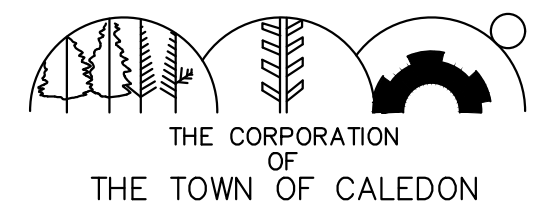


Architect:

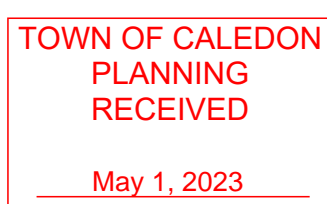


Municipality:



SPA No.: SPA 2021-0004

Notes:



No.	Revision	Date
06	Issued for Re-Submission	01/20/23
05	Issued for Coordination	12/08/22
04	Revised per Site Plan	11/18/22
03	Issued for Submission	12/22/20
02	Issued for Review	12/15/20
01	Issued for Review	11/19/20

North: _____ Stamp: _____



Project:
Proposed Landscape and Site Upgrades
12148 Albion Road
Caledon, Ontario

Scale: **As Shown** Date: **Nov. 2020**

Drawn By: **D.R.** Checked By: **L.M.**

Drawing Title:

Landscape Notes

Project No. **20175** Sheet No. **LD-01**

General

1. These specifications are to be read in conjunction with the general conditions of the contract (contact the project owner or MSLA Landscape Architects).
2. Prior to commencing work, the contractor shall:
 - a. Familiarize themselves with the plans, details and specifications of this project;
 - b. Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by other; and,
 - c. Finalize all design alternatives in consultation with the Landscape Architect.
3. Prior to excavating the contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the Landscape Architect. The contractor shall, at his/her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of their work.

Soft Landscaping Plant Materials

4. All plants shall be installed true to specified names, sizes, grades, etc. and shall conform to the standards of the Canadian Nursery Landscapes Association.
5. All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, entitled 'Map of Plant Hardiness Zones in Canada'.
6. In the event of a discrepancy in plant quantity between the landscape plan and the plant list, the landscape plan shall govern.
7. The contractor shall make plants available for inspection by the Landscape Architect prior to shipping to the site. This does not limit

- the right of the Landscape Architect and/or Town's representative to later reject plant material that is of poor quality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications.
8. Plant substitutions must be approved in writing by the owner, the Landscape Architect and the Town prior to delivery of the material on-site. The Landscape Architect may, upon completion of the work and notwithstanding prior approval at source, reject plant material not conforming to the specifications
 9. The contractor shall use standard industry methods for planting trees. Trees shall be turned to give the best appearance. They shall also be guyed and staked immediately after planting and as detailed on the drawings.

Bed Preparation

10. Prior to backfilling, scarify the sides and bottom of the excavated tree pits and shrub beds.
11. Where heavy clay soil conditions prevail, backfill to the specified depths with:
 - a. 2 parts "Triple Mix" delivered to the site well-mixed with 1 part local topsoil (topsoil that was removed from the site and stockpiled; if unavailable, a topsoil with clay content must be imported)
12. Tree pits must be constructed with saucers and mulch as detailed.

Maintenance

13. Maintenance of all landscape installations throughout to include:
14. Proper irrigation to ensure optimum growth and development of installed plant material.
15. Cultivation, weeding and fertilization of the tree pits and planting

- beds.
16. Insect and disease control using 'Integrated Pest Management' practices.
 17. Pruning and maintenance to further promote visibility and vitality of its intended use, as directed by the Landscape Architect or the Town.

Guarantee

18. All plant materials shall be guaranteed for a minimum of 1 year from date of written Landscape Certification for Commencement of Plant Warranty as granted by the Town, and until final certification is granted by the Town. Plants which do not survive satisfactorily during the guarantee period shall be replaced at no extra cost to the owner. Plant material which is replaced due to unsatisfactory performance shall, in turn, be guaranteed for another minimum of 1 year, or until final certification is granted by the Town.
19. Similarly, all other landscape work performed under this contract shall be fully guaranteed for the above specified period.
20. All work shall be inspected at the end of the warranty period, at which time a final certificate will be issued by the Landscape Architect and submitted to the Town for their inspection, and approval of final certification, permitting release of site work securities.
21. At the end of the guarantee period, the contractor shall remove all tree stakes, rodent guards and bark wrap and all extra mulch where necessary.

Acceptance

22. Work will be accepted by the owner or their representative upon completion and at the end of the specified maintenance period, provided that all plant material is alive and in healthy growing conditions.

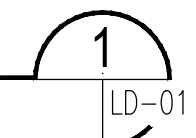
23. Written preliminary and final certification must be submitted to the Town by the Landscape Architect. The Certifications shall be signed and stamped with the seal of the OALA.
24. Preliminary Certification of the project shall serve as the start of the guarantee period.
25. Final acceptance of the landscape works for this project is granted by the Town of Caledon upon conducting a satisfactory final site inspection

Continued Responsibility of the Owner

26. The owner has a responsibility to maintain the approved landscape in a well cared for manner that promotes plant vitality and healthy appearance. Any declining or dead plants are to be replaced within the season to sustain a kept landscape. The owner is reminded that future site plan applications for this site will be reviewed with regard to the conformity of the existing landscaping to the approved Landscape Plan registered with the Town of Caledon.

TOWN OF CALEDON - LANDSCAPE STANDARD NOTES

SCALE: N.T.S.



A. GENERAL

- i) These Specifications are to be read in conjunction with the General Conditions of the contract, as prepared by and available at the offices of _____
- ii) Prior to commencing work, the Contractor shall:
 - a. Become familiar with the plans, details, and specifications of this project,
 - b. Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by others, and
 - c. Finalize all design alternatives in consultation with the Landscape Architect.
- iii) Prior to excavating, the Contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the Landscape Architect and/or the Town's representative.
- iv) The Contractor shall, at his or her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of his work.
- v) All site work shall conform to the *Canadian National Master Construction Specifications*, a copy of which can be obtained from Construction Specifications Canada, 100 Lombard St., Suite 200, Toronto, Ontario M5C 1M3; Tel. (416) 777-2198; Fax (416) 777-2197. It is the responsibility of the Contractor to be thoroughly familiar with these specifications and their implications for this project.

B. PLANT MATERIAL

- i) All plants shall be installed true to specified names, sizes, grades, etc., and shall conform to the standards of the Canadian Nursery Landscapes Association.
- ii) All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, titled 'Map of

Plant Hardiness Zones in Canada'.

- iii) In the event of a discrepancy in plant quantity between the Planting Plan and the Plant List, the Planting Plan shall govern.
- iv) The Contractor shall make plants available for inspection by the Landscape Architect and/or the Town's representative prior to shipping to the site. This does not limit the right of the Landscape Architect and/or the Town's representative to later reject plant material that is of poor quality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications.
- v) Plant substitutions must be approved in writing by the Town and the Landscape Architect prior to delivery of the material to the site.
- vi) The Contractor shall use standard industry methods for planting trees and shrubs. Trees shall be turned to give the best appearance; they shall also be guyed or staked immediately after planting and as detailed on the drawings.

C. BED PREPARATION

- i) The Contractor shall scarify the sides and bottom of excavated tree pits and shrub beds prior to backfilling. Due to the heavy clay soil in the Bolton area, tree and planting beds shall be backfilled to the specified depths with:
 - a. 2 Parts "triple mix," delivered to the site, to be wellmixed with . . .
 - b. 1 Part local topsoil (viz., subdivision topsoil that has been removed and stockpiled.) If topsoil is unavailable, topsoil with clay content shall be imported and mixed with triple mix.
- ii) Tree pits shall be constructed with saucers and mulch as detailed.

D. TOPSOIL AND FINE GRADING

- i) The Contractor shall place 100mm of rich topsoil on approved subgrades. Topsoil shall be imported when insufficient amounts are available on site.
- ii) Minor grade deficiencies and irregularities shall be eliminated prior to

seeding.

E. HYDROSEEDING

- i) The Contractor shall apply 2280 kg/ha fibre mulch over the newly seeded area to form a uniform, blotter-like ground cover that allows the absorption and percolation of water.
- ii) The area seeded in a single day shall not exceed the area that can be mulched that same day.
- iii) The Contractor shall apply the specified seed mixture using accepted industry methods for hydroseeding and at rates recommended by the seed supplier. The type and rate of fertilizer application shall be as recommended in the topsoil test report for the particular area being seeded.

F. PRELIMINARY ACCEPTANCE

- i) When landscaping is completed, the Landscape Architect shall submit a Certificate of Completion to the Town of Caledon certifying that all landscape works have been completed in accordance with the approved plans.
- ii) Upon receipt of the Certificate of Completion, the Planning Department will conduct a preliminary inspection of the site and, provided that the works are in satisfactory condition, will grant preliminary acceptance of the landscaping.

G. GUARANTEE

- i) All naturalized landscaping shall carry a guarantee/maintenance of THREE (3) years, commencing from the date that preliminary acceptance is granted by the Municipality. The Owner shall provide the Municipality with a copy of the maintenance agreement between the Owner and the Contractor. In each of the next three summers, the Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscape plan. The Landscape

- Architect shall file a copy of the report with the Municipality. Replacement plant material shall be guaranteed for a period of time determined by the Municipality.
- ii) All other landscape work performed under this contract shall be fully guaranteed for TWO (2) years.

H. MAINTENANCE

- ii) The maintenance of all landscape installations throughout the guarantee period shall include:
 - a. applying appropriate fertilizer to promote growth,
 - b. pruning dead or diseased tissue,
 - c. removing dead plant material,
 - d. replacing dead coniferous naturalization species to maintain a minimum live-stocking standard of 90%,
 - e. replacing dead deciduous and shrub naturalization species to maintain a minimum live-stocking standard of 90%, and
 - f. suppressing weed growth around newly planted trees and shrubs by adding more mulch and/or removing weeds by hand, *not* by cutting the weeds down with power trimmers.

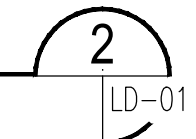
I. CERTIFICATE OF ASSUMPTION

- i) At the end of the guarantee period, the Contractor shall remove all tree stakes, rodent guards, and bark wrap, and shall add extra mulch where necessary.
- ii) When these final tasks have been completed, all landscape work will be inspected by the Municipality and, if satisfied that all work has been completed in accordance with the approved landscape plans, will issue a Certificate of Assumption and release any outstanding funds.

1.

TOWN OF CALEDON - NATURALIZATION SPECIFICATIONS STANDARD NOTES

SCALE: N.T.S.



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 drawings have copyright and shall remain the property of the Landscape Architect. Copying or any reproduction in part or whole that only be permitted with written consent of L.A. Drawings shall not be used for construction unless marked & 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 CONFORMED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY L.A. ARCHITECT. SIGNED _____ DATE _____ DO NOT SCALE DRAWINGS • PRELIMINARY NOT FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L.A. ARCHITECT.