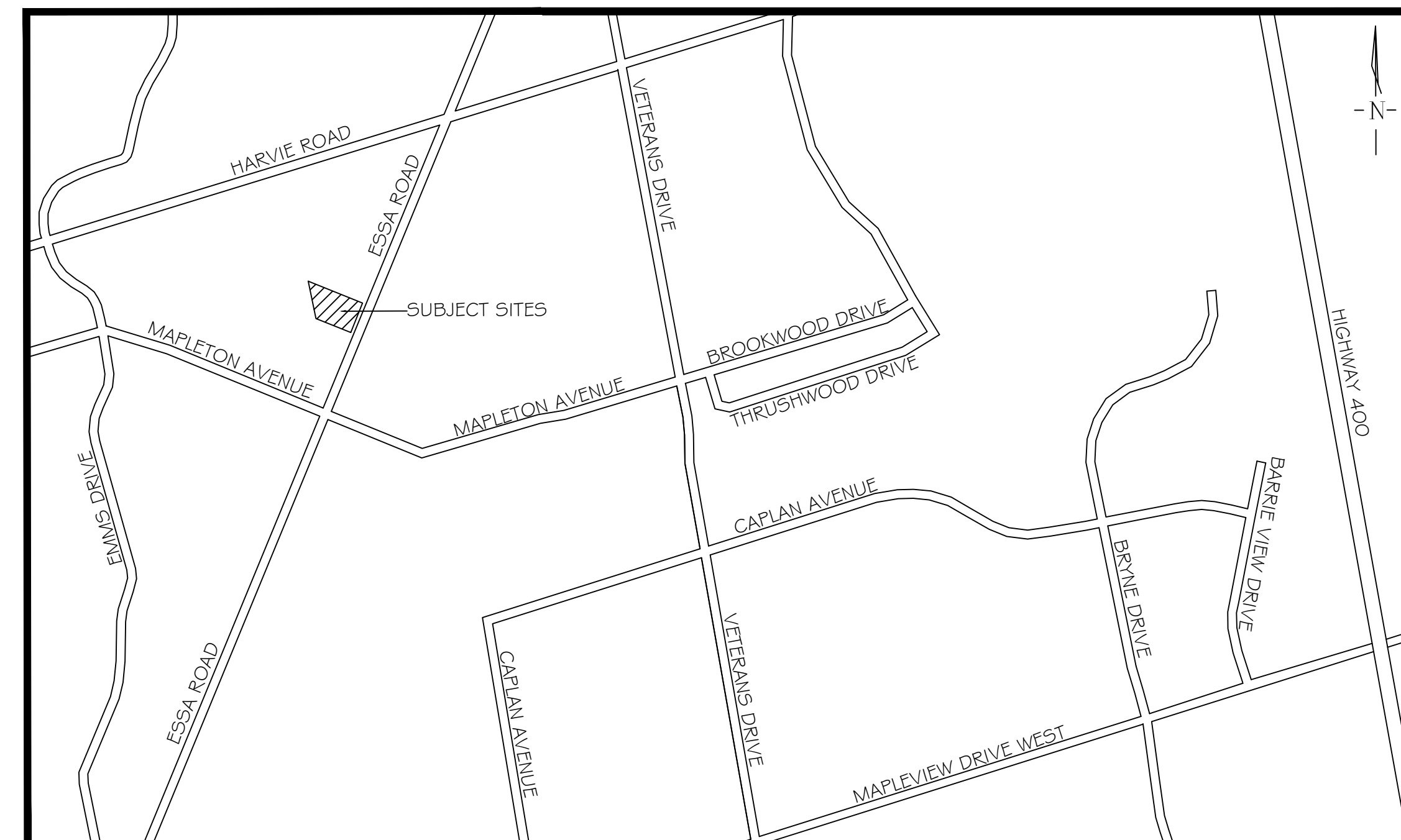


521 & 525 ESSA ROAD CITY OF BARRIE

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
D-4	DETAILS

OWNER:

CENTREVILLE HOMES (ESSA ROAD) INC.
C/O CESARE BAUCO
60 MARYCROFT AVENUE UNIT 8
VAUGHAN, ON
L4L 5Y5

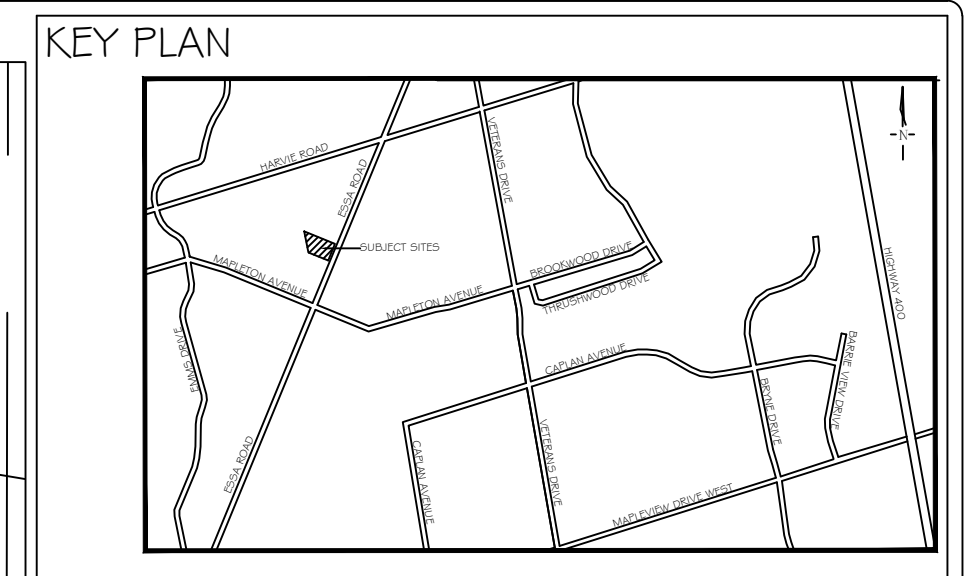
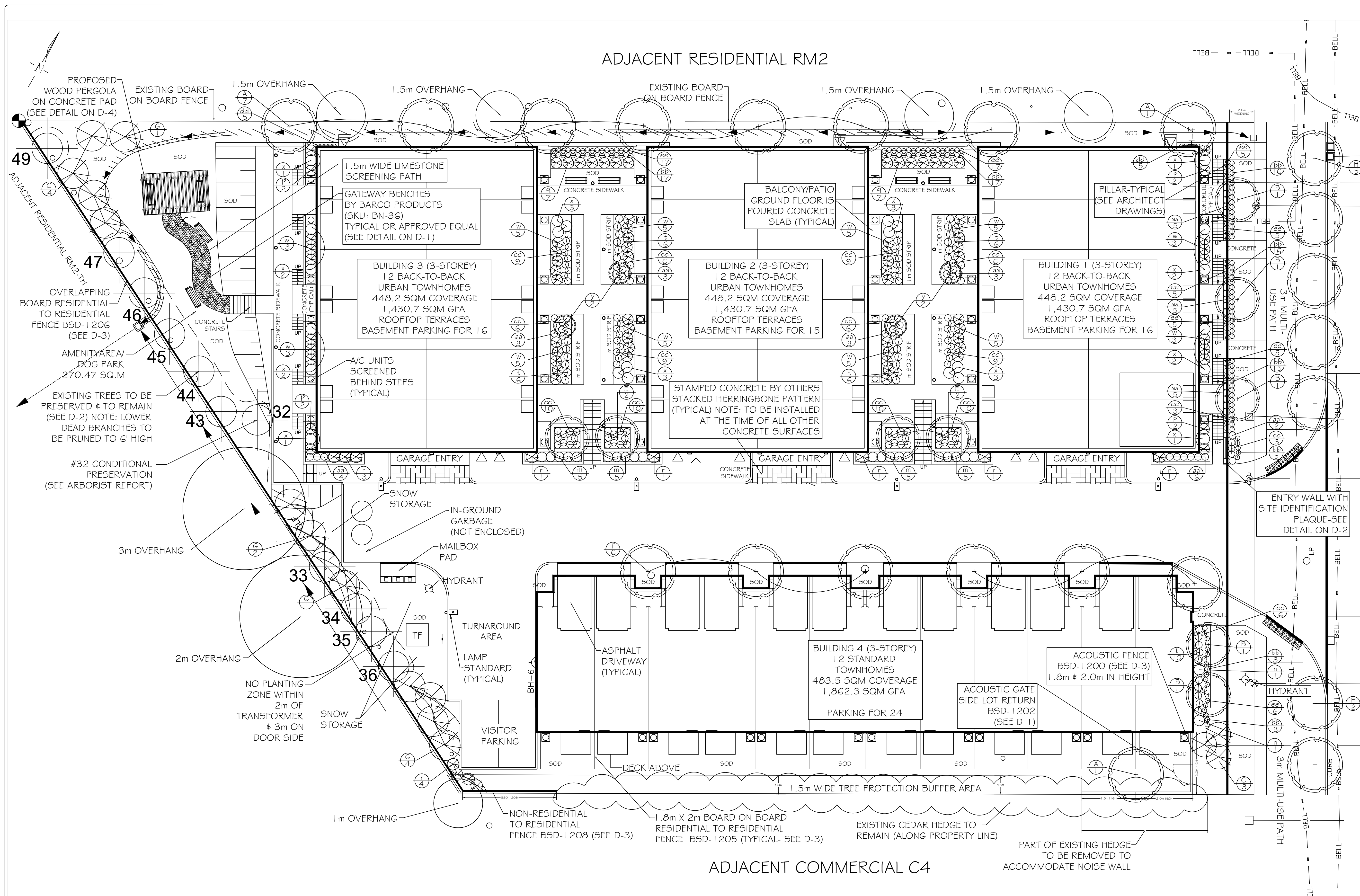
MUNICIPALITY:



DEVELOPER'S LANDSCAPE ARCHITECT:



LANDMARK ENVIRONMENTAL GROUP LTD.
LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS
705.717.8484
WWW.LEGROUP.LTD.COM



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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

NO	DATE	BY	REVISIONS
13	MAR 5, 2021	J.G	AS PER CITY COMMENTS
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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

F.M.L ARCHITECTURE

LANDMARK ENVIRONMENTAL GROUP LTD.

LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS

705.717.8484

WWW.LEGROUP.LTD.COM

CLIENT: 521 & 525 ESSA ROAD
BARRIE, ON

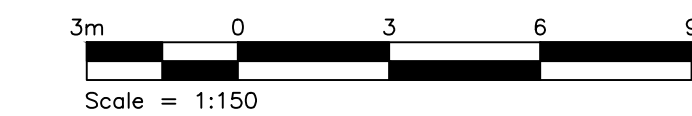
PROJECT: OVERALL LANDSCAPE PLAN

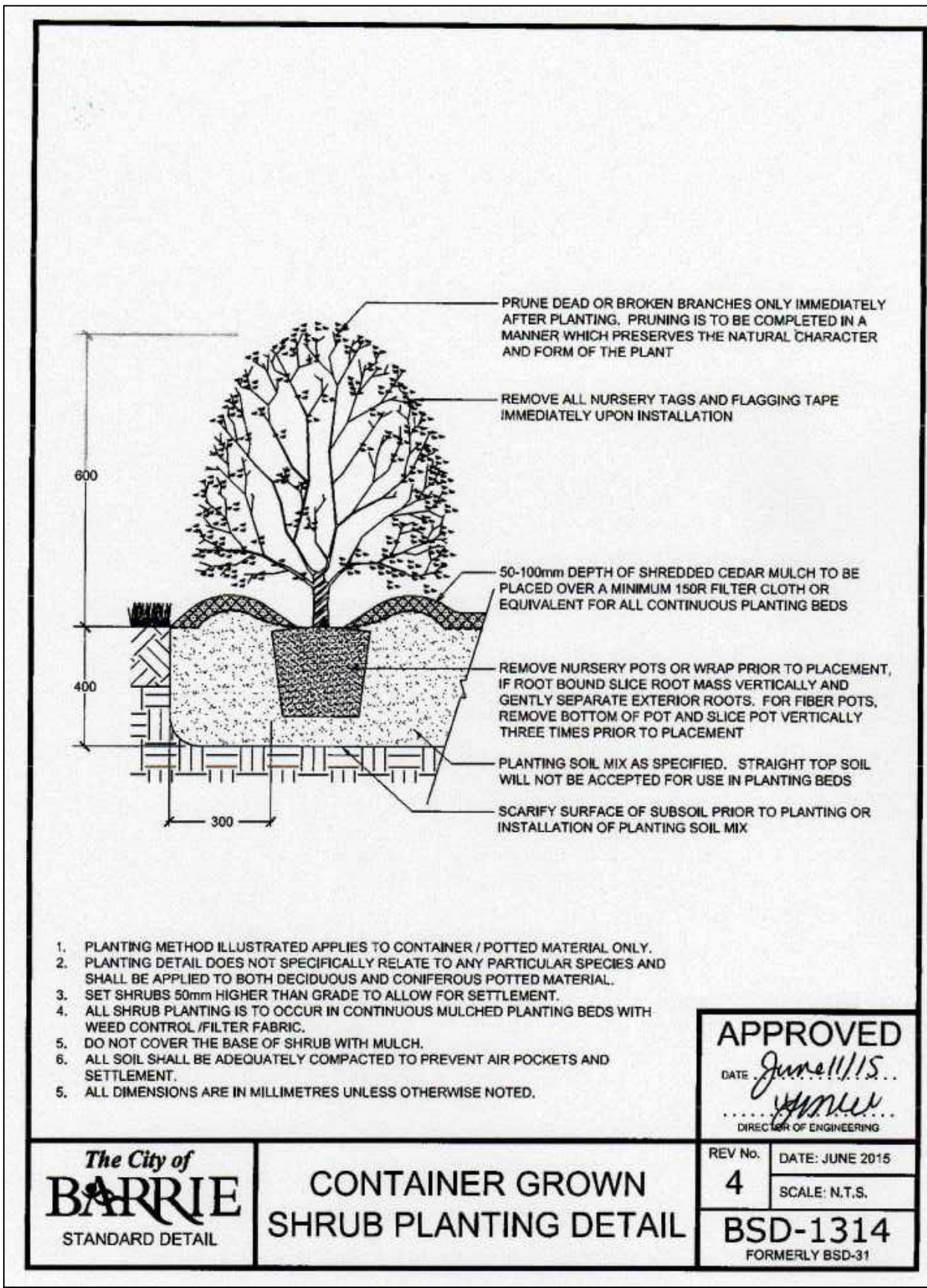
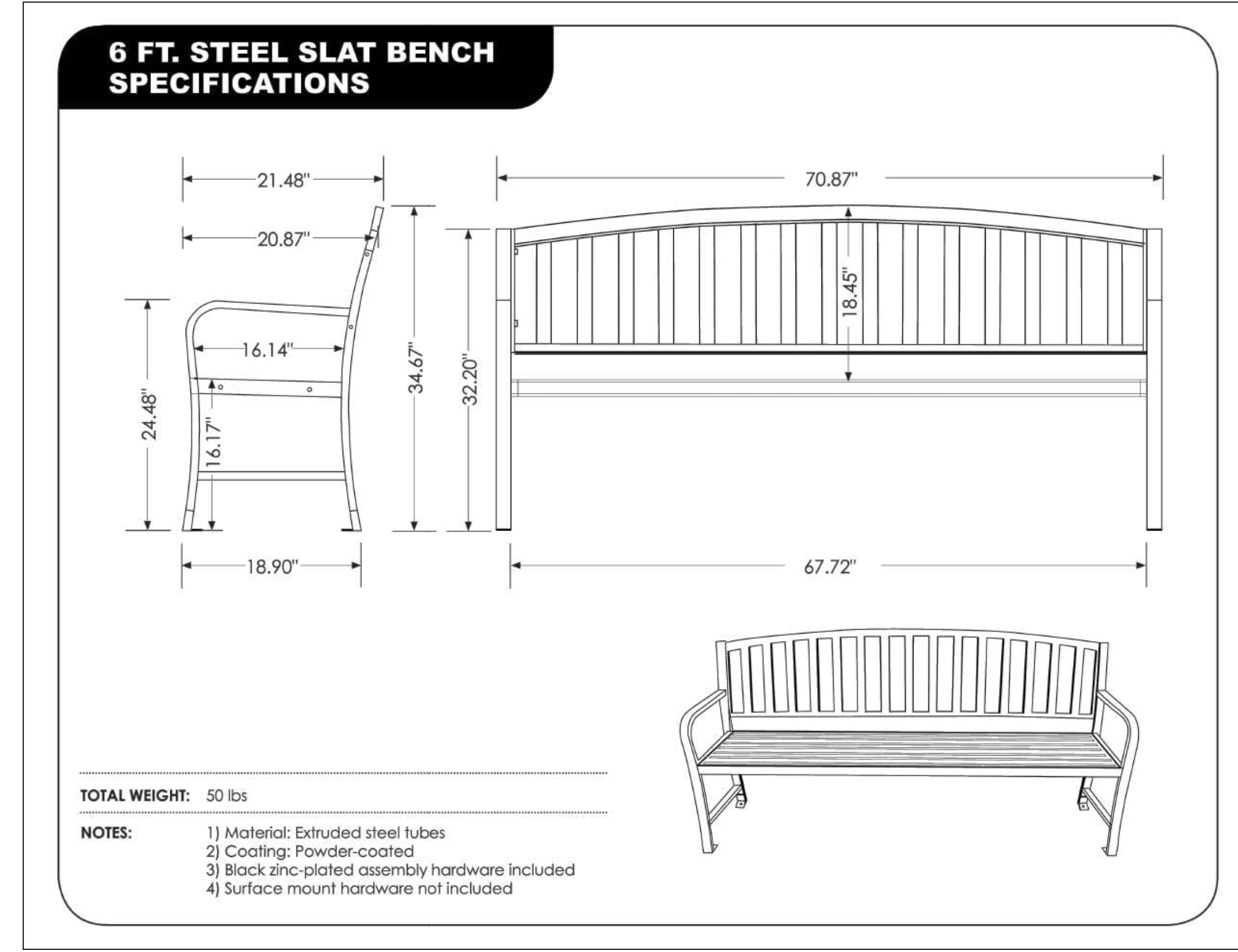
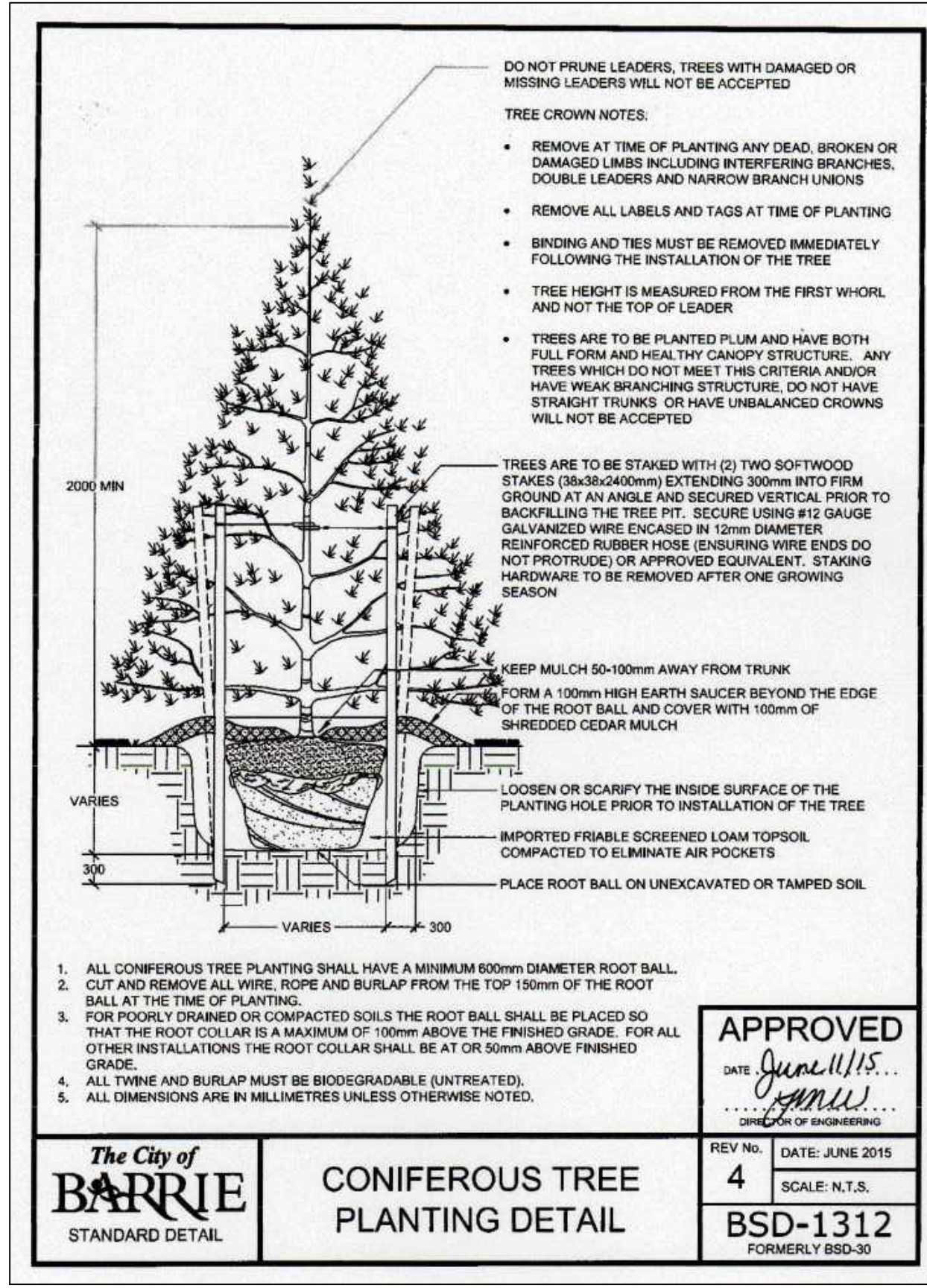
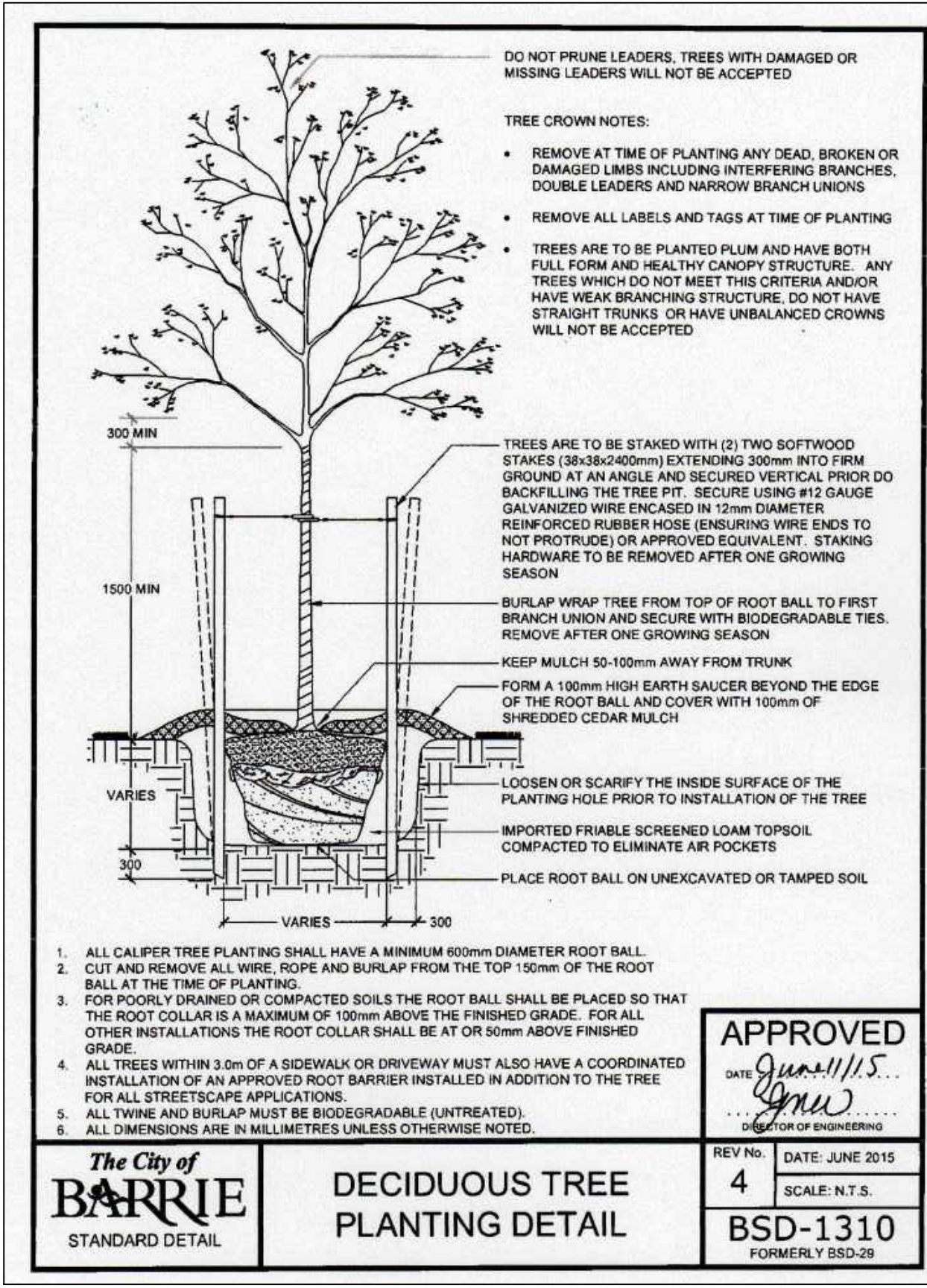
PROJECT NO.: LA 265.10-17
MUNICIPAL FILE NO.: D28-008-18

SCALE: 1:150
DATE: August 1, 2017

DRAWN BY: E.W.J.G
CHECKED BY: J.H
DRAWING No.: LP-1

DENSITY CALCULATION INTERNAL SITE	QUANTITY REQUIRED	QUANTITY PROPOSED
DECIDUOUS TREES	22	22
CONIFEROUS TREES	11	15
DECIDUOUS SHRUBS	44	64
EVERGREEN SHRUBS	22	106





PLANT LIST-INTERNAL

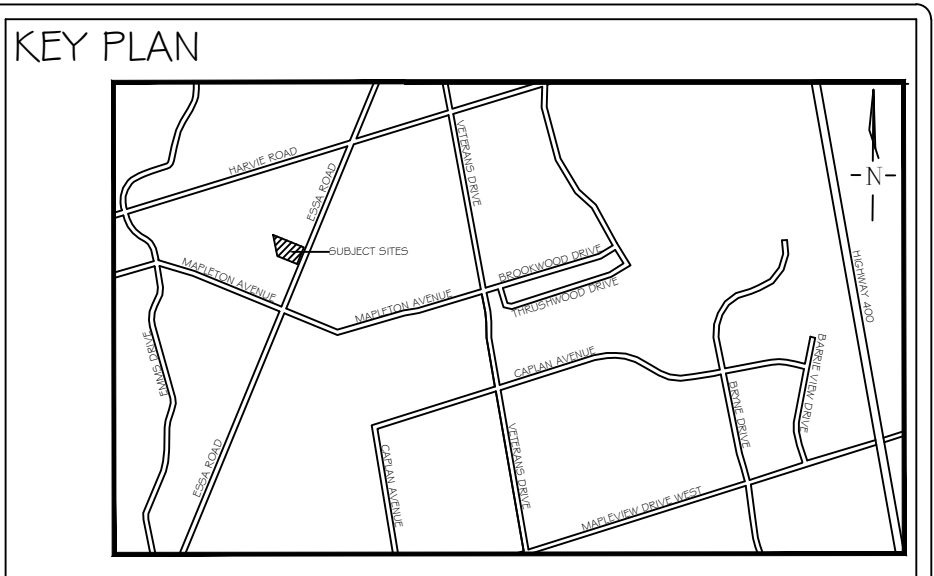
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONDITION
TREES				
A	9	<i>Acer rubrum</i>	Red Maple	60mm cal/WB
B	2	<i>Amelanchier x grandiflora 'Ballerna'</i>	Ballerna Serviceberry	60mm cal/WB
C	7	<i>Picea glauca</i>	White Spruce	4m ht/WB
E	4	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac	60mm cal/WB
F	6	<i>Tilia cordata 'Corinthian'</i>	Corinthian Linden	60mm cal/WB
G	8	<i>Picea pungens 'Glauca'</i>	Colorado Blue Spruce	4m ht/WB
SHRUBS				
m	20	<i>Euonymus fortunei 'Emerald Gaiety'</i>	Emerald Gaiety Wintercreeper	3gal pot/30cm ht
n	2	<i>Forsythia 'Northern Gold'</i>	Northern Gold Forsythia	2gal pot/60cm ht
p	8	<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper	2gal pot/60cm spr.
q	14	<i>Juniperus horizontalis 'Prince of Wales'</i>	Prince of Wales Juniper	2gal pot/60cm spr.
r	12	<i>Juniperus scopulorum 'Spartan'</i>	Spartan Juniper	7gal pot/1.25m ht
t	34	<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spirea	2gal pot/60cm ht
w	52	<i>Taxus x media 'Densiflora'</i>	Dense Spreading Yew	3gal pot/60cm ht
x	24	<i>Weigela florida 'Bokraspiw'</i>	Spilled Wine Weigela	2gal pot/60cm ht
y	4	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea Standard	7gal pot/1.25m ht
PERENNIALS				
aa	37	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed	1 gal pot/30cm ht
bb	40	<i>Hemerocallis 'Stella D'Oro'</i>	Stella D'Oro Daylily	1 gal pot/30cm ht
cc	100	<i>Hosta 'Halcyon'</i>	Halcyon Hosta	1 gal pot/30cm ht
dd	10	<i>Hosta x 'Blue Mouse Ears'</i>	Blue Mouse Ears Hosta	1 gal pot/30cm ht
ee	74	<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Sedum	1 gal pot/30cm ht

PLANT LIST-EXTERNAL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE /CONDITION
TREES				
B	3	<i>Amelanchier x grandiflora 'Ballerna'</i>	Ballerna Serviceberry	60mm cal/WB
H	7	<i>Gleditsia triacanthos 'Shademaster'</i>	Shademaster Honeylocust	60mm cal/WB
PERENNIALS				
aa	2	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed	1 gal pot/30cm ht
bb	52	<i>Hemerocallis 'Stella D'Oro'</i>	Stella D'Oro Daylily	1 gal pot/30cm ht
cc	3	<i>Hosta 'Halcyon'</i>	Halcyon Hosta	1 gal pot/30cm ht

PLANTING NOTES

1. 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.
2. All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
3. The work shall be done to conform with latest and best horticultural practice and specifications.
4. 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.
5. 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.
6. 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.
7. Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive 200mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
8. 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.
9. All mass plantings shall be in continuous beds with mulch as specified in planting details.
10. 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.
11. Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
12. 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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NO	DATE	BY	REVISIONS
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STAMP

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

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

APPROVED
DATE: June 15/15
J. J. ...
DIRECTOR OF ENGINEERING

REV No. 1 DATE: JUNE 2015 SCALE: N.T.S.
BS-D-1202

LANDMARK ENVIRONMENTAL GROUP LTD.
LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS
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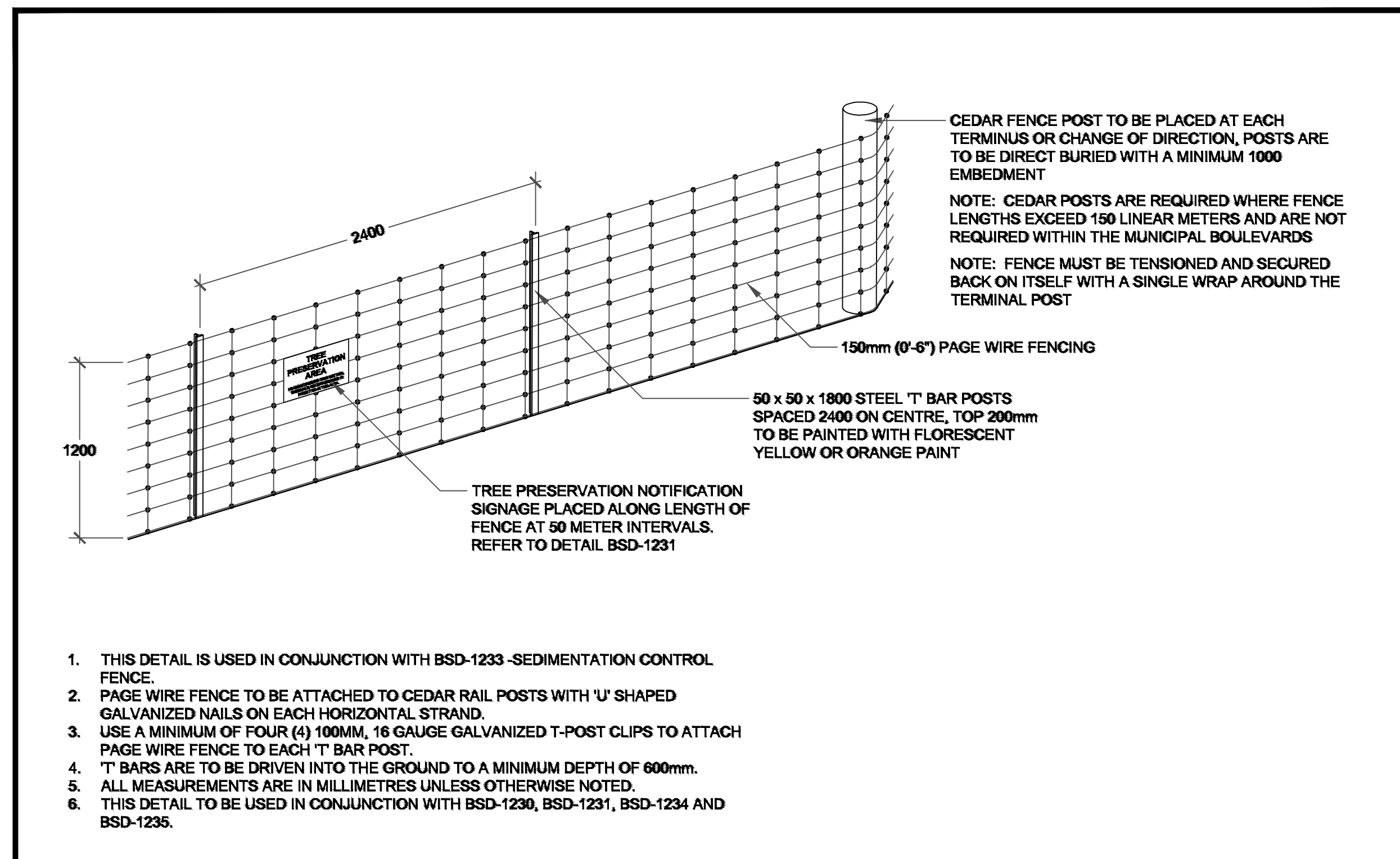
CLIENT: 521 & 525 ESSA ROAD
BARRIE, ON

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-1

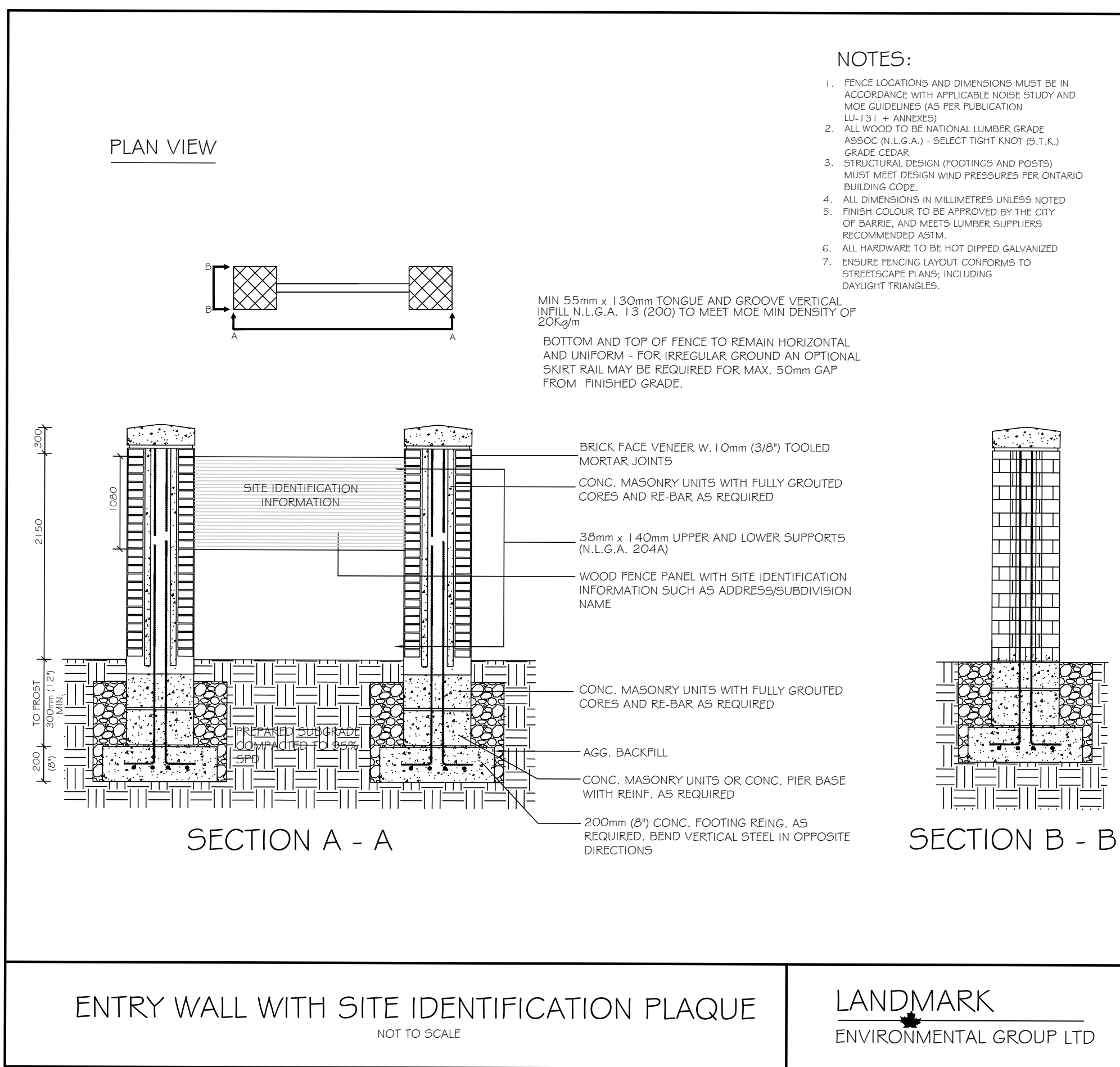


1. THIS DETAIL IS USED IN CONJUNCTION WITH BSD-1233 -SEDIMENTATION CONTROL FENCE.
2. PAGE WIRE FENCE TO BE ATTACHED TO CEDAR RAIL POSTS WITH 'U' SHAPED GALVANIZED NAILS ON EACH HORIZONTAL STRAND.
3. USE A MINIMUM OF FOUR (4) 100MM, 16 GAUGE GALVANIZED T-POST CLIPS TO ATTACH PAGE WIRE FENCE TO EACH 'T' BAR POST.
4. 'T' BARS ARE TO BE DRIVEN INTO THE GROUND TO A MINIMUM DEPTH OF 600mm.
5. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
6. THIS DETAIL TO BE USED IN CONJUNCTION WITH BSD-1230, BSD-1231, BSD-1234 AND BSD-1235.

	TREE PRESERVATION FENCING		APPROVED
	REV No. 1	DATE: JUNE 2015 SCALE: N.T.S.	DATE
	BSD-1232	 DIRECTOR OF ENGINEERING

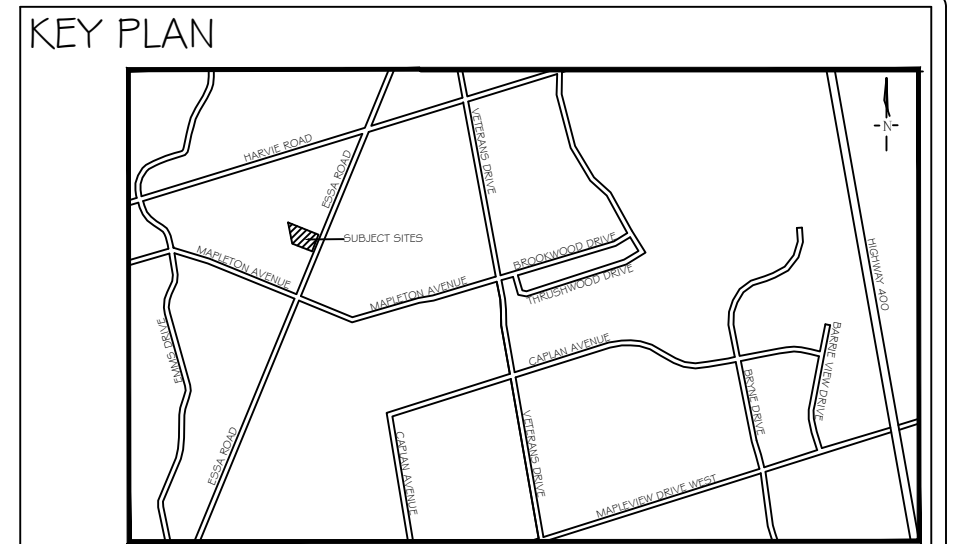
TREE PRESERVATION NOTES

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 ERCTED 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. 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.
4. 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.
5. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.
6. 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.
7. 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.
8. ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.
9. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.
10. HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.



ENTRY WALL WITH SITE IDENTIFICATION PLAQUE
NOT TO SCALE

LANDMARK ENVIRONMENTAL GROUP LTD



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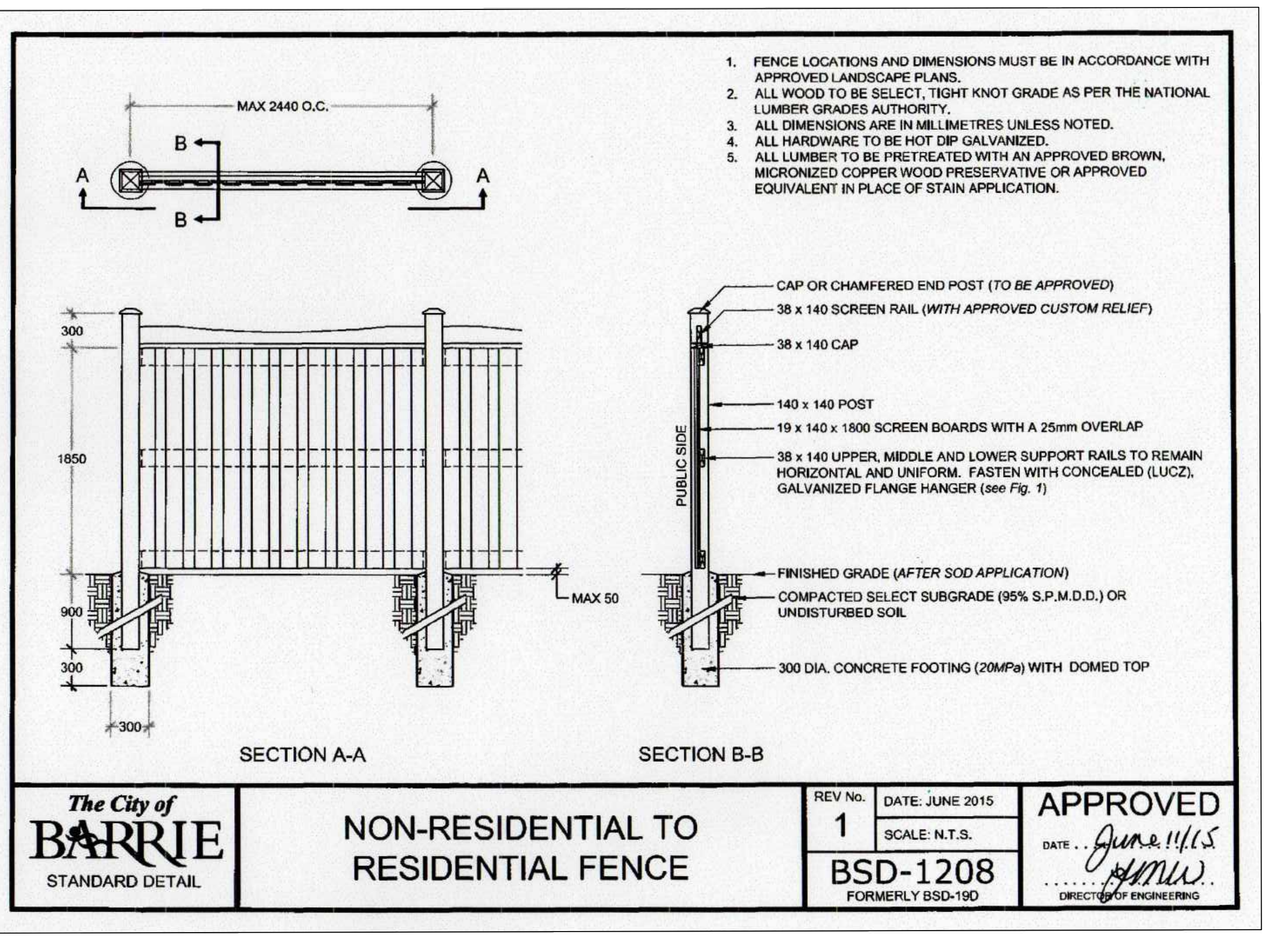
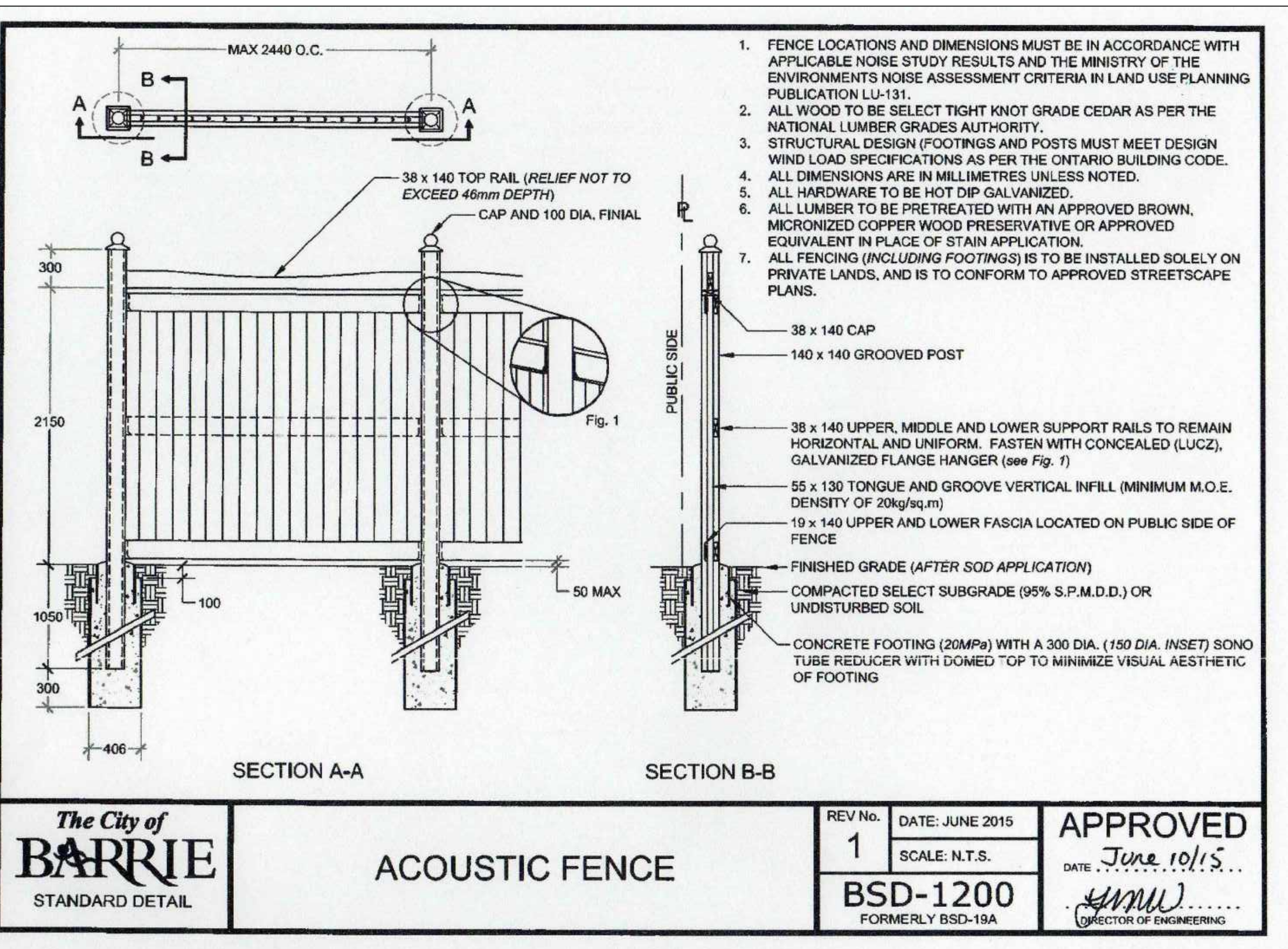
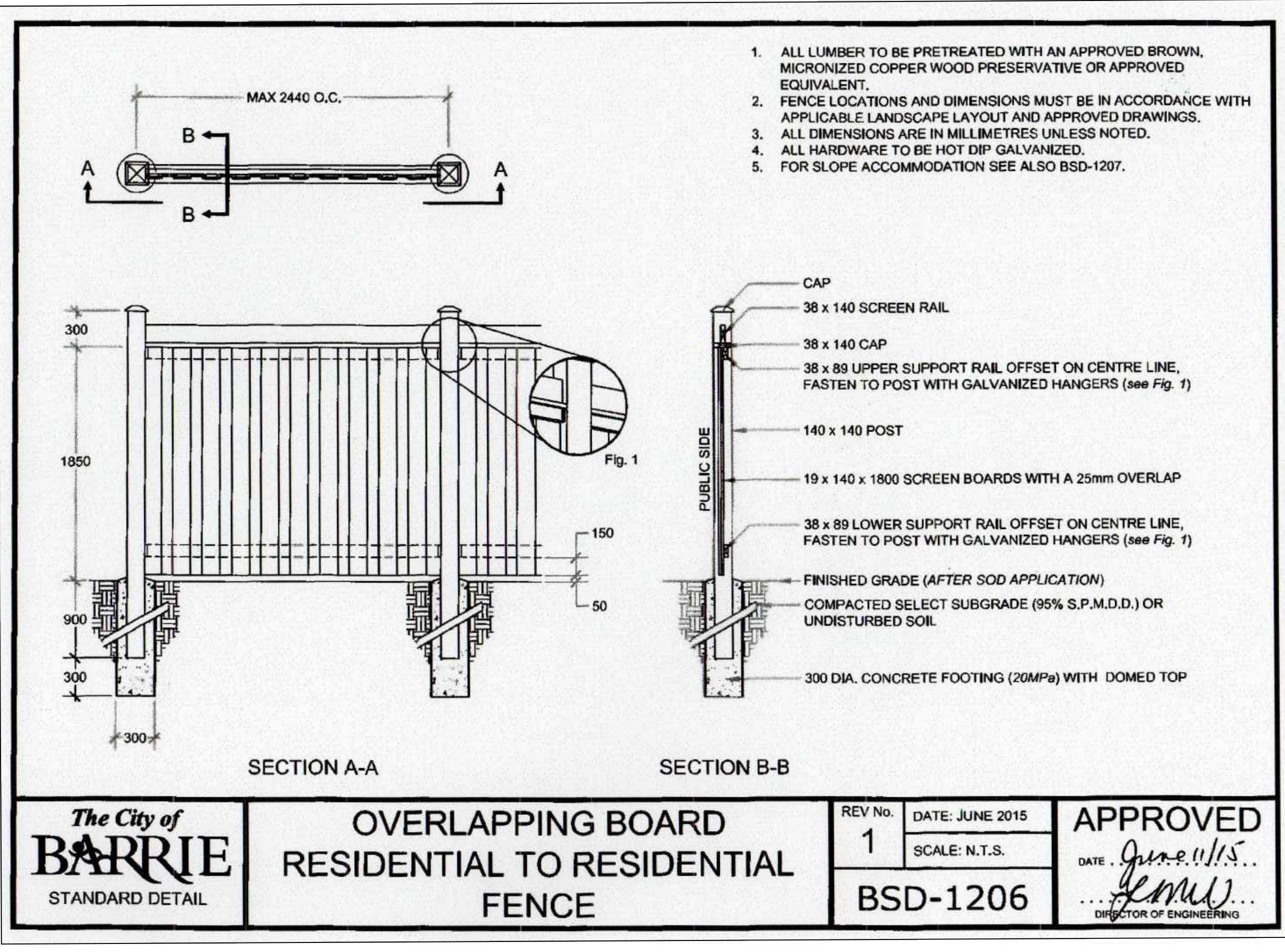
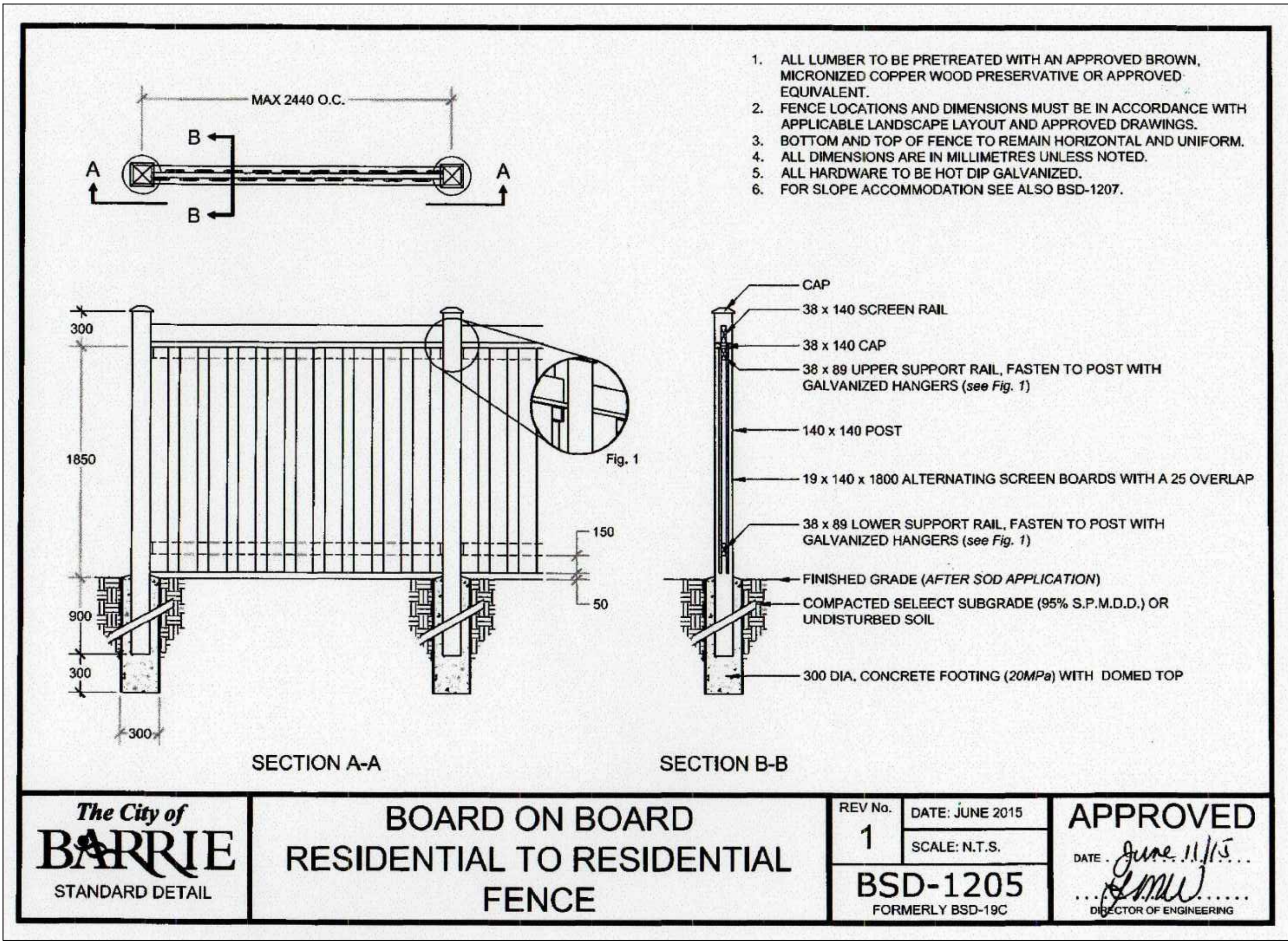
	APPROVAL CITY OF BARRIE NAME _____ DATE _____ SIGNATURE _____
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METRIC
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CLIENT:
521 & 525 ESSA ROAD
BARRIE, ON

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-2



KEY PLAN

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

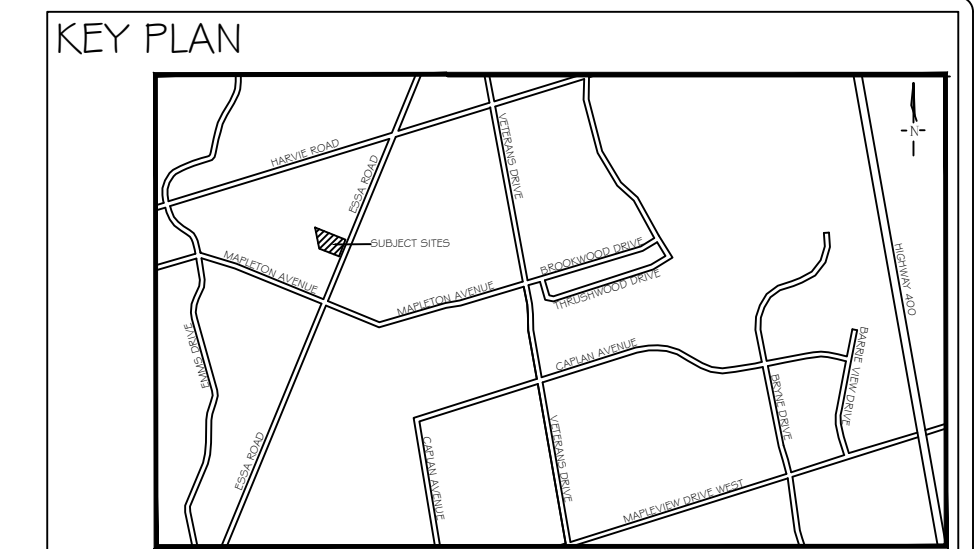
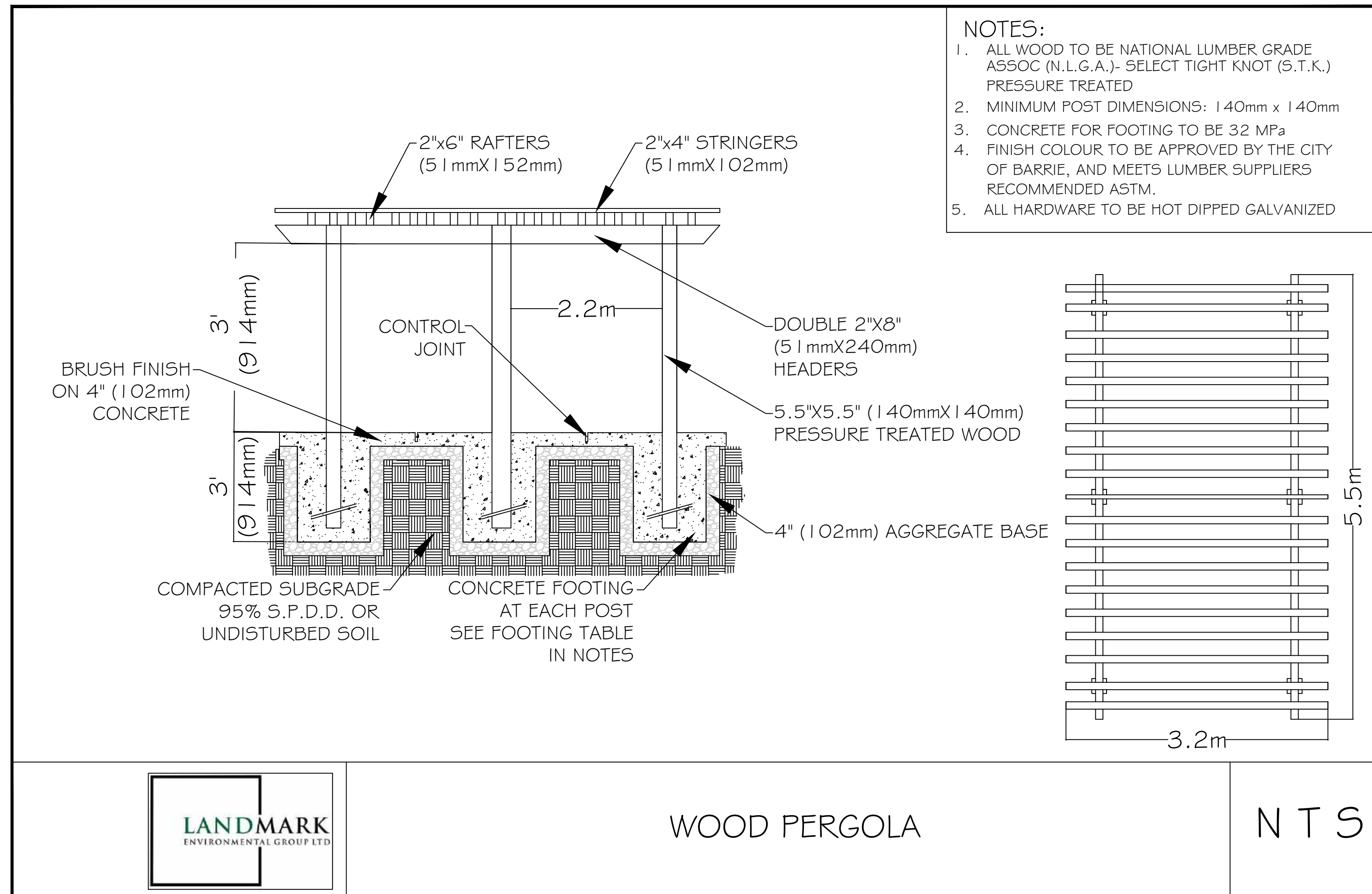
LANDMARK ENVIRONMENTAL GROUP LTD.
LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS
705.717.8484
WWW.LEGROUPLTD.COM

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-3



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

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.

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.

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. The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

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.

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.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

LEGEND

NO	DATE	BY	REVISIONS
13	MAR 5, 2021	J.G	AS PER CITY COMMENTS
12	MAY 15, 2020	EW	AS PER UPDATED ENGINEERING PLAN/CIENT
11	OCT 18, 2019	EW	AS PER UPDATED SITE PLAN
10	AUG 06, 2019	EW	AS PER MEETING WITH C. MAHER
9	JUNE 05, 2019	EW	AS PER UPDATED ENGINEERING
8	MAY 29, 2019	EW	AS PER UPDATED SITE PLAN
7	APRIL 23, 2019	EW	AS PER ELECTRICAL DRAWING
6	APRIL 12, 2019	EW	AS PER UPDATED SITE PLAN
5	JAN 17, 2019	EW	DENSITY TABLE ADDED TO LP-1
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

	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

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BARRIE, ON

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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-4