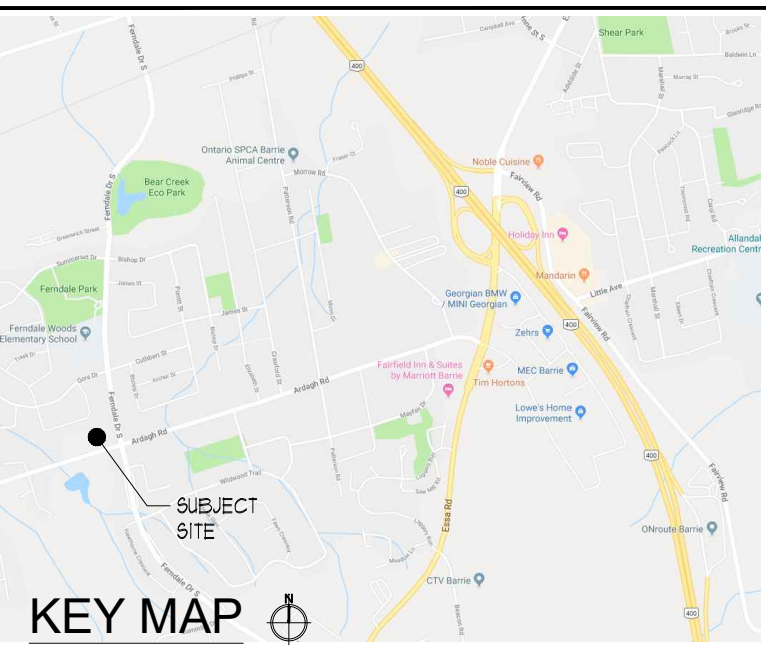


LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTINGS
- PLANT KEYS - SEE PLANT MATERIALS LIST
- PROPOSED CONCRETE PAVING
- PROPOSED INTERLOCK PAVING
- EXISTING DECIDUOUS TREES TO REMAIN
- EXISTING CONIFEROUS TREES TO REMAIN
- TREE PROTECTION BARRIER
- PROPOSED BENCH SEE DETAIL
- PROPOSED TRASH RECEPTACLE SEE DETAIL
- PROPOSED BIKE RACK SEE DETAIL
- PROPOSED FIER AND FENCE SEE DETAIL
- PROPOSED FENCE SEE DETAIL
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED LIGHTING SEE ELECTRICAL PLAN



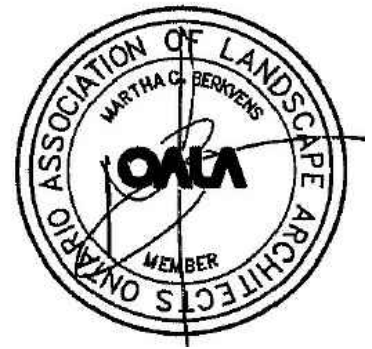
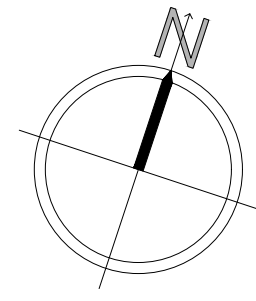
ALL DRAWINGS REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE LANDSCAPE ARCHITECTS WRITTEN PERMISSION.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR TENDER PURPOSES UNLESS SIGNED AND DATED BY RONALD H. KOUDYS, O.A.L.A., C.S.L.A., LANDSCAPE ARCHITECT, LONDON, ONTARIO (519) 667-3322.

Ronald H. Koudys, O.A.L.A., C.S.L.A. DATE

DATE	DESCRIPTION	No.
MAY 22, 2020	ISSUED FOR SFA	5.
APR 3, 2020	ISSUED FOR SFA	4.
MAR 26, 2020	ISSUED FOR COORDINATION	3.
JULY 15, 2019	ISSUED FOR CLIENT REVIEW	2.
MAY 31, 2019	ISSUED FOR CLIENT REVIEW	1.

PLOTTING INFORMATION:
PLOTTED DATE : MAY 22, 2020
PLOTTED SCALE : 1/1



PROJECT TITLE:
RESIDENTIAL/COMMERCIAL DEVELOPMENT
224 Ardagh Rd.
Barrie, Ontario

DRAWING TITLE:
LANDSCAPE PLAN

DATE: APRIL 2019	SCALE: AS NOTED	DRAWING No. L-1
DRAWN: RKL/A Inc.	CHECKED BY: RJ/K	
PROJECT No. 18-125Ln		

GENERAL PLANTING SPECIFICATIONS:

1. BASE INFORMATION SUPPLIED BY S & C ARCHITECTS INC.
2. ENGINEERING INFORMATION SUPPLIED BY SCHEIDT'S CONSULTING ENGINEERING LTD.
3. CONTRACTOR TO MAKE THEMSELVES FAMILIAR WITH ALL RELATED SPECIFICATIONS.
4. CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF ALL SPECIFICATIONS AND RELATED DRAWINGS WITH SELECTED SUB-CONTRACTORS AS THEY PERTAIN TO WORK AS OUTLINED ON LANDSCAPE ARCHITECTURAL WORKING DRAWINGS AND SPECIFICATIONS.
5. REPORT ALL DISCREPANCIES TO THE LANDSCAPE ARCHITECT DURING TENDERING PROCESS. ERRORS AND/OR OMISSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS UNTIL OWNER ACCEPTANCE OF PROJECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING ON COMPLETION OF PROJECT FOR A SITE WORK COMPLETION CERTIFICATE AS WELL AS THE COMPLETION OF THE ACCEPTANCE OF PROJECT.
7. ALL WORKSHIPSHIP TO BE WARRANTED FOR ONE YEAR UNLESS OTHERWISE STATED. WARRANTY PERIOD WILL BEGIN ON FINAL ACCEPTANCE OF PROJECT.
8. ALL WORKSHIPSHIP TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARDS.
9. ALL NURSERY STOCK TO BE "N" NURSERY GROWN AND MUST COMPLY WITH "GUIDE SPECIFICATION FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION".
10. ALL LANDSCAPING IS TO BE INSTALLED PRIOR TO THE END OF THE FIRST GROWING SEASON FOLLOWING THE OCCUPANCY OF THE SITE DEVELOPMENT UNLESS OTHERWISE STATED.
11. CONTRACTOR IS RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND MUST SUPPLY THE LANDSCAPE ARCHITECT WITH COPIES OF LOCATE CERTIFICATES PRIOR TO COMMENCEMENT OF WORK.
12. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
13. ALL GRADING TO BE IN ACCORDANCE WITH SITE ENGINEER'S DRAWINGS.
14. SOIL SHALL BE SCARIFIED FREE OF ALL STONES, ROOTS, BRANCHES LARGER THAN 1" (25MM) AND COMPACTED TO 88% S.P.D.
15. ALL SUBSOIL TO BE SCARIFIED TO A DEPTH OF 6" (150 MM) PRIOR TO THE INSTALLATION OF TOPSOIL TO ENSURE NO HARDPAN CONDITIONS.
16. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF TOPSOIL TO APPROVE SUBBASE.
17. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO THE DESIGNATED SWALES.
18. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY SUBSTANTIAL WEI CONDITIONS.

- TOPSOIL**
1. AT THE CONTRACTORS EXPENSE A SOIL TEST IS TO BE COMPLETED BY A REPUTABLE LABORATORY. THE SOIL TEST IS TO BE COMPLETED AND IF NECESSARY, RECOMMENDATIONS FROM THE LABORATORY ARE TO BE INCLUDED. THE RESULTS OF SOIL TESTS AND RECOMMENDATIONS ARE TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL ONE WEEK PRIOR TO WORK COMMENCING.
 2. TOPSOIL FOR PLANTING BEDS IS TO BE A FERTILE, FRIABLE, NATURAL LOAM TO A MINIMUM DEPTH OF 8" (450MM) AND A MINIMUM DEPTH OF 4" (100MM) FOR TURF AREAS - UNLESS OTHERWISE STATED - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 1% ORGANIC MATTER FOR SANDY LOAM TO A MINIMUM OF 1% AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FREE OF SUBSOIL, CONTAMINATION, ROOTS AND STONES OVER 50MM DIAMETER, REASONABLY FREE OF WEEDS, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND HAVING A PH RANGING FROM 6.0 TO 7.0.

- MULCH**
1. ALL TREEPITS, SHRUB PITS AND PLANTING AREAS ARE TO BE MULCHED UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO INSTALL 3" (75MM) OF GRO-BARK MEDIUM MULCH IN ALL AREAS.
 3. ALTERNATIVES MAY BE ACCEPTED - CONTRACTOR TO PROVIDE 3 SAMPLES FOR WRITTEN APPROVAL TO THE LANDSCAPE ARCHITECT.
- PLANT MATERIALS**
1. CONTRACTOR TO VERIFY ALL PLANT MATERIAL ON DRAWING(S) AND PLANT MATERIAL LIST(S). REPORT ALL DISCREPANCIES AT TENDERING PROCESS.
 2. SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT.
 3. PLANTINGS MAY BE ADJUSTED TO SUIT UTILITIES STRUCTURES AND AESTHETIC CONCERNS. ADJUSTMENTS ARE TO BE MADE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT. ADJUSTMENTS TO PLANTING WITHOUT CONSENT OF LANDSCAPE ARCHITECT AND OR PROJECT MANAGER MAY NOT MEET INTENT OF DESIGN AND OR MUNICIPAL APPROVALS. PLANT MATERIAL THAT HAS TO BE RELOCATED AS A RESULT WILL BE AT THE COST OF THE CONTRACTOR.
 4. LANDSCAPE ARCHITECT TO INSPECT ALL PLANT MATERIAL ON SITE OR AT ITS SOURCE PRIOR TO INSTALLATION. CONTRACTOR IS TO GIVE LANDSCAPE ARCHITECT 48 HRS NOTICE FOR INSPECTION.
 5. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING IF ADVERSE WEATHER MAY IMPACT THE HEALTH OF THE PLANT MATERIALS AT TIME OF PLANTING. I.E. TEMPERATURE, PRECIPITATION.
 6. ALL TREE PITS SHALL BE AT LEAST 2 FT (600MM) WIDER THAN BALL OF THE TREE TO BE PLANTED AND SHALL BE DEEP ENOUGH SO THAT THE TOP OF BALL IS AT THE SAME LEVEL AS SURROUNDING GRADE. A MINIMUM OF 6" (150MM) OF BACKFILL SHALL BE PLACED UNDER BALL. TREE PITS ARE NOT TO BE LEFT OPEN OVER NIGHT.
 7. SHRUB BEDS SHALL BE EXCAVATED TO A DEPTH OF 18" (450MM) AND FILLED WITH APPROVED BACKFILL MATERIAL. SHRUB BEDS ARE NOT TO BE LEFT OPEN OVER NIGHT.
 8. ALL TREES SHALL HAVE AN EARTH SAUCER AT ITS BASE WITH A DIAMETER AS LARGE AS EXCAVATED AREA AND SHAPED TO RETAIN WATER (SEE DETAIL). EARTH SAUCER TO HAVE APPROVED MULCH INSTALLED TO A MINIMUM DEPTH OF 2" (50MM).
 9. ALL BURLAP SHALL BE CUT AND BURIED BELOW SURFACE DURING PLANTING.
 10. ALL EVERGREENS ARE TO BE WRAPPED THE FIRST YEAR AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
 11. ALL SHRUBS PLANTED WITHIN 1M OF SALTED ROADWAYS, PARKING AND SIDEWALKS TO BE PROTECTED WITH SILT FENCING THROUGHOUT THE FIRST YEAR AFTER INSTALLATION AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR (OPTIONAL).
 12. DIRECT ALL RAINLEADERS AND SUMP LEADERS AWAY FROM PLANTING BEDS AND TO DESIGNATED DRAINAGE SWALES.
 13. DO NOT INSTALL PLANT MATERIAL IN DRAINAGE SWALES.
 14. CONTRACTOR IS TO REMOVE ALL STAKES AND GUY WIRES AFTER 2 FULL GROWING SEASONS.
- SOD**
1. ALL LANDSCAPED AREAS TO BE SODDED TO THE STREET CURB (S) UNLESS OTHERWISE STATED.
 2. CONTRACTOR TO ENSURE (WHERE APPLICABLE) ALL PLANTING BEDS ADJACENT TO TRAFFIC ISLANDS, INTERIOR SITE CURBING, AND SIDEWALKS HAVE A 30" (750MM) SOD MAINTENANCE STRIP INSTALLED.
 3. ANY SODDING OR WORKS ON LANDS ADJACENT TO THE LOT LINES TO SIDEWALK AND CURBING SHALL BE COMPLETED OR REPAIRED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, CITY, AND OR REGIONAL MUNICIPALITY UNLESS OTHERWISE STATED.

LANDSCAPE PLAN
SCALE = 1:250

KEY	COMMON NAME	BOTANICAL NAME	QTY	SIZE	COND
Am	MULTI-STEM SERV/CEBERRY	Anelochia canadensis multi-stem	13	150cm	POT
Am	SINGLE-STEM SERV/CEBERRY	Anelochia canadensis single-stem	10	40cm	UB
Ar	RED MAPLE	Acer rubrum 'Sunset'	16	60cm	UB
Co	COTTON WICKBERRY	Celtis occidentalis	1	60cm	UB
Di	PARDON ME DAYLILY	Hemerocallis 'Pardon Me'	18	2 1/2 gal	POT
F	BLUE OAT GRASS	Helictotrichon sempervirens	128	2 1/2 gal	POT
G	SHADEMASTER LOCUST	Gleditsia triscanobis 'Shademaster'	6	60cm	UB
H	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	55	2 1/2 gal	POT
Jh	PRINCE OF WALES JUNIPER	Juniperus horizontalis 'Prince of Wales'	21	60cm	POT
M	FLAME GRASS	Miscanthus sinensis 'Purpureus'	9	2 1/2 gal	POT
Y	IVORY SILK LILAC - TREE FORM	Syringa reticulata 'Ivory Silk' (tree form)	4	60cm	UB
Th	HICKS YEW	Taxus x media 'Hicks'	44	60cm	POT
To	SLACK CEDAR	Thuja occidentalis 'Nirx'	12	50cm	POT