

46, 50, 52 & 56 PATTERSON RD BARRIE, ON

MUNICIPAL FILE:

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 382-19



KEY PLAN N.T.S.

DRAWING LIST:

LP-1	OVERALL LANDSCAPE PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS

CLIENT:

FARRAGE DEVELOPMENTS INC.
185 GOULDING AVENUE,
TORONTO, ON

MUNICIPALITY:



CITY OF BARRIE
70 COLLIER STREET, P.O. BOX 400,
BARRIE, ON
L4M 4T5

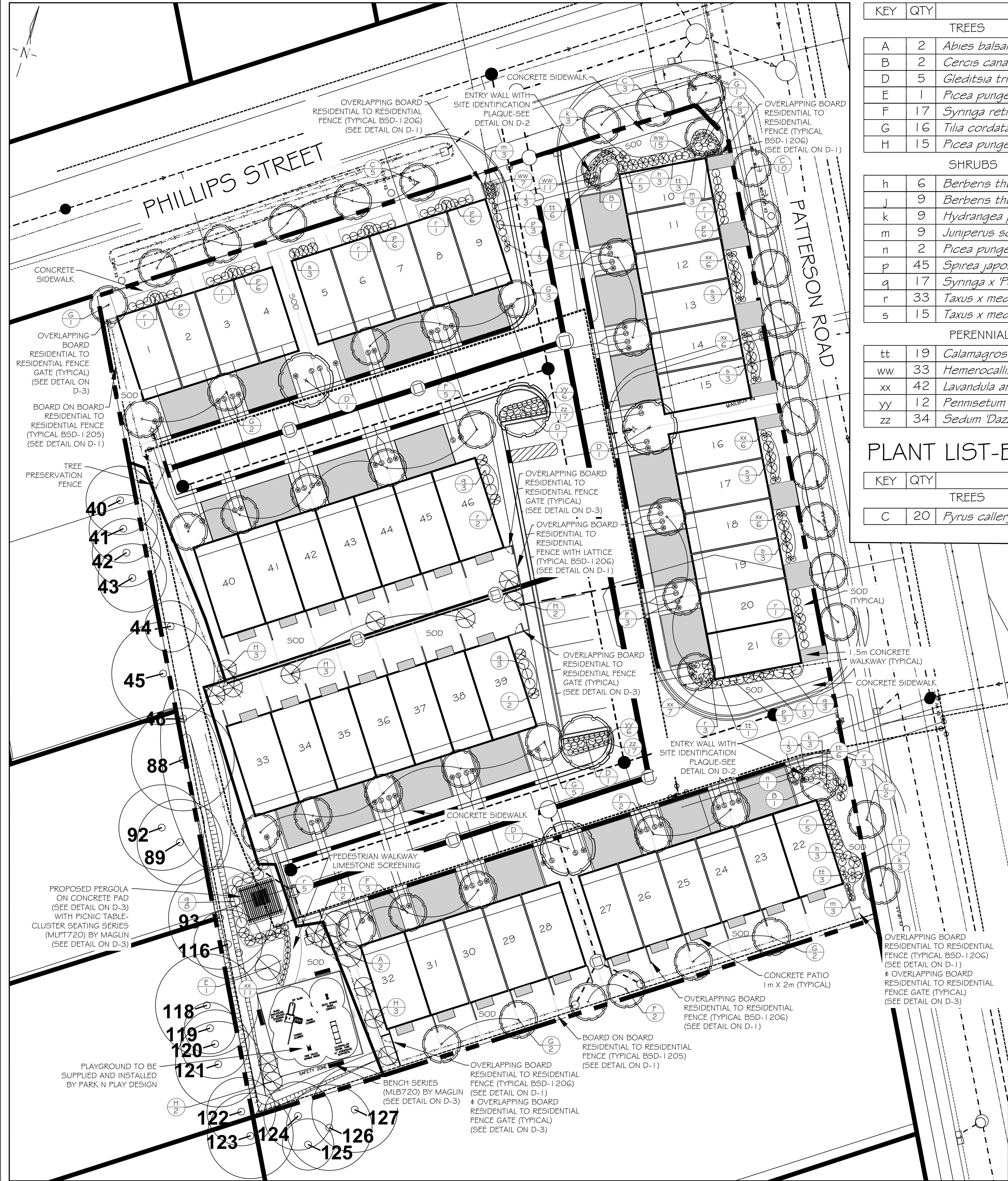
LANDSCAPE ARCHITECT:



LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS

OFFICE: 705-796-1122

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PLANT LIST-INTERNAL

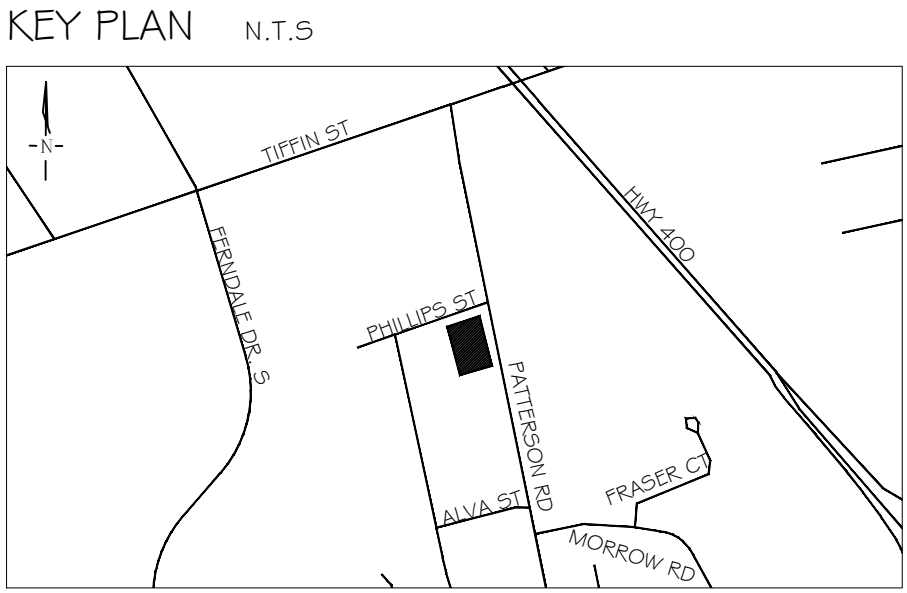
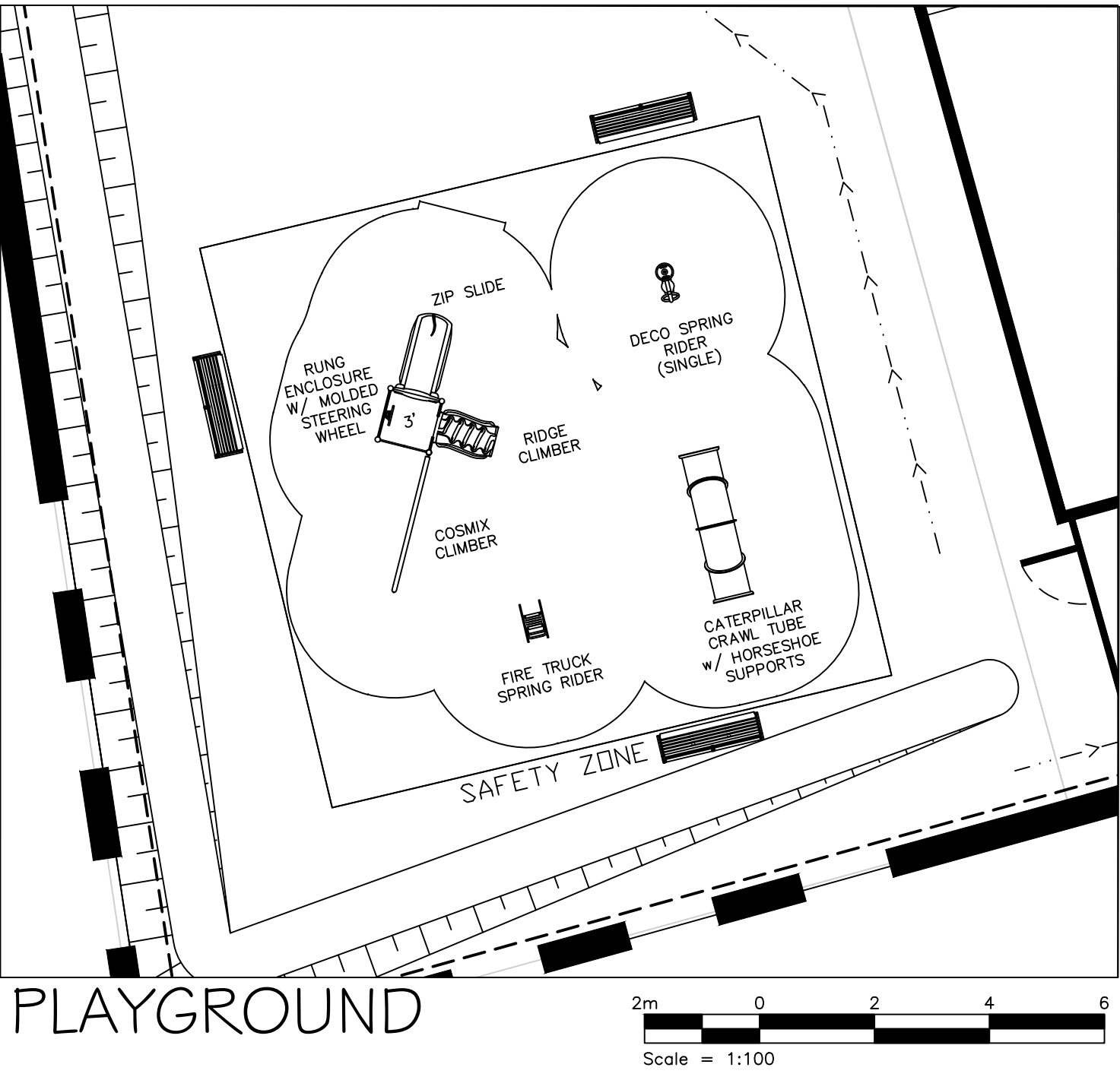
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
A	2	<i>Abies balsamea</i>	Balsam Fir	2m ht/WB
B	2	<i>Cercis canadensis</i>	Eastern Redbud	60mm cal/WB
D	5	<i>Gleditsia tricanthos</i> var <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	60mm cal/WB
E	1	<i>Picea pungens</i>	Colorado Blue Spruce	2m ht/WB
F	17	<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	60mm cal/WB
G	16	<i>Tilia cordata</i>	Little-Leaf Linden	60mm cal/WB
H	15	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Colorado Spruce	2m ht/WB
SHRUBS				
h	6	<i>Berberis thunbergii</i> 'Gentry'	Royal Burgundy Barberry	3 gal pot/60cm ht
j	9	<i>Berberis thunbergii</i> 'Concorde'	Concorde Japanese Barberry	2 gal pot/30cm ht
k	9	<i>Hydrangea paniculata</i> 'ILVOBO'	Bobo Hydrangea	3 gal pot/60cm ht
m	9	<i>Juniperus scopulorum</i> 'Blue Arrow'	Blue Arrow Juniper	10 gal pot/1.2m ht
n	2	<i>Picea pungens</i> 'Globosa'	Dwarf Globe Blue Spruce	5 gal pot/60cm ht
p	45	<i>Spirea japonica</i> 'Little Princess'	Little Princess Spirea	2 gal pot/60cm ht
q	17	<i>Syringa x 'Penda'</i>	Blooming Purple Lilac	2 gal pot/60cm ht
r	33	<i>Taxus x media</i> 'Densiflora'	Dense Spreading Yew	3 gal pot/60cm ht
s	15	<i>Taxus x media</i> 'Sunburst'	Sunburst Yew	3 gal pot/60cm ht

PERENNIALS				
tt	19	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal pot/30cm ht
ww	33	<i>Heimericallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	1 gal pot/30cm ht
xx	42	<i>Lavandula angustifolia</i> 'Munstead'	Munstead Lavender	1 gal pot/30cm ht
yy	12	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	1 gal pot/30cm ht
zz	34	<i>Sedum</i> 'Dazzleberry'	Dazzleberry Sedum	1 gal pot/30cm ht

PLANT LIST-EXTERNAL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
C	20	<i>Pyrus calleryana</i>	Bradford Pear	60mm cal/WB

PLANT DENSITY CALCULATIONS			
AREA: 7,385 SQUARE METERS		TYPE: RESIDENTIAL/TOWNHOMES	
REQUIRED MIN. TOTALS	PROPOSED TOTALS	VEGETATION TYPE	REQUIRED SIZING
37	40	DECIDUOUS TREES	60mm CAL
18	18	EVERGREEN TREES	2m HT
73	86	DECIDUOUS SHRUBS	0.6-1.2m HT
37	59	EVERGREEN SHRUBS	0.45m SPR / 1.2m HT



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- LEGEND**
- Proposed Deciduous Tree
 - Proposed Coniferous Tree
 - Proposed Deciduous Shrubs/Perennials
 - Proposed Coniferous Shrubs
 - Plant Key
 - Existing Trees to be Preserved (by Kuntz Forestry Consulting Inc.)

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1	AUG 28, 2019	E.F.	AS PER CITY COMMENTS
NO.	DATE	BY	REVISIONS

STAMP

ASSOCIATION OF LANDSCAPE ARCHITECTS
JAMES H. LAND
JAN 10 2020
MEMBER

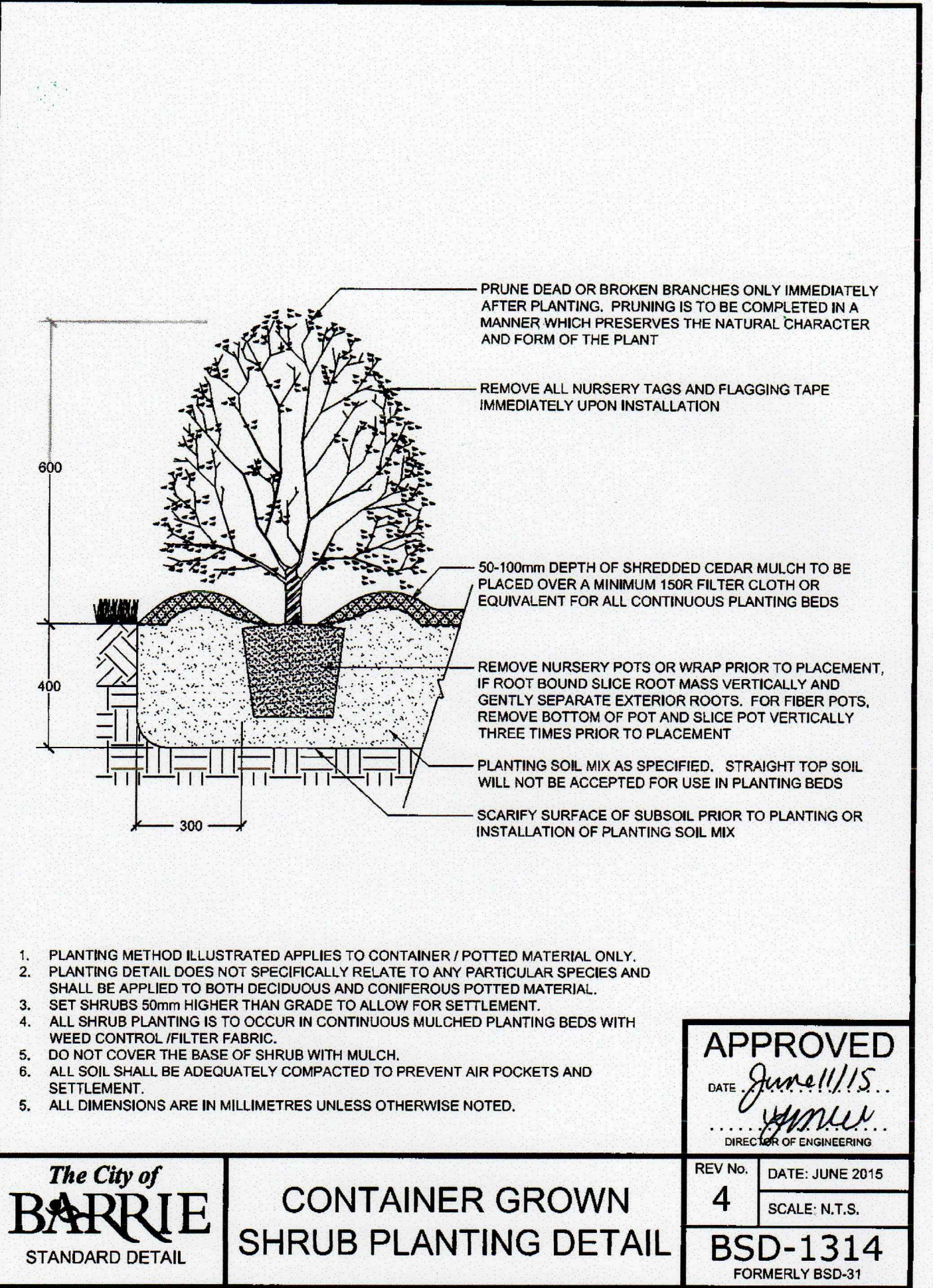
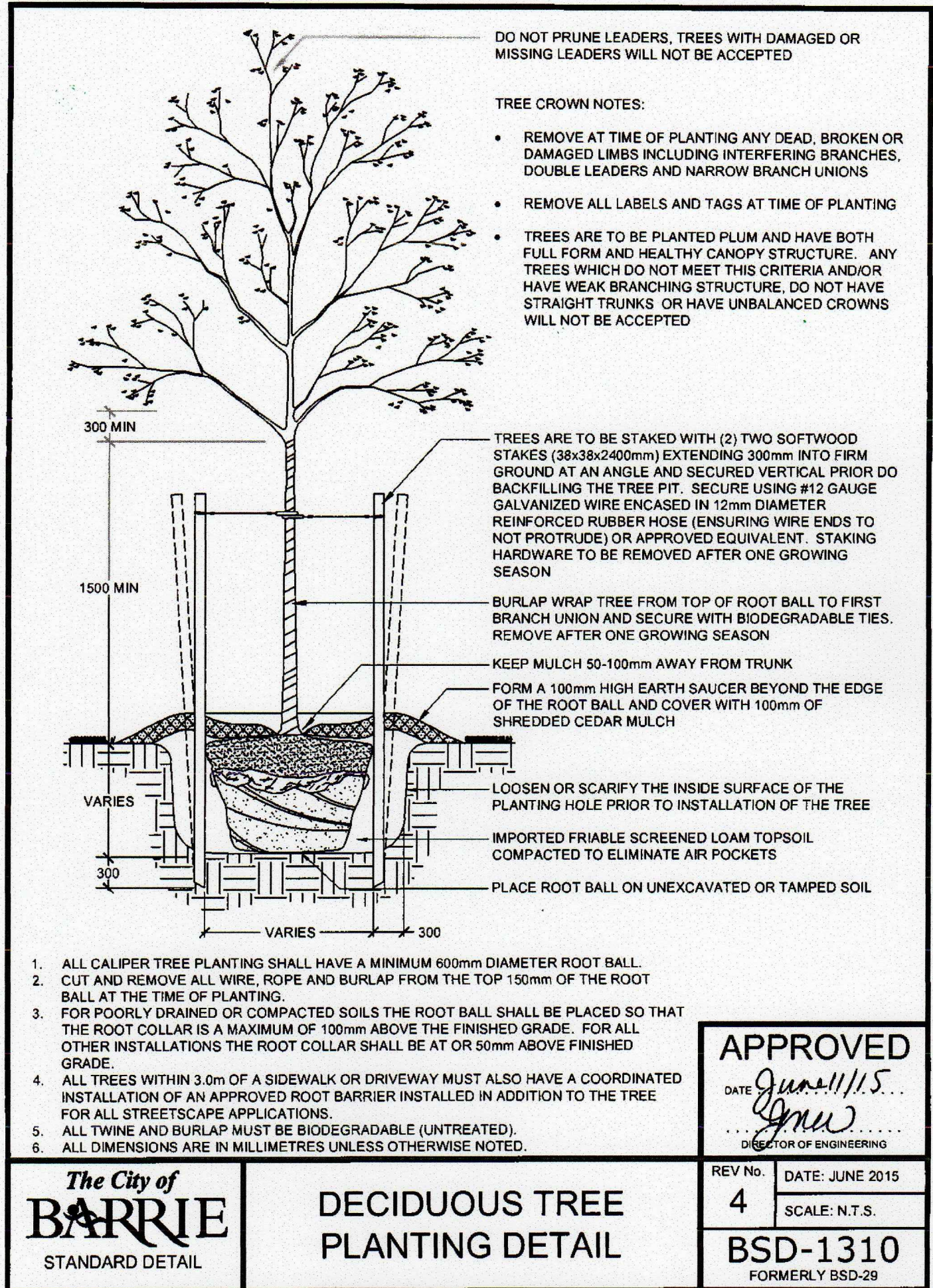
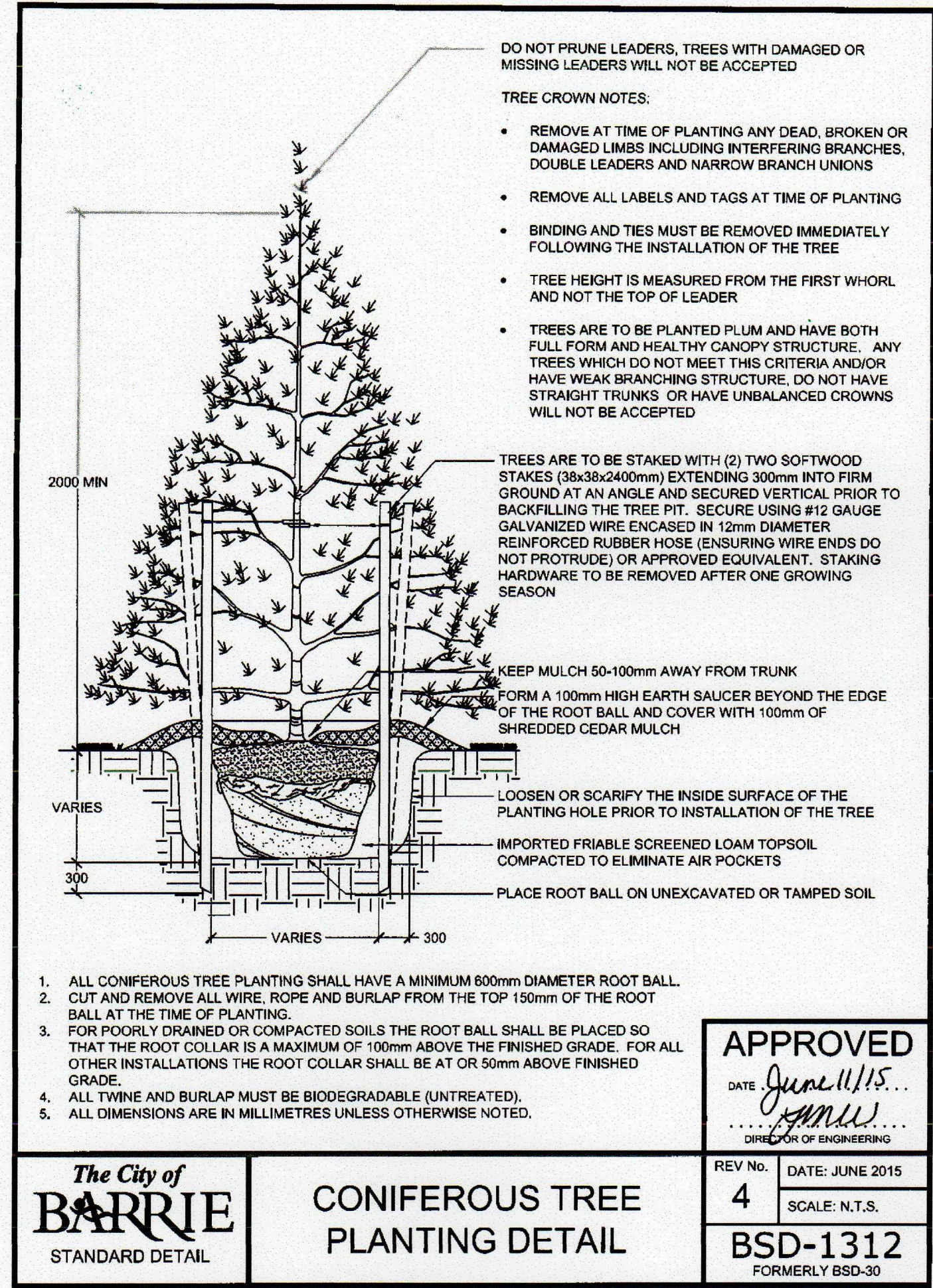
BASE DATA OBTAINED FROM
WMI & ASSOCIATES LIMITED
(DRAWING NO. SAN)

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DRAWING: OVERALL LANDSCAPE PLAN	
SCALE BAR: 5m 0 5 10 15 Scale = 1:250	
PROJECT NO.: LA 382-19	SCALE: 1:250
MUNICIPAL FILE NO.: D28-045-2018	DATE: APRIL 17, 2019
DRAWN BY: E.F.	CHECKED BY: J.H. DRAWING No.: LP-1

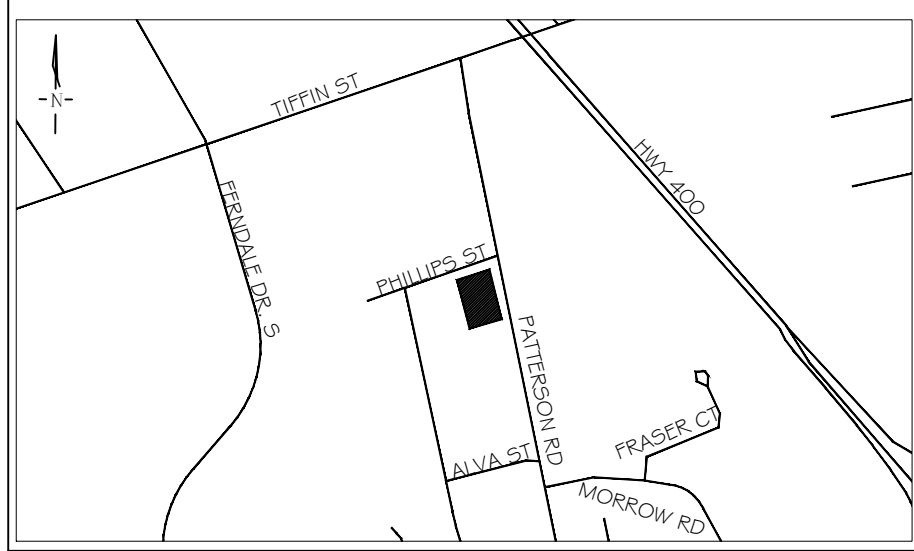


PLANTING NOTES

- The Contractor shall review all information in all drawings details and specifications and report any discrepancies to the Landscape Architect in writing prior to commencement of works.
- All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
- All plant material which cannot be planted immediately will be properly heeled in or covered with a similar material which will keep root surfaces moist until planted.
- All plant material and operations shall meet or exceed current horticultural standards of the Canadian Nursery Trade Association and the Ontario Landscape Contractors Association. All plant material to be No. 1 Grade Nursery Stock. All unsatisfactory stock including field grown will be refused on site.
- The Landscape Architect reserves the right to reject any material, plantings and sod prior to or after installation which does not conform to approved specifications in accordance with approved details. The Contractor will be asked to remove any unapproved material which does not conform to specifications unless there is prior written agreement with the Landscape Architect.
- Trees and shrubs shall have an uncut, strong central leader, be sound, healthy, vigorous, well-branched, densely foliated, free of disease, insects and have well-developed root systems.
- Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive 100mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
- The Contractor shall stake out all planting locations for approval by the Landscape Architect or Contract Administrator prior to planting. Where dimensions are not provided, the drawing may be scaled ONLY to determine approximate locations of plant material. Dimensions are in millimeters unless otherwise stated.
- All mass plantings shall be in continuous beds with mulch as specified in planting details.
- All planting will be under warranty by the Contractor for a minimum of 1 year. The Contractor shall water at time of planting and whenever deemed necessary to maintain trees in a healthy condition. Apply aqueous fertilizer in a ratio of 10-6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until established, minimum after two mowings.
- Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
- Provide sufficient rodent protection on all new planting so as to deter bark or shoot damage by rodents. Significant rodent damage, as determined by the Landscape Architect will require plant replacement.

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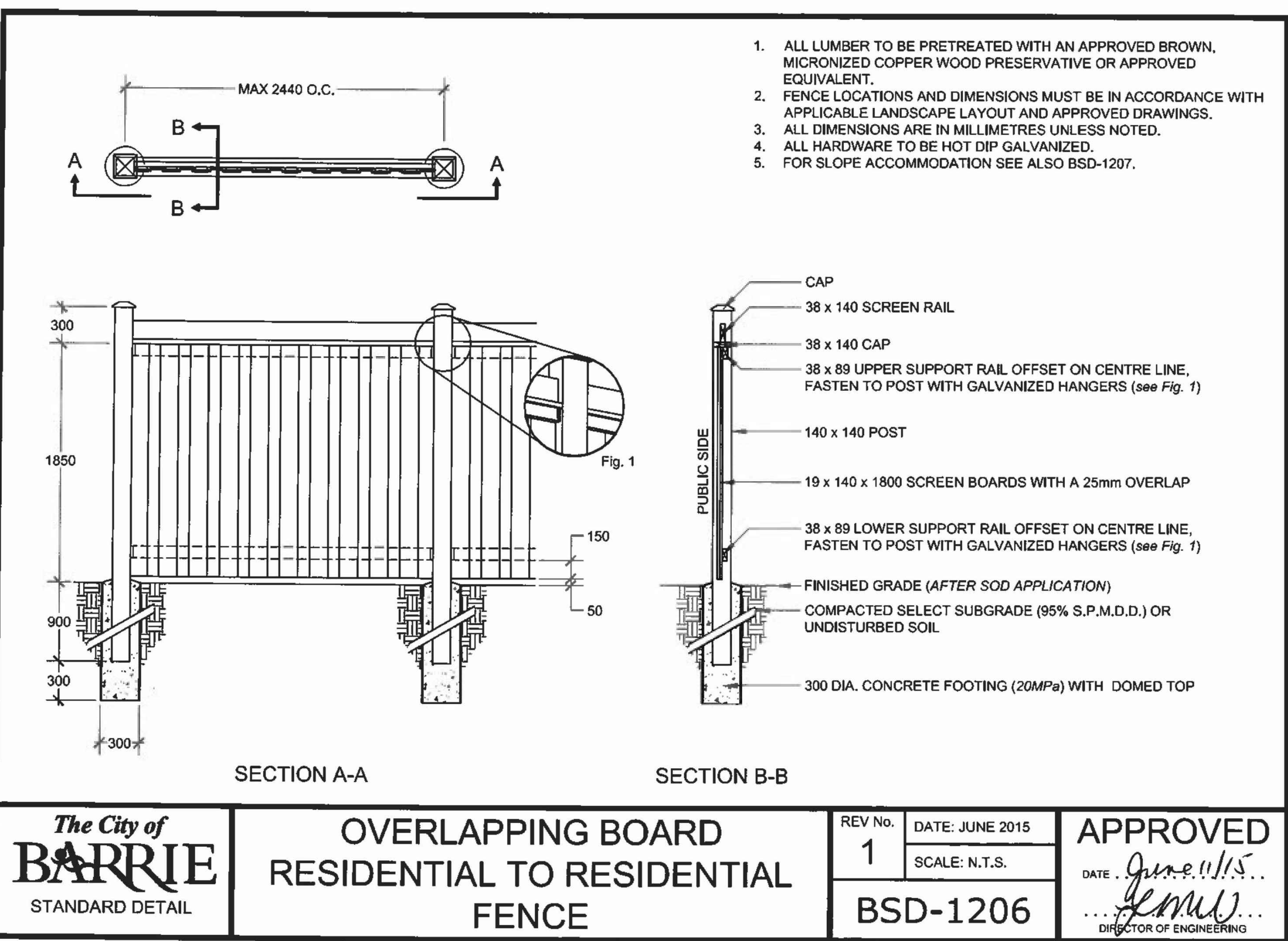
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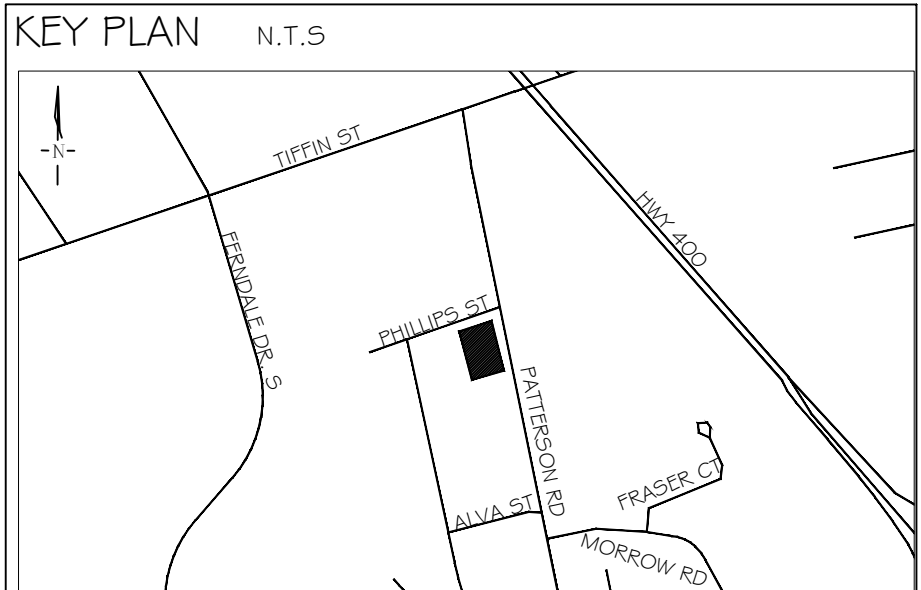
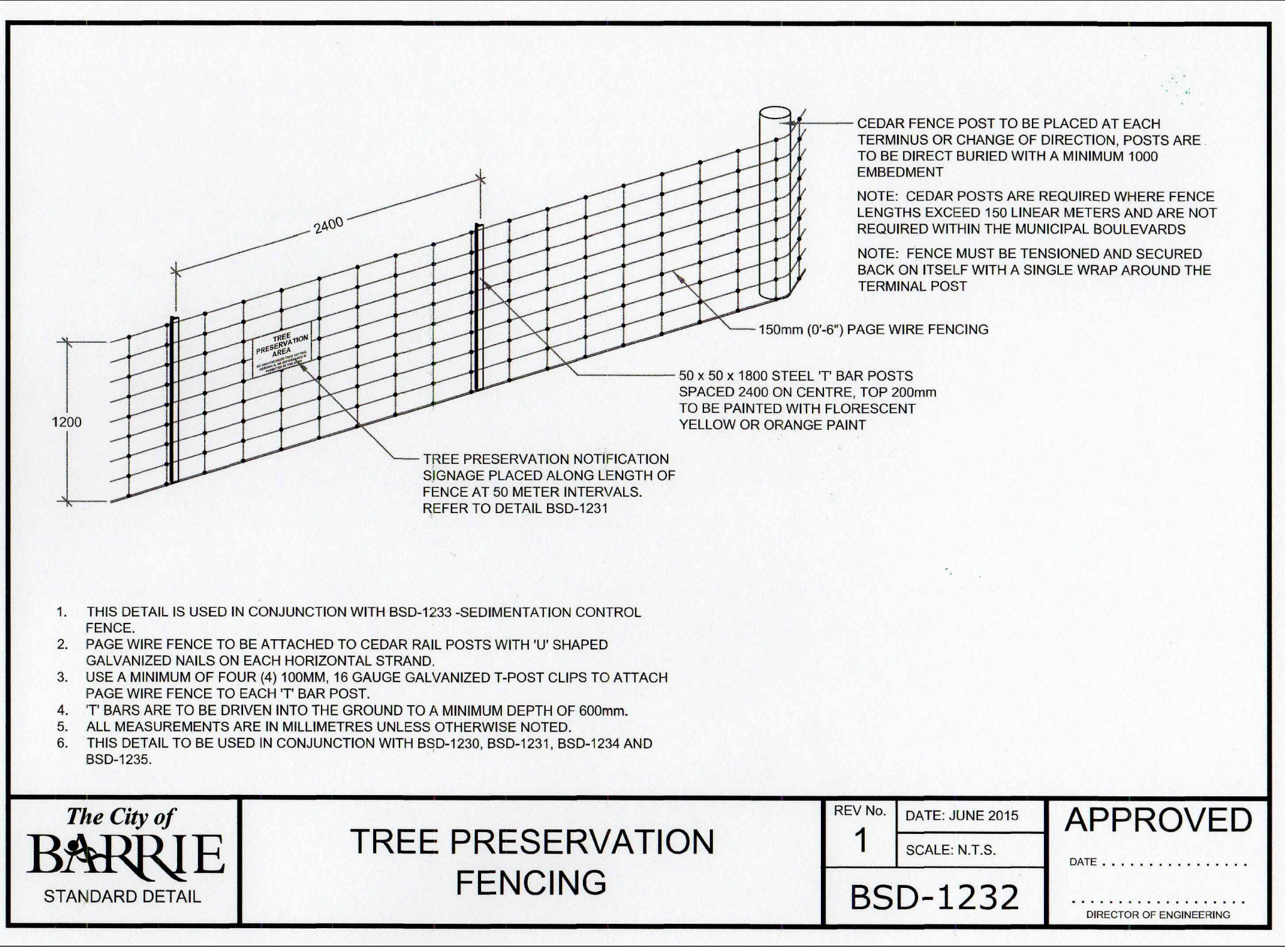


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- The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
- Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
- All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.
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LEGEND





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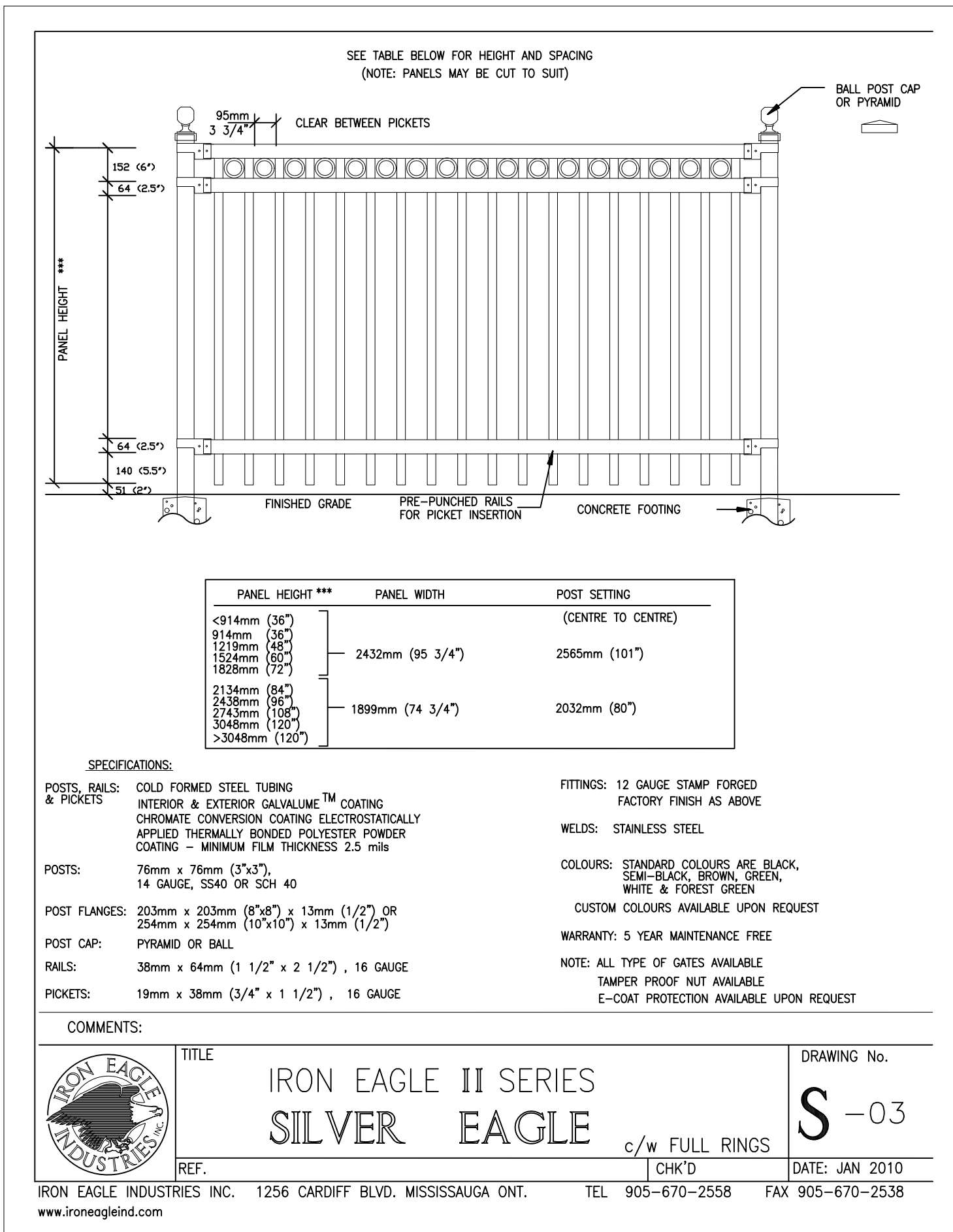
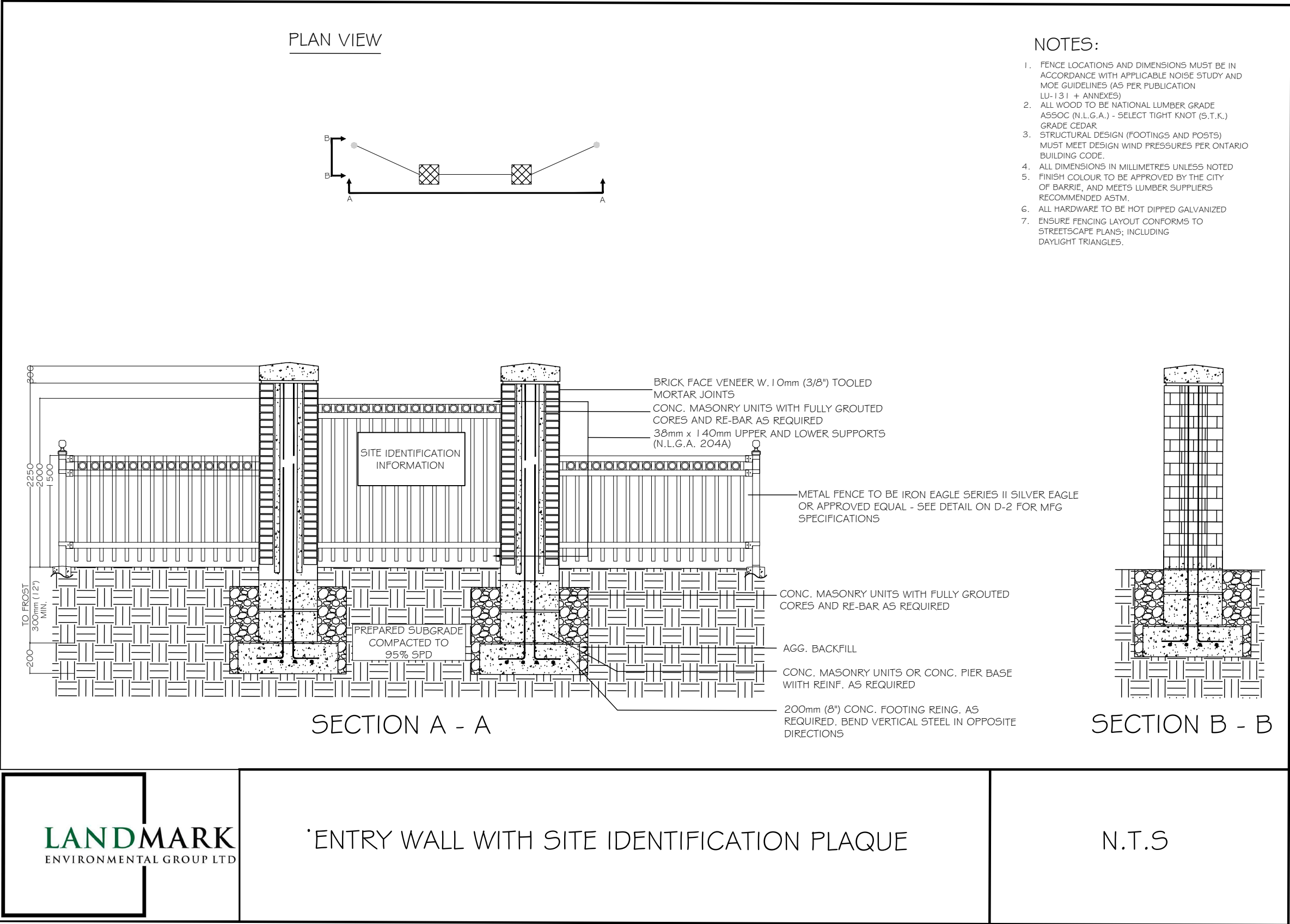
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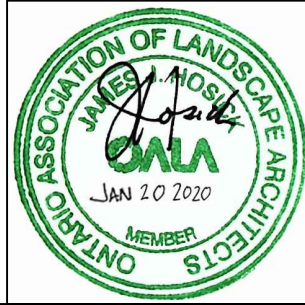
TREE PRESERVATION NOTES

1. THE INTENT OF THE TREE PRESERVATION PLAN IS TO PROVIDE PROTECTION AND PRESERVATION FOR EXISTING TREES ON THE SUBJECT PROPERTY. THEREFORE, ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE INDICATED IN THE PLAN OR THE ARBORIST'S REPORT. CONTACT THE LANDSCAPE ARCHITECT TO CONFIRM THE REMOVAL/RETENTION STATUS OF ANY TREES ON SITE, PRIOR TO CLEARING AND GRUBBING. THE OWNER WILL TAKE EVERY PRECAUTION TO PROTECT AND PRESERVE THE TREES APPROVED TO BE RETAINED IN ACCORDANCE WITH THE APPROVED PLANS.
2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERECTED 5M OUTSIDE OF THE OUTERMOST DRIPLINE OF ANY TREE TO BE RETAINED, IN ACCORDANCE WITH THE HOARDING DETAIL, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ERECTION OF ANY PROTECTION FENCING LESS THAN 5M SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ERECT AND MAINTAIN ALL HOARDING AS PER THE APPROVED DETAIL, PRESERVATION NOTES AND LOCATIONS SHOWN ON THE DRAWINGS.
- 4.NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPIILING OF MATERIAL IS TO OCCUR WITHIN THE AREA OF PRESERVATION/PROTECTION. TREES SLATED FOR PROTECTION WILL NOT BE USED FOR RIGGING OR WRAPPING. THE PROTECTION/PRESERVATION AREA SHALL NOT BE USED TO EMPTY CONTAMINANTS, REFUELING OR REPAIR OF VEHICLES OR EQUIPMENT.
5. TREES LOCATED ON THE IMMEDIATE EDGE OF THE CONSTRUCTION WORKS ARE TO BE PRUNED IN THE INTEREST OF SAFETY, IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICES.
6. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.
7. SHOULD A TREE REQUIRED TO BE PROTECTED BECOME DAMAGED OR REMOVED WITHOUT WRITTEN PERMISSION OF THE CITY OF BARRIE OR THE LANDSCAPE ARCHITECT, THE CONTRACTOR OR OWNER WILL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE OF EQUAL CALIPER AND ACCEPTABLE TREE SPECIES AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT.
8. THE WORK COMPLETED BY THE CONTRACTOR WILL NOT CAUSE OR EXACERBATE FLOODING CONDITIONS OR CAUSE SEDIMENT BUILDUP OVER THE ROOTZONE OF PROTECTED TREES, NO GRADING SHALL TAKE PLACE WITHIN THE TREE PRESERVATION AREA UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.
10. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.
11. HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.



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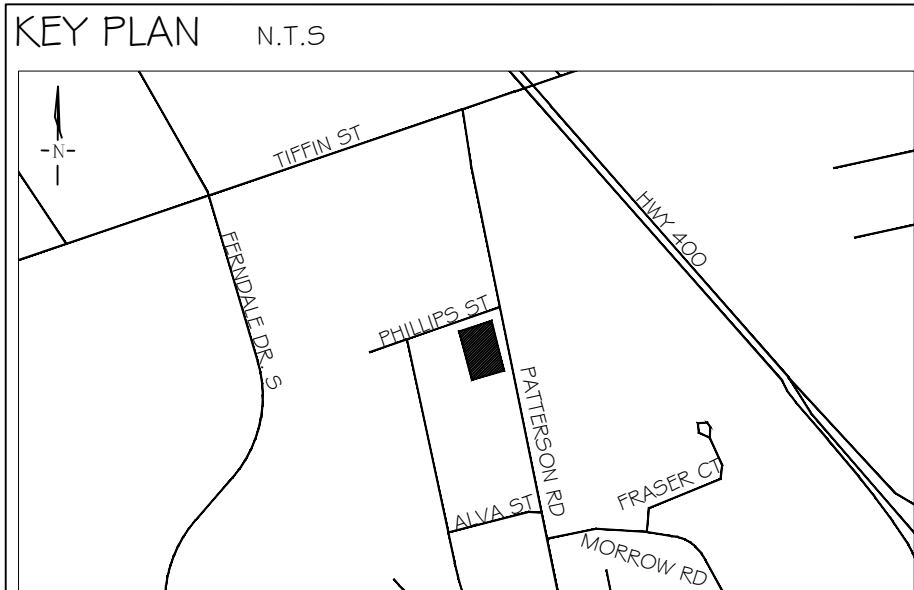
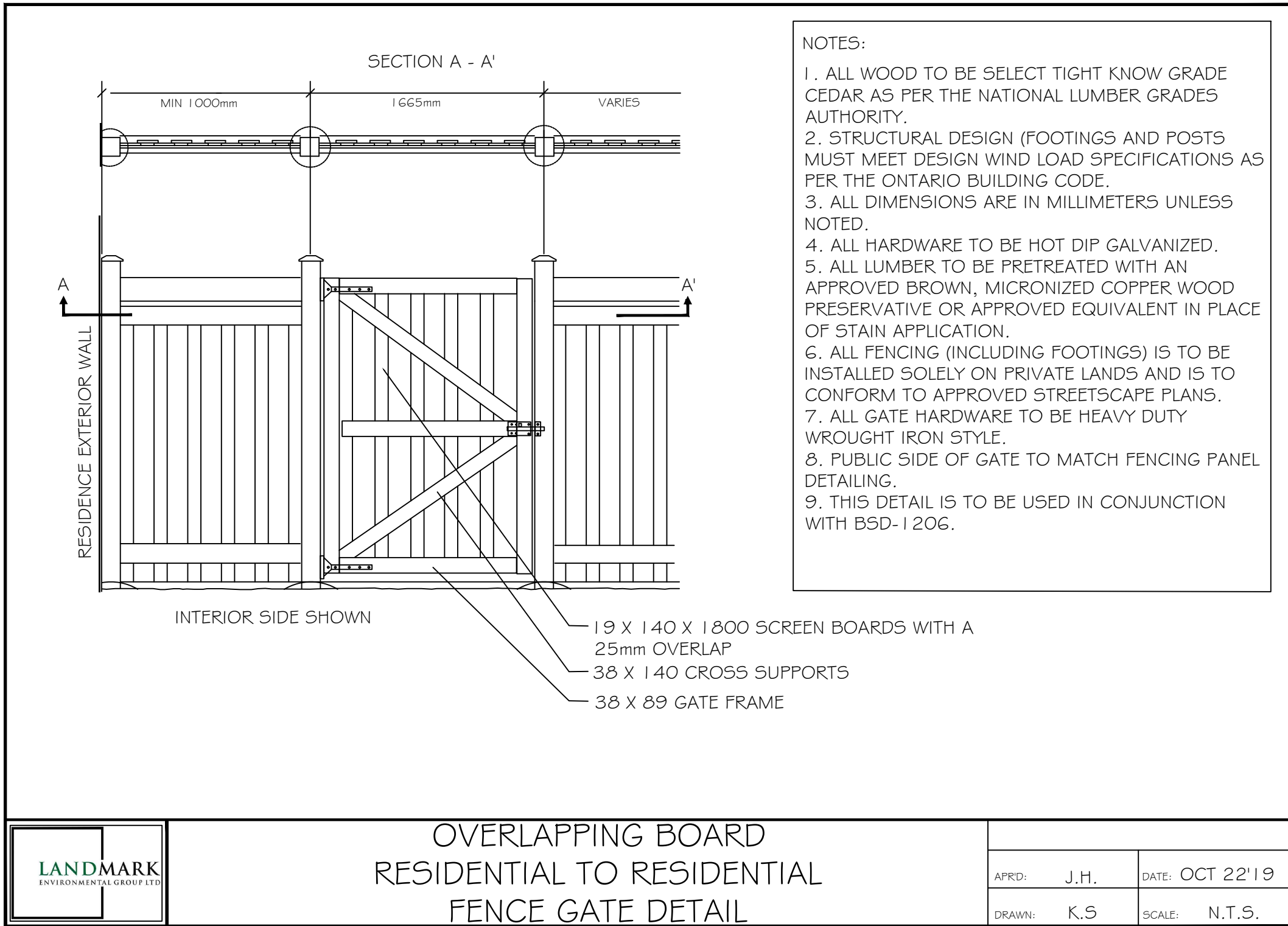
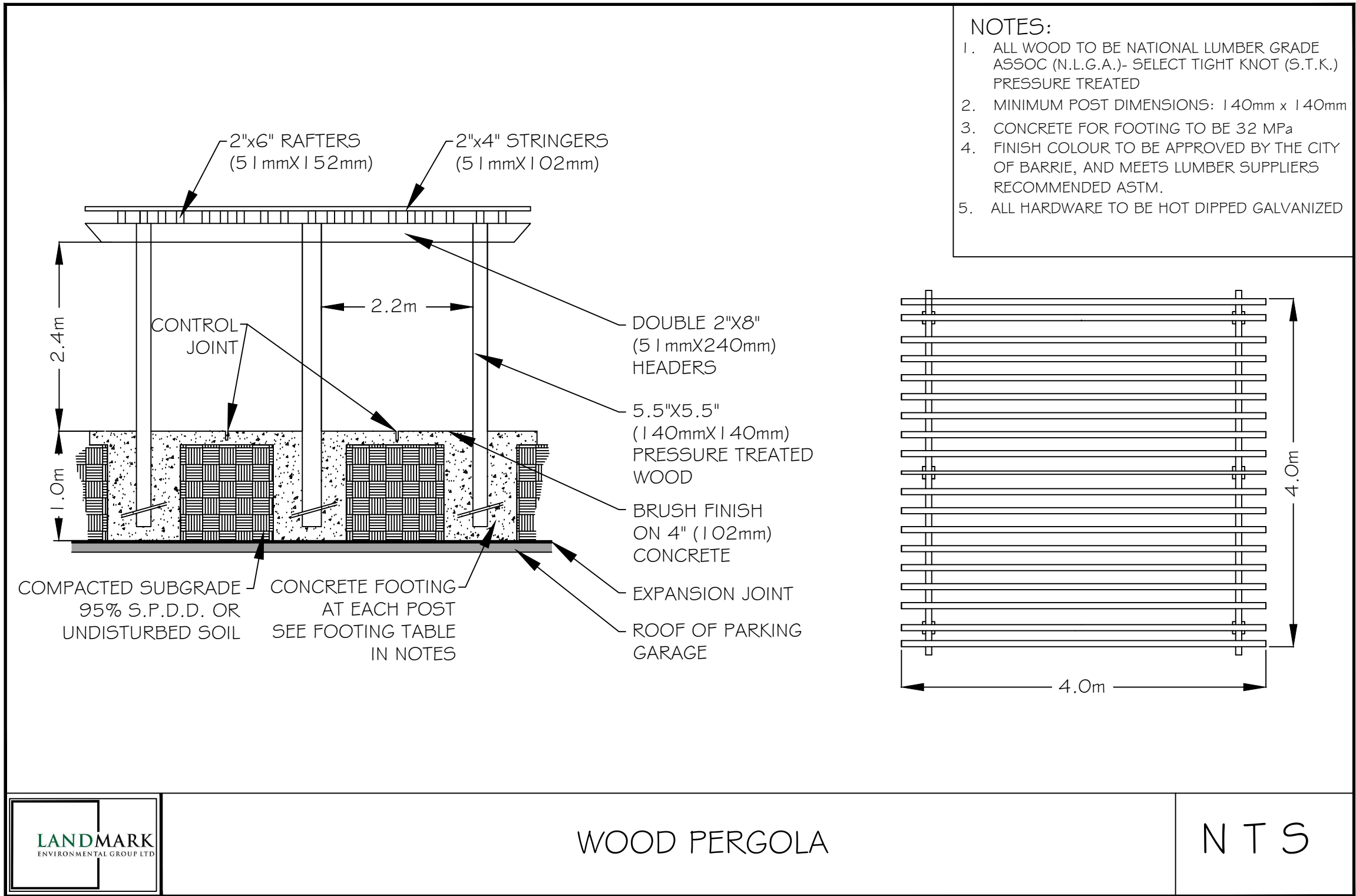


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MUNICIPAL FILE NO.:	D28-045-2018
DATE:	APRIL 17, 2019
DRAWN BY:	E.F
CHECKED BY:	J.H
DRAWING No.:	D-2



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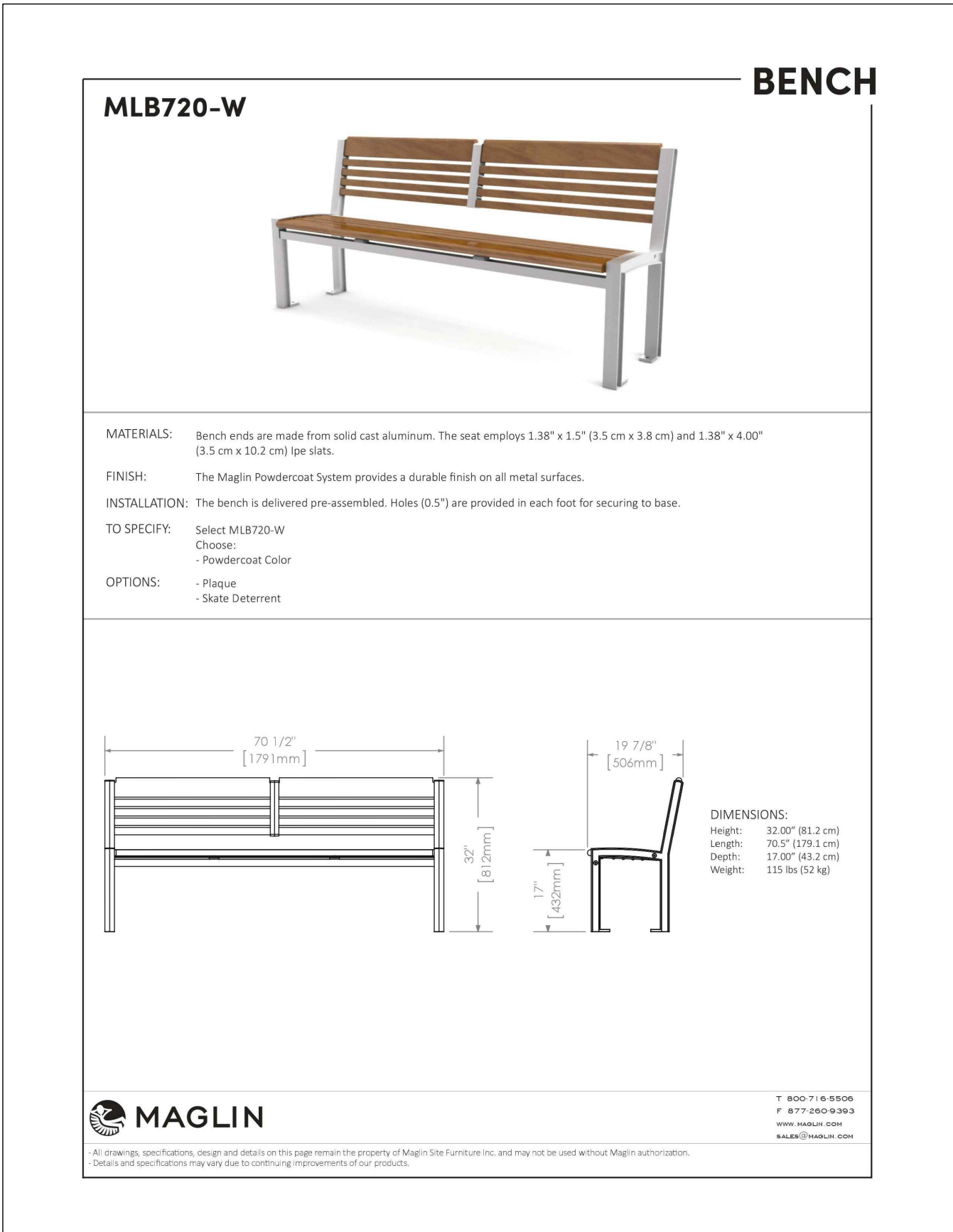
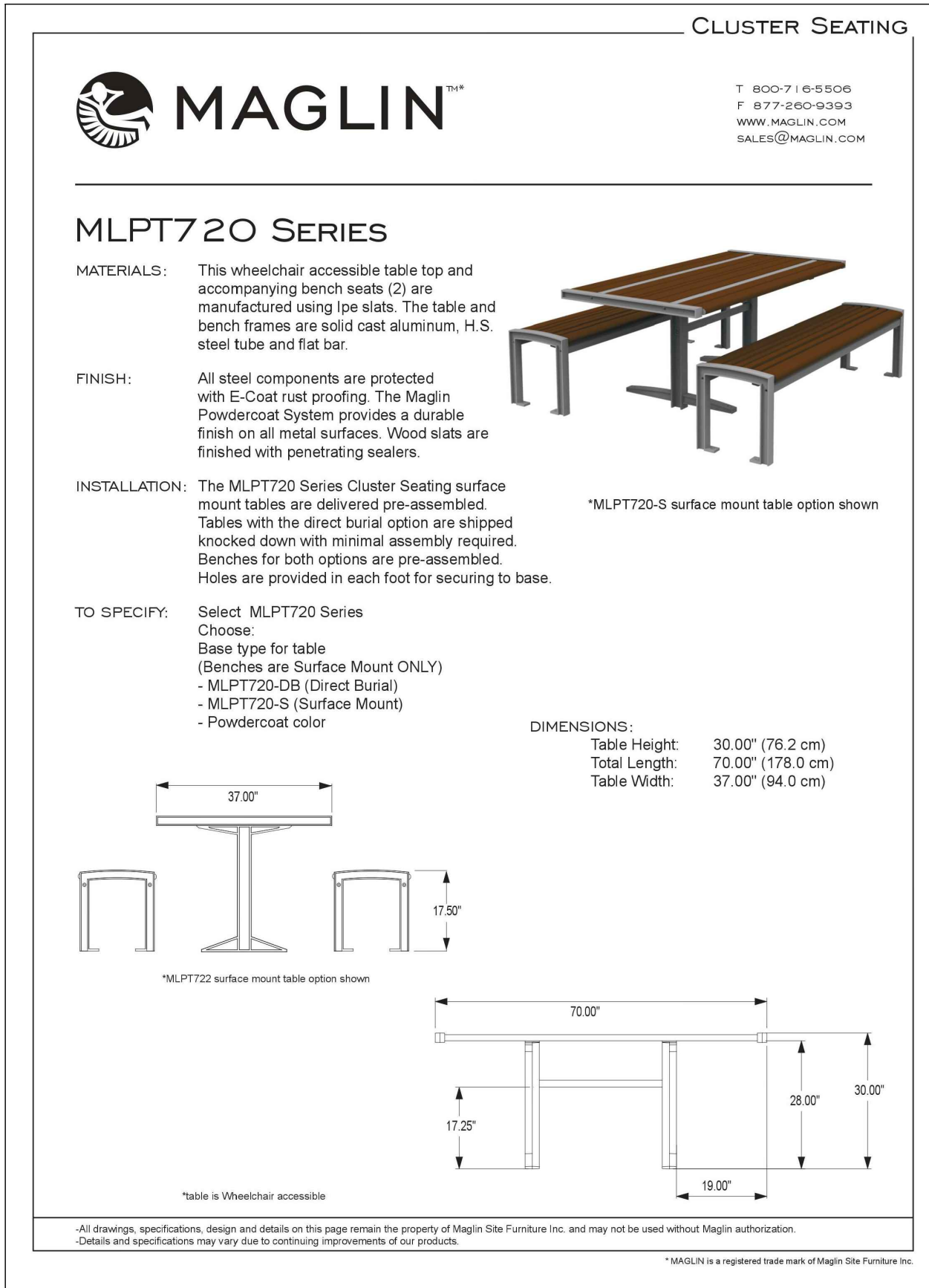
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