

LANDSCAPE CONSTRUCTION NOTES:

- DO NOT SCALE DRAWINGS
- DETAIL DRAWING DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS OTHERWISE NOTED.
- LANDSCAPE WORK TO CONFORM WITH THE NATIONAL MASTER SPECIFICATION – NMS, LANDSCAPE PACKAGE.
- CONFORM TO ALL ONTARIO BUILDING CODE REQUIREMENTS, LATEST EDITION
- LANDSCAPE CONSTRUCTION TO BE COMPLETED BY A CONTRACTOR, (& SUBCONTRACTORS), WITH MINIMUM 5 YEARS CANADIAN EXPERIENCE IN THE SUCCESSFUL EXECUTION OF WORK OF THIS TYPE
- USE PLANTING MATERIAL TRUE TO NAME, SIZES, OR GRADES AS SPECIFIED, AND CONFORMING TO THE 'CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS'
- CHECK ALL QUANTITIES AND REPORT ANY ERRORS TO THE LANDSCAPE ARCHITECT AND AGREE BEFORE PROCEEDING.
- MATERIALS AND WORKMANSHIP NOT MEETING SPECIFICATIONS WILL BE REJECTED, AT TIME OF INSPECTIONS.
- ALL TREES SHALL BE BALLED AND BURLAP AND ALL SHRUBS SHALL BE POT GROWN. PLANTING MATERIAL SIZES ARE MINIMUM.
- WHEN PLANTING MATERIALS SUPPLIED IN WIRE BASKETS, THE TOP 4 OF THE BASKET SHALL BE CUT AND REMOVED FROM THE PIT PRIOR TO BACKFILLING.
- SPECIFIED MIX FOR TREE PLANTING, SEE TREE AND SOD PLANTING NOTES WITHIN DETAIL DRAWING
- TOPSOIL SHALL BE FERTILE, FRAGILE, NATURAL SANDY LOAM. IT SHALL BE FREE OF WEEDS, STONES, SUBSOIL, REFUSE OR OTHER EXTRANEIOUS MATERIALS, AND CAPABLE OF SUSTAINING HEALTHY PLANT GROWTH. THE CONTRACTOR SHALL NOT USE TOPSOIL WHILE IN A FROZEN OR MUDDY CONDITION. THE SPECIFIED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE MUNICIPAL AUTHORITY AND CONSULTING LANDSCAPE ARCHITECT.
- FINISH ALL PLANTING AREAS WITH 75mm OF MULCH SUPPLIED BY GRO-BARK SPM, (SHREDDED PINE BARK) AS NOTED, OR APPROVED EQUAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PLANTING AREAS CLEAR OF WEEDS, AT TIME OF PLANTING, MULCHING AND SITE INSPECTIONS.
- ANY REQUIRED SOFT LANDSCAPE SURFACE BE RESTORED USING 200mm DEPTH OF TOPSOIL AND SOD, EXCEPT FOR THE AREA ALONG THE SOUTH AND EAST BOUNDARY, WHICH IS TO USE SIMCOE COUNTY NATIVE SEED MIX.
- ALL SOD SHALL CONFORM TO THE 'CANADIAN NURSERY SOD GROWERS SPECIFICATIONS'. SOD SHALL BE NO.1 CERTIFIED CULTIVATED TURF GRASS, 50% MERION AND 50% KENTUCKY BLUE. SOD SHALL BE INSTALLED UPON ARRIVAL, AND SHALL BE SMOOTHLY LAID WITH TIGHT JOINTS ON MINIMUM 20cm OF CLEAN TOPSOIL. PEG SOD ON SLOPES OF 3:1 & SWALES. SOD SHALL BE LAID WITH NO OPEN JOINTS OR OVERLAP.
- ALL STONES AND DEBRIS SHALL BE REMOVED.
- SOD SHALL BE ROLLED AND WATERED IMMEDIATELY AFTER INSTALLATION.
- CONTRACTOR RESPONSIBLE TO MAINTAIN GRASS FOR 1 MONTH AFTER INSTALLATION; WATER & CUT/REMOVE CLIPPING (ALLOW 2 CUTS). ALL SOD SHALL BE GUARANTEED FOR 1 YEAR AFTER DATE OF PLACEMENT.
- WARRANTY ON ALL PLANT MATERIAL, (INCLUDING TRANSPLANTED MATERIAL), SHALL BE FOR TWO YEARS FROM DATE OF FINAL ACCEPTANCE OF CONSTRUCTION. REPLACEMENTS ARE TO BE GUARANTEED FOR AN ADDITIONAL ONE YEAR.
- THIS DRAWING TO BE USED ONLY FOR LAYOUT AND CONSTRUCTION/PLANTING OF LANDSCAPE MATERIALS.
- CONTRACTOR TO SCHEDULE MINIMUM 5 DAYS, FOR REQUEST FOR REGULAR SITE INSPECTION, BY LANDSCAPE ARCHITECT.

SEEDING NOTES:

- GRASS SEED: CERTIFIED CANADA NO.1 GRADE TO GOVERNMENT OF CANADA SEEDS REGULATIONS, AND HAVING A MINIMUM GERMINATION OF 85% AND MINIMUM PURITY OF 97%. ONLY SEEDS HARVESTED THE PRECEDING SEASON WILL BE ACCEPTED.
- WATER WITH POTABLE WATER, FREE OF IMPURITIES THAT WOULD INHIBIT GERMINATION. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL WATER REQUIRED BY THE WORK IN THIS SECTION INCLUDING WATER REQUIRED TO ESTABLISH A HEALTHY TURF COVER.
- FERTILIZER: COMPLETE SYNTHETIC, SLOW RELEASE FERTILIZER WITH MAXIMUM 10% WATER SOLUBLE NITROGEN, RATIO 1:2:2, OR AS REQUIRED OTHERWISE BY TOPSOIL TESTING, AND TO BE APPLIED AS SPECIFIED BY THE MANUFACTURER / SUPPLIER PRIOR TO SEEDING AND NOT EARLIER THAN ONE MONTH AFTER GERMINATION.
- MULCH SHALL BE AN OAT OR WHEAT STRAW MULCH OR WOOD FIBRE MULCH, DRY AND WEED FREE, INCLUDING MULCH ADHESIVE AND APPLIED IMMEDIATELY AFTER THE SEEDING APPLICATION OPERATION. MULCH RATE STRAW MULCH (WHERE APPROVED) SUFFICIENT FOR 25mm TO 50mm DEPTH.
- SEED MIX SHALL BE SIMCOE COUNTY NATIVE SEED BY ONTARIO SEED COMPANY OR PICKSEED OR APPROVED EQUIVALENT. SOW AT 500g/ 180 s.m OR 25kgs/ ha:

12% BLACK EYED SUSAN (RUDBECKIA HIRTA)
20% CANADA WILD RYE (ELYMUS CANADENSIS)
20% INDIAN GRASS (SORGHASTRUM NUTANS)
15% LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)
25% NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
1% WILD BERGAMOT (MONARDA FISTULOSA)
4% CANADA GOLDENROD (SOLIDAGO CANADENSIS)
5% COMMON MILKWEED (ASCLEPIAS SYRIACA)
20% SAND DROPSIED (SPOROBOUS CRYPTANDRUS)
1% SMOOTH BLUE ASTER (ASTER LAEVS)

CONSTRUCTION NOTES:

- ENGINEERING DWGS, AND ARCHITECTURAL DWGS. TO GOVERN FOR LAYOUT OF SITE SERVICE ENGINEERING, ELECTRICAL INCLUDING OUTDOOR LIGHTING, BUILDING, PARKING / DRIVE CURB LAYOUT, RETAINING WALLS GREATER THAN 600mm HIGH, GUARDRAIL & ASPHALT PAVING
- READ ALL CONSTRUCTION DRAWINGS IN CONJUNCTION. LANDSCAPE DRAWINGS TO BE USED ONLY FOR LAYOUT AND INSTALLATION OF HARD AND SOFT LANDSCAPE MATERIALS.
- ALL GRADING, & TREE STAKE OUT TO BE COMPLETED AND APPROVED, BEFORE FINAL LANDSCAPING CONSTRUCTION BEGINS

STANDARD NOTES:

- THE CONTRACTOR MUST NOTIFY THE PLANNING AND BUILDING DEPARTMENT OF THE APPROPRIATE MUNICIPALITY PRIOR TO COMMENCEMENT OF ANY PLANTING ON PUBLIC PROPERTY.
- THE LOCATION OF ALL TREES ON STREET FRONTS MUST BE APPROVED BY THE PLANNING AND BUILDING DEPARTMENT PRIOR TO THEIR INSTALLATION.
- ALL LANDSCAPE WORKS WILL BE GUARANTEED FOR ONE YEAR FOLLOWING INSPECTION. PLANT MATERIAL WHICH IS NOT IN A HEALTHY GROWING CONDITION ONE YEAR AFTER INSPECTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY WITH AN ADDITIONAL ONE YEAR MAINTENANCE GUARANTEE PERIOD. SUPPLY AND PLANT ALL REPLACEMENTS IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- SOD THAT IS DAMAGED OR MISSING ON THE PUBLIC BOULEVARD IS TO BE REPAIRED AT THE OWNER'S EXPENSE. AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-SODDED OR AS IDENTIFIED ON LANDSCAPE PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION OF TREE PITS AND SHRUB BEDS.
- ALL TREE STAKES TO BE REMOVED AT THE CONCLUSION OF THE WARRANTY PERIOD.
- PROVIDE CONTINUOUS PLANTING BED FOR CLOSE GROUPING OF SHRUBS AND TREES.

PLANT LIST - Retained Site Area (24,584 m²) as per Site Plan

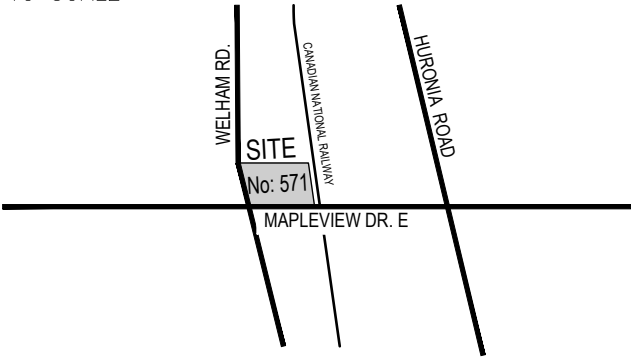
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL.	SPACING	COND.	REMARKS
DECIDUOUS TREES									
AR1	7	Acer rubrum	Red Maple	300cm	150cm	60mm	8m	WB	FULL FORM
CO	13	Celtis occidentalis	Hackberry	300cm	150cm	60mm	8m	WB	FULL FORM
OV	6	Ostrya virginiana	Ironwood	300cm	150cm	60mm	6m	WB	FULL FORM
UA	5	Ulmus americana	American Elm	300cm	150cm	60mm	8m	WB	FULL FORM
CONIFEROUS TREES									
PG	14	Picea glauca	White Spruce	200cm	120cm	—	3–3.5m	WB	FULL FORM
PS	11	Pinus strobus	White Pine	200cm	120cm	—	3–3.5m	WB	FULL FORM
DECIDUOUS SHRUBS									
Sjg	13	Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	60cm	60cm	—	70cm	CG3	FULL FORM
St	11	Spiraea trilobata	Dwarf Vanhouttei Spirea	60cm	60cm	—	90cm	CG3	FULL FORM
CONIFEROUS SHRUBS									
Jsc	16	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	30cm	50cm	—	90cm	CG3	FULL FORM
Jsb	16	Juniperus sabina 'Blue Danube'	Blue Danube Juniper	30cm	50cm	—	75cm	CG3	FULL FORM
Tsh	4	Taxus x media 'Hilli'	Hilli's Yew	90cm	50cm	—	70cm	CB	FULL FORM
PERENNIALS									
coa	202	Calamagrostis acutiflora 'Avalanche'	Variegated Feather Reed Grass	50cm	—	—	40cm	CG1	FULL FORM

PLANT LIST - Mitigation Area to Restore or Enhance (1040 m²) as per EIS, Fig. 3

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL.	SPACING	COND.	REMARKS
DECIDUOUS TREES									
AR	11	Acer rubrum	Red Maple	200cm	100cm	—	6m	10gal	FULL FORM
AL	13	Amelanchier laevis	Allegheny Serviceberry	250cm	100cm	—	3m	10gal	TREE FORM
QR	6	Quercus rubra	Red Oak	250cm	100cm	—	6m	10gal	FULL FORM
CONIFEROUS TREES									
PS1	12	Pinus strobus	White Pine	125cm	—	—	3m	10gal	FULL FORM
TO	10	Thuja occidentalis	Eastern White Cedar	200cm	90cm	—	1.5m	BR	FULL FORM
DECIDUOUS SHRUBS									
po	20	Physocarpus opulifolius	Common Ninebark	60cm	—	—	100cm	CG3	FULL FORM
Rh	240	Rhus hirta	Staghorn Sumac	60cm	—	—	90cm	CG3	FULL FORM

KEY PLAN

NOT TO SCALE



LEGEND

- EXISTING GRADE ELEVATION
- POINT OF ENTRY
- FINISHED FLOOR ELEVATION
- PROP. GRADE ELEVATION
- EXISTING CONIFEROUS TREE TO REMAIN AS PER ARBORIST REPORT & TREE PRESERVATION PLAN (TPP)
- EXISTING DECIDUOUS TREE TO REMAIN AS PER ARBORIST REPORT & TREE PRESERVATION PLAN (TPP)
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS OR PERENNIALS
- PROPOSED SOD
- PROPOSED SIMCOE COUNTY NATIVE SEED MIX

BASE INFORMATION

BASE INFORMATION USED IN PREPARATION FOR THE DEVELOPMENT OF THE LANDSCAPE PLAN DOCUMENTATION WAS TAKEN FROM THE FOLLOWING:

PLAN OF SURVEY:
PARTS OF LOTS 9 AND 10, CONCESSION 12
TOWNSHIP OF INNISFIL, CITY OF BARRIE, SIMCOE COUNTY

PREPARED BY:
RUDY MAC SURVEYING, ONTARIO LAND SURVEYORS
89 BIG BAY POINT ROAD, BARRIE, ONTARIO, L4N 8M5
(705) 722-3845

SITE PLAN, DRAWING A.100, PREPARED BY:
JOSEPH A. CAMPITELLI ARCHITECT INC.
10 BUR OAK AVENUE, UNIT 3, MARKHAM, ONT., L6C 0A2
DATED NOV, 2020
ISSUED FOR SITE PLAN RESUBMISSION

ARBORIST REPORT, TREE PROTECTION AND REMOVAL PLAN
PREPARED BY:
P&A URBAN FORESTRY CONSULTING LTD.
40 BRILLINGER STREET, RICHMOND HILL, ONT., L4C 8Y4
DATED: MARCH 5, 2020

SITE SERVICING AND GRADING PLAN PREPARED BY:
COUNTERPOINT ENGINEERING INC.
8395 JANE ST., SUITE 100, VAUGHAN, ONT., L4K 5Y2
DATED: NOV, 2020
ISSUED FOR 2ND SITE PLAN SUBMISSION

Submission / Revisions:		
NO.:	DATE:	DESCRIPTION:
1	2020.06.29	SITE PLAN APPLICATION
2	2020.11.23	SITE PLAN APPLICATION RESUBMISSION
3	2021.01.22	REVISED TREE TYPE & EAST FENCE

Consultant:

Integrated
esign Associates
Landscape + Urban Design Inc.
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Cambridge, Ontario, N1R 1S3
T. 416.543.6743
E. gtm@integrated-ideA.com

Stamp:

City File Reference: D28-043-2019



Project:

**PROPOSED CRUMB
MANUFACTURING FACILITY**
571 Welham Road
Barrie, Ontario

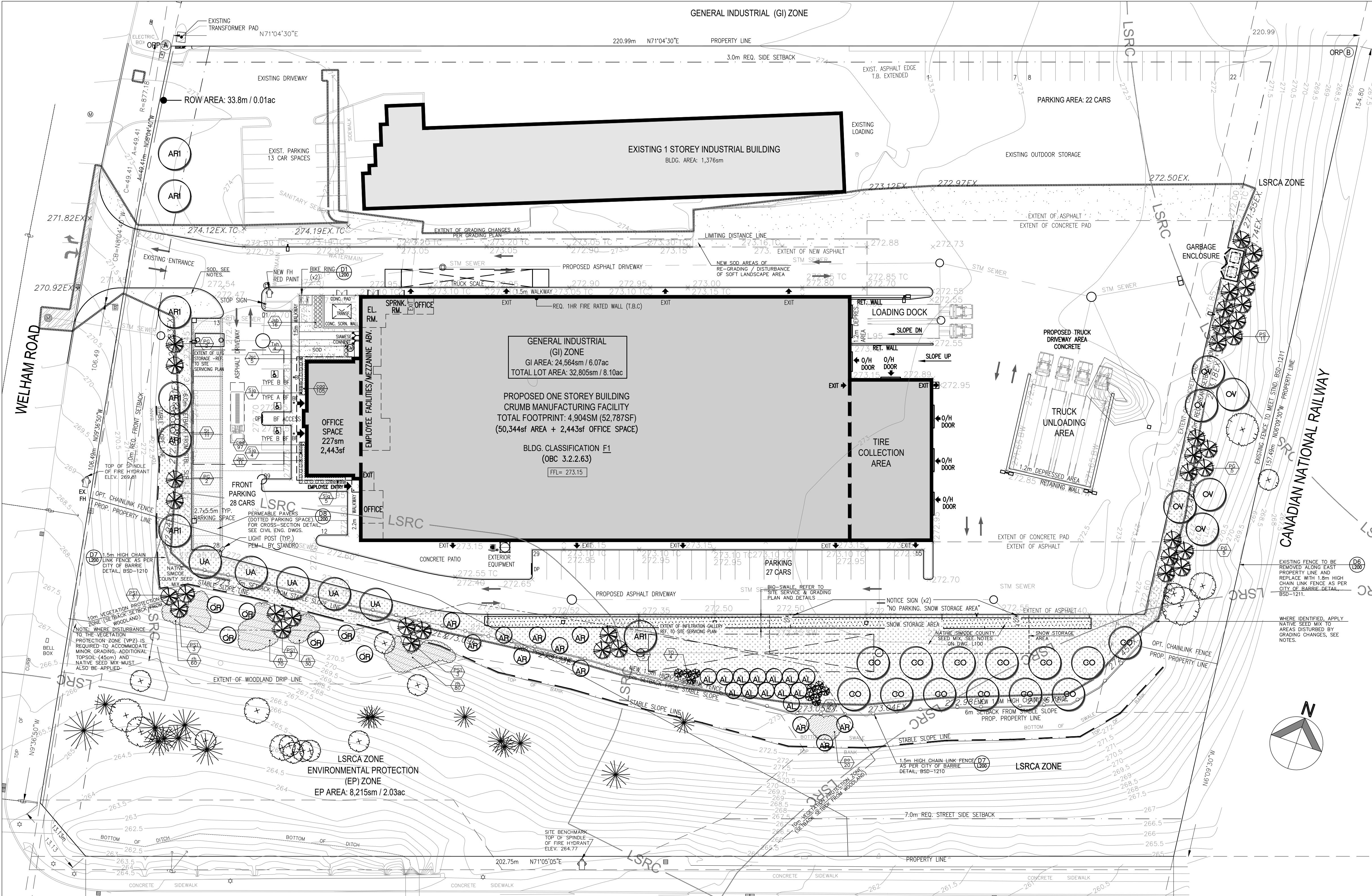
Drawing Title:

LANDSCAPE PLAN

Job No.: 20120	Dwg No.:
Date: MAY 23, 2020	
Revised: JANUARY 22, 2021	
Drawn: MK	
Checked: GT, FS	
Scale: 1:400 (24" x 36")	
0 1 5 10m	

L100

1 OF 2 ISSUED DWGS.



LANDSCAPE PLAN