

GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.

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CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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1	2016/09/06	LANDSCAPE PLAN	ST

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	CONCEPTUAL		TENDER
	PRELIMINARY		CONTRACT
	SITE PLAN		CONSTRUCTION
	PERMIT		AS-BUILT

ENGINEER:

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

105 CONSUMERS DRIVE WHITBY, ONTARIO L1C 1C4
TEL: (647) 624-5300 FAX: (905) 794-0611



HENRY KORTEKAAS & ASSOCIATES INC.
LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS

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PROJECT: 17ECS-TI-03LR
RIVERSIDE DRIVE
FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

DRAWING: **LANDSCAPE PLAN**

DRAWN BY: ST SCALE: 1:200
CHECKED BY: HJK DATE: JAN. 19, 2016
JOB NO.: 2016-002 DRAWING: L-L1
1 of 14

File #2016-002.DWG

PLANT SCHEDULE L-L1

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS		
SGM	7	Acer saccharum	Sugar Maple	60mm Cal.	W.B.			
COC	1	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.			
LTT	2	Liriodendron tulipifera	Tulip Tree	60mm Cal.	W.B.			
NSB	2	Nyssa sylvatica	Black Gum	60mm Cal.	W.B.			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS		
ILE W12	5	Ilex verticillata	Winterberry	50cm Ht.	Potted			
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	CAR SED	29	Carex pensylvanica	Pennsylvania Sedge	1 gal Potted		450mm	

REFERENCE NOTES SCHEDULE L-L1

SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	35.8 m ²	6/L-D1
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	98.0 m ²	9/L-D1

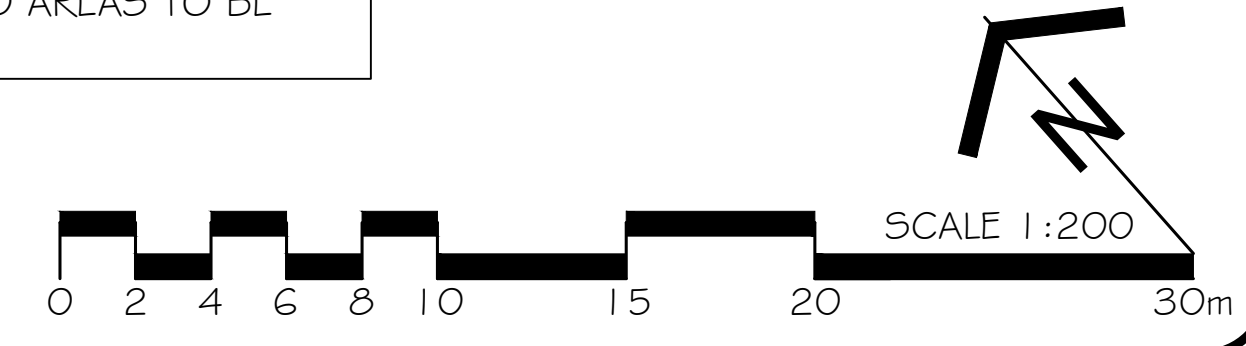
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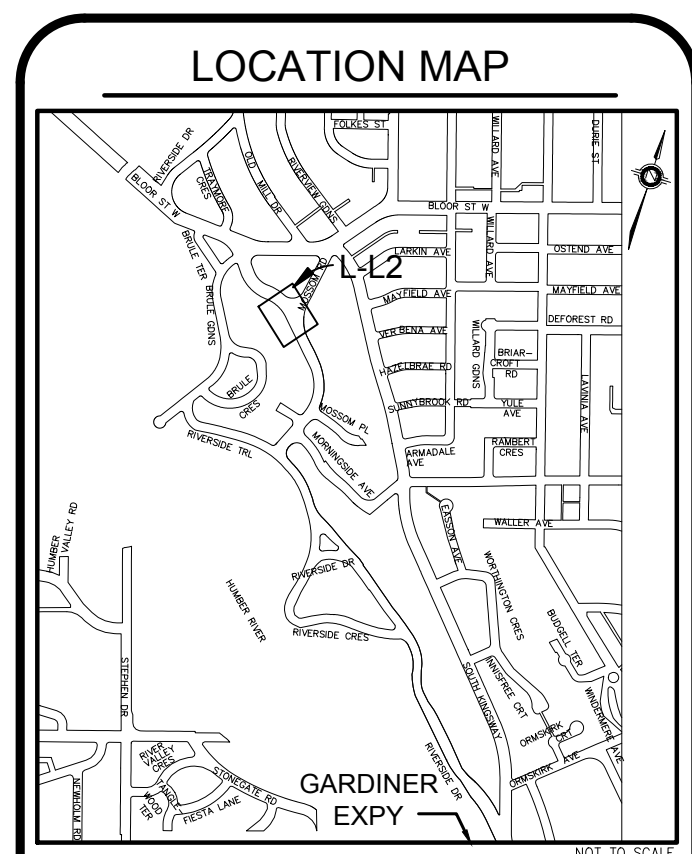
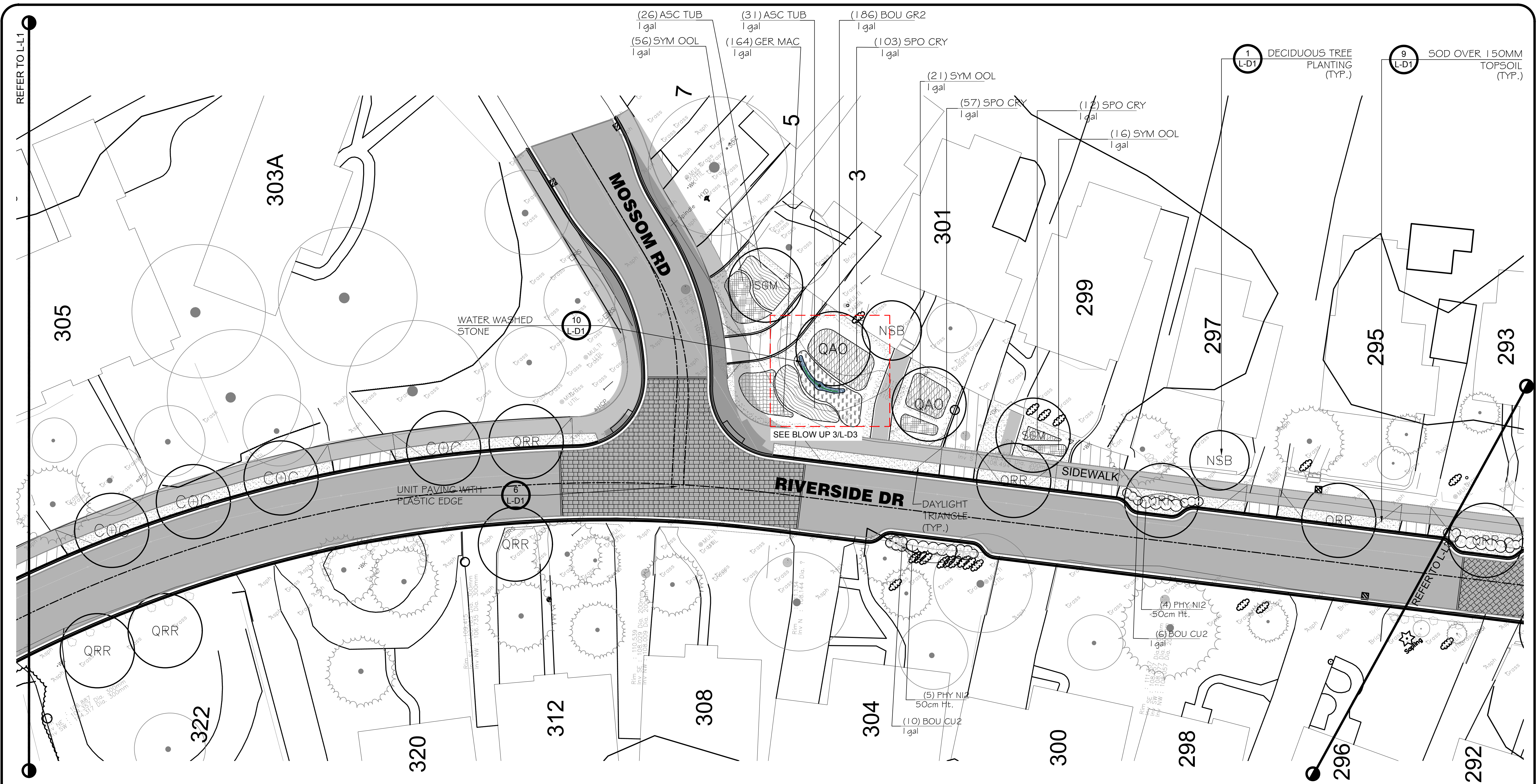
PROVIDE 450mm MIN DEPTH TOPSOIL FOR ALL PROPOSED PLANTING AREAS

PROVIDE 150mm MIN DEPTH WOOD CHIP MULCH FOR ALL PROPOSED PLANTINGS

FINAL QUANTITIES AND LAYOUT TO BE DETERMINED ON SITE BY CITY AND LANDSCAPE ARCHITECT

***NOTE:**
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RIVERSIDE DRIVE BRULE
FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

DRAWING: **LANDSCAPE PLAN**

DRAWN BY: ST SCALE: 1:200
CHECKED BY: HJK DATE: JAN. 19, 2016
JOB NO.: 2016-002 DRAWING: L-L2
2 of 14

File #2016-002.DWG

PLANT SCHEDULE L-L2

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SGM	2	Acer saccharum	Sugar Maple	60mm Cal.	W.B.	
COC	4	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.	
NSB	2	Nyssa sylvatica	Black Gum	60mm Cal.	W.B.	
QAO	2	Quercus alba	White Oak	60mm Cal.	W.B.	spring dug
QRR	7	Quercus rubra	Red Oak	60mm Cal.	W.B.	spring dug
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
PHY NI2	9	Physocarpus opulifolius	Ninebark	50cm Ht.	Potted	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
BOU CU2	16	Bouteloua curtipendula	Side Oats Grama	1gal	Potted	

***NOTES:**

PROVIDE 450mm MIN DEPTH TOPSOIL FOR ALL PROPOSED PLANTING AREAS

PROVIDE 150mm MIN DEPTH WOOD CHIP MULCH FOR ALL PROPOSED PLANTINGS

FINAL QUANTITIES AND LAYOUT TO BE DETERMINED ON SITE BY CITY AND LANDSCAPE ARCHITECT

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SCALE 1:200

0 2 4 6 8 10 15 20 30m

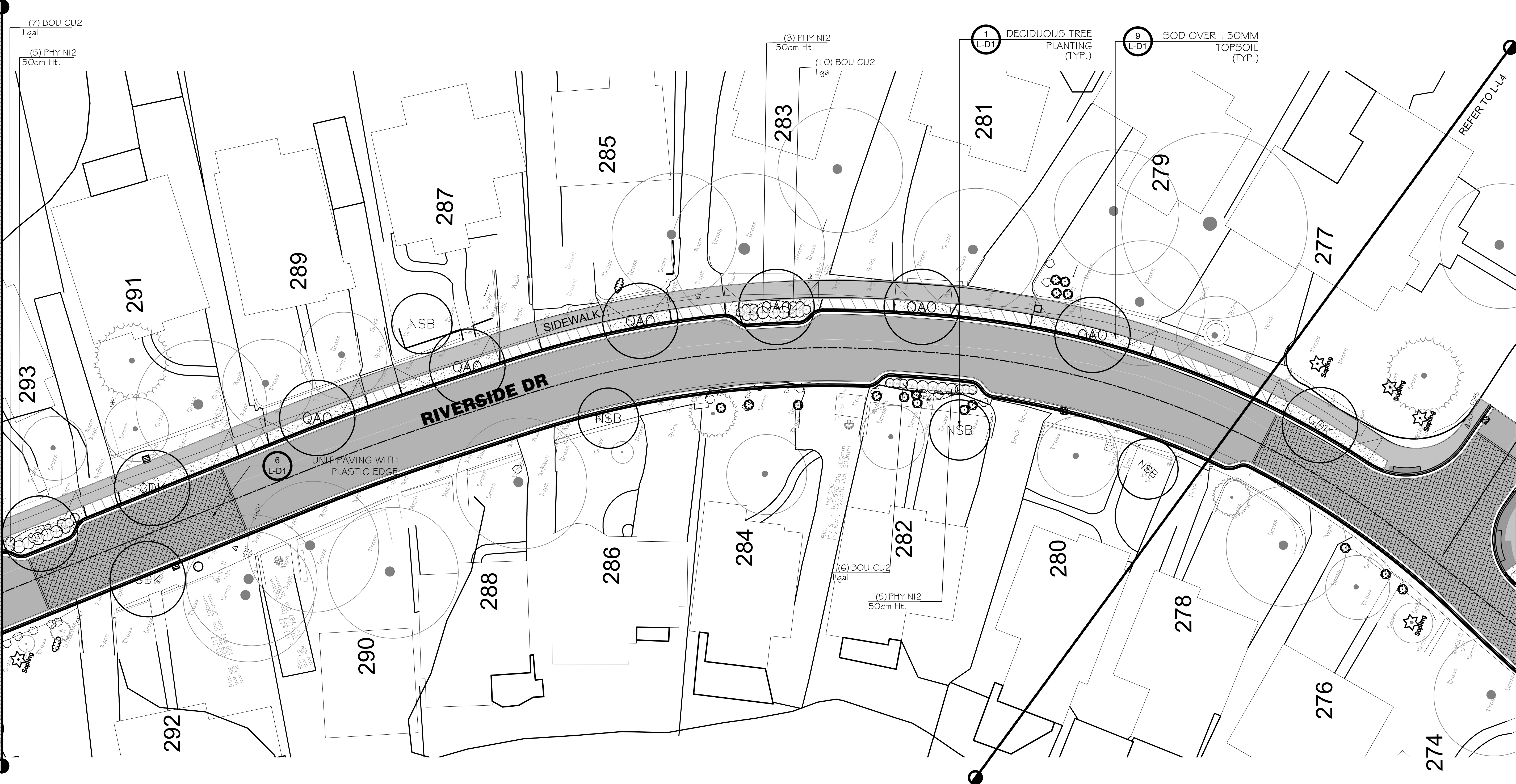
PLANT SCHEDULE L-L2

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	ASC TUB	57	Asclepias tuberosa	Butterfly Milkweed	1gal	Potted	750mm	
	BOU GR2	186	Bouteloua gracilis	Blue Grama	1gal	Potted	350mm	
	GER MAC	164	Geranium maculatum	Spotted Geranium	1gal	Potted	300mm	
	SPO CRY	172	Sporobolus cryptanandrus	Sand Dropseed	1gal	Potted	500mm	
	SYM OOL	93	Symphotrichum oolentangiense	Skyblue Aster	1gal	Potted	500mm	

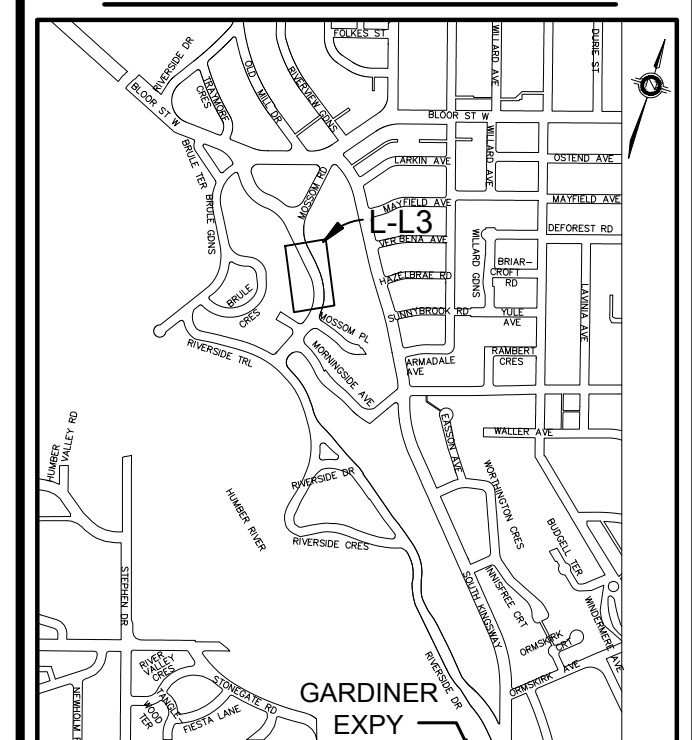
REFERENCE NOTES SCHEDULE L-L2

SYMBOL	CURBS AND GUTTERS DESCRIPTION	QTY	DETAIL
	Concrete Curb	59.5 m	11/L-D1
SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	224.8 m ²	6/L-D1
SYMBOL	AGGREGATE SURFACE DESCRIPTION	QTY	DETAIL
	Water Washed Stone	3.0 m ²	10/L-D1
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	198.8 m ²	9/L-D1

REFER TO L-L2



LOCATION MAP



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RIVERSIDE DRIVE
FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

LANDSCAPE PLAN

SCALE: 1:200

DRAWN BY: ST
CHECKED BY: HJK
DATE: JAN. 19, 2016
JOB NO.: 2016-002

L-L3
DRAWING 3 of 14

File #2016-002.DWG

PLANT SCHEDULE L-L3

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
GDK	2	Gymnocladus dioica	Kentucky Coffee Tree	60mm Cal.	W.B.	
NSB	4	Nyssa sylvatica	Black Gum	60mm Cal.	W.B.	
QAO	6	Quercus alba	White Oak	60mm Cal.	W.B.	spring dug
QRR	1	Quercus rubra	Red Oak	60mm Cal.	W.B.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
PHY NI2	13	Physocarpus opulifolius	Ninebark	50cm Ht.	Potted	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
BOU CU2	23	Bouteloua curtipendula	Side Oats Grama	1 gal	Potted	

REFERENCE NOTES SCHEDULE L-L3

SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	132.1 m ²	6/L-D1
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	80.4 m ²	9/L-D1

***NOTES:**

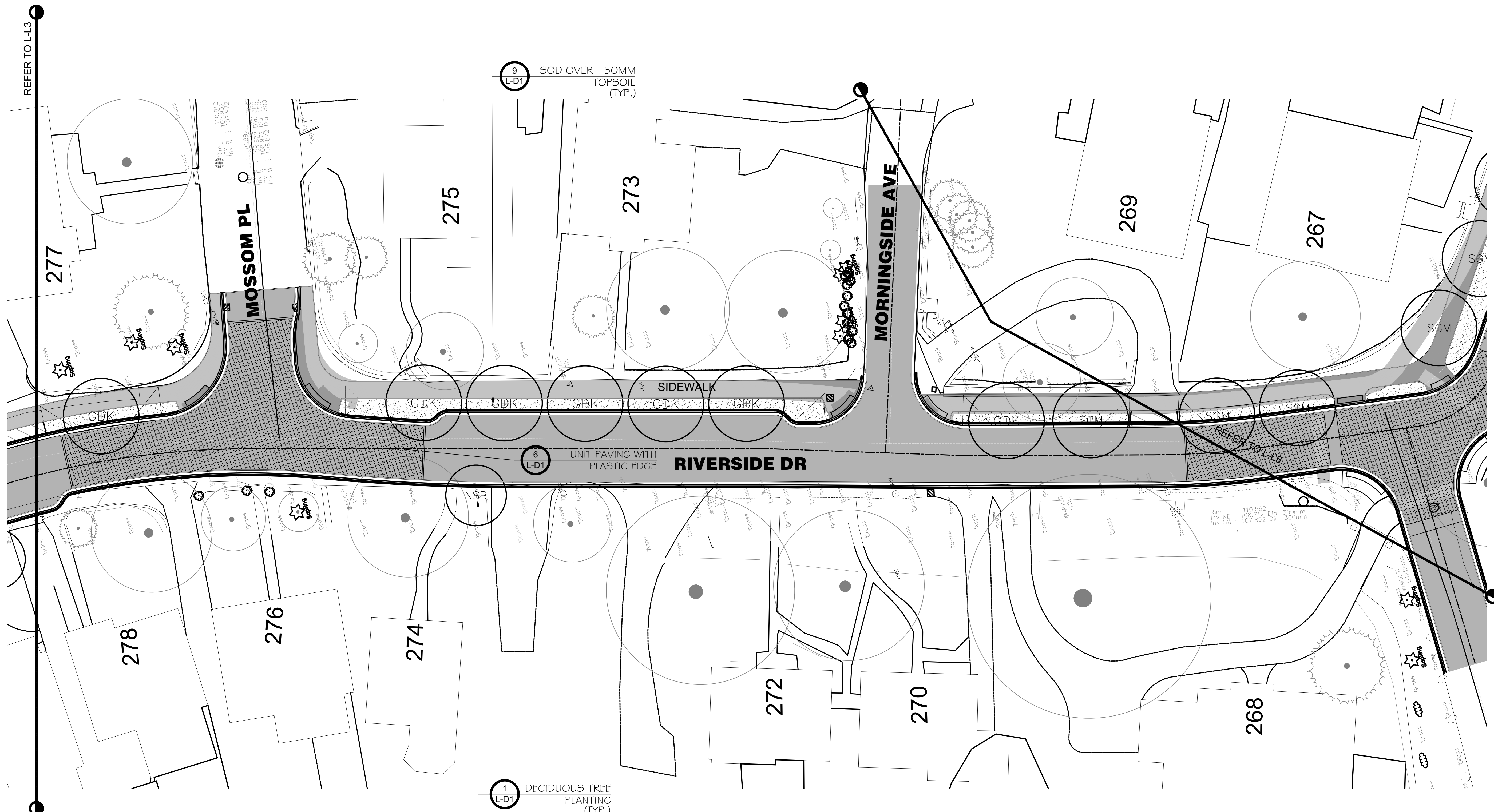
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PLANT SCHEDULE L-L4

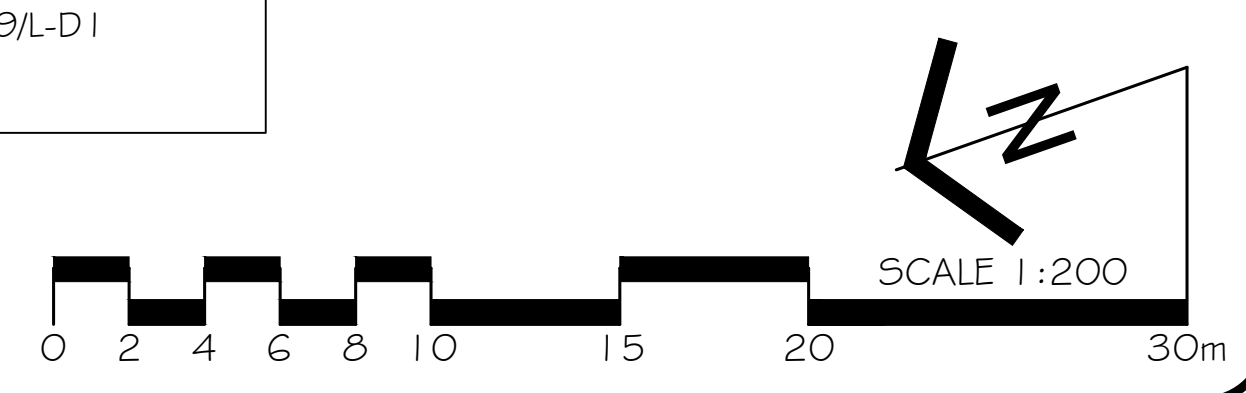
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SGM	1	Acer saccharum	Sugar Maple	60mm Cal.	W.B.	
GDK	7	Gymnocladus dioica	Kentucky Coffee Tree	60mm Cal.	W.B.	
NSB	1	Nyssa sylvatica	Black Gum	60mm Cal.	W.B.	

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REFERENCE NOTES SCHEDULE L-L4

SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	265.2 m ²	6/L-D1
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	106.3 m ²	9/L-D1

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<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONTRACT
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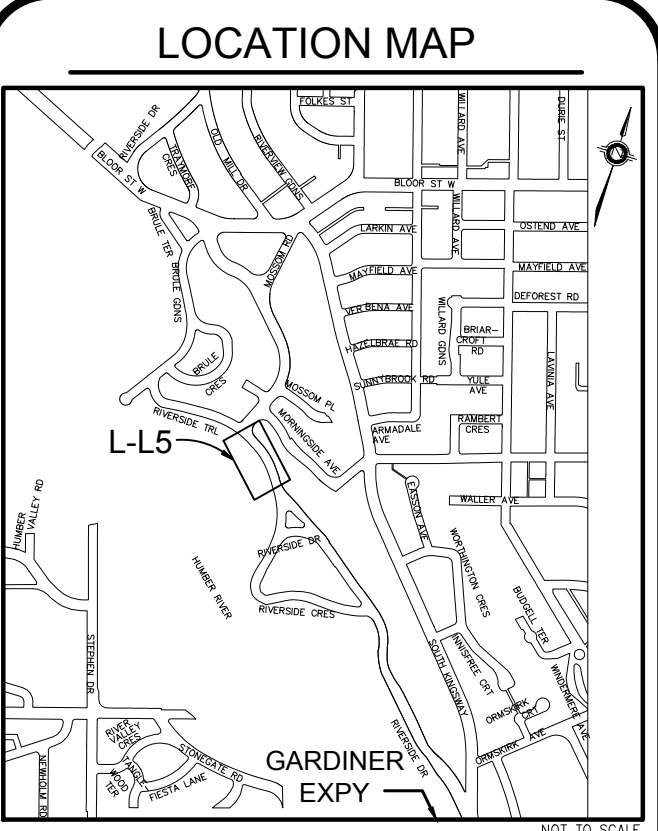
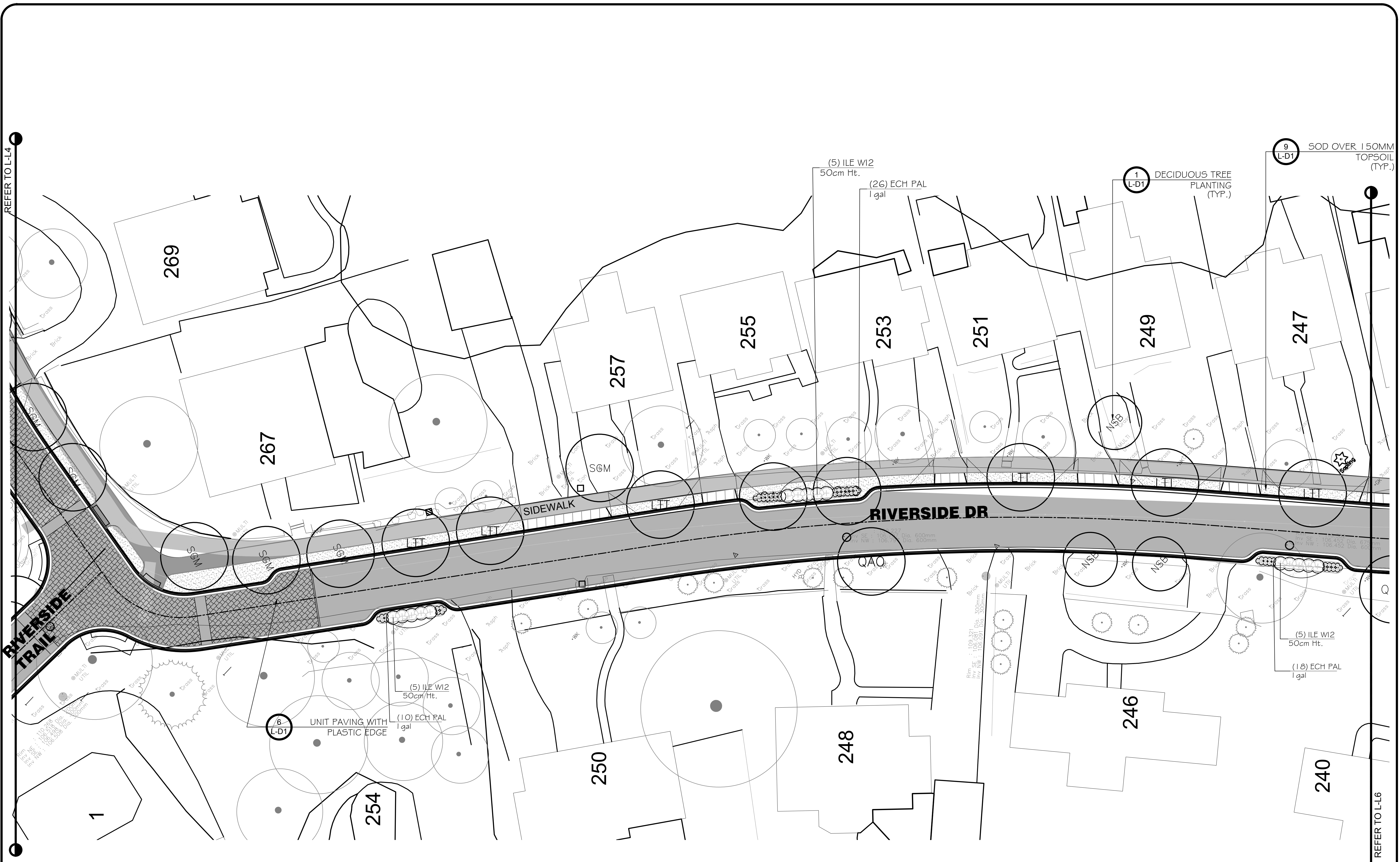
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DRAWING: **LANDSCAPE PLAN**

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 CHECKED BY: HJK DATE: JAN. 19, 2016
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File #2016-002.DWG



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PROJECT: 17EGS-TI-03LR
RIVERSIDE DRIVE
FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

DRAWING: **LANDSCAPE PLAN**

DRAWN BY: ST SCALE: 1:200
CHECKED BY: HJK DATE: JAN. 19, 2016 **L-L5**
JOB NO.: 2016-002 DRAWING 5 of 14

File #2016-002.DWG

PLANT SCHEDULE L-L5

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SGM	6	Acer saccharum	Sugar Maple	60mm Cal.	W.B.	
LIT	6	Liriodendron tulipifera	Tulip Tree	60mm Cal.	W.B.	
NSB	3	Nyssa sylvatica	Black Gum	60mm Cal.	W.B.	
QAO	3	Quercus alba	White Oak	60mm Cal.	W.B.	spring dug

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ECH PAL	54	Echinacea pallida	Pale Purple Coneflower	1 gal	Potted	
ILE W12	15	Ilex verticillata	Winterberry	50cm Ht.	Potted	

REFERENCE NOTES SCHEDULE L-L5

SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	297.5 m ²	6/L-D1

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	169.8 m ²	9/L-D1

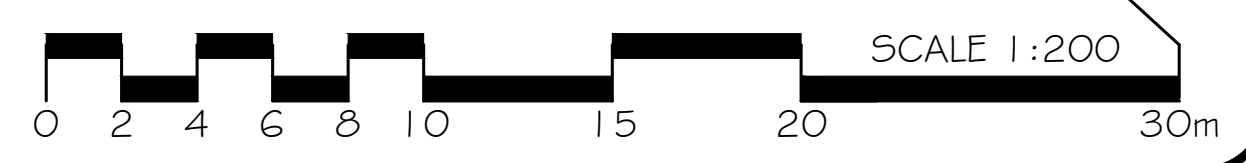
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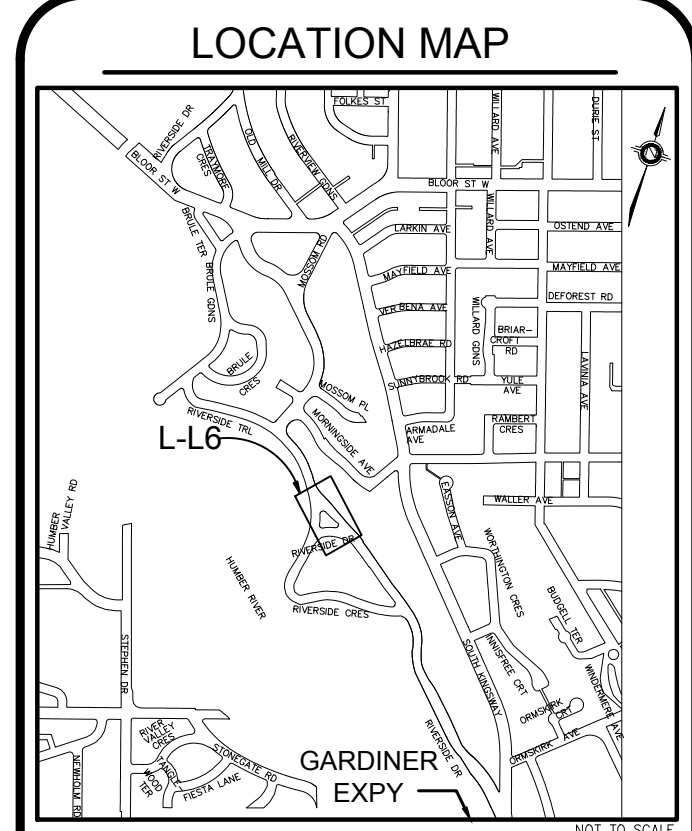
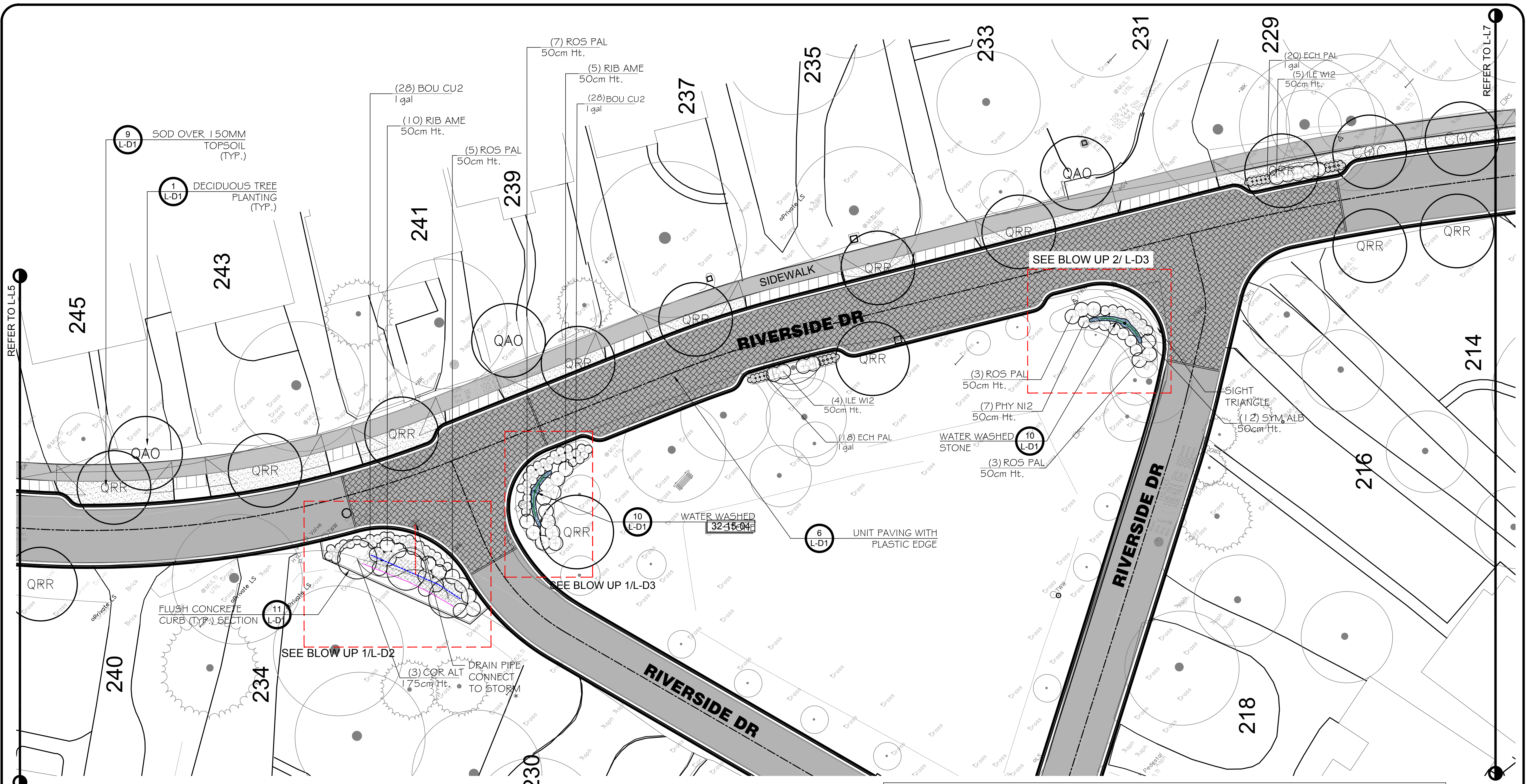
PROVIDE 450mm MIN DEPTH TOPSOIL FOR ALL PROPOSED PLANTING AREAS

PROVIDE 150mm MIN DEPTH WOOD CHIP MULCH FOR ALL PROPOSED PLANTINGS

FINAL QUANTITIES AND LAYOUT TO BE DETERMINED ON SITE BY CITY AND LANDSCAPE ARCHITECT

***NOTE:**
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GENERAL NOTES

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3	2017/01/24	REVISED FOR CITY CONSTRUCTION	ST
2	2017/01/10	REVISED PER TRCA COMMENT	RP
1	2016/09/06	LANDSCAPE PLAN	ST

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CONCEPTUAL	TENDER
PRELIMINARY	CONTRACT
SITE PLAN	CONSTRUCTION
PERMIT	AS-BUILT

ENGINEER:

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

105 CONSUMERS DRIVE WHITBY, ONTARIO L1C 1C4
TEL: (647) 624-5300 FAX: (905) 794-0611



HENRY KORDEKAAS & ASSOCIATES INC.
LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS

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FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

DRAWING: **LANDSCAPE PLAN**

DRAWN BY: ST SCALE: 1:200
CHECKED BY: HJK DATE: JAN. 19, 2016
JOB NO.: 2016-002

L-L6
DRAWING 6 of 14

File #2016-002.DWG

REFERENCE NOTES SCHEDULE L-L6

SYMBOL	CURBS AND GUTTERS DESCRIPTION	QTY	DETAIL
	Concrete Curb	20.7 m	11/L-D1
SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	787.0 m ²	6/L-D1
SYMBOL	AGGREGATE SURFACE DESCRIPTION	QTY	DETAIL
	Water Washed Stone	6.0 m ²	10/L-D1
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	165.1 m ²	9/L-D1

***NOTES:**

PROVIDE 450mm MIN DEPTH TOPSOIL FOR ALL PROPOSED PLANTING AREAS

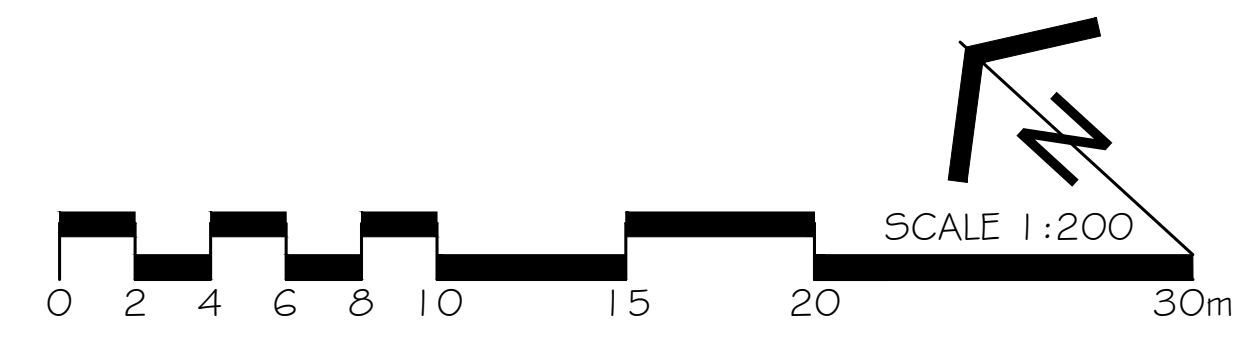
PROVIDE 150mm MIN DEPTH WOOD CHIP MULCH FOR ALL PROPOSED PLANTINGS

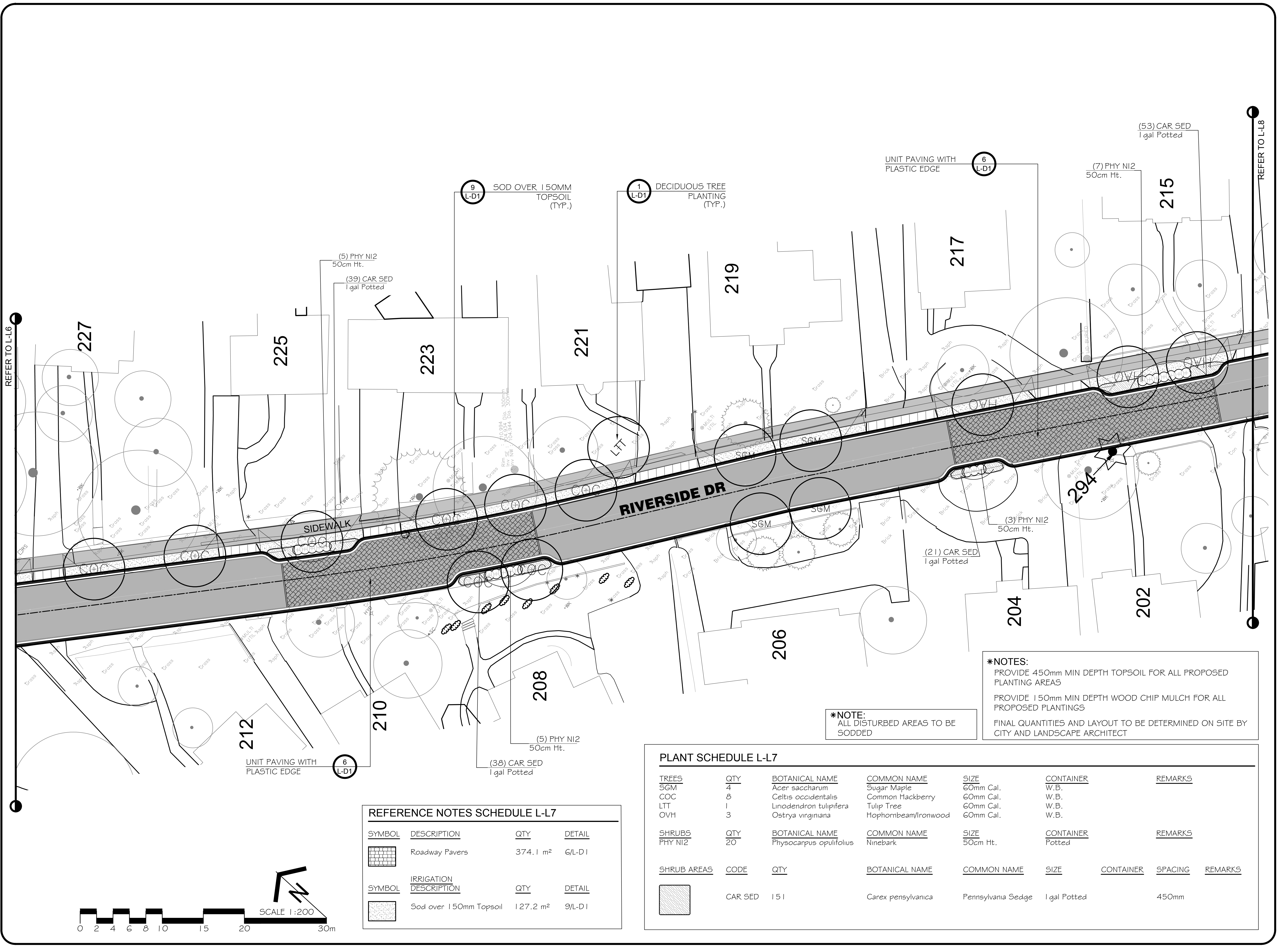
FINAL QUANTITIES AND LAYOUT TO BE DETERMINED ON SITE BY CITY AND LANDSCAPE ARCHITECT

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PLANT SCHEDULE L-L6

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
COC	2	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.	
QAO	3	Quercus alba	White Oak	60mm Cal.	W.B.	spring dug
QRR	13	Quercus rubra	Red Oak	60mm Cal.	W.B.	spring dug
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
COR ALT	3	Cornus alternifolia	Alternate Leaf Dogwood	175cm Ht.	W.B.	Multi-stem
ECH PAL	38	Echinacea pallida	Pale Purple Coneflower	1 gal	Potted	
ILE W12	9	Ilex verticillata	Winterberry	50cm Ht.	Potted	
PHY NI2	7	Physocarpus opulifolius	Ninebark	50cm Ht.	Potted	
RIB AME	15	Ribes americanum	American Black Currant	50cm Ht.	Potted	
ROS PAL	18	Rosa palustris	Swamp Rose	50cm Ht.	Potted	
SYM ALB	12	Symphoricarpos albus	Common White Snowberry	50cm Ht.	Potted	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
BOU CU2	56	Bouteloua curtipendula	Side Oats Grama	1 gal	Potted	





LOCATION MAP

GENERAL NOTES

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TORONTO

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17ECS-TI-03LR
PROJECT: RIVERSIDE DRIVE
FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

DRAWING: LANDSCAPE PLAN

DRAWN BY: ST	SCALE: 1:200	L-L7 DRAWING 7 of 14
CHECKED BY: HJK	DATE: JAN. 19, 2016	
JOB NO.: 2016-002		

File #2016-002.DWG

REFER TO L-L6

REFER TO L-L8

***NOTES:**
PROVIDE 450mm MIN DEPTH TOPSOIL FOR ALL PROPOSED PLANTING AREAS
PROVIDE 150mm MIN DEPTH WOOD CHIP MULCH FOR ALL PROPOSED PLANTINGS
FINAL QUANTITIES AND LAYOUT TO BE DETERMINED ON SITE BY CITY AND LANDSCAPE ARCHITECT

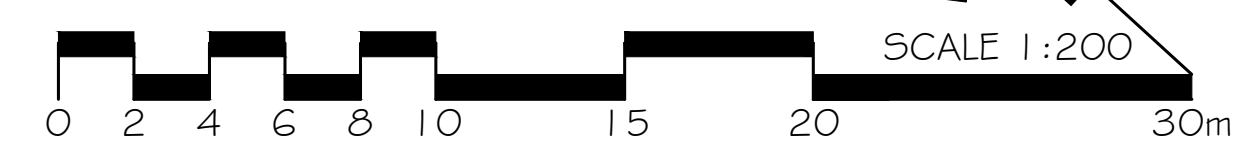
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PLANT SCHEDULE L-L7

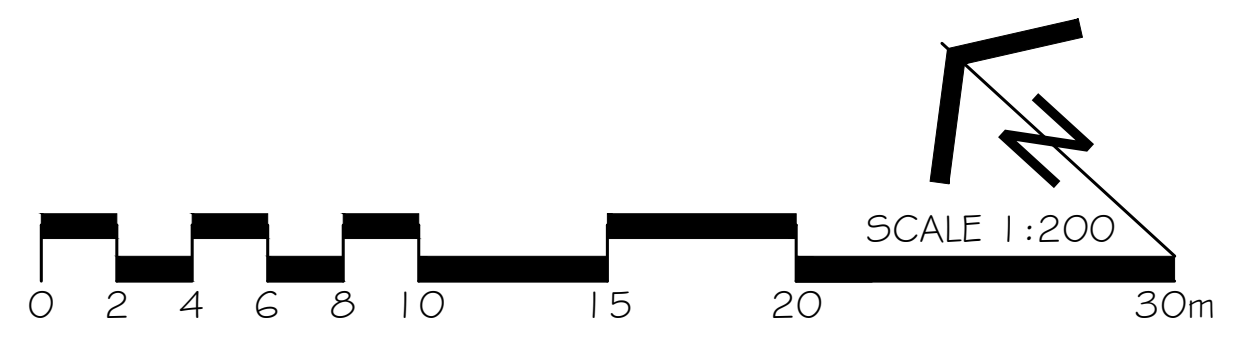
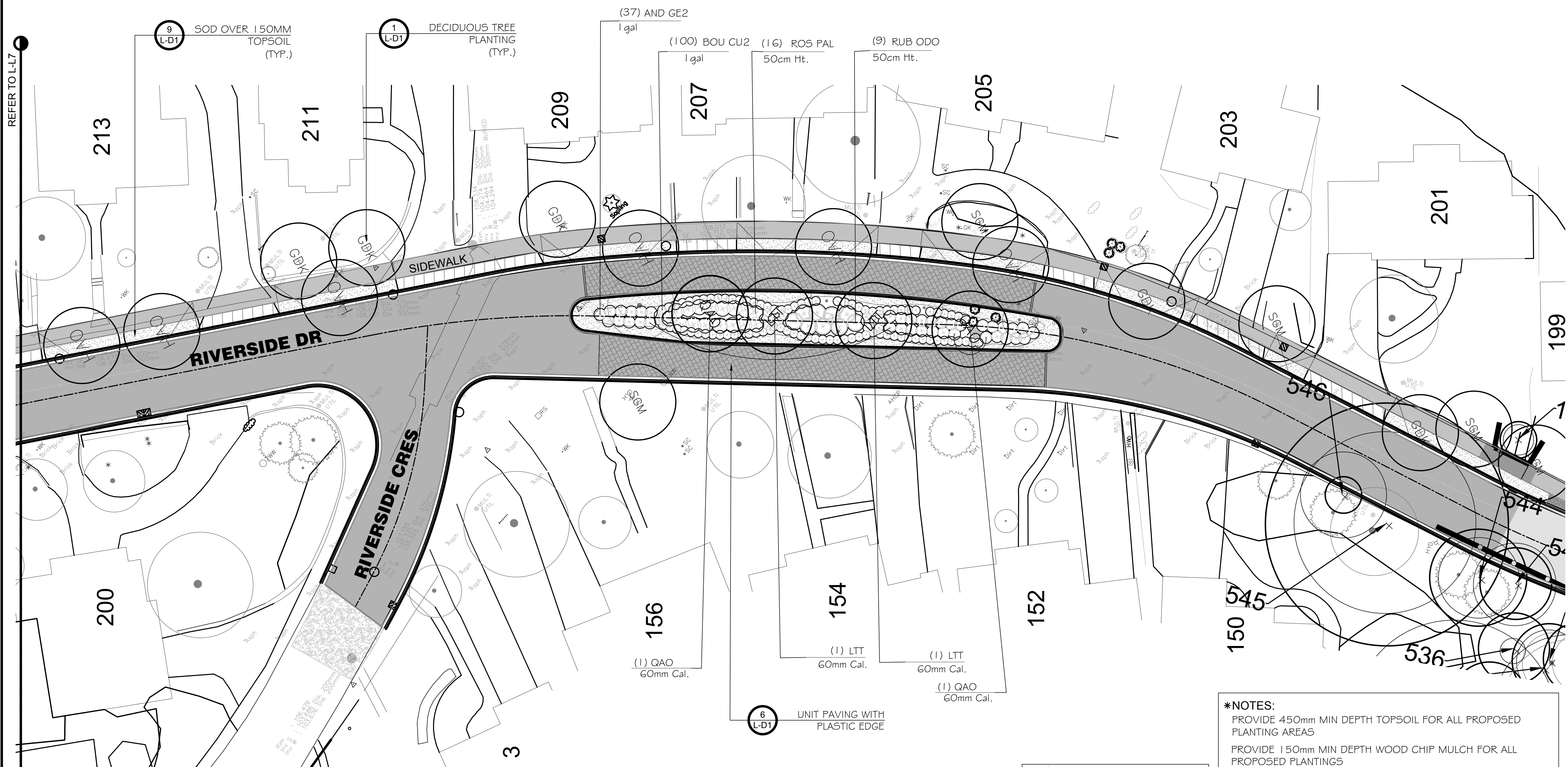
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS		
5GM	4	Acer saccharum	Sugar Maple	60mm Cal.	W.B.			
COC	8	Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.			
LTT	1	Liriodendron tulipifera	Tulip Tree	60mm Cal.	W.B.			
OVH	3	Ostrya virginiana	Hophornbeam/Ironwood	60mm Cal.	W.B.			
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS		
PHY NI2	20	Physocarpus opulifolius	Ninebark	50cm Ht.	Potted			
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	CAR SED	151	Carex pensylvanica	Pennsylvania Sedge	1 gal Potted		450mm	

REFERENCE NOTES SCHEDULE L-L7

SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	374.1 m ²	6/L-D1
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	127.2 m ²	9/L-D1



REFER TO L-L7



REFERENCE NOTES SCHEDULE L-L8

SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	295.4 m ²	6/L-D1
SYMBOL	DESCRIPTION	QTY	DETAIL
	Sod over 150mm Topsoil	198.0 m ²	9/L-D1

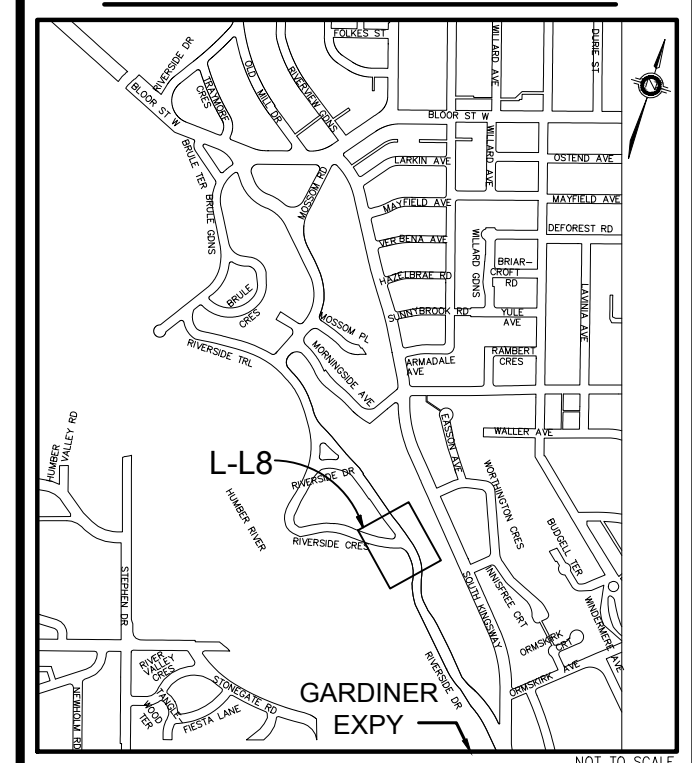
PLANT SCHEDULE L-L8

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SGM	5	Acer saccharum	Sugar Maple	60mm Cal.	W.B.	
GDK	5	Gymnocladus dioica	Kentucky Coffee Tree	60mm Cal.	W.B.	
LTT	2	Linodendron tulipifera	Tulip Tree	60mm Cal.	W.B.	
OVH	6	Ostrya virginiana	Hophornbeam/Ironwood	60mm Cal.	W.B.	
QAO	2	Quercus alba	White Oak	60mm Cal.	W.B.	spring dug
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ROS PAL	16	Rosa palustris	Swamp Rose	50cm Ht.	Potted	
RUB ODO	9	Rubus odoratus	Purple Raspberry	50cm Ht.	Potted	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
AND GE2	37	Andropogon gerardii	Big Blue Stem	1 gal	Potted	
BOU CU2	100	Bouteloua curtipendula	Side Oats Grama	1 gal	Potted	

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ENGINEER:
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TORONTO
 OFFICIAL PLANNING AND DESIGN SERVICES DIVISION
 CITY OF TORONTO

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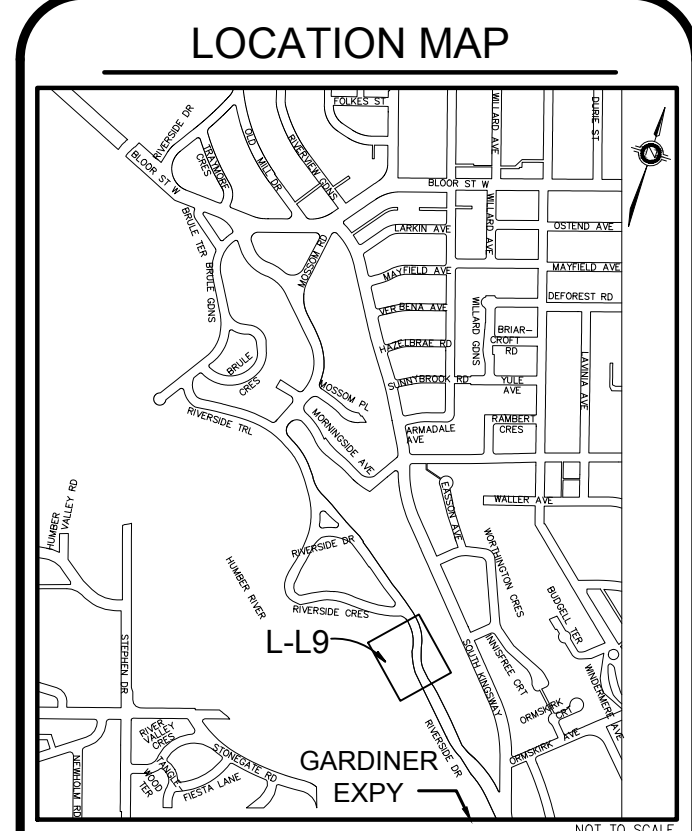
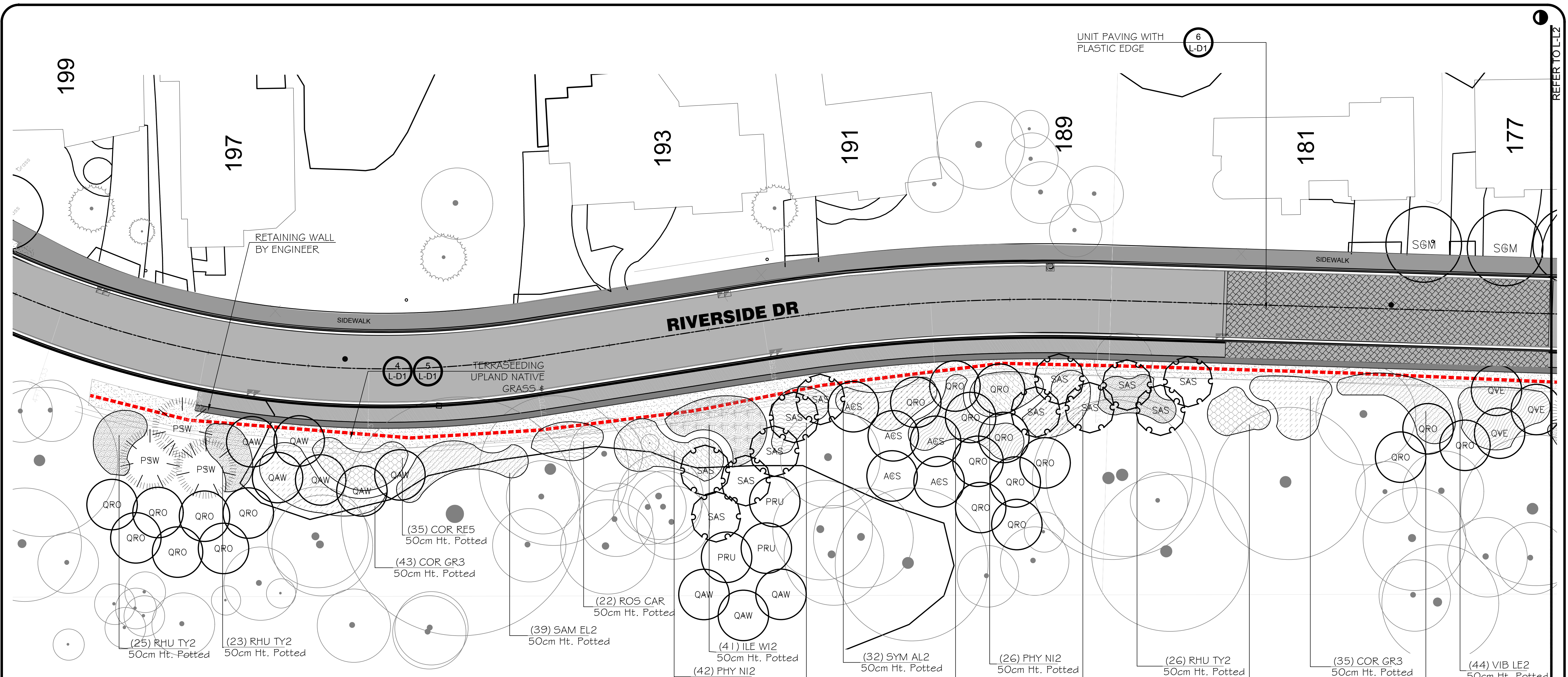
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RIVERSIDE DRIVE
 FROM SOUTH KINGSWAY TO BRULE GARDENS
 TORONTO, ON

DRAWING: **LANDSCAPE PLAN**

DRAWN BY: ST	SCALE: 1:200	L-L8 DRAWING 8 of 14
CHECKED BY: HJK	DATE: JAN. 19, 2016	
JOB NO.: 2016-002		

File #2016-002.DWG



GENERAL NOTES

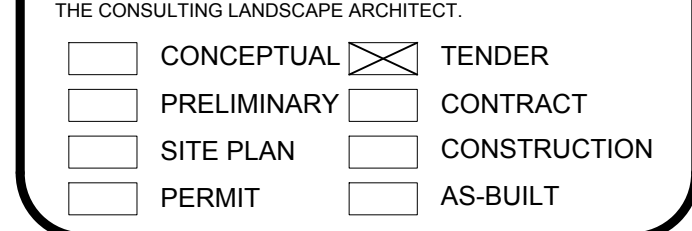
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DRAWN BY: ST SCALE: 1:200
CHECKED BY: HJK DATE: JAN. 19, 2016
JOB NO.: 2016-002 DRAWING: L-L9
9 of 14

File #2016-002.DWG

PLANT SCHEDULE RESTORATION

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
[Pattern]	COR GR3	182	Cornus racemosa	Gray Dogwood	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	COR RE5	176	Cornus sericea	Red Twig Dogwood	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	ILE W12	122	Ilex verticillata	Winterberry	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	PHY NI2	201	Physocarpus opulifolius	Ninebark	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	RHU TY2	177	Rhus typhina	Staghorn Sumac	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	ROS CAR	144	Rosa carolina	Carolina Rose	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	SAM EL2	136	Sambucus canadensis	Elderberry	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	SYM AL2	62	Symphoricarpos albus	Common White Snowberry	50cm Ht. Potted	1.0m O.C.	1000mm	
[Pattern]	VIB LE2	157	Viburnum lentago	Nannyberry	50cm Ht. Potted	1.0m O.C.	1000mm	

***NOTE:**
PROVIDE 450mm MIN DEPTH TOPSOIL FOR ALL PROPOSED PLANTING AREAS

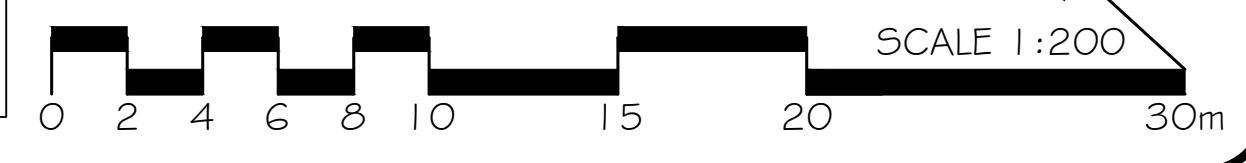
***NOTE:**
ALL DISTURBED AREAS TO BE SODDED

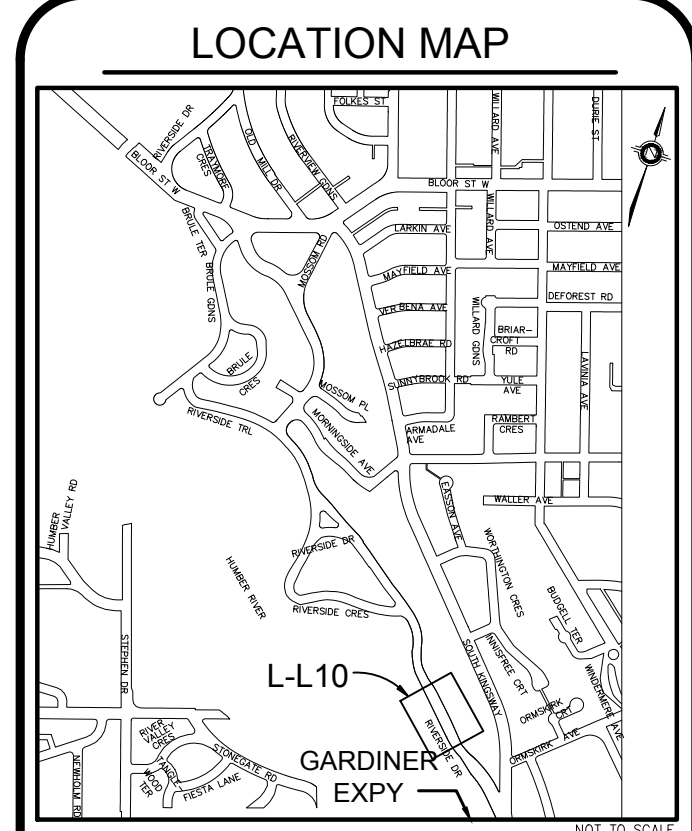
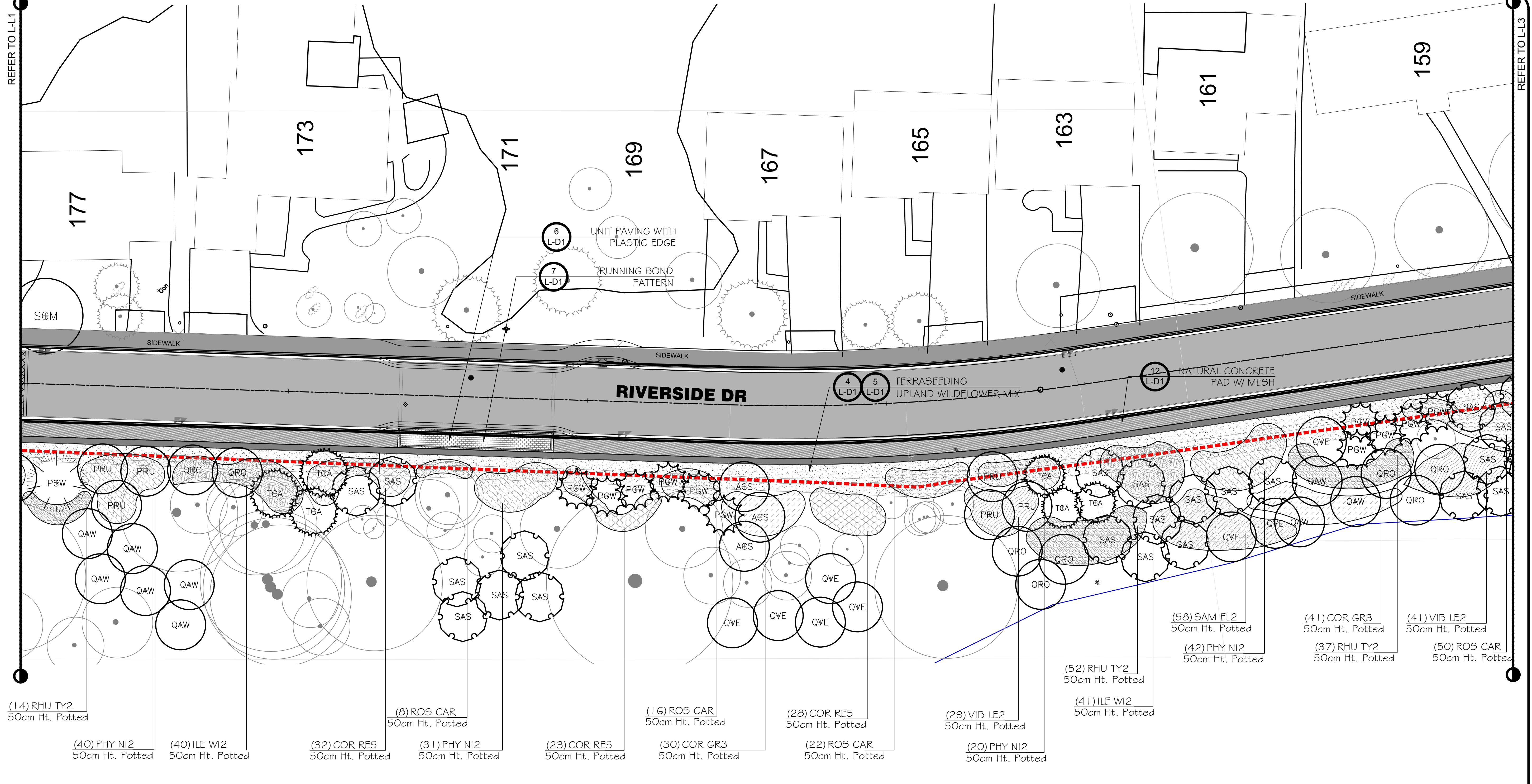
PLANT SCHEDULE BOULEVARD

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SGM	3	Acer saccharum	Sugar Maple	60mm Cal.	W.B.	

PLANT SCHEDULE RESTORATION

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ACS	8	Acer saccharum	Sugar Maple	175cm Ht.	Potted	
PGW	1	Picea glauca	White Spruce	125cm Ht.	W.B.	
PSW	4	Pinus strobus	White Pine	125cm Ht.	W.B.	
PRU	14	Prunus nigra	Canada Plum	175cm Ht.	Potted	
QAW	23	Quercus alba	White Oak	175cm Ht.	Potted	spring dug
QRO	28	Quercus rubra	Red Oak	175cm Ht.	Potted	spring dug
QVE	14	Quercus velutina	Black Oak	175cm Ht.	Potted	Spring Dug
SAS	43	Sassafras albidum	Sassafras	175cm Ht.	Potted	
TCA	6	Tsuga canadensis	Canadian Hemlock	125cm Ht.	W.B.	
TOTAL:	151					





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SITE PLAN	CONSTRUCTION
PERMIT	AS-BUILT

ENGINEER:

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

105 CONSUMERS DRIVE TEL: (416) 624-5300
WHITBY, ONTARIO L1N 1C4 FAX: (905) 794-0611



HENRY KORTEKAAS & ASSOCIATES INC.
LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS

591 LIVERPOOL ROAD TEL: 905-888-5599
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PROJECT: 17ECS-TI-03LR
RIVERSIDE DRIVE
FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

DRAWING: **LANDSCAPE PLAN**

DRAWN BY: ST SCALE: 1:200
CHECKED BY: HJK DATE: JAN. 19, 2016
JOB NO.: 2016-002 DRAWING: 10 of 14

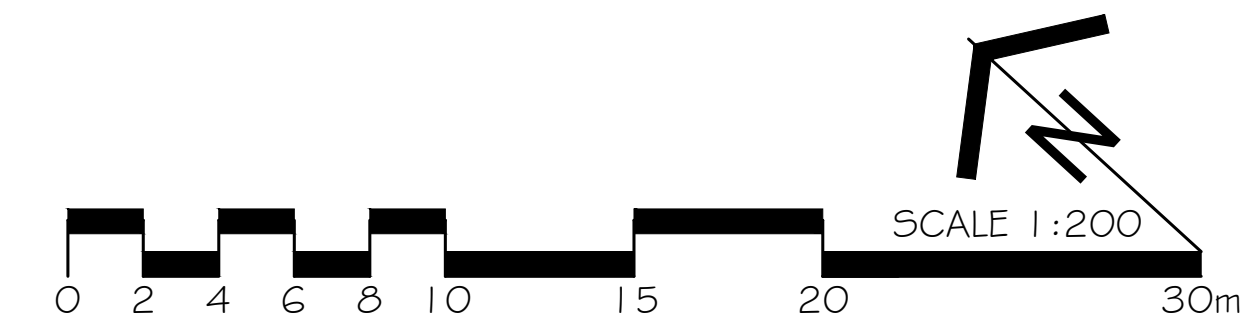
File #2016-002.DWG

REFERENCE NOTES SCHEDULE RESTORATION

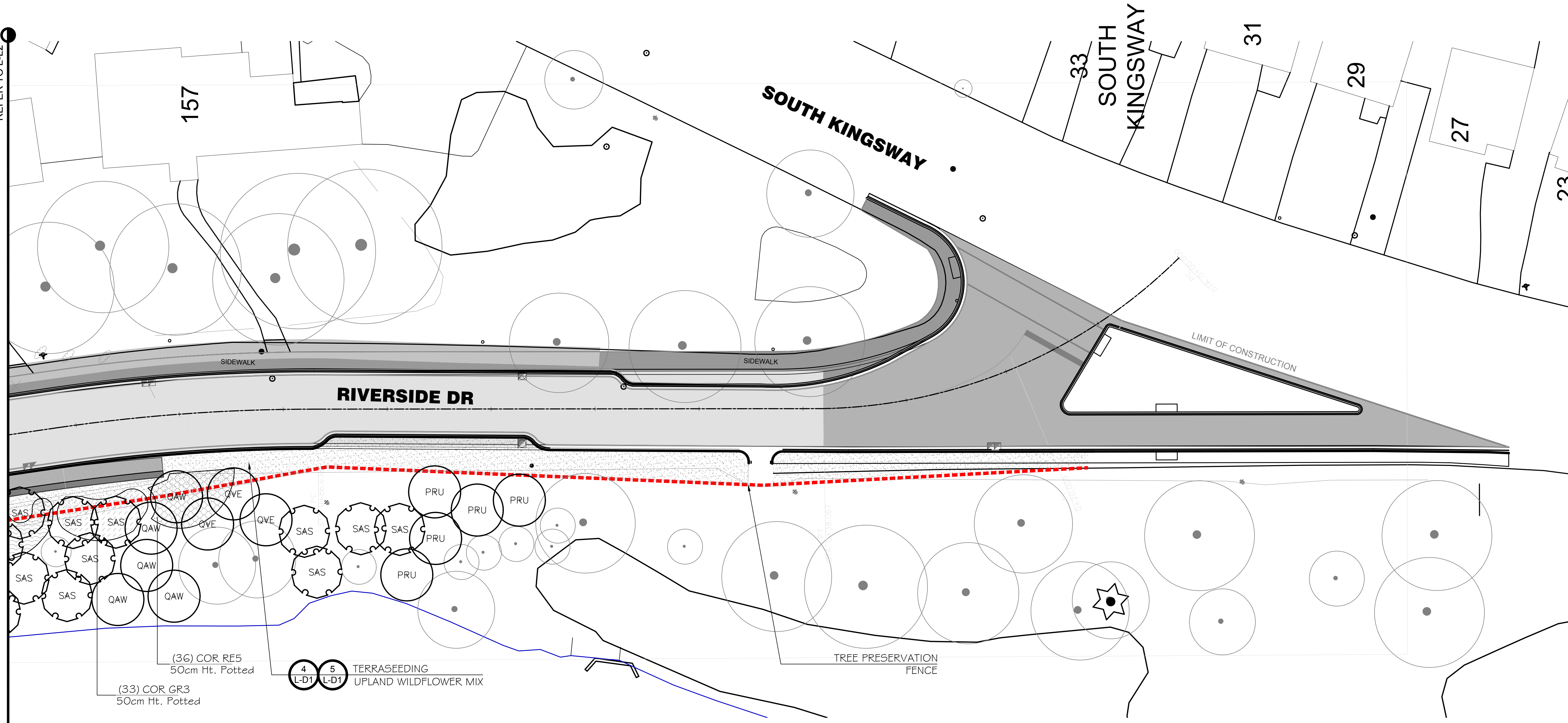
SYMBOL	DESCRIPTION	QTY	DETAIL
	Roadway Pavers	258.5 m ²	6/L-D1
SYMBOL	CONCRETE PAVING DESCRIPTION	QTY	DETAIL
	Concrete Paving with 200mm depth of 19mm Crusher Run Limestone	376.3 m ²	12/L-D1
SYMBOL	UNIT PAVING DESCRIPTION	QTY	DETAIL
	Precast Concrete Unit Pavers - Unilock Artline - Alpine Fusion	27.6 m ²	6/L-D1
	Precast Concrete Unit Pavers - Unilock - IL Campo	4.6 m ²	6/L-D1

***NOTE:**
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***NOTE:**
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REFER TO L-L2

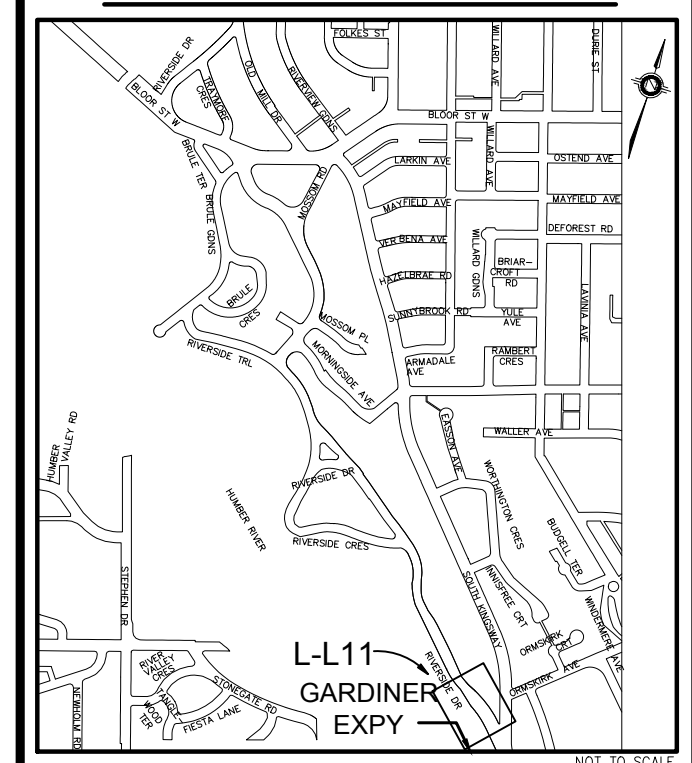


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LOCATION MAP



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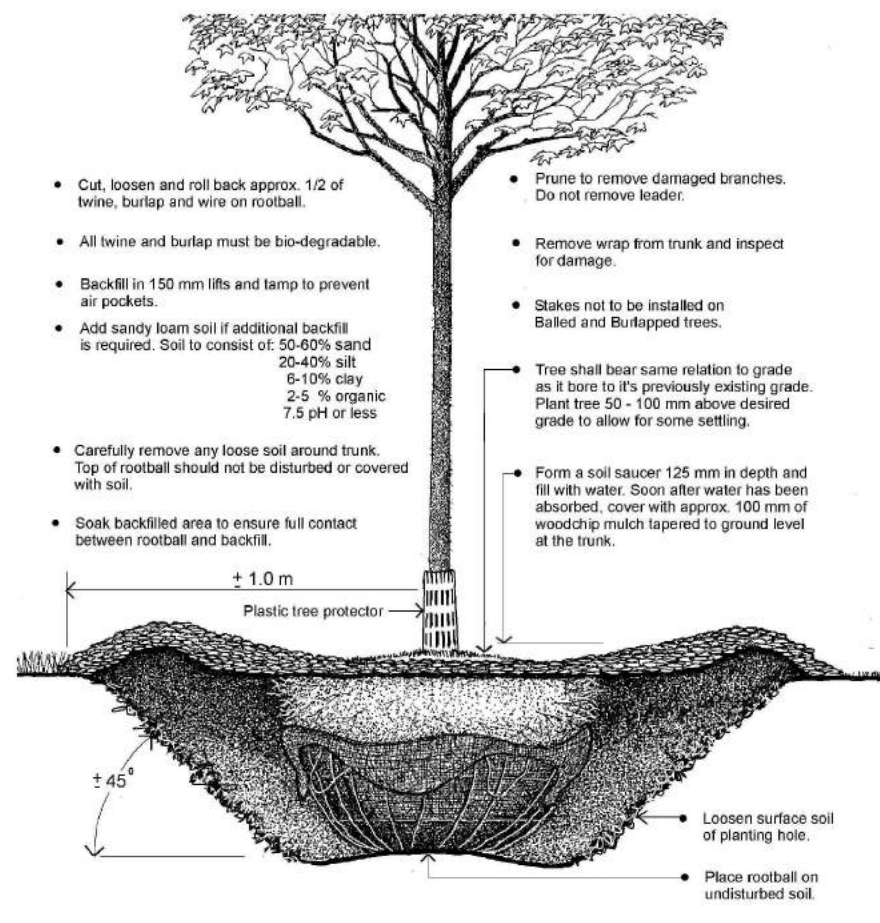
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TORONTO, ON

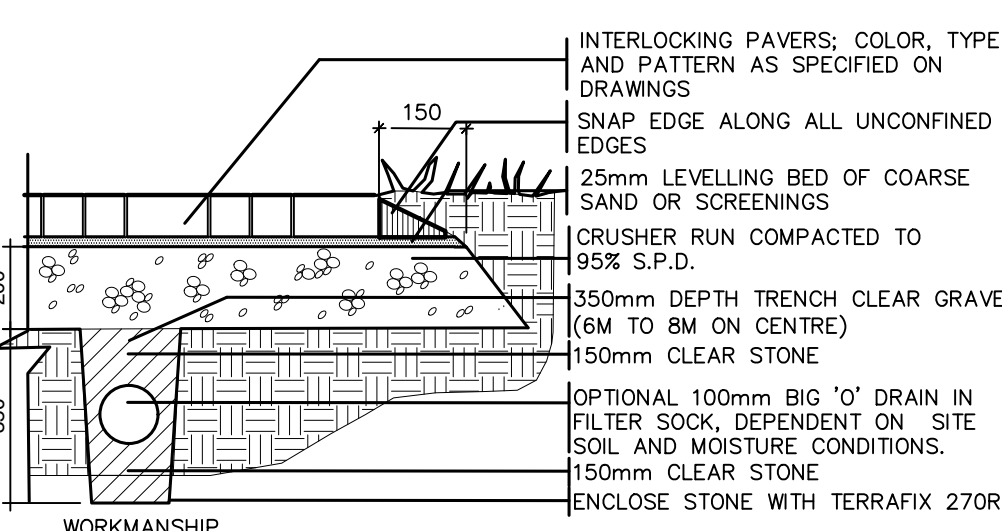
DRAWING: **LANDSCAPE PLAN**

DRAWN BY: ST	SCALE: 1:200	L-L11 DRAWING 11 of 14
CHECKED BY: HJK	DATE: JAN. 19, 2016	
JOB NO.: 2016-002	FILE #2016-002.DWG	



Planting Detail for Balled and Burred Trees in Turf
 Urban Forestry Services Parks and Recreation Division
 June 2002 Detail PD-101

1 DECIDUOUS TREE PLANTING
 N.T.S. CITY OF TORONTO 329301.75-01



WORKMANSHIP:
 PAVERS WILL BE LAID IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS WITH CLOSE BUTT JOINTS OF APPROXIMATELY 3mm SPACING ON TO THE SAND BASE. IN IRREGULAR AREAS, STONES SHOULD BE CUT TO FORM A UNIFORM PATTERN USING A SAW WITH A MASONRY BLADE AND WATER TO PREVENT DUST. STONE AND SUB-BASE ARE TO BE VIBRATED WITH AN APPROVED MACHINE IN A CIRCULAR PATTERN. SPRINKLE SAND AND BRUSH INTO JOINTS OVER THE STONE TO ENSURE AGAINST CHIPPING. ALL DAMAGED OR CHIPPED STONE MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE. SPRINKLE WITH WATER TO ENSURE COMPACTION OF SAND JOINTS, IF NECESSARY PROVIDE TWO APPLICATIONS OF SAND.

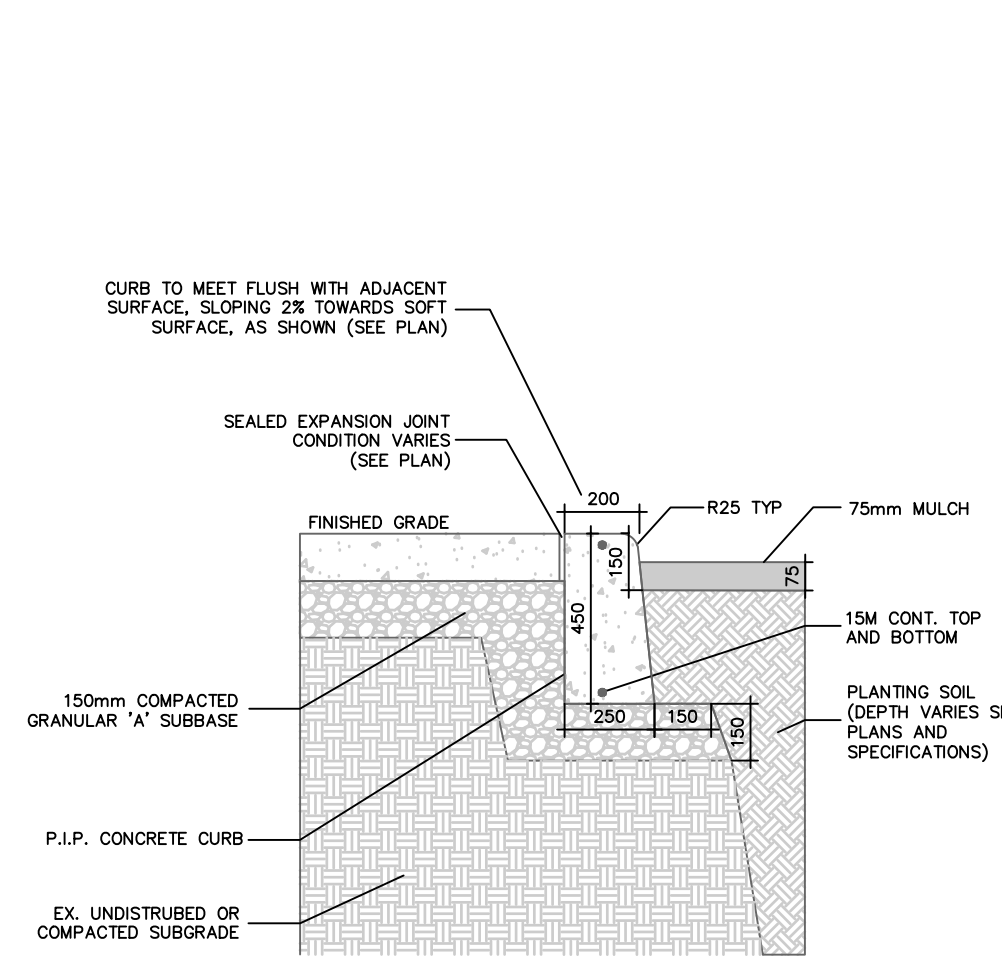
EDGE TREATMENT - PROVIDE "SNAP EDGE" BY DECRA-LOC OR APPROVED EQUAL - INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

PREPARATION:
 EXCAVATE TO REDUCED LEVELS, REMOVE ALL ORGANIC MATERIAL. FORM WELL COMPACTED SUB-BASE. DIG 350mm DEPTH TRENCH. LAY BIG 'O' DRAIN AND BACKFILL WITH CLEAR STONE. LAY CRUSHER RUN AND COMPACT TO 95% S.P.D. WITH VIBRATOR. THE GRADING IS TO BE EXACTLY PARALLEL WITH THAT OF FUTURE STONE PAVEMENT, LEAVING A SMOOTH SURFACE WITH NO PROJECTING STONES. LAY LOOSE SAND THROUGHOUT AS A LEVELLING COURSE. LAY PAVERS MAINTAINING SPECIFIED PATTERN. ALTERNATE STONE AND/OR PATTERN MUST BE APPROVED IN WRITING.

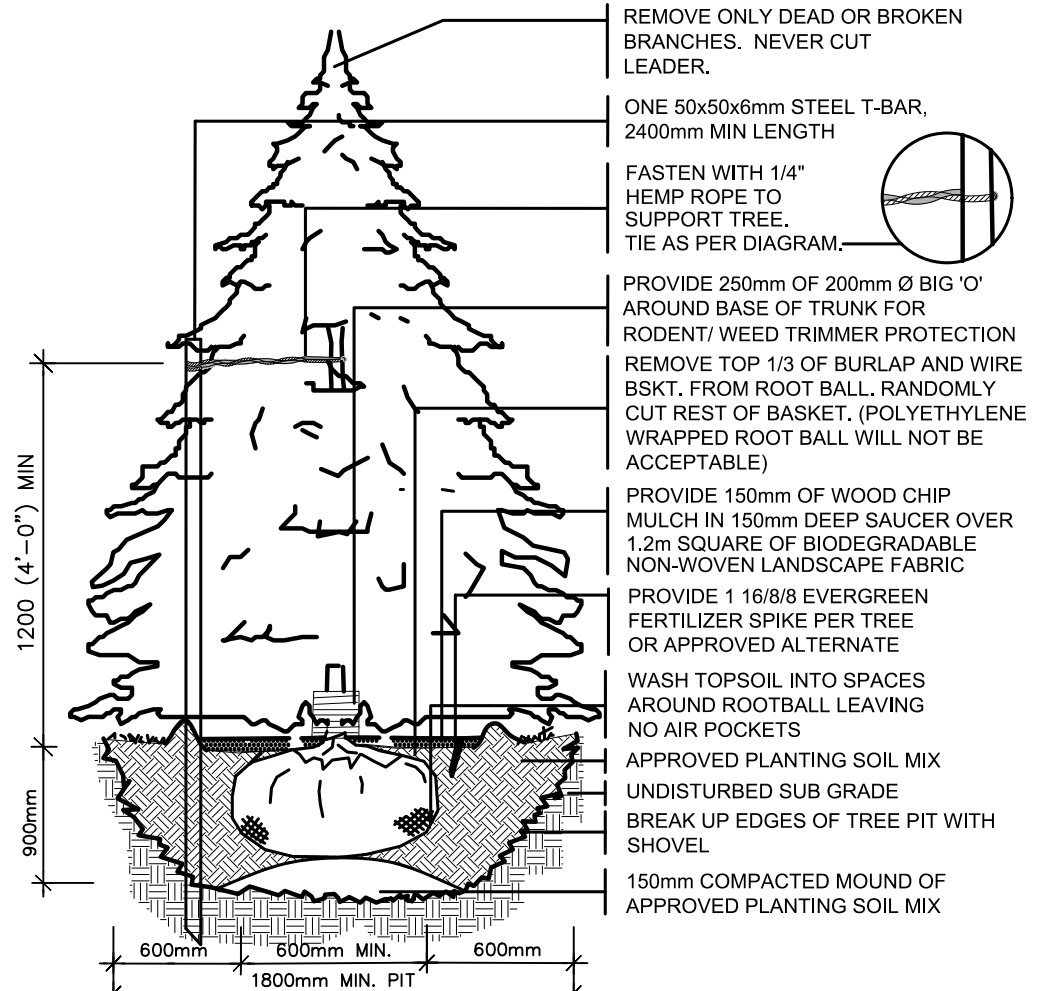
ALL GIVEN DIMENSIONS ARE IN MILLIMETRES.

SAMPLE TO BE PROVIDED FOR APPROVAL BY LANDSCAPE ARCHITECT

6 UNIT PAVING WITH PLASTIC EDGE
 N.T.S. 321413-51

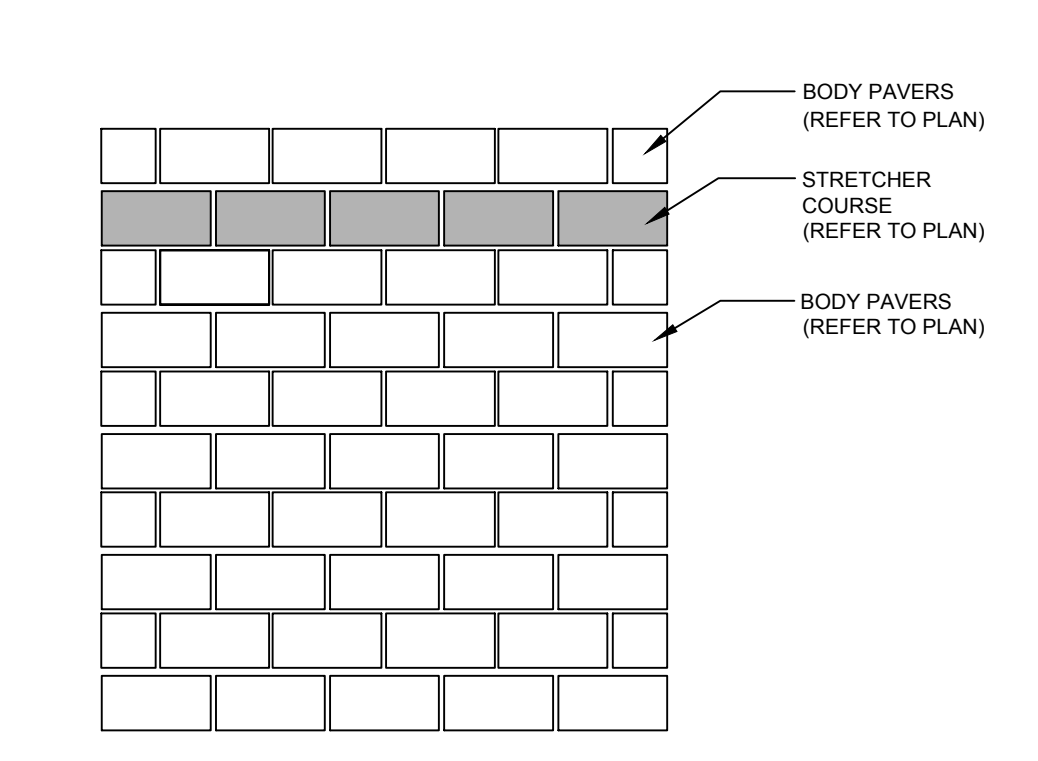


11 FLUSH CONCRETE CURB SECTION
 N.T.S. 321613-04



NOTES:
 1. STAKES TO BE REMOVED AFTER ONE YEAR
 2. THE USE OF AUGERS OR TREE SPADES FOR EXCAVATING TREE PITS IS NOT PERMITTED
 3. WATER WELL UPON COMPLETION
 4. EXCAVATE TREE PIT TO 1800mm DIA. MIN. REMOVE ANY EXCESS SOIL OR RUBBISH OFF-SITE UNLESS OTHERWISE DIRECTED.
 5. ALL DIMENSIONS IN MILLIMETRES

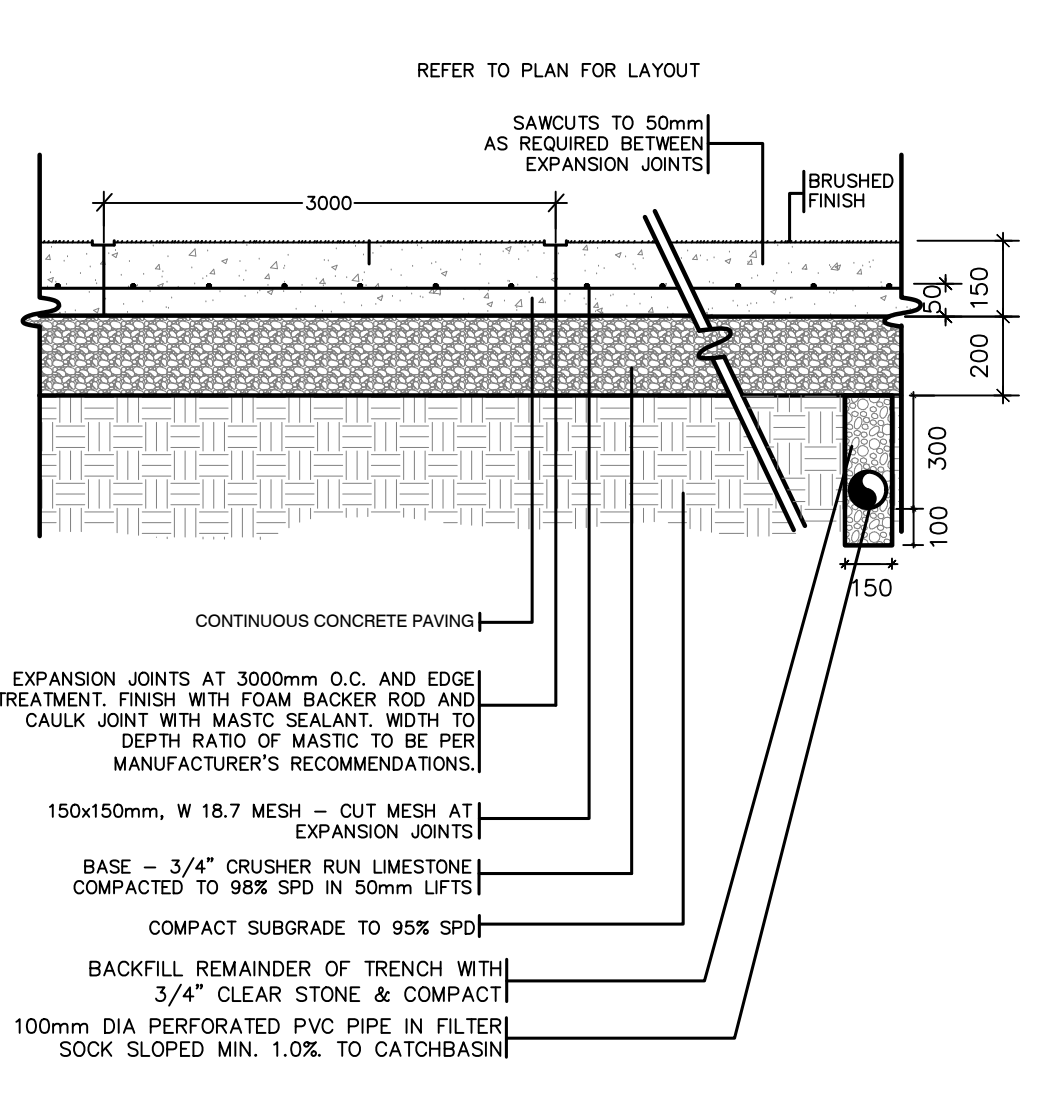
2 CONIFEROUS TREE PLANTING
 N.T.S. 329344.01-15



NOTES:
 1. REFER TO CATALOGUE PRODUCT SPECIFICATIONS FOR DIMENSIONS.
 2. RECOMMENDED 1/2" OR 1/4" JOINTS
 3. REFER TO INSTALLATION INSTRUCTIONS FOR DETAILS ON WET-LAY & DRY-LAY APPLICATIONS
 4. SEALER IS REQUIRED AFTER PRODUCT IS INSTALLED TO PROTECT COLOUR
 5. DO NOT USE PLATE TAMPER ON STONE
 6. DO NOT USE RUBBER MALLETS TO LEVEL STONES

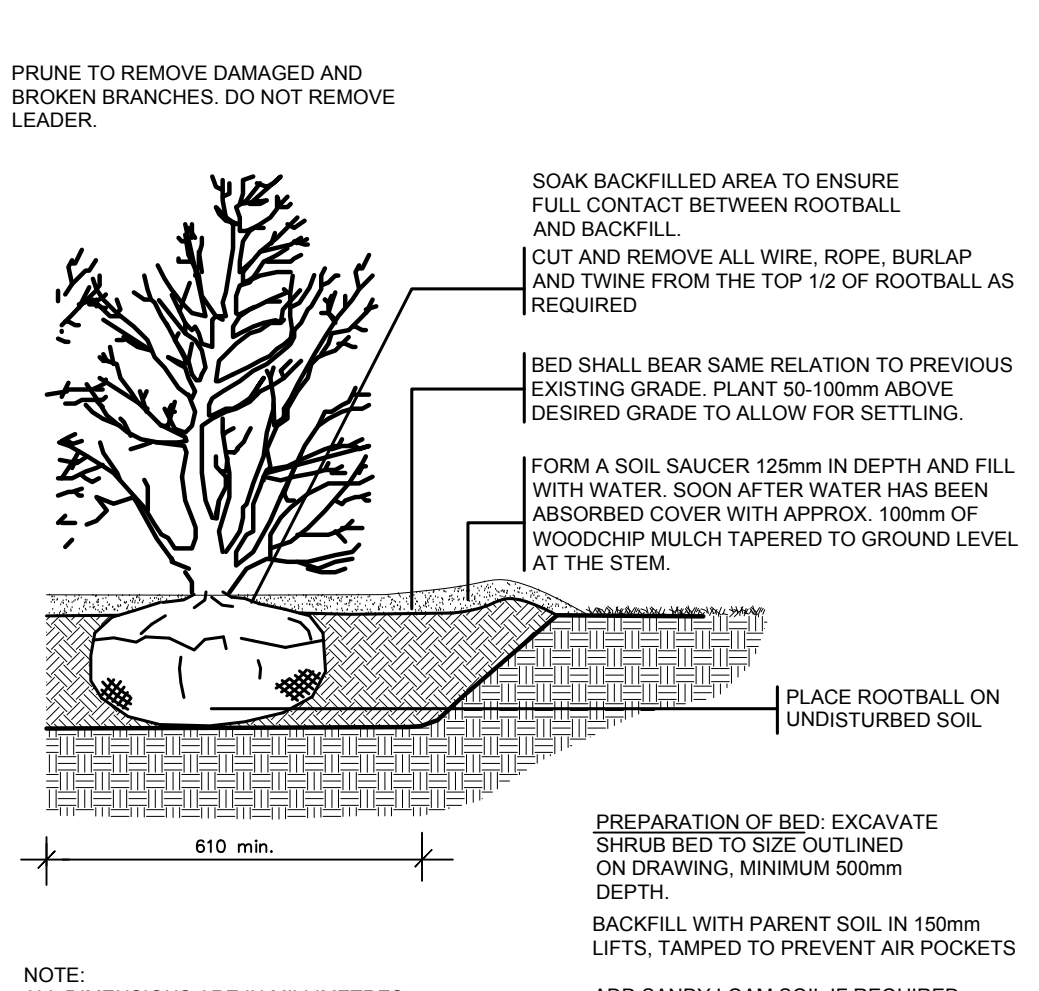
ALL PRELIMINARY DESIGN DETAILS MUST BE VERIFIED BY A PROFESSIONAL ENGINEER PRIOR TO INSTALLATION

7 RUNNING BOND PATTERN
 N.T.S. 321401-06



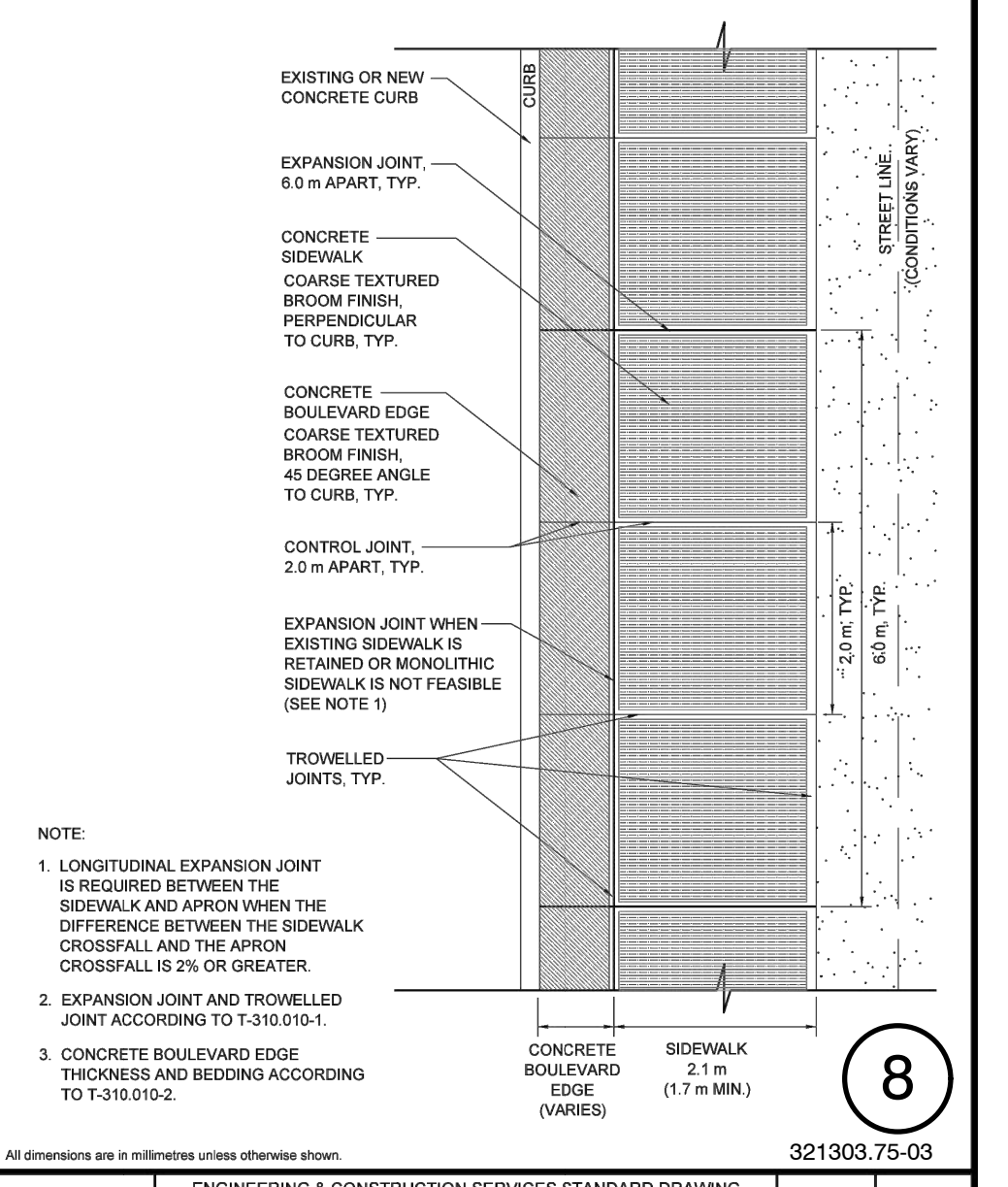
NOTE:
 - ALL DIMENSIONS ARE IN MILLIMETRES
 - PROVIDE EXPANSION JOINTS AS PER SITE DIRECTION BY LANDSCAPE ARCHITECT
 - PLACE DRAINS AS PER SITE SERVING DRAWINGS

12 NATURAL CONCRETE PAD W/ MESH WITH OPTIONAL DRAIN
 N.T.S. 321313.13-13



NOTE:
 ALL DIMENSIONS ARE IN MILLIMETRES
 WATER WELL UPON COMPLETION
 ALL TWINE AND BURLAP MUST BE BIO-DEGRADABLE

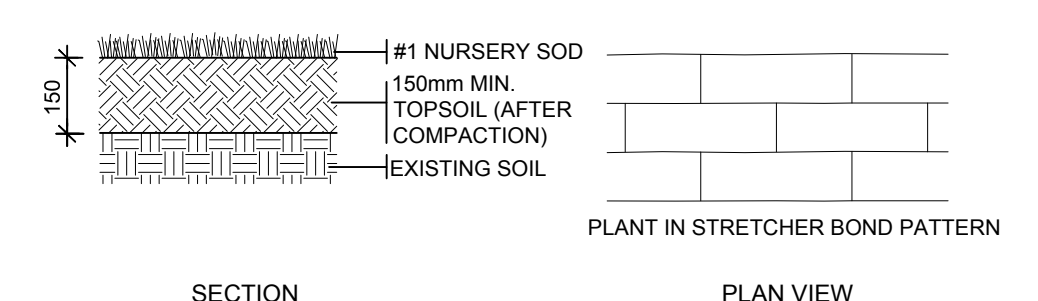
3 SHRUB PLANTING
 N.T.S. CITY OF TORONTO 329301.75-02



NOTE:
 1. LONGITUDINAL EXPANSION JOINT IS REQUIRED BETWEEN THE SIDEWALK AND APRON WHEN THE DIFFERENCE BETWEEN THE SIDEWALK CROSSFALL AND THE APRON CROSSFALL IS 2% OR GREATER
 2. EXPANSION JOINT AND TROWELED JOINT ACCORDING TO T-310.010-1
 3. CONCRETE BOULEVARD EDGE THICKNESS AND BEDDING ACCORDING TO T-310.010-2

ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING REV 0 APR 2015
 CONCRETE BOULEVARD EDGE T-310.010-9
 NTS SHEET 1

4 TERRASEEDING
 N.T.S. 329219.16-01



SECTION PLAN VIEW
 SOIL: SOD SHALL BE CERTIFIED No. 1 CULTIVATED SOD AS SCHEDULED. GROWN AND SOD IN ACCORDANCE WITH CLASSIFICATION OF THE NURSERY SOD GROWERS' ASSOCIATION OF ONTARIO. IT MUST BE FIBROUS AND WELL ROOTED. FREE FROM STONES, MATTED OR DEAD GRASS AND PERENNIAL WEEDS AND SHALL HAVE BEEN SUBJECT TO REGULAR MOWING AND TREATMENT WITH SELECTIVE WEED KILLER AND INSECTICIDES DURING THE PREVIOUS GROWING SEASON. THE SOD MUST BE ROLLED IN SUCH A MANNER AS TO PREVENT TEARING DURING HANDLING. THE SOD MUST BE TRANSPORTED AND LAID WITHIN FOUR (4) DAYS OF LIFTING AND SHALL BE PROTECTED DURING TRANSPORTATION TO PREVENT DRYING OUT. DRIED OUT UNHEALTHY SOD WILL NOT BE ACCEPTED ON SITE. SHOULD THERE BE AN UNAVOIDABLE DELAY IN INSTALLATION THE SOD MUST BE KEPT COOL AND MOIST UNTIL IT IS LAID.
 FERTILIZER: SPREAD PRE-SODDING FERTILIZER (10-10-10) AT THE RATE OF 75 GRAMS PER SQ.M. AT LEAST ONE (1) WEEK BEFORE THE SOD IS LAID USING AN APPROVED BROADCAST DISTRIBUTOR; WORKING IT INTO THE TOP 15mm OF SOIL BY CROSS-HARROWING OR RAKING.
 LAYING SOD: THE SURFACE OF THE SOIL MUST BE RAKED LEVEL OR TO FORM EVEN-FLOWING CONTOURS, AND WELL FIRMED BUT LEAVING A FINE LOOSE TEXTURE BEFORE THE SOD IS LAID. THE SOD SHALL BE LAID IN ROWS COMMENCING AT A POINT CLOSE SOIL ACCESS SO THAT WORK PROCEEDS OVER THE SOD ALREADY LAID USING ADEQUATE TIMBER PLANKS TO SUPPORT WORKMEN AND WHEELBARROWS. SOD SHALL BE LAID IN STRETCHER BOND PATTERN (AS IN BRICK WALLS) WITH BROKEN CROSS JOINTS. THEY SHALL BE CLOSELY BUTTED TOGETHER LEAVING NO GAP. AFTER THE SOD IS PROPERLY PLACED THE SOD IS TO BE ROLLED TO INSURE GOOD CONTACT BETWEEN SOD AND UNDERLYING SOIL. ROLLING IS TO BE PERPENDICULAR TO THE DIRECTION IN WHICH THE SOD WAS LAID. ANY IRREGULARITIES SHALL BE ADJUSTED BY LIFTING AND RAKING OUT OR INFILLING WITH FINE SOIL. EDGES WILL ALWAYS BE LAID WITH WHOLE TURFS. THE FINISHED LEVEL OF THE TURF SHALL CONFORM TO THE LEVELS SHOWN ON THE DRAWINGS AND SHALL BE 25mm ABOVE PREVIOUS SOIL LEVEL ADJOINING EXISTING TREES OR SHRUBS. SOD MUST NOT BE LAID DURING SNOW OR FROSTY WEATHER OR ON EXCEPTIONALLY DRY OR WATERLOGGED GROUND. IMMEDIATELY AFTER INSTALLATION, THE CONTRACTOR MUST WATER THE SOD AND UPPER 150mm OF SOIL.
 MOWING AND TRIMMING: DURING THE GROWING SEASON THE GRASS WILL BE CUT WITH AN APPROVED MOWER AT REGULAR INTERVALS TO ENSURE THAT THE GRASS DOES NOT EXCEED 90mm HIGH. THE EDGES OF THE SODDED AREAS SHALL BE NEATLY TRIMMED BY HAND CLIPPING AT THE TIME OF EACH MOWING. HEAVY GRASS MOWINGS MUST BE REMOVED OR SPREAD ABOUT EVENLY IMMEDIATELY AFTER TRIMMING AND MOWING.
 HANDOVER: AREAS WILL NOT BE ACCEPTED FOR HANDOVER ON THE SPECIFIED DATES FOR ANY OF THE FOLLOWING REASONS THE WORK IS NOT UP TO STANDARD: (A) IF THE SWARD HAS FAILED TO ESTABLISH ITSELF TO THE SATISFACTION OF THE OWNER; (B) IF THE GRASS IS DAMAGED BY FAILURE TO CARRY OUT MAINTENANCE OPTIONS; (C) IF PARTS OF GRASS ARE ONLY HALF-COMPLETED; (D) IF SINKAGE BELOW FINISHED LEVEL HAS OCCURRED; (E) IF THE GRASS AREAS AND SITE HAVE NOT BEEN CLEARED OF STONE, WEEDS AND OTHER RUBBISH; (F) IF RESODED PATCHES HAVE NOT BECOME ESTABLISHED. THE CONTRACTOR IS TO CONTINUE TO MAINTAIN ACCEPTANCE OF THE GRASS UNTIL ACCEPTANCE AND IS RESPONSIBLE FOR A MINIMUM OF ONE CUT.

9 SOD OVER 150MM TOPSOIL
 N.T.S. 329223-01

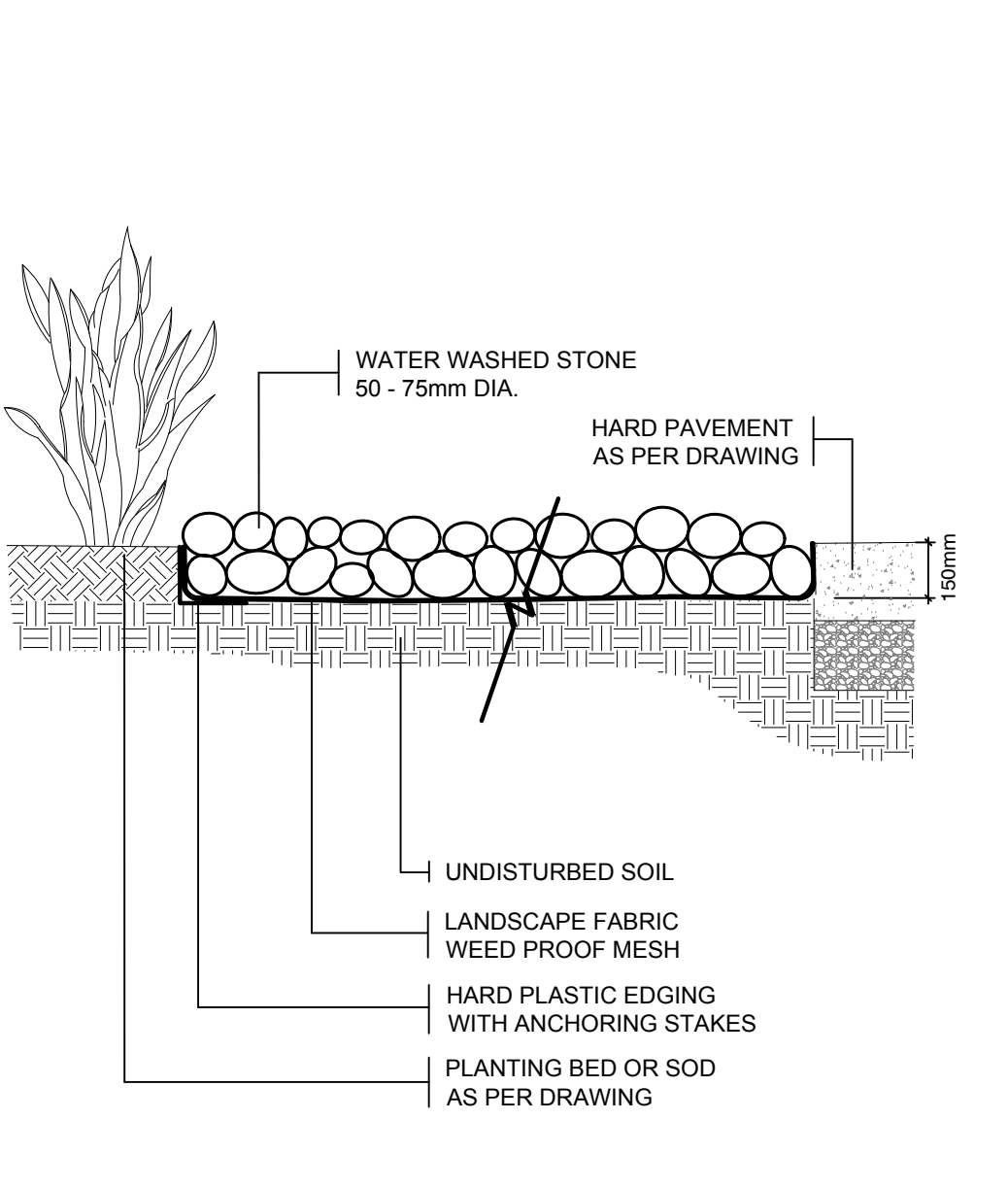
UPLAND WILDLIFE UPLAND MEADOW & WETLAND

This mix provides forage and cover for a wide range of desirable wildlife, including butterflies and pollinators.

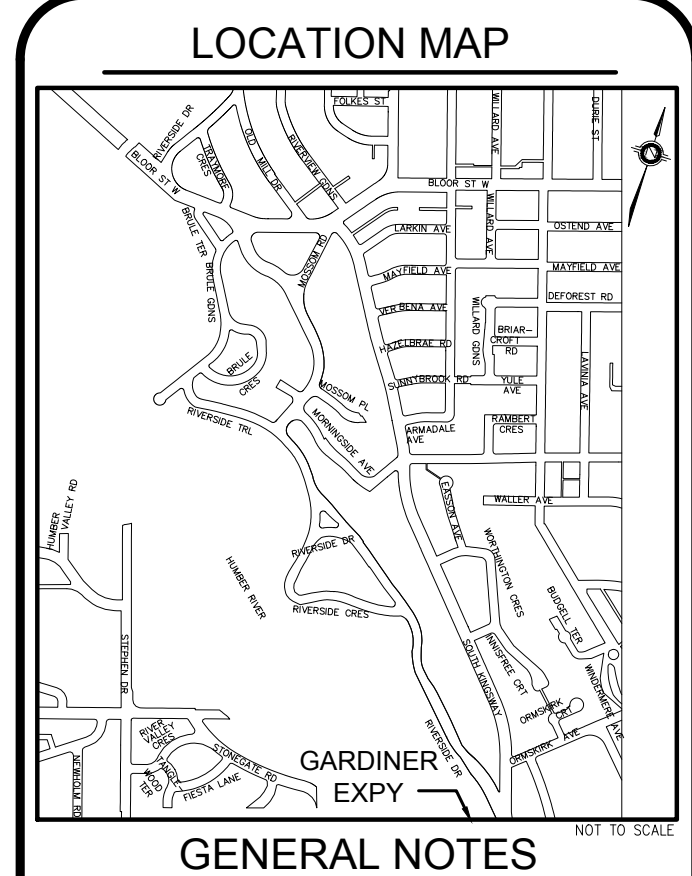
- Virginia Wild Rye (*Elymus virginicus*)
- Little Bluestem (*Schizachyrium scoparium*)
- Switchgrass 'Shelter' (*Panicum virgatum*)
- Indiangrass (*Sorghastrum nutans*)
- Eastern Gamma Grass (*Tripsacum dactyloides*)
- Plains Coreopsis (*Coreopsis tinctoria*)
- Coastal Panic Grass 'Atlantic' (*Panicum amarum*)
- Fowl Bluegrass (*Poa palustris*)
- Big Bluestem (*Andropogon gerardii*)
- Partridge Pea (*Chamaecrista fasciculata*)
- Black Eyed Susan (*Rudbeckia hirta*)
- Showy Tick Trefoil (*Desmodium canadense*)
- Ox Eye Sunflower (*Helipopsis helianthoides*)

Reference: "Upland Wildlife" by Pickseed
 Seeding Rate: 17.25 kg/hectare (15.22 lbs/acre)
 Spot Application: 0.5 kg/100m² (1.10 lbs/1000ft²)

5 UPLAND NATIVE GRASS & WILDFLOWER SEED MIX
 N.T.S. 329219.16-01



10 WATER WASHED STONE
 N.T.S. 321540-02



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- AS-BUILT

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 PICKERING, ON L1W 1R1 EMAIL: INFO@HKA.CA

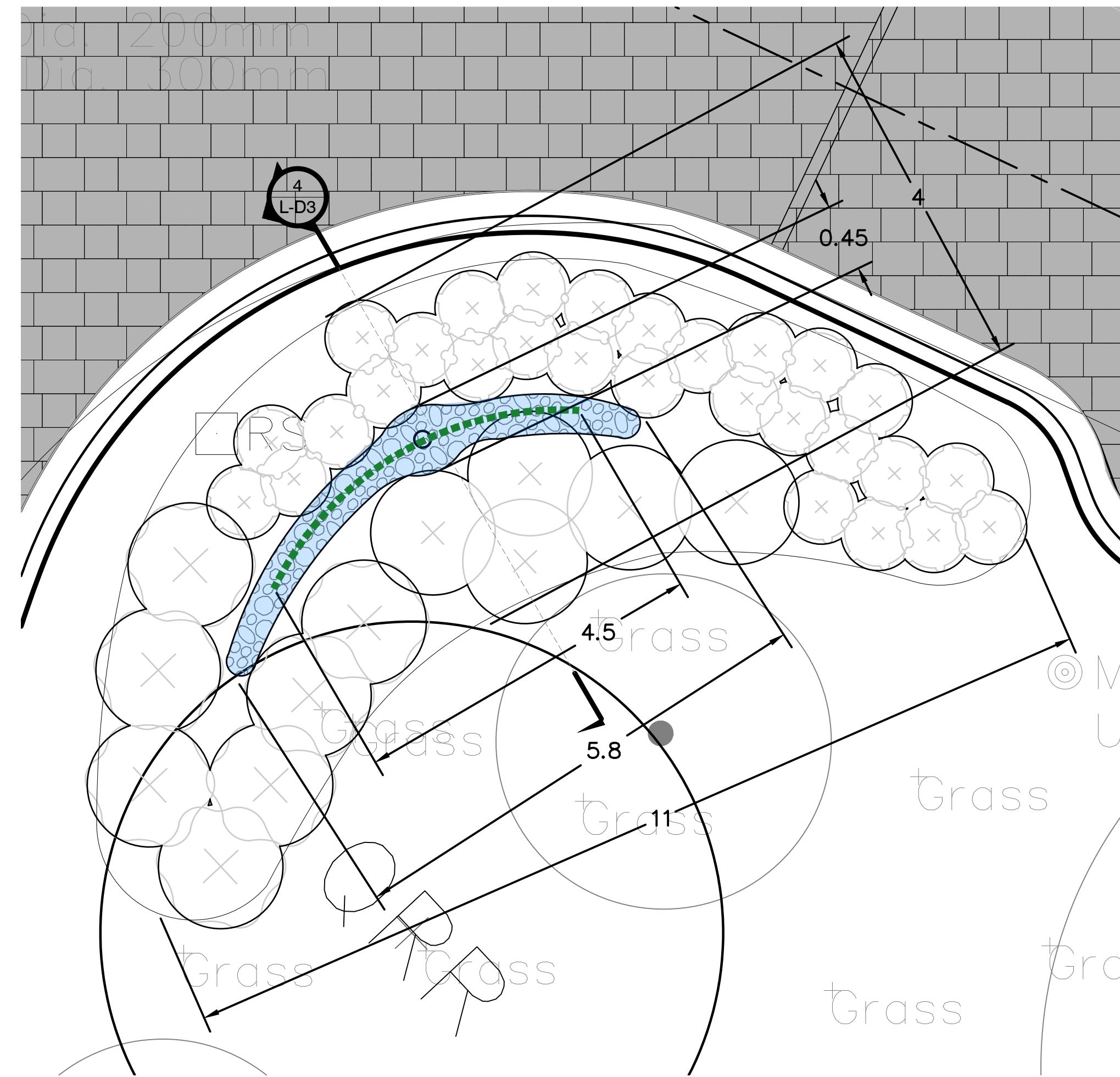
HENRY KORTEKAAS & ASSOCIATES INC.
 LANDSCAPE ARCHITECTS, ARBORISTS, ENVIRONMENTAL & RECREATIONAL PLANNERS
 591 LIVERPOOL ROAD TEL: 905-889-5599
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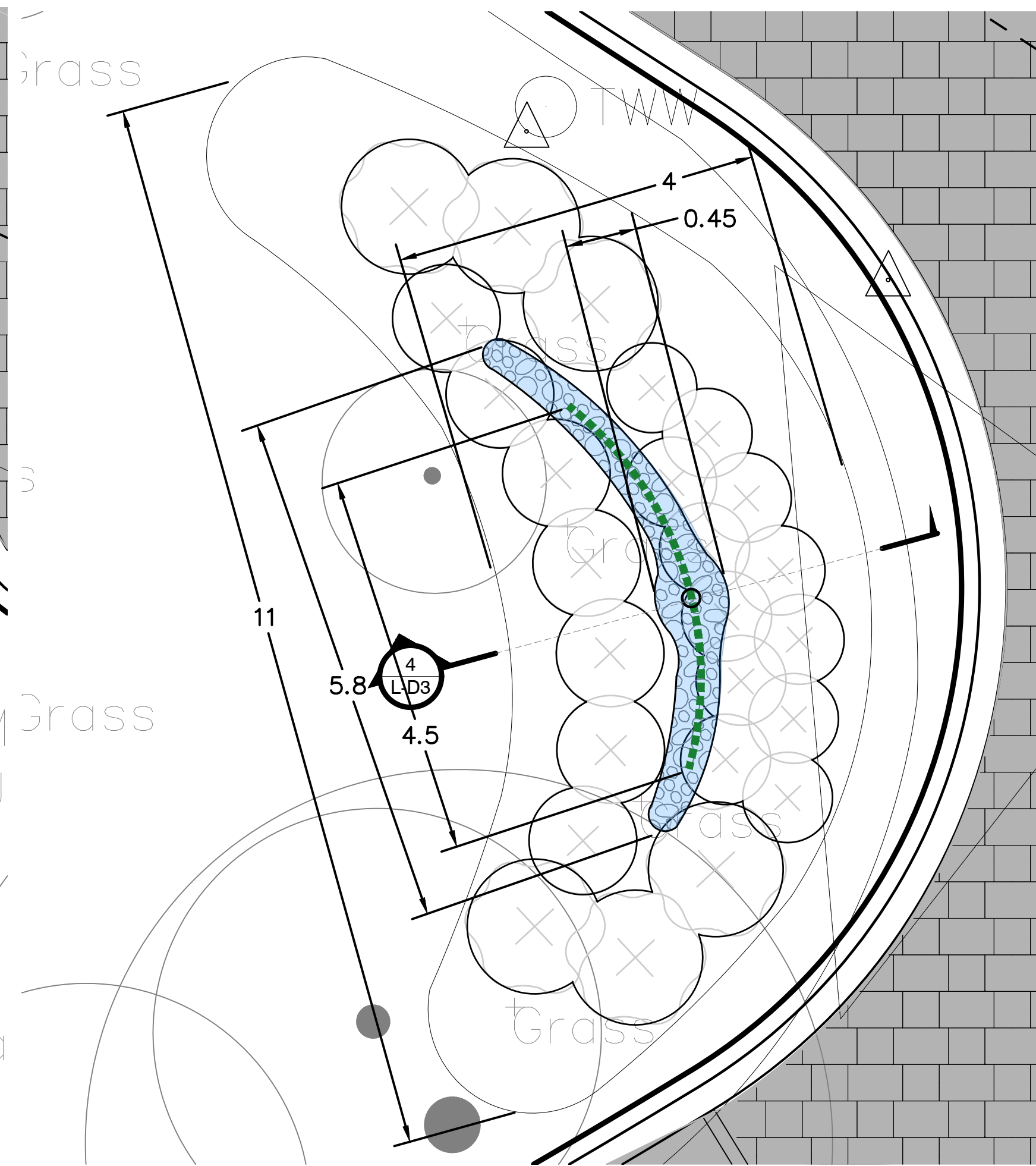
PROJECT: 17ECS-TI-03LR
RIVERSIDE DRIVE
 FROM SOUTH KINGSWAY TO BRULE GARDENS
 TORONTO, ON

DETAILS
 DRAWN BY: ST SCALE: AS SHOWN
 CHECKED BY: HJK DATE: JAN. 19, 2016
 JOB NO.: 2016-002
L-D1
 DRAWING 12 OF 14
 File #2016-002.DWG

BLOW UP FROM L-L6



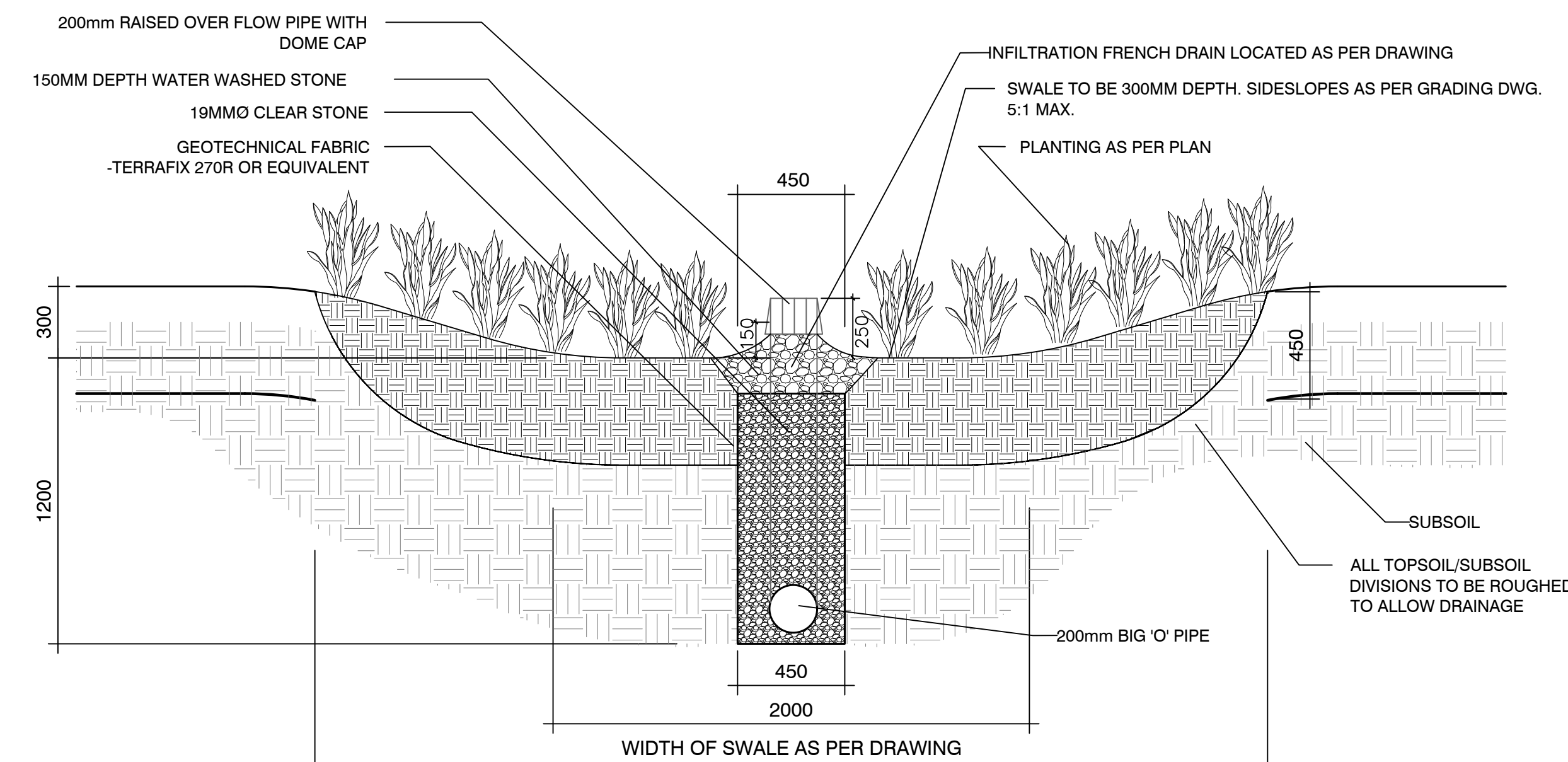
1 BLOW UP FROM L-L6



2 BLOW UP FROM L-L6

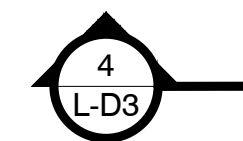


3 BLOW UP FROM L-L2



13 BIO-SWALE
N.T.S.

P-PP-2016.002-03



LOCATION MAP

GENERAL NOTES

THE LOCATION OF PROPERTY LINES, ELEVATIONS AND FACILITIES ON THIS PLAN WERE DRAWN ON THE BASIS OF A DIGITAL SITE PLAN OR SURVEY DATA PROVIDED BY OTHER CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CLIENT AND HIS CONTRACTORS TO CONFIRM THE ACCURACY OF THE SETBACKS, LOCATIONS AND GRADES ETC. ANY VARIATIONS BETWEEN EXISTING CONDITIONS AND THIS PLAN SHOULD BE ADVISED ON SITE AND REPORTED TO THE CONSULTING LANDSCAPE ARCHITECT TO DETERMINE THE IMPACT OF THE VARIATIONS ON THE SUITABILITY OF THE PROPOSED DEVELOPMENT.

CONSTRUCTION MUST CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

REVISIONS

NO.	DATE	NOTES	BY
10	2018/11/20	REVISED PER COMMENTS	LZH
9	2018/07/30	REVISED PER NEW BASE	ST
8	2017/02/23	REVISED PER TRCA COMMENT	DB
7	2017/02/17	REVISED PER TRCA COMMENT	RP
6	2017/02/09	REVISED PER CITY COMMENT	ST
5	2017/02/08	REVISED PER CITY COMMENT	ST
4	2017/01/31	REVISED PER CITY COMMENT	ST
3	2017/01/24	REVISED FOR CITY CONSTRUCTION	ST
2	2017/01/10	REVISED PER TRCA COMMENT	RP
1	2016/09/06	LANDSCAPE PLAN	ST

THESE LANDSCAPE DRAWINGS SHALL ONLY BE USED FOR THE PURPOSES INDICATED BELOW AS NOTED AND WHEN SIGNED BY THE CONSULTING LANDSCAPE ARCHITECT.

CONCEPTUAL	TENDER
PRELIMINARY	CONTRACT
SITE PLAN	CONSTRUCTION
PERMIT	AS-BUILT

ENGINEER:

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS

105 CONSUMERS DRIVE WHITBY, ONTARIO L1C 1C4
TEL: (647) 624-5300 FAX: (905) 794-0611

TORONTO

PROFESSIONAL ENGINEER OF LANDSCAPE ARCHITECTURE

HENRY KORTEKAAS & ASSOCIATES INC.
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REFERENCE NOTES SCHEDULE BIO-SWALE

SYMBOL	DESCRIPTION	QTY	DETAIL
	200mm Dia. Big 'O' Pipe	40.5 m	I/L-D3
SYMBOL	AGGREGATE SURFACE DESCRIPTION	QTY	DETAIL
	Water Washed Stone	9.1 m ²	I/O/L-D1

PROJECT: 17ECS-TI-03LR
RIVERSIDE DRIVE
FROM SOUTH KINGSWAY TO BRULE GARDENS
TORONTO, ON

DRAWING: **DETAILS**

DRAWN BY: ST SCALE: 1:50
CHECKED BY: HJK DATE: JAN. 19, 2016
JOB NO.: 2016-002 DRAWING: **L-D3**
14 of 14

File #2016-002.DWG