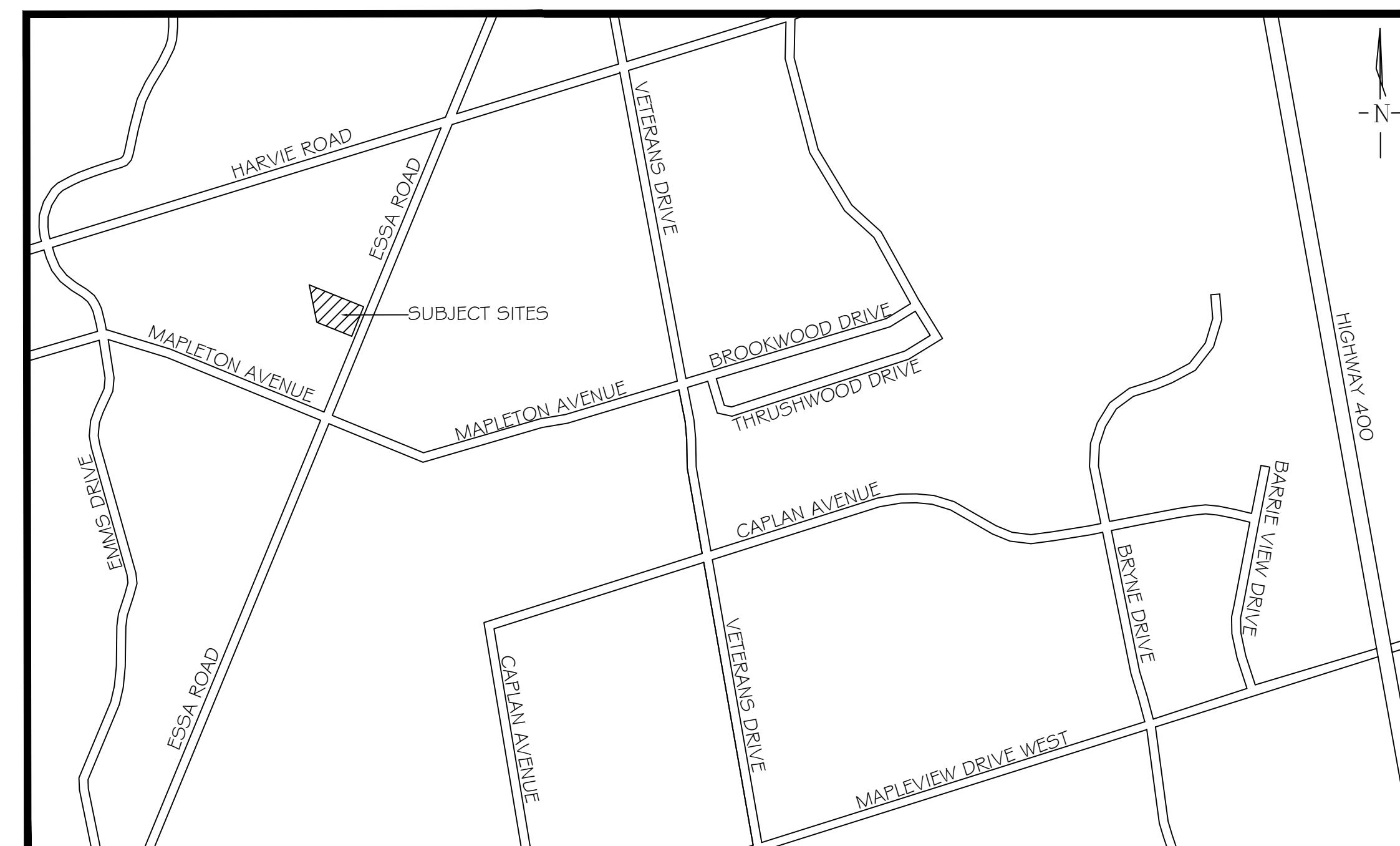


521 & 525 ESSA ROAD CITY OF BARRIE

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:

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

MUNICIPALITY:



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

DEVELOPER'S LANDSCAPE ARCHITECT:



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

DO NOT PRUNE LEADERS, TREES WITH DAMAGED OR MISSING LEADERS WILL NOT BE ACCEPTED

TREE CROWN NOTES:

- REMOVE AT TIME OF PLANTING ANY DEAD, BROKEN OR DAMAGED LIMBS INCLUDING INTERFERING BRANCHES, DOUBLE LEADERS AND NARROW BRANCH UNIONS
- REMOVE ALL LABELS AND TAGS AT TIME OF PLANTING
- TREES ARE TO BE PLANTED PLUM AND HAVE BOTH FULL FORM AND HEALTHY CANOPY STRUCTURE. ANY TREES WHICH DO NOT MEET THIS CRITERIA AND/OR HAVE WEAK BRANCHING STRUCTURE, DO NOT HAVE STRAIGHT TRUNKS OR HAVE UNBALANCED CROWNS WILL NOT BE ACCEPTED

TREES ARE TO BE STAKED WITH (2) TWO SOFTWOOD STAKES (38x38x2400mm) EXTENDING 300mm INTO FIRM GROUND AT AN ANGLE AND SECURED VERTICALLY PRIOR TO BACKFILLING THE TREE PIT. SECURE USING #12 GAUGE GALVANIZED WIRE ENCASED IN 12mm DIAMETER REINFORCED RUBBER HOSE (ENSURING WIRE ENDS DO NOT PROTRUDE) OR APPROVED EQUIVALENT. STAKING HARDWARE TO BE REMOVED AFTER ONE GROWING SEASON

BURLAP WRAP TREE FROM TOP OF ROOT BALL TO FIRST BRANCH UNION AND SECURE WITH BIODEGRADABLE TIES. REMOVE AFTER ONE GROWING SEASON

KEEP MULCH 50-100mm AWAY FROM TRUNK

FORM A 100mm HIGH EARTH SAUCER BEYOND THE EDGE OF THE ROOT BALL AND COVER WITH 100mm OF SHREDED CEDAR MULCH

LOOSEN OR SCARIFY THE INSIDE SURFACE OF THE PLANTING HOLE PRIOR TO INSTALLATION OF THE TREE

IMPORTED FRIABLE SCREENED LOAM TOPSOIL COMPACTED TO ELIMINATE AIR POCKETS

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

1. ALL CALIPER TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.

2. CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING.

3. FOR POORLY DRAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT THE ROOT COLLAR IS A MAXIMUM OF 100mm ABOVE THE FINISHED GRADE. FOR ALL OTHER INSTALLATIONS THE ROOT COLLAR SHALL BE AT OR 50mm ABOVE FINISHED GRADE.

4. ALL TREES WITHIN 3.0m OF A SIDEWALK OR DRIVEWAY MUST ALSO HAVE A COORDINATED INSTALLATION OF AN APPROVED ROOT BARRIER INSTALLED IN ADDITION TO THE TREE FOR ALL STREETSCAPE APPLICATIONS.

5. ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).

6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

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

REV No. 4 DATE: JUNE 2015 SCALE: N.T.S.
BS-D-1310 FORMERLY BSD-29

The City of BARRIE STANDARD DETAIL **DECIDUOUS TREE PLANTING DETAIL**

DO NOT PRUNE LEADERS, TREES WITH DAMAGED OR MISSING LEADERS WILL NOT BE ACCEPTED

TREE CROWN NOTES:

- REMOVE AT TIME OF PLANTING ANY DEAD, BROKEN OR DAMAGED LIMBS INCLUDING INTERFERING BRANCHES, DOUBLE LEADERS AND NARROW BRANCH UNIONS
- REMOVE ALL LABELS AND TAGS AT TIME OF PLANTING
- BINDING AND TIES MUST BE REMOVED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE TREE
- TREE HEIGHT IS MEASURED FROM THE FIRST WHORL AND NOT THE TOP OF LEADER.
- TREES ARE TO BE PLANTED PLUM AND HAVE BOTH FULL FORM AND HEALTHY CANOPY STRUCTURE. ANY TREES WHICH DO NOT MEET THIS CRITERIA AND/OR HAVE WEAK BRANCHING STRUCTURE, DO NOT HAVE STRAIGHT TRUNKS OR HAVE UNBALANCED CROWNS WILL NOT BE ACCEPTED

TREES ARE TO BE STAKED WITH (2) TWO SOFTWOOD STAKES (38x38x2400mm) EXTENDING 300mm INTO FIRM GROUND AT AN ANGLE AND SECURED VERTICALLY PRIOR TO BACKFILLING THE TREE PIT. SECURE USING #12 GAUGE GALVANIZED WIRE ENCASED IN 12mm DIAMETER REINFORCED RUBBER HOSE (ENSURING WIRE ENDS DO NOT PROTRUDE) OR APPROVED EQUIVALENT. STAKING HARDWARE TO BE REMOVED AFTER ONE GROWING SEASON

KEEP MULCH 50-100mm AWAY FROM TRUNK

FORM A 100mm HIGH EARTH SAUCER BEYOND THE EDGE OF THE ROOT BALL AND COVER WITH 100mm OF SHREDED CEDAR MULCH

LOOSEN OR SCARIFY THE INSIDE SURFACE OF THE PLANTING HOLE PRIOR TO INSTALLATION OF THE TREE

IMPORTED FRIABLE SCREENED LOAM TOPSOIL COMPACTED TO ELIMINATE AIR POCKETS

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

1. ALL CONIFEROUS TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.

2. CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING.

3. FOR POORLY DRAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT THE ROOT COLLAR IS A MAXIMUM OF 100mm ABOVE THE FINISHED GRADE. FOR ALL OTHER INSTALLATIONS THE ROOT COLLAR SHALL BE AT OR 50mm ABOVE FINISHED GRADE.

4. ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).

5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

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

REV No. 4 DATE: JUNE 2015 SCALE: N.T.S.
BS-D-1312 FORMERLY BSD-30

The City of BARRIE STANDARD DETAIL **CONIFEROUS TREE PLANTING DETAIL**

6 FT. STEEL SLAT BENCH SPECIFICATIONS

21.48" 20.87" 70.87" 18.45" 67.72" 34.67" 32.20" 24.48" 16.14" 16.17" 18.90"

TOTAL WEIGHT: 50 lbs

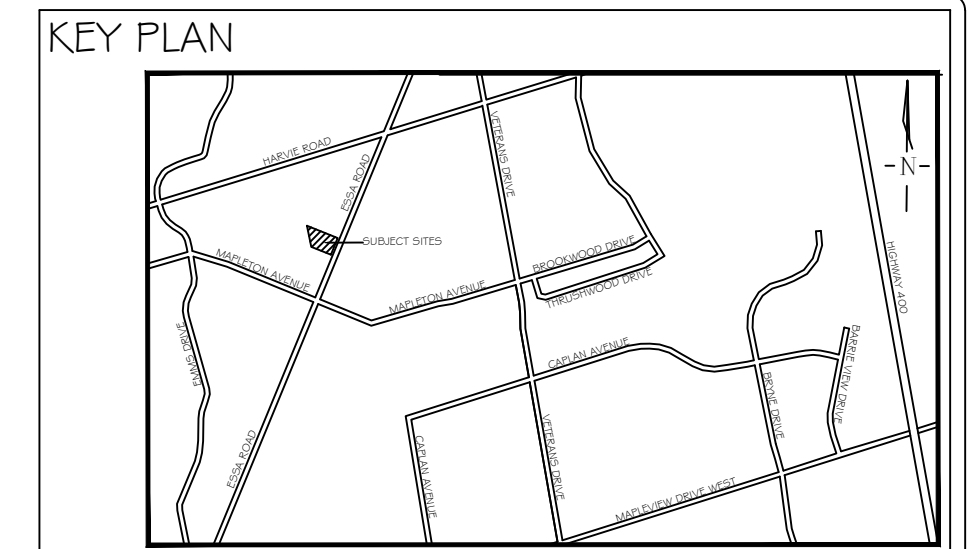
NOTES:

- 1) Material: Extruded steel tubes
- 2) Coating: Powder-coated
- 3) Black zinc-plated assembly hardware included
- 4) Surface mount hardware not included

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

REV No. 4 DATE: JUNE 2015 SCALE: N.T.S.
BS-D-1310 FORMERLY BSD-30

The City of BARRIE STANDARD DETAIL



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 soil 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.

PRUNE DEAD OR BROKEN BRANCHES ONLY IMMEDIATELY AFTER PLANTING. PRUNING IS TO BE COMPLETED IN A MANNER WHICH PRESERVES THE NATURAL CHARACTER AND FORM OF THE PLANT

REMOVE ALL NURSERY TAGS AND FLAGGING TAPE IMMEDIATELY UPON INSTALLATION

50-100mm DEPTH OF SHREDED CEDAR MULCH TO BE PLACED OVER A MINIMUM 150g FILTER CLOTH OR EQUIVALENT FOR ALL CONTINUOUS PLANTING BEDS

REMOVE NURSERY POTS OR WRAP PRIOR TO PLACEMENT. IF ROOT BOUND SLICE ROOT MASS VERTICALLY AND GENTLY SEPARATE EXTERIOR ROOTS. FOR FIBER POTS, REMOVE BOTTOM OF POT AND SLICE POT VERTICALLY THREE TIMES PRIOR TO PLACEMENT

PLANTING SOIL MIX AS SPECIFIED. STRAIGHT TOP SOIL WILL NOT BE ACCEPTED FOR USE IN PLANTING BEDS

SCARIFY SURFACE OF SUBSOIL PRIOR TO PLANTING OR INSTALLATION OF PLANTING MIX

1. PLANTING METHOD ILLUSTRATED APPLIES TO CONTAINER / POTTED MATERIAL ONLY.

2. PLANTING DETAIL DOES NOT SPECIFICALLY RELATE TO ANY PARTICULAR SPECIES AND SHALL BE APPLIED TO BOTH DECIDUOUS AND CONIFEROUS POTTED MATERIAL.

3. SET SHRUBS 50mm HIGHER THAN GRADE TO ALLOW FOR SETTLEMENT.

4. ALL SHRUB PLANTING IS TO OCCUR IN CONTINUOUS MULCHED PLANTING BEDS WITH WEED CONTROL FILTER FABRIC.

5. DO NOT COVER THE BASE OF SHRUB WITH MULCH.

6. ALL SOIL SHALL BE ADEQUATELY COMPACTED TO PREVENT AIR POCKETS AND SETTLEMENT.

7. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

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

REV No. 4 DATE: JUNE 2015 SCALE: N.T.S.
BS-D-1314 FORMERLY BSD-31

The City of BARRIE STANDARD DETAIL **CONTAINER GROWN SHRUB PLANTING DETAIL**

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	7	<i>Tilia cordata 'Corinthian'</i>	Corinthian Linden	60mm cal/WB
G	4	<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	8	<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

SECTION A-A

19 x 140 FASCIA (EXTERNAL SIDE)

38 x 140 CROSS SUPPORTS

38 x 88 EXTERNAL GATE FRAME

140 x 140 END POSTS (GROOVED ON ONE SIDE)

MIN 1000 1865 VARIES

RESIDENCE EXTERIOR WALL PUBLIC SIDE

INTERIOR SIDE SHOWN

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

2. ALL WOOD TO BE SELECT TIGHT KNOT GRADE CEDAR AS PER THE NATIONAL LUMBER GRADE 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 PRE-TREATED 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.

8. ALL GATE HARDWARE TO BE HEAVY DUTY WROUGHT IRON STYLE AND SHALL BE SPECIFIED ON LANDSCAPE DRAWINGS AS A CUSTOM DESIGN FEATURE.

9. PUBLIC SIDE OF ACOUSTIC GATE TO MATCH FENCING PANEL DETAILING.

10. THIS DETAIL TO BE USED IN CONJUNCTION WITH BSD-1200, BSD-1201 AND BSD-1203.

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

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

The City of BARRIE STANDARD DETAIL **ACOUSTIC GATE SIDE LOT RETURN**

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.

LEGEND

NO	DATE	BY	REVISIONS
12	MAY 15, 2020	EW	AS PER UPDATED ENGINEERING PLAN/CLIENT
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

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

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

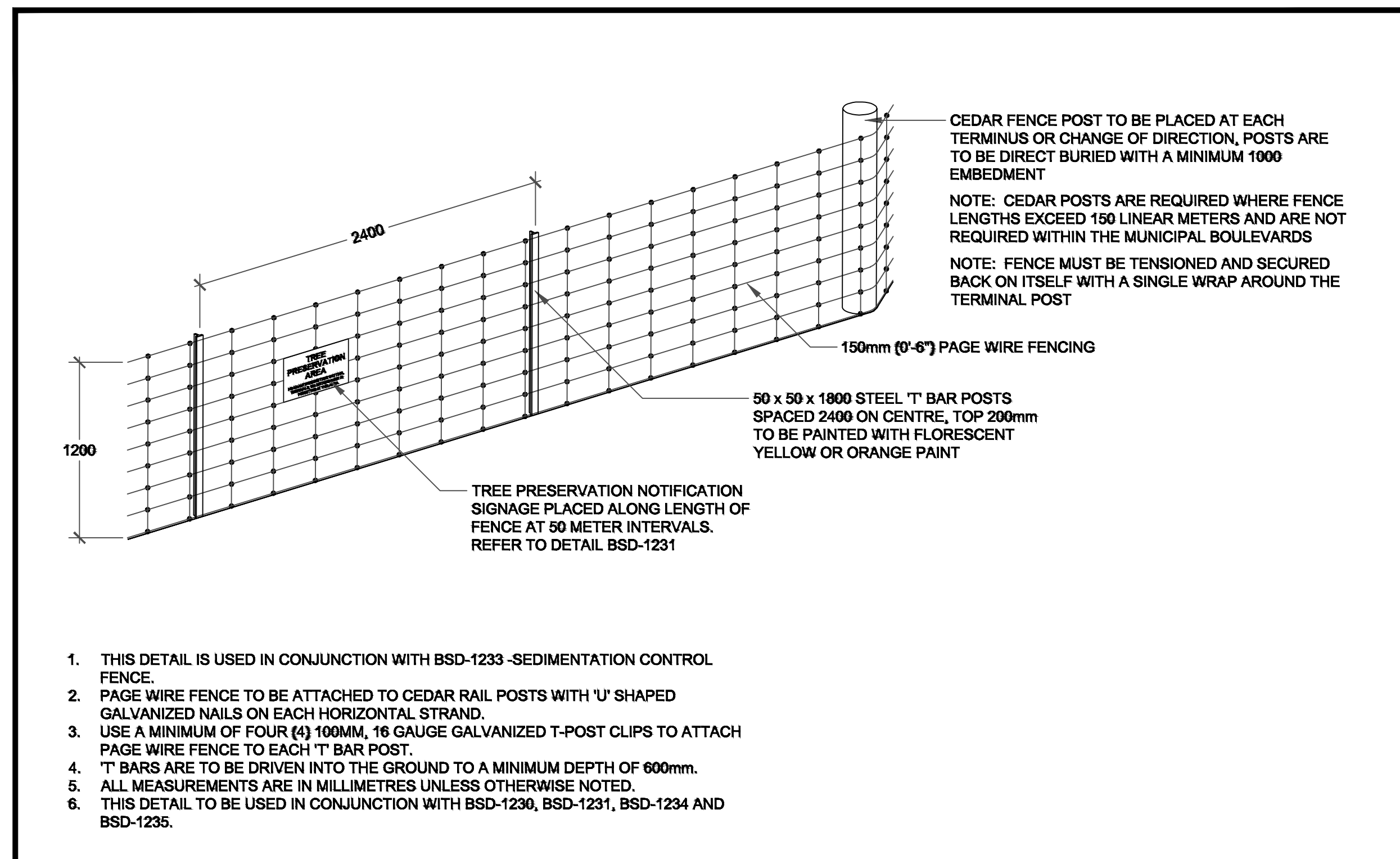
CLIENT: 521 & 525 ESSA ROAD
BARRIE, ON

PROJECT: DETAILS

PROJECT NO.: LA 265.10-17
SCALE: N.T.S.

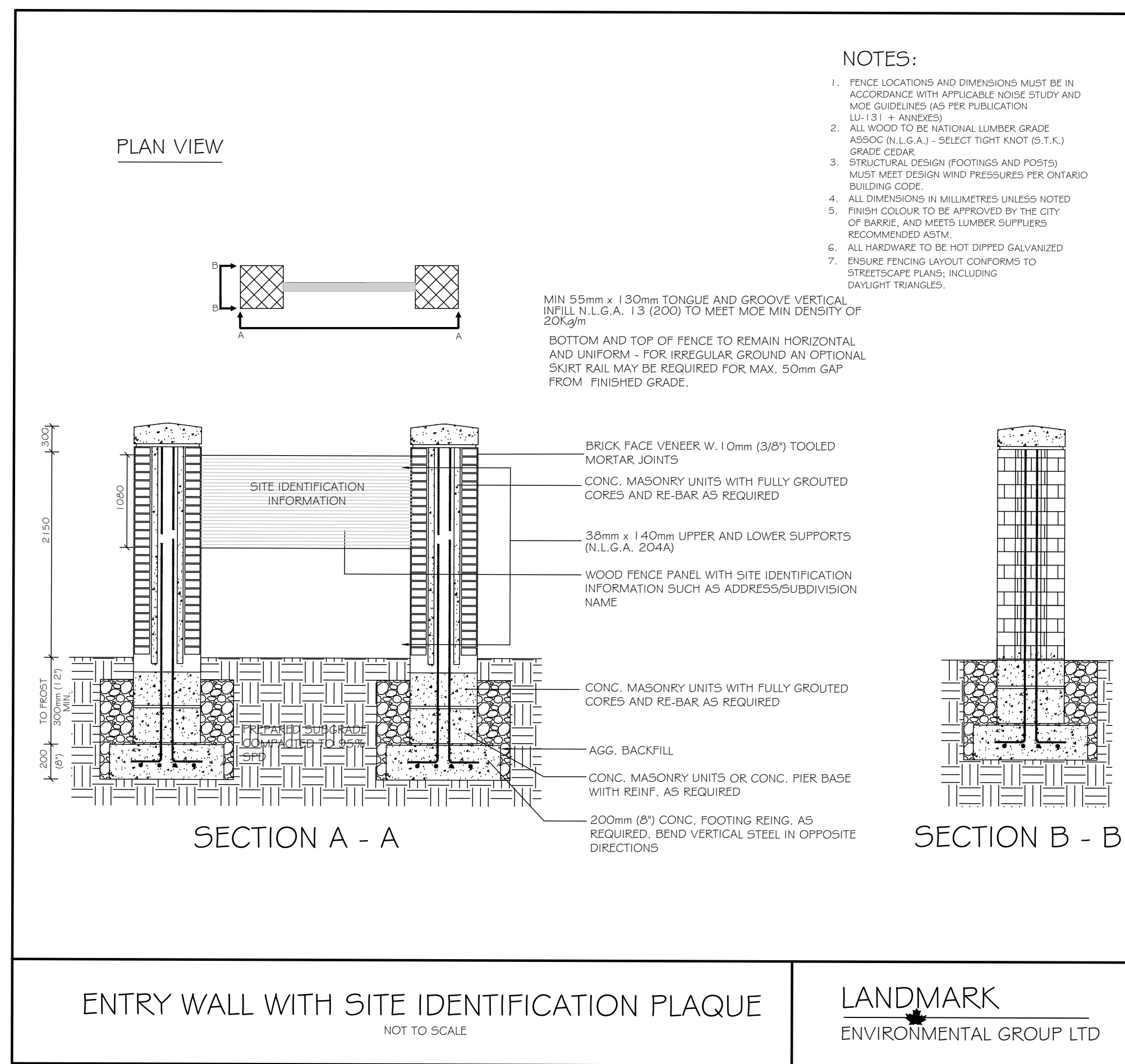
MUNICIPAL FILE NO.: D28-008-18
DATE: August 1, 2017

DRAWN BY: JH/ew
DRAWING No.: D-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



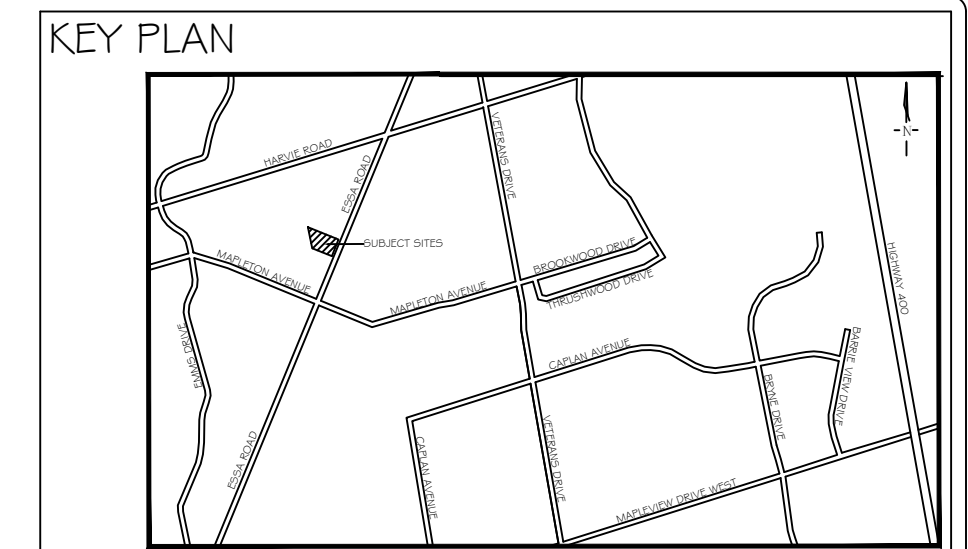
- NOTES:**
1. FENCE LOCATIONS AND DIMENSIONS MUST BE IN ACCORDANCE WITH APPLICABLE NOISE STUDY AND MOST GUIDELINES (AS PER PUBLICATION: LU-131 + AMENDED).
 2. ALL WOOD TO BE NATIONAL LUMBER GRADE ASSOC (N.L.G.A.) - SELECT TIGHT KNOT (S.T.K.) GRADE CEDAR.
 3. STRUCTURAL DESIGN (FOOTINGS AND POSTS) MUST MEET DESIGN WIND PRESSURES PER ONTARIO BUILDING CODE.
 4. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED.
 5. FINISH COLOUR TO BE APPROVED BY THE CITY OF BARRIE, AND MEETS LUMBER SUPPLIERS RECOMMENDED ASTM.
 6. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 7. ENSURE FENCING LAYOUT CONFORMS TO STREETSCAPE PLANS, INCLUDING DAYLIGHT FRANGLES.

ENTRY WALL WITH SITE IDENTIFICATION PLAQUE
NOT TO SCALE

LANDMARK
ENVIRONMENTAL GROUP LTD

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 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.
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.



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 soil 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.

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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.

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
12	MAY 15, 2020	EW	AS PER UPDATED ENGINEERING PLAN/CLIENT
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1	APRIL 20, 2018	EW	AS PER CITY COMMENTS

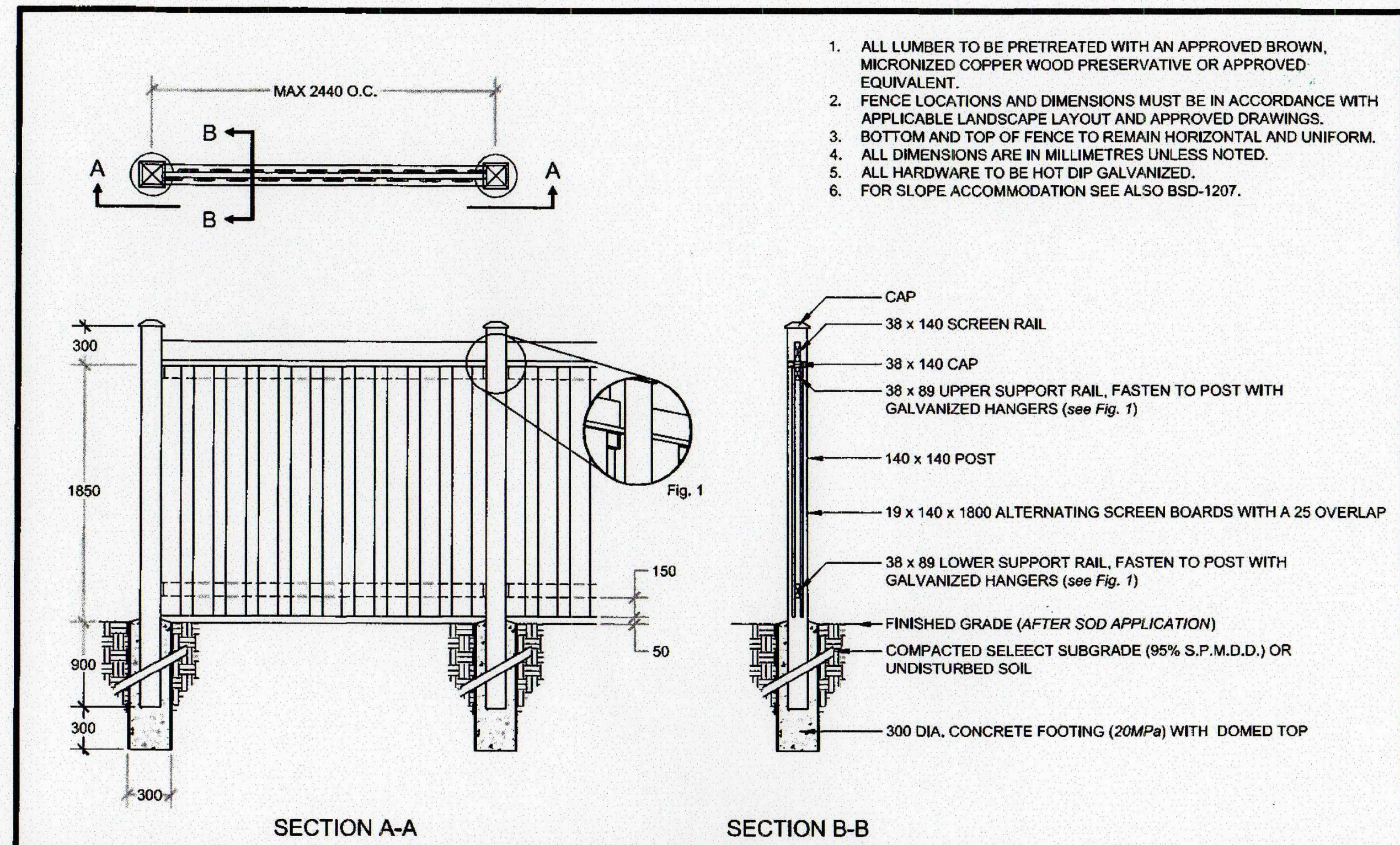
STAMP	APPROVAL
	CITY OF BARRIE
	NAME _____
	DATE _____
	SIGNATURE _____

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

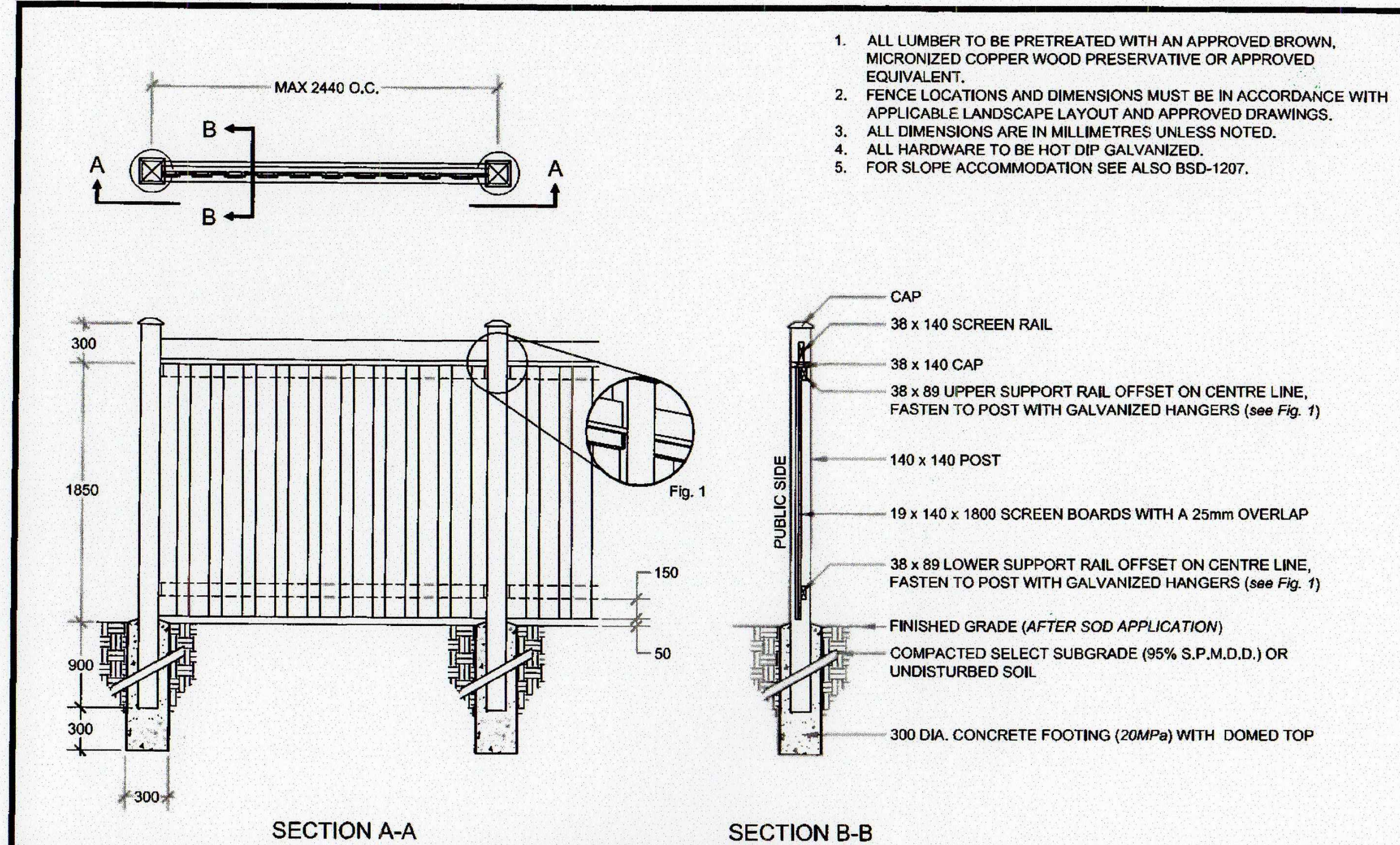
	LANDMARK ENVIRONMENTAL GROUP LTD. LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS 705.717.8484 WWW.LEGROUP.LTD.COM
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CLIENT:
**521 & 525 ESSA ROAD
BARRIE, ON**

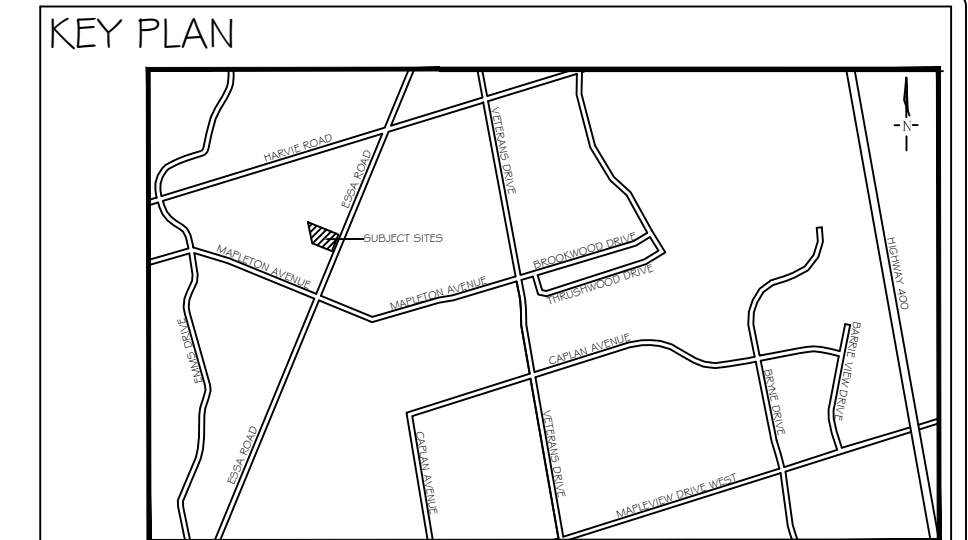
PROJECT: DETAILS	
PROJECT NO.: LA 265.10-17	SCALE: N.T.S
MUNICIPAL FILE NO.: D28-008-18	DATE: August 1, 2017
DRAWN BY: JH/ew	DRAWING No.: D-2



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.



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4. ALL HARDWARE TO BE HOT DIP GALVANIZED.
5. FOR SLOPE ACCOMMODATION SEE ALSO BSD-1207.



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 soil 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.

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 J.M.W. DIRECTOR OF ENGINEERING

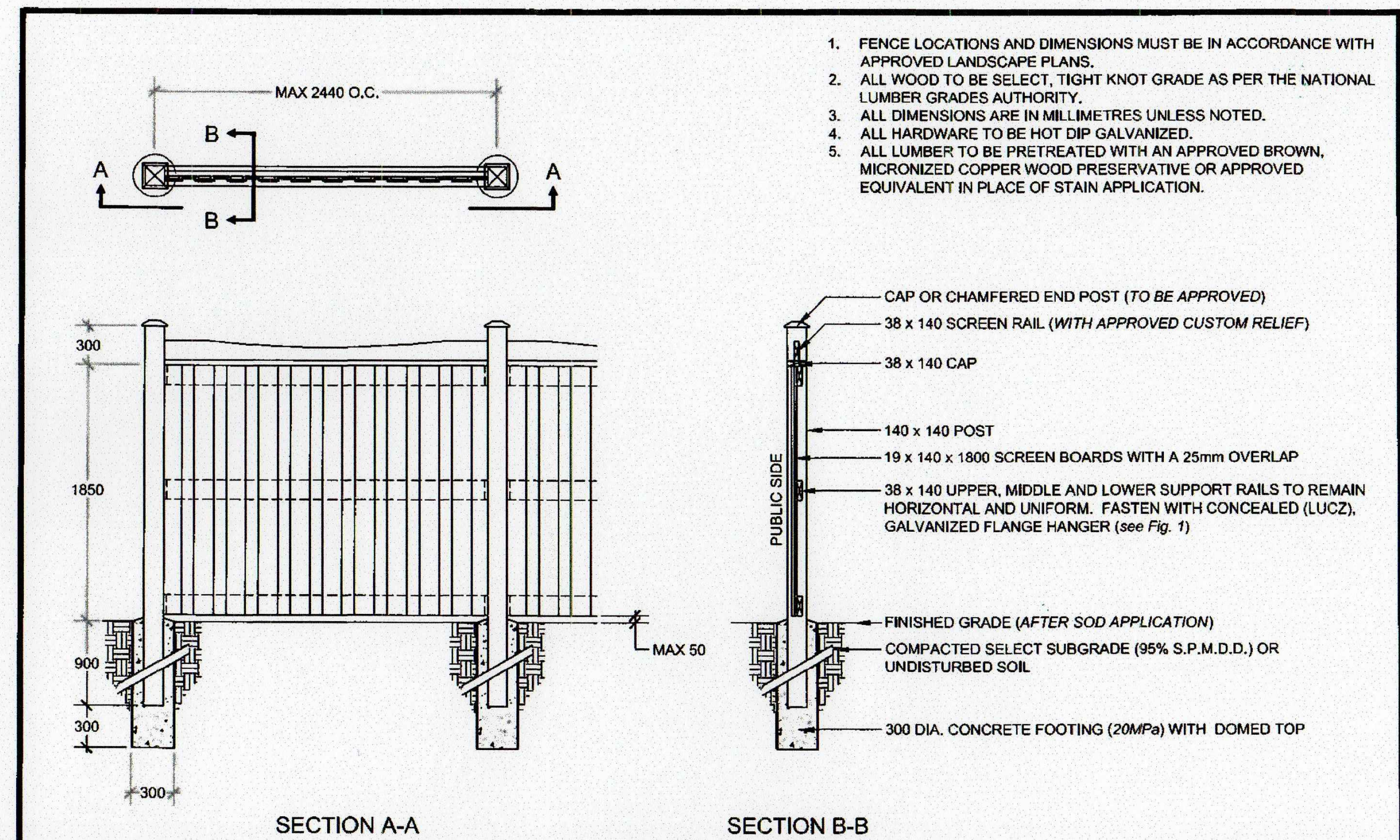
BSD-1205 FORMERLY BSD-19C

The City of BARRIE STANDARD DETAIL

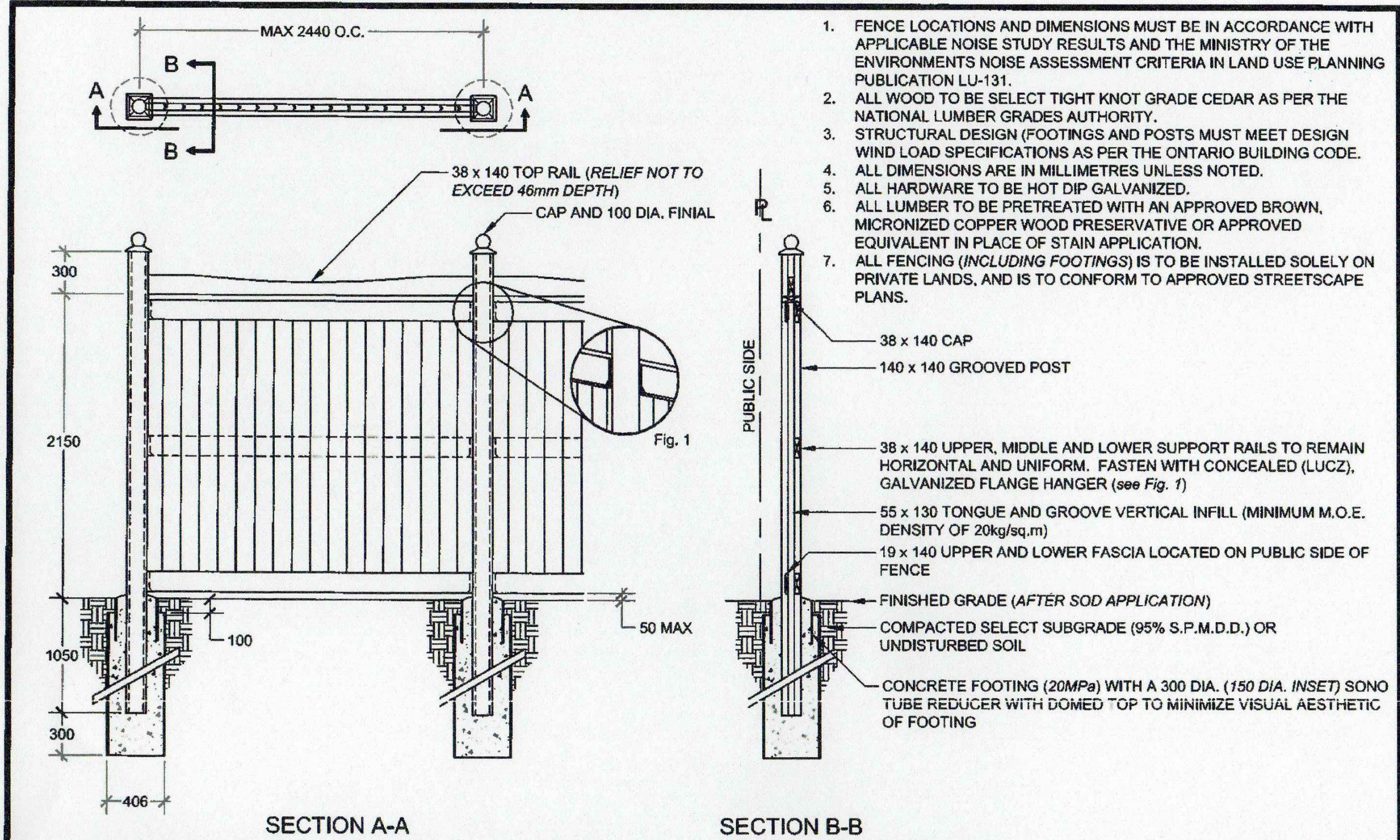
OVERLAPPING BOARD RESIDENTIAL TO RESIDENTIAL FENCE

REV No. 1 DATE: JUNE 2015 SCALE: N.T.S. **APPROVED** DATE: June 11/15 J.M.W. 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.



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 GRADE 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.

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 J.M.W. DIRECTOR OF ENGINEERING

BSD-1208 FORMERLY BSD-19D

The City of BARRIE STANDARD DETAIL

ACOUSTIC FENCE

REV No. 1 DATE: JUNE 2015 SCALE: N.T.S. **APPROVED** DATE: June 10/15 J.M.W. DIRECTOR OF ENGINEERING

BSD-1200 FORMERLY BSD-19A

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STAMP

APPROVAL

CITY OF BARRIE

NAME: _____

DATE: _____

SIGNATURE: _____

METRIC

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LANDMARK ENVIRONMENTAL GROUP LTD. LANDSCAPE ARCHITECTS & CERTIFIED ARBORISTS

705.717.8484

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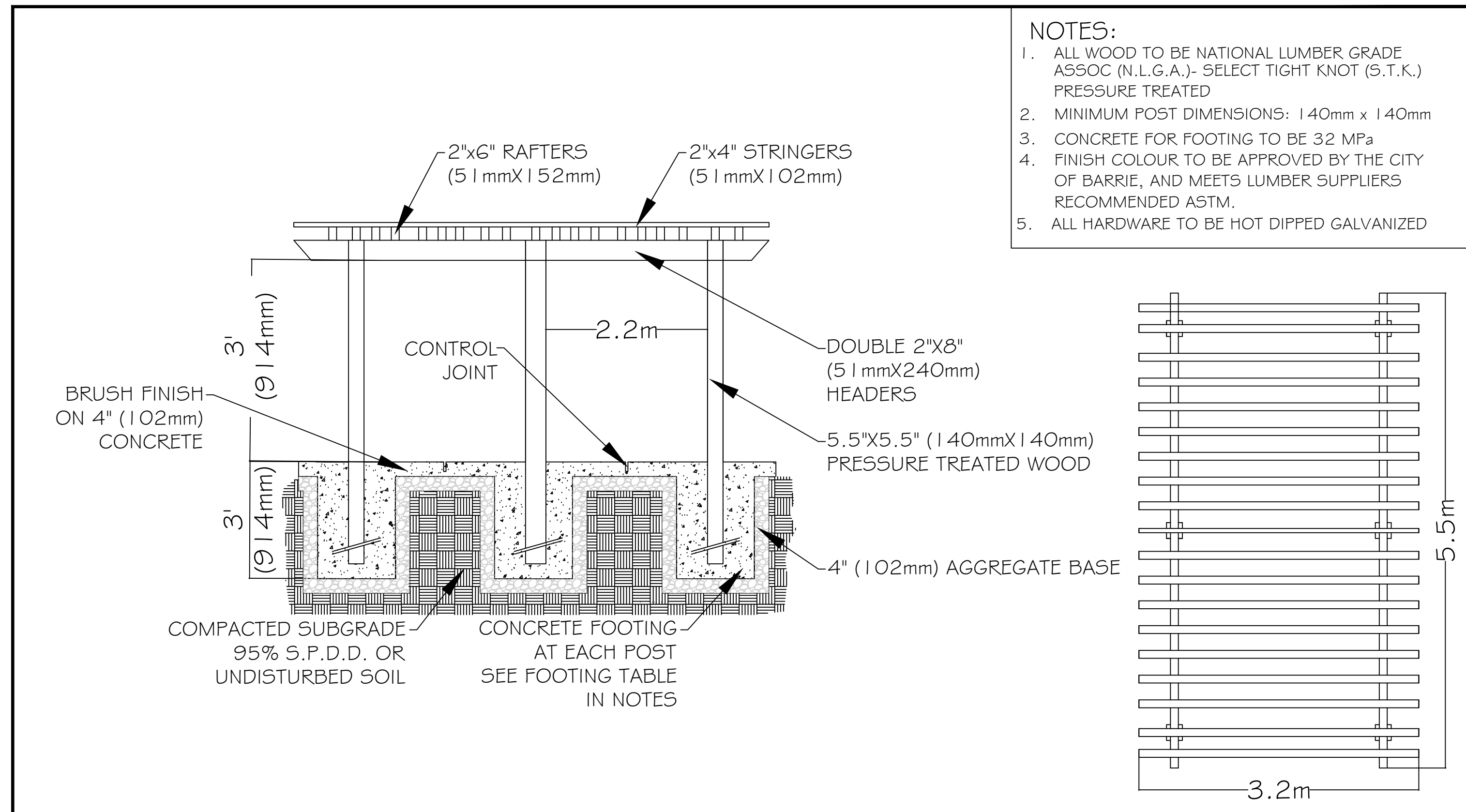
CLIENT: 521 & 525 ESSA ROAD BARRIE, ON

PROJECT: DETAILS

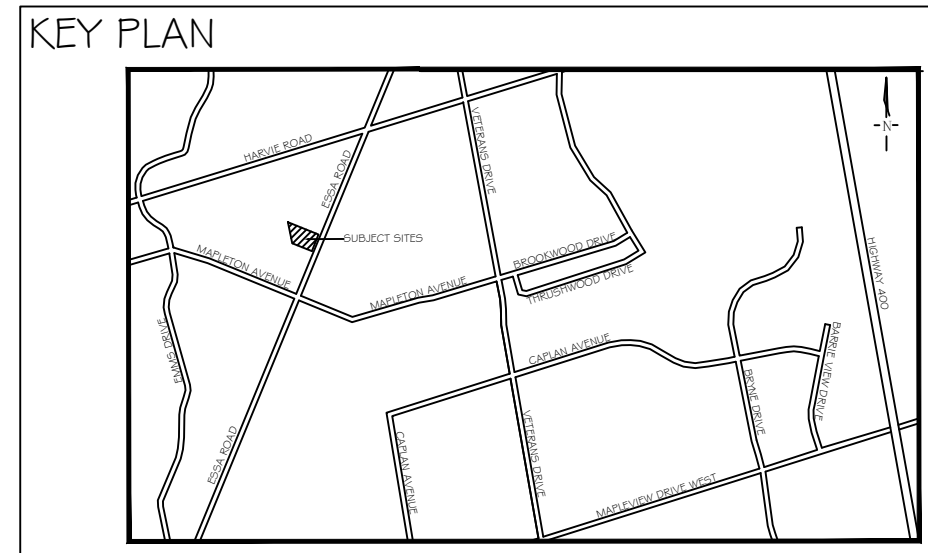
PROJECT NO.: LA 265.10-17 SCALE: N.T.S.

MUNICIPAL FILE NO.: D28-008-18 DATE: August 1, 2017

DRAWN BY: JH/ew DRAWING No.: D-3



- NOTES:**
1. ALL WOOD TO BE NATIONAL LUMBER GRADE ASSOC (N.L.G.A.)- SELECT TIGHT KNOT (S.T.K.) PRESSURE TREATED
 2. MINIMUM POST DIMENSIONS: 140mm x 140mm
 3. CONCRETE FOR FOOTING TO BE 32 MPa
 4. FINISH COLOUR TO BE APPROVED BY THE CITY OF BARRIE, AND MEETS LUMBER SUPPLIERS RECOMMENDED ASTM.
 5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED



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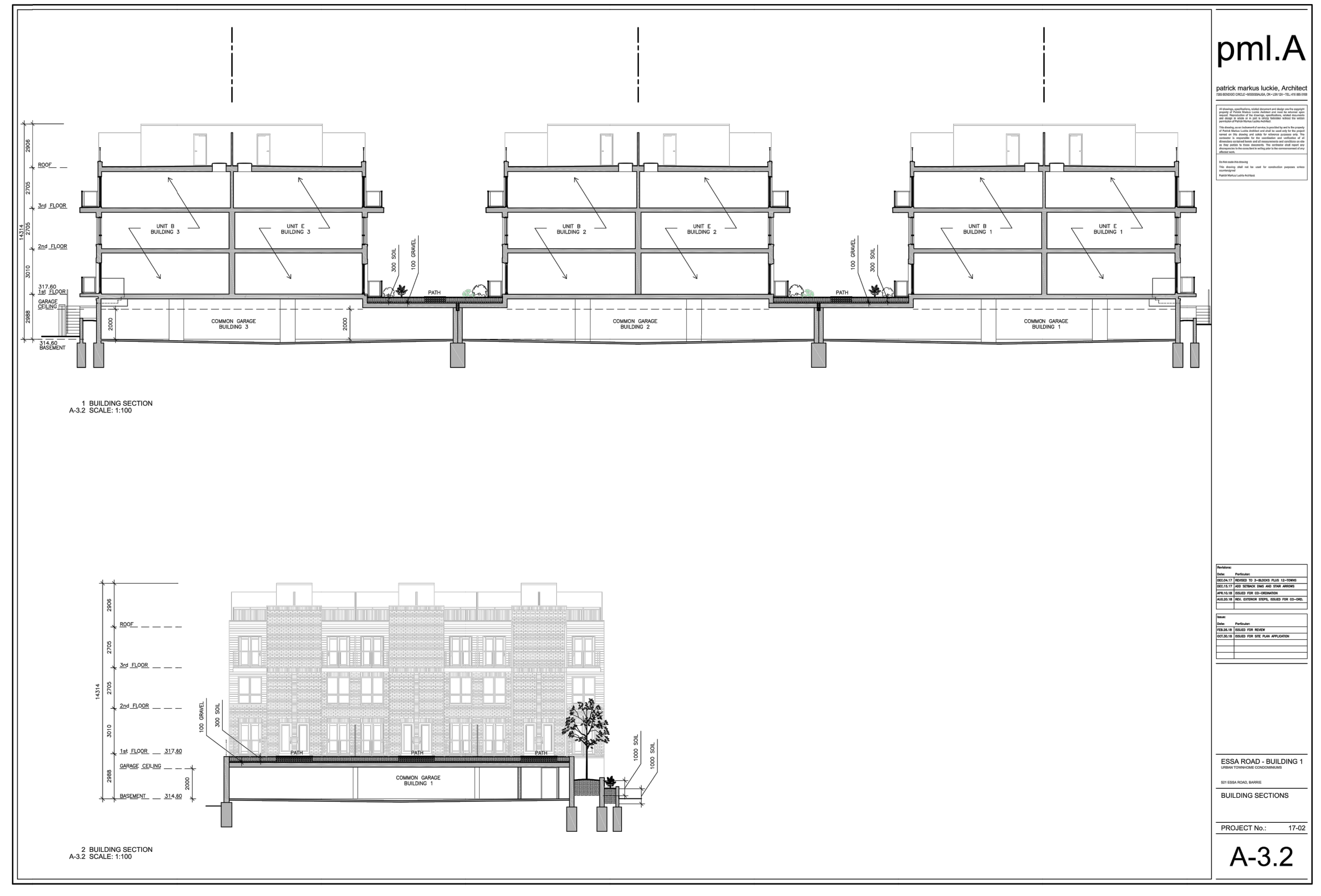
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WOOD PERGOLA

N T S



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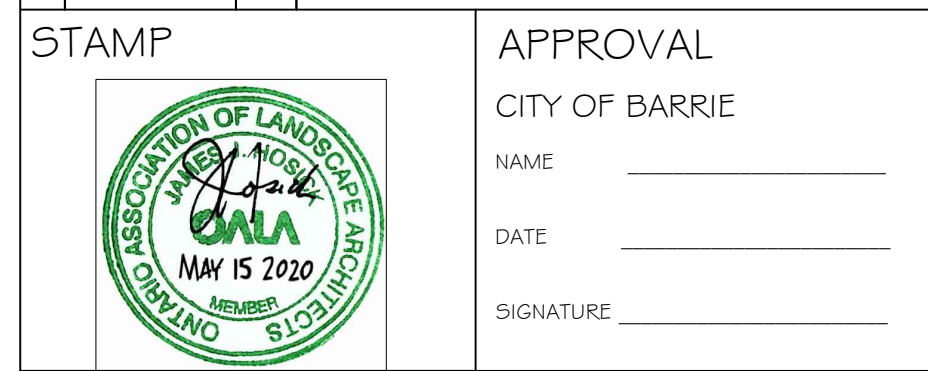
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CLIENT:
**521 & 525 ESSA ROAD
BARRIE, ON**

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-4

A-3.2