

PLANT LIST

PROJECT NAME:
441 HURONIA ROAD-(ABAL 3369)

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	3	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPGOLE'	IMPERIAL HONEY LOCUST	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
B	2	ACER RUBRUM 'BOHALL'	BOHALL MAPLE	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
C	5	QUERCUS RUBRA	RED OAK	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
D	6	PYRUS CALLERYANA 'BRADFORD'	BRADFORD ORNAMENTAL PEAR	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
CONIFEROUS TREES									
F	5	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	----	2000mm	1000mm	S.B.	SPECIMEN	----
G	7	PICEA PENSILVANA	COLORADO SPRUCE	----	2000mm	1000mm	S.B.	SPECIMEN	----
ORNAMENTAL TREES									
J	4	AMELANCHIER CANADENSIS 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	----	1500mm	----	FOTTED	MULTI-STEM	----
CONIFEROUS SHRUBS									
aa	40	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	----	----	600mm	FOTTED	MIN. 15 CANDLES	800mm
bb	40	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	----	----	600mm	FOTTED	MIN. 15 CANDLES	800mm
DECIDUOUS SHRUBS									
cc	50	CORNUS ALBA 'ELEGANTISSIMA'	SILVERLEAF DOGWOOD	----	600mm	----	FOTTED	MIN. 10 STEMS	800mm
dd	30	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	----	600mm	----	FOTTED	MIN. 10 STEMS	100mm
ee	135	SPIRAEA X BUMBALDA 'GOLDFLAME'	GOLDFLAME SPIREA	----	600mm	----	FOTTED	MIN. 10 STEMS	600mm
ff	40	ROSA RUBROSA	RUGOSA ROSE	----	600mm	----	FOTTED	MIN. 10 STEMS	800mm
PERENNIALS & GRASSES									
aaa	34	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	185	FENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	MINIATURE FOUNTAIN GRASS	----	----	----	1 gal. POT	----	300mm

PLANTING DENSITY CALCULATIONS:

SITE AREA: 4,655 m ²	REQUIRED	PROVIDED
DECIDUOUS TREES: 4,655 / 300	= 15.5	= 20
CONIFEROUS TREES: 4,655 / 500	= 9.3	= 12
DECIDUOUS SHRUBS: 4,655 / 50	= 93.1	= 255
CONIFEROUS SHRUBS: 4,655 / 100	= 46.5	= 80

TREE PROTECTION NOTE:

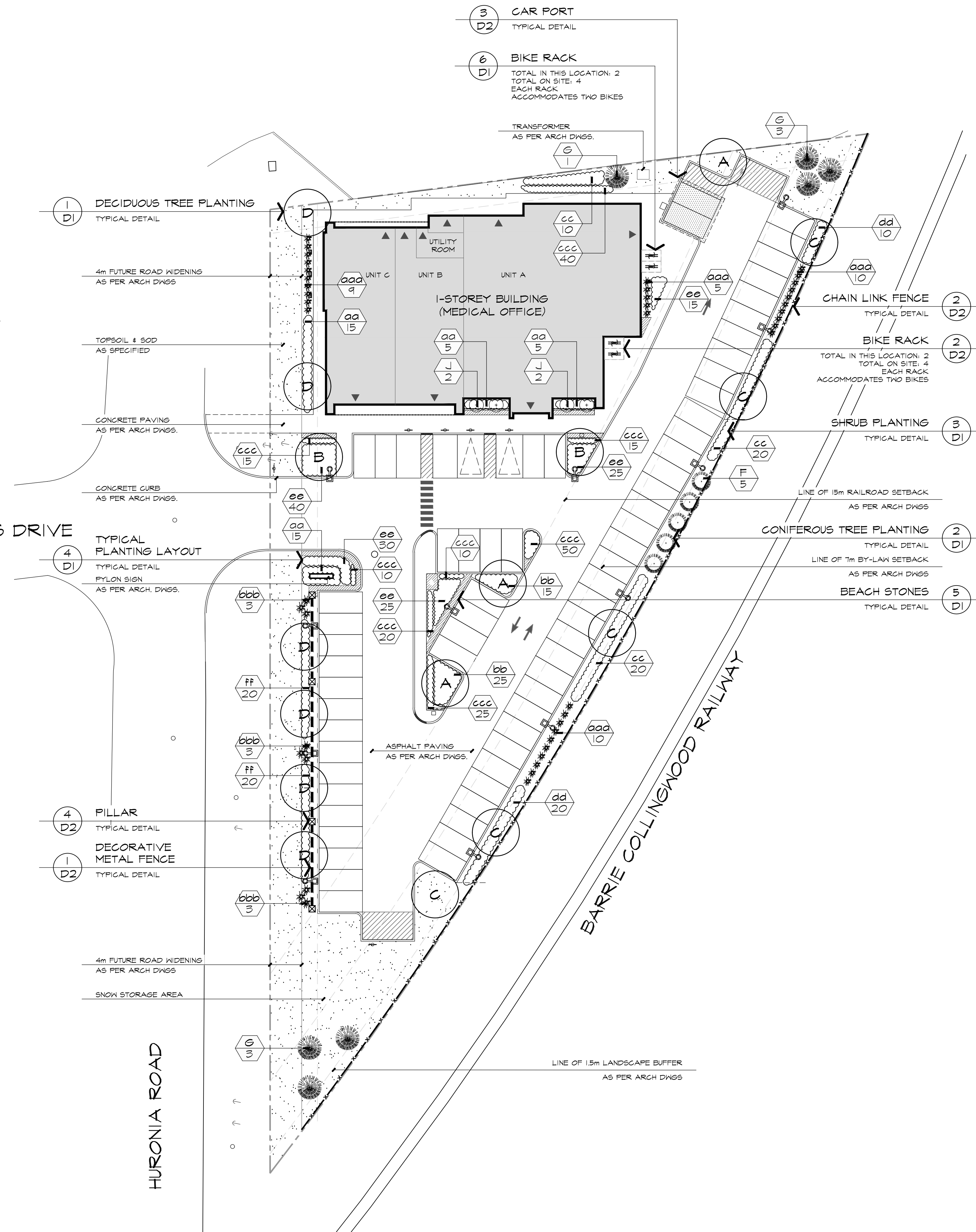
TREE PROTECTION FENCING TO BE PROVIDED WHERE APPLICABLE FOR BOUNDARY TREES IN ACCORDANCE WITH CITY STANDARDS.

RAIL CORRIDOR NOTE:

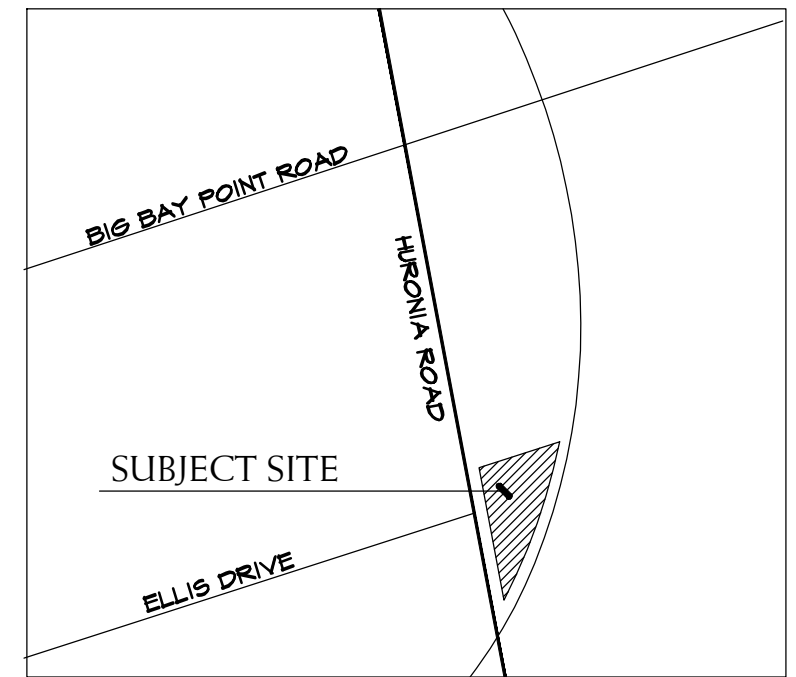
ALL PROPOSED WORKS SHALL REFRAIN FROM IMPACTING THE ADJUTING RAIL CORRIDOR.

ELLIS DRIVE

HURONIA ROAD



KEY PLAN



LEGEND

- DECIDUOUS TREES
- CONIFEROUS TREES
- SHRUBS & GRASSES
- BIKE RACK
- DECORATIVE METAL FENCE
- CHAIN LINK FENCE
- SODDED AREA
- MASONRY PILLAR

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

no.	date	version	by
V2	SEPT 21 2020	ISSUED FOR S.P.A	LK
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

LANDSCAPE CONCEPT PLAN

date	MARCH 30, 2020	drawn	DK
scale*	1:300	file	3369 L1 V2-200921

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. A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA.
 Tel: (416) 777-2198, Fax: (416) 777-219, 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 COMPRISED 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 200mm 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% JUGOSET 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, STONEWORK & CONCRETE UNIT PAVING
 WHERE APPLICABLE, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF ALL STRUCTURAL CONCRETE WORK BEFORE COMMENCING BRICKWORK, STONEWORK OR PAVING WORK.

ALL BRICKWORK, STONEWORK, 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, STONEWORK, 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, STONEWORK, 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.

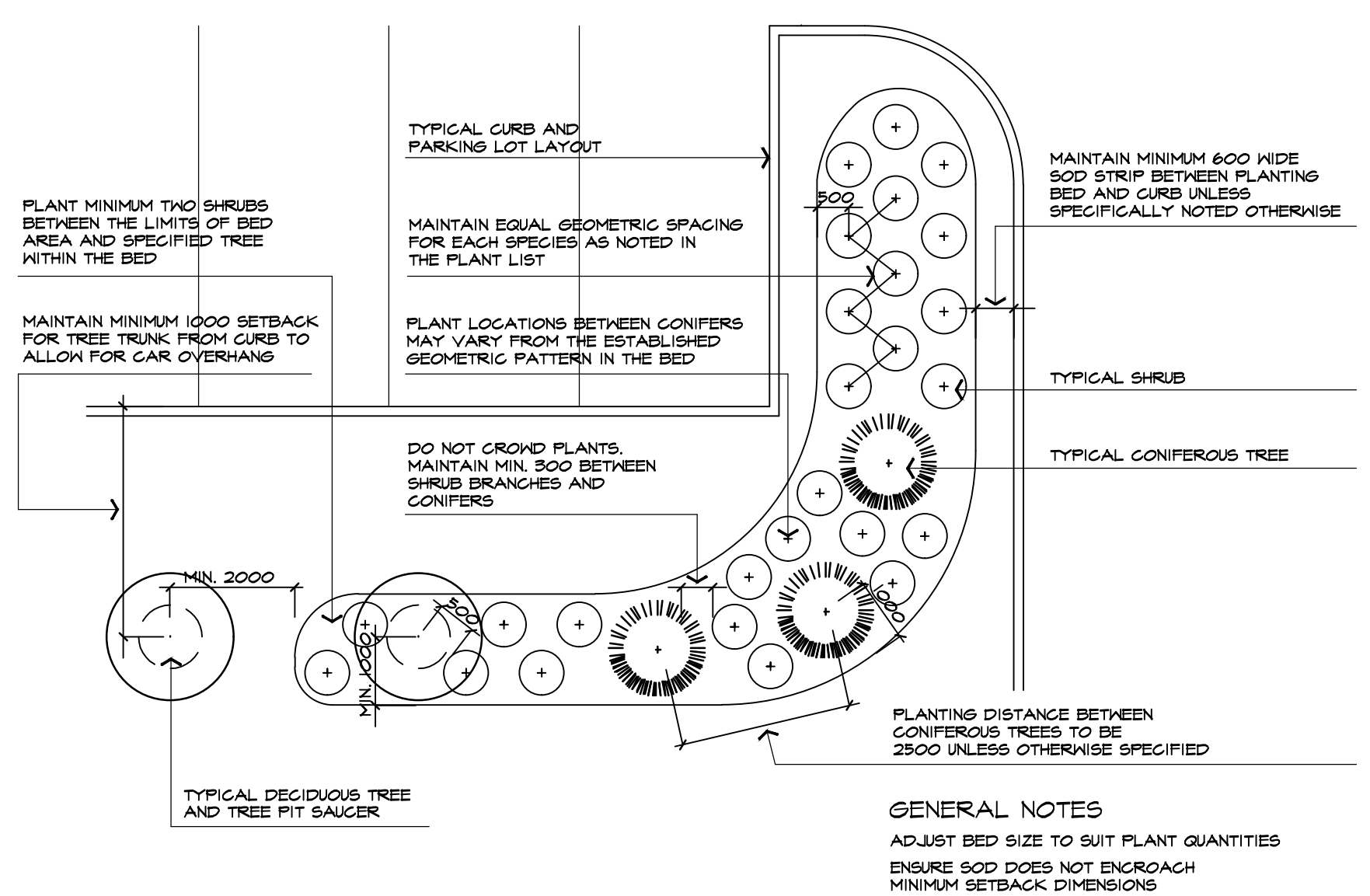
PERFORMANCE ACCEPTANCE (SUBSTANTIAL COMPLETION)
 WRITTEN NOTICE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION OF THE PROJECT LANDSCAPE WORKS SHALL MARK THE START OF THE GUARANTEE PERIOD.

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.

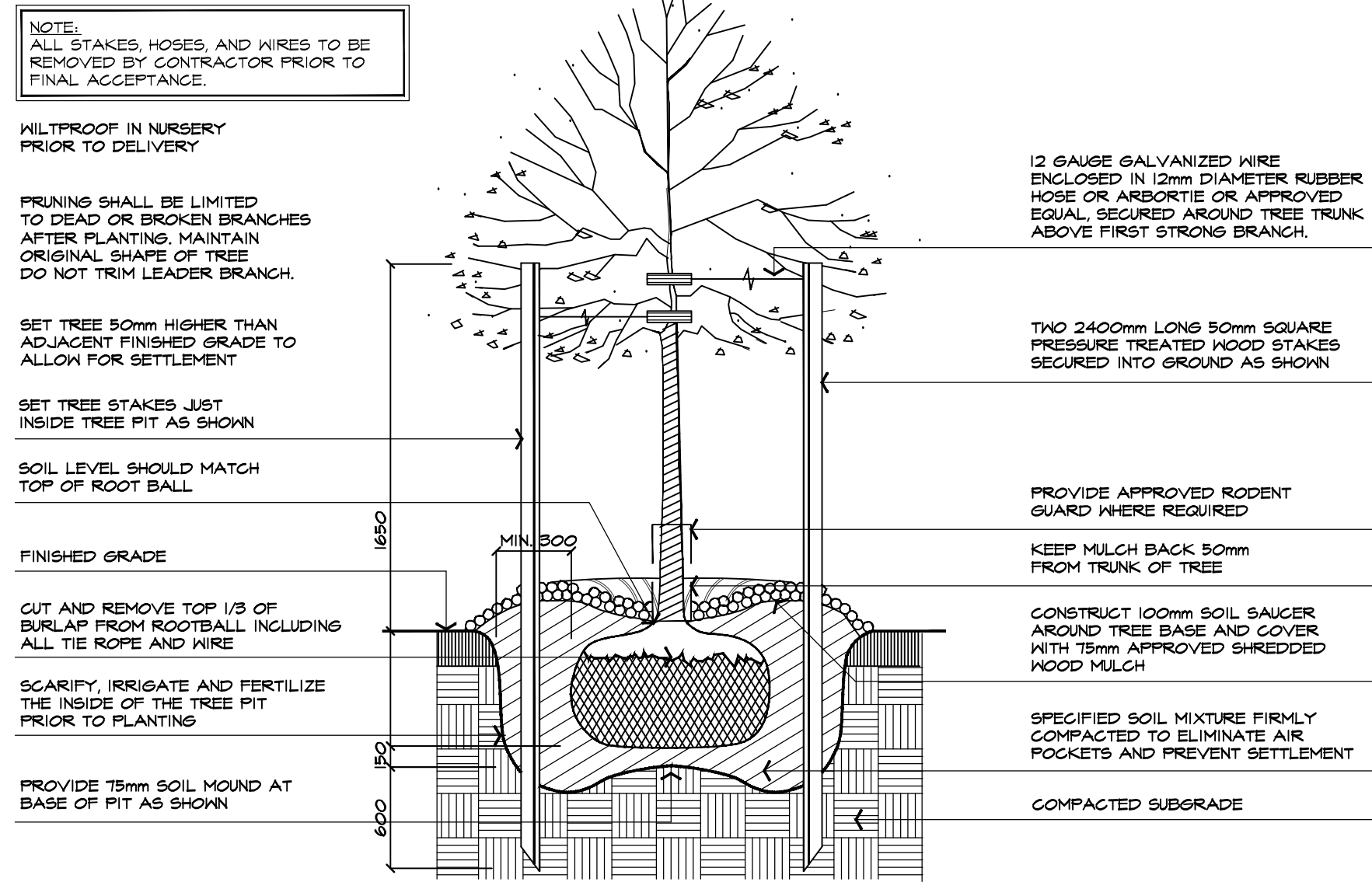
GUARANTEE
 ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE ON THE PERFORMANCE ACCEPTANCE CERTIFICATE ISSUED BY THE LANDSCAPE ARCHITECT. PLANTS THAT EXPIRE OR OTHERWISE FAIL TO THRIVE DURING THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 SIMILARLY, ALL 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.

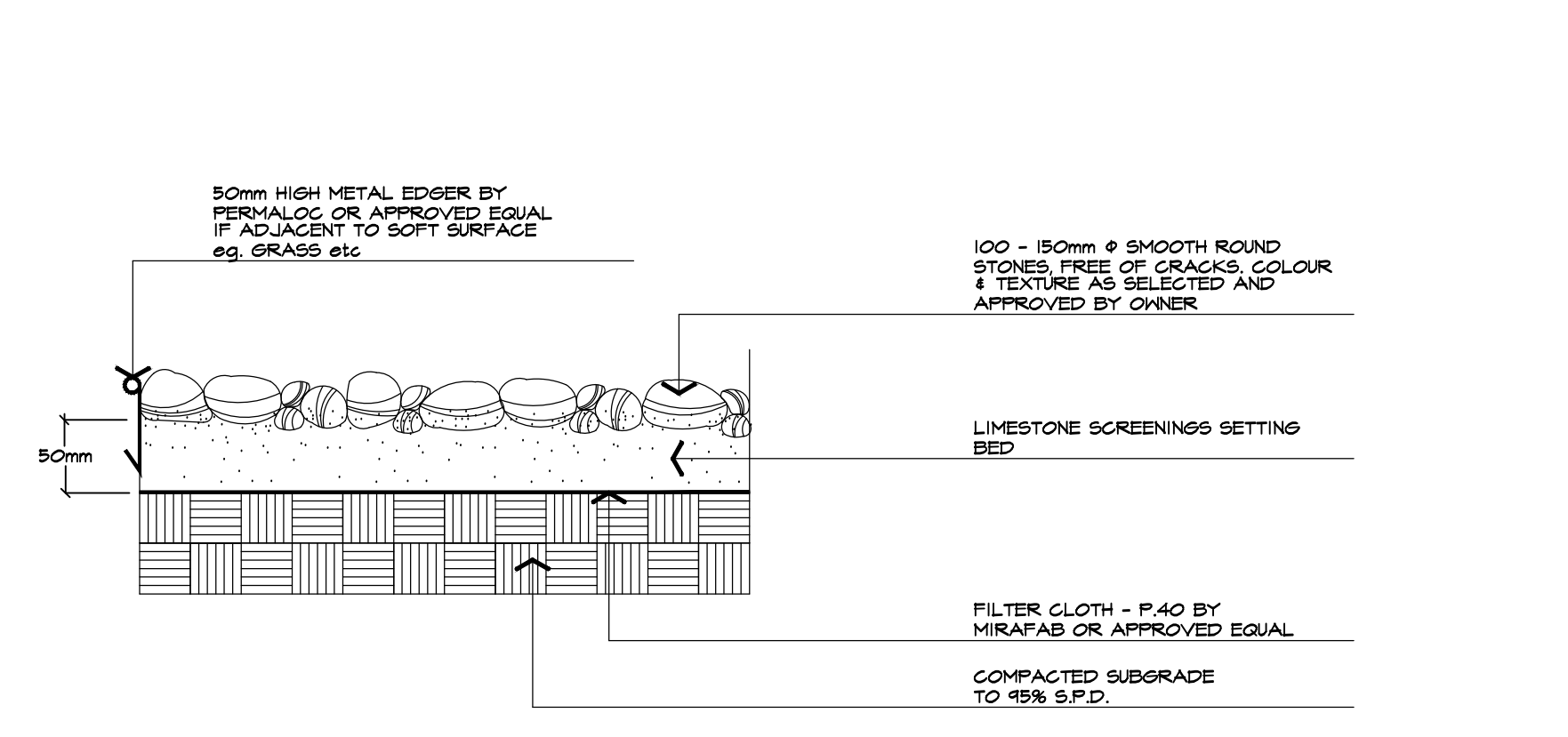
SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE FINAL ACCEPTANCE CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, GIVE FINAL APPROVAL, AND RELEASE ALL OUTSTANDING LANDSCAPE SECURITIES.



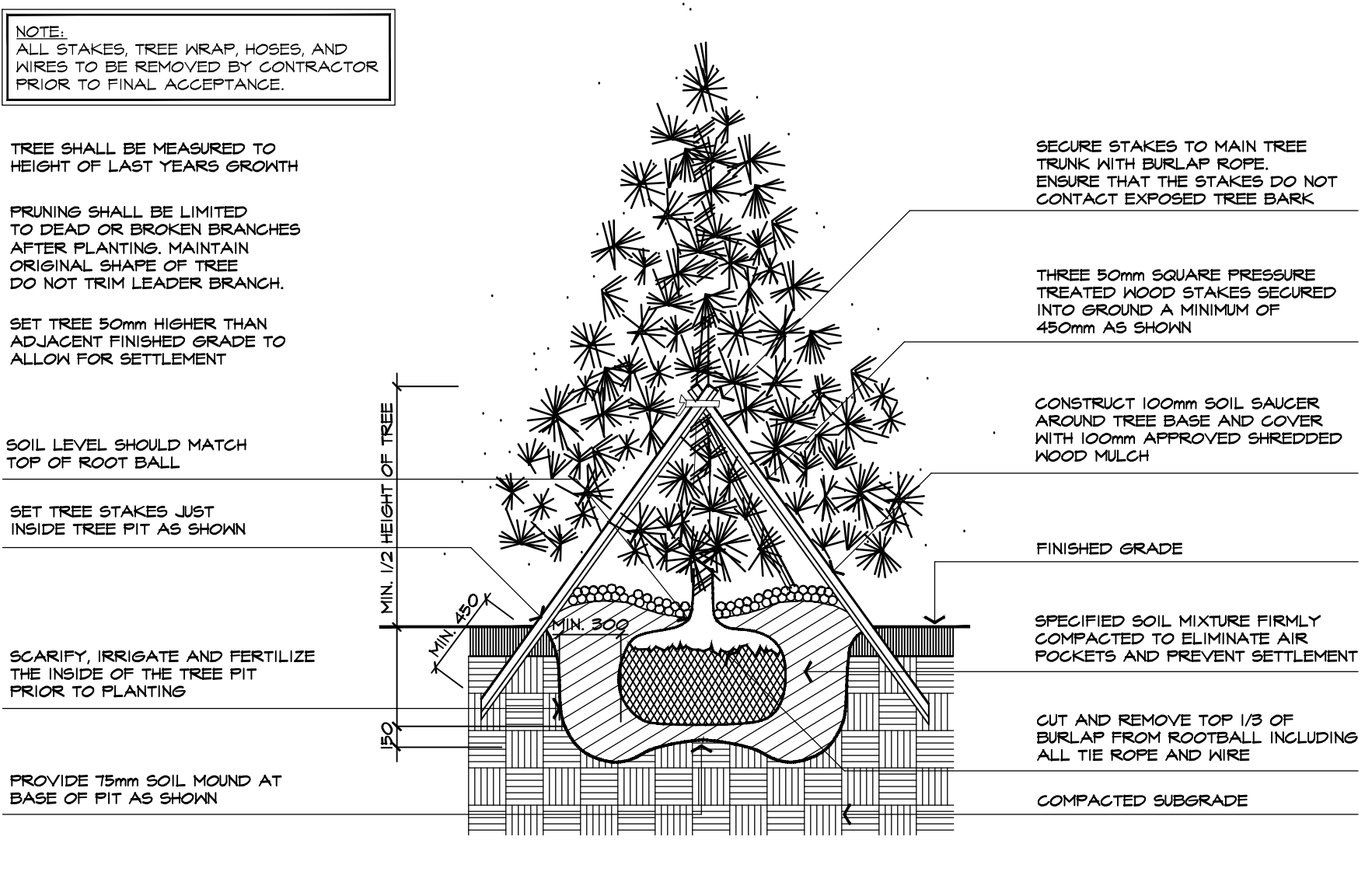
4 TYPICAL PLANTING LAYOUT
 SYMBOLS REPRESENT INSTALLED PLANT SIZE
 NTS
 ABAL P401-1440328



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



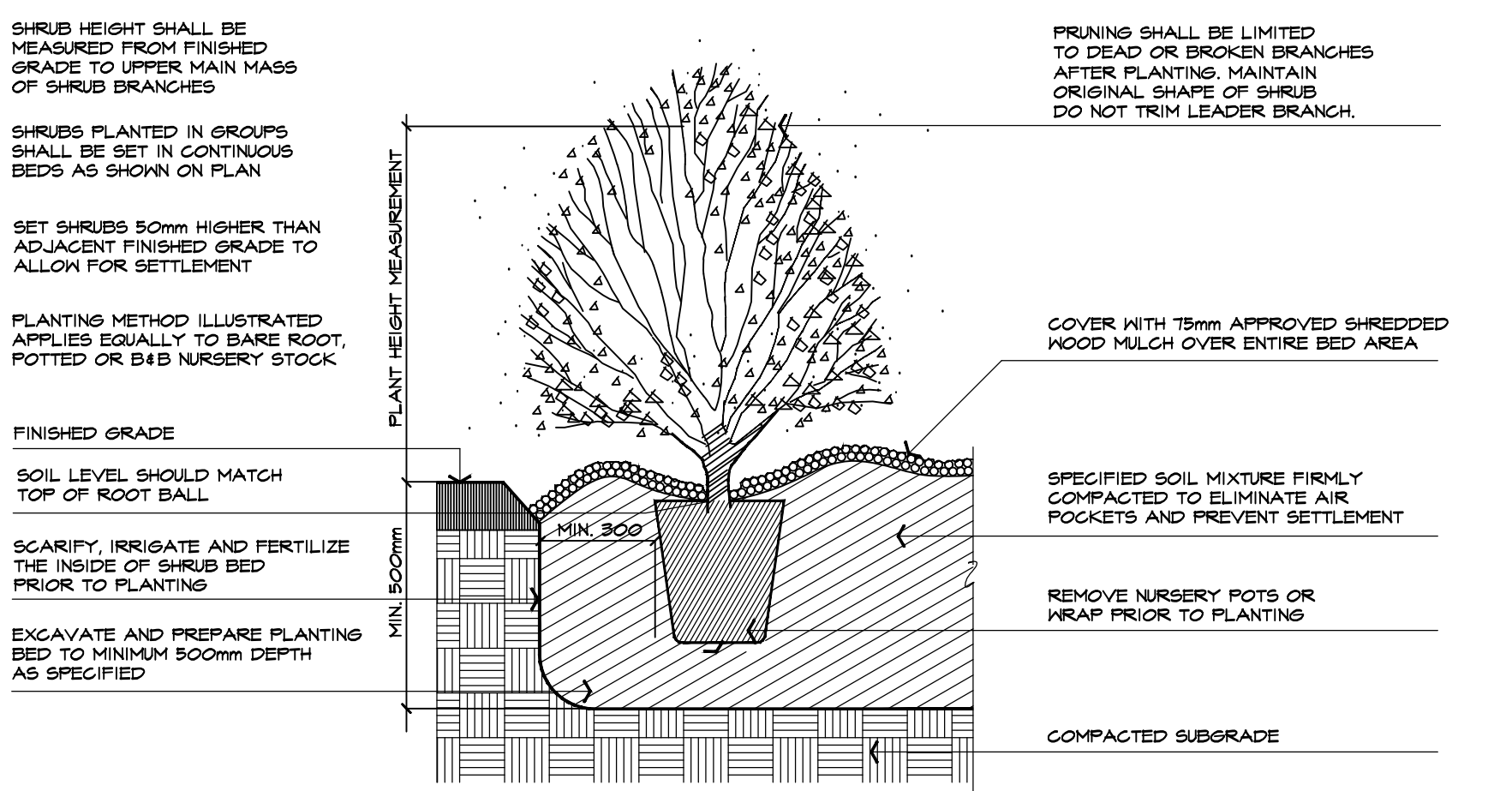
5 BEACH STONES DETAIL
 NTS
 ABAL H601-450918



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



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



3 SHRUB PLANTING DETAIL
 TYPICAL INSTALLATION
 NTS
 ABAL P301-121217

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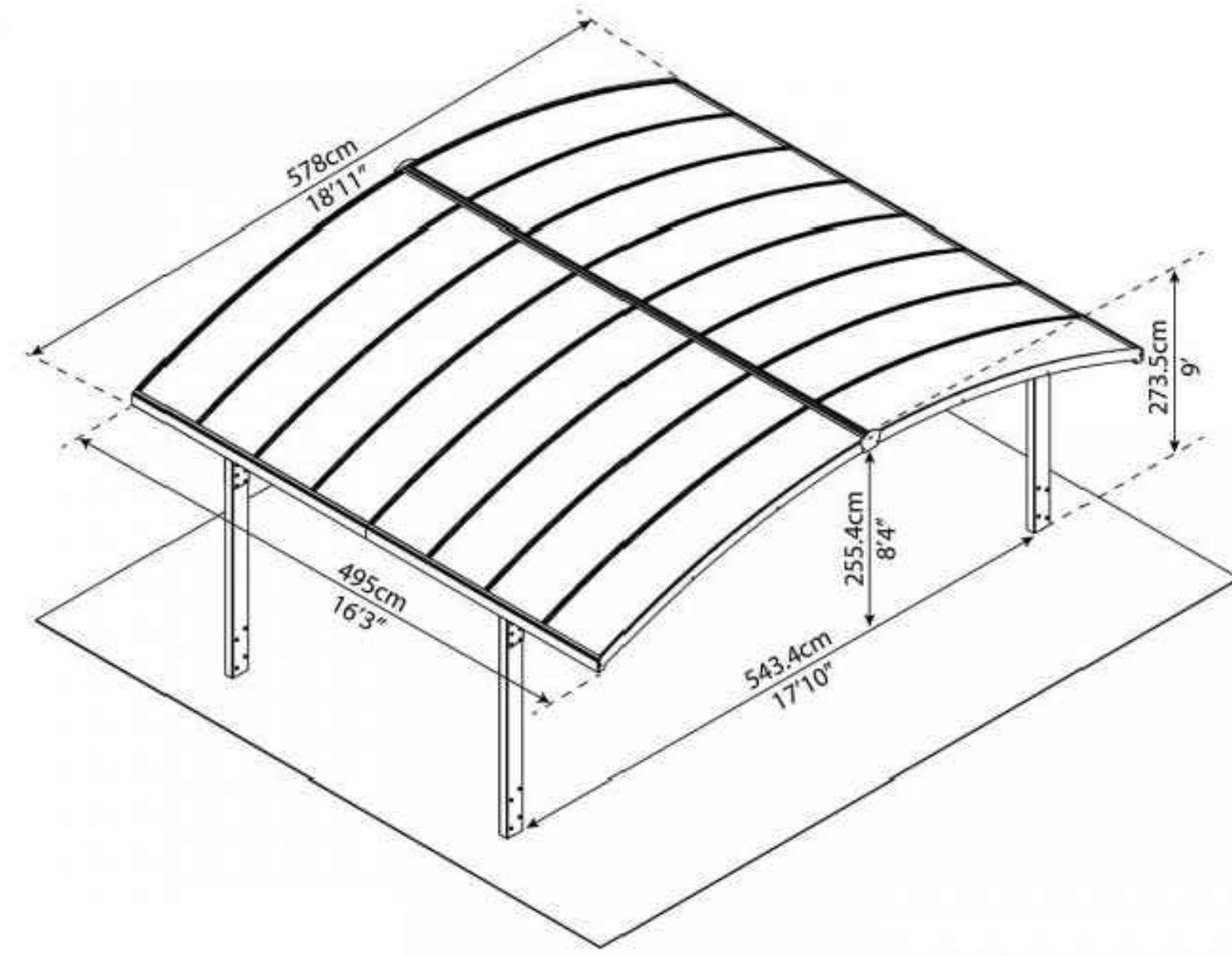
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 drawing
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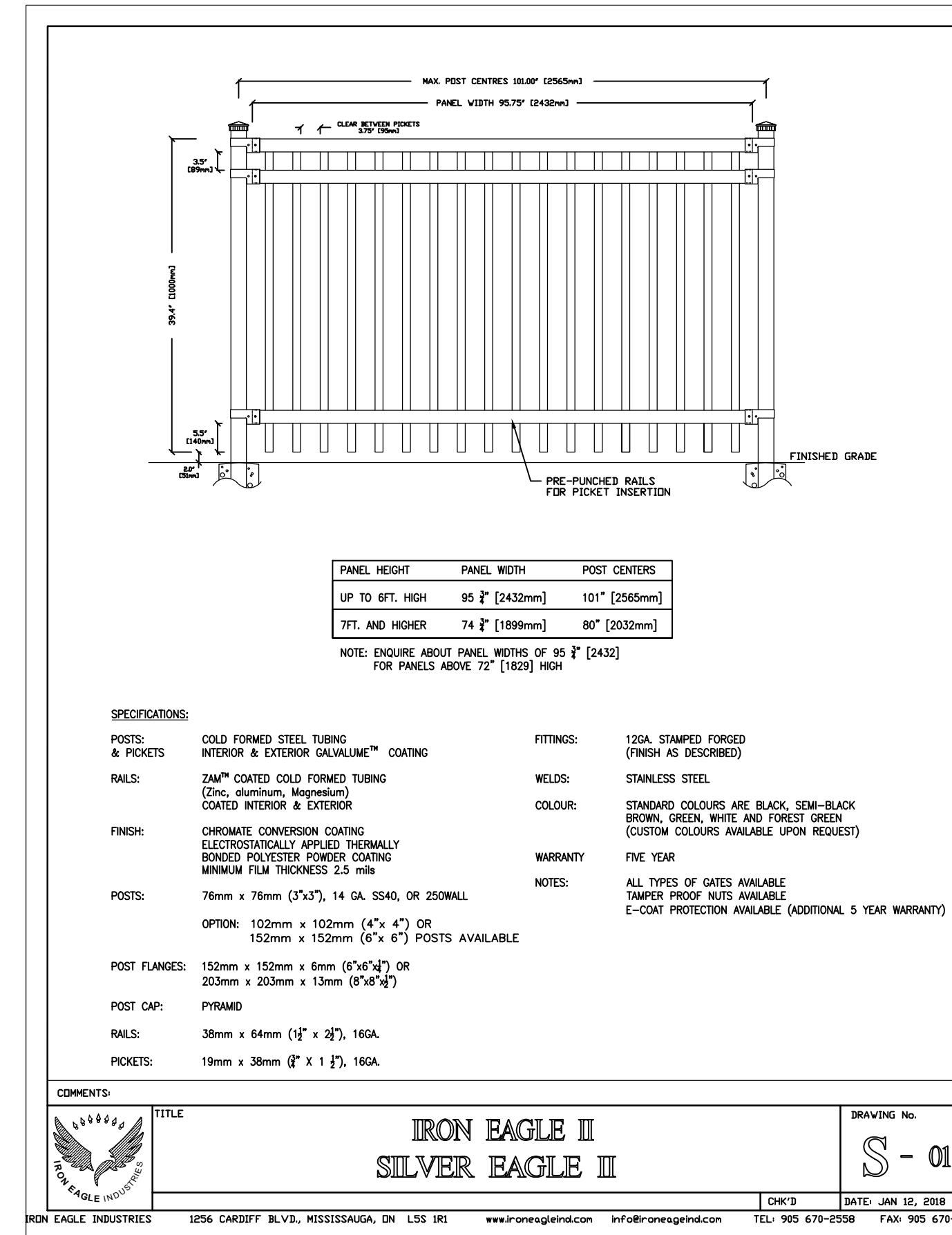
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NTS

3 CAR PORT

MANUFACTURER: PALRAM APPLICATIONS LTD
 PRODUCT: ARIZONA DOUBLE CARPORT BREEZE ARCH
 COLOUR: SOLID SOLAR GRAY POLYCARBONATE ROOF PANELS
 OR APPROVED EQUAL



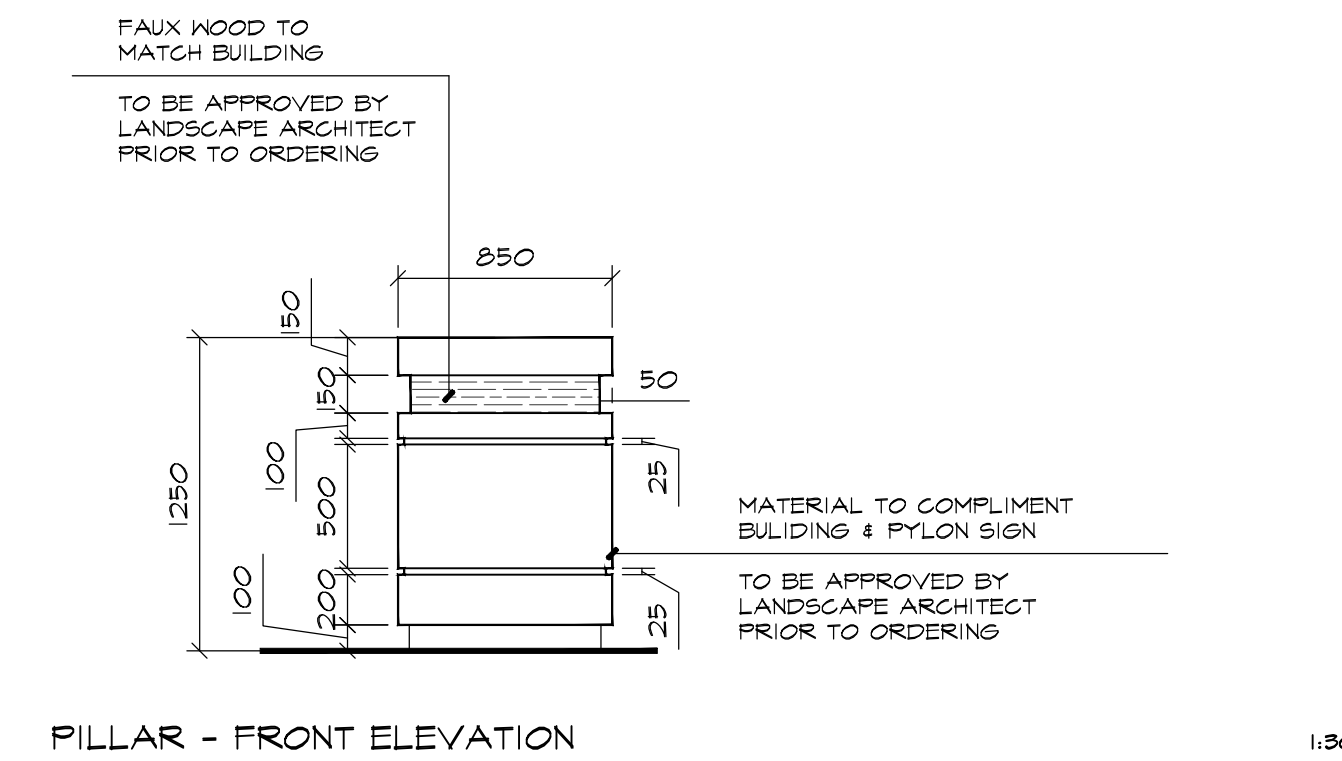
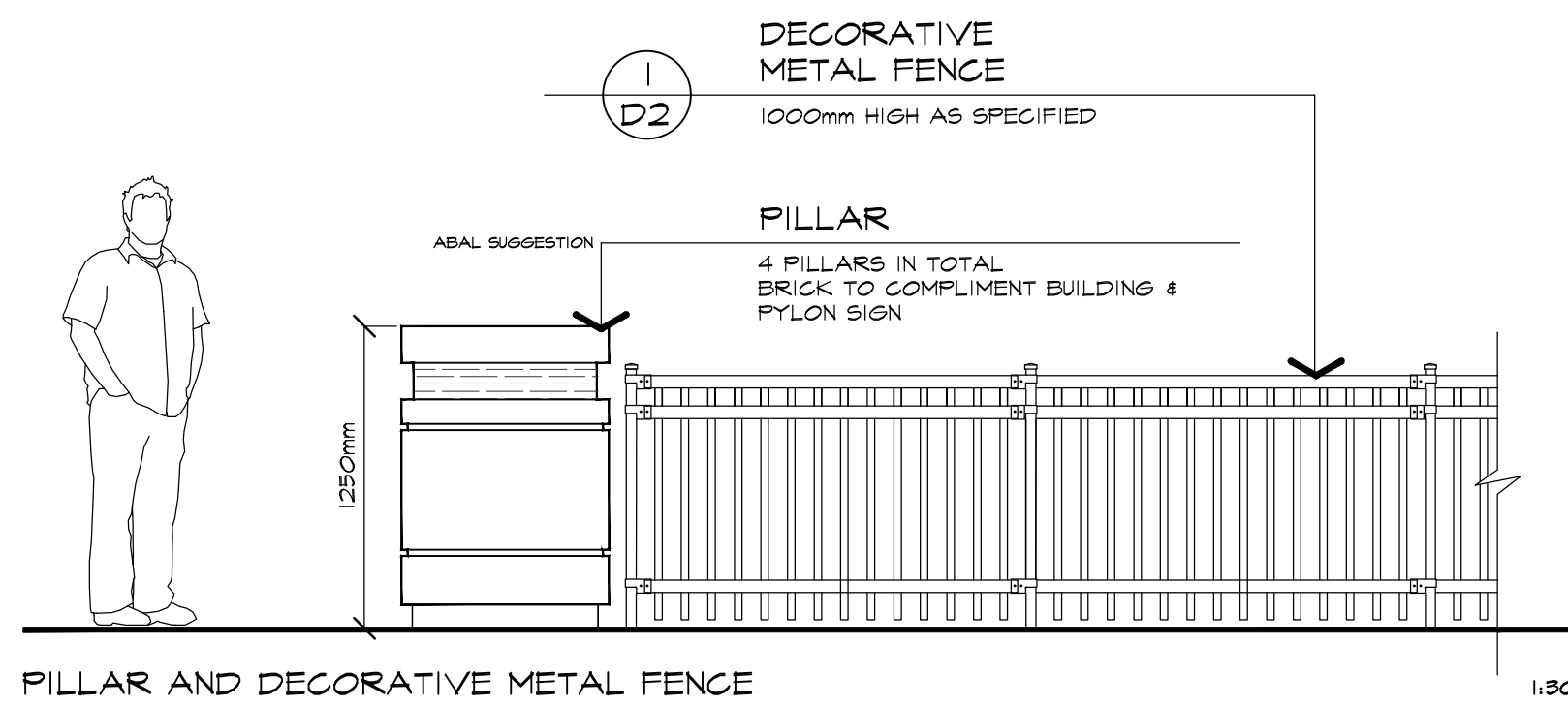
1 DECORATIVE METAL FENCE

MANUFACTURER: IRON EAGLE INDUSTRIES
 PRODUCT: SILVER EAGLE II
 HEIGHT: 1000mm
 COLOUR: BLACK
 OR APPROVED EQUAL

NTS

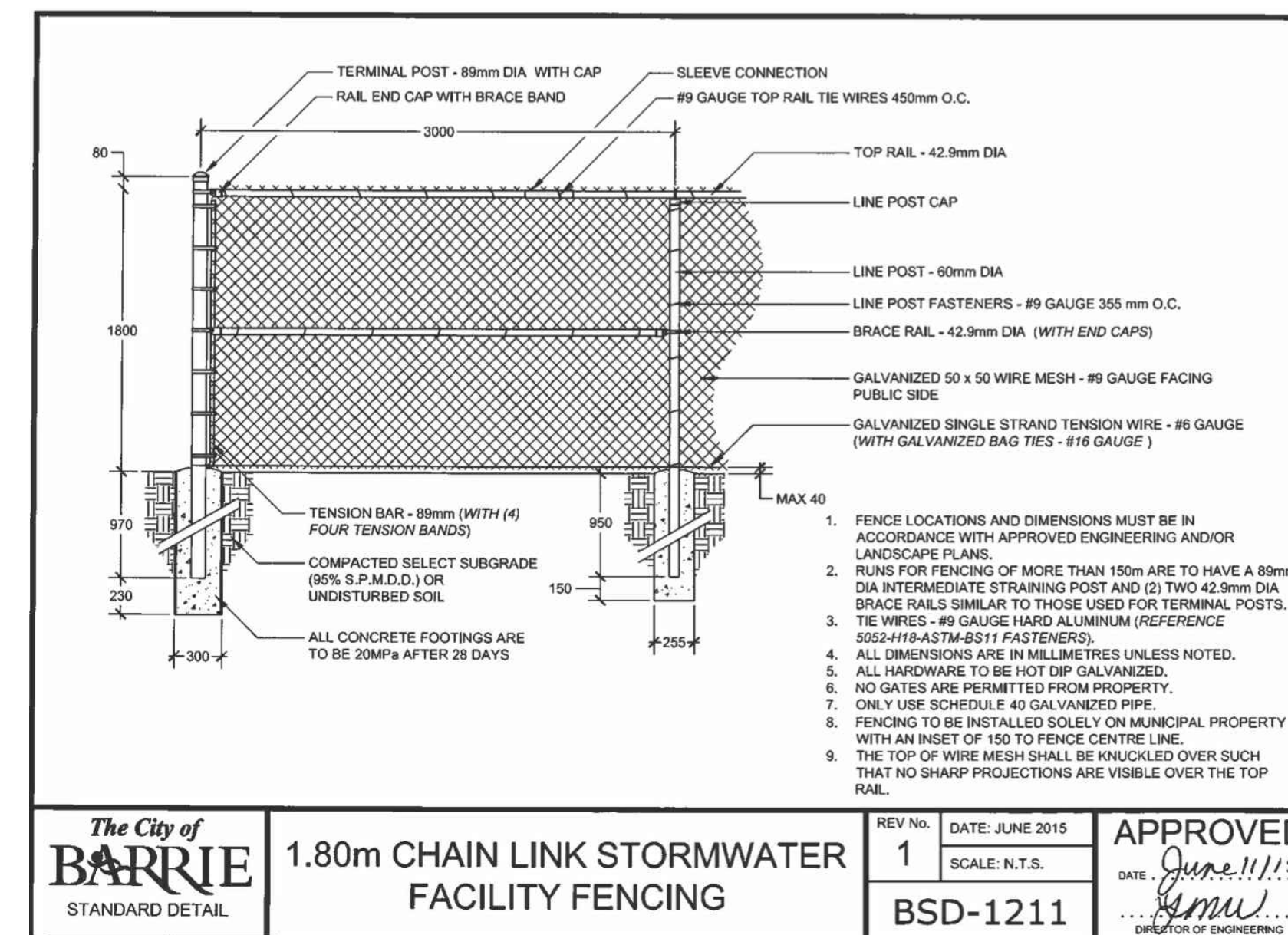
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4 PILLAR DETAIL

4 IN TOTAL ON SITE
 CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING



2 CHAIN LINK FENCE

CITY OF BARRIE STANDARD DETAIL

NTS

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