

GENERAL NOTES:

MAINTENANCE and ACCEPTANCE:

- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
- SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING, WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
- AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS TO THE GENERAL MAINTENANCE PERIOD FOLLOWING ASSUMPTION FOR THE CITY OF BARRIE.
- MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
- THE DEVELOPER SHALL REMOVE ALL DEBRIS FROM THE WETLAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

UTILITIES:

- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOUNDARY.
- ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

SODDING:

- PREPARE A MINIMUM 200mm DEPTH OF TOPSOIL WITH A 10-4 COMMERCIAL FERTILIZER AT 7.3kg/100sq.m. AND SUPER PHOSPHATE AT 5kg/100sq.m. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- LAY NO. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING. IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

CARPENTRY

- (UNLESS OTHERWISE SPECIFIED)
- ALL LUMBER SHALL BE NO. 1 GRADE WESTERN CEDAR UNLESS OTHERWISE STATED, AND SHALL BE STAMPED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE LATEST NELA STANDARD GRADING RULES.
- PRESSURE TREATED WOOD SHALL BE EITHER PINE, SPRUCE, OR FIR. THIS WOOD SHALL BE PRESSURE TREATED WITH A.C.Q.-B (ALKALINE COPPER QUAT TYPE B) OR OTHER APPROVED WATERBORNE CHEMICAL IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF C.S.A.-080.
- ALL WOOD TO BE PRETREATED WITH APPROVED BROWN MICRONIZED COPPER WOOD PRESERVATIVE OR APPROVED EQUAL.
- ALL WOOD SHALL BE SELECTED FOR UNIFORM APPEARANCE AND SIZE, SHALL BE STRUCTURALLY SOUND AND SHALL BE FREE OF SPLITS, CRACKS AND LOOSE AND OPEN KNOTS.
- ALL WOOD SHALL BE DRESSED FOUR SIDES.
- ALL SPIKES AND NAILS SHALL BE "ARDOX" SPIRAL SHANK.
- ALL SPIKES, NAILS, BOLTS, NUTS AND ANY OTHER METAL FASTENERS AND CONNECTORS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH C.S.A.-984.
- CONCRETE FOR FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 20.7 M.P.A. IN 28 DAYS (MIN).
- MAKE ALL THRESH CUTS STRAIGHT AND PLANE TO INSURE A TIGHTLY BUTTED FLUSH JOINT. PAINT ALL CUTS TO PRESERVE TREATED WOOD WITH ONE COAT OF APPROVED PRESERVATIVE PRIOR TO ASSEMBLY.
- COUNTERSINK ALL BOLTS, NUTS, PLATES, ANCHORS, ETC. IN ORDER TO BE FLUSH WITH WOOD SURFACE AND AS DETAILED.

TREE LOCATION:

- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
- TREES ARE NOT TO BE PLANTED LESS THAN 2M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS.
- 2M FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4M FROM LIGHT STANDARDS.
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE, OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

RODENT PROTECTION:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD.
- PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
- THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH AN ACCEPTABLE GALVANIZED WIRE TIE. 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.

TOPSOIL:

- USE EVENLY MIXED TOPSOIL OF FERTILE, FRABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 PH.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.
- TOPSOIL MUST MEET OR EXCEED THE CURRENT ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) NO. 802 AND BE IN ACCORDANCE WITH THE TOPSOIL REQUIREMENTS OF THE CITY OF BARRIE.
- TOPSOIL DEPTH MUST BE A MINIMUM OF 200mm FOR SOD PLANTING.

PLANTING:

- (UNLESS OTHERWISE SPECIFIED)
- PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH SOON, BONE MEAL AND 2500 COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
- EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.
- PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZES AS PER PLANT LIST.
- SPRAY ALL PLANTINGS IN LEAF WITH ANTIDESICCANT. PROVIDE TREES WITH STAKES.
- PLANTS ARE TO BE NO. 1 NURSERY GROWN, UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLI SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STURDY, STRAIGHT TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND. ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS.
- DO NOT SOD BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORMLY TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.
- TOP SOIL DEPTH TO BE BETWEEN 300-400mm

UNIT PAVING:

- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.-A82-2 (1967).
- SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND.
- SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL CRUSHED STONE OR ROCK.
- INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 98% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
- LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm. (2"), MIN.
- MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
- WHERE NECESSARY, SAW OUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
- FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

DRAWING LIST

L100	LANDSCAPE KEY PLAN
L101	WEST LANDSCAPE PLAN
L102	NORTHEAST LANDSCAPE PLAN
L103	SOUTHWEST LANDSCAPE PLAN
L104	LANDSCAPE MID-RISE-ROOFTOP AMENITY SHM FACILITY/DRY POND LANDSCAPE PLAN
LD200	LANDSCAPE DETAILS
LD201	LANDSCAPE DETAILS
LD202	LANDSCAPE DETAILS
LD203	LANDSCAPE DETAILS
V100	EXISTING TREE INVENTORY AND PRESERVATION PLAN
V101	EXISTING TREE INVENTORY AND PRESERVATION LIST + DETAILS

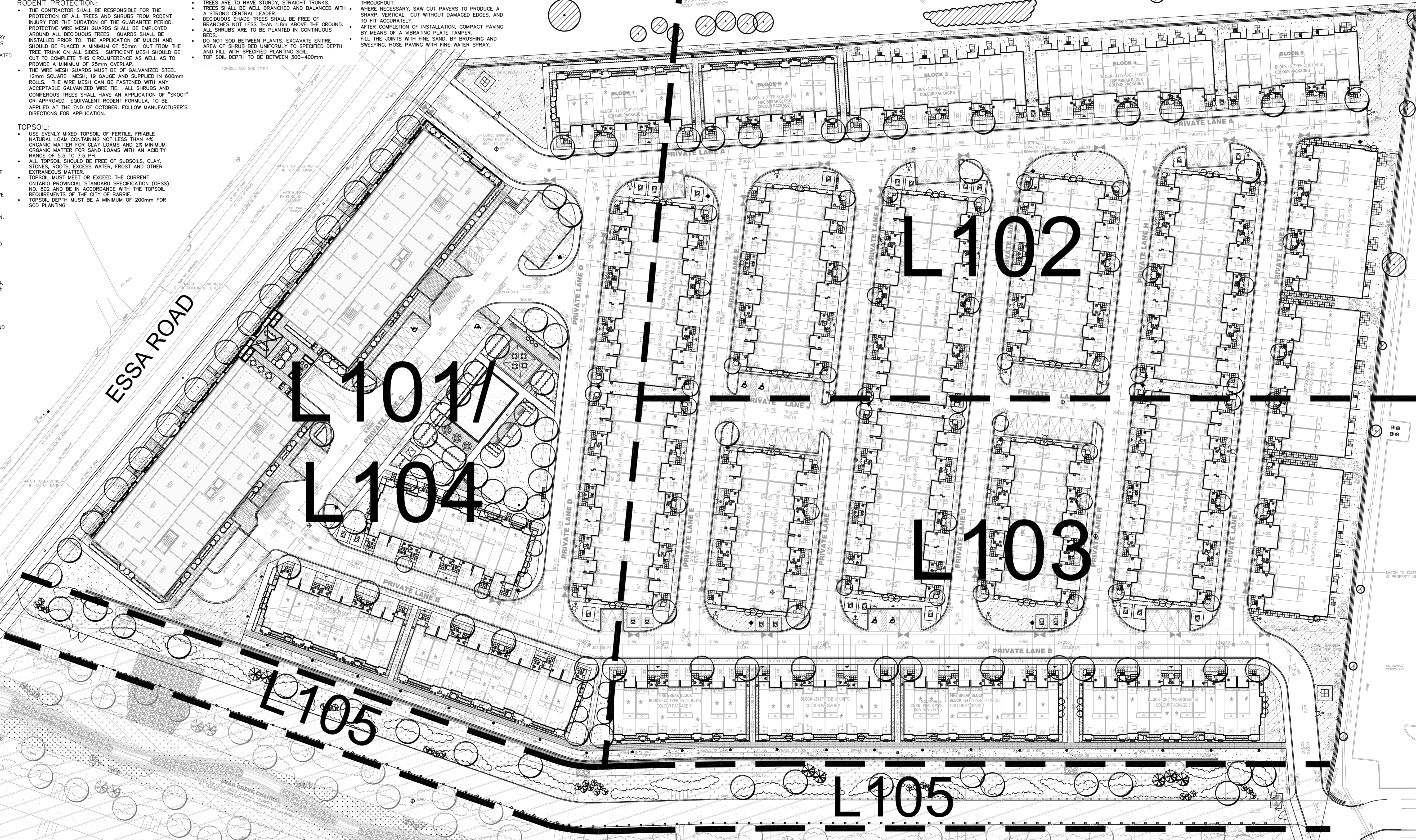
GENERAL NOTES

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- DO NOT SCALE DRAWINGS.
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KEY MAP

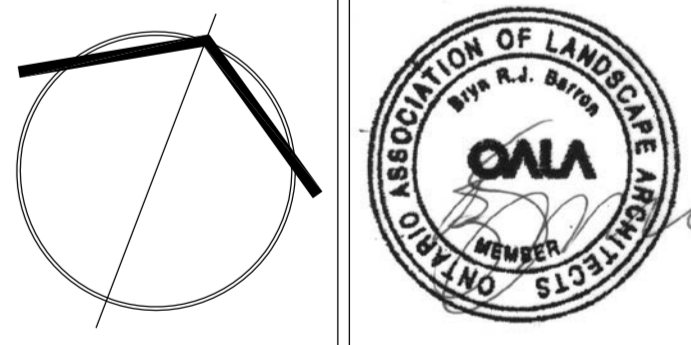


PHASE - 1 DEVELOPMENT



No.	DATE	REVISION	BY
4.	OCT 11th, 2024	ISSUED FOR SPA SUBMISSION	B.B.
3.	JAN 16 2024	ISSUED FOR SPA SUBMISSION	B.B.
2.	DEC 15 2022	ISSUED FOR SUBMISSION	B.B.
1.	NOV 17 2022	ISSUED FOR SUBMISSION	A.S.

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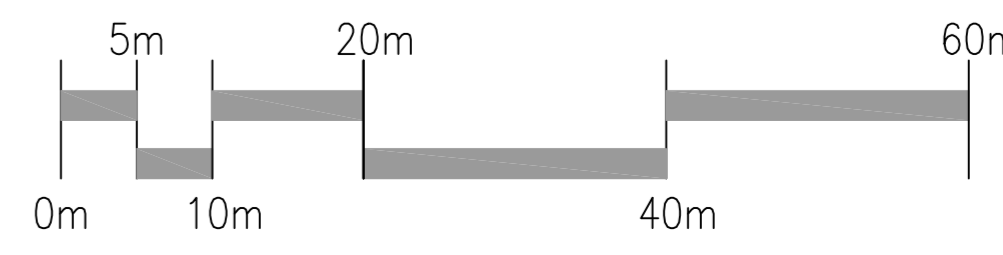
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT:
MAPLEVIEW VILLAGE
MAPLEVIEW DR. & ESSA RD.
BARRIE, ON

DRAWING TITLE:
LANDSCAPE KEY PLAN

SCALE: 1 : 500	PROJECT No. 5832
START DATE: DECEMBER 2020	DRAWING No. L100
DRAWN BY: S.S., K.L.	
CHECKED BY: L.A.B.	

LANDSCAPE CHANNEL PLAN
REFER TO SBK PROJECT #5832



MASTER PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL.	SPACING	COND.	REMARKS
DECIDUOUS TREES									
AF	27	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	4000	2000	60	as shown	SB	FULL FORM
AL	12	Amelanchier laevis	Allegheny Serviceberry	4000	2000	60	as shown	SB	FULL FORM
ARB	12	Acer rubrum 'Bowhall'	Bowhall Red Maple	4000	2000	60	as shown	SB	FULL FORM
GB	12	Ginkgo biloba	Ginkgo Biloba	4000	2000	60	as shown	SB	FULL FORM
GT	11	Gleditsia tricanthos 'Sunburst'	Sunburst Honey Locust	4000	2000	60	as shown	SB	FULL FORM
TC	16	Tilia cordata 'Carzam'	Cornithum Linden	4000	2000	60	as shown	SB	FULL FORM
TCS	09	Tilia cordata 'Summer Spire'	Summer Spire Little-leaf Linden	4000	2000	60	as shown	SB	FULL FORM
UP	08	Ulmus x 'Pioneer'	Pioneer Elm	4000	2000	60	as shown	WB	FULL FORM
ORNAMENTAL TREES									
AGR	12	Acer ginnala 'Ruby Slippers'	Ruby Slippers Amure Maple	4000	1500	50	as shown	SB	FULL FORM
CE	05	Cercis canadensis	Eastern Redbud	4000	1500	50	as shown	WB	FULL FORM
MR	08	Malus 'Rink'	Rink Apple	3500	1000	50	as shown	SB	FULL FORM
SR	09	Syringa reticulata	Japanese Tree Lilac	4000	1500	50	as shown	SB	FULL FORM
LARGE SHRUBS									
Ac	54	Amelanchier canadensis	Canadian Serviceberry	1500	1500	-	as shown	SB	FULL FORM
Co	80	Cornus alternifolia	Pagoda Dogwood	1500	1500	-	as shown	SB	FULL FORM
Vi	06	Viburnum lentago	Nannyberry	1500	1500	-	as shown	CG	FULL FORM
DECIDUOUS SHRUB									
Coh	38	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	600	-	600	CG	FULL FORM	
Csk	150	Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood	600	-	700	CG	FULL FORM	
Dg	69	Deutzia x lemoinei 'Compacta'	Compact Lemoine Deutzia	700	-	750	CG	FULL FORM	
Fl	36	Faythia x intermedia	Show Off Starlet Faythia	600	-	750	CG	FULL FORM	
Hpb	316	Hydrangea paniculata 'Bombahel'	Bombahel Hydrangea	700	-	750	CG	FULL FORM	
Hpl	38	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	600	-	750	CG	FULL FORM	
Po	60	Physocarpus opulifolius	Common Ninebark	600	-	750	CG	FULL FORM	
Pod	46	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Common Ninebark	600	-	750	CG	FULL FORM	
Pfa	32	Potentilla fruticosa 'Abbottwood'	Abbottwood Potentilla	500	-	500	CG	FULL FORM	
Pf	20	Potentilla fruticosa 'Farreri'	Farreri Potentilla	500	-	500	CG	FULL FORM	
Ra	251	Rhus aromatica 'Gro-Low'	Fragrant Sumac	800	-	750	CG	FULL FORM	
Sj	174	Spiraea japonica 'Goldmound'	Goldmound Spiraea	600	-	600	CG	FULL FORM	
Wf	64	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	600	-	900	CG	FULL FORM	
CONIFEROUS SHRUBS									
Bg	318	Buxus 'Green Gem'	Green Gem Boxwood	-	500	-	500	CG	FULL FORM
Pm	49	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	-	-	900	SB	FULL FORM	
Tmh	646	Taxus x media 'Hickall'	Hickall Yew	-	-	600	SB	FULL FORM	
PERENNIALS and GRASSES									
ck	335	Calamagrostis x acutiflora	Karl Foerster Reed Grass	2GAL	-	600	C02	FULL FORM	
cl	58	Careopsis lanceolata 'Baby Sun'	Lance-leaved Trickseed	2GAL	-	500	C02	FULL FORM	
dc	118	Deschampsia cespitosa	Tufted Hair Grass	2GAL	-	750	C02	FULL FORM	
ed	110	Echinacea x 'Delicious Candy'	Delicious Candy Coneflower	2GAL	-	500	C02	FULL FORM	
eg	202	Echinacea purpurea 'PowWow White'	White Coneflower	2GAL	-	500	C02	FULL FORM	
hg	326	Hosta 'Gold Standard'	Gold Standard Hosta	2GAL	-	500	C02	FULL FORM	
hj	433	Hosta June	June Hosta	2GAL	-	500	C02	FULL FORM	
hrs	361	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	2GAL	-	500	C02	FULL FORM	
hsd	250	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	2GAL	-	500	C02	FULL FORM	
lt	298	Liriope muscari 'Lily Turf'	Lily Turf Grass	2GAL	-	650	C02	FULL FORM	
pv	122	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2GAL	-	750	C02	FULL FORM	
rh	179	Rudbeckia hirta	Black-eyed Susan	2GAL	-	500	C02	FULL FORM	
sdl	151	Salvia nemorosa	Perennial Salvia	2GAL	-	500	C02	FULL FORM	
se	313	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	2GAL	-	450	C02	FULL FORM	
sp	98	Sporobolus heterolepis	Prairie Dropseed	2GAL	-	450	C02	FULL FORM	

NOTE:
 -REFER TO MASTER PLANT LIST FOR PLANT QUANTITIES.
 -CHECK ALL QUANTITIES.
 -REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 -THE QUANTITIES INDICATED ON THE PLAN SUPERCEDES THE TOTALS OF THE PLANT LIST.
 -THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.



DRAWING LIST

L100	LANDSCAPE KEY PLAN
L101	WEST LANDSCAPE PLAN
L102	NORTHWEST LANDSCAPE PLAN
L103	SOUTHWEST LANDSCAPE PLAN
L104	LANDSCAPE MID-RISE-ROOFTOP AMENITY SHM FACILITY (TYPE-B) (12 UNITS)
L105	LANDSCAPE DETAILS
LD200	LANDSCAPE DETAILS
LD201	LANDSCAPE DETAILS
LD202	LANDSCAPE DETAILS
LD203	LANDSCAPE DETAILS
V100	EXISTING TREE INVENTORY AND PRESERVATION PLAN
V101	EXISTING TREE INVENTORY AND PRESERVATION LIST + DETAILS

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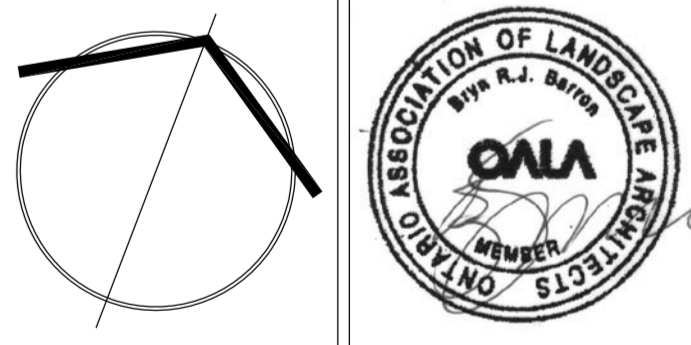


KEY MAP - NTS LEGEND

	EXISTING TREE TO BE PRESERVED
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFER TREE
	PROPOSED SHRUBS
	PROPOSED PERENNIALS
	PLAY AREA
	PROPOSED DECORATIVE PAVING
	PROPOSED AMENITY AREA PAVING
	PROPOSED TRAFFIC CALMING PAVING
	SOD
	BENCH SEATING
	WOOD PRIVACY FENCE
	CHAIN LINK FENCE
	SNOW STORAGE
	HYDRANT
	TRANSFORMER
	BOLLARD LIGHT

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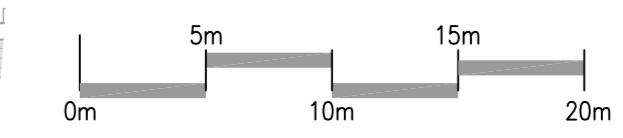
STRYBOS BARRON KING
 LANDSCAPE ARCHITECTURE

PROJECT: **MAPLEVIEW VILLAGE**
 MAPLEVIEW DR. & ESSA RD.
 BARRIE, ON

DRAWING TITLE: **WEST LANDSCAPE PLAN**

SCALE: 1 : 500	PROJECT No. 5832
START DATE: DECEMBER 2020	DRAWING No. L101
DRAWN BY: S.S., K.L.	
CHECKED BY: L.A.B.	

CHANNEL CITY FILE:
 D30-002-2020
 LANDSCAPE PLANS BY SBK LTD
 PROJECT #5832



PHASE - 1 DEVELOPMENT

DRAWING LIST

L100	LANDSCAPE KEY PLAN
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L103	SOUTHEAST LANDSCAPE PLAN
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L105	SWM FACILITY/DRY POND LANDSCAPE PLAN
LD200	LANDSCAPE DETAILS
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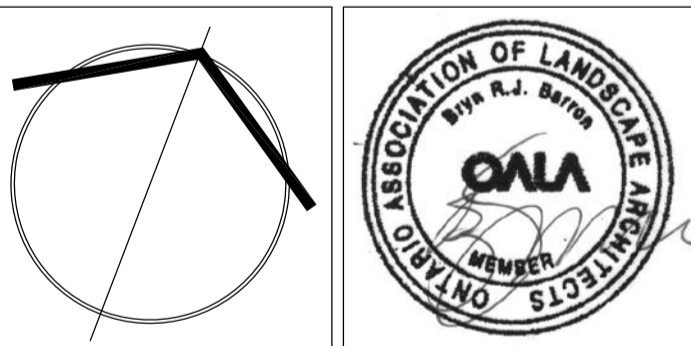


KEY MAP - NTS LEGEND

	EXISTING TREE TO BE PRESERVED
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFER TREE
	PROPOSED SHRUBS
	PROPOSED PERENNIALS
	PLAY AREA
	PROPOSED DECORATIVE PAVING
	PROPOSED AMENITY AREA PAVING
	PROPOSED TRAFFIC CALMING PAVING
	SOD
	BENCH SEATING
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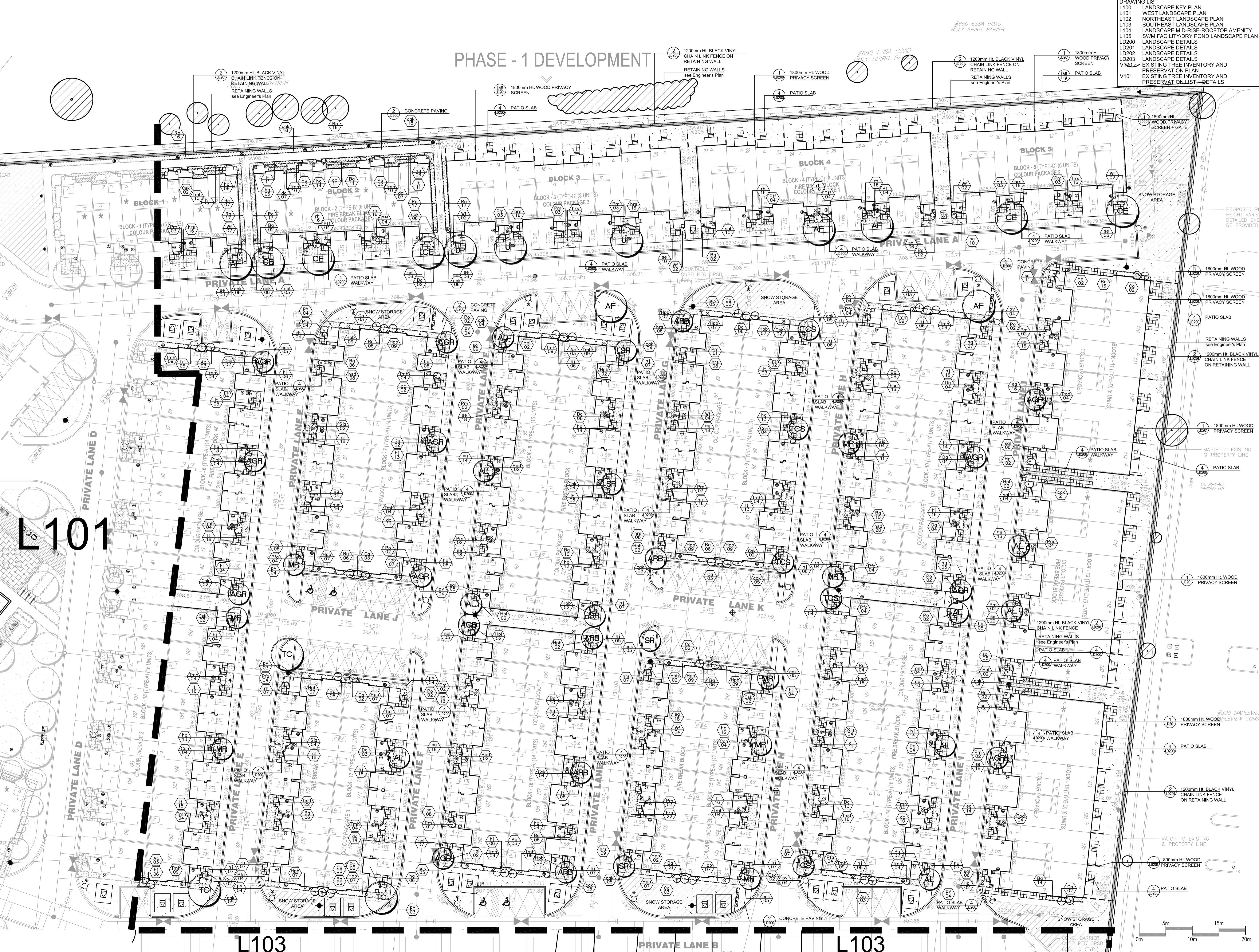
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STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT: MAPLEVIEW VILLAGE
MAPLEVIEW DR. & ESSA RD.
BARRIE, ON

DRAWING TITLE: NORTHEAST LANDSCAPE PLAN

SCALE: 1 : 500	PROJECT No. 5832
START DATE: DECEMBER 2020	DRAWING No. L102
DRAWN BY: S.S., K.L.	
CHECKED BY: L.A.B.	



L101

L103

PRIVATE LANE B

L103

PLANT LIST (for quantities, see Master Plant List on L101)

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL.	SPACING	COND.	REMARKS
DECIDUOUS TREES								
AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	4000	2000	60	as shown	SB	FULL FORM
AL	Amelanchier laevis	Allegheny Serviceberry	4000	2000	60	as shown	SB	FULL FORM
ARB	Acer rubrum 'Bowhall'	Bowhall Red Maple	4000	2000	60	as shown	SB	FULL FORM
GB	Ginkgo biloba	Ginkgo Biloba	4000	2000	60	as shown	SB	FULL FORM
GT	Gleditsia 'tricanthos' 'Sunburst'	Sunburst Honey Locust	4000	2000	60	as shown	SB	FULL FORM
TC	Tilia cordata 'Corzam'	Carrollian Linden	4000	2000	60	as shown	SB	FULL FORM
TCS	Tilia cordata 'Summer Spire'	Summer Spire Little-leaf Linden	4000	2000	60	as shown	SB	FULL FORM
UP	Ulmus x 'Pioneer'	Pioneer Elm	4000	2000	60	as shown	WB	FULL FORM
ORNAMENTAL TREES								
AGR	Acer ginnala 'Ruby Slippers'	Ruby Slippers Amure Maple	4000	1500	50	as shown	SB	FULL FORM
CE	Cercis canadensis	Eastern Redbud	4000	1500	50	as shown	WB	FULL FORM
MR	Malus 'Rinkii'	Rinkii Apple	3500	1000	50	as shown	SB	FULL FORM
SR	Syringa reticulata	Japanese Tree Lilac	4000	1500	50	as shown	SB	FULL FORM
LARGE SHRUBS								
Ac	Amelanchier canadensis	Canadian Serviceberry	1500	1500	-	as shown	SB	FULL FORM
Ca	Cornus alternifolia	Pagoda Dogwood	1500	1500	-	as shown	SB	FULL FORM
Vi	Viburnum lentago	Nannyberry	1500	1500	-	as shown	CG	FULL FORM
DECIDUOUS SHRUB								
Cah	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	600	-	-	600	CG	FULL FORM
Csk	Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood	600	-	-	700	CG	FULL FORM
Dy	Deutzia x lemoinei 'Compacta'	Compact Lemoinei Deutzia	700	-	-	750	CG	FULL FORM
Fi	Forsythia x intermedia	Show Off Starlet Forsythia	600	-	-	750	CG	FULL FORM
Hpb	Hydrangea paniculata 'Bombshell'	Bombshell Hydrangea	700	-	-	750	CG	FULL FORM
Hpl	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	600	-	-	750	CG	FULL FORM
Po	Physocarpus opulifolius	Common Ninebark	600	-	-	750	CG	FULL FORM
Pod	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Common Ninebark	600	-	-	750	CG	FULL FORM
Pta	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	500	-	-	500	CG	FULL FORM
Pti	Potentilla fruticosa 'Farrier'	Farrier Potentilla	500	-	-	600	CG	FULL FORM
Ra	Rhus aromatica 'Cora-Lee'	Fragrant Sumac	800	-	-	750	CG	FULL FORM
Sj	Spiraea japonica 'Goldmound'	Goldmound Spiraea	600	-	-	600	CG	FULL FORM
Wf	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	600	-	-	900	CG	FULL FORM

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL.	SPACING	COND.	REMARKS
CONIFEROUS SHRUBS								
Bg	Buxus 'Green Gem'	Green Gem Boxwood	-	500	-	500	CG	FULL FORM
Pm	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	-	-	-	900	SB	FULL FORM
Tmh	Taxus x media 'Hicksii'	Hickii Yew	-	-	-	600	SB	FULL FORM
PERENNIALS and GRASSES								
ckk	Calamagrostis x acutiflora	Karl Foerster Reed Grass	2GAL	-	-	600	CG2	FULL FORM
cl	Coreopsis lanceolata 'Baby Sun'	Lance-leaved Tickseed	2GAL	-	-	500	CG2	FULL FORM
dc	Deschampsia cespitosa	Tufted Hair Grass	2GAL	-	-	750	CG2	FULL FORM
ed	Echinacea x 'Delicious Candy'	Delicious Candy Coneflower	2GAL	-	-	500	CG2	FULL FORM
eg	Echinacea purpurea 'PowWow White'	White Coneflower	2GAL	-	-	500	CG2	FULL FORM
hg	Hosta 'Gold Standard'	Gold Standard Hosta	2GAL	-	-	500	CG2	FULL FORM
hj	Hosta June	June Hosta	2GAL	-	-	500	CG2	FULL FORM
hrs	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	2GAL	-	-	500	CG2	FULL FORM
hes	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	2GAL	-	-	500	CG2	FULL FORM
it	Liriope muscari 'Lily Turf'	Lily Turf Grass	2GAL	-	-	650	CG2	FULL FORM
pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2GAL	-	-	750	CG2	FULL FORM
rh	Rudbeckia hirta	Black-eyed Susan	2GAL	-	-	500	CG2	FULL FORM
sal	Salvia nemorosa	Perennial Salvia	2GAL	-	-	500	CG2	FULL FORM
se	Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop	2GAL	-	-	450	CG2	FULL FORM
sp	Sporobolus heterolepis	Prarie Dropseed	2GAL	-	-	450	CG2	FULL FORM

DRAWING LIST

L100	LANDSCAPE KEY PLAN
L101	WEST LANDSCAPE PLAN
L102	NORTHEAST LANDSCAPE PLAN
L103	SOUTHEAST LANDSCAPE PLAN
L104	LANDSCAPE MID-RISE-ROOFTOP AMENITY
L105	SWM FACILITY/DRY POND LANDSCAPE PLAN
LD200	LANDSCAPE DETAILS
LD201	LANDSCAPE DETAILS
LD202	LANDSCAPE DETAILS
LD203	LANDSCAPE DETAILS
V100	EXISTING TREE INVENTORY AND PRESERVATION PLAN
V101	EXISTING TREE INVENTORY AND PRESERVATION LIST + DETAILS

GENERAL NOTES

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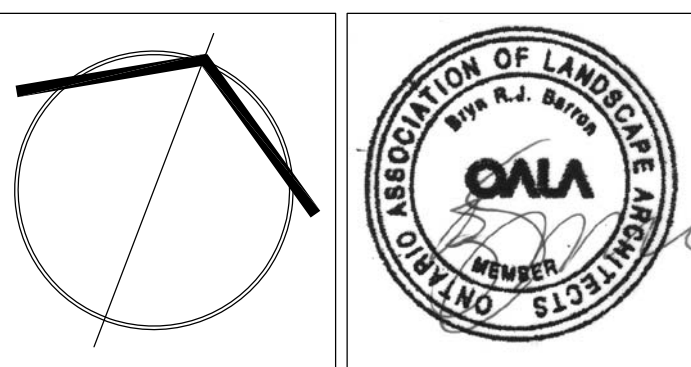


KEY MAP - NTS LEGEND

	EXISTING TREE TO BE PRESERVED
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFER TREE
	PROPOSED SHRUBS
	PROPOSED PERENNIALS
	PLAY AREA
	PROPOSED DECORATIVE PAVING
	PROPOSED AMENITY AREA PAVING
	PROPOSED TRAFFIC CALMING PAVING
	SOD
	BENCH SEATING
	WOOD PRIVACY FENCE
	CHAIN LINK FENCE
	SNOW STORAGE
	HYDRANT
	TRANSFORMER
	BOLLARD LIGHT

4.	OCT 11th, 2024	ISSUED FOR SPA SUBMISSION	B.B.
3.	JAN 16 2024	ISSUED FOR SPA SUBMISSION	B.B.
2.	DEC 15 2022	ISSUED FOR SUBMISSION	B.B.
1.	NOV 17 2022	ISSUED FOR SUBMISSION	A.S.
No.	DATE.	REVISION.	BY.

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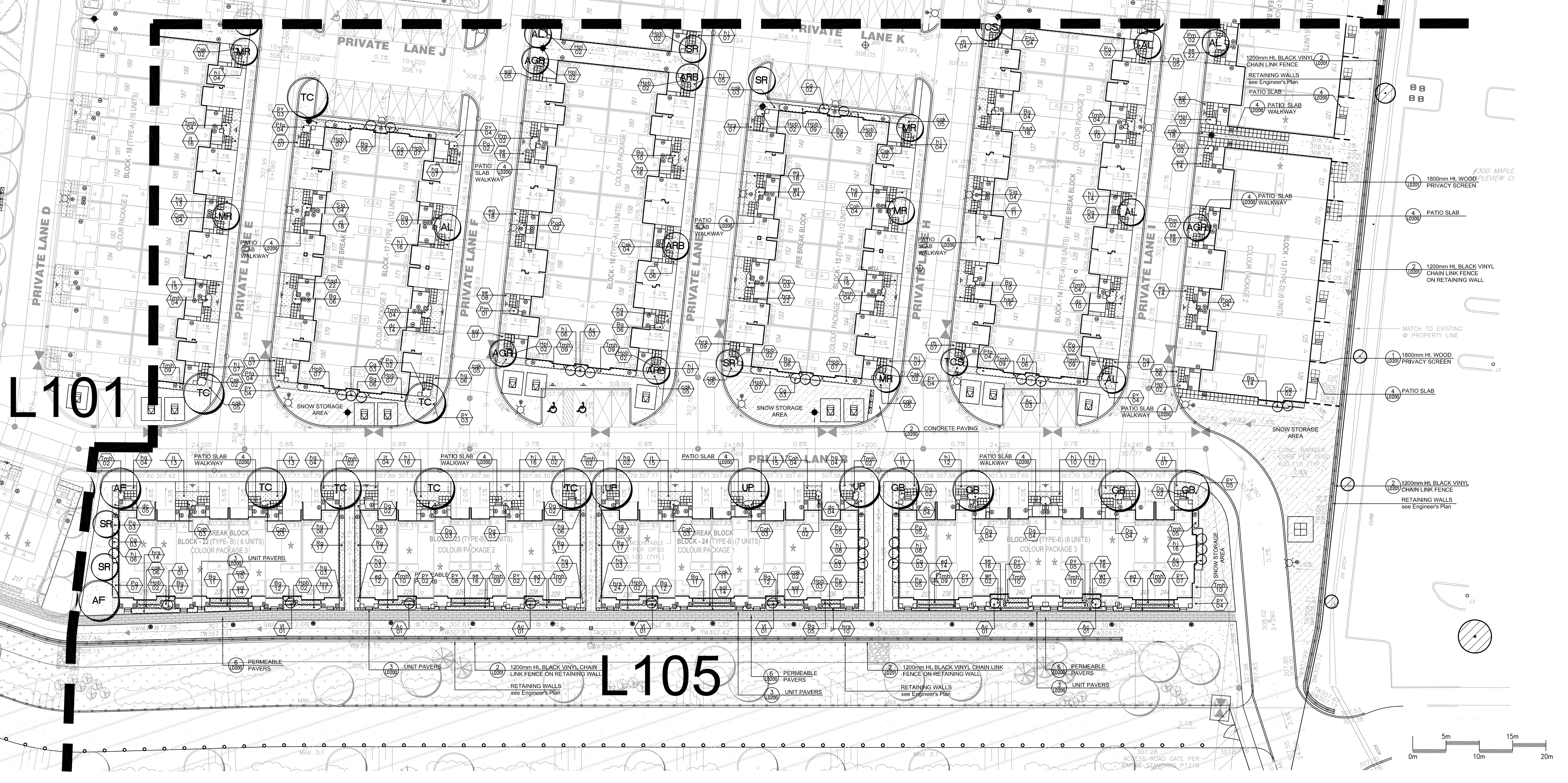
STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT: **MAPLEVIEW VILLAGE**
MAPLEVIEW DR. & ESSA RD.
BARRIE, ON

DRAWING TITLE: **SOUTHEAST LANDSCAPE PLAN**

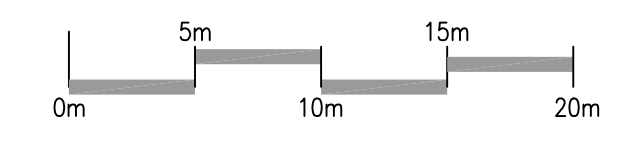
SCALE:	1 : 500	PROJECT No.	5832
START DATE:	DECEMBER 2020	DRAWING No.	L103
DRAWN BY:	S.S., K.L.		
CHECKED BY:	L.A.B.		

L102



L101

L105



DRAWING LIST	
L100	LANDSCAPE KEY PLAN
L101	WEST LANDSCAPE PLAN
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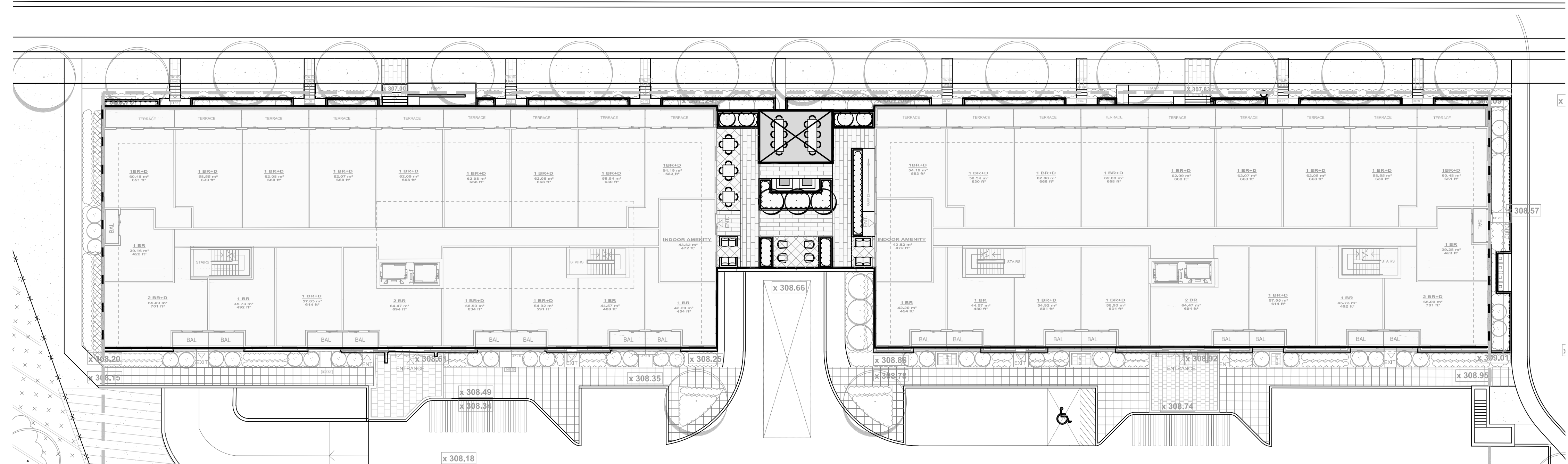
KEY MAP



KEY MAP - NTS LEGEND

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- WOOD PRIVACY FENCE
- CHAIN LINK FENCE
- SNOW STORAGE
- HYDRANT
- TRANSFORMER
- BOLLARD LIGHT

ESSA ROAD

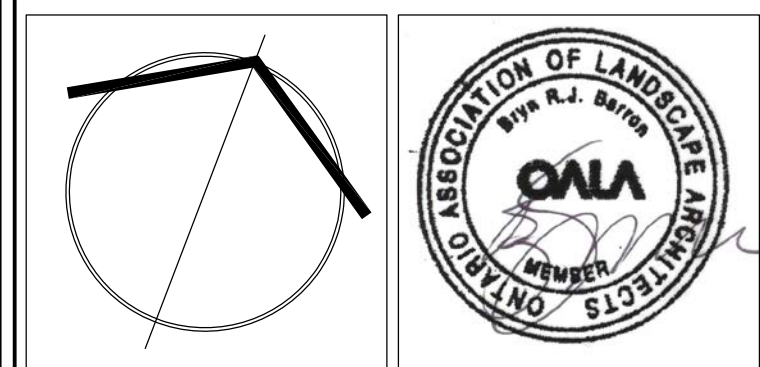


MID-RISE ROOFTOP AMENITY CONTEXT PLAN

1 : 250

No.	DATE	REVISION	BY
4.	OCT 11th, 2024	ISSUED FOR SPA SUBMISSION	B.B.
3.	JAN 16 2024	ISSUED FOR SPA SUBMISSION	B.B.
2.	DEC 15 2022	ISSUED FOR SUBMISSION	B.B.
1.	NOV 17 2022	ISSUED FOR SUBMISSION	A.S.

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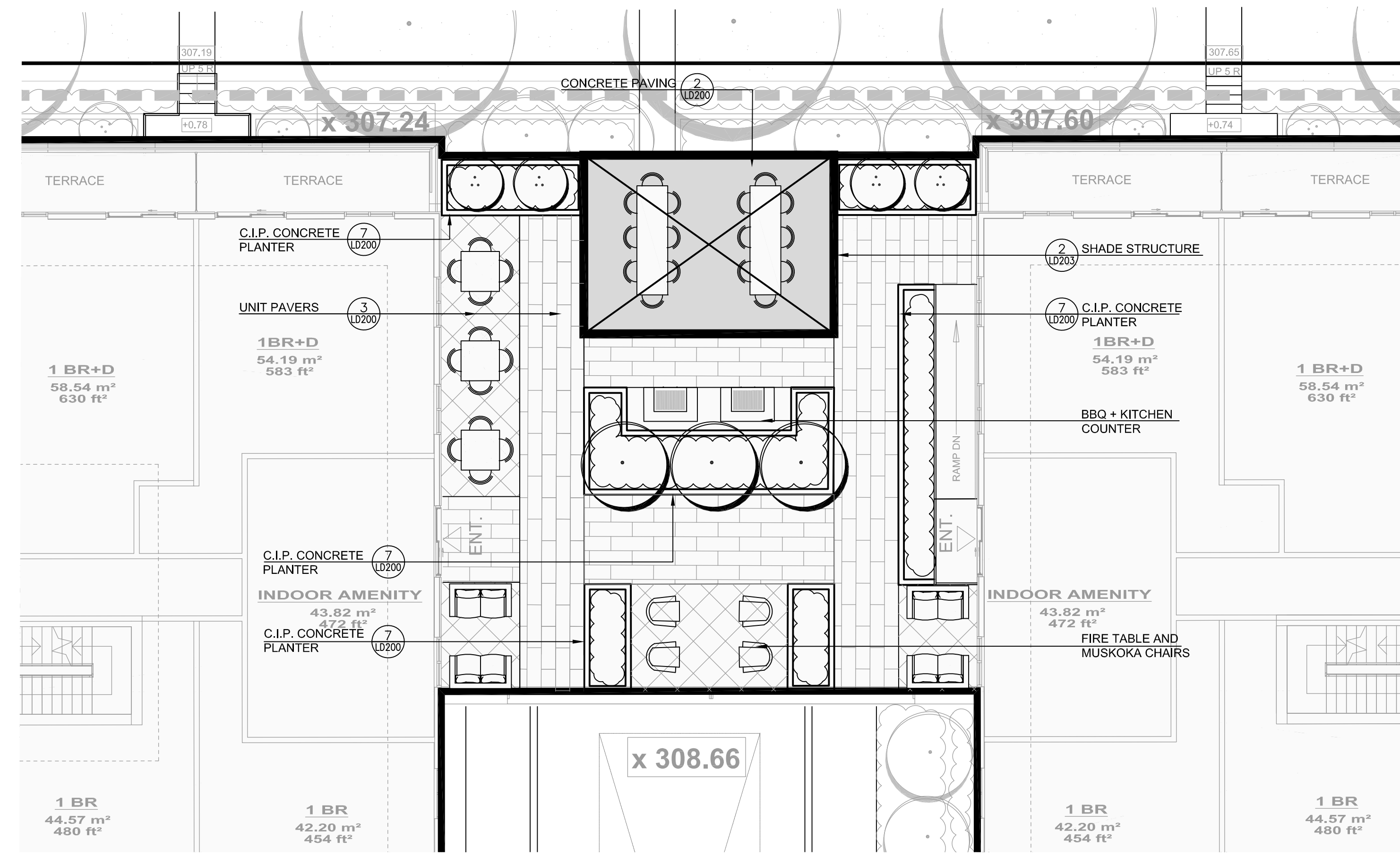
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LANDSCAPE ARCHITECTURE

PROJECT:
MAPLEVIEW VILLAGE
MAPLEVIEW DR. & ESSA RD.
BARRIE, ON

DRAWING TITLE:
MID-RISE ROOFTOP AMENITY PLAN

SCALE: AS SHOWN	PROJECT No. 5832
START DATE: DECEMBER 2020	DRAWING No. L104
DRAWN BY: S.S., K.L.	
CHECKED BY: L.A.B.	



MID-RISE ROOFTOP AMENITY LANDSCAPE PLAN

1 : 100

- Soil Preparation**
- Engineered fill to be scarified prior to topsoil application.
 - All imported topsoil & topsoil on site is to be amended to meet the NVCA and City of Barrie soil specifications including:
 - Minimum 45cm depth topsoil mixed with leaf compost and worked in at 240mm depths for all seeded areas.
 - Soil to be friable, PH range 6.7-5, with a min. 4% organic matter.
 - All Soil will be tested and amended at the source following soil analysis results and recommendations.
- Tree/Shrub Plantings**
- Refer to planting notes on LD200 for details.
 - Tree/shrub plantings to be in continuous mulched beds.
 - Planting beds to be excavated to a depth of 600mm and a 600mm depth planting media provided for all tree/shrub plantings.
- Seeding**
- Seed to be applied using hydroseeding methods along with a nurse grass at a rate of 12kg/ha in addition to specified seed mix.
 - A tackifier additive is to be added to the hydroseed application or stabilized with Terrafix 5100 straw blanket, on slopes that are 3:1 or greater.
 - Cover Crops (buckwheat, winter wheat, Riverbank Wild Rye/Virginia Wild Rye 50/50 mix) with seeding windows.
- Mulch**
- Mulch shall be aged to avoid reducing available nitrogen content in the soil.

DRAWING LIST

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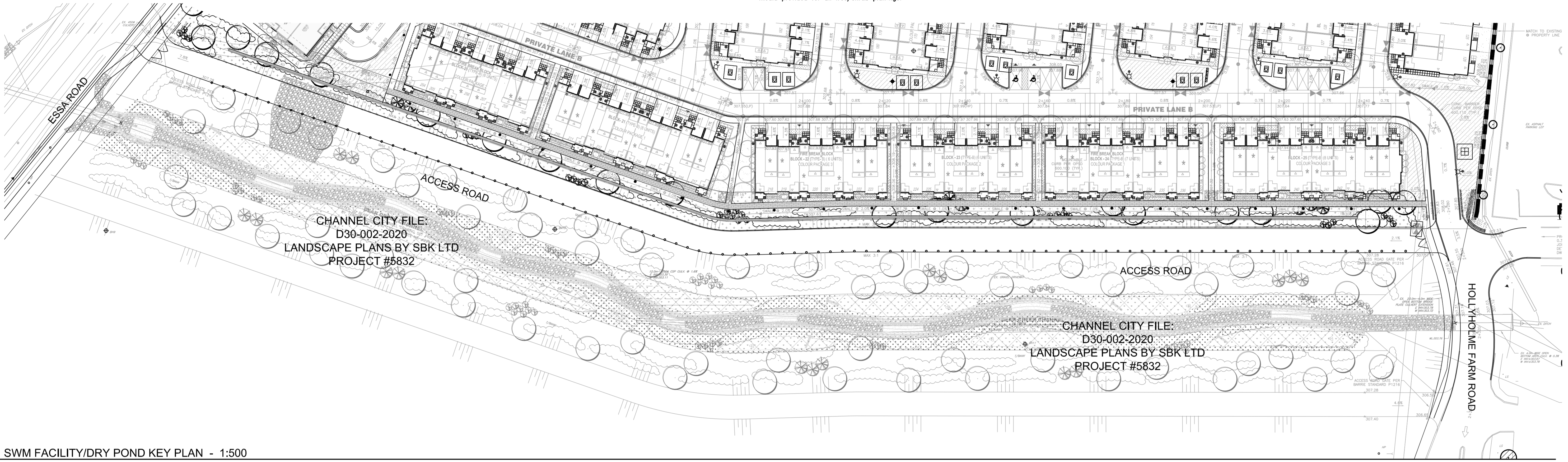
- GENERAL NOTES**
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KEY MAP

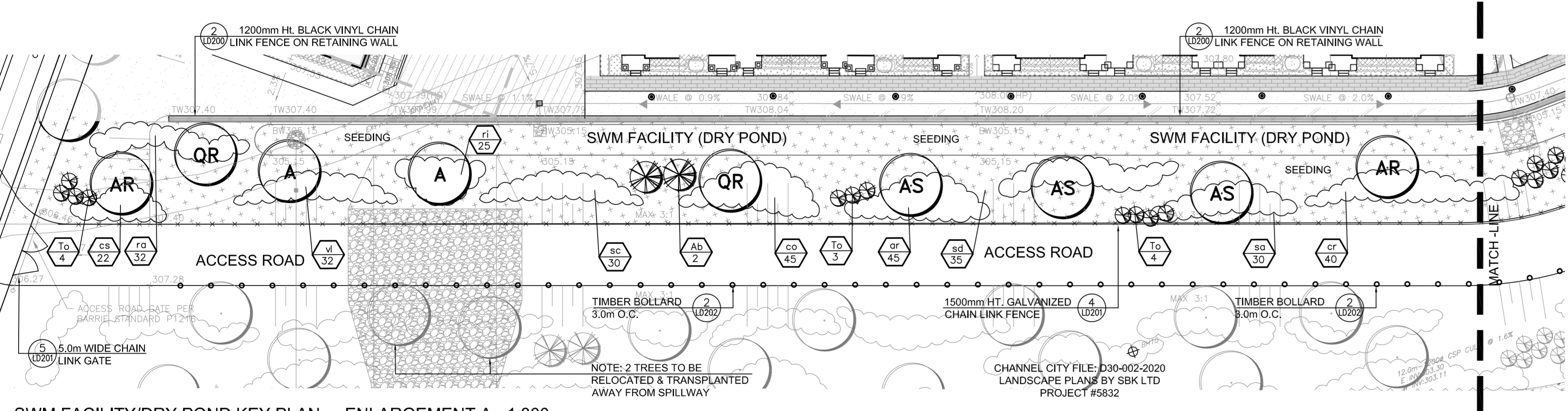


KEY MAP - NTS LEGEND

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- PROPOSED DECIDUOUS TREE
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SWM FACILITY/DRY POND KEY PLAN - 1:500



SWM FACILITY/DRY POND KEY PLAN - ENLARGEMENT A - 1:300

SEED MIX 'A' - SIMCOE COUNTY NATIVE SEED MIX

- (CHANNEL SLOPE)
- 12% BLACK EYED SUSAN (RUDBECKIA HIRTA)
 - 20% CANADA WILD RYE (ELYMUS CANADENSIS)
 - 20% INDIAN GRASS (SORGHASTRUM NUTANS)
 - 15% LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)
 - 2% NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
 - 1% WILD BERGAMOT (MONARDA FISTULOSA)
 - 4% CANADA GOLDENROD (SOLIDAGO CANADENSIS)
 - 5% COMMON MILKWEED (ASCLEPIAS SYRIACA)
 - 20% SAND DROPSIDE (SPOROBOLUS CRYPTANDRUS)
 - 1% SMOOTH BLUE ASTER (ASTER LAEVIS)
 - 100%
- TERRASEED SEED MIX FOR AREAS INDICATED AT A RATE OF 25KG/HECTARE OVER MIN. 450mm OF CLEAN TOPSOIL (LAB TESTED).
- SEED TO BE APPLIED ALONG WITH A NURSE GRASS AT A RATE OF 12KG/HECTARE IN ADDITION TO SPECIFIED SEED MIX.
- SEED MIXTURE AS SUPPLIED BY ONTARIO SEED COMPANY OR APPROVED EQUAL.
- NOTE: FOR SLOPES OF 3:1 OR GREATER, SLOPE TO BE STABILIZED WITH TERRAFIX 5100 STRAW BLANKET. IF SEED TO BE APPLIED AFTER SEPT. 15, NURSE GRASS NOT REQUIRED.
- ONTARIO SEED COMPANY
330 PHILIP STREET, WATERLOO, ONT. N2J 3Z6
TEL (519) 886-0557 FAX. (519) 886-0605

SEED MIX

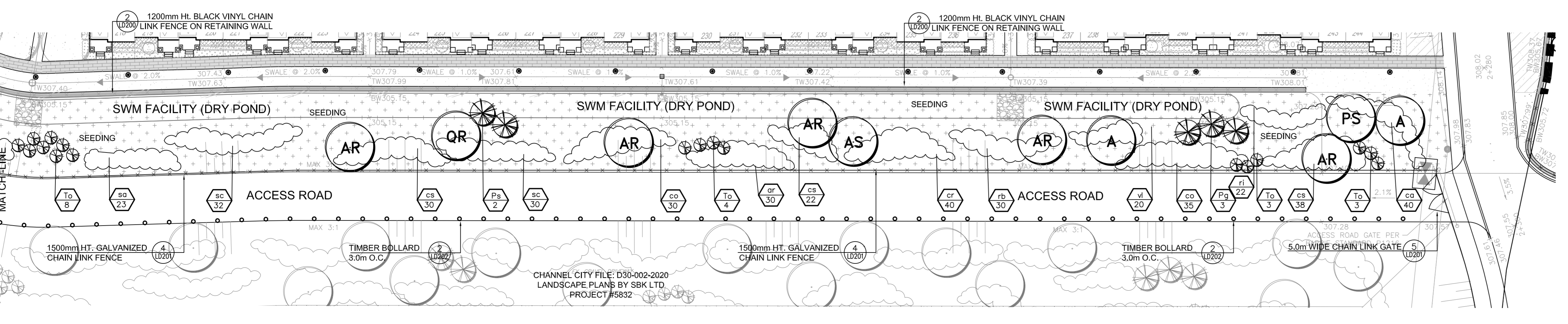
SWM FACILITY/DRY POND PLANT LIST

KEY	QNT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
A	04	Acer saccharum	Sugar Maple	60	-	-	-	WB	A
AR	06	Acer rubrum	Red Maple	60	-	-	-	WB	AR
AS	03	Acer saccharinum	Silver Maple	60	-	-	-	WB	AS
PS	01	Prunus serotina	Black Cherry	60	-	-	-	WB	PS
QR	03	Quercus rubra	Red Oak	60	-	-	-	WB	QR
Ab	2	Abies balsamea	Balsam Fir	-	2000	-	-	pot	Ab
Pg	3	Picea glauca	White Spruce	-	2000	-	-	pot	Pg
Ps	2	Pinus strobus	White Pine	-	2000	-	-	pot	Ps
To	29	Thuja occidentalis (Clump)	Swamp Cedar (Clump)	-	2000	-	1200	CG	To
ar	75	Alnus rugosa	Speckled Alder (Clump)	-	600	-	900	CG	ar
ca	40	Cornus alternifolia	Alternate-leaved Dogwood	-	600	-	900	CG	ca
co	110	Cephalanthus occidentalis	Buttombush	-	600	-	900	CG	co
cr	80	Cornus racemosa	Gray Dogwood	-	600	-	900	CG	cr
cs	112	Cornus sericea	Red Osier Dogwood	-	600	-	900	CG	cs
rb	32	Ribes americanum	Wild Black Currant	-	600	-	900	CG	rb
ra	30	Rosa blanda	Smooth Wild Rose	-	600	-	900	CG	ra
ri	47	Rubus idaeus	Red Raspberry	-	600	-	900	CG	ri
sa	53	Salix amygdaloides	Peach-leaved Willow	-	600	-	900	CG	sa
sc	92	Sambucus canadensis	Elderberry	-	600	-	900	CG	sc
sd	35	Salix discolor	Pussy Willow	-	600	-	900	CG	sd
vi	52	Viburnum lentago	Nannyberry	-	600	-	900	CG	vi

• HEIGHT OF EVERGREENS ARE MEASURED FROM THE TOP OF ROOT BALL TO THE FIRST WHORL.
• NO SUBSTITUTIONS OF OTHER 'HONEYSUCKLE' I.E. NON-NATIVE SPECIES ARE TO BE MADE FOR DIERVILLA LONICERA.

NOTE:
-CHECK ALL QUANTITIES
-REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
-THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTAL ON THE PLANT LIST
-THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING

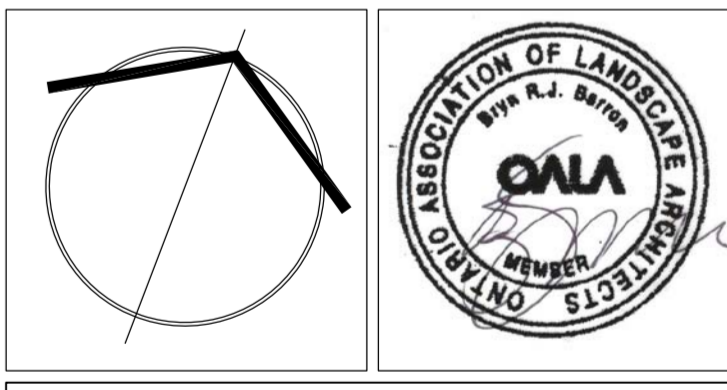
SWM FACILITY/DRY POND PLANT LIST



SWM FACILITY/DRY POND KEY PLAN - ENLARGEMENT B - 1:300

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STRVBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT: MAPLEVIEW VILLAGE
MAPLEVIEW DR. & ESSA RD.
BARRIE, ON

DRAWING TITLE: SWM FACILITY/DRY POND PLAN

SCALE: AS SHOWN PROJECT No. 5832

START DATE: DECEMBER 2020
DRAWN BY: S.S., K.L. DRAWING No. L105
CHECKED BY: L.A.B.

