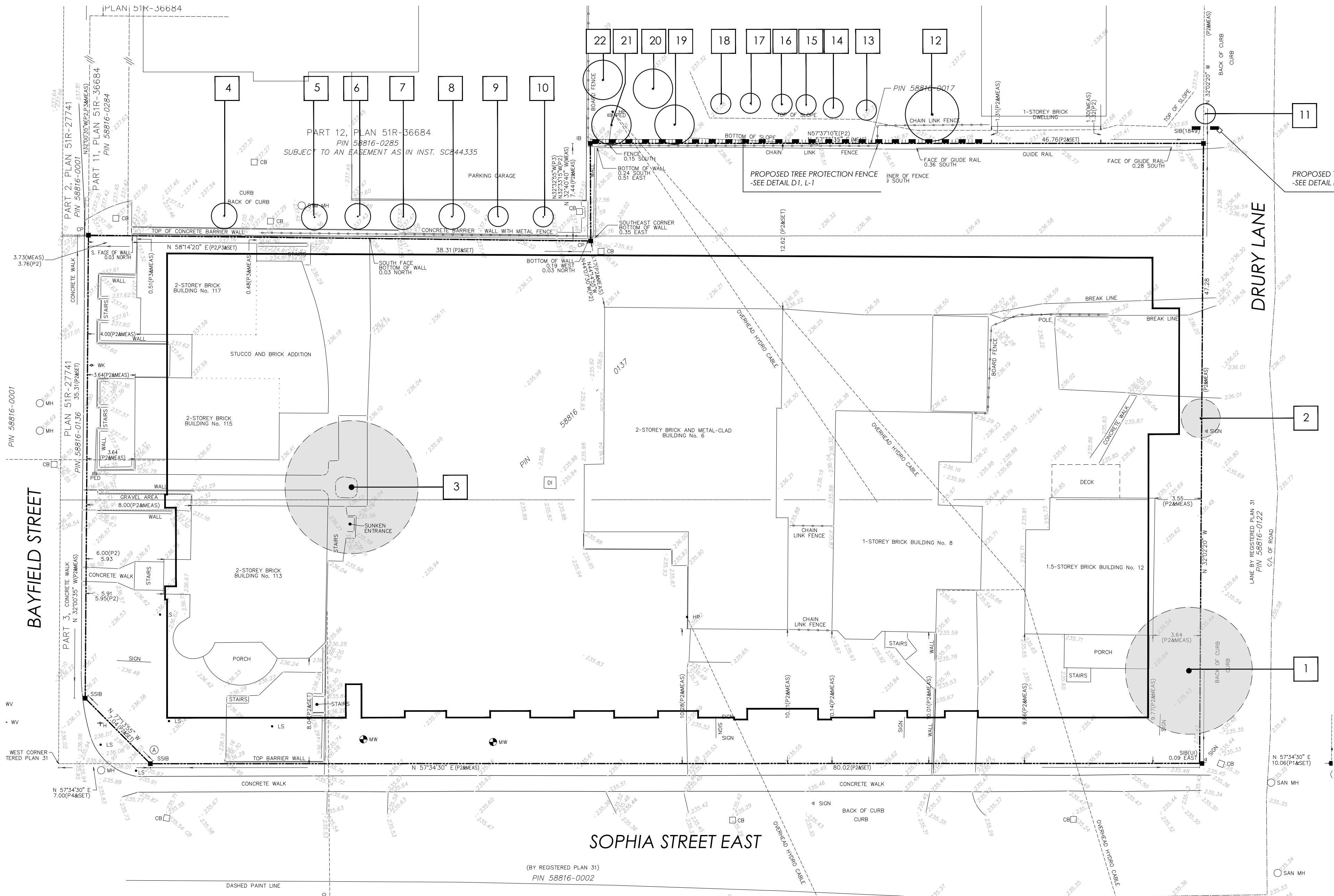




EXISTING VEGETATION IDENTIFICATION TABLE

TREE/UNIT NO.	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	DBH (cm)	CROWN CLASS*	CONDITION	VEGETATION VALUE & PHYSICAL CONSTRAINTS	POTENTIAL IMPACTS FROM CONSTRUCTION	OWNERSHIP	RECOMMENDATION
1	Paper Birch	Betula papyrifera	46	D	Poor	Large scars on trunk, poor pruning breaks in canopy	Grading within root zone due to proposed parking, poor quality	Private (on property)	REMOVE
2	Burr Oak	Quercus macrocarpa	5	D	Poor	Stunted growth	Conflict with proposed parking entrance, poor quality	Private (on property)	REMOVE
3	Norway Maple	Acer platanoides	50	D	Poor	Significant decline, large broken limbs	Conflict with proposed building	Private (on property)	REMOVE
4	Japanese Tree Lilac	Syringa reticulata	10	D	Fair	Scar/split at base: Off Property	None	Private (off property)	SAVE
5	Japanese Tree Lilac	Syringa reticulata	10	D	Fair	Off Property	None	Private (off property)	SAVE
6	Serbian Spruce	Picea omorika	7	D	Fair	Off Property	None	Private (off property)	SAVE
7	Balsam Fir	Abies balsamifera	13	D	Fair	Off Property	None	Private (off property)	SAVE
8	Serbian Spruce	Picea omorika	6	D	Good	Off Property	None	Private (off property)	SAVE
9	Serbian Spruce	Picea omorika	7	D	Good	Off Property	None	Private (off property)	SAVE
10	Serbian Spruce	Picea omorika	7	D	Good	Off Property	None	Private (off property)	SAVE
11	Norway Maple	Acer platanoides	7	D	Good	Off Property	None	City Property (ROW)	SAVE
12	Norway Maple	Acer platanoides	10	D	Good	Off Property	None	Private (off property)	SAVE
13	Pyramidal English Oak	Quercus robur 'Fastigiata'	multi	D	Good	Off Property	None	Private (off property)	SAVE
14	Pyramidal English Oak	Quercus robur 'Fastigiata'	multi	D	Good	Off Property	None	Private (off property)	SAVE
15	Pyramidal English Oak	Quercus robur 'Fastigiata'	multi	D	Good	Off Property	None	Private (off property)	SAVE
16	Pyramidal English Oak	Quercus robur 'Fastigiata'	multi	D	Good	Off Property	None	Private (off property)	SAVE
17	Pyramidal English Oak	Quercus robur 'Fastigiata'	multi	D	Good	Off Property	None	Private (off property)	SAVE
18	Pyramidal English Oak	Quercus robur 'Fastigiata'	multi	D	Good	Off Property	None	Private (off property)	SAVE
19	Colorado Spruce	Picea pungens	20	C	Good	Off Property	None	Private (off property)	SAVE
20	Colorado Spruce	Picea pungens	13	C	Fair	Off Property	None	Private (off property)	SAVE
21	Colorado Spruce	Picea pungens	20	C	Fair	Off Property	None	Private (off property)	SAVE
22	Colorado Spruce	Picea pungens	15	C	Fair	Off Property	None	Private (off property)	SAVE

* CROWN CLASS
Dominant - (D) Emergent canopy (receives full sunlight)
Co-dominant - (C) Not fully emergent (top of canopy receives sunlight)
Intermediate - (I) Sub-canopy tree (receives partial sunlight)
* CONDITION OF TREES
The decision to remove or retain a tree is subject to the forecasted development impacts, the structural condition of the tree (e.g. cracks, cavities, decay, weak branching, leaning, hazard potential), the biological condition of the tree (e.g. pest or disease concerns, overall health) and the suitability of the tree in its location (e.g. hardiness, soil conditions, salt tolerance, visual obstruction, available soil volume)

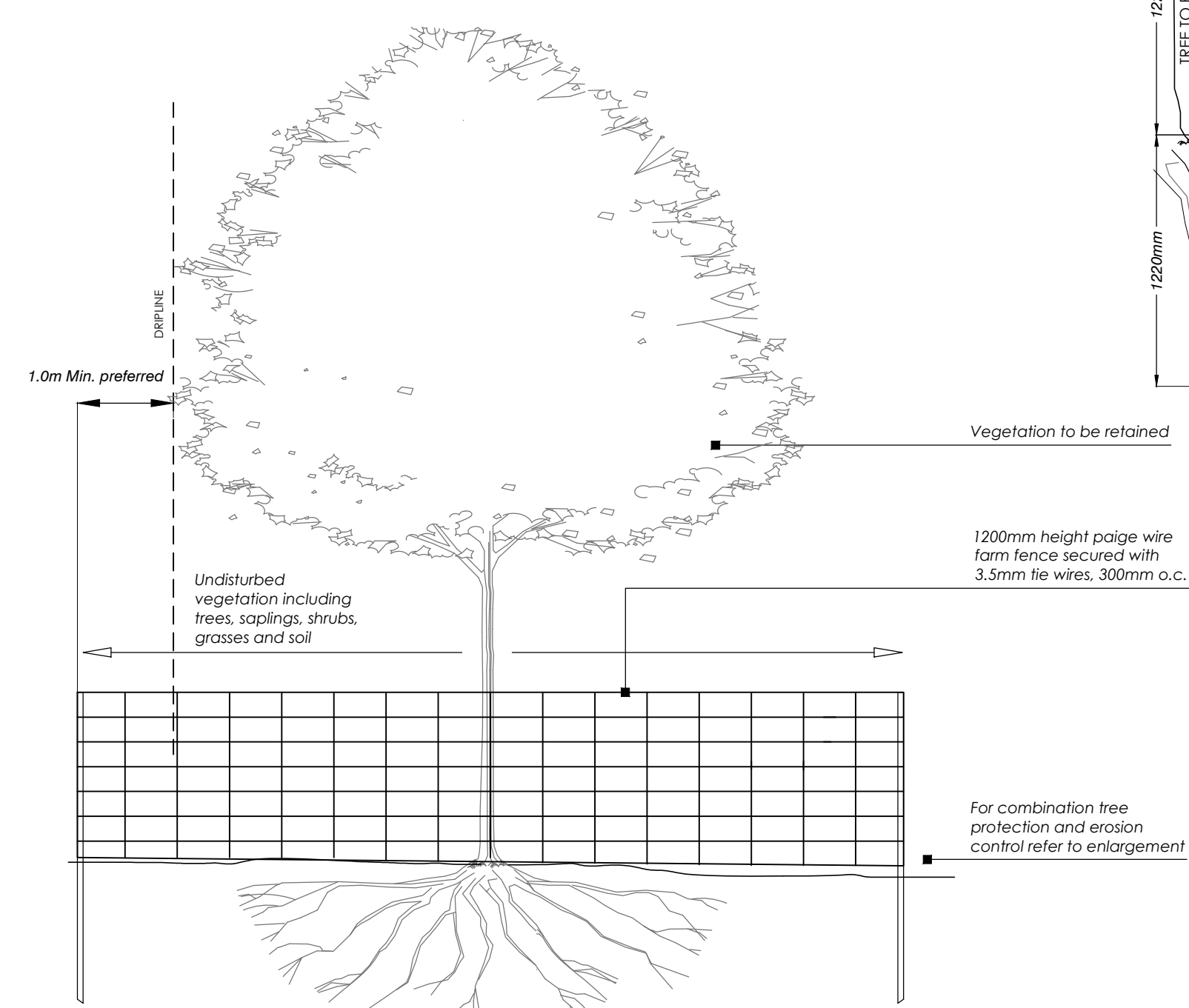
MIGRATORY BIRDS AND NESTS:

- The Owner and Contractor must be aware of the Migratory Birds Convention Act, 1994 - specifically:
 - No tree removal or construction activity shall contravene the Act.
 - Construction activities with the potential to harm migratory birds or their nest should be restricted from March 15 to August 31.
 - If work must occur during the migratory bird breeding season, a nest survey should be taken by a qualified avian biologist.
 - A mitigation plan (showing active nests and appropriate buffers) may be required for review and approval by the Canadian Wildlife Services.

TREE REMOVAL:

- No trees shall be removed prior to municipal approvals of the Tree Management/Tree Preservation Plan.
- Note that boundary trees are protected under the Ontario Forestry Act. Boundary trees are defined in the Forestry Act (Section 10.2) and are considered shared or co-owned property. The Forestry Act indicates that it is a prosecutable offense for one co-owner to injure or cut down a boundary tree without the other co-owner's permission.
- Written permission from the neighbouring property owner is required prior to removal or injury of any boundary tree (shared ownership) or any tree that is not fully on the subject property.
- An ISA certified Arborist should be on site prior to any work being performed within the rootzone of a boundary or neighbouring tree to perform root pruning as required.

BOUNDARY TREES:



Tree Protection Fencing (with silt fence)

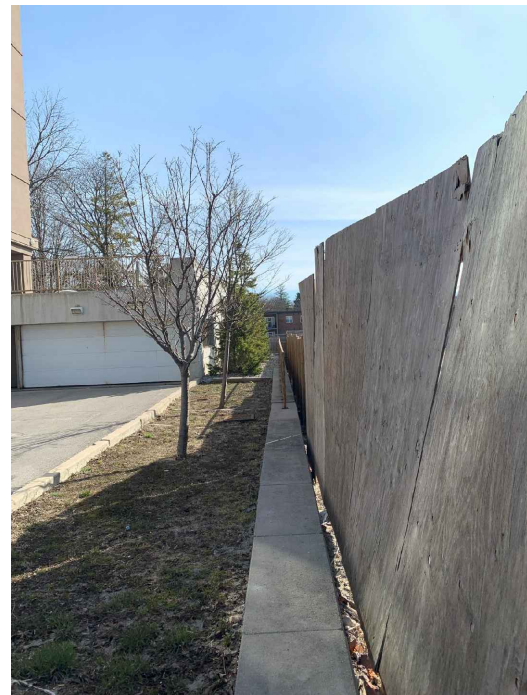
SCALE: NTS



Tree #1 & 2



Tree #3



Tree #4 - 10



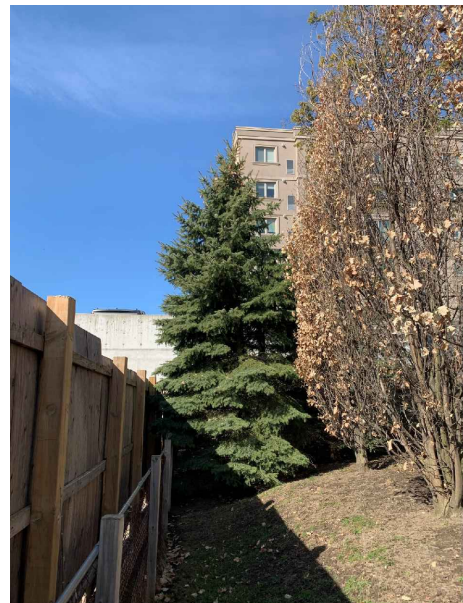
Tree #6 - 10



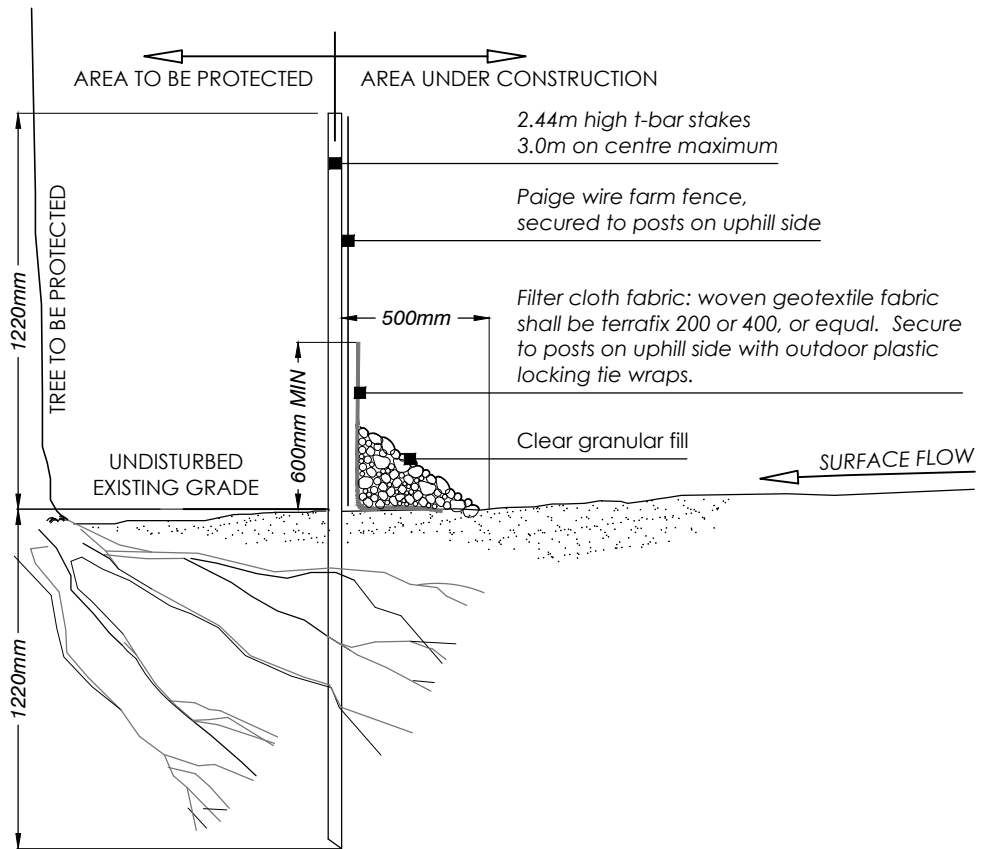
Tree #11



Tree #13 - 22



Tree #21



NOTES:

- The area within the dripline of all existing trees shall be properly protected with temporary fencing.
- The area within the protective fencing shall remain undisturbed with no construction activity, grade changes, surface treatment, compaction, or excavation. Area shall not be used for the storage of building materials or equipment access/storage or project related garbage.
- Tree protection measures shall be installed prior to any demolition, tree removal or construction and shall remain until the completion of fine grading and sodding, or seeding.
- Prune all trees for dead, diseased, weak or hazardous branches only, also trim back branches which will interfere with construction, prune for structural restoration where necessary.
- No stockpiles and/or excavated material shall be placed within the tree preservation area.
- No rigging cable shall be wrapped around or installed to trees.
- Where root systems of protected trees are exposed directly adjacent to or damaged by construction work they are to be root pruned and the area back filled with topsoil to prevent root desiccation.
- Any fine grading within the preservation area is to be done by hand, no heavy equipment is permitted within the preservation zone.
- Sediment accumulations to be removed by subdivider/builder when sediment deposits reach within 150mm of top of filter fabric barrier.
- A copy of the approved and signed Vegetation Management Plan will be on site for the duration of construction and available upon request.
- This detail does not represent any particular tree species.

1
L-1

KEY MAP - N.T.S.



LEGEND

- property line
- existing tree number (refer to chart)
- existing vegetation to be removed
- existing elevations
- proposed tree protection fence

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NOTE:
Vegetation inventory undertaken by Nate Torenvliet,
ISA Certified Arborist (ON-1782A) on March 11th, 2019
and updated on April 27th, 2020

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2019-03-11	Issued for review
2	2020-04-30	Issued for submission
3	2020-11-18	Issued for submission
4	2021-02-26	Issued for submission

STAMP



CLIENT
DMS Property Management Ltd.

MUNICIPALITY
City of Barrie

PROJECT
Coral Sophia Lane
115 Bayfield Street

MUNICIPAL FILE NUMBER

SHEET
Vegetation
Management Plan

adesso design inc.
landscape architecture



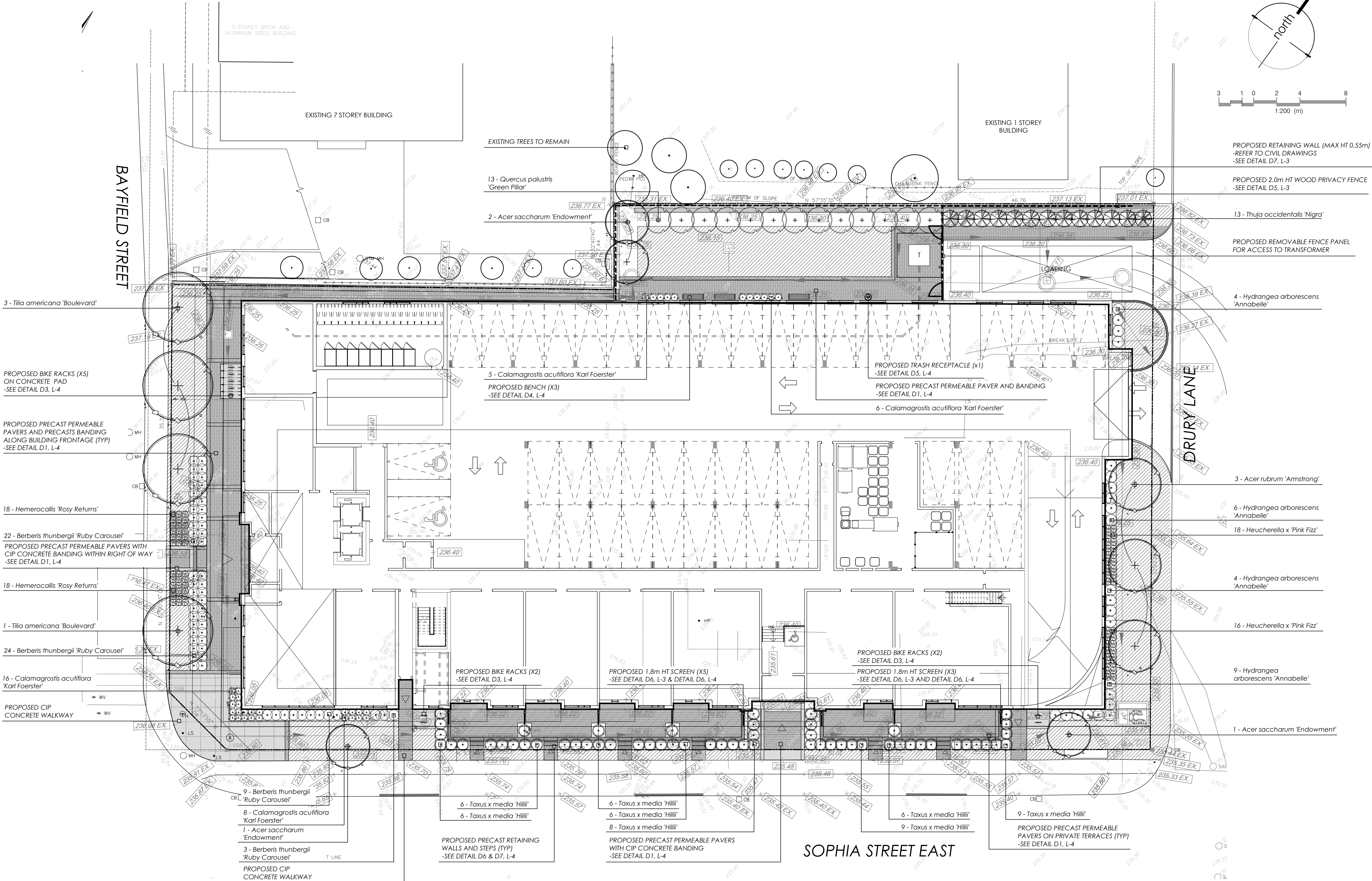
218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessodesigninc.ca

PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
TREES									
3	Acer rubrum 'Armstrong'	Armstrong Maple	60mm		W.B.	14.0	5.0	as shown	-
4	Acer saccharum 'Endowment'	Endowment Sugar Maple	60mm		W.B.	15.0	4.0	as shown	-
13	Quercus palustris 'Green Pillar'	Green Pillar Columnar Oak	60mm		W.B.	14.0	3.0	as shown	-
4	Tilia americana 'Boulevard'	Boulevard Basswood	60mm		W.B.	13.0	6.0	as shown	-
13	Thuja occidentalis 'Nigra'	Black Cedar		200cm	W.B.	5.0	2.0	as shown	-
SHRUBS									
58	Berberis thunbergii 'Ruby Carousel'	Ruby Carousel Barberry		50cm	#3 conf.	0.8	0.8	as shown	-
23	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		50cm	#3 conf.	1.25	1.25	as shown	-
56	Taxus x media 'Hill'	Hill's Yew		60cm	#3 conf.	2.50	1.25	as shown	-
PERENNIALS/ GRASSES									
35	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass			#1 conf.	1.0	0.6	as shown	-
34	Heucherella x 'Pink Fizz'	Faamy Belts			#1 conf.	0.25	0.5	as shown	-
36	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily			#1 conf.	0.4	0.45	as shown	-

PLANTING DENSITY CHART

Type of Development: Residential Total Site Area: 3,728.92m²		
	REQUIRED	PROPOSED
Total Site Area (m²)/200 = # of Deciduous Trees	19	24
Total Site Area (m²)/400 = # of Evergreen Trees	10	13
Total Site Area (m²)/100 = # of Deciduous Shrubs	38	81
Total Site Area (m²)/200 = # of Evergreen Shrubs	19	56



LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Canada Red' or 'Glo-Bark' mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 200mm unless otherwise specified.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with topsoil. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
- All dimensions in meters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.

IRRIGATION NOTES:

- The contractor is to design and install an irrigation system to efficiently irrigate all planting beds shown on plan. Plumbing and electrical work shall conform to the prevailing codes, and unless specified otherwise, the construction of the sprinkler system shall include the furnishing, installing and testing of all irrigation equipment, along with the restoration of the site to its original condition.
- The design and layout is to be approved by the landscape architect and/or contract administrator.
- The irrigation system will provide complete and appropriate coverage of the turf and planting areas shown on the drawings. Sprinklers are to direct water away from roads, sidewalks, driveways and buildings. The entire system shall be guaranteed to be complete and function perfectly in every detail for a period of one year from the date of its acceptance.
- All work shall be carried out in accordance with by-laws and codes having jurisdiction over site location.
- It is the responsibility of the plan user to inform themselves of the exact location of all underground and overhead utilities and structures before commencing the work.
- All spray heads shall have pressure regulating devices.
- The client shall be responsible for provision of 110 VAC power within 1 meter of the irrigation controller location.
- The irrigation contractor shall be responsible for the supply and installation of a 'Z' backflow preventer to the local plumbing code inside of the utility room.
- Mechanical Contractor to provide a 2" size water source complete with stub at the point of connection.
- Irrigation design is based on a static water pressure of 65 psi at the point of connection.

KEY MAP - N.T.S.



LEGEND

- proposed deciduous tree
- proposed shrub
- proposed perennial
- min. 20mm topsoil, fine grade & sod
- precast concrete unit pavers
- cast in place concrete
- 2.0m HT wood privacy fence

NOT FOR CONSTRUCTION
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REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2018-05-28	Issued for client review
2	2020-11-18	Issued for submission
3	2020-02-22	Issued for submission

STAMP



CLIENT
DMS Property Management Ltd.
MUNICIPALITY
City of Barrie

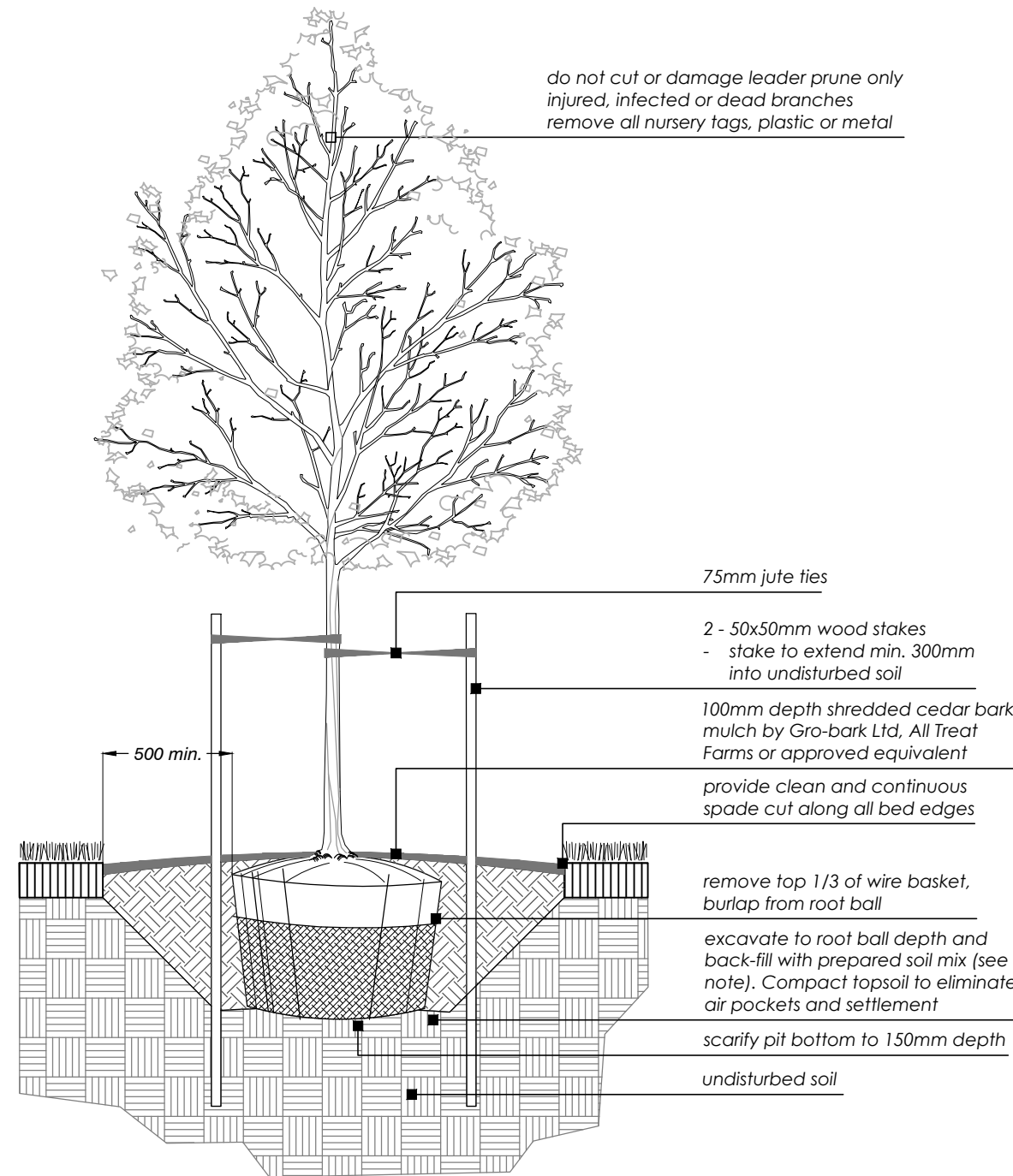
PROJECT
Coral Sophia Lane
115 Bayfield Street

MUNICIPAL FILE NUMBER

SHEET
Landscape Plan

adesso design inc.
landscape architecture

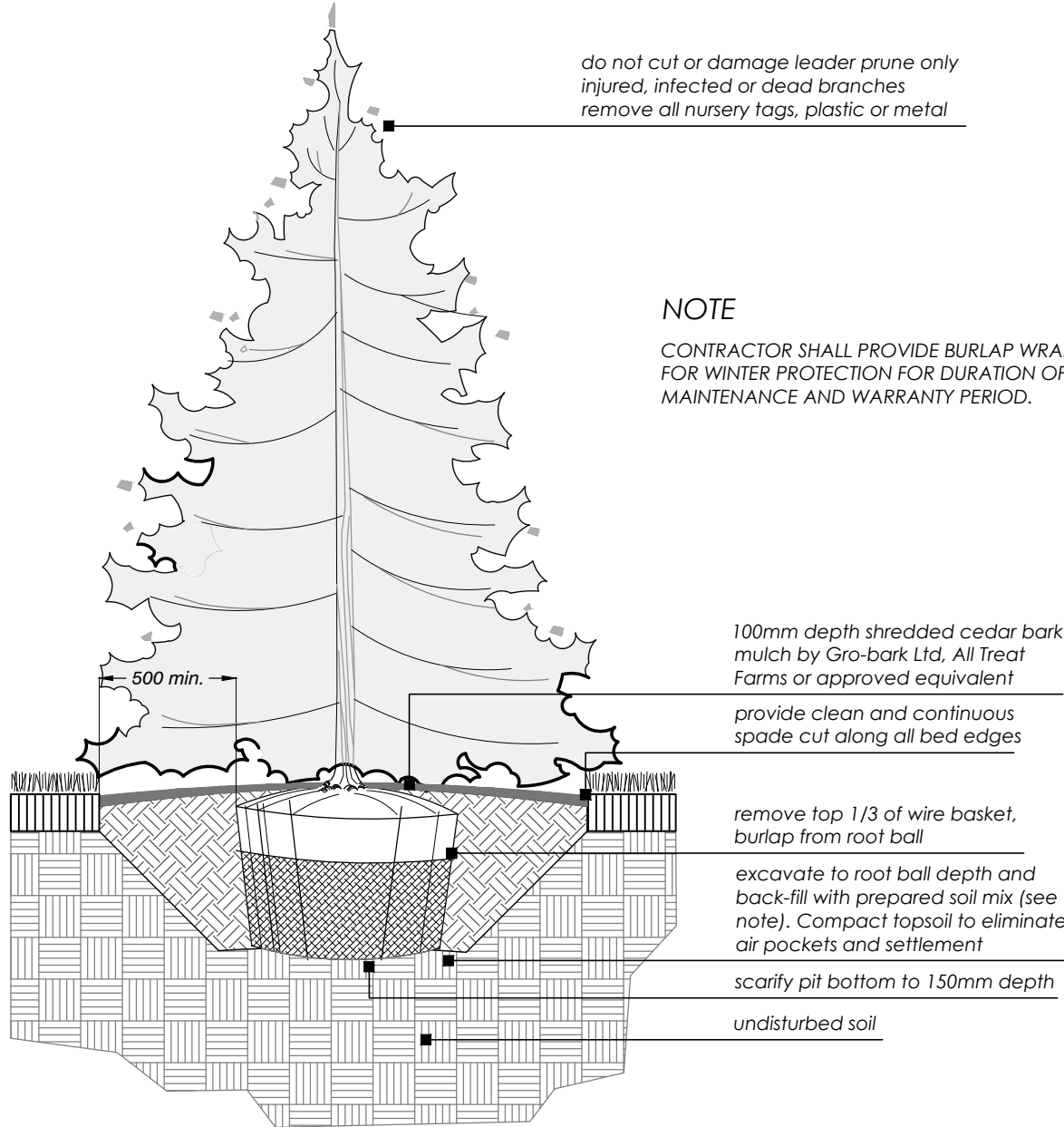
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Balled & Burlapped/ Wire Basket Deciduous Tree

SCALE: NTS

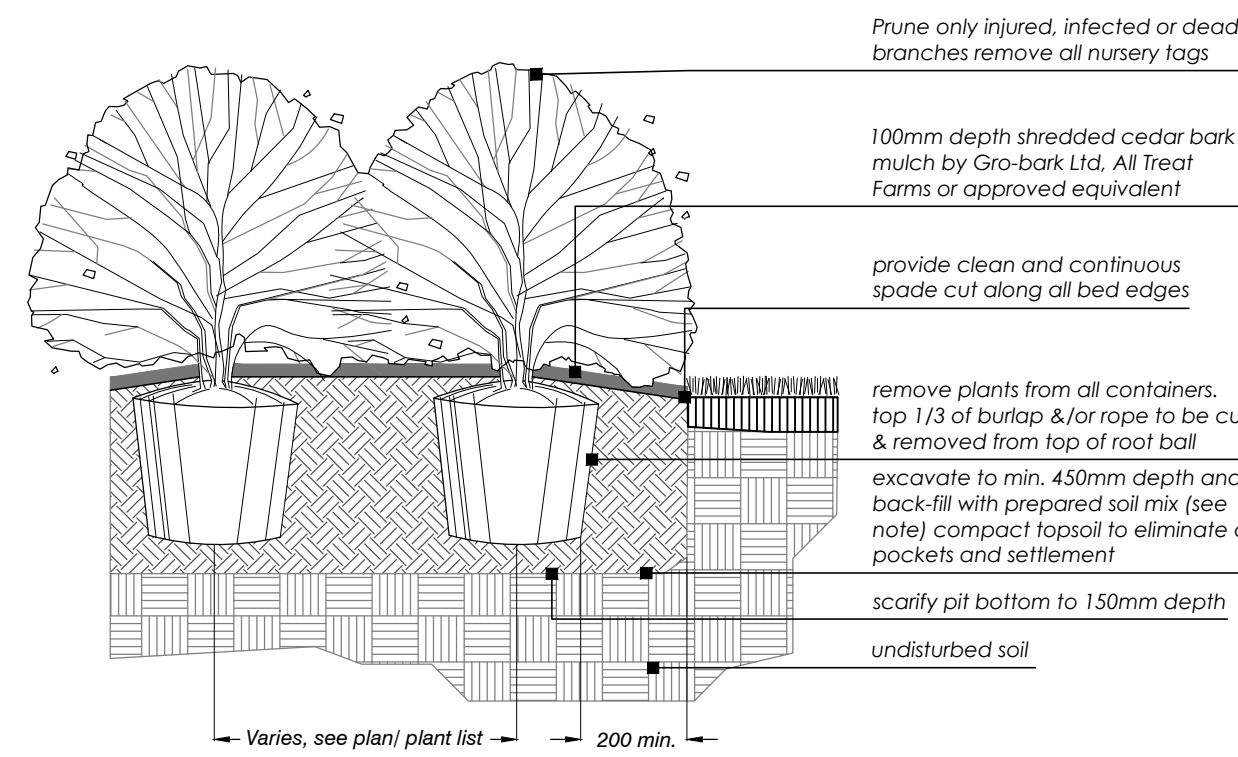
1
L-3



Balled & Burlapped/ Wire Basket Coniferous Tree

SCALE: NTS

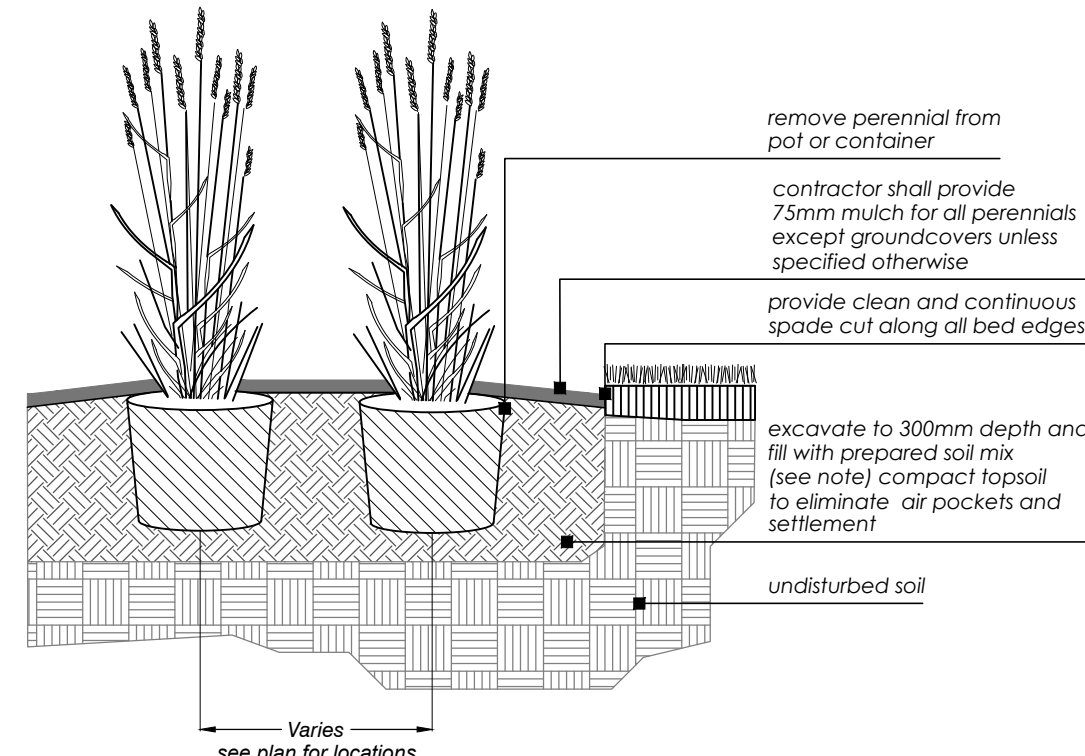
2
L-3



Container Grown Shrub

SCALE: NTS

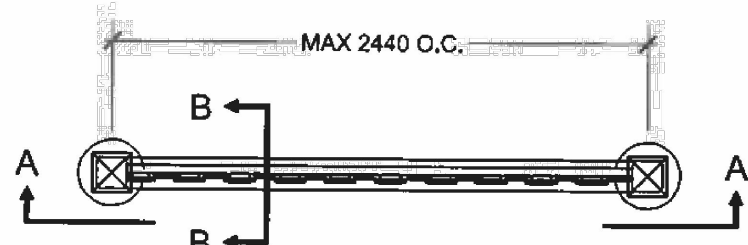
3
L-3



Container Grown Perennial

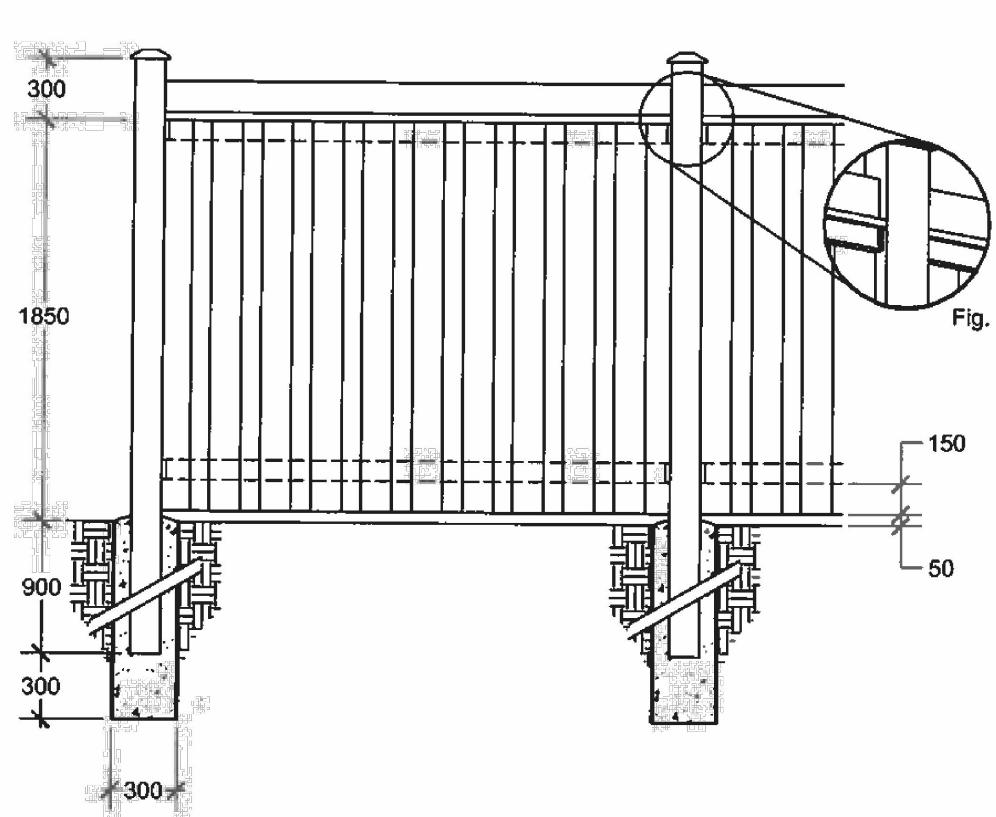
SCALE: NTS

4
L-3



SECTION A-A

1. ALL LUMBER TO BE PRETREATED WITH AN APPROVED BROWN, MICRONIZED COPPER WOOD PRESERVATIVE OR APPROVED EQUIVALENT.
2. FENCE LOCATIONS AND DIMENSIONS MUST BE IN ACCORDANCE V APPLICABLE LANDSCAPE LAYOUT AND APPROVED DRAWINGS.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED.
4. ALL HARDWARE TO BE HOT DIP GALVANIZED.
5. FOR SLOPE ACCOMMODATION SEE ALSO BSD-1207.

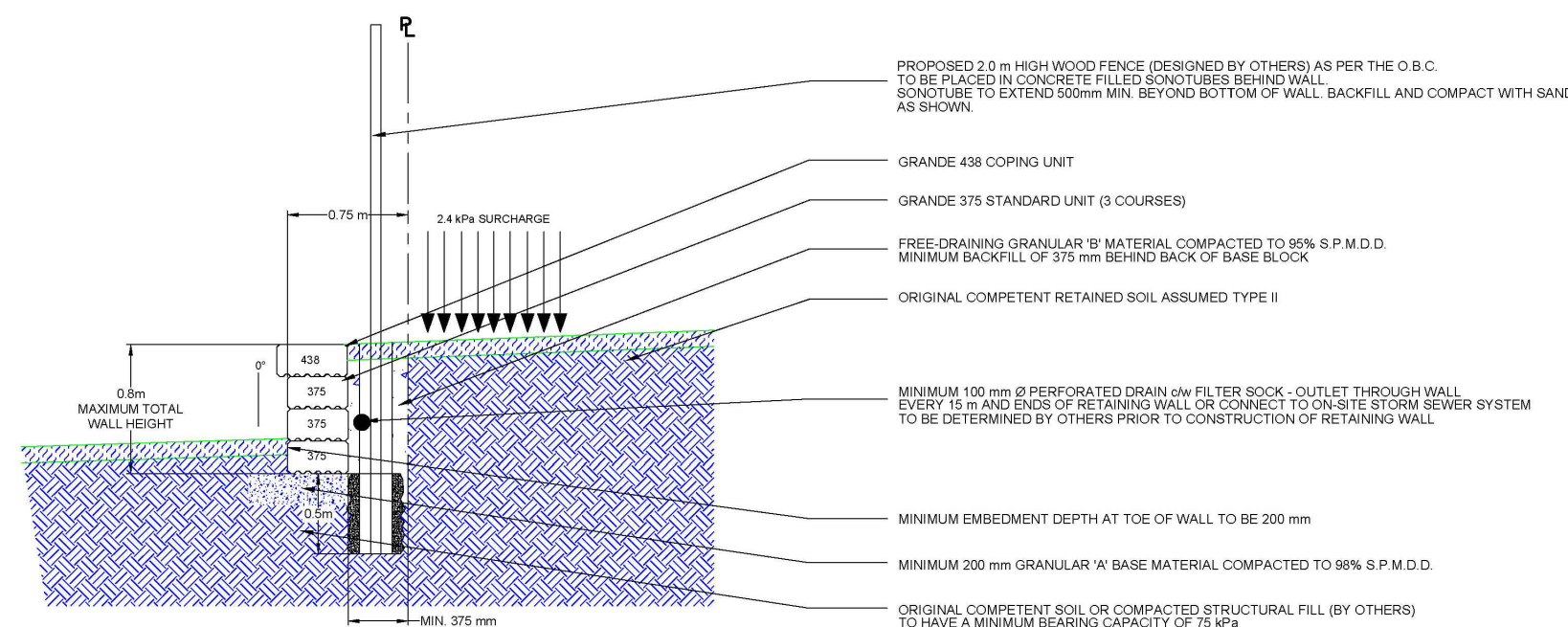


SECTION B-B

2.0m HT Overlapping Board Residential to Residential Fence (City of Barrie Standard Detail) BSD-1206

SCALE: NTS

5
L-3

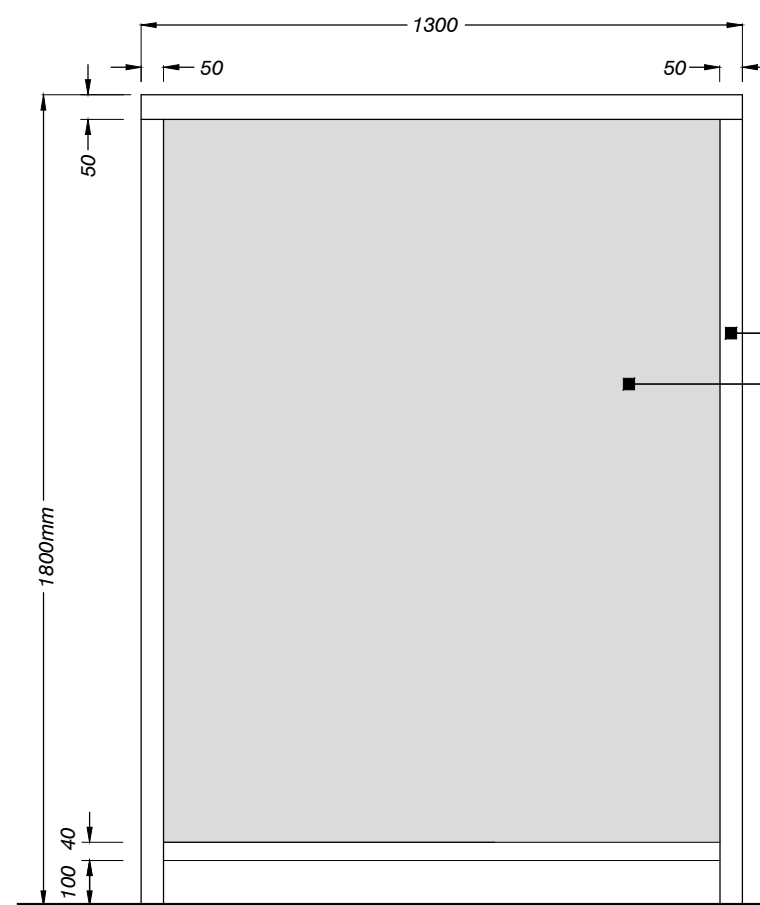


				DRAWING	GRANDE Wall MAXIMUM CROSS SECTION
				PROJECT	CORAL SOPHIA HOUSING 115 BAYFIELD STREET BARRIE, ONTARIO
				LANDSCAPE ARCHITECT	
					ADDESIO DESIGN INC.

Grande Wall by Permacon (or approved equal)

SCALE: NTS

ELEVATION



NOTES:

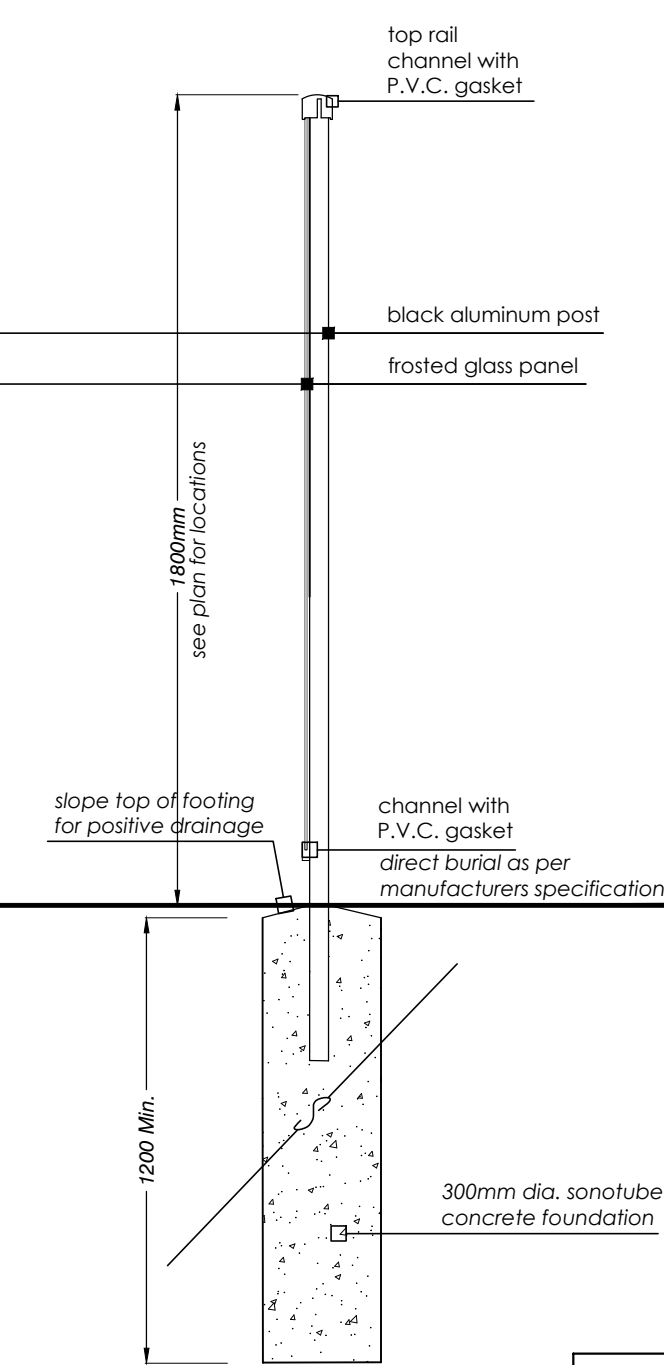
1. Contractor to provide shop drawings for approval prior to construction.
2. All manufacturing to conform to latest CSA standards. To be installed as per manufacture's specifications.
3. All aluminum custom extrusions and top rail are alloy 6005-T6 or 6061-T6.
4. Aluminum sheets are alloy 5052H32 series.
5. All other aluminum structural shapes are alloy 6351-T6.
6. All screws for fastening aluminum members shall be corrosion resistant self-tapping screws.
7. All bolts and lag screws are grade 304 stainless steel and conform to ASTM A307.
8. Anchor Bolts: For terrace slabs and walls - expansion anchoring system are to be used. For masonry connection - sleeve expansion anchors are to be used.

1800mm ht Frosted Glass Privacy Screen (or approved equal)

SCALE: NTS

6
L-3

SECTION



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REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2018-05-28	Issued for client review
2	2020-11-18	Issued for submission
3	2021-02-26	Issued for submission

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CLIENT
DMS Property Management Ltd.

MUNICIPALITY
City of Barrie

PROJECT
Coral Sophia Lane
115 Bayfield Street

MUNICIPAL FILE NUMBER

SHEET
Details

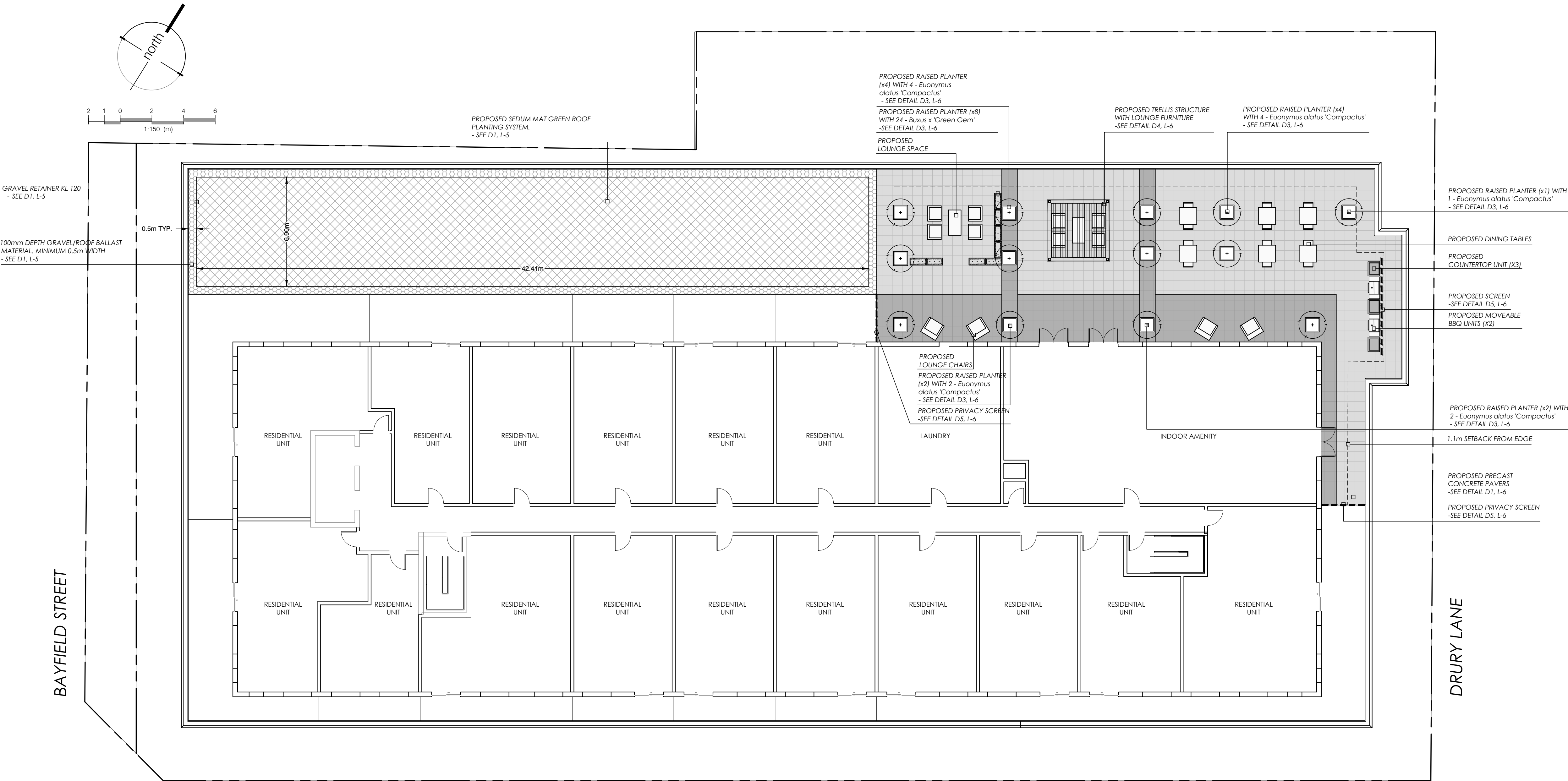
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landscape architecture



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PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
24	Buxus x 'Green Gem'	Green Gem Boxwood		30cm	#2 cont.	0.6	0.6	as shown	-
13	Euonymus alatus 'Compactus'	Green Gem Boxwood		30cm	#2 cont.	0.6	0.6	as shown	-



ROOFTOP PLANTING NOTES:

1. Rooftop soil mixture (light weight) or approved equal:
 - Lightweight aggregate: 35%-60%
 - Coarse sand (USGA): 25%-50%
 - Organic (compost): 15%-35%
 - Air content at maximum water capacity: 15% at 45%+
2. Max. particle size is 16mm, Min. particle size is 0.05mm. Optimal range: 1 -12.5mm in diameter.
3. Soil mixture will be light weight and will be free of weed seeds.
4. Growing medium/soil mixture to be finalized with manufacturer/supplier prior to installation and will be appropriate to local climate and building situation.
5. Growing medium/soil mixture will be ordered from a local supplier.
6. If growing medium is left exposed for a period of time it should be covered with an erosion blanket, blanket to be firmly secured to roof.
7. All dimensions are in mm unless otherwise noted.

ROOFTOP NOTES:

1. Roof top materials to be reviewed and approved by structural engineer prior to construction with respect to weight and loading capacity.
2. For roof drainage refer to architectural/engineering drawings.
3. For roof top guardrail details refer to architectural drawings.
4. All construction to conform to local building codes.
5. Contractor responsible for permitting as required.
6. Contractor to verify with general contractor/roof membrane supplier that constructed works will not adversely affect membrane warranty.

KEY MAP - N.T.S.



LEGEND

- proposed deciduous tree
- precast concrete unit pavers
- wood screen

NOT FOR CONSTRUCTION
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REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2018-05-28	Issued for client review
2	2020-11-18	Issued for submission
3	2021-02-22	Issued for submission

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MUNICIPALITY
City of Barrie

PROJECT
Coral Sophia Lane
115 Bayfield Street

MUNICIPAL FILE NUMBER

SHEET
Rooftop Plan
(Level 3)

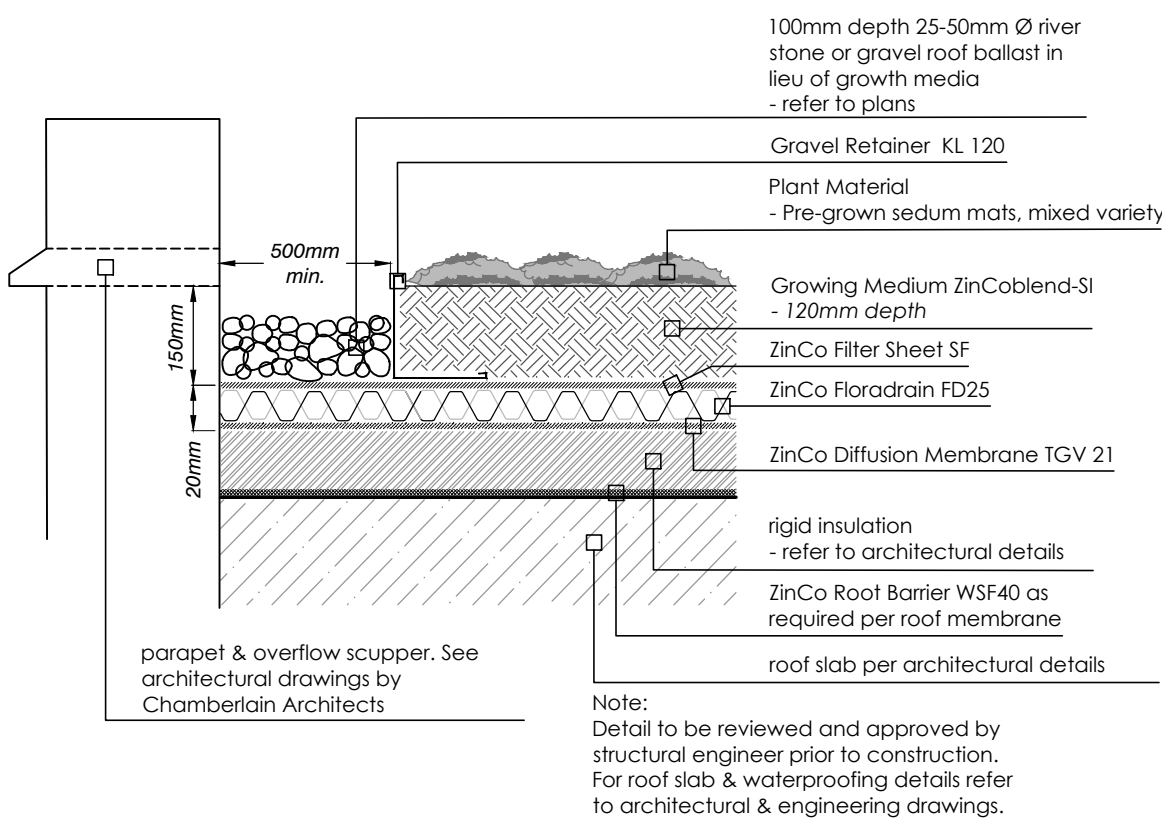
L-5

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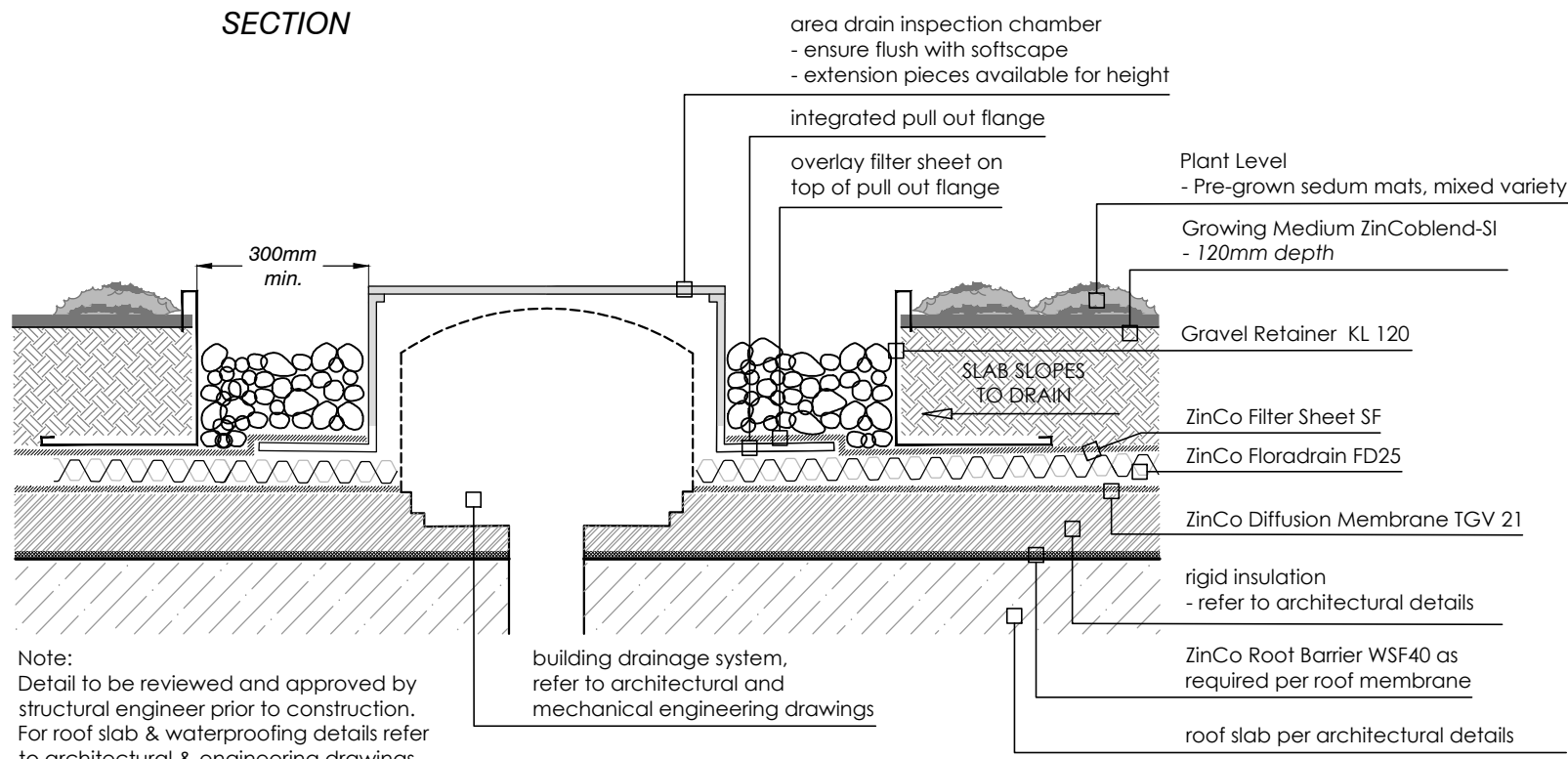
SECTION



ZinCo Sedum Roof Plus (XL) - or approved equal

SCALE: NTS

SECTION

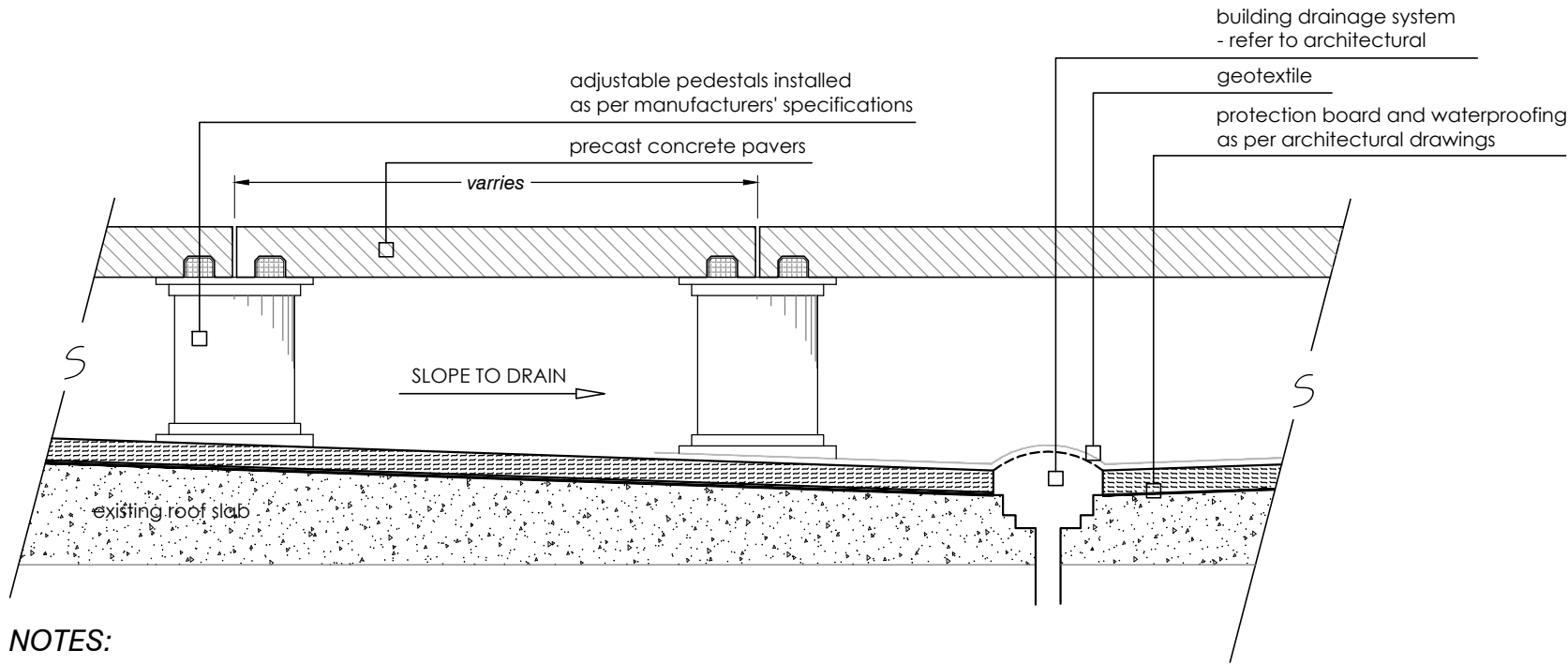


Note:
Detail to be reviewed and approved by structural engineer prior to construction.
For roof slab & waterproofing details refer to architectural & engineering drawings.

Area Inspection Chamber

SCALE: NTS

SECTION



NOTES:

1. Paver types are as follows (or approved equal):

TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR
A'	Techo-Bloc 'Para'	Field	60 x 500 x 500mm	Greyed Nickel (Smooth Slab)
B'	Techo-Bloc 'Para'	Field	60 x 500 x 500mm	Onyx Black(Smooth Slab)

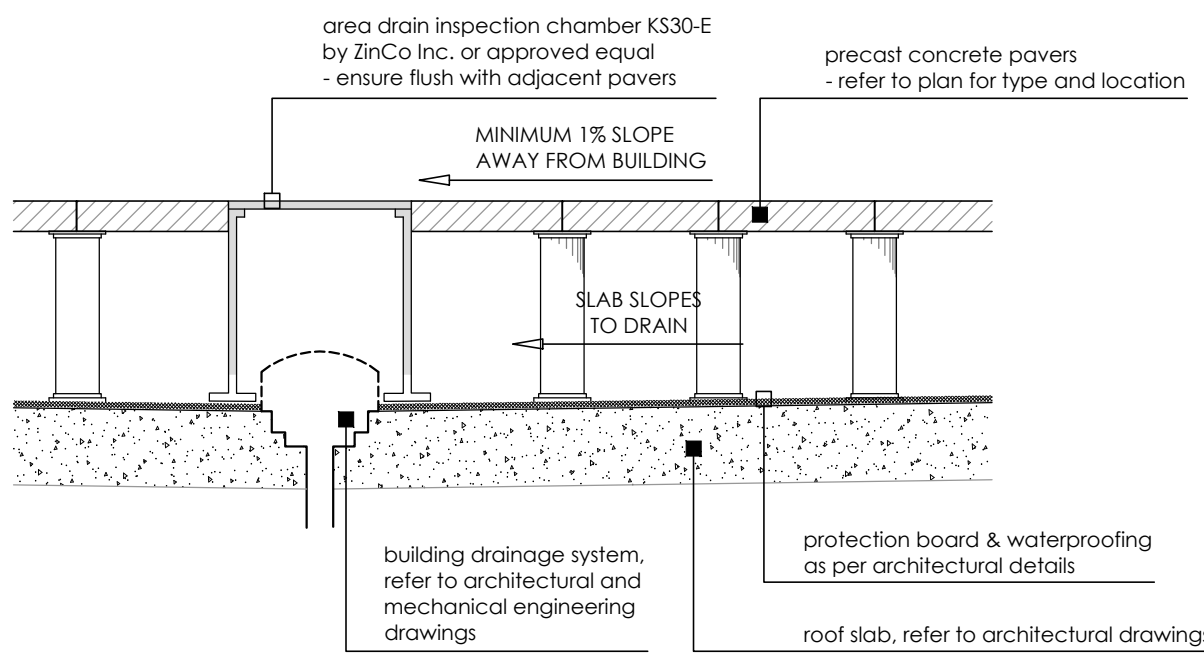
2. Unit pavers are 60mm thick. Contractor to provide samples on site to be approved by Landscape Architect and/or Owner.

Note:
Detail to be reviewed and approved by structural engineer prior to construction. For roof slab & waterproofing details refer to architectural & engineering drawings.

Precast Concrete Pavers on Slab - Typical

SCALE: NTS

SECTION - TYPICAL HARDSCAPE



Note:
Detail to be reviewed and approved by structural engineer prior to construction. For roof slab & waterproofing details refer to architectural & engineering drawings.

Area Drain Inspection Chamber KS30-E by ZinCo (or approved equal)

Scale: NTS

RECTANGULAR PLANTER

40" Terrace Aluminum Planter

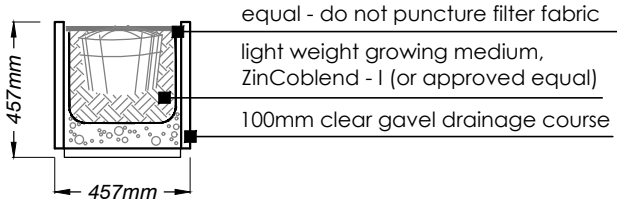
MODEL: PS-230-AL-18x40x18
MATERIALS: All welded aluminum, powdercoated body with flush mount base
COLOUR: Black (or approved equal)
QUANTITY: 8 - See L-5 for layout

SUPPLIED BY: Hauser Site Furniture
Contact: Trudy Walker
P: 1-416-909-1059

PLAN



SECTION

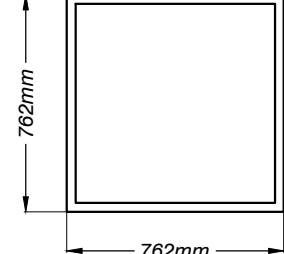


30" Terrace Aluminum Planter

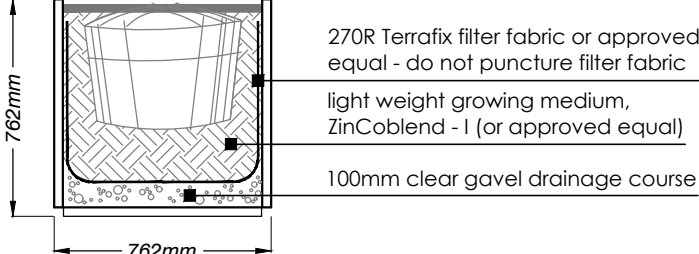
MODEL: PS-230-AL-30x30x30
MATERIALS: All welded aluminum, powdercoated body with flush mount base
COLOUR: Black (or approved equal)
QUANTITY: 13 - See L-2 and L-5 for layout

SUPPLIED BY: Hauser Site Furniture
Contact: Trudy Walker
P: 1-416-909-1059

PLAN

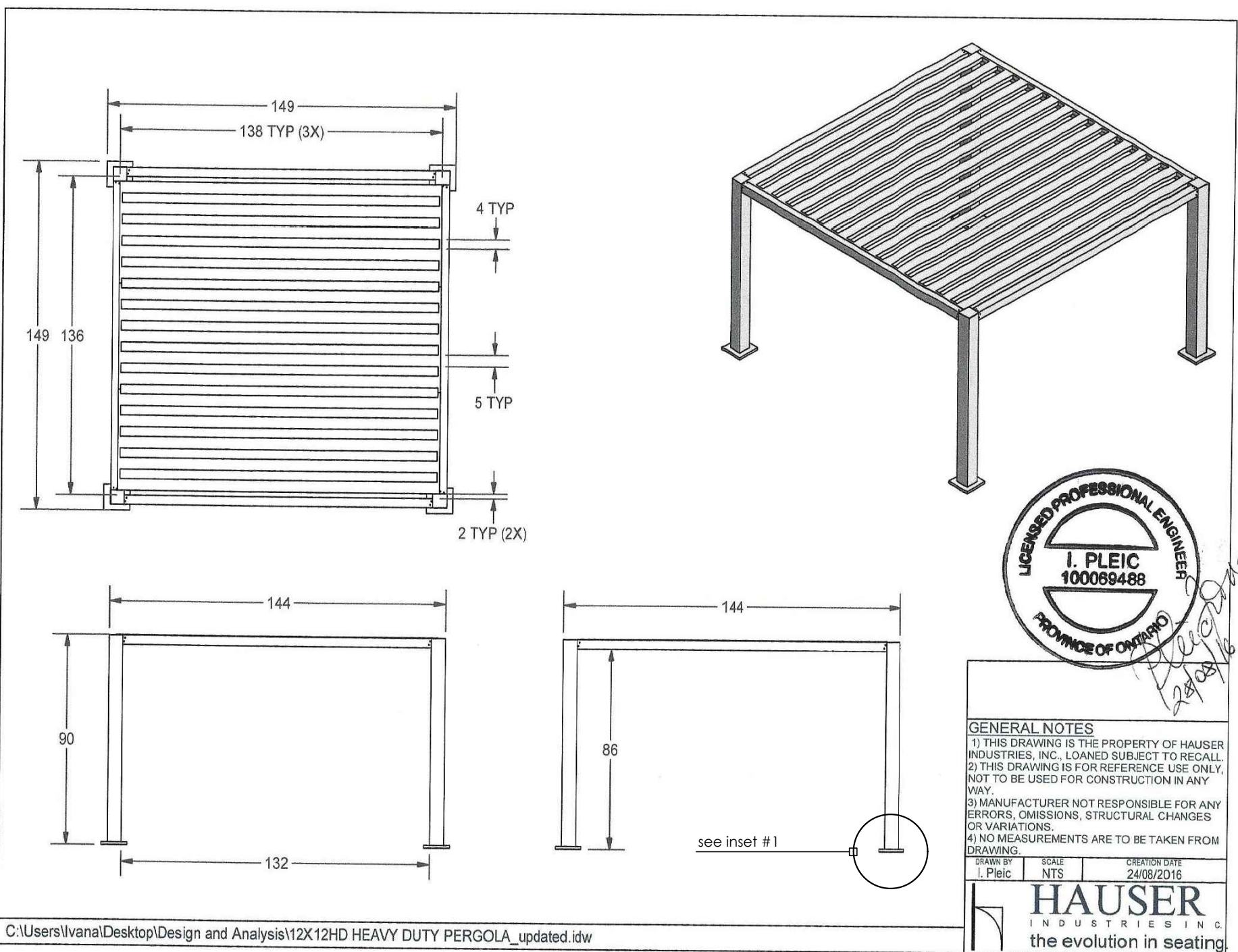


SECTION



Aluminum Planters by Hauser - (or approved equal)

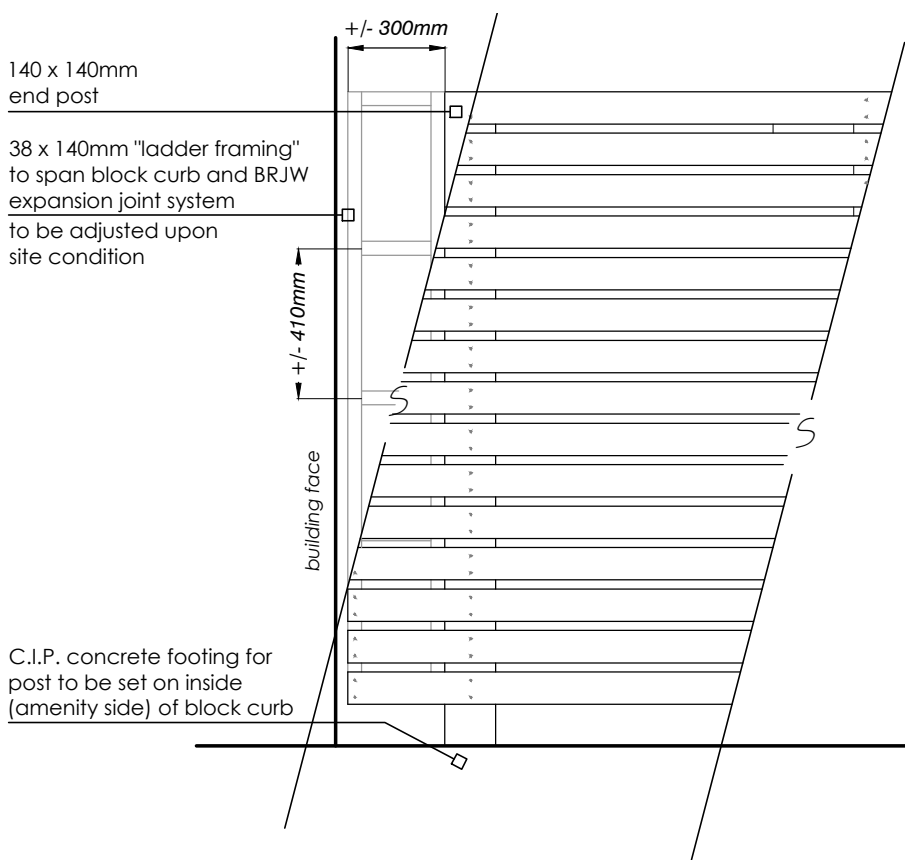
SCALE: NTS



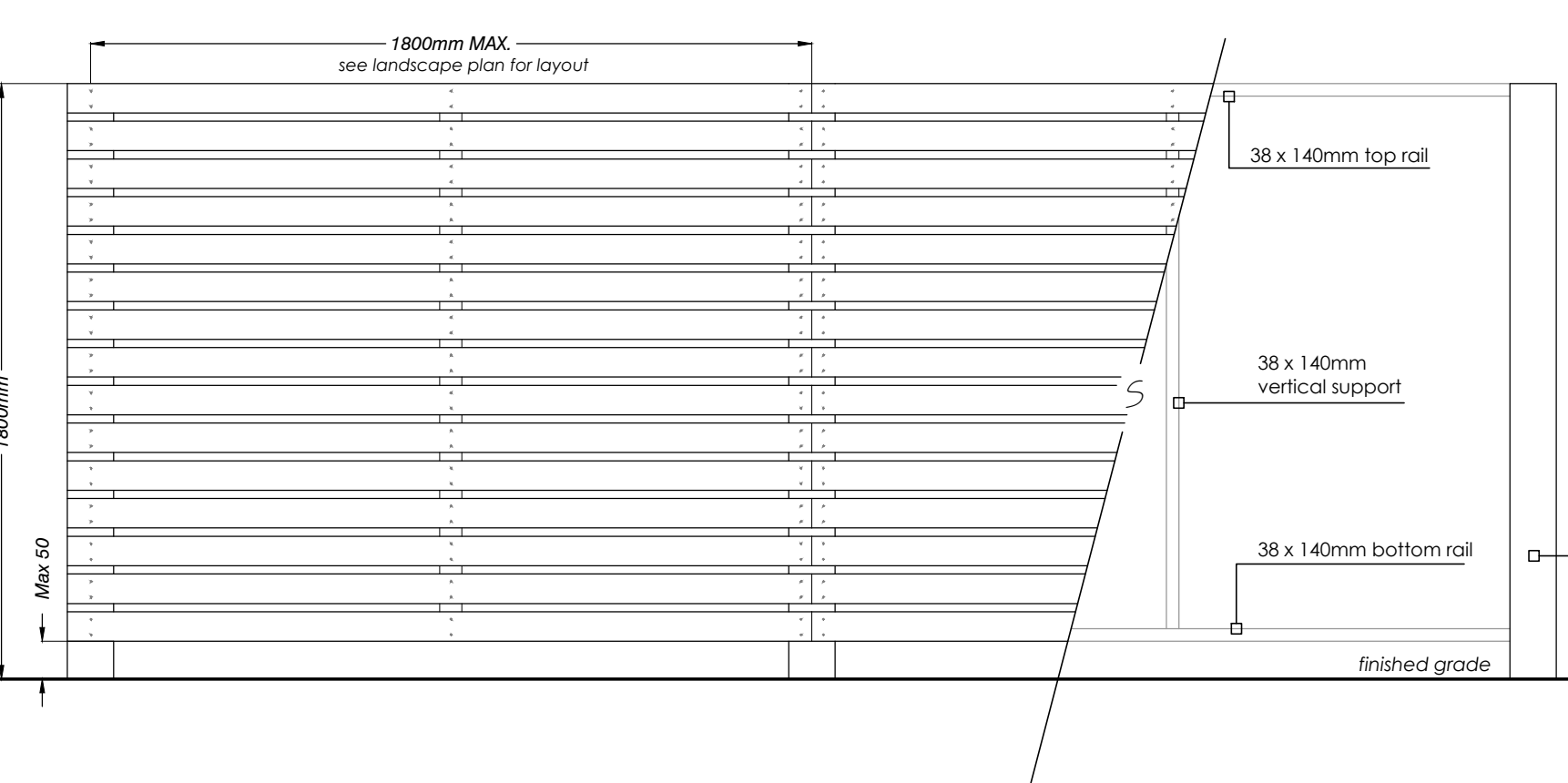
Pergola by Hauser Site Furniture (or approved equal)

SCALE: NTS

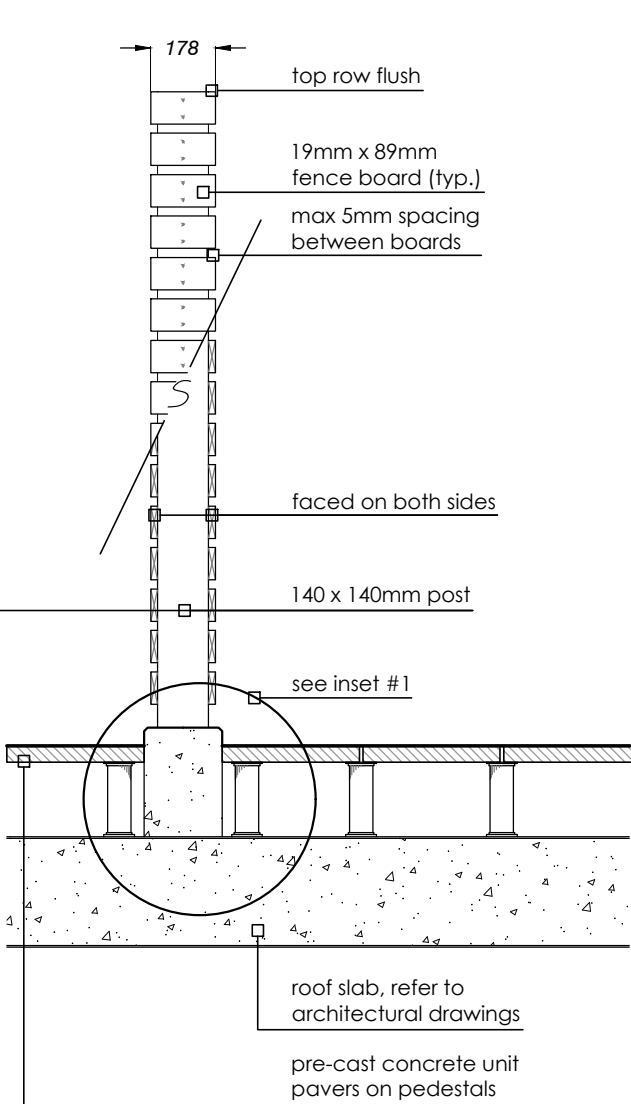
ELEVATION - AT BLOCK CURB



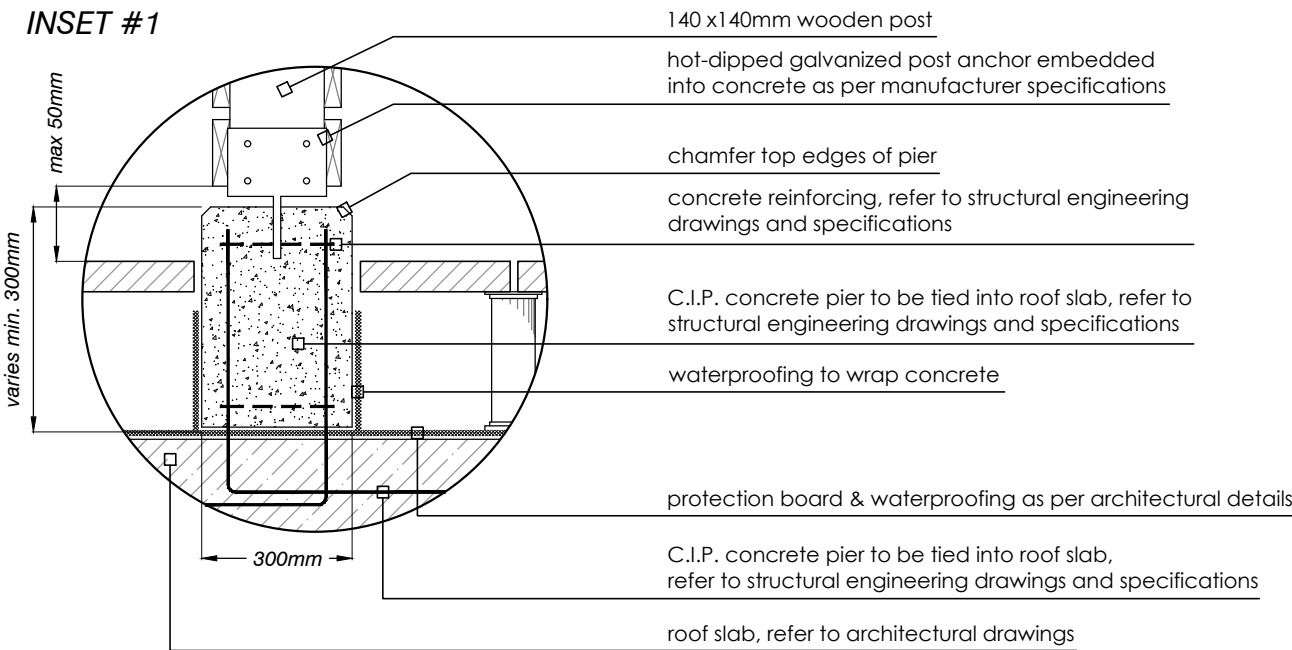
ELEVATION - TYP.



SECTION



INSET #1



NOTES

- Detail to be reviewed and approved by structural engineer prior to construction.
- All materials, components and workmanship to conform to building and local by-laws.
- All wood to be clear western red cedar (or approved equal) and selected mainly for good appearance. All members shall be free of wane and bark pockets. All torn grain shall be eliminated by sanding and planing. Stained with clear exterior stain.
- All wood to bear lumber grading stamp.
- All fasteners shall have exterior grade finishes suitable for use with clear western red cedar.
- All galvanizing to be hot dipped in conformance to CSA standard C154.
- Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
- Lumber sizes are actual sizes rather than nominal sizes.
- Concrete to have minimum compressive strength of 25 Mpa @ 28 days with 5-7% air entrainment.
- See landscape plan for privacy screen location.

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L-6

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2018-05-28	Issued for client review
2	2020-11-18	Issued for submission
3	2021-02-22	Issued for submission

STAMP



CLIENT
DMS Property Management Ltd.

MUNICIPALITY
City of Barrie

PROJECT
Coral Sophia Lane
115 Bayfield Street

MUNICIPAL FILE NUMBER

SHEET
Rooftop Details

L-6

adesso design inc.
landscape architecture



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