

No.	ISSUED	DATE
1	ISSUED FOR SITE PLAN APPROVAL	SEPT. 23, 2022

FINAL APPROVED PLAN
 File: D11-1324
 Date: May 19, 2023
 Barrie No. of Pages: 21

No.	REVISION	DATE
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BALDASSARRA
 Architects inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
 T. 905.660.0722 | www.baldassarra.ca

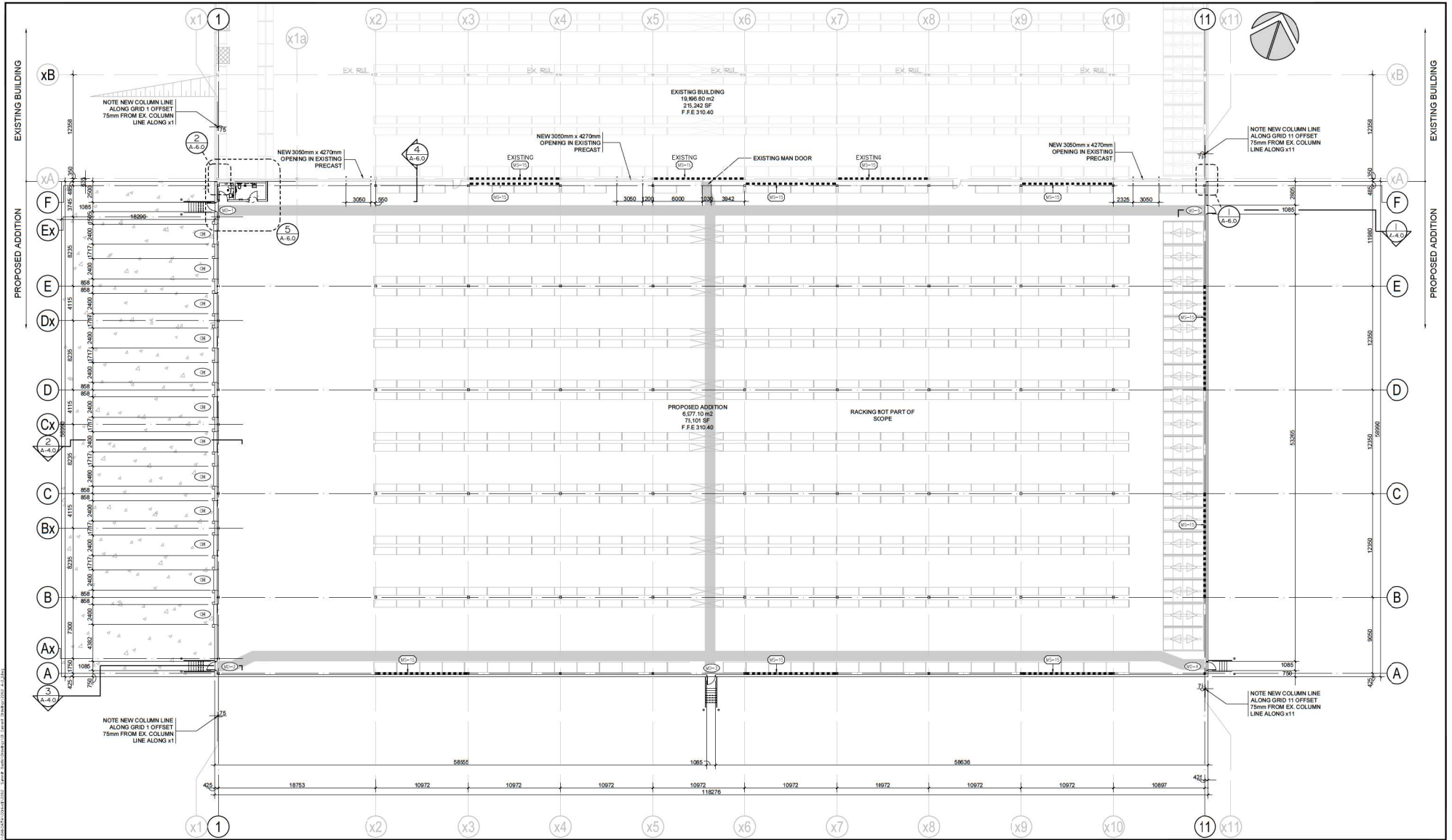


OWNER'S INFORMATION:

Summit Reit Barrie Expansion
 500 Veterans Drive
 Barrie, Ont.

Overall Floor Plan

DATE June 2022	DRAWN BY bb	CHECKED	SCALE 1:500
PROJECT NO.	DRAWING NO. A-2.0		
22-62			



No.	ISSUED	DATE
1	ISSUED FOR SITE PLAN SUBMISSION	DEC 16, 2022

FINAL APPROVED PLAN
 File: D11-1324
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 OWNERS INFORMATION:
 Summit (500 Veterans Drive) Ltd.



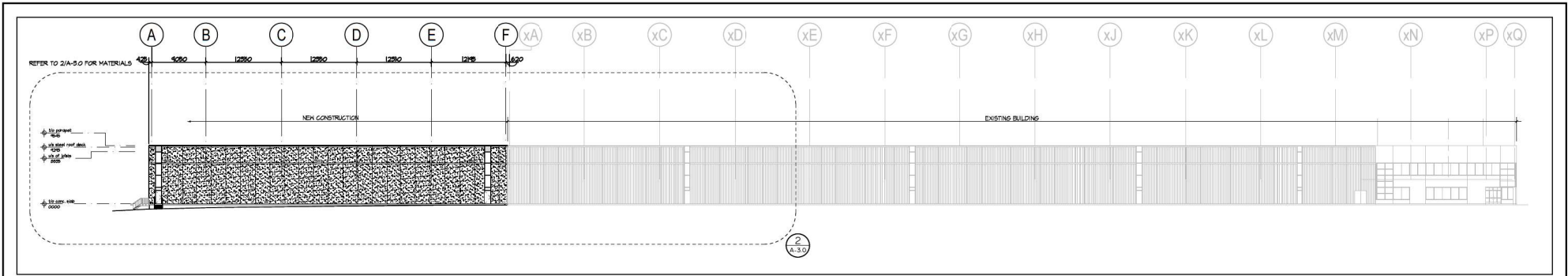
500 Veterans Drive Addition

500 Veterans Drive
Barrie, ON

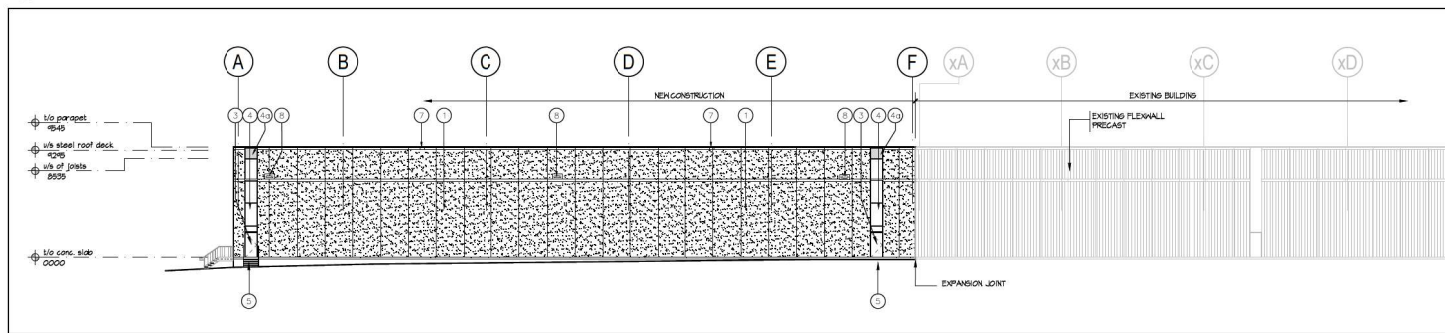
PARTIAL FLOOR PLAN

DATE	DRAWN BY	CHECKED	SCALE
NOV. 2022	MM		1:200

PROJECT No. DRAWING No.
22-62 **A-2.1**

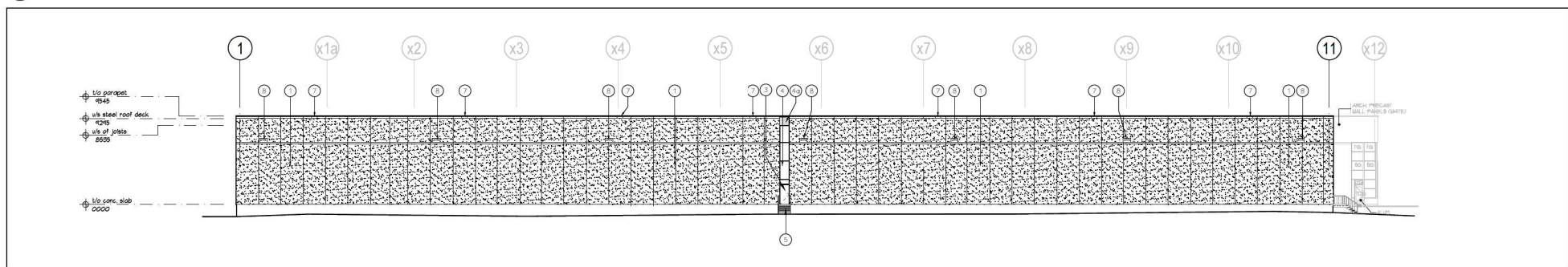


1 EAST ELEVATION
A-3.0 Scale: 1:300



2 PARTIAL EAST ELEVATION
A-3.0 Scale: 1:200

- MATERIAL LEGEND**
- 1 WHITE INSULATED ARCHITECTURAL PRECAST PANEL TO MATCH EXISTING BUILDING EXPOSED AGGREGATE FINISH WITH SMOOTH BANDS AS SHOWN
 - 2 INSULATED OVERHEAD DOOR CW DOCK SEAL, DOCK LEVELLER, DOCK BUMPERS: 2400mm (W) X 3050 (H). COLOUR TO MATCH EXISTING. VISION PANELS TO MATCH EXISTING.
 - 3 INSULATED HOLLOW METAL IRON DOOR IN THERMAL PRESSED STEEL FRAME. DOOR AND FRAME PAINTED TO MATCH ADJACENT INSULATED PRECAST
 - 4 THERMAL DOUBLE GLAZING IN PREFINISHED ALUMINUM CURTAIN WALL FRAMES. COLOUR OF CURTAIN WALL CAPS: CLEAR ANODIZED ALUMINIUM
 - 5 THERMAL SPANDREL GLAZING IN PREFINISHED ALUMINUM CURTAIN WALL FRAMES. COLOUR OF CURTAIN WALL CAPS: CLEAR ANODIZED ALUMINIUM. SPANDREL TINT TO MATCH EXISTING BUILDING
 - 6 STEEL GRATE EXTERIOR STAIR. HOT DIP GALVANIZED.
 - 7 AWNING TO MATCH EXISTING
 - 8 SOUPPER REFER TO A-2.2 FCR SIZES
 - 9 WALL MOUNTED LIGHTING. REFER TO ELECTRICAL DRAWINGS.



3 SOUTH ELEVATION
A-3.0 Scale: 1:200

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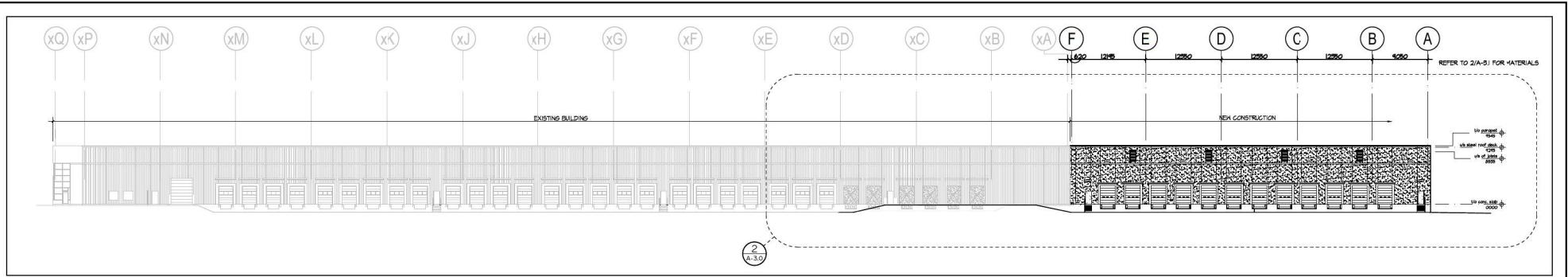
500 Veterans Drive Addition

500 Veterans Drive
Barrie, Ont

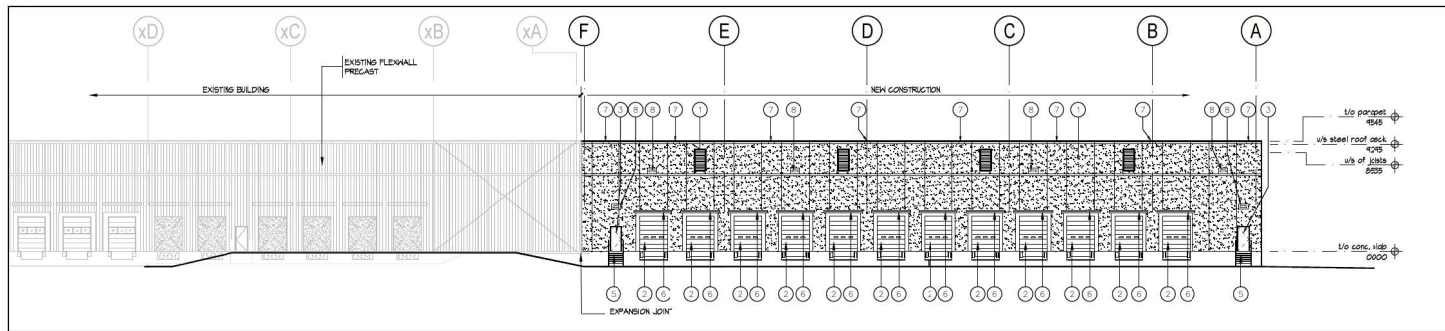
ELEVATIONS

DATE	DRAWN BY	CHECKED	SCALE
NOV. 2022	MM		AS NOTED

PROJECT NO. DRAWING NO. 22-62 **A-3.0**



1 WEST ELEVATION
Scale: 1:300



2 PARTIAL WEST ELEVATION
Scale: 1:200

- MATERIAL LEGEND**
- ① WHITE INSULATED ARCHITECTURAL PRECAST PANEL TO MATCH EXISTING BUILDING EXPOSED AGGREGATE FINISH WITH SMOOTH BANDS AS SHOWN
 - ② INSULATED OVERHEAD DOOR CW DOCK SEAL, DOCK LEVELLER, DOCK BUMPERS: 2400mm (W) X 3050 (H). COLOUR TO MATCH EXISTING. VISION PANELS TO MATCH EXISTING.
 - ③ INSULATED HOLLOW METAL IRON DOOR IN THERMAL PRESSED STEEL FRAME. DOOR AND FRAME PAINTED TO MATCH ADJACENT INSULATED PRECAST
 - ④ THERMAL DOUBLE GLAZING IN PREFINISHED ALUMINUM CURTAIN WALL FRAMES. COLOUR OF CURTAIN WALL CAPS: CLEAR ANODIZED ALUMINUM
 - ⑤ THERMAL SPANDREL GLAZING IN PREFINISHED ALUMINUM CURTAIN WALL FRAMES. COLOUR OF CURTAIN WALL CAPS: CLEAR ANODIZED ALUMINUM. SPANDREL TINT TO MATCH EXISTING BUILDING
 - ⑥ STEEL GRATE EXTERIOR STAIR. HOT DIP GALVANIZED.
 - ⑦ AWNING TO MATCH EXISTING
 - ⑧ SCUPPER REFER TO A-2.2 FCR SIZES
 - ⑨ WALL MOUNTED LIGHTING. REFER TO ELECTRICAL DRAWINGS.

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OWNERS INFORMATION:
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500 Veterans Drive Addition

500 Veterans Drive
Barrie, Ont

ELEVATIONS

DATE	DRAWN BY	CHECKED	SCALE
NOV. 2022	MM		AS NOTED

PROJECT NO. DRAWING NO.

22-62 **A-3.1**

GENERAL NOTES

- ALL LANDSCAPE WORKS, UNLESS OTHERWISE NOTED, SHALL BE EXECUTED BY ONSITE CREW AND FORE PERSON WITH MINIMUM THREE YEARS OR MORE RELATED EXPERIENCE.
- LANDSCAPE DRAWING ARE NOT BE SCALED.
- NO EXTRA WILL BE CONSIDERED FOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS UNLESS REPORTED IN WRITING TO CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- DO NOT LEAVE ANY EXCAVATED HOLES OPEN OVERNIGHT.
- MAKE GOOD ALL DAMAGE RESULTING FROM THE WORK AT NO EXTRA COST.
- KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
- NO STOCKPILE IS ALLOWED ON SITE WITHOUT OWNER'S APPROVAL AND DIRECTION.
- IF REQUESTED CONTRACTOR IS TO SUBMIT SAMPLES OF ALL PROPOSED MATERIALS IN THIS CONTRACT FOR APPROVAL BY CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR RESPONSIBLE FOR STAKE OUT AND VERIFY LOCATIONS FOR ALL UTILITIES PRIOR TO ANY CONSTRUCTION, AND REPORT ALL CONFLICTS TO CONSULTANT IN WRITING. CONTRACTOR TO OBTAIN WRITTEN INSTRUCTIONS PRIOR TO STARTING WORK.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S SITE PLAN, ENGINEERING DRAWINGS, SOIL REPORTS AND ALL OTHER APPLICABLE DOCUMENTS.
- ALL SHRUBS AND GROUND COVER TO BE IN CONTINUOUS PLANTING BEDS. ALL PLANTING TO MEET MUNICIPALITY'S SPECIFICATIONS.
- IF REQUESTED CONTRACTOR TO LAYOUT ALL LANDSCAPE ELEMENTS, AND CONFIRM LOCATIONS WITH THE CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR MUST ALWAYS FOLLOW THE APPROVED ENGINEERING GRADING PLANS. REPORT ANY DISCREPANCIES TO CONSULTANTS AND SITE SUPERVISOR IMMEDIATELY.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK BY NURSERY KNOWN IN THE INDUSTRY. PROVIDE IN WRITING SOURCE OF PLANT MATERIAL TO CONSULTANT.
- CONTRACTOR TO CONFIRM THAT THE PLANT QUANTITIES SHOWN ON THE PLANT LIST CONFORM TO THE LANDSCAPE DRAWINGS. ANY DISCREPANCIES NOT REPORTED AT TIME OF TENDER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL NOTES

NTS

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

TREE CROWN NOTES:

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

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

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

KEEP MULCH 50-100mm AWAY FROM TRUNK.

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

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

IMPORTED FRIABLE SCREENED LOAM TOPSOIL COMPACTED TO ELIMINATE AIR POCKETS.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

- ALL CALIPER TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
- CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING.
- FOR POORLY DRAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT THE ROOT COLLAR IS A MAXIMUM OF 100mm ABOVE THE FINISHED GRADE. FOR ALL OTHER INSTALLATIONS THE ROOT COLLAR SHALL BE AT OR 50mm ABOVE FINISHED GRADE.
- ALL TREES WITHIN 3.0m OF A SIDEWALK OR DRIVEWAY MUST ALSO HAVE A COORDINATED INSTALLATION OF AN APPROVED ROOT BARRIER INSTALLED IN ADDITION TO THE TREE FOR ALL STREETScape APPLICATIONS.
- ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

APPROVED
DATE: June 11/15
J. M. [Signature]
DIRECTOR OF ENGINEERING

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

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

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

REMOVE ALL NURSERY TAGS AND FLAGGING TAPE IMMEDIATELY UPON INSTALLATION.

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

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

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

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

- PLANTING METHOD ILLUSTRATED APPLIES TO CONTAINER / POTTED MATERIAL ONLY.
- PLANTING DETAIL DOES NOT SPECIFICALLY RELATE TO ANY PARTICULAR SPECIES AND SHALL BE APPLIED TO BOTH DECIDUOUS AND CONIFEROUS POTTED MATERIAL.
- SET SHRUBS 50mm HIGHER THAN GRADE TO ALLOW FOR SETTLEMENT.
- ALL SHRUB PLANTING IS TO OCCUR IN CONTINUOUS MULCHED PLANTING BEDS WITH WEED CONTROL / FILTER FABRIC.
- DO NOT COVER THE BASE OF SHRUB WITH MULCH.
- ALL SOIL SHALL BE ADEQUATELY COMPACTED TO PREVENT AIR POCKETS AND SETTLEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

APPROVED
DATE: June 11/15
J. M. [Signature]
DIRECTOR OF ENGINEERING

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

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

- CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO OBTAINING SUBSTANTIAL COMPLETION.
- CONTRACTOR TO INSTALL NEW SOD AND NEW TOPSOIL AS PER SPECIFICATIONS AND GENERAL NOTES THROUGHOUT THE SITE AS DESIGNED. CONTRACTOR TO VERIFY WITH OWNER AT TIME OF TENDER IF NEW TOPSOIL AND SOD SHALL EXTEND THROUGH THE MUNICIPAL BOULEVARD TO THE REAR OF THE MUNICIPAL CURB.
- CONTRACTOR MUST ADVISE AND OBTAIN WRITTEN APPROVAL FROM THE CONSULTANT AND MUNICIPALITY OF ANY PLANT MATERIAL SUBSTITUTIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT WHEN WORK IS COMPLETED. WARRANTY PERIOD COMMENCES ONLY WHEN THE CERTIFICATE OF COMPLETION, SUBJECT TO DEFICIENCIES IS RECEIVED BY OWNER.
- CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS AND SATISFY THEMSELVES OF SITE CONDITIONS. ADVISE CONSULTANT IMMEDIATELY OF ANY CONCERN, PRIOR TO CONSTRUCTION.
- CONTRACTOR TO CONFIRM ISSUED DRAWINGS ARE LATEST REVISED DRAWINGS PRIOR TO TENDER AND/OR PRIOR TO CONSTRUCTION.
- DRAWINGS AND PLANS ARE THE COPYRIGHT PROPERTY OF INSITE LANDSCAPE ARCHITECT INC. ANY UNAUTHORIZED USE IN ANY FORM IS PROHIBITED BY LAW. FURTHER, ANY DISTRIBUTION OF DRAWINGS TO UNAUTHORIZED PERSONS, FIRMS OR COMPANIES IS NOT PERMITTED WITHOUT INSITE LANDSCAPE ARCHITECT INC. PERMISSION. ANY AND ALL VIOLATIONS ARE SUBJECT TO PROSECUTION IN A COURT OF LAW.

GENERAL NOTES - continued

NTS

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

TREE CROWN NOTES:

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

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

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

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

IMPORTED FRIABLE SCREENED LOAM TOPSOIL COMPACTED TO ELIMINATE AIR POCKETS.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

- ALL CONIFEROUS TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
- CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING.
- FOR POORLY DRAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT THE ROOT COLLAR IS A MAXIMUM OF 100mm ABOVE THE FINISHED GRADE. FOR ALL OTHER INSTALLATIONS THE ROOT COLLAR SHALL BE AT OR 50mm ABOVE FINISHED GRADE.
- ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

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DATE: June 11/15
J. M. [Signature]
DIRECTOR OF ENGINEERING

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

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

SEED SHALL MEET THE REQUIREMENTS FOR THE SEED ACT FOR CANADA NO.1 UNLESS OTHERWISE SPECIFIED.

8145 - Rural Ontario Roadside Mixture

	Sds/Lb	% of mix
Black Eyed Susan (<i>Rudbeckia hirta</i>)	1,576,000	2%
Blue Vervain (<i>Verbena hastata</i>)	1,488,000	2%
Bonsset (<i>Eupatorium perfoliatum</i>)	2,880,000	1%
Canada Wild Rye (<i>Elymus canadensis</i>)	114,000	24%
Dense Blazing Star (<i>Liatris spicata</i>)	100,000	1%
Foxglove/Beard Tongue (<i>Penstemon digitalis</i>)	400,000	2%
Indian Grass (<i>Sorghastrum nutans</i>)	175,000	20%
Little Blue Stem (<i>Schizachyrium scoparium</i>)	200,000	20%
New England Aster (<i>Aster novae-angliae</i>)	1,100,000	2%
Showy Tick Trefoil (<i>Desmodium canadense</i>)	80,000	3%
Virginia Wild Rye (<i>Elymus virginicus</i>)	73,000	22%
Wild Bergamot (<i>Monarda fistulosa</i>)	1,272,500	1%

APPLY SEED AS PER OSC SPECIFICATIONS

ONTARIO SEED COMPANY seeds@oscseeds.com
RURAL ONTARIO ROADSIDE MIX
OSC 8145

ALL SEED MIXES TO BE APPLIED WITH APPROPRIATE NURSE CROP.
FOR SPRING APPLICATIONS PROVIDE 22Kg/ha - NATIVE OATS
FOR FALL APPLICATIONS PROVIDE 22Kg/ha - ANNUAL RYE

SEED NURSE CROP

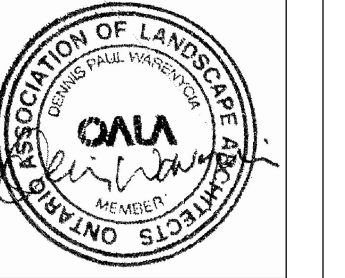
ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

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FINAL APPROVED PLAN
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MAR1-23	ISSUED FOR TENDER
MAR1-23	REVISED AS PER NEW SITE PLAN MAR1-23 AND MUNICIPAL REQUEST
MAR1-23	ISSUED FOR CLIENT USE
DEC19-22	REVISED AS PER NEW SITE PLAN DEC19-22 AND MUNICIPAL REQUEST
DEC19-22	ISSUED FOR CLIENT USE
SEPT14-22	ISSUED FOR CLIENT USE

INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
insite@globalserve.net



STAMPED FOR SPA ONLY

PROJECT:
VETERAN'S DRIVE ADDITION
500 VETERAN'S DRIVE
BARRIE, ONTARIO

DRAWING:
NOTES & DETAILS

DATE: **AUG.30-22** PROJECT NO: **220629**

SCALE: **NTS** SHEET: **L-2**

GENERAL REQUIREMENTS

PLANTINGS SHALL BE CARRIED OUT IN ACCORDANCE WITH CITY'S GUIDELINES AND DETAIL DRAWINGS. CONTRACTOR TO VERIFY ON SITE ALL DIMENSIONS AND SATISFY THEMSELVES OF SITE CONDITIONS.

USE THESE REQUIREMENTS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE, AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS ON SITE TO INDICATE CLEARLY THE PLANT NAME.

USE ONLY NURSERY STOCK FROM NURSERIES KNOWN IN THE INDUSTRY GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDAMAGED. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWING, SPECIFICATIONS, AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECTS BEFORE THE END OF THE TENDER PROCESS. THESE SPECIFICATIONS MAY BE SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL PLANS AND DOCUMENTS BY ARCHITECTS AND ENGINEERS, CONFIRM LATEST DOCUMENTS DURING TENDER PROCESS. DRAWINGS ARE NOT TO BE SCALED.

QUARANTEE PERIOD

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. REMOVE STEEL "T" BARS AT END OF ONE FULL GROWING SEASON. ENSURE ALL PLANTS ARE HEALTHY AND REPLACE ANY DEAD OR DYING PRODUCT BEFORE END OF GUARANTEE PERIOD.

UTILITIES

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING AND SATISFY THEMSELVES PRIOR TO ANY CONSTRUCTION.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON GRADING PLANS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED TO MUNICIPAL REQUIREMENTS. REFERENCE CITY'S TREE PROTECTION FENCING DETAIL.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON GRADING PLAN OR ARCHITECTS SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SODDED SLOPES MAY NOT EXCEED 33% OR 3:1 SLOPE.

TOPSOIL FOR SODDED AND SEED AREAS

MIXTURE OF MINERAL PARTICULATES, MICRO ORGANISMS AND ORGANIC MATTER WHICH PROVIDES SUITABLE MEDIUM FOR SUPPORTING INTENDED PLANT GROWTH FOR SOD, SEED AND PLANT MATERIAL.

TOP SOIL SHALL:

HAVE A PH VALUE: 5.5 TO 7.5
CONTAIN NO TOXIC ELEMENTS OR GROWTH INHIBITING MATERIALS.
BE FREE FROM:
DEBRIS AND STONES OVER 25mm IN DIAMETER
COARSE VEGETATIVE MATERIAL, 10mm DIAMETER AND 100mm LENGTH OCCUPYING MORE THAN 2% SOIL VOL.
HAVE A CONSISTENCY: FRAGILE WHEN MOIST
STOCKPILED ON SITE "TOPSOIL" MUST BE TESTED BY AIL CANADA LABORATORIES EAST (519-451-2515) AT CONTRACTOR COST. PROVIDE RESULTS FOR TESTS: STPI AND STXT AND A METHOD OF AMENDING THE SOIL TO CONSULTANT FOR APPROVAL.
ALL IMPORTED TOPSOIL MUST BE PROVIDED BY A REPUTABLE SUPPLIER KNOWN WITHIN THE INDUSTRY.

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING OF TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY CONSULTANT.

UNLESS OTHERWISE SPECIFIED PROVIDE MIN. 100MM (4") COVERAGE FOR ALL SOD AND SEED AREAS.

LANDSCAPE SPECIFICATION 1

SOD

USE SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL SOD AREAS SHALL RECEIVE A MINIMUM OF 100MM(4") OF TOPSOIL UNLESS OTHERWISE SPECIFIED AND SHALL BE SODDED WITH # BLUEGRASS-FESCUE SOD. NO SOD SLOPES ARE TO EXCEED 3:1 SLOPE IN EXCESS OF 4:1 TO BE REGGED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING ALL SODDED AREAS AT LEAST TWO (2) TIMES BEFORE FINAL INSPECTION FOR ACCEPTANCE OF THE LANDSCAPE WORK. PROVIDE INITIAL WATERING AND CONTINUE AS REQUIRED TO MAINTAIN SOD HEALTH UNTIL ACCEPTANCE.

SEED

UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE SEED MIXTURE RECOMMENDATION IN WRITING TO CONSULTANT PRIOR TO COMMENCEMENT OF WORK.
APPLY (ie HYDROSEED) AS PER MANUFACTURERS SPECIFICATION. PROVIDE INITIAL WATERING AND CONTINUE AS REQUIRED UNTIL ACCEPTANCE. ADVISE OWNER IN WRITING OF SEED MAINTENANCE REQUIREMENTS PRIOR TO INSTALLATION.
SLOPES IN EXCESS OF 4:1 TO HAVE EROSION CONTROL MAT.
ALL SEED AREAS SHALL RECEIVE A MINIMUM OF 100MM (4") OF TOPSOIL.

MINERAL FERTILIZER AND WEED CONTROL

IF DETERMINED BY THE CONSULTANT, APPLY FERTILIZER/WEED CONTROL AT NO ADDITIONAL COST, TO BEST HORTICULTURAL PRACTICE.

PLANTING BEDS

ALL BEDS TO BE CONTIGUOUS.
UNLESS OTHERWISE SPECIFIED, EXCAVATE ALL PLANTING BEDS MIN 600mm (2'0") . BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZER AS REQUIRED ABOVE.
ALSO ADD 38 KILOS BONE MEAL/CUBIC METER OF PLANTING SOIL. (1 LB./CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE. ALL PLANTING BEDS THAT ARE SURROUNDED BY SOD SHOULD BE CUT AND EDGED AT A 45 DEGREE ANGLE SO THERE IS A CLEAR AND WELL DEFINED SEPARATION BETWEEN THE PLANTING BEDS AND SODDED AREAS.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, MAKE RECOMMENDATIONS TO CONSULTANT OF A SUITABLE SOIL MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE OF CONTRACTOR WORK.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUBS AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED 9/8 OR 5/8, UNLESS OTHERWISE NOTED. IF SPECIFIED, BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON.

ALL PLANT MATERIAL TO BE NURSERY GROWN BY REPUTABLE NURSERY.

ALL TREES, SHRUBS AND GROUND COVERS SHALL BE INSTALLED AS DESIGNED AND AS SHOWN ON THE PLANTING PLAN AND PLANTING DETAILS. INSTALL ALL PLANT MATERIAL UNDER EXPERIENCED SUPERVISION AND TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE CONSULTANT IN WRITING AT TENDER AND BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF CONSULTANT IS NOT NOTIFIED OF DISCREPANCIES.

IF ANY QUANTITY DISCREPANCIES OCCUR BETWEEN PLAN AND SCHEDULE, THE GREATER AMOUNT WILL TAKE PRECEDENCE.

THE CONSULTANT MAY CHOOSE TO REJECT PLANT MATERIAL ON SITE WHETHER INSTALLED OR NOT.

TREE LOCATIONS

NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES. REFERENCE ARCHITECTURAL, CIVIL AND LIGHTING PLANS TO HELP ENSURE LOCATIONS OF TREES ARE NOT IN CONFLICT WITH OTHER SERVICES/UTILITIES/SIDEWALKS/STRUCTURES/ETC. THE CONSULTANT MAY AT THEIR DISCRETION REDISTRIBUTE TREES INSTALLED IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS, SIDEWALKS ETC.

LANDSCAPE SPECIFICATION 2

MAINTENANCE AND ACCEPTANCE

AT NO EXTRA COST TO OWNER, PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS, SECTION IE - MAINTENANCE WORK. THIS SHALL APPLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD, SEED AND ALL PLANTS UNTIL FINAL ACCEPTANCE BY CONSULTANT.

BUCLAP ALL CONIFEROUS PLANTS IN FIRST YEAR PRIOR TO NOVEMBER 30 CURRENT CALENDAR YEAR. REMOVE IN SPRING OF FOLLOWING YEAR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL TREES. GUARDS TO BE 100mm DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm (2") OUT FROM THE TREE TRUNK ON ALL SIDES. CONTRACTOR TO PROVIDE IN WRITING TO THE OWNER PRIOR TO FINAL ACCEPTANCE, MAINTENANCE REQUIREMENTS OF PLANTINGS INSTALLED.

THE CONTRACTOR TO MAKE GOOD ANY DAMAGE FROM WORK OPERATIONS AT NO COST TO THE OWNER.

DOCUMENTS

UPON COMPLETION, PROVIDE TO THE CONSULTANT MARK-UP WHITE PRINTS OF ANY CHANGES ON SITE FROM THE ORIGINAL PLANS.

PROVIDE TO THE OWNER ANY WARRANTY/MAINTENANCE MANUALS FOR LANDSCAPE FURNITURE/IRRIGATION SYSTEM.

PROVIDE TO THE OWNER AS BUILT IRRIGATION PLANS.

LANDSCAPE SPECIFICATION 3

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

THIS DRAWING IS THE PROPERTY OF INSITE LANDSCAPE ARCHITECTS INC. AND MAY NOT BE COPIED IN WHOLE OR PART, NOR MAY ANY INFORMATION CONTAINED THEREON BE USED WITHOUT WRITTEN PERMISSION OF INSITE LANDSCAPE ARCHITECTS INC.

FINAL APPROVED PLAN

File: D11-1324

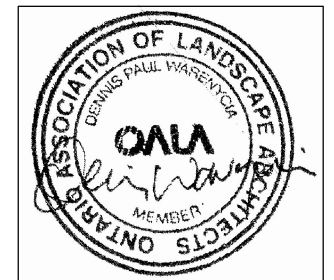
Date: May 19, 2023



No. of Pages: 21

MAR1-23	ISSUED FOR TENDER
MAR1-23	REVISED AS PER NEW SITE PLAN MAR1-23 AND MUNICIPAL REQUEST
MAR1-23	ISSUED FOR CLIENT USE
DEC9-22	REVISED AS PER NEW SITE PLAN DEC9-22 AND MUNICIPAL REQUEST
DEC9-22	ISSUED FOR CLIENT USE
SEPT14-22	ISSUED FOR CLIENT USE

INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
insite@globalserve.net



STAMPED FOR SPA ONLY

PROJECT:

VETERAN'S DRIVE ADDITION

500 VETERAN'S DRIVE
BARRIE, ONTARIO

DRAWING:

NOTES & DETAILS

DATE:	PROJECT NO:
AUG.30-22	220629
SCALE:	SHEET
NTS	L-3

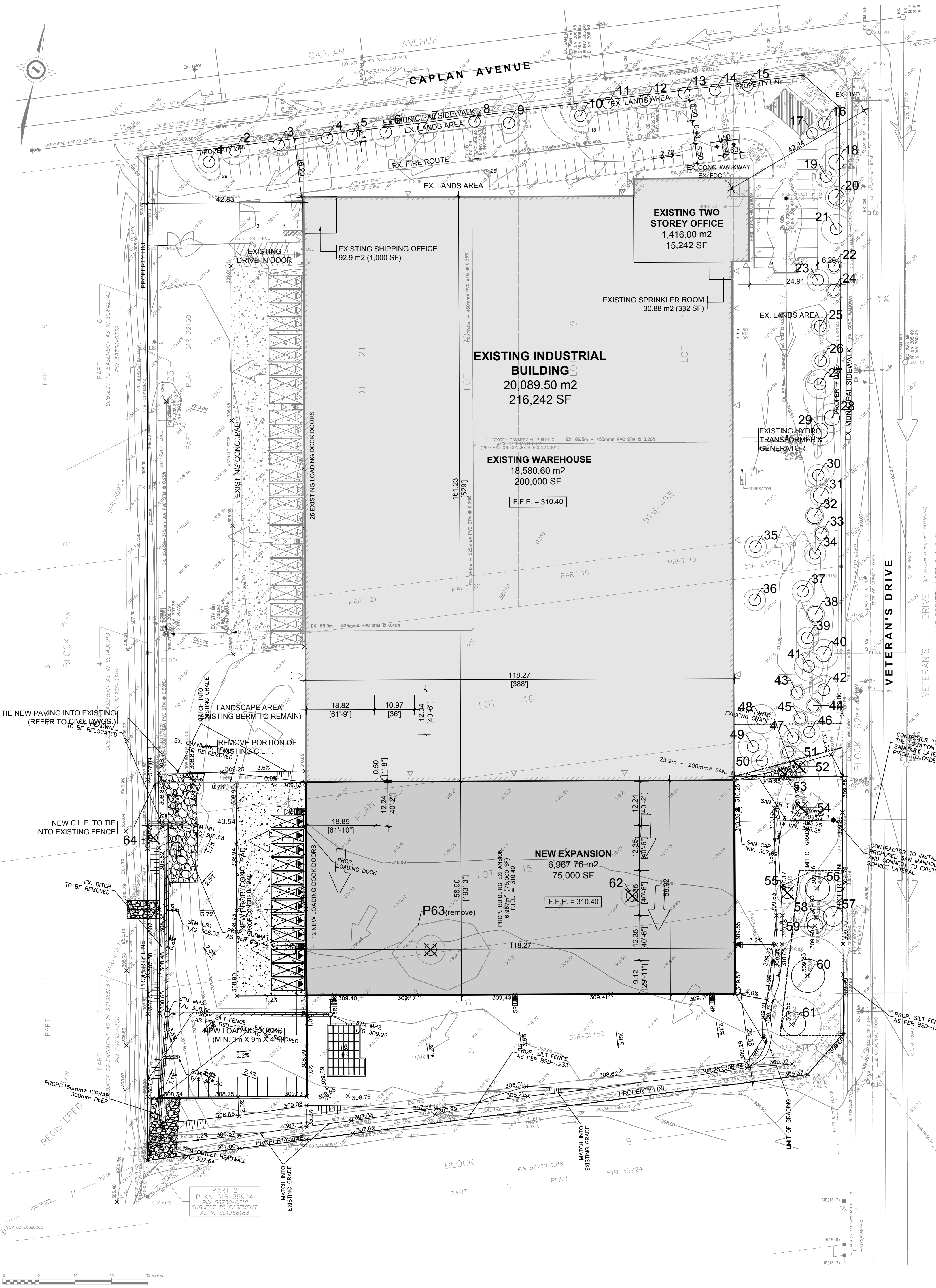


Table 1. Detailed Tree Inventory
Location: 500 Veteran's Drive, Barrie

Location	Tree #	Common Name	Scientific Name	Diameter at Breast Height (DBH) (m)	Trunk Integrity Good (G), Fair (F), Poor (P)	Crown Structure Full (F), Sparse (S)	Crown Vigour Good (G), Fair (F), Poor (P)	Drip-line (radius) (m)	Minimum Tree Protection Zone (radius) (m)	Comments	Preservation Value			Proposed Action
											High (H), Medium (M), Low (L)	1, 2, 3	1, 2, 3	
500 Veteran's Drive	1	Norway Maple	<i>Acer platanoides</i>	21	F	G	F	3	1.5	Moderate exposed roots with root wounds, narrow branch unions	M	3	Preserve	
500 Veteran's Drive	2	Norway Maple	<i>Acer platanoides</i>	25	F	G	F	4	1.5	Minor asymmetrical crown, girdling root, exposed roots with moderate root wounds and decay	M	3	Preserve	
500 Veteran's Drive	3	Norway Maple	<i>Acer platanoides</i>	17.5	F	G	F	3	1.5	Minor girdling root, minor exposed roots with minor root wounds	M	3	Preserve	
500 Veteran's Drive	4	Silver Maple	<i>Acer saccharinum</i>	18	F	G	F	3	1.5	Moderate epicormic branching, minor exposed roots with moderate root wounds	M	3	Preserve	
500 Veteran's Drive	5	Silver Maple	<i>Acer saccharinum</i>	14	F	G	F	3	1.5	Sparsely	M	3	Preserve	
500 Veteran's Drive	6	Silver Maple	<i>Acer saccharinum</i>	21	F	G	F	4	1.5	Moderately curved, moderate epicormic branching, exposed roots with moderate root wounds	M	3	Preserve	
500 Veteran's Drive	7	Silver Maple	<i>Acer saccharinum</i>	22	F	F	F	4	1.5	Moderate epicormic branching, exposed roots with moderate root wounds, minor stem wound at base with decay, minor pruning wounds	M	3	Preserve	
500 Veteran's Drive	8	Hackberry	<i>Celtis occidentalis</i>	20	F	G	F	5	3	Minor exposed roots with minor root wounds	M	3	Preserve	
500 Veteran's Drive	9	Hackberry	<i>Celtis occidentalis</i>	16.5	F	G	F	3	1.5	Minor pruning wounds, exposed roots with minor root wounds	M	3	Preserve	
500 Veteran's Drive	10	Hackberry	<i>Celtis occidentalis</i>	18	F	G	F	3	1.5	Minor epicormic branching, minor girdling root	M	3	Preserve	
500 Veteran's Drive	11	Hackberry	<i>Celtis occidentalis</i>	17	F	G	F	3	1.5	Minor epicormic branching	M	3	Preserve	
500 Veteran's Drive	12	Silver Maple	<i>Acer saccharinum</i>	18.5	F	F	F	4	1.5	Moderate asymmetrical crown due to overextension, moderate epicormic branching, exposed roots with moderate root wounds	M	3	Preserve	
500 Veteran's Drive	13	Silver Maple	<i>Acer saccharinum</i>	20.5	F	G	F	4	1.5	Moderate epicormic branching, exposed roots with moderate root wounds	M	3	Preserve	
500 Veteran's Drive	14	Silver Maple	<i>Acer saccharinum</i>	17.5	F	G	F	5	4	Sparsely, exposed roots with minor root wounds, barrelling at base, narrow branch unions	M	3	Preserve	
500 Veteran's Drive	15	Silver Maple	<i>Acer saccharinum</i>	22	F	G	F	3	1.5	Moderate epicormic branching, narrow branch unions	M	3	Preserve	
500 Veteran's Drive	16NT	Blue Spruce	<i>Picea pungens</i>	~16	G	G	G	2	1.5		M	3	Preserve	
500 Veteran's Drive	17NT	Blue Spruce	<i>Picea pungens</i>	~14	G	G	G	1.5	1.5		M	3	Preserve	
500 Veteran's Drive	18	Silver Maple	<i>Acer saccharinum</i>	26	F	G	F	4	2	Minor deadwood, exposed roots with minor root wounds, minor epicormic branching, minor asymmetrical crown due to competition	M	3	Preserve	
500 Veteran's Drive	19	Silver Maple	<i>Acer saccharinum</i>	20.5	F	G	F	3	1.5	Exposed roots with minor root wounds, minor epicormic branching, minor asymmetrical crown due to competition	M	3	Preserve	
500 Veteran's Drive	20	Austrian Pine	<i>Pinus nigra</i>	32	G	G	G	3	2		M	3	Preserve	
500 Veteran's Drive	21	Silver Maple	<i>Acer saccharinum</i>	25	F	G	F	4	1.5	Minor asymmetrical crown, minor deadwood	M	3	Preserve	
500 Veteran's Drive	22	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var.	11.5	F	G	F	5	2	Minor epicormic branching, moderate stem wound at base	M	3	Preserve	
500 Veteran's Drive	23	Norway Maple	<i>Acer platanoides</i>	22	F	F	G	3	1.5	Minor exposed roots, multiple branch attachment, crossbranching, narrow branch unions, minor epicormic branching, minor stem wound, moderate girdling root	M	3	Preserve	
500 Veteran's Drive	24	Norway Maple	<i>Acer platanoides</i>	19	F	F	G	2	1.5	Narrow branch unions with moderate included bark, exposed roots with moderate root wounds	M	3	Preserve	
500 Veteran's Drive	25	Austrian Pine	<i>Pinus nigra</i>	22	F	G	G	2.5	1.5	Curved	M	3	Preserve	
500 Veteran's Drive	26	Austrian Pine	<i>Pinus nigra</i>	21.5	F	G	F	2.5	1.5	L-branching, dead leader	M	3	Preserve	
500 Veteran's Drive	27	Silver Maple	<i>Acer saccharinum</i>	24.5	F	G	F	4	1.5	Moderate epicormic branching, exposed roots with minor root wounds, narrow branch unions	M	3	Preserve	
500 Veteran's Drive	28	Silver Maple	<i>Acer saccharinum</i>	26	F	G	F	4	2	Minor asymmetrical crown due to competition, minor epicormic branching, exposed roots with minor root wounds, minor open seam	M	3	Preserve	
500 Veteran's Drive	29	Silver Maple	<i>Acer saccharinum</i>	27	F	G	F	4	2	Minor asymmetrical crown due to competition, minor epicormic branching	M	3	Preserve	
500 Veteran's Drive	30	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var.	15	G	G	G	3	1.5	Minor epicormic branching, minor growth deficit	M	3	Preserve	
500 Veteran's Drive	31	Norway Spruce	<i>Picea abies</i>	~29	G	G	G	3	2		M	3	Preserve	
500 Veteran's Drive	32NT	Norway Spruce	<i>Picea abies</i>	~29	G	G	G	2.5	2		M	3	Preserve	
500 Veteran's Drive	33NT	White Spruce	<i>Picea glauca</i>	~20	G	G	G	2	1.5		M	3	Preserve	
500 Veteran's Drive	34	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var.	11	F	G	F	3	1.5	Minor epicormic branching, moderate stem wound at base	M	3	Preserve	
500 Veteran's Drive	35	Sugar Maple	<i>Acer saccharum</i>	25	F	G	F	3	1.5	Moderate growth deficit, minor girdling root, moderate epicormic branching, curved	M	3	Preserve	
500 Veteran's Drive	36	Norway Maple	<i>Acer platanoides</i>	20.5	G	G	G	3	1.5	Minor exposed roots	M	3	Preserve	
500 Veteran's Drive	37	Austrian Pine	<i>Pinus nigra</i>	24	F	G	G	3	1.5	Moderate stem wound	M	3	Preserve	
500 Veteran's Drive	38	Austrian Pine	<i>Pinus nigra</i>	~28	G	G	G	2.5	2		M	3	Preserve	
500 Veteran's Drive	39	Scots Pine	<i>Pinus sylvestris</i>	22	F	G	F	3	1.5	Sapsucker damage, minor growth deficit	M	3	Preserve	
500 Veteran's Drive	40	Silver Maple	<i>Acer saccharinum</i>	27.5	F	G	F	4	2	Minor epicormic branching, moderate broken branches	M	3	Preserve	
500 Veteran's Drive	41	Silver Maple	<i>Acer saccharinum</i>	20.5	F	G	F	4	1.5	Minor epicormic branching, minor exposed roots with root wounds	M	3	Preserve	
500 Veteran's Drive	42	Silver Maple	<i>Acer saccharinum</i>	25	F	G	F	4	1.5	Minor asymmetrical crown, minor exposed roots	M	3	Preserve	
500 Veteran's Drive	43	Norway Spruce	<i>Picea abies</i>	20	G	G	G	2	1.5		M	3	Preserve	
500 Veteran's Drive	44	Norway Spruce	<i>Picea abies</i>	18	G	G	G	2	1.5		M	3	Preserve	
500 Veteran's Drive	45	Norway Spruce	<i>Picea abies</i>	~20	F	G	F	2	1.5	Sparsely	L	3	Preserve	
500 Veteran's Drive	46	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var.	11	F	G	F	3	1.5	Minor epicormic branching, minor stem wound at base	M	3	Preserve	
500 Veteran's Drive	47	Serbian Spruce	<i>Picea omorika</i>	18	G	G	G	2.5	1.5		M	3	Preserve	
500 Veteran's Drive	48	Norway Maple	<i>Acer platanoides</i>	22	F	G	F	4	1.5	Narrow branch unions with moderate included bark, minor girdling root, minor exposed roots	M	3	Preserve	
500 Veteran's Drive	49	Norway Maple	<i>Acer platanoides</i>	19	F	G	F	4	1.5	Minor growth deficit	M	3	Preserve	
500 Veteran's Drive	50	Norway Maple	<i>Acer platanoides</i>	17	F	G	F	3	1.5	Narrow branch unions, small root flare, minor stem wound at base	M	3	Preserve	
500 Veteran's Drive	51	White Pine	<i>Pinus strobus</i>	13	F	F	F	2	1.5	Minor lean towards the east, minor chlorosis, narrow branch unions, minor deadwood, minor asymmetrical crown	L	3	Preserve	
500 Veteran's Drive	52	Austrian Pine	<i>Pinus nigra</i>	20	F	G	F	2.5	1.5	Tip blight, missing leader	M	3	Remove	
500 Veteran's Drive	53	Thornless Honey Locust	<i>Gleditsia triacanthos</i> var.	15	F	G	F	3	1.5	Minor epicormic branching, co-dominant at 1.5m with moderate included bark	M	3	Remove	
500 Veteran's Drive	54	White Pine	<i>Pinus strobus</i>	11	F	F	F	2.5	1.5	Moderate asymmetrical crown, vertical scaffold limbs, curved stem, minor chlorosis	M	3	Remove	
500 Veteran's Drive	55	Carolina Poplar	<i>Populus x canadensis</i>	14.5	F	F	F	3	1.5	Small root flare, minor stem wound, sparse	L	3	Remove	
500 Veteran's Drive	56	Norway Spruce	<i>Picea abies</i>	66	F	G	F	10	5	Minor seam, dead leader	L	3	Preserve - Injure	
500 Veteran's Drive	57	Norway Spruce	<i>Picea abies</i>	46	F	G	F	4	2.5	Dead leader	L	3	Preserve - Injure	
500 Veteran's Drive	58	Norway Spruce	<i>Picea abies</i>	59	F	G	F	5	2.5	Dead leader	L	3	Preserve - Injure	
500 Veteran's Drive	59	Eastern White Cedar	<i>Thuja occidentalis</i>	38	F	F	F	3	2	Minor lean towards the southeast, moderate stem wound from failed branch, multi-stemmed at 2m, understory tree	L	3	Preserve - Injure	
500 Veteran's Drive	60	Sugar Maple	<i>Acer saccharum</i>	115	F	G	F	11	4	Minor seam with wetwood, vertical scaffold limbs with moderate included bark, minor broken branches	H	2	Preserve - Injure	
500 Veteran's Drive	61NT	Manitoba Maple	<i>Acer negundo</i>	~35-50	F	F	F	5	7.5	Moderate epicormic branching, multi-stemmed at 1m, 4 stems	L	3	Preserve - Injure	
500 Veteran's Drive	62	Black Locust	<i>Robinia pseudoacacia</i>	20	F	F	G	3	1.5	Vertical scaffold limbs with moderate included bark	M	3	Remove	
500 Veteran's Drive	63	Black Locust	<i>Robinia pseudoacacia</i>	23	F	F	F	4	1.5	Approximately 20 stems regeneration less than 10cm, co-dominant at 1m with moderate included bark, minor epicormic branching	L	3	Remove	
500 Veteran's Drive	64NT	Trembling Aspen	<i>Populus tremuloides</i>	~10, 10	F	G	F	3	1		M	3	Remove	

*NT - Not Tagged

ARBORIST NOTE: Any grading (cut or fill) within the driplines and mTPZs of Trees 56 to 61 should be completed during the final landscaping phase of construction (subsequent to building completion). Any work within the driplines of these trees should be completed by hand or using light equipment and under supervision of a Certified Arborist, Landscape Architect, or Registered Professional Forester (R.P.F.).

LEGEND

- 1 Tree Identification Number*
- Tree Location and Dripline By Arborist
- Minimum Tree Protection Zone (mTPZ)*
- Required Tree Preservation Fencing (BSD-1232)
- ✕ Required Tree Removal

*Please refer to Table 1 for the detailed tree inventory and minimum tree protection zone distances. Trees were located using aerial photo interpretation and estimations made in the field.

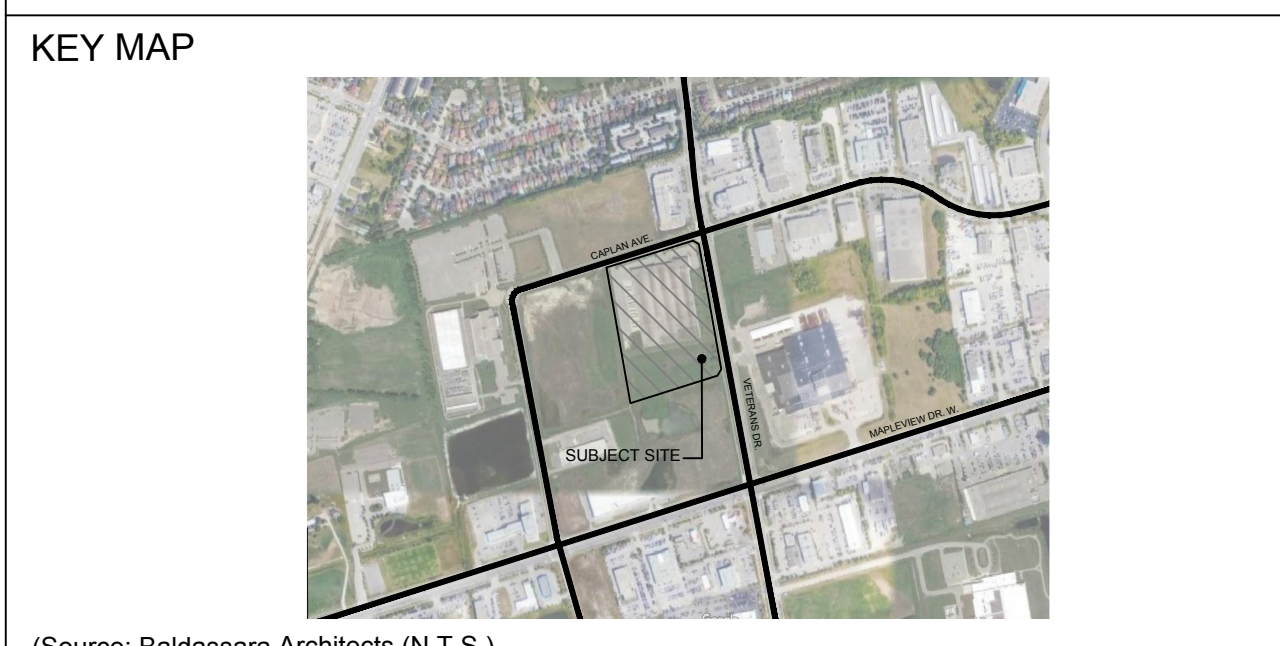
TREE PRESERVATION NOTES

No alteration or disturbance to existing grades, storage of construction materials or equipment, storage of soil, construction waste or debris, disposal of any deleterious materials, or movement of vehicles, equipment or pedestrians is permitted within the minimum Tree Protection Zone.

Bi-monthly Tree Preservation Fencing inspections must be conducted and reports submitted to the City of Barrie during the period of active construction on the site.

It is the applicants' responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death, the applicant may be held responsible through civil action.

Prior to site disturbance, the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and no migratory bird nests will be impacted by the proposed work. No trees may be removed during the period of March 15 to August 31.



(Source: Baldassara Architects (N.T.S.))

FINAL APPROVED PLAN

File: D11-1324

Date: May 19, 2023

No. of Pages: 21

NOTICE OF TREE REMOVALS

ALL VEGETATION WITHIN THE SHOWN LIMITS SHALL OCCUR IN ACCORDANCE WITH THE CITY OF BARRIE TREE REMOVAL BY-LAW (2014-01-11)

OWNER: (name of contractor or land owner)
 CONTRACTOR: (name of contractor)
 FOR FURTHER INFORMATION PLEASE CONTACT: (name of contact)
 (address line 1)
 (address line 2)
 (phone number)
 (email address)

1. This notice shall be posted on the site at least 10 business days prior to the start of any tree removal work.
 2. This notice shall be posted in a prominent location on the site.
 3. This notice shall be posted in a prominent location on the site.
 4. This notice shall be posted in a prominent location on the site.

Barrie TREE REMOVAL NOTIFICATION TEMPLATE BSD-1230

TREE PRESERVATION AREA

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

1. This area is designated as a Tree Preservation Area (TPA) under the City of Barrie Tree Preservation By-Law (2014-01-11).
 2. No tree cutting, removal, or disturbance is permitted within this area without the written approval of the City of Barrie.
 3. Any work within this area must be completed in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).
 4. Any work within this area must be completed by hand or using light equipment and under supervision of a Certified Arborist, Landscape Architect, or Registered Professional Forester (R.P.F.).

Barrie TREE PRESERVATION AREA TEMPLATE BSD-1231

TREE PRESERVATION FENCING

1. This fence is to be installed around the Tree Protection Zone (TPZ) of the tree(s) identified in the Tree Inventory.
 2. The fence shall be made of 1.2m high, 100mm diameter, galvanized steel pipe, with 100mm diameter, galvanized steel posts, spaced at 2.0m intervals.
 3. The fence shall be painted white and have a 100mm wide, reflective safety strip applied to the top and bottom rails.
 4. The fence shall be supported by 100mm diameter, galvanized steel posts, spaced at 2.0m intervals.
 5. The fence shall be installed in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).

Barrie TREE PRESERVATION FENCING TEMPLATE BSD-1232

LIMIT OF TREE PROTECTION FOR ACTIVITIES ON MUNICIPAL RIGHT-OF-WAYS

1. This limit is to be established for all trees located within the City of Barrie.
 2. The limit shall be established in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).
 3. The limit shall be established in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).
 4. The limit shall be established in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).

Barrie LIMIT OF TREE PROTECTION FOR ACTIVITIES ON MUNICIPAL RIGHT-OF-WAYS TEMPLATE BSD-1234

LIMIT OF TREE PRESERVATION FOR DEVELOPMENT APPROVALS

1. This limit is to be established for all trees located within the City of Barrie.
 2. The limit shall be established in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).
 3. The limit shall be established in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).
 4. The limit shall be established in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).

Barrie LIMIT OF TREE PRESERVATION FOR DEVELOPMENT APPROVALS TEMPLATE BSD-1235

TREE HOARDING DETAIL FOR ACTIVITIES ON MUNICIPAL RIGHT-OF-WAYS

1. This hoarding is to be installed around the Tree Protection Zone (TPZ) of the tree(s) identified in the Tree Inventory.
 2. The hoarding shall be made of 1.2m high, 100mm diameter, galvanized steel pipe, with 100mm diameter, galvanized steel posts, spaced at 2.0m intervals.
 3. The hoarding shall be painted white and have a 100mm wide, reflective safety strip applied to the top and bottom rails.
 4. The hoarding shall be supported by 100mm diameter, galvanized steel posts, spaced at 2.0m intervals.
 5. The hoarding shall be installed in accordance with the City of Barrie Tree Preservation By-Law (2014-01-11).

Barrie TREE HOARDING DETAIL FOR ACTIVITIES ON MUNICIPAL RIGHT-OF-WAYS TEMPLATE BSD-1236

Submission and Revision Notes		
No.	Description	Date
3		
2		
1	Report and Plan Submission	12 September 2022

Source Data: J.D. Barnes Limited (topo), Baldassara Architects (site plan), Pearson Engineering (grading and servicing)

Project:
Veteran's Drive Addition (D28-035-2022)
 500 Veteran's Drive, Barrie, ON

Client:
Summit Industrial Income REIT
 110 Cochrane Drive, Suite 120
 Markham, ON
 L3R 9S1

Date:
12 September 2022

Amy Choi Consulting

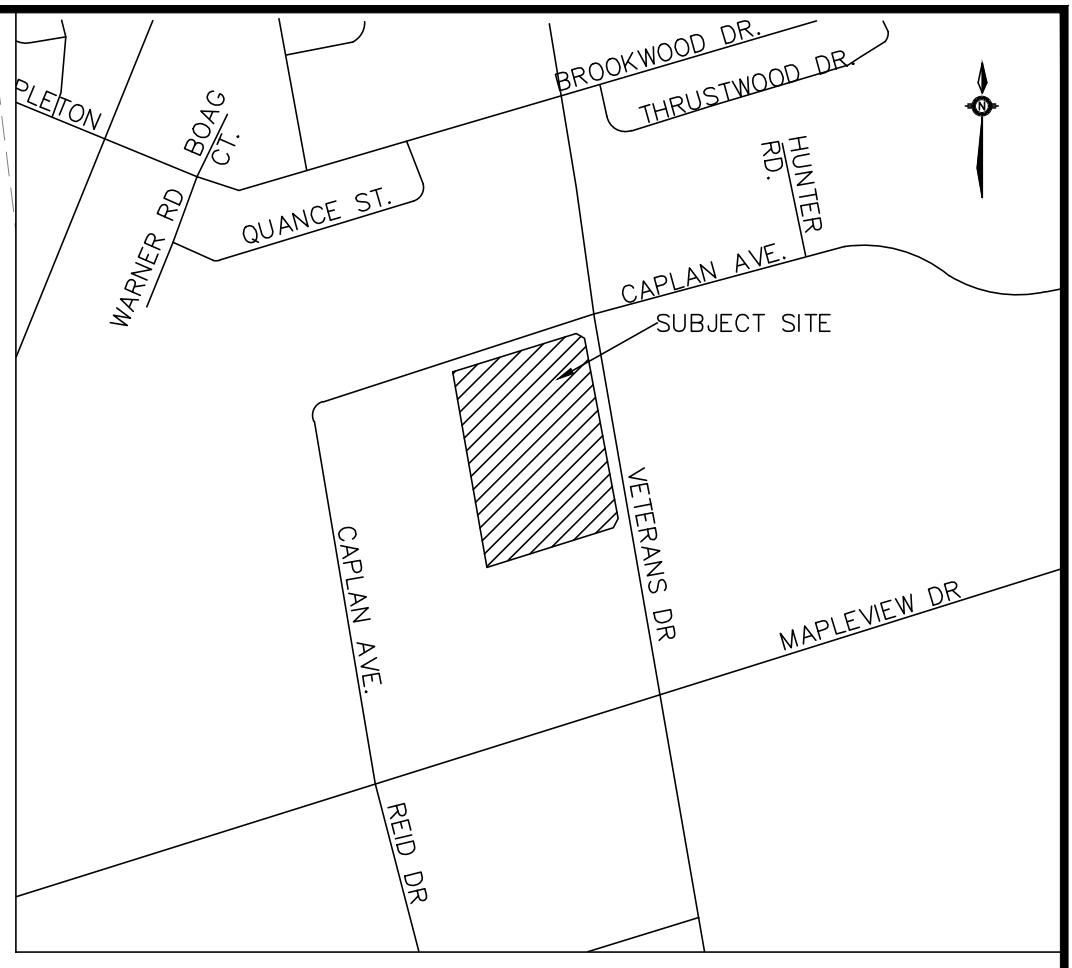
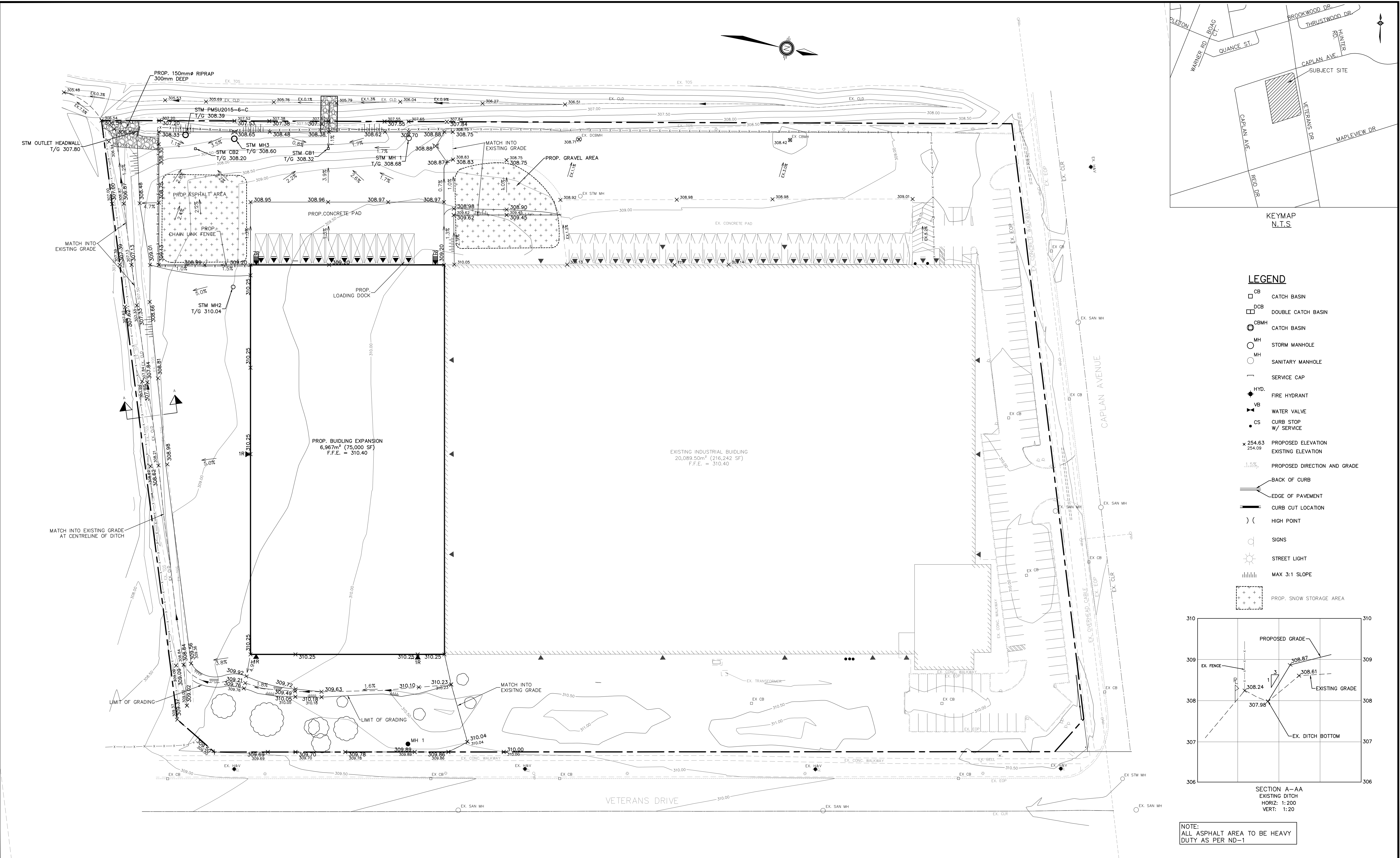
www.achiconsulting.ca
 info@achiconsulting.ca
 647-983-8817

CERTIFIED ARBORIST
 Amy Choi, B.Sc. (Env.), M.Sc.F.
 ISA Certified Arborist #ON-1609A
 ISA Tree Risk Assessment Qualified

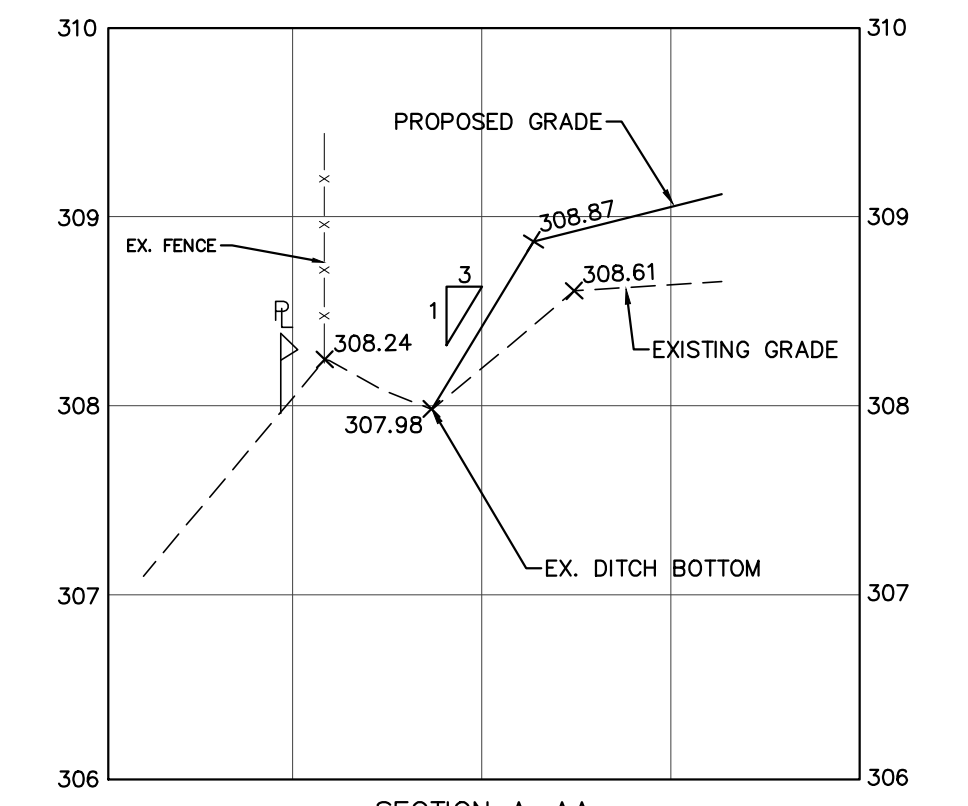
TREE PRESERVATION PLAN

Drawing TP-1 Scale 1:600

P:\AutoCAD\Working_Folders\Engineering\22078 - Base.dwg Layout:50-1 Plotted Mar 17, 2023 @ 10:05am by nwall @ PEARSON ENGINEERING LTD.



- LEGEND**
- CB CATCH BASIN
 - DCB DOUBLE CATCH BASIN
 - ⊙ CBMH CATCH BASIN
 - MH STORM MANHOLE
 - MH SANITARY MANHOLE
 - SERVICE CAP
 - HYD. FIRE HYDRANT
 - VB WATER VALVE
 - CS CURB STOP W/ SERVICE
 - × 254.63 PROPOSED ELEVATION
 - 254.09 EXISTING ELEVATION
 - 1.5% PROPOSED DIRECTION AND GRADE
 - BACK OF CURB
 - EDGE OF PAVEMENT
 - CURB CUT LOCATION
 -) (HIGH POINT
 - SIGNS
 - ☀ STREET LIGHT
 - ||||| MAX 3:1 SLOPE
 - ▣ PROP. SNOW STORAGE AREA



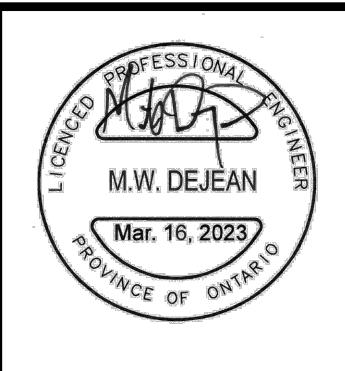
SECTION A-AA
EXISTING DITCH
HORIZ: 1:200
VERT: 1:20

NOTE:
ALL ASPHALT AREA TO BE HEAVY
DUTY AS PER ND-1

FINAL APPROVED PLAN
File: D11-1324
Date: May 19, 2023
No. of Pages: 21

NO.	REVISION NOTE	DATE	BY
3.	AS PER 2ND SUBMISSION COMMENTS	03/16/23	NW
2.	ISSUED FOR TENDER	02/17/23	NW
1.	AS PER 1ST SUBMISSION COMMENTS	12/16/22	AV

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD28: 78) AND ARE DERIVED FROM BENCH MARK NO. 03120080060 HAVING A PUBLISHED ELEVATION OF 307.474 METRES AND NO. 03120030018 HAVING A PUBLISHED ELEVATION OF 306.589 METRES.

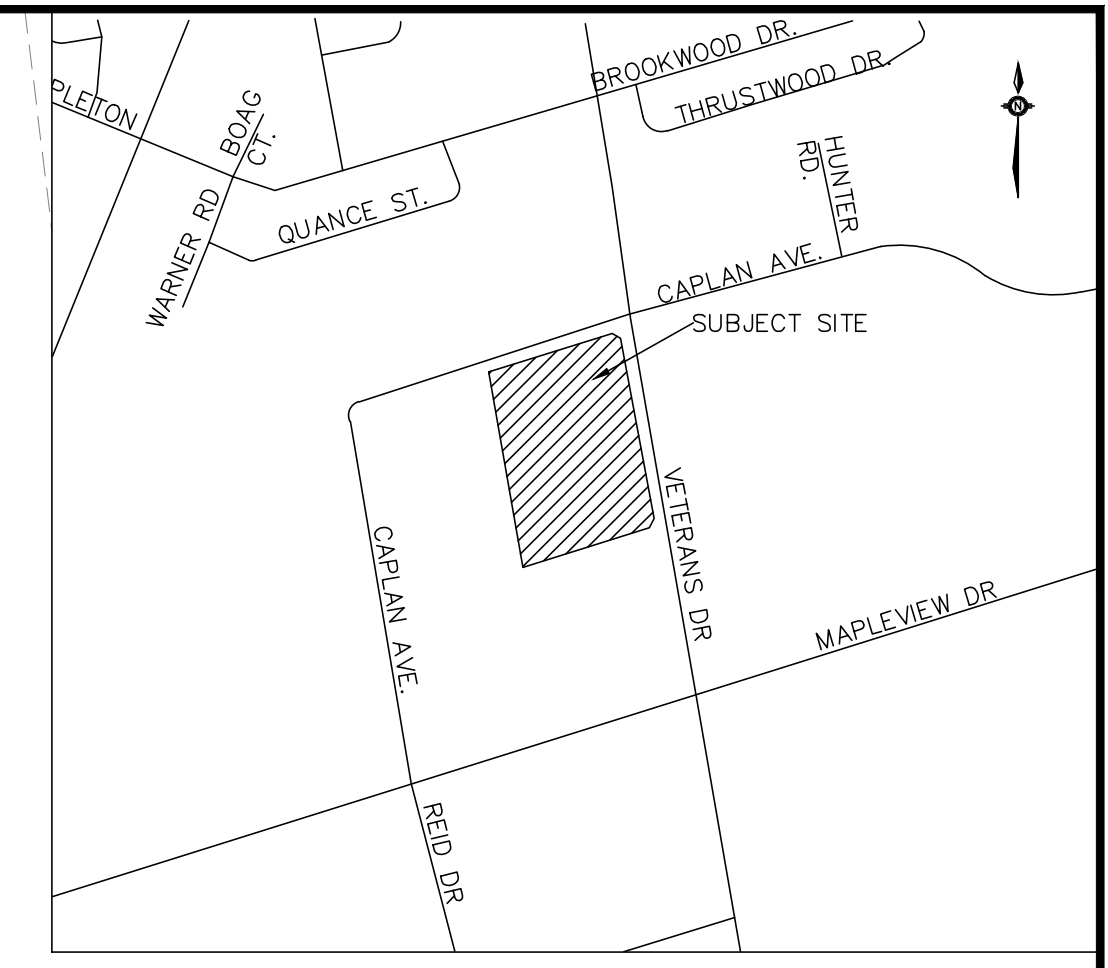
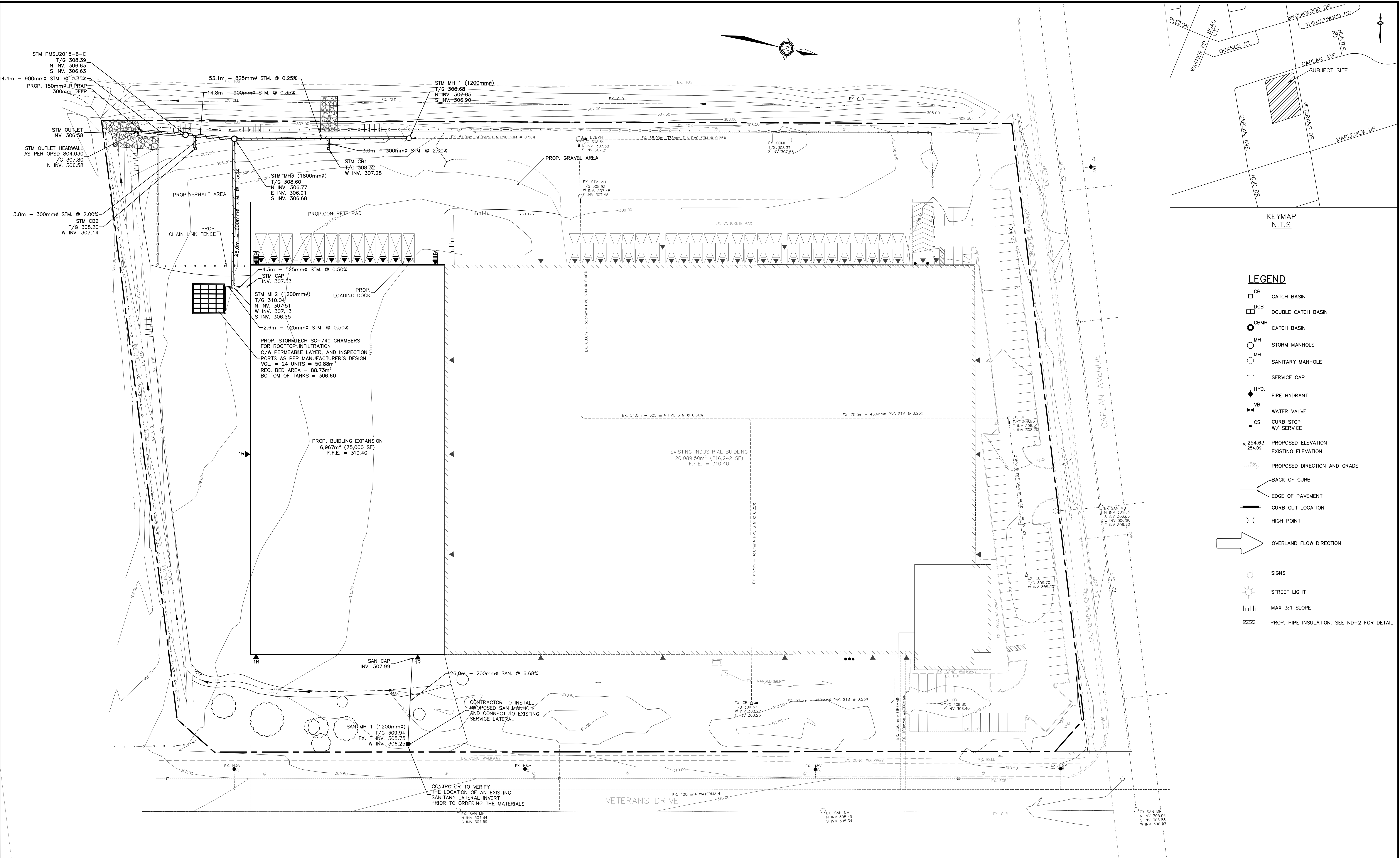


SUMMIT REIT
500, VETERANS DRIVE
CITY OF BARRIE

SITE GRADING PLAN

DESIGNED BY	NW	HORIZ SCALE	1:500	PROJECT #	22078
DRAWN BY	NP	VERT SCALE	N/A	DRAWING #	SG-1
CHECKED BY	MWD	DATE	AUGUST 2022	REVISION #	3

P:\AutoCAD\Working_Folders\Engineering\22078 - Summit Reit, 500 Veterans Dr., Barrie\Engineering\22078 - BASE.dwg Layout:SS-1 Plotted Mar 17, 2023 @ 10:06am by nwallis @ PEARSON ENGINEERING LTD.

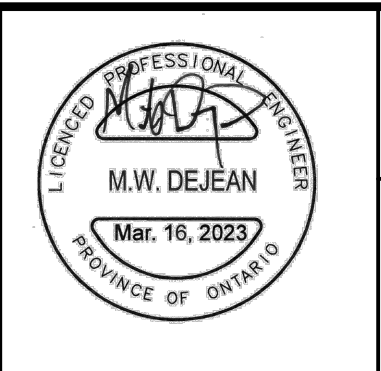


- LEGEND**
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 - DCB DOUBLE CATCH BASIN
 - CBMH CATCH BASIN
 - MH STORM MANHOLE
 - SMH SANITARY MANHOLE
 - SERVICE CAP
 - ◆ HYD. FIRE HYDRANT
 - ▼ VB WATER VALVE
 - CS CURB STOP W/ SERVICE
 - × 254.63 PROPOSED ELEVATION
 - 254.09 EXISTING ELEVATION
 - 1.5% PROPOSED DIRECTION AND GRADE
 - BACK OF CURB
 - EDGE OF PAVEMENT
 - CURB CUT LOCATION
 -) (HIGH POINT
 - ➔ OVERLAND FLOW DIRECTION
 - SIGNS
 - ☀ STREET LIGHT
 - ||||| MAX 3:1 SLOPE
 - ▨ PROP. PIPE INSULATION. SEE ND-2 FOR DETAIL

FINAL APPROVED PLAN
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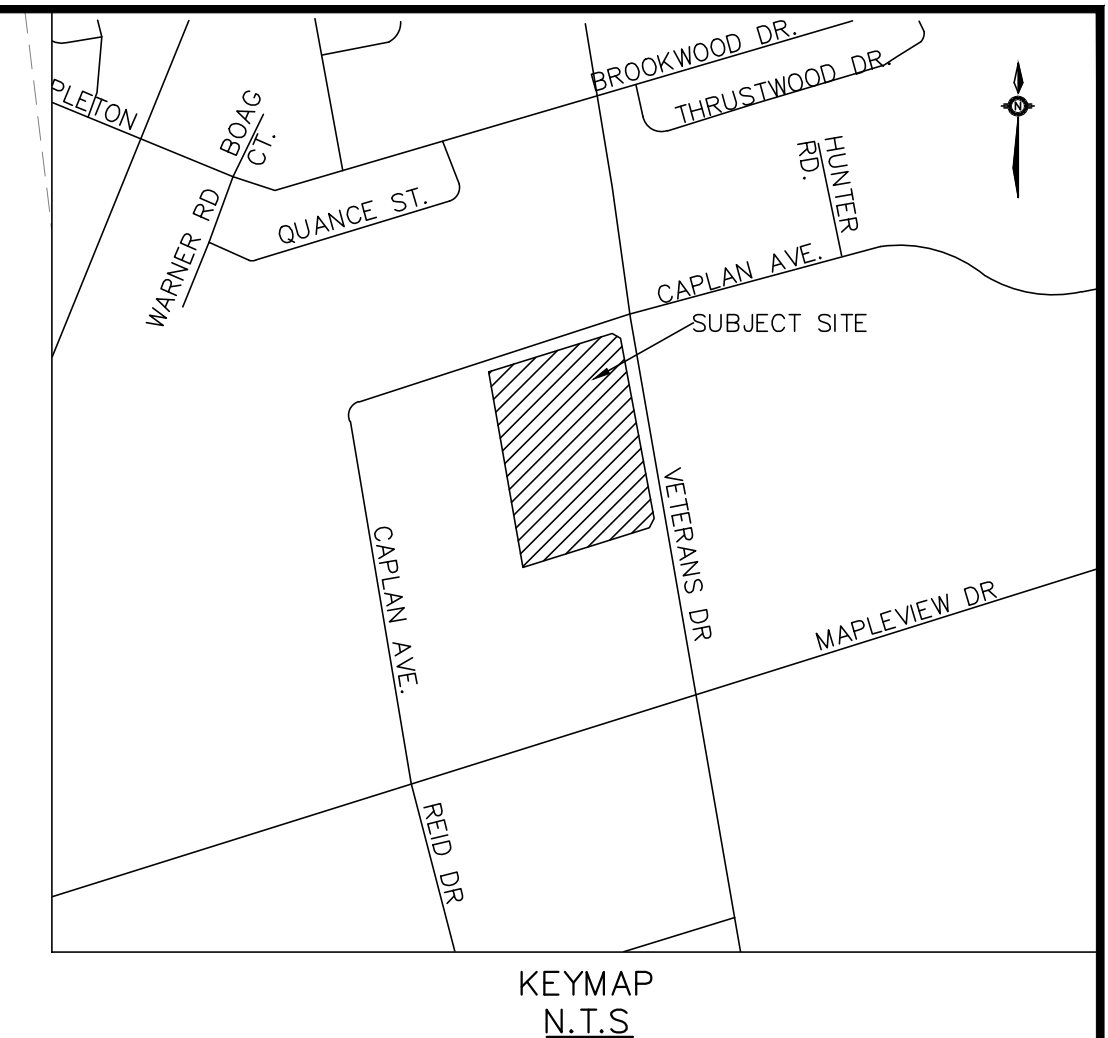
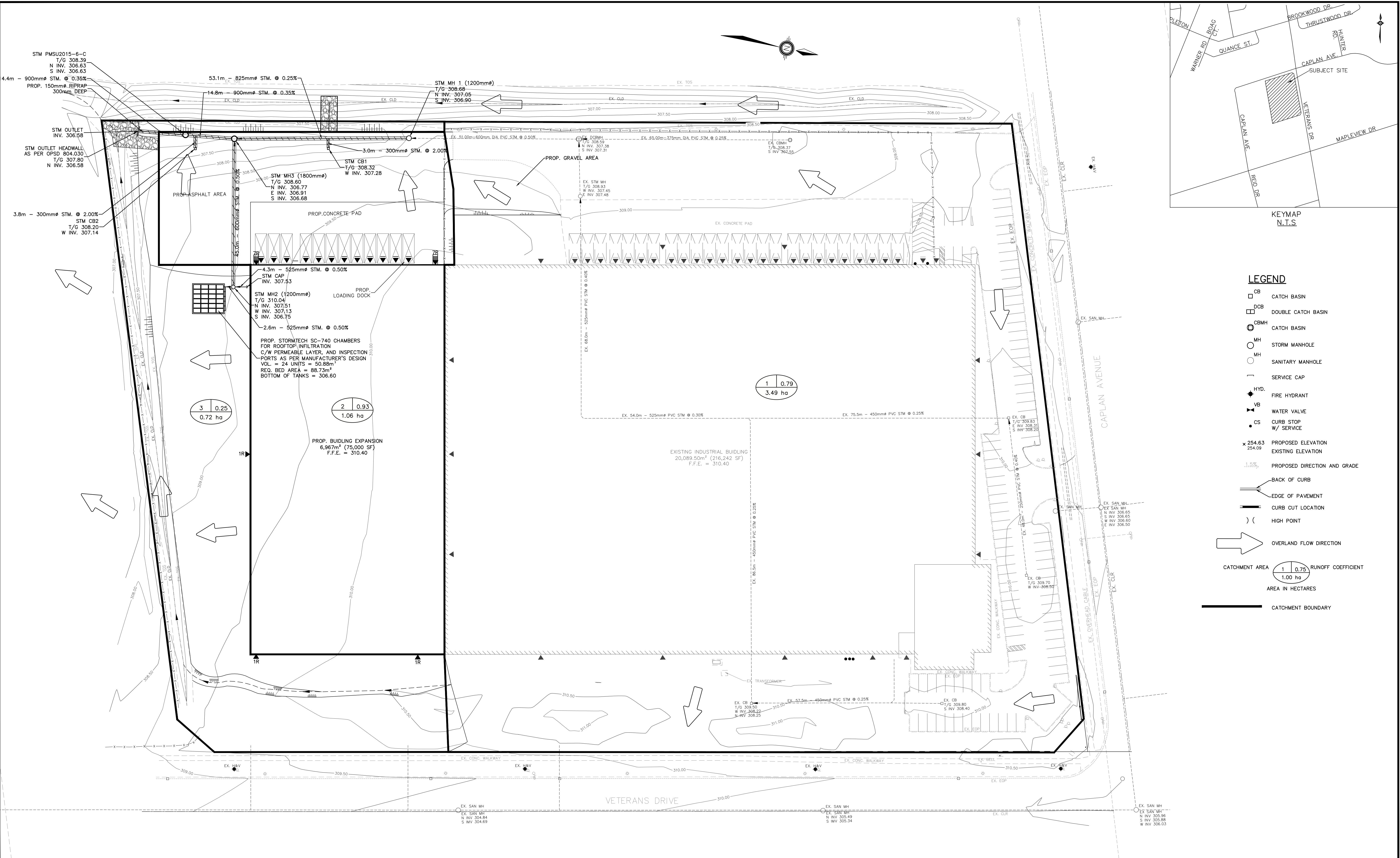
SUMMIT REIT
 500, VETERANS DRIVE
 CITY OF BARRIE

SITE SERVICING PLAN

DESIGNED BY	NW	HORIZ SCALE	1:500	PROJECT #	22078
DRAWN BY	NP	VERT SCALE	N/A	DRAWING #	SS-1
CHECKED BY	MWD	DATE	AUGUST 2022	REVISION #	3



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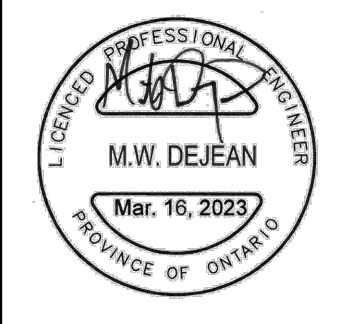


- LEGEND**
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 - CBMH CATCH BASIN
 - MH STORM MANHOLE
 - SMH SANITARY MANHOLE
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 - BACK OF CURB
 - EDGE OF PAVEMENT
 - CURB CUT LOCATION
 -) (HIGH POINT
 - ➔ OVERLAND FLOW DIRECTION
 - CATCHMENT AREA $\frac{1}{1.00}$ RUNOFF COEFFICIENT
 - 1.00 ha AREA IN HECTARES
 - CATCHMENT BOUNDARY

FINAL APPROVED PLAN
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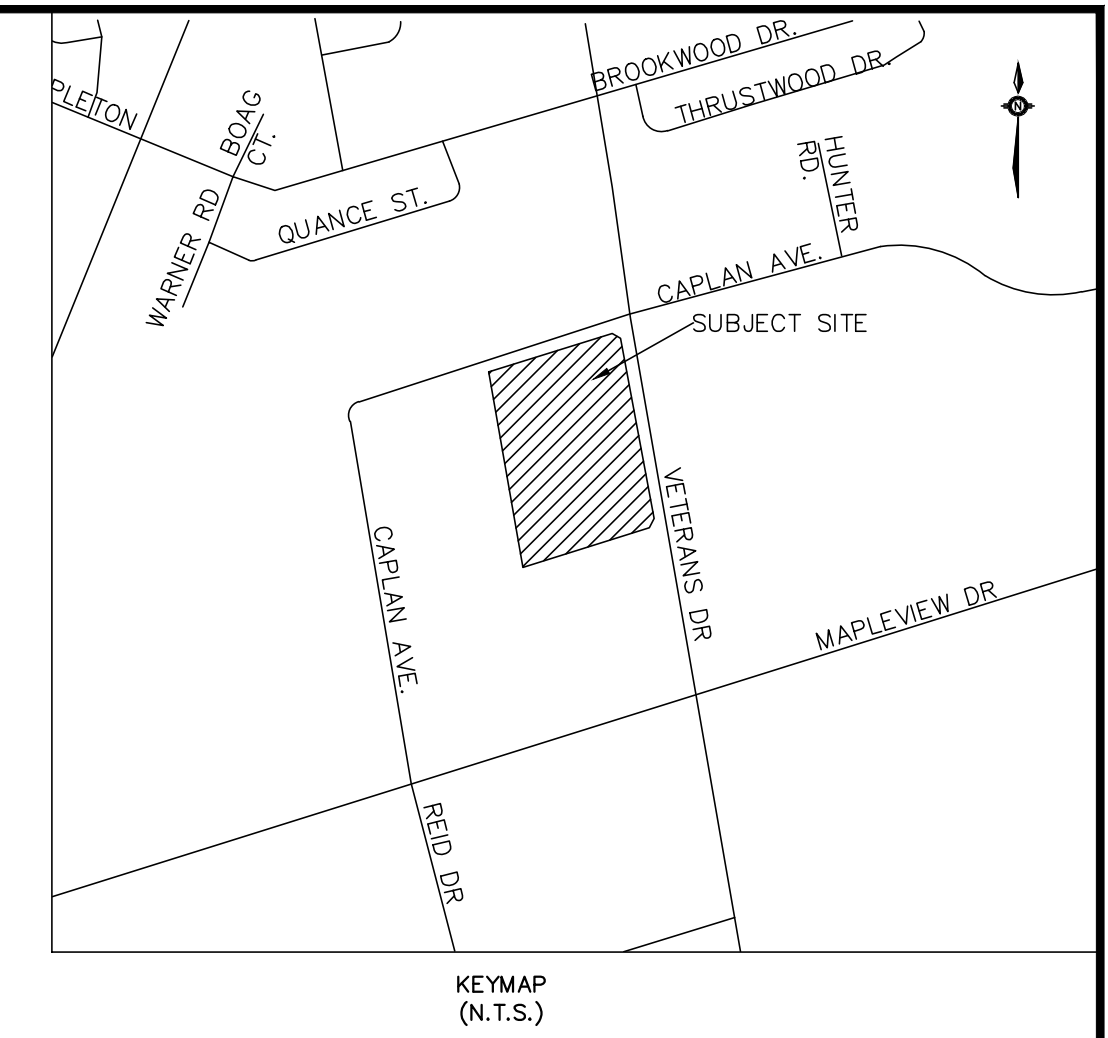
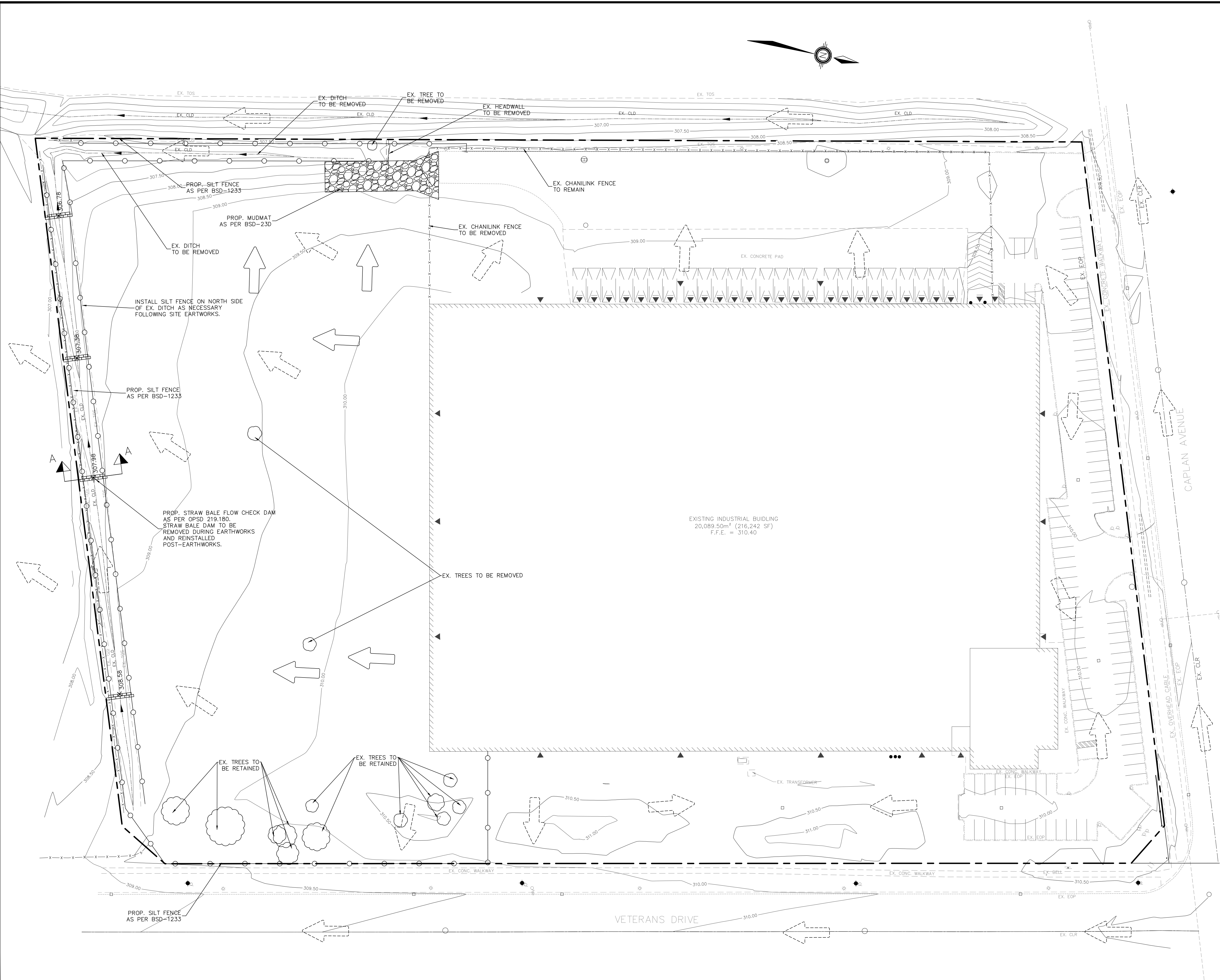
SUMMIT REIT
 500, VETERANS DRIVE
 CITY OF BARRIE

POST DEVELOPMENT STORM
 CATCHMENT PLAN

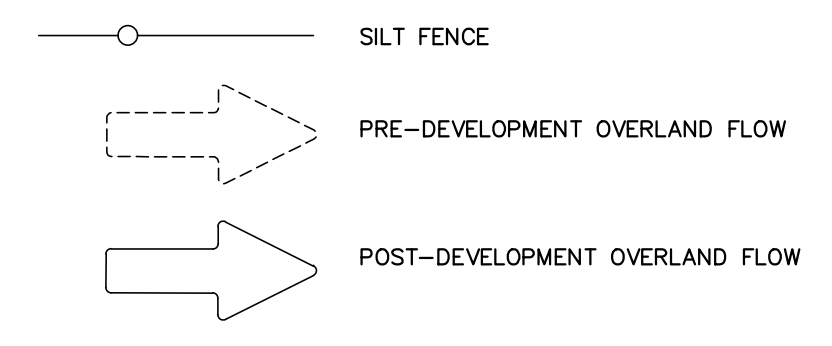
DESIGNED BY	NW	HORIZ SCALE	1:500	PROJECT #	22078
DRAWN BY	NP	VERT SCALE	N/A	DRAWING #	STM-2
CHECKED BY	MWD	DATE	AUGUST 2022	REVISION #	3



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LEGEND

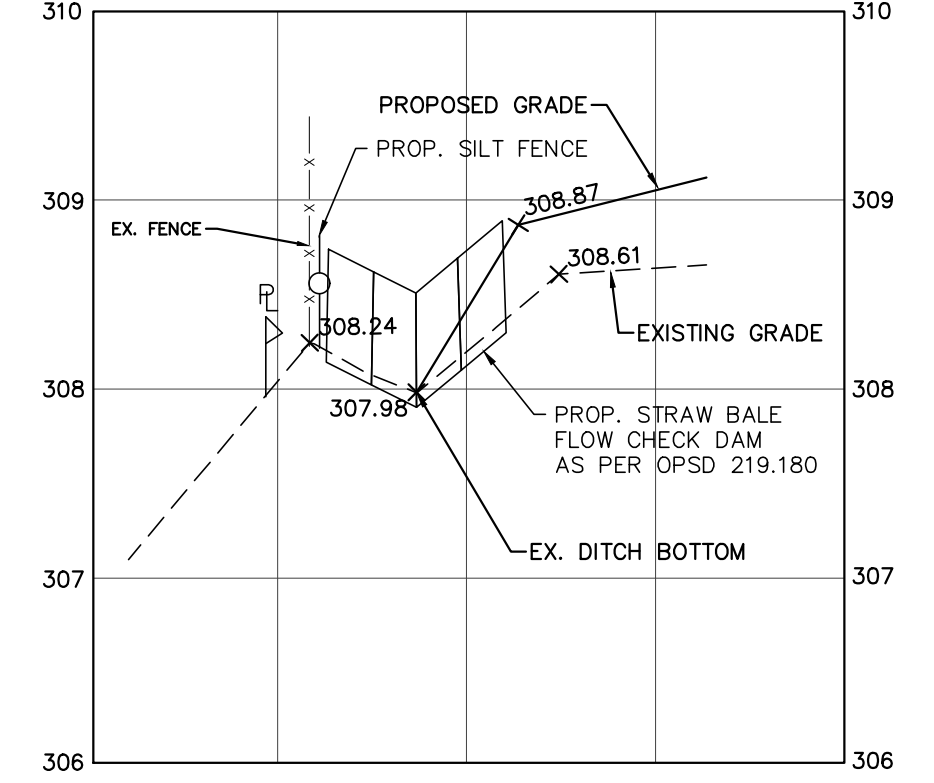


SEQUENCE OF CONSTRUCTION

- ENGINEER TO BE NOTIFIED PRIOR TO INITIATION OF ANY ON SITE WORKS.
- SILT FENCE AS PER DETAIL BSD 1233. CONSTRUCTION ACCESS MATS AS PER CITY STANDARD ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORKS ONSITE.
- VEGETATION REMOVAL MAY COMMENCE AFTER ALL SILT FENCE IS INSTALLED AND APPROVED BY THE ENGINEER.
- COMMENCE WITH EARTH WORKS AND SITE SERVICING.
- EROSION CONTROL MEASURES TO BE MAINTAINED AS DIRECTED BY THE ENGINEER DURING THE CONSTRUCTION PERIOD. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER.
- ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH SEED, SOD, MULCH OR OTHER ADEQUATE COVERING, AS INSTRUCTED BY THE ENGINEER.

NOTES FOR SEDIMENT & EROSION CONTROL

- DISTURBED AREAS THAT HAVE FAILED TO HAVE STABLE GROUND COVER ESTABLISHED BY OCTOBER 30TH SHALL BE PROTECTED WITH A SILTATION CONTROL FENCE OR STRAW MULCH ETC. AND MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION BECOMES ESTABLISHED IN THE SUBSEQUENT GROWING SEASON.
- ANY DETERIORATED WASTE SHALL BE DISCHARGED TO A VEGETATED AREA AT LEAST 30m FROM ANY WATERCOURSE AND FILTERED. FILTERING METHODS MUST BE APPROVED BY THE SITE ADMINISTRATOR. DISCHARGE TO MUNICIPAL SERVICES MUST BE APPROVED BY THE CITY OF BARRIE PRIOR TO STARTING WORK AND ADHERE TO CITY OF BARRIE STANDARDS.
- SILT FENCE SHALL BE PUT IN PLACE PRIOR TO AND MAINTAINED DURING ALL GRADING. SILT FENCE TO BE INSPECTED PRIOR TO COMMENCEMENT OF EARTH GRADING ACTIVITIES. SILT FENCE TO BE INSPECTED AND REPAIRED OR REPLACED IF DAMAGED AS DIRECTED BY THE SITE ADMINISTRATOR. SILT CONTROLS TO BE INSPECTED ON A REGULAR BASIS AND AFTER EVERY RAIN EVENT. INSTALLATION SHALL BE TO THE MANUFACTURER'S SUGGESTED SPECIFICATIONS.
- THE CONTRACTOR SHALL BE PREPARED FOR UNEXPECTED CONDITIONS AND ACCORDINGLY HAVE STOCKPILED MATERIALS ON SITE FOR NECESSARY REPAIRS AS A RESULT OF FAILED OR INADEQUATE CONTROL MEASURES. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK, AND AFTER EVERY RAINFALL EVENT.
- CONTRACTOR SHALL OBTAIN A CURRENT COPY AND BECOME FAMILIAR WITH OPS 577, CONSTRUCTION CONTROL MEASURES. ALL SEDIMENT AND EROSION CONTROL MEASURES AS WELL AS ALL APPLICABLE MUNICIPAL STANDARDS.
- THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES SHOULD BE PRESENTED IN WRITING FOR APPROVAL OF THE SITE ADMINISTRATOR AND MUST BE APPROVED IN WRITING BY THE MUNICIPALITY AND CONSERVATION AUTHORITY.
- THE TOPS OF ALL FILTER FABRIC MUST BE A MINIMUM OF 1.0 METRES ABOVE THE GROUND LEVEL AND ATTACHED TO THE FENCE WITH A CONTINUOUS STEEL WIRE. ALTERNATIVELY, THE FILTER FABRIC MUST BE FOLDED OVER THE TOP OF THE FENCE AND ATTACHED TO THE FENCE WITH WIRE LOOPED THROUGH THE FABRIC ON BOTH SIDES OF THE FENCE. FILTER FABRIC IS TO BE TERRAFIX 270R OR EQUIVALENT.
- ALL DISTURBED GROUND LEFT INACTIVE SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, OR COVERING OR OTHER EQUIVALENT CONTROL MEASURES. THIS PERIOD OF INACTIVITY SHALL BE AT THE DISCRETION OF THE CITY OF BARRIE MANAGER OF ENGINEERING BUT SHALL NOT EXCEED THIRTY DAYS.
- CONTRACTOR SHALL INSTALL AND MAINTAIN CATCHBASIN SEDIMENT BARRIERS THROUGHOUT THE SITE DURING ALL CONSTRUCTION ACTIVITIES IN ORDER TO TRAP SEDIMENT. REFER TO DETAIL.

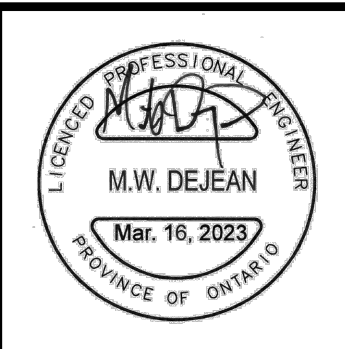


SECTION A-AA
EXISTING DITCH
HORIZ: 1:200
VERT: 1:20

FINAL APPROVED PLAN
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SUMMIT REIT
500, VETERANS DRIVE
CITY OF BARRIE

EROSION AND SEDIMENT CONTROL PLAN

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	NW	HORIZ SCALE	1:500	PROJECT #	22078
DRAWN BY	NP	VERT SCALE	N/A	DRAWING #	EP-1
CHECKED BY	MWD	DATE	AUGUST 2022	REVISION #	3

GENERAL NOTES

- DRAWINGS**
 - ALL DRAWINGS SHALL BE PRODUCED IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARDS & SYMBOLS FOR PLAN & PROFILE DRAWINGS, GENERAL SERVICE PLANS AND LOT GRADING PLANS.
- MEASUREMENTS**
 - ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.
- GENERAL**
 - ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARD DRAWINGS (BSD) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
 - ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY CITY OF BARRIE STANDARD DRAWINGS (BSD) AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).
 - LOCATION OF EXISTING SERVICES ARE NOT GUARANTEED. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
 - A RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT (OPERATIONS CENTER, 165 FERNDALE DR. NORTH) PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY CITY RIGHT-OF-WAY.
 - A SITE ALTERATION PERMIT IS REQUIRED AS PER BY-LAW 2014-100 FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY EARTH WORKS ON THE SITE.
 - NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.
 - ALL SILT CONTROL AND EROSION PROTECTION DEVICES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETE AND THE GRASS HAS ESTABLISHED GROWTH, SUBJECT TO APPROVAL BY THE CITY ENGINEERING DEPARTMENT.

SANITARY SEWERS

- SEWERS SHALL BE CONSTRUCTED WITH BEDDINGS AS PER OPSD-802.010, (GRAN. 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030 OR 802.031 CLASS B (GRAN. 'A' BEDDING MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING.
- MAXIMUM DEFLECTION FROM COMBINED LIVE AND DEAD LOADING SHALL NOT EXCEED ANY C.S.A., O.P.S. OR MANUFACTURERS RECOMMENDED SPECIFICATIONS.
- PVC, CONCRETE AND PROFILE WALL PVC SEWERS SHALL HAVE RUBBER GASKET TYPE JOINTS AND SHALL BE CERTIFIED TO CONFORM TO ALL APPLICABLE CURRENT C.S.A. SPECIFICATIONS.
- CONCRETE SANITARY SEWERS SHALL HAVE A MINIMUM STRENGTH OF 50 N/M/MM CONFORMING TO CSA STANDARD A257.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS II).
- MAINTENANCE HOLE TOPS (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED. ALL ADJUSTMENT WILL BE ACCORDANCE WITH BSD-N2.
- ALL CONNECTIONS TO NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES. CONNECTIONS TO EXISTING SANITARY SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR INSERTA-TEES IN STRICT ACCORDANCE TO MANUFACTURERS GUIDELINES.
- PIPE TO BE MINIMUM 100 mm DIA. PVC SDR28, RUBBER GASKET TYPE JOINTS AND SHALL CONFORM TO C.S.A. (B-182.2.3.4) (COLOURED) FOR A RESIDENTIAL HOUSE AND 150mm MINIMUM DIA. PVC SDR28 FOR INDUSTRIAL/COMMERCIAL DEVELOPMENT.

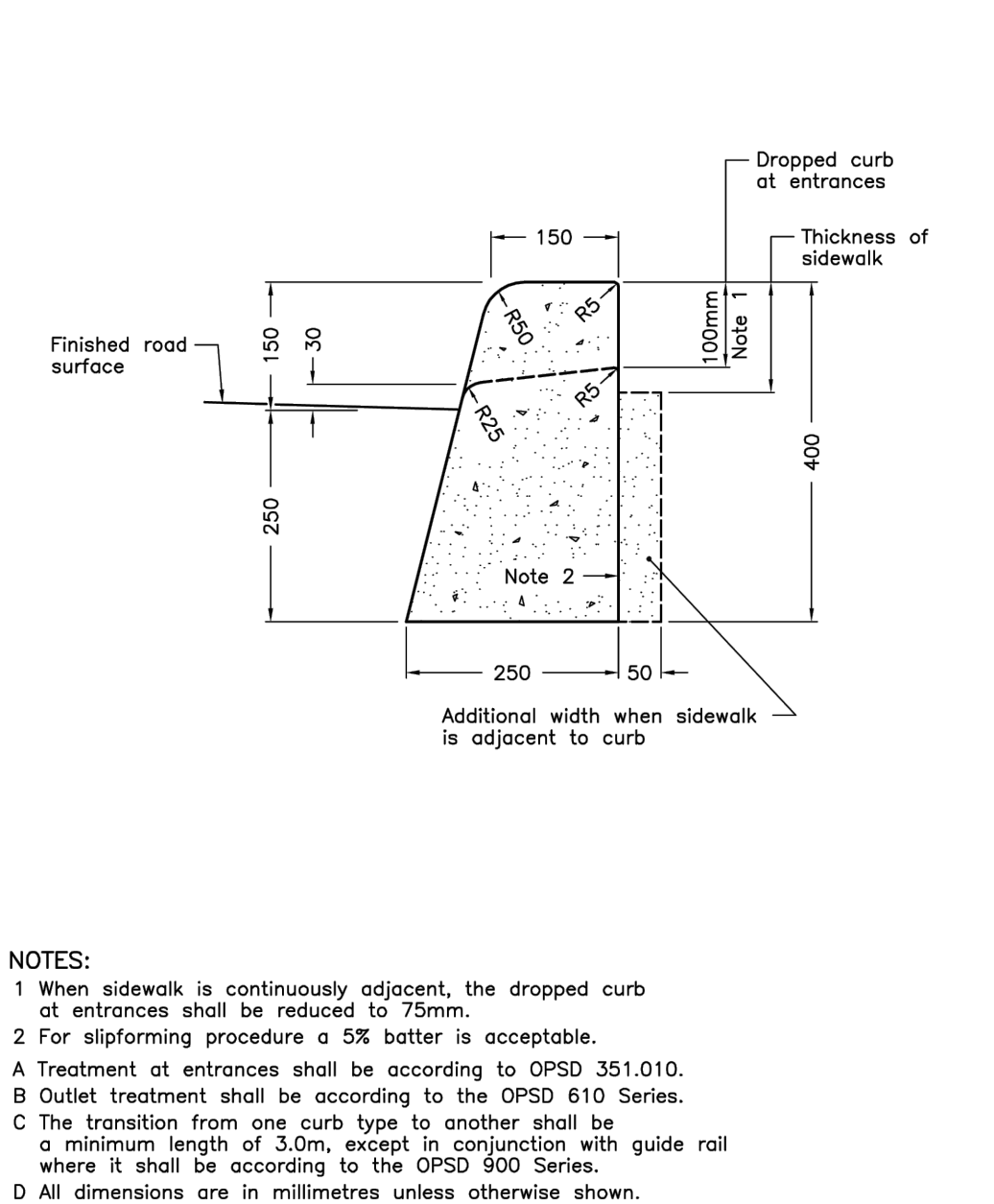
STORM SEWER

- PLACE ALL CATCH BASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED. PIPE SIZE MINIMUM 250mm DIA. SINGLE, 300mm DIA. DOUBLE.
- STORM SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD-802.010 (GRAN. 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030 OR 802.031 CLASS B (GRAN. 'A' BEDDING MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING.
- MAINTENANCE HOLE TOPS (FRAMES) AND CATCH BASIN (FRAMES) ARE TO BE SET TO BASE COURSE ASPHALT GRADE AND THEN ADJUSTED TO FINAL GRADE WHEN THE TOP LIFT OF ASPHALT IS PLACED. ALL ADJUSTMENT WILL BE ACCORDANCE WITH BSD-N2.
- ALL CONNECTIONS TO THE STORM MAIN SHALL BE MADE WITH A STORM MANHOLE OR APPROVED FACTORY TEE CONNECTION AS PER OPSD-708.01 OR 708.03.
- PIPE MATERIAL TO BE REINFORCED CONCRETE WITH A MINIMUM STRENGTH OF 50 N/m/mm CERTIFIED TO C.S.A. STANDARD A247.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS II) OR PVC CERTIFIED TO C.S.A. STANDARDS 182.2 AND 182.4.
- STORM SEWER TO BE MINIMUM 300mm DIAMETER WITH JOINTS CONFORMING TO C.S.A. STANDARD A257.3.
- ALL PIPE BEDDING MUST CONFORM TO OPSD, MAXIMUM COVER TABLE. NO FLEXIBLE PIPE SEWERS WILL BE INSTALLED WITH A DEPTH OF COVER GREATER THAN 6 METRES UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF ENGINEERING.
- ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURERS INSTALLATION GUIDES AND THE O.C.P.A. OR UNIBELL GUIDELINES.

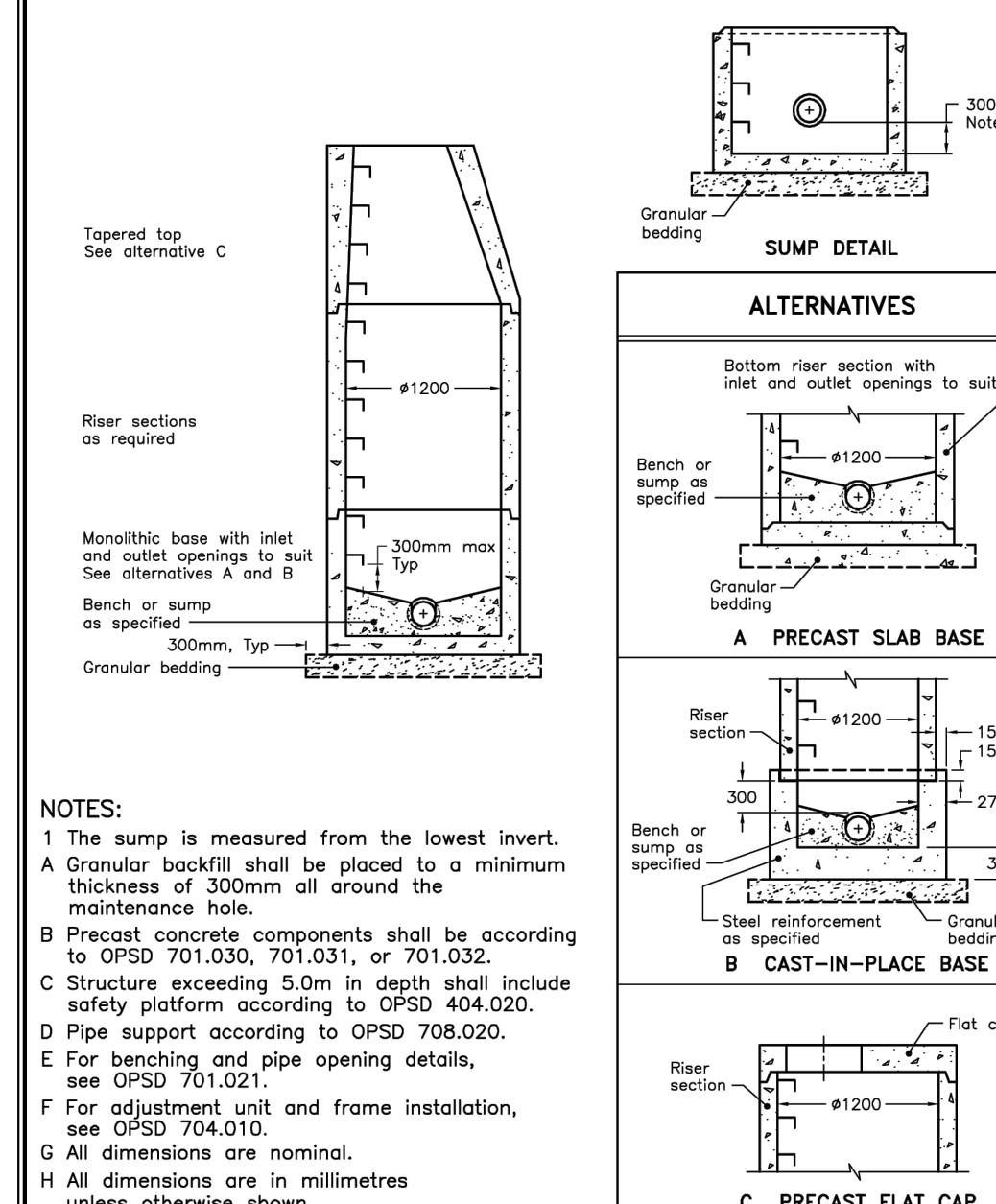
GENERAL NOTES - ROAD WORKS

- THE PAVEMENT STRUCTURE SHALL CONSIST OF THE FOLLOWING AS PER THE GEOTECHNICAL INVESTIGATION BY PINCHIN LTD., DATED DECEMBER 2022:
PAVEMENT DESIGN FOR PARKING LOT AND DRIVEWAYS:

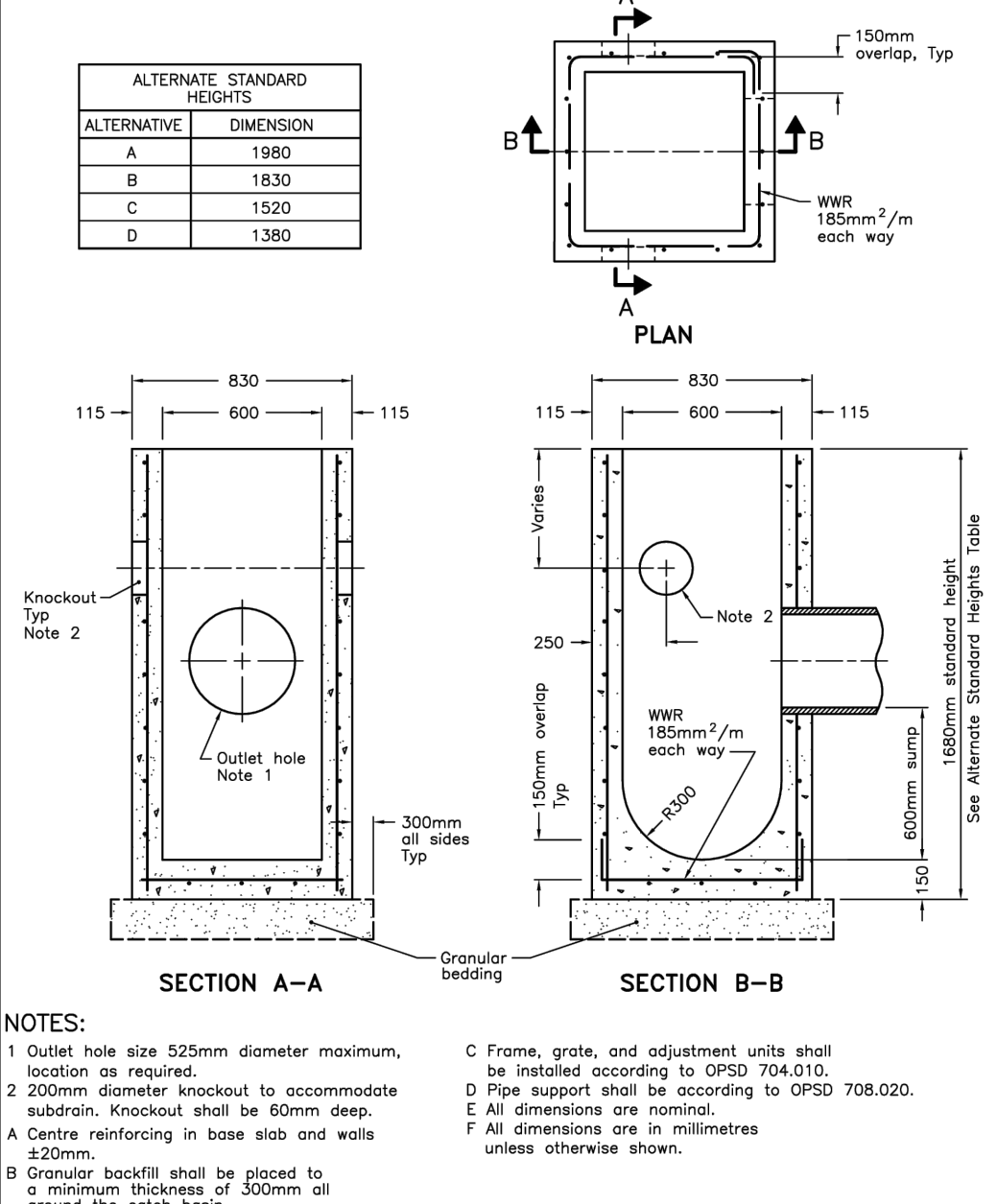
LIGHT DUTY	HEAVY DUTY
40mm HL-3 ASPHALT	40mm HL-3 ASPHALT
60mm HL-8 ASPHALT	100mm HL-8 ASPHALT
150mm GRANULAR 'A'	150mm GRANULAR 'A'
350mm GRANULAR 'A'	450mm GRANULAR 'B'



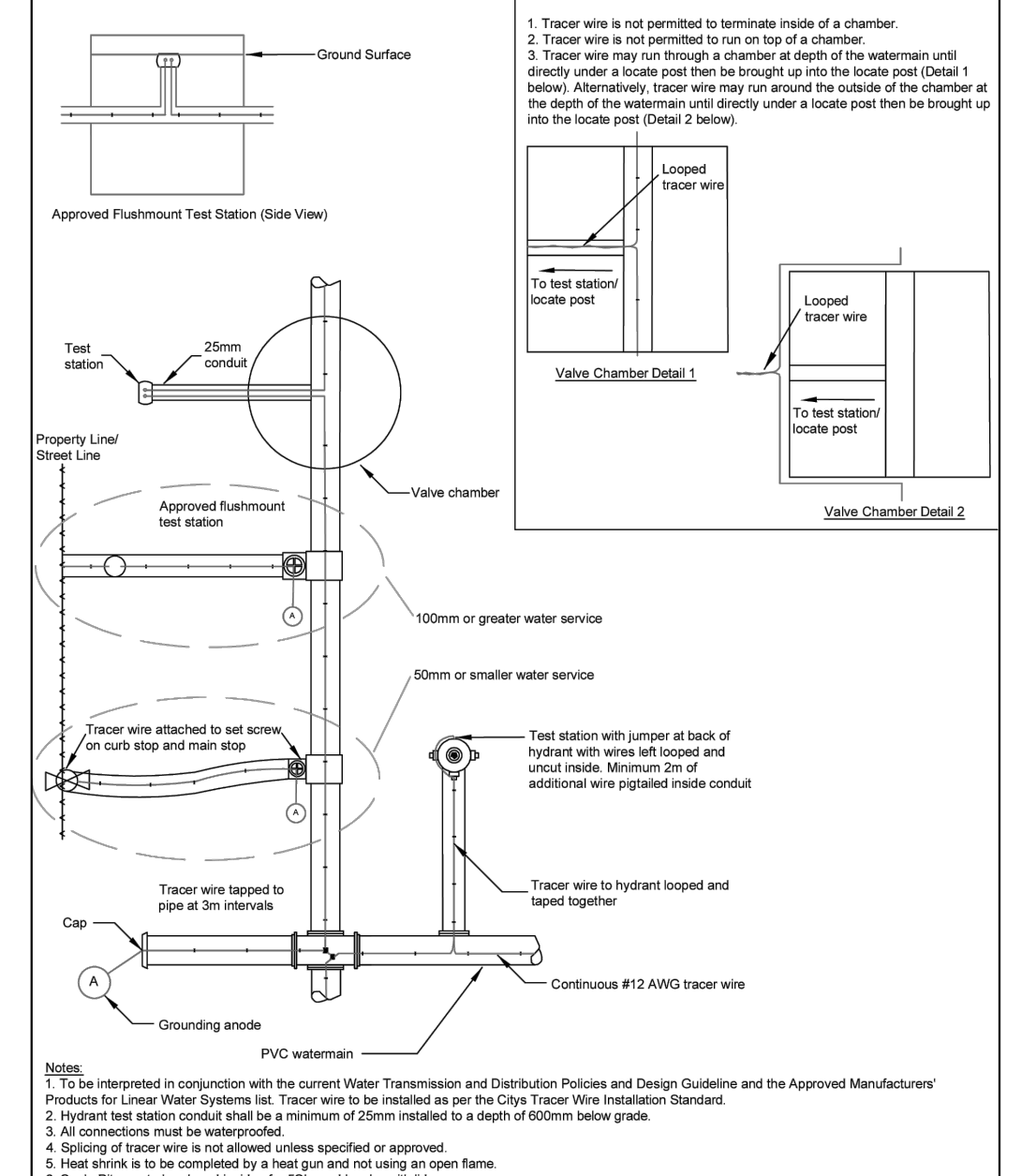
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2012 Rev 2
CONCRETE BARRIER CURB
OPSD 600.110



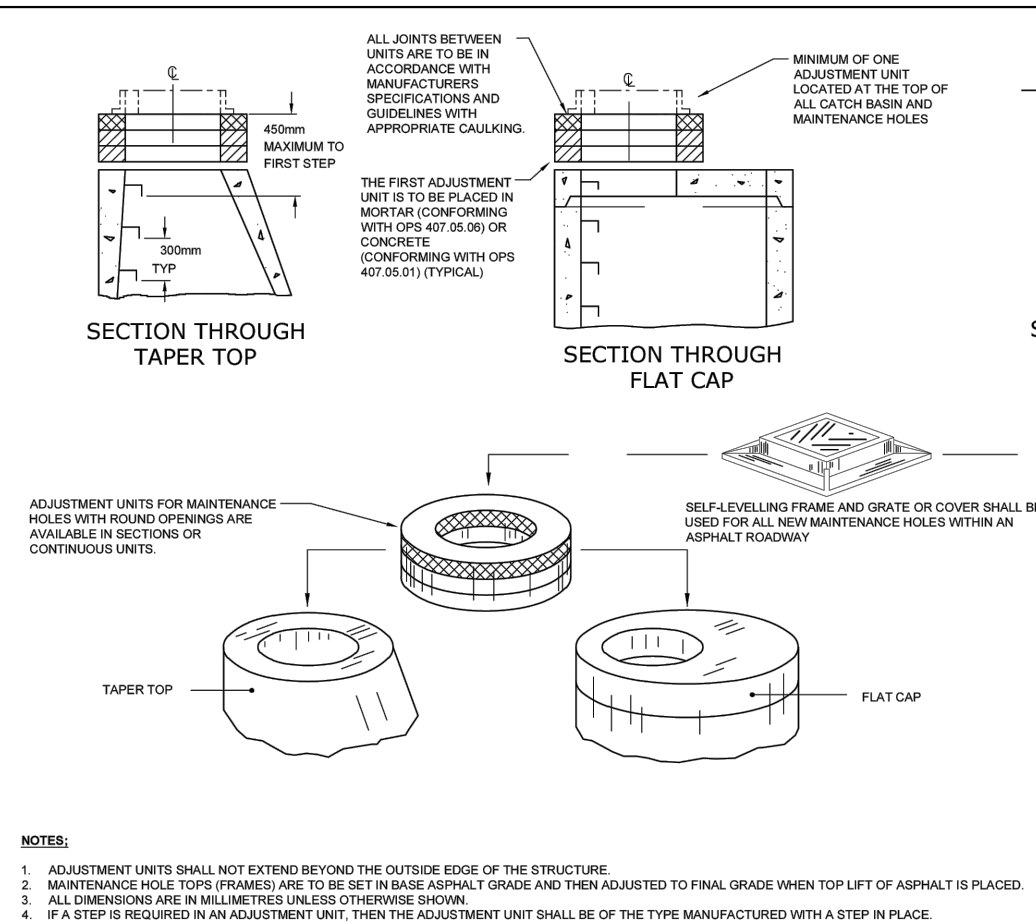
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 5
PRECAST CONCRETE MAINTENANCE HOLE
1200mm DIAMETER
OPSD 701.010



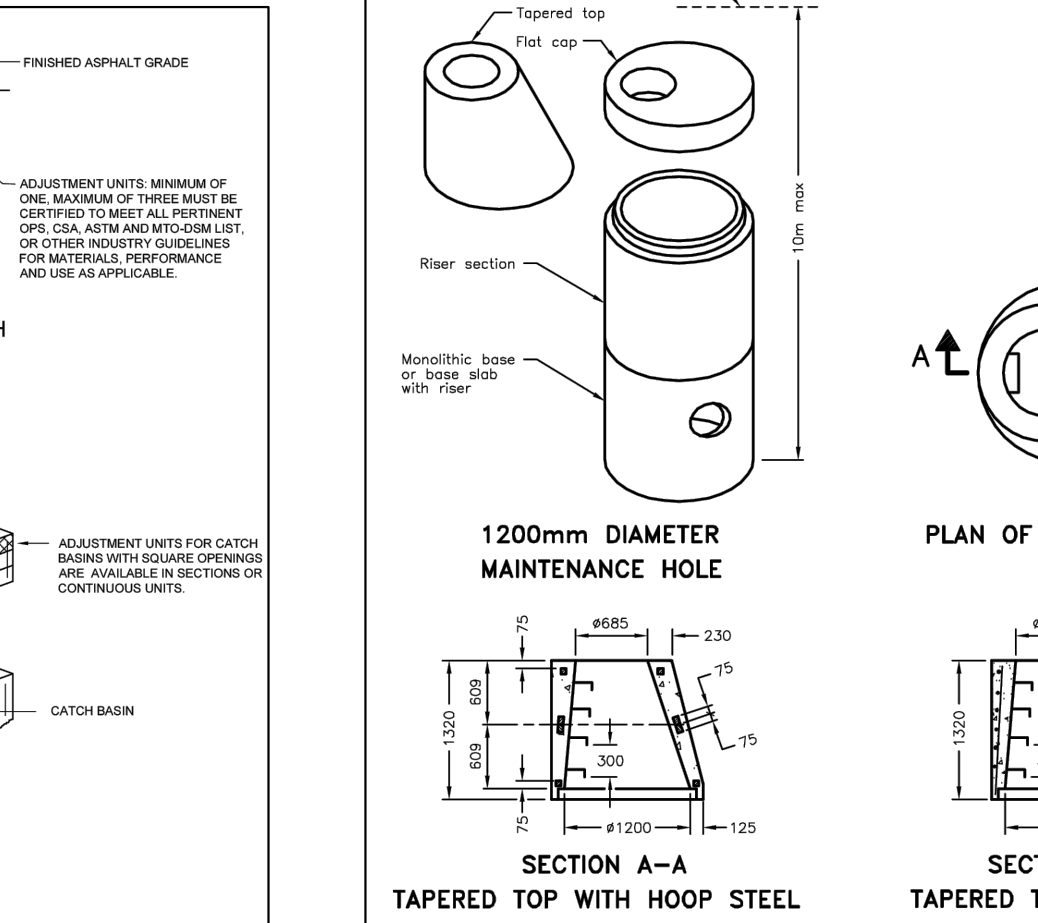
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2019 Rev 4
PRECAST CONCRETE CATCH BASIN
600x600mm
OPSD 705.010



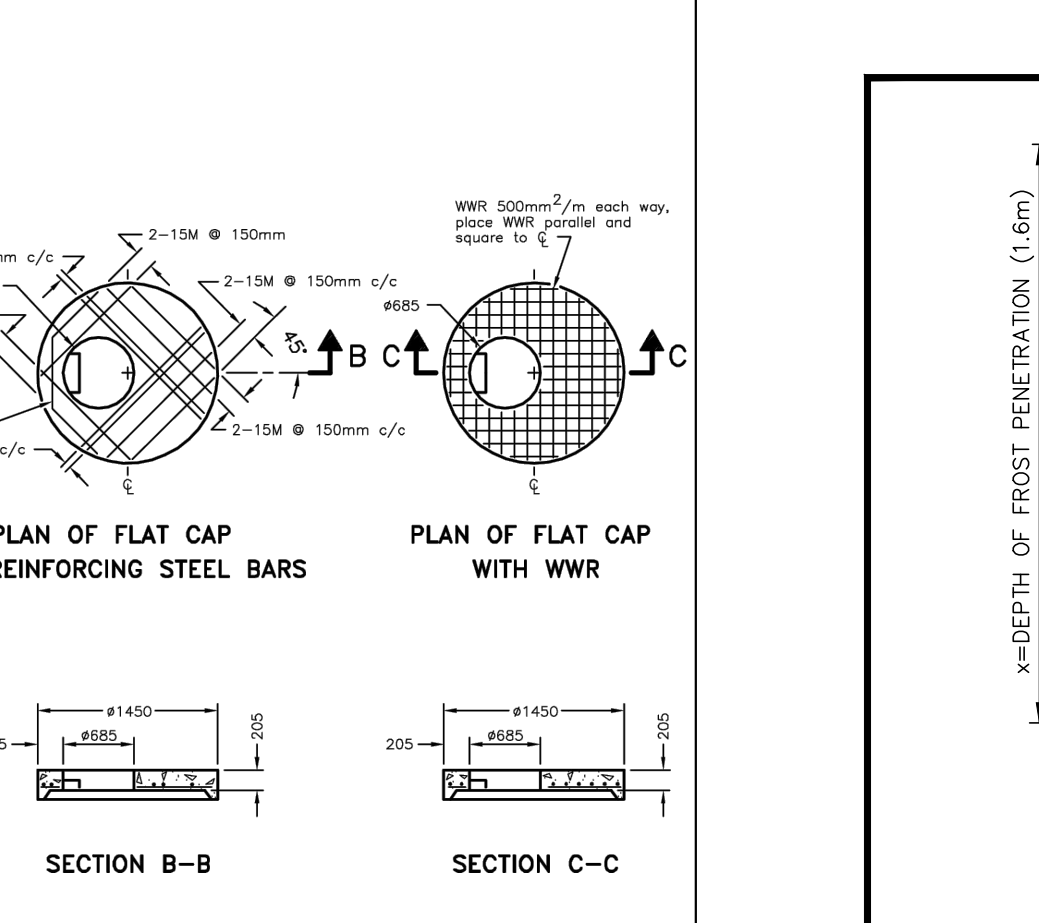
Barrie Tracer Wire Detail
REV No. 4 DATE: Jan 2021
SCALE: N.T.S.
BSD-515



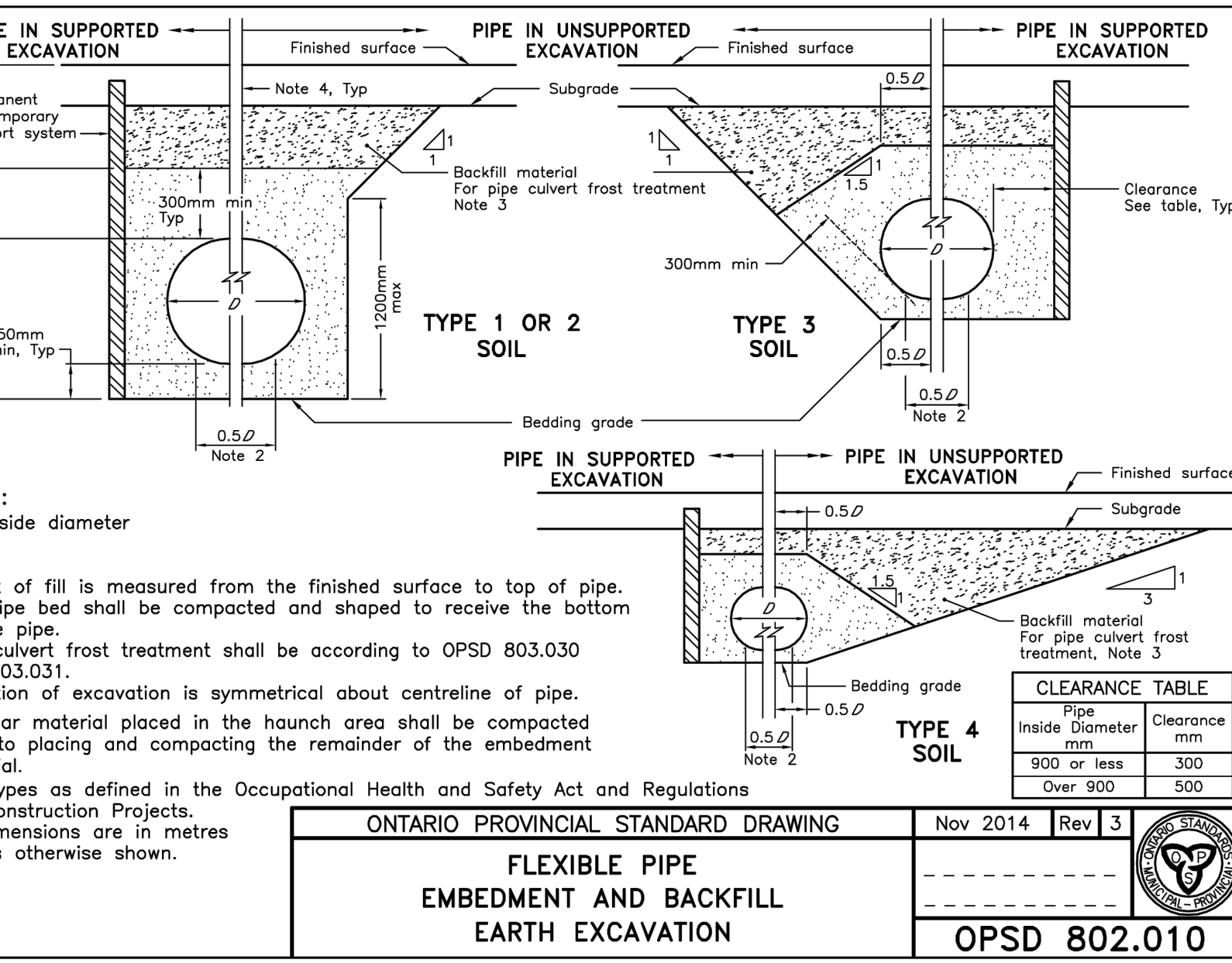
Barrie MAINTENANCE HOLE AND CATCH BASIN ADJUSTMENT UNITS
REV No. 3 DATE: Nov 2019
SCALE: N.T.S.
BSD-41



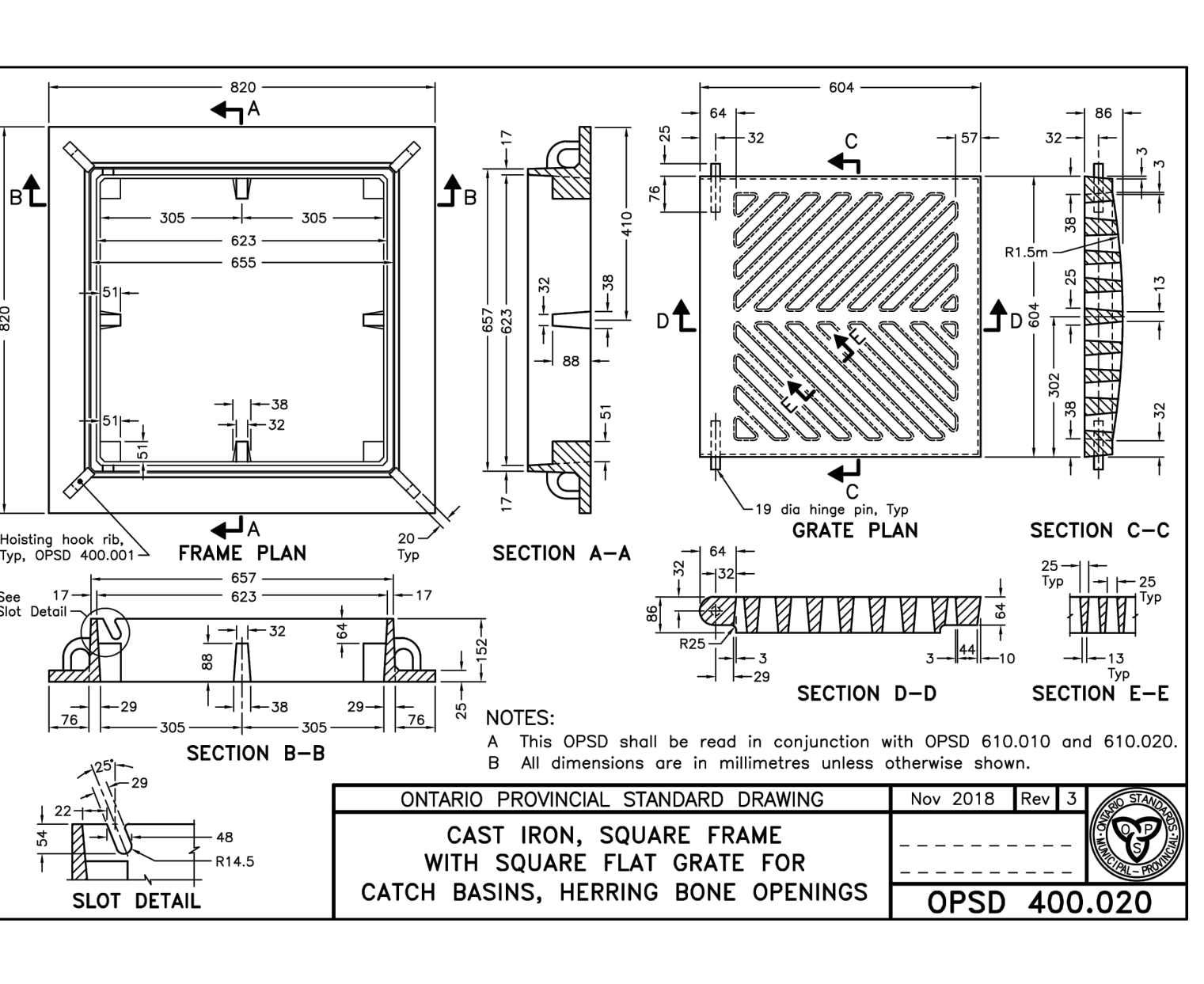
ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 4
PRECAST CONCRETE MAINTENANCE HOLE COMPONENTS
1200mm DIAMETER
TAPERED TOP AND FLAT CAP
OPSD 701.030



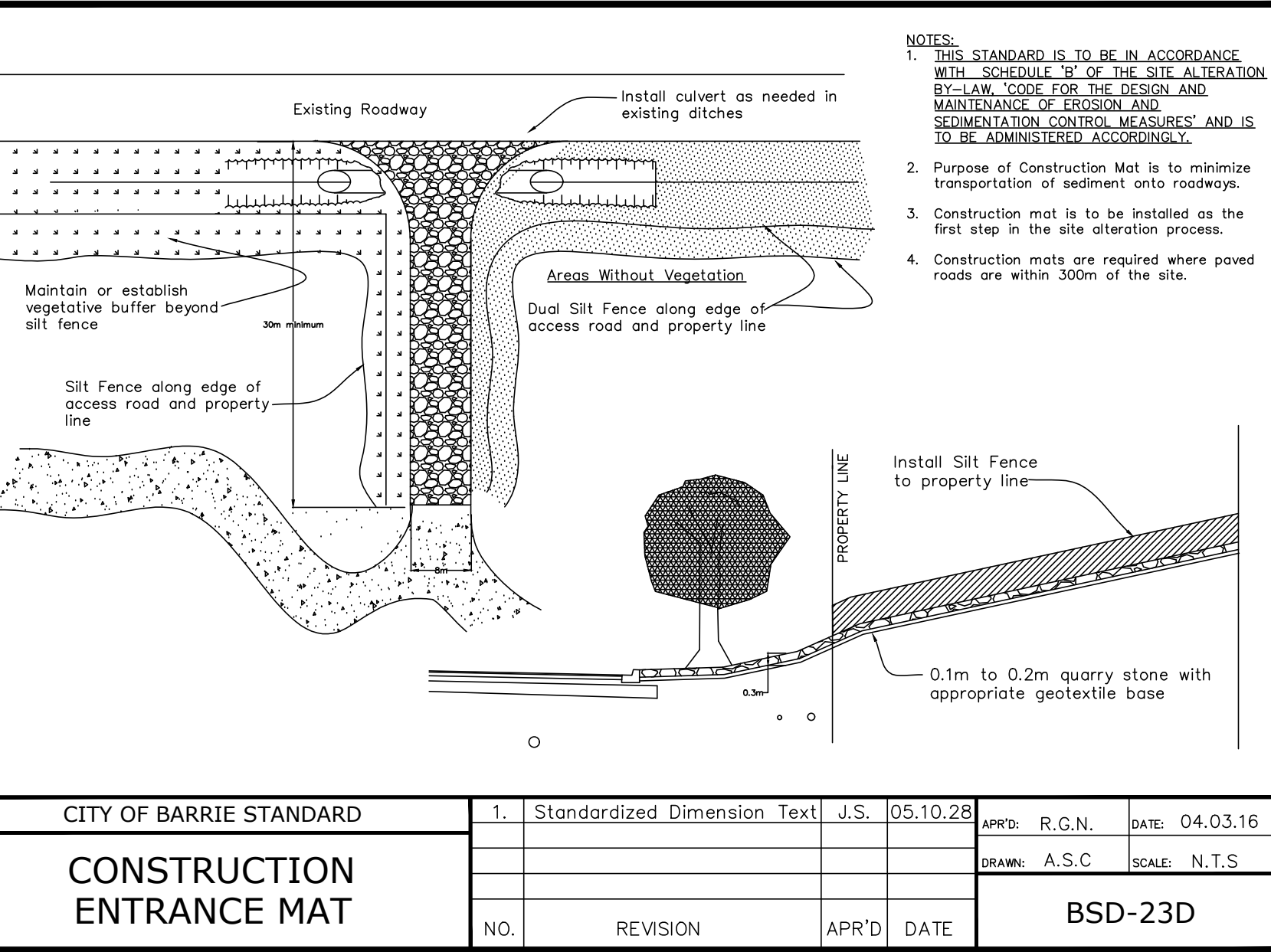
PIPE INSULATION DETAIL (N.T.S.)
NOTE: PER MINISTRY OF THE ENVIRONMENT GUIDELINES CALCULATION FOR WIDTH OF INSULATION AS FOLLOWS:
W=2(x - D) + d, WHERE: W=WIDTH OF INSULATION, x=FROST PENETRATION, D=DEPTH OF COVER, d=PIPE DIAMETER.



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2014 Rev 3
FLEXIBLE PIPE EMBEDMENT AND BACKFILL EARTH EXCAVATION
OPSD 802.010



ONTARIO PROVINCIAL STANDARD DRAWING Nov 2018 Rev 3
CAST IRON, SQUARE FRAME WITH SQUARE FLAT GRATE FOR CATCH BASINS, HERRING BONE OPENINGS
OPSD 400.020

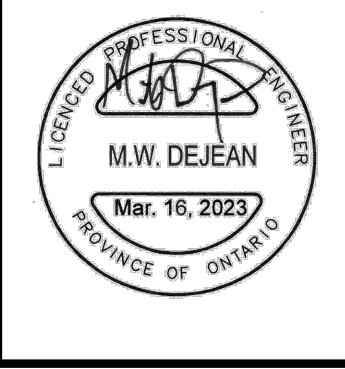


CITY OF BARRIE STANDARD
CONSTRUCTION ENTRANCE MAT
1. Standardized Dimension Text J.S. 05.10.28
APRD: R.G.N. DATE: 04.03.16
DRAWN: A.S.C. SCALE: N.T.S.
NO. REVISION APR'D DATE
NO. REVISION APR'D DATE

FINAL APPROVED PLAN
File: D11-1324
Date: May 19, 2023
Barrie No. of Pages: 21

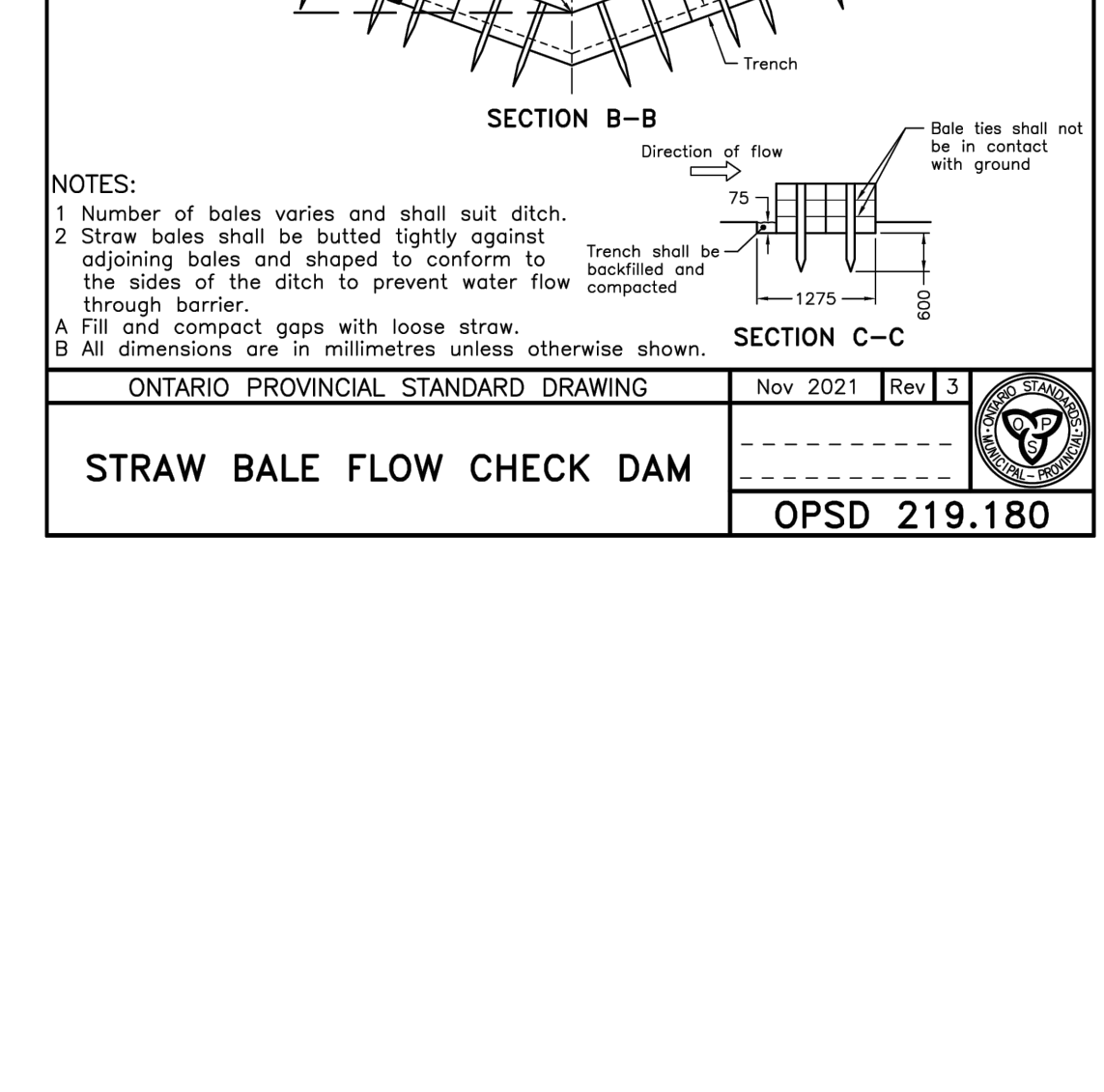
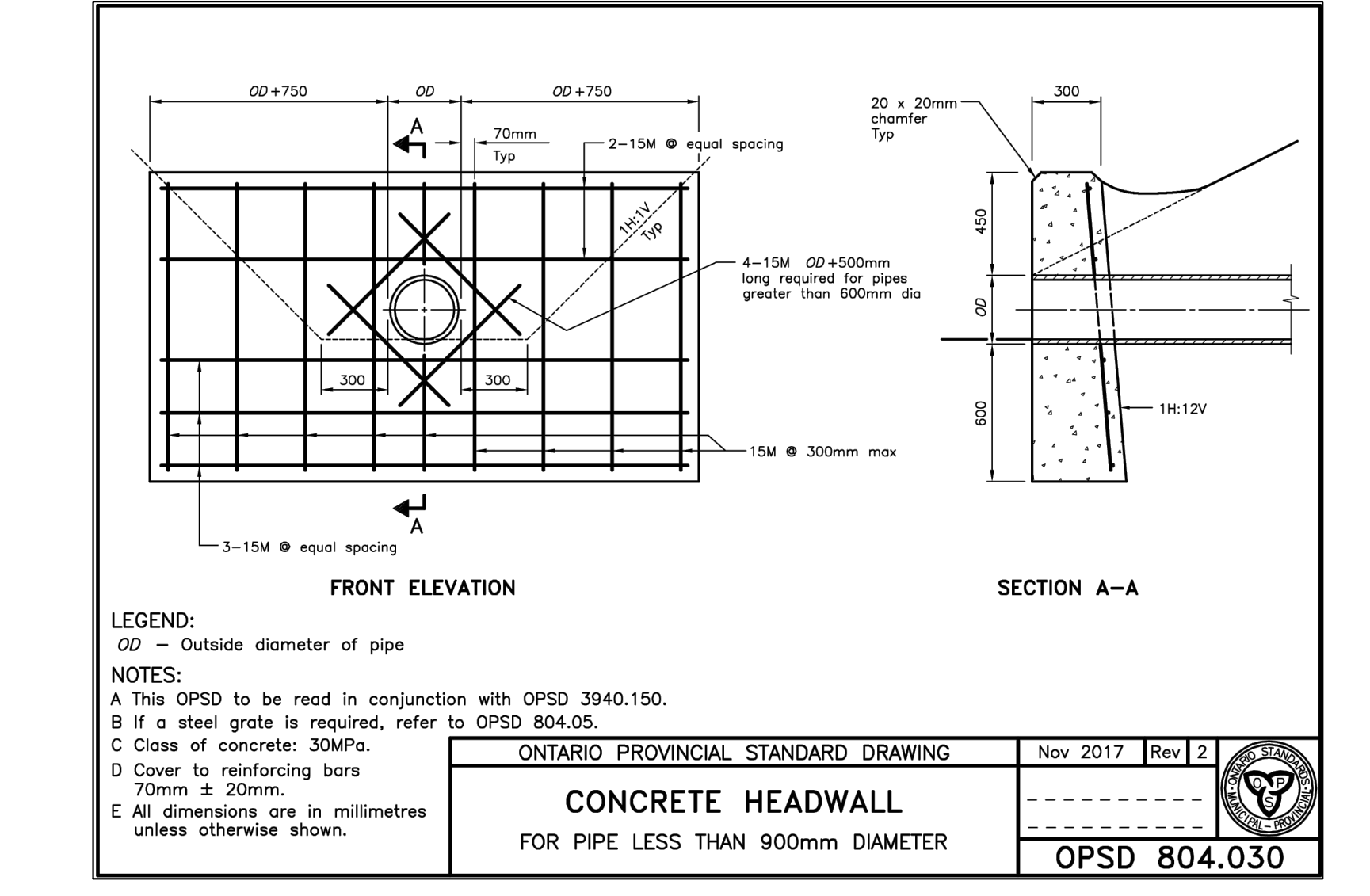
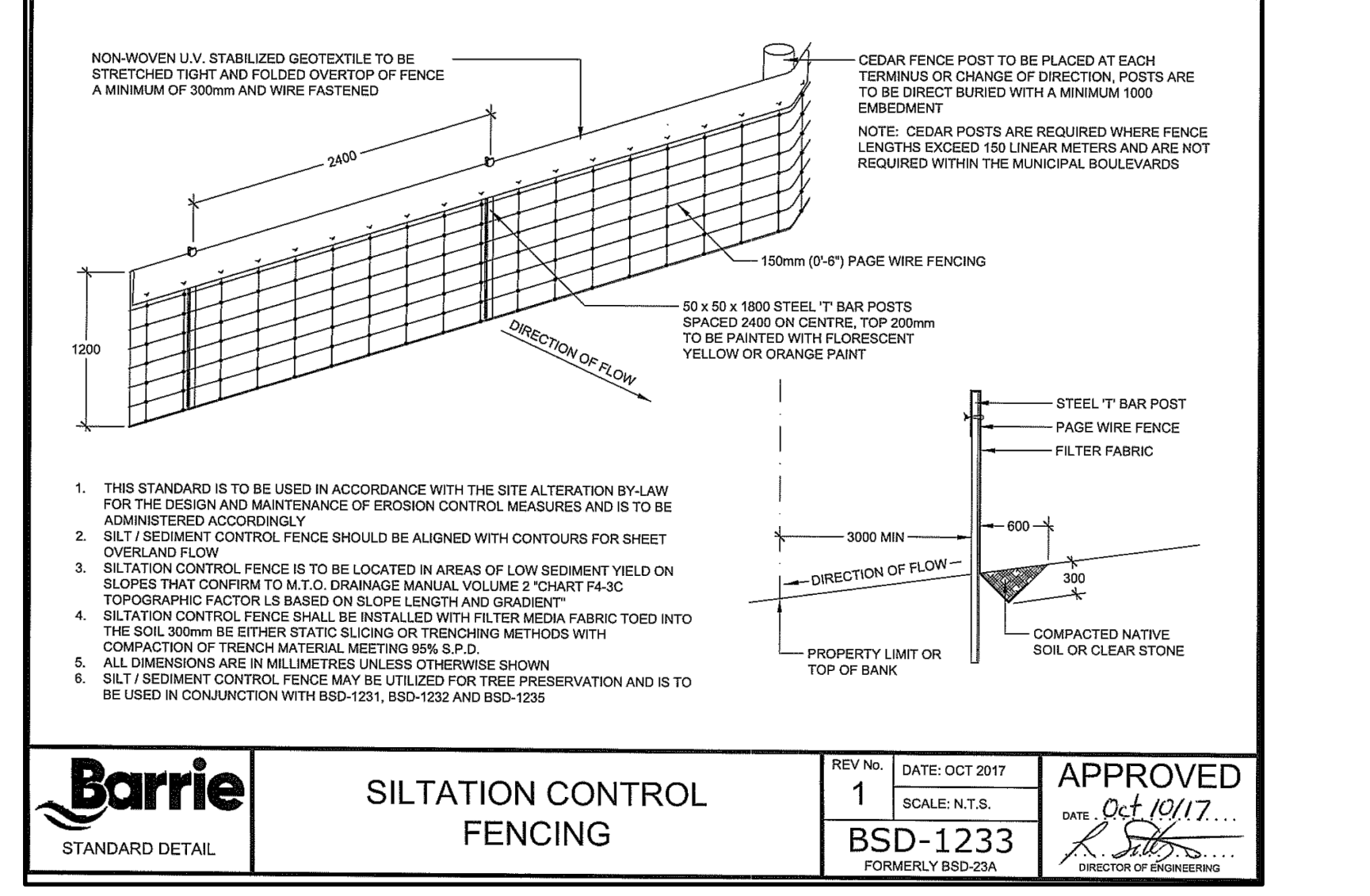
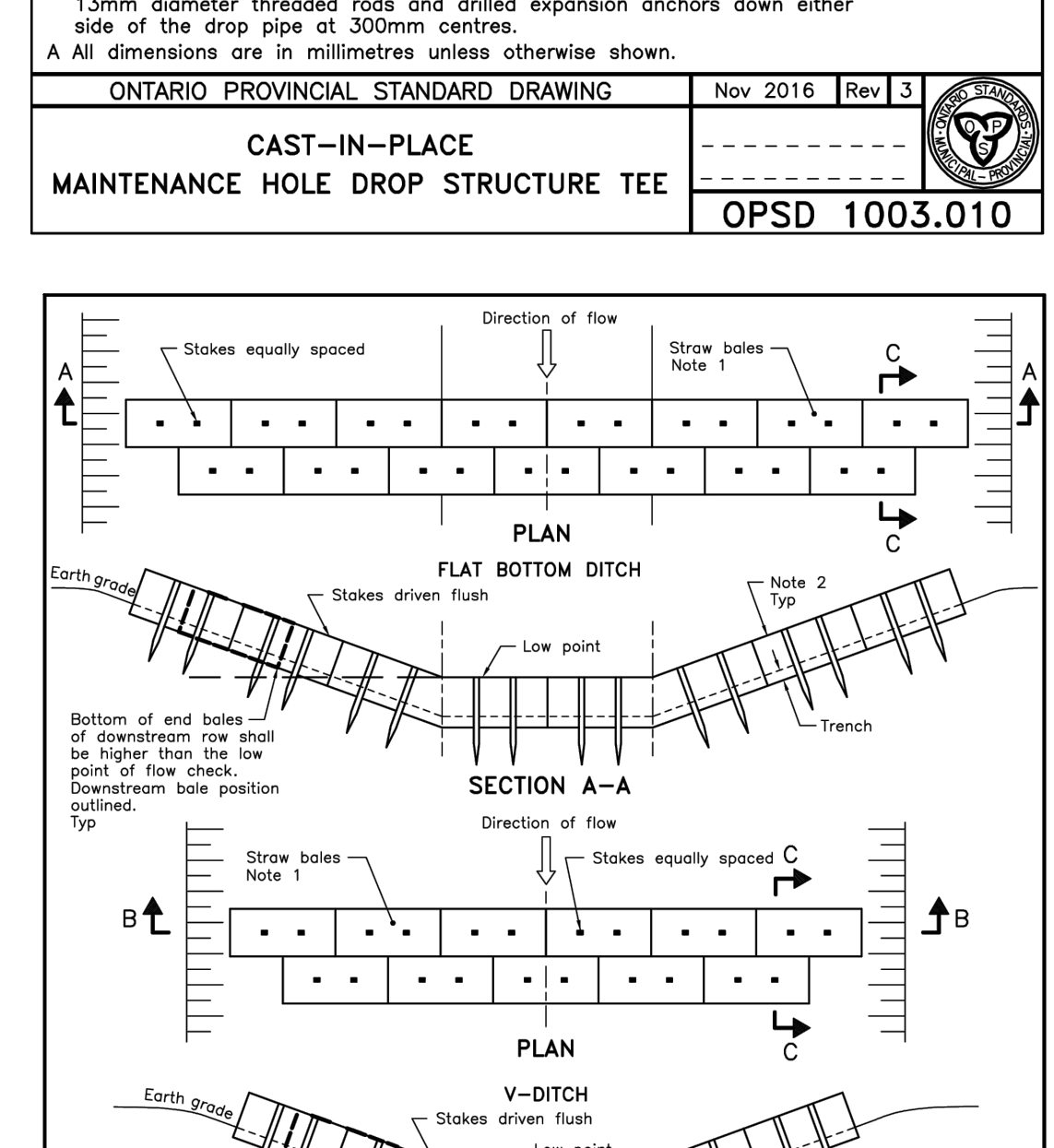
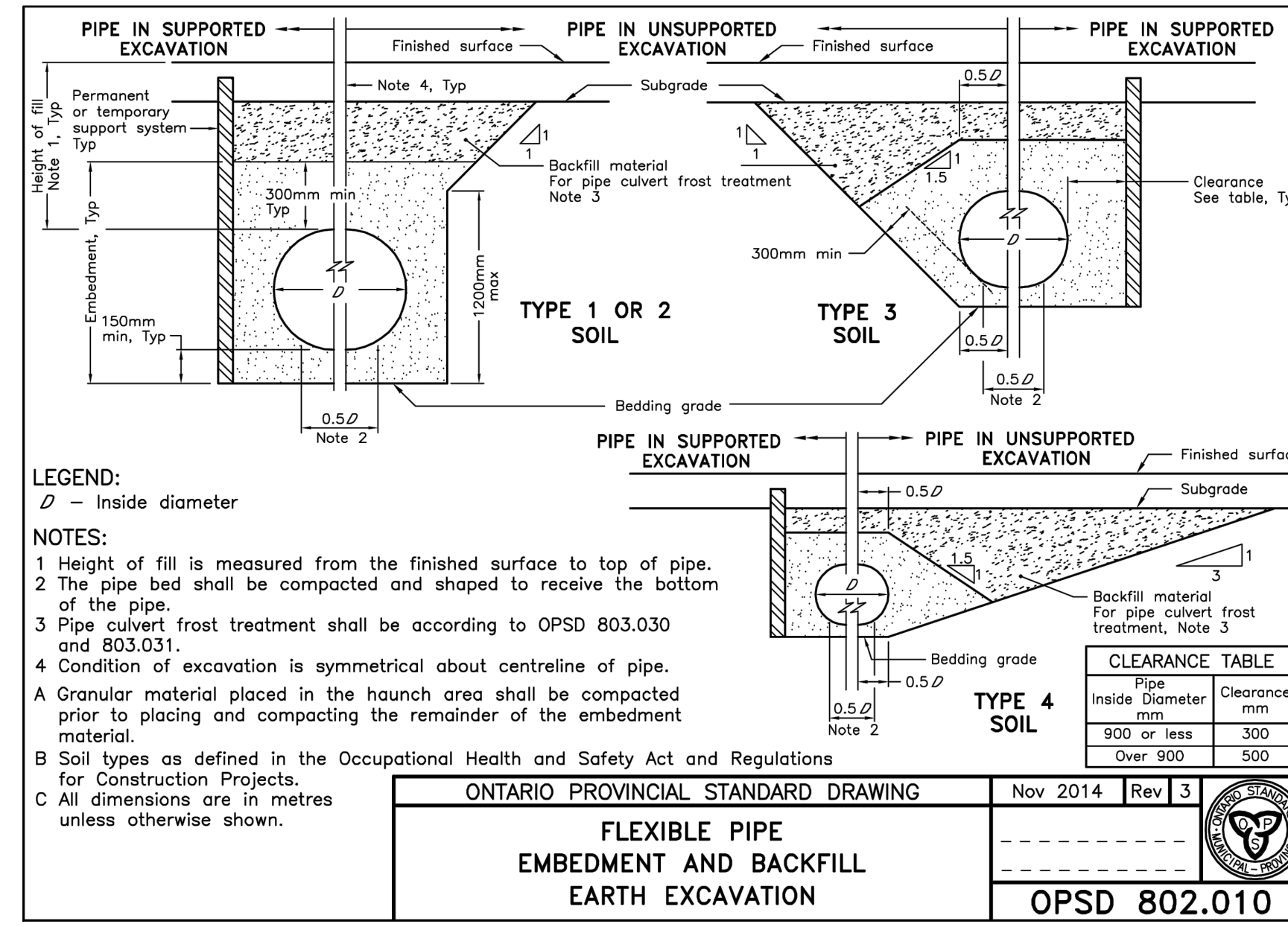
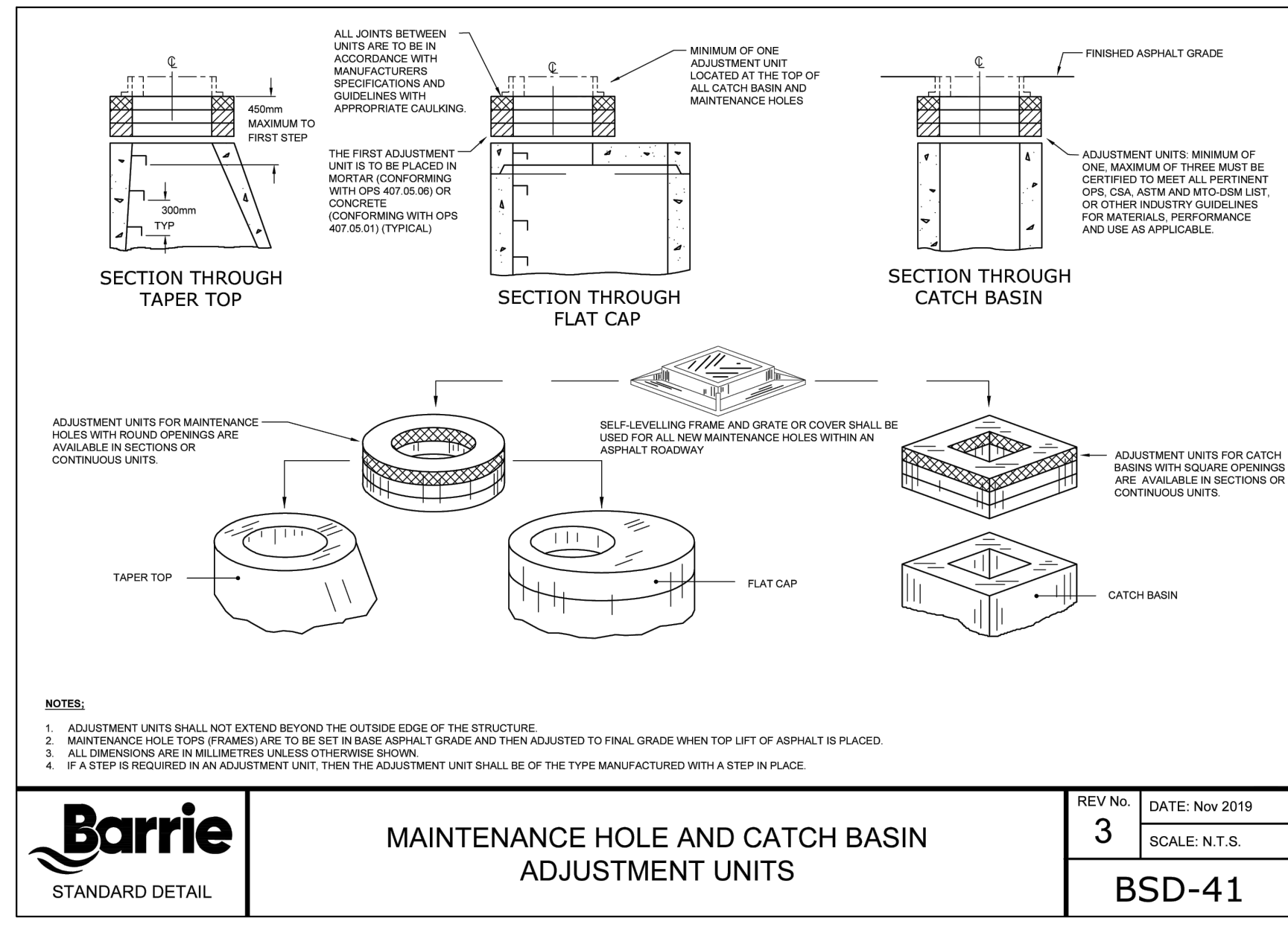
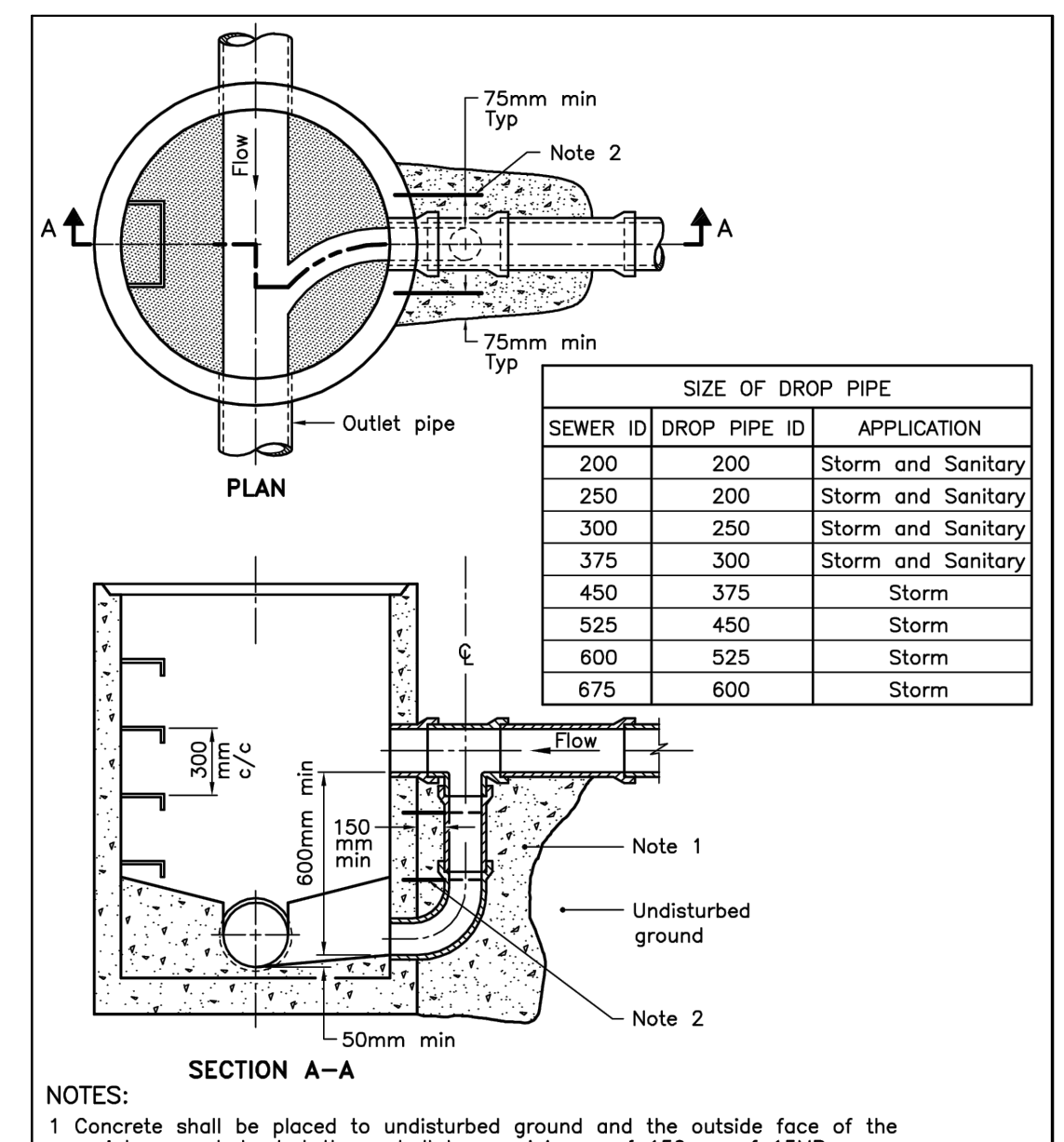
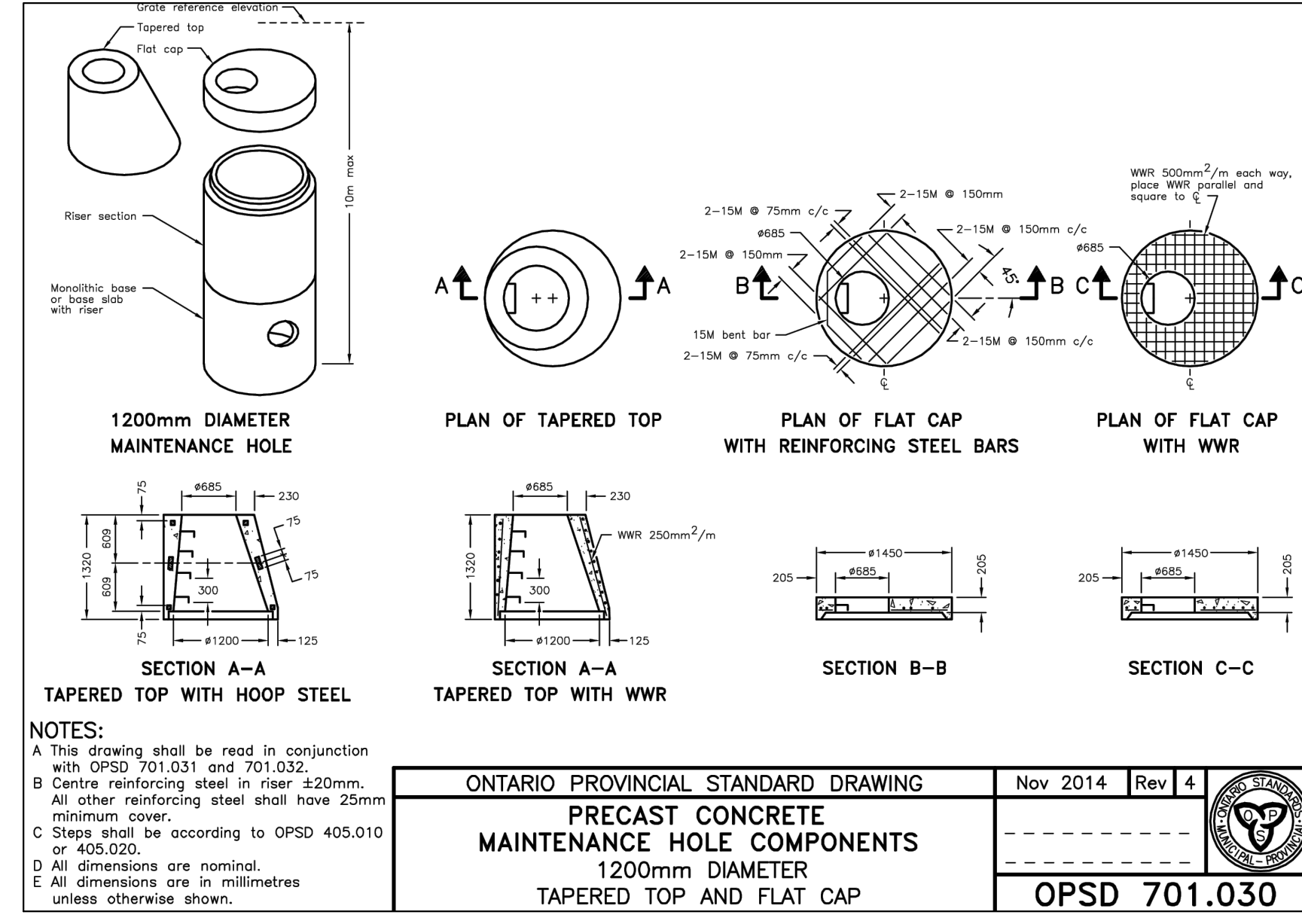
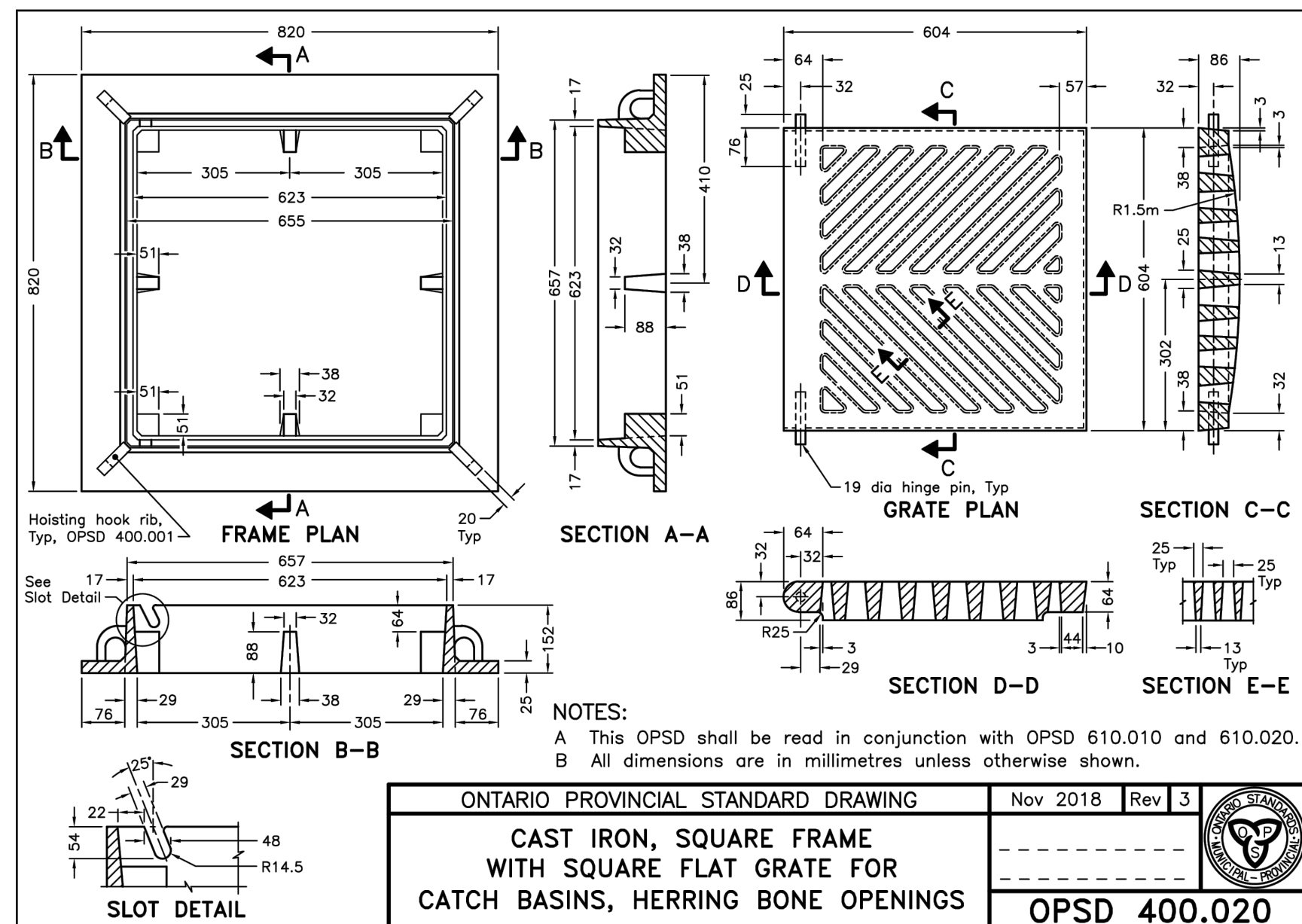
NO.	REVISION NOTE	DATE	BY
3.	AS PER 2ND SUBMISSION COMMENTS	03/16/23	NW
2.	ISSUED FOR TENDER	02/17/23	NW
1.	AS PER 1ST SUBMISSION COMMENTS	12/16/22	AV

BENCHMARK
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD28:78) AND A REDERIVED FROM BENCH MARK NO. 03120080060 HAVING A PUBLISHED ELEVATION OF 307.474 METRES AND NO. 03120030018 HAVING A PUBLISHED ELEVATION OF 306.589 METRES.



SUMMIT REIT
500, VETERANS DRIVE
CITY OF BARRIE
NOTES AND DETAILS (1 OF 2)

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785
DESIGNED BY: NW HORIZ SCALE: N/A PROJECT #: 22078
DRAWN BY: NP VERT SCALE: N/A DRAWING #: ND-1
CHECKED BY: MWD DATE: AUGUST 2022 REVISION #: 3



FINAL APPROVED PLAN
 File: D11-1324
 Date: May 19, 2023
 No. of Pages: 21

NO.	REVISION NOTE	DATE	BY
3.	AS PER 2ND SUBMISSION COMMENTS	03/16/23	NW
2.	ISSUED FOR TENDER	02/17/23	NW
1.	AS PER 1ST SUBMISSION COMMENTS	12/16/22	AV

BENCHMARK
 ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM (CGVD28:78) AND A DERIVED FROM BENCH MARK NO. 03120080060 HAVING A PUBLISHED ELEVATION OF 307.474 METRES AND NO. 03120030018 HAVING A PUBLISHED ELEVATION OF 306.589 METRES.

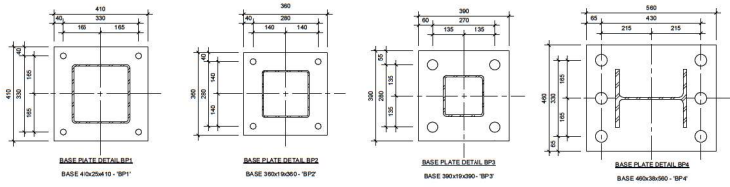


SUMMIT REIT
 500, VETERANS DRIVE
 CITY OF BARRIE
 NOTES AND DETAILS (2 OF 2)

DESIGNED BY	NW	HORIZ SCALE	N/A	PROJECT #	22078
DRAWN BY	NP	VERT SCALE	N/A	DRAWING #	ND-2
CHECKED BY	MWD	DATE	AUGUST 2022	REVISION #	3



P:\AutoCAD\Working_Folders\22078 - Summit Reit, 500 Veterans Dr., Barrie\Engineering\22078 - BASE.dwg Layout:ND-2 Plotted: Mar 17, 2023 @ 10:05am by mwells @ PEARSON ENGINEERING LTD.



BASE PLATE DETAIL
SCALE: 1:10

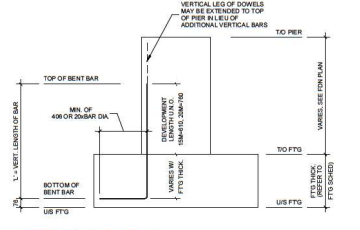
VERIFY FINAL BASE PLATE SIZE AND ANCHOR RODS W/ STEEL FABRICATION DRAWINGS

PAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
P1	1400 x 1400 x 300	4-18M BARS EACH WAY BOTTOM
P2	1400 x 1400 x 300	4-18M BARS EACH WAY TOP AND BOTTOM
P3	1000 x 1000 x 300	4-18M BARS EACH WAY TOP AND BOTTOM
P4	1000 x 2450 x 500	7-20M BARS EACH WAY BOTTOM
P5	1000 x 3300 x 700	7-20M BARS EACH WAY TOP AND BOTTOM
P6	1000 x 3300 x 400	7-20M BARS LONGITUDINAL I.L.L. 18M AT 300 C.C. TRANSVERSE I.L.L. 18M AT 300 C.C. TRANSVERSE I.L.L.
P7	1000 x 3600 x 500	7-20M BARS LONGITUDINAL I.L.L. 18M AT 300 C.C. TRANSVERSE I.L.L. 18M LONGITUDINAL I.L.L. 18M AT 300 C.C. TRANSVERSE I.L.L. 18M AT 300 C.C. TRANSVERSE I.L.L.

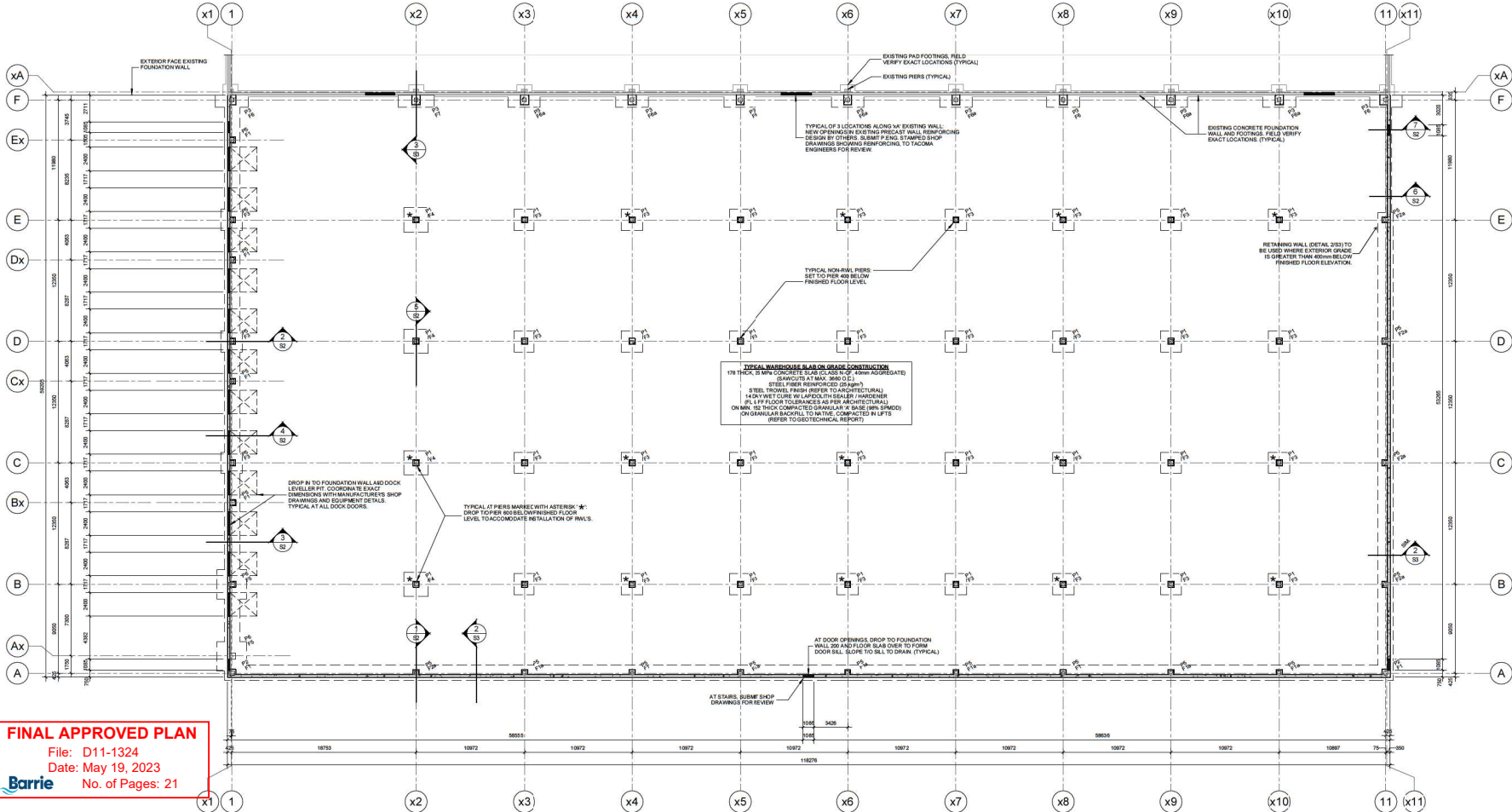
- NOTES:**
- PROVIDE 75 CONCRETE COVER TO US OF REINFORCING STEEL PLACED AGAINST SOIL U.S.D.
 - REFER TO PIER SCHEDULE FOR DOWELS REQUIREMENTS FROM PIER ABOVE.
 - FOOTINGS TO BE FOUNDED ON SOILS APPROVED BY GEOTECHNICAL ENGINEER, PRIOR TO CONSTRUCTION.

PIER SCHEDULE		
MARK	SIZE	REINFORCING
P1	600 x 600	4-18M VERT. BARS 18M TIES AT 250 C.C. DOUBLE TOP FE
P2	600 x 600	4-18M VERT. BARS 18M TIES AT 250 C.C. DOUBLE TOP FE
P3	1000 x 800	4-18M VERT. BARS 18M TIES AT 250 C.C. DOUBLE TOP FE
P4	600 x 600	4-18M VERT. BARS 18M TIES AT 250 C.C. DOUBLE TOP FE
P5	600 x 600	4-18M VERT. BARS 18M TIES AT 250 C.C. DOUBLE TOP FE

- NOTES:**
- PROVIDE 40 CONCRETE COVER TO VERTICAL REINFORCING STEEL.
 - ALL PIERS TO HAVE 10M TIES AT 250 C.C. (U.S.D.)
 - ALL PIERS TO HAVE DOUBLE TOP TIES.



SCHEMATIC PIER DETAIL
N.T.S.



FINAL APPROVED PLAN
 File: D11-1324
 Date: May 19, 2023
 No. of Pages: 21

FOUNDATION PLAN
SCALE: 1:200

TYPICAL FOR FOOTING FROST PROTECTION UNLESS NOTED OTHERWISE, OR AS REQUIRED BY GEOTECHNICAL ENGINEER, MINIMUM REQUIRED SOIL COVER TO US FOOTINGS IS 14 METRES.

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No.	Date	Description
001	05/19/2023	PERMIT REVIEW
002	05/19/2023	BUILDING PERMIT

TACOMA ENGINEERS
 171 Speedville Avenue West
 Saugeen, Ontario N1H 1C3
 Tel: 519.783.2000
 www.tacomengineers.com



ACL STEEL LTD.
 225 WARD DRIVE, KITCHENER ON

ADDITION TO CANPLAS
 50 VETERAN DRIVE, SURREY ON

FOUNDATION PLAN AND SCHEDULES

TE: 478-822 PK

S1

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No.	Date	Revised/Issued for
1	02/11/2021	PERMIT REVIEW
2	02/11/2021	BUILDING PERMIT

TACOMA ENGINEERS
 171 Speedville Avenue West
 Saanich, Ontario N1H 1C3
 Tel: 519.783.2000
 www.tacomengineers.com



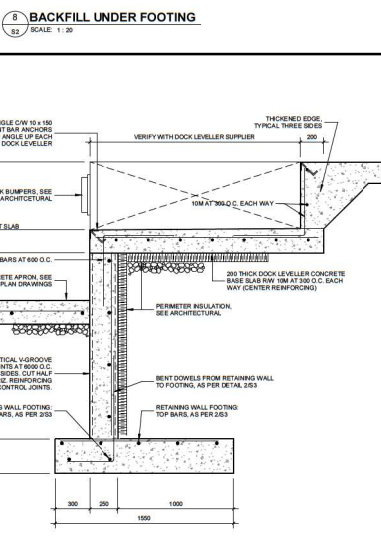
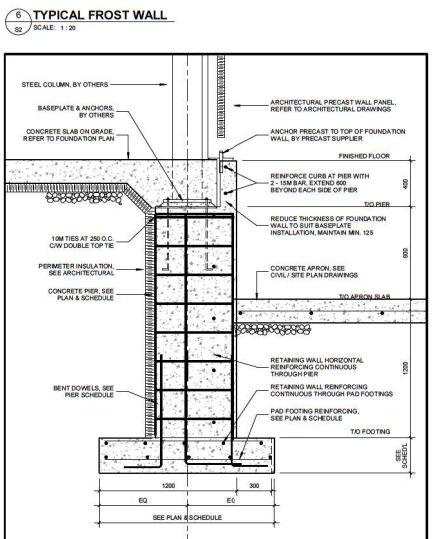
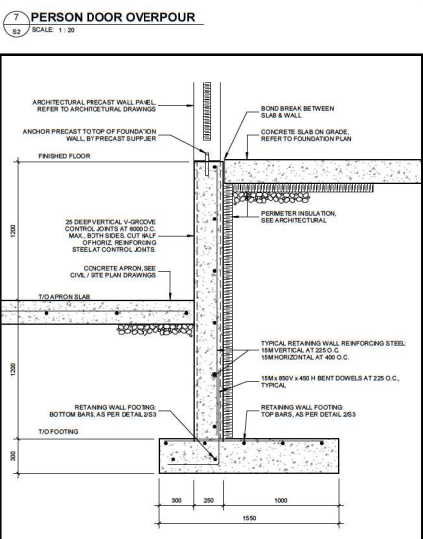
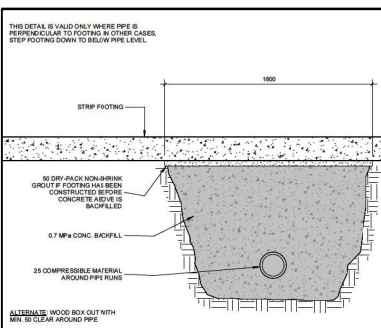
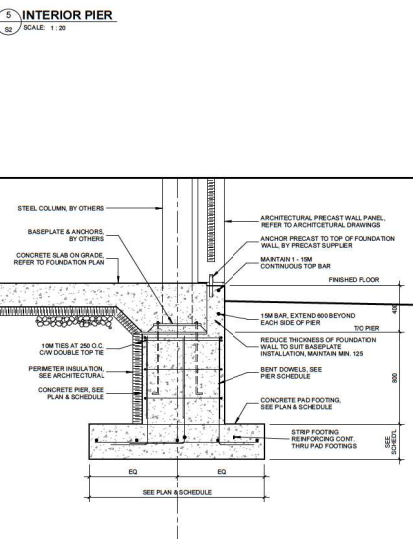
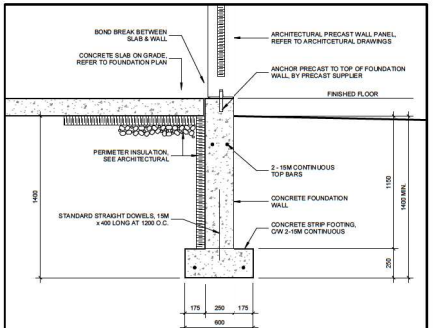
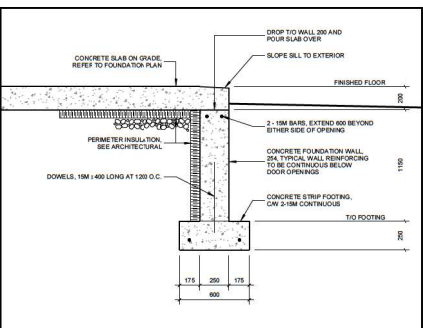
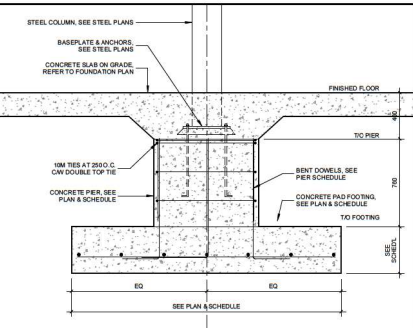
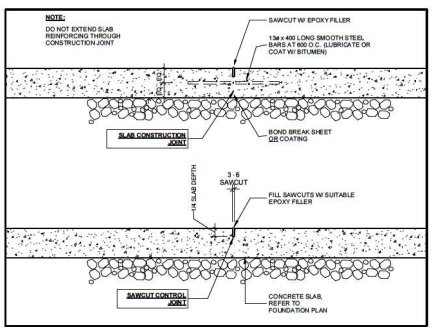
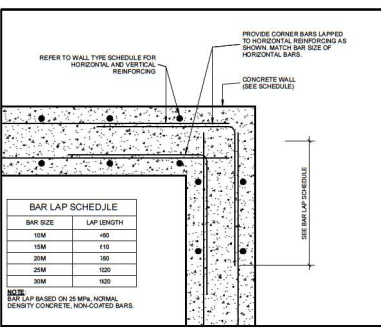
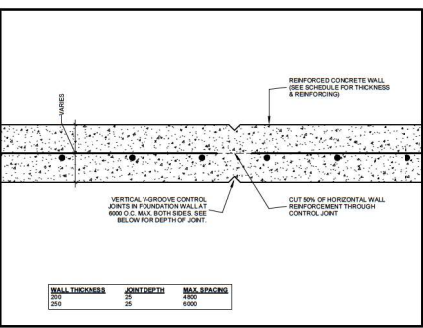
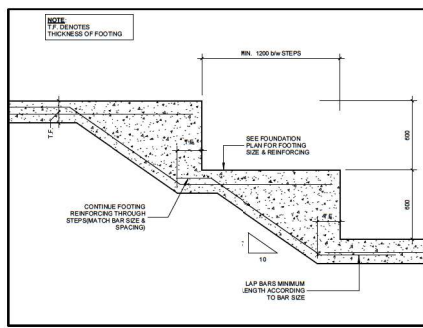
ACL STEEL LTD.
 225 WARD DRIVE, KITCHENER ON

ADDITION TO CANPLAS
 90 WETLANDS DRIVE, KITCHENER ON

DETAILS

Drawn By	Checked By
TE-4789-22	JK

S2

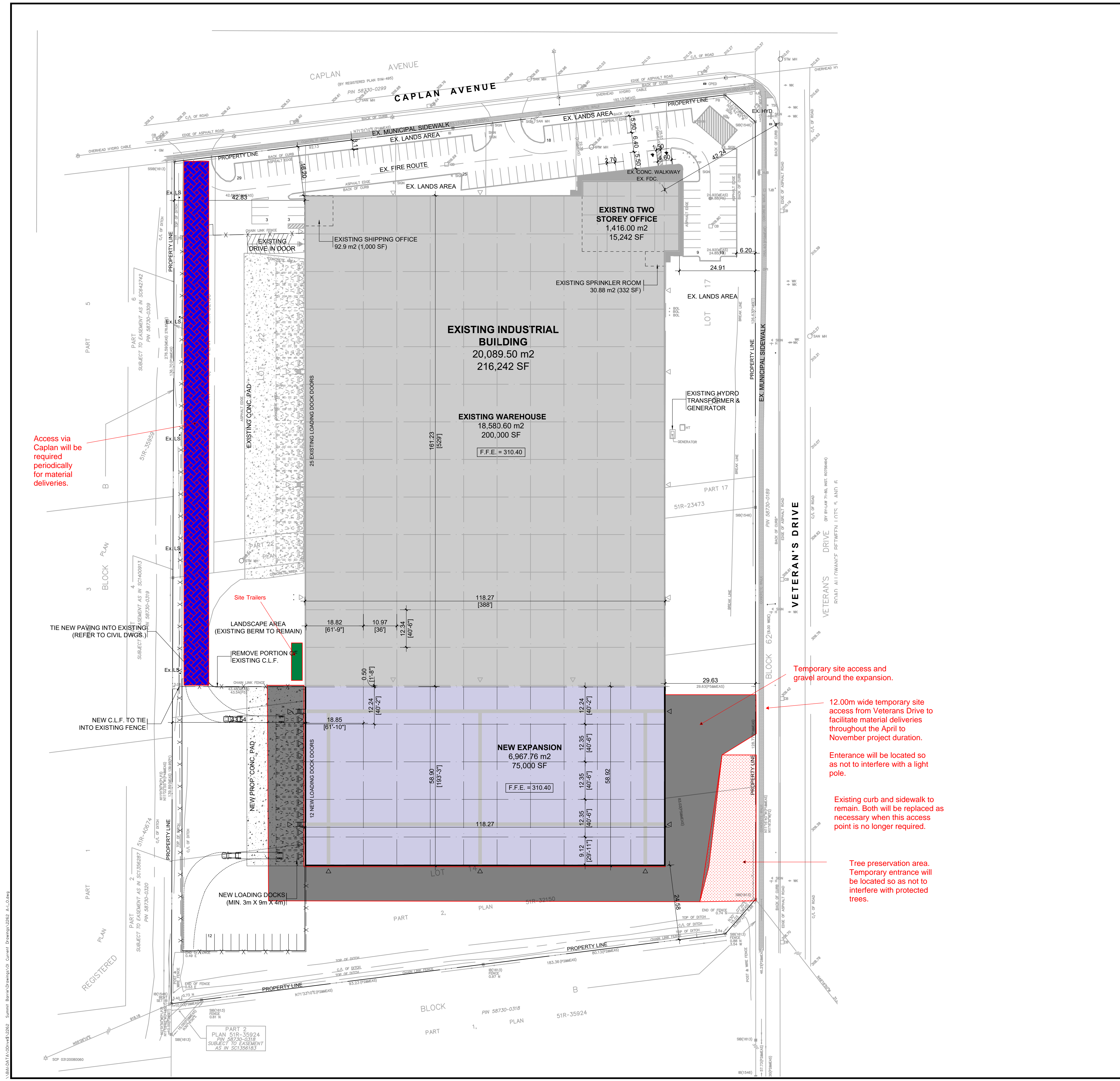


4 DOCK LEVELLER
 SCALE: 1:20

3 DOCK RETAINING WALL
 SCALE: 1:20

2 EXTERIOR PIER AT RETAINING WALL
 SCALE: 1:20

1 EXTERIOR PIER AT FROST WALL
 SCALE: 1:20



KEYMAP

LEGAL DESCRIPTION
PART 1
PLAN OF ALL OF LOTS 15 TO 22
AND PART OF LOTS 14 AND 23
REGISTERED PLAN 51M-495
CITY OF BARRIE

AS PREPARED BY:
EPLITT & WOROBEQ SURVEYING LTD.
ONTARIO LAND SURVEYORS

PROJECT NORTH

TRUE NORTH

SITE STATISTICS

SITE AREA	52,660.33 m ² or 13.01 acres
ZONING	BP(SP-338) BUSINESS PARK
LOT FRONTAGE	REQUIRED 30.00 m PROVIDED 189.96 m
FRONT YARD (NORTH)	6.00 m 16.20 m
REAR YARD (SOUTH)	6.00 m 24.58 m
EXTERIOR SIDE YARD (EAST)	6.00 m 24.91 m
INTERIOR SIDE YARD (WEST)	4.50 m 42.85 m
SITE COVERAGE	26,274.22 m ² or 49.90%
LANDSCAPED AREA	13,456.83 m ² or 25.55%
PAVED AREA	12,929.28 m ² or 24.55%
BUILDING HEIGHT (MAXIMUM)	N/A XX m
EXISTING BUILDING	
WAREHOUSE	18,580.60 m ² 200,000 S.F.
TWO STOREY OFFICE	1,416.00 m ² 15,242 S.F.
PROPOSED ADDITION	
WAREHOUSE	6,967.76 m ² 75,000 S.F.
TOTAL PROPOSED G.F.A.	26,964.36 m ² 290,242 S.F.
	REQUIRED PROVIDED
EXISTING BUILDING	
OFFICE @ 1 SPACE / 30 m ²	47 spaces
WAREHOUSE @ 1 SPACE / 1,000 m ²	19 spaces
PROPOSED ADDITION	
WAREHOUSE @ 1 SPACE / 1,000 m ²	6 spaces
TOTAL PARKING	72 spaces 112 spaces
BARRIER-FREE PARKING OVER 100 SPACES = 1 SPACE PLUS 3% OF REQUIRED	2 spaces 2 spaces
MIN. DIMENSIONS 3.0m W x 6.0m L x 4.0m H	
EXISTING BUILDING	25 spaces
PROPOSED ADDITION	12 spaces
TOTAL LOADING SPACES	5 spaces 37 spaces
BICYCLE PARKING 1 SPACE PER 7% OF REQUIRED VEHICLE PARKING	5 spaces 5 spaces

SYMBOL LEGEND

▷	MAIN DOOR
▷D	LOADING DOCK DOOR
▷D	DRIVE-IN / OVERHEAD DOOR
→FH	HYDRANT + VALVE
→FDC	FIRE DEPARTMENT CONNECTION / SIAMESE
□CB	CATCH BASIN
□DCB	DOUBLE CATCH BASIN
●SANMH	SANITARY MAN HOLE
○CBMH	CATCH BASIN / MAN HOLE
○SMH	STORM MAN HOLE
○HP	HYDRO POLE STANDARD / UTILITY POLE
BR	BIKE RACK (1.8m x 0.6m)
HT	HYDRO TRANSFORMER
△	ACCESSIBLE PARKING SPACE
△	ACCESSIBLE PARKING SPACE SIGNAGE
SNW	SNOW STORAGE AREA
⊙	GAS METERS
LD	LIMITING DISTANCE
SS	STOP SIGN
FR	FIRE ROUTE SIGN
B	STEEL PIPE BOLLARD. SEE MS-25 ON COVER SHEET A-0.0

- SITE NOTES**
- ALL BOLLARDS TO BE GALVANIZED AND HAVE YELLOW JACKET COVER.
 - ALL WASTE TO BE STORED INTERNALLY AND COLLECTED PRIVATELY.

No.	ISSUED	DATE
1	ISSUED FOR SITE PLAN APPROVAL	SEPT. 23, 2022

FINAL APPROVED PLAN
File: D11-1324
Date: May 19, 2023
No. of Pages: 21

No.	REVISION	DATE
-----	----------	------

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca



OWNERS INFORMATION:
Summit (500 Veterans Drive) Ltd.

VETERAN'S DRIVE ADDITION

500 VETERANS DR.
BARRIE, ON.

SITE PLAN

PREVIOUSLY D11-1324

DATE: AUGUST 2022	DRAWN BY: MZ	CHECKED:	SCALE: 1:600
PROJECT No.	DRAWING No.		

22-62 **A-1.0**