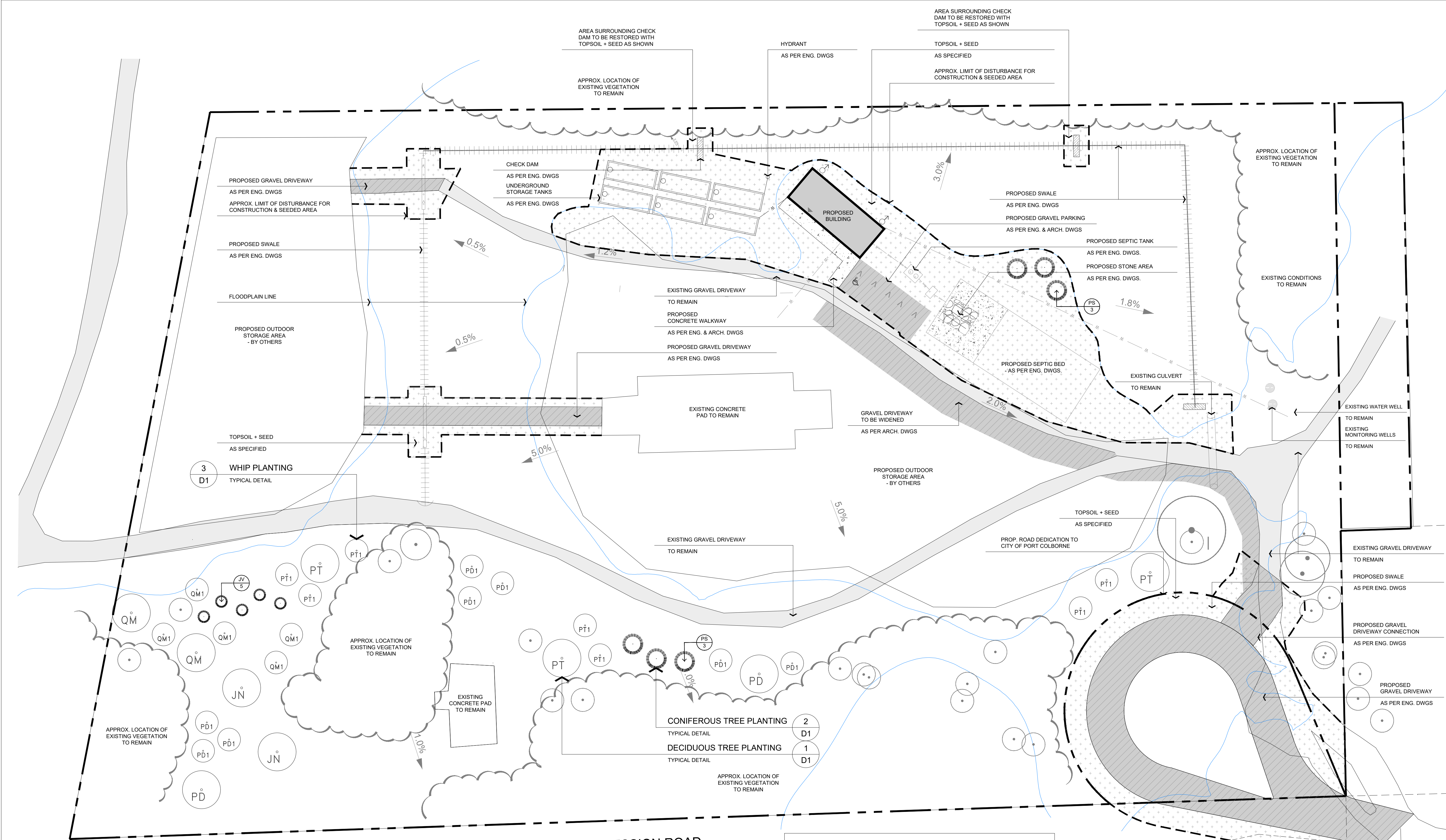




MASTER PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	NOTES	SPACING	NATIVE
DECIDUOUS TREE PLANTING										
JN	2	JUGLANS NIGRA	BLACK WALNUT	50mm	3500mm	1500mm	WB	EQUAL FORM	----	YES
PD	2	POPULUS DELTOIDES	EASTERN COTTONWOOD	50mm	3500mm	1500mm	WB	EQUAL FORM	----	YES
PD1	8	POPULUS DELTOIDES	EASTERN COTTONWOOD	----	1750mm	----	POTTED	----	----	YES
PT	3	POPULUS TREMULOIDES	TREMBLING ASPEN	50mm	3500mm	1500mm	WB	EQUAL FORM	----	YES
PT1	7	POPULUS TREMULOIDES	TREMBLING ASPEN	----	1750mm	----	POTTED	----	----	YES
QM	2	QUERCUS MACROCARPA	BURR OAK	50mm	3500mm	1500mm	WB	EQUAL FORM	----	YES
QM1	5	QUERCUS MACROCARPA	BURR OAK	----	1750mm	----	POTTED	----	----	YES
CONIFEROUS TREE PLANTING										
PS	6	PINUS STROBUS	EASTERN WHITE PINE	----	2000mm	1000mm	SB	SPECIMEN	----	YES
JV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	----	1500mm	----	POTTED	SPECIMEN	----	YES

*IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN

HYDROSEEDING:

THE FOLLOWING SEED MIX SHALL BE APPLIED AS PER THE RECOMMENDATIONS ONTARIO SEED CO LTD., ALONG WITH THE GENERAL LANDSCAPE SPECIFICATIONS INCLUDED AS PART OF THESE LANDSCAPE PLANS FOR THE SUBJECT SITE:

SWM Pond Drainage Channel Mix #8173

APPLICATION RATE: 25 kg / ha

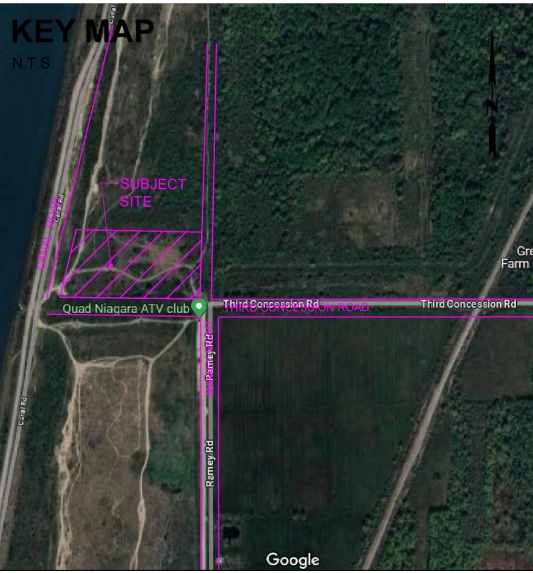
- 2% BLACK EYED SUSAN (*Rudbeckia hirta*)
- 1% SPOTTED JOE PYE WEED (*Eupatorium maculatum*)
- 2% NEW ENGLAND ASTER (*Aster novae-angliae*)
- 25% BIG BLUESTEM (*Andropogon gerardii*)
- 25% FOX SEDGE (*Carex vulpinoidea*)
- 5% BOTTLE BRUSH GRASS (*Elymus hystrix*)
- 20% SWITCHGRASS (*Panicum virgatum*)
- 20% CANADA WILD RYE (*Elymus canadensis*)

NURSE CROP: ANNUAL RYEGRASS AT 25 kg / ha

NOTES:

- SEEDING TO BE APPLIED TO ALL AREAS DISTURBED BY CONSTRUCTION AND INSTALLATION OF NEW ELEMENTS, INCLUDING THOSE NOT IDENTIFIED ON THE DRAWINGS.
- EXTENTS OF RESTORATION SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR, WHO SHALL DETERMINE AND RESTORE ALL AFFECTED AREAS.
- ADDITIONAL SEEDING MAY BE REQUIRED TO RESTORE AREAS DISTURBED DURING TREE PLANTING. DISTURBANCE SHOULD BE MINIMIZED WHEREVER POSSIBLE, AND ALL TREES ARE TO BE PLANTED BY HAND RATHER THAN MACHINERY TO REDUCE SITE IMPACT.

KEY PLAN



LEGEND

- EXISTING VEGETATION TO REMAIN
- DECIDUOUS TREE PLANTING
- CONIFEROUS TREE PLANTING
- EX. GRAVEL PAVING
- PROP. GRAVEL PAVING
- PROP. CONCRETE PAVING
- TOPSOIL + SEED
- APPROX. LIMIT OF DISTURBANCE & SEEDED AREA

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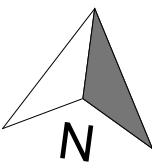
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project
0TH FORKS ROAD

0 FORKS ROAD
PORT COLBORNE, ONTARIO
KING EPCM

drawing
LANDSCAPE PLAN

file start date
MARCH, 2026
by
SG
scale*
1:300
file
2400
V1-260514
direction
project no.



2400
sheet no.
L-1

SPECIFICATIONS:

GENERAL:

These specifications are to be read in conjunction with the general conditions of the contract as prepared by the consultant team.

- Prior to commencing work, the contractor shall:
1. Familiarize himself with the plans, details, and specifications of this contract
 2. Visit the site to complete an inventory of existing conditions and provide written documentation, to the Landscape Architect, of any deviations from the plans in work by others,
 3. Review and document the condition of curbs, sidewalks, street trees and utilities located in the right-of-way prior to the start of construction, and
 4. Finalize any design alternatives in consultation with the Landscape Architect.

All work shall be performed in accordance with the Occupational Health and Safety Act.
All work shall conform to the Canadian National Master Construction Specifications.

The contractor shall make every effort to protect all iron bars. Any disturbed bars shall be replaced by the owner at the contractor's expense. All temporary protective and sediment control fencing shall be maintained by the contractor for the duration of construction.

The contractor shall be responsible for the roadway being cleaned daily.

The site shall be maintained in a clean and orderly fashion for the duration of construction.

It is the responsibility of the contractor to contact utility companies for all utility locations prior to construction. The contractor shall be responsible for any damage caused to existing utilities, structures, facilities etc. during the performance of his work, and repair any damage at his own expense.

In the event of a conflict between a proposed tree and a utility, both above or below grade, the exact location of the tree shall be determined on site by the Landscape Architect.

SOFT LANDSCAPING:

Plant Material:
All plants shall be installed true to specified names, sizes, quantities and remarks in the plant list. Any substitution shall be approved by the Landscape Architect in writing prior to the delivery of the material on site.

All plant material shall be nursery grown, in accordance with the Canadian Nursery Trades Association "Canadian Standards and Specifications for Nursery Stock" (current edition).

The Landscape Architect reserves the right to inspect all plant material prior to installation and reject any plant material that does not meet the standards listed. Any rejected plant material shall be replaced at the expense of the contractor.

Upon completion of work, the Landscape Architect may reject plant material that does not conform to the specifications.

The contractor shall use standard industry methods for planting trees, and they shall be in accordance with the typical planting details provided herein. Trees shall possess one central, straight leader and shall be turned to give the best appearance.

All plant material shall be structurally sound, healthy, in vigorous growing condition, well branched and densely foliated when in leaf. Plant material shall be free of any disease, decay, or damage.

Bed Preparation
The contractor shall backfill tree pits and planting beds to specified depths with nursery grade triple mix or soil with evenly mixed 6 parts sandy loam, 1 part peat moss and 1 part well rotted farm manure. The topsoil shall be fertile and capable of supporting healthy plant growth. The contractor shall construct tree pits and shrub beds in accordance with the typical planting details herein.

The topsoil shall be fine-graded to achieve a uniform surface.

The contractor shall construct shrub beds in continuous forms.

Topsoil and Fine Grading:
The contractor shall place 150mm of topsoil on approved sub grades. Topsoil shall be imported when required. Minor grade irregularities shall be eliminated prior to sodding.

Sodding:
The contractor shall sod all areas as specified on the drawings. Sod shall be 50-75mm thick, freshly cut no. 1 grade nursery grown turf.

Sod for sunny, exposed areas:
- 50% Kentucky Bluegrass
- 50% Merino Bluegrass

Sod for shaded areas:
- 50% Nugget Kentucky Bluegrass
- 50% Creeping Red Fescue

Sod shall be placed on prepared topsoil. Joints shall be tightly abutted and staggered. Freshly laid sod shall be machine rolled and watered immediately after installation.

Sod on slopes shall be pegged where required.

Hydroseeding:
The contractor shall apply the specified seed mixture using accepted industry methods for hydroseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

The area seeded in a single day shall not exceed the area that can be mulched in the same day.

The contractor shall apply fibre mulch over the newly seeded area to form a uniform ground cover that allows the percolation of water.

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

Terraseeding
The contractor shall apply the specified seed mixture using accepted industry methods for terraseeding. The type and rate of fertilizer application shall be as recommended by the supplier.

Seed depth shall be as follows:

0-5% slope: 10-15mm depth
5-10% slope: 15-20mm depth
10-25% slope: (4:1) 20-25mm depth
25-35% slope: (3:1) 25-40mm depth
35-45% slope: 40-50mm depth

Seeded areas are to be kept moist for 4-6 weeks during the period of germination.

Follow-up overseeing is part of this work.

MAINTENANCE, GUARANTEE AND COMPLETION:

Maintenance:
The contractor shall maintain all landscaped areas for a period of four growing months from the date of substantial completion.

Maintenance shall include all necessary measures to ensure the health and vitality of all plant material and soft landscaping. Maintenance shall include, but not be limited to, irrigation, grass mowing, weeding, pruning of dead branches, maintenance of all accessories (ie: tree stakes and guy wires), insect and disease control.

At the end of the maintenance period, provided all plant material is alive and in good growing condition, the owner will assume the responsibility of maintaining the landscape work.

Performance Acceptance (Substantial Completion):
The Landscape Architect shall provide written notice of performance acceptance for substantial completion. This shall mark the start of the guarantee period.

If required by the municipality, the Landscape Architect will submit a notice of substantial completion, so the municipality may proceed to inspect, issue their performance acceptance certificate, and reduce the amount of securities.

At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.

Guarantee:
Plant material and all other soft landscaping shall be guaranteed for one year from the date on the Landscape Architect's performance acceptance certificate. Plant material and soft landscaping that has expired or fails to thrive during the guarantee period shall be replaced at the expense of the contractor.

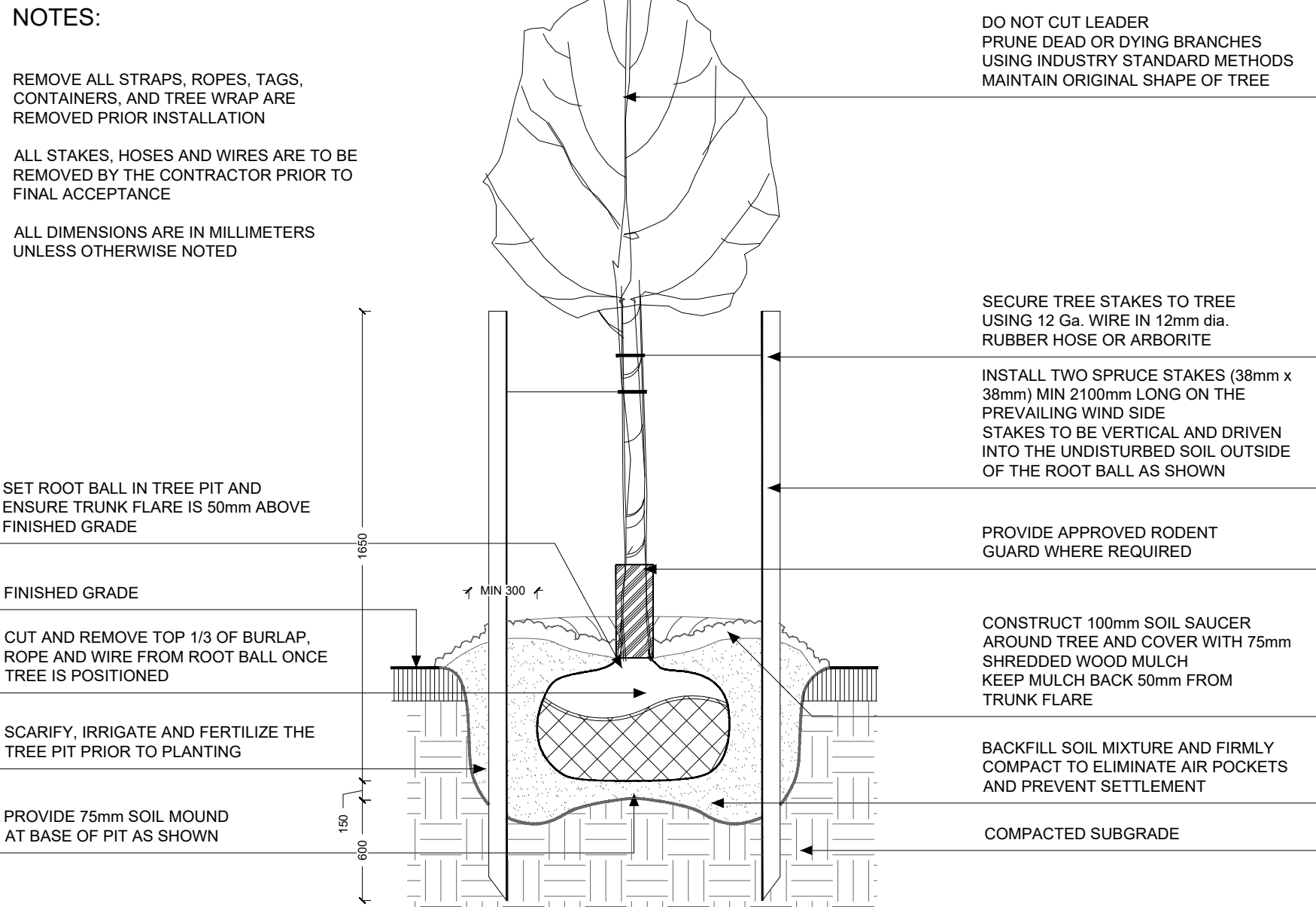
All other landscape work performed under this contract shall be fully guaranteed for one year from the date on the Landscape Architect's performance acceptance certificate.

Final Acceptance:
All work shall be inspected at the end of the guarantee period by the Landscape Architect. Any deficiencies shall be rectified by the contractor to the satisfaction of the Landscape Architect and the owner. Once satisfactorily complete, the Landscape Architect shall issue a final acceptance certificate.

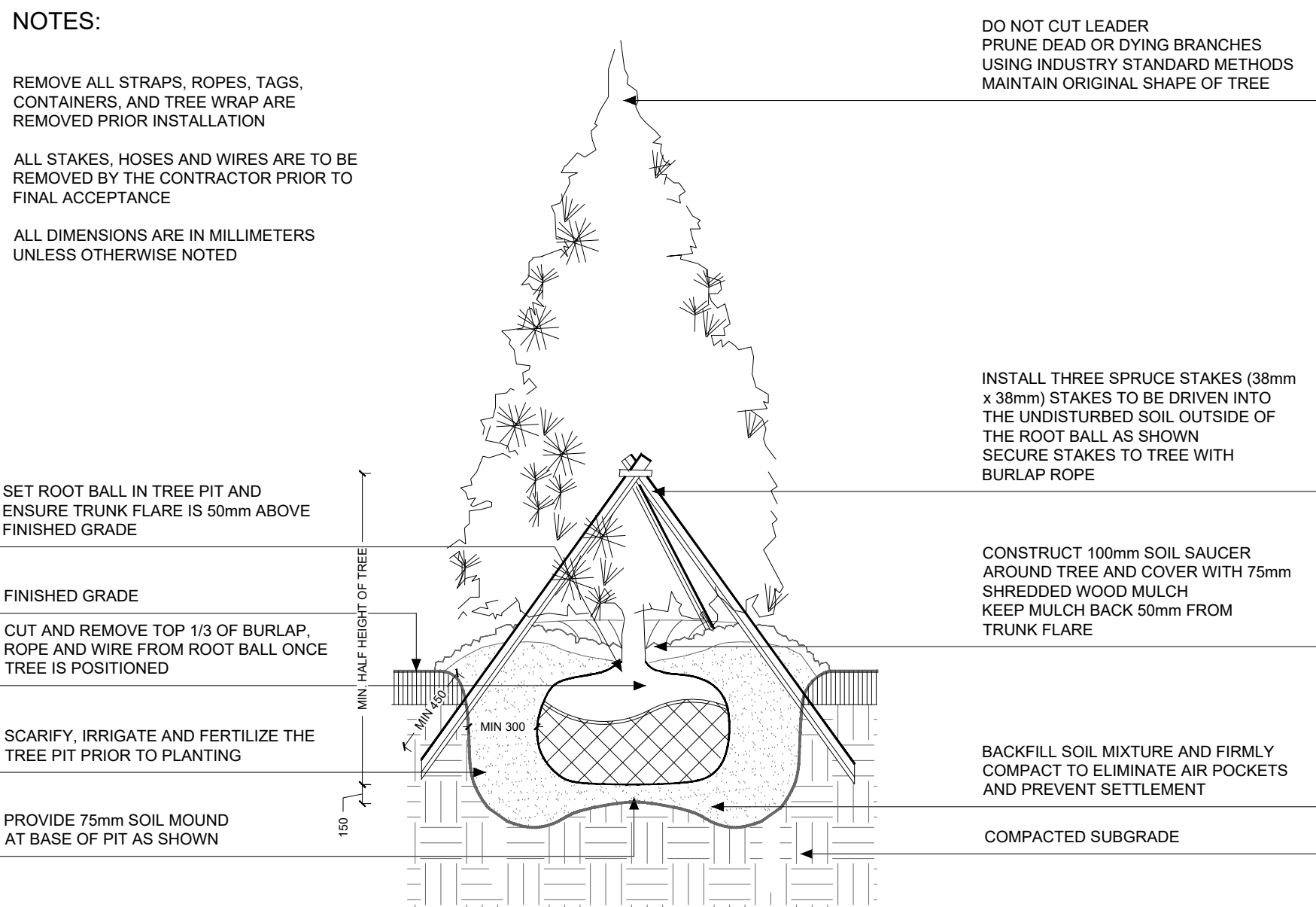
If required by the municipality, the Landscape Architect will submit a notice of final acceptance, so that the municipality may inspect, issue their final acceptance certificate, and release any outstanding landscape securities.

All tree stakes, guy wires, tree wrap, and any other accessories shall be removed prior to final inspections.

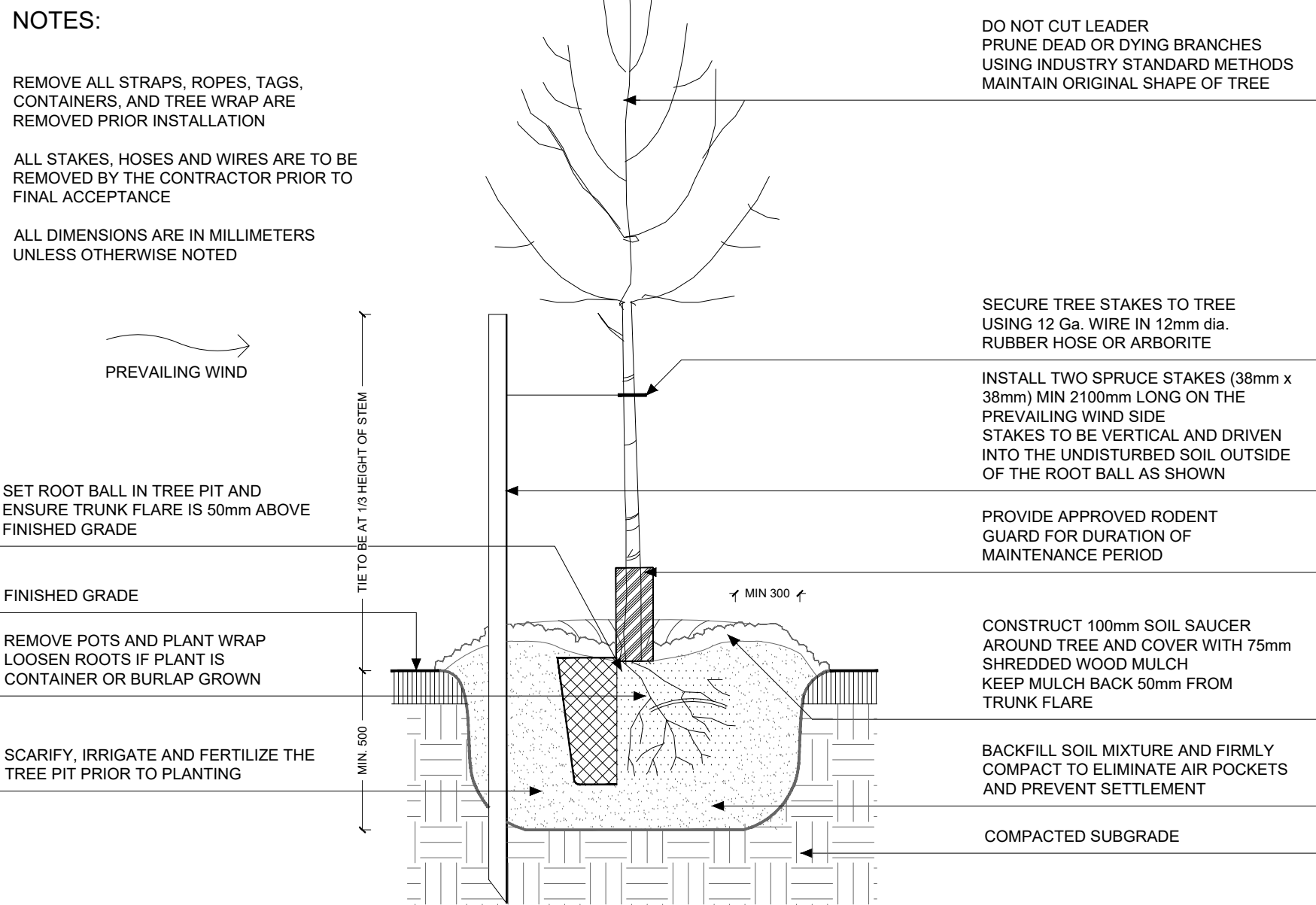
At the time of inspection by both the Landscape Architect and the municipality, all tree pits and planting beds shall be freshly cultivated, well mulched, free of any damaged branches and weeds, and have a clean spade bed edge.



1
TYPICAL INSTALLATION FOR 75mm CALIPER TREES OR LESS
NTS
BPD P101-230105



2
TYPICAL INSTALLATION FOR 2000mm HIGH TREES OR LESS
NTS
BPD P102-230105



3
TYPICAL INSTALLATION
NTS
BPD P108-240126

1	MAY 14 2026	ISSUED FOR INITIAL SUBMISSION	MB
no.	date	revision	by

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project
0TH FORKS ROAD
0 FORKS ROAD
PORT COLBORNE, ONTARIO
KING EPCM

drawing
LANDSCAPE DETAILS
AND SPECIFICATIONS

file start date	MARCH, 2026	by	SG
scale*	AS SHOWN	file	2400 V1-260514
direction		project no.	2400
		sheet no.	D-1