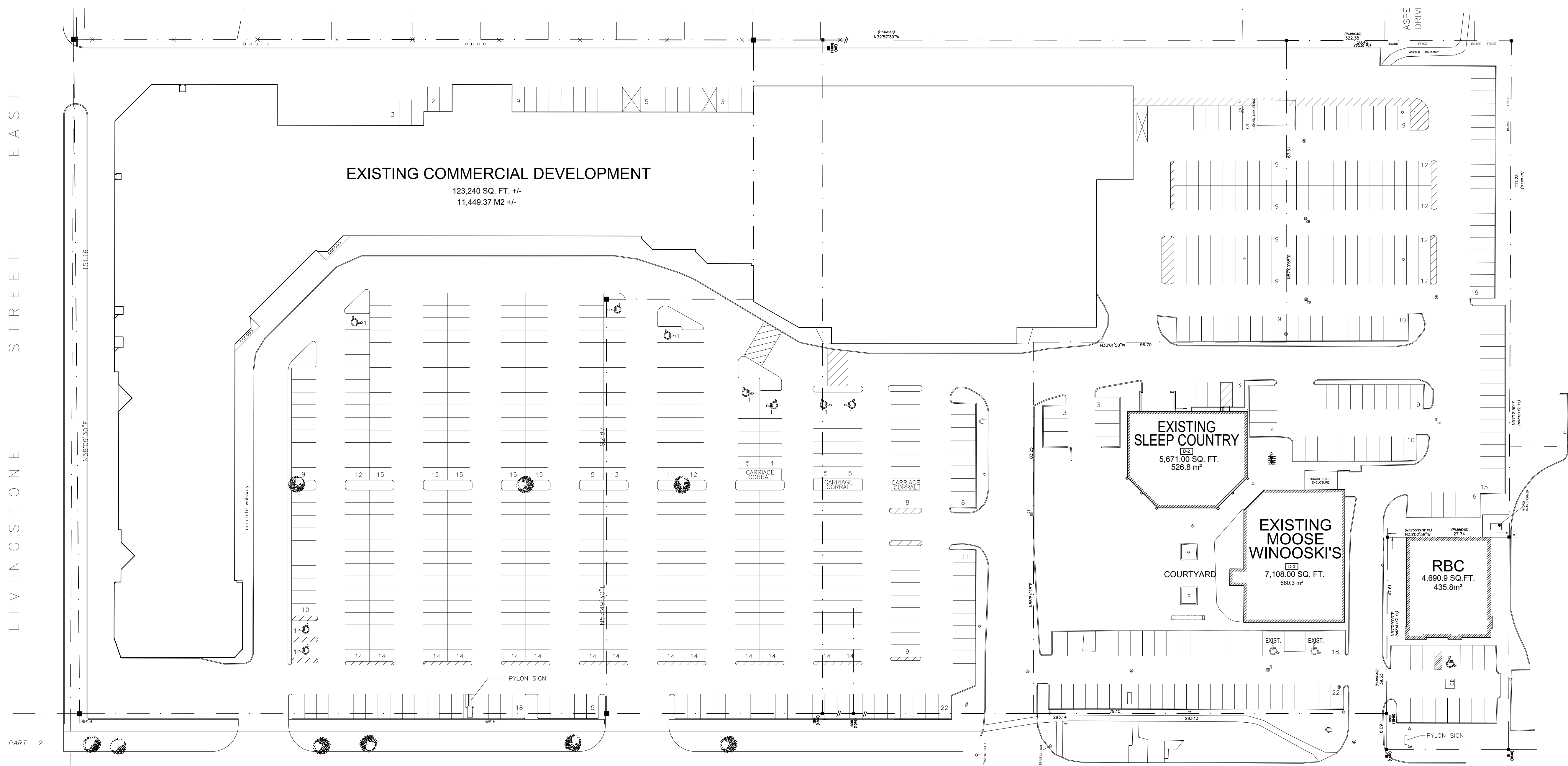




GENERAL NOTES:

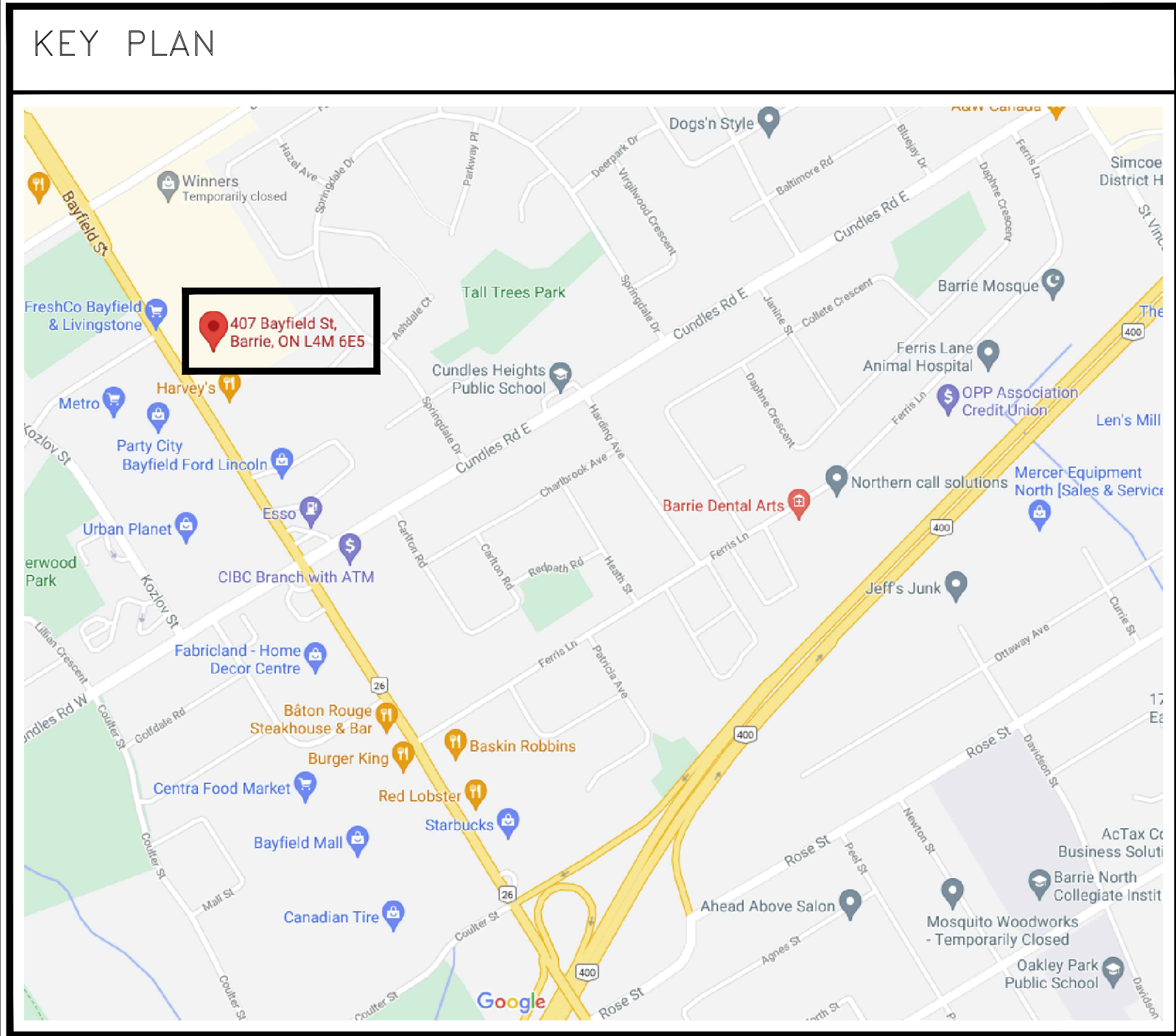
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1	ISSUED FOR REXALL REVIEW	APR 20/21
NO.	REVISIONS	DATE

R·RITZ
ARCHITECT
322 ONTARIO STREET
STRATFORD · ONTARIO
N5A 3H8 (519) 271-4603

PROJECT
PROPOSED RETAIL DEVELOPMENT REXALL 407 BAYFIELD STREET BARRIE, ONTARIO
TITLE
EXISTING SITE PLAN

DRAWN BY L. AYLSWORTH	SE-1
DATE APR. 8 /21	
SCALE 1:500	
FILE NO. 20P943-407 BAYFIELD.dg	
PROJECT NO. 20-P943	



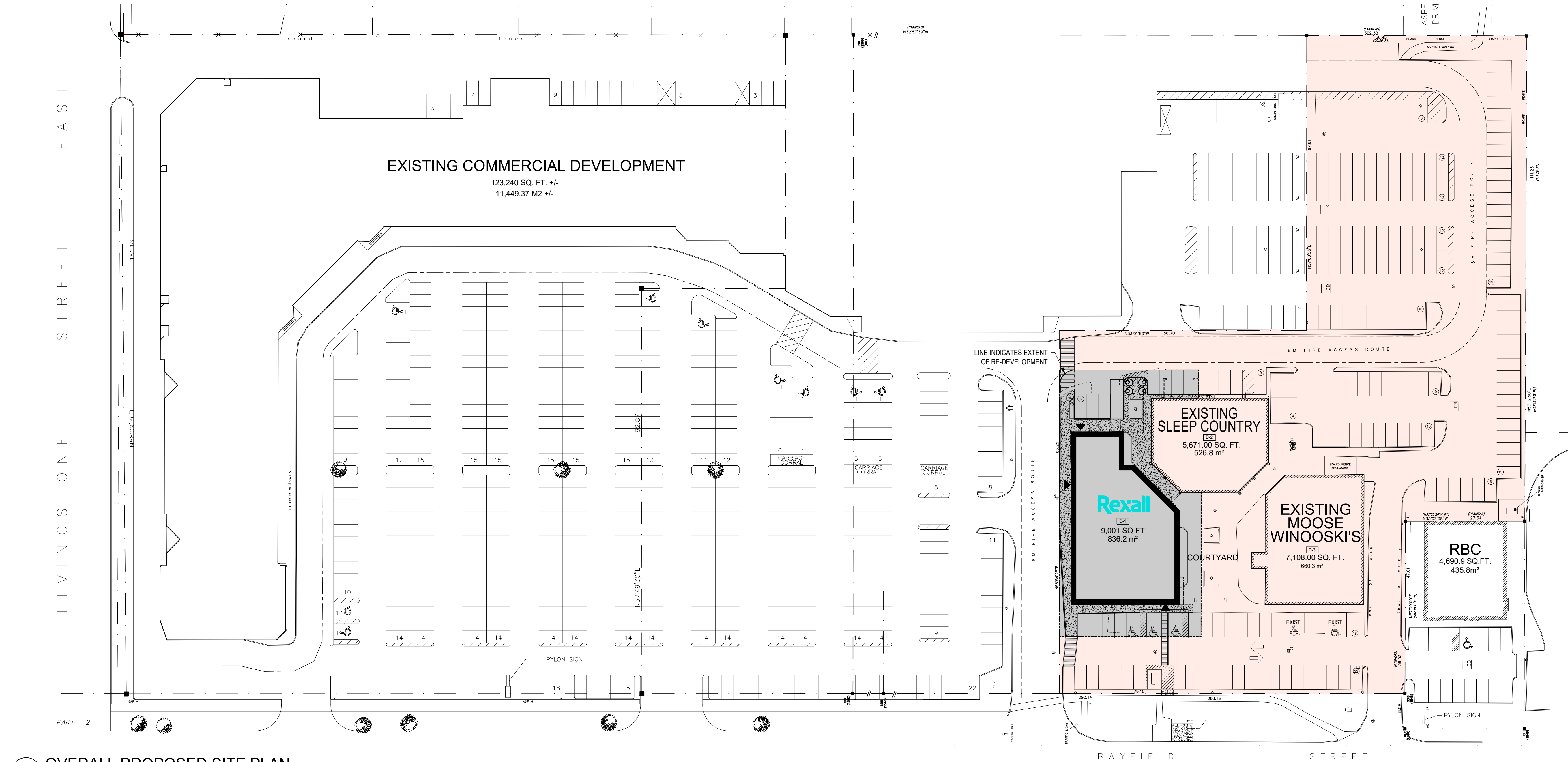
SITE STATISTICS: GENERAL COMMERCIAL (C4) ZONE SHADED AREA			
DETAIL	PROPOSED	EXISTING	REQ'D BY ZBL
LOT AREA :	11,086.1 M2	11,086.1 M2	450.0 M2
LOT FRONTAGE :	79.11 M	79.11 M	15 M
FRONT YARD (MIN.) :	20.1 M	20.1 M	6.0 M
SIDE YARD (MIN.) :	2.3 M	2.3 M	3.0 M
REAR YARD (MIN.) :	23.1 M	15.6 M	7.0 M
REAR YARD ADJOINING RESIDENTIAL ZONE (MIN.) :	100.7 M	100.7 M	15.0 M
LOT COVERAGE :	18 %	16 %	MAX. 50%
BUILDING HEIGHT (MAX.) :	7.9 M	UNKNOWN	9.0 M
REQUIRED PARKING :			
BLDG D-1 (24 M2/COMMERCIAL SPACE):			35
BLDG D-2 (24 M2/COMMERCIAL SPACE):			22
BLDG D-3 (220 SEATS + 80 PATIO / 4) :			75
TOTAL PARKING :	182 SPACES	184 SPACES	132 SPACES
NO. OF HANDICAPPED SPACES :	5 SPACES	2 SPACES	5 SPACES
NO. OF LOADING BAYS :	1 SPACE	(UNKNOWN)	1 SPACE

HYDROGEOLOGICAL INFORMATION:			
i.	ANTICIPATED MAXIMUM DEPTH OF EXCAVATION (m):	3m	
ii.	ANTICIPATED MAXIMUM DEPTH OF FOUNDATION (m):	1.5m	
iii.	ANTICIPATED PERCENTAGE OF SITE TO BE DEVELOPED:	15% (REDEVELOPMENT)	

SURVEY BASED ON DRAWING PREPARED BY:
RUDY MAK SURVEYING LTD.
89 BIG BAY POINT ROAD BARRIE, ONTARIO L4N 8M5
(705) 722-3845
DATED: NOV. 10TH, 1998

PLAN OF SURVEY OF PART OF
WEST HALF LOT 20
CONCESSION 4
IN THE GEOGRAPHIC TOWNSHIP OF VESPRE
IN THE
CITY OF BARRIE
IN THE
COUNTY OF SIMCOE

- GENERAL NOTES:
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1 OVERALL PROPOSED SITE PLAN
SP-1 1:500

1	ISSUED FOR REXALL REVIEW	APR 20/21
NO.	REVISIONS	DATE

R·RITZ
ARCHITECT
322 ONTARIO STREET
STRATFORD - ONTARIO
N5A 3H8 (519) 271.4603

PROJECT

PROPOSED RETAIL DEVELOPMENT REXALL
407 BAYFIELD STREET
BARRIE, ONTARIO

TITLE

SITE STATISTICS, LIMITS OF DEVELOPMENT & OVERALL DEVELOPMENT

DRAWN BY L. AYLSWORTH	SP-1
DATE APR. 8 /21	
SCALE 1:500	
FILE NO. 20P943-407 BAYFIELD.dg	
PROJECT NO. 20-P943	

NAME OF PRACTICE:	R. RITZ ARCHITECT 322 ONTARIO STREET, STRATFORD, ONTARIO, N5A 5X5 519 271 4603	NAME OF PROJECT:	REXALL BARRIE 407 BAYFIELD STREET, BARRIE, ONTARIO, L4M 6E5
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22.0	EGRESS & EXIT REQUIREMENTS:	THE MEANS OF EGRESS FOR THIS BUILDING HAVE BEEN ANALYZED FOR CONFORMANCE WITH THE ONTARIO BUILDING CODE INCLUDING THE FOLLOWING: 1 - 86" SLIDING DOORS @ 344 PERSONS/DOOR = 358 PERSONS 1 - 70" DOUBLE SWING DOOR @ 280 PERSONS/DOOR = 280 PERSONS TOTAL EXIT CAPACITY: 638 PERSONS TOTAL OCCUPANT LOAD: 179 PERSONS THEREFORE WE HAVE SUFFICIENT MEANS OF EGRESS FOR THE SPECIFIED OCCUPANT LOAD. MAXIMUM TRAVEL DISTANCE: 30m (98'-5") EXIT SIGNS ARE REQUIRED.	3.3. 3.4. 3.4.6.14(1). 3.4.2.5.(1)(b). 3.4.5.1.
23.0	MISCELLANEOUS REQUIREMENTS:		

No Parking Symbol:	BLACK LETTER 'P', LEGEND & BORDER 2cm RED REFL. ANNULAR BAND 1.5cm RERFL. INTERDUCTORY STROKE WHITE REFL. BACKGROUND
Symbol:	BLUE REFL. BACKGROUND WHITE REFL. SYMBOL & BORDER



1 REFER TO URBAN WATERSHED GROUP LTD. DRAWINGS
FOR ALL CIVIL WORK AND SPECIFICATIONS.



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1	ISSUED FOR CITY REVIEW	MAR.1/21
NO.	REVISIONS	DATE

R. RITZ
ARCHITECT
322 ONTARIO STREET
STRATFORD · ONTARIO
N5A 3H8 (519) 271.4603

PROPOSED RETAIL
DEVELOPMENT
REXALL
407 BAYFIELD STREET
BARRIE, ONTARIO

DRAWN BY L. AYLSWORTH	SP-2
DATE FEB. 23/21	
SCALE 1:300	
FILE NO. 20P20P943-407 BAYFIELD.dwg	PROJECT NO. 20-P943

PLANT SCHEDULE

SYMBOL	KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
	EX. SB	4	EXISTING			EXISTING FLOWERING SHRUB (ASSUMED SERVICEBERRY) TO REMAIN IN PLACE
	SB	2	50mm cal.	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	BALLED & BURLAPPED (B&B), 3 STEM
	RD	9	60cm ht	CORNUS SERICEA	RED OSIER DOGWOOD	POTTED
	SC	1	60cm ht	PHYSOCARPUS OPULIFOLIUS 'SATIN CHOCOLATE'	NINEBARK 'SATIN CHOCOLATE'	POTTED
	FR	15	15cm pot	CALAMAGROSTIS 'KARL FOESTER'	FEATHERREED GRASS	POTTED, SPACE 75cm O/C
	EB	22	15cm pot	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUES	POTTED
	H	5	15cm pot	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONE GRASS	POTTED
	HB	3	15cm pot	PLANTAIN LILY	HOSTA 'BRESSINGHAM BLUE'	POTTED
	DL	44	15cm pot	HERMEROCALLIS 'STELLA DE ORO'	DAYLILY 'STELLA DE ORO'	POTTED
	S	23	15cm pot	SEDUM 'HERBSTFREUDE'	SEDUM 'AUTUMN JOY'	POTTED
	BS	22	15cm pot	RUDBECKIA HIRTA	BLACK-EYED SUSAN	POTTED
	CF	18	15cm pot	ECHINACEA PURPUREA 'RUBINSTERN'	PURPLE CONEFLOWER 'RUBY STAR'	POTTED
	P	46	15cm pot	PHLOX SUBULATA 'EMERALD PINK'	CREEPING PHLOX 'EMERALD PINK'	POTTED

LANDSCAPE NOTES

PLANTING BEDS TO CONTAIN 75mm BLACK BARK CHIPS AS GROUND COVER. SUBMIT SAMPLES FOR APPROVAL.

PLANTED SHRUBBERY AND PERENNIAL GRASSES HEIGHT SHALL BE LIMITED TO A MAXIMUM OF 750mm

ALL PLANT MATERIAL IS OF A SPECIES CAPABLE OF HEALTHY GROWTH AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK

ALL PLANTINGS AND WORKMANSHIP TO HAVE A ONE YEAR WARRANTY.

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

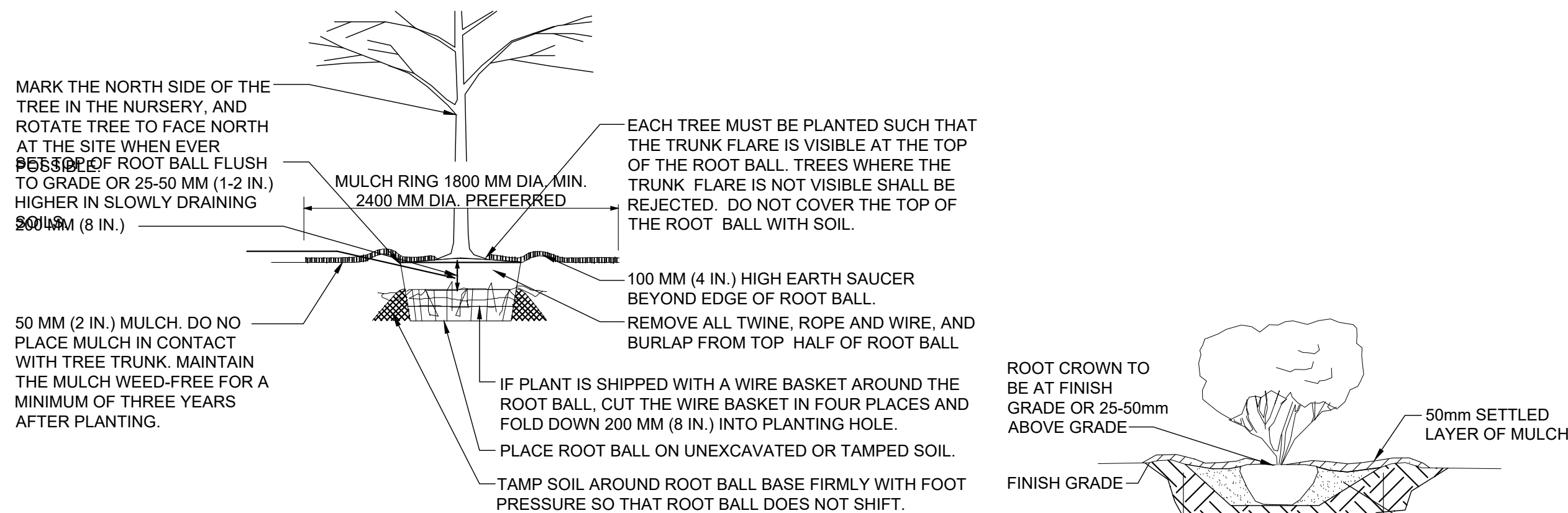
- DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
- SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 25-50mm ABOVE IF THE SOIL IS PRONE TO SETTLING.
- IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
- IF BALL & BURLAP PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 305mm OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
- BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED, WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
- PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 25-75mm.

GENERAL NOTES

- EXTEND EXISTING IRRIGATION SYSTEM TO ALL NEW BEDS. INCLUDE SLEEVES UNDER PAVING STONE AND SIDEWALK AS REQUIRED.
- ALL CONCRETE SHALL BE 30 MPa IN 28 DAYS UNLESS OTHERWISE STATED.
- THE LOCATION AND EXTENT OF UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION AND SHALL ASSUME LIABILITY FOR DAMAGE OR DELAYS RESULTING FROM LOCATIONS SHOWN ON PLANS AND LOCATES PROVIDED.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
- CHANGES AND ALTERATIONS TO THE STORMWATER MANAGEMENT OR SITE GRADING AND SERVICING DESIGN FOLLOWING MUNICIPAL APPROVAL WILL REQUIRE RESUBMISSION OF THE PLAN TO THE MUNICIPALITY FOR ACCEPTANCE PRIOR TO CONSTRUCTION.
- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE UTILITY SERVICES DEPARTMENT.
- A ROAD OCCUPANCY AND/OR CUT PERMIT WILL BE REQUIRED FOR ANY WORK BEING UNDERTAKEN IN THE MUNICIPAL ROAD ALLOWANCE.
- ALL WORK COMPLETED IN THE ROAD ALLOWANCE, INCLUDING RESTORATION, MUST BE PERFORMED PER MUNICIPAL FIELD STAFF DIRECTION.

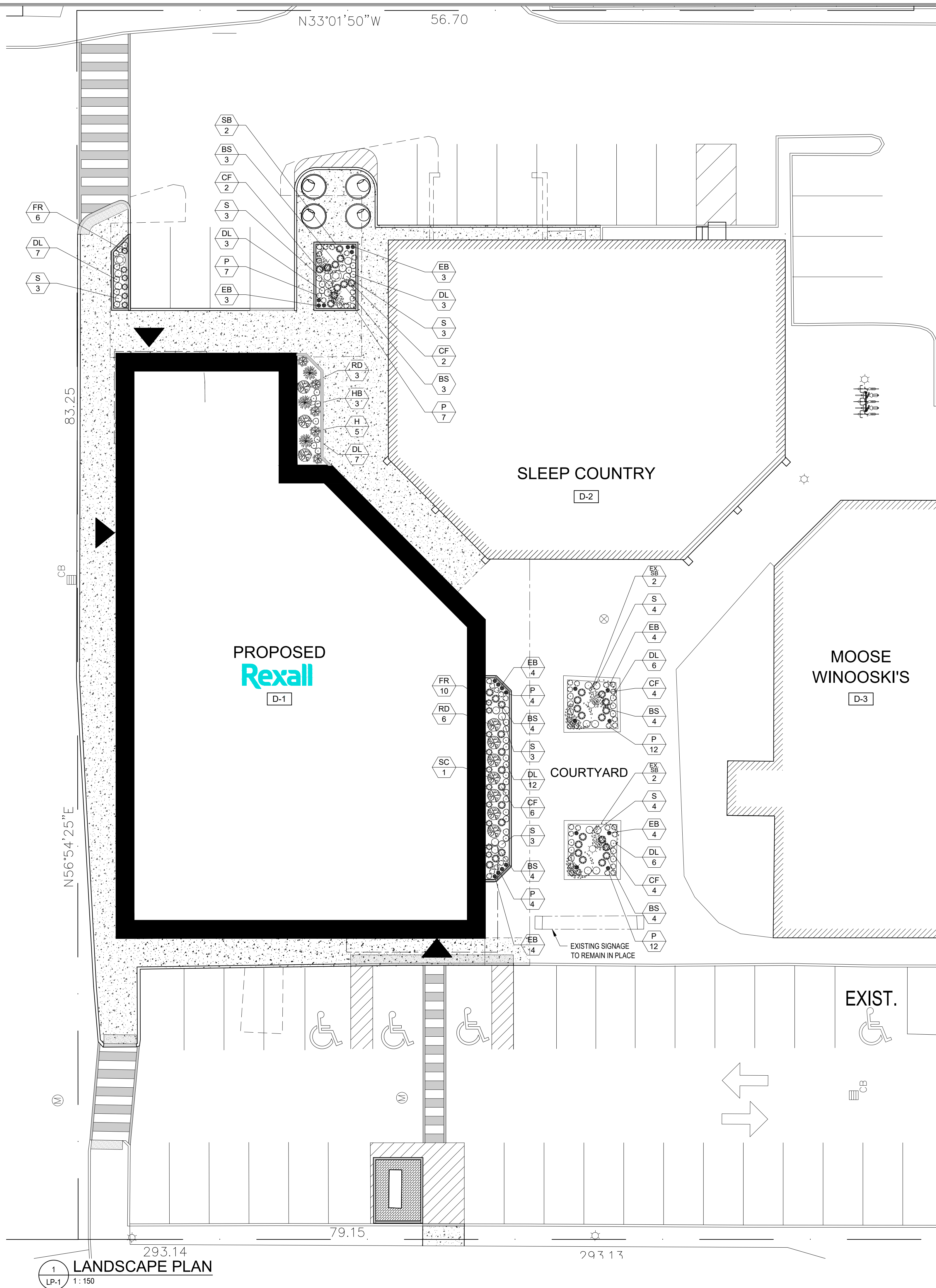
LEGEND

	RAISED INTERLOCK BRICK TO MATCH EXISTING INTERLOCK FROM COURTYARD		RAISED LOCKSTONE WALL TO MATCH EXISTING (4 - 6" H)
	NEW CONCRETE SIDEWALK		



TREE PLANTING DETAIL
BAG & BURLAP TREES
SCALE: NTS

TYP. SHRUB PLANTING
INDIVIDUAL PLANTING HOLE
SCALE: NTS



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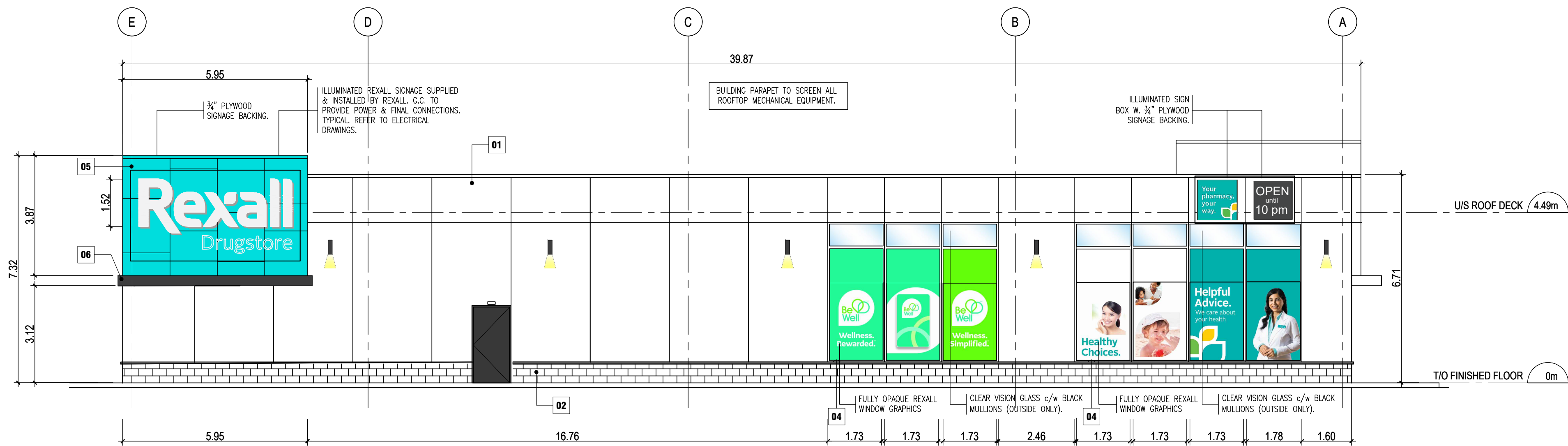
PROJECT

PROPOSED RETAIL
DEVELOPMENT
REXALL
407 BAYFIELD STREET
BARRIE, ONTARIO

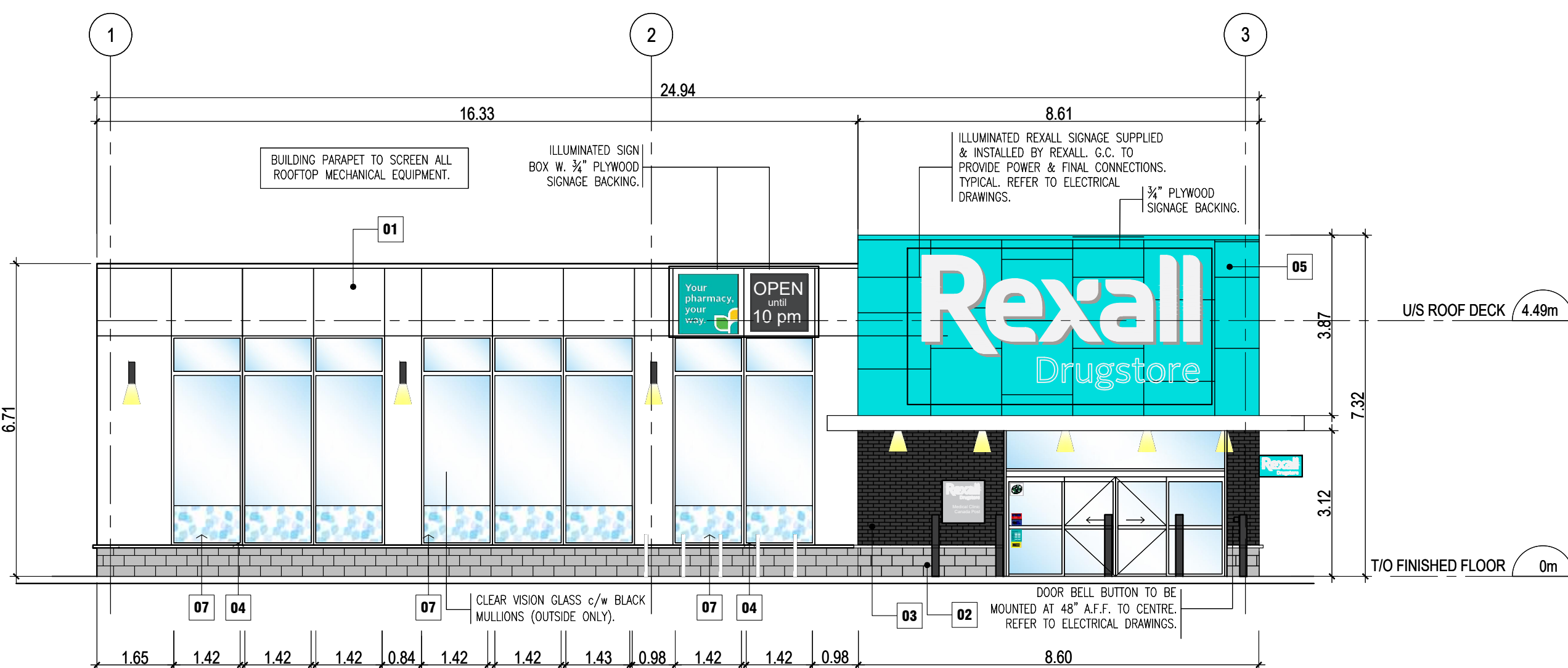
TITLE

LANDSCAPE PLAN

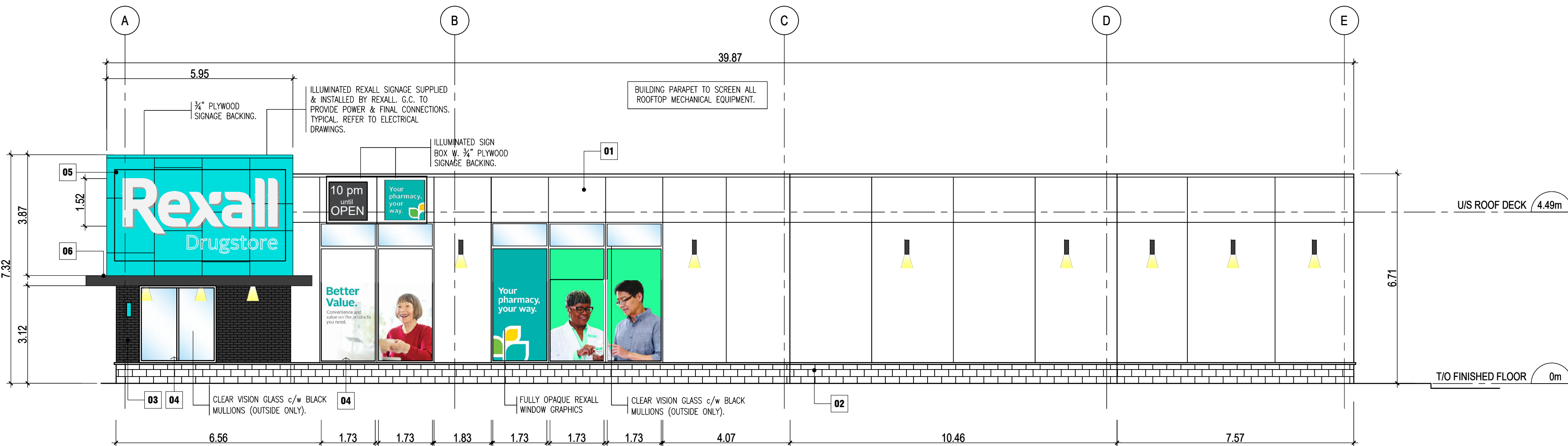
DRAWN BY L. AYLSWORTH	LP-1
DATE APR. 29/21	
SCALE 1:150	
FILE NO. 20P943-407 BAYFIELD.dwg	PROJECT NO. 20-P943



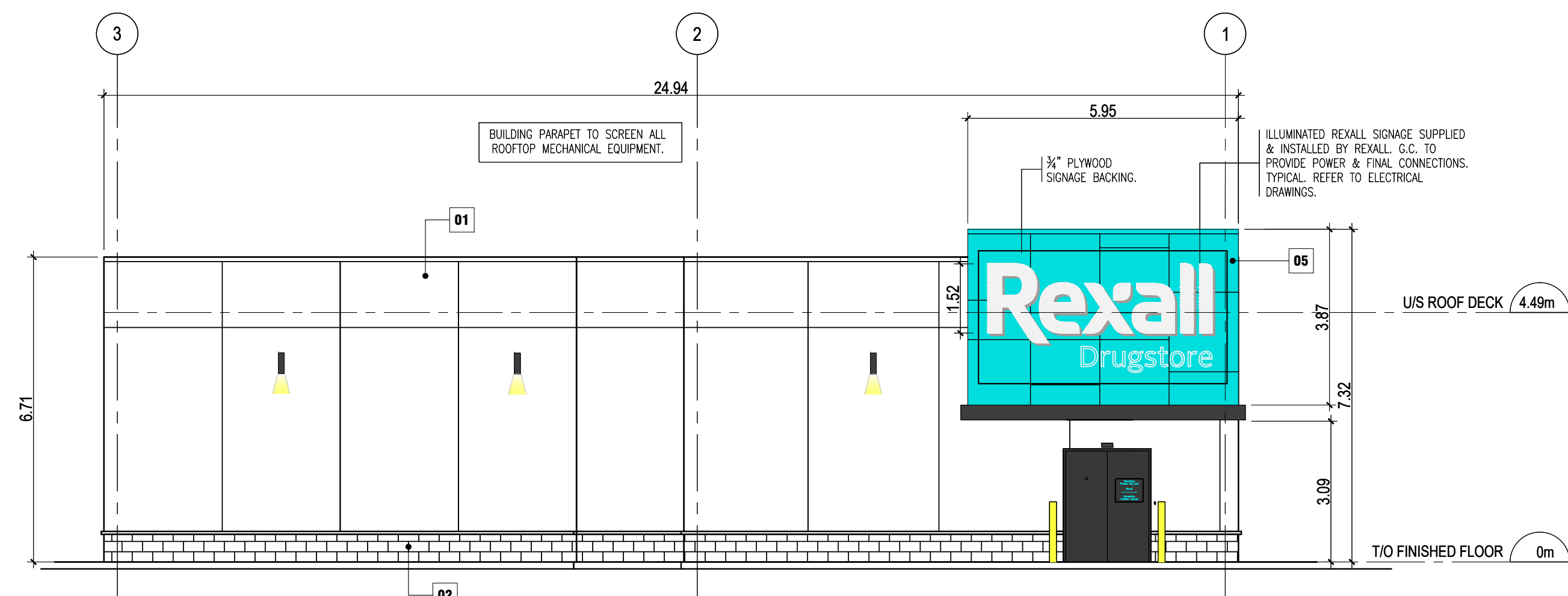
1 NORTH ELEVATION
AE-1 1:100



2 WEST ELEVATION
AE-1 1:100



3 SOUTH ELEVATION
AE-1 1:100



4 EAST ELEVATION
AE-1 1:100

EXTERIOR FINISH SCHEDULE

- | | |
|----|---|
| 01 | EXT-7, STUCCO BY DRYVIT- COLOUR: SMOOTH GREY TO MATCH PMS 422 STORM GREY. |
| 02 | EXT-8, ARCHITECTURAL CONCRETE BLOCK BY PERMACON, COLOUR: ARMA STONE (HERON). |
| 03 | EXT-9, BRICK VENEER BY BRAMPTON BRICK, COLOUR: GRAPHITE. |
| 04 | EXT-10, PRECAST CONCRETE SILL BY RICHVALE YORK, COLOUR: DOVER GREY. |
| 05 | EXT-2, ALUMINUM COMPOSITE PANEL BY CLADCO, COLOUR: TO MATCH PMS 326 (PT-4, BENJAMIN MOORE 2048-40). |
| 06 | EXT-1, ALUMINUM COMPOSITE PANEL BY CLADCO, COLOUR: TO MATCH PMS 245 (PT-2, BENJAMIN MOORE 2134-30). |
| 07 | TINT-1, TRANSLUCENT GRAPHIC VINYL WINDOW FILM. SEE TINT-1 ON A-601 FOR SPEC DETAILS. |

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DRAFT MAY 12/21

NO.	REVISIONS	DATE

R. RITZ
ARCHITECT
322 ONTARIO STREET
STRATFORD - ONTARIO
N5A 3H8 (519) 271-4603

PROJECT

PROPOSED RETAIL
DEVELOPMENT
REXALL
407 BAYFIELD STREET
BARRIE, ONTARIO

TITLE ELEVATIONS

DRAWN BY
L. AYLSWORTH
DATE
APR. 29/21
SCALE
1:100
FILE NO.
20P943-407 BAYFIELD.dwg

PROJECT NO.
20-P943

AE-1