PLANTING NOTES

9. LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND MUNICIPAL STAFF PRIOR TO INSTALLATION.

10. ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTER SPACING) ARE TO BE PLANTED AS NOTED IN THE PLANT SCHEDULE.

11. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.

12. ALL MASS PLANTINGS OF SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED AS SPECIFIED.

13. ALL TREE PITS SHALL INCLUDE TREATMENT WITH MICORRHIZAL FUNGI OF THE WALLS BEFORE PLANTING (2L OF "MIKE" OR SIMILAR PRODUCT SHALL BE USED FOR EACH 60MM CALIPER TREE)

14. ALL TREES ARE TO BE STAKED OR GUY WIRED ACCORDING TO DETAILS PROVIDED. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT.

15. REMOVE BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.

16. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.

17. ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.

18. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY BARRIERS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING DAY.

19. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

INSPECTION AND WARRANTY

20. GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT FOR THE REQUIRED START UP SITE INSPECTION TO REVIEW SITE CONDITIONS AND SCHEDULE FOLLOW UP INSTALLATIONS.

21. INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.

22. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING. REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.

23. ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEAR FROM DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY PERIOD OR BE REPLACED AT THE CONTRACTORS EXPENSE.

24. FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.

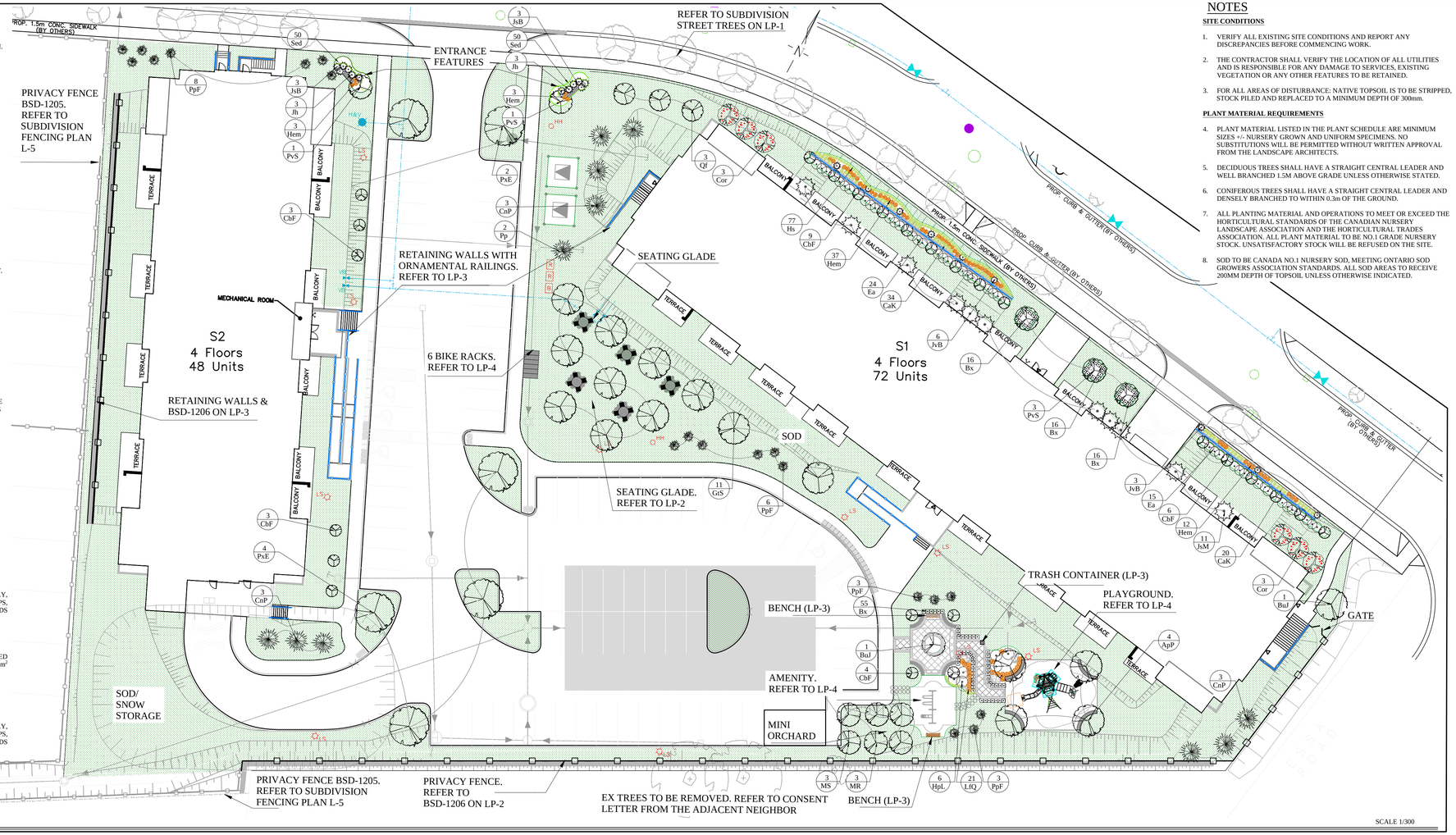
TOPSOIL REQUIREMENTS

25. PROVIDE MINIMUM SOIL VOLUME PER TREE AT 0.45m DEPTH FOR STREET TREES (OR ABOVE UTILITIES) AND MAX. 0.9m IN OTHER AREAS:
- 18 m^3 FOR LARGE TREES
- 12 m^3 FOR SMALL TREES

26. PREPARED SOIL MIXTURE FOR EACH TREE PITS AND SHRUBS SHALL CONSIST OF HIGH QUALITY SOIL:
- SIX PARTS OF SANDY LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS
- ONE PART COARSE PULVERIZED CANADIAN PEAT MOSS
- ONE PART OF WELL-ROTTED FARM MANURE

27. *) ACIDIC SOIL IF REQUIRED (REFER TO PLANT LIST) SHALL CONSIST OF:
- ONE PART OF SANDY LOAM SOIL WITH A pH OF MAX 5.5 (IF REQUIRED REDUCE THE pH WITH +2Kg/10m^2 AGRICULTURE SULPHUR OR +4Kg/10m^2 IRON SULPHATE)
- ONE PART COARSE SAND
- ONE PART COARSE PULVERIZED SPHAGNUM PEAT MOSS
- ONE PART PINE BARK OR PARTLY DECOMPOSED OAK LEAVES

26. PREPARED SOIL MIXTURE FOR SOD AREAS SHALL CONSIST OF MIN. 20cm HIGH QUALITY SOIL:
- SIX PARTS OF SANDY LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A PH OF 7.5* OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS



LANDSCAPE PLAN

SCALE 1/300

NOTES

SITE CONDITIONS

1. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.

2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION OR ANY OTHER FEATURES TO BE RETAINED.

3. FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED AND REPLACED TO A MINIMUM DEPTH OF 300mm.

PLANT MATERIAL REQUIREMENTS

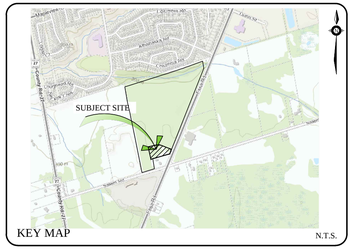
4. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS.

5. DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE UNLESS OTHERWISE STATED.

6. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m OF THE GROUND.

7. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE SITE.

8. SOD TO BE CANADA NO.1 NURSERY SOD, MEETING ONTARIO SOD GROWERS ASSOCIATION STANDARDS. ALL SOD AREAS TO RECEIVE 200MM DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED.



KEY MAP N.T.S.

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY JOHN D. BELL ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT OF A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	October 13, 2017	St.T.
2.	SUBMISSION TO THE CITY OF BARRIE	April 19, 2018	St.T.

BASE INFORMATION PROVIDED BY:
Anderson + Associates Incorporated
1200 Speers Road, Oakville,
Ontario, Canada, L6L 2X4 (905) 825-0887

BASE PLAN REVISED: March 2018

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JOHN D. BELL ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JOHN D. BELL ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JOHN D. BELL ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JOHN D. BELL ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION.
(DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE) JOHN D. BELL ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. JOHN D. BELL ASSOCIATES LIMITED IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL INFORMATION SHOWN ON THE DRAWING. FOR FURTHER INFORMATION REFER TO APPROPRIATE SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORKS.

THIS DRAWING IS NOT TO BE SCALED.

DATE

PRINT NAME SIGNED OWNER/CLIENT

CITY OF BARRIE

ACCEPTED

DATE

PRINT NAME

SIGNED

LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURE NOT TO BE REPRODUCED

JOHN D. BELL ASSOCIATES LTD.
Urban Designers
Landscape Architects
Site Planners
274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4
Fax: 705-722-5660
Tel: 705-722-6278

BEAR CREEK RIDGE CONDOMINIUMS

Part of Lot 2, Concession 11
City of Barrie

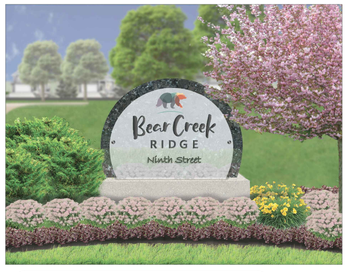
LANDSCAPE PLAN

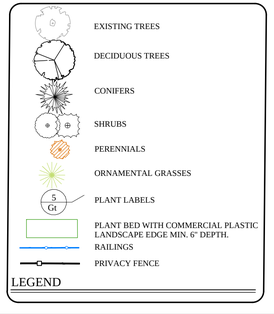
SCALE:	DATE:	DESIGNED BY:	REVIEWED BY:
AS SHOWN	October 13, 2017	St.T./ A.B	JDB
CITY FILE No.	OUR FILE REF. # 1143A-17	DRAWN BY: St.T./ A.B	LP-1

area		min.	proposed		
12398.633		200	62	62	deciduous	60mm
sq.m		400	31	31	conifers	2m
		100	124	154	shrubs	0.6-1.2m
		200	62	32	evergreens	0.45spr/1.2m ht

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
DECIDUOUS TREES								
ApP	4	PRINCETON GOLD MAPLE	*Acer platanoides 'Princeton Gold'*	60mm	WB	6m o/c	BSD-1310	Tree Form
BuJ	2	JACQUEMONTII BIRCH	*Betula utilis var. jacquemontii*	60mm	WB	5m o/c	BSD-1310	Tree Form
CbF	25	PYRAMIDAL EUROPEAN HORNBEAM	*Carpinus betulus 'Fastigiata'*	60mm	WB	3m o/c	BSD-1310	Tree Form
GtS	11	SHADEMASTER HONEYLOCUST	*Gleditsia triacanthos var. inermis 'Shademaster'*	60mm	WB	7m o/c	BSD-1310	Tree Form
MR	3	GALA APPLE TREE	*Malus x Gala*	60mm	WB	4m o/c	BSD-1310	Tree Form
MS	3	GOLDEN DELICIOUS APPLE TREE	*Malus x Golden Delicious*	60mm	WB	4m o/c	BSD-1310	Tree Form
PxE	6	EXCLAIMATION PLANE TREE	*Platanus x acerifolia 'Exclaimation!'*	60mm	WB	8m o/c	BSD-1310	Tree Form
PvS	5	SHUBERT CHOKECHERRY	*Prunus virginiana 'Shubert'*	60mm	WB	5m o/c	BSD-1310	Tree Form
Qf	3	PYRAMIDAL ENGLISH OAK	*Quercus robur 'Fastigiata*	60mm	WB	5m o/c	BSD-1310	Tree Form
CONIFEROUS TREES								
CnP	9	WEEPING NOOTKA FALSECYPRESS	*Chamaecyparis nootkatensis 'Pendula'*	200cm	WB	5m o/c	BSD-1312	Tree Form
PpF	20	FAT ALBERT COLORADO BLUE SPRUCE	*Picea pungens 'Fat Albert'*	200cm	WB	3m o/c	BSD-1312	Tree Form
Pp	2	COLORADO BLUE SPRUCE	*Picea pungens*	200cm	WB	5m o/c	BSD-1312	Tree Form
ORNAMENTAL AND STANDARD TREES								
Cor	6	GRAY DOGWOOD	*Cornus racemosa*	60cm	5gal	3m o/c	BSD-1314	Clump Form / Container Grown
FLOWERING SHRUBS								
Ea	39	DWARF BURNING BUSH	*Euonymus alatus 'Compactus'*	60cm	3gal	0.8m o/c	BSD-1314	Full Form / Container Grown
HpL	6	LITTLE LIME HYDRANGEA	*Hydrangea paniculata 'Little Lime'*	60cm	3gal	1.6m o/c	BSD-1314	Full Form / Container Grown
BROADLEAF EVERGREENS								
Bx	103	GREEN GEM BOXWOOD	*Buxus x "Green Gem'*	45cm	3gal	0.5m o/c	BSD-1314	Full Form / Container Grown
EVERGREENS SHRUBS								
JsB	6	BLUE DANUBE JUNIPER	*Juniperus sabina 'Blue Danube'*	45cm	3gal	1.0m o/c	BSD-1314	Full Form / Container Grown
Jh	6	BLUE CHIP JUNIPER	*Juniperus horizontalis 'Blue Chip'*	45cm	3gal	1.0m o/c	BSD-1314	Full Form / Container Grown
JvB	9	BLUE ARROW JUNIPER	*Juniperus virginiana 'Blue Arrow'*	120cm	7gal	0.6m o/c	BSD-1314	Full Form / Container Grown
JsM	11	MOFFET JUNIPER	*Juniper scopulorum 'Moffetti'*	120cm	7gal	2.5m o/c	BSD-1314	Full Form / Container Grown
PERENNIALS								
LfQ	21	QUEEN VICTORIA CARDINAL FLOWER	*Lobelia fulgens 'Queen Victoria'*	1 gal	pot	0.5m o/c	n/a	Full form / Container grown
Hem	55	AUTUMN RED DAYLILY	*Hemerocallis 'Autumn Red'*	1 gal	pot	0.7m o/c	n/a	Full form / Container grown
Sed	100	SEDUM VEGETATION MATS (MIXED SPECIES)	*Sedum x*	plugs	50/tray	0.3m o/c	n/a	Full form / Container grown
ORNAMENTAL GRASSES								
CaK	54	KARL FOERSTER FEATHER REED GRASS	*Calamagrostis acutiflora 'Karl Foerster'*	1 gal	pot	0.6m o/c	n/a	Full form / Container grown
Hs	77	BLUE OAT GRASS	*Helicotrichon sempervirens*	1 gal	pot	0.4m o/c	n/a	Full form / Container grown

PLANT LIST REFER TO NOTES ON THIS PAGE AND DETAILS ON LP-2



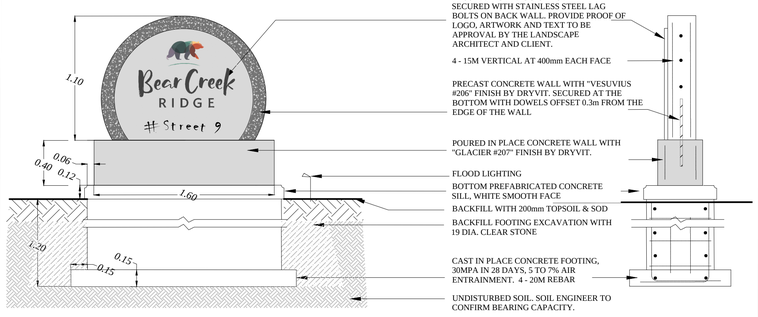


LEGEND

NOTE:
ALL JOINTS TO BE SEALED WITH CLEAR WATERPROOF ADHESIVE
SHOP DRAWING TO BE SUPPLIED BY THE CONTRACTOR FOR FINAL APPROVAL.

MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND CLIENT PRIOR TO CONSTRUCTION.

DRYVIT APPLICATOR TO PROVIDE PARGIT BASE COAT, ROLL-ON COLOUR PRIME, TERRANEO FINISH AND SEALER (EUCLID CHEMICAL) OVER CONCRETE WALL: Lido Wall Systems, 582 Bowes Rd, Concord, ON, L4K – 1K2, Contact: Oscar Chiarotto, Phone 905-738-1444, Fax 905-738-1292



ENTRANCE FEATURE DETAIL SCALE 1/25