

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

KEY MAP

LEGEND

- PROPERTY LINE
- LIMIT OF UNDERGROUND PARKING
- LIMIT OF BUILDING

PLANTING

- DECIDUOUS TREE
- TREE GRATE
- MULTI-STEM TREE
- PROPOSED SHRUB
- PROPOSED PLANTER
- EXISTING TREES TO BE PRESERVED (REFER TO ARBORIST'S REPORT)
- TREE PROTECTION FENCE

SURFACING ITEMS

- ASPHALT DRIVEWAY
- PEDESTRIAN UNIT PAVING - TYPE 1
- PEDESTRIAN UNIT PAVING - TYPE 2

FURNISHING

- PROPOSED BENCH

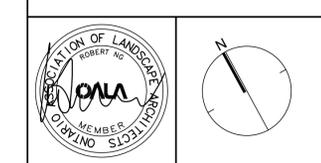
DETAIL KEY

- DETAIL NO.
- SHEET NO.

REVISIONS

No.	Description	Date
3	Issued for ZBA Resubmission	Dec. 18/23
2	Issued for ZBA resubmission	Aug. 15/23
1	Issued for ZBA	Jul. 09/24

CITY APPROVAL STAMP



NAK design strategies

421 RONCEVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA
 T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

PROJECT

3115 HURONTARIO STREET
 Mississauga, Ontario
 APP. NO. OZ/OPA 22-24 W7

OWNER

CLEARBROOK DEVELOPMENT Ltd.

TITLE

LANDSCAPE PLAN OPTION 1

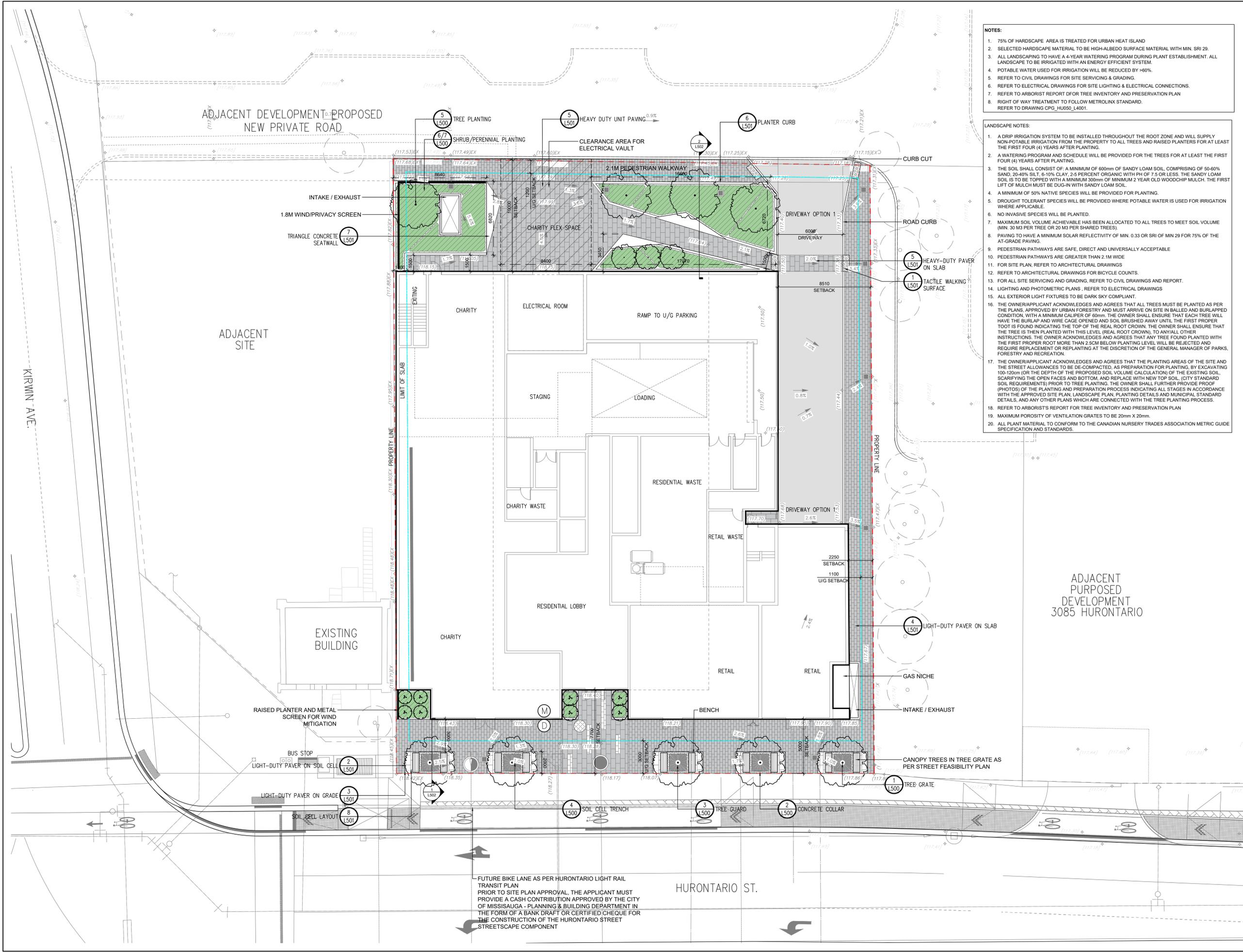
DATE: MAY. 16/22
 SCALE: 1:150
 DRAWN: HK
 CHECKED: RN
 JOB NO.: 22-106

SHEET

L100A

- NOTES:**
- 75% OF HARDSCAPE AREA IS TREATED FOR URBAN HEAT ISLAND
 - SELECTED HARDSCAPE MATERIAL TO BE HIGH-ALBEDO SURFACE MATERIAL WITH MIN. SRI 29.
 - ALL LANDSCAPING TO HAVE A 4-YEAR WATERING PROGRAM DURING PLANT ESTABLISHMENT. ALL LANDSCAPE TO BE IRRIGATED WITH AN ENERGY EFFICIENT SYSTEM.
 - POTABLE WATER USED FOR IRRIGATION WILL BE REDUCED BY >80%.
 - REFER TO CIVIL DRAWINGS FOR SITE SERVICING & GRADING.
 - REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING & ELECTRICAL CONNECTIONS.
 - REFER TO ARBORIST REPORT FOR TREE INVENTORY AND PRESERVATION PLAN
 - RIGHT OF WAY TREATMENT TO FOLLOW METROLINK STANDARD. REFER TO DRAWING CPG_HU050_L4001.

- LANDSCAPE NOTES:**
- A DRIP IRRIGATION SYSTEM TO BE INSTALLED THROUGHOUT THE ROOT ZONE AND WILL SUPPLY NON-POTABLE IRRIGATION FROM THE PROPERTY TO ALL TREES AND RAISED PLANTERS FOR AT LEAST THE FIRST FOUR (4) YEARS AFTER PLANTING.
 - A WATERING PROGRAM AND SCHEDULE WILL BE PROVIDED FOR THE TREES FOR AT LEAST THE FIRST FOUR (4) YEARS AFTER PLANTING.
 - THE SOIL SHALL CONSIST OF: A MINIMUM OF 600mm OF SANDY LOAM SOIL, COMPRISING OF 50-60% SAND, 20-40% SILT & 10% CLAY, 2-5 PERCENT ORGANIC WITH PH OF 7.5 OR LESS. THE SANDY LOAM SOIL IS TO BE TOPPED WITH A MINIMUM 300mm OF MINIMUM 2 YEAR OLD WOODCHIP MULCH. THE FIRST LIFT OF MULCH MUST BE DUG-IN WITH SANDY LOAM SOIL.
 - A MINIMUM OF 50% NATIVE SPECIES WILL BE PROVIDED FOR PLANTING.
 - DROUGHT TOLERANT SPECIES WILL BE PROVIDED WHERE POTABLE WATER IS USED FOR IRRIGATION WHERE APPLICABLE.
 - NO INVASIVE SPECIES WILL BE PLANTED.
 - MAXIMUM SOIL VOLUME ACHIEVABLE HAS BEEN ALLOCATED TO ALL TREES TO MEET SOIL VOLUME (MIN. 30 M3 PER TREE OR 20 M3 PER SHARED TREES).
 - PAVING TO HAVE A MINIMUM SOLAR REFLECTIVITY OF MIN. 0.33 OR SRI OF MIN 29 FOR 75% OF THE AT-GRADE PAVING.
 - PEDESTRIAN PATHWAYS ARE SAFE, DIRECT AND UNIVERSALLY ACCEPTABLE
 - PEDESTRIAN PATHWAYS ARE GREATER THAN 2.1M WIDE
 - FOR SITE PLAN, REFER TO ARCHITECTURAL DRAWINGS
 - REFER TO ARCHITECTURAL DRAWINGS FOR BICYCLE COUNTS.
 - FOR ALL SITE SERVICING AND GRADING, REFER TO CIVIL DRAWINGS AND REPORT.
 - LIGHTING AND PHOTOMETRIC PLANS. REFER TO ELECTRICAL DRAWINGS
 - ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT.
 - THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 60mm. THE OWNER SHALL ENSURE THAT EACH TREE WILL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER TOOT IS FOUND INDICATING THE TOP OF THE REAL ROOT CROWN. THE OWNER SHALL ENSURE THAT THE TREE IS THEN PLANTED WITH THIS LEVEL (REAL ROOT CROWN), TO ANY/ALL OTHER INSTRUCTIONS. THE OWNER ACKNOWLEDGES AND AGREES THAT ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.50M BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE DISCRETION OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION.
 - THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT THE PLANTING AREAS OF THE SITE AND THE STREET ALLOWANCES TO BE DE-COMPACTED, AS PREPARATION FOR PLANTING BY EXCAVATING 100-120cm (OR THE DEPTH OF THE PROPOSED SOIL VOLUME CALCULATION) OF THE EXISTING SOIL, SCARIFYING THE OPEN FACES AND BOTTOM, AND REPLACE WITH NEW TOP SOIL (CITY STANDARD SOIL REQUIREMENTS) PRIOR TO TREE PLANTING. THE OWNER SHALL FURTHER PROVIDE PROOF (PHOTOS) OF THE PLANTING AND PREPARATION PROCESS INDICATING ALL STAGES IN ACCORDANCE WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND MUNICIPAL STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
 - REFER TO ARBORIST'S REPORT FOR TREE INVENTORY AND PRESERVATION PLAN
 - MAXIMUM POROSITY OF VENTILATION GRATES TO BE 20mm X 20mm.
 - ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATION AND STANDARDS.



FUTURE BIKE LANE AS PER HURONTARIO LIGHT RAIL TRANSIT PLAN PRIOR TO SITE PLAN APPROVAL. THE APPLICANT MUST PROVIDE A CASH CONTRIBUTION APPROVED BY THE CITY OF MISSISSAUGA - PLANNING & BUILDING DEPARTMENT IN THE FORM OF A BANK DRAFT OR CERTIFIED CHEQUE FOR THE CONSTRUCTION OF THE HURONTARIO STREET STREETSCAPE COMPONENT