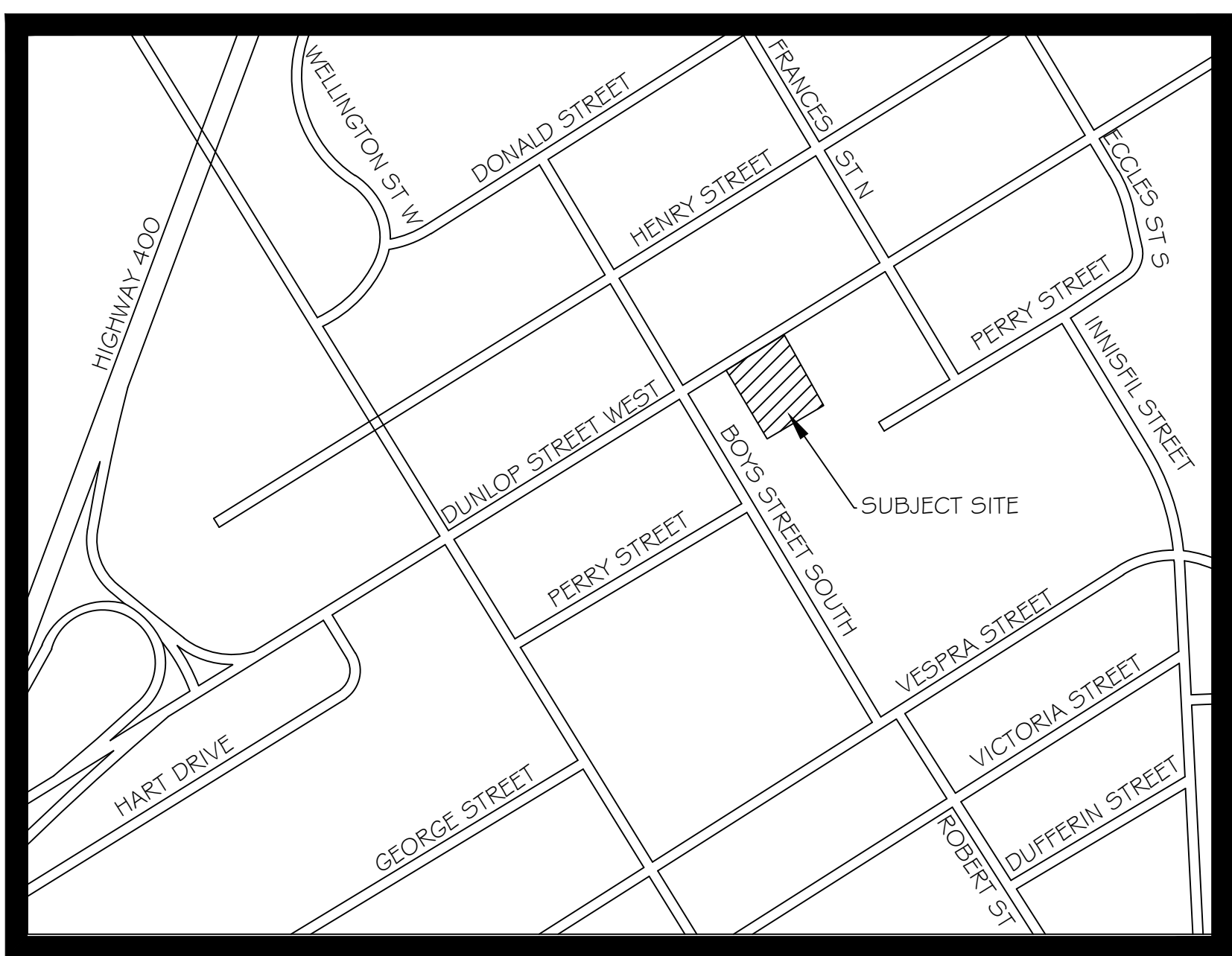


233 DUNLOP STREET WEST, BARRIE, ON

MUNICIPAL FILE: D14-1647

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 338-18



KEY PLAN N.T.S.

DRAWING LIST:

LP-1	OVERALL LANDSCAPE PLAN
LP-2	BOULEVARD TREE PLANTING PLAN AND AMENITY AREA PLAN
LP-3	RETAINING WALL SCREENING PLAN AND OUTFALL PLANTING PLAN
D-1	DETAILS
D-2	DETAILS
D-3	DETAILS
D-4	DETAILS

CLIENT:

MUSKOKA D & M CORPORATION
190 HOTCHKISS STREET,
GRAVENHURST, ON
P1P 1H6

MUNICIPALITY:



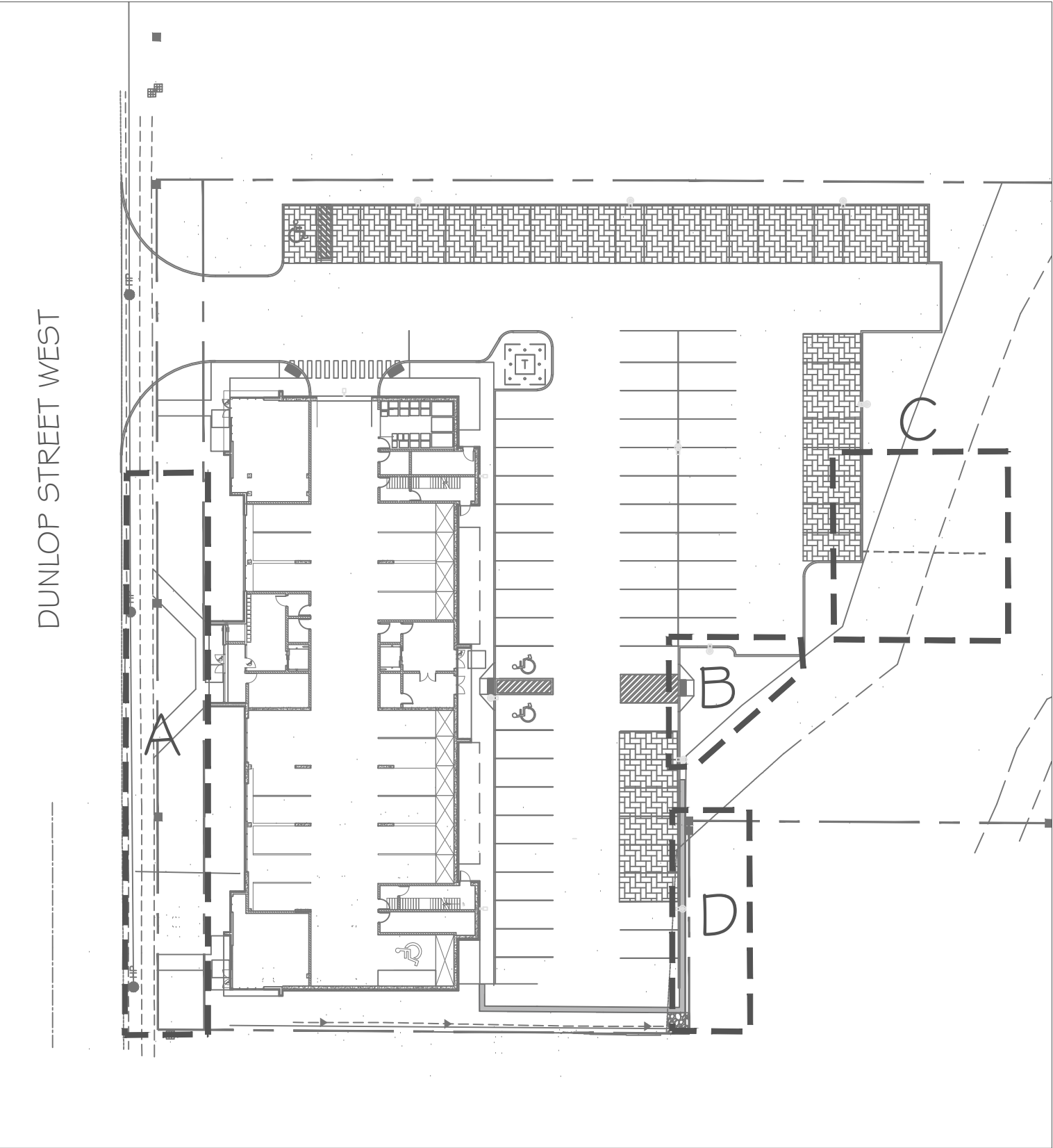
CITY OF BARRIE
70 COLLIER STREET, P.O. BOX 400,
BARRIE, ON
L4M 4T5

LANDSCAPE ARCHITECT:



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

KEY PLAN



- A- BOULEVARD PLANTING PLAN ON LP-2
B- AMENITY AREA PLAN ON LP-2
C- OUTFALL PLANTING PLAN ON LP-3
D- RETAINING WALL SCREENING PLAN ON LP-3

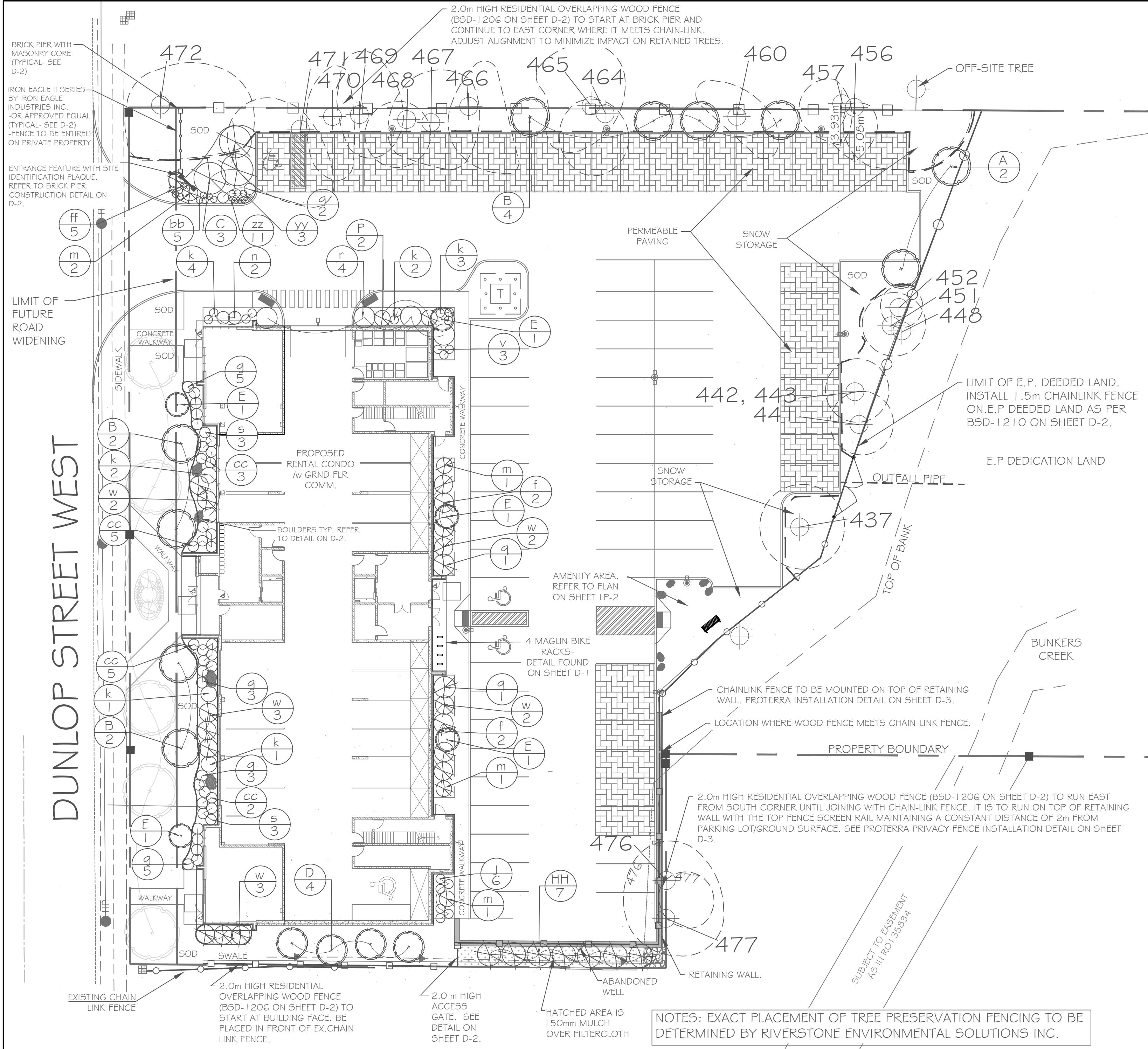
PLANT DENSITY CALCULATIONS			
AREA: 5123 SQUARE METERS		TYPE: MIXED USE: COMERCIAL/RESIDENTIAL	
REQUIRED MIN. TOTALS	PROPOSED TOTALS	VEGETATION TYPE	REQUIRED SIZING
20	19	DECIDUOUS TREES	60mm CAL
11	12	EVERGREEN TREES	2m HT
68	68	DECIDUOUS SHRUBS	0.6-1.2m HT
34	34	EVERGREEN SHRUBS	0.45m SPR/1.2m HT

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
-----	-----	----------------	-------------	----------------

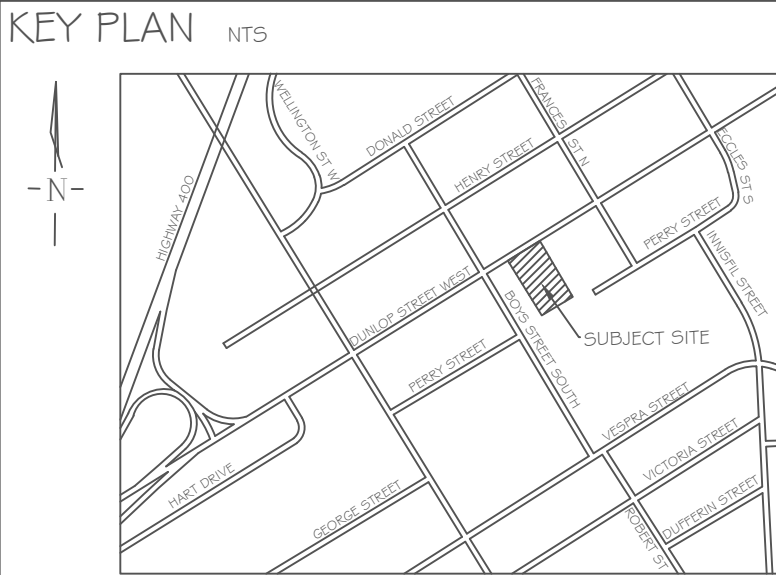
TREES				
A	2	<i>Acer rubrum</i>	Red Maple	60mm cal/WB
B	8	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Lilac	60mm cal/WB
C	3	<i>Picea pungens</i> 'Baby Blue'	Baby Blue Spruce	2m ht/WB
D	4	<i>Fagus sylvatica</i> 'Dawyck Gold'	Dawyck Gold Beech	60mm cal/WB
E	5	<i>Acer rubrum</i> 'Armstrong Gold'	Armstrong Gold Maple	60mm cal/WB
HH	7	<i>Juniperus virginiana</i>	Eastern Red Cedar	2m ht/WB

SHRUBS				
g	18	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	2 gal pot/60cm ht
r	4	<i>Euonymus alatas</i> 'Compactus'	Dwarf Burning Bush	2 gal pot/60cm ht
J	6	<i>Euonymus alatas</i> 'Little Moses'	Little Moses Burning Bush	2 gal pot/60cm ht
k	13	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	2 gal pot/60cm ht
m	5	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Creeping Juniper	2 gal pot/30cm ht



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
SHRUBS (CONT'D)				
n	2	<i>Physocarpus opulifolius</i> 'Tiny Wine'	Tiny Wine Ninebark	2 gal pot/60cm ht
p	2	<i>Picea pungens</i> 'Globosa'	Globe Blue Spruce	2 gal pot/30cm ht
q	2	<i>Pinus mugo</i> var. <i>pumilio</i>	Dwarf Mugo Pine	2 gal pot/30cm ht
s	6	<i>Berberis thunbergii</i> 'Concorde'	Concord Barberry	3 gal pot/60cm ht
v	3	<i>Potentilla fruticosa</i> 'Pink Beauty'	Pink Beauty Conquefoil	2 gal pot/60cm ht
f	4	<i>Taxus cuspidata</i> 'Nana'	Dwarf Japanese Yew	2 gal pot/60cm ht
w	12	<i>Taxus x media</i> 'Densiflormis'	Dense Yew	2 gal pot/60cm ht

PERENNIALS				
yy	3	<i>Calamagrostis x acutifolia</i> 'Karl Foerster'	Feather Reed Grass	1 gal pot/30cm ht
zz	11	<i>Festuca glauca</i> 'Boulder Blue'	Boulder Blue Fescue	1 gal pot/30cm ht
bb	5	<i>Hemerocallis</i> 'Stella D'oro'	Stella D'oro Daylily	1 gal pot/30cm ht
cc	15	<i>Hosta x 'Sum and Substance'</i>	Hosta	1 gal pot/30cm ht
ff	5	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black Eyed Susan	1 gal pot/30cm ht



GENERAL NOTES

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- LEGEND**
- Proposed Deciduous Tree
 - Proposed Coniferous Tree
 - Proposed Deciduous Shrubs/Perennials
 - Proposed Coniferous Shrubs
 - Plant Key
 - Proposed Limestone Boulders
 - Existing Trees to be Preserved
 - Proposed Light Standards
 - Tree Preservation Fencing
 - Tree Canopy

6	DEC 13-19	KS	AS PER TOWN COMMENTS
5	OCT 3-19	KS	AS PER REVISED SITE PLAN
4	APR 3-19	KS	AS PER REVISED SITE PLAN
3	NOV 16-18	EW	AS PER REVISED SITE PLAN # EXISTING TREE LOCATIONS
2	NOV 07-18	EW	AS PER ELECTRICAL DRAWINGS
1	OCT 16-18	EW	AS PER CITY COMMENTS
NO	DATE	BY	REVISIONS



BASE DATA OBTAINED FROM ISM ARCHITECTS INC. (173841 233 DUNLOP APTS_SF21)

LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

OFFICE: 705-796-1122

info@LEGroupLtd.com
www.LEGroupLtd.com

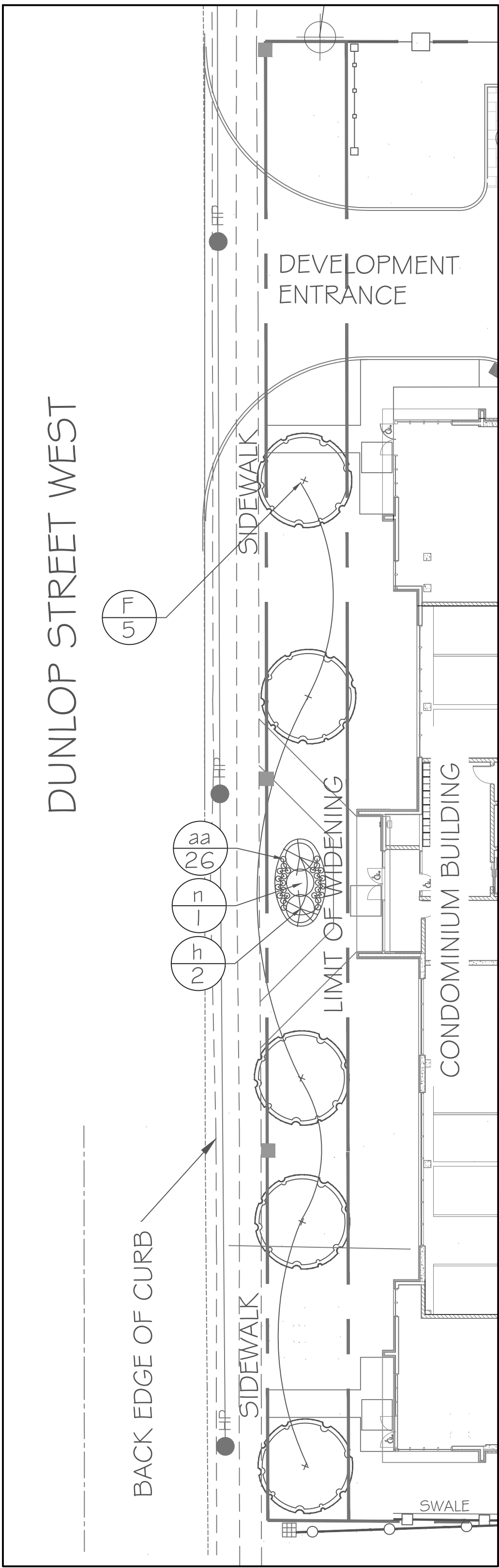
CLIENT: MUSKOKA D & M CORPORATION

PROJECT: 233 DUNLOP STREET WEST, BARRIE ON

DRAWING: OVERALL LANDSCAPE PLAN

SCALE BAR: 5m 0 5 10 15
Scale = 1:250

PROJECT NO.: LA 338-18	SCALE: 1:250
MUNICIPAL FILE NO.: D14-1647	DATE: AUGUST 15, 2018
DRAWN BY: E.W/K.S	CHECKED BY: J.H
DRAWING No.: LP-1	

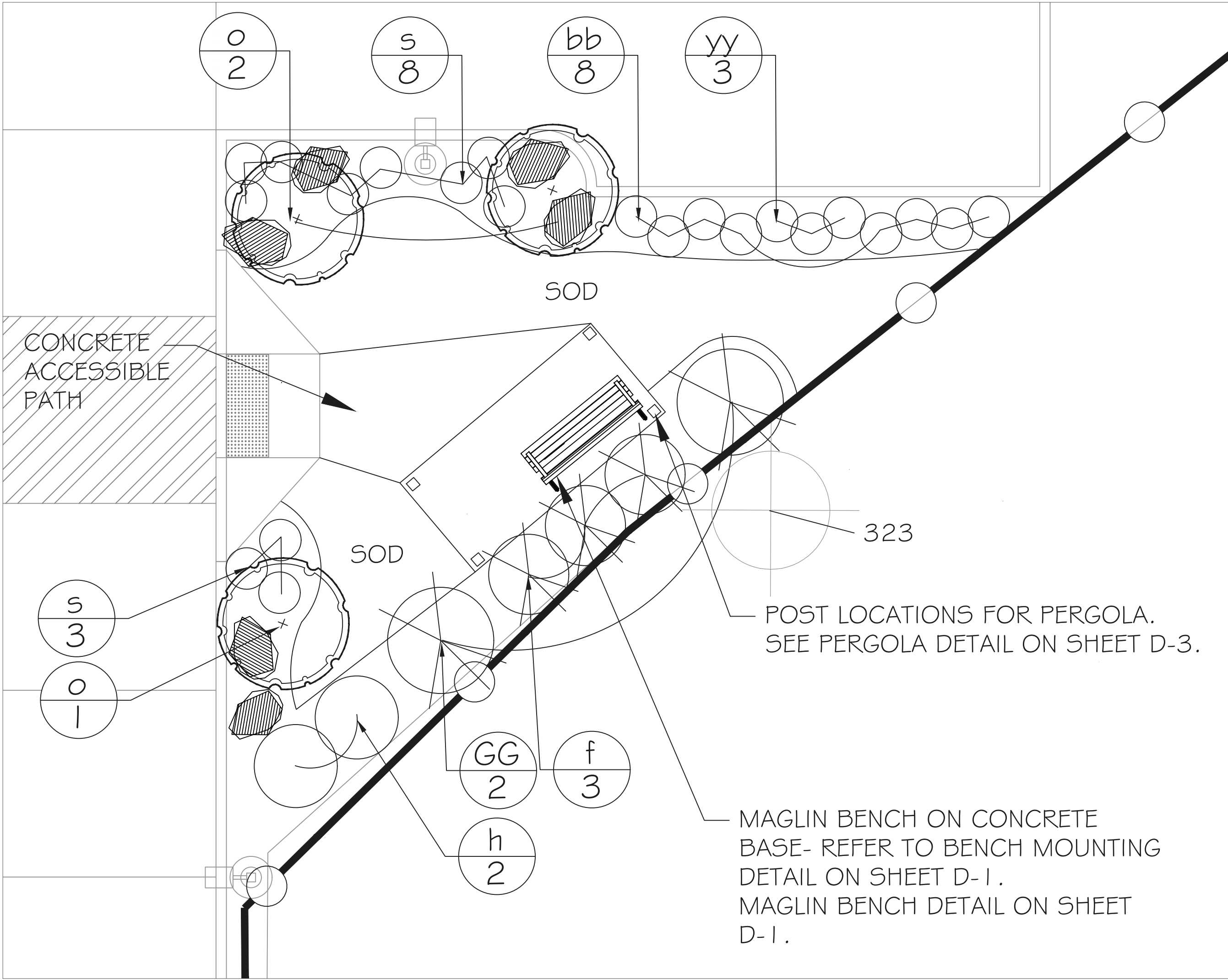


Boulevard Planting Plan

Plant List (Boulevard Planting Plan)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
F	5	<i>Gleditsia tricanthos</i> var <i>inermis</i> 'Street Keeper'	Street Keeper Honeylocust	60mm cal/WB
SHRUBS				
n	1	<i>Physocarpus opulifolius</i> 'Tiny Wine'	Tiny Wine Ninebark	2 gal pot/60cm ht
h	2	<i>Taxus cuspidata</i> 'Emerald Spreader'	Emerald Spreader Yew	2 gal pot/30cm ht
PERENNIALS				
aa	26	<i>Heuchera</i> x 'Berry Smoothie'	Berry Smoothie Heuchera	1 gal pot/30cm ht

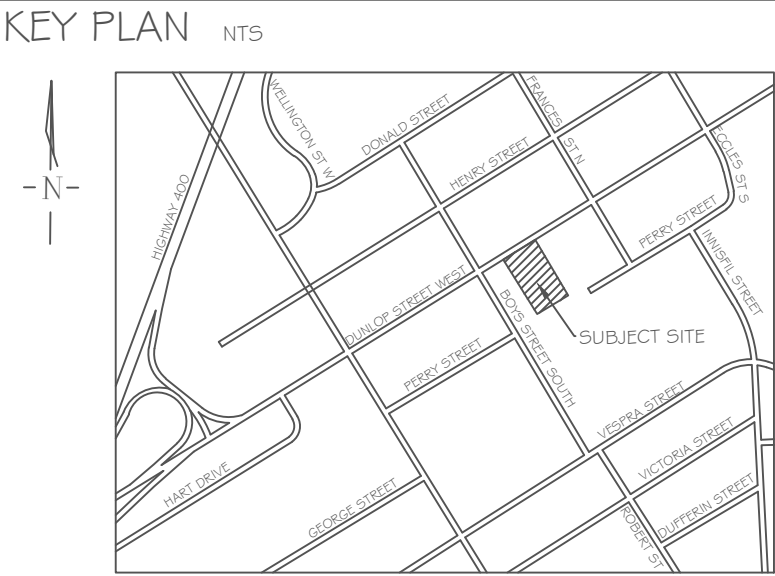
- NOTES:
- 1) BOULEVARD TREES ARE NOT CAPTURED IN THE PLANTING DENSITY CALCULATION TOTALS FOUND ON SHEET LP-1 .
- 2) TREES AND SHRUBS IN THE AMENITY AREA PLANTING PLAN HAVE BEEN ACCOUNTED FOR IN THE PLANTING DENSITY CALCULATION TOTALS ON SHEET LP-1 .
- 3) PLANTING NOTES AND DETAILS ARE FOUND ON SHEET D-1 .



Amenity Area Plan

Plant List (Amenity Area)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
GG	2	<i>Thuja occidentalis</i> 'Fastigiata'	Pyramid Cedar	2m ht/WB
SHRUBS				
s	11	<i>Berberis thunbergii</i> 'Concorde'	Concord Barberry	3 gal pot/60cm ht
o	3	<i>Syringa meyeri</i> 'Palibin' (Standard)	Dwarf Korean Lilac Standard	7 gal pot/1.3cm ht
f	3	<i>Taxus cuspidata</i> 'Nana'	Dwarf Japanese Yew	3 gal pot/60cm ht
h	2	<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Dogwod	3 gal pot/60cm ht
PERENNIALS				
yy	3	<i>Calamagrostis</i> x <i>acutifolia</i> 'Karl Foerster'	Feather Reed Grass	1 gal pot/30cm ht
bb	8	<i>Hemerocallis</i> 'Stella D'oro'	Stella D'oro Daylily	1 gal pot/30cm ht



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- LEGEND
- Proposed Deciduous Tree
 - Proposed Coniferous Tree
 - Proposed Deciduous Shrubs/Perennials
 - Proposed Coniferous Shrubs
 - Plant Key
 - Proposed Limestone Boulders
 - Existing Trees to be Preserved
 - HP Light Standards

6	DEC 13-19	KS	AS PER CITY COMMENTS
5	OCT 3-19	KS	AS PER REVISED SITE PLAN
4	APR 3-19	KS	AS PER REVISED SITE PLAN
3	NOV 16-18	EW	AS PER REVISED SITE PLAN & EXISTING TREE LOCATIONS
2	NOV 07-18	EW	AS PER ELECTRICAL DRAWINGS
1	OCT 16-18	EW	AS PER CITY COMMENTS
NO	DATE	BY	REVISIONS

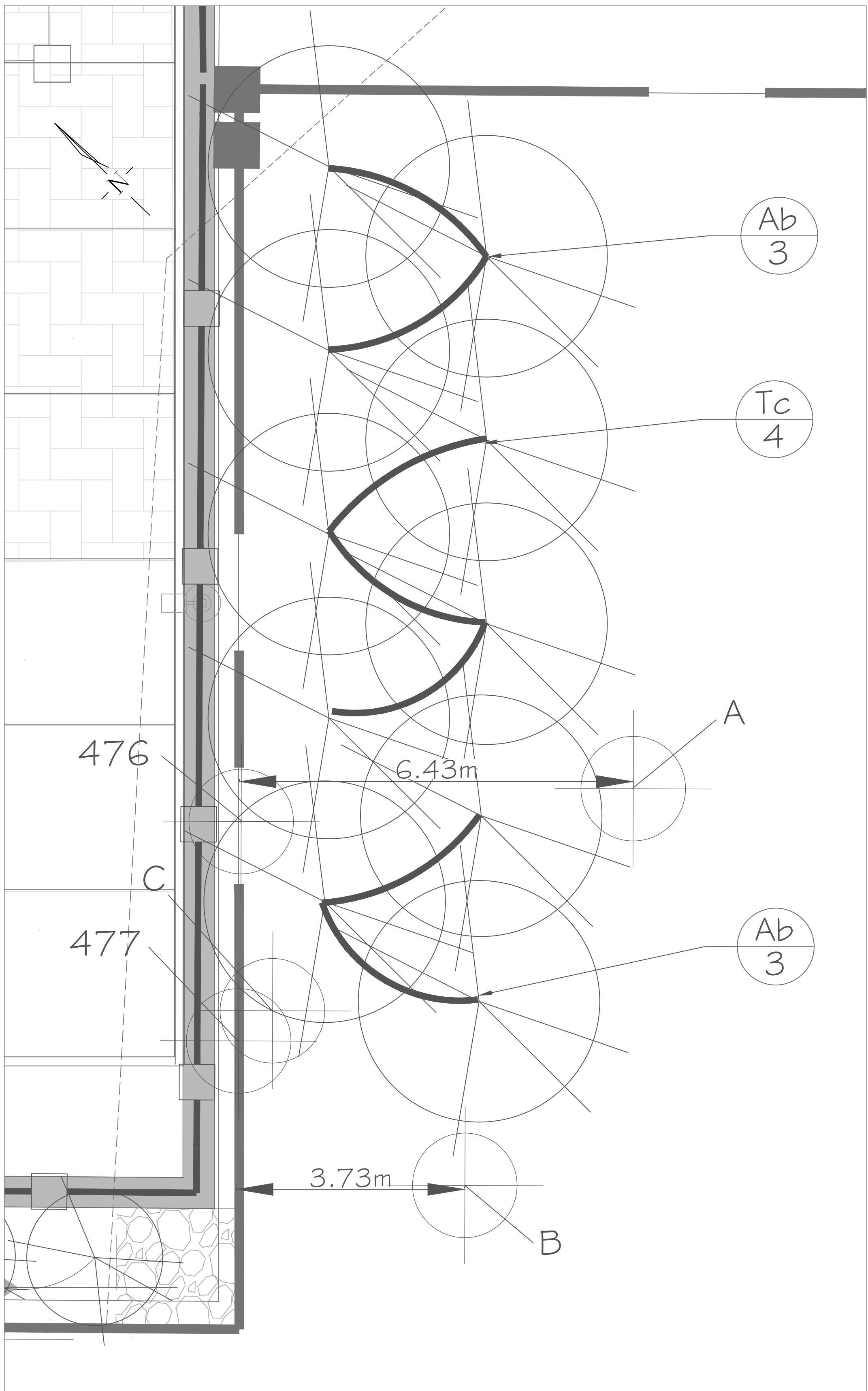


BASE DATA OBTAINED FROM ISM ARCHITECTS INC. (173941 233 DUNLOP APTS_SF21)

LANDMARK
ENVIRONMENTAL GROUP LTD

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

CLIENT:	MUSKOKA D & M CORPORATION
PROJECT:	233 DUNLOP STREET WEST, BARRIE ON
DRAWING:	BOULEVARD PLANTING PLAN & AMENITY AREA PLAN
SCALE BAR:	
PROJECT NO.:	LA 338-18
MUNICIPAL FILE NO.:	D14-1647
DRAWN BY:	E.W/K.S
CHECKED BY:	J.H
SCALE:	VARIES
DATE:	AUGUST 15, 2018
DRAWING No.:	LP-2



RETAINING WALL SCREENING PLAN

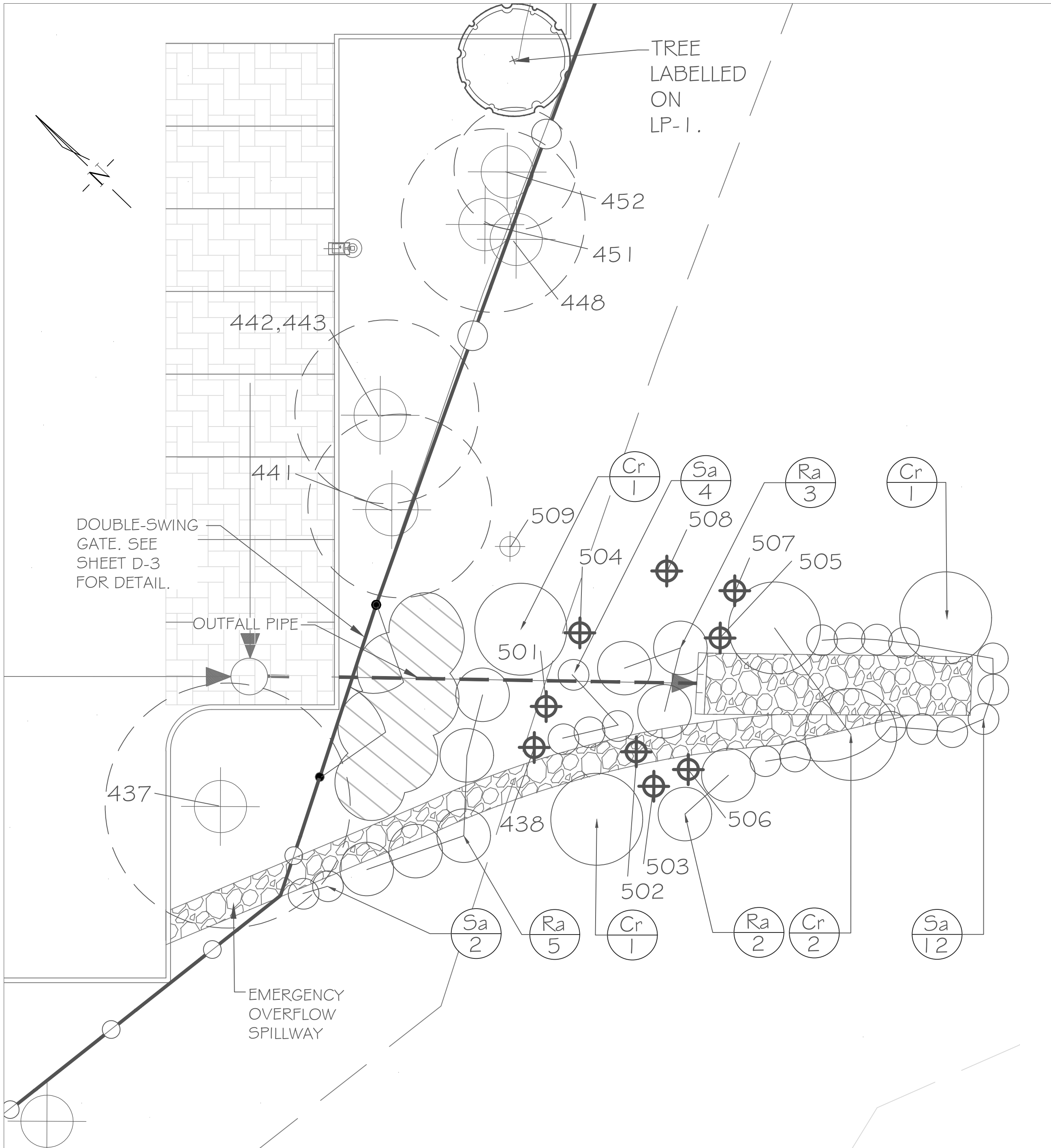
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES				
Ab	6	Abies balsamea	Balsam Fir	150cm HT/ WB
Tc	4	Tsuga canadensis	Eastern Hemlock	150cm HT/ WB

*BOTH TREE VARIETIES TO BE PLANTED 3.0m ON CENTRE.

NOTES:
1) TREES IN THE RETAINING WALL SCREENING PLAN ARE SHOWN AT 50% OF THEIR NATURAL WIDTH FOR CLARITY.
2) TREES IN THE RETAINING WALL SCREENING PLAN HAVE NOT BEEN ACCOUNTED FOR IN THE PLANTING DENSITY CALCULATION TOTALS ON

SHEET LP-1.
3) PLANTING NOTES AND DETAILS ARE FOUND ON SHEET D-1.
4) SHRUBS SHOWN IN OUTFALL PLANTING PLAN HAVE NOT BEEN ACCOUNTED FOR IN THE PLANTING DENSITY CALCULATION TOTALS ON SHEET LP-1.



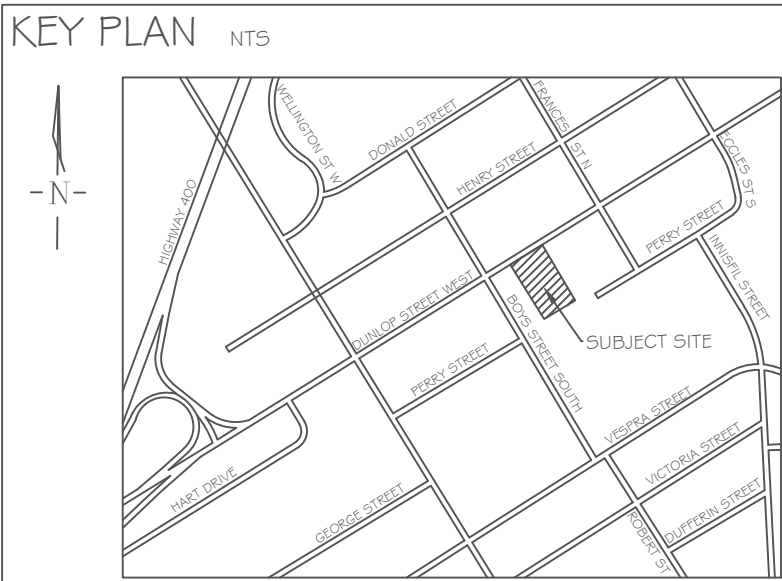
OUTFALL PLANTING PLAN

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
SHRUBS				
Cr	5	Cornus racemosa	Grey Dogwood	3 gal pot/60cm ht
Ra	10	Rhus aromatica	Fragrant Sumac	3 gal pot/60cm ht
Sa	16	Symphoricarpus albus	Snowberry	3 gal pot/60cm ht

GROUND COVER				
Ac	2 Trays	Anemone canadensis	Canada Anemone	plugs/50 per tray

*GROUND COVER TO BE PLANTED 0.5m ON CENTRE.



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LEGEND

- Existing Trees (with Canopy) to be Preserved
- Proposed Coniferous Tree
- Proposed Deciduous Shrubs
- Plant Key
- Native Groundcover (*See plant list)

6	DEC 13-19	KS	AS PER CITY COMMENTS
5	OCT 3-19	KS	AS PER REVISED SITE PLAN
4	APR 3-19	KS	AS PER REVISED SITE PLAN
3	NOV 16-18	EW	AS PER REVISED SITE PLAN & EXISTING TREE LOCATIONS
2	NOV 07-18	EW	AS PER ELECTRICAL DRAWINGS
1	OCT 16-18	EW	AS PER CITY COMMENTS
NO	DATE	BY	REVISIONS

STAMP



BASE DATA OBTAINED FROM ISM ARCHITECTS INC.
(173941 233 DUNLOP APTS_SF21)

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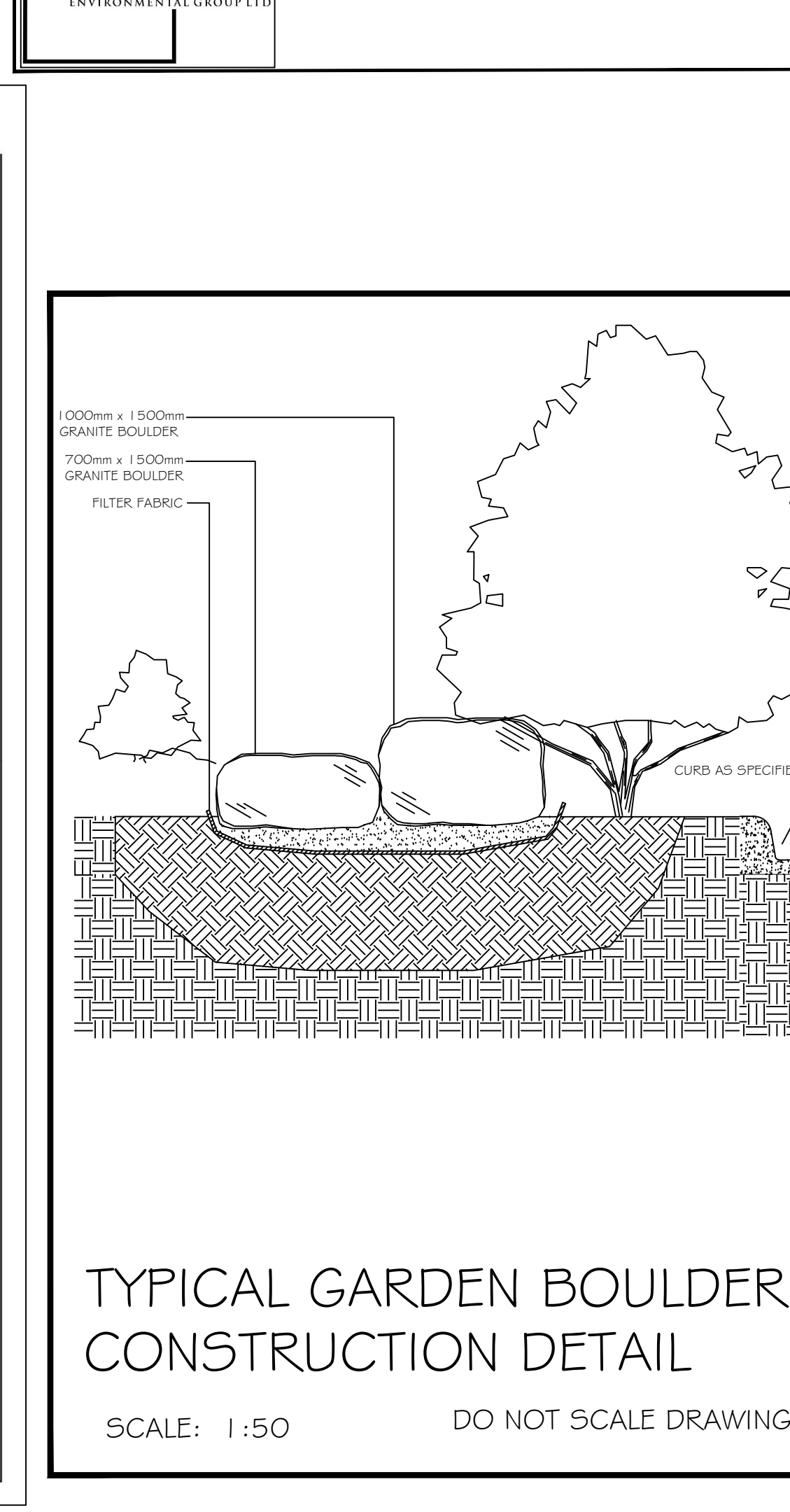
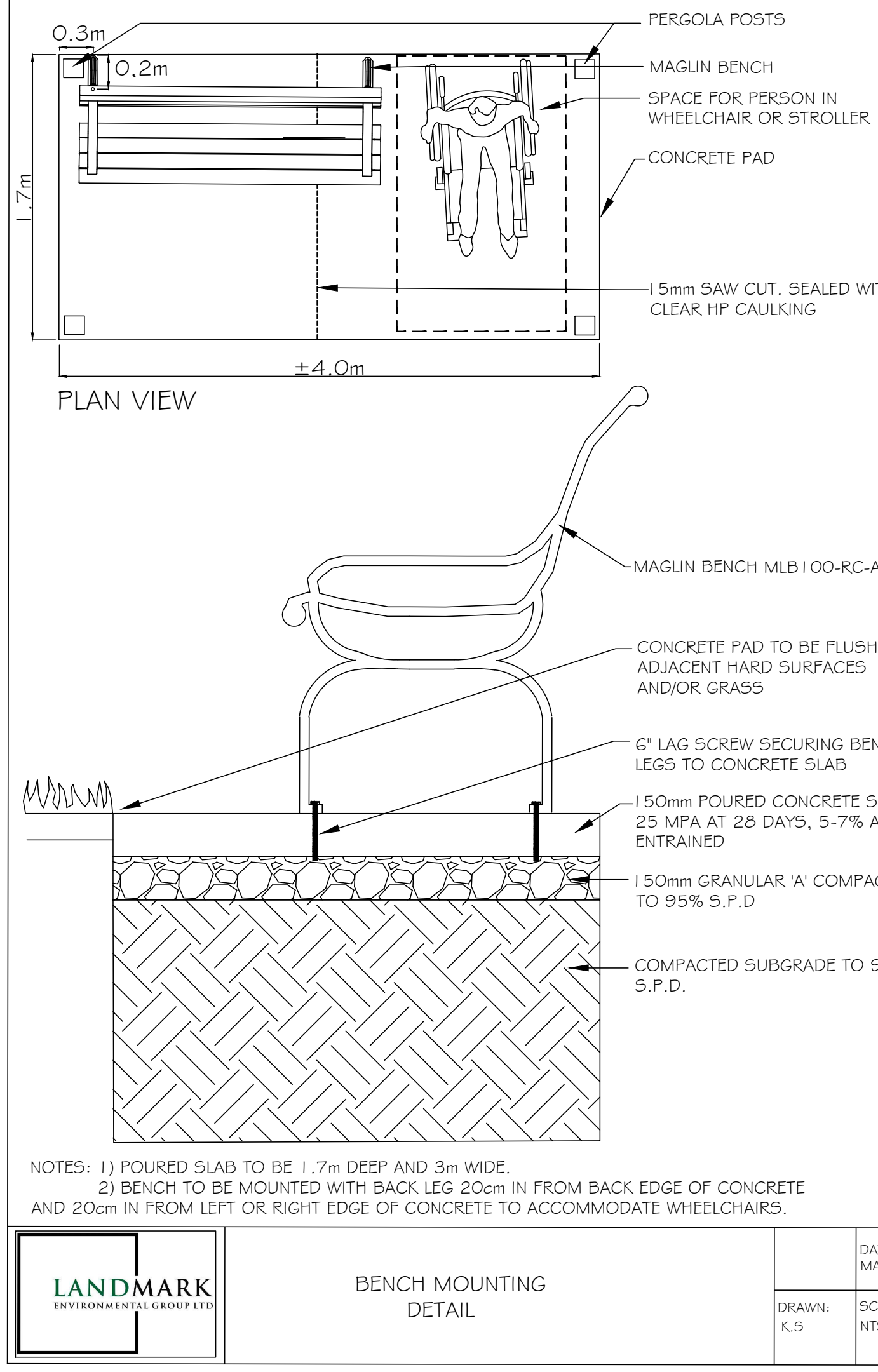
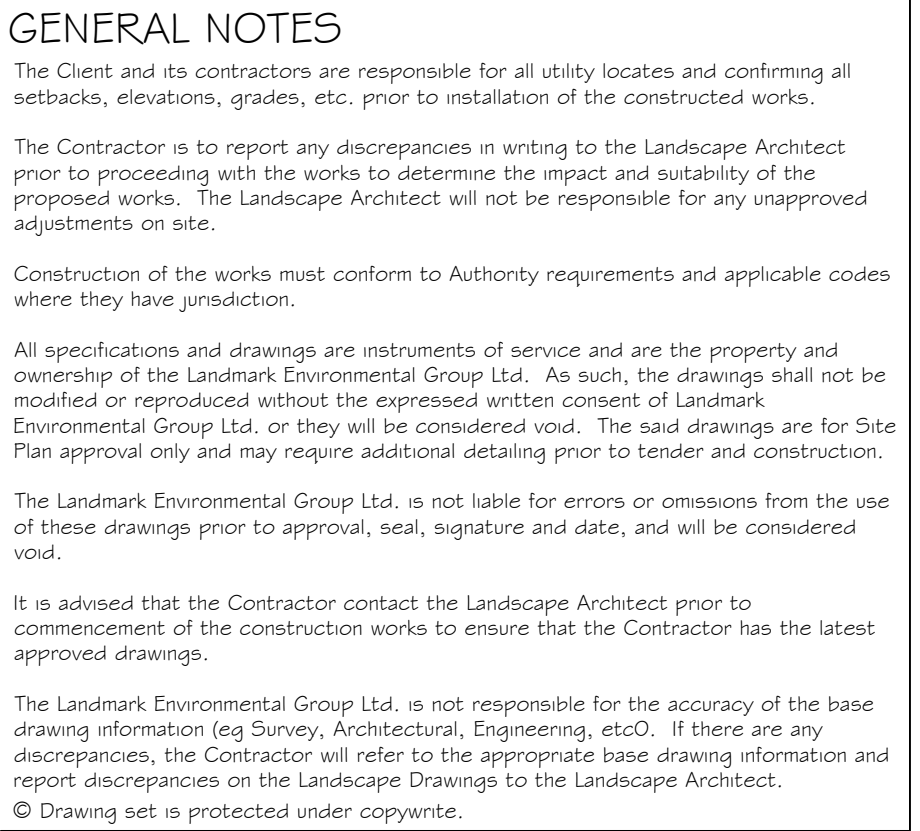
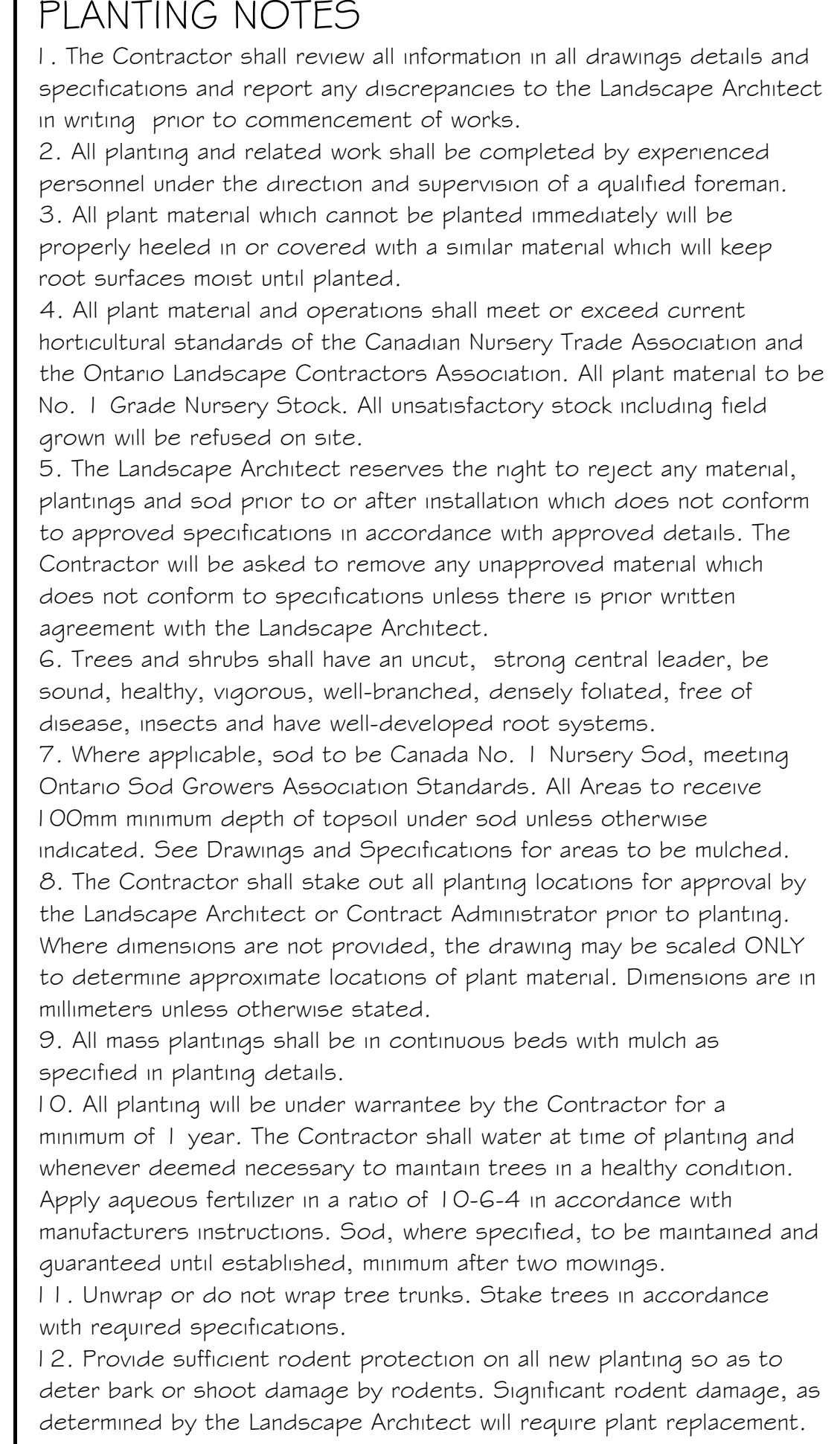
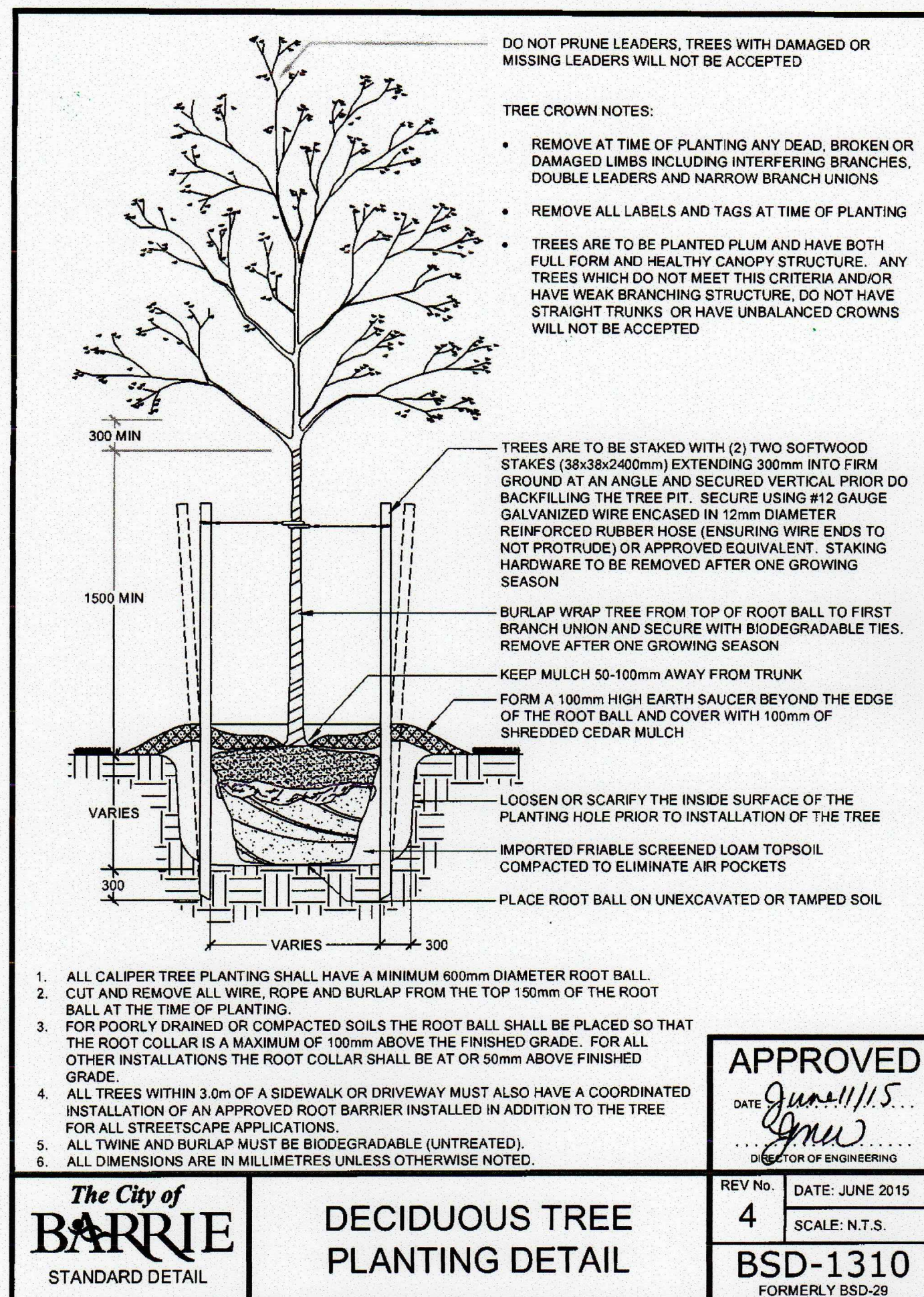
CLIENT:
MUSKOKA D & M CORPORATION

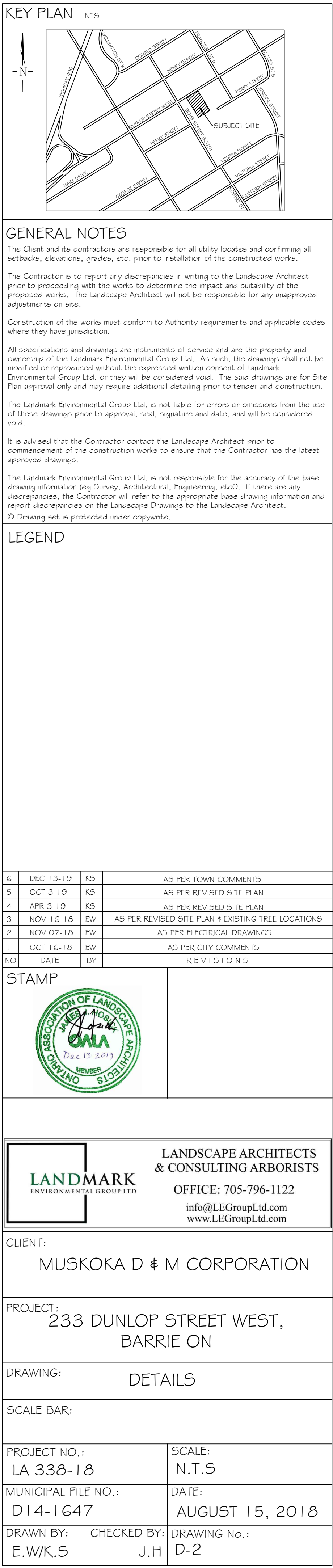
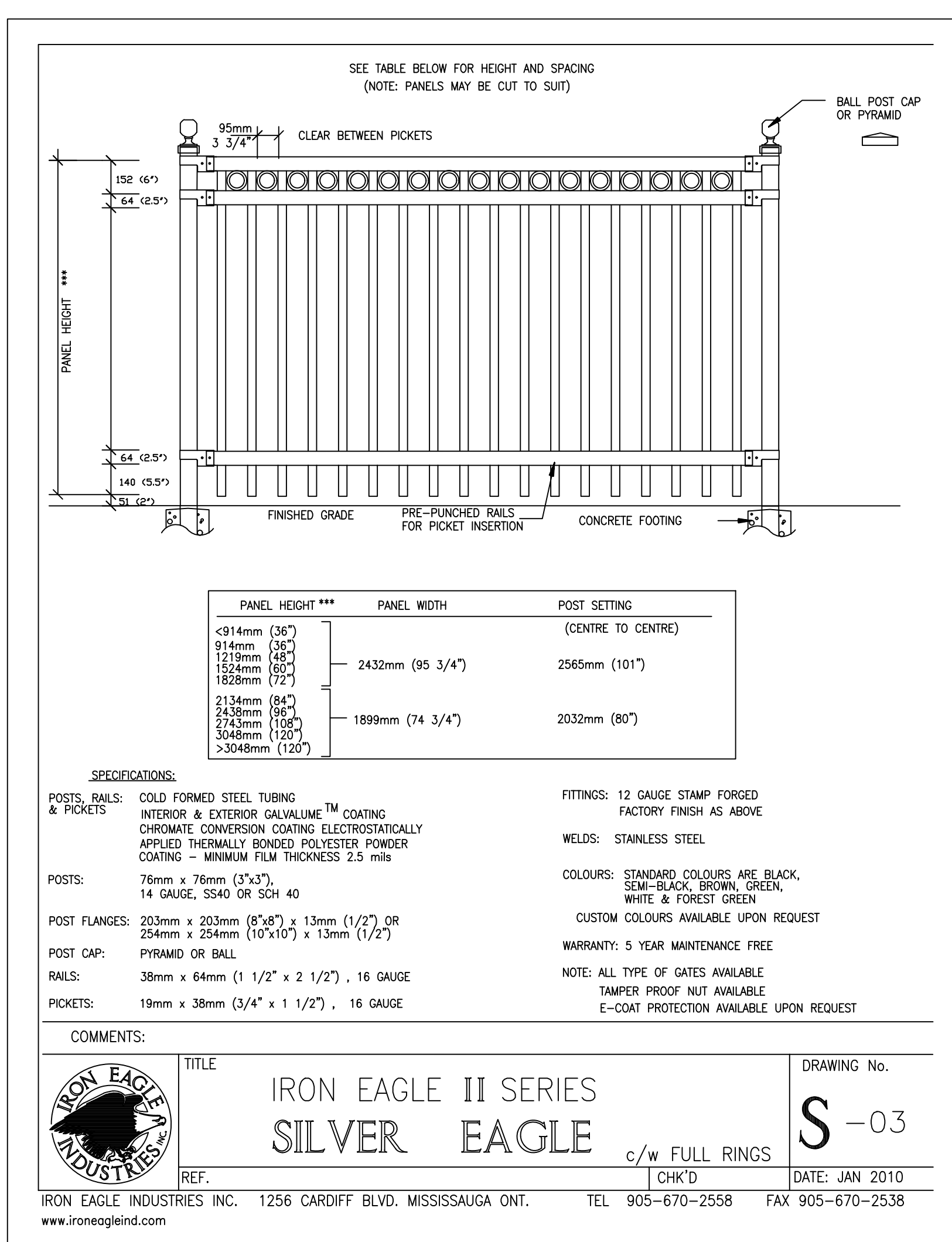
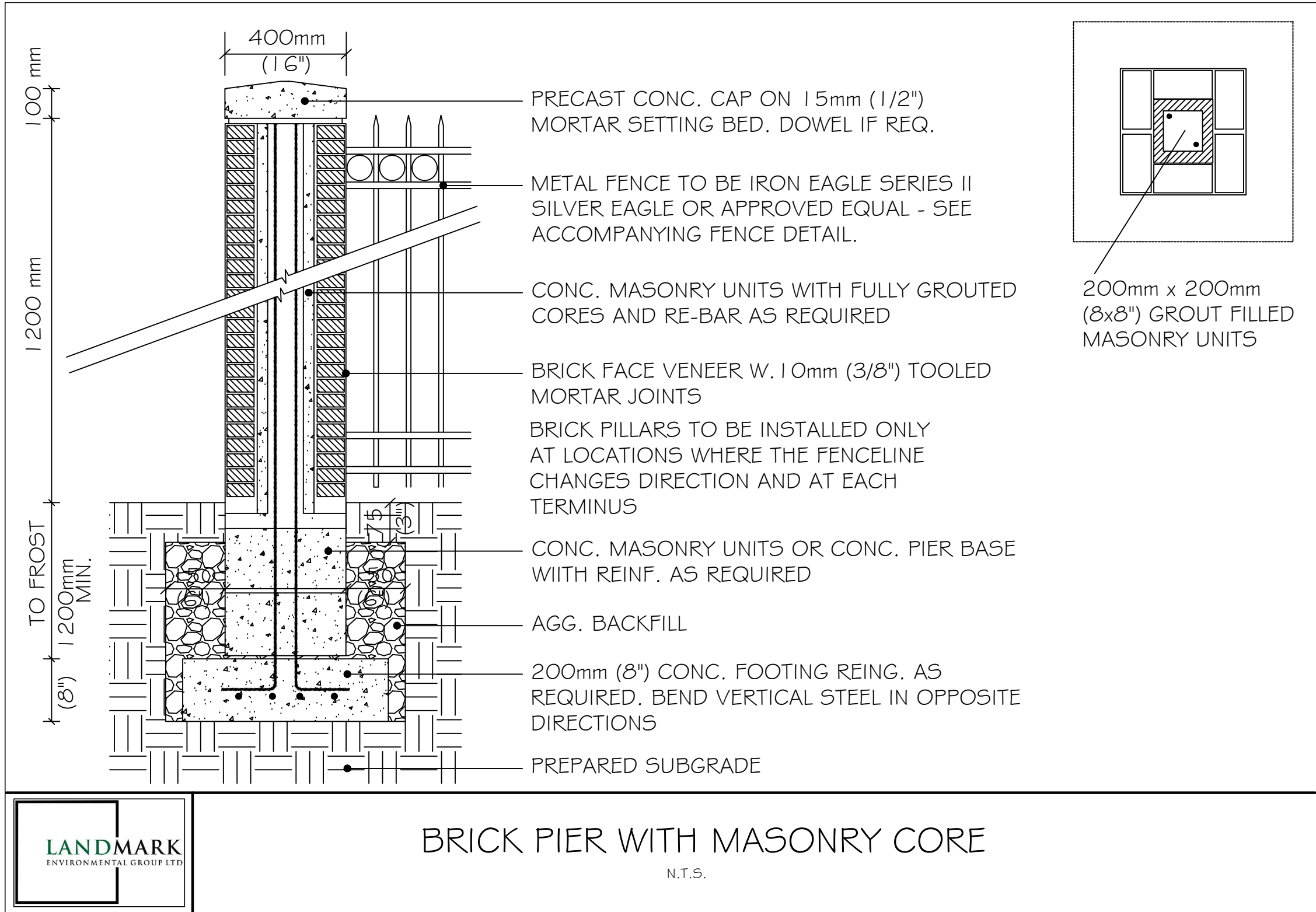
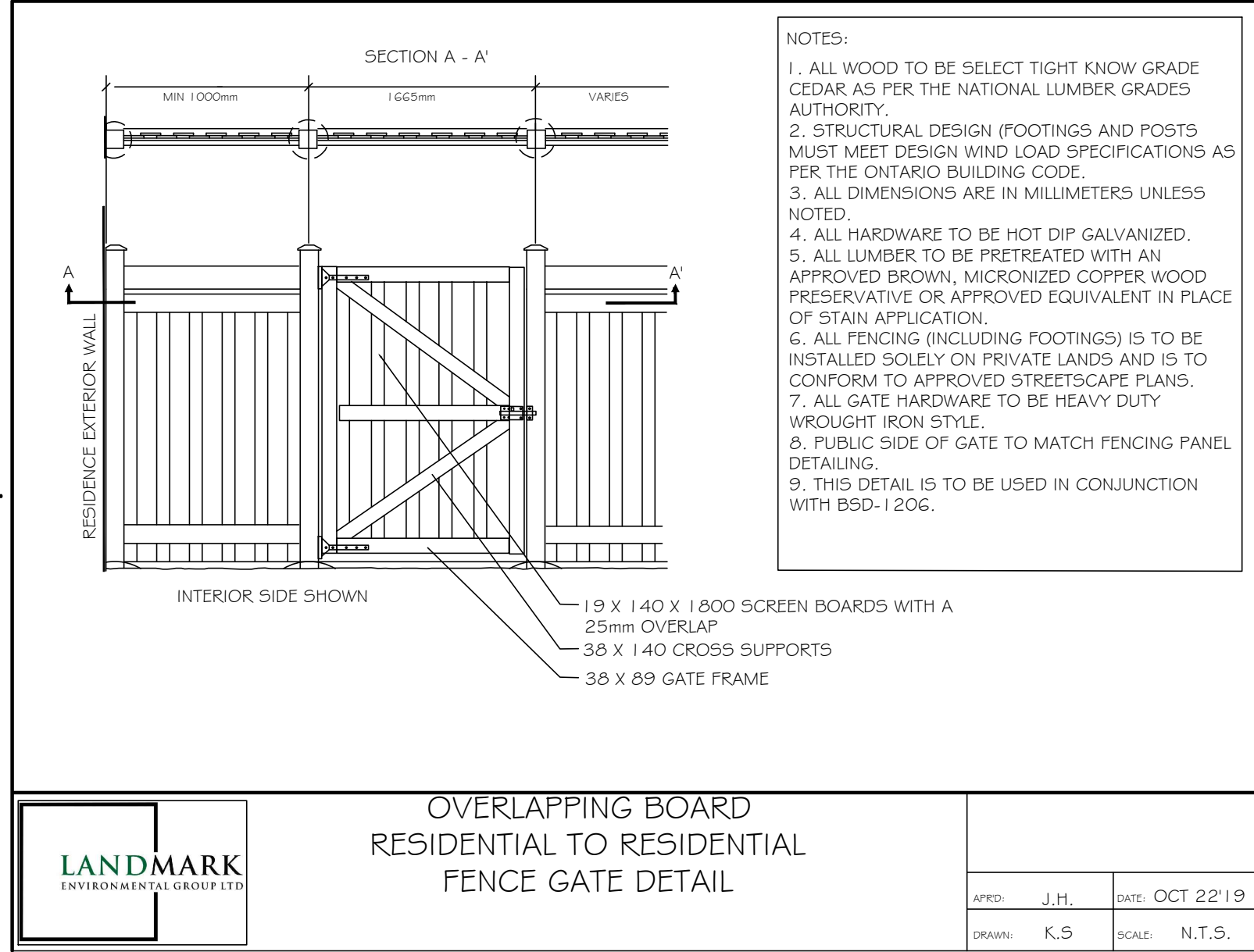
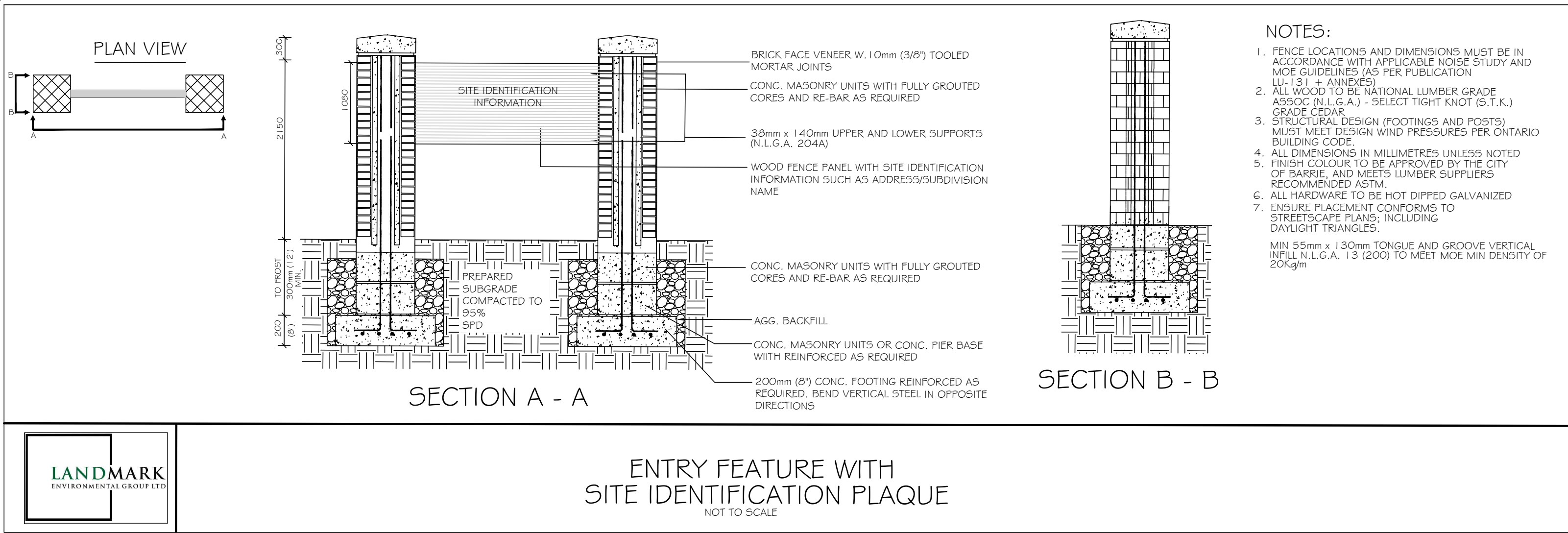
PROJECT:
233 DUNLOP STREET WEST,
BARRIE ON

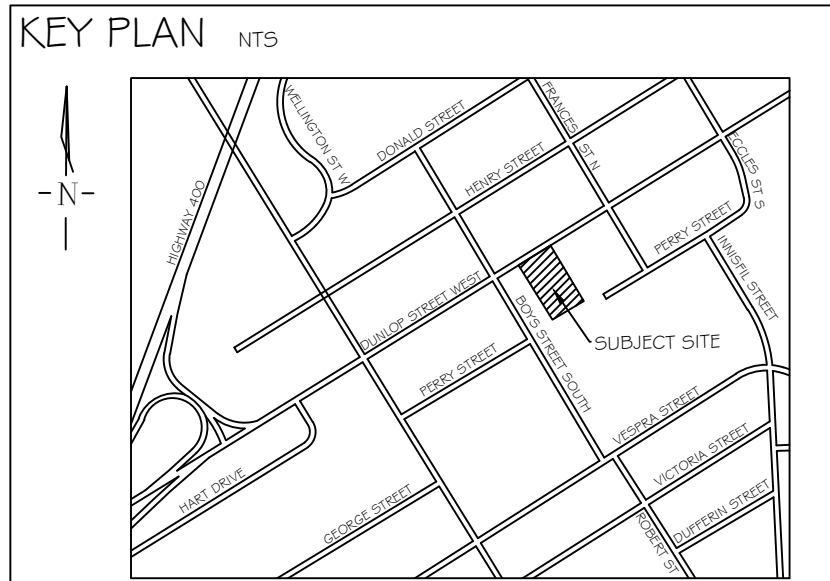
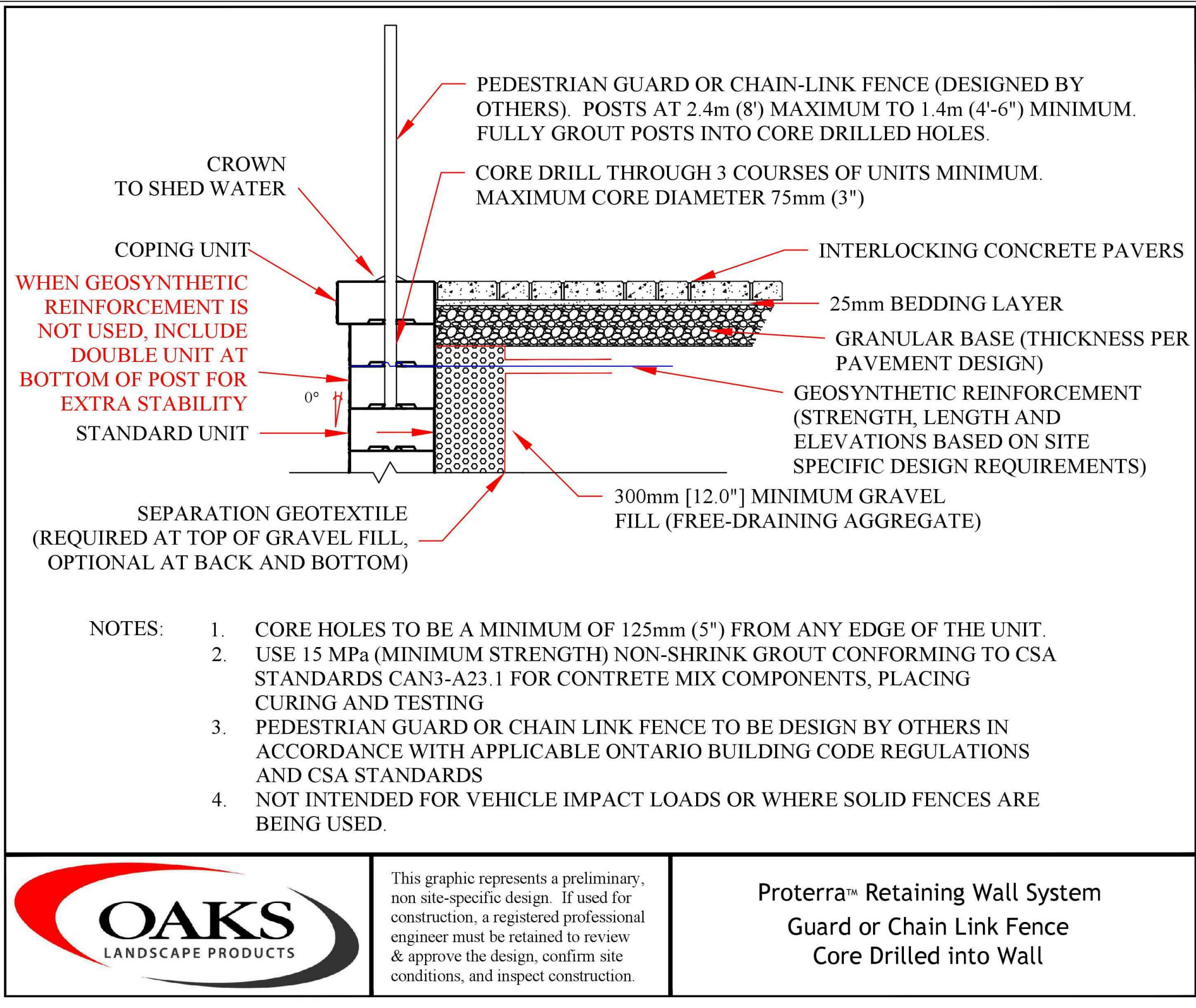
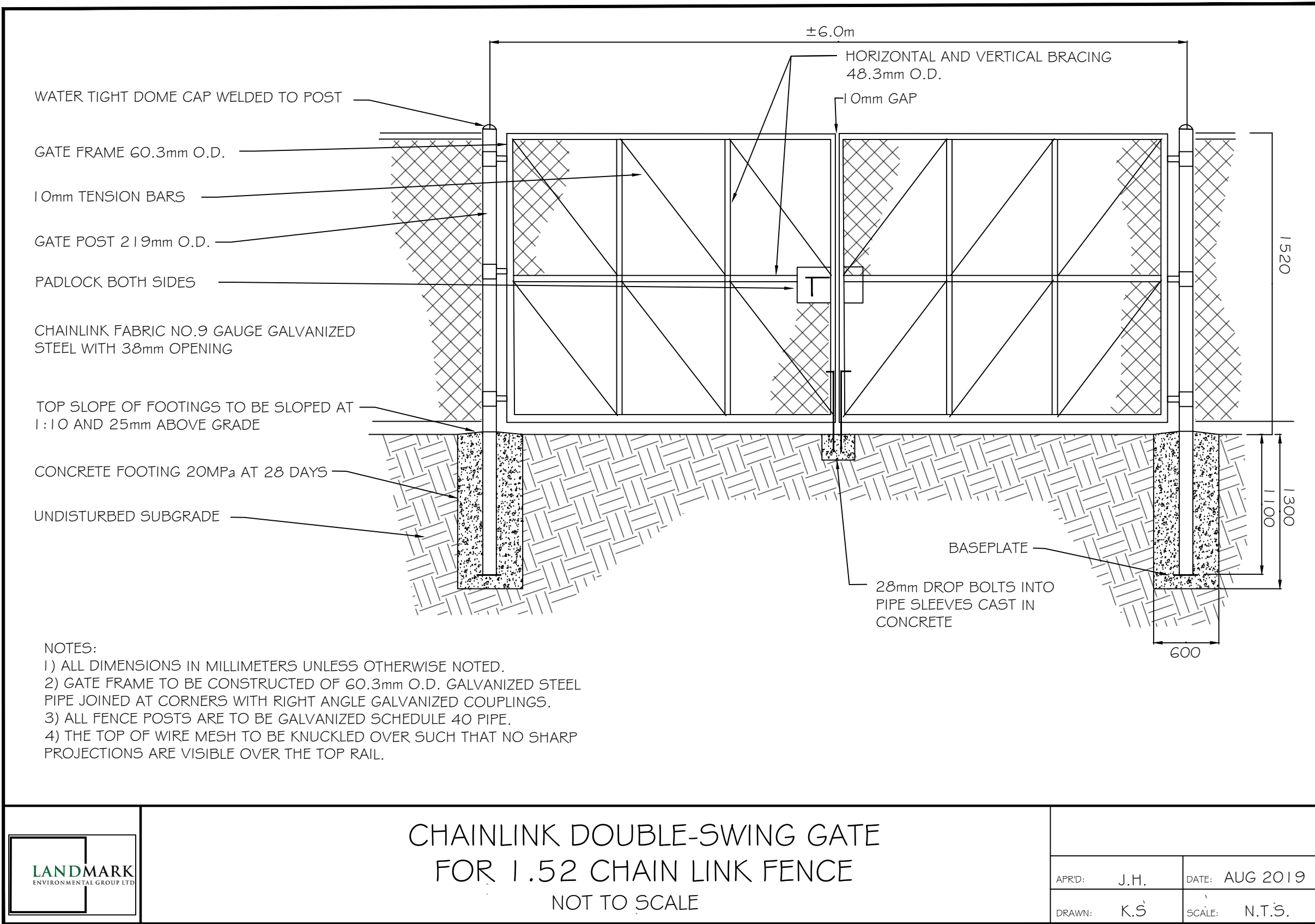
DRAWING: RETAINING WALL SCREENING PLAN
& OUTFALL PLANTING PLAN

SCALE BAR:

PROJECT NO.: LA 338-18	SCALE: VARIES
MUNICIPAL FILE NO.: D14-1647	DATE: AUGUST 15, 2018
DRAWN BY: E.W/K.S	CHECKED BY: J.H
DRAWING No.: LP-3	







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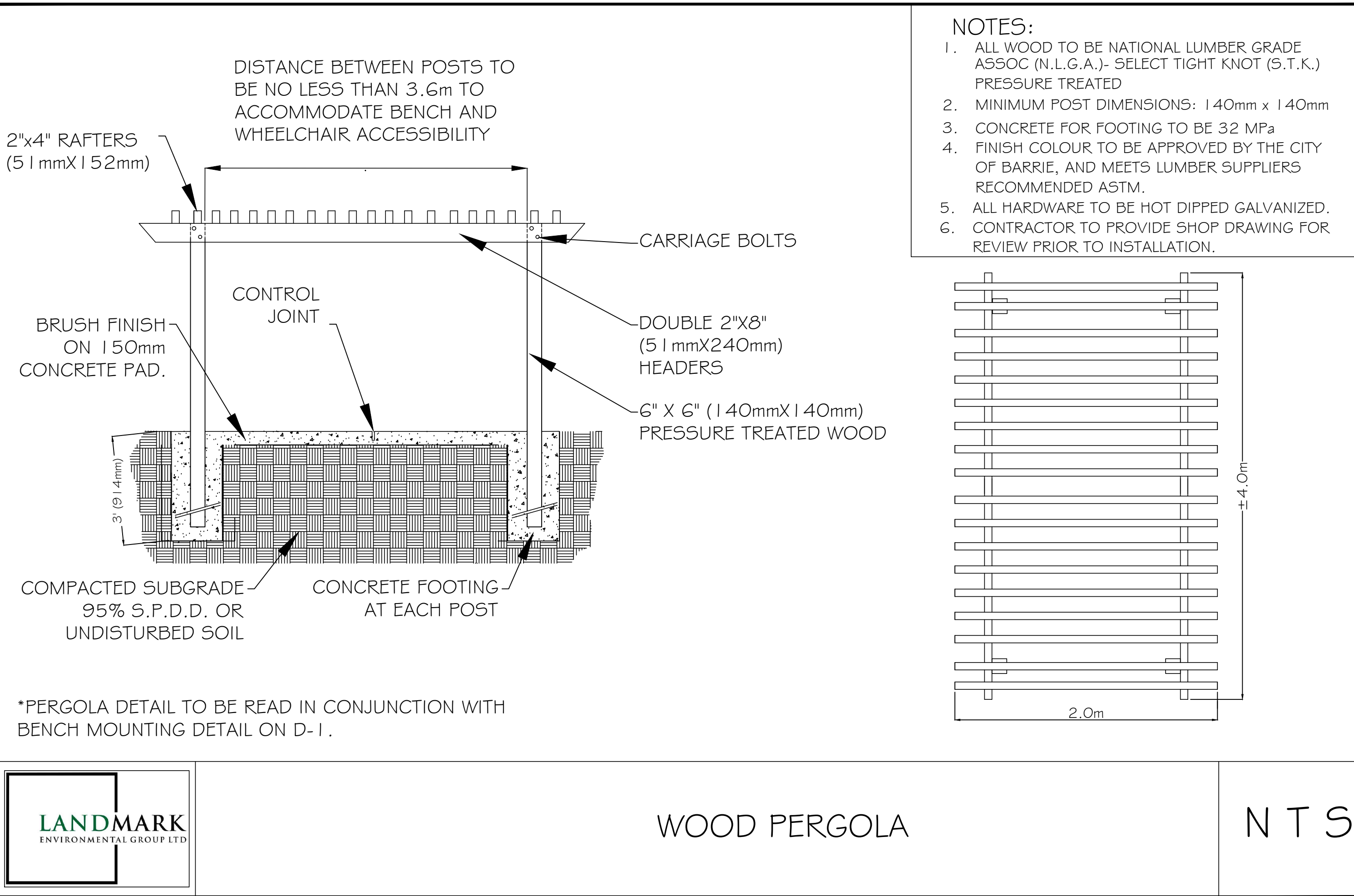
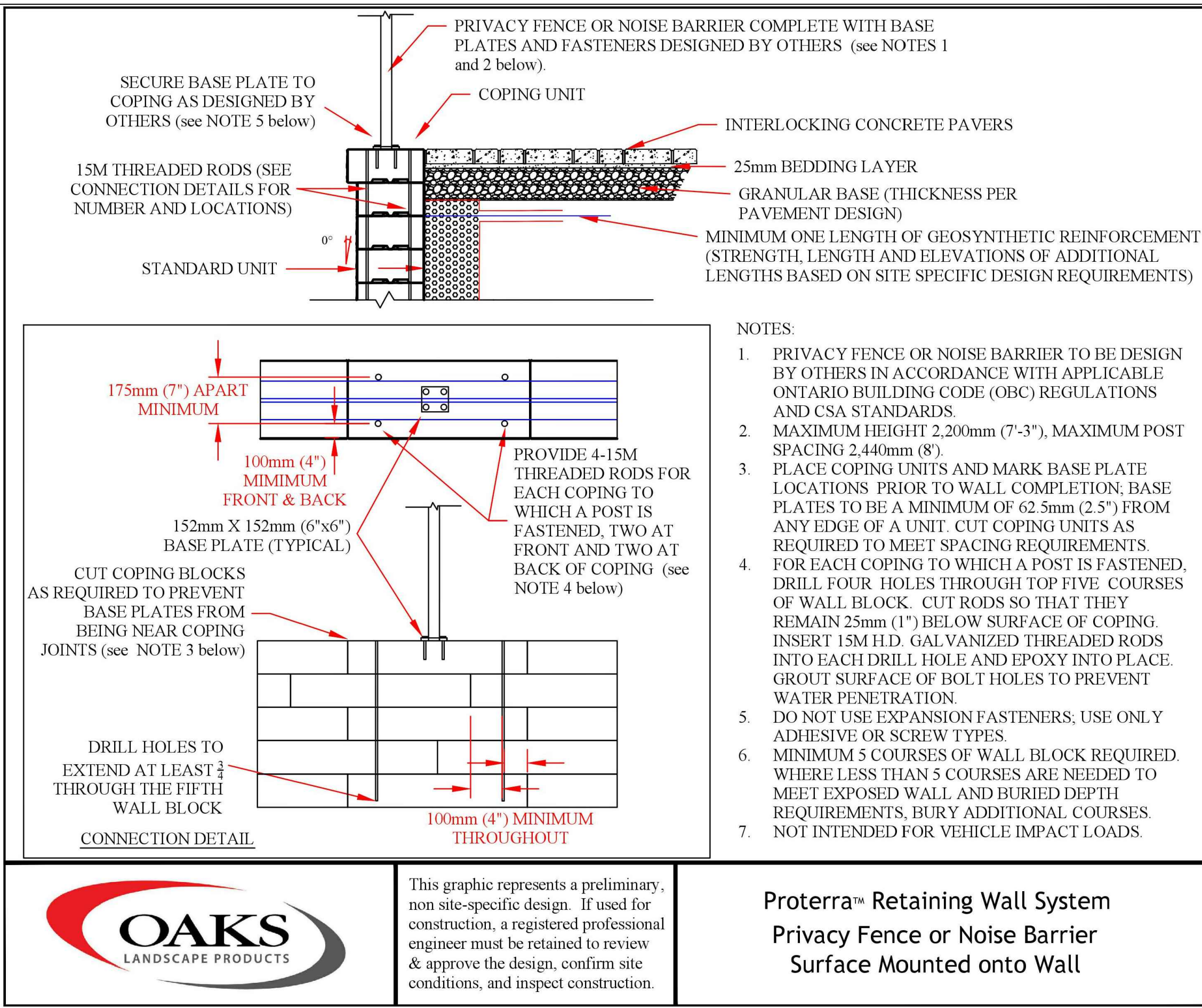
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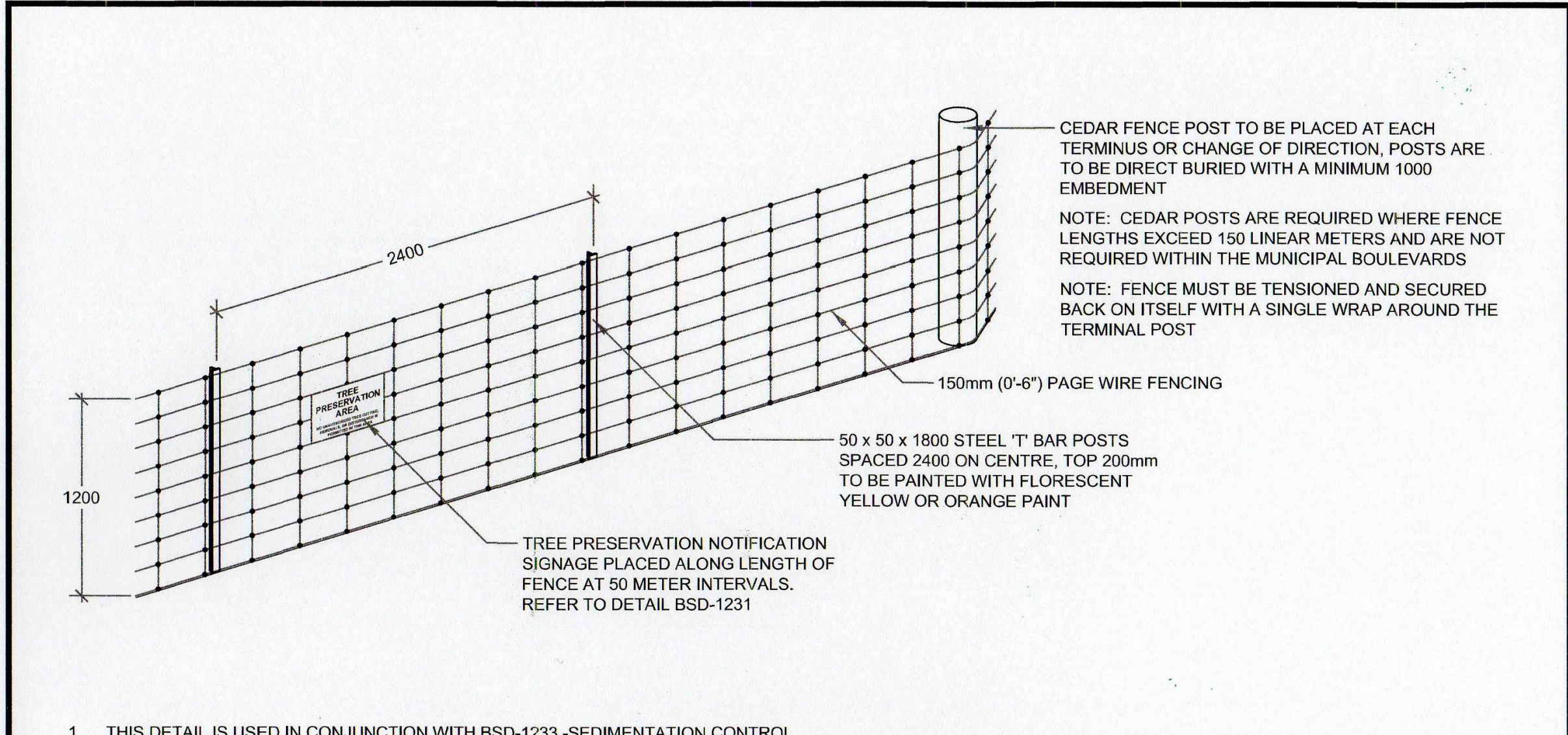
LEGEND			
6	DEC 13-19	KS	AS PER TOWN COMMENTS
5	OCT 3-19	KS	AS PER REVISED SITE PLAN
4	APR 3-19	KS	AS PER REVISED SITE PLAN
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2	NOV 07-18	EW	AS PER ELECTRICAL DRAWINGS
1	OCT 16-18	EW	AS PER CITY COMMENTS
NO	DATE	BY	REVISIONS
STAMP			
			

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CLIENT:	MUSKOKA D & M CORPORATION
PROJECT:	233 DUNLOP STREET WEST, BARRIE ON
DRAWING:	DETAILS
SCALE BAR:	

PROJECT NO.:	LA 338-18	SCALE:	N.T.S
MUNICIPAL FILE NO.:	D14-1647	DATE:	AUGUST 15, 2018
DRAWN BY:	E.W/K.S	CHECKED BY:	J.H
		DRAWING No.:	D-3





1. THIS DETAIL IS USED IN CONJUNCTION WITH BSD-1233 -SEDIMENTATION CONTROL FENCE.
2. PAGE WIRE FENCE TO BE ATTACHED TO CEDAR RAIL POSTS WITH 'U' SHAPED GALVANIZED NAILS ON EACH HORIZONTAL STRAND.
3. USE A MINIMUM OF FOUR (4) 100MM, 16 GAUGE GALVANIZED T-POST CLIPS TO ATTACH PAGE WIRE FENCE TO EACH 'T' BAR POST.
4. 'T' BARS ARE TO BE DRIVEN INTO THE GROUND TO A MINIMUM DEPTH OF 600mm.
5. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.
6. THIS DETAIL TO BE USED IN CONJUNCTION WITH BSD-1230, BSD-1231, BSD-1234 AND BSD-1235.

The City of BARRIE STANDARD DETAIL	TREE PRESERVATION FENCING	REV No.	DATE: JUNE 2015	APPROVED
		1	SCALE: N.T.S.	
		BSD-1232		
				DATE
				DIRECTOR OF ENGINEERING



1. SIGNS MUST BE FABRICATED FROM WEATHER RESISTANT MATERIAL.
2. SIGNS ARE TO BE SECURELY FASTENED AND PLACED IN 50 METER INTERVALS ALONG ALL TREE PRESERVATION FENCING.
3. SIGNS MUST REMAIN POSTED FOR THE DURATION OF THE PROJECT OR UNTIL APPROVAL TO REMOVE PRESERVATION FENCING IS PROVIDED BY THE MUNICIPALITY.
4. ALL DIMENSIONS ARE IN MILLIMETRES.
5. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH BSD-1230 AND BSD-1232.

The City of BARRIE STANDARD DETAIL	TREE PRESERVATION AREA TEMPLATE	REV No.	DATE: JUNE 2015	APPROVED DATE: <i>June 11/15</i> .. <i>AMU</i> .. DIRECTOR OF ENGINEERING
		1	SCALE: N.T.S.	
		BSD-1231		

TREE PRESERVATION NOTES

1. THE INTENT OF THE TREE PRESERVATION PLAN IS TO PROVIDE PROTECTION AND PRESERVATION FOR EXISTING TREES ON THE SUBJECT PROPERTY. THEREFORE, ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE INDICATED IN THE PLAN OR THE ARBORIST'S REPORT. CONTACT THE LANDSCAPE ARCHITECT TO CONFIRM THE REMOVAL/RETENTION STATUS OF ANY TREES ON SITE, PRIOR TO CLEARING AND GRUBBING. THE OWNER WILL TAKE EVERY PRECAUTION TO PROTECT AND PRESERVE THE TREES APPROVED TO BE RETAINED IN ACCORDANCE WITH THE APPROVED PLANS.

2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERECTED 5M OUTSIDE OF THE OUTERMOST DRIPLINE OF ANY TREE TO BE RETAINED, IN ACCORDANCE WITH THE HOARDING DETAIL, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ERECTION OF ANY PROTECTION FENCING LESS THAN 5M SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ERECT AND MAINTAIN ALL HOARDING AS PER THE APPROVED DETAIL, PRESERVATION NOTES AND LOCATIONS SHOWN ON THE DRAWINGS.

4.NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPILING OF MATERIAL IS TO OCCUR WITHIN THE AREA OF PRESERVATION/PROTECTION. TREES SLATED FOR PROTECTION WILL NOT BE USED FOR RIGGING OR WRAPPING. THE PROTECTION/PRESERVATION AREA SHALL NOT BE USED TO EMPTY CONTAMINANTS, REFUELING OR REPAIR OF VEHICLES OR EQUIPMENT.

5. TREES LOCATED ON THE IMMEDIATE EDGE OF THE CONSTRUCTION WORKS ARE TO BE PRUNED IN THE INTEREST OF SAFETY, IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICES.

6. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.

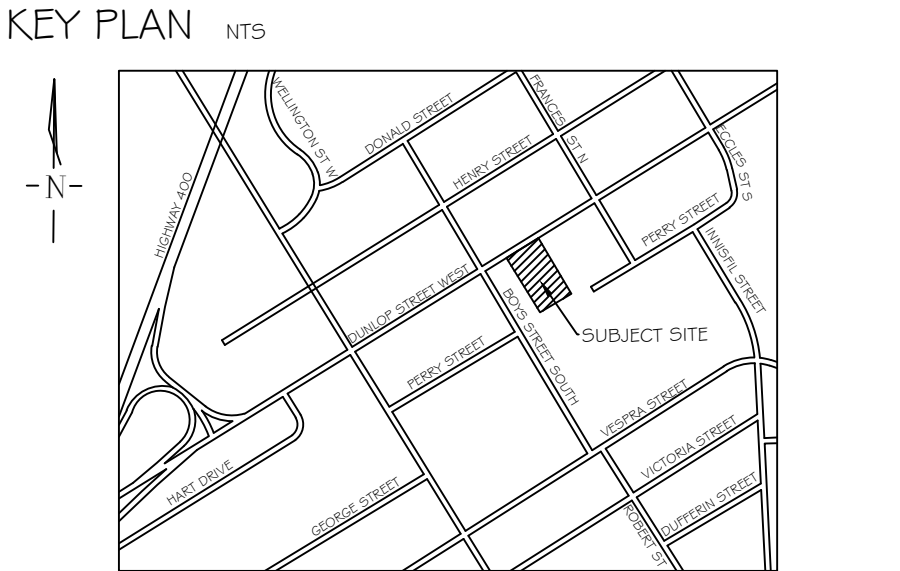
7. SHOULD A TREE REQUIRED TO BE PROTECTED BECOME DAMAGED OR REMOVED WITHOUT WRITTEN PERMISSION OF THE CITY OF BARRIE OR THE LANDSCAPE ARCHITECT, THE CONTRACTOR OR OWNER WILL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE OF EQUAL CALIPER AND ACCEPTABLE TREE SPECIES AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT.

8. THE WORK COMPLETED BY THE CONTRACTOR WILL NOT CAUSE OR EXACERBATE FLOODING CONDITIONS OR CAUSE SEDIMENT BUILDUP OVER THE ROOTZONE OF PROTECTED TREES. NO GRADING SHALL TAKE PLACE WITHIN THE TREE PRESERVATION AREA UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.

9. ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.

10. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.

11. HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etcO. If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Drawing set is protected under copywrite.

LEGEND

6	DEC 13-19	KS	AS PER TOWN COMMENTS
5	OCT 3-19	KS	AS PER REVISED SITE PLAN
4	APR 3-19	KS	AS PER REVISED SITE PLAN
3	NOV 16-18	EW	AS PER REVISED SITE PLAN & EXISTING TREE LOCATIONS
2	NOV 07-18	EW	AS PER ELECTRICAL DRAWINGS
1	OCT 16-18	EW	AS PER CITY COMMENTS
NO	DATE	BY	REVISIONS



LANDMARK ENVIRONMENTAL GROUP LTD	LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS OFFICE: 705-796-1122 info@LEGroupLtd.com www.LEGroupLtd.com
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CLIENT:
MUSKOKA D & M CORPORATION

PROJECT:
**233 DUNLOP STREET WEST,
BARRIE ON**

DRAWING:
DETAILS

SCALE BAR:

PROJECT NO.: LA 338-18	SCALE: N.T.S
MUNICIPAL FILE NO.: D14-1647	DATE: AUGUST 15, 2018
DRAWN BY: E.W/K.S	CHECKED BY: J.H
DRAWING No.: D-4	