

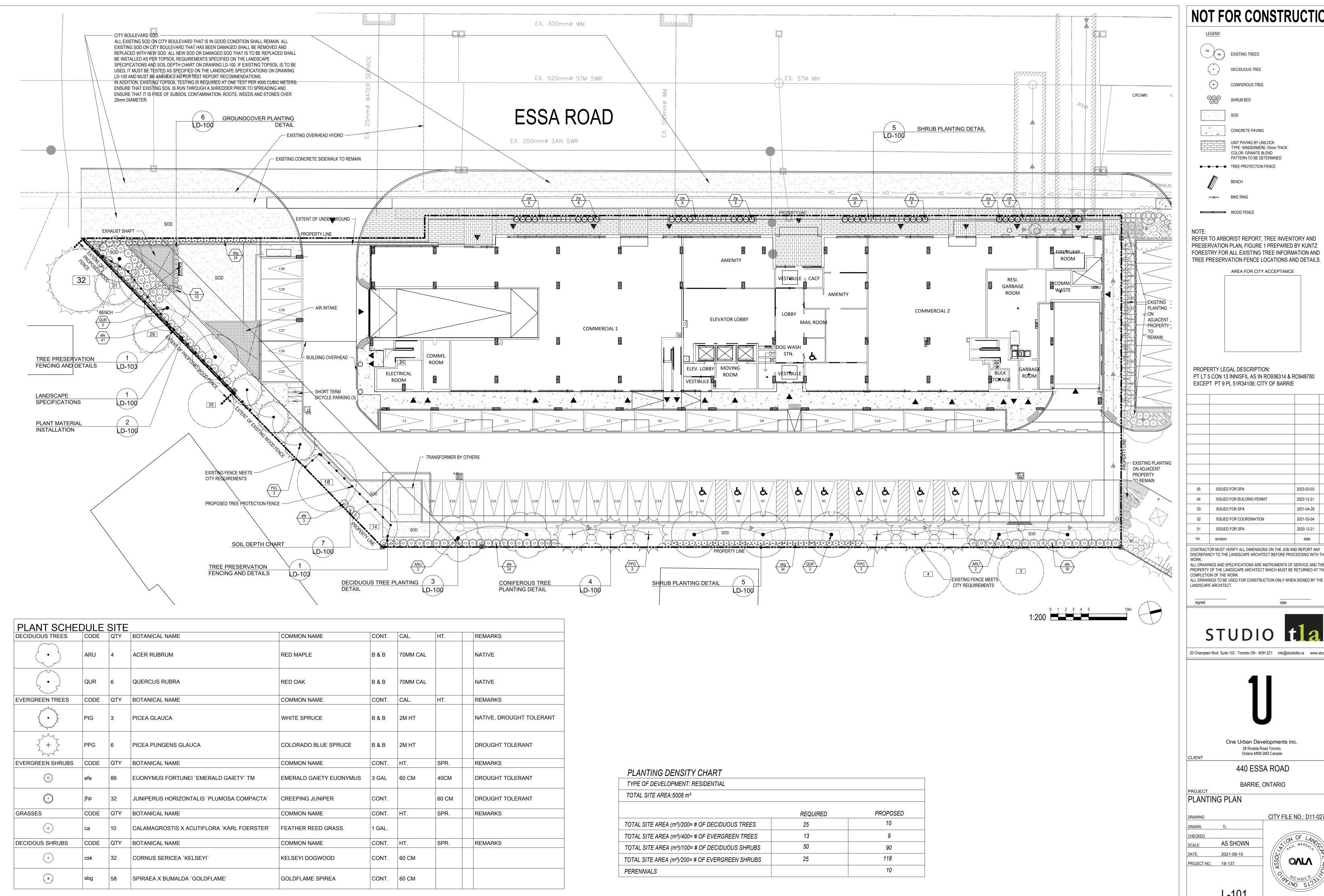
2023-03-03

2022-12-21 TL

2021-04-28 JCP

2021-03-04 JCP

2020-12-21 TL date by



NOT FOR CONSTRUCTION

EXISTING TREES DECIDUOUS TREE CONIFEROUS TREE SHRUB BED CONCRETE PAVING UNIT PAVING BY UNILOCK TYPE: WINDERMERE-70mm THICK COLOR: GRANITE BLEND PATTERN TO BE DETERMINED ■ ■ ■ TREE PROTECTION FENCE

WOOD FENCE

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 RO936314 & RO948780 EXCEPT PT 9 PL 51R34106; CITY OF BARRIE

05	ISSUED FOR SPA	2023-03-03	TL
04	ISSUED FOR BUILDING PERMIT	2022-12-21	TL
03	ISSUED FOR SPA	2021-04-28	JCP
02	ISSUED FOR COORDINATION	2021-03-04	JCP
01	ISSUED FOR SPA	2020-12-21	TL
no.	revision	date	by
CONTRACT	OR MUST VERIFY ALL DIMENSIONS ON THE JOB AN	ID REPORT AN	 /

DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK.

STUDIO 1

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

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

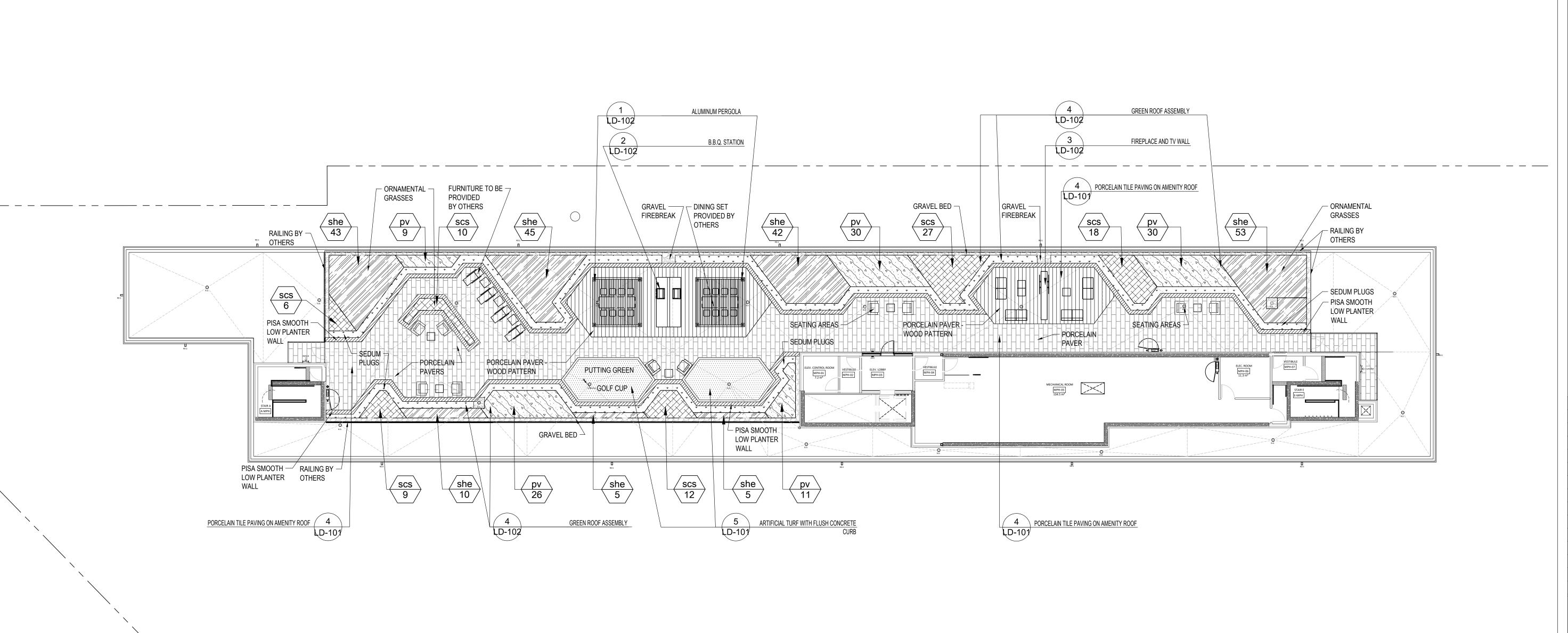
440 ESSA ROAD

BARRIE, ONTARIO

PLANTING PLAN

AS SHOWN

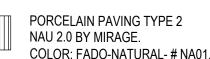
CITY FILE NO.: D11-027-2020



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NOT FOR CONSTRUCTION

PORCELAIN PAVING TYPE 1 SILVERLAKE BY MIRAGE. COLOR: RESIA-STRUCTURAL- #SK022ST.



COLOR: FADO-NATURAL- # NA01. SIZE: 300mm x 1200mm x 20mm THICK.

SIZE: 600mm x 600mm x 20mm THICK.

GRAVEL BED

ARTIFICIAL TURF

PISA SMOOTH LOW PLANTER WALL

SEDUM PLUGS

ORNAMENTAL GRASS

FURNITURE- BY OTHERS



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01	ISSUED FOR SPA	2020-12-21	TL
no.	revision	date	by

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE

COMPLETION OF THE WORK. ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY THE LANDSCAPE ARCHITECT.

signed

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

440 ESSA ROAD

BARRIE, ONTARIO

AMENITY LANDSCAPE PLAN

CHECKED: AS SHOWN PROJECT NO.: 19-137

CITY FILE NO.: D11-027-2020

NOTE: INSTALLATION OF SEDUM PLUGS TO BE INTERMIXED

PLANT SCHEDULE AMENITY

v v v

V V V + + + 1

V V V V V V V

V V V V V V V

V V V V

V V V v v v v Ψ Ψ Ψ

V V V V

V V V

scs

GRASSES CODE QTY BOTANICAL NAME

203

106 PANICUM VIRGATUM

217 SEDUM ALBUM

217 SEDUM KAMTSHATICUM

218 SEDUM REFLEXUM

218 SEDUM SPURIUM

218 SEDUM SEXANGULARE

82 SCHIZACHYRIUM SCOPARIUM

SPOROBOLUS HETEROLEPIS

COMMON NAME

SWITCH GRASS

LITTLE BLUESTEM

CARPET STONECROP

RUSSIAN STONECROP

SIX-SIDED STONECROP

TWO-ROW STONECROP

CONT. SPACING REMARKS

250mm

250mm

CONT. 250mm

CONT. 250mm

700mm

CONT. 700mm

CONT.

CONT.

100MM (4") POTS

100MM (4") POTS

100MM (4") POTS

PL72 TRAY, 16 PER M2

CONT.

PRAIRIE DROPSEED CONT. 700mm

BLUE SPRUCE STONECROP CONT. 250mm

GENERAL NOTES

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FAILURE OF THE LANDSCAPE CONTRACTOR TO OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY CHANGES TO THE SPECIFIED MATERIALS AND/OR ANY OTHER SPECIFIED INSTRUCTIONS. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF

CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERSEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS PER MUNICIPAL STANDARDS.

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 33 1/3% (3:1) UNLESS OTHERWISE SPECIFIED

LANDSCAPE CONTRACTOR TO PROVIDE A SOIL REPORT OF ANY NEW MATERIAL BROUGHT TO THE SITE, THE REPORT MUST CONFIRM TEXTURE AND FERTILITY. THE REPORT MUST ALSO CONFIRM THE SOIL IS FREE FROM HEAVY METALS, TOXIC ELEMENTS, AND GROWTH INHIBITING (

STOCK PILED ON SITE TOPSOIL MUST BE TESTED BY AGRI-FOODS LABORATORIES 503 IMPERIAL RD N, GUELPH, ON N1H 6T9 (519) 837-1600 A TOPSOIL BASIC TEST IS REQUIRED. BEFORE CONDUCTING TEST THE LANDSCAPE CONTRACTOR IS TO INQUIRE IF AN ATRAZINE AND/OR HEAVY METAL TEST IS REQUIRED.

ALLOW AT LEAST 2 WEEKS FOR THE TEST(S) TO BE CONDUCTED PRIOR TO INSTILLATION ON SITE. SUBMIT TOPSOIL REPORT TO TERRAPLAN FOR REVIEW AND RECOMMENDATIONS FOR AMENDMENT.

- ALL TOPSOIL MUST MEET SPECIFICATIONS. STOCK PILED ON SITE PLANTING SOIL MUST BE TESTED BY AGRI-FOODS LABORATORIES 503 IMPERIAL RD N, GUELPH, ON N1H 679 (519) 837-1600 A SOIL BASIC TEST IS REQUIRED. BEFORE CONDUCTING TEST THE LANDSCAPE CONTRACTOR IS TO INQUIRE IF AN ATRAZINE AND/OR HEAVY METAL TEST IS REQUIRED.
- ALLOW AT LEAST 2 WEEKS FOR THE TEST(S) TO BE CONDUCTED PRIOR TO INSTILLATION ON SITE. SUBMIT TOPSOIL REPORT TO TERRAPLAN FOR REVIEW AND RECOMMENDATIONS FOR AMENDMENT.
- TOPSOIL FOR SODDED AREAS:
 MIXTURE OF MINERAL PARTICULATES, MICRO ORGANISMS AND ORGANIC MATTER WHICH PROVIDES SUITABLE MEDIUM FOR SUPPORTING INTENDED PLANT GROWTH. GRO-BARK GRO-TURF ORGANIC TOP DRESS (905) 846-1515 OR APPROVED EQUAL SCARIFY THE SUBSOIL PRIOR TO THE SPREADING THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE.
- PLANTING SOIL TEXTURE
 TO CONSIST OF 35-50% SAND, 40-50% SILT, 8-14% CLAY, 4-8 % ORGANIC BY WEIGHT, pH BETWEEN 6.5 to 8 (THE CANADIAN SYSTEM OF SOIL CLASSIFICATION)

TREE CROWN NOTES:

FORM A 100mm HIGH EARTH SAUCER BEYOND THE EDGE
OF THE ROOT BALL AND COVER WITH 100mm OF

ALL CONIFEROUS TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BAL CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT

OUT AND REMOVE ALL WIRE, NOPE AND BUILDY FROM THE TOP TSOMM OF THE ROOT BALL AT THE TIME OF PLANTING.
FOR POORLY DRAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT THE ROOT COLLAR IS A MAXIMUM OF 100mm ABOVE THE FINISHED GRADE. FOR ALL OTHER INSTALLATIONS THE ROOT COLLAR SHALL BE AT OR 50mm ABOVE FINISHED.

CONIFEROUS TREE

PLANTING DETAIL

—CONCRETE, BROOM FINISH

—COMPACTED GRANULAR 'A' BASE

-COMPACTED SUBGRADE

CONCRETE, BROOM FINISH

COMPACTED TO 95% S.P.D.

ARCHITECTURAL DRAWINGS

GEOSYNTHETICS INC.

-MINIMUM 150mm, DEPTH VARIES

ERRADRAIN 900 DRAINAGE MEDIUM BY TERRAFIX

COURSE

PEDESTRIAN CONCRETE PAVING

STADE. ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED). ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTE:

CONIFEROUS TREE PLANTING DETAIL

BARRII

FOR REFERENCE ONLY, REFER TO

9

ARCHITECTURAL SITE PLAN DRAWINGS

- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

June 11/15

Annu

BSD-1312

REMOVE AT TIME OF PLANTING ANY DEAD, BROKEN OF

DOUBLE LEADERS AND NARROW BRANCH UNIONS

REMOVE ALL LABELS AND TAGS AT TIME OF PLANTING

TREE HEIGHT IS MEASURED FROM THE FIRST WHORL AND NOT THE TOP OF LEADER TREES ARE TO BE PLANTED PLUM AND HAVE BOTH FULL FORM AND HEALTHY CANOPY STRUCTURE. A TREES WHICH DO NOT MEET THIS CRITERIA AND/OF

PROVIDE RECENT SOIL REPORT PRIOR TO ORDER. FERTILIZER TO BE MIXED INTO SOIL OFF SITE AS REQUIRED.

FERTILIZER: AS REQUIRED BASED ON PROVIDED SOIL REPORT PRIOR TO ORDERING

MINERAL FERTILIZER: ADDED AS REQUIRED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT

NITROGEN (N): 20 TO 40 MICROGRAMS OF AVAILABLE N PER GRAM OF SOIL. • PHOSPHORUS (P): 10 TO 20 MICROGRAMS OF PHOSPHATE PER GRAM OF SOIL.

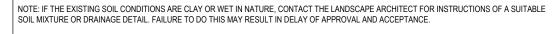
 POTASSIUM (K): 80 TO 120 MICROGRAMS OF POTASH PER GRAM OF SOIL. CALCIUM, MAGNESIUM, SULPHUR AND MICRO-NUTRIENTS PRESENT IN BALANCED RATIOS TO SUPPORT GERMINATION AND/OR ESTABLISHMENT OF INTENDED VEGETATION.

FREE FROM: DEBRIS AND STONES OVER 25 MM DIAMETER

COURSE VEGETATIVE MATERIAL, 10 MM DIAMETER AND 100 MM LENGTH, OCCUPYING MORE THAN 2% OF SOIL VOLUME
 TOXIC ELEMENTS AND/OR GROWTH INHIBITING MATERIALS

CONSISTENCE: FRIABLE WHEN MOIST.

LANDSCAPE SPECIFICATIONS



THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FAILURE OF THE LANDSCAPE CONTRACTOR TO OBTAIN THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY CHANGES TO THE SPECIFIED MATERIALS AND/OR ANY OTHER SPECIFIED INSTRUCTIONS.

PREPARATION OF PLANTING BEDS

 EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS, MIN 600mm (2.0°). BACK FILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF 50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC AND pH 6.5 TO 8. ALL PLANTING BED EDGES TO BE MAINTAINED BY SOD EDGE TRIMMER.

ALL PLANTING BEDS TO HAVE A 25mm (1") CUT AT EDGE TO BE MAINTAIN A CLEAN SEPARATION BETWEEN SOD AND BED. PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE. ALL PLANT BEDS TO BE CONTINUOUS.

SOD USE #1 BLUEGRASS - FESCUE SOD SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL SODDED AREAS SHALL RECEIVE A MINIMUM OF 100mm (4") OF TOPSOIL SOD SLOPES ARE NOT TO EXCEED 3:1. IF APPROVED BY LANDSCAPE ARCHITECT A SLOPE IN EXCESS OF 4:1 TO BE PEGGED USING WOOD PEGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING ALL SODDED AND SEEDED AREAS AT LEAST TWO (2) TIMES BEFORE FINAL INSPECTION FOR ACCEPTANCE OF THE LANDSCAPE WORK.

PLANT MATERIALS: ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, OR BALL AND BURLAP, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING UPON APPROVAL OF THE LANDSCAPE ARCHITECT

CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.

ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

PLANT MATERIAL SIZES AND CONDITIONS

- THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST.
- CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.
 ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED AS DETAILED, AND AS SHOWN ON THE LANDSCAPE DRAWING. PLANT MATERIAL SIZES, SPACING, AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE, AND GRADE AS SPECIFIED ON PLANTING PLAN: PROVIDE SUFFICIENT LABELS OR MARKINGS TO
- INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN, OR BUNDLE. OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM, PEST AND DISEASE AND UNDAMAGED.
- LANDSCAPE CONTRACTOR TO INSTALL NEW SOD AND NEW TOPSOIL AS PER SPECIFICATIONS AND GENERAL NOTES THROUGHOUT THE SITE AS
- NEW TOPSOIL AND SOD SHALL EXTEND THROUGH THE MUNICIPAL BOULEVARD TO THE REAR OF THE MUNICIPAL CURB.

ALL INSTALLATION STANDARDS AND PROCEDURES ARE AS FOLLOWS OR AS DIRECTED BY THE MUNICIPAL GUIDELINES

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, AND TO BE MAINTAINED USING A SOD EDGE TRIMMER.

* ALL BEDS TO RECEIVE A COVER OF CLEAN SHREDDED PINE MULCH (GRO-BARK OR APPROVED EQUAL), UNLESS OTHERWISE SPECIFIED, TO A DEPTH OF 75mm (3*). SAMPLE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

SEED MIXTURE(S) SEED MIXTURES TO BE SUPPLIED BY OSC - Ontario Seed Co. Box 7 Waterloo, ON N2J 3Z6 519-886-0557 OR APPROVED EQUAL SEED INVOICE WHICH INDICATES THE SEED MIXTURE, QUANTITY, AND SITE LOCATION, TO BE PROVIDED TO THE LANDSCAPE ARCHITECT. ANY SUBSTITUTIONS TO THE SEED MIXTURE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO SO WILL BE AT

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF THE GUARANTY PERIOD.

- PROTECTIVE GUARDS ARE TO BE EMPLOYED AROUND THE BASE OF DECIDUOUS TREES. IF INSTALLED THE GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH.

 THE GUARDS ARE TO BE REMOVED FROM THE TREES AT THE END OF THE MAINTENANCE PERIOD, OR UNLESS OTHERWISE STATED.
- ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION. WRAPPING OF ALL DECIDUOUS TREES, IF REQUIRED, SHALL COMMENCE ONLY UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE LANDSCAPE ONTARIO

STAKING OF TREES REFER TO PLANTING DETAILS.

PROPER MAIN TENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 1F - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD LINESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

GUARANTEE PERIOD

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE LANDSCAPE ONTARIO HORTICULTURAL TRADES ASSOCIATION (LOHTA) AND THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO.



DECIDUOUS TREE PLANTING DETAIL

DEPTH IN mm

200

200

300

450

600

PER TREE INSTALLATION DETAI

VARIES ---- 300

ALL CALIPER TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
CUIT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT
BALL AT THE TIME OF PLANTING.
FOR POORLY ORAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT
THE ROOT COLLAR IS A MAXIMUM OF 100mm ABOVE THE FRINSHED GRADE. FOR ALL
OTHER INSTALLATIONS THE ROOT COLLAR SHALL BE AT OR 50mm ABOVE FINISHED

DECIDUOUS TREE

PLANTING DETAIL

TREE CROWN NOTES:

REMOVE AT TIME OF PLANTING ANY DEAD, BROKEN OR

REMOVE ALL LABELS AND TAGS AT TIME OF PLANTING

DAMAGED LIMBS INCLUDING INTERFERING BRANCI DOUBLE LEADERS AND NARROW BRANCH UNIONS

TREES ARE TO BE PLANTED PLUM AND HAVE BOTH FULL FORM AND HEALTHY CANOPY STRUCTURE. A

TREES WHICH DO NOT MEET THIS CRITERIA AND/OR HAVE WEAK BRANCHING STRUCTURE, DO NOT HAVE STRAIGHT TRUNKS OR HAVE UNBALANCED CROWN: WILL NOT BE ACCEPTED

— BURLAP WRAP TREE FROM TOP OF ROOT BALL TO FIRST BRANCH UNION AND SECURE WITH BIODEGRADABLE TIE REMOVE AFTER ONE GROWING SEASON

- LOOSEN OR SCARIFY THE INSIDE SURFACE OF THE PLANTING HOLE PRIOR TO INSTALLATION OF THE TREE

- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

Inw.

BSD-1310

ATE: JUNE 2015

- IMPORTED FRIABLE SCREENED LOAM TOPSOIL COMPACTED TO ELIMINATE AIR POCKETS

- KEEP MULCH 50-100mm AWAY FROM TRUNK

NOTE: THE CONTRACTOR IS TO SUPPLY

INDICATED ON THE CHART BELOW.

TOPSOIL DEPTH CHART

LANDSCAPE AREAS

LAWN AREAS (SOD)

LAWN AREAS (SEED)

AND GROUNDCOVER

RAISED PLANTERS

TOPSOIL FILL MATERIAL TO THE DEPTHS

PLANTING BEDS - GRASSES, PERENNIALS

SHADE AND ORNAMENTAL TREES

PLANTING BEDS - MEDIUM AND SMALL SHRUBS



SEE PLANT LIST FOR PROPER

GROUNDCOVER PLANTING DETAIL

SPACING OF PLANT MATERIA

CONIFEROUS TREES SHALL BE WRAPPED FOR THE FIRST YEAR AFTER PLANTING, AND THE SECOND IF CONDITIONS REQUIRE.



--- ORNAMENTAL GRASS / PERENNIALS / GROUNDCOVER

TURN BEST SIDE TOWARD MOST PROMINENT VIEW

-25mm DEPTH MULCH LAYER, AFTER SETTLEMENT,

MULCH IN CONTACT WITH PLANT MATERIAL STEMS

-RAISE FINISH GRADE OF PLANTING BED 50mm FOR

-- REMOVE PLANT FROM POT - SLIGHTLY LOOSEN OR

SAME RELATIVE ELEVATION AS ORIGINAL GRADE

SEPERATE IF ROOT MASS IS COMPACTED. PLANT AT

TAMPED PLANTING MIXTURE. SEE SOIL DEPTH CHART

ADEQUATE DRAINAGE

-UNEXCAVATED OR EXISTING SOIL

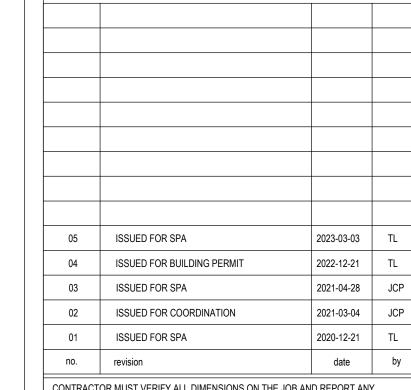
TO TOP DRESS PLANTING BED. DO NOT PLACE



EXCEPT PT 9 PL 51R34106; CITY OF BARRIE

AREA FOR CITY ACCEPTANCE

NOT FOR CONSTRUCTION



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signed



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

440 ESSA ROAD

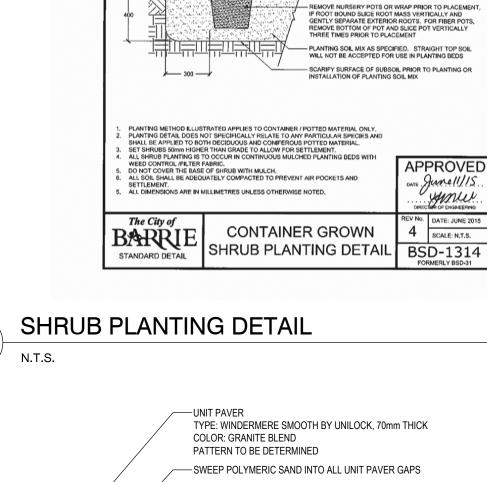
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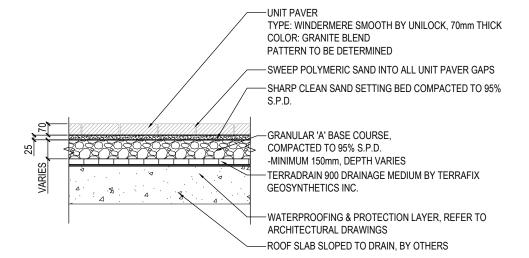
BARRIE, ONTARIO

LANDSCAPE DETAILS

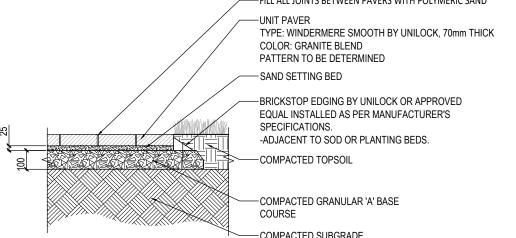
DRAWING	
DRAWN:	TL
CHECKED:	
	NTC
SCALE:	N.T.S.
DATE:	2021-09-15
-	-

PROJECT NO.: 19-137

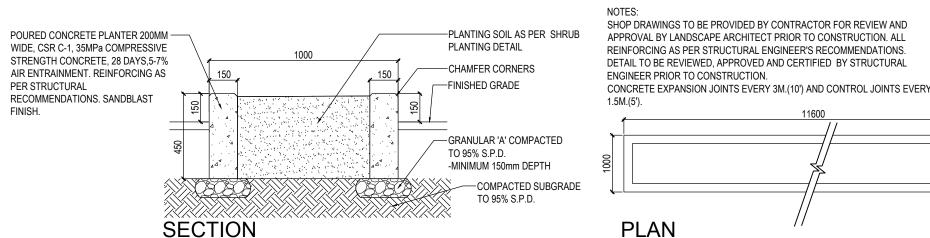


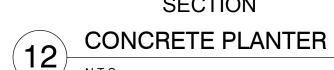




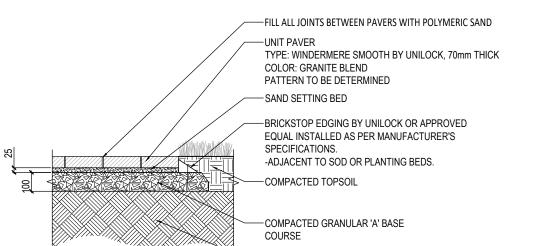


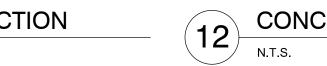




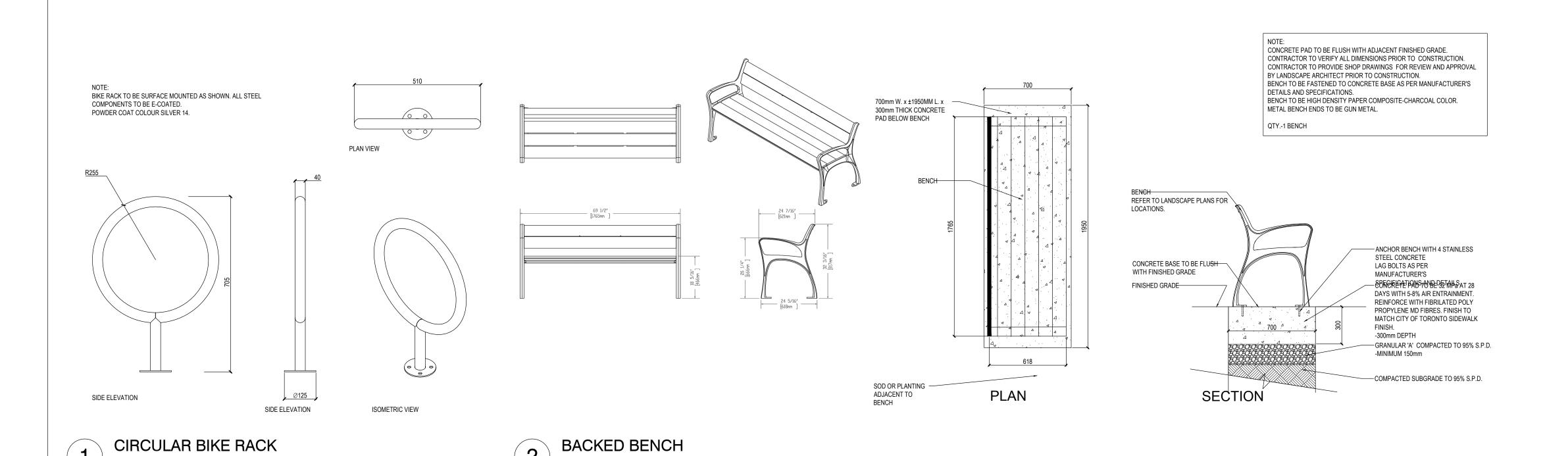


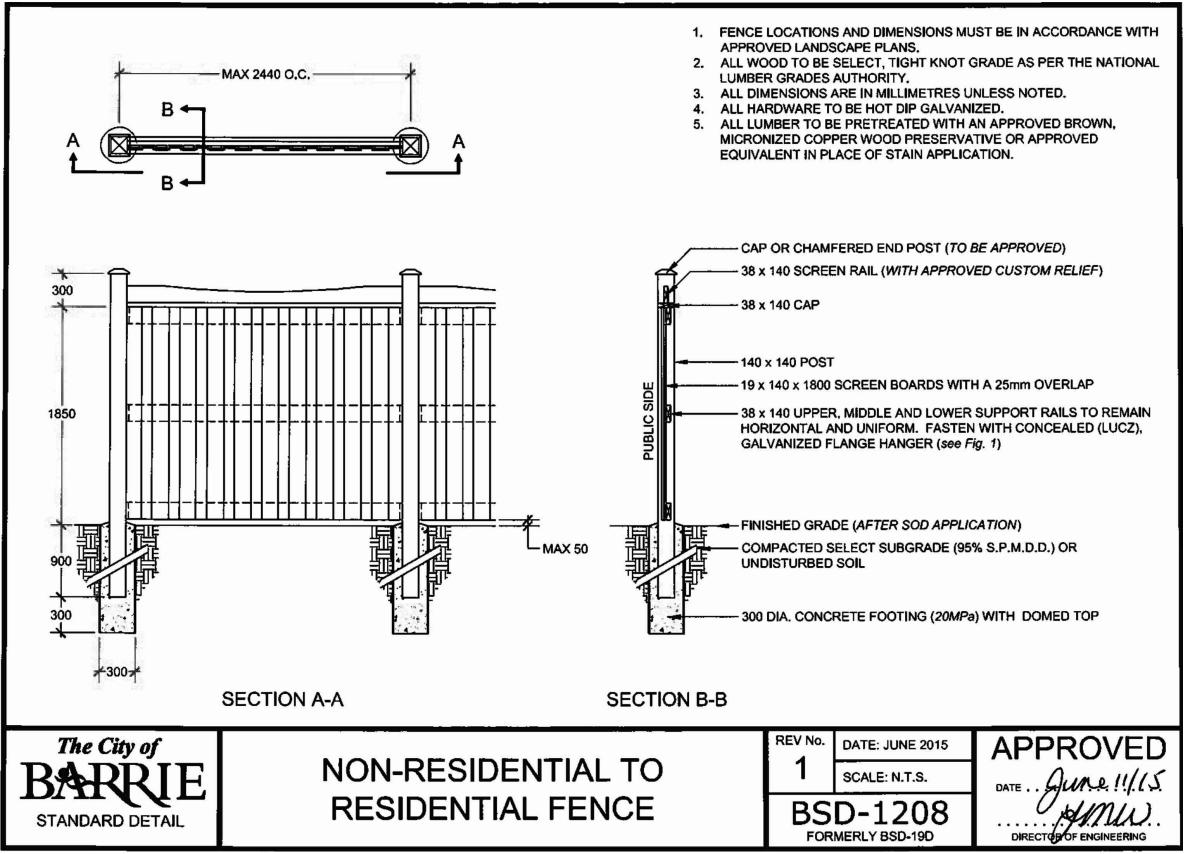
UNIT PAVER ON GARAGE ROOF SLAB

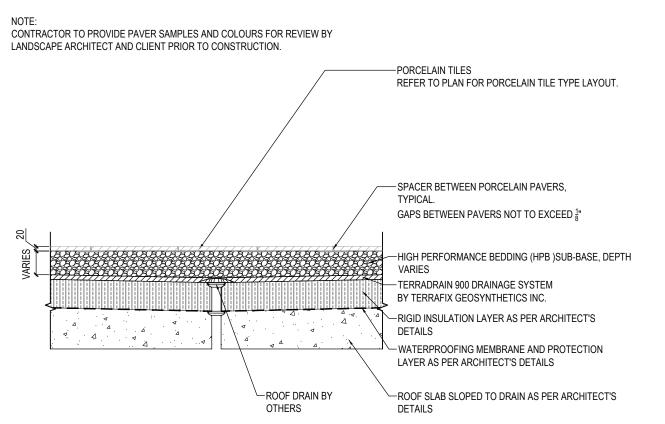




-WATERPROOFING & PROTECTION LAYER, REFER TO -ROOF SLAB SLOPED TO DRAIN, BY OTHERS PEDESTRIAN CONCRETE PAVING ON SLAB







PORCELAIN TILE PAVING ON AMENITY ROOF

SYNLAWN INSTALL AS PER MANUFACTURER'S 2680 ABUTMENT ROAD SE SPECIFICATIONS AND DETAILS. DALTON, GA 30721 REFER TO ARCHITECT'S AND TOLL FREE: 1-866-SYNLAWN MECHANICAL ENGINEER'S DRAWINGS FAX: (706) 277-1128 FOR SLAB DRAIN LOCATIONS AND www.synlawn.com DETAILS. - HIGH-PERFORMANCE COATED TOP DRESSING PER CONCRETE CURB -SPECIFICATIONS / SYNLAWN ARTIFICIAL GRASS -150mm WIDE - 1"-2" FOAM PAD SYNLAWN ARTIFICIAL GRASS -- 1/2"-1" FINES ATTACHED TO NAILER WITH - CRUSHED AGGREGATE #8 3/4" SS PAN HEAD (SPECIFIC TO BEDROCK SCREWS 4" O.C. OF REGION) -DEPTH VARIES PROVIDE OPENINGS AT BASE -OF CONCRETE CURB. -11mm HT. x 100mm WIDE AT - TERRADRAIN 900 BY TERRAFIX 1000mm O/C. - WATERPROOFING MEMBRANE AND PROTECTION BOARD AS PER ARCHITECT'S DETAILS 2" X 4" RECYCLED PLASTIC -LUMBER (RPL) PERIMETER STRUCTURAL SLAB AS PER NAILER BOARD. ATTACHED ARCHITECT'S DETAILS TO CURB WITH ONE 4" EXPANSION ANCHOR(S) EVERY 24" O.C. SECTION VIEW 1. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION;

> CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 1437-560.

ROOFDECK SYSTEM

SYNLAWN ROOFDECK SYSTEM ON FOAM PAD AGGREGATE W/ PERIMETER BOARD

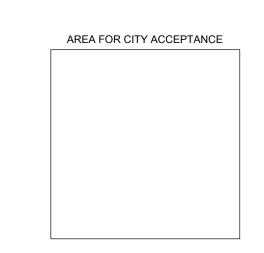
3. DO NOT SCALE DRAWINGS.

5 ARTIFICIAL TURF WITH FLUSH CONCRETE CURB

SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.

NOT FOR CONSTRUCTION



PROPERTY LEGAL DESCRIPTION:
PT LT 5 CON 13 INNISFIL AS IN RO936314 & RO948780
EXCEPT PT 9 PL 51R34106; CITY OF BARRIE

05	ISSUED FOR SPA	2023-03-03	TL		
04	ISSUED FOR BUILDING PERMIT	2022-12-21	TL		
03	ISSUED FOR SPA	2021-04-28	JCP		
02	ISSUED FOR COORDINATION	2021-03-04	JCP		
01	ISSUED FOR SPA	2020-12-21	TL		
no.	revision	date	by		
CONTRACTOR MUST VERIEV ALL DIMENSIONS ON THE JOR AND REPORT ANY					

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ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE LANDSCAPE ARCHITECT WHICH MUST BE RETURNED AT THE

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ALL DRAWINGS TO BE USED FOR CONSTRUCTION ONLY WHEN SIGNED BY THE LANDSCAPE ARCHITECT.

signed



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



One Urban Developments Inc. 28 Rivalda Road Toronto,

Ontario M9M 2M3 Canada

440 ESSA ROAD

BARRIE, ONTARIO

LANDSCAPE DETAILS

DRAWN: TL

CHECKED:

SCALE: N.T.S.

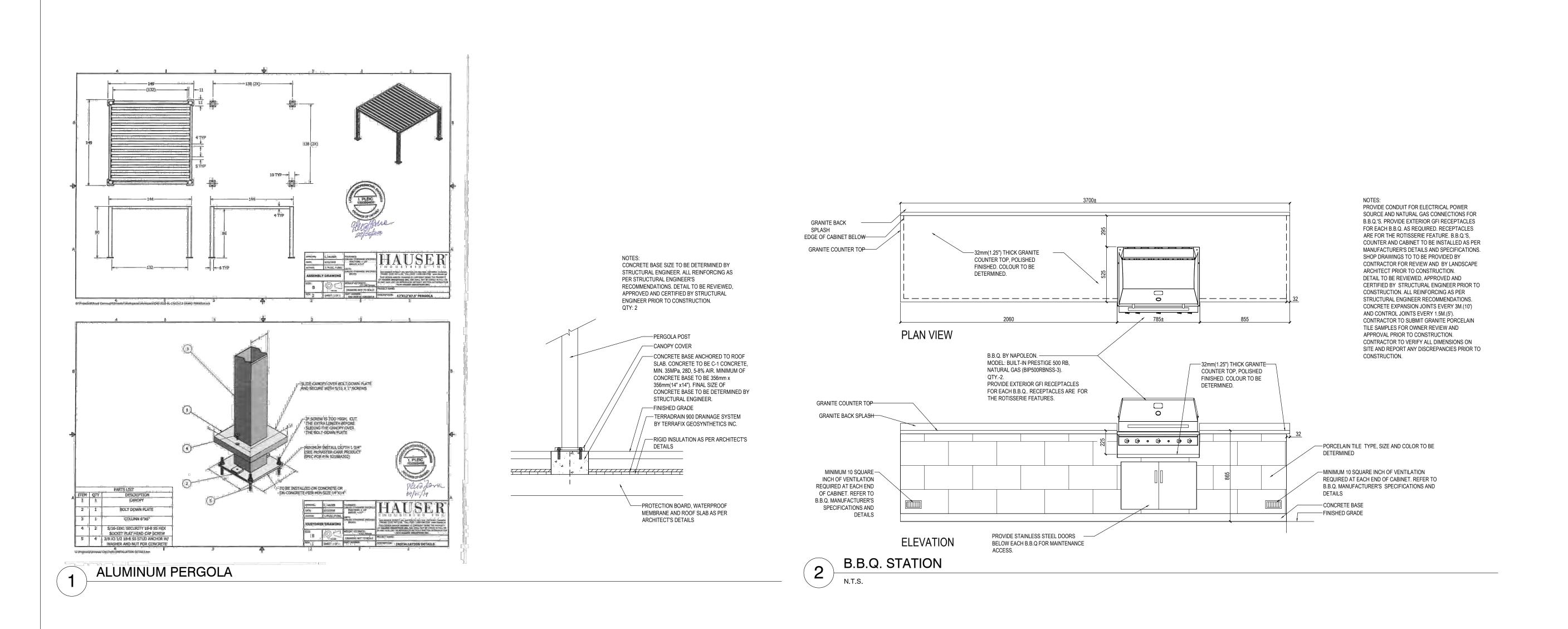
DATE: 2021-09-15

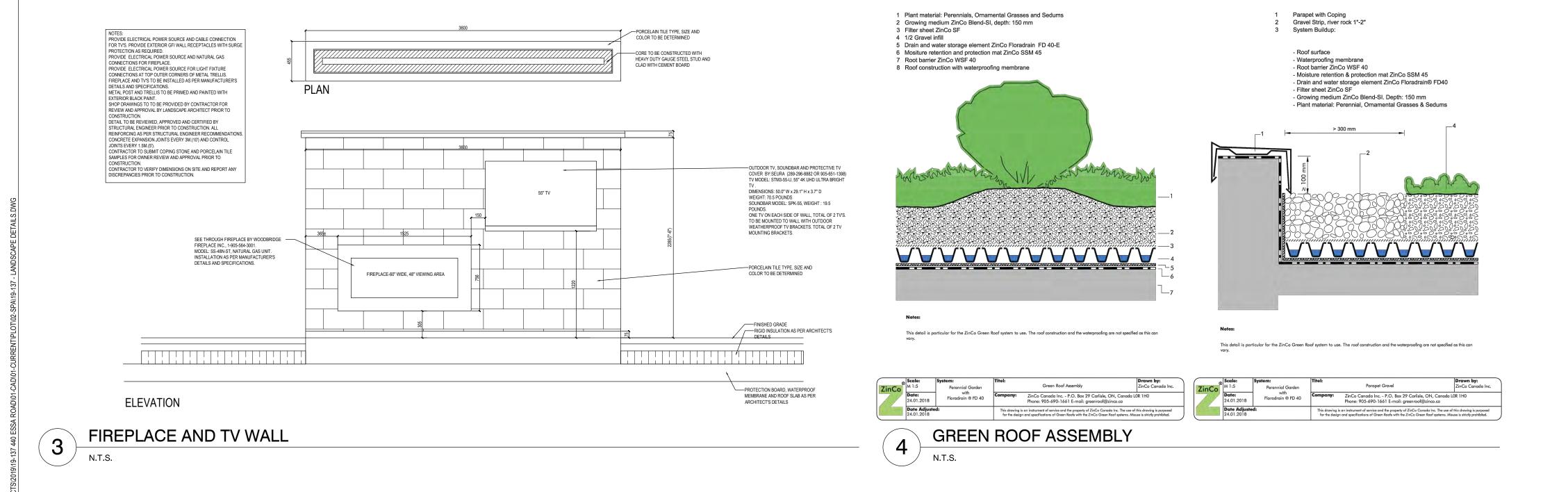
PROJECT NO.: 19-137



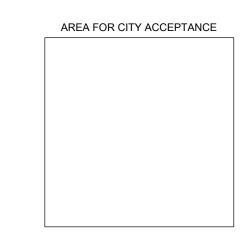
CITY FILE NO.: D11-027-2020

March 3, 2023 10:51 AM I:\01-PROJECTS\2019\19-137 440 ESSA ROAD\01-CAD\01-CURRENT\PLOT\02-SPA\1





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440 ESSA ROAD

BARRIE, ONTARIO

PROJECT
LANDSCAPE DETAILS

 DRAWING

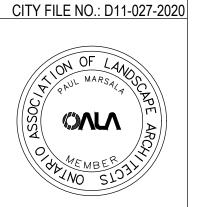
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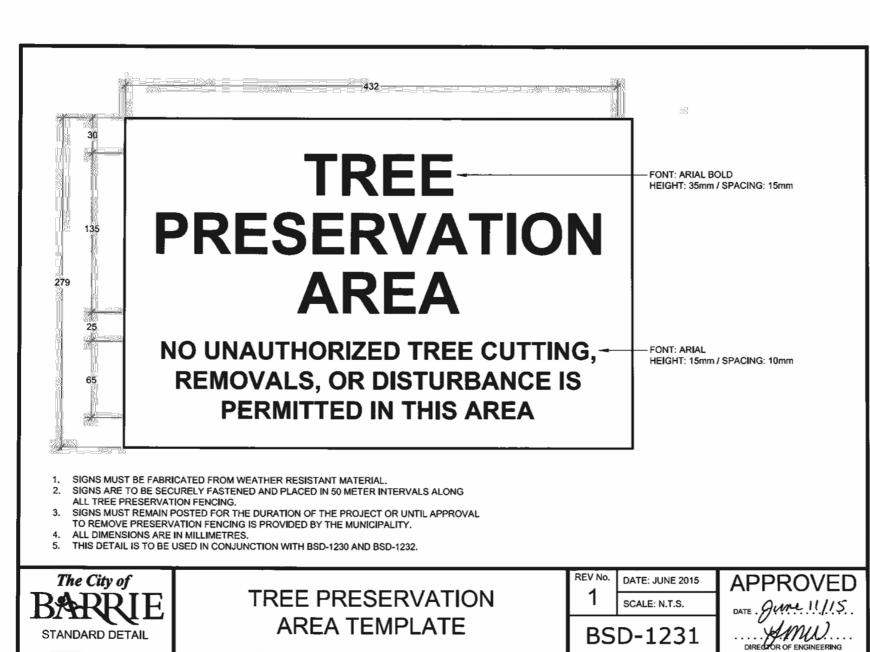
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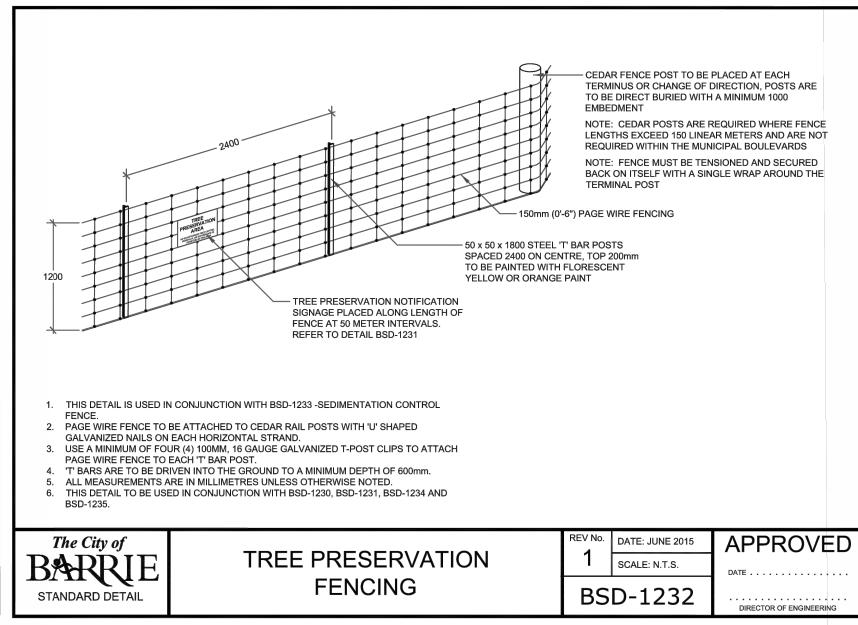
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 2021-09-15

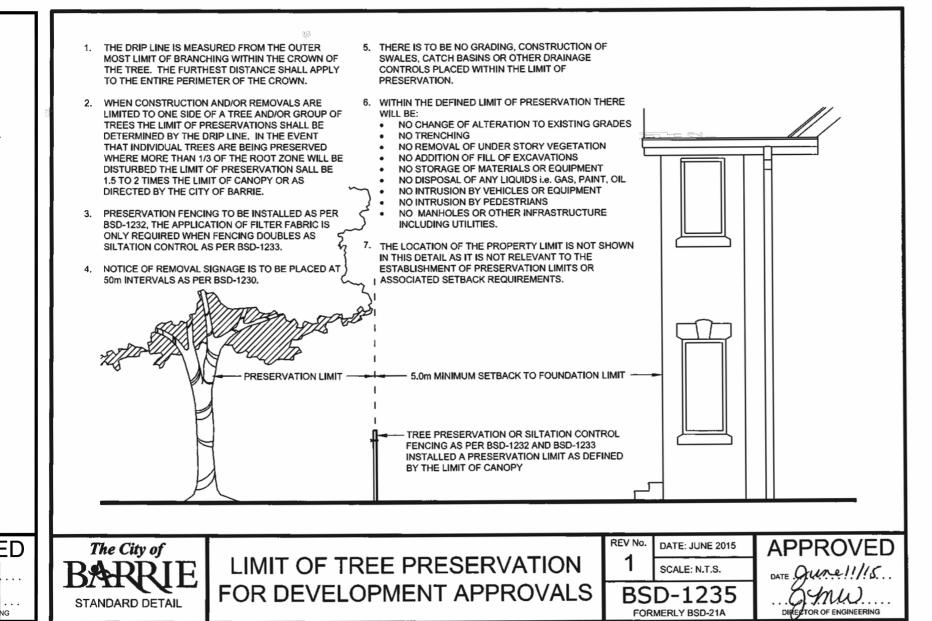
 PROJECT NO.:
 19-137



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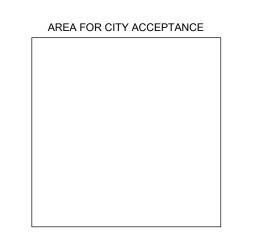






TREE PRESERVATION FENCING AND DETAILS

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