

LEGEND:

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED SOD REFER TO NOTES ON DRAWING LP-6
- PROPOSED CONCRETE PATHWAY REFER TO ARCHITECTURAL DRAWINGS
- PROPOSED PAVING REFER TO ARCHITECTURAL DRAWINGS
- PROPOSED SCENIC & ECOLOGICAL NODE APPROX. 100 sq.m. REFER TO DRAWING LP-3
- PROPOSED NATURALIZATION NODE APPROX. 100 sq.m. REFER TO DRAWING LP-4
- PROPOSED HERBACEOUS NODE APPROX. 100 sq.m. REFER TO DRAWING LP-5
- PROPOSED CHAINLINK FENCE REFER TO DETAIL 4 LP-6
- FENCING IS TO BE LOCATED ENTIRELY ON MUNICIPAL PROPERTY. 0.15 METRES INSIDE THE BUFFER AND FUTURE LIMITS OF THE GREENBelt
- WOODLAND LIMIT
- 6.0m STABLE SLOPE (HAZARD) SETBACK
- 10.0m THEORETICAL WOODLAND SETBACK
- LONG-TERM STABLE SLOPE CREST
- STAKED TOP OF BANK
- PROPOSED REGULATORY FLOOD LINE

NOTE: ALL CONSTRAINTS ARE DELINEATED ON THIS DRAWING AS REQUIRED BY CVC. DUE TO NUMBER OF CONSTRAINTS, THIS DRAWING SHALL BE PRINTED IN COLOR.

3 ISSUED FOR APPROVAL MGN 09 DEC-25
2 ISSUED FOR APPROVAL MGN 28 OCT-25
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REVISIONS: All previous issues of this drawing are superseded

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Title: LANDSCAPE PLANTING PLAN - STACKED TOWNHOUSE

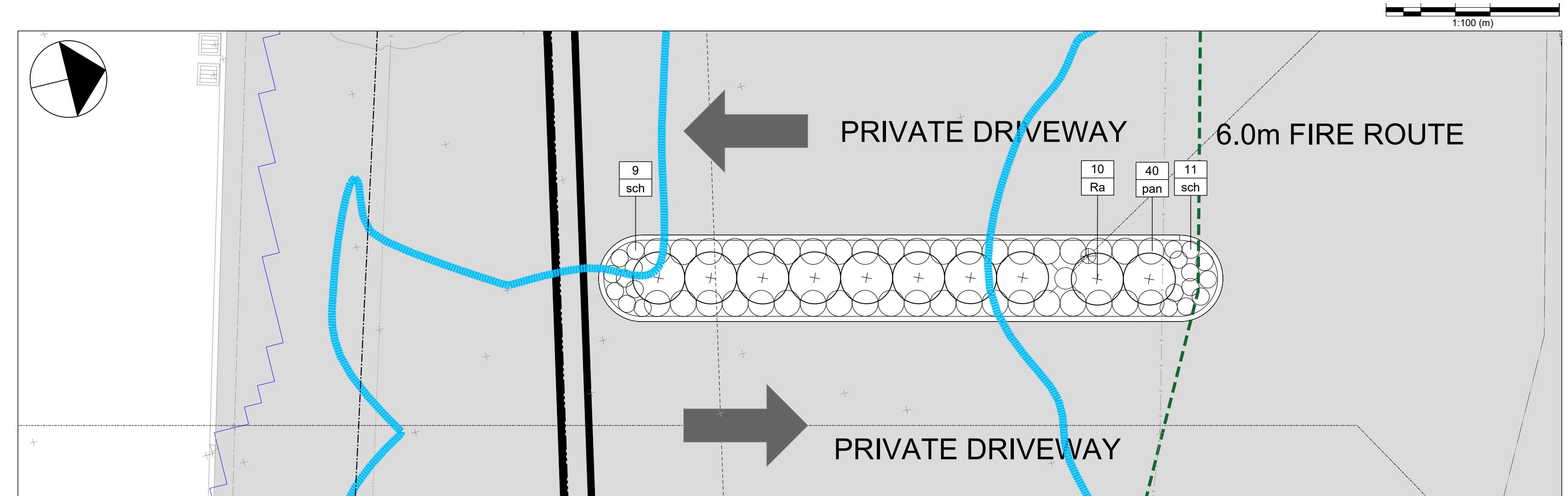
Project: 2935-2955 MISSISSAUGA ROAD
CITY OF MISSISSAUGA
590816 ONTARIO INC.

Date: JULY 2023 Designer: MGN KP
Project: AA23-082A Drawn: KP
Scale: AS SHOWN Checked: MGN

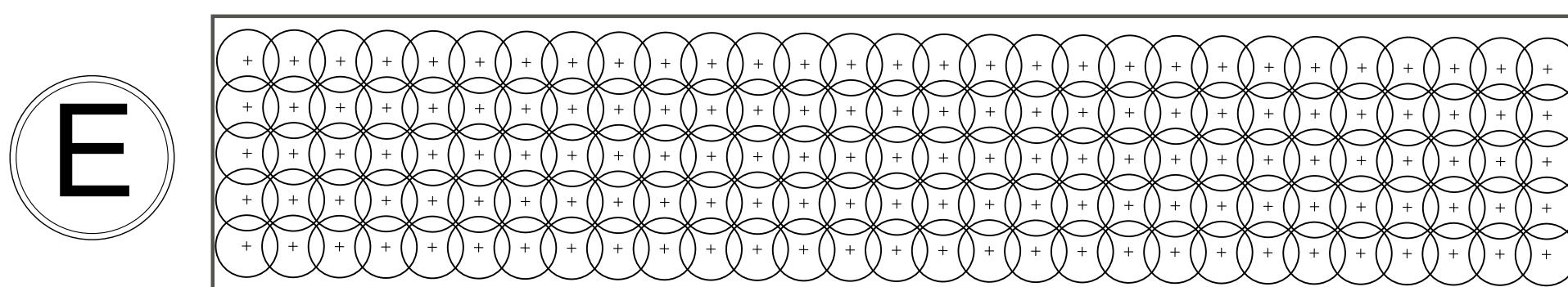
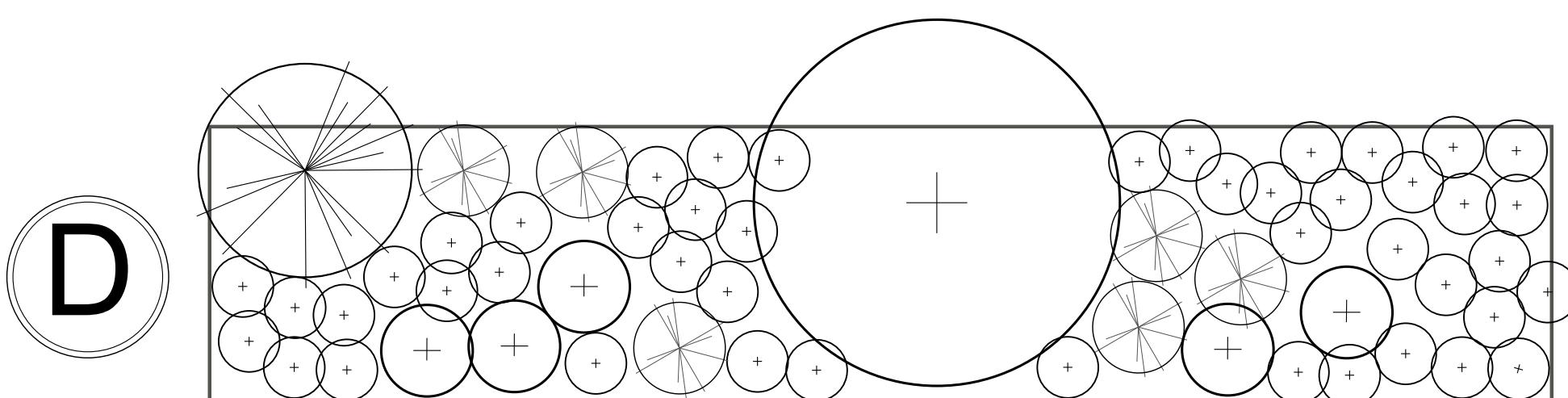
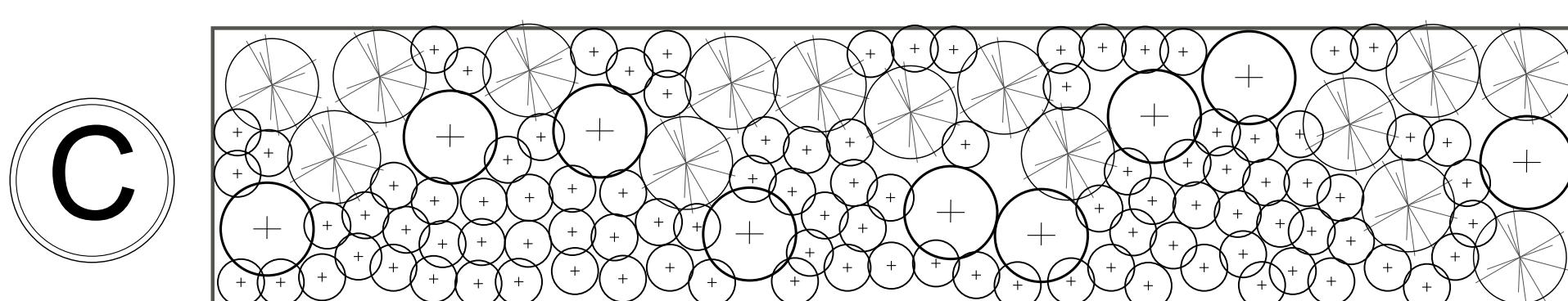
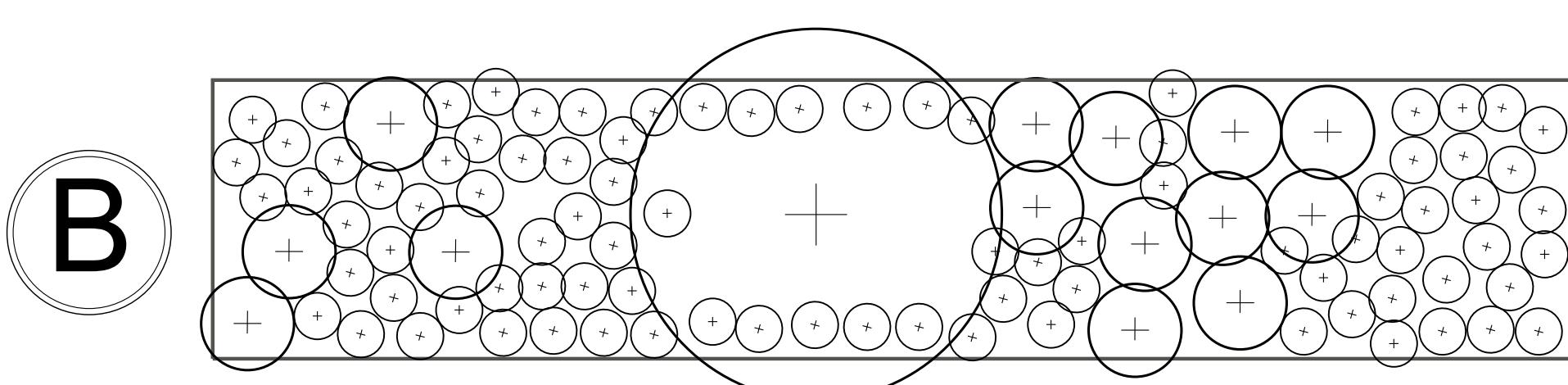
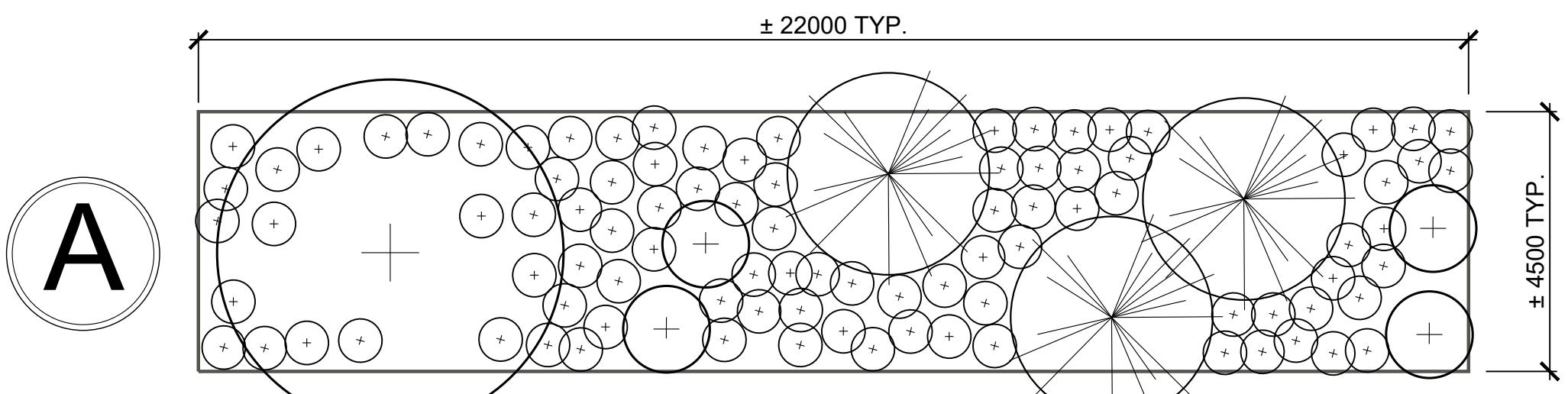


Drawing No:

LP-2



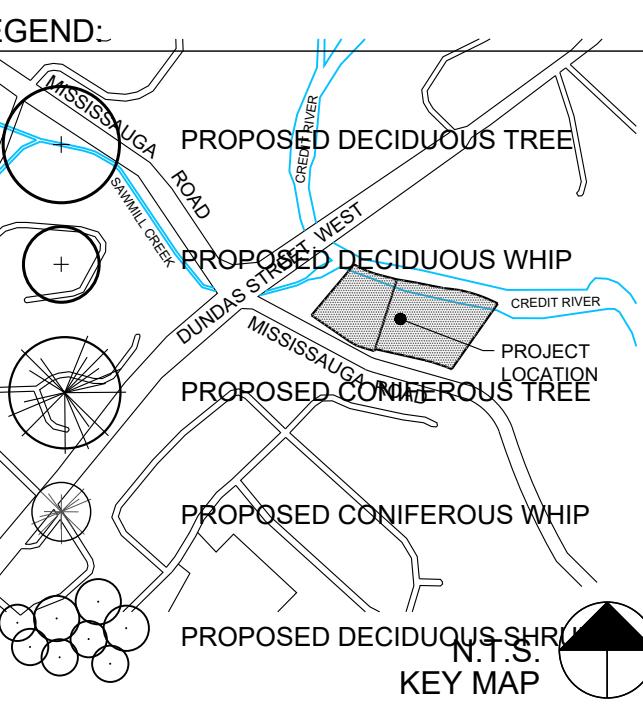
Ecological & Scenic Restoration Buffer Nodes



| NODE A | | | | | | |
|--------|-----|--------------------|------------------|-----------|--------|-------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| TREES | | | | | | |
| AS | 1 | ACER SACCHARUM | SUGAR MAPLE | 60 CM CAL | WB | SPACING AS SHOWN |
| PS | 3 | PINUS STROBOS | WHITE PINE | 200 CM HT | WB | .35m SPACING O.C. |
| | 4 | TOTAL TREES | | | | |
| WHIPS | | | | | | |
| Ar | 4 | ACER RUBRUM | RED MAPLE | - | POTTED | WHIP, 1.5m SPACING O.C. |
| | 4 | TOTAL WHIPS | | | | |
| SHRUBS | | | | | | |
| CR | 10 | CORNUS RACEMOSA | GREY DOGWOOD | - | 1 GAL | .75m SPACING O.C. |
| DL | 10 | DIREVILLA LONICERA | BUSH HONEYSUCKLE | - | 1 GAL | .75m SPACING O.C. |
| RT | 20 | RHUS TYPHINA | STAGHORN SUMAC | - | 1 GAL | .75m SPACING O.C. |
| VL | 10 | VIBURNUM LENTAGO | NANNYBERRY | - | 1 GAL | .75m SPACING O.C. |
| | 50 | TOTAL SHRUBS | | | | |

NOTE PLANTING NOTES:

1. SHRUBS AND WHIPS TO BE PLANTED IN CONTINUOUSLY MULCHED BEDS.
2. FIELD FIT ALL TREES AND SHRUBS AROUND EXISTING VEGETATION TO BE RETAINED.
3. DIMENSIONS AND LAYOUT ARE APPROXIMATELY ONLY. ALL NODES COVER APPROXIMATELY 100 SQUARE METERS (UNLESS OTHERWISE NOTED), BUT MAY VARY IN SHAPE.
4. SEED ALL DISTRIBUTED AREAS WITHIN NODES. SEED MIX TYPE S-1 PER NOTES ON LP-1, UNLESS OTHERWISE NOTED.



x11

| NODE B | | | | | | |
|--------|-----|---------------------|-------------------|-----------|--------|-------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| TREES | | | | | | |
| TA | 1 | TILIA AMERICANA | BASSWOOD | 60 CM CAL | WB | SPACING AS SHOWN |
| | 1 | TOTAL TREES | | | | |
| WHIPS | | | | | | |
| Ov | 4 | OSTRYA VIRGINIANA | IRONWOOD | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Qr | 4 | QUERCUS RUBRA | RED OAK | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Pt | 6 | POPULUS TREMULOIDES | TREMBLING ASPEN | - | POTTED | WHIP, 1.5m SPACING O.C. |
| | 14 | TOTAL WHIPS | | | | |
| SHRUBS | | | | | | |
| CS | 10 | CORNUS SERICEA | RED OSIER DOGWOOD | - | 1 GAL | .75m SPACING O.C. |
| RT | 10 | RHUS TYPHINA | STAGHORN SUMAC | - | 1 GAL | .75m SPACING O.C. |
| RB | 14 | ROSA BLANDA | SMOOTH ROSE | - | 1 GAL | .75m SPACING O.C. |
| SR | 16 | SAMBUCUS RACEMOSA | RED ELDERBERRY | - | 1 GAL | .75m SPACING O.C. |
| | 50 | TOTAL SHRUBS | | | | |

x6

| NODE C | | | | | | |
|--------|-----|-----------------------------|---------------------|------|--------|-------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| WHIPS | | | | | | |
| As | 2 | ACER SACCHARUM | SUGAR MAPLE | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Cc | 2 | CARYA CORDIFORMIS | BITTERNUT HICKORY | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Ps | 2 | PRUNUS SEROTINA | BLACK CHERRY | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Qm | 4 | QUERCUS MACROCARPA | BUR OAK | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Tj | 20 | THUJA OCCIDENTALIS | EASTERN WHITE CEDAR | - | POTTED | WHIP, 1.5m SPACING O.C. |
| | 30 | TOTAL WHIPS | | | | |
| SHRUBS | | | | | | |
| PV | 6 | PRUNUS VIRGINIANA | COMMON CHokeCHERRY | - | 1 GAL | .75m SPACING O.C. |
| RI | 14 | RUBUS IDAEUS SSP. STRIGOSUS | WILD RED RASPBERRY | - | 1 GAL | .75m SPACING O.C. |
| VA | 14 | VIBURNUM ACERIFOLIUM | MAPLELEAF VIBURNUM | - | 1 GAL | .75m SPACING O.C. |
| | 34 | TOTAL SHRUBS | | | | |

x7

| NODE D | | | | | | |
|--------|-----|--------------------|---------------------|-----------|--------|-------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| TREES | | | | | | |
| AS | 1 | ACER SACCHARUM | SUGAR MAPLE | 60 CM CAL | WB | SPACING AS SHOWN |
| PS | 1 | PINUS STROBOS | WHITE PINE | 200 CM HT | WB | SPACING AS SHOWN |
| | 2 | TOTAL TREES | | | | |
| WHIPS | | | | | | |
| Ar | 2 | ACER RUBRUM | RED MAPLE | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Qr | 4 | QUERCUS RUBRA | RED OAK | - | POTTED | WHIP, 1.5m SPACING O.C. |
| Tj | 8 | THUJA OCCIDENTALIS | EASTERN WHITE CEDAR | - | POTTED | WHIP, 1.5m SPACING O.C. |
| | 14 | TOTAL WHIPS | | | | |
| SHRUBS | | | | | | |
| CR | 10 | CORNUS RACEMOSA | GREY DOGWOOD | - | 1 GAL | .75m SPACING O.C. |
| DL | 10 | DIREVILLA LONICERA | BUSH HONEYSUCKLE | - | 1 GAL | .75m SPACING O.C. |
| RT | 10 | RHUS TYPHINA | STAGHORN SUMAC | - | 1 GAL | .75m SPACING O.C. |
| VL | 8 | VIBURNUM LENTAGO | NANNYBERRY | - | 1 GAL | .75m SPACING O.C. |
| | 38 | TOTAL SHRUBS | | | | |

x6

| NODE E | | | | | | |
|--------|-----|--------------------|------------------|------|-------|-------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| SHRUBS | | | | | | |
| DL | 63 | DIREVILLA LONICERA | BUSH HONEYSUCKLE | - | 1 GAL | .75m SPACING O.C. |
| RT | 20 | RHUS TYPHINA | STAGHORN SUMAC | - | 1 GAL | .75m SPACING O.C. |
| VL | 64 | VIBURNUM LENTAGO | NANNYBERRY | - | 1 GAL | .75m SPACING O.C. |
| | 147 | TOTAL SHRUBS | | | | |

x5

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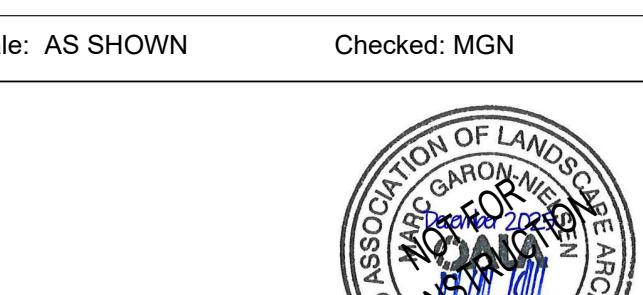
Title: LANDSCAPE PLAN - RESTORATION NODES

Project:

2935-2955 MISSISSAUGA ROAD
CITY OF MISSISSAUGA
590816 ONTARIO INC.

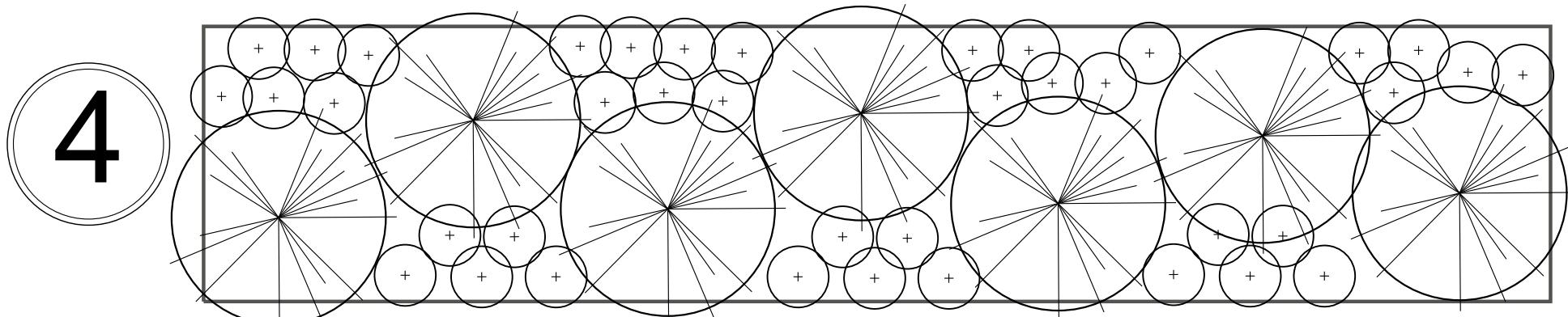
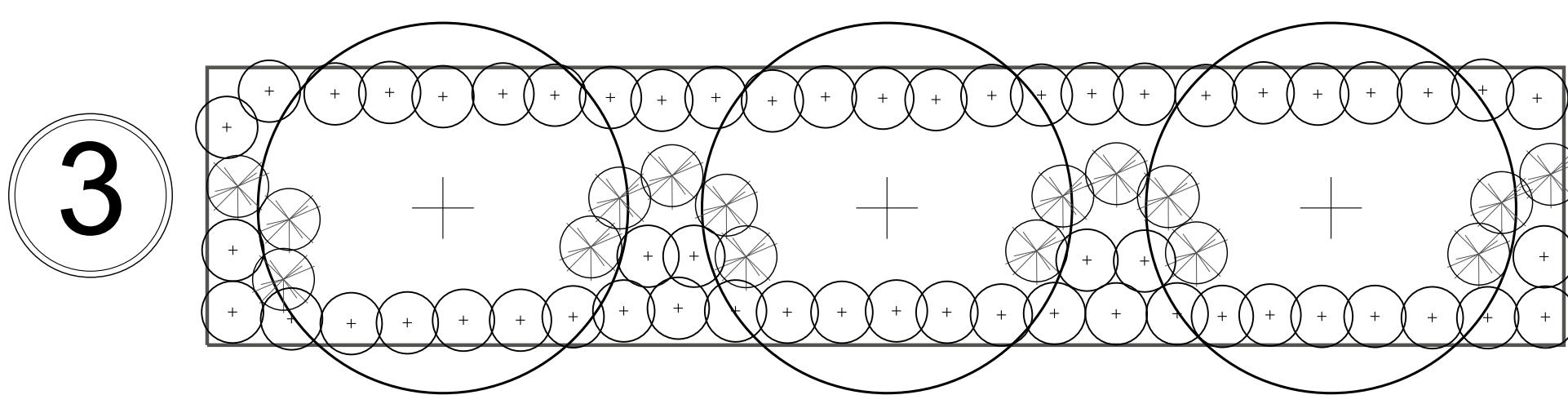
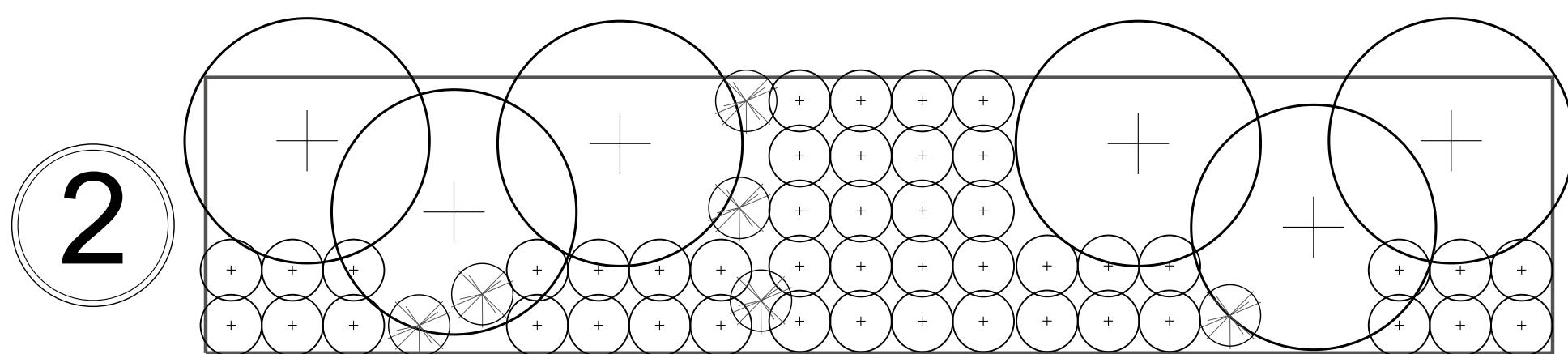
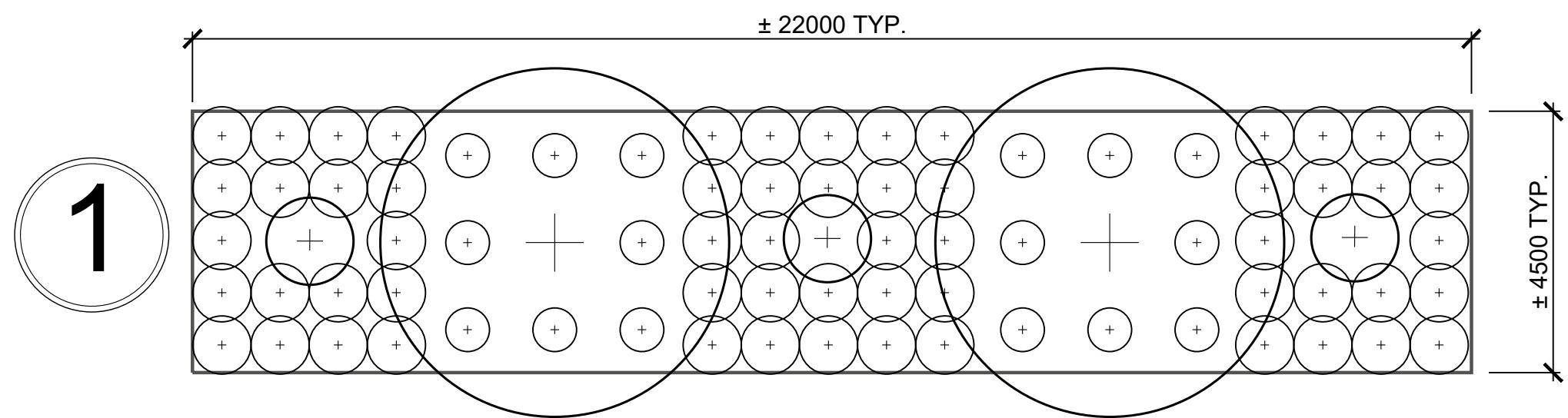
Date: JULY 2023 Designer: MGN KP
Project: AA23-082A Drawn: KP

Scale: AS SHOWN Checked: MGN



Drawing No: LP-3

Naturalization Buffer Nodes



| NODE 1 | | | | | | |
|--------|-----|----------------------|------------------|-----------|-------|-------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| TREES | | | | | | |
| AS | 2 | ACER SACCHARUM | SUGAR MAPLE | 60 CM CAL | WB | 9.5m O.C. SPACING |
| | 2 | TOTAL TREES | | | | |
| SHRUBS | | | | | | |
| CR | 36 | CORNUS RACEMOSA | GREY DOGWOOD | - | 1 GAL | .75m O.C. SPACING |
| DL | 18 | DIREVILLA LONICERA | BUSH HONEYSUCKLE | - | 1 GAL | .75m O.C. SPACING |
| HV | 3 | HAMAMELIS VIRGINIANA | WITCH HAZEL | - | 1 GAL | .75m O.C. SPACING |
| RB | 24 | ROSA BLANDA | SMOOTH ROSE | - | 1 GAL | .75m O.C. SPACING |
| | 81 | TOTAL SHRUBS | | | | |

| NODE 2 | | | | | | |
|--------|-----|---------------------|------------------------|-----------|-------|------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| TREES | | | | | | |
| AM | 3 | AMELANCIER LAEVIS | ALLEGHENY SERVICEBERRY | 40 CM CAL | WB | CLUMP, 2.5m O.C. SPACE |
| CA | 3 | CORNUS ALTERNIFOLIA | PAGODA DOGWOOD | 100 CM HT | 7 GAL | CLUMP, 2.5m O.C. SPACE |
| | 3 | TOTAL TREES | | | | |
| SHRUBS | | | | | | |
| CS | 18 | CORNUS SERICEA | RED OSIER DOGWOOD | - | 1 GAL | .75m O.C. SPACING |
| RT | 9 | RHUS TYPHINA | STAGHORN SUMAC | - | 1 GAL | .75m O.C. SPACING |
| RO | 24 | RUBUS ODOARATUS | FLOWERING RASPBERRY | - | 1 GAL | .75m O.C. SPACING |
| TC | 6 | TAXUS CANADENSIS | CANADIAN YEW | - | 1 GAL | .75m O.C. SPACING |
| | 57 | TOTAL SHRUBS | | | | |

| NODE 3 | | | | | | |
|--------|-----|----------------------|--------------------|-----------|-------|-------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| TREES | | | | | | |
| AR | 2 | ACER RUBRUM | RED MAPLE | 60 CM CAL | WB | 7.5m O.C. SPACING |
| | 2 | TOTAL TREES | | | | |
| SHRUBS | | | | | | |
| DL | 20 | DIERVILLA LONICERA | BUSH HONEYSUCKLE | - | 1 GAL | .75m O.C. SPACING |
| RT | 15 | RHUS TYPHINA | STAGHORN SUMAC | - | 1 GAL | .75m O.C. SPACING |
| TC | 16 | TAXUS CANADENSIS | CANADIAN YEW | - | 1 GAL | .75m O.C. SPACING |
| SR | 15 | SAMBUCUS RACEMOSA | RED ELDERBERRY | - | 1 GAL | .75m O.C. SPACING |
| VA | 10 | VIBURNUM ACERIFOLIUM | MAPLELEAF VIBURNUM | - | 1 GAL | .75m O.C. SPACING |
| | 76 | TOTAL SHRUBS | | | | |

| NODE 4 | | | | | | |
|--------|-----|-----------------------------|--------------------|-----------|------|-------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
| TREES | | | | | | |
| PS | 7 | PINUS STROBOS | WHITE PINE | 200 CM HT | WB | 3.5m O.C. SPACING |
| | 7 | TOTAL TREES | | | | |
| SHRUBS | | | | | | |
| CR | 30 | CORNUS RACEMOSA | GREY DOGWOOD | - | 1GAL | .75m O.C. SPACING |
| RI | 18 | RUBUS IDAEUS SSP. STRIGOSUS | WILD RED RASPBERRY | - | 1GAL | .75m O.C. SPACING |
| RT | 12 | RHUS TYPHINA | STAGHORN SUMAC | - | 1GAL | .75m O.C. SPACING |
| | 60 | TOTAL SHRUBS | | | | |

NOTE PLANTING NOTES:

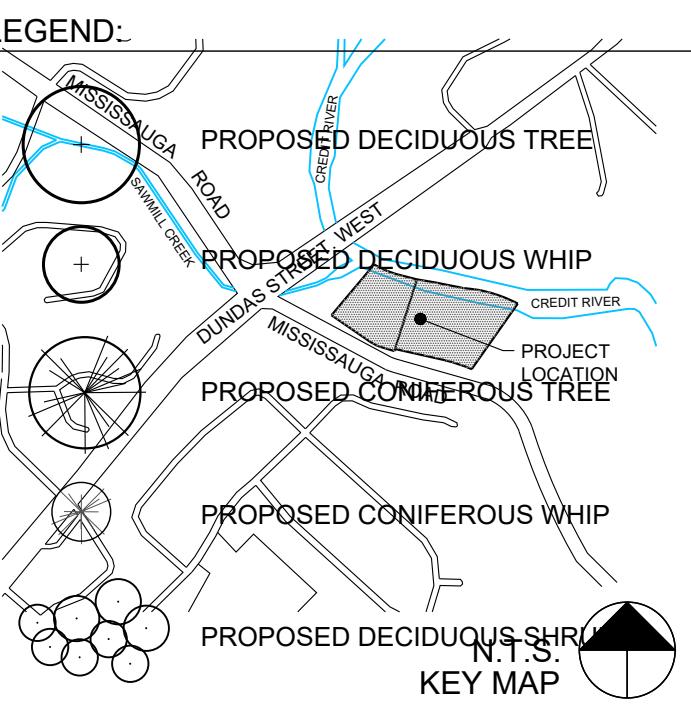
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2. FIELD FIT ALL TREES AND SHRUBS AROUND EXISTING VEGETATION TO BE RETAINED.
3. DIMENSIONS AND LAYOUT ARE APPROXIMATELY ONLY. ALL NODES COVER APPROXIMATELY 100 SQUARE METERS (UNLESS OTHERWISE NOTED), BUT MAY VARY IN SHAPE.
4. SEED ALL DISTRIBUTED AREAS WITHIN NODES. SEED MIX TYPE S-1 PER NOTES ON LP-1, UNLESS OTHERWISE NOTED.

x3

x4

x3

x4



| | | | |
|-----|-------------------------|-----|-----------|
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Title: LANDSCAPE PLAN - RESTORATION NODES

Project: 2935-2955 MISSISSAUGA ROAD

CITY OF MISSISSAUGA
590816 ONTARIO INC.

Date: JULY 2023 Designer: MGN KP

Project: AA23-082A Drawn: KP

Scale: AS SHOWN Checked: MGN

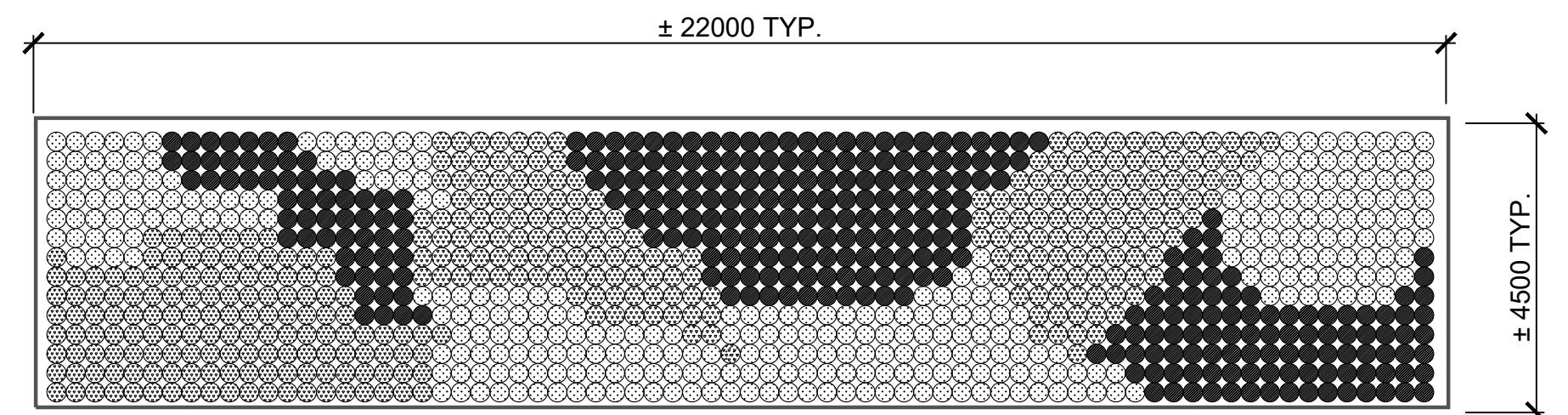


Drawing No:

LP-4

Naturalization Herbaceous Buffer Nodes

AA



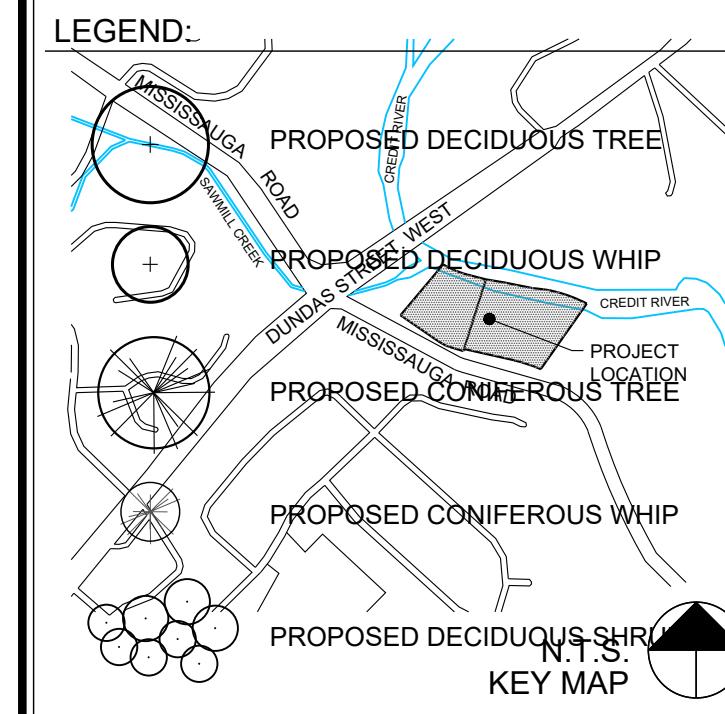
± 22000 TYP.

± 4500 TYP.

NODE AA

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
|------------|-----|--------------------------------|--------------------|------|------|-----------------------|
| HERBACEOUS | | | | | | |
| CR | 126 | ANEMONE CANADENSIS | CANADA ANEMONE | - | PLUG | 30cm O.C. SPACING |
| RI | 126 | ARISAEMA TRIphyLLUM | JACK-IN-THE-PULPIT | - | PLUG | 30cm O.C. SPACING |
| AC | 126 | AQUILEGIA CANADENSIS | WILD COLUMbine | - | PLUG | 30cm O.C. SPACING |
| RT | 126 | CAREX PENNSYLVANICA | PENNSYLVANIA SEDGE | - | PLUG | 30cm O.C. SPACING |
| CG | 126 | CHELONE GLABRA | WHITE TURTLEHEAD | - | PLUG | 30cm O.C. SPACING |
| MC | 126 | MENThA CANADENSIS | CANADA MINT | - | PLUG | 30cm O.C. SPACING |
| MF | 126 | MONARDA FITULOSA SSP. FITULOSA | WILD BERGAMOT | - | PLUG | 30cm O.C. SPACING |
| RC | 126 | RUDBECKIA CANADENSIS | BLACK-EYED SUSAN | - | PLUG | 30cm O.C. SPACING |
| | | | | | | 1008 TOTAL HERBACEOUS |

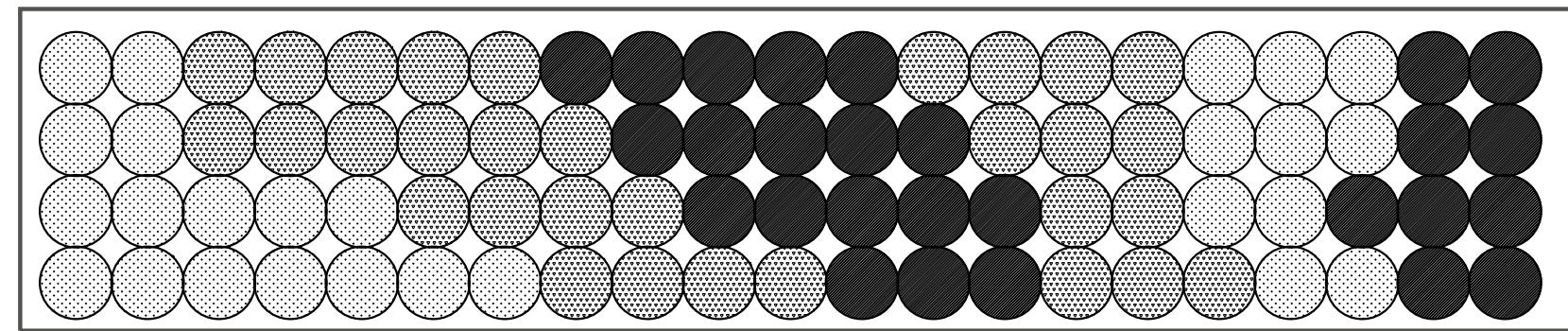
x13



NODE PLANTING NOTES:

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BB

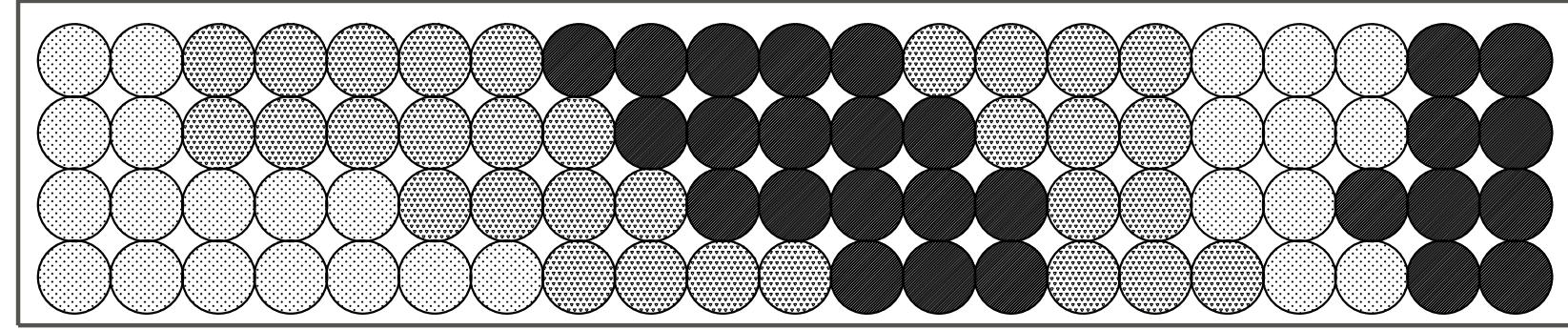


NODE BB

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
|------------|-----|--|-----------------------|------|-------|---------------------|
| HERBACEOUS | | | | | | |
| CG | 14 | CHELONE GLABRA | WHITE TURTLEHEAD | - | 1 GAL | 1.0m O.C. SPACING |
| EM | 14 | EUTROCHIUM MALULATUM | SPOTTED JOE PYE WEED | - | 1 GAL | 1.0m O.C. SPACING |
| RL | 14 | RUDBECKIA LACINIATA | CUT-LEAVED CONEFLOWER | - | 1 GAL | 1.0m O.C. SPACING |
| SC | 14 | SOLIDAGO CANADENSIS | CANADA GOLDENROD | - | 1 GAL | 1.0m O.C. SPACING |
| | | | | | | 56 TOTAL HERBACEOUS |
| GRASSES | | | | | | |
| CC | 14 | CALAMAGROSTIS CANADENSIS SSP. CANADENSIS | BLUEJOIN REEDGRASS | - | 1 GAL | 1.0m O.C. SPACING |
| PP | 14 | POA PALUSTRIS | FOWL BLUEGRASS | - | 1 GAL | 1.0m O.C. SPACING |
| | | | | | | 28 TOTAL GRASSES |

x4

CC



NODE CC

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | TYPE | REMARKS |
|------------|-----|------------------------------|-----------------------|------|-------|---------------------|
| HERBACEOUS | | | | | | |
| CG | 14 | ANEMONE CANADENSIS | CANADA ANEMONE | - | 1 GAL | 1.0m O.C. SPACING |
| AI | 14 | ASCLEPIAS INCARNATA | SWAMP MILKWEED | - | 1 GAL | 1.0m O.C. SPACING |
| EM | 14 | BIDENS CERNUA | ODD-LEAVED BIDENS | - | 1 GAL | 1.0m O.C. SPACING |
| RL | 14 | RUDBECKIA LACINIATA | CUT-LEAVED CONEFLOWER | - | 1 GAL | 1.0m O.C. SPACING |
| SC | 14 | SYMPHYOTRICHUM NOVAE-ANGliaE | NEW ENGLAND ASTER | - | 1 GAL | 1.0m O.C. SPACING |
| VH | 14 | VERBENA HASTATA | BLUE VERBAIN | - | 1 GAL | 1.0m O.C. SPACING |
| | | | | | | 84 TOTAL HERBACEOUS |

x4

| | | | |
|-----|-------------------------|-----|-----------|
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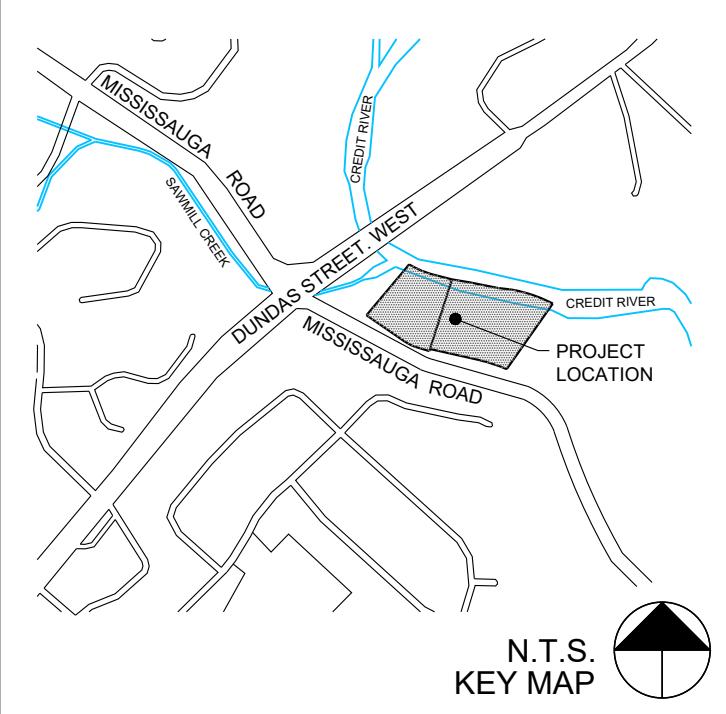
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Drawing No:

LP-5



- Base information sources:
 - Grading and Servicing Plans prepared by Greek Engineering dated October 17, 2025.
 - Site Plan prepared by Cariari Lee Architects dated October 10, 2025.
- All dimensions are in metric unless otherwise noted.
- Do not scale drawings. Dimensions are to be verified on site by Contractor prior to commencement of the work.
- These plans shall be read in conjunction with all details, notes, reports, written specifications, general conditions, any supplemental conditions and agreement which form the contract documents.
- These drawings shall not be used for construction purposes unless noted as "Issued for Construction" and signed by the Landscape Architect or Professional Engineer.
- Contractor shall review all drawings and verify actual field conditions to determine the total scope of work and all required coordination prior to submission of bids and commencement of the work. Report any discrepancies to the Landscape Architect, for action to the satisfaction of the Owner.
- Contractor shall locate all underground, at grade and overhead utilities prior to commencement of the work. All utilities not necessarily shown on these drawings. Abood & Associates assumes no responsibility for the accuracy of any utilities shown in these drawings.
- Contractor shall perform all work in accordance with the most current Ontario Building Code, Occupational Health and Safety Act and its regulations, as well as local municipal codes, regulations, and By-laws.
- Contractor shall identify the location of all internal/external construction access routes, parking and storage of materials in conformance with project erosion and sediment control plans for acceptance by the Owner. Construction, maintenance and removal/restoration of access, parking and storage facilities shall be included in the Contractor's bid price.
- Contractor shall submit shop drawings where indicated in these drawings. Shop drawings shall be certified by a Professional Engineer licensed to practice in Ontario and reviewed by the contractor for dimensional correlation with the drawings and field conditions. Fabrication of elements on shop drawings shall not proceed until drawings have been reviewed and approved by a Professional Engineer and have been accepted for general design conformance by the Landscape Architect in writing. The cost of preparing shop drawings, as well as the services of a Professional Engineer, shall be included in the Contractor's bid price.
- Contractor proposed substitution of materials and products shall be submitted in writing for review by Landscape Architect and acceptance by Owner and Municipality.
- Material quantities on drawings shall take precedent over those in lists and schedules.
- Where traffic control is necessary, Contractor shall use the guideline of the Construction Safety Association of Ontario, municipal by-laws, the Highway Traffic Act and the Ontario Traffic Manual (Book 7). The cost of preparing, obtaining approvals and implementing traffic control plans shall be included in the Contractor's bid price, unless otherwise noted.
- Contractor shall erect temporary barriers, as required, to secure the work area. Contractor shall maintain temporary barriers in good repair and remove at the end of the work.
- Contractor shall provide layout and grade staking, for general review by Landscape Architect and acceptance by Owner.
- Contractor is responsible for protecting and/or reinstating site elements indicated in these drawings.
- Contractor is responsible for restoration of adjacent surfaces and existing site elements damaged by the Contractor in the performance of the work, including but not limited to roads, driveways, utilities, buildings, curbs, sidewalks, retaining walls, fencing, turf, flowers and woody vegetation. Restoration work shall be performed by the Contractor at no cost to the Owner and be completed in conformance with applicable Provincial, Municipal or Agency standards and requirements, to the satisfaction of the Owner/Agency of the damaged element.
- Where new paving or earthwork meets existing, smoothly blend line and grade of existing with new.
- Contractor or Owner to request in writing [email] Project Landscape Architect general review services at substantial performance of landscape work between May 1st and October 31st. Requests for review after October 31st will be carried out after May 1st the following spring.
- All work and materials are to be warranted by the Contractor for twenty-four (24) months from date of initial acceptance of all items by Metrolinx and Project Landscape Architect.
- 20.1. The Contractor shall be retained by the Owner to perform maintenance, as described in these drawings for all the installed trees, shrubs, perennials, turf, and seeding during the warranty period.
OR
- 20.2. The Owner shall provide maintenance themselves or retain a separate Contractor to perform the maintenance as described in these drawings for all installed trees, shrubs, perennials, turf and seeding during the warranty period.
21. Unless identified in warranty maintenance requirements, after substantial performance, it is the Owner's responsibility to inspect and maintain all safety devices, signs, guards, fences, handrails, surfaces, structures, and stormwater drainage system so they may function for their intended use and without harm for all users of the site.

1 GENERAL LANDSCAPE NOTES

LP-6

- Sod to be installed per OPSS-PROV 803.
- Sod shall be a No. 1 Commercial Grade Turfgrass Nursery Sod, Kentucky Bluegrass/Fine Fescue according to the Classifications and Use of Turfgrass Sod for Ontario.
- Sod shall be seeded and established in nursery sod fields as a turfgrass sod.
- Sod shall be uniform in texture, and in good healthy condition with no sign of decay.
- There shall be no more than 5 broadleaf weeds per 40 m² of sod and up to 20% non-specified grass seed.
- Sod shall be of sufficient density that no surface soil is visible. The grass height shall be 30 mm minimum and 70 mm maximum.
- The soil portion of the sod shall be a good mineral type soil with a thickness of 10 mm minimum and 15 mm maximum.
- Each sod piece shall be well permeated with roots. Individual sod pieces shall be in such condition so that each may be lifted, rolled, transported, and placed without breaking or tearing and without loss of soil under normal handling conditions.
- Sod shall contain sufficient moisture to maintain its vitality during transportation and placement.
- Topsoil shall be loose, friable, fertile loamy material that is free from subsoil, weeds, roots, vegetation and other deleterious material greater than 25mm diameter in the greatest dimension. The topsoil shall also be certified by an OMAFRA Accredited Soil Testing Laboratory in Ontario to meet the following requirements:
 - Topsoil texture shall be loam, sandy loam to with:
 - Sand content between 20-75%
 - Silt content between 5-30%
 - Clay content between 5-30%
 - Herbicides - No detectable levels
 - Organic Matter content between 4-15%
 - Phosphorus 10-60 (ppm)
 - Potassium 80-259 (ppm)
 - Calcium 1000-4000 (ppm)
 - Magnesium 100-300 (ppm)
 - Chloride <100 (ppm)
 - Sodium <200 (ppm)
 - Sodium Adsorption Ratio <15
 - Shall not have contaminants that adversely affect plant growth.
 - The cost to amend existing on-site topsoil to be reused shall be paid for by the Owner.
 - The cost to amend imported topsoil supplied by the Contractor to meet Agronomist written recommendations shall be paid for by the Contractor.
 - Water shall not have contaminants or impurities that would adversely affect the germination and growth of vegetation. Proposed plants which come over or under any utility shall be relocated by the Contractor for review by the Landscape Architect, to the satisfaction of the utility provider.
 - Mulch shall be shredded hardwood or softwood as specified in the planting details. Free from roots, leaves, twigs, debris, stones, fungus, crabgrass rhizomes, or any material detrimental to plant growth. Material shall be mulching grade, uniform in size and foreign matter. Mulch that has become saturated with water and presents an anaerobic odor shall be rejected.
 - Anti-Desiccant (if used) shall be emulsion type, film-forming agent similar to Dowax by Dow Chemical Company, or Wilt-Pruf by Nursery Specialty Products, Inc., Croton Falls, New York, designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and use in accordance with manufacturer's instructions. Submit manufacturers product data for approval.
 - Contractor to examine the surface grades and soil conditions for any circumstances that might be detrimental to plant growth, such as deposits of construction-related waste or soil contamination, storage of material or equipment, soil compaction or poor drainage. Contractor to examine the grading, verify all elevations, and notify the Landscape Architect in writing of any unsatisfactory conditions.
 - Contractor to inspect each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant.
 - Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify the Consultant before planting. Dispose of subsoil removed from planting excavations. Do not mix with growing media or use as backfill. Plants to be planted in prepared planting soil may utilize the soil removed from the planting hole as backfill around the root ball.
 - Set edge of the root ball at the elevation of the proposed finish. Consult the grading plan and utilize a builder's level or transit to determine the grade at the tree grade. For trees on sloped surfaces, set the edge of the root ball at the average grade around the tree. Set the plant plumb and in the location indicated on the plan. The root flare and tree graft, if applicable, shall be visible at the top of the root ball, above the grade. Do not place soil on top of the root ball and remove soil pushed above root flare by mechanical potting/balled & burlapping process during transplantation by the nursery.
 - When set, brace root ball by tamping backfilled soil around the lower portion of the root ball. Place additional backfill around base and sides of ball in 150mm lifts. Work each lift to settle backfill and eliminate voids and air pockets. When excavation is approximately two-thirds full, water thoroughly before placing remainder of backfill. Ropes or strings on top of ball shall be cut and removed. Burlap or cloth wrapping shall be cut and removed from the top of the root ball. The top horizontal ring of support wire baskets shall be cut in four places and the top half of the wire basket folded down into the soil.
 - Where staking is required, caliper trees shall be supported by wooden stakes driven outside the ball in line with the direction of the prevailing wind. Tie tie type and installation method to be per planting detail. Stakes shall be 50mm x 50mm hardwood stakes free of knots and of lengths appropriate to the size plant required for to adequately support the plant.
 - Tree Guard type and installation per planting detail.
 - Contractor shall maintain all trees and shrubs in a plumb position throughout the warranty period. Straighten all trees including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled. Do not straighten plants by pulling the trunk with guys.
 - Do not apply any fertilizer to plantings during the first year after transplanting, unless soil tests determine that fertilizer or other chemical additives are required. If required, fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.
 - Pruning shall be done with clean, sharp, rust-free tools. Cuts shall be made flush, leaving no stubs as per ANSI A 300 - current edition. No tree paint or sealants shall be used.
 - Dead wood, suckers, and broken and badly bruised branches shall be removed. Do not prune plant material that has been severely damaged due to transit or handling until viewed by the Landscape Architect.
 - Pruning of broken or dead branches shall be done after planting. Form-corrective pruning may occur when tree has hardened until bud-break in the spring. If corrective pruning dates fall outside the construction schedule, it shall remain a punch list (warranty) item. The Contractor shall be responsible for completing this off-season punch list (warranty) item.
 - Mulch top of root balls and planting beds, covering the entire planting bed area. Leaving a mulch free zone at stem/trunk as indicated in planting details.
 - Water each plant on the day of installation to saturate the soil around the roots and wash the soil into the root zone. After the soil has drained, reset any settled plants or grades around the plant, adding soil if required.

2 SOD SPECIFICATIONS

LP-6

3 TREE, SHRUB, AND PERENNIAL PLANTING SPECIFICATIONS

LP-6

- Hydraulic seeding to be installed per OPSS PROV 803.
- Permanent Seed and Annual Nurse Cover Crop Seed Mix composition as indicated in drawing LP-1 and LP-2.
- No seed fertilizer to be applied (Native Seed Mixes do not require supplementary fertilizer on prepared growing media.
- Topsoil shall be loose, friable, fertile loamy material that is free from subsoil, weeds, roots, vegetation and other deleterious material greater than 25mm diameter in the greatest dimension. The topsoil shall also be certified by an OMAFRA Accredited Soil Testing Laboratory in Ontario to meet the following requirements:
 - Topsoil texture shall be loam, sandy loam to with:
 - Sand content between 20-75%
 - Silt content between 5-30%
 - Clay content between 5-30%
 - Herbicides - No detectable levels
 - Organic Matter content between 4-15%
 - Phosphorus 10-60 (ppm)
 - Potassium 80-259 (ppm)
 - Calcium 1000-4000 (ppm)
 - Magnesium 100-300 (ppm)
 - Chloride <100 (ppm)
 - Sodium <200 (ppm)
 - Sodium Adsorption Ratio <15
 - Shall not have contaminants that adversely affect plant growth.
 - The cost to amend existing on-site topsoil to be reused shall be paid for by the Owner.
 - The cost to amend imported topsoil supplied by the Contractor to meet Agronomist written recommendations shall be paid for by the Contractor.
 - Hydraulic Seeder: shall be capable of mixing the materials into a homogeneous slurry and maintaining the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the specified area. A hose extension for the hydraulic seeder shall be on site and available for use for areas outside of the range of the gun nozzle. Equipment shall provide constant agitation to prevent seed and slurry from clogging equipment. The seeding equipment shall be calibrated to provide the coverage areas to receive seed indicated in drawing LP-1 and LP-2.
 - Hydraulic Mulch: shall consist of shredded wood or paper fibres or both, and water or a stabilizing emulsion or both. Stabilizing emulsions shall consist of an organic tackifier or an inorganic polymer. Hydraulic mulch shall be capable of dispersing rapidly in water to form a homogeneous slurry. Hydraulic mulch shall be dry, free of weeds and other foreign materials, and shall be supplied in factory sealed packages bearing the manufacturer's label indicating the product name, its mass and content.

4 SEEDING NOTES

LP-6

- Submit monthly written reports in during the growing season (April - September) to Consultant identifying:
 - Maintenance work carried out.
 - Watering method, quantity of water used, water source.
 - General development and condition of plant material.
 - Preventative or corrective measures required which are outside Contractor's responsibility.
- TREES, SHRUBS AND PERENNIALS
 - Perform following maintenance operations from time of planting trees, and shrubs to end of warranty period two (2) years following substantial performance of the work.
 - Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosion. In a typical loam soil, optimum soil moisture in planting beds at root depth is 65% of field capacity. Guidelines during a typical growing season are as follows:
 - Deep root water newly planted plants once per week for the first three weeks, such that the water penetrates to a minimum depth of 300mm.
 - Deep root or surface water trees and shrubs a minimum of every ten (10) days between May 15 and September 15.
 - Deep root or surface water trees and shrubs a minimum of every twenty-one (21) days between September 15 and freeze up.
 - Soil moisture to be monitored throughout the growing season:
 - Watering schedule to be increased when plant materials are reaching the permanent wilting point.
 - Watering schedule to be reduced when a sufficient volume of rainfall has penetrated the soil fully as required.
 - Replace or respread damaged, missing or disturbed mulch.
 - If required to control insects, fungus and disease, use appropriate control methods in accordance with Federal, Provincial and Municipal regulations. Obtain product approval from Consultant prior to application.
 - Control outbreaks of perennial weeds as directed by Consultant, and annual weeds by mechanical or chemical means utilizing acceptable integrated pest management practices to meet acceptance/success targets
 - If chemical means are used, comply with all municipal, provincial, and federal legislation and regulations.
 - Remove dead or broken branches from plant material using clean sharp horticultural tools using current arboricultural practices.
 - Keep trunk protection and guy wires in proper repair and adjustment.
 - Provide adequate protection from winter, wind and rodent damage.
 - Remove and replace dead plants and plants not in healthy growing condition. Make replacements in same manner as specified for original plantings, unless otherwise directed by Consultant.
 - Remove trunk protection, tree supports and level watering saucers at end of warranty period, unless notify by Consultant in writing.
 - Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosion. In a typical loam soil, optimum soil moisture in planting beds at root depth is 65% of field capacity. Guidelines during a typical growing season are as follows:
 - Deep root water newly planted plants once per week for the first three weeks, such that the water penetrates to a minimum depth of 300mm.
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 - Keep trunk protection and guy wires in proper repair and adjustment.
 - Provide adequate protection from winter, wind and rodent damage.
 - Remove and replace dead plants and plants not in healthy growing condition. Make replacements in same manner as specified for original plantings, unless otherwise directed by Consultant.
 - Remove trunk protection, tree supports and level watering saucers at end of warranty period, unless notify by Consultant in writing.
- SOD
 - Sod shall be maintained by the Contractor as part of base price during the establishment period (30 Days) following completion of placement. During this period, the placed sod shall be kept healthy, actively growing, and green in colour. This requirement shall be suspended during the winter dormant period defined as November 15 to April 15 inclusive. During the establishment period the Contractor will:
 - Install temporary barriers or signage to be maintained where required to protect newly established sod.
 - Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosion. In a typical loam soil, optimum soil moisture in planting beds at root depth is 65% of field capacity.
 - Mow to a height of 60mm (2.5") when turf reaches height of 80mm (3") at least twice during the establishment period.
 - If required to control insects, fungus and disease, use appropriate control methods in accordance with Federal, Provincial and Municipal regulations. Obtain product approval from Consultant prior to application.
 - Control outbreaks of perennial weeds and annual weeds by mechanical or chemical means utilizing acceptable integrated pest management practices to meet acceptance/success targets.
 - If chemical means are used, comply with all municipal, provincial, and federal legislation and regulations.
 - After establishment period is complete and sod is accepted, the Owner shall retain the installing Landscape Contractor, a third-party Landscape Maintenance Contractor, or perform the following maintenance work to end of warranty period two (2) years following substantial performance of the work:
 - Maintainence Level 3 "Moderate" in accordance with the Canadian Landscape Standard. The main objective is a generally neat, moderately groomed appearance, with some tolerance for the effects of "wear and tear," moderate traffic and natural processes.
 - Mow turf to a height of 75-100mm (3"-4"). Mowing should be performed as necessary to avoid the removal of any more than one third of the grass blade length at any one time.
 - Supplemental watering shall be carried out when required and with sufficient quantities of water to prevent turf and underlying soil from drying out.
 - If required to control insects, fungus and disease, use appropriate control methods in accordance with Federal, Provincial and Municipal regulations. Obtain product approval from Consultant prior to application.
 - Control outbreaks of perennial weeds and annual weeds by mechanical or chemical means utilizing acceptable integrated pest management practices to meet acceptance/success targets.
 - If chemical means are used, comply with all municipal, provincial, and federal legislation and regulations.
- SEEDING
 - Hydraulic Mulch/Native Seed Mix areas shall be maintained by the Contractor as part of base price during the establishment period (90 Days) following completion of placement. During this period, the Hydraulic Mulch/Native Seed Mix shall be kept healthy, actively growing, and green in colour. This requirement shall be suspended during the winter dormant period defined as November 15 to April 15 inclusive. During the establishment period the Contractor will:
 - Install temporary barriers or signage to be maintained where required to protect newly seeded areas.
 - Water to maintain soil moisture conditions for optimum establishment, growth and health of plant material without causing erosion. In a typical loam soil, optimum soil moisture in planting beds at root depth is 65% of field capacity.
 - If required to control insects, fungus and disease, use appropriate control methods in accordance with Federal, Provincial and Municipal regulations. Obtain product approval from Consultant prior to application.
 - Control outbreaks of perennial weeds and annual weeds by mechanical or chemical means utilizing acceptable integrated pest management practices to meet acceptance/success targets.
 - If chemical means are used, comply with all municipal, provincial, and federal legislation and regulations. The Metrolinx Guideline recommends that use of a wick/wire-on application method rather than a non-selective spray application where spray drift could inadvertently injure the establishing native species and cover crop species.

ABOUD & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects

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Title:

LANDSCAPE DETAILS

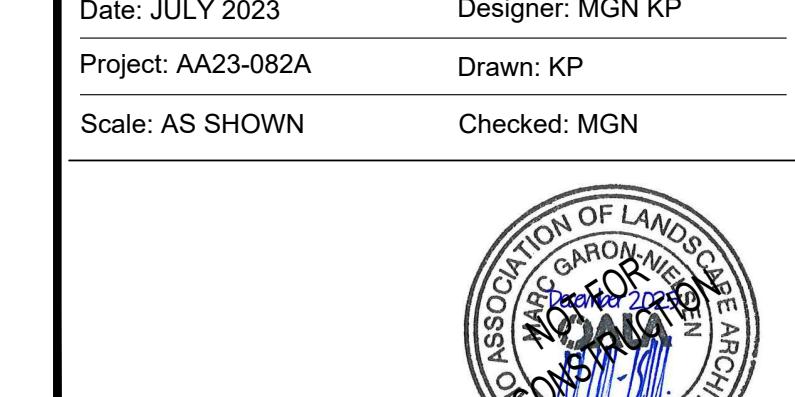
Project:

2935-2955 MISSISSAUGA ROAD
CITY OF MISSISSAUGA
590816 ONTARIO INC.

Date: JULY 2023 Designer: MGN KP

Project: AA23-082A Drawn: KP

Scale: AS SHOWN Checked: MGN



Drawing No:

LP-7

