SPECIFICATIONS

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 VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHERS, AND FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE

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 LANDSCAPE STANDARD and CANADIAN NATIONAL MASTER CONSTRUCTION SPECIFICATIONS, A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA,

Tel. (416) 777-2198, Fax. (416) 777-219, Email. info@csc-dcc.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 GOVERN. THE CONTRACTOR SHALL MAKE PLANTS AVAILABLE FOR INSPECTION BY THE LANDSCAPE

ARCHITECT PRIOR TO INSTALLATION MATERIAL NOT CONFORMING TO THE 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 (VIZ., "TRIPLE-MIX") OR A MIXTURE COMPRISED OF: 6 PARTS SANDY LOAM
1 PART FINELY PULVERIZED CANADIAN PEAT MOSS 1 PART WELL-ROTTED FARM MANURE, WITH "AGRIFORM" 20-10-5

TABLETS (OR APPROVED EQUAL) ADDED 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/OR OWNER. ON SLOPES, SHRUB BEDS SHALL BE FASHIONED 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. 10-6-4 FERTILIZER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT A RATE OF 7.32 kg/100m² FOR SODDED AREAS; THE MIXTURE AND RATE OF APPLICATION SHALL BE ADJUSTED FOR

MINOR GRADE DEFICIENCIES AND IRREGULARITIES SHALL BE ELIMINATED PRIOR TO

THE CONTRACTOR SHALL SOD ALL AREAS SO INDICATED ON THE DRAWINGS. SOD SHALL BE FRESHLY CUT NO.1 GRADE NURSERY-GROWN TURF 50-75mm THICK.

SOD FOR SUNNY, EXPOSED AREAS SHALL BE 50% KENTUCKY BLUEGRASS AND 50% MERION BLUEGRASS. SOD FOR SHADED AREAS SHALL BE 50% NUGGET KENTUCKY BLUEGRASS AND 50% CREEPING RED FESCUE.

Tree Preservation Hoarding

Guideline

FENCING TO BE LOCATED — BEYOND THE DESIGNATED TREE PRESERVATION ZONE

NOTES:

SOD SHALL BE PLACED ON PREPARED TOPSOIL, WITH JOINTS STAGGERED AND SECTIONS ABUTTED TIGHTLY. IMMEDIATELY AFTER LAYING, IRRIGATION SUFFICIENT TO ENSURE MOISTURE PENETRATION TO A DEPTH OF 100mm SHALL BE APPLIED.

SOD SHALL BE MACHINE ROLLED TO ENSURE UNIFORM CONTACT WITH TOPSOIL.

SOD ON ALL SLOPES SHALL BE PEGGED WHERE REQUIRED.

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

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

ALL STRUCTURAL CONCRETE WORK SHALL CONFORM TO LOCAL BUILDING CODES AND REGULATIONS.

BRICKWORK, STONEWORK & CONCRETE UNIT PAVING WHERE APPLICABLE, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL STRUCTURAL CONCRETE WORK BEFORE COMMENCING

ALL BRICKWORK, STONEWORK, AND CONCRETE UNIT PAVING SHALL BE AS DETAILED AND SPECIFIED ON THE DRAWINGS, UNLESS THE LANDSCAPE ARCHITECT AND/OR THE OWNER APPROVE SUBSTITUTIONS IN WRITING.

PRIOR TO STARTING THIS PORTION OF WORK, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED BRICKWORK, STONEWORK, AND CONCRETE UNIT PAVERS FOR APPROVAL BY 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

ALL BRICKWORK, STONEWORK, AND CONCRETE UNIT PAVING SHALL CONFORM TO LOCAL BUILDING CODES AND OTHER MUNICIPAL REQUIREMENTS

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

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

PERFORMANCE ACCEPTANCE (SUBSTANTIAL COMPLETION)

RESPONSIBILITY OF MAINTAINING THE LANDSCAPE WORK

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 PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR 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.

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:

TO BE USED AS A GUIDELINE ONLY

NOT TO SCALE. REMOVE CITY TITLE BLOCK

AND REDRAW TO REPRESENT SITE SPECIFIC

CONDITIONS. ALL SITE SPECIFIC CONDITIONS

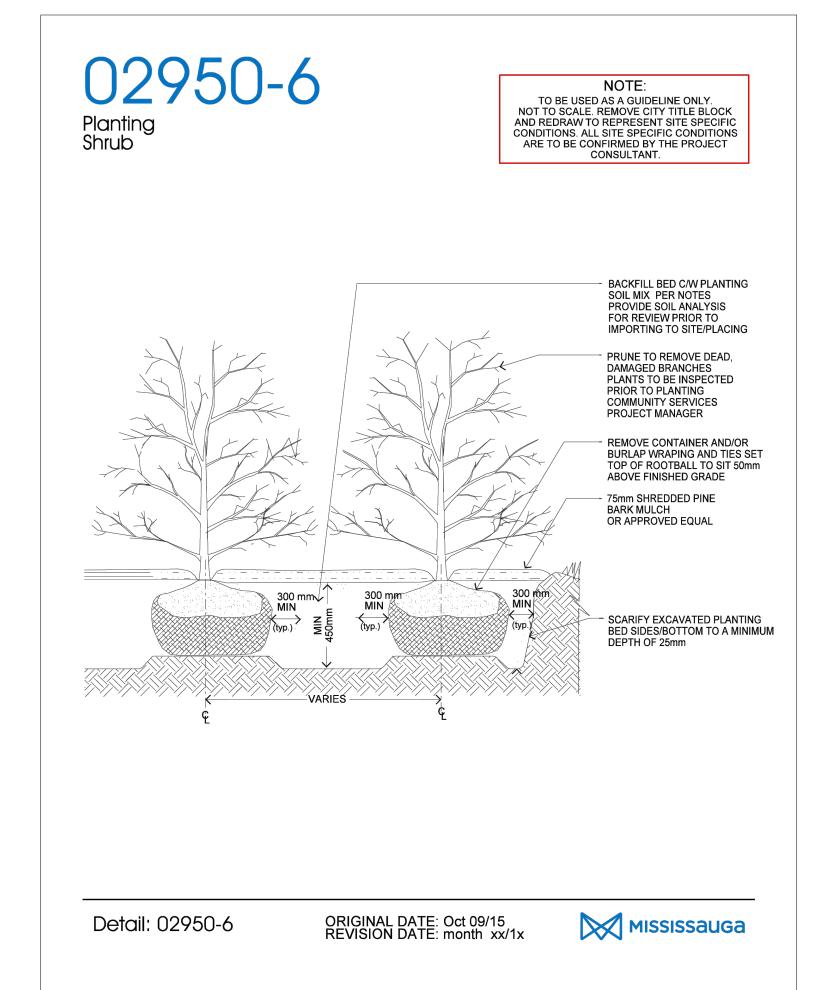
ARE TO BE CONFIRMED BY THE PROJECT

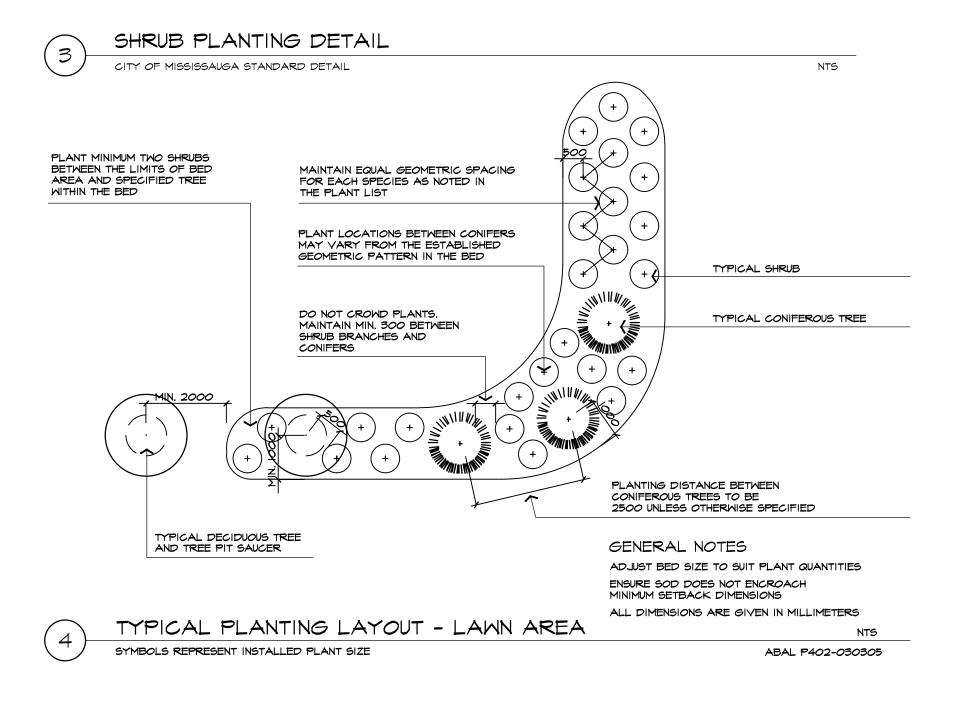
SUPPORTS 1500mm o.c. TYPES AS PER DRAWING DETERMINED BY LOCATION

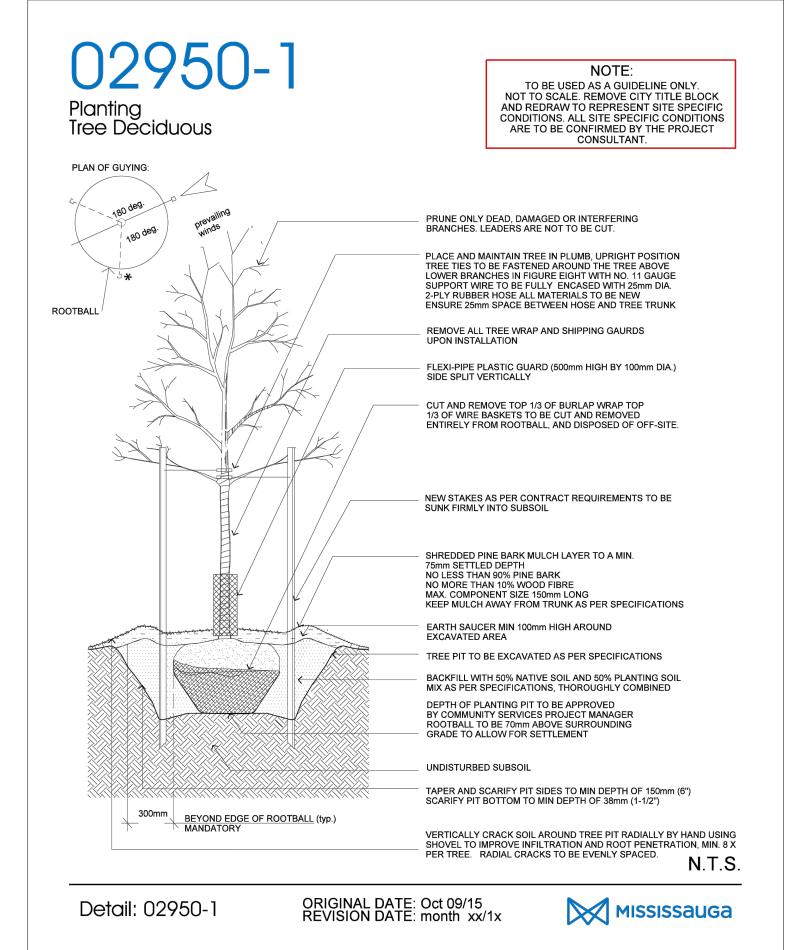
UNDISTURBED SUBGRADE

MISSISSAUGA

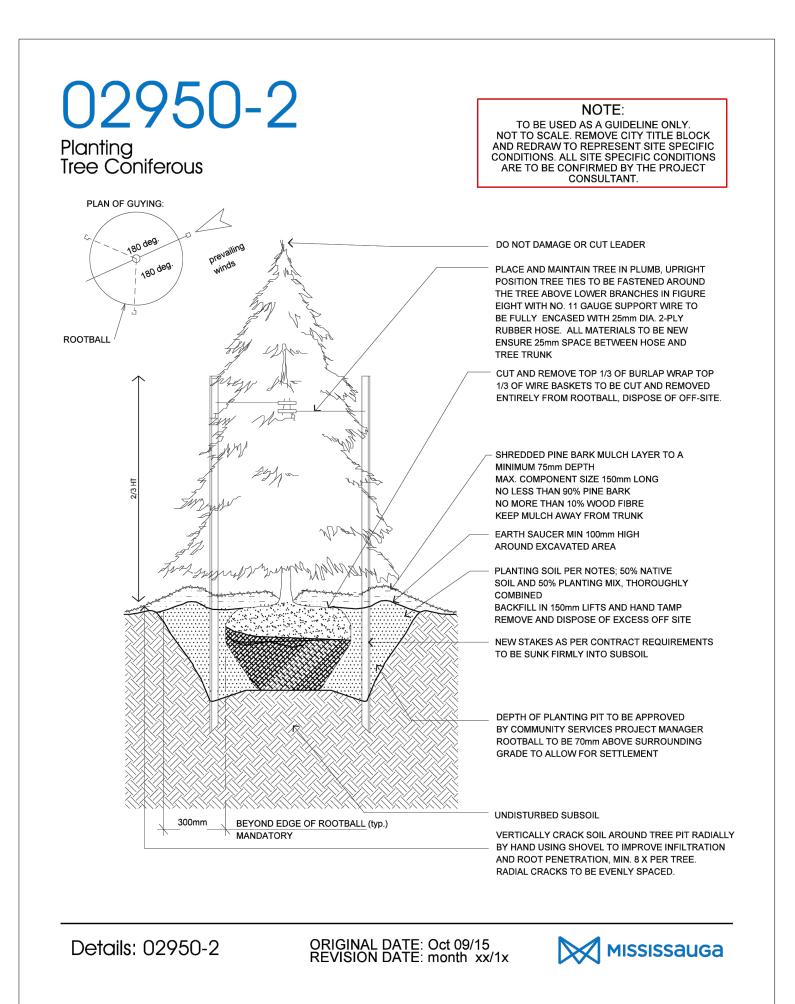
EXISTING GRADE TO BE RETAINED







DECIDUOUS TREE PLANTING DETAIL CITY OF MISSISSAUGA STANDARD DETAIL NTS





BASE INFORMATION OBTAINED ELECTRONICALLY FROM

DIGITAL ONLINE MAPPING SOURCES

RESIDENTIAL CONDOMNIUM DEVELOPMENT

1995 DUNDAS STREET EAST MISSISSAUGA, ONTARIO

LANDEAL ASSET MANAGEMENT INC.

LANDSCAPE DETAILS & SPECIFICATIONS

drawn AL JUNE 26, 2024 scale* 1:200 3730 D-1 V1-241211 direction project no. 3730 sheet no.

TREE HOARDING FENCE DETAIL

Detail: 02830-

CITY OF MISSISSAUGA STANDARD DETAIL

. THE AREA WITHIN DESIGNATED TREE PRESERVATION ZONE OF ALL EXISTING TREES SHALL BE PROTECTED WITH HOARDING

1. THE AREA WITHIN DESIGNATED TREE PRESERVATION ZONE OF ALL EXISTING TREES SHALL BE PROTECTED WITH HOARDING AS PER DETAIL.

2. THE AREA WITHIN THE TREE PRESERVATION ZONE HOARDING SHALL REMAIN UNDISTRUBED AND SHALL NOT BE USED FOR THE STORAGE OF MATERIALS, EQUIPMENT OR VEHICLES.

3. PRUNE BRANCHES TO REMOVE DAMAGED LIMBS. DO NOT DAMAGE LEADERS. ALL CUTS OVER 25mm SHALL BE TREATED IN ACCORDANCE WITH APPROPRIATE HORTICULTURAL PRACTICES AS APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

4. CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES WITHIN THE TREE PRESERVATION ZONE WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE COMMUNITY SERVICES DEPARTMENT.

5. IF TREES ARE BEING ADVERSLY AFFECTED BY CONSTRUCTION, A WATERING AND FERTILIZING PROGRAM IS TO BE IMPLEMENTED TO THE SATISFACTION OF THE COMMUNITY SERVICES DEPARTMENT.

6. TREE PROTECTION HOARDING MAY BE REQUIRED AROUND INDIVIDUAL TREES TO REMAIN AND/OR AROUND TREE PRESERVATION ZONES AS IDENTIFIED ON THE APPROVED TREE PRESERVATION PLANS.

7. TREES IDENTIFIED FOR PRESERVATION BUT WHICH DIE, OR ARE DAMAGED BEYOND REPAIR, SHALL BE REPLACED AT THE DEVELOPERS' EXPENSE WITH A SIZE AND SPECIES OF TREE APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.

8. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

CONIFEROUS TREE PLANTING DETAIL CITY OF MISSISSAUGA STANDARD DETAIL

NTS

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