

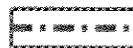
PROPOSED WARDEN AVENUE WIDENING

BETWEEN 16th. AVENUE AND MAJOR MacKENZIE DRIVE EAST



FILE No:

WARDEN WIDENING



PROJECT LIMITS

DATE: 03/23/10

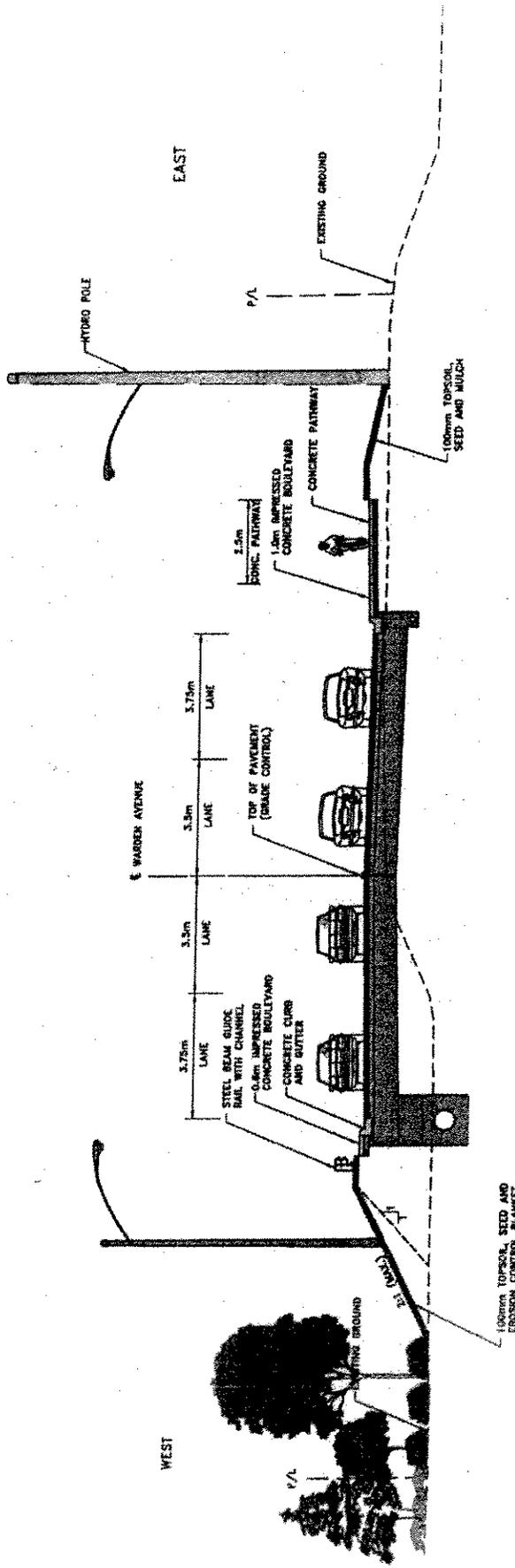


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: GS

ATTACHMENT 'A'



PROPOSED WARDEN AVENUE WIDENING

SECTION A-A: 4 LANE - CROSS SECTION



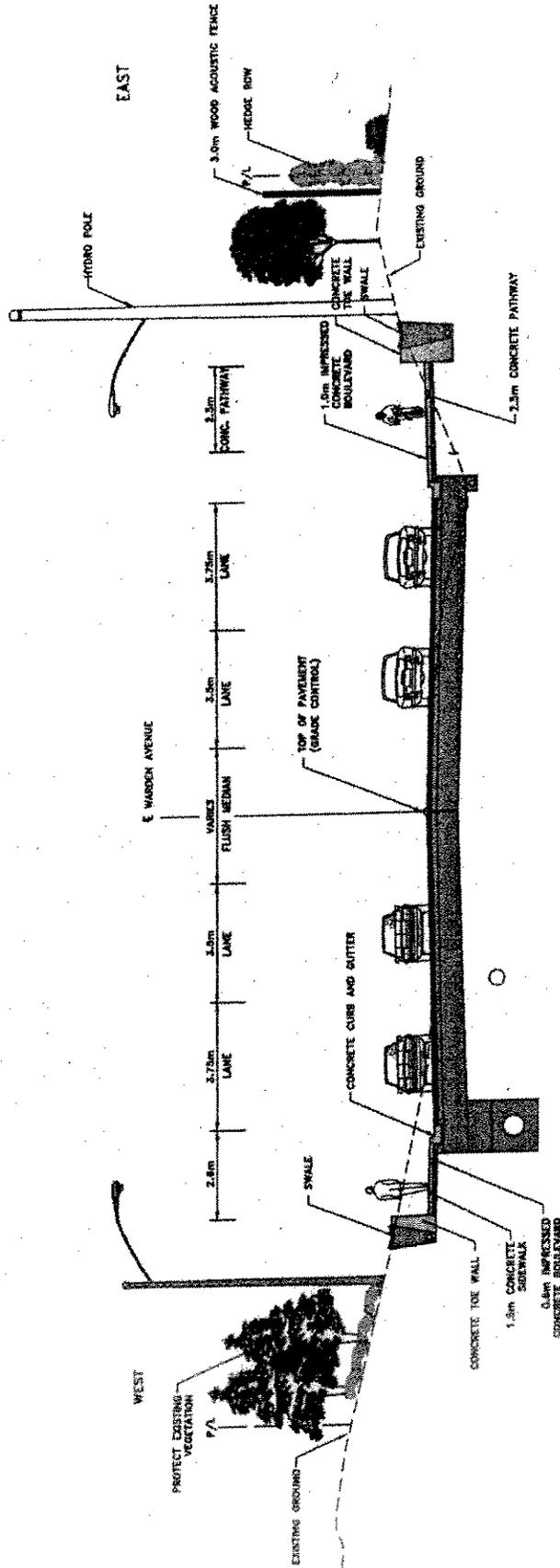
DEVELOPMENT SERVICES COMMISSION

DWN BY: PZ

CHK BY: GS

DATE: 6/MAY/10

ATTACHMENT 'B'



PROPOSED WARDEN AVENUE WIDENING

SECTION B-B: 5 LANE - CROSS SECTION



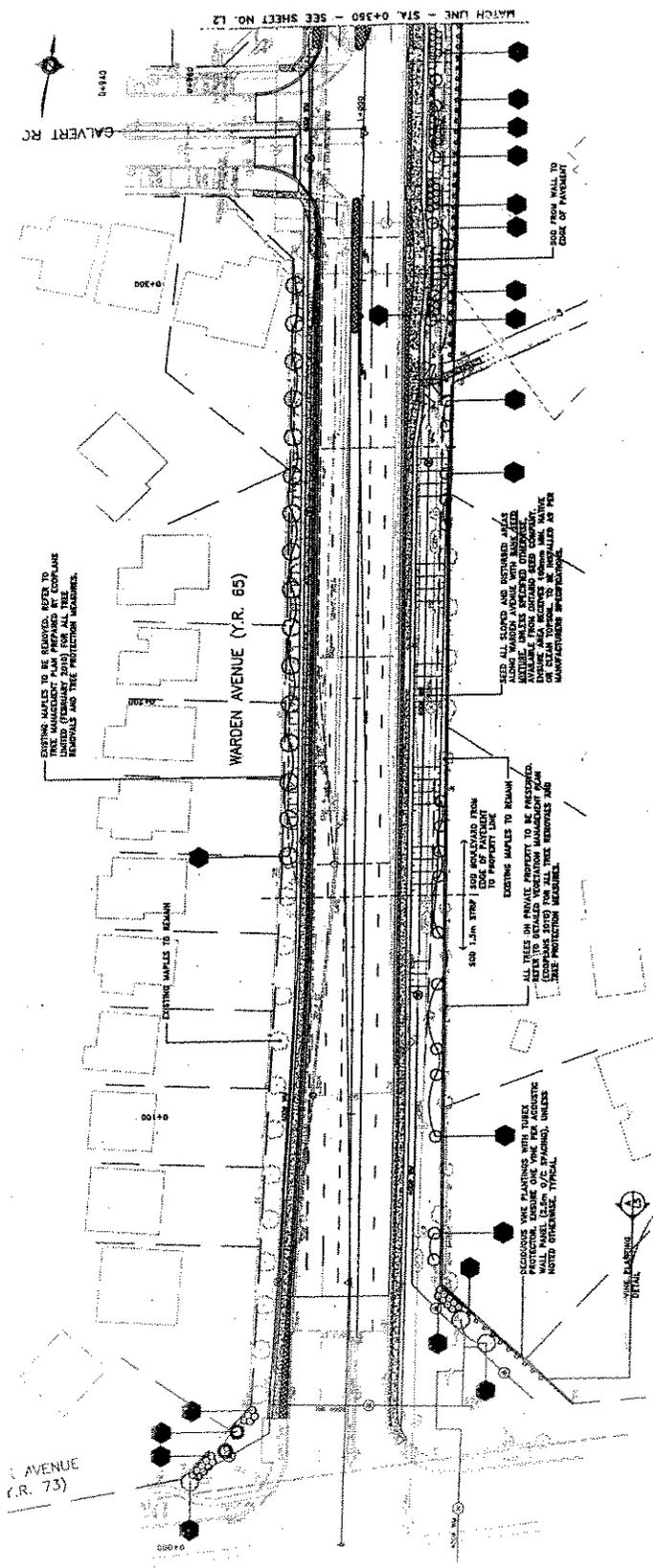
DEVELOPMENT SERVICES COMMISSION

DWN BY: PZ

CHK BY: GS

DATE: 6/MAY/10

ATTACHMENT 'B'

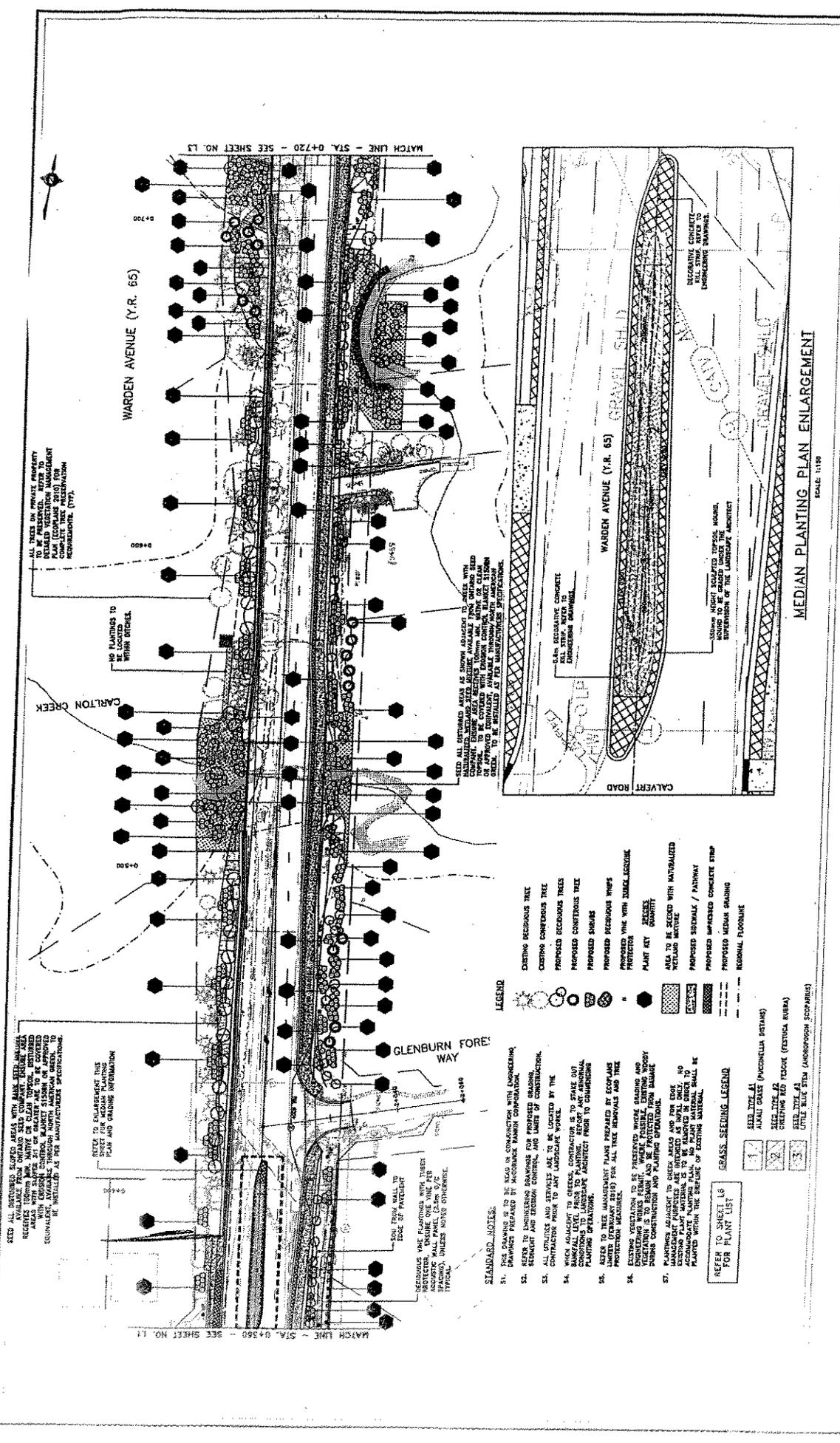


- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED SHRUBS
 - PROPOSED DECIDUOUS TREES
 - PROPOSED VINE WITH 1/2 IN. LEADERS
 - PROTECTOR
 - PLANT KEY
 - QUANTITY
 - PROPOSED BRACKLE / ASHWAY
 - PROPOSED IMPRESSED CONCRETE STRIP

- STANDARD NOTES**
11. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS PREPARED BY MACDONALD BURNS CORPORATION.
 12. REFER TO CONSTRUCTION DRAWINGS FOR PROPOSED GRADING, SURVEY AND EROSION CONTROL, AND LIMITS OF CONSTRUCTION.
 13. ALL UTILITIES AND SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO ANY LANDSCAPE WORK.
 14. WHEN NECESSARY, PRIOR TO A CONTRACTOR IS TO STAKE OUT, BENCHMARK LEVEL, POINTS TO A CONTRACTOR TO STAKE OUT, PLANTING AREAS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
 15. REFER TO THE LANDSCAPE PLAN PREPARED BY ECOPLANS LIMITED (UTIMAM 0101) FOR ALL TREE REMOVALS AND TREE PROTECTION MEASURES.
 16. EXISTING VEGETATION TO BE PRESERVED WHERE GRADING AND CONSTRUCTION ARE NOT NECESSARY. WHERE POSSIBLE, EXISTING VEGETATION IS TO BE MAINTAINED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION AND PLANTING OPERATIONS.

Attachment 'C' Streetscape Option 'B'

Schedule 1 of 8



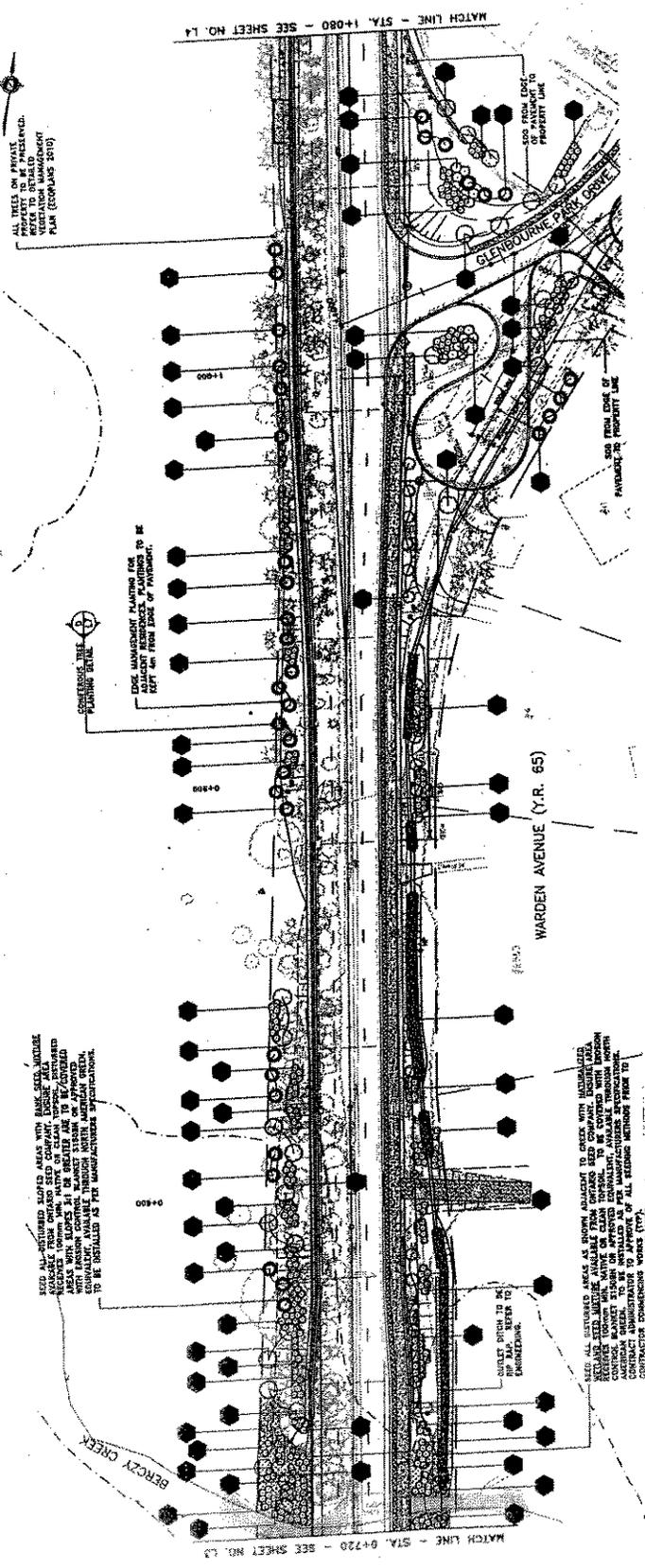
Attachment 'C' Streetscape Option 'B'

Schedule 2 of 8



DEVELOPMENT SERVICES COMMISSION

SON3.dgn 06/05/2010 11:43:54 AM



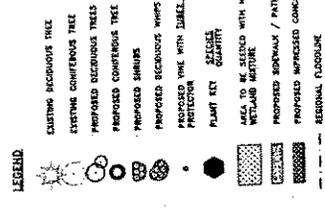
ALL TREES ON PRIVATE PROPERTY TO BE PRESERVED. REFER TO SEPARATE VEGETATION MANAGEMENT PLAN (COMPLAS 2410)

EDGE MANAGEMENT PLANTING FOR ALL TREE LOCATIONS TO BE PLANTED WITHIN 10' FROM EDGE OF PAVEMENT.

KEEP ALL RESTORED SLOPED AREAS WITH BANK AREA. WHERE NECESSARY, COVER WITH MULCH OR CLEAN TOPSOIL. RESTORED AREAS WITH CLEAN TOPSOIL OR MULCH SHALL BE COVERED WITH GEOTEXTILE AND SEED OR SOIL STABILIZER OR APPROVED EQUIVALENT. AVAILABLE THROUGH NORTH AMERICAN VEGETATION MANAGEMENT PLAN (COMPLAS 2410).

SEEDED DITCH TO BE PLANTED WITH RIP RAP. REFER TO EXHIBIT 10.

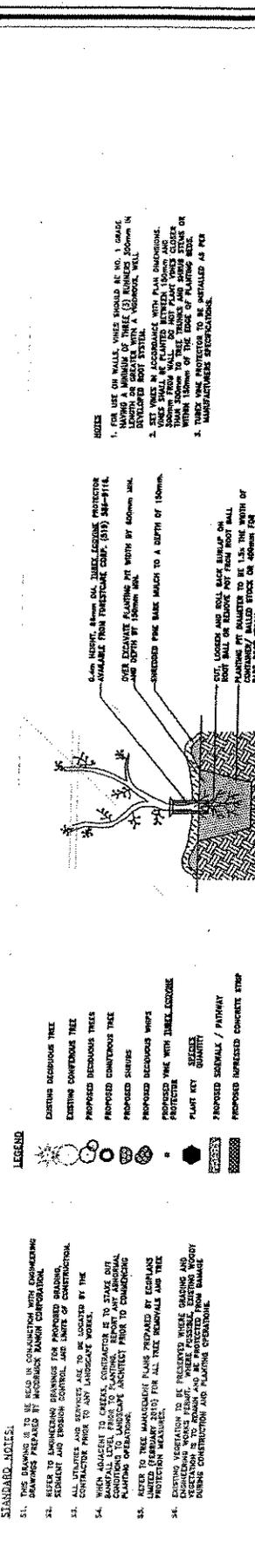
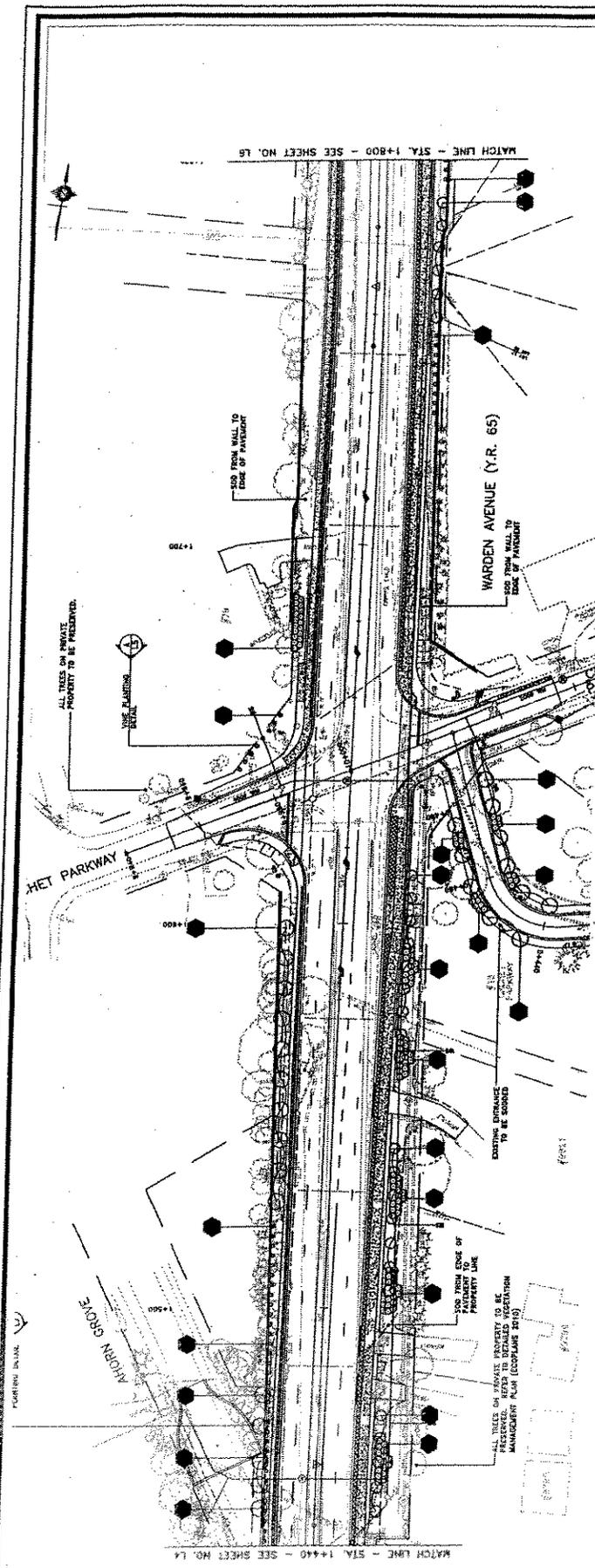
KEEP ALL RESTORED AREAS AS SHOWN. ADJACENT TO CHECK WITH FACTORY AREA. RESTORED AREAS SHALL BE COVERED WITH MULCH OR CLEAN TOPSOIL. TO BE COVERED WITH TOPSOIL. RESTORED AREAS SHALL BE COVERED WITH GEOTEXTILE AND SEED OR SOIL STABILIZER OR APPROVED EQUIVALENT. AVAILABLE THROUGH NORTH AMERICAN VEGETATION MANAGEMENT PLAN (COMPLAS 2410).



- STANDARD NOTES:**
1. ALL WORK TO BE DONE IN CONFORMANCE WITH CONSTRUCTION STANDARDS PREPARED BY MCCORMICK BURNHAM CORPORATION.
 2. REFER TO CONSTRUCTION DRAWINGS FOR PROPOSED GRADING, SEWERAGE AND UTILITY LOCATIONS, AND LIMITS OF CONSTRUCTION.
 3. ALL UTILITIES AND SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO ANY LANDSCAPE WORK.
 4. CHECK ADJACENT TO CHECKS. CONSULTOR IS TO STATE OUTLINE OF ALL UTILITIES AND SERVICES TO BE LOCATED PRIOR TO CONSTRUCTION OPERATIONS.
 5. REFER TO TREE MANAGEMENT PLAN PREPARED BY MCCORMICK BURNHAM CORPORATION FOR ALL TREE REMOVAL AND TREE PROTECTION MEASURES.
 6. EXISTING VEGETATION TO BE PRESERVED WHERE GRADING AND CONSTRUCTION WORKS PERMIT. WHERE POSSIBLE, EXISTING VEGETATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND PLANTING OPERATIONS.
 7. PLANTINGS ADJACENT TO CHECKS AREAS AND FOR EDGE MANAGEMENT PURPOSES ARE TO BE PLANTED AS SET OUT IN CONSTRUCTION DRAWINGS. ALL PLANT MATERIAL SHALL BE PLANTED WITHIN THE EMPLOYE OF EXISTING MATERIAL.

Attachment 'C' Streetscape Option 'B'

Schedule 3 of 8

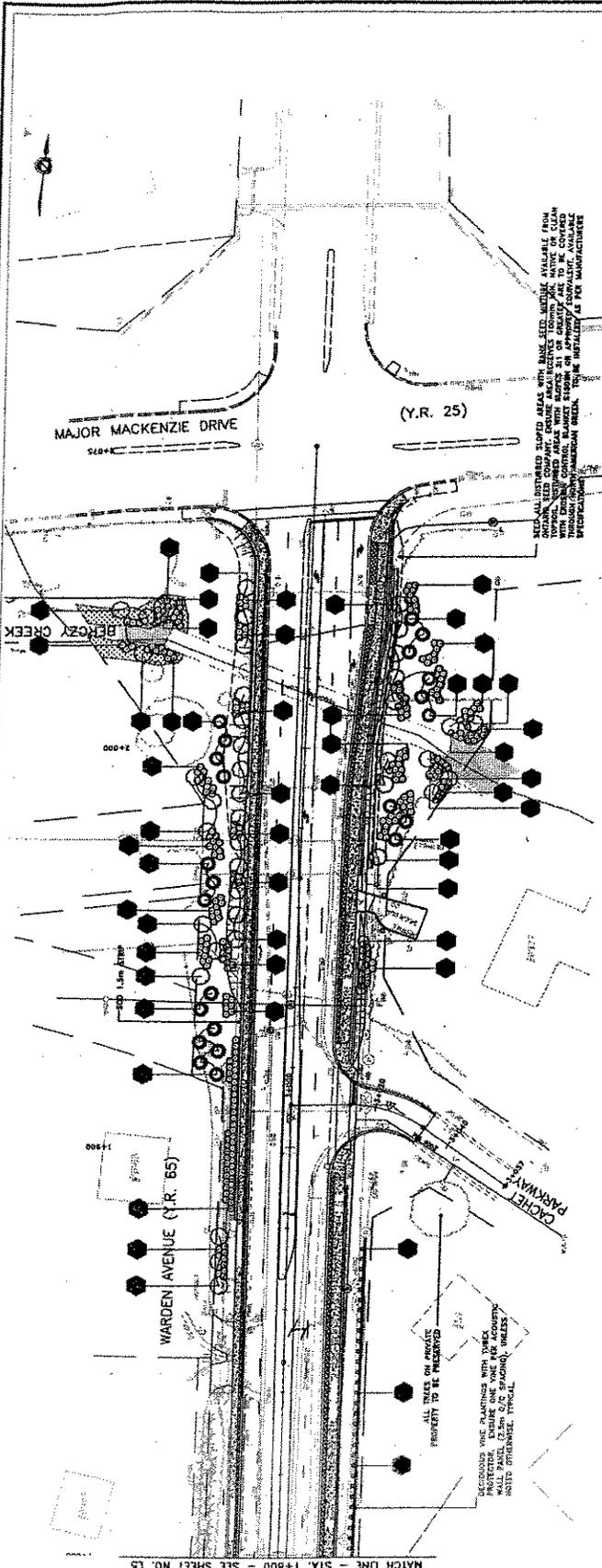


- STANDARD NOTES:**
- THIS DRAWING IS TO BE USED IN CONJUNCTION WITH CONSTRUCTION DRAWINGS PREPARED BY ARCHIBOX TOWN CORPORATION.
 - REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING, ELEVATION AND EROSION CONTROL, AND LIMITS OF CONSTRUCTION.
 - ALL UTILITIES AND SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO ANY LANDSCAPE WORKS.
 - FIELD SURVEY TO CHECK CONTRACTOR IS TO STAKE OUT AND INSTALL ALL PLANTING AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
 - ALL TREE MANAGEMENT PLANS PREPARED BY ECOPLAN LIMITED (OR REPLACE) FOR ALL TREE REMOVALS AND TREE PROTECTION MEASURES.
 - EXISTING VEGETATION TO BE PRESERVED WHERE GRADING AND VEGETATION WORKS PERMIT. WHERE POSSIBLE, EXISTING WOODY VEGETATION TO BE PRESERVED TO AVOID DAMAGE DURING CONSTRUCTION AND PLANTING OPERATIONS.
- LEGEND:**
- EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED SHRUBS
 - PROPOSED DECIDUOUS WHIP
 - PROPOSED VINE WITH TUBEX LOGGERS PROTECTOR
 - PLANT KEY QUANTITY
 - PROPOSED SIDEWALK / PATHWAY
 - PROPOSED IMPREGNATED CONCRETE STEP

DETAIL A
VINE PLANTING DETAIL WITH TUBEX PROTECTOR
SCALE: NTS

Attachment 'C' Streetscape Option 'B'

Schedule 5 of 8



STREETSCAPE PLANT SCHEDULE: SHEETS L1-L5

SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	PLANTING	10' x 10'	10	PLANTING
2	PLANTING	10' x 10'	10	PLANTING
3	PLANTING	10' x 10'	10	PLANTING
4	PLANTING	10' x 10'	10	PLANTING
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98	PLANTING	10' x 10'	10	PLANTING
99	PLANTING	10' x 10'	10	PLANTING
100	PLANTING	10' x 10'	10	PLANTING

- LEGEND**
- EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED SHRUB
 - PROPOSED DECIDUOUS WIP
 - PROPOSED WIP WITH JUNE 2008
 - PROPOSED WIP WITH JUNE 2008
 - PLANT SET QUANTITY
 - AREA TO BE SEEDS WITH NATURALIZED WETLAND MIXTURE
 - PROPOSED SIDEWALK / PATHWAY
 - PROPOSED IMPROVED CONCRETE STOP

- STANDARD NOTES:**
- THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ENGINEERING DRAWINGS PREPARED BY A PROFESSIONAL ENGINEER.
 - NOTES TO ENGINEERING DRAWINGS FOR TREE REMOVAL, PROTECTION, AND RELOCATION SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO ANY LANDSCAPE WORK.
 - WHEN ADJACENT TO CREEK, CONTRACTOR IS TO STAKE OUT EXISTING AND PROPOSED BANKS, STAKE OUT ANY ORIGINAL EXISTING AND PROPOSED BANKS PRIOR TO COMMENCING PLANTING OPERATIONS.
 - REFER TO TREE MANAGEMENT PLAN PREPARED BY ECOPLAN FOR TREE REMOVALS AND TREE PROTECTION MEASURES.
 - EXISTING VEGETATION TO BE PRESERVED, MAINTAINED, AND PROTECTED THROUGHOUT THE PROJECT. EXISTING VEGETATION TO BE REMOVED SHALL BE REPLACED WITH EQUIVALENT SPECIES AND PLANTING MATERIAL.
 - PLANTING MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE PLANTED WITHIN THE EMPLOYE OF EXISTING MATERIAL.

Attachment 'C' Streetscape Option 'B'

Schedule 6 of 8

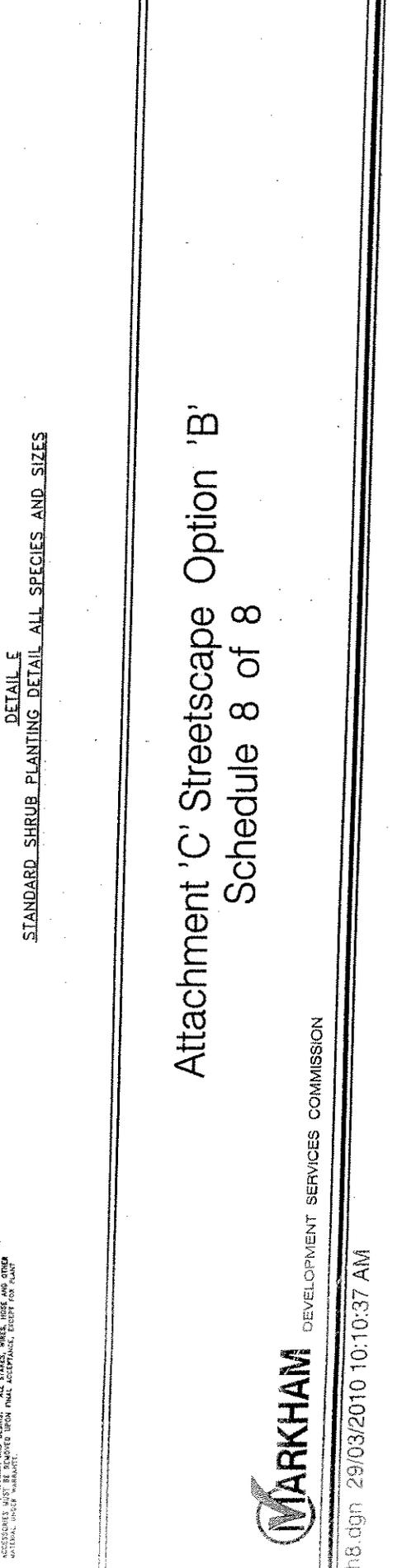
CONTRACTOR IS NOT TO PROCEED IN URGENTLY. AS AND SOON AS THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND WILL BE RETURNED UPON REQUEST. ANY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CONTRACTOR WITH ALL NECESSARY INFORMATION AND TO BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

1. IF THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
 2. THE CONTRACTOR SHALL FOLLOW THE SPECIFICATIONS AND OFFSETS FROM FIELD OBJECTS, TO THE DESIGN INTENT WITH LAYOUT OF THE PLANT MATERIAL.
 3. ALL PLANTINGS ARE TO BE LOCATED 1.0m AWAY FROM UTILITIES, UNLESS OTHERWISE NOTED.
 4. GROUPS OF TREES AND COMPANION TREES AND SHRUBS WITH LESS THAN 2.0m SPACING ARE TO BE PLANTED IN CONTINUOUS WALKWAY BEDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY MATERIALS AND PHYSICAL LEGISLATION.
 5. ALL PLANTING BEDS TO BE WALKWAY WITH 150mm SHEDDED MARK WALKER OR APPROVED EQUIVALENT.

GENERAL PLANTING NOTES
 1. IF DECREASED IN THE PLANT QUANTITIES LIST, THEN THE PLANTING PLANS SHALL OVER-BUILD THE PLANT LIST.
 2. ALL PLANT MATERIAL SHALL COME WITH THE MOST CURRENT REVISIONS OF THE "CANADIAN STANDARDS FOR WOODEN STOCK", PLANT MATERIAL SHALL BE FREE FROM DISEASE AND PESTS AND SHALL BE FREE FROM TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO HUMANS AND ANIMALS.
 3. ALL PLANTING MATERIALS TO BE SUBSTITUTED FOR OR REPLACED MUST BE ACCEPTED BY THE ARCHITECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. ALL PLANTING MATERIALS TO BE SUBSTITUTED FOR OR REPLACED MUST BE ACCEPTED BY THE ARCHITECT.
 6. ALL PLANTING MATERIALS TO BE SUBSTITUTED FOR OR REPLACED MUST BE ACCEPTED BY THE ARCHITECT.

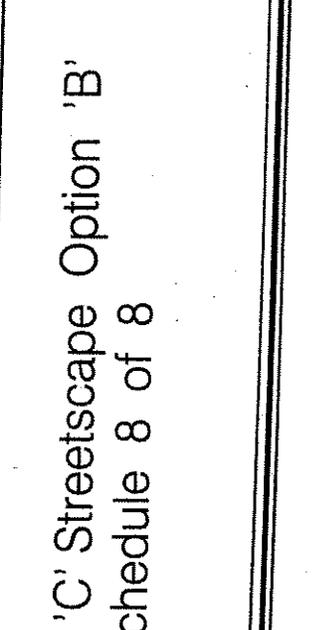
1. PLANTING SHALL NOT BE COLLECTED OR BUD FROM NATIVE STANDS OR ESTABLISHED VEGETATION.
 2. PLANTING SHALL BE COLLECTED OR BUD FROM NATIVE STANDS OR ESTABLISHED VEGETATION.
 3. PLANTING SHALL BE COLLECTED OR BUD FROM NATIVE STANDS OR ESTABLISHED VEGETATION.
 4. PLANTING SHALL BE COLLECTED OR BUD FROM NATIVE STANDS OR ESTABLISHED VEGETATION.
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 10. PLANTING SHALL BE COLLECTED OR BUD FROM NATIVE STANDS OR ESTABLISHED VEGETATION.



TYPICAL WHIP PLANTING DETAIL - ALL SPECIES
 SCALE: 1:10

1. PRUNE OUT AND TREAT BROKEN, DEADENED, AND WEAKE BRANCHES. RETAIN NORMAL SHAPE OF TREE.
 2. EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED AS DIRECTED BY OWNER'S REPRESENTATIVE.
 3. ALL WHIPS TO BE SET PLANTING LEVEL AND TRUE TO LANE IN PLANTING PIT.
 4. ALL DIMENSIONS ARE IN MILLIMETRES (MM) UNLESS OTHERWISE SHOWN.

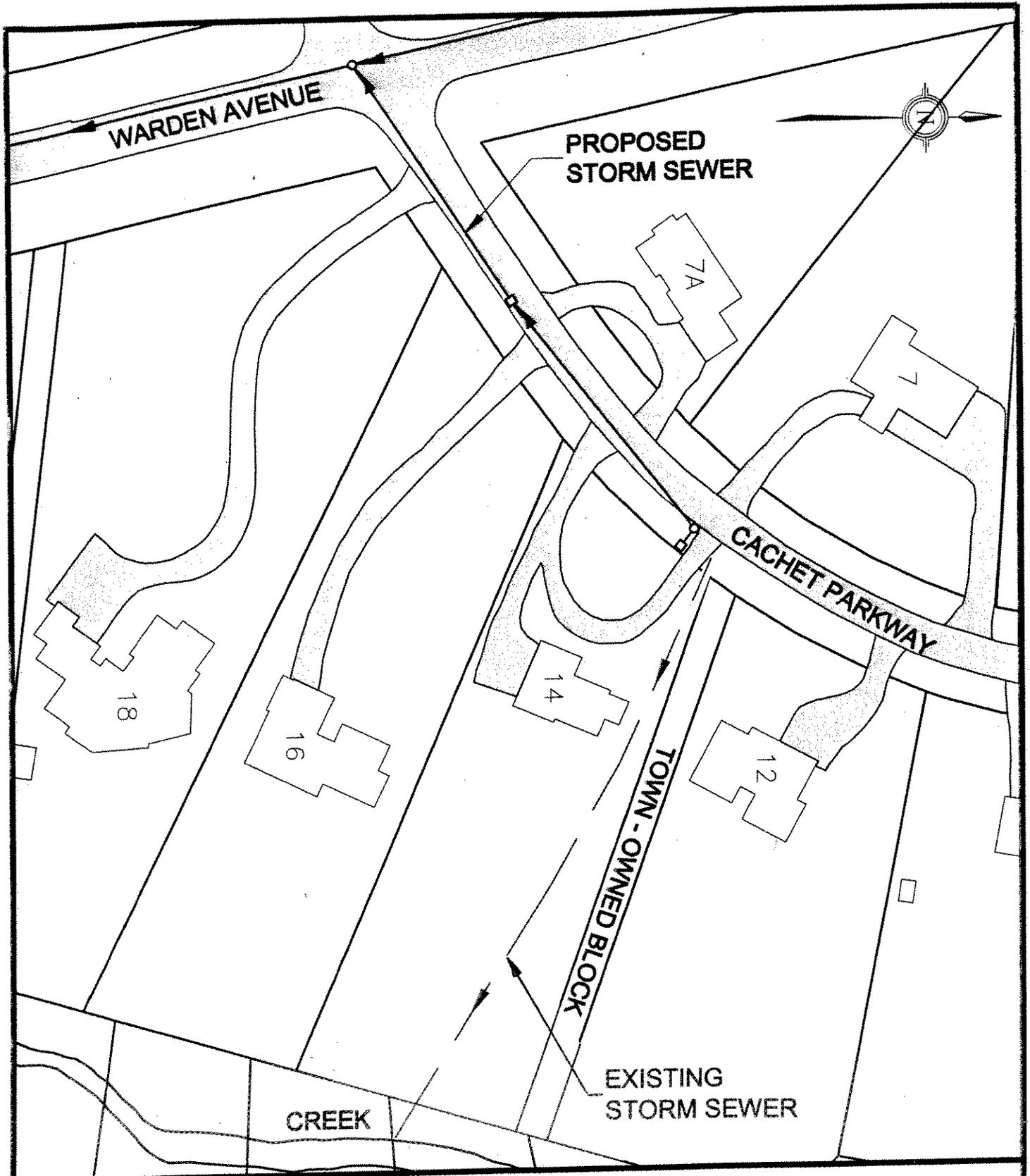


TYPICAL SHRUB PLANTING DETAIL - ALL SPECIES
 SCALE: 1:10

SHRUB PLANTING SPECIFICATIONS

REVISIONS	NO. 1	DATE	DECEMBER 2010
DATE	DECEMBER 2010	REV.	X
NO. 1		REV.	X
NO. 2		REV.	X
NO. 3		REV.	X
NO. 4		REV.	X
NO. 5		REV.	X
NO. 6		REV.	X
NO. 7		REV.	X
NO. 8		REV.	X
NO. 9		REV.	X
NO. 10		REV.	X
NO. 11		REV.	X
NO. 12		REV.	X
NO. 13		REV.	X
NO. 14		REV.	X
NO. 15		REV.	X
NO. 16		REV.	X
NO. 17		REV.	X
NO. 18		REV.	X
NO. 19		REV.	X
NO. 20		REV.	X
NO. 21		REV.	X
NO. 22		REV.	X
NO. 23		REV.	X
NO. 24		REV.	X
NO. 25		REV.	X
NO. 26		REV.	X
NO. 27		REV.	X
NO. 28		REV.	X
NO. 29		REV.	X
NO. 30		REV.	X
NO. 31		REV.	X
NO. 32		REV.	X
NO. 33		REV.	X
NO. 34		REV.	X
NO. 35		REV.	X
NO. 36		REV.	X
NO. 37		REV.	X
NO. 38		REV.	X
NO. 39		REV.	X
NO. 40		REV.	X
NO. 41		REV.	X
NO. 42		REV.	X
NO. 43		REV.	X
NO. 44		REV.	X
NO. 45		REV.	X
NO. 46		REV.	X
NO. 47		REV.	X
NO. 48		REV.	X
NO. 49		REV.	X
NO. 50		REV.	X

STANDARD SHRUB PLANTING DETAIL - ALL SPECIES AND SIZES
 DEVELOPMENT SERVICES COMMISSION



**PROPOSED WARDEN AVENUE WIDENING
TOWN - OWNED BLOCK AT 14 CACHET PARKWAY**



DEVELOPMENT SERVICES COMMISSION

DWN BY: PZ

CHK BY: GS

DATE: 6/MAY/10

ATTACHMENT 'D'