

LANDSCAPE PLAN  
SCALE =1:250

#### PLANT MATERIAL

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Al	CELEBRATION MAPLE	Acer x Freemanii 'Celebration'	9	60cmcl	UB
Am	MULTI-STEM SERICEBERRY	Amelanchier canadensis multi-stem	2	150cm	POT
Ar	RED MAPLE	Acer rubrum 'Sunset'	3	60cmcl	UB
Ca	FLOWERING DOGWOOD	Cornus alba 'Bailey'	3	5gal	POT
DI	PARSON'S DAYLILY	Hemerocallis 'Parson's'	60	2yr gal	POT
Es	SARCOXIPHE EUNYCTUS	Eunophia fortunei 'Sarcocolla'	8	60cm	POT
Gt	SHADEMASTER LOCUST	Gleditsia triacanthos 'Shademaster'	6	60cmcl	UB
Ha	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	13	2yr 5gal	POT
Jh	PRINCE OF WALES JUNIPER	Juniperus horizontalis 'Prince of Wales'	11	60cm	POT
Kf	KARL FORSTER REED GRASS	Calamagrostis acutifolia 'Karl Forster'	8	2yr gal	POT
Pe	HAMELI FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamel'	10	2yr gal	POT
R	FLOWER CARPET GROUND COVER ROSE	Rosa 'Flower Carpet'	58	60cm	POT
Se	AUTUMN JOY SEDUM	Sedum spectabile 'Autumn Joy'	30	2yr gal	POT
Th	HICKS YEW	Taxus x media 'Hicksii'	11	60cm	POT

#### CONSTRUCTION IMPACT MITIGATION RECOMMENDATIONS FOR TREES

##### PRE-CONSTRUCTION RECOMMENDATIONS

- PRIOR TO ANY CONSTRUCTION ACTIVITY, TREE PRESERVATION FENCING IS TO BE INSTALLED AS PER THE TREE PRESERVATION DRAWINGS AND DETAIL.
- TREES APPROVED FOR REMOVAL ARE TO BE CLEARLY INDICATED IN THE FIELD (MARKED WITH SPRAY PAINT OR OTHER AGREED UPON METHOD) BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL OPERATIONS. ALL REMOVALS TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST.
- IN ACCORDANCE WITH THE MIGRATORY BIRDS CONVENTION ACT, 1994, ALL REMOVALS MUST TAKE PLACE BETWEEN SEPTEMBER 1ST AND MARCH 31ST TO AVOID DISTURBING NESTING MIGRATORY BIRDS. IF TREE REMOVAL OCCURS BETWEEN APRIL 1ST AND AUGUST 31ST, A BIOLOGIST IS REQUIRED TO COMPLETE A SEARCH FOR NESTS. ONCE CLEARED, THE CONTRACTOR HAS 48 HOURS TO REMOVE. IF REMOVAL DOES NOT OCCUR WITHIN 48 HOURS, ANOTHER SEARCH WILL BE REQUIRED.
- CARE SHOULD BE TAKEN DURING THE FELLING OPERATION TO AVOID DAMAGING THE BRANCHES, STEMS, TRUNKS, AND ROOTS OF NEARBY TREES TO BE PRESERVED. WHERE POSSIBLE, ALL TREES ARE TO BE FELLED TOWARDS THE CONSTRUCTION ZONE TO MINIMIZE IMPACTS ON ADJACENT VEGETATION. ALL REMOVALS TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST.
- THE EXISTING GROUND-LAYER VEGETATION AT THE BASE OF TREES TO BE PRESERVED IS TO REMAIN INTACT WITHIN THE CRITICAL ROOT ZONE SO AS NOT TO DISTURB THE SOIL AROUND THE BASE OF THE EXISTING TREES.
- FINAL SITE GRADING PLANS SHOULD ENSURE THAT THE EXISTING SOIL MOISTURE CONDITIONS ARE MAINTAINED.

##### RECOMMENDATIONS RELATED TO THE CONSTRUCTION PROCESS

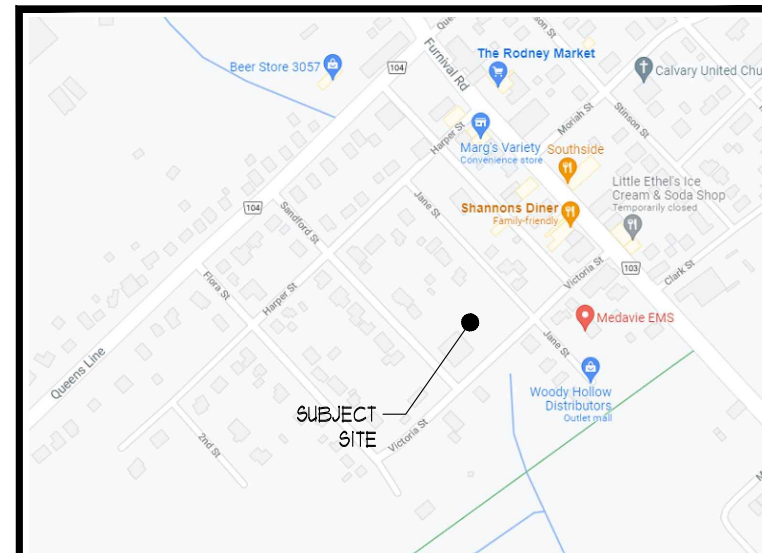
- TREE PRESERVATION FENCING IS TO BE MAINTAINED IN GOOD CONDITION AND EFFECTIVE FOR THE DURATION OF CONSTRUCTION UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE OR AS PER THE LANDSCAPE ARCHITECT.
- TREE PRESERVATION FENCING IS TO REMAIN INTACT AS PER THE TREE PRESERVATION DRAWINGS, AND CAN ONLY BE TEMPORARILY REMOVED WITH THE EXPRESS WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT. SHOULD TREE PRESERVATION FENCING BE TEMPORARILY RELOCATED OR MOVED, IT IS TO BE REINSTATED AS PER THE TREE PRESERVATION PLANS AS SOON AS POSSIBLE.
- NO CONSTRUCTION, EXCAVATION, ADDING OF FILL, STOCKPILING OF CONSTRUCTION MATERIAL, OR HEAVY EQUIPMENT IS PERMITTED WITHIN THE CRITICAL ROOT ZONE WITHIN THE TREE PRESERVATION FENCING.
- WHEN EXCAVATION NEAR A TREE IS REQUIRED, AND IT IS ANTICIPATED THAT ROOTS WILL BE SEVERED AND EXPOSED, DURATION OF EXPOSURE IS TO BE MINIMIZED TO PREVENT ROOT DESICCATION.
- ROOTS OF TREES TO BE PRESERVED THAT ARE ADJACENT TO SITE EXCAVATION MUST BE CLEANLY CUT, NOT TORN OR ROUGHLY CUT.
- DURING THE EXCAVATION PROCESS, ROOTS 25MM OR LARGER THAT ARE SEVERED AND EXPOSED SHOULD BE HAND PRUNED TO LEAVE A CLEAN-CUT SURFACE. TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST. EXPOSED SEVERED ROOTS THAT CANNOT BE COVERED IN SOIL ON THE SAME DAY AS THE CUTS ARE MADE ARE TO BE KEPT MOIST. EXPOSED ROOTS ARE TO BE KEPT MOIST BY COVERING THEM WITH WATER SOAKED BURLAP OR ANY OTHER MEANS AVAILABLE TO PREVENT THEM FROM DRYING OUT.
- AVOID IDLING HEAVY EQUIPMENT UNDER OR WITHIN CLOSE PROXIMITY TO TREES TO BE PRESERVED TO PREVENT CANOPY DAMAGE FROM EXPOSURE TO THE HEAT OF THE EXHAUST.

##### POST-CONSTRUCTION RECOMMENDATIONS

- AVOID DISCHARGING RAIN WATER LEADERS ADJACENT TO RETAINED TREES, AS THIS MAY RESULT IN AN OVERLY MOIST ENVIRONMENT WHICH CAN CAUSE ROOT ROT.
- AFTER ALL WORK IS COMPLETED, TREE PRESERVATION FENCES AND ANY OTHER IMPACT MITIGATION PARAPHERNALIA MUST BE REMOVED.
- A FINAL REVIEW MUST BE UNDERTAKEN BY THE LANDSCAPE ARCHITECT TO ENSURE THAT ALL MITIGATION MEASURES AS DESCRIBED ABOVE HAVE BEEN MET.

#### LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTINGS
- PLANT KEYS - SEE PLANT MATERIALS LIST
- PROPOSED CONCRETE PAVING
- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO REMAIN
- EXISTING DECIDUOUS TREES TO BE REMOVED
- EXISTING CONIFEROUS TREES TO BE REMOVED
- TREE PROTECTION BARRIER
- PROPOSED BENCH SEE DETAIL
- PROPOSED TRASH RECEPTACLE SEE DETAIL
- PROPOSED BIKE RACK SEE DETAIL
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED LIGHTING SEE ELECTRICAL PLAN



#### KEY MAP



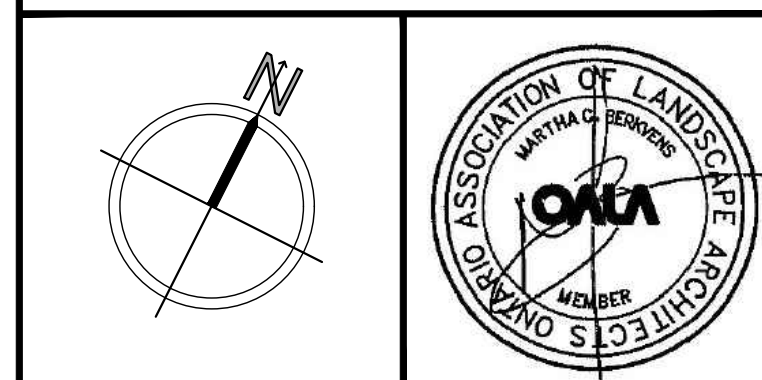
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A. C.S.L.A. LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koudys, O.A.L.A. C.S.L.A. DATE

DATE	DESCRIPTION	No.
JAN12/2022	ISSUED FOR 6PA	2.
JAN10/2022	ISSUED FOR REVIEW	1.

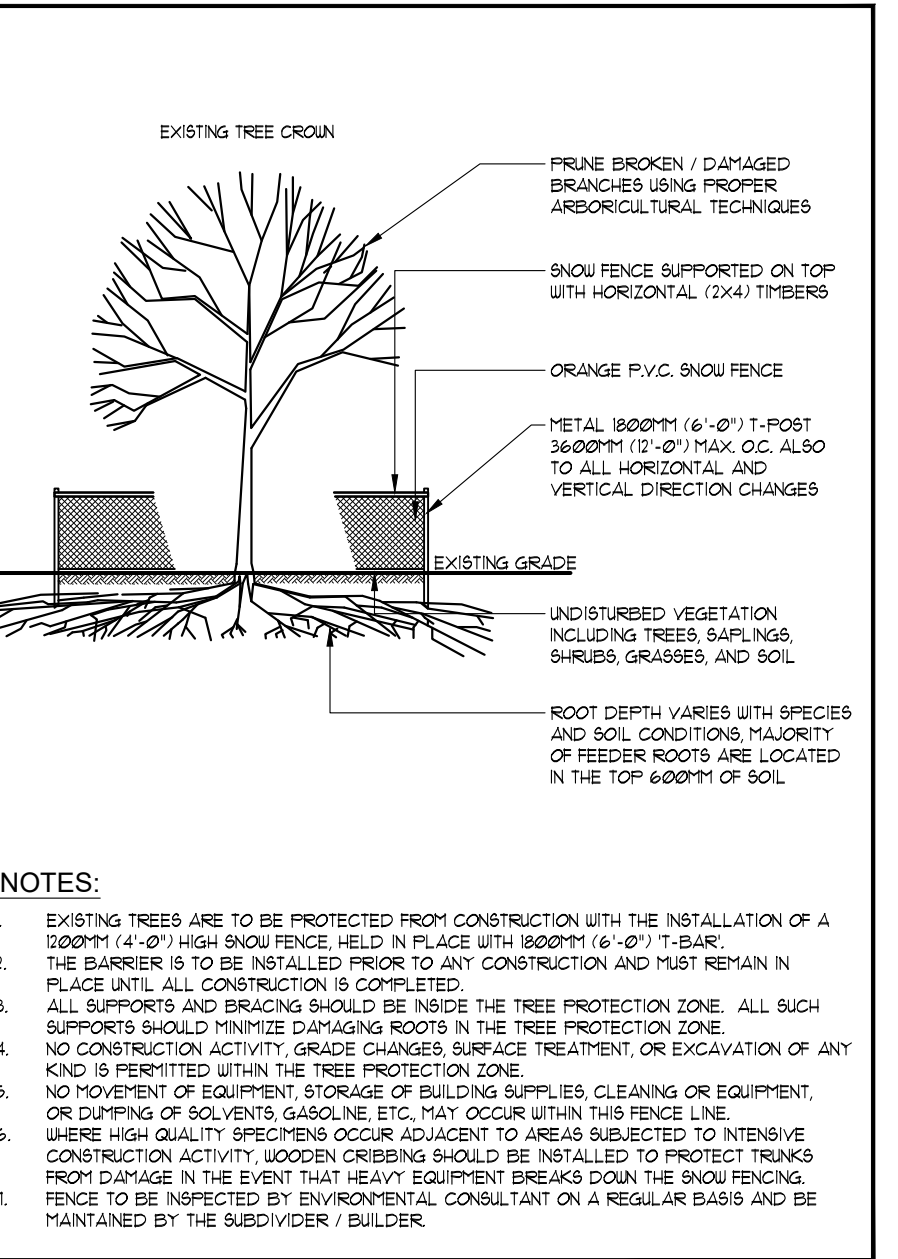
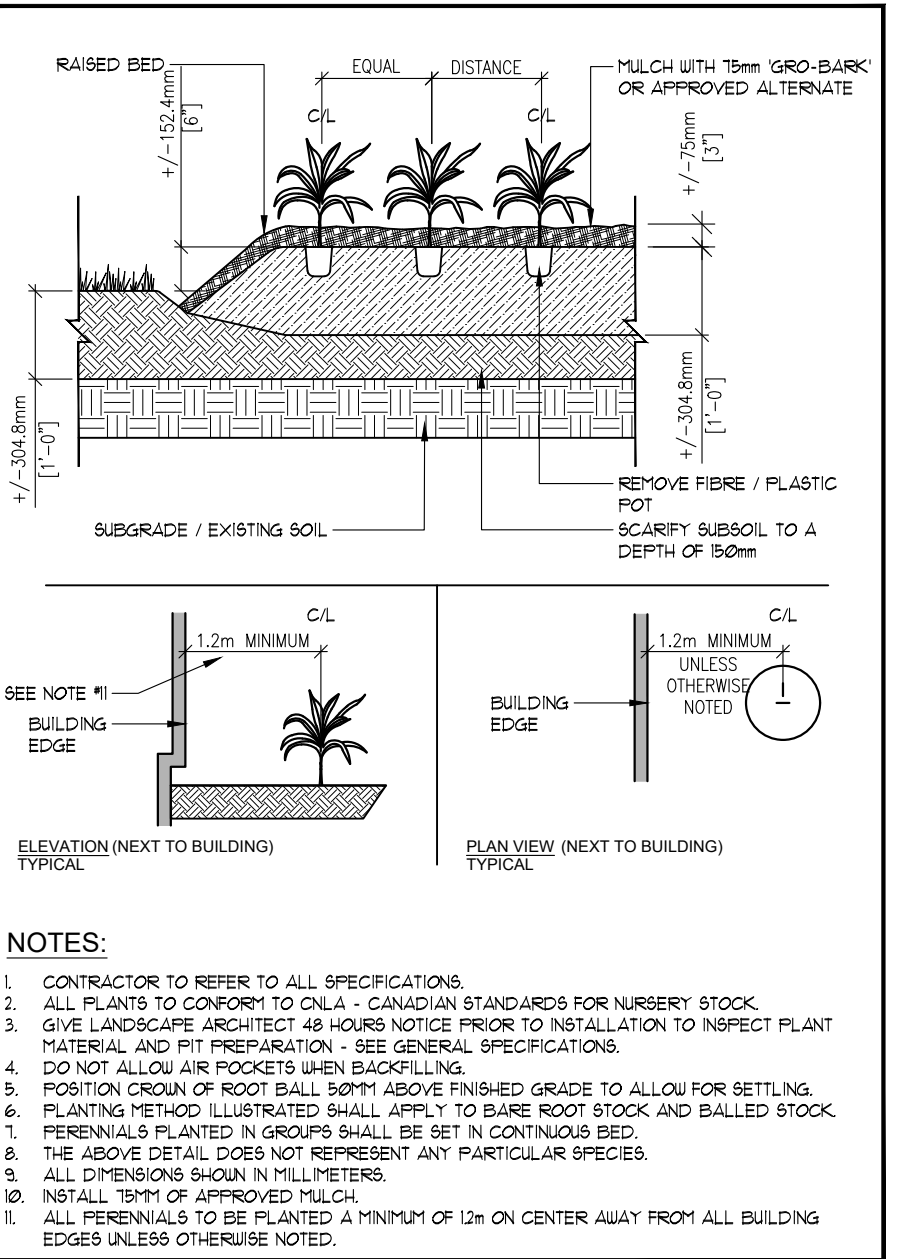
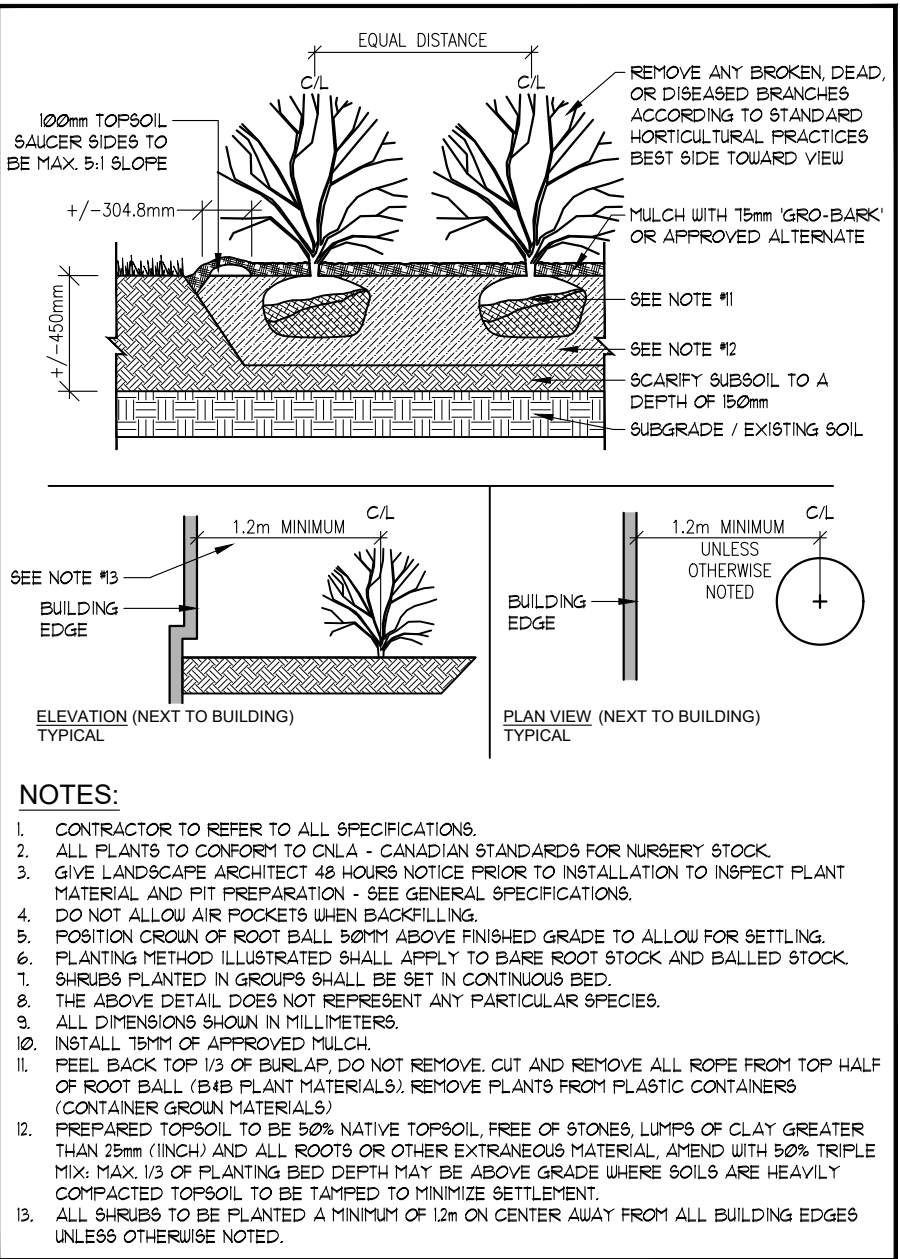
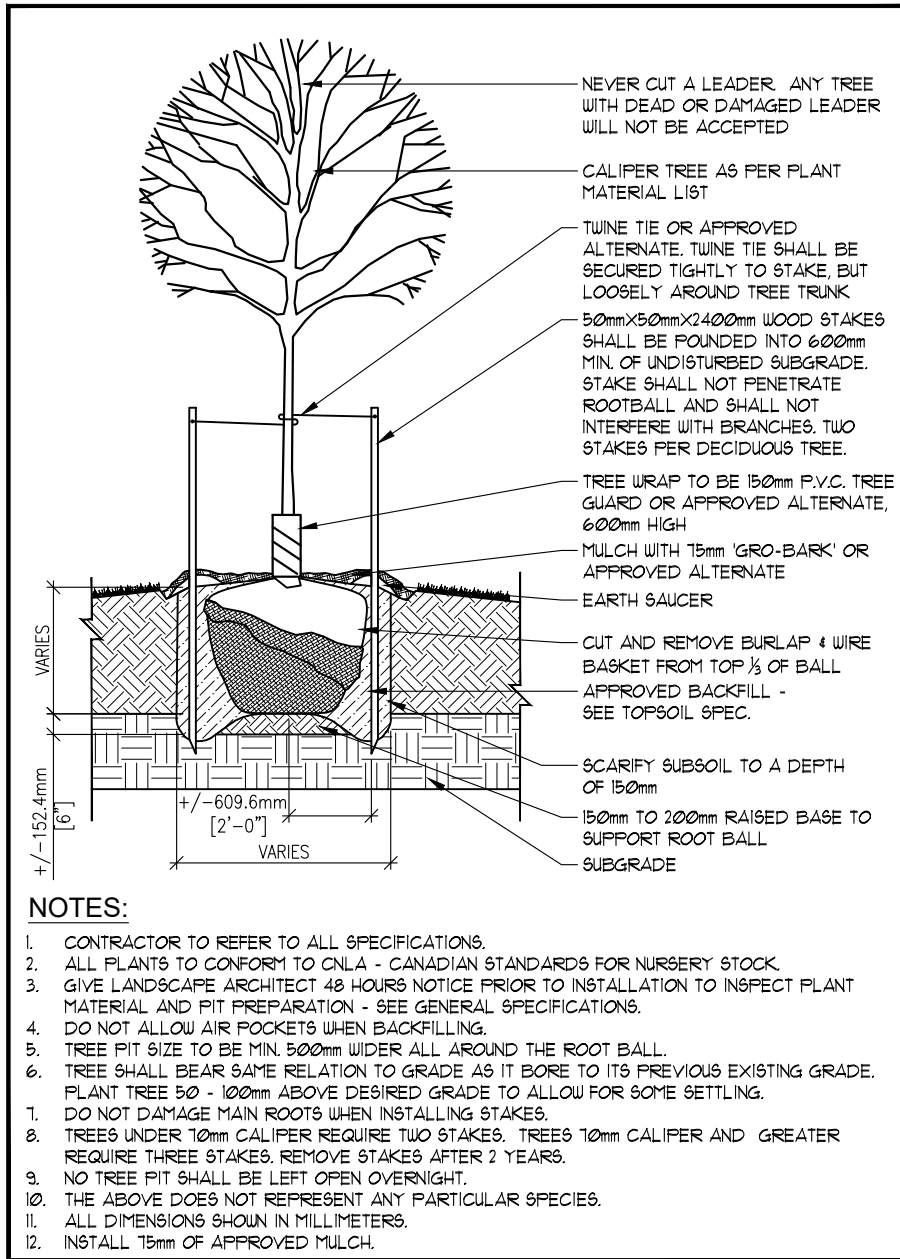
PLOTTING INFORMATION:  
PLOTTED DATE : JAN12/2022  
PLOTTED SCALE : 1:1



PROJECT TITLE:  
**'THE 525'  
APARTMENT DEVELOPMENT**  
177 VICTORIA STREET  
RODNEY, ONTARIO

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: JANUARY 2022	SCALE: AS NOTED	DRAWING No. <b>L-1</b>
DRAWN: RKL/A Inc.	CHECKED BY: RHK	
PROJECT No. 22-101Ld		



## GENERAL PLANTING SPECIFICATIONS:

1. BASE INFORMATION SUPPLIED BY Y.C. LIU ENGINEERS.
2. ENGINEERING INFORMATION SUPPLIED BY Y.C. LIU ENGINEERS.
3. CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
4. CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS.
5. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR TO MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMPLETION OF THE ACCEPTANCE OF PROJECT.
7. ALL WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
8. ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
9. ALL NURSERY STOCK TO BE #1 NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S 'CANADIAN NURSERY STOCK STANDARDS' LATEST EDITION.
10. ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE DEVELOPMENT UNLESS OTHERWISE STATED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.

1. GRADING: CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
2. ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.
3. SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 95% S.P.D.
4. ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBSABE.
6. DIRECT ALL RAINLEADERS AND GUT LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
7. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL IET CONDITIONS.

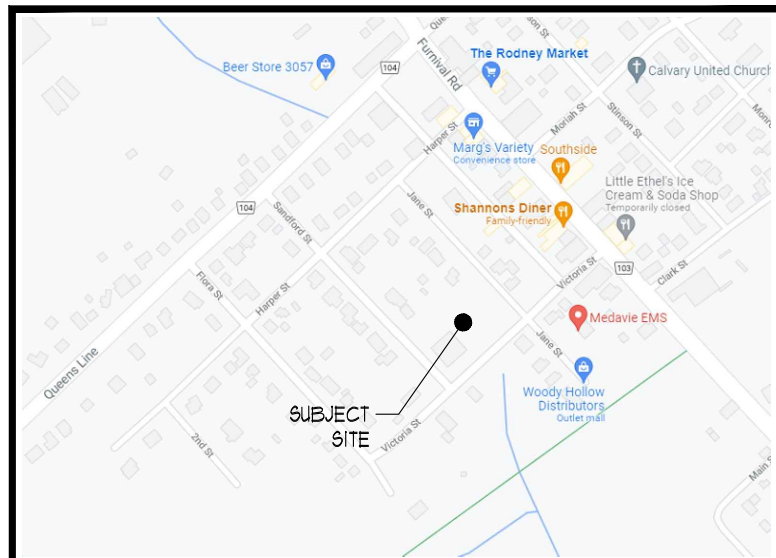
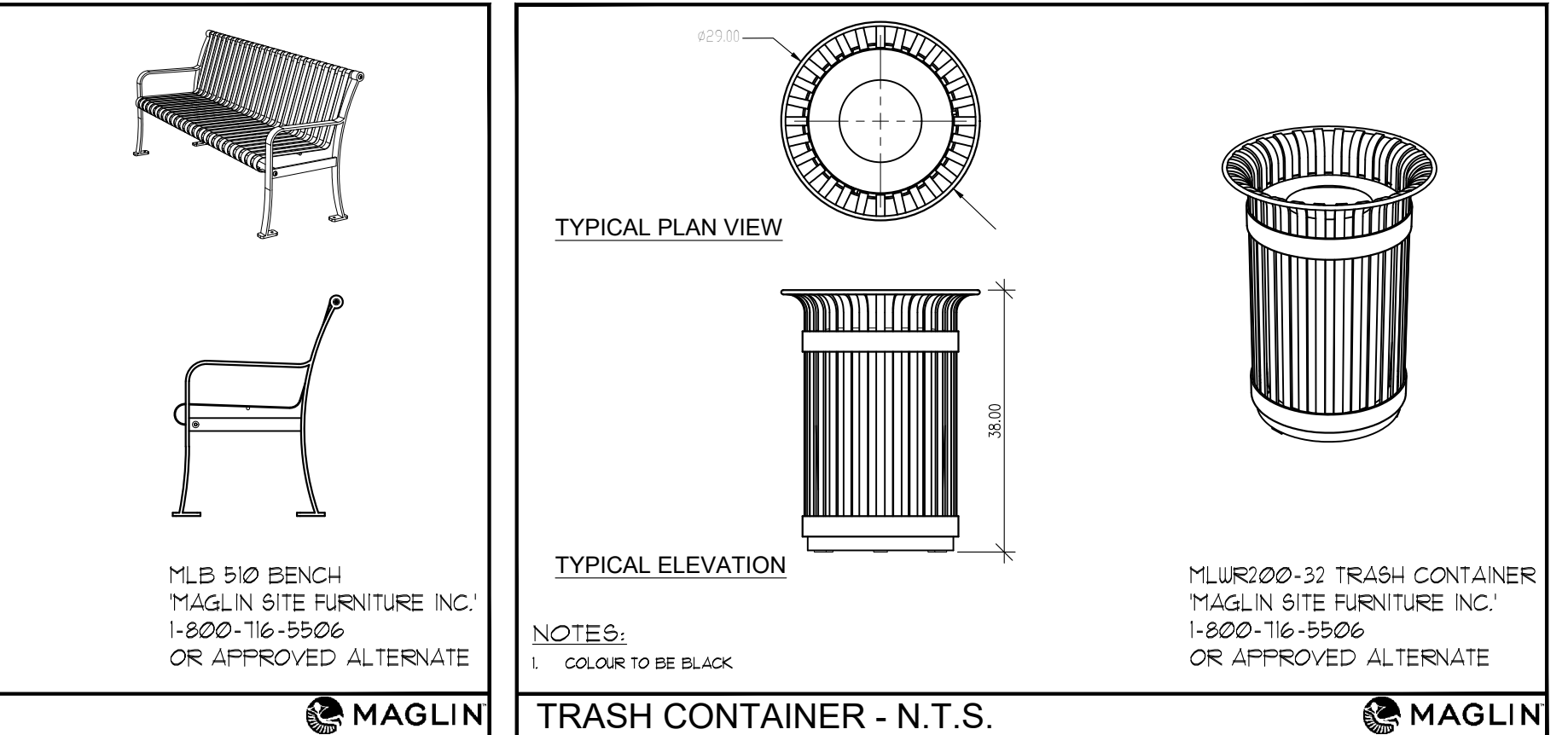
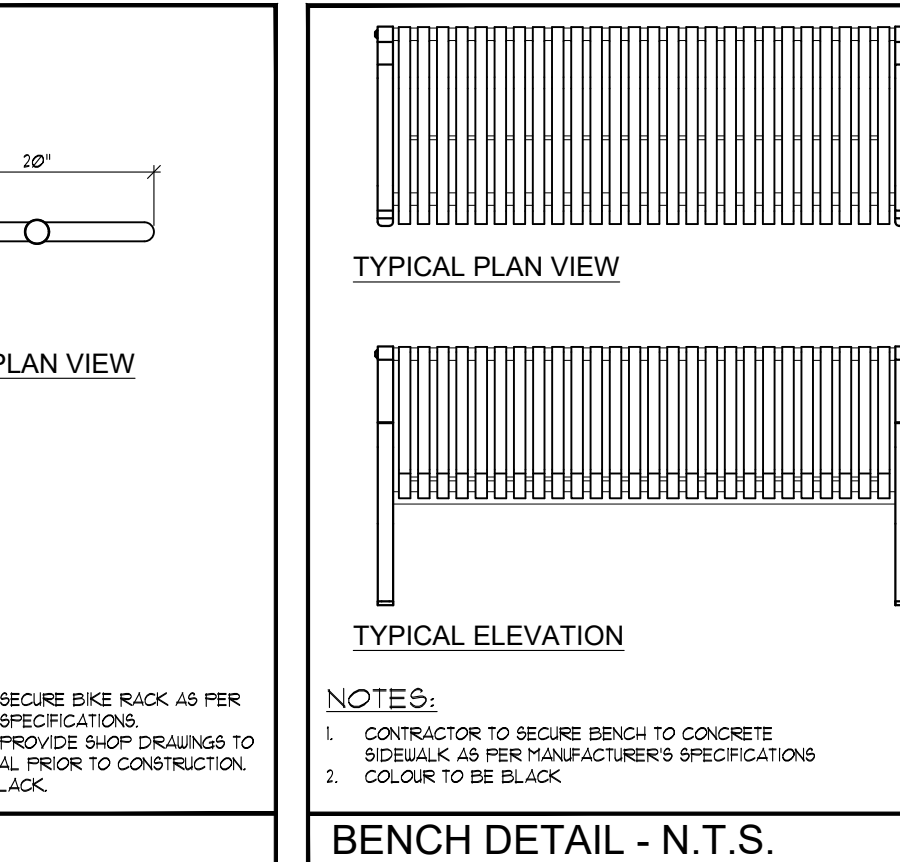
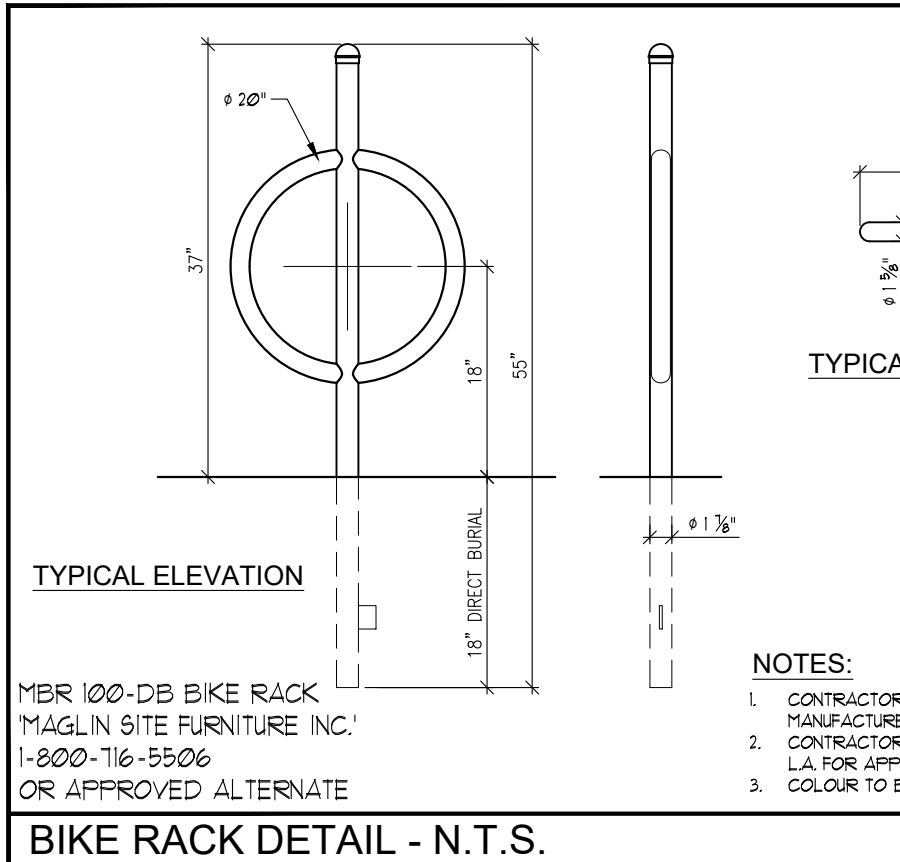
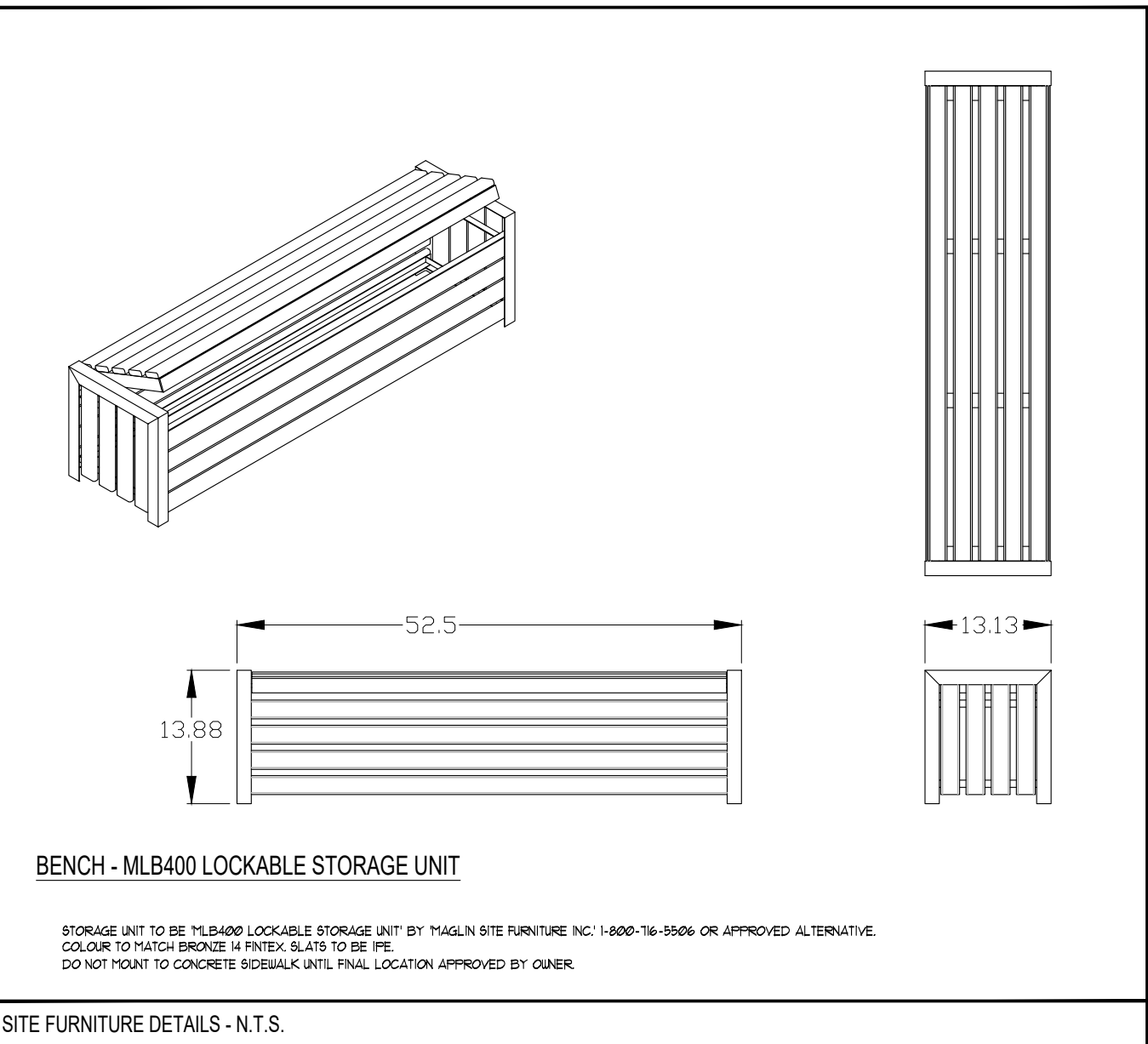
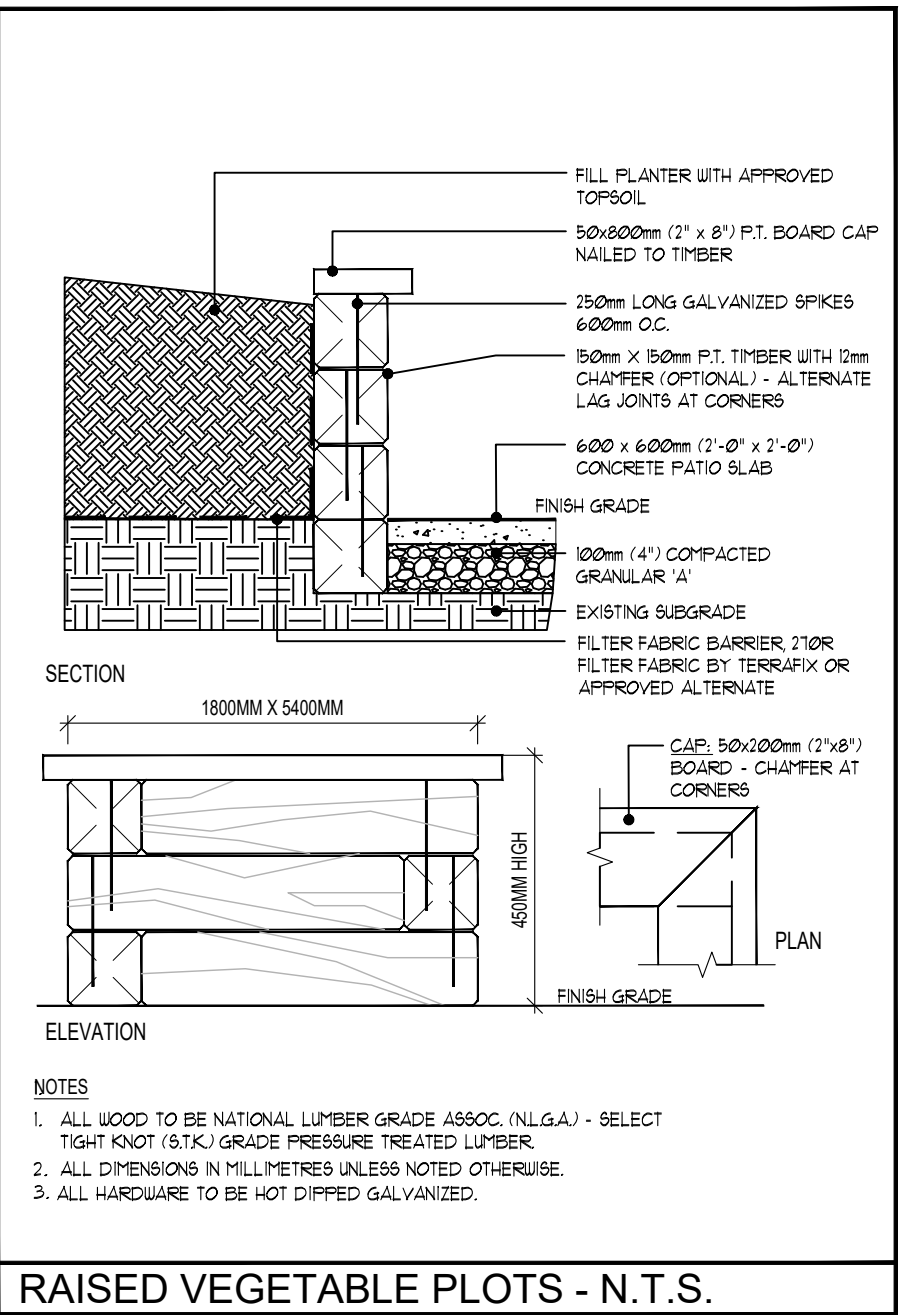
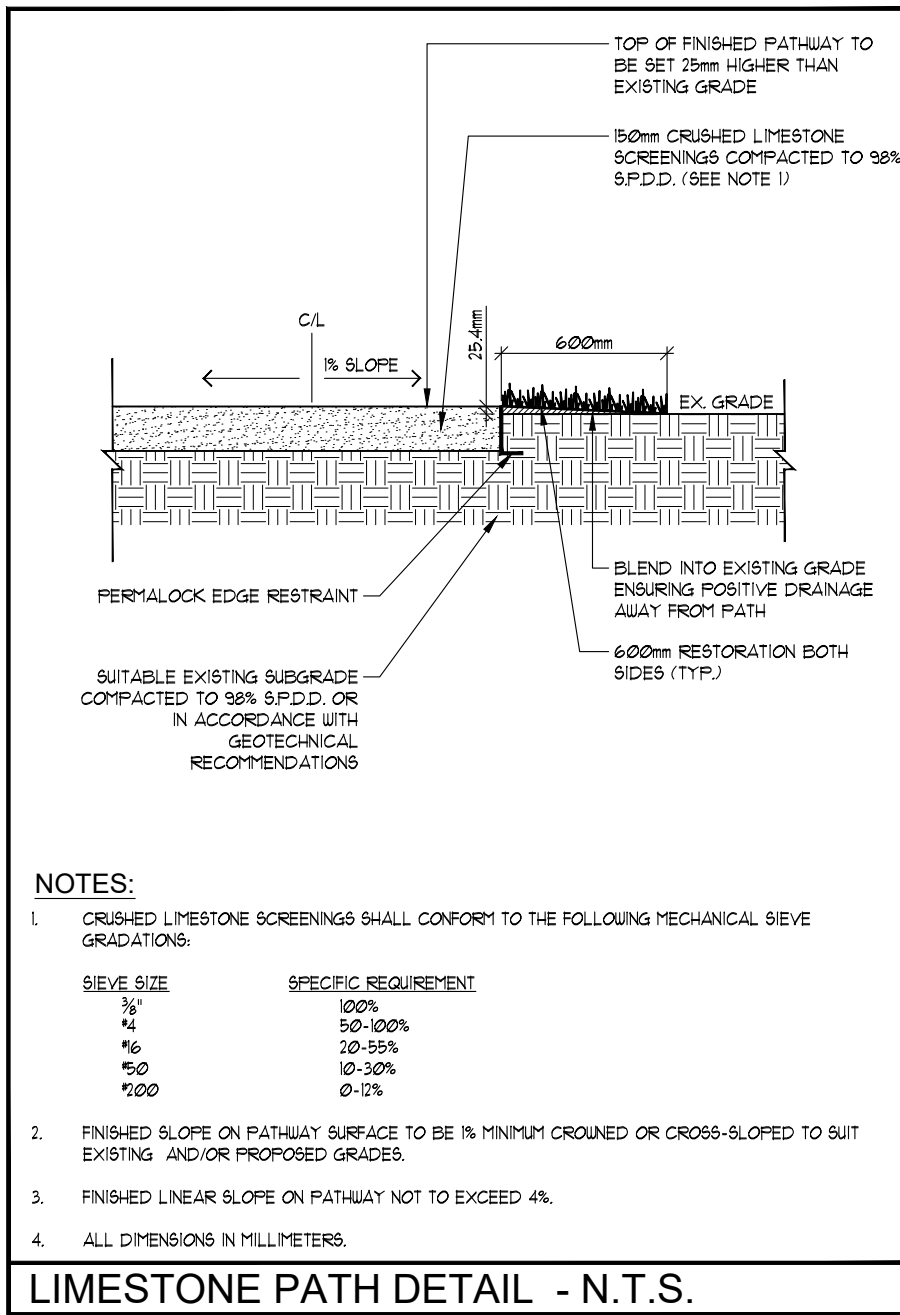
1. TOPSOIL: AT THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING.
2. TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE FRUITABLE NATURAL LOAM TO A MINIMUM DEPTH OF 8" (450MM) AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% ORGANIC MATTER FOR SANDY LOAM TO A MAXIMUM OF 15% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. FREED OF SUBSOIL, CONTAMINATION, ROOTS AND STONES OVER 50MM DIAMETER, REASONABLY FREE OF WEEDS, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A pH RANGING FROM 6.0 TO 10.

1. MULCH: ALL TREES, SHRUBS, PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO INSTALL 3" (75MM) OF 'GRO-BARK' MEDIUM MULCH IN ALL AREAS.
3. ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.

1. PLANT MATERIALS: CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
2. SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
3. PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS. ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. PLANTING WITHOUT CONSENT OF THE LANDSCAPE ARCHITECT OR PROJECT MANAGER MAY NOT MEET NIENT OF DESIGN AND/OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR.
4. LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 HRS NOTICE FOR INSPECTION.
5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. IE. TEMPERATURE, PRECIPITATION.
6. ALL TREE PITS SHALL BE AT LEAST 3 FT. (600MM) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVERNIGHT.
7. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 8" (450MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVERNIGHT.
8. ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 25" (630MM).
9. ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
10. ALL EVERGREENS ARE TO BE WRAPPED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
11. ALL SHRUBS PLANTED WITHIN 10' OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR. (OPTIONAL).
12. DIRECT ALL RAINLEADERS AND GUT LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.
13. DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES.
14. CONTRACTOR IS TO REMOVE ALL STAKES AND GUT WIRES AFTER 2 FULL GROWING SEASONS.

1. SOD: ALL LANDSCAPED AREAS TO BE SODDED TO THE STREET CURB (S) UNLESS OTHERWISE STATED.
2. CONTRACTOR TO ENSURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING AND SIDEWALKS HAVE A 3'0" (914MM) SOD MAINTENANCE STRIP INSTALLED.
3. ANY SODDING OR WORKS ON LANDS ADJUTING THE PROPERTY FROM THE LOT LINES TO SIDEWALK AND CURBING SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND/OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED.
4. SOD SHALL BE CERTIFIED #1 CULTIVATED TURF GRASS GROWN AND SOLD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. AT TIME OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE SOD (300MM) IN AREA WITH THE SOIL PORTION BEING 3/4" IN DEPTH.
5. SOD IS TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY.
6. UPON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOD AND THE UPPER 4" (100MM) OF BACKFILL TOPSOIL. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING 1,500 LBS. (680KG) PRESSURE PER SOD.
7. CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND/OR CLIENT.

1. WATERING: DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 9 OF EACH YEAR, WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LESS THAN 6 TIMES PER YEAR IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER UNLESS OTHERWISE STATED ON THE DRAWINGS. CRITICAL WATERING MONTHS ARE JUNE, JULY, & AUGUST.
2. IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE IF HOSE BIBS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE.
3. MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSSED AREAS. WATERING OF GRASSSED AREAS TO COMPEENCE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF RAINFALL. NEW SOD THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOIL.
4. ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP.
5. WATER SHALL BE APPLIED SO THAT THE WASHING OF THE SOIL OR DISLODGING OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.



## KEY MAP

**RON KOUUDYS LANDSCAPE ARCHITECTS INC.**

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Ronald H. Kouudys, O.A.L.A., C.S.L.A.	DATE
JANU12022	ISSUED FOR SFA
JANU12022	ISSUED FOR REVIEW
DATE	DESCRIPTION
	No.

PLOTTING INFORMATION:

PLOTTED DATE: JANU12022

PLOTTED SCALE: 1:1

ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

PROJECT TITLE:

'THE 525' APARTMENT DEVELOPMENT

177 VICTORIA STREET  
RODNEY, ONTARIO

DRAWING TITLE:		
LANDSCAPE DETAILS		
DATE: JANUARY 2022	SCALE: AS NOTED	DRAWING No.  L-2
DRAWN: RKL4 Inc.	CHECKED BY: RHK	
PROJECT No.  22-101Ld		