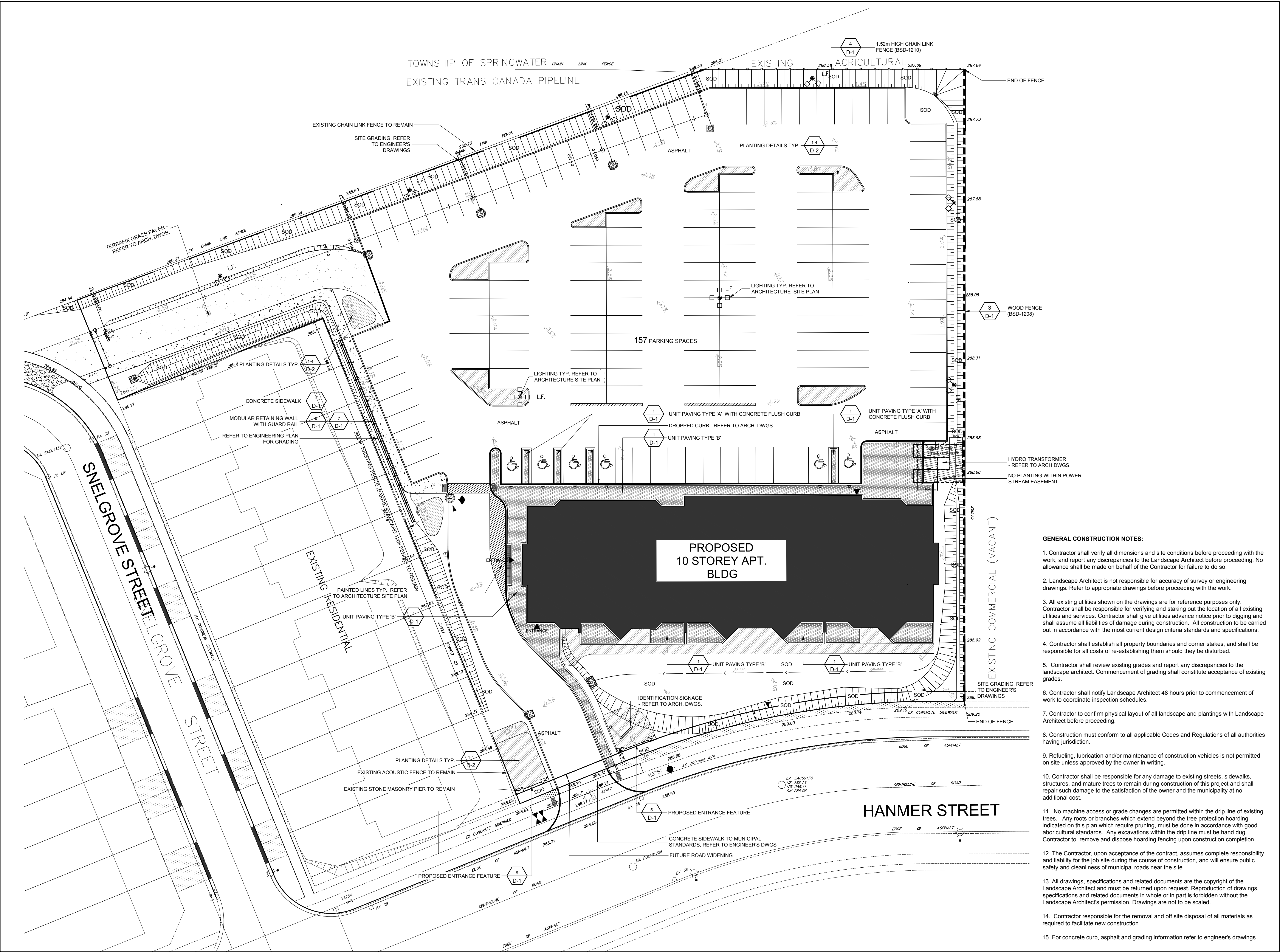




LEGEND:

1	DETAIL #	E1	ENLARGEMENT#
D-1	SHEET #	D-1	SHEET #
[Pattern]	UNIT PAVING - UNILOCK EUROPAVER RANDOM PATTERN 'B' - SOLDIER COURSE USING EUROPAVER 150mm x 150mm UNIT		
[Pattern]	CONCRETE PAVING		
[Pattern]	PLANTING BED		
[Symbol]	CHAIN LINK FENCE (BSD-1210)		
[Symbol]	WOOD FENCE (BSD-1208)		
[Symbol]	LIGHT POLE		
[Symbol]	TRANSFORMER		

R4	RE-ISSUED FOR SPA	SEPT 19/17	CB
R3	ISSUED FOR SITE PLAN APPROVAL	JUN 22/17	AS
R2	ISSUED FOR SITE PLAN APPROVAL	MAR 14/17	MH
R1	ISSUED FOR SITE PLAN APPROVAL	OCT 13/16	SS
Rev.	revision	date	by

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reviewed by JS
date OCTOBER.2016
scale 1:250

drawn by MH

drawing title
LANDSCAPE PLAN

drawing number
L-1
client
MOOREGATE ESTATES INC. c/o FERNBROOK HOMES

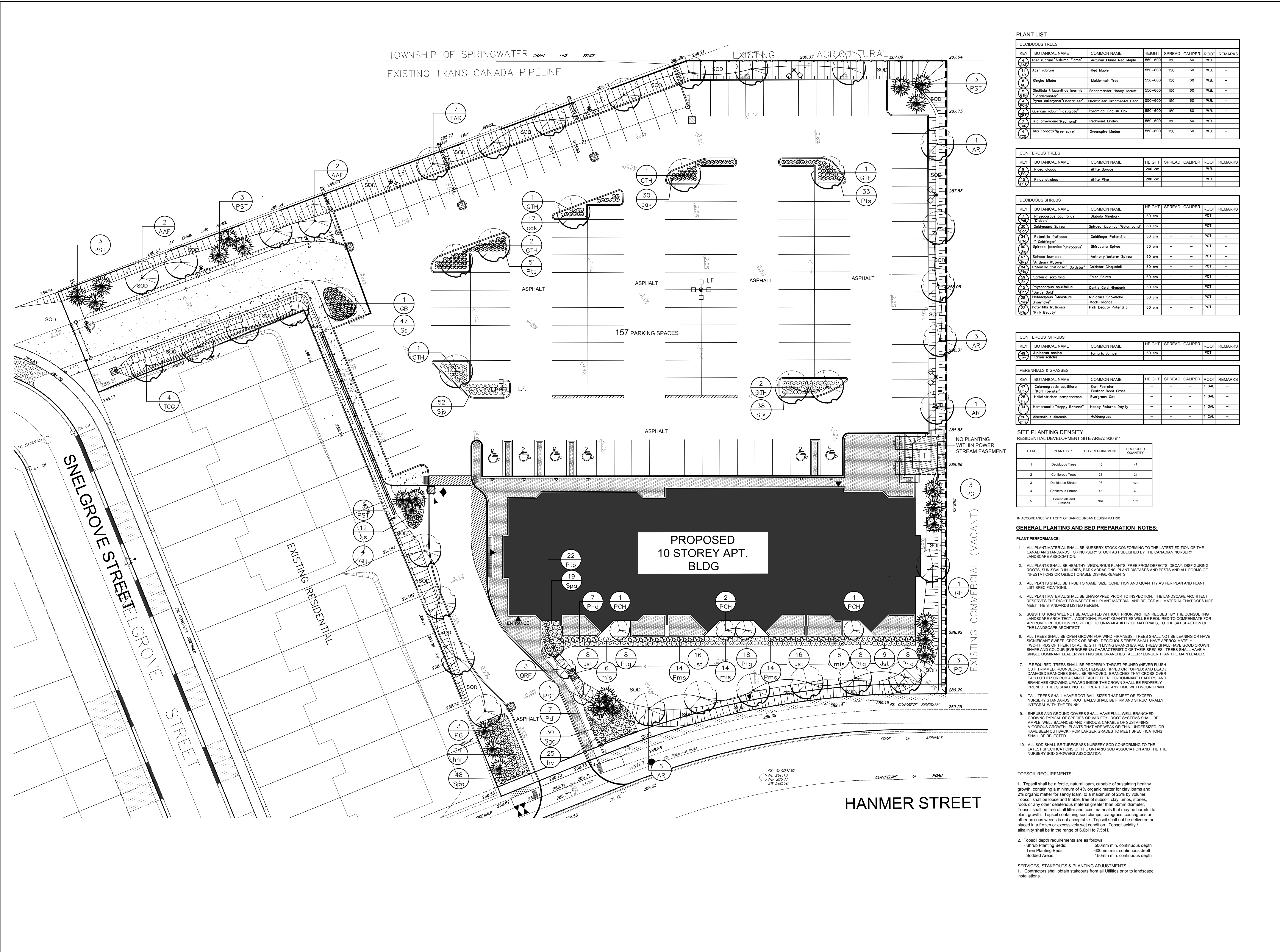
project title
30 HANMER STREET

project number
2016-067

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concord, ontario L4K 3M8
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- GENERAL CONSTRUCTION NOTES:**
- Contractor shall verify all dimensions and site conditions before proceeding with the work, and report any discrepancies to the Landscape Architect before proceeding. No allowance shall be made on behalf of the Contractor for failure to do so.
 - Landscape Architect is not responsible for accuracy of survey or engineering drawings. Refer to appropriate drawings before proceeding with the work.
 - All existing utilities shown on the drawings are for reference purposes only. Contractor shall be responsible for verifying and staking out the location of all existing utilities and services. Contractor shall give utilities advance notice prior to digging and shall assume all liabilities of damage during construction. All construction to be carried out in accordance with the most current design criteria standards and specifications.
 - Contractor shall establish all property boundaries and corner stakes, and shall be responsible for all costs of re-establishing them should they be disturbed.
 - Contractor shall review existing grades and report any discrepancies to the landscape architect. Commencement of grading shall constitute acceptance of existing grades.
 - Contractor shall notify Landscape Architect 48 hours prior to commencement of work to coordinate inspection schedules.
 - Contractor to confirm physical layout of all landscape and plantings with Landscape Architect before proceeding.
 - Construction must conform to all applicable Codes and Regulations of all authorities having jurisdiction.
 - Refueling, lubrication and/or maintenance of construction vehicles is not permitted on site unless approved by the owner in writing.
 - Contractor shall be responsible for any damage to existing streets, sidewalks, structures, and mature trees to remain during construction of this project and shall repair such damage to the satisfaction of the owner and the municipality at no additional cost.
 - No machine access or grade changes are permitted within the drip line of existing trees. Any roots or branches which extend beyond the tree protection hoarding indicated on this plan which require pruning, must be done in accordance with good arboricultural standards. Any excavations within the drip line must be hand dug. Contractor to remove and dispose hoarding fencing upon construction completion.
 - The Contractor, upon acceptance of the contract, assumes complete responsibility and liability for the job site during the course of construction, and will ensure public safety and cleanliness of municipal roads near the site.
 - All drawings, specifications and related documents are the copyright of the Landscape Architect and must be returned upon request. Reproduction of drawings, specifications and related documents in whole or in part is forbidden without the Landscape Architect's permission. Drawings are not to be scaled.
 - Contractor responsible for the removal and off site disposal of all materials as required to facilitate new construction.
 - For concrete curb, asphalt and grading information refer to engineer's drawings.



DECIDUOUS TREES							
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
100	Acer rubrum "Autumn Flame"	Autumn Flame Red Maple	550-600	150	60	W.B.	-
11	Acer rubrum	Red Maple	550-600	150	60	W.B.	-
25	Ginkgo biloba	Maidenhair Tree	550-600	150	60	W.B.	-
26	Ostrya tricoenthes inermis	Shademoor Honey-locust	550-600	150	60	W.B.	-
27	"Shademoor"	Shademoor	550-600	150	60	W.B.	-
28	Pyrus calleryana "Chanticleer"	Chanticleer Ornamental Pear	550-600	150	60	W.B.	-
29	Quercus robur "Fastigiata"	Pyramidal English Oak	550-600	150	60	W.B.	-
30	Tilia americana "Redmond"	Redmond Linden	550-600	150	60	W.B.	-
31	Tilia cordata "Greenspire"	Greenspire Linden	550-600	150	60	W.B.	-

CONIFEROUS TREES							
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
32	Picea glauca	White Spruce	200 cm	-	-	W.B.	-
33	Pinus strobus	White Pine	200 cm	-	-	W.B.	-

DECIDUOUS SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
34	Physocarpus opulifolius	Diabola Ninebark	60 cm	-	-	POT	-
35	"Yoshino"	Yoshino	60 cm	-	-	POT	-
36	Goldmound Spiraea	Spiraea Japonica "Goldmound"	60 cm	-	-	POT	-
37	Potentilla fruticosa	Goldfinger Potentilla	60 cm	-	-	POT	-
38	"Goldfinger"	Goldfinger	60 cm	-	-	POT	-
39	Spiraea japonica "Shirobana"	Shirobana Spiraea	60 cm	-	-	POT	-
40	Spiraea japonica	Spiraea	60 cm	-	-	POT	-
41	Spiraea bumalda	Anthony Waterer Spiraea	60 cm	-	-	POT	-
42	"Anthony Waterer"	Anthony Waterer	60 cm	-	-	POT	-
43	Potentilla fruticosa "Goldstar"	Goldstar Cinquefoil	60 cm	-	-	POT	-
44	Sorbaria sorbifolia	False Spiraea	60 cm	-	-	POT	-
45	Physocarpus opulifolius	Dan's Gold Ninebark	60 cm	-	-	POT	-
46	"Dan's Gold"	Dan's Gold	60 cm	-	-	POT	-
47	Philadelphus miniature	Miniature Snowflake	60 cm	-	-	POT	-
48	"Snowflake"	Mock-orange	60 cm	-	-	POT	-
49	Potentilla fruticosa	Pink Beauty Potentilla	60 cm	-	-	POT	-
50	"Pink Beauty"	Pink Beauty	60 cm	-	-	POT	-

CONIFEROUS SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
51	Juniperus horizontalis	Tamarisk Juniper	60 cm	-	-	POT	-

PERENNIALS & GRASSES							
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	REMARKS
52	Colonygrass	Karl Forester	-	-	-	1 GAL	-
53	"Karl Forester"	Evergreen Oat	-	-	-	1 GAL	-
54	Helictotrichon sempervirens	Happy Returns Daylily	-	-	-	1 GAL	-
55	Hemerocallis "Happy Returns"	Happy Returns Daylily	-	-	-	1 GAL	-
56	Miscanthus sinensis	Moldenegrass	-	-	-	1 GAL	-

SITE PLANTING DENSITY
RESIDENTIAL DEVELOPMENT SITE AREA: 930 m²

ITEM	PLANT TYPE	CITY REQUIREMENT	PROPOSED QUANTITY
1	Deciduous Trees	46	47
2	Coniferous Trees	23	24
3	Deciduous Shrubs	93	470
4	Coniferous Shrubs	46	49
5	Perennials and Grasses	N/A	132

IN ACCORDANCE WITH CITY OF BARRIE URBAN DESIGN MATRIX

GENERAL PLANTING AND BED PREPARATION NOTES:

PLANT PERFORMANCE:

- ALL PLANT MATERIAL SHALL BE NURSERY STOCK CONFORMING TO THE LATEST EDITION OF THE CANADIAN STANDARDS FOR NURSERY STOCK AS PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE HEALTHY, VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUNSCALD INJURIES, BARK ABRASIONS, PLANT DISEASES AND PESTS AND ALL FORMS OF INFESTATIONS OR OBJECTIONABLE DISFIGUREMENTS.
- ALL PLANTS SHALL BE TRUE TO NAME, SIZE, CONDITION AND QUANTITY AS PER PLAN AND PLANT LIST SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE UNWRAPPED PRIOR TO INSPECTION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AND REJECT ALL MATERIAL THAT DOES NOT MEET THE STANDARDS LISTED HEREIN.
- SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN REQUEST BY THE CONSULTING LANDSCAPE ARCHITECT. ADDITIONAL PLANT QUANTITIES WILL BE REQUIRED TO COMPENSATE FOR APPROVED REDUCTION IN SIZE DUE TO UNAVAILABILITY OF MATERIALS. TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE OPEN-GROWN FOR WIND-FIRMNESS. TREES SHALL NOT BE LEANING OR HAVE SIGNIFICANT SNEER, CROOK OR BEND. DECIDUOUS TREES SHALL HAVE APPROXIMATELY TWO-THIRDS OF THEIR TOTAL HEIGHT IN LIVING BRANCHES. ALL TREES SHALL HAVE GOOD CROWN SHAPE AND COLOUR (EVERGREENS) CHARACTERISTIC OF THEIR SPECIES. TREES SHALL HAVE A SINGLE DOMINANT LEADER WITH NO SIDE BRANCHES TALLER, LONGER THAN THE MAIN LEADER.
- IF REQUIRED, TREES SHALL BE PROPERLY TARGET PRUNED NEVER FLUSH CUT, THINNED, ROUNDED OVER, HEDGED, TIPPED OR TOPPED AND DEAD / DAMAGED BRANCHES SHALL BE REMOVED. BRANCHES THAT CROSS-OVER EACH OTHER OR RUB AGAINST EACH OTHER, CO-DOMINANT LEADERS, AND BRANCHES GROWING UPWARD INSIDE THE CROWN SHALL BE PROPERLY PRUNED. TREES SHALL NOT BE TREATED AT ANY TIME WITH WOUND PAINT.
- TALL TREES SHALL HAVE ROOT BALL SIZES THAT MEET OR EXCEED NURSERY STANDARDS. ROOT BALLS SHALL BE FIRM AND STRUCTURALLY INTEGRAL WITH THE TRUNK.
- SHRUBS AND GROUND COVERS SHALL HAVE FULL, WELL BRANCHED CROWNS TYPICAL OF SPECIES OR VARIETY. ROOT SYSTEMS SHALL BE AMPLE, WELL-BALANCED AND FIBROUS, CAPABLE OF SUSTAINING VIGOROUS GROWTH. PLANTS THAT ARE WEAK OR THIN, UNDERSIZED, OR HAVE BEEN CUT BACK FROM LARGER GRADES TO MEET SPECIFICATIONS SHALL BE REJECTED.
- ALL SOD SHALL BE TURF GRASS NURSERY SOD CONFORMING TO THE LATEST SPECIFICATIONS OF THE ONTARIO SOD ASSOCIATION AND THE NURSERY SOD GROWERS ASSOCIATION.

TOPSOIL REQUIREMENTS:

- Topsoil shall be a fertile, natural loam, capable of sustaining healthy growth, containing a minimum of 4% organic matter for clay loams and 2% organic matter for sandy loam, to a maximum of 25% by volume. Topsoil shall be loose and friable, free of subsoil, clay lumps, stones, roots or any other deleterious material greater than 50mm diameter. Topsoil shall be free of all litter and toxic materials that may be harmful to plant growth. Topsoil containing sod clumps, crabgrass, couchgrass or other noxious weeds is not acceptable. Topsoil shall not be delivered or placed in a frozen or excessively wet condition. Topsoil acidity / alkalinity shall be in the range of 6.0pH to 7.5pH.
- Topsoil depth requirements are as follows:
 - Shrub Planting Beds: 500mm min. continuous depth
 - Tree Planting Beds: 600mm min. continuous depth
 - Sodded Areas: 150mm min. continuous depth

SERVICES, STAKEOUTS & PLANTING ADJUSTMENTS

- Contractors shall obtain stakeouts from all Utilities prior to landscape installations.

LEGEND:

1

D-1

DETAIL #

E1

ENLARGEMENT#

SHEET #

UNIT PAVING - UNLOCK EUROPAVER RANDOM PATTERN 'B' - SOLDIER COURSE USING EUROPAVER 150mm x 150mm UNIT

CONCRETE PAVING

PLANTING BED

CHAIN LINK FENCE (BSD-1210)

WOOD FENCE (BSD-1208)

LIGHT POLE

TRANSFORMER

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Rev.	revision	date	by

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reviewed by JS

drawn by MH

date OCTOBER 2016

scale 1:250

drawing title
PLANTING PLAN

drawing number
L-2

client
MOOREGATE ESTATES
INC. c/o FERNBROOK
HOMES

project title
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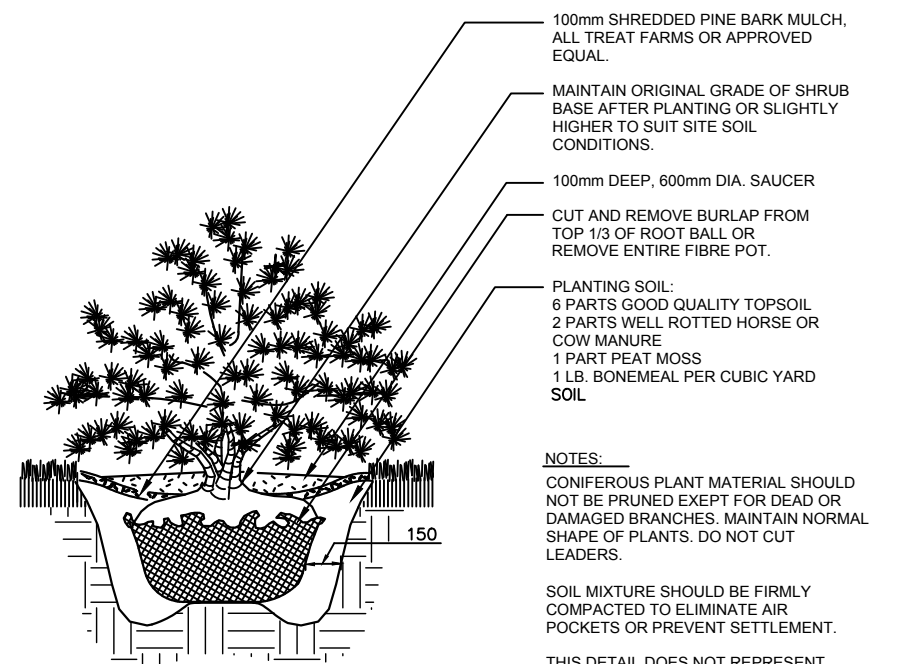
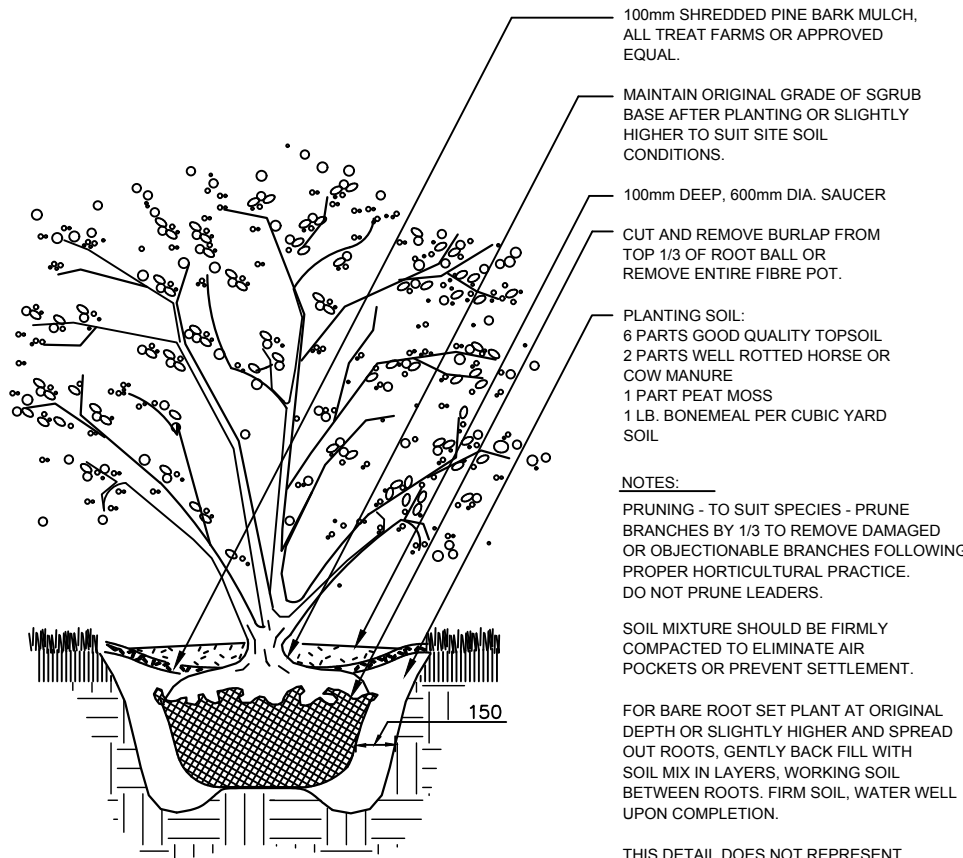
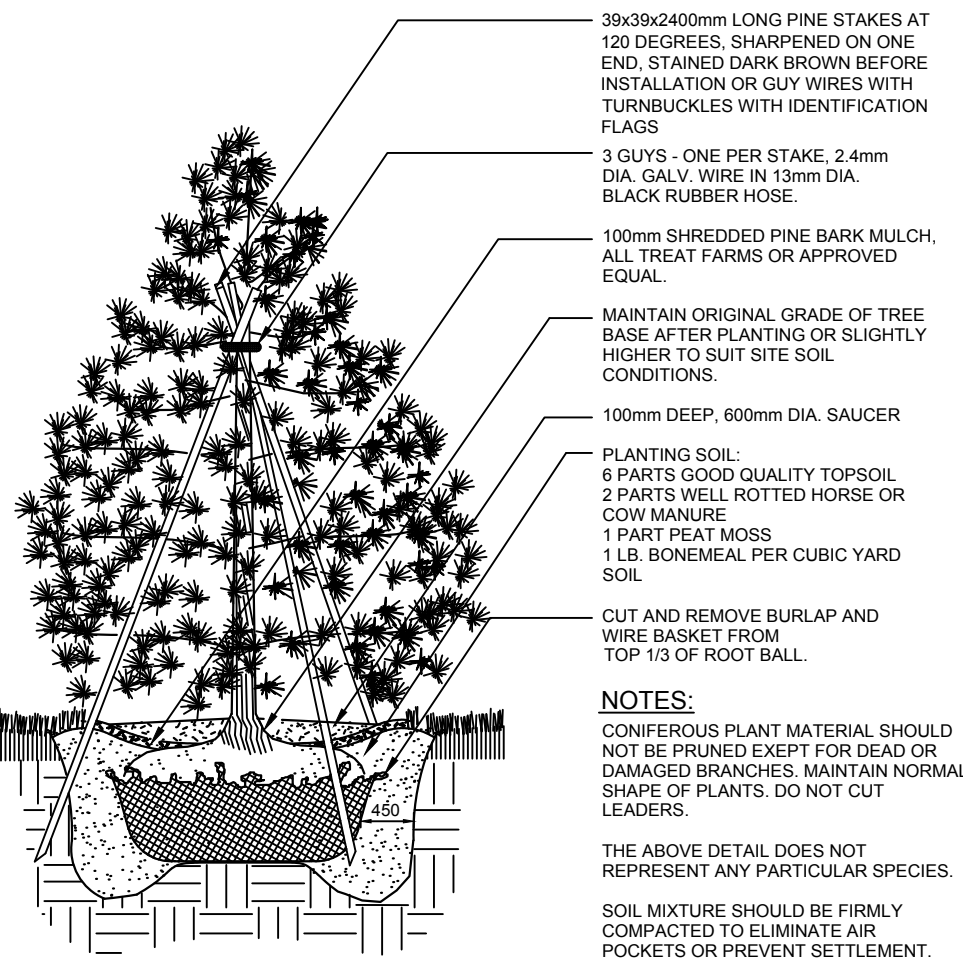
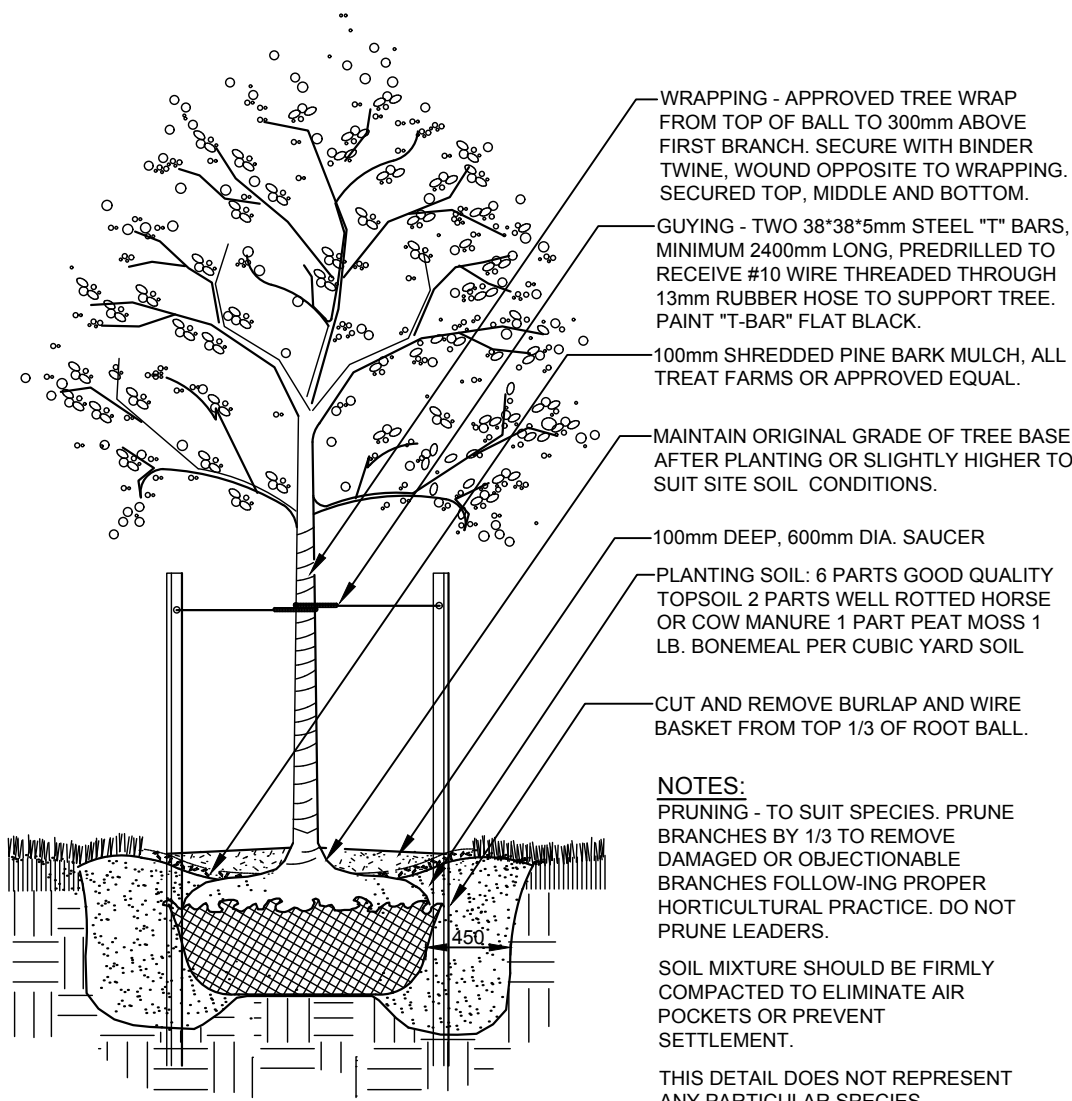
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date OCTOBER 2016
scale AS SHOWN

drawing title
DETAILS

drawing number
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