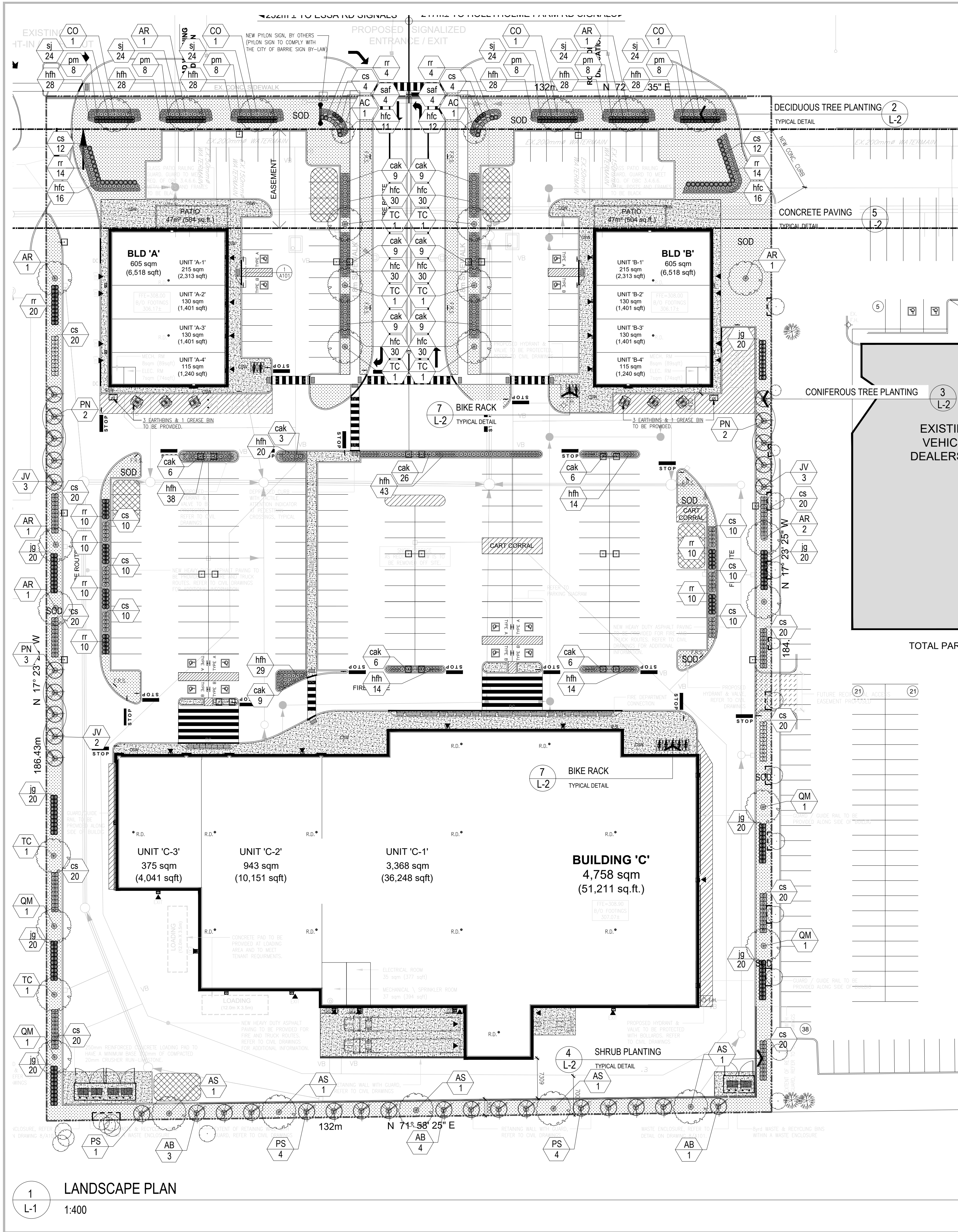




PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	NATIVE	CALIPER/HIGHT	CONDITION
DECIDUOUS TREES (31)							
CO	4	CELTIS OCCIDENTALIS	HACKBERRY	—	✓	60mm	S.B
AR	8	ACER RUBRUM	RED MAPLE	—	✓	60mm	S.B
AS	5	ACER SACCHARINUM	SILVER MAPLE	—	✓	60mm	S.B
QM	4	QUERCUS MACROCARPA	BUR OAK	—	✓	60mm	S.B
AC	2	AMELANCHIER CANADENSIS	SERVICEBERRY	—	✓	60mm	S.B
TC	8	TILIA CORDATA 'CORINTHIAN'	CORINTHIAN LINDEN	—	✓	60mm	S.B
CONIFEROUS TREES (32)							
AB	8	ABIES BALSAMEA	BALSAM FIR	✓	✓	2000 mm	S.B
JV	8	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	✓	✓	2000 mm	S.B
PN	7	PINUS NIGRA 'COMPACTA'	COMPACT AUSTRIAN BLACK PINE	✓	✓	2000 mm	S.B
PS	9	PINUS STROBUS	WHITE PINE	✓	✓	2000 mm	POTTED
CONIFEROUS SHRUBS (208)							
pm	48	PINUS MUGO 'PUMILIO'	PUMILIO MUGHO PINE	✓	—	600mm min	POTTED
jg	160	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPE	✓	—	600mm min	POTTED
DECIDUOUS SHRUBS (552)							
cs	292	CORNUS SERICEA ARCTIC FLAME	RED OSIER DOGWOOD ARCTIC FLAME	✓	✓	600mm min	POTTED
sj	144	SPIRAEA ALBIFLORA	JAPANESE WHITE SPIRAEA	✓	—	600mm min	POTTED
rr	116	ROSA RUGOSA	RED RUGOSA ROSE	✓	✓	600mm min	POTTED
PERENNIALS, GROUND COVERS AND GRASSES							
saf	8	SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE SEDUM	✓	—	-----	1 gal. POT
cak	116	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	✓	—	-----	1 gal. POT
hfc	235	HEMEROCALLIS 'AFRICA'	AFRICA DAYLILY	✓	—	-----	1 gal. POT
hfh	340	HEMEROCALLIS 'TRANS HALS'	FRANS HALS DAYLILY	✓	—	-----	1 gal. POT

Commercial Development Planting Density Formula Guidelines
Total Site Area 24 505 m2 / 300 = 81 of Deciduous Trees
Total Site Area 24 505 m2 / 500 = 49 of Evergreen Trees
Total Site Area 24 505 m2 / 50 = 490 of Deciduous Shrubs
Total Site Area 24 505 m2 / 100 = 245 of Evergreen Shrubs



LANDSCAPE SPECIFICATIONS:

All sod shall conform to the standards of the Nursery Sod Growers Association of Ontario. All sodded areas shall be prepared with a minimum of 200mm of topsoil and sodded with #1 bluegrass - fescue nursery sod. On slopes, lay the turf pieces horizontally across the slope, starting at the bottom. For areas with a 2:1 slope or greater stake sod to hold in place with 1/2" x 1" x 12" pegs at two-foot spacings.

Unless soil tests suggest otherwise, fertilizer shall be applied as follows:

Sodded areas: 11-8-4 (11% nitrogen, 8% phosphorus, 4% potash) at 4.5 kg/m².

Planting beds: 7-7-7 (7% nitrogen, 7% phosphorus, 7% potash) at 0.12 kg/m³, and bone meal at 0.58 kg/m³ of planting soil mixture as outlined below.

All planting beds are to be continuous, and excavated to a minimum depth of 450mm unless noted otherwise.

Planting beds are to be filled with a soil mixture composed of six (6) parts sand loam, two (2) parts well rotted manure, and one (1) part peat moss, in addition to the fertilizers specified above.

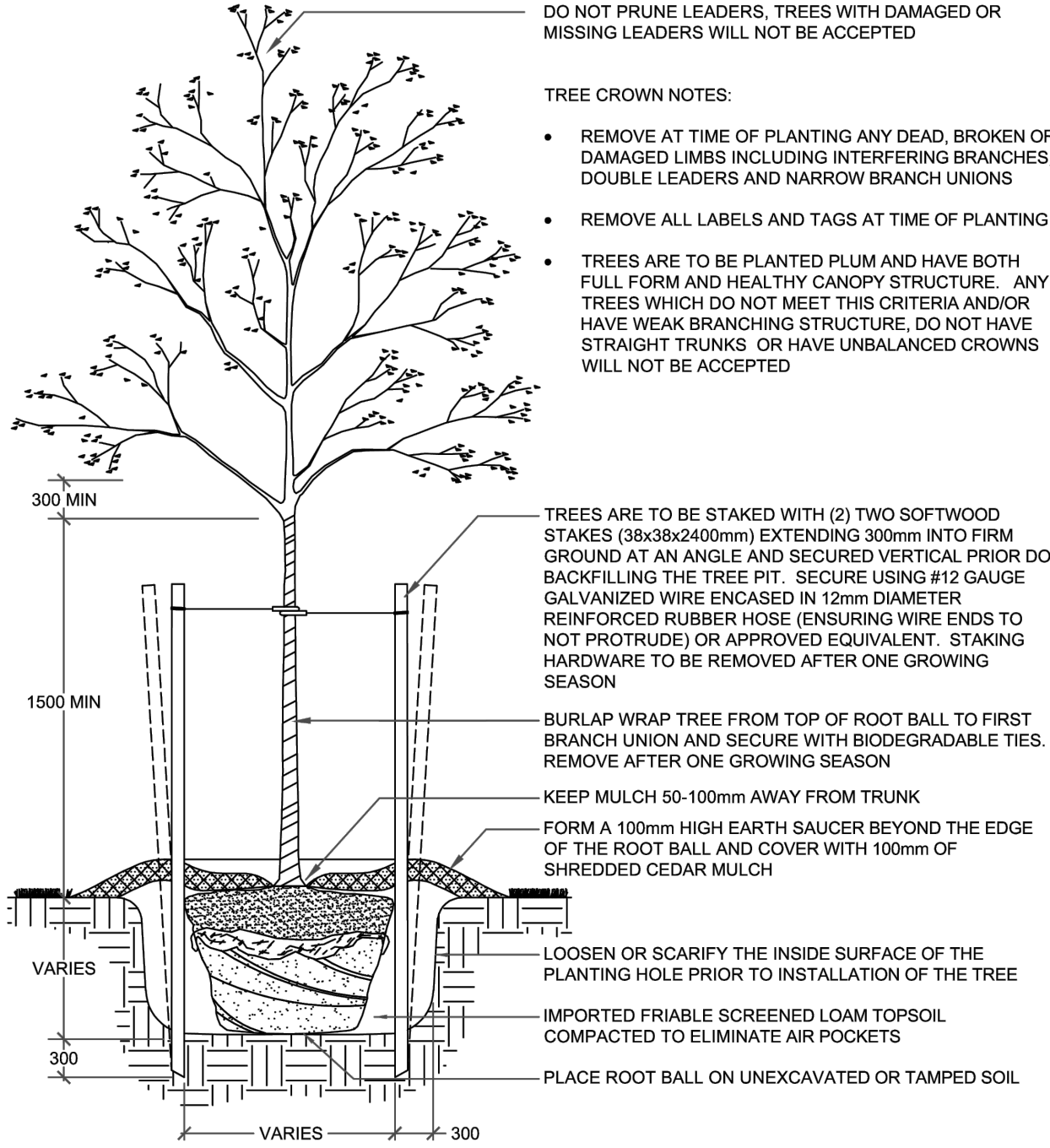
All plant material shall conform to the standards of the Canadian Nursery Trades Association. All plant material is to be clay grown stock. Install all plant material as shown on the planting plan and details. Use only viable nursery stock grown in strict accordance with proper horticultural practices which is free from damage, pests, and disease.

All beds are to be covered with a 100mm depth of clean, shredded cedar mulch or approved equal unless noted otherwise. Guying and staking of trees shall conform to the planting details. Wrap all deciduous trees as per the specifications of the Ontario Landscape Contractors Association.

The contractor will observe proper maintenance procedures for all newly constructed landscape work as per Section 1E (Maintenance Work) of Landscape Ontario's specifications. Unless otherwise noted, this will apply during the construction period only. The contractor shall maintain all planting and sodding until final acceptance is granted by the Landscape Architect.

The contractor will be responsible for the protection of all plant material from damages resulting from winter conditions as well as rodents during the warranty period. Apply "Skoot" rodent deterrent formula (or approved equal) to all coniferous trees and all shrubs in late October as per manufacturer's directions.

The contractor shall provide a full one year guarantee (or two years if required by the municipality or owner) on all landscape works, beginning on the date that final acceptance is granted by the Landscape Architect.



- ALL CALIPER TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
- CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm 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 GRADE.
- ALL TREES WITHIN 3.0m OF A SIDEWALK OR DRIVEWAY MUST ALSO HAVE A COORDINATED INSTALLATION OF AN APPROVED ROOT BARRIER INSTALLED IN ADDITION TO THE TREE FOR ALL STREETSCAPE APPLICATIONS
- ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



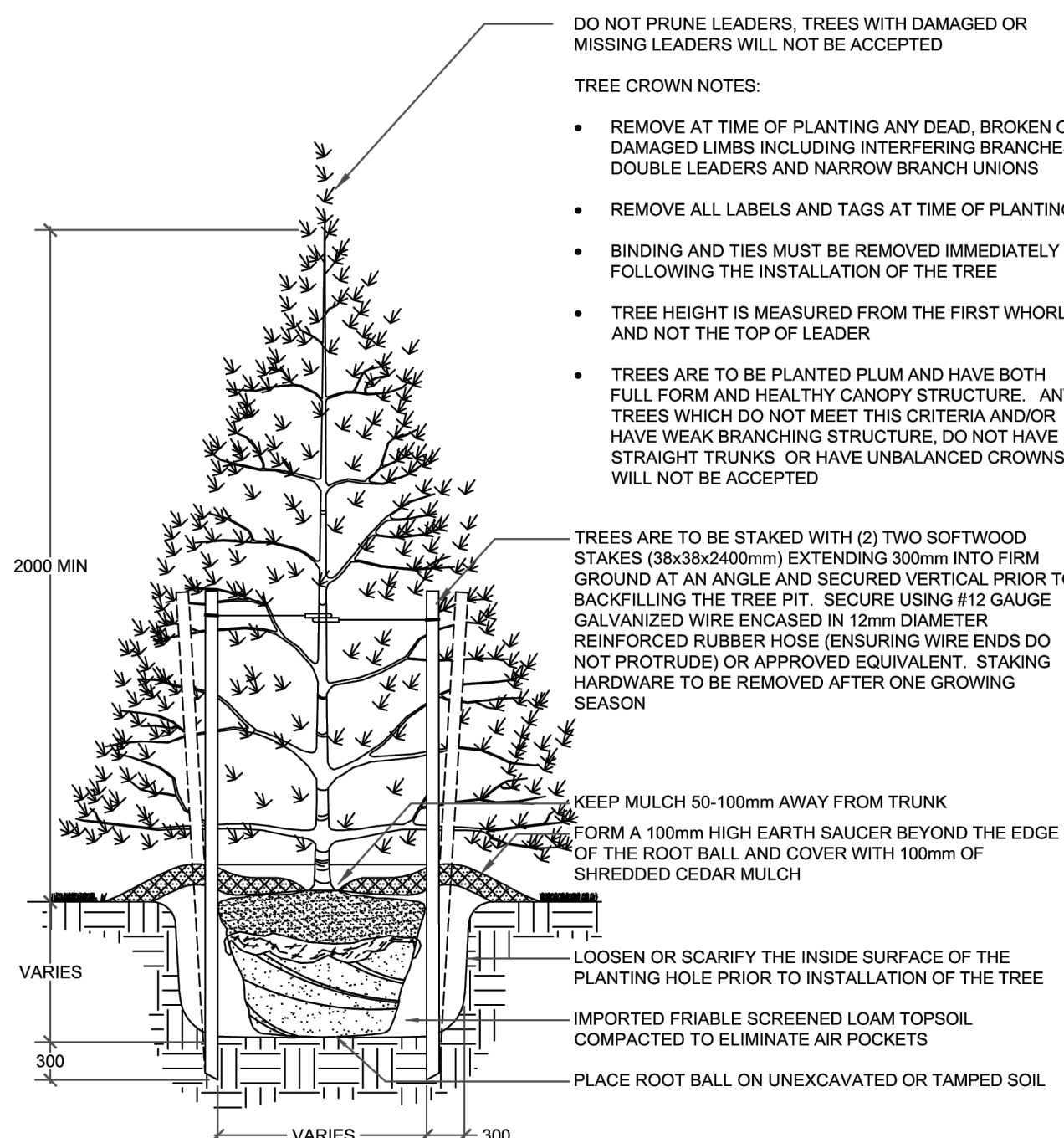
DECIDUOUS TREE PLANTING

REV No.	DATE: APR 2023
5	SCALE: N.T.S.
P1310	

2 DECIDUOUS TREE PLANTING

TYPICAL DETAIL

NTS



- ALL CONIFEROUS TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
- CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm 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 GRADE.
- ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



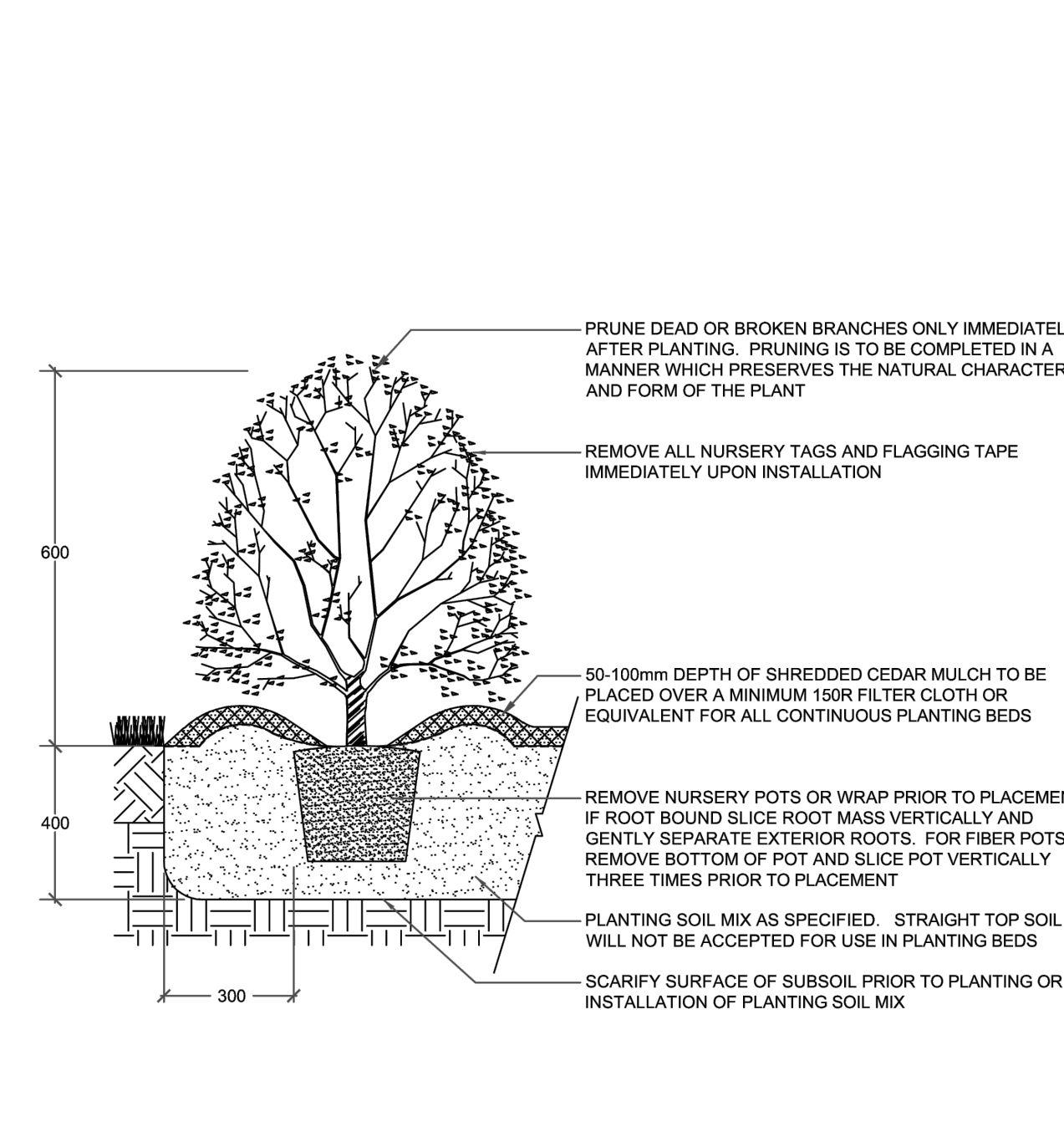
CONIFEROUS TREE PLANTING

REV No.	DATE: APR 2023
5	SCALE: N.T.S.
P1312	

3 CONIFEROUS TREE PLANTING

TYPICAL DETAIL

NTS



- PLANTING METHOD ILLUSTRATED APPLIES TO CONTAINER / POTTED MATERIAL ONLY.
- PLANTING DETAIL DOES NOT SPECIFICALLY RELATE TO ANY PARTICULAR SPECIES AND SHALL BE APPLIED TO BOTH DECIDUOUS AND CONIFEROUS POTTED MATERIAL.
- SET SHRUBS 50mm HIGHER THAN GRADE TO ALLOW FOR SETTLEMENT
- ALL SHRUB PLANTING IS TO OCCUR IN CONTINUOUS MULCHED PLANTING BEDS WITH WEED CONTROL / FILTER FABRIC.
- DO NOT COVER THE BASE OF SHRUB WITH MULCH.
- ALL SOIL SHALL BE ADEQUATELY COMPACTED TO PREVENT AIR POCKETS AND SETTLEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.



CONTAINER GROWN SHRUB PLANTING

REV No.	DATE: APR 2023
5	SCALE: N.T.S.
P1314	

4 SHRUB PLANTING

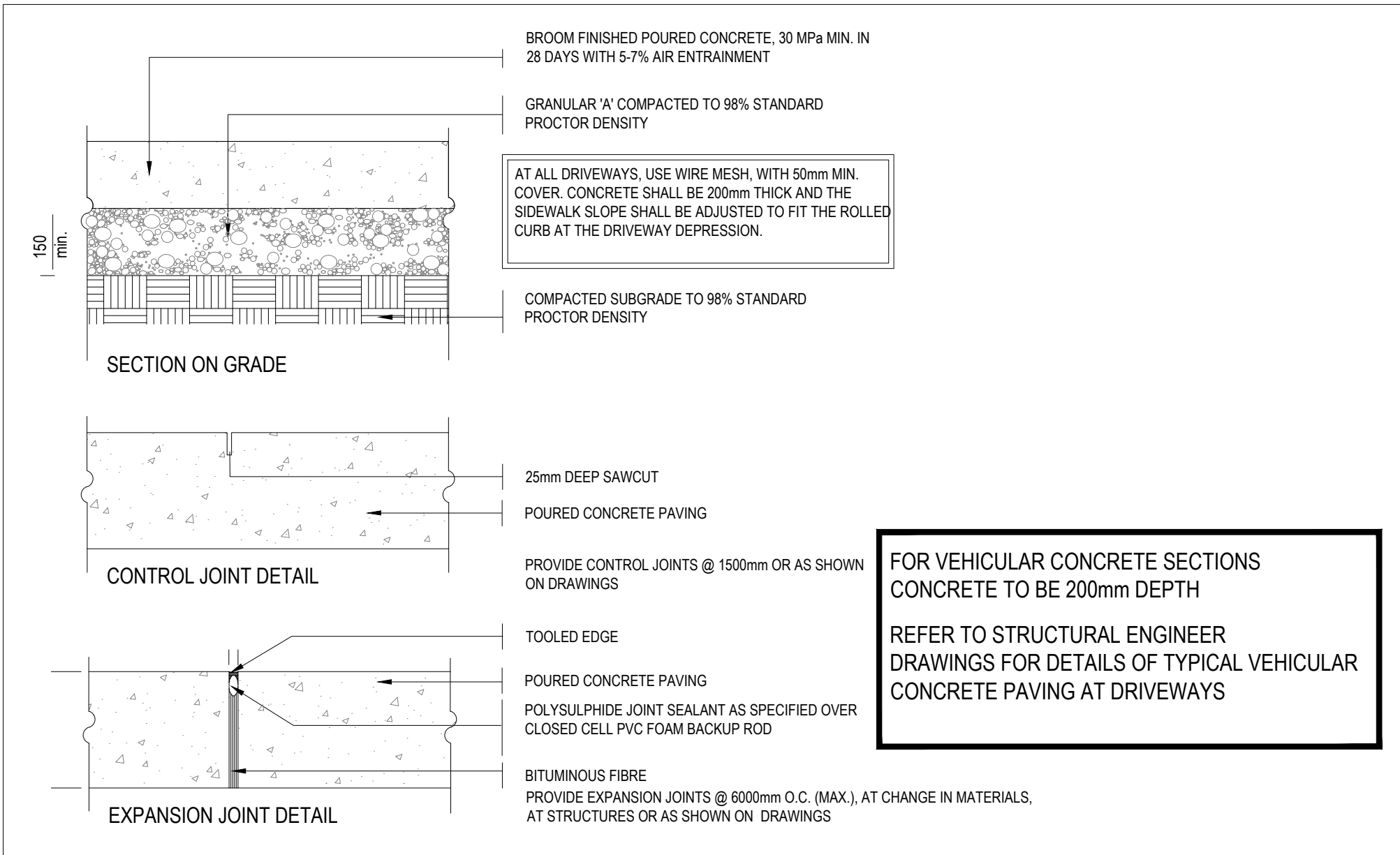
TYPICAL DETAIL

NTS

CITY ACCEPTANCE

GENERAL NOTES

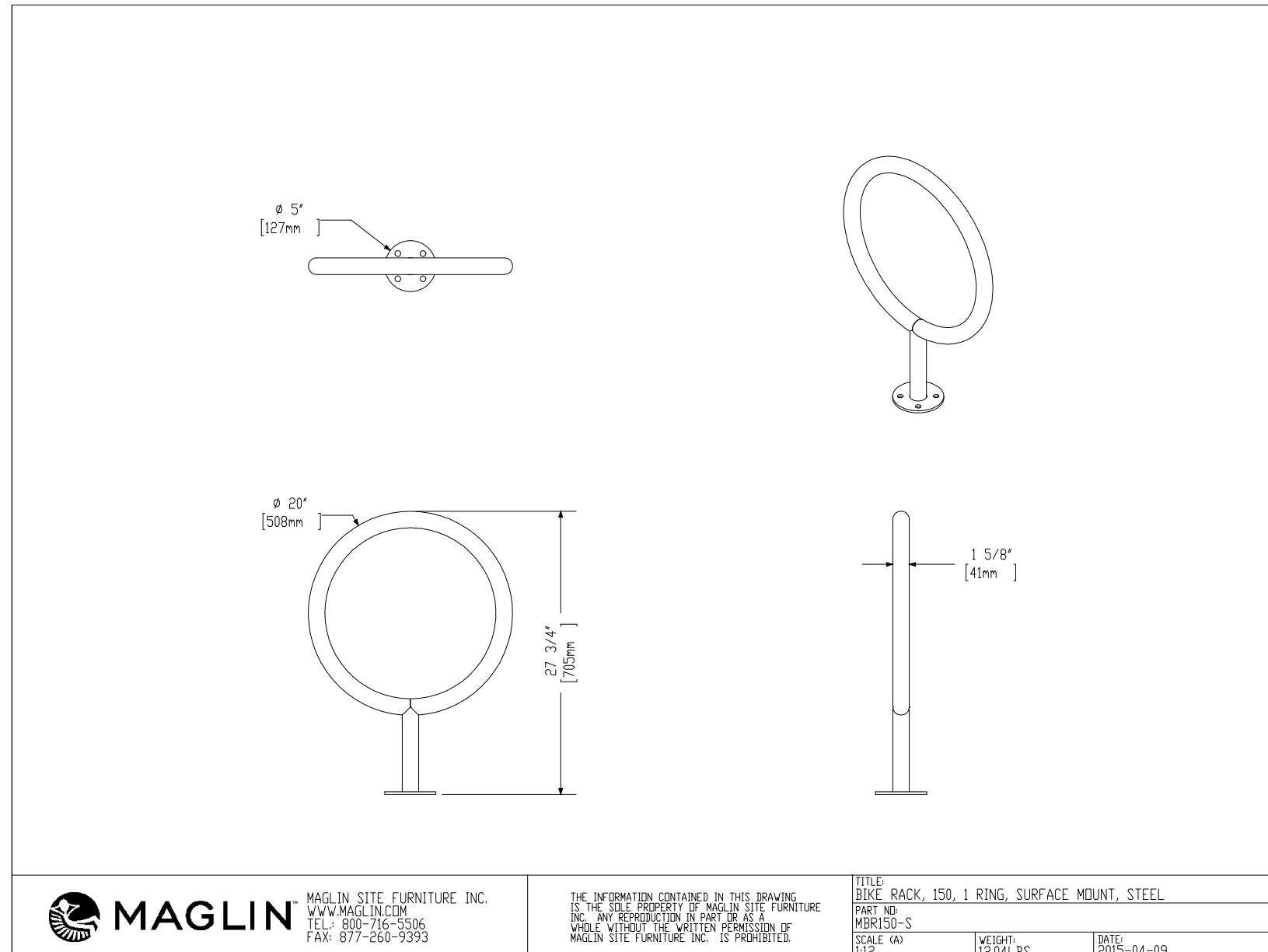
- Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
- This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer, and site plans prepared by the project architect.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supercede the quantities from the plant list (report any discrepancies to the landscape architect).
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2024.



5 CONCRETE PAVING

TYPICAL DETAIL

NTS



7 BIKE RACK

TYPICAL DETAIL

TOTAL UNITS ON SITE: 9



STAMP	DATE	November 2023
DRAWN BY	P.D.	
PLAN SCALE	AS NOTED	
FILE NO.	16307 BB	
CHECKED BY	P.D.	
OPA & ZBA FILE:	D28-040-2023	

CLIENT	PLAZA REIT 110 SHEPARD AVENUE EAST, SUITE 640 TORONTO, ONTARIO
PROJECT	PLAZA REDEVELOPMENT 315-323 MAPLEVIEW DRIVE WEST, BARRIE, ONTARIO
SHEET NAME	LANDSCAPE DETAILS
DWG NO.	L2

SOURCE
N:\16307\BB - 323 Mapleview Drive West, Barrie - LANDSCAPE\2, Drawings\4, Landscape\16307_BB - Landscape Plan - 03-28-2024.dwg

ESTIMATE OF LANDSCAPE COSTS

Project: 323 MAPLEVIEW DRIVE
BARRIE, ONTARIO

Proj. No: 16307 BB

Issue: Landscape Estimate for Letter of Credit

Date: March 28, 2024

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EST. COST
1.0	Planting				
1.1	Deciduous Trees	31	each	\$ 550.00	\$ 17,050.00
1.2	Coniferous Trees	32	each	\$ 450.00	\$ 14,400.00
1.3	Deciduous Shrubs	525	each	\$ 35.00	\$ 18,375.00
1.4	Coniferous Shrubs	208	each	\$ 35.00	\$ 7,280.00
1.5	Perennials & Grasses	1034	each	\$ 18.00	\$ 18,612.00
	<i>Subtotal 1.0:</i>				\$ 75,717.00
2.0	Seeding Sodding				
2.1	Sod & Fine Grading	2558	m ²	\$ 12.00	\$ 30,696.00
2.2	Mulch and Top Soil for Planting Beds	684	m ²	\$ 6.00	\$ 4,104.00
	<i>Subtotal 2.0:</i>				\$ 34,800.00
3.0	Site Furnishings and Features				
3.1	Bike Rack	9	each	\$ 1,500.00	\$ 13,500.00
	<i>Subtotal 4.0:</i>				\$ 13,500.00
Total Landscape Costs:					\$ 124,017.00
Standard 10% contingency:					\$ 12,401.70
Total Cost:					\$ 136,418.70

Note:

This estimate of costs is based on the professional opinion and experience of MHBC. Tendered bids or actual construction costs may differ due to market conditions and will supersede this estimate.