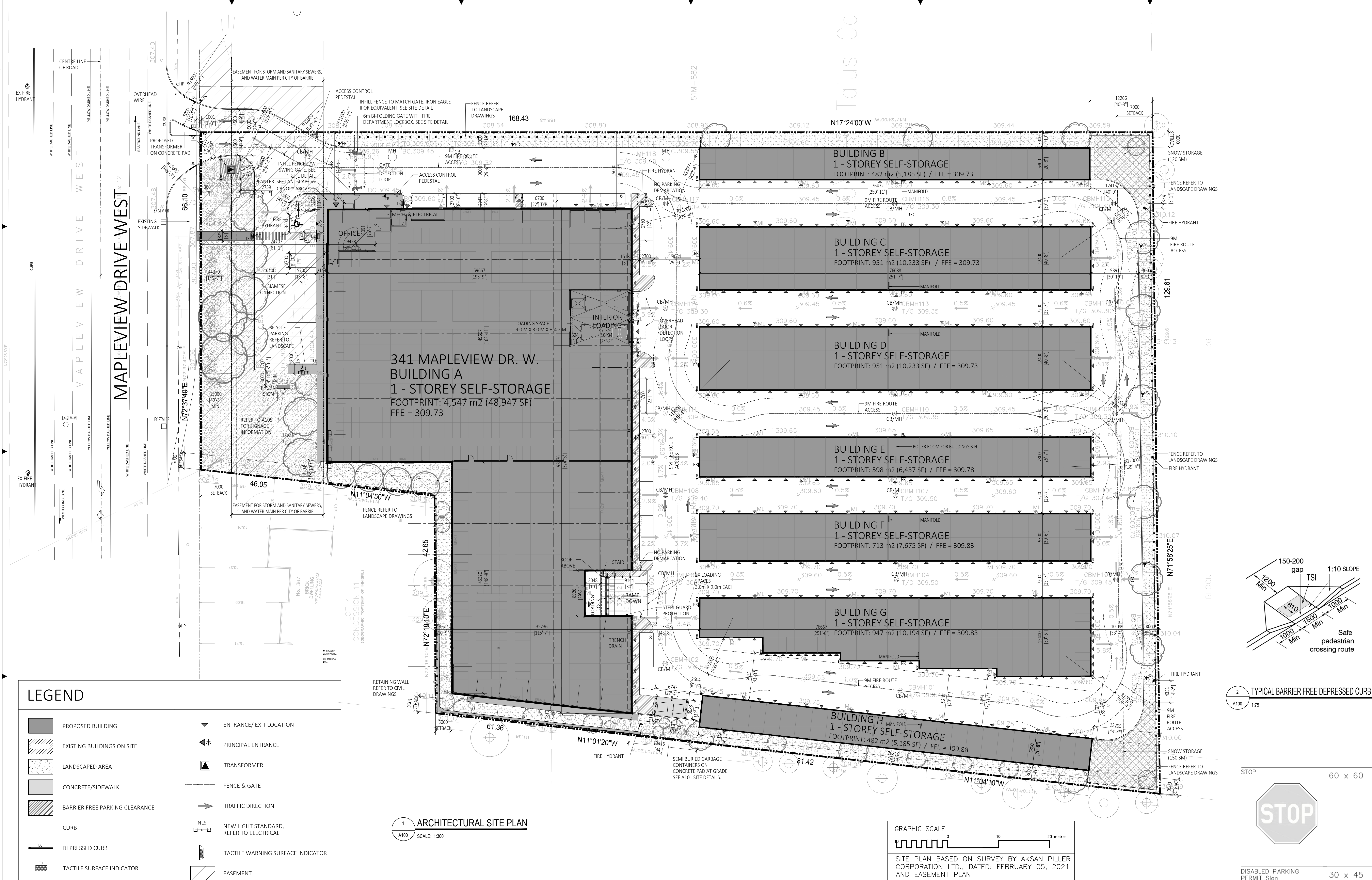




SITE STATISTICS: 341 MAPLEVIEW DRIVE WEST

LEGAL DESCRIPTION OF PROPERTY

PLAN OF SURVEY OF PART OF BLOCK 41, PLAN 51M-882
CITY OF BARRIE

PROPOSED SELF-STORAGE

PARCEL:	5.02 Acres	218,956 SF	20,342 SM
BUILDING A:	48,947 SF	4,547 SM	
BUILDING B:	5,185 SF	482 SM	
BUILDING C:	10,233 SF	951 SM	
BUILDING D:	10,233 SF	951 SM	
BUILDING E:	6,437 SF	598 SM	
BUILDING F:	7,675 SF	713 SM	
BUILDING G:	10,194 SF	947 SM	
BUILDING H:	5,192 SF	482 SM	
TOTAL BUILDING AREA:	104,096 SF	9,671 SM	
TOTAL GFA (*):	102,228 SF	9,497 SM	

(*) Excludes Mechanical & Electrical room, Washrooms, IT and Interior Loading

(**) Office area: 115 SM

ZONING: LIGHT INDUSTRIAL (LI) SP-367

PROVISIONS

LOT AREA	REQUIRED	PROPOSED
LOT FRONTAGE (min.)	30 M	66.10 M
LOT COVERAGE (max.)	60 %	47.54 %
FRONT YARD (min.)	7.0 M	24.7 M
SIDE YARD (min.)	3.0 M	3.0 M
REAR YARD (min.)	7.0 M	12.2 M
BUILDING HEIGHT	14.0 M	7.5 M
LANDSCAPE BUFFER	3.0 M	3.0 M (min.)

PROVISIONS

PARKING CALCULATION:
SELF STORAGE = 1 SPACES per 500 SM = $(1 \times (9,656 / 500)) = 19.31 \approx 20$
OFFICE = 1 SPACE per 30 SM = $(1 \times (115 / 30)) = 3.8 \approx 4$ PARKING OFFICE
PARKING SELF-STORAGE
BARRIER FREE PARKING (Type A)LOADING SPACES
BETWEEN 7,500 SM AND 12,999 SM:4
20
1
3
4 AT GRADE
20 AT GRADE
1
3

FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS



SIGN REQUIREMENTS

- ALL SIGNS SHALL HAVE APPROPRIATE RADIUS CORNER AS PER DIAGRAM OR 4 cm RADIUS.
- ALL SHARP EDGES REMOVED FROM SIGN BLANKS. COMPLETED SIGNS SHALL HAVE 1mm X 18mm SLOTTED HOLES TO ACCEPT METRIC OR IMPERIAL MOUNTING WITH HOLES 30mm FROM OUTER EDGE OF SIGN PER DIAGRAM.
- CENTRE OF MOUNTING SLOTS SHALL BE EQUAL TO MULTIPLE OF 5.08mm (2 INCHES). CENTRE LOCATED ON BLANK OR STEEL FABRICATIONS SHALL BE FABRICATED BEFORE GALVANIZING AS TO PREVENT CORROSION. ON ALUMINUM BLANKS, FABRICATING SHALL BE PERFORMED PRIOR TO PAINTING AND SHADING.
- FINISHED SIGNS AND SYMBOLS SHALL BE APPLIED TO 1.63mm UTILITY GRADE ALUMINUM WITH BRIGHT WHITE MIL-BLAZED FINISH ON BOTH SIDES. ALL INKS SHALL BE FACES TO CONFORM TO REG. ARE OF THE HIGHWAY TRAFFIC ACT.
- ALL LETTERING TO MEET M.T.O. STANDARDS.
- ALL COLOURS TO MEET M.T.O. STANDARDS.

ISSUED FOR SPC

GENERAL NOTES TYPICAL:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
- DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
- DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
- CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
- ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

CIVIL & SITE ELECTRICAL:

CROZIER CONSULTING ENGINEERS

57 JOHN STREET WEST

P.O. BOX 1011, BRADFORD, ON, L3Z 2B4

TEL: 905 952 3111

STRUCTURAL / MECHANICAL / ELECTRICAL:

GERRITS ENGINEERING LTD.

222 MAPLEVIEW DRIVE WEST #300

BARRIE, ON, L4N 9E7

TEL: 705 737 3303

LANDSCAPE:

LANDMARK ENVIRONMENTAL GROUP

55 CEDAR POINTE DRIVE, UNIT #606

BARRIE, ON, L4N 5R7

PLANNER:

JONES CONSULTING GROUP LTD.

229 MAPLEVIEW DRIVE EAST, UNIT 1

BARRIE, ON, L4N 0W5

CLIENT LOGO:



CLIENT:

TALUS CAPITAL CORP.

356 EASTERN AVENUE

TORONTO, ON, M4M 1B8

TEL: 416 465 0005

PROJECT NORTH

ARCHITECT'S SEAL:

TN: TRUE NORTH

ARCHITECT:

WPT ARCHITECTURE INC.

wpt@wptarchitecture.ca

PROJECT NAME AND LOCATION:

SELF-STORAGE

341 MAPLEVIEW DRIVE W

BARRIE, ON

SHEET NAME:

SCALE: 1:300

DRAWN BY: XGM/SH.B

SHEET #: A100



341 MAPLEVIEW DRIVE WEST

CITY OF BARRIE COUNTY OF SIMCOE

MUNICIPALITY

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

DEVELOPER



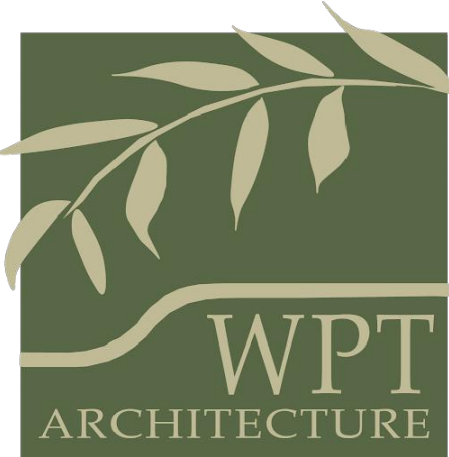
TALUS CAPITAL CORPORATION.
365 EASTERN AVENUE
TORONTO, ON M4M 1B8

DEVELOPER'S ENGINEER



57 JOHN STREET WEST
P.O. Box 1011
BRADFORD, ON L3Z 2B4
905-952-3111 T
WWW.CFCROZIER.CA

ARCHITECT



WPT ARCHITECTURE INC.

LANDSCAPE ARCHITECT



LANDMARK ENVIRONMENTAL GROUP LTD.
55 CEDAR POINTE DRIVE, UNIT #606
BARRIE, ON L4N 5R7

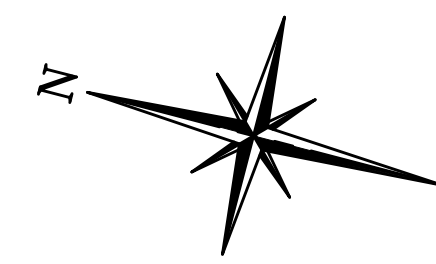
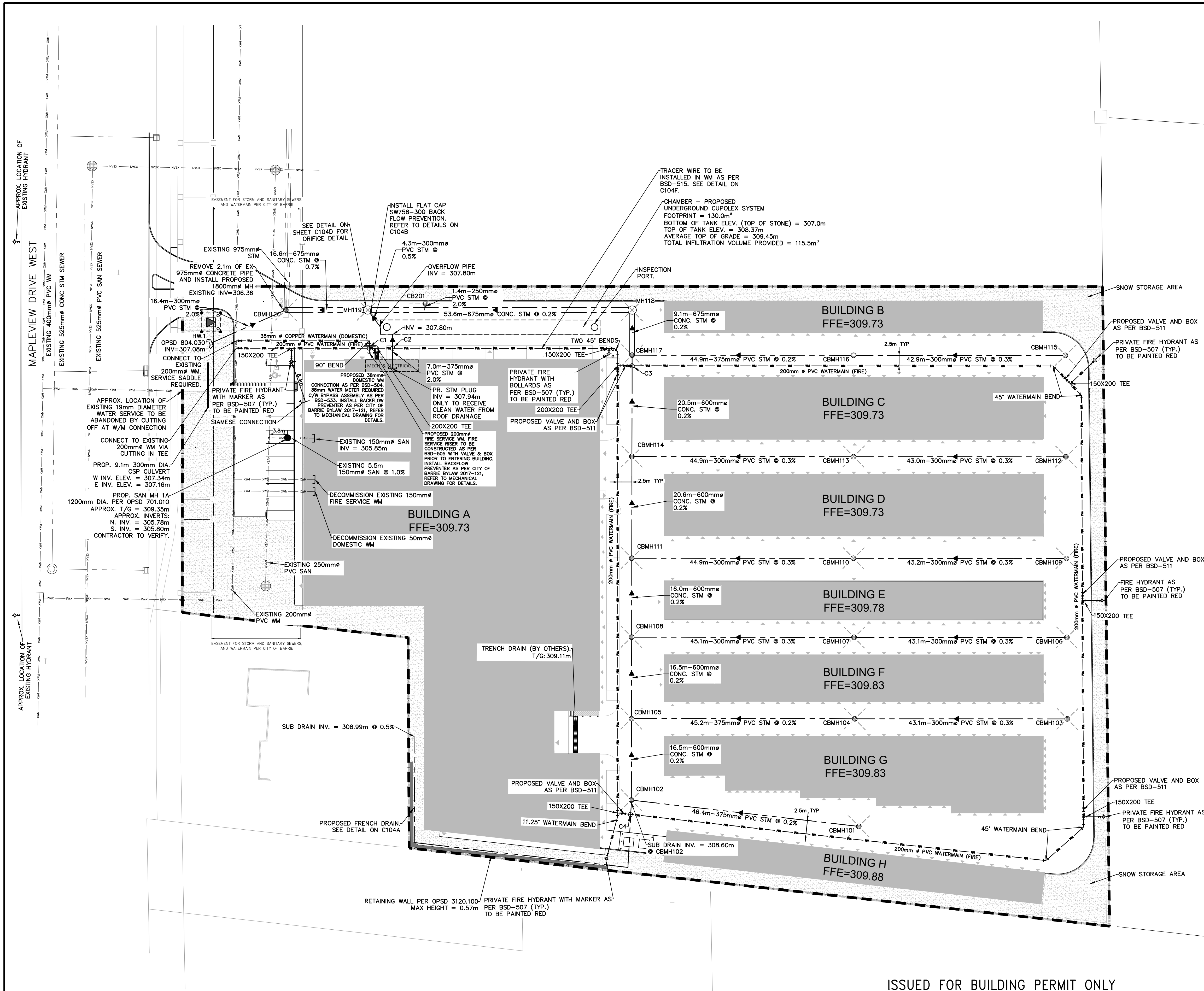
DRAWING

C101	SITE SERVICING PLAN
C102	SITE GRADING PLAN
C103 A	EROSION & SEDIMENT CONTROL PLAN PHASE 1
C103 B	EROSION & SEDIMENT CONTROL PLAN PHASE 2
C104 A	CONSTRUCTION NOTES AND DETAILS
C104 B	CONSTRUCTION NOTES AND DETAILS
C104 C	CONSTRUCTION NOTES AND DETAILS
C104 D	CONSTRUCTION NOTES AND DETAILS
C104 E	CONSTRUCTION NOTES AND DETAILS
C104 F	CONSTRUCTION NOTES AND DETAILS
C105 A	STORM PIPE DRAINAGE PLAN
C105 B	STORM SEWER DESIGN SHEET

TITLE

MASTER LEGEND	
EXISTING FEATURES (EX.)	
	EX. CONTOUR
	EX. GRADE
	EX. TREELINE
	EX. WATERCOURSE
	EX. DITCH
	EX. WATERMAIN
	EX. WATER SERVICE
	EX. FIRE HYDRANT & VALVE
	EX. SANITARY SEWER & MANHOLE
	EX. SANITARY FORCEMAIN
	EX. SANITARY SERVICE
	EX. STORM SEWER & MANHOLE
	EX. STORM CATCHBASIN
	EX. STORM DOUBLE CATCHBASIN
	EX. STORM CATCHBASIN MANHOLE
	EX. STORM DOUBLE CATCHBASIN MANHOLE
	EX. GAS MAIN
	EX. BELL LINE
	EX. BELL PEDESTAL
	EX. CABLE TELEVISION PEDESTAL
	EX. HYDRO POLE
	EX. LIGHT STANDARD
	EX. SIGN
	EX. BUILDING
	EX. BENCHMARK NUMBER & LOCATION
	EX. BOREHOLE NUMBER & LOCATION
PROPOSED FEATURES (PR.)	
	PR. PROPERTY LIMITS
	PR. ELEVATION
	PR. ELEVATION (MATCH EX. ELEVATION)
	PR. SWALE & SLOPE
	PR. DITCH DRAINAGE
	PR. WATERMAIN & VALVE
	PR. WATER SERVICE
	PR. FIRE HYDRANT & VALVE
	PR. WATER VALVE CHAMBER
	PR. WATER QUALITY TESTING STATION
	PR. SANITARY SEWER & MANHOLE
	PR. SANITARY FORCEMAIN
	PR. SANITARY SERVICE
	PR. SANITARY CATCHMENT
	PR. CATCHMENT AREA ID
	PR. AREA (ha)
	PR. POPULATION (3.5 p.p.u.)
	PR. STORM SEWER & MANHOLE
	PR. CATCHBASIN
	PR. DOUBLE CATCHBASIN
	PR. CATCHBASIN MANHOLE
	PR. DOUBLE CATCHBASIN MANHOLE
	PR. STORM CATCHMENT
	PR. CATCHMENT AREA ID
	PR. RUNOFF COEFFICIENT
	PR. DRAINAGE AREA (ha)
	PR. CURB CUT
	PR. CANADA POST COMMUNITY MAIL BOX
	PR. TRANSFORMER
	PR. STOP SIGN
	PR. NAME SIGN
	PR. NO PARKING SIGN
	PR. FENCE
	PR. BUILDING ENVELOPE
	PR. LIGHT DUTY SILT FENCE
	PR. HEAVY DUTY SILT FENCE
	PR. STRAW BALE CHECK FLOW
	PR. ROCK CHECK DAM
	PR. SLOPE (3:1 MAX.)
	PR. TOPSOIL STOCKPILE LOCATION

PROJECT No.: 0922-5809



STORM MAINTENANCE HOLE					
MHA#	T/G	INV	MH SIZE & FRAME		
MH119	309.40	S INV IN = 306.66 SW INV IN = 307.76 N INV OUT = 306.63	1,500 mm OPSD 701.011		
MH118	309.48	W INV IN = 306.92 N INV OUT = 306.77	1,500 mm OPSD 701.011		
HW.1	307.98	SE INV OUT = 307.08	OPSD 804.030		
CBMH120	308.99	S INV IN = 306.51 NW INV IN = 306.75	1,800 mm OPSD 701.012		
CBMH117	309.30	W INV IN = 307.02 N INV OUT = 306.94	1,500 mm OPSD 701.011		
CBMH116	309.30	S INV IN = 307.28 N INV OUT = 307.09	1,500 mm OPSD 701.011		
CBMH115	309.30	N INV OUT = 307.41	1,500 mm OPSD 701.011		
CBMH114	309.30	W INV IN = 307.10 S INV IN = 307.22 E INV OUT = 307.06	1,500 mm OPSD 701.011		
CBMH113	309.35	S INV IN = 307.38 N INV OUT = 307.20	1,500 mm OPSD 701.011		
CBMH112	309.30	N INV OUT = 307.51	1,500 mm OPSD 701.011		
CBMH111	309.30	W INV IN = 307.17 S INV IN = 307.29 E INV OUT = 307.14	1,500 mm OPSD 701.011		
CBMH110	309.35	S INV IN = 307.45 N INV OUT = 307.42	1,500 mm OPSD 701.011		
CBMH109	309.30	N INV OUT = 307.58	1,500 mm OPSD 701.011		
CBMH108	309.40	W INV IN = 307.28 S INV IN = 307.41 E INV OUT = 307.26	1,500 mm OPSD 701.011		
CBMH107	309.50	S INV IN = 307.52 N INV OUT = 307.49	1,500 mm OPSD 701.011		
CBMH106	309.46	N INV OUT = 307.65	1,500 mm OPSD 701.011		
CBMH105	309.40	W INV IN = 307.28 S INV IN = 307.41 E INV OUT = 307.26	1,500 mm OPSD 701.011		
CBMH104	309.50	S INV IN = 307.54 N INV OUT = 307.51	1,500 mm OPSD 701.011		
CBMH103	309.45	N INV OUT = 307.67	1,500 mm OPSD 701.011		
CBMH102	309.54	S INV IN = 307.43 E INV OUT = 307.32	1,500 mm OPSD 701.011		
CBMH101	309.45	N INV OUT = 307.54	1,500 mm OPSD 701.011		
CB201	309.32	W INV OUT = 307.14	600x600mm OPSD 705.010		

LEGEND	
	PROPERTY LINE
	EXISTING WATERMAIN & VALVE AND BOX
	EXISTING STORM CATCHBASIN
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING STM SEWER
	PROPOSED WATERMAIN & VALVE AND BOX
	PROPOSED/EXISTING FIRE HYDRANT & GATE VALVE AS PER BSD-507
	PROPOSED VALVE AND BOX
	PROPOSED SIAMESE CONNECTION
	PROPOSED CHECK VALVE
	PROPOSED STORM SEWER
	PROPOSED STORM CATCHBASIN
	PROPOSED DOUBLE CATCHBASIN
	PROPOSED STORM MANHOLE
	PROPOSED STORM SUBDRAIN EXTENDED 3m FROM STRUCTURE
	PROPOSED STORM CATCHBASIN/MANHOLE
	PROPOSED STORM HEADWALL
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PERSONNEL DOOR
	PROPOSED SERVICING CROSSING
	PROPOSED UNDERGROUND CHAMBER
	PROPOSED TOE/RETAINING WALL PER OPSD 3120.100-TYPE I
	PROPOSED INSULATED SEWER
	PROPOSED TRANSFORMER

NOTE: THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH CONSTRUCTION NOTES AND DETAILS (104A-104F)

SERVICE CROSSINGS SUMMARY						
CROSSING NO.	GROUND ELEV (m)	SERVICE TYPE	INV. (m)	SERVICE TYPE	OBV. (m)	CLEARANCE (m)
C1	309.60	PROP. WM	307.16	PROP. WM	306.86	0.30
C2	309.55	PROP. STM	307.86	PROP. WM	307.36	0.50
C3	309.33	PROP. STM	307.02	PROP. WM	306.52	0.50
C4	309.58	PROP. SUB DRAIN	308.61	PROP. WM	308.11	0.50

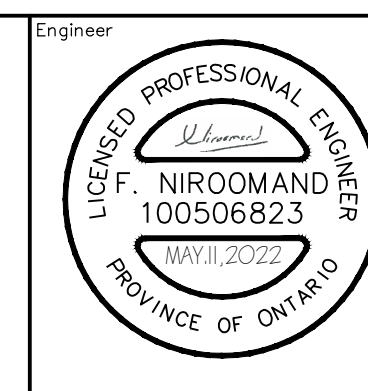
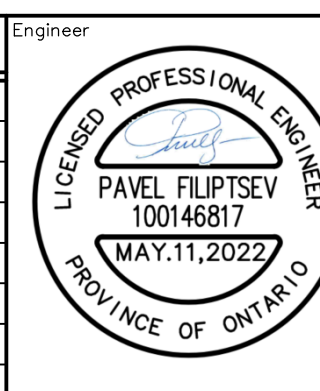
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- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:
TOPOGRAPHIC SURVEY COMPLETE BY AKSAN PILLER CORPORATION LTD. DATED JANUARY 31, 2021.
ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM STATIONS 03120080060 AND 03120080052, NAD-1983; ORIG CONTROL MONUMENT 03120080060 HAVING AN ELEVATION OF 307.474m.
BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1&2, SHOWN HEREON, HAVING A BEARING OF N72°25'50"E, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST LONGITUDE) NAD83 (CSRS) (2010)



No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SPA SUBMISSION	04/30/2021
2	ISSUED FOR SECOND SPA SUBMISSION	09/17/2021
3	ISSUED FOR BUILDING PERMIT	12/14/2021
4	ISSUED FOR THIRD SPA SUBMISSION	02/15/2022
5	REVISED PER CITY COMMENTS	03/23/2022
6	ISSUED FOR BUILDING PERMIT-2ND SUBMISSION	05/04/2022
7	ISSUED PER CITY COMMENTS	05/11/2022



341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

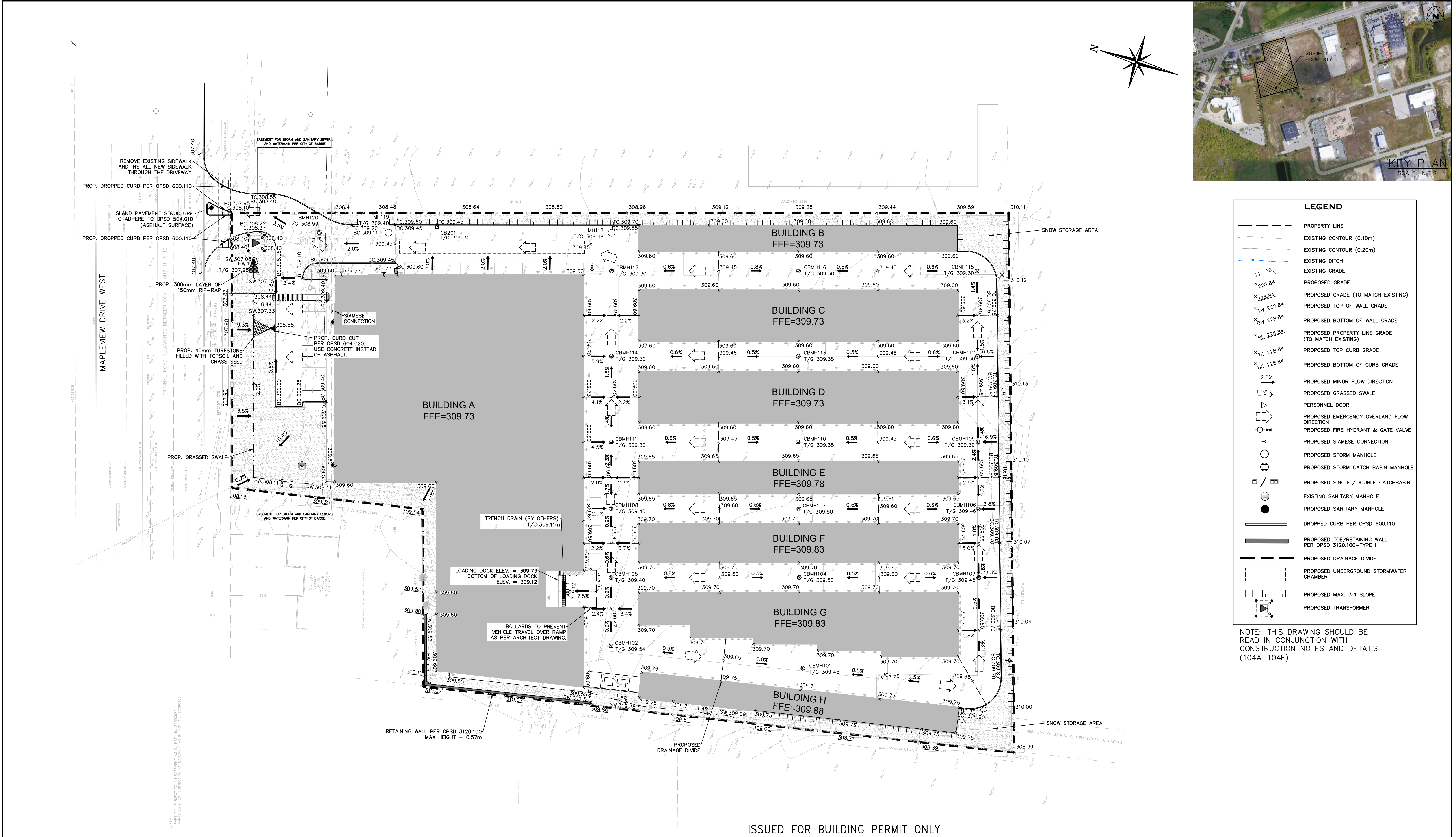
Drawing

Project



57 JOHN STREET WEST
P.O. Box 1011
BRADFORD, ON L3Z 2B4
905-952-3111
WWW.CFCROZIER.CA

Drawn By	J.Y.	Design By	F.N./P.F.	Project	0922-5809
Check By	F.N.	Check By	J.G.K./P.F.	Scale	1:400
				Drawing	C101



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4. DO NOT SCALE THE DRAWINGS.

5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NOTES:

TOPOGRAPHIC SURVEY COMPLETE BY AKSAN PILLER CORPORATION LTD. DATED JANUARY 31, 2021.

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Barrie

ISSUED FOR BUILDING PERMIT ONLY

No.	ISSUE	DATE: MM/DD/YYYY
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5	REVISED PER CITY COMMENTS	03/23/2022
6	ISSUED FOR BUILDING PERMIT-2ND SUBMISSION	05/04/2022

Engineer

PAVEL FILIPTEV

100146817

MAY 04 2022

PROVINCE OF ONTARIO

F. NIROOMAND

100506823

MAY 04 2022

PROVINCE OF ONTARIO

Project

341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

Drawing

SITE GRADING PLAN

C

CROZIER

CONSULTING ENGINEERS

57 JOHN STREET WEST
P.O. BOX 1011
BRADFORD, ON L3Z 2B4
905-952-3111 T
WWW.CFCROZIER.CA

Drawn By

J.Y.

Design By

F.N./P.F.

Project

0922-5809

Check By

F.N.

Check By

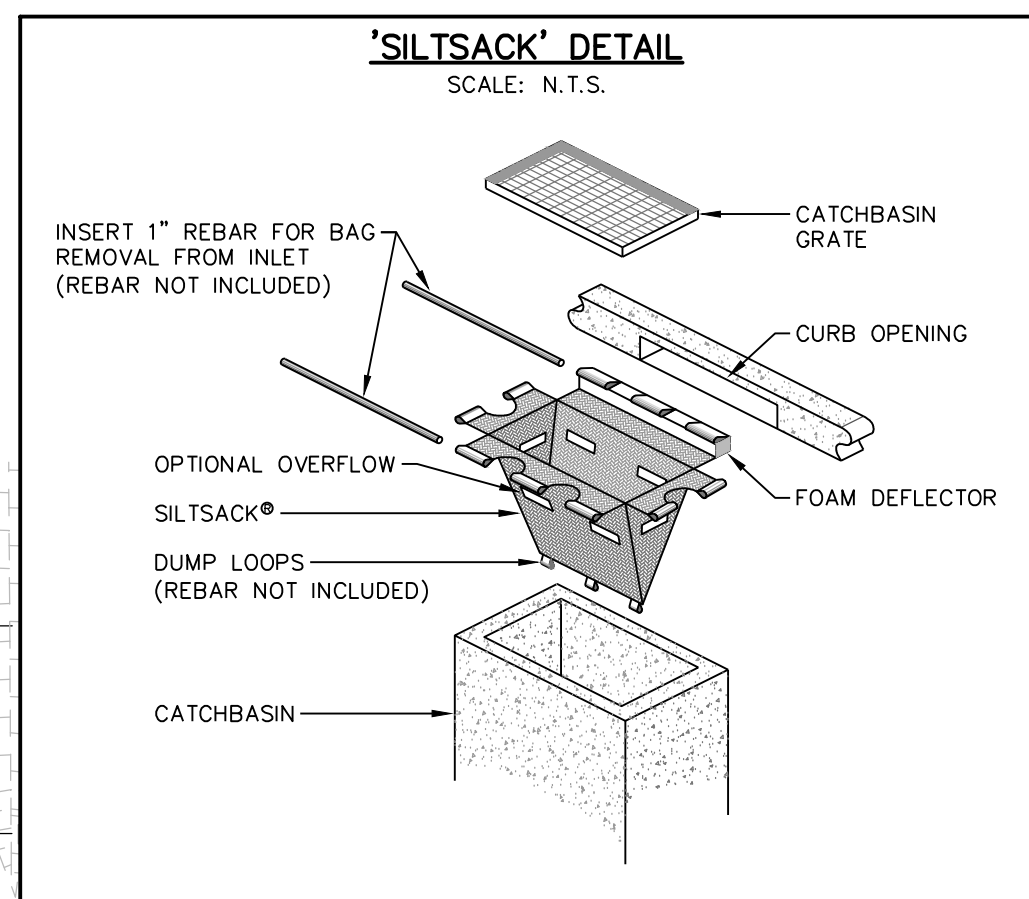
J.G.K./P.F.

Scale

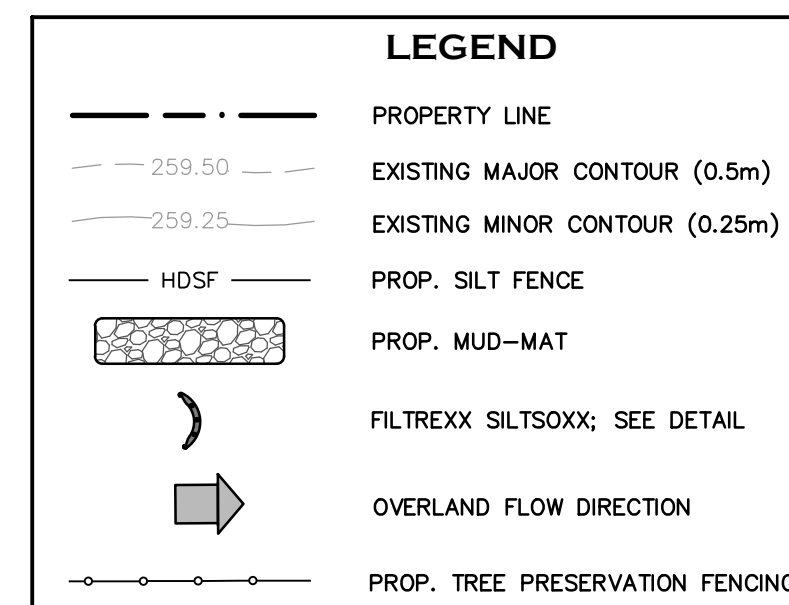
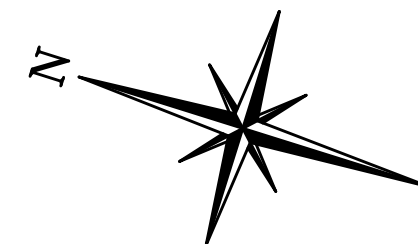
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Drawing

C102



- 1 - INSTALL SILT FENCE, FILTREXX SEDIMENT CONTROL SOXX AND SILT SACKS WHERE SPECIFIED.
- 2 - CONSTRUCT CONSTRUCTION ACCESS MUD MAT.
- 4 - STRIP TOPSOIL AND STORE OFF SITE IF REQUIRED.
- 5 - PRE-GRADE SITE



1. ALL CONSTRUCTION EQUIPMENT TO USE MAIN ACCESS POINT, LOCATED AT LITTLE AVENUE, AS INDICATED ON THIS DRAWING. MUD MAT TO BE CONSTRUCTED AT ACCESS POINT.
2. ALL SEDIMENT AND EROSION CONTROL FACILITIES AND WORKS ARE TO BE CONSTRUCTED AND IN PLACE PRIOR TO ANY EARTHWORK OR EXCAVATION WORK BEING COMMENCED.
3. COMMENCING. TYPICAL WORKS INCLUDE SILT FENCES, INTERCEPTOR SWALES, STRAW BALE CHECK DAMS AND SEDIMENT TRAPS.
4. ALL TEMPORARY TOPSOIL STOCKPILES ARE TO BE PROVIDED WITH THE NECESSARY SEDIMENT AND EROSION CONTROL FACILITIES.
5. ALL INTERCEPTOR SWALES ARE TO BE SEED TO STABILIZE THEIR BANKS IMMEDIATELY FOLLOWING CONSTRUCTION.
6. NO TOP SOIL LEAKING OR DISTURBANCE OF LANDS WILL OCCUR WITHIN SPECIFIED BUFFERS ALONG PROPERTY LINES AND INTERNAL TO SITE.
7. DURING EARTHWORK ACTIVITIES THE CONTRACTOR WILL ENSURE THE MEASURES FOR DUST SUPPRESSION ARE PROVIDED AS REQUIRED, SUCH AS THE APPLICATION OF WATER OR LIME.
8. DURING MILLING, MOUNDING OR REPAIR WORK ON CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN 30m OF AN EXISTING WATERCOURSE OR DITCH EXCEPT AS NOTED.
9. CONTRACTOR IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT THAT LEAVES THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SNEEPEE OF ACCESS ROUTES AS REQUIRED OR AS DIRECTED BY THE CITY OR ENGINEER.

SILT FENCE

1. SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, "BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
2. SILT FENCE MUST BE INSPECTED FOLLOWING ALL 15MM OR GREATER RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
3. SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF THE FENCE.
4. SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.

1. INSPECT MUD MA WEEKLY TO ASSESS CONDITION AND ENSURE OPERATION EFFICIENCY.
2. SUPPLY AND PLACE ADDITIONAL CLEAR STONE AS DIRECTED BY SITE ENGINEER.
3. MAT TO REMAIN IN PLACE UNTIL SITE IS STABILIZED OR AS DIRECTED BY SITE ENGINEER.

4. SEDIMENT BASIN TO BE CONSTRUCTED PER CITY OF BAKERSFIELD STANDARD BASIN SPECIFICATIONS AND SHALL BE DESIGNED TO PREVENT EROSION OR TOPSOIL STRIPPING AND GRADING OPERATIONS ASSOCIATED WITH THE CONSTRUCTION OF THE SEDIMENT BASIN.
5. PROPER COMPACTION CONTROL MUST BE USED WHEN CONSTRUCTING THE EMBANKMENT TO ENSURE STABILITY.
6. BASIN MUST BE STABILIZED WITH VEGETATION ONCE THE EXCAVATION OF THE BASIN IS COMPLETE.
7. SEDIMENT ACCUMULATION IN THE BASIN MUST BE MEASURED A MINIMUM OF ONCE EVERY SIX MONTHS. THE BASIN WILL REQUIRE CLEANING WHEN SEDIMENT REACHES 50% OF THE PERMANENT POOL DESIGN CAPACITY.
8. THE BASIN EMBANKMENT, DRAINAGE DRAIN, AND SPILLWAY SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND SIGNIFICANT SNOWMELT EVENTS.

1. THE GRADING OF INTERCEPTOR SWALES CAN BE UNDERTAKEN AT ANY TIME DURING CONSTRUCTION, PROVIDED THAT THE RUNOFF OF WATER IS DIRECTED TO AN APPROPRIATE SEDIMENT CONTROL DEVICE.
2. IF THE DIVERSION IS ANTICIPATED TO EXIST FOR MORE THAN 30 DAYS, IT SHOULD BE SEEDED. RIP RAP MAY BE REQUIRED WHERE NECESSARY TO PROTECT THE INVERT FROM DOWN CUTTING.

1. FOLLOWING COMPLETION OF CONSTRUCTION AND AS DIRECTED BY SITE ENGINEER, ALL EROSION AND SEDIMENT CONTROL WORKS ARE TO BE REMOVED INCLUDING ANY ACCUMULATED SEDIMENT.
2. ALL WORKS LOCATED ON LANDS OUTSIDE THE PROPOSED DEVELOPMENT AREA ARE TO BE GRADED TO MATCH EXISTING SURROUNDING GROUND COMPLETE WITH 200mm TOPSOIL AND SOD.

NOTES:
TOPOGRAPHIC SURVEY COMPLETE BY AKSAN PILLER CORPORATION
LTD. DATED JANUARY 31, 2021.
ELEVATIONS NOTE:
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM
STATIONS 0312008060 AND 0312008052, NAD-1983. ORIG CONTROL
MONUMENT 0312008060 HAVING AN ELEVATION OF 307.474m.
BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING
A REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1&2, SHOWN
HEREON, HAVING A BEARING OF N72°25'50"E, AND ARE REFERRED TO
THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00'WEST LONGITUDE)
NAD83, (CSRS) (2010).



No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SPA SUBMISSION	04/30/2021
2	ISSUED FOR SECOND SPA SUBMISSION	09/17/2021
3	ISSUED FOR BUILDING PERMIT	12/14/2021
4	ISSUED FOR THIRD SPA SUBMISSION	02/15/2022
5	REVISED PER CITY COMMENTS	03/23/2022
6	ISSUED FOR BUILDING PERMIT-2ND SUBMISSION	05/04/2022



341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

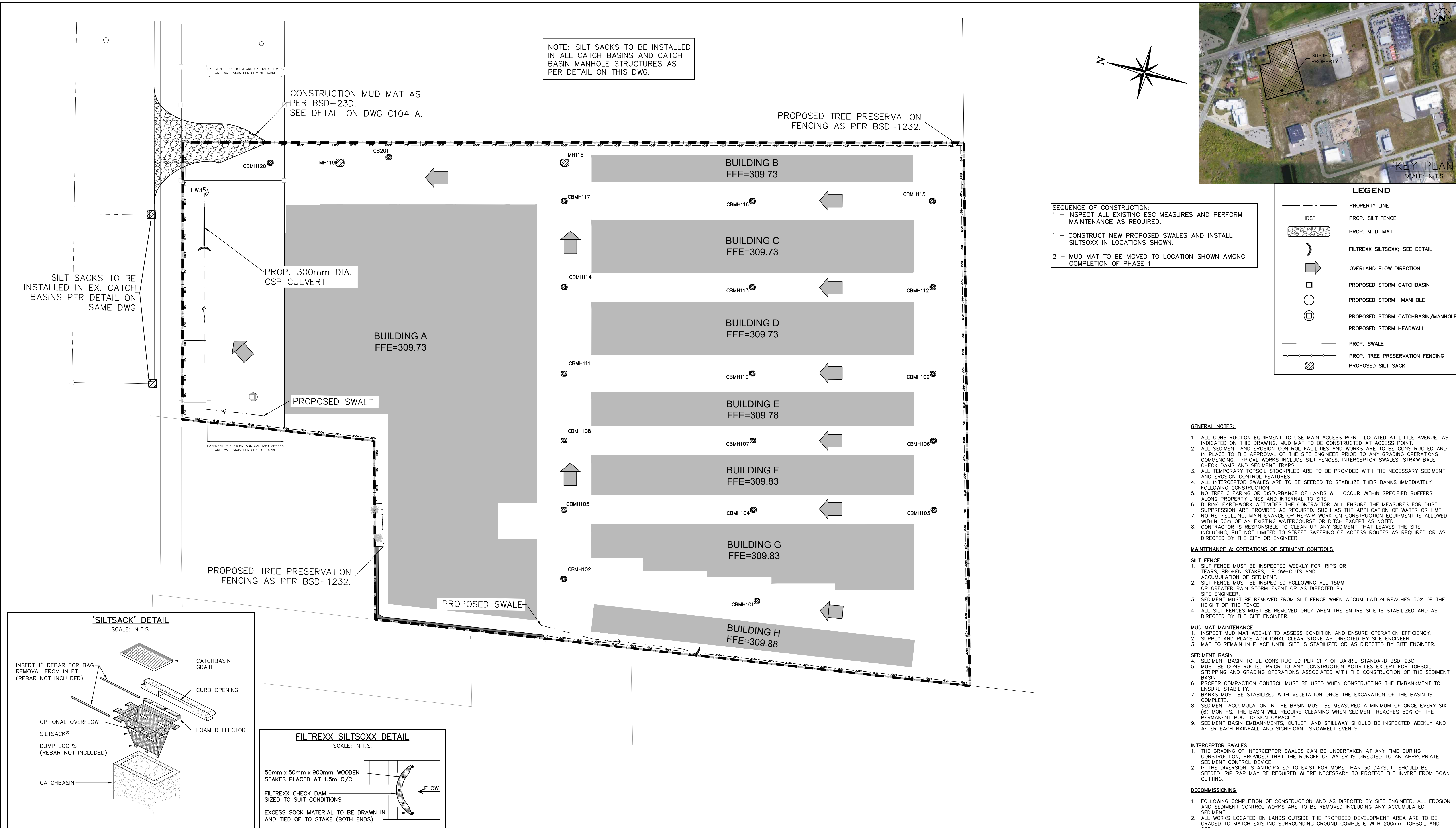
EROSION & SEDIMENT CONTROL PLAN PHASE 1



57 JOHN STREET WEST
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905-952-3111 T
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Project	0922-5809
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Scale 1: 400	Drawing C103 A
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NOTES:

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ELEVATIONS NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM STATIONS 03120080060 AND 03120080052, NAD-1983 ORIG CONTROL MONUMENT 03120080060 HAVING AN ELEVATION OF 307.474m.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1&2, SHOWN HEREON, HAVING A BEARING OF N72°25'50"E, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00'WEST LONGITUDE) NAD83 (CSRS) (2010)



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6	ISSUED FOR BUILDING PERMIT-2ND SUBMISSION	05/04/2022



341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

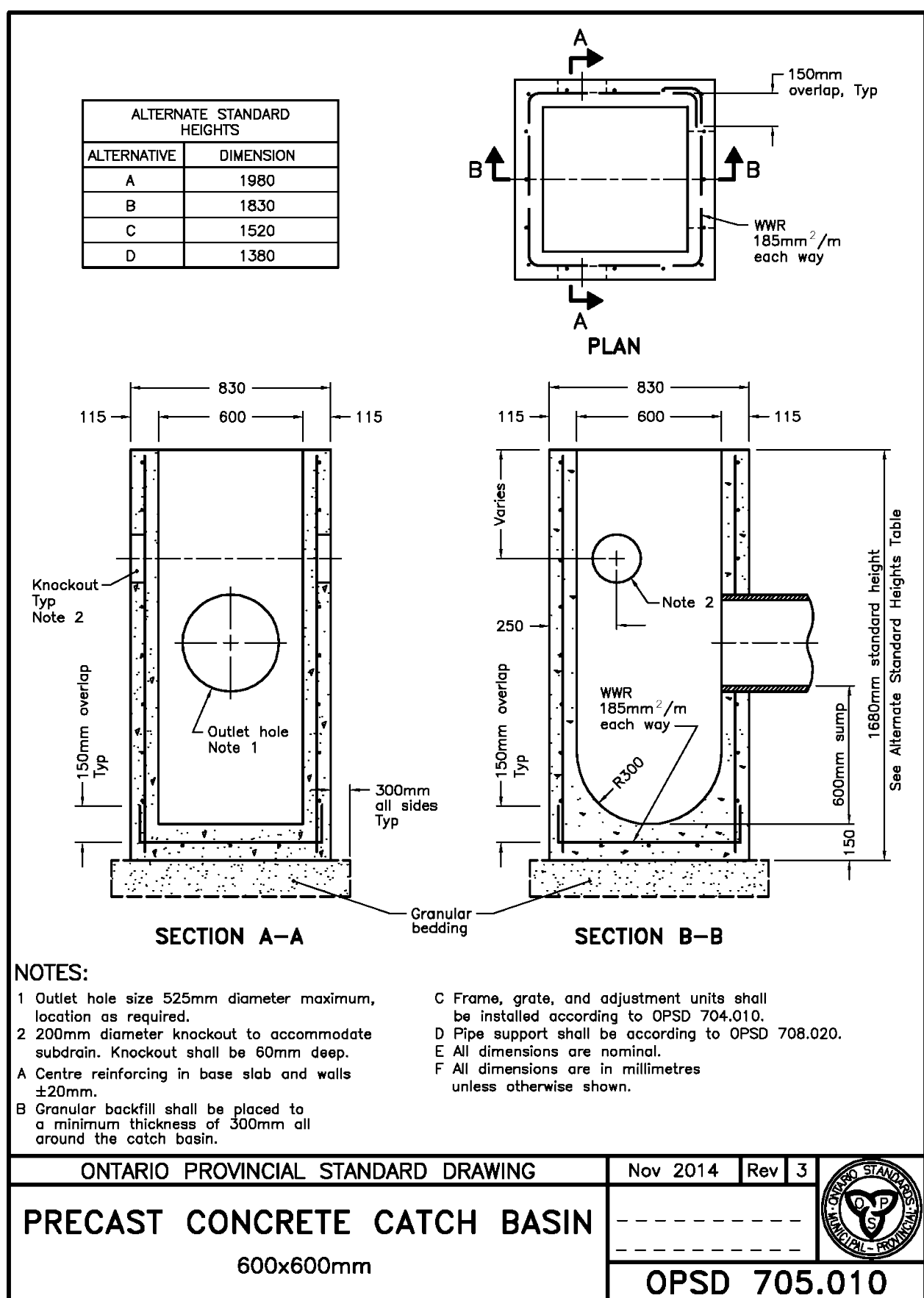
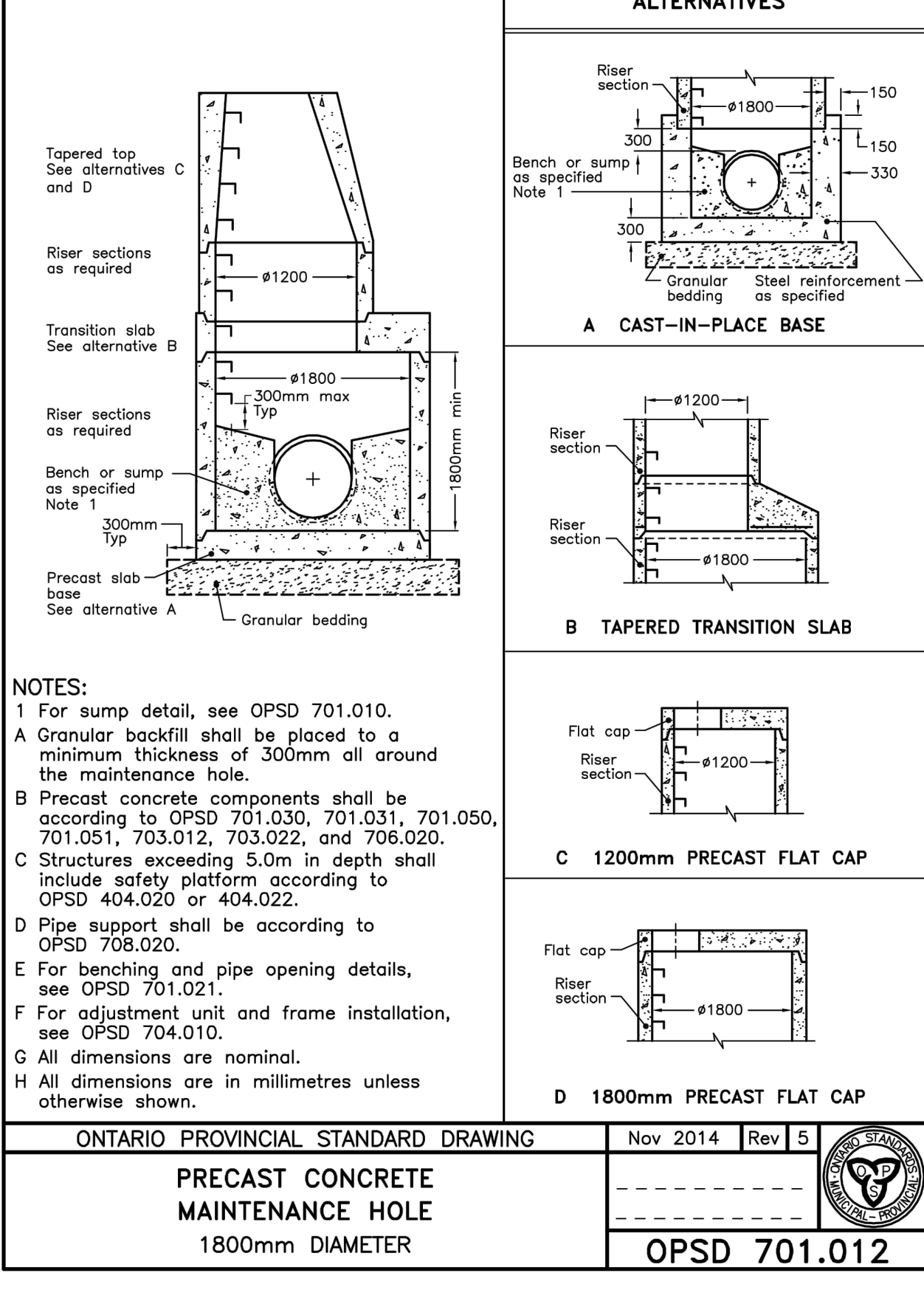
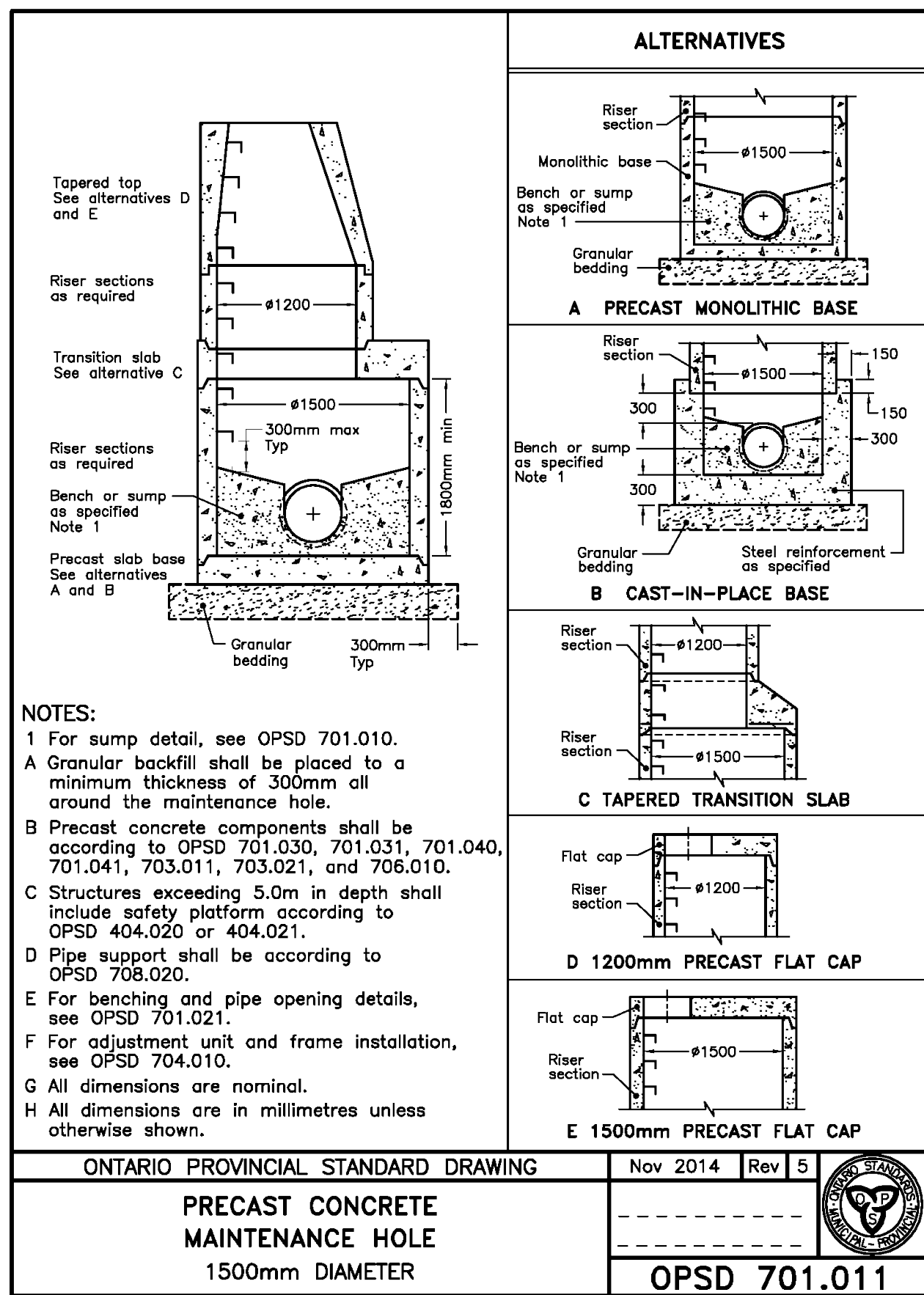
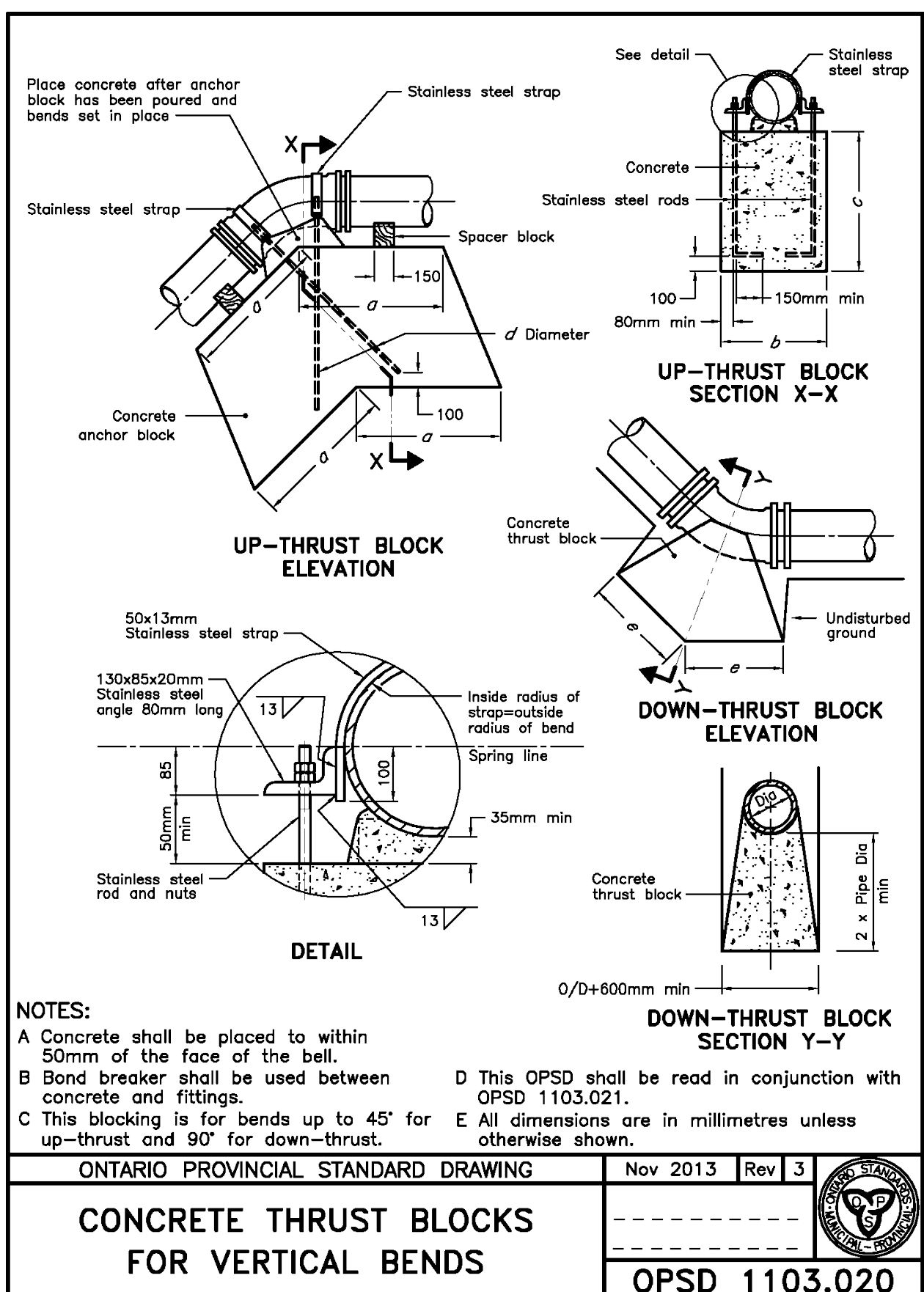
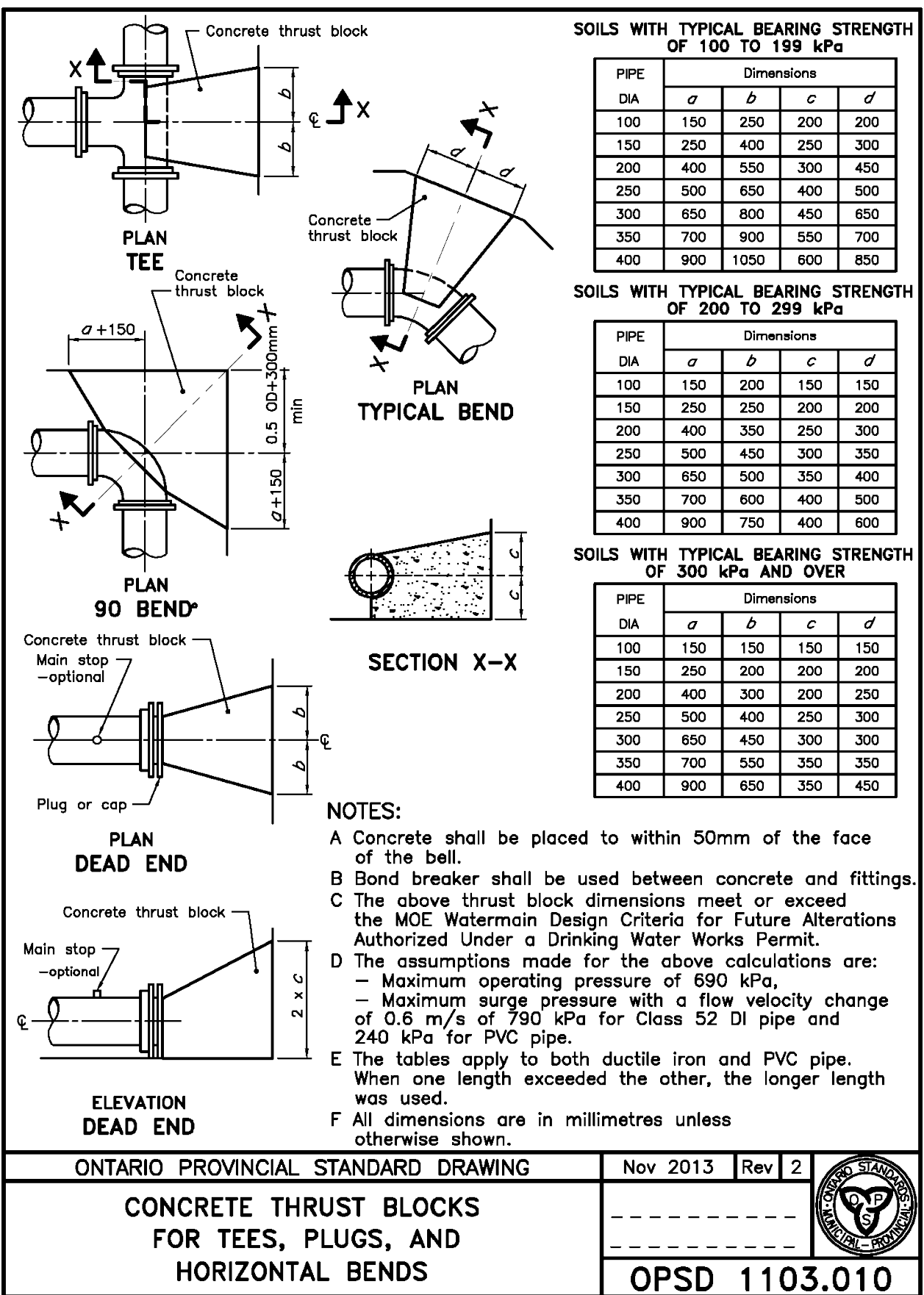
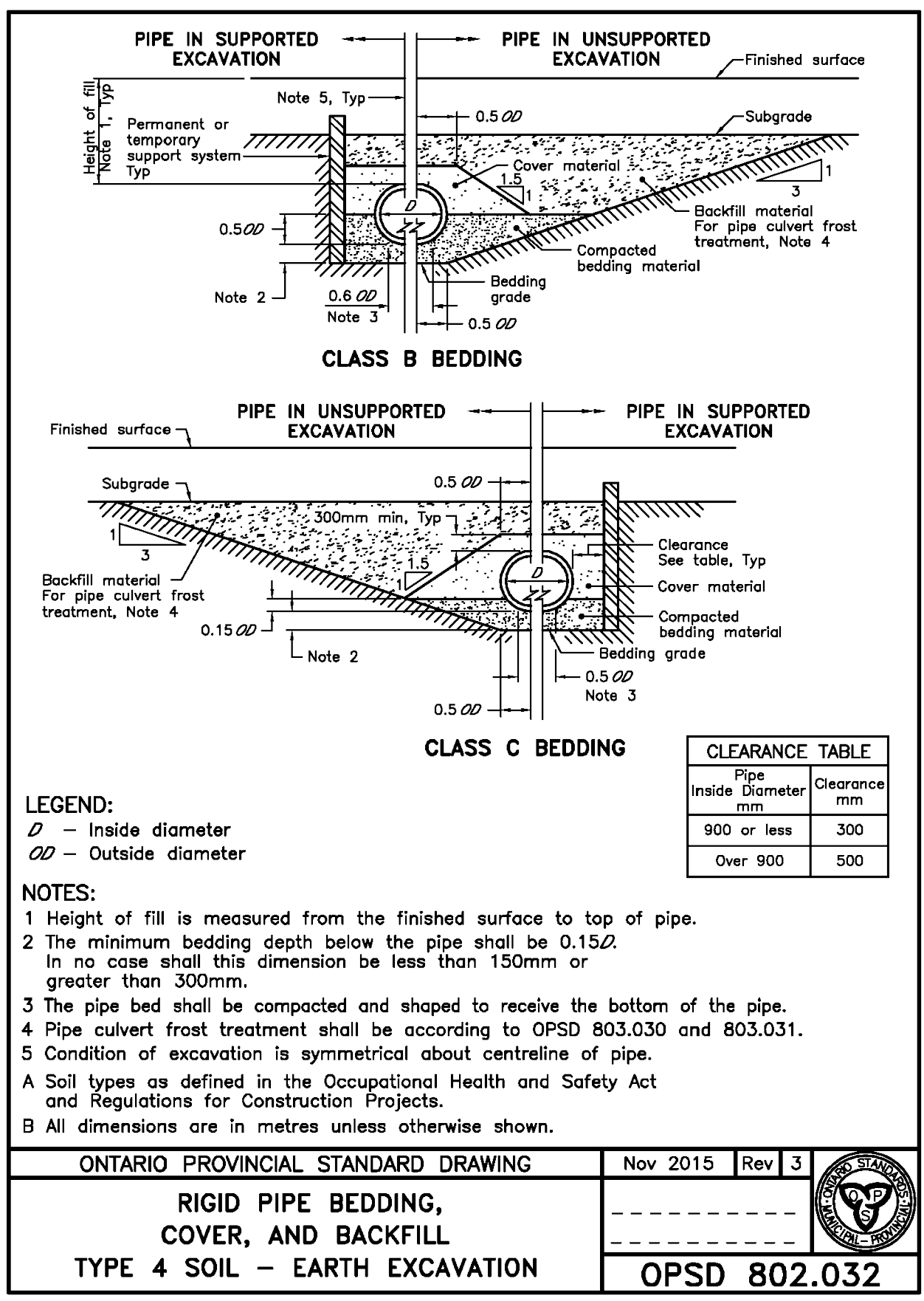
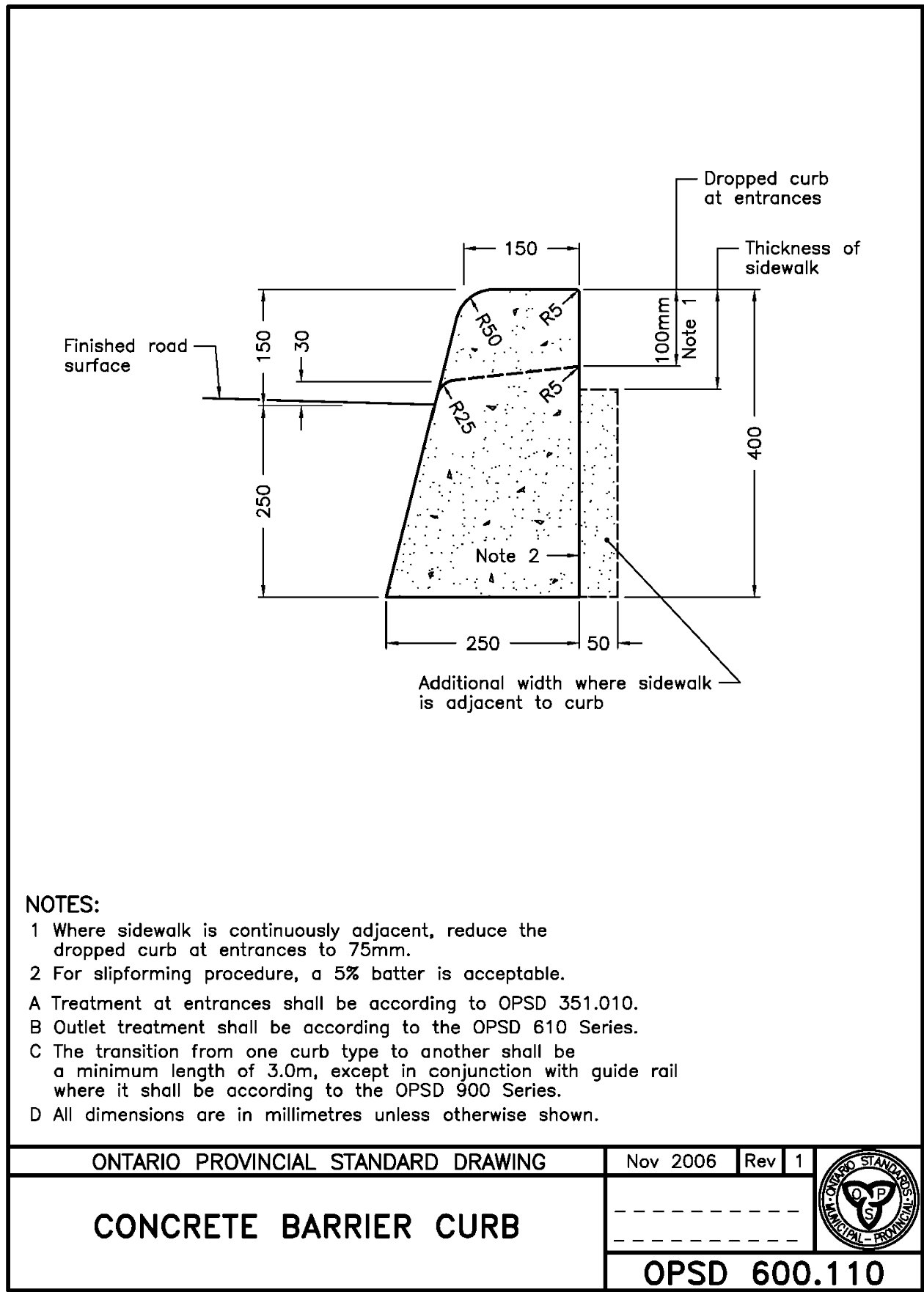
EROSION & SEDIMENT CONTROL PLAN PHASE 2

Drawn By J.Y. Design By F.N./P.F. Project 0922-5809

Check By F.N. Scale 1:400 Drawing C103 B

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300mm FLAP VALVE SKU:SW758-300 PER PIPE FITTINGS SUPPLIER

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TEMPORARY BENCHMARKS

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ELEVATIONS NOTE:

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Barrie

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6	ISSUED FOR BUILDING PERMIT-2ND SUBMISSION	05/04/2022

ISSUED FOR BUILDING PERMIT ONLY

Engineer

Project

Drawing

341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

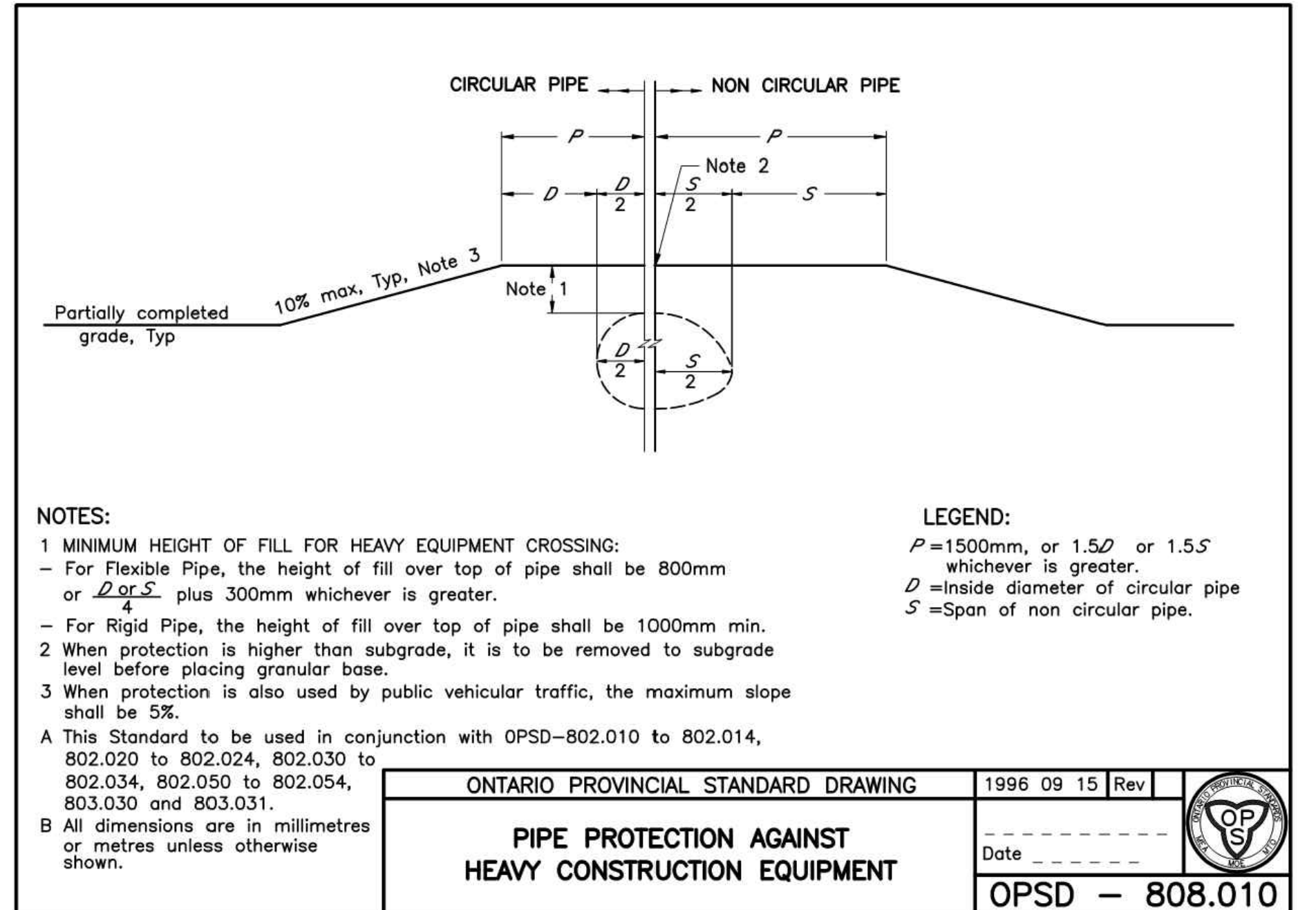
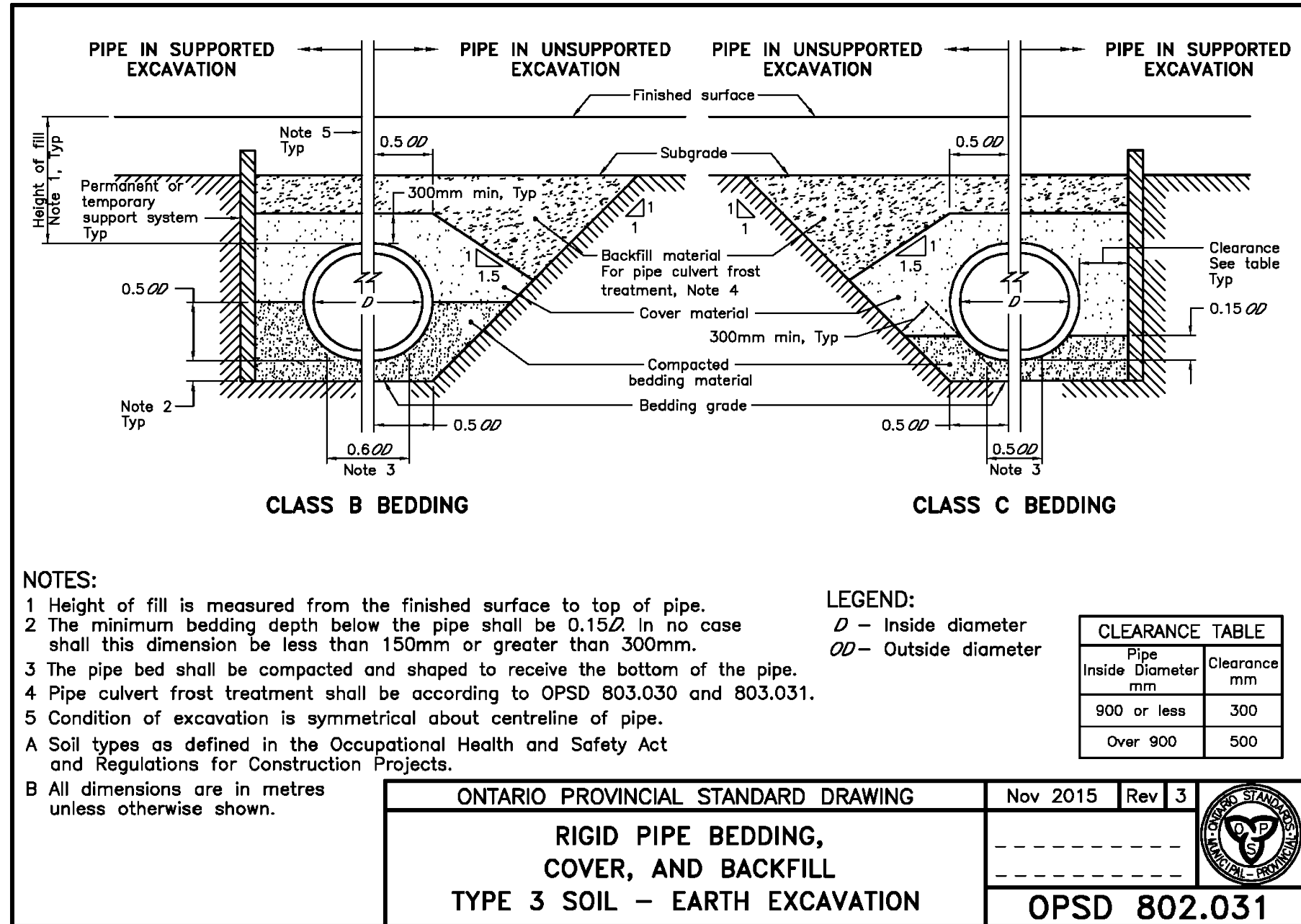
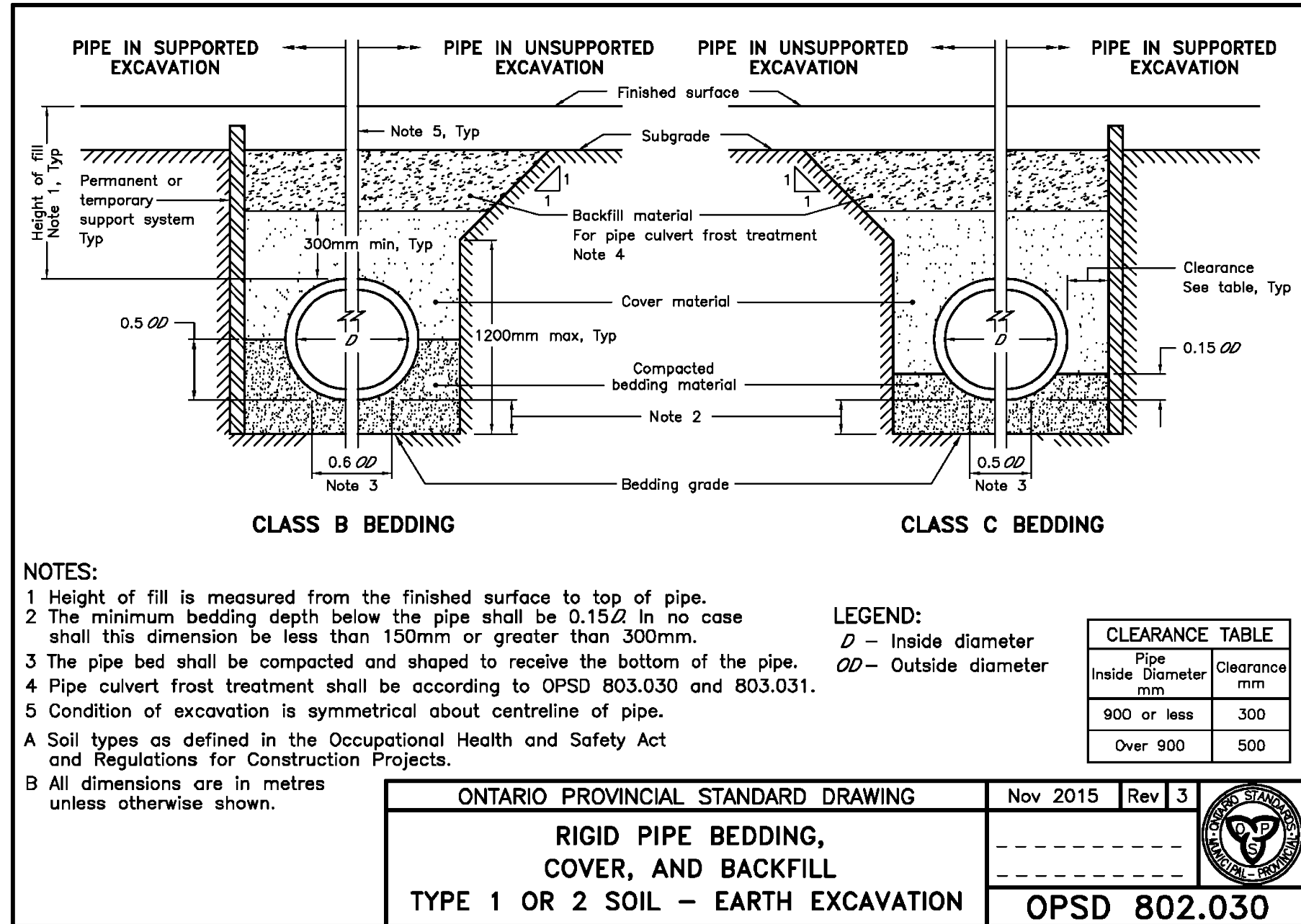
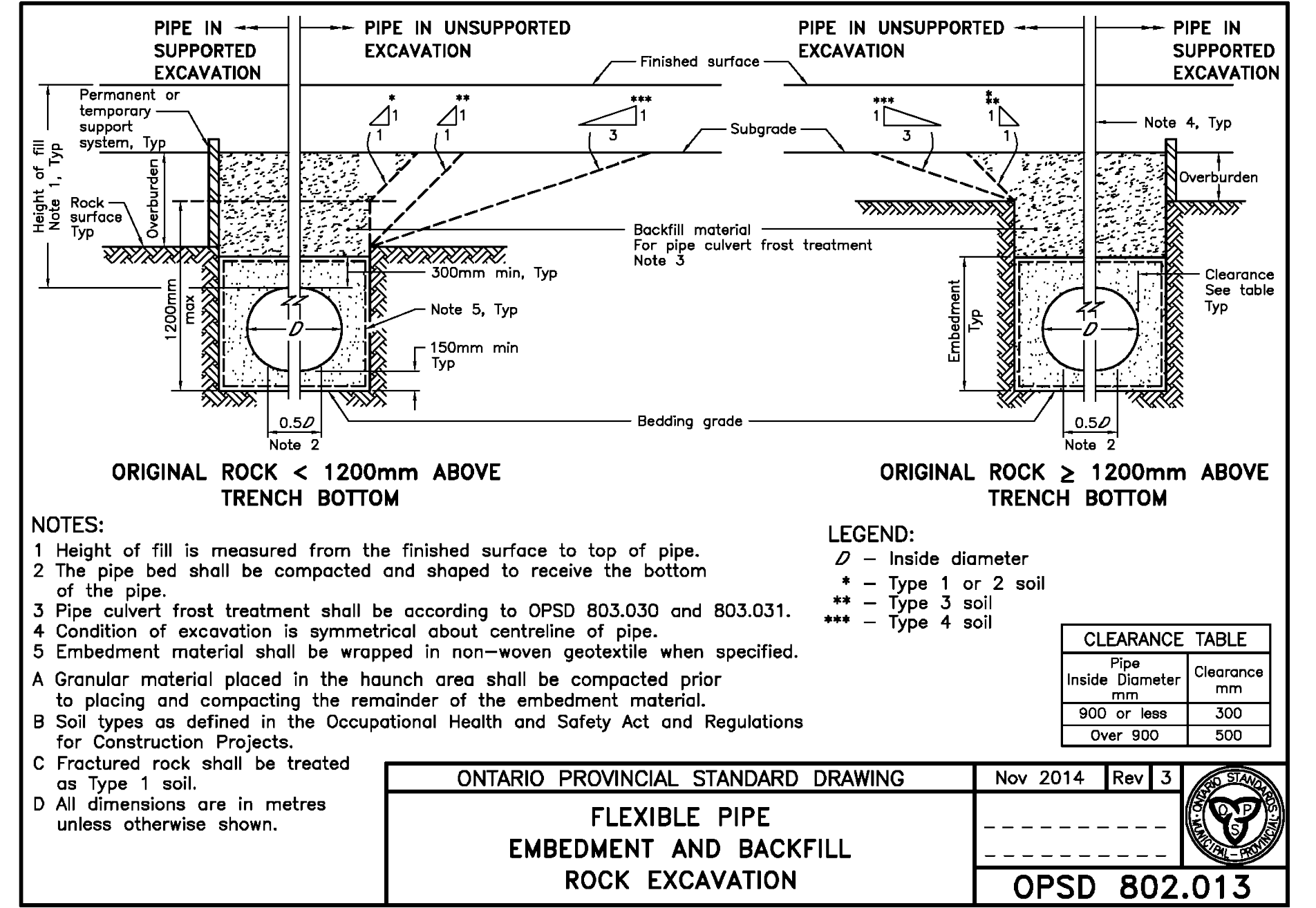
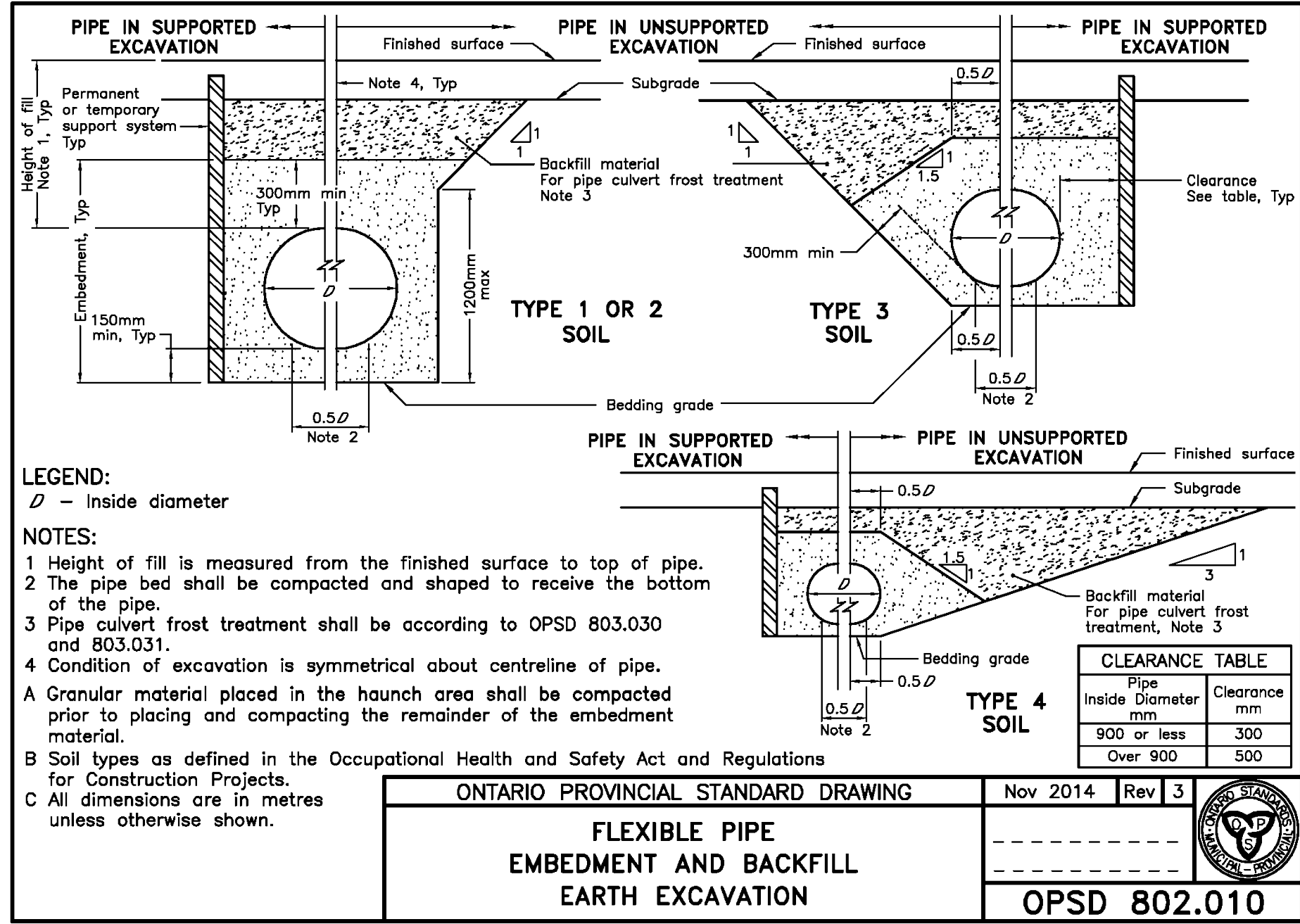
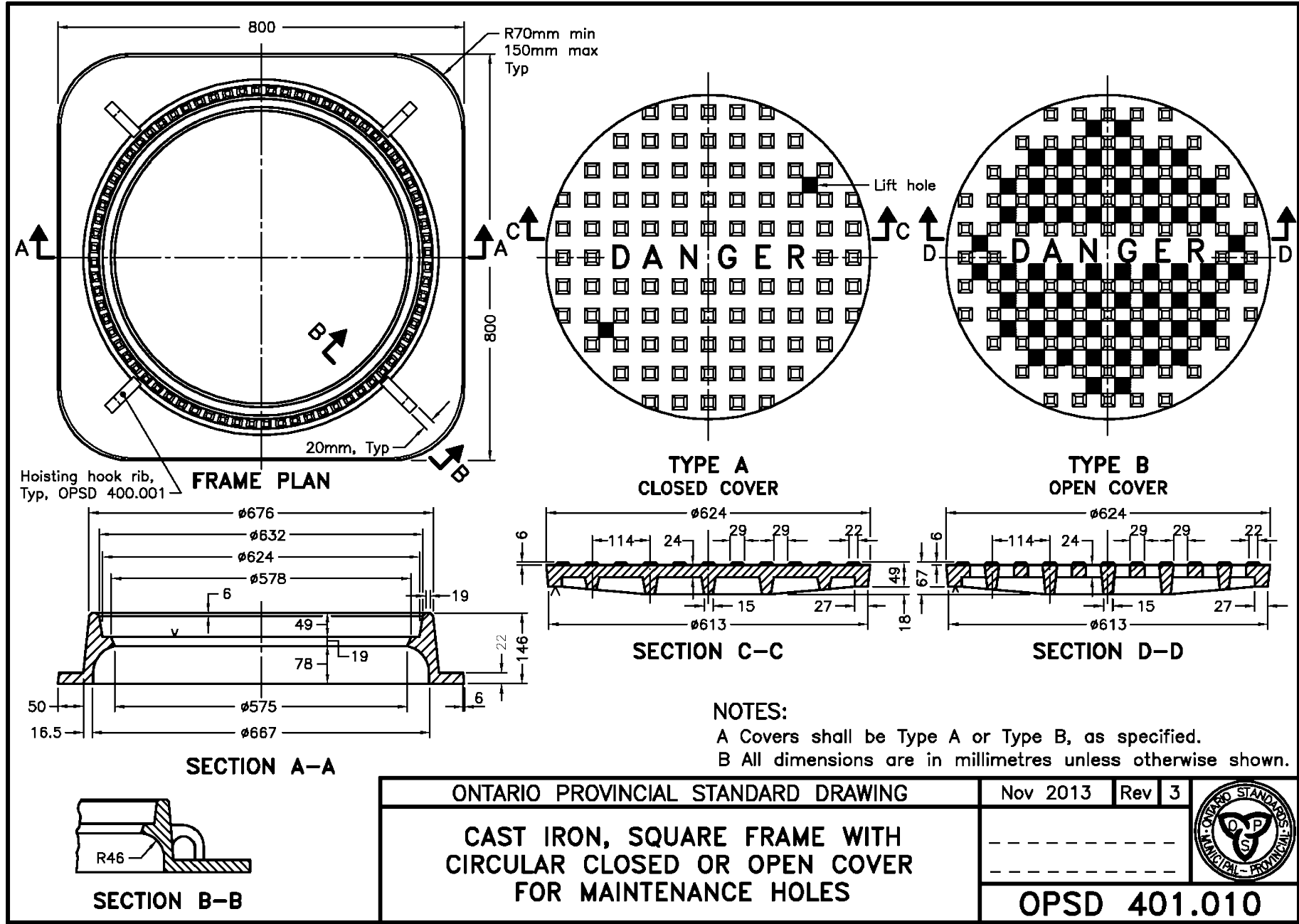
CONSTRUCTION NOTES AND DETAILS

CROZIER CONSULTING ENGINEERS

57 JOHN STREET WEST
P.O. Box 10111
BRADFORD, ON L3Z 2B4
905-952-3111 T
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Drawn By: J.Y. Design By: F.N./P.F. Project: 0922-5809

Check By: F.N. Check By: J.G.K./P.F. Scale: Drawing: C104 B



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Project

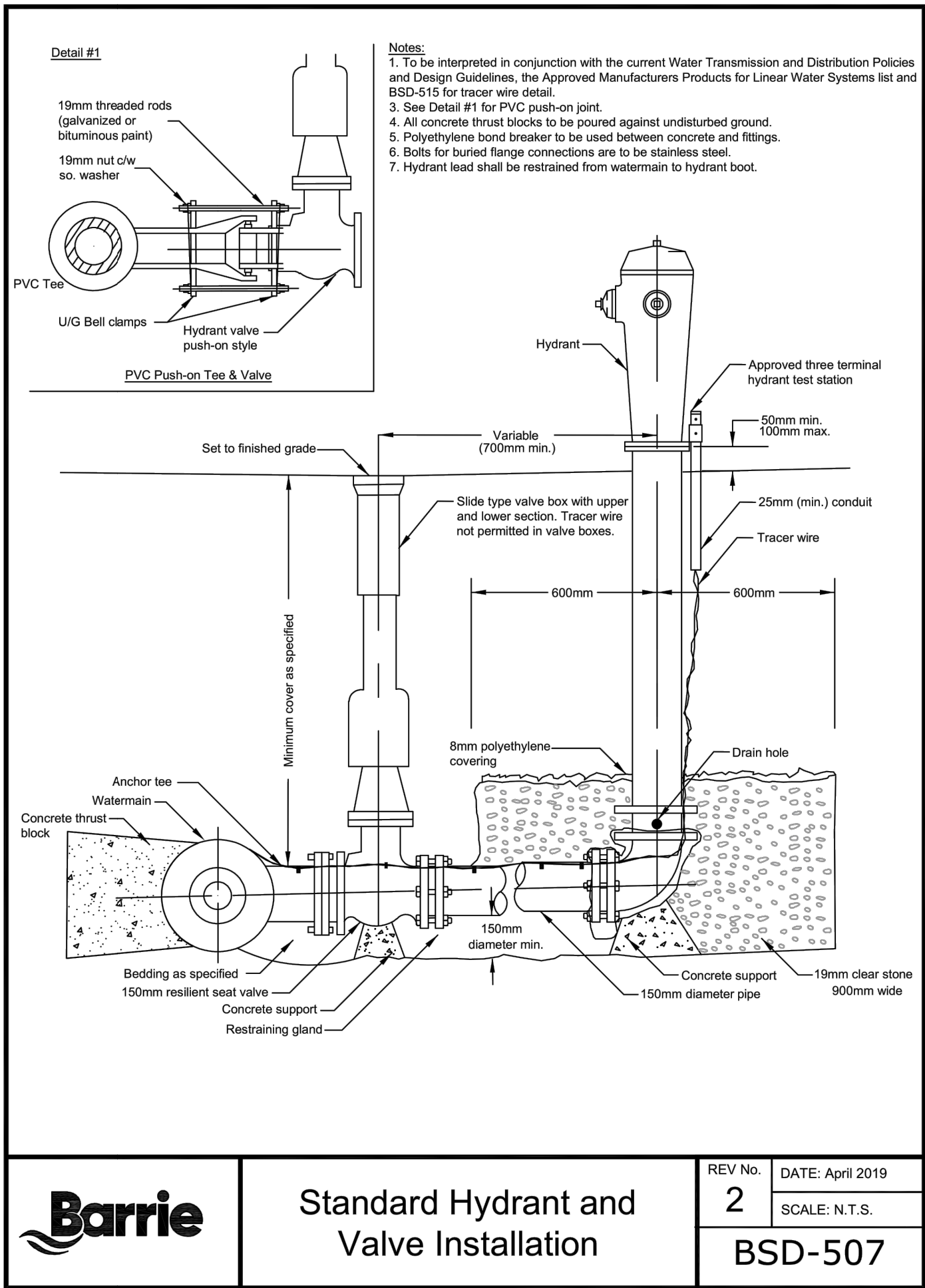
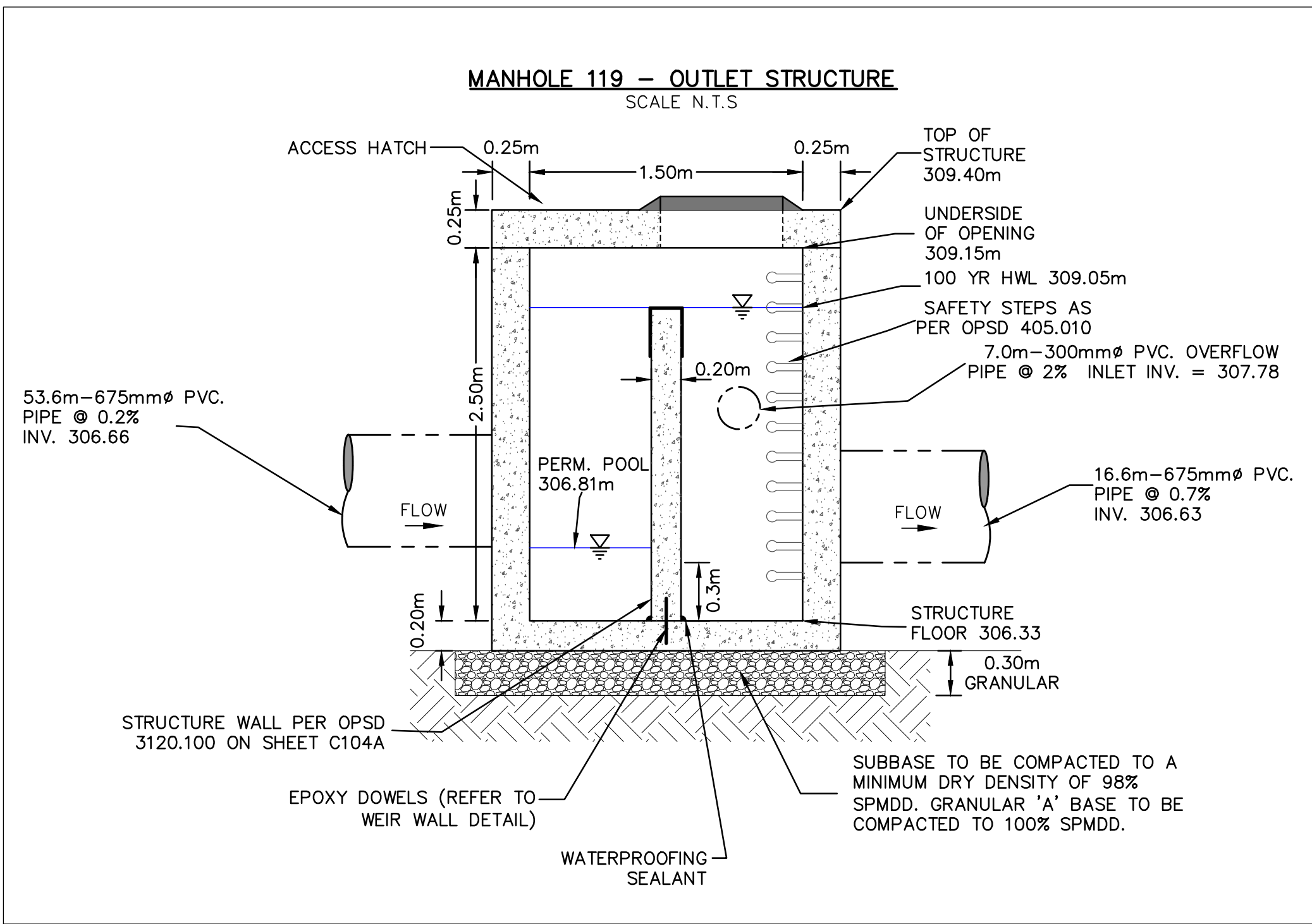
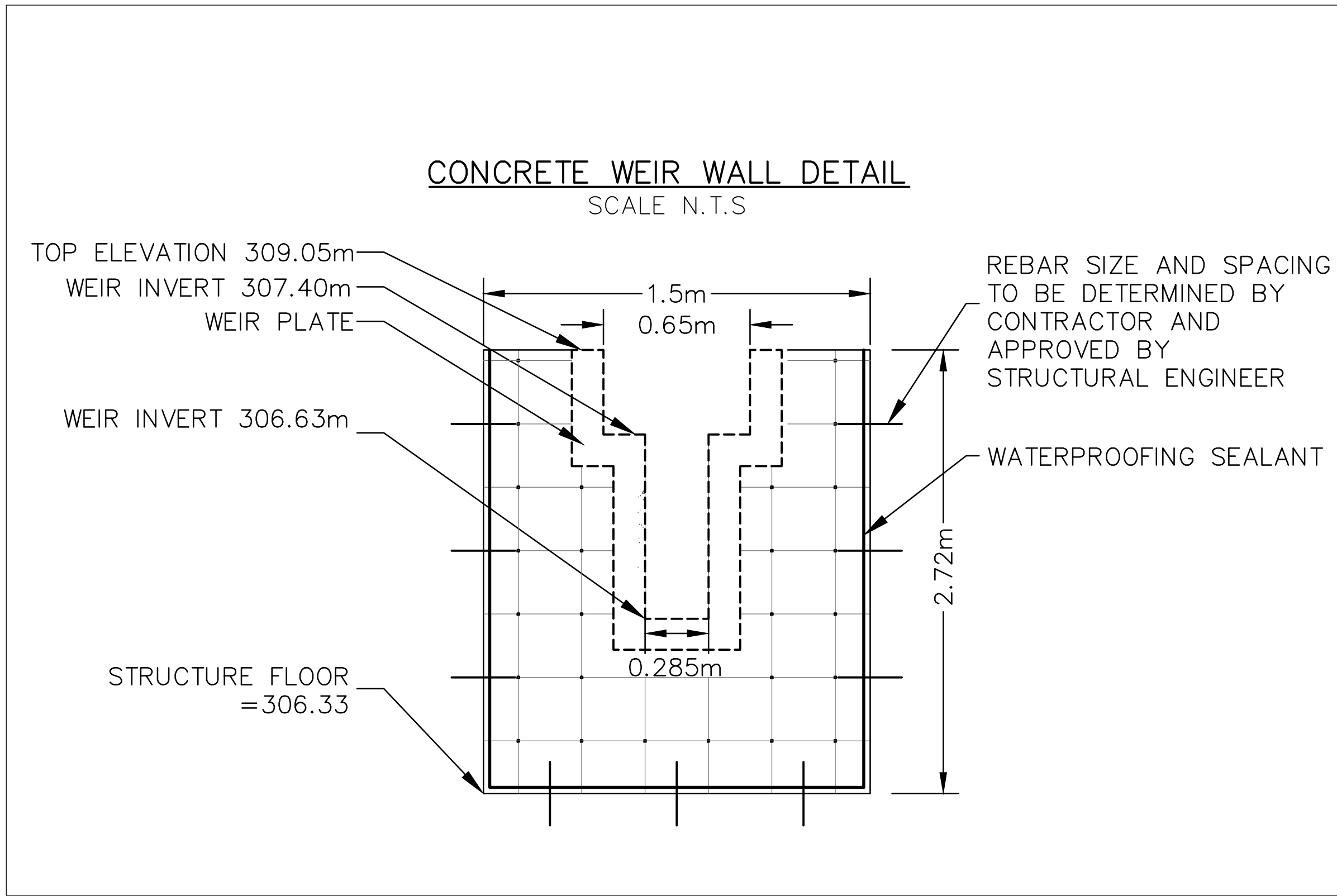
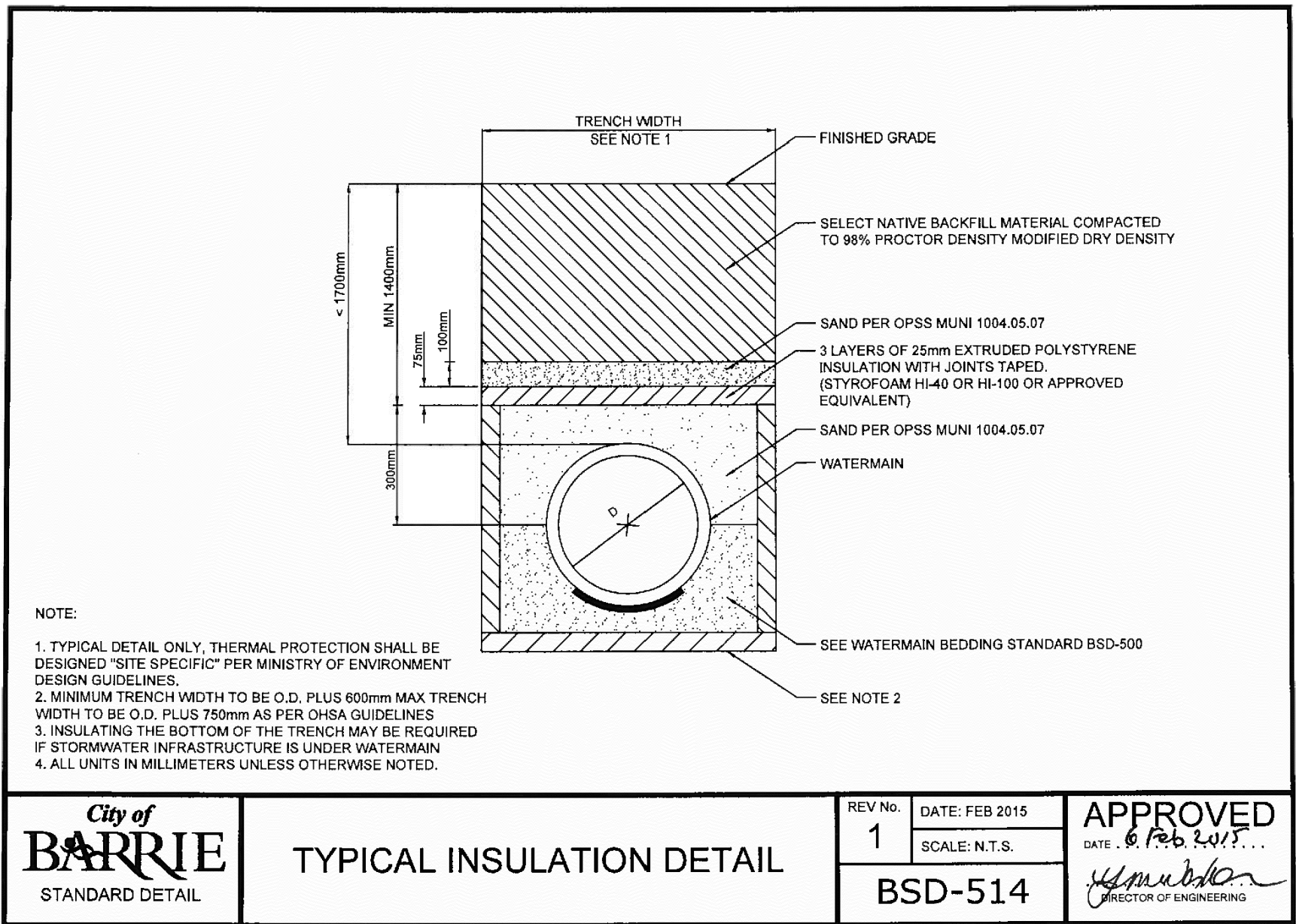
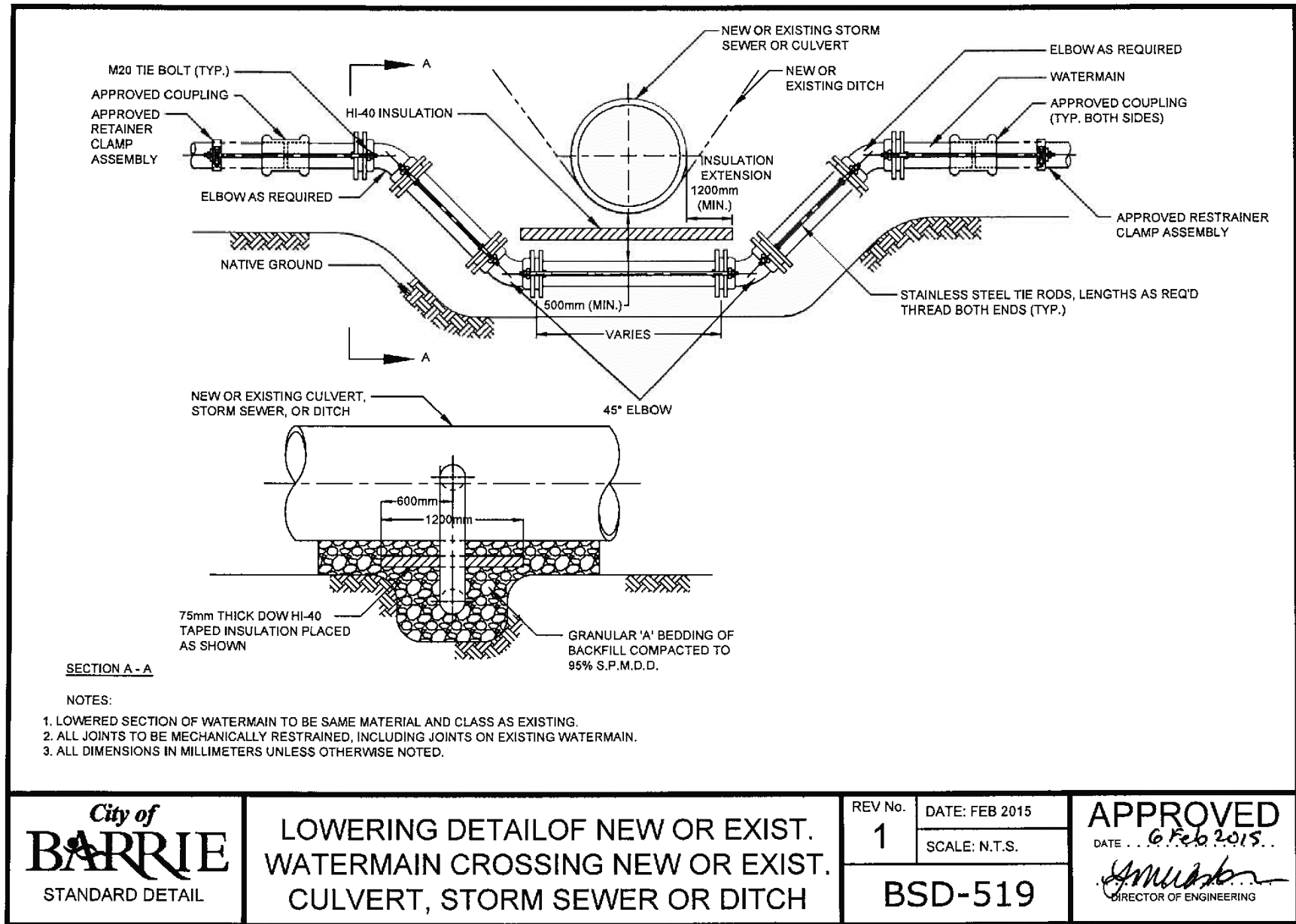
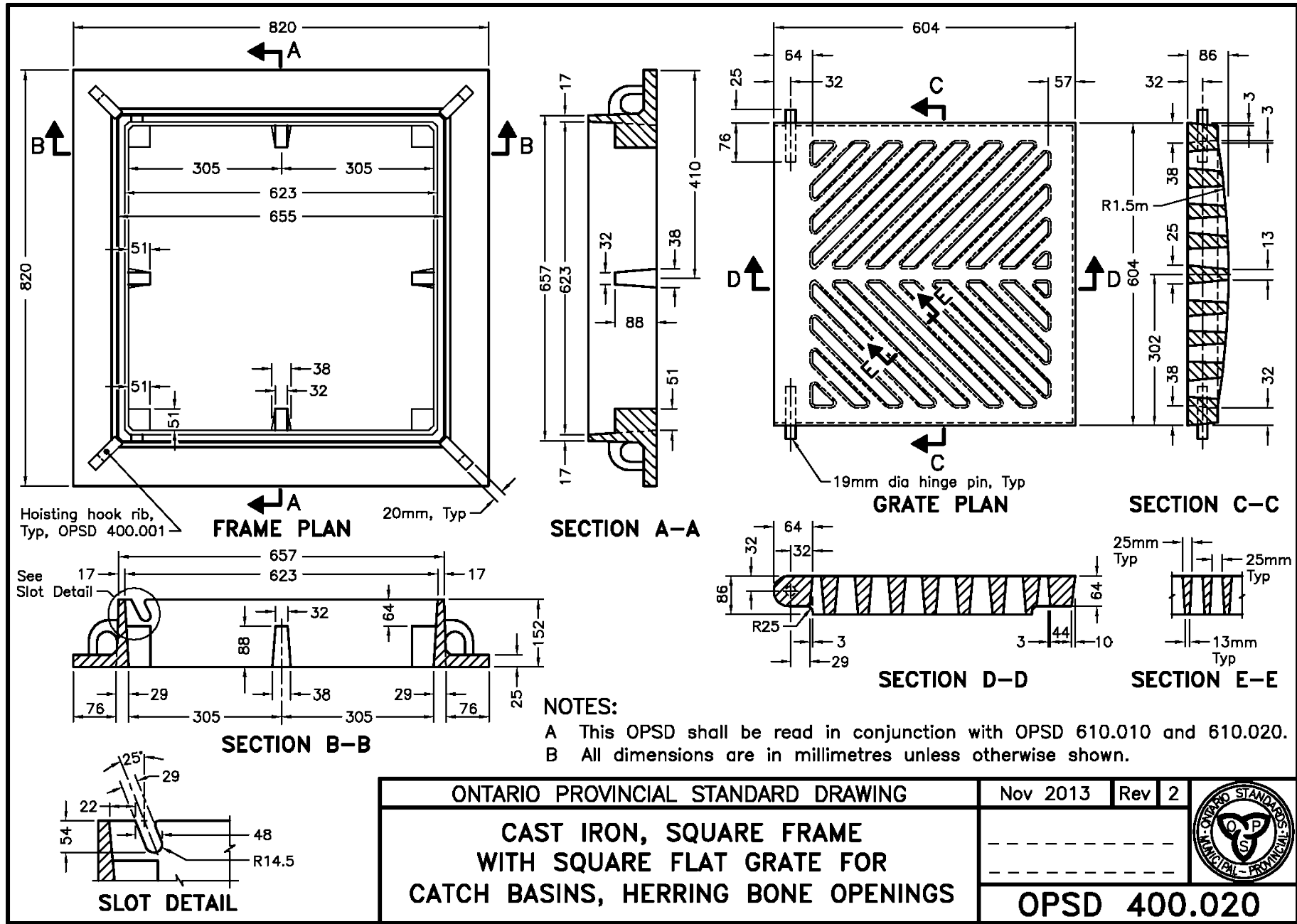
341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

CONSTRUCTION NOTES AND DETAILS



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Drawn By	J.Y.	Design By	F.N./P.F.	Project	0922-5809
Check By	F.N.	Check By	J.G.K./P.F.	Scale	Brawing
					C104 C



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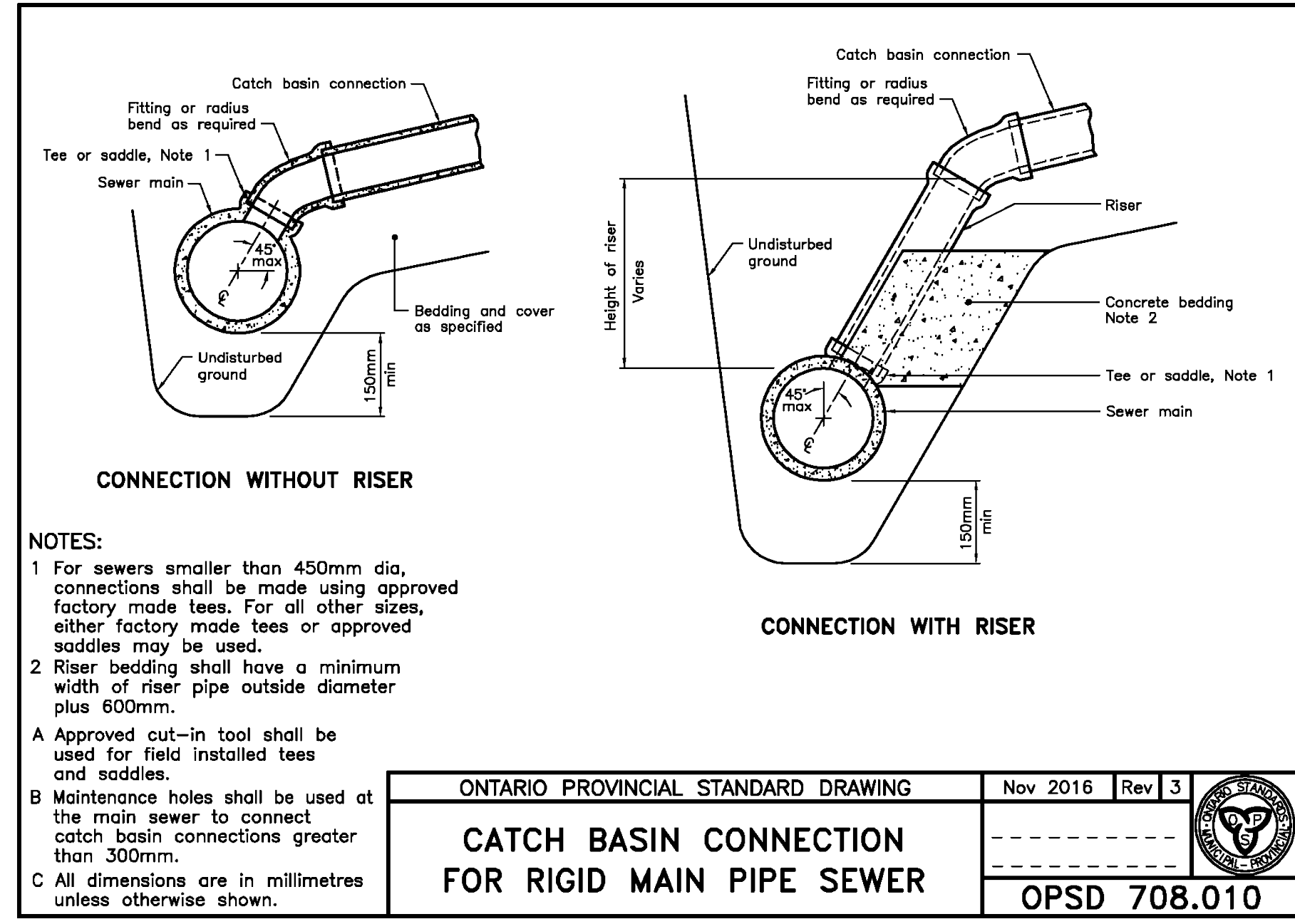
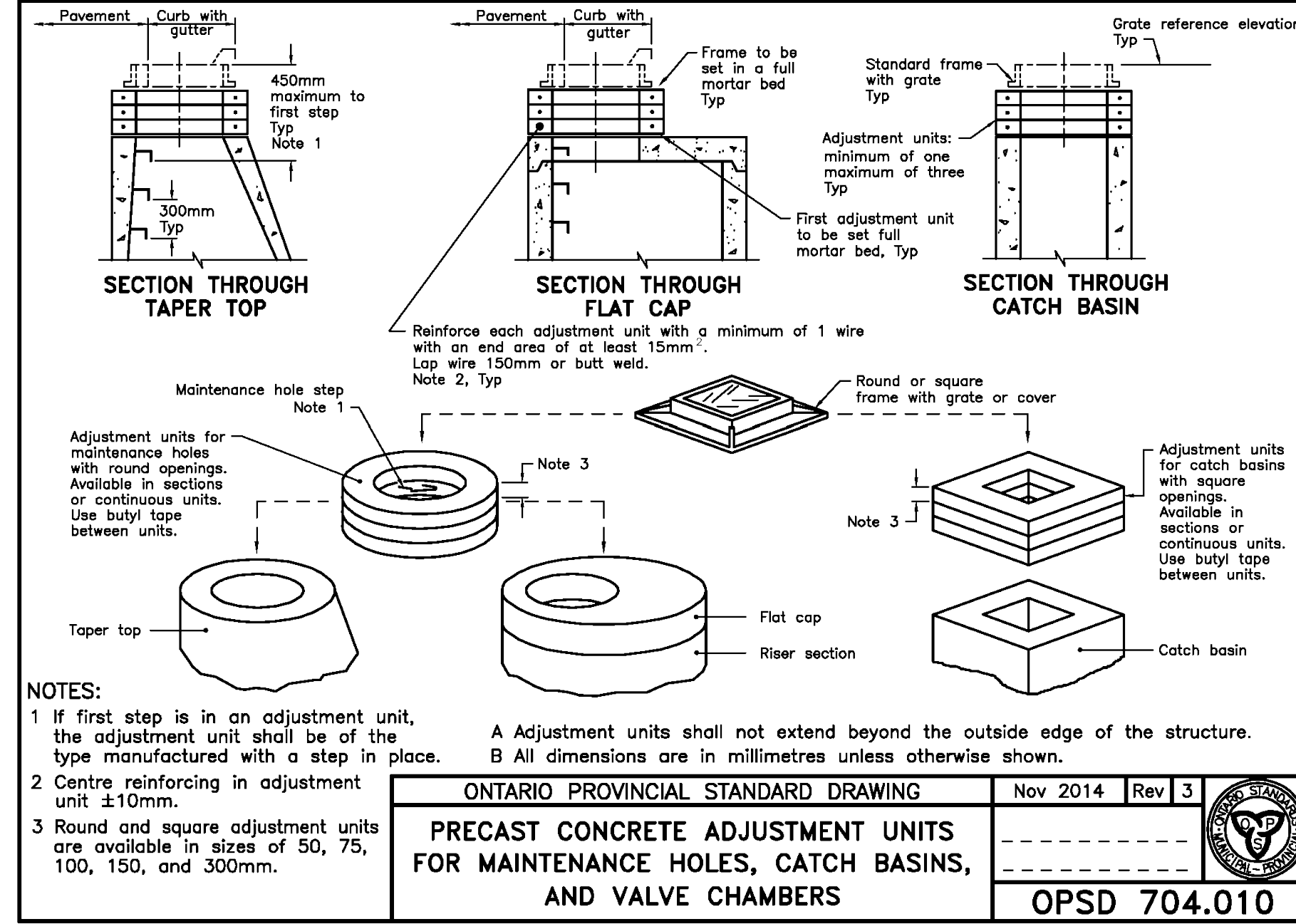
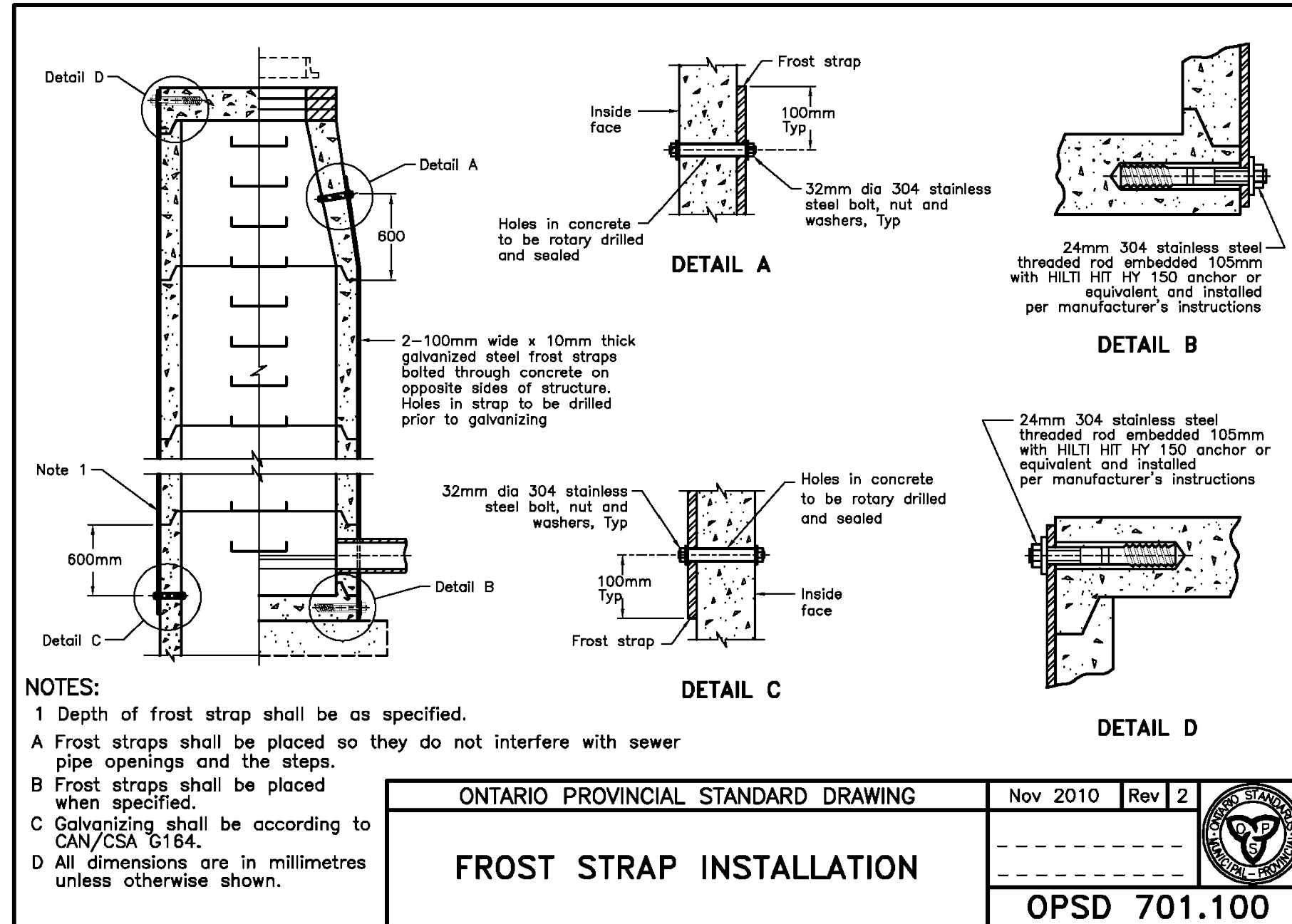


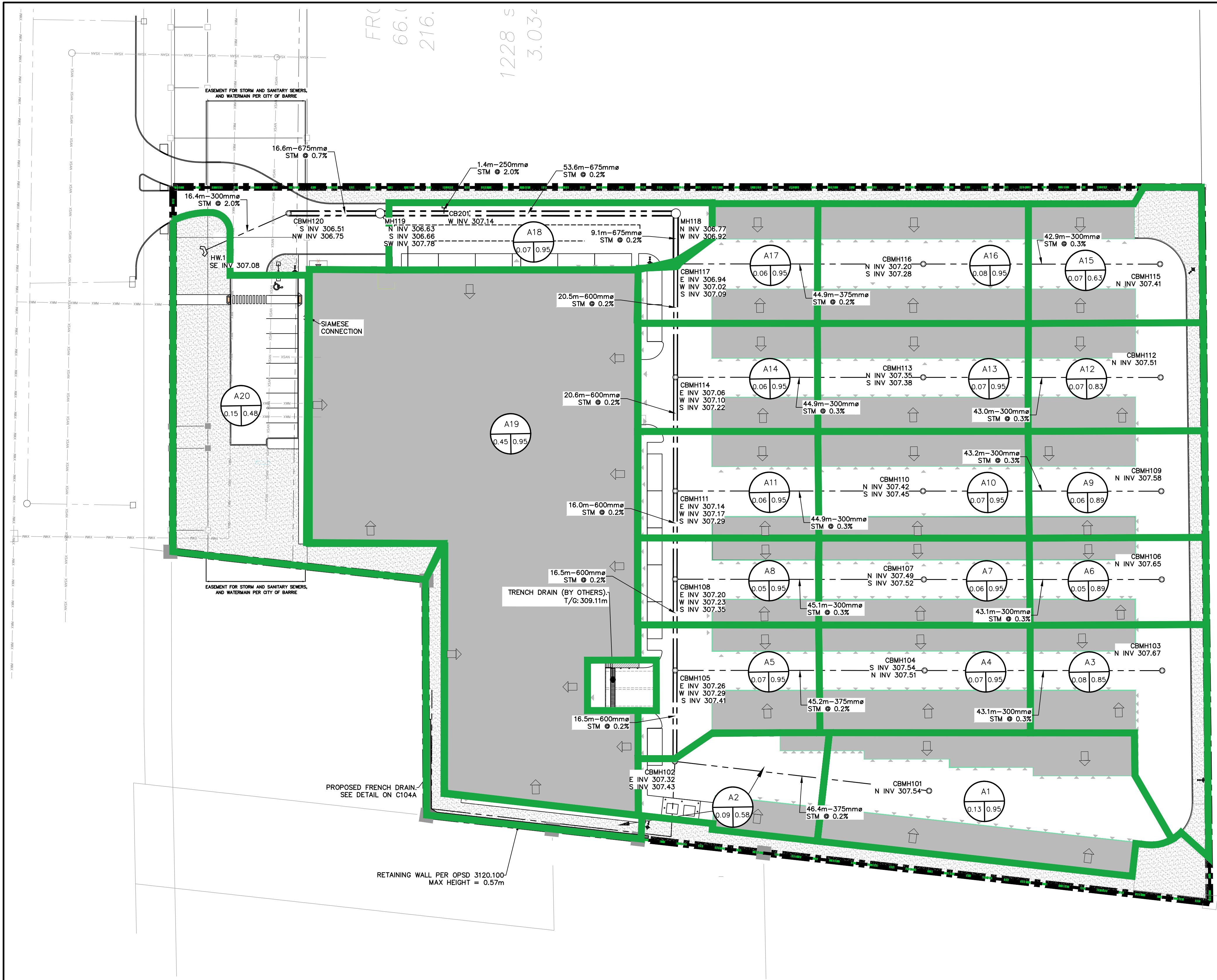
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341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

CONSTRUCTION NOTES AND DETAILS

	Drawn By	J.Y.	Design By	F.N./P.F.	Project	0922-5809
	Check By	F.N.	Check By	J.G.K./P.F.	Scale	Brawing C104 D





LEGEND

CATCHMENT AREA ID
 RUNOFF COEFFICIENT
 DRAINAGE AREA (ha)
 PROPERTY LINE
 POST-DEVELOPMENT CATCHMENT AREA
 PROPOSED STM CATCHBASIN
 PROPOSED STM MANHOLE
 PROPOSED STM CATCHBASIN MANHOLE
 PROPOSED STORM HEADWALL
 ROOF DRAINAGE DIRECTION

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Engineer

Engineer

Project	341 MAPLEVIEW DRIVE WEST CITY OF BARRIE		
Drawing	STORM PIPE DRAINAGE PLAN		

CROZIER
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Drawn By	J.Y.	Design By	F.N./P.F.	Project	0922-5809
Check By	F.N.	Check By	J.G.K./P.F.	Scale	1:500
				Drawing	C105 A





Design Parameters (5-yr Storm)

A= drainage area (ha)	2.03	T _{int} (min)= 10
C= runoff coefficient		A= 853.608
Tc= time of concentration	10	B= 4.699
		C= 0.766

City of Barrie
PRELIMINARY STORM SEWER DESIGN SHEET

Design Equations

$$I = \frac{A}{(t + B)^C}$$
$$Q = 2.78 \times A \times C \times I$$

Project / Subdivision :
341 Mapleview Dr

Consulting Engineer :
CF CROZIER & ASSOCIATES

Project No.:
0922-5809

Prepared by:
F.N.

Checked by:
R.S.A

Last Revised:
17-Jan-22

5-YEAR STORM

Storm Sewer Design Sheet																							
Contributing area id	From MH.	To MH.	U/S INV. (m)	D/S INV (m)	U/S OBV. (m)	D/S OBV. (m)	MIN Drop (m)	MAX Drop (m)	Surface Area (ha)	C	AC	Accum. AC	T _c (min)	1 5-yr (mm/hr)	Cumulative Q (m³/sec)	Diameter (mm)	Length (m)	Slope (%)	Qmax (m3/sec)	% Full	V (full) (m/s)	Sect. Time	Accum. Time
A1	CBMH 101	CBMH 102	307.54	307.43	307.92	307.81	0.00		0.13	0.95	0.12	0.12	10.00	108.9	0.04	375	46.4	0.20%	0.078	48%	0.71	1.09	11.09
A1+A2	CBMH 102	CBMH 105	307.32	307.29	307.92	307.89	0.11		0.09	0.58	0.05	0.18	11.09	103.1	0.05	600	16.5	0.20%	0.275	18%	0.97	0.28	11.37
A3	CBMH 103	CBMH 104	307.67	307.54	307.97	307.84	0.00		0.08	0.85	0.07	0.07	10.00	108.9	0.02	300	43.1	0.30%	0.053	39%	0.75	0.96	10.96
A3+A4	CBMH 104	CBMH 105	307.51	307.41	307.89	307.79	0.03		0.07	0.95	0.07	0.13	10.96	103.8	0.04	375	45.2	0.20%	0.078	49%	0.71	1.06	12.02
A1+A2+A3+A4+A5	CBMH 105	CBMH 108	307.26	307.23	307.86	307.83	0.03	0.15	0.07	0.95	0.07	0.38	12.02	98.7	0.10	600	16.5	0.20%	0.275	38%	0.97	0.28	12.30
A6	CBMH 106	CBMH 107	307.65	307.52	307.95	307.82	0.00		0.05	0.89	0.04	0.04	10.00	108.9	0.01	300	43.1	0.30%	0.053	25%	0.75	0.96	10.96
A6+A7	CBMH 107	CBMH 108	307.49	307.35	307.79	307.65	0.03		0.06	0.95	0.06	0.10	10.96	103.8	0.03	300	45.1	0.30%	0.053	55%	0.75	1.00	11.96
A1+A2+A3+A4+A7+A8	CBMH 108	CBMH 111	307.20	307.17	307.80	307.77	0.03	0.15	0.05	0.95	0.05	0.53	12.30	97.4	0.14	600	16.0	0.20%	0.275	52%	0.97	0.27	12.58
A9	CBMH 109	CBMH 110	307.58	307.45	307.88	307.75	0.00		0.06	0.89	0.05	0.05	10.00	108.9	0.02	300	43.2	0.30%	0.053	31%	0.75	0.96	10.96
A9+A10	CBMH 110	CBMH 111	307.42	307.29	307.72	307.59	0.03		0.07	0.95	0.07	0.12	10.96	103.8	0.03	300	44.9	0.30%	0.053	65%	0.75	1.00	11.96
A1+A2+A3+A4+A7+A8+A9+A10+A11	CBMH 111	CBMH 114	307.14	307.10	307.74	307.70	0.03	0.15	0.06	0.95	0.06	0.70	12.58	96.2	0.19	600	20.6	0.20%	0.275	68%	0.97	0.35	12.93
A12	CBMH 112	CBMH 113	307.51	307.38	307.81	307.68	0.00		0.07	0.83	0.06	0.06	10.00	108.9	0.02	300	43.0	0.30%	0.053	33%	0.75	0.96	10.96
A12+A13	CBMH 113	CBMH 114	307.35	307.22	307.65	307.52	0.03		0.07	0.95	0.07	0.12	10.96	103.8	0.04	300	44.9	0.30%	0.053	68%	0.75	1.00	11.96
A1+A2+A3+A4+A7+A8+A9+A10+A11+A12+A13+A14	CBMH 114	CBMH 117	307.07	307.02	307.67	307.62	0.03	0.15	0.06	0.95	0.06	0.88	12.93	94.8	0.23	600	20.5	0.20%	0.275	85%	0.97	0.35	13.28
A15	CBMH 115	CBMH 116	307.41	307.28	307.71	307.58	0.00		0.07	0.63	0.04	0.04	10.00	108.9	0.01	300	42.9	0.30%	0.053	25%	0.75	0.95	10.95
A15+A16	CBMH 116	CBMH 117	307.20	307.09	307.58	307.47	0.08		0.08	0.95	0.08	0.12	10.95	103.8	0.03	375	44.9	0.20%	0.078	44%	0.71	1.05	12.01
A1+A2+A3+A4+A7+A8+A9+A10+A11+A12+A13+A14+A15+A16+A17	CBMH 117	MH118	306.94	306.92	307.62	307.60	0.08	0.15	0.06	0.95	0.06	1.06	13.28	93.3	0.28	675	9.1	0.20%	0.376	73%	1.05	0.14	13.43
A1+A2+A3+A4+A7+A8+A9+A10+A11+A12+A13+A14+A15+A16+A17+A18	MH118	MH119	306.77	306.66	307.45	307.34			0.07	0.95	0.07	1.13	13.43	92.8	0.29	675	53.6	0.20%	0.376	77%	1.05	0.85	14.28
Roof + Controlled Flow	MH119	MH120	306.63	306.51	307.31	307.19							14.28		0.58	675	16.5	0.70%	0.703	82%	1.97	0.14	14.42
A20	HW 1	MH120	307.08	306.75	307.38	307.05			0.15	0.48	0.07	0.07	14.42	89.1	0.02	300	16.4	2.00%	0.137	13%	1.93	0.14	14.56

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NOTES:

TOPOGRAPHIC SURVEY COMPLETE BY AKSAN PILLER CORPORATION LTD. DATED JANUARY 31, 2021.

ELEVATIONS NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE DERIVED FROM STATIONS 03120080060 AND 03120080052, NAD-1983: ORIG CONTROL MONUMENT 03120080060 HAVING AN ELEVATION OF 307.474m.

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, USING A REAL TIME KINEMATIC SERVICE, ON MONUMENTS 1&2, SHOWN HEREON, HAVING A BEARING OF N72°25'50"E, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00'WEST LONGITUDE) NAD83 (CSRS) (2010).

Barrie

No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SPA SUBMISSION	04/30/2021
2	ISSUED FOR SECOND SPA SUBMISSION	09/17/2021
3	ISSUED FOR BUILDING PERMIT	12/14/2021
4	ISSUED FOR THIRD SPA SUBMISSION	02/15/2022
5	REVISED PER CITY COMMENTS	03/23/2022
6	ISSUED FOR BUILDING PERMIT-2ND SUBMISSION	05/04/2022

Engineer



Engineer



Project

341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

Drawing

STORM SEWER DESIGN SHEET

Drawn By

J.Y.

Design By

F.N./P.F.

Project

0922-5809

Check By

F.N.

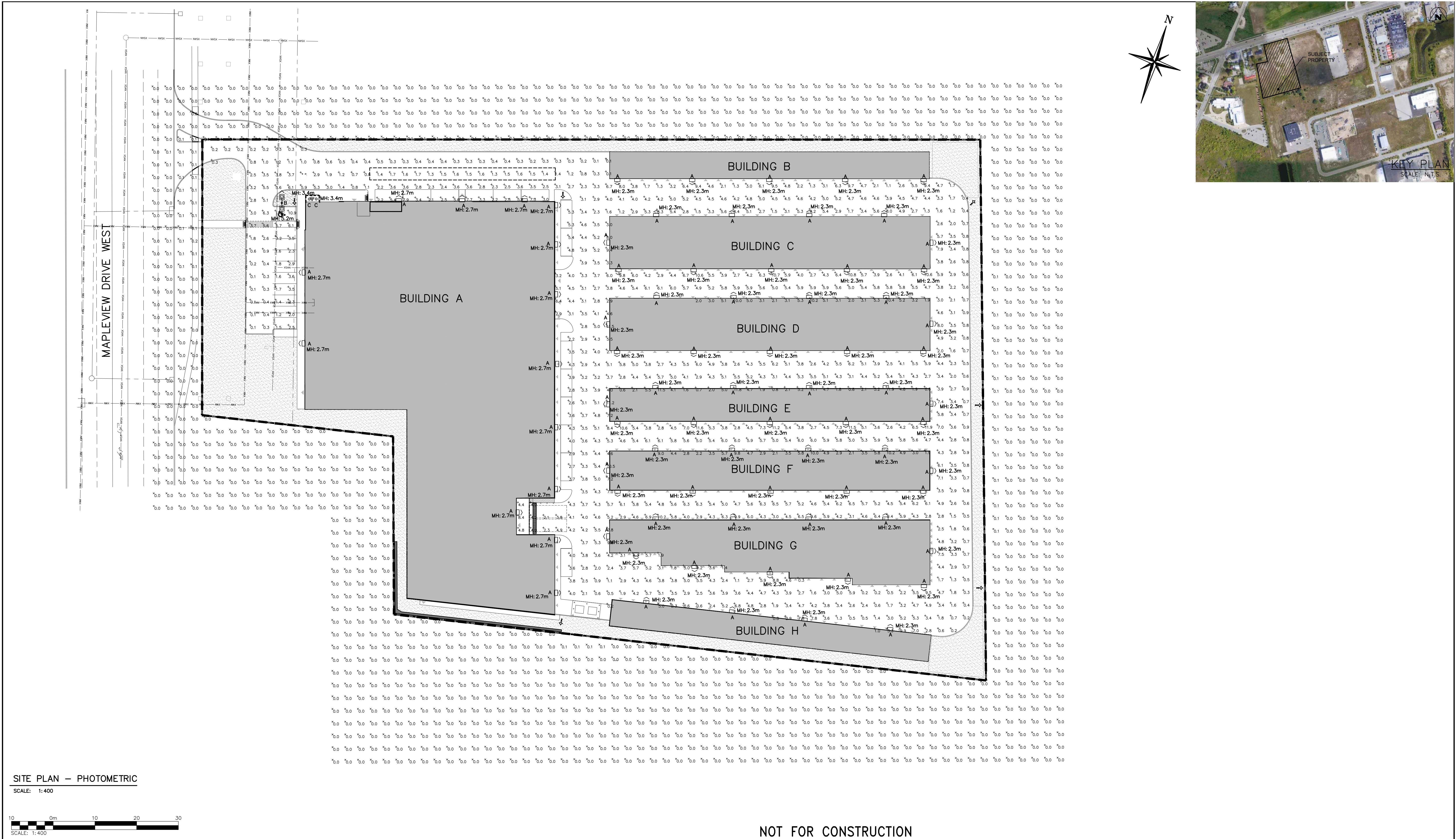
Check By

J.G.K./P.F.

Scale

Drawing

C105 B



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	No.	ISSUE	DATE: MM/DD/YYYY	Engineer	Engineer	Project
	1	ISSUED FOR FIRST SPA SUBMISSION	05/07/2021			341 MAPLEVIEW DRIVE WEST CITY OF BARRIE
	2	ISSUED FOR SECOND SPA SUBMISSION	09/17/2021			
	3	ISSUED FOR THIRD SPA SUBMISSION	02/14/2022			
	4	ISSUED FOR ALECTRA REVIEW	03/18/2022			
						Drawing
						SITE PLAN — PHOTOMETRIC
						Drawn By T.S.D. Design By T.S.D./R.T. Project 0922-5809
						Check By R.T. Check By P.W./N.J.M. Scale 1:400 Drawing E100

[illegible]

TYPE C

Portfolio

DESCRIPTION

In 8-in LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage dimmable light control system producing smooth distribution with excellent light output and superior brightness. Lumen packages range from 1000 to 7000 with color temperatures of 2800K, 2700K, 3000K, 3500K, 4000K, and 5000K. VividTune™, step-to-warm technology – similar to halogen or full power, the 3000K LED warms smoothly as dimmed to 1800K, creating a rich warm glow within the space. Tunable-white technology – adjust the color temperature from warm white to cool white while independently controlling intensity.

SPECIFICATION FEATURES

Lower Shielding Reflector

Patented die-cast or spun aluminum lower reflector with a lensed upper optical polymer housing reflects light with minimal source brightness. Spent reflectors are offered in all Portfolio Azzadi finishes. Available with non-conductive polymer trim. Reflector is finished with two-tone satinings holding the flange tight to the installed ceiling surface.

Plaster Frame / Ceiling

Available in standard 1-1/2" deep color, color accommodates ceiling materials up to 1/2". Universal mounting bracket accepts 1-1/2" EMT, C-channel and hat hangers and adjusts 5° vertically from above and below the ceiling.

Junction Box

Listed for 180 or 240 AWG four, four out 80°C conductors and feed wires (40°C for 180 AWG). 3/4" trade size air port positioned above the junction box for venting. Lower connectors for simple push-in wiring.

Thermal

Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED

Cut on board with a multitude of high efficiency and high-TM-21-1 LEDs, combined with a high reflectance lower reflector and convex, transitional lens produce even illumination with no parallax. Lumen output will not decrease

by more than 15% over the minimum life of 50,000 hours (L90 = 55,000 hours). Auto resetting, thermal protection, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Quick disconnection allows for no-tool replacement of LED engine from below cutting. Available in 80 or 90°C RH.

W27N™, dim-to-warm ability. Certified from 3000K to 1850K, as fixture dims from 100% to 10%.

W27M™, tunable white CCT range 2700K to 6000K or 2000K to 5000K, 90°C RH.

Driver

Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1% (offered up to 4000 lumen). Optional, 120V leading edge, 1% - 0.1%V, Fifth Harmonic Dimmable (FHD) driver. Driver can be serviced from above or through the ceiling cutout.

Connected Lighting Systems

Factory installed Wavelengths Elite sensor kit and Field installed Wavelengths accessory kit mount sensor kit.

The WTA Wavelengths elite mount sensor kit offers daylight dimming and automatic sensor control, optional RLS™. Real Time Location Sensing is available. Refer to Wavelengths system specifications and application guides for details. The WTA Wavelengths kit includes dimmable and non-dimmable trim on the luminaires electrical junction box.

ELECTRICAL

Catalog #

Project

Comments

Prepared by

Type

Date

via 1/2" knock-out, and stemount sensor with direct-mount bracket clips or for octagon ceiling box with included mounting bracket. (Field mount kit ordered and installed separately).

Enlightened wireless the mount sensor and relay accessory enables wireless control using a site mount sensor accessory.

Disturbed low voltage power system combines power, lighting, and controls with ease of installation.

Code Compliance

Thermally protected and cULus listed for wet locations with corrosion coating, IP68 rated when used with IP68 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMBRF emissions per FCC 47CFR Part 18 and FCC consumer limits. Non-IC rated - installation must be kept 3" from top and sides of housing. IC rated up to 1500 lumens, 5000 lumens and above are marked spacing and must follow spacing requirements. RAL80 Compliance. Photometric testing completed in accordance with IES LM 79. Lumen maintenance projections in accordance with IES LM 80-08 and TM-21-11.

Warranty

5-year warranty

**LDB6 EUGB
6LWB 6LBM
6LBN**

1000 - 7000 lumens LED

Die-cast or Spun Aluminum
Narrow, Medium, or Wide Beam
Reflector
New Construction Kit

VividTune
LED RECESSED

D2W™
DIMMABLE

TM-21-11
TM-21-11

TM-21-11
TM-21-11

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TM-21-11

COOPER
Lighting Solutions

THSD0410EN page 1
August 1, 2023 05:35 PM

LUMINAIRE SCHEDULE								
SYMBOL	LABEL	MANUFACTURER	CATALOG NUMBER	LIGHT LOSS FACTOR	MOUNTING HEIGHT	WATTAGE	DESCRIPTION	
	A	LITHONIA	DSW-W2-LED-20C-700-40K-T4M-MVOLT-PER	0.90	REFER TO DRAWING E100 FOR MOUNTING HEIGHT	47W	D-SERIES SIZE 2 LED WALL LUMINAIRE, TYPE IV MEDIUM, 4000K C/W PHOTOCELL, DIMMABLE	
	B	CREE	OSQA-3MEB40K-UL-R	0.90	MOUNTED ON 14" POLE MOUNTED & 3" BASE	2 x 86W	OSQ SERIES AREA LUMINAIRE, TYPE III MEDIUM, B INPUT POWER DESIGNATOR, 4000K C/W PHOTOCELL	
	C	GARDCO	LD6B2D0010-EU6B10208040-6BLMU1-LGSKT6IP66	0.90	REFER TO DRAWING E100 FOR MOUNTING HEIGHT	21W	RECESSED CANOPY FIXTURE, 4000K, C/W IP66 GASKET KIT FOR EXTERIOR INSTALLATION	

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE PHOTOCELLS AS REQUIRED. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH LIGHT MANUFACTURER.
2. ALL FIXTURES TO BE DARK SKY COMPLIANT.

STATISTICS SCHEDULE					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
STORAGE AREA	+	3.9 fc	11.9 fc	0.1 fc	39.0:1

SCALE: N.T.S.

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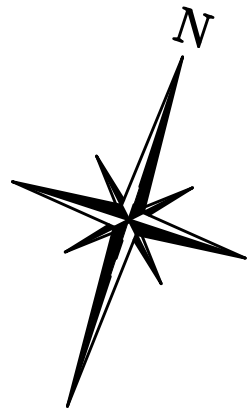
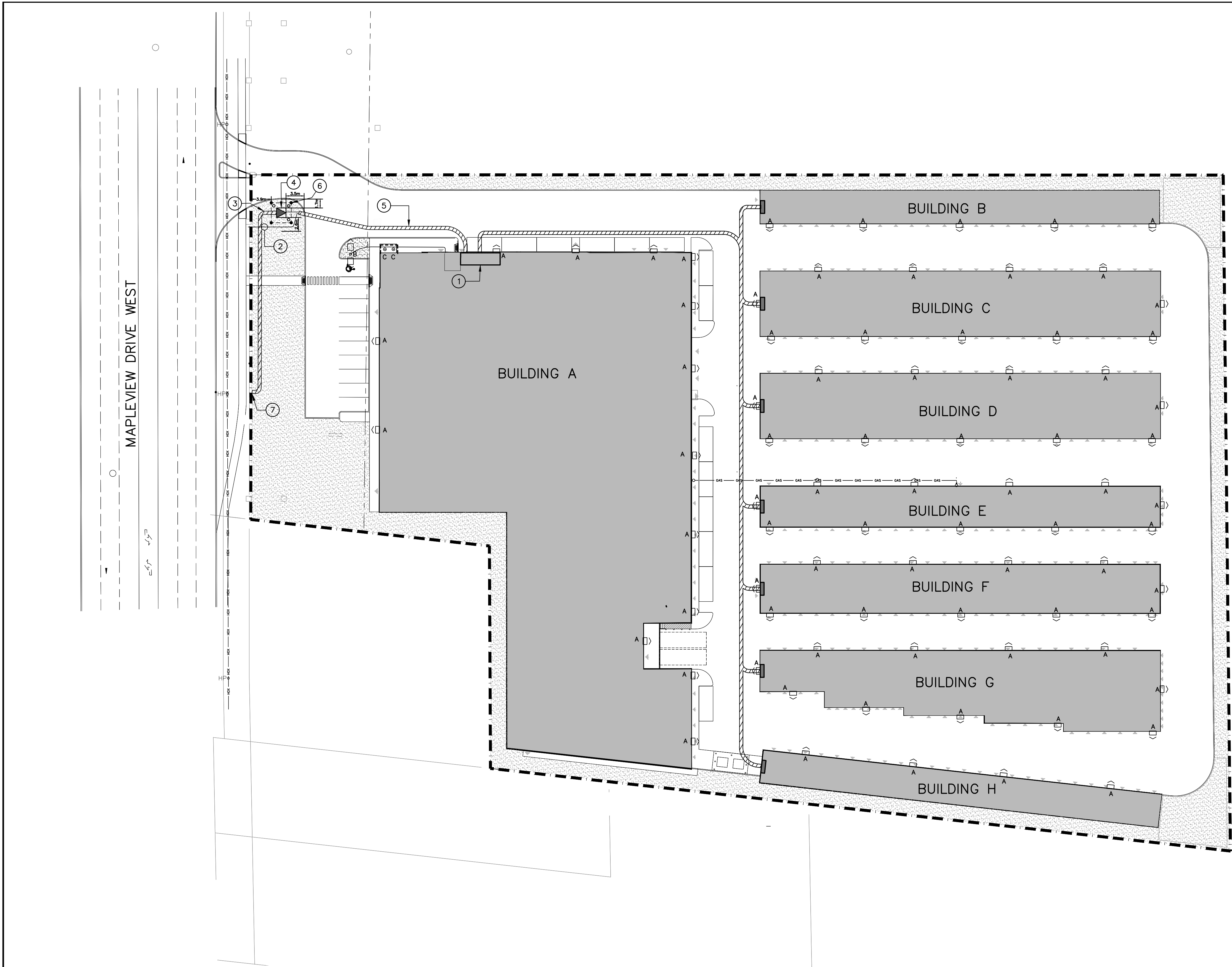
No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SPA SUBMISSION	05/07/2021
2	ISSUED FOR SECOND SPA SUBMISSION	09/17/2021
3	ISSUED FOR THIRD SPA SUBMISSION	02/14/2022
4	ISSUED FOR ALECTRA REVIEW	03/18/2022

Engineer

SITE LIGHTING DETAILS

57 JOHN STREET WEST
P.O. Box 1011
BRADFORD, ON L3Z 2B4
905-952-3111 T
WWW.CFCROZIER.CA

Drawn By	T.S.D.	Design By	T.S.D./R.T.	Project	0922-5809
Check By	R.T.	Check By	P.W./N.J.M.	Scale	N.T.S.
				Drawing	E10

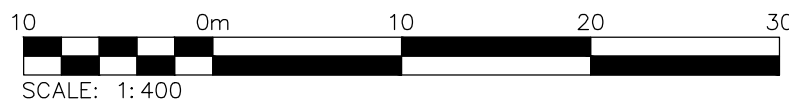


- GENERAL NOTES:
- ELECTRICAL CONTRACTOR TO COORDINATE COMPLETE INSTALLATION WITH CIVIL CONTRACTOR IN FIELD PRIOR TO ROUGH-IN.
 - ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL INSTALLATION INSPECTIONS AND PROVIDE ESA CERTIFICATE TO PROJECT OWNER UPON COMPLETION OF WORK.
 - ELECTRICAL CONTRACTOR SHALL COORDINATE PRIOR TO THE DUCTBANK INSTALLATION WITH OTHER DISCIPLINES REQUIRING EMBEDDED SERVICES, SUCH AS SANITARY, DOMESTIC WATER, GAS, STORM, BELL AND ROGERS.
 - ELECTRICAL CONDUCTOR TO COORDINATE COMPLETE INSTALLATION WITH CIVIL CONTRACTOR IN FIELD.
 - CONDUIT ROUTING SUBJECT TO CHANGE. BUILDING PENETRATIONS TO BE COORDINATED WITH PROJECT ARCHITECT OWNER.
 - ALL ELECTRICAL DUCTS MUST BE COMPLETE WITH PULL ROPE. MANHOLE/PULL BOX REQUIRED ALONG CABLE PATH FOR MAINTENANCE AND PULLING CABLES.
 - DETAILED BUILDING ELECTRICAL INTERIOR DESIGN BY OTHERS. SEE DRAWINGS IN CONJUNCTION FOR SINGLE LINE DIAGRAM.

- DRAWING NOTES:
- ELECTRICAL ROOM FOR PROPOSED BUILDING. COORDINATE EXACT LOCATION WITH OWNER. COORDINATE EXACT REQUIREMENTS WITH ALECTRA UTILITIES.
 - PROVIDE TWO (2) 103mm (4") PVC CONDUIT FOR TELECOMMUNICATION SERVICE(S). ELECTRICAL CONTRACTOR TO VERIFY EXACT REQUIREMENTS WITH LOCAL UTILITIES PRIOR TO ROUGH-INS. ALL TELECOMMUNICATIONS PANELS AND EQUIPMENT TO BE LOCATED IN THE TELECOMMUNICATIONS ROOM AS SHOWN. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PROJECT OWNER AND ARCHITECT PRIOR TO ROUGH-IN.
 - PROVIDE PRIMARY CONCRETE ENCASED DUCT BANK FOR ALECTRA UTILITIES OWNED PRIMARY FEEDERS. PROVIDE PRIMARY DUCT BANK AS PER ALECTRA UTILITIES (POWERSTREAM STD 17-201 DETAIL 3) REQUIREMENTS AND LATEST STANDARDS. COORDINATE EXACT LOCATION AND REQUIREMENTS APPROVAL PRIOR TO PURCHASE AND INSTALLATION. PRIMARY FEEDERS BY ALECTRA UTILITIES. HOLD FOR CONFIRMATION WITH ALECTRA UTILITIES.
 - ALECTRA UTILITIES PROPOSED 500kVA TRANSFORMER TO BE SUPPLIED AND INSTALLED BY ALECTRA UTILITIES OR THEIR AUTHORIZED CONTRACTOR. ELECTRICAL CONTRACTOR TO SUPPLY TRANSFORMER CONCRETE VAULT AS PER ALECTRA UTILITIES STD. 17-308 ON DWG. E401. PROVIDE ADEQUATE CLEARANCES FOR TRANSFORMER INSTALLATION AS PER STD. 17-140A. PROVIDE BOLLARDS AS PER ALECTRA UTILITIES REQUIREMENTS AND STD. 17-107A.
 - ELECTRICAL CONTRACTOR TO PROVIDE CONCRETE ENCASED SECONDARY DUCT BANK FOR MAIN ELECTRICAL SERVICE. SEE DRAWING E111 FOR CONCRETE ENCASED DUCT BANK DETAIL. PROVIDE GROUNDING AND COMPLETE INSTALLATION AS PER ESA REQUIREMENTS.
 - ELECTRICAL CONTRACTOR TO PROVIDE COMPLETE GROUNDING SYSTEM FOR TRANSFORMER AS PER ALECTRA UTILITIES REQUIREMENTS AND STD. 17-108A. ELECTRICAL CONTRACTOR TO PROVIDE INSTALLATION WITH ALL ESA REQUIREMENTS, ALECTRA UTILITIES CONDITIONS OF SERVICE AND ALL OTHER APPLICABLE CODES.
 - ALECTRA UTILITIES TO INSTALL PRIMARY DUCTS WITHIN BOULEVARD. PRIMARY DUCT DEMARCATION POINT IS AT PROPERTY LINE. ELECTRICAL CONTRACTOR TO INSTALL AND TERMINATE PRIMARY DUCT BANK WITHIN CUSTOMER PROPERTY AS PER ALECTRA REQUIREMENTS. COORDINATE COMPLETE INSTALLATION WITH ALECTRA UTILITIES IN THE FIELD.

SITE PLAN – ELECTRICAL

SCALE: 1:400



NOT FOR CONSTRUCTION

DISCLAIMER

THE DESIGN OF THE ELECTRICAL SYSTEM PROVIDED ON THESE DRAWINGS IS BASED ON THE DESIGN PARAMETERS IDENTIFIED. SHALL ANY OF THE PARAMETERS BE MODIFIED OR CHANGED SIGNIFICANTLY BY ANY PARTY, YIELDING UPGRADES TO THE EXTERNAL ELECTRICAL DISTRIBUTION SYSTEM, SUCH AS THE SIZE OF THE TRANSFORMER, CONDUITS AND CABLES' CF CROZIER & ASSOCIATES ASSUMES NO RESPONSIBILITY.

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3	ISSUED FOR THIRD SPA SUBMISSION	02/14/2022
4	ISSUED FOR ALECTRA REVIEW	03/18/2022



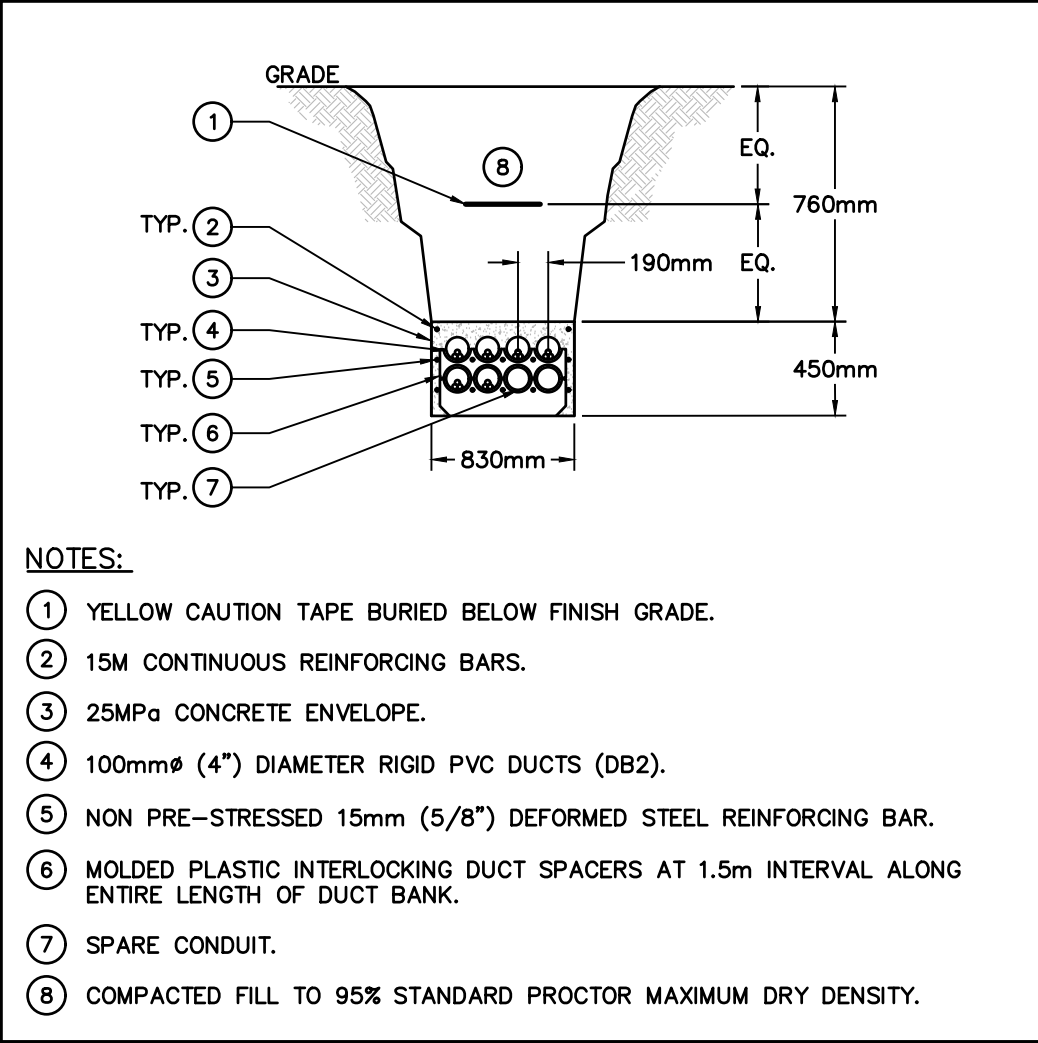
341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

SITE PLAN – ELECTRICAL



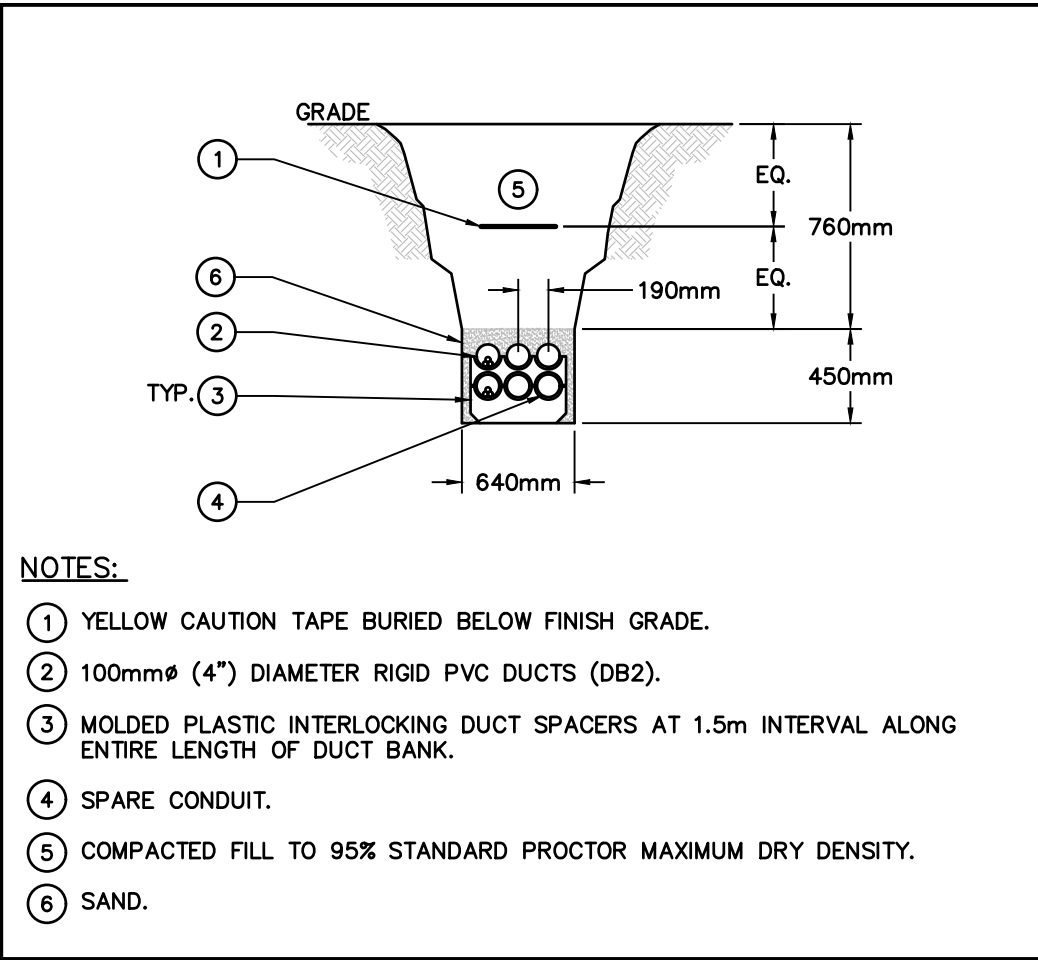
57 JOHN STREET WEST
P.O. Box 1011
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Drawn By	T.S.D.	Design By	T.S.D./R.T.	Project	0922-5809
Check By	R.T.	Check By	P.W./N.J.M.	Scale	1:400
				Drawing	E110



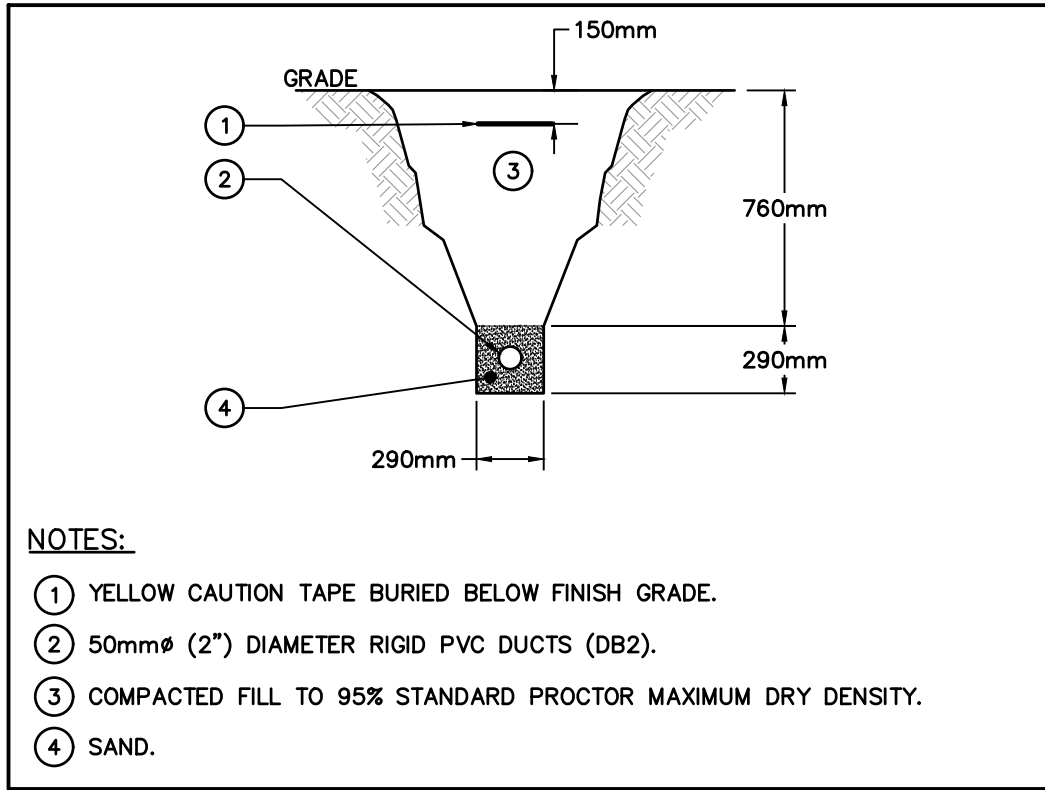
CONCRETE ENCASED SECONDARY DUCT BANK DETAIL

SCALE: N.T.S.



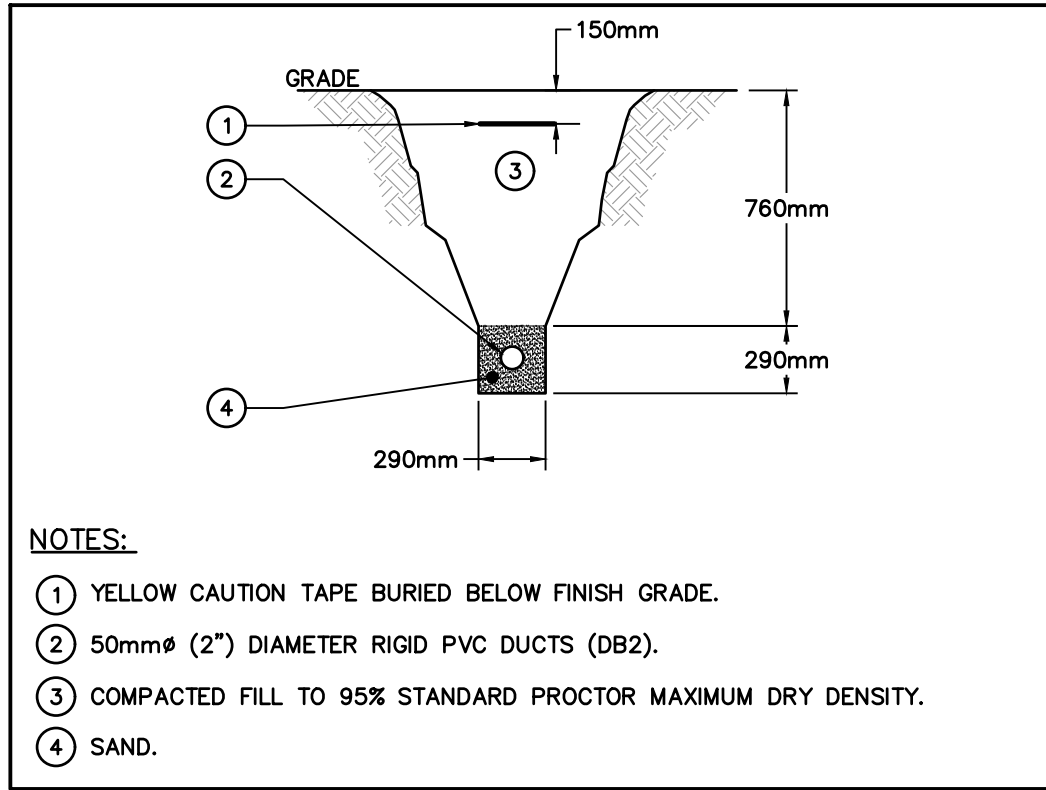
SECONDARY DUCT BANK SAND ENCASED DETAIL

SCALE: N.T.S.



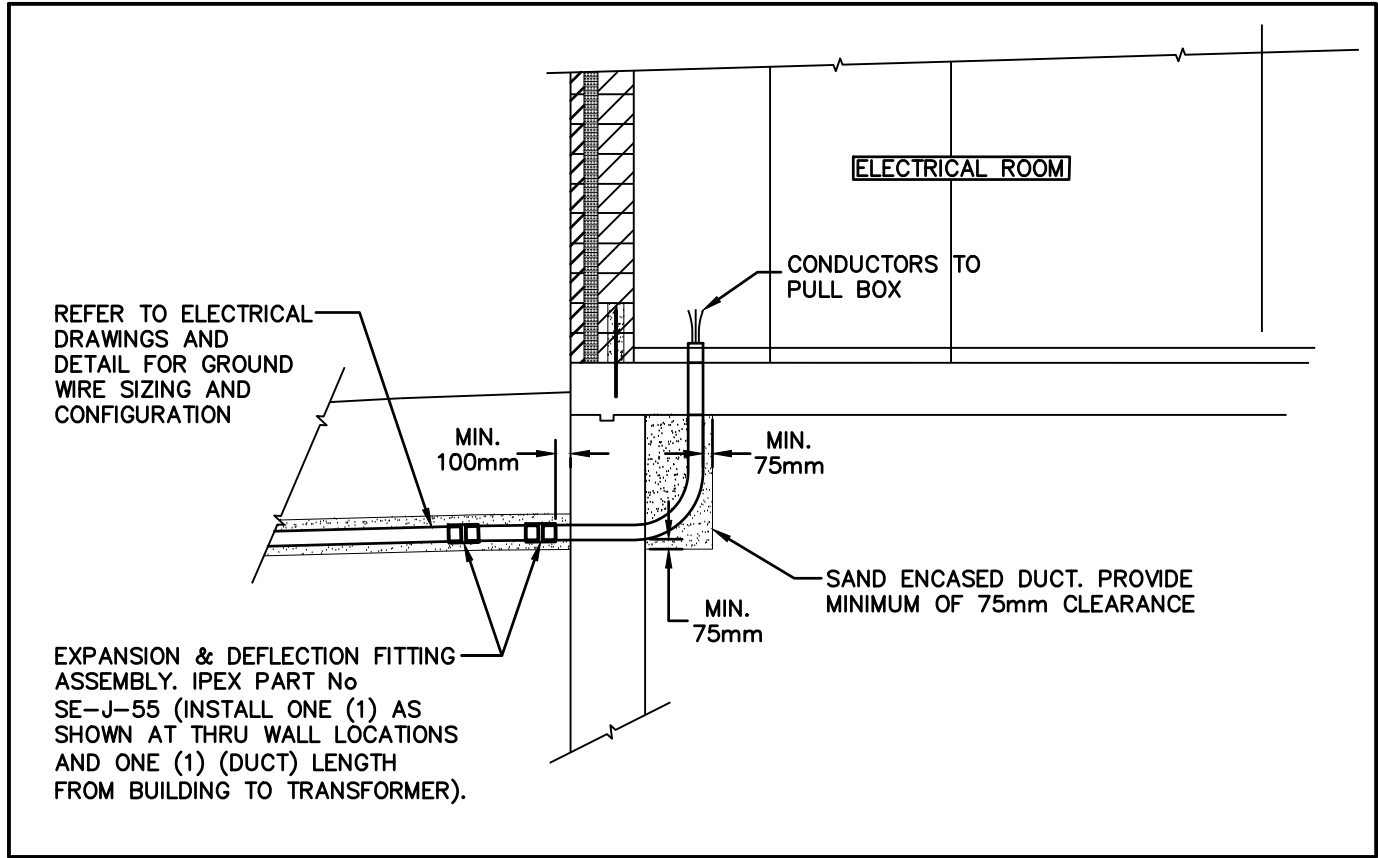
TYPICAL DUCT BANK DETAIL FOR LIGHTING CABLES

SCALE: N.T.S.



TYPICAL SERVICE DUCT INSTALLATION DETAIL

SCALE: N.T.S.



ELECTRICAL DUCTS & BUILDING DETAIL

SCALE: N.T.S.

GENERAL NOTES FOR DUCT BANK:

1. THE CIVIL CONTRACTOR SHALL SUPPLY AND MAINTAIN APPROVED DUCTS TO PERMIT THE INSTALLATION OF THE CABLES BY THE ELECTRICAL CONTRACTOR.
2. ALL DUCTS SHALL BE TERMINATED WITH BELL FITTINGS AT EACH END UNLESS OTHERWISE SPECIFIED.
3. THE DUCT LENGTHS SHALL BE JOINED TOGETHER WITH AN APPROVED COUPLING TO PROVIDE A SOUND AND WATERTIGHT JOINT. THE JOINTS IN ADJACENT DUCTS SHALL BE STAGGERED BY AT LEAST 200mm.
4. THE DUCTS SHALL HAVE AN EVEN SLOPE IN ONE DIRECTION OF NOT LESS THAN 75mm IN 30 METRES TO PROVIDE DRAINAGE. THE SLOPE SHOULD BE TOWARD THE STREET WHERE POSSIBLE.
5. WHEN COMPLETE, THE DUCTS SHALL BE CLEAN, WATERPROOF AND FREE FROM OBSTRUCTIONS AND THE ENDS PLUGGED WITH STANDARD PLASTIC DUCT PLUGS TO PREVENT THE INGRESS OF MOISTURE AND DIRT.
6. FOR CONSTRUCTION OF DUCT BANKS REFER TO UNDERGROUND SYSTEM STANDARD CSA 22.3.

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Engineer

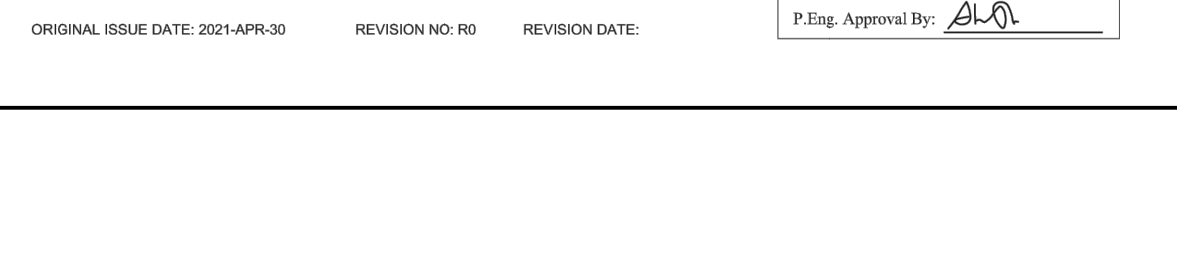
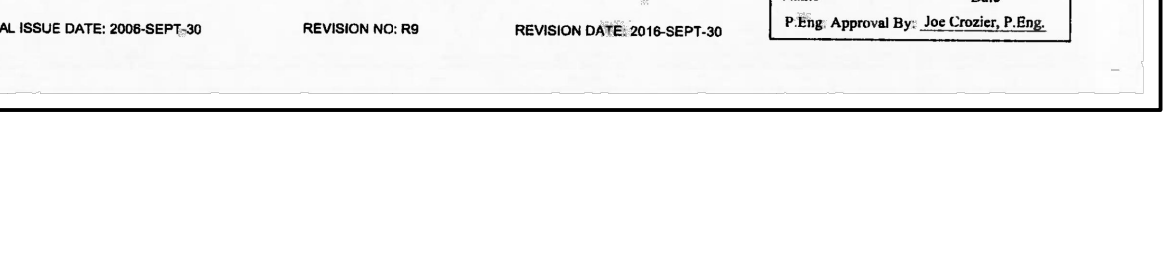
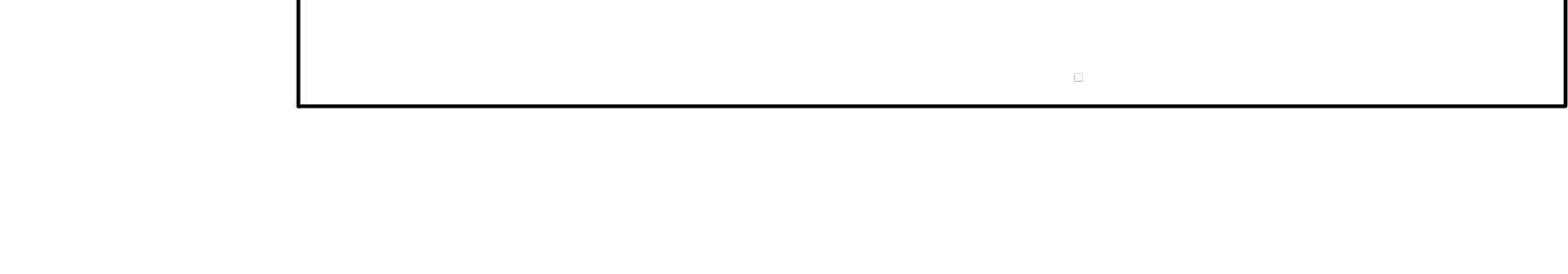
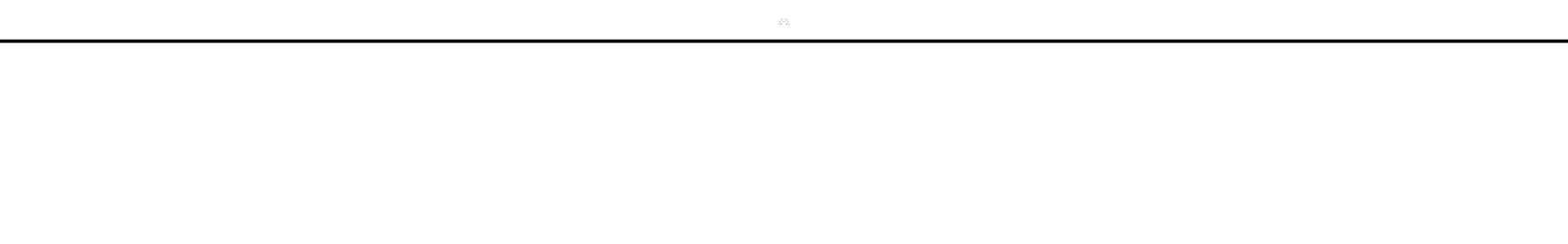
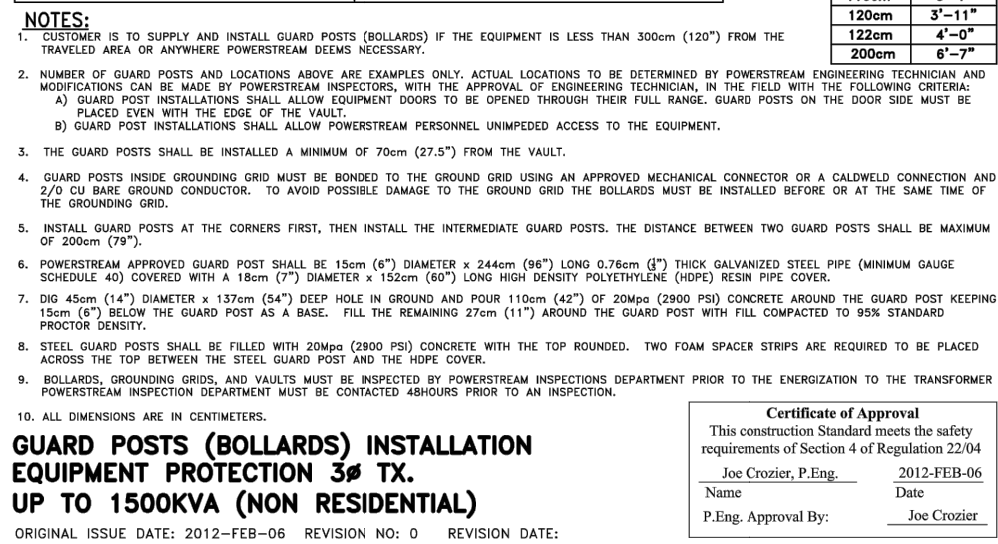
Project
341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

Drawing
SITE ELECTRICAL DETAILS



57 JOHN STREET WEST
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Drawn By T.S.D.	Design By T.S.D./R.T.	Project 0922-5809
Check By R.T.	Check By P.W./N.J.M.	Scale N.T.S.
		Drawing E111



Engineer 	Engineer	Project 341 MAPLEVIEW DRIVE WEST CITY OF BARRIE	
		Drawing SITE ELECTRICAL DETAILS	Drawn By T.S.D. Design By T.S.D./R.T. Check By R.T. P.W./N.J.M.

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Y	Engineer	Engineer
		

Project	341 MAPLEVIEW DRIVE WEST CITY OF BARRIE
Drawing	SITE ELECTRICAL DETAILS

 CROZIER CONSULTING ENGINEERS		57 JOHN STREET WEST P.O. BOX 1011 BRADFORD, ON L3Z 2B4 905-952-3111 T WWW.CFCROZIER.CA			
Drawn By	T.S.D.	Design By	T.S.D./R.T.	Project	0922-5809
Check By	R.T.	Check By	P.W./N.J.M.	Scale	
				N.T.S.	Drawing E112

INDUSTRIAL / COMMERCIAL / RESIDENTIAL (AS APPROVED)

Table No.	120/240V, 1-Phase, 3-Wire	SERVICE SIZE	METER BASE (U-G)-LOCATED OUTSIDE	REFERENCE ALECTRA METERING STANDARDS
10	4-wire	600 A Main 200 A Position	Hydral	Instrument Transformer, L.R. 100V
		3	MSC-CTW	2E4
		4	MSC-CTW	3E4
		5	MSC-CTW	4E4
		6	MSC-CTW	5E4

* Other meter bases may be approved by Alectra if they provide functionality not provided by the listed meter base.

* This meter base is only approved for use where the CSA/ULC requires an upstream protective device for the individual service/position cable.

RESIDENTIAL

Table No.	120/240V, 1-Phase, 3-Wire	STACKABLE MODULE (U-G)-LOCATED OUTSIDE	MANUFACTURER	MODEL NUMBER	REFERENCE ALECTRA METERING STANDARDS
11	4-wire	400 A MAIN CIRCUIT BREAKER	EATON	IMC-B400R	Std. 20-0160
		6-METER STACK 120 A 1-POLE SOCKET	EATON	CIM603R*	

* Other stackable modules may be approved by Alectra if they provide functionality not provided by the listed stackable modules.

* As per manufacturer, the EPR jaw at 9 o'clock position is included (20-0160). To be removed by the Customer as Alectra does not require this feature).

PEDESTALS AND FOUNDATIONS

Table No.	MANUFACTURER	MODEL NUMBER	DIMENSION (L x D x H in mm (inches))	FOUNDATION	REMARKS	REFERENCE ALECTRA METERING STANDARDS
12	Polystyrene Ins.	HSLM27-Typical	457.2 mm x 508 mm x 689.98 mm (18" x 20" x 27.125")	UP202 (Unilcon)	Can be used with BS24CV or equivalent TTT	Std. 20-0120
	Polystyrene Ins.	SLM42-Typical	457.2 mm x 508 mm x 1899.98 mm (18" x 20" x 75.125")	UP202 (Unilcon)	Can be used with BS24CV or equivalent TTT	
	Polystyrene Ins.	SL36-Typical	457.2 mm x 203.2 mm x 1879.6 mm (18" x 8" x 75")	UP1420 (Unilcon)	Can be used with BS24CV or equivalent TTT	
	The Eastern Company	SL35W-PFD	184.15 mm x 89.9 mm x 1524 mm (7.25" x 3.5" x 60")	With Sub-base (not included)	Factory Wound, 7 Terminal Base, 200V Classing Socket	
	The Eastern Company	158-T-PFD	368.8 mm x 190.2 mm x 1768.4 mm (14.52" x 7.5" x 69")	UP1420 (Unilcon)	Factory Wound, 7 Terminal Non-Circuit Closing Socket	

Note: The list of pedestals and foundations are Alectra's recommendation only. The Customer may use other pedestals if approved by Alectra.

TTT - Consult manufacturer for other meter bases that would fit pedestal.

APPROVED LIST OF METER BASES AND PEDESTALS

ORIGINAL ISSUE DATE: 2020-DEC-14

REVISION NO: R1

REVISION DATE: 2021-JUN-30

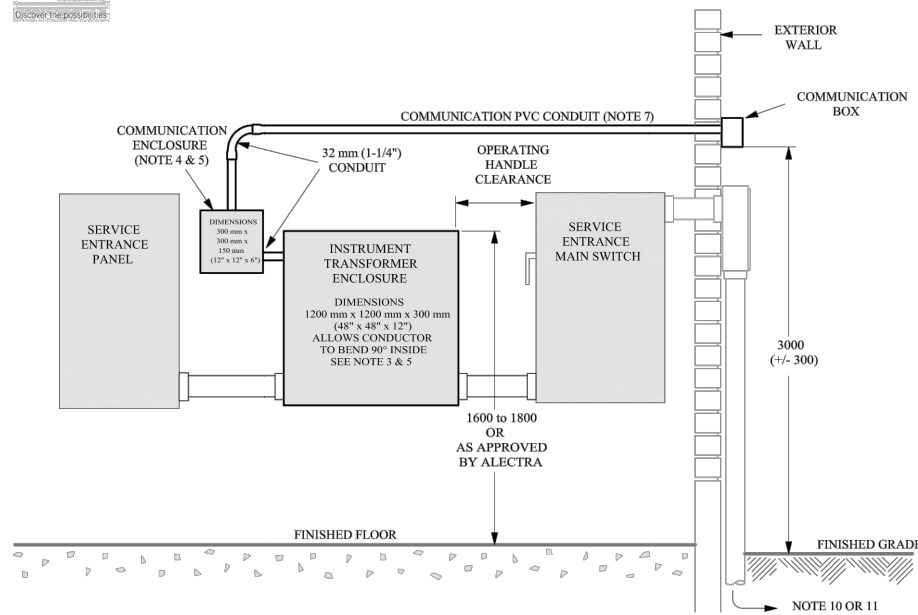
Construction Standard Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 23-04.

Shreeve Ali, P.Eng., P.M.P. 2021-JUN-30

Name _____ Date _____

P.Eng. Approval By: *Shreeve Ali*



NOTES:

1. INSTRUMENT TRANSFORMER ENCLOSURE AND COMMUNICATION'S ENCLOSURE SHALL BE SUPPLIED AND INSTALLED BY THE CUSTOMER. FOR THE COMPLETE LIST OF APPROVED ALECTRA ENCLOSURES, REFER TO STD. 20-0001.
2. THE MAIN DISCONNECT SWITCH AND ANY SWITCHES AHEAD OF METERS SHALL BE LOCKABLE.
3. INSTRUMENT TRANSFORMER CABINET DIMENSIONS ARE 1200 mm x 1200 mm x 300 mm (48" x 48" x 12"), OR AS APPROVED BY ALECTRA. THE ENCLOSURE SHOULD ALLOW A 90° CONDUCTOR BEND INSIDE THE CABINET.
4. THE COMMUNICATION ENCLOSURE SHALL BE A 300 mm x 300 mm x 150 mm (12" x 12" x 6") WITH BACKPLATE AND SHALL BE LOCATED ADJACENT TO THE INSTRUMENT ENCLOSURE. THE 32 mm (1.25") CONDUIT COMMUNICATION CONDUIT, CONNECTING THE TWO ENCLOSURES, SHALL TERMINATE IN THE BACK OF A 100 mm x 100 mm x 100 mm (4" x 4" x 4") NEMA 3 PVC BOX ON OUTSIDE WALL. IF CONDUIT WILL BE LONGER THAN 30 m, CONTACT ALECTRA FOR FURTHER REQUIREMENTS.
5. THE LOCATION OF THE TWO ENCLOSURES SHALL BE APPROVED BY ALECTRA.
6. EXTEND A FULL-SIZE SERVICE CABLE FROM THE SERVICE ENTRANCE TO THE SERVICE PANEL.
7. CUSTOMER SHALL INSTALL A PULLING STRING FROM THE METER BASE TO THE BOX ON THE OUTSIDE WALL. CUSTOMER TO PULL THE COMMUNICATION CABLE PROVIDED BY ALECTRA.
8. DISCONNECT SWITCH OPERATING HANDLE CLEARANCE SHALL BE SUFFICIENT TO ALLOW UNRESTRICTED OPERATION. CLEARANCE TO BE CONFIRMED BY ALECTRA.
9. THE CUSTOMER SHALL PROVIDE THE UNRESTRICTED ACCESS TO THE METERING, WHICH MAY INCLUDE AN ALECTRA APPROVED LOCKING DEVICE OR LOCK BOX.
10. FOR UNDERGROUND SERVICE ROUTE AND SUPPLIED FROM ALECTRA-OWNED POLE AND POLE-MOUNTED TRANSFORMER, THE DEMARCATION POINT SHALL BE AT THE LINE SIDE OF MAIN DISCONNECT SWITCH AND SHALL BE INSTALLED AS PER STD. 25-306A AND STD. 25-115.
11. FOR UNDERGROUND SERVICE ROUTE AND SUPPLIED FROM ALECTRA-OWNED PAD-MOUNTED TRANSFORMER, THE DEMARCATION POINT SHALL BE AT THE SECONDARY SPADE TERMINAL OF THE TRANSFORMER AND SHALL BE INSTALLED AS PER STD. 15-108.

UNDERGROUND SERVICE 3-PHASE, 400A TO 600A INSTRUMENT TRANSFORMER ENCLOSURE

ORIGINAL ISSUE DATE: 2020-DEC-22

REVISION NO: R1

REVISION DATE: 2021-JUN-30

Construction Standard Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 23-04.

Shreeve Ali, P.Eng., P.M.P. 2021-JUN-30

Name _____ Date _____

P.Eng. Approval By: *Shreeve Ali*

NOT FOR CONSTRUCTION

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



No.	ISSUE	DATE: MM/DD/YYYY
1	ISSUED FOR FIRST SPA SUBMISSION	05/07/2021
2	ISSUED FOR SECOND SPA SUBMISSION	09/17/2021
3	ISSUED FOR THIRD SPA SUBMISSION	02/14/2022
4	ISSUED FOR ALECTRA REVIEW	03/18/2022



341 MAPLEVIEW DRIVE WEST
CITY OF BARRIE

SITE ELECTRICAL DETAILS



57 JOHN STREET WEST
P.O. BOX 1011
BRADFORD, ON L3Z 2B4
905.952.3111 T
WWW.CFCROZIER.CA

Drawn By	T.S.D.	Design By	T.S.D./R.T.	Project	0922-5809
Check By	R.T.	Check By	P.W./N.J.M.	Scale	N.T.S.
				Drawing	E113

COMPREHENSIVE EASEMENT PLAN

NOT TO SCALE

CAUTION

THIS IS NOT PLAN OF SURVEY
AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK

PARTS 22:

EASEMENT IN GROSS
AS IN SC590925
CITY OF BARRIE

PARTS 22,24,25,26:
SERVIENT LAND AS IN
INSTR. SC700135 IN FAVOUR
OF 6914578 CANADA LIMITED
DOMINANT LANDS
LOT 34 PLAN 51M-882

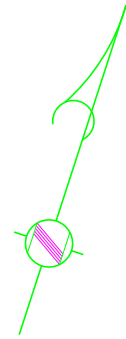
- PARTS 24 AND 25:

SUBJECT TO AN EASEMENT
AS IN INST. SC766392
(SERVEINT LAND)
DOMINANT LAND
TARBAN INVESTMENT INC.
SEE STATEMENT ATTACHED
TO SC766392 FOR NATURE
OF THE EASEMENT

M A P L E V I E W D R I V E (OWNERSHIP_CITY OF BARRIE)

PARTS 4,6,7, PLAN 51R-36367

SERVIENT LANDS, AS IN
SC703705
EASEMENT IN FAVOUR
OF PIN 78729-1710(LT)
TALUS (MAPLEVIEW LIMITED)



PART 4, PLAN 51R-25299
PIN 58729-1622(LT)

PARTS 25 AND 26:

EASEMENT IN GROSS
AS IN SC590966
CITY OF BARRIE

PARTS 26 AND 27,
PLAN 51R-35697:

SERVIENT LANDS
DOMINANT LANDS
PIN 58729-1236(LT)
BLOCK 41 PLAN 51M-882

PIN 58729-1710(LT)
OWNER TALUS (MAPLEVIEW LIMITED)
OWNERSHIP_341 MAPLEVIEW DRIVE

LEGEND:

P1 DENOTES PLAN 51R-36367

**BURGER FAMILY
HOLDING CANADA INC.
OWNERSHIP**

TALUS (MAPLEVIE LIMITED)
OWNERSHIPCITY OF BARRIE
OWNERSHIP

--- EXISTING EASEMENT

BLOCK 36
PLAN 51M-882

PIN 58729-1213(LT)

PART 29, PLAN 51R-35697
EASEMENT - STORM DRAINAGE
CITY OF BARRIE

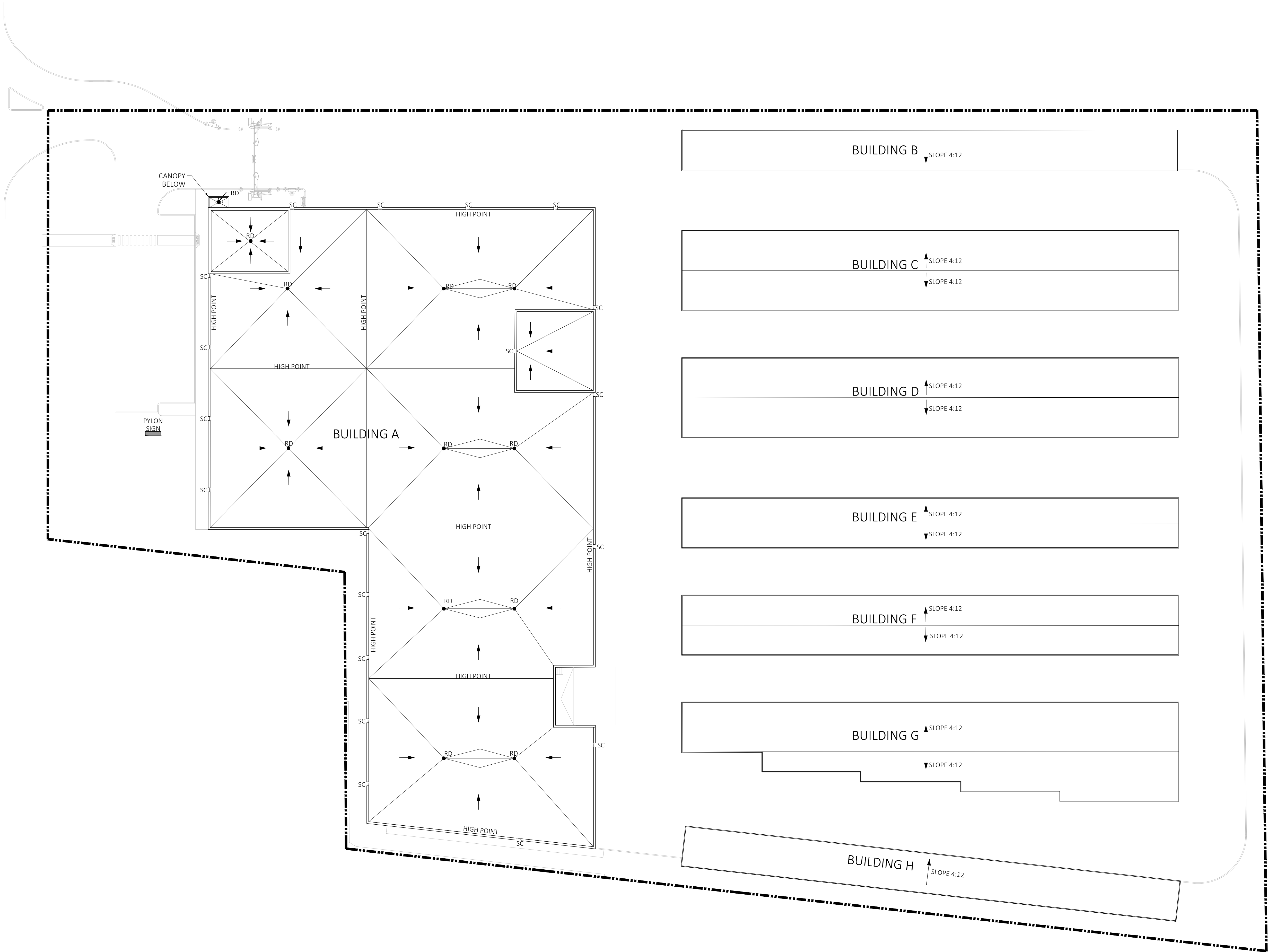


DATE: JULY 12, 2021

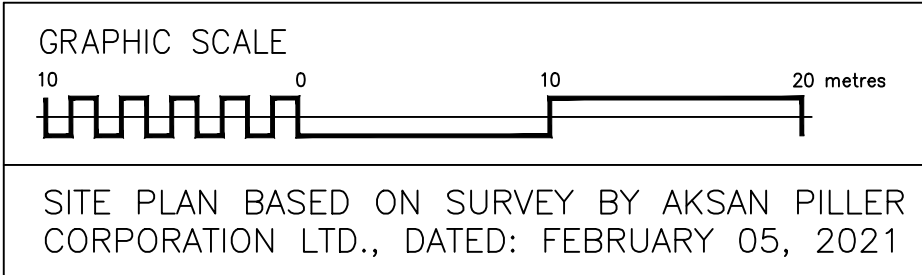
AKSAN PILLER CORPORATION LTD
ONTARIO LAND SURVEYORS
 943 MT PLEASANT ROAD, TORONTO, ONTARIO, M4P 2L7
 (T) 416-488-1174 (F) 416-488-7843 (E) ap@apsurveys.ca www.apsurveys.ca
 CALC: MU DRAWN: MU CHECKED: HP
 reference number: 21-24-13998-00

PART 2, PLAN 51R-35697

MAPLEVIEW DRIVE WEST



1 ROOF PLAN
A151 SCALE: 1:300



LEGEND	
SC	SCUPPER
RD	FLOOR DRAIN

ISSUED FOR SPC

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
 - DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
 - DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
 - CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

4	2020-09-23	ISSUED FOR SPC
3	2020-09-25	ISSUED FOR SPC
2	2020-06-19	FOR SPC COORDINATION
1	2020-06-08	FOR SPC COORDINATION
#	YYYY-MM-DD	REVISIONS

DESIGNER:

CIVIL:
CROZIER CONSULTING ENGINEERS
57 JOHN STREET WEST
P.O. BOX 1011, BRADFORD, ON, L3Z 2B4
TEL: 905 952 3111

ELECTRICAL:
CROZIER CONSULTING ENGINEERS
57 JOHN STREET WEST
P.O. BOX 1011, BRADFORD, ON, L3Z 2B4
TEL: 905 952 3111

MECHANICAL:

STRUCTURAL:

LANDSCAPE:
LANDMARK ENVIRONMENTAL GROUP
55 CEDAR POINTE DRIVE, UNIT #606
BARRIE, ON, L4N 5R7

PLANNER:
JONES CONSULTING GROUP LTD.
229 MAPLEVIEW DRIVE EAST, UNIT 1
BARRIE, ON, L4N 0W5

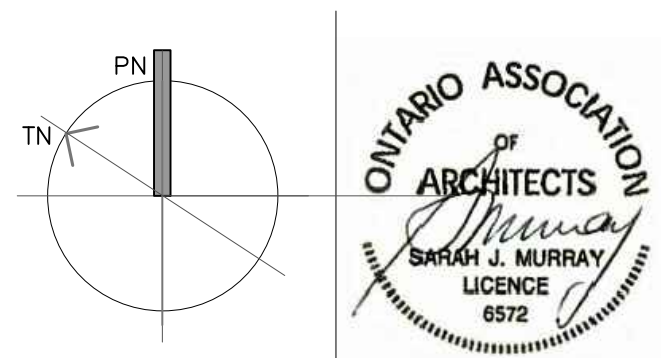
CLIENT LOGO:



CLIENT:
TALUS CAPITAL CORP.
356 EASTERN AVENUE
TORONTO, ON, M4M 1B8
TEL: 416 465 0005

PN: PROJECT NORTH

ARCHITECT'S SEAL:



TN: TRUE NORTH

ARCHITECT:



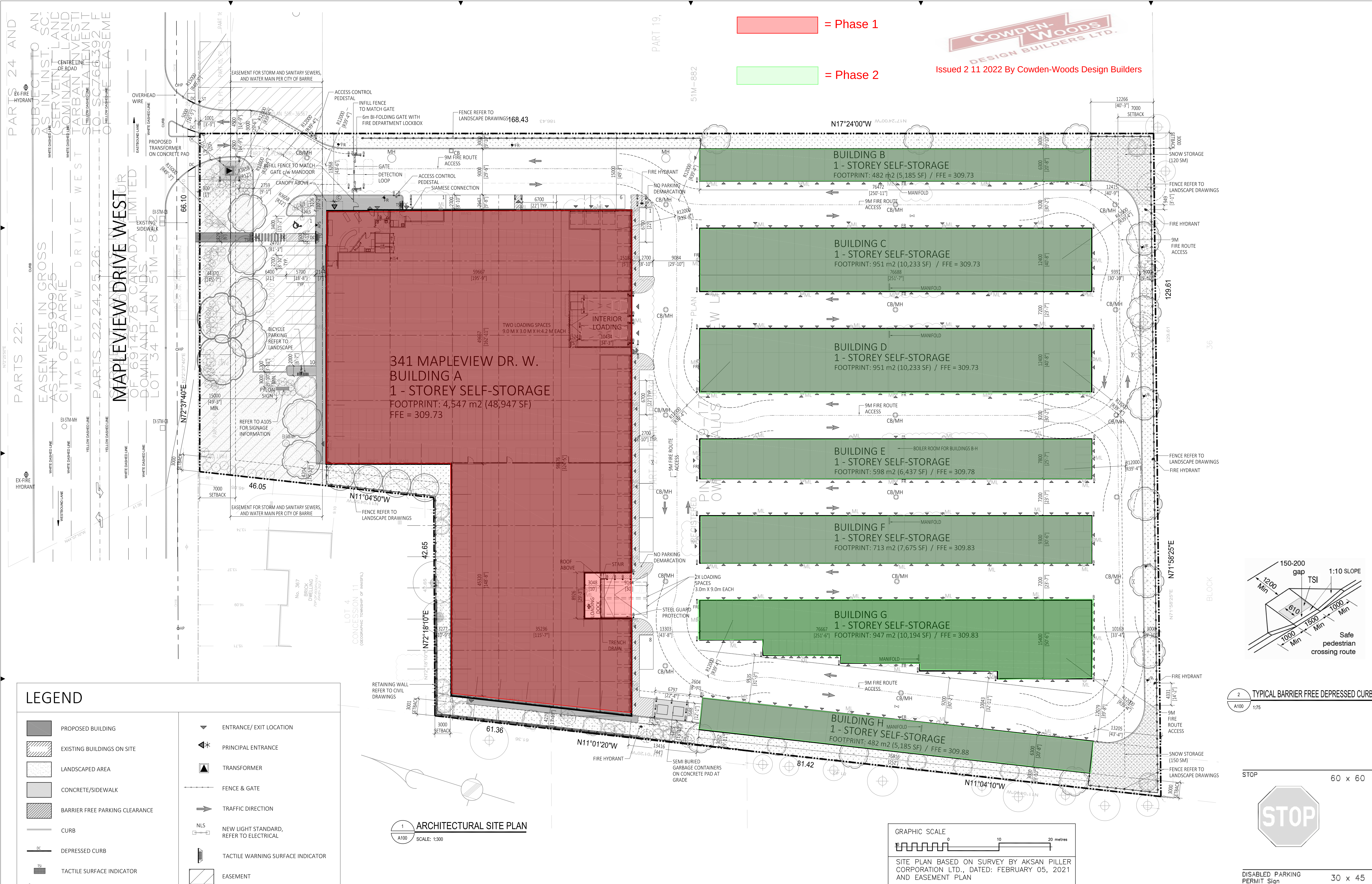
WPT PROJECT #: 2020.0553.01	MUNICIPAL #:
CLIENT PROJECT #:	CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SELF-STORAGE
341 MAPLEVIEW DRIVE W
BARRIE, ON

SHEET NAME:

SCALE: 1:300	SHEET #:
DRAWN BY: ZX/SH.B	A151



FOR COORDINATION

- GENERAL NOTES TYPICAL:**
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
 - DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
 - DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS "FOR CONSTRUCTION" AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
 - CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL AND FEDERAL REGULATORY REQUIREMENTS.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

13	2021-02-02	ISSUED FOR CLIENT REVIEW
12	2021-02-03	ISSUED FOR COORDINATION
11	2021-01-08	FOR COORDINATION
10	2021-01-09	FOR COORDINATION
9	2021-01-09	ISSUED FOR SPC
8	2021-01-09	FOR SPC COORDINATION
7	2021-01-08	FOR SPC COORDINATION
6	2021-01-08	REVISIONS

CIVIL & SITE ELECTRICAL:
CROZIER CONSULTING ENGINEERS
57 JOHN STREET WEST
P.O. BOX 1011, BRADFORD, ON, L3Z 2B4
TEL: 905 952 3111

STRUCTURAL / MECHANICAL / ELECTRICAL:
GERRITS ENGINEERING LTD.
222 MAPLEVUE DRIVE WEST #300
BARRIE, ON, L4N 9E7
TEL: 705 737 3303

LANDSCAPE:
LANDMARK ENVIRONMENTAL GROUP
55 CEDAR POINTE DRIVE, UNIT #606
BARRIE, ON, L4N 5R7

PLANNER:
JONES CONSULTING GROUP LTD.
229 MAPLEVUE DRIVE EAST, UNIT 1
BARRIE, ON, L4N 0W5

CLIENT LOGO:
TALUS CAPITAL CORP.

CLIENT:
TALUS CAPITAL CORP.
356 EASTERN AVENUE
TORONTO, ON, M4M 1B8
TEL: 416 465 0005

PROJECT NORTH
ARCHITECT'S SEAL

ARCHITECT:
WPT ARCHITECTURE INC
wpt@wptarchitecture.ca

WPT PROJECT #:
2020.0053.01
MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SELF-STORAGE
341 MAPLEVUE DRIVE W
BARRIE, ON

SHEET NAME:

SITE PLAN

SCALE:
1:300
DRAWN BY:
XGM/SH.B

SHEET #:
A100

SCALE:
1:300
DRAWN BY:
XGM/SH.B

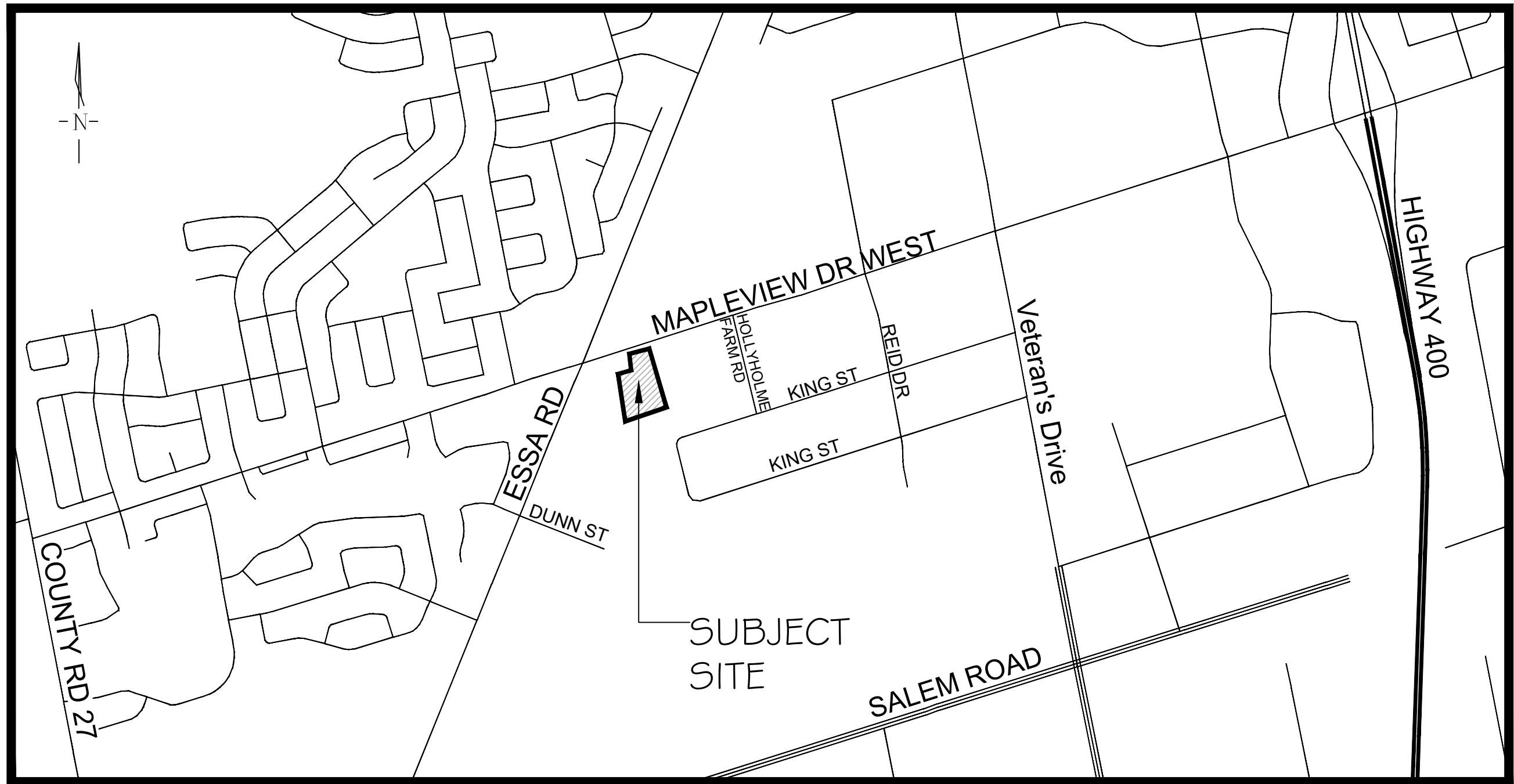
SCALE:
1:300
DRAWN BY:
XGM/SH.B

SCALE:
1:300
DRAWN BY:
XGM/SH.B

341 MAPLEVIEW DR WEST BARRIE
SELF STORAGE DEVELOPMENT
MUNICIPAL FILE: D11-011-2021

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 529-21



KEY PLAN

N.T.S.

DRAWING LIST:

EX-1	EXISTING CONDITIONS
TP-1	TREE PRESERVATION PLAN
L-1	LANDSCAPE PLAN
LF-1	FENCING PLAN
LD-1	LANDSCAPE DETAILS

CLIENT:

TALUS CAPITAL CORPORATION
356 EASTERN AVENUE,
TORONTO, ON M4M 1B8

MUNICIPALITY:

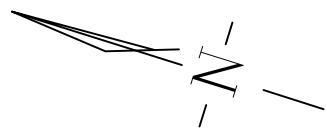


CITY OF BARRIE
70 COLLIER STREET, P.O. BOX 400,
BARRIE, ON
L4M 4T5

LANDSCAPE ARCHITECT:



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



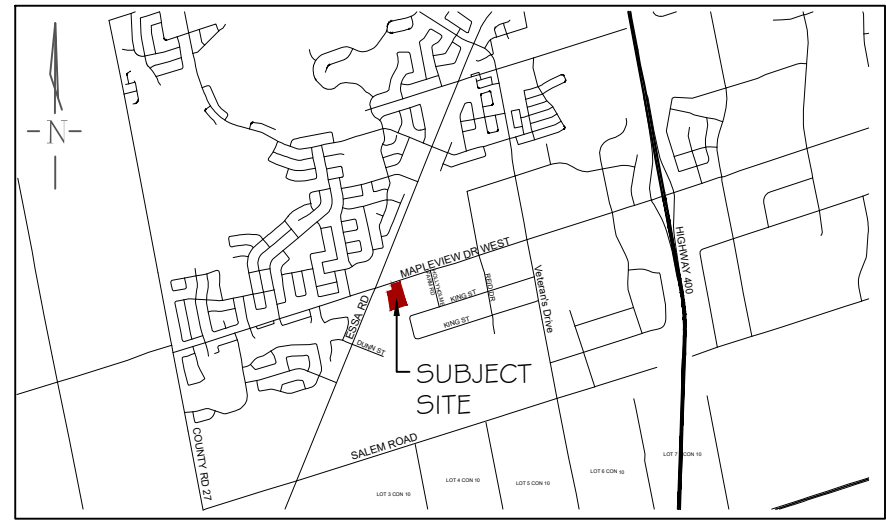
ON-SITE TREES

Key	Latin Name	Common Name	Tree DIA (cm dbh)	Notes	Assessment	Canopy Radius (m)
1	<i>Acer negundo</i>	Manitoba Maple	10.3	epicormic branching, dual leaders, dead branches	2 Marginal	1.3
2	<i>Acer negundo</i>	Manitoba Maple	12.80	epicormic branching, dual leaders, dead branches	2 Marginal	1.3
3	<i>Acer negundo</i>	Manitoba Maple	14.50	epicormic branching, dual leaders, dead branches	2 Marginal	1.5
4	<i>Picea glauca</i>	White Spruce	32	pruned, sap bleeding, branch dieback, minor broken branches, minor epicormic branching, possible boundary tree	3 Fair	3.2
5	<i>Picea glauca</i>	White Spruce	34.3	pruned, landscaping material at base, sap bleeding, branch dieback, bark necrosis, broken branches, possible boundary tree	2 Marginal	4.2
6	<i>Robinia pseudoacacia</i>	Black Locust	12.8 10.7 13	multiple trunks, included bark, lower branch dieback, suspected interior decay at leader attachment	2 Marginal	3.5
7	<i>Robinia pseudoacacia</i>	Black Locust	15.5 10.2	dual trunks included bark, lower branch dieback, minor broken branches, poor form	2 Marginal	3.2
8	<i>Robinia pseudoacacia</i>	Black Locust	10.5 9	dual leaders included bark, lower branch dieback, epicormic branching, bark wounded at base, suspected interior decay	1 Poor	1.9
9	<i>Robinia pseudoacacia</i>	Black Locust	15.2 12.2 7.6	multiple leaders, included bark, bark wounds, interior decay, branch dieback, poor form	1 Poor	2.6
10	<i>Robinia pseudoacacia</i>	Black Locust	15.5	poor branch structure, multiple leaders included bark, branch dieback, poor form	2 Marginal	2.4
11	<i>Robinia pseudoacacia</i>	Black Locust	13.4 7.8	dual trunk included bark, lower branch dieback, poor form	2 Marginal	1.9
12	<i>Robinia pseudoacacia</i>	Black Locust	10.2	lower branch dieback, one sided branching, branch dieback, poor form	2 Marginal	2.5
13	<i>Robinia pseudoacacia</i>	Black Locust	12.5	lower branch dieback, poor form, branch dieback, epicormic branching	2 Marginal	2.2
14	<i>Robinia pseudoacacia</i>	Black Locust	19.1 14.6 14.7 11.3	multiple trunks included bark, suspected interior basal decay one sided branching, poor branch attachments	2 Marginal	2.8

OFF-SITE TREES

Key	Latin Name	Common Name	Tree Protection Zone (m)
A	<i>Acer freemanii</i>	Freemanii Maple	3.7
B	<i>Picea abies</i>	Norway Spruce	1.9
C	<i>Picea abies</i>	Norway Spruce	1.9
D	<i>Acer saccharum</i>	Sugar Maple	2.1
E	<i>Acer saccharum</i>	Sugar Maple	3
F	<i>Acer saccharum</i>	Sugar Maple	2
G	<i>Acer saccharum</i>	Sugar Maple	3
H	<i>Acer saccharum</i>	Sugar Maple	2
J	<i>Acer saccharum</i>	Sugar Maple	3.2
K	<i>Acer saccharum</i>	Sugar Maple	2.2
L	<i>Robinia pseudoacacia</i>	Black Locust	2
M	<i>Robinia pseudoacacia</i>	Black Locust	2.4

KEY PLAN



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.

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.

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.

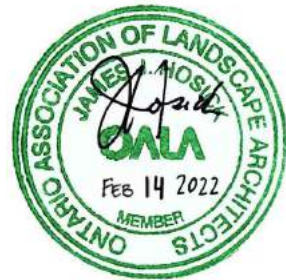
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LEGEND

- On-site Tree Location
- Off-site Tree Location
- Project Boundary

7	FEB.14, 2022	S.K.	AS PER SITE GRADING & SERVICING PLAN UPDATES
6	JAN 25, 2022	S.K.	AS PER SITE PLAN UPDATES & CITY COMMENTS
5	SEPT 21, 2021	S.K.	AS PER SITE SERVICING & GRADING PLAN UPDATES
4	AUG 12, 2021	S.K.	AS PER SITE PLAN UPDATES & CITY COMMENTS
3	APR 26, 2021	S.K.	AS PER SITE PLAN UPDATES
2	APR 14, 2021	S.K.	AS PER SITE PLAN UPDATES
1	MAR 7, 2021	S.K.	AS PER SITE PLAN UPDATES
NO	DATE	BY	REVISIONS

STAMP



APPROVAL

AERIAL PHOTO FROM GOOGLE EARTH, IMAGERY DATE: JULY 24, 2019

LANDMARK
ENVIRONMENTAL GROUP LTD
Landscape Architects
Consulting Arborists
Urban Forestry

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

CLIENT: TALUS CAPITAL CORPORATION
356 EASTERN AVENUE,
TORONTO, ON M4M 1B8

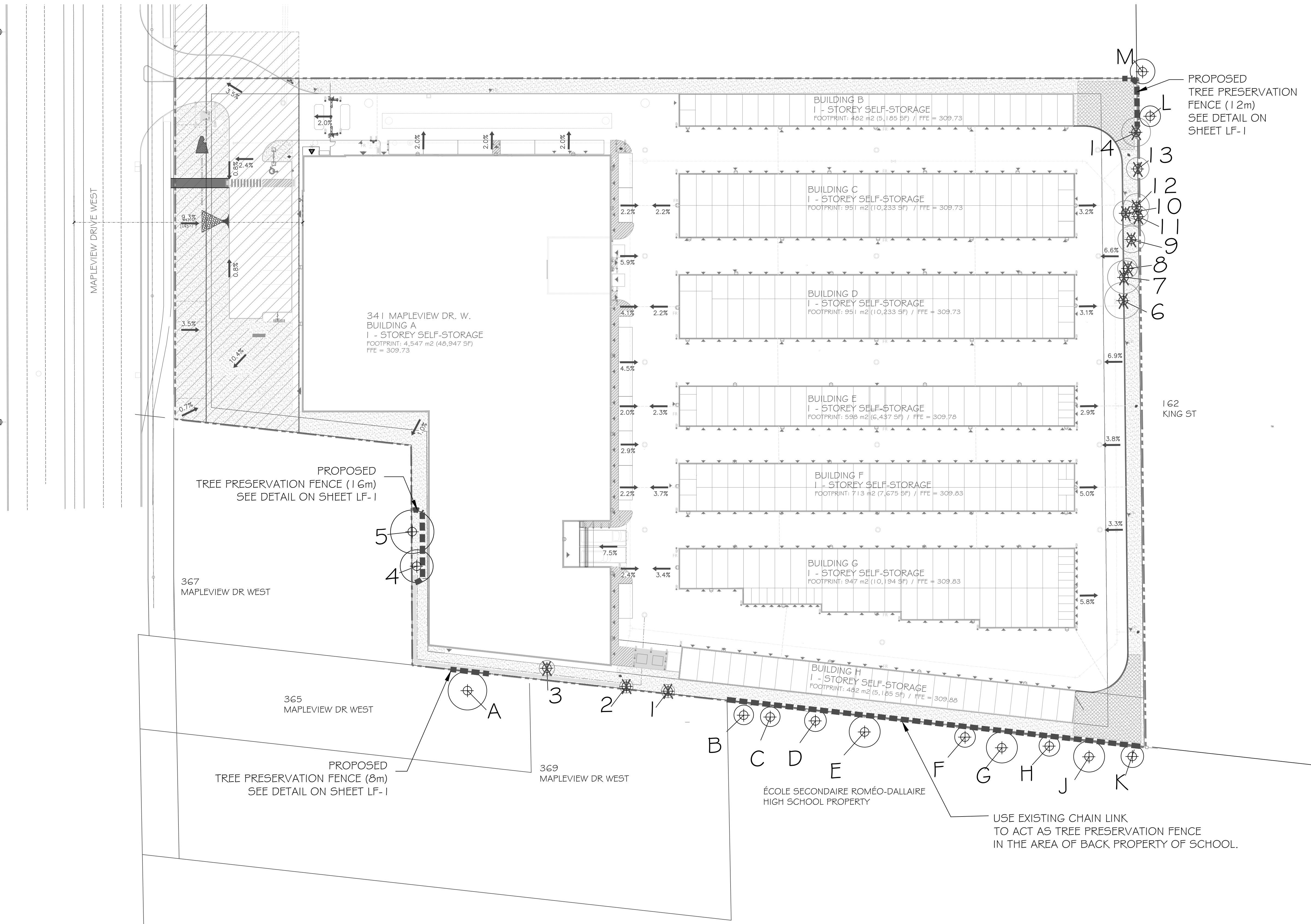
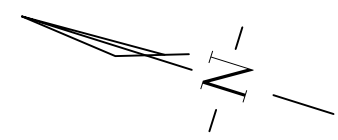
PROJECT: 341 MAPLEVIEW DR WEST BARRIE
SELF STORAGE DEVELOPMENT

DRAWING: EXISTING CONDITIONS

SCALE BAR: 8m 0 8 16 24
Scale = 1:400

PROJECT NO.: LA 529-2 I
MUNICIPAL FILE NO.: D11-011-2021

DRAWN BY: B.B, S.K. CHECKED BY: J.H. DRAWING No.: EX- I
DATE: March 03, 2021

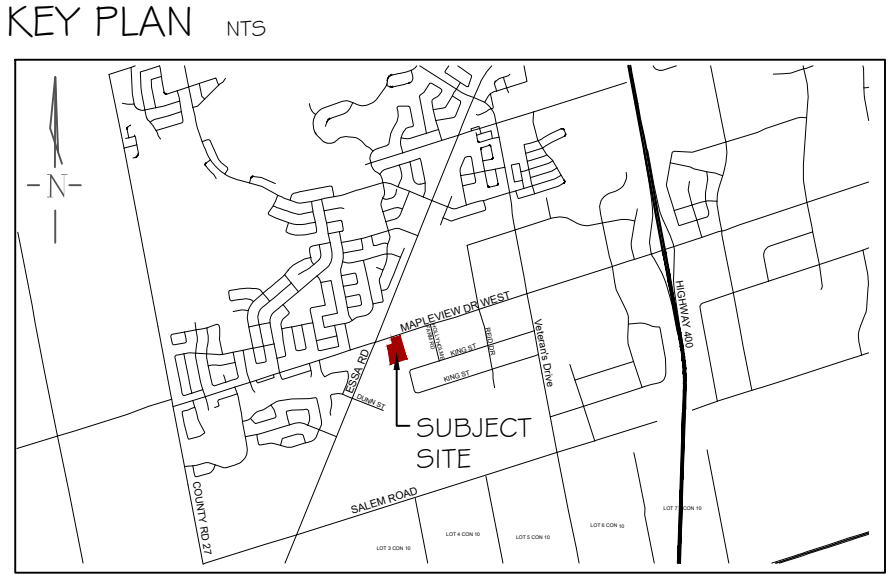


ON-SITE TREES

Key	Latin Name	Common Name	Tree DIA (cm dbh)	Notes	Assessment	Canopy Radius (m)	Remove/ Preserve
1	<i>Acer negundo</i>	Manitoba Maple	10.3	epicormic branching, dual leaders, dead branches	2 Marginal	1.3	Remove
2	<i>Acer negundo</i>	Manitoba Maple	12.80	epicormic branching, dual leaders, dead branches	2 Marginal	1.3	Remove
3	<i>Acer negundo</i>	Manitoba Maple	14.50	epicormic branching, dual leaders, dead branches	2 Marginal	1.5	Remove
4	<i>Picea glauca</i>	White Spruce	32	pruned, sap bleeding, branch dieback, minor broken branches, minor epicormic branching, possible boundary tree	3 Fair	3.2	Preserve
5	<i>Picea glauca</i>	White Spruce	34.3	pruned, landscaping material at base, sap bleeding, branch dieback, bark necrosis, broken branches, possible boundary tree	2 Marginal	4.2	Preserve
6	<i>Robinia pseudoacacia</i>	Black Locust	12.8 10.7 13	multiple trunks, included bark, lower branch dieback, suspected interior decay at leader attachment	2 Marginal	3.5	Remove
7	<i>Robinia pseudoacacia</i>	Black Locust	15.5 10.2	dual trunks included bark, lower branch dieback, minor broken branches, poor form	2 Marginal	3.2	Remove
8	<i>Robinia pseudoacacia</i>	Black Locust	10.5 9	dual leaders included bark, lower branch dieback, epicormic branching, bark wounded at base, suspected interior decay	1 Poor	1.9	Remove
9	<i>Robinia pseudoacacia</i>	Black Locust	15.2 12.2 7.6	multiple leaders, included bark, bark wounds, interior decay, branch dieback, poor form	1 Poor	2.6	Remove
10	<i>Robinia pseudoacacia</i>	Black Locust	15.5	poor branch structure, multiple leaders included bark, branch dieback, poor form	2 Marginal	2.4	Remove
11	<i>Robinia pseudoacacia</i>	Black Locust	13.4 7.8	dual trunk included bark, lower branch dieback, poor form	2 Marginal	1.9	Remove
12	<i>Robinia pseudoacacia</i>	Black Locust	10.2	lower branch dieback, one sided branching, branch dieback, poor form	2 Marginal	2.5	Remove
13	<i>Robinia pseudoacacia</i>	Black Locust	12.5	lower branch dieback, poor form, branch dieback, epicormic branching	2 Marginal	2.2	Remove
14	<i>Robinia pseudoacacia</i>	Black Locust	19.1 14.6 14.7 11.3	multiple trunks included bark, suspected interior basal decay one sided branching, poor branch attachments	2 Marginal	2.8	Remove

OFF-SITE TREES

Key	Latin Name	Common Name	Tree Protection Zone (m)
A	<i>Acer freemanii</i>	Freemanii Maple	3.7
B	<i>Picea abies</i>	Norway Spruce	1.9
C	<i>Picea abies</i>	Norway Spruce	1.9
D	<i>Acer saccharum</i>	Sugar Maple	2.1
E	<i>Acer saccharum</i>	Sugar Maple	3
F	<i>Acer saccharum</i>	Sugar Maple	2
G	<i>Acer saccharum</i>	Sugar Maple	3
H	<i>Acer saccharum</i>	Sugar Maple	2
J	<i>Acer saccharum</i>	Sugar Maple	3.2
K	<i>Acer saccharum</i>	Sugar Maple	2.2
L	<i>Robinia pseudoacacia</i>	Black Locust	2
M	<i>Robinia pseudoacacia</i>	Black Locust	2.4
Boundary Trees to Preserve			



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- LEGEND**
- On-site Tree Location
 - Off-site Tree Location with Canopy
 - Tree to be removed
 - Tree Preservation Fence
 - Project Boundary

7	FEB.14, 2022	S.K.	AS PER SITE GRADING & SERVING PLAN UPDATES
6	JAN 25, 2022	S.K.	AS PER SITE PLAN UPDATES & CITY COMMENTS
5	SEPT 21, 2021	S.K.	AS PER SITE SERVING & GRADING PLAN UPDATES
4	AUG 12, 2021	S.K.	AS PER SITE PLAN UPDATES & CITY COMMENTS
3	APR 26, 2021	S.K.	AS PER SITE PLAN UPDATES
2	APR 14, 2021	S.K.	AS PER SITE PLAN UPDATES
1	MAR 7, 2021	S.K.	AS PER SITE PLAN UPDATES
NO	DATE	BY	REVISIONS

STAMP

APPROVAL

SITE PLAN PROVIDED BY WPT ARCHITECTURE (20053 - A100 SITE PLAN DWG, JAN.20.2022)
SITE SERVING (C101)* GRADING PLAN (C102) PROVIDED BY CROZIER CONSULTING ENGINEERS TRANS ON FEB.11.2022

LANDMARK
ENVIRONMENTAL GROUP LTD

Landscape Architects
Consulting Arborists
Urban Forestry

LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

OFFICE: 705-796-1122

info@LEGroupltd.com
www.LEGroupltd.com

CLIENT: TALUS CAPITAL CORPORATION
356 EASTERN AVENUE,
TORONTO, ON M4M 1B8

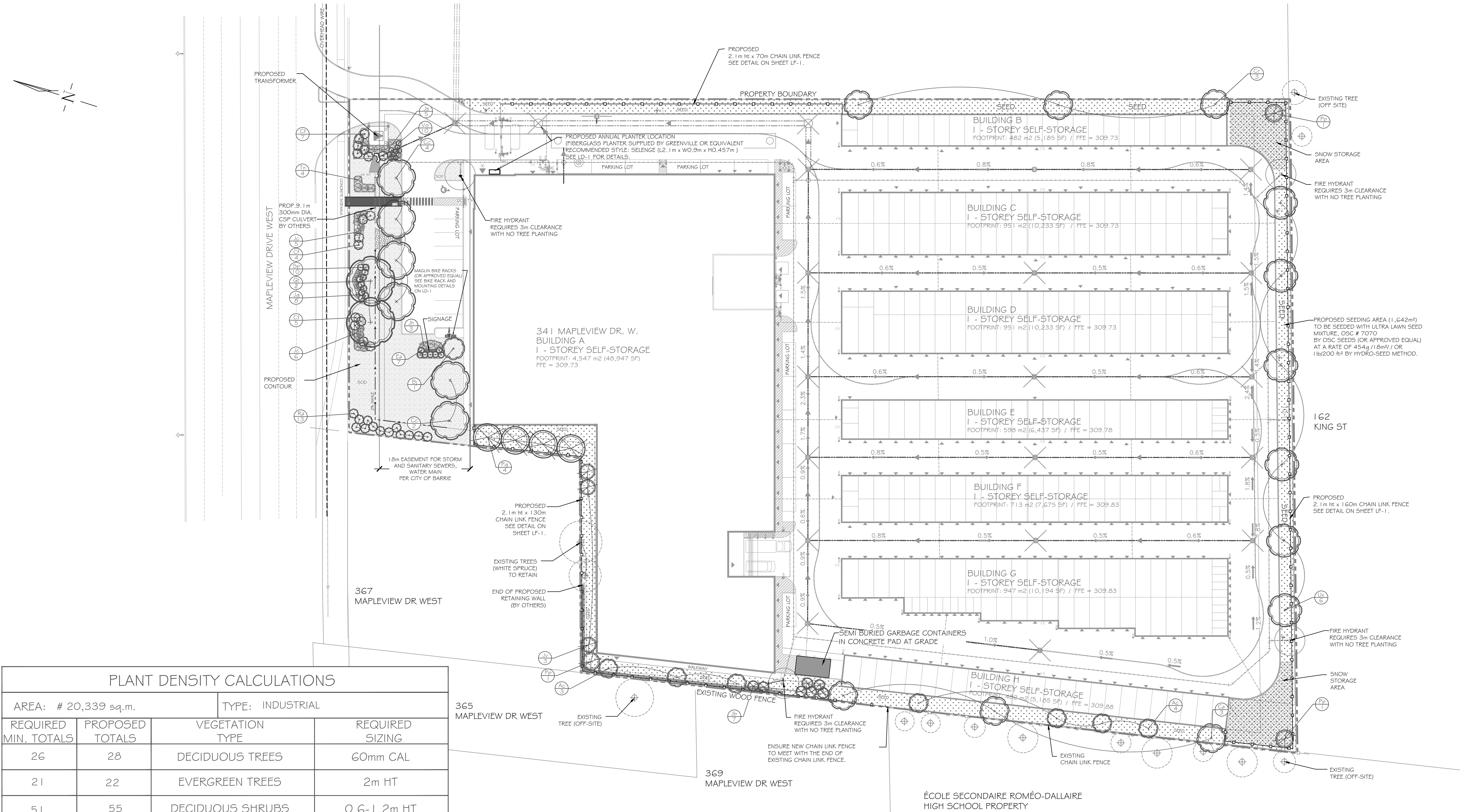
PROJECT: 341 MAPLEVIEW DR WEST BARRIE
SELF STORAGE DEVELOPMENT

DRAWING: TREE PRESERVATION PLAN

SCALE BAR: 8m 0 8 16 24
Scale = 1:400

PROJECT NO.: LA 529-21
MUNICIPAL FILE NO.: D11-011-2021
DRAWN BY: B.B, S.K.
CHECKED BY: J.H.
DRAFTING No.: TP-1

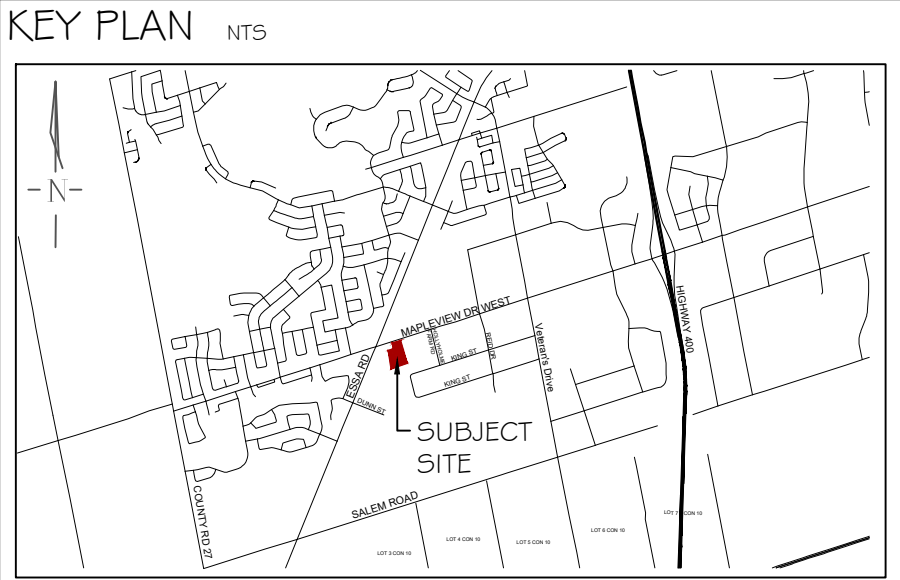
SCALE: 1:400
DATE: March 03, 2021



PLANT DENSITY CALCULATIONS			
AREA: # 20,339 sq.m.		TYPE: INDUSTRIAL	
REQUIRED MIN. TOTALS	PROPOSED TOTALS	VEGETATION TYPE	REQUIRED SIZING
26	28	DECIDUOUS TREES	60mm CAL
21	22	EVERGREEN TREES	2m HT
51	55	DECIDUOUS SHRUBS	0.6-1.2m HT
26	26	EVERGREEN SHRUBS	0.45m SPR/1.2m HT

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES					DECIDUOUS SHRUBS				
Ac	7	<i>Amelanchier canadensis</i>	Serviceberry	Clump 2m ht WB	Cf	15	<i>Cornus sericea</i> 'Farrow'	Arctic Fire Dogwood	3 gal pot/60cm ht
Bj	1	<i>Betula utilis</i> var. <i>jacquemontii</i>	Jacquemontii Birch	Clump 2m ht 10gal	Ea	7	<i>Evonymus alatus</i> 'Little Moses (Odom)'	Little Moses Burning Bush	3 gal pot/60cm ht
Cc	6	<i>Carpinus caroliniana</i>	Blue Beech	60mm cal/WB	Ra	13	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Sumac	3 gal pot/60cm ht
Ca	3	<i>Cornus alternifolia</i>	Pagoda Dogwood	Clump 2m ht/WB	Sp	10	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	3 gal pot/60cm ht
Cr	3	<i>Cornus racemosa</i>	Gray Dogwood	Clump 2m ht/WB	Vo	10	<i>Viburnum opulus</i> 'Compactum'	Dwarf European Cranberry	3 gal pot/60cm ht
Gt	2	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	60mm cal/WB					
Ux	6	<i>Ulmus x 'New Horizon'</i>	New Horizon Elm	60mm cal/WB					
EVERGREEN TREES					EVERGREEN SHRUBS				
Pg	4	<i>Picea glauca</i>	White Spruce	2m ht/WB	Jc	11	<i>Juniperus chinensis</i> 'Mint Julep'	Mint Julep Juniper	3 gal pot/45cm spr
Pp	3	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Blue Spruce	2m ht/WB	Jg	8	<i>Juniperus communis</i> 'Green Carpet'	Green Carpet Juniper	3 gal pot/45cm spr
Js	5	<i>Juniperus scopulorum</i> 'Wichita Blue'	Wichita Blue Juniper	2m ht/WB	Jh	3	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	3 gal pot/45cm spr
Jv	3	<i>Juniperus virginiana</i>	Eastern Red Cedar	2m ht/WB	Tn	4	<i>Taxus cuspidata</i> 'Nana'	Dwarf Japanese Yew	3 gal pot/60cm ht
Jb	7	<i>Juniperus virginiana</i> 'Blue Arrow'	Blue Arrow Juniper	2m ht/WB					



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LEGEND

Proposed Deciduous Tree

Proposed Coniferous Tree

Proposed Deciduous Shrubs

Proposed Evergreen Shrubs

Plant Key

Existing Trees to Retain

Project Boundary

Proposed Chain Link Fence (2.1m ht x 360m)

Proposed Sod Areas (763m²)

Proposed Seeding Areas (1,642m²) Ultra Lawn Seed Mixture (OSC #7070)

Mulch Treatment Area for Planting Beds (1108m²)

Snow Storage Area

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2	APR 14, 2021	S.K.	AS PER SITE PLAN UPDATES
1	MAR 17, 2021	S.K.	AS PER SITE PLAN UPDATES
NO.	DATE	BY	REVISIONS

STAMP

APPROVAL

SITE PLAN PROVIDED BY WPT ARCHITECTURE (20053 - A100 SITE PLAN.DWG, JAN 20, 2022)

SITE SERVICING (C101) & GRADING PLAN (C102) PROVIDED BY CROZIER CONSULTING ENGINEERS TRANS ON FEB. 11, 2022

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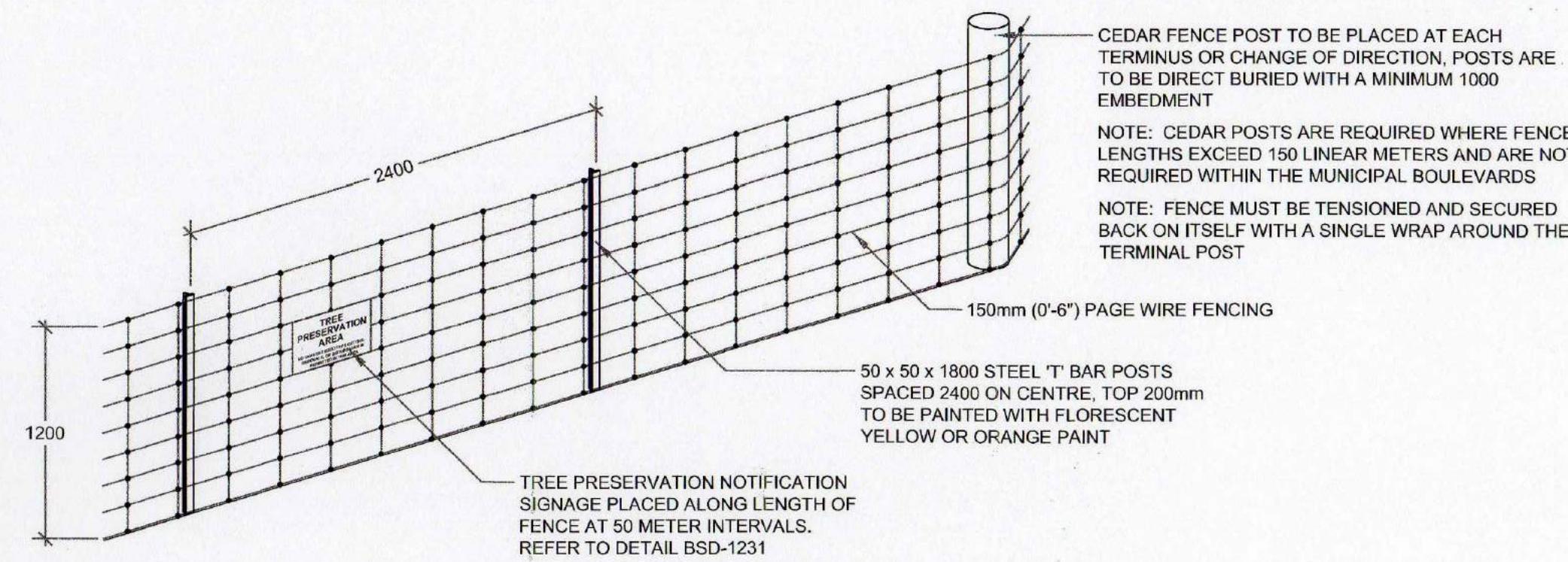
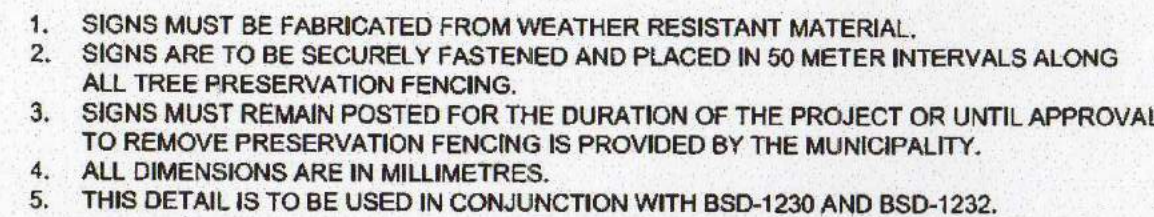
CLIENT: TALUS CAPITAL CORPORATION
356 EASTERN AVENUE,
TORONTO, ON M4M 1B8

PROJECT: 341 MAPLEVIEW DR WEST BARRIE
SELF STORAGE DEVELOPMENT

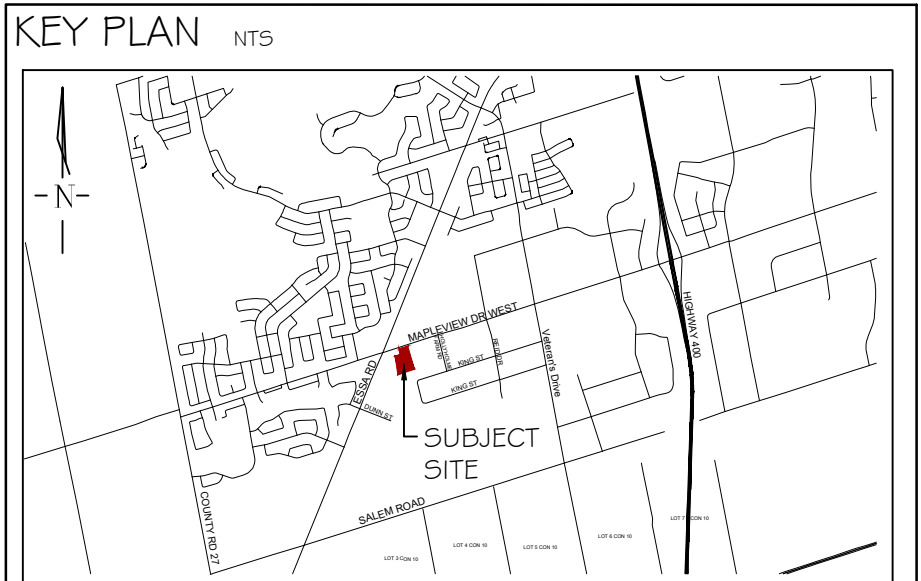
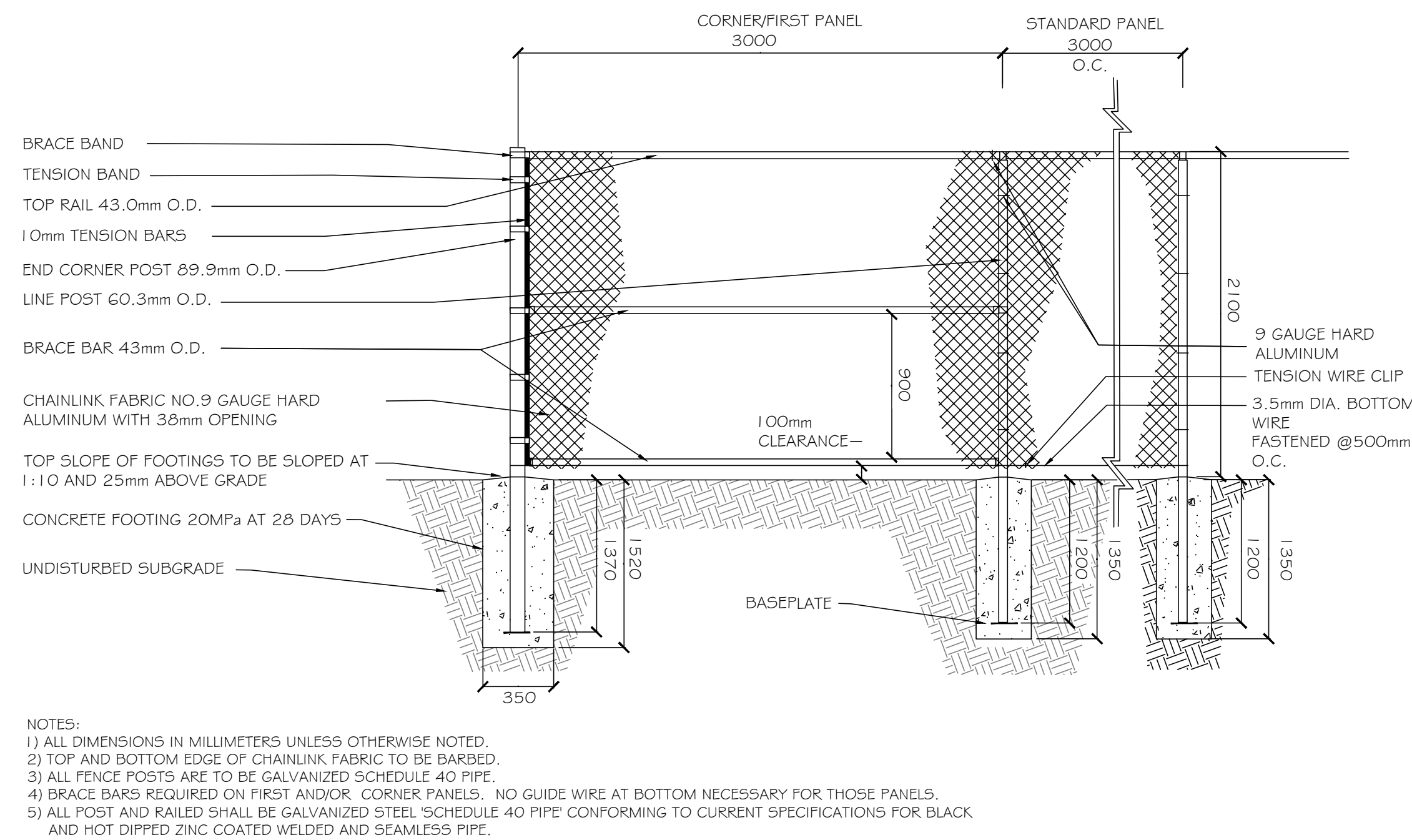
DRAWING: LANDSCAPE PLAN

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Scale = 1:400

PROJECT NO.: LA 529-21	SCALE: 1:400
MUNICIPAL FILE NO.: D11-011-2021	DATE: March 03, 2021
DRAWN BY: S.K.	CHECKED BY: J.H.
DRAWING No.: L-1	

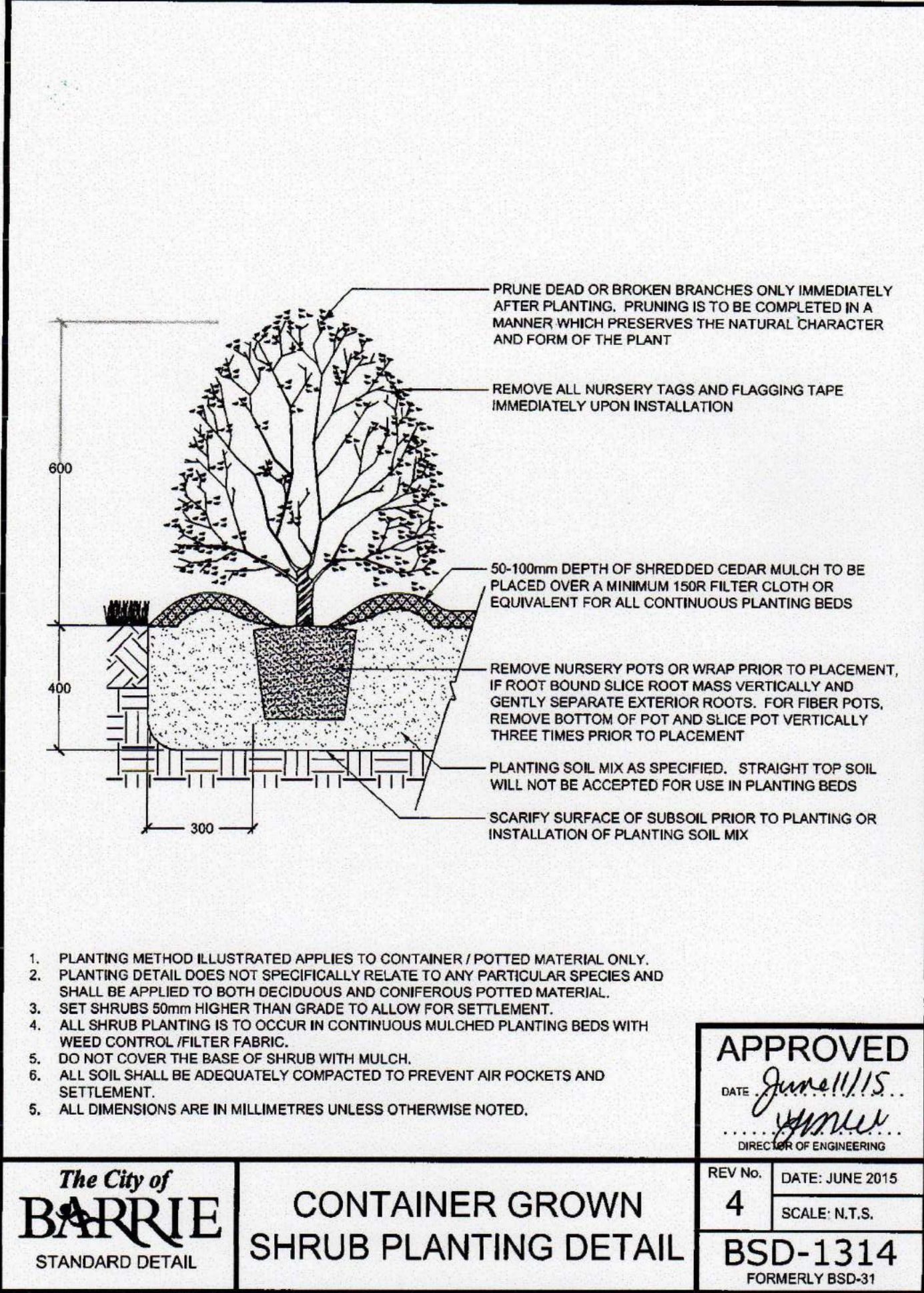
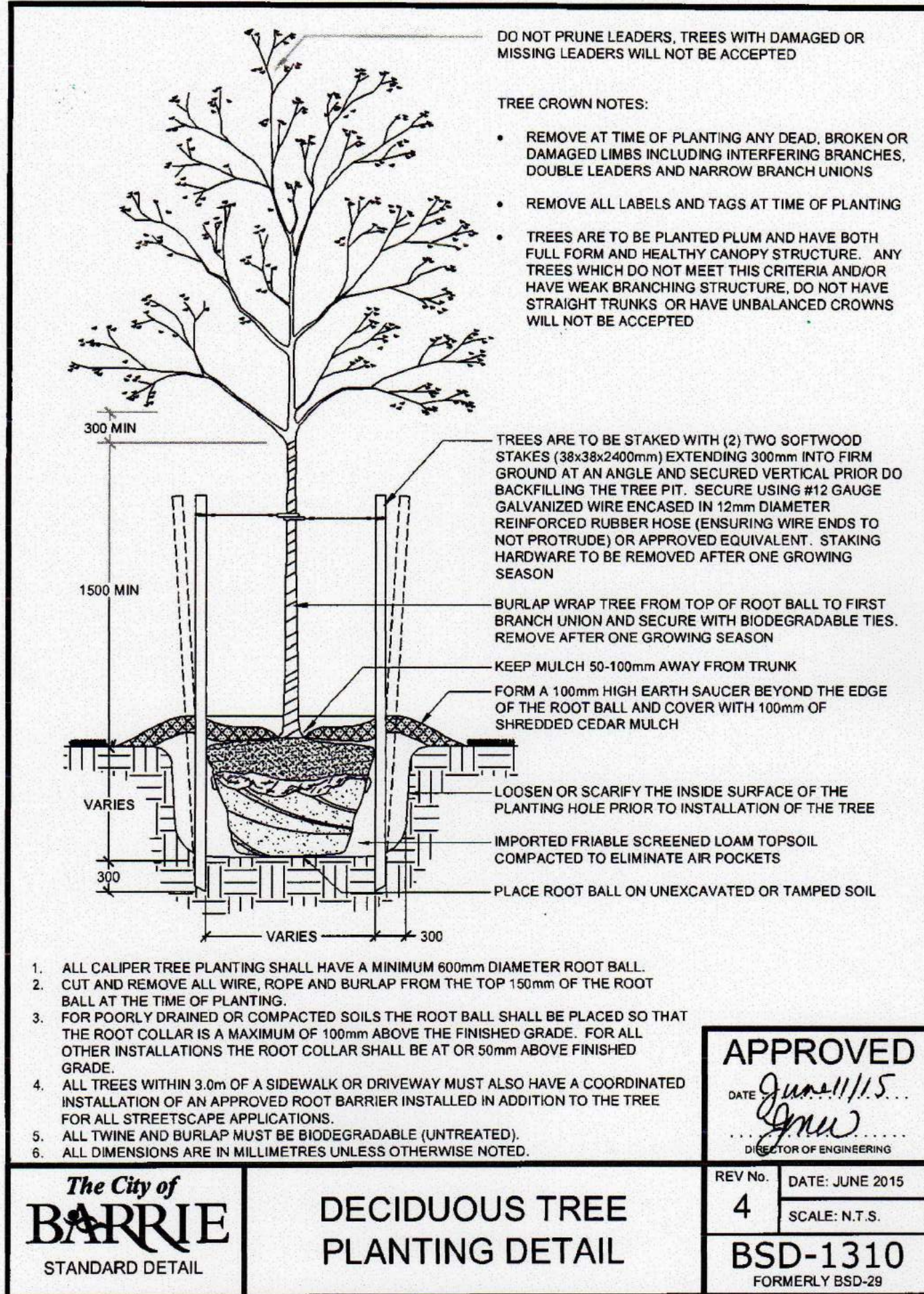
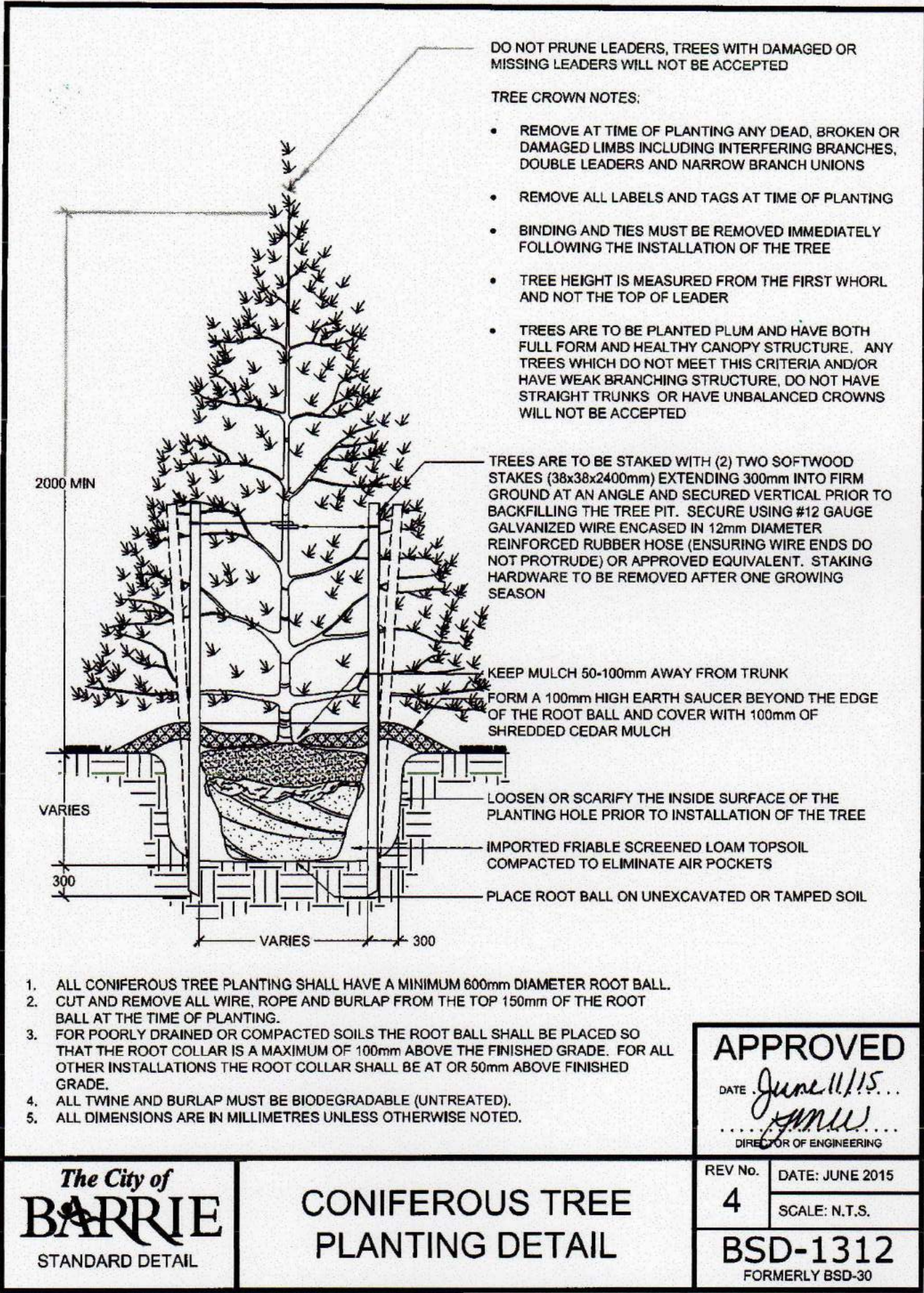


1. THIS DETAIL IS USED IN CONJUNCTION WITH BSD-1233- SEDIMENTATION CONTROL FENCE.
2. PAGE WIRE FENCE TO BE ATTACHED TO CEDAR RAIL POSTS WITH "U" SHAPED GALVANIZED NAILS ON EACH HORIZONTAL STRAND.
3. USE A MINIMUM OF FOUR (4) 100MM, 16 GAUGE GALVANIZED T-POST CLIPS TO ATTACH PAGE WIRE FENCE TO EACH "T" 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.



DRAWN BY: B.B, S.K	CHECKED BY: J.H	DRAWING No.: LF-1
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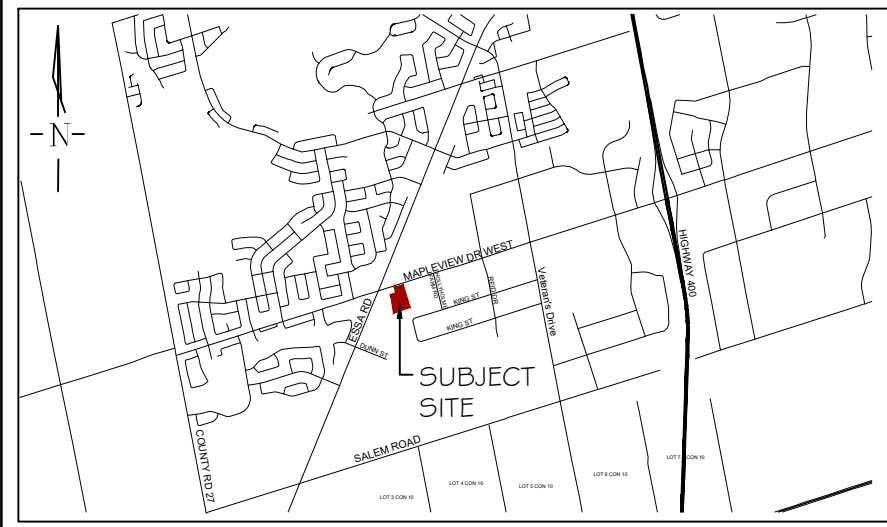




PLANTING NOTES

- 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 Landscape 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 millimetres unless otherwise stated.
- All mass plantings shall be in continuous beds with mulch as specified in planting details.
- All planting will be under warrantee 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.
- 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.

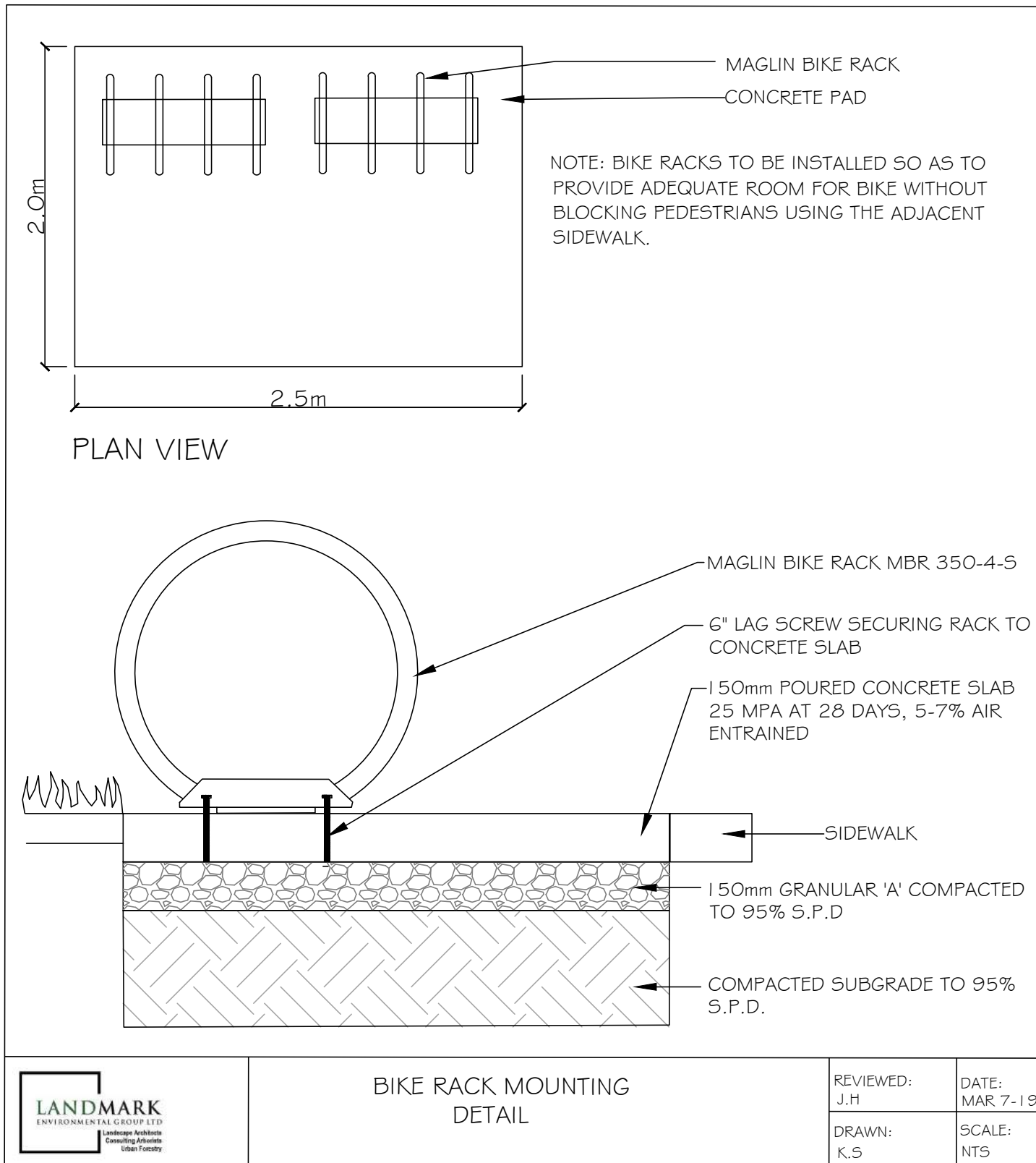
KEY PLAN



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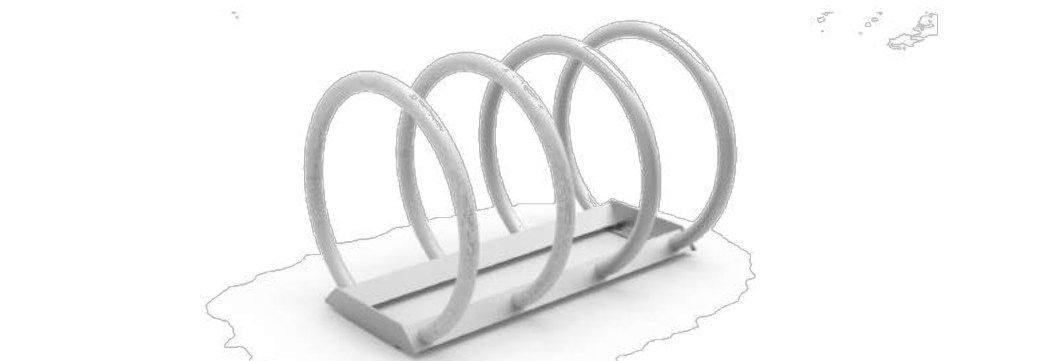
LEGEND



BIKE RACK DETAIL

MBR350-4-S

350 SERIES



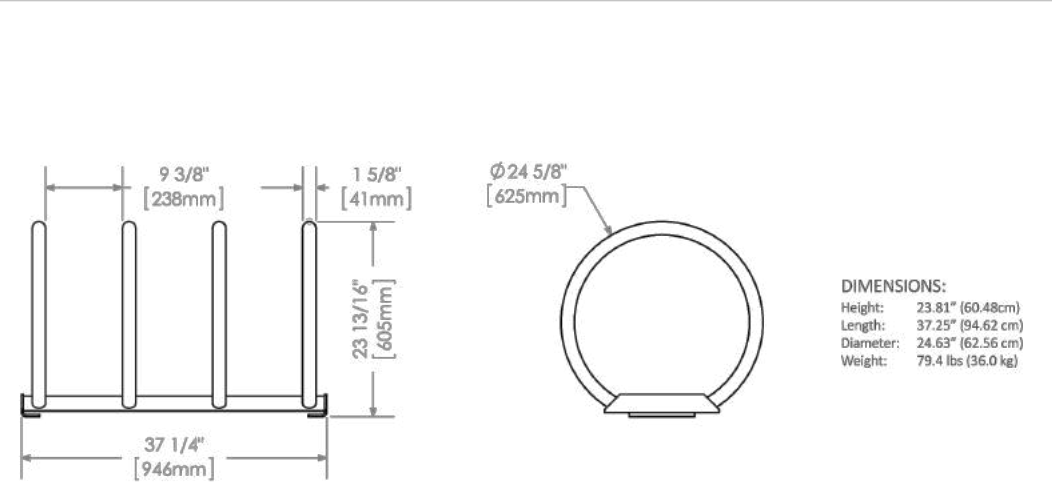
MATERIALS: Bike Rack is constructed using H.S. steel tube, formed steel and solid steel angle.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled. It is available with a surface mount installation.

TO SPECIFY: Select MBR350-4-S

COLOUR: SILVER



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GREENVILLE FIBERGLASS PLANTER, CHACOAL COLOUR

<https://greenvilledesigns.com/fiberglass-planter/>

Selenge

69497.84
L 84"
L 2134mm

1 W 36"
W 914mm

1 H 18"
H 457mm



Available in:



Song Of India (Dracaena Reflexa)

7	FEB 14, 2022	S.K	AS PER SITE GRADING & SERVICING PLAN UPDATES
6	JAN 25, 2022	S.K	AS PER SITE PLAN UPDATES & CITY COMMENTS
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NO	DATE	BY	REVISIONS

STAMP



APPROVAL



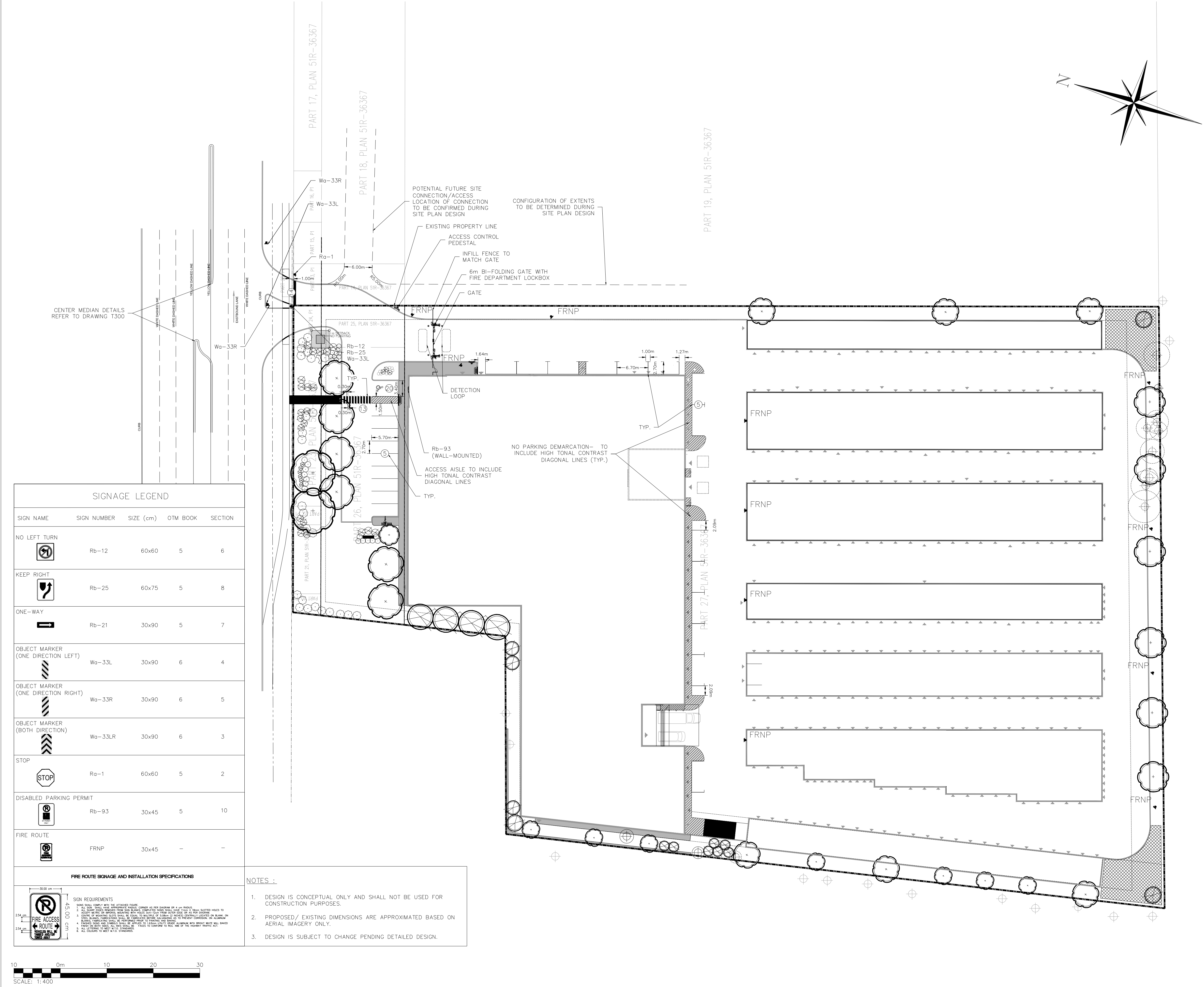
CLIENT: TALUS CAPITAL CORPORATION
356 EASTERN AVENUE,
TORONTO, ON M4M 1B8

PROJECT: 341 MAPLEVIEW DR WEST BARRIE
SELF STORAGE DEVELOPMENT

DRAWING: LANDSCAPE DETAILS

SCALE BAR:

PROJECT NO.: LA 529-21	SCALE: N.T.S
MUNICIPAL FILE NO.: D11-011-2021	DATE: March 03, 2021
DRAWN BY: S.K	CHECKED BY: J.H
DRAWING No.: LD-1	



PAVEMENT MARKINGS LEGEND	
5	SOLID WHITE, 10cm
6	333 BROKEN WHITE, 10cm
13	SOLID WHITE, 30cm
14	SOLID WHITE, 45cm
20	SYMBOLS
] [LIMITS OF MARKINGS	
NOTES:	
1. 111, 333, 363, DENOTES PAVEMENT MARKING SPACING (I.E., 3m LINE, 3m GAP, 3m LINE)	
2. USE ⊗ TO DENOTE PAVEMENT MARKING	
3. USE ⊗ TO DENOTE DURABLE PAVEMENT MARKING	
LEGEND	
	PROPOSED SIGN
---	EXISTING PROPERTY LINE

SIGNAGE LEGEND				
SIGN NAME	SIGN NUMBER	SIZE (cm)	OTM BOOK	SECTION
NO LEFT TURN	Rb-12	60x60	5	6
KEEP RIGHT	Rb-25	60x75	5	8
ONE-WAY	Rb-21	30x90	5	7
OBJECT MARKER (ONE DIRECTION LEFT)	Wa-33L	30x90	6	4
OBJECT MARKER (ONE DIRECTION RIGHT)	Wa-33R	30x90	6	5
OBJECT MARKER (BOTH DIRECTION)	Wa-33LR	30x90	6	3
STOP	Ra-1	60x60	5	2
DISABLED PARKING PERMIT	Rb-93	30x45	5	10
FIRE ROUTE	FRNP	30x45	-	-
FIRE ROUTE SIGNAGE AND INSTALLATION SPECIFICATIONS				

- NOTES :
- DESIGN IS CONCEPTUAL ONLY AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
 - PROPOSED/ EXISTING DIMENSIONS ARE APPROXIMATED BASED ON AERIAL IMAGERY ONLY.
 - DESIGN IS SUBJECT TO CHANGE PENDING DETAILED DESIGN.

- DRAWING NOTES
- PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM), BOOK 11 (PAVEMENT, HAZARD AND DELINEATION MARKINGS) AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA (MUTCDC).
 - SIGNAGE SHALL BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 5 (REGULATORY SIGNS), BOOK 6 (WARNING SIGNS).
 - PAVEMENT MARKINGS FOR PARKING STALLS TO CONFORM TO OPSS 1712.
 - PAVEMENT MARKINGS TO ADHERE TO ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) 710.
 - THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
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 - THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
 - ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- | No. | ISSUE | DATE: MMM/DD/YYYY |
|-----|-------------------------------|-------------------|
| 1 | ISSUED FOR 1st SPA SUBMISSION | 05/07/2021 |
| 2 | ISSUED FOR 2nd SPA SUBMISSION | 09/17/2021 |
| 3 | ISSUED FOR 3rd SPA SUBMISSION | 02/14/2022 |

FOR REVIEW

NOT TO BE USED FOR CONSTRUCTION

Project

341 MAPLEVIEW DRIVE WEST

CITY OF BARRIE

Drawing

PAVEMENT MARKING AND SIGNAGE PLAN

ADMIRAL BUILDING

1 FIRST STREET, SUITE 200

COLLINGWOOD, ON L9Y 1A1

705-446-3510 T

705-446-3520 F

WWW.CFCROZIER.CA

INFO@CFCROZIER.CA

Drawn By	Design By	Project	922-5809
N.F.	N.F.		
Check By	Check By	Scale	Drawing
R.M./M.F.	R.M./M.F.	1:400	C205