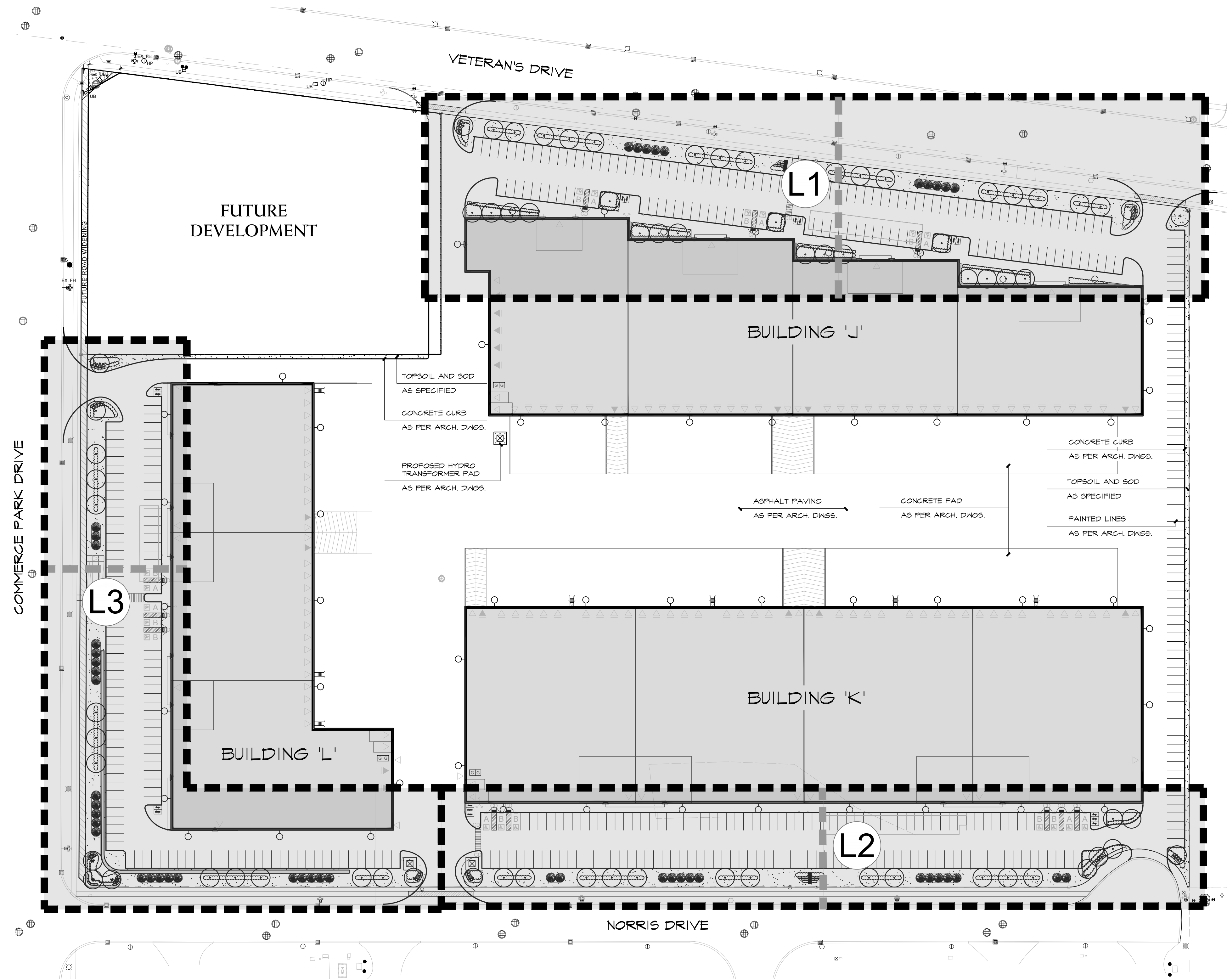




VETERAN'S DRIVE

ISSUED FOR SPA
MARCH 4, 2022

- MP-1

OVERALL SITE PLAN

D-1

LANDSCAPE DETAILS
- L-1

LANDSCAPE PLAN

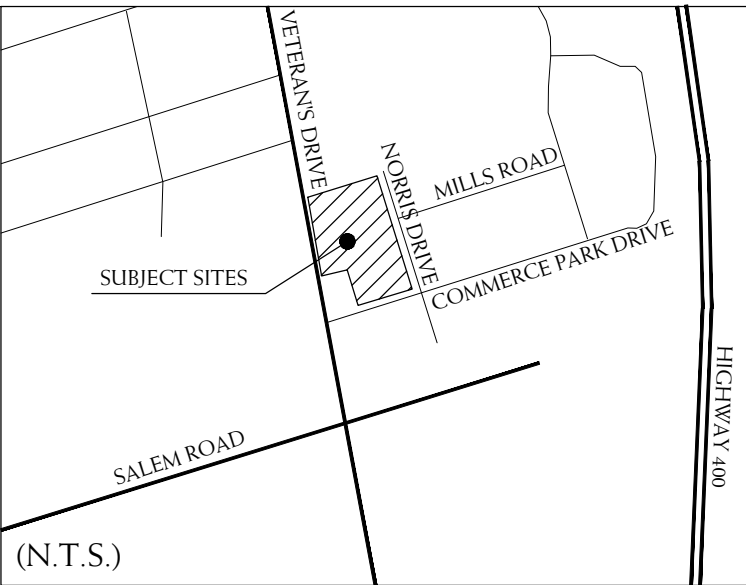
D-2

PLANT LIST & SPECIFCIATIONS
- L-2

LANDSCAPE PLAN
- L-3

LANDSCAPE PLAN

KEY PLAN



BASE INFORMATION OBTAINED ELECTRONICALLY FROM
BALDASSARRA ARCHITECTS INC. (JOB NO. P-20185; TEL.905.660.0722)

1.	MAR 4 2022	ISSUED FOR SPA	SO/ DS
no.	date	version	by

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ALEXANDER BUDREVICS
& ASSOCIATES LIMITED
LANDSCAPE ARCHITECTS

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Toronto, Ontario, Canada, M3C 1W3

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416.444.5208

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project

VETERAN'S DRIVE
LOTS 5, 10, 11, 12
BARRIE, ONTARIO

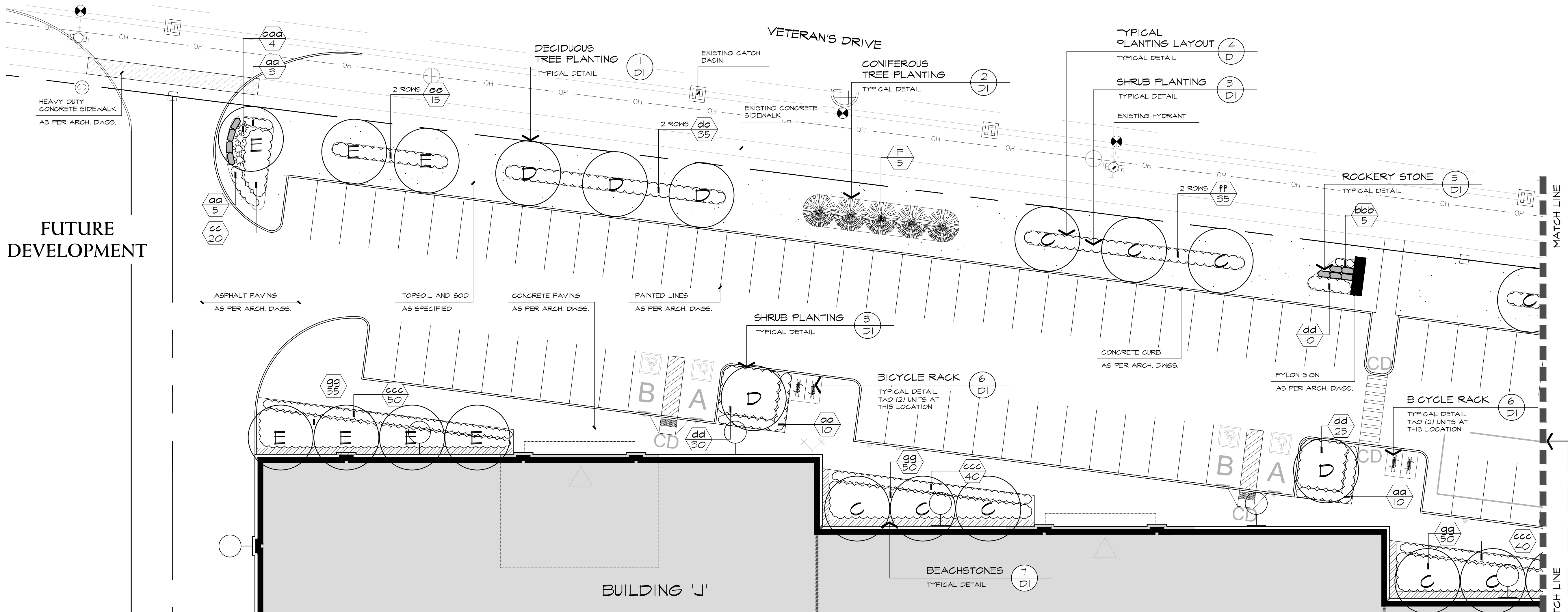
BALDASSARRA ARCHITECTS

drawing

OVERALL SITE PLAN

date	NOV 23 , 2021	drawn	L.B
scale*	1:750	file	3532 MP1 V1-220304
direction			
		project no.	3532
		sheet no.	MP-1

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

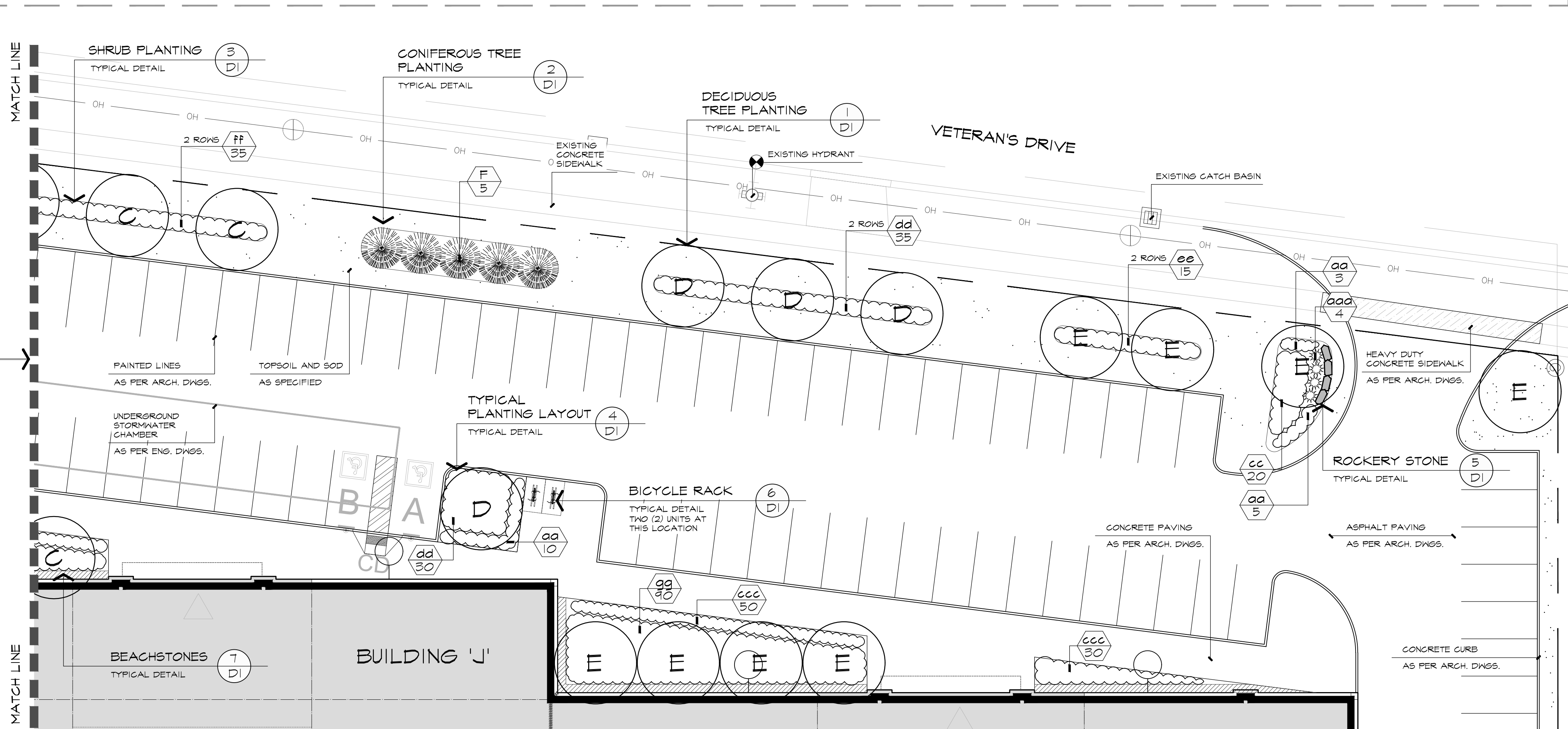
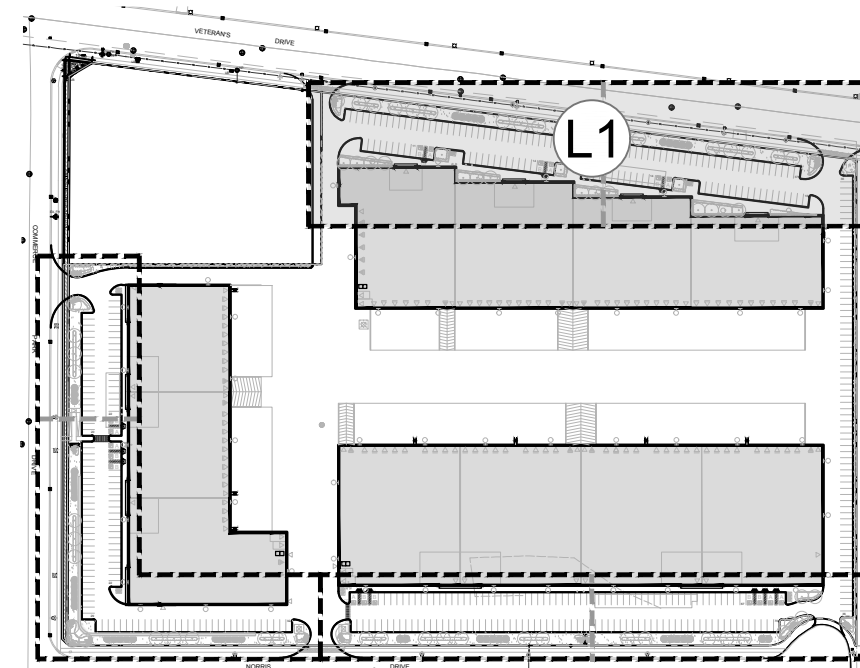


FUTURE
DEVELOPMENT

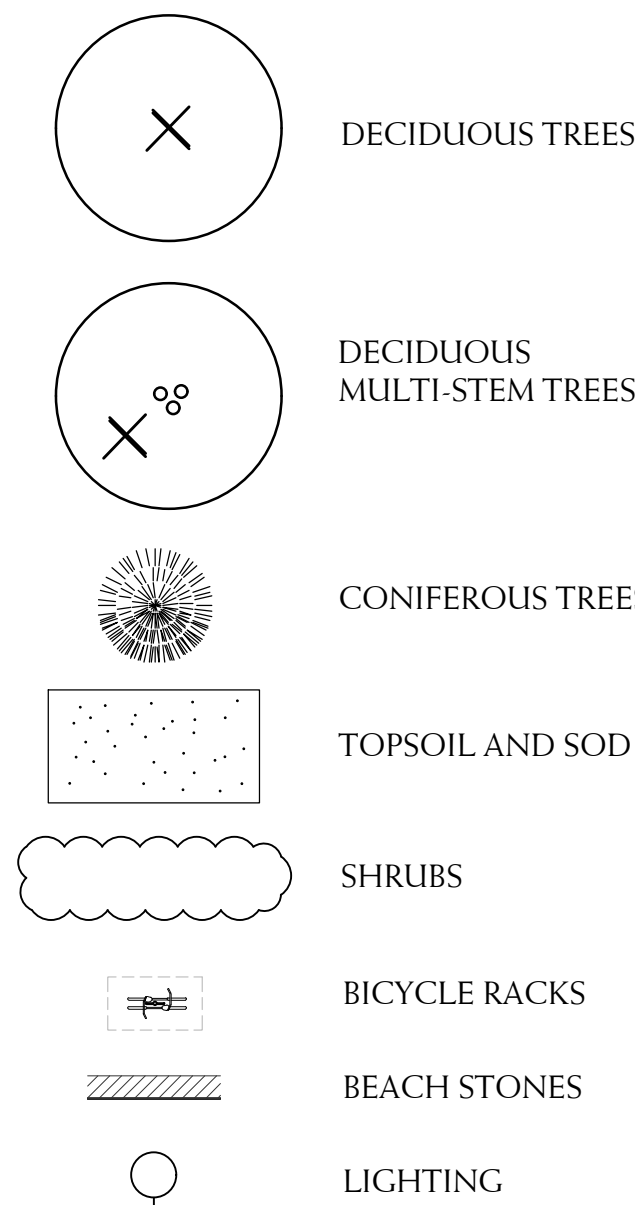
REFERENCE PLANT LIST

KEY	COMMON NAME
DECIDUOUS TREES	
A	CLUMP RED MAPLE
B	BRANDYWINE MAPLE
C	FALL FIESTA SUGAR MAPLE
D	RED OAK
E	PRINCETON ELM
CONIFEROUS TREES	
F	COLORADO SPRUCE
G	BLUE COLORADO SPRUCE
CONIFEROUS SHRUBS	
aa	MOOR-DENSE JUNIFER
gg	DENSE YEW
DECIDUOUS SHRUBS	
bb	CONCORD BARBERRY
cc	KELSEY RED OSIER DOGWOOD
dd	DWARF BURNINGBUSH
ee	ALPINE CURRANT
ff	NEARLY WILD ROSE
hh	GOLDFLAME SPIREA
GROUND COVERS AND GRASSES	
aaa	DWARF FOUNTAIN GRASS
bbb	STONECROP (ROSE PINK)
ccc	STELLA D'ORO DAY LILY
* REFER TO SHEET D-2 FOR MASTER PLANT LIST	

REFERENCE PLAN



LEGEND



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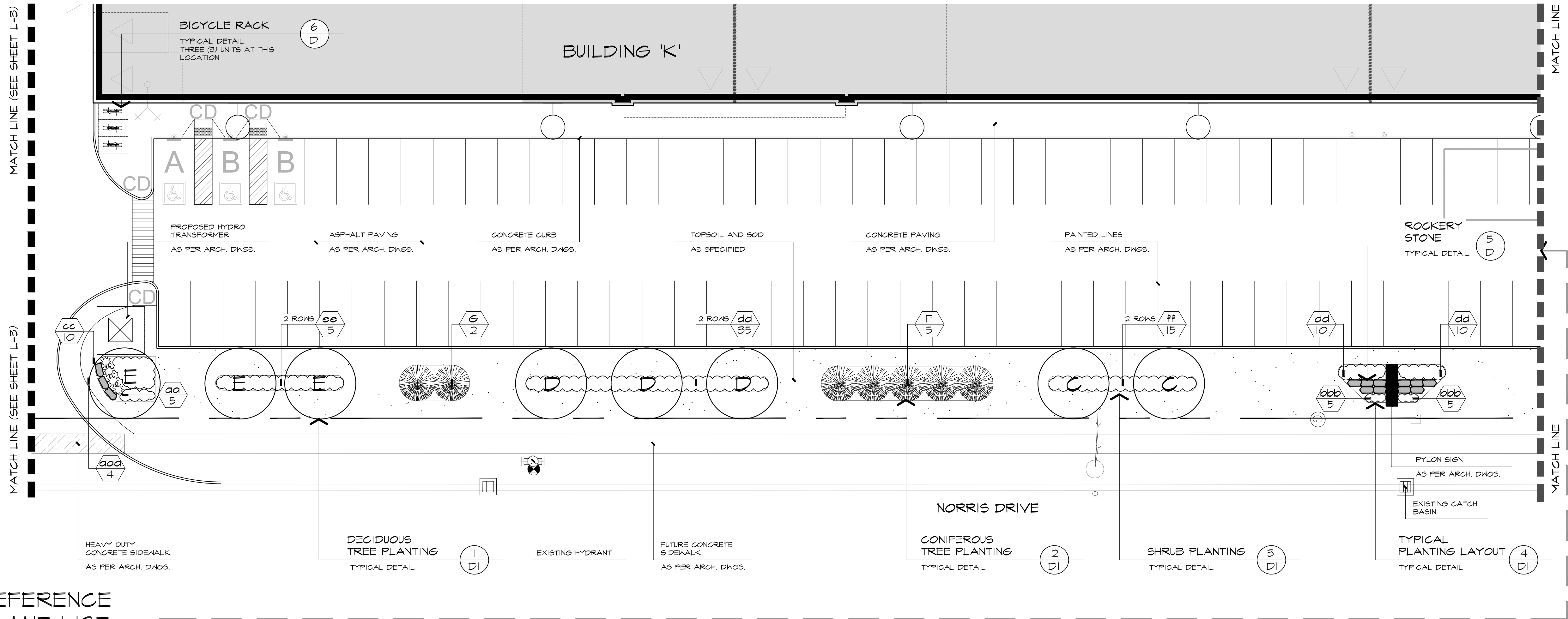
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project	
VETERAN'S DRIVE LOTS 5, 10, 11, 12 BARRIE, ONTARIO	
BALDASSARRA ARCHITECTS	
drawing	
LANDSCAPE ENLARGEMENT	
date	NOV 23, 2021
drawn	L.B.
scale*	1:200
file	3532 L1 V1-220304
direction	
project no.	3532
sheet no.	L-1

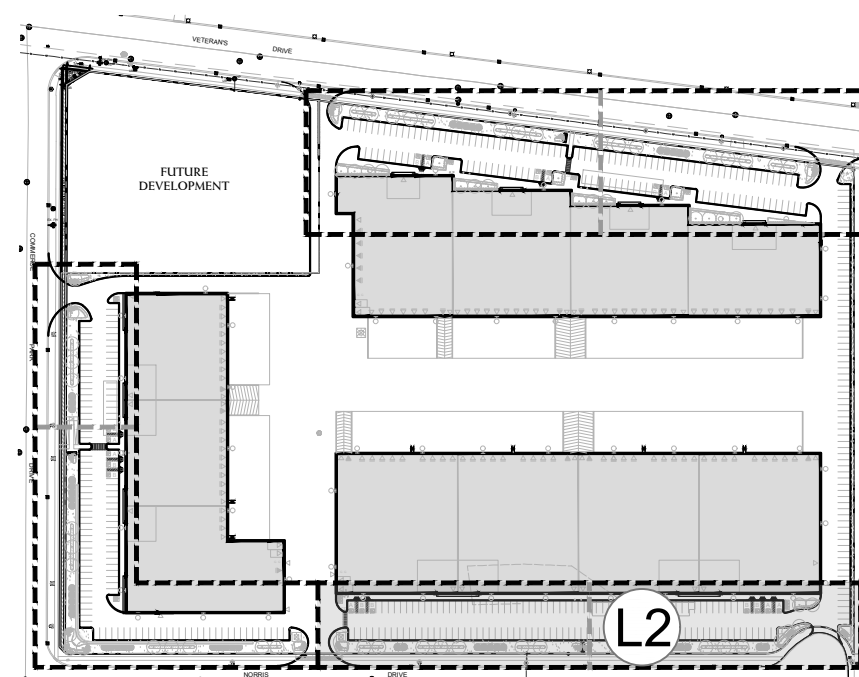
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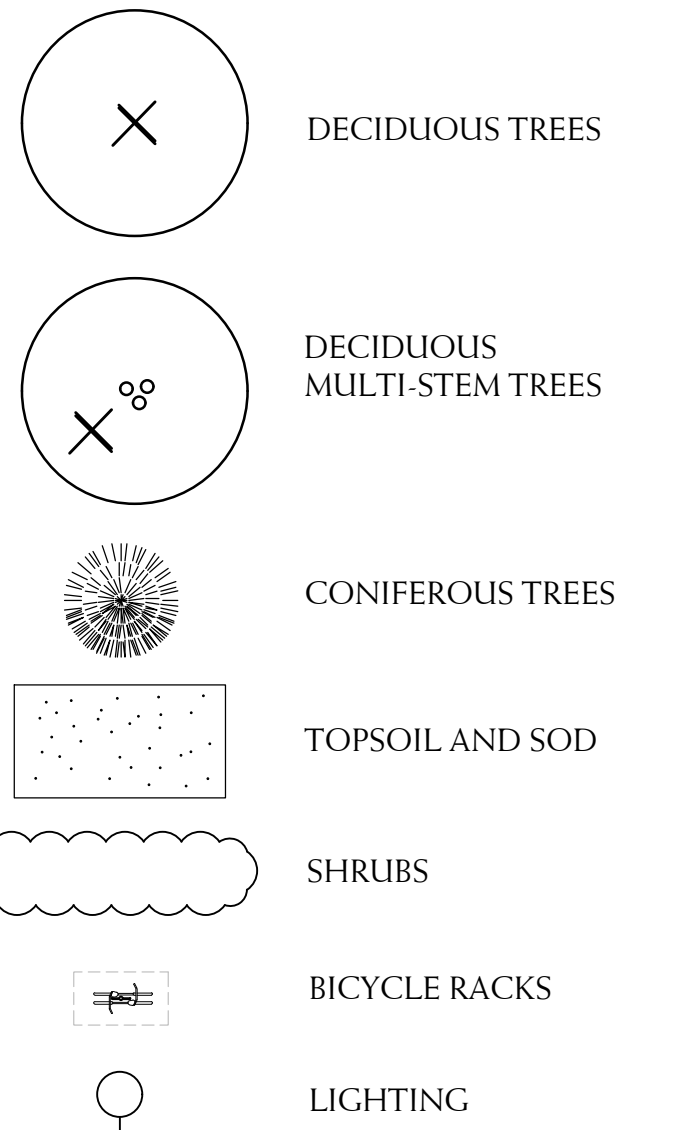
REFERENCE PLANT LIST

KEY	COMMON NAME
DECIDUOUS TREES	
A	CLUMP RED MAPLE
B	BRANDYWINE MAPLE
C	FALL FIESTA SUGAR MAPLE
D	RED OAK
E	PRINCETON ELM
CONIFEROUS TREES	
F	COLORADO SPRUCE
G	BLUE COLORADO SPRUCE
CONIFEROUS SHRUBS	
aa	MOOR-DENSE JUNIPER
gg	DENSE YEW
DECIDUOUS SHRUBS	
bb	CONCORD BARBERRY
cc	KELSEY RED OSIER DOGWOOD
dd	DWARF BURNINGBUSH
ee	ALPINE CURRANT
ff	NEARLY WILD ROSE
hh	GOLDFLAME SPIREA
GROUND COVERS AND GRASSES	
aaa	DWARF FOUNTAIN GRASS
bbb	STONECROP (ROSE PINK)
ccc	STELLA D'ORO DAY LILY
* REFER TO SHEET D-2 FOR MASTER PLANT LIST	

REFERENCE PLAN



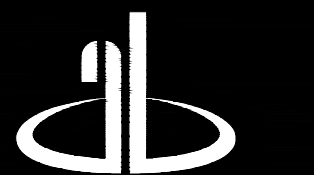
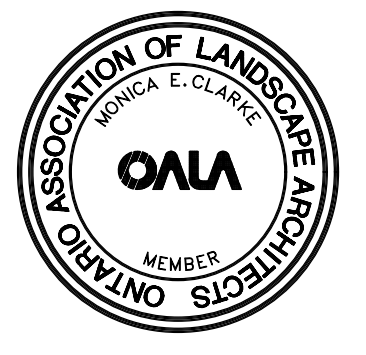
LEGEND



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project

VETERAN'S DRIVE
LOTS 5, 10, 11, 12
BARRIE, ONTARIO

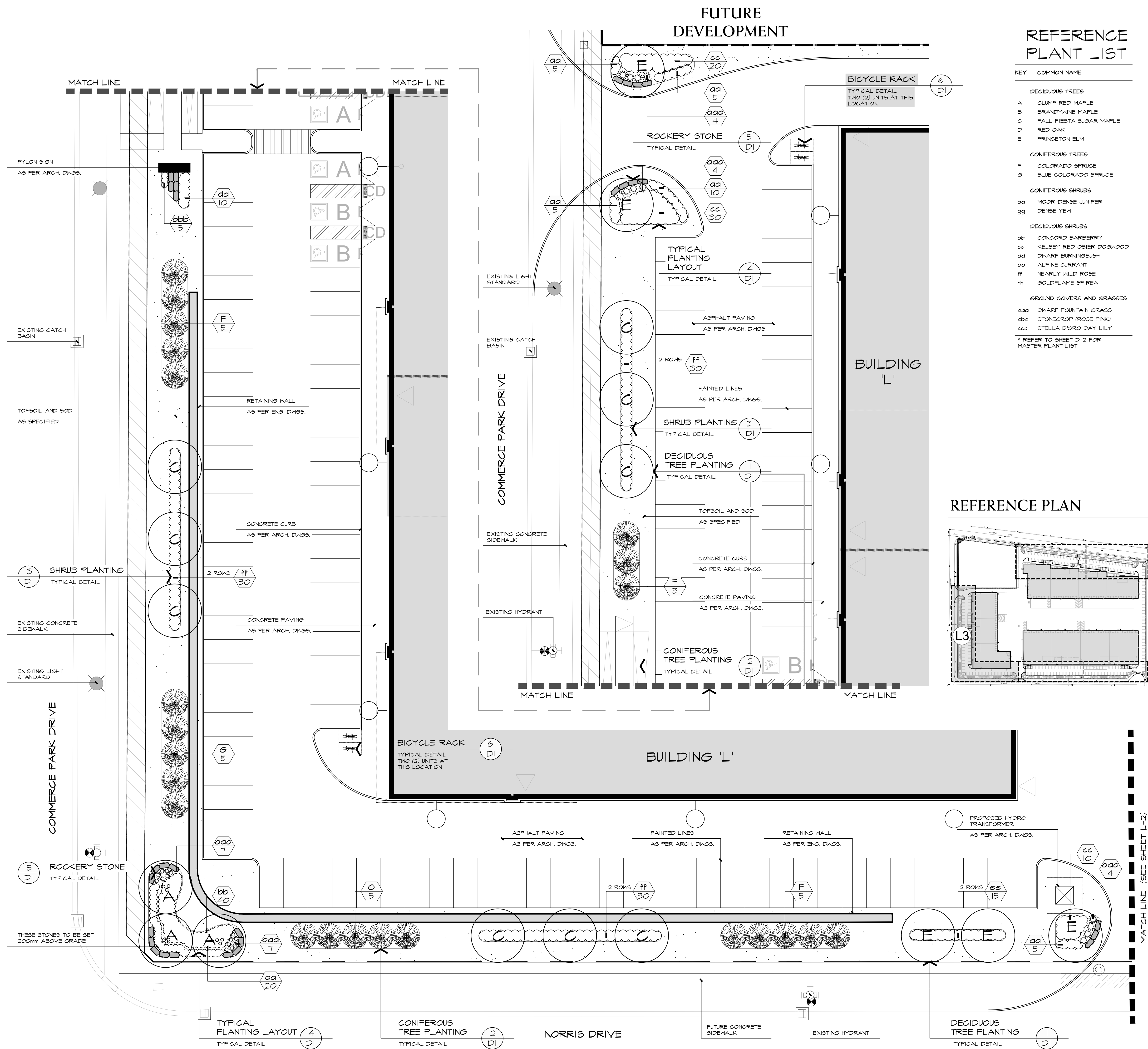
BALDASSARRA ARCHITECTS

drawing

LANDSCAPE ENLARGEMENT

date	NOV 23, 2021	drawn	L.B.
scale*	1:200	file	3532 L2 V1-220304
direction			
project no.	3532		
sheet no.	L-2		

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LEGEND

- DECIDUOUS TREES
- DECIDUOUS MULTI-STEM TREES
- CONIFEROUS TREES
- TOPSOIL AND SOD
- SHRUBS
- BICYCLE RACKS
- LIGHTING

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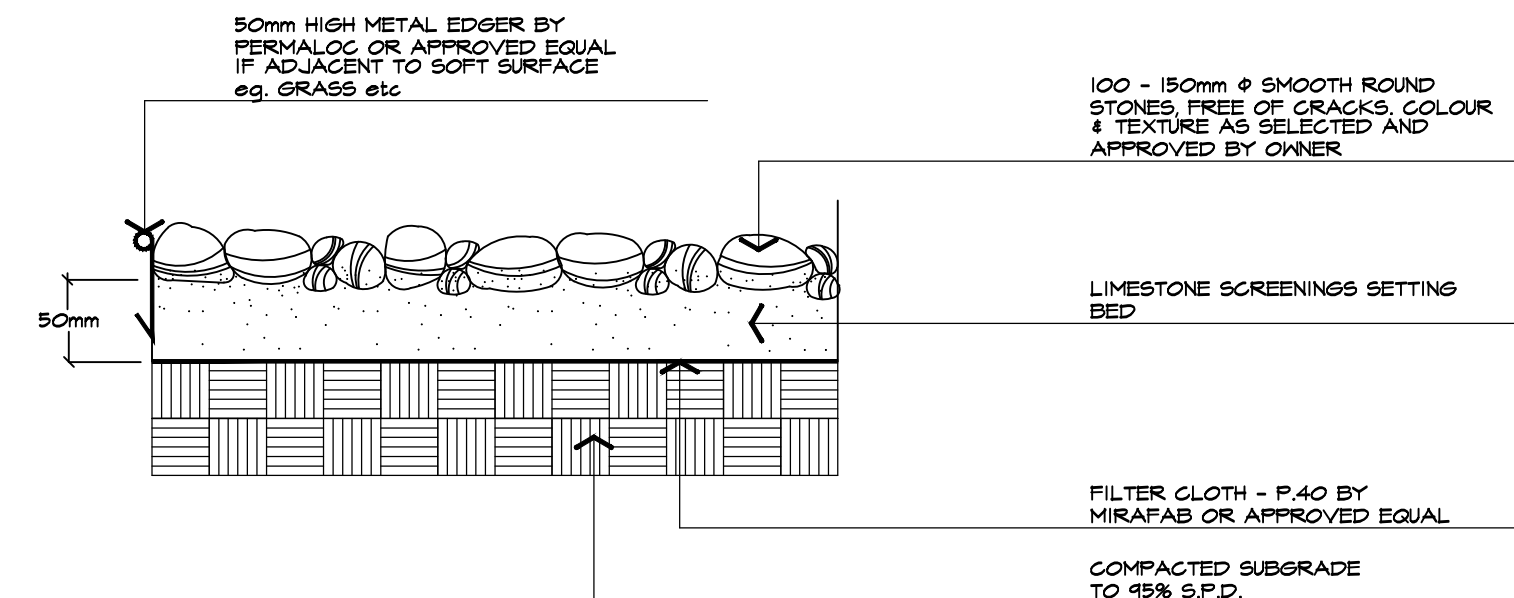
BALDASSARRA ARCHITECTS

drawing

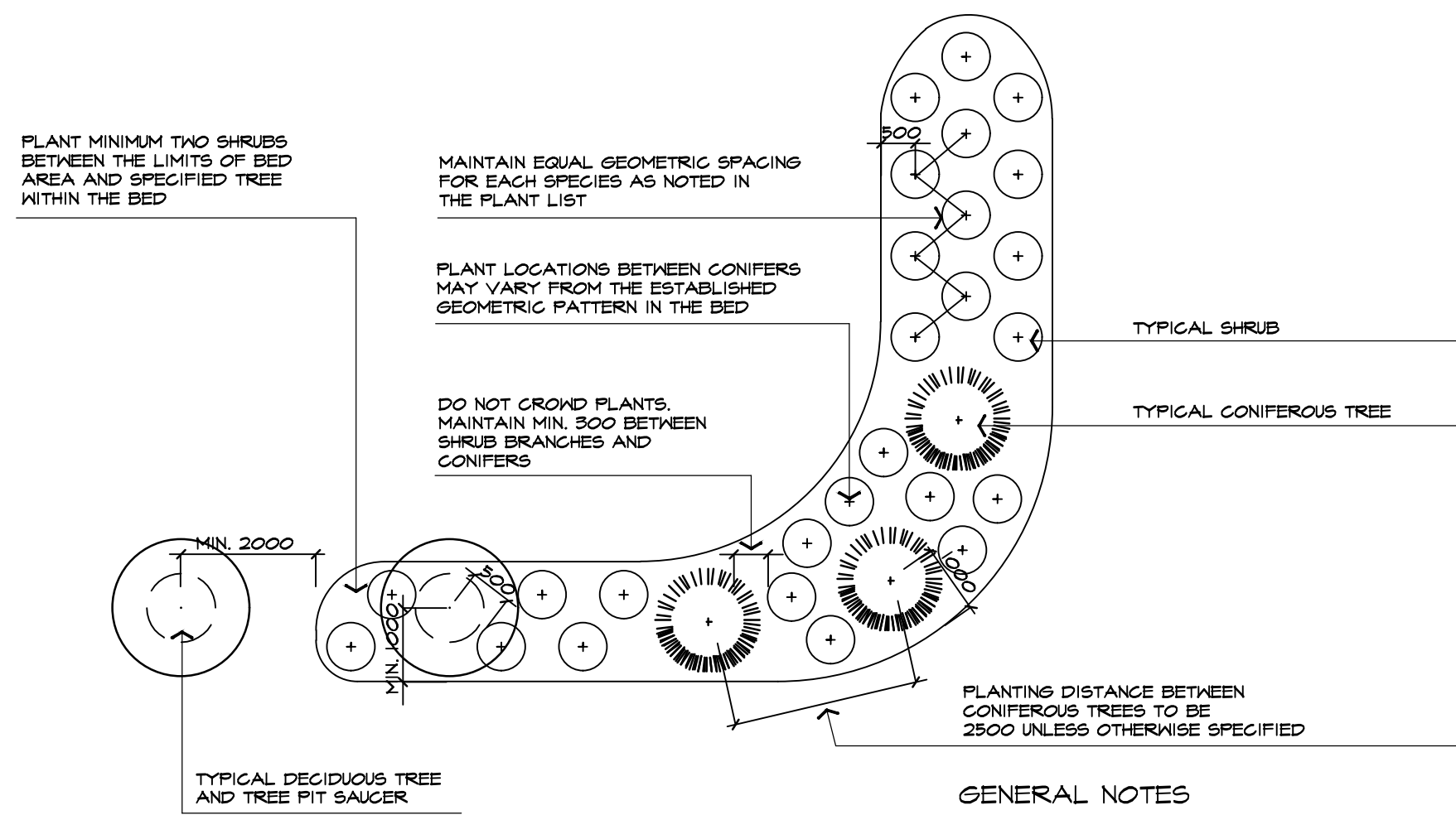
LANDSCAPE ENLARGEMENT

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direction			
project no.	3532		
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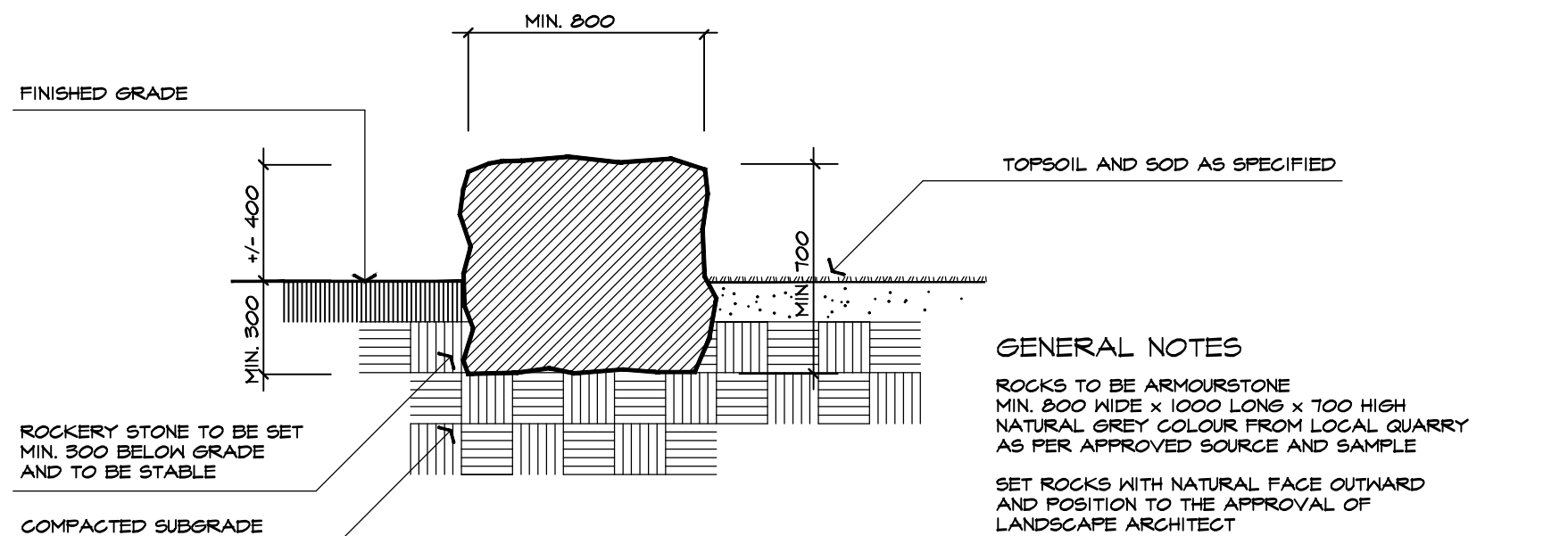
*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET



7 BEACHSTONES DETAIL NTS
ABAL H601-450516



4 TYPICAL PLANTING LAYOUT - LAWN AREA NTS
SYMBOLS REPRESENT INSTALLED PLANT SIZE ABAL F402-030305



5 ROCKERY STONE DETAIL NTS
SINGLE TIER AT GRADE ABAL R201-450517

MBR-2300-00001



ICONIC

MATERIALS: The bike rack frame is made from solid cast aluminum. All brackets are made of steel. Tamper resistant fasteners are stainless steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings.

INSTALLATION: The bike rack is delivered in parts. Reference INSTALL_MBR-2300-00001 PDF for more information.

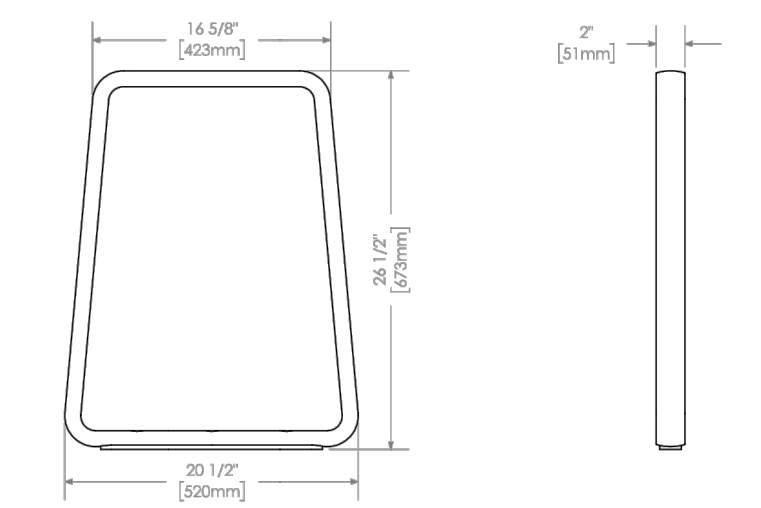
TO SPECIFY: Select MBR-2300-00001
Choose:
~ Powdercoat Color

HEIGHT: 26 1/2" (67.3cm)

LENGTH: 20 1/2" (52cm)

WIDTH: 2" (5.1cm)

WEIGHT: 18 lbs (8kg)



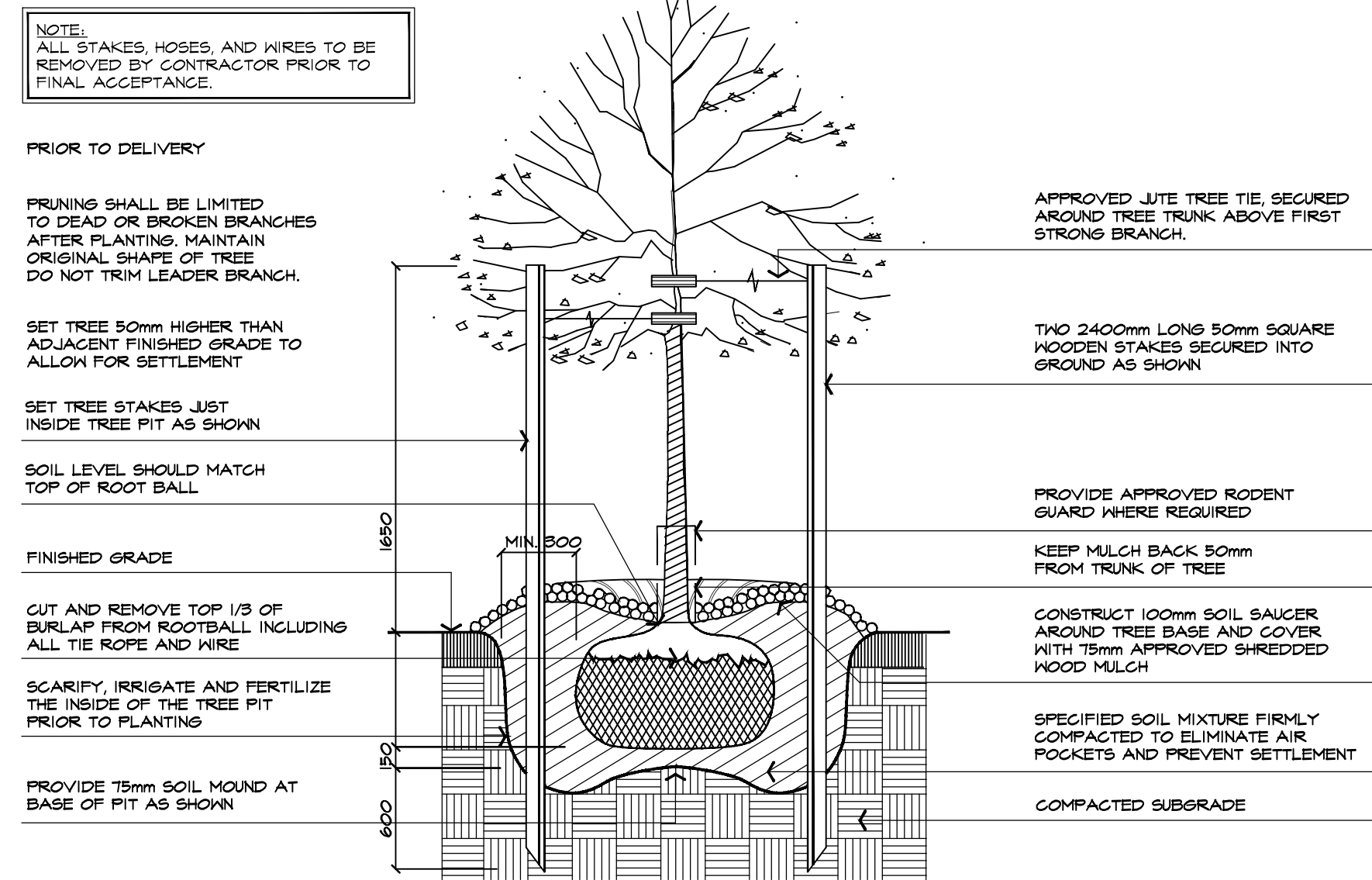


MAGLIN™
Site Furniture

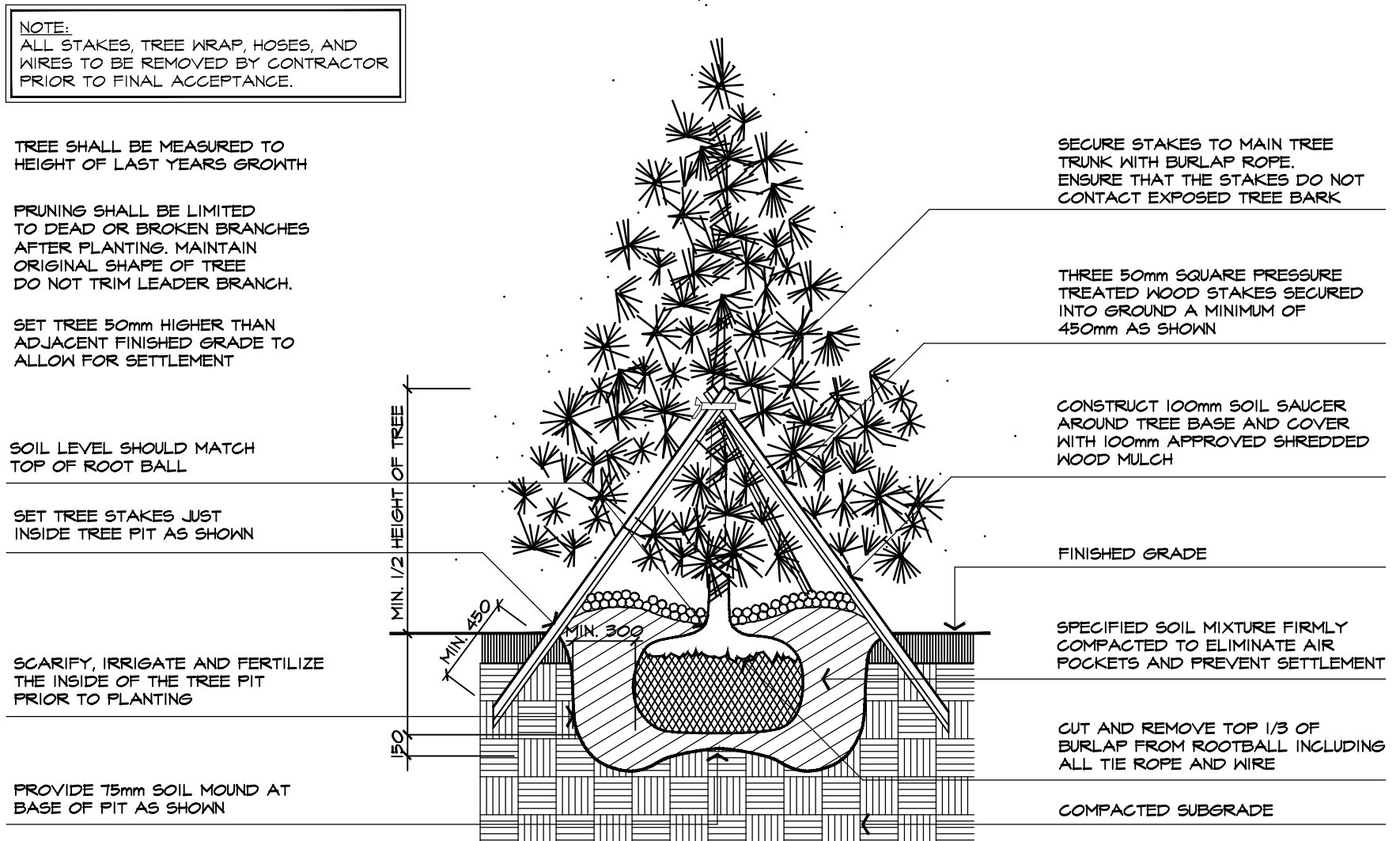
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- Details and specifications may vary due to continuing improvements of our products.

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www.maglin.com
sales@maglin.com

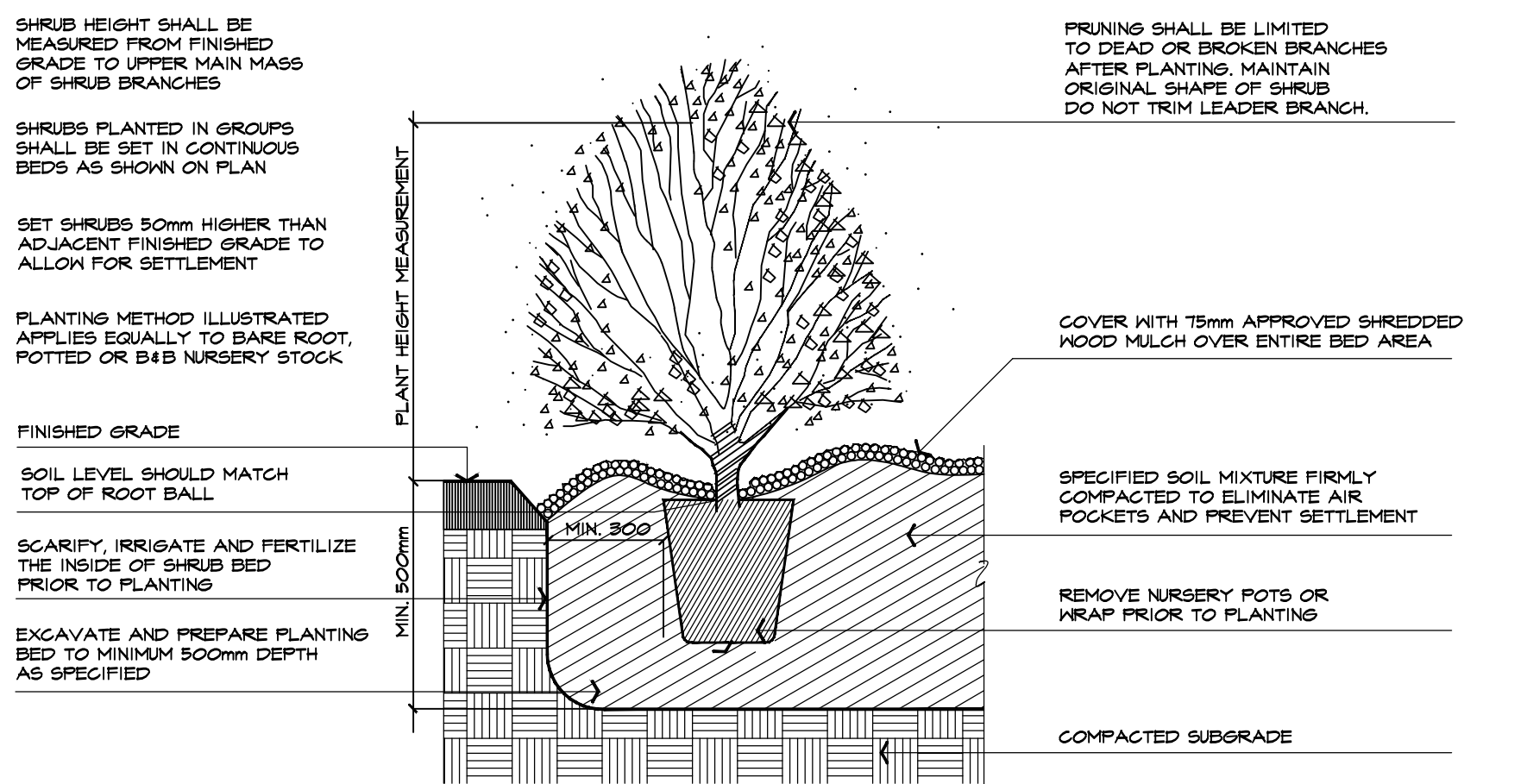
6 BICYCLE RACK DETAIL NTS
ICONIC BIKE RACK BY MAGLIN (2300 SERIES) OR APPROVED EQUAL COLOUR TO COMPLEMENT BUILDING TO BE APPROVED BY OWNER PRIOR TO ORDERING NINE (9) UNITS TOTAL ON SITE



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



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



3 SHRUB PLANTING DETAIL NTS
TYPICAL INSTALLATION ABAL P301-121217

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project

VETERAN'S DRIVE
LOTS 5, 10, 11, 12
BARRIE, ONTARIO

BALDASSARRA ARCHITECTS

drawing

LANDSCAPE DETAILS

date	NOV 23 , 2021	drawn	L.B
scale*	AS SHOWN	file	3532 D1 V1-220304
direction		project no.	3532
		sheet no.	D-1

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MASTER PLANT LIST

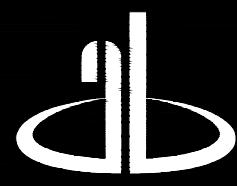
PROJECT NAME: VETERAN'S DRIVE - (ABAL 3532)
In the event of a discrepancy between the planting plan and the plant list quantities, the planting plan shall govern.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	GALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
DECIDUOUS TREES									
A	3	ACER RUBRUM	CLUMP RED MAPLE	5x50mm	3500mm	1200mm	S.B.	EQUAL FORM	- - - -
B	2	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE MAPLE	60mm	3500mm	1200mm	S.B.	EQUAL FORM	- - - -
C	25	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	60mm	3500mm	1500mm	S.B.	EQUAL FORM	- - - -
D	15	QUERCUS RUBRA	RED OAK	60mm	3500mm	1500mm	S.B.	EQUAL FORM	- - - -
E	27	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	60mm	3500mm	1500mm	S.B.	EQUAL FORM	- - - -
CONIFEROUS TREES									
F	33	PICEA PUNGENS	COLORADO SPRUCE	- - - -	2000mm	1000mm	S.B.	SPECIMEN	- - - -
G	14	PICEA PUNGENS 'GLAUCO'	BLUE COLORADO SPRUCE	- - - -	2000mm	1000mm	S.B.	SPECIMEN	- - - -
CONIFEROUS SHRUBS									
aa	151	JUNIPERUS SABINA 'MONARD'	MOOR-DENSE JUNIPER	- - - -	- - - -	- - - -	POTTED	MIN. 15 CANDLES	800mm
gg	245	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	- - - -	- - - -	- - - -	POTTED	MIN. 15 CANDLES	800mm
DECIDUOUS SHRUBS									
bb	60	BERBERIS THUNBERGII 'CONCORDE'	CONCORD BARBERRY	- - - -	600mm	- - - -	2 gal. POT	MIN. 10 STEMS	650mm
cc	140	CORNUS SERICEA 'KELSEY'	KELSEY RED OSIER DOGWOOD	- - - -	- - - -	- - - -	3 gal. POT	MIN. 10 STEMS	650mm
dd	265	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNINGBUSH	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	700mm
ee	60	RIBES ALPINUM	ALPINE CURRANT	- - - -	- - - -	- - - -	1 gal. POT	MIN. 10 STEMS	700mm
ff	190	ROSA RUGOSA 'NEARLY WILD'	NEARLY WILD ROSE	- - - -	- - - -	- - - -	2 gal. POT	MIN. 10 STEMS	700mm
hh	30	SPIRAEA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	700mm
GRASSES AND PERENNIALS									
aaa	46	PENNISETUM ALODEGURIODES 'HAMELI'	DWARF FOUNTAIN GRASS	- - - -	- - - -	- - - -	FLAT	MIN. 2 YRS. 6TH.	400mm
bbb	15	SEDUM SPECTABILIS 'AUTUMN JOY'	STONECROP (ROSE PINK)	- - - -	- - - -	- - - -	1 gal. POT	- - - -	400mm
ccc	210	HEMEROCALIS 'STELLA D'ORO'	STELLA D'ORO DAY LILY	- - - -	- - - -	- - - -	1 gal. POT	- - - -	400mm

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 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 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, A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA. Tel. (416) 777-2198, Fax. (416) 777-2119, Email: info@abc-dcc.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 GUYYED 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 (VIZ., "TRIPLE-MIX") OR A MIXTURE COMPRISED OF: • 8 PARTS SANDY LOAM • 1 PART FINELY PULVERIZED CANADIAN PEAT MOSS 1 PART WELL-ROTTED FARM MANURE, WITH "GRIFFORN" 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 100mm OF RICH TOPSOIL ON APPROVED SUBGRADES. TOPSOIL SHALL BE IMPORTED WHERE REQUIRED. 10-6-4 FERTILIZER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT A RATE OF 7.32 kg/100m² FOR SOODED AREAS. THE MIXTURE AND RATE OF APPLICATION SHALL BE ADJUSTED FOR SEEDED 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% NOUGET 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 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 50mm - 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 TWO (2) YEARS 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 DEFICIENCIES 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.
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All information hereon to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are his property and must be returned at his request.



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project	
VETERAN'S DRIVE LOTS 5, 10, 11, 12 BARRIE, ONTARIO	
BALDASSARRA ARCHITECTS	
drawing	
PLANT LIST & SPECIFICATIONS	
date NOV 23 , 2021	drawn L.B
scale* AS SHOWN	file 3532 D2 V1-220304
direction	project no. 3532
	sheet no. D-2

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