



BASE INFORMATION OBTAINED ELECTRONICALLY FROM ARMSTRONG PLANNING & PROJECT MANAGEMENT (TEL: 416-444-3300)

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3.	SEPT 30 2020	ISSUED FOR FIRST SUBMISSION	DN/JD
2.	NOV 15 2019	REVISED AS PER CVC COMMENTS VIA EMAIL DATED NOV. 5/19	DN
1.	SEPT 6 2019	REVISED AS PER DISCUSSIONS WITH THE CVC AND FOR CVC REVIEW	DN
0.	NOV 14 2017	ISSUED FOR HIA REPORT	LK

All information herein to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are his property and must be returned at his request.

SPECIFICATIONS

GENERAL
 THESE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY AND AVAILABLE AT THE OFFICE OF ALEXANDER BUDREVICS & ASSOCIATES LTD.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL:

- FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS OF THIS PROJECT.
- VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHERS, AND DETERMINE ON SITE BY THE LANDSCAPE ARCHITECT.
- FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.

PRIOR TO EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. IN THE EVENT OF A CONFLICT BETWEEN A PROPOSED TREE LOCATION AND AN UNDERGROUND SERVICE, THE EXACT LOCATION OF THE TREE SHALL BE DETERMINED ON SITE BY THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FACILITIES, ETC. DONE IN THE PERFORMANCE OF HIS WORK.

ALL SITE WORK SHALL CONFORM TO THE CANADIAN NATIONAL MASTER CONSTRUCTION SPECIFICATIONS. A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA. Tel: (416) 777-2198. Fax: (416) 777-2191. Email: info@cscc.ca. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS AND THEIR IMPLICATIONS FOR THIS PROJECT.

SOFT LANDSCAPING PLANT MATERIALS
 ALL PLANTS SHALL BE INSTALLED TRUE TO SPECIFIED NAMES, SIZES, GRADES, ETC. AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION. ALL PLANTS SHALL BE NURSERY GROWN.

IN THE EVENT OF A DISCREPANCY IN PLANT QUANTITY BETWEEN THE PLANTING PLAN AND THE PLANT LIST, THE PLANTING PLAN SHALL PREVAIL.

THE CONTRACTOR SHALL MAKE PLANTS AVAILABLE FOR INSPECTION BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MATERIAL NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF THE MATERIAL ON SITE.

THE LANDSCAPE ARCHITECT MAY, UPON COMPLETION OF THE WORK AND NOTWITHSTANDING PRIOR APPROVAL AT SOURCE, REJECT PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.

THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES. TREES SHALL BE TURNED TO GIVE THE BEST APPEARANCE; THEY SHALL ALSO BE GUYED AND STAKED IMMEDIATELY AFTER PLANTING AND AS DETAILED ON THE DRAWINGS.

BED PREPARATION
 THE CONTRACTOR SHALL BACKFILL TREE PITS AND PLANTING BEDS TO SPECIFIED DEPTHS WITH EITHER PRE-MIXED TOPSOIL (I.E., "TRIPLE-MIX") OR A MIXTURE, COMPRISED OF:
 6 PARTS SANDY LOAM
 1 PART FINE GRAY HORIZONIZED CANADIAN PEAT MOSS
 1 PART WELL-ROTTED FARM MANURE, WITH "AGRIFORM" 20-10-5 TABLETS (OR APPROVED EQUAL), ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

THE CONTRACTOR SHALL CONSTRUCT TREE PITS AND SHRUB BEDS WITH SOIL SAUCERS, MULCH, AND SUBSURFACE DRAINAGE AS DETAILED.

THE CONTRACTOR SHALL CONSTRUCT SHRUB BEDS IN CONTINUOUS FORMS, THE SHAPE OF WHICH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER. ON SLOPES, SHRUB BEDS SHALL BE BANKED TO ALLOW FOR PROPER DRAINAGE.

TOPSOIL & FINE GRADING
 THE CONTRACTOR SHALL PLACE 150mm OF RICH TOPSOIL ON APPROVED SUBGRADES. TOPSOIL SHALL BE IMPORTED WHERE REQUIRED. 10-6 FERTILIZER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT A RATE OF 1.32 kg/100m² FOR SOODED AREAS. THE MIXTURE AND RATE OF APPLICATION SHALL BE ADJUSTED FOR SEEDING AREAS.

MINOR GRADE DEFICIENCIES AND IRREGULARITIES SHALL BE ELIMINATED PRIOR TO SEEDING.

TERRASEEDING
 THE CONTRACTOR SHALL TERRASEED ALL AREAS WITH SPECIFIED SEED MIXTURES AS NOTED ON DRAWINGS.
 DEPENDING ON SLOPE GRADATION, DEPTH OF COMPOSTED SOIL, SEED SHALL BE AS FOLLOWS:

0-5% SLOPE: 10-15 mm. DEPTH
 5-10% SLOPE: 15-20 mm. DEPTH
 10-25% SLOPE: (4:1) 20-25 mm. DEPTH
 25-35% SLOPE: (3:1) 25-40 mm. DEPTH
 35-45% SLOPE: 40-50 mm. DEPTH

THE CONTRACTOR SHALL FERTILIZE AS RECOMMENDED BY SEED SUPPLIER.
 WATER AS REQUIRED TO OBTAIN THICK GROWTH. FOLLOW UP OVERSEEDING IS PART OF THIS WORK.

HARD LANDSCAPING

POURED-IN-PLACE CONCRETE WORK
 THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF FORMWORK PRIOR TO POURING CONCRETE. ALL CONCRETE, STEEL REINFORCING, AND FORMWORK SHALL BE AS DETAILED AND SPECIFIED ON THE DRAWINGS.

THE STYLE, COLOUR, AND FINISH OF CONCRETE ELEMENTS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONCRETE WORK.

METALWORK

PRIOR TO ORDERING MATERIAL FOR THIS PORTION OF WORK, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED METALWORK FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER WITH RESPECT TO STYLE, COLOUR, AND FINISH. THE CONTRACTOR MAY ALSO BE ASKED TO SUBMIT SAMPLES OF ALTERNATIVES TO THE MATERIALS SPECIFIED ON THE DRAWINGS.

LENGTHS FOR FENCING SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. SCALED MEASUREMENTS FROM THE DRAWINGS SHALL NOT BE RELIED UPON FOR DETERMINING THE NUMBER OF SECTIONS OF FENCE OR THE SIZE OF GATES THAT WILL BE NEEDED.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS FOR A PERIOD OF FOUR (4) GROWING MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION.

MAINTENANCE SHALL INCLUDE:
 - PROPER IRRIGATION TO ENSURE OPTIMUM GROWTH OF TREES, SHRUBS, AND SOIL
 - GRASS MOWING TO MAINTAIN AN APPROXIMATE HEIGHT OF 50mm
 - THE CULTIVATION AND WEEDING OF TREE PITS AND PLANTING BEDS
 - INSECT AND DISEASE CONTROL

AT THE END OF THE SPECIFIED MAINTENANCE PERIOD, PROVIDED ALL PLANT MATERIAL IS ALIVE AND IN A HEALTHY GROWING CONDITION, THE OWNER WILL ASSUME THE RESPONSIBILITY OF MAINTAINING THE LANDSCAPE WORK.

PERFORMANCE ACCEPTANCE (SUBSTANTIAL COMPLETION)

WRITTEN NOTICE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION OF THE PROJECT LANDSCAPE WORKS SHALL MARK THE START OF THE GUARANTEE PERIOD.

SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE SUBSTANTIAL COMPLETION CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, ISSUE THEIR PERFORMANCE ACCEPTANCE CERTIFICATE, AND REDUCE THE AMOUNT OF SECURITIES.

GUARANTEE

ALL WORK SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE ON THE PERFORMANCE ACCEPTANCE CERTIFICATE ISSUED BY THE LANDSCAPE ARCHITECT. PLANTS THAT EXPIRE OR OTHERWISE FAIL TO THRIVE DURING THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

SIMILARLY, ALL OTHER LANDSCAPE WORK PERFORMED UNDER THIS CONTRACT SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

FINAL ACCEPTANCE

ALL WORK SHALL BE INSPECTED AT THE END OF THE GUARANTEE PERIOD BY THE LANDSCAPE ARCHITECT. ANY DEFICIENCIES SHALL BE RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE OWNER. THE LANDSCAPE ARCHITECT WILL THEN ISSUE A FINAL ACCEPTANCE CERTIFICATE.

SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE FINAL ACCEPTANCE CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, GIVE FINAL APPROVAL, AND RELEASE ALL OUTSTANDING LANDSCAPE SECURITIES.

NOTE: LOCATION OF PROPOSED TREES AND SHRUBS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE COORDINATION OF THE S.P.A. PROCESS AND DETAILED ENGINEERING DESIGN.

AVAILABLE SPACE CALCULATIONS FOR WOODLAND ENHANCEMENT

(AS PER APPROVED MEMO PREPARED BY ARMSTRONG PLANNING DATED NOV. 15, 2019)

WOODLAND CREATION DENSITY AT 1000 TREES PER HECTARE:
 AVAILABLE AREA: 1330 m² = 0.1330 ha
 1000 x 0.1330 ha = 133 TREES

AVAILABLE SPACE CALCULATIONS FOR WOODLAND ENHANCEMENT:

(ADJUSTED TO ACCOMMODATE OUTFALL RESTORATION PLANTING, AS PART OF ABAL 3022)

WOODLAND CREATION DENSITY AT 1000 TREES PER HECTARE:
 AVAILABLE AREA: 1330 m² = 0.1330 ha
 1000 x 0.1330 ha = 133 TREES

5m WIDE WOODLAND BUFFER DENSITY AT 2500 TREES PER HECTARE:
 AVAILABLE AREA: 132 m² = 0.0132 ha
 2500 x 0.0132 ha = 33 TREES

5m WIDE WOODLAND BUFFER DENSITY AT 2500 TREES PER HECTARE:
 AVAILABLE AREA: 105 m² = 0.0105 ha
 2500 x 0.0105 ha = 27 TREES

DISTURBED WOODLAND RESTORATION DENSITY AT 1000 TREES PER HECTARE:
 AVAILABLE AREA: 65 m² = 0.0065 ha
 1000 x 0.0065 ha = 7 TREES

DISTURBED WOODLAND RESTORATION DENSITY AT 1000 TREES PER HECTARE:
 AVAILABLE AREA: 75 m² = 0.0075 ha
 1000 x 0.0075 ha = 8 TREES

AVAILABLE SPACE FOR TOTAL NUMBER OF TREE EQUIVALENTS = 173 TREES

AVAILABLE SPACE FOR TOTAL NUMBER OF TREE EQUIVALENTS = 168 TREES

PROPOSED PLANTING ARRANGEMENTS:

PLANTING PROVIDED PER NODE (7 FULL NODES AND 4 HALF NODES PLANTED) WITHIN THE APPROXIMATE AVAILABLE SPACE OF THE WOODLAND CREATION AREA:

FULL NODES:
 2 TO 3 CALIPER TREES = 18 TREES TOTAL
 7 TO 8 WHIP TREES = 52 TREES TOTAL

HALF NODES:
 1 CALIPER TREES = 4 TREES TOTAL
 5 WHIP TREES = 20 TREES TOTAL

SINGLE WHIP TREES = 37 TREES TOTAL
 SINGLE CALIPER TREES = 3 TREES TOTAL
 TOTAL = 134 TREES TOTAL

PROVIDED ADDITIONALLY = 140 SHRUBS TOTAL

PLANTING PROVIDED WITHIN THE APPROXIMATE AVAILABLE SPACE OF THE 5m WIDE WOODLAND BUFFER:

CONIFEROUS TREES = 13 TREES TOTAL
 WHIP TREES = 14 TREES TOTAL
 TOTAL = 27 TREES TOTAL

PLANTING PROVIDED WITHIN THE APPROXIMATE AVAILABLE SPACE OF THE DISTURBED WOODLAND RESTORATION AREA:
 CONIFEROUS TREES = 5 TREES TOTAL
 WHIP TREES = 4 TREES TOTAL
 TOTAL = 9 TREES TOTAL

PROVIDED ADDITIONAL = 25 SHRUBS TOTAL

TOTAL TREES PROVIDED = 170 TREES

TOTAL SHRUBS PROVIDED = 165 SHRUBS

project
THORNY-BRAE PLACE
 1745, 1765, 1775 THORNY-BRAE PLACE
 MISSISSAUGA, ONTARIO

2462357 ONTARIO INC.
 C/O PACE DEVELOPMENTS INC.

drawing

OVERALL LANDSCAPE ENHANCEMENT PLAN

date	NOVEMBER 13, 2017	drawn	LK
scale	1:400	file	3178.L1 R3-200930
direction		project no.	3178
		sheet no.	L100

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET *PRINT IN COLOR