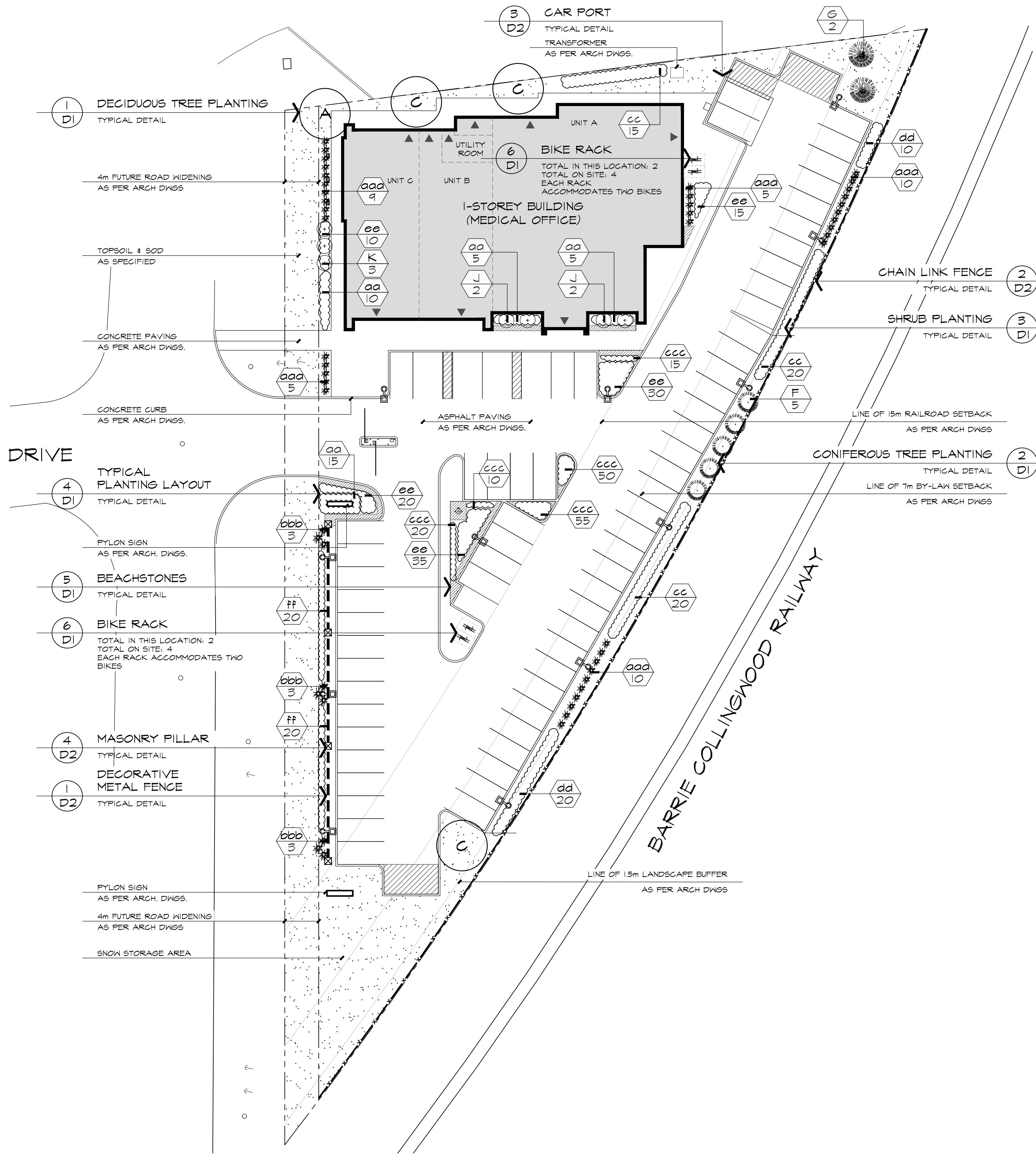


PLANT LIST

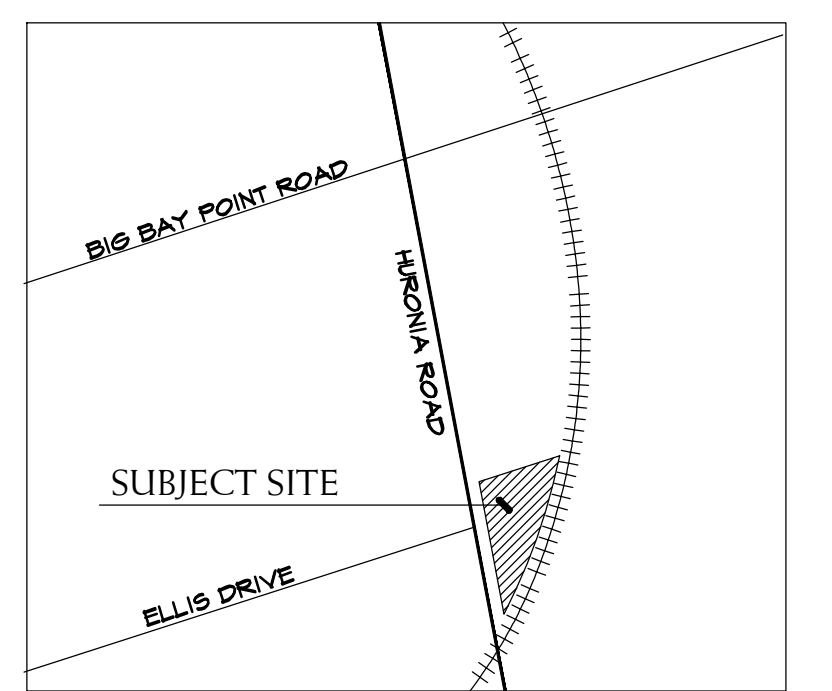
PROJECT NAME:
441 HURONIA ROAD-(ABAL 3361)

In the event of a discrepancy between the planting plan and the plant list quantities, the planting plan shall govern.

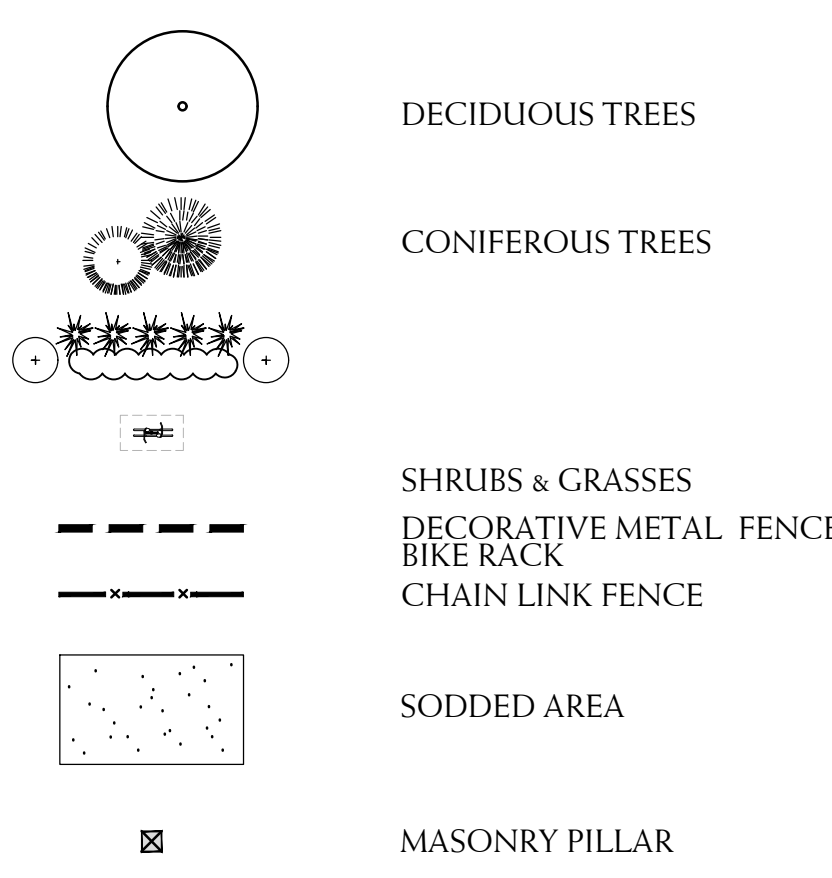
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
DECIDUOUS TREES									
A	1	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPGOLE'	IMPERIAL HONEY LOCUST	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
C	3	QUERCUS RUBRA	RED OAK	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
CONIFEROUS TREES									
F	5	FINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	----	2000mm	1000mm	S.B.	SPECIMEN	----
G	2	FICIA FUNGENS	COLORADO SPRUCE	----	2000mm	1000mm	S.B.	SPECIMEN	----
ORNAMENTAL TREES									
J	4	AMELANCHIER CANADENSIS 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	----	1500mm	----	POTTED	MULTI-STEM	----
K	3	FRUNUS SERRULATA 'AMANOGAWA'	JAPANESE FLOWERING CHERRY	----	1500mm	----	POTTED	EQUAL FORM	----
CONIFEROUS SHRUBS									
aa	35	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	----	----	600mm	POTTED	MIN. 15 CANDLES	800mm
DECIDUOUS SHRUBS									
cc	35	CORNUS ALBA 'ELEGANTISSIMA'	SILVERLEAF DOGWOOD	----	600mm	----	POTTED	MIN. 10 STEMS	800mm
dd	30	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	----	600mm	----	POTTED	MIN. 10 STEMS	700mm
ee	110	SPIRAEA X BUMBALDA 'GOLDFLAME'	GOLDFLAME SPIREA	----	600mm	----	POTTED	MIN. 10 STEMS	600mm
ff	40	ROSA RUGOSA	RUGOSA ROSE	----	600mm	----	POTTED	MIN. 10 STEMS	800mm
PERENNIALS & GRASSES									
aaa	39	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	KARL FOERSTER FEATHER REED GRASS	----	----	----	1 gal. POT	----	800mm
bbb	9	CORTADERIA SELLOANA	WHITE PAMPAS GRASS	----	----	----	1 gal. POT	----	1000mm
ccc	150	FENNETUM ALOPECUROIDES 'LITTLE BUNNY'	MINIATURE FOUNTAIN GRASS	----	----	----	1 gal. POT	----	300mm



KEY PLAN



LEGEND



BASE INFORMATION OBTAINED ELECTRONICALLY FROM ZANJANI ARCHITECT INC. (JOB NO. 19118; TEL. 416-917-8285)

no.	date	version	by
V1	MAY 13 2020	ISSUED FOR FIRST SUBMISSION	LK

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MEMBER

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project
**441 HURONIA ROAD
COMMERCIAL DEVELOPMENT**
BARRIE, ONTARIO
BEHROOZ AZIZI MPC

drawing
**LANDSCAPE
CONCEPT PLAN**

date	MARCH 30, 2020	drawn	DK
scale*	1:300	file	3369 L1 V1-200513
direction		project no.	3369
		sheet no.	L-1

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET

SPECIFICATIONS

GENERAL
 THESE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY AND AVAILABLE AT THE OFFICE OF ALEXANDER BUDREVICS & ASSOCIATES LTD.
 PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL:
 1. FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS OF THIS PROJECT.
 2. VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHERS, AND
 3. FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.

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 OWN EXPENSE, REPAIR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FACILITIES, ETC. DONE IN THE PERFORMANCE OF HIS WORK.
 ALL SITE WORK SHALL CONFORM TO THE CANADIAN NATIONAL MASTER CONSTRUCTION SPECIFICATIONS CANADA, A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA.
 Tel: (416) 777-2188, Fax: (416) 777-2129, Email: info@abco-60.ca
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS AND THEIR IMPLICATIONS FOR THIS PROJECT.

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 TRADES ASSOCIATION. ALL PLANTS SHALL BE NURSERY GROWN.
 IN THE EVENT OF A DISCREPANCY IN PLANT QUANTITY BETWEEN THE PLANTING PLAN AND THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.
 THE CONTRACTOR SHALL MAKE PLANTS AVAILABLE FOR INSPECTION BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MATERIAL NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER OR THE LANDSCAPE ARCHITECT 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.
 THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES. TREES SHALL BE TURNED TO GIVE THE BEST APPEARANCE. THEY SHALL ALSO BE GUIDED AND STAKED IMMEDIATELY AFTER PLANTING AND AS DETAILED ON THE DRAWINGS.

BED PREPARATION
 THE CONTRACTOR SHALL BACKFILL TREE PITS AND PLANTING BEDS TO SPECIFIED DEPTHS WITH EITHER PRE-MIXED TOPSOIL (V/L, "TRIPLE-MIX") OR A MIXTURE COMPOSED OF:
 6 PARTS SANDY LOAM
 1 PART FINELY PULVERIZED CANADIAN PEAT MOSS
 1 PART WELL-ROTTED FARM MANURE, WITH "AGROFOM" 20-10-5 TABLETS (OR APPROVED EQUAL) ADDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 THE CONTRACTOR SHALL CONSTRUCT TREE PITS AND SHRUB BEDS WITH SOIL SAUCERS, MULCH, AND SUBSURFACE DRAINAGE AS DETAILED.
 THE CONTRACTOR SHALL CONSTRUCT SHRUB BEDS IN CONTINUOUS FORMS, THE SHAPE OF WHICH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. ON SLOPES, SHRUB BEDS SHALL BE FASHIONED TO ALLOW FOR PROPER DRAINAGE.

TOPSOIL & FINE GRADING
 THE CONTRACTOR SHALL PLACE 150mm OF RICH TOPSOIL ON APPROVED SUBGRADES. TOPSOIL SHALL BE IMPORTED WHERE REQUIRED. 15-4 FERTILIZER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT A RATE OF 7.32 kg/100m² FOR SODDED AREAS. THE MIXTURE AND RATE OF APPLICATION SHALL BE ADJUSTED FOR SODDED AREAS.
 MINOR GRADE DEFICIENCIES AND IRREGULARITIES SHALL BE ELIMINATED PRIOR TO SODDING.
SODDING
 THE CONTRACTOR SHALL SOD ALL AREAS SO INDICATED ON THE DRAWINGS. SOD SHALL BE FRESHLY CUT NO. 1 GRADE NURSERY-GROWN TURF 50-75mm THICK.
 SOD FOR SUNNY, EXPOSED AREAS SHALL BE 50% KENTUCKY BLUEGRASS AND 50% MERION BLUEGRASS. SOD FOR SHADED AREAS SHALL BE 50% JUNGLE KENTUCKY BLUEGRASS AND 50% CREEPING RED FESCUE.
 SOD SHALL BE PLACED ON PREPARED TOPSOIL, WITH JOINTS STAGGERED AND SECTIONS ABUTTED TIGHTLY. IMMEDIATELY AFTER LAYING, IRRIGATION SUFFICIENT TO ENSURE MOISTURE PENETRATION TO A DEPTH OF 100mm SHALL BE APPLIED.
 SOD SHALL BE MACHINE ROLLED TO ENSURE UNIFORM CONTACT WITH TOPSOIL. SOD ON ALL SLOPES SHALL BE PEGGED WHERE REQUIRED.

HARD LANDSCAPING
POURED-IN-PLACE CONCRETE WORK
 THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF FORMWORK PRIOR TO POURING CONCRETE. ALL CONCRETE, STEEL REINFORCING, AND FORMWORK SHALL BE AS DETAILED AND SPECIFIED ON THE DRAWINGS.
 THE STYLE, COLOUR, AND FINISH OF CONCRETE ELEMENTS SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONCRETE WORK.
 ALL STRUCTURAL CONCRETE WORK SHALL CONFORM TO LOCAL BUILDING CODES AND REGULATIONS.

BRICKWORK, STONEMORY & CONCRETE UNIT PAVING
 WHERE APPLICABLE, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL STRUCTURAL CONCRETE WORK BEFORE COMMENCING BRICKWORK, STONEMORY OR PAVING WORK.
 ALL BRICKWORK, STONEMORY, AND CONCRETE UNIT PAVING SHALL BE AS DETAILED AND SPECIFIED ON THE DRAWINGS, UNLESS THE LANDSCAPE ARCHITECT AND/OR THE OWNER APPROVE SUBSTITUTIONS IN WRITING.
 PRIOR TO STARTING THIS PORTION OF WORK, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED BRICKWORK, STONEMORY, AND CONCRETE UNIT PAVING FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER WITH RESPECT TO STYLE, COLOUR, AND FINISH. THE CONTRACTOR MAY ALSO BE ASKED TO SUBMIT SAMPLES OF ALTERNATIVES TO THE MATERIALS SPECIFIED ON THE DRAWINGS.
 ALL BRICKWORK, STONEMORY, AND CONCRETE UNIT PAVING SHALL CONFORM TO LOCAL BUILDING CODES AND OTHER MUNICIPAL REQUIREMENTS.

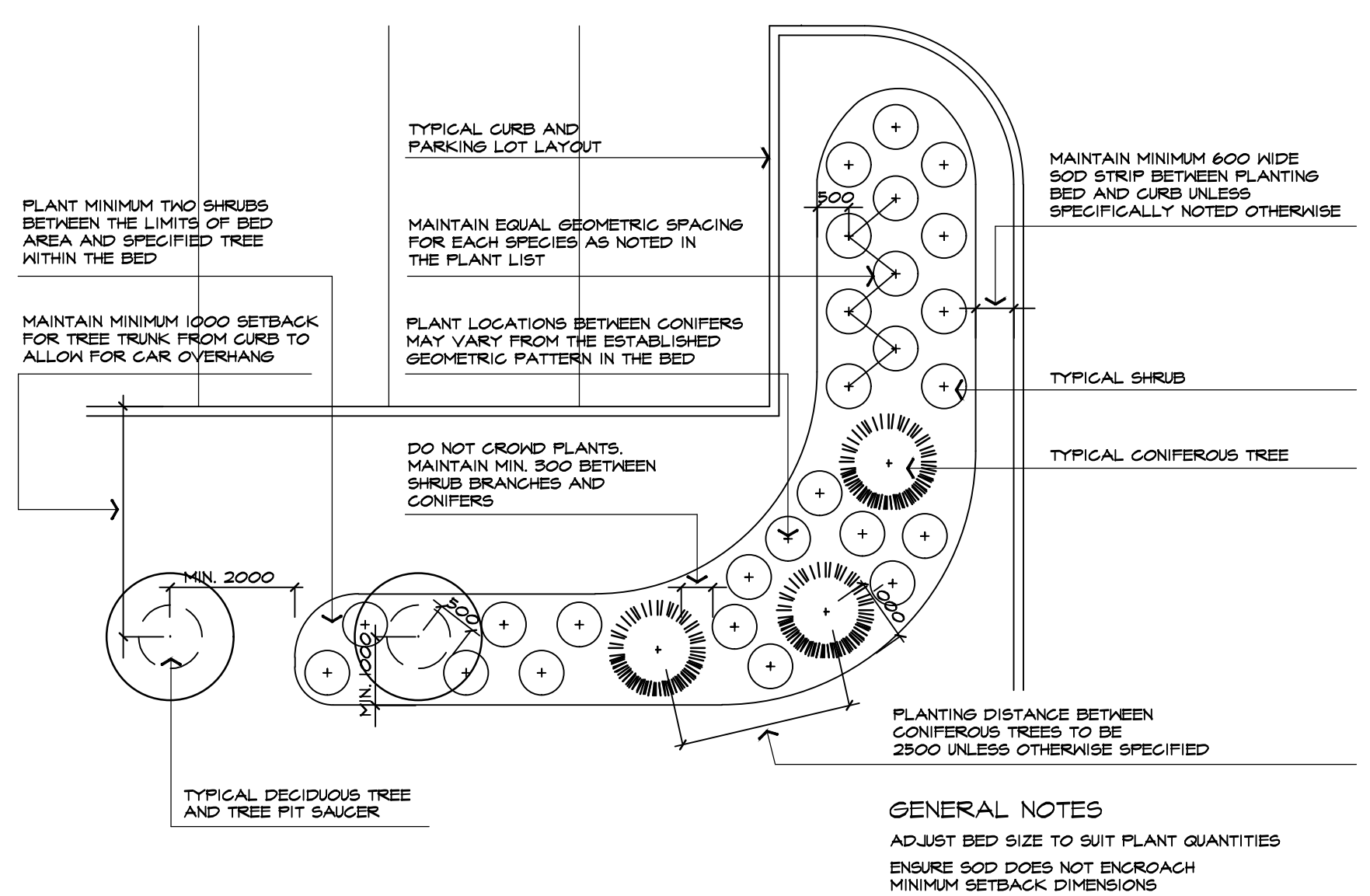
WOODWORK
 ALL WOOD SHALL BE NO. 1 GRADE DRESSED CLEAR CEDAR, PRESSURE-TREATED RED PINE, OR PRESSURE-TREATED JACK PINE, AS SPECIFIED ON THE DRAWINGS.
 PRESSURE TREATMENT SHALL BE FACTORY-APPLIED COPPER CHROME ARSENATE OR EQUAL, AS PER CSA/IBR SPECIFICATIONS.
 CLEAR CEDAR OR SPECIALLY WOODS SHALL BE STAINED WITH TWO (2) COATS OF STAIN, PAINT OR PRESERVATIVE.
 THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED FINISHES FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER PRIOR TO ITS APPLICATION. THE CONTRACTOR MAY ALSO BE ASKED TO SUBMIT SAMPLES OF ALTERNATIVES TO THE MATERIALS OR FINISHES SPECIFIED ON THE DRAWINGS.

METALWORK
 PRIOR TO ORDERING MATERIAL FOR THIS PORTION OF WORK, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED METALWORK FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER WITH RESPECT TO STYLE, COLOUR, AND FINISH. THE CONTRACTOR MAY ALSO BE ASKED TO SUBMIT SAMPLES OF ALTERNATIVES TO THE MATERIALS SPECIFIED ON THE DRAWINGS.
 LENGTHS FOR FENCING SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. SCALED MEASUREMENTS FROM THE DRAWINGS SHALL NOT BE RELIED UPON FOR DETERMINING THE NUMBER OF SECTIONS OF FENCE OR THE SIZE OF GATES THAT WILL BE NEEDED.

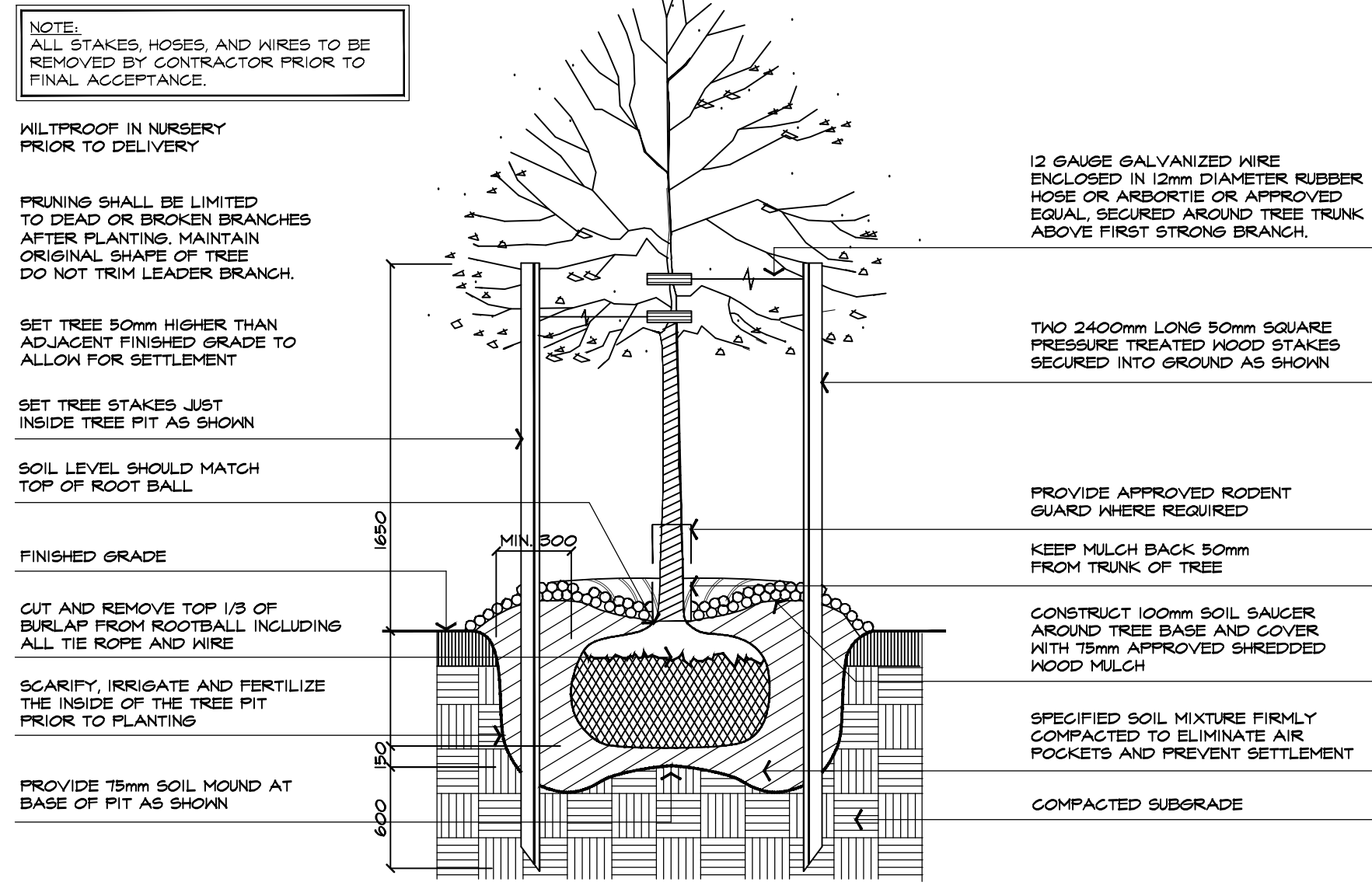
MAINTENANCE
 THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS FOR A PERIOD OF FOUR (4) GROWING MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION.
 MAINTENANCE SHALL INCLUDE:
 - PROPER IRRIGATION TO ENSURE OPTIMUM GROWTH OF TREES, SHRUBS, AND SOD
 - GRASS MOWING TO MAINTAIN AN APPROXIMATE HEIGHT OF 30mm
 - THE CULTIVATION AND WEEDING OF TREE PITS AND PLANTING BEDS
 - INSECT AND DISEASE CONTROL
 AT THE END OF THE SPECIFIED MAINTENANCE PERIOD, PROVIDED ALL PLANT MATERIAL IS ALIVE AND IN A HEALTHY GROWING CONDITION, THE OWNER WILL ASSUME THE RESPONSIBILITY OF MAINTAINING THE LANDSCAPE WORK.

PERFORMANCE ACCEPTANCE (SUBSTANTIAL COMPLETION)
 WRITTEN NOTICE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION OF THE PROJECT LANDSCAPE WORKS SHALL MARK THE START OF THE GUARANTEE PERIOD.
 SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE SUBSTANTIAL COMPLETION CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, ISSUE THEIR PERFORMANCE ACCEPTANCE CERTIFICATE, AND REDUCE THE AMOUNT OF SECURITIES.
GUARANTEE
 ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE ON THE PERFORMANCE ACCEPTANCE CERTIFICATE ISSUED BY THE LANDSCAPE ARCHITECT. PLANTS THAT EXPIRE OR OTHERWISE FAIL TO THRIVE DURING THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 SIMILARLY, ALL OTHER LANDSCAPE WORK PERFORMED UNDER THIS CONTRACT SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

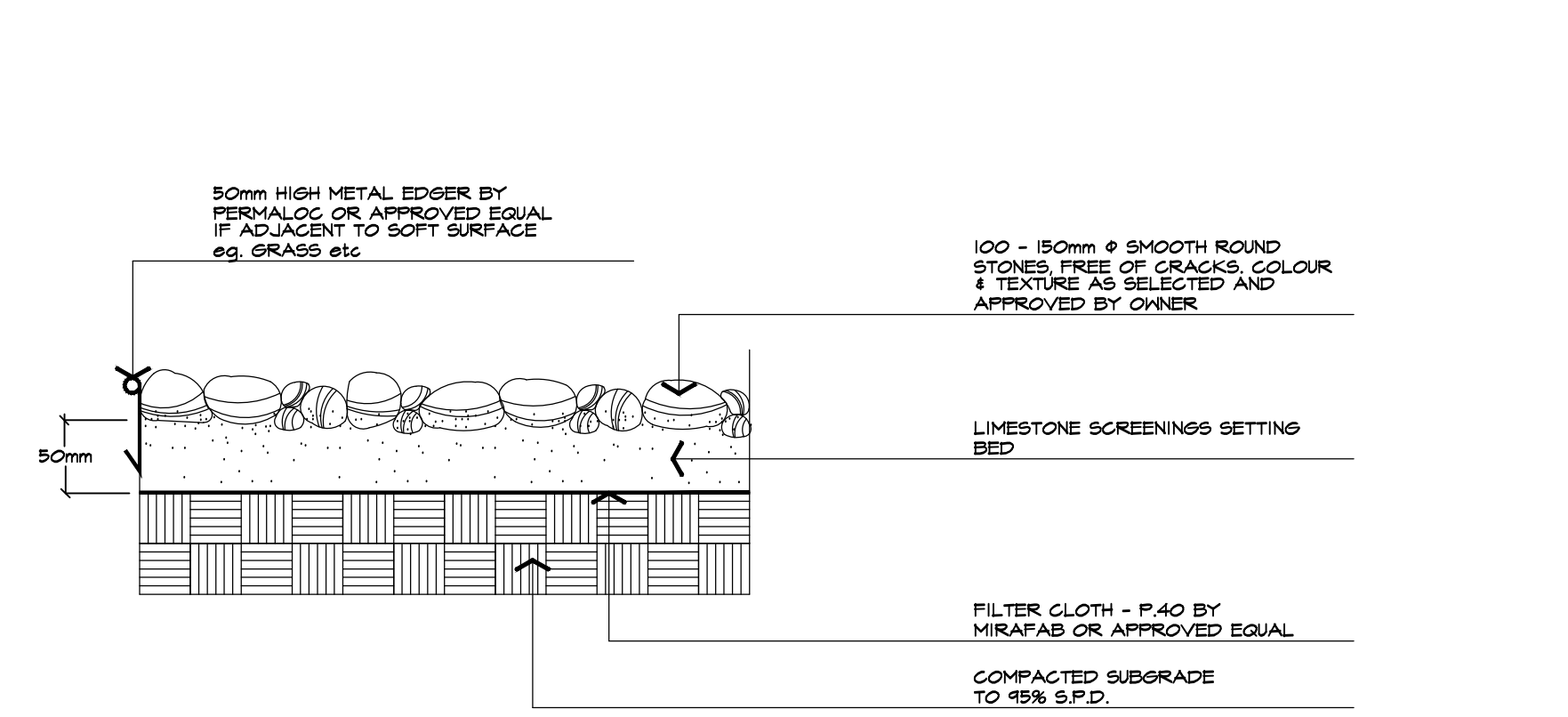
FINAL ACCEPTANCE
 ALL WORK SHALL BE INSPECTED AT THE END OF THE GUARANTEE PERIOD BY THE LANDSCAPE ARCHITECT. ANY DEFECTS SHALL BE RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE OWNER. THE LANDSCAPE ARCHITECT WILL THEN ISSUE A FINAL ACCEPTANCE CERTIFICATE.
 SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE FINAL ACCEPTANCE CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, GIVE FINAL APPROVAL, AND RELEASE ALL OUTSTANDING LANDSCAPE SECURITIES.



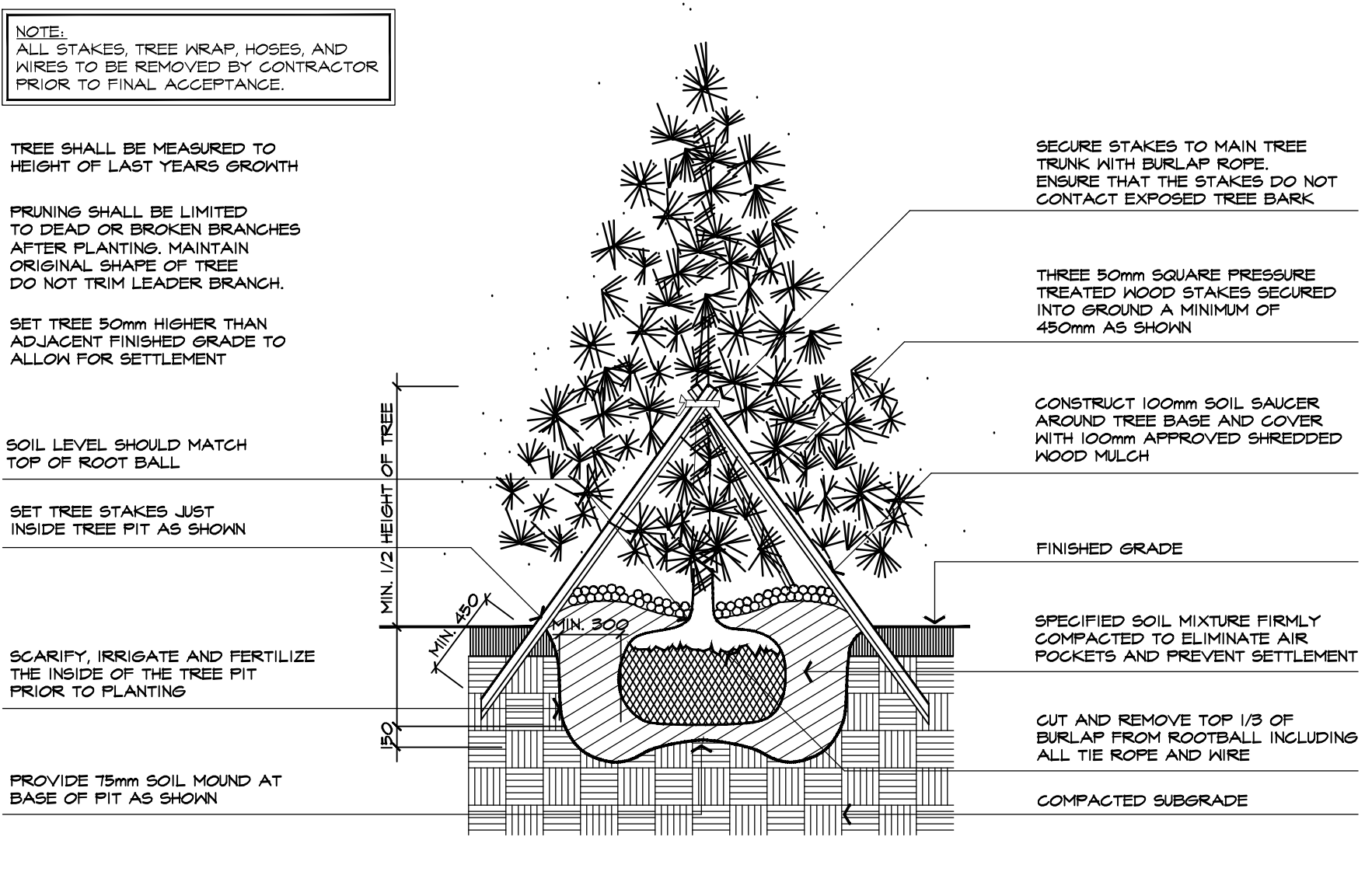
4 TYPICAL PLANTING LAYOUT
 SYMBOLS REPRESENT INSTALLED PLANT SIZE
 ABAL P401-140328 NTS



1 DECIDUOUS TREE PLANTING DETAIL
 TYPICAL INSTALLATION FOR 75mm CALIPER TREES OR LESS
 ABAL P101-121214 NTS



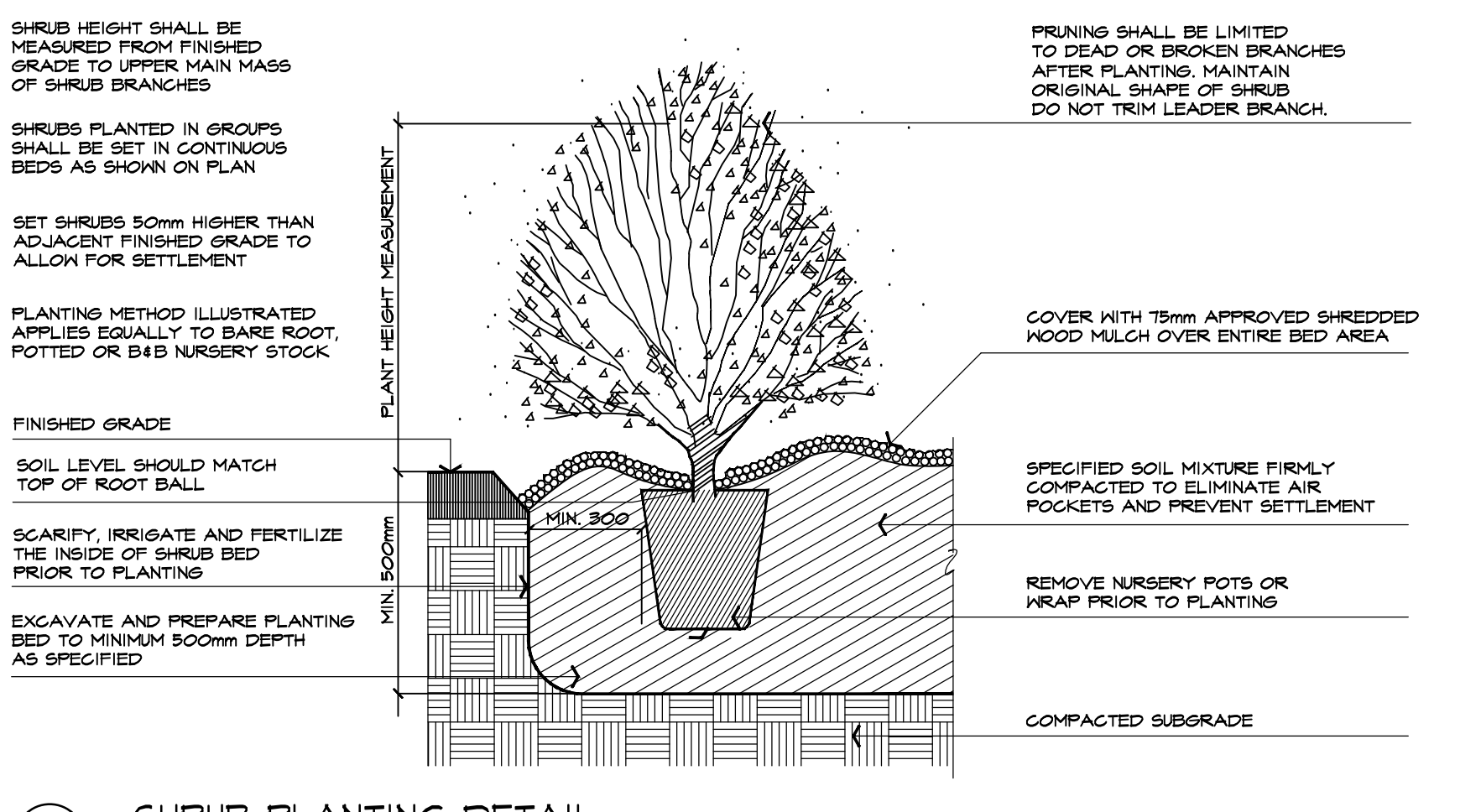
5 BEACH STONES DETAIL
 ABAL H601-150918 NTS



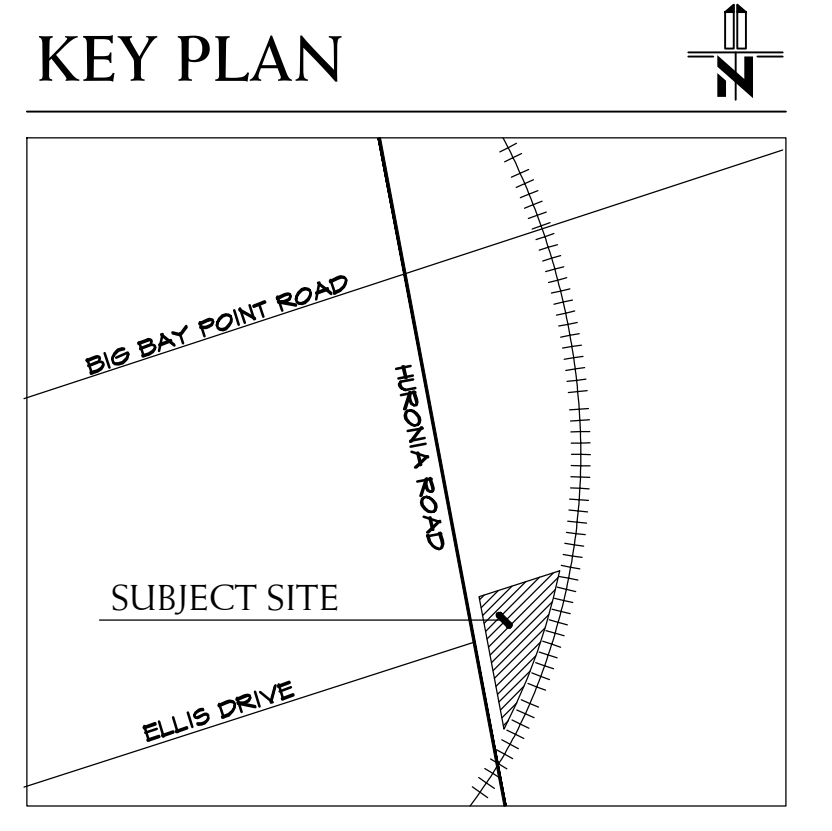
2 CONIFEROUS TREE PLANTING DETAIL
 TYPICAL INSTALLATION FOR 2000mm HEIGHT TREES OR LESS
 ABAL P201-121217 NTS



6 BIKE RACK
 MANUFACTURER: MASLIN SITE FURNITRE
 PRODUCT: ICONIC COLLECTION: MBR-2300-00001
 COLOUR: BLACK
 TEXTURE: FINE TEXTURE
 OR APPROVED EQUAL
 ABAL P301-121217 NTS



3 SHRUB PLANTING DETAIL
 TYPICAL INSTALLATION
 ABAL P301-121217 NTS



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project
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COMMERCIAL DEVELOPMENT
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drawing
LANDSCAPE DETAILS

date	MARCH 30, 2020	drawn	DK
scale*	AS SHOWN	file	3369 D1 V1-200513
direction		project no.	3369
		sheet no.	D-1

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