

Key Map

Legend

- Proposed Deciduous Tree
- Proposed Coniferous Tree
- Prop. 1.8m HT Wood Privacy Screen Typ.
- Prop. 0.9 Wood Privacy Fence Typ.
- Property Line
- Prop. Sodded Area Typ.
- Prop. Concrete Paving Typ.
- Prop. Unit Paving Type 1
- Proposed Armourstone
- Proposed Bike Ring
- Framed Tree Protection Hoarding
- Solid Tree Protection Hoarding

Suggested Plant Schedule

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	REMARKS
DECIDUOUS TREES							
AGR		Acer griseum	Paperbark Maple	70 mm		B.&B.	Multi Stem
ARB		Acer rubrum 'Bowhall'	Bowhall Red Maple	70 mm		B.&B.	Full Form
GSS		Gleditsia triacanthos var. inermis 'Droves'	Street Keeper Honey-Locust	70 mm		B.&B.	Full Form
PCC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	70 mm		B.&B.	Full Form
PRJ		Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	50 mm		W.B.	Full Form
GRB		Quercus rubra	Red Oak	70 mm		B.&B.	Full Form
CONIFEROUS TREES							
PRU		Ficus pungens	Colorado Spruce	200 cm		B.&B.	Full Form
PSS		Pinus strobus	White Pine	200 cm		B.&B.	Full Form

Grading Note

I HEREBY CERTIFY THAT THIS LANDSCAPE PLAN CONFORMS TO THE SITE GRADING AND DRAINAGE PLAN (BY OTHERS) FOR THIS APPLICATION

Signature of Landscape Architect:
Date: 18.10.04

Owner's Note

WE AGREE TO IMPLEMENT THE APPROVED SITE AND LANDSCAPE PLANS WITHIN 18 MONTHS AFTER THE EXECUTION OF THE SITE PLAN UNDERTAKING AND WILL RETAIN THE LANDSCAPE ARCHITECT TO MAKE PERIODIC SITE INSPECTIONS. UPON COMPLETION OF THE WORKS WE WILL FORWARD TO THE CITY OF MISSISSAUGA A COPY OF THE COMPLETION NOTIFICATION CERTIFICATE FROM THE LANDSCAPE ARCHITECT AND THE APPLICABLE INSPECTION FEE.

ANY REVISIONS TO THE SITE AND LANDSCAPE PLANS WILL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT, CITY OF MISSISSAUGA FOR REVIEW AND APPROVAL, PRIOR TO COMMENCEMENT OF THE WORKS.

Signature of Owner _____
Name of Owner _____
Address _____

msla
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L4L 6B9

Client/Owner:
CITY PARK (DIXIE RD.) HOMES INC.

Municipality:
MISSISSAUGA

Notes:

07	Rev. per Comments	19/03/01
06	Rev. per Site & Grading Plan	18/10/18
05	Rev. per Grading Plan	18/10/10
04	Rev. per Site & Grading Plan	18/09/21
03	Revised per Grading	18/01/16
02	Revised per Comments	18/01/03
01	Issued for Review	17/12/22

No. Revision Date
North: Stamp:

Project:
Proposed Single-Detached Condominium Development
Dixie Rd & Wealthy Place
Mississauga, Ontario

Scale: **1:300** Date: **Dec. 2017**
Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:
Landscape Master Plan

Project No. **17193** Sheet No. **L2-01**

All information contained in these plans shall be checked by the contractor. All discrepancies shall be reported to the Landscape Architect (L.A.) before commencing with construction. All drawings have copyright and shall remain the property of the Landscape Architect. Copying or any reproduction in part or whole shall only be permitted with written consent of L.A. A drawing shall not be used for construction unless sealed & SIGNED. NOTE FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO. 18.09.04.01. * PROPERTY LINES AND SETBACKS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. * ANY AND ALL REVISIONS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. * THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L.A. ARCHITECT. * SIGNED DATE: _____

LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 3:1 (3:1).

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING OF THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE.

SOil

USE NO. 1 GRADE TURFGRASS NURSERY SOil WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOil GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 100MM (4") OF COMPACTED TOPSOIL, AND SHALL BE SOlDED WITH #1 KENTUCKY BLUEGRASS - FESCUE. NO SOil SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED.

MINERAL FERTILIZER

APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOil TESTS SHOW OTHER REQUIREMENTS:

1. SOlDED AREAS - 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M2 (10 LBS OVER 1000 SQ. FT.)
2. PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSHEL OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS. MIX 40MM (1 1/2") BACKFILL ALL PLANTING BEDS WITH A SOil MIXTURE CONSISTING OF SIX (6) PARTS OF SAND LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZER AS SPECIFIED ABOVE. ALSO ADD 50 KILOGRAMS BONE MEAL PER CUBIC METER OF PLANTING SOil (1 LB. CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOil CONDITIONS ARE CLAY OR VET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS FOR A SUITABLE SOil MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, SB OR BB, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL IS TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

LANDSCAPE SPECIFICATIONS
 SCALE: N.T.S. DATE: LD-01

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm(3"). FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

* MULCH - SHREDED PINE MULCH BY "GRIO BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1E - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOil AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SICOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

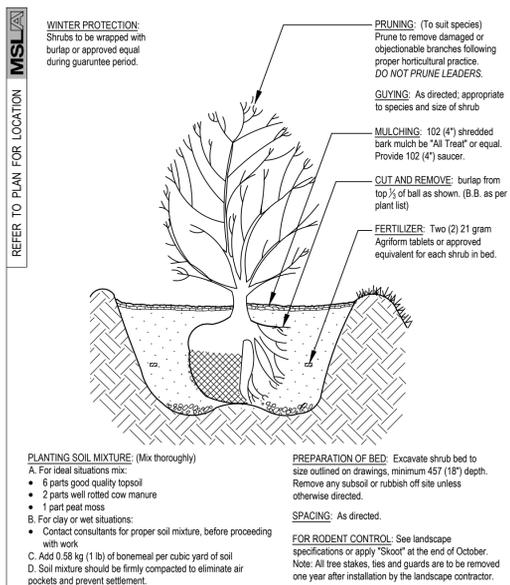
USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOil GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDAMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

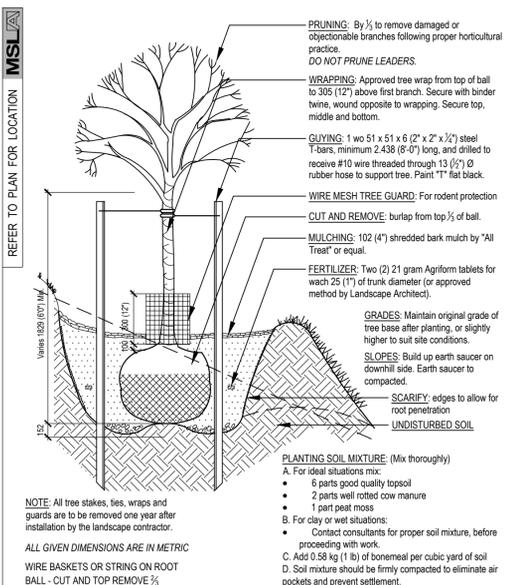
GUARANTY PERIOD

PROVIDE ONE FULL YEAR GUARANTY ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTY PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

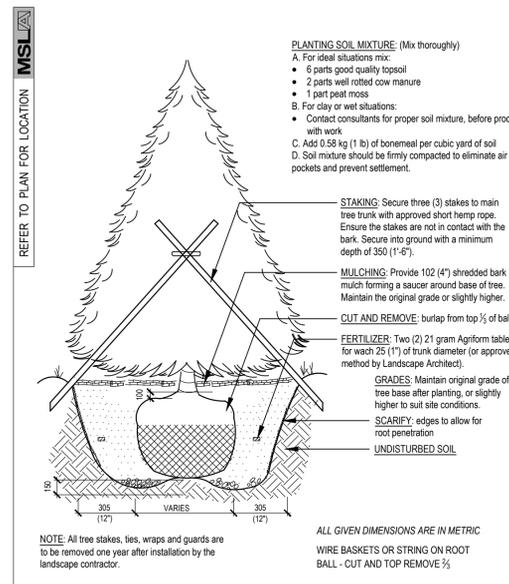
PLANT MATERIAL INSTALLATION
 SCALE: N.T.S. DATE: LD-01



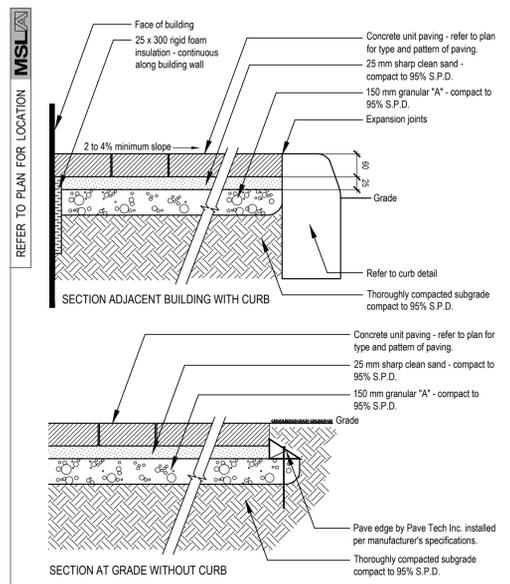
STANDARD SHRUB PLANTING DETAIL
 SCALE: N.T.S. DATE: LD-01



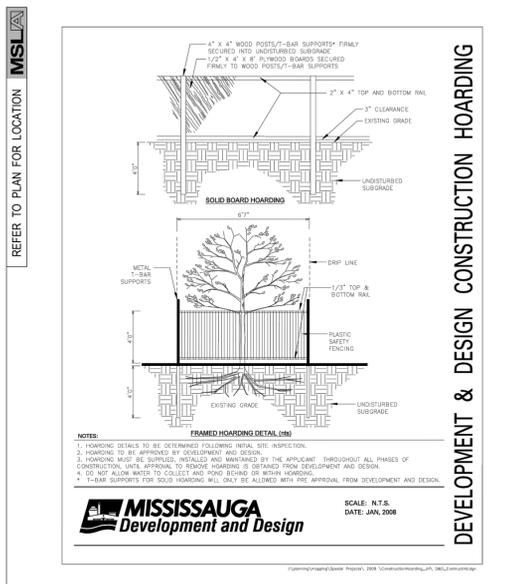
STANDARD DECIDUOUS TREE DETAIL
 SCALE: N.T.S. DATE: LD-01



STANDARD CONIFEROUS TREE DETAIL
 SCALE: N.T.S. DATE: LD-01



PRECAST CONCRETE PAVER INSTALLATION DETAIL
 SCALE: N.T.S. DATE: LD-01



DEVELOPMENT & DESIGN CONSTRUCTION HOARDING
 SCALE: N.T.S. DATE: LD-01

Specifications for the Protection and Preservation of Existing Vegetation Note:
 To be included on all Landscape Approval drawings for applications with existing vegetation to be preserved:

- All existing trees which are to remain shall be fully protected with hoarding erected beyond the drip line to the satisfaction of the Planning and Building Department prior to the issuance of the building permit. Groups of trees and other existing vegetation to be protected with hoarding around the entire area. Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.
- No rigging cables shall be wrapped around or installed in the trees and surplus soil, equipment, debris or materials shall not be placed over the root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
- The developer or agents shall take every precaution necessary to prevent damage to the vegetation to be retained.
- Where limbs or portions of trees are removed to accommodate construction, they will be removed in accordance with accepted arboricultural practice.
- Where root systems of protected trees adjacent to construction are exposed or damaged they shall be neatly trimmed and the area backfilled with appropriate material to prevent desiccation.
- Where necessary, vegetation will be given an overall pruning to restore the balance between roots and top growth, or to restore its appearance.
- Trees that have died or have been damaged beyond repair shall be removed and replaced at the owners expense with trees of a size and species approved by the Planning and Building Department.
- If grades around trees to be protected are to change, the owner shall be required to take precautions such as dry welling, retaining walls, and root feeding to the satisfaction of the Planning and Building Department.

No.	Revision	Date
07	Rev. per Comments	19/03/01
06	Rev. per Site & Grading Plan	18/10/18
05	Rev. per Grading Plan	18/10/10
04	Rev. per Site & Grading Plan	18/09/21
03	Revised per Grading	18/01/16
02	Revised per Comments	18/01/03
01	Issued for Review	17/12/22

North:

Stamp:

Project:
Proposed Single- Detached Condominium Development
 Dixie Road & Wealthy Place
 Mississauga, Ontario

Scale: **As Shown** Date: **Dec. 2017**
 Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:
Landscape Details

Project No. **17193** Sheet No. **LD-01**

No.	Revision	Date
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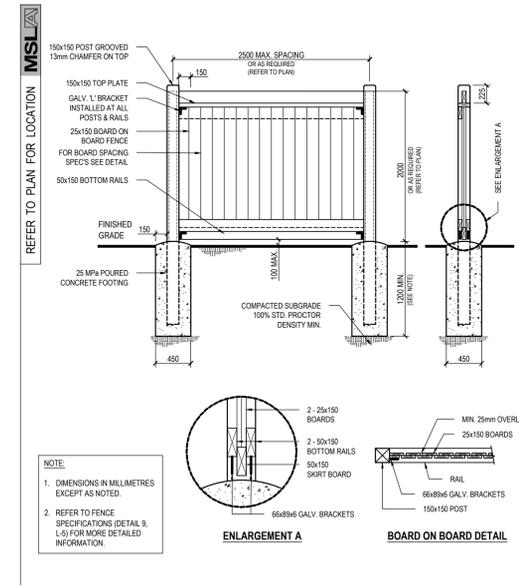
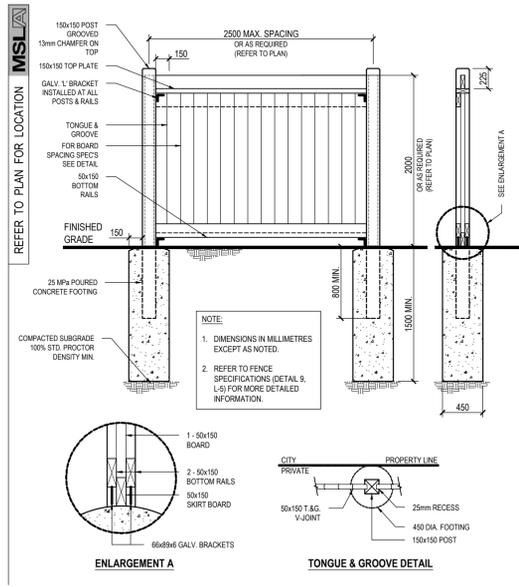
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Dixie Road & Wealthy Place
Mississauga, Ontario

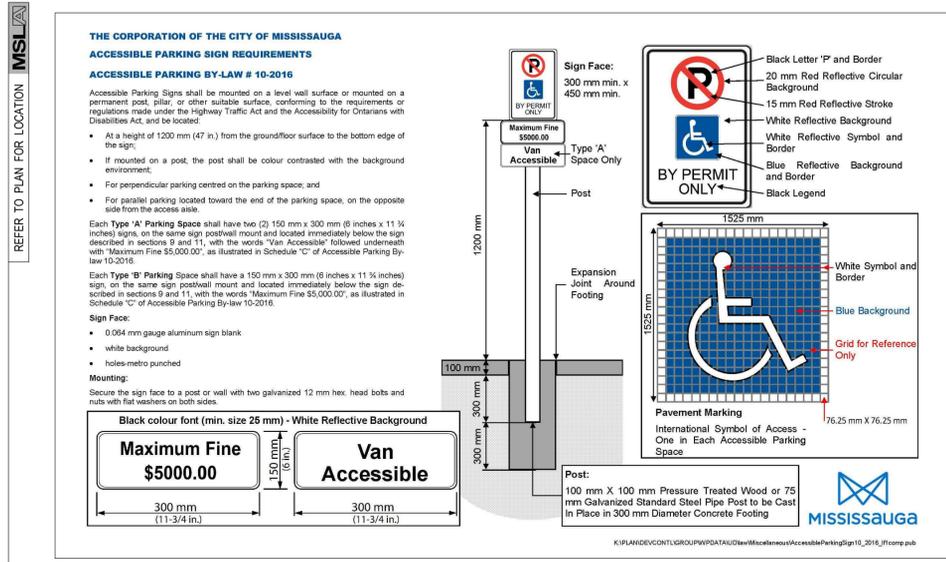
Scale: **As Shown** Date: **Dec. 2017**
Drawn By: **S.L.** Checked By: **L.M.**

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Landscape Details

Project No. **17193** Sheet No. **LD-02**



- NOTES**
- ALL WOOD SHALL BE SELECTED MAINLY FOR GOOD APPEARANCE AND FREE OF WANE AND BARK POCKETS. ALL TORN GRAIN SHALL BE FREE, ELIMINATED BY SANDING AND PLANING. MEMBERS EXHIBITING MODERATE TO HEAVY KNOTS SHALL BE WELL DISTRIBUTED THROUGHOUT THE INSTALLATION. POST SHALL BE SELECT KNOTTY (N.G.131A) RETENTION OF 20KG/SQ M SURFACE DENSITY.
 - ALL WOOD SHALL BE DRESSED FOUR SIDES.
 - ALL TIMBER CUTS SHALL BE STRAIGHT AND PLUMB.
 - MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 14% AT THE TIME OF CONSTRUCTION.
 - ALL WOOD TO BEAR GRADING STAMP OF C.I.S. CERTIFIED AGENCY.
 - TREAT BOTTOM SKIRT BOARD WITH C.C.A. PRESERVATIVE TO A RETENTION OF 4.0KG/M³.
 - ALL FENCES SHALL BE INSTALLED WITHIN 30 DAYS OF INSTALLATION, WEATHER PERMITTING.
 - STAIN FOR WOOD FENCE - STAIN SHALL CONSIST OF:
 - A. BASE OF BLENDED RESINS AND OILS IN A WATER SUSPENSION.
 - SUSPENDED SOLIDS WHICH 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 350G/L IN ACCORDANCE WITH A.S.T.M. D-2399.
 - 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-(TRICHLOROMETHYLTHIO) PHTHALIMIDE]
 - BIS (TRIBUTYL) 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 LANDSCAPE ARCHITECT)
 - SECTION OF POST IMBEDDED IN CONCRETE FOOTING TO BE DIPPED IN CREOSOTE. LAG SCREWS AND BOLTS SHALL BE GALVANIZED AND CONFORM TO ASTM A307 IN CONFORMANCE TO CSA STANDARD 6164.
 - THE ACOUSTIC FENCE SHALL HAVE A MINIMUM FACE DENSITY OF 20 kg/m³.
 - ALL NAILS GALVANIZED ARDUX, CONFORMING TO CSA STANDARD, AND 75mm 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 THRU 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) EACH END TO VERTICAL MEMBERS AND 5 NAILS IN STAGGERED PATTERN ALONG BOARD.
 - VERTICAL MEMBERS - 2 NAILS (85MM) TOP AND BOTTOM TO RAILS.
 - COPING - 2 NAILS THRU EDGES TO POST AT EACH END AND 6 NAILS THRU TOP TO VERTICAL MEMBERS.
 - COUNTER-SINK ALL LAG SCREWS TO POST AT EACH END AND 6 NAILS THRU TOP TO VERTICAL MEMBERS.
 - FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 96KN/M². OBTAIN PROFESSIONAL SOIL ENGINEER'S APPROVAL BEFORE CASTING CONCRETE FOR FOUNDATION.
 - DESIGN WIND SPEED 80 KM/HR, GUST TO 100 KM/HR.
 - FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 96KN/M². OBTAIN PROFESSIONAL SOIL ENGINEER'S APPROVAL BEFORE CASTING CONCRETE FOR FOUNDATION.
 - CONCRETE FOR FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa IN 28 DAYS.
 - FOR ACOUSTIC FENCE, BOTTOM RAIL SHALL BE SET ON GRADE, WHERE DRAINAGE IS TO BE CONVEYED THROUGH THE BARRIER, THEN THE DESIGN SHALL COMPLY WITH STANDARD DRAWING F90-110.
 - FIRE HOSE ACCESS TO BE DESIGNED IN ACCORDANCE WITH O.P.S.D. 998.101 & 998.151.
 - FENCES CONSTRUCTED ON BERMS:
 - A. EXTEND FOOTINGS 300MM INTO UNDISTURBED SUB-GRADE.
 - B. COMPACT BERMS TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY.
 - C. CONSTRUCT BERMS WITH A 1000MM FLAT TOP AND SIDE SLOPES NO STEEPER THAN 3:1.



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Project No. **17193** Sheet No. **LD-02**