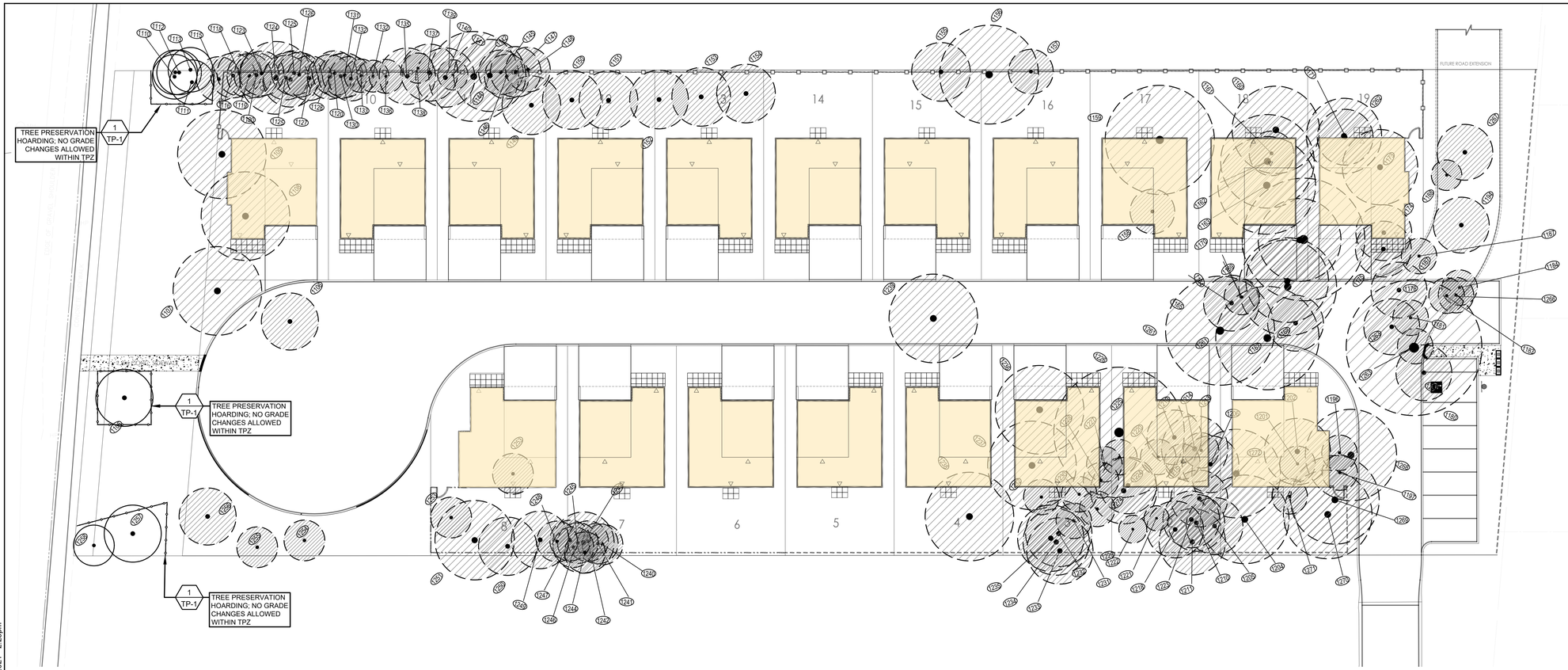
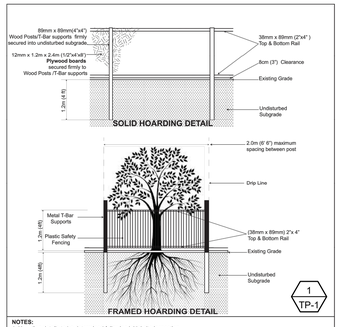


TREE INVENTORY

Tree Inventory – 1587 Cormack Crescent. Mississauga, ON. January 15, 2019

Tag #	Common Name	Botanical Name	Diameter @ Breast Height (1.4m) CM	Health Condition	Structural Condition	Notes	Recommendations Based on Site Plan	Minimum TPZ (m)	Replacemen Ratio
1105	Little Leaf Linden	Tilia cordata	41	Good	Good		Tree to be Preserved	3	0
1106	Eastern Red Cedar	Juniper virginiana	23	Good	Good		Tree to be Removed as per development limit	-	1
1107	Little Leaf Linden	Tilia cordata	97	Good	Average		Tree to be Removed as per development limit	-	1
1108	Little Leaf Linden	Tilia cordata	72	Good	Average		Tree to be Removed as per development limit	-	1
1109	Tree of Heaven	Ailanthus altissima	22 x 24	Good	Average		Tree to be Removed as per development limit	-	1
1110	Siberian Elm	Ulmus pumila	20	Average	Average		Tree to be Preserved	2.4	0
1111	Siberian Elm	Ulmus pumila	25	Average	Average		Tree to be Preserved	2.4	0
1112	Siberian Elm	Ulmus pumila	16 x 14	Average	Average		Tree to be Preserved	1.8	0
1113	Siberian Elm	Ulmus pumila	12 x 20 x 20	Average	Average	Boundary tree	Tree to be Preserved	1.8	0
1114	Siberian Elm	Ulmus pumila	14	Average	Average		Tree to be Removed as per development limit	-	1
1115	Siberian Elm	Ulmus pumila	15	Average	Average		Tree to be Removed as per development limit	-	1
1116	Siberian Elm	Ulmus pumila	19	Average	Average		Tree to be Removed as per development limit	-	1
1117	Siberian Elm	Ulmus pumila	13	Average	Average		Tree to be Removed as per development limit	-	1
1118	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1119	Siberian Elm	Ulmus pumila	19	Average	Average		Tree to be Removed as per development limit	-	1
1120	Siberian Elm	Ulmus pumila	16	Average	Average		Tree to be Removed as per development limit	-	1
1121	Siberian Elm	Ulmus pumila	13 x 8	Average	Average		Tree to be Removed as per development limit	-	1
1122	Siberian Elm	Ulmus pumila	11 x 3	Average	Average		Tree to be Removed as per development limit	-	1
1123	Siberian Elm	Ulmus pumila	6 x 12 x 13 x 16	Average	Average		Tree to be Removed as per development limit	-	1
1124	Siberian Elm	Ulmus pumila	17	Average	Average		Tree to be Removed as per development limit	-	1
1125	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1126	Siberian Elm	Ulmus pumila	21	Average	Average		Tree to be Removed as per development limit	-	1
1127	Siberian Elm	Ulmus pumila	16	Average	Average		Tree to be Removed as per development limit	-	1
1128	Siberian Elm	Ulmus pumila	16	Average	Average		Tree to be Removed as per development limit	-	1
1129	Siberian Elm	Ulmus pumila	18 x 18	Average	Average		Tree to be Removed as per development limit	-	1
1130	Siberian Elm	Ulmus pumila	15	Average	Average		Tree to be Removed as per development limit	-	1
1131	Siberian Elm	Ulmus pumila	13 x 19	Dead	Dead		Tree to be Removed as per development limit	-	0
1132	Siberian Elm	Ulmus pumila	15	Average	Average		Tree to be Removed as per development limit	-	1
1133	Siberian Elm	Ulmus pumila	15	Average	Average		Tree to be Removed as per development limit	-	1
1134	Siberian Elm	Ulmus pumila	13	Average	Average		Tree to be Removed as per development limit	-	1
1135	Siberian Elm	Ulmus pumila	16	Average	Average		Tree to be Removed as per development limit	-	1
1136	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1137	Siberian Elm	Ulmus pumila	17	Average	Average		Tree to be Removed as per development limit	-	1
1138	Siberian Elm	Ulmus pumila	20 x 18 x 14	Average	Average	Boundary tree; Remove with Consent from neighbour	Tree to be Removed as per development limit	-	1
1139	Siberian Elm	Ulmus pumila	13	Average	Average		Tree to be Removed as per development limit	-	1
1140	Siberian Elm	Ulmus pumila	23	Average	Average		Tree to be Removed as per development limit	-	1
1141	Siberian Elm	Ulmus pumila	13	Average	Average		Tree to be Removed as per development limit	-	1
1142	Siberian Elm	Ulmus pumila	22	Average	Average		Tree to be Removed as per development limit	-	1
1143	Siberian Elm	Ulmus pumila	13	Average	Average		Tree to be Removed as per development limit	-	1
1144	Siberian Elm	Ulmus pumila	26 x 34	Average	Average		Tree to be Removed as per development limit	-	1
1145	Siberian Elm	Ulmus pumila	29	Average	Average		Tree to be Removed as per development limit	-	1
1146	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1147	Siberian Elm	Ulmus pumila	22	Average	Average		Tree to be Removed as per development limit	-	1
1148	Siberian Elm	Ulmus pumila	18	Average	Average	Boundary tree; Remove with Consent from neighbour	Tree to be Removed as per development limit	-	1
1149	Little Leaf Linden	Tilia cordata	24	Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1150	Little Leaf Linden	Tilia cordata	29	Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1151	Little Leaf Linden	Tilia cordata	26	Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1152	Little Leaf Linden	Tilia cordata	27	Good	Good		Tree to be Removed as per development limit	-	1
1153	Little Leaf Linden	Tilia cordata	31	Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1154	Little Leaf Linden	Tilia cordata	28	Good	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1155	Siberian Elm	Ulmus pumila	38	Poor	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1156	Little Leaf Linden	Tilia cordata	13 x 14 x 16 x 20	Average	Average		Tree to be Removed as per development limit	-	1
1157	White Mulberry	Morus alba	46	Average	Average		Tree to be Removed as per development limit	-	1
1158	White Mulberry	Morus alba	20	Average	Average/Poor		Tree to be Removed as per development limit	-	1
1159	Black Walnut	Juglans nigra	48	Average	Average		Tree to be Removed as per development limit	-	1
1160	Black Walnut	Juglans nigra	30 x 22	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1161	Black Walnut	Juglans nigra	20	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1162	Black Walnut	Juglans nigra	42	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1163	Black Walnut	Juglans nigra	29	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1164	Black Walnut	Juglans nigra	17	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1165	Siberian Elm	Ulmus pumila	24	Average	Poor	Some dead wood	Tree to be Removed as per development limit	-	1
1166	Siberian Elm	Ulmus pumila	39	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1167	Siberian Elm	Ulmus pumila	37	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1168	Little Leaf Linden	Tilia cordata	23	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1169	Black Walnut	Juglans nigra	33	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1170	Black Walnut	Juglans nigra	43	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1171	Black Walnut	Juglans nigra	32	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1262	Black Walnut	Juglans nigra	38	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1173	Black Walnut	Juglans nigra	16	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1174	Siberian Elm	Ulmus pumila	39	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1175	Siberian Elm	Ulmus pumila	40	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1176	Siberian Elm	Ulmus pumila	42	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1263	Siberian Elm	Ulmus pumila	55	Average	Average	Some dead wood	Tree to be Removed as per development limit	-	1
1264	Little Leaf Linden	Tilia cordata	22	Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1265	Manitoba maple	Ailanthus altissima	20 x 22 x 21 x 22	Average	Average/Poor	Leaning heave	Tree to be Removed as per development limit	-	1
1180	Norway Maple	Acer platanoides	15	Average	Average		Tree to be Removed as per development limit	-	1
1181	Norway Maple	Acer platanoides	12	Average	Average		Tree to be Removed as per development limit	-	1
1266	Norway Maple	Acer platanoides	12	Average	Average		Tree to be Removed as per development limit	-	1
1183	Manitoba maple	Acer negundo	17	Average	Average		Tree to be Removed as per development limit	-	1
1184	Norway Maple	Acer platanoides	18	Average	Average		Tree to be Removed as per development limit	-	1
1185	Norway Maple	Acer platanoides	14	Average	Average		Tree to be Removed as per development limit	-	1
1186	Norway Maple	Acer platanoides	12	Average	Average		Tree to be Removed as per development limit	-	1
1187	Norway Maple	Acer platanoides	24	Average	Average		Tree to be Removed as per development limit	-	1
1188	Black Walnut	Juglans nigra	23	Dead	Dead		Tree to be Removed as per development limit	-	0
1189	Black Walnut	Juglans nigra	16	Average	Average		Tree to be Removed as per development limit	-	1
1190	Black Walnut	Juglans nigra	13	Average	Average		Tree to be Removed as per development limit	-	1
1267	Black Walnut	Juglans nigra	28	Average	Average		Tree to be Removed as per development limit	-	1
1192	Norway Maple	Acer platanoides	13	Average	Average		Tree to be Removed as per development limit	-	1
1193	Norway Maple	Acer platanoides	12	Average	Average		Tree to be Removed as per development limit	-	1
1194	Norway Maple	Acer platanoides	23	Average	Average		Tree to be Removed as per development limit	-	1
1268	Siberian Elm	Ulmus pumila	62	Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1196	Manitoba maple	Acer negundo	14	Average	Average		Tree to be Removed as per development limit	-	1
1197	Manitoba maple	Acer negundo	13	Average	Average		Tree to be Removed as per development limit	-	1
1269	Siberian Elm	Ulmus pumila	55	Very/Poor	Very/Poor	Co-dominant leaders, dying, back rot, deadwood, mushroom	Tree to be Removed as per development limit	-	0
1270	Black Walnut	Juglans nigra	43	Average	Average		Tree to be Removed as per development limit	-	1
1271	Manitoba maple	Acer platanoides	15	Average	Average		Tree to be Removed as per development limit	-	1
1201	Black Walnut	Juglans nigra	23	Average	Average		Tree to be Removed as per development limit	-	1
1202	Norway Maple	Acer platanoides	14	Average	Average		Tree to be Removed as per development limit	-	1
1272	White Mulberry	Morus alba	25 x 28 x 22	Average	Average		Tree to be Removed as per development limit	-	1
1204	Siberian Elm	Ulmus pumila	31	Average	Average		Tree to be Removed as per development limit	-	1
1205	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1206	Norway Maple	Acer platanoides	14	Average	Average		Tree to be Removed as per development limit	-	1
1273	Siberian Elm	Ulmus pumila	26	Poor	Poor	Crown dying back heavy	Tree to be Removed as per development limit	-	0
1208	Siberian Elm	Ulmus pumila	21	Very/Poor	Poor		Tree to be Removed as per development limit	-	0
1209	Siberian Elm	Ulmus pumila	26	Average	Average	Deadwood	Tree to be Removed as per development limit	-	1
1210	Siberian Elm	Ulmus pumila	14	Average	Average	Deadwood	Tree to be Removed as per development limit	-	1
1211	Siberian Elm	Ulmus pumila	19	Average	Average		Tree to be Removed as per development limit	-	1
1212	Black Cherry	Purnus serotina	21	Average	Average		Tree to be Removed as per development limit	-	1
1213	Manitoba maple	Acer negundo	19	Average	Average	Trunk wound	Tree to be Removed as per development limit	-	1
1214	Black Cherry	Purnus serotina	23	Average	Average		Tree to be Removed as per development limit	-	1
1215	Sweet Cherry	Prunus avium	25	Dead	Dead		Tree to be Removed as per development limit	-	0
1216	Siberian Elm	Ulmus pumila	14	Average	Average		Tree to be Removed as per development limit	-	1
1217	Manitoba maple	Acer negundo	22	Average	Average		Tree to be Removed as per development limit	-	1
1218	Siberian Elm	Ulmus pumila	14	Average	Average	Leaning heave	Tree to be Removed as per development limit	-	1
1219	Siberian Elm	Ulmus pumila	16	Poor	Poor	Crown dying back heavy	Tree to be Removed as per development limit	-	0
1220	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1221	White Mulberry	Morus alba	14	Average	Average		Tree to be Removed as per development limit	-	1
1222	Siberian Elm	Ulmus pumila	35	Average	Average		Tree to be Removed as per development limit	-	1
1274	Siberian Elm	Ulmus pumila	22	Average	Average		Tree to be Removed as per development limit	-	1
1224	Siberian Elm	Ulmus pumila	19	Average	Average		Tree to be Removed as per development limit	-	1
1225	White Mulberry	Morus alba	27	Average/Poor	Average/Poor	Deadwood	Tree to be Removed as per development limit	-	1
1226	White Mulberry	Morus alba	54 x 20	Poor	Poor	Deadwood	Tree to be Removed as per development limit	-	1
1227	Siberian Elm	Ulmus pumila	13	Average	Average		Tree to be Removed as per development limit	-	1
1228	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1229	Siberian Elm	Ulmus pumila	19	Average	Average		Tree to be Removed as per development limit	-	1
1230	Siberian Elm	Ulmus pumila	19	Average	Average		Tree to be Removed as per development limit	-	1
1231	Norway Maple	Acer platanoides	16	Average	Average		Tree to be Removed as per development limit	-	1
1232	Norway Maple	Acer platanoides	22	Average	Average		Tree to be Removed as per development limit	-	1
1233	Manitoba maple	Acer negundo	26	Average	Average		Tree to be Removed as per development limit	-	1
1234	White Mulberry	Morus alba	25	Average	Average		Tree to be Removed as per development limit	-	1
1235	White Mulberry	Morus alba	40	Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1236	White Mulberry	Morus alba	46	Average	Average		Tree to be Removed as per development limit	-	1
1237	Siberian Elm	Ulmus pumila	36 x 47 x 18	Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1238	Apple	Genus Malus	29 x 29	Poor	Poor	Cavity at base, heavy deadwood	Tree to be Removed as per development limit	-	1
1239	Black Walnut	Juglans nigra	61	Average	Average		Tree to be Removed as per development limit	-	1
1240	Eastern White Cedar	Thuja occidentalis	18	Average	Average		Tree to be Removed as per development limit	-	1
1241	Eastern White Cedar	Thuja occidentalis	23 x 20	Average	Average		Tree to be Removed as per development limit	-	1
1242	White Mulberry	Morus alba	16	Average	Average		Tree to be Removed as per development limit	-	1
1243	Eastern White Cedar	Thuja occidentalis	25	Average	Average		Tree to be Removed as per development limit	-	1
1244	Eastern White Cedar	Thuja occidentalis	15	Average	Average		Tree to be Removed as per development limit	-	1
1245	Siberian Elm	Ulmus pumila	18	Average	Average		Tree to be Removed as per development limit	-	1
1246	Eastern White Cedar	Thuja occidentalis	32	Average	Average	Co-dominant leaders	Tree to be Removed as per development limit	-	1
1247	Eastern White Cedar	Thuja occidentalis	13	Average	Average		Tree to be Removed as per development limit	-	1
1248	Eastern White Cedar	Thuja occidentalis	21	Average	Average		Tree to be Removed as per development limit	-	1
1249	Eastern White Cedar	Thuja occidentalis	20	Average	Average		Tree to be Removed as per development limit	-	1
1250	Eastern White Cedar	Thuja occidentalis	22 x 16 x 17	Average	Average		Tree to be Removed as per development limit	-	1
1251	Siberian Elm	Ulmus pumila	22	Average	Average		Tree to be Removed as per development limit	-	1
1252	Little Leaf Linden	Tilia cordata	27	Average	Average		Tree to be Removed as per development limit	-	1
1253	Little Leaf Linden	Tilia cordata	25	Average	Average		Tree to be Removed as per development limit	-	1
1254	Little Leaf Linden	Tilia cordata	19	Average	Average		Tree to be Removed as per development limit	-	1
1255	Norway Maple	Acer platanoides	23	Poor	Poor	deadwood, top die back	Tree to be Removed as per development limit	-	1
1256	Black Walnut	Juglans nigra	45	Average	Average		Tree to be Preserved	3	0
1257	Black Walnut	Juglans nigra	45	Average	Average		Tree to be Preserved	3	0
1258	Sugar Maple	Acer saccharum	24	Poor	Poor	Dying	Tree to be Preserved	2.4	0
							Total Replacement Trees Required		140

*HIGHLIGHTED TREES ARE TO BE PROTECTED; REFER TO TPZ & PROTECTION FENCING LOCATIONS



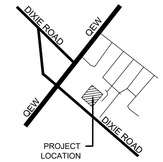
NOTES:
1. Hoarding details to be determined following initial site inspection.
2. Private tree hoarding to be approved by Development & Design ; City tree hoarding to be approved by Community Services Dept.
3. Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction. **Inspection must be conducted by the Development and Design Division prior to removing any/all private hoarding.**
4. Do not allow water to collect and pond behind or within hoarding.
5. **T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.**
6. **Plywood** must be utilized for `solid` hoarding. OSB/Chipboard will not be accepted for solid hoarding. Plywood sheets must be installed on "construction" side of frame.
7. Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.

TREE PRESERVATION HOARDING
SCALE: N.T.S DATE: June 2017
MISSISSAUGA

NOTE: NO GRADE CHANGES PERMITTED WITHIN THE TREE TPZ's

TOTAL EXISTING TREE REMOVALS = 145
TOTAL REPLACEMENT TREES REQUIRED = 140

TOTAL REPLACEMENT TREES PROPOSED = 50



KEY MAP
N.T.S

LEGEND:

1 / D-0 — DETAIL # / SHEET #

PROPERTY LINE
EXISTING TREES TO REMAIN
EXISTING TREES TO BE REMOVED
000 — TREE TAG
TREE PRESERVATION FENCE
1.8m ht. WOOD PRIVACY FENCE
WOOD ACOUSTIC FENCE; HEIGHT VARIES, REFER TO PLAN
UNIT PAVING
CONCRETE PAVING

no.	revision	date	by
R2	ISSUE FOR 1ST SPA SUBMISSION	MAR. 03, 2021	LG
R1	ISSUE FOR COORDINATION	MAY. 14, 2019	AG
R0	ISSUE FOR COORDINATION	FEB. 25, 2019	AG

reviewed by JS | drawn by AG

date JANUARY 2019

scale 1:250

drawing title
TREE INVENTORY, PRESERVATION & REMOVALS PLAN

drawing number
TP-1

client
ELM DEVELOPMENT

project title
1583 CORMACK CRESCENT

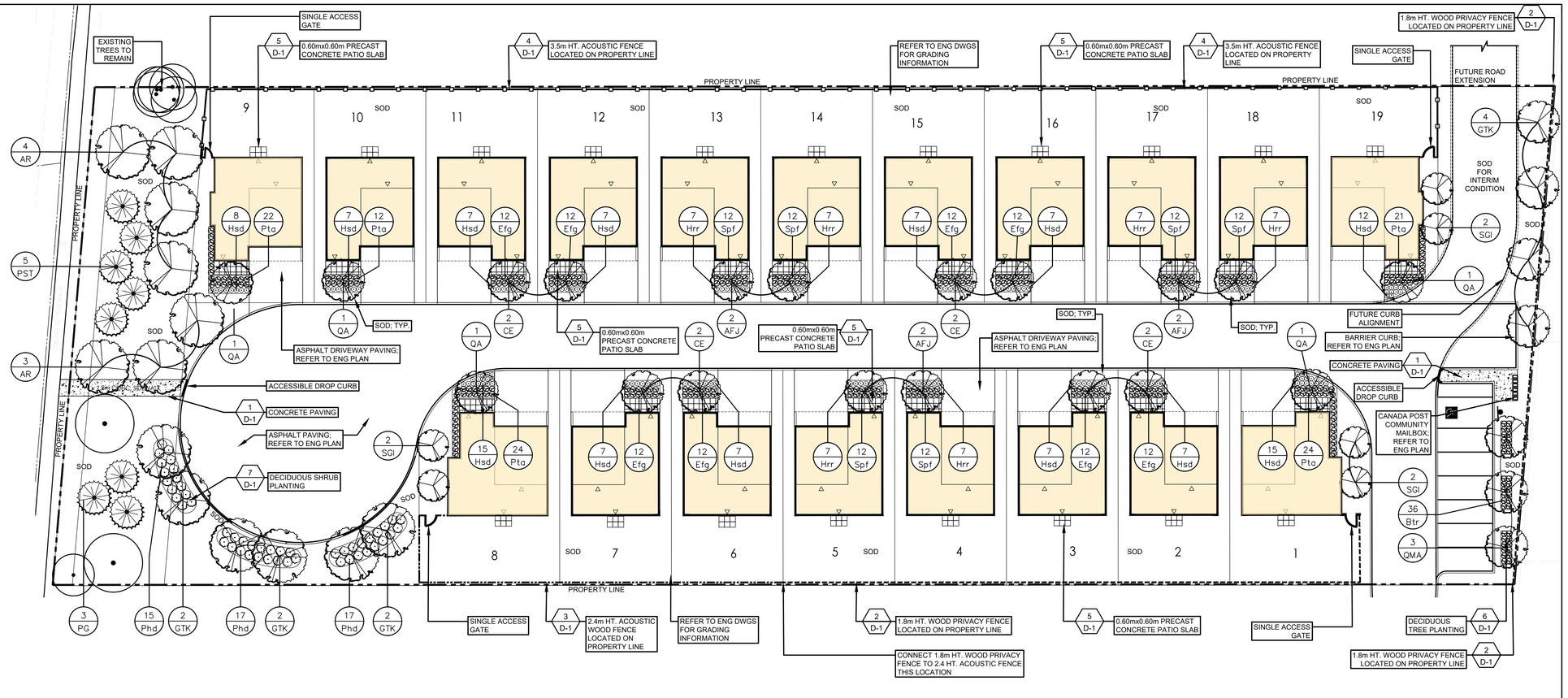
project number
2018-122

CITY FILE NO. OZ 19/014 W1 & T 19005

landscape planning
LANDSCAPE ARCHITECTS
Suite 207, 95 Mural Street, Richmond Hill, Ontario L4B 3G2,
Tel. 905.669.6838, www.landscapeplan.ca

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR, UPON ACCEPTANCE OF THE CONTRACT, ASSUMES COMPLETE RESPONSIBILITY AND LIABILITY FOR THE JOB SITE DURING THE COURSE OF CONSTRUCTION, AND WILL ENSURE PUBLIC SAFETY AND CLEANLINESS OF MUNICIPAL ROADS NEAR THE SITE.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR FAILURE TO DO SO.
3. THE CONSULTANT IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY OR ENGINEERING DRAWINGS. REFER TO APPROPRIATE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
4. ALL CONSTRUCTION TO BE CARRIED OUT IN ACCORDANCE WITH THE MOST CURRENT PROVINCIAL AND MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
6. SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY STATE FOR THE DURATION OF CONSTRUCTION; ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
7. CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN ROADS DAILY TO THE SATISFACTION OF THE CONSULTANT / OWNER.
8. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO CONTROL DUST ON THIS PROJECT SITE ON A DAILY BASIS AND TO THE SATISFACTION OF THE CONSULTANT.
9. REFUELING, LUBRICATION AND/OR MAINTENANCE OF CONSTRUCTION VEHICLES IS NOT PERMITTED ON SITE UNLESS APPROVED BY THE OWNER IN WRITING.
10. THE CONTRACTOR SHALL ESTABLISH ALL PROPERTY BOUNDARIES AND CORNER STAKES, AND SHALL BE RESPONSIBLE FOR ALL COSTS OF RE-ESTABLISHING THEM SHOULD THEY BE DISTURBED.
11. THE CONTRACTOR SHALL BE REQUIRED TO HAVE A FLAGMAN DIRECTING ALL DELIVERIES OF MACHINERY OR MATERIALS TO THE SITE.
12. STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT SHALL NOT BE PERMITTED WITHIN THE MUNICIPAL ROAD ALLOWANCE OR ON PRIVATE PROPERTY.
13. AREAS FOR THE STORAGE OF MATERIALS AND EQUIPMENT SHALL BE APPROVED BY INSPECTOR. MATERIAL AND EQUIPMENT STORAGE SHALL NOT BE PERMITTED WITHIN 15m OF RESIDENTIAL LOTS.
14. THE CONTRACTOR SHALL NOTIFY CONSULTANT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE INSPECTION SCHEDULES.
15. ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE FOR REFERENCE PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UTILITY STAKEOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL GIVE UTILITIES ADVANCE NOTICE PRIOR TO DIGGING AND SHALL ASSUME ALL LIABILITIES OF DAMAGE DURING CONSTRUCTION.
16. THE CONDITION OF CURBS, SIDEWALKS, STREET TREES AND UTILITIES LOCATED WITHIN THE MUNICIPAL R.O.W. SHALL BE REVIEWED AND DOCUMENTED BETWEEN ALL PARTIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR WILL RECTIFY ANY DAMAGES, AT THEIR OWN COST, TO THE SATISFACTION OF THE OWNER / MUNICIPALITY.
17. ALL EXISTING VEGETATION AND UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION. REFER TO DETAILS FOR APPROVED FENCING TYPES. ANY DAMAGES NOTED TO BE RECTIFIED AT THE COST OF THE CONTRACTOR.
18. NO MACHINE ACCESS OR GRADE CHANGES ARE PERMITTED WITHIN THE DRIP LINE OF EXISTING TREES. ANY ROOTS OR BRANCHES WHICH EXTEND BEYOND THE TREE PROTECTION HOARDING INDICATED ON THIS PLAN WHICH REQUIRE PRUNING, MUST BE DONE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS. ANY EXCAVATIONS WITHIN THE DRIP LINE MUST BE HAND DUG. THE CONTRACTOR TO REMOVE AND DISPOSE HOARDING FENCING UPON CONSTRUCTION COMPLETION.
19. ALL TEMPORARY PROTECTIVE FENCING INCLUDING TREE PROTECTIVE FENCING SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE INSPECTOR FOR THE DURATION OF CONSTRUCTION AND REMOVED FOLLOWING SUBSTANTIAL COMPLETION UPON APPROVAL BY CONSULTANT; FENCING LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
20. THE CONTRACTOR IS EXPECTED TO PROVIDE MODULAR HOARDING FENCE AROUND ALL AREAS OF ACTIVE CONSTRUCTION. THE CONTRACTOR MAY REMOVE MODULAR FENCING ONLY UPON WRITTEN APPROVAL OF THE CONSULTANT THAT ACTIVE CONSTRUCTION AREA HAS BEEN SUBSTANTIALLY COMPLETED AND SAFE FOR PUBLIC USE.
21. NO HOARDING FENCING COMPONENT, INCLUDING BRACES AND FOOT SUPPORTS, SHALL ENCUMBER THE PUBLIC SIDEWALK AT ANY TIME.
22. CONTRACTOR SHALL ENSURE THAT EXISTING RESIDENTIAL / SCHOOL FENCING IS PROTECTED AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR AT HIS COST ANY DAMAGE ARISING DURING THE PARK CONSTRUCTION.
23. ANY ACCESS FROM THE REAR YARDS OF RESIDENTIAL LOTS SHALL BE RESTRICTED BY INSTALLING WIRE ON GATES.
24. CONTRACTOR SHALL SUPPLY AND INSTALL FILTER FABRIC PROTECTION ON ALL EXISTING CATCH BASINS AND UTILITIES THAT ARE TO REMAIN AND THAT MAY BE AFFECTED BY THE CONSTRUCTION.
25. REMOVE AND DISPOSE OF ALL ITEMS NECESSARY TO PERMIT NEW CONSTRUCTION.
26. REMOVE ALL SOD AND SOIL AS MAY REQUIRED TO PERMIT NEW CONSTRUCTION.
27. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE CONSULTANT'S PERMISSION. DRAWINGS ARE NOT TO BE SCALED.



GENERAL PLANTING AND BED PREPARATION NOTES:

PLANT PERFORMANCE:

1. All plant material shall be nursery stock conforming to the latest edition of the Canadian Standards for Nursery Stock as published by the Canadian Nursery Landscape Association.
2. All plants shall be healthy, vigourous plants, free from defects, decay, disfiguring roots, sun-scald injuries, bark abrasions, plant diseases and pests and all forms of infestations or objectionable disfigurements.
3. All plants shall be true to name, size, condition and quantity as per plan and plant list specifications.
4. All plant material shall be unwrapped prior to inspection. The Landscape Architect reserves the right to inspect all plant material and reject all material that does not meet the standards listed herein.
5. Substitutions will not be accepted without prior written request by the consulting Landscape Architect . Additional plant quantities will be required to compensate for approved reduction in size due to unavailability of materials, to the satisfaction of the Landscape Architect.
6. All trees shall be open-grown for wind-firmness. Trees shall not be leaning or have significant sweep, crook or bend. Deciduous trees shall have approximately two-thirds of their total height in living branches. All trees shall have good crown shape and colour (evergreens) characteristic of their species. Trees shall have a single dominant leader with no side branches taller / longer than the main leader.
7. If required, trees shall be properly target pruned (never flush cut, trimmed, rounded-over, hedged, tipped or topped) and dead / damaged branches shall be removed. Branches that cross-over each other or rub against each other, co-dominant leaders, and branches growing upward inside the crown shall be properly pruned. Trees shall not be treated at any time with wound paint.
8. All trees shall have root ball sizes that meet or exceed nursery standards. Root balls shall be firm and structurally integral with the trunk.
9. Shrubs and ground covers shall have full, well branched crowns typical of species or variety. Root systems shall be ample, well-balanced and fibrous, capable of sustaining vigorous growth. Plants that are weak or thin, undersized, or have been cut back from larger grades to meet specifications shall be rejected.
10. All sod shall be Turfgrass Nursery Sod conforming to the latest specifications of the Ontario Sod Association and the the Nursery Sod Growers Association.

TOPSOIL REQUIREMENTS:

1. Topsoil shall be a fertile, natural loam, capable of sustaining healthy growth; containing a minimum of 4% organic matter for clay loams and 2% organic matter for sandy loam, to a maximum of 25% by volume. Topsoil shall be loose and friable, free of subsoil, clay lumps, stones, roots or any other deleterious material greater than 50mm diameter. Topsoil shall be free of all litter and toxic materials that may be harmful to plant growth. Topsoil containing sod clumps, crabgrass, couchgrass or other noxious weeds is not acceptable. Topsoil shall not be delivered or placed in a frozen or excessively wet condition. Topsoil acidity / alkalinity shall be in the range of 6.0pH to 7.5pH.
2. Topsoil depth requirements are as follows:
   - Shrub Planting Beds: 500mm min. continuous depth
   - Tree Planting Beds: 600mm min. continuous depth
   - Sodded Areas: 150mm min. continuous depth

SERVICES, STAKEOUTS & PLANTING ADJUSTMENTS

1. Contractors shall obtain stakeouts from all Utilities prior to landscape installations.

PLANT LIST

DECIDUOUS TREES

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
7	AR	Acer rubrum	Red Maple	60mm	-	W.B.	-	-
6	AFJ	Acer x freemanii "Jeffersred"	Autumn Blaze Maple	60mm	-	W.B.	-	-
8	CE	Celtis occidentalis	Common Hackberry	60mm	-	W.B.	-	-
10	GTK	Gleditsia triacanthos inermis "Skyline"	Skyline Honey-locust	60mm	-	W.B.	-	-
5	QA	Quercus alba	White Oak	60mm	-	W.B.	-	-
3	QMA	Quercus macrocarpa	Burr Oak	60mm	-	W.B.	-	-
6	SGI	Syringa reticula "Ivory Silk"	Ivory Silk Tree Lilac	60mm	-	W.B.	-	-

DECIDUOUS SHRUBS

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
36	Btr	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	-	50CM	POTTED	-	-
49	Phd	Physocarpus opulifolius "Dart's Gold"	Dart's Gold Ninebark	-	50CM	POTTED	-	-
103	Ptp	Potentilla fruticosa "Pink Beauty"	Pink Beauty Potentilla	-	50CM	POTTED	-	-
72	Spf	Spiraea japonica "Goldflame"	Goldflame Spirea	-	50CM	POTTED	-	-

CONIFEROUS TREES

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
3	PG	Picea glauca	White Spruce	-	250CM	W.B.	-	-
5	PST	Pinus strobus	White Pine	-	250CM	W.B.	-	-

CONIFEROUS SHRUBS

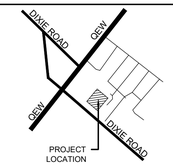
Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
96	Efg	Euonymus fortunei "Emerald 'N Gold"	Emerald 'N Gold Euonymus	-	50CM	POTTED	-	-

PERENNIALS

Count	Key	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	SPREAD	NOTE
42	Hrr	Hemerocallis "Rosy Returns"	Rosy Returns Daylily	-	-	POTTED	-	-
113	Hsd	Hemerocallis 'Stella D'oro'	Stella d'Oro Daylily	-	-	POTTED	-	-

TOTAL EXISTING TREE REMOVALS = 145
TOTAL REPLACEMENT TREES REQUIRED = 140

TOTAL REPLACEMENT TREES PROPOSED = 50



KEY MAP
N.T.S

LEGEND:

1 D-0 DETAIL # SHEET #
1 GTK QUANTITY SPECIES

PROPERTY LINE
1.8m ht. WOOD PRIVACY FENCE
2.4m HIGH WOOD ACOUSTIC FENCE
3.5m HIGH WOOD ACOUSTIC FENCE
SLAB PAVERS
CONCRETE PAVING
600mmx600mm PRECAST CONCRETE PATIO SLAB
FIRE HYDRANT
SANI MH
STM MH
PROPOSED DECIDUOUS TREES
EXISTING TREE TO REMAIN
PROPOSED SHRUBS

no.	revision	date	by
R2	ISSUE FOR 1ST SPA SUBMISSION	MAR. 03, 2021	LG
R1	ISSUE FOR COORDINATION	MAY. 14, 2019	AG
R0	ISSUE FOR COORDINATION	FEB. 25, 2019	AG

reviewed by JS
drawn by AG

date JANUARY 2019

scale

drawing title
LANDSCAPE PLAN

drawing number
L-1

client
ELM DEVELOPMENT

project title
1583 CORMACK CRESCENT

project number
2018-122

CITY FILE NO. OZ 19/014 W1 & T 19005

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
JOHN G. SWAIN
OALA
MAR. 03, 2021
MEMBER

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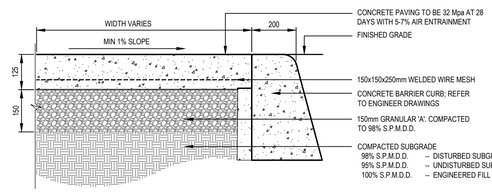
Suite 207, 95 Mural Street, Richmond Hill, Ontario L4B 3G2,
Tel. 905.669.6838, www.landscapeplan.ca

user: lgibbons file: L:\LPL_Projects\2018\2018-122 - Elm Developments - Cormack\1.0 Site Plan Phase\CAD\2018-122_210202_R03_SPA\2018-122_210202_R03.dwg plot: Mar 04, 2021 - 2:23pm



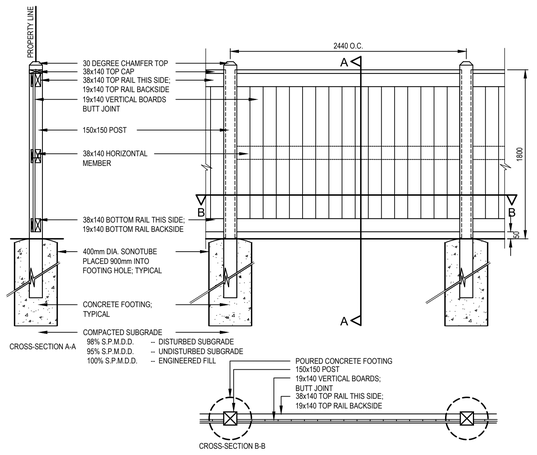
NOTES:

1. AS REQUIRED. CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY IF UNSUITABLE OR UNSTABLE SUBGRADE IS ENCOUNTERED, SUCH AS EXCESSIVE TOPSOIL, SOFT SPOTS, &/OR ORGANIC MATTER. METHODS &/OR MATERIAL MUST BE APPROVED BY THE OWNER PRIOR TO COMMENCING WITH WORK. SUBGRADE TO BE CONSOLIDATED & TESTED TO 98% S.P.M.D.D. MIN.; ENGINEERED FILL TO BE CONSOLIDATED & TESTED TO 100% S.P.M.D.D.
2. CONTINUOUS BROOM FINISH ACROSS PATH OR AS OTHERWISE STATED ON PLANS
3. CONTRACTOR TO PROVIDE SAMPLES (TEST POURS) IN ACCORDANCE WITH SPECIFICATION.
4. GRANULAR EDGE TO EXTEND MIN. 150mm BEYOND CONCRETE.
5. CONCRETE EDGE TO BE FORMED UNIFORMLY, SMOOTH WITH CLEAN EDGES, WIOTHOUT LATERAL DEVIATIONS
6. SOD TO MEET & MATCH EXISTING GRADES, WITH SMOOTH TRANSITIONS AT A MAXIMUM SLOPE OF 4:1.
7. ALL SEEDED &/OR SODDED AREAS SHALL BE 25mm BELOW THE FINISH ELEVATION OF CONCRETE.
8. GRADE WALKWAY WITH A MIN 1% CROSS-SLOPE OR AS DIRECTED ON SITE: **PONDING WATER ON CONCRETE WALKWAYS WILL NOT BE ACCEPTED.**
9. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
10. REFER TO LANDSCAPE PLAN

1 / D-1

CONCRETE PAVING

N.T.S.



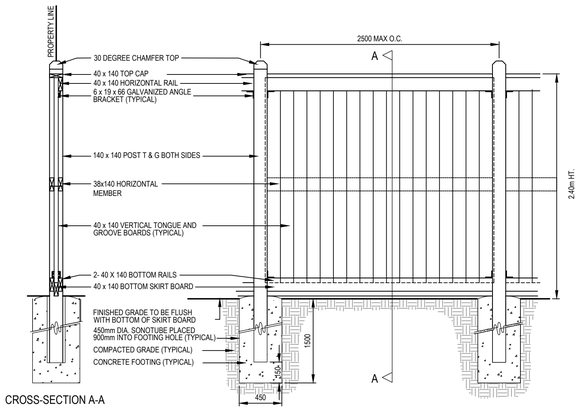
NOTES:

1. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO BUILDING CODE AND LOCAL BY-LAWS.
2. FENCES CONSTRUCTED ON BERMS:
   2.1. EXTEND FOOTINGS 300mm INTO UNDISTURBED SUB-GRADE.
   2.2. COMPACT BERMS TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY.
   2.3. CONSTRUCT BERMS WITH A 1000mm FLAT TOP AND SIDE SLOPES NO STEEPER THAN 3:1
   2.4. ERECT FENCE ALONG CENTRE-LINE OF BERM.
3. ALL WOOD TO BE WESTERN RED CEDAR, SELECTED MAINLY FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANE AND BARK POCKETS. ALL TORN GRAIN SHALL BE ELIMINATED BY SANDING AND PLANING. MEMBERS EXHIBITING MODERATE TO HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE INSTALLATION. PANEL MEMBERS SHALL BE SELECT KNOTTY (NLGA 204A). POSTS SHALL BE SELECT STRUCTURAL POST AND TIMBER (NLGA 131A). RETENTION OF 20 KG/SQ. M. SURFACE DENSITY.
4. ALL WOOD TO BEAR GRADING STAMP OF C.L.S. CERTIFIED AGENCY.
5. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% AT TIME OF CONSTRUCTION.
6. STAIN ALL EXPOSED FENCE MATERIAL WITH TWO COATS OF STAIN TO BE DETERMINED BY CONSULTANT.
7. NAILS SHALL BE GALVANIZED ARDOX CONFORMING TO CSA STANDARD BILL.
8. LAG SCREWS AND BOLTS SHALL BE GALVANIZED AND SHALL CONFORM TO ASTM A307
9. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD G164
10. COUNTER-SINK ALL LAG SCREWS AND BOLTS AND DRIVE ALL NAIL HEADS BELOW SURFACE OF WOOD. USE SUFFICIENT SIZE AND QUANTITY OF NAILS TO ENSURE A STABLE, SECURE STRUCTURE.
11. STEP FENCE PANELS MAXIMUM OF 150mm AT POSTS AS REQUIRED BY GRADE CONDITIONS.
12. ALL LUMBER SIZES ARE ACTUAL SIZES RATHER THAN NOMINAL SIZES.
13. CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 25MPa @ 28 DAYS WITH 5-7% AIR ENTRAINMENT.
14. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
15. REFER TO LANDSCAPE PLAN FOR FENCE LOCATION.

2 / D-1

1.80m HT. WOOD PRIVACY FENCE

N.T.S.



CROSS-SECTION A-A

NOTES

1. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO BUILDING CODE AND LOCAL BY-LAWS.
2. DESIGN WIND SPEED 80 KM/HR, GUSTS TO 100KM/HR.
3. MINIMUM SURFACE DENSITY OF FENCE SHALL BE 20 KG/S.M.
4. FENCES GREATER THAN THE MAXIMUM HEIGHT SHOWN REQUIRE REVIEW BY STRUCTURAL ENGINEER.
5. FOOTING DESIGN TO BE APPROVED AND REVIEWED BY STRUCTURAL ENGINEER.
6. FENCES CONSTRUCTED ON BERMS:
   6.1. EXTEND FOOTINGS 300mm INTO UNDISTURBED SUB-GRADE.
   6.2. COMPACT BERMS TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY.
   6.3. CONSTRUCT BERMS WITH A 1000mm FLAT TOP AND SIDE SLOPES NO STEEPER THAN 3:1
   6.4. ERECT FENCE ALONG CENTRE-LINE OF BERM.
7. ALL WOOD TO BE WESTERN RED CEDAR, SELECTED MAINLY FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANE AND BARK POCKETS. ALL TORN GRAIN SHALL BE ELIMINATED BY SANDING AND PLANING. MEMBERS EXIBITING MODERATE TO HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE INSTALLATION. PANEL MEMBERS SHALL BE SELECT KNOTTY (NLGA 204A). POSTS SHALL BE SELECT STRUCTURAL POST AND TIMBER (NLGA 131A). RETENTION OF 20 KG/SQ. M. SURFACE DENSITY.
8. ALL WOOD TO BEAR GRADING STAMP OF C.L.S. CERTIFIED AGENCY.
9. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% AT TIME OF CONSTRUCTION.
10. TREAT BOTTOM SKIRT BOARD WITH C.C.A.. PRESERVATIVE TO A RETENTION OF 4.0 KG/C.M.
11. STAIN ALL EXPOSED FENCE MATERIAL WITH TWO COATS OF STAIN TO BE DETERMINED BY LANDSCAPE ARCHITECT.
12. NAILS SHALL BE GALVANIZED ARDOX CONFORMING TO CSA STANDARD BILL.
13. LAG SCREWS AND BOLTS SHALL BE GALVANIZED AND SHALL CONFORM TO ASTM A307.
14. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD G164.
15. COUNTER-SINK ALL LAG SCREWS AND BOLTS AND DRIVE ALL NAIL HEADS BELOW SURFACE OF WOOD. USE SUFFICIENT SIZE AND QUANTITY OF NAILS TO ENSURE A STABLE, SECURE STRUCTURE.
16. MAINTAIN FINISHED GRADE FLUSH WITH BOTTOM FENCE MEMBER. DO NOT DRAIN OUT BELOW FENCE.
17. STEP FENCE PANELS MAXIMUM OF 150mm AT POSTS AS REQUIRED BY GRADE CONDITIONS.
18. ALL LUMBER SIZES ARE ACTUAL SIZES RATHER THAN NOMINAL SIZES.
19. SECTION OF POST IMBEDDED IN CONCRETE FOOTING TO BE DIPPED IN CREOSOTE.
20. CONCRETE TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 25MPa @ 28 DAYS WITH 5-7% AIR ENTRAINMENT. ACCOUSTIC FENCE DETAIL SHALL BE IN ACCORDANCE WITH CITY STANDARD

3 / D-1

2.4m HT. ACOUSTIC WOOD FENCE

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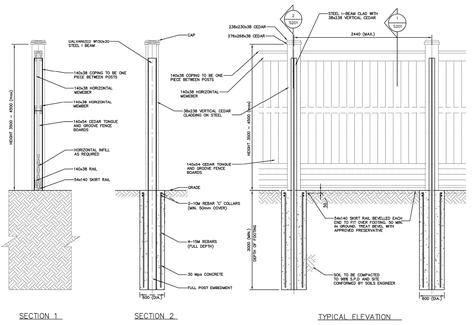

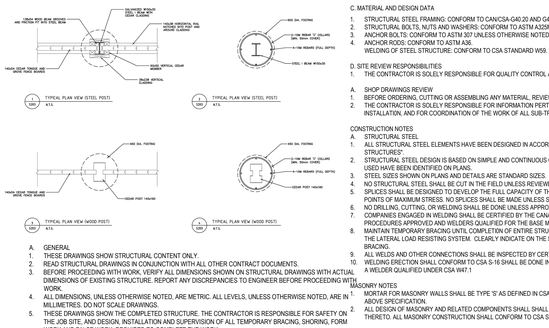

A. GENERAL
1. THESE DRAWINGS SHOW STRUCTURAL CONTENT ONLY.
2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
3. BEFORE PROCEEDING WITH WORK, VERIFY ALL DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS WITH ACTUAL DIMENSIONS OF EXISTING STRUCTURE. REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH WORK.
4. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE METRIC. ALL LEVELS, UNLESS OTHERWISE NOTED, ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS.
5. THESE DRAWINGS SHOW THE COMPLETED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON THE JOB SITE, AND DESIGN, INSTALLATION AND SUPERVISION OF ALL TEMPORARY BRACING, SHORING, FORM WORK AND FALSE WORK, REQUIRED TO COMPLETE THE WORK.
6. THE USE OF THESE DRAWINGS SHALL BE STRICTLY LIMITED TO THE INSTRUCTIONS IN THE REVISION BLOCK. BUILDING FROM THESE DRAWINGS SHALL PROCEED ONLY WHEN "ISSUED FOR CONSTRUCTION".
7. ANY DAMAGE TO EXISTING BUILDING OR TO NEIGHBORING PROPERTIES IS NOT PERMITTED. CONTRACTOR IS RESPONSIBLE TO MAKE GOOD AL UNAVOIDABLE DAMAGE.
8. SHORE ALREADY EXISTING WORK AS REQUIRED UNTIL ALL NEW WORK HAS BEEN COMPLETED AND REVIEWED BY THE CONSULTANT.
9. CONFORM WITH ALL APPLICABLE CODES AND BY LAWS CONCERNING SAFETY, NOISE AND VIBRATIONS.

B. CODES AND STANDARDS
1. PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, 2012.
2. COMPLY WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS (LATEST EDITION).
   CSA STANDARD CAN/CSA-S16.1 "LIMIT STATES DESIGN OF STEEL STRUCTURES".

C. MATERIAL AND DESIGN DATA
1. STRUCTURAL STEEL FRAMING: CONFORM TO CAN/CSA-G40.20 AND G40.21, GRADE 350W. ANGLES, CHANNELS AND PLATE SHALL BE GRADE 300W.
2. STRUCTURAL BOLTS, NUTS AND WASHERS: CONFORM TO ASTM A325M.
3. ANCHOR BOLTS: CONFORM TO ASTM 307 UNLESS OTHERWISE NOTED OR SHOWN.
4. ANCHOR RODS: CONFORM TO ASTM A36.
   WELDING OF STEEL STRUCTURE: CONFORM TO CSA STANDARD W59. WELDING SHALL BE PERFORMED BY A COMPANY CERTIFIED UNDER CM W47.1.

D. SITE REVIEW RESPONSIBILITIES
1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT.

A. SHOP DRAWINGS REVIEW
1. BEFORE ORDERING, CUTTING OR ASSEMBLING ANY MATERIAL, REVIEW PREPARED SHOP DRAWINGS AS PROVIDED BY THE ENGINEER.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INFORMATION PERTAINING TO THE FABRICATION PROCESS, TECHNIQUES OF CONSTRUCTION AND INSTALLATION, AND FOR COORDINATION OF THE WORK OF ALL SUB-TRADES.

CONSTRUCTION NOTES
A. STRUCTURAL STEEL
1. ALL STRUCTURAL STEEL ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CAN/CSA-S16.01 - "LIMIT STATES DESIGN OF STEEL STRUCTURES".
2. STRUCTURAL STEEL DESIGN IS BASED ON SIMPLE AND CONTINUOUS CONSTRUCTION. AREAS WHERE CONTINUOUS CONSTRUCTION HAS BEEN USED HAVE BEEN IDENTIFIED ON PLANS.
3. STEEL SIZES SHOWN ON PLANS AND DETAILS ARE STANDARD SIZES.
4. NO STRUCTURAL STEEL SHALL BE CUT IN THE FIELD UNLESS REVIEWED AND APPROVED BY THE ENGINEER.
5. SPLICES SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE MEMBER AT THE POINT OF THE SPLICE. MEMBERS SHALL NOT BE SPLICED AT POINTS OF MAXIMUM STRESS. NO SPLICES SHALL BE MADE UNLESS SHOWN ON DRAWINGS OR REVIEWED AND APPROVED BY THE ENGINEER.
6. NO DRILLING, CUTTING, OR WELDING SHALL BE DONE UNLESS APPROVED BY THE ENGINEER.
7. COMPANIES ENGAGED IN WELDING SHALL BE CERTIFIED BY THE CANADIAN WELDING BUREAU TO CSA W47.1 COMPANIES SHALL HAVE WELDING PROCEDURES APPROVED AND WELDERS QUALIFIED FOR THE BASE MATERIAL TYPES AND THICKNESSES THAT ARE TO BE WELDED.
8. MAINTAIN TEMPORARY BRACING UNTIL COMPLETION OF ENTIRE STRUCTURE INCLUDING ROOF DECKS AND OTHER ELEMENTS WHICH ARE PART OF THE LATERAL LOAD RESISTING SYSTEM. CLEARLY INDICATE ON THE SUBMITTED SHOP DRAWINGS, LOCATIONS AND DESIGN FORCES OF TEMPORARY BRACING.
9. ALL WELDS AND OTHER CONNECTIONS SHALL BE INSPECTED BY CERTIFIED WELDING INSPECTOR.
10. WELDING ERECTION SHALL CONFORM TO CSA S-16 SHALL BE DONE IN ACCORDANCE WITH CSA W 59 USING E480xx ELECTRODES AND PERFORMED BY A WELDER QUALIFIED UNDER CSA W47.1

MASONRY NOTES
1. MORTAR FOR MASONRY WALLS SHALL BE TYPE 'S' AS DEFINED IN CSA STANDARD A179-M1976. MORTAR MAY BE PREMIXED CONFORMING TO THE ABOVE SPECIFICATION.
2. ALL DESIGN OF MASONRY AND RELATED COMPONENTS SHALL SHALL CONFORM TO CSA STANDARD CAN3-S304-M78, INCLUDING ALL REVISIONS THERETO. ALL MASONRY CONSTRUCTION SHALL CONFORM TO CSA STANDARD A371-M84, INCLUDING ALL REVISIONS THERETO.

MATERIALS
WOOD - (GENERAL SPECIFICATIONS) ALL WOOD SHALL BE WESTERN RED CEDAR SELECTED FOR GOOD APPEARANCE AND FREE OF WANE AND BARK POCKETS. ALL TORN GRAIN AND SURFACE STAIN SHALL BE ELIMINATED BY SANDING OR PLANING. MEMBERS WITH HEAVY KNOTS AND/OR SAP STAIN SHALL BE WELL DISTRIBUTED THROUGHOUT THE INSTALLATION. THE SKIRT RAIL SHALL BE PRESSURE TREATED.
INFILL - T & G SELECTED (SOUND) TIGHT KNOT NLGA PATTERN 158-(200) MODIFIED 54mm (2.1")
HORIZONTAL MEMBERS SHALL BE 38x140. DRESSED TO PATTERN. THE GRADE TO BE NLGA 204B OR BETTER SELECT TIGHT KNOT GRADE.

POSTS - SHALL BE W150x18 STRUCTURAL STEEL, STRUCTURAL STEEL MATERIALS DESIGN AND FABRICATION SHALL CONFORM TO CAN/CSA STANDARD G40.21-92 GRADE 300W AND CAN/CSA-S16.1, ALL MEMBERS SHALL BE HOT DIPPED GALVANIZED CONFORMING TO CAN/CSA-G164.

STAIN FOR WOOD FENCE

STAIN SHALL CONSIST OF:
-A BASE OF BLENDED RESIN AND OILS IN A WATER SUSPENSION
-SUSPENDED SOLIDS THAT ARE NOT LESS THAN 21% AND NOT GREATER THAN 31% BY VOLUME
-V.O.C.'S (VOLATILE ORGANIC COMPOUNDS WHICH ARE NOT IN EXCESS OF 350 g/L IN ACCORDANCE WITH A.S.T.M. D-2369
-LEVELS OF LIQUID MICROBICIDES AND ANY OTHER POTENTIAL TOXIC SUBSTANCES WHICH ARE ENVIRONMENTALLY SAFE (NOT REQUIRING PROVINCIAL OR FEDERAL REGISTRATION) - NONE OF THE FOLLOWING HAZARDOUS SUBSTANCES:
*FOLPET (N-(TRICHOROMETHYLTHIO) PHTHALIMIDE)
*BIS (TRIBUTYLTIN) OXIDE
*COPPER NAPHTHENATE
*COPPER 8 QUINOLINOLATE
*ZINC NAPHTHENATE -SUFFICIENT OXIDE PIGMENTS TO OBTAIN DESIRED COLOUR TONE AND LEVEL OF OPACITY (COLOUR TO BE APPROVED BY REGION FOR EACH INSTALLATION).

STAIN APPLICATION - APPLY TWO COATS ON CLEAN DRY WOOD USING SPRAY, BRUSH, OR DIPPING METHODS TO ACHIEVE FULL COVERAGE OF ALL EXPOSED SURFACES. APPLY OUTDOORS ONLY IN SUITABLE WEATHER CONDITIONS DURING WHICH THE TEMPERATURE IS BETWEEN 5 C AND 21 C FOR A PERIOD OF 48 HOURS FOLLOWING APPLICATIONS.

FASTENERS - INCLUDING ARDOX NAILS, BOLTS, NUTS AND WASHERS, SHALL BE HOT-DIP GALVANIZED STEEL.

CONCRETE - SHALL CONFORM WITH CSA A23.1 - 30 Mpa AT 28 DAYS MINIMUM. - WATER CEMENT RATIO 0.5max - AIR CONTENT 5 TO 8 %

FOOTING - TOP 600mm TO BE FORMED WITH SONO TUBE

REINFORCING - STEEL SHALL CONFORM TO THE REQUIREMENTS OF CSA G30.16 FOR GRADE 400W.

EXECUTION

SOIL - BENEATH AND WITHIN 2m RADIUS OF ANY FOOTING SHALL BE CERTIFIED 98% SOIL S.P.D. PRIOR TO CONSTRUCTION BY A GEOTECHNICAL ENGINEER.

POSTS - SHALL BE PLUMB WITHIN 5mmIm ABOVE GRADE. 5mm/m ON PLUMB OF POSTS AND LEVEL OF INFILL MEMBERS. GAPS BETWEEN INFILL MEMBERS SHALL NOT EXCEED 6mm (1/ 4").

INFILL- MEMBERS SHALL BE TIGHT FITTED TO ELIMINATE ALL GAPS AND RATTLING

STEP FENCE - ON SLOPES MINIMUM 50mm AND 150mm. MAXIMUM AT EACH POST.

NAILING - ALL NAILS GALV. ARDOX AND 75mm (3") UNLESS NOTED OTHERWISE. ALL NAILS TO BE EVENLY SPACED AND SET NOT LESS THAN 25mm FROM EDGE OF ANY MEMBER.

RAILS - 3 NAILS TO POST AT EACH END, 3 NAILS THROUGH BOTTOM FRONT RAIL TO VERTICAL MEMBERS AND 3 NAILS TO SKIRT BOARD IN STAGGERED PATTERN.

SKIRT - RAIL 2 NAILS TO POST AT EACH END

FACIA BOARD - 2 NAILS, 50mm (2") EACH END TO VERTICAL MEMBERS AND 4 NAILS IN STAGGERED PATTERN ALONG BOARD.
VERTICAL MEMBERS 2 NAILS, 80mm (3 1/2") TOP AND BOTTOM TO RAILS AND 5 NAILS 50mm (2") STAGGERED PATTERN THROUGHOUT.

COPING - 2 NAILS THROUGH EDGES TO POST AT EACH END AND 6 NAILS THROUGH TOP TO VERTICAL MEMBERS. THE FENCE SHALL BE GUARANTEED FOR THE LENGTH OF TIME AS SPECIFIED IN THE CONTRACT DOCUMENTS. WARRANTY

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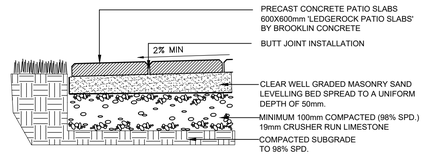
3.5m HT. ACOUSTIC WOOD FENCE

N.T.S.

SLOPE PAVERS IN ACCORDANCE WITH GRADING PLAN



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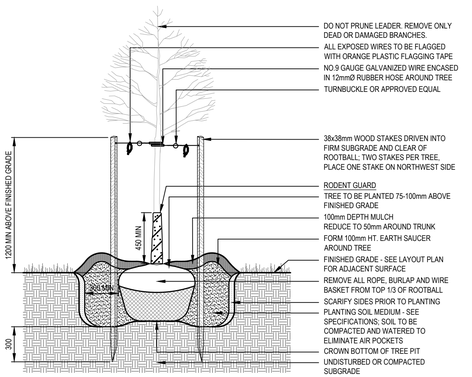
600mmx600mm PRECAST PATIO SLAB

N.T.S.



NOTES:

1. ALL DIMENSIONS SHOWN IN MILLIMETRES
2. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR TREE SPECIES.

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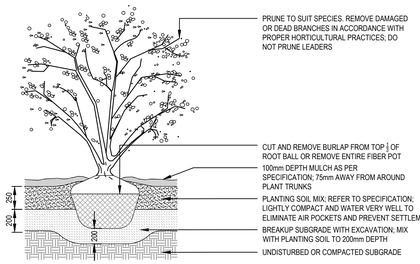
DECIDUOUS TREE PLANTING

N.T.S.



NOTES:

1. SEE SPECIFICATIONS FOR PLANTING SOIL REQUIREMENTS
2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED WITH 100mm WIDE SMOOTH BED EDGE TO RETAIN MULCH
3. REMOVE SHRUB POT AND SCARIFY ROOT BALL BEFORE PLATING
4. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
5. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SHRUB SPECIES.
6. SPACE SHRUBS IN STAGGERED ROWS, UNLESS OTHERWISE SHOWN. REFER TO PLANT LIST FOR SPACING. PLANT SHRUBS SLIGHTLY HIGHER THAN FINISHED GRADE
7. FOR BARE ROOT - SET PLANT AT ORIGINAL DEPTH OR SLIGHTLY HIGHER AND SPREAD OUT ROOTS, GENTLY BACKFILL WITH SOIL MIX IN LAYERS, WORKING SOIL BETWEEN ROOTS. FIRM SOIL, WATER WELL UPON COMPLETION

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SHRUB PLANTING

N.T.S.

no.	revision	date	by
R2	ISSUE FOR 1ST SPA SUBMISSION	MAR. 03, 2021	LG
R1	ISSUE FOR COORDINATION	MAY. 14, 2019	AG
R0	ISSUE FOR COORDINATION	FEB. 25, 2019	AG

reviewed by JS | drawn by AG

date FEBRUARY 2019

scale N.T.S.

drawing title
DETAILS

drawing number
D-1

client
ELM DEVELOPMENT

project title
1583 CORMACK CRESCENT

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2018-122

CITY FILE NO. OZ 19/014 W1 & T 19005

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OALA
MAR. 03, 2021
MEMBER

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