

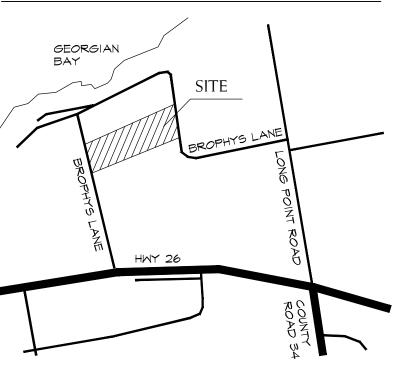
EXISTING DECIDUOUS TREE TO REMAIN



EXISTING TREE TO REMOVE

FOR SPECIES AND HOARDING INFORMATION REFER TO ARBORIST REPORT AND TREE PRESERVATION PLAN ISSUED BY CANOPY CONSULTING.





Town of Blue Mountains
Planning and Development Services
Accepted For Construction

AFC Drawings are only valid as part and upon execution of a

Development Agreement

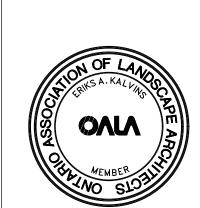
4-Feb-2029 date

BASE INFORMATION OBTAINED ELECTRONICALLY FROM APLIN & MARTIN CONSULTANTS LTD. (TEL. 416-644-1900)

V2a.	JAN 12 2023	RE-ISSUED PER TOWN COMMENTS	KM/ EK
V2.	JUN 20 2022	RE-ISSUED UPDATED LOT FABRIC	AV
V1.	APR 26 2021	ISSUED FOR FIRST SUBMISSION	КМ
no.	date	version	by

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& A S S O C I A T E S L I M I T E D L A N D S C A P E A R C H I T E C T S

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

9 416.444.5201

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project

BROPHYS LANE

139 BROPHYS LANE TOWN OF BLUE MOUNTAINS, ONTARIO

L&W PROPERTIES LTD.

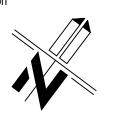
drawing

OVERALL LANDSCAPE PLAN

 date
 APRIL 23, 2021
 drawn
 KM

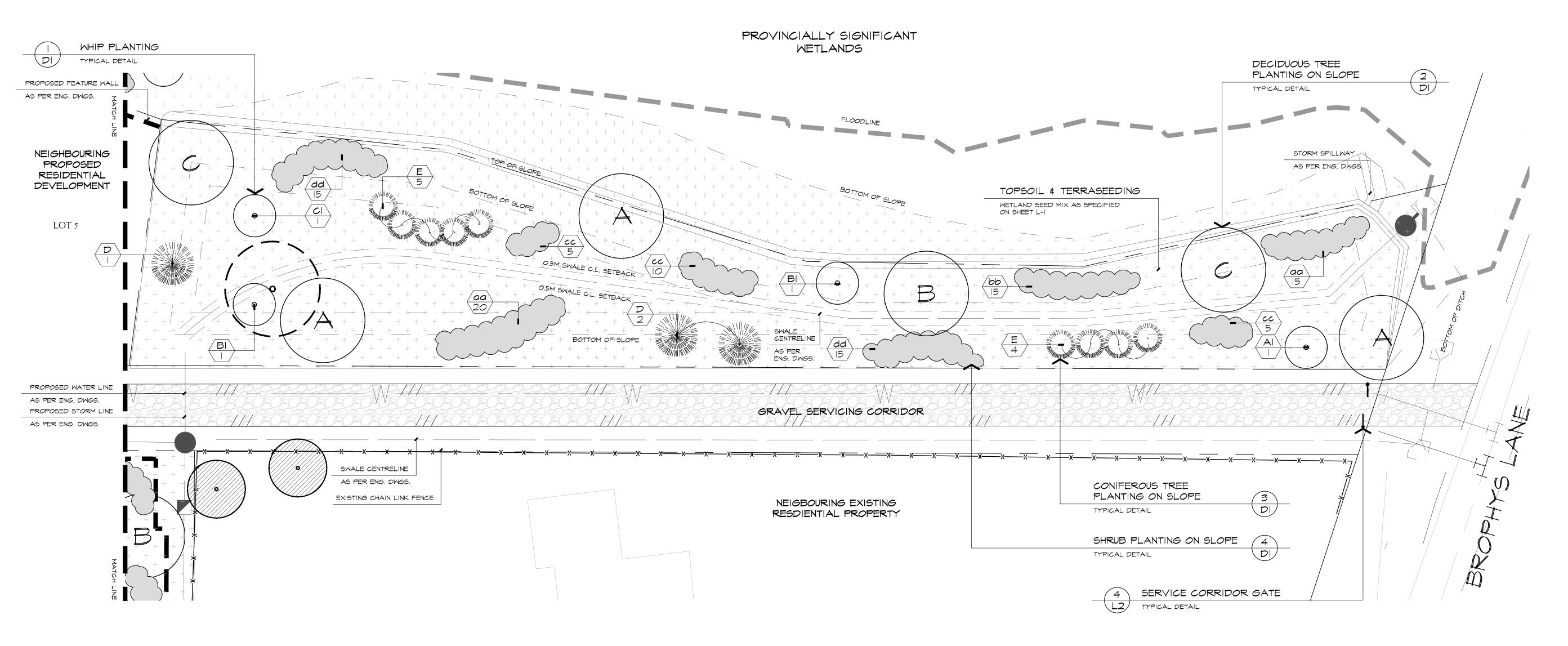
 scale*
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 file
 3389 MP V2a-230123

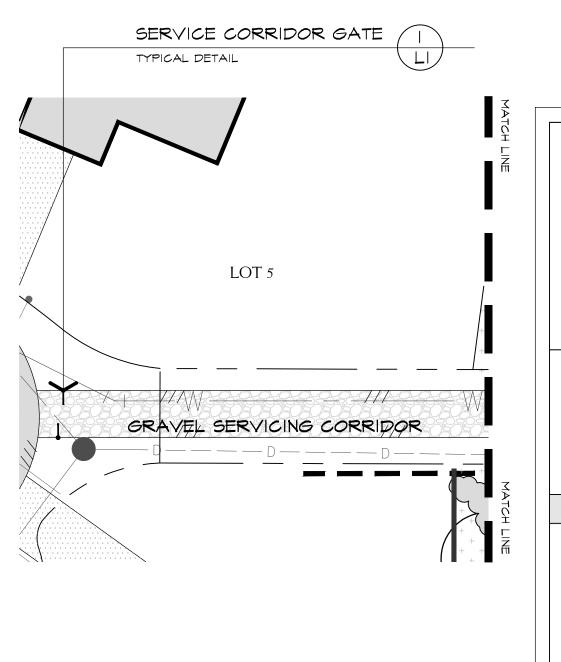
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 project no.

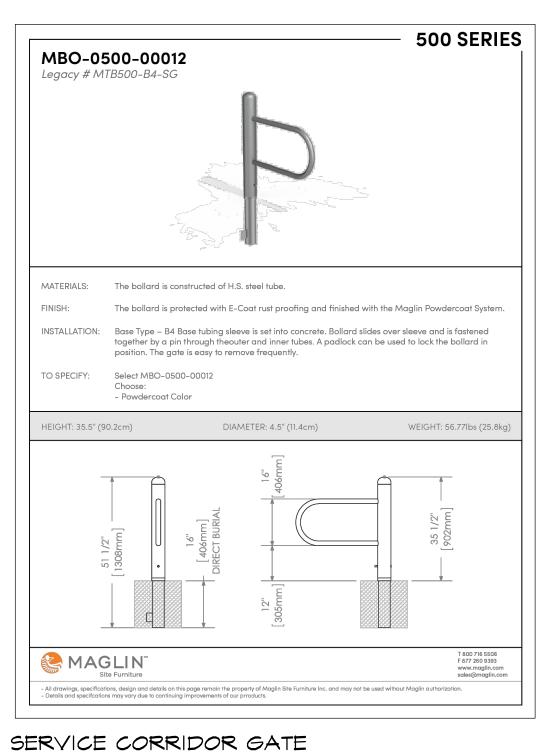


sheet no.

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







MAGLIN SITE FURNITURE DETAIL

TERRASEEDING

SEED WITH THE FOLLOWING SEED MIXTURES AS SUPPLIED BY ST. WILLIAM'S NURSERY (519-586-9116) OR SASSAFRAS FARMS (905-658-8907)

WETLAND (RESTORATION):

Spreading Bentgrass (Agrostis stolonifera)	15%
Canada Anemone (Anemone canadensis)	1%
Swamp Milkweed (Asclepias incarnata)	1%
Heath Aster (Aster ericoides ssp ericoides)	1%
Purple Stemmed Aster (Aster puniceus)	1%
Flat-topped Aster (Aster umbellatus var. uml	bellatus) 1%
Dark Green (Bulrush Scirpus atrovirens)	5%
Canada Bluejoint (Calamagrostis canadensis	s) 1%
Bebb's Sedge (Carex bebbii)	1%
Stalk-grain Sedge (Carex stipata)	1%
Fox Sedge Carex vulpinoidea	10%
Virginia Wild Rye (Elymus virginicus)	20%
Spotted Joe Pye Weed (Eupatorium maculai	<i>tum)</i> 1%
Boneset (Eupatorium perfoliatum)	1%
Grass Leaved Goldenrod (Euthamia gramini	<i>folia)</i> 1%
Fowl Mannagrass (Glyceria striata)	1%
Dudley's Rush (Juncus dudleyi)	5%
Panic or Witch Grass (Panicum capillare)	10%
Fowl Bluegrass (Poa palustris)	20%
Canada Goldenrod (Solidago canadensis)	1%
Blue Vervain (Verbena hastata)	2%

Common Oats (Avena sativa) Buckwheat (Fagopyrum esculentum)

NTS

MIX THE WETLAND (RETORATION) SEED MIX WITH THE NURSE CROP AT 1:1 RATIO AND SOW AT RATE OF 44kg/ha

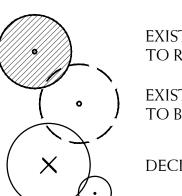
MASTER PLANT LIST

In the event of a discrepancy between the planting plan and the plant list quantities, the planting plan shall govern. PROJECT NAME: BROPHYS LANE (ABAL #3389)

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACIN
	DECIDUOUS	TREES							
Α	5	ACER RUBRUM	RED MAPLE	40mm	3500mm	1500mm	S.B.	EQUAL FORM	
A1	2	ACER RUBRUM	RED MAPLE		1750mm		15 G. POT		
В	6	ACER SACCHARINUM	SILVER MAPLE	40mm	3500mm	15 <i>00</i> mm	S.B.	EQUAL FORM	
В1	4	ACER SACCHARINUM	SILVER MAPLE		1750mm		15 G. POT		
С	2	POPULUS BALSAMIFERA	BALSAM POPLAR	40mm	3500mm	1500mm	5.B.	EQUAL FORM	
C1	1	POPULUS BALSAMIFERA	BALSAM POPLAR		1750mm		15 G. POT		
F	2	POPULUS TREMULOIDES	TREMBLING ASPEN	40mm	3500mm	15 <i>00</i> mm	S.B.		
F1	1	POPULUS TREMULOIDES	TREMBLING ASPEN		1750mm		15 G. POT		
G1	3	SALIX AMYGDALOIDES	PEACH-LEAVED WILLOW		175 <i>0</i> mm		1 <i>G.</i> POT		
	CONIFEROU	IS TREES							
D	3	PICEA GLAUCA	WHITE SPRUCE		1800mm	1000mm	5.B.	SPECIMEN	
Е	16	THUJA OCCIDENTALIS	WHITE CEDAR		1750mm		F. POT	SPECIMEN	
	DECIDUOUS	SHRUBS							
aa	65	CORNUS SERICEA	RED OSIER DOGWOOD		600mm		3 gal. P01	MIN. 10 STEMS	1000
bb	15	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK		600mm		3 gal. POT	MIN. 10 STEMS	1000
СС	20	SALIX CANDIDA	SAGE-LEAVED WILLOW		600mm		3 gal. P01	MIN. 10 STEMS	1000
dd	30	SAMBUCUS CANADENSIS	COMMON ELDERBERRY		600mm		3 gal. P01	MIN. 10 STEMS	1000
ee	15	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH		600mm		3 gal. P0T	MIN. 10 STEMS	1000
ff	20	DASIPHORA FRUTICOSAD	SHRUBBY CINQUEFOIL		600mm		3 gal. P01	MIN. 10 STEMS	1000
gg	10	SALIX BEBBIANA	BEBB'S WILLOW		600mm		3 gal. POT	MIN. 10 STEMS	1000
hh	30	VIBURNUM LENTAGO	NANNYBERRY		600mm		3 gal. P01	MIN. 10 STEMS	1000
jj	20	VIBURNUM TRILOBUM	HIGHBUSH CRANBERRY		600mm		3 qal. P01	MIN. 10 STEMS	1000

	20100	DDT CINQUETOIL		eccinin	 o gail i o i	MIN. IO SILM	
	BEBE	3'S WILLOW		600mm	 3 gal. POT	MIN. 10 STEMS	5 1 <i>000</i> mm
	NANN	YBERRY		600mm	 3 gal. POT	MIN. 10 STEMS	5 1000mm
	HIGHE	BUSH CRANBERRY		600mm	 3 gal. P0T	MIN. IO STEM	5 1000mm
SWM PON	D PLANTING C	CALCULATIONS:					
	REA (road, rip rap, areas belo	·	990 m2 90 m2				
TOTAL PLANTABLE TOTAL PLANTABLE AREA	AREA FOR TREES & SHRU	IBS: COVERAGE	900 m2	TREES / SHRUE PROVIDED	LCULATION	AREA OF COVERAGE (m2)	
900 m2	50% > COVERAGE		TREES (5m O.C.): SHRUBS (1m O.C.):	22 100	2 X (25/m2) 00 X (1/m2)	550 100	(DDO) (IDED
						650 m2	(PROVIDED COVERAGE)
1							

LEGEND



EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

DECIDUOUS TREES

CONIFEROUS TREES

SHRUB PLANTING

SWALE CENTRELINE

SWALE CENTRELINE SETBACK FLOOD LINE

LIMIT OF SWM POND BLOCK

SEED MIX

Town of Blue Mountains Planning and Development Services **Accepted For Construction**

AFC Drawings are only valid as part and upon execution of a

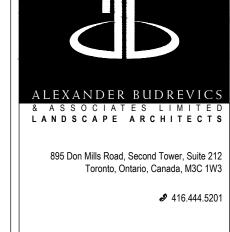
A-Feb-2025

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V1.	APR 26 2021	ISSUED FOR FIRST SUBMISSION	KM
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project

BROPHYS LANE 139 BROPHYS LANE

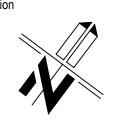
TOWN OF BLUE MOUNTAINS, ONTARIO

L&W PROPERTIES LTD.

drawing

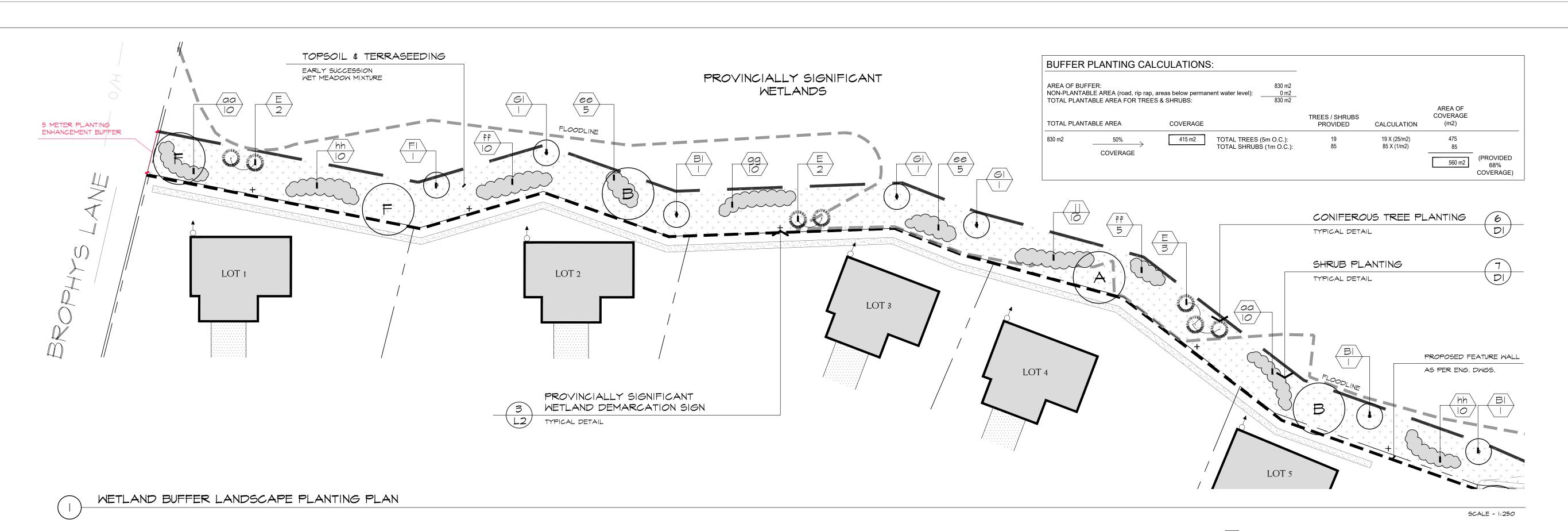
SWM POND LANDSCAPE PLAN

date APRIL 23, 2021 file 3389 L1 V2a-230123 scale* 1:150 3389



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

sheet no.



REFERENCE PLANT LIST

KEY	COMMON NAME	KEY	COMMON NAME
	DECIDUOUS TREES		CONIFEROUS TREES
Α	RED MAPLE	F	EASTERN WHITE CEDAR
A1	RED MAPLE	_	EXOTERN MITTE OFFICE
В	SILVER MAPLE		DECIDUOUS SHRUBS
B1	SILVER MAPLE	aa	RED OSIER DOGWOOD
F	TREMBLING ASPEN	ee	BUTTONBUSH
F1	TREMBLING ASPEN	ff	SHRUBBY CINQUEFOIL
G1	PEACH-LEAVED WILLOW	gg	BEBB'S WILLOW
		hh	NANNYBERRY
		jj	HIGHBUSH CRANBERRY

SEE SHEET L-I FOR MASTER PLANT LIST

TERRASEEDING

SEED WITH THE FOLLOWING SEED MIXTURES AS SUPPLIED BY ST. WILLIAM'S NURSERY (519-586-9116) OR SASSAFRAS FARMS (905-658-8907)

WETLAND (RESTORATION):

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Heath Aster (Aster ericoides ssp ericoides)	1%
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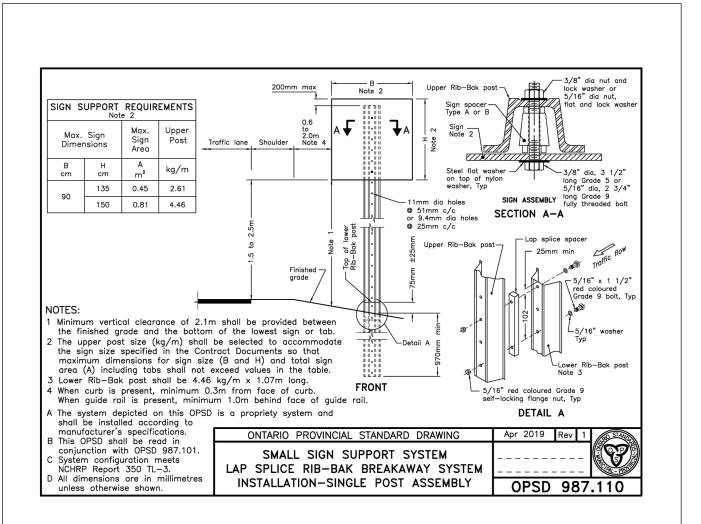
NURSE CROP:

Common Oats (Avena sativa) Buckwheat (Fagopyrum esculentum)

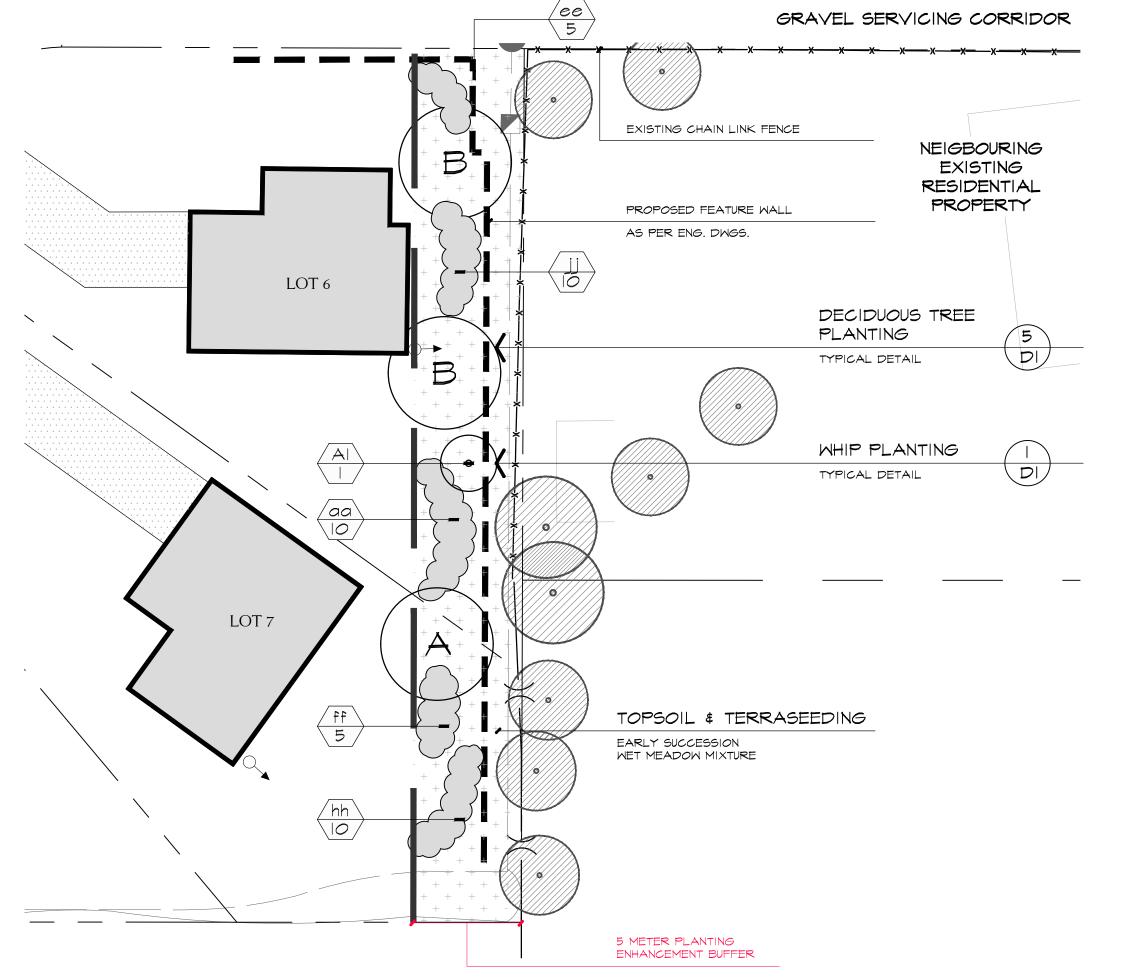
MIX THE WETLAND (RETORATION) SEED MIX WITH THE NURSE CROP AT 1:1 RATIO AND SOW AT RATE OF 44kg/ha

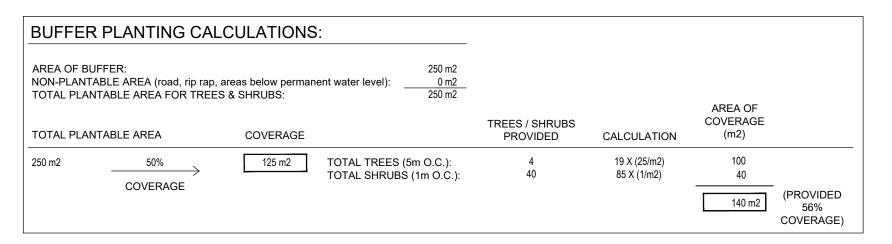


I. ALL DIMENSIONS ARE IN MILLIMETERS 2. SIGNS SHALL BE FABRICATED WITH PERMANENT AND WEATHERPROOF MATERIAL



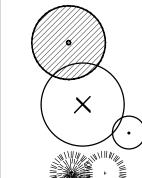
PROVINCIALLY SIGNIFICANT WETLAND DEMARCATION SIGN





LOT 6+7 BUFFER LANDSCAPE PLANTING PLAN

LEGEND



EXISTING TREE TO REMAIN

DECIDUOUS TREES

CONIFEROUS TREES

SHRUB PLANTING

FLOOD LINE LIMIT OF BUFFER AREA

SEED MIX SIGN LOCATION

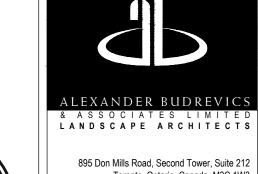
Town of Blue Mountains Planning and Development Services **Accepted For Construction**

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BROPHYS LANE

139 BROPHYS LANE TOWN OF BLUE MOUNTAINS, ONTARIO

L&W PROPERTIES LTD.

drawing

project

BUFFER LANDSCAPE PLAN

APRIL 23, 2021 file 3389 L-2 V2a-230123 scale* AS SHOWN direction project no. 3389 sheet no.

SCALE - 1:200

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

PSOIL AS PART OF ENGINEERING CONTRACT

10-25% SLOPE: (4:1) 20-25 mm. DEPTH

25-35% SLOPE: (3:1) 25-40 mm. DEPTH

35-45% SLOPE: 40-50 mm. DEPTH

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

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 <u>CANADIAN NATIONAL MASTER CONSTRUCTION</u>
<u>SPECIFICATIONS</u>, A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION
SPECIFICATIONS CANADA, Tel. (416) 777-2198, Fax. (416) 777-219, Email. info@csc-dcc.ca.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE THOROUGHLY FAMILIAR WITH

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

THESE SPECIFICATIONS AND THEIR IMPLICATIONS FOR THIS PROJECT.

ALL PLANTS MUST BE FROM LOCAL SEED SOURCE, LOCALLY GROWN NATIVE NURSERY STOCK, AND OF THE SPECIFIED SIZE AND SPECIES; NO CULTIVARS WILL BE ACCEPTED. 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 DRAWI

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:

1 PART FINELY PULVERIZED CANADIAN PEAT MOSS 1 PART WELL-ROTTED FARM MANURE, WITH "AGRIFORM" 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.

TERRASEEDING THE CONTRACTOR SHALL TERRASEED ALL AREAS WITH SPECIFIED SEED MIXTURES AS

DEPENDING ON SLOPE GRADATION, DEPTH OF COMPOSTED SOIL, SEED SHALL BE AS 0-5% SLOPE: 10-15 mm. DEPTH 5-10% SLOPE: 15-20 mm. DEPTH

THE CONTRACTOR SHALL FERTILIZE AS RECOMMENDED BY SEED SUPPLIER. WATER AS REQUIRED TO OBTAIN THICK GROWTH. FOLLOW UP OVERSEEDING IS PART OF

THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS FOR A PERIOD OF FOUR (4)

- 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)

GROWING MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION.

WRITTEN NOTICE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION OF THE PROJECT LANDSCAPE WORKS SHALL MARK THE START

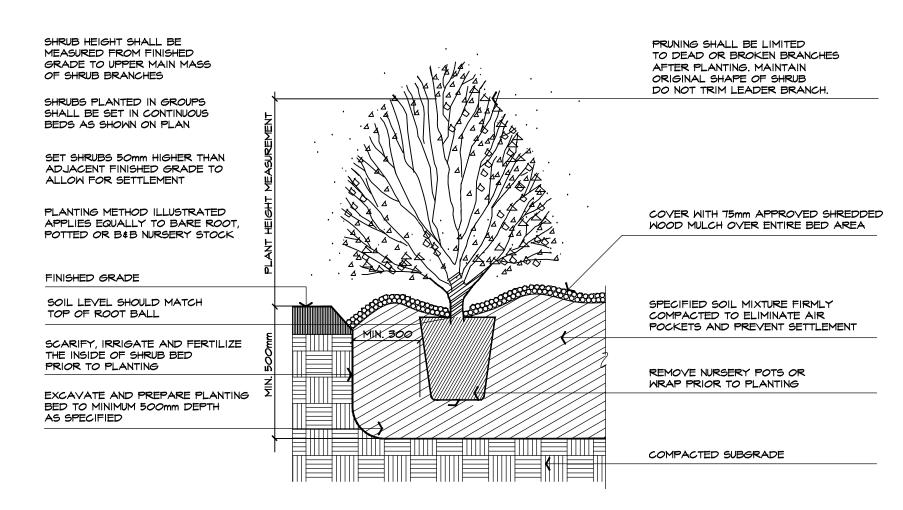
SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE SUBSTANTIAL COMPLETION CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, ISSUE THEIR PERFORMANCE ACCEPTANCE CERTIFICATE, AND REDUCE THE AMOUNT OF SECURITIES.

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.

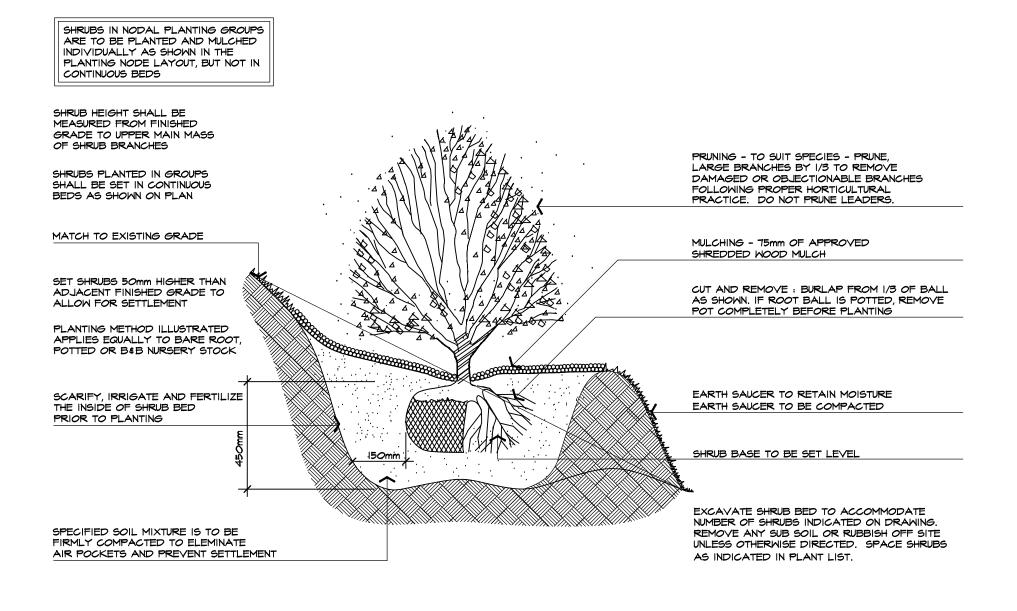
FINAL ACCEPTANCE
ALL WORK SHALL BE INSPECTED AT THE END OF THE GUARANTEE PERIOD BY THE LANDSCAPE ARCHITECT. ANY DEFICIENCIES SHALL BE RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE OWNER. THE LANDSCAPE ARCHITECT WILL THEN ISSUE A FINAL ACCEPTANCE CERTIFICATE

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



SHRUB PLANTING DETAIL TYPICAL INSTALLATION

ABAL P301-121217



SHRUB PLANTING DETAIL ON SLOPES

DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION FOR 75mm CALIPER TREES OR LESS

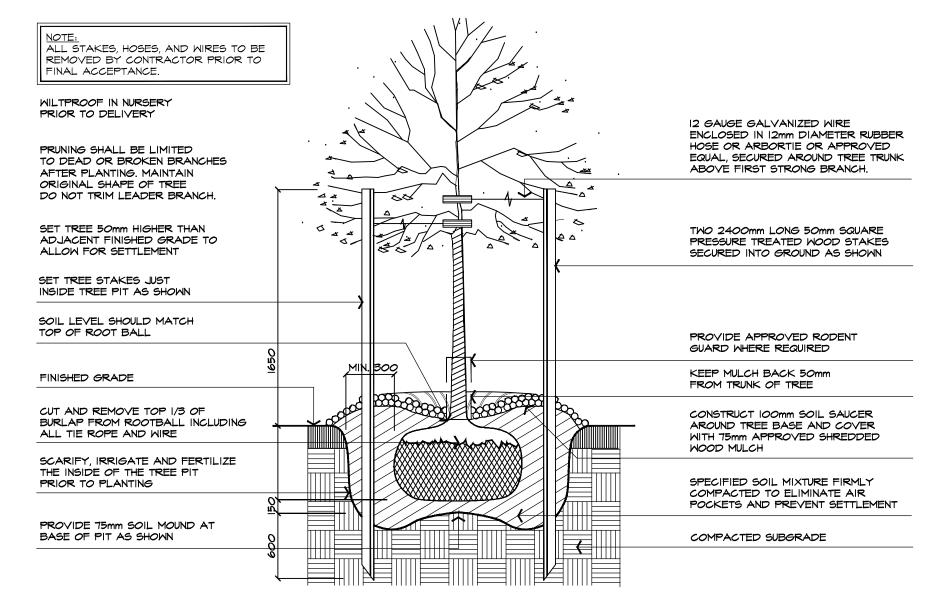
ABAL P302X-160714

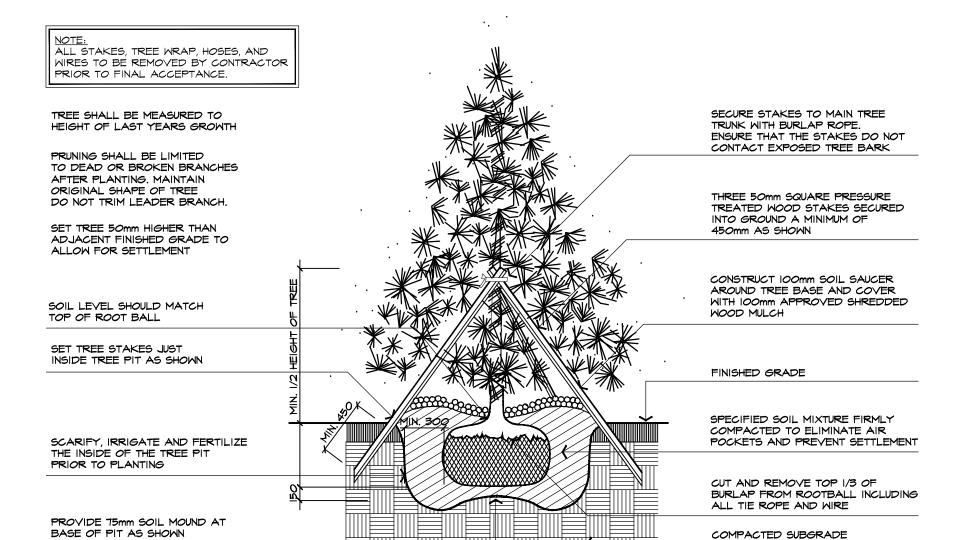
NTS

ABAL PIOI-121214

NTS

ABAL P201-121217



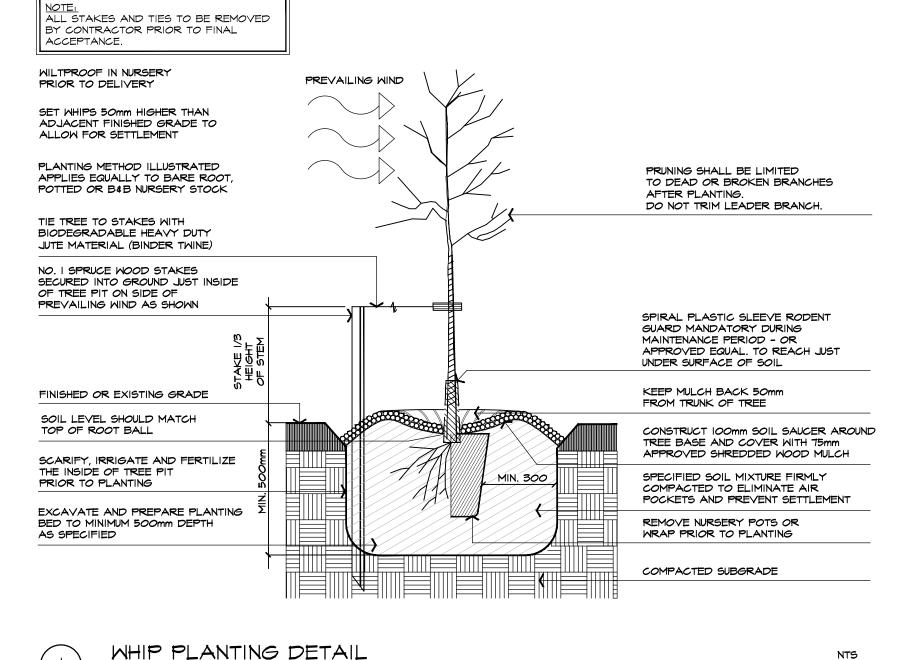


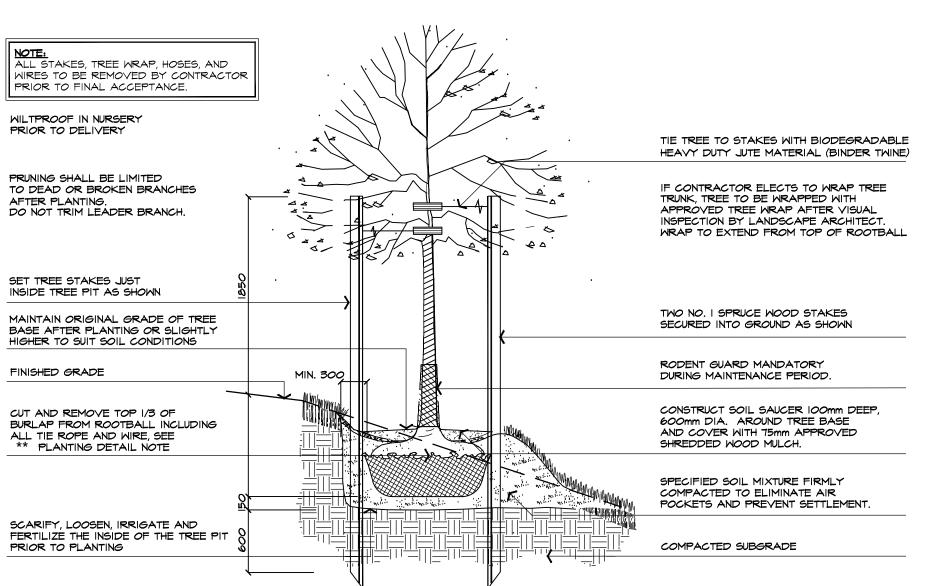
CONIFEROUS TREE PLANTING DETAIL TYPICAL INSTALLATION FOR 2000mm HEIGHT TREES OR LESS

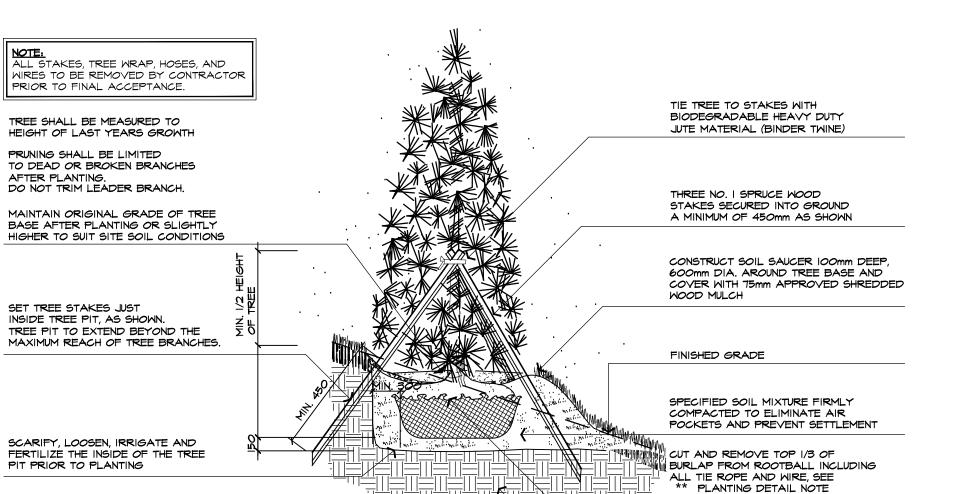
CONIFEROUS TREE PLANTING ON SLOPE DETAIL TYPICAL INSTALLATION - ADAPTED TO CITY OF BRANTFORD STANDARDS

NTS ABAL P304X-200206

COMPACTED SUBGRADE



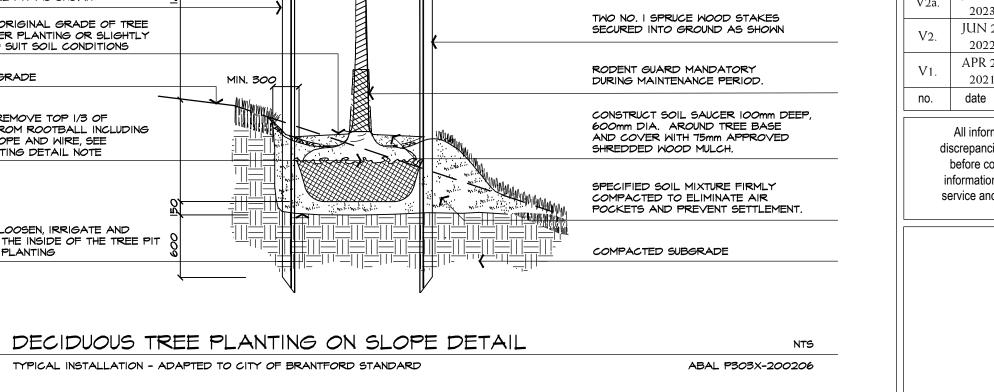


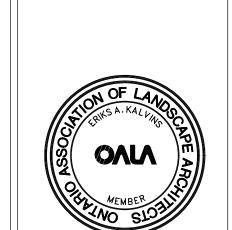




APRIL 23, 2021 scale* 3389 D1 V2a-230123 direction project no. 3389 sheet no.

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2023

LEXANDER BUDREVIO LANDSCAPE ARCHITECTS 895 Don Mills Road, Second Tower, Suite 212 Toronto, Ontario, Canada, M3C 1W3 **4** 416.444.5201

www.budrevics.com

Town of Blue Mountains

Planning and Development Services

Accepted For Construction

AFC Drawings are only valid as part and upon execution of a

Development Agreement

RE-ISSUED PER TOWN COMMENTS

RE-ISSUED UPDATED LOT FABRIC

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.

APR 26 ISSUED FOR FIRST SUBMISSION

BROPHYS LANE 139 BROPHYS LANE TOWN OF BLUE MOUNTAINS, ONTARIO

L&W PROPERTIES LTD.

drawing

project