SITE LOCATION 1 L-000

LANDSCAPE DRAWING LIST- REZONE
5081 HURONTARIO ST,
PHASE II MIXED USE DEVELOPMENT
MISSISSAUGA

DRAWING LIST

SHEET NO.	SHEET TITLE
L-000	Cover Page
LP-100	Ground Floor LandscapePlan
LP-101	Ground Floor Planting Plan
LP-200	2nd Floor Landscape Plan
LP-201	3rd Floor Green Roof Plan
LP-300	7th Floor Landscape Plan
LD-100	Landscape Details
LD-101	Landscape Details
LD-102	Landscape Details
LD-103	Landscape Details

GENERAL NOTES

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000 MM ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF FOUNDATION AND SITE WALLS, UNLESS OTHERWISE INDICATED.
2. 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.
3. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION. 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.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. 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 HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
5. 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.
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
8. 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.
9. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR APPROVAL PRIOR TO PLACING ORDERS.
11. ALL WORK SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
12. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
13. 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.
14. INSTALL ISOLATION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT.

NOTES: MAINTENANCE PLAN
PROVIDE A MAINTENANCE PROGRAM FOR THE DURATION OF TWO GROWING SEASONS AS PER FOLLOWING MAINTENANCE MEASURES:

- FOUR VISITS IN THE FIRST YEAR.
- FOUR VISITS IN THE SECOND YEAR.
- THE REMOVAL OF COARSE AND UNWANTED WEEDS AND THE SEEDLINGS OF TREES; SOME 'NEWCOMERS' ARE QUITE ACCEPTABLE.
- THE REMOVAL OF VEGETATION FROM THE GRAVEL STRIPS;
- VISUAL INSPECTION OF THE DRAIN OUTLETS; MAINTAINING A FUNCTIONING DRAINAGE LAYER IS CRITICAL TO THE ESTABLISHMENT OF THE VEGETATION. RETAINED WATER WILL STAGNATE AND IS DETRIMENTAL TO PROPER PLANT GROWTH;
- FERTILIZING THE VEGETATION WITH A SLOW RELEASED CHEMICAL FERTILIZER;
  - TYPE OF FERTILIZER: SLOW RELEASE N-P-K: 20-6-11 75 % COATED
  - RECOMMENDED QUANTITY: 25 GRAM PER SQUARE .METER.
- REPLACE PLANT MATERIAL THAT DIES, AS NECESSARY;
- IRRIGATION IF NECESSARY;

SUBMIT MAINTENANCE REPORT TO THE OWNER AT THE END OF THE GROWING SEASON.

NOTES: EXTERIOR LIGHTING
ALL EXTERIOR LIGHTING WILL MEET THE FULL CUT-OFF REQUIREMENTS.

ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ONSITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70MM (OR AS SPECIFIED IF LARGER). EACH TREE SHALL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT BALL, THE TREE IS THEN TO BE PLANTED WITH THIS LEVEL TO BE CONSIDERED THE TOP OF THE ROOT-BALL FOR ALL OTHER INSTRUCTIONS. ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.5CM BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE CITY'S DISCRETION.

NOTES:

PAVING TO HAVE AN SRI VALUE OF ABOVE 29
ALL PAVING TO BE PERVIOUS

TREES TO HAVE A SOIL VOLUME OF 30M3 OR 20M3 IF IN A CONTINUOUS SOIL TRENCH

PLANTING SOIL TO BE SILT LOAM WITH HIGH ORGANIC FOR INCREASED WATER HOLDING CAPACITY

NOT FOR CONSTRUCTION

no.	revision	date	by
06	ISSUED FOR REZONING	2020-10-28	R.R.
05	ISSUED FOR SPA 4	2020-03-24	R.R.
04	ISSUED FOR SPA 3	2019-11-15	R.R.
03	ISSUED FOR SPA 2	2019-08-15	R.R.
02	ISSUED FOR SPA 1	2019-04-26	R.R.
01	ISSUED FOR PAC	2019-02-15	R.R.

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.
ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY THE LANDSCAPE ARCHITECT.

signed date

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PROJECT
5081 HURONTARIO STREET
PHASE II MIXED USE DEVELOPMENT
MISSISSAUGA, ONTARIO

DRAWING
COVER PAGE

DRAWN:	RR
CHECKED:	JC
SCALE:	NTS
DATE:	1/11/2019
PROJECT NO.:	19-104
SHEET NO.:	L-000

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS JEFFREY T. CRAFT OALA MEMBER

October 29, 2020 2:17 PM I:\01-PROJECTS\2019\19-104 5081 HURONTARIO\01-CAD\01-CURRENT\PLOT\01-SP\419-104-LP-100-LANDSCAPEPLAN.DWG