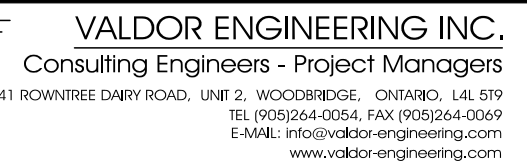


1. DRAWINGS ARE NOT TO BE SCALED.
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1. EVERY REASONABLE EFFORT HAS BEEN MADE TO ENSURE THAT THE INFORMATION APPEARING ON THIS PLAN IS ACCURATE AND CURRENT. WE BELIEVE THE INFORMATION BE RELIABLE, HOWEVER, THE CITY OF BARRIE ASSUMES NO RESPONSIBILITY OR LIABILITY DUE TO ERROR OR OMISSIONS.

2. EXISTING ELEVATIONS AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY BOWERS & JONES SURVEYING LIMITED REFERENCE No. 911--ELEV. DATED OCTOBER 17TH, 2014.
3. ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM TOP OF HYDRANT WEST SIDE OF MADELAINE DRIVE HAVING AN ELEVATION OF 257.98 METRES.
4. BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF ASHFORD DRIVE AS SHOWN ON REGISTERED PLAN 1213 AS N26°37'00E.

NO.	REVISION	BY	DATE
REVISIONS			



681 & 685 YONGE STREET
CITY OF BARRIE
COUNTY OF SIMCOE

DRAWN BY: P.Y.		CHECKED BY: D.G.	
DATE: JUNE 10, 2019		DESIGNED BY:	
SCALE: AS SHOWN			
PROJECT NO. 19112		DRAWING NO. DET-1	

GENERAL:

1. ALL WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT MUNICIPAL, AND ONTARIO PROVINCIAL STANDARD DRAWINGS AND SPECIFICATIONS.
2. ALL CONSTRUCTION SIGNING MUST CONFORM TO THE M.T.O. MANUAL OF "UNIFORM TRAFFIC CONTROL DEVICES".
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT". THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS.
4. THE CONTRACTOR SHALL OBTAIN ALL RELEVANT PERMITS, EXCAVATION PERMIT.
5. CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE MUNICIPALITY FOR WORK WITHIN PUBLIC RIGHTS-OF-WAY.
6. FOR BUILDING LOCATION SITE LAYOUT AND BOUNDARY INFORMATION REFER TO THE ARCHITECTURAL DRAWINGS.
7. EXACT LOCATION AND ELEVATION OF EXISTING SERVICES AND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING SERVICES AND UTILITIES, AND THE LOCATION OF ALL STRUCTURES IS APPROXIMATE ONLY, AND WHERE SHOWN ON THE DRAWINGS), THE ACCURACY OF THE LOCATION OF SUCH UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES BY CONSULTING THE APPROPRIATE AGENCIES AND OBTAINING THE NECESSARY INFORMATION. THE CONTRACTOR SHALL PROVE THE LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE OR RESTORATION TO SAME.
8. CONTRACTOR TO CONFIRM INVERT ELEVATION OF EXISTING SERVICES PRIOR TO STARTING CONSTRUCTION, ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.

1. ALL GRASSED AND PAVED SURFACES SHALL BE GRADED IN ACCORDANCE WITH THE MUNICIPALITY'S DESIGN CRITERIA. THE MINIMUM GRAD SHALL BE 0.5% FOR PAVED AREAS, 0.2% AND 0.5%, RESPECTIVELY, UNLESS OTHERWISE NOTED. THE SLOPING OF GRASSED AREAS SHALL NOT EXCEED 3:1 (HORIZONTAL:VERTICAL) WITH A MINIMUM GRAD SHALL BE 0.5% FOR PAVED AREAS, 0.2% FOR CITY STANDARD, THE MINIMUM AND MAXIMUM GRADIENTS FOR PAVED AREAS SHALL BE 0.5% AND 5%, RESPECTIVELY, UNLESS OTHERWISE NOTED.
2. TOPSOIL IN FILL AREA TO BE STRIPPED. ALL FILL MATERIAL SHALL BE APPROVED FOR SUITABILITY BY THE GEOTECHNICAL ENGINEER PRIOR TO ANY FILLING OR REMOVAL OF EXCAVATED MATERIAL. APPROVED FILL SHALL BE USED TO BE USED TO MEET THE MINIMUM SPECIFIED MAXIMUM DRY DENSITY (SPMD) TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER, UNLESS OTHERWISE NOTED.
3. ALL EXTERNAL SITE AREAS DISTURBED BY THE ACTIVITIES OF THE PROJECT SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER. GRASSED AREAS SHALL BE RESTORED BY PLACING 100mm of TOPSOIL AND ACTIVELY GROWING NO. 1 NURSERY SOD. ALL

1. CONCRETE BARRIER CURB TO BE OPSD 600.11 CURB HEIGHTS TO BE 150mm, UNLESS OTHERWISE NOTED.
2. A UTILITY CLEARANCE RADIUS OF 1.5 METRES BETWEEN THE PROPERTY DRIVEWAY AND THE CURB RETURN AND ALL ABOVE GROUND UTILITIES MUST BE MAINTAINED.
3. HEAVY DUTY ASPHALT PAVEMENT TO BE:
 - 40mm of H-3 (OPSS 310), 92 TO 96% MRD COMPACTION
 - 50mm of H-8 (OPSS 310), 92 TO 96% MRD COMPACTION
 - 50mm OF GRANULAR 'A' BASE (OPSS 1010), 100% SPMD COMPACTION
 - 300mm OF GRANULAR 'B' SUB-BASE (OPSS 1010), 100% SPMD COMPACTION
4. ALL SUBGRADE TO BE INSPECTED BY A QUALIFIED SOILS ENGINEER PRIOR TO LAYMENT OF GRANULAR MATERIALS. THE SUBGRADE ON ALL GRANULAR MATERIALS SHALL BE COMPACTION IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. AT ALL ENTRANCES TO THE SITE THE MUNICIPAL CURB AND SIDEWALK CROSSINGS OF THE MUNICIPAL DRIVEWAY. THE DRIVEWAY GRAD WILL BE COMPATIBLE WITH THE EXISTING SIDEWALK AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
6. ALL REQUIRED CURB AT DRIVEWAY ENTRANCE(S) AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE GRADE OF THE MUNICIPAL DRIVEWAY.

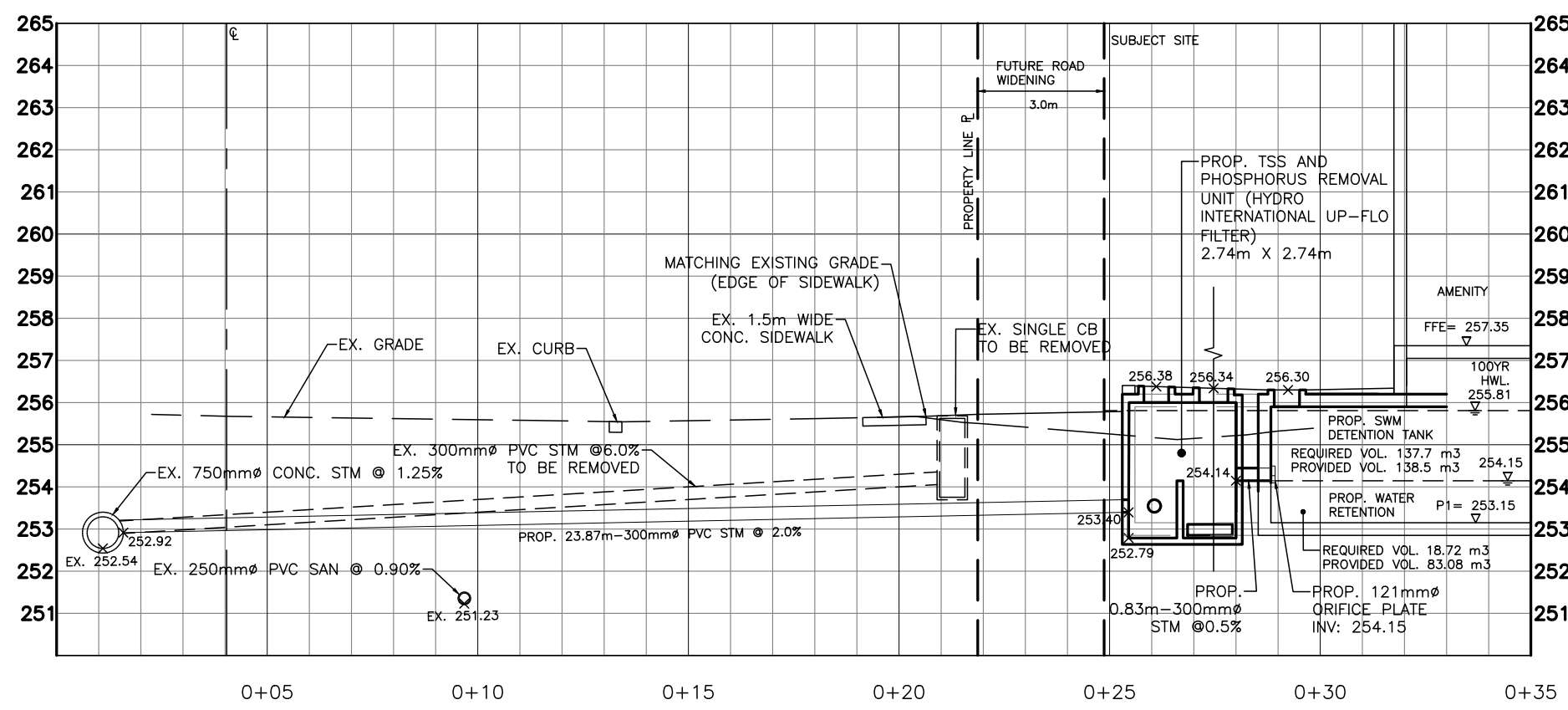
1. MAINTENANCE HOLES (MHs) TO BE PRECAST AS PER PSD 701.01 AND BENCHED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
2. STORM SEWERS UP TO AND INCLUDING 450mm DIAMETER SHALL BE BENCHED TO THE SAME LEVEL AS THE ADJACENT SIDEWALK OR DRIVEWAY. FOR PER PSD 802.01, UNLESS OTHERWISE NOTED, CONCRETE PIPE SHALL BE 150mm THICK, 150mm RADIUS, 150mm MINIMUM COVER, CLASS 100-D WITH CLASS 'B' BEDDING AS PER PSD 802.03. ALL SEWER PIPE SHALL HAVE RUBBER GASKET JOINTS.
3. SINGLE CATCHBASIN SHALL BE AS PER PSD 705.01O, CATCHBASIN LAYOUT SHALL BE 300mm x 300mm WITH 150mm RADIUS CORNERS.
4. LEADS TO CATCHBASIN SHALL BE AS PER PSD 705.02O. LEADS TO BE 300mm DIAMETER AT 2% UNLESS OTHERWISE NOTED.
5. TRENCH BACKFILL TO BE COMPACTED TO MINIMUM 98% SPMD IN THE LAST 0.6m TO THE SUBGRADE AND BELOW TO 95% SPMD. THE REMAINING TRENCH SHALL BE BACKFILLED WITH 150mm ROCKS SHALL BE VERTICAL. TRENCHES AND BE BACKFILLED WITH NON-SHRINKABLE MATERIALS.
6. DITCH INLET CATCHBASIN SHALL BE AS PER PSD 705.03O FOR 150mm AND 200mm DIAMETER, 300mm x 300mm x 150mm.

1. ALL MATERIALS AND CONSTRUCTION METHOD MUST CONFORM TO THE CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.
2. SANITARY SEWERS AND CONNECTIONS TO BE PVC SDR 28 FOR 150mm DIAMETER (6") OR SMALLER, PVC SDR 35 FOR 200mm DIAMETER (8") OR LARGER UNLESS OTHERWISE NOTED.
3. SANITARY SEWER MANHOLES SHALL BE 1200mm DIAMETER WITH FRAME AND COVER.
4. SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS PER OPSD-802.010, (GRAN. "A" EMBEDMENT MATERIAL) FOR FLEXIBLE PIPES AND OPSD-802.031 CLASS B (GRAN. "A" BEDDING MATERIAL) FOR RIGID PIPE UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING.

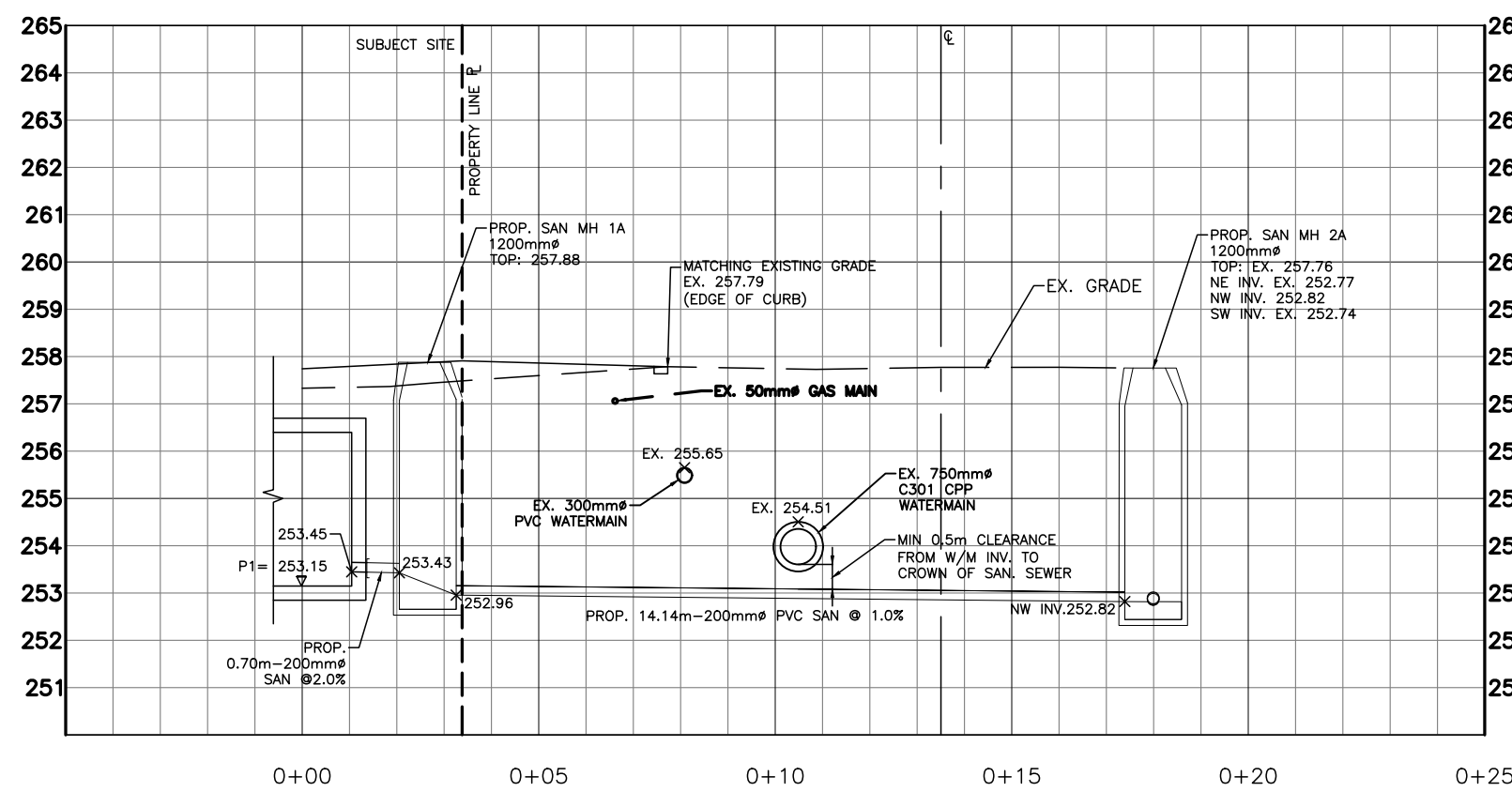
1. ALL EXISTING SERVICES SUCH AS SEWERS & WATER LINES AS SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON THE MUNICIPALITY'S AND OWNER'S RECORD DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE SERVICES INCLUDING INVERT & LOCATION ON SITE AND REPORT THE MEASUREMENTS TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROVIDE CCTV VIDEO INSPECTION OF ALL EXISTING SEWERS AND SUBMIT VIDEO & REPORT TO THE ENGINEER REGARDING THE CONDITION OF THE PIPING PRIOR TO CONSTRUCTION.

NOTE:

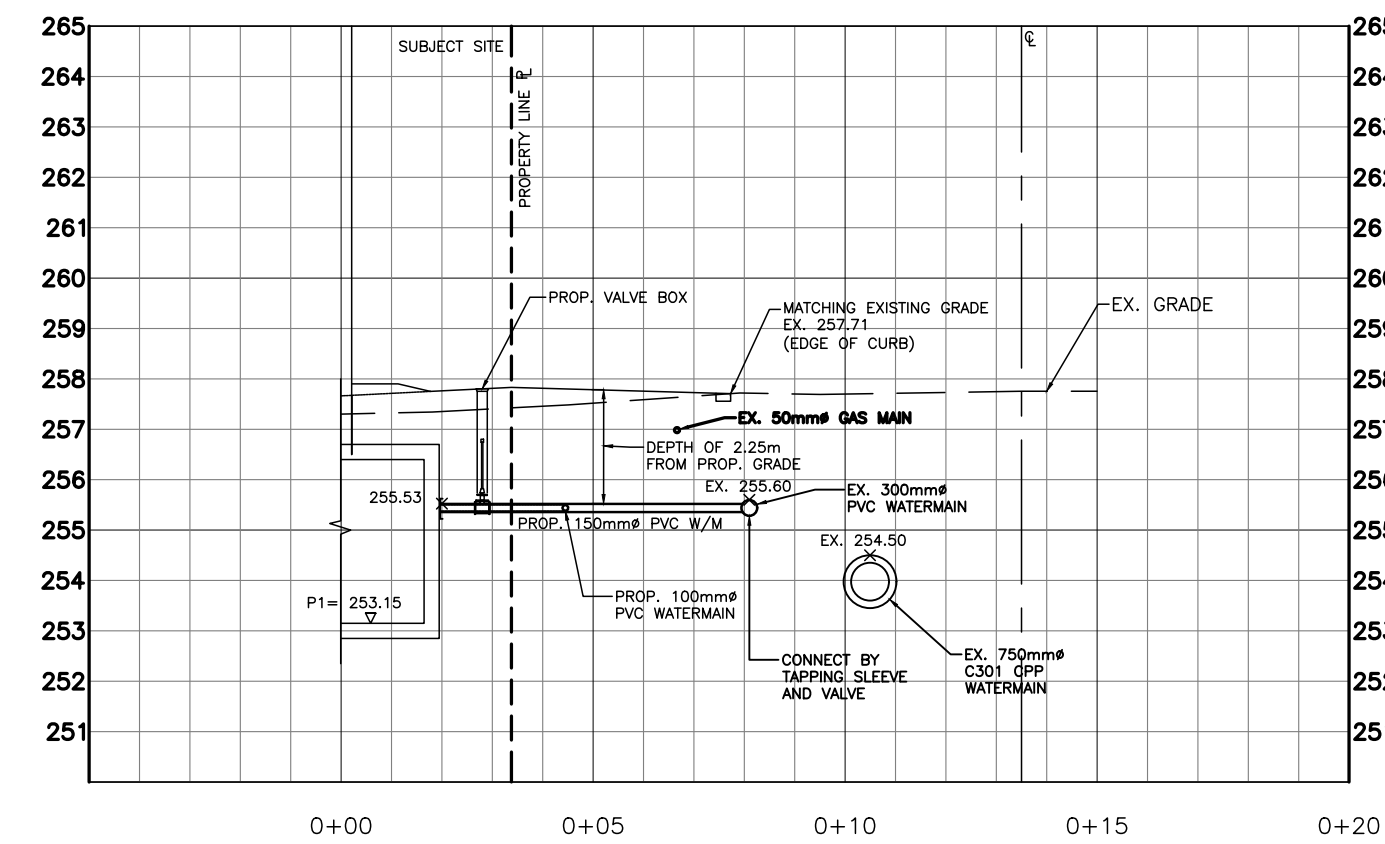
REFER TO DRAWING SS-1 FOR SITE SERVING PLAN
REFER TO DRAWING SG-1 FOR SITE GRADING PLAN
REFER TO DRAWING DET-2 FOR NOTES AND DETAILS PLAN
REFER TO DRAWING DET-3 FOR NOTES AND DETAILS PLAN
REFER TO DRAWING ESC-1 FOR EROSION AND SEDIMENT CONTROL PLAN
REFER TO DRAWING PM-1 FOR PAVEMENT MARKING AND SIGNAGE PLAN
REFER TO DRAWING PRE-1 FOR PRE-DEVELOPMENT CATCHMENT PLAN
REFER TO DRAWING POST-1 FOR POST DEVELOPMENT CATCHMENT PLAN



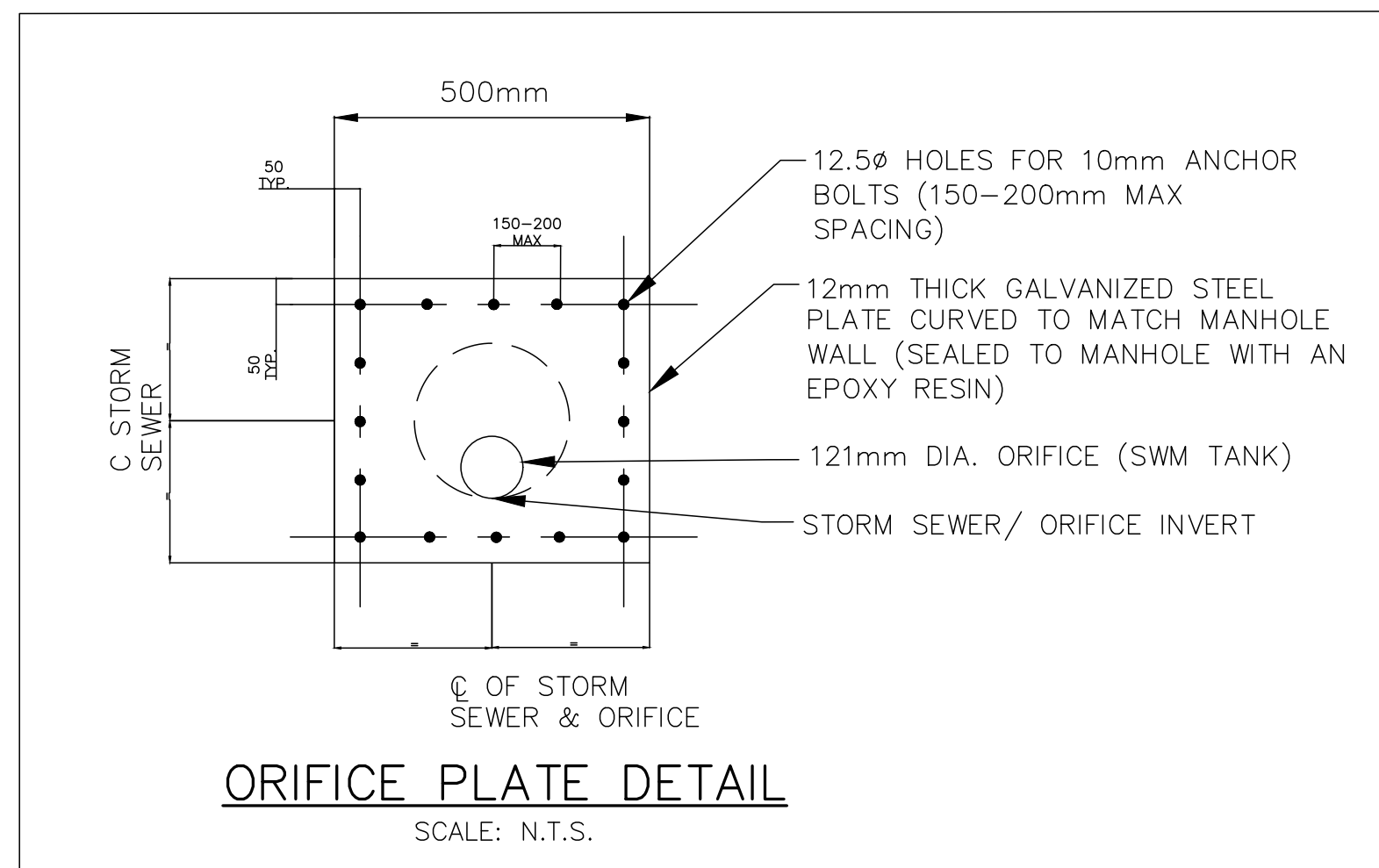
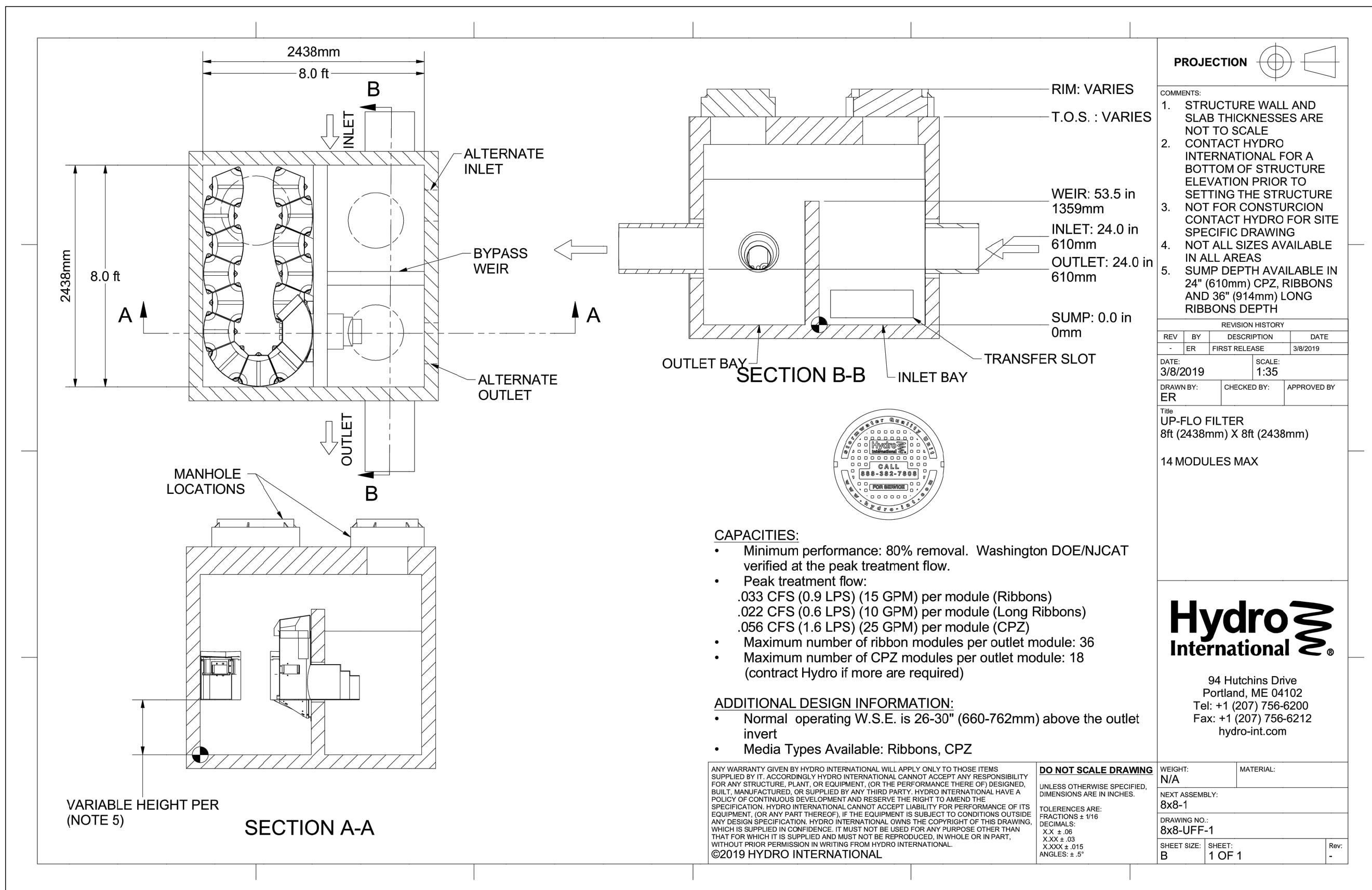
SWM TANK & PHOSPHORUS REMOVAL UNIT DETAIL
SECTION A-A
 SCALE: 1:150



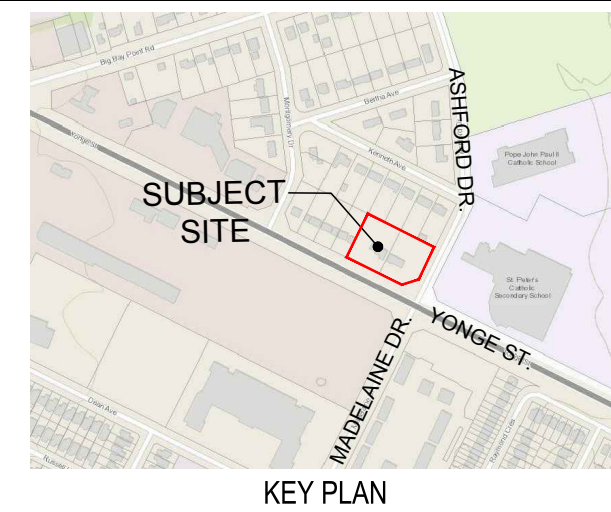
PROPOSED SANITARY SEWER DETAIL
SECTION B-B
 SCALE: 1:150



WATERMAIN CONNECTION DETAIL
SECTION C-C
 SCALE: 1:150



NOTE:
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 REFER TO DRAWING SC-1 FOR SITE GRADING PLAN
 REFER TO DRAWING DET-1 FOR CONSTRUCTION NOTES PLAN
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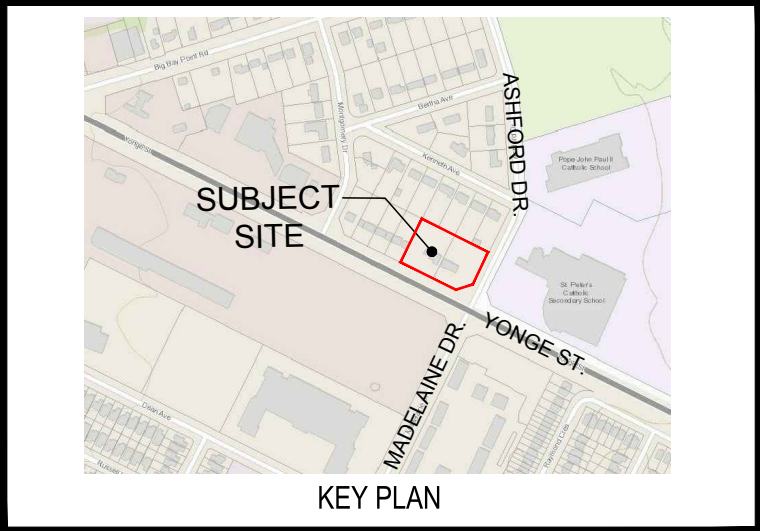
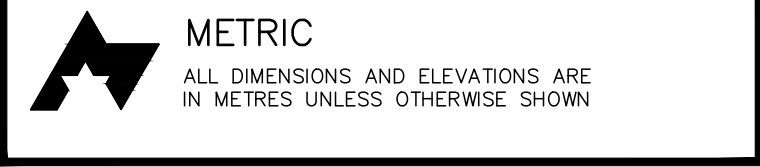
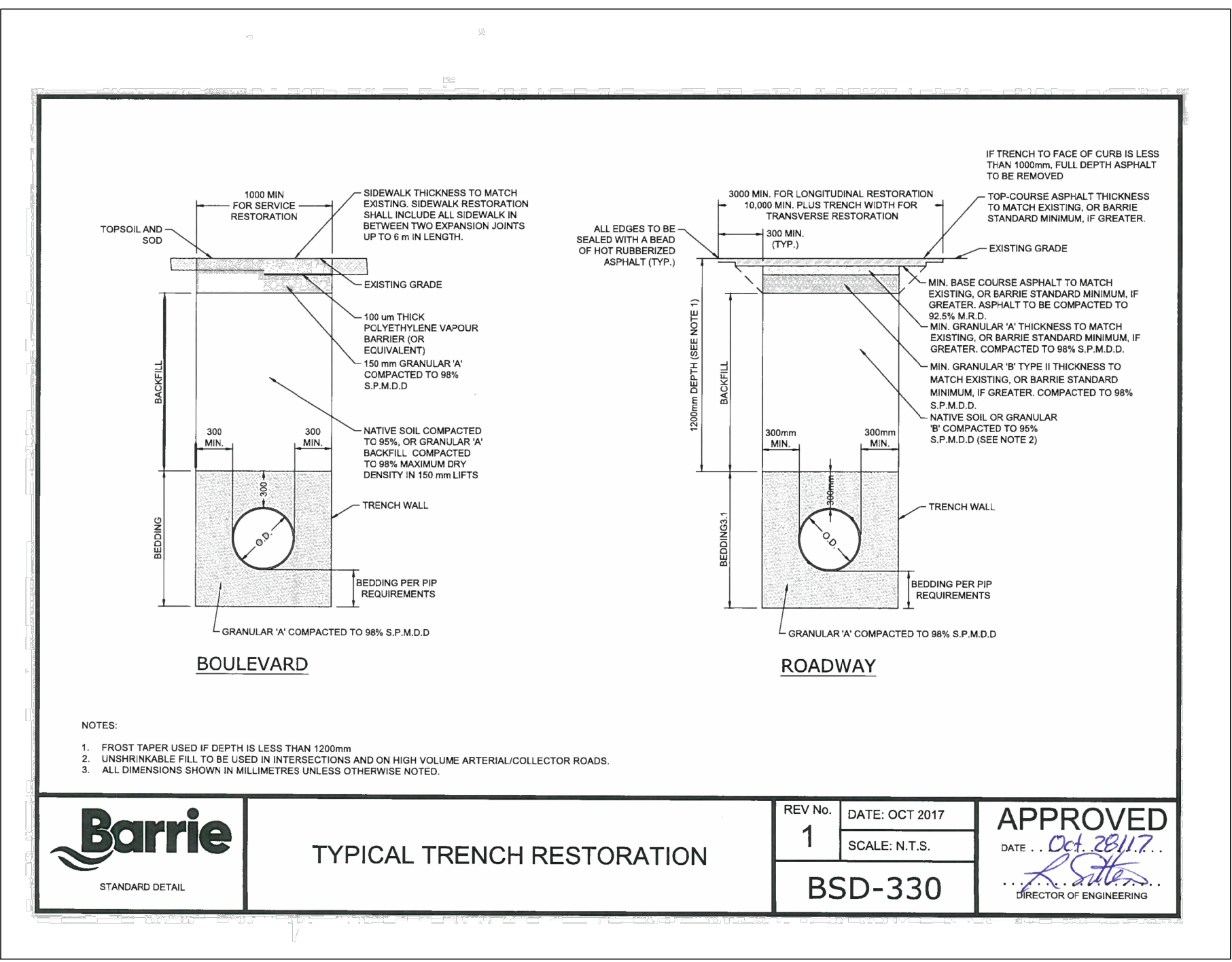
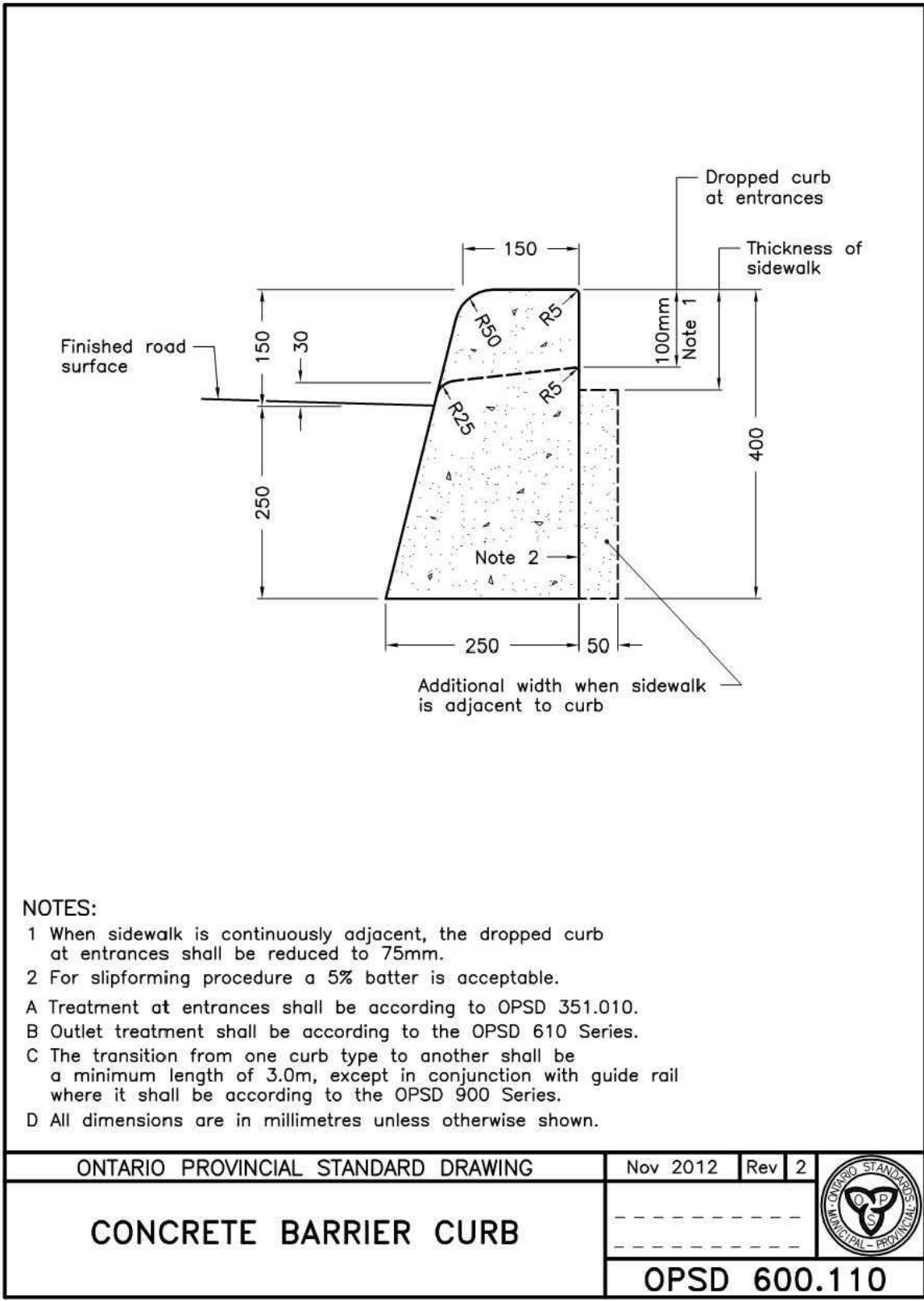
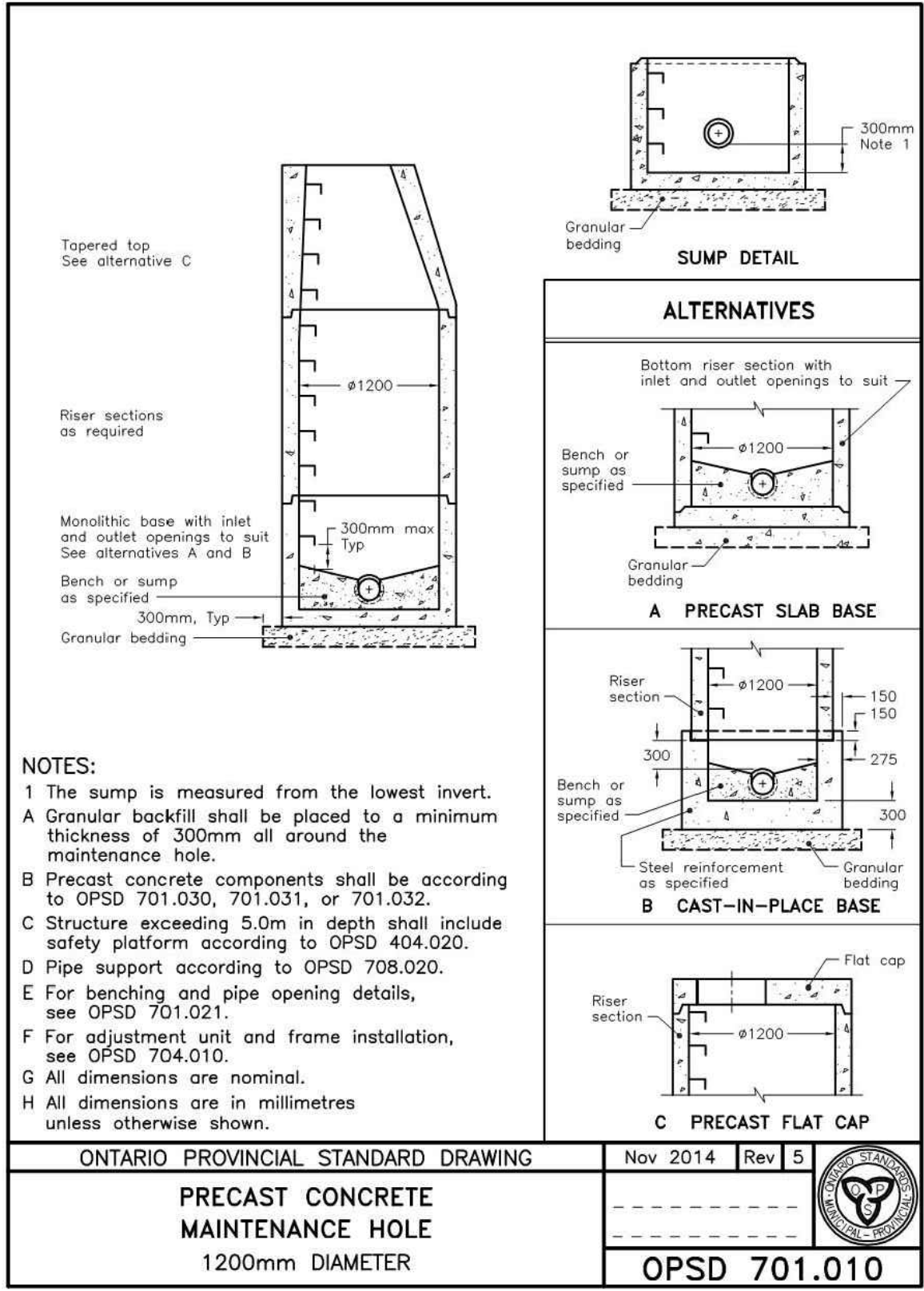
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LEGEND

NO.	REVISION	BY	DATE



DRAWN BY: P.Y.	CHECKED BY: D.G.
DATE: JUNE 10, 2019	DESIGNED BY:
SCALE: AS SHOWN	
PROJECT NO. 19112	DRAWING NO. DET-2



- CONTRACTOR'S NOTES:**
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LEGEND

NO.	REVISION	BY	DATE



PROPOSED CONDOMINIUM BUILDING

681 & 685 YONGE STREET
CITY OF BARRIE
COUNTY OF SIMCOE

NOTES & DETAILS PLAN



DRAWN BY: P.Y.	CHECKED BY: D.G.
DATE: JUNE 10, 2019	DESIGNED BY:
SCALE: AS SHOWN	
PROJECT NO. 19112	DRAWING NO. DET-3

NOTE:
REFER TO DRAWING SS-1 FOR SITE SERVICING PLAN
REFER TO DRAWING SG-1 FOR SITE GRADING PLAN
REFER TO DRAWING DET-1 FOR CONSTRUCTION NOTES PLAN
REFER TO DRAWING DET-2 FOR NOTES AND DETAILS PLAN
REFER TO DRAWING ESC-1 FOR EROSION AND SEDIMENT CONTROL PLAN
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REFER TO DRAWING POST-1 FOR POST DEVELOPMENT CATCHMENT PLAN

