STANDARD NOTES & DETAILS

STANDARD NOTES TO INDUSTRIAL AND COMMERCIAL LANDSCAPE DRAWINGS MAY BE MODIFIED TO FIT THE DRAWING SPACE. NO CHANGES ARE TO BE MADE TO THE TEXT THAT IN ANY WAY LESSEN THE REQUIREMENTS.

LANDSCAPE NOTES

THE FOLLOWING NOTES ARE TO APPEAR ON THE LANDSCAPE DRAWINGS:

- . THESE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY AND AVAILABLE AT THE OFFICE OF (NAME OF CONSULTANT LANDSCAPE ARCHITECT). JOHN A RUSSO.
- 2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL: a. FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS AND SPECIFICATIONS OF THIS PROJECT.

c. FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.

- b. VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHER; AND,
- 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 AND DAMAGE TO EXISTING UTILITIES, STRUCTURE, FACILITIES, ETC. DONE IN THE

PERFORMANCE OF THEIR WORK. SOFT LANDSCAPING PLANT MATERIALS

- . 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 ZNE 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.
- '. 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 PLAN MATERIAL THAT IS OF POOR QUALITY, DAMAGED DURING SHIPPING OR INSTALLATION, PERFORMING POORLY WHILE THE GUARANTEE PERIOD IS STILL IN AFFECT, 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
- 9. THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES. TREES SHALL BE TURNED TO GIVE THE BEST APPEARANCE. THEY SHALL ALSO BR GUYED AND STAKED IMMEDIATELY AFTER PLANTING AND AS DETAILED ON THE DRWAINGS.

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
- 12. TREE PITS MUST BE CONSTRUCTED WITH SUACERS AND MULCH AS DETAILED.

<u>MAINTENANCE</u>

- 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 PLANTNG BEDS.
- 16. INSPECT AND DISEASE CONTROL USING "INTERGRATED PEST MANAGEMENT" PRACTICES.
- 17. PRUNNING AND MAINTENANCE TO FURTHER PROMOTE VISIBILITY AND VITALITY OF ITS INTENDED USE, AS DIRECTED BY THE LANDSCAPE ARCHITECT OR THE TOWN.

<u>GUARANTEE</u>

- 18. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF 1 YERA FRODATE 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 SATISFACTORY 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 LANSCAPE 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 SECURITIES.
- 21. AT THE END OF THE GUARANTEED PERID, THE CONTRACTOR SHALL REMOVE ALL TREE STAKES, RODENT GUARDS AND BARK WRAP AND ALL EXTRA MULCH WHERE NECESSARY.

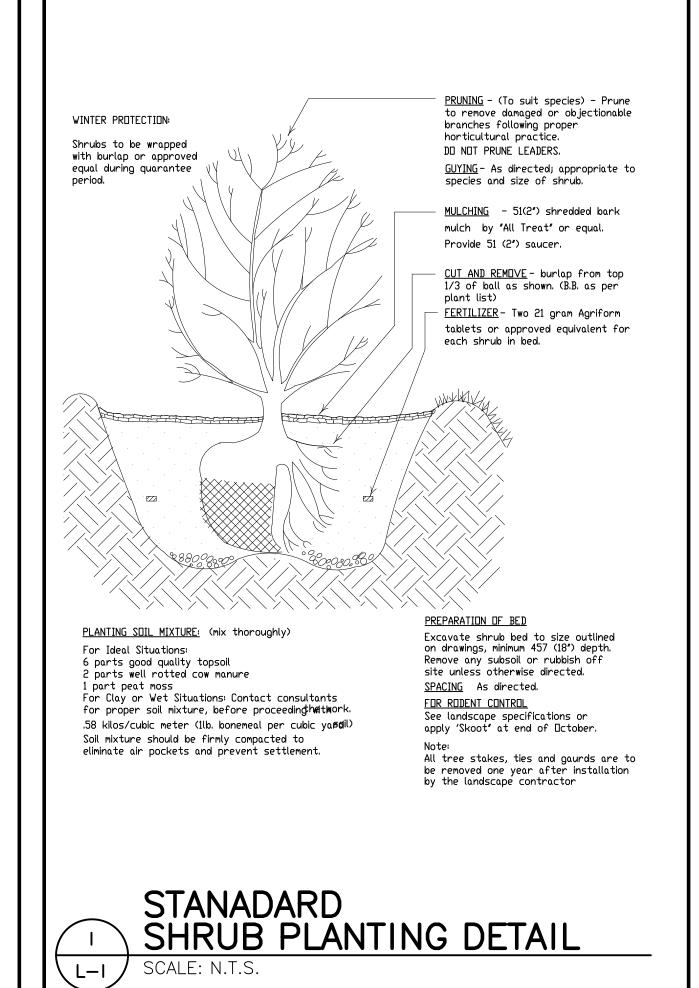
- 22. WORK WILL BE ACCEPTED BY THE OWNER OF THEIR REPRESENTATIVEUPON COMPLETION AT THE END OF THE SPECIFIED MAINTENANCE PERIOD, PROVIDED THAT ALL PLANT MATERIAL IS ALIVE AND IN HEALTY GROWING
- 23. WRITTEN PRELIMINARY AND FINAL CERTIFICATION MUST BE SUBMITTED TO THE TOWN BY THE LANDSCAPE ARCHITECT. THE 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.

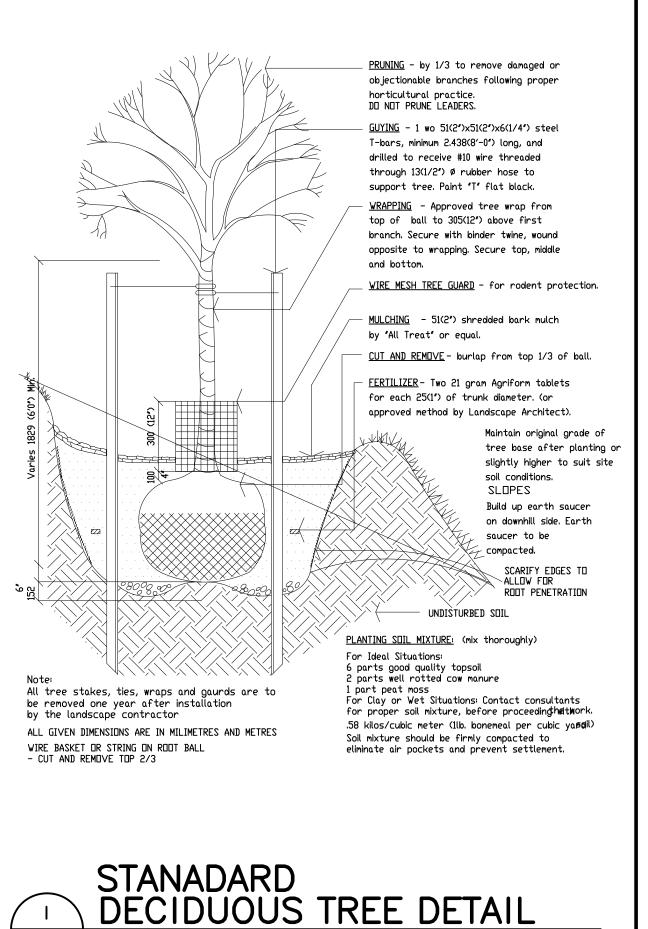
LANDSCAPING TO THE APPROVED LANDSCAPE PLAN REGISTERED WITH THE TOWNSHIP OF KING.

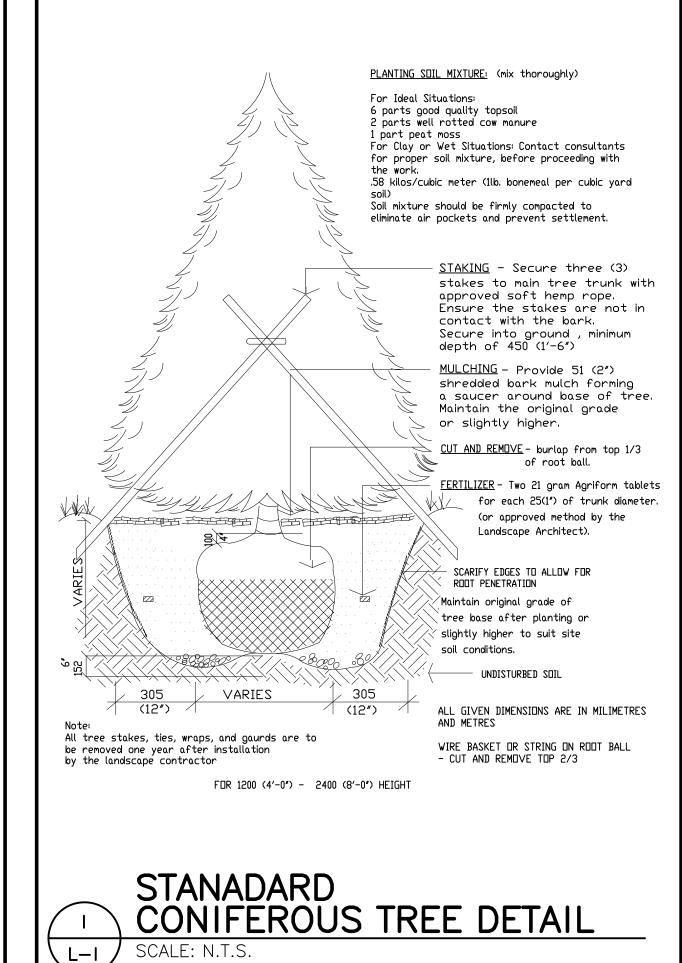
25. FINAL ACCEPTANCE OF THE LANSCAPE WORKS FOR THIS PROJECT IS GRANTED BY THE TOWNSHIP OF KING UPON CONDUCTING A SATISFACTORY FINAL SITE INSPECTION.

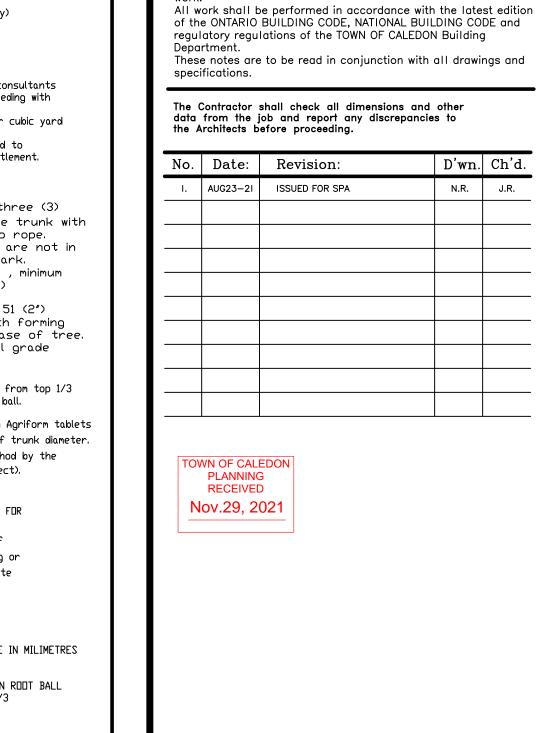
CONTINUED RESPONSIBILITY OF THE OWNER

26. THE OWNER HAS THE RESPONSIBILITY TO MAINTAIN THE APPROVED LANDSCAPE IN A WELL CARED FOR MANNER THAT PROMOTES PLANT VITALITY AND HEALTY APPEARANCE. ANY DECLINING OR DEAD PLANTS ARE TO BE REPLACED WITHIN THE SEASON TO SUSTAIN A KEPT LANDSCAPE. THE OWNER IS REMINDED THAT THE FUTURE SITE PLAN APPLICATIONS FOR THIS SITE BE REVIEWED WITH REGARD TO THE CONFORMITY OF THE EXISTING









Contractor must check and verify all dimensions and be responsible for same, reporting any discrepancies to the Engineer

Prints shall not be used for construction until signed 'Approved

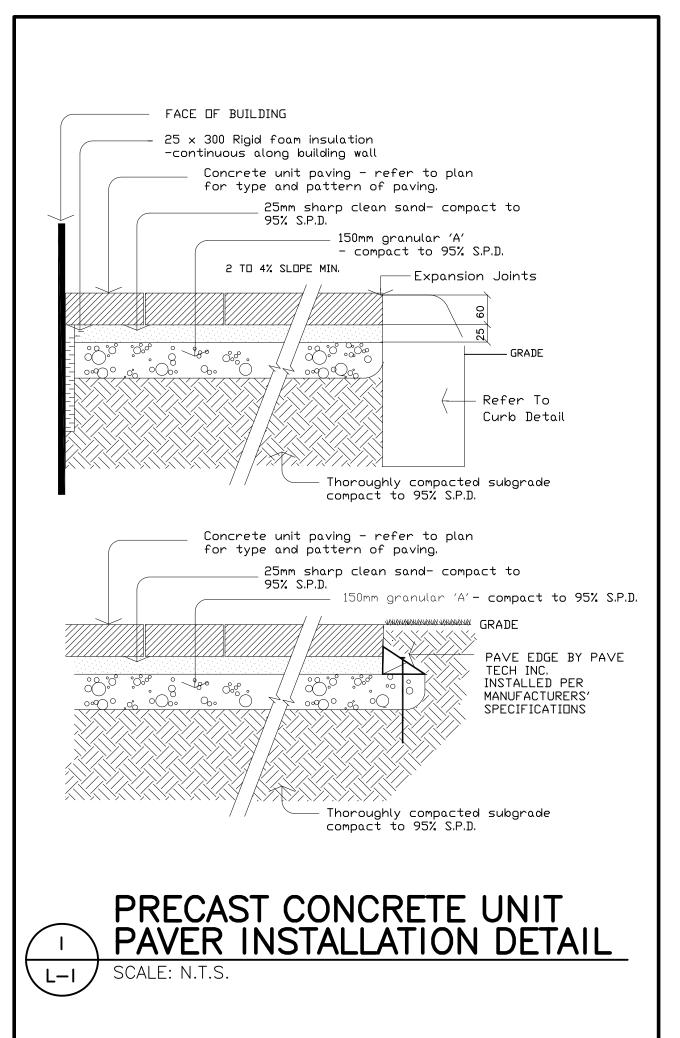
All drawings, prints and specifications are the property of the Engineer and shall be returned to him on completion of the

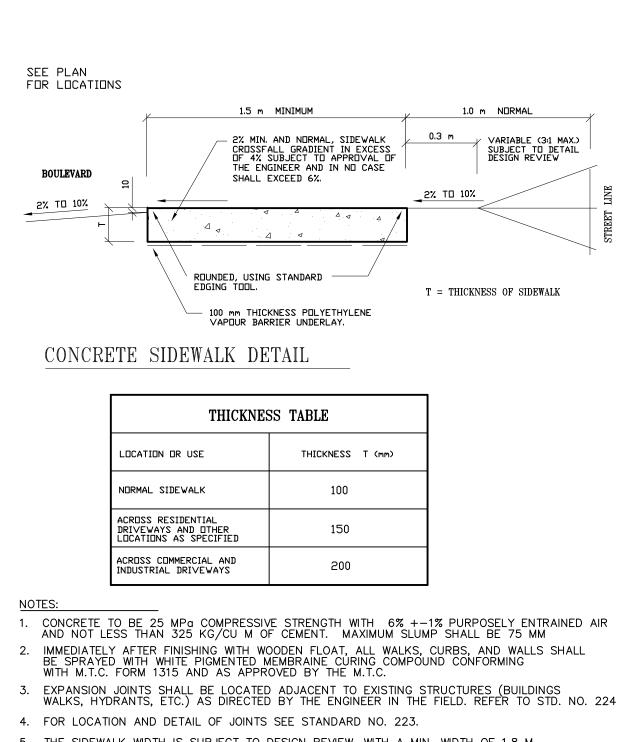
N.R. J.R.

before commencing work.

Prints are not to be scaled.

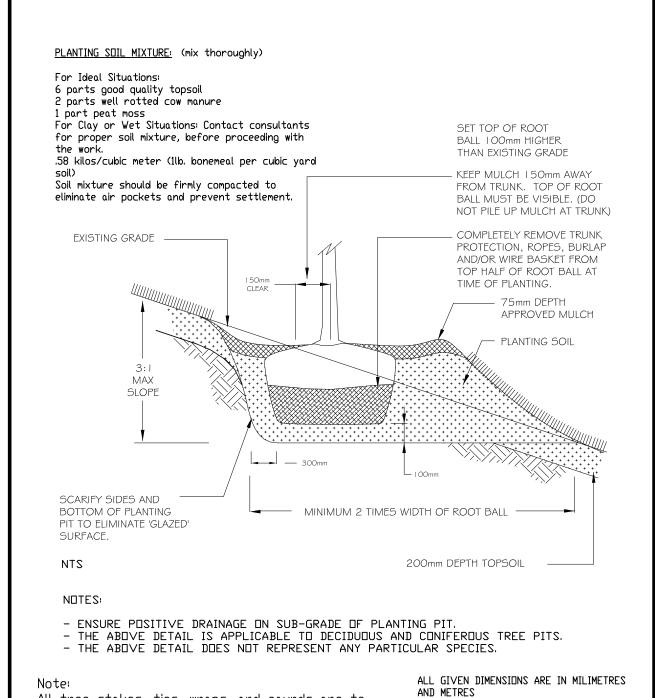
For Construction' by the Engineer.

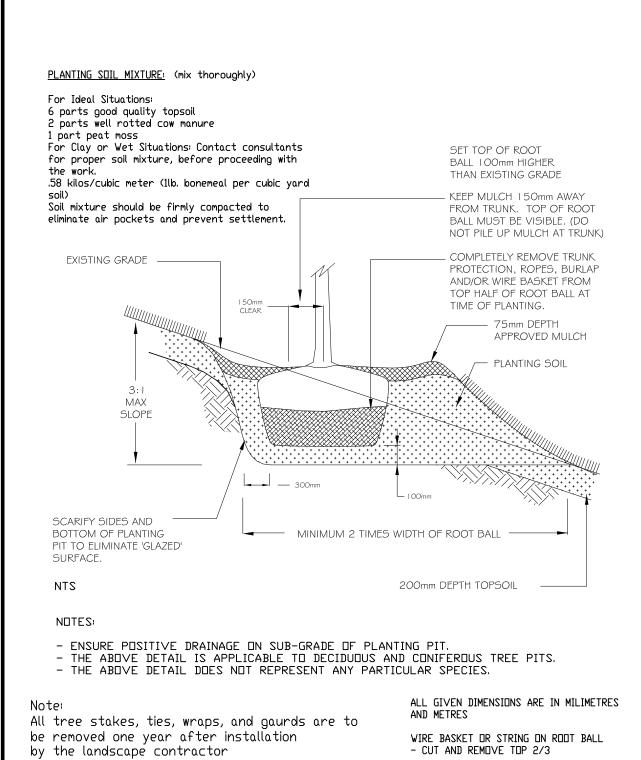




THE SIDEWALK WIDTH IS SUBJECT TO DESIGN REVIEW, WITH A MIN. WIDTH OF 1.8 M. RECOMMENDED WHERE INSTALLED CURB SIDE ON COLLECTOR AR ARTERIAL ROADS AND 2.4 M ADJACENT TO SCHOOLS, BUS STOPS AND OTHER AREAS OF HIGH PEDESTRIAN MOVEMENT.







TREE PLANTING ON SLOPE DETAIL

MAR II-2021/

HUMPHRIES PLANNING GROUP INC.

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190 PIPPIN ROAD, SUITE A

HARVESTONE CENTRE INC.

3 BROWNING COURT,

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10376 YONGE STREET, SUITE 307

SOSCIA PROFESSIONAL ENGINEERS INC

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JOHN A. RUSSO LANDSCAPE

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PROPOSED:

STACKED TOWNHOUSE DEVELOPMENT 13656 EMIL KOLB PARKWAY

CALEDON, ONTARIO. SPA 2021-0077

LANDSCAPE DETAILS

Checked: