

General Notes

The following notes shall apply to all drawings and associated documents:

Copyright / Ownership
Copyright of this drawing and design is reserved by the Designer. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without the written consent of the Designer. These Contract Documents are the property of the Designer. The Designer bears no responsibility for the interpretation of these documents by any contractor or other party. The Designer will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.

Property Boundary
It is the contractor's responsibility to check and verify the accurate property boundary, to ensure new constructions fall within the property lines.

Construction
Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work. These drawings are not to be used for construction unless noted below as "Issued for Construction".

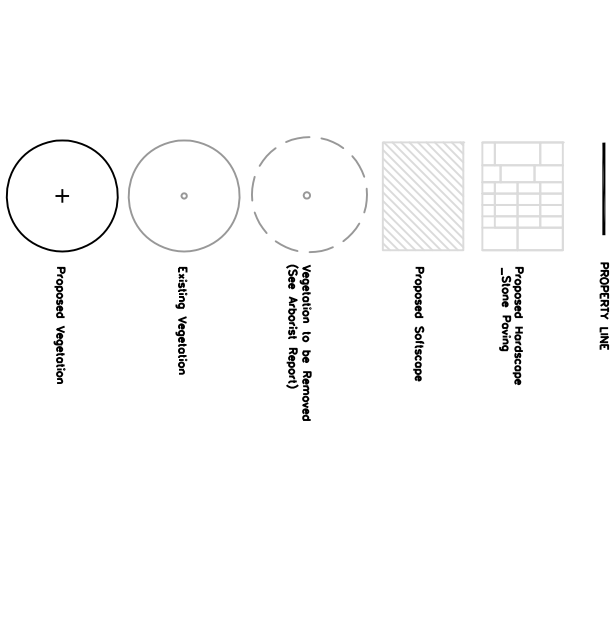
Bylaws of the authorities having jurisdiction
The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the work. The contractor is responsible for ensuring that the work can properly construct the work represented by these plans.

Shop Drawings
Submit shop drawings in metric measurements only. No work requiring shop drawing submission shall be commenced until the Designer has received Designer's/Client's final review. Shop drawings must be submitted by the Contractor for design conformance only.

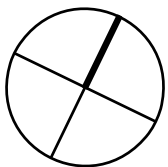
Submit Samples
Submit samples required by Contract Documents and as directed by the Designer/Client.

Material
Submit samples with identifying labels bearing material or component description, manufacturer's name and brand name, quantity, and proposed application in which material or component is to be used, and date. No work requiring a sample submission shall be commenced until the Designer has received Designer's/Client's final review. All substitutions must be approved by Designer/Client prior to implementation.

Mock-ups
Where required by Contract Documents, construct mock-ups of work on site, in location directed by Designer. Construct mock-ups prior to start of affected work. Allow mock-ups to cure and be approved by Designer before proceeding. Construct mock-ups to include and show for Designer's/Client's review, specified materials and workmanship. Make revisions as required until mock-ups are accepted. Mock-ups reviewed and accepted by the Designer/Client shall become the standard quality against which work will be measured. Mock-ups, by prior arrangement, may be incorporated into finished work accepted by Designer/Client.



No.	Date	Revisions
1	2016.02.28	SPR - preliminary draft for review
2	2016.03.05	Schematic Design



NORTHEDESIGNOFFICE
Landscape Architecture / Urbanism / Design

1A Unit 2 Howard Park Avenue, Toronto Ontario Canada, M6R 1A9
T 416 532 9875 F 416 532 8874 www.northdesignoffice.co

Project:
Estonian Cultural Centre

Drawing:
LANDSCAPE LAYOUT & GRADING

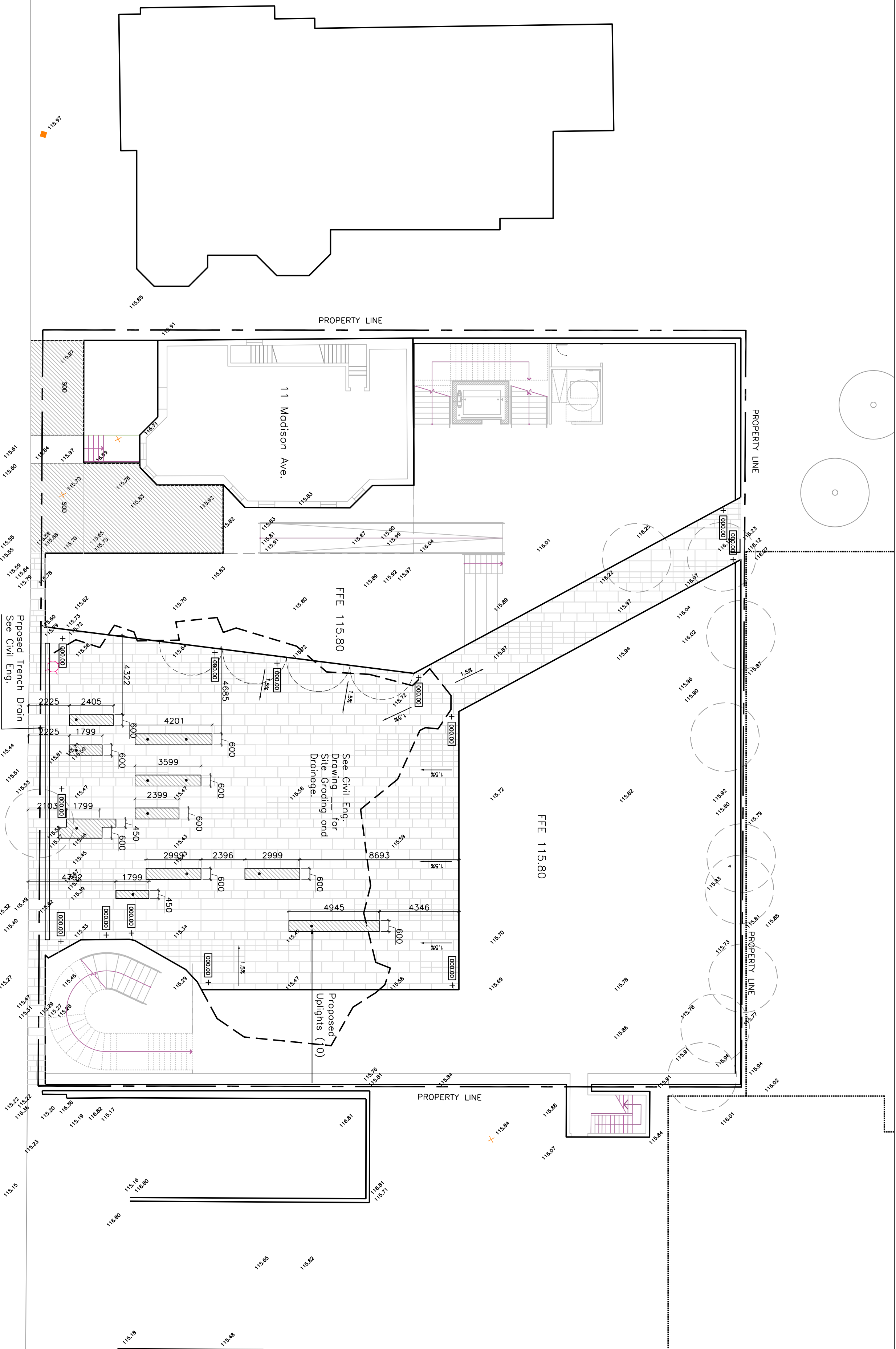
Scale:
1 : 150

Drawn:
NDO

Drawing Start:

Project Number:

L01



NOTE:
Site Area Total: 1560m²
Hardscape Area Total: 410m²
Softscape Area Total: 40m²
Greenroof Softscape Area Total: 900m²

Planting Notes

install trees, shrubs and ground covers work in accordance with the Canadian Standards for Nursery Stock 1996 Edition, published by the Canadian Nursery Trades Association, except where specified otherwise.

Plant Material
Make all material available for inspection at source of supply and notify Consultant at least seven days in advance of shipment. No work in this section is to proceed without approval.

Delivery, storage and handling
Protect plants from damage and drying out from the time of digging until planting.
Plants shall be transported with every care taken to prevent damage to trunks and branches.

All plant materials which cannot be planted immediately upon arrival on the project site, shall be properly protected with material to prevent drying out and shall be kept moist until commencement of planting.

Warranty and Acceptance
The Contractor hereby warrants that the Work shall be completed in a timely fashion, and in a good workmanlike and tidy manner, and warrantly the work against all defects in workmanship, materials, and against death of plant materials for a period of

~~Work of this Section with only minor deficiencies.~~

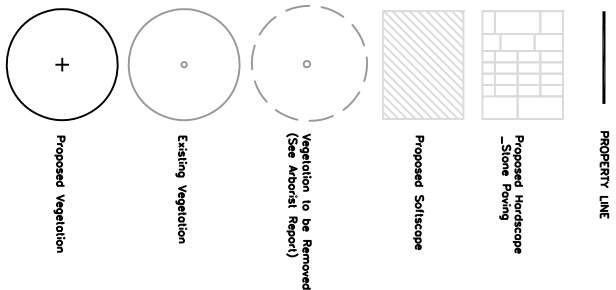
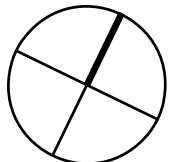
replacement under the terms of the warranty shall immediately be replaced.
All replacements are subject to the warranty as for the original planting.
Replacements must be the same species and sizes as original.

specified planning unless written permission has been issued by the Consultant. Continue such replacement and warranty until plant material is acceptable.

Stake out location and obtain approval from Consultant prior to excavating.
Excavate to depth and width as indicated.

Maintenance of New Plants
Ensure any soil settlement has been corrected prior to mulching. Loosen soil in planting beds and pits, and remove all debris and weeds. Spread mulch to depth as indicated on details.

to and following installation and until acceptance of planting has been provided by the Consultant at which time the Owner will take over primary maintenance of plant material.

[illegible]

NORTHDESIGNOFFICE

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Project:
Estonian Cultural Centre

Drawing: PLANTING PLAN

Scale:	1 : 150	Drawing Number:	
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Drawn: NDO

Project Number:

[illegible]

REF	OT	BOTANICAL NAME	COMMON NAME	SITE	CONDITION	SPACING
Decision Trees						
BN	12	Bellus negro Heritage (Cm)	River Birch	50mm	WB	as per plan
OR	05	Oleaceae rubro	Red Oak	WB	WB	as per plan

Scale:	1 : 150	Drawing Number: L02
Drawn:	NDO	
Drawing Start:		
Project Number:		

Planting Notes

Accordance
Install trees, shrubs and ground covers work in accordance with the planting specifications and standards published by the Canadian Nursery Trades Association, except where specified otherwise.

Plant Material
Make all material available for inspection at source of supply and notify Consultant at least seven days in advance of shipment. No work in this section is to proceed without approval.

Delivery, Storage and Handling
Protect plants from damage and drying out from the time of digging until planting.
Plants shall be transported with every care taken to prevent damage to trunks and branches.

Maintain moisture level in root zones.
Plants shall be planted immediately upon arrival on the project site and shall be properly protected with material to prevent drying out and shall be kept moist until commencement of planting.

Warranty and Acceptance
The Contractor hereby warrants that the Work shall be completed in a timely fashion, and in a good workmanlike and tidy manner, and shall be free from defects in materials and workmanship for a period of one year following issuance of Acceptance Certificate.

Replacement of Work
Replacement of any material or workmanship shall be at the Contractor's expense and shall be completed within a period of 30 days of the date of the written notice of replacement.

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Replacement of any material or workmanship shall be at the Contractor's expense and shall be completed within a period of 30 days of the date of the written notice of replacement.

Excavation and Preparation of Planting Beds
Shall be excavated and shall be approved from Consultant prior to excavating.
Excavate to depth and width as indicated.

Mulching
Ensure any soil settlement has been corrected prior to mulching.
Loosen soil in planting beds and pits, and remove all debris and weeds. Spread mulch to depth as indicated on details.

Maintenance of New Plants
The Contractor is to maintain all plants and planting areas prior to the end of the warranty period. The Contractor shall be responsible for the maintenance of the plants and planting areas during the warranty period.

Planting Schedule
The Contractor shall submit a planting schedule to the Consultant for approval. The planting schedule shall be submitted at least 30 days prior to the start of the planting work.

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BIOROOF _ECO-SYSTEM
Meadow Blends
and Wildflowers

PROPERTY LINE

PROPERTY LINE

BIOROOF _ECO-SYSTEM
Shortgrass
Meadow

BIOROOF _ECO-SYSTEM
Meadow Blends
and Wildflowers

WOOD DECK

MEADOW GRASSES

MEADOW GRASSES

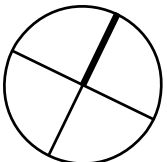
11 Madison Ave.

SEE LOT 1 FOR
ESTONIAN SQUARE
LANDSCAPE LAYOUT

PROPERTY LINE

MADISON AVENUE

NOTE:
Proposed
BIOROOF _ECO-SYSTEM
65% Roof Coverage



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Project:
Estonian Cultural Centre

Drawing:
GREEN ROOF

Scale: 1 : 150

Drawn: NDO

Drawing Start:

Project Number:

LO3

3 of 3