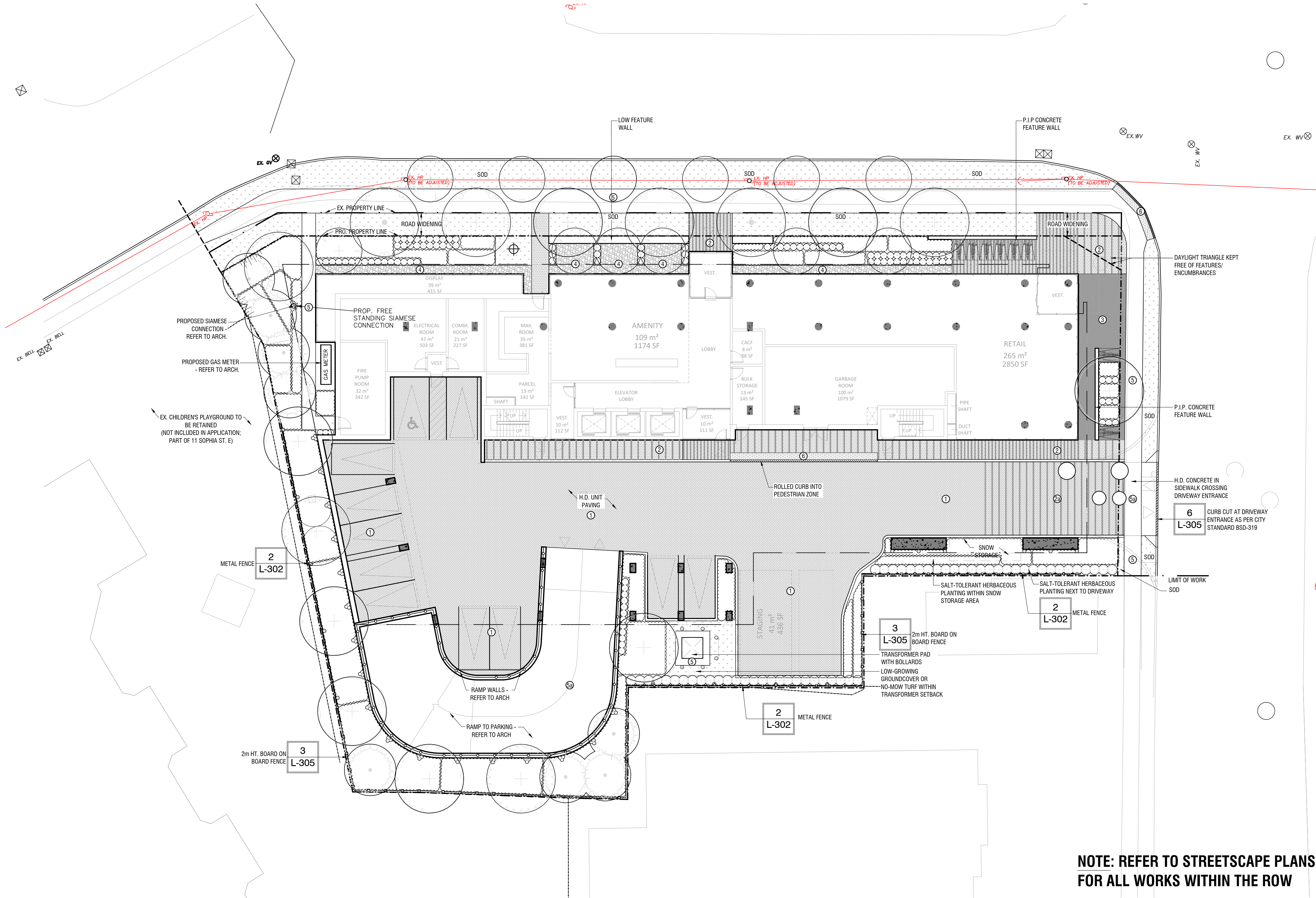




LEGEND - PAVING

		Colour: Nickel Grey Size: 100mm x 200mm Pattern: Running Bond Heavy-Duty (Vehicular-Strength)
		Colour: Nickel Grey Size: 100mm x 200mm Pattern: Running Bond Heavy-Duty (Vehicular-Strength)
		Combination of shale grey and nickel grey Size: 100mm x 200mm Pattern: Running Bond Heavy-Duty (Vehicular-Strength)
		Combination of shale grey and nickel grey Size: 100mm x 200mm Pattern: Running Bond Heavy-Duty (Vehicular-Strength)
		Colour: Dark Grey Size: 100mm x 200mm Pattern: Running Bond Pedestrian-Strength
		Colour: Dark Grey Size: 100mm x 200mm Pattern: Running Bond Pedestrian-Strength
		Decorative Gravel, Min. 150mm Depth with filter cloth below.
		P.I.P. Concrete Pedestrian-Strength Colour: Natural
		P.I.P. Concrete Vehicular-Strength Colour: Natural
		Tactile Walking Surface Indicator

NOTE:
All areas to be sodded require 200mm minimum of topsoil below, per
Section 3.2 of the City of Barrie's Lot Grading and Drainage Standards
and Design Manual.



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4	JUNE.07.2024	Issued for SPA	VB
3	DEC.08.2023	Issued for SPA	PH
2	NOV.14.2022	Issued for OPA/ZBA Resubmission	AAM
1	APR.12.2022	Issued for OPA/ZBA Submission	AAM

REV	DATE	DESCRIPTION	INITIAL
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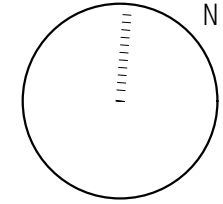
Ground Floor Landscape Plan

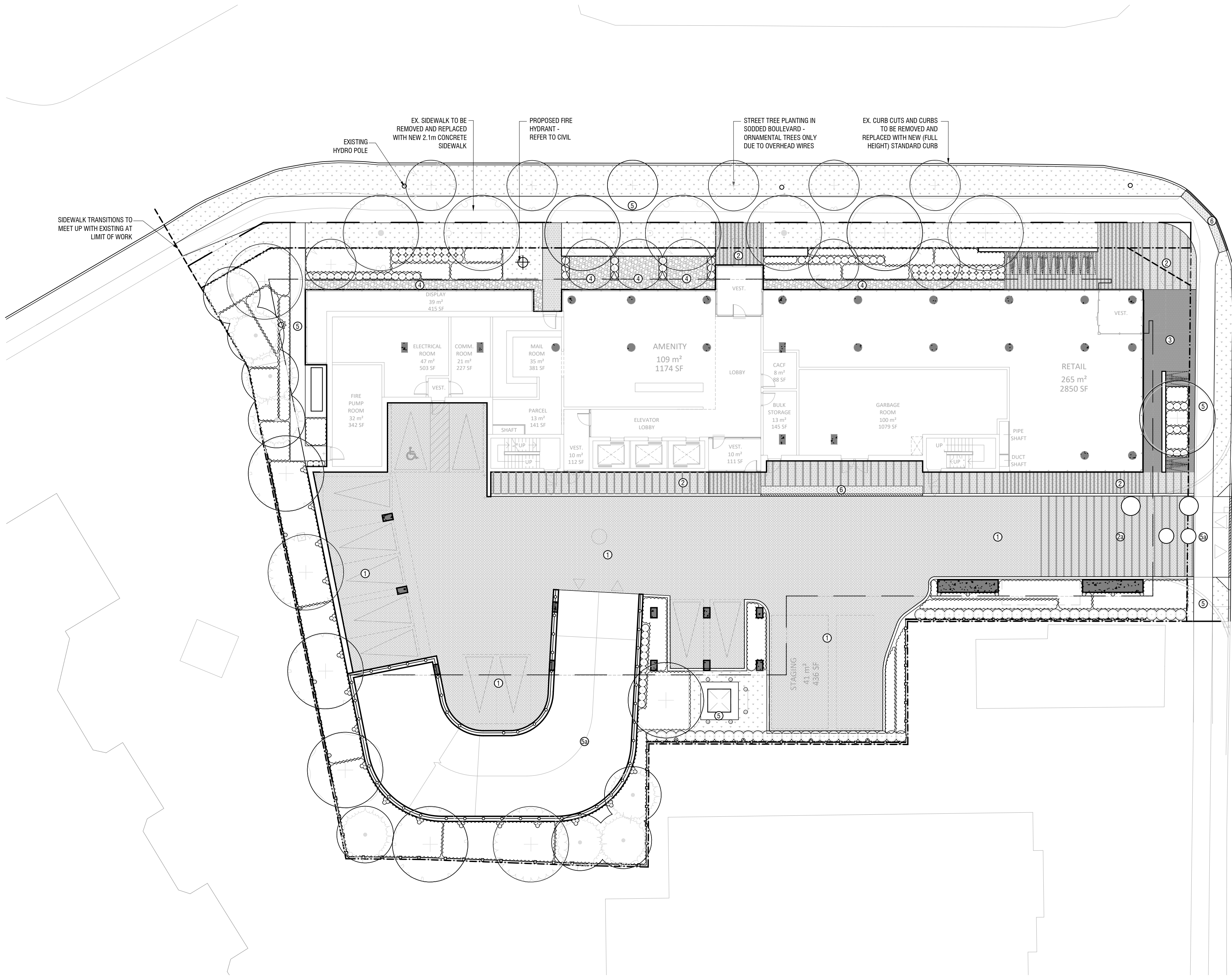
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17 Sophia St. E.

BARRIE, ONTARIO
BLACK CREEK GROUP
City File No.: D26-088-2022

LAD-497 1:200





LEGEND - PAVING

	6 L-300	7 L-300	Colour: Nickel Grey Size: 100mm x 200mm Pattern: Running Bond Heavy-Duty (Vehicular-Strength)
	8 L-300	7 L-300	Colour: Nickel Grey Size: 100mm x 200mm Pattern: Running Bond Pedestrian-Strength
	6 L-300	7 L-300	Combination of shale grey and nickel grey Size: 100mm x 200mm Pattern: Running Bond Pedestrian-Strength
	8 L-300	7 L-300	Combination of shale grey and nickel grey Size: 100mm x 200mm Pattern: Running Bond Heavy-Duty (Vehicular-Strength)
	8 L-300	7 L-300	Colour: Dark Grey Size: 100mm x 200mm Pattern: Running Bond Pedestrian-Strength
	9 L-300		Decorative Gravel, Min. 150mm Depth with filter cloth below.
	1 L-300	5 L-300	P.I.P. Concrete Pedestrian-Strength Colour: Natural
	2 L-300	5 L-300	P.I.P. Concrete Vehicular-Strength Colour: Natural
	10 L-300		Tactile Walking Surface Indicator



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REV	DATE	DESCRIPTION	INITIAL

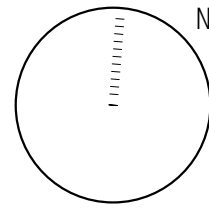
Streetscape Plan

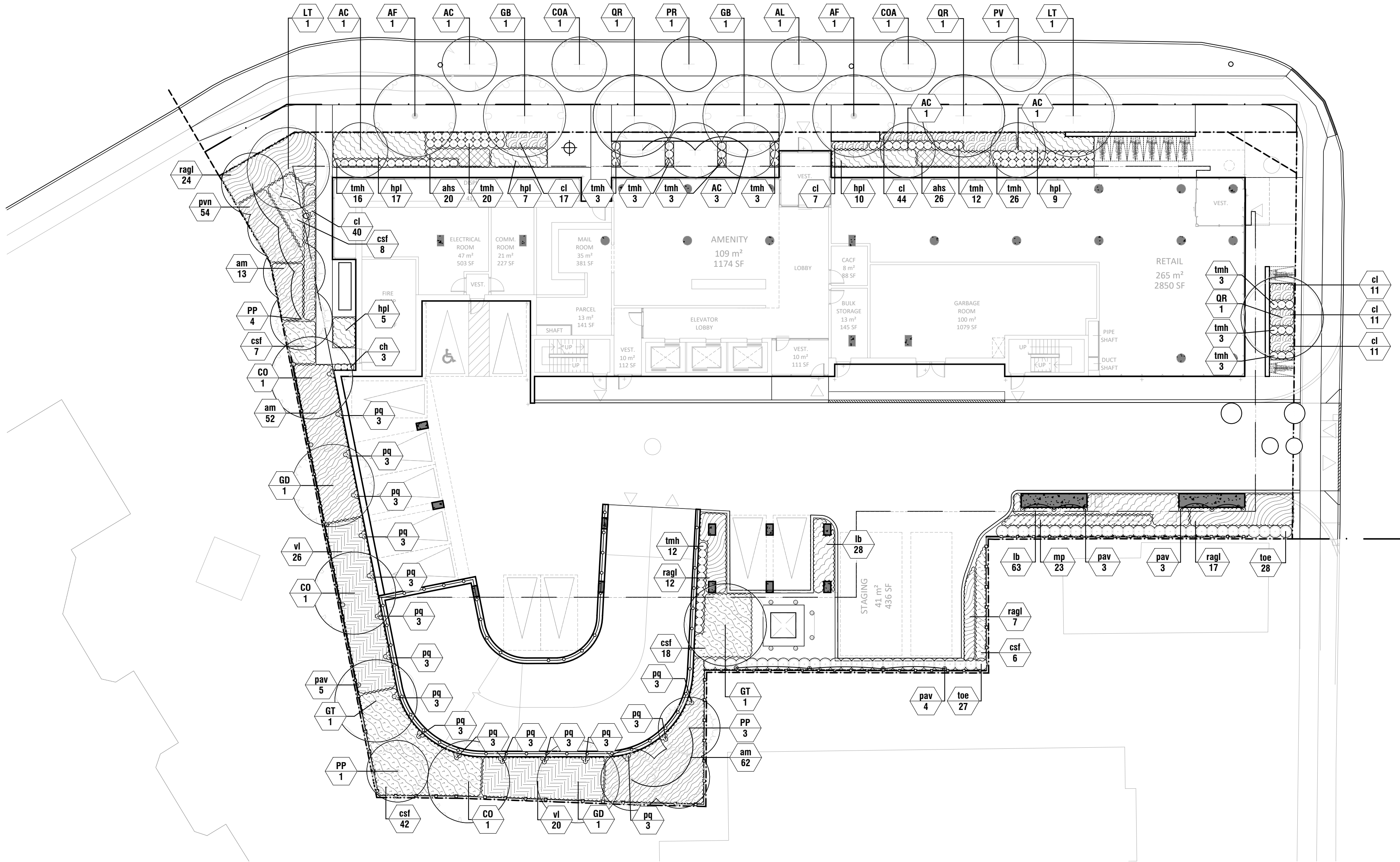
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LS-101



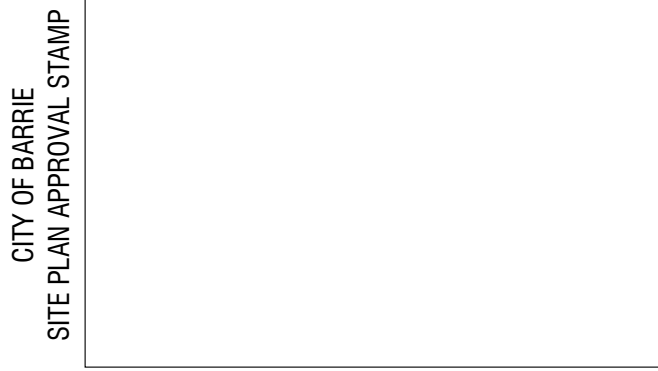


PLANTING REQUIREMENTS
Deciduous Trees: 14.4 (15 provided*)
Evergreen Trees: 7.2 (8 provided*)
Deciduous Shrubs: 28.8 (385 Provided)
Evergreen Shrubs: 14.4 (165 Provided)
* Only including planting within private site area. Street trees within municipal R.O.W. not included in counts.

Based on:
Planting Density Formula Guidelines - Residential Developments
(City of Barrie Urban Design Guidelines)
Total Site Area (m2) / 200 = # of Deciduous Trees (60mm CAL)
Total Site Area (m2) / 400 = # of Evergreen Trees (2m HT)
Total Site Area (m2) / 100 = # of Deciduous Shrubs (0.6-1.2m HT)
Total Site Area (m2) / 200 = # of Evergreen Shrubs (0.45m SPR/1.2m HT)

and

Site Area of 2884m²



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PLANT SCHEDULE

DECIDUOUS TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	NATIVE	DROUGHT	
AF		2	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	W.B.	70mm Cal.	Native	Yes	
CO		3	Celtis occidentalis	Common Hackberry	W.B.	70mm Cal.	Native	Yes	
GB		2	Ginkgo biloba	Maidenhair Tree	W.B.	70mm Cal.	Yes	Yes	
GT		2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	W.B.	70mm Cal.	Yes	Yes	
GD		2	Gymnocladus dioica	Kentucky Coffeetree	W.B.	70mm Cal.	Native	Yes	
LT		2	Liriodendron tulipifera	Tulip Poplar	W.B.	70mm Cal.	Native	Yes	
QR		3	Quercus rubra	Red Oak	W.B.	70mm Cal.	Native	Yes	
EVERGREEN TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	
PP		8	Picea pungens	Colorado Spruce	W.B.	2000mm Ht.	2000mm Ht.	Yes	
ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	NATIVE	DROUGHT	
AC		7	Amelanchier canadensis	Canadian Serviceberry	W.B.	60mm Cal.	Native	Moderate	
AL		1	Amelanchier laevis	Allegheny Serviceberry Multi-trunk	W.B.	2000mm Ht.	Native	Yes	
COA		2	Cornus alternifolia	Pagoda Dogwood	Potted	1800mm Ht.	Native	Yes	
PR		1	Prunus sargentii 'Rancho'	Rancho Sargent Cherry	W.B.	1500mm Ht.	Native	Medium	
PV		1	Prunus virginiana 'Schubert'	Schubert Chokecherry	W.B.	1500mm Ht.	Native	Medium	
EVERGREEN SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	NATIVE	DROUGHT	
ch		3	Cephalotaxa harringtonia 'Hedgehog'	Hedgehog Plum Yew	Potted	500mm Ht.	Yes	Yes	
tmh		107	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	3 gal. potted	500mm Ht.	Yes	Yes	
toe		55	Thuja occidentalis 'Emerald'	Emerald Arborvitae	Potted	1500mm Ht.	Yes	Yes	
VINES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	NATIVE	DROUGHT	
pq		51	Parthenocissus quinquefolia	Virginia Creeper	Potted	500mm Ht.	Yes	Yes	
pav		15	Parthenocissus tricuspidata 'Veitchii'	Boston Ivy	Potted	500mm Ht.	Yes	Yes	
DECIDUOUS SHRUBS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
am		127	Aronia melanocarpa	Black Chokeberry	Potted	500mm Ht.	Native	Yes	800 mm
csf		81	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	Potted	400mm Ht.	Yes	Yes	1,000 mm
hpl		48	Hydrangea paniculata 'Limelight'	Limelight Panicle Hydrangea	Potted	500mm Ht.	Yes	Yes	900 mm
mp		23	Myrica pensylvanica	Northern Bayberry	Potted	500mm Ht.	Native	Yes	600 mm
ragl		60	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Potted	500mm Ht.	Yes	Yes	900 mm
vl		46	Viburnum lentago	Nannyberry	Potted	500mm Ht.	Native	Yes	1,200 mm
GRASSES		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
cl		141	Chasmanthium latifolium	Wood Oats	1 gal.	2 yr. gr.	Yes	Yes	450 mm
lb		91	Leymus arenarius 'Blue Dune'	Blue Dune Lyme Grass	1 gal. potted	2 yr. growth	Yes	Yes	500 mm
pvn		54	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	2 yr. gr.	Yes	Yes	500 mm
PERENNIALS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
ahs		46	Anemone x hybrida 'September Charm'	September Charm Japanese Anemone	1 gal. potted	2 yr. growth	Yes	Yes	500 mm

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3	DEC.08.2023	Issued for SPA	RH

REV	DATE	DESCRIPTION	INITIAL
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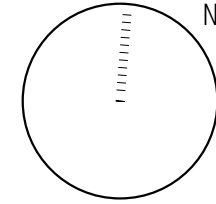
Ground Floor Planting Plan

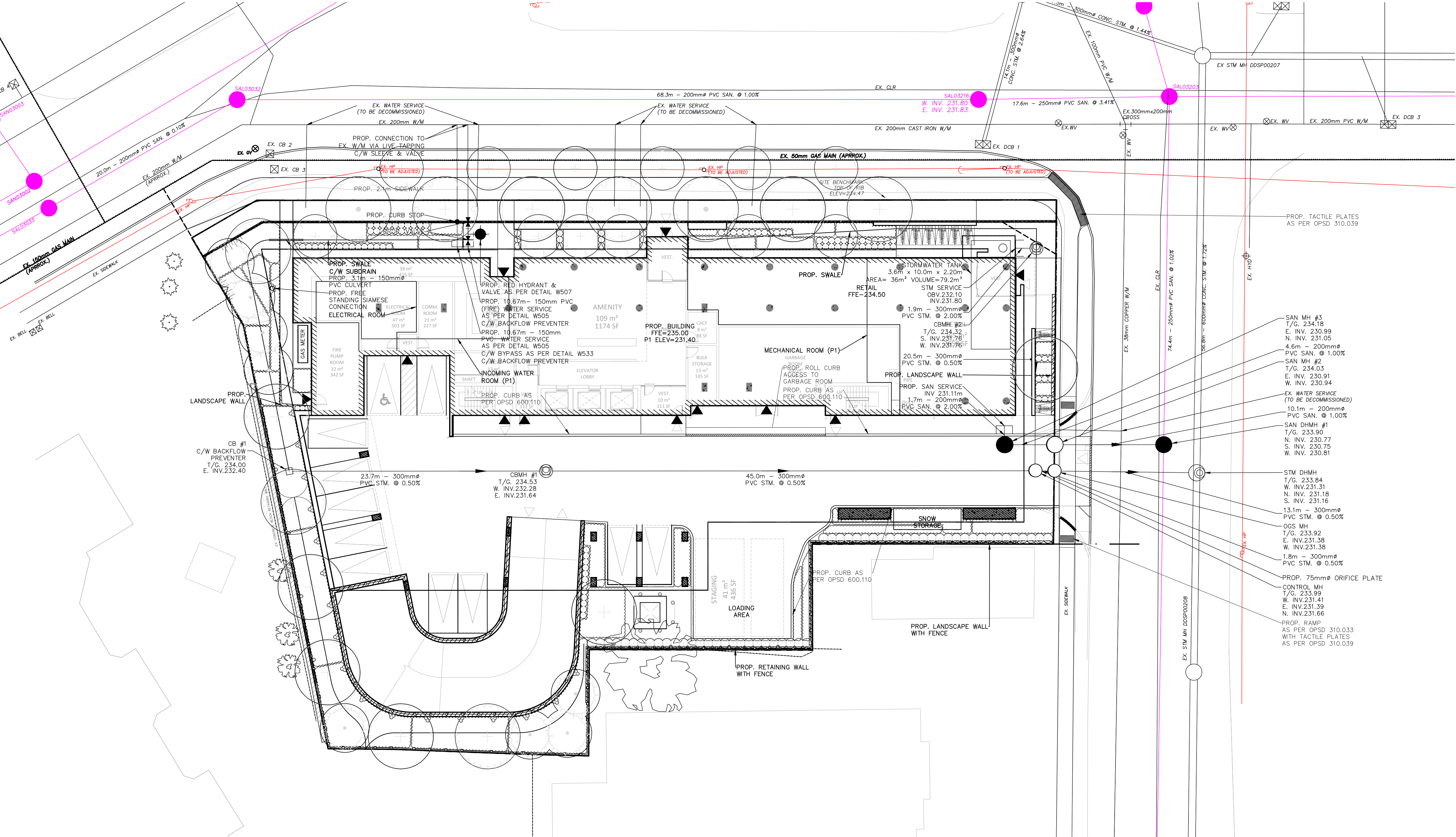
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LS-102

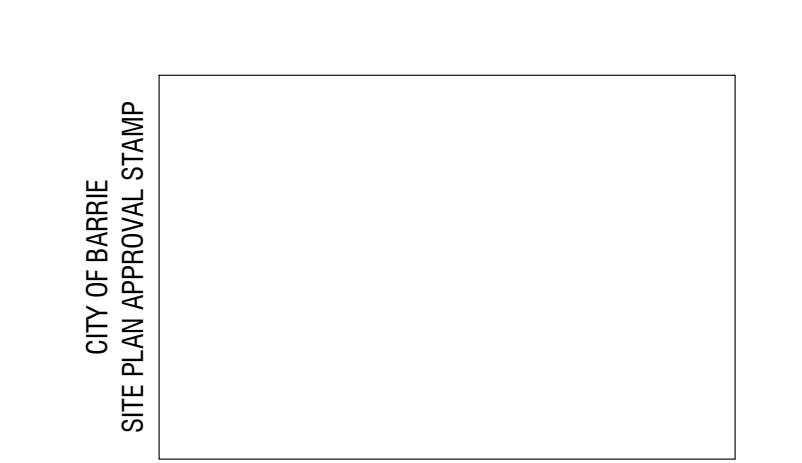
17 Sophia St. E.

BARRIE, ONTARIO
BLACK CREEK GROUP
City File No.: D26-088-2022





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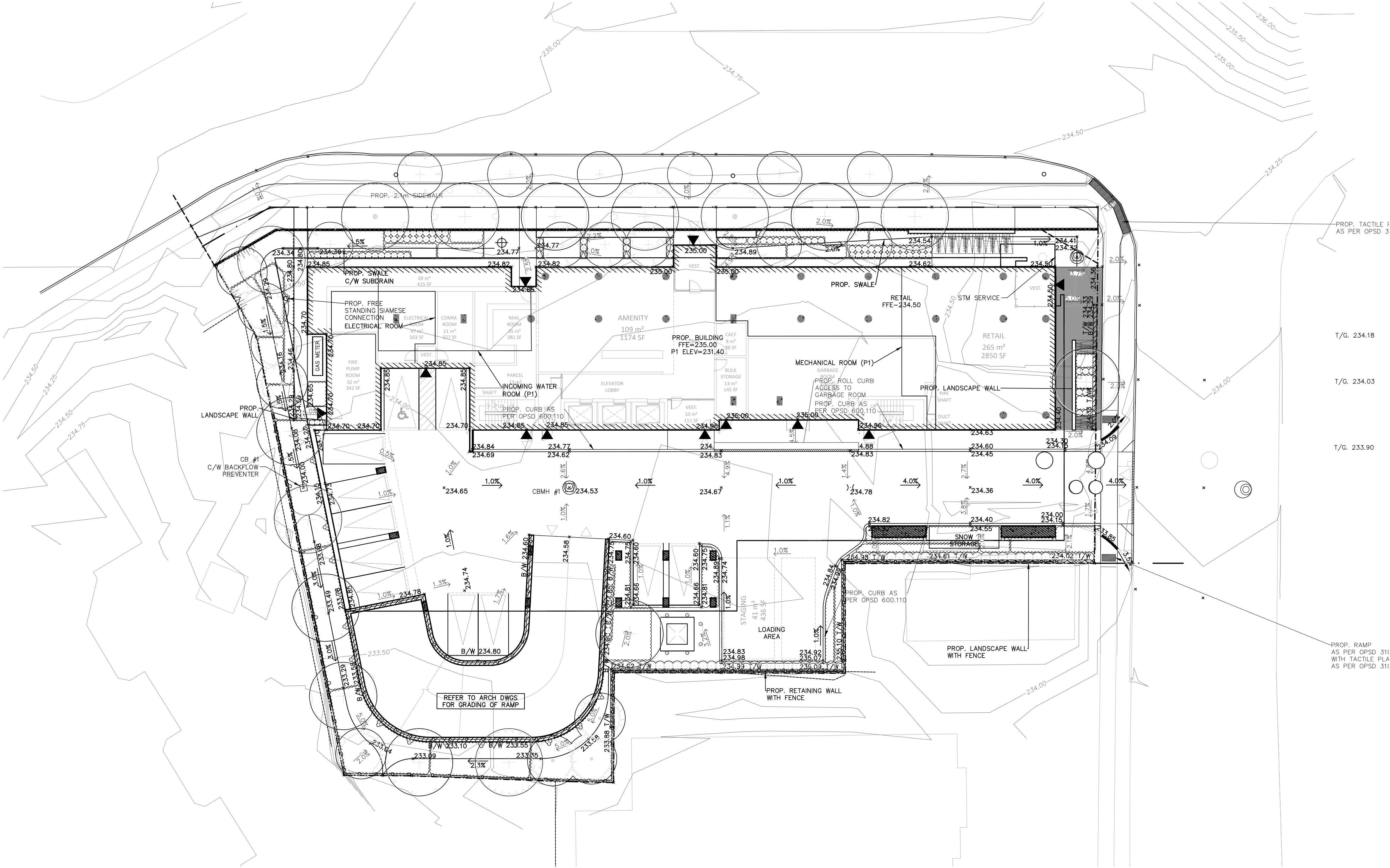
Utility Coordination Plan

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PRINT DATE: Jun.06.2024

LS-103

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LAD-4971:200



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CITY OF BARRIE
SITE PLAN APPROVAL STAMP

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3 DEC.08.2023 Issued for SPA RH

REV DATE DESCRIPTION INITIAL

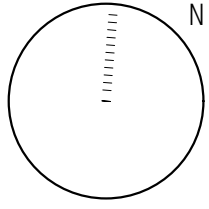
Grading Coordination Plan

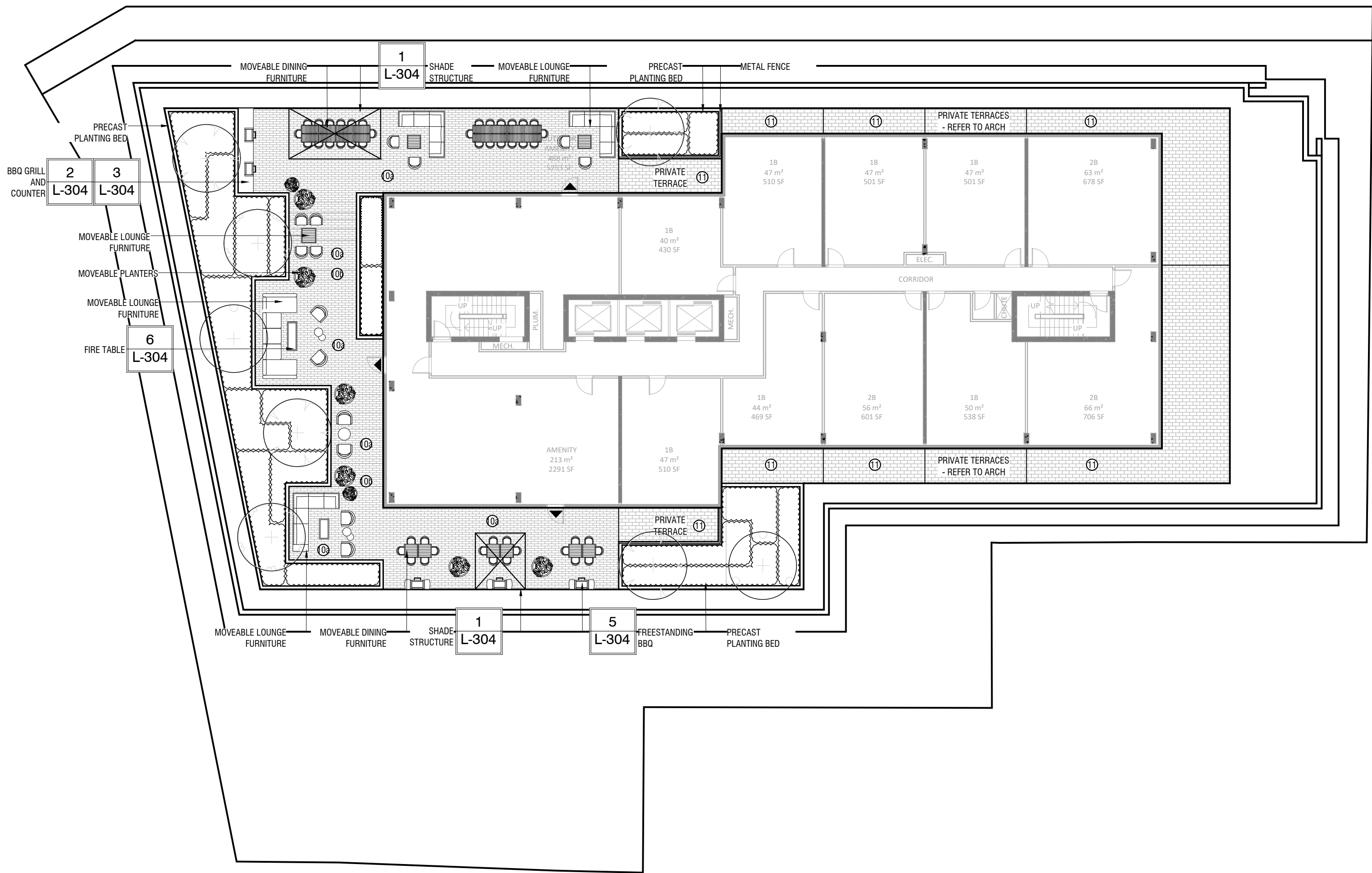
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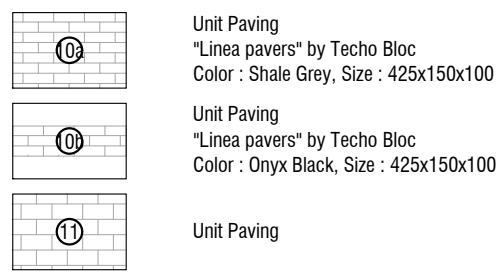
BARRIE, ONTARIO
BLACK CREEK GROUP
City File No.: D28-088-2022

LAD-497 1:200



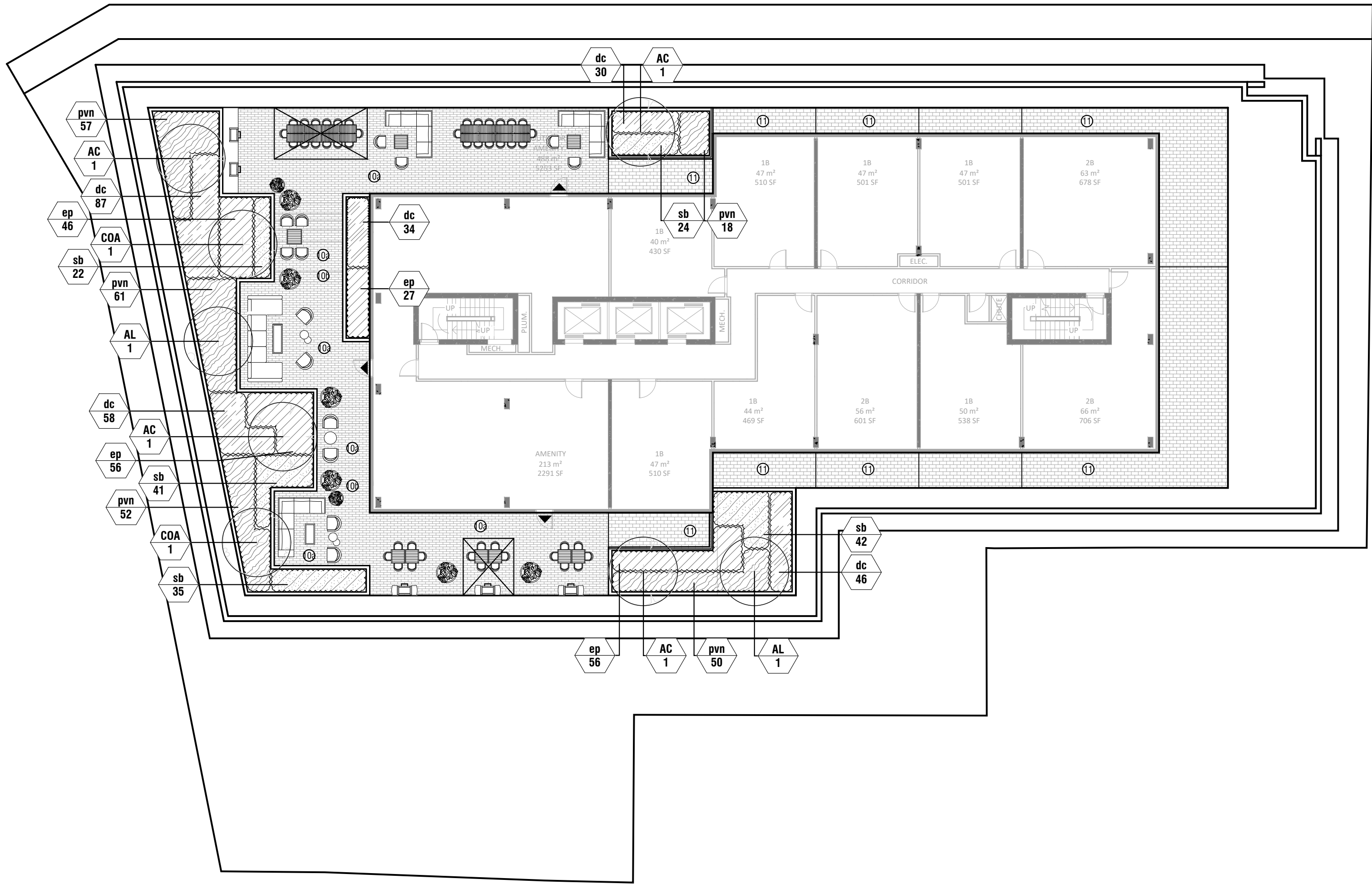


LEGEND - PAVING



1 LEVEL 6 OUTDOOR AMENITY TERRACE PLAN

L-200 1:200 P-RE-497-02



2 LEVEL 6 OUTDOOR AMENITY TERRACE PLANTING PLAN

L-200 1:200 P-RE-497-03

PLANT SCHEDULE

ORNAMENTAL TREES		QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/SIZE	NATIVE	DROUGHT	
AC		4	Amelanchier canadensis	Canadian Serviceberry	W.B.	60mm Cal.	Native	Moderate	
AL		2	Amelanchier laevis	Allegheny Serviceberry Multi-trunk	W.B.	2000mm Ht.	Native	Yes	
COA		2	Cornus alternifolia	Pagoda Dogwood	Potted	1800mm Ht.	Native		
GRASSES		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
dc		255	Deschampsia cespitosa	Tufted Hair Grass	1 gal	2 yr. gr.	Native	Yes	400 mm
pvn		238	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal	2 yr. gr.	Native	Yes	500 mm
PERENNIALS		QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	DROUGHT	SPACING
ep		185	Echinacea purpurea	Coneflower	1 gal. potted		Native		450 mm
sb		164	Sedum spectabile 'Brilliant'	Brilliant Stonecrop	1 gal. potted				450 mm



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2 NOV.14.2022 Issued for OPA/ZBA Resubmission AAM
1 APR.12.2022 Issued for OPA/ZBA Submission AAM

REV DATE DESCRIPTION INITIAL

L6 Outdoor Amenity Terrace

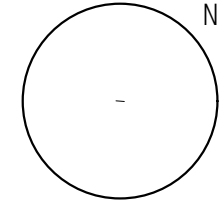
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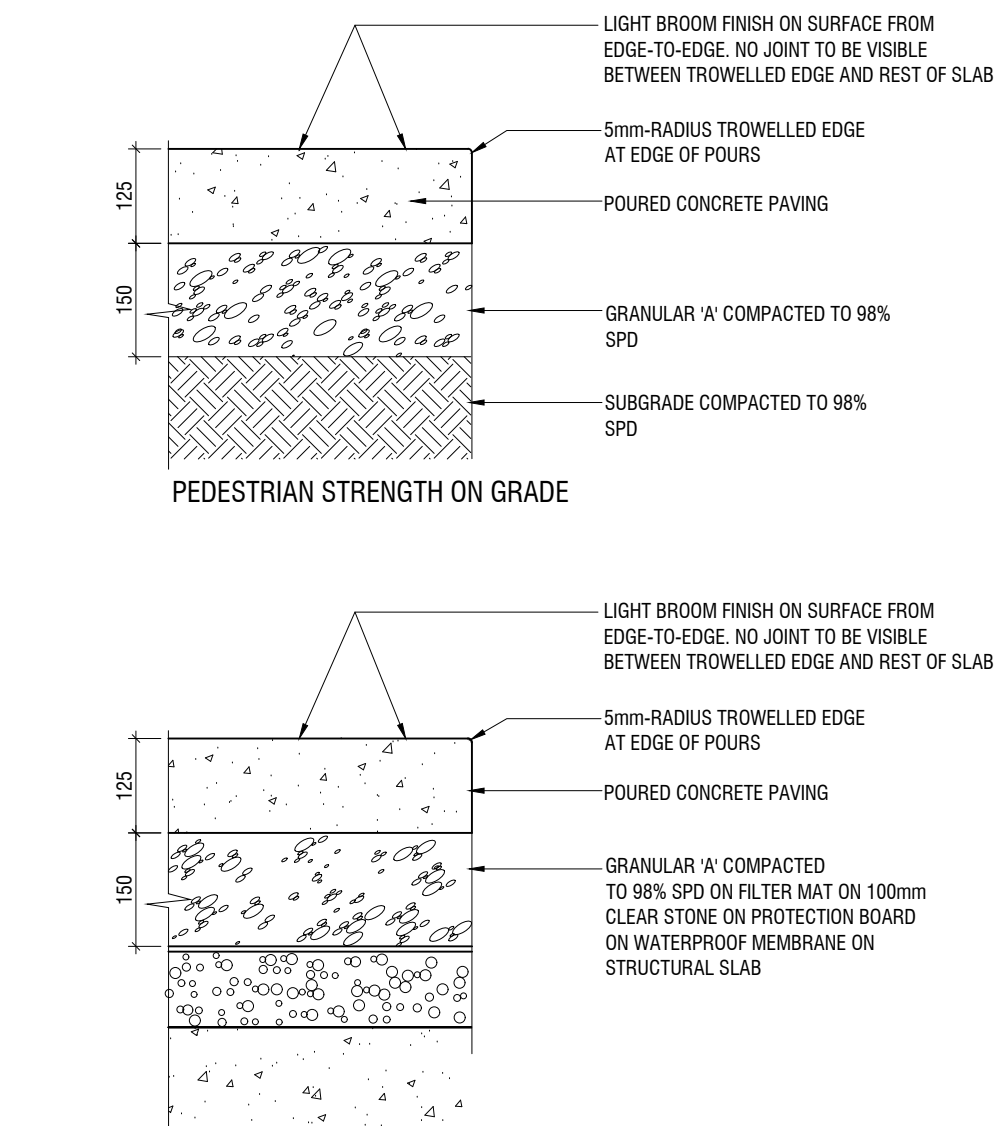
BARRIE, ONTARIO
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City File No.: D26-088-2022

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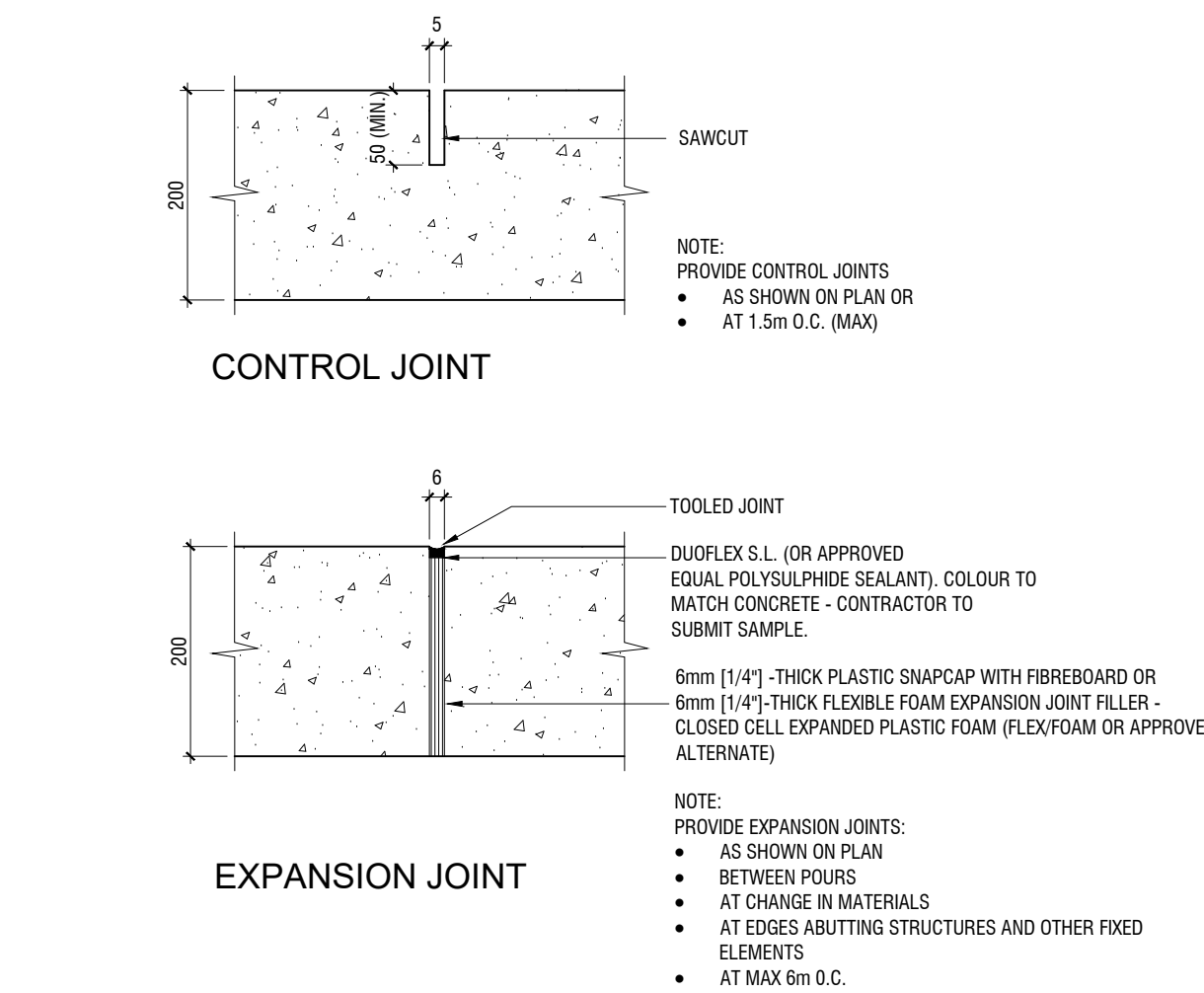
LS-200



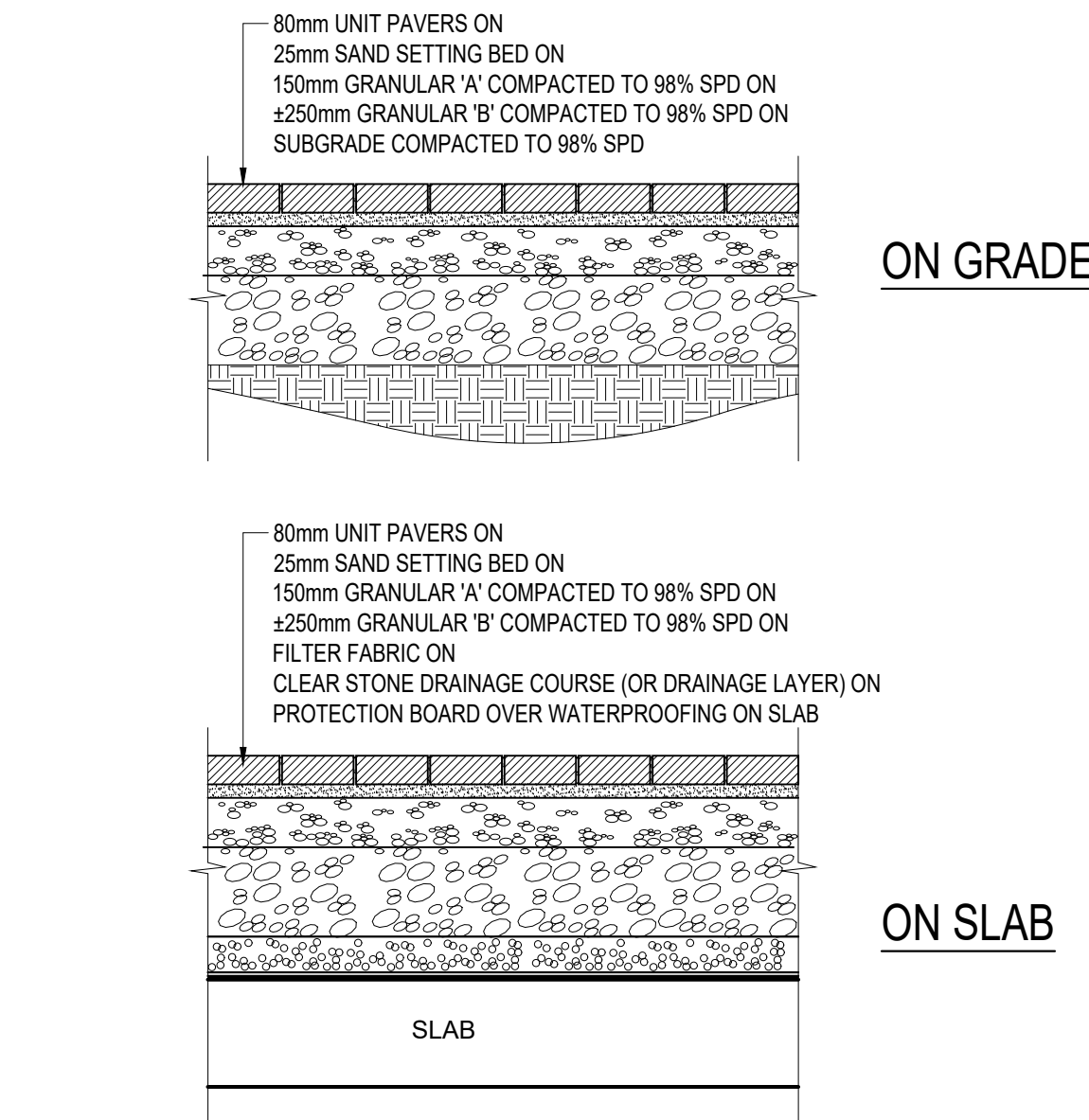
SCALE



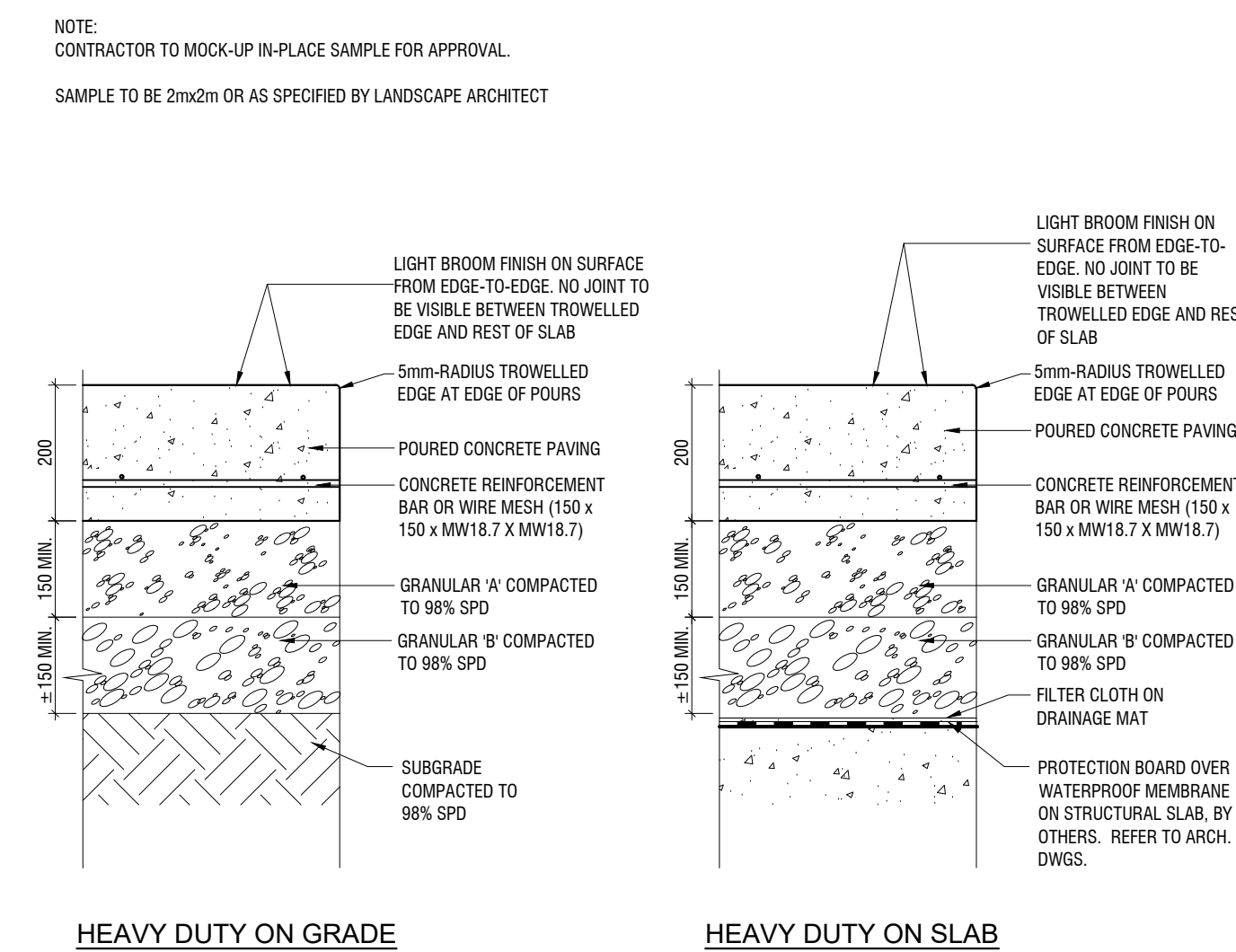
1 PEDESTRIAN STRENGTH CONCRETE
1:10 321313.01-03



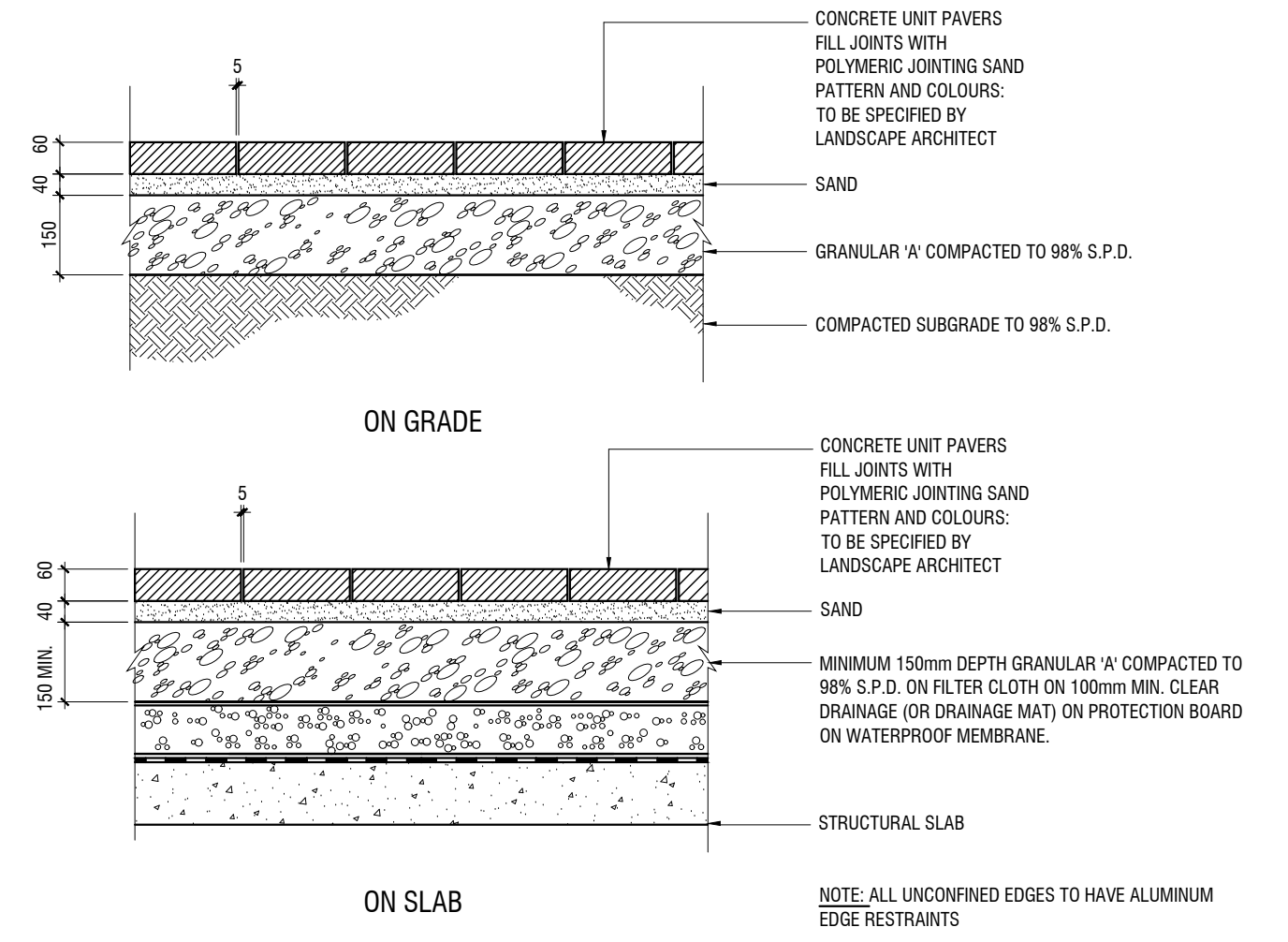
5 CONTROL AND EXPANSION JOINTS
N.T.S. 321313.01-23



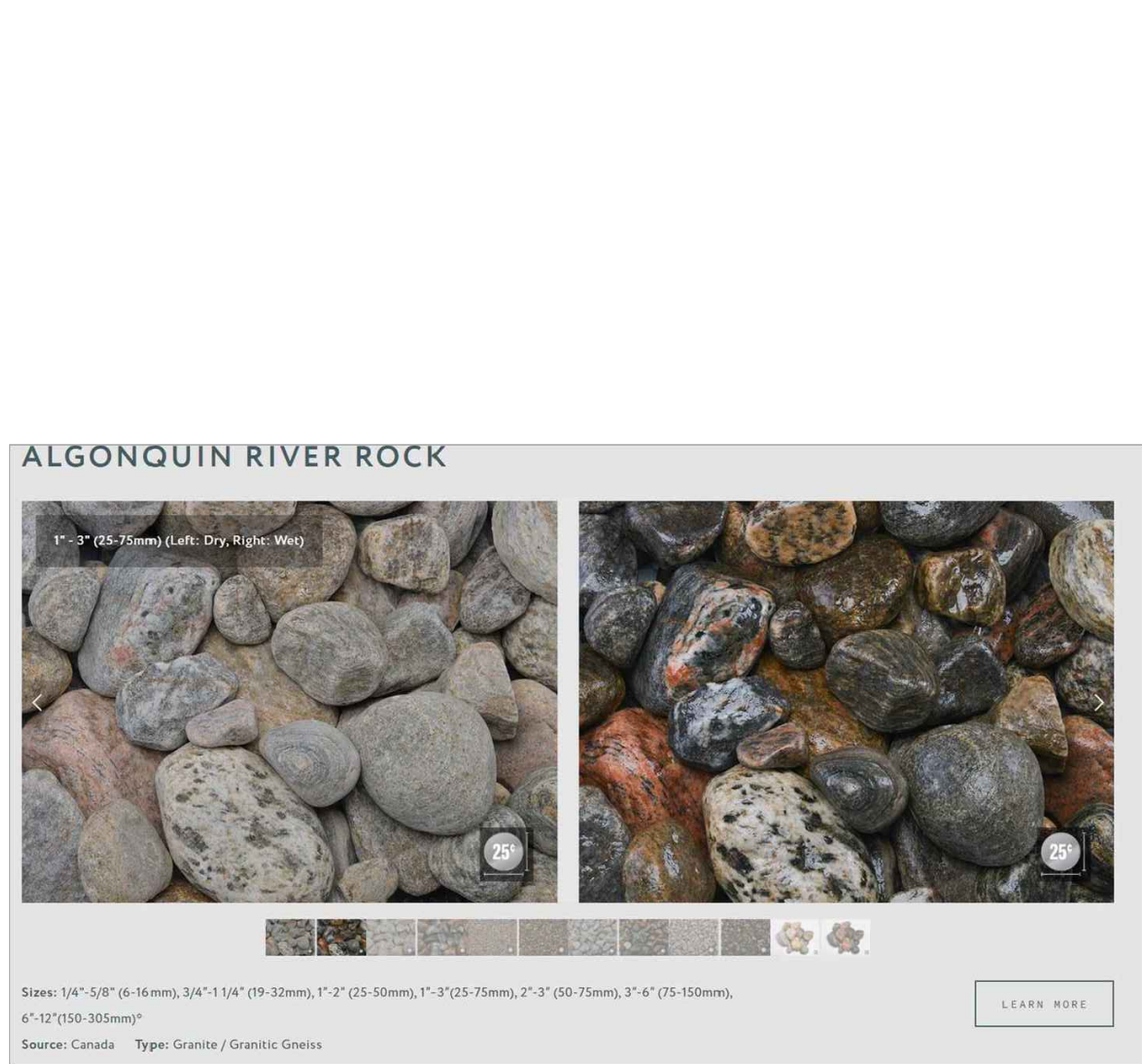
8 HEAVY-DUTY UNIT PAVING
1:20 321401-03



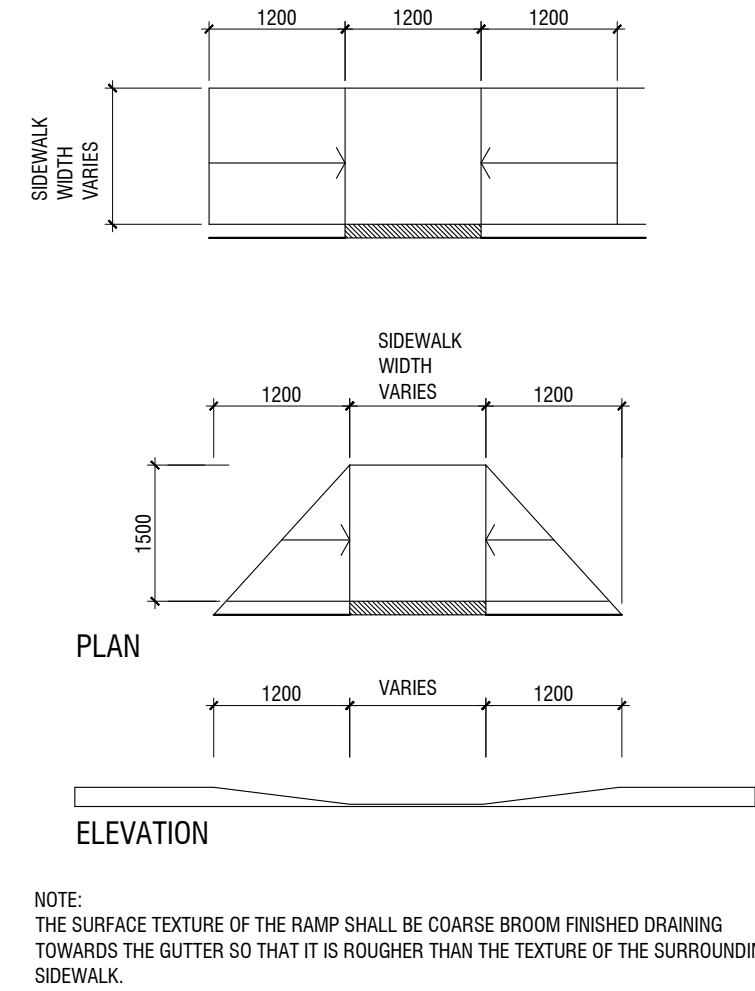
2 HEAVY DUTY CONCRETE
1:10 321313.01-13



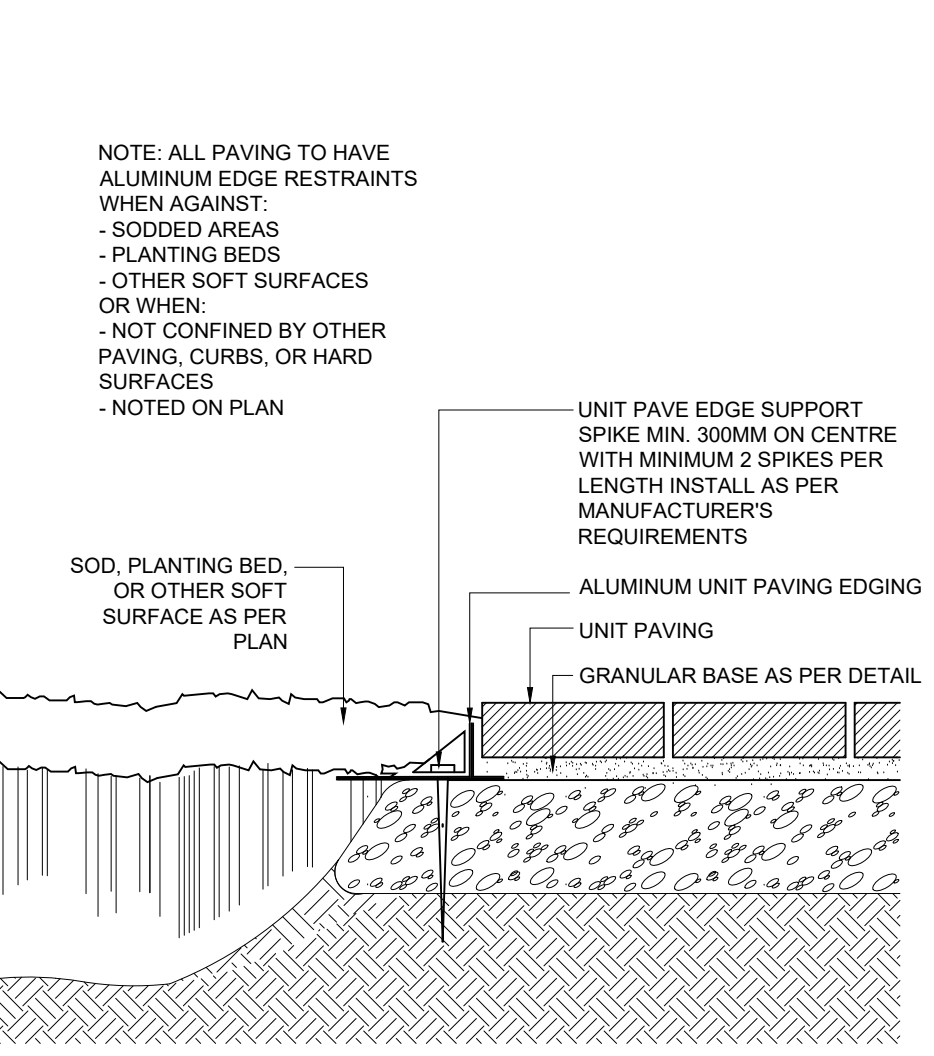
6 UNIT PAVING
N.T.S. 321401-01



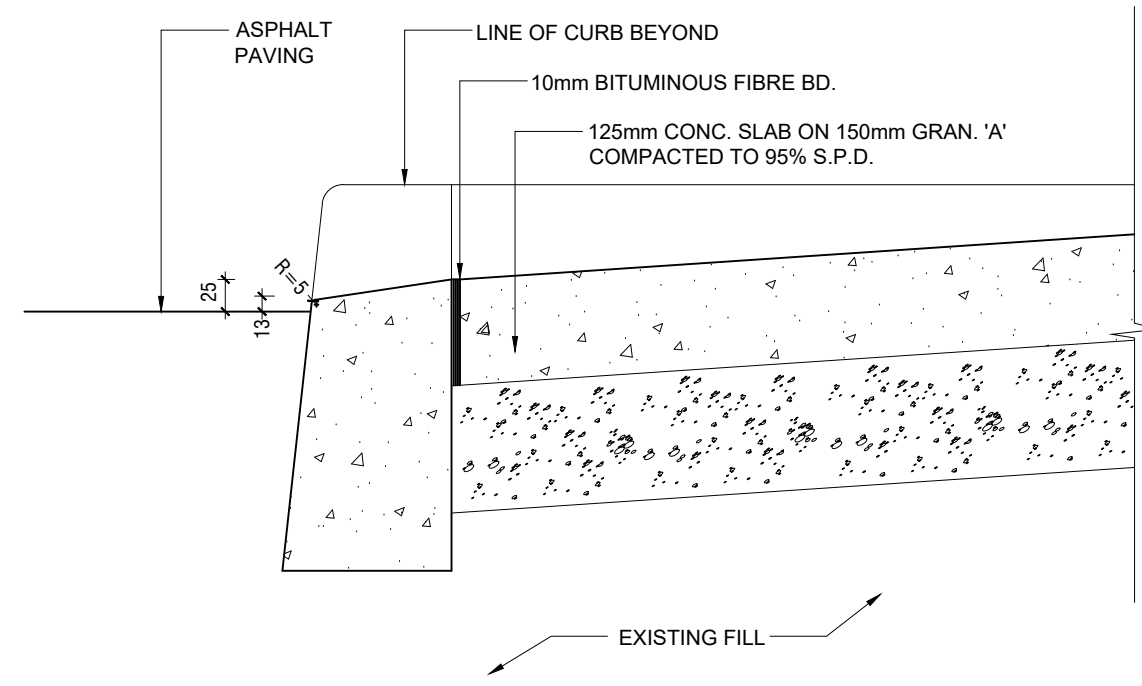
9 25-75MM ALGONQUIN GRAVEL MIX
N.T.S. 321533-01



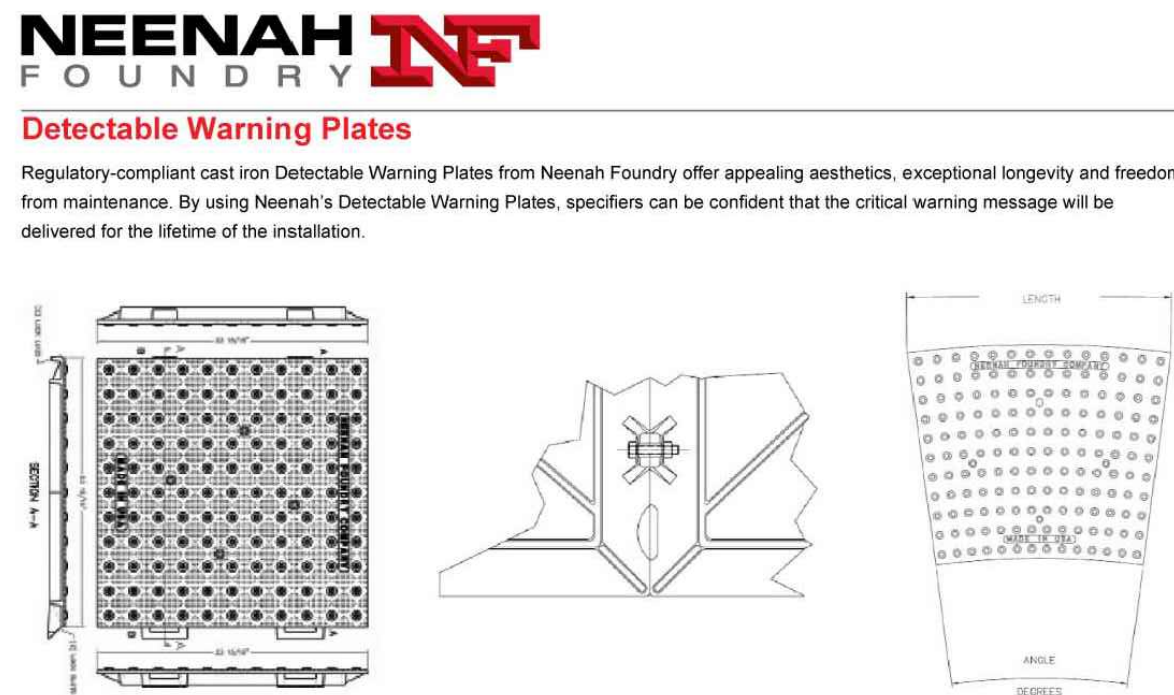
3 APPROACH TO CURB CUT
N.T.S. 321313.01-21



7 EDGE RESTRAINTS FOR UNIT PAVING
N.T.S. 321401-02



4 TYPICAL CURB CUT AND CONCRETE WALK
N.T.S. 321313.01-22



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Guidelines for Accessible Rights-of-Way

The ADA and ABA have specific guidelines that refer to numerous issues concerning detectable warning. Neenah Foundry's Detectable Warning Plates help you meet these requirements.

Neenah recommends that specifiers review prevailing national, state and local guidelines to ensure full compliance.

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10 TACTILE WALKING SURFACE INDICATOR
N.T.S. 321730-50-50



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Interior -

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Paving Details

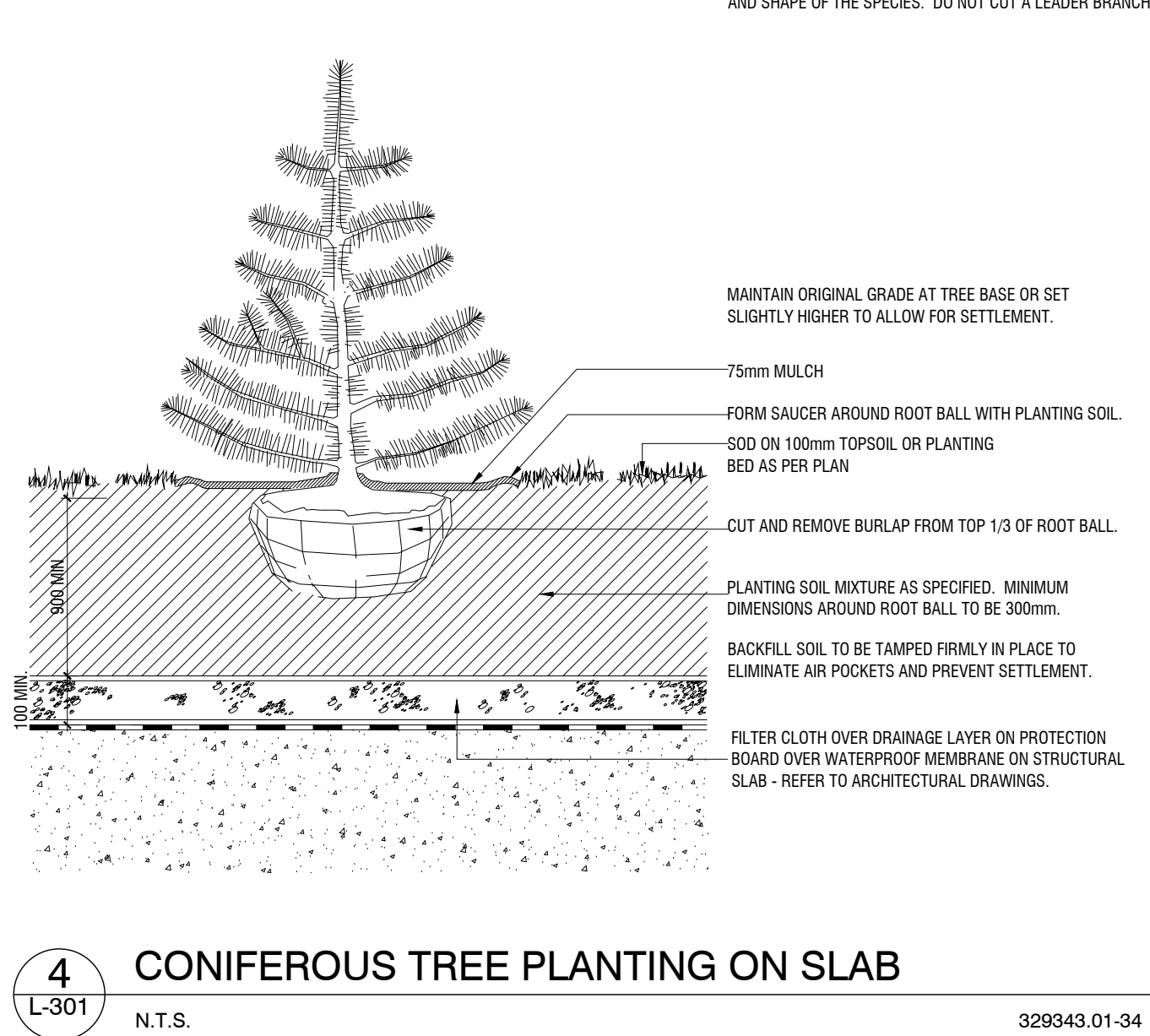
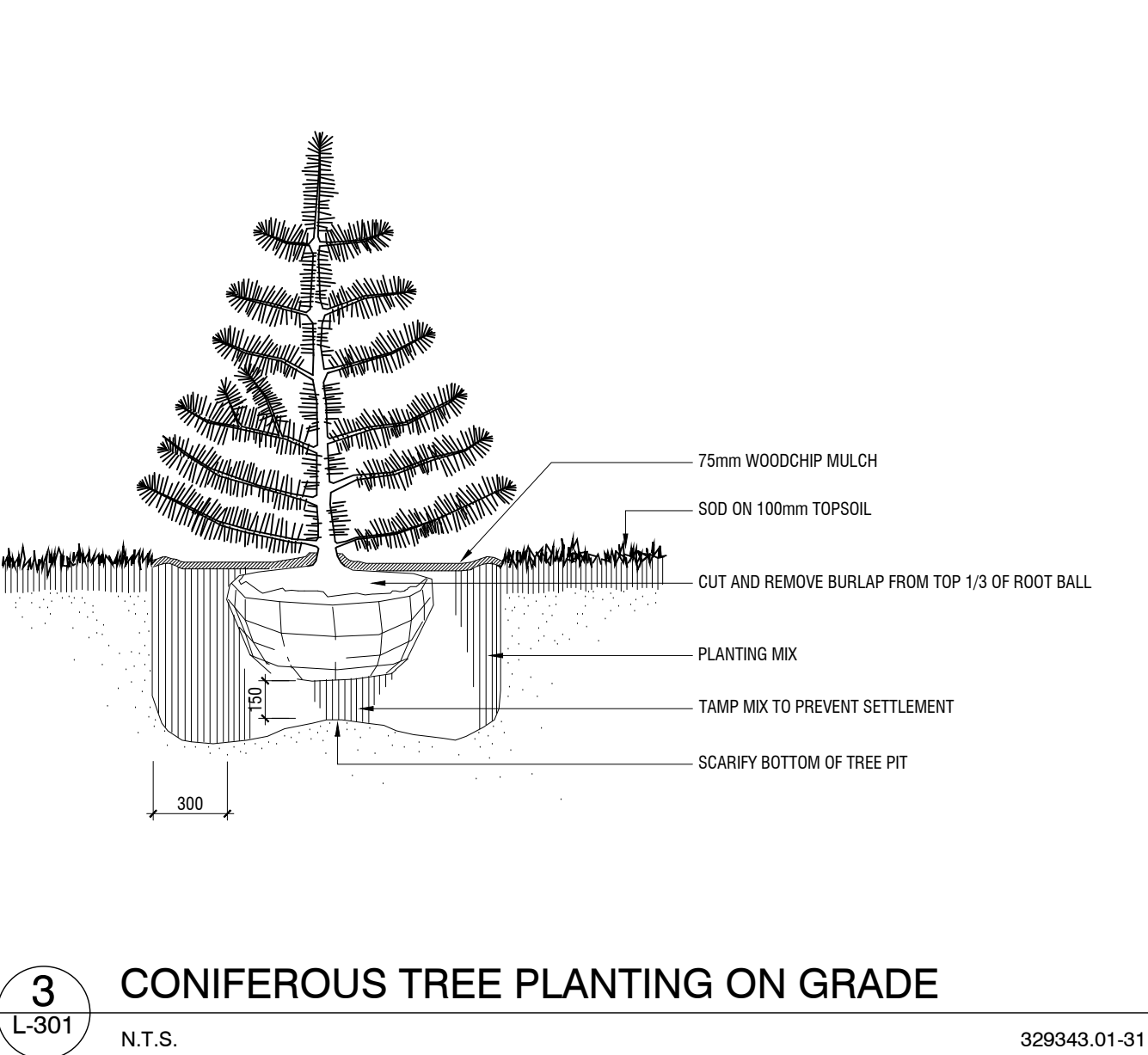
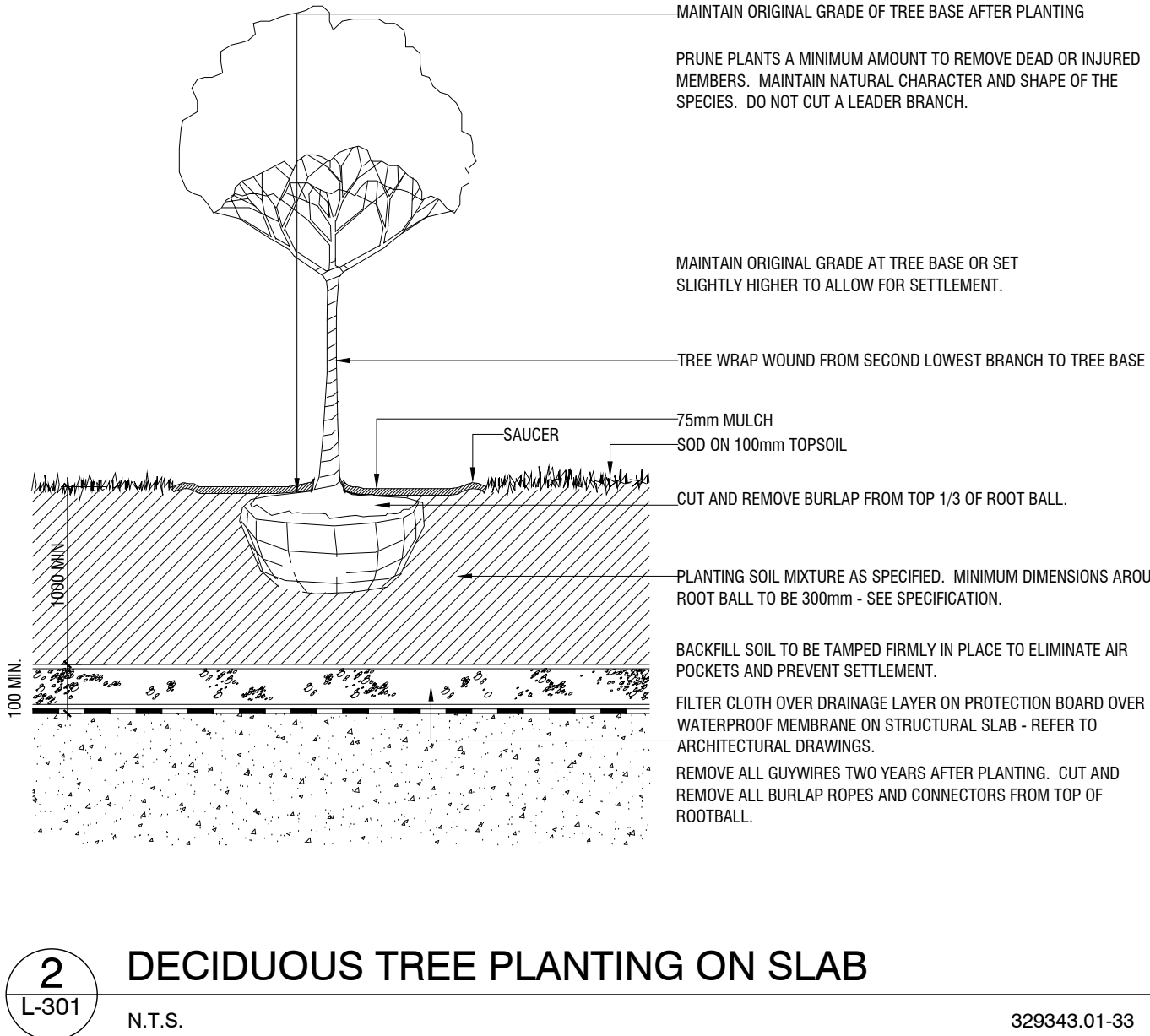
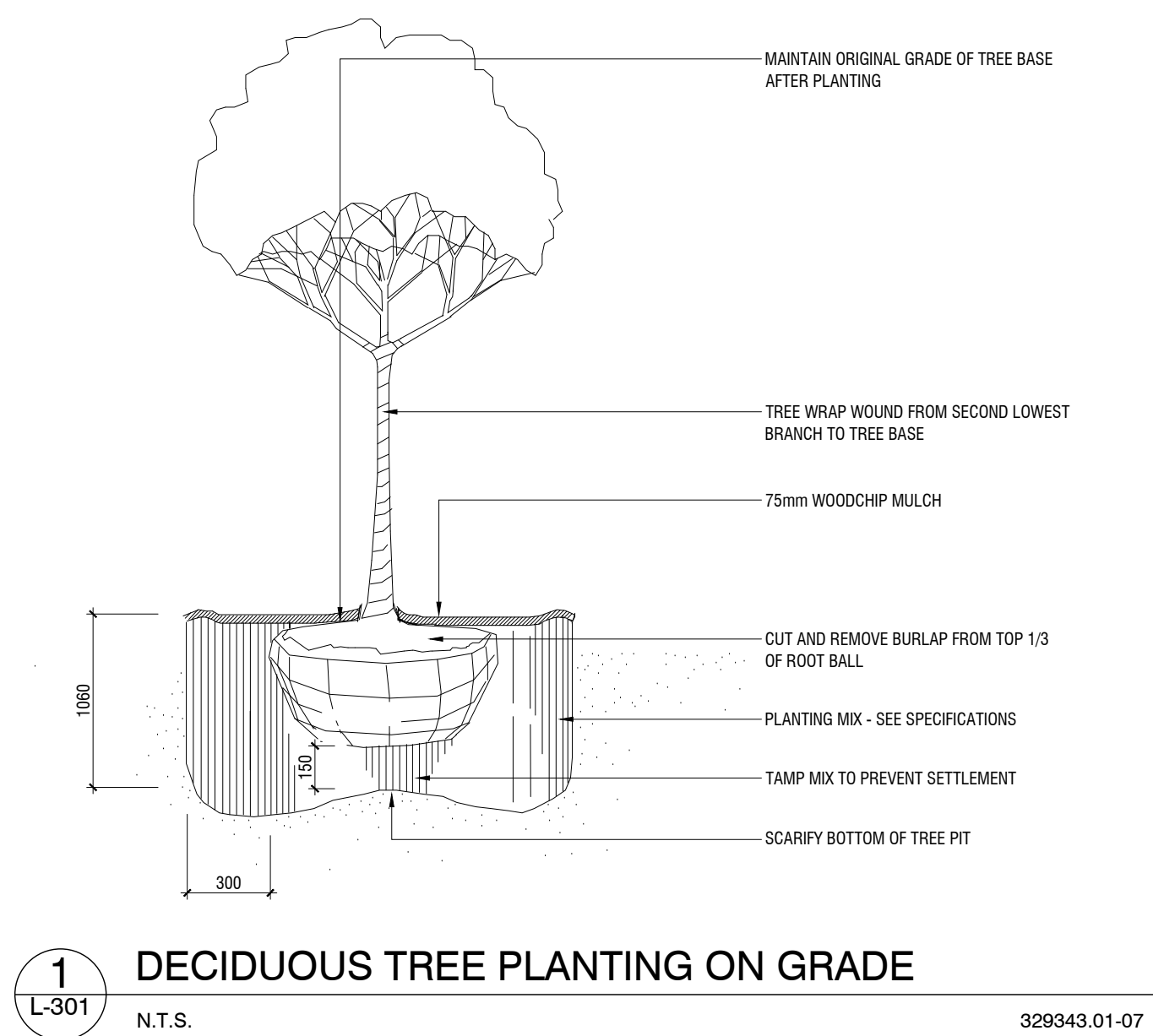
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City File No.: D26-088-2022

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SCALE AS NOTED

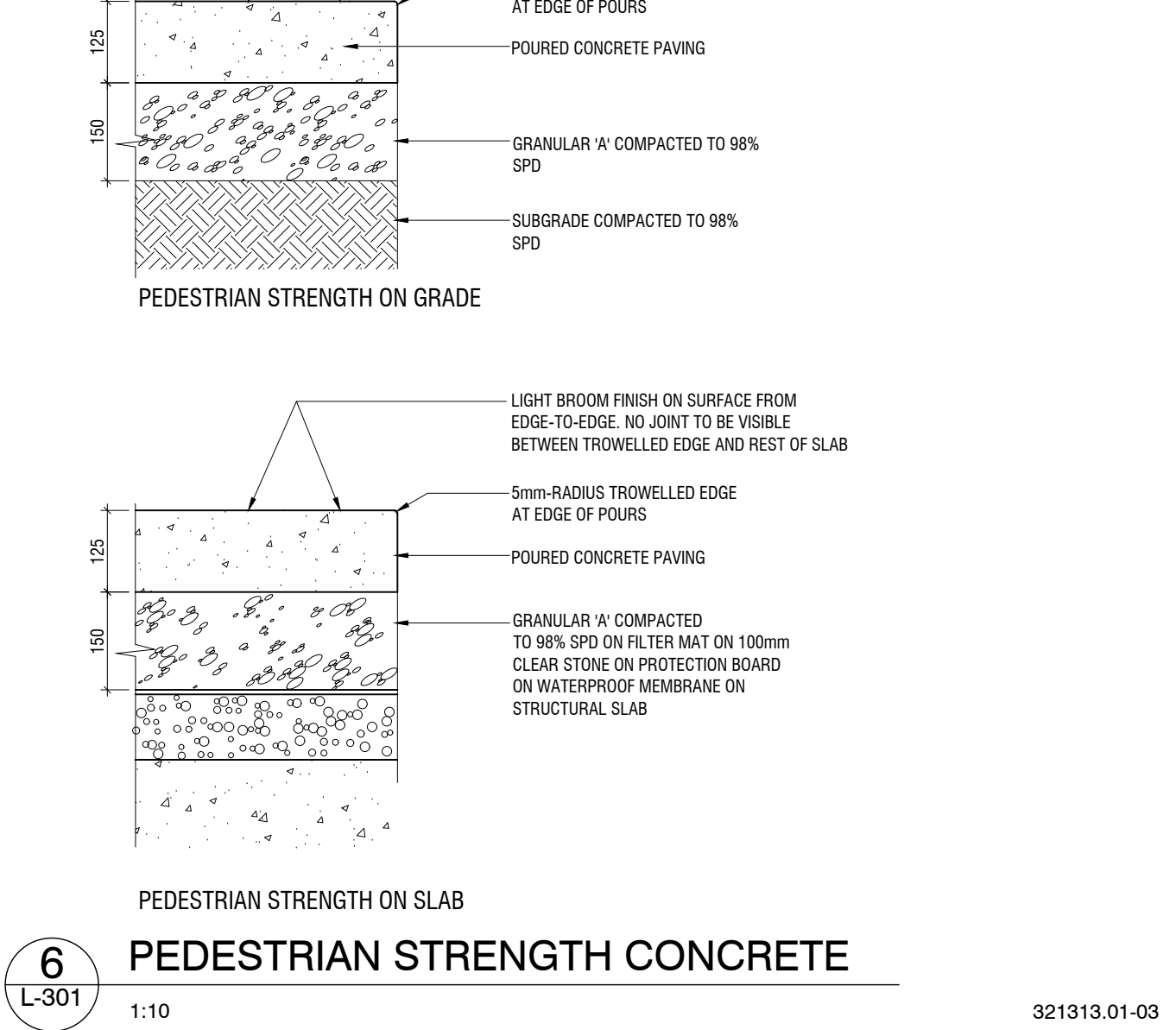
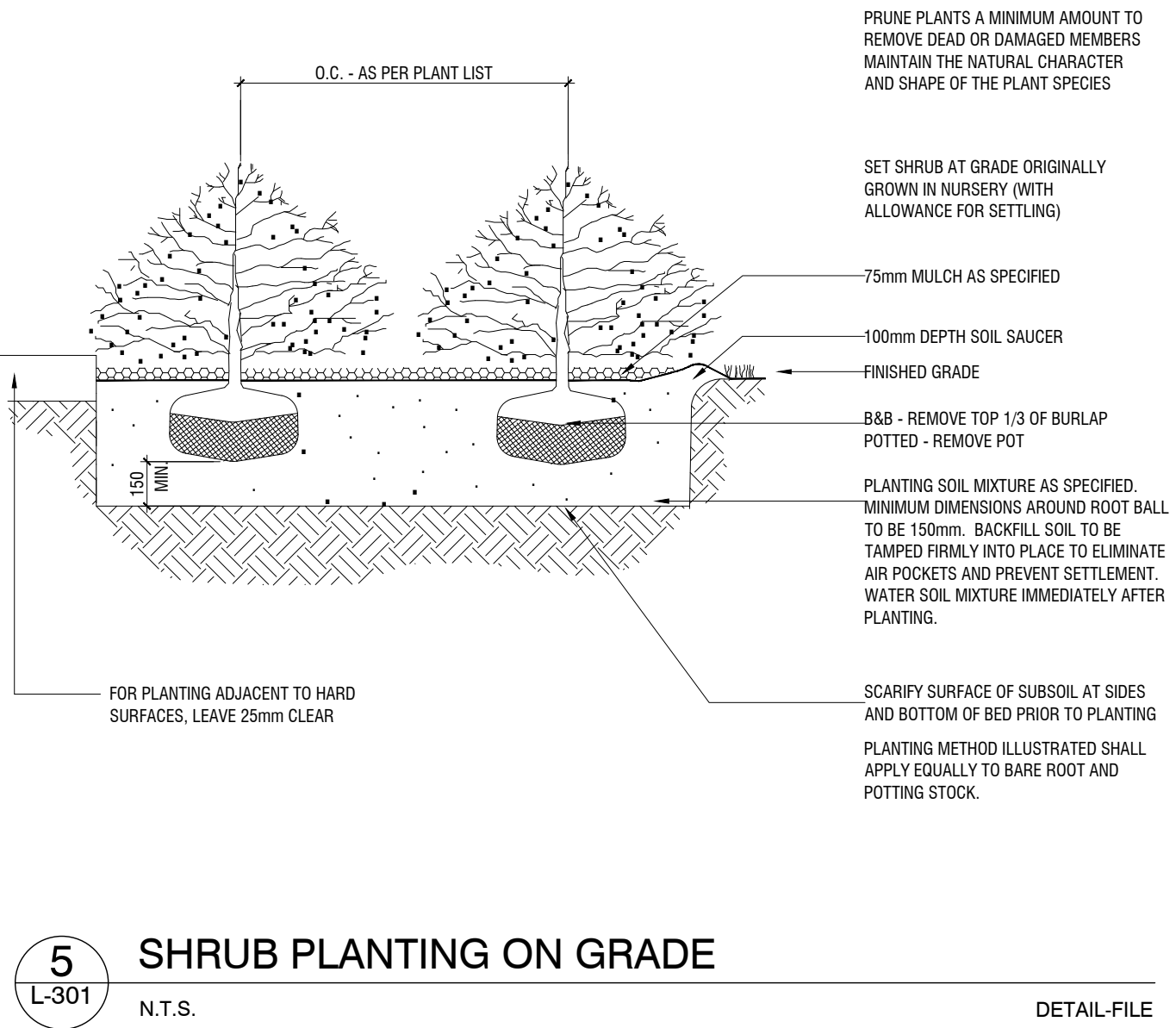


1 DECIDUOUS TREE PLANTING ON GRADE
L-301 N.T.S. 329343.01-07

2 DECIDUOUS TREE PLANTING ON SLAB
L-301 N.T.S. 329343.01-33

3 CONIFEROUS TREE PLANTING ON GRADE
L-301 N.T.S. 329343.01-31

4 CONIFEROUS TREE PLANTING ON SLAB
L-301 N.T.S. 329343.01-34



5 SHRUB PLANTING ON GRADE
L-301 N.T.S. DETAIL-FILE

6 PEDESTRIAN STRENGTH CONCRETE
L-301 1:10 321313.01-03

CITY OF BARRIE
SITE PLAN APPROVAL STAMP

LANDART DESIGN
landscape architects inc.

52 Mimico Avenue, Studio B
Toronto ON M8V 1R1
T. 416-840-0039
www.ladesign.ca

Architect - Studio JCI
Civil Eng -
Mech Eng -
Interior -

GENERAL NOTES
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NOT FOR TENDER
NOT FOR CONSTRUCTION

4	JUN.07.2024	Issued for SPA	VB
3	DEC.08.2023	Issued for SPA	RH
REV	DATE	DESCRIPTION	INITIAL

Planting Details

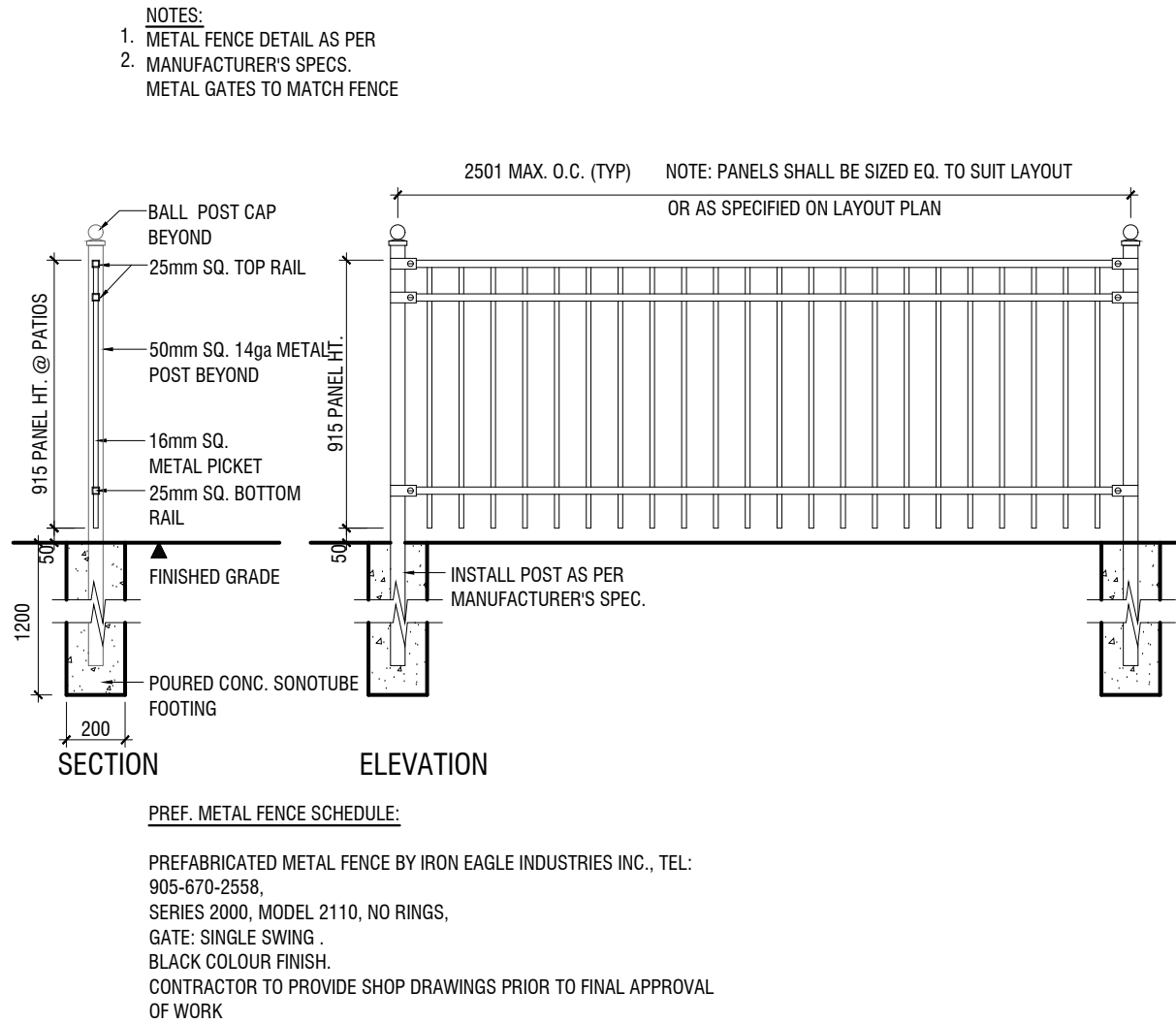
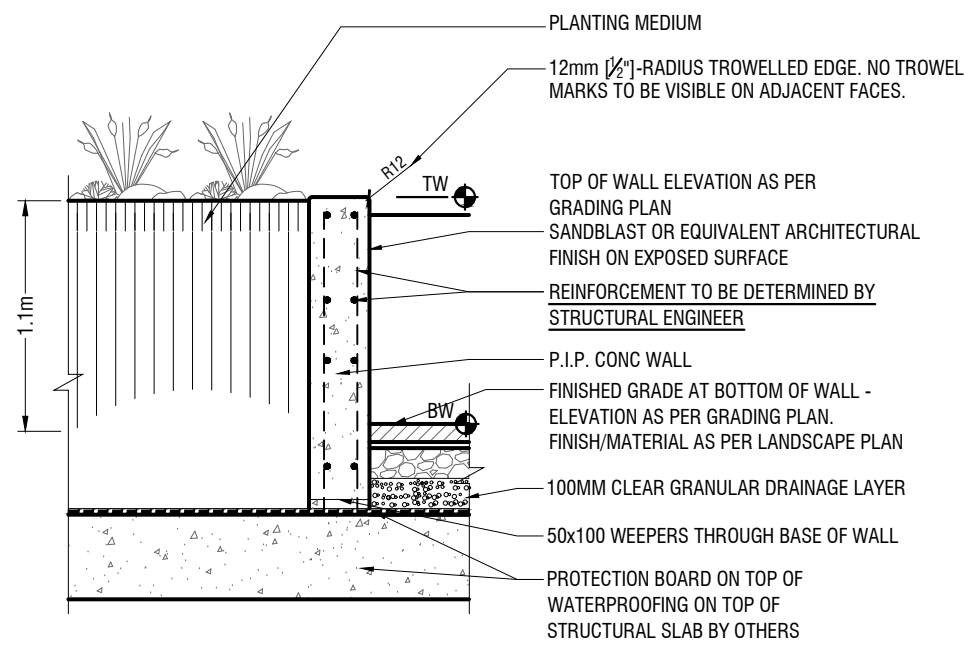
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CHECKED BY: JVV
PRINT DATE: Jun.06.2024

17 Sophia St. E.

BARRIE, ONTARIO
BLACK CREEK GROUP
City File No.: D26-088-2022

LAD-497 SCALE AS NOTED

LS-301



1 P.I.P. CONCRETE PLANTER WALL
L-302 1:25 P-RE-497-01

2 DECORATIVE METAL FENCE
L-302 1:25 32 3119.80-31



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Fence & Wall Details

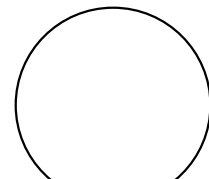
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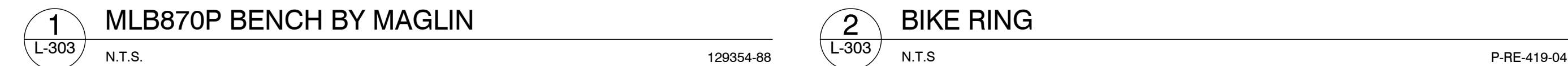
17 Sophia St. E.

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LAD-497 SCALE AS NOTED

LS-302





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The logo of the Ontario Association of Architects is a circular seal. It features the text "ONTARIO ASSOCIATION OF ARCHITECTS" around the perimeter. In the center, there is a stylized graphic of a building or structure, with the word "architects" written below it. The seal also includes the text "MEMBER" and "Vancouver Island" in a script font.

GENERAL NOTES

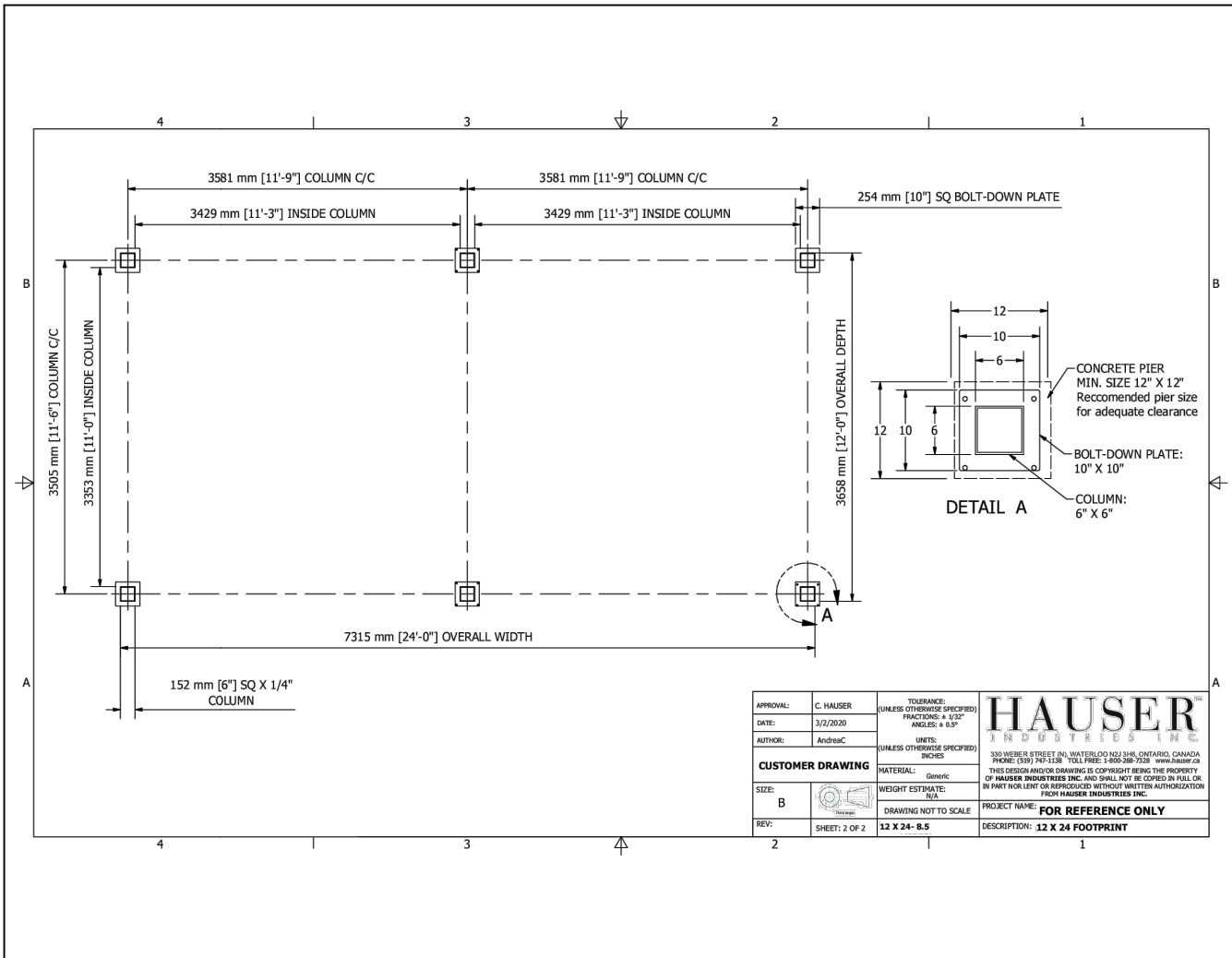
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Site Furnishing Details

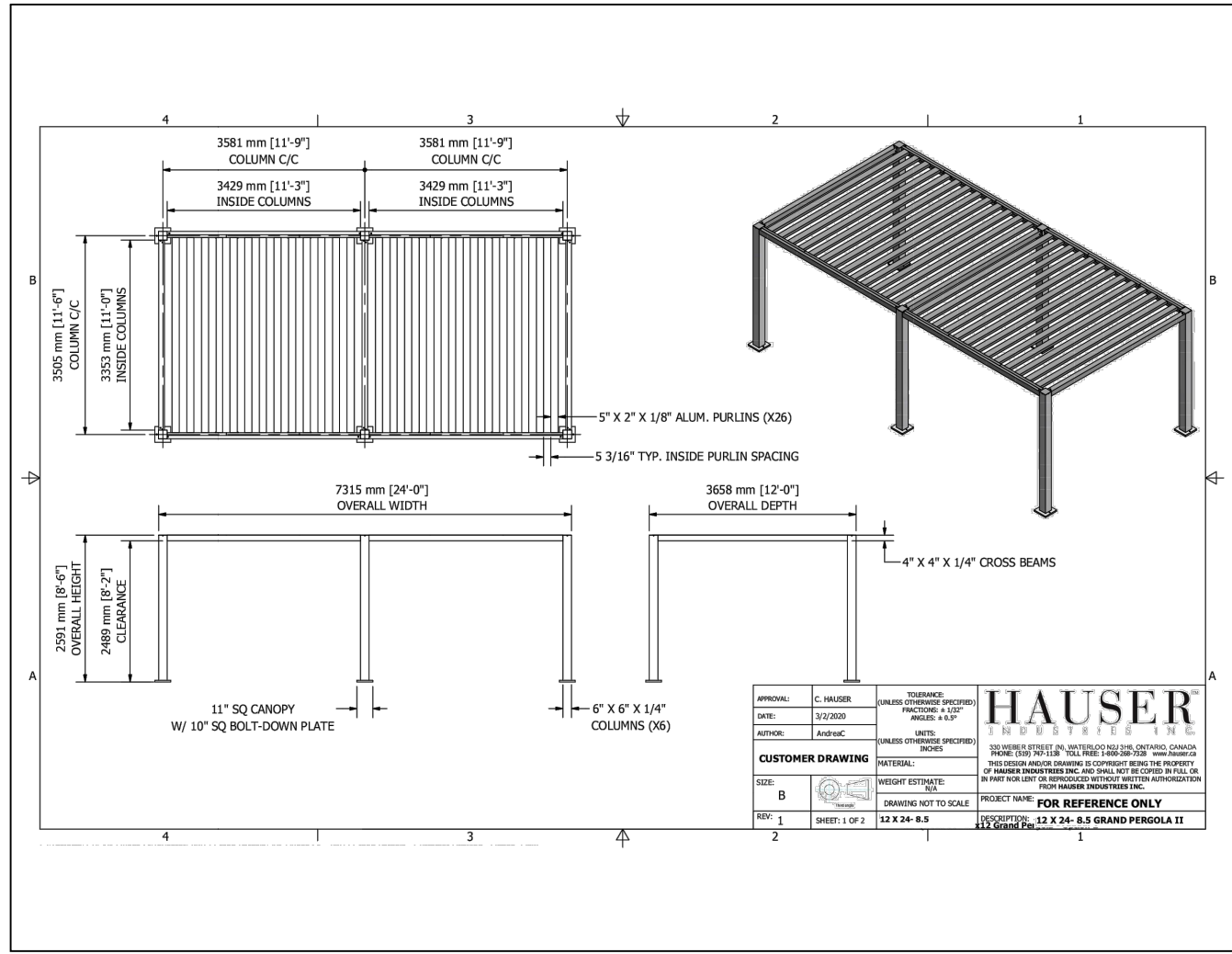
LS-303

SCALE AS NOTED



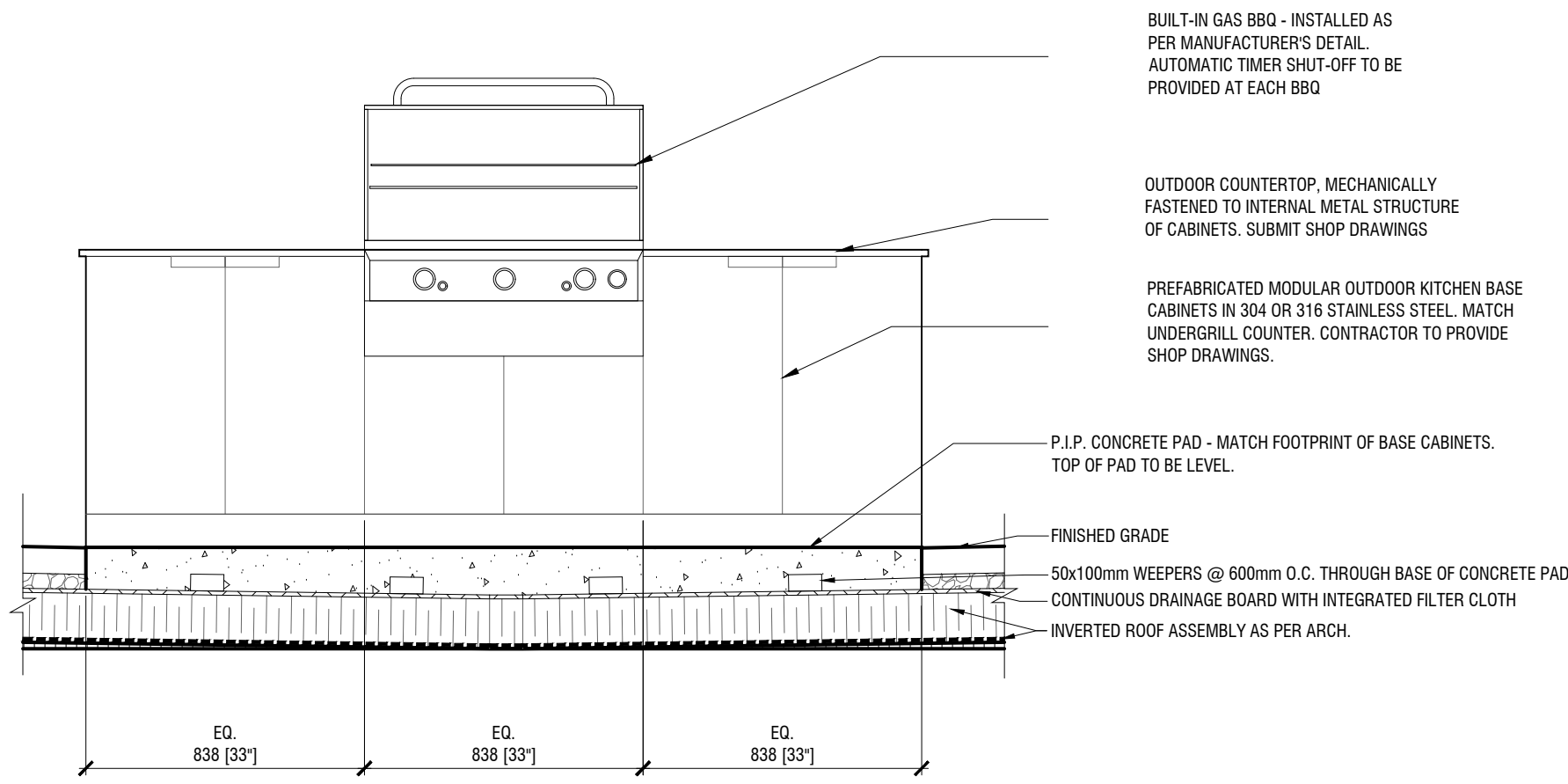
1 HAUSER GRAND PERGOLA
L-304 N.T.S

P-CO-465-20



2 OUTDOOR BBQ COUNTER (TYP.)
L-304 1:20

P-RE-465-01



BUILT-IN LEX 485 RB by
NAPOLEON

MODEL 485RB
PRIMARY COOKING SURFACE: 46 X 68 cm
DIMENSIONS: 57 x 80 x 63 cm

3 BUILT-IN BBQ BY NAPOLEON
L-304 N.T.S

P-RE-465-02



UNDERGRILL CABINET FOR BUILT
IN LEX 485 BY NAPOLEON

MODEL IM-UGC485-CN
DIMENSIONS: 90 x 67 x 61 cm

4 UNDER GRILL CABINET BY NAPOLEON
L-304 N.T.S

P-RE-465-03



"PRESTIGE 500"
STAINLESS STEEL
NATURAL GAS GRILL
WITH INFRARED SIDE
AND REAR BURNERS BY
NAPOLEON

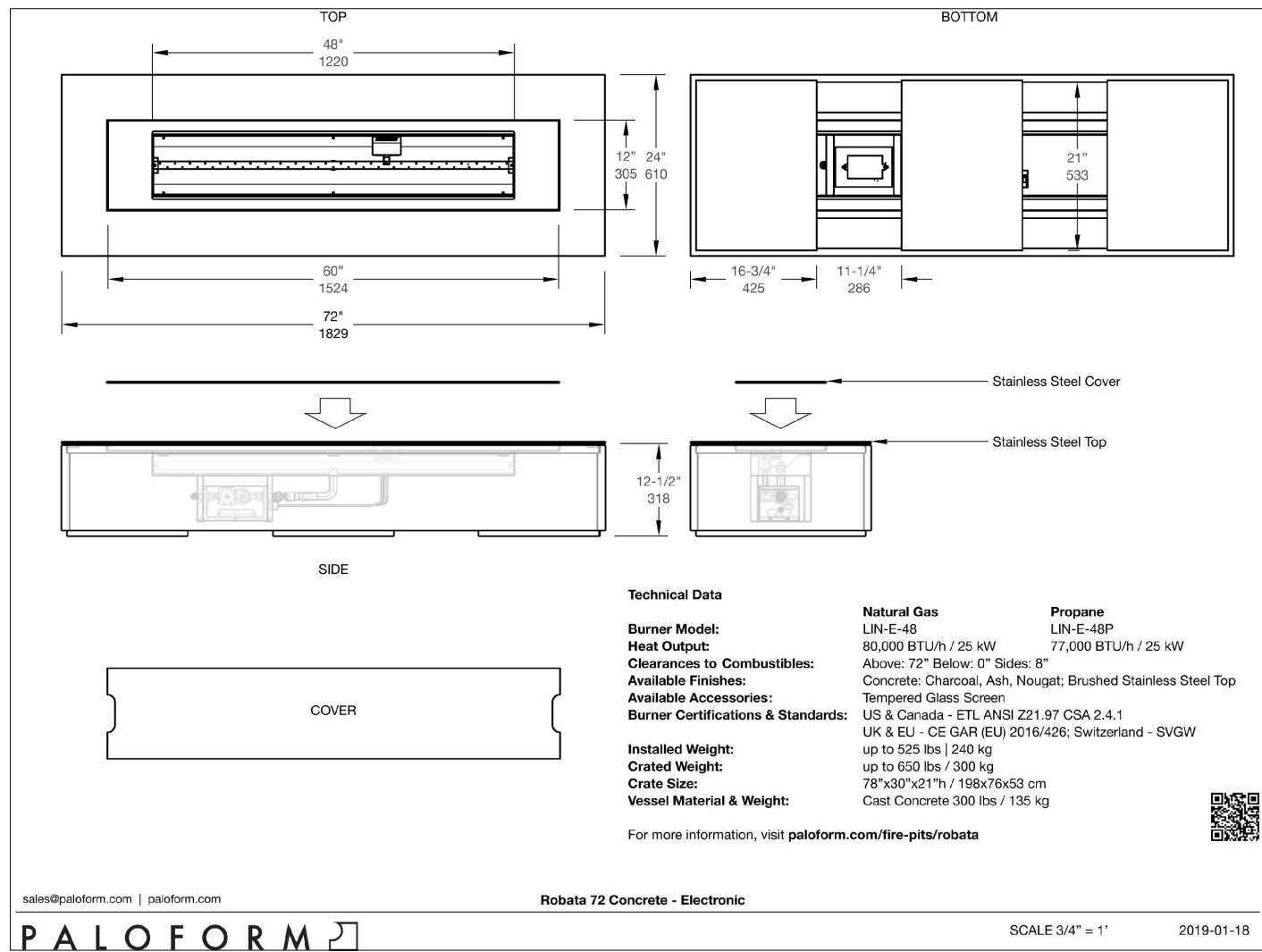
P500RSBNS-3
<https://napoleonhomecomfort.ca/>

Cooking Surface: 497 sq. inches
BTUs: 80,000

The Napoleon Prestige® 500 Natural Gas Grill with Infrared Side and Rear Burners is the total grilling package; with a stunning all stainless steel hood and stainless steel construction, this cart model has the capabilities of a full outdoor kitchen. With four main burners, an infrared rear and side burner, this grill can cook meals using eight unique cooking styles.

5 FREE STANDING BBQ
L-304 N.T.S

12 9396-01



6 AMENITY FIREPLACE (72")
L-304 N.T.S

P-RE-221-81

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Amenity Terrace Details

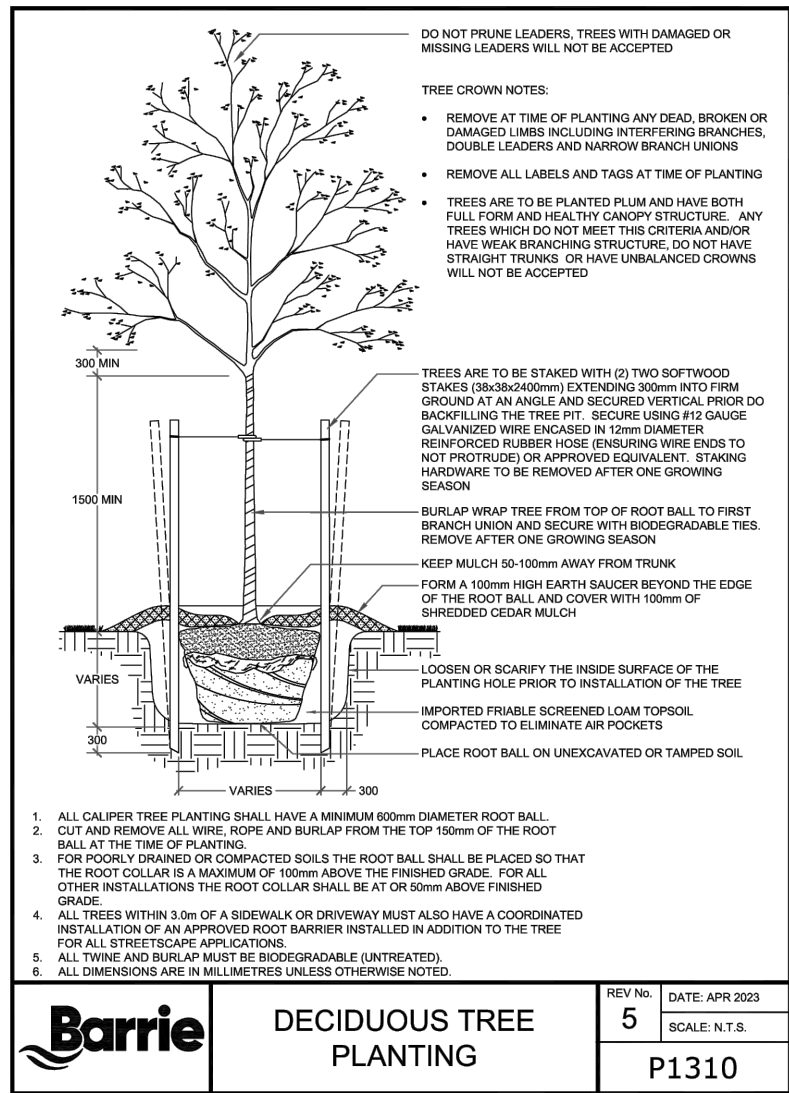
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PRINT DATE: Jun.06.2024

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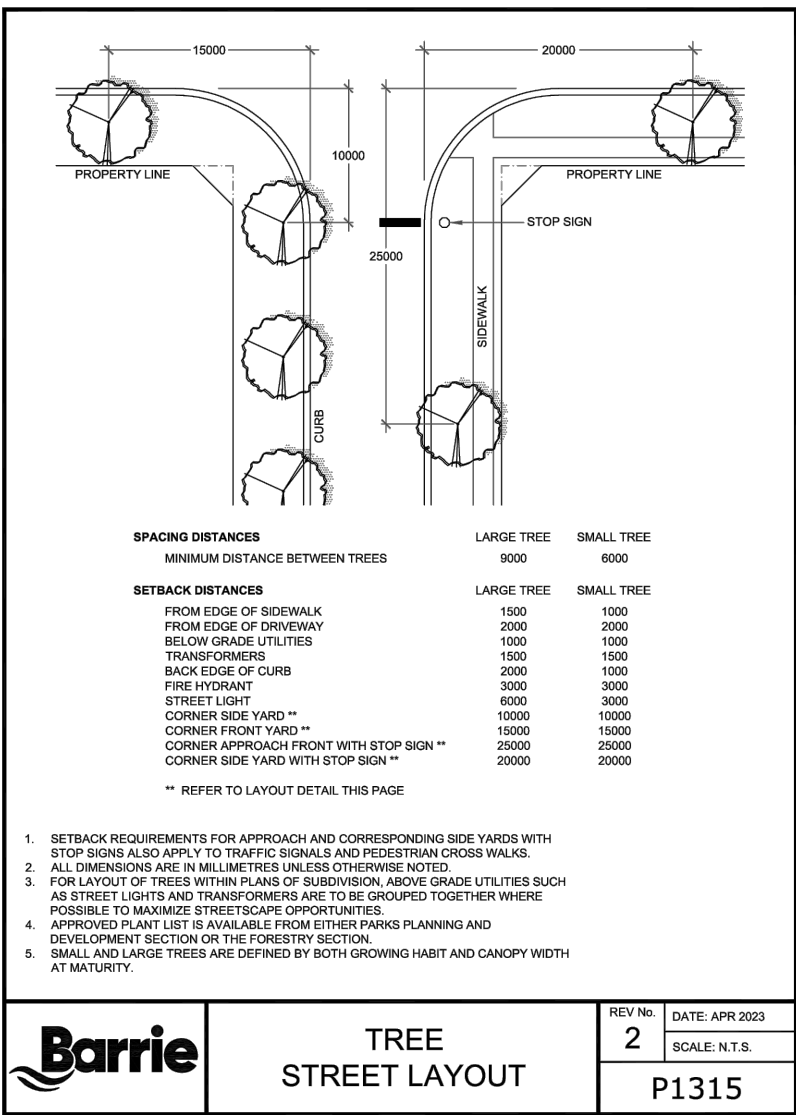
BARRIE, ONTARIO
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City File No.: D26-088-2022

LAD-497

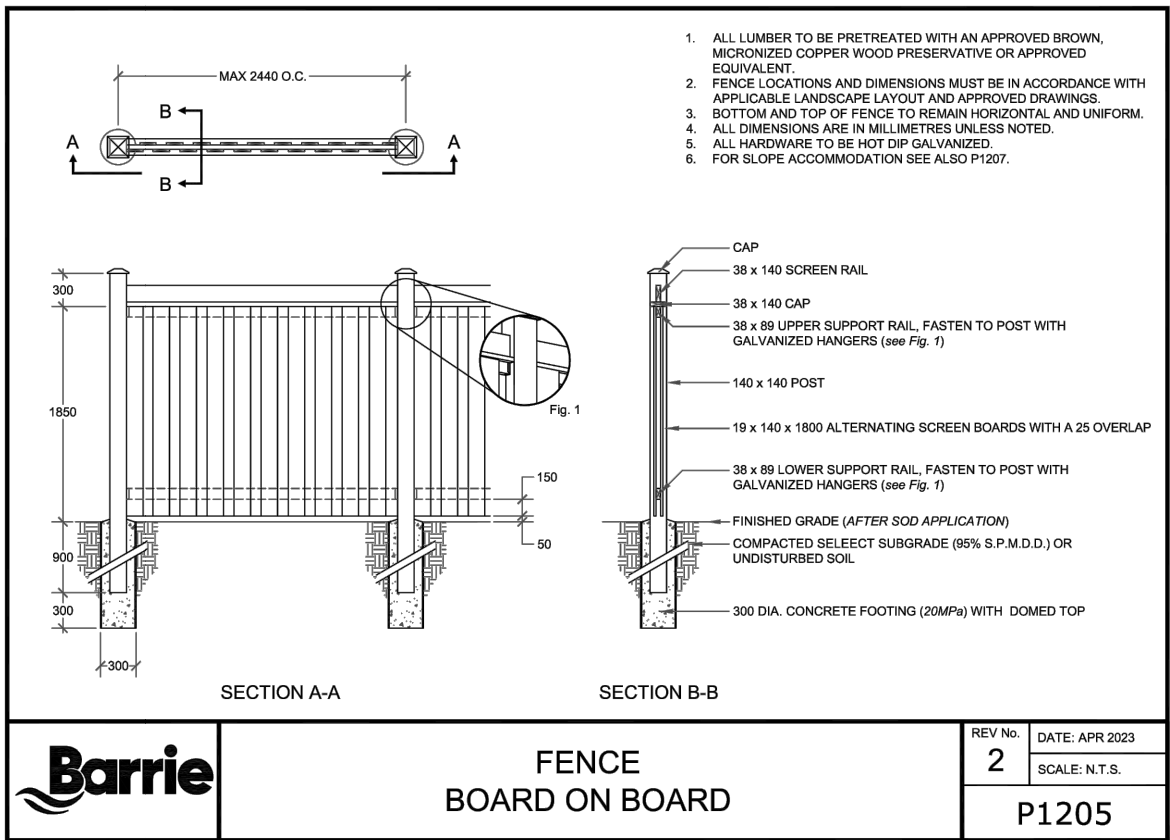
SCALE AS NOTED



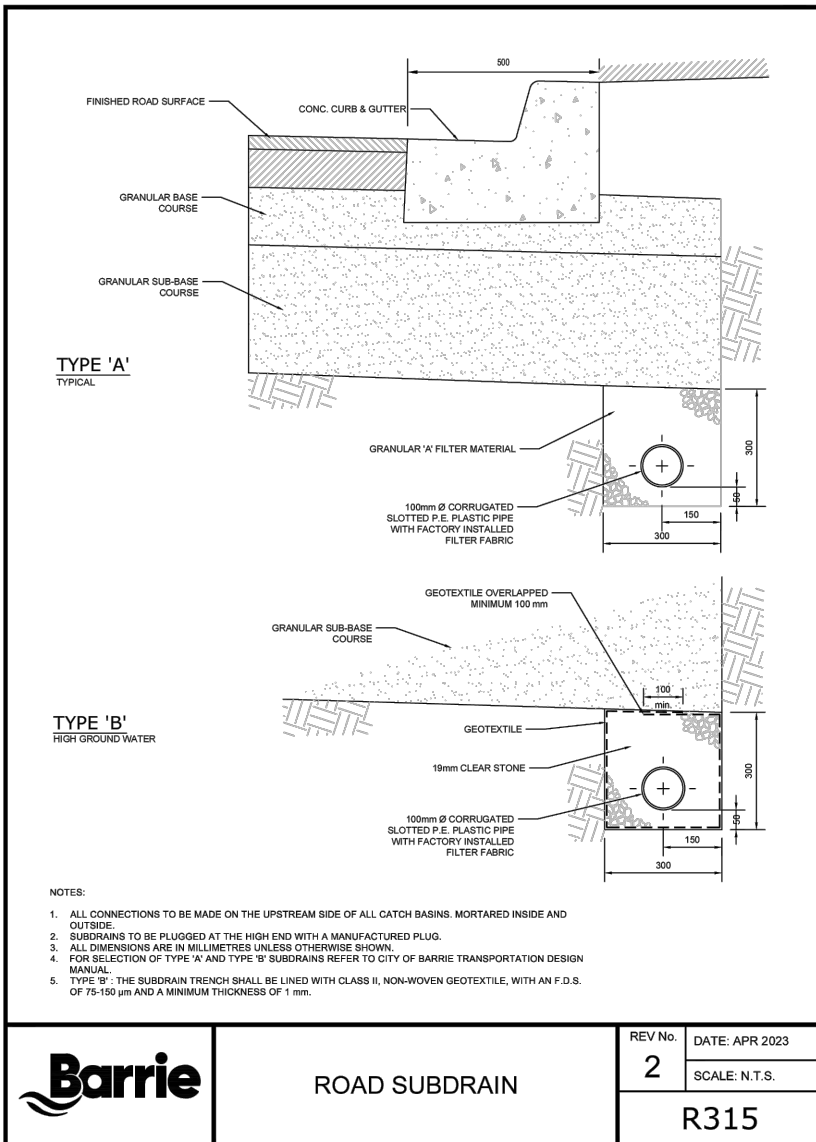
1 DECIDUOUS TREE PLANTING
L-305 N.T.S 320121.10-01



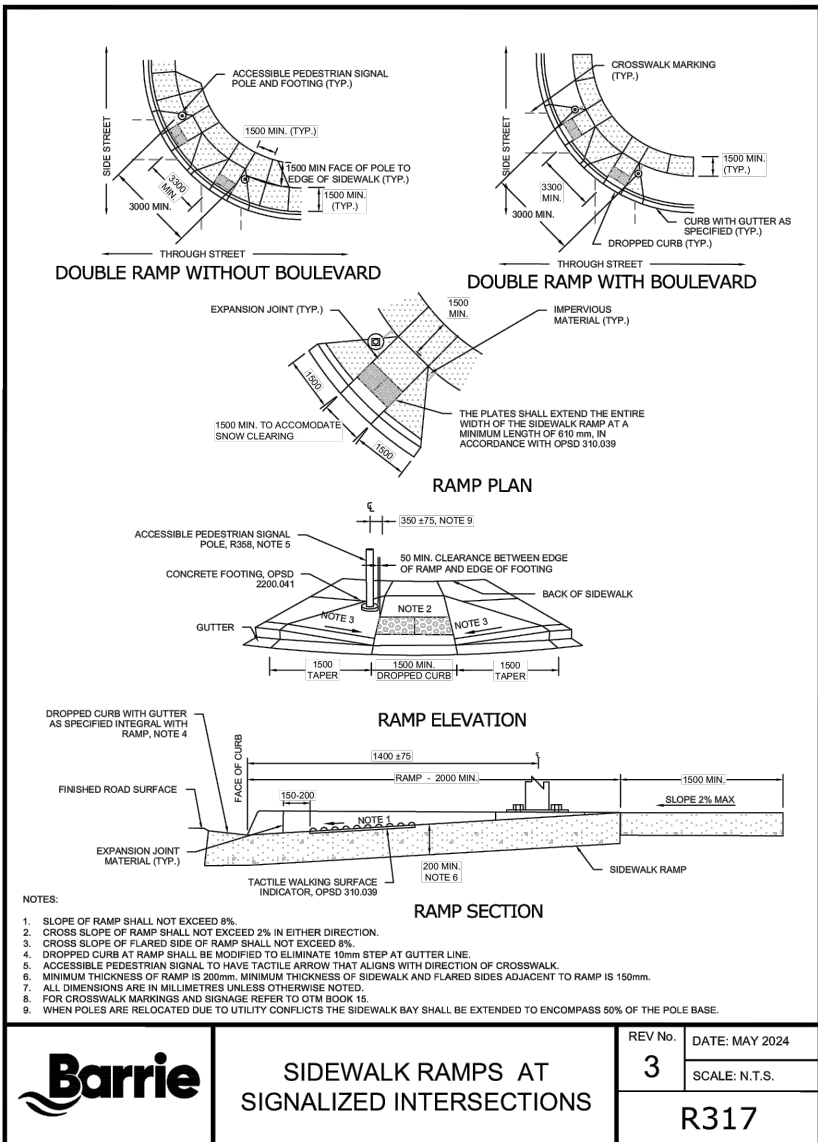
2 TREE STREET LAYOUT
L-305 N.T.S 320121.10-03



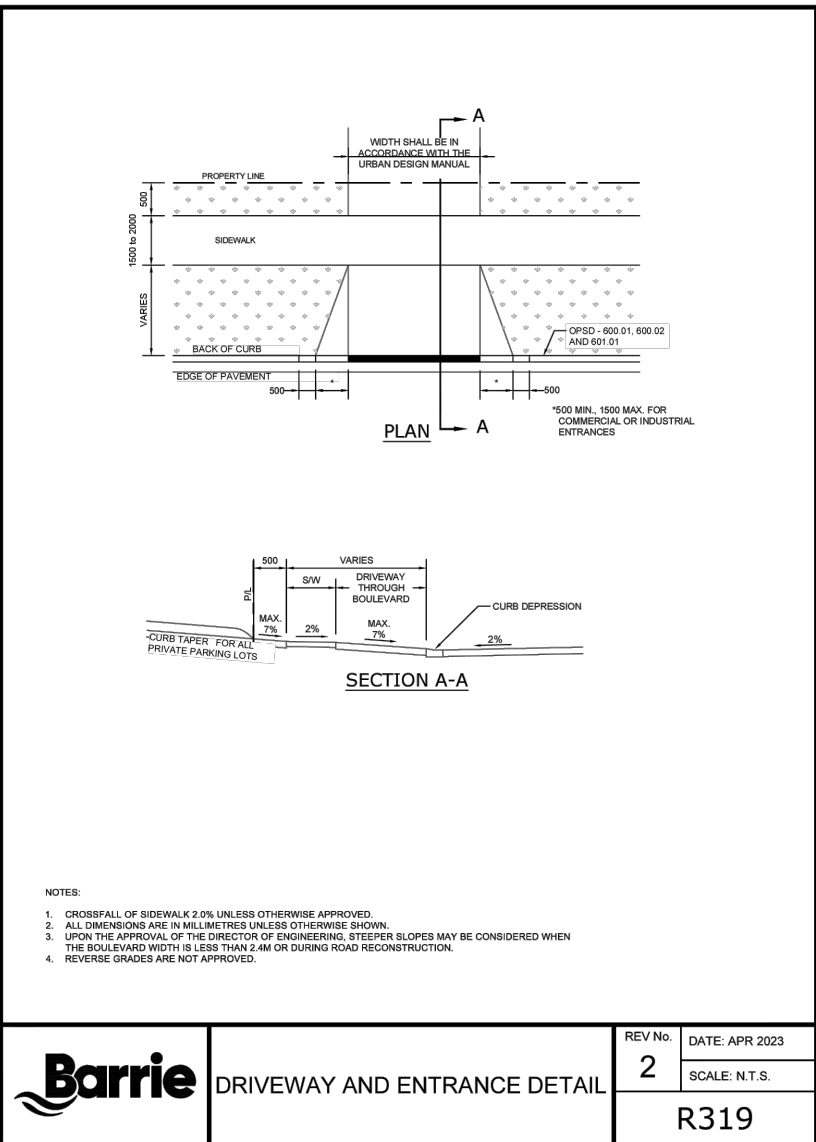
3 FENCE BOARD ON BOARD
L-305 N.T.S 320121.10-04



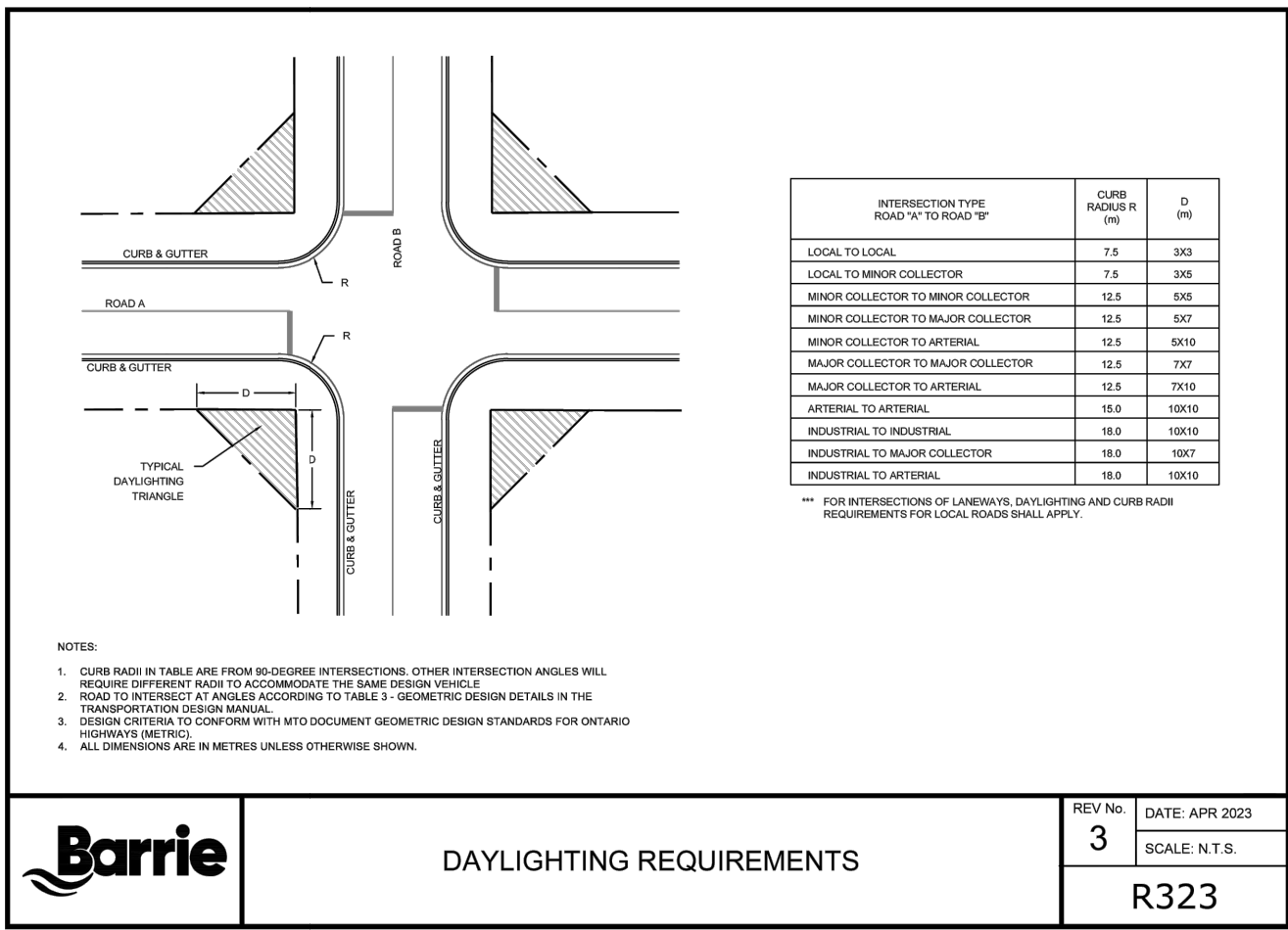
5 ROAD SUBDRAIN
L-305 N.T.S 320121.10-05



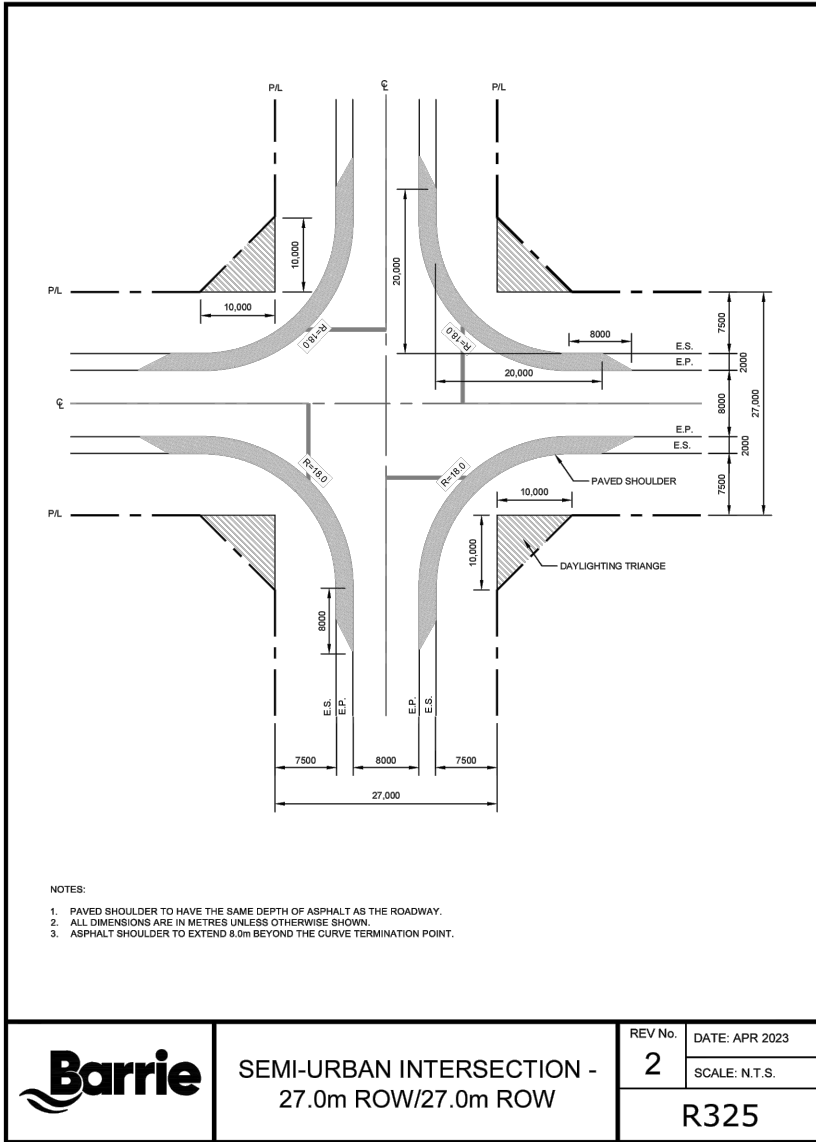
6 SIDEWALK RAMPS R317
L-305 N.T.S 320121.10-07



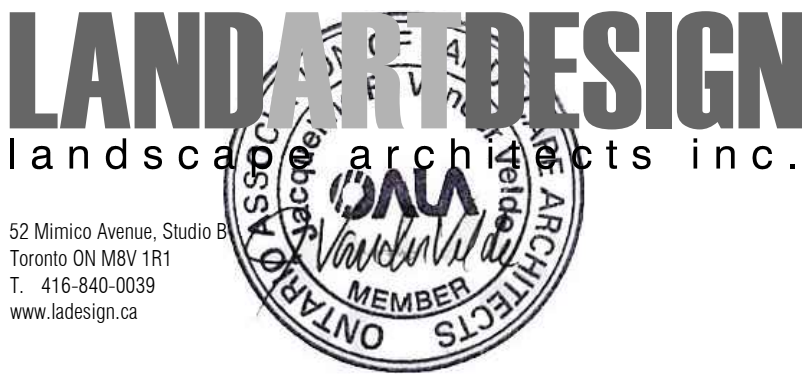
7 DRIVEWAY AND ENTRANCE DETAIL
L-305 N.T.S 320121.10-08



8 DAYLIGHTING REQUIREMENTS
L-305 N.T.S 320121.10-09



9 SEMI-URBAN INTERSECTION
L-305 N.T.S 320121.10-10



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Civil Eng -
Mech Eng -
Interior -

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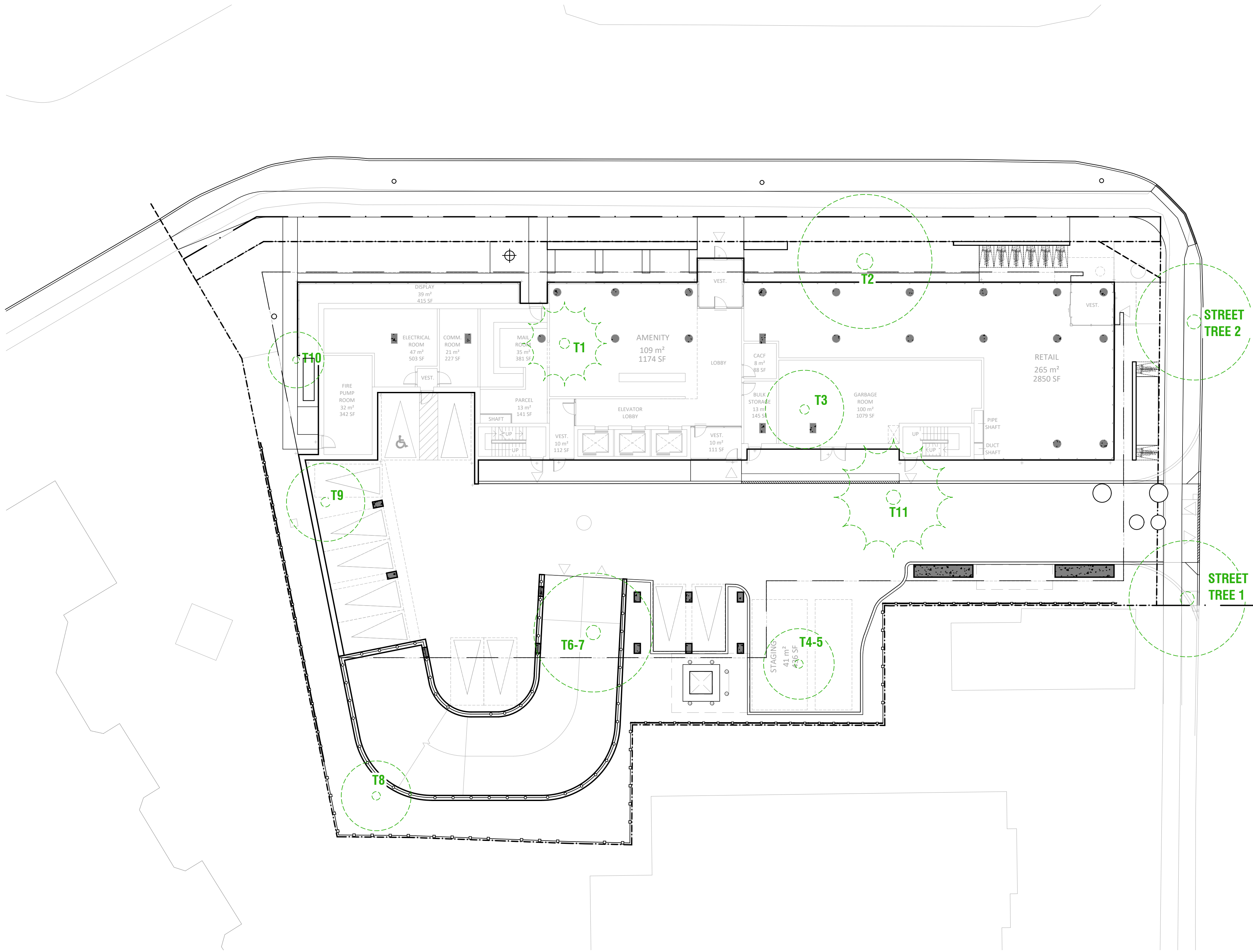
City Of Barrie Standard Details

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PRINT DATE: Jun.06.2024

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BARRIE, ONTARIO
BLACK CREEK GROUP
City File No.: D26-088-2022

LAD-497 SCALE AS NOTED



LEGEND - TREE PRESERVATION

TREES TO BE REMOVED.
REFER TO ARBORIST REPORT

NO TREES TO BE PRESERVED. ALL TREES ON PRIVATE SITE AND STREETScape TO BE REMOVED. REFER TO ARBORIST REPORT PREPARED BY BURGESS GLEASON ENVIRONMENTAL

CITY OF BARRIE
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REGISTERED ARCHITECT
MEMBER
ON 1200

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Tree Preservation Plan

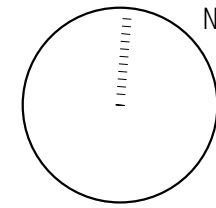
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LAD-497

LS-400



1:200