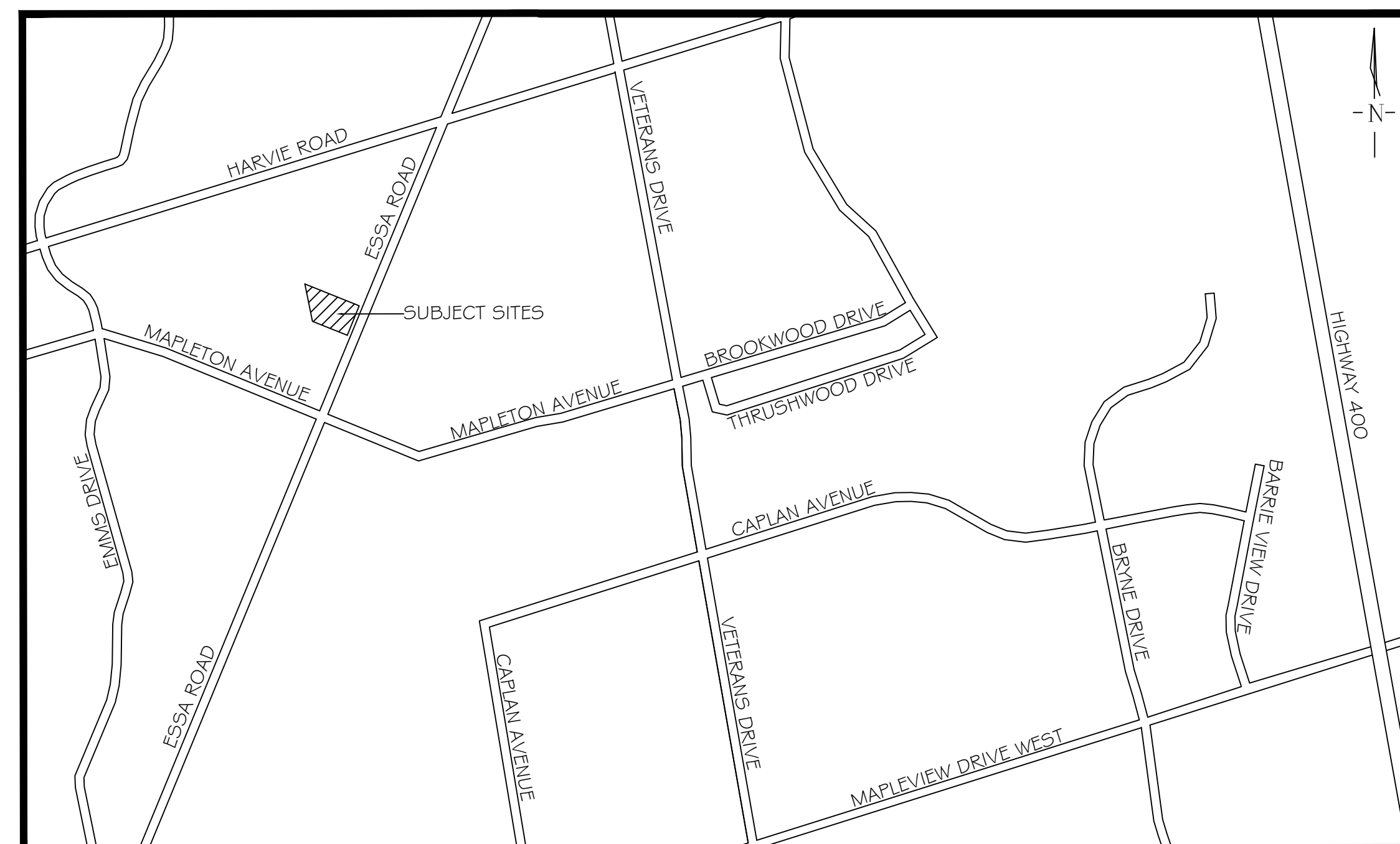


521 & 525 ESSA ROAD CITY OF BARRIE

MUNICIPAL FILE: D28-008-18

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 265.10-17



KEY PLAN N.T.S.

DRAWING LIST:

LP-1	OVERALL LANDSCAPE PLAN
D-1	PLANT LIST + DETAILS
D-2	DETAILS
D-3	DETAILS

OWNER:

Mr. Sam Reitano, Mr. Bryan Toteda

MUNICIPALITY:



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

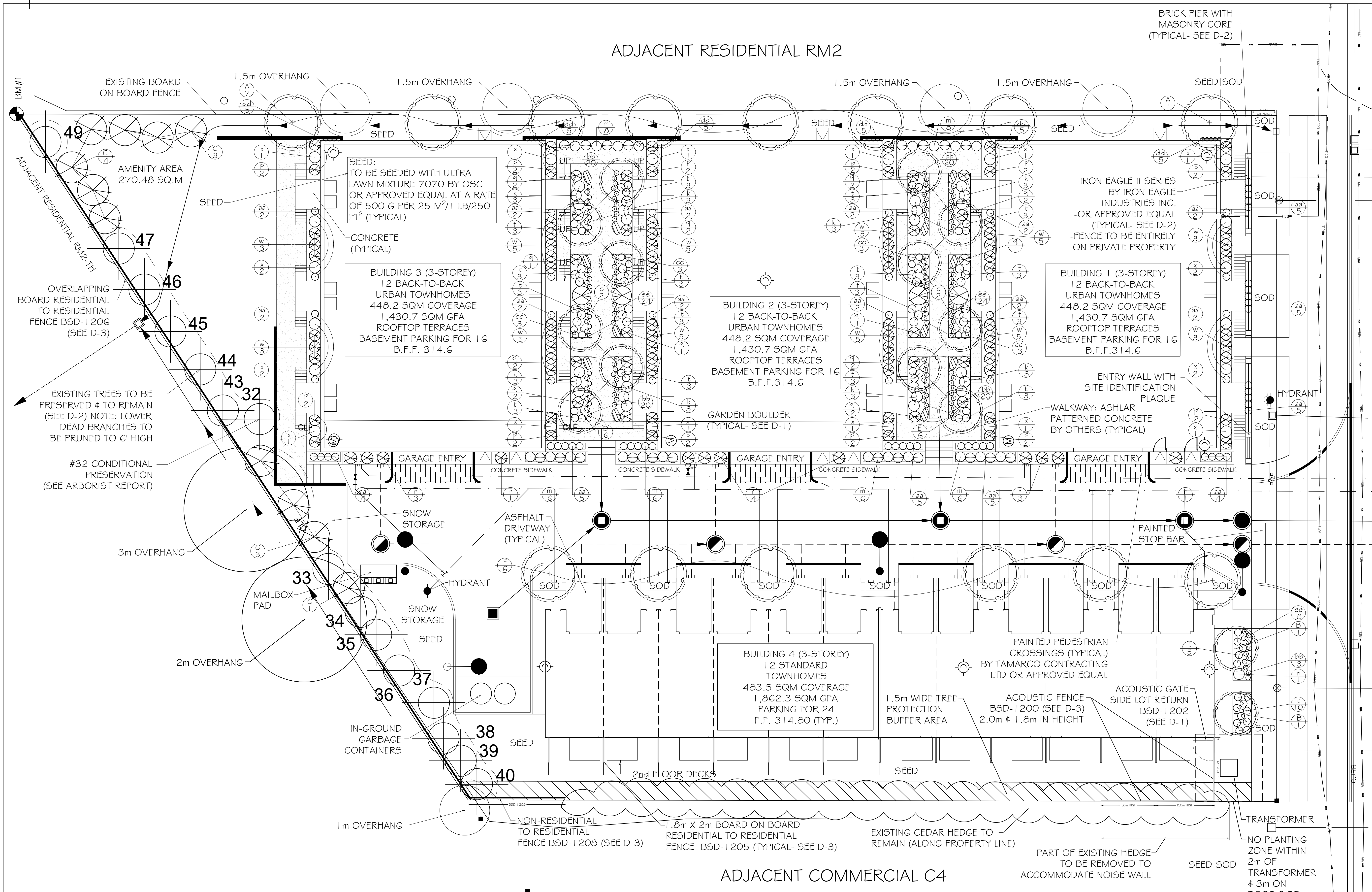
DEVELOPER'S LANDSCAPE ARCHITECT:



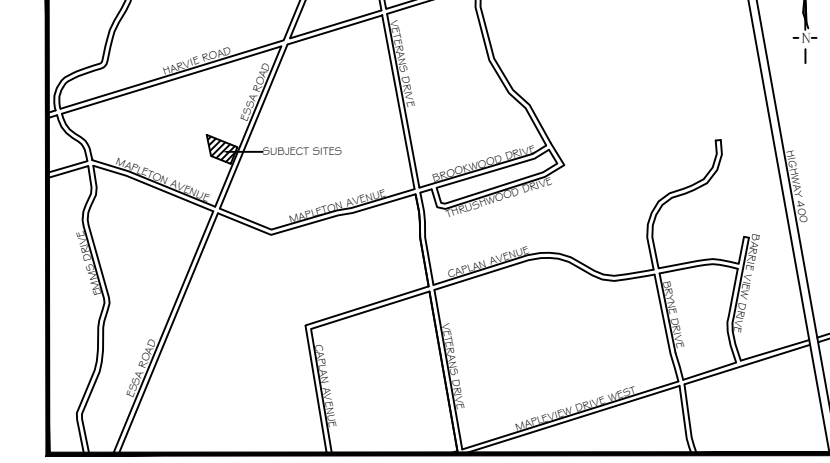
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LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS
705•717•8484
WWW.LEGROUP.LTD.COM

ADJACENT RESIDENTIAL RM2

ADJACENT COMMERCIAL C4



KEY PLAN



GENERAL NOTES

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It is advised that the Contractor contact the landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

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LEGEND

- Proposed Deciduous Tree
- Proposed Coniferous Tree
- Proposed Deciduous Shrubs/Perennials
- Proposed Coniferous Shrubs
- Existing Tree
- Existing Trees (on adjacent property)
- Tree Preservation Fence
- Garden Boulder
- Light Standard
- Patterned Concrete

4	OCT 31, 2016	EW	AS PER UPDATED SITE PLAN
3	OCT 24, 2016	EW	AS PER ELECTRICAL DRAWING
2	OCT 12, 2016	EW	AS PER REVISED ENGINEERING DRAWING
1	APRIL 20, 2016	EW	AS PER CITY COMMENTS

NO	DATE	BY	REVISIONS

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

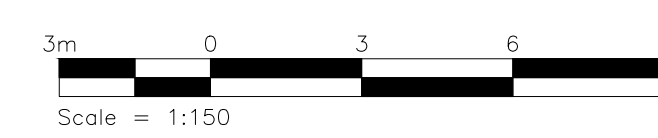
BASE DATA OBTAINED FROM IPS - INNOVATIVE PLANNING SOLUTIONS

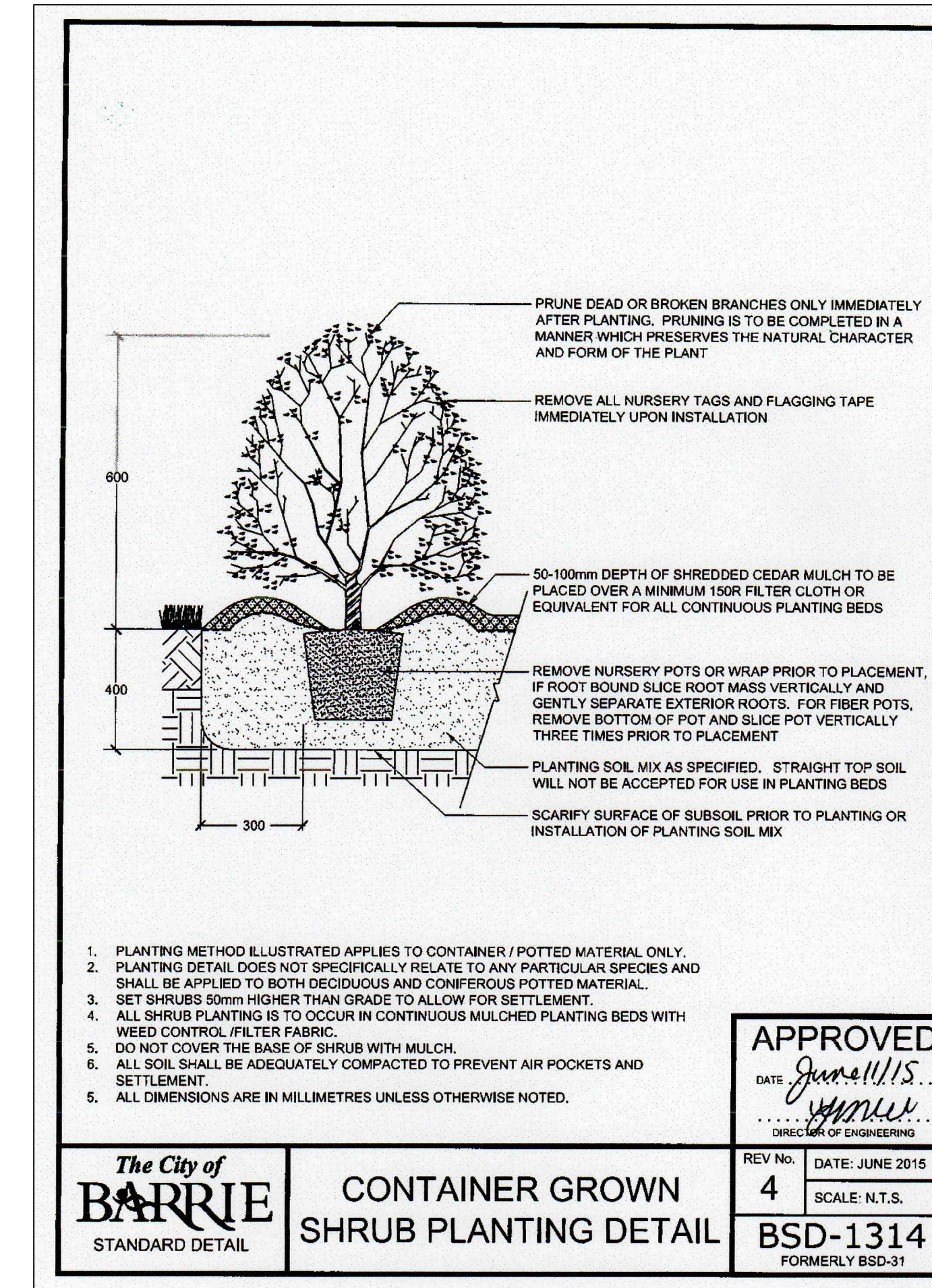
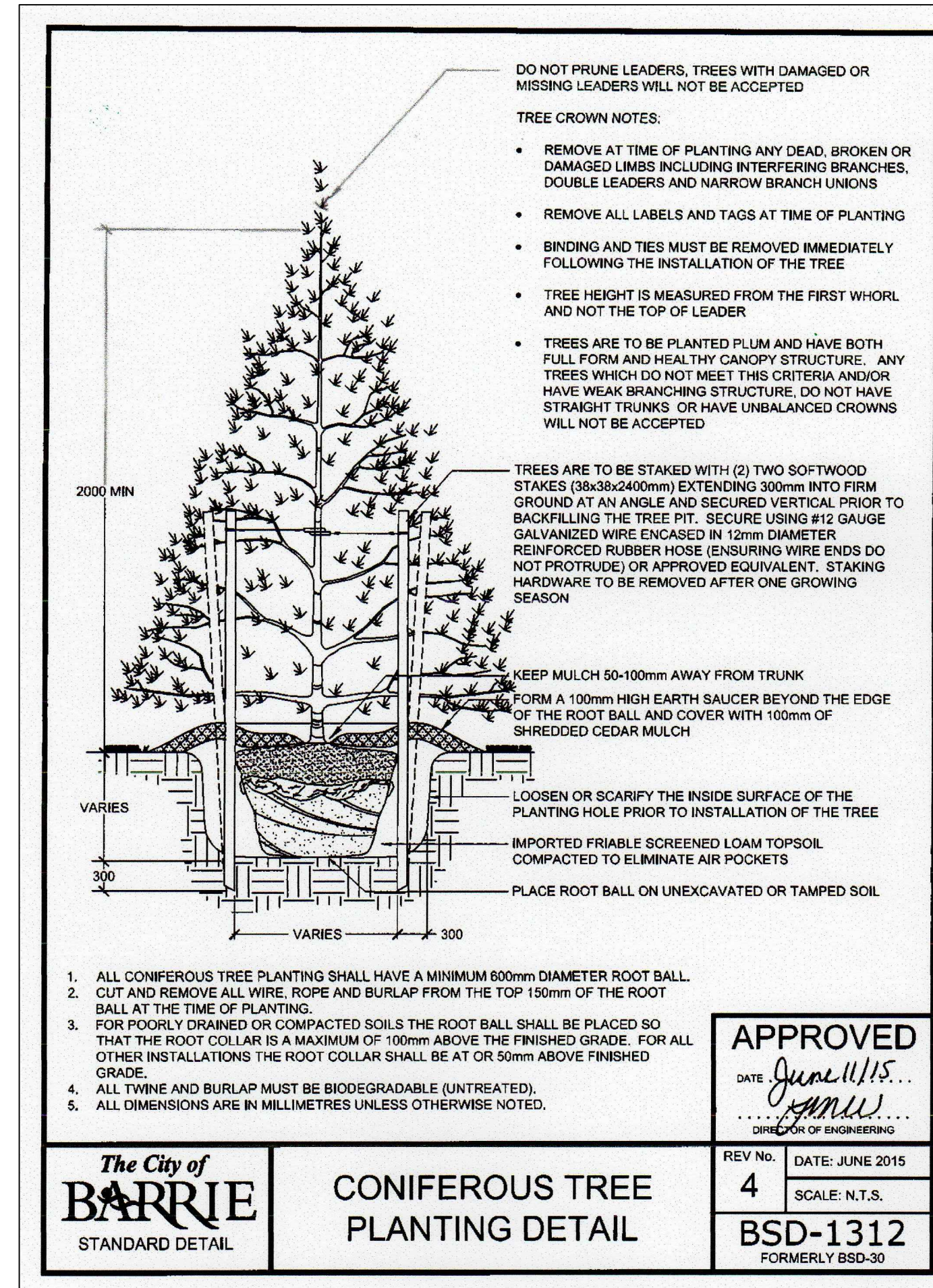
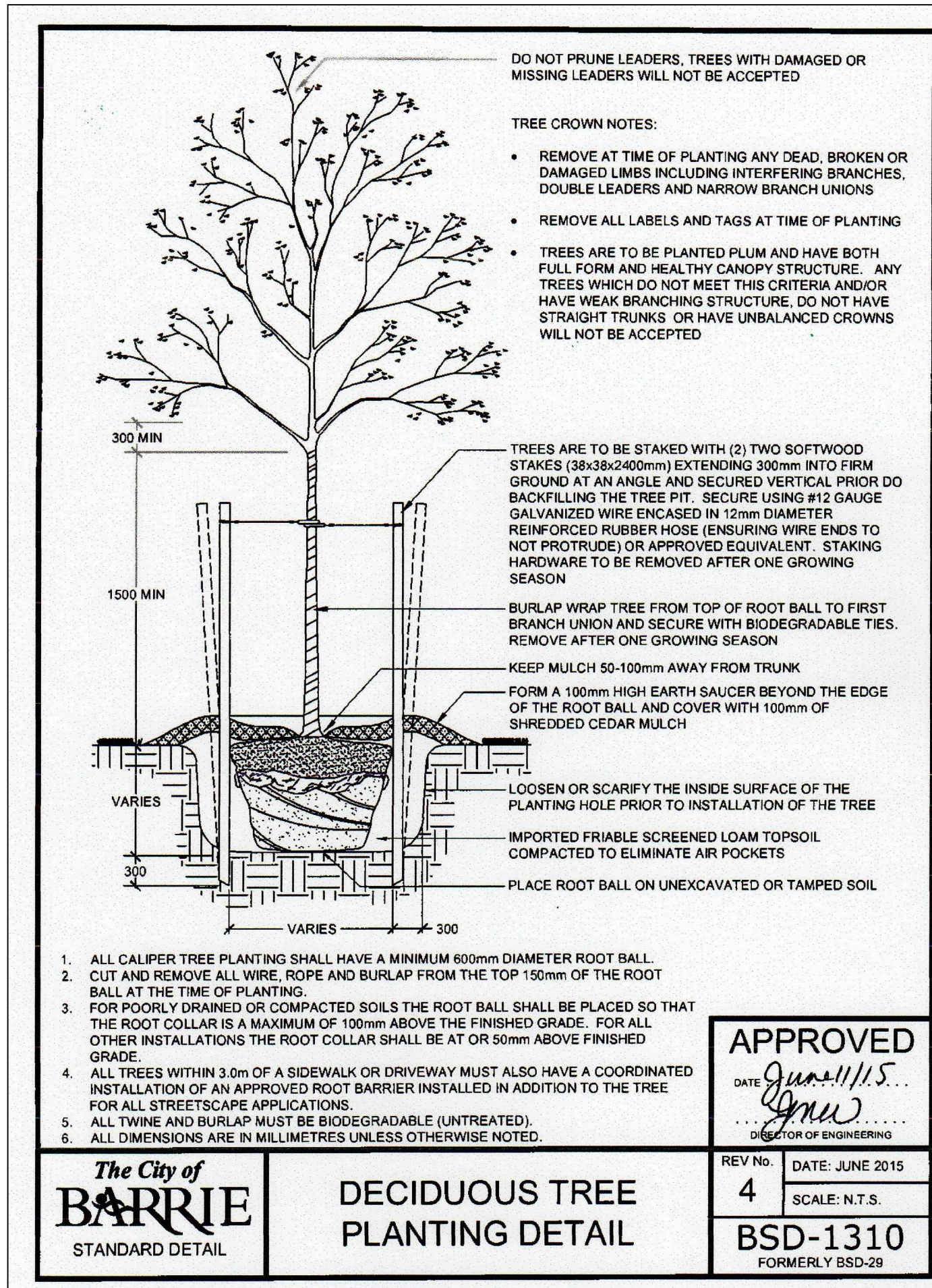
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 705.717.8484
 WWW.LEGroupltd.COM

CLIENT: 521 & 525 ESSA ROAD
 BARRIE, ON

PROJECT: OVERALL LANDSCAPE PLAN

PROJECT NO.: LA 265.10-17	SCALE: 1:150
MUNICIPAL FILE NO.: D28-008-18	DATE: August 1, 2017
DRAWN BY: E.W	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.
- The work shall be done to conform with latest and best horticultural practice and specifications.
- 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.
- 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 millimetres 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-G-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.

KEY PLAN

GENERAL NOTES

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LEGEND

4	OCT 31, 2010	EW	AS PER UPDATED SITE PLAN
3	OCT 24, 2010	EW	AS PER ELECTRICAL DRAWING
2	OCT 12, 2010	EW	AS PER REVISED ENGINEERING DRAWING
1	APRIL 20, 2010	EW	AS PER CITY COMMENTS

NO. DATE BY REVISIONS

STAMP

APPROVAL
CITY OF BARRIE
NAME: _____
DATE: _____
SIGNATURE: _____

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LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS
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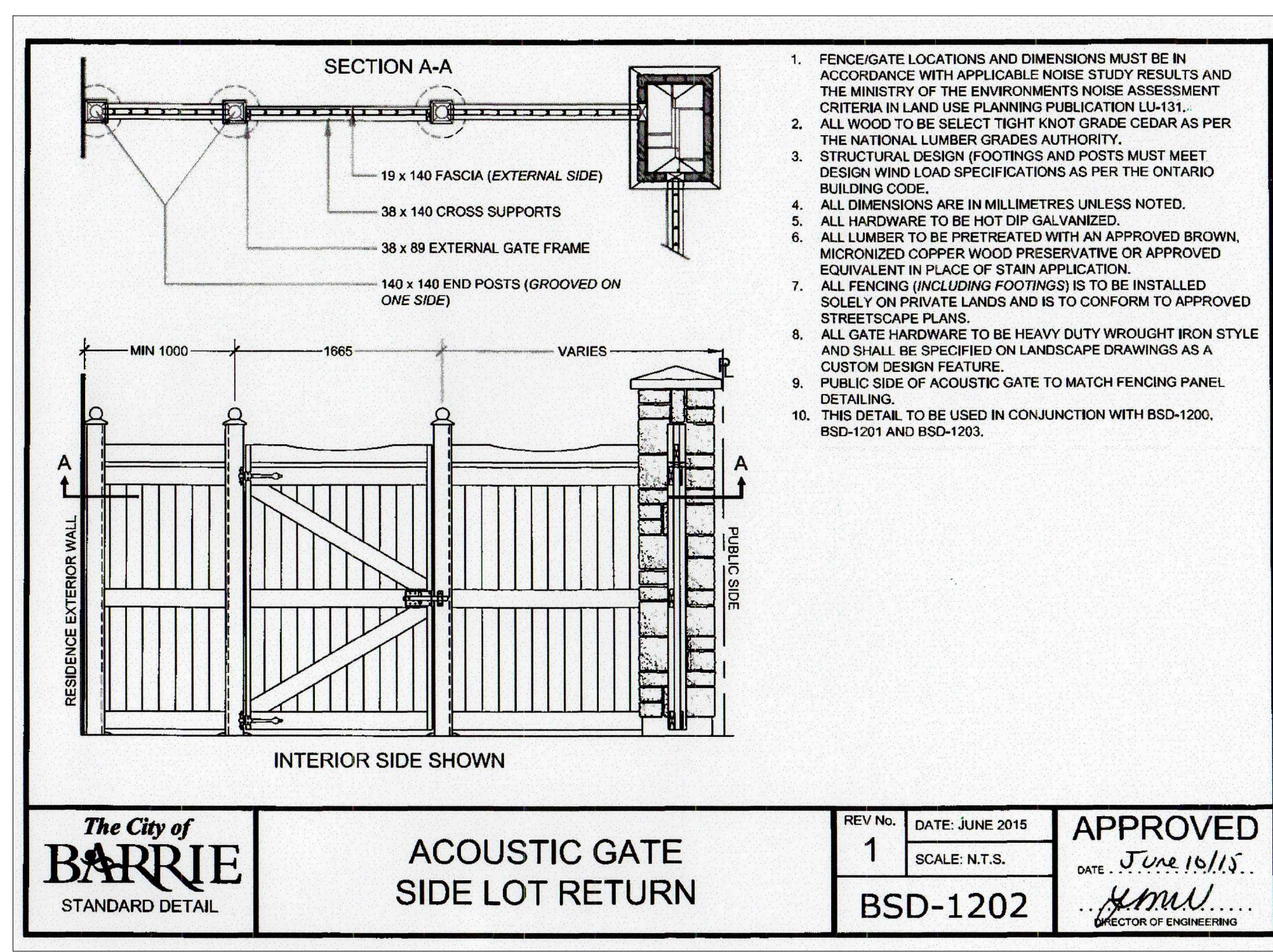
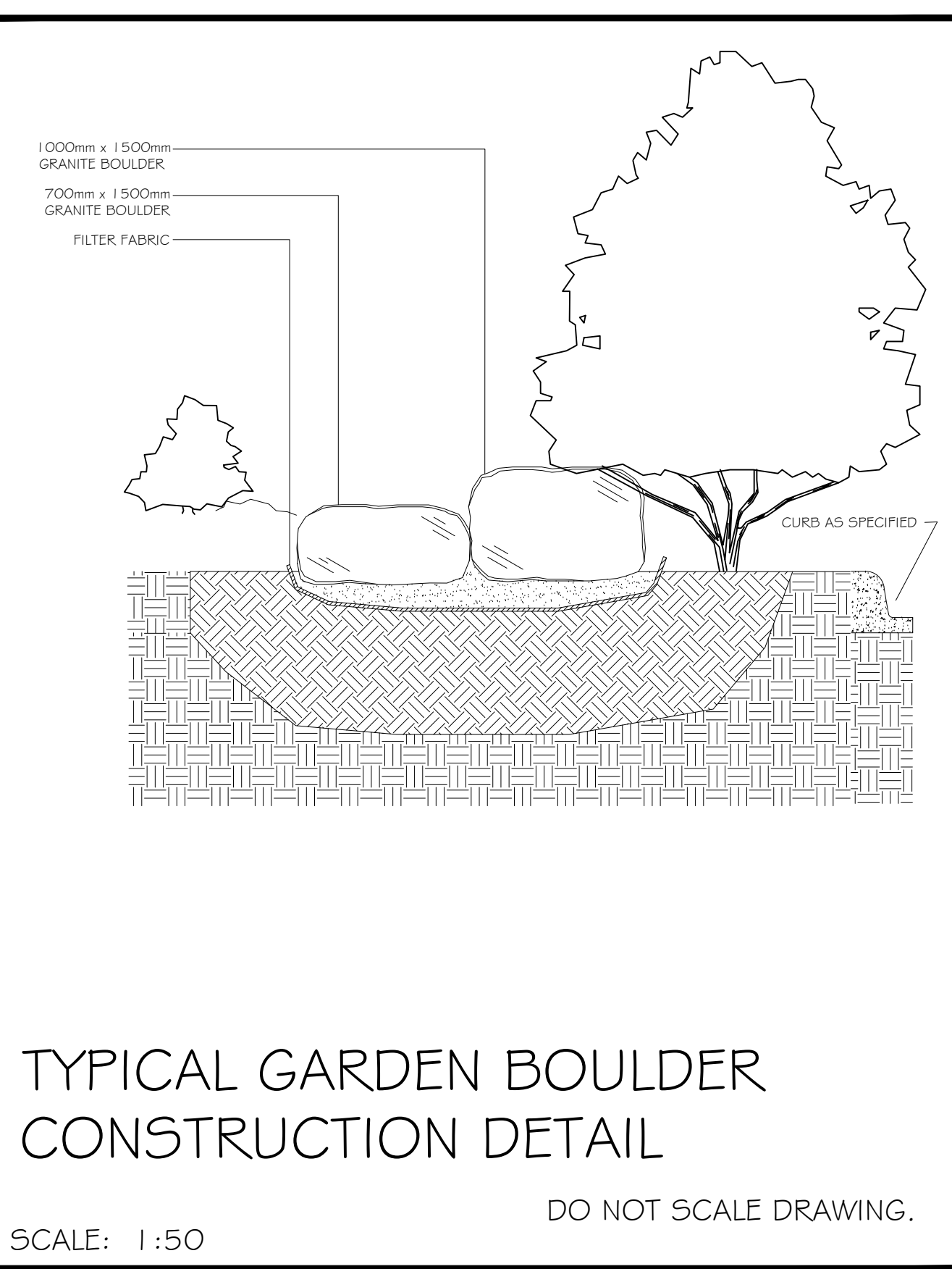
CUSTOMER: 521 & 525 ESSA ROAD
BARRIE, ON

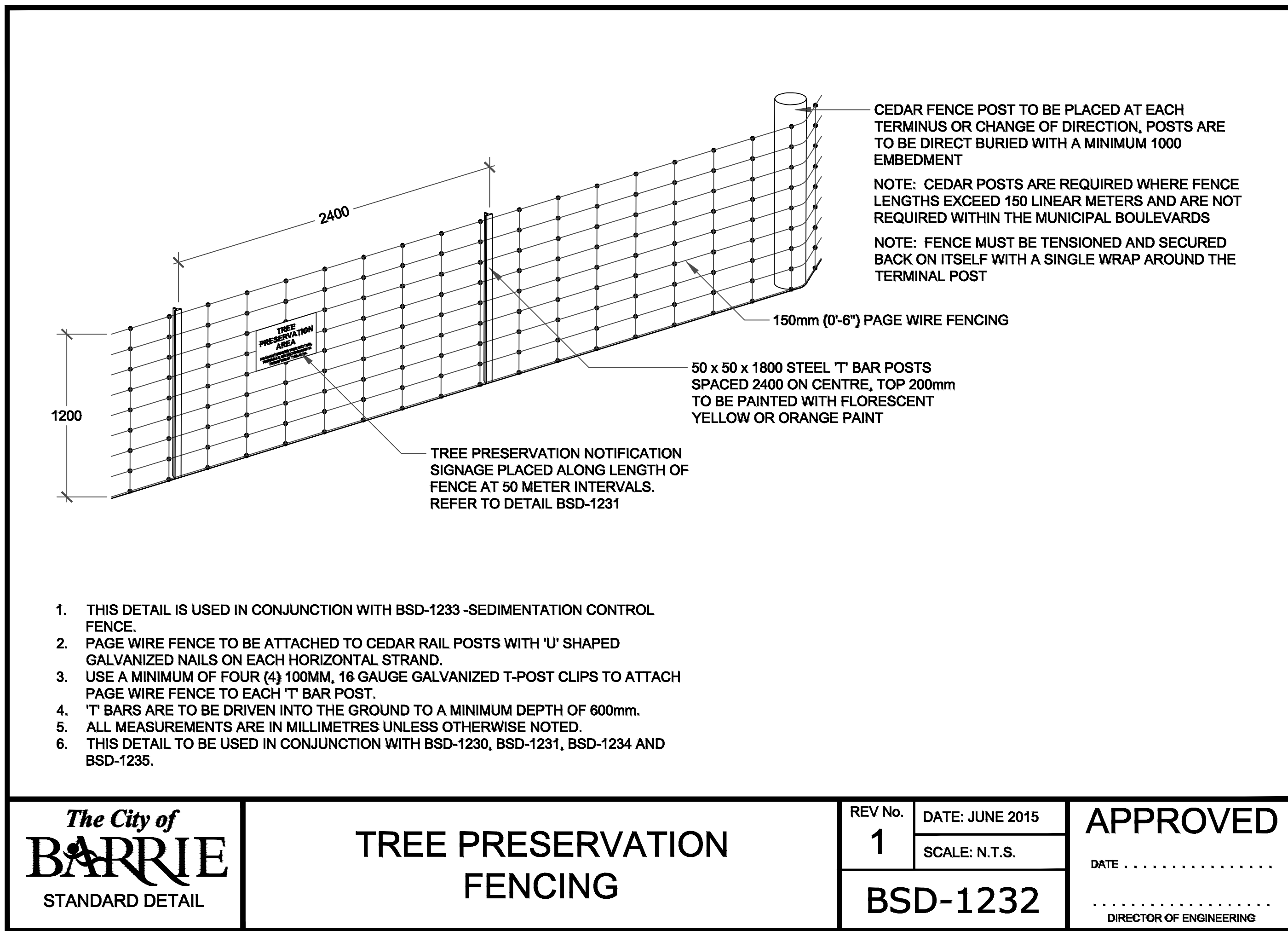
PROJECT: DETAILS

PROJECT NO.:	LA 265.10-17	SCALE:	N.T.S.
MUNICIPAL FILE NO.:	D28-008-18	DATE:	August 1, 2017
DRAWN BY:	JH/ew	DRAWING No.:	D-1

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONDITION
TREES				
A	8	Acer rubrum	Red Maple	60mm cal/WB
B	2	Amelanchier x grandiflora 'Ballerna'	Ballerna Serviceberry	45mm cal/WB
C	4	Picea glauca	White Spruce	4m ht/WB
D	6	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	45mm cal/WB
E	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	45mm cal/WB
F	6	Tilia cordata 'Cornthian'	Cornthian Linden	45mm cal/WB
G	7	Picea pungens	Colorado Blue Spruce	4m ht/WB
SHRUBS				
k	24	Berbens thunbergii 'Rose Glow'	Rose Glow Barbary	3gal pot/60cm ht
m	40	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	3gal pot/60cm ht
n	3	Forsythia 'Northern Gold'	Northern Gold Forsythia	3gal pot/60cm ht
p	24	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2gal pot/30cm ht
q	20	Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper	2gal pot/30cm ht
r	12	Juniperus scopulorum 'Spartan'	Spartan Juniper	7gal pot/1.25m ht
s	4	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	5gal pot/60cm ht
t	58	Spiraea japonica 'Little Princess'	Little Princess Spiraea	2gal pot/60cm ht
w	52	Taxus x media 'Densiflora'	Dense Spreading Yew	3gal pot/60cm ht
x	20	Weigela florida 'Bokraspiw'	Spilled Wine Weigela	2gal pot/60cm ht
PERENNIALS				
aa	67	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed	1 gal pot/30cm ht
bb	83	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal pot/30cm ht
cc	12	Hosta 'Halcyon'	Halcyon Hosta	1 gal pot/30cm ht
dd	30	Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta	1 gal pot/30cm ht
ee	56	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal pot/30cm ht



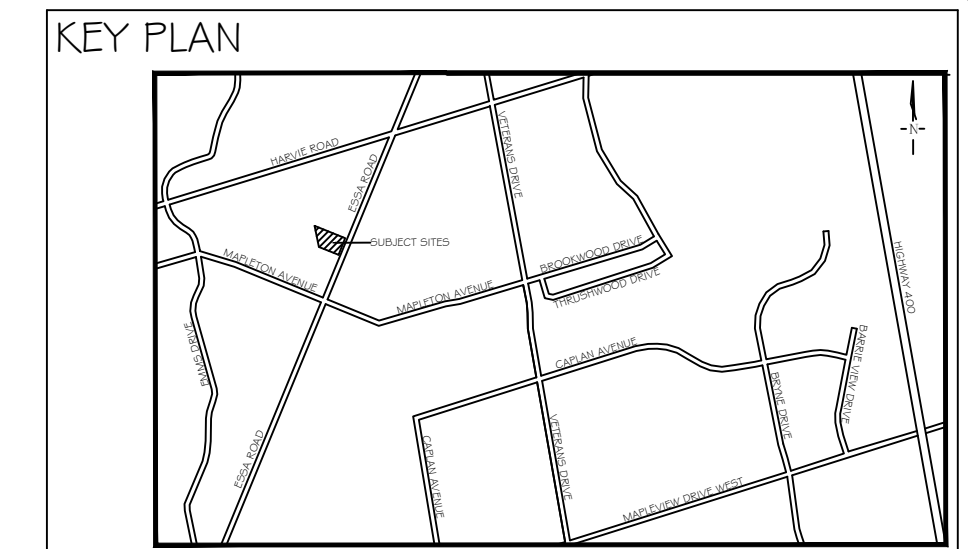


The City of **BARRIE**
STANDARD DETAIL

TREE PRESERVATION FENCING

REV No. **1**
DATE: JUNE 2015
SCALE: N.T.S.
BSD-1232

APPROVED
DATE:
.....
DIRECTOR OF ENGINEERING



GENERAL NOTES

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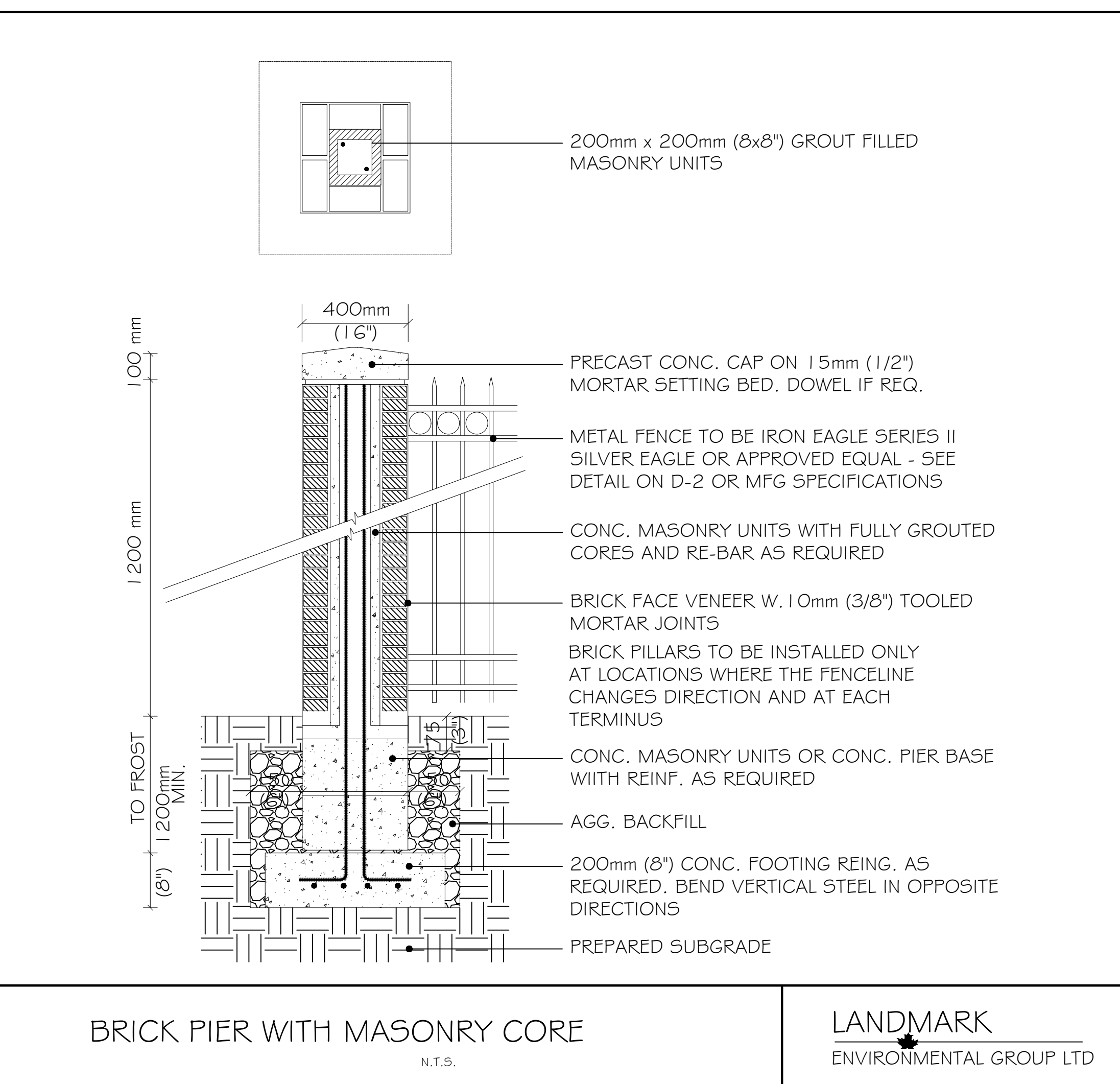
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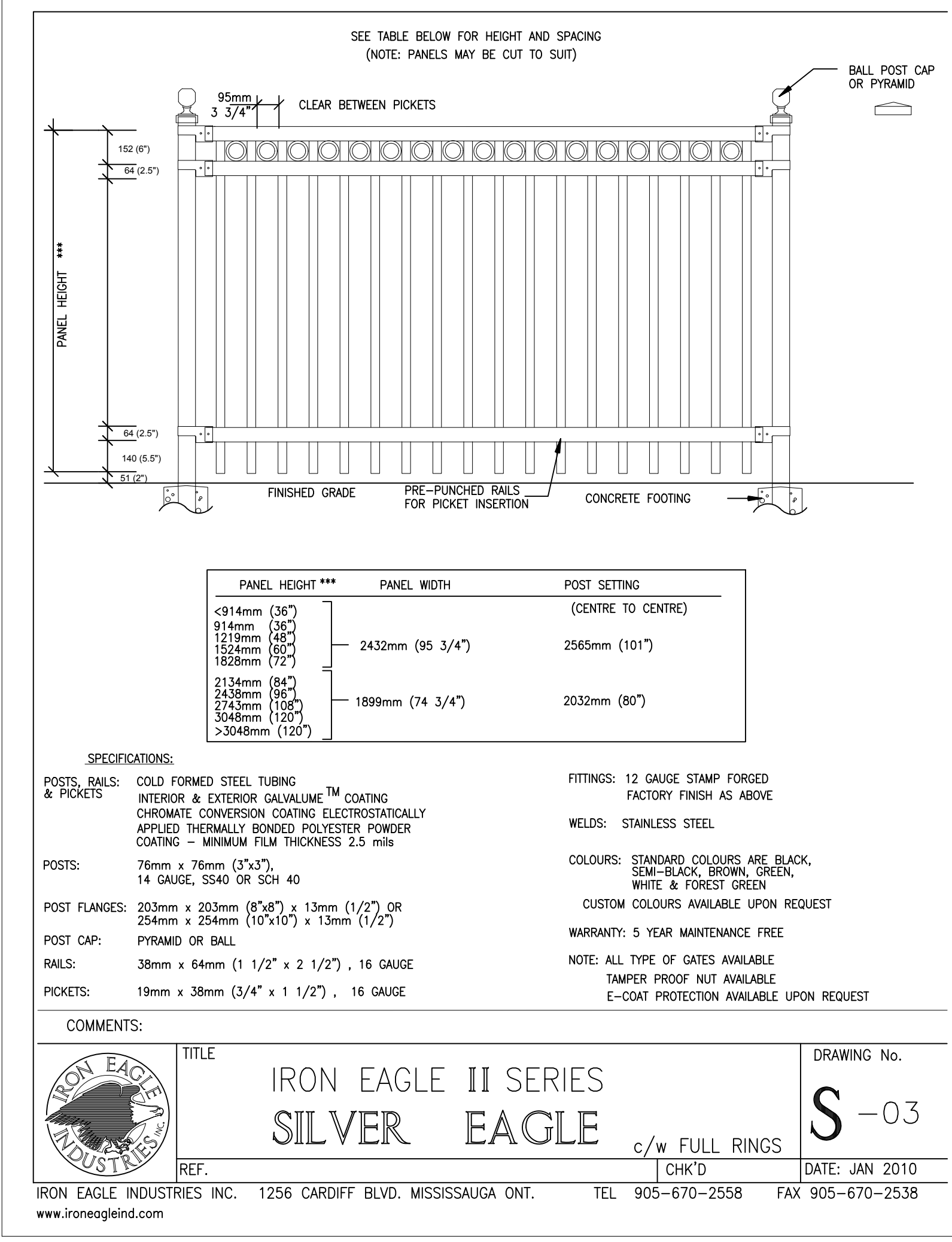
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LEGEND



BRICK PIER WITH MASONRY CORE
N.T.S.

LANDMARK ENVIRONMENTAL GROUP LTD



TREE PRESERVATION NOTES

- 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.
- PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERRECTED 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.
- NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPILING 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.
- 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.
- TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.
- 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 CALIFER AND ACCEPTABLE TREE SPECIES AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT.
- 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.
- ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.
- PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.
- HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.

NO	DATE	BY	REVISIONS
4	OCT 31, 2018	EW	AS PER UPDATED SITE PLAN
3	OCT 24, 2018	EW	AS PER ELECTRICAL DRAWING
2	OCT 12, 2018	EW	AS PER REVISED ENGINEERING DRAWING
1	APRIL 20, 2018	EW	AS PER CITY COMMENTS

STAMP

APPROVAL

CITY OF BARRIE

NAME: _____

DATE: _____

SIGNATURE: _____

METRIC BASE DATA OBTAINED FROM IP5 - INNOVATIVE PLANNING SOLUTIONS

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS
705-717-8484
WWW.LEGROUP.LTD.COM

CLIENT: 521 & 525 ESSA ROAD
BARRIE, ON

PROJECT: DETAILS

PROJECT NO.: LA 265.10-17
MUNICIPAL FILE NO.: D28-008-18
DRAWN BY: JH/ew

SCALE: N.T.S.
DATE: August 1, 2017
DRAWING No.: D-2

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 WITH APPLICABLE LANDSCAPE LAYOUT AND APPROVED DRAWINGS.

3. BOTTOM AND TOP OF FENCE TO REMAIN HORIZONTAL AND UNIFORM.

4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED.

5. ALL HARDWARE TO BE HOT DIP GALVANIZED.

6. FOR SLOPE ACCOMMODATION SEE ALSO BSD-1207.

SECTION A-A SECTION B-B

The City of BARRIE STANDARD DETAIL

BOARD ON BOARD RESIDENTIAL TO RESIDENTIAL FENCE

REV No. 1 DATE: JUNE 2015 SCALE: N.T.S. APPROVED DATE: June 11/15... JMW... DIRECTOR OF ENGINEERING

BSD-1205 FORMERLY BSD-19C

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 WITH 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 A-A SECTION B-B

The City of BARRIE STANDARD DETAIL

OVERLAPPING BOARD RESIDENTIAL TO RESIDENTIAL FENCE

REV No. 1 DATE: JUNE 2015 SCALE: N.T.S. APPROVED DATE: June 11/15... JMW... DIRECTOR OF ENGINEERING

BSD-1206

1. FENCE LOCATIONS AND DIMENSIONS MUST BE IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS.

2. ALL WOOD TO BE SELECT, TIGHT KNOT GRADE AS PER THE NATIONAL LUMBER GRADES AUTHORITY.

3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED.

4. ALL HARDWARE TO BE HOT DIP GALVANIZED.

5. ALL LUMBER TO BE PRETREATED WITH AN APPROVED BROWN, MICRONIZED COPPER WOOD PRESERVATIVE OR APPROVED EQUIVALENT IN PLACE OF STAIN APPLICATION.

SECTION A-A SECTION B-B

The City of BARRIE STANDARD DETAIL

NON-RESIDENTIAL TO RESIDENTIAL FENCE

REV No. 1 DATE: JUNE 2015 SCALE: N.T.S. APPROVED DATE: June 11/15... JMW... DIRECTOR OF ENGINEERING

BSD-1208 FORMERLY BSD-19D

1. FENCE LOCATIONS AND DIMENSIONS MUST BE IN ACCORDANCE WITH APPLICABLE NOISE STUDY RESULTS AND THE MINISTRY OF THE ENVIRONMENTS NOISE ASSESSMENT CRITERIA IN LAND USE PLANNING PUBLICATION LU-131.

2. ALL WOOD TO BE SELECT TIGHT KNOT CEDAR AS PER THE NATIONAL LUMBER GRADES AUTHORITY.

3. STRUCTURAL DESIGN (FOOTINGS AND POSTS MUST MEET DESIGN WIND LOAD SPECIFICATIONS AS PER THE ONTARIO BUILDING CODE.

4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED.

5. ALL HARDWARE TO BE HOT DIP GALVANIZED.

6. ALL LUMBER TO BE PRETREATED WITH AN APPROVED BROWN, MICRONIZED COPPER WOOD PRESERVATIVE OR APPROVED EQUIVALENT IN PLACE OF STAIN APPLICATION.

7. ALL FENCING (INCLUDING FOOTINGS) IS TO BE INSTALLED SOLELY ON PRIVATE LANDS, AND IS TO CONFORM TO APPROVED STREETSCAPE PLANS.

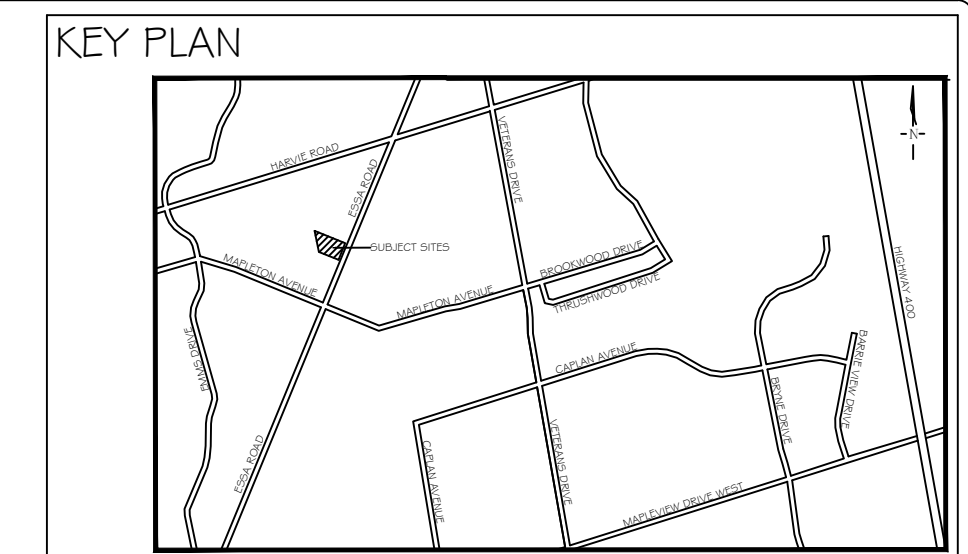
SECTION A-A SECTION B-B

The City of BARRIE STANDARD DETAIL

ACOUSTIC FENCE

REV No. 1 DATE: JUNE 2015 SCALE: N.T.S. APPROVED DATE: June 11/15... JMW... DIRECTOR OF ENGINEERING

BSD-1200 FORMERLY BSD-19A



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LEGEND

NO	DATE	BY	REVISIONS
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3	OCT 24, 2018	EW	AS PER ELECTRICAL DRAWING
2	OCT 12, 2018	EW	AS PER REVISED ENGINEERING DRAWING
1	APRIL 20, 2018	EW	AS PER CITY COMMENTS

STAMP

APPROVAL

CITY OF BARRIE

NAME _____

DATE _____

SIGNATURE _____

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BASE DATA OBTAINED FROM IPS - INNOVATIVE PLANNING SOLUTIONS

LANDMARK ENVIRONMENTAL GROUP LTD. LANDSCAPE ARCHITECTS & CERTIFIED AGROBOTISTS

705-717-8484

WWW.LEGROUP.LTD.COM

CLIENT: 521 & 525 ESSA ROAD BARRIE, ON

PROJECT: DETAILS

PROJECT NO.: LA 265.10-17	SCALE: N.T.S.
MUNICIPAL FILE NO.: D28-008-18	DATE: August 1, 2017
DRAWN BY: JH/ew	DRAWING No.: D-3