



Protection and Preservation of Existing Vegetation Note:

All existing trees, which are to remain, shall be fully protected with hoarding to City standards, erected beyond their "drip line" prior to the issuance of the Erosion and Sediment Control Permit, to the satisfaction of the Community Services Department. Groups of trees and other existing plantings to be protected, shall be treated in a like manner with hoarding around the entire clump(s). 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 trees. Surplus soil, equipment, debris or materials shall not be placed over 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 his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.

Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practices.

Where root systems of trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed neatly and

the area backfilled with appropriate material to prevent desiccation.

Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.

Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at the developer's own expense with trees of a size and species as approved by the Community Services Department.

8. If grades around trees to be protected are likely to change, the owner shall be required to take such precautions as dry drilling, retaining walls and root feeding, to the satisfaction of the Community Services Department.

Prior to the issuance of Erosion and Sediment Control Permits, trees to be preserved must be protected with hoarding under the drip line.

After construction is complete, confirmation must be submitted to the Community Services Department indicating that no trees designated for preservation were either damaged or removed without the approval of the Community Services Department

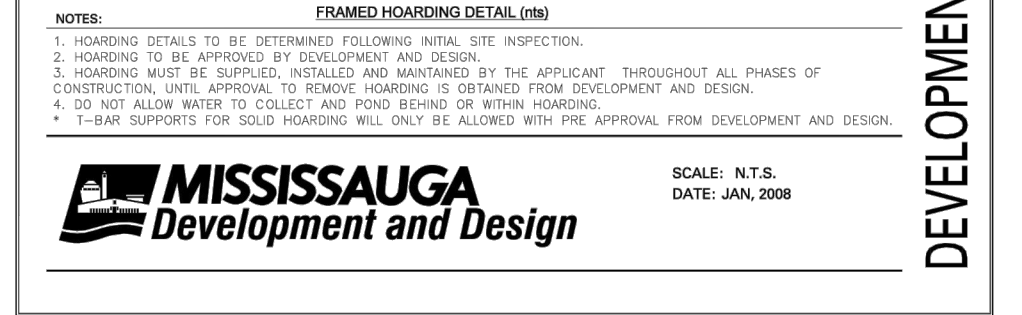
Legend

- Existing Deciduous Tree
- Existing Coniferous Tree
- Existing Tree To Be Removed
- Tree Protection Zone
- Solid Tree Protection Hoarding
- Framed Tree Protection Hoarding
- Property Line
- Plant Material to be Removed

Existing Plant Schedule

Table #1. Tree number (No.), species, diameter at breast height (DBH), comments, Condition Rating (CR) and Tree Category.

No.	Tree Species	DBH (cm)	Location	CR	TC	Recommendation
#1	blue spruce	29	1357 Wealthy Pl	70	City	To be Removed
#2	white spruce	29-32	1357 Wealthy Pl	60	private	To be Removed
#3	white spruce	58	1357 Wealthy Pl	65	private	To be Removed
#4	white spruce	62	1357 Wealthy Pl	70	private	To be Removed
#5	white cedar	16-18	1357 Wealthy Pl	70	private	To be Removed
#6	white spruce	27	1357 Wealthy Pl	65	private	To be Removed
#7	white spruce	28	1357 Wealthy Pl	70	private	To be Removed
#8	crab-apple	42	1357 Wealthy Pl	55	private	To be Removed
#9	white spruce	48	1357 Wealthy Pl	65	private	To be Removed
#10	pear tree	14-16	1357 Wealthy Pl	65	private	To be Removed
#11	mulberry	8-143	2116 Dixie Rd	70	private	To be Removed
#12	white cedars	10-20	1357 Wealthy Pl	60-70	private	To be Removed
#13	white cedar	16-28	1357 Wealthy Pl	65	private	To be Removed
#14	white cedar	20-27	1357 Wealthy Pl	70	private	To be Removed
#15	white cedar	36	1357 Wealthy Pl	75	Neighbour	To be Preserved
#16	white cedar	32-34	1357 Wealthy Pl	70	private	To be Removed
#17	Manitoba maple	16-20	1357 Wealthy Pl	65	private	To be Removed
#18	mulberry	12-15	1357 Wealthy Pl	70	private	To be Removed
#19	mulberry	15-22	1357 Wealthy Pl	70	private	To be Removed
#20	white birch	54	1351 Wealthy Pl	65	private	To be Removed
#21	rowan tree	22	1351 Wealthy Pl	55	city	To be Removed
#22	Norway maple	10-18	1351 Wealthy Pl	65	private	To be Removed
#23	honey locust	63	1351 Wealthy Pl	60	private	To be Removed
#24	red oak	69	1351 Wealthy Pl	65	private	To be Removed
#25	Norway maple	31	1351 Wealthy Pl	65	private	To be Removed
#26	Norway maple	52	1351 Wealthy Pl	60	private	To be Removed
#27	mulberry	28	1351 Wealthy Pl	65	private	To be Removed
#28	white cedar	29	1351 Wealthy Pl	55	private	To be Removed
#29	white cedar	15-22	1351 Wealthy Pl	0	private	To be Removed
#30	white cedar	14-18	1351 Wealthy Pl	50	private	To be Removed
#31	mulberry	30	1351 Wealthy Pl	60	private	To be Removed
#32	ilac	1-3	1351 Wealthy Pl	70	private	To be Removed
#33	apple	18-20	2103 Primrose Rd	55	City	To be Preserved
#34	ilac tree	1-3	2103 Primrose Rd	65	City	To be Preserved
#34b	cherry tree	15-17	2103 Primrose Rd	55	private	To be Removed
#35	red oak	48	2103 Primrose Rd	65	private	To be Removed
#36	Norway maple	43	2103 Primrose Rd	65	private	To be Removed
#37	red oak	88	2103 Primrose Rd	60	private	To be Removed
#38	Norway maple	51	2103 Primrose Rd	60	city	To be Removed
#39	blue spruce	15-27	2103 Primrose Rd	55	city	To be Removed
#40	blue spruce	38	2107 Primrose Rd	70	city	To be Removed
#41	blue spruce	44	2107 Primrose Rd	70	private	To be Removed
#42	linden tree	78	2107 Primrose Rd	60	private	To be Removed
#43	Norway maple	69	2113 Primrose Rd	60	city	To be Removed
#44	white cedar	12-18	2113 Primrose Rd	65	private	To be Removed
#45	mulberry	30	2113 Primrose Rd	60	private	To be Removed
#46	Norway maple	89	2113 Primrose Rd	55	private	To be Removed
#47	Norway maple	31	2113 Primrose Rd	60	private	To be Removed
#48	yew tree	15-32	2113 Primrose Rd	70	private	To be Removed
#49	yew tree	34	2113 Primrose Rd	65	private	To be Removed
#50	mulberry	10-14	2113 Primrose Rd	70	private	To be Removed
#51	Norway maple	123	2113 Primrose Rd	55	private	To be Removed
#52	cottonwood	115	2113 Primrose Rd	60	private	To be Removed
#53	Norway maple	15	2113 Primrose Rd	65	private	To be Removed
#54	Manitoba maple	15	2113 Primrose Rd	65	private	To be Removed
#55	Manitoba maple	18	2113 Primrose Rd	65	private	To be Removed
#56	mulberry	20	2113 Primrose Rd	70	private	To be Removed
#57	mulberry	38	2113 Primrose Rd	70	private	To be Removed
#58	mulberry	20	2113 Primrose Rd	70	private	To be Removed
#59	mulberry	38	2113 Primrose Rd	65	private	To be Removed
#60	mulberry	27	2113 Primrose Rd	65	private	To be Removed
#61	mulberry	16	2119 Primrose Rd	70	private	To be Removed
#62	Norway maple	83	2119 Primrose Rd	60	private	To be Removed
#63	white spruce	30	2119 Primrose Rd	55	private	To be Removed
#64	mulberry	26	2119 Primrose Rd	70	border	To be Removed
#65	white cedar	15	2119 Primrose Rd	60	private	To be Removed
#66	white cedar	18	2119 Primrose Rd	65	private	To be Removed
#67	mulberry	34	2119 Primrose Rd	55	private	To be Preserved
#68	mulberry	30	2119 Primrose Rd	20	private	To be Removed
#69	green ash	40	2119 Primrose Rd	0	private	To be Removed



TREE PROTECTION BARRIERS DETAIL TYP.

SCALE: N.T.S. DATE: _____

DEVELOPMENT & DESIGN CONSTRUCTION HOARDING

msla
MARTON SMITH LANDSCAPE ARCHITECTS
170 The Donway W Suite 206
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tel. 416.492.9966 | email. info@msla.ca

Architect:
flanagan beresford & patterson architects
70 Silton Road, Unit 1, Tel. (905) 265-2688
Woodbridge, Ontario, L4L 6B9 Fax. (905) 265-2685

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	12/16/16

No. Revision Date

North: Stamp:

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

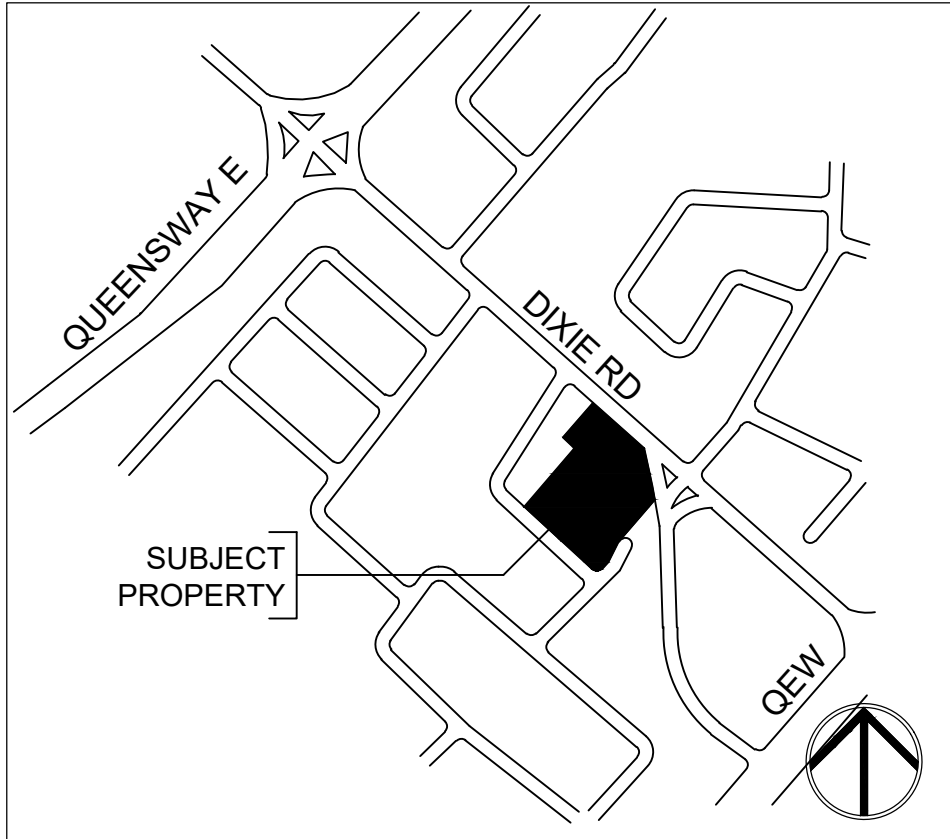
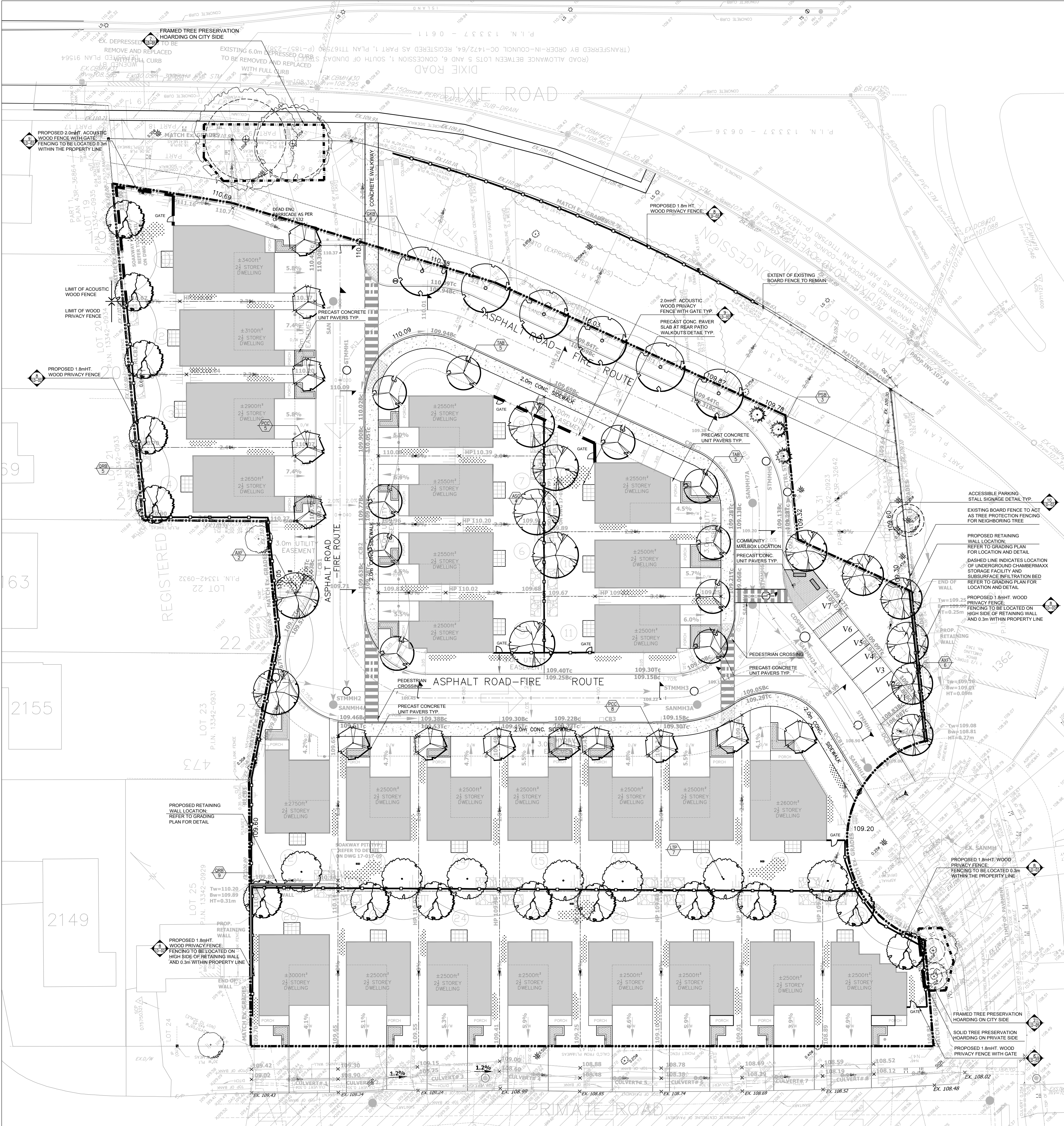
Scale: **As Shown** Date: **Dec. 2017**

Drawn By: **S.L.** Checked By: **L.M.**

Drawing Title:
Tree Preservation & Removal Plan

Project No. **17193** Sheet No. **L1-01**

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 work. At discrepancies shall be reported to the Landscape Architect. Copying or any reproduction in part or whole shall only be permitted with written consent of L.A. Drawings shall not be used for construction unless sealed & SIGNED. NOTE: FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. PROPERTY LINES AND SETBACKS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. * PRELIMINARY NOT FOR CONSTRUCTION * THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY L.A. ARCHITECT. * SIGNED DATE: _____



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 'Chantecleer'	Chantecleer Pear	70 mm		B.&B.	Full Form
PRJ		Prunus serrulata 'Amanogawa'	Japanese Flowering Cherry	50 mm		W.B.	Full Form
QRB		Quercus rubra	Red Oak	70 mm		B.&B.	Full Form
CONIFEROUS TREES							
PPU		Picea pungens	Colorado Spruce	200 cm		B.&B.	Full Form
PSB		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.

WE HEREBY AUTHORIZE THE CITY, ITS AUTHORIZED AGENTS, SERVANTS, OR EMPLOYEES TO ENTER UPON OUR LAND TO CARRY OUT INSPECTIONS FROM TIME TO TIME AND AGREE TO INDEMNIFY THE CITY AND ITS AUTHORIZED AGENTS AND SAVE THEM HARMLESS FROM ANY AND ALL ACTIONS ARISING OUT OF THE EXERCISE BY THE CITY, ITS AUTHORIZED AGENTS, SERVANTS OR EMPLOYEES OF THE RIGHTS HEREBY GIVEN TO THEM. WE UNDERTAKE TO NOTIFY THE CITY FORTHWITH OF ANY CHANGE OF OWNERSHIP OF THE SAID LANDS.

Signature of Owner

Name of Owner

Address

Client/Owner:

**CITY PARK
(DIXIE RD.)
HOMES INC.**

Notes:

Notes:
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. Drawings shall not be used for construction unless sealed & SIGNED.
NOTE: FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. PROPERTY LINES AND SETBACKS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
DATE: _____

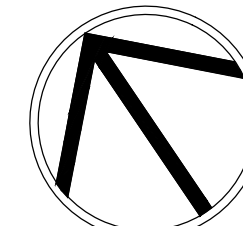
07	Rev. per Comments	19/03/01
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01	Issued for Review	17/12/22

No. Revision

Date

North:

Stamp:



Project:

**Proposed Single- Detached
Condominium Development**
Dixie Road & 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.

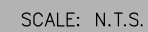
17193

Sheet No.

L2-01

CITY PARK
(DIXIE RD.)
HOMES INC.

landscape Architect. Copying or any reproduction in part or whole shall only be permitted with written consent of L. A. Drawings shall not be used for construction unless sealed & SIGNED. Installation of utilities or facilities is not guaranteed. Before starting work, the contractor shall confirm the exact location of all existing utilities and facilities, and shall assume liability for damages. UTILITIES • ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION



1. ALL WOOD SHALL BE SELECTED MAINLY FOR GOOD APPEARANCE AND FREE OF WANE, KNOTS, DEFECTS, AND OTHER GRADING DEFECTS. SHALL BE FREE, ELIMINATED BY SANDING AND PLANING. MEMBERS EXHIBING "HEAVY GRAIN" OR "WIDE" WILL BE DISTRIBUTED THROUGHOUT THE INSTALLATION. POST SHALL BE SELECTED KNOT-FREE (K14) WITH A MAXIMUM OF 20KG/50 M² SURFACE DENSITY.
2. ALL WOOD SHALL BE DRESSED FOUR SIDES, KNOT-FREE, SHALL BE STRAIGHT AND PLUMB.
3. MAXIMUM CONTENT OF WOOD SHALL NOT EXCEED 14% AT THE TIME OF CONSTRUCTION.
4. ALL WOOD SHALL BE GRADATION OF C.I.S. CERTIFIED AGENT.
5. TREAT BOTTOM SKIRT BOARD WITH C.C.P. PREPARED TO A MINIMUM OF 0.4KG/M².
6. ALL FINISHES SHALL BE WITHIN 30 DAYS OF INSTALLATION, WEATHER PERMITTING.
7. STAIN SHALL BE WOOD STAIN – STAIN SHALL BE CONSIST OF:
 - A BASE OF BLENDED RESINS AND OILS
 - SUSPENDED PARTICLES OF 0.2-0.5mm
 - SUSPENDED SOLIDS WHICH ARE NOT LESS THAN 21% AND NOT GREATER THAN 31%.
 - V.O.C.'S (VOLATILE ORGANIC COMPOUNDS) WHICH ARE NOT IN EXCESS OF 350G/L
 - COMPATIBLE WITH ALL OTHERS
 - LEVELS OF LIQUID MICROBICIDES AND ANY OTHER POTENTIAL TOXIC SUBSTANCES WHICH ARE ENVIRONMENTALLY SAFE (NOT REQUIRING REGISTRATION OR FEDERAL REGISTRATION).
8. NOTIFY THE FOLLOWING HAZARDOUS SUBSTANCES:
 - FOLPET (N-[TRICHLOROETHYLTHIO]UREA)
 - BIS (TRIBUTYL) OXIDE
 - COPPER NAPHTHATE
 - COPPER B QUINACRIDONE
 - ZINC NAPHTHATE
9. IDENTIFY COLOUR TONE AND LEVEL OF OPACITY (COLOUR TO BE APPROVED BY LANDSCAPE ARCHITECT).
9. SECTION SHALL BE FINISHED IN CONCRETE

10. FOOTING TO BE DIPPED IN CREOSOTE.
11. LAG SCREWS AND BOLTS SHALL BE GALVANIZED TO CONFORM TO ASTM A307.
12. ALL GALVANIZING TO BE HOT DIPPED IN CONFORMANCE TO CSA STANDARD 6164.
13. THE MINIMUM FACE DENSITY OF 20 kg/m³.
14. ALL NAILS GALVANIZED ARDOLX, CONFORMING TO CANADIAN STANDARD 6164.
15. ALL NAILS TO BE GALVANIZED TO CONFORM TO CANADIAN STANDARD 6164. NOTED OTHERWISE, ALL NAILS TO BE EVENLY SPACED AND SET NOT LESS THAN 100 MM ON CENTER.
16. VERTICALS - 3 NAILS TO POST AT EACH END OF EACH BOTTOM RAIL.
17. HORIZONTALS - 2 NAILS TO POST AT EACH END OF EACH RAIL.
18. RAILS - 2 NAILS TO POST AT EACH END OF EACH RAIL.
19. SKIRT BOARD IN STAGGERED POSITION.
20. SINK RAIL - 2 NAILS TO POST AT EACH END.
21. FACIA BOARD - 2 NAILS (50MM) EACH END OF EACH RAIL.
22. VERTICAL MEMBERS - 2 NAILS TO POST IN STAGGERED POSITION ALONG BOARD.
23. VERTICAL MEMBERS - 2 NAILS (89MM) EACH END OF EACH RAIL.
24. TOP RAIL - 2 NAILS TO POST AT EACH END.
25. COPING - 2 NAILS THRU EDGES TO POST AT EACH END AND 6 NAILS THRU TOP OF EACH END.
26. COUNTER-SINK ALL LAG SCREWS TO POST AT EACH END AND 6 NAILS THRU TOP TO POST AT EACH END.
27. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL PRESSURE OF 99kN/M².
28. FOUNDATION DESIGN IS BASED ON THE APPROVAL BEFORE CASTING CONCRETE FOR FOUNDATION.
29. DESIGN WIND SPEED 80 KM/HR, GUST TO 100 KM/HR.
30. CONCRETE FOR FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 25 MPA IN 28 DAYS.
31. FOR ACUSTIC FENCE, BOTTOM RAIL SHALL BE SET THROUGH, WHERE DRAINAGE IS TO BE CONSIDERED, THROUGH THE BARRIER, THEN SHALL COMPLY WITH STANDARD DRAWING FRW-110.
32. FIRE HOSE ACCESS TO BE DESIGNED IN CONFORMANCE WITH O.P.S.D. 9901.01 & 9981.31.
33. FENCES CONSTRUCTED ON BERMS:
 - a. CONTACT SURF- TO A MINIMUM OF 100% OF THE PROJECT AREA.
 - b. CONSTRUCT BERMS WITH A 100MM FLAT TOP.
 - c. SLOPES NO STEEPER THAN 3:1.

