

**LEGAL DESCRIPTION**  
 PART OF LOT 25, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF VESPREA  
 CITY OF BARRIE  
 COUNTY OF SIMCOE



- LEGEND**
- Site Boundary
  - Parcel Fabric
  - Concrete Area
  - Gravel Area
  - Fire Hydrant
  - △ Building Entrance
  - ▽ Garage Entrance

**FINAL APPROVED PLAN**  
 File: D11-012-2021  
 Date: July 19, 2022  
 Barrie No. of Pages: 18

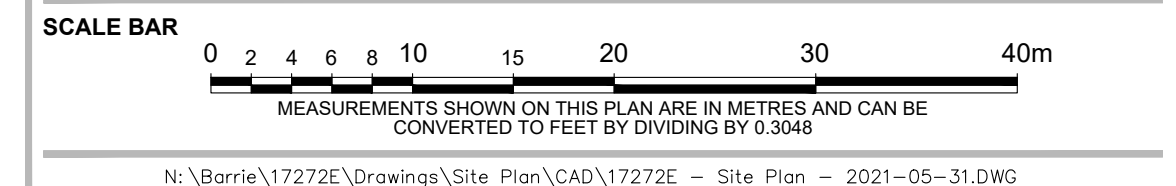
REVISION No.	DATE	ISSUED/REVISION	BY
03	Jul. 22, 2022	Added SVIMS notes	M.A.M.
02	Feb. 7, 2022	Revised for 3rd Site Plan Approval Submission Adjusted main entrance	M.A.M.
01	Sep. 2, 2021	Revised for 2nd Site Plan Approval Submission	M.A.M.

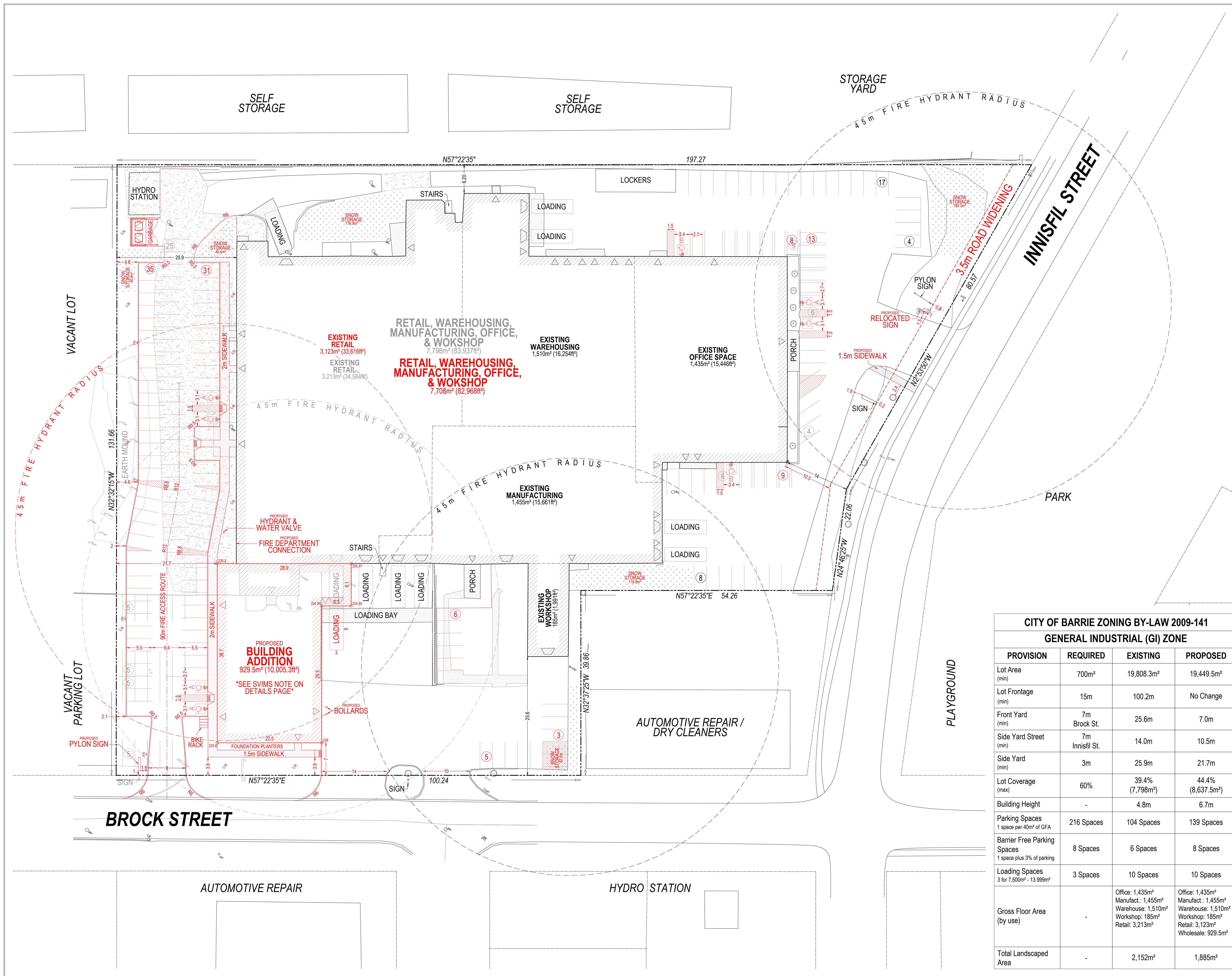
  
**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC PLANNING**  
113 COLLIER STREET  
 BARRIE, ON L4M 1R2  
 P: 705 728 0045 F: 705 728 2010  
 WWW.MHBCPLAN.COM

STAMP	DATE	ISSUED/REVISION	BY
	May 31, 2021		
		DRAWN BY	M.A.M.
		PLAN SCALE	1:375 (ARCH D)
		FILE No.	17272E
		CHECKED BY	J.N.
		OTHER	

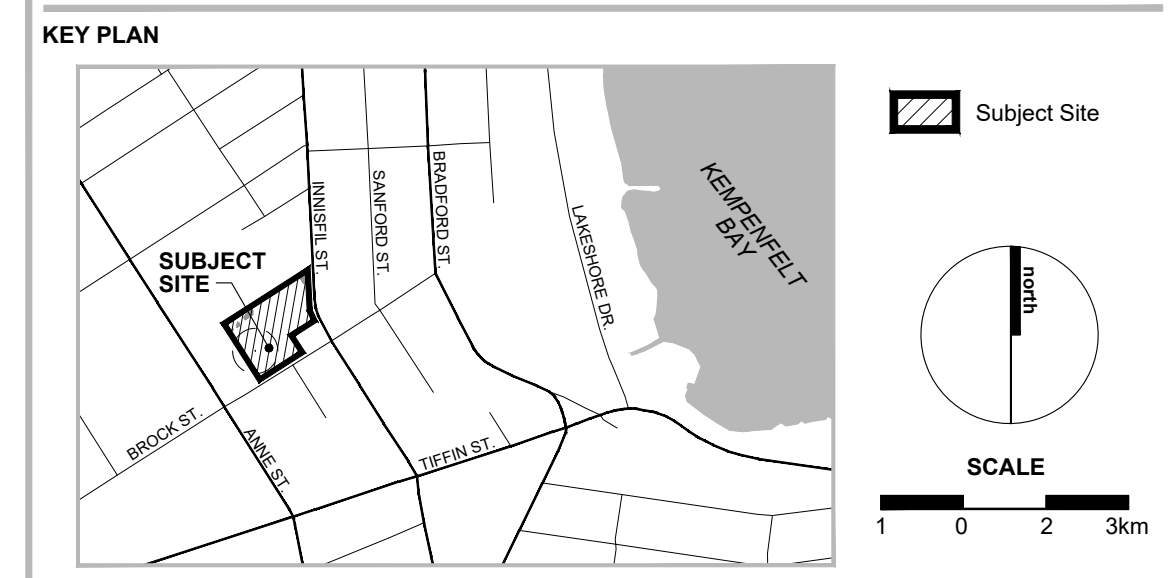
**PROJECT**  
**164 INNISFIL STREET BUILDING ADDITION**  
 1911940 ONTARIO INC.  
 164 INNISFIL STREET  
 BARRIE, ONTARIO L4N 3E7

**FILE NAME** EXISTING CONDITIONS SITE PLAN **DWG No.** 1 of 4





**LEGAL DESCRIPTION**  
 PART OF LOT 25, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF VESPREA  
 CITY OF BARRIE  
 COUNTY OF SIMCOE



- LEGEND**
- Redline Revision
  - Site Boundary
  - Parcel Fabric
  - Edge of Pavement / Edge of Curb
  - Building Exterior Wall
  - Concrete Area
  - Gravel Area
  - Fire Hydrant
  - Curb Ramp
  - Access Aisle / No Parking Hatch
  - Barrier-free Parking Space
  - AODA Type A Space (3.4m min.)
  - AODA Type B Space (2.4m min.)
  - Building Entrance
  - Garage Entrance
  - Signs
  - BF - Barrier Free
  - FR - Fire Route

**FINAL APPROVED PLAN**  
 File: D11-012-2021  
 Date: July 19, 2022  
 No. of Pages: 18

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01	Sep. 2, 2021	Revised for 2nd Site Plan Approval Submission	M.A.M.

**CITY OF BARRIE ZONING BY-LAW 2009-141**  
**GENERAL INDUSTRIAL (GI) ZONE**

PROVISION	REQUIRED	EXISTING	PROPOSED
Lot Area (min)	700m <sup>2</sup>	19,808.3m <sup>2</sup>	19,449.5m <sup>2</sup>
Lot Frontage (min)	15m	100.2m	No Change
Front Yard (min)	7m Brock St.	25.6m	7.0m
Side Yard Street (min)	7m Innisfil St.	14.0m	10.5m
Side Yard (min)	3m	25.9m	21.7m
Lot Coverage (max)	60%	39.4% (7,798m <sup>2</sup> )	44.4% (8,637.5m <sup>2</sup> )
Building Height	-	4.8m	6.7m
Parking Spaces 1 space per 40m <sup>2</sup> of GFA	216 Spaces	104 Spaces	139 Spaces
Barrier Free Parking Spaces 1 space plus 3% of parking	8 Spaces	6 Spaces	8 Spaces
Loading Spaces 3 for 7,500m <sup>2</sup> - 13,999m <sup>2</sup>	3 Spaces	10 Spaces	10 Spaces
Gross Floor Area (by use)	-	Office: 1,435m <sup>2</sup> Manufact.: 1,455m <sup>2</sup> Warehouse: 1,510m <sup>2</sup> Workshop: 185m <sup>2</sup> Retail: 3,213m <sup>2</sup>	Office: 1,435m <sup>2</sup> Manufact.: 1,455m <sup>2</sup> Warehouse: 1,510m <sup>2</sup> Workshop: 185m <sup>2</sup> Retail: 3,123m <sup>2</sup> Wholesale: 929.5m <sup>2</sup>
Total Landscaped Area	-	2,152m <sup>2</sup>	1,885m <sup>2</sup>

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC PLANNING**

113 COLLIER STREET  
 BARRIE, ON. L4M 1H2  
 P: 705.728.0045 F: 705.728.2010  
 WWW.MHBCPLAN.COM

**STAMP**

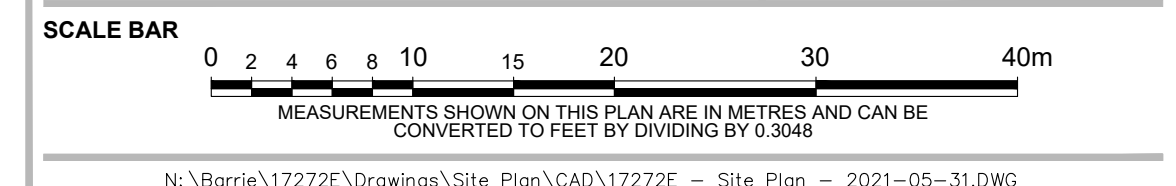
May 31, 2021

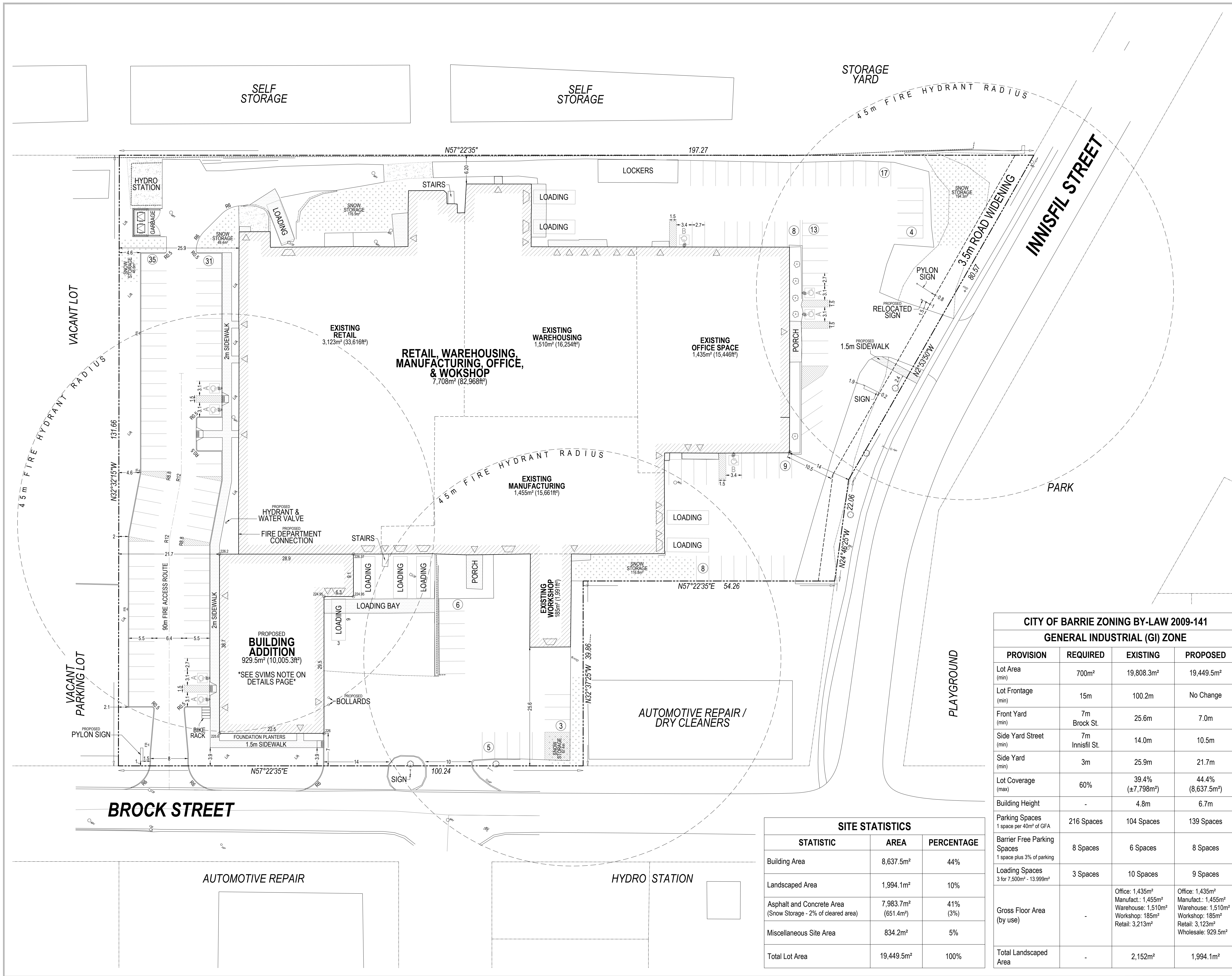
<b>DRAWN BY</b>	M.A.M.
<b>PLAN SCALE</b>	1:375 (ARCH D)
<b>FILE No.</b>	17272E
<b>CHECKED BY</b>	J.N.
<b>OTHER</b>	

**PROJECT**

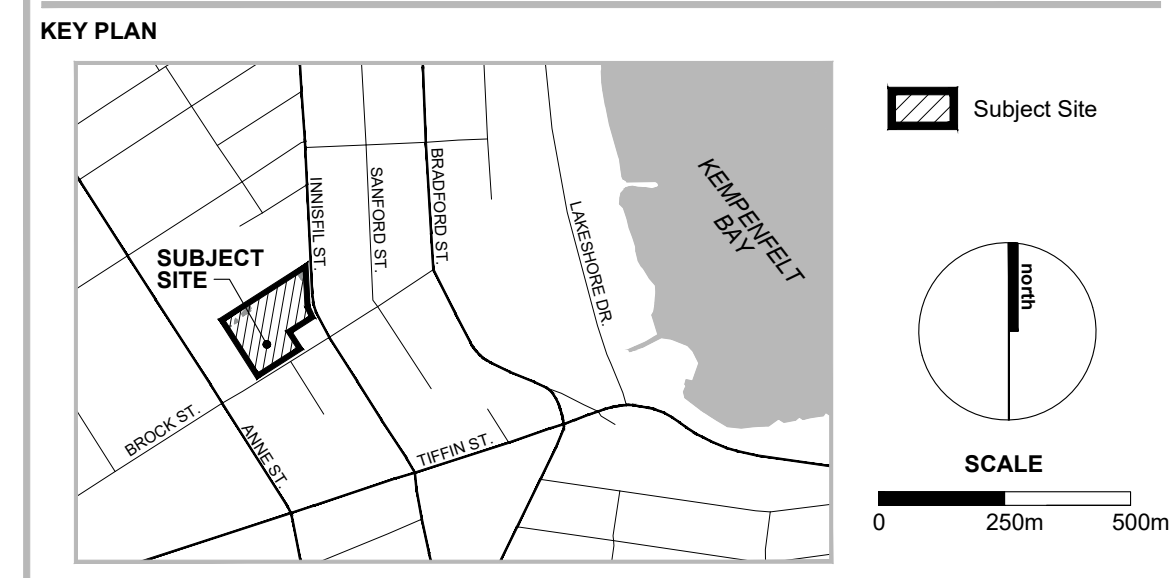
**164 INNISFIL STREET BUILDING ADDITION**  
 1911940 ONTARIO INC.  
 164 INNISFIL STREET  
 BARRIE, ONTARIO L4N 3E7

**FILE NAME** **REDLINE SITE PLAN** **DWG No.** **2 of 4**





**LEGAL DESCRIPTION**  
 PART OF LOT 25, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF VESPREA  
 CITY OF BARRIE  
 COUNTY OF SIMCOE



- LEGEND**
- Site Boundary
  - Parcel Fabric
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  - FR - Fire Route

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 File: D11-012-2021  
 Date: July 19, 2022  
 No. of Pages: 18

**Barrie**

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Total Landscaped Area	-	2,152m <sup>2</sup>	1,994.1m <sup>2</sup>

**SITE STATISTICS**

STATISTIC	AREA	PERCENTAGE
Building Area	8,637.5m <sup>2</sup>	44%
Landscaped Area	1,994.1m <sup>2</sup>	10%
Asphalt and Concrete Area (Snow Storage - 2% of cleared area)	7,983.7m <sup>2</sup> (651.4m <sup>2</sup> )	41% (3%)
Miscellaneous Site Area	834.2m <sup>2</sup>	5%
Total Lot Area	19,449.5m <sup>2</sup>	100%

113 COLLIER STREET  
 BARRIE, ON. L4M 1R2  
 P: 705 728 0045 F: 705 728 2010  
 WWW.MHBCPLAN.COM

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC PLANNING**

**STAMP**

DATE: May 31, 2021

DRAWN BY: M.A.M.

PLAN SCALE: 1:375 (ARCH D)

FILE No.: 17272E

CHECKED BY: J.N.

OTHER:

**PROJECT**

**164 INNISFIL STREET BUILDING ADDITION**  
 1911940 ONTARIO INC.  
 164 INNISFIL STREET  
 BARRIE, ONTARIO L4N 3E7

**FILE NAME** SITE PLAN **DWG No.** 3 of 4

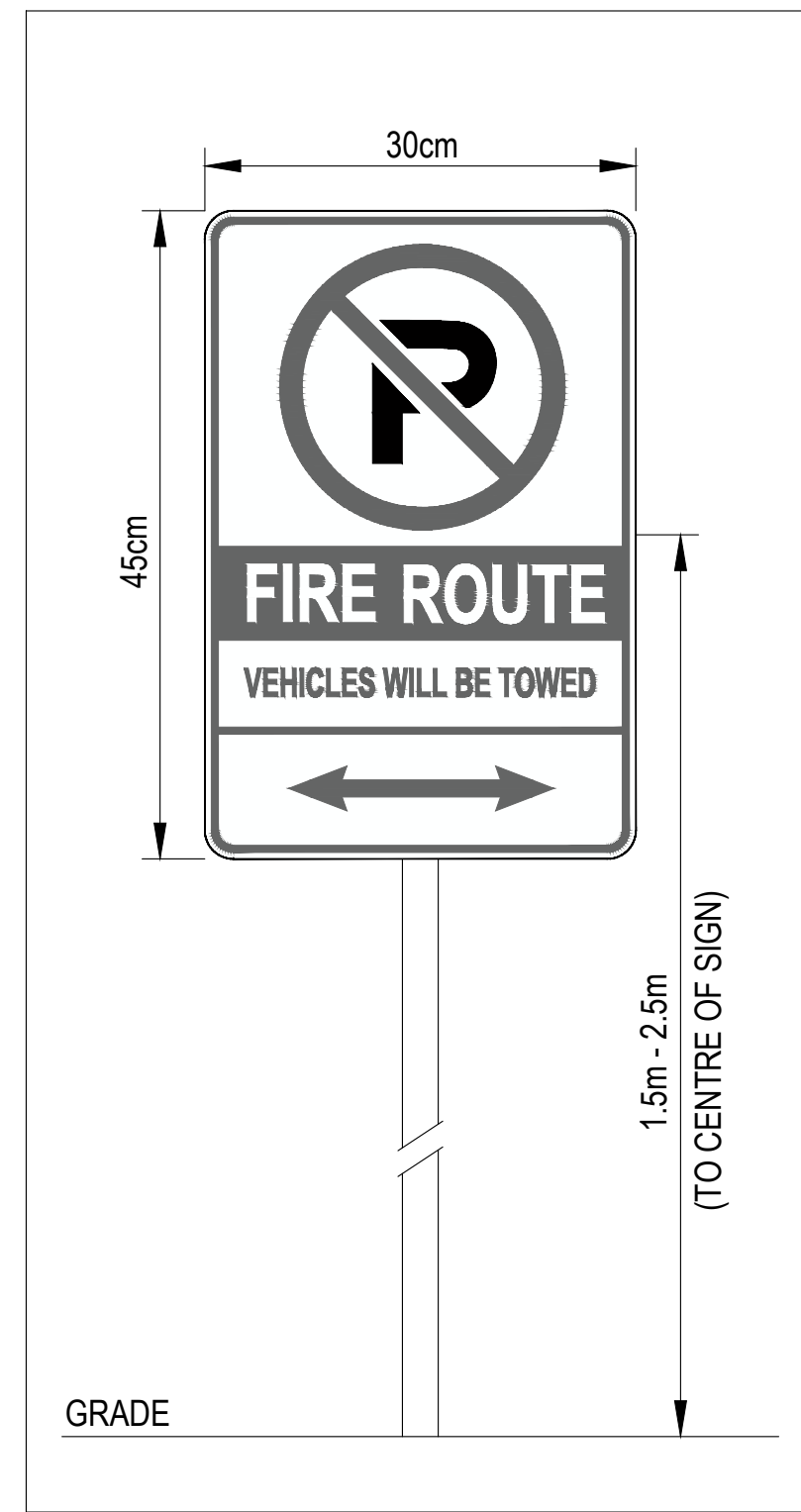
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 0 2 4 6 8 10 15 20 30 40m

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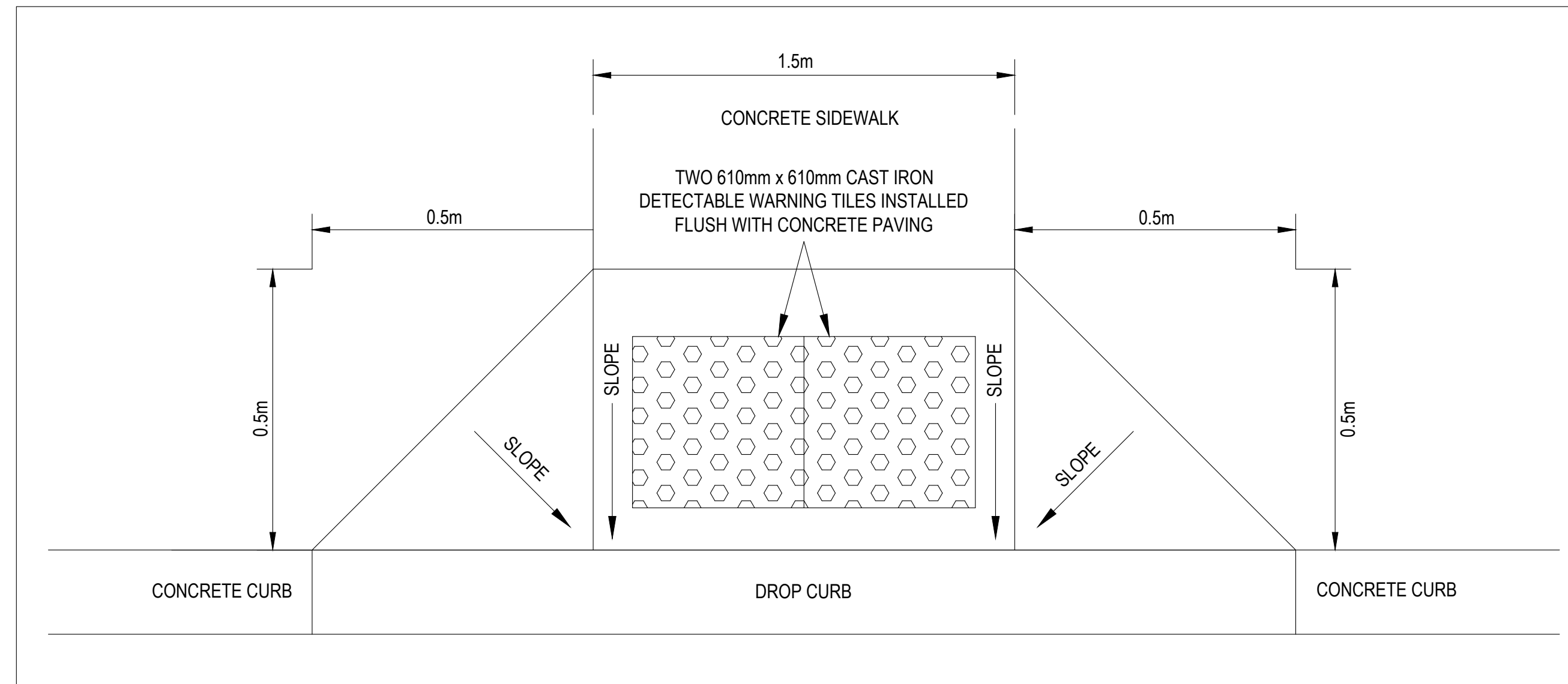
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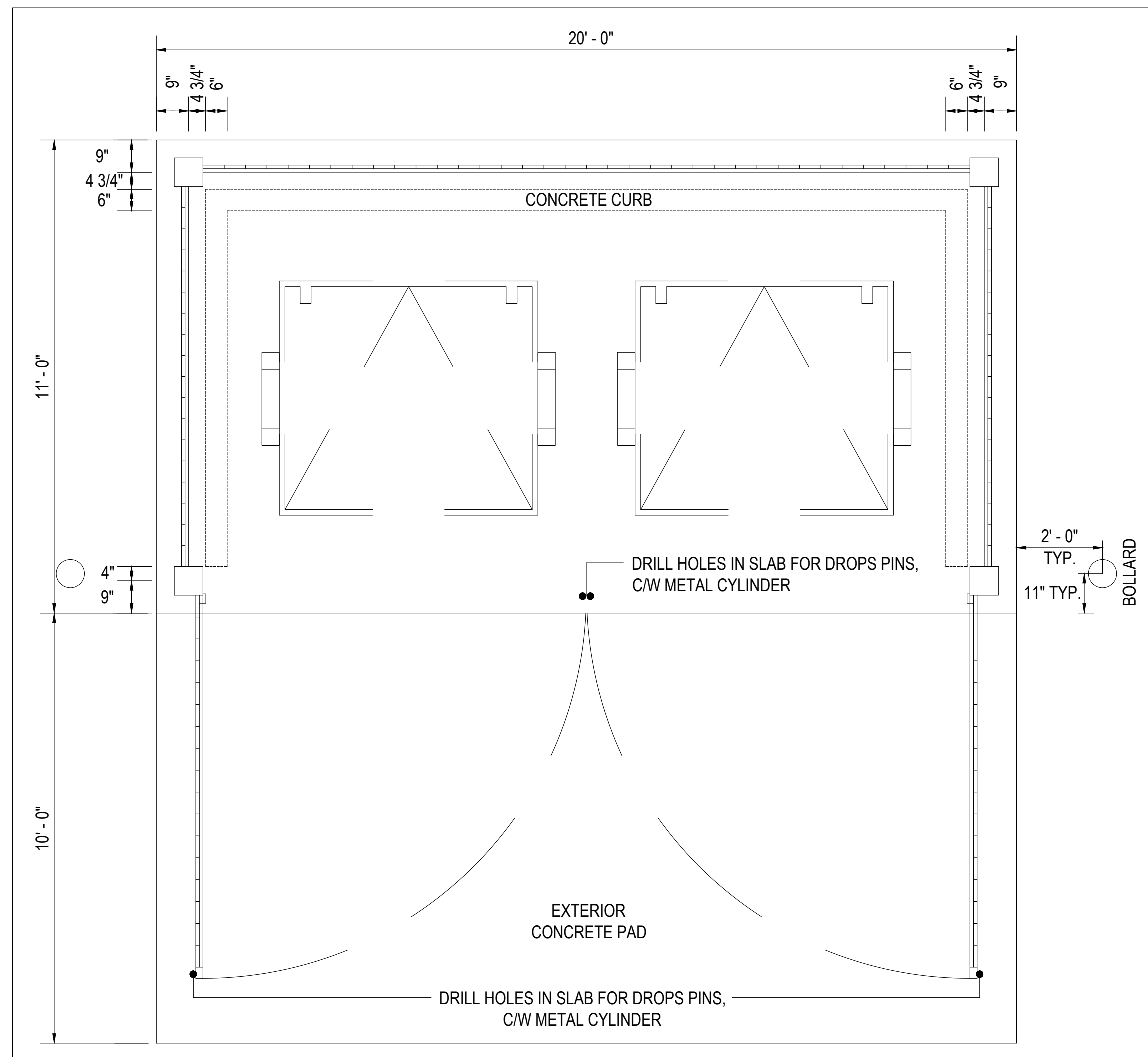
**01 BARRIER-FREE PARKING SIGN**  
ONTARIO TRAFFIC MANUAL - Rb-93 N.T.S.



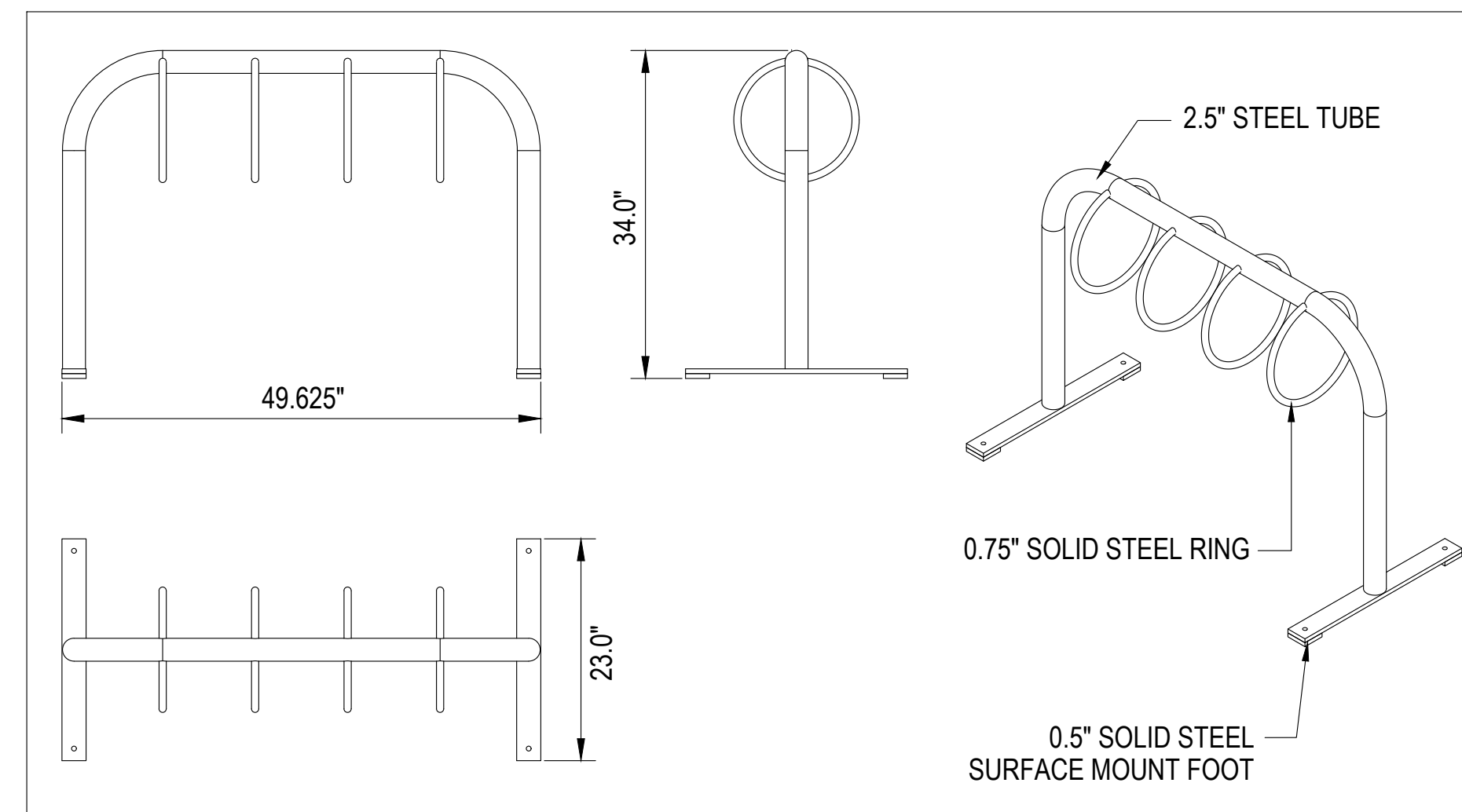
**02 FIRE ROUTE SIGN**  
TYPICAL N.T.S.



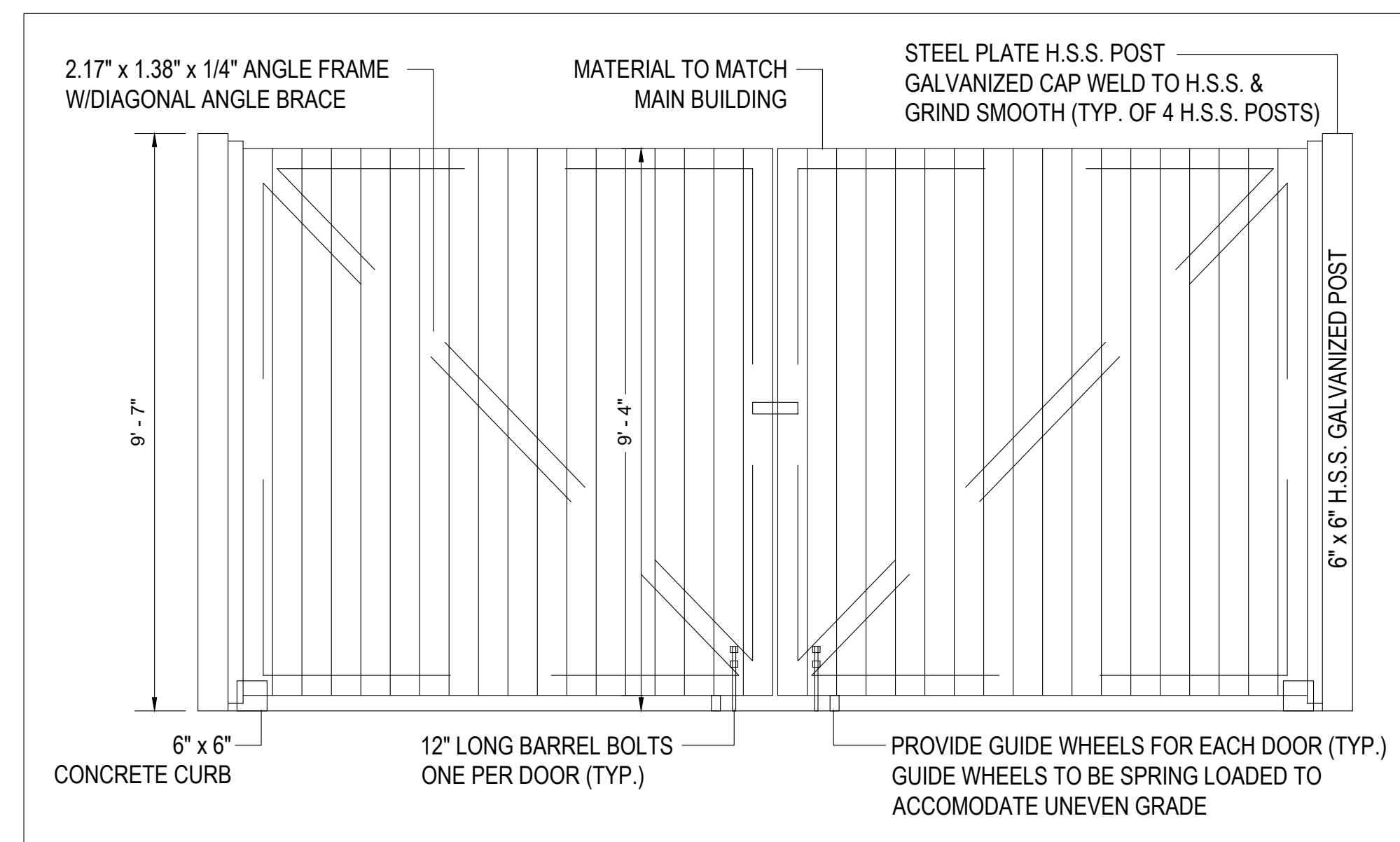
**04 CURB RAMP WITH DETECTABLE WARNING TILES**  
N.T.S.



**08 GARBAGE ENCLOSURE**  
1 OF 2 NOT TO SCALE

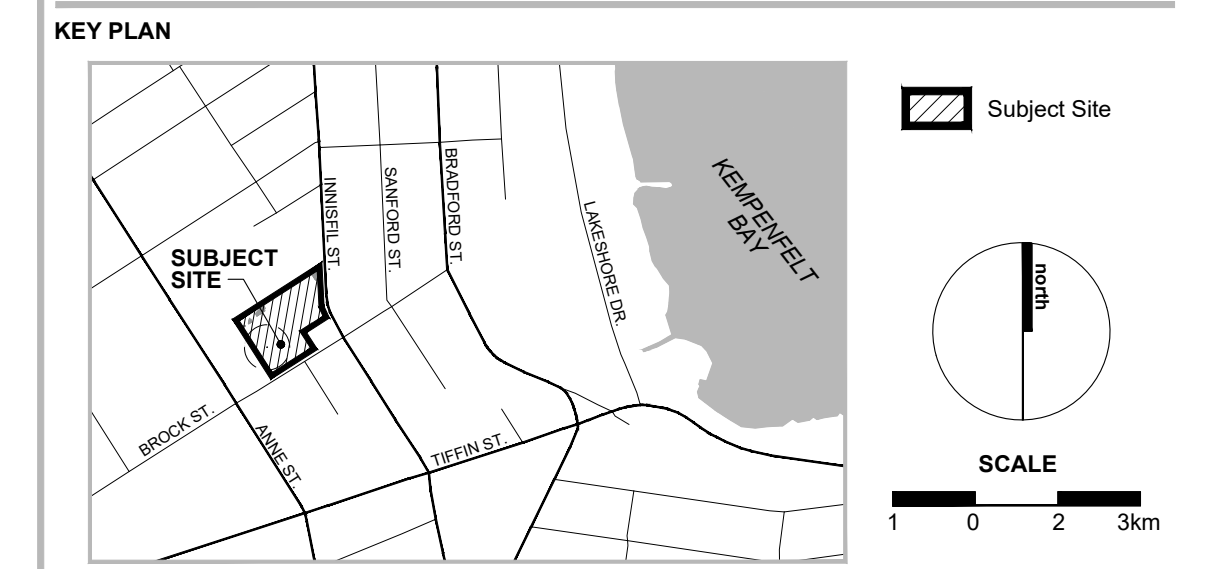


**03 BIKE RACK**  
N.T.S.



**08 GARBAGE ENCLOSURE ELEVATION**  
NOT TO SCALE

**LEGAL DESCRIPTION**  
PART OF LOT 25, CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF VESPREA  
CITY OF BARRIE  
COUNTY OF SIMCOE



**NOTES**  
**SOIL VAPOUR INTRUSION MITIGATION SYSTEM (SVIMS)**  
As per Cambium Risk Management Plan including sub-slab venting layer, geosynthetic vapour barrier and monitoring and maintenance requirements. Number and spacing of lateral geocomposite vapour collection drain pipes embedded in permeable granular material leading to vapour collection drain header pipe, and vent risers to convey vapours to above the roof by means of wind-driven or fan-powered turbines as per Soil Vapour Intrusion Mitigation System (SVIMS)  
Final design of the Soil Vapour Intrusion Mitigation System (SVIMS) to be provided on the Architectural Drawings submitted as part of the building permit application.

**FINAL APPROVED PLAN**  
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**Barrie**

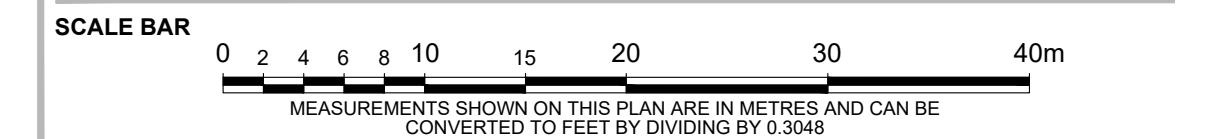
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**MHBC PLANNING**  
113 COLLIER STREET  
BARRIE, ON. L4M 1H2  
P: 705 728 0045 F: 705 728 2010  
WWW.MHBCPLAN.COM

STAMP	DATE	May 21, 2021
DRAWN BY	M.A.M.	
PLAN SCALE	1:375 (ARCH D)	
FILE No.	17272E	
CHECKED BY	J.N.	
OTHER		

**PROJECT**  
**164 INNISFIL STREET BUILDING ADDITION**  
1911940 ONTARIO INC.  
164 INNISFIL STREET  
BARRIE, ONTARIO L4N 3E7

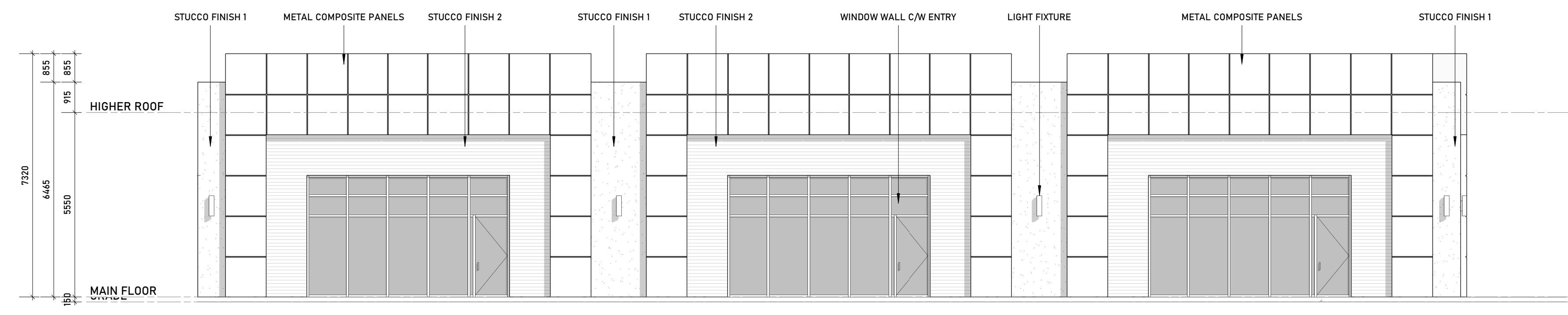
**FILE NAME** DETAILS SITE PLAN **DWG No.** 4 of 4



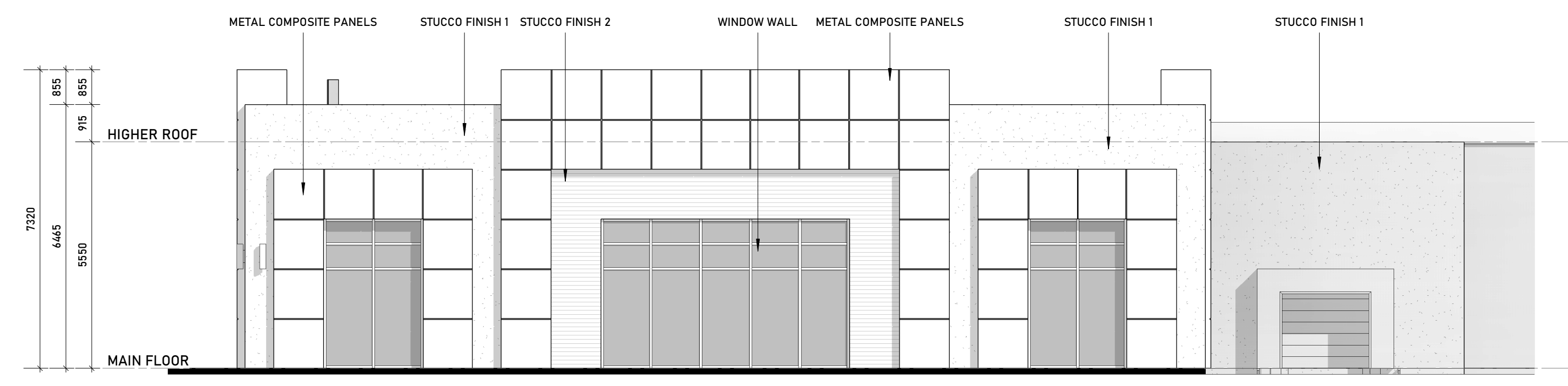
**FINAL APPROVED PLAN**  
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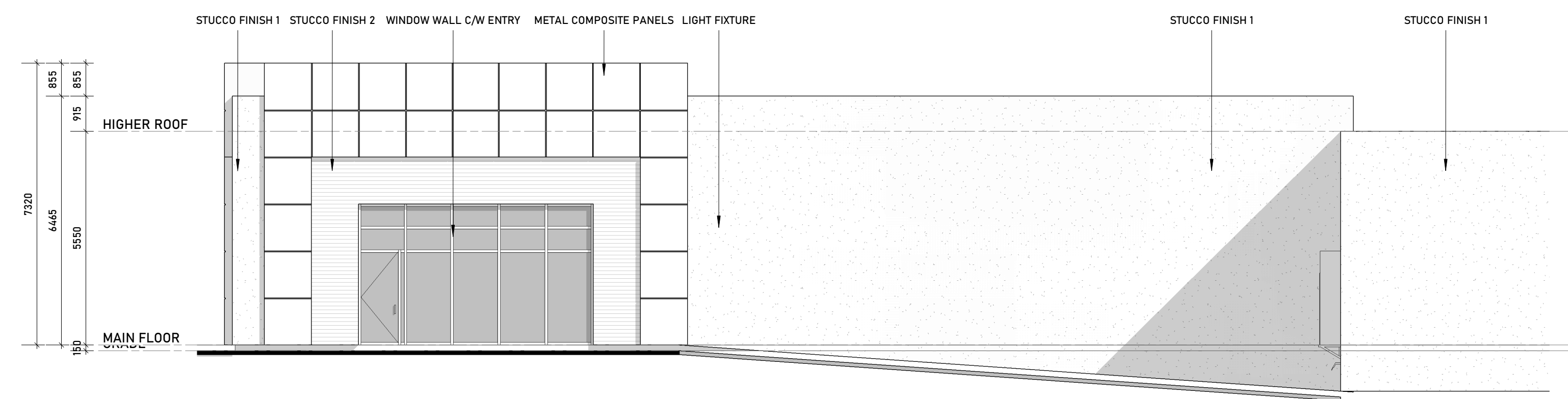
**ISM ARCHITECTS Inc.**  
 97 Toronto Street  
 Barrie, ON N6A 1P1  
 Tel: 705-726-2312  
 Email: isa@ismarchitects.ca  
 Website: www.ismarchitects.ca



**WEST**  
 SCALE: 1:100



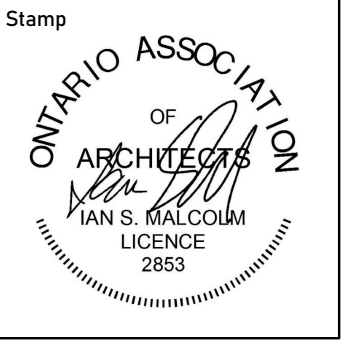
**SOUTH**  
 SCALE: 1:100



**EAST**  
 SCALE: 1:100



#	Description	Date
1	PROJECT STARTED	APR 14/21
2	ISSUE FOR REVIEW	APR 20/21
3	ISSUE FOR SUBMISSION	MAY 05/21
4		
5		
6		



Orientation

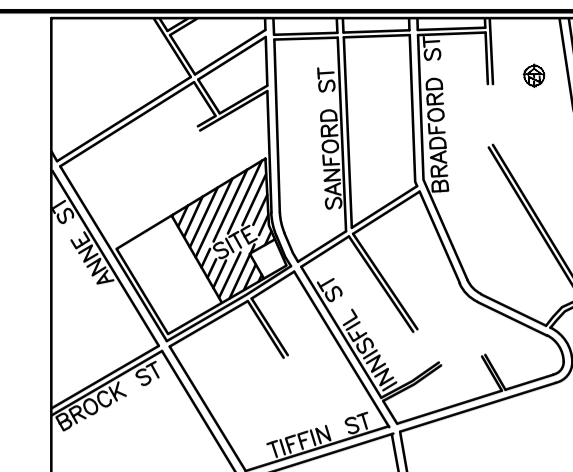
Client Information  
 1911940 ONTARIO INC.  
 2331 PENETENGUISHENE RD., ORO-MEDONTE  
 JAMIE SALTER  
 T:705.790.5590  
 E:jamiesalter@rogers.com

Project  
 NEW ADDITION  
 86 BROCK STREET/164  
 INNISFIL STREET, BARRIE, ON.

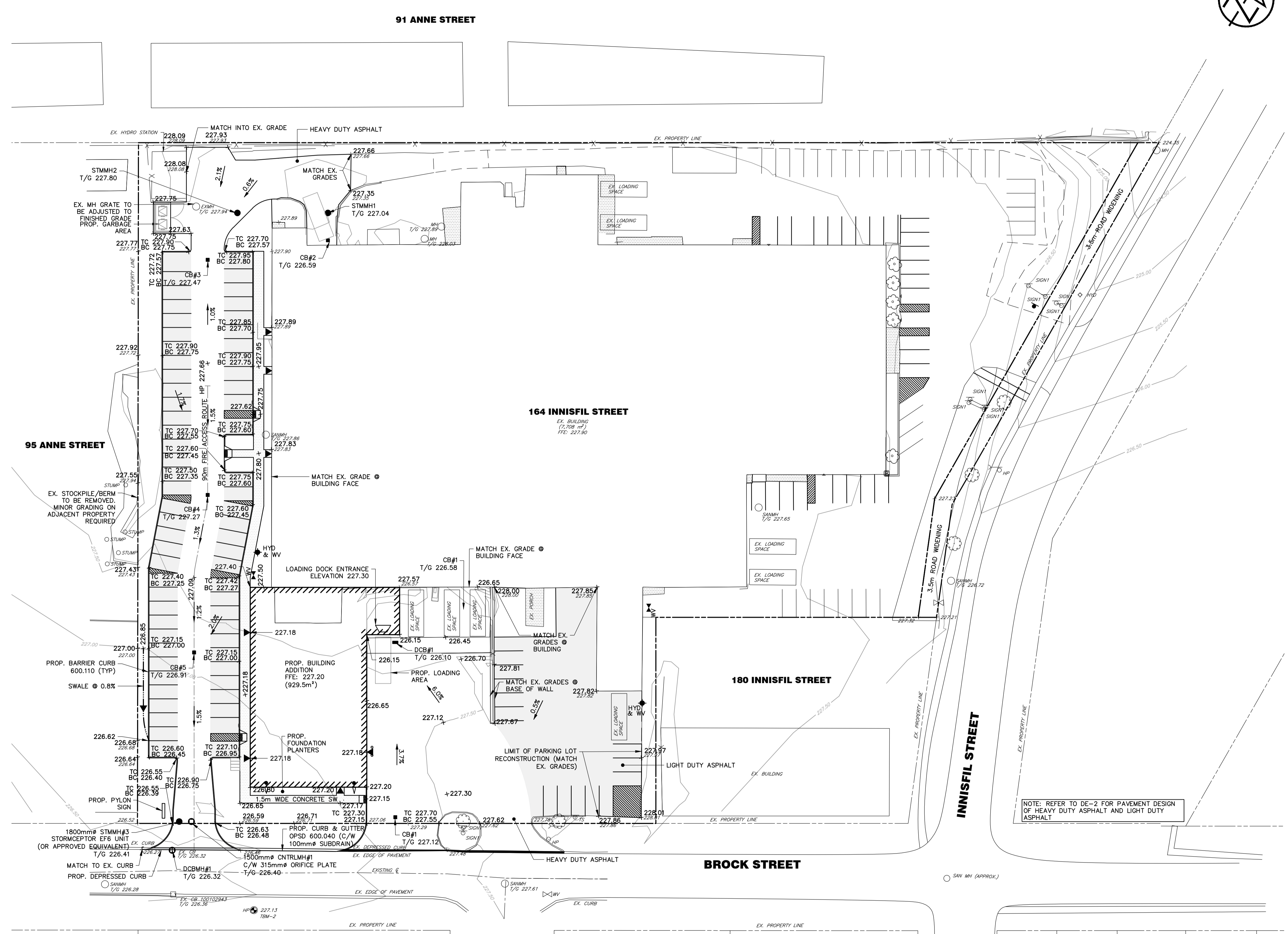
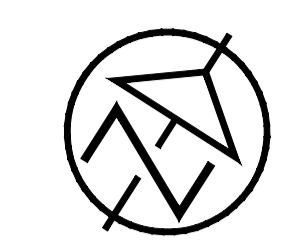
Project Information  
 Project No.: 204124  
 Drawn by:  
 Checked by: ISM  
 Date: APRIL 14, 2021  
 Scale: As indicated

Drawing  
**ELEVATIONS**

Drawing No.  
**A300**



**KEY PLAN**  
N.T.S.



**FINAL APPROVED PLAN**  
File: D11-012-2021  
Date: July 19, 2022  
**Barrie** No. of Pages: 18

**LEGEND**

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING CENTERLINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING SANITARY SEWER/SIZE	---
EXISTING SANITARY SERVICE	---
EXISTING WATERMAIN/SIZE	---
EXISTING WATER SERVICE	---
EXISTING STORM SEWER/SIZE	---
EXISTING CABLE PEDESTAL	---
EXISTING BELL PEDESTAL	---
EXISTING BELL MAINTENANCE HOLE	---
EXISTING HYDRO POLE	---
EXISTING SANITARY MAINTENANCE HOLE/NUMBER	---
PROPOSED SANITARY MAINTENANCE HOLE/NUMBER	---
EXISTING HYDRANT AND VALVE	---
PROPOSED HYDRANT AND VALVE	---
EXISTING WATER VALVE	---
PROPOSED WATER VALVE	---
EXISTING STORM MAINTENANCE HOLE	---
EXISTING CATCHBASIN	---
PROPOSED STORM MAINTENANCE HOLE	---
PROPOSED CATCHBASIN	---
PROPOSED WATER SERVICE	---
PROPOSED STORM SEWER	---
PROPOSED INSULATION	---
PROPOSED BUILDING	---
PROPOSED WATER METRE	---
PROPOSED ENTRANCE	---
PROPOSED LIGHT DUTY ASPHALT	---
PROPOSED GRADE	227.55+
EXISTING GRADE	226.99+

NOTE: REFER TO DE-2 FOR PAVEMENT DESIGN OF HEAVY DUTY ASPHALT AND LIGHT DUTY ASPHALT

**DISCLAIMER AND COPYRIGHT**  
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.  
TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.

**BENCHMARKS**  
TBM2 - ELEVATION 227.17  
NAIL SPIKE IN HYDRO POLE ON SOUTH SIDE OF BROCK ST, ACROSS FROM SITE, IN FRONT OF 85 BROCK ST UNIT 1.  
VERTICAL BENCHMARK: 01019865464 (2nd ORDER) ELEVATION: 229.03  
HORIZONTAL BENCHMARK: 01019865464 (3rd ORDER) NORTHING: 4914466.600 EASTING: 603860.300  
VERTICAL BENCHMARK: 03120080001 (2nd ORDER) ELEVATION: 220.219  
HORIZONTAL BENCHMARK: 03120080001 (4th ORDER) NORTHING: 4914612.55 EASTING: 604486.83

**NOTES**  
ELEVATIONS ARE GEODETIC (NAD83-GRS - GVD28) AND HAVE BEEN ADJUSTED +0.0512 ACCORDING TO GPS ON N4.  
SITE PLAN PREPARED BY MHBC, DATED FEBRUARY 7, 2022  
TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING LIMITED DECEMBER 8, 2020

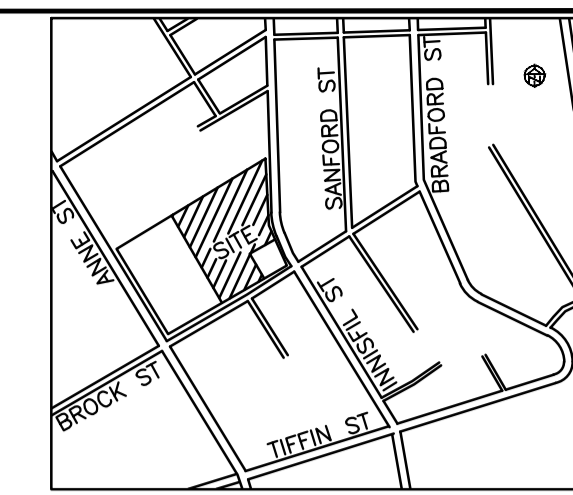
No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	ISSUED FOR SPA	JUNE 2/21	
2.	2nd SUBMISSION	OCT 5/21	
3.	3rd SUBMISSION	FEB 25/22	

**164 INNISFIL ST  
BARRIE**

**SITE GRADING PLAN**

**TATHAM ENGINEERING**

DESIGN: DJR FILE: 420446 DWG: **SG-1**  
DRAWN: DDOH/LB DATE: JAN 2021  
CHECK: NM SCALE: 1:400



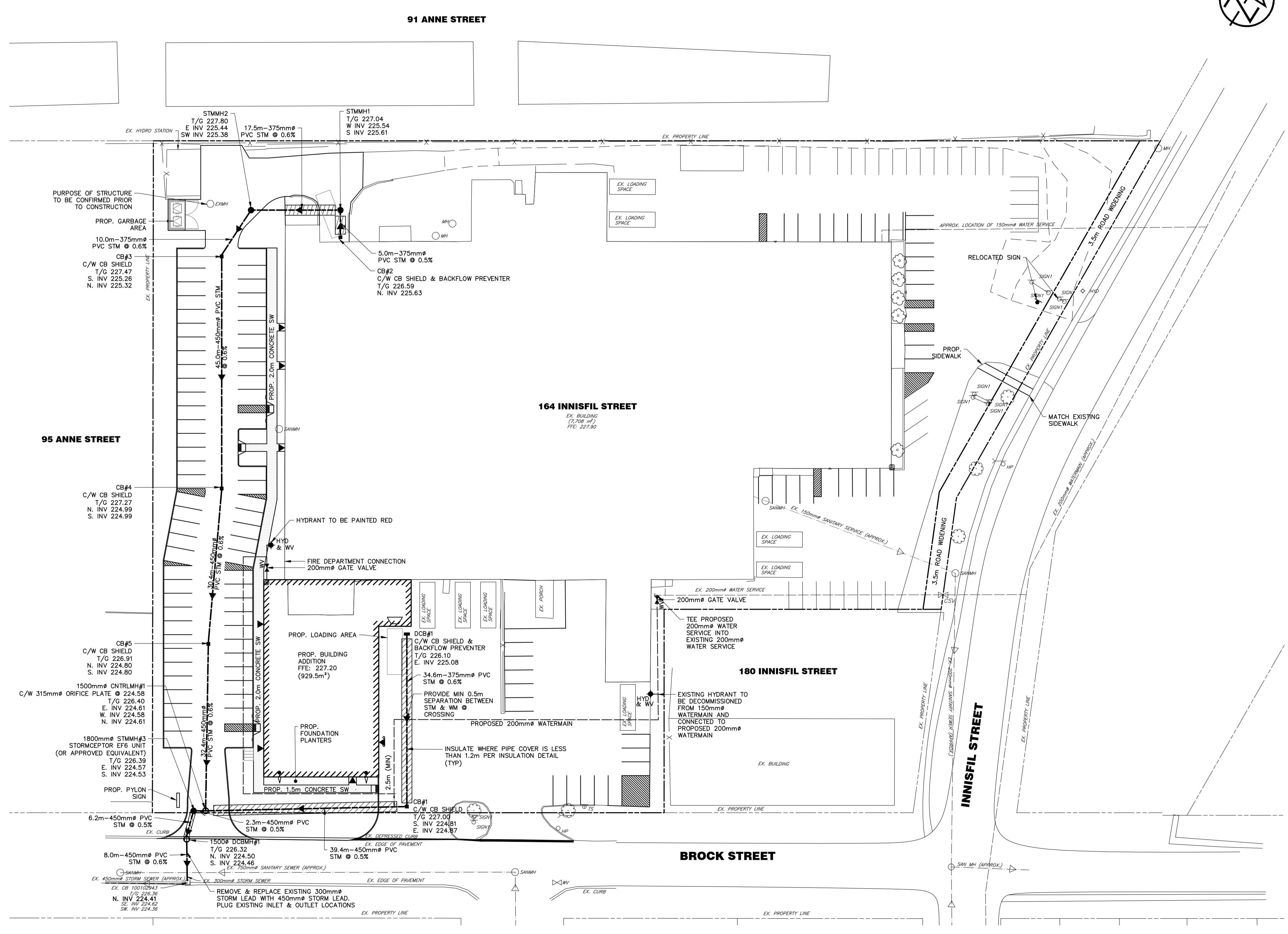
**KEY PLAN**  
N.T.S.

**FINAL APPROVED PLAN**  
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- NOTE:**
1. DOMESTIC WATER SERVICE TO ENTER BUILDING AS PER BSD-505.
  2. DOMESTIC SERVICE IS TO BE PROVIDED WITH BACK FLOW PREVENTION DEVICE AS PER CITY BY-LAW 2017-121.
  3. DOMESTIC WATER METER AND BACK FLOW PREVENTER AS PER BSD-533, LOCATED IN APPROPRIATELY SIZED MECHANICAL ROOM.
  4. THE FIRE SERVICE RISER ENTERING THE BUILDING TO BE CONSTRUCTED PER BSD-505
  5. THE HYDRANT IS TO BE INSTALLED PER BSD-507
  6. TRACER WIRE ON THE 150 mm DIA. WATERMAIN TO BE INSTALLED PER BSD-515
  7. SANITARY FOR PROPOSED ADDITION TO CONNECT TO EXISTING BUILDING

**LEGEND**

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING CENTERLINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING SANITARY SEWER/SIZE	---
EXISTING SANITARY SERVICE	---
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EXISTING BELL PEDESTAL	---
EXISTING BELL MAINTENANCE HOLE	---
EXISTING HYDRO POLE	---
EXISTING SANITARY MAINTENANCE HOLE/NUMBER	---
PROPOSED SANITARY MAINTENANCE HOLE/NUMBER	---
EXISTING HYDRANT AND VALVE	---
PROPOSED HYDRANT AND VALVE	---
EXISTING WATER VALVE	---
PROPOSED WATER VALVE	---
EXISTING STORM MAINTENANCE HOLE	---
EXISTING CATCHBASIN	---
PROPOSED STORM MAINTENANCE HOLE	---
PROPOSED CATCHBASIN	---
PROPOSED WATER SERVICE	---
PROPOSED STORM SEWER	---
PROPOSED INSULATION	---
PROPOSED BUILDING	---
PROPOSED WATER METRE	---
PROPOSED ENTRANCE	---
PROPOSED ROOF LEADER	---



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VERTICAL BENCHMARK: 01019865464 (2nd ORDER) ELEVATION: 229.03  
HORIZONTAL BENCHMARK: 01019865464 (3rd ORDER) NORTHING: 4914466.600 EASTING: 603860.300  
VERTICAL BENCHMARK: 03120080001 (2nd ORDER) ELEVATION: 220.219  
HORIZONTAL BENCHMARK: 03120080001 (4th ORDER) NORTHING: 4914612.55 EASTING: 604486.83

**NOTES**  
ELEVATIONS ARE GEODETIC (NAD83-CSR5 - GVD28) AND HAVE BEEN ADJUSTED +0.0512 ACCORDING TO GPS ON N4.  
SITE PLAN PREPARED BY MHBC, DATED FEBRUARY 7, 2022  
TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING LIMITED DECEMBER 8, 2020

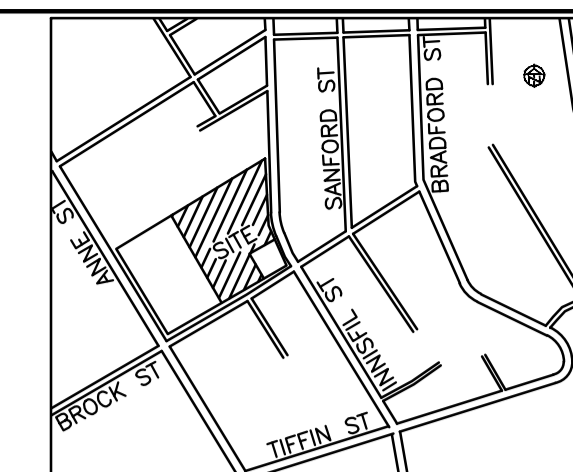
No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	ISSUED FOR SPA	JUNE 2/21	
2.	2nd SUBMISSION	OCT 5/21	
3.	3rd SUBMISSION	FEB 25/22	

**164 INNISFIL ST  
BARRIE**

**SITE SERVICING PLAN**

**TATHAM ENGINEERING**

DESIGN: DJR	FILE: 420446	DWG:
DRAWN: DDOH/LB	DATE: JAN 2021	<b>SS-1</b>
CHECK: NM	SCALE: 1:400	



**KEY PLAN**  
N.T.S.

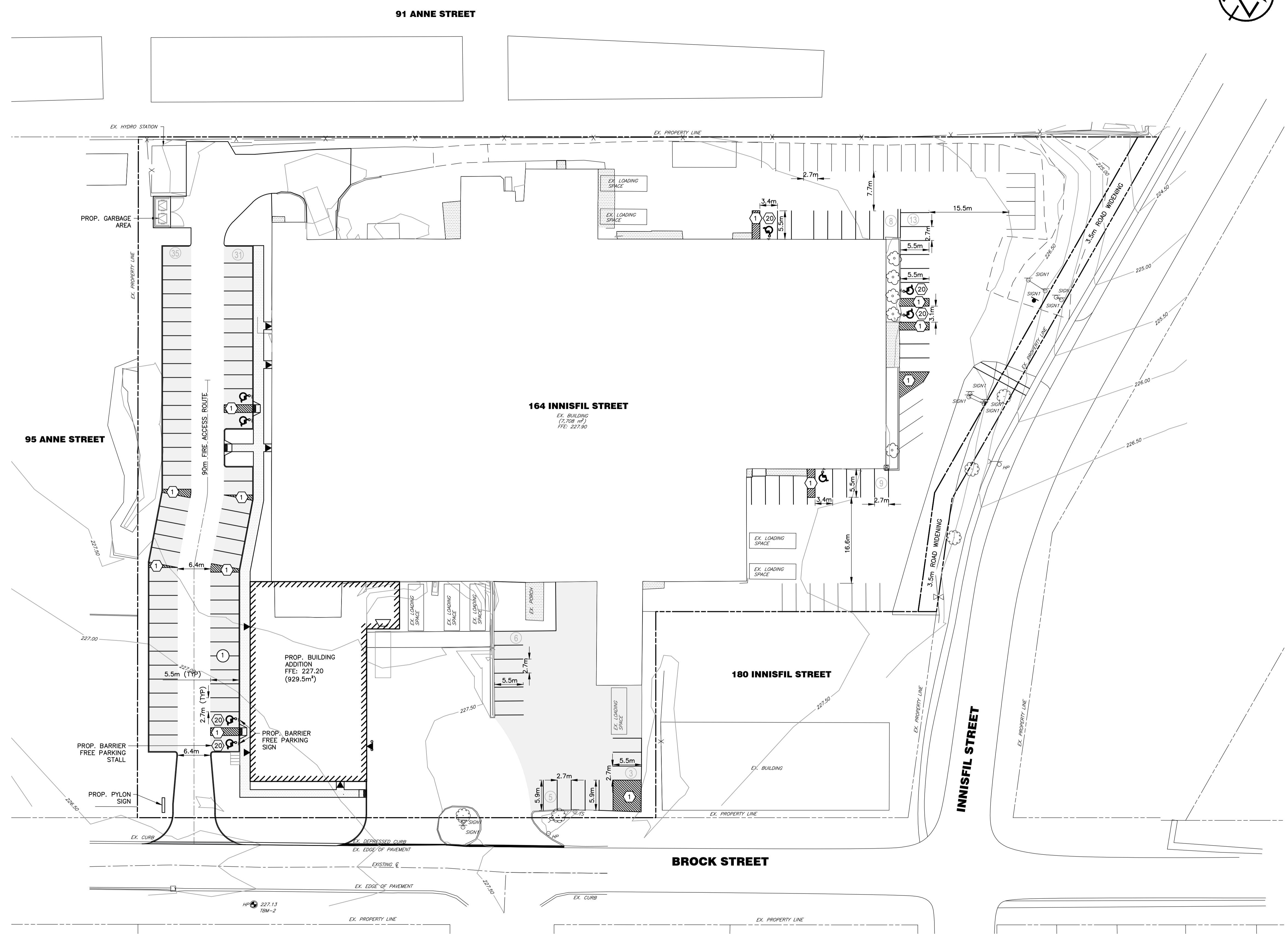
**FINAL APPROVED PLAN**  
File: D11-012-2021  
Date: July 19, 2022  
Barrie No. of Pages: 18

1	SOLID YELLOW,10cm
2	SOLID DOUBLE YELLOW,10cm
3	363 BROKEN YELLOW,10cm
4	SOLID YELLOW,20cm
5	SOLID WHITE,10cm
6	333 BROKEN WHITE,10cm
7	363 BROKEN WHITE,10cm
8	393 BROKEN WHITE,10cm
9	SOLID WHITE,20cm
10	111 BROKEN WHITE,10cm
11	333 BROKEN WHITE,20cm
12	333 BROKEN WHITE,30cm
13	SOLID WHITE,30cm
14	SOLID WHITE,45cm
15	SOLID WHITE,60cm
20	SYMBOLS
[ ]	LIMITS OF MARKINGS

- NOTES:**
- 1, 333, 363, 393, Denotes Pavement Marking Spacing (i.e., 3 m line, 3 m gap, 3 m line)
  - ① Denotes PAVEMENT MARKING, PAINT
  - ① Denotes PAVEMENT MARKING, TEMPORARY
  - △ Denotes PAVEMENT MARKING, TEMPORARY-REMOVABLE
  - ① Denotes PAVEMENT MARKING, DURABLE

**LEGEND**

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING CENTERLINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING SANITARY SEWER/SIZE	--- SAN
EXISTING SANITARY SERVICE	--- SAN
EXISTING WATERMAIN/SIZE	--- W/M
EXISTING WATER SERVICE	--- W/M
EXISTING STORM SEWER/SIZE	--- STM
EXISTING CABLE PEDESTAL	--- C/P
EXISTING BELL PEDESTAL	--- B/P
EXISTING BELL MAINTENANCE HOLE	--- B/MH
EXISTING HYDRO POLE	--- H/P
EXISTING SANITARY MAINTENANCE HOLE/NUMBER	--- S/MH
PROPOSED SANITARY MAINTENANCE HOLE/NUMBER	--- S/MH
EXISTING HYDRANT AND VALVE	--- H/V
PROPOSED HYDRANT AND VALVE	--- H/V
EXISTING WATER VALVE	--- W/V
PROPOSED WATER VALVE	--- W/V
EXISTING STORM MAINTENANCE HOLE	--- S/MH
EXISTING CATCHBASIN	--- C/B
PROPOSED STORM MAINTENANCE HOLE	--- S/MH
PROPOSED CATCHBASIN	--- C/B
PROPOSED WATER SERVICE	--- W/S
PROPOSED STORM SEWER	--- S/S
PROPOSED INSULATION	--- I
PROPOSED BUILDING	--- B
PROPOSED WATER METRE	--- W/M
PROPOSED ENTRANCE	--- E
PROPOSED LIGHT DUTY ASPHALT	--- L/A



**DISCLAIMER AND COPYRIGHT**  
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**BENCHMARKS**  
BEM2 - ELEVATION 227.17  
NAIL SPIKE IN HYDRO POLE ON SOUTH SIDE OF BROCK ST, ACROSS FROM SITE, IN FRONT OF 85 BROCK ST UNIT 1.  
VERTICAL BENCHMARK: 01019865464 (2nd ORDER) ELEVATION: 229.03  
HORIZONTAL BENCHMARK: 01019865464 (3rd ORDER) NORTHING: 4914466.600 EASTING: 603860.300  
VERTICAL BENCHMARK: 03120080001 (2nd ORDER) ELEVATION: 220.219  
HORIZONTAL BENCHMARK: 03120080001 (4th ORDER) NORTHING: 4914612.55 EASTING: 604486.83

**NOTES**  
ELEVATIONS ARE GEODETIC (NAD83-CSR5 - GVD28) AND HAVE BEEN ADJUSTED +0.0512 ACCORDING TO GPS ON N4.  
SITE PLAN PREPARED BY MHBC, DATED FEBRUARY 7, 2022  
TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING LIMITED DECEMBER 8, 2020

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	ISSUED FOR SPA	JUNE 2/21	
2.	2nd SUBMISSION	OCT 5/21	
3.	3rd SUBMISSION	FEB 25/22	

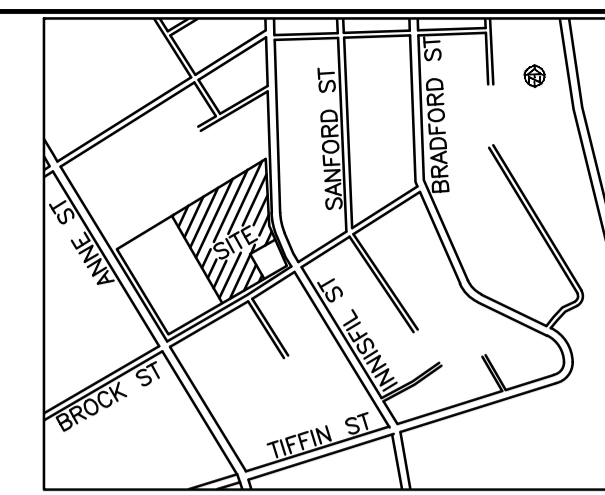
**ENGINEER STAMP**

**164 INNISFIL ST  
BARRIE**

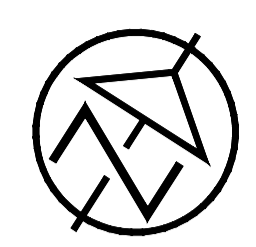
**PAVEMENT MARKING PLAN**

**TATHAM ENGINEERING**

DESIGN: DJR	FILE: 420446	DWG:
DRAWN: DDOH/LB	DATE: JAN 2021	<b>PM-1</b>
CHECK: NM	SCALE: 1:400	



**KEY PLAN**  
N.T.S.

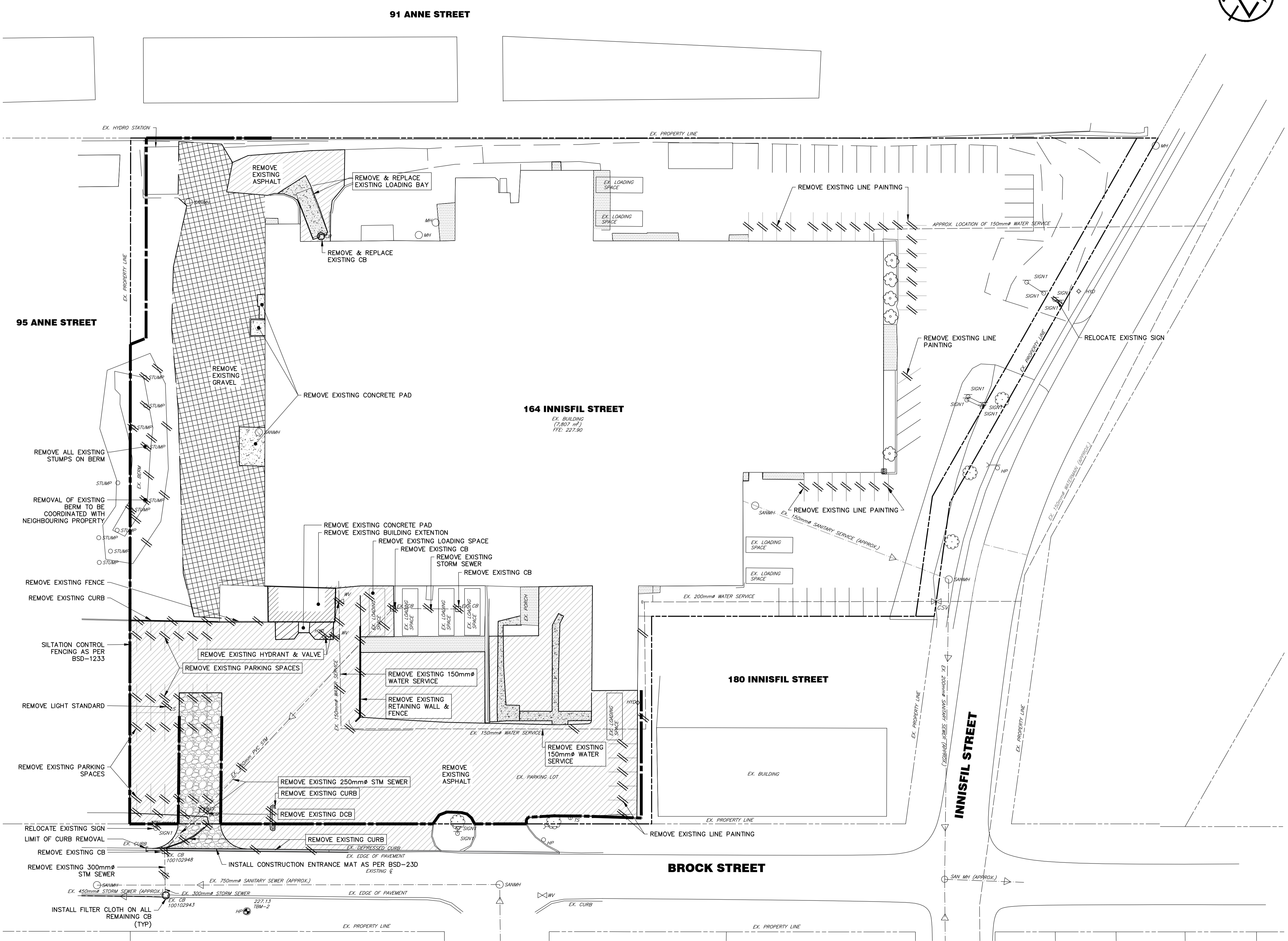


**FINAL APPROVED PLAN**  
File: D11-012-2021  
Date: July 19, 2022  
**Barrie** No. of Pages: 18

- NOTES:**
1. ALL SEDIMENT CONTROL MEASURES MUST BE INSTALLED PRIOR TO CONSTRUCTION.
  2. ALL SEDIMENT CONTROLS TO REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION INCLUDING ALL LANDSCAPING WORKS.
  3. MAINTAIN AND PROTECT ALL EXISTING MUNICIPAL SERVICES AND UTILITIES EXCEPT WHERE OTHERWISE NOTED.
  4. FILTER CLOTH TO BE INSTALLED ON ALL EXISTING CATCH BASINS UNTIL THEY ARE REMOVED.

**LEGEND**

EXISTING PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING CENTERLINE	---
EXISTING EDGE OF ASPHALT	---
EXISTING SANITARY SEWER/SIZE	200# SAN
EXISTING SANITARY SERVICE	150# W/M
EXISTING WATERMAIN/SIZE	150# W/M
EXISTING WATER SERVICE	150# W/M
EXISTING STORM SEWER/SIZE	175# STM
EXISTING CONTOUR	230.00
EXISTING SPOT ELEVATION	x
EXISTING CABLE PEDESTAL	x
EXISTING BELL PEDESTAL	○
EXISTING BELL MAINTENANCE HOLE	○
EXISTING HYDRO POLE	○
EXISTING DECIDUOUS TREE	○
EXISTING SANITARY MAINTENANCE HOLE/NUMBER	○
EXISTING HYDRANT AND VALVE	◇
EXISTING WATER VALVE	◇
EXISTING STORM MAINTENANCE HOLE	○
EXISTING CATCHBASIN	□
SILT FENCE	---
MISCELLANEOUS REMOVAL ITEM	---
CONSTRUCTION ENTRANCE MAT	▨
CONCRETE REMOVAL	▨
ASPHALT REMOVAL	▨
GRAVEL REMOVAL	▨
BUILDING REMOVAL	▨



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**BENCHMARKS**  
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SITE PLAN PREPARED BY MHBC, DATED FEBRUARY 7, 2022  
TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING LIMITED DECEMBER 8, 2020

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
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2.	2nd SUBMISSION	OCT 5/21	
3.	3rd SUBMISSION	FEB 25/22	



**164 INNISFIL ST  
BARRIE**

**REMOVALS & EROSION &  
SEDIMENT CONTROL PLAN**

**TATHAM ENGINEERING**

DESIGN: DJR	FILE: 420446	DWG:
DRAWN: DDOH/LB	DATE: JAN 2021	<b>RM-1</b>
CHECK: NM	SCALE: 1:400	



**NOTES:**

1. THIS STANDARD IS TO BE IN ACCORDANCE WITH SCHEDULE "B" OF THE SITE ALTERATION BY-LAW, CODE FOR THE DESIGN AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES AND IS TO BE ADMINISTERED ACCORDINGLY.
2. Purpose of Construction Mat is to minimize transportation of sediment onto roadway.
3. Construction mat is to be installed as the first step in the site alteration process.
4. Construction mats are required where paved roads are within 300m of the site.

**CITY OF BARRIE STANDARD**

1.	Standardized Dimension Text	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
<b>CONSTRUCTION ENTRANCE MAT</b>					
NO.	REVISION	APR'D	DATE	BSD-23D	

**NOTES:**

1. THIS STANDARD IS TO BE USED IN ACCORDANCE WITH THE SITE ALTERATION BY-LAW FOR THE DESIGN AND MAINTENANCE OF EROSION CONTROL MEASURES AND IS TO BE ADMINISTERED ACCORDINGLY.
2. SILT / SEDIMENT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
3. SILTATION CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CORRELATE TO M.T.O. DRAINAGE MANUAL VOLUME 2 "CHART F4-3C TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT".
4. SILTATION CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL 300mm BE EITHER STAPLE SPLICING OR TRENCHING METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% S.P.D.
5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
6. SILT / SEDIMENT CONTROL FENCE MAY BE UTILIZED FOR TREE PRESERVATION AND IS TO BE USED IN CONJUNCTION WITH BSD-1231, BSD-1232 AND BSD-1235.

**CITY OF BARRIE STANDARD**

2.	Standardized Dimension Text	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
<b>SILTATION CONTROL FENCING</b>					
NO.	REVISION	APR'D	DATE	BSD-233	

**NOTES:**

1. ADJUSTMENT UNITS SHALL NOT BE USED BEYOND THE OUTSIDE EDGE OF THE STRUCTURE.
2. MAINTENANCE HOLES AND CATCH BASINS SHALL BE ADJUSTED TO FINAL GRADE WHEN TOP LIFT OF ASPHALT IS PLACED.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
4. IF A TAPER IS REQUIRED IN AN ADJUSTMENT UNIT, THEN THE ADJUSTMENT UNIT SHALL BE OF THE TYPE MANUFACTURED WITH A TAPER IN PLACE.

**CITY OF BARRIE STANDARD**

3.	Standardized Dimension Text	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
<b>MAINTENANCE HOLE AND CATCH BASIN ADJUSTMENT UNITS</b>					
NO.	REVISION	APR'D	DATE	BSD-41	

**GENERAL NOTES**

1. DRAWINGS
2. MEASUREMENTS
3. GENERAL

**CITY OF BARRIE STANDARD**

3.	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
<b>GENERAL NOTES</b>				
NO.	REVISION	APR'D	DATE	BSD-N6

**GENERAL NOTES - SANITARY SEWER**

**SANITARY SEWERS**

- ALL 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<sup>2</sup> CONFORMING TO CSA STANDARD A257.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS 1).
- 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 MANUFACTURES GUIDELINES.

**CITY OF BARRIE STANDARD**

4.	NOTE 'B' - "ENGINEERING"	B.R.	2002.10.28	APR'D: R.G.N.	DATE: 92.05.15
3.	NOTE 'B' OPSD NUMBER REVISION	K.C.	2000.03.16	APR'D: R.G.N.	DATE: 92.05.15
2.	NOTE '1' CHANGED	K.C.	98.03.30	APR'D: L.A.J.	SCALE: N.T.S.
1.	CHANGES TO B. TO G.	K.C.	95.04.24	APR'D: L.A.J.	SCALE: N.T.S.
<b>GENERAL NOTES SANITARY SEWERS</b>					
NO.	REVISION	APR'D	DATE	BSD-N3	

**GENERAL NOTES ROADWORKS**

- GRADE AND CROSSFALL ADJUSTMENT OF MAINTENANCE HOLE AND CATCHBASIN FRAMES WILL BE MADE USING PRODUCTS SPECIFICALLY MANUFACTURED FOR THAT PURPOSE.
- ADJUSTMENT UNITS MUST BE CERTIFIED TO MEET ALL PERTINENT OPS, CSA, ASTM AND MTO-DSM LISTS, OR OTHER INDUSTRY GUIDELINES FOR MATERIALS, PERFORMANCE AND USE AS APPLICABLE.
- ADJUSTMENT UNITS AND JOINTS WILL BE SEALED AND OR PARGED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND GUIDELINES.
- MORTAR IS USED FOR LEVELING OF PRECAST UNITS ONLY. THE THICKNESS OF MORTAR WILL BE 10mm TO FILL ALL VOIDS CREATED BY IRREGULARITIES IN THE PRECAST UNITS TO ENSURE AN EVEN SURFACE ONLY.

**CITY OF BARRIE STANDARD**

1.	Standardized Dimension Text	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
<b>GENERAL NOTES ROADWORKS</b>					
NO.	REVISION	APR'D	DATE	BSD-N2	

**GENERAL NOTES - WATERMAIN**

- CONTRACTORS SHALL INFORM THE CITY OF BARRIE WATER OPERATIONS DEPARTMENT A MINIMUM OF 48 HOURS IN ADVANCE OF THEIR INTENTIONS TO PERFORM WORK ON WATER INFRASTRUCTURE.
- OPERATION OF HYDRANTS AND VALVES ON THE POTABLE WATER SYSTEM BY OTHER THAN QUALIFIED WATER OPERATIONS STAFF IS PROHIBITED BY CURRENT BY-LAW. CITY SERVICE FEES ARE FOR THE CURRENT FEES BY-LAW. THE CITY'S WATER OPERATIONS STAFF WILL SWAB, PRESSURE TEST, OR GRAB AND FLUSH ALL NEW WATERMANS.
- MINIMUM COVER OVER WATERMAIN SHALL BE 1.7m. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS SHALL BE 1.5m WHERE WATERMAIN CONFLICTS WITH SEWER PIPES. DEFLECT WATERMAIN HORIZONTALLY OR VERTICALLY WHILE PROVIDING A MINIMUM OF 0.5m CLEARANCE BETWEEN WATERMAIN AND SEWERS. MAINTAIN MINIMUM DEPTH OF COVER AT ALL TIMES.
- WATERMAIN SHALL BE INSTALLED IN BEDDING AS PER OPSD 802.010 (GRANULAR 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD 802.030 OR 802.031 CLASS B (GRANULAR 'A' BEDDING MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING. SAND MEETING GRADATION REQUIREMENTS OF OPSD MAIN 104.05.07 COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY IS PERMISSIBLE WHERE NOTED IN STANDARD DETAILS. GEOTECHNICAL CERTIFICATION OF MATERIAL AND COMPACTION TESTING MUST BE PROVIDED EVERY 150 METRES. THE COMPACTION TESTING MUST INCLUDE THE ENTIRE EMBEDMENT ENVELOPE (HAUNCHES, BEDDING, TOP OF PIPE AND COVER).
- COPPER WATER MAINS AND SERVICES 25mm TO 50mm IN DIAMETER SHALL BE EMBEDDED IN SAND 100mm ABOVE AND BELOW TO CONFORM TO OPSD MAIN 104.05.07.
- RESTRAINING WALL BE REQUIRED ON ALL HYDRANTS, THRUST BLOCKS, AS PER OPSD 1103.010 AND 1103.020. RESTRAINING DEVICES MAY BE REQUIRED IN ADDITION TO STANDARD CONCRETE THRUST BLOCKING WHERE SOIL CONDITIONS WARRANT AT THE CITY'S DISCRETION.
- NEW WATERMANS TO BE PVC DR10 CL150 MINIMUM DUCTILE IRON CL52 AS PER THE APPROVED MANUFACTURERS PRODUCTS FOR LINEAR WATER SYSTEMS LIST.
- TRACING WIRE SHALL BE #12 AWG HIGH STRENGTH COPPER CLAD (HS-CSS) AND SHALL BE INSTALLED ON THE TOTAL LENGTH OF ALL WATERMAIN AND BROUGHT UP AT EACH HYDRANT AND CONNECTED TO FLANGE BOLT. ALL SPLICES TO UTILIZE CONNECTORS AS PER THE APPROVED MANUFACTURERS PRODUCTS FOR LINEAR WATER SYSTEMS LIST.
- ALL WATER SERVICES SHALL BE MINIMUM 25mm TYPE 'K' COPPER OR 25mm CROSS LINKED POLYETHYLENE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF WATER OPERATIONS. WATER SERVICE SADDLES SHALL BE USED WHEN TAPPING INTO PVC WATERMAIN.
- SERVICE TAPPINGS SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m AND A MINIMUM OF 0.6m FROM JOINTS. (ENDS OF PIPE)
- RISER PIPES ARE TO BE INSTALLED AS PER BSD-510, AND REMOVED AS DIRECTED. SWABBING SCHEDULE TO BE SUPPLIED BY A WATER OPERATIONS FIELD REPRESENTATIVE. ALL RISERS ARE TO BE RESTRAINED OR THRUST BLOCKED.
- ALL NEW CURBS STOPS AND BOXES TO BE LOCATED AT PROPERTY LINE AND OUT OF DRIVEWAYS AND SIDEWALKS.

**CITY OF BARRIE STANDARD**

2.	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
<b>GENERAL NOTES - WATERMAIN</b>				
NO.	REVISION	APR'D	DATE	BSD-500

**GENERAL NOTES - STORM SEWER**

**STORM SEWER**

- STORM SEWER TO BE PROVIDED ON ALL ROADS WITH CURB AND GUTTER.
- 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.
- STORM SEWER TO BE LOCATED OFFSET 3.0m SOUTH OR EAST OF CENTRELNE.
- PIPE MATERIAL SHALL BE REINFORCED CONCRETE WITH A MINIMUM STRENGTH OF 50 N/m<sup>2</sup> CERTIFIED TO C.S.A. STANDARD A247.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS 1) 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 MANUFACTURES INSTALLATION GUIDES AND THE O.C.P.A. OR UNIBELL GUIDELINES.
- SUMP PUMP DISCHARGE PIPING IN BOULEVARD: IN THE EVENT OF OVERACTIVE 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 CATCH-BASIN DOWNSTREAM. DEPTH OF SEWER IS TO BE EQUAL TO SUBDRAIN DEPTH, NOT TO BE DIRECTLY CONNECTED TO FOUNDATION DRAINS.

**CITY OF BARRIE STANDARD**

4.	NOTE 'X' - SUMP PUMP DISCHARGE PIPING	B.R.	2003.01.07	APR'D: R.G.N.	DATE: 92.05.15
3.	NOTE 'Y' & 'Z' - "DIRECTOR OF ENGINEERING"	B.R.	2002.10.28	APR'D: R.G.N.	DATE: 92.05.15
2.	NOTE 'C' OPSD NUMBER REVISION	K.C.	2000.03.16	APR'D: L.A.J.	SCALE: N.T.S.
1.	NOTE 'D' CHANGED	K.C.	98.03.30	APR'D: L.A.J.	SCALE: N.T.S.
<b>GENERAL NOTES STORM SEWERS</b>					
NO.	REVISION	APR'D	DATE	BSD-N5	

**NOTES:**

- FROST TAPER USED IF DEPTH IS LESS THAN 1200mm
- UNDESIRABLE FILL TO BE USED IN INTERSECTION AND ON HIGH VOLUME ARTERIAL/COLLECTOR ROADS.
- ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS OTHERWISE NOTED.

**CITY OF BARRIE STANDARD**

1.	Standardized Dimension Text	J.S.	05.10.28	APR'D: R.G.N.	DATE: 04.03.16
<b>TYPICAL TRENCH RESTORATION</b>					
NO.	REVISION	APR'D	DATE	BSD-330	

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**BENCHMARKS**

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 NAIL SPIKE IN HYDRO POLE ON SOUTH SIDE OF BROCK ST, ACROSS FROM SITE, IN FRONT OF 85 BROCK ST UNIT 1.  
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 HORIZONTAL BENCHMARK: 01019865464 (3rd ORDER) NORTHING: 4914466.600 EASTING: 603860.300  
 VERTICAL BENCHMARK: 03120080001 (2nd ORDER) ELEVATION: 220.219  
 HORIZONTAL BENCHMARK: 03120080001 (4th ORDER) NORTHING: 4914612.55 EASTING: 604486.83

**NOTES**

ELEVATIONS ARE GEODETIC (NAD83-CSR5 - GVD28) AND HAVE BEEN ADJUSTED +0.0512 ACCORDING TO GPS ON N4.

SITE PLAN PREPARED BY MHBC, DATED FEBRUARY 7, 2022

TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING LIMITED DECEMBER 8, 2020

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	ISSUED FOR SPA	JUNE 2/21	
2.	2nd SUBMISSION	OCT 5/21	
3.	3rd SUBMISSION	FEB 25/22	

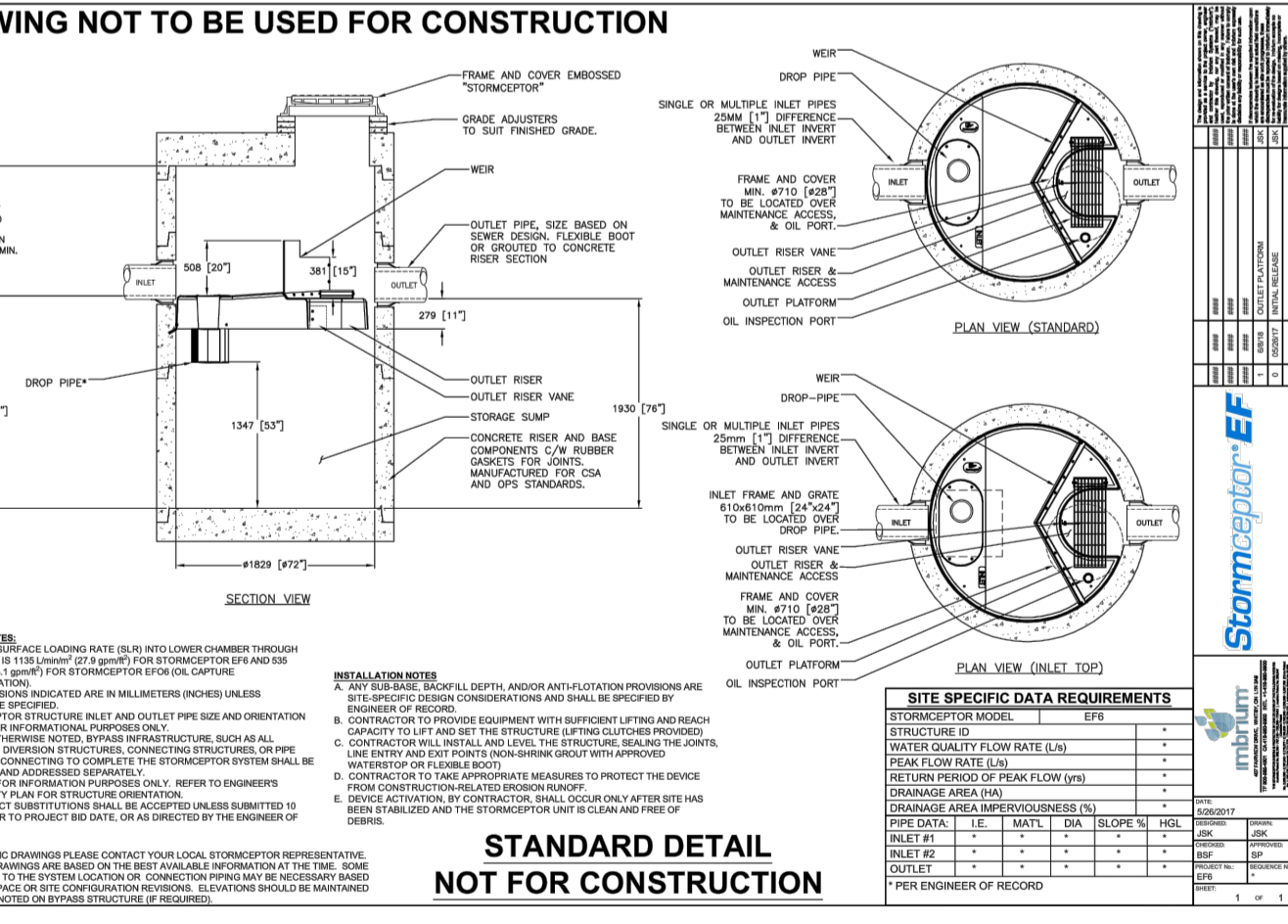
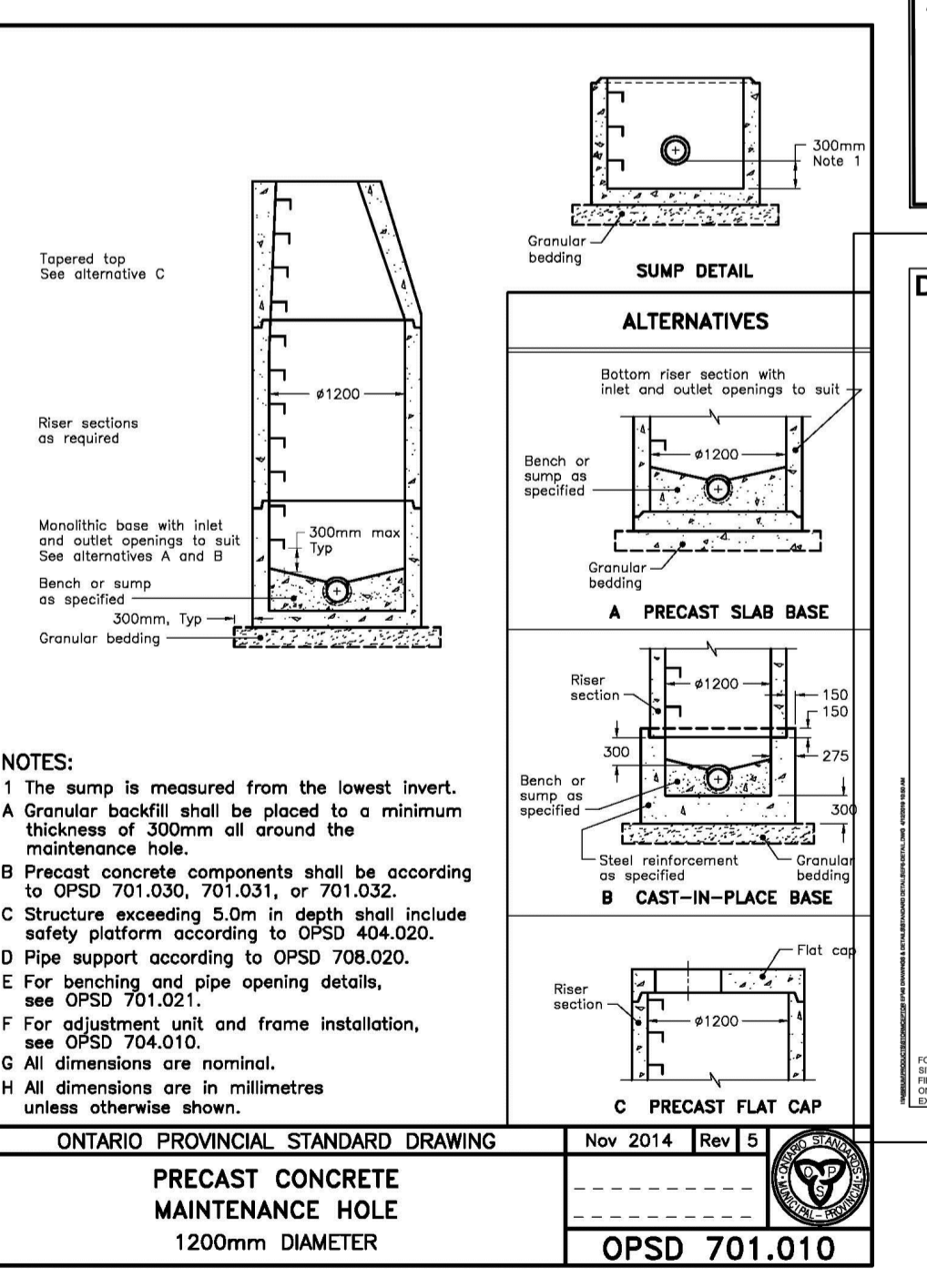
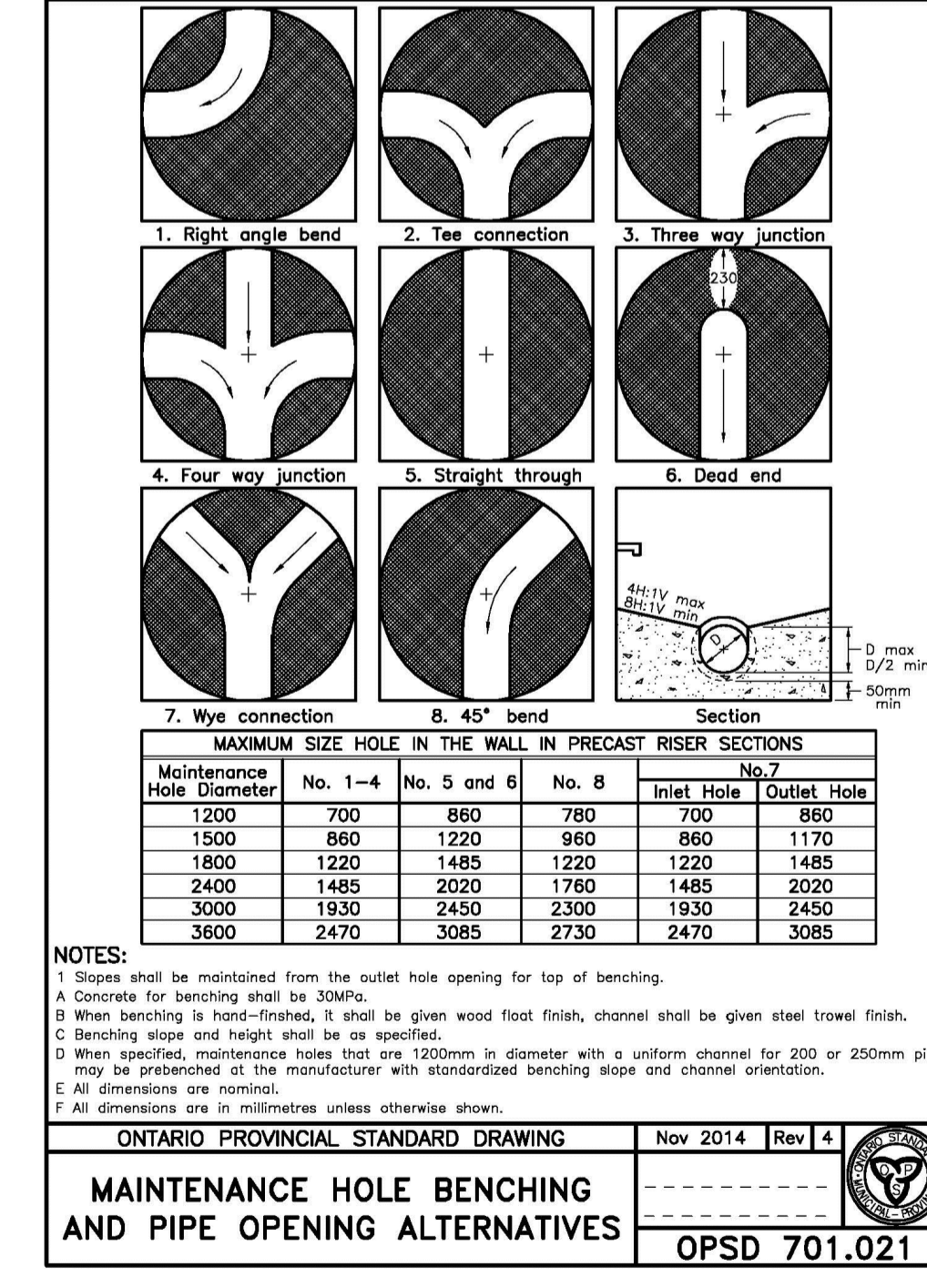
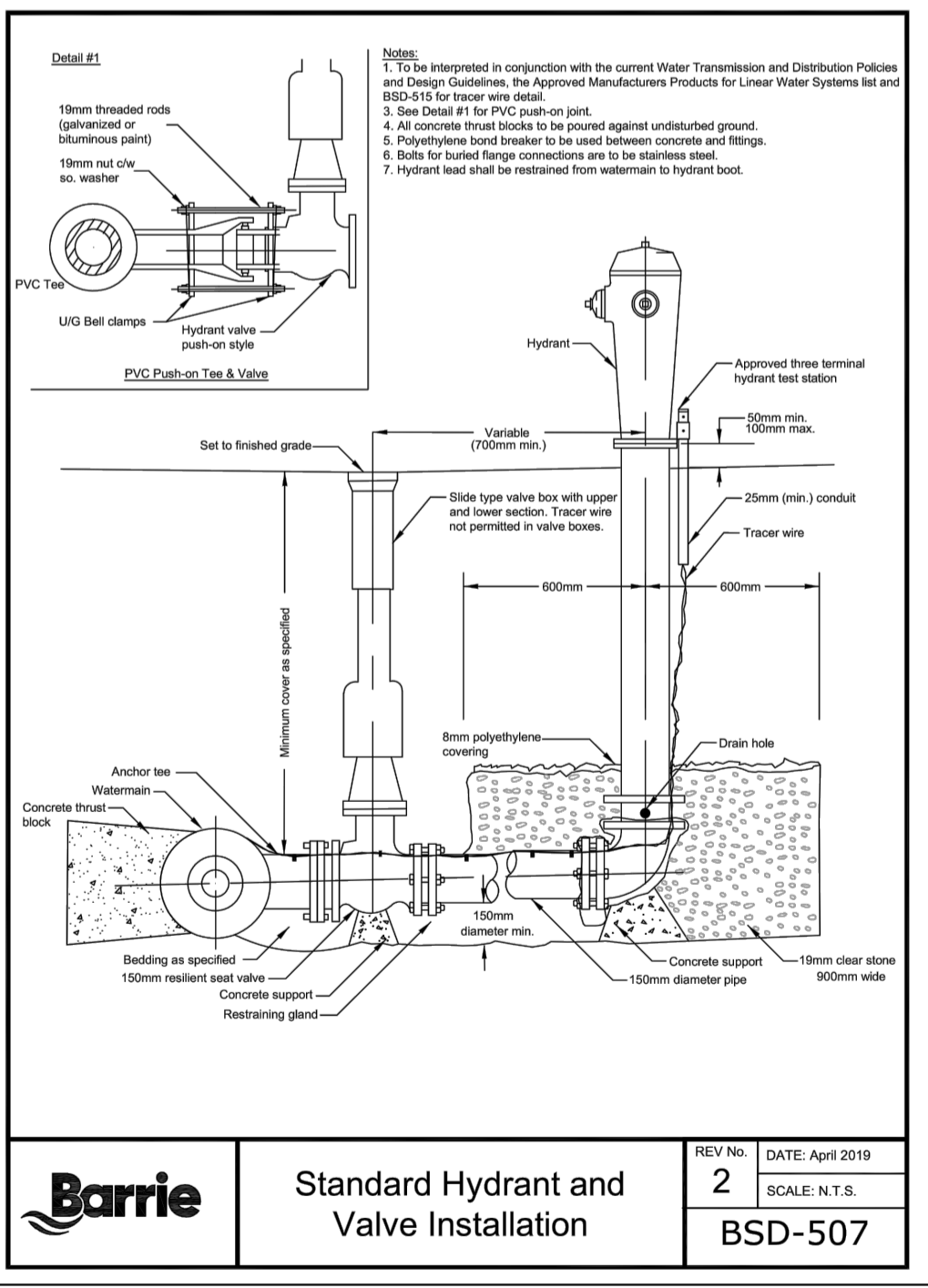
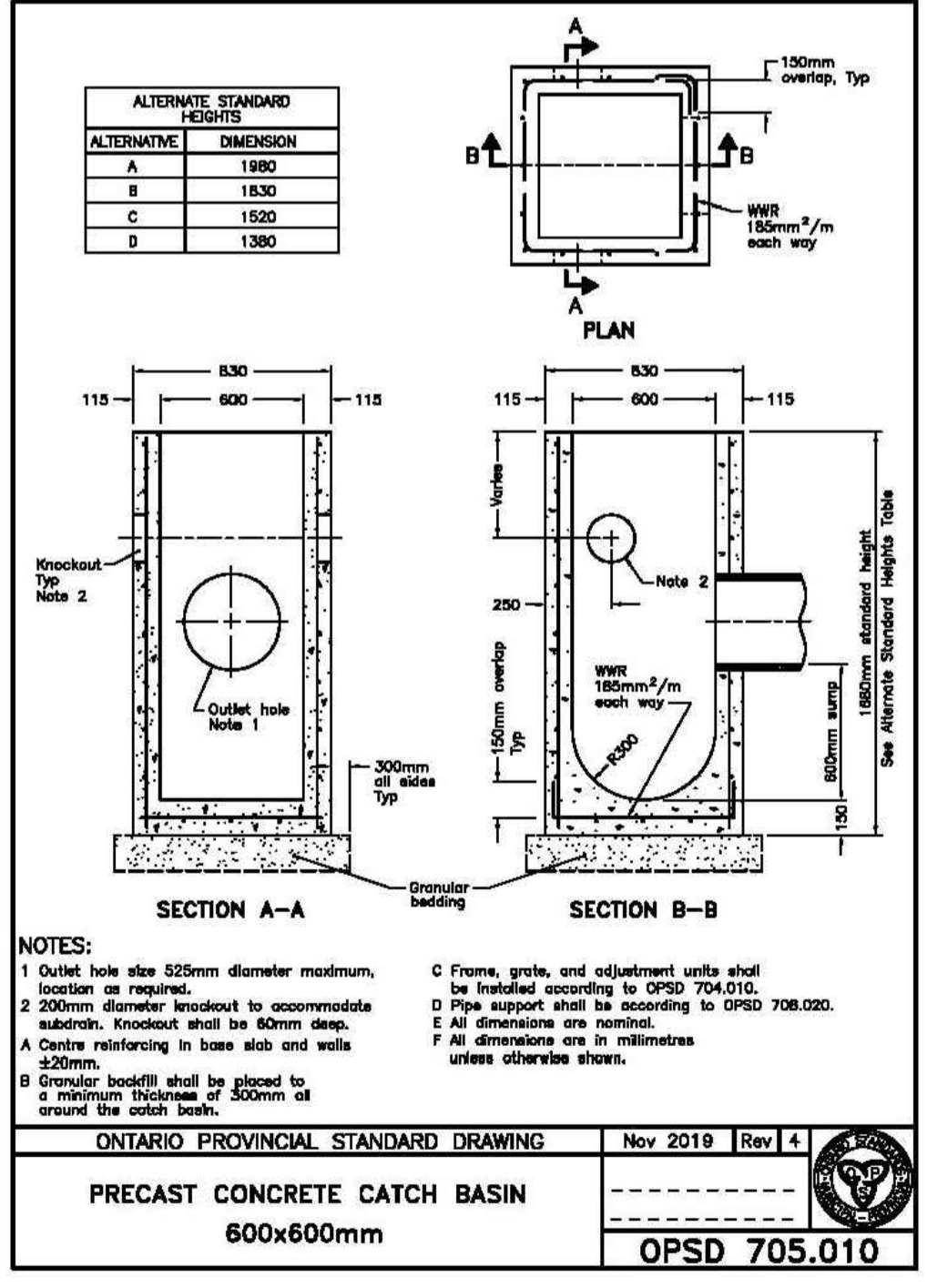
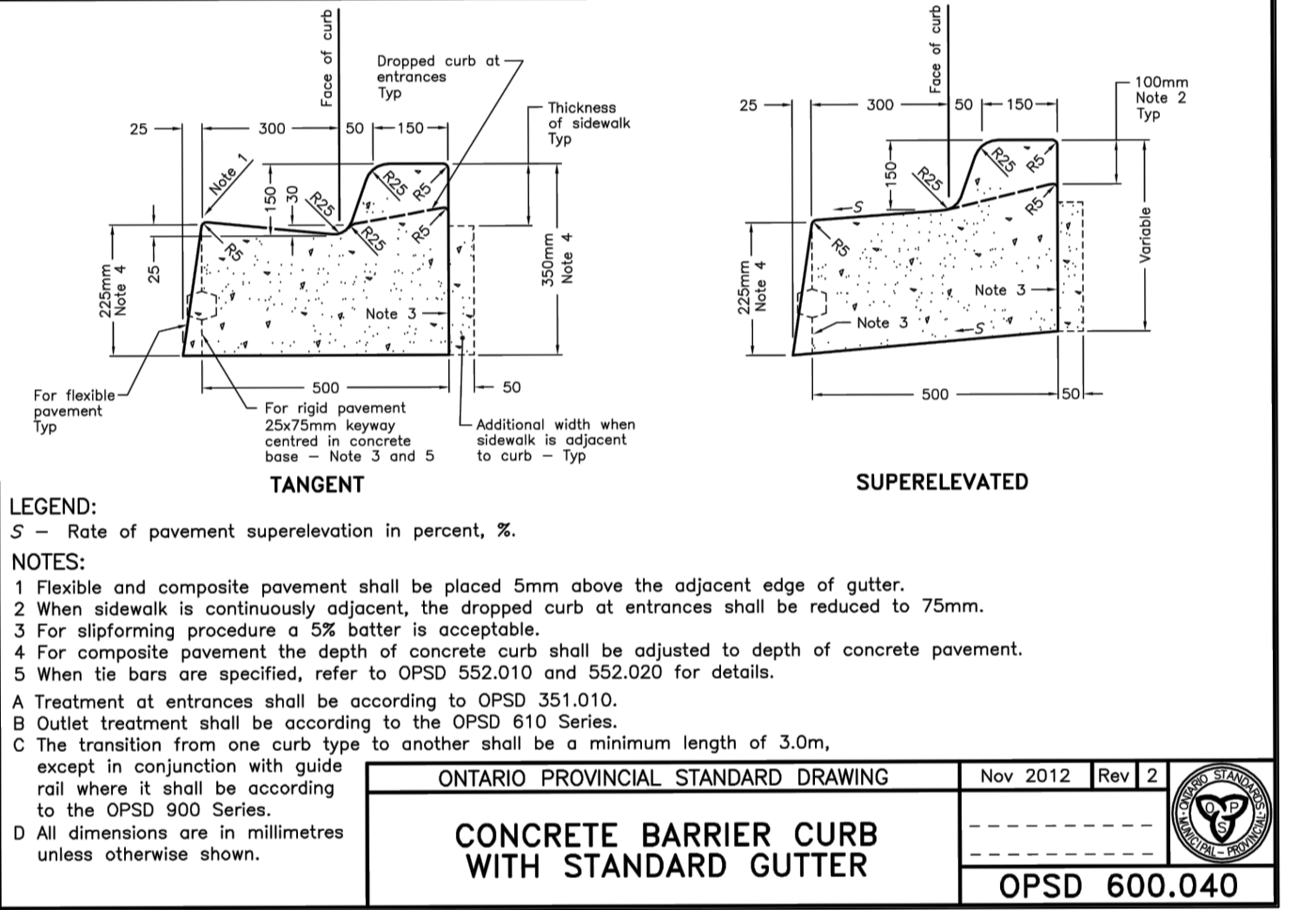
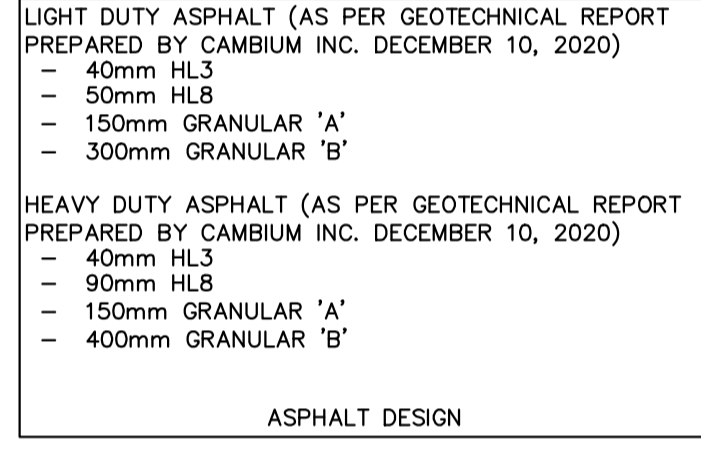
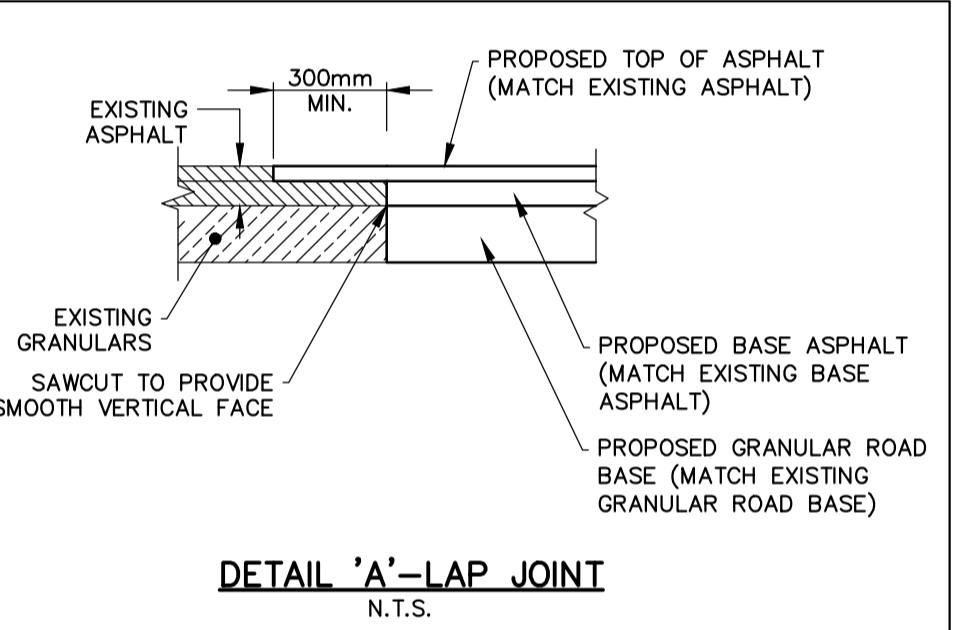
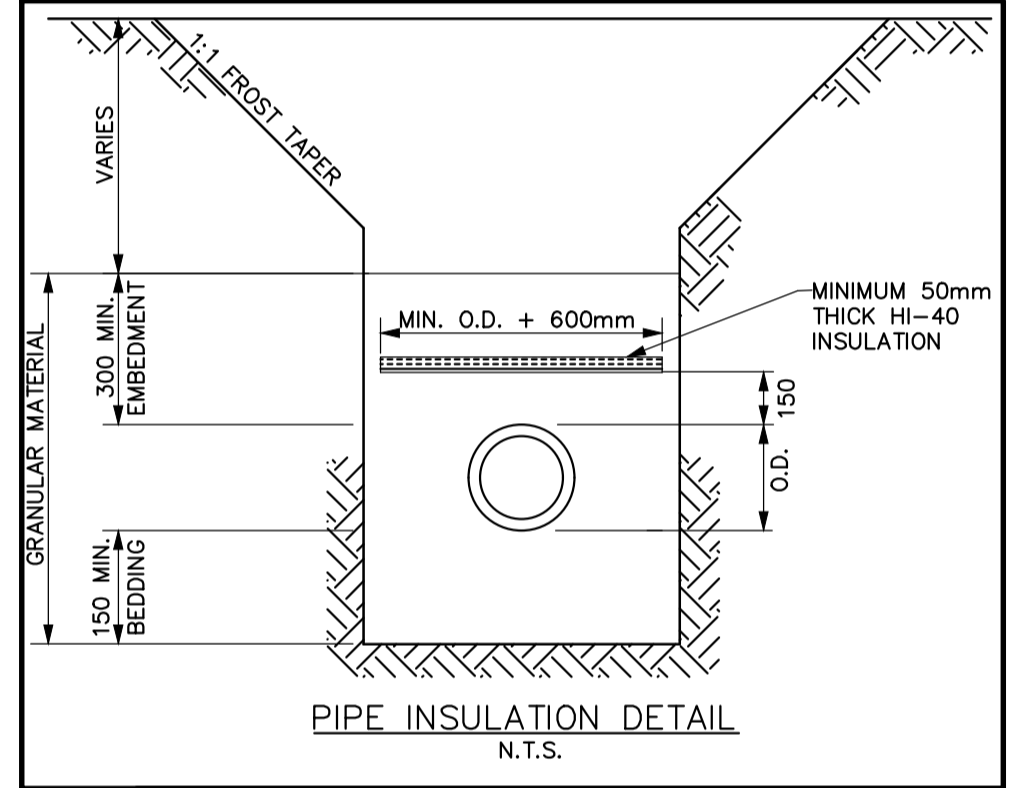
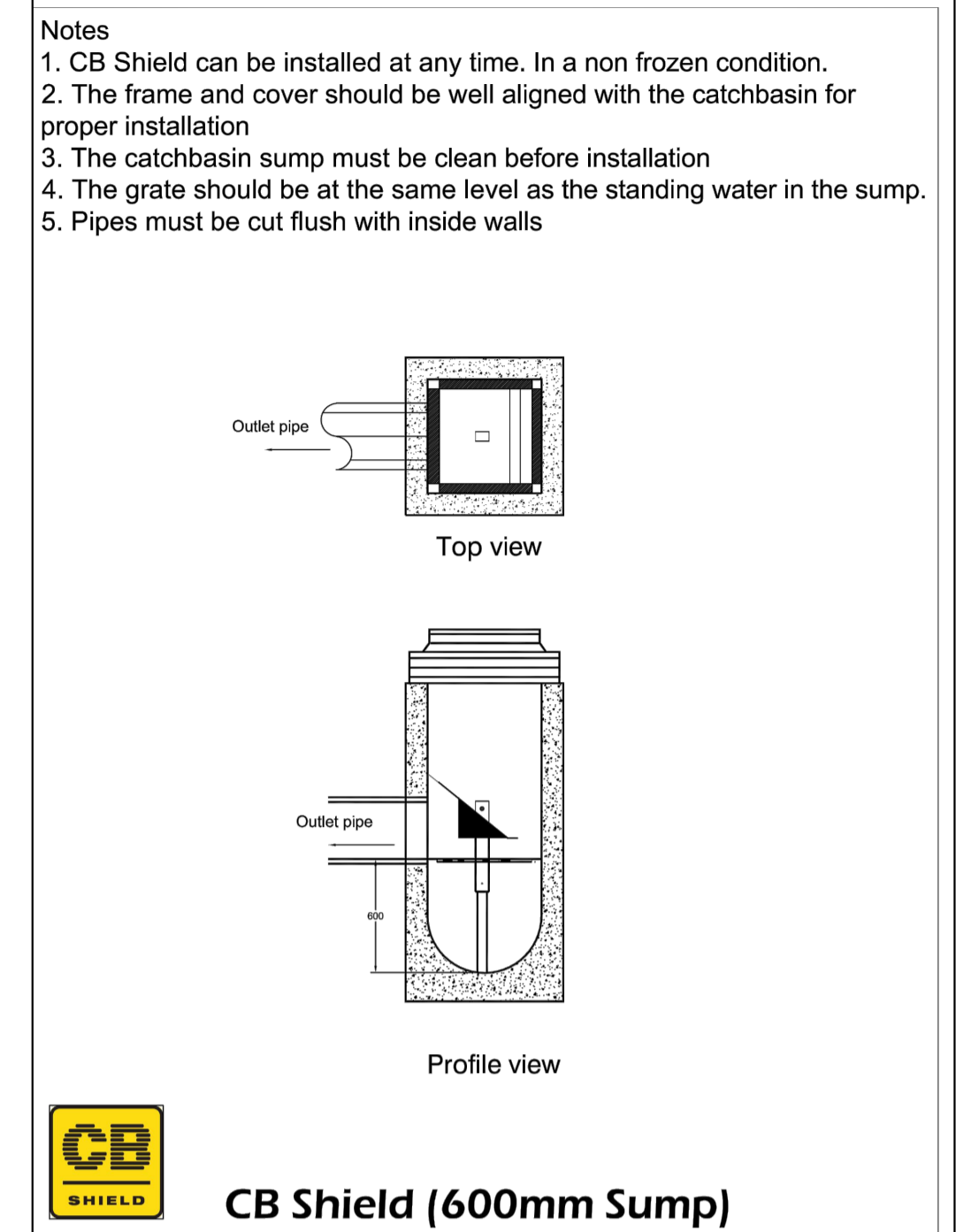
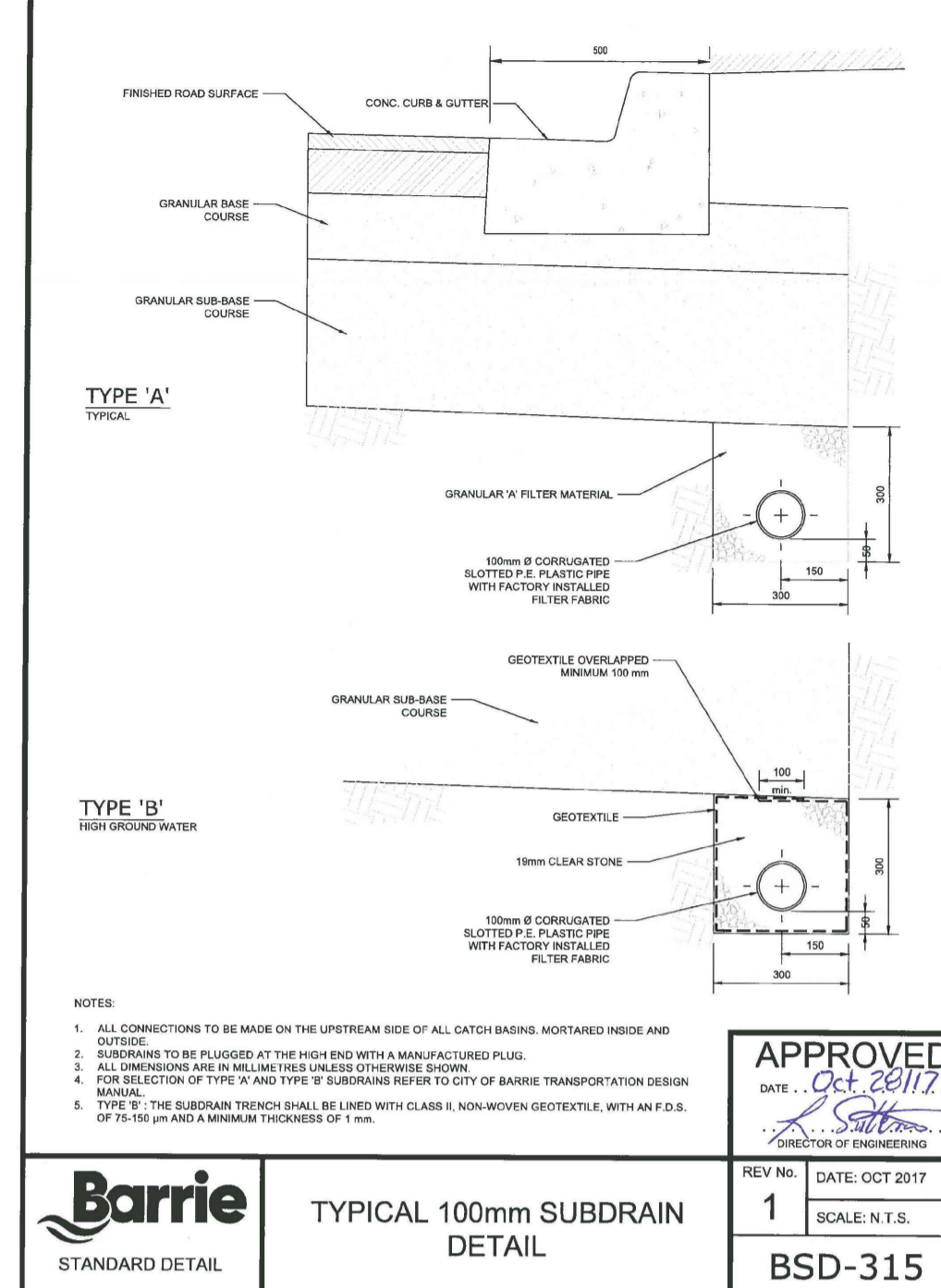
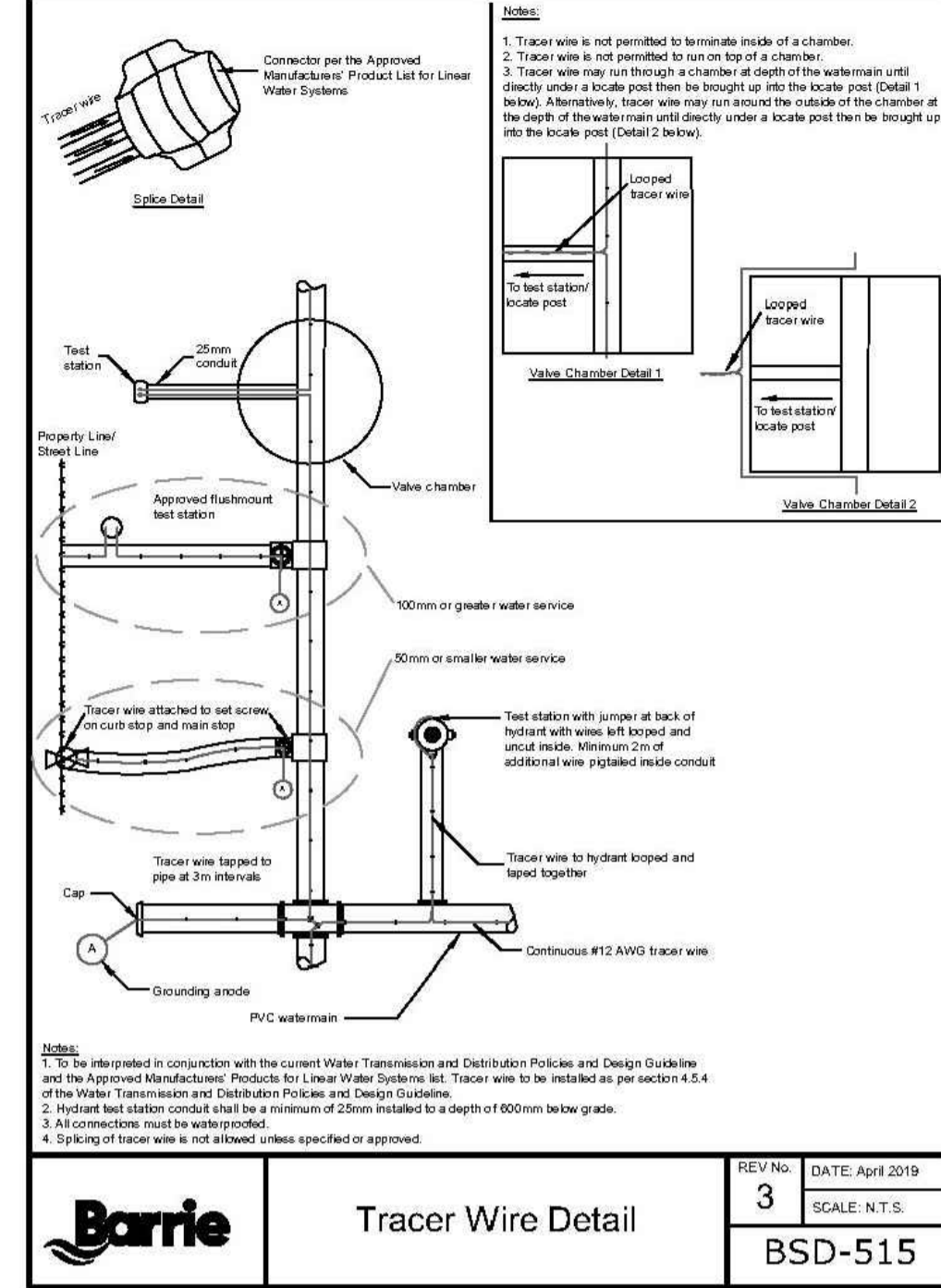
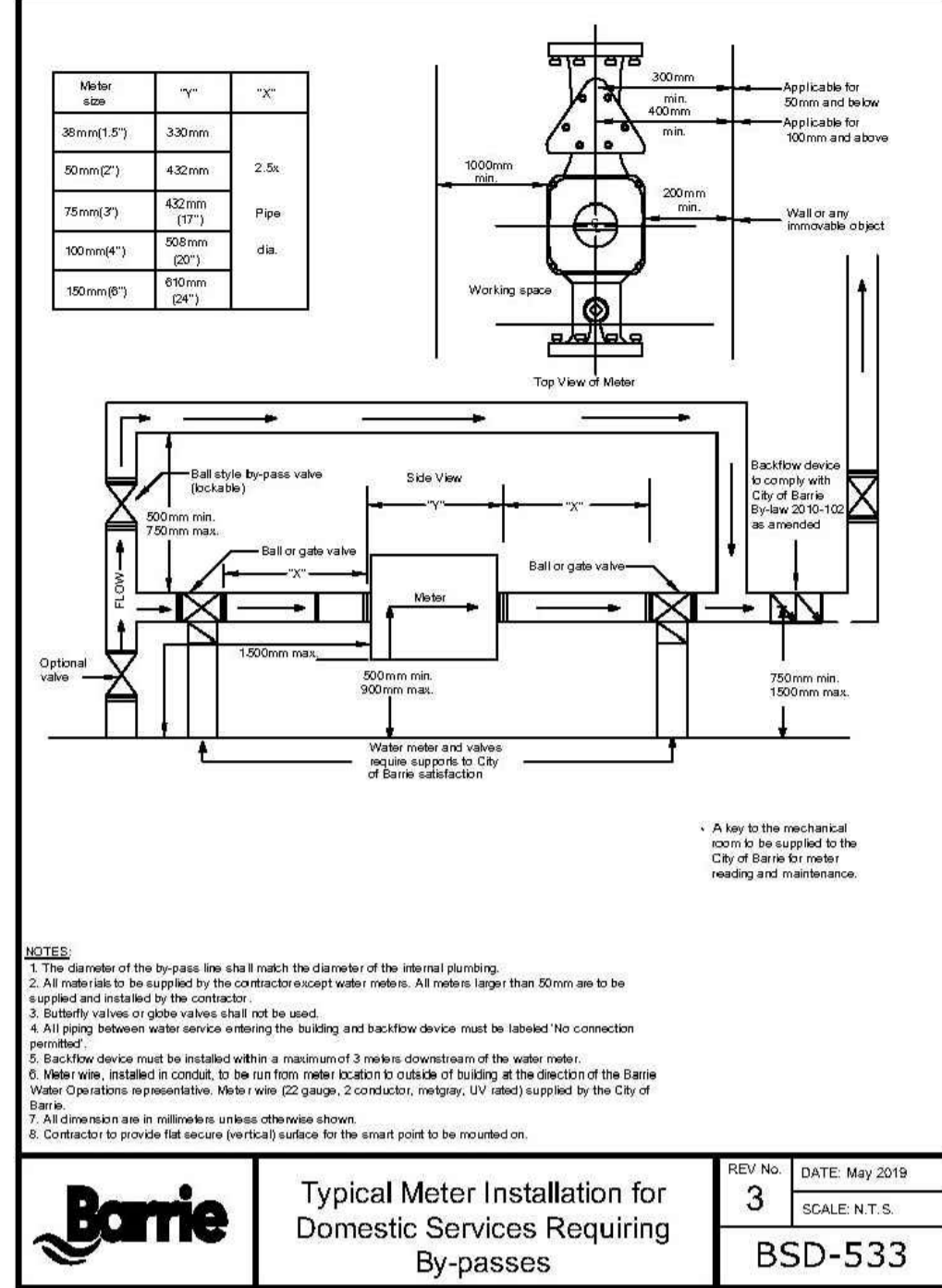
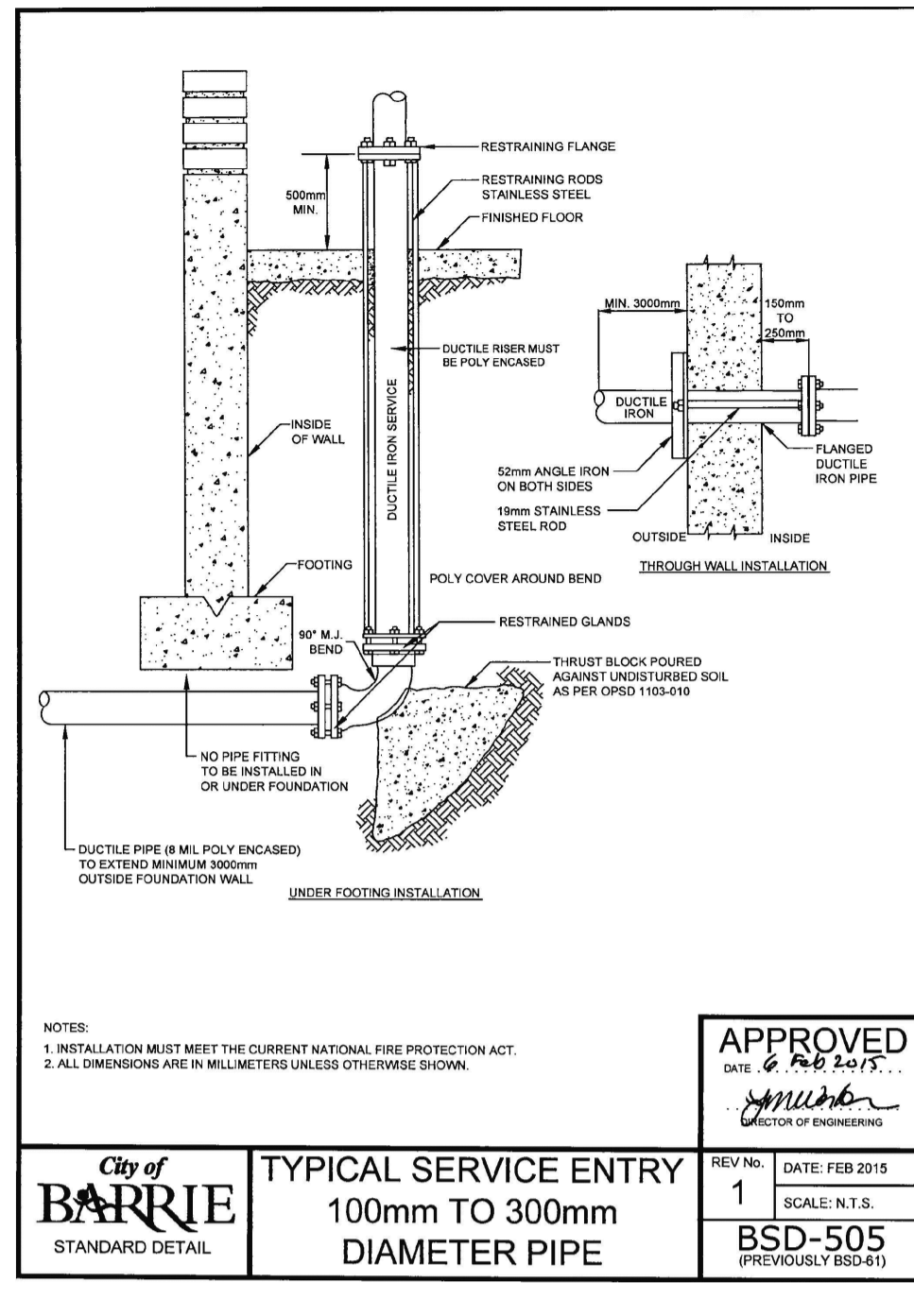


**164 INNISFIL ST BARRIE**

**DETAILS & NOTES**

**TATHAM ENGINEERING**

DESIGN: DJR	FILE: 420446	DWG: DE-1
DRAWN: DDOH/LB	DATE: JAN 2021	
CHECK: NM	SCALE: NTS	



**DISCLAIMER AND COPYRIGHT**  
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

**BENCHMARKS**  
TBM2 - ELEVATION 227.17  
NAIL SPIKE IN HYDRO POLE ON SOUTH SIDE OF BROCK ST, ACROSS FROM SITE, IN FRONT OF 85 BROCK ST UNIT 1.  
VERTICAL BENCHMARK: 01019865464 (2nd ORDER) ELEVATION: 229.03  
HORIZONTAL BENCHMARK: 01019865464 (3rd ORDER) NORTHING: 4914466.600 EASTING: 603860.300  
VERTICAL BENCHMARK: 03120080001 (2nd ORDER) ELEVATION: 220.219  
HORIZONTAL BENCHMARK: 03120080001 (4th ORDER) NORTHING: 4914612.55 EASTING: 604486.83

**NOTES**  
ELEVATIONS ARE GEODETIC (NAD83-CSR5 - GVD28) AND HAVE BEEN ADJUSTED +0.0512 ACCORDING TO GPS ON N4.  
SITE PLAN PREPARED BY MHBC, DATED FEBRUARY 7, 2022  
TOPOGRAPHIC SURVEY COMPLETED BY TATHAM ENGINEERING LIMITED DECEMBER 8, 2020

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
1.	ISSUED FOR SPA	JUNE 2/21	
2.	2nd SUBMISSION	OCT 5/21	
3.	3rd SUBMISSION	FEB 25/22	

**164 INNISFIL ST BARRIE**

**TATHAM ENGINEERING**

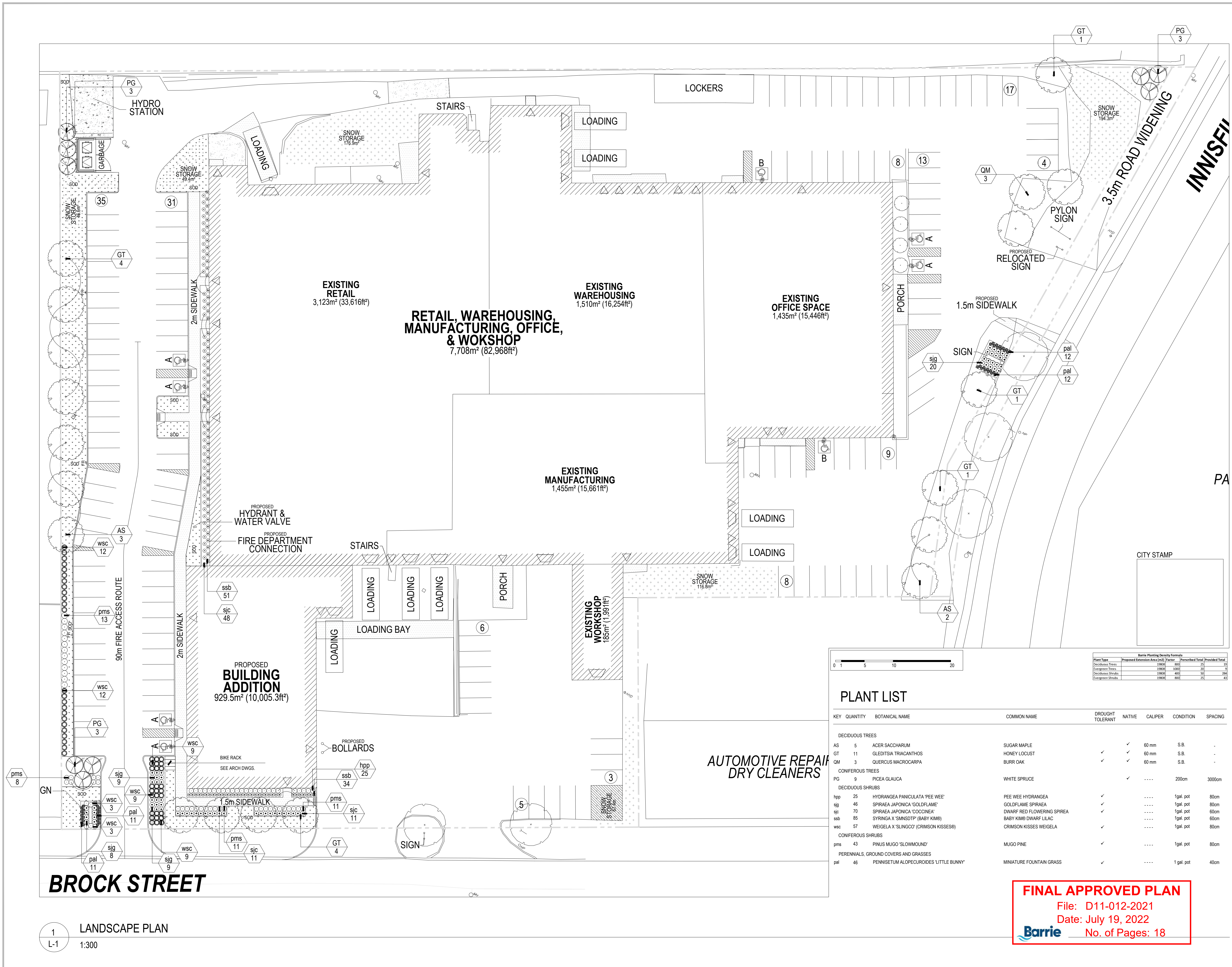
DESIGN: DJR  
FILE: 420446  
DWG: DE-2

DRAWN: DDOH/LB  
DATE: JAN 2021

CHECK: NM  
SCALE: NTS

**FINAL APPROVED PLAN**  
File: D11-012-2021  
Date: July 19, 2022  
No. of Pages: 18

**Barrie**



**LEGEND**

- PROPOSED DECIDUOUS TREE
- EXISTING DECIDUOUS TREE TO REMAIN
- PROPOSED CONIFEROUS TREE
- PROPOSED CONTINUOUS SHRUB BED
- TREE KEY
- TREE QUANTITY
- CONCRETE PAVING
- NEW SODDED AREA



- GENERAL NOTES**
- Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
  - This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer, and site plans prepared by the project architect.
  - The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
  - The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
  - This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
  - Plant quantities indicated on the plan supersede the quantities from the plant list (report any discrepancies to the landscape architect).
  - Do not leave any holes open overnight.
  - Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
  - Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
  - This drawing is Copyright MHBC 2021.

4.	DECEMBER 16, 2021	ISSUED FOR SPA	CC
3.	OCTOBER 29, 2021	ISSUED FOR SPA	CC
2.	JUNE 01, 2021	ISSUED FOR SPA	CC
1.	FEBRUARY 11, 2021	ISSUED FOR SPA	CC
REVISION NO.	DATE	ISSUED / REVISION	BY

**PLANT LIST**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	NATIVE	CALIPER	CONDITION	SPACING
<b>DECIDUOUS TREES</b>								
AS	5	ACER SACHARUM	SUGAR MAPLE		✓	60 mm	S.B.	-
GT	11	GLEDITSIA TRIACANTHOS	HONEY LOCUST	✓	✓	60 mm	S.B.	-
QM	3	QUERCUS MACROCARPA	BURR OAK	✓	✓	60 mm	S.B.	-
<b>CONIFEROUS TREES</b>								
PG	9	PICEA GLAUCA	WHITE SPRUCE		✓	-	200cm	3000cm
<b>DECIDUOUS SHRUBS</b>								
hpp	25	HYDRANGEA PANICULATA 'PEE WEE'	PEE WEE HYDRANGEA	✓		-	1gal pot	80cm
rig	45	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIRAEA	✓		-	1gal pot	80cm
spc	70	SPIRAEA JAPONICA 'COCOONEX'	DWARF RED FLOWERING SPIRAEA	✓		-	1gal pot	80cm
sbp	85	SYRINGA X 'SMINDTIP' (BABY KIMB)	BABY KIMB DWARF LILAC	✓		-	1gal pot	60cm
wsc	57	WEIGELA X 'SLINGCO' (CRIMSON KISSES®)	CRIMSON KISSES WEIGELA	✓		-	1gal pot	80cm
<b>CONIFEROUS SHRUBS</b>								
pms	43	PNUS MUGO 'SLOWMOUND'	MUGO PINE	✓		-	1gal pot	80cm
<b>PERENNIALS, GROUND COVERS AND GRASSES</b>								
pal	46	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	MINIATURE FOUNTAIN GRASS	✓		-	1 gal pot	40cm

**FINAL APPROVED PLAN**  
 File: D11-012-2021  
 Date: July 19, 2022  
 No. of Pages: 18

1 LANDSCAPE PLAN  
 L-1 1:300

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC**  
 230-7030 WESTON ROAD WOODBRIDGE, ON, L4L 6G7 | P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

**STAMP**

ISSUED FOR SPA ONLY  
 NOT FOR CONSTRUCTION

164 INNISFIL STREET  
 BARRIE, ON

**DRAWING TITLE**  
 LANDSCAPE PLAN

**DATE**  
 FEBRUARY 2021

**DRAWN BY**  
 CC

**PLAN SCALE**  
 1:300

**FILE NO.**  
 17272F

**CHECKED BY**  
 N.M.

**PROJECT REF #**  
 D11-012-2021

**CLIENT**  
 1911940 ONTARIO INC.

**LEGAL DESCRIPTION**  
 PART OF LOT 25, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF VESPRE  
 CITY OF BARRIE  
 COUNTY OF SIMCOE

**DWG NO.**  
 L1

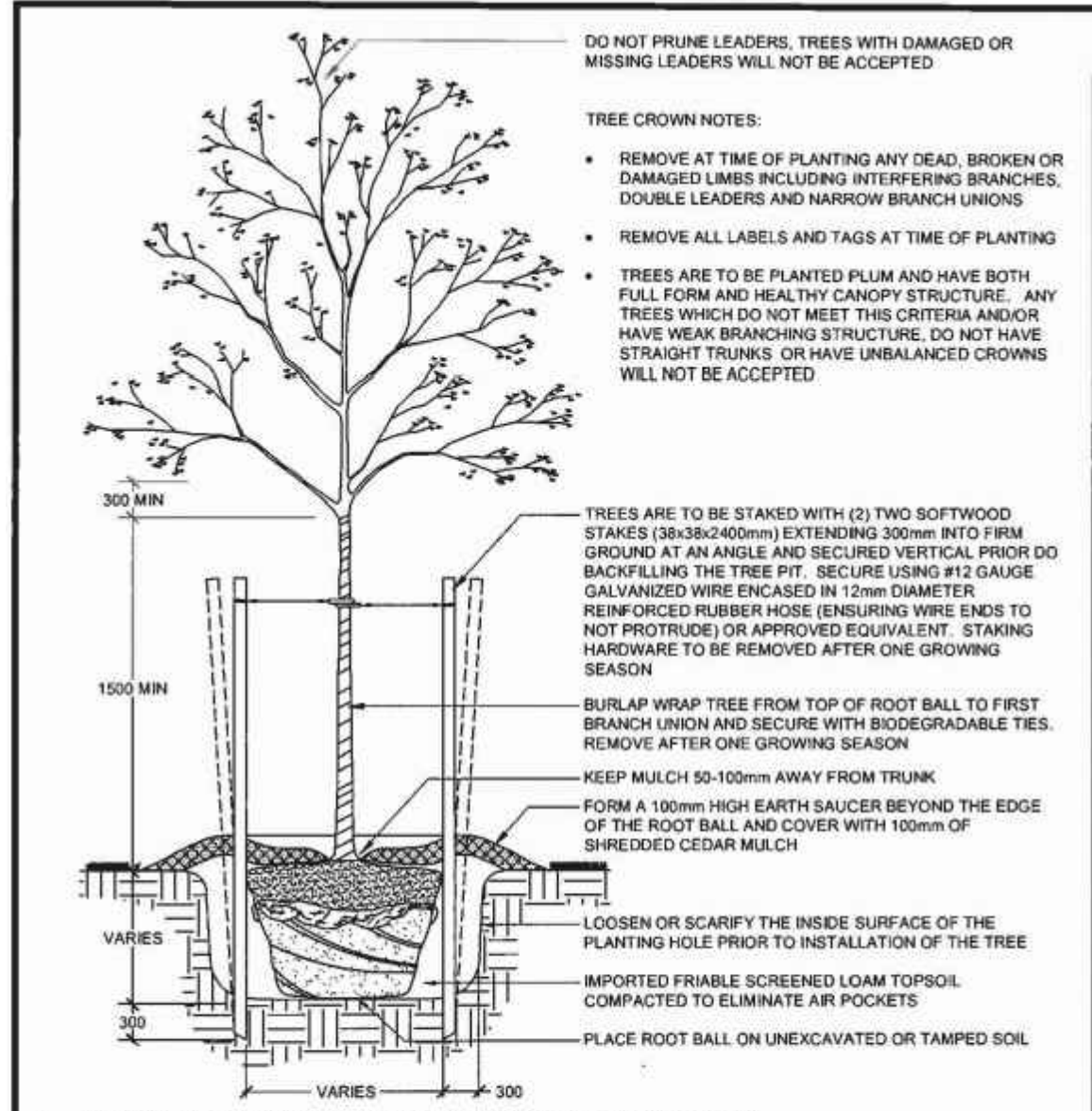
**SOURCE**  
 N:\17272F - 164 Innisfil Street\2. Drawings\LA. Landscape\6. December 15 2021\17272F - Landscape Plan - 12-15-2021.dwg

1. THE CONTRACTOR SHALL REVIEW ALL INFORMATION IN THE DRAWINGS, DETAILS AND SPECIFICATIONS FOR THIS PROJECT, AND REPORT ANY DISCREPANCY OR SUBSTITUTION TO THE CONTRACT ADMINISTRATOR IN WRITING PRIOR TO COMMENCEMENT OF WORK.
2. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY AND LANDSCAPE ASSOCIATION AND LANDSCAPE ONTARIO. ALL PLANT MATERIAL TO BE IN #1 GRADE NURSERY STOCK. THE CITY OF BARRIE RETAINS THE RIGHT TO REFUSE ANY UNSATISFACTORY STOCK.
3. SOO TO BE CANADA No. 1 NURSERY STOCK, MEETING THE NURSERY STOCK GROWERS ASSOCIATION OF ONTARIO STANDARDS. ALL AREAS TO RECEIVE A MINIMUM 200mm DEPTH OF TOPSOIL AND SOO UNLESS OTHERWISE INDICATED. SEE DRAWINGS AND SPECIFICATIONS FOR AREAS TO BE MULCHED OR HYDRO-SEEDED.
4. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 300mm OF THE TOP OF ROOT BALL. HEIGHT OF CONIFEROUS TREES IS DEFINED AS THE DISTANCE BETWEEN THE TOP OF ROOT BALL AND THE FIRST WHOLE, NOT LEADER HEIGHTS, REFER TO BSD-1312 AND BSD-1313.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION, OR ANY OTHER FEATURES TO BE RETAINED.
6. THE CONTRACTOR SHALL STAKE OUT ALL PLANTING LOCATIONS FOR APPROVAL BY THE CONTRACT ADMINISTRATOR, AND/OR CITY STAFF PRIOR TO PLANTING.
7. FOR ALL LANDSCAPE PLANS, ALL DIMENSIONS ARE TO BE SHOWN IN MILLIMETRES UNLESS OTHERWISE INDICATED.
8. ALL MASS PLANTINGS OF CONIFERS AND SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED WITH SHREDDED CEDAR OR APPROVED EQUIVALENT.
9. SCHEDULE AND PERFORM OPERATIONS FOR OPTIMUM PLANTING CONDITIONS, AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE HEALTHY, VIGOROUS GROWTH.
10. ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEARS FROM THE DATE OF WRITTEN ACCEPTANCE. ALL PLANT MATERIAL MUST BE IN A HEALTHY, VIGOROUS GROWING CONDITION SATISFACTORY TO THE CONTRACT ADMINISTRATOR AT THE END OF THE WARRANTY PERIOD, OR TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.
11. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.
12. INSTALLATION OF THE PLANT MATERIAL PRIOR TO INSPECTION BY THE CITY OF BARRIE WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE CITY OF BARRIE RESERVES THE RIGHT TO INSPECT, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWINGS(S). REMOVE ALL DEFECTIVE PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL THE PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIALS WHICH CANNOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT, AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
14. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.
15. NO GRADING OR SODDING SHALL BE DONE WITHIN THE LIMIT OF PRESERVATION AREAS.
16. IN THE EVENT OF A DISCREPANCY BETWEEN A PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
17. ALL SODDED AREAS TO RECEIVE A MINIMUM OF 200MM OF TOPSOIL.

APPROVED  
DATE: June 11/15  
J. J. J. J.  
DIRECTOR OF ENGINEERING

The City of **BARRIE** STANDARD DETAIL  
GENERAL PARK PLANTING NOTES  
REV No. 1 DATE: JUNE 2015 SCALE: N.T.S.  
BSD-1320 FORMERLY BSD-48

1 GENERAL PLANTING NOTES  
LD-1

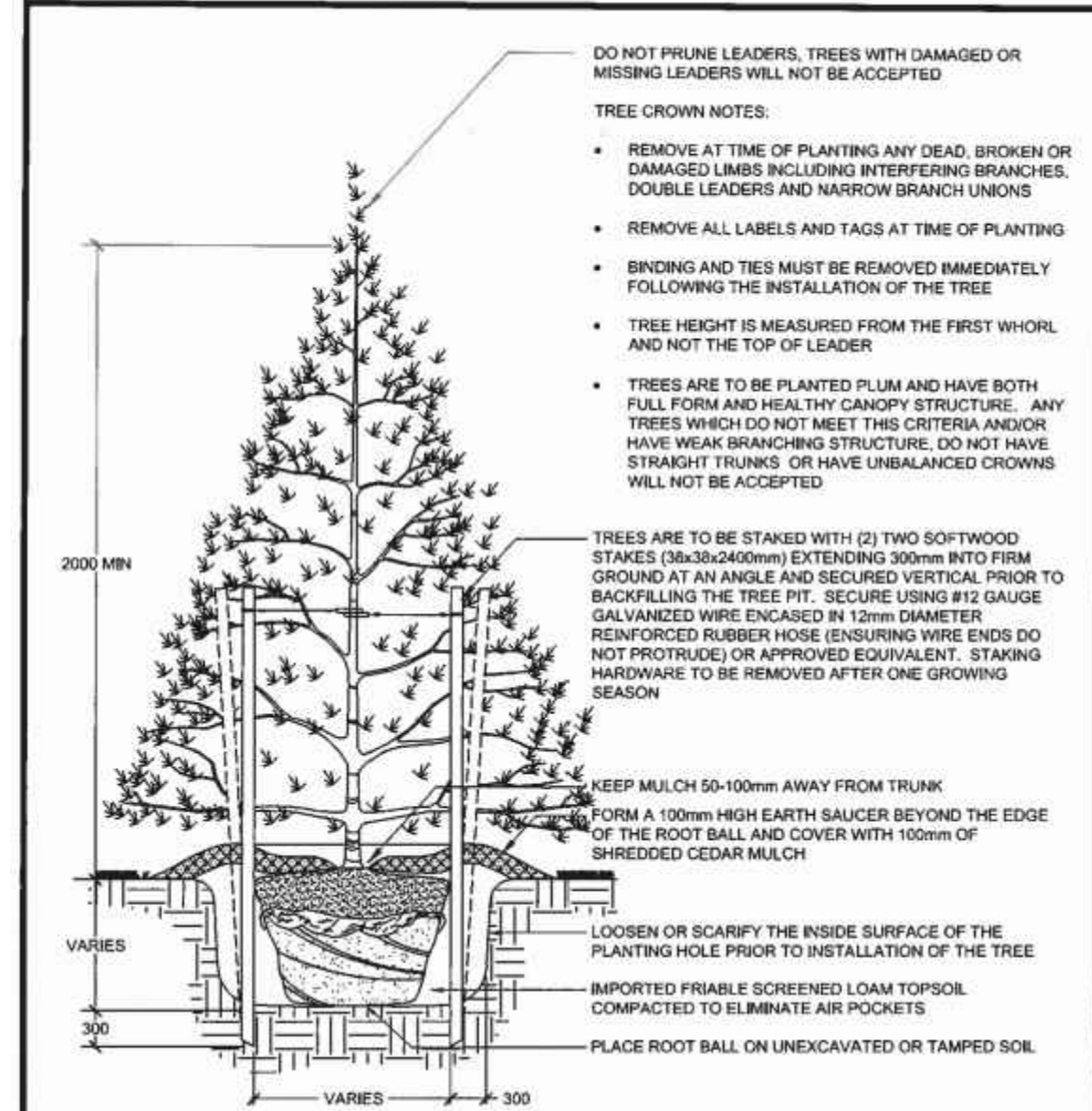


1. ALL CALIPER TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
2. CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING.
3. FOR POORLY DRAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT THE ROOT COLLAR IS A MAXIMUM OF 100mm ABOVE THE FINISHED GRADE. FOR ALL OTHER INSTALLATIONS THE ROOT COLLAR SHALL BE AT OR 50mm ABOVE FINISHED GRADE.
4. 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.
5. ALL TWINE AND BURLAP MUST BE BIODEGRADABLE (UNTREATED).
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

APPROVED  
DATE: June 11/15  
J. J. J. J.  
DIRECTOR OF ENGINEERING

The City of **BARRIE** STANDARD DETAIL  
DECIDUOUS TREE PLANTING DETAIL  
REV No. 4 DATE: JUNE 2015 SCALE: N.T.S.  
BSD-1310 FORMERLY BSD-29

2 DECIDUOUS TREE PLANTING DETAIL  
LD-1 N.T.S.

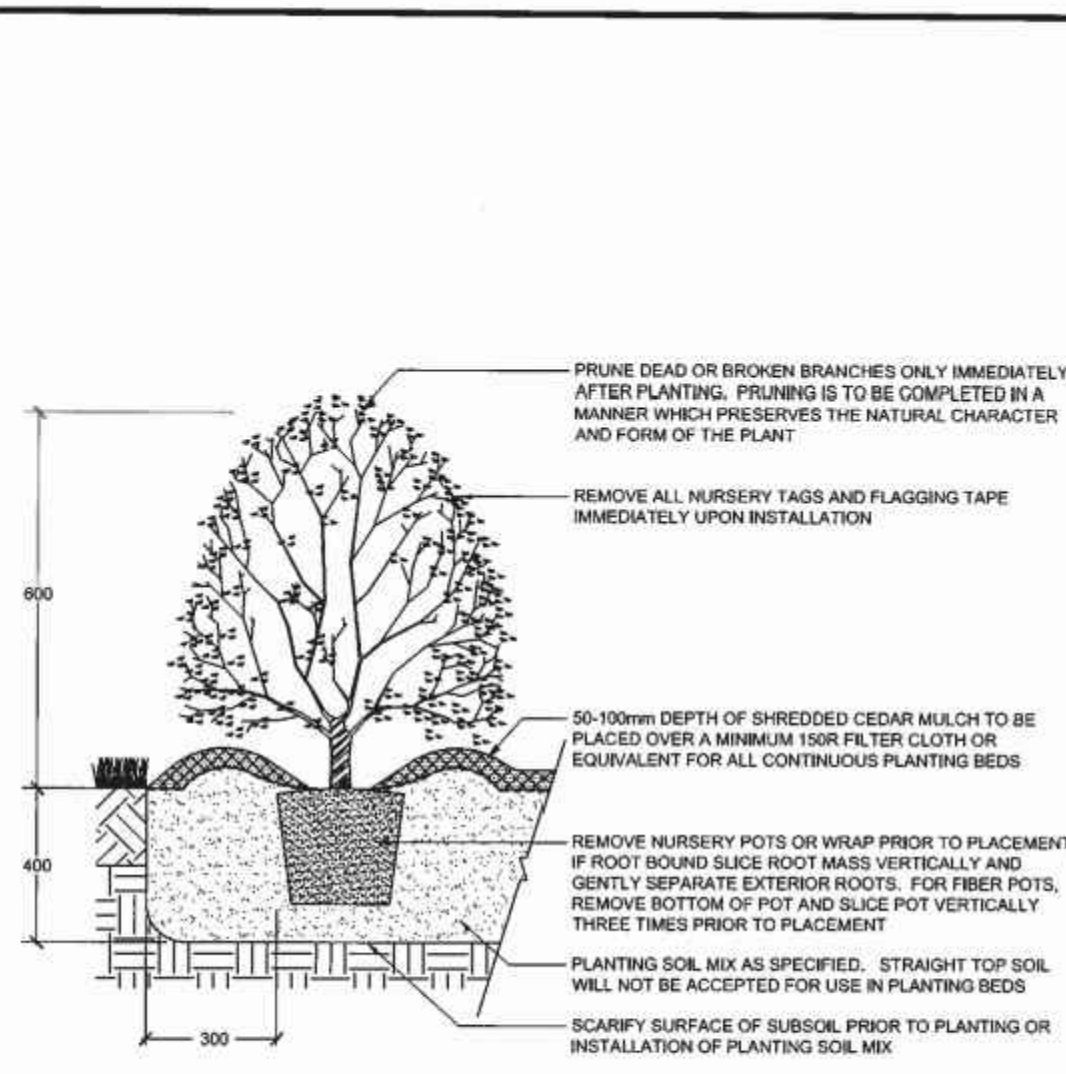


1. ALL CONIFEROUS TREE PLANTING SHALL HAVE A MINIMUM 600mm DIAMETER ROOT BALL.
2. CUT AND REMOVE ALL WIRE, ROPE AND BURLAP FROM THE TOP 150mm OF THE ROOT BALL AT THE TIME OF PLANTING.
3. FOR POORLY DRAINED OR COMPACTED SOILS THE ROOT BALL SHALL BE PLACED SO THAT THE ROOT COLLAR IS A MAXIMUM OF 100mm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

APPROVED  
DATE: June 11/15  
J. J. J. J.  
DIRECTOR OF ENGINEERING

The City of **BARRIE** STANDARD DETAIL  
CONIFEROUS TREE PLANTING DETAIL  
REV No. 4 DATE: JUNE 2015 SCALE: N.T.S.  
BSD-1312 FORMERLY BSD-30

3 CONIFEROUS TREE PLANTING  
LD-1 N.T.S.



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

APPROVED  
DATE: June 11/15  
J. J. J. J.  
DIRECTOR OF ENGINEERING

The City of **BARRIE** STANDARD DETAIL  
CONTAINER GROWN SHRUB PLANTING DETAIL  
REV No. 4 DATE: JUNE 2015 SCALE: N.T.S.  
BSD-1314 FORMERLY BSD-31

4 SHRUB PLANTING DETAIL  
LD-1 N.T.S.

CITY STAMP

LEGEND

**FINAL APPROVED PLAN**  
File: D11-012-2021  
Date: July 19, 2022  
No. of Pages: 18

GENERAL NOTES

1. Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
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10. This drawing is Copyright MHBC 2021.

REVISION NO.	DATE	ISSUED / REVISION	BY
4.	DECEMBER 16, 2021	ISSUED FOR SPA	CC
3.	OCTOBER 29, 2021	ISSUED FOR SPA	CC
2.	JUNE 01, 2021	ISSUED FOR SPA	CC
1.	FEBRUARY 11, 2021	ISSUED FOR SPA	CC

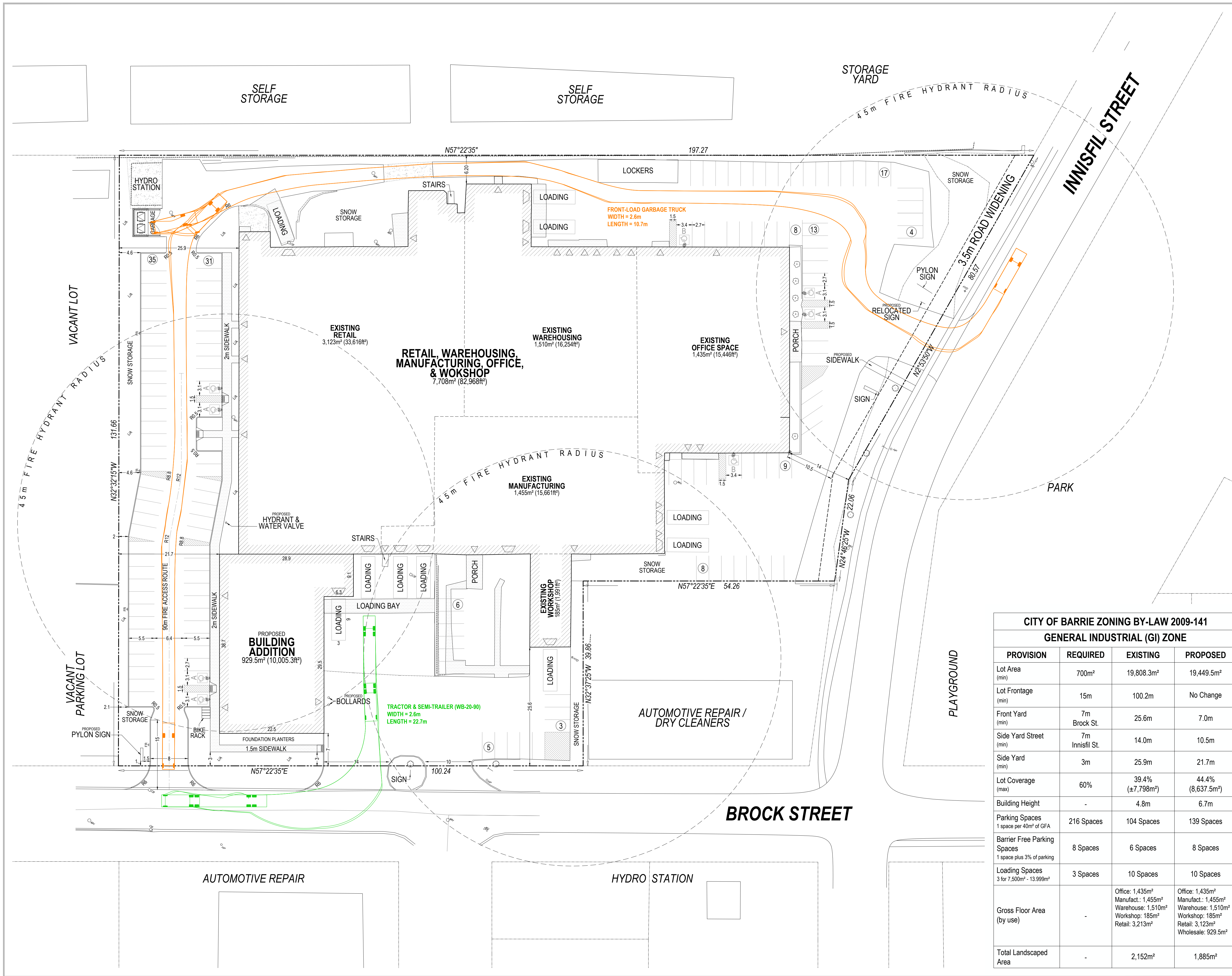
**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
230-7030 WESTON ROAD WOODBRIDGE, ON. L4L 6G7 | P: 905.761.5589 F: 905.761.5589 | WWW.MHBCPLAN.COM

STAMP: OMA (Ontario Municipal Association) MEMBER  
DATE: FEBRUARY 2021  
DRAWN BY: CC  
PLAN SCALE:  
FILE NO.: 1727ZF  
CHECKED BY: N.M.  
PROJECT REF #: D11-012-2021  
CLIENT: 1911940 ONTARIO INC.  
ISSUED FOR SPA ONLY NOT FOR CONSTRUCTION  
LEGAL DESCRIPTION: PART OF LOT 25, CONCESSION 5 GEOGRAPHIC TOWNSHIP OF VESPREA CITY OF BARRIE COUNTY OF SIMCOE

PROJECT: 164 INNISFIL STREET BARRIE, ON

DRAWING TITLE: LANDSCAPE DETAILS DWG NO.: LD1

SOURCE: N:\1727ZF - 164 Innisfil Street\2\_Drawings\4\_Landscape\6\_December 15 2021\1727ZF - Landscape Plan - 12-15-2021.dwg



**LEGAL DESCRIPTION**  
 PART OF LOT 25, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF VESPRE  
 CITY OF BARRIE  
 COUNTY OF SIMCOE



- LEGEND**
- Site Boundary
  - Parcel Fabric
  - Edge of Pavement / Edge of Curb
  - Building Exterior Wall
  - Concrete Area
  - Gravel Area
  - Fire Hydrant
  - Curb Ramp
  - Access Aisle / No Parking Hatch
  - Barrier-free Parking Space
  - AODA Type A Space (3.4m min.)
  - AODA Type B Space (2.4m min.)
  - Building Entrance
  - Garage Entrance
  - Signs
  - BF - Barrier Free
  - FR - Fire Route

**FINAL APPROVED PLAN**  
 File: D11-012-2021  
 Date: July 19, 2022  
 No. of Pages: 18

**Barrie**

**CITY OF BARRIE ZONING BY-LAW 2009-141**  
**GENERAL INDUSTRIAL (GI) ZONE**

PROVISION	REQUIRED	EXISTING	PROPOSED
Lot Area (min)	700m <sup>2</sup>	19,808.3m <sup>2</sup>	19,449.5m <sup>2</sup>
Lot Frontage (min)	15m	100.2m	No Change
Front Yard (min)	7m Brock St.	25.6m	7.0m
Side Yard Street (min)	7m Innisfil St.	14.0m	10.5m
Side Yard (min)	3m	25.9m	21.7m
Lot Coverage (max)	60%	39.4% (±7,798m <sup>2</sup> )	44.4% (8,637.5m <sup>2</sup> )
Building Height	-	4.8m	6.7m
Parking Spaces 1 space per 40m <sup>2</sup> of GFA	216 Spaces	104 Spaces	139 Spaces
Barrier Free Parking Spaces 1 space plus 3% of parking	8 Spaces	6 Spaces	8 Spaces
Loading Spaces 3 for 7,500m <sup>2</sup> - 13,999m <sup>2</sup>	3 Spaces	10 Spaces	10 Spaces
Gross Floor Area (by use)	-	Office: 1,435m <sup>2</sup> Manufact.: 1,455m <sup>2</sup> Warehouse: 1,510m <sup>2</sup> Workshop: 185m <sup>2</sup> Retail: 3,213m <sup>2</sup>	Office: 1,435m <sup>2</sup> Manufact.: 1,455m <sup>2</sup> Warehouse: 1,510m <sup>2</sup> Workshop: 185m <sup>2</sup> Retail: 3,123m <sup>2</sup> Wholesale: 929.5m <sup>2</sup>
Total Landscaped Area	-	2,152m <sup>2</sup>	1,885m <sup>2</sup>

REVISION No. DATE ISSUED/REVISION BY

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC PLANNING**

113 COLLIER STREET  
 BARRIE, ON. L4M 1R2  
 P: 705.728.0045 F: 705.728.2010  
 WWW.MHBCPLAN.COM

**STAMP** DATE: May 31, 2021  
 DRAWN BY: M.A.M.  
 PLAN SCALE: 1:375 (ARCH D)  
 FILE No.: 17272E  
 CHECKED BY: J.N.  
 OTHER:

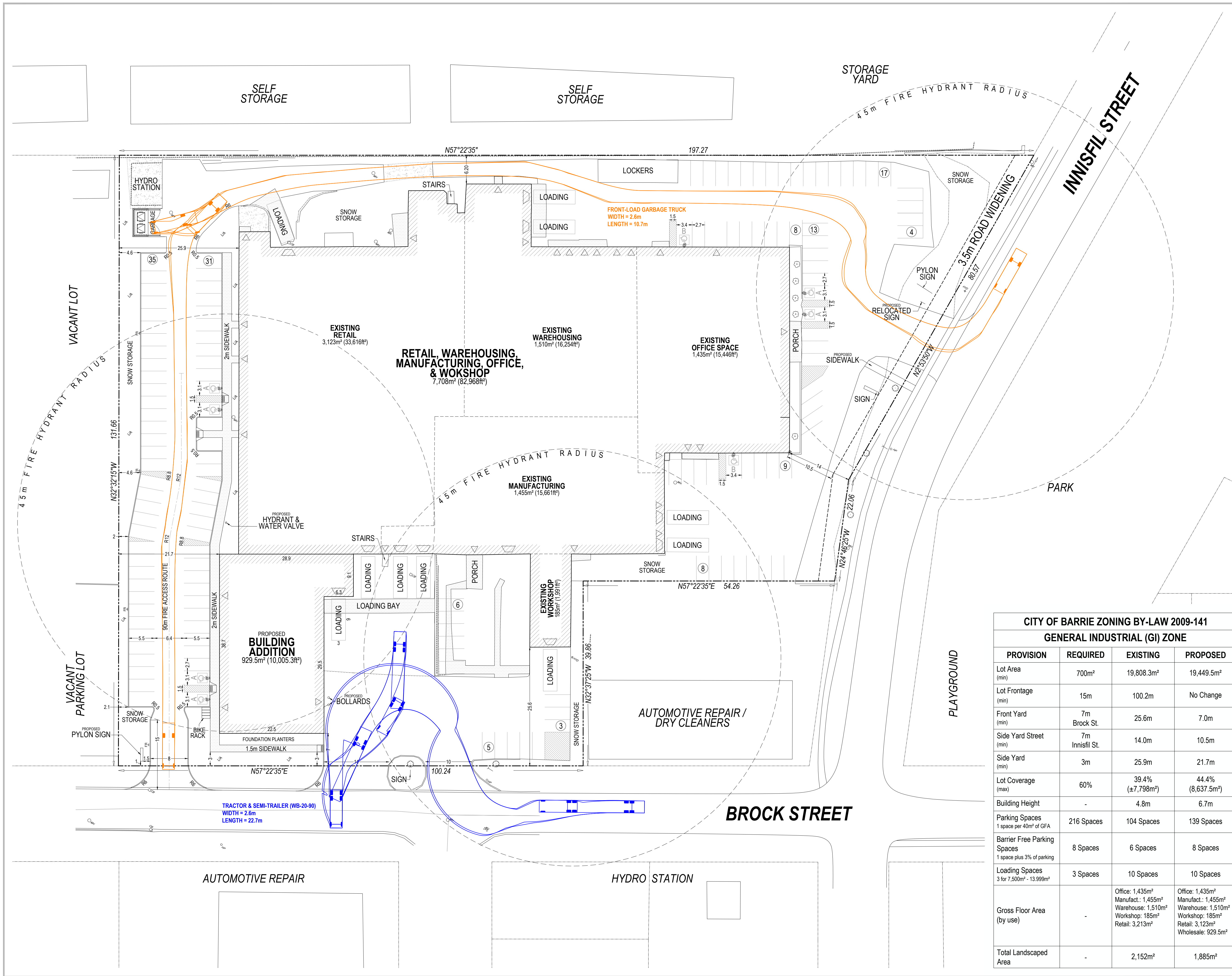
**PROJECT**  
**164 INNISFIL STREET BUILDING ADDITION**  
 1911940 ONTARIO INC.  
 164 INNISFIL STREET  
 BARRIE, ONTARIO L4N 3E7

**FILE NAME** SITE PLAN - TURNING TEMPLATE SCENARIO 1 **DWG No.** 3 of 4

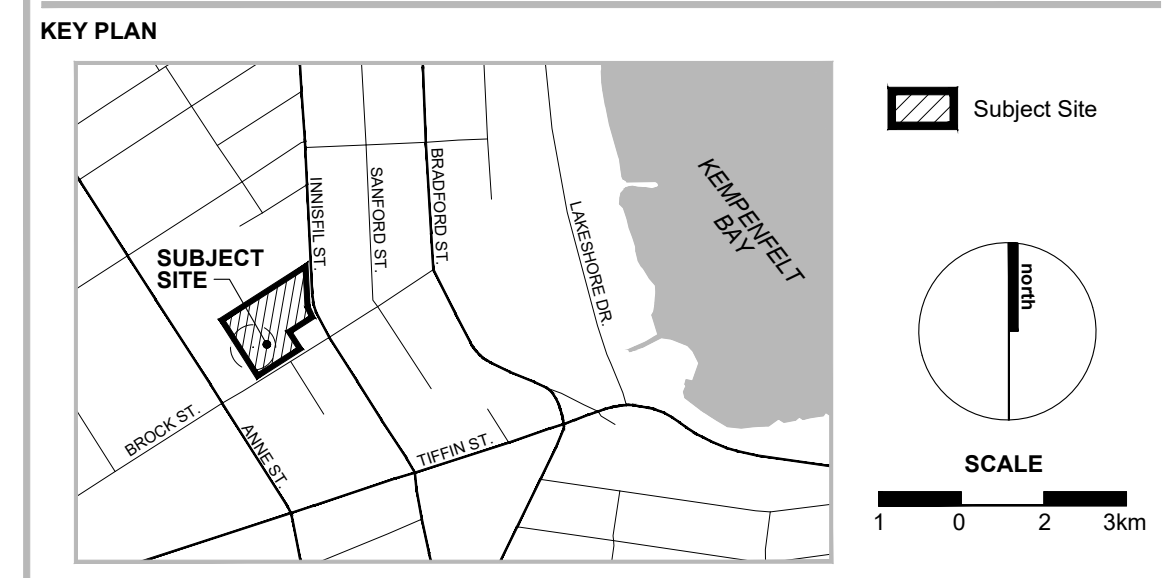
**SCALE BAR**  
 0 2 4 6 8 10 15 20 30 40m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

No:Barrie\17272E\Drawings\Site Plan\CAD\17272E - Site Plan - 2021-05-31.DWG



**LEGAL DESCRIPTION**  
 PART OF LOT 25, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF VESPRE  
 CITY OF BARRIE  
 COUNTY OF SIMCOE



- LEGEND**
- Site Boundary
  - Parcel Fabric
  - Edge of Pavement / Edge of Curb
  - Building Exterior Wall
  - Concrete Area
  - Gravel Area
  - Fire Hydrant
  - Curb Ramp
  - Access Aisle / No Parking Hatch
  - Barrier-free Parking Space
  - AODA Type A Space (3.4m min.)
  - AODA Type B Space (2.4m min.)
  - Building Entrance
  - Garage Entrance
  - Signs
  - BF - Barrier Free
  - FR - Fire Route

**FINAL APPROVED PLAN**  
 File: D11-012-2021  
 Date: July 19, 2022  
 No. of Pages: 18

**Barrie**

**CITY OF BARRIE ZONING BY-LAW 2009-141**  
**GENERAL INDUSTRIAL (GI) ZONE**

PROVISION	REQUIRED	EXISTING	PROPOSED
Lot Area (min)	700m <sup>2</sup>	19,808.3m <sup>2</sup>	19,449.5m <sup>2</sup>
Lot Frontage (min)	15m	100.2m	No Change
Front Yard (min)	7m Brock St.	25.6m	7.0m
Side Yard Street (min)	7m Innisfil St.	14.0m	10.5m
Side Yard (min)	3m	25.9m	21.7m
Lot Coverage (max)	60%	39.4% (±7,798m <sup>2</sup> )	44.4% (8,637.5m <sup>2</sup> )
Building Height	-	4.8m	6.7m
Parking Spaces 1 space per 40m <sup>2</sup> of GFA	216 Spaces	104 Spaces	139 Spaces
Barrier Free Parking Spaces 1 space plus 3% of parking	8 Spaces	6 Spaces	8 Spaces
Loading Spaces 3 for 7,500m <sup>2</sup> - 13,999m <sup>2</sup>	3 Spaces	10 Spaces	10 Spaces
Gross Floor Area (by use)	-	Office: 1,435m <sup>2</sup> Manufact.: 1,455m <sup>2</sup> Warehouse: 1,510m <sup>2</sup> Workshop: 185m <sup>2</sup> Retail: 3,213m <sup>2</sup>	Office: 1,435m <sup>2</sup> Manufact.: 1,455m <sup>2</sup> Warehouse: 1,510m <sup>2</sup> Workshop: 185m <sup>2</sup> Retail: 3,123m <sup>2</sup> Wholesale: 929.5m <sup>2</sup>
Total Landscaped Area	-	2,152m <sup>2</sup>	1,885m <sup>2</sup>

REVISION No. DATE ISSUED/REVISION BY

**PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE**  
**MHBC PLANNING**

113 COLLIER STREET  
 BARRIE, ON. L4M 1R2  
 P: 705 728 0045 F: 705 728 2010  
 WWW.MHBCPLAN.COM

STAMP DATE **May 31, 2021**

DRAWN BY **M.A.M.**

PLAN SCALE **1:375 (ARCH D)**

FILE No. **17272E**

CHECKED BY **J.N.**

OTHER

PROJECT  
**164 INNISFIL STREET BUILDING ADDITION**  
 1911940 ONTARIO INC.  
 164 INNISFIL STREET  
 BARRIE, ONTARIO L4N 3E7

FILE NAME **SITE PLAN - TURNING TEMPLATE SCENARIO 2** DWG No. **3 of 4**

SCALE BAR  
 0 2 4 6 8 10 15 20 30 40m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

No:Barrie\17272E\Drawings\Site Plan\CAD\17272E - Site Plan - 2021-05-31.DWG

**Table 17-2. Recommended Maintained Illuminance Values for Parking Lots (basic requirements, not for security lighting)**

Applications and Tasks*	Recommended Maintained Illuminance Targets (lux) <sup>1,2,3,4</sup>		Uniformity Ratio Max: Min
	Horizontal (E <sub>h</sub> ) Targets Min	Vertical (E <sub>v</sub> ) Targets Min	
<b>PARKING LOTS - All Ages</b>	Open parking facilities, for all activity levels. Use motion sensing to control post-curfew. For top of parking garage (open level), treat as parking lot.		
<b>R4 (Asphalt) Surfaces*</b>	Lighting should address drive aisles and adjacent parking with mixed pedestrian and vehicular activity. E <sub>h</sub> @Grade; E <sub>v</sub> @1.5 meters (5 feet) AFG in at least the two primary directions of vehicular travel. The vertical calculation is to account for the visibility of the pedestrian face, and is defined by an imaginary vertical plane oriented perpendicular to the primary direction of vehicular travel. Illuminance on each side of the plane are assessed separately.		
Drive Aisles/Parking Areas - all activity levels			
• LZ4, LZ3, LZ2 and LZ1 Pre-curfew	5*	2.5	18:1
• LZ3 Post-curfew	2	1	18:1
• LZ3 Post-curfew	0	0	

**1 IES RP8-18 PARKING LOT RECOMMENDED ILLUMINATION**  
E1 - NTS

**Luminaire Schedule**

Symbol	Qty	Label	Arr.	Arr. Watts	Lumens	LLF	Description	BUG Rating	CCT
H-W1	5	W1	SINGLE	100	12970	0.950	100W-Type IV	B2-U0-G2	3000K
H-W2	2	W2	SINGLE	20.8	2100	0.950	20W - Type II	B1-U0-G1	3000K

**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01 Parking Lot	Illuminance	Lux	10.5	18	5	2.1	3.6
02 Walkway 1	Illuminance	Lux	9.3	17	3	3.1	5.7
02 Walkway 2	Illuminance	Lux	15.0	15	15	1.0	1.0
03 Brock St Entrance	Illuminance	Lux	5.3	7	3	1.8	2.3
03 Loading Dock	Illuminance	Lux	8.9	11	5	1.8	2.2
08 Brock St Spill	Illuminance	Lux	1.9	3	0	N.A.	N.A.
08 Property Line Spill	Illuminance	Lux	0.0	0	0	N.A.	N.A.

**2 PHOTOMETRIC ILLUMINATION SUMMARY**  
E1 - NTS

**Heritage Casting & Ironworks**

Heritage Casting & Ironworks, Ltd.  
[www.hcilighting.com](http://www.hcilighting.com)  
T: 1.905.238.2648 or 1.800.267.3175 | F: 1.905.238.9060  
1280 Fewster Drive, Mississauga, ON L4W 1A4 CANADA

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**PRODUCT TECHNICAL DATA SHEET**    IES BUG Rating Uplight Component = 0 (Dark Sky Compliant)    **LED WALL PACK**

**WP112 SERIES**  
10 Year Warranty

**Sizes**

Size	L	W	H
Large	14-1/4"	10"	4-1/2"
Small	12"	8-1/2"	4"

**W1 - WP112-L-100-14000Lm-3000K\*-IV-PEC-RAL 9011**  
**W2 - WP112-S-20-2800Lm-3000K\*-II-PEC-RAL 9011**  
 \*- VERIFY VOLTAGE

**Specification Features**

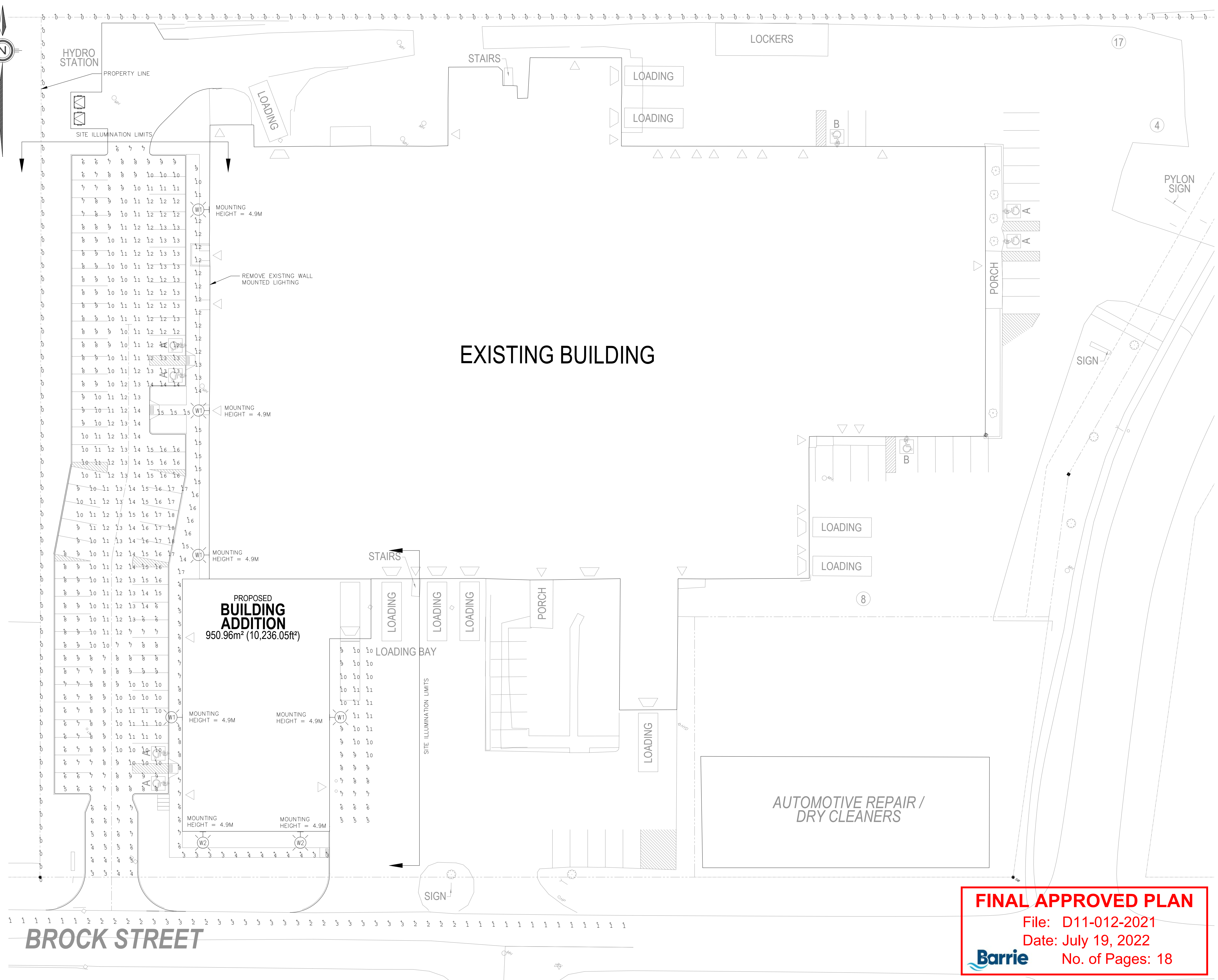
- LED Wattage up to 150W
- Color Temperature 3000K/4000K/5000K
- Lumen Efficacy: 140 Lm/W
- CRI > 80
- Die-Cast aluminum housing
- Quick disconnect driver system mounted on removable plate
- Twist lock photocell optional
- Suitable for wet locations, IP65
- IES II, III and IV
- Warranty: 50,000 hrs
- Working Temperature: -35°C ~ +45°C
- Black powder coated finish (RAL 9011)
- Wall Mounting

**Product Ordering Number**

Product #	LED WATTAGE	LUMEN OUTPUT	COLOR TEMPERATURE	VOLTAGE	OPTICS	OPTIONS	COLOR
WP112-L	150W	21000Lm	3000K 4000K 5000K	120V - 277V or 180V - 480V	IES Type II, III and IV	PEC-Twist Lock Photocell Optional	RAL 9011 Black
	120W	16000Lm					
	100W	14000Lm					
WP112-S	60W	8400Lm	3000K 4000K 5000K	120V - 277V or 180V - 480V	IES Type II, III and IV	PEC-Twist Lock Photocell Optional	RAL 9011 Black
	40W	5600Lm					
	20W	2800Lm					

**3 WALL MOUNTED LUMINAIRE SPECIFICATIONS**  
E1 - NTS

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- The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.
- This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
- Drawing revision must be noted "Issued For Construction" before any work commences.
- Architectural dimensions are approximate. Location of items shown or specified that are not fixed by dimensions are approximate only. The exact locations necessary to secure the best conditions and results must be determined on site. Review all revisions with the consultant.

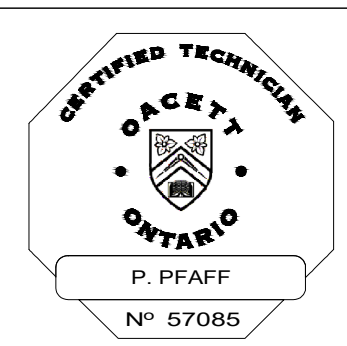


**4 SITE LIGHTING LAYOUT (ILLUMINATION VALUES SHOWN IN LUX)**  
E1 - SCALE 1:300

FINAL APPROVED PLAN

File: D11-012-2021  
Date: July 19, 2022  
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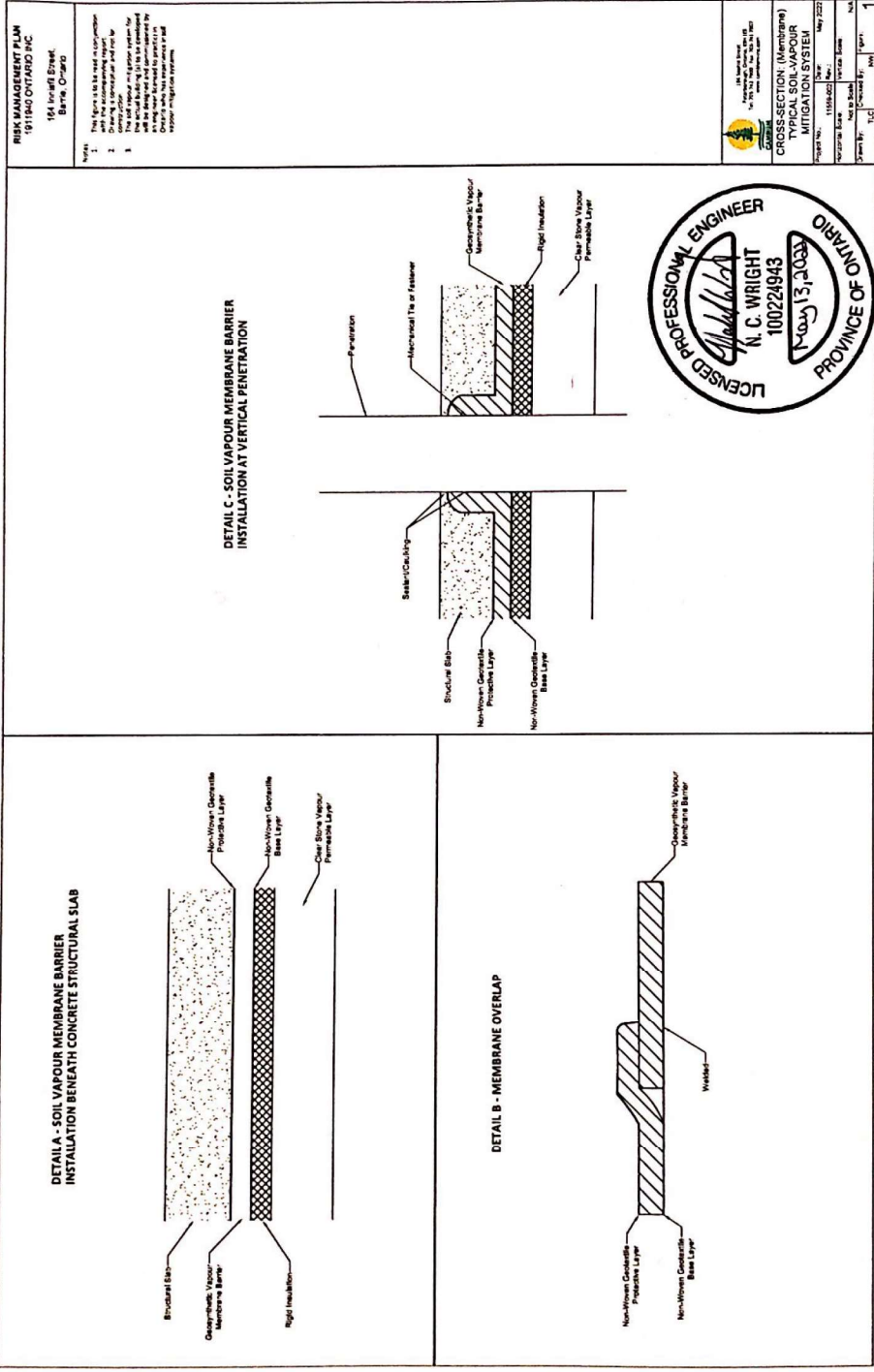


No.	ISSUE OR REVISION	DATE DD/MM/YY	ISSUER
1	Issued for Site Plan Approval	09/04/2021	P.P.



Client  
CarQuest Addition  
164 Innisfil Street  
City of Barrie  
County of Simcoe

Project Name		Drawing Title	
CARQUEST ADDITION SITE LIGHTING		SITE LIGHTING PHOTOMETRICS	
Drawn By P.P.	Checked By S.R.T.	Project No. 20129P	Drawing No. E1
Scale 1:300			Rev.



**FINAL APPROVED PLAN**  
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