

TREE PRESERVATION PLAN

NOTES:

- FOR ALL TREE PROTECTION NOTES AND TREE PROTECTION DETAILS REFER TO SHEET TP-2.
- TREE PROTECTION FENCE IS TO BE LOCATED 1 METRE FROM DRIPLINE AS PER MUNICIPAL STANDARDS.
- THIS PLAN REFERS TO TREE PROTECTION FENCING AND TREE REMOVALS ONLY. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS FOR COMPLETE SEDIMENT AND EROSION CONTROL REQUIREMENTS AND RECOMMENDATIONS.
- A TREE SURVEY & INVENTORY AND TREE PRESERVATION PLAN ARE REQUIRED TO IDENTIFY EXISTING TREES TO BE PRESERVED, REMOVED OR TRANSPLANTED. THE APPLICANT IS ADVISED THAT BY-LAW #254-12 (PRIVATE TREE PROTECTION BY-LAW) REQUIRES OWNERS TO OBTAIN A PERMIT TO INJURE OR REMOVE TREES IF 3 OR MORE TREES OF 150MM DBH OR GREATER ARE TO BE REMOVED IN ONE CALENDAR YEAR ON PRIVATE PROPERTY.

0 5 10m
SCALE 1:200

NOTE:
TREES INVENTORIED ON
SITE BEGAN WITH TAG #31.

TREE DATA SHEET - 86-90 Dundas Street East, Mississauga

Inspection Date: Wednesday, July 10, 2013 (Updated April 2016)

Tree No.	Common Name	Botanical Name	DBH (cm)	Canopy Radius (metric)	Crown Class	Tree Condition Botanical (B), Structural (S), Good (G), Fair (F), Poor (P)	Tree Condition Comments	Recommendations
31	Green Ash	<i>Fraxinus pennsylvanica</i>	9	2M	O	B-F,G,S,F-G	minor deadwood, early canker signs, risk of ash borer	Remove - Grading Impact
32	Green Ash	<i>Fraxinus pennsylvanica</i>	9.5	2M	O	B-F,G,S,F-G	minor deadwood, early canker signs, risk of ash borer, crook to main stem	Remove - Grading Impact
33	Green Ash	<i>Fraxinus pennsylvanica</i>	9.5	2M	O	B-F,G,S,F-P	crook to stems, bare branching, ash borer exit holes evident	Remove - Grading Impact
34	Green Ash	<i>Fraxinus pennsylvanica</i>	7.5	2M	O	B-P,S,F	moderate deadwood, poor thin crown, crook to stem, minimal canker, ash borer exit holes evident	Remove - Grading Impact
35	Green Ash	<i>Fraxinus pennsylvanica</i>	9.5	2M	O	B-F,P,S,P	advantitious shoots, stem wounds (called over well), borer exit holes evident	Remove - Grading Impact
36	Green Ash	<i>Fraxinus pennsylvanica</i>	10	2M	O	B-F,G,S,F-G	low-moderate shoots at base	Remove - Grading Impact
37	Green Ash	<i>Fraxinus pennsylvanica</i>	7	2M	O	B-F,P,S,F-P	large deadwood, crown die-back, indications of canker, ash borer exit holes evident	Remove - Grading Impact
38	Green Ash	<i>Fraxinus pennsylvanica</i>	9.5	2M	O	B-F,S,F	minor deadwood, crook to upper main stem	Remove - Grading Impact
39	Green Ash	<i>Fraxinus pennsylvanica</i>	7	2M	O	B-P,S,F	moderate deadwood, thinning crown	Remove - Grading Impact
40	Siberian Elm	<i>Ulmus pumila</i>	16	3M	C	B-F,S,F	moderate elm leaf beetle, crook to main stem	Remove - Grading Impact
41	Siberian Elm	<i>Ulmus pumila</i>	10, 9.5	3M	C	B-F,P,S,F	double stem, weak branches, low elm leaf beetle	Remove - Grading Impact
42	Austrian Pine	<i>Pinus nigra</i>	21, 17	2.9M	O	B-F,G,S,F-G	double stem, trunk damage (healing well)	Preserve - Off Property
43	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	10	1.9M	O	B-G,S,G		Preserve - Off Property
44	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	15	1.5M	O	B-F,G,S,F-G	lateral gaps	Preserve - Off Property
45	Noway Spruce	<i>Picea abies</i>	14.5	2M	O	B-F,G,S,F-G		Preserve - Off Property
46	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	14.5	1.9M	O	B-F,G,S,F-G	crook to stem	Preserve - Off Property
47	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	32	3M	O	B-F,S,F	slight crook to stem, signs of canker, viable	Preserve - Off Property
48	White Cedar	<i>Thuja occidentalis</i>	15.5	1.5M	C-S	B-F,P,S,F-P	south west lean, slight desiccation	Preserve - Off Property
49	Manitoba Maple	<i>Acer negundo</i>	14, 10.5	3.5M	O	B-F,P,S,F-P	multiple stems, basal decay	Preserve - Off Property
50	White Cedar	<i>Thuja occidentalis</i>	18, 15.5	2M	C	B-F,G,S,F	co-stems	Preserve - Off Property

* ORIGINAL INVENTORY COMPLETED IN 2013. FOR THE PURPOSES OF THIS PLAN, UPDATED PRESERVATION/REMOVAL STATUSES HAVE BEEN PROVIDED BASED ON REVISED SITE PLAN (APRIL 2016).

51	Mulberry	<i>Morus spp.</i>	5	2M	C	B-F,S,F	growing closely to tree 50.	Preserve - Off Property
52	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	16	1.5M	O	B-F,G,S,F-G		Preserve - Off Property
53	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	12	1.5M	O	B-F,G,S,F-G		Preserve - Off Property
54	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	14	1.5M	O	B-F,G,S,F-G		Preserve - Off Property
55	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	10	1.9M	S	B-F,G,S,F-G		Preserve - Off Property
56	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	12	1.5M	S	B-F,G,S,F-G		Preserve - Off Property
57	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	9.5	1M	S	B-F,P,S,F		Preserve - Off Property
58	Colorado Blue Spruce	<i>Picea pungens 'Glaucia'</i>	10	1.9M	S	B-F,S,F		Preserve - Off Property
59	Siberian Elm	<i>Ulmus pumila</i>	21.5, 20.5, 35.5	7M	C	B-F,S,F	slime flux, basal deadwood, signs of weakness, low elm beetle damage, divergent apical union, prone to storm damage.	Remove - Grading Impact
60	Siberian Elm	<i>Ulmus pumila</i>	27	7M	C	B-F,S,F-P	moderate deadwood	Remove - Grading Impact
61	Siberian Elm	<i>Ulmus pumila</i>	29, 24	7M	C	B-F,S,F	weak co-stems, moderate deadwood, heavy slime flux, divergent leaders	Remove - Fall Damage
62	Green Ash	<i>Fraxinus pennsylvanica</i>	30	4M	C	B-F,G,S,F-G	minor deadwood	Remove - Provide native compensation
63	Manitoba Maple	<i>Acer negundo</i>	30,27	5.5M	C	B-F,S,F-P	bark inclusion, stem fork, divergent leaders	Remove - Provide native compensation
64	Manitoba Maple	<i>Acer negundo</i>	25, 19	7.8M	C	B-P,S,P	multiple stems, significant deadwood, moderate to heavy suckers	Remove - Fall Damage
65	Manitoba Maple	<i>Acer negundo</i>	20.5	7M	C	B-P,S,P	multiple stems, one dead limb, less than 10% growth remaining	Remove - Fall Damage
66	Silver Maple	<i>Acer saccharinum</i>	32.5, 37	6M	C	B-F,G,S,P	2 main stems, notable easterly lean, crown reduction prune recommended	Remove - Grading Impact
67	Willow Spp.	<i>Salix spp.</i>	45	4M	C	B-F,S,F	moderate deadwood, thinning crown, marginal tree	Remove - Grading Impact
68	Willow Spp.	<i>Salix spp.</i>	35	4M	C	B-F,S,F	west lean to crown, significant phototropic affect	Remove - Grading Impact
69	Manitoba Maple	<i>Acer negundo</i>	28.5, 25.5	5M	C	B-F,P,S,P	double stem, moderate deadwood, significant south lean to both stems, vines, marginal tree	Remove - Marginal
70	Manitoba Maple	<i>Acer negundo</i>	41	6M	C	B-F,P,S,P	prominent west lean, number of large cavities, lots of vines, candidate for removal	Remove - Marginal
71	Manitoba Maple	<i>Acer negundo</i>	23.5, 18	6M	C	B-F,P,S,P	double stem, moderate deadwood on south leaning leader (remove), prominent lean to the southern leader	Remove - Marginal
72	Manitoba Maple	<i>Acer negundo</i>	54	7M	C	B-P,S,P	forks above DBH, weak union, south lean, moderate deadwood, marginal tree	Remove - Marginal
73	Manitoba Maple	<i>Acer negundo</i>	38.5	5M	C	B-F,S,F	prominent eastern lean over top of slope, contorted stem	Remove - Grading Impact
74	Siberian Elm	<i>Ulmus pumila</i>	57	7M	O	B-F,S,F	moderate to heavy deadwood, low moderate elm leaf beetle damage.	Remove - Grading Impact
75	Siberian Elm	<i>Ulmus pumila</i>	25	3M	C	B-F,S,P	slime flux, moderate deadwood, prominent west lean over creek, consider removal	Remove - Marginal
76	Manitoba Maple	<i>Acer negundo</i>	36	5M	C	B-F,S,P	prominent eastern lean to majority of stem, consider removal	Remove - Marginal
77	Scott's Elm	<i>Ulmus glabra</i>	24	4.5M	C	B-F,S,F-P	South leaning, low to moderate elm leaf beetle damage	Remove - Grading Impact
78	Manitoba Maple	<i>Acer negundo</i>	46, 30, 39	10M	C	B-F,S,P	weak main union, minor deadwood	Remove - Marginal
79	Manitoba Maple	<i>Acer negundo</i>	23, 17	10M	C	B-P,S,P	2 divergent stems, large deadwood	Remove - Marginal
80	Manitoba Maple	<i>Acer negundo</i>	25.5, 21, 15	12M	C	B-F,S,F-P	prominent western lean, poor structure due to main union, marginal tree	Remove - Marginal
81	Manitoba Maple	<i>Acer negundo</i>	19	4.5M	C	B-F,S,F-P	prominent eastern lean on main stem, minor deadwood	Remove - Grading Impact
82	Manitoba Maple	<i>Acer negundo</i>	27, 24	4M	C	B-F,S,P	rot at base, fungi where branches diverge, candidate for removal	Remove - Marginal
83	Manitoba Maple	<i>Acer negundo</i>	13, 12, 14	4M	C	B-F,S,P	prominent western lean to main stem	Remove - Grading Impact
84	Manitoba Maple	<i>Acer negundo</i>	18.5	5M	C	B-F,P,S,P	1 limb has a split (needs removal), imbalanced limb to the west	Remove - Marginal
85	Manitoba Maple	<i>Acer negundo</i>	17.5	4M	C	B-F,S,P	bark inclusion, separation of smaller leader from trunk, weak union, marginal tree	Remove - Marginal
86	Manitoba Maple	<i>Acer negundo</i>	16.5	3M	C	B-F,P,S,P	long-term prospects poor, serious west lean over creek, marginal tree	Remove - Marginal
87	Manitoba Maple	<i>Acer negundo</i>	15	4M	C	B-F,P,S,P	long-term prospects poor, serious west lean over creek, marginal tree	Remove - Marginal
88	Manitoba Maple	<i>Acer negundo</i>	17	4M	C	B-F,P,S,P	long-term prospects poor, serious west lean over creek, marginal tree	Remove - Marginal
89	Manitoba Maple	<i>Acer negundo</i>	17	4M	C	B-F,P,S,P	long-term prospects poor, serious west lean over creek, marginal tree	Remove - Marginal
90	Manitoba Maple	<i>Acer negundo</i>	24, 21.5	6M	C	B-F,S,P	poor structural development in union of stems, moderate to heavy deadwood, good location, no lean	Remove - Marginal
91	Manitoba Maple	<i>Acer negundo</i>	18	4.5M	C	B-F,S,F-P	notable western lean	Remove - Grading Impact
92	Green Ash	<i>Fraxinus pennsylvanica</i>	15	2M	C	B-F,S,F	suckers growing out of base	Remove - Grading Impact
93	Green Ash	<i>Fraxinus pennsylvanica</i>	15	2M	C	B-P,S,P	significant lean over creek	Remove - Fall Damage
94	Manitoba Maple	<i>Acer negundo</i>	30.5	4M	C	B-F,P,S,F	crown dieback evident	Remove - Grading Impact
95	Black Walnut	<i>Juglans nigra</i>	17	5M	O	B-F,G,S,F-G	no notable deficiencies	Remove - Grading Impact
96	Siberian Elm	<i>Ulmus pumila</i>	24, 15, 19	5M	O	B-F,S,F	weak, multiple stems, moderate deadwood, elm leaf beetle damage	Remove - Grading Impact

NOTES:
All dimensions are the responsibility of the contractor to verify. This drawing is not to be scaled directly. Report all errors and omissions to Seferian Design Group Limited immediately.

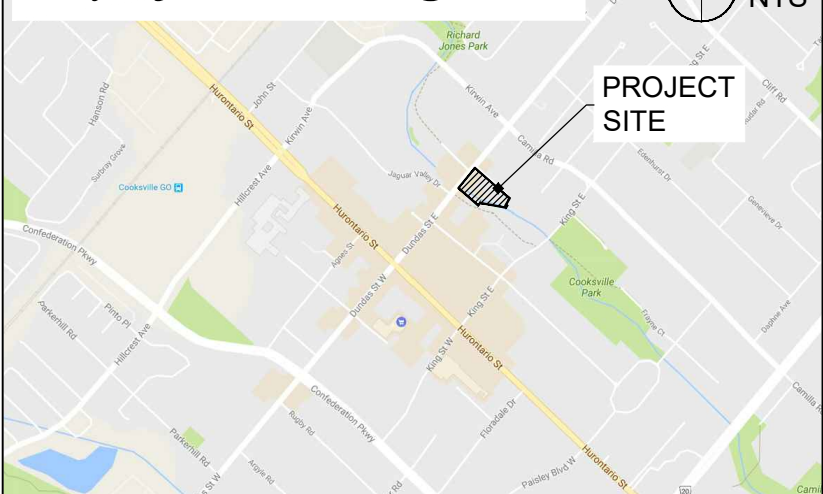
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This drawing forms part of a set and may not be separated. This drawing is to be read in conjunction with all other drawings, notes and specifications included in the contract documents.

Any ambiguity in the drawings, specifications or details is to be reported to the Landscape Architect for direction. Do not proceed in uncertainty.

KEY PLAN

City of Mississauga



LEGEND:

- PROPERTY LINE
- TREE PROTECTION FENCING. REFER TO SHEET TP-2 FOR DETAILS.
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE PRESERVED
- 000 TREE TAG I.D. NUMBER (TO BE PRESERVED)
- 000 TREE TAG I.D. NUMBER (TO BE REMOVED)

SOURCE OF BASE INFORMATION:
SURVEY PLAN RECEIVED FROM MATAS HOMES ON JUNE 2013. PREPARED BY VLADIMIR DOSEN
SURVEYING NOVEMBER, 2011. FILE NAME: 86-90 DUNDAS STREET EAST.dwg
EXISTING TREE INSPECTION UNDERTAKEN BY REDBUD FORESTRY CONSULTANTS AND SEFERIAN DESIGN GROUP JULY 10, 2013. UPDATED MAY 2016.

NO.	REVISIONS	DATE:
6	REVISED AS PER NEW SITE PLAN	19.05.28
5	REVISED AS PER NEW SITE PLAN	18.01.04
4	REVISED PER UTILITY PLAN	17.05.19
3	REVISED AS PER COMMENTS	16.08.09
	SITE PLAN LAYOUT REVISION	16.07.28
	REVISED AS PER COMMENTS	18.10.03
NO.	ISSUED	DATE:
6	REISSUED FOR ZBA AND OPA	19.09.24
5	REISSUED FOR ZBA AND OPA	18.04.12
4	ISSUED FOR ZBA AND OPA	18.01.04
3	REISSUED FOR ZBA AND OPA	16.08.12
2	REISSUED FOR ZBA AND OPA	16.07.22
1	REISSUED FOR ZBA AND OPA	19.08.06

CLIENT:

Emblem Developments Corp.

22 Adelaide Street West, Suite 2060
Toronto, Ontario

PROJECT TITLE:

86-90 DUNDAS STREET EAST
MISSISSAUGA, ONTARIO

CITY FILE: OZ/OPA 16 008



SHEET TITLE:

TREE PRESERVATION &
REMOVALS PLAN

DWG NO:

TP-1

STAMP:

SCALE: 1:200

PROJECT NO: 16-044

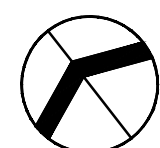
DRAWN BY: SLS

DESIGN BY: SLS

CHECKED BY: HS

SHEET No: 1 of 2

NORTH



Tree Preservation Notes

- This drawing is to be read in conjunction with the written specifications and with the engineer's final site drawings. These drawings take precedence.
- The Contractor shall check and verify all dimensions and conditions on the project. Field staking of property boundary and accurate tree locates to be done by surveyor of record.
- Any discrepancies in this drawing or accompanying details are to be reported to the Landscape Architect / or Engineer. Contractor is not to proceed in uncertainty.
- The Contractor is to be aware of all existing and proposed services and utilities. The Contractor shall check all underground services and utility lines staked by each agency having jurisdiction prior commencing the work.
- All trees located within the project area designated for preservation (refer to tree preservation plan), or denoted existing , and all trees located on adjacent properties shall be preserved. In the event that any trees designated for preservation located within the project area or on adjacent properties are damaged or killed by the actions of a Contractor or their agents/sub-contractors, the Contractor will be responsible for the replacement of the destroyed plant material with material of equal and value and comparable species to the satisfaction of the project arborist or their representative.
- No grade changes shall occur within tree protection zone. In the event that grade changes may occur the consulting arborist must be notified so that precautions to preserve the tree, such dry welling or root feeding can be determined prior to the placement of fill or excavation activities.
- Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Furthermore, no contaminants shall be dumped or flushed where they may come in contact with the feeder roots of the trees.
- The Contractor will take every precaution to prevent damage to trees or shrubs. The Contractor will take every precaution to protect plant and root systems from damage, compaction and contamination resulting from the construction to the satisfaction of the Contract Administrator or consulting arborist..
- Any roots or branches which extend beyond the tree protection zone(s) indicated on this plan which require pruning, must be pruned by a Certified Arborist or other tree professional as approved by municipal representative. All pruning of tree roots and branches must be in accordance with good arboricultural standards.
- Trees that require pruning prior to construction to permit construction activities, have been identified in the tree preservation plan. In the event that it is necessary to remove additional limbs or portions of trees after construction has commenced, to accommodate construction, the consulting arborist is to be informed and the removal is to be executed carefully and in full accordance with arboricultural techniques by a certified arborist in accordance with current ISA standards and good arboricultural practices.
- The Contractor is required to install all tree protection fences first and obtain approval by the Landscape Architect prior to undertaking any vegetation clearing, demolition and grading works on site.
- Trees identified for removal shall be cut and removed off site. All wood chips shall be hauled and disposed off site.
- All tree removals must be completed outside of nesting season which will extend from May 1st to July 1st.

During Construction:

- Maintain tree protection fencing and the TPZ throughout the entire construction period.
- During excavation operations in which roots are affected, the Contractor is to prune all exposed roots cleanly. Prune ends to point obliquely downwards. The exposed roots should not be allowed to dry out, and the Contractor shall discuss watering the roots with the Owner and Landscape Architect so that the roots shall maintain optimum soil moisture during construction and backfilling operations. Backfilling must be with clean uncontaminated topsoil from an approved source.
- Areas within the dripline of the trees designated for preservation are not to be used for any type of storage (i.e. storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the tree protection zone or dripline of trees designated for preservation within or adjacent to construction zone.
- Any grading required within the tree protection zone for any tree must be completed by hand under the site supervision of the project Landscape Architect and or Arborist.

Post-Construction:

- After construction, remove all protective material & begin a care and feeding program for trees as required.
- One year following construction the contractor will prune out all dead, dying or unsafe wood. Only qualified experienced personnel under the direction of an accredited Arborist will perform this work.
- Areas where root systems are directly exposed shall have roots pruned in accordance with good horticultural practices and then back filled with good native loam soil. This will be reviewed with consulting Arborist if required.
- Damaged trees must be immediately repaired at Contractor's expense under the direction of the consulting Arborist.
- All trees to be preserved will be monitored by the Project Landscape Architect & Consulting Arborist during the construction period and for a period of two years following construction.

Establishment of Tree Protection Zone, Barriers & Fencing

- Where trees located within the project area that it has been determined the feasibility for preservation is good, tree protection barriers are proposed to establish a tree protection zone (refer to Tree Preservation Plan). All trees located on adjacent properties shall be preserved unless written consent is provided by the property owner for the tree removal(s).
- The tree protection zone shall be established by the installation of tree protection fencing. The Tree Preservation Plan indicates the layout of the fencing. The tree protection fencing shall follow municipal guidelines and/or requirements unless stated otherwise within the detailed vegetation management plan.
- Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The applicant shall notify the municipal representative prior to commencing any construction activities to confirm that the tree protection barriers are in place.
- All supports and bracing used to safely secure the barrier should be located outside the tree protection zone. All supports and bracing should minimize damage to roots.
- Where some fill or excavated material must be temporarily located near the tree protection zone, a wooden barrier must be used to ensure no material(s) enters the tree protection zone.

Limitations of Assessment

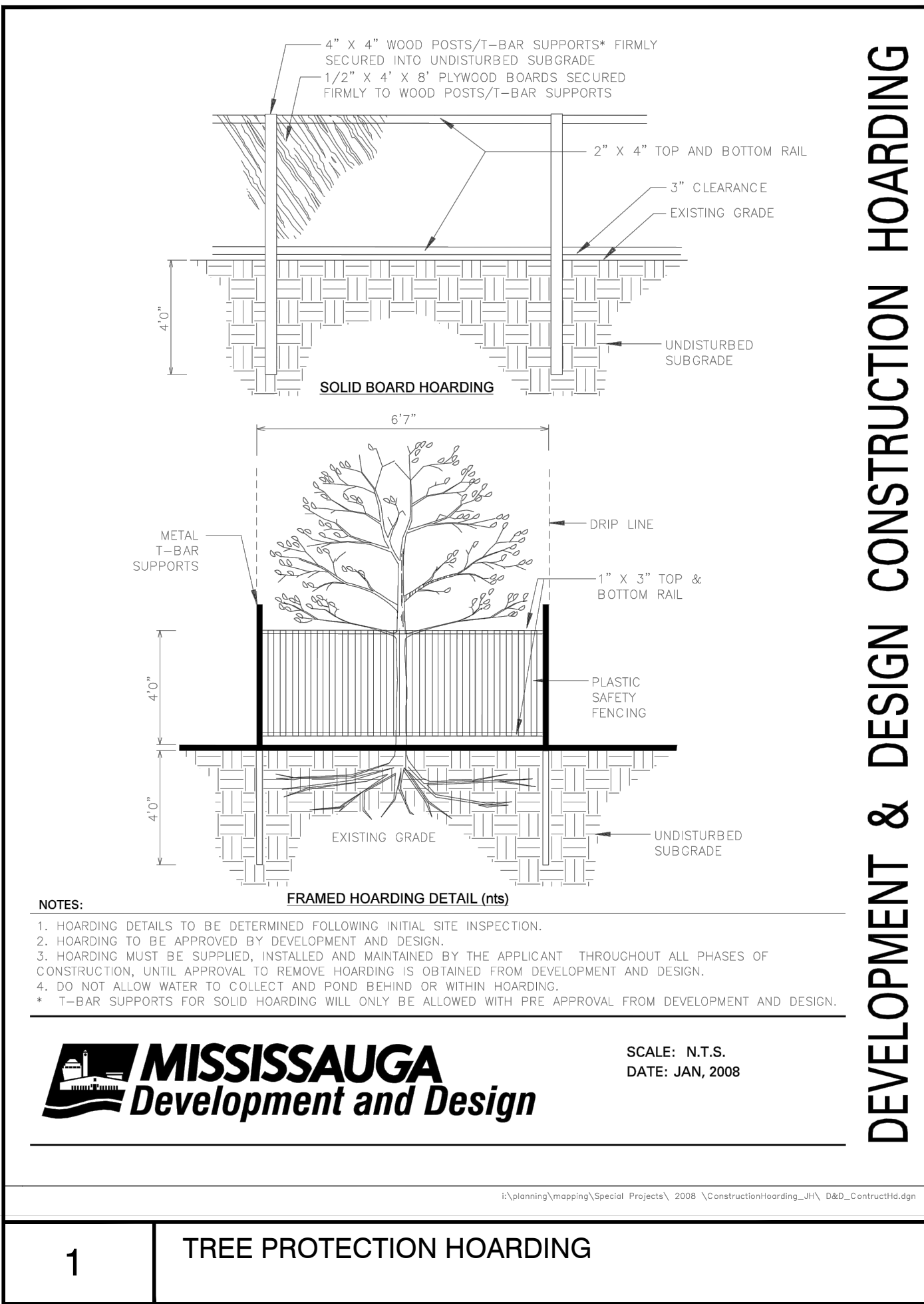
It is Seferian Design Group policy to attach the following clause regarding limitations. We do this to ensure that the all interested parties are aware of what is technically and professionally realistic in retaining trees.

The assessment of the trees presented on these plans has been made using accepted arboricultural techniques. Specifically, we conducted a visual examination of all the above ground parts of the tree for: structural defects; scars; external indications of decay such as fungal fruiting bodies; evidence of attack by insects; discoloured foliage; the condition of any visible root structures; and the degree and direction of lean (if any). We also noted the general condition of the trees and the surrounding site, and the proximity of property and people. Except where specifically noted, the trees were not cored, probed or climbed and there was no detailed inspection of the root crowns involving excavations.

Notwithstanding the recommendations and conclusions made on these plans and corresponding reports (if applicable), must be recognized that trees are living organisms, and their health and vigour constantly changes over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees or any of their parts will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts under all circumstances. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented on these plans and in corresponding reports (if applicable) are valid at the time of inspection.

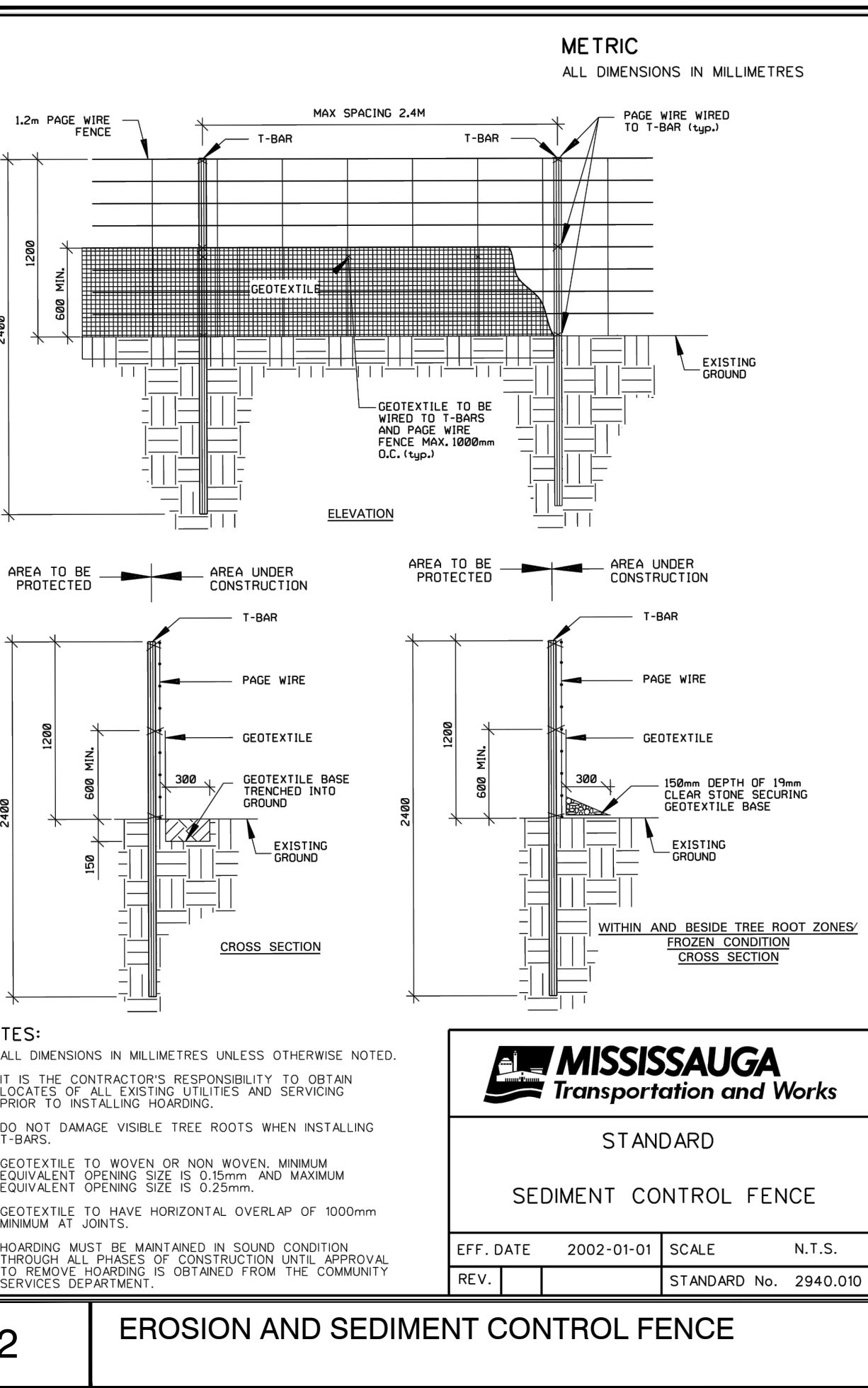


THE FOLLOWING IS A CHART SHOWING THE MINIMUM REQUIRED DISTANCES FOR DETERMINING A TREE PROTECTION ZONE

Tree Protection Zones		
Diameter of Trunk Centimetres at 1.4 m above grade (DBH)	Minimum Tree Protection Zone (TPZ) Distance from trunk, measured in metres.	Potential Rooting Area (PRA) for all trees and TPZ for trees in NHS, parks, open spaces and other significant natural heritage areas.
<10	1.2	2.4
10-29	1.8	3.6
30-40	2.4	4.8
41-50	3.0	6.0
51-60	3.6	7.2
61-70	4.2	8.4
71-80	4.8	9.6
81-90	5.4	10.8
91-100	6.0	12.0
>100	6 cm per 1 cm DBH	12 cm per 1 cm DBH

Notes:

- THE TREE PROTECTION ZONE (TPZ) AND CRITICAL ROOT ZONE (CRZ) DISTANCES ARE TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE TO THE DRIP LINE. THE FOLLOWING IS A CHART SHOWING THE MINIMUM REQUIRED DISTANCES FOR DETERMINING A TREE PROTECTION ZONE.
- WHERE WORK IS BEING PERFORMED BEYOND THE TREE PROTECTION ZONE (TPZ) BUT WITHIN THE CRITICAL ROOT ZONE (CRZ), THE WORKS ARE SUBJECT TO THE FOLLOWING SPECIFICATIONS:
- ROOT PRUNING BY ROTARY SAW TO A DEPTH OF 300mm
- ROOTS ARE TO BE CUT A MAXIMUM OF 300mm FROM THE EDGE OF EXCAVATION (GRADING OR REMOVALS).
- THE LIMIT EXCAVATION, GRADING OR REMOVALS IS TO BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE, AND IS TO INCLUDE THE USE OF EXCAVATION SHORING, SMALLER EXCAVATION EQUIPMENT, OR RUBBER TIERED MACHINES.



Tree Protection Note:

The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two years following completion of all site works. Hoarding must be inspected prior to the removal of any tree hoarding from the site.

Owner's Signature: _____

Date: _____

NOTES:
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Any ambiguity in the drawings, specifications or details is to be reported to the Landscape Architect for direction. Do not proceed in uncertainty.

Key Plan



Legend:

SOURCE OF BASE INFORMATION:
SURVEY PLAN RECEIVED FROM MATAS HOMES ON JUNE 2013, PREPARED BY VLADIMIR DOSEN
SURVEYING NOVEMBER 2011, FILE NAME: BCKNDSEAT00001.dwg
EXISTING TREE INSPECTION UNDERTAKEN BY REDBUD FORESTRY CONSULTANTS AND SEFERIAN DESIGN GROUP JULY 16, 2013, UPDATED MAY 2016.

NO.	REVISIONS	DATE:
6	REVISED AS PER NEW SITE PLAN	19.05.28
5	REVISED AS PER NEW SITE PLAN	18.01.04
4	REVISED PER UTILITY PLAN	17.05.19
3	REVISED AS PER COMMENTS	16.08.08
	SITE PLAN LAYOUT REVISION	16.07.28
	REVISED AS PER COMMENTS	18.10.03
NO.	ISSUED	DATE:
6	REISSUED FOR ZBA AND OPA	19.09.24
5	REISSUED FOR ZBA AND OPA	18.04.12
4	ISSUED FOR ZBA AND OPA	18.01.04
3	REISSUED FOR ZBA AND OPA	16.08.12
2	REISSUED FOR ZBA AND OPA	16.07.22
1	REISSUED FOR ZBA AND OPA	19.08.06

Client:

Emblem Developments Corp.

22 Adelaide Street West, Suite 2060
Toronto, Ontario

Project Title:

86-90 DUNDAS STREET EAST
MISSISSAUGA, ONTARIO

CITY FILE: OZ/OPA 16 008



Sheet Title:

TREE PRESERVATION
NOTES & DETAILS

DWG No:	TP-2	SCALE: AS SHOWN
STAMP:		PROJECT NO: 16-044
		DRAWN BY: SLS
		DESIGN BY: SLS
		CHECKED BY: HS
		SHEET No: 2 of 2
		NORTH