

DENSITY REQUIREMENTS (RESIDENTIAL DEVELOPMENT)

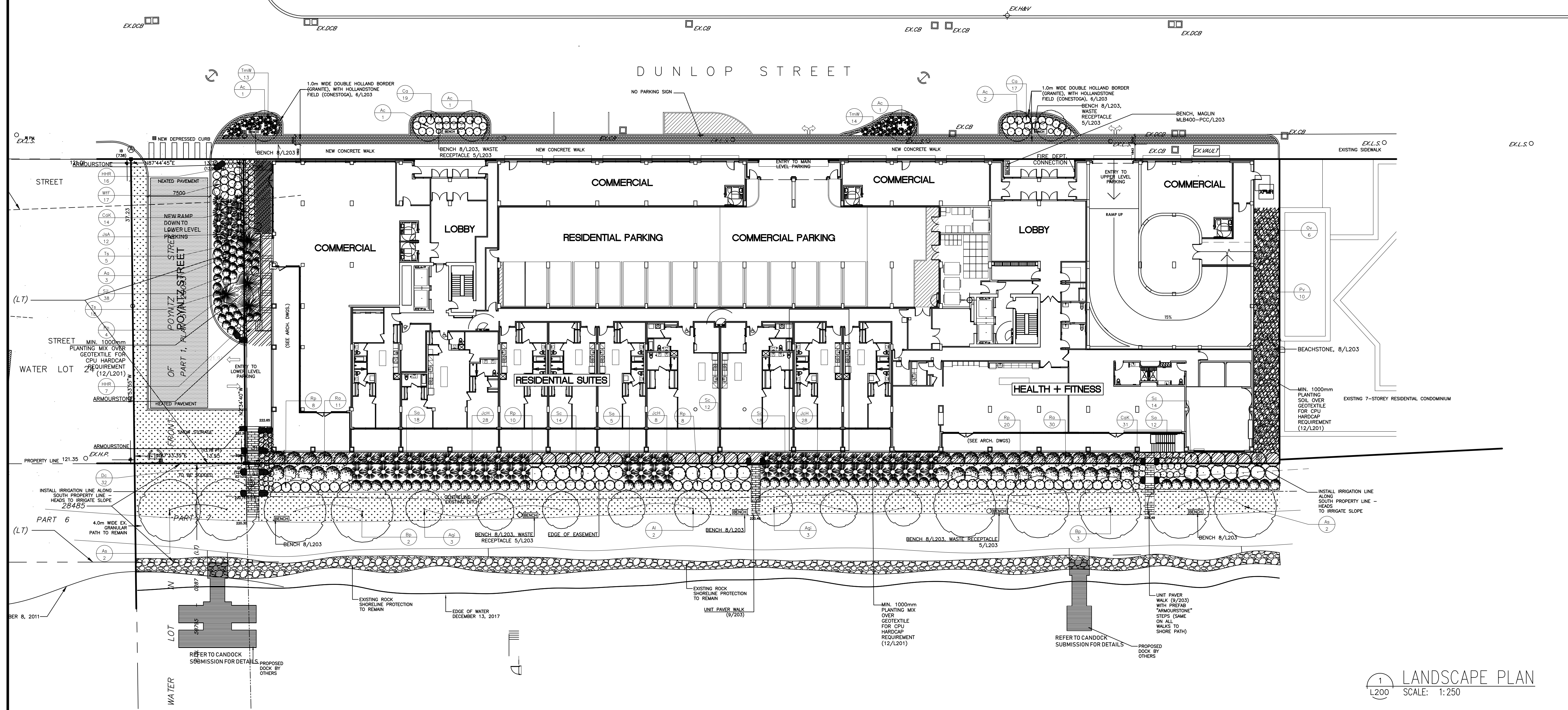
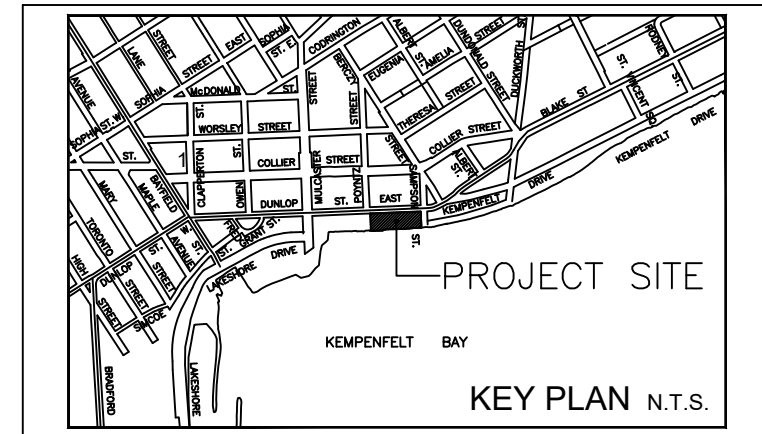
INCLUDES PROPERTY AND ROOF GARDENS, EXCLUDES DUNLOP STREETSCAPE

TYPE	SITE AREA	FACTOR	NO. REQ'D	NO. PROVIDED	
				EXCLUDING SOUTH SIDE	INCLUDING SOUTH SIDE
DECIDUOUS TREE	5212.5m ²	200	26	11	26
CONIFEROUS TREE	5212.5m ²	400	13	4	4
DECIDUOUS SHRUB	5212.5m ²	100	52	55	235
CONIFEROUS SHRUB	5212.5m ²	200	26	12	76

NORTH SIDE, DUNLOP STREET, PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTBALL SPACING
DECIDUOUS TREES					
Ac*	6	Amelanchier canadensis	SHADBLOW SERVICEBERRY	50MM CAL	B&B
DECIDUOUS SHRUBS					
Ca	36	Cotoneaster apiculatus	CRANBERRY COTONEASTER	2 GAL	POT
CONIFEROUS SHRUBS					
TrmD	27	Taxus x media 'Densiformis'	DENSE YEW	60CM	POT

NOTE: * INDICATES NATIVE PLANT



No	Date	Description
9	17 OCT 19	COORDINATE WITH ARCHITECTURALS & CIVIL
8	30 JUL 19	RESPOND TO CPU COMMENTS
7	14 MAY 19	COORDINATE WITH ARCHITECTURALS
6	18 MAR 19	UPDATED DOCKS & POYNTZ ST.
5	24 JAN 19	UPDATED UNIT PAVER NOTES
4	03 JAN 19	REVISED BASED ON NEW BASE PLANS
3	30 OCT 18	REVISED BASED ON NEW BASE PLANS
2	22 JUL 18	UPDATED BASE PLANS
1	06 JUN 18	RESPOND TO CITY COMMENTS

Revisions:

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LANDSCAPE PLAN
SCALE: 1:250

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
 - GRADES WITHIN THE SITE AND AT PROPERTY LINE SHALL NOT EXCEED A 3:1 SLOPE.
 - THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND SERVICES AND UTILITIES STAKED OUT PRIOR TO PLANTING.
- TOPSOIL & FINISH GRADING:**
- ALL SOIL SHALL BE TESTED BY A QUALIFIED TESTING LABORATORY AT THE SOURCE BEFORE DELIVERY TO THE SITE.
 - THE CONTRACTOR IS RESPONSIBLE FOR AMENDMENTS AS RECOMMENDED BY THE SOIL TESTING LABORATORY.
 - TOPSOIL IS TO BE FREE OF SUBSOIL, STONES 50MM IN DIAMETER OF LARGER, ROOTS, WEEDS, DEBRIS AND TOXIC MATERIAL.
 - CONTRACTOR TO VERIFY THAT GRADES ARE CORRECT PRIOR TO PLACEMENT OF TOPSOIL.
 - CULTIVATE THE ENTIRE AREA TO RECEIVE TOPSOIL TO A MINIMUM DEPTH OF 100MM.
 - GRADE SOIL, ELIMINATING UNEVEN AREAS AND LOW SPOTS TO ENSURE POSITIVE DRAINAGE.
 - SPREAD TOPSOIL TO THE FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENT:
150mm FOR SOODED AND SEEDED AREAS
450mm FOR SHRUB BEDS
900mm FOR TREE PLANTING AREAS
 - TOPSOIL FOR SOODED AREAS AND PLANTING BEDS TO CONSIST OF:
50-60% SAND
6-10% CLAY
20-40% SILT
2-5% ORGANIC MATTER
PH OF 7.5 OR LESS
- PLANTING:**
- THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS ON THE PLANT LIST.
 - EXCAVATE AND PROVIDE PLANTING SOILS TO DEPTHS INDICATED BY PLANTING DETAILS.
 - ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC SPECIFICATIONS AND STANDARDS.
 - THE CONTRACTOR IS TO ENSURE THAT NO OPEN TREE PITS ARE LEFT UNATTENDED ON SITE.
 - ALL EVERGREENS ARE TO BE WRAPPED THE FIRST WINTER AT THE EXPENSE OF THE CONTRACTOR.
- WARRANTY:**
- ALL MATERIALS AND WORKMANSHIP TO BE GUARANTEED FOR ONE FULL YEAR FROM SUBSTANTIAL COMPLETION OF WORK.
 - THE CONTRACTOR IS TO REMEDY ANY DEFECTS AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WITHIN A PERIOD OF ONE YEAR. ALL PLANT MATERIAL USED AS REPLACEMENTS SHALL BE OF THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR ORIGINAL MATERIALS.

WEST SIDE PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTBALL SPACING
DECIDUOUS TREES					
As*	2	Acer saccharum	SUGAR MAPLE	60MM CAL	B&B/WB 8.0 m
Aa*	3	Amelanchier alnifolia	SASKATOON BERRY	50MM CAL	B&B/WB 4.0 m
5 SUB-TOTAL					
CONIFEROUS TREES					
Pp	4	Picea pungens	COLORADO SPRUCE	2.0 m HIGH	B&B/WB 3.0 m
4 SUB-TOTAL					
DECIDUOUS SHRUBS					
SJL	38	Spiraea japonica 'Little Princess'	LITTLE PRINCESS SPIREA	50CM	POT 1.0m
WFF	17	Weigela florida 'Folius Purpureis'	PURPLE WEIGELA	50CM	POT 1.0m
55 SUB-TOTAL					
CONIFEROUS SHRUBS					
Jsa	12	Juniperus sabina 'Arcadia'	ARCADIA JUNIPER	50CM	POT 1.5 m
12 SUB-TOTAL					
ORNAMENTAL GRASSES					
CaK	17	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	2 GAL	POT 0.8 m
PERENNIALS					
HHR	23	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	1 GAL	POT 0.6 m
Tp	23	Thymus pseudolanuginosus	WOOLLY THYME	1 GAL	POT 1.0 m
NOTE: * INDICATES NATIVE PLANT					

EAST SIDE PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTBALL SPACING
DECIDUOUS TREES					
Ov*	6	Ostrya virginiana	IRONWOOD	60MM CAL	B&B/WB 5.0 m
VINES					
Pv*	10	Parthenocissus inserta	VIRGINIA CREEPER	1 GAL	POT 3.0 m
NOTE: * INDICATES NATIVE PLANT					

SOUTH SIDE (WATERFRONT) PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTBALL SPACING
DECIDUOUS TREES					
AgI	6	Acer ginnala	AMUR MAPLE	50MM CAL	B&B 8.0 m
As*	2	Acer saccharum	SUGAR MAPLE	60MM CAL	B&B/WB 7.5 m
Al*	2	Amelanchier laevis	ALLEGHENY SERVICEBERRY	50MM CAL	B&B 6.0 m
Bp*	5	Betula papyrifera	PAPER BIRCH	60MM CAL	B&B/WB 8.0 m
15 SUB-TOTAL					
DECIDUOUS SHRUBS					
Ra*	41	Rhus aromatica	FRAGRANT SUMAC	60CM	POT 1.8 m
Rp*	46	Rosa palustris	SWAMP ROSE	3 GAL	POT 1.0 m
Sc*	40	Salix cordata	HEART LEAVED WILLOW	60CM	POT 1.8 m
Sa*	53	Symphoricarpos albus	SNOWBERRY	60CM	POT 1.0 m
180 SUB-TOTAL					
CONIFEROUS SHRUBS					
JcH	64	Juniperus chinensis 'Hetzi'	HETZ JUNIPER	50CM	POT 1.5 m
64 SUB-TOTAL					
ORNAMENTAL GRASSES					
CaK	31	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	2 GAL	POT 0.8 m
Dc*	32	Deschampsia caespitosa	TUFTED HAIR GRASS	2 GAL	POT 0.6 m
NOTE: * INDICATES NATIVE PLANT					

SITE PLAN FIXTURES

QTY	UNIT	ITEM	MODEL	MANUFACTURER
DUNLOP STREETSCAPE				
3	EACH	BENCH	MLB100-PCC	MAGLIN
2	EACH	WASTE RECEPTACLES	MLWR200-20	MAGLIN
DUNLOP SITE				
1	EACH	BENCH	MLB400-RG	MAGLIN
WATERFRONT TRAIL				
5	EACH	BENCH	MLB100-PCC	MAGLIN
2	EACH	WASTE RECEPTACLES	MLWR200-20	MAGLIN

LANDSCAPE LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- PERENNIALS
- SOODED AREA
- UNIT PAVING SITE
- WASHED BEACHSTONE
- UNIT PAVING CITY BOULEVARD
- ARMOURSTONE
- CPU HARDCAP REQUIREMENT

AALTO DEVELOPMENT INC.

WATERFRONT CONDO

185 DUNLOP STREET
BARRIE, ONTARIO

LANDSCAPE PLAN

File No.: D11-001-2018

Scale: 1:250

Date: 24 NOVEMBER 2017

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