

Legend

- Proposed Deciduous Tree
- Proposed Coniferous Trees
- Proposed Deciduous Shrubs
- Proposed Coniferous Shrubs
- Proposed Ornamental Grasses
- Plant Species/Quantity Key
- Proposed Riverstone
- Proposed Unit Pavers
- Proposed Unit Paver Soldier Course/Banding
- Proposed Natural Boulder Retaining Wall
- Proposed Engineered Poured Concrete Retaining Wall
- Proposed Fire Hydrant
- Proposed Light Standard
- Proposed Ballard Light

ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
ISSUED FOR CLIENT REVIEW	JJ	LG	2021.08.20

Revision/Issue By Appd YYYY.MM.DD

File Name: 161414159_LP3	JJ	LG	2021.08.18
	Dwn.	Dsgn.	Chkd.

Permit-Seal



Client/Project
REID'S HERITAGE HOMES

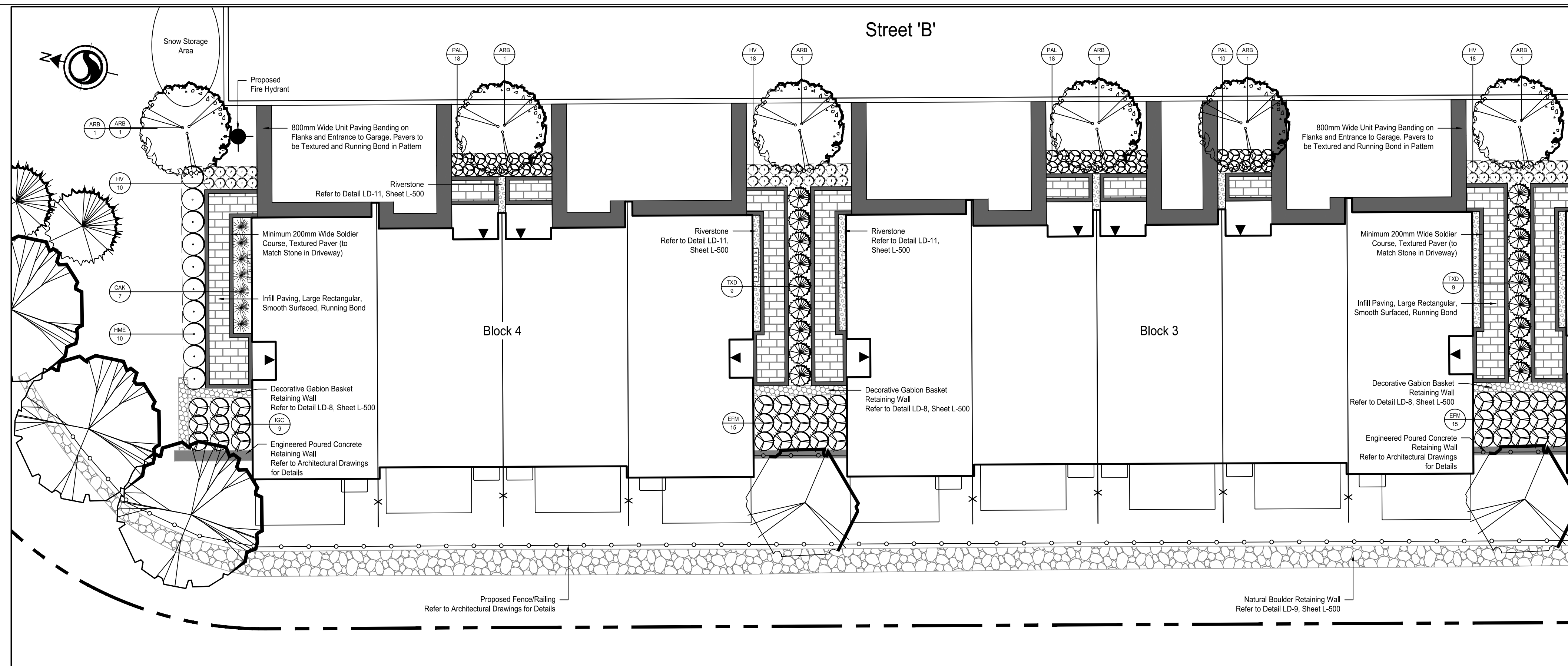
LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

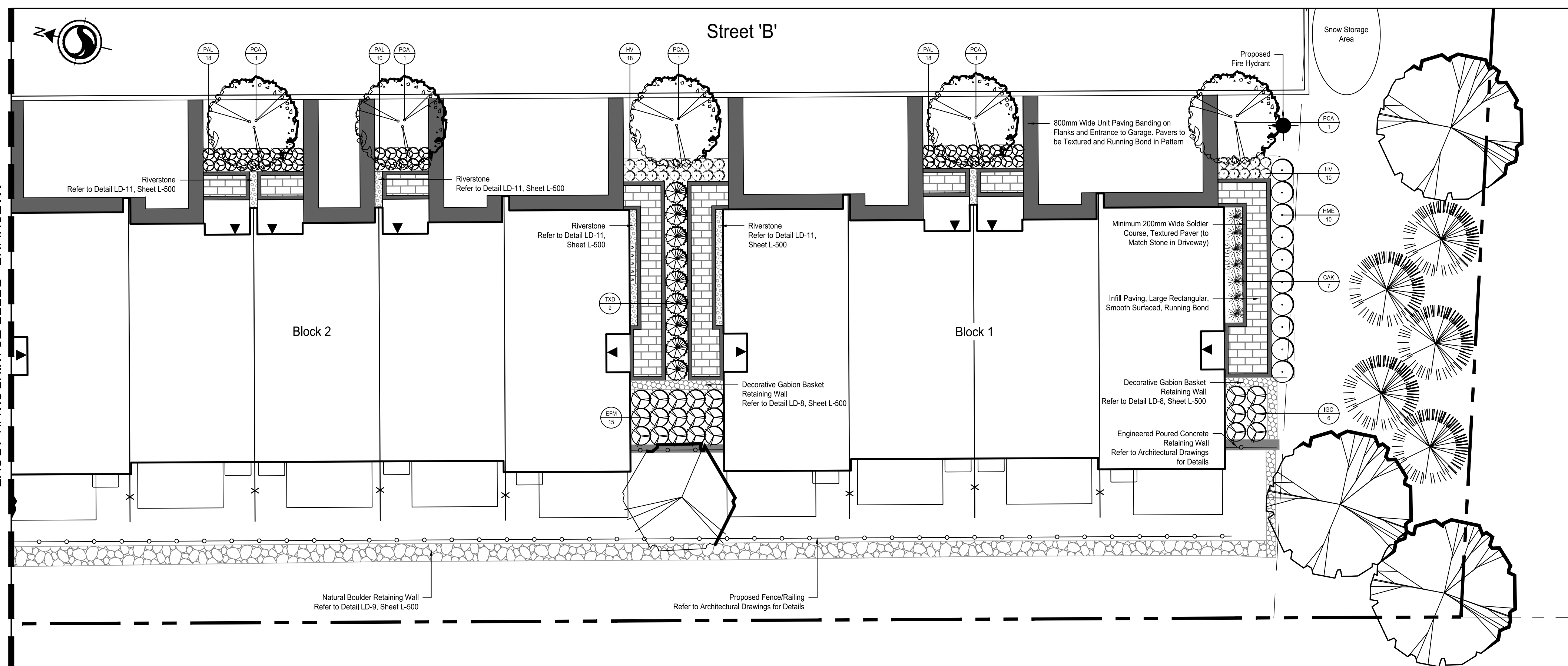
Title
LANDSCAPE PLAN
BLOCK 1-4 FOUNDATION PLANTING

Project No. 161414159 Scale 1:150

Revision 1 Sheet 2 of 6 Drawing No. L-461



WINDOW #1 - BLOCK 3 & BLOCK 4 FOUNDATION PLANTING

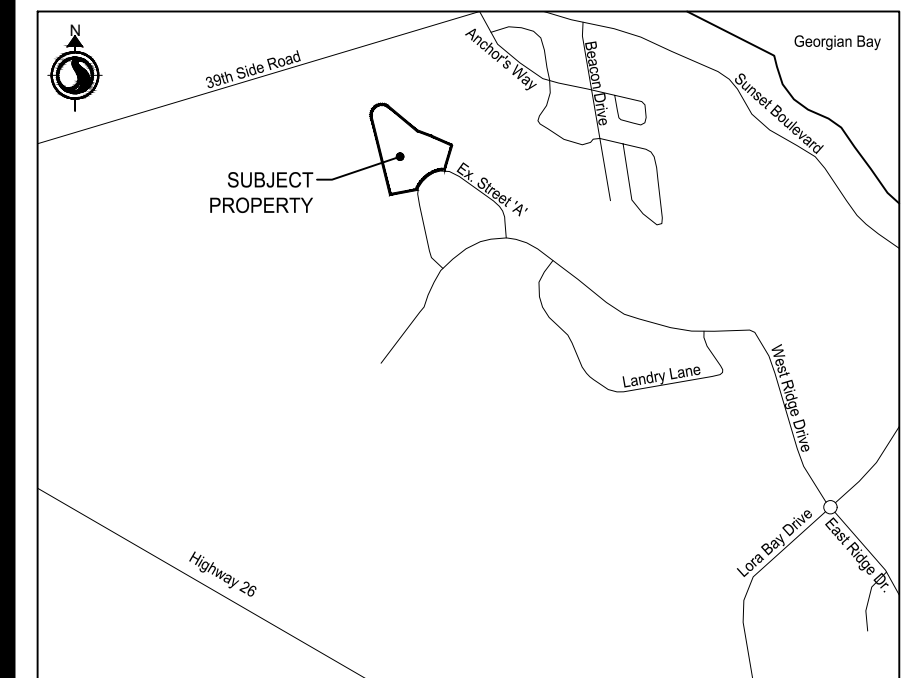


WINDOW #2 - BLOCK 1 & BLOCK 2 FOUNDATION PLANTING

Window #1 & Window #2 - Blocks 1-4 Foundation Plant Schedule:

SYM	Qty	Botanical Name	Common Name	CAL (mm)	HT (cm)	Root	Remarks
DECIDUOUS TREES:							
ARB	6	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	50		W.B.	
PCA	5	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	50		W.B.	
DECIDUOUS SHRUBS:							
HME	20	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea		60	3 Gal.	
CONIFEROUS SHRUBS:							
TXD	27	<i>Taxus x media</i> 'Densiflora'	Dense Yew		60	3 Gal.	
BROADLEAF EVERGREENS:							
EFM	45	<i>Euonymus fortunei</i> 'Moonshadow'	Moonshadow Euonymus		60	3 Gal.	
IGC	15	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry		60	3 Gal.	
GRASSES:							
CAK	14	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass			1 Gal.	
HV	74	<i>Helictotrichon sempervirens</i>	Evergreen Oat Grass			1 Gal.	
PERENNIALS:							
PAL	92	<i>Perovskia atriplicifolia</i> 'Lacy Blue'	Lacy Blue Russian Sage			1 Gal.	

Key Map NTS.



Legend

- Proposed Deciduous Tree
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- Proposed Deciduous Shrubs
- Proposed Coniferous Shrubs
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- Plant Species/Quantify Key
- Proposed Riverstone
- Proposed Unit Pavers
- Proposed Unit Paver Soldier Course/Banding
- Proposed Natural Boulder Retaining Wall
- Proposed Engineered Poured Concrete Retaining Wall
- Proposed Fire Hydrant
- Proposed Light Standard
- Proposed Bollard Light

ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
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File Name: 161414159_LP3	JJ	LG	2021.08.18
	Dwn.	Dsgn.	Chkd.

Permit-Seal



Client/Project
REID'S HERITAGE HOMES

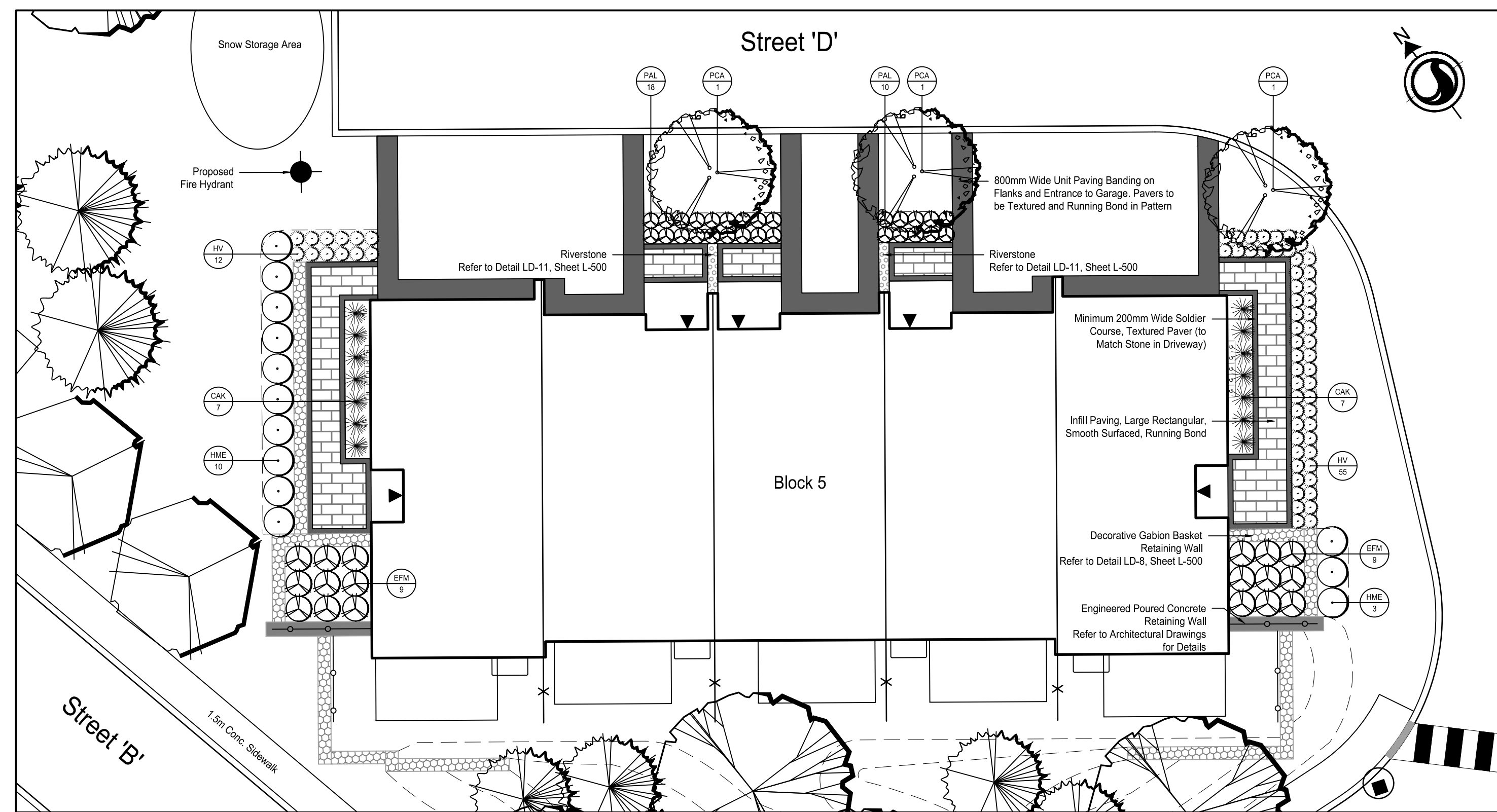
LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

Title
LANDSCAPE PLAN
BLOCKS 5 & 6 FOUNDATION PLANTING

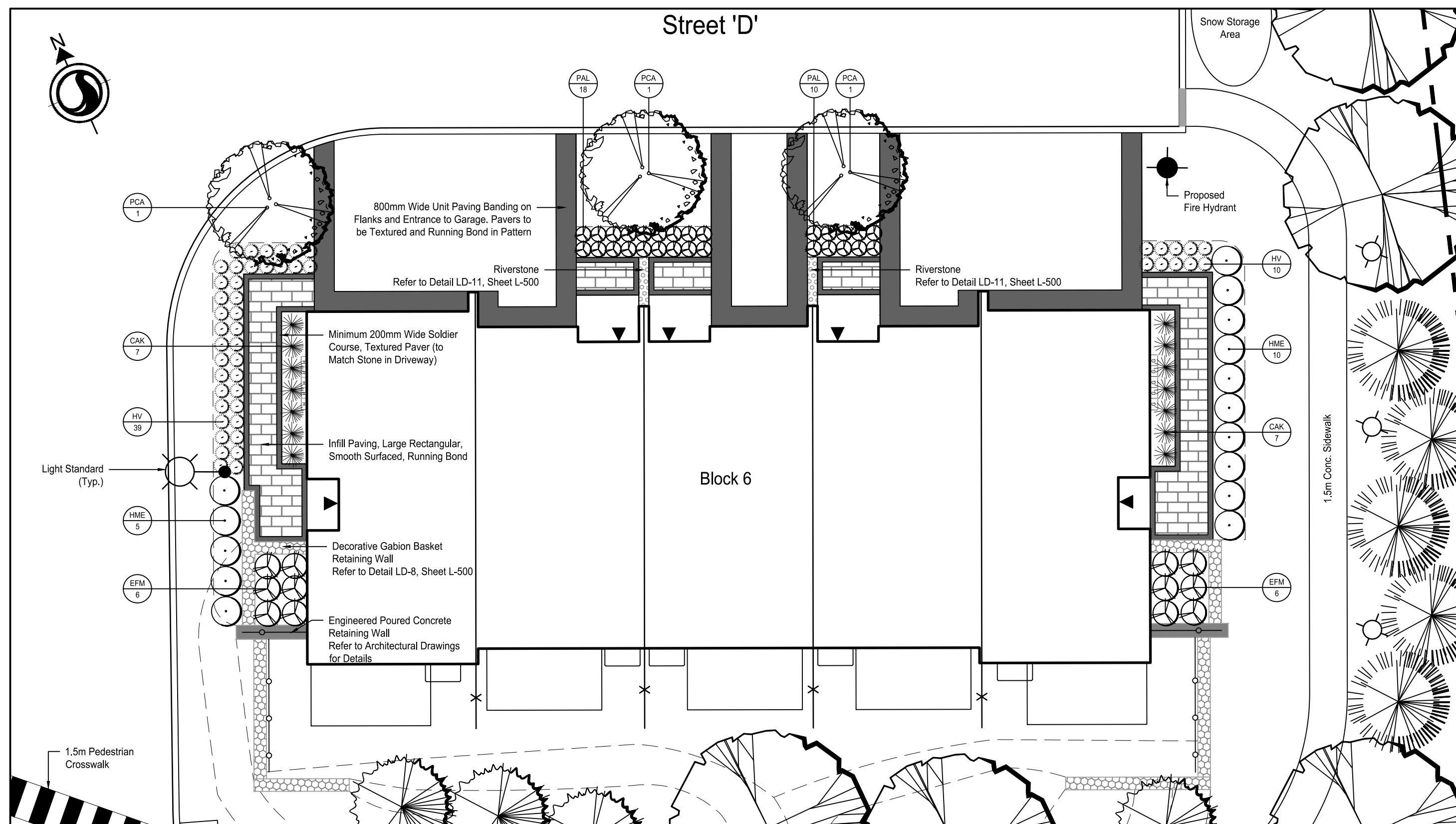
Project No.	Scale
161414159	1:150

Revision	Sheet	Drawing No.
1	3 of 6	L-462



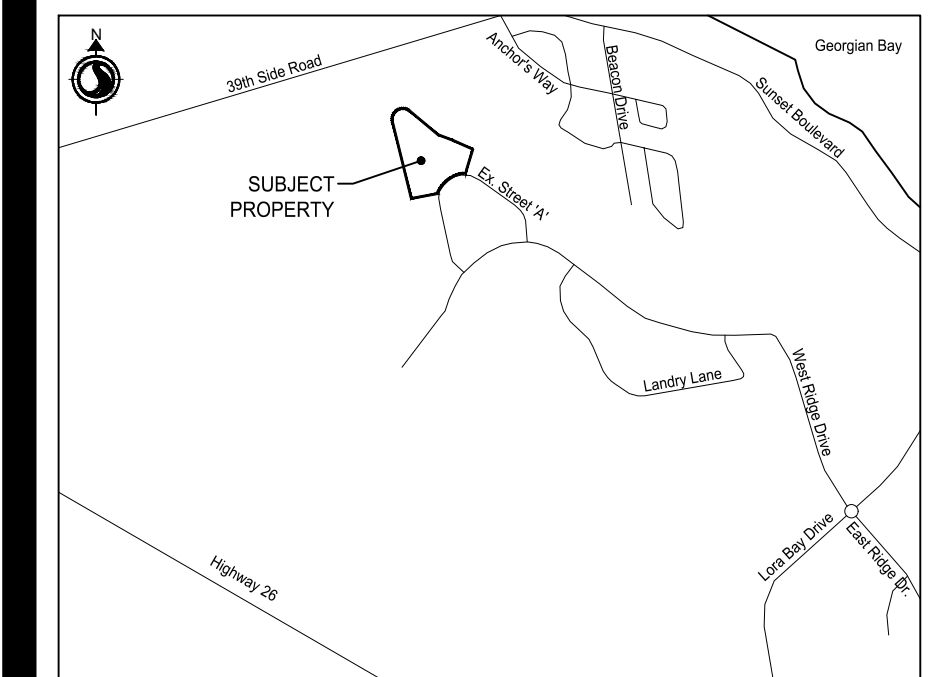
WINDOW #3 - BLOCK 5 FOUNDATION PLANTING

Window #3 - Block 5 Foundation Plant Schedule:							
SYM	Qty	Botanical Name	Common Name	CAL (mm)	HT (cm)	Root	Remarks
DECIDUOUS TREES:							
PCA	3	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear	50		W.B.	
DECIDUOUS SHRUBS:							
HME	13	<i>Hydrangea macrophylla 'Endless Summer'</i>	Endless Summer Hydrangea		60	3 Gal.	
BROADLEAF EVERGREENS:							
EFM	18	<i>Euonymus fortunei 'Moonshadow'</i>	Moonshadow Euonymus		60	3 Gal.	
GRASSES:							
CAK	14	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass			1 Gal.	
HV	67	<i>Helictotrichon sempervirens</i>	Evergreen Oat Grass			1 Gal.	
PERENNIALS:							
PAL	28	<i>Perovskia atriplicifolia 'Lacy Blue'</i>	Lacy Blue Russian Sage			1 Gal.	

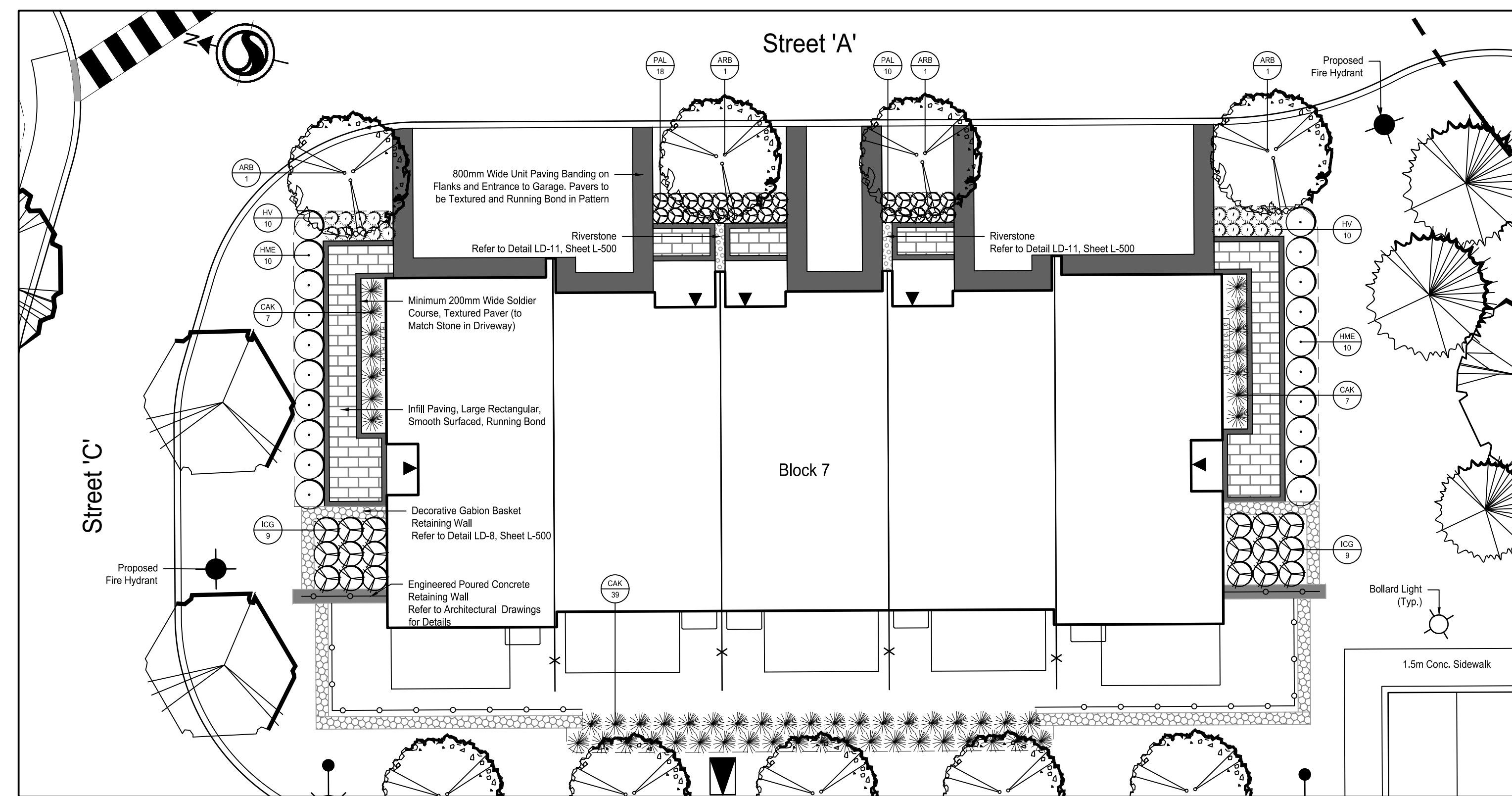


WINDOW #4 - BLOCK 6 FOUNDATION PLANTING

Window #4 - Block 6 Foundation Plant Schedule:							
SYM	Qty	Botanical Name	Common Name	CAL (mm)	HT (cm)	Root	Remarks
DECIDUOUS TREES:							
PCA	3	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear	50		W.B.	
DECIDUOUS SHRUBS:							
HME	15	<i>Hydrangea macrophylla 'Endless Summer'</i>	Endless Summer Hydrangea		60	3 Gal.	
BROADLEAF EVERGREENS:							
EFM	12	<i>Euonymus fortunei 'Moonshadow'</i>	Moonshadow Euonymus		60	3 Gal.	
GRASSES:							
CAK	14	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass			1 Gal.	
HV	49	<i>Helictotrichon sempervirens</i>	Evergreen Oat Grass			1 Gal.	
PERENNIALS:							
PAL	28	<i>Perovskia atriplicifolia 'Lacy Blue'</i>	Lacy Blue Russian Sage			1 Gal.	

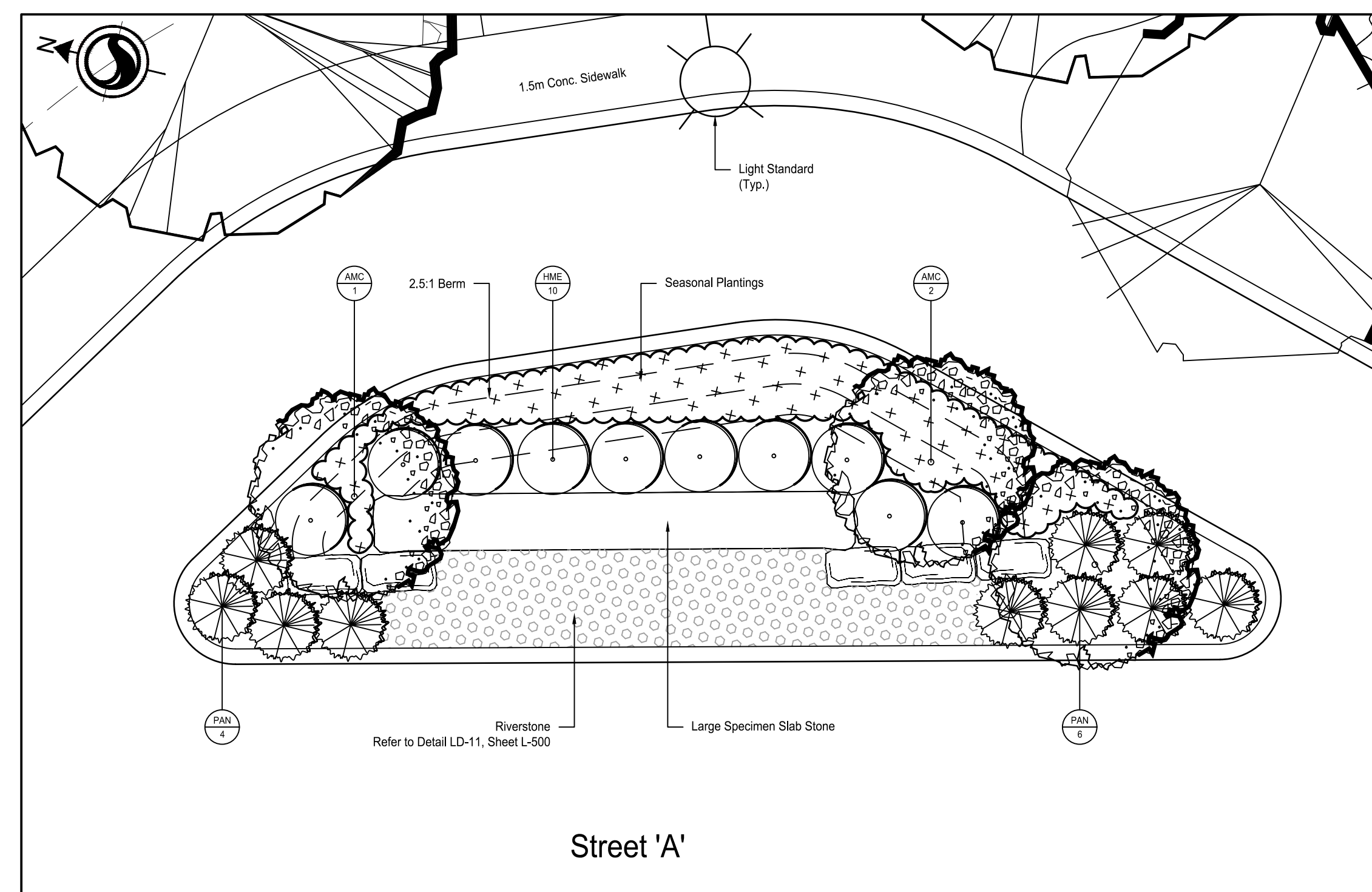


- Proposed Deciduous Tree
- Proposed Coniferous Trees
- Proposed Deciduous Shrubs
- Proposed Coniferous Shrubs
- Proposed Ornamental Grasses
- Proposed Seasonal Bed Planting
- Plant Species/Quantity Key
- Proposed Unit Pavers
- Proposed Unit Paver Soldier Course/Banding
- Proposed Armour Stone
- Proposed Riverstone
- Proposed Engineered Poured Concrete Retaining Wall
- Proposed Fire Hydrant
- Proposed Light Standard
- Proposed Bollard Light



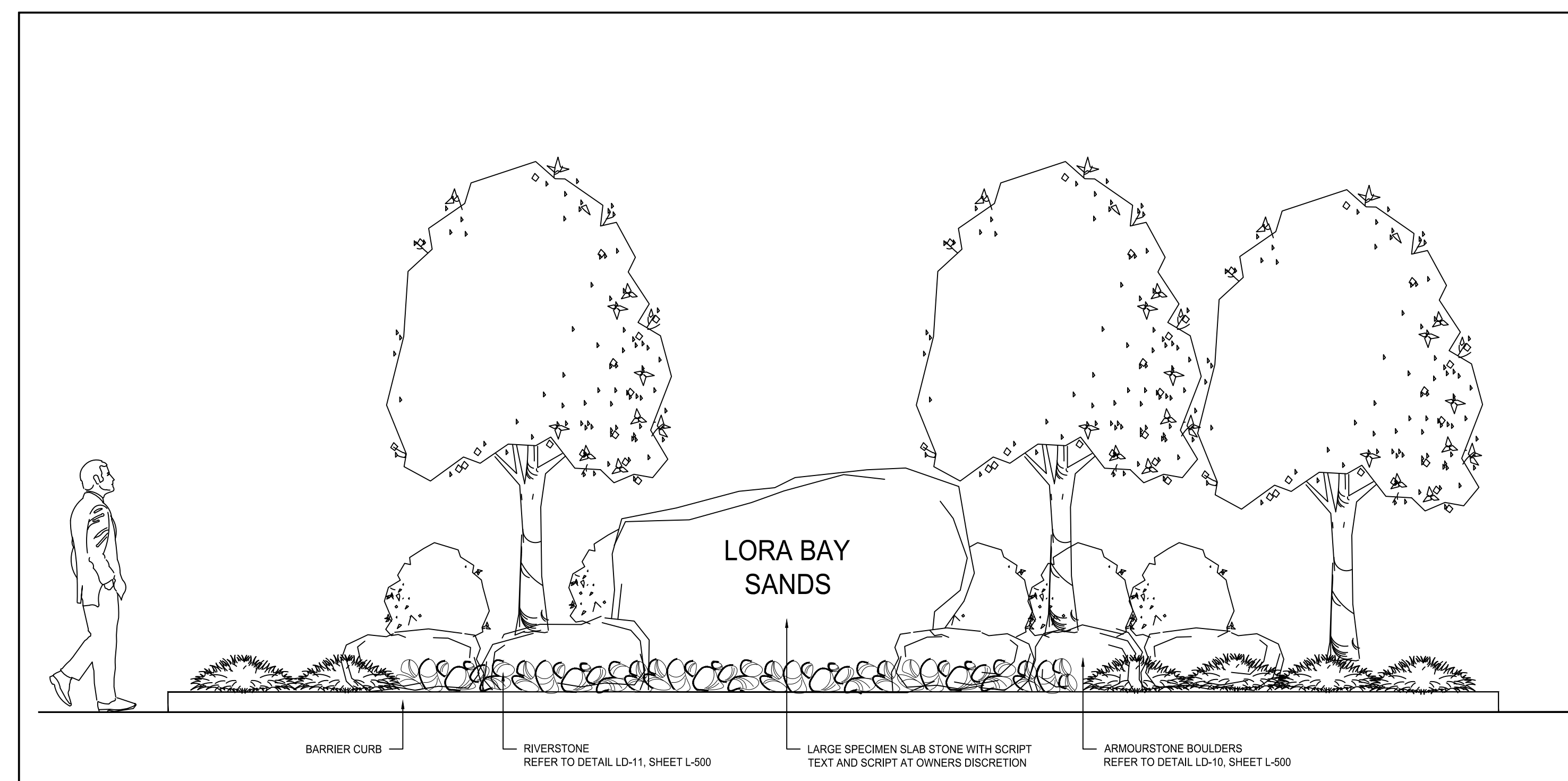
WINDOW #5 - BLOCK 7 FOUNDATION PLANTING

SYM	Qty	Botanical Name	Common Name	CAL (mm)	HT (cm)	Root	Remarks
DECIDUOUS TREES:							
ARB	4	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	50		W.B.	
DECIDUOUS SHRUBS:							
HME	20	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea		60	3 Gal.	
BROADLEAF EVERGREENS:							
IGC	18	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry		60	3 Gal.	
GRASSES:							
CAK	53	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass			1 Gal.	
HV	20	<i>Helictotrichon sempervirens</i>	Evergreen Oat Grass			1 Gal.	
PERENNIALS:							
PAL	28	<i>Perovskia atriplicifolia</i> 'Lacy Blue'	Lacy Blue Russian Sage			1 Gal.	



WINDOW #6 - ENTRY FEATURE PLANTING

SYM	Qty	Botanical Name	Common Name	CAL (mm)	HT (cm)	Root	Remarks
DECIDUOUS TREES:							
AMC	3	<i>Amelanchier canadensis</i>	Servceberry		200	W.B.	Clump, Speciman
DECIDUOUS SHRUBS:							
HME	10	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea		60	3 Gal.	
CONIFEROUS SHRUBS:							
PAN	10	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Norway Spruce		60	3 Gal.	



WINDOW #7 - ENTRY FEATURE CONCEPT ELEVATION

N.T.S.

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ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
ISSUED FOR CLIENT REVIEW	JJ	LG	2021.08.20

Permit-Seal



Client/Project
REID'S HERITAGE HOMES

LORA BAY SANDS

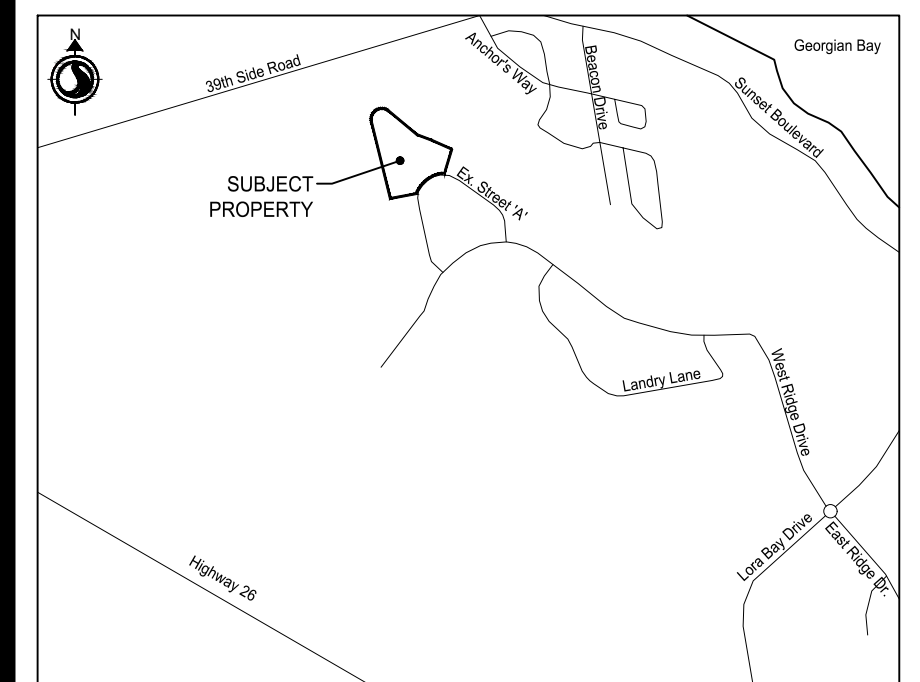
TOWN OF BLUE MOUNTAINS, ON

Title
LANDSCAPE PLAN
BLOCK 7 FOUNDATION PLANTING &
ENTRY FEATURE PLANTING & ELEVATION

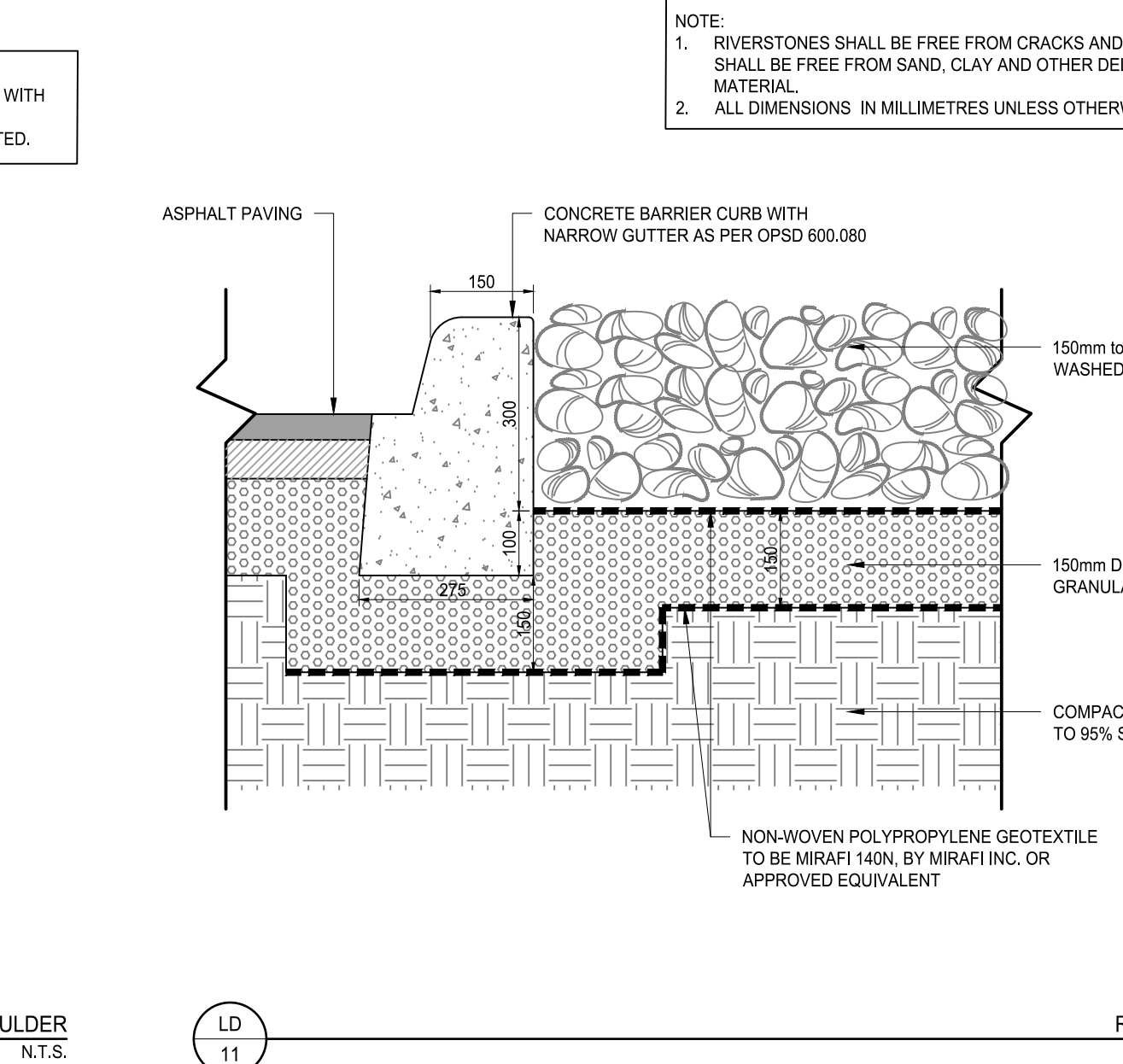
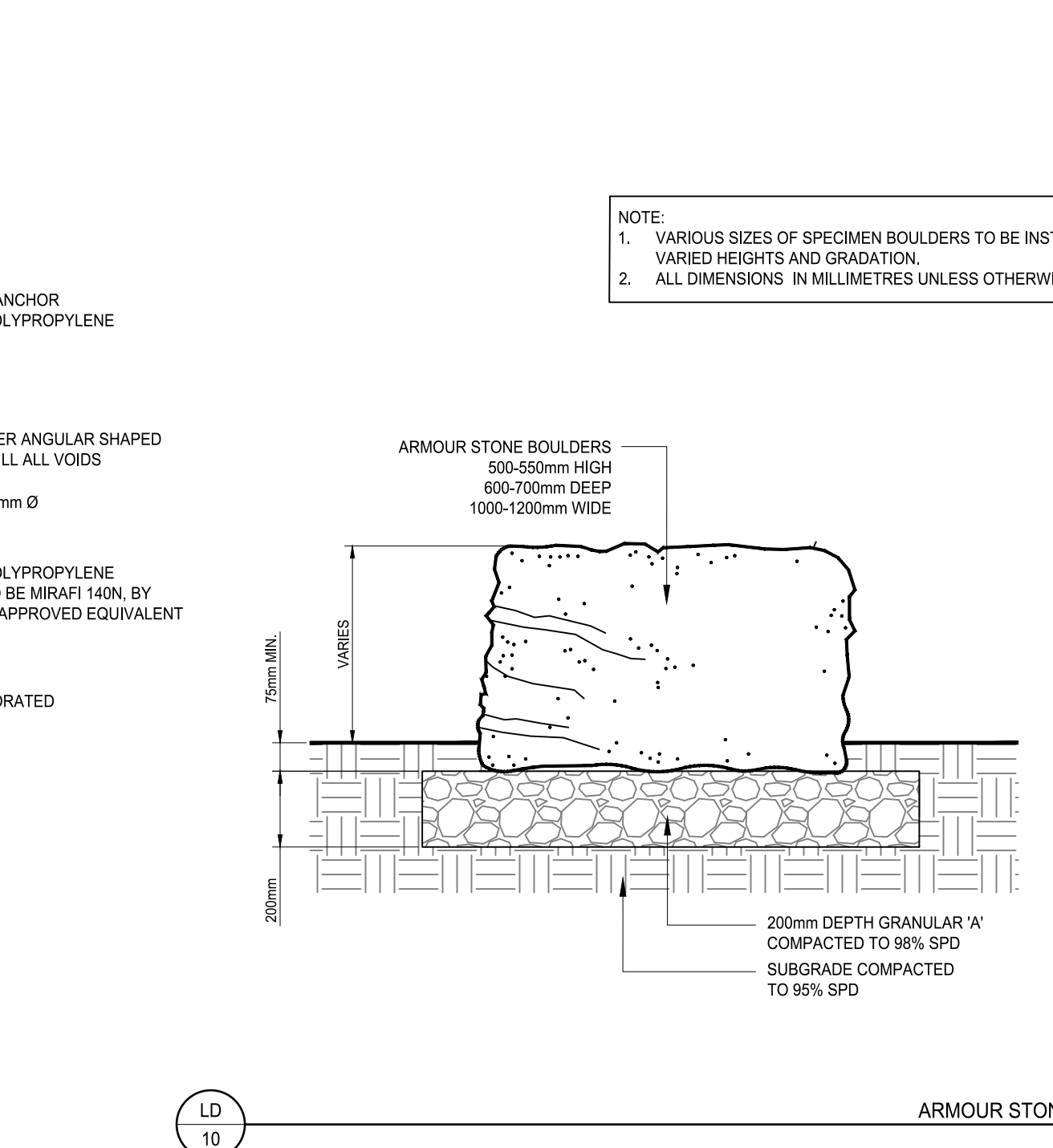
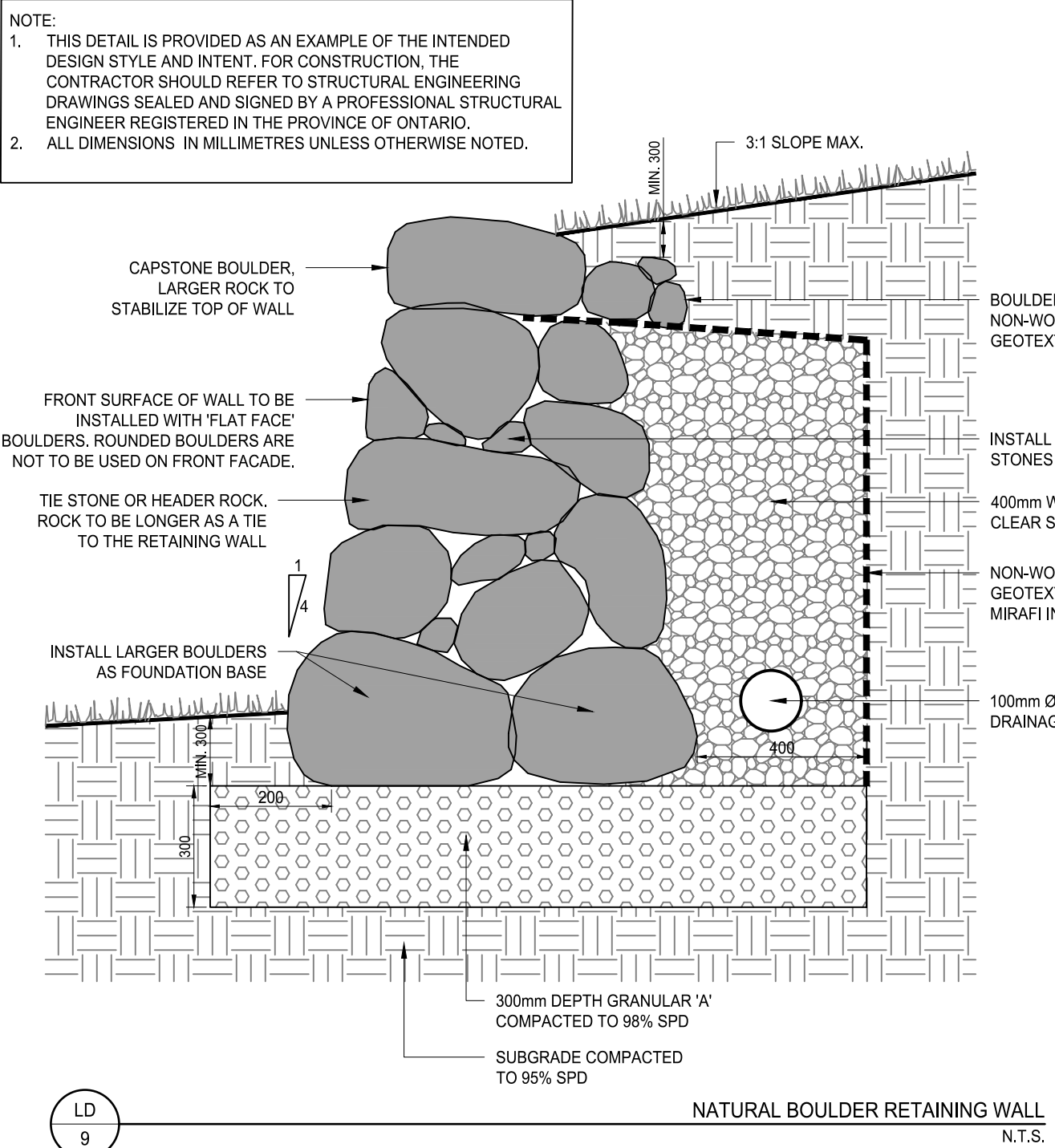
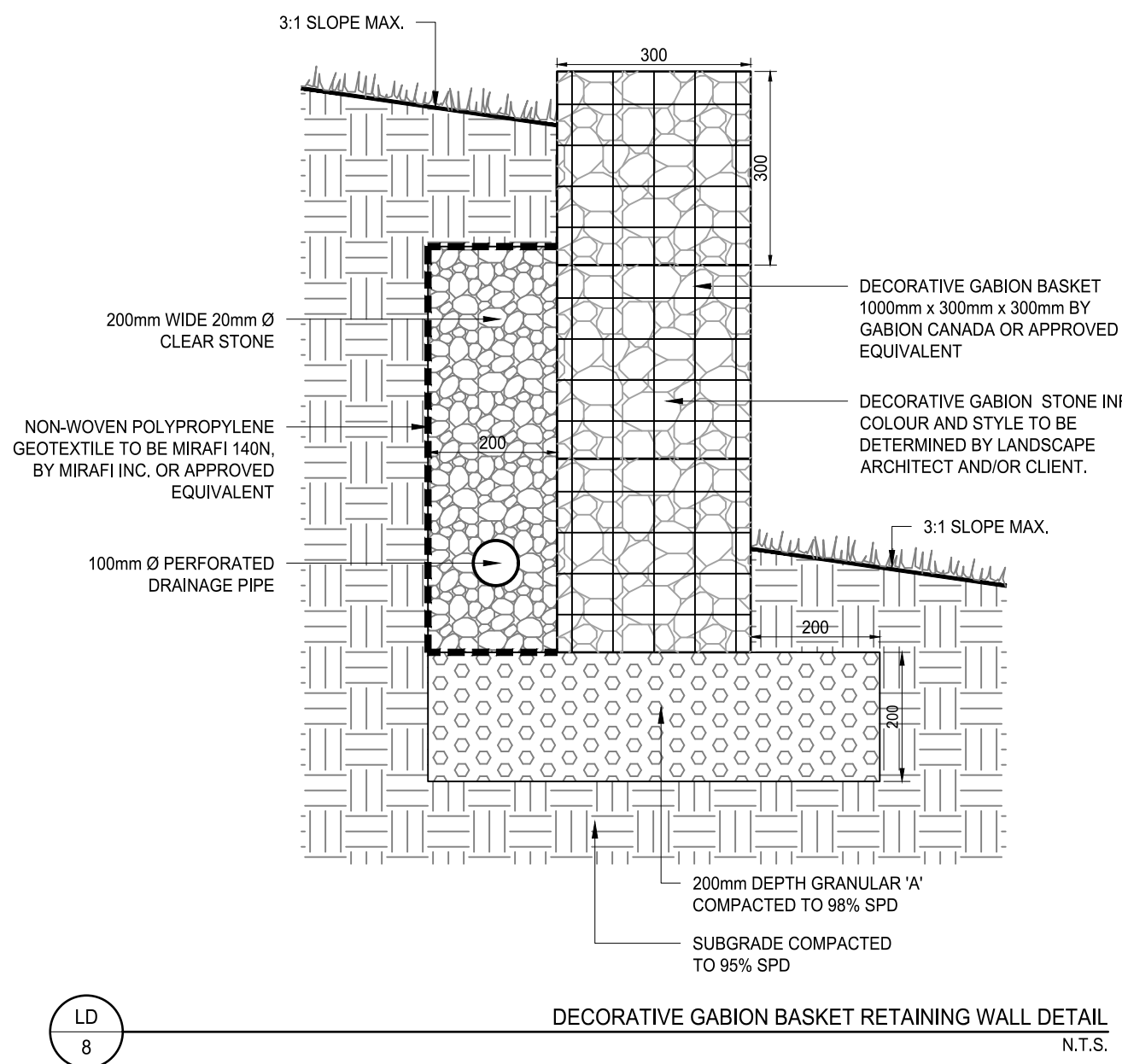
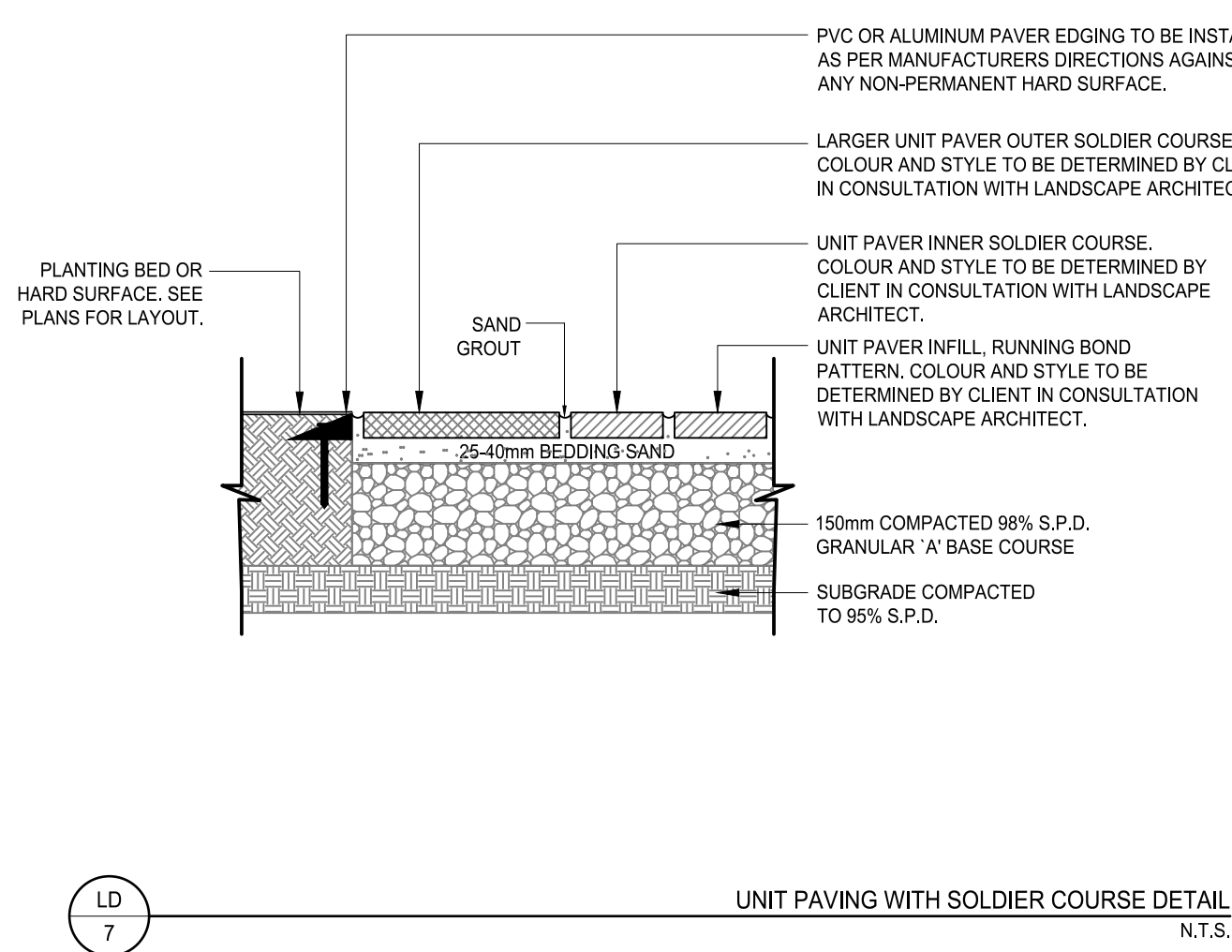
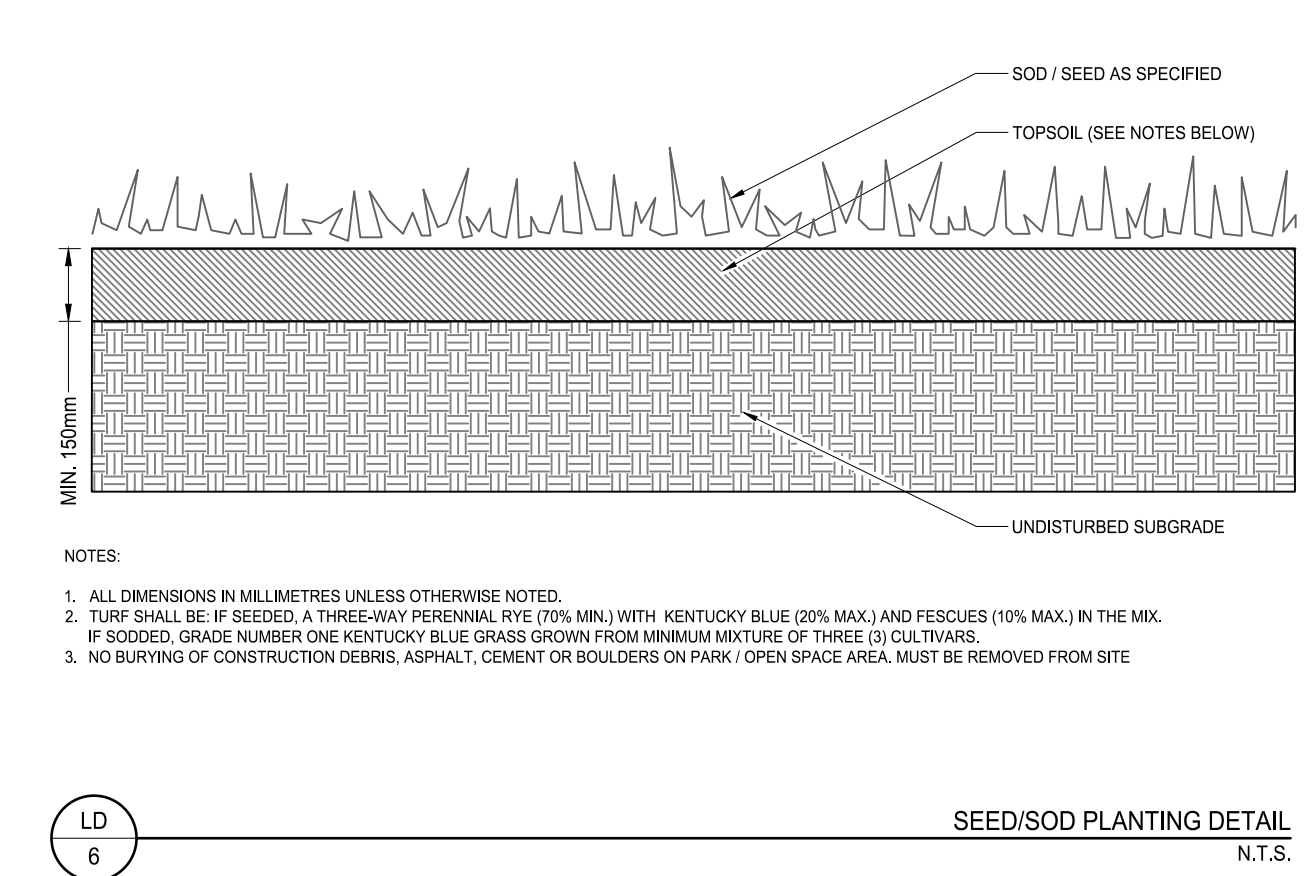
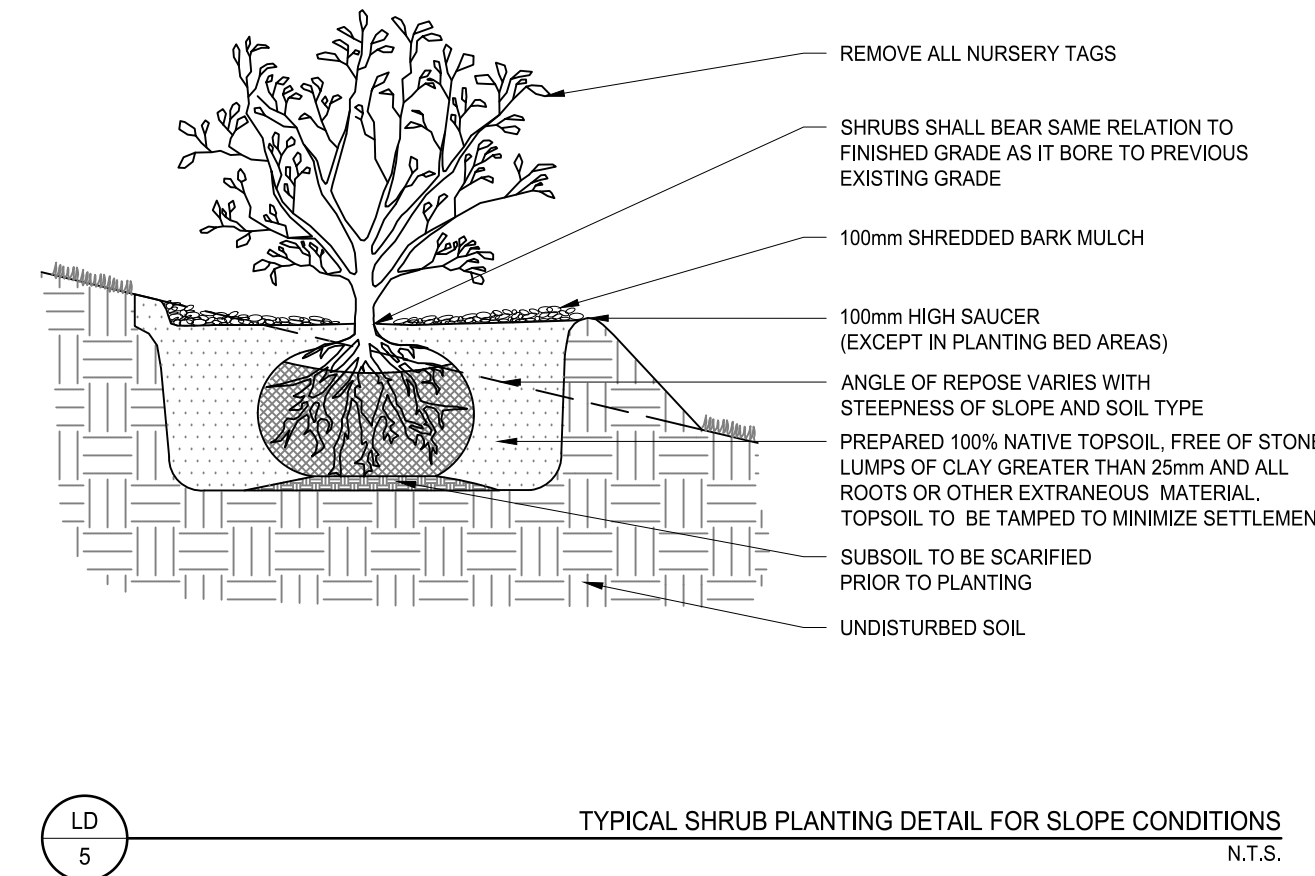
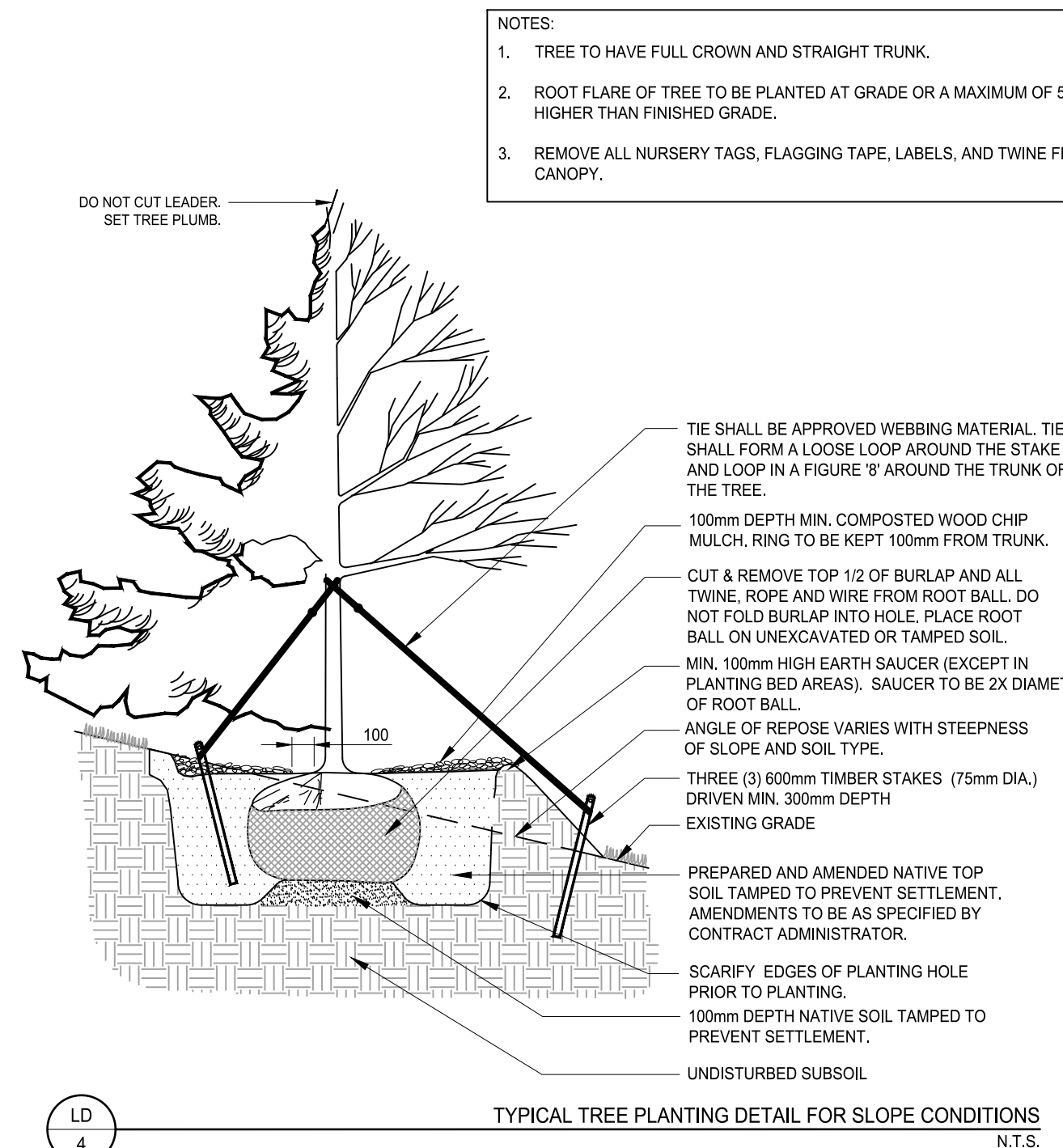
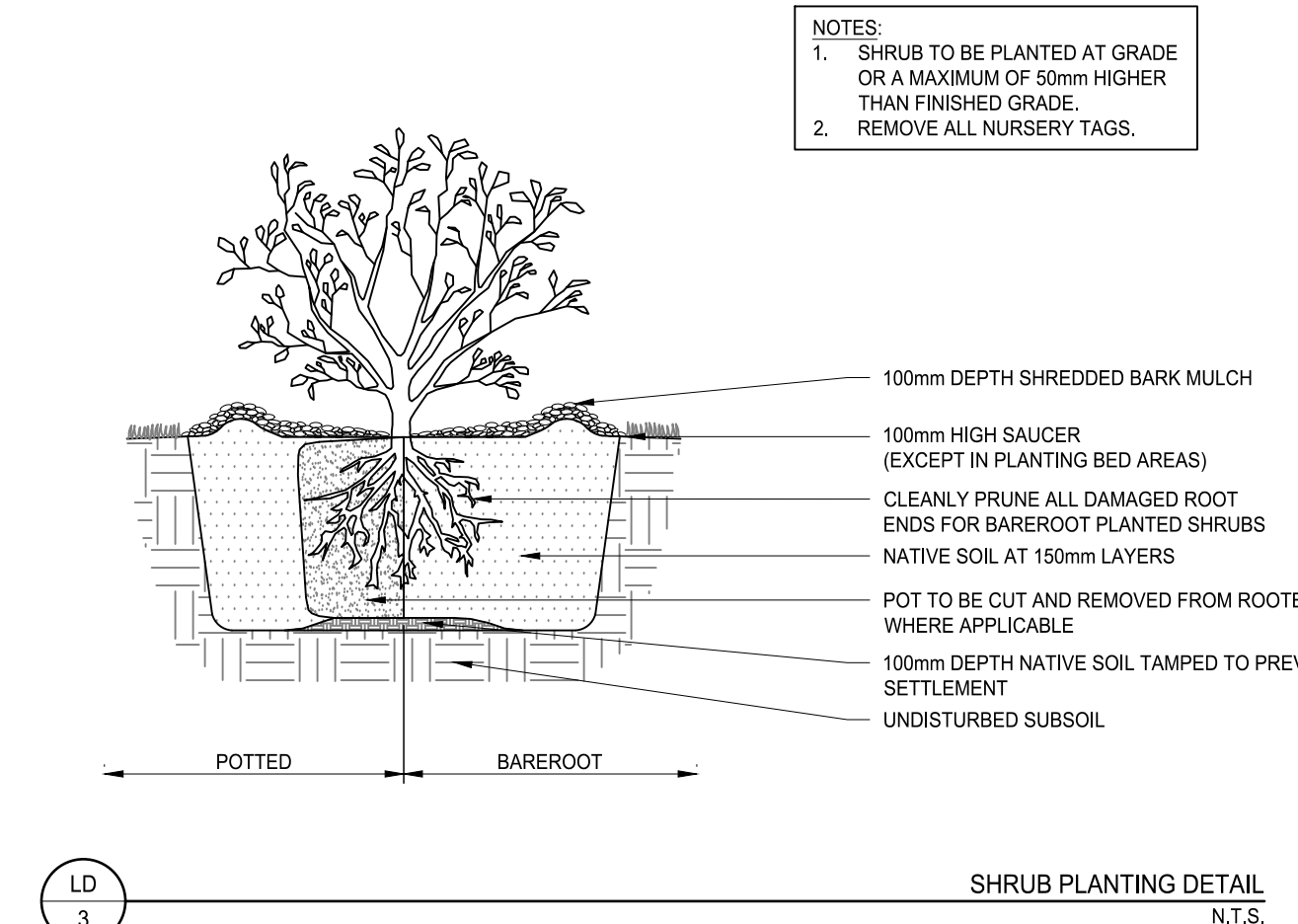
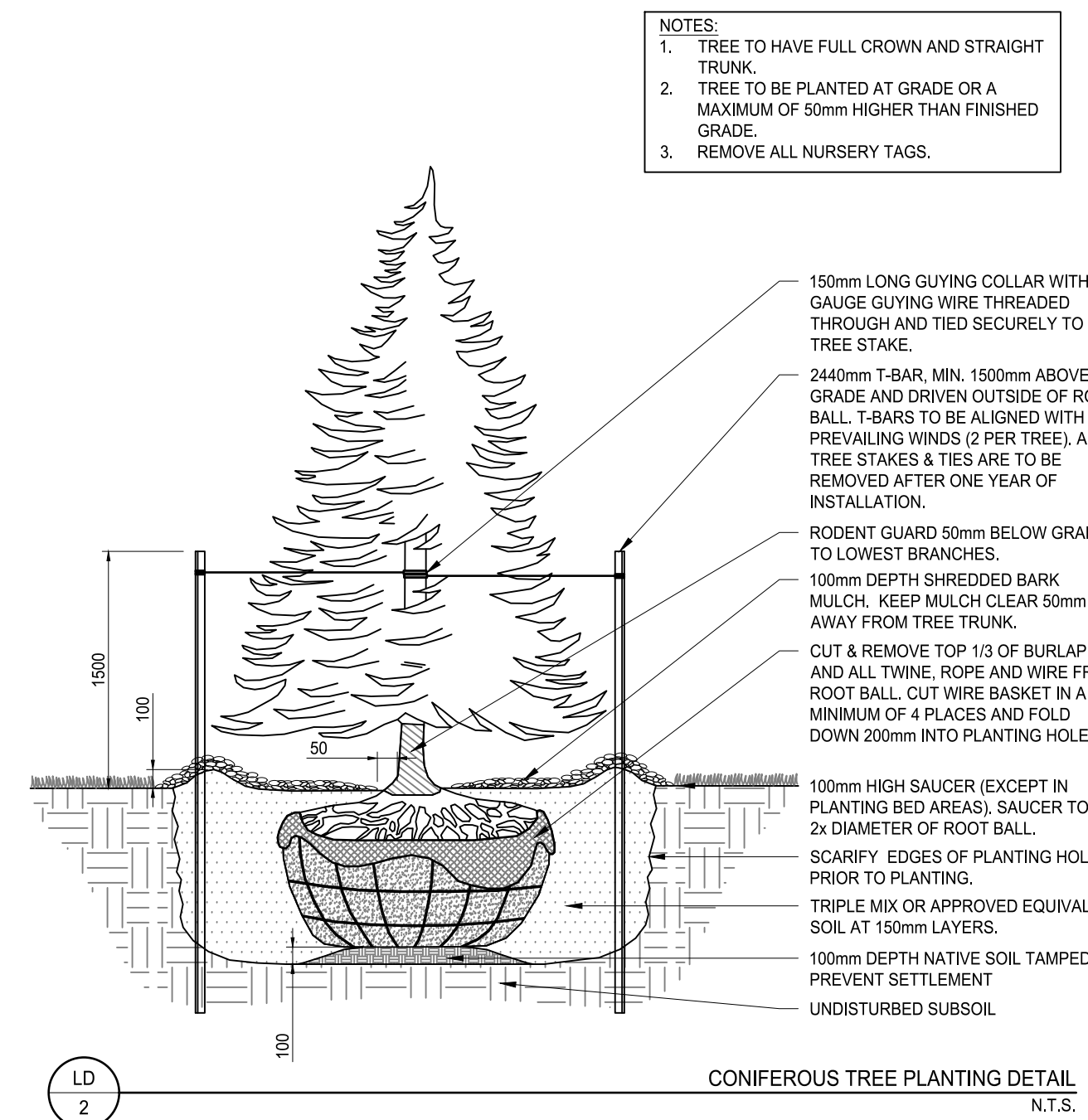
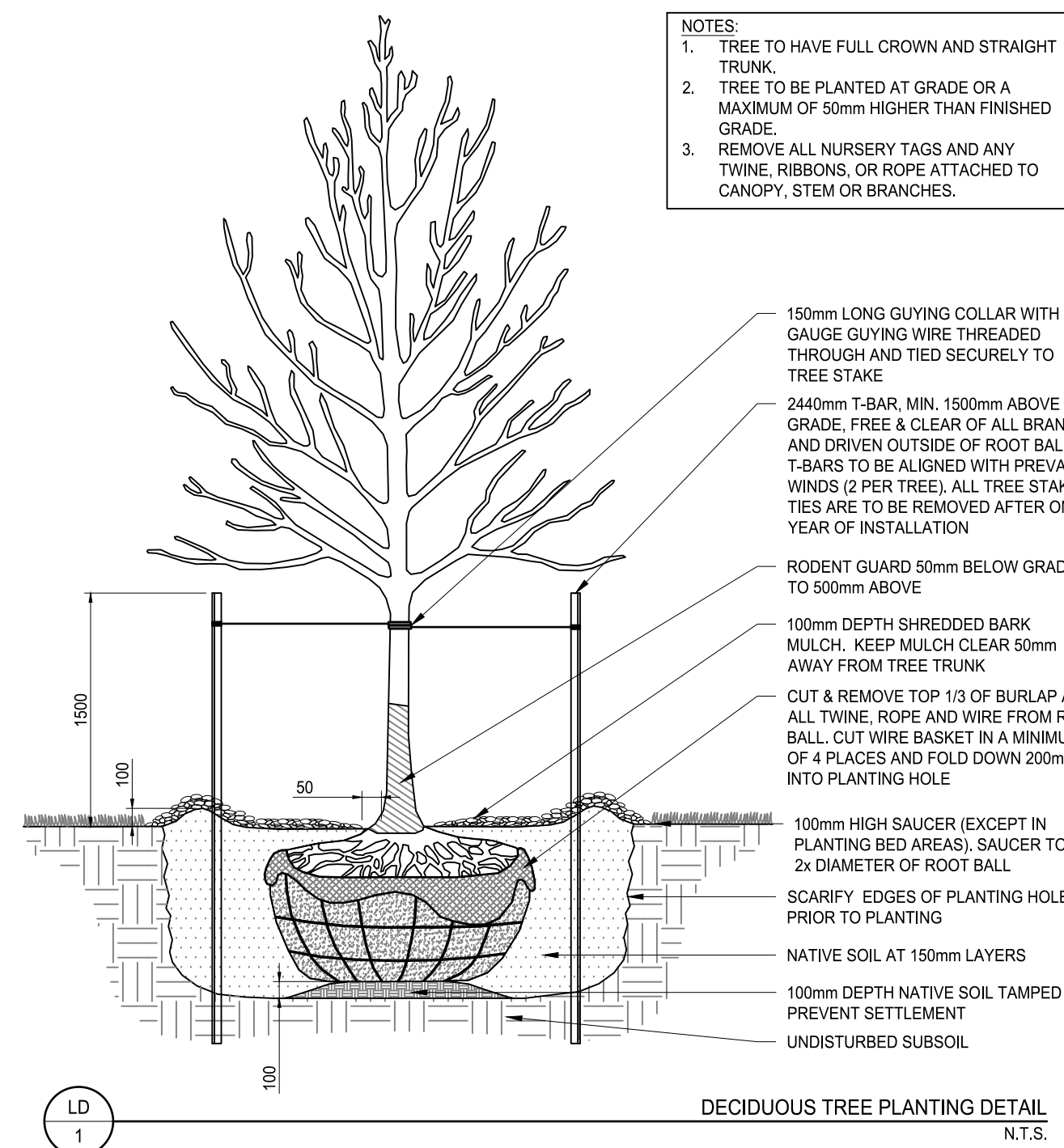
Project No. 161414159 Scale AS NOTED

Revision 1 Sheet 4 of 6 Drawing No. L-463

Key Map N.T.S.



Legend



NOTE:
1. THIS DETAIL IS PROVIDED AS AN EXAMPLE OF THE INTENDED DESIGN STYLE AND INTENT. FOR CONSTRUCTION THE CONTRACTOR SHOULD REFER TO STRUCTURAL ENGINEERING DRAWINGS SEALED AND SIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO.
2. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED.

Revision/Issue	By	Appd	YYYY.MM.DD
ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
ISSUED FOR CLIENT REVIEW	JJ	LG	2021.08.20

File Name: 161414159_L01
Dwn. Dsgn. Chkd. YYYT.MM.DD

Permit-Seal



Client/Project
REID'S HERITAGE HOMES

LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

Title
LANDSCAPE DETAILS AND NOTES

Project No.	Scale
161414159	AS NOTED
Revision	Sheet
1	5 of 6

Drawing No.
L-500

GENERAL NOTES

- Any ambiguity in the drawings, specifications or details are to be reported to the Landscape Architect for direction. These drawings shall not be used for construction unless stamped and signed by the Landscape Architect. The Contractor is not to proceed in uncertainty. The limits of work are to be clearly understood by the Contractor prior to any work taking place on the site.
- All dimensions are in meters unless otherwise noted. The drawings may be scaled for approximate layout. The Contractor is to verify all dimensions on the drawing(s) and report any discrepancies to the Landscape Architect.
- The Contractor is to locate and mark all infrastructure and utilities prior to any excavation work or planting on the site. Do not plant directly above underground utilities or infrastructure unless approved by the Landscape Architect. The Contractor is responsible for the coordination and maintenance of all utility/infrastructure locates for the duration of the Contract.
- The Contractor shall supply all materials in quantities sufficient to complete work shown on these drawings. The Contractor is not to substitute materials, products or quantities without prior written consent of the Landscape Architect.
- The Contractor is to take all necessary precautions to protect all existing site features unless specified for removal/demolition. This includes all survey bars, stakes, monuments and sediment barriers. The Contractor is responsible for any damages incurred during construction and must make all necessary restorations and repairs to original or better condition.
- All existing trees, shrubs, and herbaceous plants beyond the limit of work are to be protected from construction damage. This includes but is not limited to: not storing construction materials or fuel within the dripline of an existing tree, not altering existing grades or compacting soil around protected vegetation and taking care not to disturb or expose the roots of any existing trees. The Contractor is responsible for all protection or hoarding measures of all existing trees and vegetation to be preserved within or adjacent to construction work limits.
- Contractor is responsible for the removal of all debris, garbage and surplus materials on site related to their contract or work and must keep the site in a clean, safe, useable condition at all times or as directed by the Contract Administrator.
- The Contractor shall obtain any necessary work and construction permit(s) required to complete the work as specified within the Contract.

PLANTING NOTES

- The Contractor must notify the Landscape Architect prior to the commencement of any planting. The Contractor shall supply all plants and materials in quantities sufficient to complete the work shown on this drawing. Any discrepancies between quantities shall be reported to the Landscape Architect.
- All landscape works will be warranted for a period of two years following inspection and written notice of start of warranty period as determined and provided by the Landscape Architect. Plant material, which is not in a healthy, vigorous growing condition at the end of the warranty period, shall be replaced to the satisfaction of the Landscape Architect / Owner.
- The Landscape Architect reserves the right to extend Contractor's warranty responsibilities for an additional year if, at the end of initial warranty period, leaf development and growth is not sufficient to ensure future survival as determined by the Landscape Architect.
- The Contractor is to identify with Landscape Architect/Owner any maintenance requirements necessary for warranty purposes.
- Plant materials specified for this project will conform to the Canadian Nursery Landscape Association (C.N.L.A.) for size, variety and condition as indicated on the plant schedule shown on these drawings. Any plant materials which do not conform will be promptly removed from the site and replaced by the Contractor at no additional cost to the project.
- The Landscape Architect is to be contacted for inspection and written approval prior to plant material arriving on site. The Landscape Architect reserved the right to reject any plant materials that have not been inspected and approved.
- The Landscape Architect reserves the right to refuse acceptance of any plant displaying poor growth habits, injury or disease. Any plant material that is rejected by the Landscape Architect will be promptly removed from the site and replaced with material of acceptable quality at no additional charge to the project.
- Plant materials collected from wild sources will not be accepted without written approval of the Landscape Architect. The Landscape Architect reserves the right to require that supplier invoices be submitted for inspection and approval prior to acceptance.
- On-site layout of the plant materials to be approved by the Landscape Architect prior to installation. Minor field adjustments to plant material locations may be necessary to respond to the locations of existing plants and site conditions. The Contractor to review with Landscape Architect where relocations are necessary. The Contractor must receive approval from Landscape Architect prior to installation.
- Plants are not to be installed during extreme heat, drought, or other undesirable conditions. Thoroughly water all plants immediately after installation. The Contractor shall regularly monitor site conditions and water as required to ensure healthy growth conditions throughout the duration of the warranty period.
- Do not plant directly in centerline of drainage swales or depression areas. Where proposed planting locations conflict with constructed swales or low-lying wet areas, contact Landscape Architect for direction.
- All trees and shrubs are to be planted in accordance with the planting details shown on this drawing.
- Topsail. Each source of topsail, imported or native to be approved by Landscape Architect prior to use. Submit topsail analysis/test results to Landscape Architect prior to order or delivery to site. Testing to be in accordance with Contract specifications.
- Mulch: to be spread uniformly around the base of trees and shrubs to a minimum depth of 100 mm. Do not place mulch in direct contact with trunk or stem(s). Allow a 100 mm mulch free zone at trunk/stems. Shrubs to be in continuously mulched planting beds unless otherwise specified.
- The Contractor is to remove dead or damaged branches on trees or shrubs. All pruning shall be performed in accordance with standard horticultural practices and appropriate timing for each species.
- All stakes and associated ties are to be removed after the first full growing season. Rodent guards are to be removed at the conclusion of the warranty period. Gatorbags are to be removed for winter months.

SOD NOTES

- Any lawn areas disturbed by construction shall be re-sodded and repaired to original condition or better.
- Sod and sodding operations to be in accordance with OPSS 803, except as noted below.
- Sod to be delivered to project within 24 hours of being harvested and laid within 36 hours thereafter.
- Rough graded and compacted soil shall be scarified to a minimum depth of 100 mm free of all stones, roots, branches, larger than 25 mm diameter. Topsoil to be spread at a minimum depth of 150 mm compacted to 85% S.P.D.
- Place sod on prepared topsoil with staggered joints and butt tightly. Irrigate immediately to ensure moisture penetration into the upper 100 mm (4") of soil. Machine roll to ensure contact with topsoil. Repair minor grade deficiencies and irregularities.
- Water sod immediately after laying to obtain moisture penetration to a minimum of 100 mm depth within topsoil. Maintain sod per OPSS 803. Sod must be cut a minimum of two times for Final Acceptance at the discretion of the Landscape Architect.

Overall Landscape Plant Schedule:

SYM	Qty	Botanical Name	Common Name	CAL (mm)	HT (cm)	Root	Remarks
DECIDUOUS TREES:							
AR	14	<i>Acer rubrum</i>	Red Maple	50		W.B.	
ARB	10	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	50		W.B.	
AS	4	<i>Acer saccharum</i>	Sugar Maple	50		W.B.	
ASA	3	<i>Acer saccharum</i> 'Autumn Fest'	Autumn Fest Sugar Maple	50		W.B.	
AMC	3	<i>Amelanchier canadensis</i>	Serviceberry		200	W.B.	Clump, Speciman
CBF	5	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	50		W.B.	
PCA	11	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	50		W.B.	
QA	2	<i>Quercus alba</i>	White Oak	50		W.B.	
QP	2	<i>Quercus palustris</i>	Pin Oak	50		W.B.	
TCG	8	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	50		W.B.	
CONIFEROUS TREES:							
LAL	10	<i>Larix laricina</i>	American Larch		200	W.B.	
MG	4	<i>Metasequoia glyptostroboides</i> 'Gold Rush'	Gold Rush Dawn Redwood		200	W.B.	
PG	19	<i>Picea glauca</i>	White Spruce		200	W.B.	
PPG	10	<i>Picea pungens</i> 'Glauca'	Colorado Blue Spruce		200	W.B.	
PST	10	<i>Pinus strobus</i>	Eastern White Pine		200	W.B.	
DECIDUOUS SHRUBS:							
HME	78	<i>Hydrangea macrophylla</i> 'Endless Summer'	Endless Summer Hydrangea		60	3 Gal.	
CONIFEROUS SHRUBS:							
PAN	10	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Norway Spruce		60	3 Gal.	
TXD	27	<i>Taxus x media</i> 'Densifomis'	Dense Yew		60	3 Gal.	
BROADLEAF EVERGREENS:							
EFM	75	<i>Euonymus fortunei</i> 'Moonshadow'	Moonshadow Euonymus		60	3 Gal.	
IGC	33	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry		60	3 Gal.	
GRASSES:							
CAK	95	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass			1 Gal.	
HV	210	<i>Helictotrichon sempervirens</i>	Evergreen Oat Grass			1 Gal.	
PERENNIALS:							
PAL	173	<i>Perovskia atriplicifolia</i> 'Lacy Blue'	Lacy Blue Russian Sage			1 Gal.	

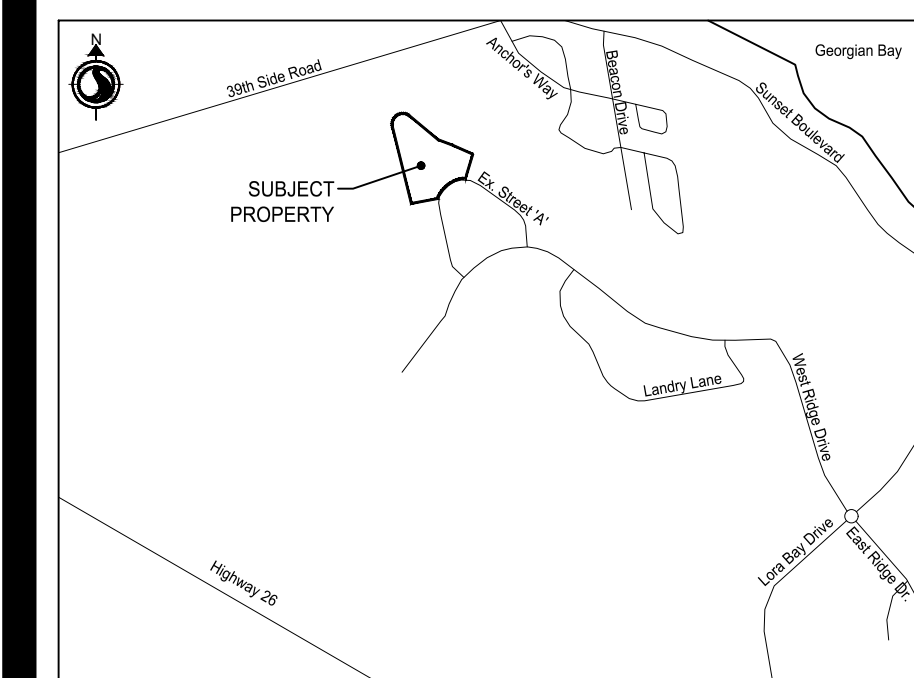


Stantec Consulting Ltd.
100-300 Hagey Boulevard
Waterloo ON N2L 0A4
Tel: (519) 579-4410
www.stantec.com

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Key Map NTS.



Legend

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1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
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Client/Project
REID'S HERITAGE HOMES

LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

Title

LANDSCAPE DETAILS AND NOTES

Project No.	Scale	
161414159	AS NOTED	
Revision	Sheet	Drawing No.
1	6 of 6	

L-501