

427-437 YONGE STREET, BARRIE, ON

MUNICIPAL FILE: D28-072-2023

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 613-21



KEY PLAN N.T.S.

DRAWING LIST:

EX-1	EXISTING CONDITIONS
TP-1	TREE PRESERVATION PLAN 1
TP-2	TREE PRESERVATION PLAN 2
LC-1	LANDSCAPE CONCEPT PLAN
L-1	LANDSCAPE PLAN
L-2	CROSS SECTION
L-3	LANDSCAPE PLAN (ROOF TOP)
LD-1	DETAILS 1
LD-2	DETAILS 2
LD-3	DETAILS 3
LD-4	DETAILS 4

CLIENT:

BARRIE YONGE DEVELOPMENTS GP INC.
C/O YADVINDER DESWAL

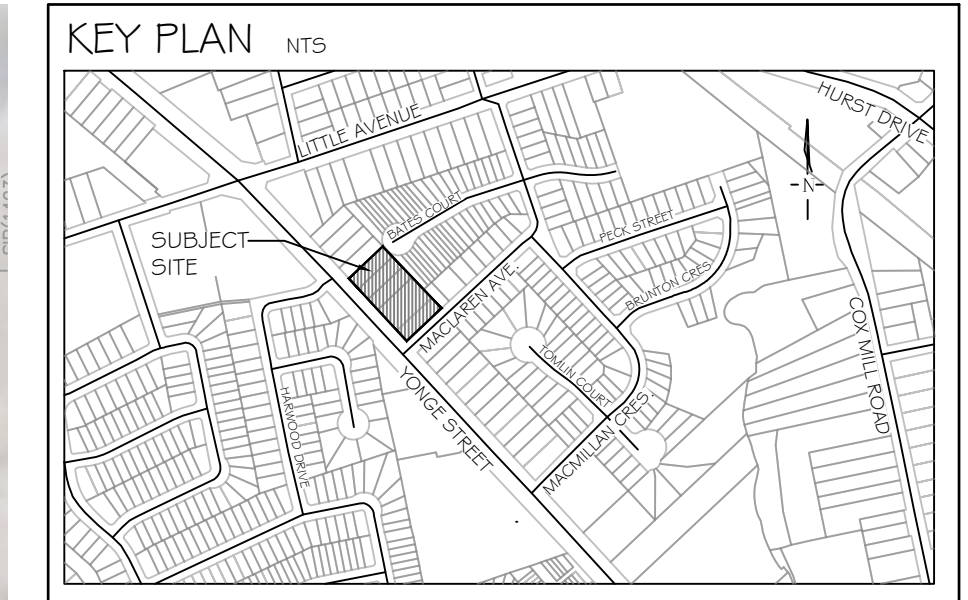
MUNICIPALITY:



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

LANDSCAPE ARCHITECT:





GENERAL NOTES

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.

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LEGEND

- ⊕² ONSITE TREE LOCATION WITH CANOPY
- ⊕^B OFFSITE TREE LOCATION WITH CANOPY
- PROPERTY LINE
- ▨ ONSITE TREE
- ▨ BOUNDARY TREE
- ▨ PUBLIC TREE

NO	DATE	BY	REVISIONS
10	MAY 07-24	S.K.	AS PER ENGINEERING COMMENTS
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4	AUG 23-23	D.L.	UPDATED DRAWINGS AS PER SITE PLAN
3	AUG 15-23	B.B.	UPDATED ARBOR PLANS AS PER GRADING UPDATES
2	AUG 10-23	S.K.	AS PER SITE GRADING & SERVING PLAN UPDATES
1	DEC 13-22	S.K.	AS PER SITE PLAN UPDATES

STAMP

APPROVAL

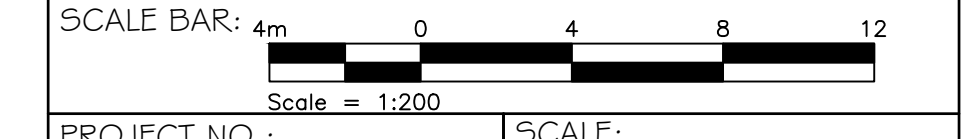
AERIAL (2020) SOURCED FROM SIMCOE COUNTY GIS SURVEY PROVIDED BY KRCMAR SURVEYORS LTD. JOB NO. 22-505 DATE: FEBRUARY 3, 2022

LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroupLtd.com
 www.LEGroupLtd.com

CLIENT:
 BARRIE YONGE DEVELOPMENTS GP INC.
 C/O YADVINDER DESVAL

PROJECT:
 427-437 YONGE STREET, BARRIE
 RESIDENTIAL DEVELOPMENT

DRAWING:
 EXISTING CONDITIONS



PROJECT NO.: LA G13-21 SCALE: 1:200

MUNICIPAL FILE NO.: D28-072-2023 DATE: JANUARY 19, 2022

DRAWN BY: CHECKED BY: DRAWING No.: L.O, B, B, D, L J.H EX-1

ONSITE TREE INVENTORY								
Tree Key	Latin Name	Common Name	Tree DIA (cm DBH)	Comments	Assessment	Canopy Radius (m)	Remove/Preserve	Location Hatch
1	<i>Acer negundo</i>	Manitoba Maple	13.5, 16.5, 15.5	multiple stems, multiple leader included bark, coppice growth, epicormic branching, pruned, salt damage	2 Marginal	3.0	Remove	▨
2	<i>Picea pungens</i>	Colorado Blue Spruce	48.4	phototrophic lean, branch tip dieback, pruned, lower branch dieback, sweeping trunk, epicormic branching	3 Fair	4.2	Remove	▨
3	<i>Acer negundo</i>	Manitoba Maple	33, 14.5, 22.3	co dominant multiple leader included bark epicormic branching salt damage pruned trunk lean	2 Marginal	4.5	Remove	▨
4	<i>Juniperus virginiana</i>	Eastern Red Juniper	29	pruned, lower branch dieback, epicormic branching, trunk lean	2 Marginal	2.8	Remove	▨
5	<i>Pinus sylvestris</i>	Scots/Scotch Pine	49, 27, 32.5	3 stems, included bark, one sided branching, lower branch dieback, twisted leaders, poor form	2 Marginal	4.4	Remove	▨
6	<i>Juglans nigra</i>	Black Walnut	11	epicormic branching salt damage	2 Marginal	2.0	Remove	▨
7	<i>Acer saccharum</i>	Sugar Maple	11.3	epicormic branching, salt damage, one sided branching	2 Marginal	2.6	Remove	▨
8	<i>Ulmus americana</i>	American Elm	32, 21.5, 15	3 stems included bark multiple leader, epicormic branching, dead branch, salt damage	2 Marginal	5.3	Remove	▨
9	<i>Acer saccharinum</i>	Silver Maple	123	multiple leader included bark, epicormic branching, pruned, one sided branching, cavity, interior decay	2 Marginal	13.5	Remove	▨
10	<i>Pinus strobus</i>	Eastern White Pine	51.7	epicormic branching, weevil damage, resinosa broken branches, lower branch dieback, pruned	2 Marginal	6.5	Remove	▨
11	<i>Acer negundo</i>	Manitoba Maple	37.6	twisted trunk, coppice growth, epicormic branching, pruned, lower branch dieback	2 Marginal	5.3	Remove	▨
12	<i>Juglans nigra</i>	Black Walnut	15	poor branch structure, suppressed, lower branch dieback, epicormic branching	2 Marginal	2.0	Remove	▨
13	<i>Thuja occidentalis</i>	Eastern White Cedar	23, 27, 37.2	multiple stems included bark, multiple leader lower branch dieback one sided branching, cavity interior decay	1 Poor	4.4	Remove	▨
14	<i>Acer saccharinum</i>	Silver Maple	83	multiple leader included bark, pruned, deadwood, lean, sus interior decay	2 Marginal	8.1	Remove	▨
15	<i>Acer platanoides</i>	Norway Maple	14.7	epicormic branching, salt damage, coppice growth, multiple leader	2 Marginal	2.6	Remove	▨
16	<i>Acer negundo</i>	Manitoba Maple	13.5, 13.5, 15	multiple stems, epicormic branching, lower branch dieback	0 Dead	2.6	Remove	▨
17	<i>Acer negundo</i>	Manitoba Maple	19.7	twisted trunk, coppice growth, epicormic branching, lower branch dieback	2 Marginal	3.1	Preserve	▨
18	<i>Acer negundo</i>	Manitoba Maple	13, 19, 16.6	multiple stems included bark, trunk lean, coppice growth lower branch dieback, epicormic branching	2 Marginal	4.1	Preserve	▨

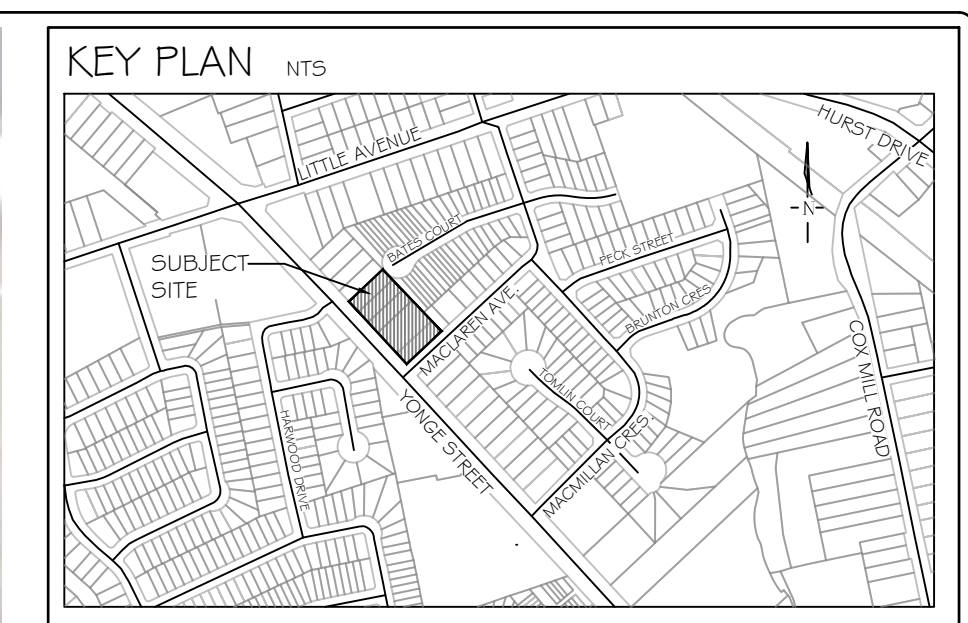
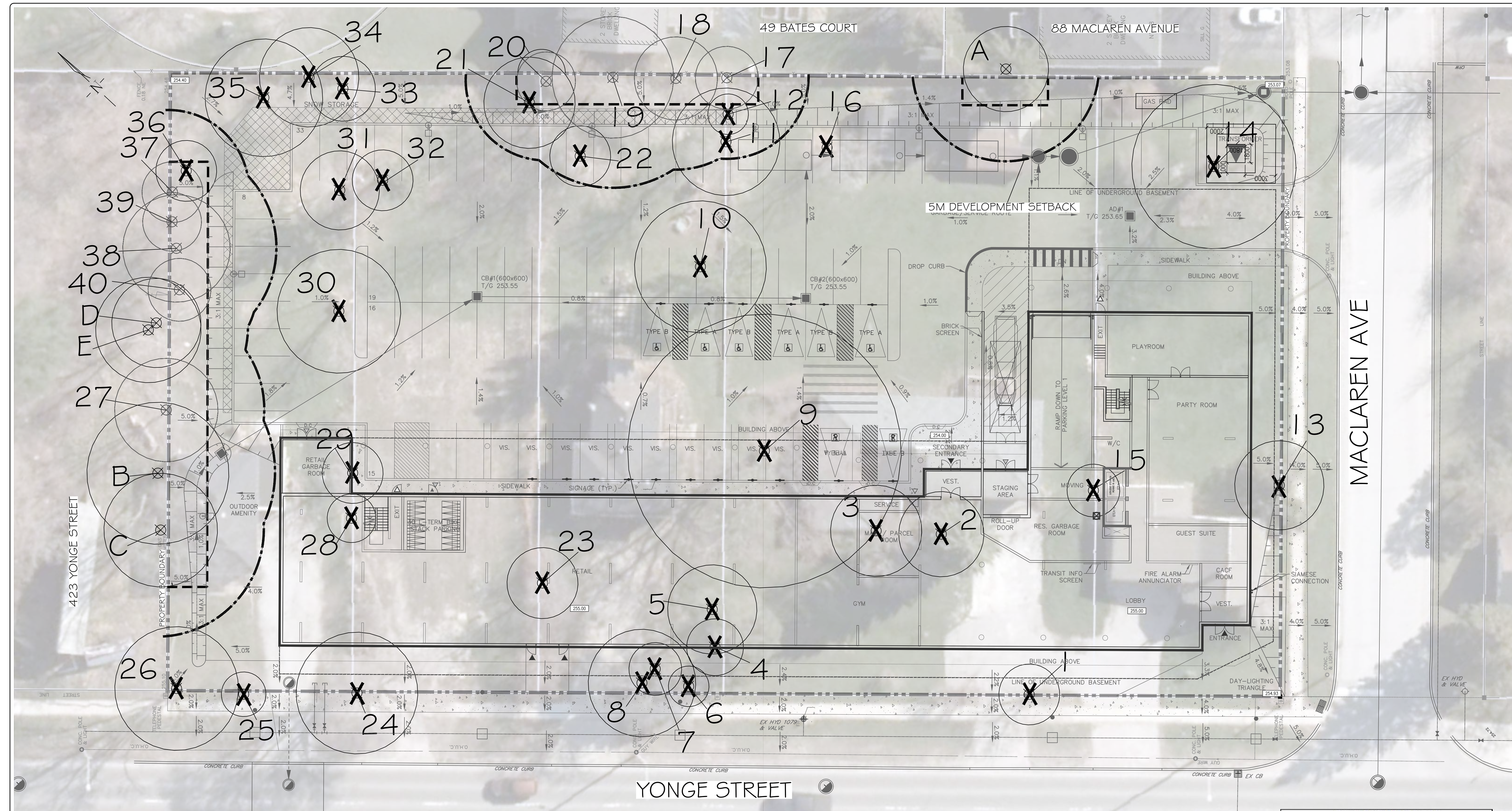
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20	<i>Acer negundo</i>	Manitoba Maple	22	epicormic branching, coppice growth, multiple leader lower branch dieback epicormic branching	2 Marginal	2.9	Preserve	▨
21	<i>Acer negundo</i>	Manitoba Maple	31.5	lower branch dieback epicormic branching coppice growth, multiple leader trunk lean	2 Marginal	4.5	Remove	▨
22	<i>Populus deltoides</i>	Eastern Cottonwood	32	lower branch dieback epicormic branching	2 Marginal	3.0	Remove	▨
23	<i>Acer saccharum</i>	Sugar Maple	23	multiple leader included bark, epicormic branching, river bank grapevine, lower branch dieback	0 Dead	3.5	Remove	▨
24	<i>Ulmus pumila</i>	Siberian Elm	88	multiple leader included bark, epicormic branching, salt damage, pruned, bark wound wounds, lower branch dieback, co dominant multiple leader included bark salt damage	1 Poor	6.0	Remove	▨
25	<i>Ulmus pumila</i>	Siberian Elm	17.5	co dominant multiple leader included bark salt damage	2 Marginal	2.2	Remove	▨
26	<i>Ulmus americana</i>	American Elm	21.7, 40.7, 27.3	multiple stems included bark pruned multiple leader	2 Marginal	6.1	Remove	▨
27	<i>Juglans nigra</i>	Black Walnut	17.5, 16.5	multiple leader, embedded metal, co dominant included bark, lower branch dieback, epicormic branching	2 Marginal	5.1	Preserve	▨
28	<i>Juglans nigra</i>	Black Walnut	16.5	multiple leader included bark epicormic branching salt damage	2 Marginal	2.4	Remove	▨
29	<i>Juglans nigra</i>	Black Walnut	24.5, 20.5	co dominant lower branch dieback epicormic branching salt damage	3 Fair	3.0	Remove	▨
30	<i>Acer negundo</i>	Manitoba Maple	10.5, 15, 14	multiple stems included bark coppice growth white face scar, major lean, epicormic branching	2 Marginal	6.1	Remove	▨
31	<i>Acer negundo</i>	Manitoba Maple	15	embedded metal, multiple leader included bark, epicormic branching pruned	2 Marginal	3.9	Remove	▨
32	<i>Picea glauca</i>	White Spruce	35.5	lbd, Carolina creeping vine, lean	2 Marginal	3.0	Remove	▨
33	<i>Acer negundo</i>	Manitoba Maple	21	coppice growth, epicormic branching, pruned, lower branch dieback	2 Marginal	3.2	Remove	▨
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35	<i>Acer negundo</i>	Manitoba Maple	18.3, 13, 13.5	multiple stems multiple leader included bark epicormic branching coppice growth lean, bark wound	2 Marginal	5.8	Remove	▨
36	<i>Acer negundo</i>	Manitoba Maple	36	pruned, epicormic branching coppice growth, twisted trunk	3 Fair	3.0	Remove	▨
37	<i>Tilia cordata</i>	Little Leaf Linden	11	river bank grapevine, embedded metal fence, pruned multiple leader included bark	1 Poor	3.0	Preserve	▨
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NOTE:
 IN ACCORDANCE WITH THE ARBOR REPORT, IT IS RECOMMENDED THAT THE OWNER OBTAIN A CONSENT TO HARM OR REMOVE AGREEMENT FOR TREE A FROM THE PROPERTY OWNER OF 88 MACLAREN, TREE NO. 17-20 FROM THE PROPERTY OWNER OF 49 BATES COURT, AND TREE NOS. 27, 37-40, TREES B, C, D & E FROM THE PROPERTY OWNER OF 423 YONGE STREET, AND TREE NOS. 13, 24, & 25 FROM THE CITY OF BARRIE.

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 HANDHELD GNSS SATELLITE SOFTWARE AND ARGIS TECHNOLOGY

ONSITE TREE	▨
BOUNDARY TREE	▨
PUBLIC TREE	▨



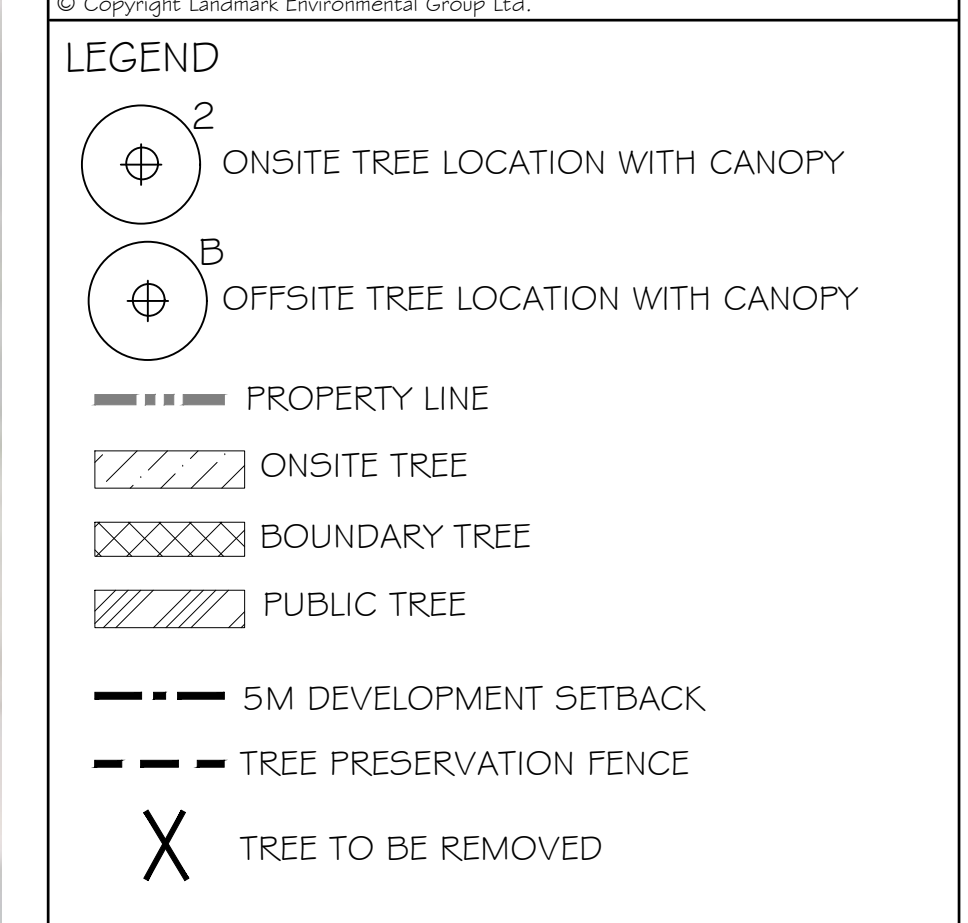
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ONSITE TREE

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LANDMARK ENVIRONMENTAL GROUP LTD. OFFICE: 705-796-1122

LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

info@LEGroup.Ltd.com www.LEGroup.Ltd.com

CLIENT: BARRIE YONGE DEVELOPMENTS GP INC. C/O YADVINDER DESVAL

PROJECT: 427-437 YONGE STREET, BARRIE RESIDENTIAL DEVELOPMENT

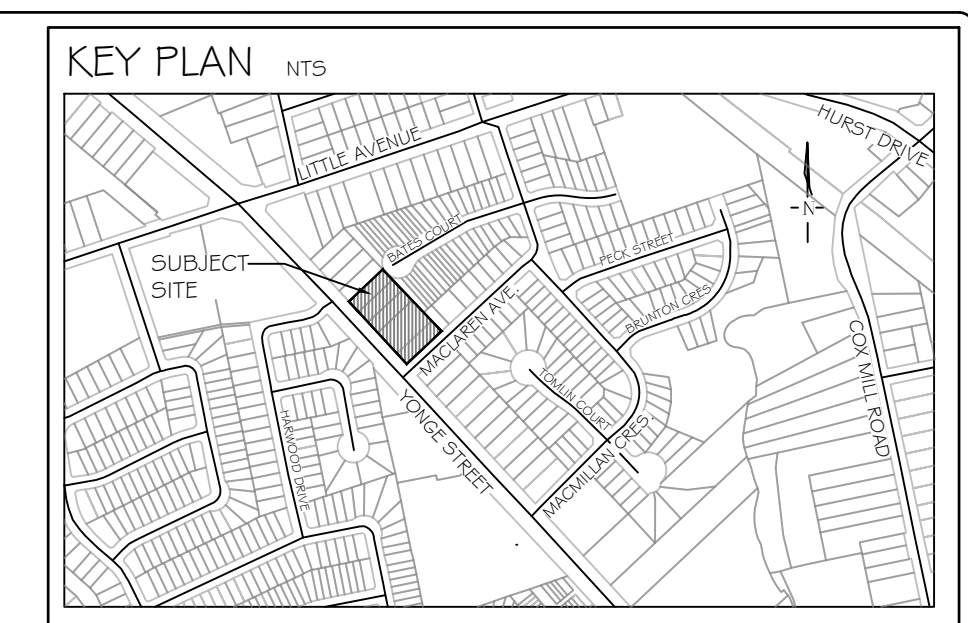
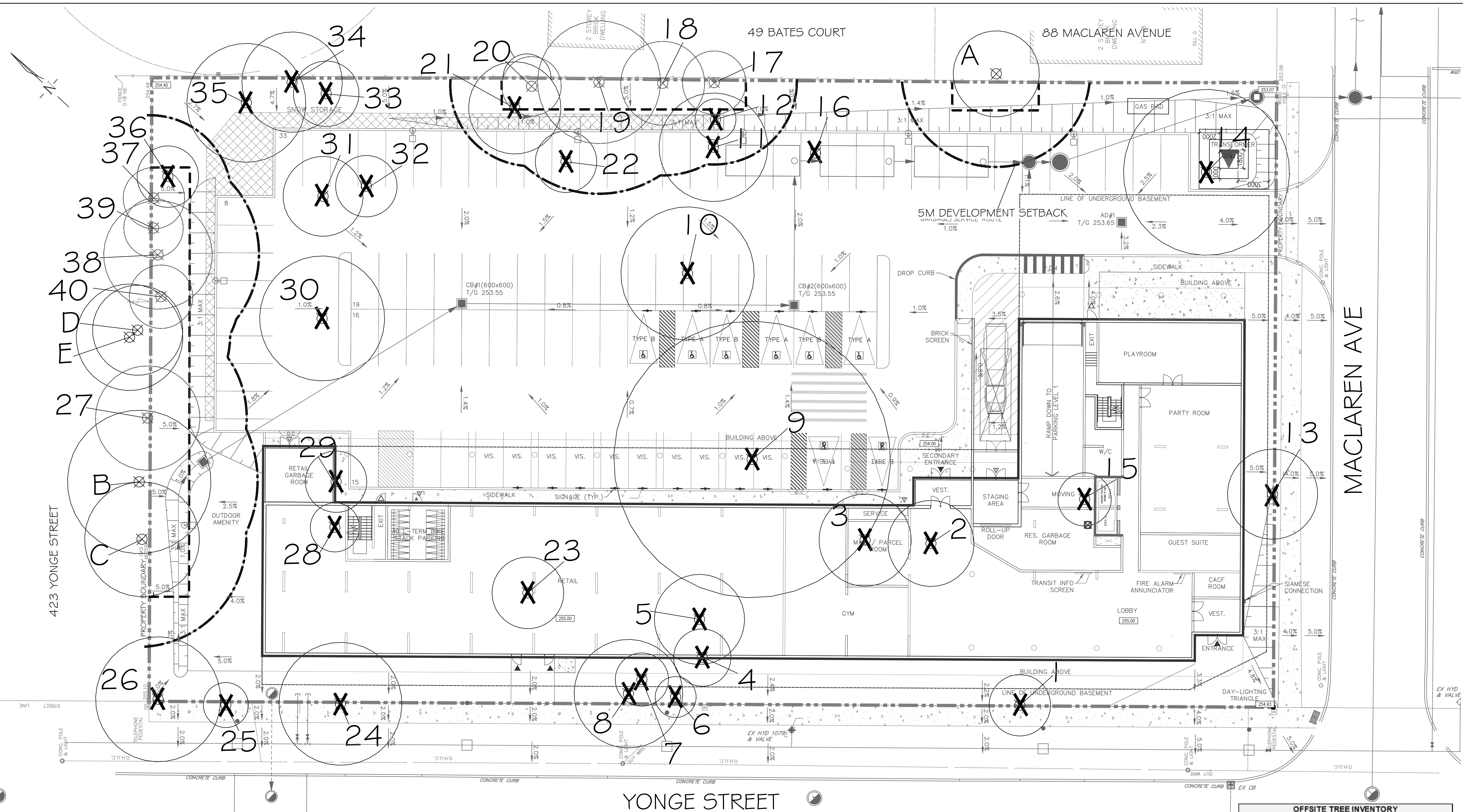
DRAWING: TREE PRESERVATION PLAN I

SCALE BAR: 0 4 8 12 Scale = 1:200

PROJECT NO.: LA G13-21 SCALE: 1:200

MUNICIPAL FILE NO.: D28-072-2023 DATE: JANUARY 19, 2022

DRAWN BY: L.O, B.B. CHECKED BY: J.H. DRAWING No.: TP-1



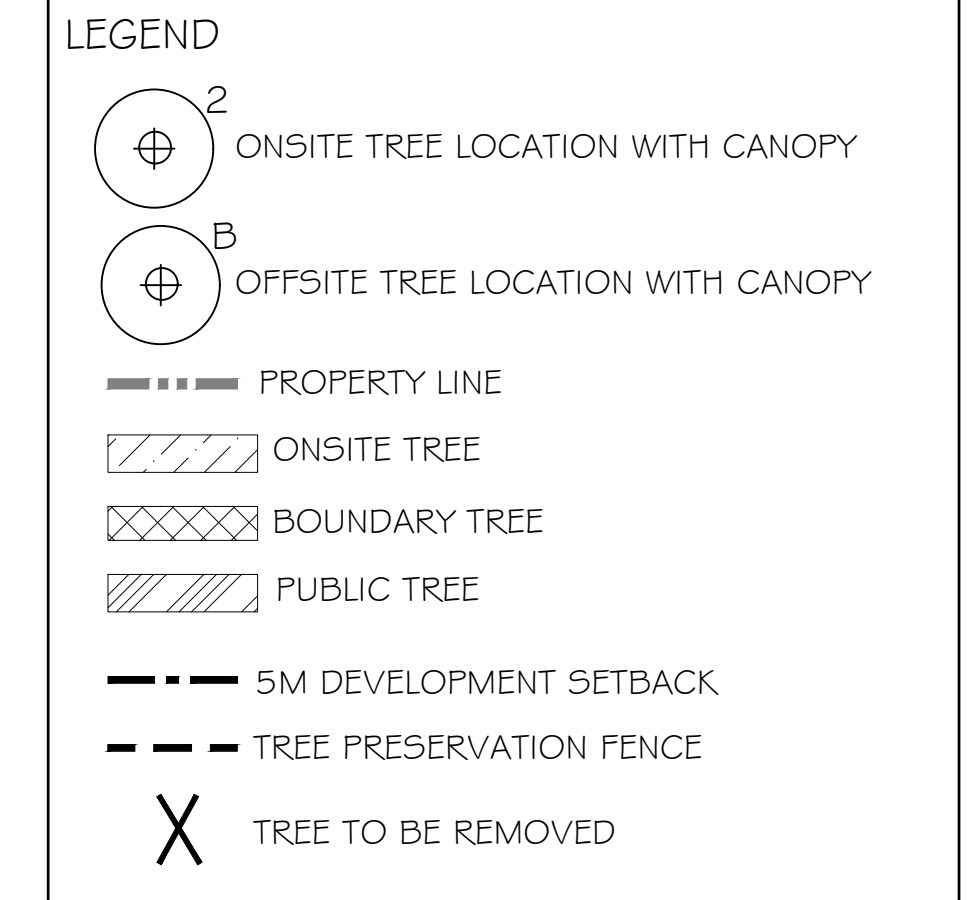
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NO	DATE	BY	REVISIONS
10	MAY 07-24	S.K.	AS PER ENGINEERING COMMENTS
9	MAY 03-24	S.K.	AS PER SITE GRADING & SERVING PLAN UPDATES
8	MAR 01-24	S.K.	AS PER SITE PLAN UPDATES
7	JAN 10-24	S.K.	AS PER CLIENT COMMENTS
6	DEC 22-23	S.K.	AS PER SITE PLAN UPDATES & CITY COMMENTS
5	AUG 25-23	S.K.	AS PER SITE PLAN UPDATES (TRANSFORMER)
4	AUG 23-23	D.L.	UPDATED DRAWINGS AS PER SITE PLAN
3	AUG 15-23	B.B.	UPDATED ARBOR PLANS AS PER GRADING UPDATES
2	AUG 10-23	S.K.	AS PER SITE GRADING & SERVING PLAN UPDATES
1	DEC 13-22	S.K.	AS PER SITE PLAN UPDATES



SITE PLAN PROVIDED BY ARCHITECTURE UNFOLDED (2147_A101.DWG) DATED ON APR 11, 2024
 SITE GRADING & SERVING PLAN PROVIDED BY PINESTONE ENGINEERING LIMITED (11672-427-GRADING AND SERVING.DWG) TRANS ON APR 30, 24

LANDMARK ENVIRONMENTAL GROUP LTD.
 CONSULTING ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroup.Ltd.com
 www.LEGroup.Ltd.com

CLIENT:
 BARRIE YONGE DEVELOPMENTS GP INC.
 C/O YADVINDER DESVAL

PROJECT:
 427-437 YONGE STREET, BARRIE
 RESIDENTIAL DEVELOPMENT

DRAWING:
 TREE PRESERVATION PLAN 2

SCALE BAR: 0 4 8 12
 Scale = 1:200

PROJECT NO.: LA G13-21
 MUNICIPAL FILE NO.: D28-072-2023
 DATE: JANUARY 19, 2022

DRAWN BY: L.O, B.B.
 CHECKED BY: J.H.
 DRAWING No.: TP-2

ONSITE TREE INVENTORY								
Tree Key	Latin Name	Common Name	Tree DIA (cm DBH)	Comments	Assessment	Canopy Radius (m)	Remove/Preserve	Location Hatch
1	<i>Acer negundo</i>	Manitoba Maple	13.5, 16.5, 15.5	multiple stems, multiple leader included bark, coppice growth, epicormic branching, pruned, salt damage	2 Marginal	3.0	Remove	
2	<i>Picea pungens</i>	Colorado Blue Spruce	48.4	phototropic lean, branch tip dieback, pruned, lower branch dieback, sweeping trunk, epicormic branching	3 Fair	4.2	Remove	
3	<i>Acer negundo</i>	Manitoba Maple	33, 14.5, 22.3	co dominant multiple leader included bark epicormic branching salt damage pruned trunk lean	2 Marginal	4.5	Remove	
4	<i>Juniperus virginiana</i>	Eastern Red Juniper	29	pruned, lower branch dieback, epicormic branching, trunk lean	2 Marginal	2.8	Remove	
5	<i>Pinus sylvestris</i>	Scots/Scotch Pine	49, 27, 32.5	3 stems, included bark, one sided branching, lower branch dieback, twisted leaders, poor form	2 Marginal	4.4	Remove	
6	<i>Juglans nigra</i>	Black Walnut	11	epicormic branching salt damage	2 Marginal	2.0	Remove	
7	<i>Acer saccharum</i>	Sugar Maple	11.3	epicormic branching, salt damage, one sided branching	2 Marginal	2.6	Remove	
8	<i>Ulmus americana</i>	American Elm	32, 21.5, 15	3 stems included bark multiple leader, epicormic branching, dead branch, salt damage	2 Marginal	5.3	Remove	
9	<i>Acer saccharinum</i>	Silver Maple	123	multiple leader included bark, epicormic branching, pruned, one sided branching, cavity, interior decay	2 Marginal	13.5	Remove	
10	<i>Pinus strobus</i>	Eastern White Pine	51.7	epicormic branching, weevil damage, resinosa broken branches lower branch dieback, pruned	2 Marginal	6.5	Remove	
11	<i>Acer negundo</i>	Manitoba Maple	37.6	twisted trunk, coppice growth, epicormic branching, pruned, lower branch dieback	2 Marginal	5.3	Remove	
12	<i>Juglans nigra</i>	Black Walnut	15	poor branch structure, suppressed, lower branch dieback, epicormic branching	2 Marginal	2.0	Remove	
13	<i>Thuja occidentalis</i>	Eastern White Cedar	23, 27, 37.2	multiple stems included bark, multiple leader lower branch dieback one sided branching, cavity interior decay	1 Poor	4.4	Remove	
14	<i>Acer saccharinum</i>	Silver Maple	83	multiple leader included bark, pruned, deadwood, lean, sus interior decay	2 Marginal	8.1	Remove	
15	<i>Acer platanoides</i>	Norway Maple	14.7	epicormic branching, salt damage, coppice growth, multiple leader	2 Marginal	2.6	Remove	
16	<i>Acer negundo</i>	Manitoba Maple	13.5, 13.5, 15	multiple stems, epicormic branching, lower branch dieback twisted trunk, coppice growth, epicormic branching, lower branch dieback	0 Dead	2.6	Remove	
17	<i>Acer negundo</i>	Manitoba Maple	19.7	multiple stems included bark, trunk lean, coppice growth lower branch dieback, epicormic branching	2 Marginal	3.1	Preserve	
18	<i>Acer negundo</i>	Manitoba Maple	13, 19, 16.6	multiple stems included bark, trunk lean, coppice growth lower branch dieback, epicormic branching	2 Marginal	4.1	Preserve	

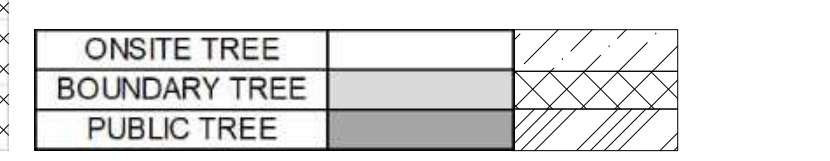
19	<i>Acer negundo</i>	Manitoba Maple	40.5	squirrel damage, coppice growth, multiple leader included bark, leaning, epicormic branching coppice growth	2 Marginal	6.0	Preserve	
20	<i>Acer negundo</i>	Manitoba Maple	22	epicormic branching, coppice growth, multiple leader lower branch dieback, epicormic branching	2 Marginal	2.9	Preserve	
21	<i>Acer negundo</i>	Manitoba Maple	31.5	lower branch dieback epicormic branching coppice growth, multiple leader trunk lean	2 Marginal	4.5	Remove	
22	<i>Populus deltoides</i>	Eastern Cottonwood	32	lower branch dieback epicormic branching	2 Marginal	3.0	Remove	
23	<i>Acer saccharum</i>	Sugar Maple	23	multiple leader included bark, epicormic branching, river bank grapevine, lower branch dieback	0 Dead	3.5	Remove	
24	<i>Ulmus pumila</i>	Siberian Elm	88	multiple leader included bark, epicormic branching, salt damage, pruned, bark wound wounds, lower branch dieback, co dominant multiple leader included bark salt damage	1 Poor	6.0	Remove	
25	<i>Ulmus pumila</i>	Siberian Elm	17.5	multiple stems included bark pruned multiple leader	2 Marginal	2.2	Remove	
26	<i>Ulmus americana</i>	American Elm	21.7, 40.7, 27.3	multiple stems included bark pruned multiple leader	2 Marginal	6.1	Remove	
27	<i>Juglans nigra</i>	Black Walnut	17.5, 16.5	multiple leader included bark, co dominant included bark, lower branch dieback, epicormic branching	2 Marginal	5.1	Preserve	
28	<i>Juglans nigra</i>	Black Walnut	16.5	multiple leader included bark epicormic branching salt damage	2 Marginal	2.4	Remove	
29	<i>Juglans nigra</i>	Black Walnut	24.5, 20.5	co dominant lower branch dieback epicormic branching salt damage	3 Fair	3.0	Remove	
30	<i>Acer negundo</i>	Manitoba Maple	10.5, 15, 14	multiple stems included bark coppice growth white face scar, major lean, epicormic branching	2 Marginal	6.1	Remove	
31	<i>Acer negundo</i>	Manitoba Maple	15	embedded metal, multiple leader included bark, epicormic branching pruned	2 Marginal	3.9	Remove	
32	<i>Picea glauca</i>	White Spruce	35.5	lbd, Carolina creeping vine, lean	2 Marginal	3.0	Remove	
33	<i>Acer negundo</i>	Manitoba Maple	21	coppice growth, epicormic branching, pruned, lower branch dieback	2 Marginal	3.2	Remove	
34	<i>Acer negundo</i>	Manitoba Maple	14	major lean, coppice growth, epicormic branching, lower branch dieback	2 Marginal	4.9	Remove	
35	<i>Acer negundo</i>	Manitoba Maple	18.3, 13, 13.5	multiple stems multiple leader included bark epicormic branching coppice growth lean, bark wound	2 Marginal	5.8	Remove	
36	<i>Acer negundo</i>	Manitoba Maple	36	pruned, epicormic branching coppice growth, twisted trunk river bank grapevine, embedded metal fence, pruned multiple leader included bark	3 Fair	3.0	Remove	
37	<i>Tilia cordata</i>	Little Leaf Linden	11	multiple leader included bark, epicormic branching, river bank grapevine, embedded metal fence	1 Poor	3.0	Preserve	
38	<i>Acer negundo</i>	Manitoba Maple	29, 11	multiple leader included bark, epicormic branching, river bank grapevine, embedded metal fence	1 Poor	5.3	Preserve	
39	<i>Tilia cordata</i>	Little Leaf Linden	13	multiple leader included bark, suppressed under mm epicormic branching, embedded metal	1 Poor	2.9	Preserve	
40	<i>Juglans nigra</i>	Black Walnut	16.2	bark wound, multiple leader included, epicormic branching, river bank grapevine	1 Poor	3.1	Preserve	

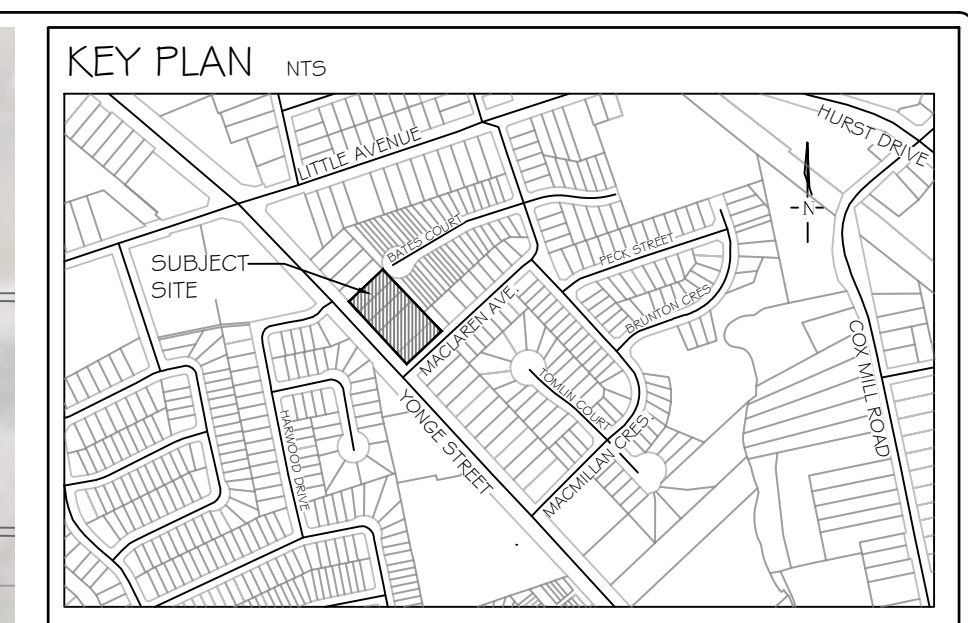
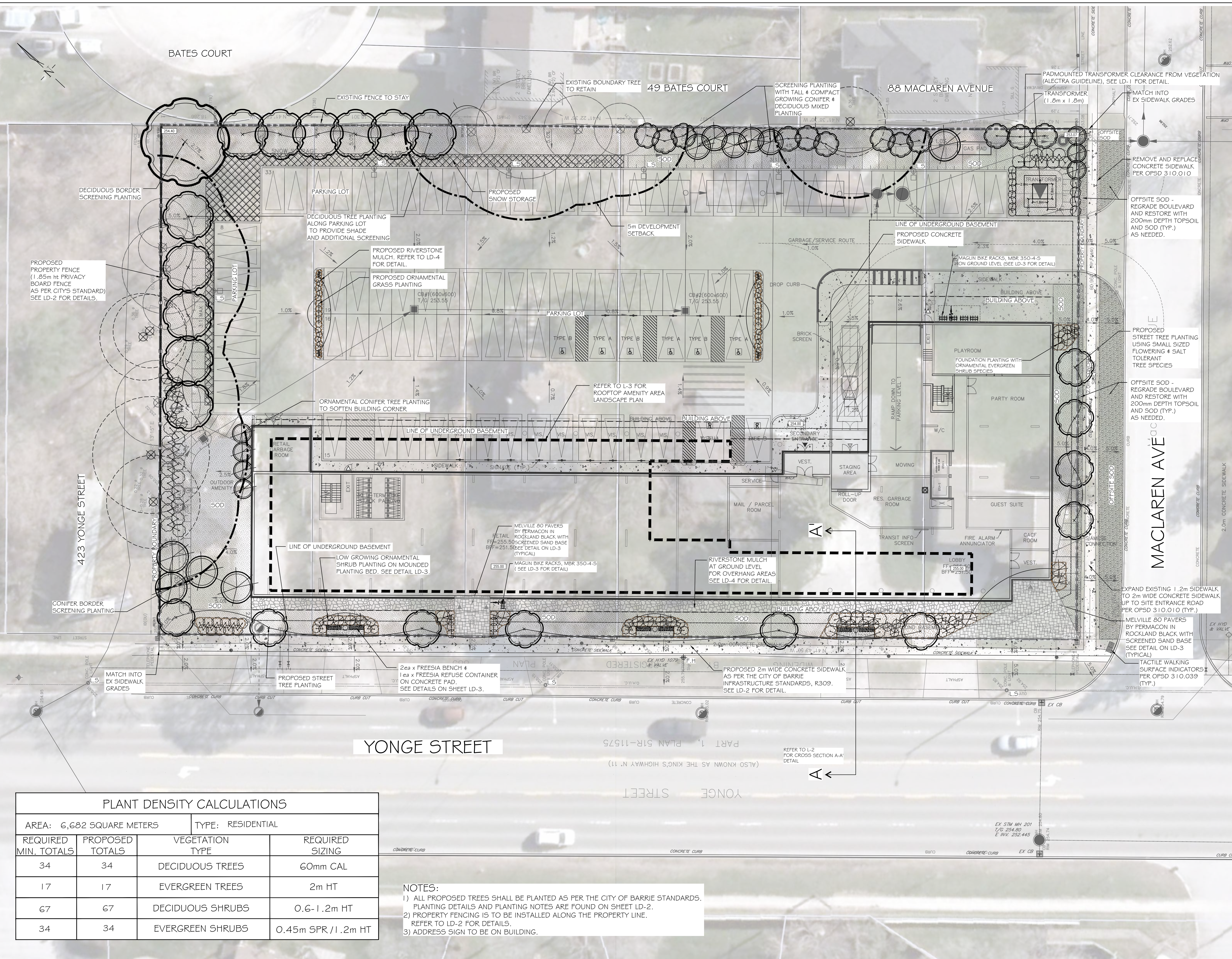
OFFSITE TREE INVENTORY			
Tree Key	Latin Name	Common Name	Tree DIA (cm DBH)
A	<i>Picea abies</i>	Norway Spruce	4.2
B	<i>Ulmus americana</i>	American Elm	7.0
C	<i>Ulmus americana</i>	American Elm	5.6
D	<i>Populus balsamifera</i>	Balsam Poplar	4.4
E	<i>Populus balsamifera</i>	Balsam Poplar	5.2

NOTE:
 IN ACCORDANCE WITH THE ARBOR REPORT, IT IS RECOMMENDED THAT THE OWNER OBTAIN A CONSENT TO HARM OR REMOVE AGREEMENT FOR TREE A FROM THE PROPERTY OWNER OF 88 MACLAREN, TREE NO. 17-20 FROM THE PROPERTY OWNER OF 49 BATES COURT, AND TREE NOS. 27, 37-40, TREES B, C, D & E FROM THE PROPERTY OWNER OF 423 YONGE STREET, AND TREE NOS. 13, 24, & 25 FROM THE CITY OF BARRIE.

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 HANDHELD GNSS SATELLITE SOFTWARE AND ARCGIS TECHNOLOGY





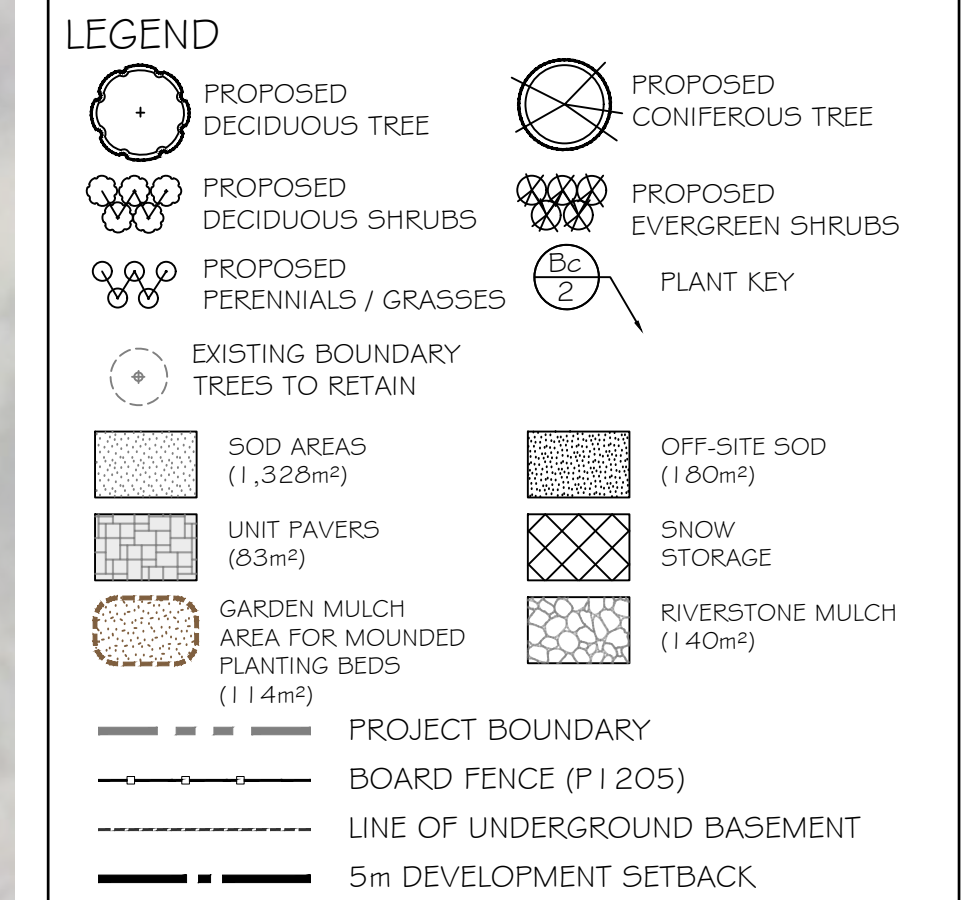
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1	DEC 13-22	S.K.	AS PER SITE PLAN UPDATES

STAMP

APPROVAL

AERIAL (2020) SOURCED FROM SIMCOE COUNTY GIS
 SITE PLAN PROVIDED BY ARCHITECTURE UNFOLDED
 (2:147 A1 01 DWG) DATED ON APR 11, 2024
 SITE GRADING & SERVING PLAN PROVIDED BY FINSTONE ENGINEERING LIMITED
 (11672-427-GRADING AND SERVING DWG) TRANS ON APR 30, 24

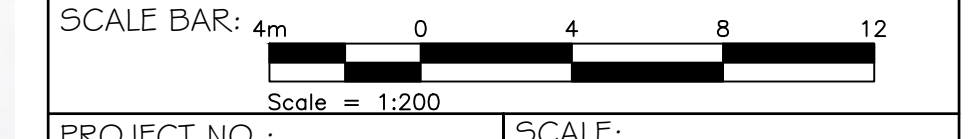
LANDMARK ENVIRONMENTAL GROUP LTD.
 Landscape Architects
 Consulting Arborists
 Urban Forestry

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 OFFICE: 705-796-1122
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CLIENT:
 BARRIE YONGE DEVELOPMENTS GP INC.
 C/O YADVINDER DESVAL

PROJECT:
 427-437 YONGE STREET, BARRIE
 RESIDENTIAL DEVELOPMENT

DRAWING:
 LANDSCAPE CONCEPT PLAN



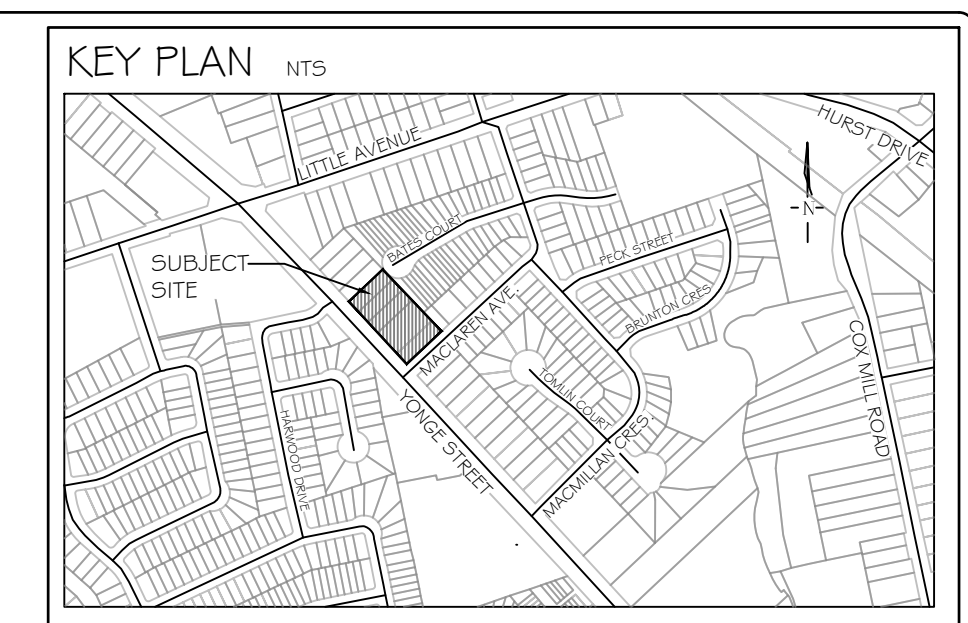
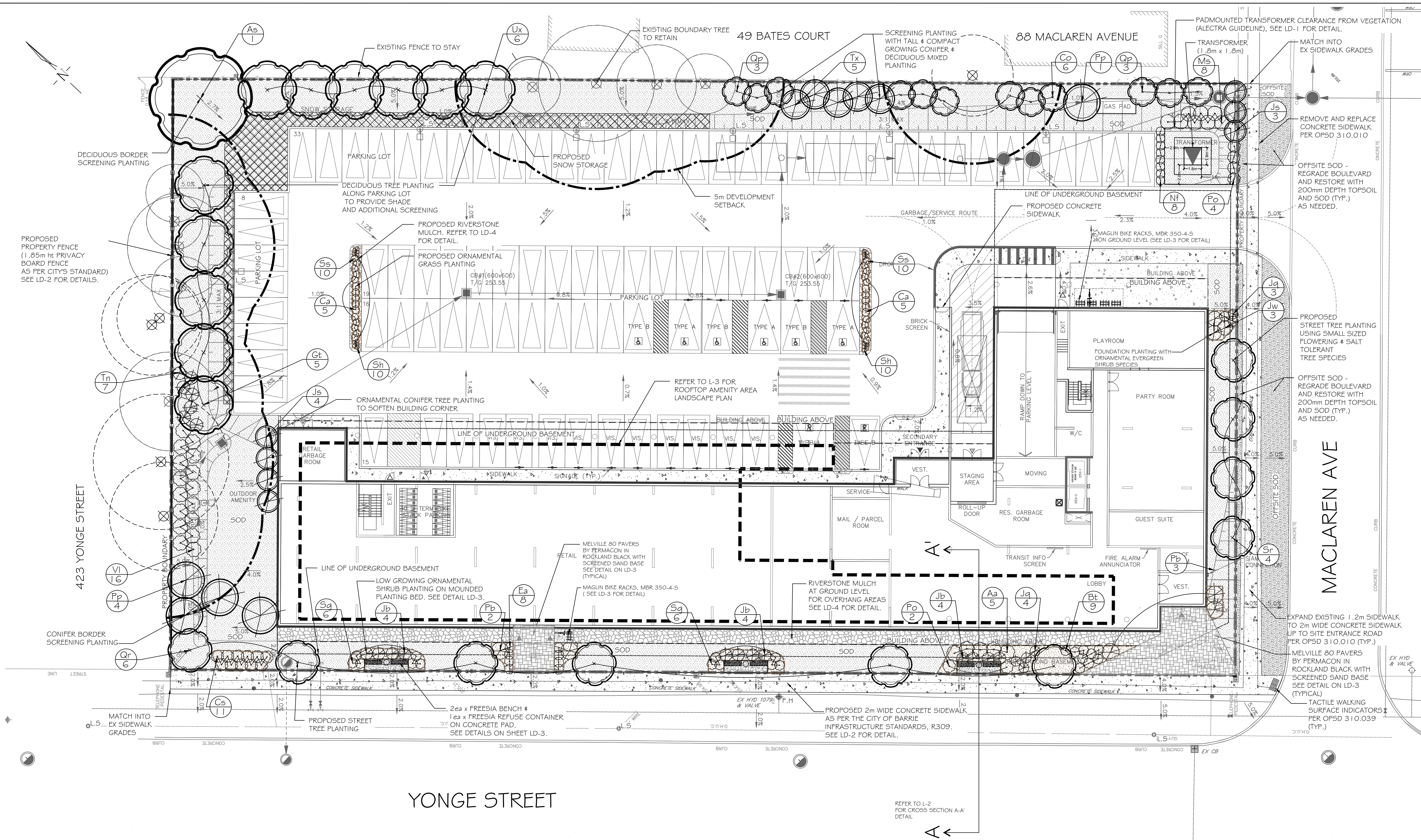
PROJECT NO.:	SCALE:
LA 613-21	1:200
MUNICIPAL FILE NO.:	DATE:
D28-072-2023	JANUARY 19, 2022
DRAWN BY:	CHECKED BY:
S.K.	J.H.
	DRAWING No.:
	LC-1

PLANT DENSITY CALCULATIONS

AREA: 6,682 SQUARE METERS		TYPE: RESIDENTIAL	
REQUIRED MIN. TOTALS	PROPOSED TOTALS	VEGETATION TYPE	REQUIRED SIZING
34	34	DECIDUOUS TREES	60mm CAL
17	17	EVERGREEN TREES	2m HT
67	67	DECIDUOUS SHRUBS	0.6-1.2m HT
34	34	EVERGREEN SHRUBS	0.45m SPR / 1.2m HT

NOTES:

- ALL PROPOSED TREES SHALL BE PLANTED AS PER THE CITY OF BARRIE STANDARDS. PLANTING DETAILS AND PLANTING NOTES ARE FOUND ON SHEET LD-2.
- PROPERTY FENCING IS TO BE INSTALLED ALONG THE PROPERTY LINE. REFER TO LD-2 FOR DETAILS.
- ADDRESS SIGN TO BE ON BUILDING.



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LEGEND

	PROPOSED DECIDUOUS TREE		PROPOSED CONIFEROUS TREE
	PROPOSED DECIDUOUS SHRUBS		PROPOSED EVERGREEN SHRUBS
	PROPOSED PERENNIALS / GRASSES		PLANT KEY
	EXISTING BOUNDARY TREES TO RETAIN		SOD AREAS (1.328m²)
	SOD AREAS (1.328m²)		OFF-SITE SOD (1.60m²)
	UNIT PAVERS (83m²)		SNOW STORAGE
	GARDEN MULCH AREA FOR MOUNDED PLANTING BEDS (11.4m²)		RIVERSTONE MULCH (1.40m²)
	PROJECT BOUNDARY		BOARD FENCE (P1 205)
	LINE OF UNDERGROUND BASEMENT		5m DEVELOPMENT SETBACK

NO	DATE	BY	REVISIONS
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STAMP

APPROVAL

SITE PLAN PROVIDED BY ARCHITECTURE UNFOLDED (2147.4101 DWG DATED ON APR. 11, 2024)
 SITE GRADING & SERVING PLAN PROVIDED BY PINESTONE ENGINEERING LIMITED (11672-427-GRADING AND SERVING DWG) TRANS ON APR. 30, 24

LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

LANDMARK ENVIRONMENTAL GROUP LTD.

Office: 705-796-1122
 info@LEGroup1td.com
 www.LEGroup1td.com

CLIENT:
 BARRIE YONGE DEVELOPMENTS GP INC.
 C/O YADVINDER DESWAL

PROJECT:
 427-437 YONGE STREET, BARRIE
 RESIDENTIAL DEVELOPMENT

DRAWING:
 LANDSCAPE PLAN

SCALE BAR: 4m 0 4 8 12
 Scale = 1:200

PROJECT NO.: LA 613-21
 MUNICIPAL FILE NO.: D28-072-2023
 DRAWN BY: S.K. CHECKED BY: J.H.
 SCALE: 1:200
 DATE: JANUARY 19, 2022
 DRAWING No.: L-1

PLANT LIST

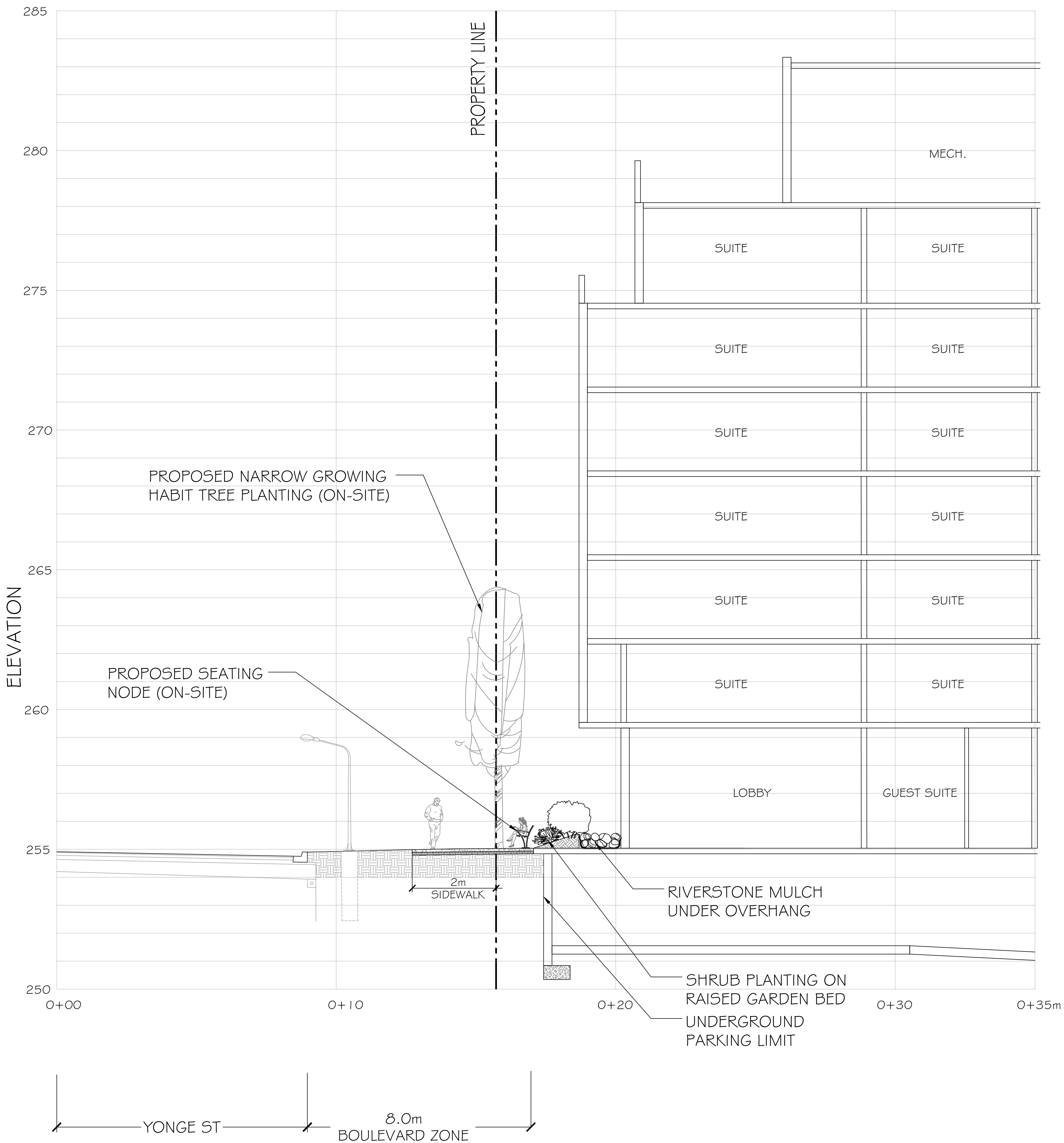
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES									
As	1	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	60mm cal/WB	Ea	8	<i>Euonymus alatus</i> 'Little Moses' ('Odom')	Little Moses Burning Bush	2 gal pot/60cm ht
Co	6	<i>Celtis occidentalis</i> 'Praine Sentinel'	Praine Sentinel Hackberry	60mm cal/WB	Po	6	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	2 gal pot/60cm ht
Gt	5	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Street Keeper'	Street Keeper Honeylocust	60mm cal/WB	Sg	12	<i>Spiraea x arguta</i> 'Graciosa'	Dwarf Garland Spirea	2 gal pot/60cm ht
Qp	6	<i>Quercus palustris</i> 'Green Pillar' ('Pringreen')	Green Pillar Oak	60mm cal/WB	VI	16	<i>Viburnum lentago</i>	Nannyberry	2 gal pot/60cm ht
Qr	6	<i>Quercus robur</i> 'Fastigiata'	Pyramidal English Oak	60mm cal/WB	EVERGREEN SHRUBS				
Sr	4	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	60mm cal/WB	Jb	12	<i>Juniperus sabina</i> 'Blue Danube'	Blue Danube Juniper	3 gal pot/60cm ht
Ux	6	<i>Ulmus x 'New Horizon'</i>	New Horizon Elm	60mm cal/WB	Jw	3	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	3 gal pot/60cm ht
EVERGREEN TREES									
Js	7	<i>Juniperus scopulorum</i> 'Moonglow'	Moonglow Juniper	2m ht WB	Jq	7	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	3 gal pot/60cm ht
Pp	5	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Blue Spruce	2m ht WB	Pb	5	<i>Picea pungens</i> 'Glauca Globosa'	Globe Blue Spruce	3 gal pot/60cm ht
Tx	5	<i>Thuja x 'Green Giant'</i>	Green Giant Cedar	2m ht WB	Tn	7	<i>Taxus cuspidata</i> 'Nana Aurescens'	Dwarf Japanese Yew	3 gal pot/60cm ht
DECIDUOUS SHRUBS									
Aa	5	<i>Aronia arbutifolia</i>	Red Chokeberry	2 gal pot/60cm ht	Ms	8	<i>Miscanthus sinensis</i> 'Variegatus'	Striped Eulalia Grass	1 gal pot/40cm ht
Bt	9	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	2 gal pot/60cm ht	Nf	8	<i>Nepeta faassenii</i> 'Cat's Meow'	Catmint	1 gal pot/40cm ht
DECIDUOUS SHRUBS									
Cs	11	<i>Cornus sericea</i> 'Arctic Fire' ('Farrow')	Arctic Fire Dogwood	2 gal pot/60cm ht	Ss	20	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal pot/30cm ht
					Sh	20	<i>Sporobolus heterolepis</i> 'Tara'	Dwarf Prairie Dropseed	1 gal pot/30cm ht

PLANT DENSITY CALCULATIONS

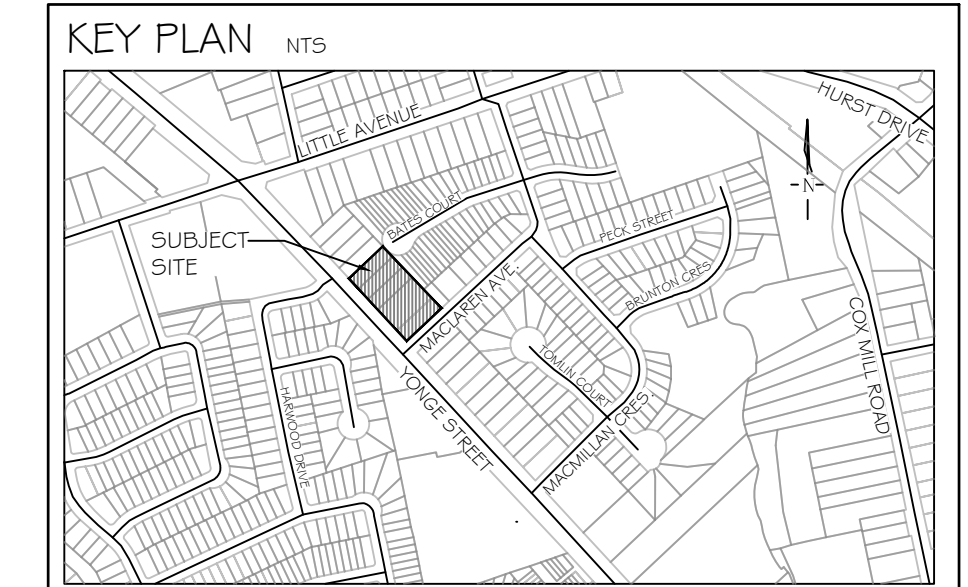
AREA: 6,682 SQUARE METERS	TYPE: RESIDENTIAL		
REQUIRED MIN. TOTALS	PROPOSED TOTALS	VEGETATION TYPE	REQUIRED SIZING
34	34	DECIDUOUS TREES	60mm CAL
17	17	EVERGREEN TREES	2m HT
67	67	DECIDUOUS SHRUBS	0.6-1.2m HT
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NOTES:

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CROSS SECTION A - A'



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LEGEND

NO	DATE	BY	REVISIONS
10	MAY 07-24	S.K.	AS PER ENGINEERING COMMENTS
9	MAY 03-24	S.K.	AS PER SITE GRADING & SERVICING PLAN UPDATES
8	MAR 01-24	S.K.	AS PER SITE PLAN UPDATES
7	JAN 10-24	S.K.	AS PER CLIENT COMMENTS
6	DEC 22-23	S.K.	AS PER SITE PLAN UPDATES & CITY COMMENTS
5	AUG 25-23	S.K.	AS PER SITE PLAN UPDATES (TRANSFORMER)
4	AUG 23-23	D.L.	UPDATED DRAWINGS AS PER SITE PLAN
3	AUG 15-23	B.B.	UPDATED ARBOR PLANS AS PER GRADING UPDATES
2	AUG 10-23	S.K.	AS PER SITE GRADING & SERVICING PLAN UPDATES
1	DEC 13-22	S.K.	AS PER SITE PLAN UPDATES

STAMP

APPROVAL

SITE PLAN & CROSS SECTION PROVIDED BY ARCHITECTURE UNFOLDED (21-47_SECTION.DWG) TRANS ON APR. 30, 2024

LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroupLtd.com
 www.LEGroupLtd.com

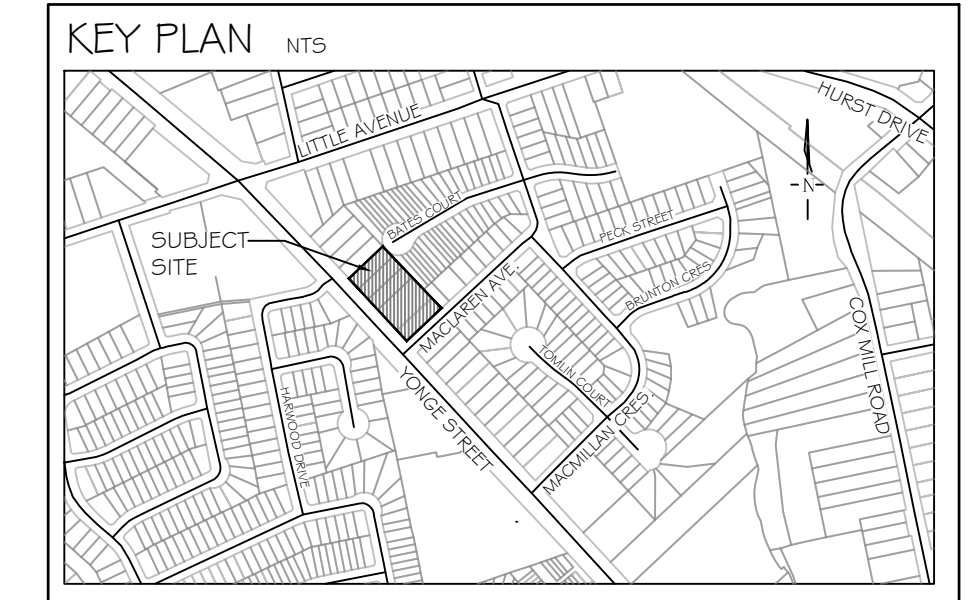
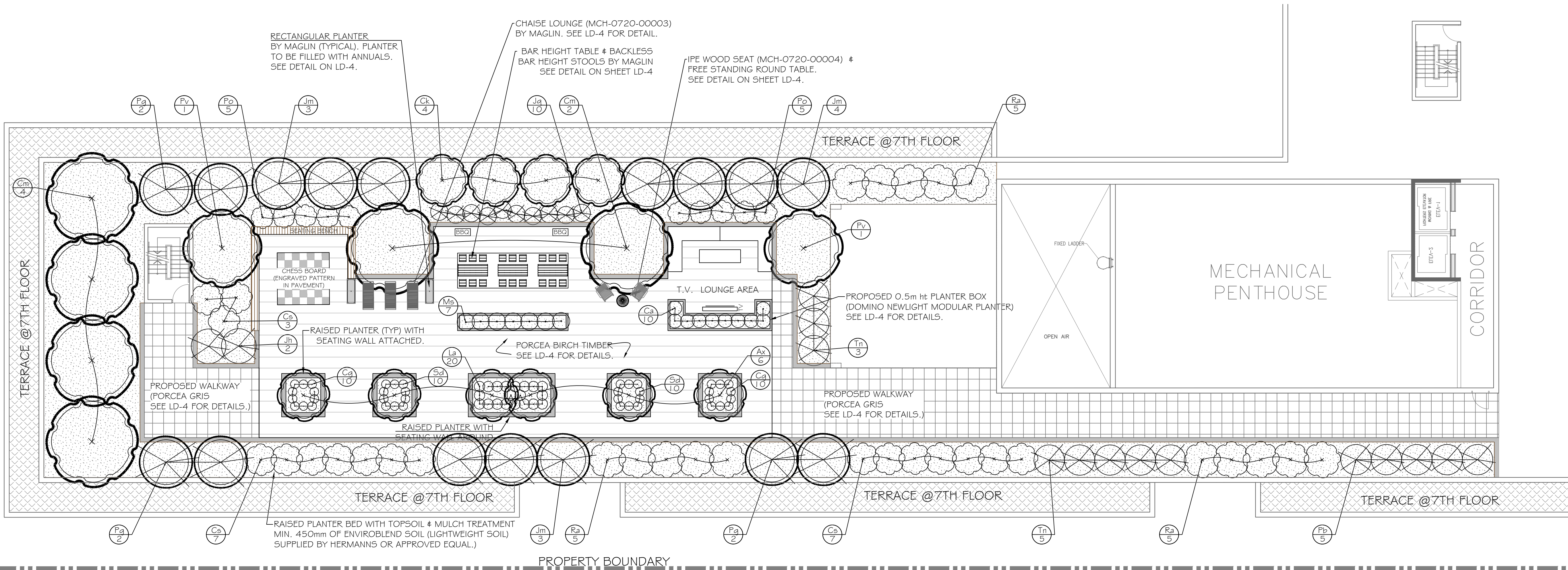
CLIENT:
 BARRIE YONGE DEVELOPMENTS GP INC.
 C/O YADVINDER DESWAL

PROJECT:
 427-437 YONGE STREET, BARRIE
 RESIDENTIAL DEVELOPMENT

DRAWING:
 CROSS SECTION



PROJECT NO.: LA G13-21	SCALE: 1:75
MUNICIPAL FILE NO.: D28-072-2023	DATE: JANUARY 19, 2022
DRAWN BY: S.K.	CHECKED BY: J.H.
	DRAWING No.: L-2



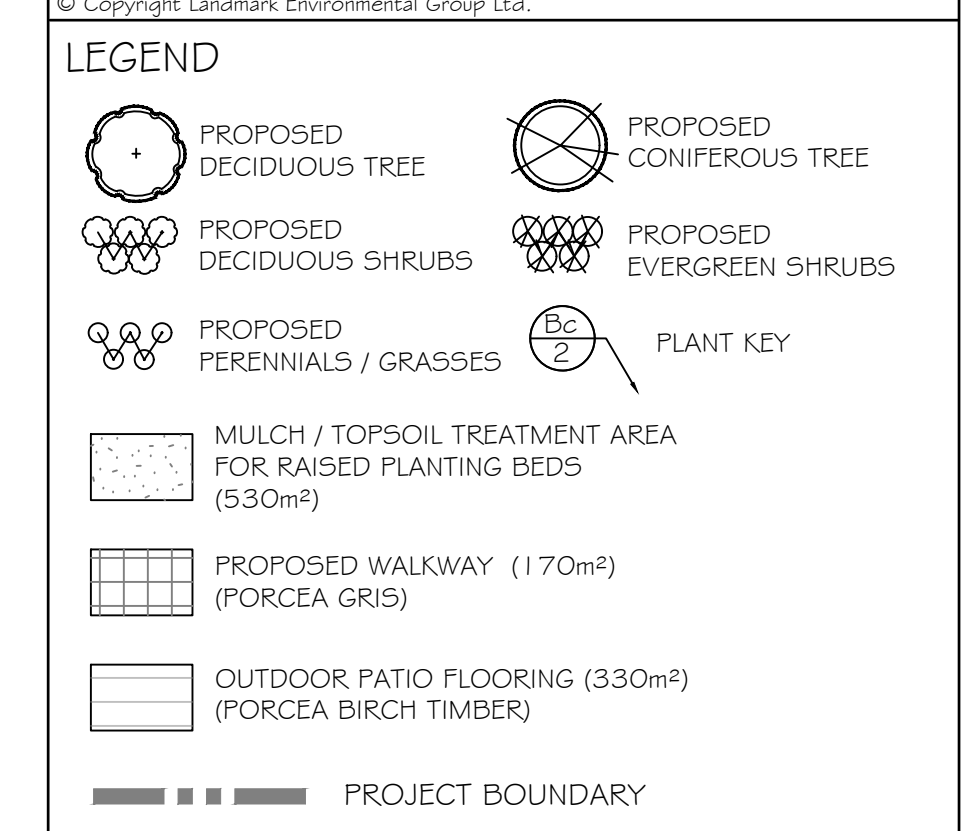
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1	DEC 13-22	S.K.	AS PER SITE PLAN UPDATES

PLANT LIST (ROOF TOP AMENITY AREA)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Ax	6	<i>Amelanchier x grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	60mm cal/WB
Cm	6	<i>Cornus kousa</i> 'Milky Way'	Milky Way Dogwood	60mm cal/WB
Ck	4	<i>Cornus kousa</i> 'Snow Tower'	Snow Tower Dogwood	60mm cal/WB
Pv	2	<i>Prunus virginiana</i> 'Schubert'	Schubert Chokecherry	60mm cal/WB
CONIFEROUS TREES				
Jm	10	<i>Juniperus scopulorum</i> 'Moonglow'	Moonglow Juniper	2m ht WB
Pq	6	<i>Picea glauca</i> var. <i>densata</i> 'Skinny Blue Genes'	Skinny Blue Genes Spruce	2m ht WB
DECIDUOUS SHRUBS				
Cs	17	<i>Cornus sanguinea</i> 'Midwinter Fire'	Bloodtwig Dogwood	2 gal pot/60cm ht
Po	10	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	2 gal pot/60cm ht
Ra	15	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	2 gal pot/60cm ht
EVERGREEN SHRUBS				
Jh	2	<i>Juniperus horizontalis</i> 'Wiltoni'	Blue Rug Juniper	2 gal pot/45cm spr
Jq	10	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	3 gal pot/60cm ht
Pb	5	<i>Picea pungens</i> 'Globosa'	Dwarf Globe Blue Spruce	3 gal pot/60cm ht
Tn	8	<i>Taxus cuspidata</i> 'Nana Aureoscens'	Dwarf Japanese Yew	3 gal pot/60cm ht
PERENNIALS / GRASSES				
Ca	10	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Foerster's Feather Reed Grass	2 gal pot/60cm ht
Cq	20	<i>Carex glauca</i> 'Blue Zinger'	Blue Zinger Sedge	1 gal pot/40cm ht
La	20	<i>Lavandula angustifolia</i> 'Munstead'	English Lavender	2 gal pot/60cm ht
Ms	7	<i>Miscanthus sinensis</i> 'Morning Light'	Vanegated Maiden Grass	2 gal pot/60cm ht
Sd	20	<i>Sedum spurnum</i> 'Dragon's Blood'	Dragon's Blood Stonecrop	1 gal pot/50cm spr

NOTE:
ALL THE PROPOSED SITE FURNISHINGS ARE FOR GRAPHIC REPRESENTATION ONLY TO SHOW THE USE OF SPACE. FINAL SELECTION & CONFIGURATION OF SITE FURNISHING ARE TO BE DETERMINED. REFER TO LD-4 FOR SITE FURNITURE DETAILS AS NEEDED.

STAMP

APPROVAL

SITE PLAN PROVIDED BY ARCHITECTUREUNFOLDED
ROOF TOP PLAN (21-47_MECH ROOF.DWG) TRANS ON APR. 30, 2024

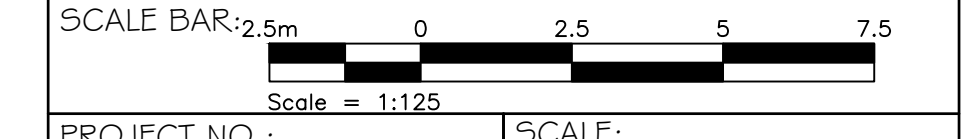
LANDMARK ENVIRONMENTAL GROUP LTD.
LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

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

CLIENT:
BARRIE YONGE DEVELOPMENTS GP INC.
C/O YADVINDER DESWAL

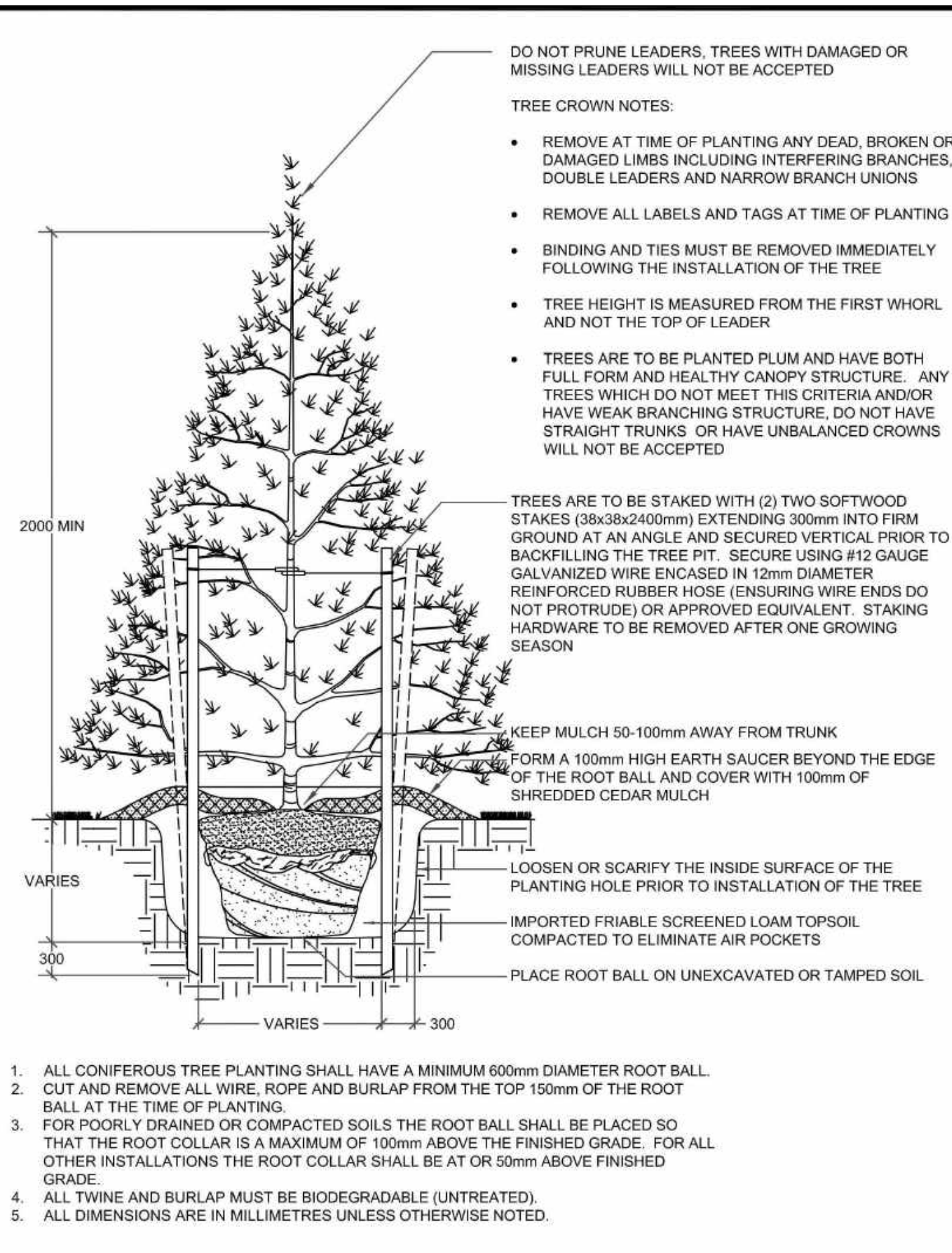
PROJECT:
427-437 YONGE STREET, BARRIE
RESIDENTIAL DEVELOPMENT

DRAWING:
LANDSCAPE PLAN (ROOF TOP)



PROJECT NO.: LA G13-21
MUNICIPAL FILE NO.: D28-072-2023
DRAWN BY: S.K.
CHECKED BY: J.H.

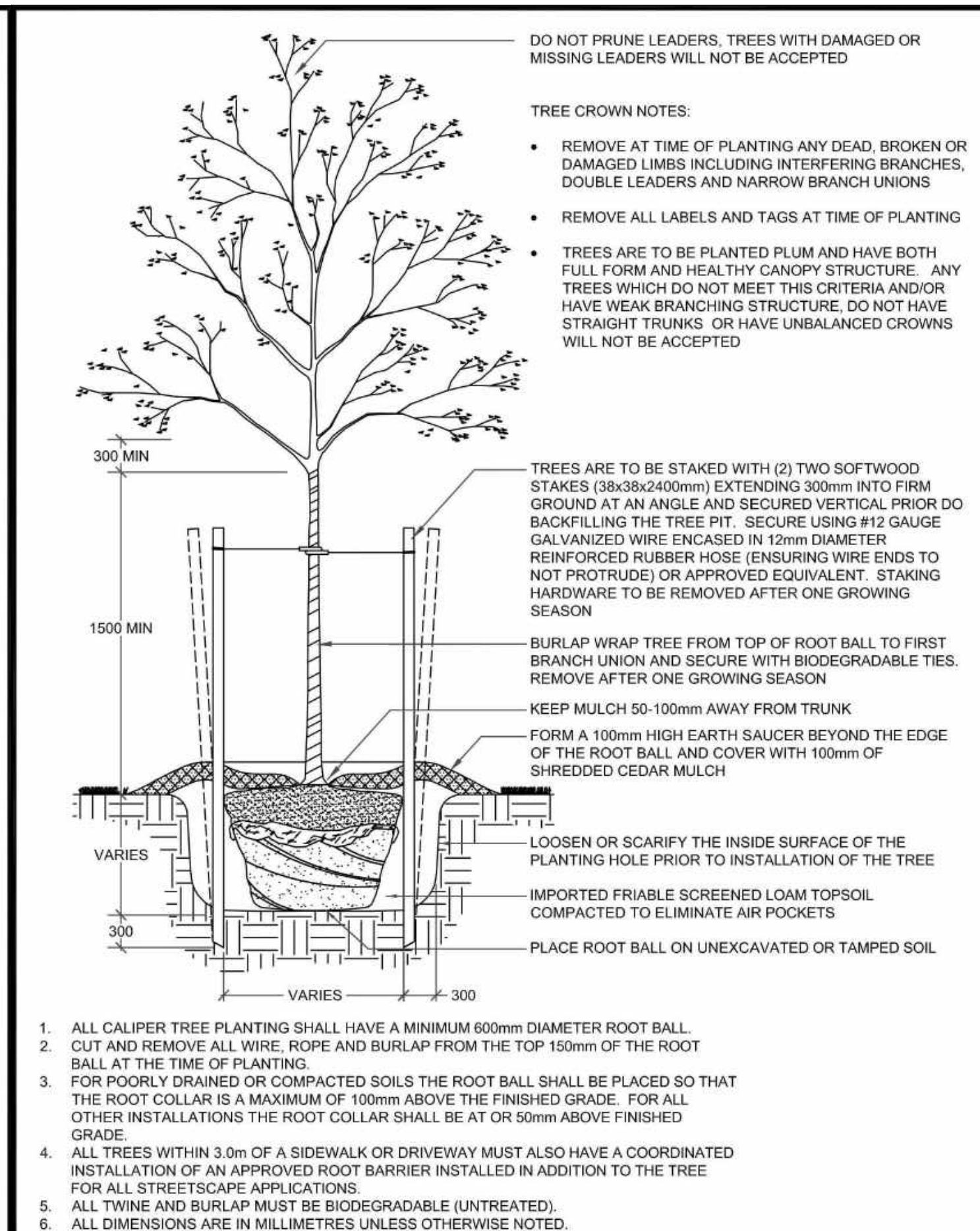
SCALE: 1:125
DATE: JANUARY 19, 2022
DRAWING No.: L-3



Barrie CONIFEROUS TREE PLANTING

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

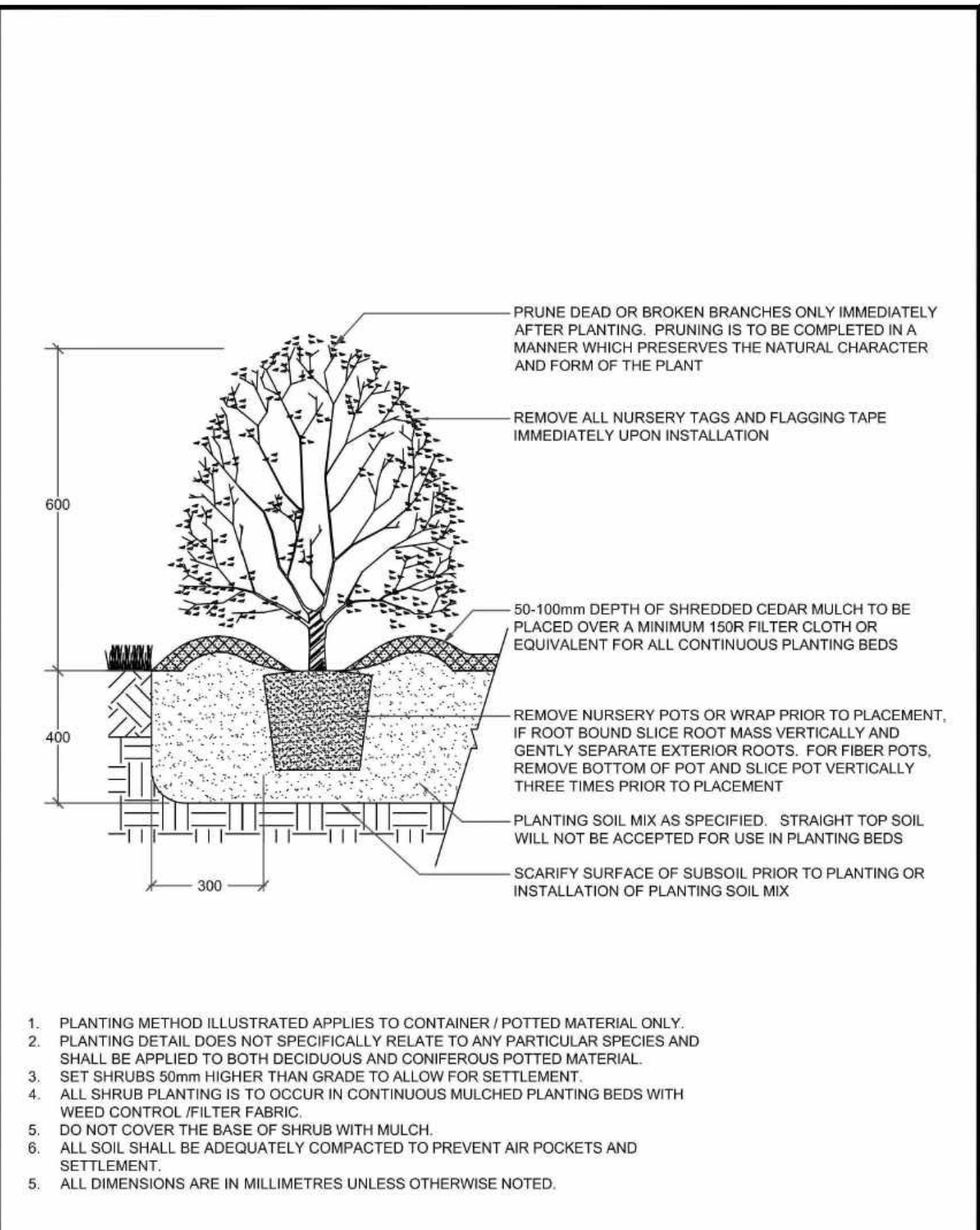
P1312



Barrie DECIDUOUS TREE PLANTING

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

P1310



Barrie CONTAINER GROWN SHRUB PLANTING

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

P1314

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 200mm 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 millimeters 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 2 years. 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 10-6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until the end of warranty period, 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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LEGEND

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9 MAY-03-24 S.K AS PER SITE GRADING & SERVING PLAN UPDATES

8 MAR-01-24 S.K AS PER SITE PLAN UPDATES

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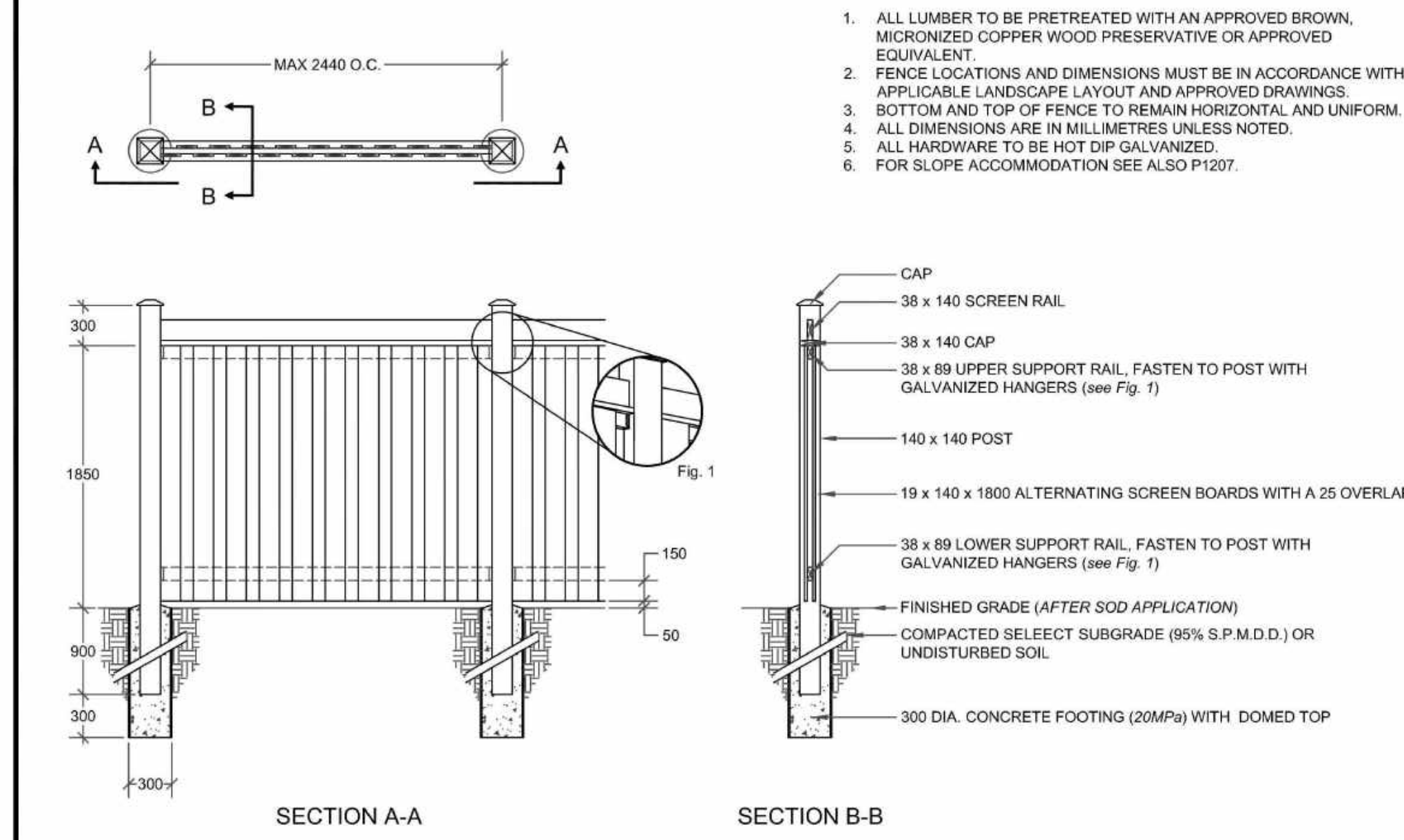
NO DATE BY R E V I S I O N S

- THE CONTRACTOR SHALL REVIEW ALL INFORMATION IN THE DRAWINGS, DETAILS AND SPECIFICATIONS FOR THIS PROJECT, AND REPORT ANY DISCREPANCY OR SUBSTITUTION TO THE CONTRACT ADMINISTRATOR IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND LANDSCAPE ONTARIO. ALL PLANT MATERIAL TO BE NO. 1 GRADE NURSERY STOCK. THE CITY OF BARRIE RETAINS THE RIGHT TO REFUSE ANY UNSATISFACTORY STOCK.
- DECIDUOUS STREET TREES SHALL BE A MINIMUM OF 60mm CALIPER WITH A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5m ABOVE GRADE UNLESS OTHERWISE STATED, REFER TO P1310.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION, OR ANY OTHER FEATURES TO BE RETAINED.
- THE CONTRACTOR SHALL STAKE OUT ALL PLANTING LOCATIONS FOR APPROVAL BY THE CONTRACT ADMINISTRATOR, AND/OR CITY STAFF PRIOR TO PLANTING.
- FOR ALL LANDSCAPE PLANS, ALL DIMENSIONS ARE TO BE SHOWN IN MILLIMETRES UNLESS OTHERWISE INDICATED.
- COMPLY WITH THE FOLLOWING PLANTING SETBACKS AS ILLUSTRATED ON P1315.
- ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEARS FROM THE DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY PERIOD, OR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.
- INSTALLATION OF THE PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT AND/OR CITY STAFF WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE LANDSCAPE ARCHITECT AND THE CITY OF BARRIE RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING(S). REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND/OR CITY STAFF.
- NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY BARRIERS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING DAY.
- IN THE EVENT OF A DISCREPANCY BETWEEN A PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
- DO NOT PRUNE LEADERS, TREES WITH DAMAGED OR MISSING LEADERS WILL NOT BE ACCEPTED.

Barrie NOTES

REV No: 2 DATE: APR 2023 SCALE: N.T.S.

P1321



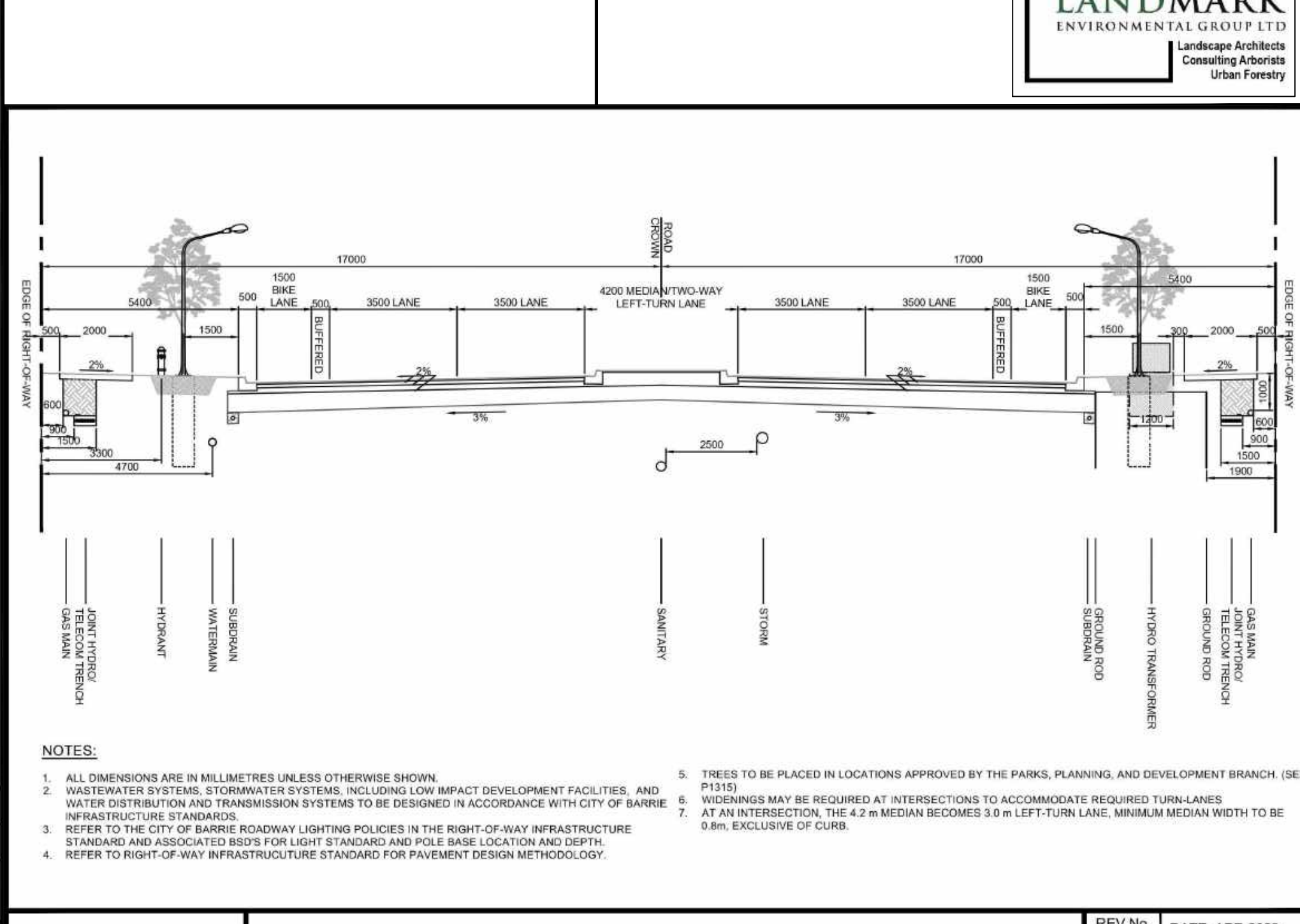
Barrie FENCE BOARD ON BOARD

REV No: 2 DATE: APR 2023 SCALE: N.T.S.

P1205

NOTES:

- 1.5mm BOARD TO BE ACCEPTABLE IF 1.9mm BOARD IS NOT AVAILABLE.
- IN CASE THINNER BOARDS (1.5mm) ARE USED, MID-RAIL IS REQUIRED TO HELP STABILIZE THE THINNER BOARDS.



Barrie CROSS-SECTION 34.0 m ARTERIAL ROAD

REV No: 2 DATE: APR 2023 SCALE: N.T.S.

R309



10	MAY-07-24	S.K	AS PER ENGINEERING COMMENTS
9	MAY-03-24	S.K	AS PER SITE GRADING & SERVING PLAN UPDATES
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1	DEC-13-22	S.K	AS PER SITE PLAN UPDATES
NO	DATE	BY	R E V I S I O N S

STAMP

APPROVAL

LANDMARK ENVIRONMENTAL GROUP LTD

LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

OFFICE: 705-796-1122

info@LEGroupLtd.com

www.LEGroupLtd.com

CLIENT: BARRIE YONGE DEVELOPMENTS GP INC. C/O YADVINDER DESWAL

PROJECT: 427-437 YONGE STREET, BARRIE RESIDENTIAL DEVELOPMENT

DRAWING: DETAILS 2

SCALE BAR:

PROJECT NO.: LA 613-21

MUNICIPAL FILE NO.: D28-072-2023

DRAWN BY: S.K

SCALE: N.T.S.

DATE: JANUARY 19, 2022

CHECKED BY: J.H

DRAWING No.: LD-2

Barrie NOTES

REV No: 2 DATE: APR 2023 SCALE: N.T.S.

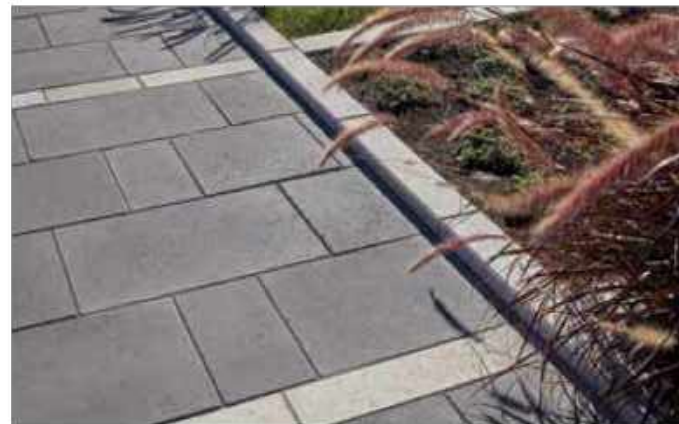
P1321

Barrie STREETScape BOULEVARD TREE PLANTING

REV No: 2 DATE: APR 2023 SCALE: N.T.S.

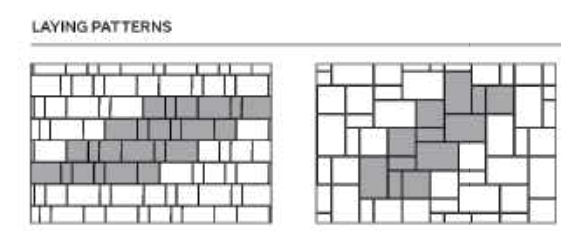
P1321

Melville® 80 Paver



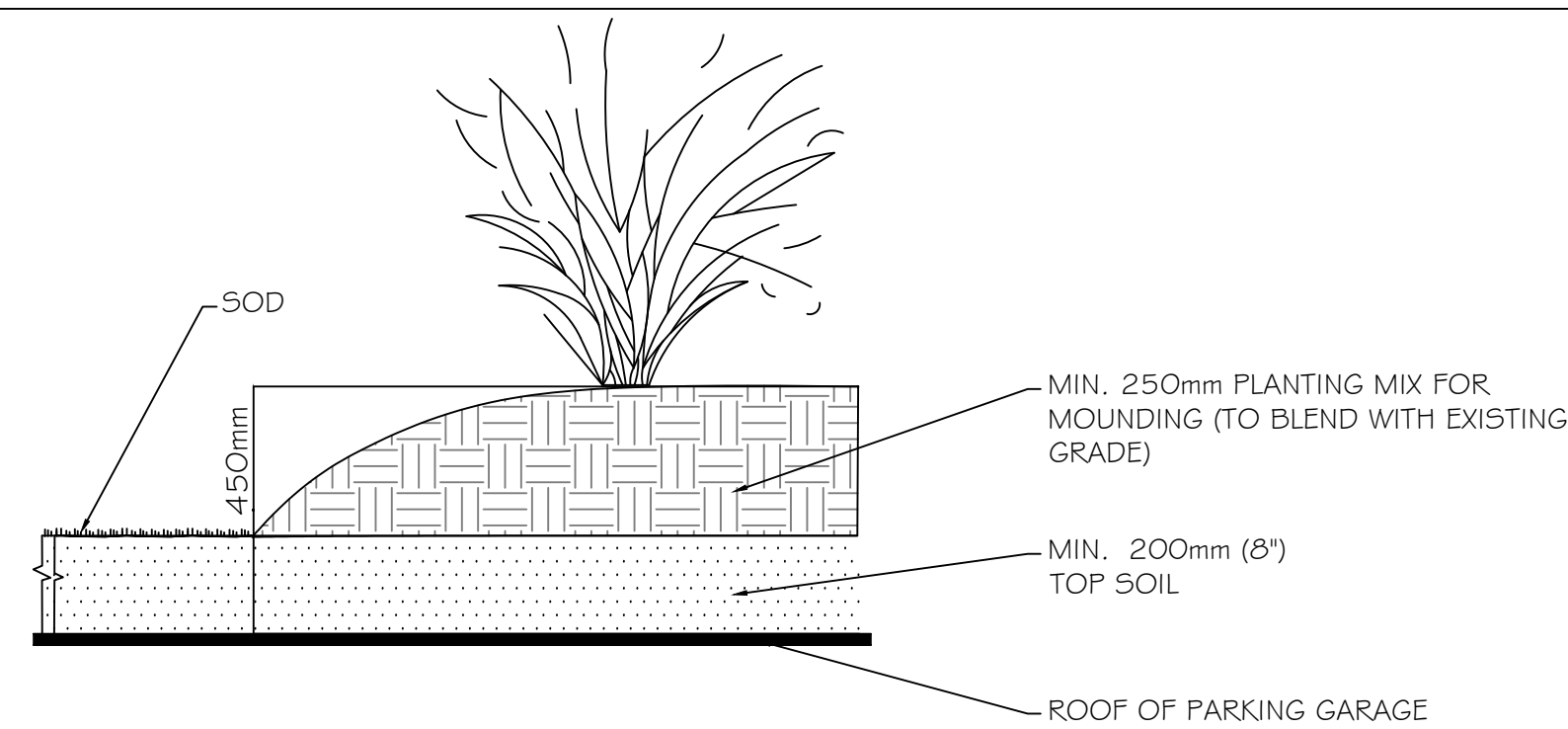
- 1 bag of sand covers approx. 1.16 ft²
- Pedestrian - Designed to withstand pedestrian traffic
- Vehicular - Designed to withstand car traffic

DIMENSIONS (MM)		DIMENSIONS (IN)		CODES	COLORS
A	80 x 150 x 380	3 1/8" x 1 7/2" x 1 1/2"		10550869	Range Amber Beige
B	80 x 380 x 380	3 1/8" x 15 x 15		10550857	Rockland Black
C	80 x 380 x 570	3 1/8" x 15 x 22 7/16"		10550446	Range Scandinavia Grey
Weight/unit (avg.)	27 kg	59 lb		10550447	Range Margaux Beige
Unit/surface (avg.)	7.39 unit/m ²	0.69 unit/ft ²		10551007	Range Slayona Grey - H
Area/layer	1.08 m ²	11.66 ft ²		STANDARD COLORS	
Area/cube	8.64 m ³	93.28 ft ³		10550868	Range Shaded Grey
Length/row	3.04 m	9.97 ft		10550558	Range Newport Grey
Length/cube	24.32 m	79.79 ft		10551113	Range Norwick Grey
Weight/cube	1716 kg	3783 lb		Sold by layer Can be double stacked Production location Metcalfe, Montreal, St-Eustache and Quebec	

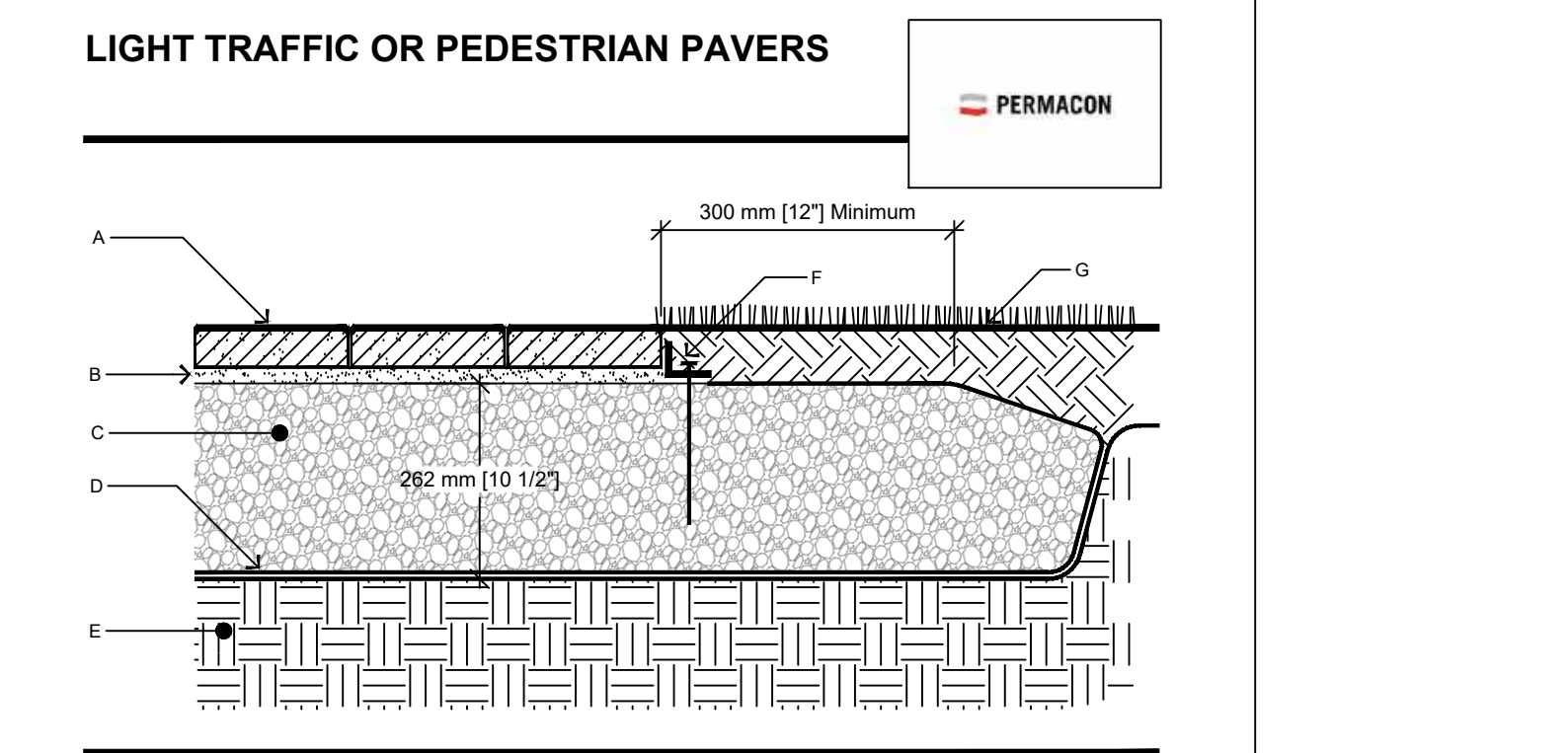


Product	Standard	Flexural Strength	Compressive Strength	De-icing salts freeze-thaw durability	Density	Absorption	Dimension Tolerances*
Melville 80 Paver	CSA A231.2	N/A	9.50 MPa 2.15 MPa	225 g/m ³ after 28 cycles 500 g/m ³ after 49 cycles	N/A	N/A	Length: -1.0 to +2.0 mm Width: -1.0 to +2.0 mm Height: -1.0 to +2.0 mm

Joint sand compaction: Cover vibrating plate with a removable rubber tread (neoprene or polypropylene). Cover snow removal tools with Teflon or neoprene protectors to minimize the risk of damage from scratches. Laying patterns are for design purposes only. Permacoast shall not be responsible for excess or shortage of material.



LANDMARK ENVIRONMENTAL GROUP LTD. MOUNDED PLANTING BEDS N.T.S.

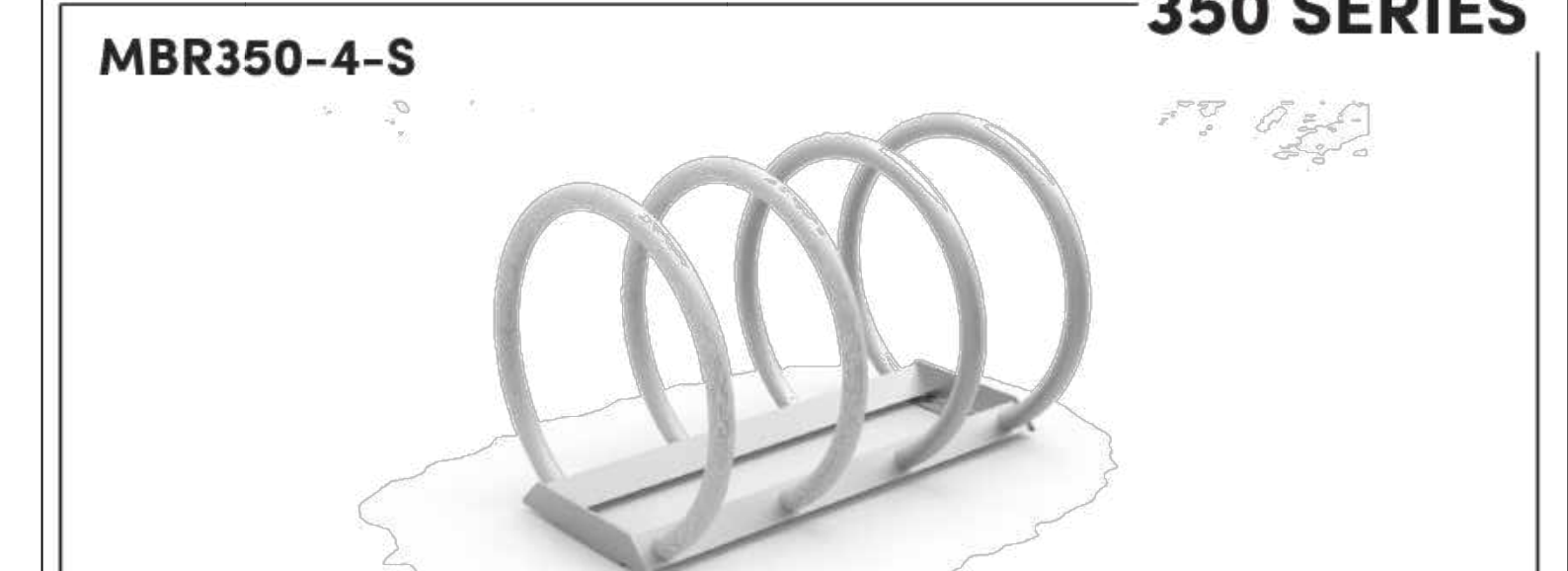


LIGHT TRAFFIC OR PEDESTRIAN PAVERS

A CONCRETE PAVERS 60 mm or 80 mm
B LAYING BED 25 mm
C COMPACTED GRANULAR FOUNDATION (0-20 mm)
D GEOTEXTILE
E EXISTING SOIL
F PERMAPRO PAVING EDGE
G GRASS

CROSS SECTION - PRECAST CONCRETE PAVERS AND PLASTIC EDGE LIGHT TRAFFIC OR PEDESTRIAN

BIKE RACK DETAIL



350 SERIES

MBR350-4-S

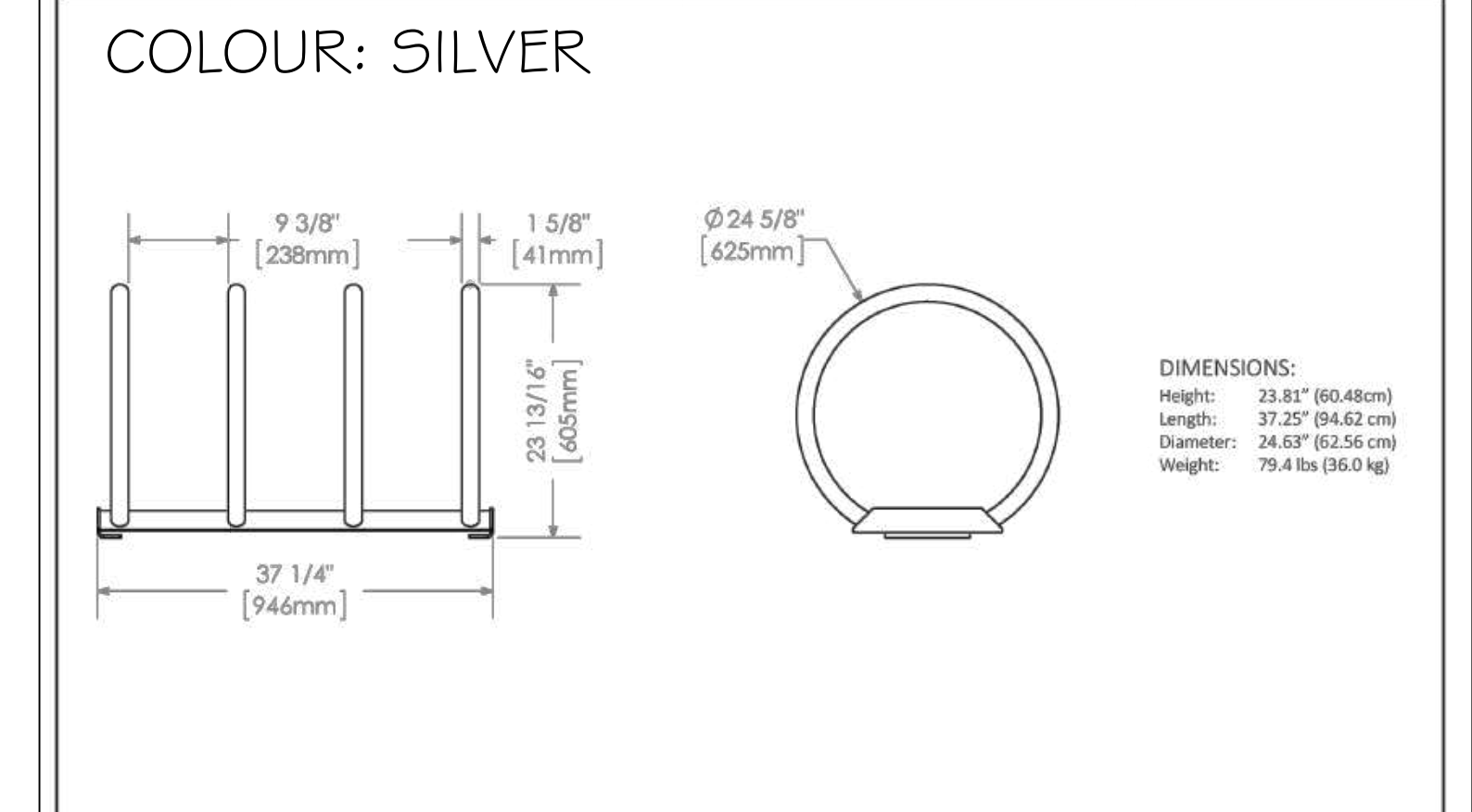
MATERIALS: Bike Rack is constructed using H.S. steel tube, formed steel and solid steel angle.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with a surface mount installation.

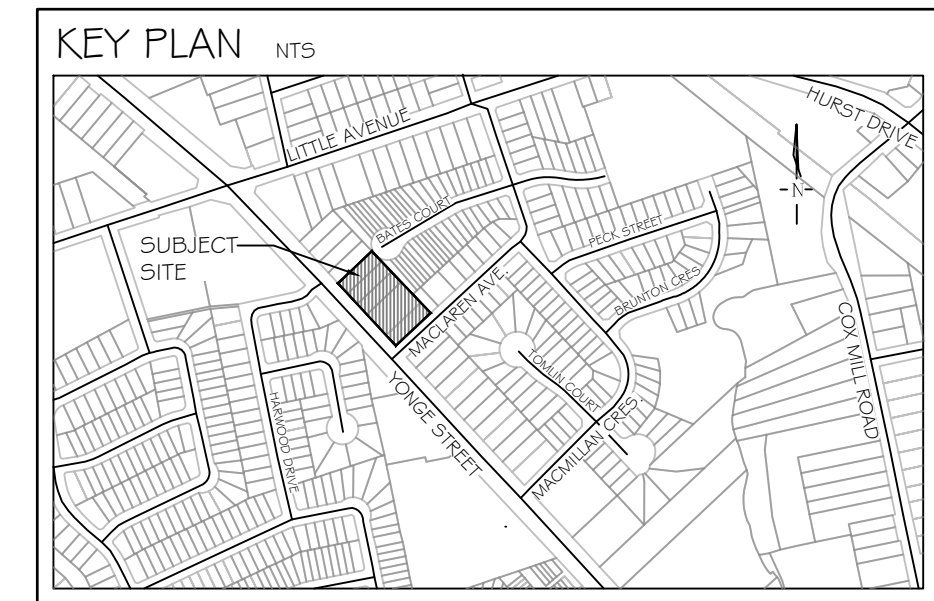
TO SPECIFY: Select MBR350-4-S
Choose:
- Powdercoat Color

OPTIONS: MBR350-5-S (5 rings)



MAGLIN

T: 800-719-5500
F: 877-260-9393
www.maglin.com
sales@maglin.com



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9	MAY-03-24	S.K	AS PER SITE GRADING & SERVING PLAN UPDATES
8	MAR-01-24	S.K	AS PER SITE PLAN UPDATES
7	JAN-10-24	S.K	AS PER CLIENT COMMENTS
6	DEC-22-23	S.K	AS PER SITE PLAN UPDATES & CITY COMMENTS
5	AUG-25-23	S.K	AS PER SITE PLAN UPDATES (TRANSFORMER)
4	AUG-23-23	D.L	UPDATED DRAWINGS AS PER SITE PLAN
3	AUG-15-23	B.B	UPDATED ARBOR PLANS AS PER GRADING UPDATES
2	AUG-10-23	S.K	AS PER SITE GRADING & SERVING PLAN UPDATES
1	DEC-13-22	S.K	AS PER SITE PLAN UPDATES

NO DATE BY R E V I S I O N S

STAMP

APPROVAL



LANDMARK ENVIRONMENTAL GROUP LTD.
Landscape Architects
Consulting Arborists
Urban Forestry

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

CLIENT:
BARRIE YONGE DEVELOPMENTS GP INC.
C/O YADVINDER DESWAL

PROJECT:
427-437 YONGE STREET, BARRIE
RESIDENTIAL DEVELOPMENT

DRAWING: DETAILS 3

SCALE BAR:

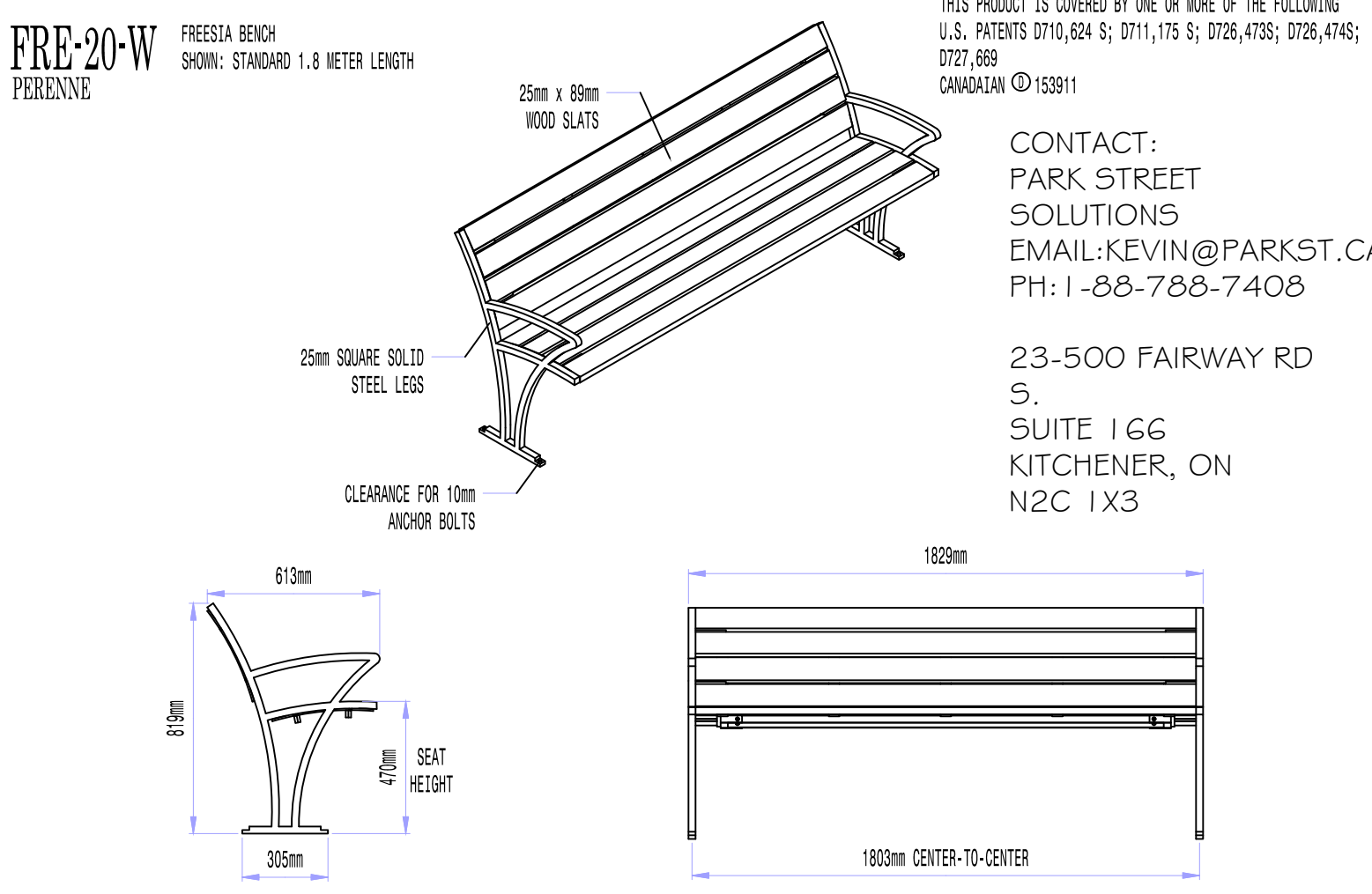
PROJECT NO.: LA 613-21
SCALE: N.T.S.

MUNICIPAL FILE NO.: D28-072-2023
DATE: JANUARY 19, 2022

DRAWN BY: S.K
CHECKED BY: J.H
DRAWING No.: LD-3

VICTOR STANLEY

Create a timeless moment.



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
INTERMEDIATE & CENTER ARMRESTS
1.2 METER & 1.8 METER AVAILABLE WITH OPTIONAL ARMRESTS (BOLT-ON)

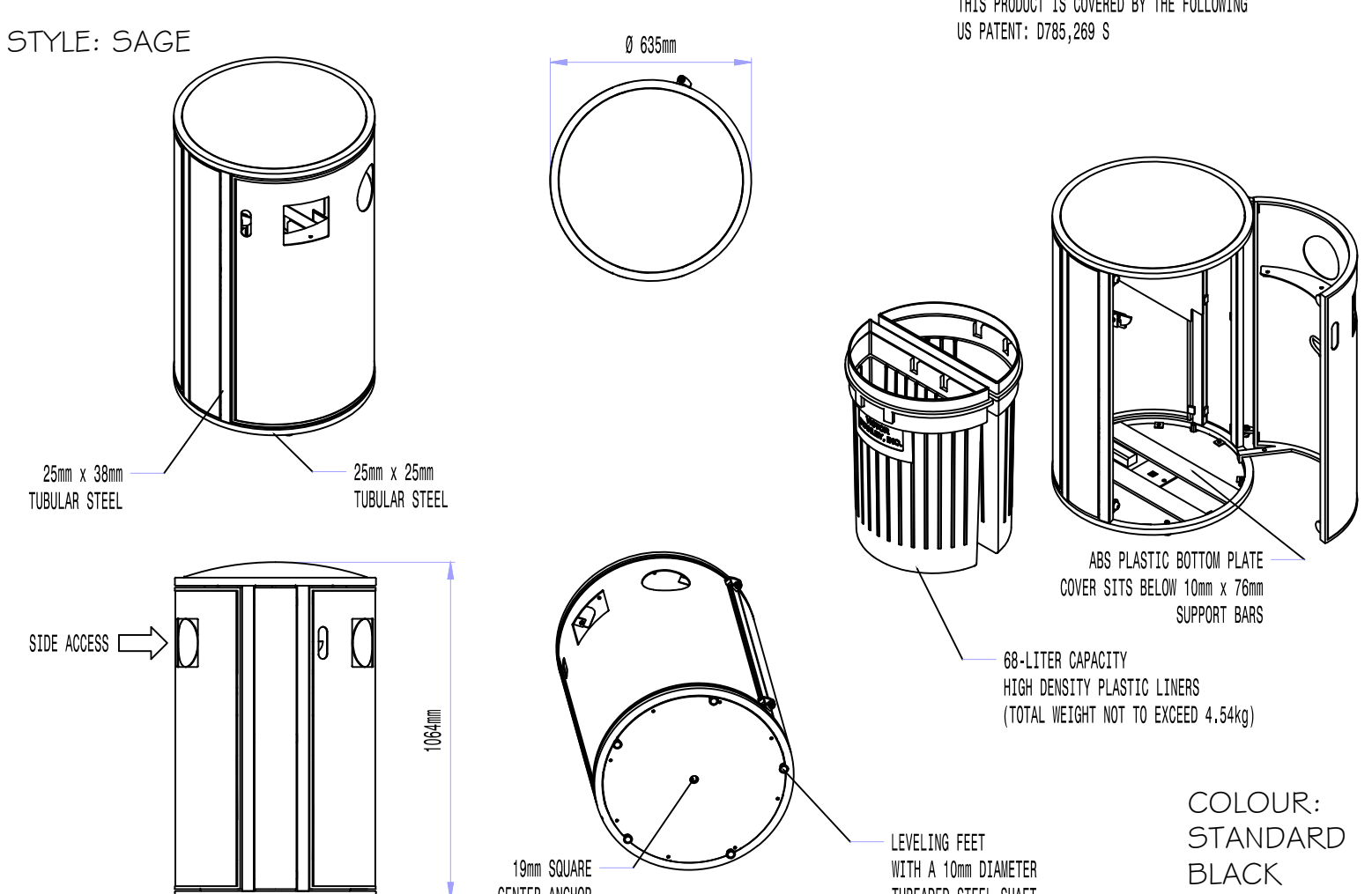
LENGTHS:
STANDARD 1.2 METER
STANDARD 1.8 METER (AS SHOWN)

NOTES:

- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
- ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOT-BLASTED, ETCHED, PHOSPHATIZED, PREHENTED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHENTED, PREHENTED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
- IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
- ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
- FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED 7500 TO 10000 PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
- ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
- THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

VICTOR STANLEY

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AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM DECALS
AVAILABLE WITH PRESSURE SENSITIVE VINYL OUTDOOR DECALS.
SECURITY
LID BOLTED IN PLACE. STANDARD BOTTOM PLATE COVER.

NOTES:

- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
- ALL FABRICATED METAL COMPONENTS ARE STEEL, SHOT-BLASTED, ETCHED, PHOSPHATIZED, PREHENTED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHENTED, PREHENTED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
- OPTIONAL DUAL-FLOW TRASH AND RECYCLE COMBINATION OPENING (AS SHOWN).
- THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
- VICTOR STANLEY, INC. PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIDGES, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
- ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
- ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
- THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

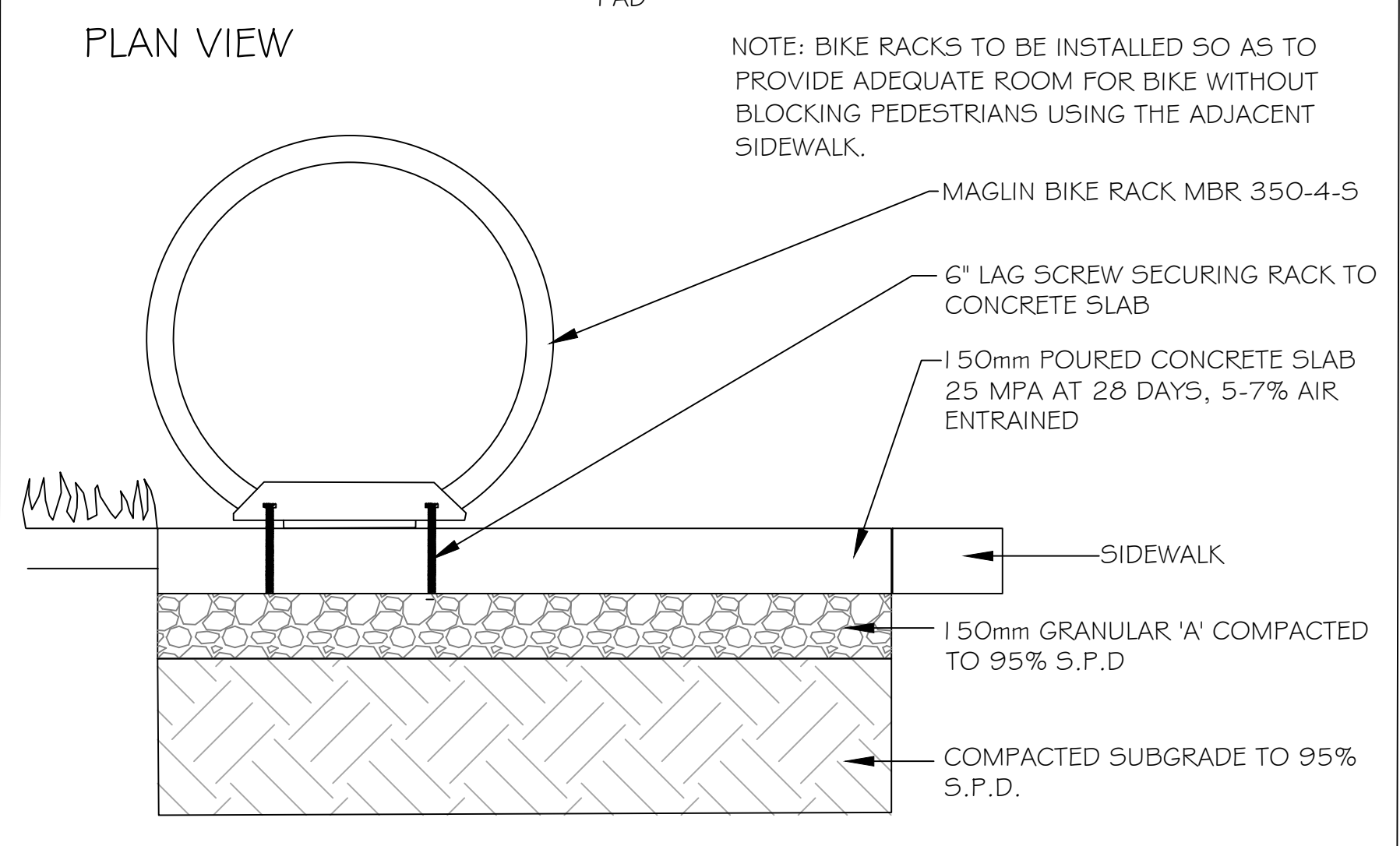
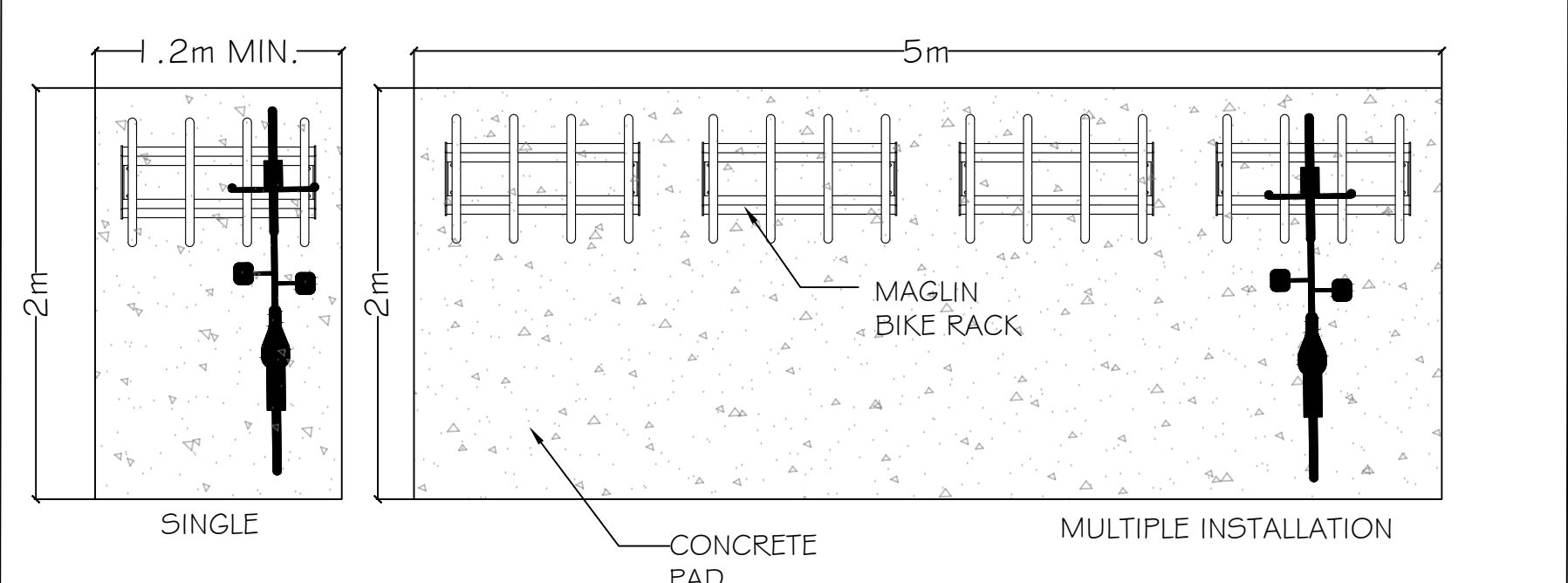
SGE-36SA-E
PERENNE

106-LITER SIDE-DOOR-OPENING LITTER RECEPTACLE WITH SIDE DOOR ACCESS
SHOWN: OPTIONAL DUAL-FLOW TRASH AND RECYCLE COMBINATION OPENING
STANDARD SOLID CONVEX LID

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BIKE RACK MOUNTING DETAIL

REVIEWED: J.H
DATE: MAR 7-19

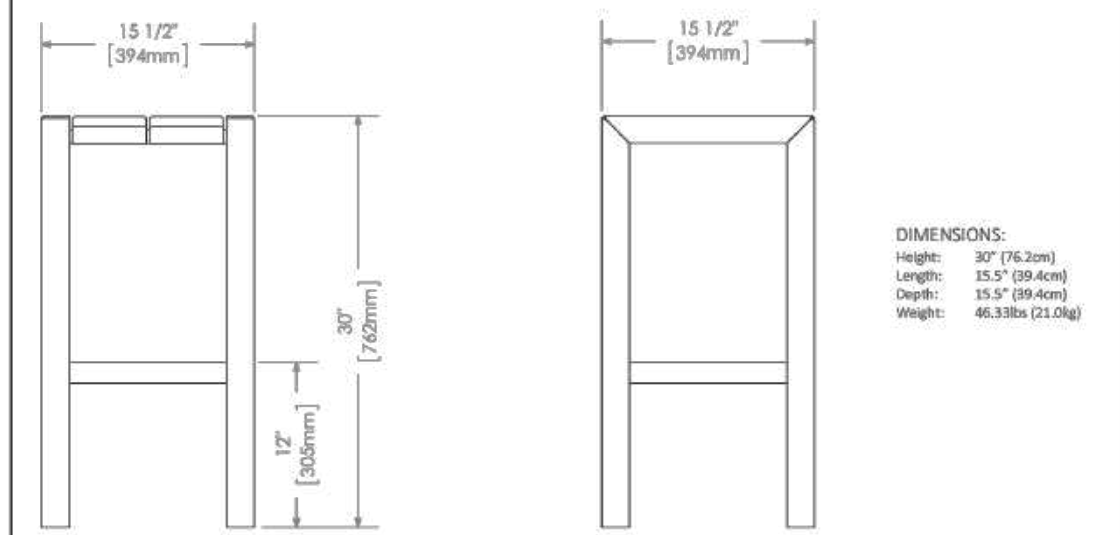
DRAWN: K.S
SCALE: N.T.S.

MLST1050B-BH-PC
BACKLESS
BAR-HEIGHT
STOOL

1050 SERIES



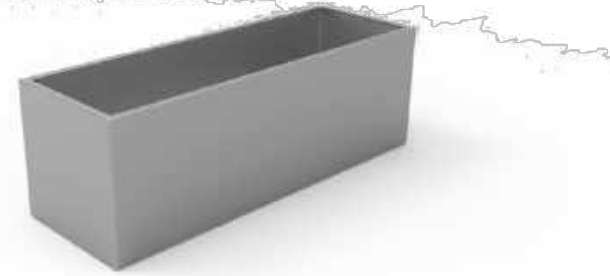
MATERIALS: The stool frame is constructed from formed steel and the top employs 3/4" HDPC.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The stool comes pre-assembled with boards. The legs have 9/16" holes for anchoring.
TO SPECIFY: Select MLST1050B-BH-PC
Choose:
- Powdercoat Color
- HDPC Colour
POWDERCOAT COLOUR: TITANIUM
HDPC COLOUR: CHARCOAL



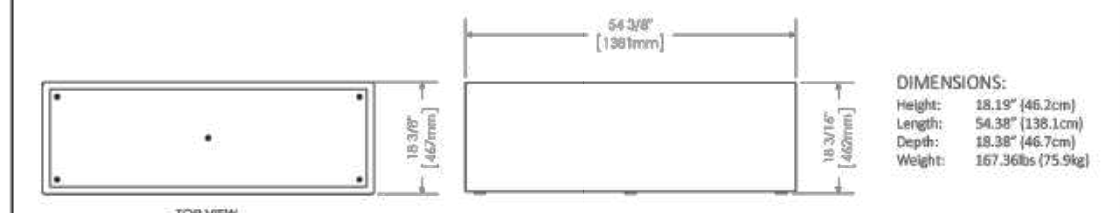
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MLP1500-MPR-R4
RECTANGULAR
PLANTER

1500 SERIES



MATERIALS: The planter's outer structure is made from formed steel. A polyurethane/polyurea waterproof coating coats the inside.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: Planter comes pre-assembled and can be installed freestanding, or surface mounted. A plug in the middle can be removed if drainage is desired.
TO SPECIFY: Select MLP1500-MPR-R4
Choose:
- Powdercoat Color
COLOUR: TITANIUM



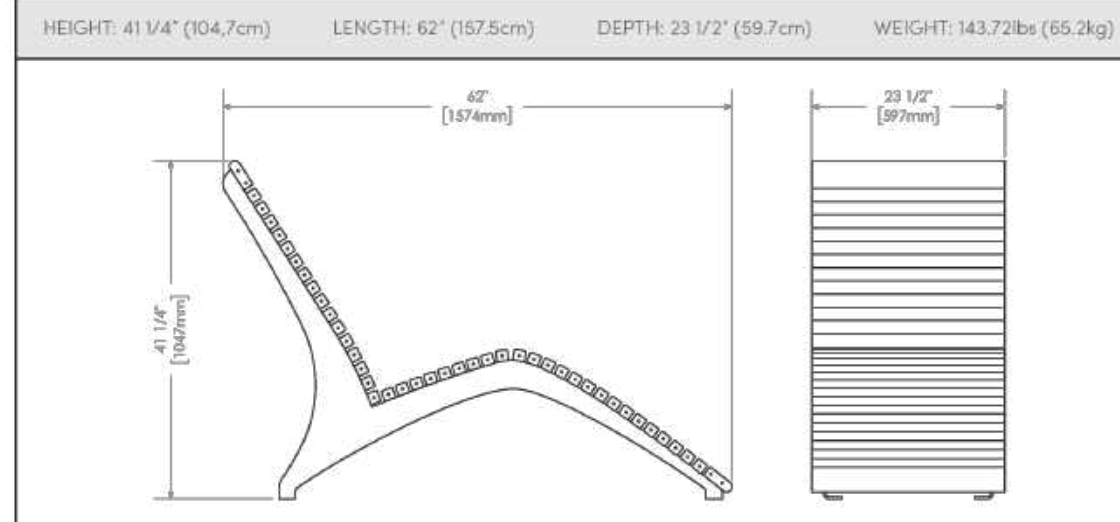
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MCH-0720-00003
Legacy #MCL720-W
CHAISE
LOUNGE

700 SERIES



MATERIALS: The Chaise Lounge frame is constructed of laser cut and formed steel. The seat employs ipe wood slats.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.
INSTALLATION: The chaise is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.
TO SPECIFY: Select MCH-0720-00003
Choose:
- Powdercoat Color



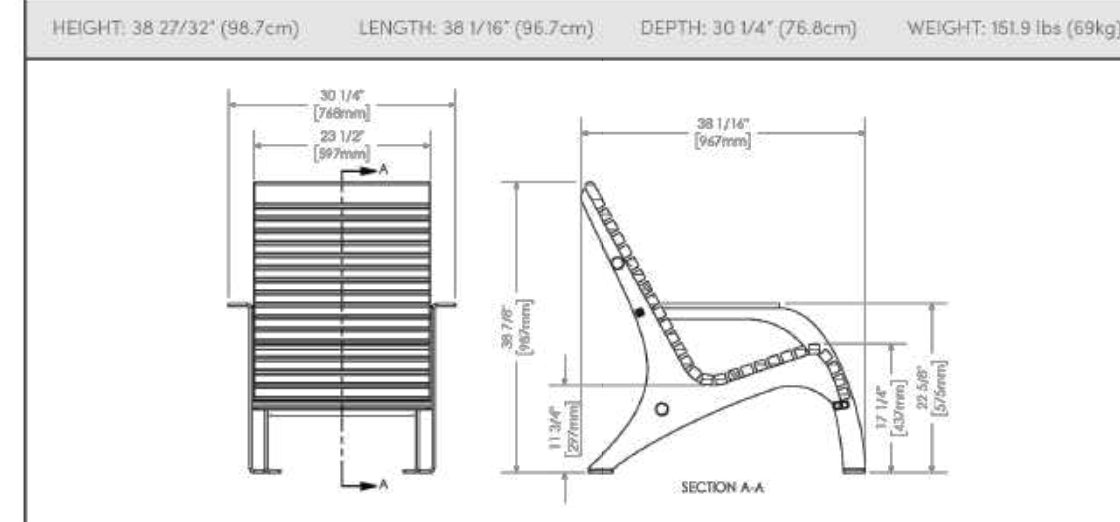
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MCH-0720-00004

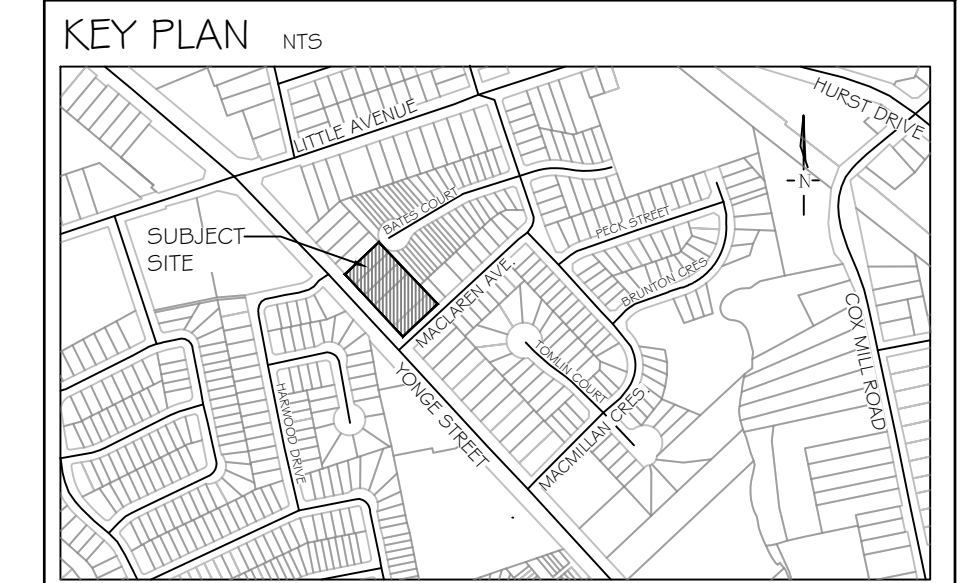
700 SERIES



DESCRIPTION: 700 Series - 720 Chair: 38.13in L, Laser Cut and Formed Steel Frame, Ipe Wood Seat, Surface Mount
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The chair is delivered pre-assembled.
TO SPECIFY: Select MCH-0720-00004
Choose:
- Powdercoat Color



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GENERAL NOTES
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.
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LEGEND

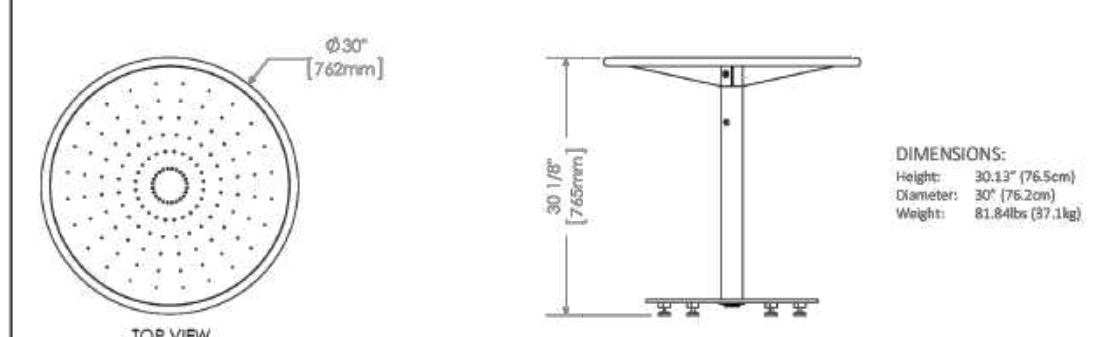
10	MAY-07-24	S.K.	AS PER ENGINEERING COMMENTS
9	MAY-03-24	S.K.	AS PER SITE GRADING & SERVICING PLAN UPDATES
8	MAR-01-24	S.K.	AS PER SITE PLAN UPDATES
7	JAN-10-24	S.K.	AS PER CLIENT COMMENTS
6	DEC-22-23	S.K.	AS PER SITE PLAN UPDATES & CITY COMMENTS
5	AUG-25-23	S.K.	AS PER SITE PLAN UPDATES (TRANSFORMER)
4	AUG-23-23	D.L.	UPDATED DRAWINGS AS PER SITE PLAN
3	AUG-15-23	B.B.	UPDATED ARBOR PLANS AS PER GRADING UPDATES
2	AUG-10-23	S.K.	AS PER SITE GRADING & SERVICING PLAN UPDATES
1	DEC-13-22	S.K.	AS PER SITE PLAN UPDATES

FRT1700-RD-M1-FS-30
FREESTANDING
ROUND TABLE

FORO SERIES



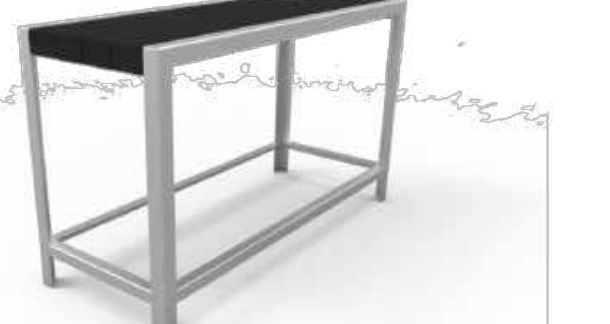
MATERIALS: The table base is constructed of steel plate and the post is steel tube. The top is laser cut steel with a steel tube outer ring.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The table comes pre-assembled with 4 leveling feet.
TO SPECIFY: Select FRT1700-RD-M1-FS-30
Choose:
- Powdercoat Color
COLOUR: BLACK



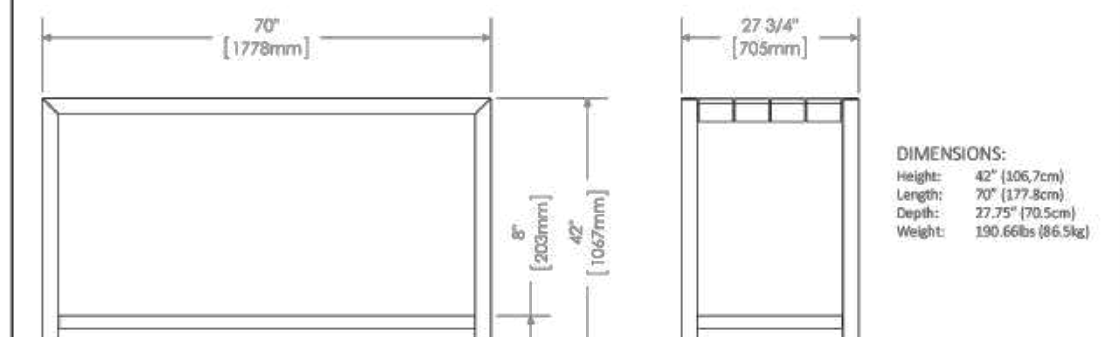
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MLTB1050-BH-PC
BAR-HEIGHT
TABLE

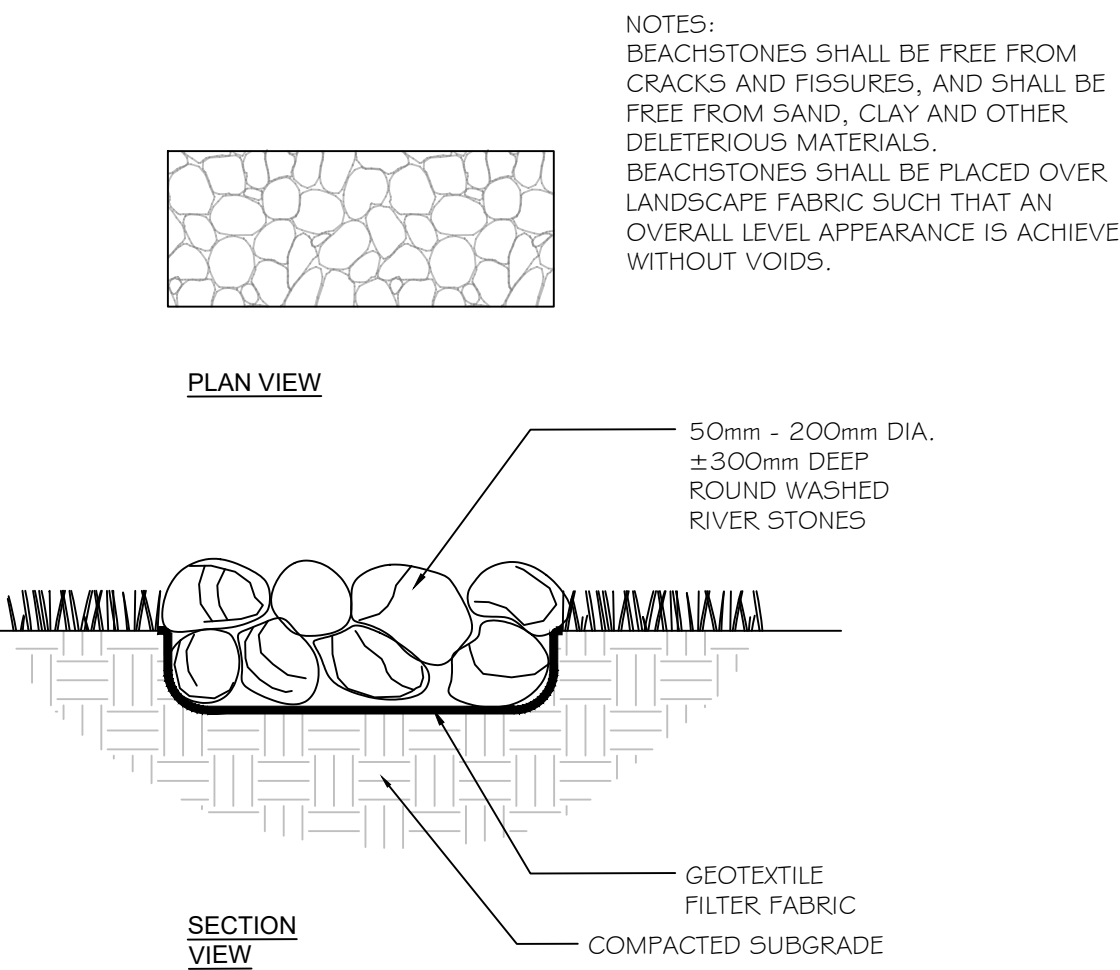
1050 SERIES



MATERIALS: The table frame is constructed from formed steel and the top employs 3/4" HDPC.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The table is delivered pre-assembled. The legs have 9/16" holes for anchoring.
TO SPECIFY: Select MLTB1050-BH-PC
Choose:
- Powdercoat Color
- HDPC Color (Charcoal, Sandstone)
POWDERCOAT COLOUR: TITANIUM
HDPC COLOUR: CHARCOAL



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RIVERSTONE MULCH (TYP.)
NOT TO SCALE

DESIGNED: J.H. DATE: DEC. 13-22
DRAWN: S.K. SCALE: N.T.S.

Porcea Birch Timber

REQUEST FREE SAMPLE

Porcea Stone addresses the long-standing desire for seamless indoor-to-outdoor design with its Porcea Birch Timber and Porcea Ash Timber wood collections. Porcea Birch Timber, a light brown wood-inspired outdoor porcelain, mimics real wood's patterns and knots while offering durability. Unlike traditional wooden decking, it requires no staining or sealing, making it virtually maintenance-free. These outdoor wood design porcelain tiles are resistant to harsh conditions, such as freeze-thaw cycles and chemicals. They won't splinter and come in 1 cm thickness for indoor use and 2 cm for outdoor pavers, ensuring a cohesive design transition. Exclusive to Porcea Stone, the plank sizing of 36" for indoor and 36x48" for outdoor offer everlasting style with designed for North American climate.

Size:
2 CM - 40x20 CM (16x48")

Additional Information

Functionality

Contact Us



Supplier's info:
<https://www.stonearch.ca/product/porcea-birch-timber>

Porcea Gris

Porcea Gris is one of the most premium outdoor porcelain pavers in our product line and available in North America. It is a full-body porcelain which allows for a heavily textured surface on the tile.

Porcea Gris is the most popular outdoor porcelain tile among landscape architects. The natural textured surface, the dark granite appearance, the light patterned veining, and the dense nature of all outdoor porcelain pavers, making it the perfect product for commercial applications.

Porcea Gris is particular in our widest range of sizes including very large format outdoor porcelain sheets including 48x48" (120x120 cm) and 48x96" (120x240 cm), which means you can achieve a very clean look in your projects without any joints.

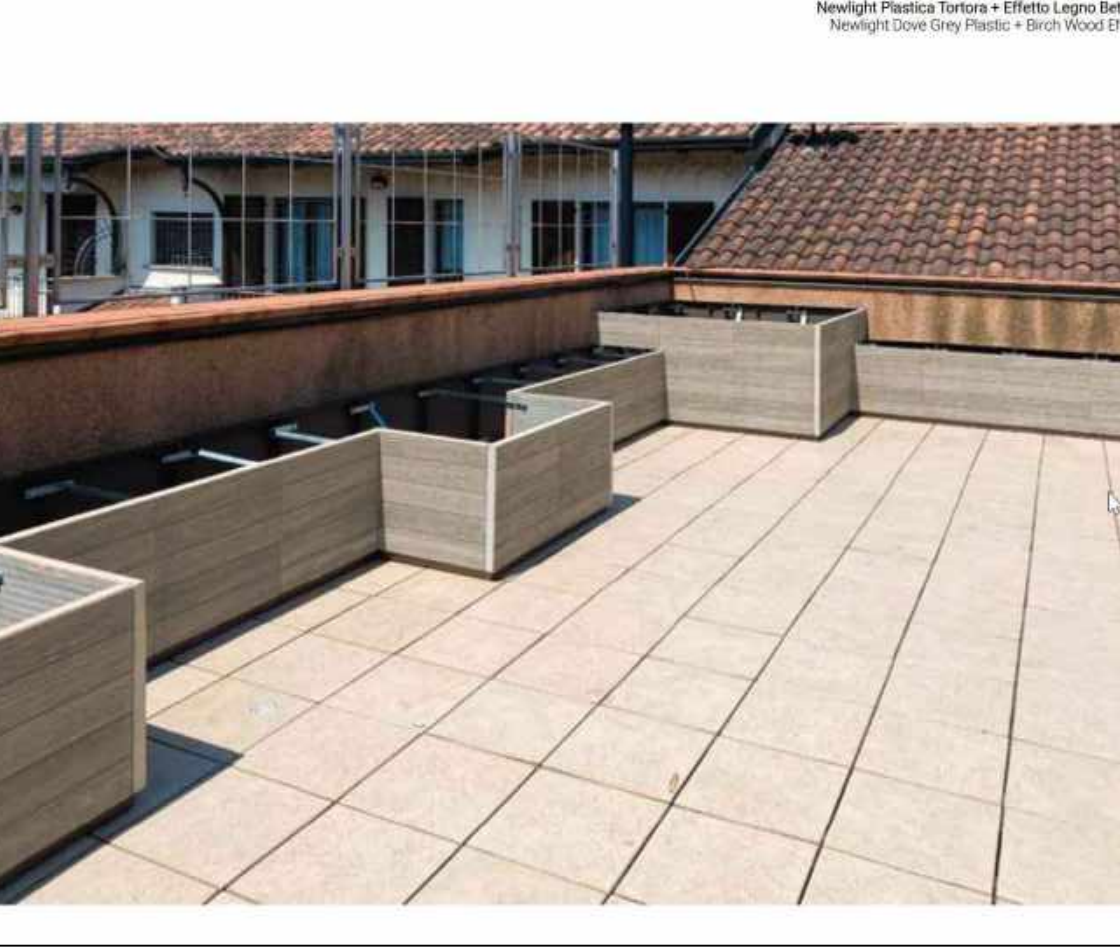
Porcea Gris is a modern outdoor porcelain tile with natural white striations that replicate the look of an exotic natural stone.

Pavers available in-stock. Copings, steps and custom pieces available upon request.

AVAILABLE IN ONTARIO, QUEBEC, WESTERN CANADA, AND THE MARITIMES

- Low water absorption
- Freeze-thaw resistant
- Anti-Slip & High Traction
- Stain-Resistant
- Resistant to UV Fading

Supplier's info:
<https://www.porceastone.com/product/porcea-gris>



Supplier's info:
<https://dominoflowerbox.com/fionere-newlight/>

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APPROVAL

NO DATE BY

REVISIONS



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CLIENT:
BARRIE YONGE DEVELOPMENTS GP INC.
C/O YADVINDER DESWAL

PROJECT:
427-437 YONGE STREET, BARRIE
RESIDENTIAL DEVELOPMENT

DRAWING: DETAILS 4

SCALE BAR:

PROJECT NO.:	SCALE:
LA 613-21	N.T.S
MUNICIPAL FILE NO.:	DATE:
D28-072-2023	JANUARY 19, 2022
DRAWN BY:	CHECKED BY:
S.K	J.H
	DRAWING No.:
	LD-4