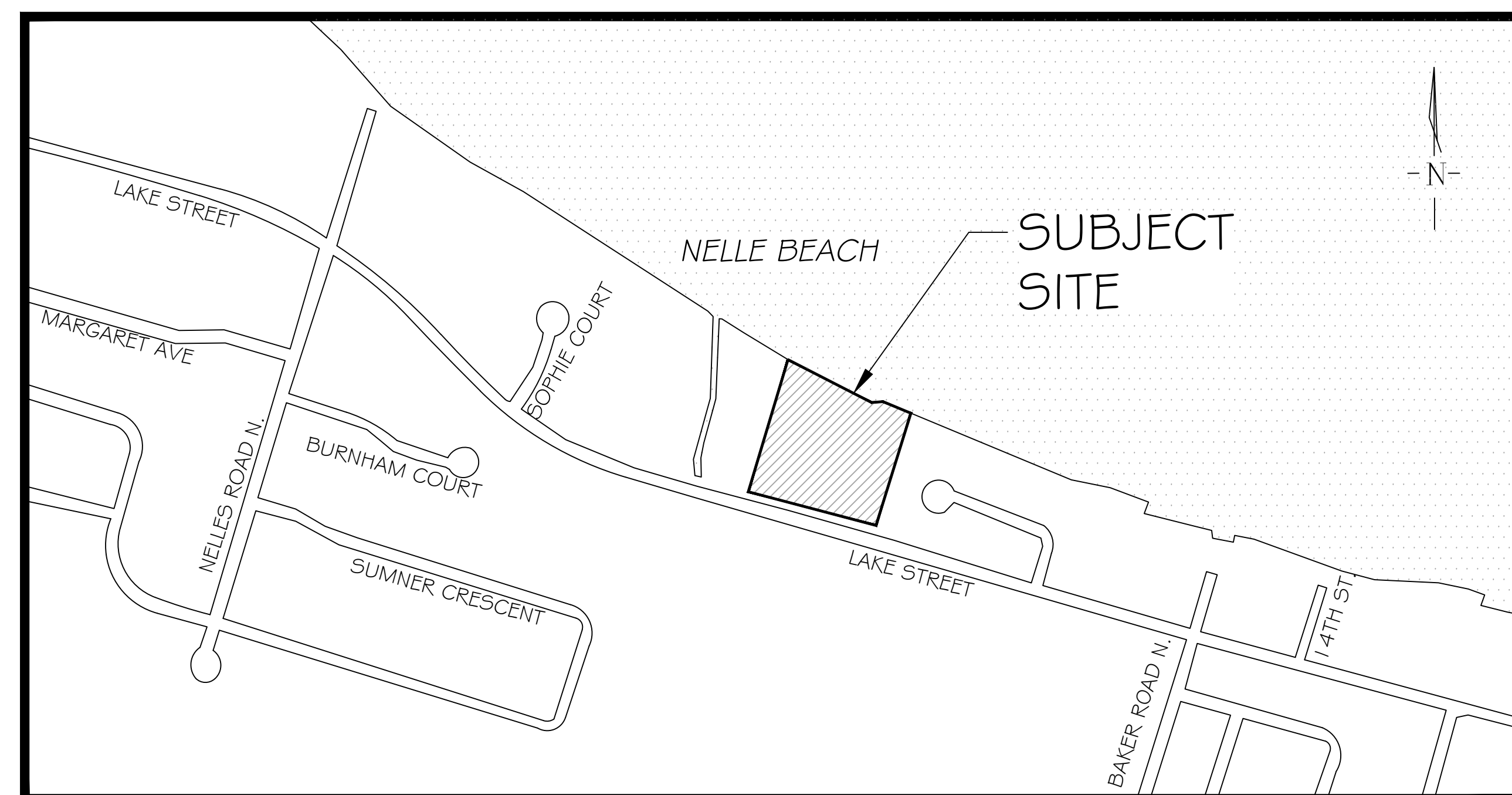


165 LAKE STREET GRIMSBY, ON

MUNICIPAL FILE:

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 775-23



KEY PLAN N.T.S.

DRAWING LIST:

EX-1	EXISTING CONDITIONS
L-1	LANDSCAPE PLAN
LD-1	DETAILS

CLIENT:



SOPHIE'S LANDING
DEVELOPMENT CORPORATION

884 SHEPPARD AVENUE WEST,
TORONTO, ONTARIO
M3H 2T5

MUNICIPALITY:



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

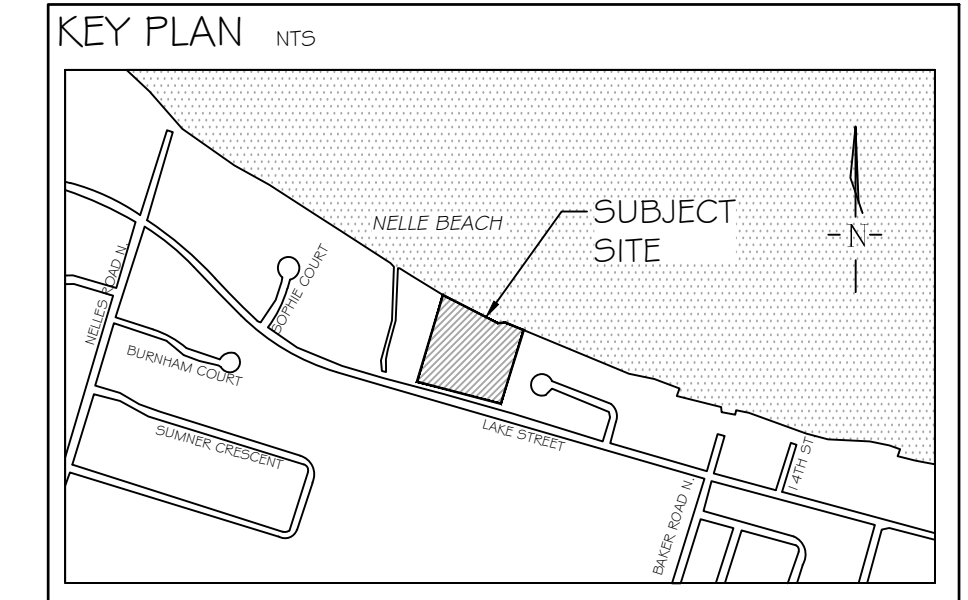
LANDSCAPE ARCHITECT:



LANDSCAPE ARCHITECTS
& CONSULTING ARBORISTS

OFFICE: 705-796-1122

info@LEGroupLtd.com
www.LEGroupLtd.com



GENERAL NOTES

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LEGEND

- PROPERTY BOUNDARY
- ⊕ EXISTING TREE LOCATION WITH CANOPY

NO.	DATE	BY	REVISIONS
7	SEPT 8, 2023	S.K.	AS PER TREE PRESERVATION PLAN 4 SITE PLAN UPDATES
6	SEPT 1, 2023	S.K.	AS PER TREE PRESERVATION PLAN 4 CIVIL PLAN UPDATES
5	AUG. 24, 2023	S.K.	AS PER SITE GRADING / SERVICING PLAN UPDATES
4	AUG. 17, 2023	S.K.	AS PER SITE PLAN UPDATES
3	JUL 31, 2023	D.L.	UPDATE LANDSCAPE PLAN AS PER NEW SITE PLAN
2	JULY 17, 2023	S.K.	UPDATE TREE LOCATION AND SHAPE FILES
1	JUNE 5, 2023	D.L.	FOR INTERNAL REVIEW

STAMP	APPROVAL

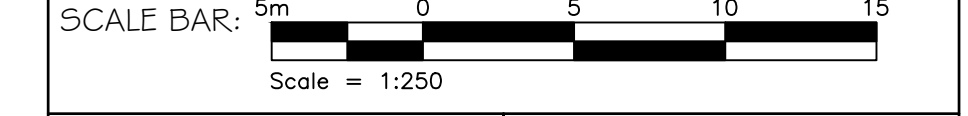
AERIAL IMAGERY (2020) SOURCED FROM NIAGARA NAVIGATOR SURVEY DATED ON APR. 28, 2022 BY J.D. BARNES (21-16-357-00-3D.DWG)

LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroupLtd.com
 www.LEGroupLtd.com

CLIENT: **SOPHIE'S LANDING GRIMSBY INC.**

PROJECT: **165 LAKE STREET GRIMSBY, ON**

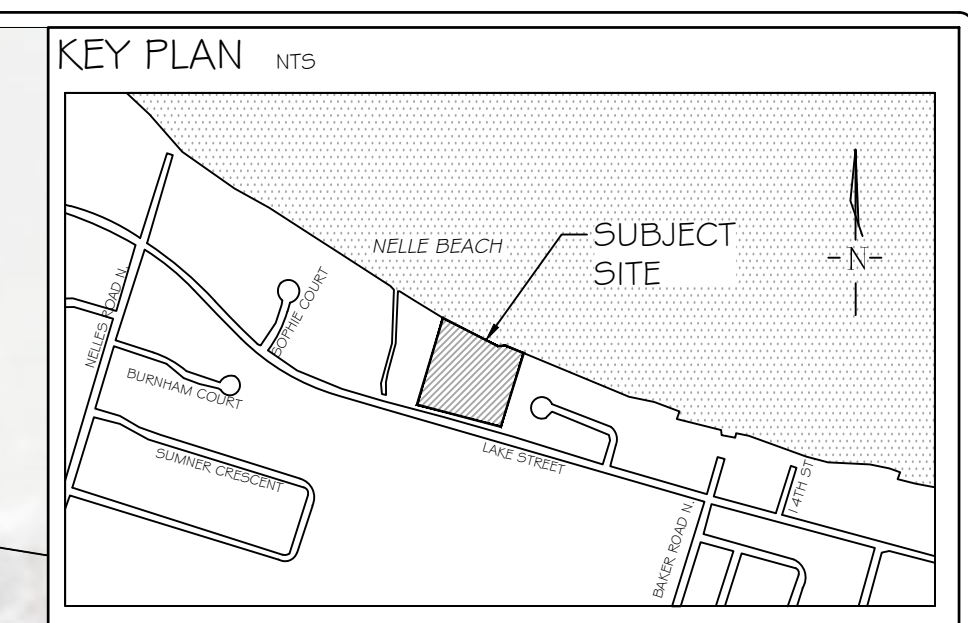
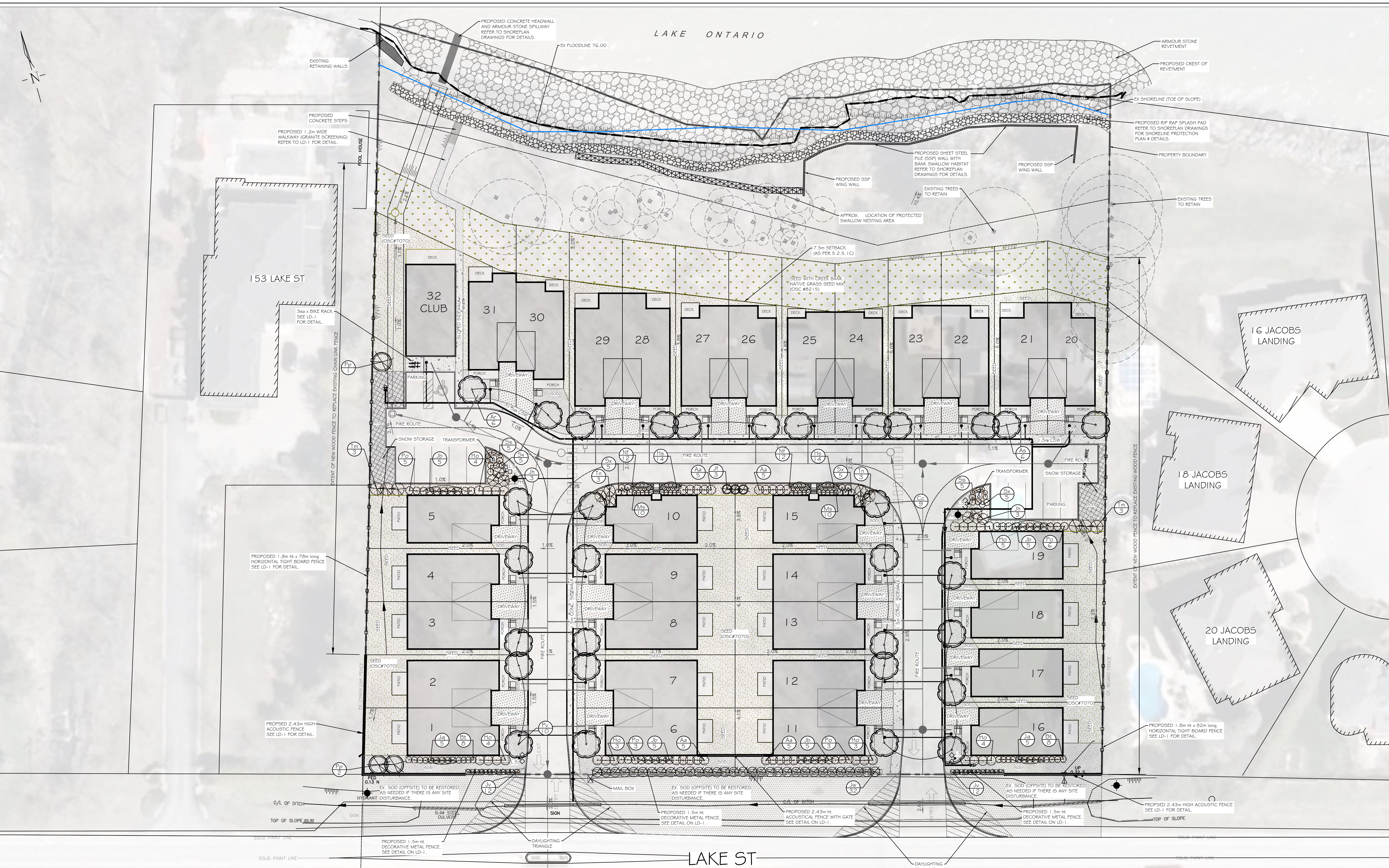
DRAWING: **EXISTING CONDITIONS**



PROJECT NO.: **LA 775-23** SCALE: **1:250**

MUNICIPAL FILE NO.: DATE: **MARCH 29, 2023**

DRAWN BY: **D.L., S.K.** CHECKED BY: **J.H.** DRAWING No.: **EX-1**



GENERAL NOTES

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LEGEND

	Proposed Deciduous Tree		Proposed Coniferous Tree
	Proposed Deciduous Shrubs		Proposed Evergreen Shrubs
	Existing Trees to Retain		Plant Key
	Sod Areas (838m²) (OSC #7070) Ultra Lawn Seed Mix		Seed Areas (1,462m²) (OSC #215) Creek Bank Native Seed Mix
	Garden Mulch Bed (328m²)		Proposed Granite Screening Walkway (2.4m)
	Ex. Sod (Off-Site) (908m²) To be Restored As needed		Proposed Concrete Sidewalk By Others
	Snow Storage		

Existing Fence
Proposed 1.8m ht Horizontal Tight Board Fence
Proposed 1.5m ht Decorative Metal Fence
Proposed 2.43m ht Acoustic Fence
Property Boundary

NO.	DATE	BY	REVISIONS
7	SEPT 8, 2023	S.K.	AS PER TREE PRESERVATION PLAN 4 SITE PLAN UPDATES
6	SEPT 1, 2023	S.K.	AS PER TREE PRESERVATION PLAN 4 CIVIL PLAN UPDATES
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1	JUNE 5, 2023	S.K.	FOR INTERNAL REVIEW

AERIAL IMAGERY (2020) SOURCED FROM NIAGARA NAVIGATOR
SITE PLAN PROVIDED BY STUDIO C2
(SOPHIE'S LANDING GRIMSBY (FOR LANDSCAPE) (SEPT 8, 2023).DWG)
SITE GRADING & SERVICING PROVIDED BY PEASONS ENGINEERING
21132 - BASE_TRANSAUG 23, 2023).MODEL.DWG

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LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
OFFICE: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: SOPHIE'S LANDING GRIMSBY INC.
PROJECT: 165 LAKE STREET GRIMSBY, ON
DRAWING: LANDSCAPE PLAN
SCALE BAR: 0m 6 12 18
Scale = 1:300
PROJECT NO.: LA 775-23
MUNICIPAL FILE NO.:
DATE: MARCH 29, 2023
DRAWN BY: S.K. CHECKED BY: J.H. DRAWING No.: L-1

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES					EVERGREEN SHRUBS				
Ar	6	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	60mm cal/WB	Jh	6	<i>Juniperus horizontalis</i> 'Prince of Wales'	Prince of Wales Juniper	2 gal pot/30cm ht
As	6	<i>Acer saccharum</i> 'Endowment'	Endowment Sugar Maple	60mm cal/WB	Jb	20	<i>Juniperus sabinna</i> 'Blue Danube'	Blue Danube Juniper	2 gal pot/60cm ht
Cc	9	<i>Cercis canadensis</i> 'Appalachian Red'	Appalachian Red Redbud	60mm cal/WB	Jw	32	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	150cm BBC
Pv	10	<i>Prunus virginiana</i> 'Schubert'	Schubert Chokecherry	60mm cal/WB	Jq	10	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	2gal pot/40cm ht
Jf	3	<i>Juniperus scopulorum</i> 'Moffetti'	Moffett Juniper	2m ht WB	Jv	24	<i>Juniperus virginiana</i> 'Blue Arrow'	Blue Arrow Juniper	175cm WB
Pp	3	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Blue Spruce	2m ht WB	Tn	6	<i>Taxus cuspidata</i> 'Nana Aurescens'	Dwarf Golden Japanese Yew	2 gal pot/40cm ht
CONIFEROUS TREES					PERENNIALS / GRASSES				
Aa	20	<i>Aronia arbutifolia</i> 'Brilliantissima'	Red Chokeberry	2 gal pot/50cm ht	Hs	28	<i>Helictotrichon sempervirens</i> 'Sapphire'	Sapphire Blue Oat Grass	1 gal pot/30cm ht
Bt	16	<i>Berberis thunbergii</i> 'Ruby Carolusel 'Bailone'	Ruby Carolusel Barberry	2 gal pot/60cm ht	Ho	23	<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta	1 gal pot/30cm ht
Po	17	<i>Physocarpus opulifolius</i> 'Dart's Gold'	Dart's Gold Ninebark	2 gal pot/60cm ht	Ms	20	<i>Miscanthus sinensis</i> 'Morning Light'	Vanegated Maiden Grass	1 gal pot/30cm ht
Sx	20	<i>Spiraea x 'Gold Mound'</i>	Gold Mound Spirea	2 gal pot/60cm ht	Nf	24	<i>Nepeta faassenii</i> 'Purssain Blue'	Catmint	1 gal pot/30cm ht
					Ss	10	<i>Schizachyrium scoparium</i> 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal pot/60cm ht

SEED MIX DETAIL

CREEK BANK NATIVE SEED MIX
TYPE: OSC# B215
APPLIED BY HYDRO-SEED METHOD AT A RATE OF 500g / 180m² or 25kg/90a

CONTAINS:

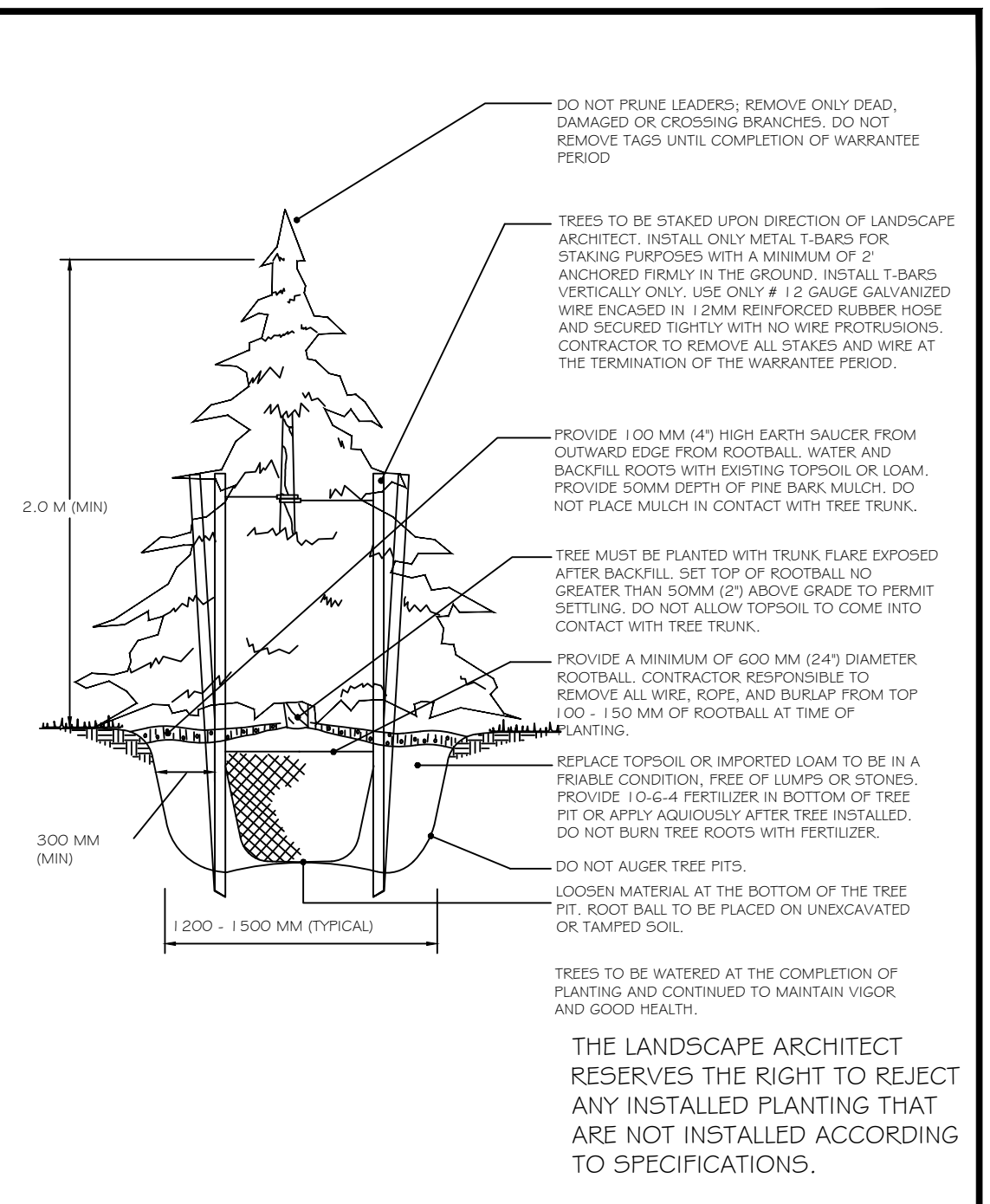
- BIG BLUESTEM (ANDROPOGON GERARDII),
- BLACK EYED SUSAN (RUDBECKIA HIRTAE),
- BOTTLEBRUSH GRASS (ELYMUS HYSTRIX),
- POW BLUEGRASS (POA PALUSTRIS),
- POW MANNAGRASS (GLYCERIA STRIATA),
- FOX SEDGE (CAREX VULPINODESA),
- NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)

WITH A NURSE CROP SOWING AT THE SAME TIME AS THE NATIVE SEED BLEND, USING ANNUAL RYE SEEDS (RYEGRASS), OSC #7115 AT A RATE OF 22kg/9a

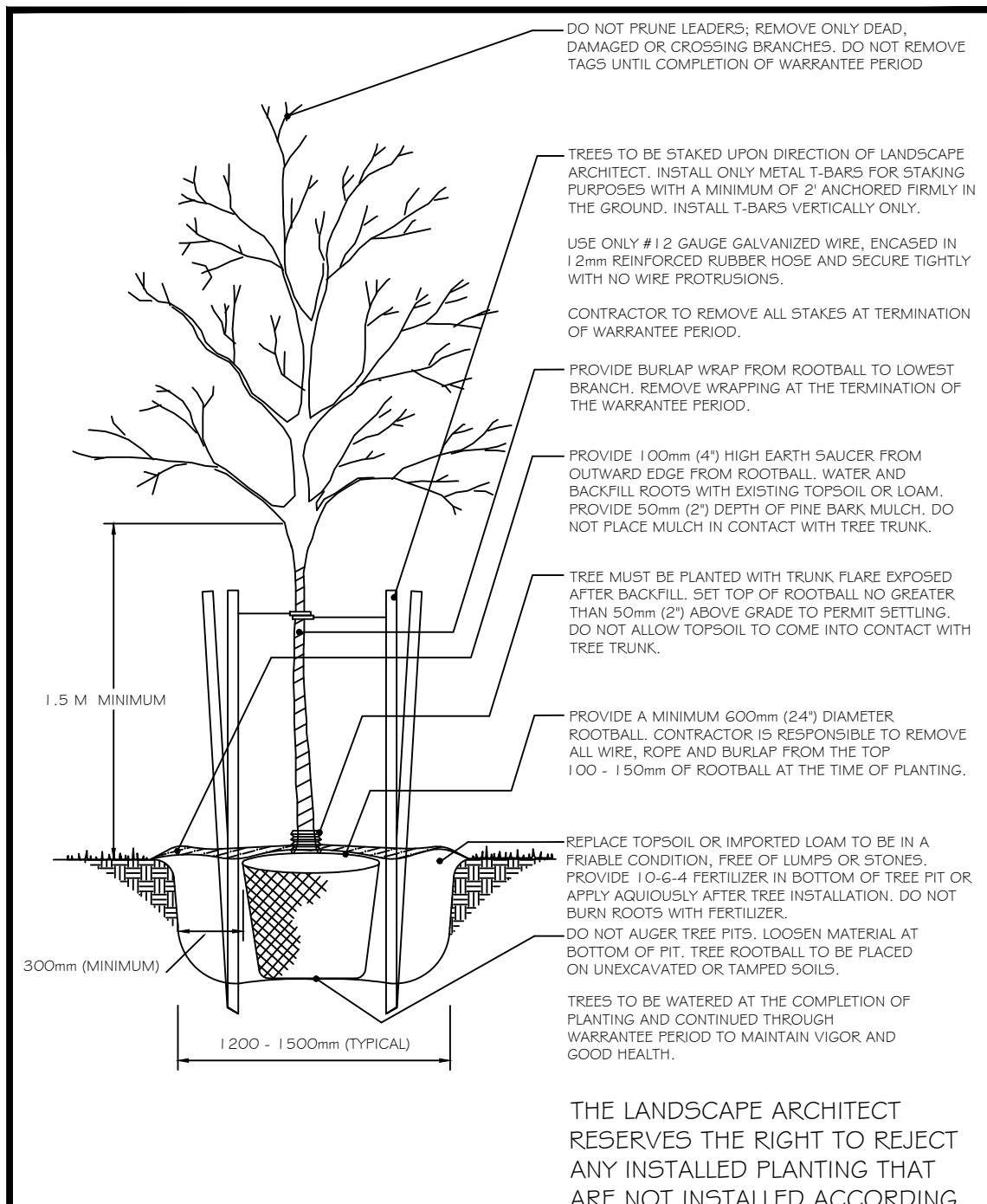
ULTRA LAWN SEED MIXTURE
TYPE: OSC #7070
CANADA NO. 1 LAWN SEED MIX
APPLIED BY HYDROSEED METHOD AT A RATE OF 454g/18m²

NOTES:

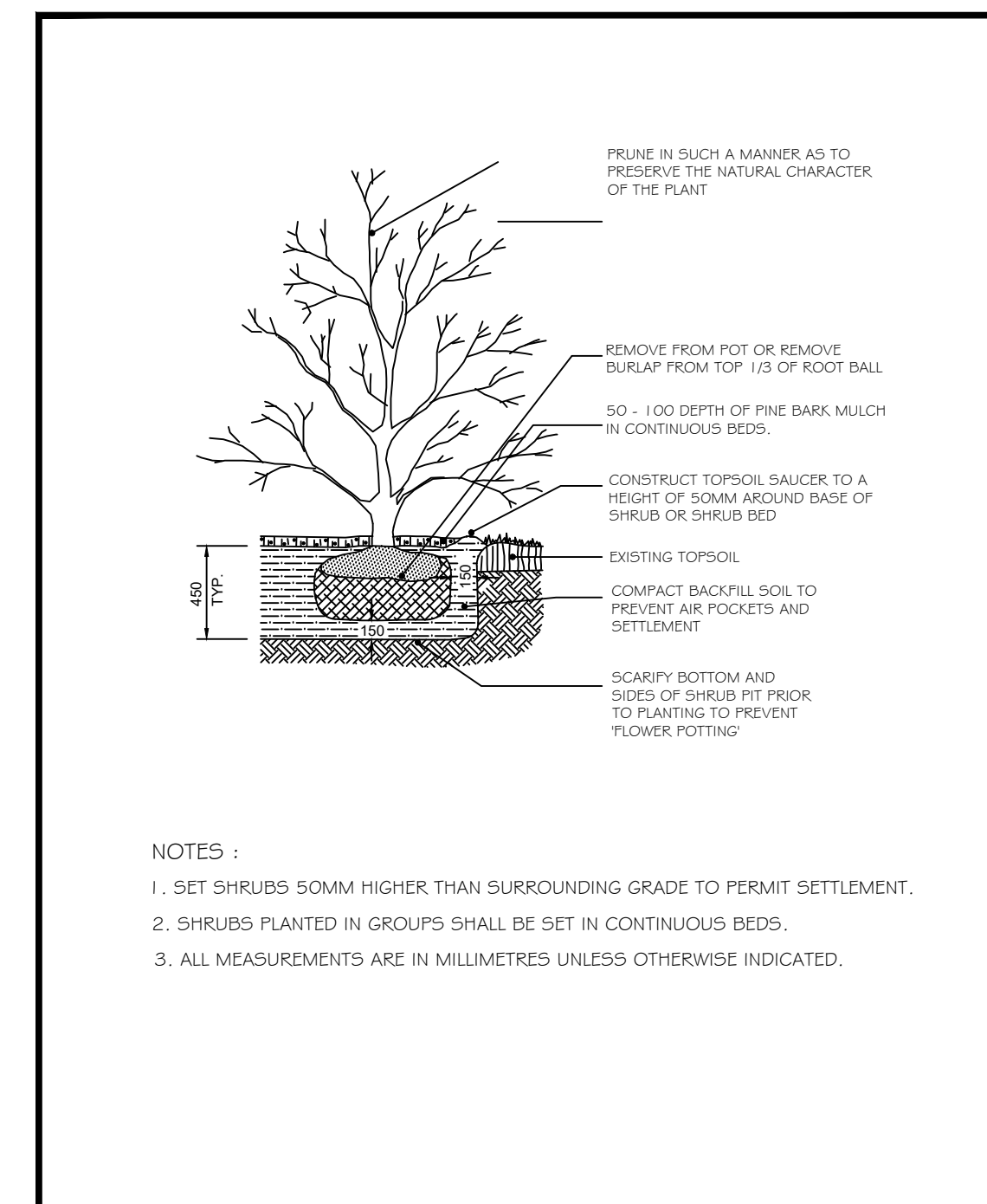
- PLANTING DETAILS AND PLANT NOTES FOUND ON SHEET LD-1.
- HYDROSEED ALL DISTURBED AREA WITH THE SPECIFIED SEED MIX.
- SEED AREAS DURING EARLY SPRING UNTIL JUNE 15th OR AFTER THE 15th OF AUGUST BUT NO LATER THAN SEPTEMBER 31st.



CONIFEROUS TREE PLANTING DETAIL
 DO NOT SCALE DRAWING.
 DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.



DECIDUOUS TREE PLANTING DETAIL
 DO NOT SCALE DRAWING.
 DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.

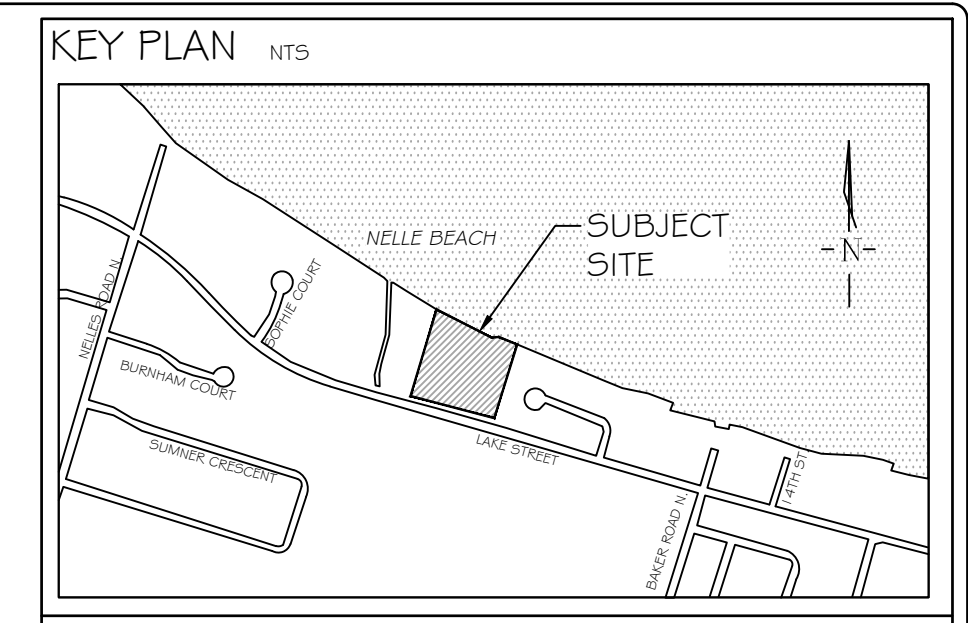


DECIDUOUS / CONIFEROUS SHRUB PLANTING
 DO NOT SCALE DRAWING.
 DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.

PLANTING NOTES

- 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.
- All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
- 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.
- 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.
- 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.
- 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.
- Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive 100mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
- 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.
- All mass plantings shall be in continuous beds with mulch as specified in planting details.
- 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-G-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until established, minimum after two mowings.
- Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
- 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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 Landscape Architects
 Consulting Engineers
 Urban Forestry



GENERAL NOTES

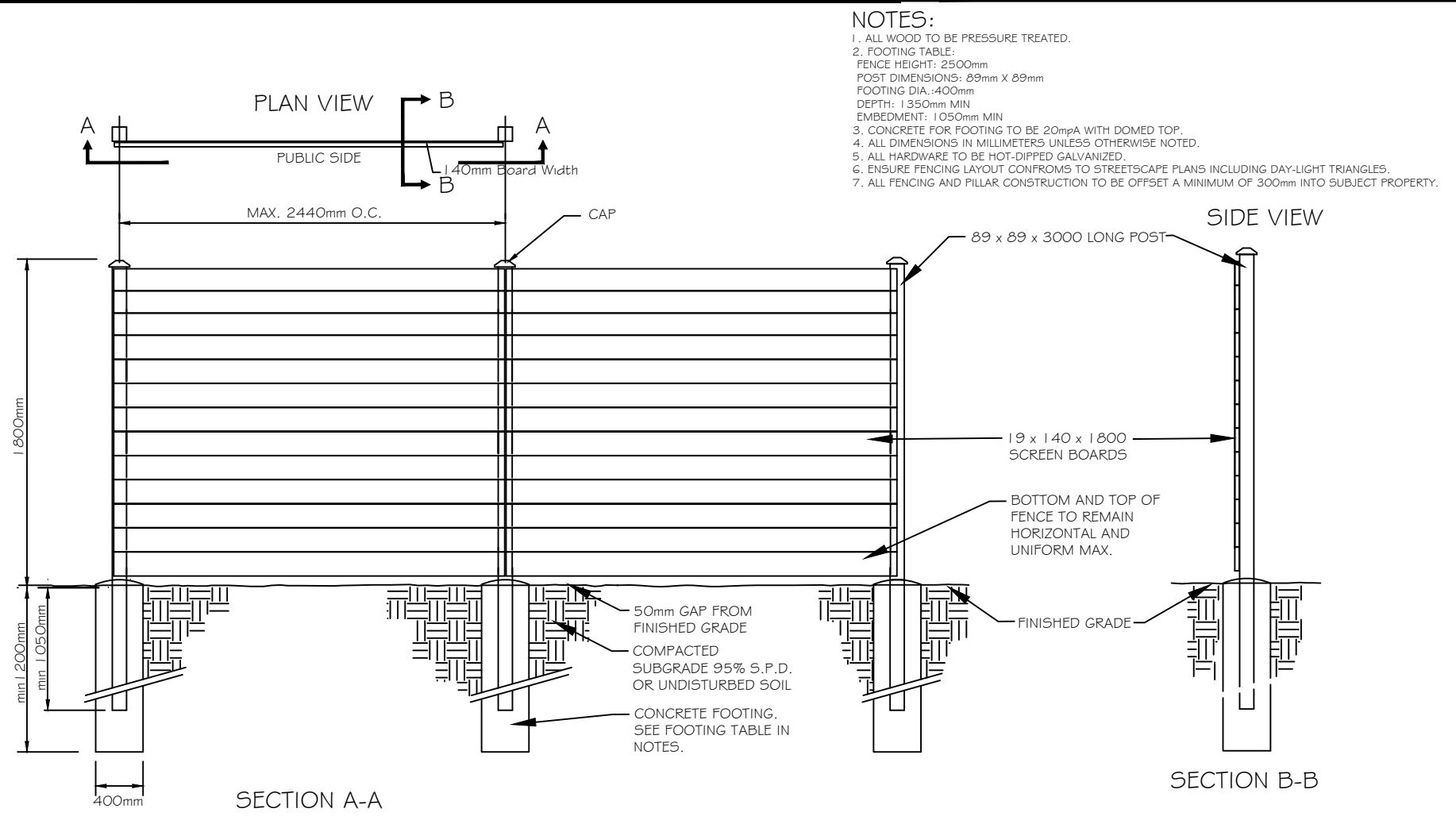
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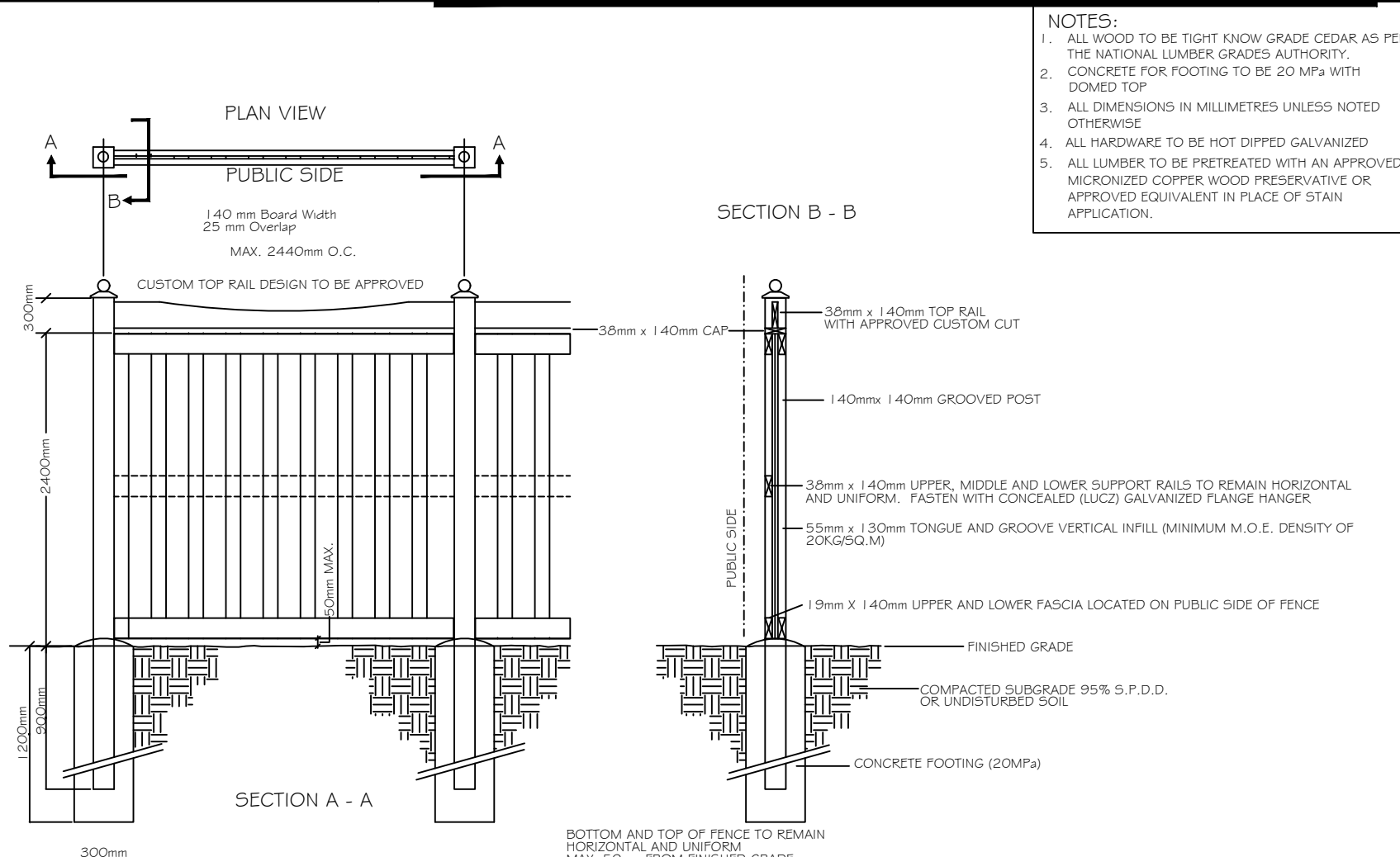
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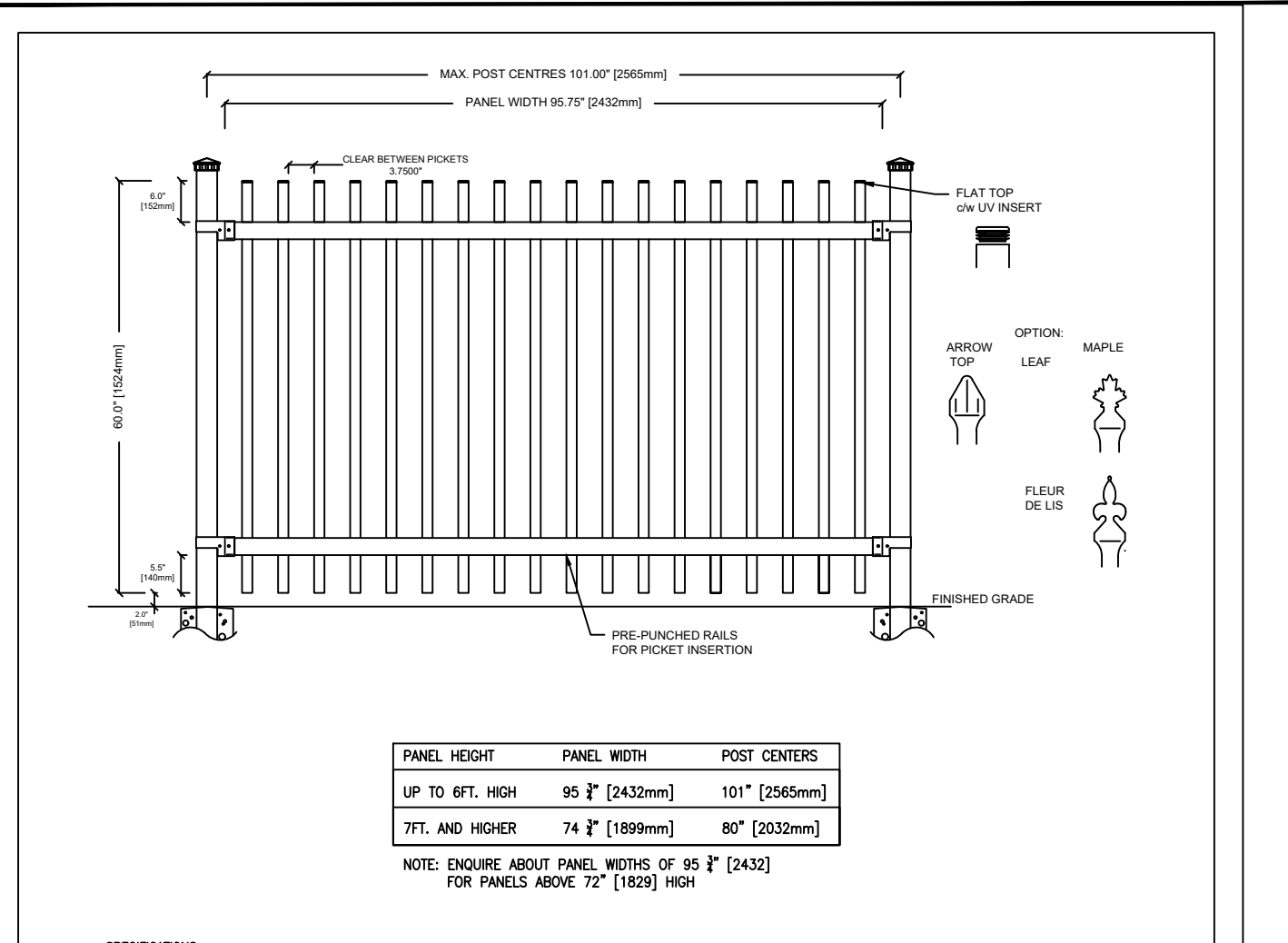
LEGEND



HORIZONTAL TIGHT BOARD FENCE
 NOT TO SCALE



ACOUSTIC FENCE



IRON EAGLE II ALUMINUM MAJESTIC EAGLE II

MBR-2300-00001

Sustainability Facts

Weight	18.0 kg (39.6 lbs)
Volume	0.001 m³ (0.035 ft³)
Carbon Footprint	0.001 tCO2e
Energy Consumption	0.001 kWh
Water Use	0.001 L
Recycled Content	100%
Material Recyclability	100%

DESCRIPTION: 2300 Series - Iconic Bike Rack; Coat Aluminium, Surface Mount, 2 Bike Configuration

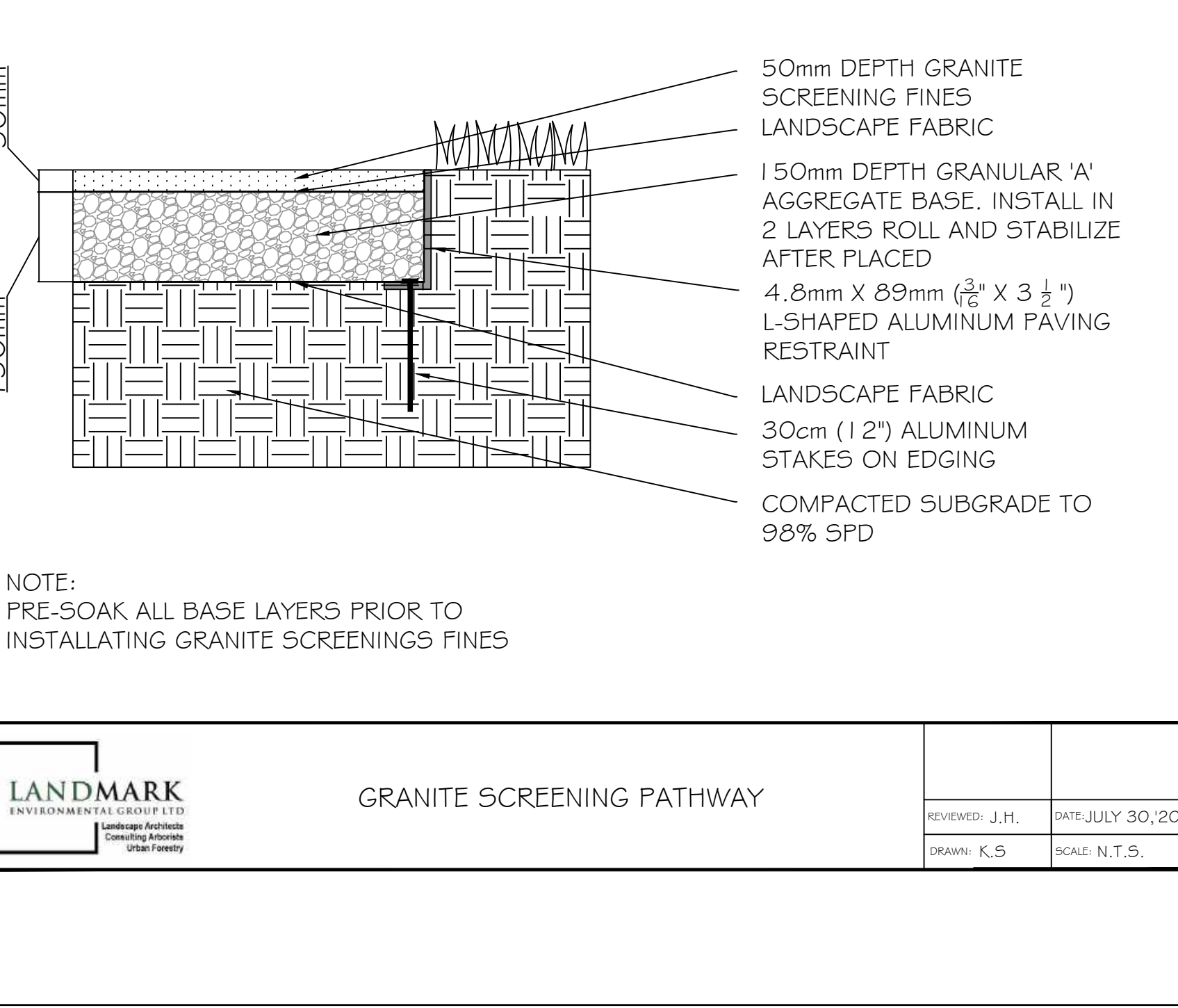
FINISH: The Maglin Powdercoat System provides a durable finish on all aluminium castings.

INSTALLATION: The bike rack is delivered in parts. Reference INSTALL_MBR-2300-00001 PDF for more information.

TO SPECIFY: Select MBR-2300-00001
 Choose: Powdercoat Color

HEIGHT: 26 1/2" (67.3cm) **LENGTH:** 20 1/2" (52cm) **WIDTH:** 2" (5.1cm) **WEIGHT:** 18 lbs (8kg)

MAGLIN
 7 800 763 8000
 8 877 200 2000
 www.maglin.com



GRANITE SCREENING PATHWAY

7	SEPT 8, 2023	S.K	AS PER TREE PRESERVATION PLAN 4 SITE PLAN UPDATES
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CLIENT: SOPHIE'S LANDING GRIMSBY INC.

PROJECT: 165 LAKE STREET GRIMSBY, ON

DRAWING: DETAILS

SCALE BAR:

PROJECT NO.: LA 775-23	SCALE: N.T.S
MUNICIPAL FILE NO.:	DATE: MARCH 29, 2023
DRAWN BY: D.L, S.K	CHECKED BY: J.H
DRAWING No.: LD-1	