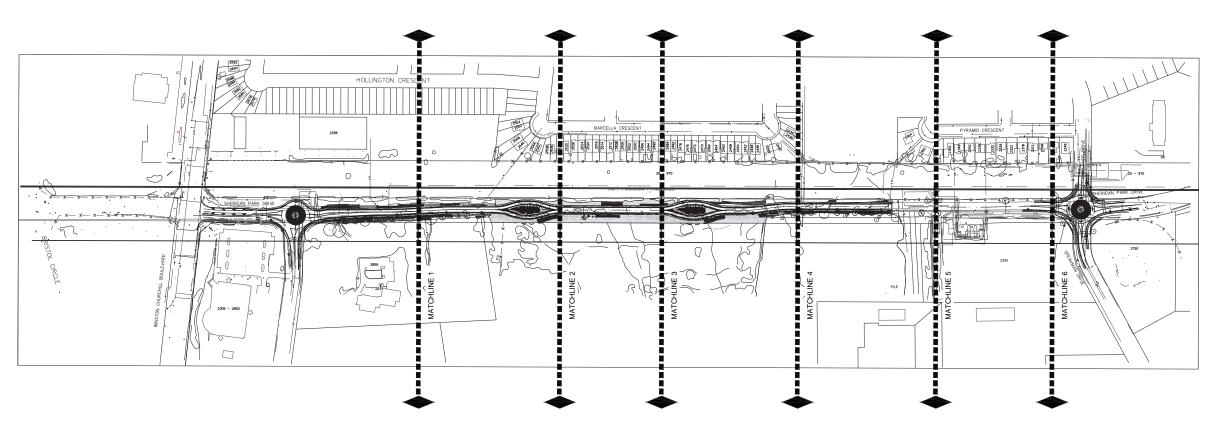


# **Appendix N**

# **Preliminary Streetscape Plan**



- 1. All dimensions are in metric, unless otherwise noted.
  2. Do not scale drawings. Dimensions are to be verified on site by contractor.
  3. This drawing shall not be used for construction purposes unless noted as "Issued for Construction".
  4. This plan is to be read in conjunction with all details, notes and written specification.
  5. Contractor shall review all drawings and verify actual field conditions to determine total scope of work and all required coordination prior to submission of bids and commencement of construction, report any discrepancies to the Landscape Architect for action to the satisfaction of the City of Mississauga.
  6. Depicted on this plan are approximate locations of landscape elements, once civil/servicing works are complete the exact location of landscape elements shall be determined by Landscape Architect prior to commencement of work.
  7. Contractor shall locate all underground and overhead utilities prior to commencement of any work. All utilities not necessarily shown on this plan, Aboud & Associates assumes no responsibility for the accuracy of any utilities on this plan.

- plan.

  B. Parking and storage for equipment and materials shall be approved by the Landscape Architect to the satisfaction of the City of Mississauga.

  Contractor is responsible for protecting and/or storing all site elements to be protected or reinstated.
- 10. All points of construction egress or ingress shall be in accordance with civil drawings and erosion and sediment control plans and maintained to the satisfaction of the City of Mississauga.
- plans and mammaned to the satisfaction of the City of mississatuga.

  11. Landscape Architect shall approve all layout and staking prior to commencement of work.

  12. Restoration of adjacent surfaces damaged by the contractor including but not limited to roadway/access road surfaces, curbs, sidewalks, utilities, retaining walls, fencing, vegetation etc. shall be in accordance with applicable City of Mississauga Standards and Ontario Provincial Standards to the satisfaction of the City of Mississauga at no additional

- cost to the Owner.

  13. Where new paving or earthworks meets existing paving or earthwork, smoothly blend line and grade of existing with new.

  14. Substitution of materials must be approved by the Landscape Architect in writing.

  15. Material quantities on drawings shall take precedent over those in lists.

  16. Plants which come over or under any utility shall be relocated by Landscape Architect.

  17. Plant materials shall be No. 1 grade nursery grown in accordance with the Canadian Nursery Landscape Association.

  18. Landscape Architect reserves the right to reject any plant material displaying life-threatening, poor growth habits, injury, disease or those not true to name. Contractor shall remove rejected plants from site immediately and replace at no artificional cores to the Owner.
- 19. Where traffic control is necessary, use the guideline of the Construction Safety Association of Ontario, Municipal by-laws, the Highway Traffic Act and the Ontario Traffic Manual (Book 7).

  20. Topsoil forCity of Mississauga lands shall be tested for nutrients and organics and amended as per test recommendations for chosen plant material.
- for chosen plant material.

  2.1.All plant material shall be set back to allow for mature size min 2m from all city infrastructure (including sidewalks, stormwater items etc. and property lines.

  2.2.All work and materials are to be guaranteed by the Contractor for twenty-four (24) months from date of initial acceptance of all items by City of Mississauga Staff and Project Landscape Architect.The Contractor is responsible for the maintenance of all the installed trees, shrubs, grasses and seeding with the twenty-four month warranty period.

  23. Grading and servicing is shown for convenience only. Do not construct grading or servicing from this plan.

### GENERAL LANDSCAPE NOTES

additional cost to the Owner.

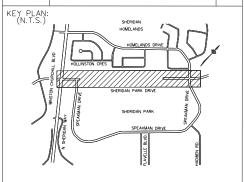
## MAINTENANCE DURING ESTABLISHMENT/WARRANTY PERIOD

- Perform following maintenance operations from time of planting 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.
- .2 Deep root or surface water trees and shrubs a minimum of every ten (10) days between May 15 and September 15.
- .3 Deep root or surface water trees and shrubs a minimum of every twenty-one (21) days between September 15 and
- .4 Water evergreen plants thoroughly in late fall prior to freeze\_up to saturate soil around root system. Soil moisture to be monitored throughout the growing season:
- .1 Watering schedule to be increased when plant materials are reaching the permanent wilting point
- .2 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

  .1 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 otherwise directed by Consultant.
- 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.

#### MAINTENANCE NOTES

SERVICE DATA SERVICE GAS MAINS ROGERS U/G CABLE REVISIONS



LEGEND:

EXISTING TREES



PROPOSED DECIDUOUS TREES



PROPOSED DECIDUOUS SHRUBS

PROPOSED CONIFEROUS TREES

PROPOSED ORNAMENTAL GRASSES



\* \* \* PROPOSED SOD

PLANT KEY

PROPOSED SEEDED AREA - S-1 MIX PROPOSED SEEDED AREA - S-2 MIX



LUMINAIRES



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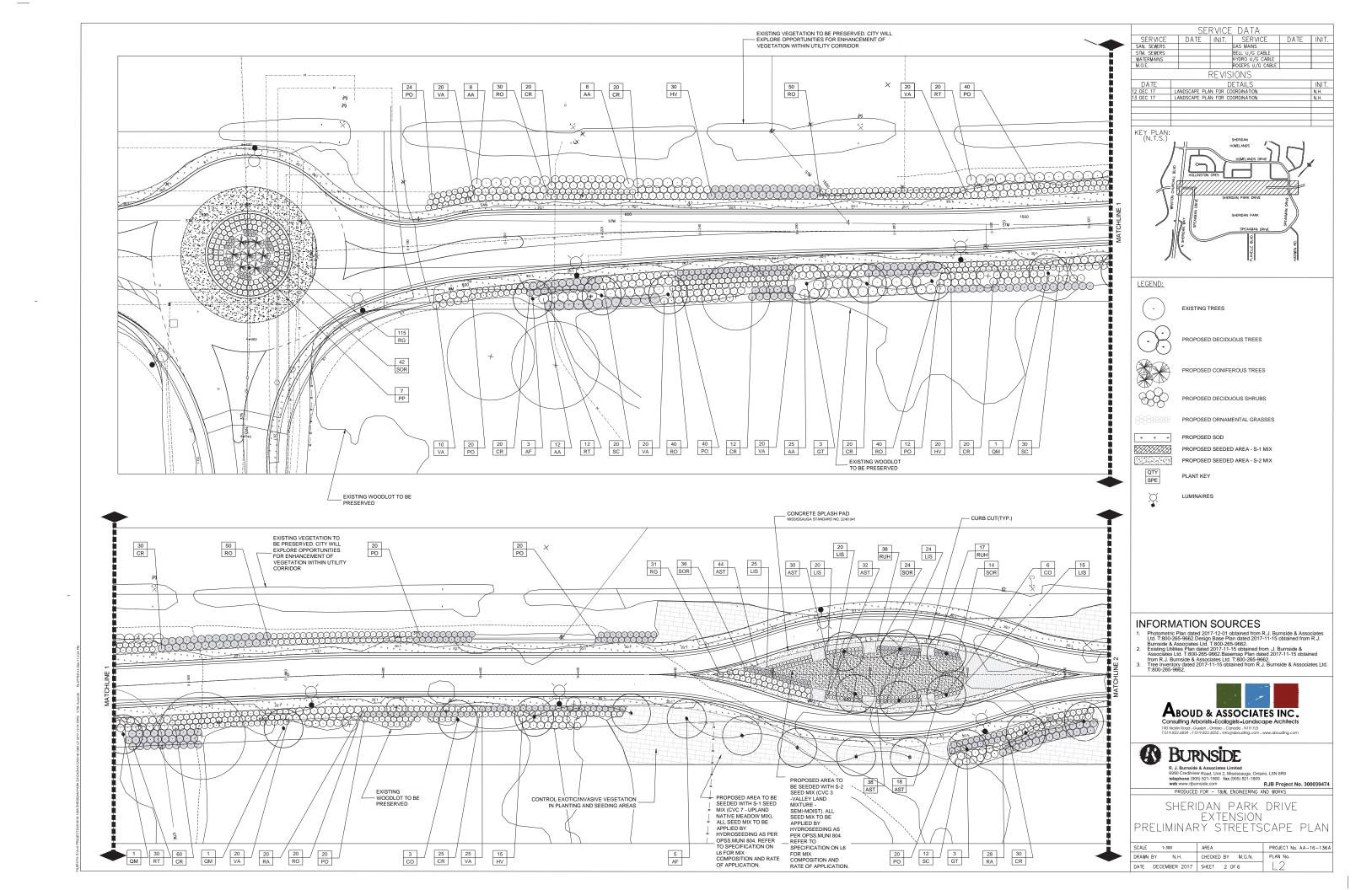


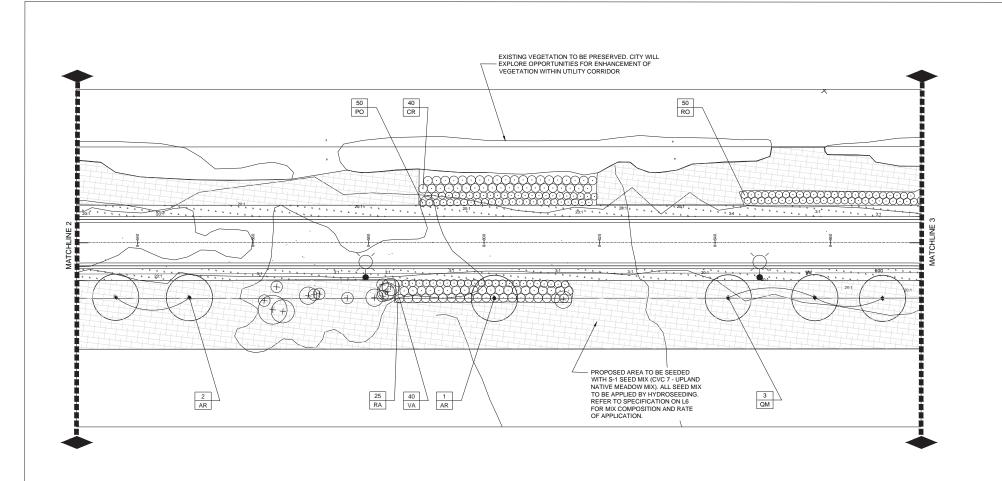
R. J. Burnside & Associates Limited 6990 Creditriew Road, Unit 2, Mississauga, Ontario, L5N 8R9 telephone (905) 821-1800 fax (905) 821-1809 web www.rjburnside.com RJB Project No. 300039474

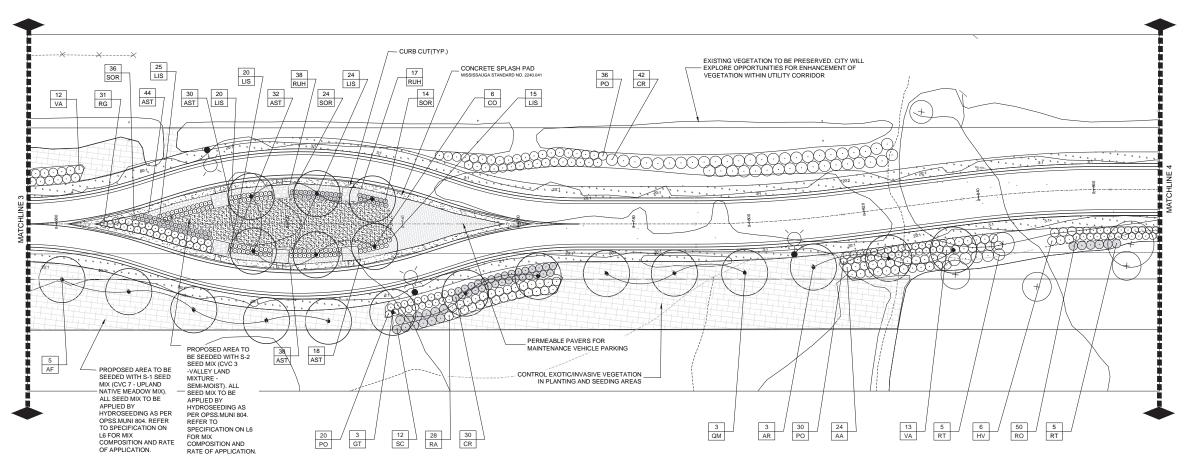
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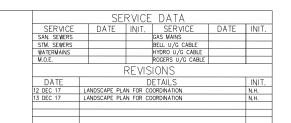
SHERIDAN PARK DRIVE EXTENSION PRELIMINARY STREETSCAPE PLAN

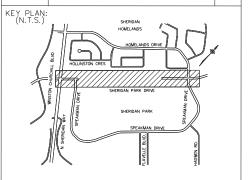
AREA PROJECT No. AA-16-136A DRAWN BY N.H. CHECKED BY M.G.N. PLAN No. DATE DECEMBER 2017 SHEET 1 OF 6











LEGEND:



EXISTING TREES



PROPOSED DECIDUOUS TREES



PROPOSED CONIFEROUS TREES



PROPOSED DECIDUOUS SHRUBS PROPOSED ORNAMENTAL GRASSES



PROPOSED SOD

PROPOSED SEEDED AREA - S-1 MIX PROPOSED SEEDED AREA - S-2 MIX



PLANT KEY



LUMINAIRES

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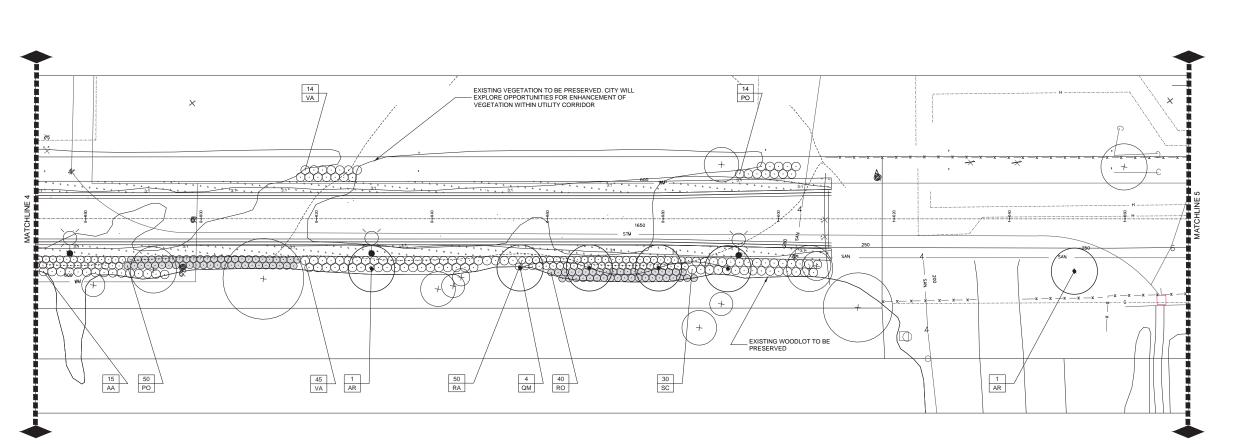


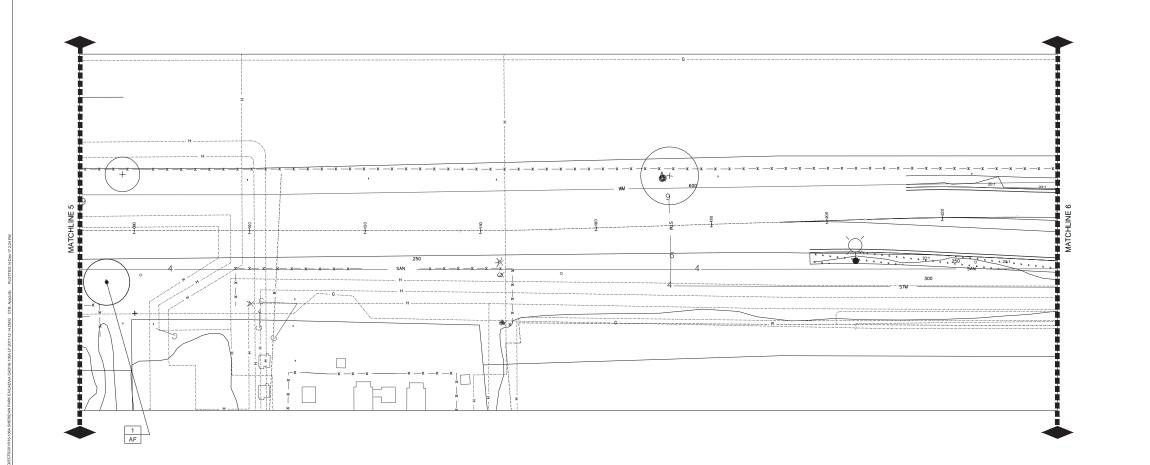


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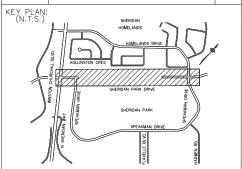
SHERIDAN PARK DRIVE EXTENSION PRELIMINARY STREETSCAPE PLAN

SCALE 1: 300	AREA	PROJECT No. AA-16-136A
DRAWN BY N.H.	CHECKED BY M.G.N.	PLAN No.
DATE DECEMBER 2017	SHEET 3 OF 6	L3





		SEI	RVICE	DATA		
SERVICE		DATE	INIT.	SERVICE	DATE	INIT.
SAN, SEWERS				GAS MAINS		
STM. SEWERS				BELL U/G CABLE		
WATERMAINS				HYDRO U/G CABLE		
M.O.E.				ROGERS U/G CABLE		
		-	REVIS	IONS		
DATE			D	ETAILS		INIT.
12 DEC 17	LA	NDSCAPE PLA	N FOR CO	ORDINATION		N.H.
13 DEC 17	LA	NDSCAPE PLA	N FOR CO	ORDINATION		N.H.



LEGEND:

EXISTING TREES



PROPOSED DECIDUOUS TREES



PROPOSED CONIFEROUS TREES



PROPOSED DECIDUOUS SHRUBS PROPOSED ORNAMENTAL GRASSES



PROPOSED SOD PROPOSED SEEDED AREA - S-1 MIX

PROPOSED SEEDED AREA - S-2 MIX

QTY SPE

LUMINAIRES



PLANT KEY

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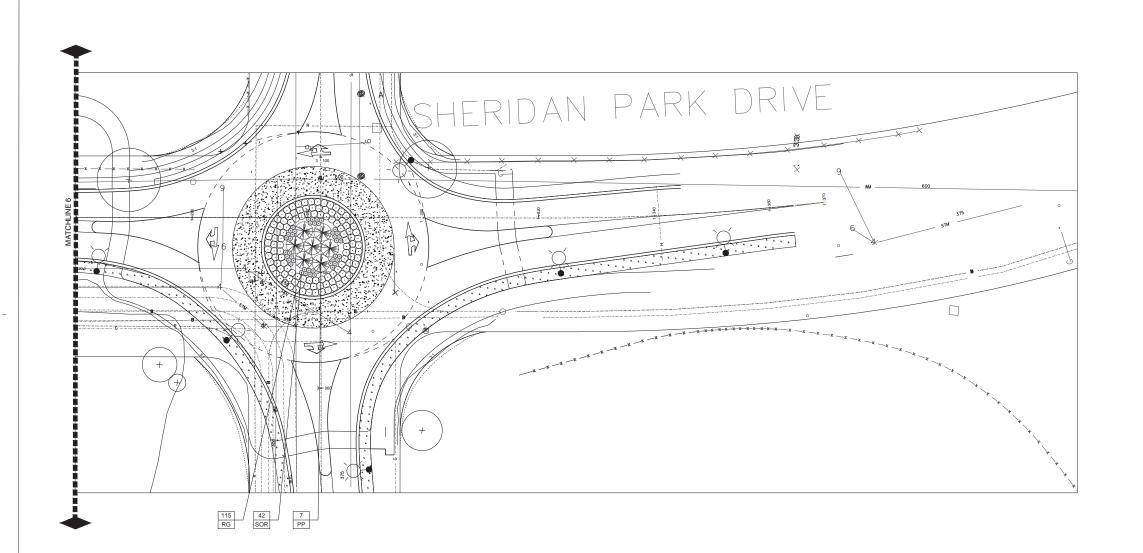


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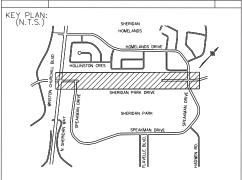
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SCALE 1: 300	AREA	PROJECT No. AA-16-136A
DRAWN BY N.H.	CHECKED BY M.G.N.	PLAN No.
DATE DECEMBER 2017	SHEET 4 OF 6	L4



SERVICE DATA

DATE INIT. SERVICE
GAS MAINS REVISIONS



LEGEND:

EXISTING TREES



PROPOSED DECIDUOUS TREES



PROPOSED CONIFEROUS TREES



PROPOSED DECIDUOUS SHRUBS PROPOSED ORNAMENTAL GRASSES



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PROPOSED SEEDED AREA - S-1 MIX

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QTY SPE

PLANT KEY



LUMINAIRES

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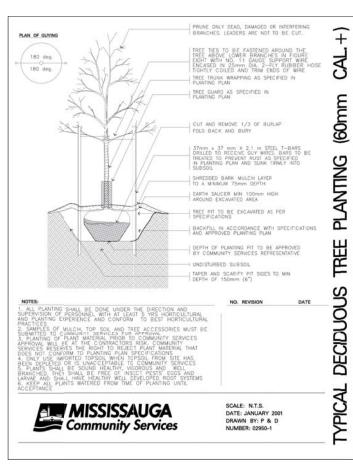
ABOUD & ASSOCIATES INC.
Consulting Arborists-Ecologists-Landscape Architects
100 Nedar Road, Guight, Ontario, Canada, NIH 7,5
15(19 822689); F-516 9824095; Arthoglebouting corn. www.abouting.com



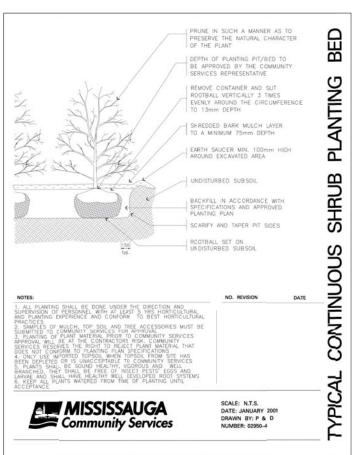
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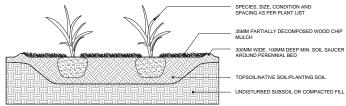
SHERIDAN PARK DRIVE EXTENSION PRELIMINARY STREETSCAPE PLAN

PROJECT No. AA-16-136A



1 TYPICAL DECIDUOUS TREE PLANTING DETAIL L6 N.T.S.





NOTES:

1. COVER STOCK WHILE IN TRANSIT

- LICENTER STOCK WHILE IN TRANSIT
  OPEN ENDROYS YS TORAGE
  2. EXCAVATE AND PREPARE BED TO OPEN ENDROYS BY BOTTOM & SIDES OF PLANTING PIT TO A DEPTH OF 50mm.
  3. CAREFULLY REMOVE PLANT FROM POT WITHOUT DISTURBING ROOT BALL AND GENTLY PLACE IN PLANTING PIT Y PLANTING PIT OF THE STOCK PIT OF THE S

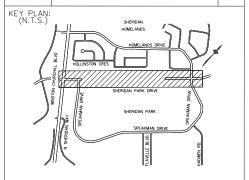
- REMOVE ALL NURSERY TAGS AND WRAPS.

TYPICAL CONTAINER PERENNIAL PLANTING DETAIL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	REMARKS
TREES	3					
AR	8	ACER RUBRUM	Red Maple	60 MM CAL	WB	
AF	14	ACER X FREEMANII	Hybrid Maple / Freeman Maple	60 MM CAL	WB	
СО	15	CELTIS OCCIDENTALIS	Hackberry	60 MM CAL	WB	
GT	9	GLEDITSIA TRICANTHOS VAR. INERMIS	Thornless Honey Locust	60 MM CAL	WB	
PP	14	PICEA PUNGENS 'FAT ALBERT'	Fat Albert Colorado Blue Spruce	180 CM HT	WB	
QM	13	QUERCUS MACROCARPA	Bur Oak	60 MM CAL	WB	
	73	TOTAL TREES	·			
SHRUE	3S					
AA	92	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	60 CM HT	POTTED	
CR	369	CORNUS RACEMOSA	GRAY DOGWOOD	60 CM HT	POTTED	
HV	71	HAMAMELIS VIRGINIANA	WITCH HAZEL	60 CM HT	POTTED	
PO	416	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	60 CM HT	POTTED	
RA	151	RHUS AROMATICA	FRAGRANT SUMAC	60 CM HT	POTTED	
RG	292	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	60 CM HT	POTTED	
RT	72	RHUS TYPHINA	STAGHORN SUMAC	60 CM HT	POTTED	
RO	370	RUBUS ODORATUS	PURPLE FLOWERING RASPBERRY	60 CM HT	POTTED	
SC	104	SAMBUCUS CANADENSIS	AMERICAN ELDER	60 CM HT	POTTED	
VA	259	VIBURNUM ACERIFOLIUM	MAPLE-LEAF VIBURNUM	60 CM HT	POTTED	
	2196	TOTAL SHRUBS				
ORNAI	MENTAL	GRASSES AND PERENNIALS				
AST	324	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	POTTED	
LIS	208	LIATRIS SPICATA	DENSE BLAZINGSTAR	1 GAL	POTTED	
RUH	110	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	POTTED	
SCH	118	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	POTTED	
SOR	232	SORGHASTRUM NUTANS	INDIAN GRASS	1 GAL	POTTED	
	992	TOTAL ORNAMENTAL GRASSES AND PE	RENNIALS			

% BY WEIGHT	BOTANICAL NAME	COMMON NAME
50	AVENA SATIVA	OATS
50	FAGOPYRUM ESCULENTUM	BUCKWHEAT
SEEDING	RATE = 22 KG / HECTARE	
S-1 S	SEED MIX (CVC 7 - UPLANI	NATIVE MEADOW MIX)
% BY WEIGHT	BOTANICAL NAME	COMMON NAME
10	RUDBECKIA HIRTA	BLACK-EYED SUSAN
1	ASTER CORDIFOLIUS	BLUE WOOD (HEART LEAVED ASTER)
1	ANEMONE CANADENSIS	CANADA ANEMONE
2	SOLIDAGO CANADENSIS	CANADA GOLDENROD
2	ASCLEPIAS SYRIACA	COMMON MILKWEED
25	OENETHERA BIENNIS	EVENING PRIMROSE
1	EUTHAMIA GRAMINIFOLIA	GRASS LEAVED GOLDENROD
15	CAREX GRANULARIS	MEADOW/ OPEN FIELD SEDGE
1	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
40	ELYMUS RIPARIUS	RIVERBANK WILD RYE
1	CLEMATIS VIRGINIANA	VIRGINS BOWER
1	MONARDA FISTULOSA	WILD BERGAMOT
SEEDING	RATE = 25 KG / HECTARE	
S-2 S	SEED MIX (CVC 3 -VALLEY	LAND MIXTURE - SEMI-MOIST)
% BY WEIGHT	BOTANICAL NAME	COMMON NAME
2	GLYCERIA STRIATA	FOWL MANNA GRASS
30	POA PALUSTRIS	FOWL BLUEGRASS
30	CAREX VULPINOIDEA	FOX SEDGE
8	JUNCUS TENUIS	PATH RUSH
30	ELYMUS VIRGINICUS	VIRGINIA WILD RYE

SERVICE DATA DATE INIT. SERVICE GAS MAINS REVISIONS



LEGEND:



EXISTING TREES



PROPOSED DECIDUOUS TREES



PROPOSED CONIFEROUS TREES



PROPOSED DECIDUOUS SHRUBS PROPOSED ORNAMENTAL GRASSES



PROPOSED SOD

PROPOSED SEEDED AREA - S-1 MIX PROPOSED SEEDED AREA - S-2 MIX

SPE

PLANT KEY LUMINAIRES



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PRODUCED FOR - T&W, ENGINEERING AND WORKS SHERIDAN PARK DRIVE

EXTENSION PRELIMINARY STREETSCAPE PLAN

AREA PROJECT No. AA-16-136A DRAWN BY N.H. CHECKED BY M.G.N. PLAN No. DATE DECEMBER 2017 SHEET 6 OF 6

2 TYPICAL CONTINUOUS SHRUB PLANTING DETAIL L6 N.T.S.