

# WINDFIELDS SITE B2 SOUTH BUILDING B5

WINDFIELDS FARM DR E & SIMCOE ST N  
OSHAWA, ON

Job Number  
22-133

Client  
RIOCAN PROPERTY SERVICES TRUST  
2300 YONGE STREET, SUITE 500  
TORONTO, ON M4P 1E4

Consultant  
ARCHITECT  
TURNER FLEISCHER ARCHITECTS INC.  
67 LESMILL ROAD  
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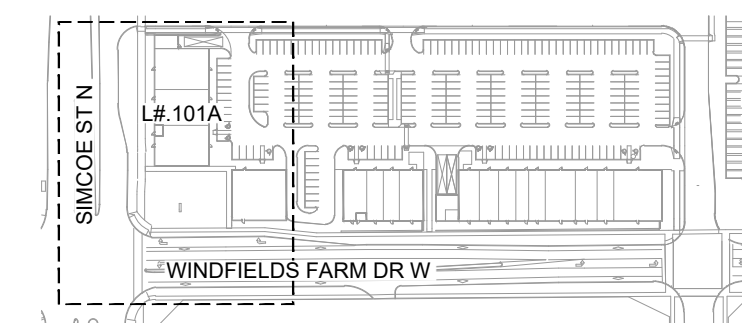
STRUCTURAL ENGINEER  
LEONARD KALISHENKI AND ASSOCIATES

### Revisions

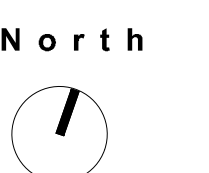
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### Stamp

### Key map



Scale  
AS SHOWN



Phase  
TENDER

Drawing Name  
KEY MAP AND INDEX

Sheet Number  
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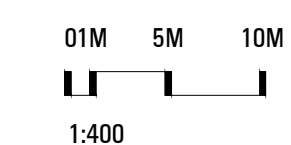
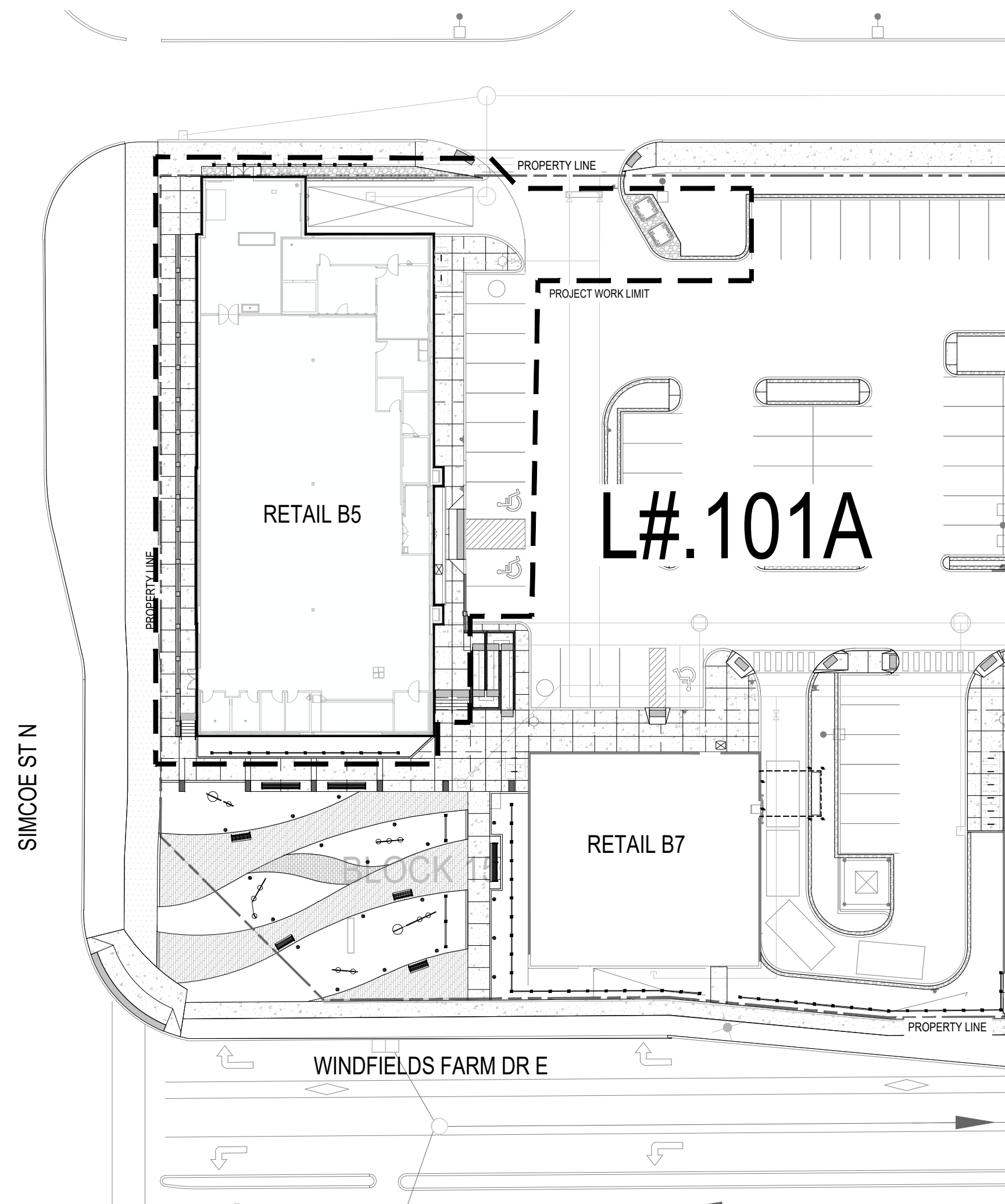
# L0.001A

### SHEET INDEX

SHEET #	SHEET TITLE
L0.001A	KEY MAP AND INDEX
L1.101A	LANDSCAPE PLAN
L1.201A	LANDSCAPE DETAILS
L2.101A	PLANTING PLAN
L2.201A	PLANTING DETAILS

### GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION, INCLUDING ANY TEST PIT EXCAVATIONS TO VERIFY EXACT LOCATIONS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
- EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO PUT EXISTING ELEMENTS BACK TO THERE EXISTING CONDITION BEFORE DAMAGE OCCURRED, AT NO COST TO THE OWNER.
- EXISTING BASE INFORMATION INCLUDING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED FROM A TOPOGRAPHIC SURVEY OR DIGITAL MAP OWNERS GROUP (DMOG) DIGITAL MAPPING. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ANY RELATED DOCUMENTS FROM OTHER PROJECT CONSULTANTS.
- CONTRACTOR SHALL PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
- KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR REVIEW PRIOR TO PLACING ORDERS.
- ALL WORK SHALL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
- CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
- ALL DRAWING SCALES PROVIDED (TEXT AND GRAPHIC) THROUGHOUT THIS DOCUMENT SET ARE ESTABLISHED AND SET PER FULL SHEET SIZE DOCUMENTS. REDUCED PRODUCTION SETS ARE NOT PER NOTED SCALES.



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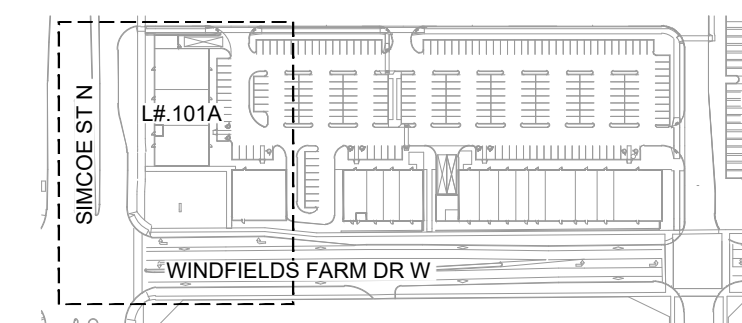
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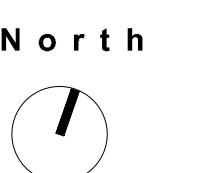
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Phase  
TENDER

Drawing Name  
LANDSCAPE PLAN

Sheet Number

NOT FOR CONSTRUCTION

# L1.101A

### GENERAL HARDSCAPE JOINTING NOTES:

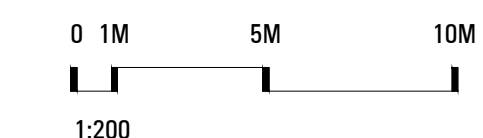
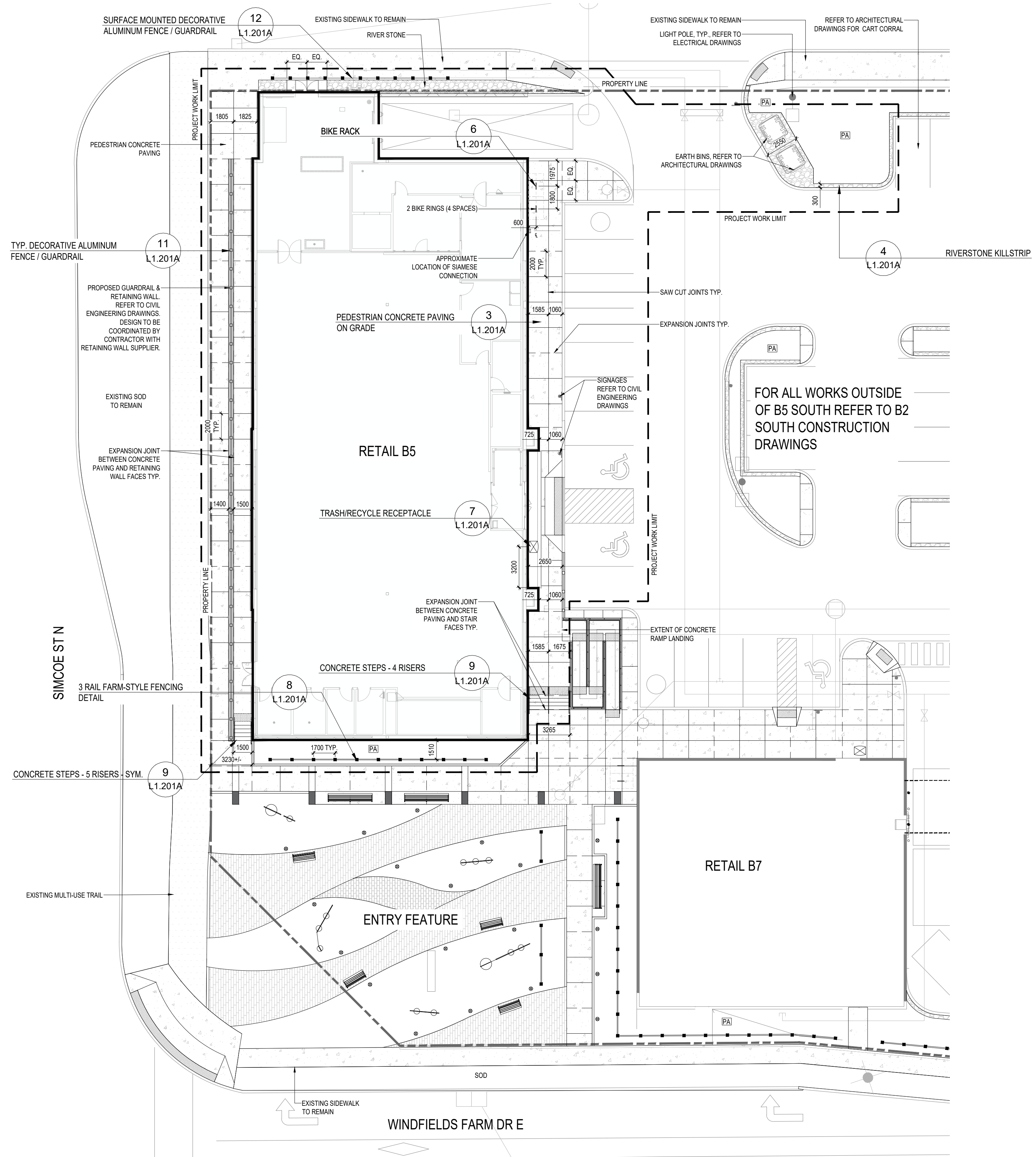
- JOINTS SHALL BE LAID OUT AS SHOWN IN THE DRAWINGS. CONTACT THE LANDSCAPE ARCHITECT IF ANY EXPANSION/CONTROL JOINT DISCREPANCIES EXIST TO DETERMINE RESOLUTION.
- AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
- SAWCUT JOINTS SHALL BE INSTALLED WITHIN 24 HOURS OF CONCRETE BEING POURED. OVER CUT OF JOINTS SHALL NOT BE PERMITTED INTO NON JOINTED SURFACES.
- INSTALL CONTINUOUS EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT, SLABS, FOOTINGS, OR ANY VERTICAL SURFACES.
- INSTALL EXPANSION JOINTS AT MAXIMUM 9 METER INTERVAL.
- ALL JOINTING SHALL COMPLY WITH PLANS AND SHALL BE CONTINUOUS IN ALL INSTANCES.
- EXPANSION JOINTS SHALL HAVE SEALANT UNLESS NOTED OTHERWISE.

### LAYOUT/DIMENSION CONTROL NOTES:

- ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF FOUNDATION AND SITE WALLS, AND BACK OF CURBS, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES BETWEEN PLAN, FIELD AND DETAIL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
- ALL DIMENSIONS ARE TAKEN PERPENDICULAR UNLESS OTHERWISE NOTED.
- DIMENSIONS NOTED AS "EQUAL" OR "EQ", REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO SUBJECT CENTER LINES AND OTHER NOTED DIMENSIONAL CONTROLS.
- INTERSECTING ELEMENTS SHALL BE INSTALLED AT 90 DEGREES IN RELATION TO CONTEXT UNLESS OTHERWISE NOTED.
- DIMENSIONAL COORDINATE POINTS ARE IN NORTHING AND EASTING UNITS.
- WRITTEN DIMENSIONS SHALL SUPERCEDE DRAWING MEASUREMENTS.

### LEGEND

- PEDESTRIAN CONCRETE PAVING
- RIVER STONE  
SIZE: 50-100 Ø  
COLOUR: GREY
- WOOD FENCES
- BIKE RACKS
- TACTILE WARNING PLATES
- TRASH RECEPTACLE
- PLANTING AREA
- SAW CUT / CONTRACTION JOINTS TYP.
- EXPANSION JOINT TYP.



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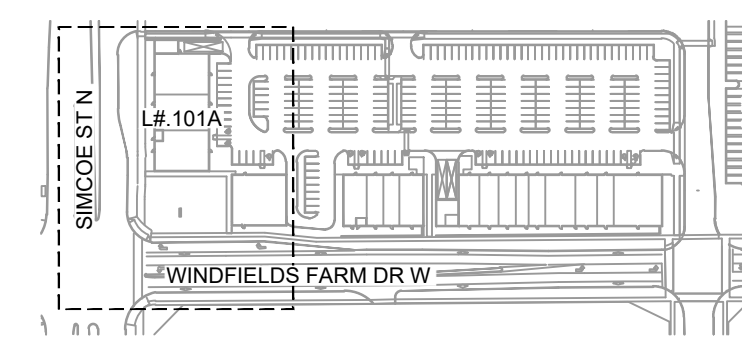
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### Key map



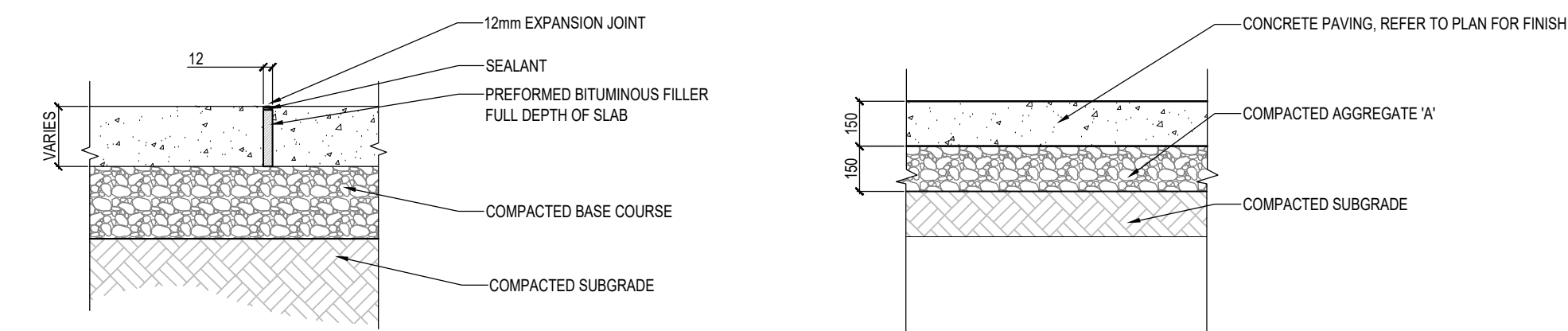
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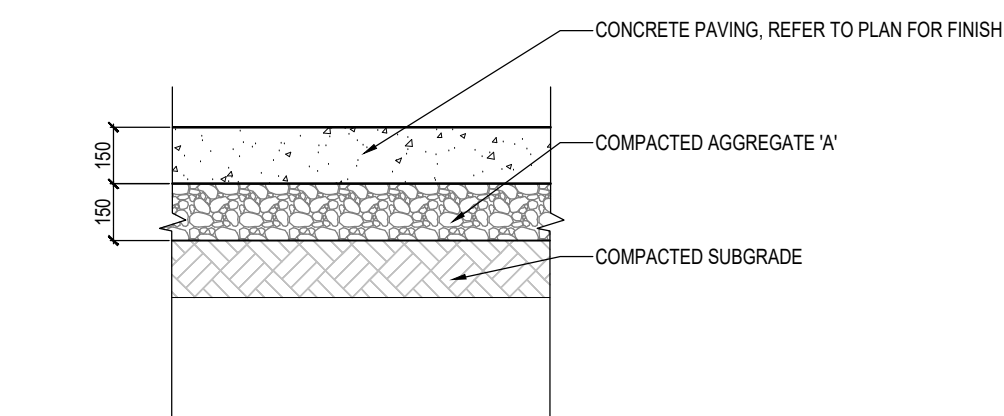
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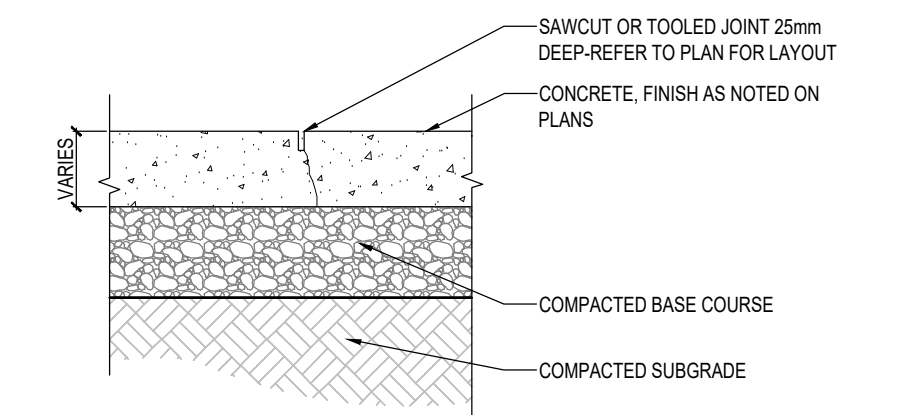
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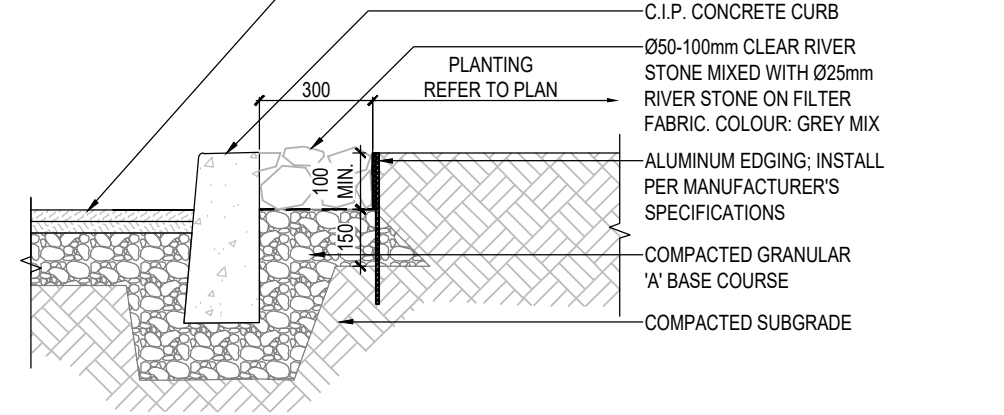
**1** EXPANSION JOINT DETAIL  
SCALE=1:20



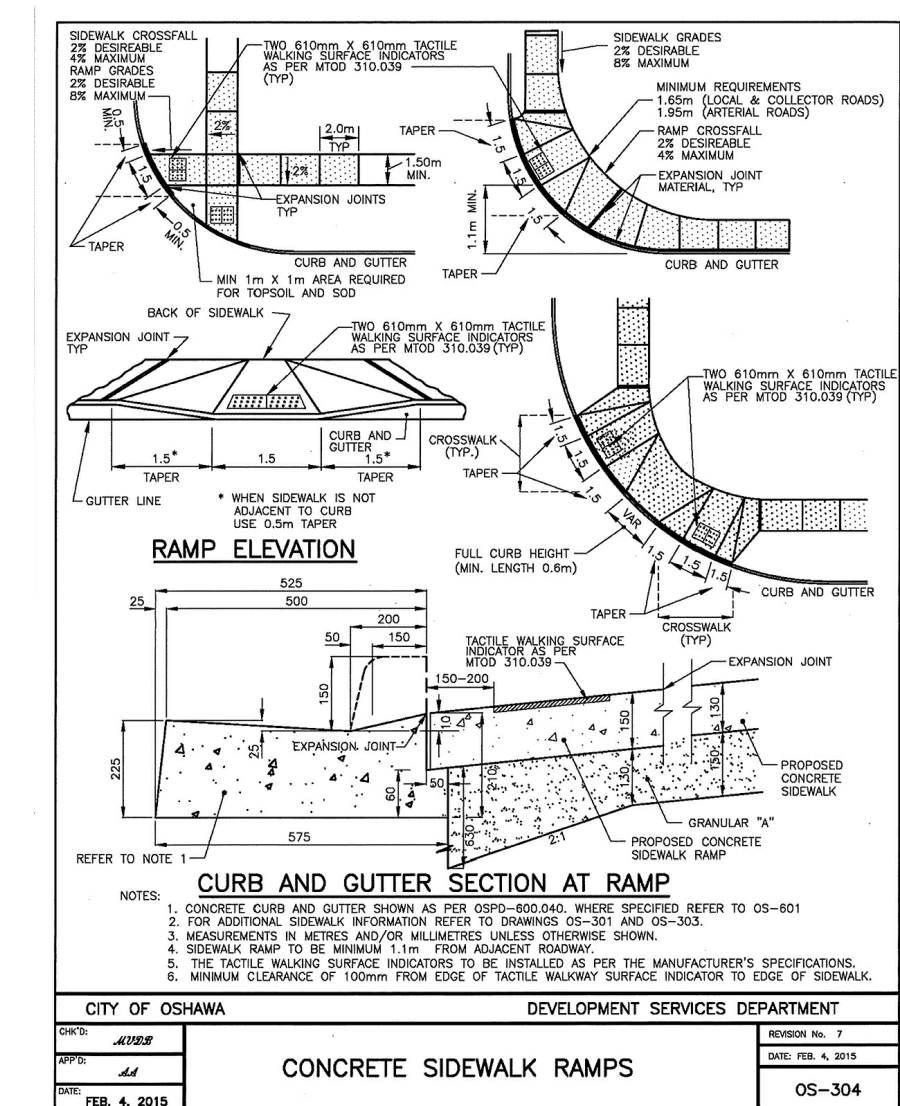
**3** PEDESTRIAN CONCRETE PAVING ON GRADE  
1:20



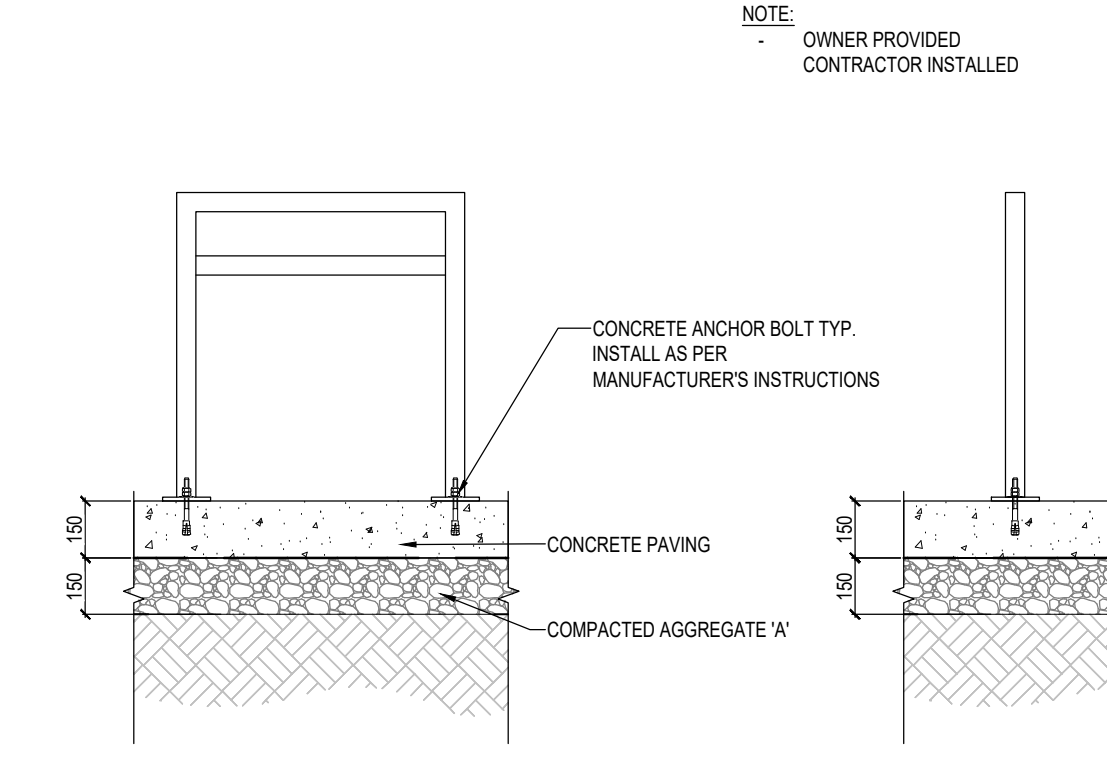
**2** CONTRACTION JOINT DETAIL  
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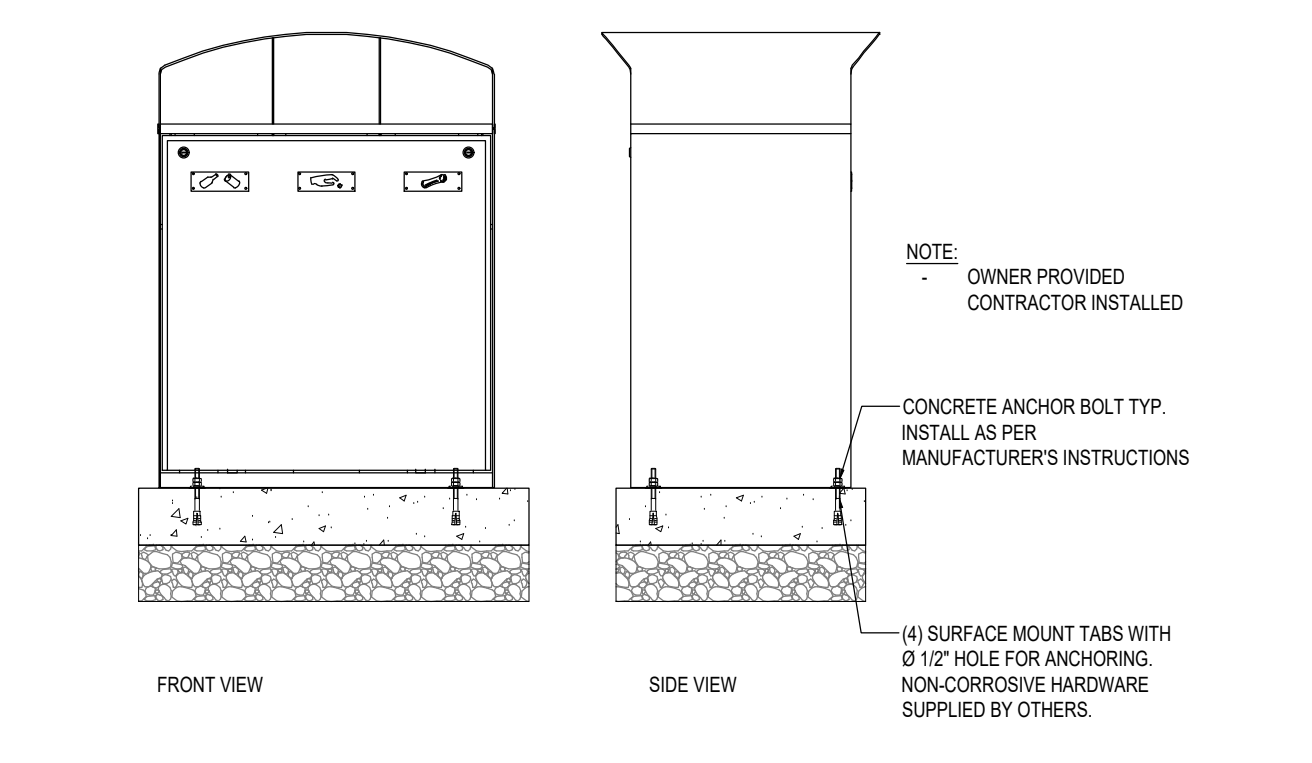
**4** RIVERSTONE KILLSTRIP  
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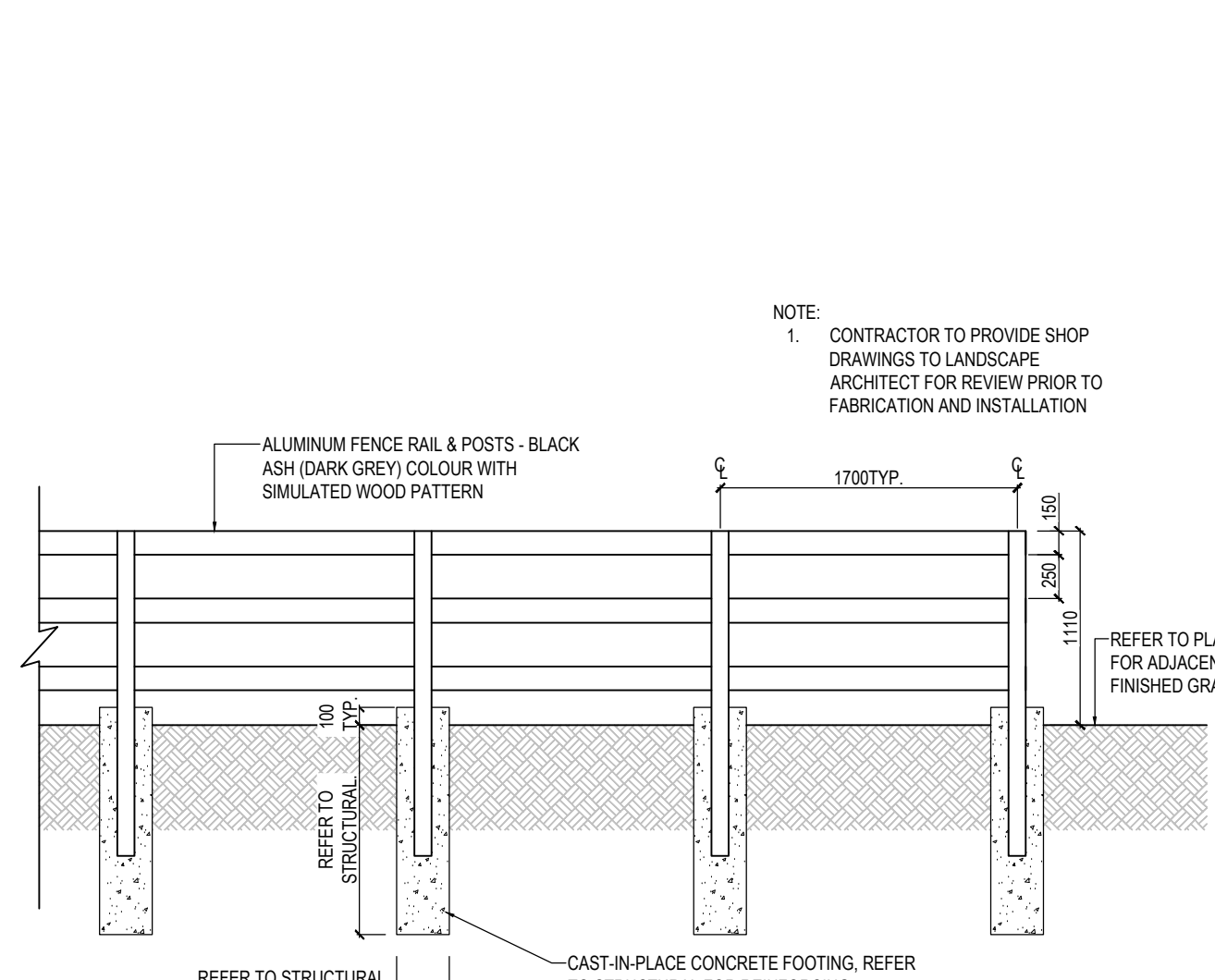
**5** CONCRETE SIDEWALK RAMPS  
SCALE=NO SCALE



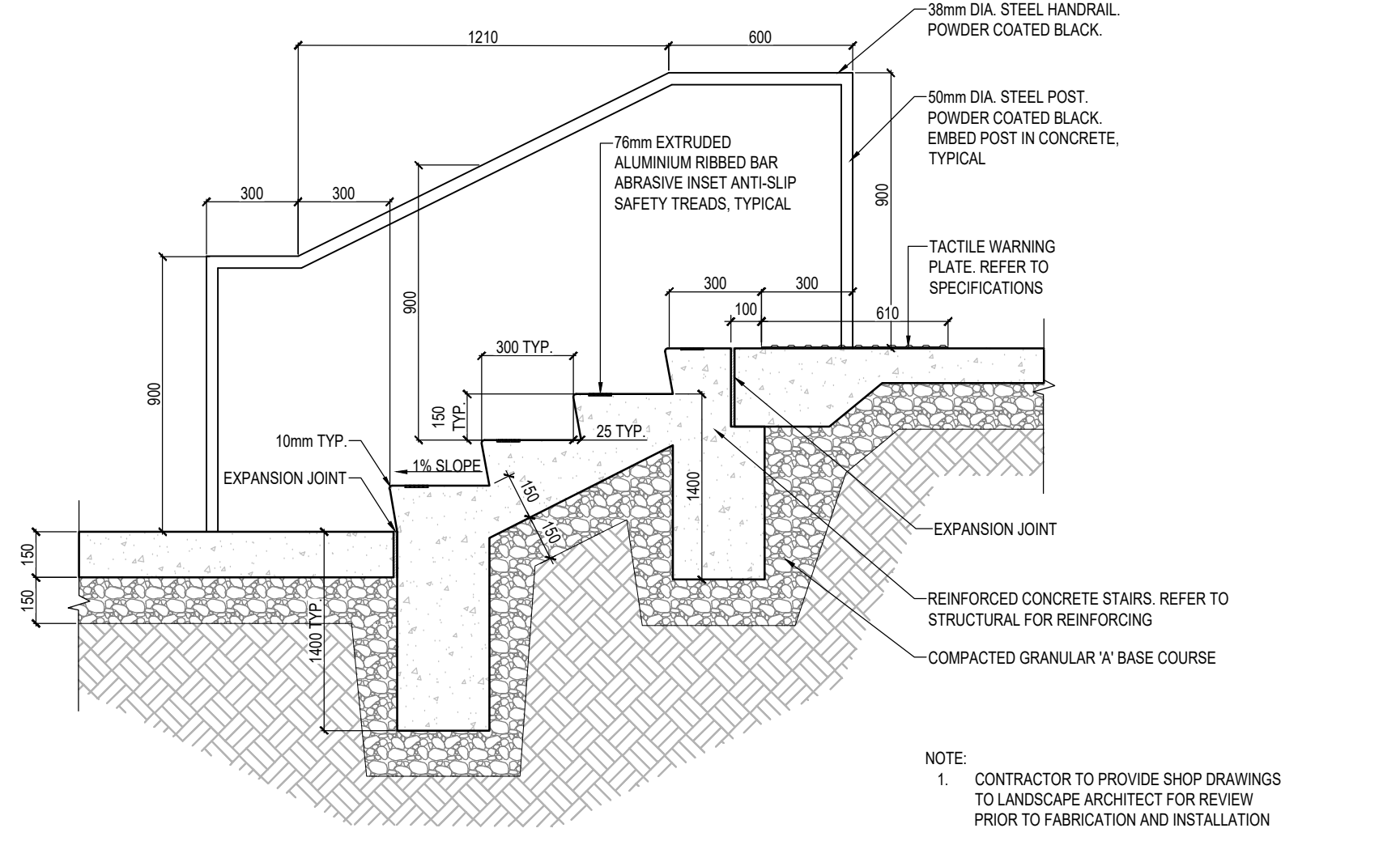
**6** BIKE RACK  
1:20



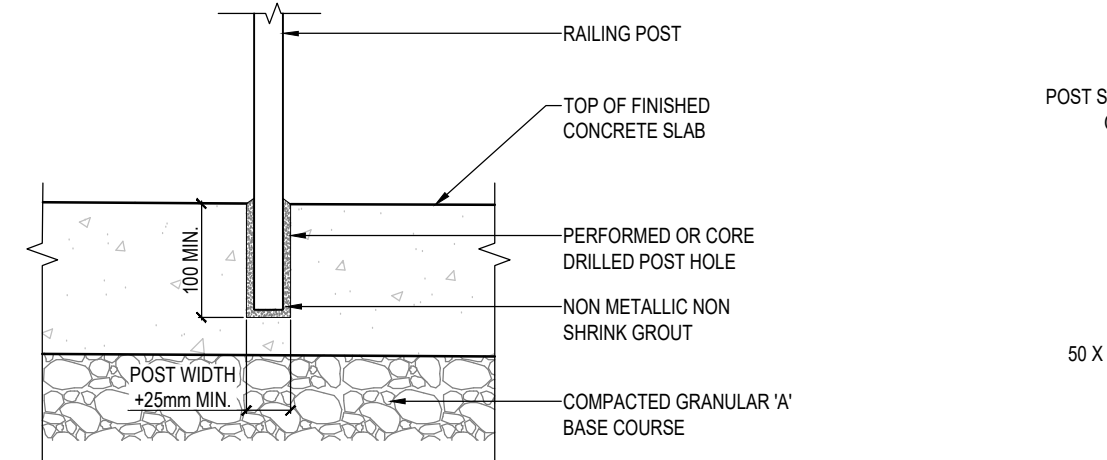
**7** TRASH/RECYCLE RECEPTACLE  
SCALE=N.T.S



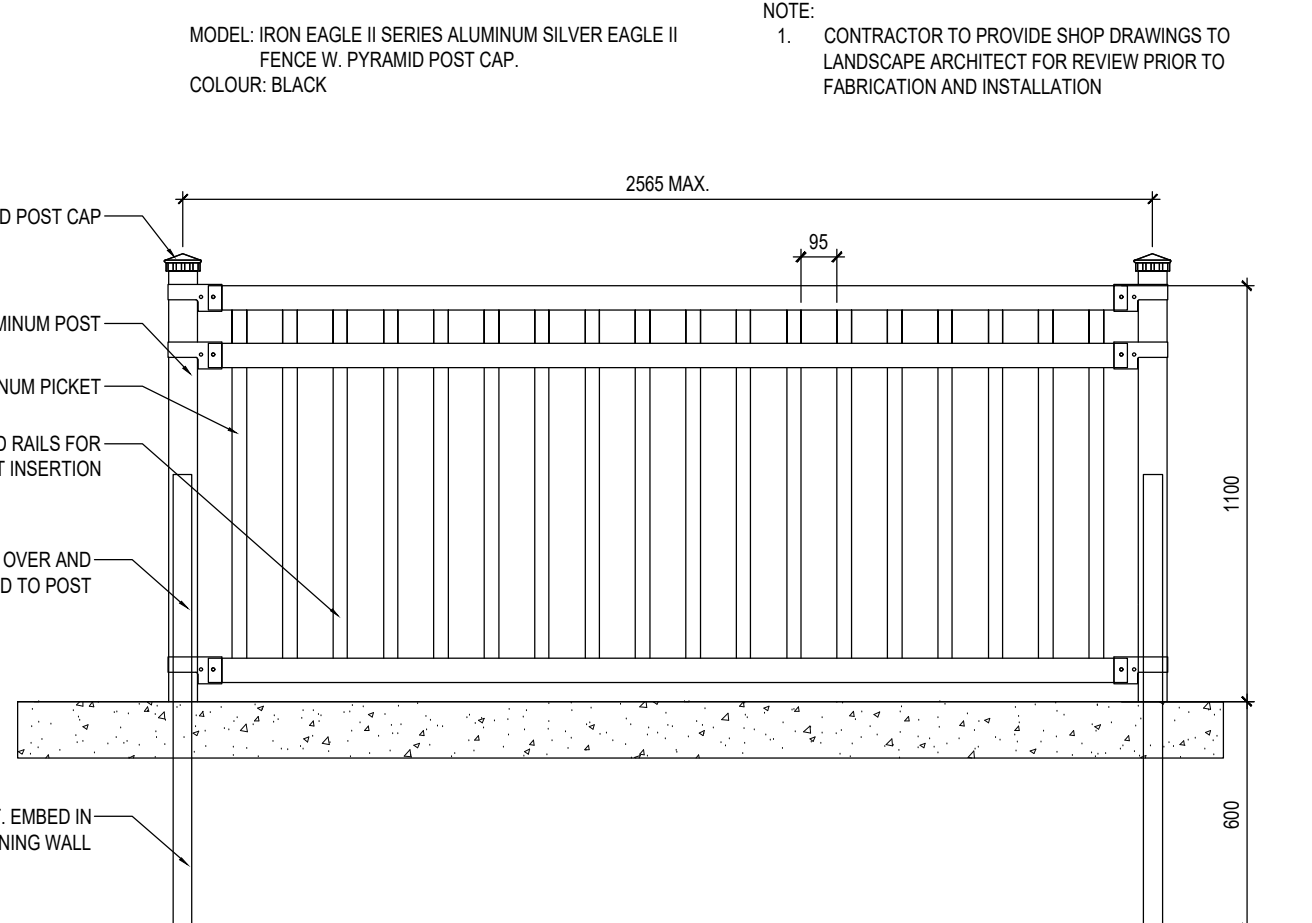
**8** 3 RAIL FARM-STYLE FENCING DETAIL  
1:40



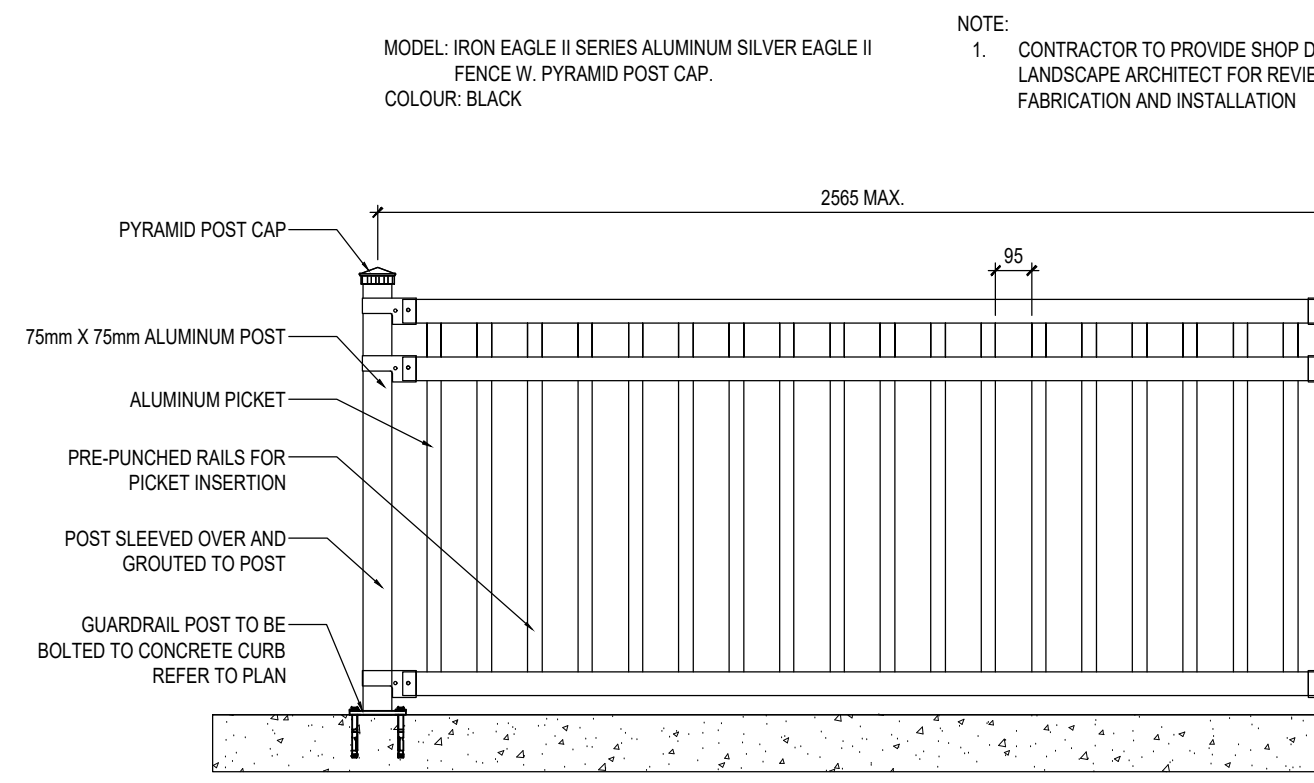
**9** CONCRETE STEPS - 4 RISERS  
1:20



**10** TYPICAL HANDRAIL POST AT CONCRETE  
1:10



**11** TYP. DECORATIVE ALUMINUM FENCE / GUARDRAIL  
1:20



**12** SURFACE MOUNTED DECORATIVE ALUMINUM FENCE / GUARDRAIL  
1:20

GENERAL NOTE:  
CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL METAL FABRICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION

June 21, 2024 3:49 PM I:\01-PROJECTS\2022\21-133 WINDFIELDS B2 SOUTH\1-CAD\01-CURRENT\PILOT\B2-COUL\20\LANDSCAPE DETAILS.DWG

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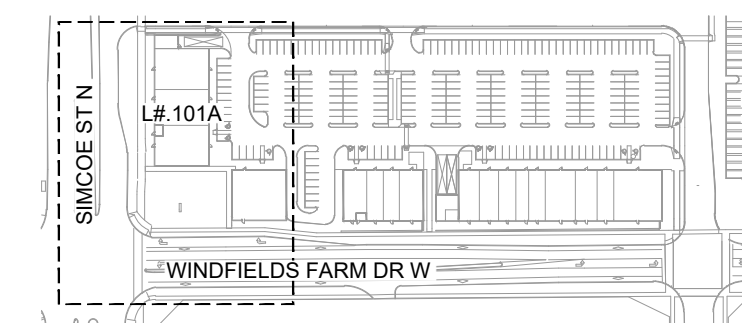
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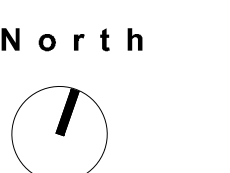
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AS SHOWN



**Phase**  
TENDER

**Drawing Name**  
PLANTING PLAN

**Sheet Number**

NOT FOR CONSTRUCTION

# L2.101A

**PLANT SCHEDULE B5 SOUTH**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
<b>SHRUBS</b>							
	Hs	22	HYDRANGEA PANICULATA 'RENSUN' TM	STRAWBERRY SUNDAE PANICLE HYDRANGEA	3 GAL.	60 CM	
	Vc	16	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	3 GAL.	60 CM	

<b>GRASSES</b>							
	dc	60	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2 GAL.		NATIVE, DT.

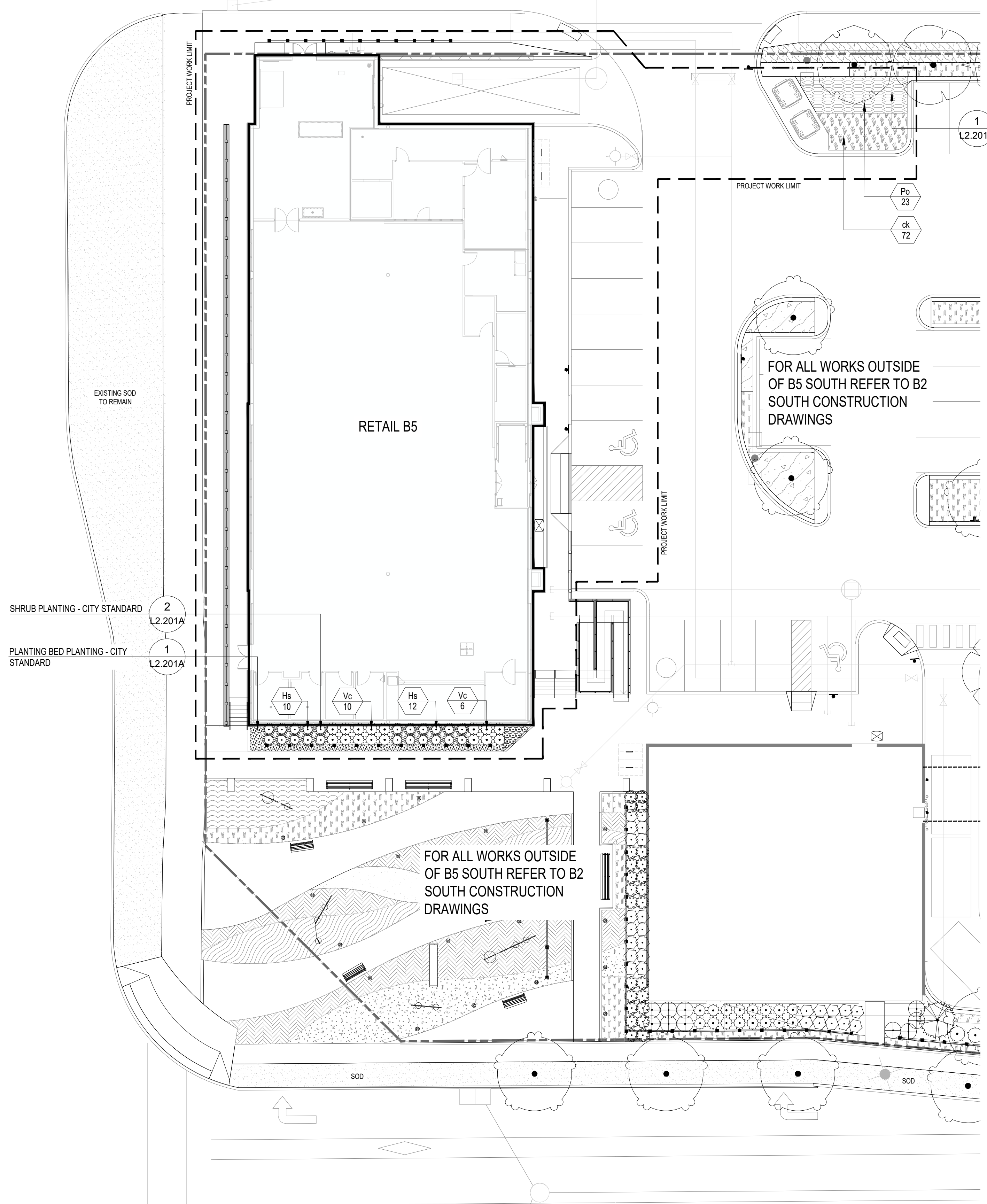
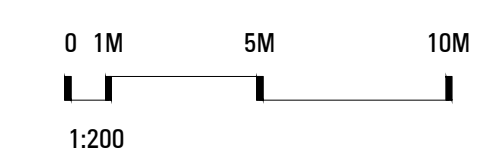
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPACING	REMARKS
<b>SHRUB AREAS</b>								
	Po	23	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	3 GAL.	60 CM	1,000 mm	

<b>GRASSES</b>								
	Ps	21	PANICUM VIRGATUM 'APACHE ROSE' TM	APACHE ROSE PRAIRIE WINDS SWITCH GRASS	3 GAL.	60 CM	600 mm	DROUGHT TOLERANT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPACING	REMARKS
<b>GRASSES</b>								
	ck	72	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL.		500 mm	DROUGHT TOLERANT

**GENERAL PLANTING NOTES:**

- ALL PLANTING AND INSTALLATION IN RIGHT OF WAY SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- IF ANY DISCREPANCY EXISTS BETWEEN THE QUANTITIES, SIZES OR MATERIALS INDICATED ON THE PLAN AND SHOWN IN THE PLANT LIST, THE PLAN SHALL GOVERN.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO START OF WORK, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- VERIFY EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES IN FIELD, REPORT ANY CONFLICTS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE DAMAGE TO COMPLETED LAWN AND PLANT MATERIAL INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR SPREADING TOPSOIL AND PLANTING SOIL, FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE SOIL TEST ANALYSIS FOR ALL SOIL USED ON PROJECT. COPIES OF SOIL ANALYSIS SHALL BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE CONSTRUCTION.
- PRIOR TO SPREADING TOPSOIL, LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM LINE AND GRADE INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- BEFORE PLANT MATERIAL INSTALLATION BEGINS, STAKE LOCATIONS OF NEW PLANT MATERIAL AND NOTIFY LANDSCAPE ARCHITECT FOR REVIEW. NOTIFY LANDSCAPE ARCHITECT ONE WEEK MINIMUM PRIOR TO TENTATIVE DATE OF STAKING.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL GRADING, UTILITY, AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MULCH.
- FINISH GRADES (TOP OF MULCH) SHALL BE 35mm BELOW FINISH PAVING SURFACE IN ALL PLANTING AREAS.
- FINISH SURFACE GRADES OF ALL TURF AREAS SHALL BE 12mm BELOW ADJACENT FINISH PAVING SURFACE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL PLANTING AREAS, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE A SMOOTH GRADE PRIOR TO PLANTING. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CONTRACTOR SHALL ENSURE ALL LANDSCAPE AREAS REMAIN CLEAR OF LITTER AND WEEDS DURING CONSTRUCTION.
- ALL SHRUBS AND CONIFEROUS PLANTINGS SHALL BE INSTALLED IN CONTINUOUS PLANTING BEDS.
- ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE BORDER IS SPECIFIED. BORDER SHALL BE CUT 75mm DEEP AT A 45° ANGLE, SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.
- ALL SHRUB BED AREAS SHALL HAVE A MINIMUM 75mm THICK LAYER OF LANDSCAPE MULCH.
- PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL LARGE BED AREAS.
- CONTRACTOR SHALL SEED ALL AREAS DISTURBED BY CONSTRUCTION NOT DESIGNATED TO BE SODDED.
- WHERE PROJECT SITE IS TO BE SODDED, CONTRACTOR SHALL PROVIDE NEW TOPSOIL AND SOD IN ANY ADJACENT RIGHT OF WAY FROM PROPERTY LINE TO BACK OF MUNICIPAL CURB.
- CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH IRRIGATION CONTRACTOR TO ENSURE PROPER WATERING OF PLANTED AND SEEDED AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMIZE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.
- IRRIGATION SYSTEM TO BE DESIGN BUILD BY CONTRACTOR AND IRRIGATION SUB-CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE A PRICE AS PART OF THE BID AND SUBMIT AN IRRIGATION SHOP DRAWING PLAN AND DETAILS FOR CONSULTANT REVIEW PRIOR TO SYSTEM INSTALLATION.
- CONTRACTOR TO COORDINATE THE INSTALLATION OF IRRIGATION SLEEVING PRIOR TO THE LAYING OF SITE CURBING, ASPHALT PAVING AND CONCRETE PAVING AS PER THE SUBMITTED AND APPROVED IRRIGATION SHOP DRAWINGS.



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CIVIL ENGINEER  
WSP  
801 ROSSLAND ROAD EAST, SUITE 201  
WHITBY, ON L1N 8Y9  
TEL: 905.668.3022

ELECTRICAL ENGINEER  
HAMMERSCHLAG & JOFFE  
43 LESMILL ROAD  
TORONTO, ON M3B 2T8  
TEL: 416.444.9235

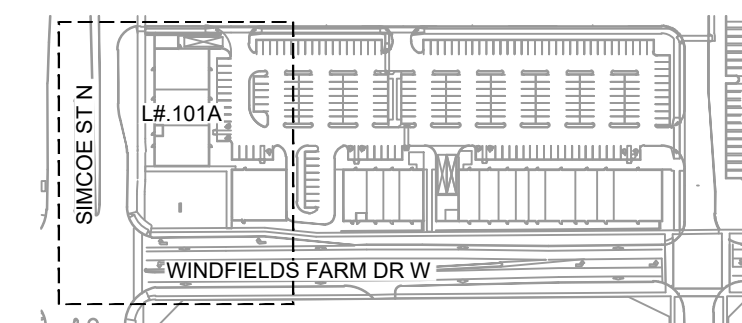
STRUCTURAL ENGINEER  
LEONARD KALISHENKI AND ASSOCIATES

**Revisions**

10		
9		
8		
7		
6		
5		
4		
3	ISSUED FOR TENDER	2024-06-21
2	ISSUED FOR PRE-TENDER / PERMIT	2024-05-29
1	ISSUED FOR 70% CD	2024-05-10
#	Addendum Name	Date

**Stamp**

**Key map**



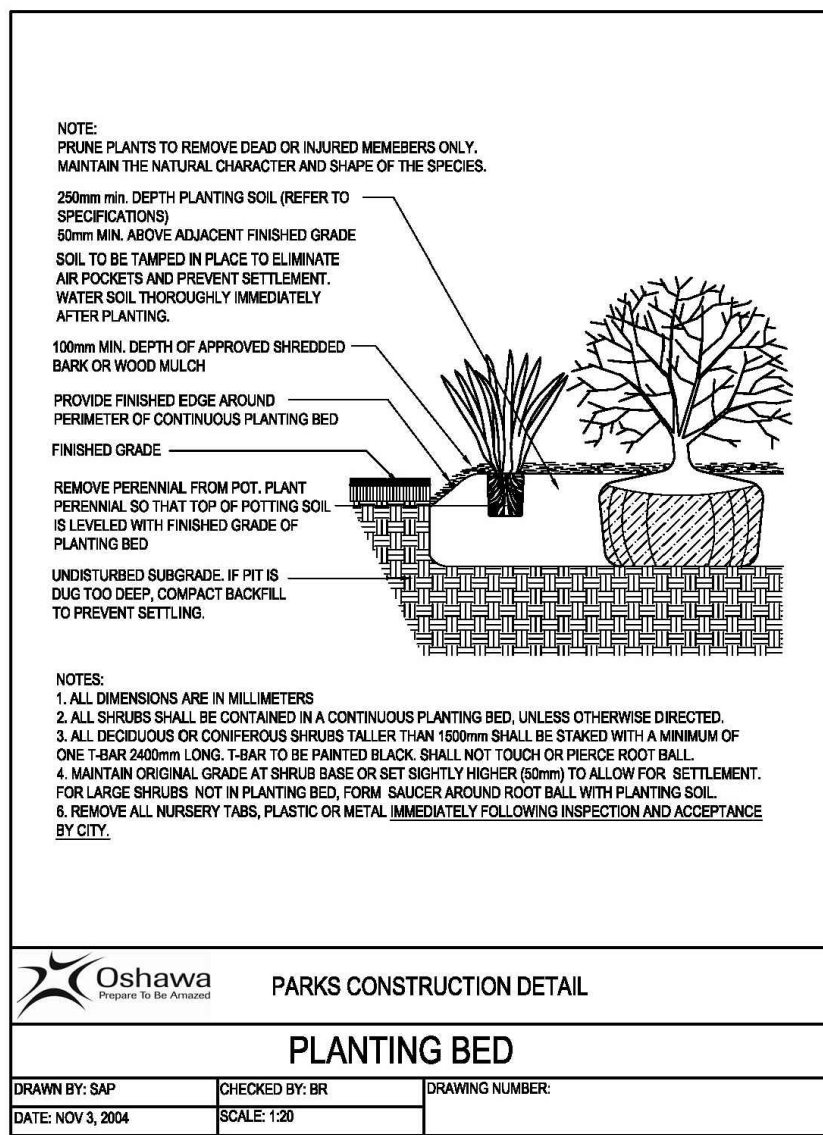
Scale North  
AS SHOWN

Phase  
TENDER

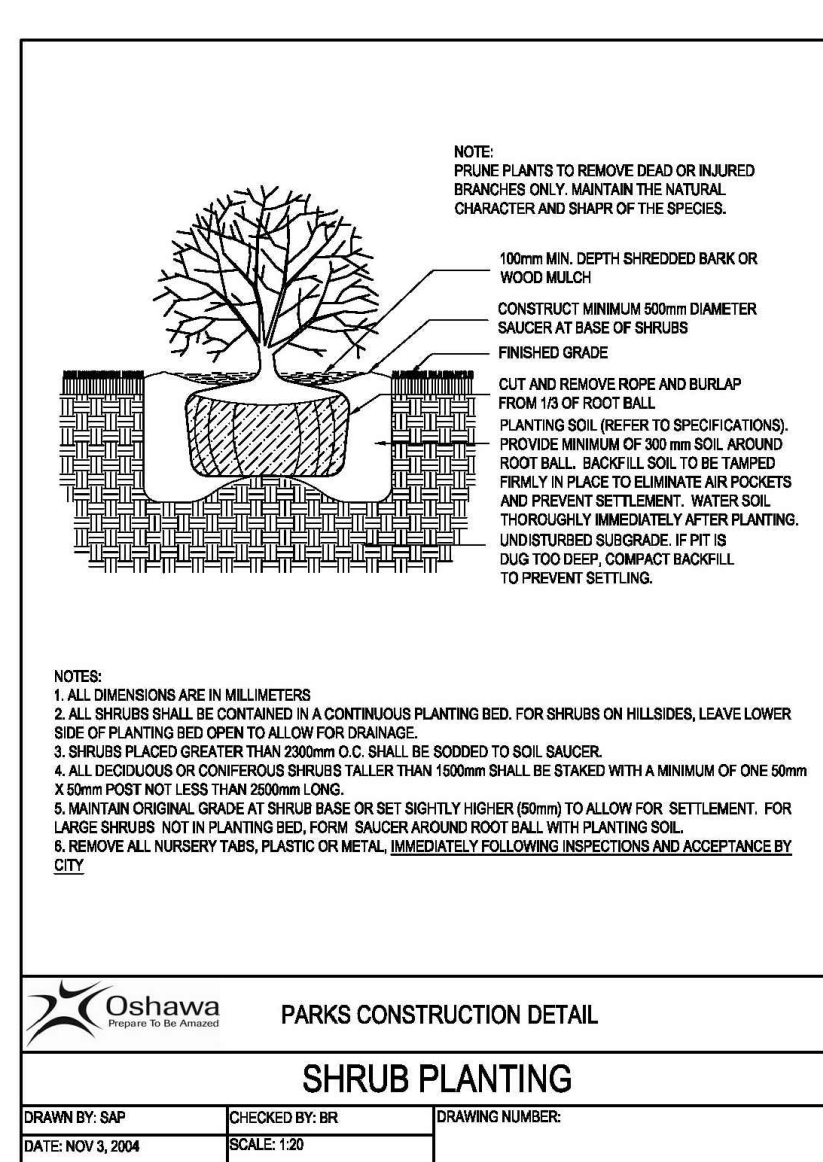
Drawing Name  
PLANTING DETAILS

Sheet Number  
NOT FOR CONSTRUCTION

**L2.201A**



**1** PLANTING BED PLANTING - CITY STANDARD  
SCALE=NO SCALE



**2** SHRUB PLANTING - CITY STANDARD  
SCALE=NO SCALE

NOTE: THE CONTRACTOR IS TO SUPPLY TOPSOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

TOPSOIL DEPTH CHART

LANDSCAPE AREAS	DEPTH IN mm
LAWN AREAS (SOD)	150
LAWN AREAS (SEED)	300
PLANTING BEDS - GRASSES, PERENNIALS AND GROUNDCOVER	450
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	600
RAISED PLANTERS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

**3** SOIL DEPTH MINIMUMS  
SCALE = N.T.S.