

CONSTRUCTION IMPACT MITIGATION RECOMMENDATIONS

- REMOVALS TO BE UNDERTAKEN BY AN IGA CERTIFIED ARBORIST.
- e)IT IS RECOMMENDED THAT THE EXISTING GROUND-LAYER VEGETATION AT THE BASE OF TREES TO BE PRESERVED REMAIN INTACT WITHIN THE CRITICAL ROOT ZONE SO AS NOT TO DISTURB THE SOIL AROUND THE BASE OF THE EXISTING TREES. f) FINAL SITE GRADING PLANS SHOULD ENSURE THAT THE EXISTING SOIL MOISTURE CONDITIONS ARE MAINTAINED.
- ACTIVITY IS COMPLETE OR AS PER THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT. b) TREE PRESERVATION FENCING IS TO REMAIN INTACT AS PER THE TREE PRESERVATION DRAWINGS, AND CAN ONLY BE TEMPORARILY REMOVED WITH THE EXPRESS
- IT IS TO BE REINSTATED AS PER THE TREE PRESERVATION PLANS AS SOON AS POSSIBLE. c) NO CONSTRUCTION, EXCAVATION, ADDING OF FILL, STOCKPILING OF CONSTRUCTION MATERIAL, OR HEAVY EQUIPMENT IS PERMITTED WITHIN THE CRITICAL ROOT

- f) AVOID IDLING HEAVY EQUIPMENT UNDER OR WITHIN CLOSE PROXIMITY TO TREES TO BE PRESERVED TO PREVENT CANOPY DAMAGE FROM EXPOSURE TO THE
- q) BROKEN BRANCHES ON TREES WITHIN THE SUBJECT SITE TO BE PRESERVED SHOULD BE CLEANLY CUT AS SOON AS POSSIBLE AFTER THE DAMAGE HAS CONTRACTOR MAY PERFORM WORK ON ANY CITY TREE.

b) AFTER ALL WORK IS COMPLETED, TREE PRESERVATION FENCES AND ANY OTHER IMPACT MITIGATION PARAPHERNALIA MUST BE REMOVED. c) A FINAL REVIEW MUST BE UNDERTAKEN BY THE PROJECT ARBORIST TO ENSURE THAT ALL MITIGATION MEASURES AS DESCRIBED ABOVE HAVE BEEN MET.

GENERAL INFORMATION			SIZE		HEALTH		RECO
ID #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CANOPY RADIUS (m)	CROWN CONDITION	COMMENTS	PROPOS ACTIO
1	Acer saccharum	Sugar Maple	65	5	3	Near hydro pole	preserv
2	Juglans nigra	Black Walnut	48	6	5	Co-dominant 2-stem	preserv
3	Juglans nigra	Black Walnut	32	4	5		preserv
4	Juglans nigra	Black Walnut	66	5	5	Co-dominant 3-stem	preserv
5	Juglans nigra	Black Walnut	43	6	4	good vigour	preserv
6	Juglans nigra	Black Walnut	36	5	5		preserv
7	Carya cordiformis	Bitternut Hickory	12	2	5		preserv
8	Carya cordiformis	Bitternut Hickory	11	2	5		preserv
9	Juglans nigra	Black Walnut	10	2	5		preserv
10	<i>Crataegus</i> spp.	Hawthorn	12	2	5		preserv
11	Juglans nigra	Black Walnut	27	4	3		preserv
12	Carya cordiformis	Bitternut Hickory	56	7	5		preserv
13	Juglans nigra	Black Walnut	54	7	5		preserv
14	<i>Crataegus</i> spp.	Hawthorn	11	2	5		preserv
15	Acer saccharum	Sugar Maple	11	2	5		preserv
16	Carya cordiformis	Bitternut Hickory	11	2	5		preserv
17	Juglans nigra	Black Walnut	32	4	4		preserv
18	Juglans nigra	Black Walnut	17	2	5		preserv
19	Juglans nigra	Black Walnut	41	5	5		preserv
20	Carya cordiformis	Bitternut Hickory	10	2	5		preserv
21	<i>Crataegus</i> spp.	Hawthorn	11	2	5		preserv
22	<i>Crataegus</i> spp.	Hawthorn	11	2	5		preserv
23	Prunus serotina	Cherry, Black	22	5	5		preserv
24	Acer saccharum	Sugar Maple	60	7	4	20% decline but good tree	preserv
25	Juglans nigra	Black Walnut	37	5	5		preserv
26	Acer saccharum	Sugar Maple	14	2	5		preserv
27	Juglans nigra	Black Walnut	38	5	5		preserv
28	Juglans nigra	Black Walnut	46	6	5		preserv
29	Juglans nigra	Black Walnut	19	3	5		preserv

a) PRIOR TO ANY CONSTRUCTION ACTIVITY, TREE PRESERVATION FENCING IS TO BE INSTALLED AS PER THE ATTACHED TREE PRESERVATION DRAWINGS AND DETAIL. b) TREES APPROVED FOR REMOVAL ARE TO BE CLEARLY INDICATED IN THE FIELD (MARKED WITH SPRAY PAINT OR OTHER AGREED UPON METHOD) BY THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL OPERATIONS. ALL REMOVALS TO BE UNDERTAKEN BY AN ISA CERTIFIED

c) IN ACCORDANCE WITH THE MIGRATORY BIRDS CONVENTION ACT, 1994, ALL REMOVALS MUST TAKE PLACE BETWEEN SEPTEMBER IST AND MARCH 31ST TO AVOID DISTURBING NESTING MIGRATORY BIRDS. IF TREE REMOVAL OCCURS BETWEEN APRIL IST AND AUGUST 31ST, A BIOLOGIST IS REQUIRED TO COMPLETE A SEARCH FOR NEGTS. ONCE CLEARED, THE CONTRACTOR HAG 48 HOURS TO REMOVE. IF REMOVAL DOES NOT OCCUR WITHIN 48 HOURS, ANOTHER SEARCH WILL BE

d)CARE SHOULD BE TAKEN DURING THE FELLING OPERATION TO AVOID DAMAGING THE BRANCHES, STEMS, TRUNKS, AND ROOTS OF NEARBY TREES TO BE PRESERVED. WHERE POSSIBLE, ALL TREES ARE TO BE FELLED TOWARDS THE CONSTRUCTION ZONE TO MINIMIZE IMPACTS ON ADJACENT VEGETATION. ALL

a) TREE PRESERVATION FENCING IS TO BE MAINTAINED IN GOOD CONDITION AND EFFECTIVE FOR THE DURATION OF CONSTRUCTION UNTIL ALL CONSTRUCTION

WRITTEN CONSENT FROM THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT. SHOULD TREE PRESERVATION FENCING BE TEMPORARILY RELOCATED OR MOVED,

d) WHEN EXCAVATION NEAR A TREE IS REQUIRED, AND IT IS ANTICIPATED THAT ROOTS WILL BE SEVERED AND EXPOSED, DURATION OF EXPOSURE IS TO BE

e) DURING THE EXCAVATION PROCESS, ROOTS 25MM OR LARGER THAT ARE SEVERED AND EXPOSED SHOULD BE HAND PRUNED TO LEAVE A CLEAN-CUT SURFACE. TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST. EXPOSED SEVERED ROOTS THAT CANNOT BE COVERED IN SOIL ON THE SAME DAY AS THE CUTS ARE MADE ARE TO BE KEPT MOIST. EXPOSED ROOTS ARE TO BE KEPT MOIST BY COVERING THEM WITH WATER SOAKED BURLAP OR ANY OTHER MEANS AVAILABLE

OCCURRED. TO BE UNDERTAKEN BY AN ISA CERTIFIED ARBORIST. SHOULD BRANCHES ON CITY OWNED TREES BE DAMAGED BY OR DURING CONSTRUCTION, THE CONTRACTOR IS TO NOTIFY CITY OF LONDON FORESTRY OPERATIONS AS SOON AS POSSIBLE. NO PERSON(S) OTHER THAN CITY STAFF OR THE CITY'S DESIGNATED

a) AVOID DISCHARGING RAIN WATER LEADERS ADJACENT TO RETAINED TREES, AS THIS MAY RESULT IN AN OVERLY MOIST ENVIRONMENT WHICH CAN CAUSE ROOT





PROJECT No.

22-304Lf SPA









- ENGINEERING INFORMATION SUPPLIED BY MTE. CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS. RESPONSIBILITY OF THE CONTRACTOR. ACCEPTANCE OF PROJECT. ACCEPTANCE OF PROJECT. NURSERY STOCK STANDARD", LATEST EDITION.
- DEVELOPMENT UNLESS OTHERWISE STATED. CERTIFICATES PRIOR TO COMMENCEMENT OF WORK. <u>GRADING</u> I. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. CONDITIONS.
- OF 100MM TOPSOIL IS INSTALLED IN BOULEVARDS.
- PLANT MATERIALS TENDERING PROCESS.
- WILL BE AT THE COST OF THE CONTRACTOR. TIME OF PLANTING. IE. TEMPERATURE, PRECIPITATION. NOT TO BE LEFT OPEN OVER NIGHT.
- 13. DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES.
- SIDEWALKS HAVE A 3'Ø"(1.0M) SOD MAINTENANCE STRIP INSTALLED.
- PRESSURE PER SQET

- DE<u>CORATIVE ROCKERY STONE</u>
- 80 % 1200 X 600 X 600 20 % - 600 X 600 X 600 BOULDERS, TYPICAL,

GENERAL PLANTING SPECIFICATIONS:

BASE INFORMATION SUPPLIED BY WESTDELL CORP.

CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS, ERRORS AND/OR OMISSIONS WILL BE THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMMENCEMENT OF THE ALL WORKMANSHIP TO BE WARRANTIED FOR ONE YEAR UNLESS OTHERWISE STATED, WARRANTY PERIOD WILL BEGIN ON FINAL

ALL WORKMANSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.

ALL NURSERY STOCK TO BE #1 NURSERY GROWN AND MUST COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION'S "CANADIAN 10. ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE 11. CONTRACTOR 15 RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE

ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEERS DRAWINGS.

SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN I" (25MM) AND COMPACTED TO 85% S.P.D. ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150 MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WET CONDITIONS.

AT THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING. TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE, FRIABLE, NATURAL LOAM TO A MINIMUM DEPTH OF 18" (450MM), AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% ORGANIC MATTER: FOR SANDY LOAM TO A MAXIMUM OF 15%, AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL CONTAMINATION, ROOTS AND STONES OVER 50MM DIAMETER, REASONABLY FREE OF WEEDS, AS DETERMINED BY THE LANDSCAPE ARCHITECT , AND HAVING A pH RANGING FROM 6.0 TO 1.0.

3. IF TOPSOIL 15 TO BE STOCKPILED FOR USE ON SITE DEVELOPMENT, AVOID MIXING TOPSOIL WITH SUBSOIL. LIMIT HEIGHT OF STOCKPILE TO 3M TO RETAIN SOIL MICROORGANISMS AND SOIL VIABILITY AND FERTILITY. 4. IF APPLICABLE, ALL WORK IN ANY ROAD ALLOWANCE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE MUNICIPALITY. ENSURE A MINIMUM PROTECT THE MUNICIPALITY OWNED ROAD ALLOWANCE(5)/BOULEVARD(5) FROM COMPACTION OR SOIL CONTAMINATION.

ALL TREEPITS, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED. CONTRACTOR TO INSTALL 3" (15MM) OF 'GRO-BARK' MEDIUM MULCH IN ALL AREAS.

ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.

CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S), REPORT ALL DISCREPANCIES AT

SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT. PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS, ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND OR PROJECT MANAGER MAY NOT MEET INTENT OF DESIGN AND OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A REGULT

4. LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 (HRS) NOTICE FOR INSPECTION. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT ALL TREE PITS SHALL BE AT LEAST 2 FT. (600MM) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO

THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE, A MINIMUM OF 6" (150MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 18" (450MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE

ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL), EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OR 2.5" (63MM). ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.

10. ALL EVERGREENS ARE TO WRAPPED THE FIRST WINTER AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR. ALL SHRUBS PLANTED WITHIN IM OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST WINTER AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR. (OPTIONAL) DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.

14. CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 2 FULL GROWING SEASONS.

ALL LANDSCAPED AREAS TO BE SODDED TO THE STREET CURB (S) UNLESS OTHERWISE STATED. CONTRACTOR TO ENGURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING, AND

ANY SODDING OR WORKS ON LANDS ABUTTING THE PROPERTY FROM THE LOTLINES TO SIDEWALK AND CURBING, SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED. 4. SOD SHALL BE CERTIFIED * I CULTIVATED TURF GRASS, GROWN AND SOLD IN ACCORDANCE WITH THE CLASSIFICATIONS OF THE NURSERY 50D GROWERS ASSOCIATION OF ONTARIO. AT TIME OF SALE IT SHALL HAVE A STRONG FIBROUS ROOT SYSTEM AND SHALL BE CUT IN PIECES APPROXIMATELY ONE SQ.YD (900 M2) IN AREA WITH THE SOIL PORTION BEING 3/4" IN.(19MM). SOD TO BE FERTILIZED AT THE APPROPRIATE RATES AS INDICATED BY SOIL TESTS COMPLETED BY A REPUTABLE SOILS LABORATORY 6. UPON INSTALLATION AREAS SHOULD BE WATERED SO AS TO SATURATE SOD AND THE UPPER 4" (100MM) OF BACKFILL TOPSOIL. AFTER SOD AND SOIL HAVE DRIED SUFFICIENTLY TO PREVENT DAMAGE, IT SHALL BE ROLLED WITH A ROLLER PROVIDING I 500 LBS. (68/KG)

CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND OR CLIENT.

1. DURING THE WARRANTY PERIOD, BETWEEN MAY 15 AND SEPTEMBER 15 OF EACH YEAR, WATERING OF ALL PLANTS SHALL BE CARRIED OUT NO LEGS THAN 6 TIMES PER YEAR, IN ACCORDANCE WITH THE WATERING SCHEDULE TO BE DETERMINED BY THE OWNER, UNLEGS OTHERWISE STATED ON THE DRAWINGS. CRITICAL WATERING MONTHS ARE JUNE, JULY & AUGUST. 2. IF NO AUTOMATED IRRIGATION SYSTEM HAS BEEN PROVIDED FOR WATERING OPERATIONS, CONTRACTOR TO PROVIDE WATER TO THE SITE IF HOSE BIBS WITHIN THE BUILDING ENVELOPE ARE NOT AVAILABLE. 3. MANUAL WATERING SHOULD ENSURE DEEP WATERING OF TREES, SHRUBS, GROUND COVERS AND GRASSED AREAS, WATERING OF GRASSED AREAS TO COMMENCE ON A REGULAR BASIS AND CONTINUE WITH INTENSITY DEPENDING ON AMOUNT OF RAINFALL. NEW SOD THAT HAS BEEN LAID SHOULD BE KEPT MOIST FOR 4 TO 5 WEEKS OR UNTIL IT HAS FIRMLY ROOTED INTO THE EXISTING SOIL.

4. ALL CONIFEROUS TREES SHALL BE WATERED IN LATE FALL, JUST PRIOR TO FREEZE-UP. WATER SHALL BE APPLIED SO THAT THE WASHING OF THE SOIL OR DISLODGING OF MULCH OR TREE GUARDS DOES NOT OCCUR. DAMAGE SHALL BE IMMEDIATELY REPAIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

CONTRACTOR TO SUPPLY AND INSTALL LARGE 'LIMESTONE ARMOR STONE' OR APPROVED ALTERNATE, LANDSCAPE BOULDERS AS INDICATED ON PLANS ARE SCHEMATIC ONLY - EXACT PLACEMENT TO BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT, BOULDERS ARE TO BE OF THE FOLLOWING SIZING:

2. 2. ROCKS ARE TO BE BURIED 1/3 BELOW GRADE AND BACKFILLED IN 150 MM LIFTS. CONTRACTOR TO INSTALL LANDSCAPE FABRIC BEHIND

