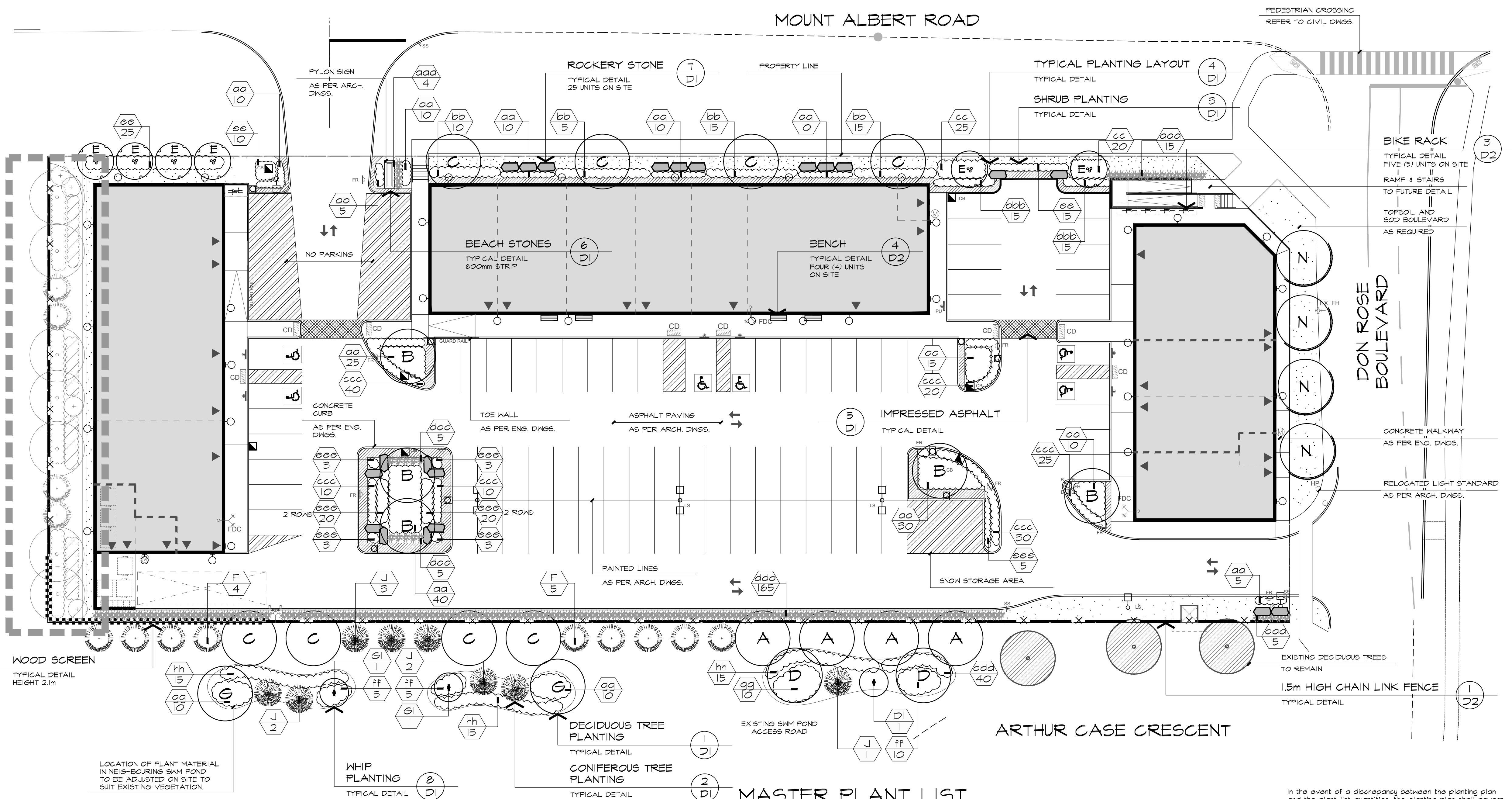


NOTE:
ALL BOULEVARD TURF THAT IS DAMAGED OR MISSING DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION WITH MINIMUM 100mm TOPSOIL AND SOD AT THE OWNER'S EXPENSE



KEY MAP

LEGEND

- EXISTING TREES TO REMAIN
- DECIDUOUS TREES
- ORNAMENTAL MULTI-STEM TREES
- CONIFEROUS TREES
- SHRUB PLANTING
- GRASSES
- SODDED AREA
- IMPRESSED ASPHALT
- BEACH STONES
- CHAIN LINK FENCE
- WOOD FENCE
- LANDSCAPE ENLARGEMENT
- ROCKERY STONES
- PROPERTY LINE

BASE INFORMATION OBTAINED ELECTRONICALLY FROM A. BALDASSARRA ARCHITECT INC. (JOB NO. P-1319; TEL. 905-660-0722)

no.	date	version	by
9.	JUN 1 2022	RE-ISSUED FOR SPA	SO
8.	SEPT 11 2020	ISSUED FOR SPA	SO/LK
7.	MAR 13 2020	ISSUED FOR SUBMISSION	JD
6.	APRIL 23 2019	ISSUED FOR DISCUSSION / REVIEW	AC
5.	OCT 4 2018	RE-ISSUED FOR SUBMISSION	DN
4.	MAR 6 2017	RE-ISSUED FOR SUBMISSION	LK

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.

MASTER PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	WATER EFFICIENT	GALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
DECIDUOUS TREES											
A	4	GLEDITSIA TRIACANTHOS 'SUNBURST'	SUNBURST HONEY-LOCUST	✓	✓	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
B	5	GINKGO BILOBA	MAIDENHAIR TREE	—	✓	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
C	11	QUERCUS RUBRA	RED OAK	✓	✓	60mm	3500mm	1500mm	S.B.	EQUAL FORM	----
D	1	ACER RUBRUM	RED MAPLE	✓	✓	50mm	3000mm	1200mm	S.B.	EQUAL FORM	----
DI	1	ACER RUBRUM	RED MAPLE	✓	—	—	2500mm	—	POTTED	EQUAL FORM	----
E	2	POPULUS BALSAMIFERA	BALSAM POPLAR	✓	—	50mm	3000mm	1200mm	S.B.	EQUAL FORM	----
GI	2	POPULUS BALSAMIFERA	BALSAM POPLAR	✓	—	—	2500mm	—	POTTED	EQUAL FORM	----
L	4	ACER SACCHARUM	SUGAR MAPLE	✓	✓	50mm	3000mm	1200mm	S.B.	EQUAL FORM	----
N	4	PYRUS CALLERYANA CHANTICLEER 'GLEN FORM'	CHANTICLEER PEAR	—	—	50mm	3000mm	1200mm	S.B.	EQUAL FORM	----
ORNAMENTAL TREE											
E	6	AMELANCHIER CANADENSIS (CLUMP)	DONNY SERVICEBERRY	✓	✓	3 X 50mm	2500mm	1200mm	S.B.	MULTI-STEM	----
CONIFEROUS TREES											
F	1	PINUS STROBUS	EASTERN WHITE PINE	✓	✓	—	2500mm	—	S.B.	SPECIMEN	----
J	6	PICEA GLAUCA	WHITE SPRUCE	✓	✓	—	2500mm	—	S.B.	SPECIMEN	----
M	4	PINUS STROBUS	EASTERN WHITE PINE	✓	✓	—	2500mm	—	S.B.	SPECIMEN	----
BROADLEAF EVERGREENS											
aa	180	ELONIA FORTUNEI 'EMERALD N' GOLD'	EMERALD N' GOLD ELONYMUS	—	—	—	—	500mm	POTTED	MIN. 2 YRS. GTH.	600mm
DECIDUOUS SHRUBS											
bb	55	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	✓	—	—	600mm	—	POTTED	MIN. 10 STEMS	750mm
cc	45	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	✓	—	—	600mm	—	POTTED	MIN. 10 STEMS	650mm
ee	50	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	DARTS GOLD NINEBARK	✓	—	—	600mm	—	POTTED	MIN. 10 STEMS	650mm
ff	20	CORNUS SERICEA	RED OSIER DOGWOOD	✓	—	—	500mm	—	POTTED	MIN. 10 STEMS	1000mm
gg	30	DIERVILLA LONGICERA	BUSH HONEYSUCKLE	✓	—	—	400mm	—	POTTED	MIN. 10 STEMS	1000mm
hh	45	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	✓	—	—	—	—	1 gal. POT	MIN. 10 STEMS	1000mm
qq	35	CORNUS RACEMOSA	GRAY DOGWOOD	✓	—	—	500mm	—	3 gal. POT	MIN. 10 STEMS	800mm
rr	30	CORNUS SERICEA	RED OSIER DOGWOOD	✓	—	—	500mm	—	3 gal. POT	MIN. 10 STEMS	800mm
mm	4	ELAEAGNUS COMMUNATA	SILVERBERRY	✓	—	—	600mm	—	2 gal. POT	MIN. 10 STEMS	800mm
nn	45	SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY	✓	—	—	500mm	—	3 gal. POT	MIN. 10 STEMS	800mm
pp	50	SYMPHORICARPOS ALBUS	SNOWBERRY	✓	—	—	500mm	—	3 gal. POT	MIN. 10 STEMS	800mm
PERENNIALS, GROUND COVERS AND GRASSES											
aaa	24	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	✓	—	—	—	—	1 gal. POT	—	500mm
bbb	30	CAREX ELATA 'AUREA'	BOXLES GOLDEN SAGE	✓	—	—	—	—	1 gal. POT	—	500mm
ccc	155	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	—	—	—	—	—	1 gal. POT	—	400mm
ddd	208	CALLAMAGROSTIS ACUTIFLORA (KARL FOERSTER)	KARL FOERSTER FEATHER REED GRASS	—	—	—	—	—	1 gal. POT	—	500mm
eee	51	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	—	—	—	—	—	1 gal. POT	—	500mm

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.
TE: (416) 771-2985, Fax: (416) 771-2918, Email: info@abudrevics.com
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, SELECT PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.
THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES. TREES SHALL BE TRIMMED TO GIVE THE BEST APPEARANCE; THEY SHALL ALSO BE Oiled AND STAKED IMMEDIATELY AFTER PLANTING AND AS DETAILED ON THE DRAWINGS.
BED PREPARATION
THE CONTRACTOR SHALL BACKFILL FREE PITS AND PLANTING BEDS TO SPECIFIED DEPTHS WITH EITHER IMPROVED TOPSOIL (V.L.Z. "TRIPLE-K" OR A MIXTURE COMPOSED OF:
1 PART FINELY PULVERIZED CANADIAN PEAT MOSS
1 PART WET AGGREGATED FERTILIZER WITH "NORFON" 20-10-5 TABLETS OR APPROVED EQUAL ADDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
THE CONTRACTOR SHALL CONSTRUCT FREE PITS AND SHRUB BEDS WITH SOIL SAVERS, 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 SUBGRADE. TOPSOIL SHALL BE IMPORTED WHERE REQUIRED. 10-14 FERTILIZER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT A RATE OF 125 kg/ha/ha FOR THE SPECIFIED AREAS. THE NATURE AND RATE OF APPLICATION SHALL BE ADJUSTED FOR SEEDER AREAS.
MINOR GRADE DEFICIENCIES AND IRREGULARITIES SHALL BE ELIMINATED PRIOR TO SODDING.

SODDING
THE CONTRACTOR SHALL SOO ALL AREAS SO INDICATED ON THE DRAWINGS. SOD SHALL BE FRESHLY CUT (NO) GRADE NURSERY-GROWN TURF 50-75mm THICK.
SOD FOR SUNNY, EXPOSED AREAS SHALL BE 50% KENTUCKY BLUEGRASS AND 50% HERON BLUEGRASS. SOD FOR SHADED AREAS SHALL BE 50% NUGGET KENTUCKY BLUEGRASS AND 50% GREENING RED FESCUE.
SOD SHALL BE PLACED ON PREPARED TOPSOIL, WITH JOINTS STAGGERED AND SECTIONS ADJUSTED 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 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 PAVERS 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 ALTERNATIVE MATERIALS SPECIFIED ON THE DRAWINGS.
ALL BRICKWORK, STONEWORK, AND CONCRETE UNIT PAVING SHALL CONFORM TO LOCAL BUILDING CODES AND OTHER MUNICIPAL REQUIREMENTS.
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.

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 REPAIRING 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 NECESSARY APPLICATIONS TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, ISSUE THEIR PERFORMANCE ACCEPTANCE CERTIFICATE, AND REDUCE THE AMOUNT OF SECURITY.

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.
UNUSUALLY 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 IDENTIFIED BY 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 NECESSARY APPLICATIONS TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, GIVE FINAL APPROVAL, AND RELEASE ALL OUTSTANDING LANDSCAPE SECURITIES.

project York Region File Number: SP.17.E.0012
MOUNT ALBERT ROAD
COMMERCIAL RETAIL UNITS
2 DON ROSE BOULEVARD
TOWN OF EAST GWILLIMBURY, ON
BALDASSARRA ARCHITECTS INC.

LANDSCAPE PLAN

date	NOVEMBER 03, 2015	drawn	JD
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direction		project no.	3017
		sheet no.	L-1

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET