

CODE QNTY COMMON NAME			BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
ECID	UOUS '	TREES						
Ar	9	RED MAPLE	Acer rubrum	60-75 mm	W.B.	9.0 m o/c	BSD-1310	Full Form
Со	9	HACKBERRY	Celtis occidentalis	60-75 mm	W.B.	7.0 m o/c	BSD-1310	Full Form
Lt	15	TULIP TREE	Liriodendron tulipifera	60-75 mm	W.B.	as shown	BSD-1310	Full Form
Qr	13	RED OAK	Quercus rubra	60-75 mm	W.B.	6.0 m o/c	BSD-1310	Full Form
ONIFI	EROUS	STREES						
Ab	6	WHITE FIR	Abies concolor	200-300cm	w.b.	6m o/c	BSD-1312	Full form / Do not cut leader
Ps	4	EASTERN WHITE PINE	Pinus strobus	200-300cm	w.b.	6m o/c	BSD-1312	Full form / Do not cut leader
Am Ms DECID	42 6 UOUS	ROBIN HILL SERVICEBERRY SPRING SNOW CRABAPPLE SHRUBS	Amelanchier canadensis 'Robin Hill' Malus 'Spring Snow'	250cm 60 mm	W.B.	6.0 m o/c 6.0 m o/c	BSD-1310 BSD-1310	
hy	195	LITTLE QUICK FIRE HYDRANGEA	Hydrangea paniculata 'Little Quick Fire'	60 cm	3 gal	1.5m o/c	BSD-1314	Full form / Container grown
EVERO	GREEN	S						
ta	811	HICK'S YEW	Taxus x media 'Hicksii'	50cm	3 gal	as shown	BSD-1314	Full form / Container grown
PEREN	NNIALS	S						
ger	151	ROZANNE CRANESBILL	Geranium x Rozanne	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
hem1	173	CATHERINE WOODBURY DAYLILY	Hemerocallis 'Catherine Woodbury'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
hem2	153	STELLA D'ORO DAYLILY	Hemerocallis 'Stella D'Oro'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
	168	CORAL BELLS	Heuchera x 'Plum Royale'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown

IF AVAILABLE AT THE TIME OF INSTALLATION, LARGER SIZE TREES HAVE BEEN PROPOSED THAT EXCEEDS MINIMUM CITY REQUIREMENTS.

Plant r	nater	ial density			
area	ratio			minimum	propose
22813	200	deciduous	60mm	114	94
sq.m	400	conifers	2m	57	10
	100	shrubs	0.6-1.2m	228	195
	200	evergreens	0.45spr/1.2m ht	114	1014

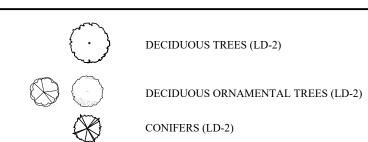
PROPOSED HYDRANT

PROPOSED VALVE BOX

PROPOSED LIGHT STANDARD

PROPOSED BELL PEDESTAL/HANDHOLES PROPOSED HYDRO TRANSFORMER

BASE INFO/ UTILITIES LEGEND (REFER TO ENGINEERING DRAWINGS)



SHRUBS (LD-2)

PRIVACY FENCE BSD-1206 (LD-3).

ENTRANCE FEATURE (LD-3)

BENCH ON CONCRETE PAD (LD-3)

———— COMMERCIAL 5" PLASTIC PLANT BED EDGE

BENCH CONCRETE PAD & WALKWAY

GENERAL LEGEND SCALE 1:500



GENERAL NOTES

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2.	AS PER CLIENT COMMENTS	August 3, 2022	StT

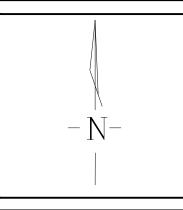
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GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE

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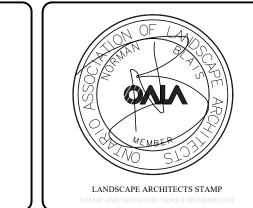


TATHAM

BASE PLAN REVISED: MARCH, 2022

Client info: **Mason Homes** 30 Pennsylvania Avenue Concord, Ontario L4K 4A5

ACCEPTED BY:



JDB associates LTD.

Urban Designers Landscape Architects Arborists

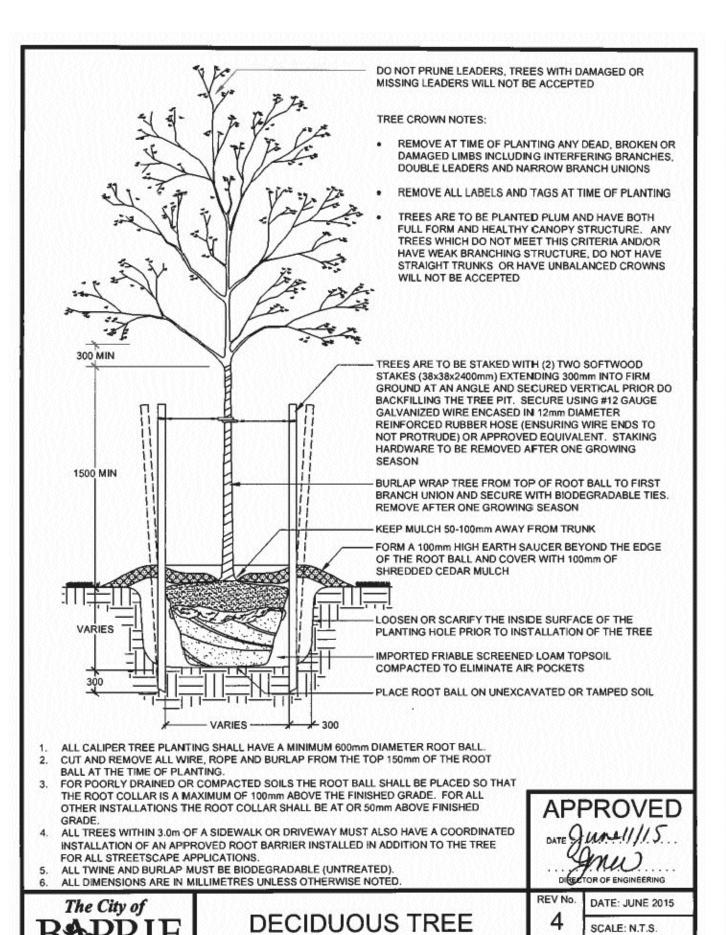
274 Burton Ave., Suite 1201 Barrie, Ontario L4N 5W4

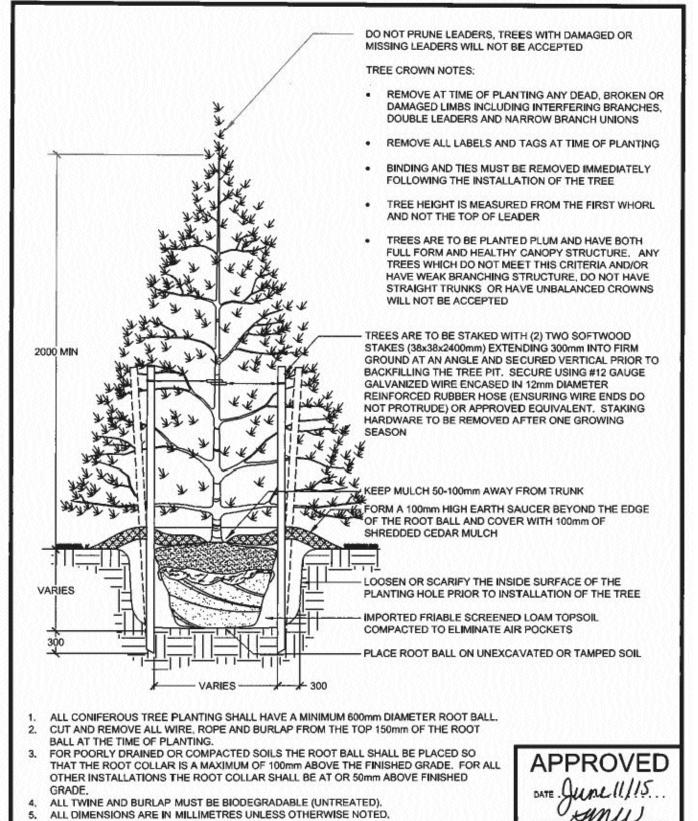


Yonge and Little Mason Homes Development PART OF LOTS 11 CONCESSION 13 (GEOGRAPHIC TOWNSHIP OF INNISFIL) City of Barrie

LANDSCAPE PLAN

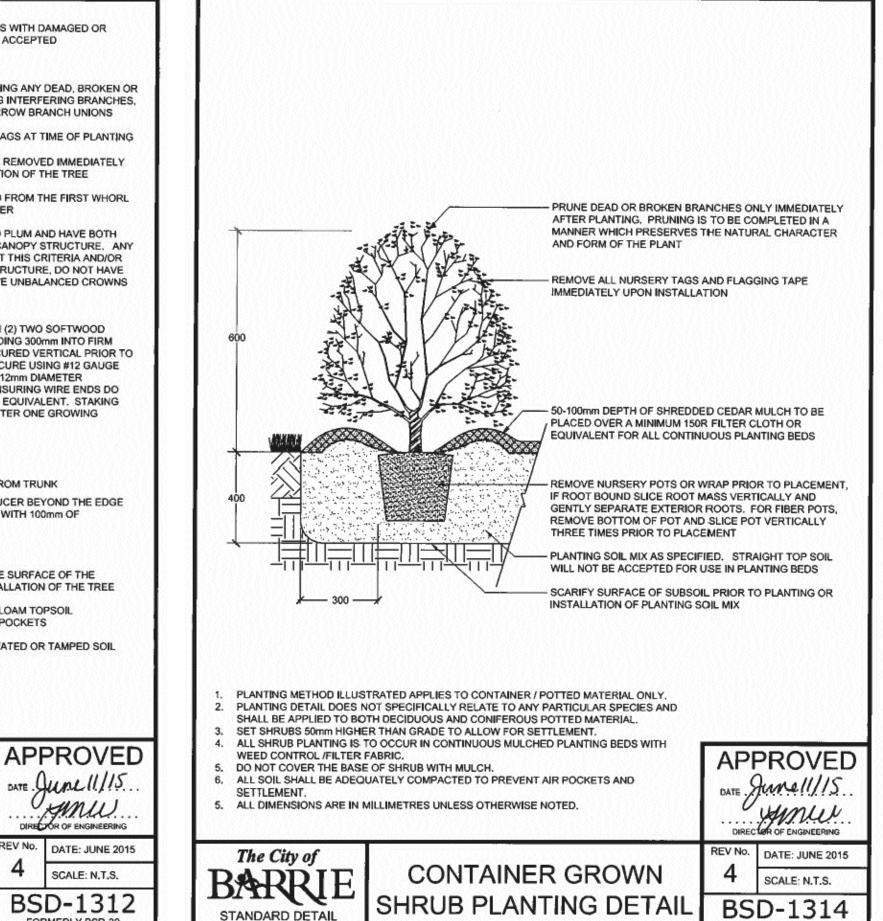
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SCALE: 1:500	DESIGNED BY: StT	REVIEWED BY: NB
CITY FILE No. D28-031-2021	OUR FILE REF. # 7-22	L-1

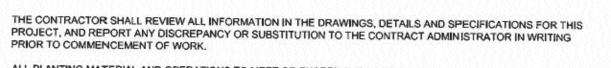




CONIFEROUS TREE

PLANTING DETAIL





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,

PLANTING DETAIL

- SOD TO BE CANADA No.1 NURSERY SOD, MEETING THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO STANDARDS. ALL AREAS TO RECEIVE A MINIMUM 200mm DEPTH OF TOPSOIL AND SOD UNLESS OTHERWISE INDICATED. SEE DRAWINGS AND SPECIFICATIONS FOR AREAS TO BE MULCHED OR HYDRO-SEEDED.
- CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 300mm OF THE TOP OF ROOT BALL. HEIGHT OF CONIFEROUS TREES IS DEFINED AS THE DISTANCE BETWEEN THE TOP OF ROOT BALL AND THE FIRST WURL (NOT LEADER HEIGHT), REFER TO BSD-1312 AND BSD-1313.
- 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.
- 7. FOR ALL LANDSCAPE PLANS, ALL DIMENSIONS ARE TO BE SHOWN IN MILLIMETRES UNLESS OTHERWISE
- ALL MASS PLANTINGS OF CONIFERS AND SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED WITH
- SHREDDED CEDAR OR APPROVED EQUIVALENT. 9. SCHEDULE AND PERFORM OPERATIONS FOR OPTIMUM PLANTING CONDITIONS, AND TAKE WHATEVER
- MEASURES NECESSARY TO ENSURE HEALTHY, VIGOROUS GROWTH, 10. 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.
- 11. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY
- 12. INSTALLATION OF THE PLANT MATERIAL PRIOR TO INSPECTION BY THE CITY OF BARRIE WILL BE THE CONTRACTOR'S RESPONSIBILITY. 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 THE PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- 13. ALL PLANT MATERIALS WHICH CANNOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT, AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
- 14. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.
- 15. NO GRADING OR SODDING SHALL BE DONE WITHIN THE LIMIT OF PRESERVATION AREAS.
- 16. IN THE EVENT OF A DISCREPANCY BETWEEN A PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.

APPROVED DATE JUNE!!!!5 DIRECTOR OF ENGINEERING

STANDARD DETAIL

GENERAL PARK PLANTING NOTES REV No. DATE: JUNE 2015 SCALE: N.T.S. BSD-1320 FORMERLY BSD-N8

PROPERTY LIN - STOP SIGN SPACING DISTANCES LARGE TREE SMALL TREE MINIMUM DISTANCE BETWEEN TREES SETBACK DISTANCES LARGE TREE FROM EDGE OF SIDEWALK FROM EDGE OF DRIVEWAY 2000 2000 BELOW GRADE UTILITIES 1000 1000 TRANSFORMERS 1500 BACK EDGE OF CURB 1000 FIRE HYDRANT STREET LIGHT 3000 CORNER SIDE YARD ** 10000 CORNER FRONT YARD * 15000 15000 CORNER APPROACH FRONT WITH STOP SIGN ** 25000 25000 CORNER SIDE YARD WITH STOP SIGN ** ** REFER TO LAYOUT DETAIL THIS PAGE SETBACK REQUIREMENTS FOR APPROACH AND CORRESPONDING SIDE YARDS WITH STOP SIGNS ALSO APPLY TO TRAFFIC SIGNALS AND PEDESTRIAN CROSS WALKS. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED. FOR LAYOUT OF TREES WITHIN PLANS OF SUBDIVISION, ABOVE GRADE UTILITIES SUCH AS STREET LIGHTS AND TRANSFORMERS ARE TO BE GROUPED TOGETHER WHERE **APPROVED** POSSIBLE TO MAXIMIZE STREETSCAPE OPPORTUNITIES.

APPROVED PLANT LIST IS AVAILABLE FROM EITHER PARKS PLANNING AND DATE June 11/15 DEVELOPMENT SECTION OR THE FORESTRY SECTION. SMALL AND LARGE TREES ARE DEFINED BY BOTH GROWING HABIT AND CANOPY WIDTH

STANDARD DETAIL

AT MATURITY.

The City of

STANDARD DETAIL

SCALE: N.T.S.

BSD-1310

FORMERLY BSD-29

STREET TREE LAYOUT

DIRECTOR OF ENGINEERING REV No. DATE: JUNE 2015 SCALE: N.T.S. BSD-1315 FORMERLY BSD-28

FORMERLY BSD-30

STANDARD DETAIL

- 1. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAG TO SERVICES, EXISTING VEGETATION OR ANY OTHER FEATURES TO BE RETAINED.
- FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED, LABORATORY TESTED AND REPLACED AS PER TOPSOIL REQUIREMENTS. PLANT MATERIAL REQUIREMENTS
- PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE
- DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE
- UNLESS OTHERWISE STATED. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m
- OF THE GROUND. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL

PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE

- . SOD TO BE CANADA NO.1 NURSERY SOD, MEETING ONTARIO SOD GROWERS ASSOCIATION STANDARDS. ALL SOD AREAS TO RECEIVE 200MM DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED.
- PLANTING NOTES
- 9. LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND MUNICIPAL STAFF PRIOR TO
- 10. ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTER SPACING) ARE TO BE PLANTED AS NOTED IN
- THE PLANT SCHEDULE
- 11. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
- 12. ALL MASS PLANTINGS OF SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED AS SPECIFIED.
- 13. ALL TREE PITS SHALL INCLUDE TREATMENT WITH MICORRHIZAL FUNGI OF THE WALLS BEFORE PLANTING (2L OF "MIKE" OR SIMILAR PRODUCT SHALL BE USED FOR EACH 60MM CALIPER TREE)
- 14. ALL TREES ARE TO BE STAKED OR GUY WIRED ACCORDING TO DETAILS PROVIDED. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT.
- 15. REMOVE BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.
- 16. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY
- 17. ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
- 18. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY INNISFILRS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING
- 19. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

PLANTING NOTES THIS NOTES SHALL BE READ IN CONJUNCTION WITH BSD-1320 ON THIS PAGE

INSPECTION AND WARRANTY

FORMERLY BSD-31

- 1. GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT FOR THE REQUIRED START UP SITE INSPECTION TO REVIEW SITE CONDITIONS AND SCHEDULE FOLLOW UP INSTALLATIONS.
- 2. INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE
- CONTRACTOR'S RESPONSIBILITY 3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING, REMOVE ALL REJECTED PLANTS
- INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT. 4. ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEAR FROM DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS

FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN

5. FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.

GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY

TOPSOIL REQUIREMENTS

- 6. PROVIDE MINIMUM SOIL VOLUME PER TREE AT 0.45m DEPTH FOR STREET TREES (OR ABOVE UTILITIES) AND MAX.
- 0.9m IN OTHER AREAS: 18 m³ FOR LARGE TREES
- 12 m³ FOR SMALL TREES
- 7. PREPARED SOIL MIXTURE FOR EACH TREE PITS AND SHRUBS SHALL CONSIST OF HIGH OUALITY SOIL: SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS
- ONE PART COARSE PULVERIZED CANADIAN PEAT MOSS ONE PART OF WELL-ROTTED FARM MANURE

PERIOD OR BE REPLACED AT THE CONTRACTORS EXPENSE.

- 8. PREPARED SOIL MIXTURE FOR SOD AREAS SHALL CONSIST OF MIN. 20cm HIGH QUALITY SOIL: SIX PARTS OF FERTILE LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC). WITH A pH OF 7.5* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS



GENERAL NOTES

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JDB associates Ltd.

Urban Designers Landscape Architects Arborists

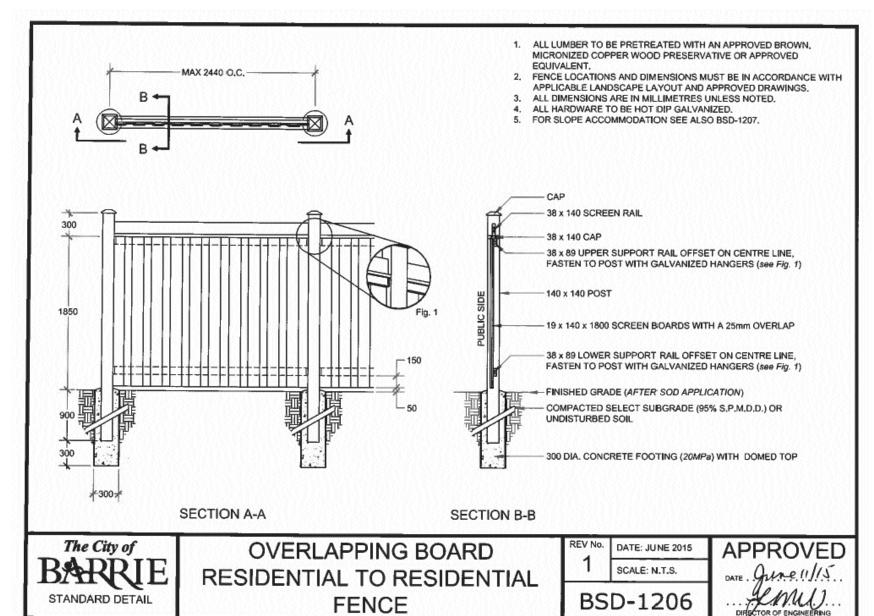
274 Burton Ave., Suite 1201 Barrie, Ontario L4N 5W4

Fax: 705-722-5660 Tel: 705-722-6278

Yonge and Little Mason Homes Development PART OF LOTS 11 CONCESSION 13 (GEOGRAPHIC TOWNSHIP OF INNISFIL) City of Barrie

LANDSCAPE PLAN DETAILS

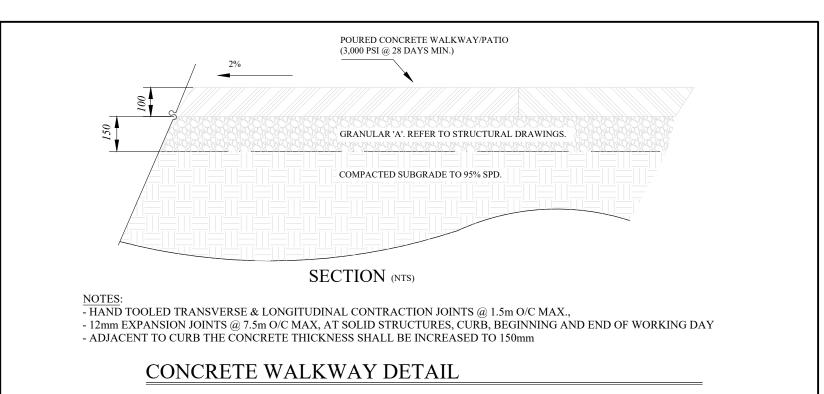
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CITY FILE No. D28-031-2021	OUR FILE REF. # 7-22	LD-2



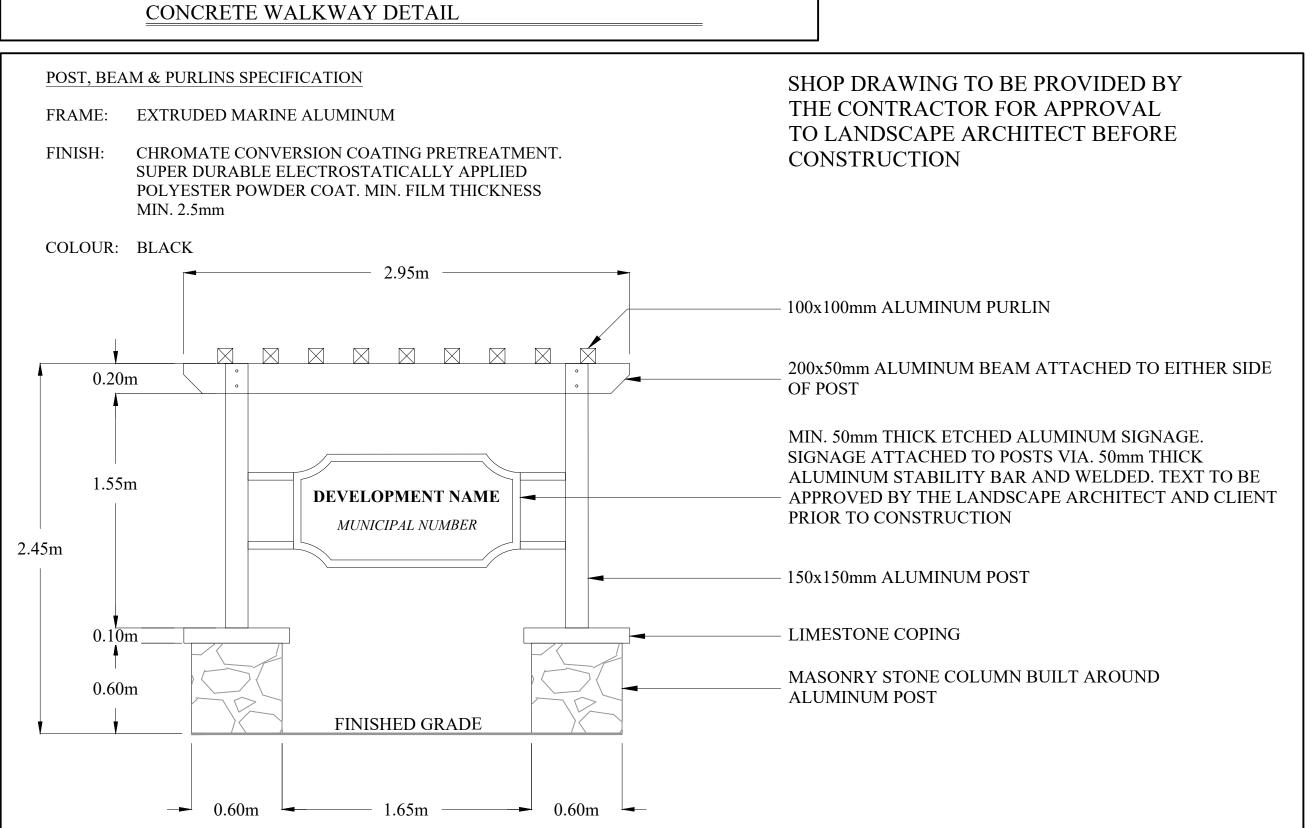


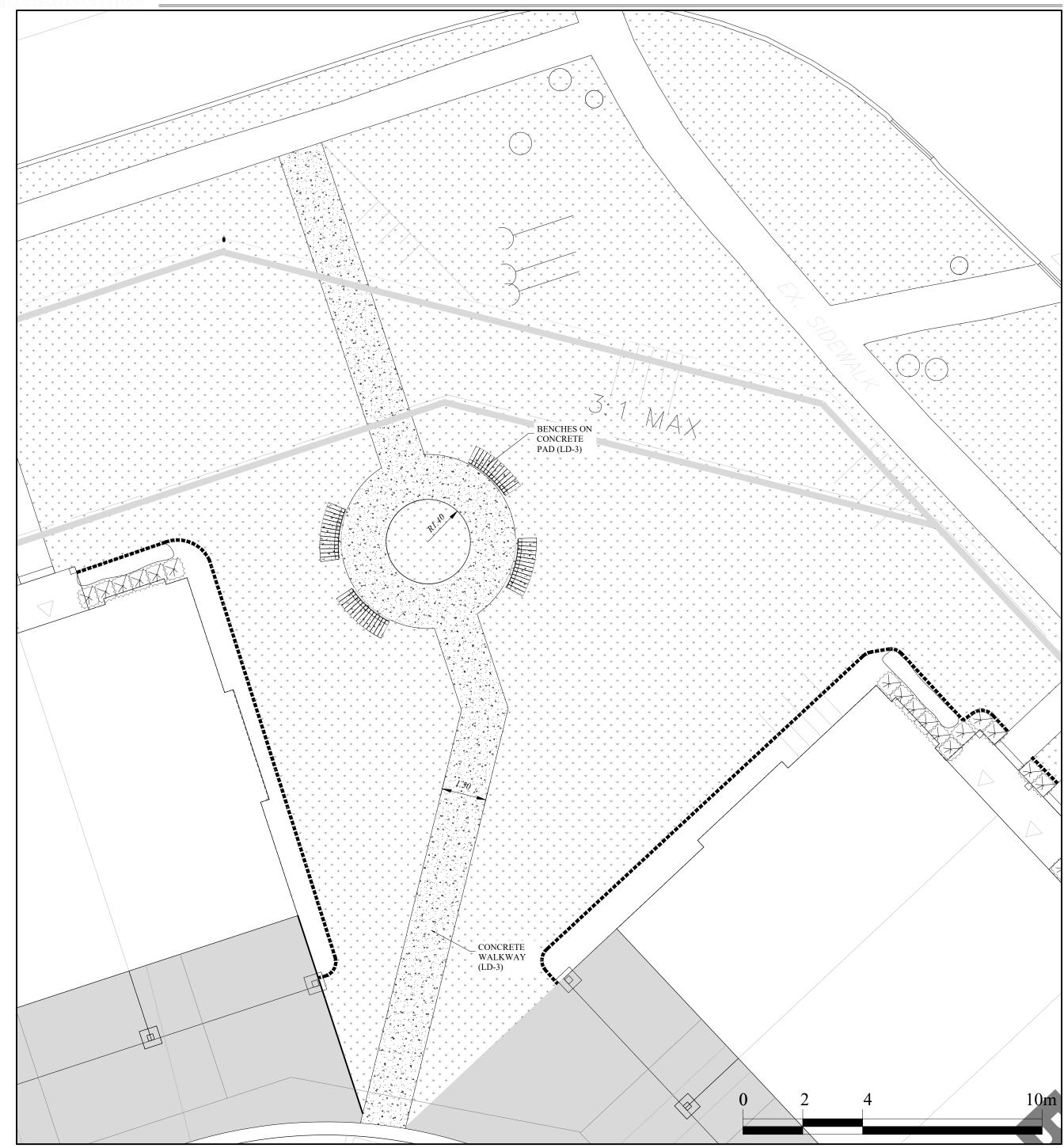
SITE FURNITURE DETAIL

AMENITY SPACE



CONCEPTUAL ENTRANCE FEATURE







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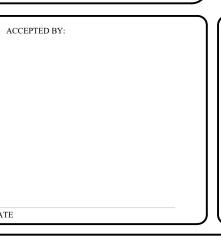
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274 Burton Ave., Suite 1201 Barrie, Ontario L4N 5W4



Yonge and Little
Mason Homes Development

PART OF LOTS 11 CONCESSION 13
(GEOGRAPHIC TOWNSHIP OF INNISFIL)

City of Barrie

LANDSCAPE DETAILS

1:100

-		
SCALE: AS SHOWN	DESIGNED BY: StT	REVIEWED BY: NB
CITY FILE No. D28-031-2021	OUR FILE REF. # 7-22	LD-3