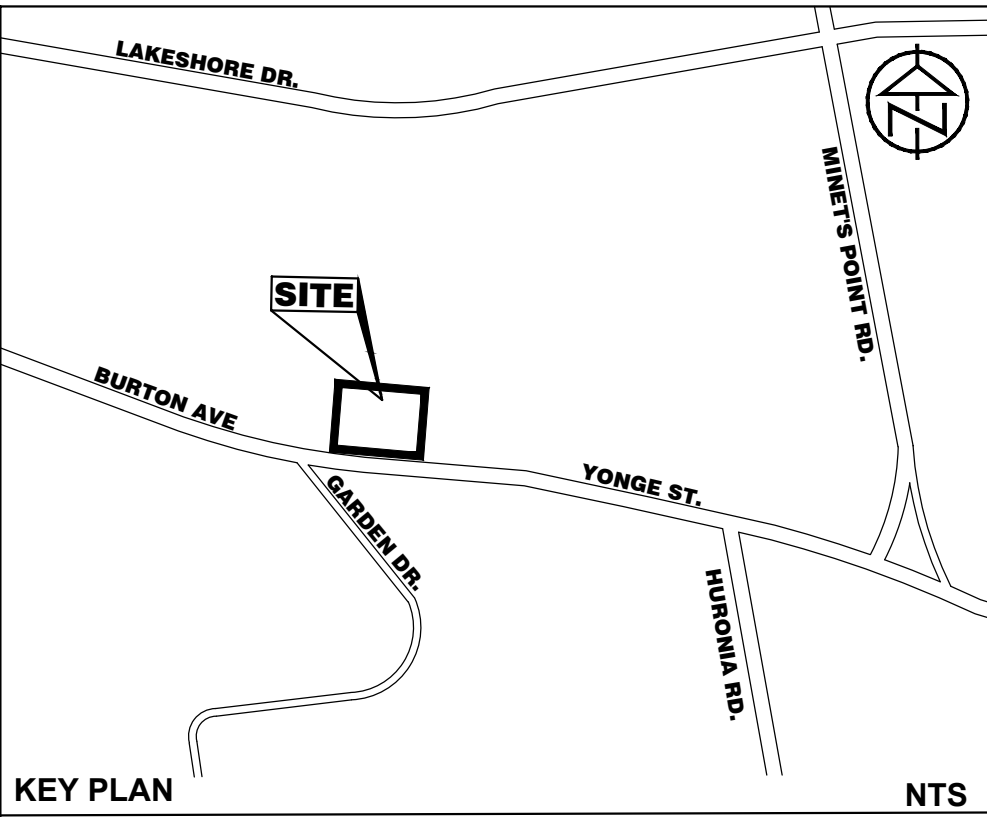
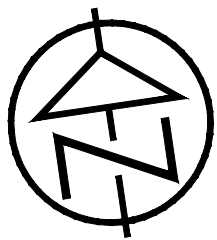
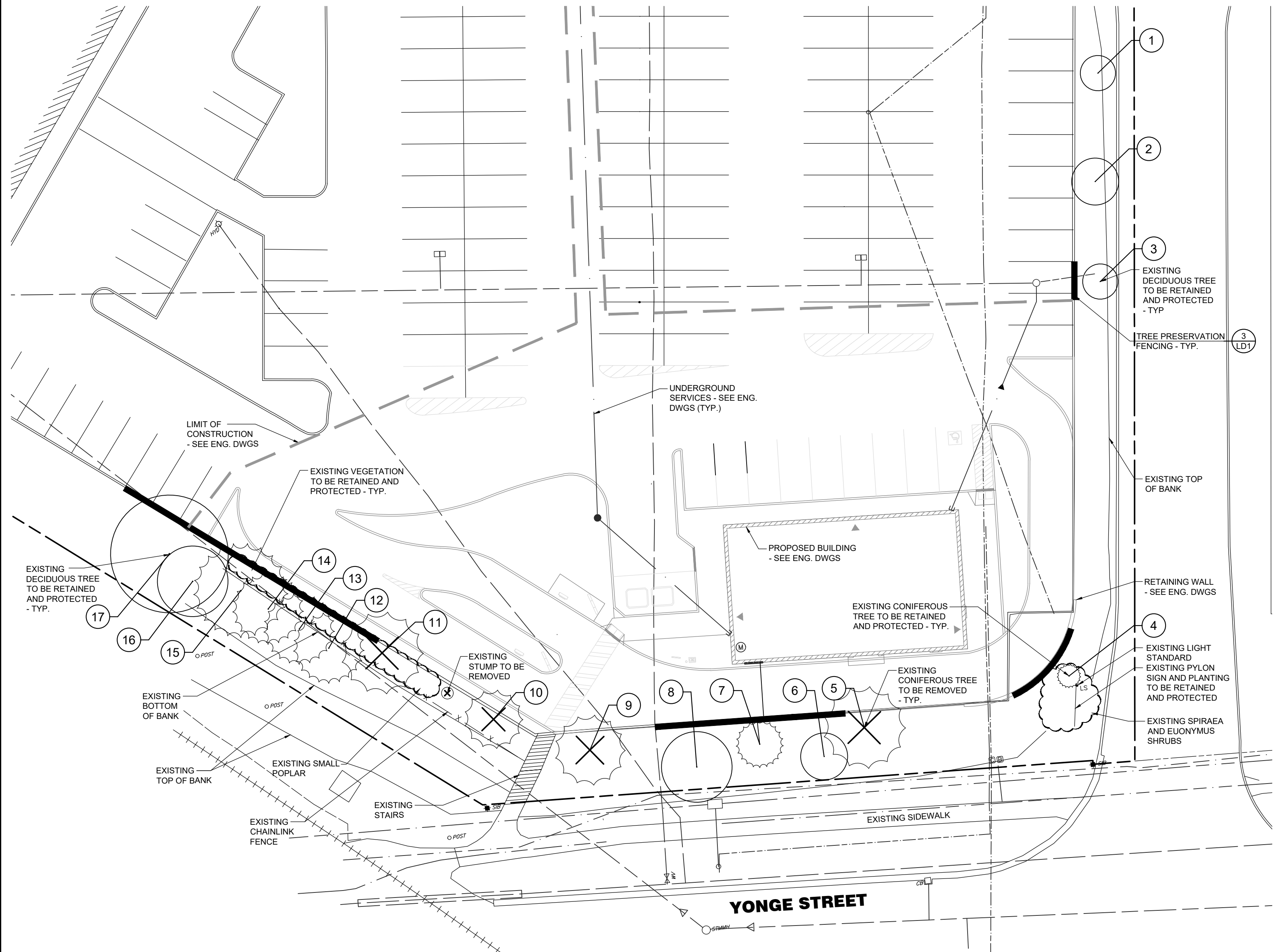




KEY PLAN

ADDRESS:
279 YONGE STREET
BARRIE, ON
L4M 4Z8

LEGAL DESCRIPTION:
CON 14 PT LOT 10 RP 51R22489
PART 1 RP 51R22771 PARTS 1 & 2
PARCEL NUMBER: 1042621
ROLL NUMBER: 434204001679910

LEGEND

- PROPERTY BOUNDARY
- EXISTING FENCE
- EDGE OF VEGETATION TO BE RETAINED AND PROTECTED
- TREE PROTECTION FENCE
- SIGN
- EXISTING SIGN
- HYD
- EXISTING FIRE HYDRANT
- LS
- LIGHT STANDARD
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE RETAINED AND PROTECTED
- EXISTING CONIFEROUS TREE TO BE RETAINED AND PROTECTED

NOTES

- THE CONTRACTOR IS ADVISED THAT SILTATION CONTROL FENCING ALONG TREE PRESERVATION ZONES SHALL ALSO SERVE AS TREE PRESERVATION FENCING AND IS SUBJECT TO ALL THE LAYOUT REQUIREMENTS, TREE PRESERVATION AREA SIGNAGE REQUIREMENTS, AND CONSTRUCTION RESTRICTIONS AS SPECIFIED FOR THE TREE PROTECTION FENCING.
- FOR TREE PROTECTION AND REMOVAL NOTES AND DETAILS REFER TO LD-1

Tree ID No.	Species	Common Name	dbh (mm)	canopy (m)	OBSERVATIONS				Rating	Min. TPZ Radius (m)	Recommendation
					Base	Trunk	Canopy	Additional Comments			
1	Tilia cordiformis	Littleleaf Linden	75	3	buried trunk flare;	1.2m split;	20% canopy dieback;	vigorous sprouts	Poor	1.0	Retain
2	Tilia cordiformis	Littleleaf Linden	75	4	buried trunk flare;	50-100cm split;		dense canopy, minor canopy dieback, adventitious twigs	Fair	1.0	Retain
3	Tilia cordiformis	Littleleaf Linden	50	3	weak woundwood; buried trunk flare;			50mm open wound	Good	1.0	Retain
4	Picea glauca	White Spruce	75	2				exposed surface roots, relatively healthy canopy	Good	1.0	Retain
5	Picea pungens	Colorado Spruce	350	6					Good	2.0	Remove
6	Gleditsia triacanthos var. inermis	Honeylocust	70	4	string trimmer damage;				Good	1.0	Retain
7	Picea pungens	Colorado Spruce	150	5	string trimmer damage;			sweep in trunk	Good	1.5	Retain
8	Gleditsia triacanthos var. inermis	Honeylocust	70	6	string trimmer damage;	multiple splits;			Fair	1.0	Retain
9	Picea pungens	Colorado Spruce	400	6	vigorous woundwood;			minor canopy dieback	Good	2.5	Remove
10	Picea pungens	Colorado Spruce	400	5					Good	2.5	Remove
11	Picea pungens	Colorado Spruce	400	7						2.5	Remove
12	Picea abies	Norway Spruce	450	6					Good	2.5	Retain
13	Picea abies	Norway Spruce	300	6					Good	2.0	Retain
14	Pinus nigra	Austrian Pine	180, 180	6			codominant;		Fair	4.0	Retain
15	Pinus nigra	Austrian Pine	200, 200	8			codominant;		Fair	2.0	Retain
16	Populus tremuloides	Trembling Aspen	150	6					Good	1.5	Retain
17	Populus tremuloides	Trembling Aspen	250	10					Good	2.0	Retain

TREE INVENTORY NOTES

- TREES WERE INVENTORIED AND VISUALLY ASSESSED FOR GENERAL HEALTH ON MAY 6, 2022.
- THE RATING OF THE TREE DOES NOT CONSTITUTE A GUARANTEE OF THE LONGEVITY OF THE TREE.
- AT THE TIME OF CONSTRUCTION, ALL TREES TO BE REMOVED SHALL BE MARKED BY THE CONTRACTOR AND CONFIRMED BY THE CONTRACT ADMINISTRATOR PRIOR TO REMOVAL. SEE NOTES ON DRAWING LD-1.



FILE: D11-002-2022

CONTRACT DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM	CLIENT MCCOWAN & ASSOCIATES 158 DUNLOP STREET EAST UNIT #201 BARRIE, ON L4M 1B1 NOTES: 1. BASEPLAN PREPARED BY TATHAM ENGINEERING LIMITED (MAY 2022). 2. ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.	NO.	REVISIONS	DATE	INITIAL	APPROVED 	CITY ACCEPTANCE	ALLANDALE MARKETPLACE CITY OF BARRIE	ENVISIONTATHAM 115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6 Tel: 705-445-0422 inquiry@envision-tatham.com	SCALE: 1:250		JOB NO. ET121042-1	
										DESIGN: AB	CHECKED: AB	DWG. TP-1	
										DRAWN: GEC/SL	DATE: 2022.05.18		

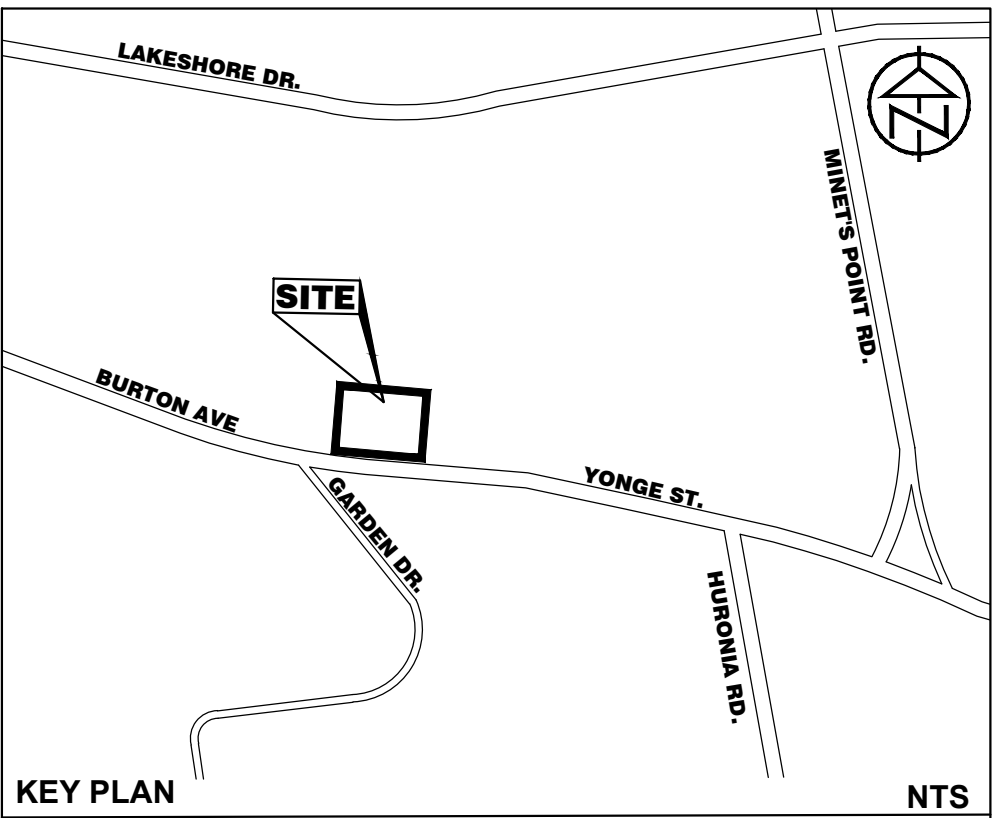
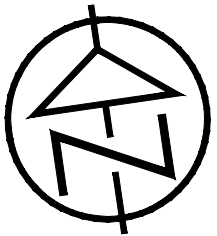
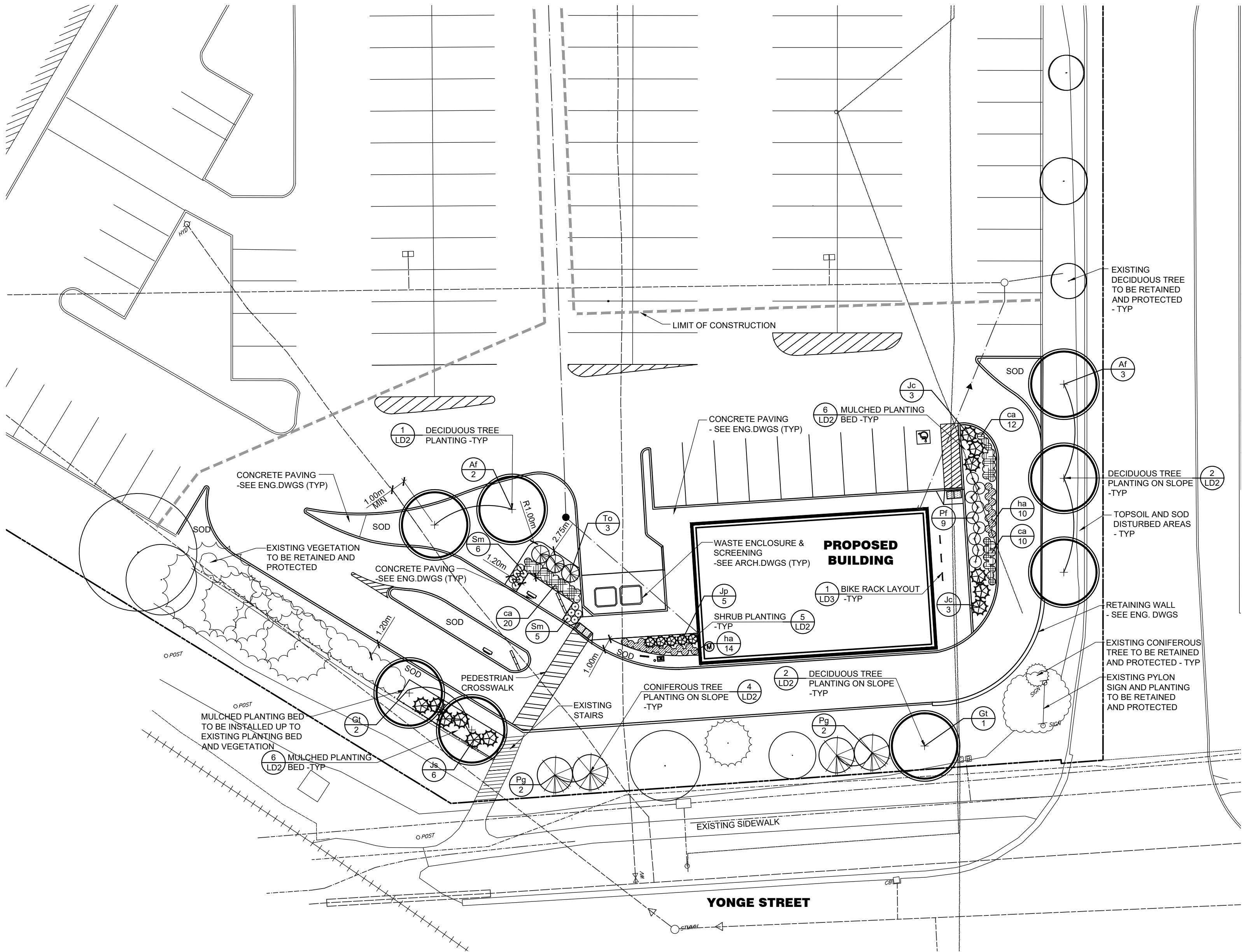
PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY
Deciduous Trees						
Af	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	60mm cal.	W.B.		5
Gt	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Honeylocust	60mm cal.	W.B.		3
Total Deciduous Trees						8
Coniferous Trees						
Pg	Picea glauca	White Spruce	250cm	W.B.		4
To	Thuja occidentalis	Eastern White Cedar	250cm	W.B.		3
Total Coniferous Trees						9

Deciduous Shrubs						
Sm	Spirea japonica 'Mertensii'	Dakota Goldcham Spirea	60cm	3 gal.	0.6m o.c.	11
Pf	Potentilla fruticosa 'Goldfinger'	Goldstar Cinquefoil	60cm	3 gal.	1.0m o.c.	9
Total Deciduous Shrubs						20
Coniferous Shrubs						
Jp	Juniperus x pfitzeriana 'Monsan'	Sea of Gold Juniper	60cm	3 gal.	1.0m o.c.	5
Jc	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	60cm	3 gal.	1.5m o.c.	6
Js	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	60cm	3 gal.	1.5m o.c.	6
Total Coniferous Shrubs						17
Perennials/Ornamental Grasses						
ca	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass		1 gal.	0.6m o.c.	42
ha	Hemerocallis 'Anzac'	Anzac Daylily		1 gal.	0.6m o.c.	24
Total Ornamental Grasses						66

GENERAL NOTES

1.0 PLANTING LAYOUT

- DEPICTED ON THIS PLAN ARE THE SPECIES AND THE APPROXIMATE LOCATION OF THE TREES. THE EXACT LOCATION OF THE TREES WILL BE STAKED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANTS SHALL BE SUPPLIED AS SPECIFIED IN THE 'PLANT LIST'. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR ALL SERVICE AND UTILITY LOCATES.
- TREE PITS OR PLANTING BEDS LOCATED WITHIN 1 METRE OF UNDERGROUND UTILITIES ARE TO BE HAND DUG.
- FOR PLANTING DETAILS, MATERIALS, AND NOTES, SEE DRAWING LD-2.



KEY PLAN

ADDRESS:
279 YONGE STREET
BARRIE, ON
L4M 4Z8

LEGAL DESCRIPTION:
CON 14 PT LOT 10 RP 51R22489
PART 1 RP 51R22771 PARTS 1 & 2

PARCEL NUMBER: 1042621

ROLL NUMBER: 434204001679910

LEGEND

- PROPERTY BOUNDARY
- EXISTING FIRE HYDRANT
- EXISTING HYDRO POLE
- EXISTING POST
- EXISTING CATCH BASIN
- EXISTING MAINTENANCE HOLE
- MAINTENANCE HOLE - SEE ENG. DWGS
- UNDERGROUND SERVICES - SEE ENG. DWGS
- BIKE RACK
- EXISTING DECIDUOUS TREE TO BE RETAINED AND PROTECTED
- EXISTING CONIFEROUS TREE TO BE RETAINED AND PROTECTED
- EXISTING VEGETATION TO BE RETAINED AND PROTECTED
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- PERENNIALS & GROUNDCOVERS
- SPECIES
- QUANTITY



FILE: D11-002-2022

CONTRACT DRAWINGS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM.

CLIENT

MCCOWAN & ASSOCIATES
158 DUNLOP STREET EAST
UNIT #201 BARRIE, ON
L4M 1B1

NOTES:

- BASEPLAN PREPARED BY TATHAM ENGINEERING LIMITED (MAY 2022).
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.

2.	SECOND SUBMISSION	2022.05.18	AB
1.	ISSUED FOR SITE PLAN APPROVAL	2021.12.22	AB
NO.	REVISIONS	DATE	INITIAL

APPROVED



CITY ACCEPTANCE

ALLANDALE MARKETPLACE
CITY OF BARRIE

LANDSCAPE DETAILS

ENVISIONTATHAM

115 Sandford Fleming Drive,
Suite 200, Collingwood,
ON L9Y 5A6
Tel. 705.445.0422
inquiry@envision-tatham.com

SCALE: 1:250

DESIGN: AB

DRAWN: SL

CHECKED: AB

DATE: 2021.12.22

JOB NO. ET121042-1

DWG. L-1

915

50

150

105

40

70

140

50

50

NOTICE OF TREE REMOVALS

ALL VEGETATION REMOVAL WORK SHALL OCCUR IN ACCORDANCE WITH BY-LAW 2014-115

OWNER: (name of company or land owner)
REMOVALS COMPLETED BY: (individual or company retained)
FOR FURTHER INFORMATION PLEASE CONTACT: (name of company or representative)
(address line 1)
(address line 2)
(contact telephone number)

FONT: ARIAL BOLD
HEIGHT: 50mm / SPACING: 25mm

FONT: ARIAL
HEIGHT: 25mm / SPACING: 15mm

FONT: ARIAL
HEIGHT: 20mm / SPACING: 10mm

FONT: ARIAL
HEIGHT: 20mm / SPACING: 10mm

CONTACT INFORMATION TO CONTAIN THE ADDRESS AND TELEPHONE NUMBER OF A PERSON ACTING ON BEHALF OF THE COMPANY / LAND OWNER FOR WHOM FURTHER INFORMATION ON THE PROPOSED VEGETATION REMOVAL MAY BE OBTAINED

1. NOTICE TO BE POSTED IN A VISIBLE LOCATION (7) SEVEN CALENDAR DAYS PRIOR TO INJURING OR DESTROYING VEGETATION.

2. NOTICE MUST BE PLACED IN A CONSPICUOUS PLACE ON THE PRIVATE LAND THAT IS ADJACENT TO A PUBLIC ROAD. AN ADDITIONAL SIGN IS REQUIRED FOR EACH PUBLIC ROAD FRONTAGE.

3. SIGNAGE MUST REMAIN IN PLACE FOR A PERIOD OF NO LESS THAN (2) TWO MONTHS FOLLOWING THE COMPLETION OF VEGETATION REMOVALS FROM THE SUBJECT SITE.

4. ALL DIMENSIONS ARE IN MILLIMETRES.

The City of
BARRIE

STANDARD DETAIL

TREE REMOVAL
NOTIFICATION TEMPLATE

REV No.
1

DATE: JUNE 2015
SCALE: N.T.S.

APPROVED
DATE: June 11/15
J.M.W.
DIRECTOR OF ENGINEERING

BSD-1230

1
LD1

TREE REMOVAL NOTIFICATION SIGNAGE

NTS

2400

1200

150mm (0'-6") PAGE WIRE FENCING

50 x 50 x 1800 STEEL "T" BAR POSTS
SPACED 2400 ON CENTRE, TOP 200mm
TO BE PAINTED WITH FLORESCENT
YELLOW OR ORANGE PAINT

TREE PRESERVATION NOTIFICATION
SIGNAGE PLACED ALONG LENGTH OF
FENCE AT 50 METER INTERVALS.
REFER TO DETAIL BSD-1231

CEDAR FENCE POST TO BE PLACED AT EACH
TERMINUS OR CHANGE OF DIRECTION. POSTS ARE
TO BE DIRECT BURIED WITH A MINIMUM 1000
EMBEDMENT

NOTE: CEDAR POSTS ARE REQUIRED WHERE FENCE
LENGTHS EXCEED 150 LINEAR METERS AND ARE NOT
REQUIRED WITHIN THE MUNICIPAL BOULEVARDS

NOTE: FENCE MUST BE TENSIONED AND SECURED
BACK ON ITSELF WITH A SINGLE WRAP AROUND THE
TERMINAL POST

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 RAILS ON EACH HORIZONTAL STRAND.

3. USE A MINIMUM OF FOUR (4) 100MM, 18 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.

7. THIS DETAIL TO BE USED IN CONJUNCTION WITH BSD-1230, BSD-1231, BSD-1234 AND
BSD-1235.

The City of
BARRIE

STANDARD DETAIL

TREE PRESERVATION
FENCING

REV No.
1

DATE: JUNE 2015
SCALE: N.T.S.

APPROVED
DATE: June 11/15
J.M.W.
DIRECTOR OF ENGINEERING

BSD-1232

3
LD1

TREE PRESERVATION FENCING

NTS

432

30

135

279

25

65

TREE PRESERVATION AREA

NO UNAUTHORIZED TREE CUTTING,
REMOVALS, OR DISTURBANCE IS
PERMITTED IN THIS AREA

FONT: ARIAL BOLD
HEIGHT: 35mm / SPACING: 15mm

FONT: ARIAL
HEIGHT: 15mm / SPACING: 10mm

1. SIGNS MUST BE FABRICATED FROM WEATHER RESISTANT MATERIAL.

2. SIGNS ARE TO BE SECURELY FASTENED AND PLACED IN 50 METER INTERVALS ALONG
ALL TREE PRESERVATION FENCING.

3. SIGNS MUST REMAIN POSTED FOR THE DURATION OF THE PROJECT OR UNTIL APPROVAL
TO REMOVE PRESERVATION FENCING IS PROVIDED BY THE MUNICIPALITY.

4. ALL DIMENSIONS ARE IN MILLIMETRES.

5. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH BSD-1230 AND BSD-1232.

The City of
BARRIE

STANDARD DETAIL

TREE PRESERVATION
AREA TEMPLATE

REV No.
1

DATE: JUNE 2015
SCALE: N.T.S.

APPROVED
DATE: June 11/15
J.M.W.
DIRECTOR OF ENGINEERING

BSD-1231

2
LD1

TREE PRESERVATION AREA SIGNAGE

NTS

1. THE DRIP LINE IS MEASURED FROM THE OUTER
MOST LIMIT OF BRANCHING WITHIN THE CROWN OF
THE TREE. THE FURTHEST DISTANCE SHALL APPLY
TO THE ENTIRE PERIMETER OF THE CROWN.

2. WHEN CONSTRUCTION AND/OR REMOVALS ARE
LIMITED TO ONE SIDE OF A TREE AND/OR GROUP OF
TREES THE LIMIT OF PRESERVATIONS SHALL BE
DETERMINED BY THE DRIP LINE. IN THE EVENT
THAT INDIVIDUAL TREES ARE BEING PRESERVED
WHERE MORE THAN 1/3 OF THE ROOT ZONE WILL BE
DISTURBED THE LIMIT OF PRESERVATION SHALL BE
1.5 TO 2 TIMES THE LIMIT OF CANOPY OR AS
DIRECTED BY THE CITY OF BARRIE.

3. PRESERVATION FENCING TO BE INSTALLED AS PER
BSD-1232. THE APPLICATION OF FILTER FABRIC IS
ONLY REQUIRED WHEN FENCING DOUBLES AS
SILTATION CONTROL AS PER BSD-1233.

4. NOTICE OF REMOVAL SIGNAGE IS TO BE PLACED AT
50m INTERVALS AS PER BSD-1230.

5. THERE IS TO BE NO GRADING, CONSTRUCTION OF
SWALES, CATCH BASINS OR OTHER DRAINAGE
CONTROLS PLACED WITHIN THE LIMIT OF
PRESERVATION.

6. WITHIN THE DEFINED LIMIT OF PRESERVATION THERE
WILL BE:

- NO CHANGE OF ALTERATION TO EXISTING GRADES
- NO TRENCHING
- NO REMOVAL OF UNDER STORY VEGETATION
- NO ADDITION OF FILL OF EXCAVATIONS
- NO STORAGE OF MATERIALS OR EQUIPMENT
- NO DISPOSAL OF ANY LIQUIDS i.e. GAS, PAINT, OIL
- NO INTRUSION BY VEHICLES OR EQUIPMENT
- NO INTRUSION BY PEDESTRIANS
- NO MANHOLES OR OTHER INFRASTRUCTURE
INCLUDING UTILITIES.

7. THE LOCATION OF THE PROPERTY LIMIT IS NOT SHOWN
IN THIS DETAIL AS IT IS NOT RELEVANT TO THE
ESTABLISHMENT OF PRESERVATION LIMITS OR
ASSOCIATED SETBACK REQUIREMENTS.

PRESERVATION LIMIT

5.0m MINIMUM SETBACK TO FOUNDATION LIMIT

TREE PRESERVATION OR SILTATION CONTROL
FENCING AS PER BSD-1232 AND BSD-1233
INSTALLED A PRESERVATION LIMIT AS DEFINED
BY THE LIMIT OF CANOPY

The City of
BARRIE

STANDARD DETAIL

LIMIT OF TREE PRESERVATION
FOR DEVELOPMENT APPROVALS

REV No.
1

DATE: JUNE 2015
SCALE: N.T.S.

APPROVED
DATE: June 11/15
J.M.W.
DIRECTOR OF ENGINEERING

BSD-1235
FORMERLY BSD-21A

4
LD1

LIMIT OF TREE PRESERVATION FOR DEVELOPMENT APPROVALS

NTS

NOTES

1.0 GENERAL NOTES

1. THE CONTRACTOR SHALL SCHEDULE ALL WORKS TO BE COMPLIANT WITH APPROPRIATE REGULATIONS UNDER THE MIGRATORY BIRDS CONVENTION ACT AS IT RELATES TO HARMING NESTING MIGRATORY BIRDS AND THE ENDANGERED SPECIES ACT AS IT RELATED TO ENDANGERED BATS.
2. SHOULD THE CONTRACTOR BE CONDUCTING WORK DURING PERIODS OF NESTING ACTIVITY OR SHOULD NESTING BIRDS OR BATS BE OBSERVED DURING THE EXECUTION OF THE WORKS, THE CONTRACTOR SHALL IMMEDIATELY CEASE TREE CLEARING AND PRUNING OPERATIONS AND SHALL NOTIFY THE CONTRACT ADMINISTRATOR TO DISCUSS APPROPRIATE MEASURES.

2.0 TREE PROTECTION

1. TREE REMOVALS CAN OCCUR NO SOONER THAN SEVEN (7) DAYS AFTER THE TREE REMOVAL NOTIFICATION SIGN (BSD 1230) IS ERECTED.
2. TREE PRESERVATION AREA SIGNAGE SHALL CONFORM TO BSD-1231 TREE PRESERVATION AREA TEMPLATE (DETAIL 2/LD1) AND IS TO BE POSTED AS DESCRIBED ON BSD-1232 TREE PRESERVATION FENCING (DETAIL 3/LD1).
3. TREE PRESERVATION FENCING SHALL CONFORM TO BSD-1232 TREE PRESERVATION FENCING (DETAIL 3/LD1). INSTALL TREE PRESERVATION (TP) FENCING IN LOCATIONS INDICATED IN THE CONTRACT DRAWINGS.
4. THE CONTRACTOR IS ADVISED THAT SILTATION CONTROL FENCING ALONG TREE PRESERVATION ZONES SHALL ALSO SERVE AS TREE PRESERVATION FENCING AND IS SUBJECT TO ALL THE LAYOUT REQUIREMENTS, TREE PRESERVATION AREA SIGNAGE REQUIREMENTS, AND CONSTRUCTION RESTRICTIONS AS SPECIFIED FOR THE TREE PROTECTION FENCING
5. WHERE POSSIBLE, TP FENCING LOCATION TO BE AT OR OUTSIDE THE DRIP LINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
6. LOCATION OF TP FENCING SHALL BE CONFIRMED ON-SITE BY THE CONTRACT ADMINISTRATOR PRIOR TO COMMENCING TREE CLEARING OPERATIONS.
7. THE AREA DIRECTLY BEHIND THE TP FENCING SHALL BE DESIGNATED A TREE PROTECTION ZONE (T.P.Z.)
8. FOR EXISTING VEGETATION TO REMAIN: PROTECT VEGETATION AND ROOT SYSTEMS FROM DAMAGE, COMPACTION AND CONTAMINATION RESULTING FROM CONSTRUCTION.
9. NO CONSTRUCTION ACTIVITY, INCLUDING GRADE CHANGES, SURFACE TREATMENTS, OR EXCAVATIONS OF ANY KIND ARE PERMITTED WITHIN THE T.P.Z. UNLESS OTHERWISE INDICATED AND APPROVED BY THE CONTRACT ADMINISTRATOR.
10. NO ROOT CUTTING, NO STORAGE OF MATERIALS OR FILL, AND NO MOVEMENT OR STORAGE OF VEHICLES IS PERMITTED WITHIN THE T.P.Z.
11. KEEP THE ENCLOSED FENCE AREA FREE OF CONSTRUCTION MATERIAL AND DEBRIS.
12. FENCE BARRIERS MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES INCLUDING LANDSCAPING ARE COMPLETED.
13. CONTRACTOR SHALL REMOVE TREE PRESERVATION FENCING AT THE COMPLETION OF THE SITE WORKS FOLLOWING WRITTEN APPROVAL BY THE CONTRACT ADMINISTRATOR.

3.0 CLEARING, GRUBBING, AND INDIVIDUAL TREE REMOVALS

1. CLEARING, GRUBBING, AND INDIVIDUAL TREE REMOVALS SHALL BE IN ACCORDANCE WITH OPPS 201 AND OPSS.MUNI 180.
2. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL WOOD, STUMPS, AND BRUSH FROM TREE REMOVAL OPERATIONS OFFSITE.
3. FELLING LINES ARE TO ALLOW TREES TO FALL WITHOUT IMPACTING EXISTING STRUCTURES, FEATURES, OR BRANCHES AND TRUNKS OF TREES TO REMAIN.
4. SHOULD A CLEAR FELLING LINE NOT EXIST, THE TREE SHOULD BE CUT INCREMENTALLY FROM TOP TO BOTTOM AND LOWERED TO THE GROUND WITH ROPES.
5. THIS WORK SHOULD BE UNDERTAKEN BY A QUALIFIED TREE WORKER WITH APPROPRIATE INSURANCE COVERAGE FOR THIS TASK.

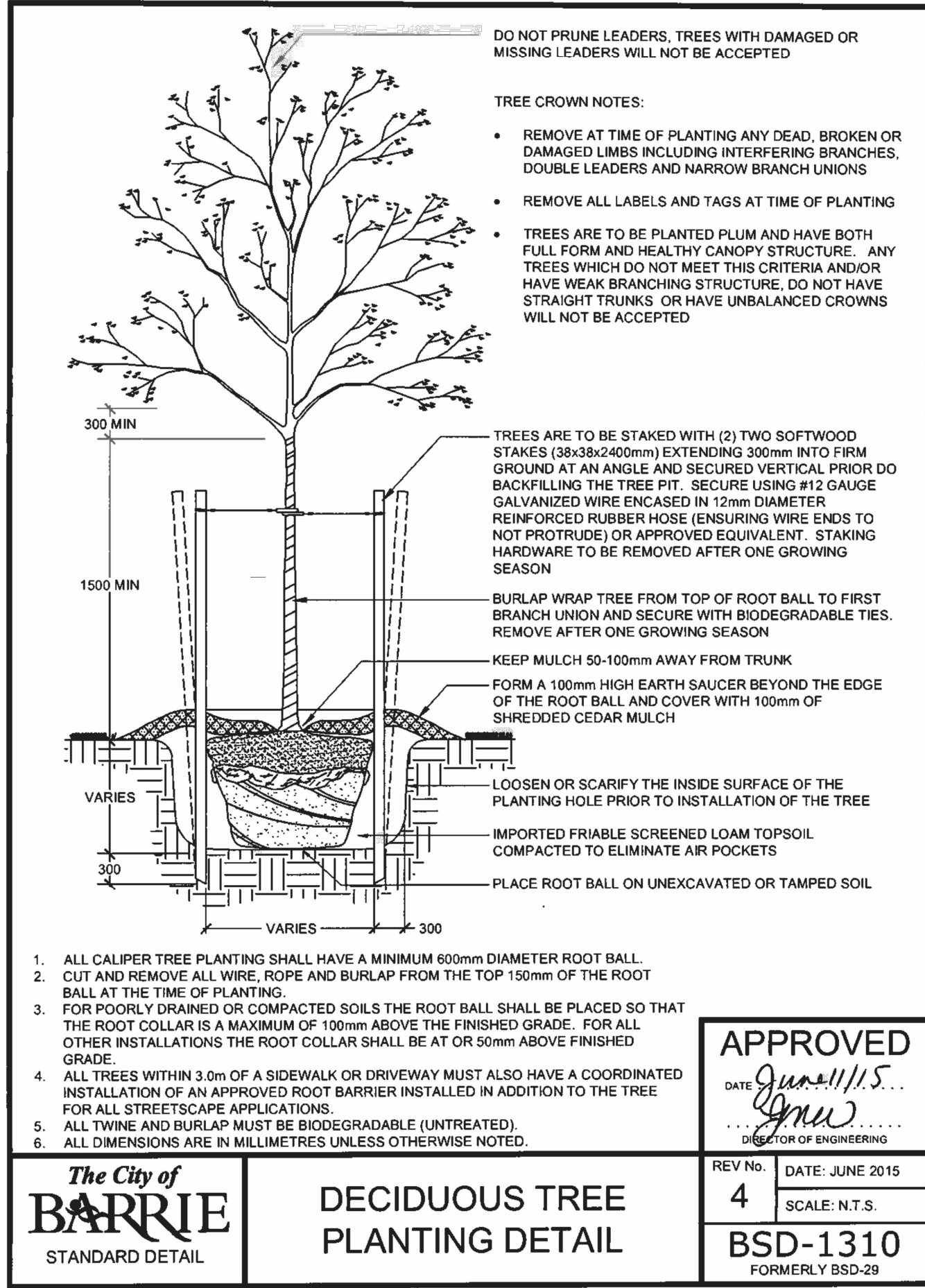
4.0 SEQUENCING

PROTECTION AND REMOVALS SEQUENCING SHALL OCCUR IN THIS ORDER:

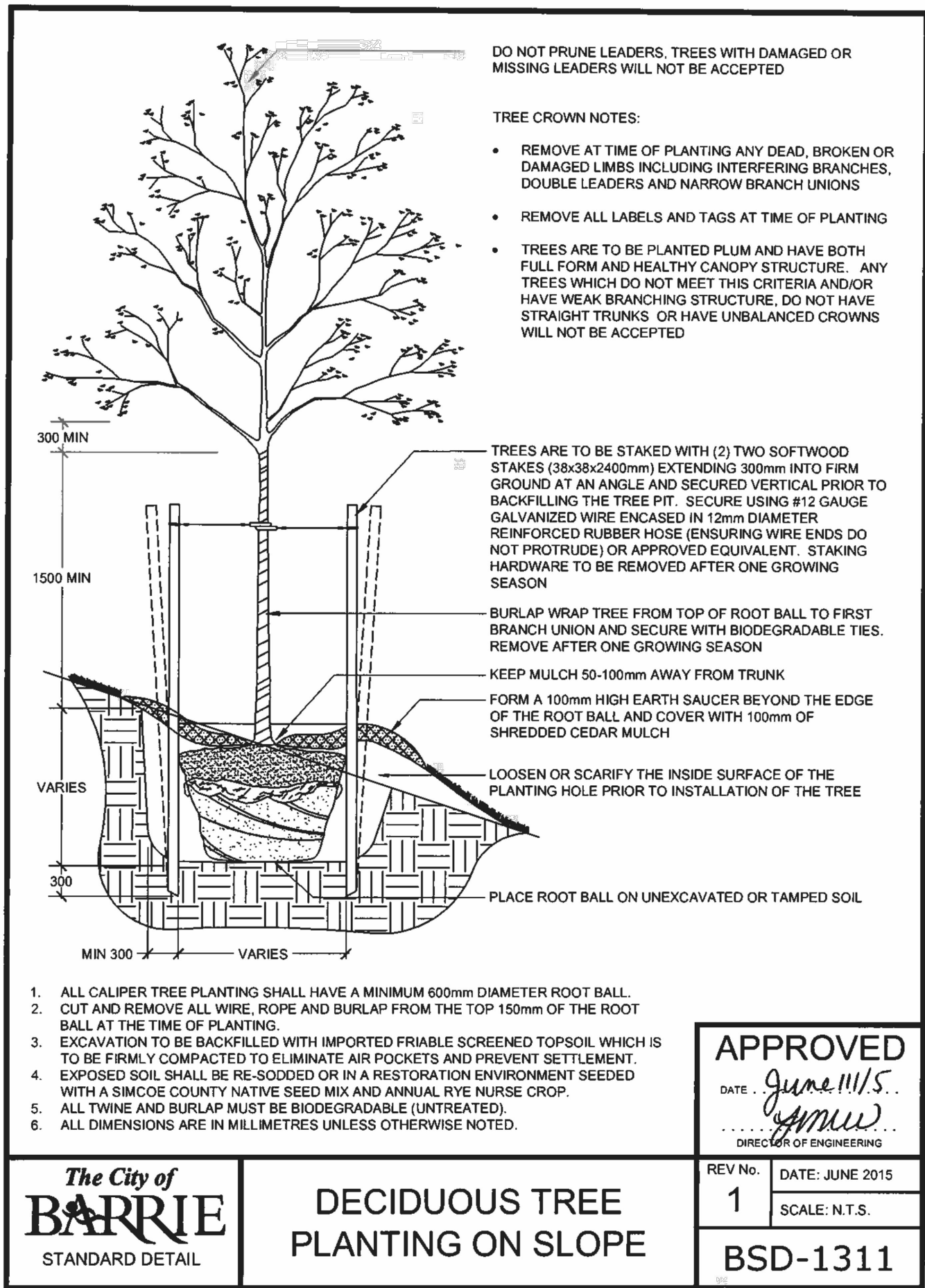
1. NOTICE OF TREE REMOVALS SIGNAGE SHALL BE POSTED AS SPECIFIED.
2. PROPOSED TREE REMOVALS WITHIN TREE PROTECTION ZONES SHALL BE MARKED BY THE CONTRACTOR AND REVIEWED AND APPROVED BY THE CONTRACT ADMINISTRATOR.
3. THE CONTRACTOR SHALL PROCEED WITH TREE REMOVALS WITHIN TREE PROTECTION ZONES.
4. THE LOCATION OF THE TP FENCING SHALL BE STAKED ONSITE BY THE CONTRACTOR AND REVIEWED AND APPROVED BY THE CONTRACT ADMINISTRATOR.
5. THE CONTRACTOR SHALL ERECT THE TP FENCING AND OBTAIN APPROVAL OF THE INSTALLATION FROM THE CONTRACT ADMINISTRATOR PRIOR TO CLEARING OR GRUBBING OR REMOVAL OF TREES.
6. CONDUCT CLEARING AND GRUBBING OPERATIONS AND INDIVIDUAL TREE REMOVALS AS SPECIFIED.
7. MAINTAIN THE TP FENCING AND REPAIR IT AS DIRECTED BY THE CONTRACT ADMINISTRATOR.
8. REMOVE TP FENCING AT THE CONCLUSION OF THE PROJECT AS SPECIFIED.

FILE: D11-002-2022

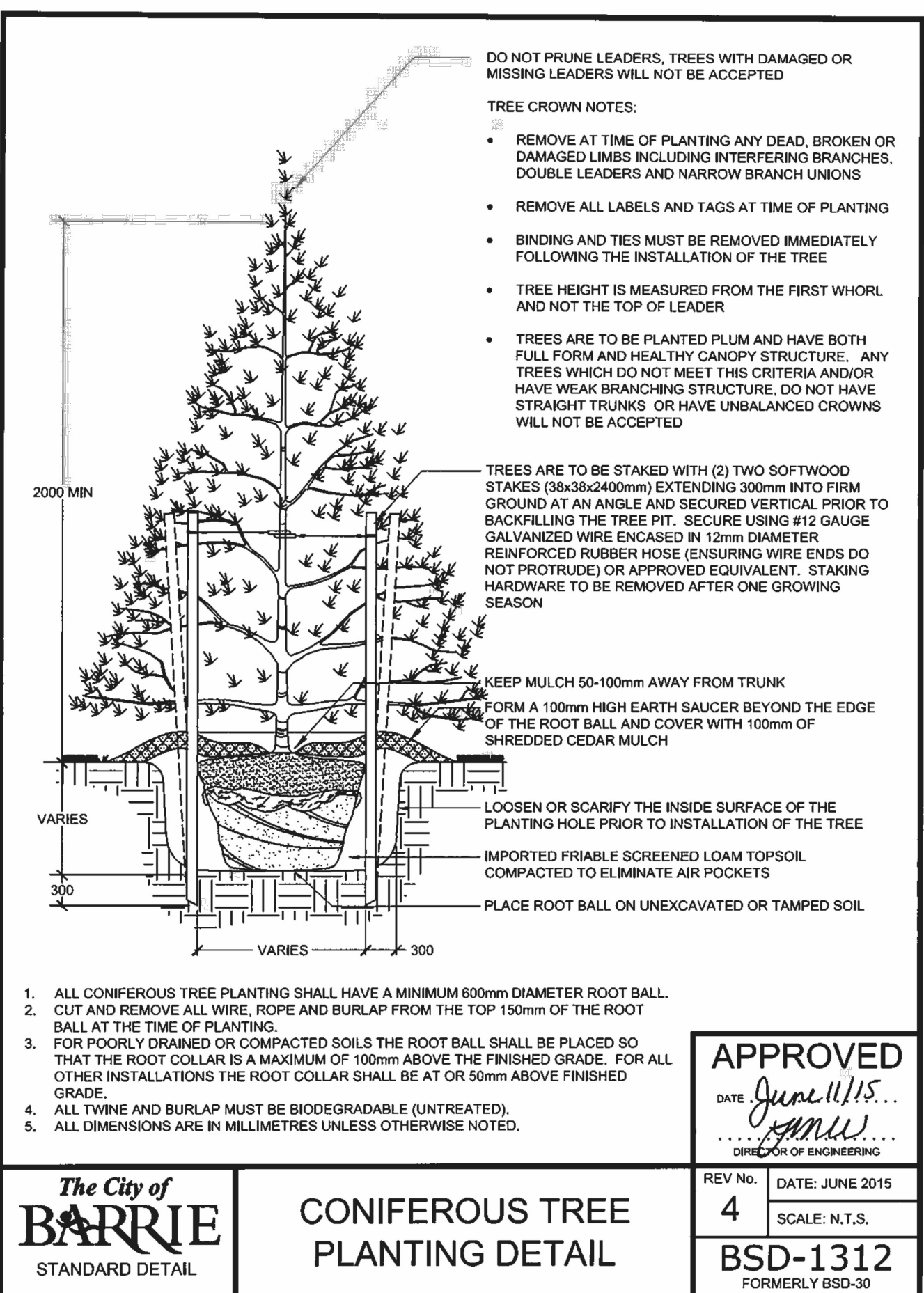
CONTRACT DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM	CLIENT MCCOWAN & ASSOCIATES 158 DUNLOP STREET EAST UNIT #201 BARRIE, ON L4M 1B1	NO.	REVISIONS	DATE	INITIAL	APPROVED 	CITY ACCEPTANCE	ALLANDALE MARKETPLACE CITY OF BARRIE LANDSCAPE DETAILS	 115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6 Tel. 705.445.0422 inquiry@envision-tatham.com						
								SCALE: AS SHOWN		JOB NO. ET121042-1					
								DESIGN: AB	CHECKED: AB	DWG. LD-1					
								DRAWN: SL/GE	DATE: 2022.05.18						



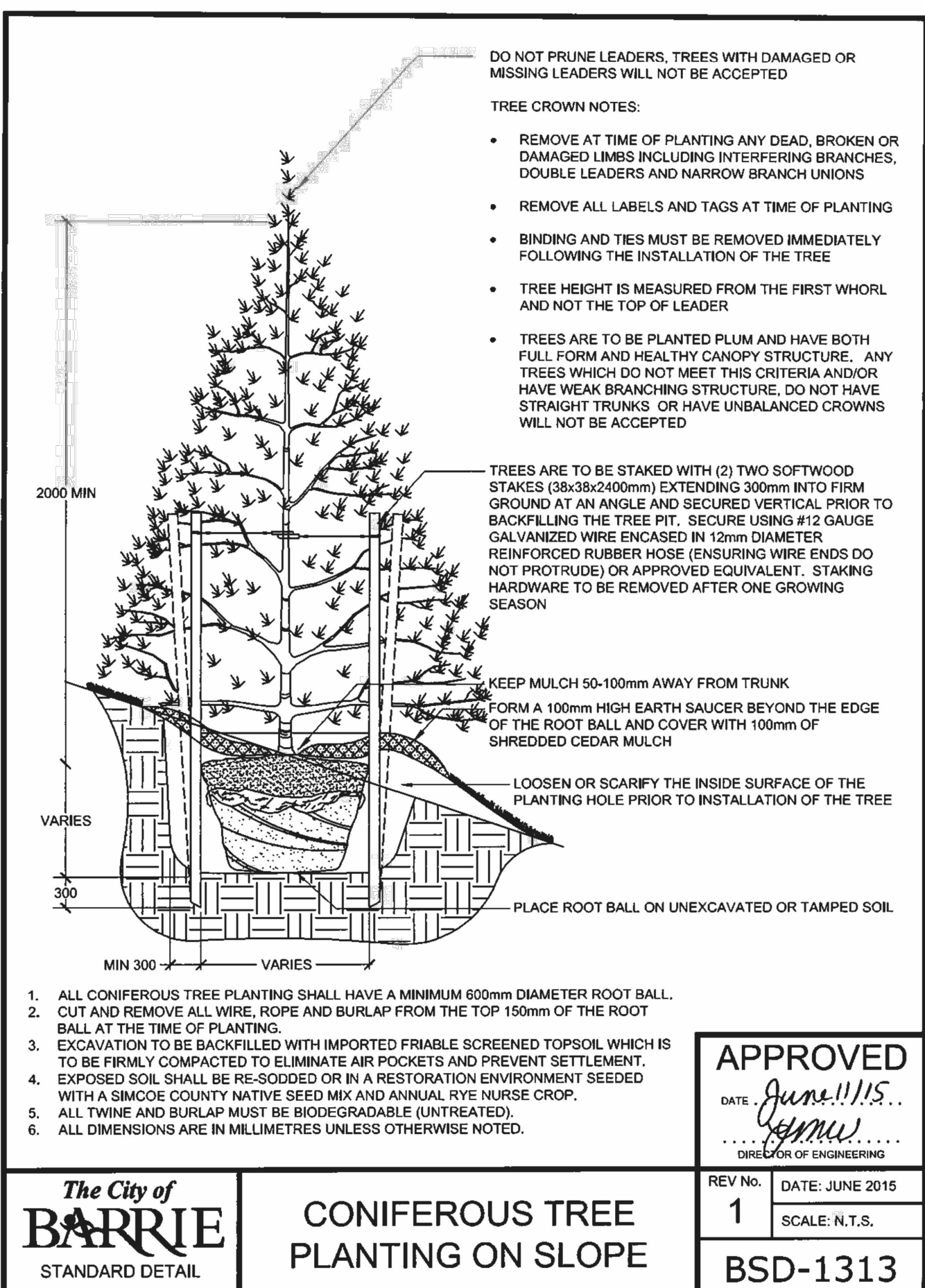
1 **LD2** DECIDUOUS TREE PLANTING NTS



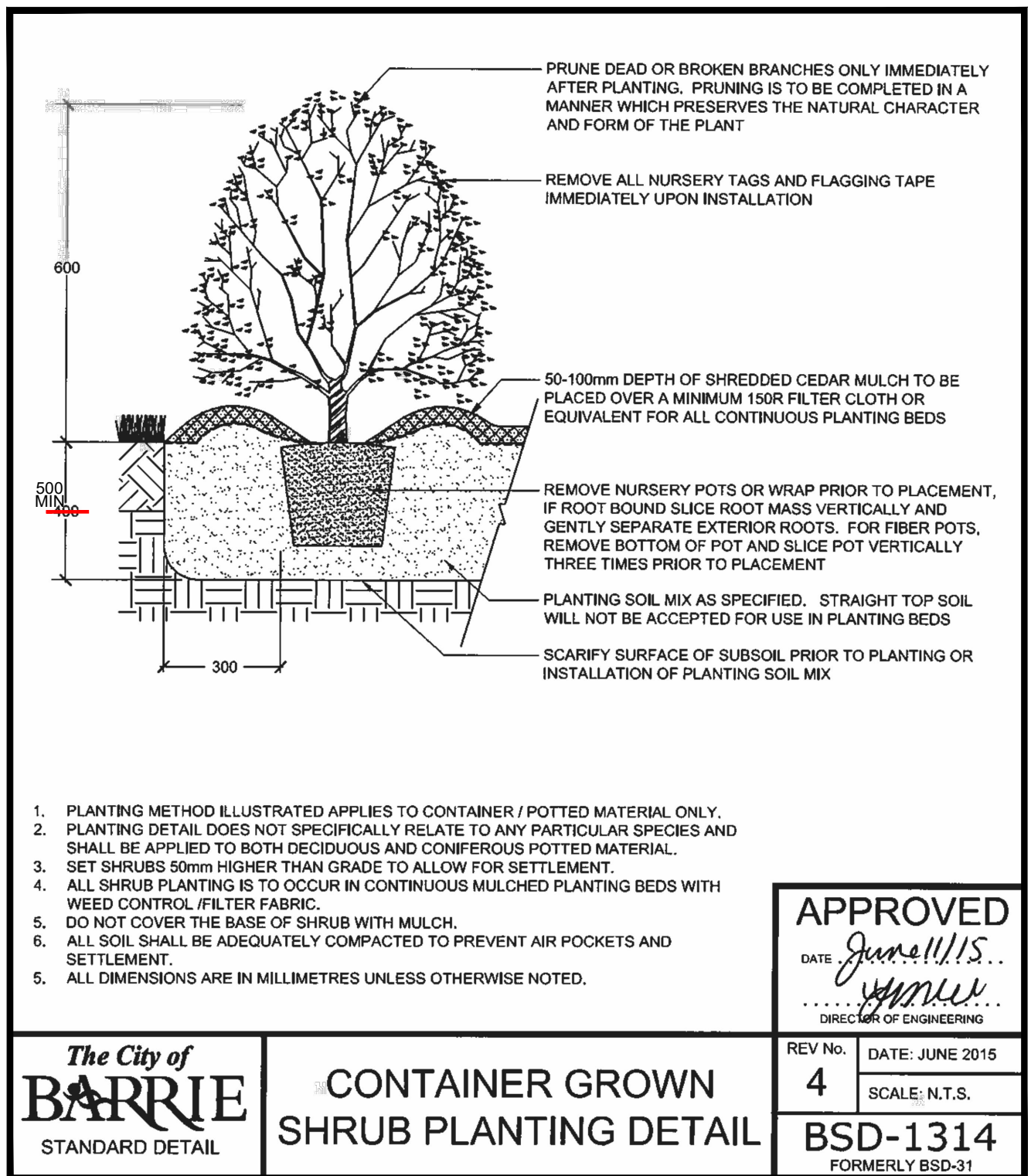
2 **LD2** DECIDUOUS TREE PLANTING ON SLOPE NTS



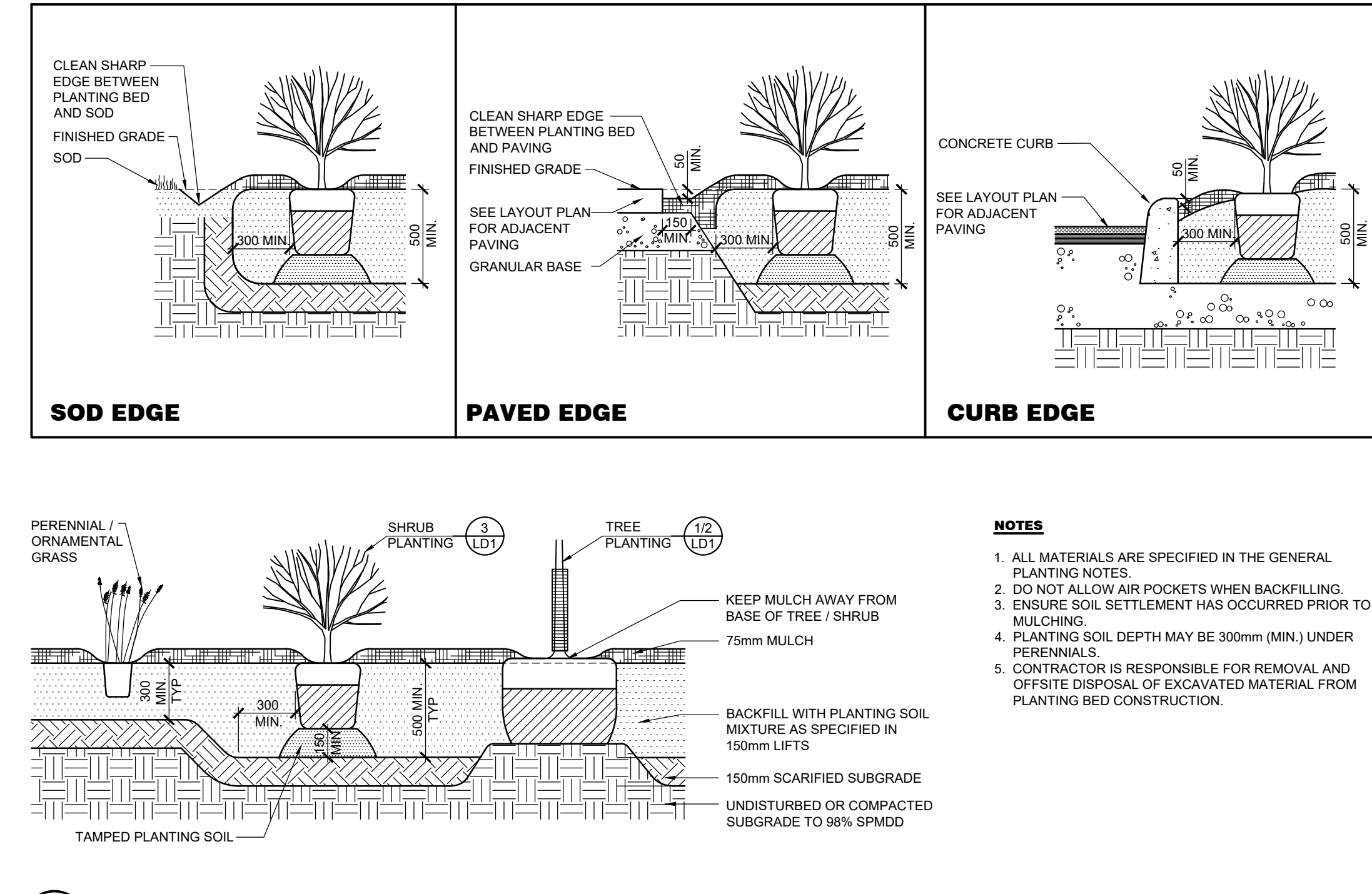
3 **LD2** CONIFEROUS TREE PLANTING NTS



4 **LD2** CONIFEROUS TREE PLANTING ON SLOPE NTS

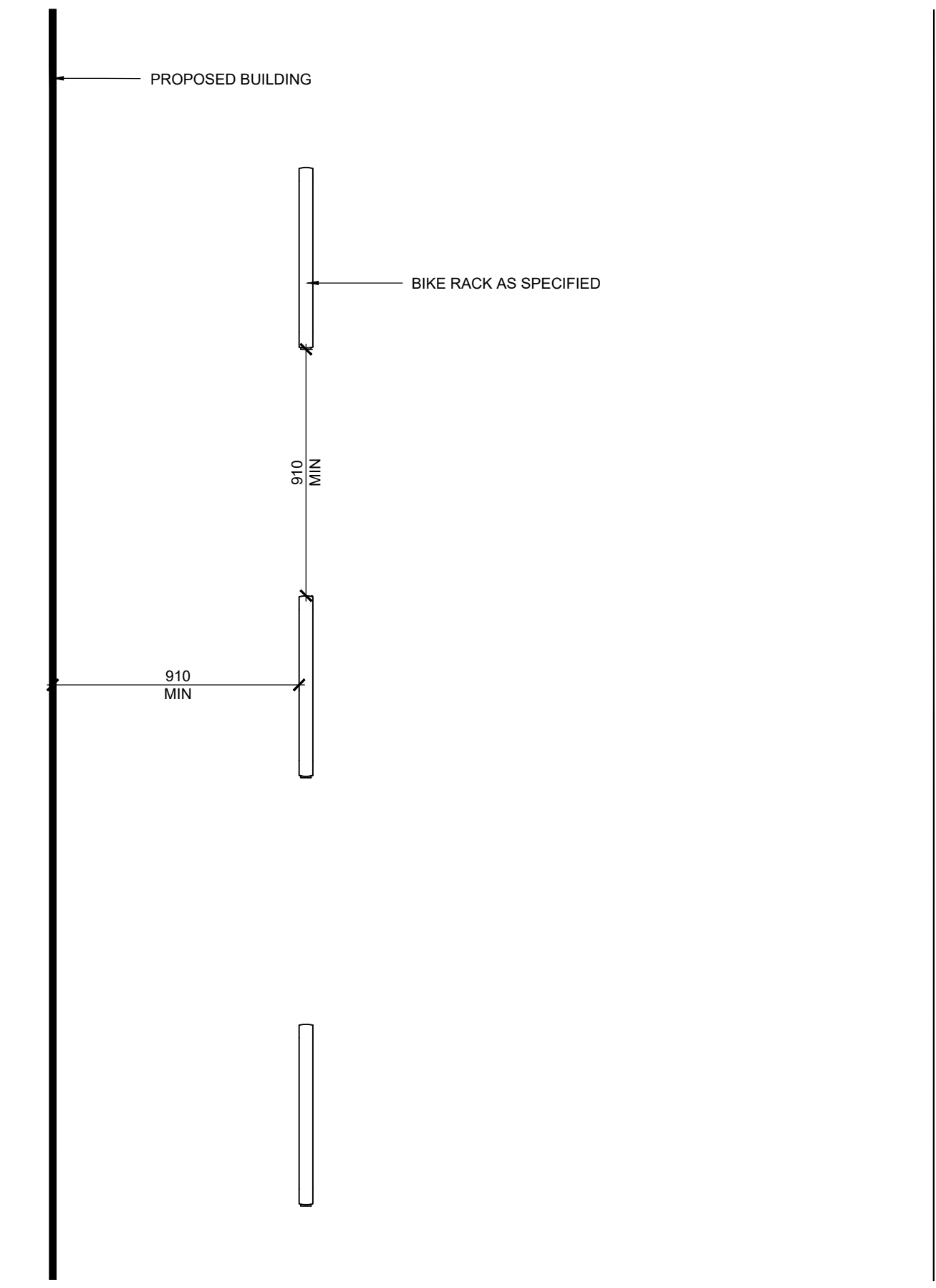


5 **LD2** SHRUB PLANTING NTS



6 **LD2** MULCHED PLANTING BED NTS

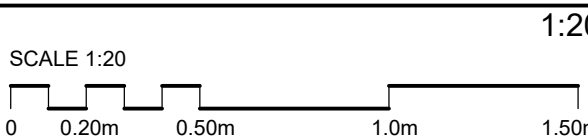
CONTRACT DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM				CLIENT MCCOWAN & ASSOCIATES 158 DUNLOP STREET EAST UNIT #201 BARRIE, ON L4M 1B1				APPROVED 				CITY ACCEPTANCE				ALLANDALE MARKETPLACE CITY OF BARRIE				 115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6 Tel. 705.445.0422 inquiry@envision-tatham.com			
				2. SECOND SUBMISSION				2022.05.18				AB											
				1. ISSUED FOR SITE PLAN APPROVAL				2021.12.22				AB											
NO.				REVISIONS				DATE				INITIAL											



MODEL NO.: MMR-2300-00001

- NOTES:
1. CONCRETE PAVING SHALL BE AS PER ENG. DWGS.
 2. SUPPLY AND INSTALL BIKE RACKS AS SPECIFIED.
 3. PACKAGE ALL PRODUCTS AND HANDLE CAREFULLY DURING SHIPMENT & INSTALLATION TO AVOID DAMAGING THE PRODUCTS AND FINISHES. DAMAGED PRODUCTS WILL BE REJECTED
 4. OBTAIN SMOOTH UNIFORM GRADIENT AT INSTALLATION LOCATION.
 5. INSTALL ALL PRODUCTS TRUE, PLUMB, AND FIRMLY ANCHORED IN LOCATION AS INDICATED BY CONTRACT DRAWINGS.
 6. ASSEMBLE ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS, USING STAINLESS STEEL FASTENERS, UNLESS OTHERWISE NOTED.
 7. EXISTING SURFACE MATERIALS TO BE RESTORED TO ORIGINAL CONDITION AFTER INSTALLATION OF ALL SITE FURNISHINGS AND REMOVE ALL PACKAGING FROM THE SITE.
 8. THE FOLLOWING SITE FURNITURE SHALL BE SUPPLIED AND INSTALLED BY MAGLIN SITE FURNITURE INC. 1-800-716-5506 (SEAN MEALAND) AS SPECIFIED, OR APPROVED EQUAL:
- BIKE RACK
MODEL NO.: MMR-2300-00001
METAL FINISH: POWDER COATED GLOSS BLACK
FOOTING/ ATTACHMENT: SECURED TO CONCRETE PAVING WITH STAINLESS STEEL FASTENERS

1 BIKE RACK LAYOUT



FILE: D11-002-2022

CONTRACT DRAWINGS CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. ENVISION-TATHAM CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE LANDSCAPE ARCHITECT WITHOUT THE EXPRESS CONSENT OF ENVISION-TATHAM	CLIENT MCCOWAN & ASSOCIATES 158 DUNLOP STREET EAST UNIT #201 BARRIE, ON L4M 1B1					APPROVED	CITY ACCEPTANCE	ALLANDALE MARKETPLACE CITY OF BARRIE	115 Sandford Fleming Drive, Suite 200, Collingwood, ON L9Y 5A6 Tel. 705.445.0422 inquiry@envision-tatham.com		
		2.	SECOND SUBMISSION	2022.05.18	AB						
		1.	ISSUED FOR SITE PLAN APPROVAL	2021.12.22	AB						
		NO.	REVISIONS	DATE	INITIAL						
				LANDSCAPE DETAILS							
						SCALE: AS SHOWN		JOB NO. ET121042-1			
						DESIGN: AB		CHECKED: AB		DWG. LD-3	
						DRAWN: SL		DATE: 2021.12.22			