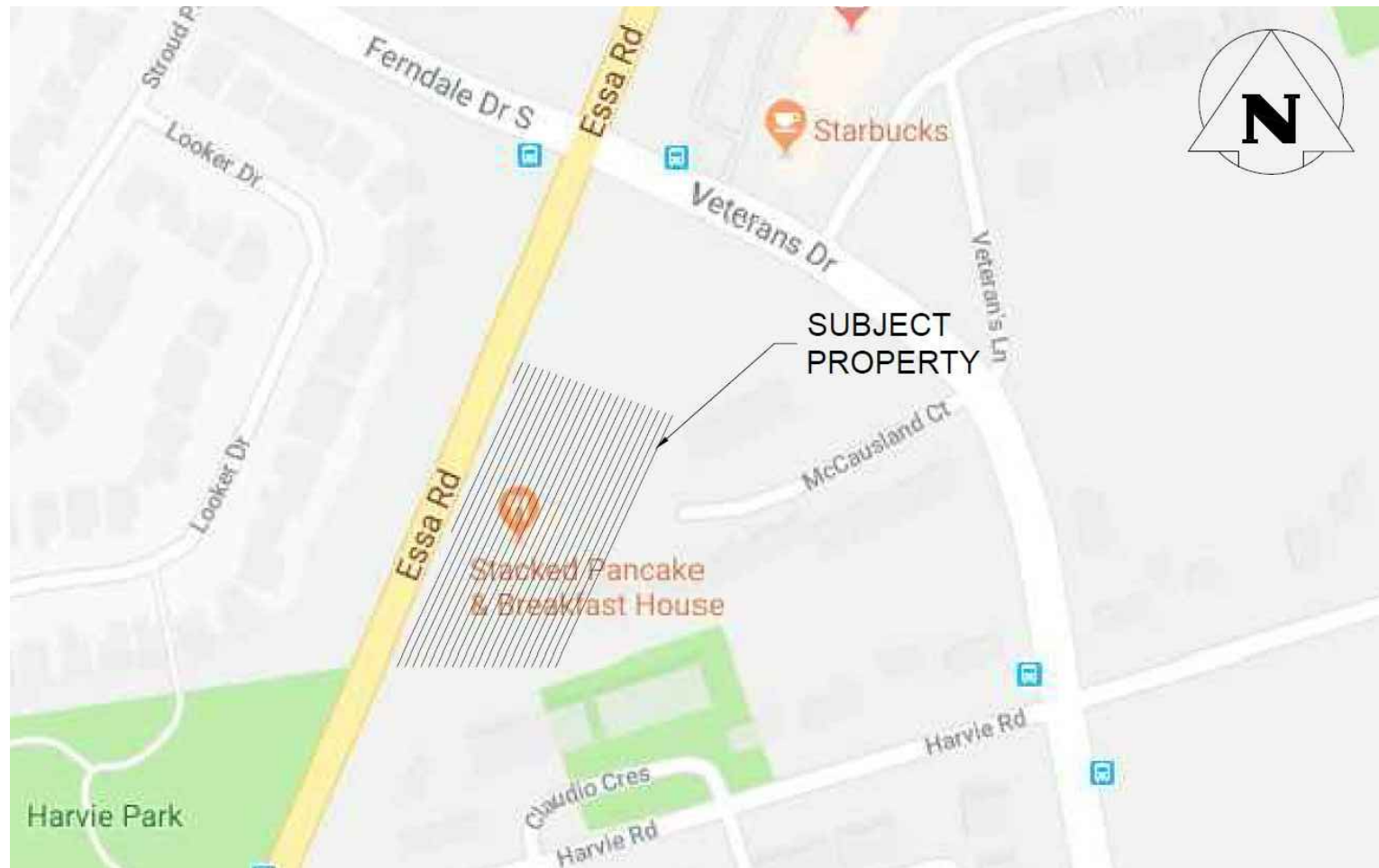


March 3, 2023 10:48 AM 1:01-PROJECT/2019/15-137-440-ESSA-ROAD/01-CAD/01-CURRENT/PL0102-SPA/16-137-LANDSCAPE-PLAN.DWG

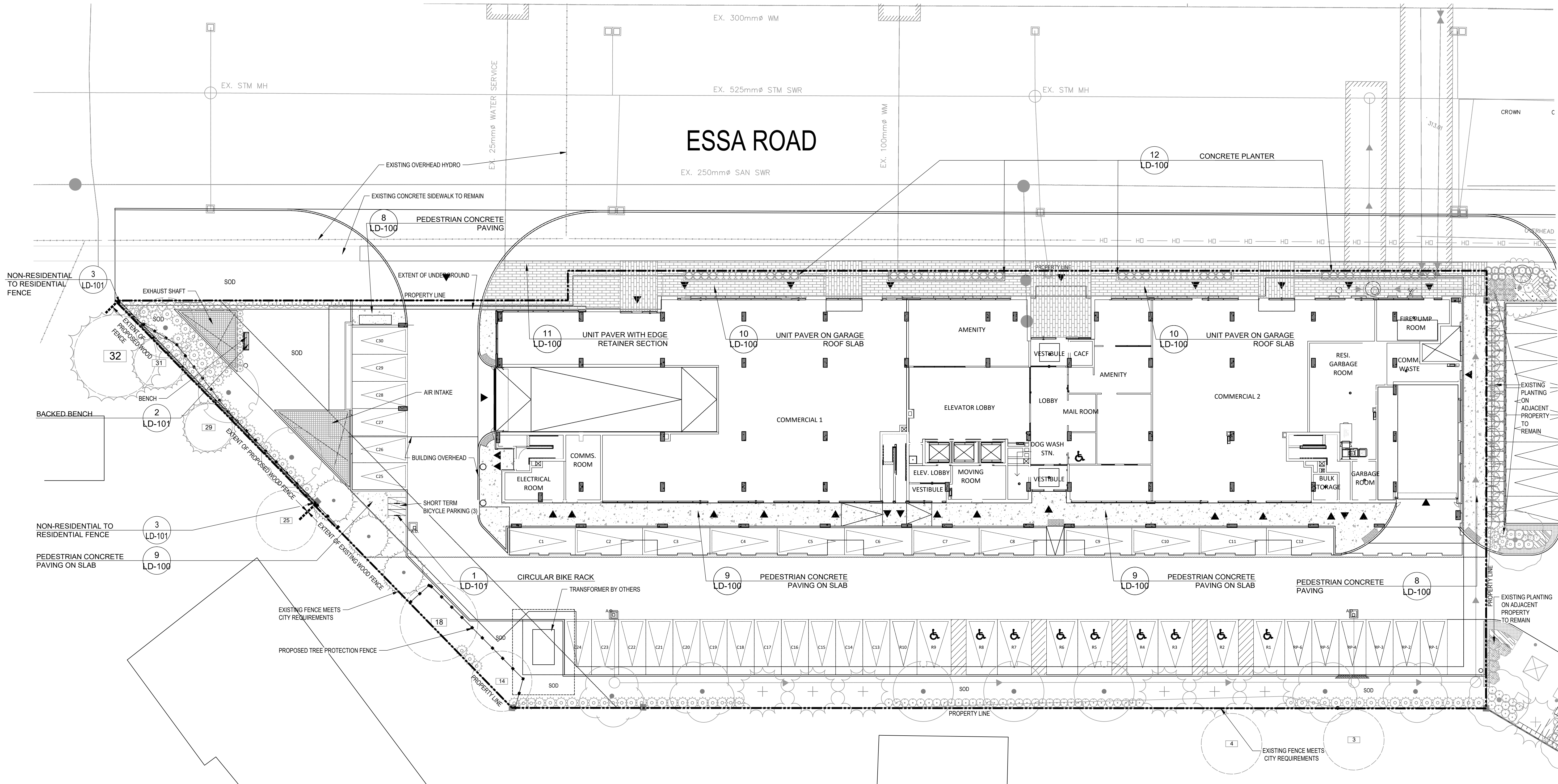


KEY MAP N.T.S.

GENERAL NOTES

1. Drawing is in metric scale. Dimensions under 1000 mm are shown as whole number.
2. No extra will be allowed for discrepancies between the drawings and actual site conditions unless reported in writing prior to commencement of work.
3. Do not leave any holes open overnight.
4. Make good all damage resulting from the work at no extra cost.
5. Keep area outside construction zone clean and usable by others at all times.
6. No stockpile is allowed on site without Owner's approval and direction.
7. Contractor is to submit samples of all proposed materials in this contract for approval prior to placing orders.
8. Contractor to request stake out and verify locations for all utilities prior to any construction, and report all conflicts to the Landscape Architects in writing. Contractor to obtain written instructions prior to starting work.
9. This drawing to be read in conjunction with Architect's site plan and engineering drawings.
10. All shrubs and coniferous planting to be in continuous beds. All planting to meet municipality's specifications.
11. Contractor to layout all landscape elements, and confirm locations with the Landscape Architect prior to proceeding.
12. Landscape contractor must always follow the approved engineering grading plans. Report any discrepancies to landscape architect and engineer.
13. Master plant list, all plant material to be clay grown stock, Contractor to confirm that the plant quantities shown on the plant list conform to the landscape Drawings. Landscape drawings supersede the plant list totals. Any discrepancies not reported shall be the responsibility of the landscape contractor.
14. All shrubs to be fibre pot container stock. All trees to be string ball stock.
15. Contractor shall provide marked-up redline plans showing as-built conditions to the Landscape Architect prior to obtaining substantial completion.
16. Contractor to install new sod and new topsoil as per specifications and general notes throughout the site as designed. New topsoil and sod shall extend through the municipal boulevard to the rear of the municipal curb.
17. All planting beds that are surrounded by sod should be cut and edged at a 45° angle, so there is a clear and well defined separation between the planting beds and sodded areas.
18. The Landscape Contractor is to inform STUDIO Ila/Terraplan 30 days prior to the start date of the landscape construction.
19. The Landscape Contractor must contact STUDIO Ila/Terraplan to confirm start date 7 days prior to commencing the landscape construction.
20. In the event that the soil being used on the site deviates from the soil specifications provided by STUDIO Ila/Terraplan, the Landscape Contractor must provide reputable soil analysis. Soil used on the site must be approved by Terraplan.
21. STUDIO Ila/Terraplan inspections are required prior to payment.

ESSA ROAD



NOT FOR CONSTRUCTION

LEGEND

- EXISTING TREES
- CONCRETE PAVING
- UNIT PAVING BY UNLOCK TYPE: WINDERMERE-70mm THICK COLOR: GRANITE BLEND PATTERN TO BE DETERMINED
- SOD
- TREE PROTECTION FENCE
- BENCH
- BIKE RING
- WOOD FENCE

NOTE: REFER TO ARBORIST REPORT, TREE INVENTORY AND PRESERVATION PLAN, FIGURE 1 PREPARED BY KUNTZ FORESTRY FOR ALL EXISTING TREE INFORMATION AND TREE PRESERVATION FENCE LOCATIONS AND DETAILS.

AREA FOR CITY ACCEPTANCE

PROPERTY LEGAL DESCRIPTION:  
PT LT 5 CON 13 INNISFIL AS IN R0936314 & R0948780  
EXCEPT PT 9 PL 51R34106: CITY OF BARRIE

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no.	revision	date	by

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signed \_\_\_\_\_ date \_\_\_\_\_

**STUDIO tla**

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1 info@studiola.ca www.studiola.ca

U

One Urban Developments Inc.  
28 Rivaledge Road Toronto,  
Ontario M2M 2M3 Canada

CLIENT

440 ESSA ROAD

BARRIE, ONTARIO

PROJECT

LANDSCAPE PLAN

DRAWING CITY FILE NO.: D11-027-2020

DRAWN: TL  
CHECKED:  
SCALE: AS SHOWN  
DATE: 2021-09-15  
PROJECT NO.: 19-137

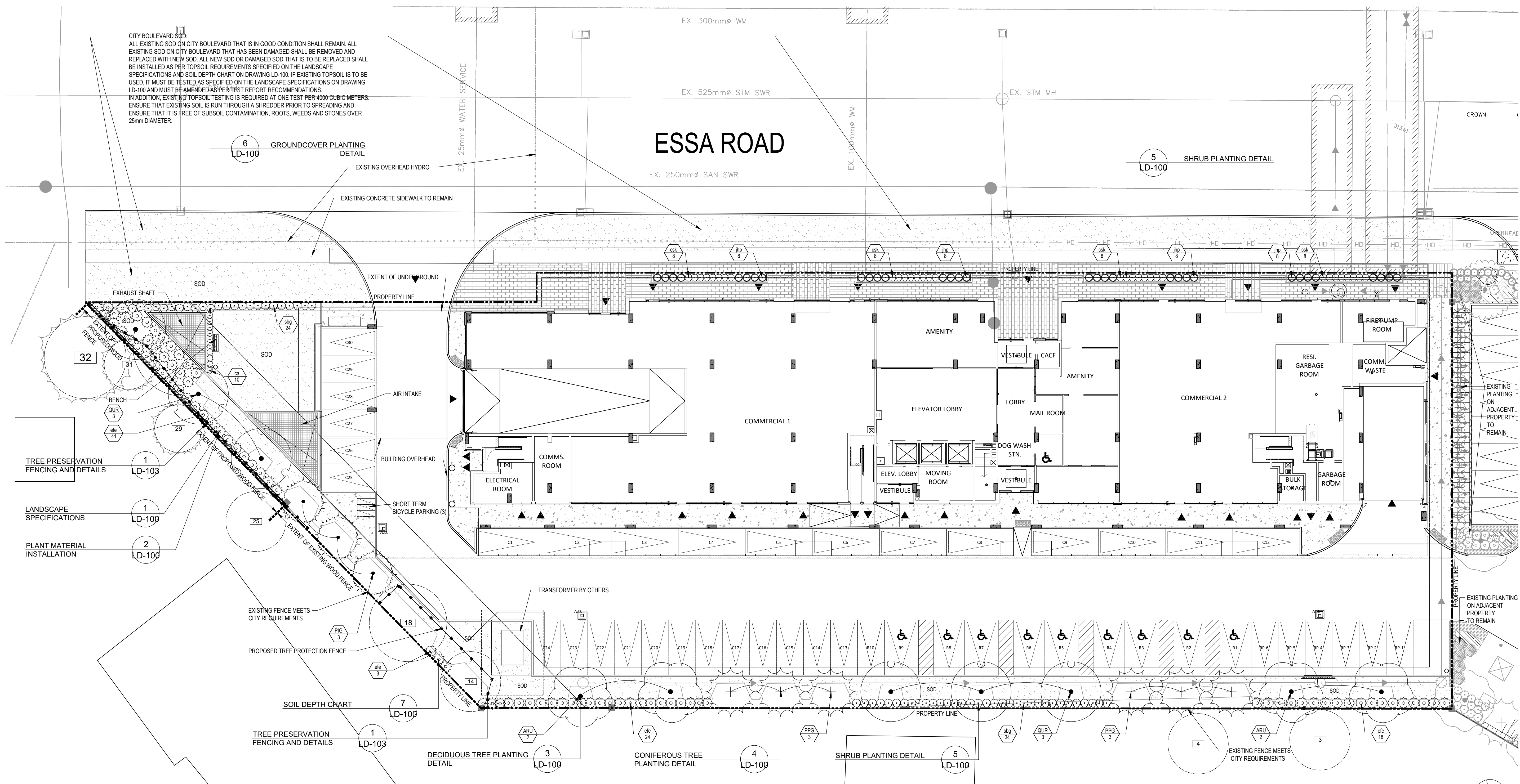


SHEET NO.: L-100



CITY BOULEVARD SOD  
ALL EXISTING SOD ON CITY BOULEVARD THAT IS IN GOOD CONDITION SHALL REMAIN. ALL EXISTING SOD ON CITY BOULEVARD THAT HAS BEEN DAMAGED SHALL BE REMOVED AND REPLACED WITH NEW SOD. ALL NEW SOD OR DAMAGED SOD THAT IS TO BE REPLACED SHALL BE INSTALLED AS PER TOPSOIL REQUIREMENTS SPECIFIED ON THE LANDSCAPE SPECIFICATIONS AND SOIL DEPTH CHART ON DRAWING LD-100. IF EXISTING TOPSOIL IS TO BE USED, IT MUST BE TESTED AS SPECIFIED ON THE LANDSCAPE SPECIFICATIONS ON DRAWING LD-100 AND MUST BE AMENDED AS PER TEST REPORT RECOMMENDATIONS. IN ADDITION, EXISTING TOPSOIL TESTING IS REQUIRED AT ONE TEST PER 400M CUBIC METERS. ENSURE THAT EXISTING SOIL IS RUN THROUGH A SHREDDER PRIOR TO SPREADING AND ENSURE THAT IT IS FREE OF SUBSOIL CONTAMINATION, ROOTS, WEEDS AND STONES OVER 25mm DIAMETER.

ESSA ROAD



PLANT SCHEDULE SITE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.	REMARKS
	ARU	4	ACER RUBRUM	RED MAPLE	B & B	70MM CAL		NATIVE
	QUR	6	QUERCUS RUBRA	RED OAK	B & B	70MM CAL		NATIVE
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.	REMARKS
	PIG	3	PICEA GLAUCA	WHITE SPRUCE	B & B	2M HT		NATIVE, DROUGHT TOLERANT
	PPG	6	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B & B	2M HT		DROUGHT TOLERANT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	REMARKS
	efe	86	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	3 GAL	60 CM	40CM	DROUGHT TOLERANT
	jhp	32	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	CREEPING JUNIPER	CONT.		60 CM	DROUGHT TOLERANT
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	REMARKS
	ca	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.	REMARKS
	csk	32	CORNUS SERICEA 'KELSEY'	KELSEYI DOGWOOD	CONT.	60 CM		
	sbg	58	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	CONT.	60 CM		

PLANTING DENSITY CHART

TYPE OF DEVELOPMENT: RESIDENTIAL

TOTAL SITE AREA:5008 m<sup>2</sup>

	REQUIRED	PROPOSED
TOTAL SITE AREA (m <sup>2</sup> )/200= # OF DECIDUOUS TREES	25	10
TOTAL SITE AREA (m <sup>2</sup> )/400= # OF EVERGREEN TREES	13	9
TOTAL SITE AREA (m <sup>2</sup> )/100= # OF DECIDUOUS SHRUBS	50	90
TOTAL SITE AREA (m <sup>2</sup> )/200= # OF EVERGREEN SHRUBS	25	118
PERENNIALS		10

NOT FOR CONSTRUCTION

LEGEND

- EXISTING TREES
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB BED
- SOD
- CONCRETE PAVING
- UNIT PAVING BY UNLOCK TYPE: WINDERMERE-10mm THICK COLOR: GRANITE BLEND PATTERN TO BE DETERMINED
- TREE PROTECTION FENCE
- BENCH
- BIKE RING
- WOOD FENCE

NOTE:  
REFER TO ARBORIST REPORT, TREE INVENTORY AND PRESERVATION PLAN, FIGURE 1 PREPARED BY KUNTZ FORESTRY FOR ALL EXISTING TREE INFORMATION AND TREE PRESERVATION FENCE LOCATIONS AND DETAILS.

AREA FOR CITY ACCEPTANCE

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signed \_\_\_\_\_ date \_\_\_\_\_

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U

One Urban Developments Inc.  
28 Rivaledge Road Toronto,  
Ontario M9M 2M3 Canada

CLIENT

440 ESSA ROAD

BARRIE, ONTARIO

PROJECT  
PLANTING PLAN

DRAWING CITY FILE NO.: D11-027-2020

DRAWN: TL  
CHECKED:  
SCALE: AS SHOWN  
DATE: 2021-09-15  
PROJECT NO.: 19-137

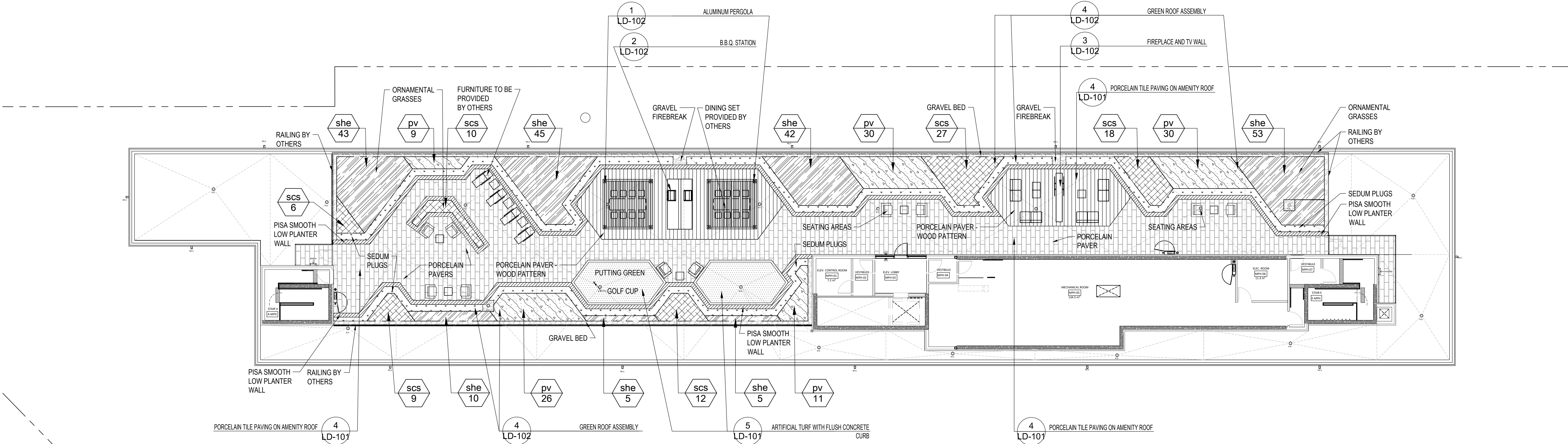


L-101

SHEET NO.:

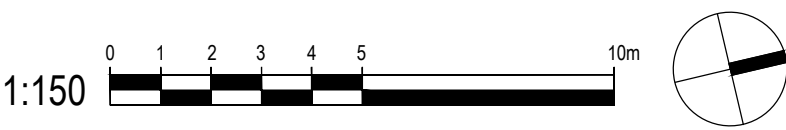


March 3, 2023 10:48 AM 1:01-PROJECT3201915-137-440-ESSA-ROAD-01-CAD-01-CURRENT-LOT102-SPA16-137-AMENITY LANDSCAPE PLANNING



PLANT SCHEDULE AMENITY							
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	pv	106	PANICUM VIRGATUM	SWITCH GRASS	CONT.	700mm	100MM (4") POTS
	scs	82	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	700mm	100MM (4") POTS
	she	203	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	700mm	100MM (4") POTS
		217	SEDUM ALBUM	CARPET STONECROP	CONT.	250mm	PL72 TRAY, 16 PER M2
		217	SEDUM KAMTSHATICUM	RUSSIAN STONECROP	CONT.	250mm	PL72 TRAY, 16 PER M2
		218	SEDUM REFLEXUM	BLUE SPRUCE STONECROP	CONT.	250mm	PL72 TRAY, 16 PER M2
		218	SEDUM SEXANGULARE	SIX-SIDED STONECROP	CONT.	250mm	PL72 TRAY, 16 PER M2
		218	SEDUM SPURIUM	TWO-ROW STONECROP	CONT.	250mm	PL72 TRAY, 16 PER M2

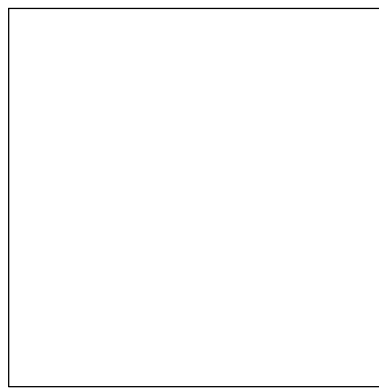
NOTE: INSTALLATION OF SEDUM PLUGS TO BE INTERMIXED



NOT FOR CONSTRUCTION

LEGEND	
	PORCELAIN PAVING TYPE 1 SILVERLAKE BY MIRAGE. COLOR: RESIA-STRUCTURAL- #SK022ST. SIZE: 600mm x 600mm x 20mm THICK.
	PORCELAIN PAVING TYPE 2 NAU 2.0 BY MIRAGE. COLOR: FADO-NATURAL- # NA01. SIZE: 300mm x 1200mm x 20mm THICK.
	GRAVEL BED
	ARTIFICIAL TURF
	PISA SMOOTH LOW PLANTER WALL
	SEDUM PLUGS
	ORNAMENTAL GRASS
	FURNITURE- BY OTHERS

AREA FOR CITY ACCEPTANCE



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**U**  
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Ontario M9M 2M3 Canada

CLIENT  
440 ESSA ROAD  
BARRIE, ONTARIO

PROJECT  
AMENITY LANDSCAPE PLAN  
DRAWING CITY FILE NO.: D11-027-2020

DRAWN:	TL
CHECKED:	
SCALE:	AS SHOWN
DATE:	2021-09-15
PROJECT NO.:	19-137



SHEET NO.: L-102





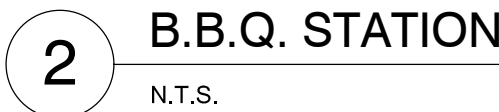




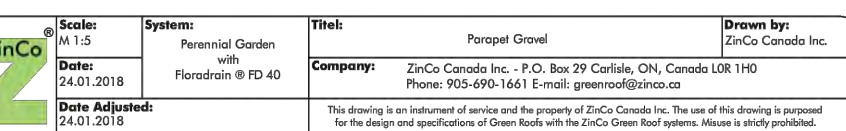
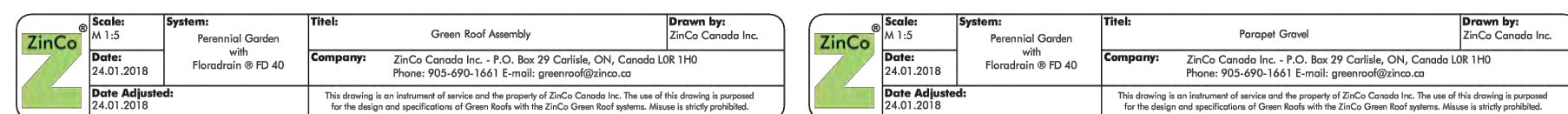




PERGOLA POST  
CANOPY COVER  
CONCRETE BASE ANCHORED TO ROOF SLAB. CONCRETE TO BE C-1 CONCRETE, MIN. 35MPa, 28D, 5-8% AIR. MINIMUM OF CONCRETE BASE TO BE 35mm x 35mm (14" x 14"). FINAL SIZE OF CONCRETE BASE TO BE DETERMINED BY STRUCTURAL ENGINEER.  
FINISHED GRADE  
TERRADRAIN 900 DRAINAGE SYSTEM BY TERRAFIX GEOSYNTHETICS INC.  
RIGID INSULATION AS PER ARCHITECT'S DETAILS  
PROTECTION BOARD, WATERPROOF MEMBRANE AND ROOF SLAB AS PER ARCHITECT'S DETAILS



- PORCELAIN TILE TYPE, SIZE AND COLOR TO BE DETERMINED
- MINIMUM 10 SQUARE INCH OF VENTILATION REQUIRED AT EACH END OF CABINET. REFER TO B.B.Q. MANUFACTURER'S SPECIFICATIONS AND DETAILS
- CONCRETE BASE
- FINISHED GRADE



## GREEN ROOF ASSEMBLY

N.T.S



30

135

279

25

65

432

15mm

15mm

1

2

3

4

5

1. SIGNS MUST BE FABRICATED FROM WEATHER RESISTANT MATERIAL.

2. SIGNS ARE TO BE SECURELY FASTENED AND PLACED IN 50 METER INTERVALS ALONG ALL TREE PRESERVATION FENCING.

3. SIGNS MUST REMAIN POSTED FOR THE DURATION OF THE PROJECT OR UNTIL APPROVAL TO REMOVE PRESERVATION FENCING IS PROVIDED BY THE MUNICIPALITY.

4. ALL DIMENSIONS ARE IN MILLIMETRES.

5. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH BSD-1230 AND BSD-1232.

The City of

BARRIE

STANDARD DETAIL

TREE PRESERVATION

AREA TEMPLATE

REV No.

1

DATE: JUNE 2015

SCALE: N.T.S.

APPROVED

DATE: June 11/15

Signature

DIRECTOR OF ENGINEERING

BSD-1231

2400

1200

150mm (0'-6")

50 x 50 x 1800 STEEL "T" BAR POSTS  
SPACED 2400 ON CENTRE, TOP 200mm  
TO BE PAINTED WITH FLORESCENT  
YELLOW OR ORANGE PAINT

TREE PRESERVATION NOTIFICATION  
SIGNAGE PLACED ALONG LENGTH OF  
FENCE AT 50 METER INTERVALS.  
REFER TO DETAIL BSD-1231

1. THIS DETAIL IS USED IN CONJUNCTION WITH BSD-1233 - SEDIMENTATION CONTROL FENCE.

2. PAGE WIRE FENCE TO BE ATTACHED TO CEDAR RAIL POSTS WITH "U" SHAPED GALVANIZED NAILS ON EACH HORIZONTAL STRAND.

3. USE A MINIMUM OF FOUR (4) 100MM, 16 GAUGE GALVANIZED T-POST CLIPS TO ATTACH PAGE WIRE FENCE TO EACH "T" BAR POST.

4. "T" BARS ARE TO BE DRIVEN INTO THE GROUND TO A MINIMUM DEPTH OF 600mm.

5. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

6. THIS DETAIL TO BE USED IN CONJUNCTION WITH BSD-1230, BSD-1231, BSD-1234 AND BSD-1235.

The City of

BARRIE

STANDARD DETAIL

TREE PRESERVATION

FENCING

REV No.

1

DATE: JUNE 2015

SCALE: N.T.S.

APPROVED

DATE: June 11/15

Signature

DIRECTOR OF ENGINEERING

BSD-1232

1. THE DRIP LINE IS MEASURED FROM THE OUTER MOST LIMIT OF BRANCHING WITHIN THE CROWN OF THE TREE. THE FURTHEST DISTANCE SHALL APPLY TO THE ENTIRE PERIMETER OF THE CROWN.

2. WHEN CONSTRUCTION AND/OR REMOVALS ARE LIMITED TO ONE SIDE OF A TREE AND/OR GROUP OF TREES THE LIMIT OF PRESERVATIONS SHALL BE DETERMINED BY THE DRIP LINE. IN THE EVENT THAT INDIVIDUAL TREES ARE BEING PRESERVED WHERE MORE THAN 1/3 OF THE ROOT ZONE WILL BE DISTURBED THE LIMIT OF PRESERVATION SHALL BE 1.5 TO 2 TIMES THE LIMIT OF CANOPY OR AS DIRECTED BY THE CITY OF BARRIE.

3. PRESERVATION FENCING TO BE INSTALLED AS PER BSD-1232, THE APPLICATION OF FILTER FABRIC IS ONLY REQUIRED WHEN FENCING DOUBLES AS SILTATION CONTROL AS PER BSD-1233.

4. NOTICE OF REMOVAL SIGNAGE IS TO BE PLACED AT 50m INTERVALS AS PER BSD-1230.

5. THERE IS TO BE NO GRADING, CONSTRUCTION OF SWALES, CATCH BASINS OR OTHER DRAINAGE CONTROLS PLACED WITHIN THE LIMIT OF PRESERVATION.

6. WITHIN THE DEFINED LIMIT OF PRESERVATION THERE WILL BE:

- NO CHANGE OF ALTERATION TO EXISTING GRADES
- NO TRENCHING
- NO REMOVAL OF UNDER STORY VEGETATION
- NO ADDITION OF FILL OF EXCAVATIONS
- NO STORAGE OF MATERIALS OR EQUIPMENT
- NO DISPOSAL OF ANY LIQUIDS i.e. GAS, PAINT, OIL
- NO INTRUSION BY VEHICLES OR EQUIPMENT
- NO INTRUSION BY PEDESTRIANS
- NO MANHOLES OR OTHER INFRASTRUCTURE INCLUDING UTILITIES.

7. THE LOCATION OF THE PROPERTY LIMIT IS NOT SHOWN IN THIS DETAIL, AS IT IS NOT RELEVANT TO THE ESTABLISHMENT OF PRESERVATION LIMITS OR ASSOCIATED SETBACK REQUIREMENTS.

PRESERVATION LIMIT

5.0m MINIMUM SETBACK TO FOUNDATION LIMIT

TREE PRESERVATION OR SILTATION CONTROL FENCING AS PER BSD-1232 AND BSD-1233  
INSTALLED A PRESERVATION LIMIT AS DEFINED BY THE LIMIT OF CANOPY

The City of

BARRIE

STANDARD DETAIL

LIMIT OF TREE PRESERVATION

FOR DEVELOPMENT APPROVALS

REV No.

1

DATE: JUNE 2015

SCALE: N.T.S.

APPROVED

DATE: June 11/15

Signature

DIRECTOR OF ENGINEERING

BSD-1235

FORMERLY BSD-21A

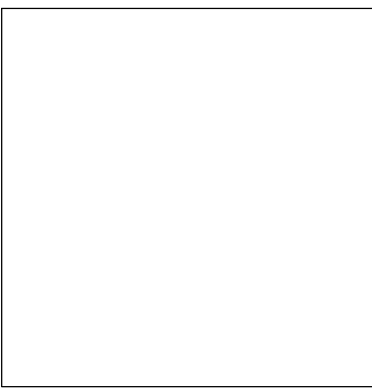
1

TREE PRESERVATION FENCING AND DETAILS

N.T.S.

NOT FOR CONSTRUCTION

AREA FOR CITY ACCEPTANCE



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CLIENT

440 ESSA ROAD

BARRIE, ONTARIO

PROJECT

LANDSCAPE DETAILS

DRAWING CITY FILE NO.: D11-027-2020

DRAWN: TL  
CHECKED:  
SCALE: N.T.S.  
DATE: 2021-09-15  
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LD-103

SHEET NO.:

