STANDARD NOTES & DETAILS TO INDUSTRIAL AND COMMERCIAL DRAWINGS
LANDSCAPE NOTES

1. GENERAL

1. These specifications are to be read in conjunction with the general conditions of the contract as prepared by and available at the office of Reed Olsen Landscape Architect Inc.
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 others.
   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.
4. Refer to drawing G-1 as prepared by A.M. Candaras Associates Inc. for all grading information.

2. SOFT LANDSCAPING PLANT MATERIALS

1. All plants shall be installed true to specified names, sizes, grades, etc., and shall conform to the Canadian Nursery Landscape Association.
2. 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.
3. In the event of a discrepancy in plant quantity between the landscape plan and the plant list, the landscape plan shall govern.
4. 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 materials 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.
5. 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.
6. The contractor shall use standard industry methods for planting trees. Trees shall be turned to give the best appearance. They shall be wrapped, guyed & staked immediately after planting and as detailed on the drawings.

Bed Preparation

7. Prior to backfilling, scarify the sides and bottom of the excavated tree pits and shrub beds.

Horticultural Soil Test

Contractor to have Horticultural Soil Test conducted by Agri Labs, Guelph, Ontario
- Minimum four areas of site to be tested, as selected by Landscape Architect.
Test to contain at minimum:
- Existing N-P-K content;
- pH;
- Soil Porosity;
- Soil Composition;
If previously farm land:
- Contaminants (pesticides, herbicides - eg. Gramoxon)
Contractor to make amendments as per Agri Labs Soil amendment recommendations; eg. fertilizer, lime, organic peat moss. Provide report to the Landscape Architect for review prior to proceeding with work.

8. 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 must be imported).
9. Tree pits must be constructed with saucers and mulch as detailed.

Mulch

10. All mulch shown on the details to be shredded bark mulch (SBM).

Tree Tightening Turnbuckles

11. Tree tightening turnbuckles shown on details to be 'Jakes' wire tighteners or equivalent.

3. MAINTENANCE

1. Maintenance of all landscape installations throughout to include:
   a) Proper irrigation to ensure optimum growth & development of installed plant material.
   b) Cultivation, weeding and fertilization of the tree pits and planting beds.
   c) Insect, disease and rodent control using Integrated Pest Management' practices.
   d) Pruning and maintenance to further promote the vitality of its intended use, as directed by the Landscape Architect or the Town.

4. GUARANTEE

1. 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 one (1) year, or until final certification is granted by the Town.
2. Similarly, all other landscape work performed under this contract shall be fully guaranteed for the above specified period.
3. 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.
4. At the end of the guarantee period, the contractor shall remove all tree stakes, rodent guards and wrapping and all extra mulch where necessary.

5. ACCEPTANCE

1. 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.
2. 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 O.A.L.A.
3. Preliminary Certification of the project shall serve as the start of the guarantee period.
4. Final acceptance of the landscape works for this project is granted by the Town of Caledon upon conducting a satisfactory final site inspection.

6. CONTINUED RESPONSIBILITY OF THE OWNER

1. 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 aware that future site plan applications to this site will be reviewed with regard to the conformity of the existing landscaping to the approved Landscpe Plan registered with the Town of Caledon.

7. SEEDING AND SODDING

- Seeding, sodding or hydro seeding is to be carried out as soon as possible on slopes and other areas, within 14 days after the slope is cut or filled, with the approved planting soil mix.
- Hydro-seeding shall be undertaken with proper hydro seeder with approved slurry of seeds, mulch, fertilizers (as per agricultural soil test), binders and organic matter sprayed onto the prepared surface.

Preparation:

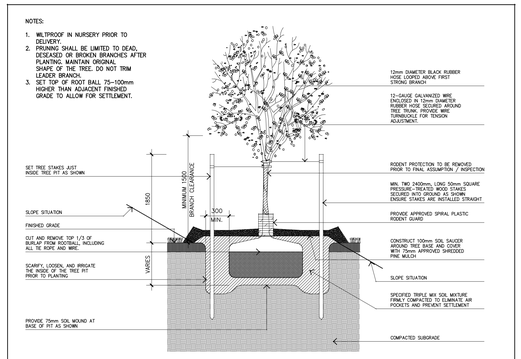
- The areas to be sodded shall be uniform and conform to the finished grades and cross-sections as shown on the drawings.
- Shaping of any uneven or rough areas shall be performed to ensure effective erosion control and ease of subsequent mowing operations.
- The surface to be seeded or sodded shall be freshly scarified, and ready to accept seed or sod.
- Vertical striations or grooves shall be absent from the final trimmed slope. Any surface rills in excess of 25mm shall be re-trimmed.
- Gullies or local washouts shall be backfilled with the soil mix in layers not exceeding 200mm deep, each layer, being compacted.
- Large clods of soil, construction debris and stones greater than 50mm shall be removed.

Seed Mix:

- Sod shall be No. 1 Bluegrass Blend as certified by an NSGA grower.

Maintenance & Acceptance:

- The contractor to ensure the full establishment of complete ground cover by taking the necessary procedures such as regular watering, fertilizing, and re-seeding of failed areas.
- Any dead grass areas or bare areas greater than 100mm diameter shall be immediately replaced or repaired at no additional cost to the contract.
- Acceptance/Inspection of final grass areas will not be undertaken until after the second cutting by the contractor.
- Fall seeding will not be accepted until spring germination and coverage confirmed by 2nd cutting.

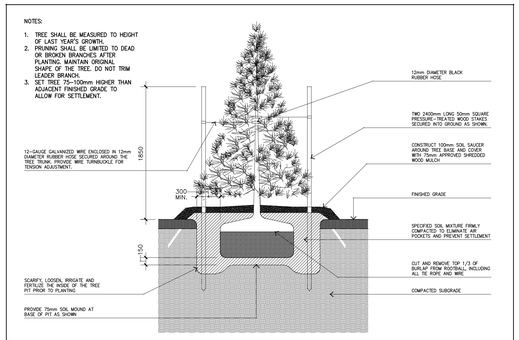


TOWN OF CALEDON

DECIDUOUS TREE PLANTING

NO.	REVISION	APR'D	DATE
2	STANDARD No. 700 NOW 800		JAN 18
1	STANDARD No. 1100 NOW 700		JUNE 08

APR'D B.B. DATE JUNE 08
DRAWN abal SCALE NTS
STANDARD No. 800

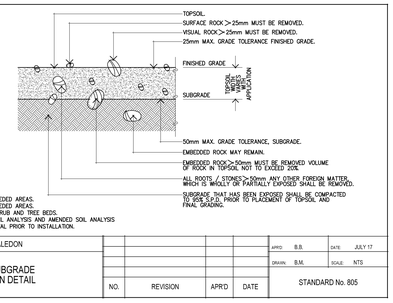


TOWN OF CALEDON

CONIFEROUS TREE PLANTING

NO.	REVISION	APR'D	DATE
2	STANDARD No. 701 NOW 801		APR 19
1	STANDARD No. 1105 NOW 701		JUNE 08

APR'D C.C. DATE JUNE 08
DRAWN ABAL SCALE NTS
STANDARD No. 801



NOTES:
1. 300mm MIN. DEPTH TOPSOIL FOR SEEDED AREAS.
2. 300mm MIN. DEPTH TOPSOIL FOR SODDED AREAS.
3. 600mm MIN. DEPTH TOPSOIL FOR SHRUB AND TREE BEDS.
4. DEVELOPER TO PROVIDE ORIGINAL SOIL ANALYSIS AND AMENDED SOIL ANALYSIS TO PARKS DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

TOWN OF CALEDON

TOPSOIL / SUBGRADE PREPARATION DETAIL

NO.	REVISION	APR'D	DATE

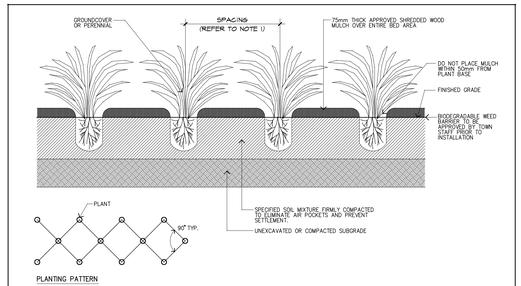
APR'D B.B. DATE JULY 17
DRAWN B.M. SCALE NTS
STANDARD No. 805

GEODETIC BENCHMARK

BENCHMARK NO. 00819758057
ELEVATION = 251.929' (DATUM CGVD 1928:1978)

RED BRICK BUILDING (ELLWOOD MEMORIAL PUBLIC SCHOOL) ON EAST SIDE OF HWY. 50, 0.8 KM SOUTH OF JCT OF HWY 50 AND KING ST. IN THE TOWN OF CALEDON (BOLTON), 55.2 M NORTH OF ELLWOOD DR. AND 104 M EAST OF CENTRELINE OF HWY 50, TABLET IS SET HORIZONTALLY IN WEST FACE OF CONCRETE FOUNDATION OF GYMSANIUM, 1.7 M NORTH OF S.W. CORNER AND 12 CM BELOW BRICKWORK.

Geodetic Benchmark information was taken from a digital file of Plan of Survey as prepared by Ashenhurst Nouwens & Associates Inc. O.L.S.



PLANTING PATTERN

NOTE:
1. PLANT IN DIAGONAL PLANTING PATTERN. REFER TO PLANT LIST FOR SPACING REQUIREMENTS.
2. REFER TO PLANT LIST FOR GROUNDCOVER OR PERENNIAL TYPE.

TOWN OF CALEDON

GROUNDCOVER AND PERENNIAL PLANTING DETAIL

NO.	REVISION	APR'D	DATE

APR'D B.B. DATE AUGUST 17
DRAWN B.M. SCALE NTS
STANDARD No. 803

GENERAL NOTES - LANDSCAPING

NOTE 1
DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF STREET TREE. ONCE DRIVEWAYS, UTILITIES AND LIGHT STANDARDS HAVE BEEN INSTALLED, THE EXACT LOCATION OF STREET TREES WILL BE DETERMINED ON SITE BY THE LANDSCAPE CONSULTANT AND APPROVED BY THE MUNICIPALITY PRIOR TO PLANTING.

NOTE 2
MINIMUM CLEARANCES FOR STREET TREES (WHEN TREES ARE PLANTED 1.5M FROM THE CURB):
- 2M FROM WATER HYDRANTS
- 2M FROM DRIVEWAYS
- 2M FROM NEIGHBOURHOOD MAILBOXES
- 3M FROM HYDRO TRANSFORMERS
- 5M FROM STREETLIGHTS
- 15M MINIMUM FROM STREET LINE (STREET INTERSECTION AS MEASURED FROM BACK OF CURB) AND BEHIND THE DAYLIGHT TRIANGLE AS PER THE GEOMETRIC DESIGN STANDARDS FOR ONTARIO HIGHWAYS.
- 18M FROM FACE OF ALL WARNING AND REGULATORY SIGNS.

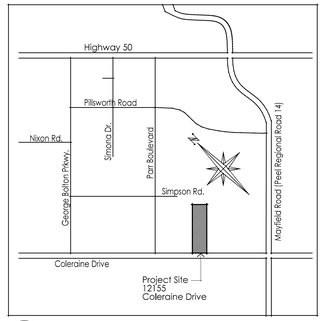
NOTE 3
THE TREE PITS AND PLANTING BEDS FOR ALL TREES AND SHRUBS LOCATED WITHIN 1 METRE OF UNDERGROUND UTILITES ARE TO BE HAND DUG.

TOWN OF CALEDON

GENERAL LANDSCAPING NOTES

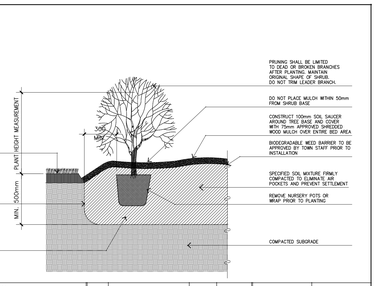
NO.	REVISION	APR'D	DATE
2	TEXT REVISION, STD 103 NOW 700		JAN 18
1	STANDARD No. 103 NOW 103		JUNE 08

APR'D C.C. DATE APRIL 2000
DRAWN B.M SCALE NTS
STANDARD No. 700



2 L-1 LOCATION PLAN N.T.S.

NOTES:
1. SHRUB HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO UPPER MAIN MASS OF SHRUB BRANCHES.
2. SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS AS SHOWN ON PLAN.
3. SET SHRUBS 50mm HIGHER THAN ADJACENT FINISHED GRADE TO ALLOW FOR SETTLEMENT.
4. PLANTING METHOD ILLUSTRATED APPLIES EQUALLY TO BARE ROOT, POTTED, OR B&B NURSERY STOCK.



TOWN OF CALEDON

SHRUB PLANTING

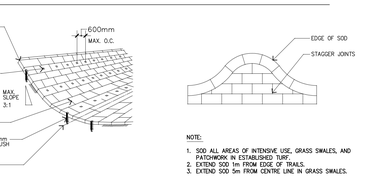
NO.	REVISION	APR'D	DATE
3	STANDARD No. 702 NOW 802		APR 19
2	STANDARD No. 1110 NOW 702		JUNE 08
1	WEED BARRIER ADDED		MARCH 08

APR'D C.C. DATE JUNE 08
DRAWN abal SCALE NTS
STANDARD No. 802

SPECIFICATIONS

SOD

MINIMUM SOIL DEPTH OF 300mm OF CLEAN TOPSOIL.
KENTUCKY BLUEGRASS, CERTIFIED NO. 1 GRADE TURF GRASS NURSERY SOD, AS PER THE ONTARIO SOD GROWERS ASSOCIATION OF ONTARIO.



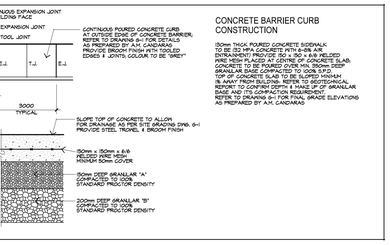
NOTE:
1. SOD ALL AREAS OF INTENSIVE USE, GRASS SWALES, AND PATCHWORK IN ESTABLISHED TURF.
2. EXTEND SOD 1m FROM EDGE OF TRAILS.
3. EXTEND SOD 5m FROM CENTRE LINE IN GRASS SWALES.

TOWN OF CALEDON

SOD INSTALLATION DETAIL

NO.	REVISION	APR'D	DATE

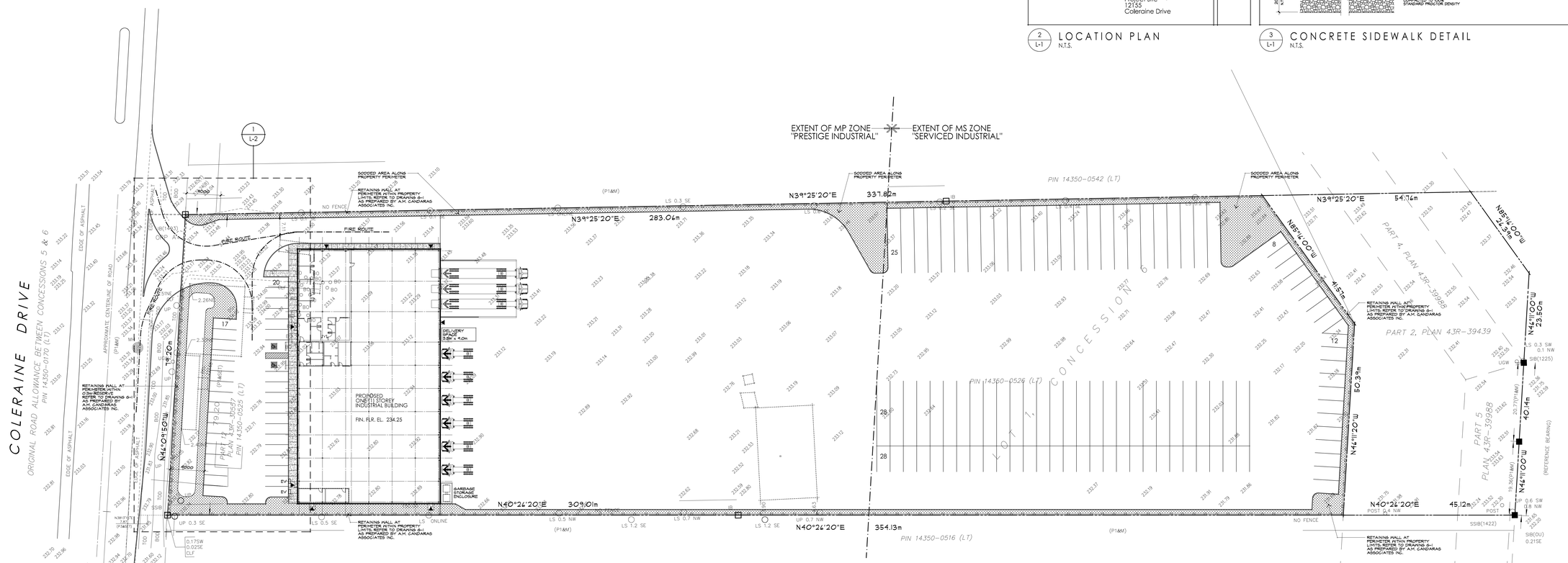
APR'D B.B. DATE AUGUST 17
DRAWN B.M. SCALE NTS
STANDARD No. 709



CONCRETE BARRIER CURB CONSTRUCTION

150mm THICK POURED CONCRETE SIDEWALK TO BE 25Z-19Pa CONCRETE WITH 6-8% AIR ENTRAINMENT/ PROVIDE 150 x 150 x 6/6 WELDED WIRE MESH PLACED AT CENTRE OF CONCRETE SLAB. CONCRETE TO BE POURED OVER MIN. 150mm DEEP GRANULAR 'A' COMPACTED TO 100% S.P.D. TOP OF CONCRETE SLAB TO BE SLOPED HIGH-14 MM AWAY FROM BUILDING. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, GRANULAR BASE AND ITS COMPACTION REQUIREMENT. REFER TO DRAWING 6-1 FOR FINAL GRADE ELEVATIONS AS PREPARED BY A.M. CANDARAS

3 L-1 CONCRETE SIDEWALK DETAIL N.T.S.



1 L-1 LANDSCAPE PLAN
SCALE: 1 : 400
0 1 5 10 20 40m

Project North

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

DATE :

SIGNED

No.	Date
Description	
1	7 October 2024
Consultant Coordination	
2	16 October 2024
Site Plan Approval - 1st Submission	
3	21 May 2025
Coordination	
4	12 June 2025
Site Plan Approval - 2nd Submission	
5	
6	
7	
8	
9	
10	
11	
12	

Reed Olsen
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reedolsen@sympatico.ca
TEL: (416) 462-3697

PROPOSED INDUSTRIAL BUILDING FOR TRIPLE X INC.
12155 Coleraine Drive
Bolton, Ontario

Town of Caledon
Site Plan File No.
SPA-2024-0087

Landscape Plan, Location Plan, Planting Details & Standard Notes

Scale	As Noted
Date	Oct 2024
Job Code	24-05
Drawn By	D.M.
Drawing No.	L-1

TOWN OF CALEDON PLANNING RECEIVED June 13, 2025

Custom Sheet Size 36" x 48"