LANDSCAPE ARCHITECT AND HOMEOWNER INTERFACE

The Landscape Architect for the subdivision is to liaise with home owners at time of planting and fencing installation. This will entail the notification of commencement of work, answer home owner enquiries and resolve home owner concerns. Modifications to the approved plans may be considered provided they are acceptable to the developer and the Town and satisfy the intent of the guidelines. The following is a sample of a flyer for planting work and may be adapted for fencing. It is to be handed out to inform the home owners of the planting program, and to offer the name and telephone number of the Landscape Architect who will be able to answer their questions and coordinate the construction.

Date

BOULEVARD PLANTING

Within the next few weeks, **weather permitting,** the Developer of your subdivision will be having street trees and shrubs planted as part of his obligations set out in the subdivision agreement between the Town and the Developer.

These trees and shrubs will be planted in accordance with a municipally approved street tree planting plan. This plan determines the species and location of the trees. Street lights, sight triangles, the proximity to stop signs, as well as the setback requirements from utility boxes and driveways may require on-site adjustments for tree locations.

The Developer has hired a Contractor to plant these trees . All street trees are subject to a two (2) year guarantee. If the tree dies within this time period, the Contractor will replace the tree. The Town will also inspect all trees before the end of the guarantee period so that any unhealthy trees may be replaced prior to the Town granting final acceptance to the trees.

The following is a list of dos and don'ts to help us create a healthy urban forest.

DO

- Appreciate the trees.
- Remove grass or weeds from the base of the tree.
- Water the tree thoroughly during summer dry spells.
- Take care not to damage the bark of the tree when trimming around the tree. Cutting the bark can allow insects to adversely affect the tree's health.

DON'T

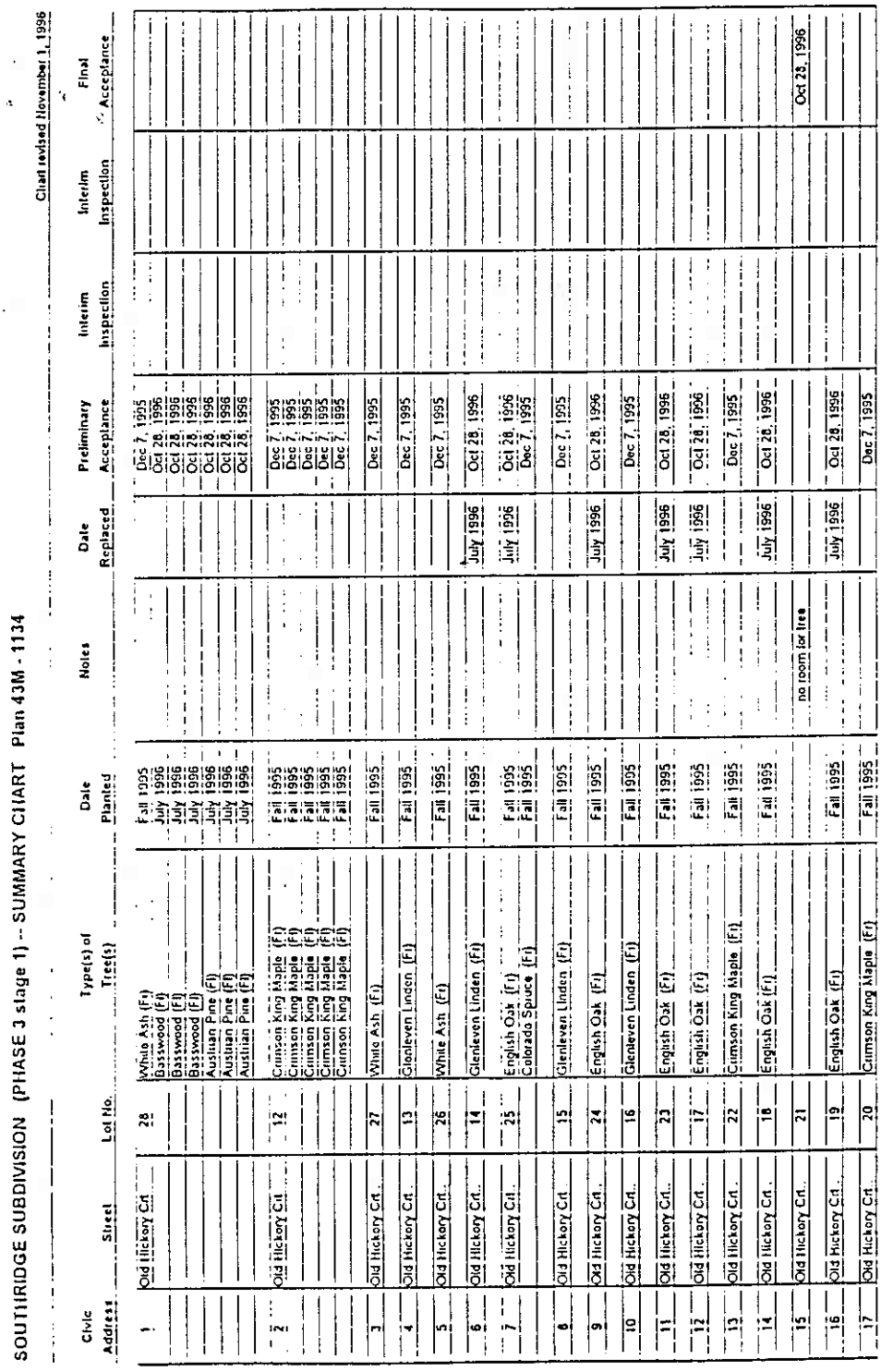
- Mound soil around the base of the tree. Piling soil around the tree trunk may stunt its growth.
- Prune, spray or fertilize the trees.
- Remove dead trees as this will void the guarantee.
- Cut surface roots; dig or tie anything to the tree that can restrict its growth.
- Plant flowers, etc. around the base of the tree as they compete with the developing tree roots for necessary space and nutrients.

Thank you very much for your co-operation.

* **The red/orange mark(s) on the curb next to your home indicates the approved location of the tree(s) in the boulevard.**

If you have any questions, or wish to report a dead tree, please call *Name, Title*, with *Name*

SUMMARY CHART EXAMPLE



SOUTHRIDGE SUBDIVISION (PHASE 3 stage 1) -- SUMMARY CHART Plan 43M - 1134

Chart revised November 1, 1996

Civic Address	Street	Lot No.	Type(s) of Tree(s)	Date Planted	Notes	Date Replaced	Preliminary Acceptance	Interim Inspection	Interim Inspection	Final Acceptance
1	Old Hickory Crt.	28	White Ash (Fr)	Fall 1995			Dec 7, 1995			
			Basswood (Fl)	July 1996			Oct 28, 1996			
			Basswood (Fl)	July 1996			Oct 28, 1996			
			Basswood (Fl)	July 1996			Oct 28, 1996			
			Austrian Pine (Fl)	July 1996			Oct 28, 1996			
			Austrian Pine (Fl)	July 1996			Oct 28, 1996			
			Austrian Pine (Fl)	July 1996			Oct 28, 1996			
2	Old Hickory Crt.	12	Crimson King Maple (Fl)	Fall 1995			Dec 7, 1995			
			Crimson King Maple (Fl)	Fall 1995			Dec 7, 1995			
			Crimson King Maple (Fl)	Fall 1995			Dec 7, 1995			
			Crimson King Maple (Fl)	Fall 1995			Dec 7, 1995			
			Crimson King Maple (Fl)	Fall 1995			Dec 7, 1995			
3	Old Hickory Crt.	27	White Ash (Fr)	Fall 1995			Dec 7, 1995			
4	Old Hickory Crt.	13	Gleoleven Linden (Fr)	Fall 1995			Dec 7, 1995			
5	Old Hickory Crt.	26	White Ash (Fr)	Fall 1995			Dec 7, 1995			
6	Old Hickory Crt.	14	Glenleven Linden (Fr)	Fall 1995		July 1996	Oct 28, 1996			
7	Old Hickory Crt.	25	English Oak (Fr)	Fall 1995		July 1996	Oct 28, 1996			
			Colorado Spruce (Fr)	Fall 1995			Dec 7, 1995			
8	Old Hickory Crt.	15	Glenleven Linden (Fr)	Fall 1995			Dec 7, 1995			
9	Old Hickory Crt.	24	English Oak (Fr)	Fall 1995		July 1996	Oct 28, 1996			
10	Old Hickory Crt.	16	Glenleven Linden (Fr)	Fall 1995			Dec 7, 1995			
11	Old Hickory Crt.	23	English Oak (Fr)	Fall 1995		July 1996	Oct 28, 1996			
12	Old Hickory Crt.	17	English Oak (Fr)	Fall 1995		July 1996	Oct 28, 1996			
13	Old Hickory Crt.	22	Crimson King Maple (Fr)	Fall 1995			Dec 7, 1995			
14	Old Hickory Crt.	18	English Oak (Fr)	Fall 1995		July 1996	Oct 28, 1996			
15	Old Hickory Crt.	21			no room for tree					Oct 28, 1996
16	Old Hickory Crt.	19	English Oak (Fr)	Fall 1995		July 1996	Oct 28, 1996			
17	Old Hickory Crt.	20	Crimson King Maple (Fr)	Fall 1995			Dec 7, 1995			

FLOW CHART NO. 2
IMPLEMENTATION OF RAILWAY BERM CONSTRUCTION

Developer hires contractor to plant both sides of the railway berm

↓

Contractor plants trees and shrubs

↓

Railway berm planting is maintained by Contractor for a minimum of 3 years as per a maintenance agreement

A copy of the maintenance agreement between the Contractor and the Owner is sent to the Town.

↓

Landscape Architect is hired to inspect the newly planted material, write an inspection report, and once the work is satisfactory send a completion certificate to the municipality to initiate the maintenance period with a performance acceptance

Municipality conducts performance acceptance inspection between April 1 and November 30 (weather permitting).

↓

Each year (for the next 2 years) the Land. Arch. will conduct an interim inspection, between mid-July and early Sept., and prepare a report indicating any remedial work or replacements that are to be carried out by the Contractor. A copy of the report is to be sent to the municipality.

See Appendix A (page 61) for an example of an inspection report for a naturalized area.

↓

Land. Arch. will conduct a final inspection near the end of the 3 year maintenance period and submit a final inspection report to the Town. Once all deficiencies have been rectified, the municipality will conduct a final inspection and release any outstanding money in the developer's Letter of Credit.

During final inspection report, the Landscape Architect notes that the Contractor is to: remove all the stakes, wires, and tree wrap, prune trees, add mulch and fertilizer.

↓

Municipality issues final acceptance once all guarantee periods have expired and the trees and shrubs are in a healthy state and have naturalized the berm

Municipality conducts final inspections while the leaves are still on the trees — between May 15 and October 15 (weather permitting)

MAINTENANCE AGREEMENT FOR RAILWAY BERM PLANTINGS

Carrying out a maintenance program during the first three years after planting the railway berm will significantly reduce the mortality rate of the trees and shrubs, and assist in the successful establishment of healthy vegetation.

The plants will have a good start by ensuring, at the time of planting, that the details and specifications are followed — the proper transportation and handling of plant material, along with fertile planting soil, proper staking, and rodent protection.

Maintenance operations over the next three years will involve:

1) applying appropriate fertilizer to promote growth

2) pruning dead or diseased tissue

3) removing dead plant material

4) replacing dead coniferous naturalization species to maintain minimum live stocking standards of 90%

5) replacing dead deciduous and shrub naturalization species to maintain minimum live stocking standards of 90%

6) suppressing weeds around plant material is to be by hand removal and/or additional mulching not by the use of power trimmers

Assessment of plant material is to be carried out annually by the Landscape Architect between mid-July and early September. The plant vigour may be determined by a visual inspection of the current year's foliage.

The first assessment will be conducted in the summer following the planting and will include observations related to percentage survival, establishment and growth, a summary of the maintenance operations performed or recommended, and any recommendations for replacement or infill planting to be completed the following spring.

The second assessment will be conducted the following year and will provide similar information.

The third and final inspection and assessment should be completed just prior to the expiration of the three year planting and maintenance agreement. The final report will provide a complete summary of the initial plantings, any replacements, and all maintenance services carried out during the term of the agreement, as well as any additional works necessary prior to the Town conducting a final inspection.

Upon completion, written annual assessments are to be forwarded to the Town of Caledon as information.

Appendix A: Naturalization Planting Assessment Report

Project Name:

Project Location:

Date of Assessment:

Assessment by:

Schedule of Works: Phase 1 - Spring 1994

April 22-25, 1994 - Deciduous trees and shrubs, staking/mulching and rodent guards

May 2-9, 1994 - Coniferous plantings

Phase 2 - Spring 1995

April 20-24, 1995 - Replacement plantings

Summary of Plantings:

The initial program consisted of _____(insert details)_____

The replacement planting program consisted of 85 bare-root whips and 815 shrubs planted as proposed in Year - 1 Assessment Report for 1994. Plant material was replaced in areas of high mortality/low density to increase stocking to Town standards. Plantings were infilled in 9 of the 12 naturalization sites because of mortality resulting from: seedling quality; environmental factors; and site conditions during the previous planting season. 15 shrubs were planted to replace construction damage with the balance of shrubs, 800 planted in area 7 to replace failed material and 85 bare-root whips were planted to replace 100% of the previous years' mortality.

Inspection Techniques:

Naturalization Plantings:

All tree and shrub material was visually inspected and counted. Relative health, growth rates and vigour were noted and survival rates were calculated per the quantities specified on the approved plan. This information is summarized in Table 2. The minimum acceptable live stocking level for each naturalization unit is 90%.

Focal Plantings:

All tree and shrubs material in the 'Focal Areas' was also visually inspected and counted. Recommendations are provided to ensure a 100% survival level.

Analysis and Discussion:

Naturalization Plantings:

The overall survival rate for the naturalization planting was 85%. The survival rates being 82% for the shrub component and 88% for the trees. An increase in mortality was noted; down from 95% to 82% survival among the shrub component. This was attributed to stock quality and weather conditions over the 1994-5 winter. The highest rates of mortality being among 3 species (48% of all shrub mortality): serviceberry, American cranberry and red-osier dogwood. The survival rate of the tree component was increased from 63% to 88% with the replacement planting of spring 1995. All dead trees were replaced spring 1995, but a 12% mortality rate was still experienced over the summer of 1995. Bur oak (1994 planting) and trembling aspen (1995 replacement planting) contributed 63% of all tree mortality experienced over the entire naturalization planting.

The majority of mortality was located in the 10 and 11 sections of the naturalization plantings as located in Figure 1. Survival rates were the lowest for both trees and shrubs along this section, 82% and 62% respectively. Mortality along this section can be attributed to the quality of nursery stock, poor species selection and difficult site conditions. Although survival rates are considered adequate, replacements will be considered along sections 10 and 11 to fill gaps and maintain the continuity of the naturalization planting. Area 7 was replanted with 800 shrubs to replace failed seedlings and survival was excellent at 98%.

Focal Plantings:

Survival rates in focal planting areas A, B, C & D was 100% with good growth noted. No replacement plantings are recommended.

Table 1. Summary of Naturalization Planting Assessment - Spring 1995.

Area	% Stocking	% Survival	Condition of live seedlings		
			Good	Fair	Poor
1	76	100		X	
2	92	100	X		
3	100	97	X		
4	78	91		X	
5	84	100	X		
6	88	87	X		
8	57	40		X	
9	35	95	X		
10	20	37			X
11	72	70		X	
12	100	96	X		

Summary:

The following recommended actions are proposed to be implemented as part of the Spring 1996 planting programs.

1) Carry out an infill planting of coniferous seedling stock to increase stocking in areas 8, 10, and 11, according to quantities and species prescribed in Table 2. All seedlings are to be hand planted at the earliest opportunity in April 1996, subject to the availability of seedling stock.

Table 2 Recommended Coniferous Seedling Replacement Plantings - Spring 1996

Area	Species		Total
	Ph	Lb	
8	400	400	800
10	200	300	500
11	200	300	500
Total	800	1,000	1,800

2) Replace bare-root tree (25) and shrub (175) stock with the quantities and species prescribed in Table 3. All replacement trees are to be staked, mulched and rodent protectors applied at the time of planting.

Table 3 Recommended Tree and Shrub Replacement Planting - Spring 1996

	Species	Area							Total
		2	4	6	7	8	9	10	11	
Trees:	Red Oak				4	1				5
	Silver Maple		3	2						5
	Carolina Poplar						2	3		5
	Hackberry	1	2	2					5	10
	Totals	1	5	4	4	1	2	3	5	25
Shrubs:	Serviceberry					15		25		35
	Honeysuckle							25		25
	Red-osier dogwd			20		15				35
	Nannyberry								25	25
	Silverberry						25			25
	Autumn Olive							25		25
	Totals			20		30		100	25	175

3) Implement a naturalization planting maintenance program in the spring including corrective pruning, fertilization and mulching to inhibit competition from annual and perennial weeds. Fertilization with a balanced slow-release nitrogen fertilizer should be completed prior to June, 1996.

Attach Figure 1 to report identifying planting areas noted in the Report.

APPENDIX i

Landscape Standards - Detail Drawings

Deciduous Tree Planting Detail (PLA-1).

Coniferous Tree Planting Detail (PLA-2).

Shrub Planting Detail (PLA-3).

Cedar Hedge Planting with Chain Link Fence (PLA-4).

Cedar Hedge Planting Detail (PLA-5).

Deciduous Tree on Slope Planting Detail (PLA-6).

Coniferous Tree on Slope Planting Detail (PLA-7).

Shrub and Coniferous Seedling Planting Detail on Slopes Potted or Bare Root (PLA-8).

Chain Link Fence Detail (FEN-1).

Acoustic Fence for Railway Berm (FEN-6).

Specifications for Streetscapes (SPEC-1).

WILTPROOF IN NURSERY
PRIOR TO DELIVERY

PRUNING SHALL BE LIMITED
TO DEAD OR BROKEN BRANCHES
AFTER PLANTING. MAINTAIN
ORIGINAL SHAPE OF TREE
DO NOT TRIM LEADER BRANCH.

SET TREE 75–100mm HIGHER THAN
ADJACENT FINISHED GRADE TO
ALLOW FOR SETTLEMENT

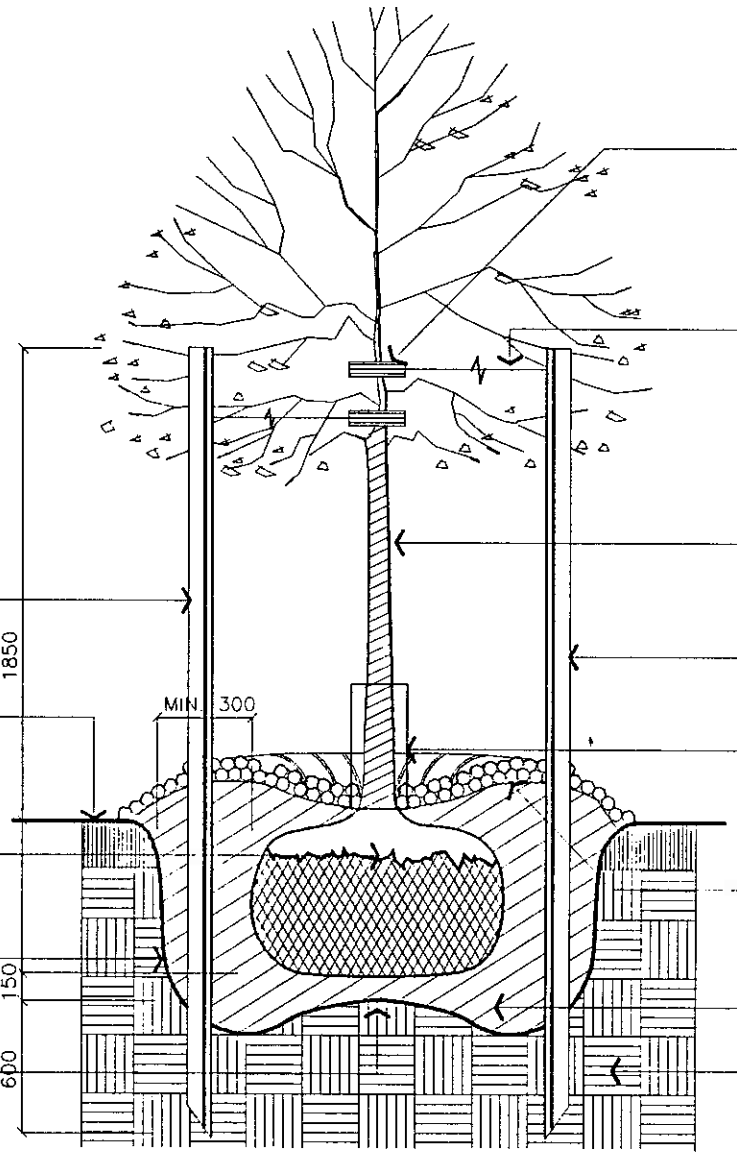
SET TREE STAKES JUST
INSIDE TREE PIT AS SHOWN

FINISHED GRADE

CUT AND REMOVE TOP 1/3 OF
BURLAP FROM ROOTBALL INCLUDING
ALL TIE ROPE AND WIRE

SCARIFY, LOOSEN, IRRIGATE AND
FERTILIZE THE INSIDE OF THE TREE PIT
PRIOR TO PLANTING

PROVIDE 75mm SOIL MOUND AT
BASE OF PIT AS SHOWN



12mm DIAMETER BLACK RUBBER
HOSE LOOPED ABOVE FIRST
STRONG BRANCH

12 GAUGE GALVANIZED WIRE
ENCLOSED IN 12mm DIAMETER
RUBBER HOSE SECURED AROUND
TREE TRUNK. PROVIDE WIRE
TURNBUCKLE FOR TENSION
ADJUSTMENT.

IF CONTRACTOR ELECTS TO WRAP TREE
TRUNK, TREE TO BE WRAPPED WITH
APPROVED TREE WRAP AFTER VISUAL
INSPECTION BY LANDSCAPE ARCHITECT.
WRAP TO EXTEND FROM TOP OF ROOTBALL
TO ABOVE GUYWIRE HOSE LOCATION.
PROVIDE MIN. 10mm OVERLAP. WRAP TO
BE REMOVED PRIOR TO FINAL INSPECTION.

TWO 2400mm LONG 50mm SQUARE
PRESSURE TREATED WOOD STAKES
SECURED INTO GROUND AS SHOWN

PROVIDE APPROVED RODENT
GUARD WHERE REQUIRED

CONSTRUCT 100mm SOIL SAUCER
AROUND TREE BASE AND COVER
WITH 75mm APPROVED SHREDDED
WOOD MULCH

SPECIFIED SOIL MIXTURE FIRMLY
COMPACTED TO ELIMINATE AIR
POCKETS AND PREVENT SETTLEMENT

COMPACTED SUBGRADE

NTS

THE CORPORATION
OF THE
TOWN OF CALEDON

BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE: DECIDUOUS TREE PLANTING DETAIL (80mm OR LESS)

DETAIL NO: PLA–1

PREPARED BY: alexander bucrevics and associates limited

November 1996

TREE SHALL BE MEASURED TO HEIGHT OF LAST YEARS GROWTH

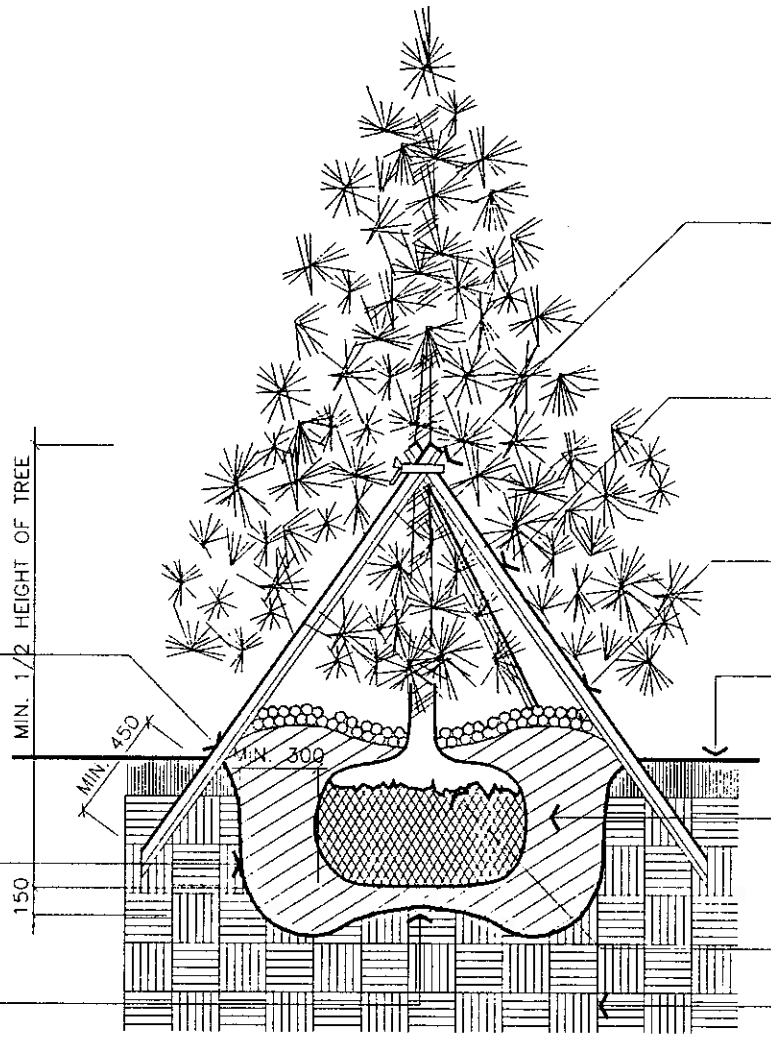
PRUNING SHALL BE LIMITED TO DEAD OR BROKEN BRANCHES AFTER PLANTING. MAINTAIN ORIGINAL SHAPE OF TREE DO NOT TRIM LEADER BRANCH.

SET TREE 75 TO 100mm HIGHER THAN ADJACENT FINISHED GRADE TO ALLOW FOR SETTLEMENT

SET TREE STAKES JUST INSIDE TREE PIT AS SHOWN

SCARIFY, LOOSEN, IRRIGATE AND FERTILIZE THE INSIDE OF THE TREE PIT PRIOR TO PLANTING

PROVIDE 75mm SOIL MOUND AT BASE OF PIT AS SHOWN



SECURE STAKES TO MAIN TREE TRUCK WITH BURLAP ROPE. ENSURE THAT THE STAKES DO NOT CONTACT EXPOSED TREE BARK

THREE 50mm SQUARE PRESSURE TREATED WOOD STAKES SECURED INTO GROUND A MINIMUM OF 450mm AS SHOWN LENGTH OF STAKES AND HEIGHT OF CROSSING TO BE ADJUSTED TO ACCOMMODATE TREE SIZE

CONSTRUCT 100mm SOIL SAUCER AROUND TREE BASE AND COVER WITH 75mm APPROVED SHREDDED WOOD MULCH

FINISHED GRADE

SPECIFIED SOIL MIXTURE FIRMLY COMPACTED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT

CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOTBALL INCLUDING ALL TIE ROPE AND WIRE

COMPACTED SUBGRADE

NTS

THE CORPORATION OF THE TOWN OF CALEDON

BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE:

CONIFEROUS TREE PLANTING DETAIL

DETAIL NO:

PLA-2

PREPARED BY:
alexander budrevics and associates limited

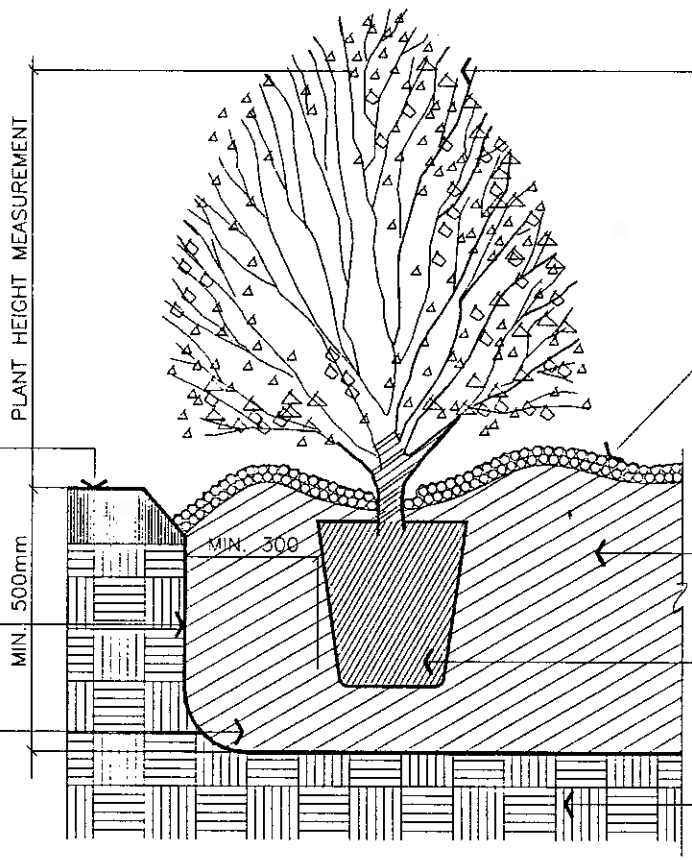
November 1996

SHRUB HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO UPPER MAIN MASS OF SHRUB BRANCHES

SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS AS SHOWN ON PLAN

SET SHRUBS 50mm HIGHER THAN ADJACENT FINISHED GRADE TO ALLOW FOR SETTLEMENT

PLANTING METHOD ILLUSTRATED APPLIES EQUALLY TO BARE ROOT, POTTED OR B&B NURSERY STOCK



PRUNING SHALL BE LIMITED TO DEAD OR BROKEN BRANCHES AFTER PLANTING. MAINTAIN ORIGINAL SHAPE OF SHRUB DO NOT TRIM LEADER BRANCH.

CONSTRUCT 100mm SOIL SAUCER AROUND TREE BASE AND COVER WITH 75mm APPROVED SHREDDED WOOD MULCH OVER ENTIRE BED AREA

FINISHED GRADE

SPECIFIED SOIL MIXTURE FIRMLY COMPACTED TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT

SCARIFY, LOOSEN, IRRIGATE AND FERTILIZE THE INSIDE OF THE SHRUB BED PRIOR TO PLANTING

REMOVE NURSERY POTS OR WRAP PRIOR TO PLANTING

EXCAVATE AND PREPARE PLANTING BED TO MINIMUM 500mm DEPTH AS SPECIFIED

COMPACTED SUBGRADE

NTS

THE CORPORATION OF THE TOWN OF CALEDON

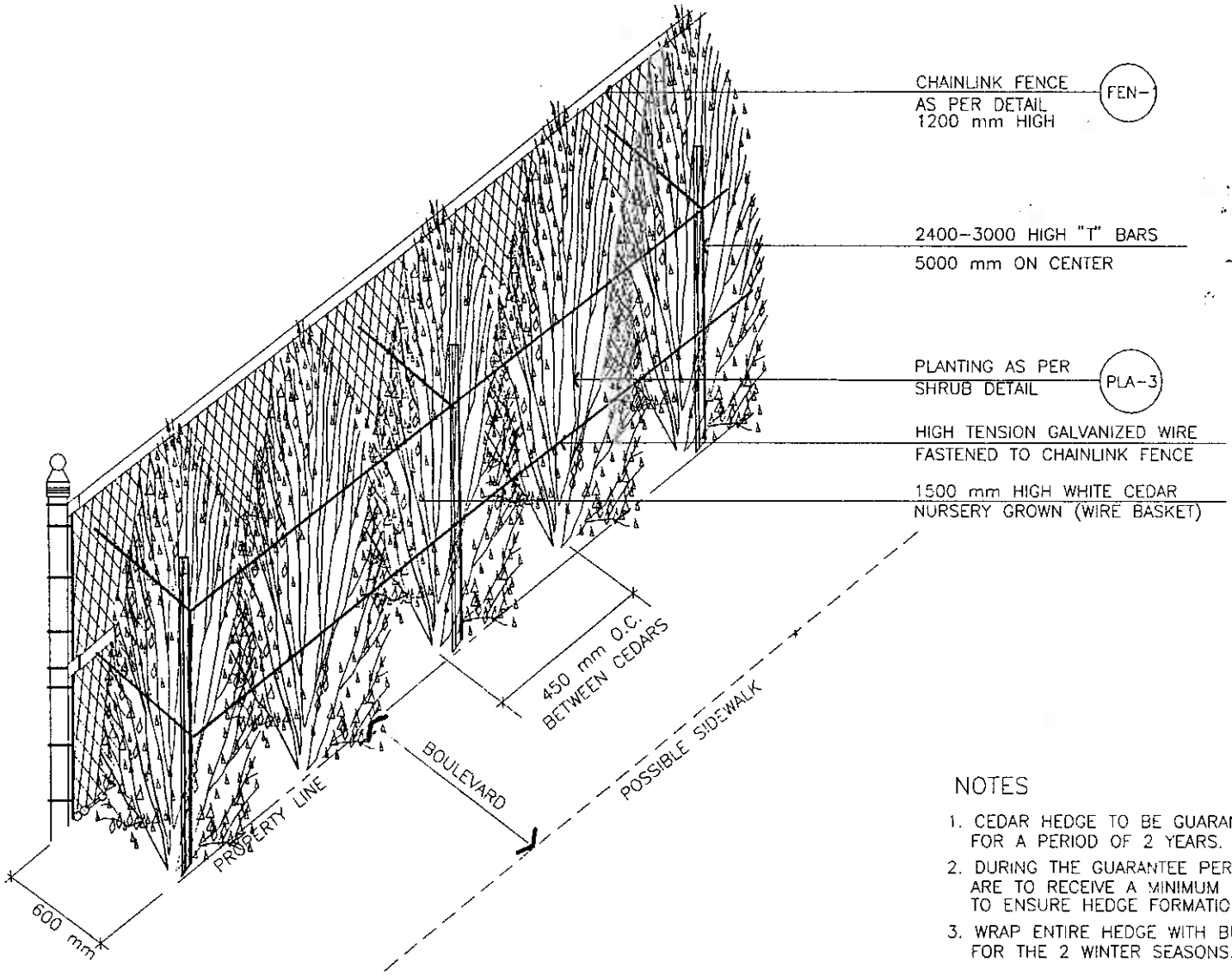
BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE: SHRUB PLANTING DETAIL

DETAIL NO: PLA-3

PREPARED BY: alexander bucrevics and associates limited

November 1996



NOTES

1. CEDAR HEDGE TO BE GUARANTEED FOR A PERIOD OF 2 YEARS.
2. DURING THE GUARANTEE PERIOD CEDARS ARE TO RECEIVE A MINIMUM OF 2 PRUNINGS TO ENSURE HEDGE FORMATION.
3. WRAP ENTIRE HEDGE WITH BURLAP FOR THE 2 WINTER SEASONS.

NTS

THE CORPORATION OF THE
TOWN OF CALEDON

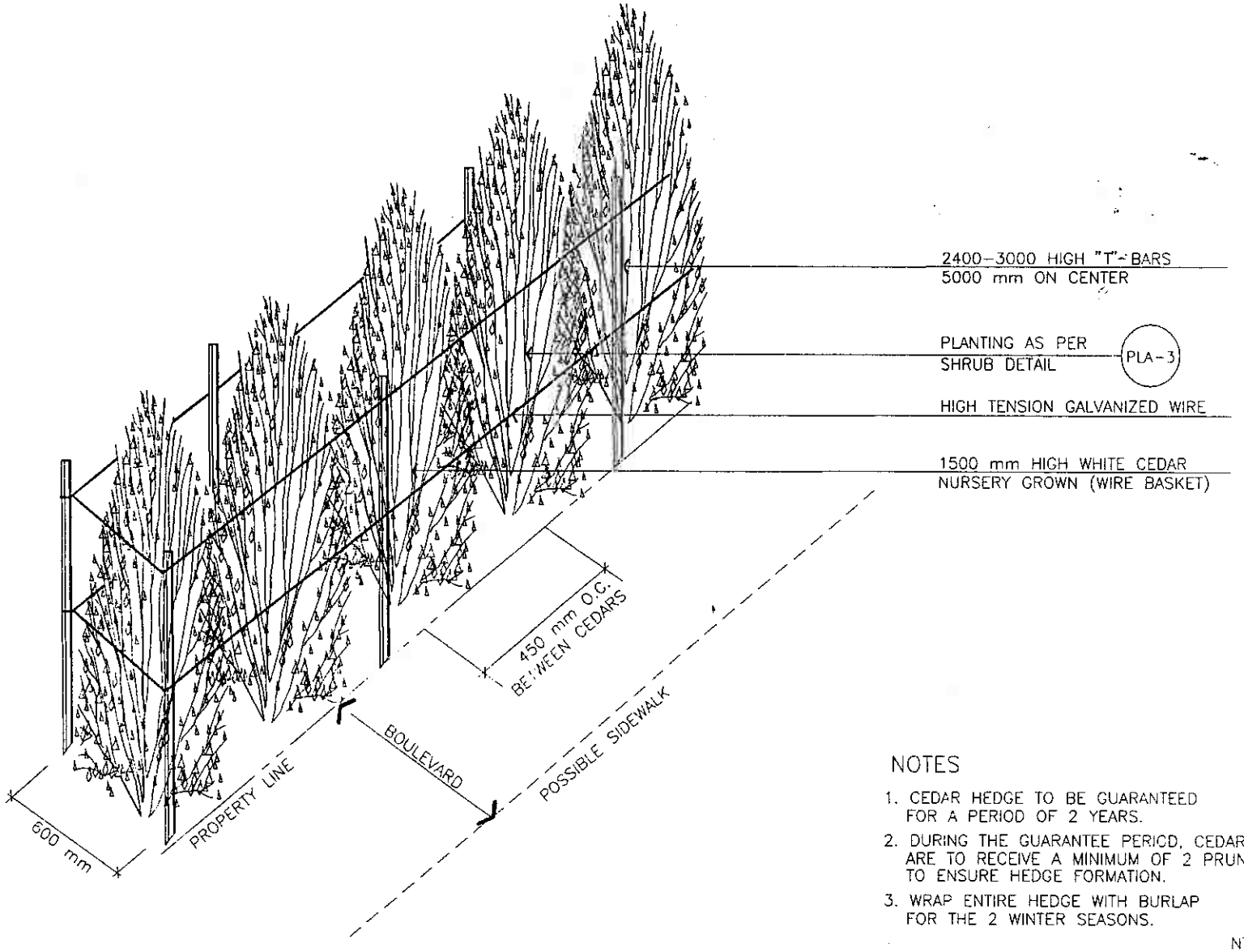
BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE:
CEDAR HEDGE PLANTING WITH CHAIN LINK FENCE

DETAIL NO:
PLA-4

PREPARED BY:
alexander bucrevics and associates limited

November 1996



NOTES

1. CEDAR HEDGE TO BE GUARANTEED FOR A PERIOD OF 2 YEARS.
2. DURING THE GUARANTEE PERIOD, CEDARS ARE TO RECEIVE A MINIMUM OF 2 PRUNINGS TO ENSURE HEDGE FORMATION.
3. WRAP ENTIRE HEDGE WITH BURLAP FOR THE 2 WINTER SEASONS.

NTS

THE CORPORATION OF THE TOWN OF CALEDON

BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE: CEDAR HEDGE PLANTING DETAIL

DETAIL NO: PLA-5

PREPARED BY: alexander bucrevics and associates limited

November 1996

WILTPROOF IN NURSERY
PRIOR TO DELIVERY

PRUNING SHALL BE LIMITED
TO DEAD OR BROKEN BRANCHES
AFTER PLANTING. MAINTAIN
ORIGINAL SHAPE OF TREE
DO NOT TRIM LEADER BRANCH.

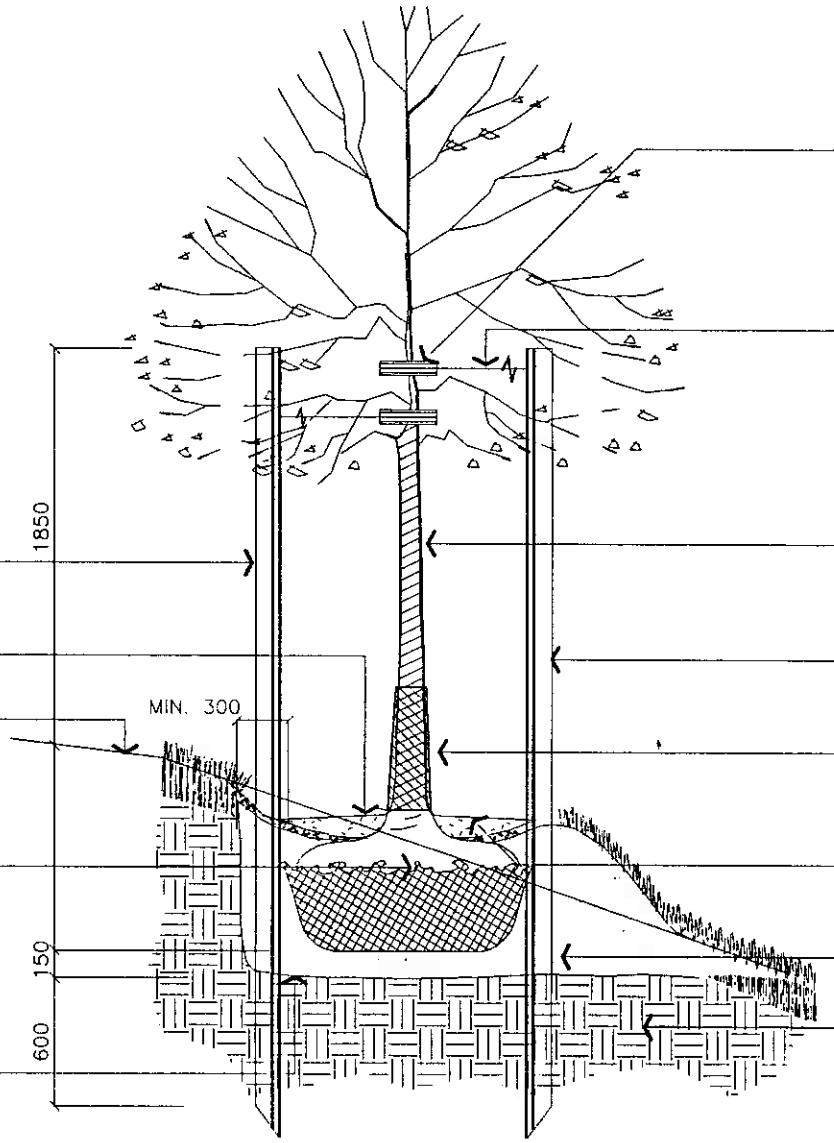
SET TREE STAKES JUST
INSIDE TREE PIT AS SHOWN

MAINTAIN ORIGINAL GRADE OF TREE
BASE AFTER PLANTING OR SLIGHTLY
HIGHER TO SUIT SOIL CONDITIONS

FINISHED GRADE

CUT AND REMOVE TOP 1/3 OF
BURLAP FROM ROOTBALL INCLUDING
ALL TIE ROPE AND WIRE

SCARIFY, LOOSEN, IRRIGATE AND
FERTILIZE THE INSIDE OF THE TREE PIT
PRIOR TO PLANTING



12mm DIAMETER BLACK RUBBER
HOSE LOOPED ABOVE FIRST
STRONG BRANCH

12 GAUGE GALVANIZED WIRE
ENCLOSED IN 12mm DIAMETER
RUBBER HOSE SECURED AROUND
TREE TRUNK. PROVIDE WIRE
TURNBUCKLE FOR TENSION
ADJUSTMENT.

IF CONTRACTOR ELECTS TO WRAP TREE
TRUNK, TREE TO BE WRAPPED WITH
APPROVED TREE WRAP AFTER VISUAL
INSPECTION BY LANDSCAPE ARCHITECT.
WRAP TO EXTEND FROM TOP OF ROOTBALL
TO ABOVE GUYWIRE HOSE LOCATION.
PROVIDE MIN. 10mm OVERLAP. WRAP TO
BE REMOVED PRIOR TO FINAL INSPECTION.

TWO 2400mm LONG 50mm SQUARE
PRESSURE TREATED WOOD STAKES
SECURED INTO GROUND AS SHOWN

RODENT GUARD MANDATORY DURING
3 YEAR MAINTENANCE PERIOD

CONSTRUCT SOIL SAUCER 100mm DEEP,
600mm DIA. AROUND TREE BASE AND
COVER WITH 75mm APPROVED SHREDDED
WOOD MULCH

SPECIFIED SOIL MIXTURE FIRMLY
COMPACTED TO ELIMINATE AIR
POCKETS AND PREVENT SETTLEMENT

COMPACTED SUBGRADE

NTS.

THE CORPORATION
OF THE
TOWN OF CALEDON

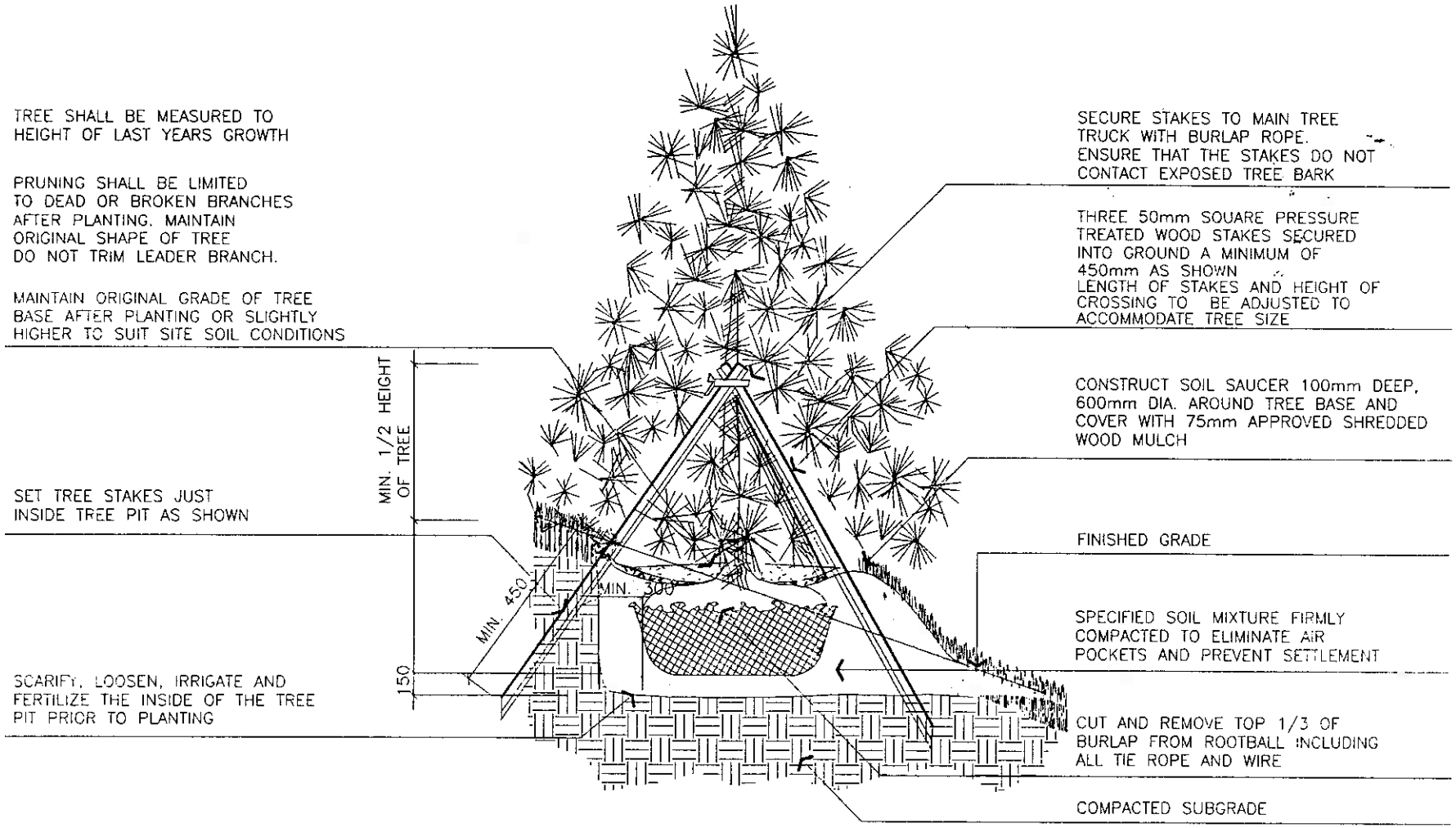
BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE: DECIDUOUS TREE ON SLOPE PLANTING DETAIL

PLAN NO: PLA-6

PREPARED BY:
alexander budrevics and associates limited
ADAPTED FROM DETAIL PREPARED BY LANDSCAPE PLANNING LIMITED

November 1996



NTS

THE CORPORATION OF THE TOWN OF CALEDON

BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE: CONIFEROUS TREE ON SLOPE PLANTING DETAIL

PLAN NO: PLA-7

PREPARED BY: alexander budrevics and associates limited
ADAPTED FROM DETAIL PREPARED BY LANDSCAPE PLANNING LIMITED

November 1996

HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO UPPER MAIN MASS OF SHRUB BRANCHES

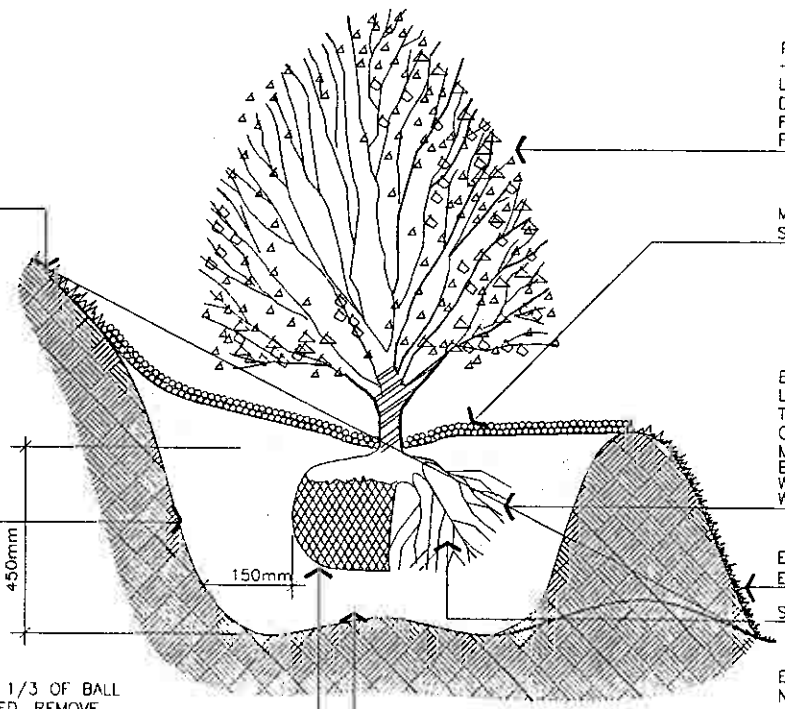
SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS AS SHOWN ON PLAN

MATCH TO EXISTING GRADE

SET PLANT 50mm HIGHER THAN ADJACENT FINISHED GRADE TO ALLOW FOR SETTLEMENT

PLANTING METHOD ILLUSTRATED APPLIES EQUALLY TO BARE ROOT, POTTED OR B&B NURSERY STOCK

SCARIFY, LOOSEN, IRRIGATE AND FERTILIZE THE INSIDE OF THE SHRUB BED PRIOR TO PLANTING



CUT AND REMOVE : BURLAP FROM 1/3 OF BALL AS SHOWN. IF ROOT BALL IS POTTED, REMOVE POT COMPLETELY BEFORE PLANTING

SPECIFIED SOIL MIXTURE IS TO BE FIRMLY COMPACTED TO ELEMINATE AIR POCKETS AND PREVENT SETTLEMENT

PRUNING – FOR DECIDUOUS SHRUBS – TO SUIT SPECIES – PRUNE, LARGE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.

MULCHING – 50mm OF APPROVED SHREDDED WOOD MULCH

BARE ROOT – (B.R. IN PLANT LIST) SET PLANT SLIGHTLY HIGHER THAN ORIGINAL DEPTH AND SPREAD OUT ROOTS OVER A COMPACTED MOUND OF SITE TOPSOIL. GENTLY BACKFILL WITH SOIL MIX IN LAYERS, WORKING SITE SOIL BETWEEN ROOTS WATER WELL UPON COMPLETION.

EARTH SAUCER TO RETAIN MOISTURE
EARTH SAUCER TO BE COMPACTED

SHRUB BASE TO BE SET LEVEL

EXCAVATE SHRUB BED TO ACCOMMODATE NUMBER OF SHRUBS INDICATED ON DRAWING. REMOVE ANY SUB SOIL OR RUBBISH OFF SITE UNLESS OTHERWISE DIRECTED. SPACE SHRUBS AS INDICATED IN PLANT LIST.

FOR RODENT PROTECTION SPRAY DECIDUOUS SHRUBS WITH SKOOT, OR EQUILVALENT, EACH FALL DURING 3 YEAR MAINTENANCE PERIOD.

NTS

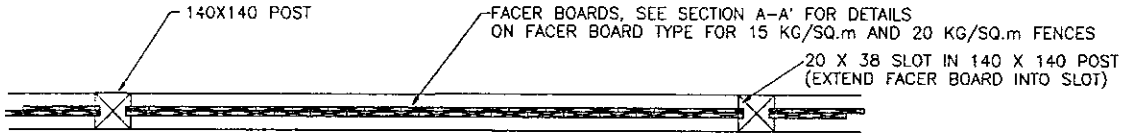
THE CORPORATION OF THE TOWN OF CALEDON

BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

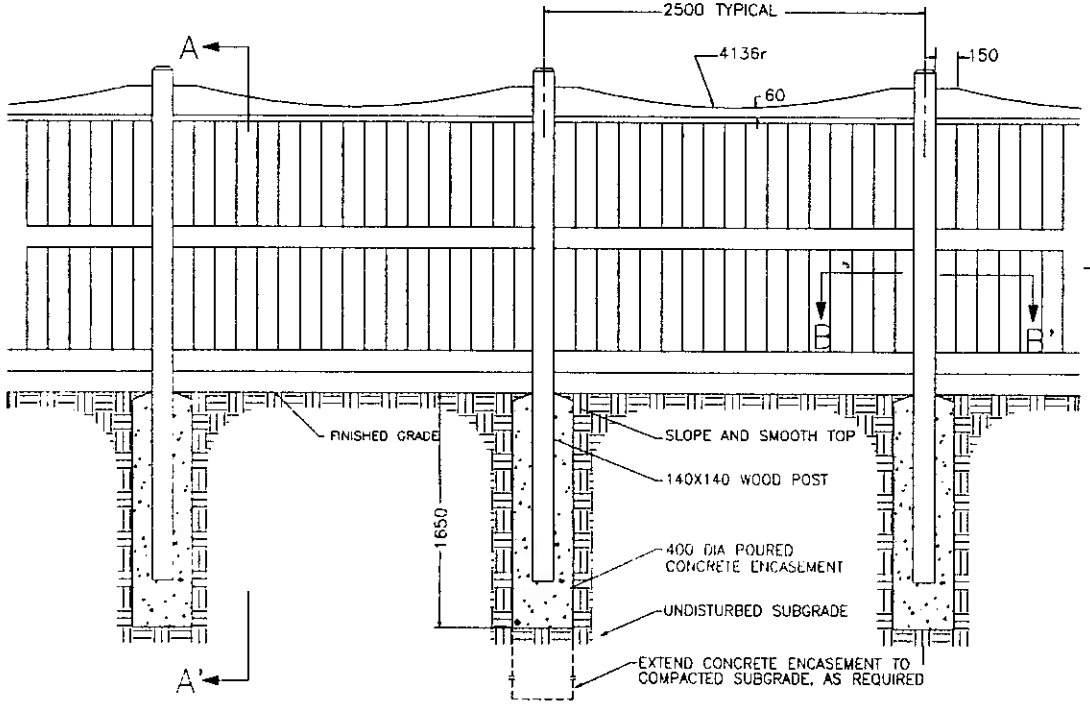
DRAWING TITLE: SHRUB AND CONIFEROUS SEEDLING PLANTING DETAIL ON SLOPES POTTED OR BARE-ROOT

DETAIL NO: PLA-8

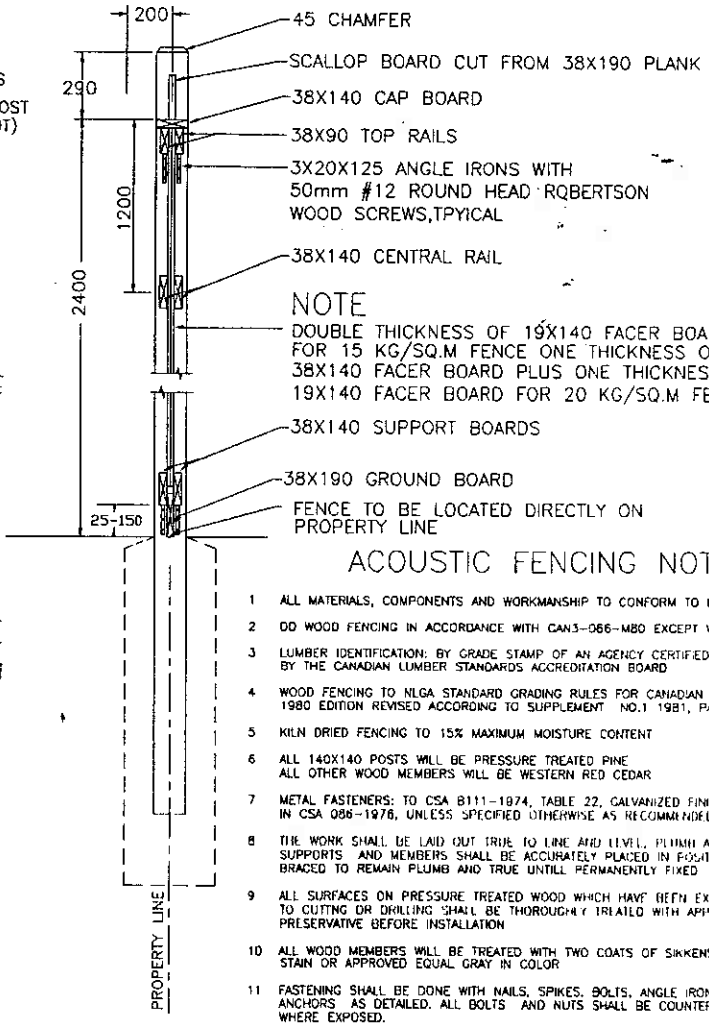
PREPARED BY: alexander budrevics and associates limited



SECTION B–B'



ELEVATION OF ACOUSTIC FENCE
20 KG/SQ.m AND 15 KG/SQ.m NTS



SECTION A–A'

ACOUSTIC FENCING NOTES

1. ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM TO LOCAL BY-LAWS
2. DO WOOD FENCING IN ACCORDANCE WITH CAN3-086-M80 EXCEPT WHERE SPECIFIED
3. LUMBER IDENTIFICATION: BY GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD
4. WOOD FENCING TO NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER 1980 EDITION REVISED ACCORDING TO SUPPLEMENT NO.1 1981, PARA 127.
5. KILN DRIED FENCING TO 15% MAXIMUM MOISTURE CONTENT
6. ALL 140X140 POSTS WILL BE PRESSURE TREATED PINE
   ALL OTHER WOOD MEMBERS WILL BE WESTERN RED CEDAR
7. METAL FASTENERS: TO CSA B111-1974, TABLE 22, GALVANIZED FINISH; SIZES IN CSA 086-1976, UNLESS SPECIFIED OTHERWISE AS RECOMMENDED
8. THE WORK SHALL BE LAID OUT TRUE TO LINE AND LEVEL, PLUMB AND TRUE STRUCTURAL SUPPORTS AND MEMBERS SHALL BE ACCURATELY PLACED IN POSITION AND SECURELY BRACED TO REMAIN PLUMB AND TRUE UNTILL PERMANENTLY FIXED
9. ALL SURFACES ON PRESSURE TREATED WOOD WHICH HAVE BEEN EXPOSED DUE TO CUTTING OR DRILLING SHALL BE THOROUGHLY TREATED WITH APPROVED PRESERVATIVE BEFORE INSTALLATION
10. ALL WOOD MEMBERS WILL BE TREATED WITH TWO COATS OF SIKKENS STAIN OR APPROVED EQUAL GRAY IN COLOR
11. FASTENING SHALL BE DONE WITH NAILS, SPIKES, BOLTS, ANGLE IRONS OR FRAMING ANCHORS AS DETAILED. ALL BOLTS AND NUTS SHALL BE COUNTERSUNK WHERE EXPOSED.
12. SELECT BOARDS FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANES AND BARK. ALL TORN GRAIN SHALL BE PLANED OR SANDED SMOOTH. MEMBERS EXIBITING MODERATE OR HEAVY KNOTS SHALL BE WELL DISTRIBUTED THROUGHOUT THE FENCE FACE
13. STEP FENCE PANELS MAXIMUM OF 150 AT POSTS AS REQUIRED TO MEET GRADE

THE CORPORATION OF THE
TOWN OF CALEDON

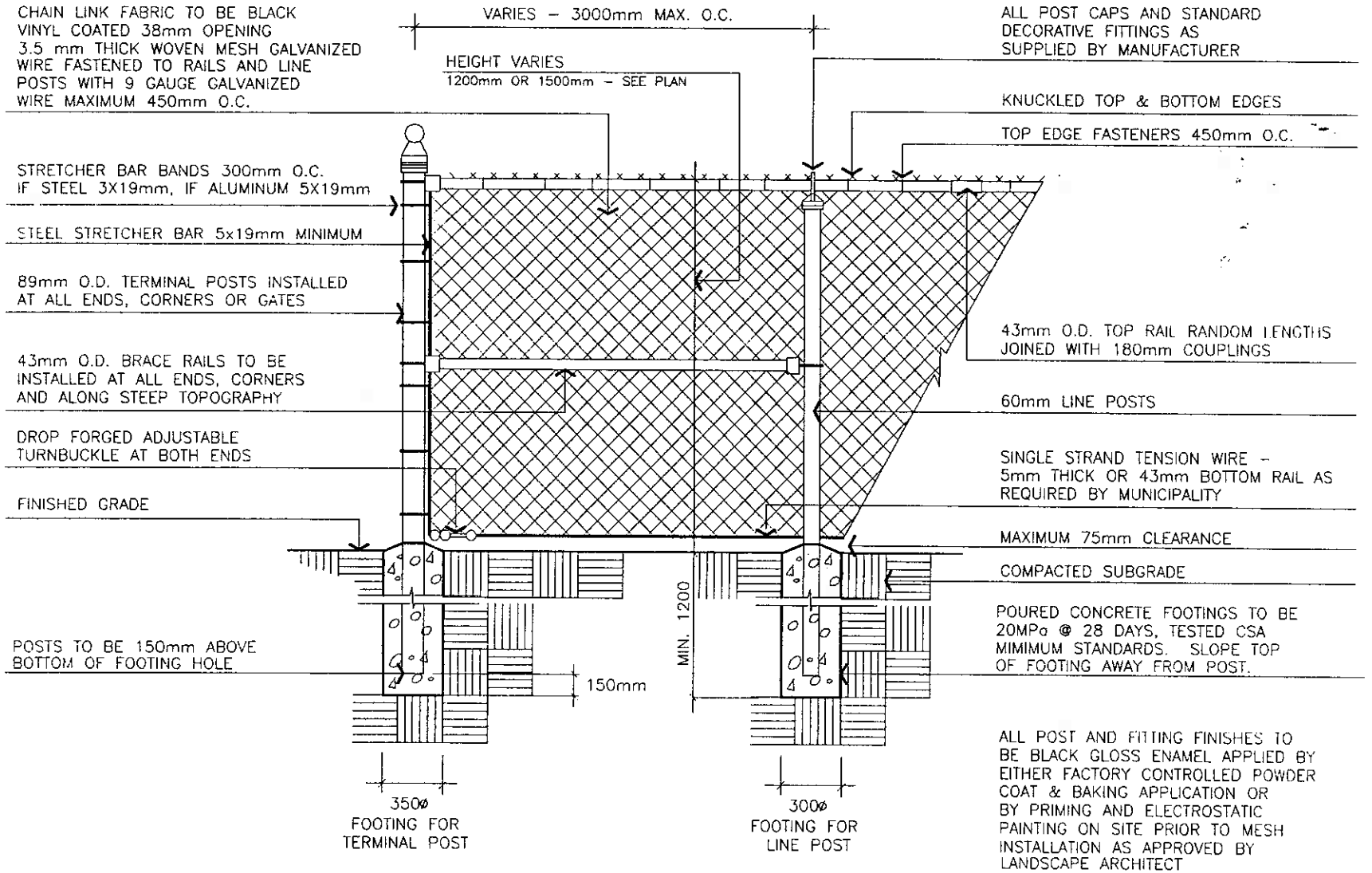
BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE:
ACOUSTIC FENCE FOR RAILWAY BERM

DETAIL NO:
FEN-6

PREPARED BY:
alexander budrevics and associates limited
ADAPTED FROM DETAIL PREPARED BY PAUL COSBURN ASSOCIATES LIMITED

November 1996



THE CORPORATION OF THE
TOWN OF CALEDON

BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE: CHAIN LINK FENCE DETAIL (1200 OR 1500 mm)

DETAIL NO: FEN–1

PREPARED BY: alexander budrevics and associates limited

November 1996

SPECIFICATIONS

GENERAL:
THESE SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY AND AVAILABLE AT THE OFFICE OF _____

THE CONTRACTOR SHALL HAVE VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE PLANS, DETAILS AND SPECIFICATIONS OF THIS PROJECT, AND FINALIZED ALL DESIGN ALTERNATIVES WITH THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. EXACT TREE LOCATIONS SHALL BE ADJUSTED ON SITE BY THE LANDSCAPE ARCHITECT AND TOWN'S REPRESENTATIVEDEPENDING ON THESE SERVICES.

CONTRACTOR SHALL REPAIR DAMAGE TO ALL EXISTING FACILITIES/UTILITIES /STRUCTURES CAUSED BY HIS WORK AT HIS EXPENSE.

ALL SITE WORK MUST CONFORM TO THE CANADIAN MASTER SPECIFICATIONS OBTAINED FROM: CONSTRUCTION SPECIFICATIONS CANADA, 100 LONMBARD ST. #200, TORONTO, ONTARIO M5C 1M3 (416)777-2198; 777-2197 F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE COMPLETELY FAMILIAR WITH THESE SPECIFICATIONS AND THEIR IMPLICATIONS TO THIS PROJECT.

SOFT LANDSCAPE

PLANT MATERIALS

INSTALL PLANT MATERIALS TRUE TO NAME, SIZE, GRADES, AS SPECIFIED AND CONFORMING TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.

ALL PLANTS SHALL BE NURSERY GROWN.

IN THE EVENT OF ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND PLANT LIST QUANTITIES, THE PLANTING PLAN SHALL GOVERN.

MAKE PLANTS AVAILABLE FOR INSPECTION PRIOR TO INSTALLATION. MATERIAL NOT CONFORMING TO SPECIFICATIONS SHALL BE REJECTED AND REPLACED AT CONTRACTOR'S EXPENSE.

APPROVAL OF MATERIALS AT THE SOURCE DOES NOT PROHIBIT THE LANDSCAPE ARCHITECT FROM REJECTING ANY PLANTS WHICH DO NOT CONFORM TO THE SPECIFICATIONS UPON COMPLETE INSTALLATION.

SUBSTITUTIONS MUST BE APPROVED, IN WRITING, BY THE TOWN OF CALEDON AND THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF MATERIAL ON SITE

TREES SHALL BE PLANTED BY APPROVED METHODS AND FACED TO GIVE BEST APPEARANCE. GUY AND STAKE TREES UPON PLANTING AS DETAILED.

BED PREPARATION:
PRIOR TO BACKFILLING, SCARIFY THE SIDES AND BOTTOM OF THE EXCAVATED TREE PITS AND SHRUB BEDS. DUE TO THE HEAVY CLAY SOIL CONDITIONS IN THIS AREA, THE TREE AND PLANTING BEDS SHALL BE BACKFILLED TO THE SPECIFIED DEPTHS WITH:

2 PARTS "TRIPLE MIX" DELIVERED TO THE SITE IS TO BE WELL MIXED WITH

1 PART LOCAL TOPSOIL (TOPSOIL THAT WAS REMOVED FROM THE SUBDIVISION AND STOCKPILED, IF UNAVAILABLE, A TOPSOIL WITH CLAY CONTENT MUST BE IMPORTED)

TREE PITS MUST BE CONSTRUCTED WITH SAUCERS AND MULCH AS DETAILED.

MAINTENANCE:
MAINTENANCE OF ALL LANDSCAPE INSTALLATIONS THROUGHOUT GUARANTEE PERIOD TO INCLUDE:

* PROPER IRRIGATION TO ENSURE OPTIMUM GROWTH OF TREES
* CULTIVATION AND WEEDING OF TREE PITS AND PLANTING BEDS
* INSECT AND DISEASE CONTROL
* PRUNE AND FERTILIZE AS DIRECTED BY TOWN OR LANDSCAPE ARCHITECT.

GUARANTEE:
ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF 2 YEARS FROM DATE OF WRITTEN PRELIMINARY ACCEPTANCE AS GRANTED BY THE TOWN OF CALEDON, AND UNTIL FINAL ACCEPTANCE IS GRANTED BY THE TOWN OF CALEDON. 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 2 YEARS, OR UNTIL FINAL ACCEPTANCE IS GRANTED BY THE MUNICIPALITY.

SIMILARLY, ALL OTHER LANDSCAPE WORK PERFORMED UNDER THIS CONTRACT SHALL BE FULLY GUARANTEED FOR THE ABOVE SPECIFIED PERIOD.

ALL WORK SHALL BE INSPECTED AT THE END OF THE GUARANTEE PERIOD, AT WHICH TIME A FINAL CERTIFICATE SHALL BE ISSUED BY THE LANDSCAPE ARCHITECT AND SUBMITTED TO THE MUNICIPALITY FOR THEIR INSPECTIONS, PREPARATION OF A GUARANTEE CERTIFICATE, FINAL APPROVALS AND RELEASE OF FUNDS OUTSTANDING (IF APPLICABLE).

ACCEPTANCE:
WORK WILL BE ACCEPTED BY THE OWNER OR HIS REPRESENTATIVE UPON COMPLETION AND AT THE END OF THE SPECIFIED MAINTENANCE PERIOD, PROVIDED THAT ALL PLANT MATERIAL IS ALIVE AND IN A HEALTHY GROWING CONDITION.

FINAL ACCEPTANCE OF THE LANDSCAPE WORKS FOR THIS PROJECT IS GRANTED BY THE LOCAL MUNICIPALITY UPON CONDUCTING A SATISFACTORY FINAL SITE INSPECTION AND ISSUING THEIR FINAL LANDSCAPE ACCEPTANCE CERTIFICATE.

WRITTEN PRELIMINAY ACCEPTANCE OF THE PROJECT SHALL SERVE AS THE START OF THE GUARANTEE PERIOD.

THE CORPORATION OF THE TOWN OF CALEDON

BOLTON SECONDARY PLAN AREA : LANDSCAPE STANDARDS

DRAWING TITLE:
SPECIFICATIONS FOR STREETSCAPES

DETAIL NO:
SPE-1

PREPARED BY:
alexander buarevics and associates limited

November 1996