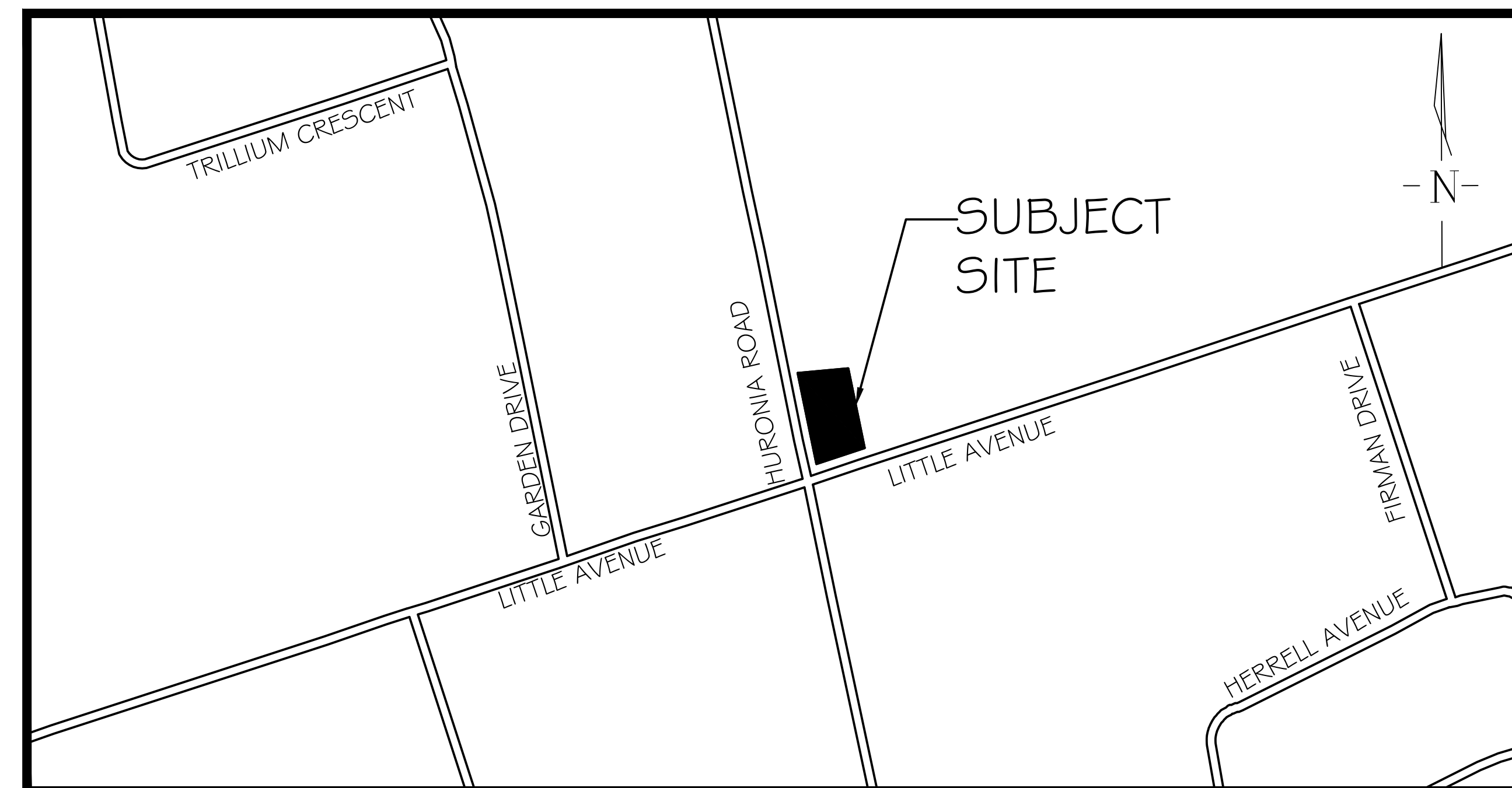


# 159 HURONIA ROAD, BARRIE, ON

MUNICIPAL FILE:D28-111-2021

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 723-22



KEY PLAN N.T.S.

## DRAWING LIST:

EX-1 : EXISTING CONDITIONS  
TP-1 : TREE PRESERVATION PLAN  
TP-2: TREE PRESERVATION PLAN  
LP-1 : CONCEPTUAL LANDSCAPE PLAN  
LF-1 : FENCING PLAN  
LD-1 : DETAILS 1  
LD-2: DETAILS 2

CLIENT:

NICOLA, MATASSINI  
HELEN, MATASSINI

MUNICIPALITY:

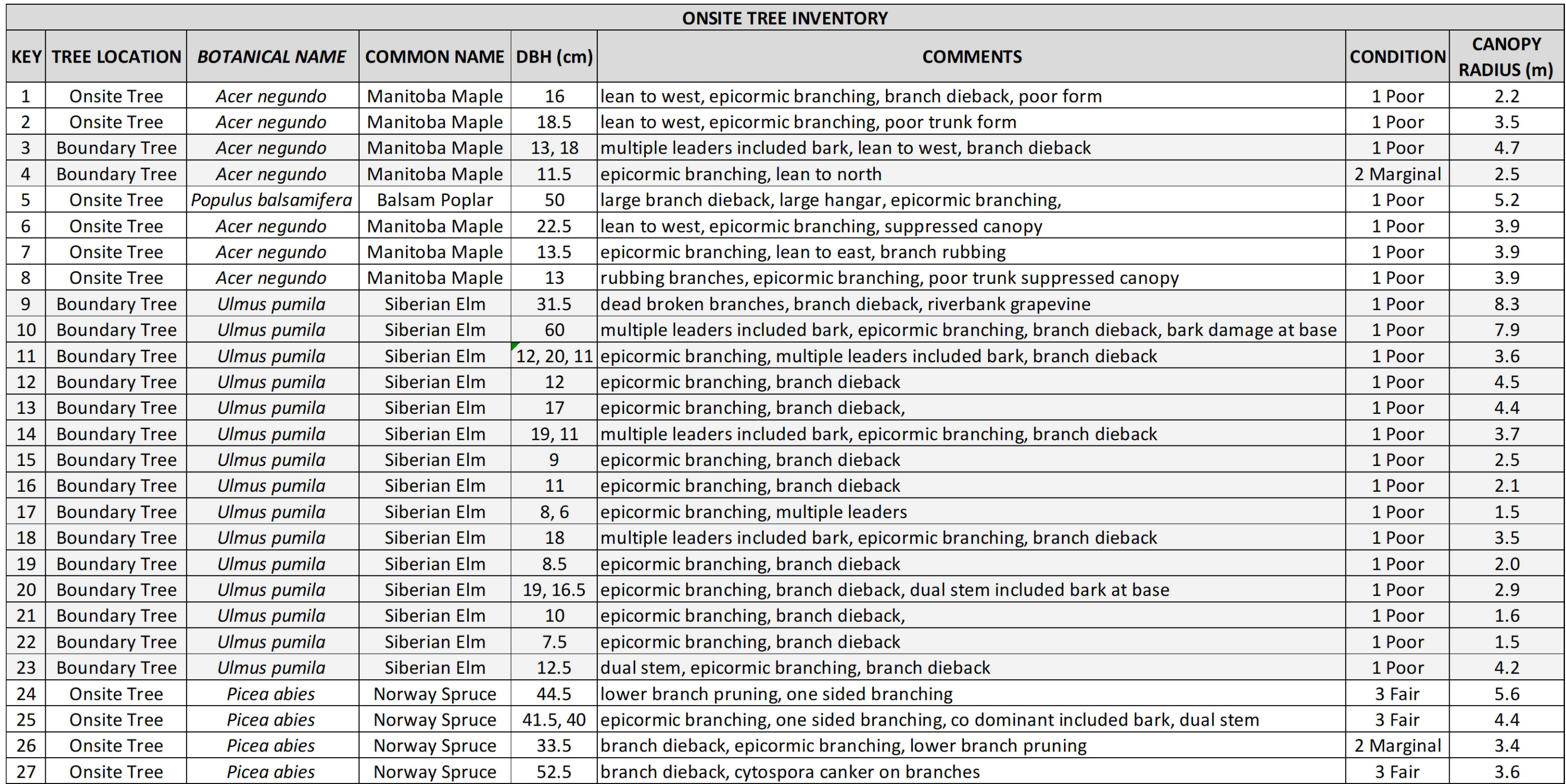


CITY OF BARRIE  
70 COLLIER STREET, P.O. BOX 400,  
BARRIE, ON  
L4M 4T5

LANDSCAPE ARCHITECT:

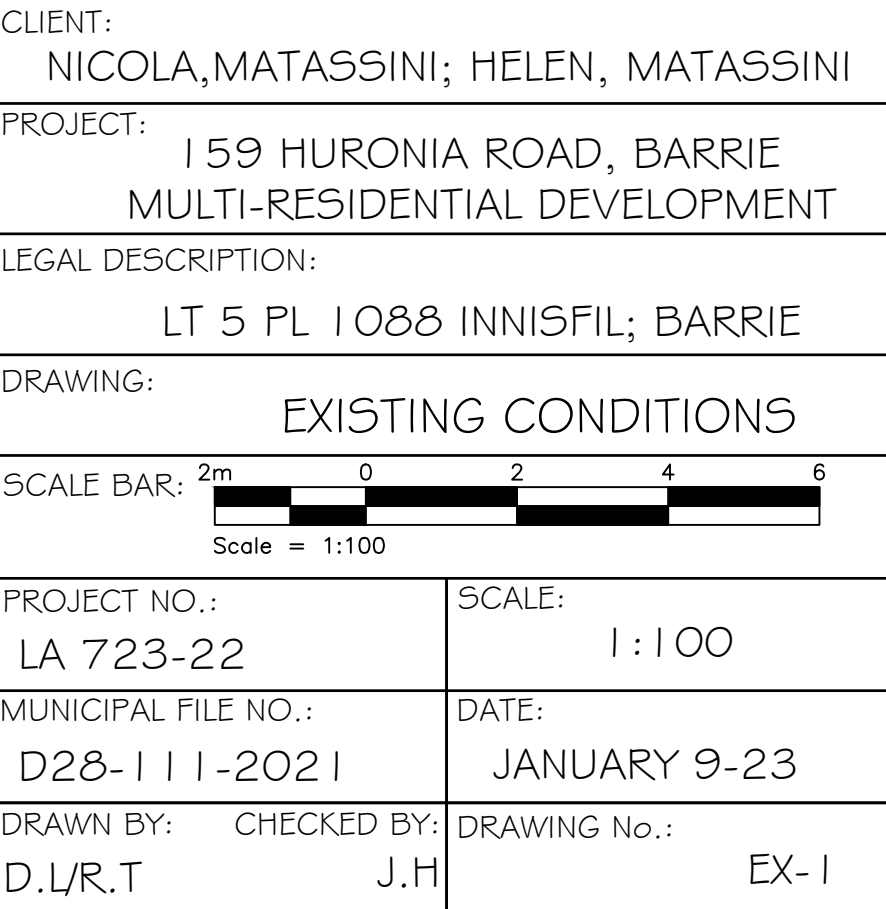




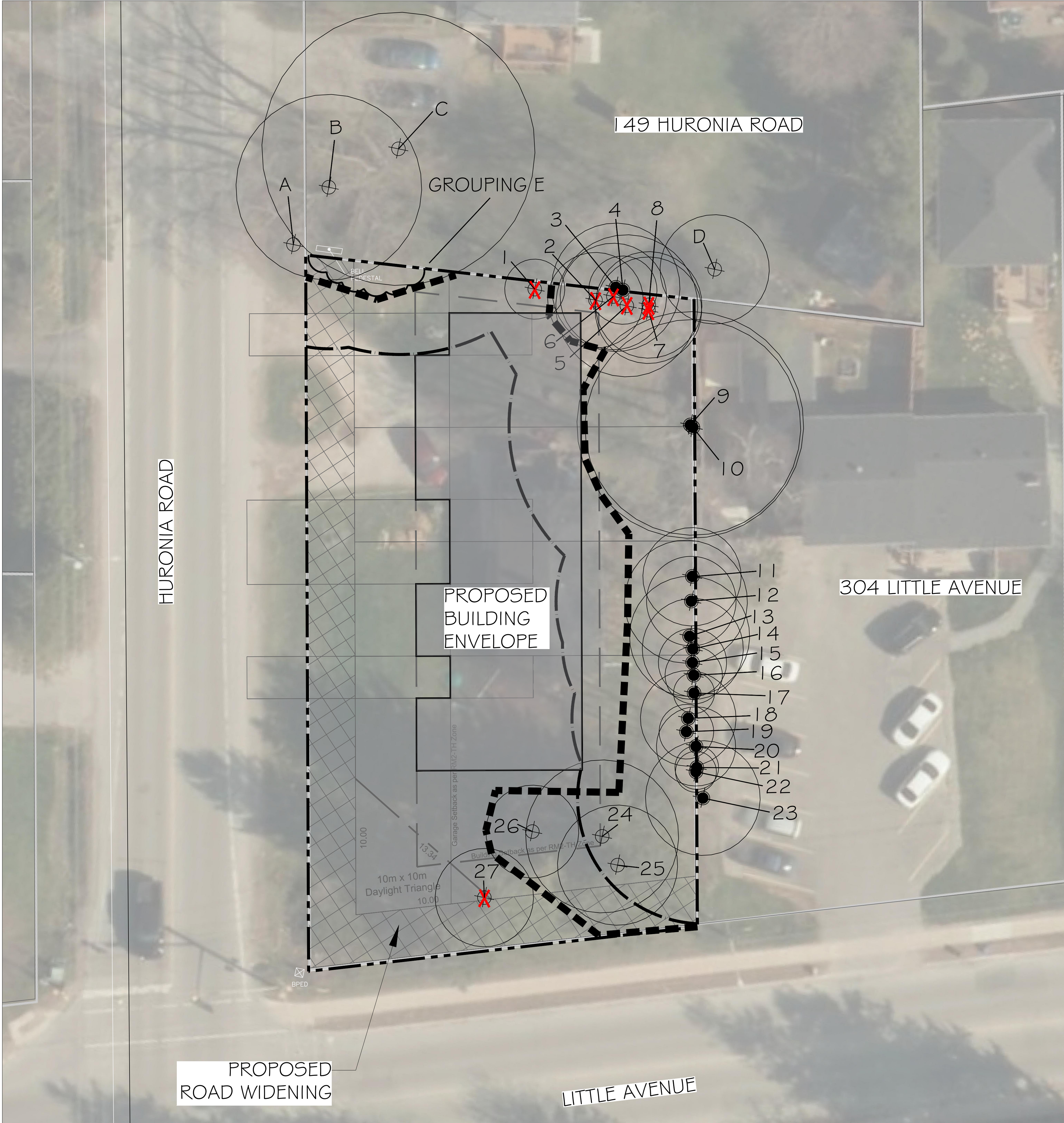
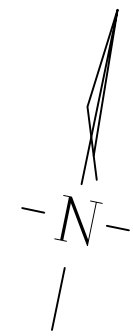


OFFSITE TREE INVENTORY						
KEY	TREE LOCATION	BOTANICAL NAME	COMMON NAME	DBH	CONDITION	CANOPY RADIUS (m)
A	ROWA	<i>Thuja occidentalis</i>	Eastern White Cedar	22	0 Dead	0.0
B	OFFSITE TREE	<i>Acer saccharinum</i>	Silver Maple	-	-	6.8
C	OFFSITE TREE	<i>Acer saccharinum</i>	Silver Maple	-	-	10.0
D	OFFSITE TREE	<i>Malus ssp.</i>	Common Apple	-	-	4.0
GROUPING - E	OFFSITE TREE LINE	<i>Thuja occidentalis</i>	Eastern White Cedar	-	-	DRIPLENE

NOTE:  
VEGETATION CLEARING IS TO BE AVOIDED  
FROM APRIL 1 TO AUGUST 31 TO AVOID  
IMPACTS TO BIRDS PROTECTED UNDER  
THE MIGRATORY BIRDS CONVENTION ACT.  
IF CLEARING MUST PROCEED WITHIN THIS  
WINDOW, THE AFFECTED AREA MUST BE  
SCREENED BY A QUALIFIED ECOLOGIST  
BEFORE 48HRS OF CLEARING ACTIVITIES.



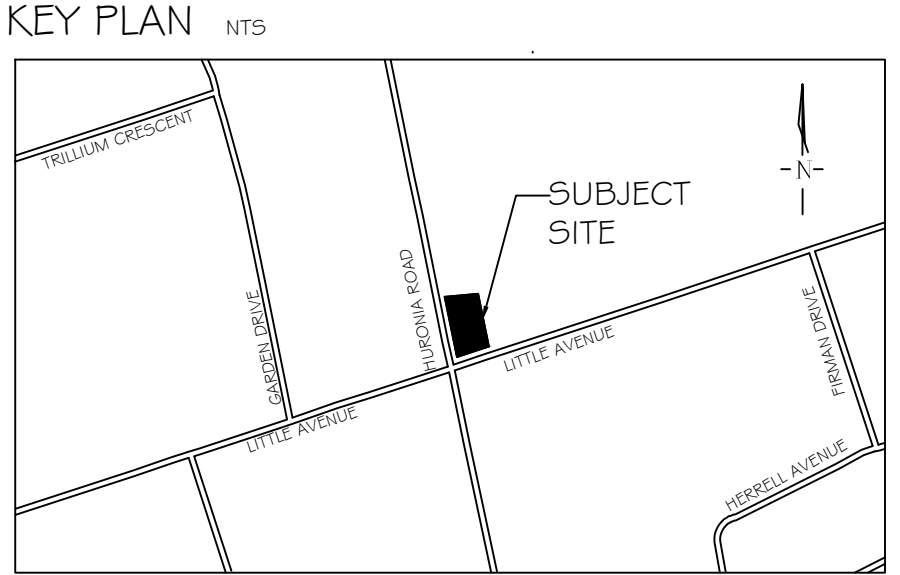




\*\*\*TREE LOCATIONS CAPTURED USING TRIMBLE GNSS UNITS AND ARCGIS SOFTWARE

NOTE:  
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IT IS RECOMMENDED THAT THE OWNER  
OBTAIN A CONSENT TO HARM OR REMOVE  
AGREEMENT FOR TREE NO. 3, 4, B, & D FROM  
THE PROPERTY OWNER OF 159 HURONIA  
ROAD AND TREE 9-23 FROM THE OWNERS  
OF 304 LITTLE AVENUE. THESE TREES ARE  
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  - - - TREE PRESERVATION FENCING
  - - - 5m FOUNDATION LIMIT
  - ⊕<sup>2</sup> TREE LOCATION WITH CANOPY
  - ⊕<sup>A</sup> OFFSITE TREE LOCATION WITH CANOPY
  - BOUNDARY TREE
  - X TREE RECOMMENDED FOR REMOVAL
  - ⬡ EXISTING TREE GROUPING

4	MARCH 30-23	R.T.	AS PER ARBOR PLAN
3	FEB 27, 2023	R.T.	AS PER UPDATED CONCEPT PLAN
2	JAN 24-23	R.T.	AS PER CONCEPT PLAN
1	JAN 11-23	D.L.	AS PER NEW SITE PLAN
NO	DATE	BY	REVISIONS

STAMP

APPROVAL

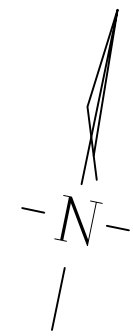
AERIAL COURTESY SIMCOE COUNTY GIS  
SITE PLAN PROVIDED BY KRCMAR SURVEYORS LTD.  
(DWG#22-535DT0, 1 DATE: MAY 5, 2022)

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ENVIRONMENTAL GROUP LTD  
Landscape Architects  
Consulting Arborists  
Urban Forestry

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OFFICE: 705-796-1122  
info@LEGroupLtd.com  
www.LEGroupLtd.com

CLIENT:	NICOLA, MATASSINI; HELEN, MATASSINI		
PROJECT:	159 HURONIA ROAD, BARRIE MULTI-RESIDENTIAL DEVELOPMENT		
LEGAL DESCRIPTION:	LT 5 PL 1 O88 INNISFIL; BARRIE		
DRAWING:	TREE PRESERVATION PLAN 1		
SCALE BAR:			
PROJECT NO.:	LA 723-22	SCALE:	1:150
MUNICIPAL FILE NO.:	D28-111-2021	DATE:	JANUARY 9-23
DRAWN BY:	CHECKED BY:	DRAWING No.:	
D.L/R.T	J.H	TP-1	

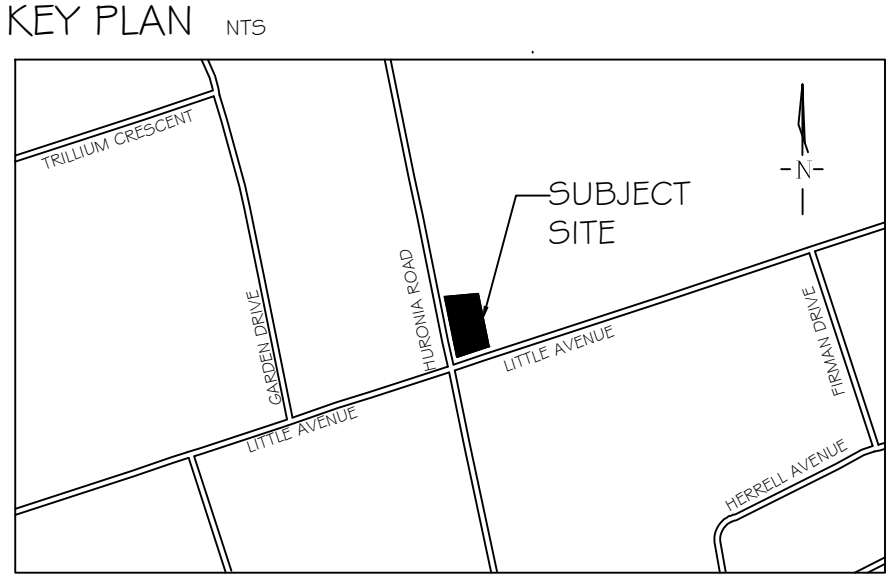




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  - Existing Tree Grouping

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1	JAN 11-23	D.L.	AS PER NEW SITE PLAN

NO DATE BY REVISIONS

STAMP APPROVAL



AERIAL COURTESY SIMCOE COUNTY GIS  
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CLIENT:  
NICOLA, MATASSINI; HELEN, MATASSINI

PROJECT:  
159 HURONIA ROAD, BARRIE  
MULTI-RESIDENTIAL DEVELOPMENT

LEGAL DESCRIPTION:  
LT 5 PL 1 O88 INNISFIL; BARRIE

DRAWING:  
TREE PRESERVATION PLAN 2

SCALE BAR: 3m 0 3 6 9  
Scale = 1:150

PROJECT NO.:  
LA 723-22

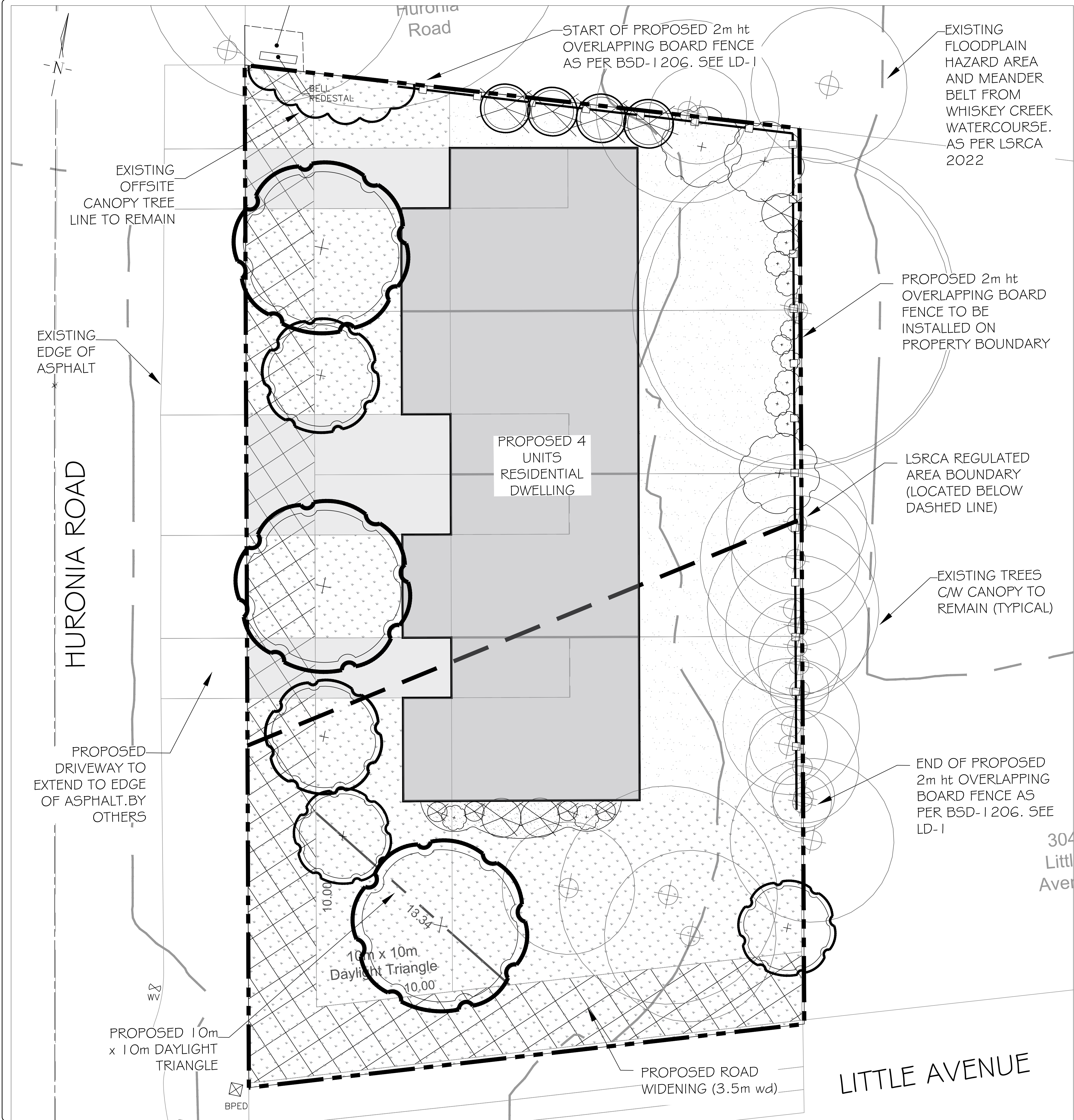
MUNICIPAL FILE NO.:  
D28-111-2021

DRAWN BY: D.L/R.T  
CHECKED BY: J.H  
DRAWING No.: TP-2

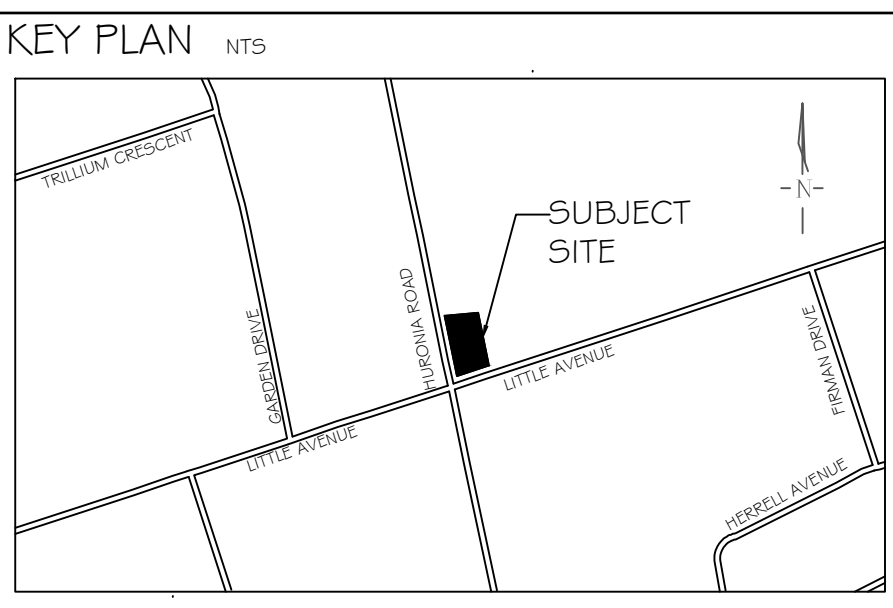
SCALE:  
1:150

DATE:  
JANUARY 9-23





PLANT DENSITY CALCULATIONS			
AREA: 1,400.5 SQUARE METERS		TYPE: RESIDENTIAL	
REQUIRED MIN. TOTALS	PROPOSED TOTALS	VEGETATION TYPE	REQUIRED SIZING
7	7	DECIDUOUS TREES	60mm CAL
4	4	EVERGREEN TREES	2m HT
14	14	DECIDUOUS SHRUBS	0.6-1.2m HT
7	7	EVERGREEN SHRUBS	0.45m SPR / 1.2m HT



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	EXISTING FLOODPLAIN HAZARD AREA
	PROPOSED 2m ht. OVERLAPPING BOARD FENCE (BSD-1 206)
	EXISTING TREE C/W CANOPY
	EXISTING TREE GROUPING
	PROPOSED CONIFEROUS TREE
	PROPOSED DECIDUOUS TREE
	PROPOSED DECIDUOUS SHRUB
	PROPOSED CONIFEROUS SHRUB
	PROPOSED SOD
	PROPOSED SEED
	PROPOSED CONCRETE DRIVEWAY
	PROPOSED 3.5m ROAD WIDENING
	PROPOSED CEDAR MULCH

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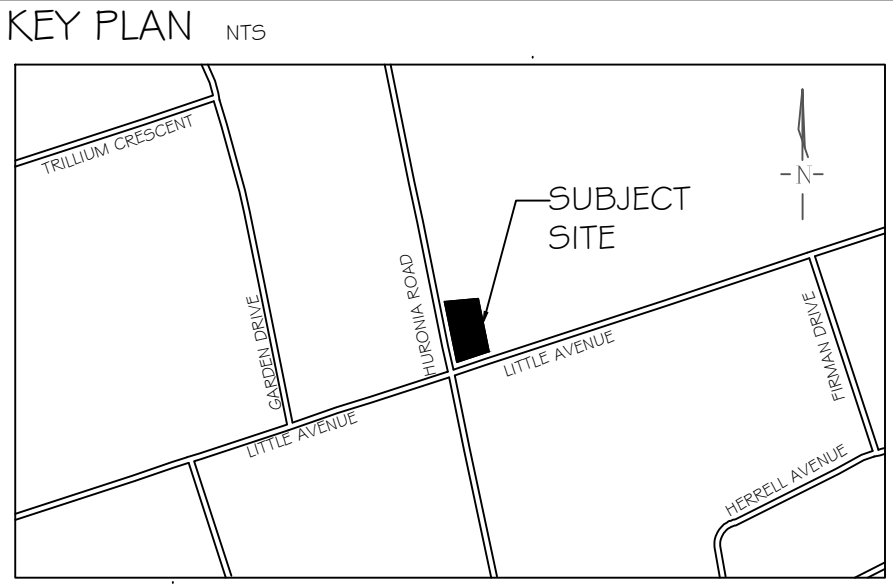
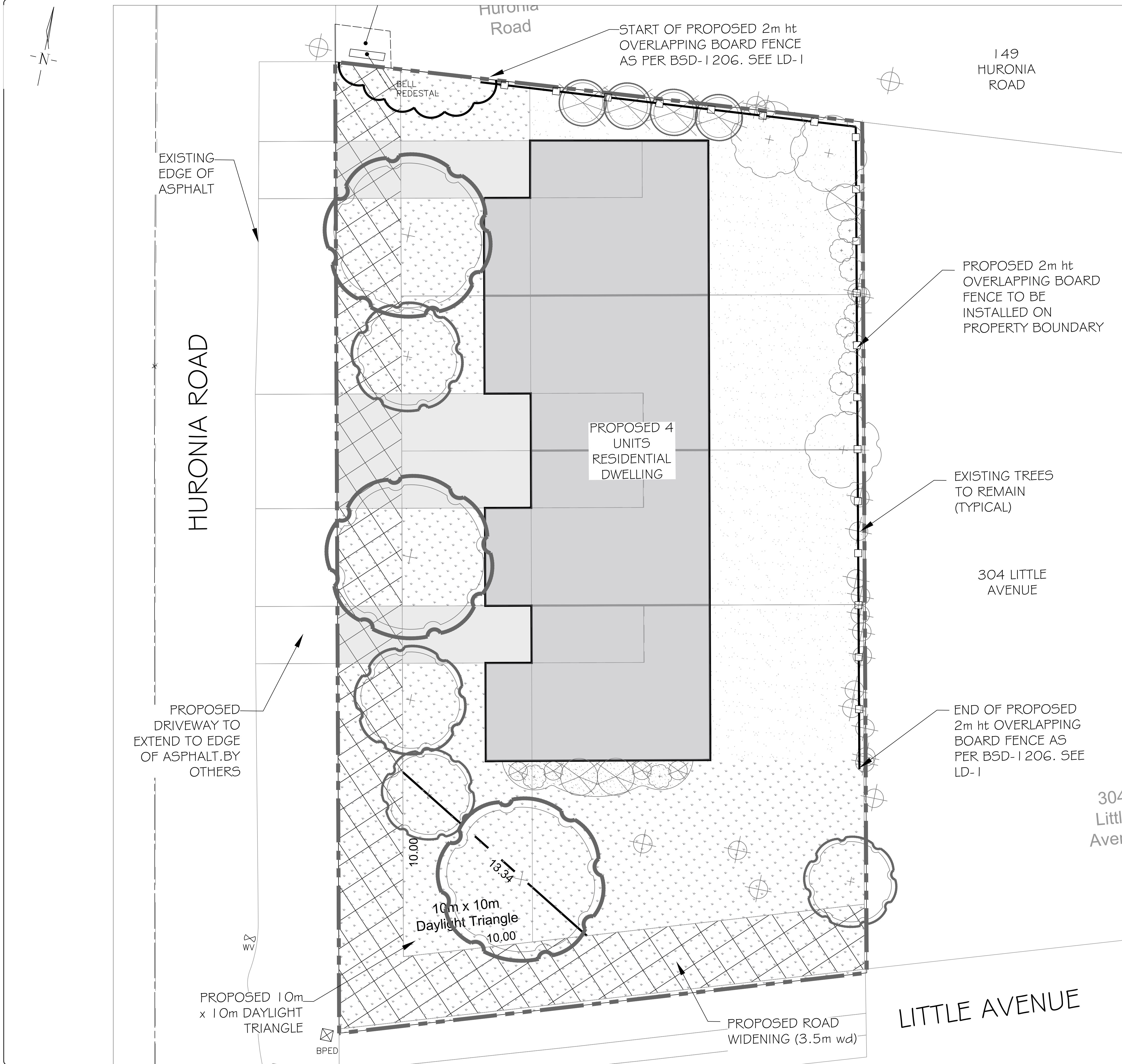
AERIAL COURTESY SIMCOE COUNTY GIS  
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CLIENT: NICOLA, MATASSINI; HELEN, MATASSINI	
PROJECT: 159 HURONIA ROAD, BARRIE MULTI-RESIDENTIAL DEVELOPMENT	
LEGAL DESCRIPTION: LT 5 PL 1 O88 INNISFIL; BARRIE	
DRAWING: CONCEPTUAL LANDSCAPE PLAN	
SCALE BAR: 2m 0 2 4 6 Scale = 1:100	
PROJECT NO.: LA 723-22	SCALE: 1:100
MUNICIPAL FILE NO.: D28-111-2021	DATE: JANUARY 9-23
DRAWN BY: J.H. D.L./R.T.	CHECKED BY: J.H. DRAWING No.: LP-1





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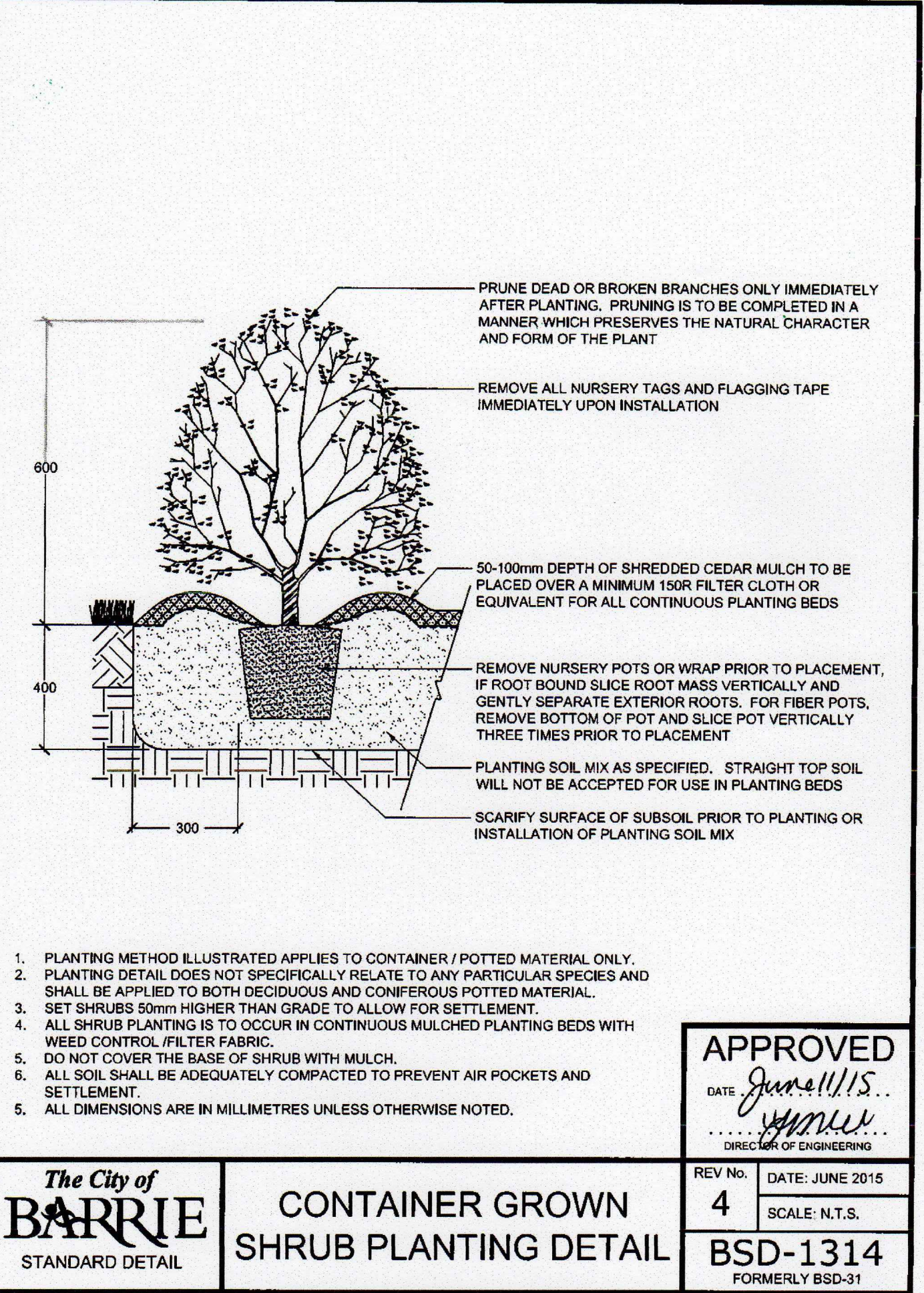
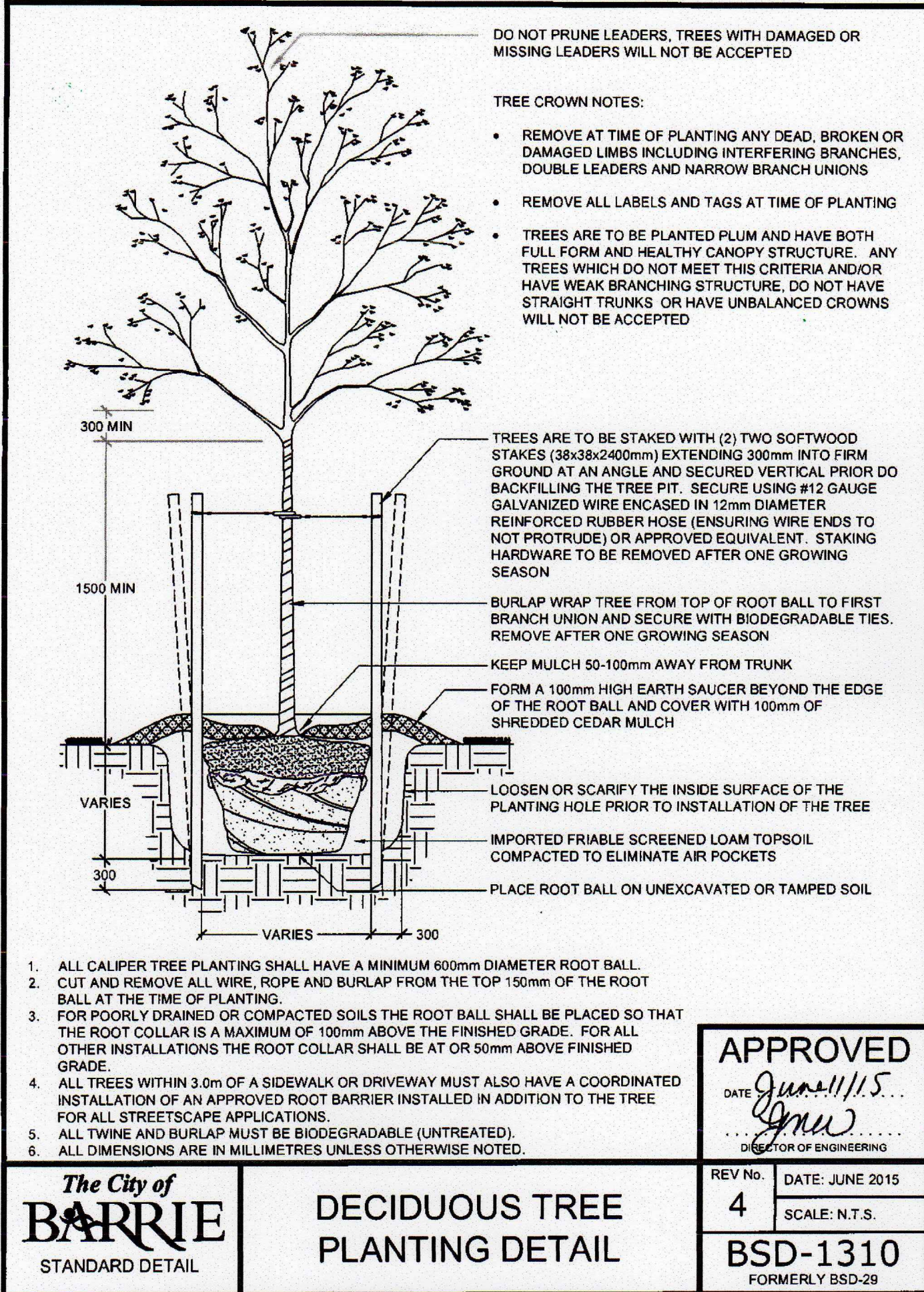
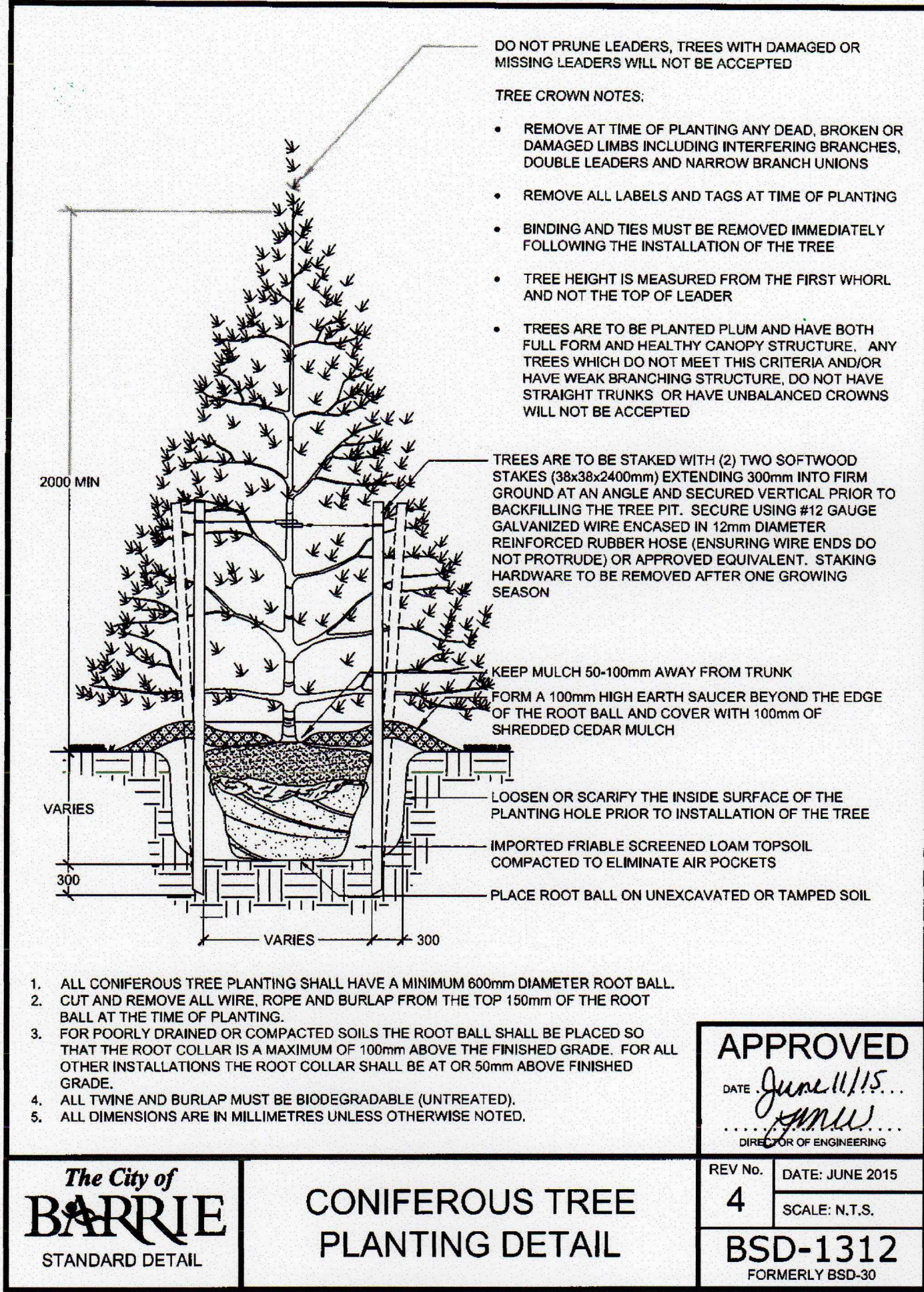
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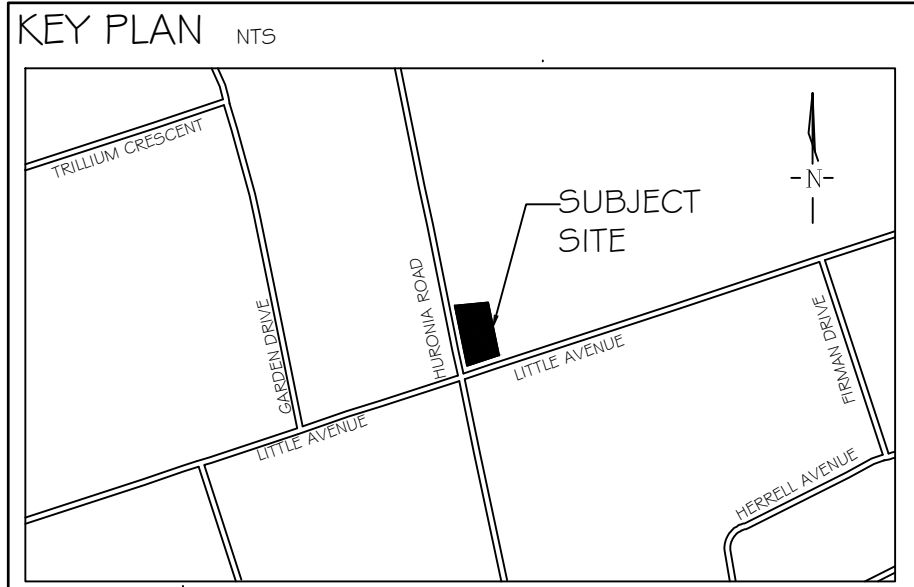
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DRAWING: FENCING PLAN	
SCALE BAR: 2m 0 2 4 6 Scale = 1:100	
PROJECT NO.: LA 723-22	SCALE: 1:100
MUNICIPAL FILE NO.: D28-111-2021	DATE: JANUARY 9-23
DRAWN BY: D.L/R.T	CHECKED BY: J.H DRAWING No.: LP-1





## PLANTING NOTES

- The Contractor shall review all information in all drawings details and specifications and report any discrepancies to the Landscape Architect in writing prior to commencement of works.
- All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
- All plant material which cannot be planted immediately will be properly heeled in or covered with a similar material which will keep root surfaces moist until planted.
- All plant material and operations shall meet or exceed current horticultural standards of the Canadian Nursery Landscape Association. All plant material to be No. 1 Grade Nursery Stock. All unsatisfactory stock including field grown will be refused on site.
- The Landscape Architect reserves the right to reject any material, plantings and sod prior to or after installation which does not conform to approved specifications in accordance with approved details. The Contractor will be asked to remove any unapproved material which does not conform to specifications unless there is prior written agreement with the Landscape Architect.
- Trees and shrubs shall have an uncut, strong central leader, be sound, healthy, vigorous, well-branched, densely foliated, free of disease, insects and have well-developed root systems.
- Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive 100mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
- The Contractor shall stake out all planting locations for approval by the Landscape Architect or Contract Administrator prior to planting. Where dimensions are not provided, the drawing may be scaled ONLY to determine approximate locations of plant material. Dimensions are in millimetres unless otherwise stated.
- All mass plantings shall be in continuous beds with mulch as specified in planting details.
- All planting will be under warranty by the Contractor for a minimum of 1 year. The Contractor shall water at time of planting and whenever deemed necessary to maintain trees in a healthy condition. Apply aqueous fertilizer in a ratio of 1:0:6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until established, minimum after two mowings.
- Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
- Provide sufficient rodent protection on all new planting so as to deter bark or shoot damage by rodents. Significant rodent damage, as determined by the Landscape Architect will require plant replacement.



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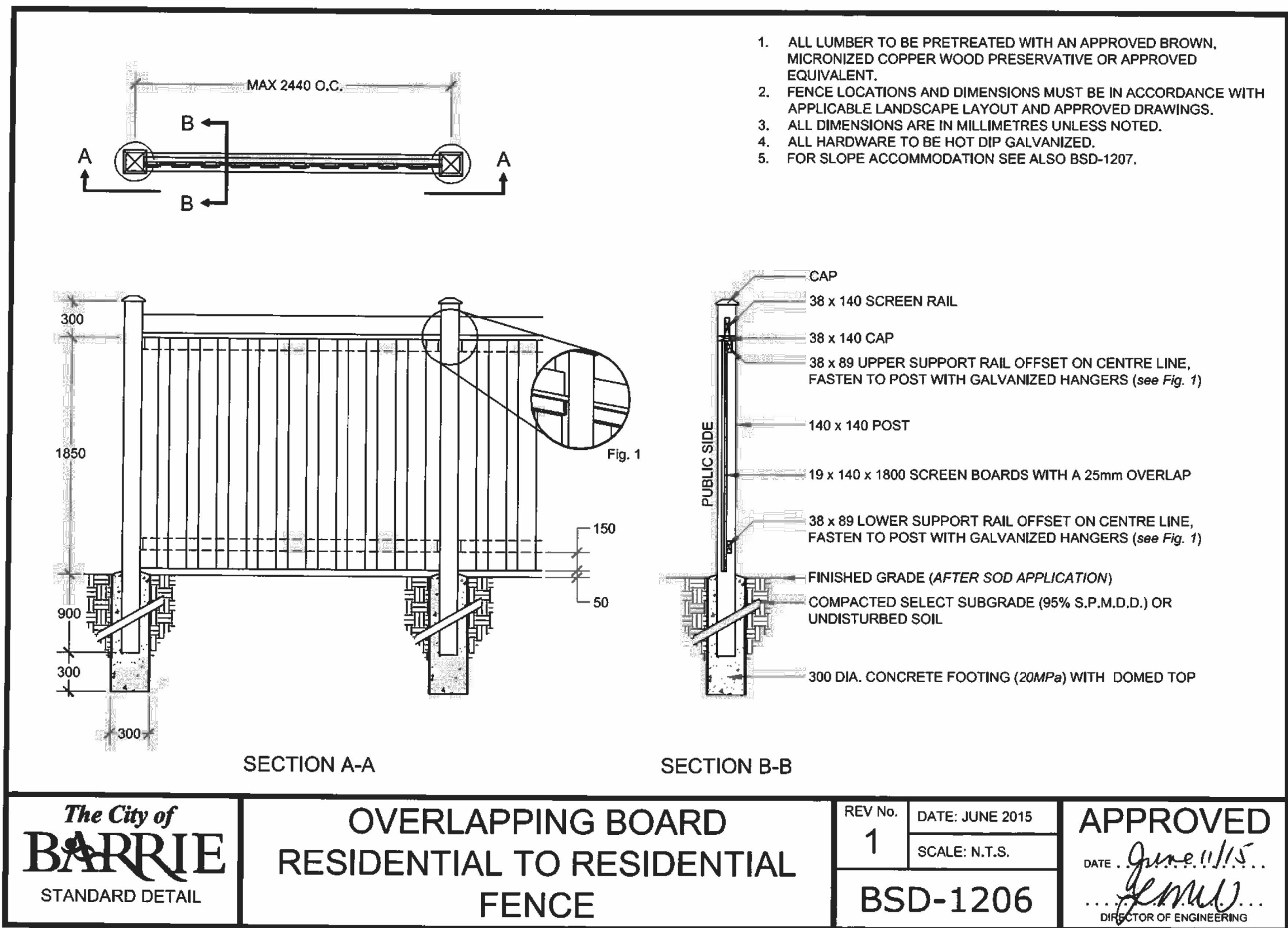


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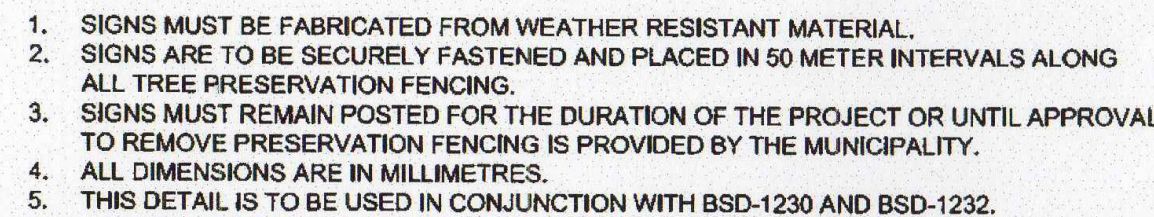
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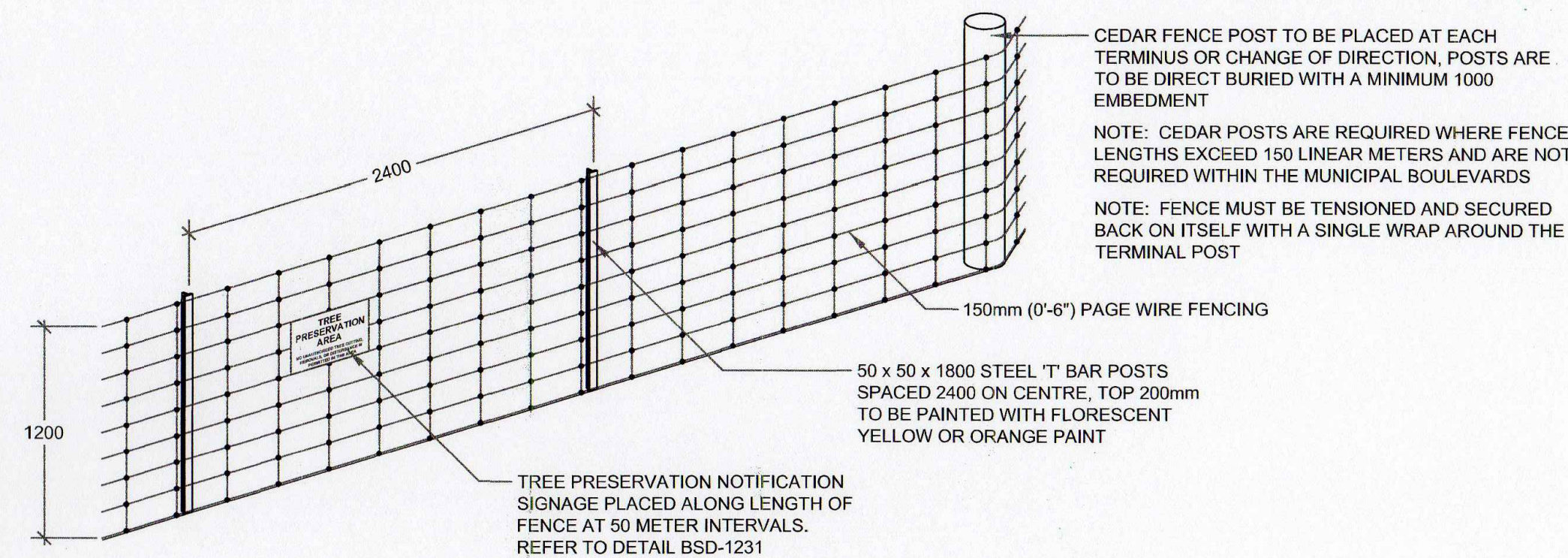
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DRAWING:	LD-1 : DETAILS
SCALE BAR:	
PROJECT NO.:	LA 723-22
MUNICIPAL FILE NO.:	D28-111-2021
DRAWN BY:	D.L./R.T.
CHECKED BY:	J.H.
SCALE:	N.T.S.
DATE:	JANUARY 9-23
DRAWING NO.:	LD-1





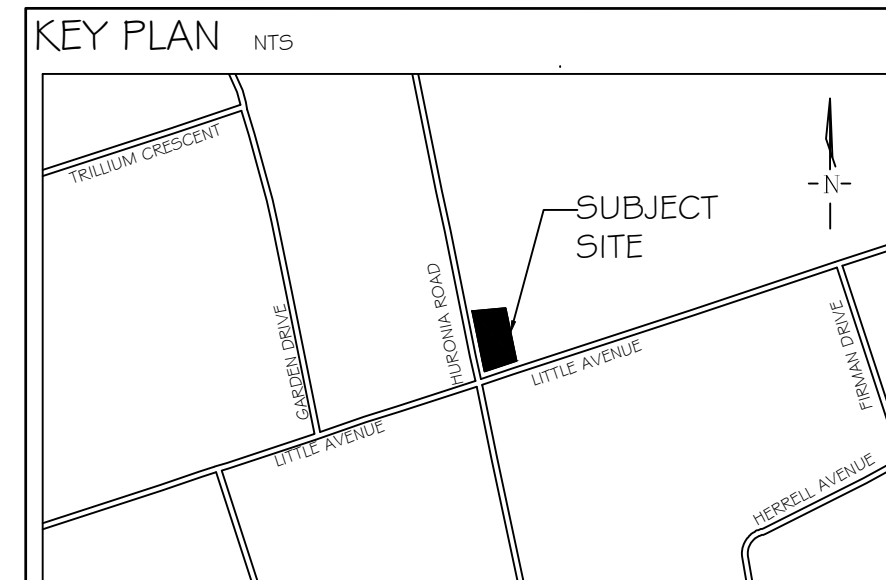


 <p>STANDARD DETAIL</p>	<p>TREE PRESERVATION FENCING</p>	REV No. <div style="border: 1px solid black; padding: 5px; display: inline-block;">1</div>	DATE: JUNE 2015  SCALE: N.T.S.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">APPROVED</div>
		<div style="border: 1px solid black; padding: 5px; display: inline-block;">BSD-1232</div>	DATE: .....  ..... DIRECTOR OF ENGINEERING	



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.

 <p>STANDARD DETAIL</p>	<p>TREE PRESERVATION FENCING</p>	REV No. <div style="border: 1px solid black; padding: 5px; display: inline-block;">1</div>	DATE: JUNE 2015 SCALE: N.T.S.	<div style="border: 1px solid black; padding: 5px; display: inline-block;">APPROVED</div>
		<div style="border: 1px solid black; padding: 5px; display: inline-block;">BSD-1232</div>	DATE: ..... ..... DIRECTOR OF ENGINEERING	



The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works. The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site. Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void. It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc. If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

4	MARCH 30-23	R.T	AS PER ARDOR PLAN
3	FEB 27, 2023	R.T	AS PER UPDATED CONCEPT PLAN
2	JAN 24-23	R.T	AS PER CONCEPT PLAN
1	JAN 11-23	D.L	AS PER NEW SITE PLAN
NO	DATE	BY:	REVISIONS

STAMP	APPROVAL
	

**LANDMARK**  
ENVIRONMENTAL GROUP LTD

Landscape Architects  
Consulting Arborists  
Urban Forestry

**LANDSCAPE ARCHITECTS  
& CONSULTING ARBORISTS**

**OFFICE: 705-796-1122**

**info@LEGroupLtd.com**  
**www.LEGroupLtd.com**

CLIENT:  
NICOLA, MATASSINI; HELEN, MATASSINI

PROJECT: 159 HURONIA ROAD, BARRIE  
MULTI-RESIDENTIAL DEVELOPMENT

LEGAL DESCRIPTION:  
LT 5 PL 1 O88 INNISFIL; BARRIE

DRAWING: LD-2: DETAILS

SCALE BAR:

PROJECT NO.: LA 723-22	SCALE: N.T.S
MUNICIPAL FILE NO.: D28 111-2021	DATE: JANUARY 9-23
DRAWN BY: CHECKED BY: D.L/R.T J.H	DRAWING No.: LD-2

1. THE INTENT OF THE TREE PRESERVATION PLAN IS TO PROVIDE PROTECTION AND PRESERVATION FOR EXISTING TREES ON THE SUBJECT PROPERTY. THEREFORE, ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE INDICATED IN THE PLAN OR THE ARBORIST'S REPORT. CONTACT THE LANDSCAPE ARCHITECT TO CONFIRM THE REMOVAL/RETENTION STATUS OF ANY TREES ON SITE, PRIOR TO CLEARING AND GRUBBING. THE OWNER WILL TAKE EVERY PRECAUTION TO PROTECT AND PRESERVE THE TREES APPROVED TO BE RETAINED IN ACCORDANCE WITH THE APPROVED PLANS.

2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERECTED 5M OUTSIDE OF THE OUTERMOST DRIFLINE OF ANY TREE TO BE RETAINED, IN ACCORDANCE WITH THE HOARDING DETAIL, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ERECTION OF ANY PROTECTION FENCING LESS THAN 5M SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ERECT AND MAINTAIN ALL HOARDING AS PER THE APPROVED DETAIL, PRESERVATION NOTES AND LOCATIONS SHOWN ON THE DRAWINGS.

4.NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPIILING OF MATERIAL IS TO OCCUR WITHIN THE AREA OF PRESERVATION/PROTECTION. TREES SLATED FOR PROTECTION WILL NOT BE USED FOR RIGGING OR WRAPPING. THE PROTECTION/PRESERVATION AREA SHALL NOT BE USED TO EMPTY CONTAMINANTS, REFUELING OR REPAIR OF VEHICLES OR EQUIPMENT.

5. TREES LOCATED ON THE IMMEDIATE EDGE OF THE CONSTRUCTION WORKS ARE TO BE PRUNED IN THE INTEREST OF SAFETY, IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICES.

6. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.

7. SHOULD A TREE REQUIRED TO BE PROTECTED BECOME DAMAGED OR REMOVED WITHOUT WRITTEN PERMISSION OF THE CITY OF BARRIE OR THE LANDSCAPE ARCHITECT, THE CONTRACTOR OR OWNER WILL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE OF EQUAL CALIPER AND ACCEPTABLE TREE SPECIES AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT.

8. THE WORK COMPLETED BY THE CONTRACTOR WILL NOT CAUSE OR EXACERBATE FLOODING CONDITIONS OR CAUSE SEDIMENT BUILDUP OVER THE ROOTZONE OF PROTECTED TREES. NO GRADING SHALL TAKE PLACE WITHIN THE TREE PRESERVATION AREA UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.

9. ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.

10. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.

11. HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.

