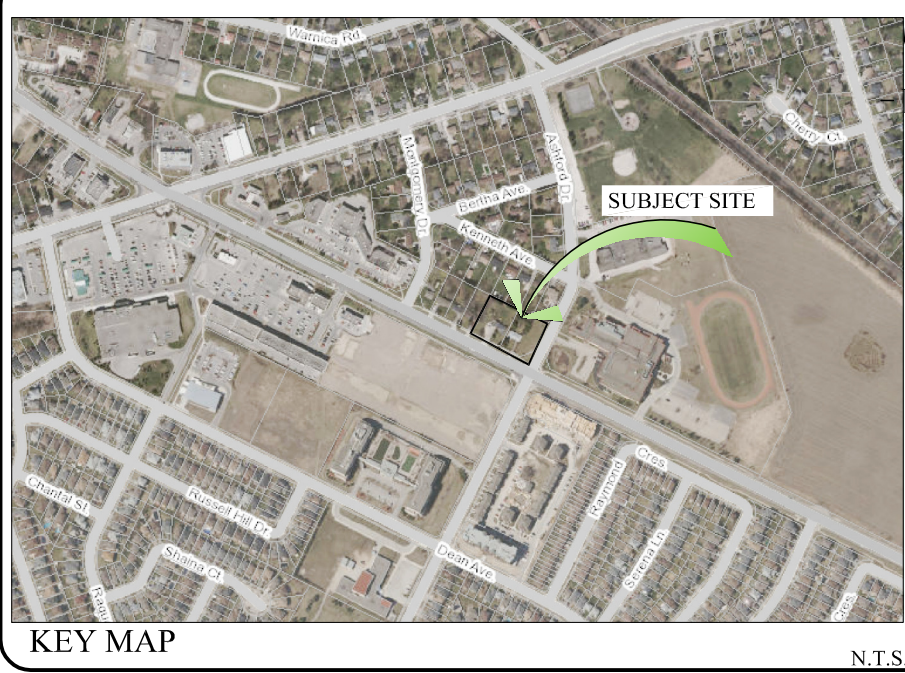
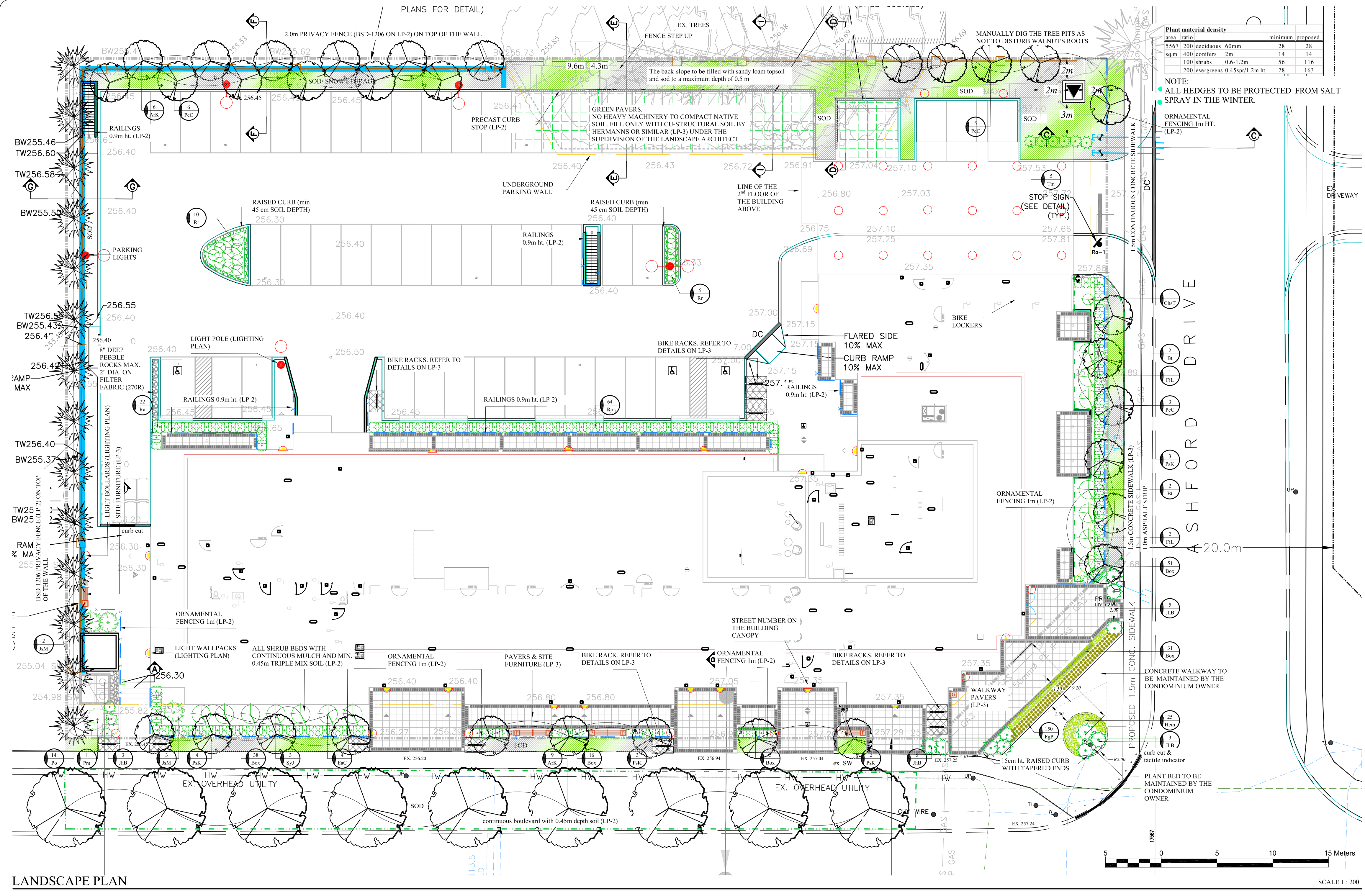




GENERAL NOTES

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No.	REVISION	DATE	APPR'D.
1.	SUBMITTED TO THE CITY OF BARRIE	JUNE 10, 2019	SJT
2.	REVISED AS PER CITY COMMENTS	AUGUST 23, 2019	SJT
3.	SUBMITTED TO THE CITY OF BARRIE	SEPTEMBER 17, 2019	SJT
4.	REVISED AS PER CITY COMMENTS	OCTOBER 16, 2019	SJT
5.	REVISED AS PER CITY COMMENTS	NOVEMBER 4, 2019	SJT

BASE INFORMATION PROVIDED BY:
BOWEN & BOWEN SURVEYING LTD.
2000 RD. 10, COLEBURN STREET
BARRIE, ONTARIO, L4M 4Y9 (705) 724-5201

BASE PLAN REVISED MARCH 2019

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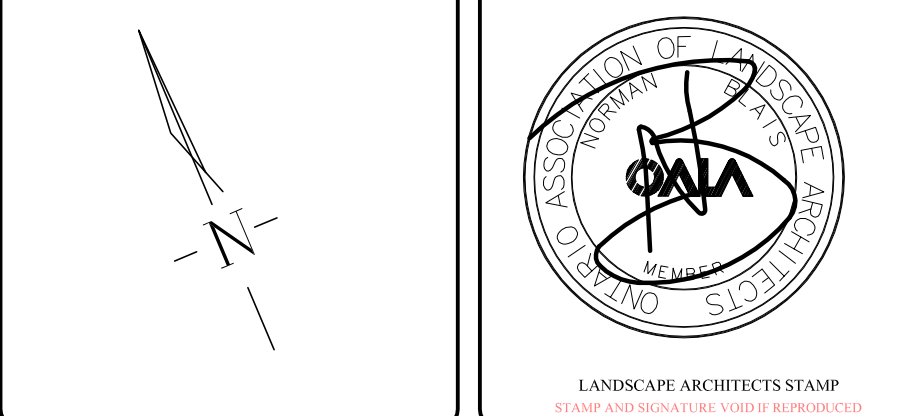
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. J.D.B. ASSOCIATES LIMITED IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL INFORMATION SHOWN ON THE DRAWING. FOR FURTHER INFORMATION, REFER TO APPROPRIATE SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING OR ELECTRICAL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORKS.

THIS DRAWING IS NOT TO BE SCALED.

DATE

PRINT NAME

SIGNED OWNER/CLIENT



JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborealists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

Fax: 705-722-5660
Tel: 705-722-6278

QUEENSGATE

681-685 Yonge St.

City of Barrie

LANDSCAPE PLAN

SCALE:	DATE:	DESIGNED BY:	REVIEWED BY:
1:200	March 26, 2019	SJT	NB
CITY FILE No.	OUR FILE REF. #	DRAWN BY:	LP-1
	9-19	SJT	

SITE CONDITIONS

1. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
 2. 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.
 3. FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED AND REPLACED TO A MINIMUM DEPTH OF 300mm.
- PLANT MATERIAL REQUIREMENTS**
4. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS.
 5. DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE UNLESS OTHERWISE STATED.
 6. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m OF THE GROUND.
 7. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE SITE.
 8. SOD TO BE CANADA NO.1 NURSERY SOD, MEETING ONTARIO SOD GROWERS ASSOCIATION STANDARDS. ALL SOD AREAS TO RECEIVE 200MM DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED.

PLANTING NOTES

9. LOCATIONS FOR PLANT MATERIAL AND PLANTING BEDS ARE TO BE MARKED OR STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT AND MUNICIPAL STAFF PRIOR TO INSTALLATION.
10. ALL PLANT MATERIAL WHICH ARE SPECIFIED BY O.C. (ON CENTER SPACING) ARE TO BE PLANTED AS NOTED IN THE PLANT SCHEDULE.
11. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND DRAWING, THE DRAWING WILL BE ASSUMED TO BE CORRECT.
12. ALL MASS PLANTINGS OF SHRUBS SHALL BE IN CONTINUOUS BEDS AND MULCHED AS SPECIFIED.
13. ALL TREE PITS SHALL INCLUDE TREATMENT WITH MICORRHIZAL FUNGI OF THE WALLS BEFORE PLANTING (2L OF "MIKE" OR SIMILAR PRODUCT SHALL BE USED FOR EACH 60MM CALIPER TREE)
14. ALL TREES ARE TO BE STAKED OR GUY WIRED ACCORDING TO DETAILS PROVIDED. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT.
15. REMOVE BURLAP AND ROPE FROM THE TOP 1/3 OF ROOT BALLS.
16. WATER AT TIME OF PLANTING AND WHENEVER DEEMED NECESSARY TO MAINTAIN THE TREES IN A HEALTHY CONDITION.
17. ALL PLANT MATERIALS WHICH CAN NOT BE PLANTED IMMEDIATELY UPON ARRIVAL ON SITE SHALL BE PROPERLY HEELED IN OR WELL PROTECTED WITH SOIL OR SIMILAR MATERIALS TO PREVENT DRYING OUT AND SHALL BE KEPT MOIST UNTIL COMMENCEMENT OF PLANTING.
18. NO ACCESSIBLE OPEN HOLE TREE PITS SHALL BE PERMITTED OVERNIGHT. ALL OPEN PITS SHALL BE ADEQUATELY PROTECTED BY INNISFILKS OR FILLED IN WITH SOIL PRIOR TO THE END OF EACH PLANTING DAY.
19. ALL NEW WORK TO BLEND NEATLY AND SMOOTHLY WITH EXISTING CONDITIONS.

INSPECTION AND WARRANTY

1. GIVE TIMELY NOTICE TO THE LANDSCAPE ARCHITECT FOR THE REQUIRED START UP SITE INSPECTION TO REVIEW SITE CONDITIONS AND SCHEDULE FOLLOW UP INSTALLATIONS.
2. INSTALLATION OF PLANT MATERIAL PRIOR TO INSPECTION BY THE LANDSCAPE ARCHITECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS, WHETHER INSTALLED OR NOT, WHICH DO NOT CONFORM TO THE SPECIFICATIONS AND/OR SITE DRAWING. REMOVE ALL REJECTED PLANTS FROM THE SITE IMMEDIATELY. DO NOT REMOVE ANY LABELS FROM PLANTS UNTIL PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL AND WORKMANSHIP WILL BE INSPECTED AND IS UNDER WARRANTY FOR A MINIMUM OF TWO YEAR FROM 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 BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. FINAL ACCEPTANCE OF THE PROJECT WILL BE CARRIED OUT UPON COMPLETION OF ALL WORK INCLUDED IN THE CONTRACT.

TOPSOIL REQUIREMENTS

6. PROVIDE MINIMUM SOIL VOLUME PER TREE AT 0.45m DEPTH FOR STREET TREES (OR ABOVE UTILITIES) AND MAX. 0.9m IN OTHER AREAS:
 - 18 m³ FOR LARGE TREES
 - 12 m³ FOR SMALL TREES
7. PREPARED SOIL MIXTURE FOR EACH TREE PITS AND SHRUBS SHALL CONSIST OF HIGH QUALITY SOIL:
 - SIX PARTS OF SANDY LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5+ OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS
 - ONE PART COARSE PULVERIZED CANADIAN PEAT MOSS
 - ONE PART OF WELL-ROTTED FARM MANURE
8. PREPARED SOIL MIXTURE FOR SOD AREAS SHALL CONSIST OF MIN. 20cm HIGH QUALITY SOIL:
 - SIX PARTS OF SANDY LOAM SOIL (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC), WITH A pH OF 7.5+ OR LESS, FREE OF CLAY LUMPS, DEBRIS, TOXIC SUBSTANCES, STONES, WOODY MATERIAL, WEED SEEDS AND GRASS ROOTS

PLANTING NOTES

THIS NOTES SHALL BE READ IN CONJUNCTION WITH BSD-1320 ON THIS PAGE



NUVO IRON™

13371 COLERAINE DR
CALEDON, ON L7E 3B6
PHONE: (905) 857-1010
FAX: (905) 857-9356
www.nuvoiron.com

SELECT DESIRED POST CAP OPTIONS:

- ☒ SPEAR
☐ PYRAMID

SELECT DESIRED PANEL HEIGHT:

- ☒ 36" (914 MM) ☐ 84" (2134 MM)
☐ 48" (1219 MM) ☐ 96" (2438 MM)
☐ 60" (1524 MM) ☐ 108" (2743 MM) (SHOWN)
☐ 72" (1778 MM) ☐ 120" (3048 MM)

SELECT DESIRED PANEL WIDTH:

- ☒ 90 3/4" (2305 MM) - 36" H TO 70" H
☐ 89 1/2" (1765 MM) - 84" H TO 120" H

SELECT DESIRED GATE OPTIONS:

- ☐ GATE OPENING
☐ LOCK BOX

SELECT DESIRED COLOUR:

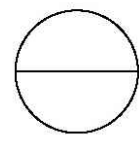
- ☒ HIGH GLOSS BLACK ☐ WHITE
☐ FLAT BLACK ☐ BROWN
☐ TEXTURED BLACK ☐ GREEN

SELECT DESIRED A-HEIGHT:

- ☐ 18" (487 MM) - 36" H
☐ 30" (762 MM) - 48" H
☐ 42" (1067 MM) - 60" H
☐ 52" (1321 MM) - 70" H
☐ 66" (1676 MM) - 84" H
☐ 78" (1981 MM) - 96" H
☐ 90" (2286 MM) - 108" H
☐ 102" (2591 MM) - 120" H

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5110-023



MEMORIAL COLLECTION - ALUMINUM

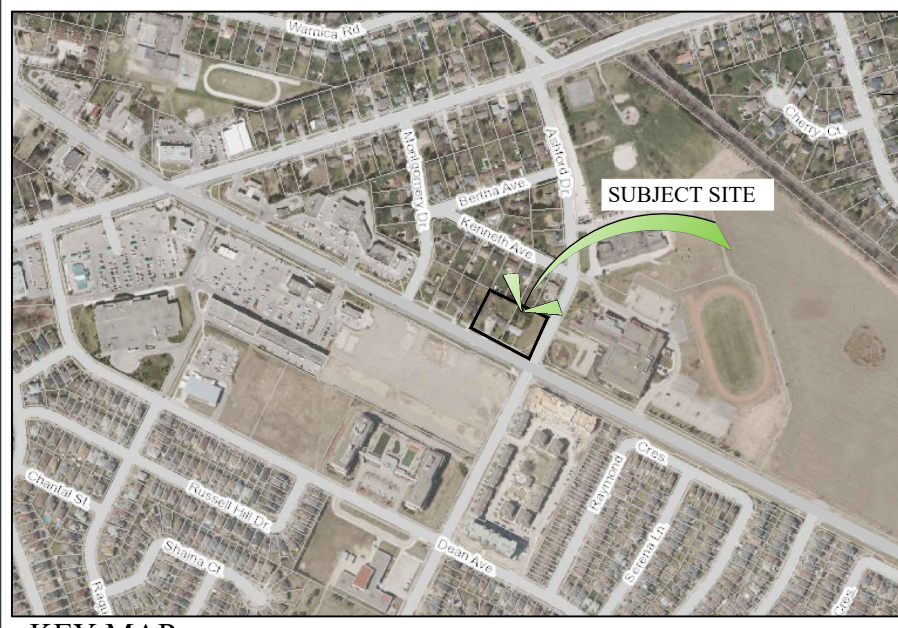
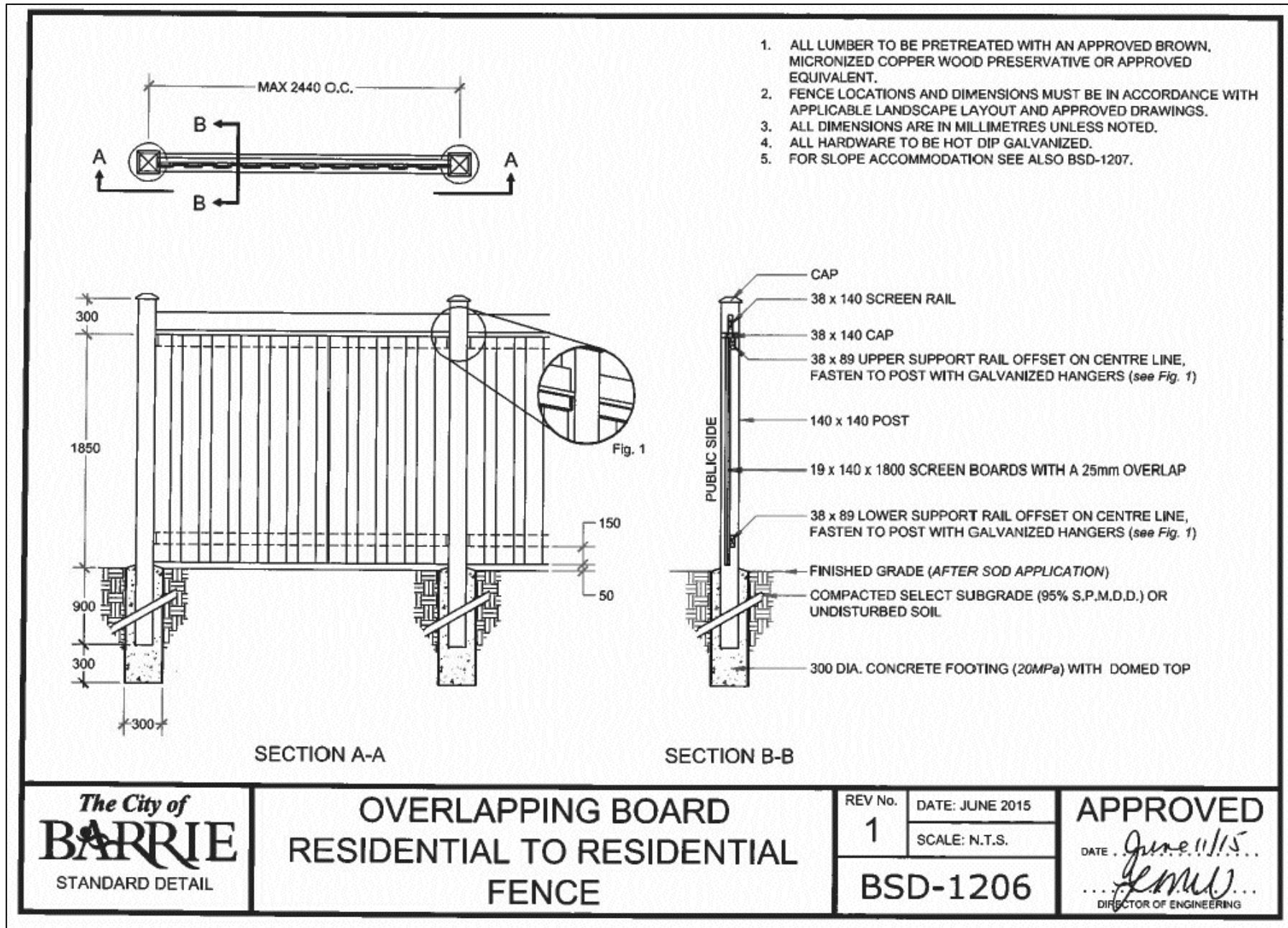
MEMORIAL COLLECTION: NUVO™ XXV ALUMINUM

5110-023

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REVISION DATE 02/19/2019

CADdetails.com



KEY MAP

N.T.S.

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BASE INFORMATION PROVIDED BY:
BOWEN & JONES SURVEYING LTD.
905-847-1774 (LOCAL STREET)
BARRIE, ONTARIO, L4M 4Y4 (905)757-6261

BASE PLAN REVISED: MARCH 2019

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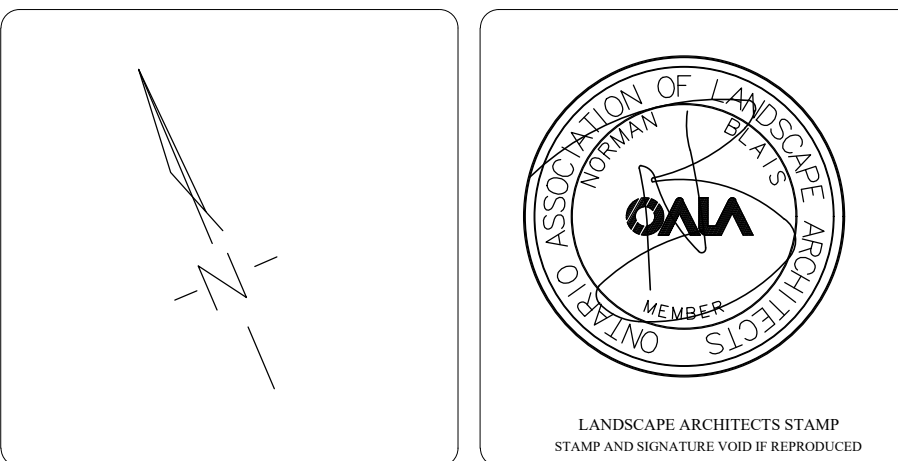
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DATE

PRINT NAME

SIGNED OWNER/CIENT



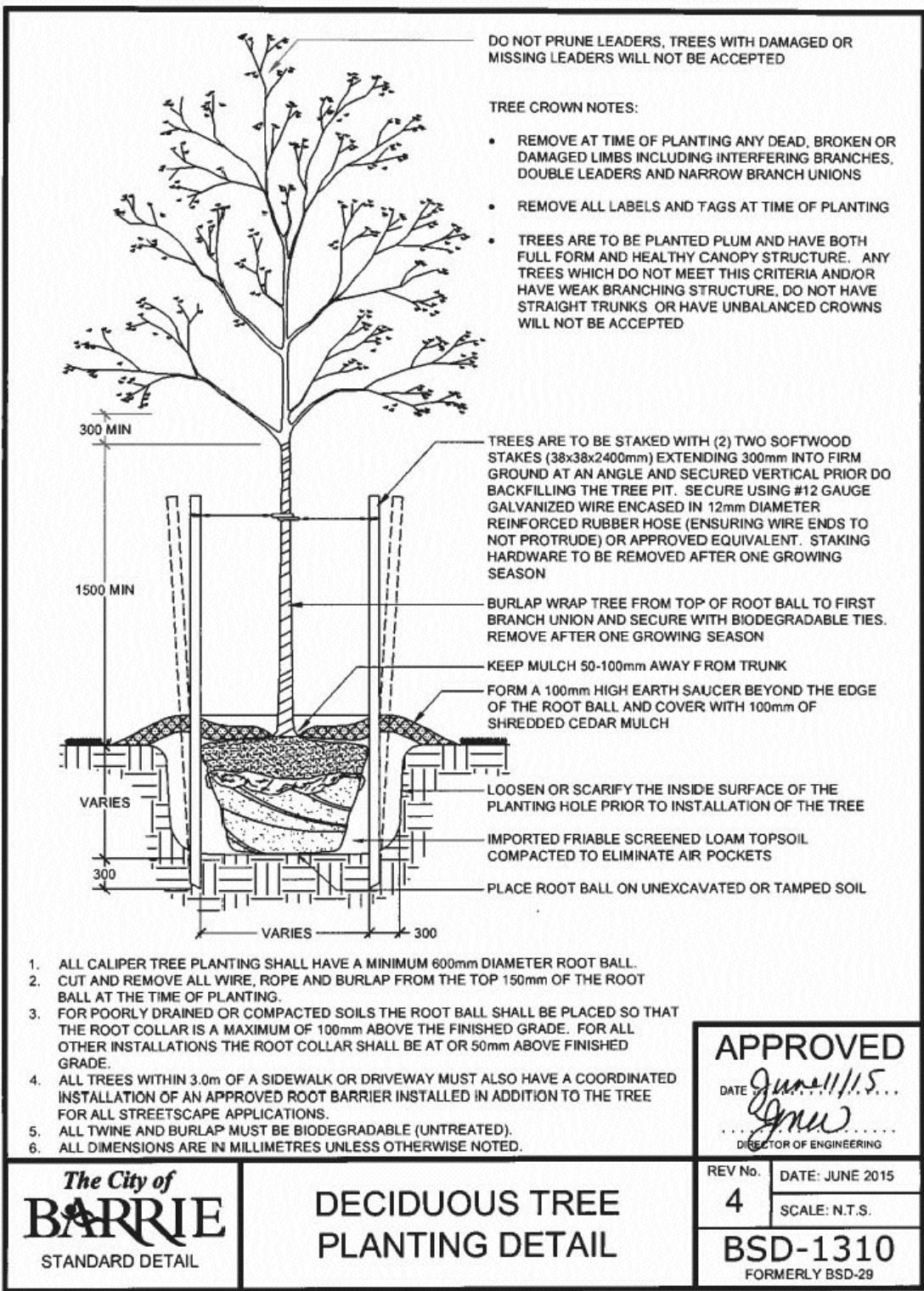
JDB ASSOCIATES LTD.
Urban Designers
Landscape Architects
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274 Burton Ave., Suite 1201
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L4N 5W4
Fax: 705-722-5660
Tel: 705-722-6278

QUEENSGATE

681-685 Yonge St.

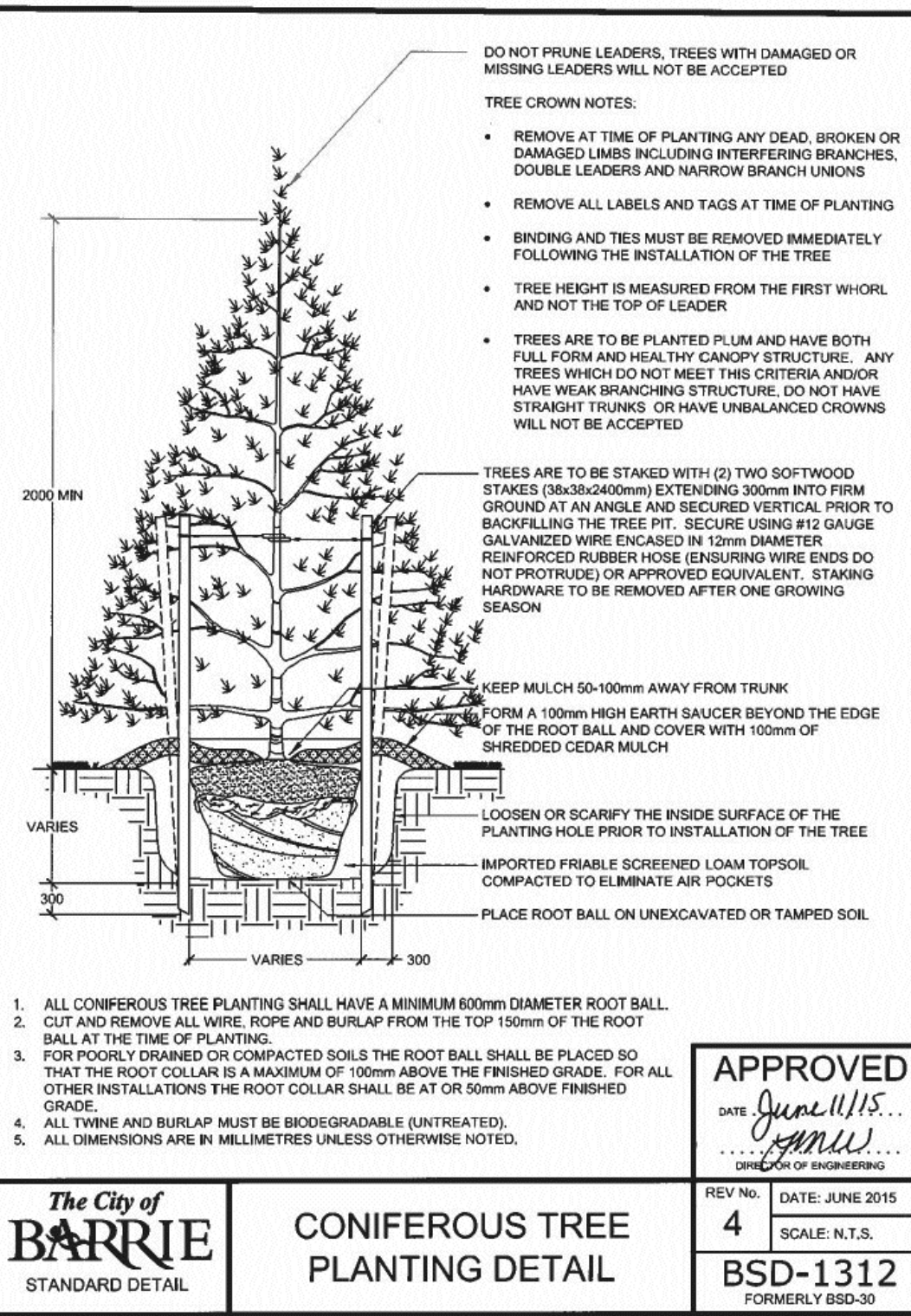
City of Barrie

LANDSCAPE DETAILS			
SCALE: N.T.S.	DATE: March 26, 2019	DESIGNED BY: ST	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 9-19	DRAWN BY: ST	LP-2



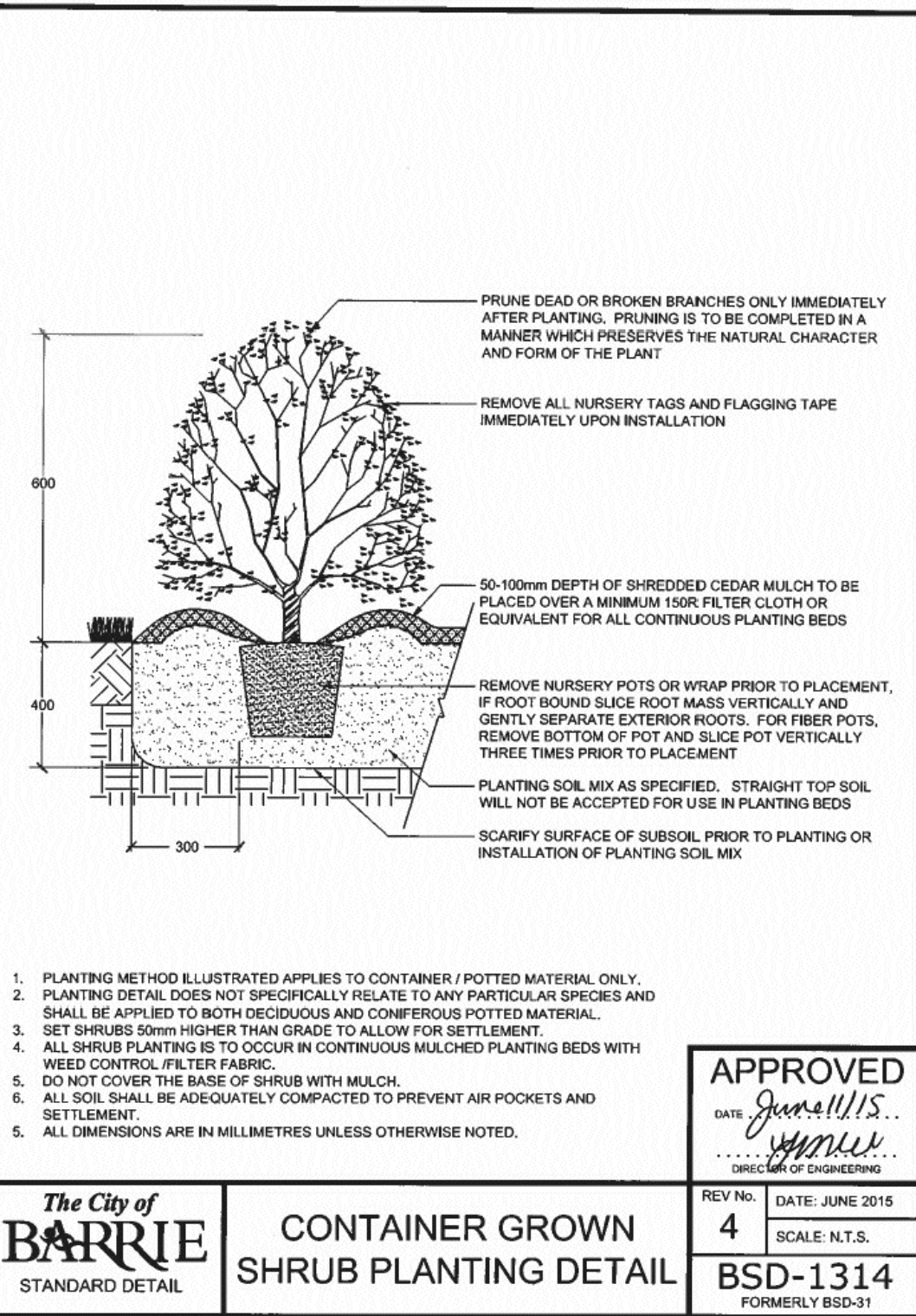
APPROVED
DATE: June 11/15
J.D.B. ASSOCIATES LTD.
DIRECTOR OF ENGINEERING

REV NO. 4
DATE: JUNE 2015
SCALE: N.T.S.
BSD-1310
FORMERLY BSD-29



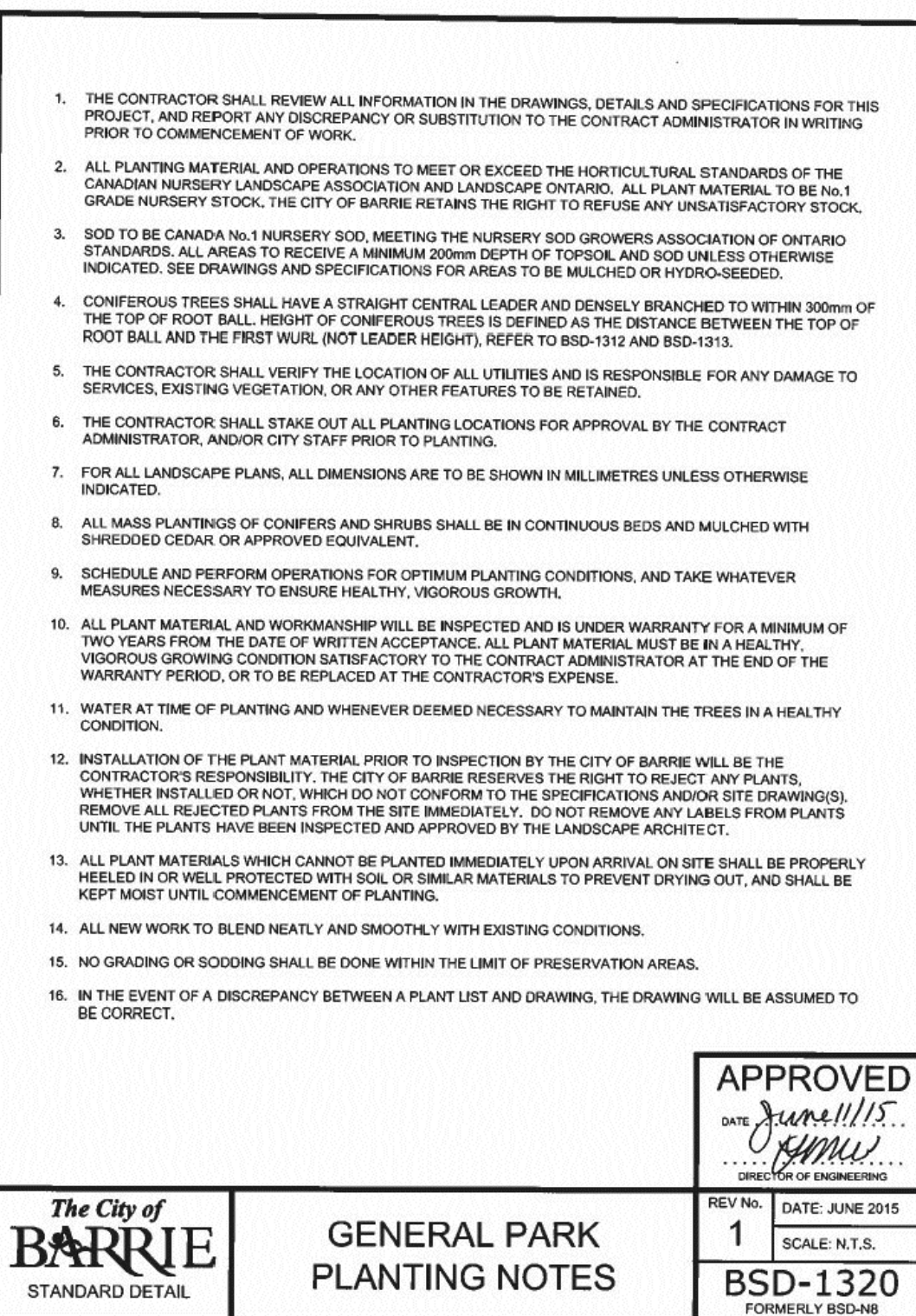
APPROVED
DATE: June 11/15
J.D.B. ASSOCIATES LTD.
DIRECTOR OF ENGINEERING

REV NO. 4
DATE: JUNE 2015
SCALE: N.T.S.
BSD-1312
FORMERLY BSD-30



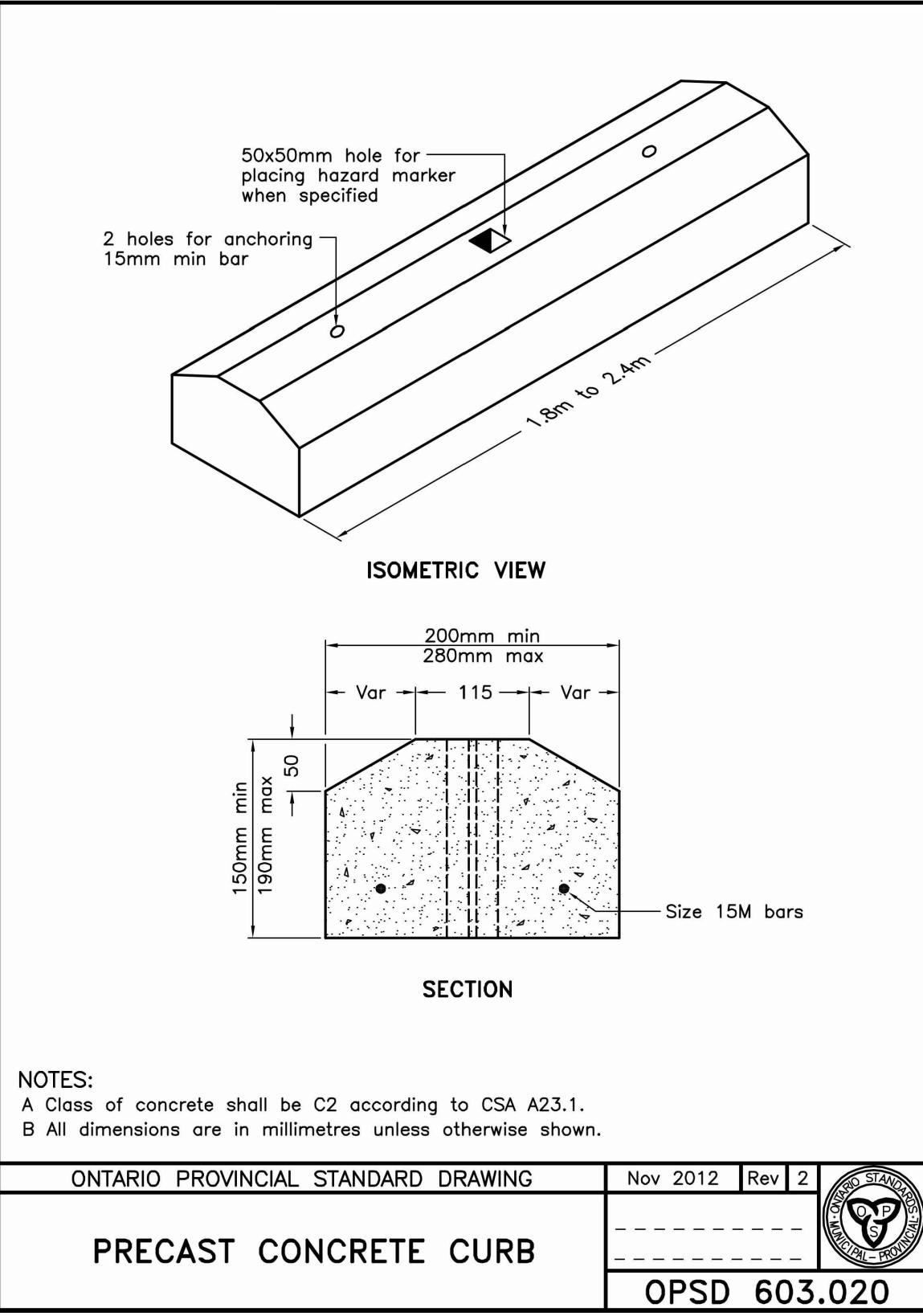
APPROVED
DATE: June 11/15
J.D.B. ASSOCIATES LTD.
DIRECTOR OF ENGINEERING

REV NO. 4
DATE: JUNE 2015
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BSD-1314
FORMERLY BSD-31

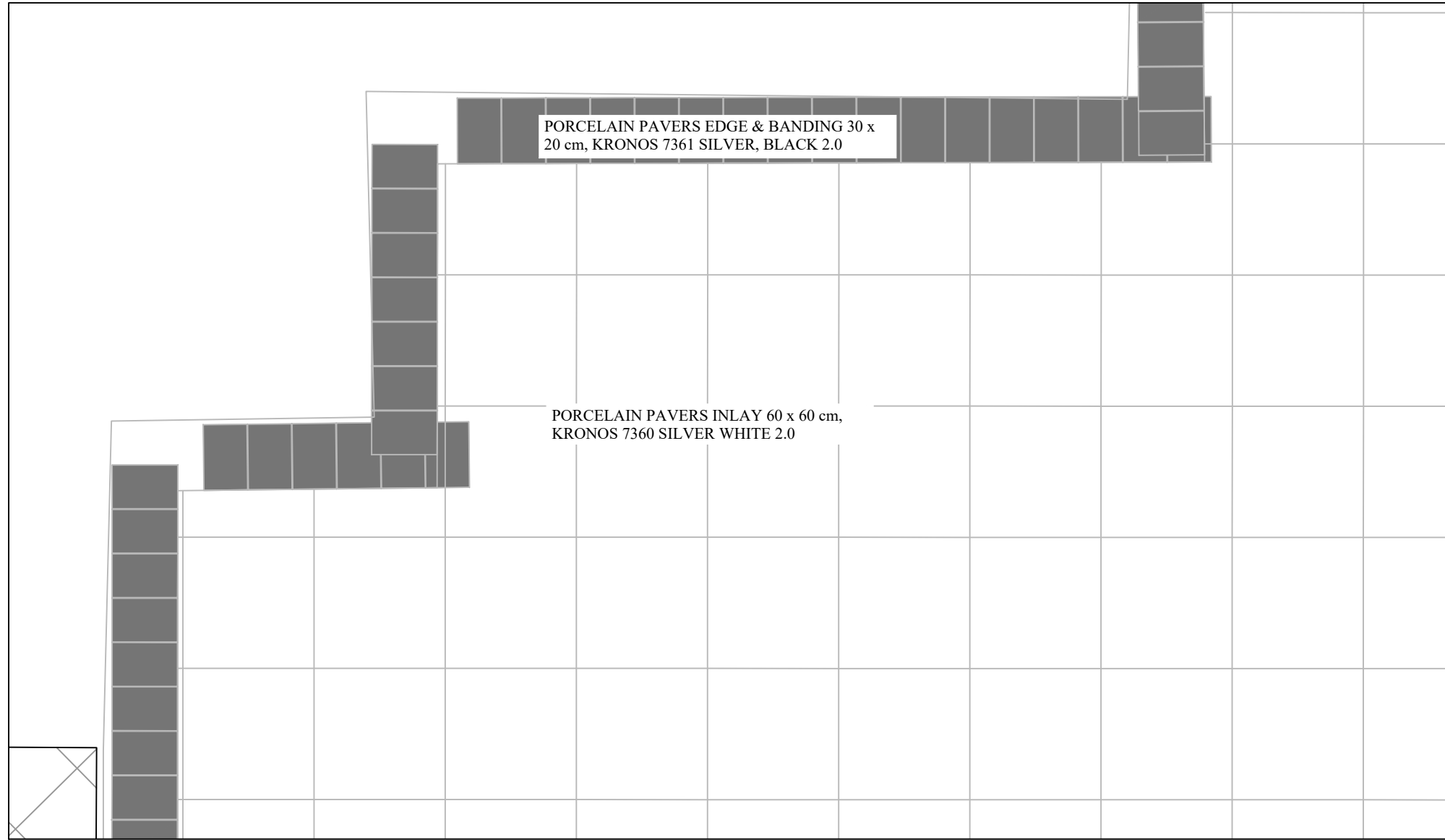


APPROVED
DATE: June 11/15
J.D.B. ASSOCIATES LTD.
DIRECTOR OF ENGINEERING

REV NO. 1
DATE: JUNE 2015
SCALE: N.T.S.
BSD-1320
FORMERLY BSD-38



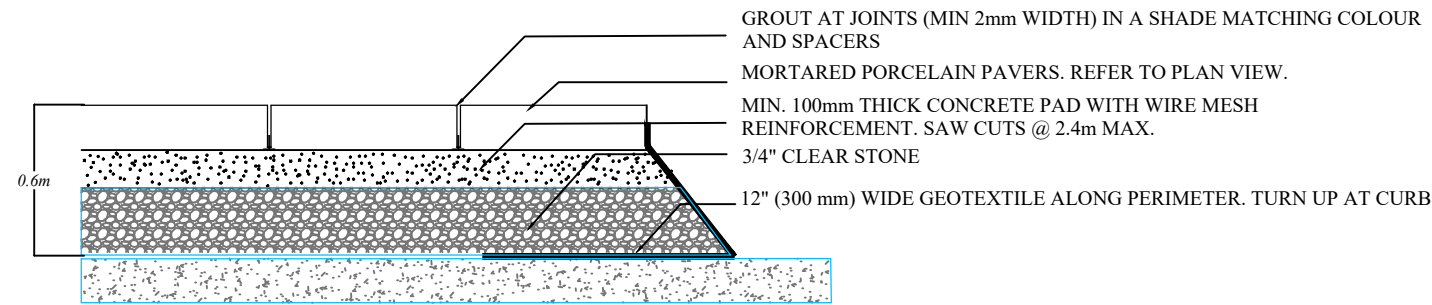
PRECAST CURB DETAIL



GPFL48MHP napoleon-fireplace
11 78"b x 51 78" w x 17 78" d

FIRE PLACE DETAILS

- ADDITIONAL PRODUCT FEATURES
- Electronic ignition
 - Brushed stainless steel burner cover standard
 - Topaz CRYSTALLINE™ ember bed comes standard
 - Safety valve turns gas off if the flame goes out
 - All stainless steel burner chassis for maximum outdoor durability and weather resistance
 - Cabinet is manufactured from pre-plated rust resistant material, then painted in a textured Hammerstone Pewter weather resistant finish
 - Natural gas conversion kit included
 - Approved for use on wooden decks, stone or brick patios and concrete



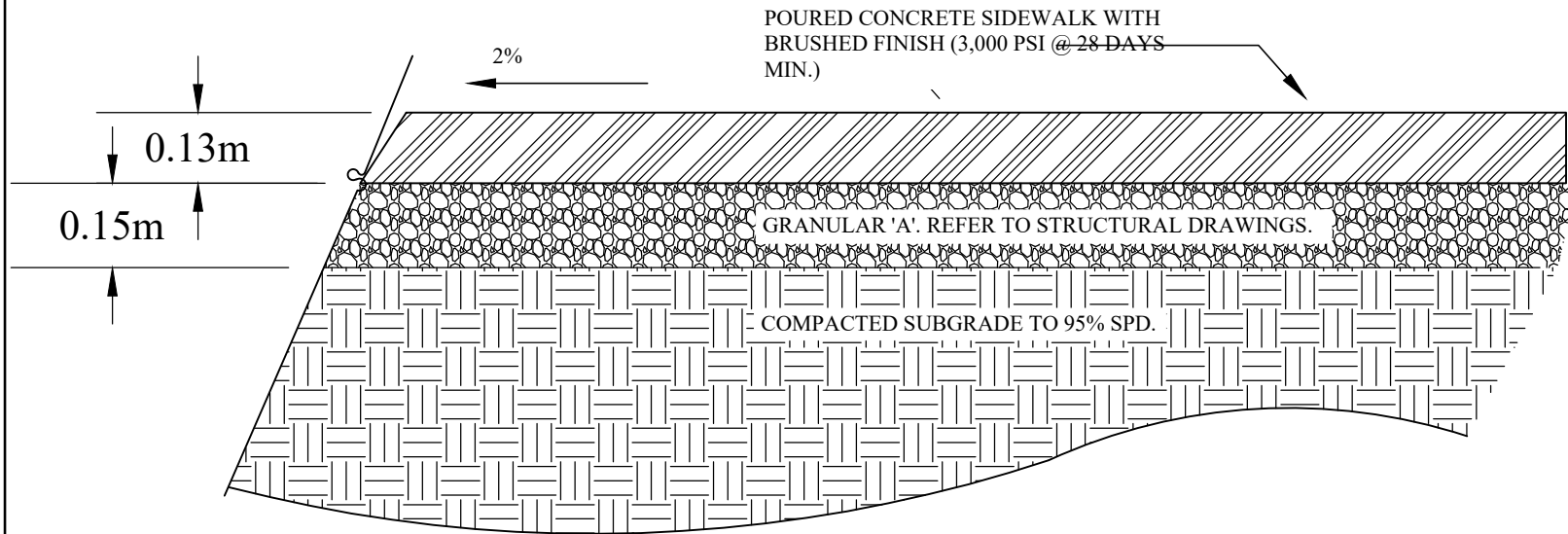
above the underground parking (typ.)

NOTES:

1. STONE UNIT PAVERS ARE TO BE SET 3mm HIGHER (TYP.) THAN FINAL ELEVATION OR ABUTTING SURFACES TO ALLOW FOR SETTLING
2. ALL PAVING STONE IS TO BE INSTALLED AS PER MANUFACTURES INSTRUCTIONS
3. ALL EDGES ADJACENT TO ASPHALT OR SOD AREAS TO BE SECURED WITH SNAP EDGE PAVER EDGE RESTRAINT
4. ALL FINAL MATERIAL SELECTIONS AND COLOUR CHOICES ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY UNIT PAVERS.

PAVERS SELECTION:
INLAY(S): PORCELAIN PAVERS INLAY 60 x 60 cm, KRONOS 7360 SILVER WHITE 2.0. REFER TO PAGE LP-1.
SOLDIER COURSE AND BANDING: PORCELAIN PAVERS 30 x 20 cm, KRONOS 7361 SILVER, BLACK 2.0
REFER TO PATTERN DETAIL ON THIS PAGE.

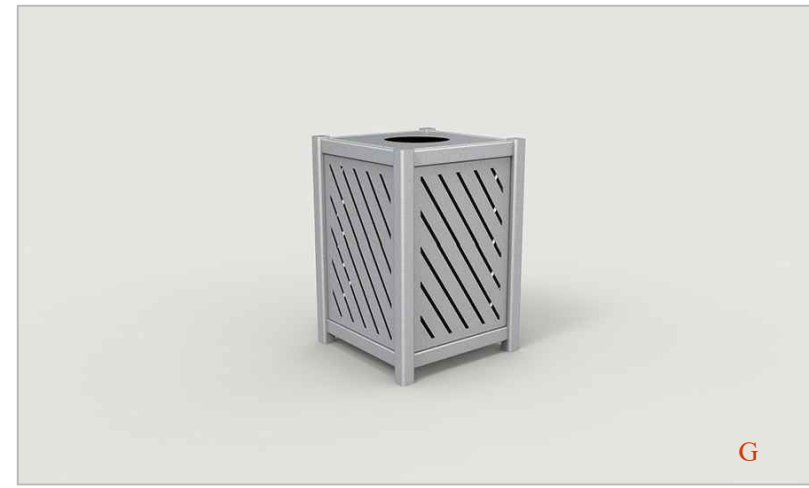
PAVING DETAILS (typ.)



SECTION (NTS)

- NOTES:
- HAND TOoled TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS @ 1.5m O/C MAX.,
 - 0.012m EXPANSION JOINTS @ 7.5m O/C MAX, AT SOLID STRUCTURES, CURB, BEGINNING AND END OF WORKING DAY
 - ADJACENT TO CURB THE THICKNESS SHALL BE 0.15m

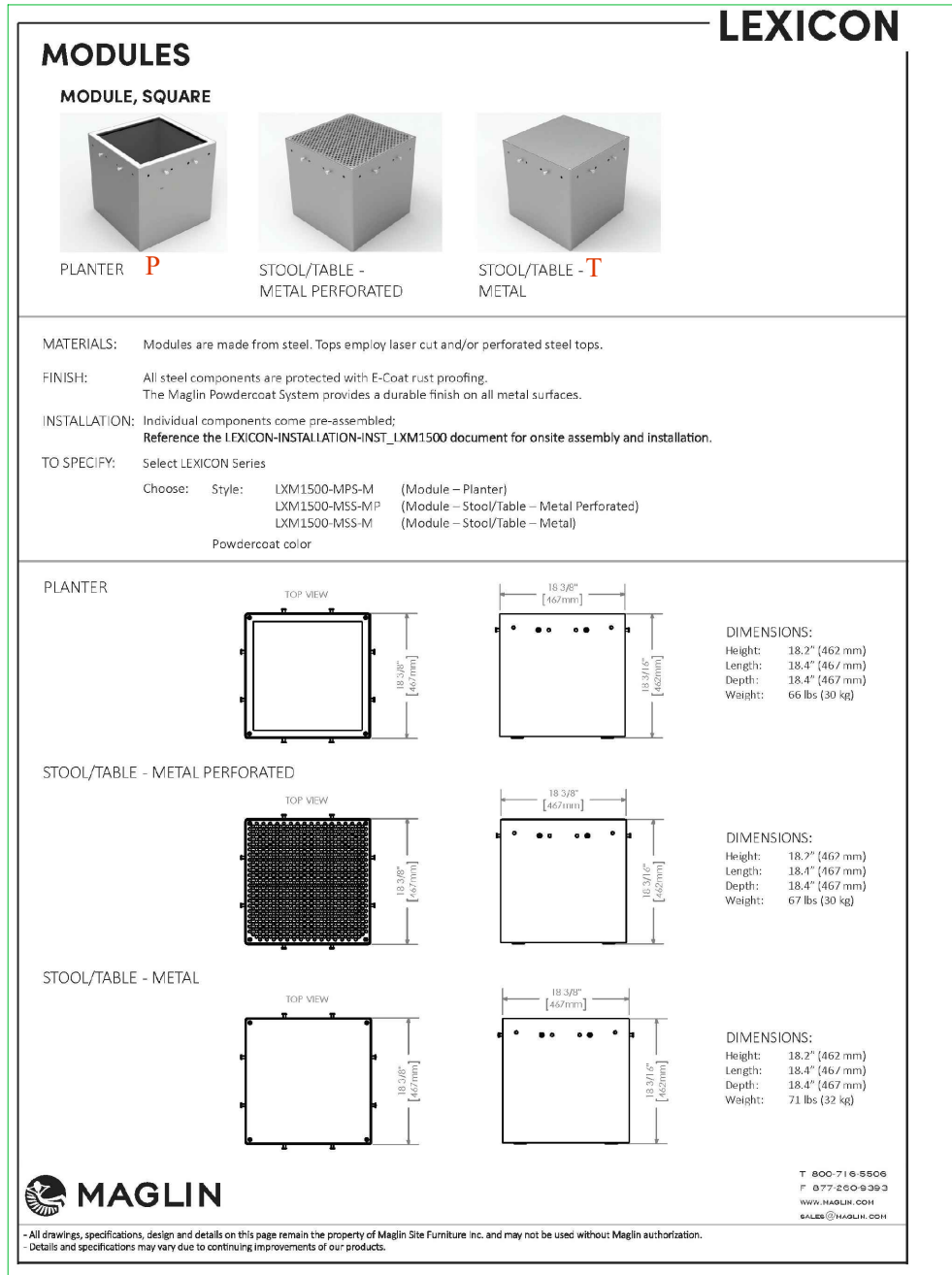
SIDEWALK DETAILS (typ.)



MAGLIN MLWR400-25 Trash Container

SITE FURNITURE

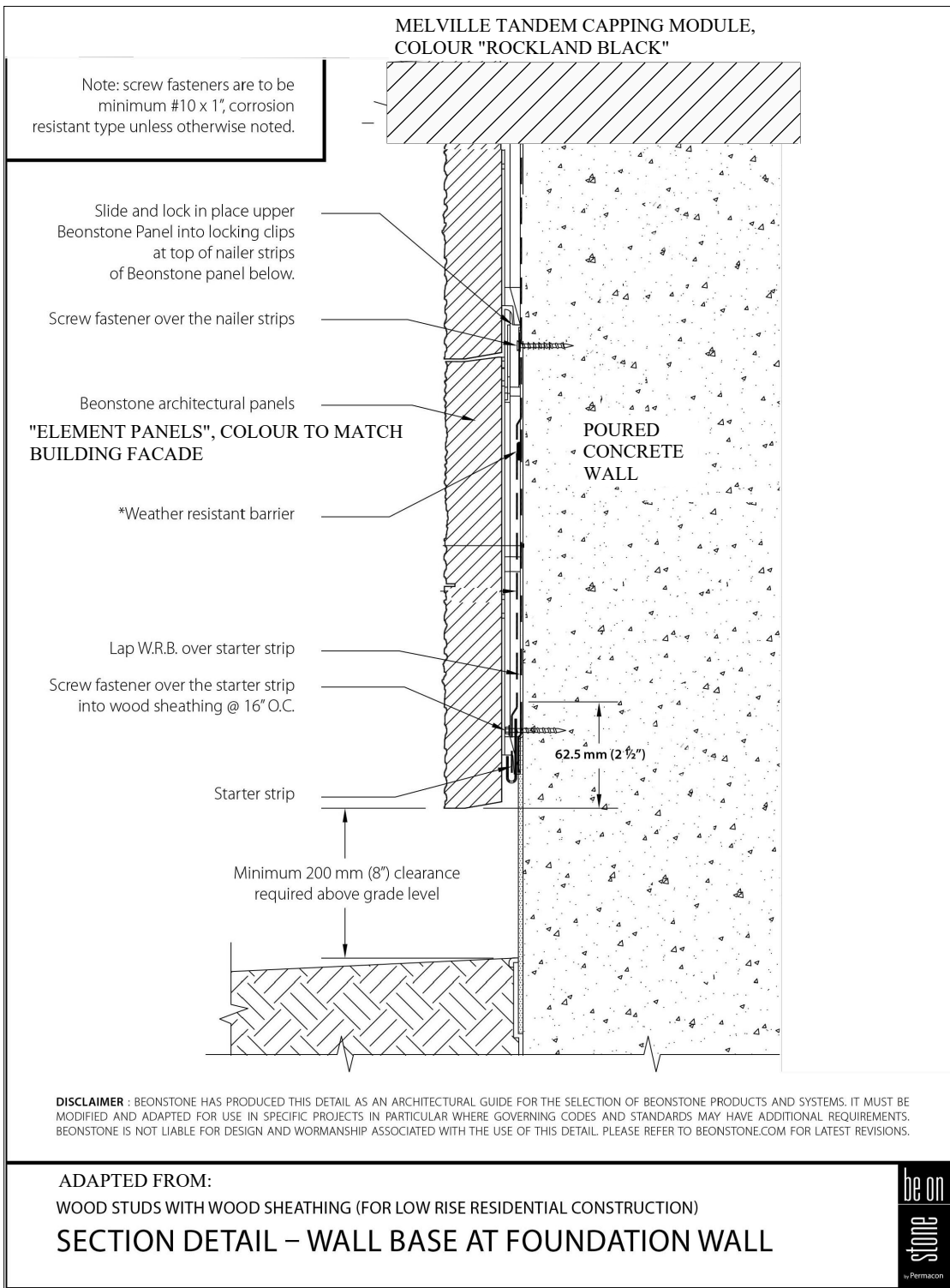
Refer to the location of trash containers "G", planters "P" and tables "T" on LP-1



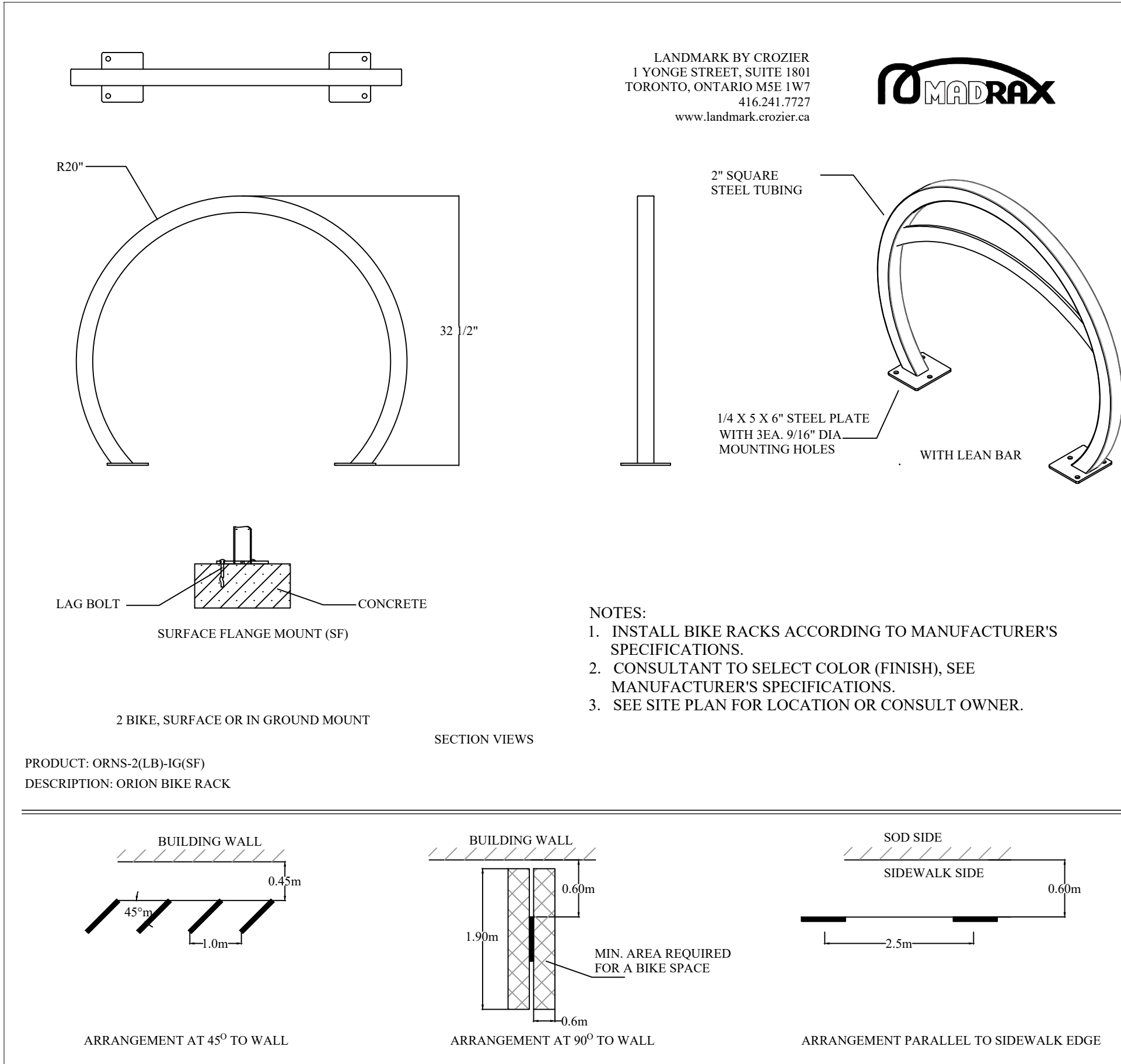
FINISHES
All steel components are protected with E-Coat Rust Proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.



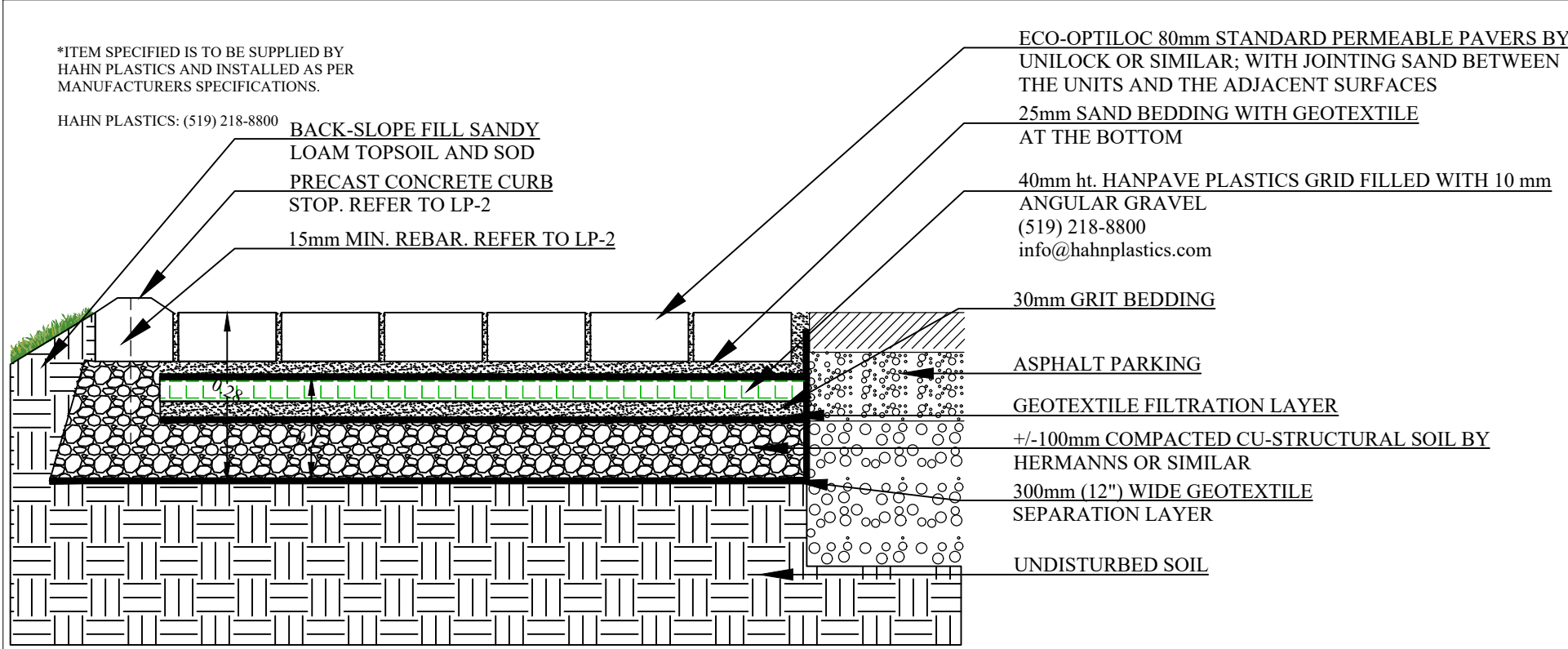
MAGLIN BENCH LEXICON MODEL PLANT LXMI500-00037 WITH LEXICON, MODULE, PLANTER, SQUARE, METAL, PART NO: LXMI500-MPS-M



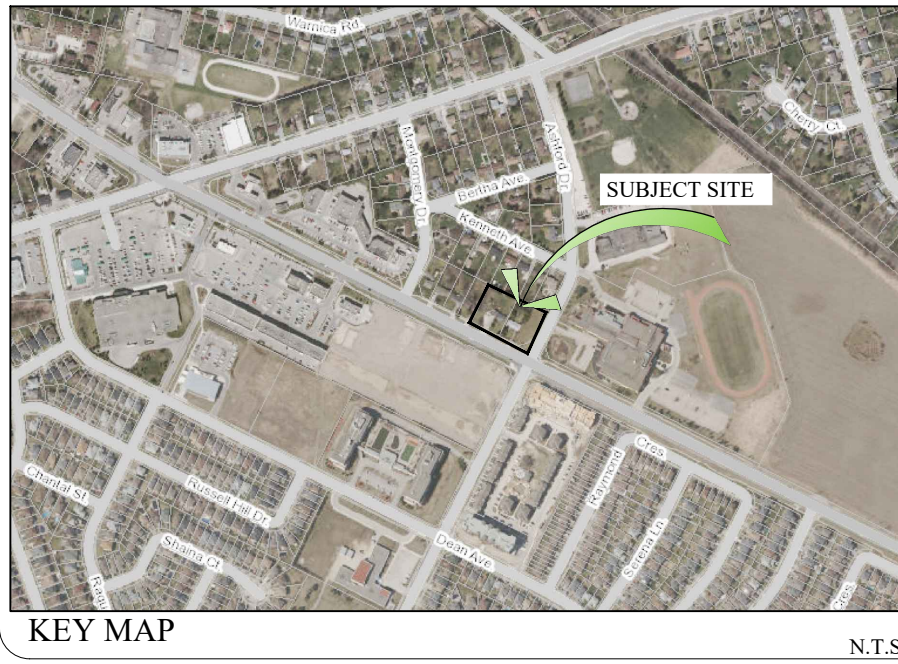
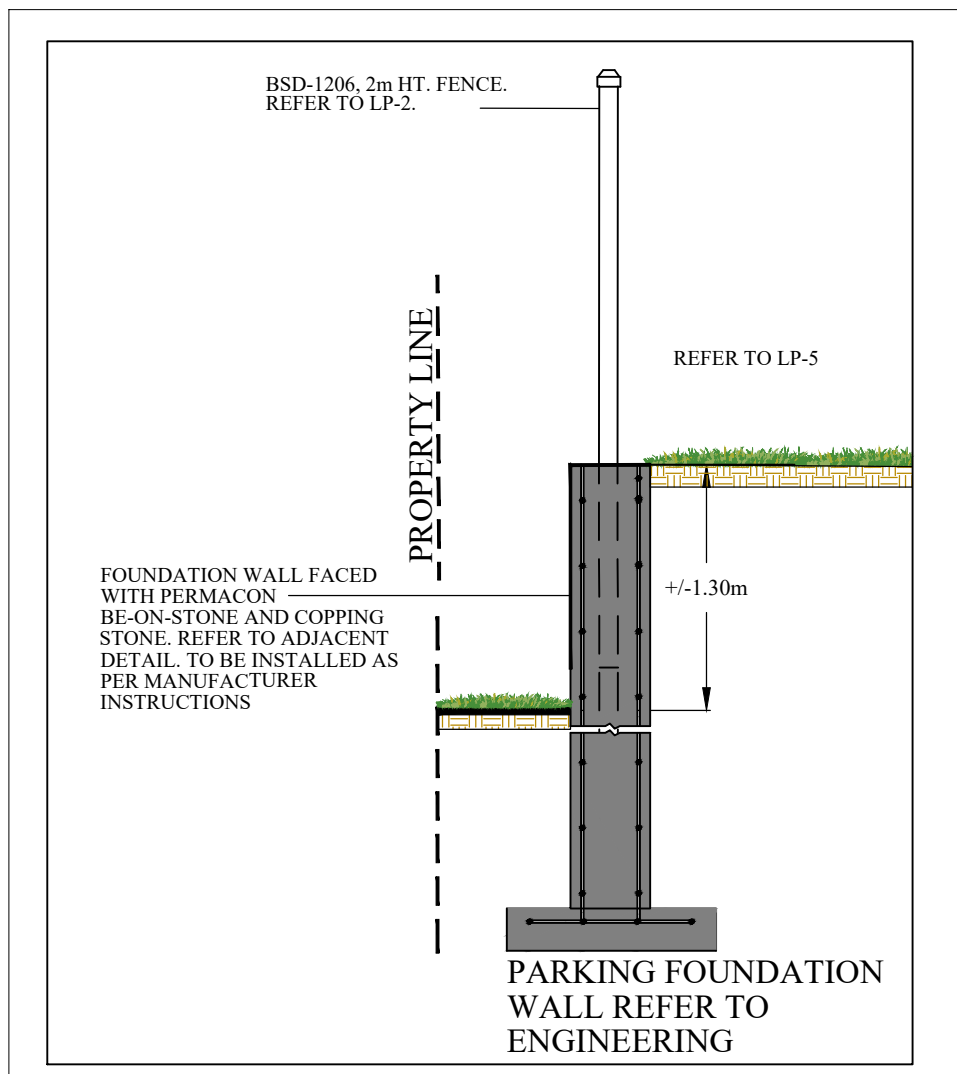
RETAINING WALL DETAIL. REFER TO PLAN VIEW ON LP-1.
SHOP DRAWINGS TO BE PROVIDED TO L.A. BEFORE CONSTRUCTION FOR APPROVAL.



BIKE RACK DETAIL



PAVERS DETAIL (Car loadings) - refer to cross sections on LP-1



KEY MAP

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BASE INFORMATION PROVIDED BY:
BOWERS & JONES SURVEYING LTD.
800, 401, WYCKVILLE STREET
BARRIE, ONTARIO, CANADA N4Y 4Y9 (705) 728-6201

BASE PLAN REVISED: MARCH 2019

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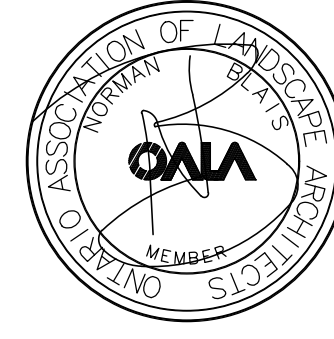
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DATE

PRINT NAME

SIGNED OWNER/CLIENT



JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborealists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

Phone: 705-722-5660
Tel: 705-722-6278

QUEENSGATE

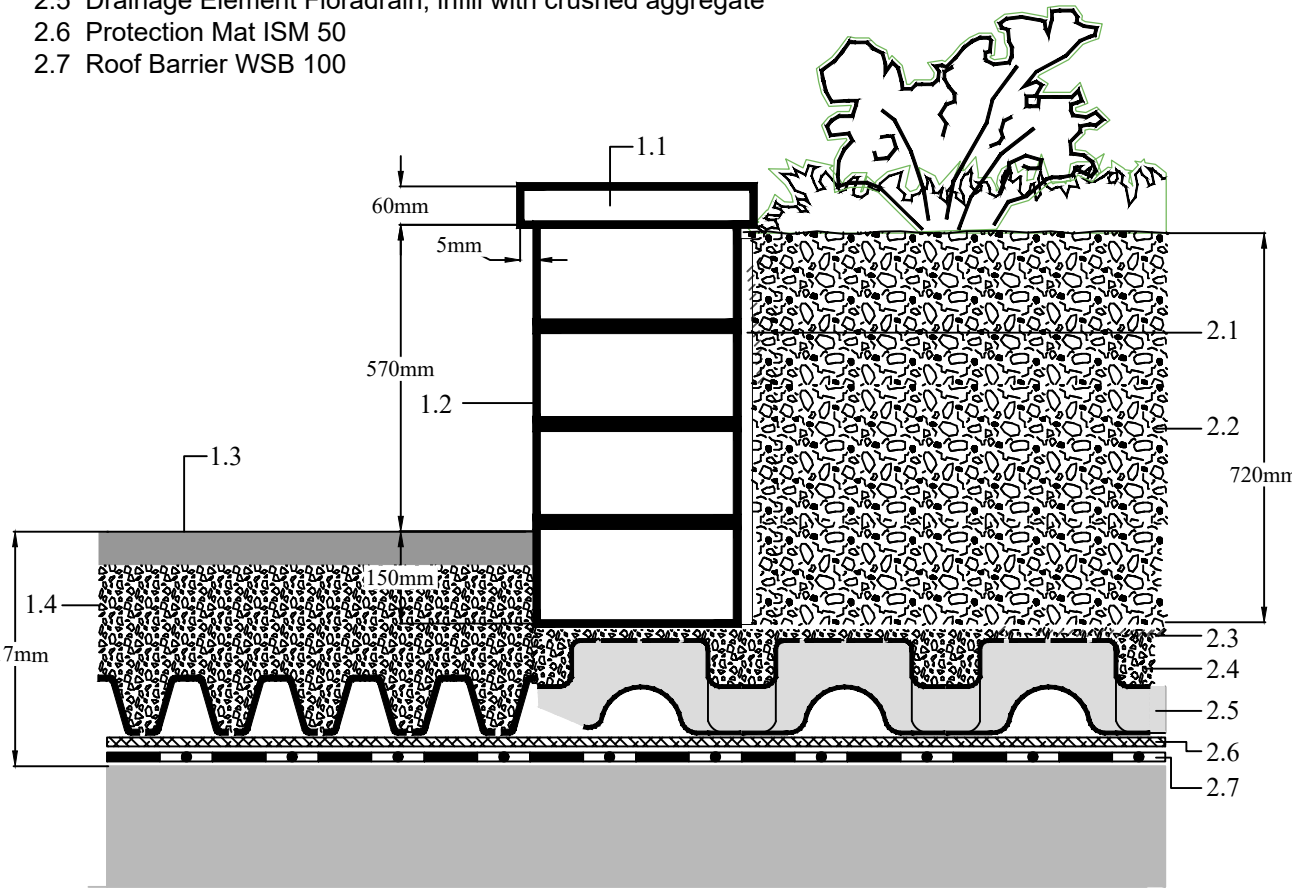
681-685 Yonge St.

City of Barrie

SCALE:	DATE:	DESIGNED BY:	REVIEWED BY:
1/25	March 26, 2019	ST	NB
CITY FILE No.	OUR FILE REF. #	DRAWN BY:	LP-3
	9-19	ST	

SCALE: 1:75	DATE: March 26, 2019	DESIGNED BY: MC	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 9-19	DRAWN BY: MC	LP-4

- 1.1 Concrete planter coping (Refer to spec on this page)
- 1.2 Concrete planter wall block (Refer to spec on this page)
- 1.3 Porcelain paving slab (Refer to detail on LP-4)
- 1.4 Crushed aggregate (HPB) (Refer to spec on LP-4)
- 2.1 Styrofoam SM insulation
- 2.2 Growing Medium ZnCo blend- I, depth 720mm
- 2.3 Filter Sheet SF
- 2.4 1/4" Clear crushed aggregate, height 20 mm
- 2.5 Drainage Element Floradrain, infill with crushed aggregate
- 2.6 Protection Mat ISM 50
- 2.7 Roof Barrier WSB 100



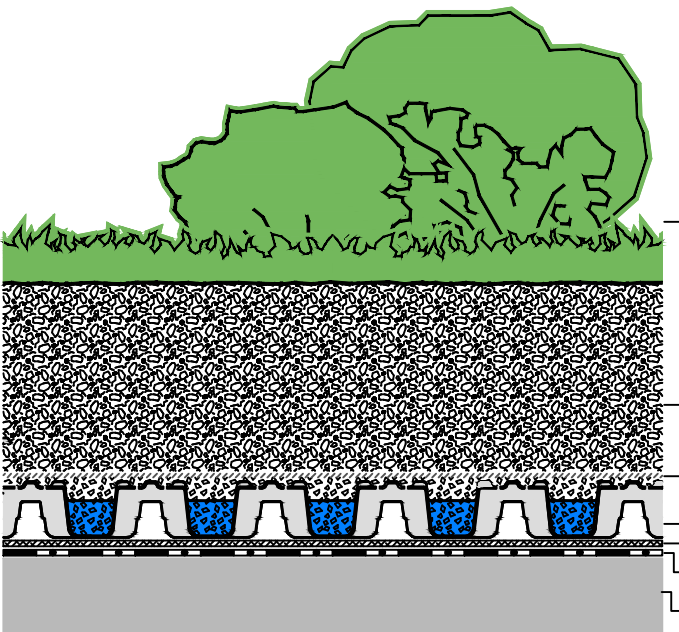
PLANTER WALL DETAIL

Notes:

This detail is particular for the ZnCo Green Roof system to use. The roof construction and the waterproofing are not specified as this can vary.

GREEN ROOF BUILD-UP ASSEMBLY

- 1 Plant material: Lawn, perennials, shrubs and small trees.
- 2 Growing medium ZnCo Blend-I, depth: 720 mm
- 3 Filter sheet ZnCo SF
- 4 Drain and water storage element ZnCo Floradrain® FD 60, infill with crushed aggregate.
- 5 Moisture retention & protection mat ZnCo ISM 50
- 6 Root barrier ZnCo WSB-100
- 7 Roof construction with waterproofing membrane



Notes:

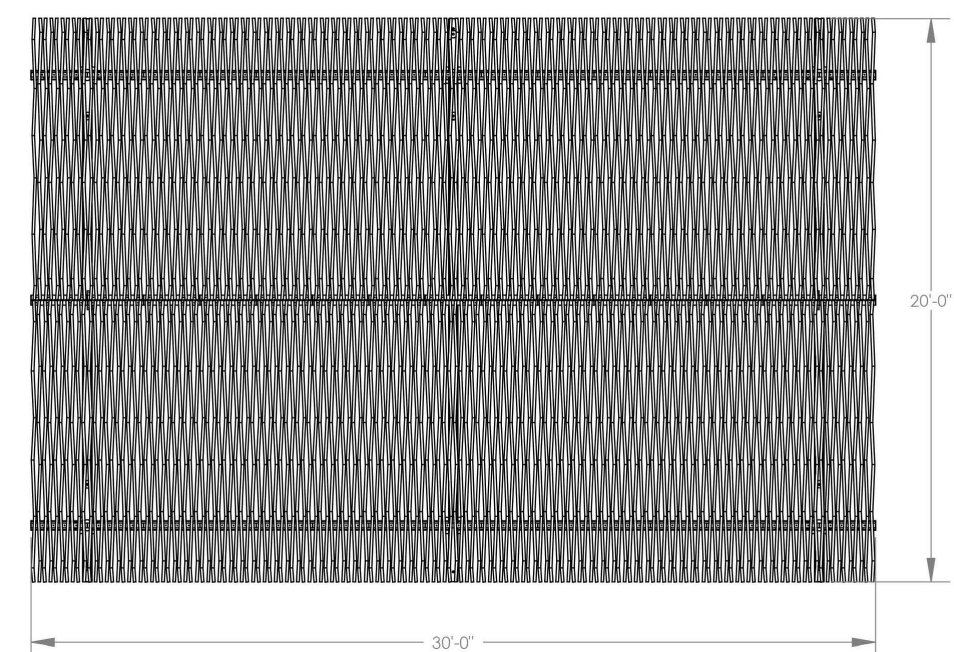
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NOTE: ITEMS SPECIFIED ARE TO BE SUPPLIED BY ZINCO CANADA AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS OR APPROVED EQUAL.

SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR FOR FINAL APPROVAL

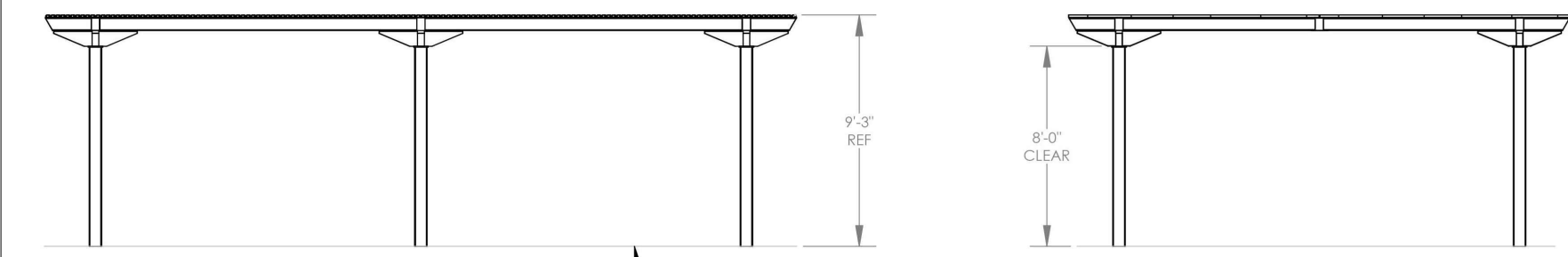
ZINCO CANADA: 905-690-1661

PLANTERS DETAIL



GENERAL ROOF NOTES:

1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUME COATED
 - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLYGON.COM FOR COLOR OPTIONS



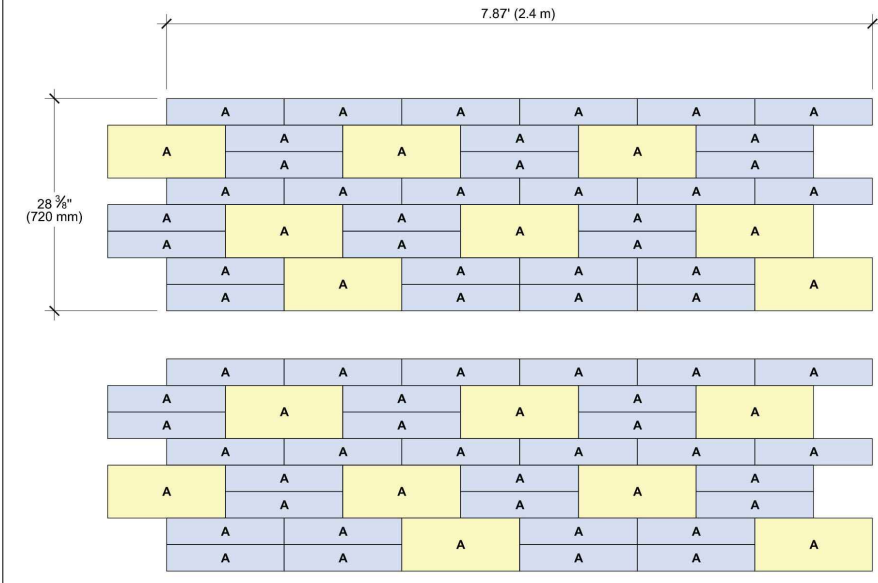
30x20 SANTA FE PERGOLA BY "POLYGON" OR APPROVED SIMILAR PRODUCT. PROVIDED BY ABC RECREATION Paris, ON N3L 4Y8 (519) 442-7900

SANTA FE PERGOLA

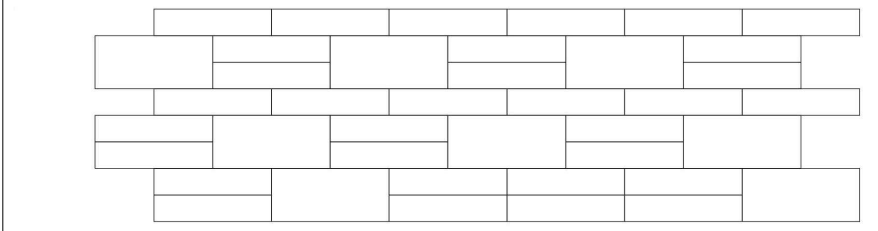
INSTALLATION GUIDE RETAINING WALLS - RAFFINATO 90 mm & 180 mm

4-Row Pattern | Laying Patterns

The 4-row model shows two combination examples. This combination is 2.4 m (7.87') long and 720 mm (28 1/4") high. This model should only be used where geogrid is not required.

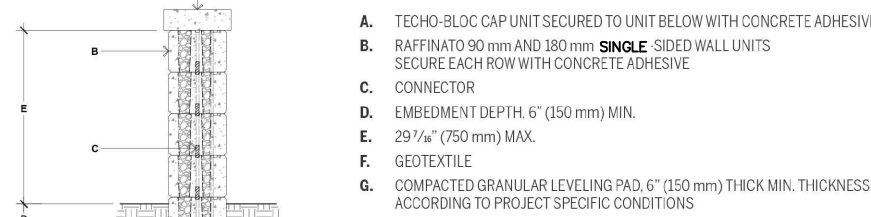


NUMBERS OF BLOCKS REQUIRED	MODULE
RAFFINATO	A
67 % of the surface - Raffinato 90 mm	32
33 % of the surface - Raffinato 180 mm	8

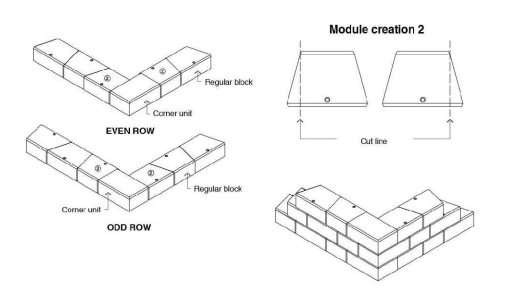


INSTALLATION GUIDE FREESTANDING WALLS - RAFFINATO 90 mm & 180 mm

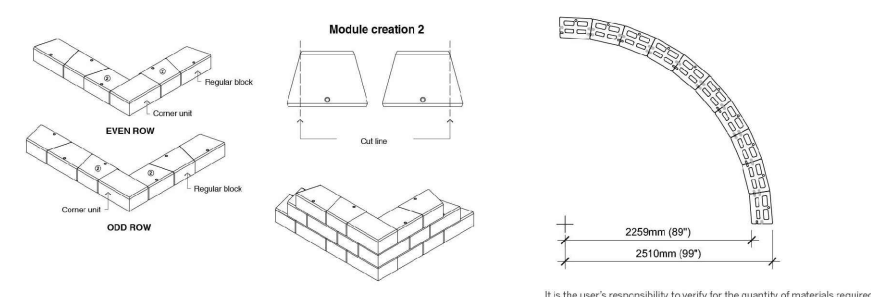
RAFFINATO 90 mm & 180 mm



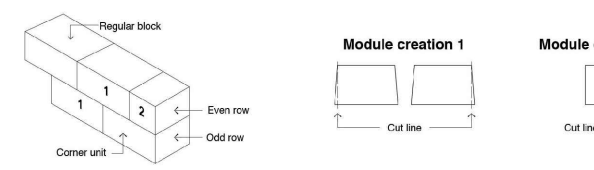
90° CORNER



WALL RADIUS



END OF A STRAIGHT WALL



GENERAL NOTES

1. Alternate odd and even rows.
2. Stagger joints from one row to the next.
3. Glue all modules at each row with a concrete adhesive.
4. Cavities, grooves and connectors are not illustrated to avoid overloading the image.

CONCRETE PLANTER WALL BY "TECHO-BLOC" OR APPROVED SIMILAR PRODUCT. 1-877-832-4625

Raffinato Smooth Wall Series
Infill: Colour: Greyed Nickel
Pattern: See installation guide for example
Coping (60mm)- Colour: Onyx Black

PLANTER
Planter walls, 63mm hi as per detail on this page
Build up height: 78.7 cm
Growing Medium Zincblend-I
Filter Sheet SF
Floradrain I2 60
Protection Mat ISM 50
Root Barrier WSB 100-PO
Saturated Weight: 20 kg/m²
Retention Capacity: 75 - 100 Litres/m²
*ITEMS SPECIFIED ARE TO BE SUPPLIED BY ZINCO CANADA AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS OR APPROVED EQUAL.

WALL / PLANTER SPECIFICATIONS

Notes:

*ITEM SPECIFIED IS TO BE SUPPLIED BY SYNLAWN AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS OR APPROVED EQUAL.

SYNLAWN

2680 ABUTMENT ROAD SE
DALTON, GA 30721
TOLL FREE: 1-866-SYNLAWN
FAX: (706) 277-1128
www.synlawn.com

RETAINING WALL, REFER TO DETAIL ON THIS PAGE

SYNLAWN ARTIFICIAL GRASS ATTACHED TO NAILER WITH #8 3/4" SS PAN HEAD SCREWS 4" O.C.

2" X 4" RECYCLED PLASTIC LUMBER (RPL) PERIMETER NAILER BOARD, ATTACHED TO CURB WITH ONE 4" EXPANSION ANCHOR(S) EVERY 24" O.C.

SECTION VIEW

SYNLAWN

HIGH-PERFORMANCE COATED TOP DRESSING PER SPECIFICATIONS

1/2"-1" FINES

CRUSHED AGGREGATE (SPECIFIC TO BEDROCK OF REGION)

DRAINAGE MAT

WATERPROOFING MEMBRANE

STRUCTURAL SLAB

NOTES:

1. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION. SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
2. FOR PET INSTALLS IT IS RECOMMENDED TO RINSE DAILY TO PREVENT ODORS REGARDLESS OF PET DEODORIZER USE.
3. FOR PET INSTALLS IT IS RECOMMENDED TO HAVE PLENTY OF AIR UNDERNEATH SURFACE.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
5. DO NOT SCALE DRAWINGS.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 1437-959.

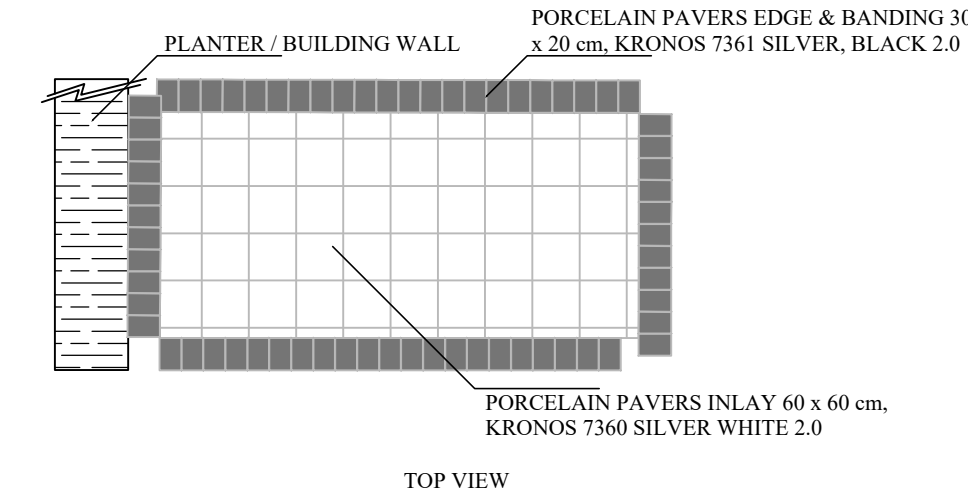
ROOFDECK SYSTEM

SYNLAWN ROOFDECK SYSTEM OVER AGGREGATE W/ PERIMETER BOARD

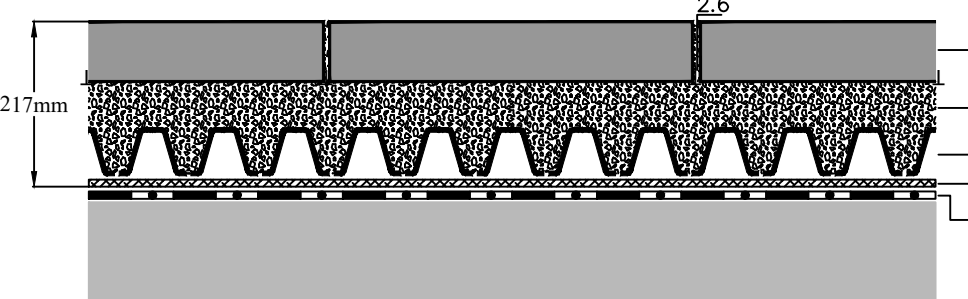
1437-959
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REVISION DATE 11/08/2019
CADdetails.com

LAWN BOWLING ARTIFICIAL TURF



- 2.1 Concrete paving slab, thickness: 20 mm
- 2.2 1/4" Clear crushed aggregate (HPB), min. depth: 150 mm
- 2.3 Drainage element ZnCo Floradrain® FD 40
- 2.4 Infill with clear crushed aggregate see 2.2
- 2.5 Protection mat ZnCo SSM 45
- 2.6 Stable roof construction with suitable waterproofing
- 2.6 DM Spacer, Refer to 'Kronos' specifications

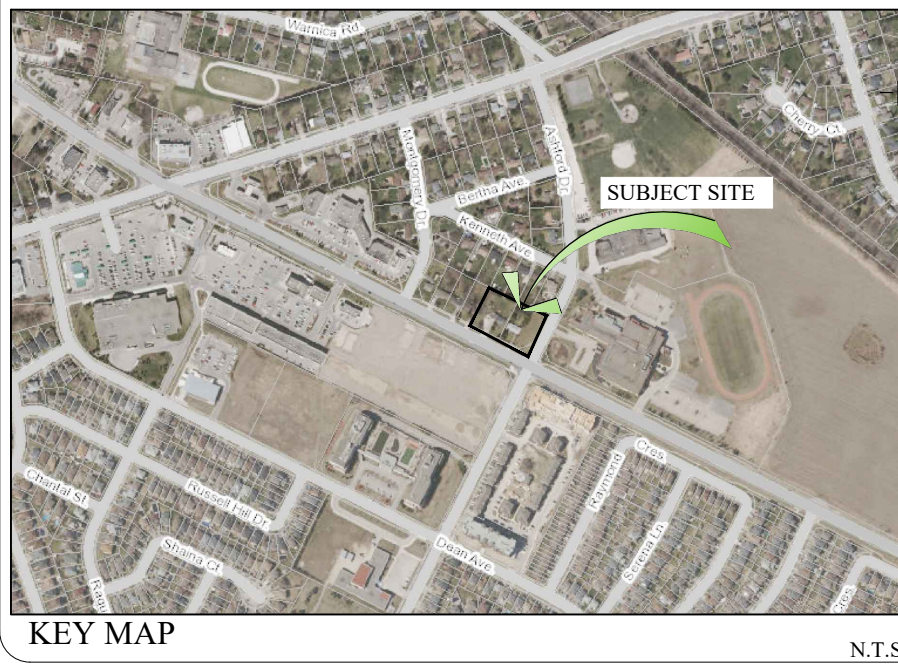


Notes:

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AMENITY PAVING DETAIL

SHOP DRAWINGS TO BE PROVIDED TO L.A. BEFORE CONSTRUCTION FOR APPROVAL.



GENERAL NOTES

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1.	SUBMITTED TO THE CITY OF BARRIE	JUNE 10, 2019	SIT
2.	REVISED AS PER CITY COMMENTS	AUGUST 23, 2019	SIT
3.	SUBMITTED TO THE CITY OF BARRIE	SEPTEMBER 17, 2019	SIT
4.	REVISED AS PER CITY COMMENTS	OCTOBER 16, 2019	SIT
5.	REVISED AS PER CITY COMMENTS	NOVEMBER 4, 2019	SIT

BASE INFORMATION PROVIDED BY:
BARRIE & JONES SURVEYING LTD.
101 WEST W. COLLEGE STREET
BARRIE, ONTARIO L4M 1Y6 (519) 726-4201

BASE PLAN REVISED-MARCH 2019

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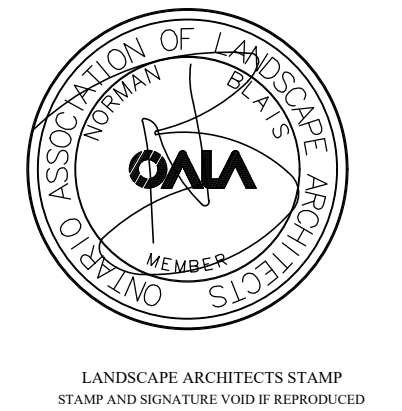
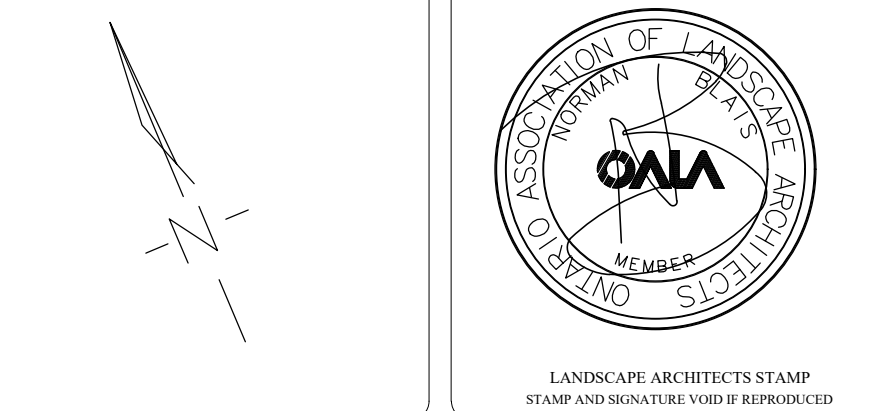
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DATE

PRINT NAME

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Urban Designers
Landscape Architects
Arborists

274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

Fax: 705-722-5660
Tel: 705-722-6278

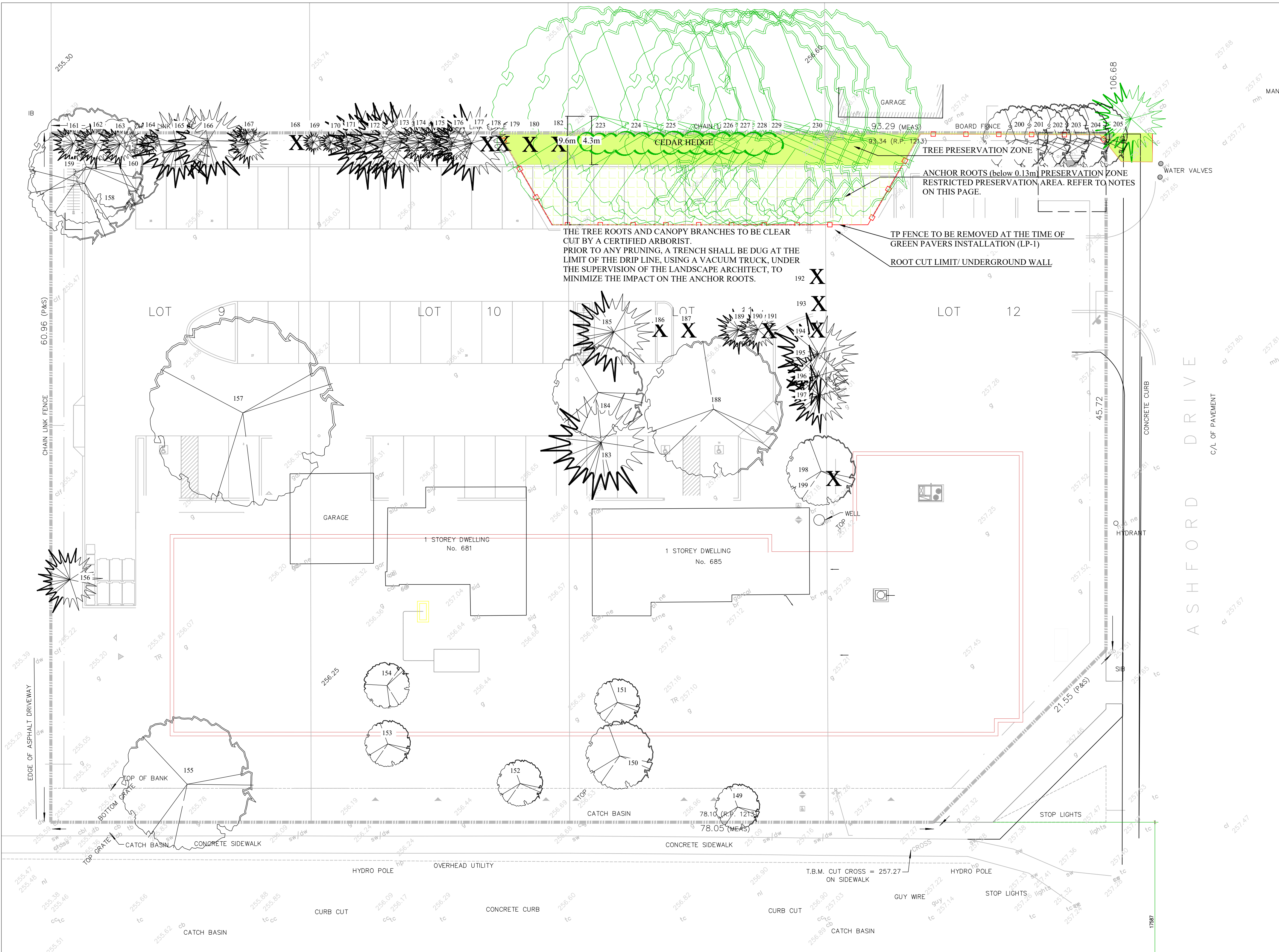
QUEENSGATE

681-685 Yonge St.

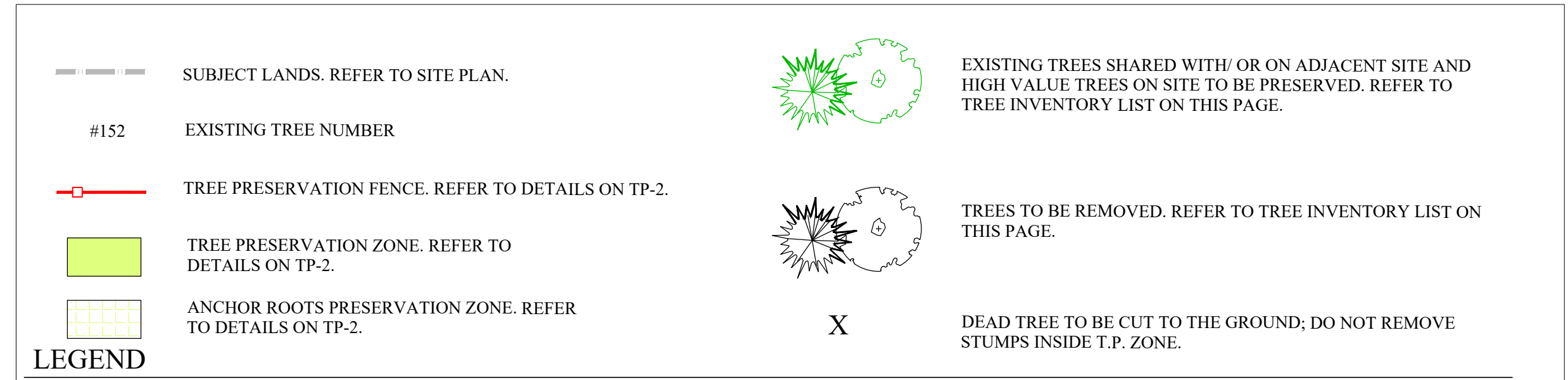
City of Barrie

AMENITY TERRACE DETAILS

SCALE:	DATE:	DESIGNED BY:	REVIEWED BY:
NTS	March 26, 2019	MC	NB
CITY FILE No.	OUR FILE REF. #	DRAWN BY:	LP-5
	9-19	MC	



TREE INVENTORY/PRESERVATION PLAN



BOUNDARY TREES ON THE NORTH SIDE

TREE ANCHOR ROOTS PRESERVATION AREA NOTES

Minor grading is permitted in this area as follows:
The cut of existing grade within the dripline of the private walnut trees is restricted to a maximum 13 cm depth for sod scalping only. The balance of filling works shall comply with these details to ensure the parking surface will be finished with engineered soil, plastic ground grid, and permeable pavers, and surface mounted heavy-duty bumper curbs. The back-slope fill is specified on the detail (sandy loam topsoil and sod to a maximum depth of 0.5 m). Refer to the detailed grading cross-sections on LP-1.

681-685 Yonge St., March 2019									
Tree #	Nr. of trees	Botanical Name	Common name	DBH cm	Height m	Crown Ø (m)	Maturity	Health conditions	Preservation
149	2	<i>Acer negundo</i>	Manitoba maple	14	5	4	Imature	fair suckers	remove
150	1	<i>Picea pungens</i>	Colorado spruce	50	16	6	Mature	good	remove
151	1	<i>Picea pungens</i>	Colorado spruce	50	16	4	Mature	good	remove
152	1	<i>Picea pungens</i>	Colorado spruce	43	14	4	Mature	good	remove
153	1	<i>Picea pungens</i>	Colorado spruce	33	5	4	Mature	good	remove
154	1	<i>Picea pungens</i>	Colorado spruce	34	7	4	Mature	good	remove
155	1	<i>Gleditsia triacanthos</i>	Honeylocust	50	12	12	Mature	good	remove
156	1	<i>Picea pungens</i>	Colorado spruce	22	8	6	Mature	good	remove
157	1	<i>Acer negundo</i>	Manitoba maple	60	13	16	Mature	fair die-back	remove
158	1	<i>Fraxinus pennsylvanica</i>	Green Ash	39	15	10	Mature	fair	remove
159	1	<i>Acer saccharum</i>	Sugar maple	29	13	10	Mature	good	remove
160	1	<i>Acer platanoides</i>	Norway maple	34	10	8	Mature	good	remove
161	group	<i>Thuja occidentalis</i>	White cedar	11	5	4	Imature	fair	trim if preserve
162	1	<i>Abies balsamea</i>	Balsam fir	18	9	4	Imature	good	remove
163	1	<i>Picea glauca</i>	White spruce	18	8	4	Imature	good	remove
164	1	<i>Picea glauca</i>	White spruce	21	9	3	Mature	good	remove
165	1	<i>Picea glauca</i>	White spruce	7	5	8	Imature	good	remove
166	1	<i>Picea glauca</i>	White spruce	26	10	8	Mature	good	remove
167	1	<i>Thuja occidentalis</i>	White cedar	11	5	4	Imature	fair	on PL
168	1	<i>Pinus sylvestris</i>	Scots pine	23				dead	remove
169	group	<i>Thuja occidentalis</i>	White cedar	6	6	2	Imature	good	remove
170	1	<i>Picea pungens</i>	Colorado spruce	13	6	3	Imature	fair-poor	remove
171	1	<i>Picea pungens</i>	Colorado spruce	15	7	3	Imature	good	remove
172	2	<i>Picea pungens</i>	Colorado spruce	18, 15	9	8	Mature	good	remove
173	1	<i>Picea pungens</i>	Colorado spruce	17	9	8	Imature	good	remove
174	1	<i>Picea pungens</i>	Colorado spruce	18	9	5	Imature	good	remove
175	1	<i>Picea pungens</i>	Colorado spruce	16	9	5	Imature	good	remove
176	1	<i>Picea pungens</i>	Colorado spruce	15	9	5	Imature	good	remove
177	1	<i>Picea pungens</i>	Colorado spruce	19	9	8	Imature	good	remove
178	1	<i>Picea pungens</i>	Colorado spruce	16				dead	remove
179	1	<i>Picea pungens</i>	Colorado spruce	12				dead	remove
180	1	<i>Picea pungens</i>	Colorado spruce	10				dead	remove
182	1	<i>Picea pungens</i>	Colorado spruce	13				dead	remove
183	1	<i>Picea pungens</i>	Colorado spruce	47	16	10	Mature	good	remove
184	1	<i>Malus sp.</i>	Crabapple	24	6	8	Mature	good	die-back
185	1	<i>Picea pungens</i>	Colorado spruce	47	16	8	Mature	good	remove
186	2	<i>Picea glauca</i>	White spruce	22				dead	remove
187	1	<i>Picea glauca</i>	White spruce	30				dead	remove
188	1	<i>Acer rubrum</i>	Red maple	23	13	12	Mature	good	multistem
189	group	<i>Thuja occidentalis</i>	White cedar	11	5	4	Imature	good	remove
190	group	<i>Thuja occidentalis</i>	White cedar	7	5	4	Imature	fair	remove
191	1	<i>Picea glauca</i>	White spruce	31				dead	under black walnut canopy
192	1	<i>Picea glauca</i>	White spruce	28				dead	under black walnut canopy
193	1	<i>Picea glauca</i>	White spruce	29				dead	under black walnut canopy
194	1	<i>Picea glauca</i>	White spruce	29				dead	under black walnut canopy
195	1	<i>Picea pungens</i>	Colorado spruce	33	16	8	Mature	good	remove
196	1	<i>Picea pungens</i>	Colorado spruce	29	14	6	Mature	good	remove
197	1	<i>Picea pungens</i>	Colorado spruce	37	14	6	Mature	good	remove
198	1	<i>Sorbus aucuparia</i>	Mountain ash	29	5	6	Mature	fair	trunk crack
199	1	<i>Ulmus rubra</i>	Slippery elm	17				dead	remove
200	2	<i>Ulmus rubra</i>	Slippery elm	13	7	6	Imature	fair	remove
201	3	<i>Ulmus rubra</i>	Slippery elm	17	8	6	Imature	fair	remove
202	4	<i>Ulmus rubra</i>	Slippery elm	10	7	6	Imature	fair	remove
203	5	<i>Ulmus rubra</i>	Slippery elm	13	8	6	Imature	fair	remove
204	6	<i>Ulmus rubra</i>	Slippery elm	15	7	6	Imature	fair	remove
205	1	<i>Pinus sylvestris</i>	Scots pine	42	13	7	Mature	good	PRESERVE
223	1	<i>Juglans nigra</i>	Black walnut	28	18	16	Mature	good	PRESERVE
224	1	<i>Juglans nigra</i>	Black walnut	26	18	16	Mature	good	PRESERVE
225	1	<i>Juglans nigra</i>	Black walnut	24	18	16	Mature	good	PRESERVE
226	1	<i>Juglans nigra</i>	Black walnut	34	18	16	Mature	good	PRESERVE
227	1	<i>Juglans nigra</i>	Black walnut	29	18	16	Mature	good	PRESERVE
228	1	<i>Juglans nigra</i>	Black walnut	29	18	16	Mature	good	PRESERVE
229	1	<i>Juglans nigra</i>	Black walnut	18	18	16	Imature	good	PRESERVE
230	1	<i>Juglans nigra</i>	Black walnut	18	18	16	Imature	good	PRESERVE



KEY MAP

GENERAL NOTES

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4.	REVISED AS PER CITY COMMENTS	OCTOBER 16, 2019	SIT
5.	REVISED AS PER CITY COMMENTS	NOVEMBER 4, 2019	SIT

BASE INFORMATION PROVIDED BY:
BOWEN & JONES SURVEYING LTD.
1005 KET. ST. COLLIER STREET
BARRIE, ONTARIO, L4M 0Y4 (705) 726-6261

BASE PLAN REVISED-MARCH 2019

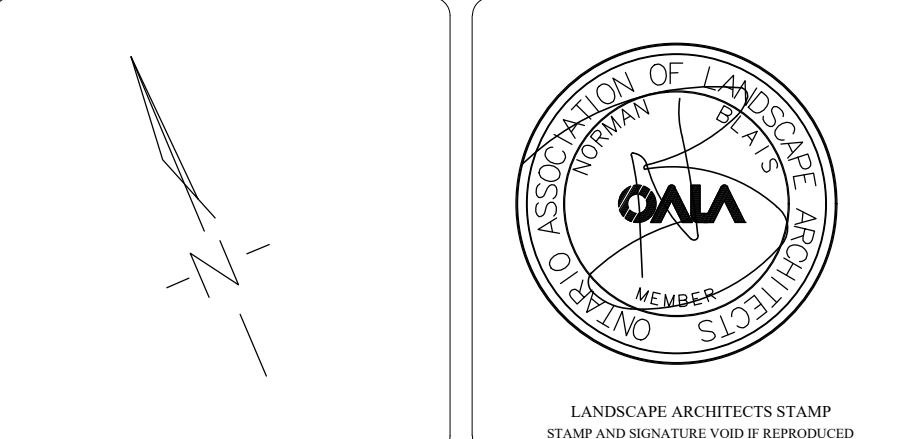
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THIS DRAWING IS NOT TO BE SCALED.

DATE _____

PRINT NAME _____ SIGNED OWNER/CLIENT _____



JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborsit

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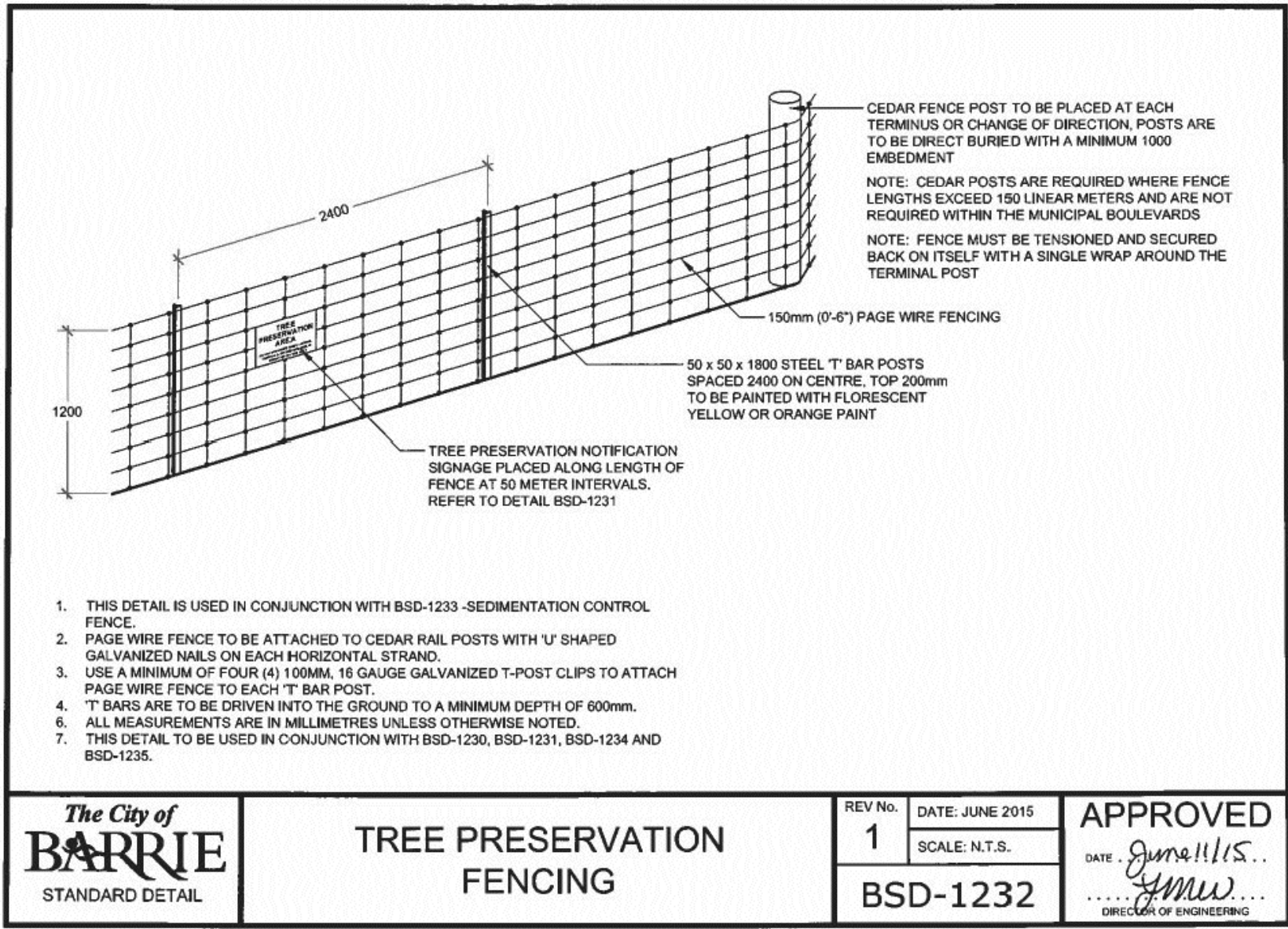
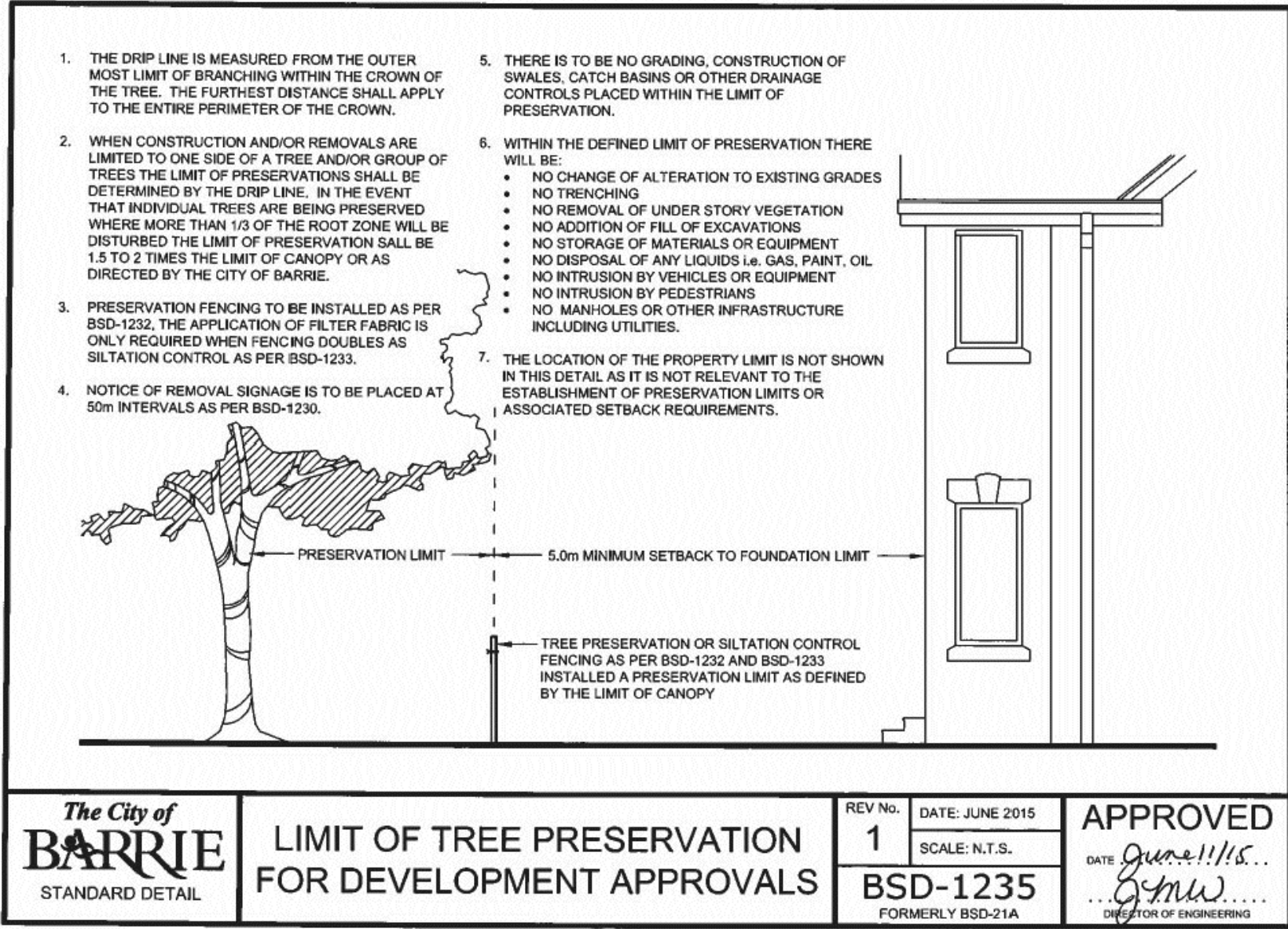
QUEENSGATE

681-685 Yonge St.

City of Barrie

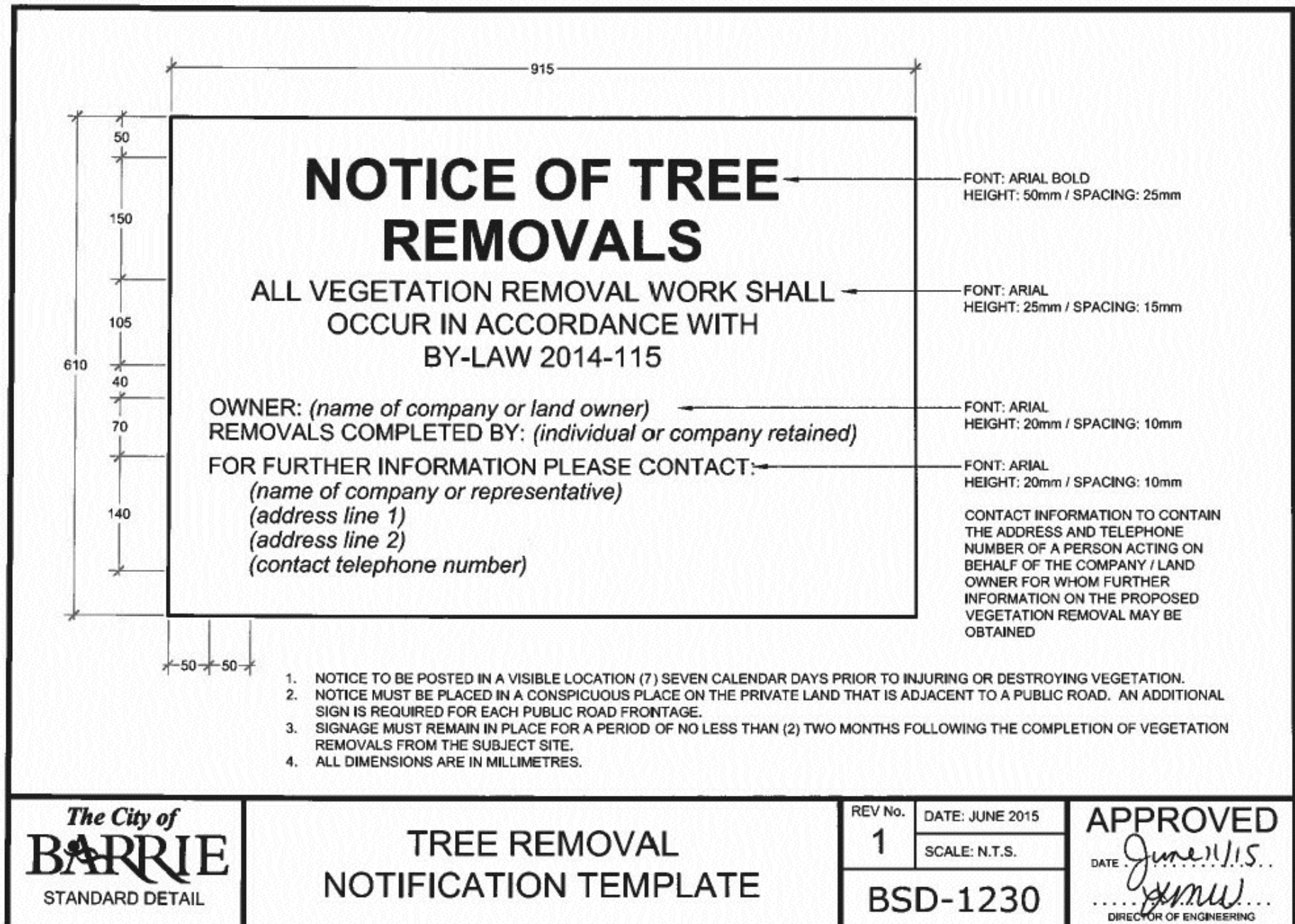
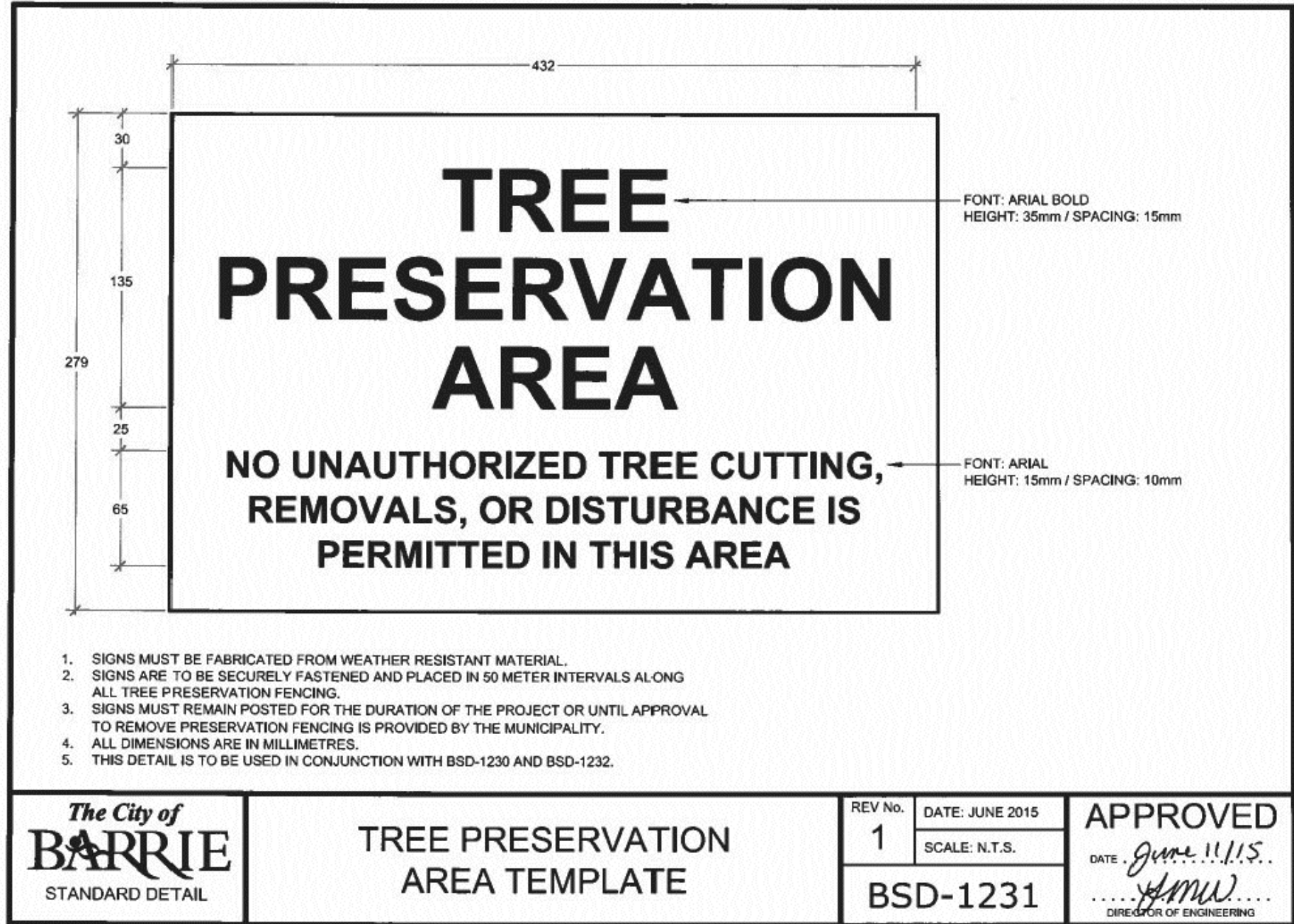
TREE INVENTORY/ PRESERVATION PLAN

SCALE: 1:200	DATE: March 26, 2019	DESIGNED BY: SIT	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 9-19	DRAWN BY: SIT	TP-1



- PROTECTION AREA IS INITIALLY IDENTIFIED IN THE FIELD BY A LICENSED ONTARIO SURVEYOR. THIS LINE APPROXIMATELY ESTABLISHES THE LIMITS OF TREE PRESERVATION SUBJECT TO AN ON-SITE MEETING WITH CITY OF BARRIE PARKS PLANNING & DEVELOPMENT STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST.
- THE LANDSCAPE ARCHITECT/ARBORIST AND THE CITY OF BARRIE PARKS PLANNING & DEVELOPMENT STAFF MEET TO REVIEW THE SURVEYED LINE PRIOR TO ANY TREE REMOVAL OCCURRING, AND TO ADJUST THE LINE WHERE APPROPRIATE TO REFLECT THE ACTUAL NATURE OF A TREED AREA AS OPPOSED TO A STRAIGHT CUT LINE.
- TREES THAT ARE SUSCEPTIBLE TO FALLING ONTO PRIVATE PROPERTY OR MUNICIPAL PROPERTY FROM WITHIN THE TREE PRESERVATION ZONE WILL BE IDENTIFIED FOR REMOVAL. REMOVAL WILL TAKE PLACE AS PRESCRIBED IN ITEM #6 BELOW.
- ONCE THE SITE VISIT HAS CONCLUDED, THEN TREE PRESERVATION FENCING WILL BE ERECTED ALONG THE AGREED TREE PRESERVATION LINE.
- FULL TREE REMOVAL OUTSIDE OF THE TREED AREAS MAY OCCUR ONCE THE PRESERVATION FENCING HAS BEEN ERECTED, TREE REMOVAL PERMIT ISSUED, AND SIGNAGE POSTED A MINIMUM OF 7 DAYS PRIOR TO COMMENCING TREE REMOVAL ACTIVITIES ON SITE (AS PER BY-LAW 2014-115).
- TREES ARE TO BE FELLED IN SUCH A MANNER AS TO NOT DISTURB VEGETATION TO REMAIN. NO MACHINERY OR EQUIPMENT SHALL BE OPERATED OR STORED WITHIN THE DRIPLINE OF PROTECTED TREES.
- STUMP REMOVALS ARE TO BE IMPLEMENTED AS TO NOT TO DISTURB THE GROUND WITHIN THE TREE PRESERVATION ZONE.
- ONCE TREE REMOVAL HAS OCCURRED, AND PRIOR TO THE ISSUANCE OF THE UNDERGROUND CERTIFICATE, A RE-INSPECTION OF THE TREE PRESERVATION AREAS MUST OCCUR WITH CITY OF BARRIE STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST. ANY ADDITIONAL TREES TO BE REMOVED WILL BE NOTED BY THE CITY OF BARRIE PARKS PLANNING & DEVELOPMENT STAFF AND LANDSCAPE ARCHITECT/ ARBORIST.
- ALL TREES ON ADJACENT PRIVATE LAND SHALL RECEIVE DRIPLINE PROTECTION.

TREE PRESERVATION PROCESS



THE INTENT OF TREE PRESERVATION AND PROTECTION IS TO PROVIDE AN INVENTORY OF EXISTING TREES ON SITE. IT IS NOT A SURVEY AND THEREFORE THE EXACT LOCATION OF EXISTING TREES MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

ALL TREES TO BE PRESERVED SHALL BE INDICATED AND MARKED AS SUCH ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCING OF THE CLEARING AND GRUBBING CONTRACT.

AS PART OF THE CLEARING AND GRUBBING CONTRACTUAL WORK, TREES LOCATED AT THE EDGES OF ALL PRESERVATION AREAS REGARDLESS OF SIZE ARE TO BE PRUNED OF DEAD AND DISEASED LIMBS AND INDIVIDUAL SPECIMENS AND ARE TO BE REMOVED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND TO THE SATISFACTION OF THE CITY OF BARRIE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT.

IN THE EVENT THAT A TREE THAT HAS BEEN DESIGNATED FOR PRESERVATION IS DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND CITY OF BARRIE, THE LAND OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL AND OR DAMAGE AS OUTLINED IN BYLAW 2005-120, SECTION 15.

SPECIFICATIONS FOR PRESERVATION & PROTECTION

PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, ALL TREES OR BLOCKS OF TREES THAT HAVE BEEN DESIGNATED FOR PRESERVATION, AS INDICATED ON THE ACCOMPANYING PLAN SHALL BE FULLY PROTECTED BY THE ERECTION OF HOARDING OUTSIDE OF OR AT THE DRIP LINE (SEE DETAIL D2).

EQUIPMENT OR VEHICLES SHALL NOT BE PARKED, REPAIRED OR REFUELED WITHIN TREE PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED AND EARTH MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE AREA OF ANY TREE NOT DESIGNATED FOR REMOVAL.

ANY TREES NOT DESIGNATED FOR REMOVAL SHALL NOT HAVE RIGGING CABLES ATTACHED OR WRAPPED AROUND THEM. NOR SHALL ANY CONTAMINANTS BE DUMPED WITHIN THE PROTECTIVE AREAS. FURTHER, NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES TO BE PRESERVED.

THE CONTRACTOR OR LAND OWNER SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS THAT ARE NOT DESIGNATED FOR REMOVAL AS PER THE ACCOMPANYING PLAN.

UNLESS THE CONTRACT WORK SPECIFICALLY REQUIRES WORK WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, EQUIPMENT SHALL NOT BE OPERATED WITHIN THAT DRIP LINE AREA. WHEN CONTRACT WORK MUST BE COMPLETED WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, OPERATION OF EQUIPMENT WITHIN THAT DRIP LINE SHALL BE KEPT TO THE MINIMUM AMOUNT REQUIRED TO COMPLETE THE WORKS. PRIOR TO THE COMMENCEMENT OF SUCH WORKS THE LANDSCAPE ARCHITECT AND CITY OF BARRIE MUST BE GIVEN WRITTEN NOTIFICATION AND WILL SUBSEQUENTLY BE REQUIRED TO INSPECT SAID WORKS.

THE CONTRACTOR'S OPERATION SHALL IN NO WAY CAUSE DAMAGE TO THE TRUNK OR BRANCHES OF TREES NOT DESIGNATED FOR REMOVAL.

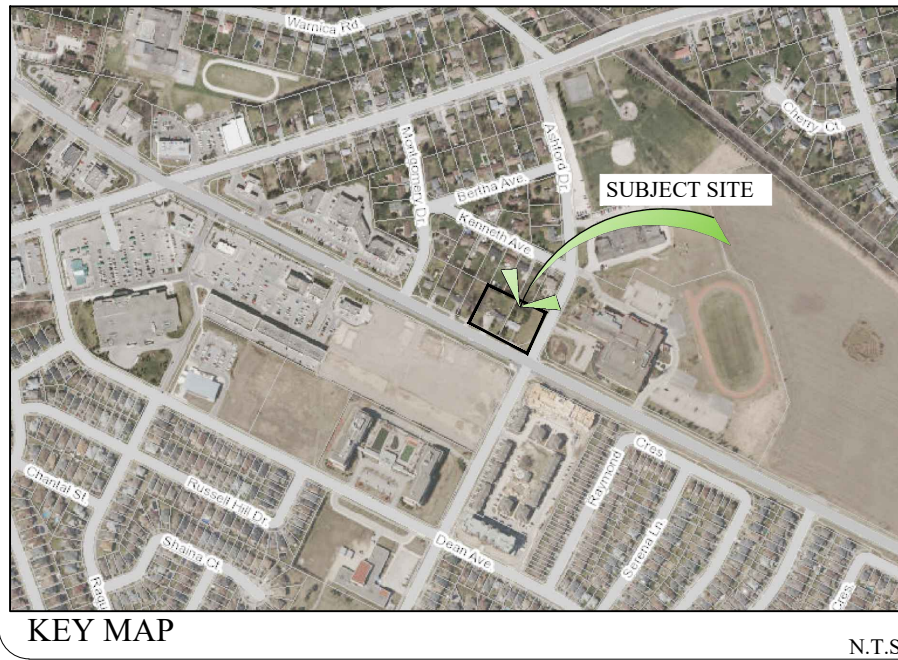
THE CONTRACTOR'S OPERATION SHALL NOT CAUSE FLOODING OR SEDIMENT DEPOSITS IN AREAS WHERE TREES ARE NOT DESIGNATED FOR REMOVAL.

IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES NOT DESIGNATED FOR REMOVAL, WRITTEN APPROVAL AND DIRECTION MUST BE GIVEN BY THE LANDSCAPE ARCHITECT AND CITY OF BARRIE PRIOR TO ANY WORKS. THE REMOVALS MUST BE EXECUTED CAREFULLY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND TECHNIQUES.

IN THE EVENT THAT GRADES AROUND A TREE DESIGNATED FOR PRESERVATION ARE TO BE CHANGED, THE DEVELOPER, AGENT OR LAND OWNER SHALL BE REQUIRED TO TAKE PRECAUTIONS TO PRESERVE THE TREE, SUCH AS DRY WELLING AND ROOT FEEDING. THE PROTECTION MEASURES MUST BE DONE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND CITY OF BARRIE.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REMOVAL OF DEAD, DYING, DISEASED TREES WITHIN THE LIMIT OF THIS PLAN UNTIL END OF GENERAL MAINTENANCE.

NOTES FOR TREE PRESERVATION AND PROTECTION



KEY MAP

N.T.S.

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR ALL LOCATES INCLUDING ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION OR INSTALLATIONS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE VARIOUS UTILITY COMPANIES 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.

ANY ACCOMPANYING DOCUMENTATION RELATING TO THE LANDSCAPE PLAN AND/OR PRESERVATION PLAN SUCH AS TENDER DOCUMENTS AND CHANGE NOTICES ARE TO BE ENDORSED BY J.D.B. ASSOCIATES LIMITED PRIOR TO THE BEGINNING OF ANY SITE WORKS. IN THE EVENT THAT A DISCREPANCY THE DRAWING SHALL BE ASSUMED CORRECT.

IT IS THE RESPONSIBILITY OF THE PERSON OR PERSONS RESPONSIBLE FOR THE CONSTRUCTED WORKS TO NOTIFY THE LANDSCAPE ARCHITECT WHEN PREPARED FOR ANY REQUIRED INSPECTIONS AND SIGN OFFS.

SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	SUBMITTED TO THE CITY OF BARRIE	JUNE 16, 2019	ST
2.	REVISED AS PER CITY COMMENTS	AUGUST 23, 2019	ST
3.	SUBMITTED TO THE CITY OF BARRIE	SEPTEMBER 17, 2019	ST
4.	REVISED AS PER CITY COMMENTS	OCTOBER 16, 2019	ST
5.	REVISED AS PER CITY COMMENTS	NOVEMBER 4, 2019	ST

BASE INFORMATION PROVIDED BY:
BOWEN & BOWEN LTD.
BOX 947, 15 COLLIER STREET
BARRIE, ONTARIO L4M 4Y6 (705) 264-6201

BASE PLAN REVISED: MARCH 2019

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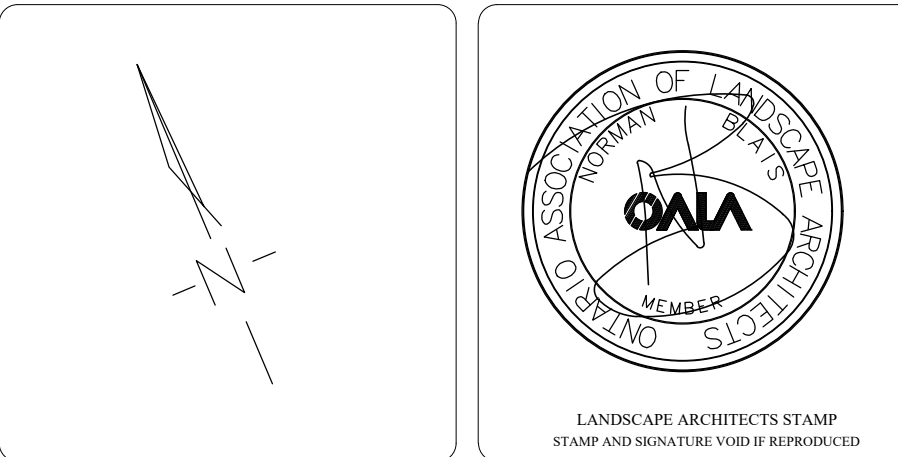
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DATE

PRINT NAME

SIGNED OWNER/CLEINT



JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

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QUEENSGATE

681-685 Yonge St.

City of Barrie

TREE PRESERVATION DETAILS

SCALE: NTS	DATE: March 26, 2019	DESIGNED BY: ST	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 9-19	DRAWN BY: ST	TP-2