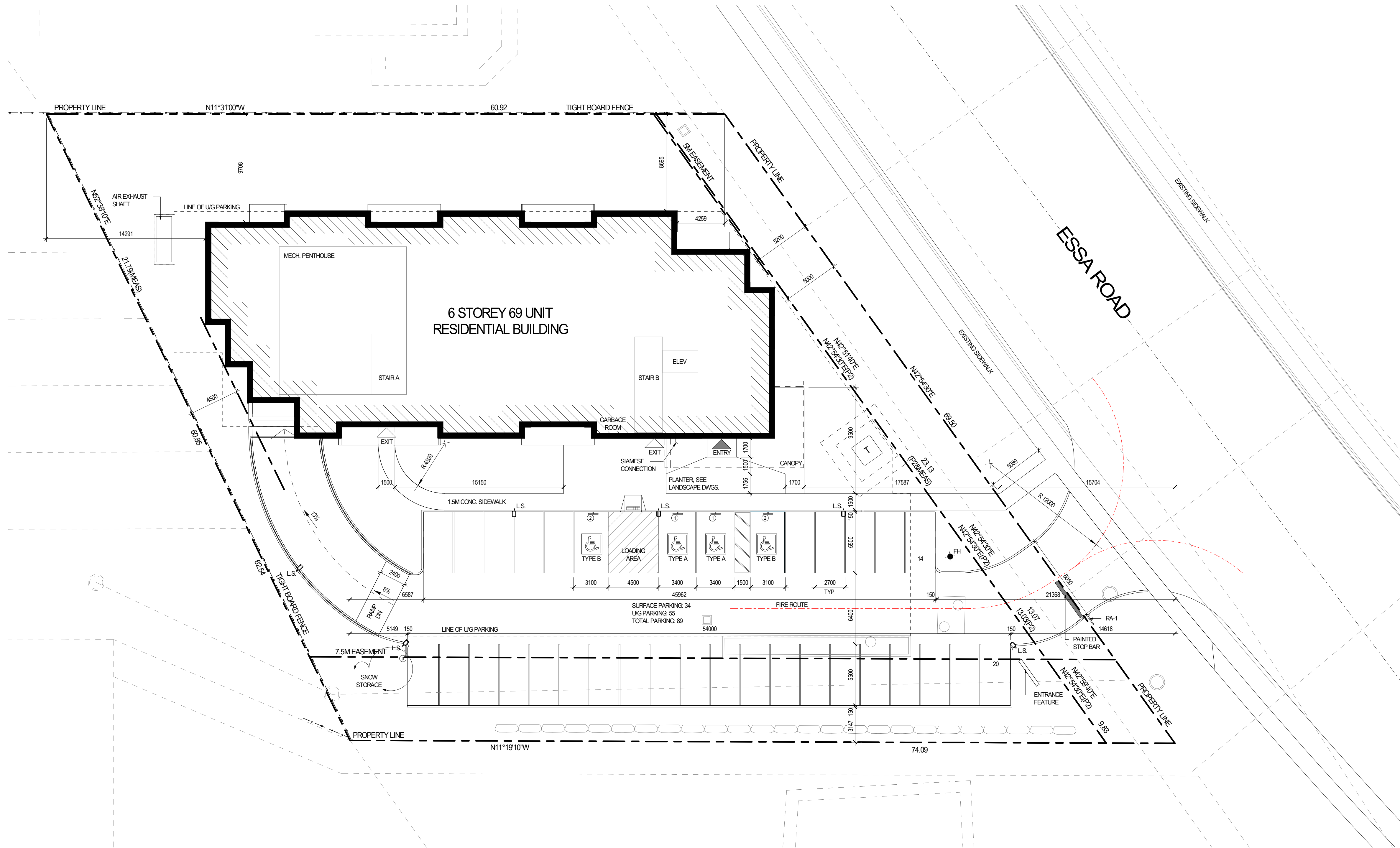
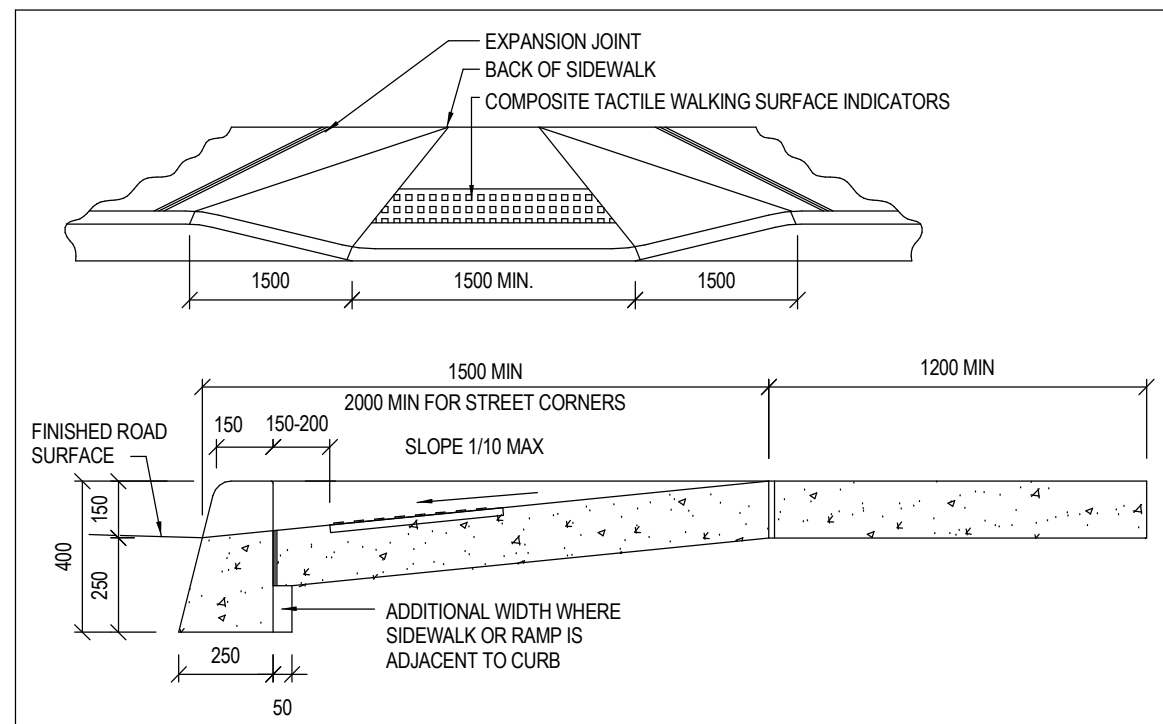




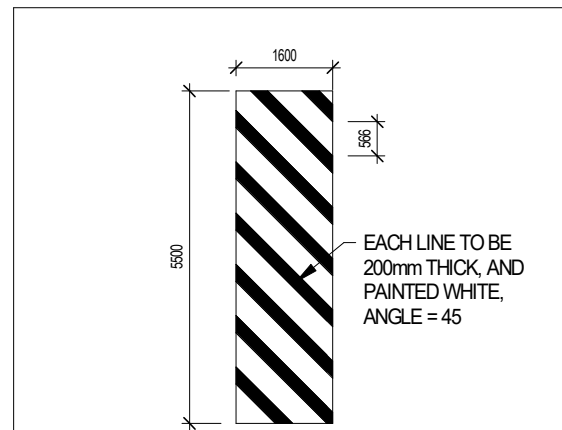
SITE PLAN LEGEND	
	EXISTING SPOT GRADE
	NEW FINISH GRADE
	BORE HOLE (BH) TEST PIT (TP)
	YARD HYDRANT
	CATCH BASIN
	PEDESTRIAN ENTRY DOOR LOCATION
	SERVICE/OVERHEAD DOOR LOCATION
	B.F. PARKING STALL
	B.F. CURB CUT - WITH DETECTABLE GROOVES
	SIAMESE CONNECTION
	LIGHT STANDARD
	WALL MOUNTED LIGHT FIXTURE
	CONTROL JOINT
	ASPHALT TYPE 1
	CONCRETE WALKWAY
	FIRE HYDRANT
	HYDRO POLE
	TRANSFORMER
	PAINTED STOP BAR
	HOSE BIB
	LIGHT BOLLARD
	SITE FURNITURE
	MAN HOLE

SIGN LEGEND	
	BARRIER FREE VAN PARKING SIGN
	BARRIER FREE PARKING SIGN
	STOP SIGN
	SNOW STORAGE SIGN

1 SITE PLAN
A1.1 1 : 200

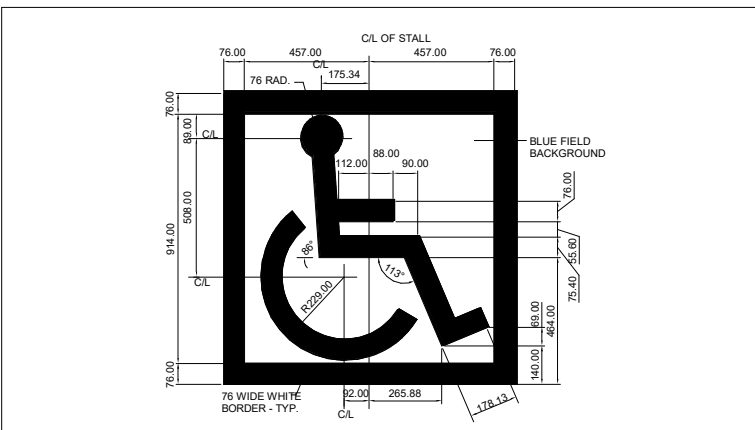


2 FLUSH CURB DETAIL
A1.1 1 : 20



- NOTE:**
- ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.
 - PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE PAINTED WHITE AND CONFORM TO OPSS 17.12.
 - PAIN COLOR SPECIFIED ON DRAWING. PAINT TO BE QUICK DRYING WATER BASED LATEX PAINT (WITHOUT GLASS BEADS)

3 B.F. PARKING
A1.1 1 : 125



- NOTE:**
- REFER TO THE ONTARIO TRAFFIC MANUAL FOR ALL SIGNAGE AND PAVEMENT MARKINGS DETAILS UNLESS NOTED OTHERWISE.
- PROPOSED SIGN & DESIGNATION
- STOP
 - BF-PARKING
 - VISITOR PARKING
 - NOTICE NO PARKING SNOW STORAGE AREA

368-376 ESSA ROAD		
SITE STATISTICS	REQUIRED	PROPOSED
LOT AREA (ORIGINAL)	1300 SM	3,801 SM (0.38 Ha)
LOT FRONTAGE	30.0 M	69.5 M
FRONT YARD SETBACK	5.2 M MIN. PER SP-532	5.2 M
INTERIOR SIDE YARD SETBACK	5.0M MIN. (7.0 M AT SUITE WALKOUT)	8.695 M
REAR YARD SETBACK	4.4 M MIN. PER SP-532	4.5 M
LOT COVERAGE	35% MAX.	24.2% (920.6 SM)
LANDSCAPED AREA	35% MIN.	1,873 SM = 49.3%
PAVED AREA		1040 M
HEIGHT OF BUILDING	30.0 M MAX.	20.0 M
RESIDENTIAL DWELLING UNITS	N/A	69
PARKING SPACES (1.15 PER UNIT -SP-532)	80 SPACES	89
BARRIER FREE PARKING SPACES	4 SPACES	5
GFA	200% LOT AREA MAX.	5,672 SM = 149%
PARKING PAVED AREA	35% MAX.	1,062 SM = 28%

UNIT STATS			
RESIDENTIAL DWELLING UNITS	GROUND FLOOR	69 TOTAL	
	2ND-6TH FLOORS	9 UNITS	
UNIT TYPES	1 BEDROOM UNITS	59 UNITS	MIN. AREA: 57.8 SM
	2 BEDROOM UNITS	10 UNITS	MIN. AREA: 86.0 SM

No.	REVISION	DATE
3.	SITE PLAN 2ND SUBMISSION	10/03/2019
2.	ISSUED FOR PERMIT	09/06/2019
1.	SITE PLAN APPLICATION	08/09/2019

REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

MCLARCHITECTS
MCKNIGHT CHARRON LIMITED

48 ALLIANCE BLVD. UNIT 110
BARRIE, ONTARIO L4M 5K3
WWW.MCLARCHITECTS.CA

T 705 722 6739
F 705 726 5418

ONTARIO ASSOCIATION
OF
ARCHITECTS
MICHAEL W. MCKNIGHT
LICENCE
38806

DRAWING TITLE:
SITE PLAN

PROJECT NAME:
THE BEACON CONDOMINIUMS

368-376 ESSA ROAD, BARRIE, ON.



DATE: JULY 29, 2020	PROJECT # -	SHEET # A2.1
DRAWN BY: KB		
SCALE: As indicated		



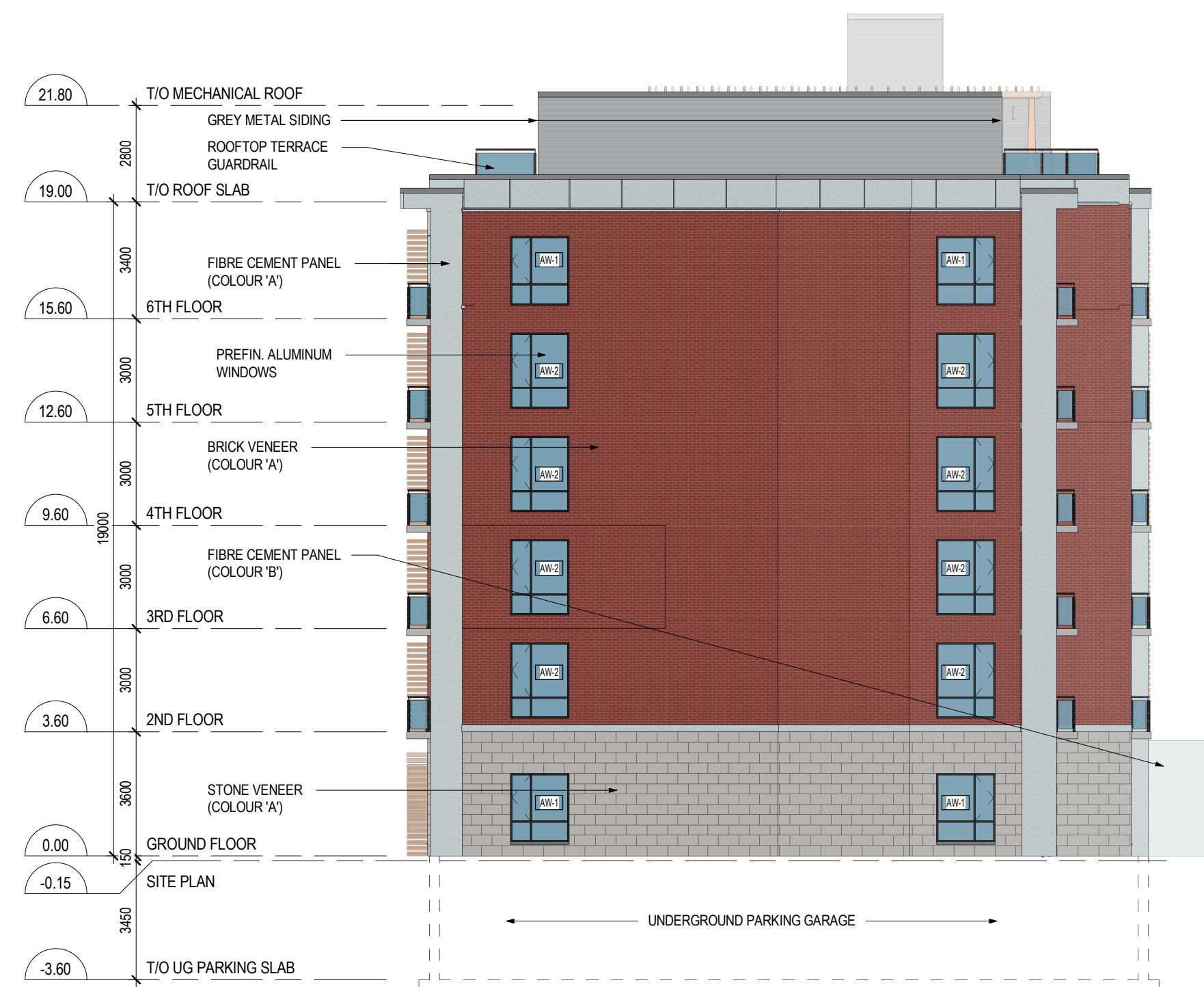
1 NORTH ELEVATION
A3.1 1 : 150



3 SOUTH ELEVATION
A3.1 1 : 150



2 EAST ELEVATION
A3.1 1 : 150



4 WEST ELEVATION
A3.1 1 : 150

EXTERIOR MATERIALS & FINISHES	
	BRICK VENEER (COLOUR 'A')
	FIBRE CEMENT PANEL (COLOUR 'A')
	FIBRE CEMENT PANEL (COLOUR 'B')
	GREY METAL SIDING
	STONE VENEER (COLOUR 'A')
	WOODGRAIN ALUMINUM PANEL

3.	CITY REVIEW COMMENTS	08/14/2020
2.	ISSUED FOR PERMIT	09/06/2019
1.	SITE PLAN APPLICATION	08/09/2019
No.	REVISION	DATE

REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



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DRAWING TITLE:
ELEVATIONS

PROJECT NAME:
THE BEACON CONDOMINIUMS

368-376 ESSA ROAD, BARRIE, ON.

DATE:	SEPT 17, 2020	PROJECT #	-	SHEET #
DRAWN BY:	KB, NT			
SCALE:	As indicated			

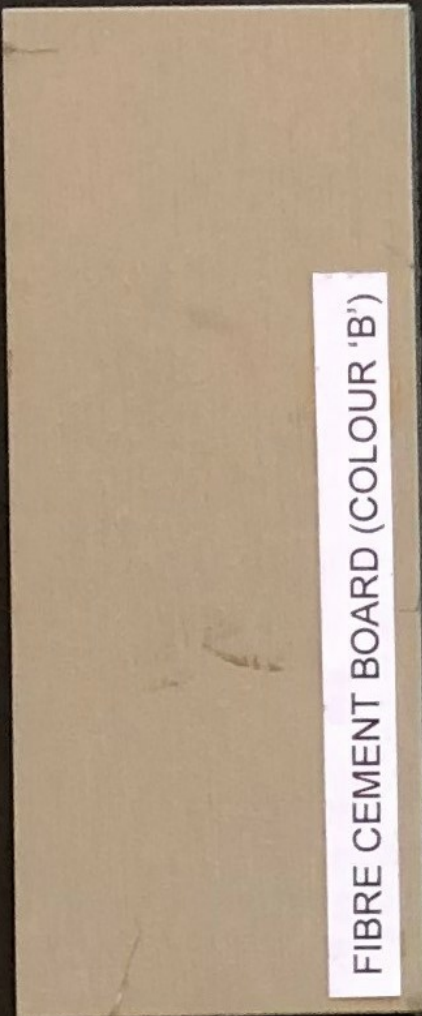
A3.1

THE BEACON CONDOMINIUMS

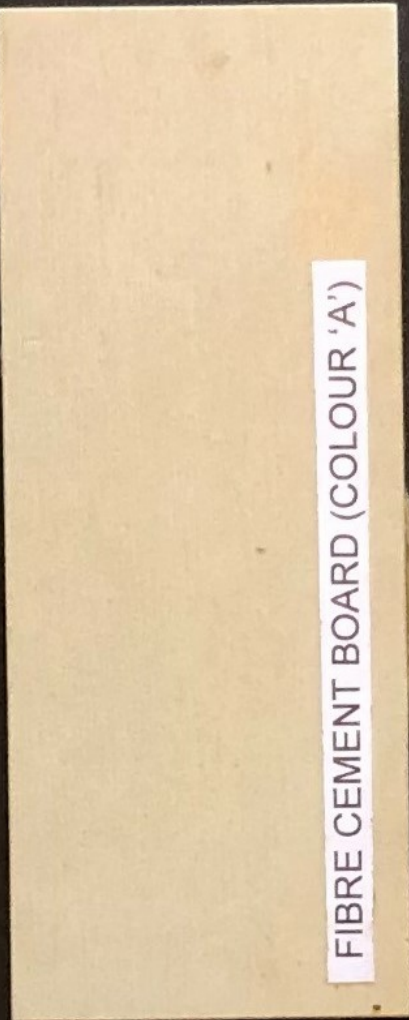
368-376 ESSA ROAD, BARRIE, ON



WOODGRAIN ALUMINUM PANEL



FIBRE CEMENT BOARD (COLOUR 'B')



FIBRE CEMENT BOARD (COLOUR 'A')



BRICK VENEER (COLOUR 'A')



STONE VENEER (COLOUR 'A')

ISSUES/REVISIONS

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



MCLARCHITECTS
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BARRIE, ONTARIO L4M 5K3
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F 705 726 5418

DRAWING TITLE:
MATERIALS & FINISHES

PROJECT NAME:
THE BEACON CONDOMINIUMS

368-376 ESSA ROAD, BARRIE, ON.

DATE: SEPT 17, 2020
DRAWN BY: NT
SCALE:

PROJECT #
-

SHEET #

A9.1

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BARRIE STANDARD DRAWINGS (BSD) AND ONTARIO PROVINCIAL STANDARD DRAWINGS.
- ORDER OF PRECEDENCE OF STANDARD DRAWINGS FIRSTLY CITY OF BARRIE STANDARD DRAWINGS (BSD) AND SECONDLY ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD)
- 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.
- A RIGHT OF WAY ACTIVITY PERMIT IS REQUIRED FROM THE CITY OF BARRIE OPERATIONS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE SITE.
- A SITE ALTERATION PERMIT IS REQUIRED FROM THE ENGINEERING DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS ON THE SITE. (IF ALTERATION IS GREATER THEN 0.5m)
- NATIVE MATERIAL, SUITABLE FOR BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DENSITY.
- GRANULAR MATERIAL, SUITABLE 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 CITY ENGINEERING DEPARTMENT.
- 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.

SANITARY SEWER

- SANITARY SEWER TO BE LOCATED AT THE CENTRELINE OF THE ROAD.
- SEWERS SHALL BE CONSTRUCTED WITH BEDDINGS AS PER OPSD-802.010 (GRAN 'A' EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.030 OR 803-031 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/m² CONFORMING TO C.S.A STANDARD A257.2-1982, CLASS 50-D (PREVIOUSLY C.S.A. STANDARD A257.2-1974, CLASS II)
- 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 MANUFACTURERS GUIDELINES.

SANITARY SEWER SERVICE LATERALS

- SANITARY LATERAL CONNECTION TO BE LOCATED AT THE CENTRELINE OF THE LOT AND CAPPED.
- LOCATION OF LATERAL TO BE MARKED 2.0m PAST PROPERTY LINE WITH A 50 X 100mm WOOD MARKER, PAINTED GREEN, EXTENDING FROM SERVICE INVERT TO 300mm ABOVE GROUND LEVEL.
- PIPE TO BE MINIMUM 100mm DIA. PVC SDR28, RUBBER GASKET TYPE JOINTS AND SHALL CONFORM TO C.S.A. (B-182.2.3.4)(COLOURED) FOR A RESIDENTIAL HOUSE AND 150mm MINIMUM DIA. PVC SDR28 FOR INDUSTRIAL/COMMERCIAL DEVELOPMENT.
- MINIMUM DEPTH OF LATERAL AT PROPERTY LINE SHALL BE 2.4m MEASURED FROM THE SEWER OBVERT TO FINISHED GROUND SURFACE ELEVATION UNLESS PERMISSION FOR A SHALLOWER SERVICE IS GRANTED BY THE CITY OF BARRIE.
- ALL CONNECTIONS TO NEW SANITARY MAINS SHALL BE PRE-MANUFACTURED, FABRICATED TEES. CONNECTIONS TO EXISTING SEWER SHALL BE MADE WITH APPROVED FACTORY MADE TEES OR INSERTA-TEES IN STRICT ACCORDANCE TO MANUFACTURERS GUIDELINES.
- MINIMUM PIPE SLOPE TO BE 2.0% MAXIMUM 8.0% (SEE OPSD-1006.010, 1006.020)

STORM SEWERS AND CULVERTS

- 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 803-031 CLASS B (GRAN 'A' BEDDING MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING.
- MAINTENANCE HOLE TOPS (FRAMES) AND CATCHBASIN (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 CENTRELINE UNLESS OTHERWISE SPECIFIED.
- 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.
- PIPE MATERIAL TO BE REINFORCED CONCRETE WITH A MINIMUM STRENGTH OF 50 N/m²mm 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.
- 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 MANUFACTURERS INSTALLATION GUIDES AND THE O.C.P.A. OR UNBELT GUIDELINES.

WATERMAIN NOTES

- CONTRACTOR 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 PER THE CURRENT FEES BY-LAW. THE CITY WATER OPERATIONS STAFF WILL SWAB PRESSURE TEST, CHLORINATE AND FLUSH ALL NEW WATERMANS.
- MINIMUM COVER OVER WATERMAIN TO BE 1.7m THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS TO BE 2.5m 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 BEDDINGS 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, GRANULAR 'A' OR SELECT NATIVE COVER MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF WATER OPERATIONS. SAND MEETING GRADATION REQUIREMENTS 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 AND TOP OF PIPE).
- COPPER WATERMANS AND SERVICES 25mm TO 50mm IN DIAMETER SHALL BE EMBEDDED IN SAND 100mm ABOVE AND BELOW TO CONFORM TO OPSD MUNI 1004.05.07.
- THRUST BLOCKS 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 SHALL BE PVC DR18 CL150 MINIMUM, DUCTILE IRON CL52 AS PER THE APPROVED MANUFACTURES PRODUCTS FOR LINEAR WATER SYSTEMS LIST.
- TRACING WIRE (#12 AWG HIGH STRENGTH 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 APPROVED MANUFACTURES 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 WATER OPERATIONS. WATER SERVICE SADDLES SHALL BE USED WHEN TAPPING INTO PVC WATERMAIN.
- RISER PIPES ARE TO BE INSTALLED PER BSD-510 AND REMOVED AS DIRECTED. SWABBING SCHEDULE TO BE SUPPLIED BY WATER OPERATIONS FIELD REPRESENTATIVE. ALL RISERS ARE TO BE THRUST BLOCKED.
- SERVICE TAPPINGS SHALL BE PLACED AT A MINIMUM SEPARATION OF 1.0m AND A MINIMUM OF 0.6m FROM JOINTS (ENDS OF PIPE).
- ALL NEW CURB STOPS AND BOXES TO BE LOCATED AT PROPERTY LINE AND OUT OF DRIVEWAYS AND SIDEWALKS.

PARKING LOT/DRIVEWAY NOTES

- EXISTING SOILS AND GRANULAR MATERIALS TO BE REMOVED TO THE LIMITS SHOWN ON THE DRAWINGS AND ANY SURPLUS IS TO BE DISPOSED OFF-SITE AT A LOCATION CHOSEN BY, AND PAID FOR, BY THE CONTRACTOR.
- PROPOSED SUB-GRADE TO BE INSPECTED AND PROOF-ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF GRANULAR "B". DEFICIENT AREAS ARE TO BE SUB-EXCAVATED AND REPLACED WITH GRANULAR "B" AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR SUB-BASE IS TO BE INSPECTED AND PROOF-ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF THE GRANULAR "A".
- THE GRANULAR BASE IS TO BE INSPECTED AND PROOF-ROLLED IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER AND APPROVED PRIOR TO PLACEMENT OF THE ASPHALT.
- CONTRACTOR TO PROVIDE SAMPLES OF GRANULAR MATERIALS AND THE ASPHALT MIX DESIGNS TO THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- GRANULAR MATERIALS TO BE UNIFORMLY COMPACTED TO MINIMUM 100% STANDARD PROCTOR MAXIMUM DRY DENSITY. HOT LAID ASPHALT TO BE ROLLED UNIFORMLY TO A MINIMUM OF 97% MARSHALL BULK DENSITY.
- GRASSED AREAS DISTURBED DURING CONSTRUCTION TO BE RESTORED WITH MINIMUM 200mm TOPSOIL AND SOD.
- TOPSOIL SHALL CONFORM TO OPSD 570, EXCEPT THAT TOPSOIL SHALL CONTAIN NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND NOT LESS THAN 2% FOR SANDY LOAMS, WITH AN ACIDITY VALUE RANGING FROM P.H. 6.0 TO P.H. 7.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE FROM ANY ADMIXTURE OF SUBSOIL, CLAY LUMPS, STONES GREATER THAN 25mm IN DIAMETER AND ANY OTHER EXTRANEOUS MATERIAL.
- SOD SHALL CONFORM TO OPSD 571.

RESTORATION NOTES

- REINSTATE ROADS TO PREVIOUS CONDITION OR BETTER. MINIMUM 40mm HL3, 100mm HL4, 150mm GRANULAR 'A' AND 500mm GRANULAR 'B'
- CONTRACTOR TO RESTORE DRIVEWAYS AND BOULEVARD IN AREAS DISTURBED BY CONSTRUCTION TO EQUAL OR BETTER CONDITIONS.
- MINIMUM GRAVEL DRIVEWAY RESTORATION TO BE 150mm, GRANULAR 'A'. ASPHALT DRIVEWAY RESTORATION TO BE 50mm OF HL3 AND 200mm GRANULAR 'A'
- ALL GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 200mm DEPTH TOPSOIL AND SOD. MAINTAIN UNTIL ESTABLISHED.
- ALL RESTORATION WORK TO BE COMPLETED TO THE SATISFACTION OF THE ENGINEER.

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 PER THE CURRENT FEES BY-LAW. THE CITY'S WATER OPERATIONS STAFF WILL SWAB, PRESSURE TEST, CHLORINATE AND FLUSH ALL NEW WATERMANS.
- MINIMUM COVER OVER WATERMAIN SHALL BE 1.7m THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAIN AND SEWERS SHALL BE 2.5m 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 BEDDINGS 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, GRANULAR 'A' OR SELECT NATIVE COVER MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF WATER OPERATIONS. SAND MEETING GRADATION REQUIREMENTS OF OPSD MUNI 1004.05.07 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 MUNI 1004.05.07.
- RESTRAINING 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.
- NEW WATERMANS TO BE PVC DR18 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 CURB STOPS AND BOXES TO BE LOCATED AT PROPERTY LINE AND OUT OF DRIVEWAYS AND SIDEWALKS.

TYPICAL SECTION

DUMMY JOINT (OPTIONAL)

CONTRACTION JOINT

EXPANSION JOINT

JOINT LAYOUT

NOTES:

- Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm.
- At commercial and industrial driveways, the thickness shall be 200mm.
- Sidewalk width shall be wider when specified.
- This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.032, 310.033 and 310.039.
- All dimensions are in millimetres unless otherwise shown.

City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

REV No. **2**
DATE: MAY 2015
SCALE: N.T.S.

APPROVED
DATE: May 29, 2015
Signature: [Signature]
DIRECTOR OF ENGINEERING

BSD-500

TYPICAL SECTION

DUMMY JOINT (OPTIONAL)

CONTRACTION JOINT

EXPANSION JOINT

JOINT LAYOUT

NOTES:

- Sidewalk thickness at residential driveways and adjacent to curb shall be 150mm.
- At commercial and industrial driveways, the thickness shall be 200mm.
- Sidewalk width shall be wider when specified.
- This OPSD shall be read in conjunction with OPSD 310.030, 310.031, 310.032, 310.033 and 310.039.
- All dimensions are in millimetres unless otherwise shown.

City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

REV No. **2**
DATE: MAY 2015
SCALE: N.T.S.

APPROVED
DATE: May 29, 2015
Signature: [Signature]
DIRECTOR OF ENGINEERING

BSD-500

TYPICAL SECTION

JOINT LAYOUT

NOTES:

- When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
- For slipstreaming procedure a 5% batter is acceptable.
- Treatment at entrances shall be according to OPSD 351.010.
- Outlet treatment shall be according to the OPSD 610 Series.
- 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.
- All dimensions are in millimetres unless otherwise shown.

City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

REV No. **2**
DATE: MAY 2015
SCALE: N.T.S.

APPROVED
DATE: May 29, 2015
Signature: [Signature]
DIRECTOR OF ENGINEERING

BSD-500

City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

REV No. **2**
DATE: MAY 2015
SCALE: N.T.S.

APPROVED
DATE: May 29, 2015
Signature: [Signature]
DIRECTOR OF ENGINEERING

BSD-500

TYPICAL SECTION

JOINT LAYOUT

NOTES:

- When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
- For slipstreaming procedure a 5% batter is acceptable.
- Treatment at entrances shall be according to OPSD 351.010.
- Outlet treatment shall be according to the OPSD 610 Series.
- 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.
- All dimensions are in millimetres unless otherwise shown.

City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

REV No. **2**
DATE: MAY 2015
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BSD-500

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City of BARRIE
STANDARD DETAIL

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City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

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City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

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City of BARRIE
STANDARD DETAIL

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City of BARRIE
STANDARD DETAIL

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City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

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City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

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City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

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City of BARRIE
STANDARD DETAIL

GENERAL NOTES - WATERMAIN

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DIRECTOR OF ENGINEERING

BSD-500

TYPICAL SECTION

JOINT LAYOUT

NOTES:

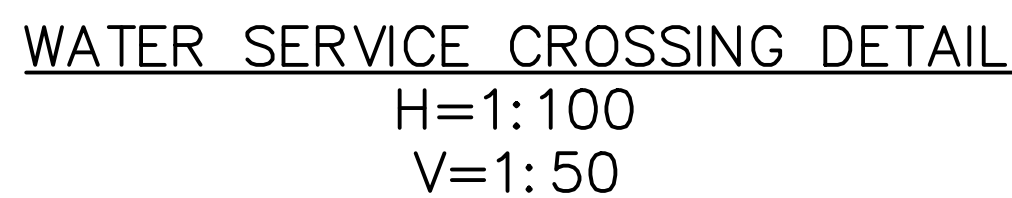
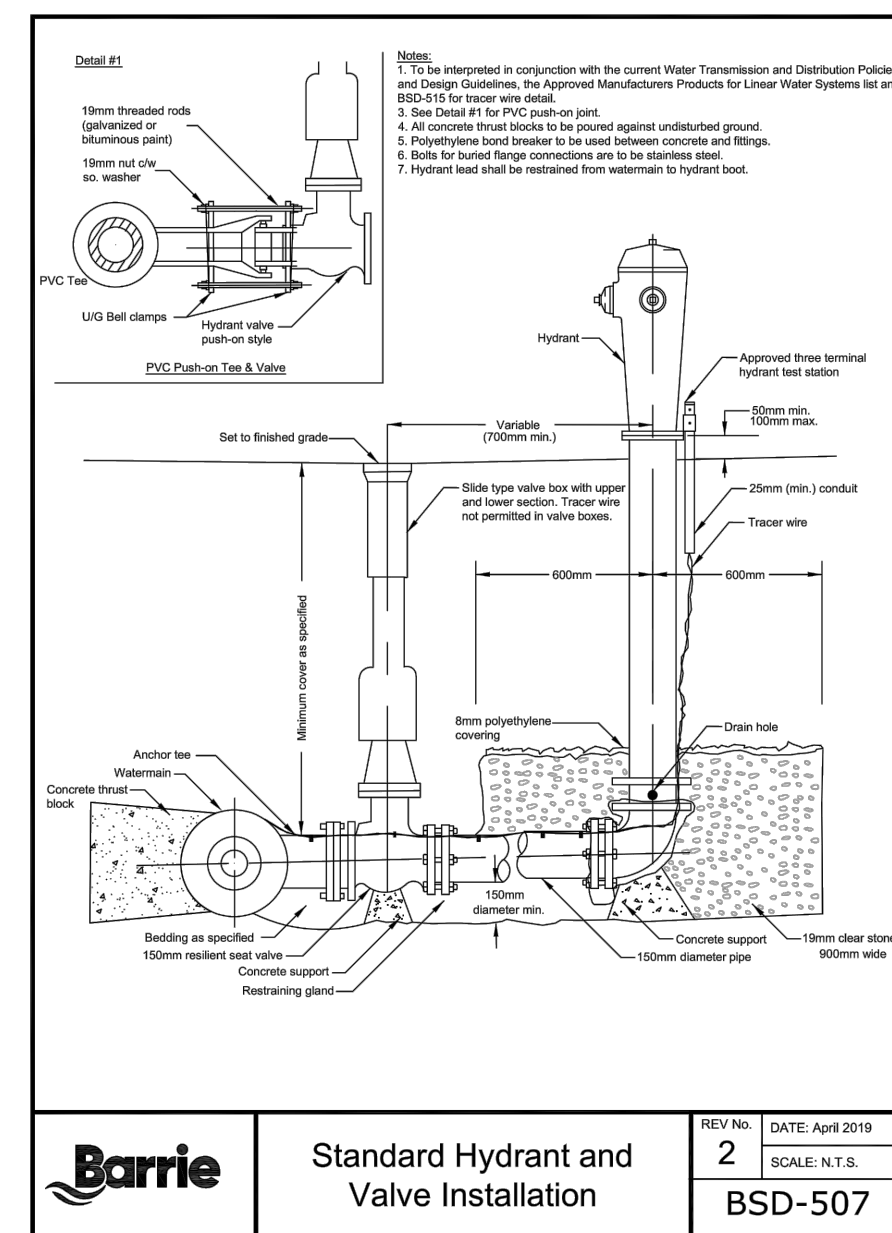
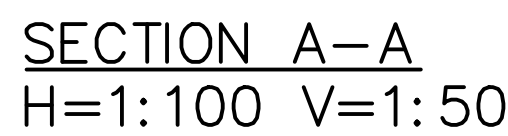
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City of BARRIE
STANDARD DETAIL

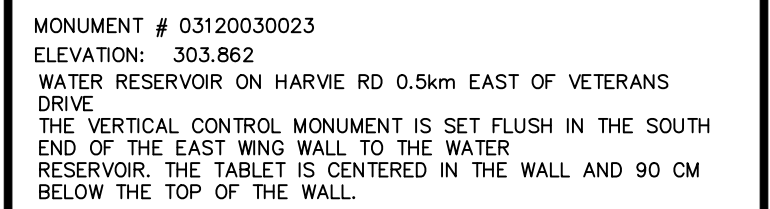
GENERAL NOTES - WATERMAIN

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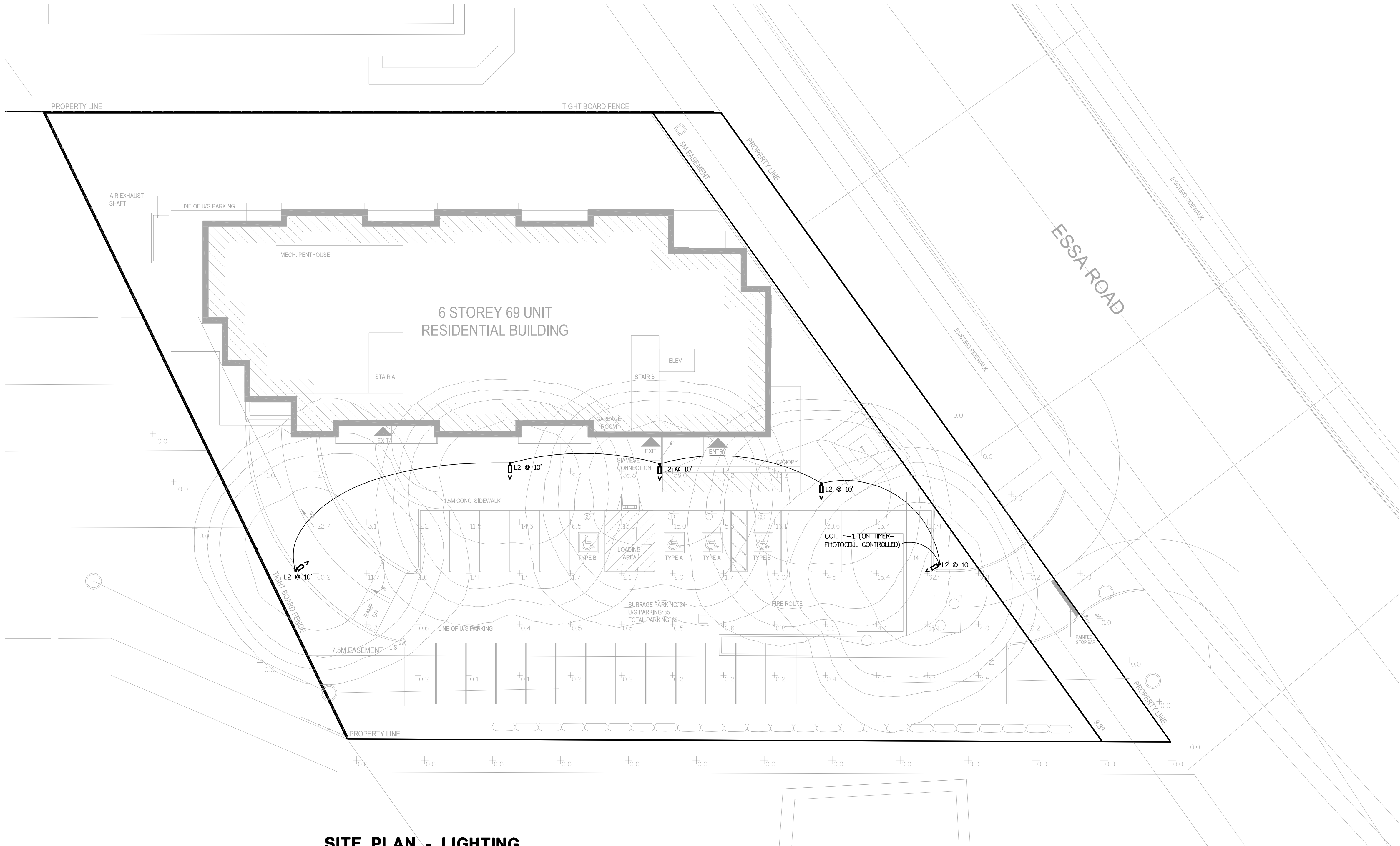
SEAL 	NORTH ARROW
---	--------------------

	DESIGN BY:	J.V.
	DRAWN BY:	J.L.
	CHECKED	J.V.
	DATE:	SEPT 2019
	SCALE:	N.T.S.

368-376 ESSA ROAD
RESIDENTIAL DEVELOPMENT

CONSTRUCTION NOTES AND DETAILS

PROJECT NO. 19-11454-B	DRAWING NO. DET-2	REVISION 1
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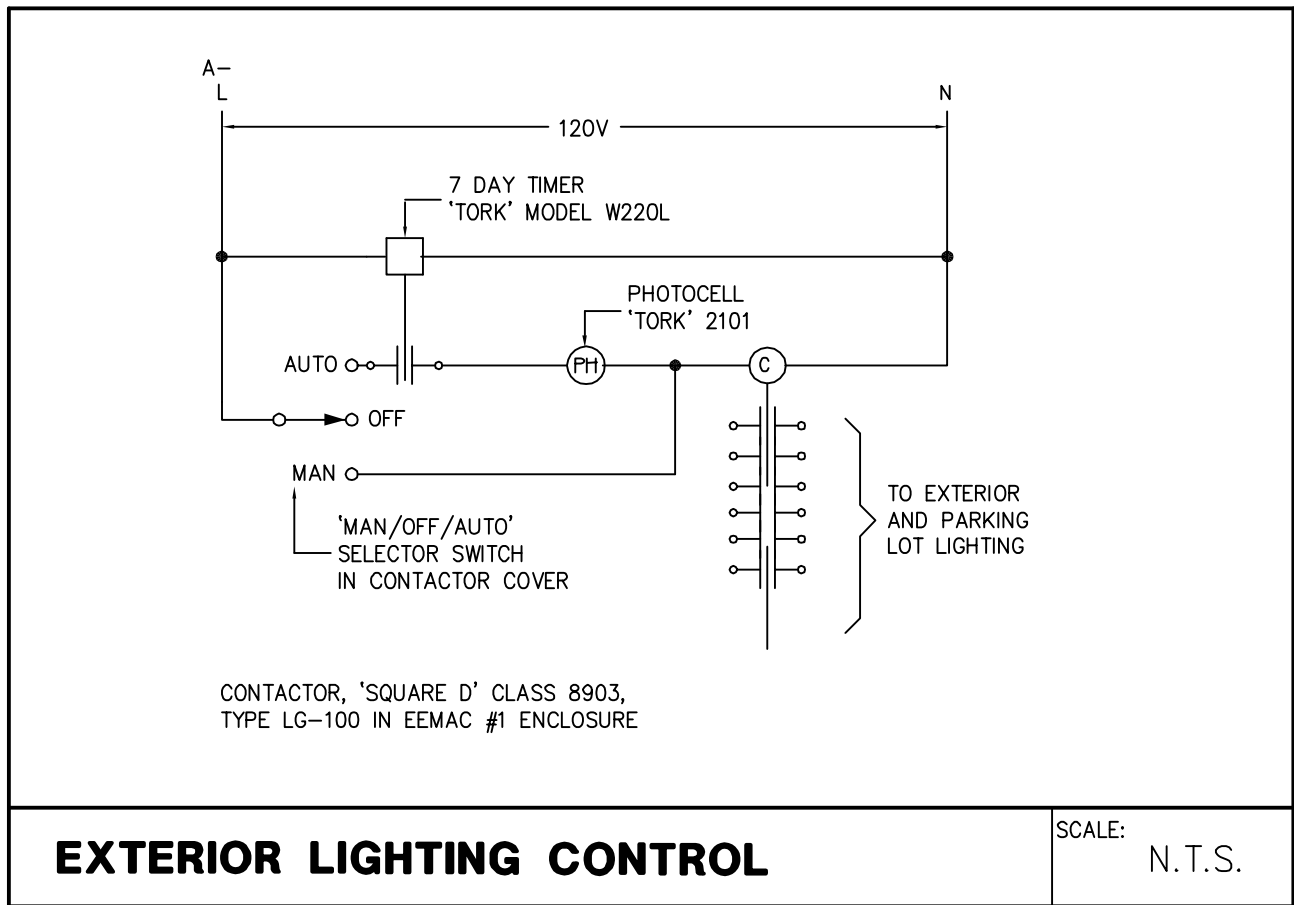
SITE PLAN - LIGHTING
SCALE: 1:200

NOTE: NO LIGHT FIXTURES SUBSTITUTION WITHOUT THE APPROVAL OF ELECTRICAL CONSULTANT.

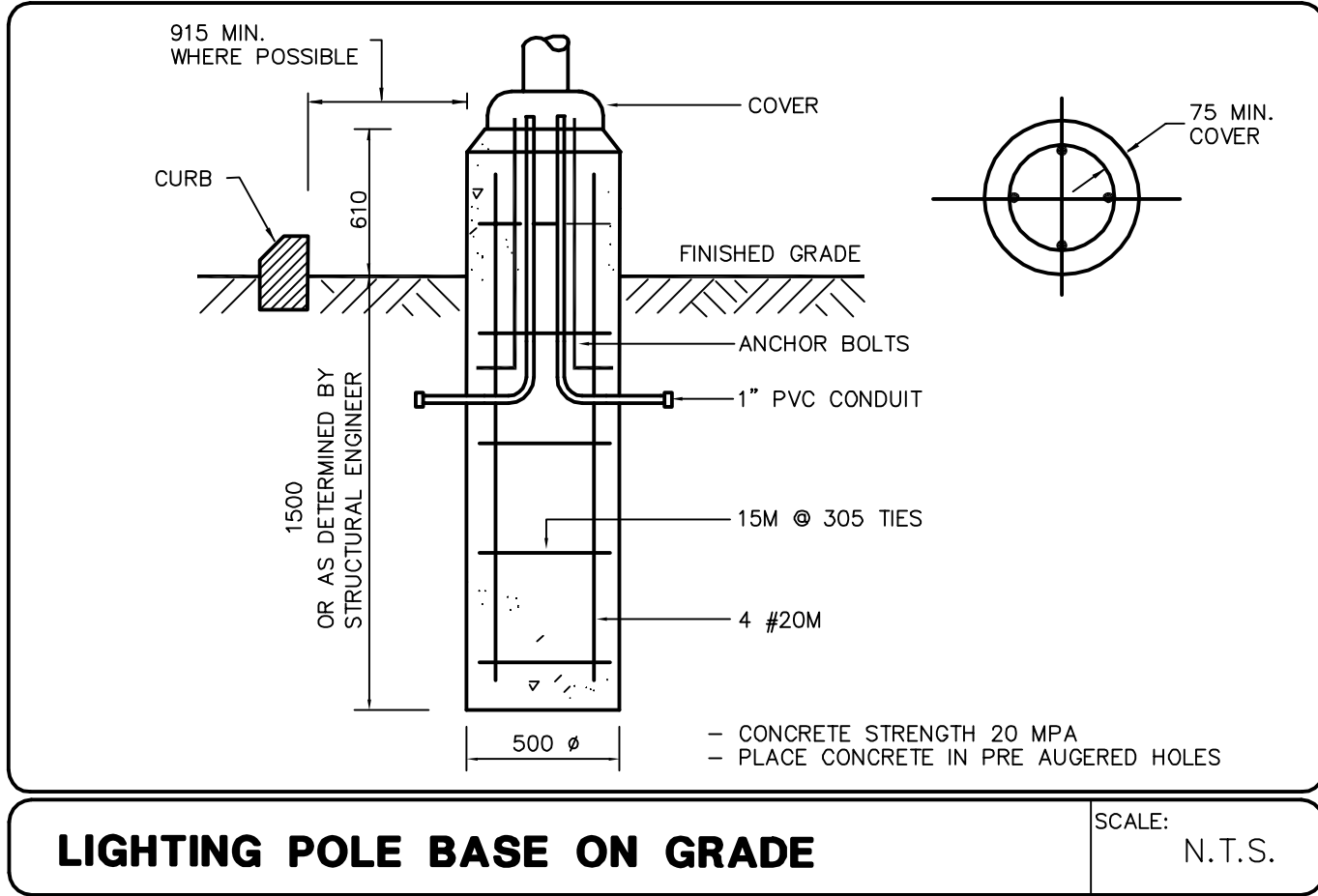
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Number Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	L2	5	LuxLogic Lighting Inc.	AL-ST-S-70L-T3-40K-VOL-FIN (See notes below for pole details)	STEALTH AREA LIGHT 60W T3 4000K 80+CRI	1	5800	0.5	60

NOTE:
1. Type L2 Assembly--Pole--10' FH--SS--AB--c/w 6" Horizontal Tenon,
2" Cement Base. See detail for Concrete Base.
2. All poles to be anchor bolt mounting.
3. Standard color to be advised.
4. Voltage 120volt.

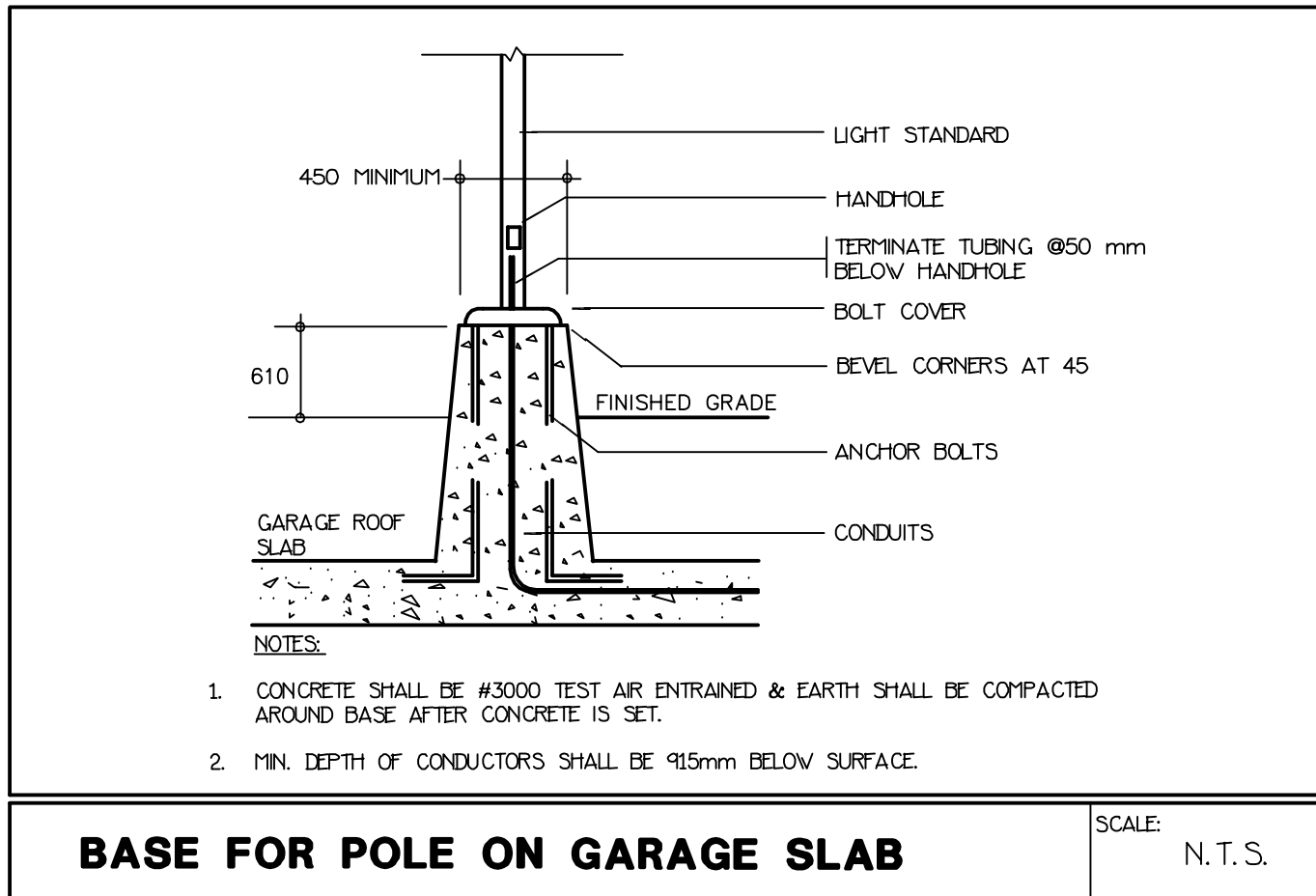
STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone #1	+	8.3 Lux	62.9 Lux	0.0 Lux	N/A
Calc Zone #2 (COPY)	+	0.1 Lux	0.2 Lux	0.0 Lux	N/A
Calc Zone #4	+	0.0 Lux	0.2 Lux	0.0 Lux	N/A
Calc Zone #5	+	0.1 Lux	0.2 Lux	0.0 Lux	N/A



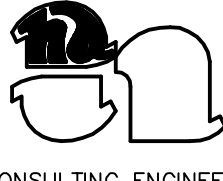
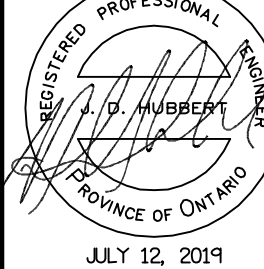
EXTERIOR LIGHTING CONTROL
SCALE: N.T.S.

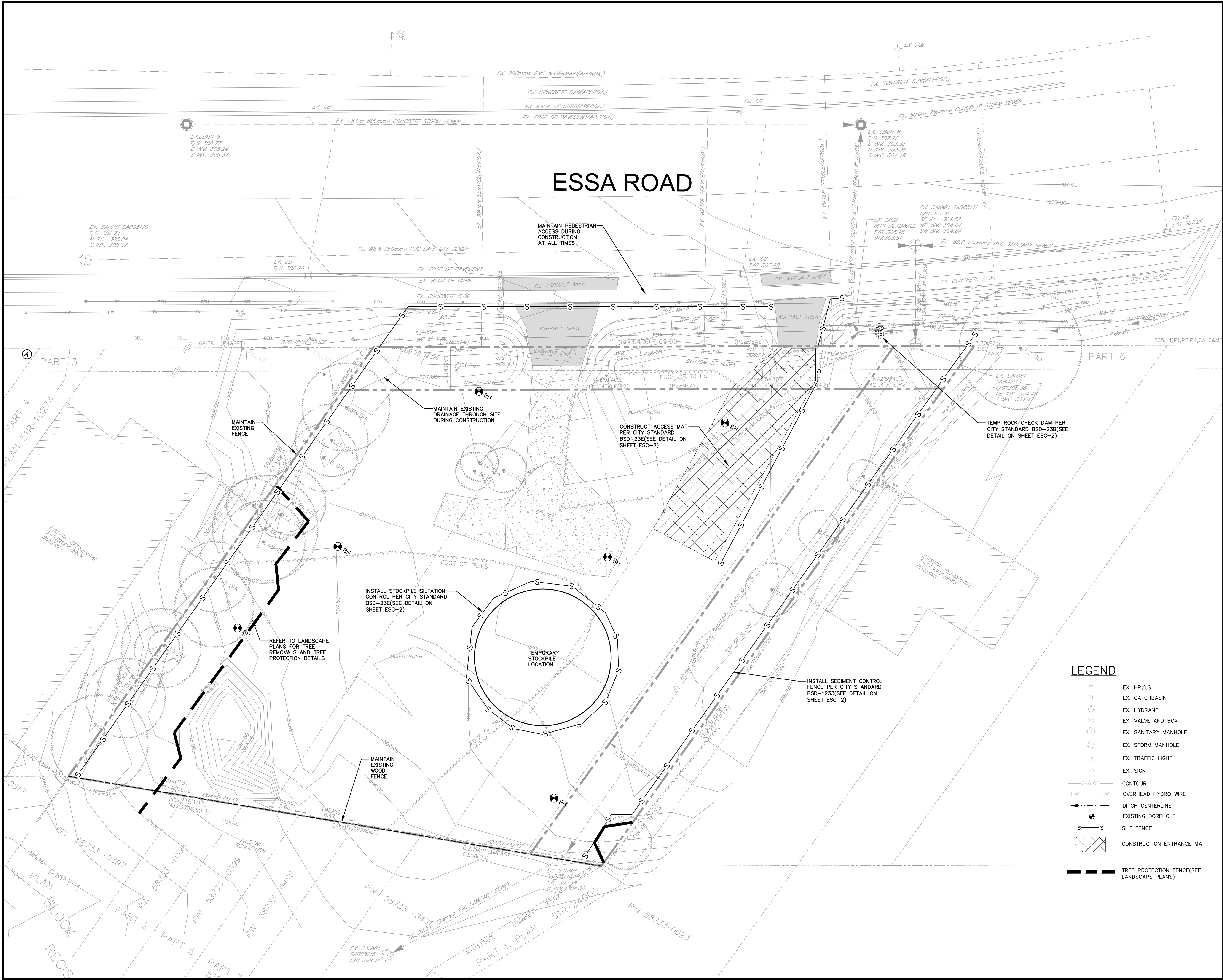


LIGHTING POLE BASE ON GRADE
SCALE: N.T.S.



BASE FOR POLE ON GARAGE SLAB
SCALE: N.T.S.

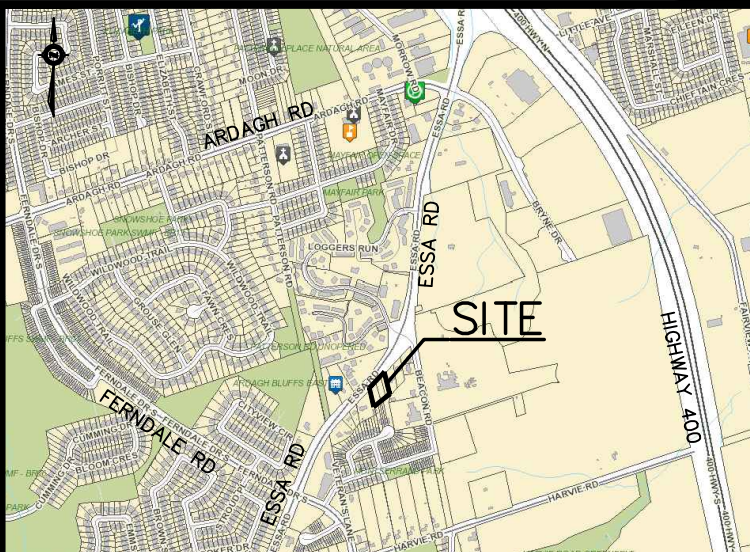
SEPT. 26 2019	--	GENERAL REVISION		HM	
JULY 17 2019	--	ISSUED FOR PERMIT		HM	
DATE	NO.	DESCRIPTION			BY
MARK VOID ALL PRINTS DATED PREVIOUS TO FINAL DATE ABOVE					
REVISIONS					
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT DISCREPANCIES TO THE ENGINEERS BEFORE PROCEEDING WITH WORK. THIS DRAWING IS THE PROPERTY OF THE ENGINEERS AND MUST BE RETURNED ON COMPLETION OF THE WORK. DRAWINGS ARE NOT TO BE SCALED					
					
CONSULTING ENGINEERS		JULY 12, 2019			
J. D. Hubbert & Associates 179 NORTH CARSON STREET ETOBICOKE, ONTARIO M9W 4E3, CANADA TEL: (416) 251-3440 E-MAIL: jdheng@on.abn.com					
DRAWING TITLE					
SITE PLAN - LIGHTING					
ELECTRICAL					
PROJECT TITLE					
THE BEACON CONDOMINIUMS					
368-376 ESSA ROAD BARRIE, ONTARIO					
DRAWN BY AG		CHECKED BY JDH		SCALE AS NOTED	
DATE JULY/2019		PROJECT NUMBER 9-9079		DRAWING NUMBER E-1	
OF: 13					



The position of existing above ground and underground utilities and facilities are not necessarily shown on the drawings, and where shown, the accuracy of the position of such utilities and facilities is not guaranteed. Before starting work, the contractor shall confirm the exact location of all existing utilities and facilities, and shall assume all liability for damage to them.

Drawings shall not be used for construction unless sealed and signed. All work to be performed in accordance with the Occupational Health & Safety Act 1990.

Any errors and/or omissions shall be reported to Pinestone Engineering Ltd. without delay.

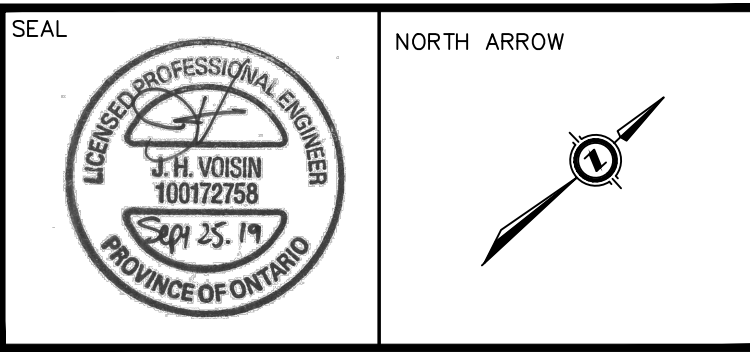


- NOTES**
1. TOPOGRAPHIC SURVEY AND LEGAL PROVIDED BY J.D. BARNES SURVEYING AUG 11, 2016
 2. SITE PLAN PROVIDED BY MCKNIGHT CHARRON ARCHITECTS LTD.
 3. REFER TO GEOTECHNICAL REPORT PREPARED BY WSP FOR BOREHOLE LOG INFORMATION.
 4. REFER TO DRAWING ESC-2 FOR EROSION AND SEDIMENT CONTROL DETAILS
 5. CONTRACTOR TO INSTALL SEDIMENT CONTROL FENCE AS REQUIRED AROUND EXCAVATION LIMITS ON THE NORTHWEST SIDE OF ESSA ROAD.

BENCHMARK

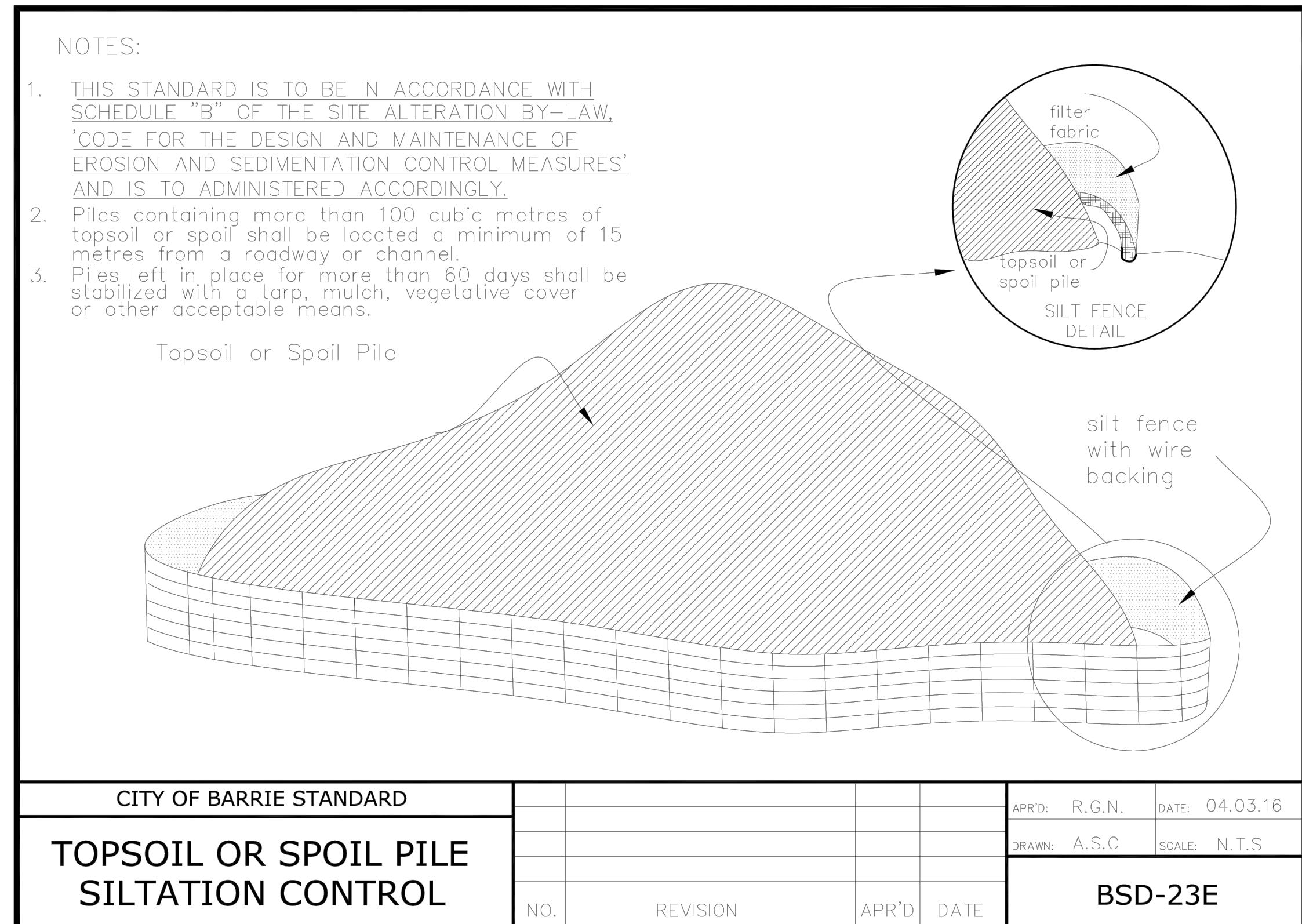
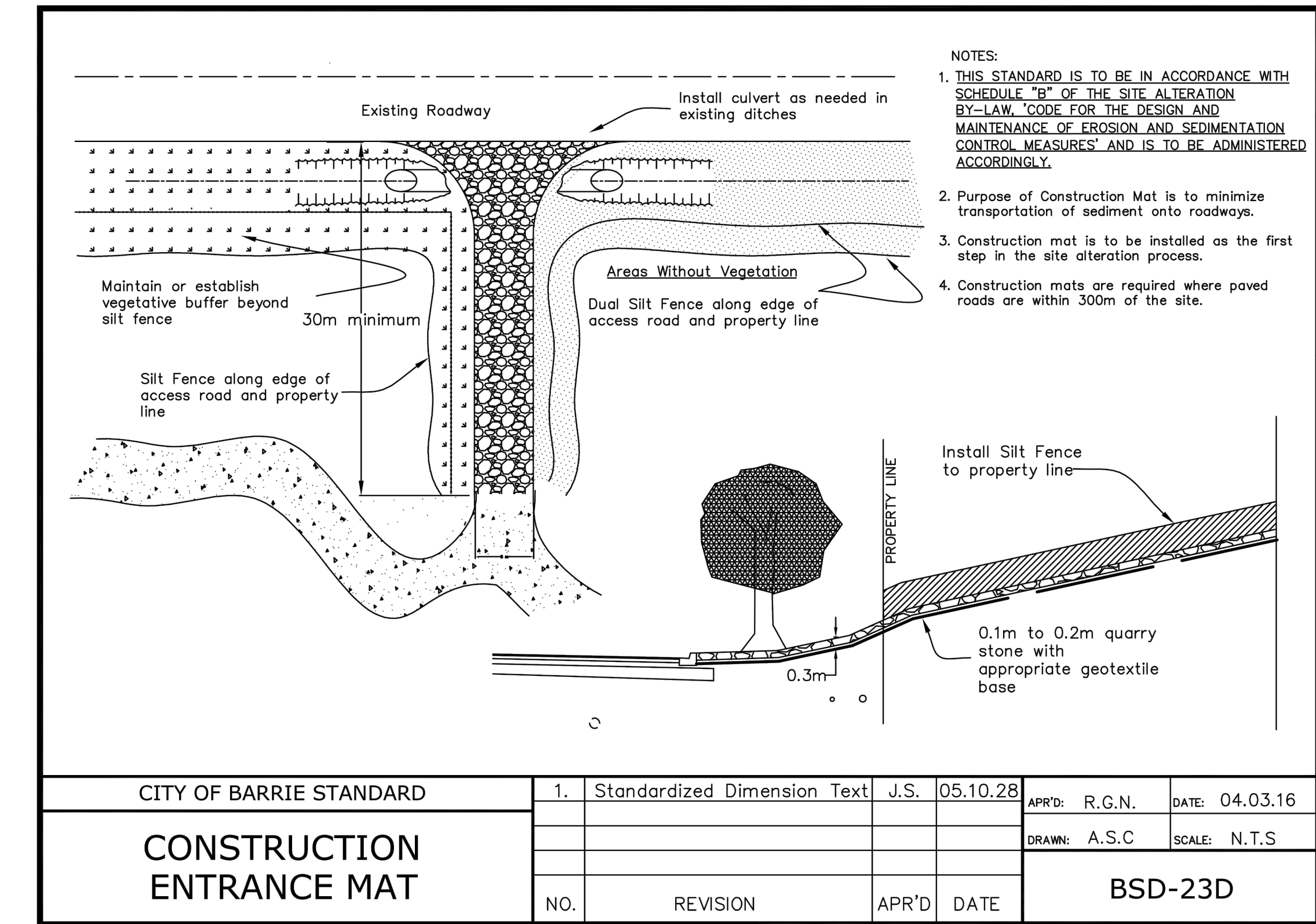
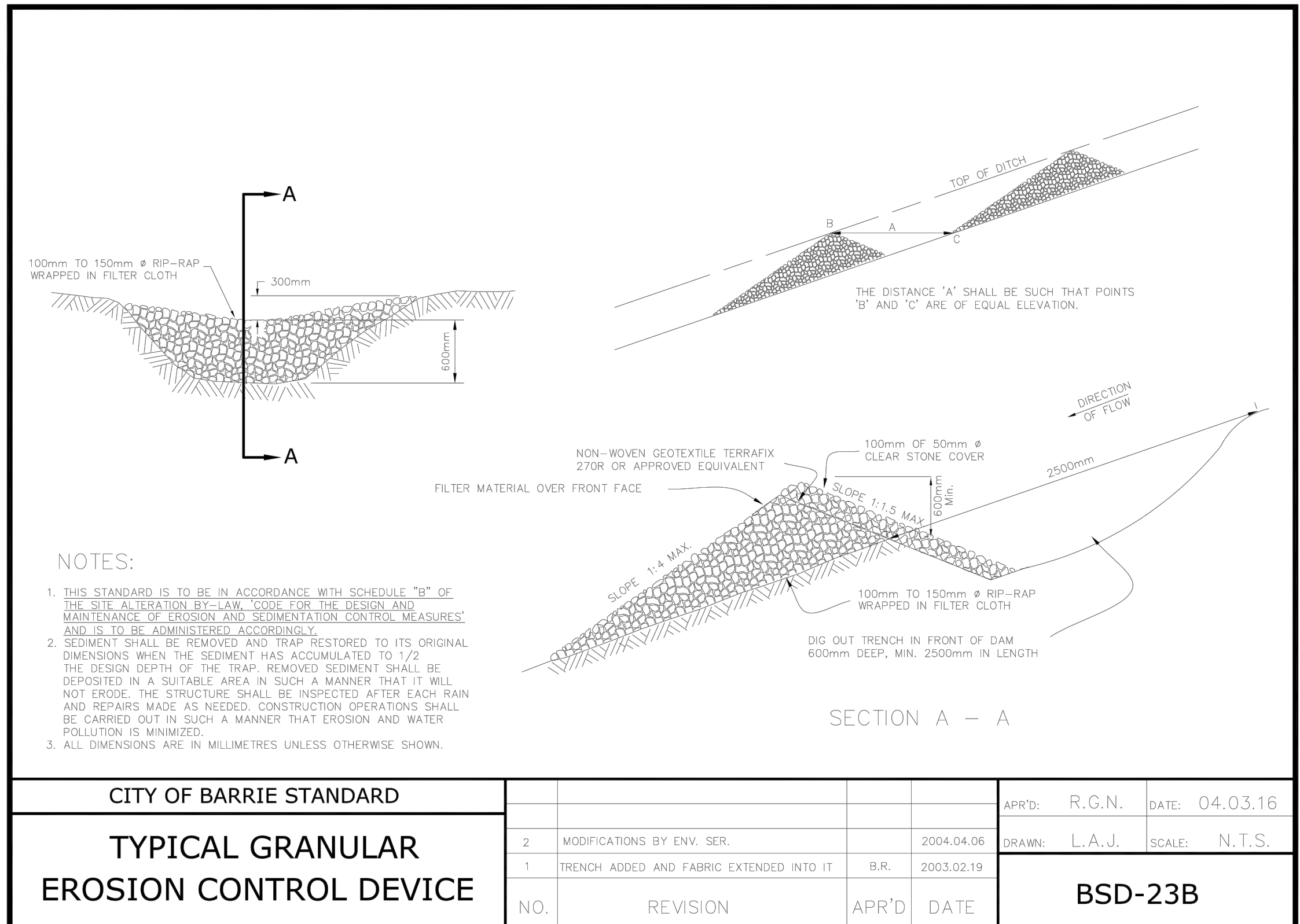
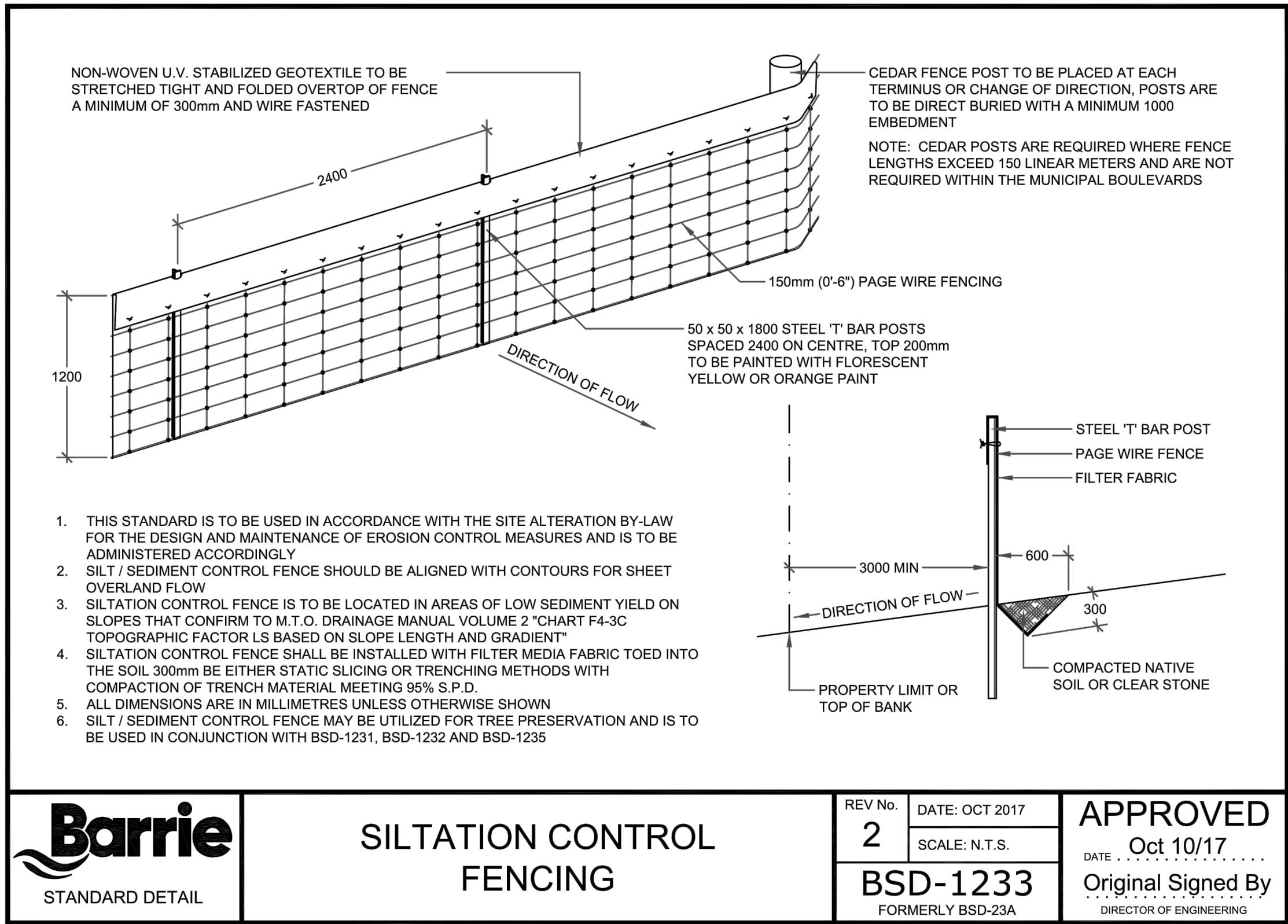
MONUMENT # 03120030023
ELEVATION: 303.862
WATER RESERVOIR ON HARVE RD 0.5km EAST OF VETERANS DRIVE.
THE VERTICAL CONTROL MONUMENT IS SET FLUSH IN THE SOUTH END OF THE EAST WING WALL TO THE WATER RESERVOIR. THE TABLET IS CENTERED IN THE WALL AND 90 CM BELOW THE TOP OF THE WALL.

1	19.09.26	REVISED PER CITY COMMENTS	J.L.
NO.	YY.MM.DD	REVISION	BY



DESIGN BY:	J.V.
DRAWN BY:	J.L.
CHECKED:	J.V.
DATE:	SEPT 2019
SCALE:	1:200

CLIENT/PROJECT		
368-376 ESSA ROAD RESIDENTIAL DEVELOPMENT		
DRAWING TITLE		
EROSION AND SEDIMENT CONTROL PLAN		
PROJECT NO.	DRAWING NO.	REVISION
19-11454-B	ESC-1	1



EROSION CONTROL NOTES:

- All silt fencing to be installed prior to any grading or excavation.
- Erosion control fencing to be installed around the base of all stockpiles.
- Additional erosion control measures may be required as site development progresses. Contractor to provide all additional erosion control structures as directed by the engineer.
- Pinestone Engineering Ltd. to monitor erosion control structures to ensure fencing is installed and maintenance is performed to municipal requirements.
- Erosion control structures to be monitored regularly and after every rainfall. Any damage repaired immediately. Sediments to be removed when accumulations reach a maximum of 1/2 the height of the fence.
- All erosion control structures to remain in place until all disturbed ground have been re-stabilized either by paving or restoration of vegetative ground cover.
- No alternate methods of erosion protection shall be permitted unless approved Pinestone Engineering Ltd. and the City of Barrie.
- Install mud mat prior to any grading works onsite.
- Contractor is responsible for municipal roadway to be cleared of all sediments from vehicular tracking etc. at the end of each day.

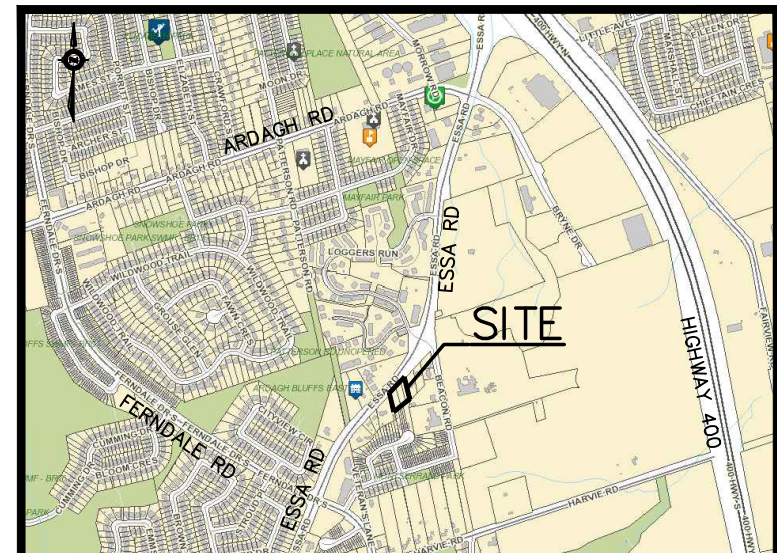
PEL

PINESTONE ENGINEERING LIMITED | www.pel.ca

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1	19.09.26	REVISED PER CITY COMMENTS	J.L.	
NO.	YY.MM.DD	REVISION	BY	

SEAL

NORTH ARROW

LICENCED PROFESSIONAL ENGINEER
J. H. VOISIN
100172758
SEP 25, 19
PROVINCE OF ONTARIO

DESIGN BY:	J.V.
DRAWN BY:	J.L.
CHECKED	J.V.
DATE:	SEPT 2019
SCALE:	1:200

CLIENT/PROJECT

**368-376 ESSA ROAD
RESIDENTIAL DEVELOPMENT**

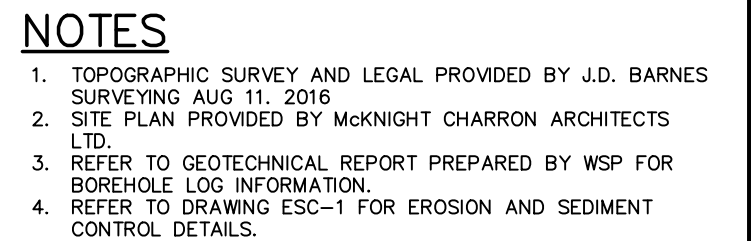
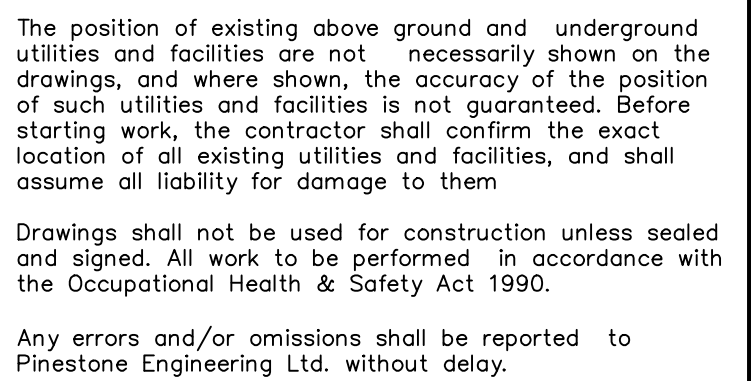
DRAWING TITLE

**EROSION AND SEDIMENT
CONTROL PLAN**

PROJECT NO. **19-11454-B**

DRAWING NO. **ESC-2**

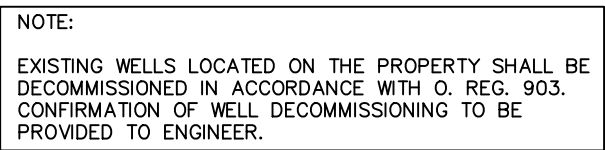
REVISION **1**



MONUMENT # 03120030023
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The image shows two separate items. On the left is a circular seal for a Licensed Professional Engineer. The outer ring contains the text 'LICENSED PROFESSIONAL ENGINEER' at the top and 'PROVINCE OF ONTARIO' at the bottom. Inside the ring, the name 'J. H. VOISIN' and the number '100172758' are printed. A handwritten signature is scrawled over the name and number. Below the printed text, the date 'Sept 25. 19' is handwritten. On the right is a simple line drawing of a north arrow. It consists of a circular head with a stylized 'N' inside, and a long, thin shaft with a pointed arrowhead.

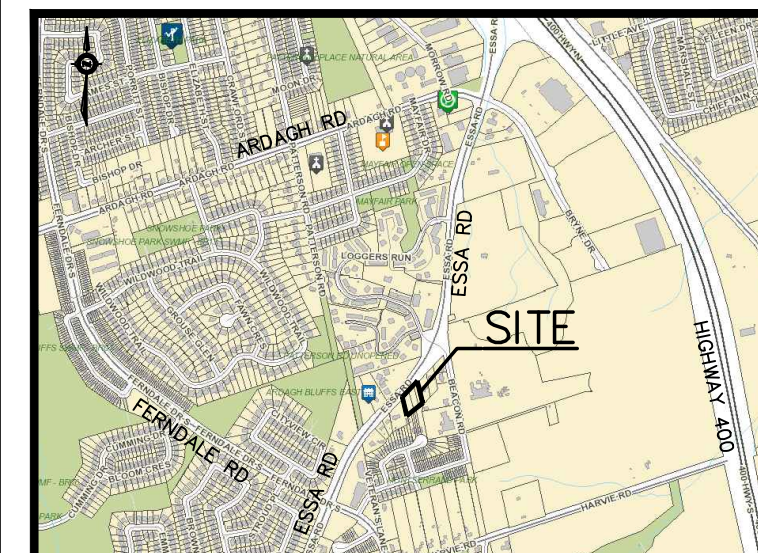
CLIENT/PROJECT		
368-376 ESSA ROAD RESIDENTIAL DEVELOPMENT		
DRAWING TITLE		
EXISTING CONDITIONS PLAN		
PROJECT NO. 19-11454-B	DRAWING NO. EX-1	REVISION 1



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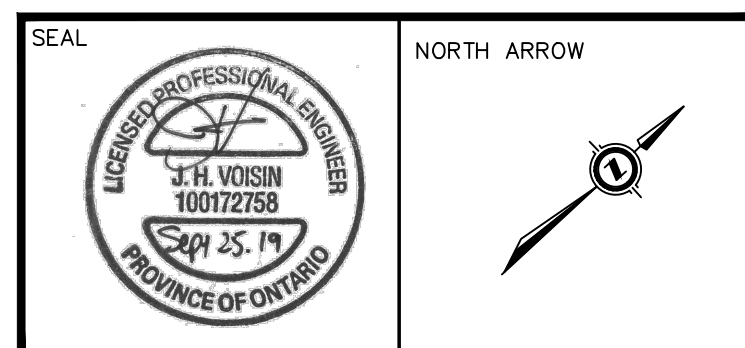
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3. REFER TO GEOTECHNICAL REPORT PREPARED BY WSP FOR BOREHOLE LOG INFORMATION.
4. REFER TO DRAWING ESC-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.
5. AD#1 TO BE CONNECTED TO SWM TANK VIA INTERNAL STORM PLUMBING. REFER TO MECHANICAL PLANS FOR DETAILS.
6. REFER TO LANDSCAPE PLANS FOR FENCING LOCATIONS.

BENCHMARK

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ELEVATION: 303.862
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NO.	YY.MM.DD	REVISION	BY
1	19.09.26	REVISED PER CITY COMMENTS	J.L.



DESIGN BY:	J.V.
DRAWN BY:	J.L.
CHECKED:	J.V.
DATE:	SEPT 2019
SCALE:	1:200

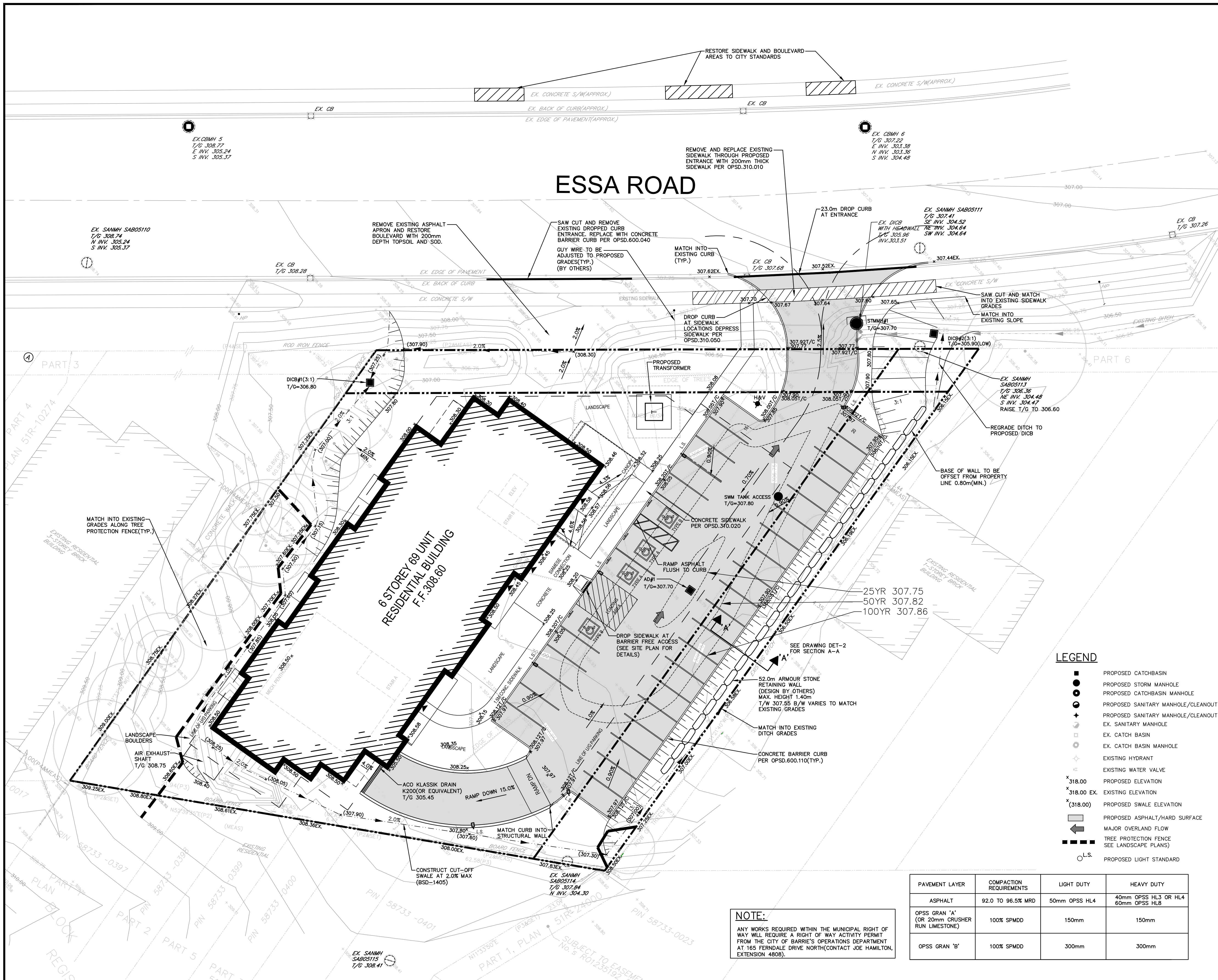
CLIENT/PROJECT

**368-376 ESSA ROAD
RESIDENTIAL DEVELOPMENT**

DRAWING TITLE

SITE GRADING PLAN

PROJECT NO.	DRAWING NO.	REVISION
19-11454-B	GP-1	1



- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE LANDSCAPE ARCHITECT UNTIL THE PLANTING BEDS HAVE BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
- THE LANDSCAPE ARCHITECT SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING BUT NOT LIMITED TO FERTILIZING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
- AFTER FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREES/PITS SHALL BE FREELY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
- THE LANDSCAPE ARCHITECT SHALL MAINTAIN THE BEDS THROUGHOUT THE GUARANTEE PERIOD.

- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
- ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 5865 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A MINIMUM 28 DAY CURE PERIOD. THEY SHALL BE A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.—A82—2 (1967).
- SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SCREENINGS.
- SAND IN JOINTS SHALL BE A CLEAN, NATURAL GRAIN, CRUSHED STONE OR ROCK.
- INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 98% STANDARD PROCTOR DENSITY UNTO THE MIN. SPECIFIED DEPTH.
- LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm (2"). MIN.
- MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT. WATER NECESSARY, SAND CUT OFF TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY USING A VIBRATING POWER TAMPER.
- FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING HOSE PAVING WITH FINE WATER SPRAY.

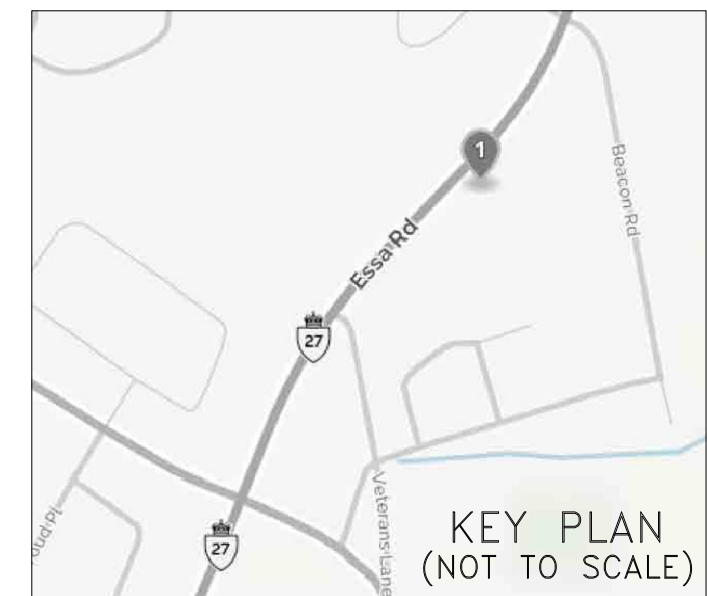
- (UNLESS OTHERWISE SPECIFIED)
 - PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, CYCLAC AND COMPOST ADDITIVE WITH 500g BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METRE. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
 - CYCLAC AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.
 - PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH THE FOLLOWING QUALITY STANDARDS:
 - SPRAY ALL PLANTINGS IN LEAF WITH ANTIDECIDUOUS. PROVIDE TREES WITH STAKES.
 - TREES SHALL BE TO No. 1 NURSERY GROWN, UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
 - TREES TO BE HYDRATED.
 - TREES SHALL BE WELL-BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
 - DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
 - ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS.
 - DRAINAGE BETWEEN PLANTS, EXCAVATE A DEEP AREA OF SHRUB BED UNIFORMLY TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEIOUS MATTER.

- TREES ARE NOT TO BE PLANTED LESS THAN 1m FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
- THE CONTRACTOR SHALL STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

- PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH A 10-6-4 COMMERCIAL FERTILIZER AT 7.3kg./100sqm. AND SUPER PHOSPHATE AT 5kg./100sqm.. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- LAY No. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.
- IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

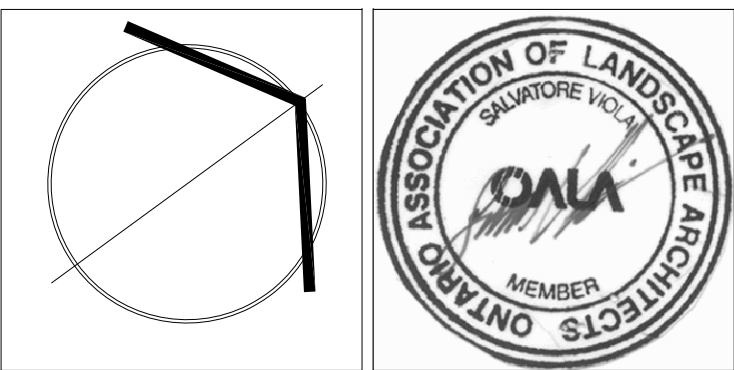
- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



LEGEND	
	EXISTING TREES TO BE PRESERVED
	MINIMUM TREE PROTECTION ZONE
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
	PROPOSED ORNAMENTAL SHRUB
	TREE PROTECTION HOARDING
	PROPOSED SHRUBS
	PROPOSED ORNAMENTAL GRASSES
	PROPOSED PERENNIALS
	AREA OF 500
	UNIT PAVING
	PATIO - PRECAST CONCRETE SLAB

6.	SEP. 2017	MAINTENANCE SURVEY OF THE LATEST GRADING AND LIGHT STANDARD SERVING PLAN	S.V.
7.	SEP. 24, 2019	AS PER LATEST SITE PLAN	S.V.
6.	AUG. 12, 2019	AS PER LATEST SITE PLAN	S.V.
5.	AUG. 09, 2019	AS PER LATEST GRADING AND SERVING PLAN	S.V.
4.	JUL. 24, 2019	AS PER LATEST SITE PLAN	S.V.
3.	NOV. 1, 2017	REVISED AS PER CITY COMMENTS + RE-ISSUED FOR SUBMISSION	S.V.
2.	AUG. 15, 2017	REVISED AS PER CITY COMMENTS + RE-ISSUED FOR SUBMISSION	S.V.
1.	MAY 18, 2017	ISSUED FOR SUBMISSION	S.V.
NO.	DATE.	REVISION.	BY.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



S B K 5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

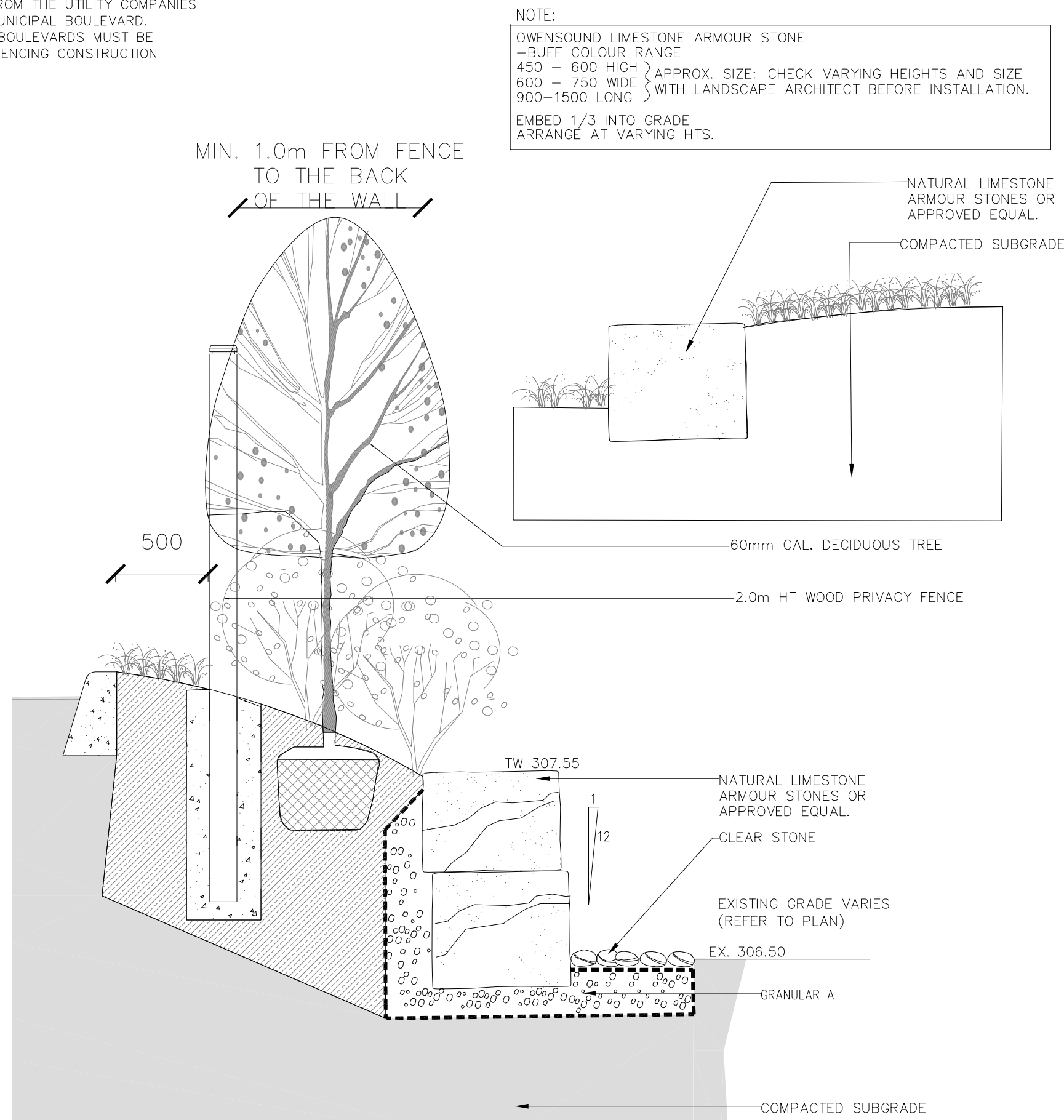
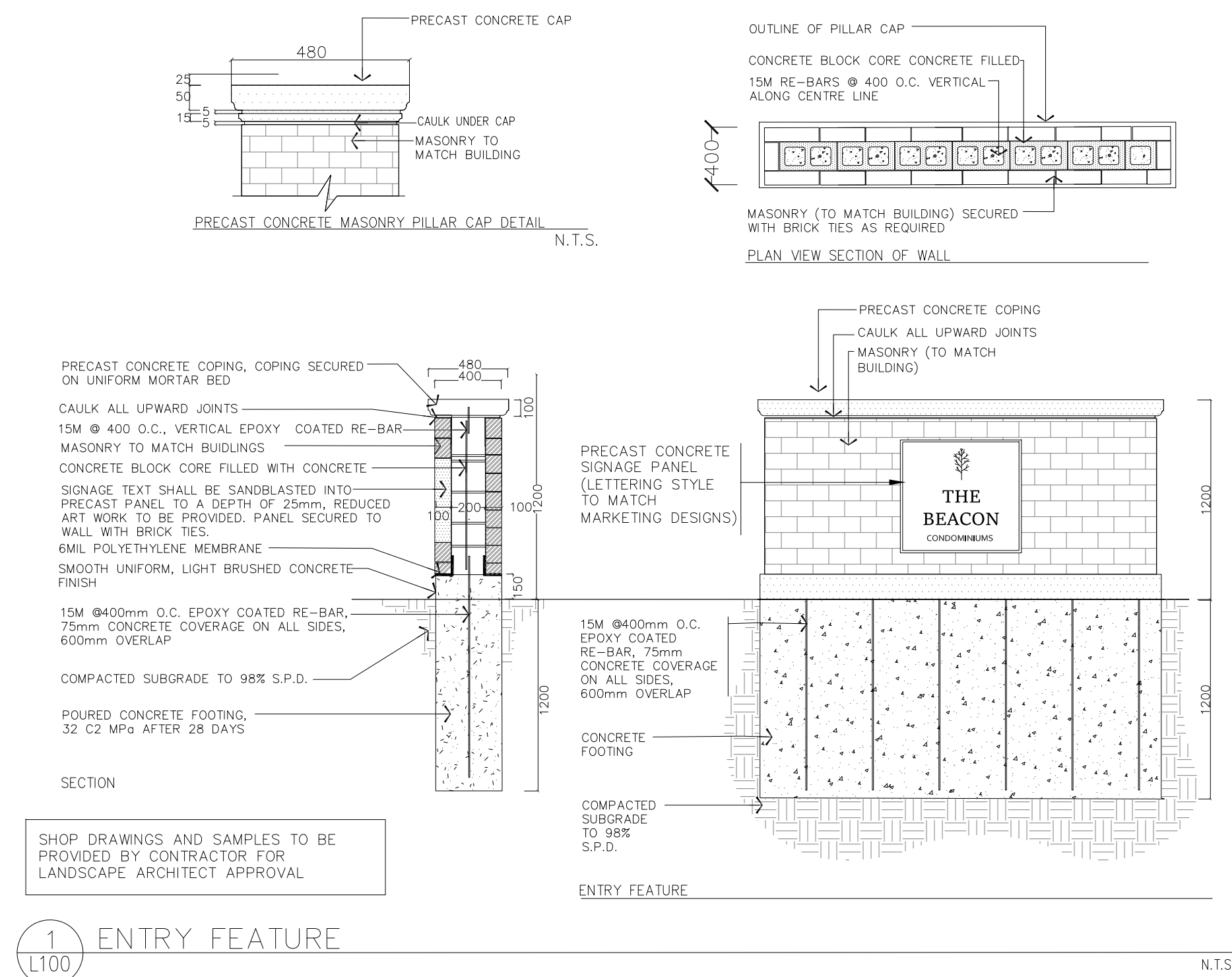
PROJECT.

BEACON CONDOMINIUMS
368 - 376 ESSA ROAD
CITY OF BARRIE, ONTARIO

DRAWING TITLE:

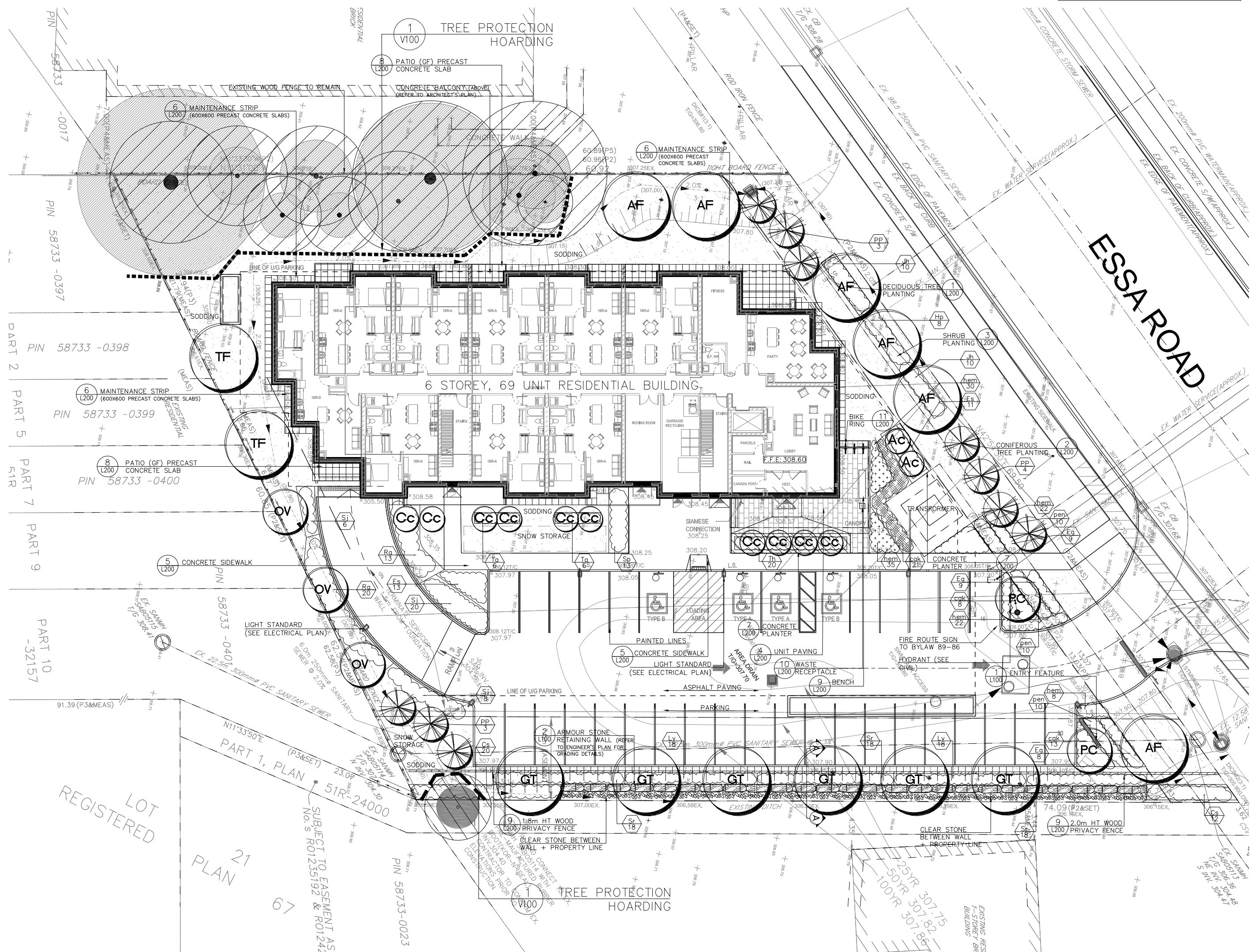
LANDSCAPE PLAN

SCALE. 1 : 300	PROJECT No. 19-5352
DATE. JULY 17, 2019	
DRAWN BY. J.M.	DRAWING No. L100
CHECKED BY. S.V.	


$$\frac{L}{L100}$$


1 ENTRY FEATURE

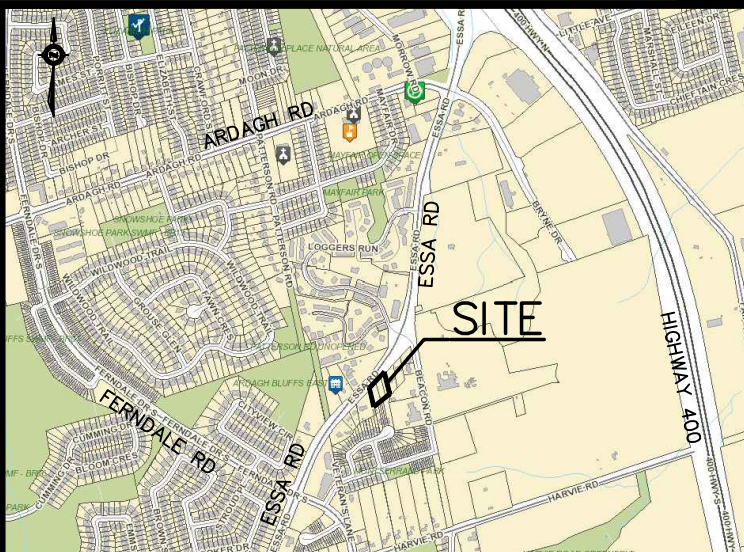
L10



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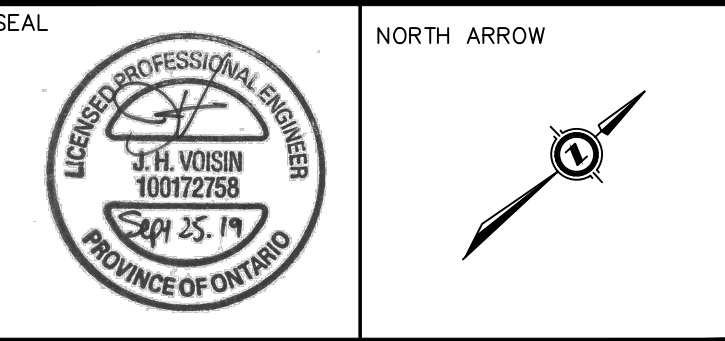
NOTES

1. TOPOGRAPHIC SURVEY AND LEGAL PROVIDED BY J.D. BARNES SURVEYING AUG 11, 2016
2. SITE PLAN PROVIDED BY MCKNIGHT CHARRON ARCHITECTS LTD.
3. REFER TO GEOTECHNICAL REPORT PREPARED BY WSP FOR BOREHOLE LOG INFORMATION.
4. REFER TO DRAWING ESC-1 FOR EROSION AND SEDIMENT CONTROL DETAILS
5. REFER TO SITE PLAN FOR PARKING STALL DIMENSIONS AND CURB REDII.

BENCHMARK

MONUMENT # 03120030023
ELEVATION: 303.862
WATER RESERVOIR ON HARVIE RD 0.5km EAST OF VETERANS DRIVE
THE VERTICAL CONTROL MONUMENT IS SET FLUSH IN THE SOUTH END OF THE EAST WING WALL TO THE WATER RESERVOIR. THE TABLET IS CENTERED IN THE WALL AND 90 CM BELOW THE TOP OF THE WALL.

NO.	YY.MM.DD	REVISION	BY
1	19.09.26	REVISED PER CITY COMMENTS	J.L.



DESIGN BY:	J.V.
DRAWN BY:	J.L.
CHECKED:	J.V.
DATE:	SEPT 2019
SCALE:	1:200

CLIENT/PROJECT

**368-376 ESSA ROAD
RESIDENTIAL DEVELOPMENT**

DRAWING TITLE
**PAVEMENT MARKINGS AND
SIGNAGE PLAN**

PROJECT NO. 19-11454-B	DRAWING NO. PM-1	REVISION 1
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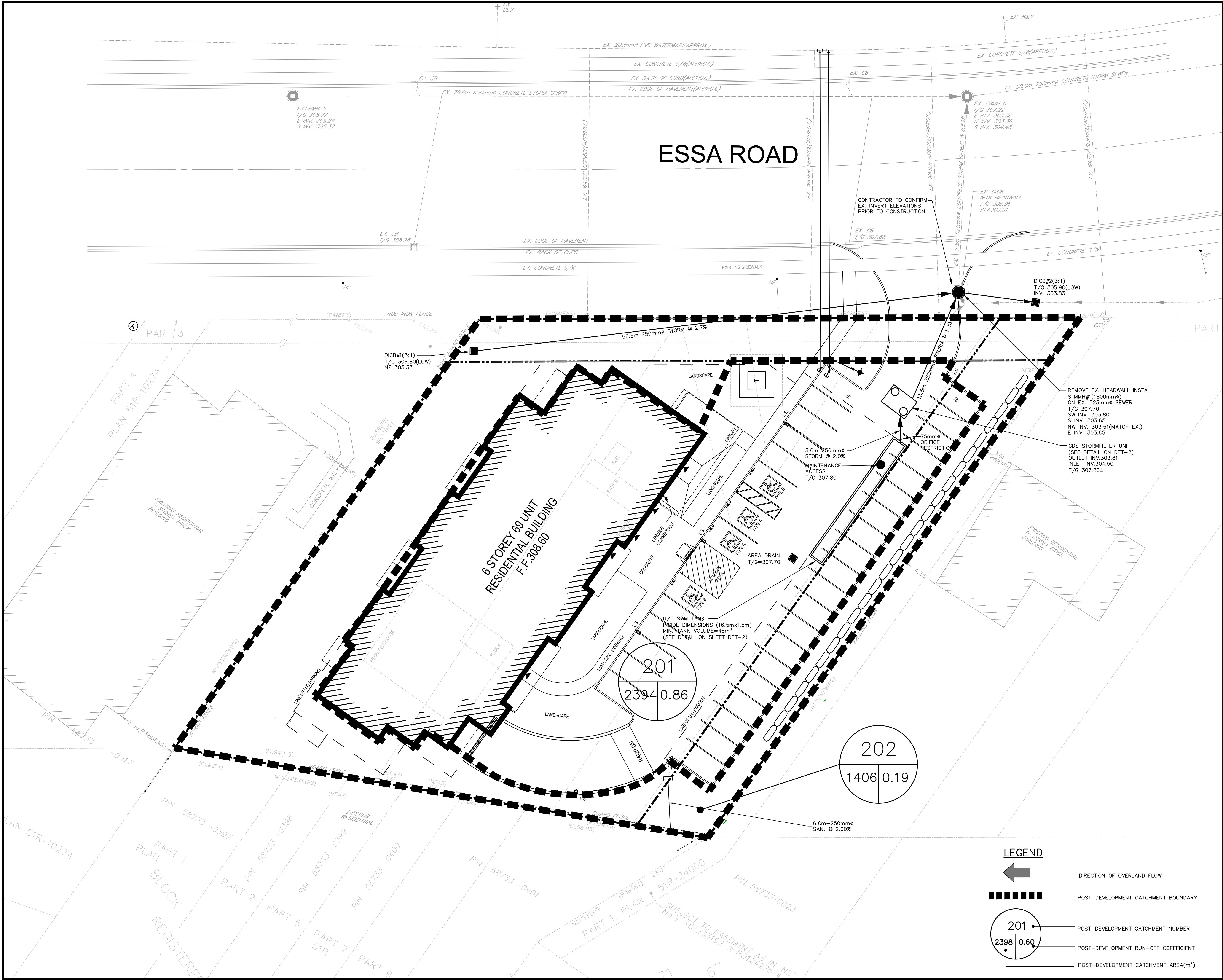


LEGEND

- STOP** STOP SIGN (Ra-1)
- 1** SOLID WHITE, 10cm WIDTH
- 2** SOLID WHITE, 30cm WIDTH STOP BAR
- PROPOSED ASPHALT/HARD SURFACE**
- TACTILE PLATE PER OPSS 310.039 (TYP.)**

PAVEMENT MARKING AND SIGNAGE NOTES:

1. PROVIDE ALL SITE SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON SITE PLAN AND PAVEMENT MARKING AND SIGNAGE PLAN.
2. FINAL LOCATION OF FIRE ROUTE SIGNAGE TO BE DETERMINED IN FIELD BY LOCAL FIRE DEPARTMENT.
3. SIGNAGE AND LINE PAINTING TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. REFER TO SITE PLAN FOR BARRIER FREE PARKING SIGNAGE DETAILS.
5. PAVEMENT MARKING TO CONFORM WITH OPSS.710 AND 1712.
6. W1 SIGN TO BE APPROVED BY CITY OF BARRIE PRIOR TO CONSTRUCTION. SIGN TO MATCH EXISTING SIGNS USED AT RIGHT IN RIGHT OUT ENTRANCE LOCATED BETWEEN MAPLETON AVE. AND COUGHLIN ROAD. ON THE WEST SIDE OF ESSA ROAD.
7. ALL STRIPPING TO BE 100mm WIDE AND WHITE.
8. ALL BARRIER FREE STALLS REQUIRE SIGNAGE(Rb-93)



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4. REFER TO DRAWING ESC-1 FOR EROSION AND SEDIMENT CONTROL DETAILS.

BENCHMARK

MONUMENT # 03120030023
ELEVATION: 303.862
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1	19.09.26	REVISED PER CITY COMMENTS	J.L.
NO.	YY.MM.DD	REVISION	BY

NORTH ARROW

DESIGN BY:	J.V.
DRAWN BY:	J.L.
CHECKED:	J.V.
DATE:	SEPT 2019
SCALE:	1:200

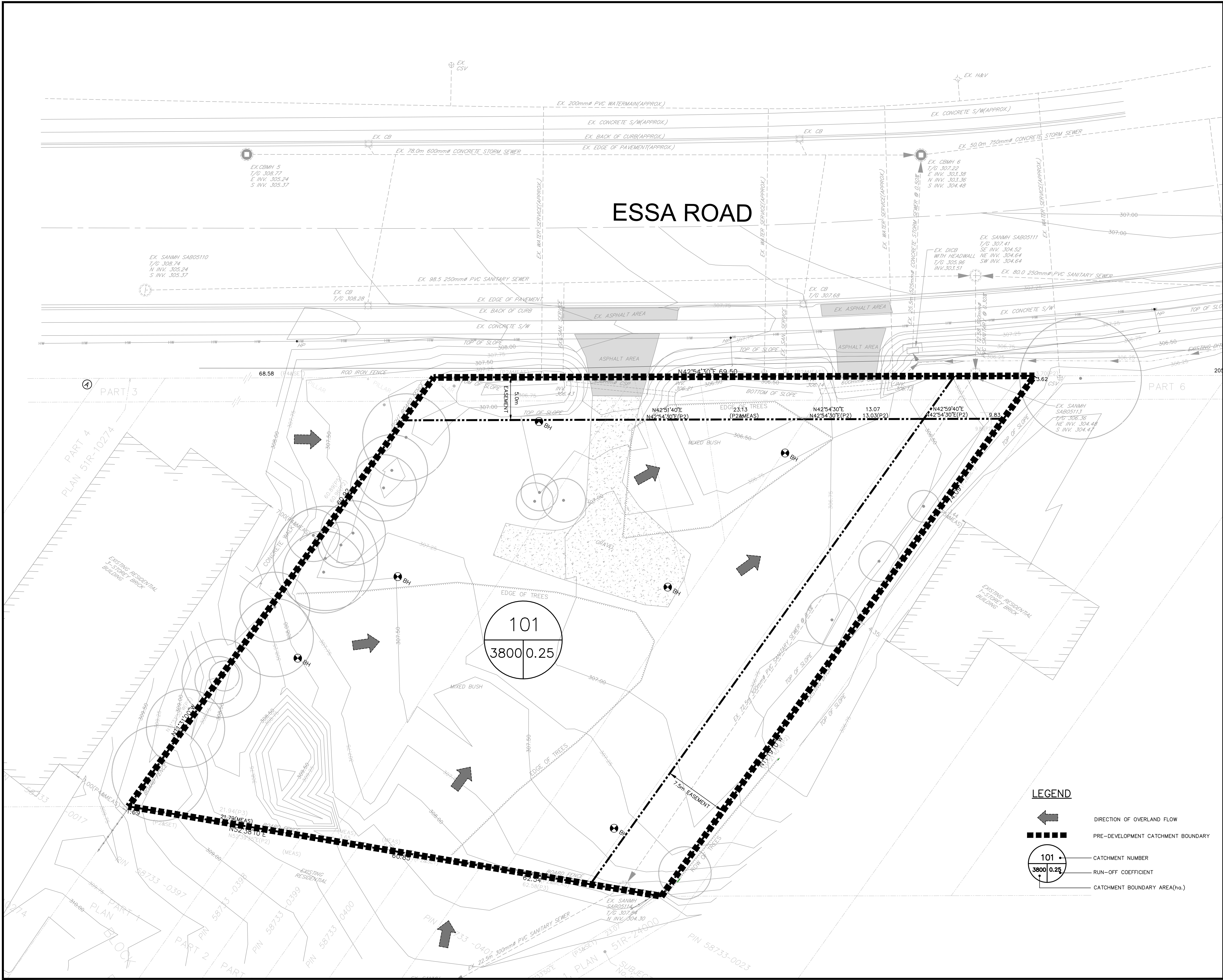
CLIENT/PROJECT

368-376 ESSA ROAD RESIDENTIAL DEVELOPMENT

DRAWING TITLE

POST DEVELOPMENT CONDITIONS PLAN

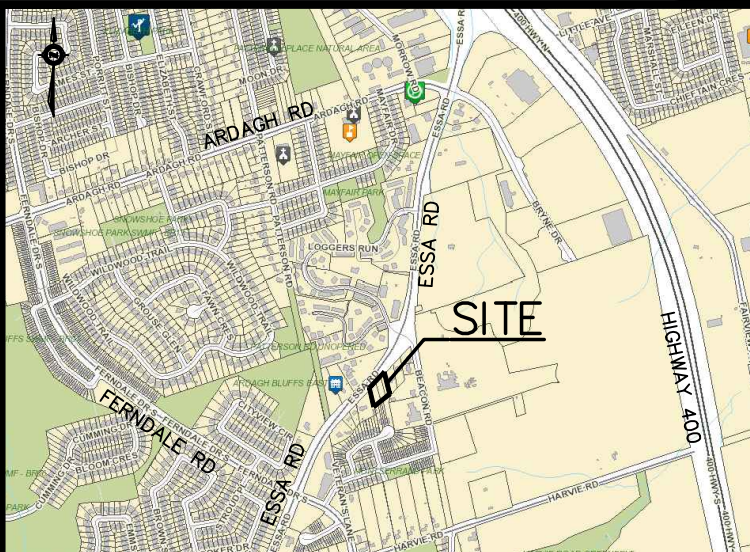
PROJECT NO.	DRAWING NO.	REVISION
19-11454-B	POST-1	1



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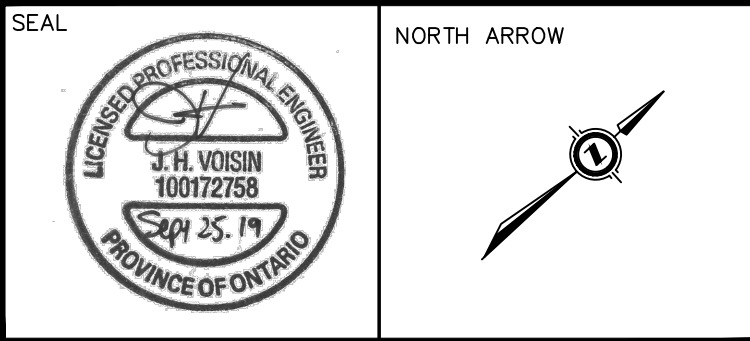
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BENCHMARK

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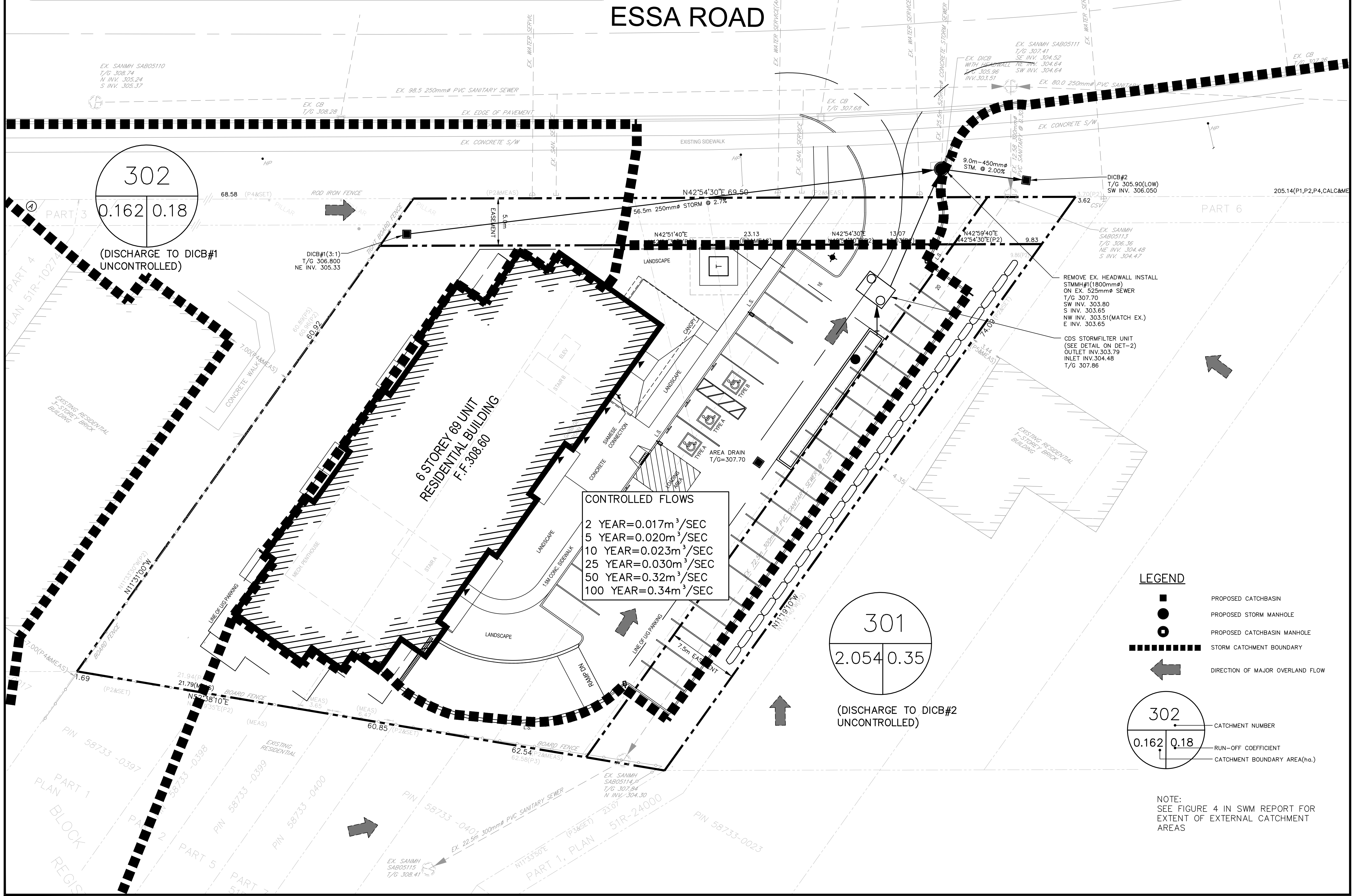
1	19.09.26	REVISED PER CITY COMMENTS	J.L.
NO.	YY.MM.DD	REVISION	BY



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SCALE:	1:200

CLIENT/PROJECT		
368-376 ESSA ROAD RESIDENTIAL DEVELOPMENT		
DRAWING TITLE		
PRE-DEVELOPMENT CATCHMENT PLAN		
PROJECT NO.	DRAWING NO.	REVISION
19-11454-B	PRE-1	1

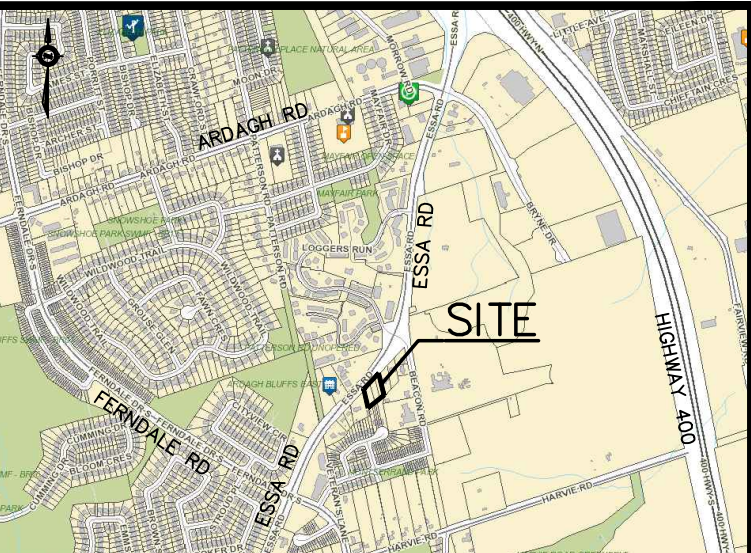
Bhive Condos - Essa Road				STORM SEWER DESIGN SHEET				Design Parameters																							
City of Barrie								100 YEAR STORM																							
Project Number: 16-11260				Q=KAIR, k=0.00278				Manning's "n" 0.013																							
Date: August 1, 2017				Intensity (I) = a/(b+c) ^{0.013}				Min. Velocity 0.800 m/s																							
Design By: JHV				a = 1426.408				Max. Velocity 6.000 m/s																							
Checked By: JHV				b = 5.273																											
File: Z:\Project Documents\11260 Bhive Condos\2nd Submission\Storm Sewer Design Sheet (Barrie IDP).xls				c = 0.759																											
LOCATION				STORMWATER FLOW								DESIGN																			
				5 YEAR STORM																											
STREET		AREA NUMBER		MANHOLE LOCATION FROM MH TO MH		AREA (A)		RUNOFF COEFF. (C)		A x C		CUMUL A x C		CONCENTRATION TIME		RAIN INTENSITY (I)		FLOW (Q)		PIPE SIZE		LENGTH		SLOPE		CAPACITY		FULL FLOW VELOCITY		ACTUAL VELOCITY	
						ha		ha		ha		min		min		mm/hr	L/s	mm	m	%	L/s	m/s	m/s								
Catchment 301		301		DICB#2 STMMH#1		2.054		0.34		0.6982		0.6982		10.0000		0.0459		180.15453		348.41639	450		9.0	2.00		476.51024		2.9961		3.2708	
Catchment 302		302		DICB#1 STMMH#1		0.162		0.18		0.0291		0.0291		10.0000		0.5864		180.15453		14.50675	250		56.5	2.70		115.48151		2.3526		1.6057	
100yr Post Development Peak Flow from Site (see Rational Method Calculations)																															
Essa Road				STMMH#1 Ex. CBMH#6		0.000		0.00		0.0000		0.7273		10.5864		0.2246		175.07544		352.69127	525		25.5	0.50		359.39085		1.6602		1.8922	



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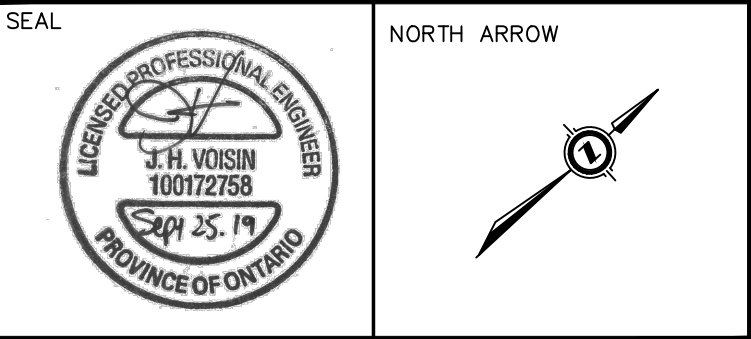


- ### NOTES
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NO.	YY.MM.DD	REVISION	BY



DESIGN BY:	J.V.
DRAWN BY:	J.L.
CHECKED:	J.V.
DATE:	SEPT 2019
SCALE:	1:200

CLIENT/PROJECT		
368-376 ESSA ROAD RESIDENTIAL DEVELOPMENT		
DRAWING TITLE		
STORM SEWER DRAINAGE PLAN		
PROJECT NO.	DRAWING NO.	REVISION
19-11454-B	STM-1	1