

LEGEND

- LARGE CANOPY DECIDUOUS TREES
- CONIFEROUS TREES
- SMALL CANOPY DECIDUOUS TREES
- HEDGE
- SHRUBS
- MASS PLANTING OF PERENNIALS/GRASSES
- UNIT PAVERS

NO.	DESCRIPTION	DATE
13	REVISED	MAR. 21/25
12	REVISED	OCT. 10/24
11	REVISED	JUN. 02/24
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3	REVISED	OCT. 31/22
2	REVISED	OCT. 25/22
1	REVISED	JULY 18/22

JAMES McWILLIAM
LANDSCAPE ARCHITECT
jmcwilliam@mladesign.com

PROJECT
MELVILLE CONDOMINIUM
MELVILLE STREET
NIAGARA ON THE LAKE

DRAWING
LANDSCAPE PLAN

NORTH

SCALE: 1:100
DATE: JUNE 2022
DESIGN BY: J.S.M.
DRAWN BY: T.F.G.
SHEET: **L1**

GENERAL LANDSCAPE SPECIFICATIONS:

General Instructions:

- Contractor is responsible for locating all underground services prior to any excavation, note that trees are to be offset a minimum of 1000mm from centerline of any underground service.
- General layout of trees, planting beds, to be staked and confirmed by landscape architect prior to installation.
- Plant material to be approved at source by landscape architect, prior to shipment to the site.
- The landscape contractor, is advised that no tree/shrub planting is to occur during the months of December, January, February, March, and July.

Topsoil for Sodded Areas:

- Mixture of mineral particulates, micro-organisms and organic matter which provides suitable medium for supporting intended plant growth.
- soil texture based on the Canadian System of Soil Classification, to consist of 20-70% sand and contain 5-10% organic matter by weight
 - Fertility: major soil nutrients present in the following ratios,
 - Nitrogen (N) 20-40 micrograms of available N per gram of topsoil,
 - Phosphorus (P) 10-20 micrograms of phosphate per gram of topsoil,
 - Potassium (K) 80-120 micrograms of potash per gram of topsoil,
 - Calcium, magnesium, sulphur, and micro nutrients present in balanced ratios to support germination and/or establishment of intended vegetation,
 - Ph value: 5.5 to 7.5,
 - Contain no toxic elements or growth inhibiting materials,
 - Free from:
 - Debris and stones over 25mm diameter,
 - Course vegetative material, 10mm diameter and 100mm length, occupying more than 2% of soil volume,
 - Consistence: friable when moist,

Spreading of Topsoil:

Scarify the subsoil prior to the spreading the topsoil. Remove all debris and leave a fine-textured even surface, all topsoil to be imparted unless previously approved by the landscape architect. Obtain approval for the quality of any imported topsoil before delivery to the site.

Mineral Fertilizer:

- Apply the following mineral fertilizer unless soils tests show other requirements;
- Sodded areas – 11% nitrogen, 8% phosphorus and 4% potash (11-8-4) at a rate of 4.5 kg. per square metre. (10 lbs per 1000 sq. ft.)
 - Planting beds - 7% nitrogen, 7% phosphorus, and 7% potash (7-7-7) at the rate of 40 grams (4 oz) per bushel of topsoil,

Preparation of Planting Beds:

All planting beds to be continuous. Excavate all planting beds to the depth as indicated on the drawings and details, min 300mm (1'0"). backfill all planting beds with a soil mixture consisting of six (6) parts of sandy 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 bonemeal/cubic metre of planting soil (1lb/cu yd.).
Note: if the existing soil conditions are clay or wet in nature, contact the landscape architect for instructions for a suitable soil mixture or drainage detail.

Mulch:

All planting beds and tree pits to be treated with shredded pine bark mulch, to a depth of 75mm minimum.

Plant Material:

All plant material shall conform to the standards of the Canadian Nursery Trades Association for size and species.
All shrubs and tree material shall be container grown, potted, W/B or B/B, unless otherwise noted. Contractor shall make requests for root condition substitution in writing to the landscape architect prior to commencement of planting operations.

Plant Material Installation:

All trees, shrubs, and ground covers shall be planted as detailed and as shown on the planting plan. All beds to receive a cover of clean mulch to a depth of 75mm. For guying and staking trees, refer to the planting details.

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 on discrepancies.

Ensure that top two rows of wire basket are removed from root ball after installation in planting pit, for all trees planted with wire basket.

General Maintenance:

Proper maintenance procedures are to be fully administered for all newly constructed landscape work on accordance with Landscape Ontario specifications. This shall apply during the construction and maintenance and warranty period. Contractor is responsible for maintenance of sod and plantings 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 the warranty period. Protective guards shall be employed around all deciduous trees.

General Requirements:

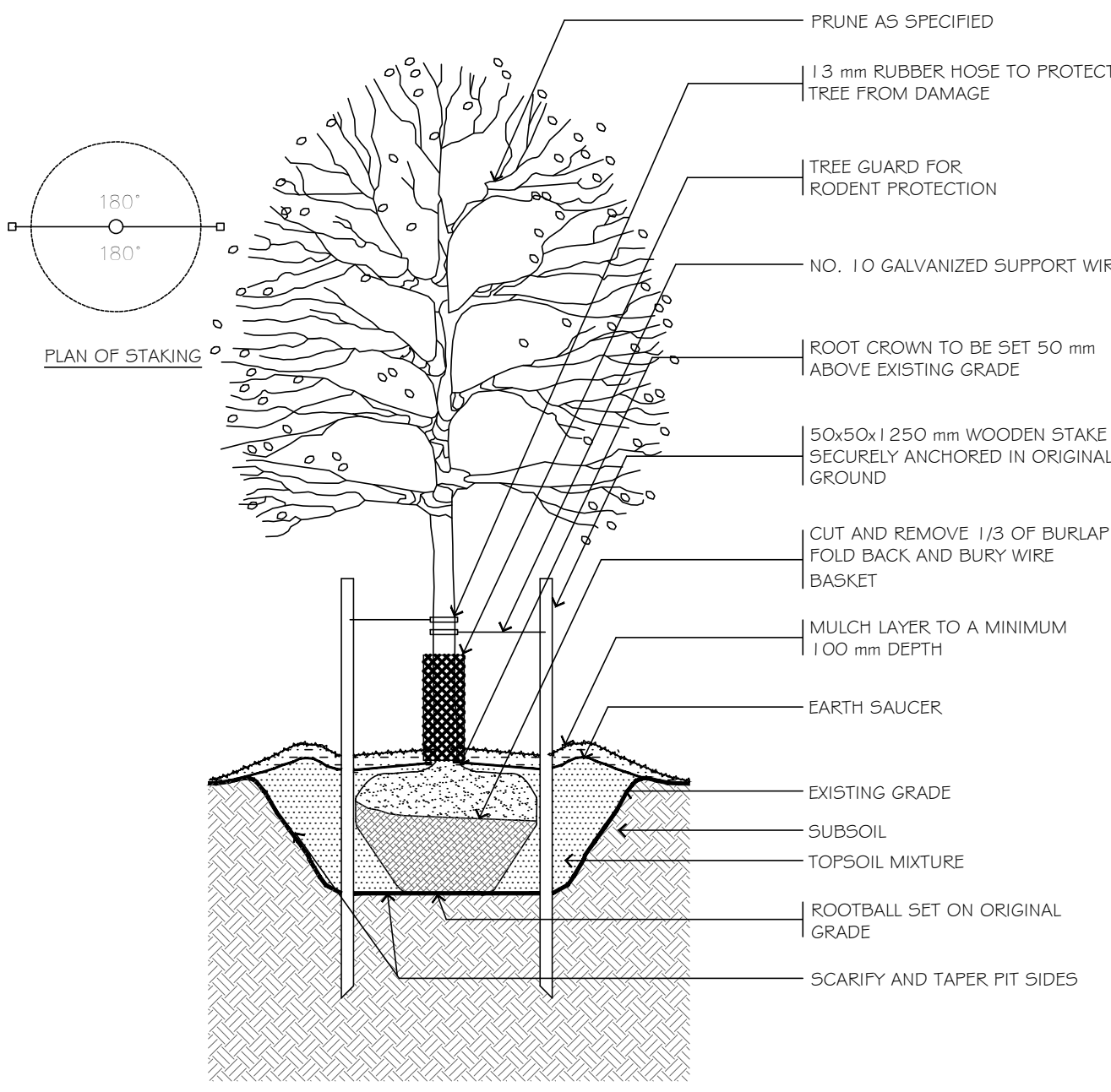
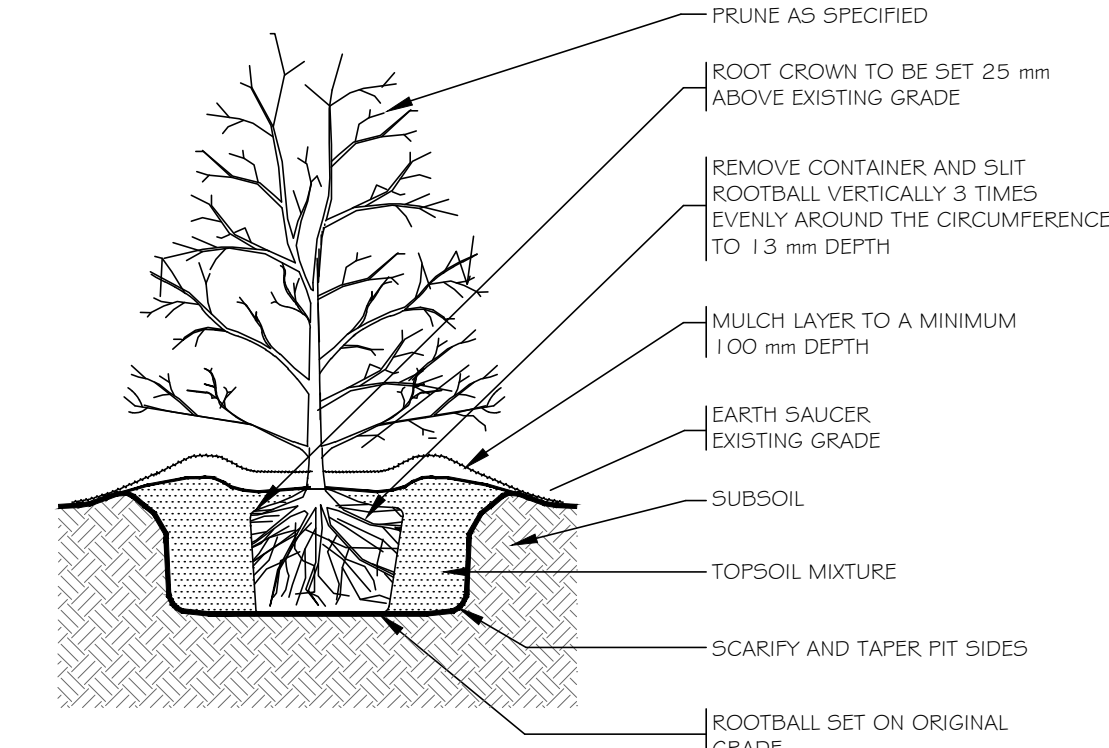
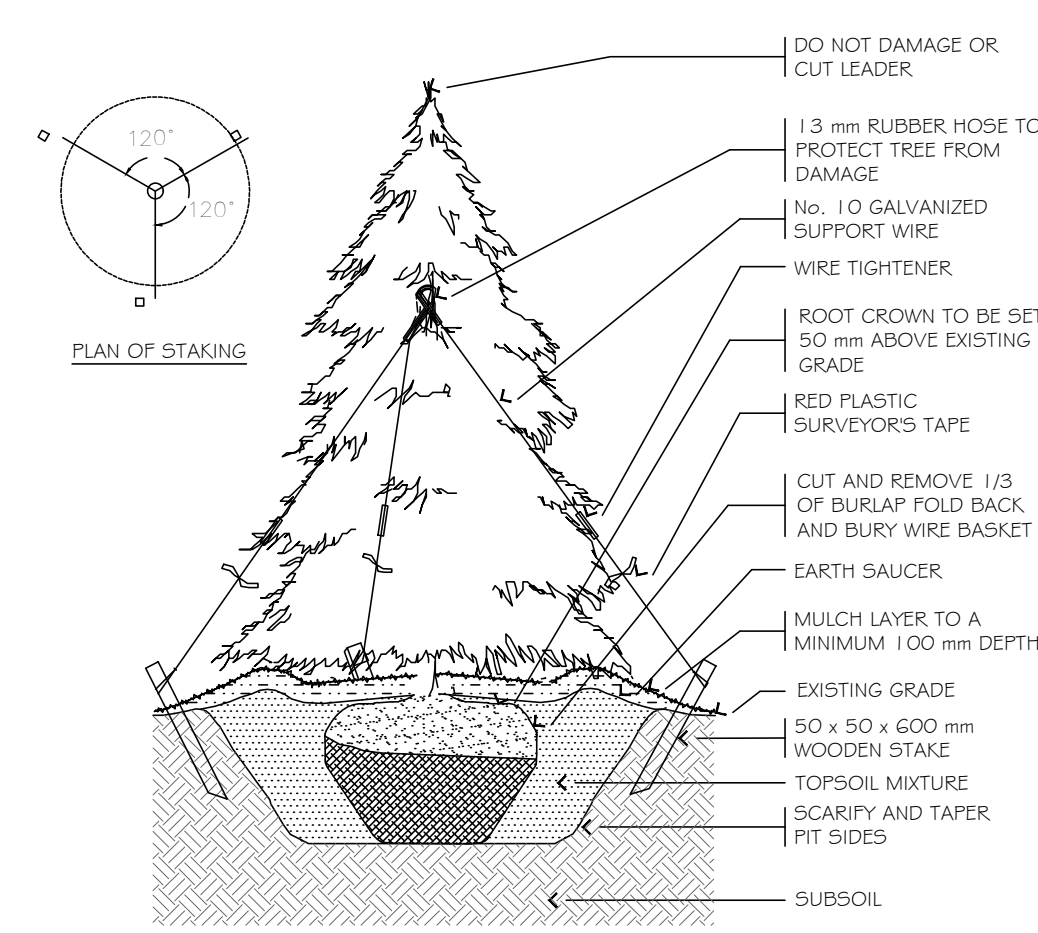
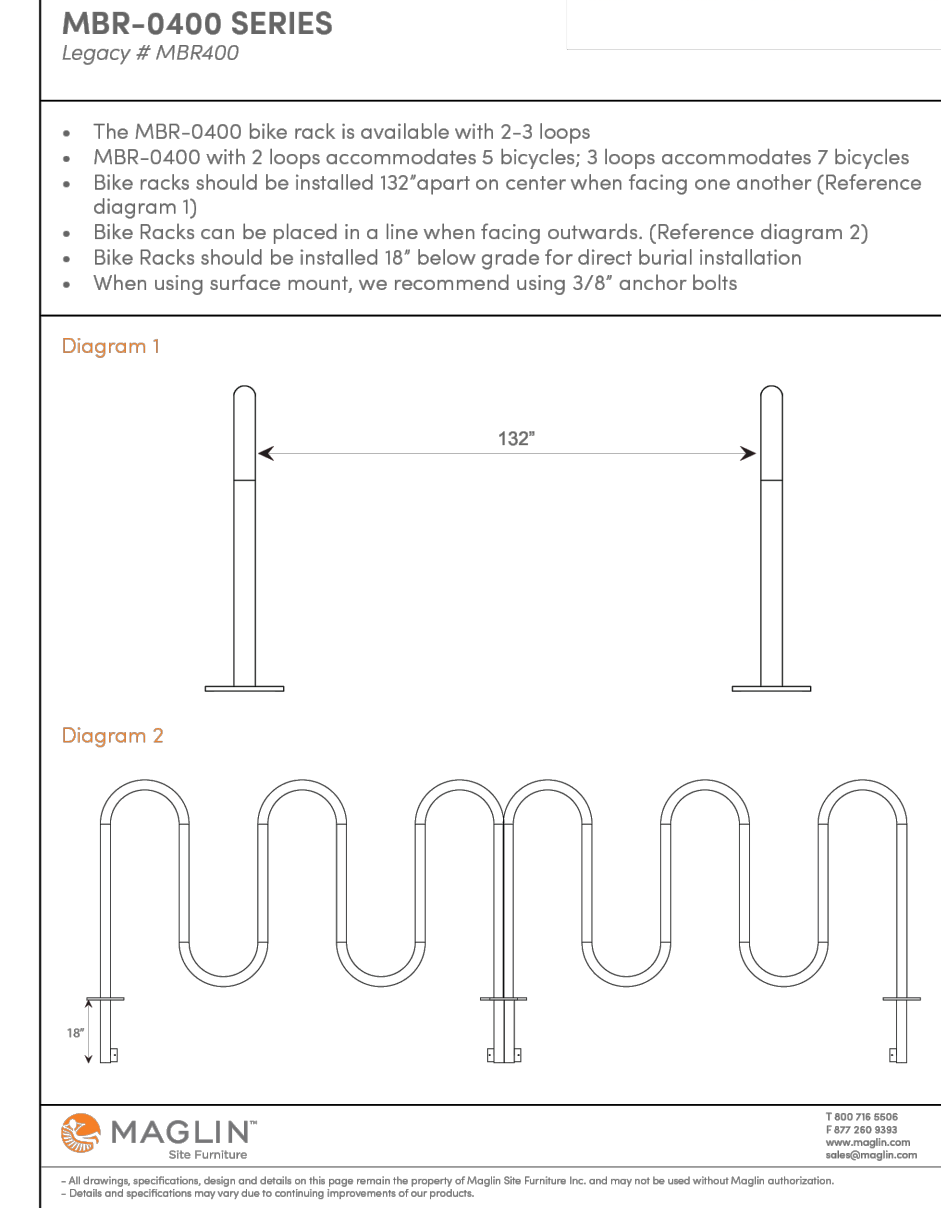
Use above specifications in conjunction with the general landscape specifications of the Ontario Landscape Contractors Association, The Nursery Sod Growers Association of Ontario and with the Guide Specifications for Nursery Stock of the Canadian Nursery Trades Association. Use only plant material true 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 approvals 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 undamaged. 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 superseded by additional specifications set out in the tender documents. Contractor to review all documents.

Warranty:

The contractor will warranty all plant material with a one year (unless advised otherwise by owners representative) labour and material warranty, commencing final acceptance by the landscape architect.

BIKE RACK INSTALLATION



LANDSCAPE CONSTRUCTION NOTES:

General Notes:

- Contractor is responsible for locating all underground services prior to any excavation,
- General layout of planting beds, paths, amenity areas, to be staked and confirmed by landscape architect prior to installation,
- Plant material to be approved at source by landscape architect, prior to shipment to the site,
- Plant material to have a one-year warranty (supply and installation, unless otherwise directed by client), to commence, once final installation approval is provided by landscape architect.

Sod:

- Sodded areas to be prepared with imported topsoil to a depth of 100mm

Shrub Bed and Tree Pit Preparation:

- Shrub beds to be prepared with imported 'triple-mix' topsoil, to the depth of 300 mm., and to be flush with surrounding grades,
- Shrub beds to be mulched with shredded pine bark mulch, installed to a minimum depth of 75 mm.
- Tree pits are to be dug to a depth below any existing compacted granular or unnatural fill material, to allow for adequate drainage conditions,

Unit Pavers:

- General Layout: Unilock, 'Il Campo' pavers, colour = 'Granite, size = 300x300x70, 150x300x70, and 150x150x70, random laying pattern
- Soldier Course = Unilock, 'Series 3000' pavers, colour = 'Black Granite', size = 150x300x70, width of strip to be 300mm
- Colour to be confirmed by project administrator prior to shipment of pavers to site.
- Install Unilock paver edging where pavers do not butt walls,

Bike Racks (1):

- Maglin – Bike Rack 350 Series, model # = MBR 350-4-S (capacity = 3-4 bikes), (or approved equivalent), with Polyester powder coat, colour = Black
- Bike racks to be secured to level (max 1.5% slope) paved surface

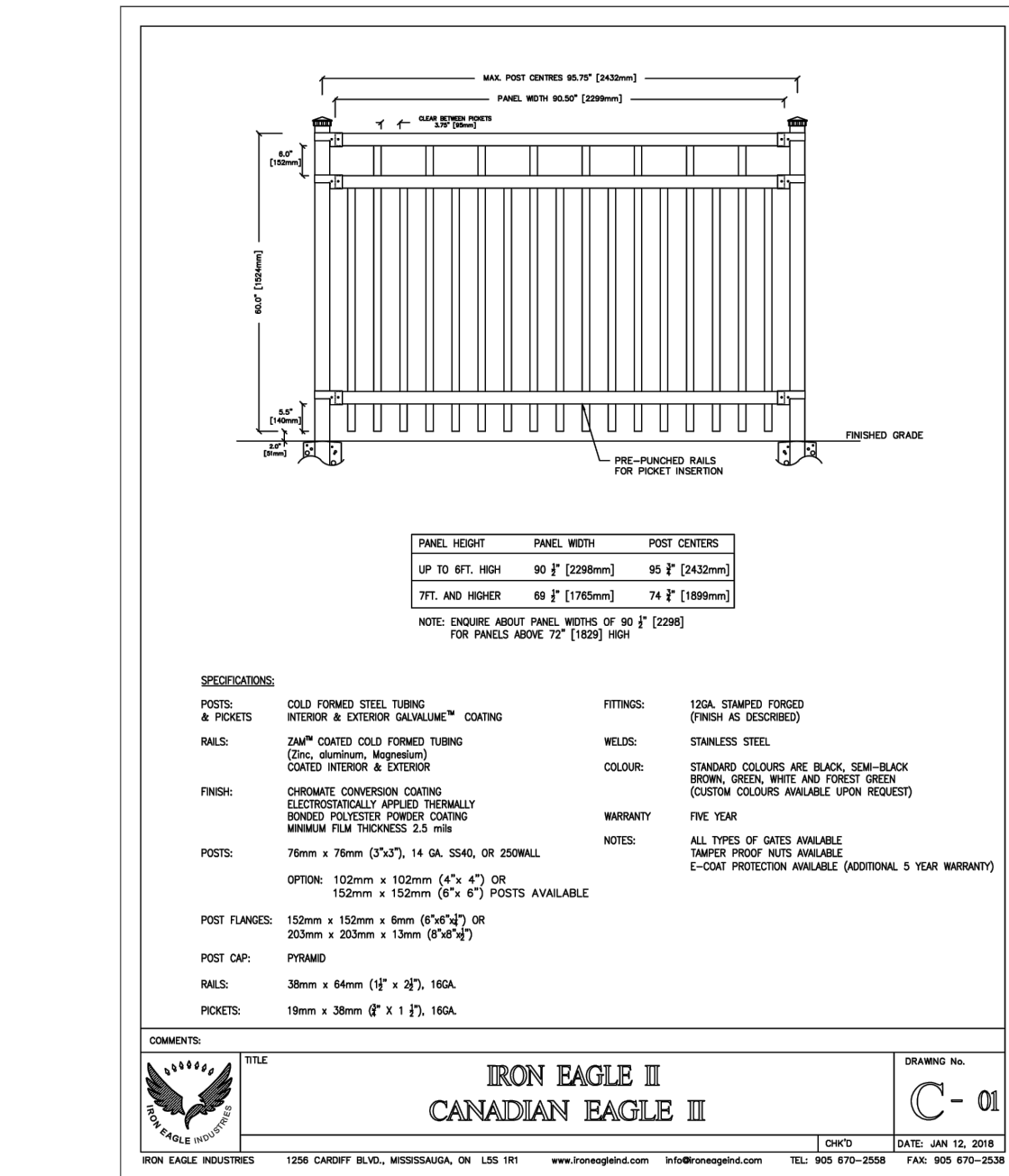
Decorative Metal Fence:

- Manufacturer = Iron Eagle, Model Iron Eagle II, (or approved equivalent) galvanized steel, with polyester power coating, colour = black, post cap = 'ball'
- Height of fence to be 2000mm, post spacing to be 2000mm (maximum).
- Fencing to be 'plate' mounted on concrete footing (250mm diameter)

Grading:

- Grading of all soft and hard landscaped areas to conform to site grading plan provided by others

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Melville Condos - PLANT LIST						
W.B. = Wire Basket, B&B = Balled and Burlapped, CT = Container Grown						
Code	BOTANICAL NAME	COMMON NAME	SIZE	#	ROOT CONDITIO	REMARKS
Acc	Amelanchier canadensis	Serviceberry (clump form)	250cm ht	3	W.B.	Clump Form
Gb	Ginkgo biloba 'Magyar'	Maidenhair Tree 'Magyar'	60mm cal.	3	W.B.	Full & equal form
Ls	Liquidambar styraciflua 'Slender Silhouette'	Sweetgum 'Slender Silhouette'	50mm cal.	3	W.B.	Full & equal form
Qr	Quercus rubra	Red Oak	60mm cal.	3	W.B.	Full & equal form
Coniferous Trees						
Pg	Picea glauca	White Spruce	2.5m ht.	3	W.B.	Branched to the Ground
Deciduous Shrubs						
Hme	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	3 gal. pot	26	CT	Well Branched
Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal. pot	25	CT	Well Branched
Sj	Spirea japonica 'Flaming Mound'	Flaming Mound Spirea	3 gal. pot	60	CT	Well Branched
Po	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	60cm ht.	20	CT	Well Branched
Coniferous Shrubs						
Tmh	Taxus media 'Hicksii'	Hicks Yew	60cm ht.	65	10 gal pot	Branched to the Ground
To	Thuja occidentalis 'Emerald'	Emerald Cedar	110cm ht.	37	5 gal pot	Branched to the Ground
ToI	Thuja occidentalis 'Little Giant'	Little Giant Cedar	40cm ht	53	3 gal pot	Branched to the Ground
Ornamental Grasses						
Pah	Pinnisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	1 gal pot	6	CT	Well Branched
Caf	Calamrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	1 gal pot	12	CT	Well Branched
Broadleaf Evergreen Shrubs						
Vm	Vinca minor	Periwinkle	10cm pot	70	CT	Well Branched
Perennials						
Hs	Hemerocallis 'Joan Senior'	Daylily 'Joan Senior' (white)	1 gal pot	36	CT	Well Branched
Hd	Hosta 'Blue Moon'	Plantain Lily 'Blue Moon'	1 gal pot	10	CT	Well Branched
Rf	Rudbeckia fulgida goldsturm	Rudbeckia	1 gal pot	14	CT	Well Branched
Ej	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal pot	42	CT	Well Branched



D4 HISTORIC PLAQUE
SCALE: NONE

JAMES McWILLIAM
LANDSCAPE ARCHITECT

PROJECT: **MELVILLE CONDOMINIUM MELVILLE STREET NIAGARA ON THE LAKE**

DRAWING: **LANDSCAPE DETAILS**

NO. 1000
DESCRIPTION
DATE

SCALE: AS NOTED
DATE: JUNE 2022
DESIGN BY: J.S.M.
DRAWN BY: T.F.G.
SHEET: **L2**