

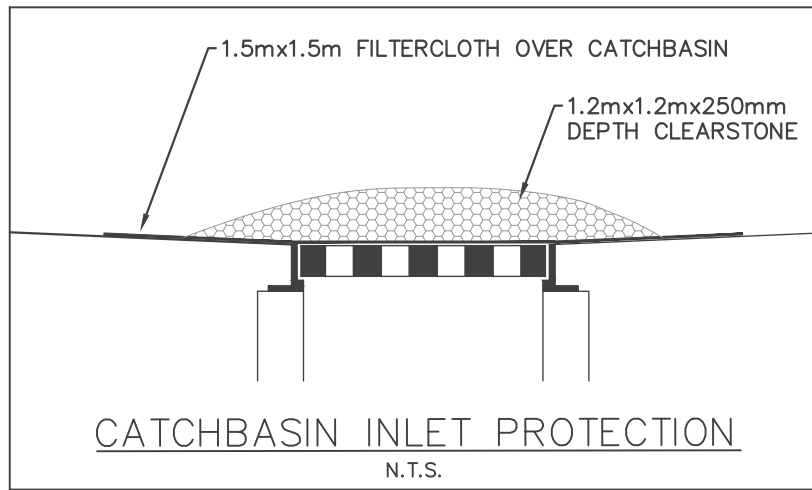
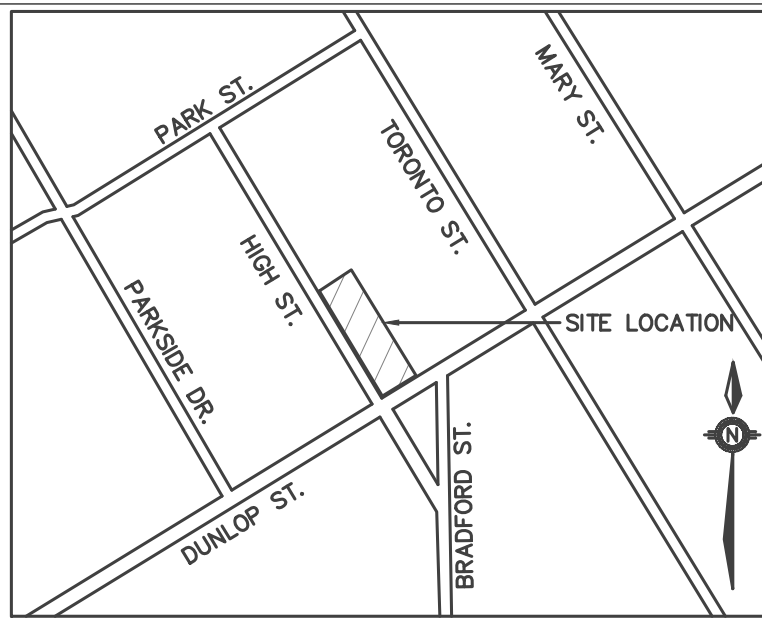
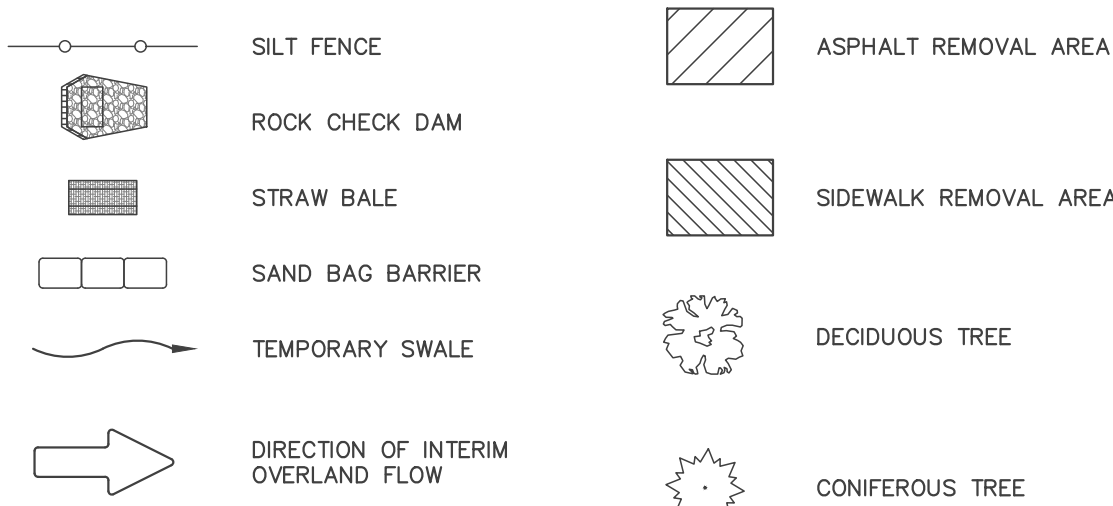
NOTES FOR SEDIMENT & EROSION CONTROL

1. 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.
2. ANY DEWATERING WASTE SHALL BE DISCHARGED TO A VEGETATED AREA AT LEAST 30 M FROM ANY WATERCOURSE AND FILTERED. FILTERING METHODS MUST BE APPROVED BY THE SITE ADMINISTRATOR.
3. SILT FENCE SHALL BE PUT IN PLACE PRIOR TO AND MAINTAINED DURING ALL GRADING. SILT FENCE SHALL COMPLY WITH OPSD 219.110 FOR LIGHT DUTY AND / OR OPSD 219.130 FOR HEAVY DUTY; UNLESS NOTED OTHERWISE. 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.
4. 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.
5. MUD MATS WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES THE SITE SHALL BE USED. MUD MATS TO BE 300mm IN DEPTH, 6.0m WIDE BY 20.0m LONG, FIRST 10.0m TO 150mmØ CLEAR STONE WITH THE REMAINING 10.0m CONSISTING OF 50mmØ CLEAR STONE; OR MEET MUNICIPAL STANDARDS WHERE IDENTIFIED.
6. CONTRACTOR SHALL OBTAIN A CURRENT COPY AND BECOME FAMILIAR WITH OPSS 805, CONSTRUCTION SPECIFICATION FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS WELL AS ALL APPLICABLE MUNICIPAL STANDARDS.
7. 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 CONSERVATION AUTHORITY.
8. 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.
9. 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 MUNICIPAL DIRECTOR OF ENGINEERING BUT SHALL NOT EXCEED (30) DAYS OR SUCH LONGER PERIOD DEEMED ADVISABLE BY THE MUNICIPAL DIRECTOR OF ENGINEERING.
10. CONTRACTOR SHALL INSTALL AND MAINTAIN CATCHBASIN SEDIMENT BARRIERS THROUGHOUT THE SITE DURING ALL CONSTRUCTION ACTIVITIES IN ORDER TO MITIGATE SEDIMENT ENTERING THE STORM STORM SEWERS.
11. NO FUEL TO BE STORED ON SITE. IN CASE OF A SPILL PLEASE CONTACT:MOECC SPILLS ACTION CENTER 1-800-268-6060.
12. SEDIMENT CONTROLS ARE TO REMAIN IN PLACE UNTIL WRITTEN DIRECTION IS RECEIVED FROM THE ENGINEER REGARDING THEIR REMOVAL.
13. EROSION AND SEDIMENT CONTROLS WILL BE INSPECTED ON AS PER MUNICIPAL REQUIREMENTS OR AFTER SIGNIFICANT RAINFALL EVENTS.

SEQUENCE OF CONSTRUCTION

1. ENGINEER AND MUNICIPALITY TO BE NOTIFIED PRIOR TO INITIATION OF ANY ON SITE WORKS.
2. SILT FENCE AND CONSTRUCTION ACCESS MATS TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORKS ONSITE.
3. VEGETATION REMOVAL MAY COMMENCE AFTER ALL SILT FENCE IS INSTALLED AND APPROVED BY THE ENGINEER.
4. COMMENCE WITH EARTH EXCAVATION AND SITE SERVICING (TO BE REMOVED FROM SITE - NO STOCKPILE).
5. 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.
6. 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.
7. ALL CONSTRUCTION VEHICLES TO ACCESS THE SITE VIA THE DESIGNATED CONSTRUCTION ENTRANCES AS SHOWN.

LEGEND



Gerrits
ENGINEERING

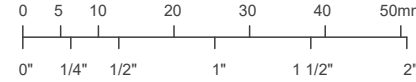
222 Mopview Drive West, Suite 300
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No.	Issuance Description	YY/MM/DD
1.	CLIENT REVIEW	24/10/01
2.	1st SUBMISSION	24/12/11

BENCHMARK:
Vertical Control Monuments
Marker No: 0312040046
Benchmark No: 31144555
Monument Type: Brass Tablet
Description of Location: Fundamental benchmark in Queen's Park, 12.2m North-East of curb at North-East Side of Parkside Drive, 1.0m North-East of boundary between park and drill hall grounds, labels in top of concrete slab.
U.T.M. Coordinates: Zone 17, EASTING: 603767m, NORTHING: 4915877m

Marker No: 0311984119
Benchmark No: 841119
Monument Type: DEEP BM - G.S.C.
Description of Location: DEEP BM in 0.2m diameter manhole in Queen's Park near intersection of Toronto Street and Rose Street 10.8m South of South edge of South sidewalk on Rose Street, 44m from North-East corner of sidewalk intersection at Rose St. and Toronto St. NOTE: Has a protective cover.
U.T.M. Coordinates: Zone 17, EASTING: 603822m, NORTHING: 4916085m

Horizontal Control Monuments
Marker No: 0312040046
Benchmark No: 0312040046
Monument Type: R.I.B. with Brass Cap
Description of Location: The Horizontal Monument 0312040046 is located in Queen's Park on South-East corner of Rose Street and Parkside Drive. NOTE: A protective water valve cover has been placed over monument cap.
U.T.M. Coordinates: Zone 17 NAD 83

Marker No: 0312040063
Benchmark No: 0312040063
Monument Type: R.I.B. with Brass Cap
Description of Location: The Horizontal Monument 0312040063 is located on Sunnyside Road at the Hwy 403 bridge, on the North end of walkway and on North side of the bridge. Set flush in the walkway. NOTE: Monument set in concrete.
U.T.M. Coordinates: Zone 17 NAD 83

Issued For:

1st SUBMISSION

Client

**WILD GRAY CAPITAL
MANAGEMENT**
75 First Street, Suite 14
Orangerville, ON L9W 2E7

Project

BUILDING CONVERSION

49 High Street,
Barrie, ON L4N 5J4

Drawing:

**EROSION &
SEDIMENT CONTROL
& REMOVALS PLAN**

Project No.	2103-001-24	Designed by: IO	Checked by: KF
Scale:	1:250	Drawn by: IO	Approved by: DL

Orientation



Stamp



Drawing No.

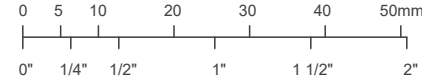
ESC-1

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No.	Issuance Description	YY/MM/DD
1.	CLIENT REVIEW	24/10/01
2.	1st SUBMISSION	24/12/11

REVISIONS

Vertical Control Monuments

MINR No. 0011944119

Benchmark No. 31144555

Monument Type: Brass Tied

Description of Location: Fundamental benchmark in Queen's Park, 12.2m North-East of curb at North-East Side of Adelaide Drive, 1.0m North-East of boundary between park and drill hall

ground, labels in top of concrete slab.

U.T.M. Coordinates: Zone 17, EASTING: 603576m, NORTHING: 4915857m

MINR No. 0011944119

Benchmark No. 841119

Monument Type: DEEP BM - G.S.C.

Description of Location: DEEP BM in 0.2m diameter manhole in Queen's Park near intersection of Toronto Street and Rose Street 10.0m South of South edge of South sidewalk on Rose Street, 4.0m from North-East corner of sidewalk intersection at Rose St. and Toronto St. NOTE: Has a protective cover

U.T.M. Coordinates: Zone 17, EASTING: 603822m, NORTHING: 4916085m

Horizontal Control Monuments

MINR No. 0312004063

Benchmark No. 0312004063

Monument Type: R.I.B. with Brass Cap

Description of Location: The Horizontal Monument 0312004063 is located in Queen's Park on South-East corner of Rose Street and Parkside Drive. NOTE: A protective water valve cover has been placed over monument cap.

U.T.M. Coordinates: Zone 17 NAD 83

MINR No. 0312004063

Benchmark No. 0312004063

Monument Type: R.I.B. with Brass Cap

Description of Location: The Horizontal Monument 0312004063 is located on Sunnyside Road at the Hwy 403 bridge, on the North end of walking and on North side of the bridge. Set back in the walkway. NOTE: Monument set in concrete.

U.T.M. Coordinates: Zone 17 NAD 83

Issued For:

1st SUBMISSION

Client:

WILD GRAY CAPITAL
MANAGEMENT
75 First Street, Suite 14
Orangeville, ON L9W 2E7

Project:

BUILDING CONVERSION

49 High Street,
Barrie, ON L4N 5J4

Drawing:

NOTES & DETAILS
PLAN

Project No. 2103-001-24 Designed by: IO Checked by: KF

Scale: AS NOTED Drawn by: IO Approved by: DL

Orientation

Stamp



Drawing No.

ND-1

1. DRAWINGS

- THE NOTES ON THIS SHEET APPLY TO ALL WORKS UNDER THIS CONTRACT UNLESS OTHERWISE NOTED ON THE SPECIFIC DETAIL DWGS.
- THE STANDARD DRAWINGS OF THE LOCAL MUNICIPALITY, ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS (OPSS) AND THE ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD) CONSTITUTE PART OF THE PLANS OF THIS CONTRACT.
- ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY THE LOCAL MUNICIPALITY AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS.

- THE STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR CONVENIENCE ONLY AND ARE NOT TO BE CONSTRUED TO BE A COMPLETE SET FOR THE PURPOSE OF THE CONTRACT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS AS REQUIRED FOR THIS CONTRACT.

2. MEASUREMENTS

- ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, AND ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

3. GENERAL

- EXISTING SERVICES AND UTILITIES SHOWN ON THESE CONTRACT DRAWINGS ARE BASED ON THE BEST INFORMATION AVAILABLE AND THEIR LOCATIONS ARE NOT GUARANTEED. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS THEY WISH WITH THE UNDERSTANDING THAT THE OWNER DISCLAIMS ALL RESPONSIBILITY FOR ITS ACCURACY AND/OR SUFFICIENCY. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 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 ENGINEER. ALL GRASS AND VEGETATION COVERED AREAS SHALL BE RESTORED BY PLACING 200mm OF APPROVED TOPSOIL AND NURSERY SOD UNLESS NOTED OTHERWISE.

4. PAVEMENT

- NATIVE SUBGRADE TO BE COMPACTED TO MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- PAVEMENT STRUCTURE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER PRIOR TO START OF CONSTRUCTION
- THE PAVEMENT STRUCTURE SHALL CONSIST OF THE FOLLOWING:

LIGHT DUTY	HEAVY DUTY
50mm HL3/HL4	40mm HL3/HL4
150mm GRANULAR "A"	50mm HL4
300mm GRANULAR "B"	150mm GRANULAR "A"
	350mm GRANULAR "B"

5. SEWERS

- INTERNAL SANITARY SEWERS AND LATERALS TO BE MINIMUM 150mm DIAMETER PVC DR 28 WITH JOINTS CONFORMING TO CSA STANDARD A257.3.
- SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD 802.010 (GRANULAR 'A' EMBEDMENT MATERIAL), UNLESS APPROVED OTHERWISE BY THE ENGINEER.
- PRECAST MANHOLES SHALL BE 1200mm DIAMETER UNLESS OTHERWISE SPECIFIED, AND SHALL BE IN ACCORDANCE WITH OPSD 701.010, FRAME AND GRATE TO BE "TYPE A" CLOSED COVER AND TO CONFORM TO OPSD 401.010.
- MANHOLE TOPS ARE TO BE SET TO FINAL GRADE.
- PIPE INVERTS AND OBVERTS DO NOT ACCOUNT FOR PIPE MATERIAL AND OR WALL THICKNESS.

6. WATERMAINS

- THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE WATERMAIN AND THE SANITARY/STORM SEWER IS TO BE 2.5 METERS.
- A MINIMUM OF 0.5m VERTICAL CLEARANCE BETWEEN THE WATERMAIN, SANITARY, STORM AND/OR ALL UTILITIES MUST BE KEPT, WHILE STILL MAINTAINING A MINIMUM DEPTH OF COVER AT ALL TIMES. WHERE WATERMAIN CONFLICTS WITH SEWER PIPE, DEFLECT WATERMAIN HORIZONTALLY OR VERTICALLY TO OBTAIN MINIMUM COVER AND VERTICAL CLEARANCE.
- WATERMAINS SHALL BE PVC DR 18 AND INSTALLED WITH A MINIMUM COVER OF 1.7m (MEASURED FROM FINISHED GRADE TO TOP OF WATERMAIN). IF MINIMUM COVER CAN NOT BE ACHIEVED, INSULATION AS PER DETAIL PROVIDED.
- WATERMAIN SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD 802.010 (GRANULAR 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES.
- COPPER WATER SERVICES 25mm DIA. SHALL BE EMBEDDED IN SAND 100mm ABOVE AND BELOW TO CONFORM TO OPSS 1104.010.
- WATERMAIN BEDDING SHALL ADHERE TO THE MUNICIPAL STANDARD AND BE PLACED MIN 150mm BELOW AND 300mm ABOVE THE WATERMAIN.
- CONCRETE THRUST BLOCKS ARE TO BE INSTALLED AT ALL TEES, BENDS, HYDRANTS, ENDS OF MAINS AND CONNECTIONS 100mm AND LARGER AS PER STANDARD DRAWINGS. ALL BENDS TO BE MECHANICALLY RESTRAINED.
- ALL JOINTS MUST BE MECHANICALLY RESTRAINED AND THRUST BLOCKED.
- ANY EXISTING, ON SITE, WATER WELLS MUST BE DECOMMISSIONED.
- WHERE A COPPER SERVICE MUST BE JOINED UNDER THE FLOOR, THE COPPER SHALL BE JOINED BY SILVER SOLDER CONNECTION ONLY.
- ALL SERVICE PIPE MATERIAL MUST BE DUCTILE IRON AND MECHANICALLY FROM THE RESTRAINING FLANGE TO A MINIMUM OF 3 METERS OUTSIDE THE FOUNDATION. ALL DUCTILE SHALL BE POLY WRAPPED FOR ADDED PROTECTION.
- OPERATION OF FIRE HYDRANTS AND VALVES ON POTABLE WATER BY OTHER THAN MUNICIPAL CITY DEPARTMENT IS PROHIBITED.
- THE CITY WILL SWAB, CHLORINATE AND FLUSH ALL NEW SERVICES. THE CONTRACTOR SHALL PERFORM PRESSURE TEST WITH WATER FIELD COORDINATOR WITNESSING.
- EXTERNAL CONTRACTOR TO COORDINATE WITH INTERNAL CONTRACTOR ON ALL INSTALLATION, SWABBING, CHLORINATING AND TESTING WITNESSED BY WATER FIELD SERVICES COORDINATOR.
- MECHANICAL RESTRAINTS WILL BE REQUIRED ON ALL HYDRANTS. A MINIMUM OF TWO PIPE LENGTHS OF EITHER SIDE OF THE HYDRANT TEE CONNECTION. HYDRANTS TO BE PAINTED RED.
- TRACING WIRE (#12 TWJ STRANDED COPPER) TO BE INSTALLED ON THE TOTAL LENGTH OF ALL PVC WATERMAINS AND BROUGHT UP AT EACH HYDRANT AND CONNECTED TO FLANGE BOLT.
- SERVICE CONNECTIONS SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m AND A MINIMUM OF 0.6m FROM JOINTS.
- CONTRACTOR TO PROVIDE PLAN FOR REMOVING CHLORINATED WATER FROM SITE.
- A CHLORINATION TAIL SHALL BE INSTALLED JUST BEHIND TAPPING VALVE TO FACILITATE CHLORINATING SERVICE, TO BE REMOVED AFTER TESTING.
- PIPE INVERTS AND OBVERTS DO NOT ACCOUNT FOR PIPE MATERIAL AND OR WALL THICKNESS.

GENERAL NOTES

1. DRAWINGS

A. 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.

2. MEASUREMENTS

A. ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS SPECIFIED OTHERWISE.

3. GENERAL

A. ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARD DRAWINGS (BSD) AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

B. ORDER OF PRECEDENCE OF STANDARD DRAWINGS IS FIRSTLY CITY OF BARRIE STANDARD DRAWINGS (BSD) AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD).

C. 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.

D. A ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE ROADS AND PARKS OPERATIONS BRANCH PRIOR TO THE COMMENCEMENT OF WORK WITHIN ANY CITY RIGHT-OF-WAY.

E. A SITE ALTERATION PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY EARTH WORKS ON THE SITE.

F. NATIVE MATERIAL, SUITABLE FOR BACKFILL, SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.

G. GRANULAR MATERIAL, USED FOR BACKFILL, SHALL BE PLACED IN LAYERS 150mm IN DEPTH MAXIMUM AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY.

H. ALL DISTURBED AREAS ARE TO BE REINSTATED TO THEIR ORIGINAL CONDITION OR BETTER, AS DETERMINED BY THE CITY ENGINEERING DEPARTMENT.

I. 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.



Development
General Notes

REV No. DATE: APR 2023

5

SCALE: N.T.S.

G200B

STORM SEWER

A. STORM SEWER TO BE PROVIDED ON ALL ROADS WITH CURB AND GUTTER.

B. PLACE ALL CATCH BASIN LATERALS AT 2% GRADE UNLESS OTHERWISE NOTED.

PIPE SIZE MINIMUM 250mm DIA. SINGLE - 300mm DIA. DOUBLE.

C. 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.

D. 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.

E. STORM SEWER TO BE LOCATED OFFSET 3.0m SOUTH OR EAST OF CENTRELINE UNLESS OTHERWISE SPECIFIED.

F. 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.

G. 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.

H. STORM SEWER TO BE MINIMUM 300mm DIAMETER WITH JOINTS CONFORMING TO C.S.A. STANDARD A257.3.

I. 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.

J. ALL PIPE HANDLING INSTALLATIONS MUST BE IN STRICT COMPLIANCE WITH MANUFACTURES INSTALLATION GUIDES AND THE O.C.P.A. OR UNIBELL GUIDELINES.

K. SUMP PUMP DISCHARGE PIPING IN BOULEVARDS:
IN THE EVENT OF OBSTRUCTIVE SUMP PUMP ACTIVITY, A 150mm DIAMETER PVC DR-28 SEWER MAY BE INSTALLED, WHEN SO DIRECTED BY THE DIRECTOR OF ENGINEERING, ALONG THE FRONTAGES OF DESIGNATED LOTS, WITH AN OFFSET OF 0.6m FROM BACK OF CURB. THIS SEWER IS TO BE CAPPED AT THE UPSTREAM END AND IS TO OUTLET INTO THE NEAREST CATCHBASIN DOWNSTREAM. DEPTH OF SEWER IS TO BE EQUAL TO SUBDRAIN DEPTH. NOT TO BE DIRECTLY CONNECTED TO FOUNDATION DRAINS.



Storm Sewers General Notes

REV No. DATE: APR 2023

5

SCALE: N.T.S.

D788



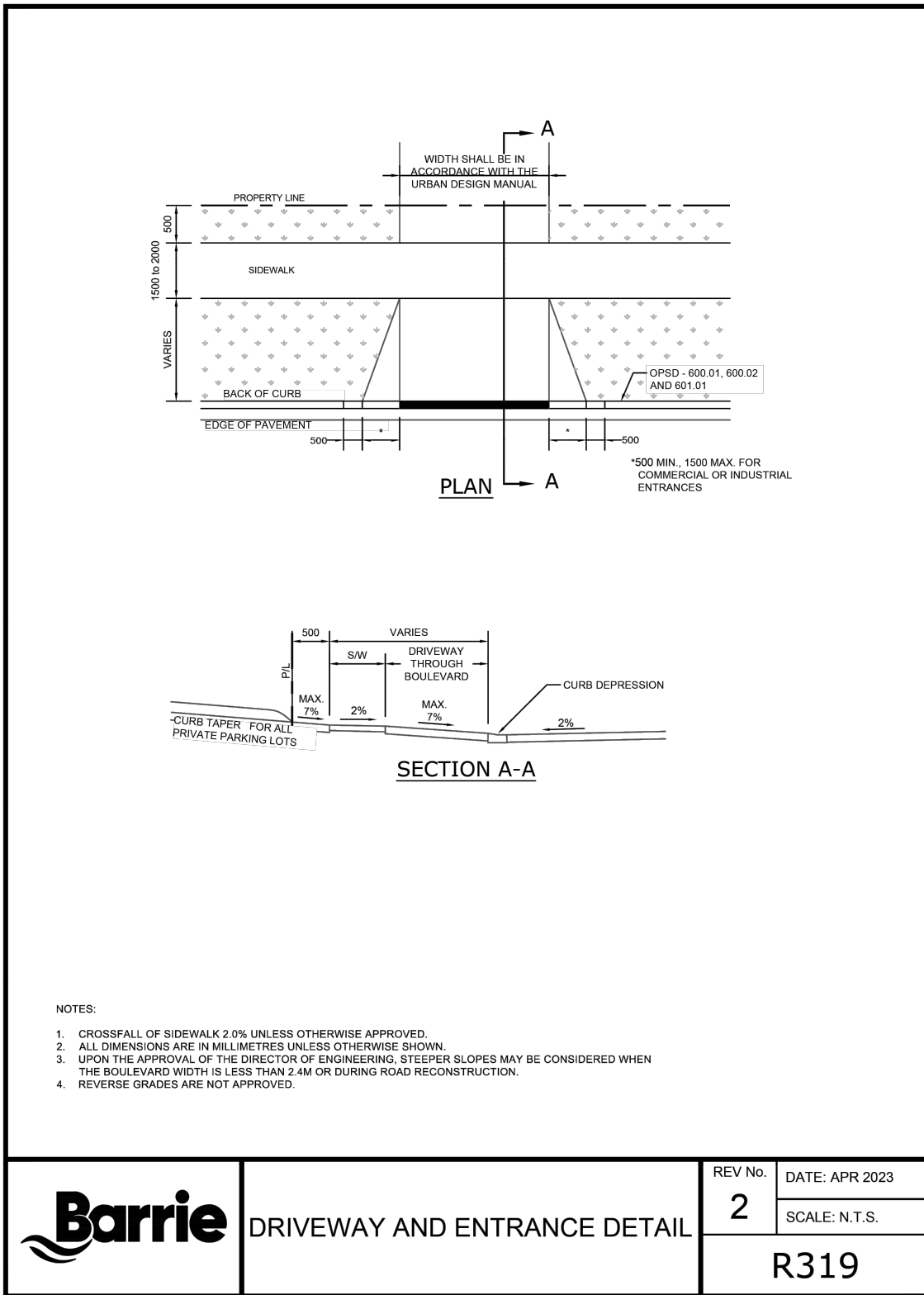
Watermain
General Notes

REV No. DATE: APR 2023

4

SCALE: N.T.S.

W539



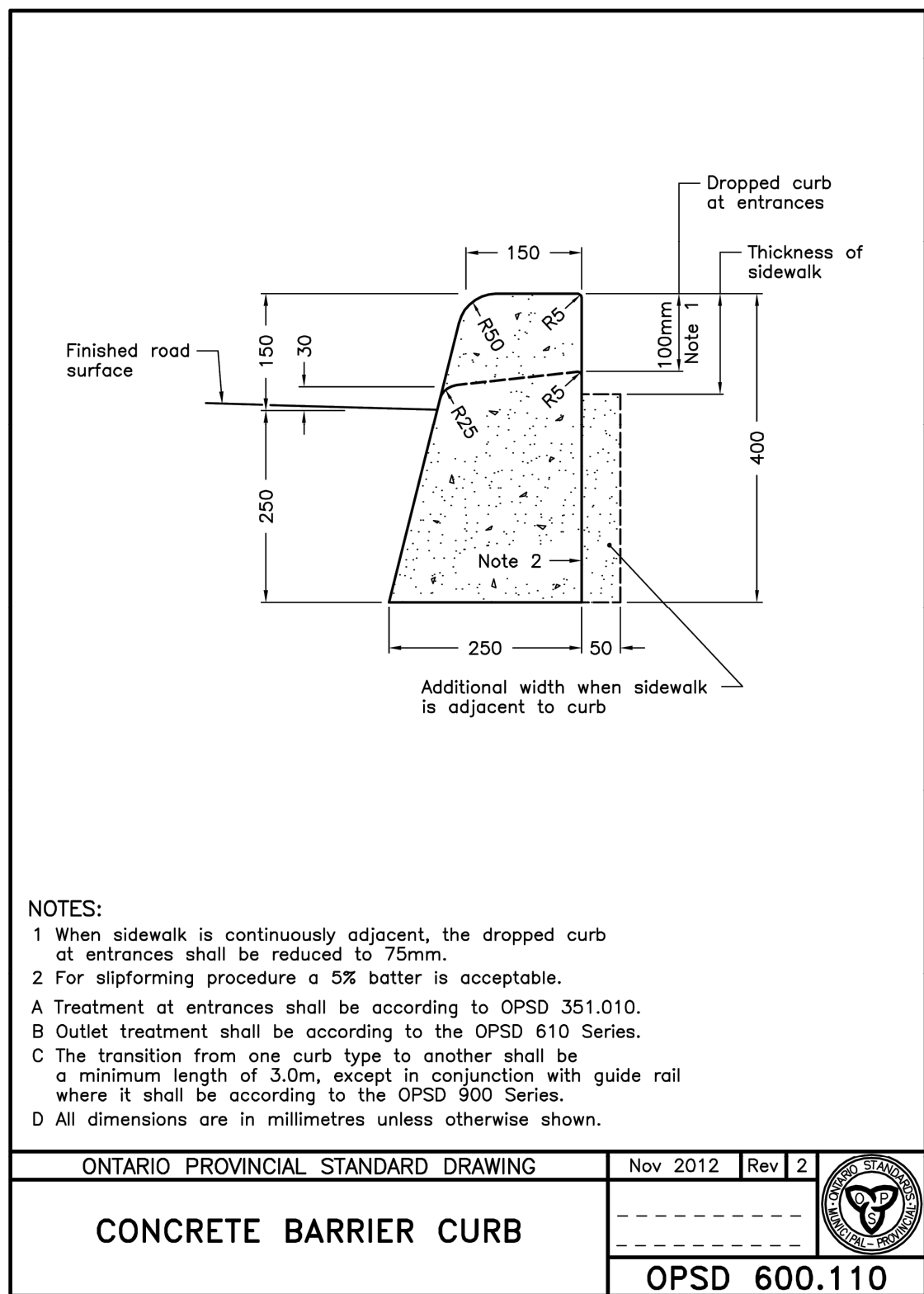
DRIVEWAY AND ENTRANCE DETAIL

REV No. DATE: APR 2023

2

SCALE: N.T.S.

R319



NOTES:

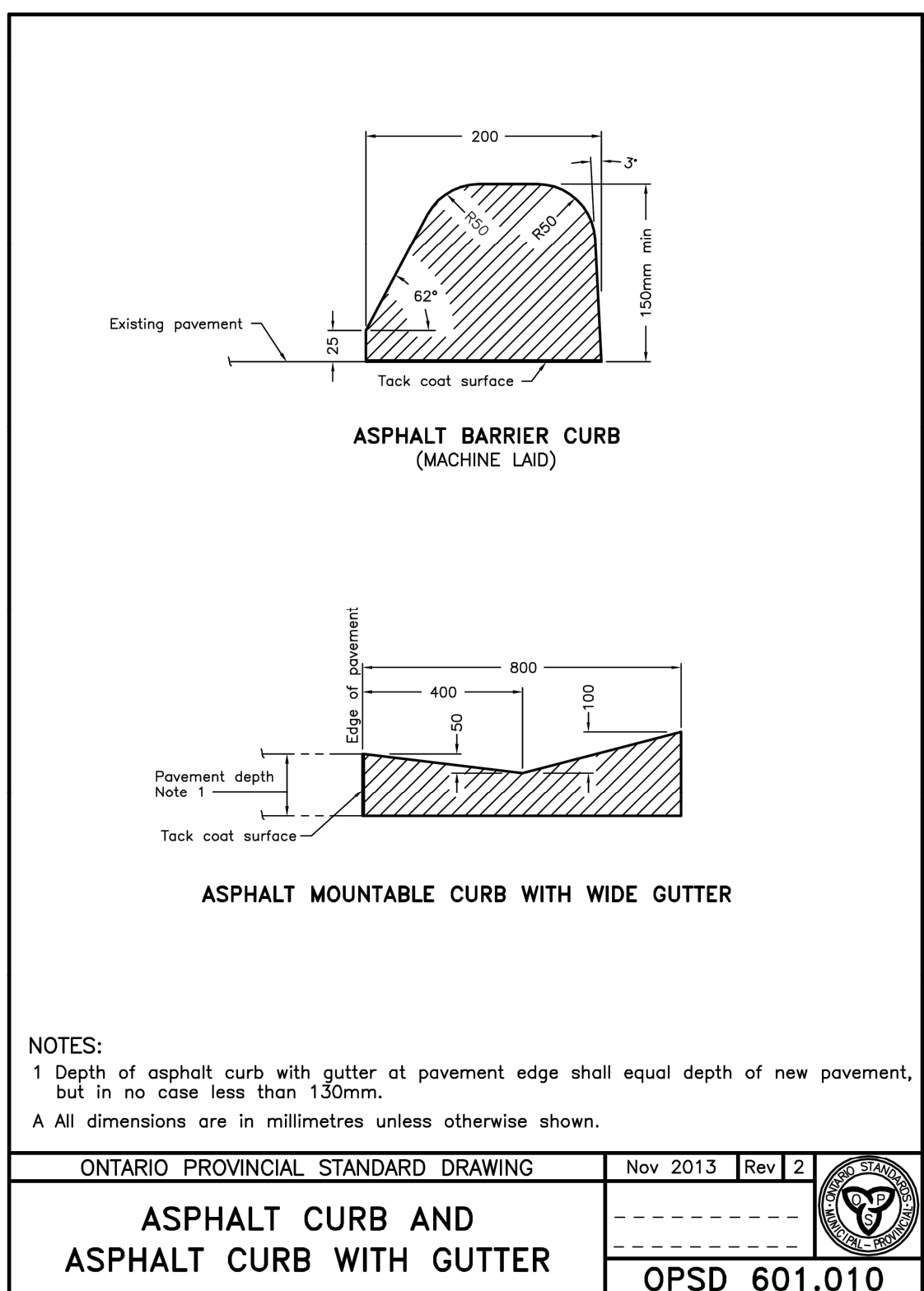
- When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
- For slipforming procedure a 5% batter is acceptable.
- A Treatment at entrances shall be according to OPSD 610 Series.
- B Outlet treatment shall be according to the OPSD 610 Series.
- C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
- D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2012 Rev 2

CONCRETE BARRIER CURB

OPSD 600.110



NOTES:

- Depth of asphalt curb with gutter at pavement edge shall equal depth of new pavement, but in no case less than 130mm.
- A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2013 Rev 2

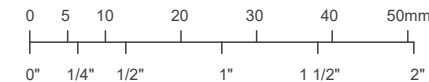
ASPHALT CURB AND
ASPHALT CURB WITH GUTTER

OPSD 601.010



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No.	Issuance Description	YY/MM/DD
1.	CLIENT REVIEW	24/10/01
2.	1st SUBMISSION	24/12/11

BENCHMARK
Benchmark No: 001184114258
Monument Type: BASS CAP
Monument No: 214552
Description: Type: Brass Tablet
 Description: A rectangular benchmark in Queen's Park, 12.2m North-East of curb at North-East Side of Broadway, 1.8m North-East of boundary between park and drill hall
 UTM Coordinates: Zone 17 EASTING: 602637m, NORTHING:404518m7m
U.T.M. Coordinates: Zone 17 EASTING: 602637m, NORTHING:404518m7m

BENCHMARK
Benchmark No: 001186411911
Monument No: 464119
Description: Type: DEEP BM - G.S.C.
 Description: A 100mm dia. 1.0m diameter marble on South side of Queen's Park near intersection of Toronto Street and Ross Street 10m South of South end of South sidewalk on Ross Street, 43m from West end of curb of sidewalk intersection between Ross Street and Toronto St. NOTE: Has a protective cover.
 U.T.M. Coordinates: Zone 17 EASTING: 603262m, NORTHING:404165m5

BENCHMARK
Benchmark No: 001200404046
Monument Type: U.S. with Brass Cap
Description: Location: The horizontal monument (001200404046) is located in Queen's Park on South side of Broadway, 1.8m North-East of boundary between park and drill hall.
 A protective water valve cover has been placed over monument.
 U.T.M. Coordinates: Zone 17 EASTING: 602637m, NORTHING:404518m7m

BENCHMARK
Benchmark No: 001200406063
Monument Type: U.S. with Brass Cap
Description: Location: The horizontal monument (001200406063) is located on Sunnyside Road at the Hwy 404 intersection. The monument is located on North side of the bridge. Set flush in the concrete.
 U.T.M. Coordinates: Zone 17 EASTING: 617402m, NORTHING:404518m7m

1st SUBMISSION

**WILD GRAY CAPITAL
MANAGEMENT**
75 First Street, Suite 14
Orangeville, ON L9W 2E7

BUILDING CONVERSION

49 High Street,
Barrie, ON L4N 5J4

CONSTRUCTION MANAGEMENT AND PARKING PLAN

Project No.	2103-001-24	Designed by: IQ	Checked by: KF
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Sealer	Drawn by	IC	Approved by
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Orientation	Stamp
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Orientation

Stamp

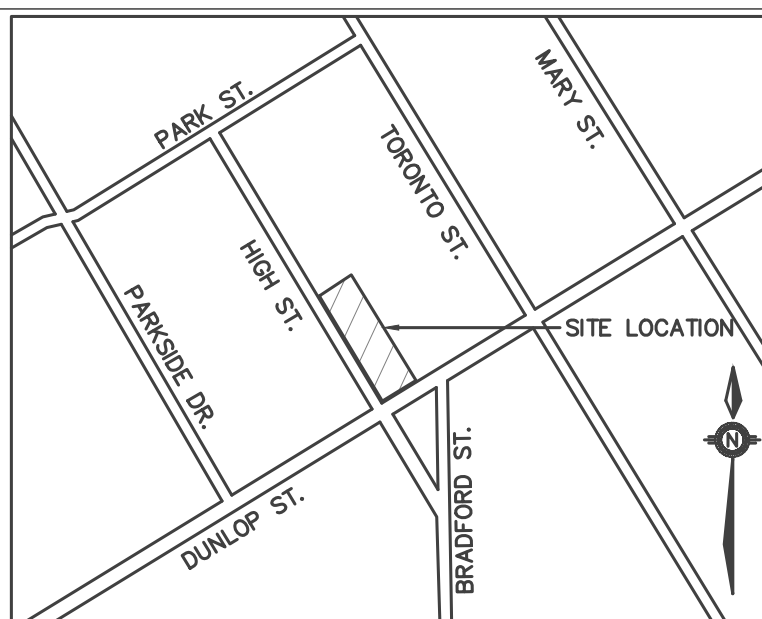


Drawing No.

CMP-1

	SILT FENCE
	ROCK CHECK DAM
	STRAW BALE
	SAND BAG BARRIER
	TEMPORARY SWALE
	DIRECTION OF INTERIM OVERLAND FLOW

- | | |
|---|-----------------------|
|  | ASPHALT REMOVAL AREA |
|  | SIDEWALK REMOVAL AREA |
|  | DECIDUOUS TREE |
|  | CONIFEROUS TREE |



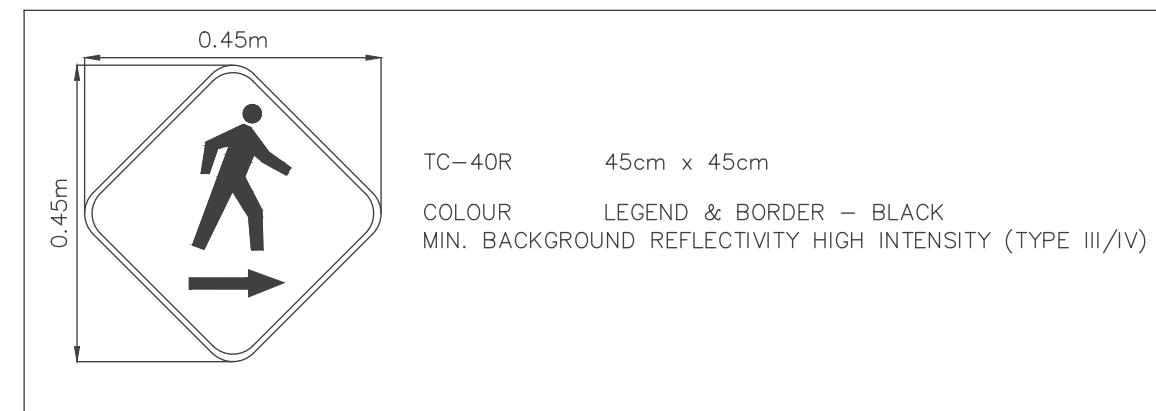
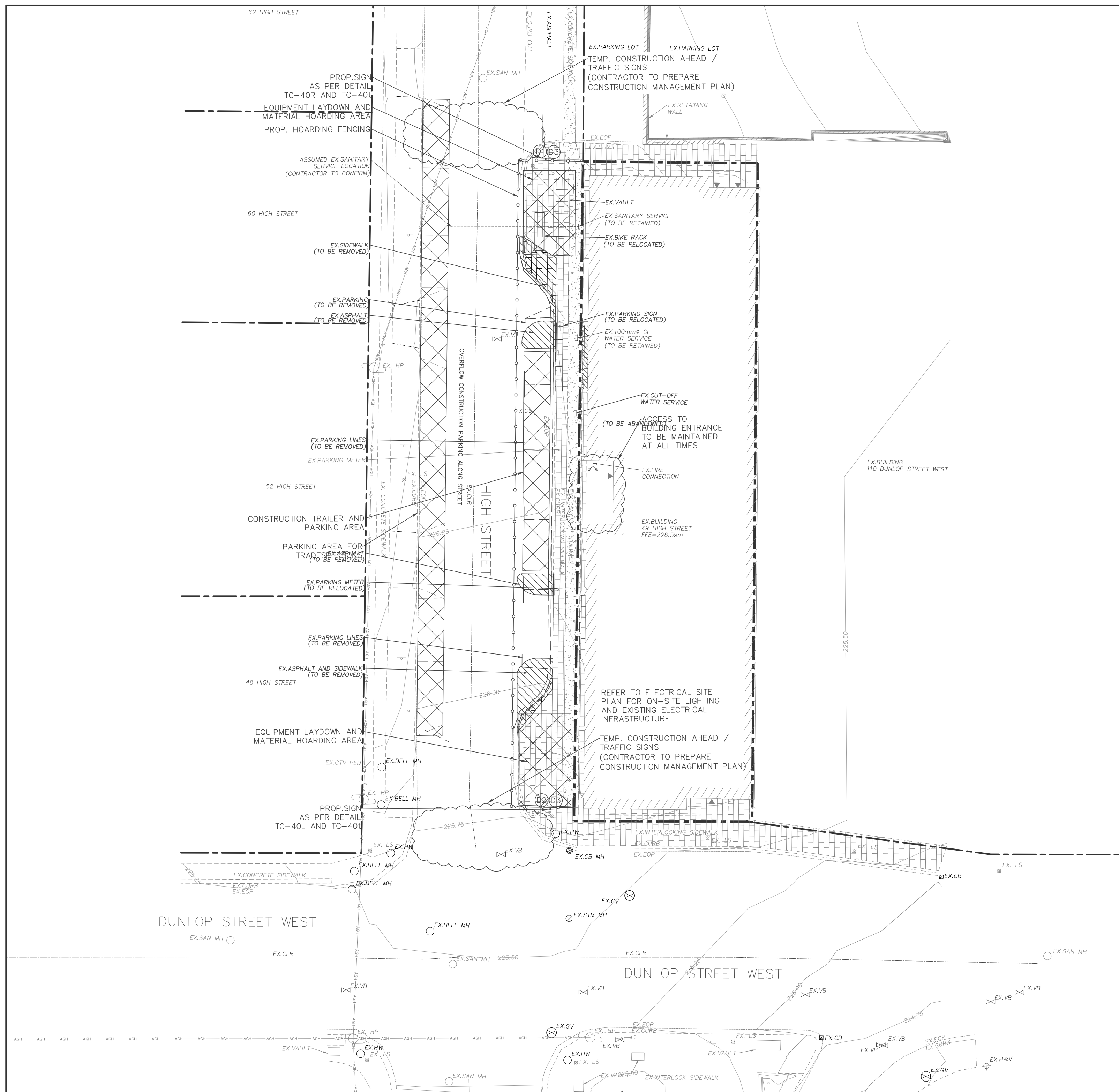
KEYPLAN
N.T.S

SEQUENCE OF CONSTRUCTION

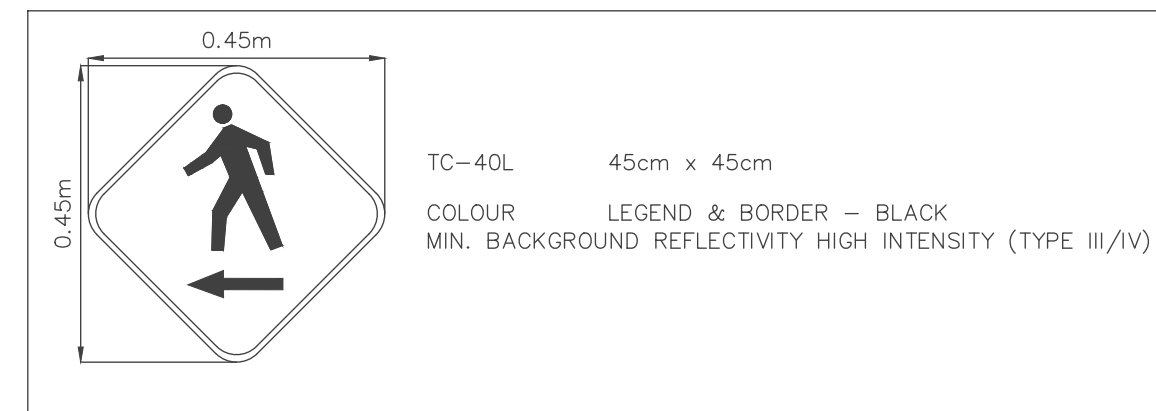
1. ENGINEER AND MUNICIPALITY TO BE NOTIFIED PRIOR TO INITIATION OF ANY ON SITE WORKS.
2. SILT FENCE AND CONSTRUCTION ACCESS MATS TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ONSITE.
3. VEGETATION REMOVAL MAY COMMENCE AFTER ALL SILT FENCE IS INSTALLED AND APPROVED BY THE ENGINEER.
4. COMMENCE WITH EARTH EXCAVATION AND SITE SERVING (TO BE REMOVED FROM SITE – NO STOCKPILE).
5. 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.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH SEED, SOIL, MULCH OR OTHER APPROPRIATE COVERING, AS INSTRUCTED BY THE ENGINEER.
7. ALL CONSTRUCTION VEHICLES TO ACCESS THE SITE VIA THE DESIGNATED CONSTRUCTION ENTRANCES AS SHOWN.

NOTES

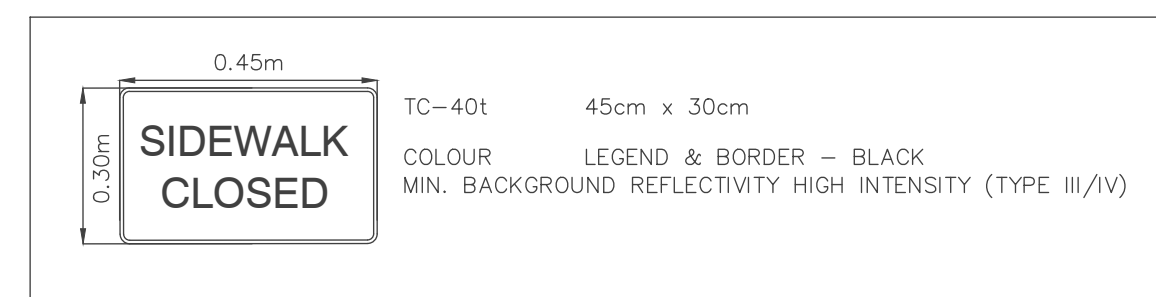
1. MUD MATS NOT REQUIRED
2. FOR ON-SITE LIGHTING, REFER TO ELECTRICAL SITE PLAN.
3. FOR IMPACTS TO STREET LIGHTING, HYDRO POLES, AND ASSOCIATED INFRASTRUCTURE, REFER TO ELECTRICAL SITE PLAN.



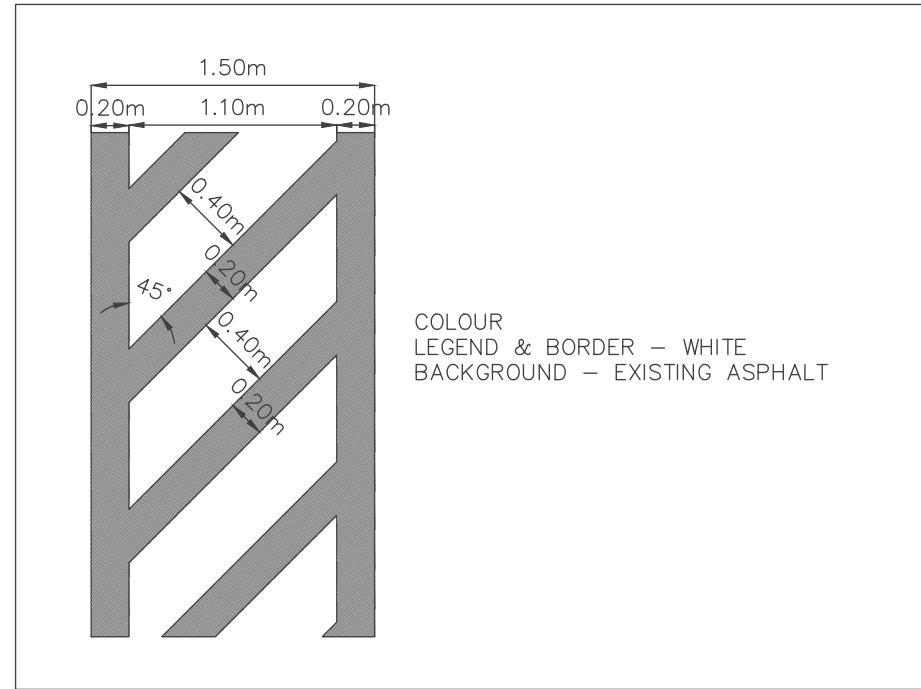
D1 PEDESTRIANS DIRECTION RIGHT SIGN
N.T.S.



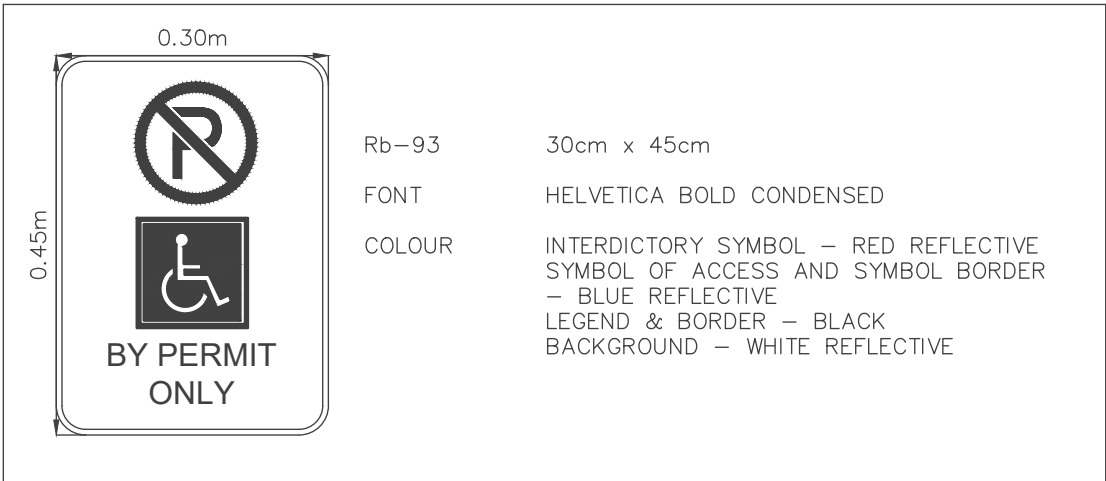
D2 PEDESTRIANS DIRECTION LEFT SIGN
N.T.S.



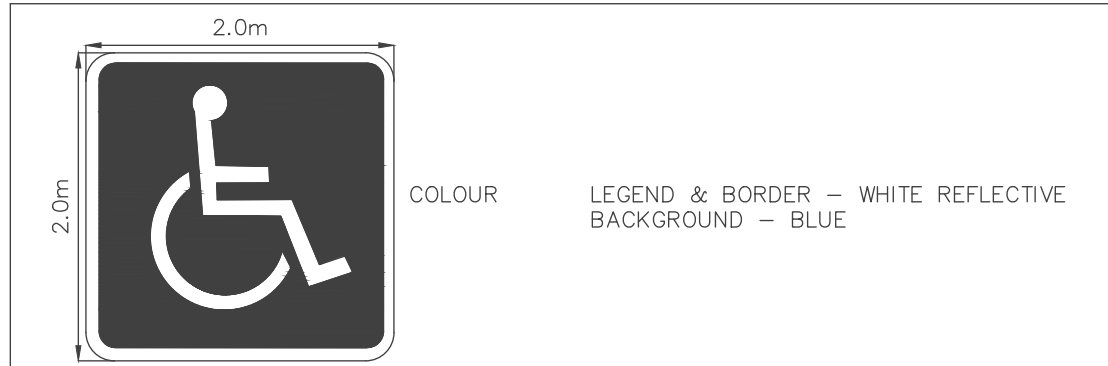
D3 SIDEWALK CLOSED SIGN
N.T.S.



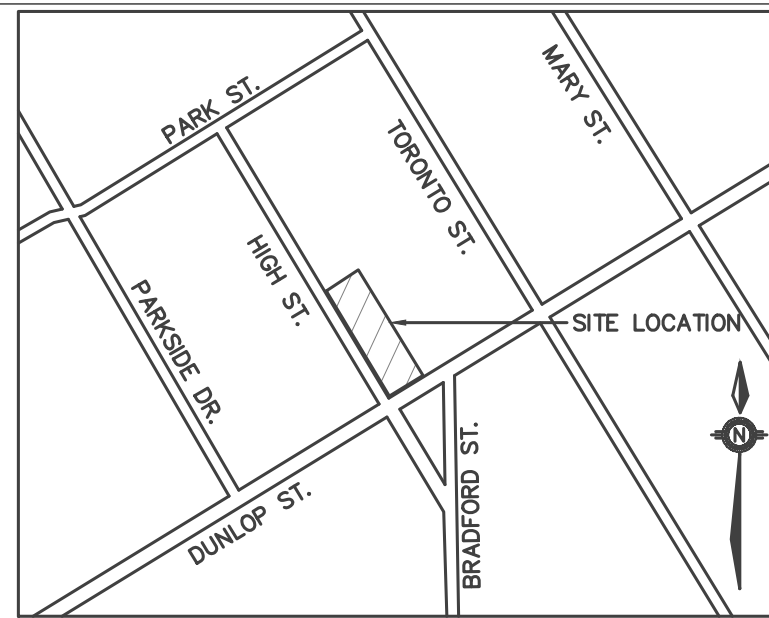
D4 NO PARKING LINES DETAIL
N.T.S.



D5 DISABLED PARKING PERMIT SIGN
N.T.S.



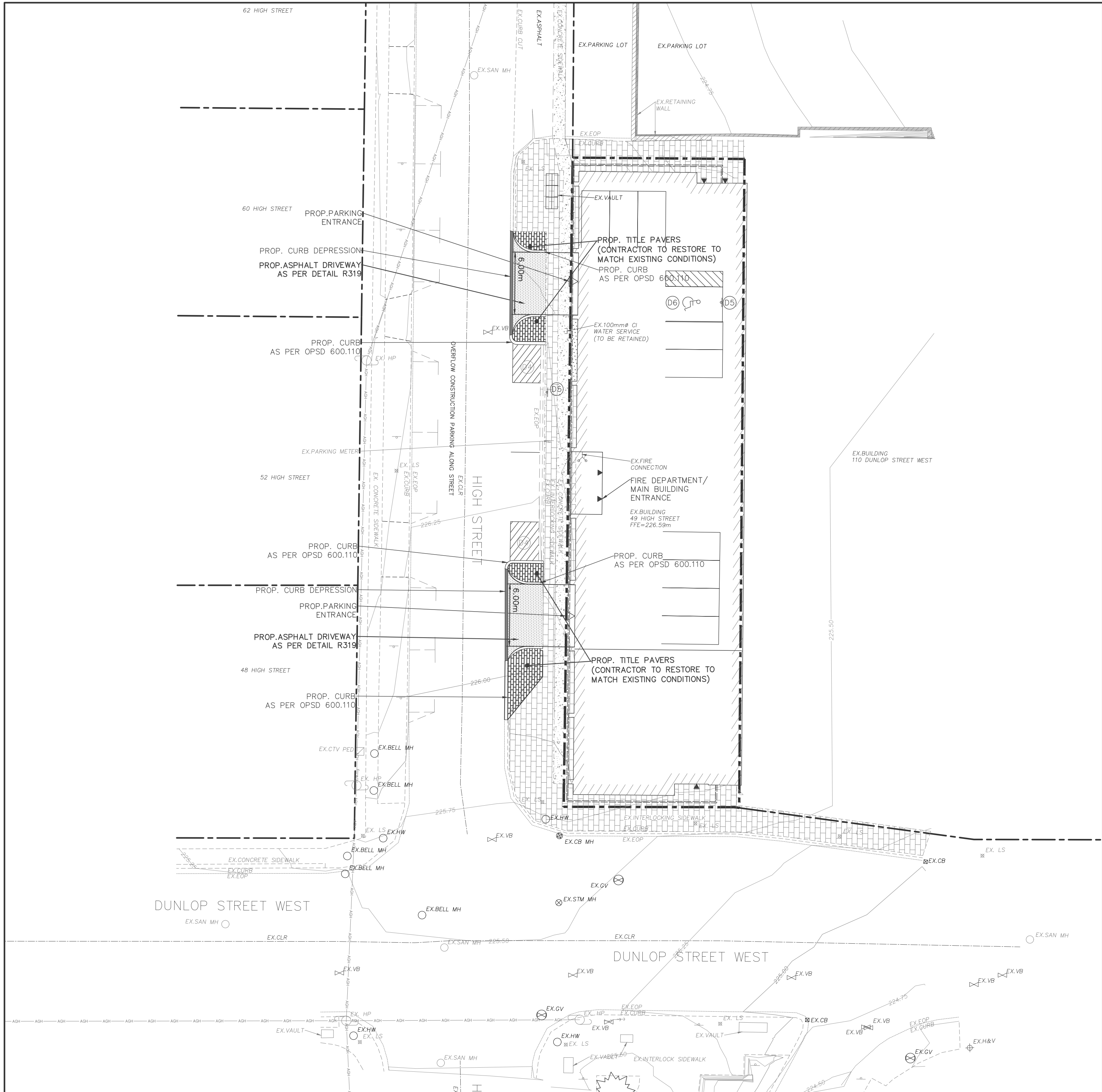
D6 H.C. PAVEMENT MARKING DETAIL
N.T.S.



KEYPLAN
N.T.S.

LEGEND

- RETAINING WALL
- PRIVACY FENCE
- ACOUSTIC FENCE
- CHAIN LINK FENCE
- SILT FENCE
- GAS LINE
- HYDRO LINE
- BELL LINE
- EXISTING SANITARY MAINTENANCE HOLE
- PROPOSED SANITARY MAINTENANCE HOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- SERVICE CAP
- DOWN SPOUTS
- FIRE DEPT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE BOX
- PROPOSED VALVE BOX
- PROPOSED SIGN
- EXISTING LIGHT POLE
- EXISTING WALL MOUNT LIGHT
- MANDOOR
- OVERHEAD DOOR
- LANDSCAPE AREA
- LIGHT DUTY ASPHALT AREA
- HEAVY DUTY ASPHALT AREA
- GRAVEL AREA
- CONCRETE AREA
- INTERLOCKING AREA



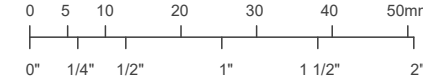
Gerrits
ENGINEERING

222 Mopview Drive West, Suite 300
Barrie, ON L4N 9E7 Canada
Tel.: 705.737.3303
Fax.: 705.737.1772
www.gerritseng.com

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No.	Issuance Description	YY/MM/DD
1.	CLIENT REVIEW	24/10/01
2.	1st SUBMISSION	24/12/11

BENCHMARK:
Vertical Control Monuments:
BM No: 011184U1000
Benchmark No: 31144555
Monument Type: Brass Tablet
Description of Location: Fundamental benchmark in Queen's Park, 12.2m North-East of curb at North-East Side of Parkside Drive, 1.0m North-East of boundary between park and drill hall grounds, labels in top of concrete slab.
6" U.T.M. Coordinates: Zone 17, EASTING: 603767m, NORTHING: 4915897m
BM No: 011184U119
Benchmark No: 84U119
Monument Type: DEEP BM - G.S.C.
Description of Location: DEEP BM in 0.2m diameter manhole in Queen's Park near intersection of Toronto Street and Rose Street 10.0m South of South edge of South sidewalk on Rose Street, 44m from North-East corner of sidewalk intersection at Rose St. and Toronto St. NOTE: Has a protective cover.
6" U.T.M. Coordinates: Zone 17, EASTING: 603822m, NORTHING: 4916085m
Horizontal Control Monuments:
BM No: 03120040046
Benchmark No: 03120040046
Monument Type: R.I.B. with Brass Cap
Description of Location: The Horizontal Monument 03120040046 is located in Queen's Park on South-East corner of Rose Street and Parkside Drive. NOTE: A protective water valve cover has been placed over monument cap.
U.T.M. Coordinates: Zone 17 NAD 83
BM No: 03120040063
Benchmark No: 03120040063
Monument Type: R.I.B. with Brass Cap
Description of Location: The Horizontal Monument 03120040063 is located on Sunnyside Road at the Hwy 403 bridge, on the North end of walkway and on North side of the bridge. Set flush in the walkway. NOTE: Monument set in concrete.
U.T.M. Coordinates: Zone 17 NAD 83

Issued For:
1st SUBMISSION

Client:
WILD GRAY CAPITAL MANAGEMENT
75 First Street, Suite 14
Orangeville, ON L9W 2E7

Project:
BUILDING CONVERSION
49 High Street,
Barrie, ON L4N 5J4

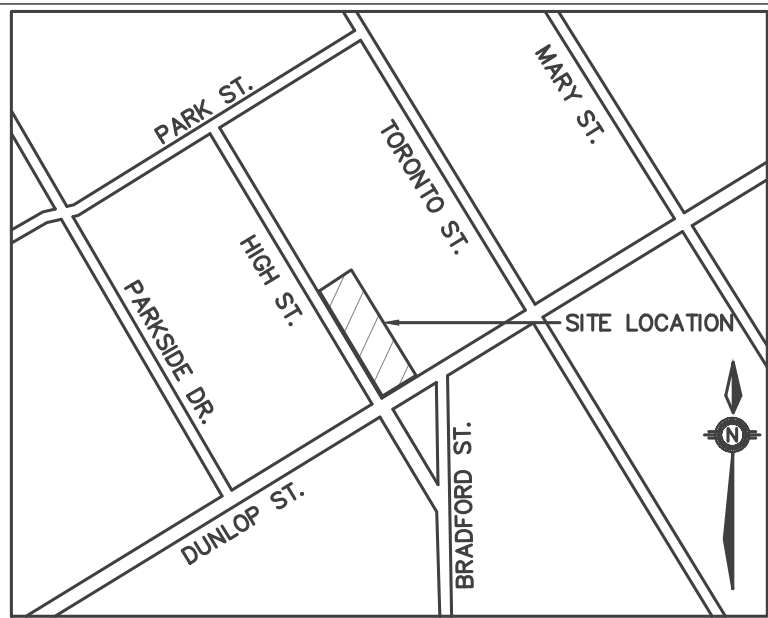
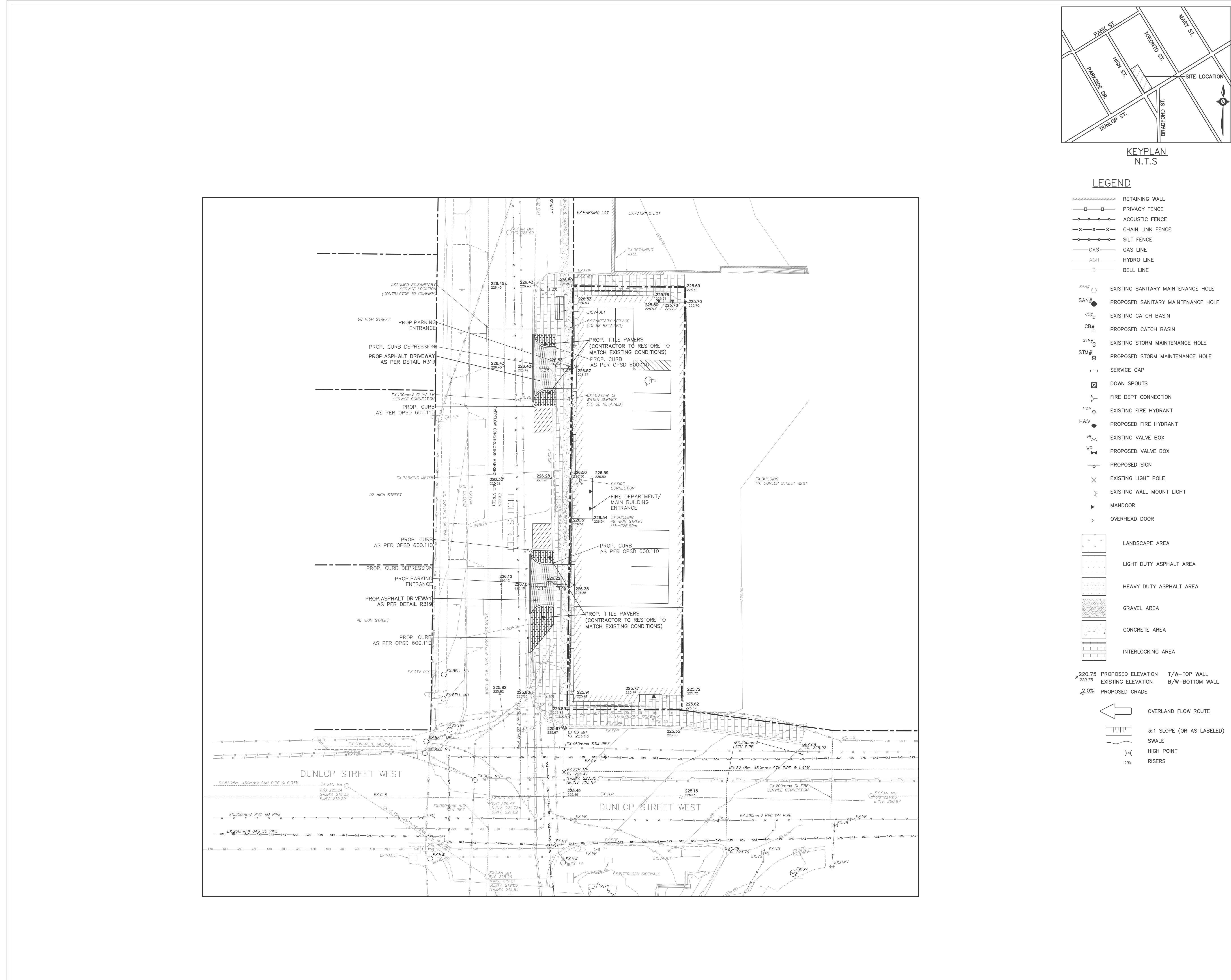
Drawing:
PAVEMENT MARKING & SIGNAGE PLAN

Project No. 2103-001-24
Scale: 1:250
Orientation:

Designed by: IO
Drawn by: IO
Checked by: KF
Approved by: DL



Drawing No. PM-1



KEYPLAN
N.T.S

LEGEND

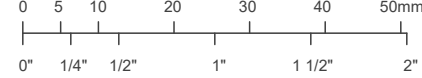
- RETAINING WALL
- PRIVACY FENCE
- ACOUSTIC FENCE
- CHAIN LINK FENCE
- SILT FENCE
- GAS LINE
- HYDRO LINE
- BELL LINE
- EXISTING SANITARY MAINTENANCE HOLE
- PROPOSED SANITARY MAINTENANCE HOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM MAINTENANCE HOLE
- PROPOSED STORM MAINTENANCE HOLE
- SERVICE CAP
- DOWN SPOUTS
- FIRE DEPT CONNECTION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
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- EXISTING LIGHT POLE
- MANDOOR
- OVERHEAD DOOR
- LANDSCAPE AREA
- LIGHT DUTY ASPHALT AREA
- HEAVY DUTY ASPHALT AREA
- GRAVEL AREA
- CONCRETE AREA
- INTERLOCKING AREA
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED GRADE
- T/W-TOP WALL
- B/W-BOTTOM WALL
- OVERLAND FLOW ROUTE
- 3:1 SLOPE (OR AS LABELED)
- SWALE
- HIGH POINT
- RISERS

222 Mapleview Drive West, Suite 300
Barrie, ON L4N 9E7 Canada
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Fax.: F.705.737.1772
www.gerritseng.com

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No.	Issuance Description	YY/MM/DD
1.	CLIENT REVIEW	24/10/01
2.	1st SUBMISSION	24/12/11

BENCHMARK:
Vertical Control Monuments
BM# No: 001184U119
Benchmark No: 31144555
Monument Type: Brass Tablet
Description of Location: Fundamental benchmark in Queen's Park, 12.2m North-East of curb at North-East Side of Parkside Drive, 1.0m North-East of boundary between park and drill hall grounds, labels in top of concrete slab.
6" U.T.M. Coordinates: Zone 17, EASTING: 603767m, NORTHING: 4915897m
BM# No: 001184U119
Benchmark No: 84U119
Monument Type: DEEP BM - G.S.C.
Description of Location: DEEP BM in 0.2m diameter manhole in Queen's Park near intersection of Toronto Street and Rose Street 10.0m South of South edge of South sidewalk on Rose Street, 44m from North-East corner of sidewalk intersection at Rose St. and Toronto St. NOTE: Has a protective cover.
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Horizontal Control Monuments
BM# No: 03120040046
Benchmark No: 03120040046
Monument Type: R.I.B. with Brass Cap
Description of Location: The Horizontal Monument 03120040046 is located in Queen's Park on South-East corner of Rose Street and Parkside Drive. NOTE:
A protective water valve cover has been placed over monument cap.
U.T.M. Coordinates: Zone 17 NAD 83
BM# No: 03120040063
Benchmark No: 03120040063
Monument Type: R.I.B. with Brass Cap
Description of Location: The Horizontal Monument 03120040063 is located on Sunnyside Road at the Hwy 403 bridge, on the North end of walkway and on North side of the bridge. Set flush in the walkway. NOTE: Monument set in concrete.
U.T.M. Coordinates: Zone 17 NAD 83

Issued For:
1st SUBMISSION

Client
WILD GRAY CAPITAL MANAGEMENT
75 First Street, Suite 14
Orangeville, ON L9W 2E7

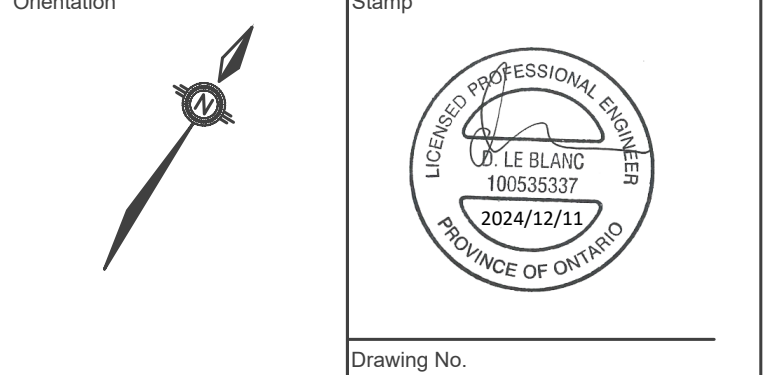
Project
BUILDING CONVERSION

49 High Street,
Barrie, ON L4N 5J4

Drawing:
GENERAL SERVICING & GRADING PLAN

Project No. 2103-001-24
Scale: 1:250
Orientation

Designed by: IO
Drawn by: IO
Checked by: KF
Approved by: DL



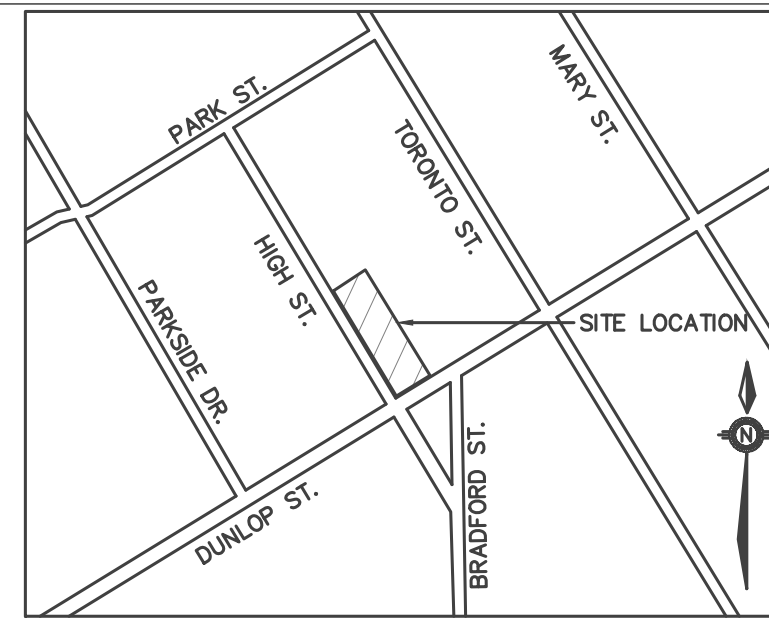
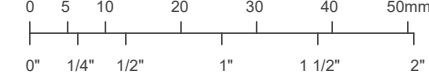
Drawing No.

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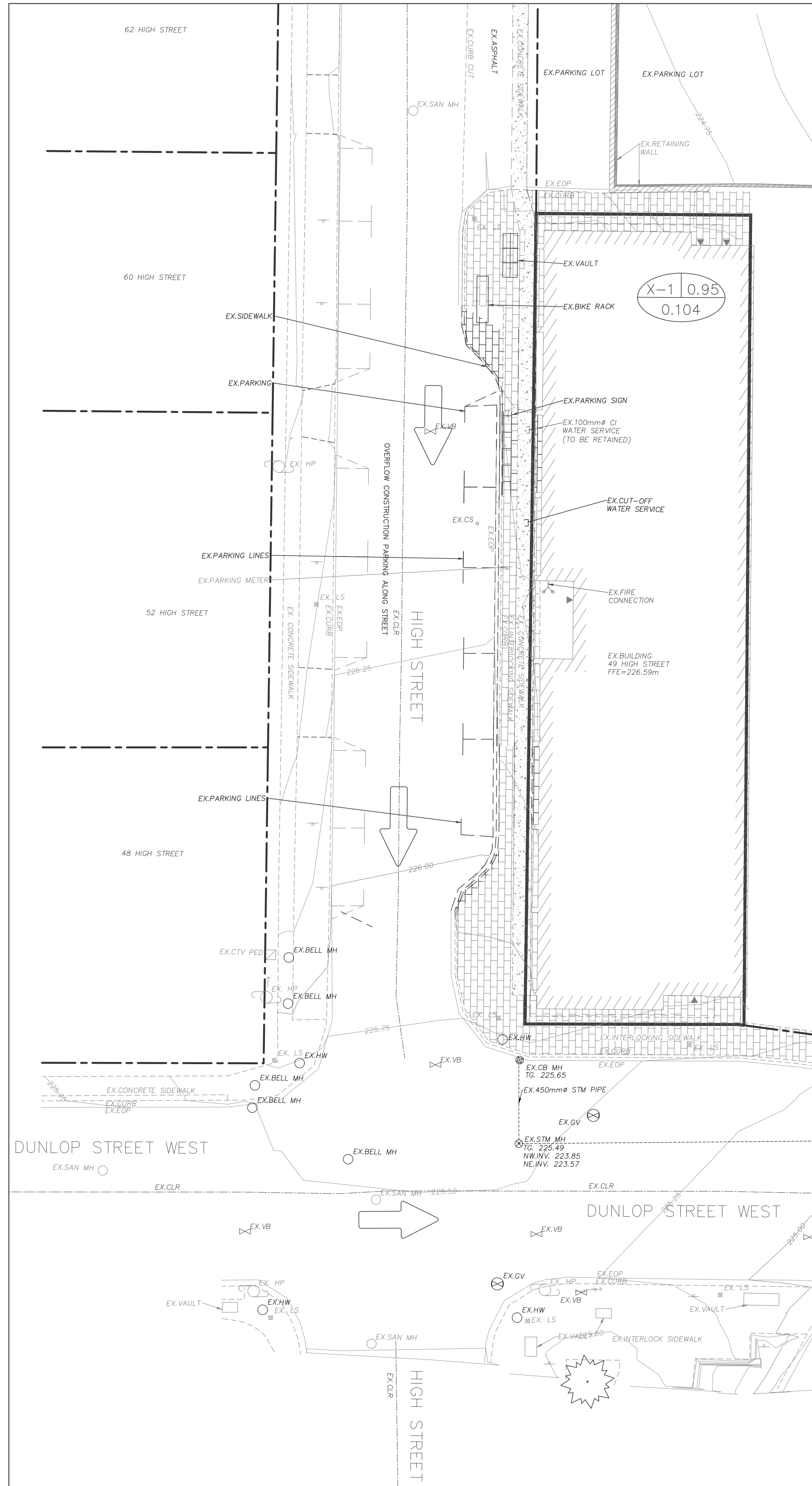
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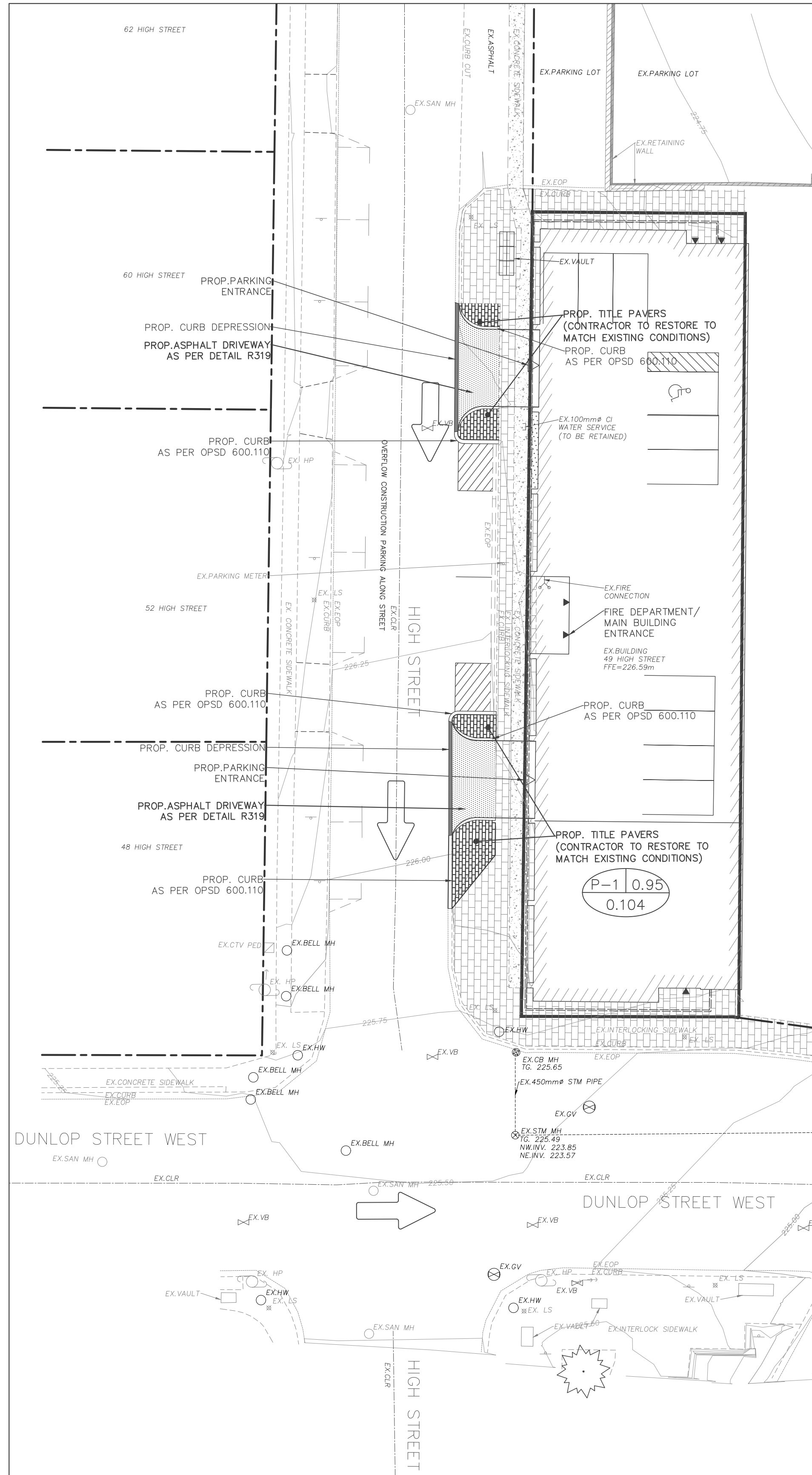
KEYPLAN
N.T.S

LEGEND

- ID $\frac{P-X}{CO}$ AREA
AREA (ha)
- CATCHMENT BOUNDARY
- ← OVERLAND FLOW ROUTE
- 100 YEAR PONDING AREA



PRE-DEVELOPMENT
MANAGEMENT PLAN



POST DEVELOPMENT
MANAGEMENT PLAN

Issued For:

1st SUBMISSION

Client:

**WILD GRAY CAPITAL
MANAGEMENT**
75 First Street, Suite 14
Orangeville, ON L9W 2E7

Project:

BUILDING CONVERSION

49 High Street,
Barrie, ON L4N 5J4

Drawing:

**PRE & POST
DEVELOPMENT
STORMWATER
MANAGEMENT PLAN**

Project No. 2103-001-24 Designed by: IO Checked by: KF

Scale: 1:250 Drawn by: IO Approved by: DL

Orientation Stamp



Drawing No.

STM 1-2