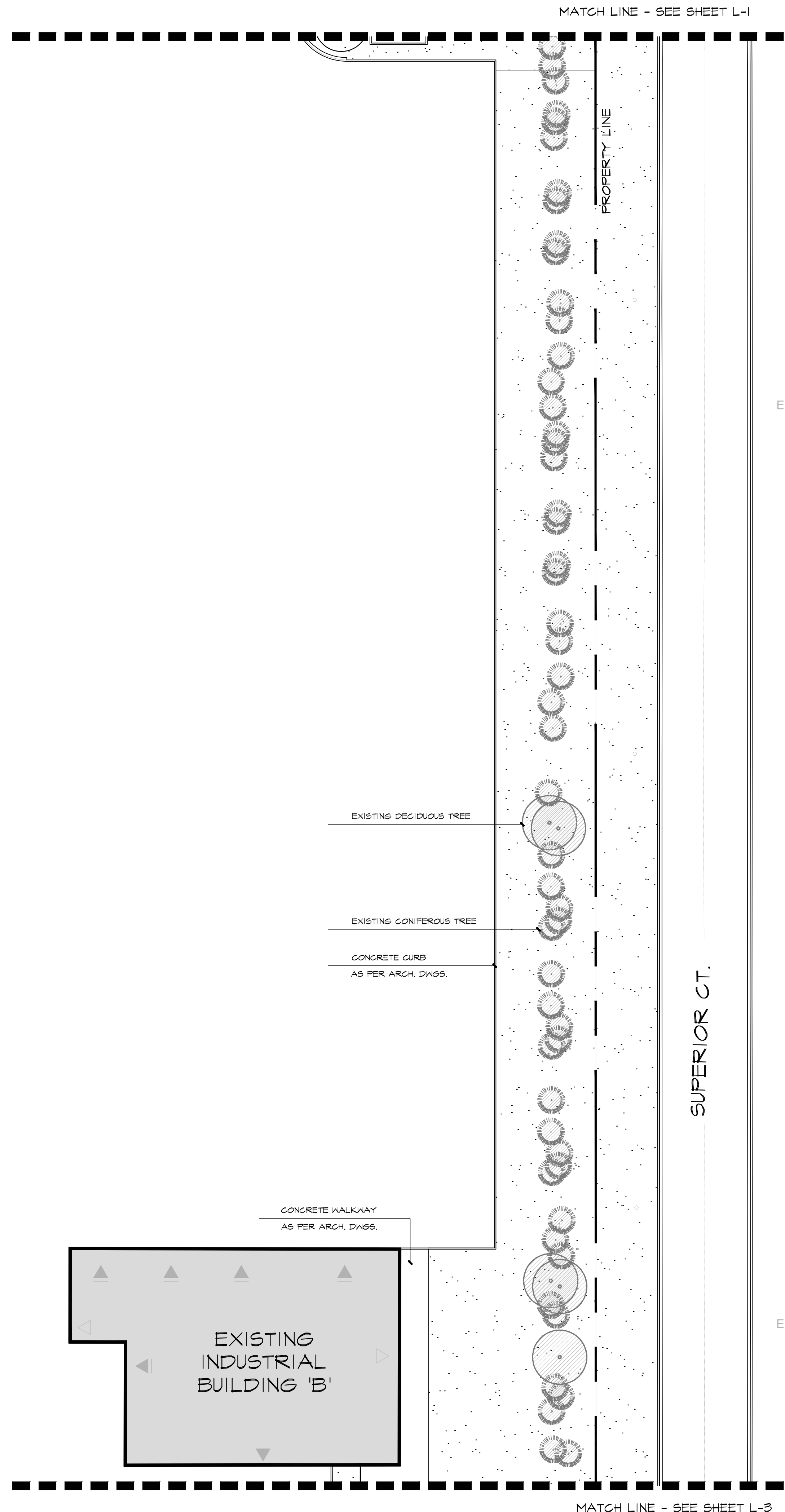
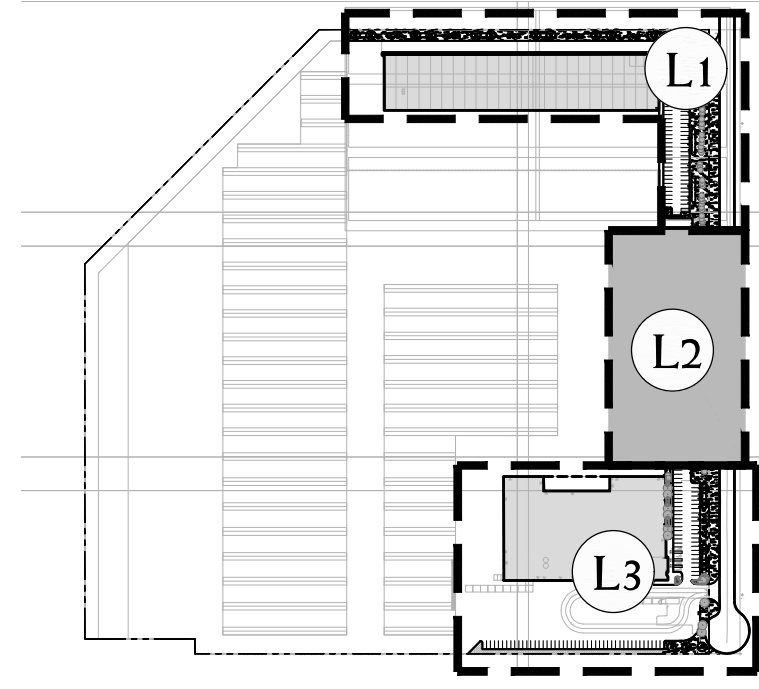


REFERENCE PLAN



LEGEND

- EXISTING TREE TO REMAIN (DECIDUOUS / CONIFEROUS)
- DECIDUOUS TREES
- ORNAMENTAL TREES
- CONIFEROUS TREES
- SHRUBS
- SODDED AREA
- BICYCLE RACK
- BEACHSTONES
- SNOW STORAGE

BASE INFORMATION OBTAINED ELECTRONICALLY FROM BALDASSARRA ARCHITECTS INC. (JOB NO. P-21105; TEL.905-660-0722)

no.	date	version	SO/ED by
1.	AUG 16 2024	ISSUED FOR SPA	SO/ED

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MEMBER

ALEXANDER BUDREVICS & ASSOCIATES LIMITED
LANDSCAPE ARCHITECTS

895 Don Mills Road, Second Tower, Suite 212
Toronto, Ontario, Canada, M3C 1W3

416.444.5201

www.budrevics.com

project

CONCAST OAKVILLE
3300 SUPERIOR COURT
OAKVILLE, ONTARIO

BALDASSARRA ARCHITECTS INC.

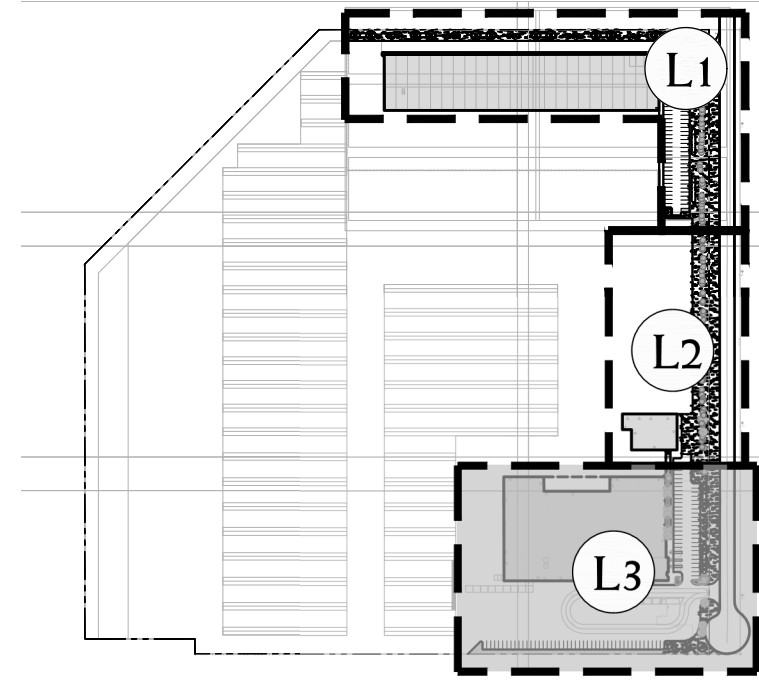
drawing

LANDSCAPE PLAN

date	JULY 23, 2024	drawn	IR
scale*	1:350	file	3737 L-2 V1-240816
direction		project no.	3737
		sheet no.	L-2

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

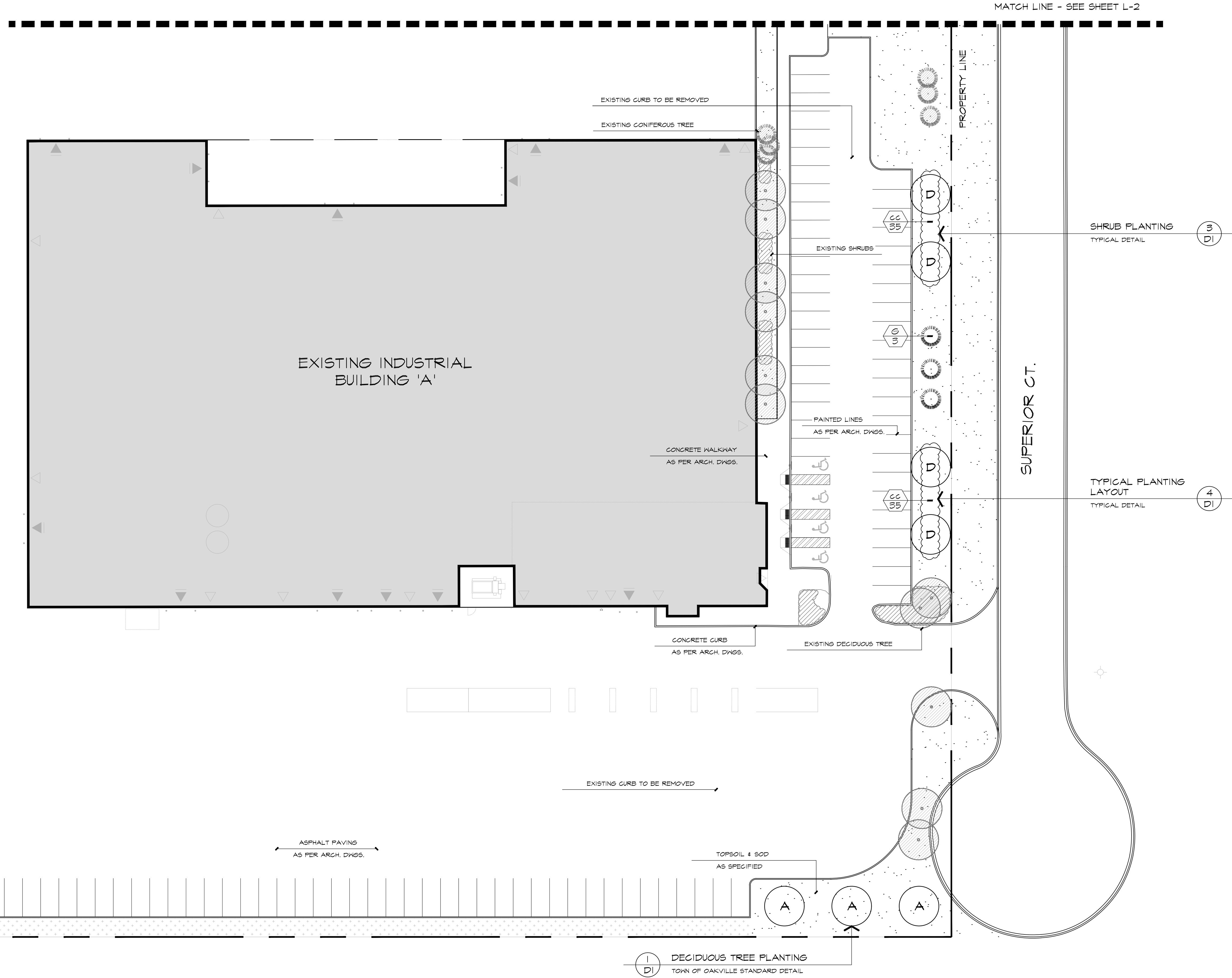
REFERENCE PLAN



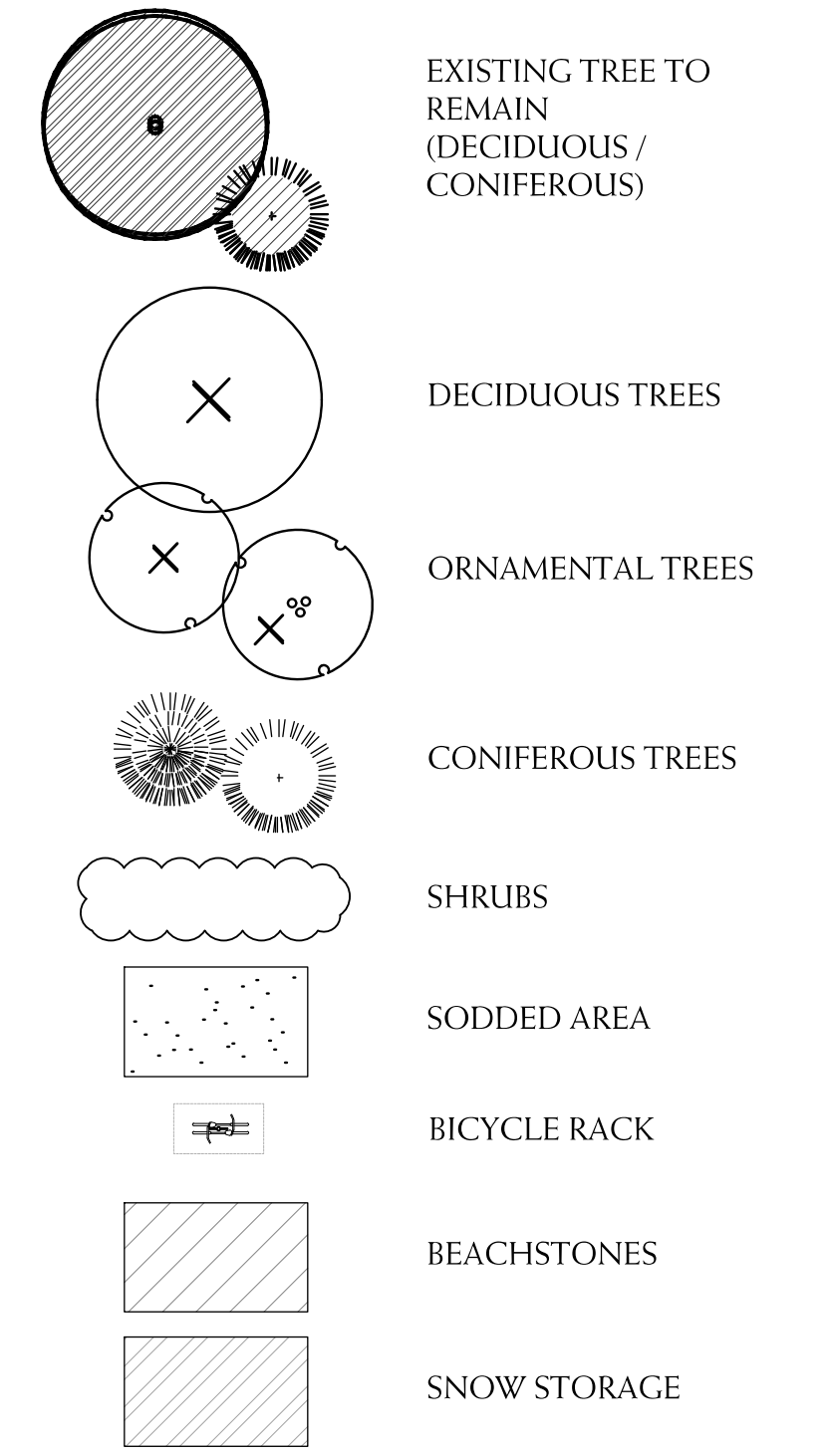
REFERENCE PLANT LIST

KEY	COMMON NAME
DECIDUOUS TREES	
A	AUTUMN BLAZE MAPLE
B	SUGAR MAPLE
C	COMMON HACKBERRY
D	TULIP TREE
E	BASSWOOD
CONIFEROUS TREES	
F	WHITE SPRUCE
G	EASTERN WHITE PINE
DECIDUOUS SHRUBS	
aa	RED OSIER DOGWOOD
bb	KELSEY DOGWOOD
cc	FRAGRANT SUMAC
dd	MEADOW ROSE

*REFER TO SHEET D-2 FOR MASTER PLANT LIST



LEGEND



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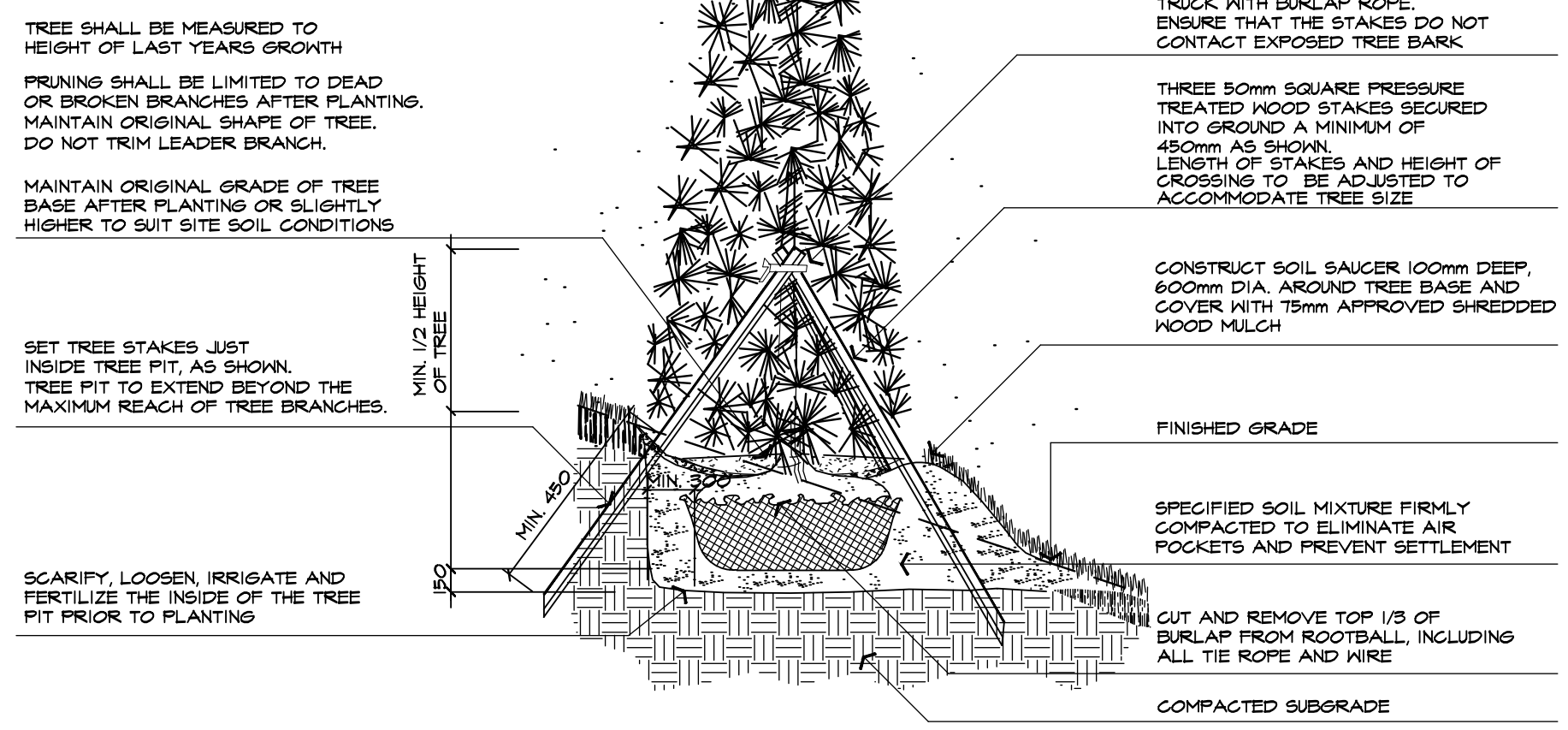
ALEXANDER BUDREVICS
 ASSOCIATES LIMITED
 LANDSCAPE ARCHITECTS
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project
CONCAST OAKVILLE
 3300 SUPERIOR COURT
 OAKVILLE, ONTARIO
 BALDASSARRA ARCHITECTS INC.
 drawing
LANDSCAPE PLAN

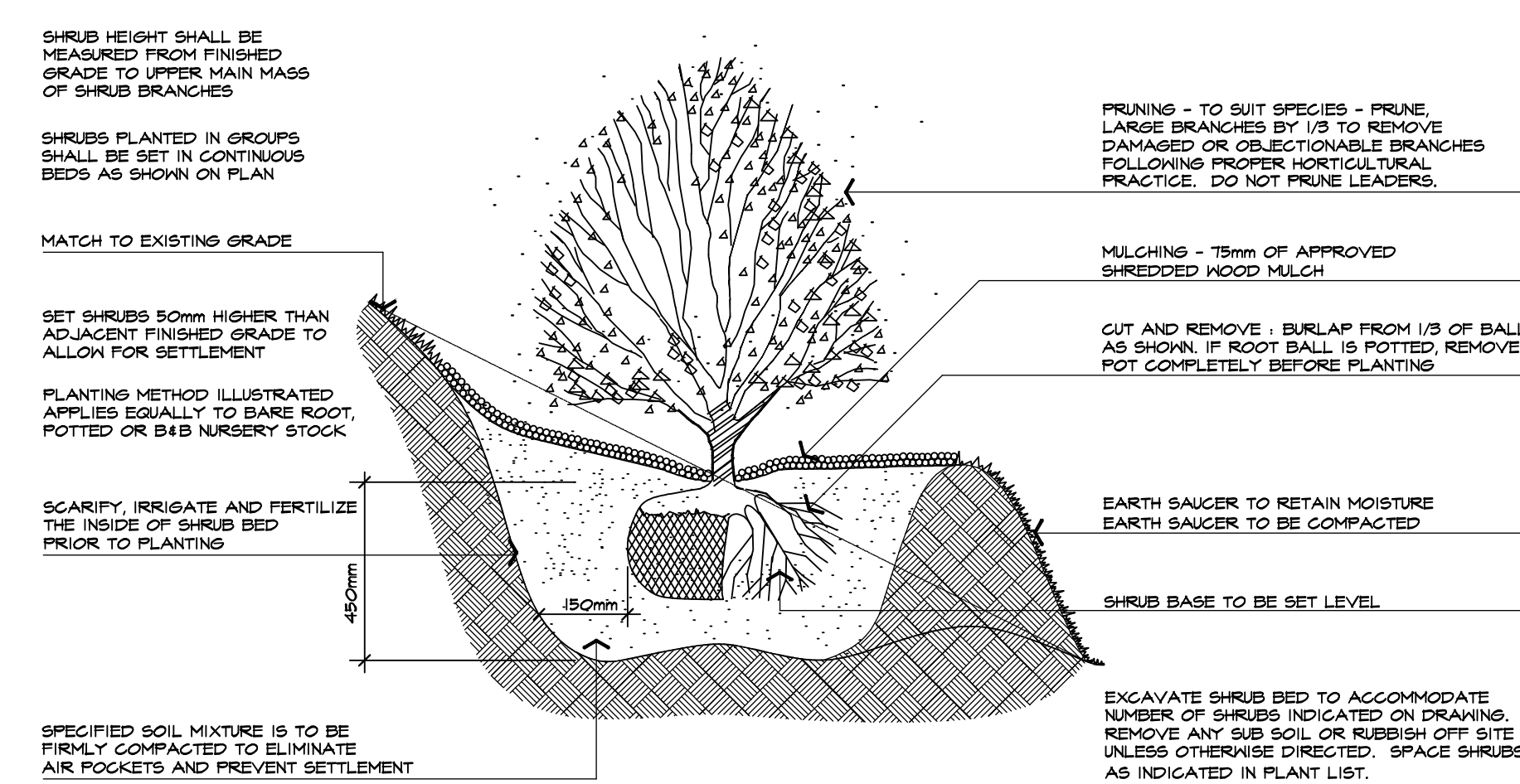
date	JULY 23, 2024	drawn	IR
scale*	1:300	file	3737 L-3 V1-240816
direction		project no.	3737
		sheet no.	L-3

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

NOTE:
ALL STAKES, TREE WRAP, HOSES, AND WIRES TO BE REMOVED BY CONTRACTOR PRIOR TO FINAL ACCEPTANCE.



6 CONIFEROUS TREE PLANTING ON SLOPE DETAIL NTS
ABAL P304-000119



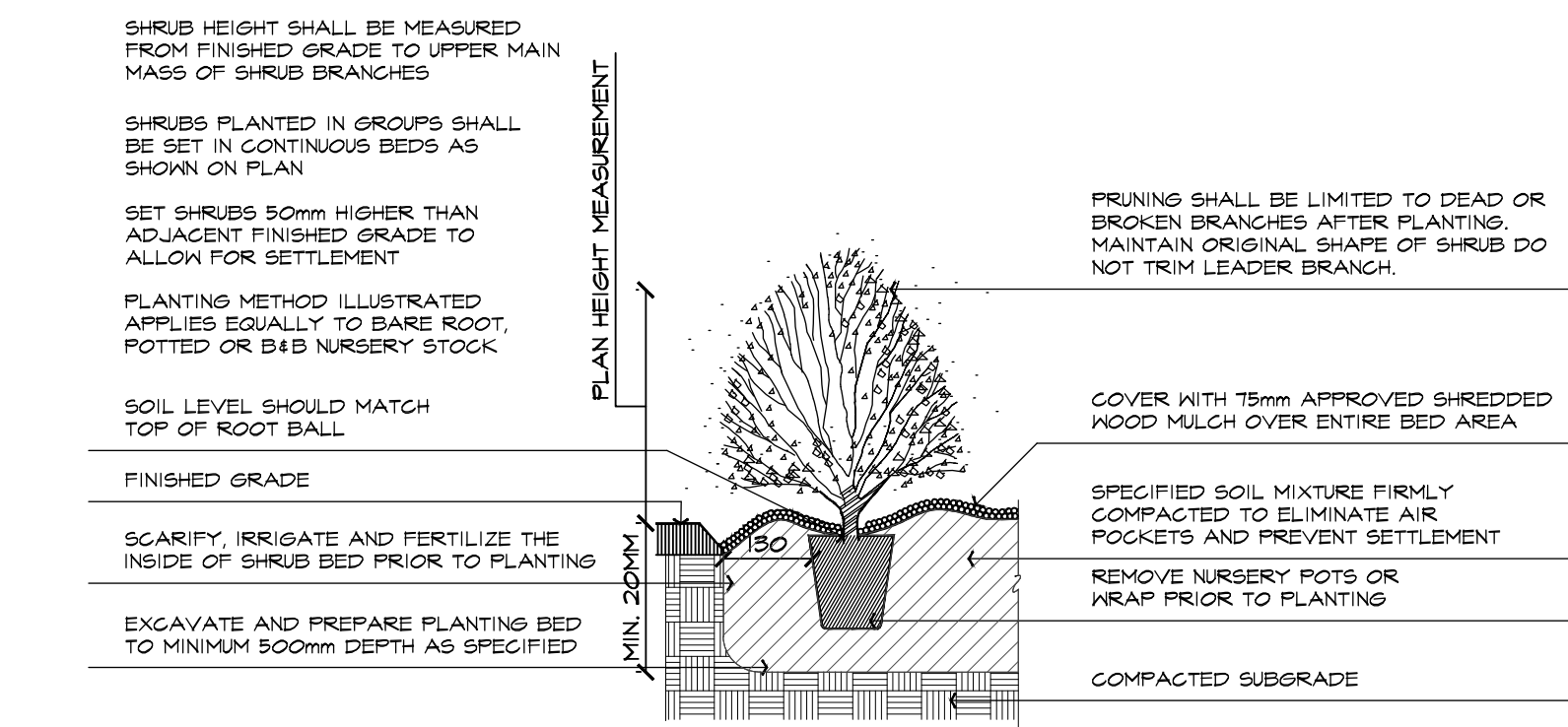
7 SHRUB PLANTING ON SLOPE DETAIL NTS
ABAL P302-040308

*** HYDROSEED MIX:**
SEED MIXTURE AS SUPPLIED BY ONTARIO SEED COMPANY (1-800-465-5849) OR APPROVED EQUAL. APPLIED AT THE RATE SHOWN BELOW FOR THE MIX TYPE AND IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS.

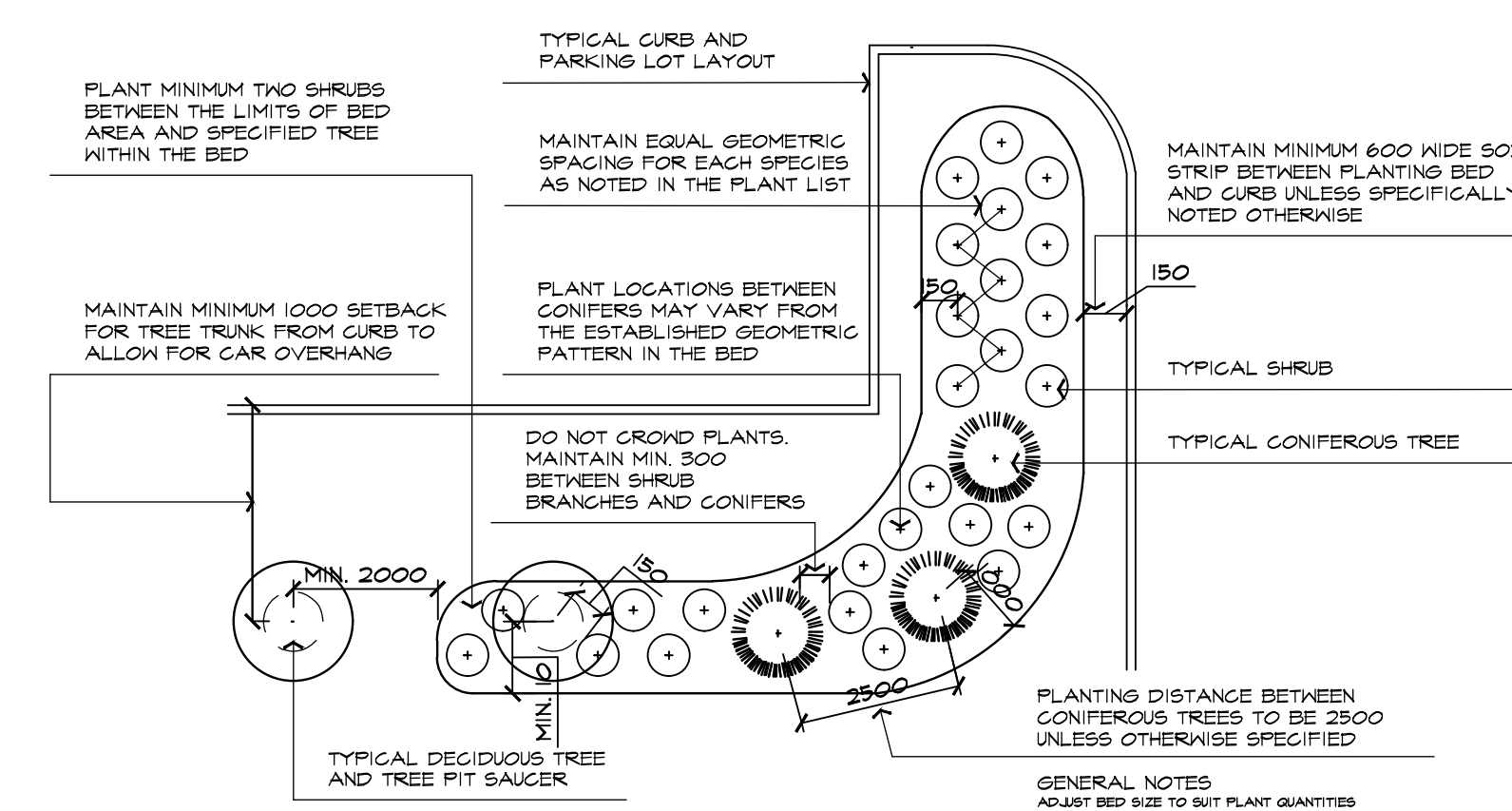
TYPE 1 - OSC - MTC MIX WITH NURSE CROP	
CREeping RED FESCUE (<i>Festuca rubra</i>)	55%
KENTUCKY BLUEGRASS (<i>Poa pratensis</i>)	27%
PERENNIAL RYEGRASS (<i>Lolium perenne</i>)	15%
WHITE CLOVER (<i>Trifolium repens</i>)	3%

SEED RATE: 180kg/ha

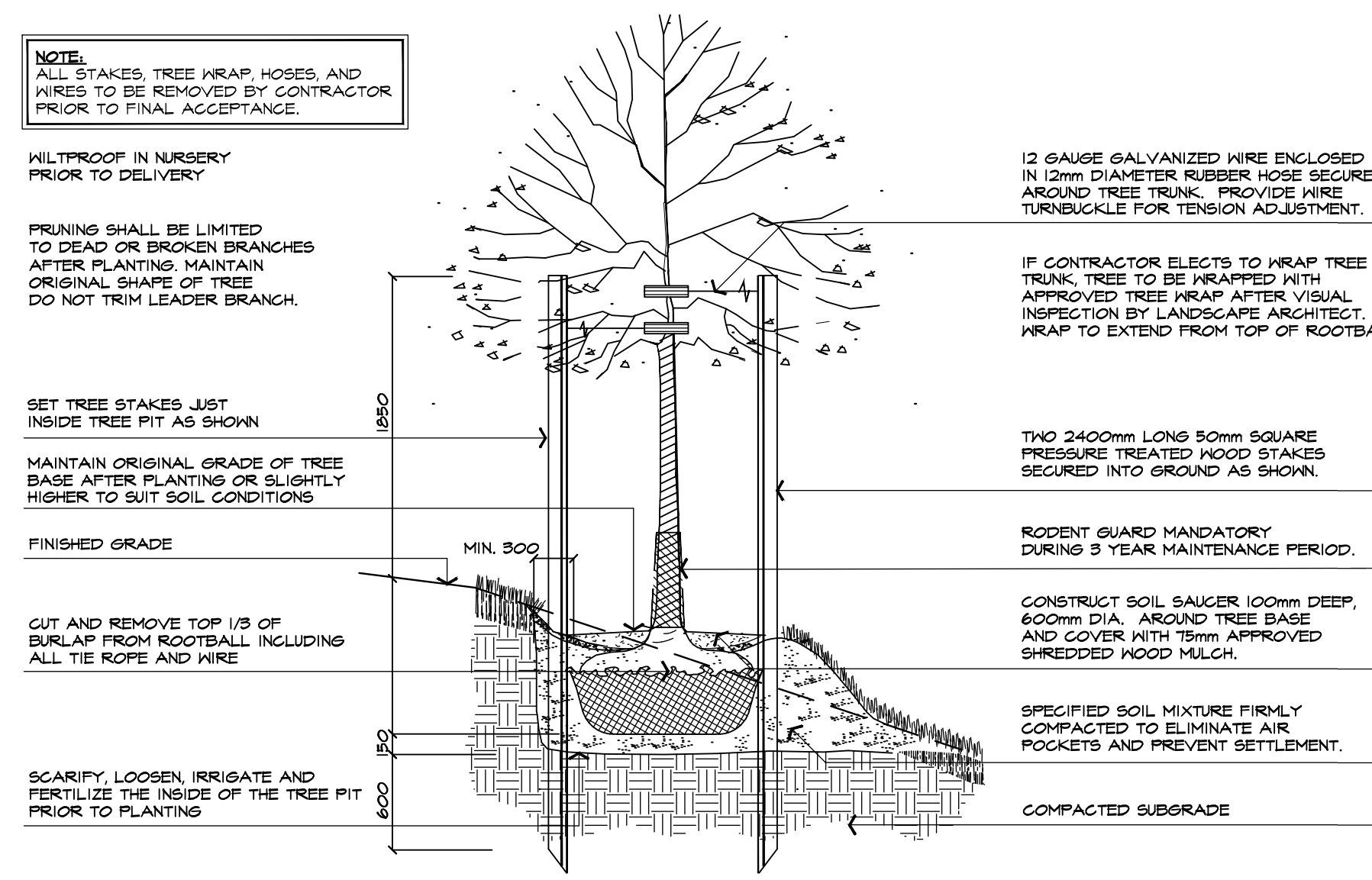
NURSE CROP
ANNUAL RYE GRASS
SEED RATE: 22kg/h



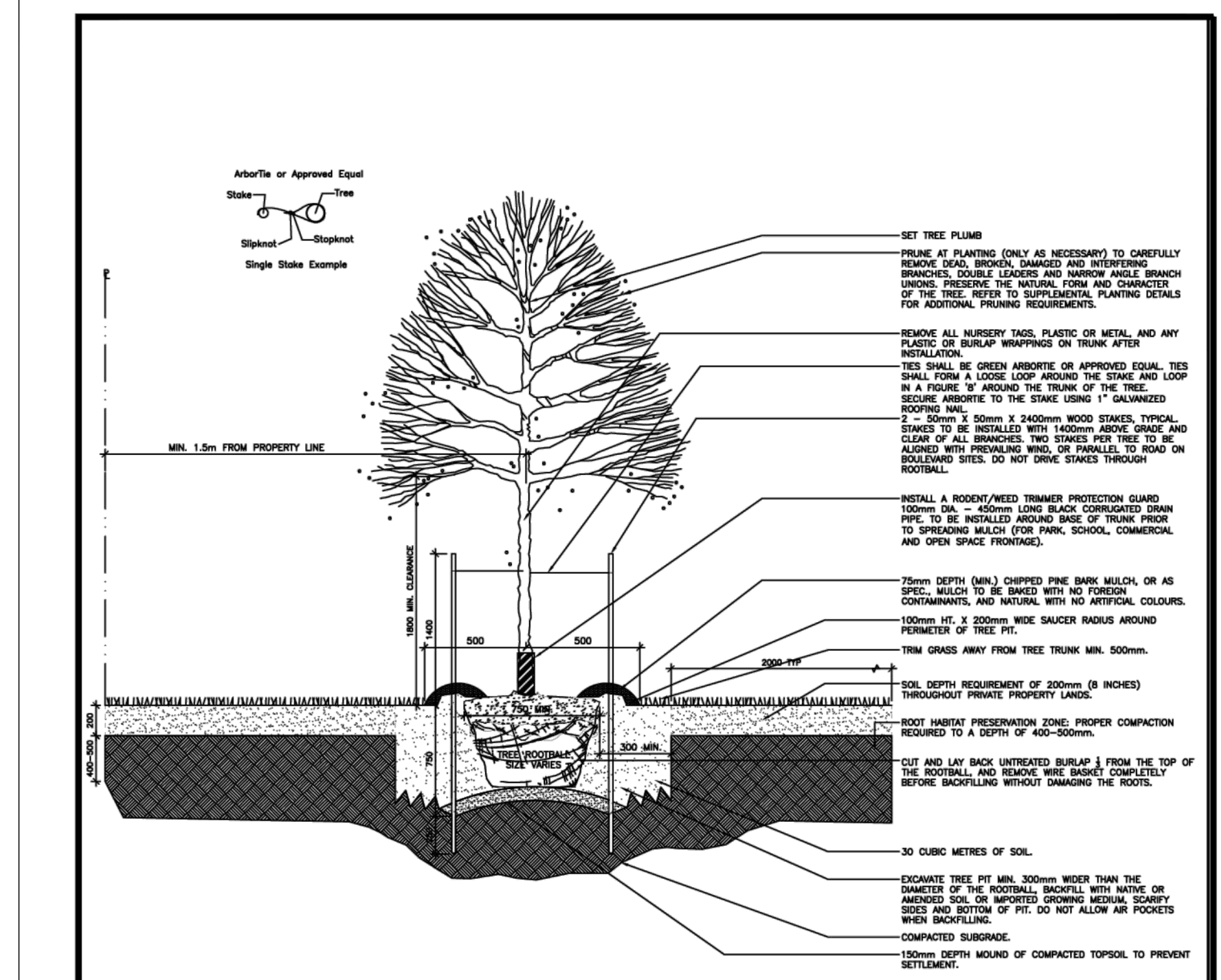
3 SHRUB PLANTING DETAIL SCALE 1:25
ABAL P301-240124



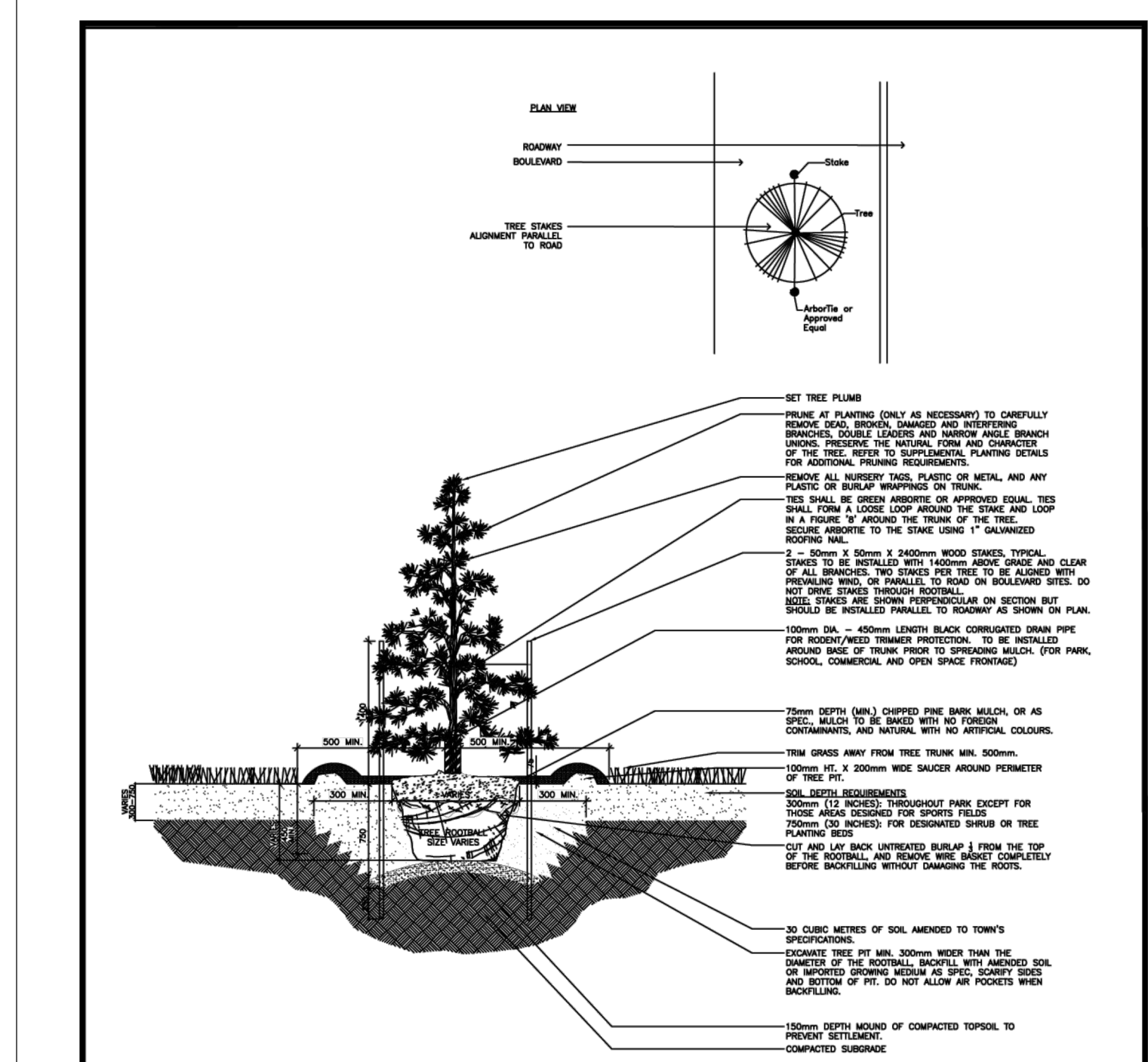
4 TYPICAL PLANTING LAYOUT SCALE 1:100
ABAL P401-240124



5 DECIDUOUS TREE PLANTING ON SLOPE DETAIL NTS
ABAL P308-051027



1 DECIDUOUS TREE PLANTING DETAIL TOWN OF OAKVILLE STANDARD DETAIL N.T.S.
ABAL P301-240124



2 CONIFEROUS TREE PLANTING DETAIL TOWN OF OAKVILLE STANDARD DETAIL N.T.S.
ABAL P303-051027

2 CONIFEROUS TREE PLANTING DETAIL TOWN OF OAKVILLE STANDARD DETAIL N.T.S.

BASE INFORMATION OBTAINED ELECTRONICALLY FROM BALDASSARRA ARCHITECTS INC. (JOB NO. P-21105; TEL:905-660-0722)

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project
CONCAST OAKVILLE
3300 SUPERIOR COURT
OAKVILLE, ONTARIO
BALDASSARRA ARCHITECTS INC.

drawing

LANDSCAPE DETAILS

date	JULY 23, 2024	drawn	IR
scale*	AS SHOWN	file	3737 D-1 V1-240816
direction		project no.	3737
		sheet no.	D-1

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"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:

- FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS OF THIS PROJECT.
- 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.

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 LANDSCAPE STANDARDS and CANADIAN NATIONAL MASTER CONSTRUCTION SPECIFICATIONS, A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA, 114, 416) 777-0198, Fax: (416) 772-0170, Email: info@cspecs.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 GUYED 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 PREMIUM TOPSOIL, (I.E., "TRIPLE-LAYER") OR A MIXTURE, COMPRISED OF:

- 6 PARTS SANDY LOAM
- 1 PART FINELY FULVERIZED CANADIAN PEAT MOSS
- 1 PART WELL-ROTTED FARM MANURE WITH "AGROFORM" 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. 10-6-4 FERTILIZER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT A RATE OF 7.2g/100sq FOR SOODED AREAS; THE MIXTURE AND RATE OF APPLICATION SHALL BE ADJUSTED FOR SEED 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% MERICUS BLUEGRASS. SOD FOR SHADED AREAS SHALL BE 50% NUGGET 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 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 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.

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 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 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, OBTAIN FINAL APPROVAL, AND RELEASE ALL OUTSTANDING LANDSCAPE SECURITIES.

MASTER PLANT LIST

PROJECT NAME:
CONCAST OAKVILLE (ABAL 373T)

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 X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	60mm	3500mm	1500mm	W.B.	EQUAL FORM	----
B	5	ACER SACCHARUM	SUGAR MAPLE	60mm	3500mm	1500mm	W.B.	EQUAL FORM	----
C	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	60mm	3500mm	1200mm	W.B.	EQUAL FORM	----
D	4	LIRIODENDRON TULIPIFERA	TULIP TREE	60mm	3500mm	1500mm	W.B.	EQUAL FORM	----
E	4	TILIA AMERICANA	BASSWOOD	60mm	3000mm	1500mm	W.B.	EQUAL FORM	----
CONIFEROUS TREES									
F	6	PICEA GLAUC	WHITE SPRUCE	----	2000mm	1000mm	W.B.	SPECIMEN	----
G	12	PINUS STROBUS	EASTERN WHITE PINE	----	2000mm	1000mm	W.B.	SPECIMEN	----
DECIDUOUS SHRUBS									
aa	105	CORNUS SERICEA	RED OSIER DOGWOOD	----	800mm	----	POTTED	MIN. 10 STEMS	750mm
bb	70	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	----	800mm	----	POTTED	MIN. 10 STEMS	750mm
cc	140	RHUS AROMATICA	FRAGRANT SUMAC	----	600mm	----	POTTED	MIN. 10 STEMS	800mm
dd	60	ROSA BLANDA	MEADOW ROSE	----	400mm	----	BARE ROOT	----	1000mm

Bola® Bike Rack
Installation Guide

Date: September 8, 2016
www.landscapiforms.com
Ph: 800.521.2546

HANDLE WITH CARE! Bola's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

INSTALLATION:

- Core drill 3" diameter (minimum) holes 6" deep.
- Prepare the holes for outdoor anchoring cement, such as Kwikset™ or Super'Pro™. Follow the manufacturer's instructions for blowing out dust with water, scrubbing, and removing excess water.
- Place the bike rack back into position and fill the holes with anchoring cement.
- Wipe away any excess before it cures.

Tools Required

- Unit ships assembled

Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)

Side Elevation, showing core drill sizes

Page 1 of 1

BIKE RACK

MANUFACTURER: LANDSCAPE FORMS (TRACY COOK - 800.430.6206 X 1345)
PRODUCT: BOLA BIKE RACK
FINISH: GUNMETAL FINE TEXTURED (MATT)
AS APPROVED BY CLIENT PRIOR TO ORDERING
QUANTITY: THREE (3) TOTAL ON SITE

*OR OF APPROVED SUBSTITUTE

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BALDASSARRA ARCHITECTS INC. (JOB NO. P-21105; TEL.905-660-0722)

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project

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BALDASSARRA ARCHITECTS INC.

drawing

LANDSCAPE DETAILS & SPECIFICATIONS

date	JULY 23, 2024	drawn	IR
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direction		project no.	3737
		sheet no.	D-2

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