ontario

LANDSCAPE PLAN ENLARGEMENT

Scale 1:150

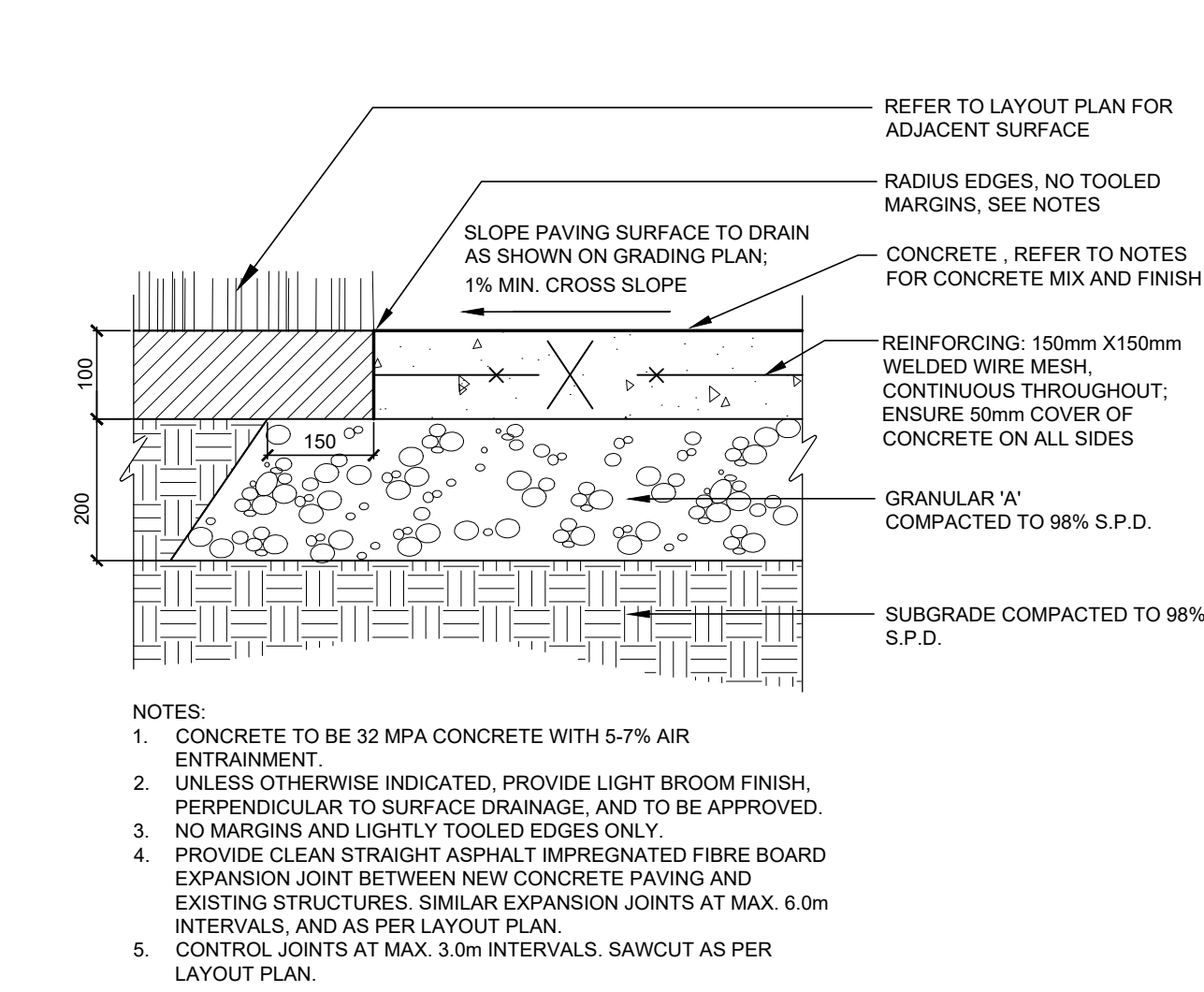
Date April 2023

Drawn By T.M./K.M.

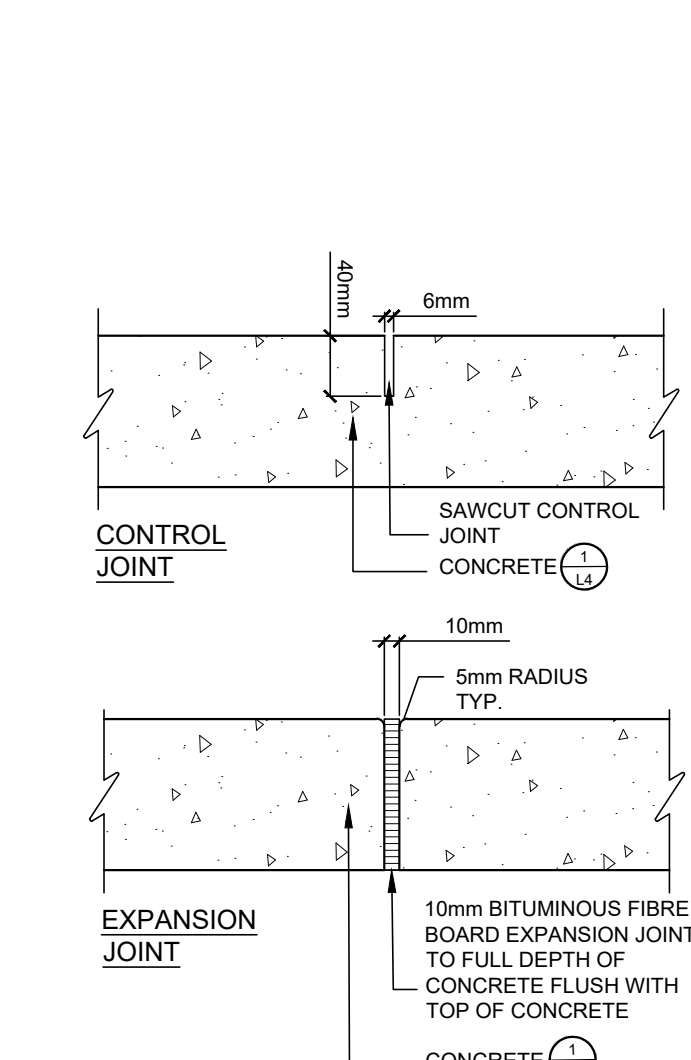
Checked B.B.

B&A Project No. 22-08

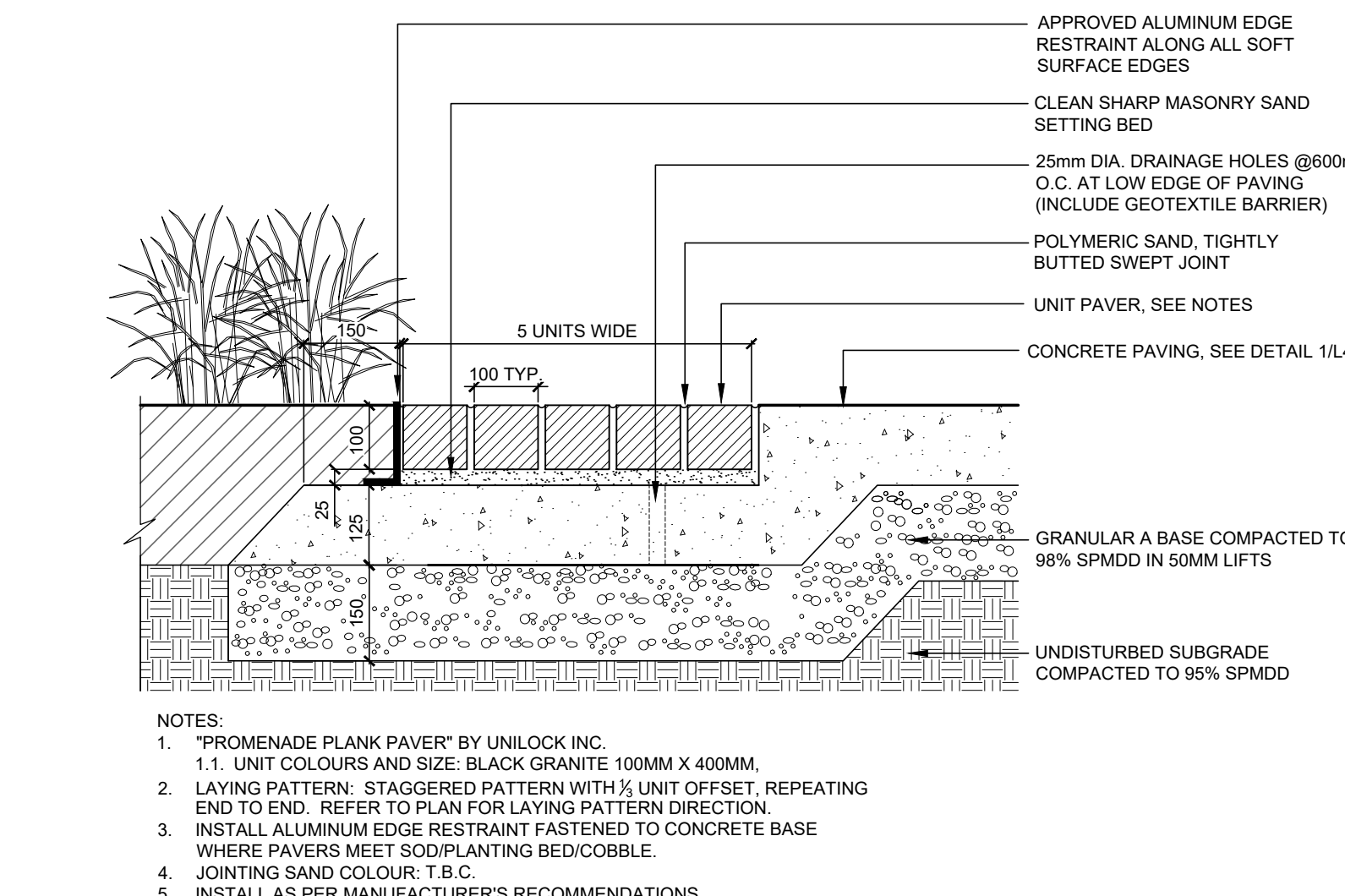
Drawing No. L3



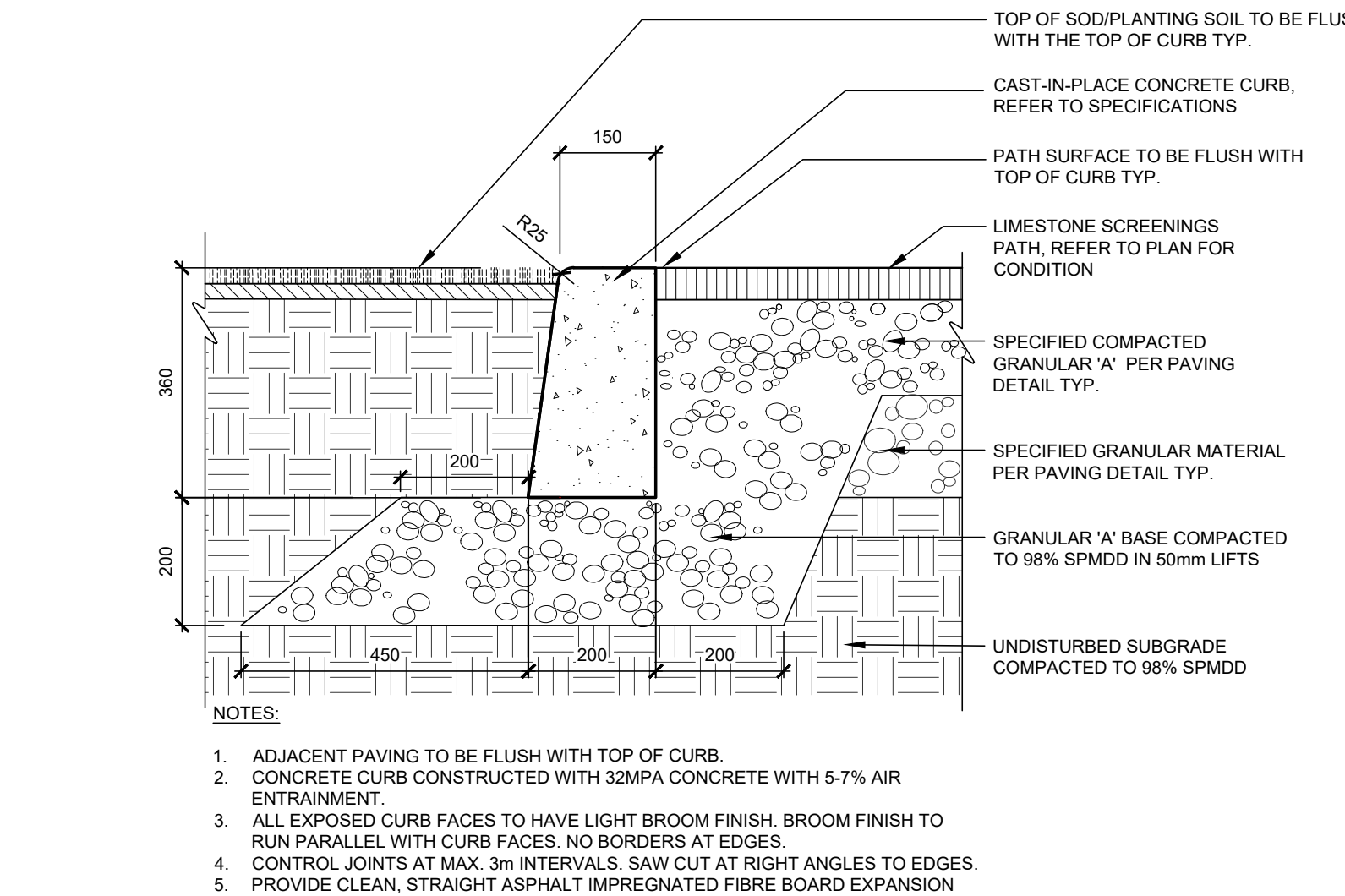
1
L4
CONCRETE PAVING
1:10



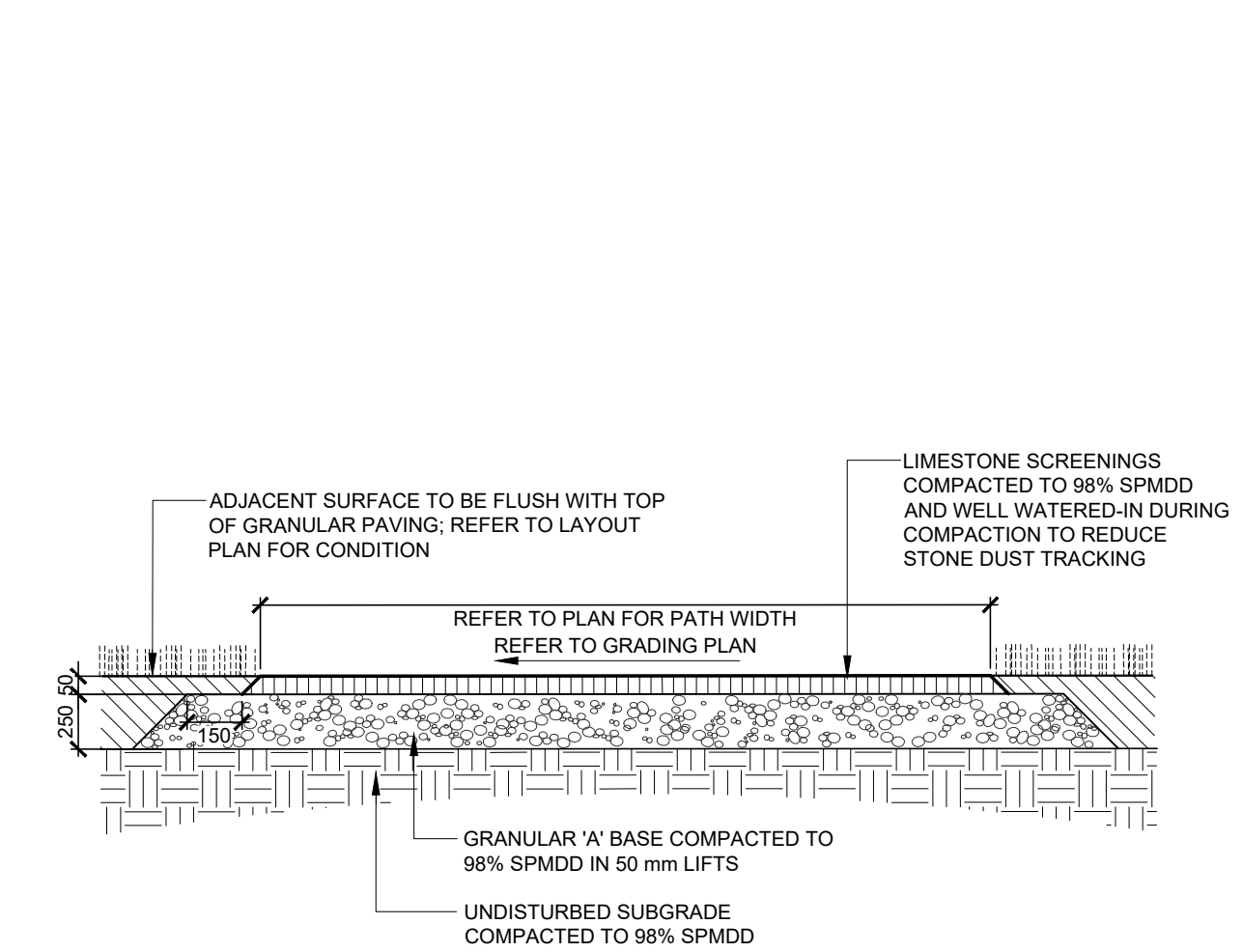
2
L4
CONCRETE JOINTS
1:10



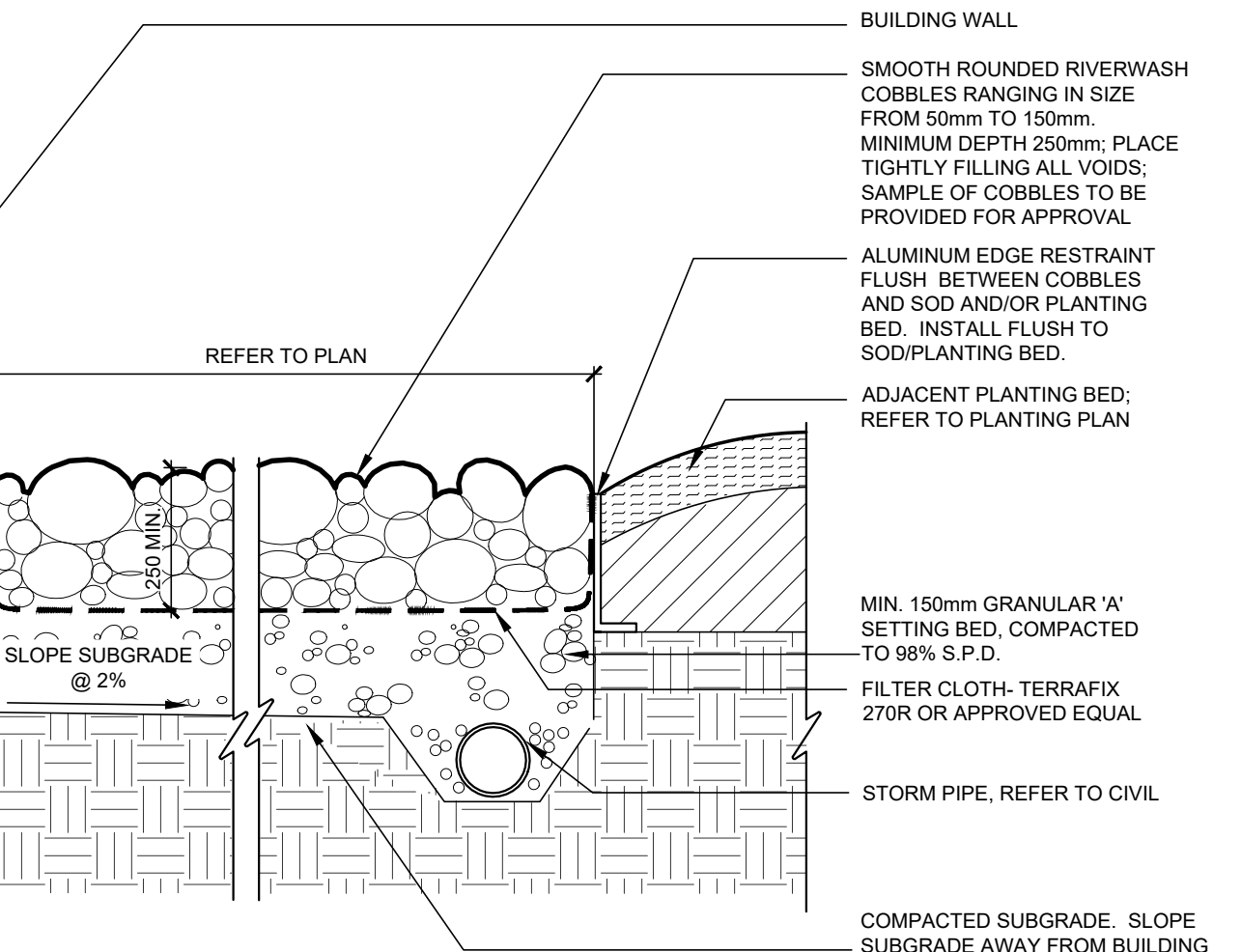
3
L4
UNIT PAVERS ON CONCRETE BASE
1:10



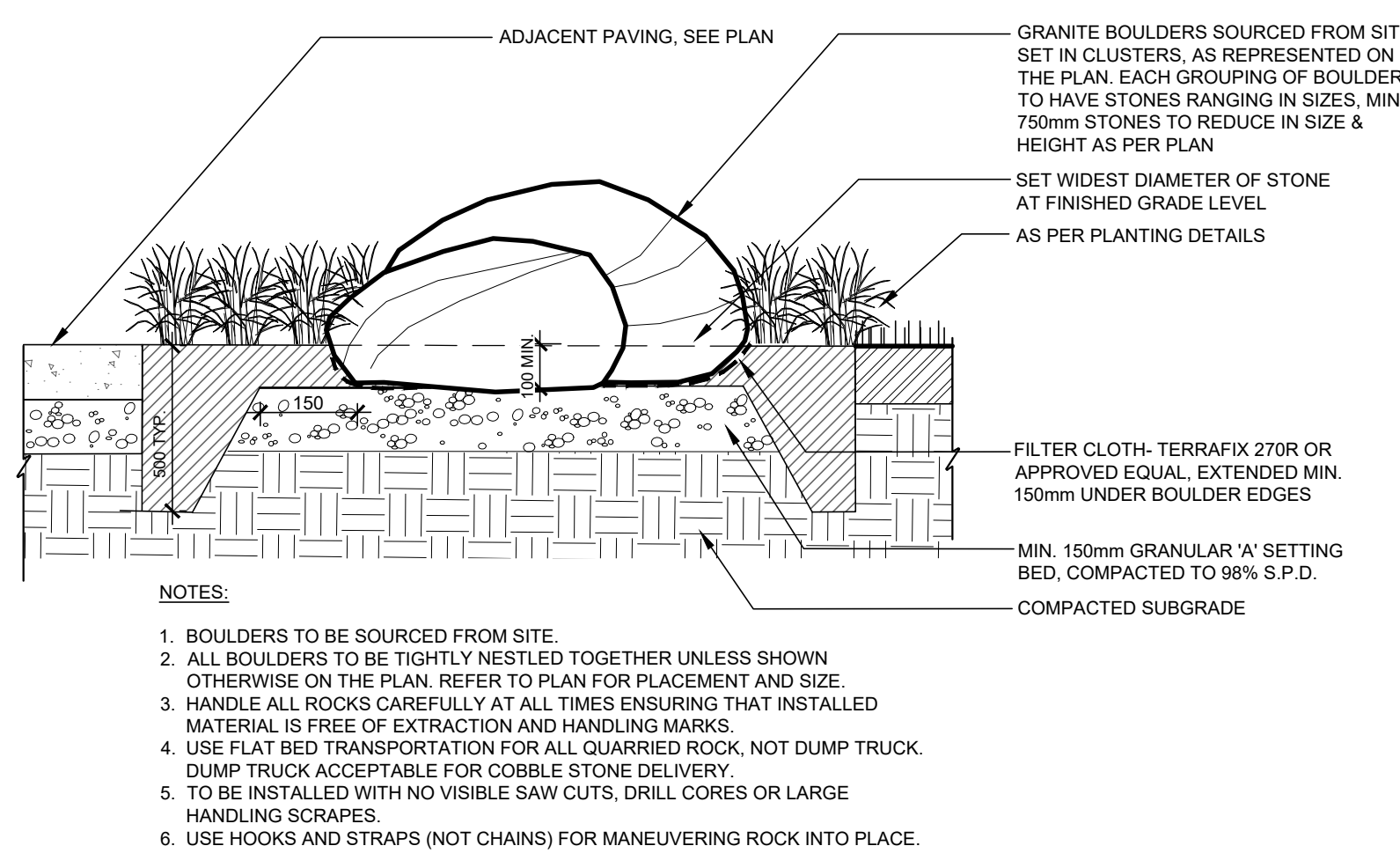
4
L4
FLUSH CURB
1:10



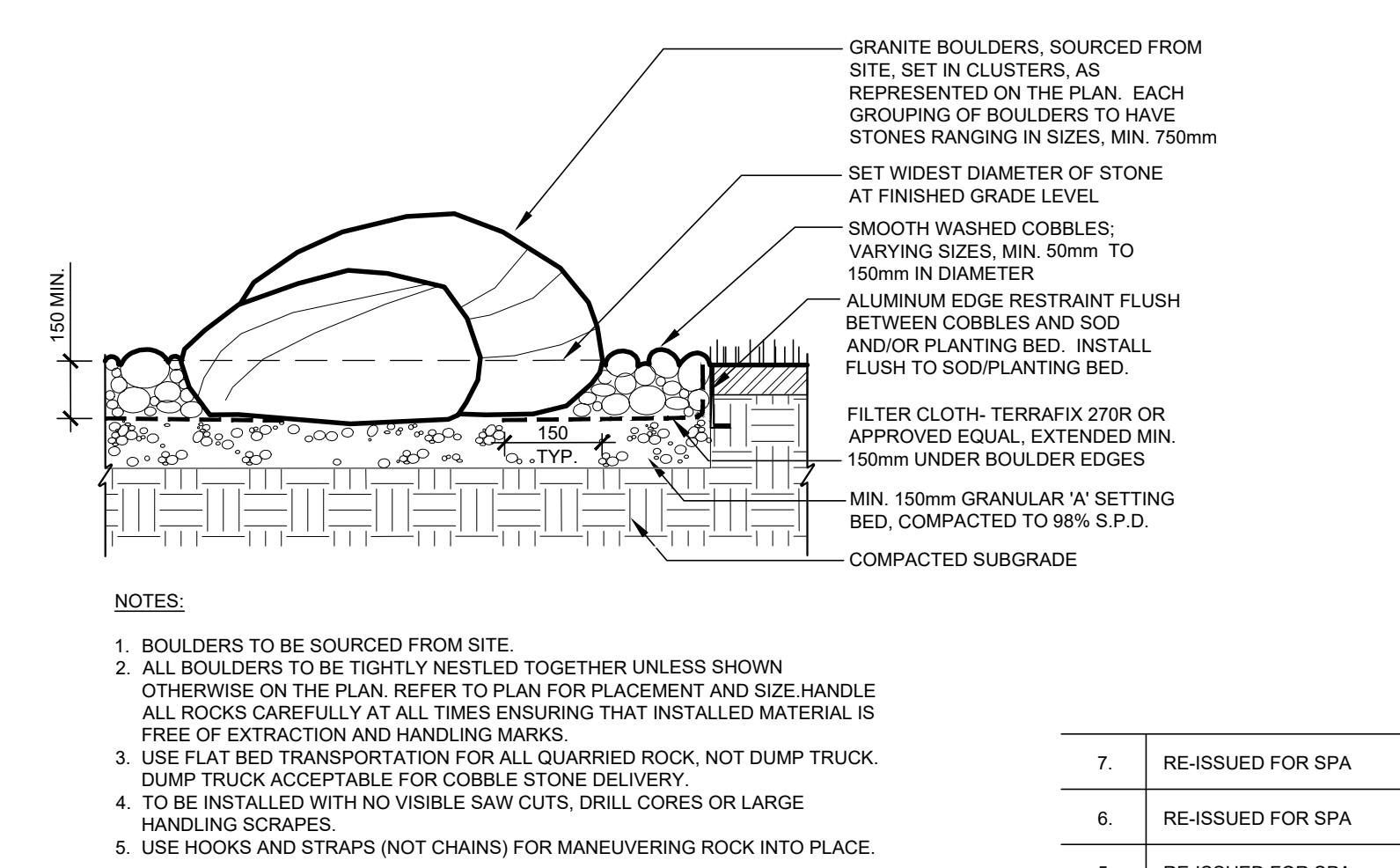
5
L4
GRANULAR PATH
1:20



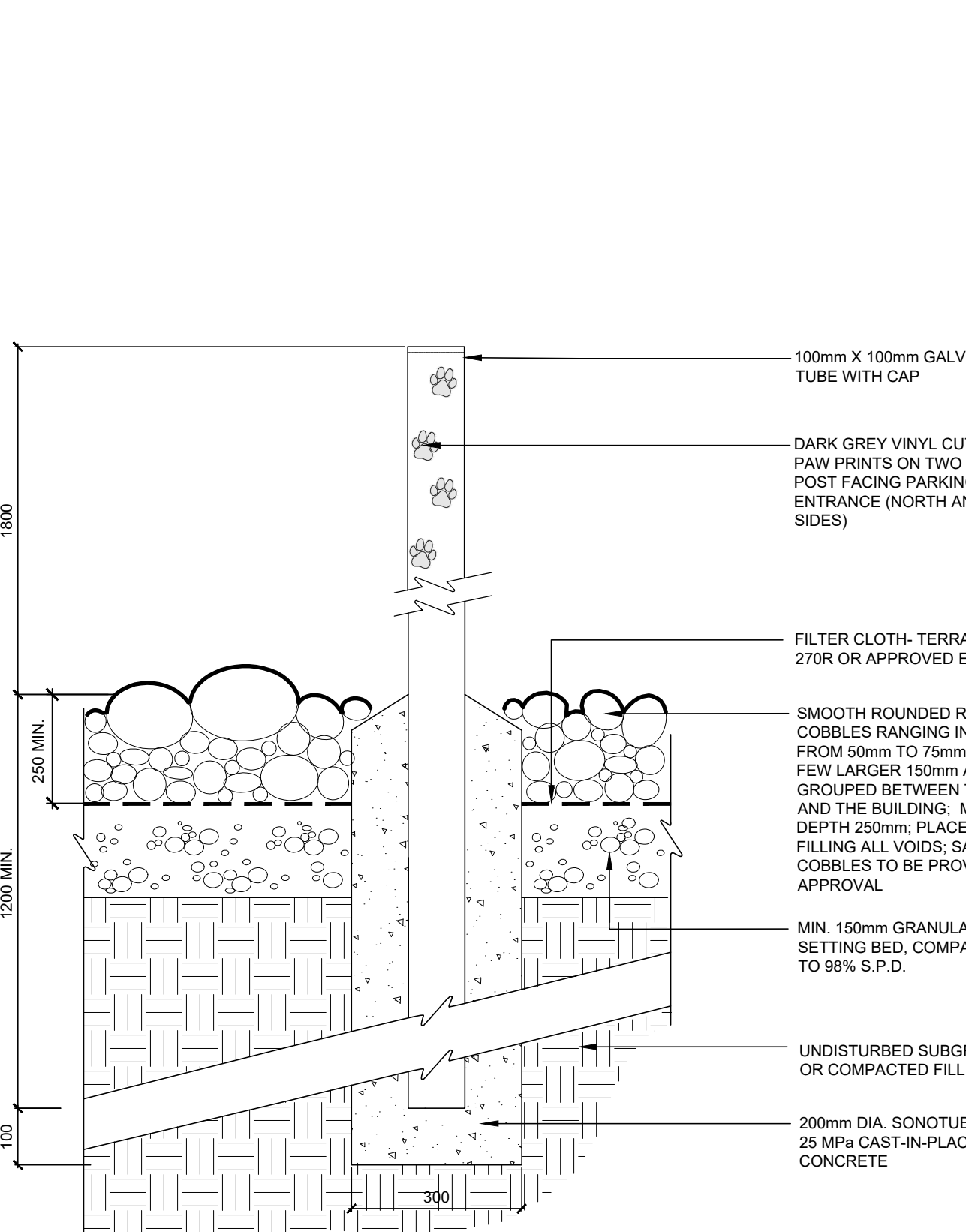
6
L4
RIVERWASH COBBLE MAINTENANCE STRIP
1:10



7
L4
STONE PLACEMENT IN PLANTING
1:20



8
L4
STONE PLACEMENT IN RIVERWASH COBBLE
1:20



9
L4
DOG RELIEF POST IN RIVERWASH COBBLES
1:20

