

KEY PLAN
N.T.S.

NOTES:
1. ALL MEASUREMENTS IN METRES, PIPE SIZES IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.

- LEGEND**
- EXISTING GROUND CONTOUR
 - PROPOSED FINISHED GRADE
 - EXISTING GROUND GRADE
 - DIRECTION OF SURFACE DRAINAGE
 - OVERLAND FLOW DIRECTION
 - FRONT DRAINING LOT
 - SPLIT DRAINING LOT
 - BACK SPLIT LOT
 - WALK OUT LOT

REVISIONS				
No.	BY	DATE	DESCRIPTION	APPROVED

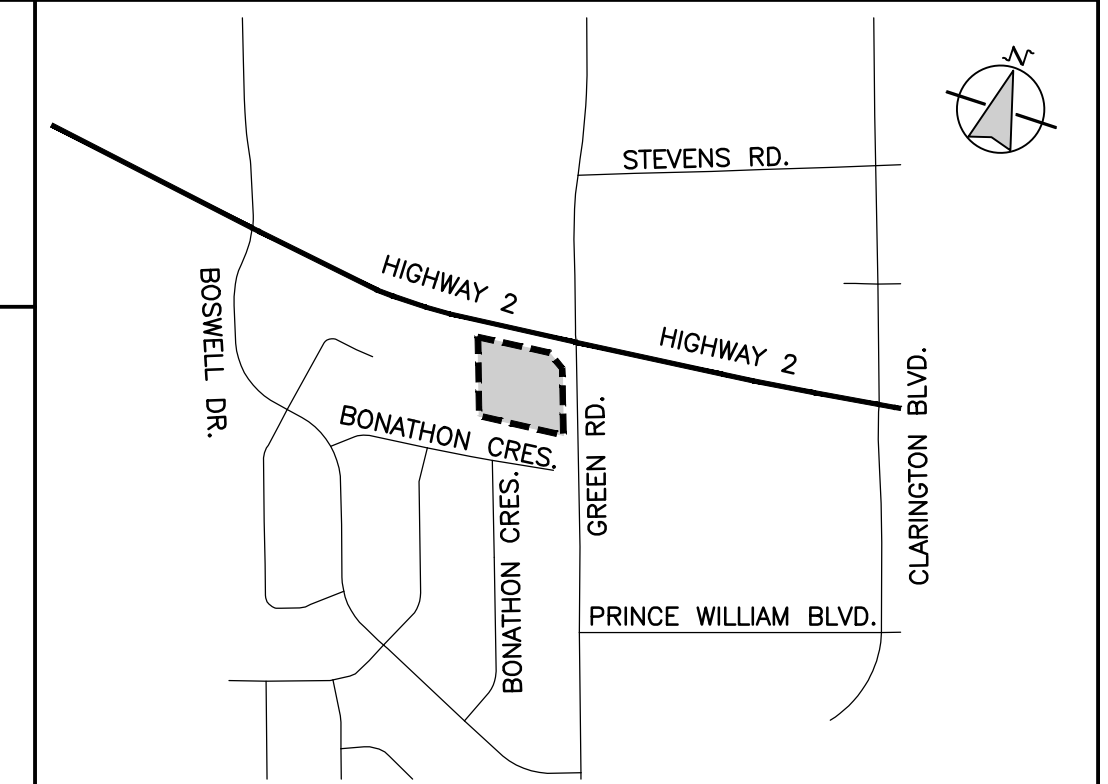
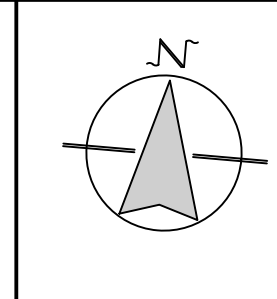
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON
Engineering Services Department

2345-2349 HIGHWAY #2

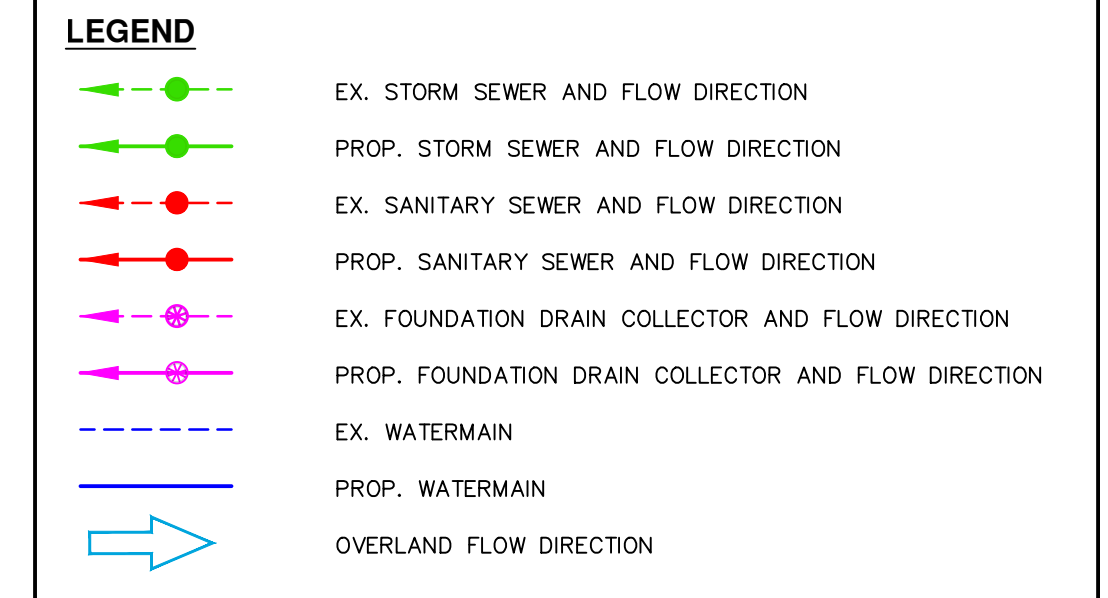
FUNCTIONAL GRADING PLAN

CADEVCON EAST LIMITED
CONSULTING ENGINEERS & PLANNERS
1600 STELLAR DRIVE, SUITE 402 WHITBY, ONTARIO L1N 9B2
TEL. (289) 315-3680 FAX (905) 794-0611

	SCALE : 1:250	PROJECT No. E20035
	DRAWN BY : M.G.	DRAWING No. FGP
	DESIGNED BY : M.C.	
	CHECKED BY : D.B.	
	REVISION DATE: Jan. 25, 21	



NOTES:
1. ALL MEASUREMENTS IN METRES, PIPE SIZES IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.



REVISIONS

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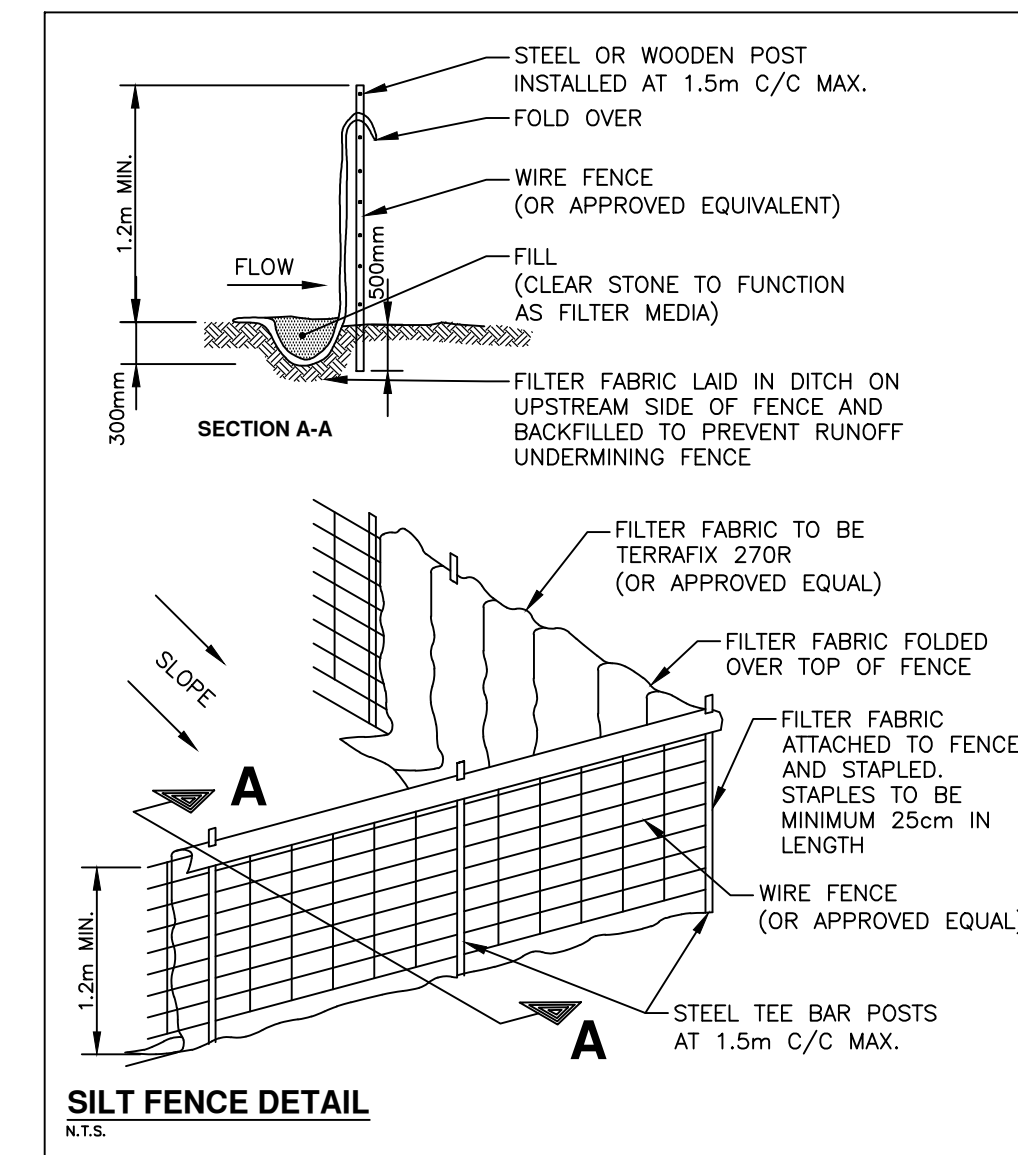
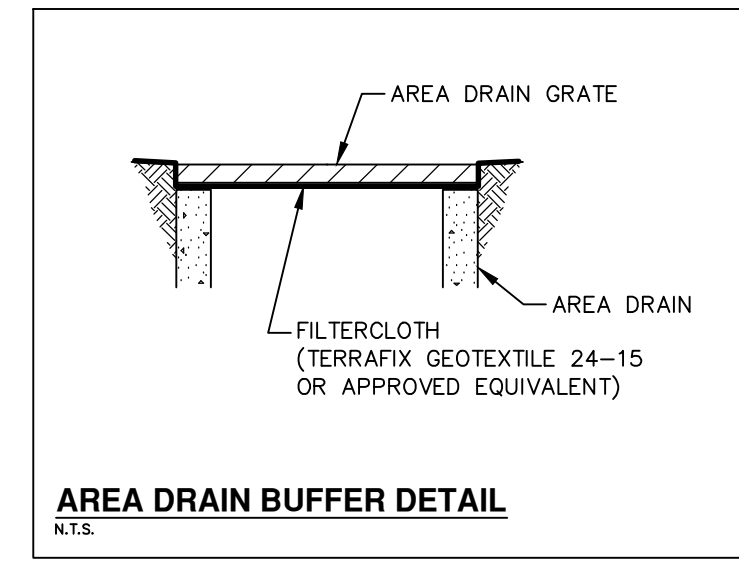
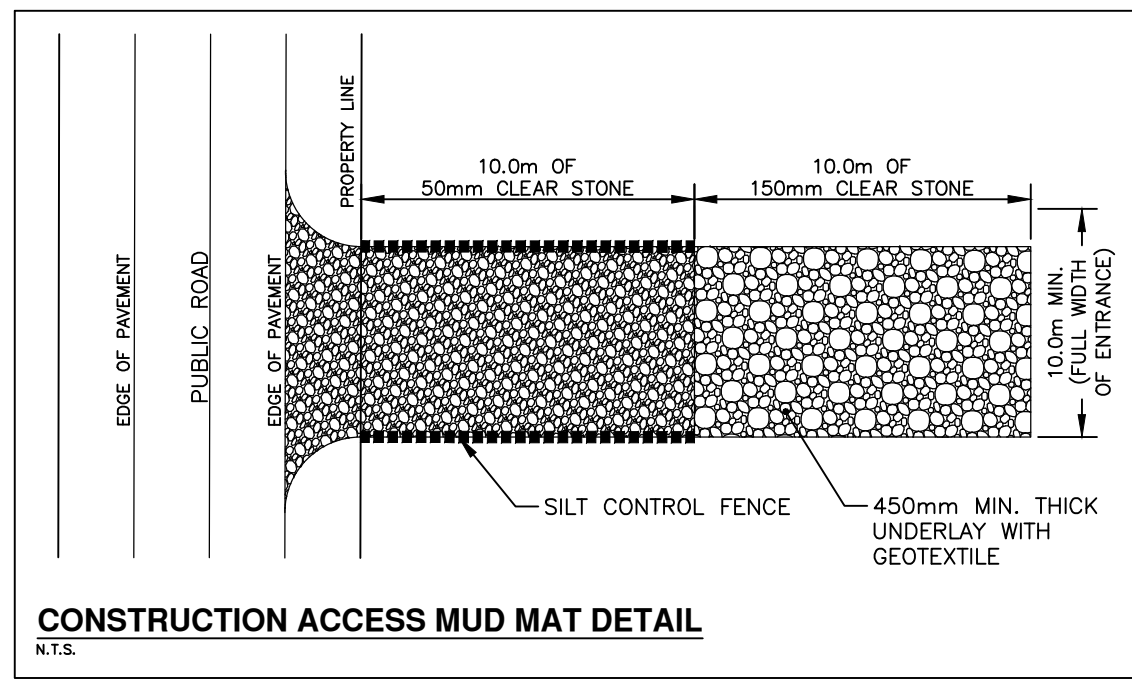
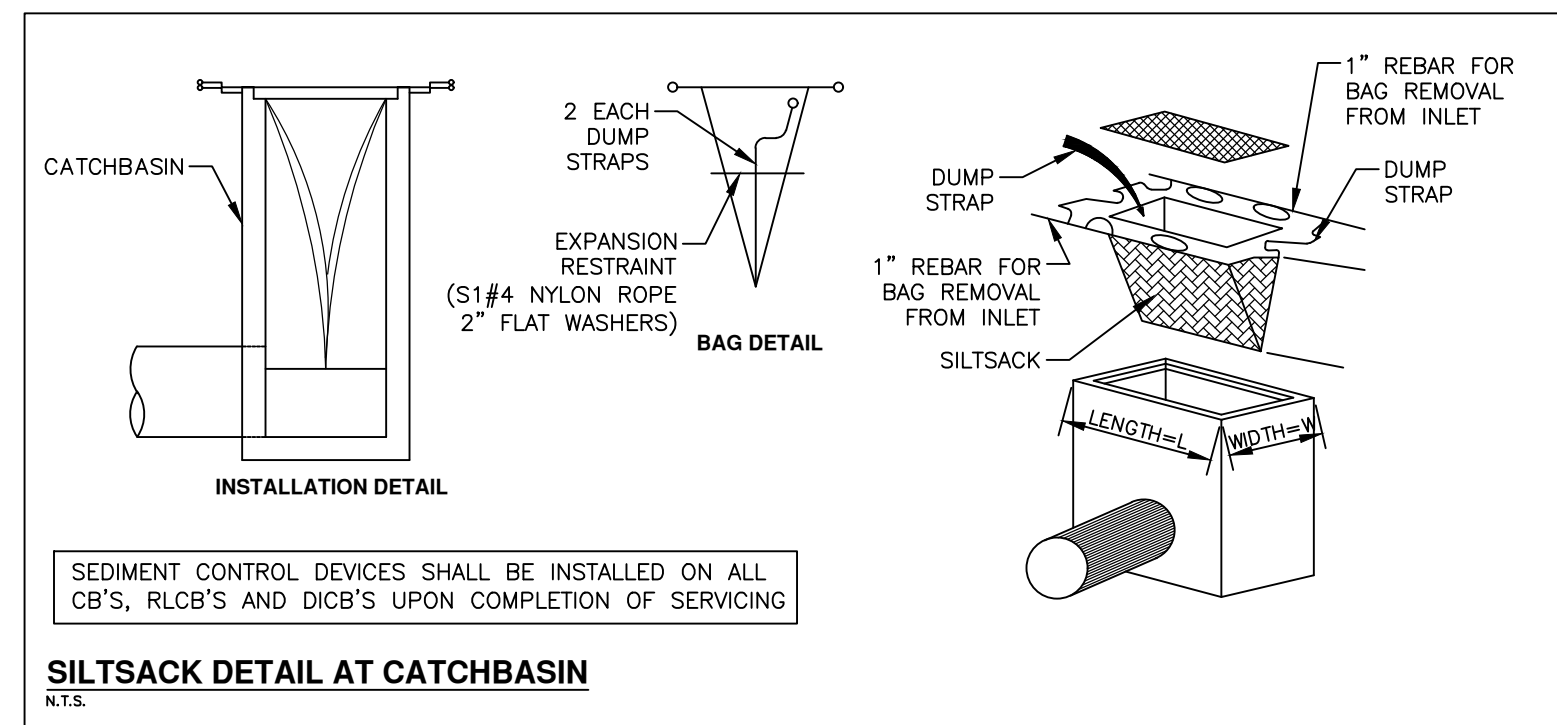
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON
Engineering Services Department

2345-2349 HIGHWAY #2

FUNCTIONAL SERVICING PLAN

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	DRAWN BY : M.G.	
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	REVISION DATE: Jan. 25, 21	FSP



GENERAL EROSION & SEDIMENTATION CONTROL NOTES:

- NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL INTRUDE BEYOND THE SILT FENCE OR LIMIT OF DEVELOPMENT. ALL CONSTRUCTION VEHICLES SHALL LEAVE THE SITE AT DESIGNATED LOCATIONS AS SHOWN ON THE PLAN. ALL MATERIALS AND EQUIPMENT SHALL BE STORED ON SITE IN A DESIGNATED AREA. NO MATERIALS OR EQUIPMENT SHALL BE STORED ON THE MUNICIPAL RIGHT OF WAY. NO CONSTRUCTION VEHICLES WILL PARK ON MUNICIPAL ROADS.
- DUST CONTROL TO BE REVIEWED DAILY TO ENSURE DUST IS CONTROLLED AS PER THE TOWN BY-LAWS.
- CONTRACTOR TO ADHERE TO TOWN NOISE BY-LAWS.
- SERVICING OF CONSTRUCTION EQUIPMENT ON SITE IS PROHIBITED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION, AS DIRECTED BY THE ENGINEER.
- THE LOCATION OF EROSION AND SEDIMENT CONTROL DETAILS ARE SHOWN SCHEMATICALLY ON THIS DRAWING.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AND SHALL BE DETERMINED BY THE ENGINEER.
- ALL SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON-SITE.
- ALL CUT-OFF SWALES SHALL BE STABILIZED BEFORE USE, AND SHALL REMAIN IN PLACE AND PROPERLY FUNCTIONING DURING ALL STAGES OF CONSTRUCTION AND SHOULD BE REMOVED ONLY WHEN THE SITE IS COMPLETELY STABILIZED. EXACT LOCATION TO BE DETERMINED IN THE FIELD BY THE SITE ENGINEER AND APPROVED BY THE TOWN ENGINEER.
- TEMPORARY CONSTRUCTION ACCESS ROAD AND MUD MAT TO BE INSTALLED PRIOR TO CONSTRUCTION TO PREVENT MUD TRACKING ON ADJACENT EXTERNAL ROADS.
- SEDIMENT CONTROL DEVICES SHALL BE INSTALLED ON ALL C&B, R&C'S AND DIGS UPON COMPLETION OF SERVING.
- IF CONSTRUCTION ACTIVITY IS INTERRUPTED AND/OR INACTIVITY EXCEEDS 30 DAYS, ALL STRIPPED/BARE AREAS ARE TO BE STABILIZED WITH SEED/MULCH.
- ALL SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED IN GOOD REPAIR DURING ALL PHASES OF CONSTRUCTION. ALL DEFICIENCIES ARE TO BE RECTIFIED WITHIN 48 HOURS OF INSPECTION.
- ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SILT CONTROL FENCE. ALL PILES WHICH ARE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE HYDRO SEED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES TO REMAIN IN PLACE UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- ANY TREES SELECTED BY LANDSCAPE ARCHITECT FOR PRESERVATION TO BE PROTECTED BY TREE PROTECTION FENCING (OPSD 320.010). LANDSCAPE ARCHITECT TO INDICATE ANY TREES THAT ARE TO BE TRANSPLANTED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (I.E. SILT FENCES, STRAWBALES, CLEAR STONE ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIR.
- CONTRACTOR TO CLEAN ROADS ON A REGULAR BASIS OR AS DIRECTED BY THE ENGINEER. THE ROAD SHALL AT A MINIMUM BE SCRAPPED DAILY AND FLUSHED ON FRIDAY EVENING OR SATURDAY MORNING.
- ALL ACTIVITIES INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, OILING, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES IN THE WATER. VEHICULAR REFUELLING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30m FROM ANY WATERCOURSE.
- AN AFTER HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES. ALL CONCERNS SHOULD BE DIRECTED TO:
CANDEVCON LIMITED: ROGER BENYON 289-315-3680
2779471 ONTARIO INC. C/O GAY COMPANY LIMITED: 905-623-3234

MONITORING OF SEDIMENT CONTROL MEASURES

- AFTER THE CONTRACTOR HAS INSTALLED THE SEDIMENT CONTROLS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW OF THE INSTALLED MEASURES BEFORE ANY EARTHWORKS CAN BEGIN.
- THE CONTRACTOR SHALL, ON A DAILY BASIS, INSPECT EROSION AND SEDIMENT CONTROL MEASURES IN PLACE. ANY DAMAGED OR INEFFECTIVE MEASURE SHALL BE RECTIFIED WITHIN 48 HOURS.
- DURING EARTHWORKS AND SERVING OPERATIONS, THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED ON THE FOLLOWING FREQUENCY:
 - ON A WEEKLY BASIS
 - BEFORE AND AFTER ALL SIGNIFICANT RAINFALL EVENTS.
 - AFTER ALL SIGNIFICANT SNOWMELT EVENTS.
 - DAILY DURING EXTENDED RAIN OR SNOWMELT EVENTS.
- THE ENGINEER REPRESENTATIVE SHALL REVIEW THE EROSION AND SEDIMENT MEASURES, DAILY, WHEN ON SITE AND SHALL COORDINATE WITH THE ALL PARTIES DURING THEIR WEEKLY REVIEWS.
- DURING INACTIVE CONSTRUCTION PERIODS (FOR EARTHWORKS AND SERVING), THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED ON A MONTHLY SCHEDULE AND BEFORE AND AFTER SIGNIFICANT RAINFALL EVENTS.

DUST CONTROL MEASURES:

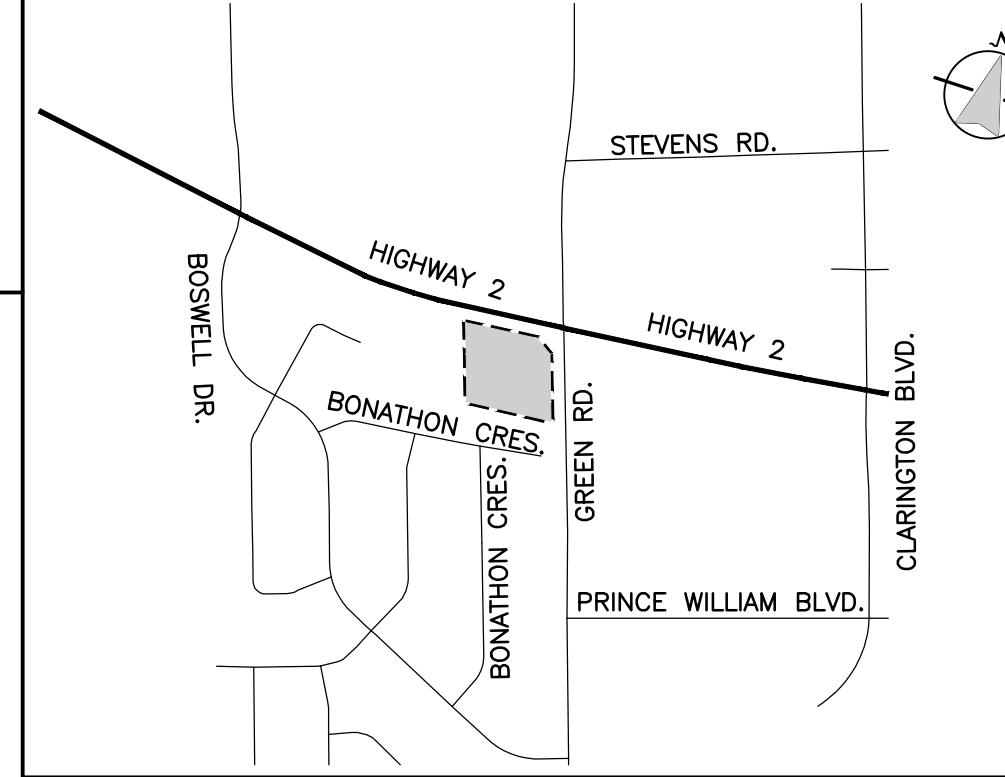
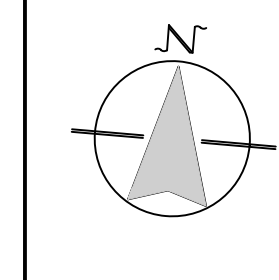
- CONTRACTOR TO ENSURE ALL CONSTRUCTION VEHICLES SHALL LEAVE THE SITE AT DESIGNATED POINTS AND DURING PERIODS OF HIGH WIND LIMIT ENTRY/EGRESS TO THE SITE DURING THESE PERIODS.
- PROPER EROSION CONTROL/WIND FENCING WITH A MINIMUM HEIGHT OF 1.0M IS TO BE INSTALLED ALONG THE PERIMETER OF THE WORK SITE PRIOR TO COMMENCING CONSTRUCTION OPERATIONS. ADDITIONAL WIND FENCING INTERNAL TO THE WORK AREAS WILL BE INSTALLED ON AN AS NEEDED BASIS TO MINIMIZE DUST CIRCULATION, AS DIRECTED BY THE ENGINEER.
- PRIOR TO ANTICIPATED PERIODS OF HIGH WINDS ANY EXPOSED AREAS ARE TO BE INSPECTED BY THE CONTRACTOR AND WATER APPLIED AT SUFFICIENT FREQUENCY AND QUANTITY TO ENSURE SURFACES ARE MOST TO REDUCE THE RISK DURING PERIODS OF HIGH WINDS FOR DUST CIRCULATION.
- DURING PERIODS OF HIGH WIND, THE CONTRACTOR IS TO MINIMIZE CONSTRUCTION ACTIVITIES UNTIL SUCH TIME WHERE WINDS HAVE DECREASED TO ALLOW FOR LESS DUST TO BE CIRCULATED.
- SUITABLE CHEMICAL STABILIZATION METHODS THAT MAY INCLUDE SODIUM CHLORIDE SOLUTIONS, OIL BASED BRINE SOLUTIONS, OR CANOLA OIL BASED SOLUTIONS MAY BE APPLIED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER.
- ANY CHEMICAL STABILIZATION METHODS EMPLOYED BY THE CONTRACTOR MUST CONFORM TO THE MINISTRY OF ENVIRONMENT AND CLIMATE CHANGE POLICIES WITH REGARDS TO CONTROLLED SUBSTANCES AND UTILIZED AS PER MANUFACTURERS RECOMMENDATIONS.

CONSTRUCTION STAGING & REQUIRED MEASURES

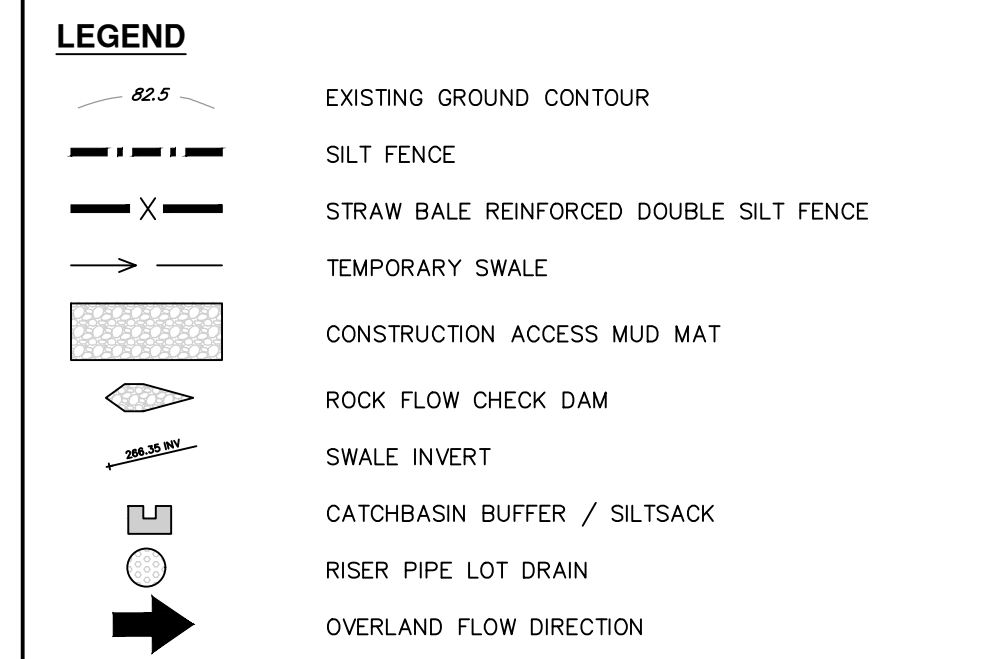
- CLEARING AND GRUBBING
- SILT/SNOW FENCE
- MUD MAT
- TOPSOIL & MIXED MATERIAL REMOVAL
- SILT/SNOW FENCE
- MUD MAT
- CATCHBASIN BUFFER/SILT/SACK
- EARTHWORKS & FILL IMPORT
- SILT/SNOW FENCE
- MUD MAT
- CATCHBASIN BUFFER/SILT/SACK
- UNDERGROUND SERVING & ROADWORKS
- SILT/SNOW FENCE
- MUD MAT
- CATCHBASIN BUFFER/SILT/SACK
- BUILDING CONSTRUCTION
- MUD MAT
- SILT/SNOW FENCE
- CATCHBASIN BUFFER/SILT/SACK
- BUILDING COMPLETION
- DECOMMISSION ALL SEDIMENT CONTROL MEASURES
- RESTORE ALL DISTURBED AREAS

DRY MEADOW SEED MIX

- APPLY THE FOLLOWING SEED MIX AT A MINIMUM RATE OF 15kg/ha. SIMULTANEOUSLY SOWING A COVER CROP OF ANNUAL OATS FOR EROSION CONTROL (RATE OF 30 kg/ha)
- 20% FOWL MEADOW GRASS (POA PALUSTRIS)
 - 15% LITTLE BLUESTEM (ANDROPOGON SCOPARIUS)
 - 15% INDIAN GRASS (SORGHASTRUM NUTANS)
 - 15% VIRGINIA WILD RYE (ELYMUS VIRGINICUS)
 - 10% SEEDCATS GRAMMA (BOULEDOU CURTIPENDULA)
 - 5% WILD LUPINE (LUPINUS PERENNIS)
 - 4% WHITE ASTER (ASTER UMBELLATUS)
 - 4% BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA)
 - 3% HEATH ASTER (ASTER PHLOIDES)
 - 3% BLACK EYED SUSAN (RUDBECKIA HIRTIA)
 - 2% SHOWY TOP-TREFOIL (DIPSACUM CANADENSE)



NOTES:
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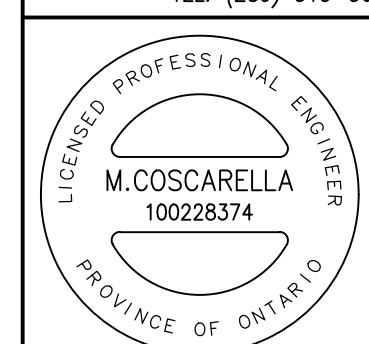
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON
Engineering Services Department

2345-2349 HIGHWAY #2

EROSION & SEDIMENTATION CONTROL PLAN

CDP CANDEVCON EAST LIMITED
CONSULTING ENGINEERS & PLANNERS
1600 STELLAR DRIVE, SUITE 402 WHITBY, ONTARIO L1N 9S2
TEL: (289) 315-3680 FAX: (905) 794-0611

SCALE: 1:250	PROJECT No. E20035
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DESIGNED BY: M.C.	ERS
CHECKED BY: D.B.	REVISION DATE: Jan. 25, 21

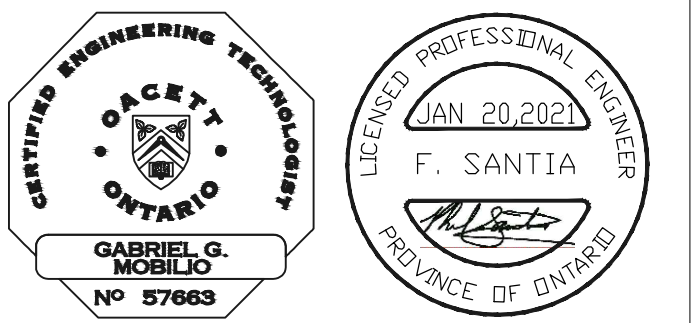


KING ST. HWY 2

GENERAL NOTES

◇ PROPOSED LOCATION OF PAD MOUNTED TRANSFORMER.

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1	ISSUED FOR SPA	JAN 20/ 21	FC

NO.	REVISIONS	DATE	BY
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**CONSULTING ENGINEERS
 LIGHTING - ELECTRICAL**
 595 CITYVIEW BLVD. SUITE 204/205
 VAUGHAN, ONTARIO, CANADA L4H 3M7
 Tel: (905)417-6881 Fax: (905)417-6882
 www.e-lumen.ca

PROJECT:
**MULTI- STOREY
 RESIDENTIAL
 DEVELOPMENT**
 2345-2349 Highway #2, Bowmanville,
 ON 2779471 Ontario Inc.

DRAWING:
ELECTRICAL SITE PLAN

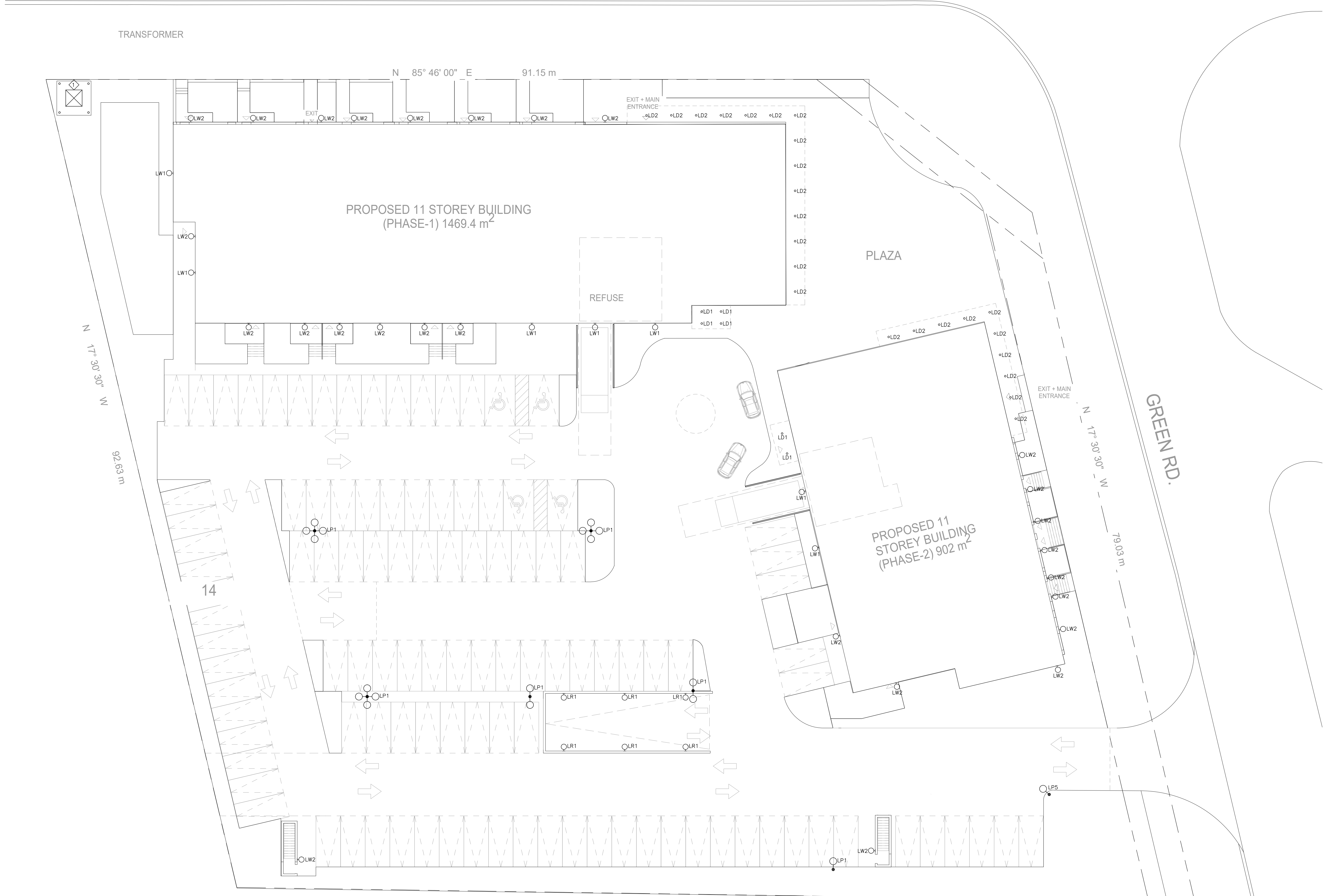


**BARRY BRYAN
 ASSOCIATES**
 Architects
 Engineers
 Project Managers

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 Whitby Ontario L1N 0G5
 Tel: (905) 666-5252
 Fax: (905) 666-5256
 e-mail: bob@bba-ecw.com

DESIGN BY:	FC	SEC. CHECKED:	FC
DRAWN BY:	FC	E. COMPLETE:	
CHECKED BY:	JM	DATE:	07/12/20
SCALE:	1:200	FILE:	

PROJECT NO: **20-194**
 DRAWING NO: **E001**



TRANSFORMER

PROPOSED 11 STOREY BUILDING
 (PHASE-1) 1469.4 m²

PLAZA

REFUSE

PROPOSED 11
 STOREY BUILDING
 (PHASE-2) 902 m²

GREEN RD.

14

N 86° 36' 55" E 106.87 m

N 17° 30' 30" W 92.63 m

N 85° 46' 00" E 91.15 m

N 17° 30' 30" W 79.03 m

KING ST. HWY 2

TRANSFORMER

PROPOSED 11 STOREY BUILDING (PHASE-1) 1469.4 m²

REFUSE

PROPOSED 11 STOREY BUILDING (PHASE-2) 902 m²

GREEN RD

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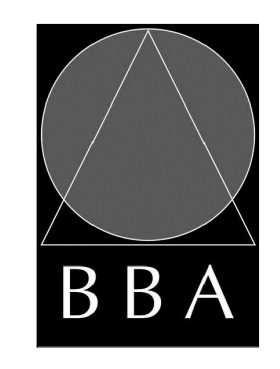
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595 CITYVIEW BLVD. SUITE 204/205
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PROJECT:
**MULTI-STOREY
RESIDENTIAL
DEVELOPMENT**

2345-2349 Highway #2, Bowmanville,
ON 2779471 Ontario Inc.

DRAWING:
**SITE PLAN LIGHTING
ANALYSIS**



**BARRY BRYAN
ASSOCIATES**

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DESIGN BY:	FC	DATE:	07/12/20
DRAWN BY:	FC	SCALE:	1:200
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PROJECT NO:

20-194

DRAWING NO:

E002

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	ARRANGEMENT	TOTAL LAMP LUMEN	LLF	MOUNTING HEIGHT	MANUFACTURER	EQUAL MANUFACTURER
	LP1	SINGLE	5813	0.9	5640mm	KIM LIGHTING; CAT# ALTI-28L-85-4K7-2-BC	LITHONIA LIGHTING - DSXO VISIONAIRE LIGHTING - VLX
	LP2	2 @ 180DEG	9610(EACH)	0.9	5640mm	KIM LIGHTING; CAT# ALTI-28L-85-4K7-4W	LITHONIA LIGHTING - DSXO VISIONAIRE LIGHTING - VLX
	LP3	4 @ 90DEG	7317(EACH)	0.9	5640mm	KIM LIGHTING; CAT# ALTI-28L-85-4K7-4W	LITHONIA LIGHTING - DSXO VISIONAIRE LIGHTING - VLX
	LP4	4 @ 90DEG	9610(EACH)	0.9	5640mm	KIM LIGHTING; CAT# ALTI-28L-60-4K7-4	LITHONIA LIGHTING - DSXO VISIONAIRE LIGHTING - VLX
	LP5	SINGLE	7317	0.9	5640mm	KIM LIGHTING; CAT# ALTI-28L-60-4K7-4-BC	LITHONIA LIGHTING - DSXO VISIONAIRE LIGHTING - VLX
	LW1	SINGLE	2789	0.9	3000mm	HUBBELL; CAT# TRP1-12L30-4K7-4	LITHONIA LIGHTING - WJGE VISIONAIRE LIGHTING - PGAS-1
	LW2	SINGLE	1379	0.9	1800mm	TERON LIGHTING; CAT# GRDW24-L18.0-TE500--40K	LUMINAIRE LED - SONAR SPC8 VISA LIGHTING - OW1043
	LR1	SINGLE	734	0.9	762mm	KIM LIGHTING; CAT# LLF50P40-12L4K	REBELLE ARCH LIGHTING - 1185LED WEEF LIGHTING - 6162320
	LD1	SINGLE	644	0.9	2700mm	PRESCOLITE; CAT# LTR-4RD-H-SL-06L-DM1 C/W LTR-4RD-T-SL-40K-8-NR-S	LITHONIA LIGHTING - LDN4 ELITE - HH4 LED
	LD2	SINGLE	785	0.9	3000mm	PRESCOLITE; CAT# LTR-4RD-H-SL-06L-DM1 C/W LTR-4RD-T-SL-40K-8-NR-S	LITHONIA LIGHTING - LDN4 ELITE - HH4 LED

CALCULATION SUMMARY

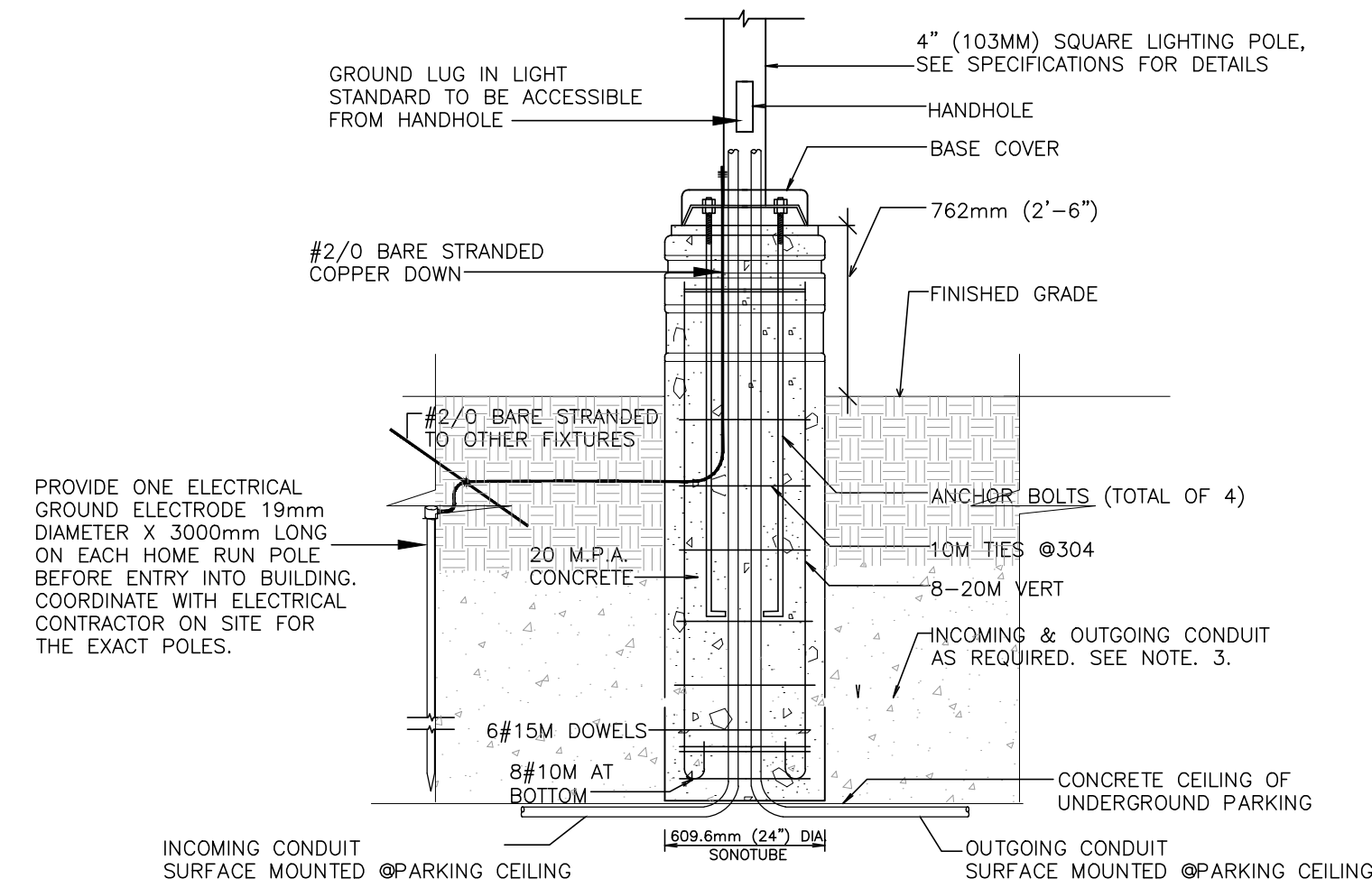
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
HANDICAP	ILLUMINANCE	Fc	2.72	3.7	2.0	1.36	1.85
TYPE LW2	ILLUMINANCE	Fc	1.67	2.7	0.6	2.78	4.5
PARKING LOT	ILLUMINANCE	Fc	3.05	6.8	0.2	15.25	34.0
SITE	ILLUMINANCE	Fc	2.57	17.2	0.0	N/A	N/A
SPILL OF LIGHT	ILLUMINANCE	Fc	0.02	0.3	0.0	N/A	N/A
TYPE LD1	ILLUMINANCE	Fc	11.33	14.8	8.4	1.35	1.76
TYPE LD2	ILLUMINANCE	Fc	12.17	20.2	1.4	8.69	14.43
TYPE LR1	ILLUMINANCE	Fc	8.80	13.7	2.8	3.14	4.89
TYPE LW1	ILLUMINANCE	Fc	5.12	10.2	3.2	1.60	3.19

1 LUMINAIRE SCHEDULE & STATISTICS

E003 SCALE: N.T.S

NOTES:

1. PROVIDE ALL WORK ASSOCIATED WITH THIS DETAIL. FINISH TO SUIT ARCHITECT'S REQUIREMENTS. EXACT LOCATION OF POLE MOUNTED LUMINAIRES TO BE COORDINATED WITH ARCHITECTURAL SITE PLAN.
2. REFER TO STRUCTURAL DRAWINGS FOR DETAILS OF BASE. THE BASE SHALL BE PROVIDED BY DIVISION 16 IN ACCORDANCE WITH DETAILS OF DIVISION 3.
3. ELECTRICAL CONTRACTOR TO SIZE CONDUIT/FEEDER TO SUIT. REFER TO SITE PLAN FOR DETAILS.
4. CAST-IN-PLACE ARCHITECTURAL CONCRETE BASE SHALL BE ARTFORM 'KELLAM' 610R STYLE.

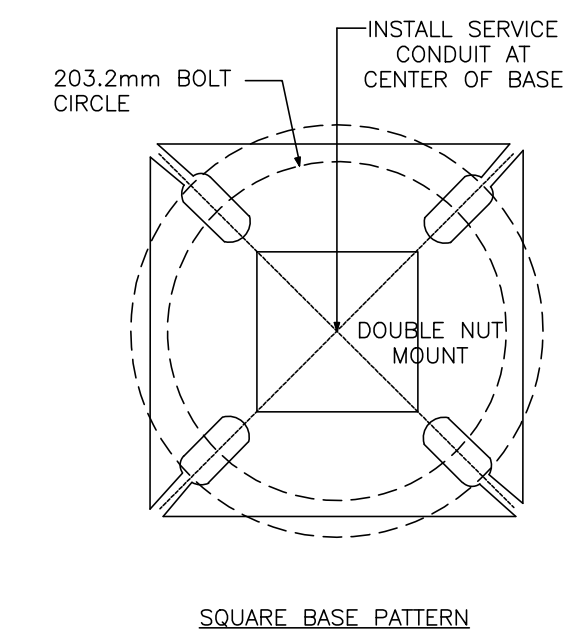


2 LIGHTING POLE BASE DETAIL

E003 SCALE: N.T.S

NOTES:

1. INSTALL BOLTS ACCURATELY CENTERED WITHIN 1/16" OF NOMINAL POSITION FOR PROPER FIT WITH BASE.

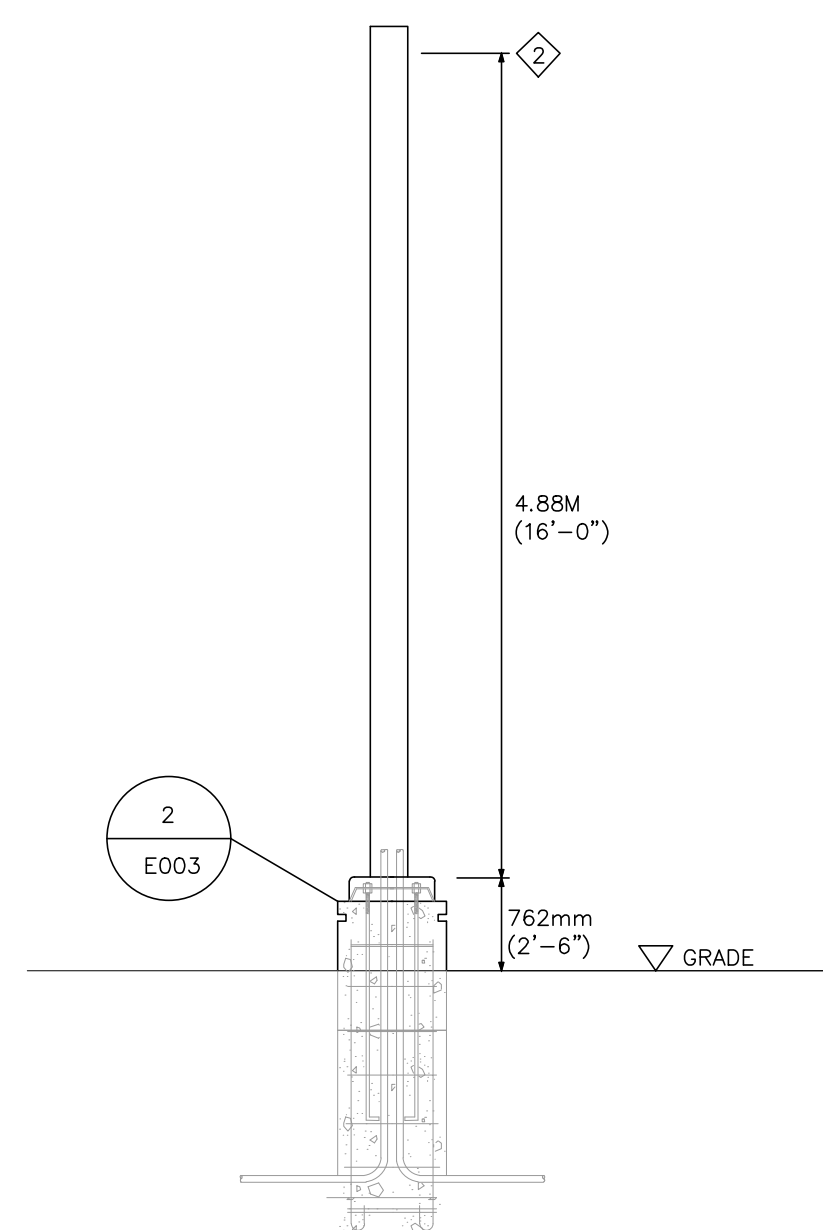


3 ANCHOR BOLTS DETAIL

E003 SCALE: N.T.S

NOTES:

1. PROVIDE 4" (103MM) SQUARE POLE TO SUIT.
2. HEIGHT TO CENTER OF LUMINAIRE OPTICS.



4 POLE DETAIL

E003 SCALE: N.T.S



5 LUMINAIRE - TYPE LD1/LD2

E003 SCALE: N.T.S



7 LUMINAIRE - TYPE LP1/LP2/LP3/LP4

E003 SCALE: N.T.S



6 LUMINAIRE - TYPE LR1

E003 SCALE: N.T.S



8 LUMINAIRE - TYPE LW1

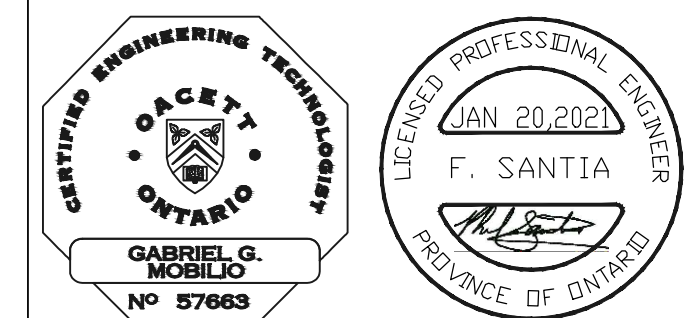
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9 LUMINAIRE - TYPE LW2

E003 SCALE: N.T.S

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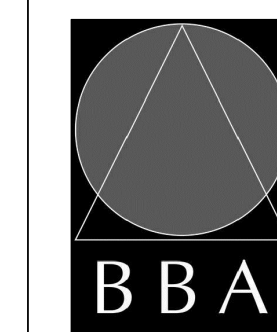
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PROJECT:
MULTI-STOREY RESIDENTIAL DEVELOPMENT

2345-2349 Highway #2, Bowmanville, ON 2779471 Ontario Inc.

DRAWING:
SITE PLAN DETAILS



BARRY BRYAN ASSOCIATES

Architects
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201-250 Water Street
 Whitby Ontario L1N 0G5
 Tel: (905) 666-5252
 Fax: (905) 666-5256
 e-mail: bob@bba-ecw.com

DESIGN BY:	FC	DATE:	07/12/20
DRAWN BY:	FC	SCALE:	1:200
CHECKED BY:	JM	FILE:	

PROJECT NO:

20-194

DRAWING NO:

E003



- 1 Maintained Lawn Area
Sod as per OPSS 802 and 803, min 150mm depth growing medium.
- 2 Shrub and Tree Area
Min 450mm depth growing medium finished w/ 75mm depth Four Season mulch
- 3 Concrete Unit Paving
Style: Promenade Plank Paver; Size: 60x20x10cm; Supplier: Unilock or approved equal; Pattern: Running Bond installed at 45° angle as shown.
- 4 Cast In Place Concrete
See civil Dwg's for details
- 5 Landscape Boulders
1200-1500mm Large Round Irregular Field Stone Boulders
- 6 Bistro Table and Chairs
Shown for Illustrative Purposes Only. To be supplied by owners
- 7 Bike Rack (12 total)
Two (2) groups of Four (4) Surface Mount Racks, Maglin MBR100 Series Item# MBR-0150-00002 or approved equivalent
- 8 Metal Privacy Screen
1200x1800mm (WxH) Surface Mount Steel Privacy Screen. Style: Flex; Supplier: Maglin or approved equal; Colour: Gunmetal
- 9 Armour Stone Seat
Armourstone; Colour: Dark; Size: ~600x600x1000mm (WxHxL).
- 10 Bench (3 total) w Curb Stop
1800mm length Surface Mount Bench, Maglin 2300 Series MBE-2300-00056 or approved equivalent.
- TPZ Existing Deciduous Trees to be retained- See L1.01 for Tree Protection Plan
- Proposed Deciduous Trees- See plant list for additional details
- Proposed Coniferous Trees- See plant list for additional details
- Proposed Shrub/Perennial/Vine- See plant list for additional details
- Tree Protection Zone Hoarding- See L1.2 for Tree Planting and Preservation Plan

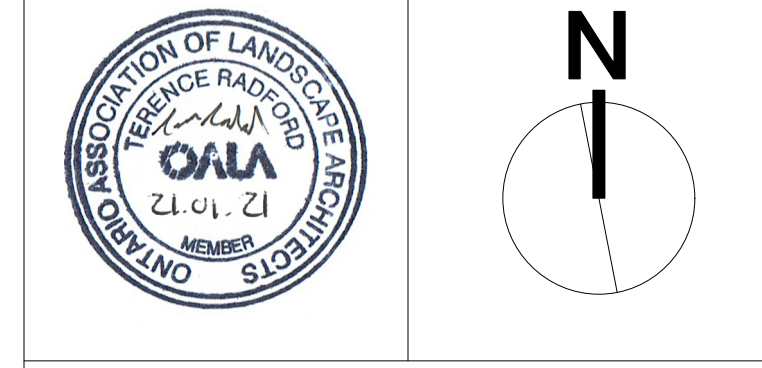
KING ST. HIGHWAY 2



Legend:
 - Property Line
 - Easment; Part 2/3 Road Widening Allowance

No.	Description	Date	By
1	Client Review	20.12.11	TR
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3	Client Review	21.01.05	TR
4	SPA	21.01.21	TR
5	#	#	#
6	#	#	#
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8	#	#	#

No.	Description	Date	By
	Issue / Revision Schedule		



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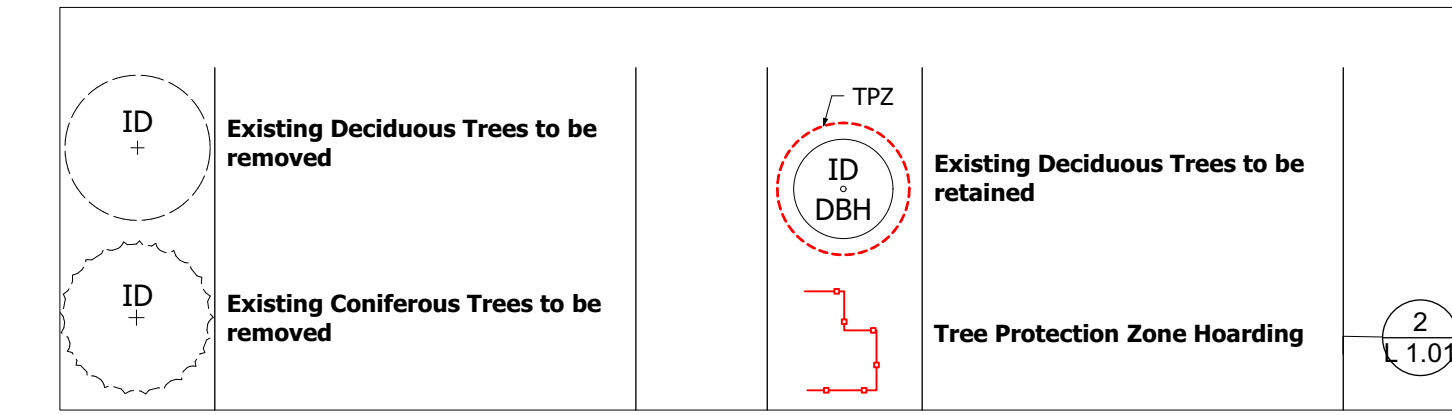
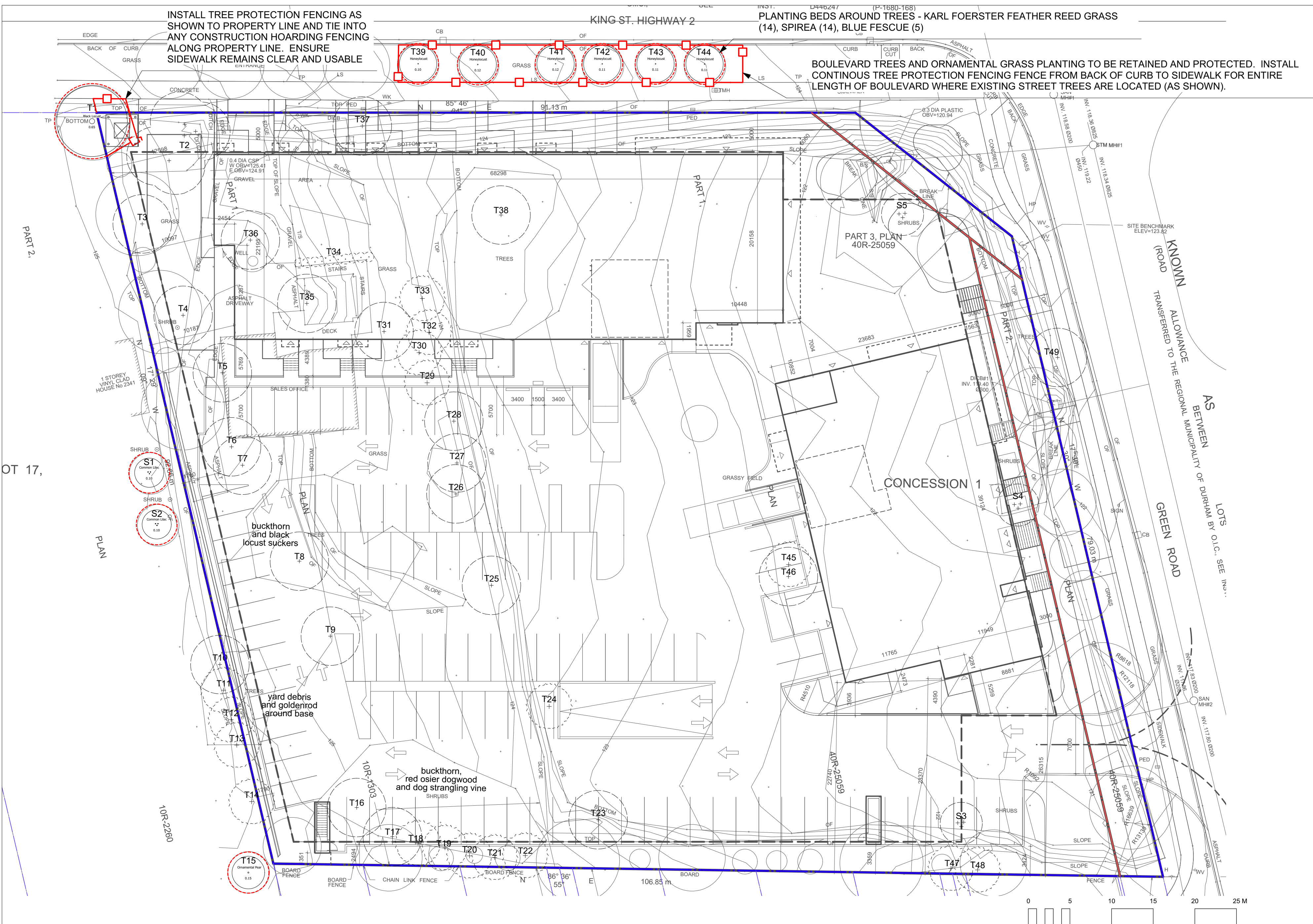
Client:
 2779471 Ontario Inc.

Project:
 Proposed Multi-Residential Development
 2345-2349 Highway #2,
 Bowmanville, ON

Drawing Title:
 Landscape Plan

Designed By: TR	Project #: 20088
Drawn By: TR	Drawing #: L 1.0
Approved By: GB	
Date: 20/12/01	

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Tree No.	Species	Size	Condition	Action
T1	black locust (Robinia pseudoacacia)	85cm DBH	Fair-Poor	Preserve
T2	black locust (Robinia pseudoacacia)	6 stems 7-25cm DBH	Fair	Remove
T3	black locust (Robinia pseudoacacia)	2 stems 18cm DBH	Fair-Poor	Remove
T4	Siberian elm (Ulmus pumila)	suckers	--	Remove
T5	siberian elm & black locust	suckers along foundation	--	Remove
T6	siberian elm & black locust	suckers along foundation	--	Remove
T7	black locust (Robinia pseudoacacia)	2 stems 23cm DBH	--	Remove
T8	green ash (Fraxinus pennsylvanica)	2 stems 37/40cm DBH	Poor	Remove
T9	black locust (Robinia pseudoacacia)	2 stems 10/12cm DBH	Fair	Remove
T10	Siberian elm (Ulmus pumila)	2 stems 15cm DBH	Fair	Remove
T11	Austrian pine (Pinus nigra)	19cm DBH	Fair-Good	Remove
T12	Austrian pine (Pinus nigra)	20cm DBH	Fair-Good	Remove
T13	Austrian pine (Pinus nigra)	21cm DBH	Fair-Good	Remove
T14	Austrian pine (Pinus nigra)	24cm DBH	Fair-Good	Remove
T15	ornamental pear (Pyrus ssp.)	15cm DBH	Fair	Preserve - adjacent property
T16	Siberian elm (Ulmus pumila)	2 stems 40/45cm DBH	Poor	Remove
T17	apple (Malus ssp.)	25cm DBH	Fair	Remove
T18	Scots pine (Pinus sylvestris)	21cm DBH	Fair	Remove
T19	Scots pine (Pinus sylvestris)	16cm DBH	Fair	Remove
T20	Scots pine (Pinus sylvestris)	11cm DBH	Fair	Remove
T21	Scots pine (Pinus sylvestris)	18cm DBH	Fair	Remove
T22	Scots pine (Pinus sylvestris)	21cm DBH	Fair	Remove
T23	weeping willow (Salix babylonica)	3 stems 15/19/18cm DBH	Good-Fair	Remove
T24	Scots pine (Pinus sylvestris)	8cm DBH	Good	Remove
T25	green ash (Fraxinus pennsylvanica)	13cm DBH	Fair	Remove
T26	Norway maple (Acer platanoides)	52cm dia. at 1m ht	Fair	Remove
T27	Norway maple (Acer platanoides)	2 at 0.6m ht 20/22cm DBH	Fair	Remove
T28	Norway maple (Acer platanoides)	54cm dia. at 0.6m ht	Fair	Remove
T29	Norway spruce (Picea abies)	25cm DBH	Good	Remove
T30	Norway spruce (Picea abies)	24cm DBH	Good	Remove
T31	ornamental pear (Pyrus ssp.)	6 suckers 10cm DBH	Fair	Remove
T32	Scots pine (Pinus sylvestris)	25cm DBH	Fair	Remove
T33	Scots pine (Pinus sylvestris)	25cm DBH	Fair	Remove
T34	pyramidal cedar (Thuja occidentalis ssp.)	row of 10 @ 5-10cm DBH	Fair	Remove
T35	Norway maple (Acer platanoides)	2 stems 30cm DBH	Fair	Remove
T36	black locust (Robinia pseudoacacia)	15-25cm DBH suckers	--	Remove
T37	black locust (Robinia pseudoacacia)	10-15cm DBH suckers	--	Remove
T38	black locust (Robinia pseudoacacia)	stand of suckers 10-15cm DBH	--	Remove

Shrub No.	Species	Size	Condition	Action
S1	common lilac (Syringa vulgaris)	multi-stem 5-10cm DBH	Good	Preserve - adjacent property
S2	common lilac (Syringa vulgaris)	multi-stem 5-10cm DBH	Good	Preserve - adjacent property
S3	willow, red osier dogwood, sea buckthorn	4m height	Good	Remove
S4	willow, elderberry, common lilac	5m height	Good	Remove
S5	black locust and sea buckthorn	5cm DBH, 3m height	Good	Remove

Tree No.	Species	Size	Condition	Action
T39	honeylocust (Gleditsia triacanthos)	10cm DBH	Good	Preserve
T40	honeylocust (Gleditsia triacanthos)	12cm DBH	Good	Preserve
T41	honeylocust (Gleditsia triacanthos)	12cm DBH	Good	Preserve
T42	honeylocust (Gleditsia triacanthos)	11cm DBH	Good	Preserve
T43	honeylocust (Gleditsia triacanthos)	11cm DBH	Good	Preserve
T44	honeylocust (Gleditsia triacanthos)	11cm DBH	Good	Preserve
T45	Scots pine (Pinus sylvestris)	12 at 10cm DBH	Good	Remove
T46	trembling aspen (Populus tremuloides)	20 at 5-10cm DBH	Good	Remove
T47	eastern white cedar (Thuja occidentalis)	10cm DBH	Good	Remove
T48	eastern white cedar (Thuja occidentalis)	10cm DBH	Good	Remove
T49	Siberian elm (Ulmus pumila)	5 stems at base 10-14cm DBH	Fair	Remove

TREE SPECIES	CALIPER (cm)	QUANTITY	% BY GENUS
Northern Red Oak	6	5	12%
Eastern White Pine	250cm ht	2	17%
Firefall Maple	6	5	12%
Emerald City Tulip Tree	7	2	5%
Shademaster locust	6	2	5%
Columnar Eastern White Pine	250cm ht	5	17%
Eastern Arborvitae	250cm ht	5	12%
Hackberry	6	3	7%
Spring Flurry Serviceberry	6	2	10%
Black Tulip Magnolia	175cm ht	3	7%
Exclamation Planetree	8	2	5%
TOTAL NEW TREES:		36	

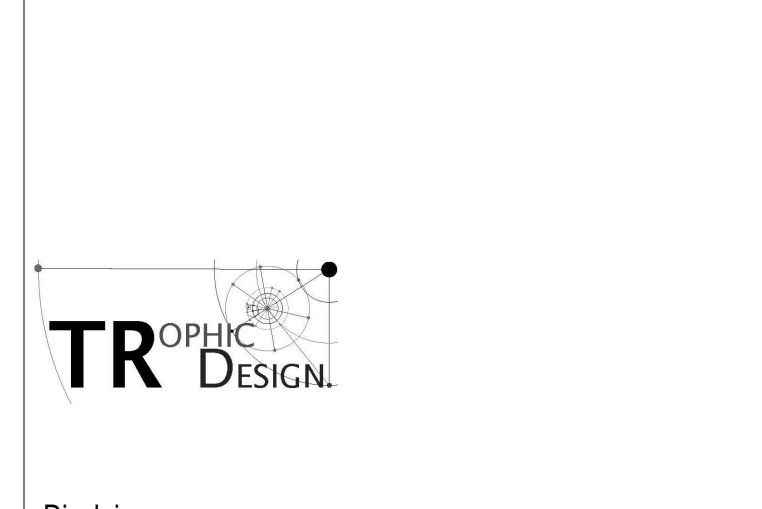
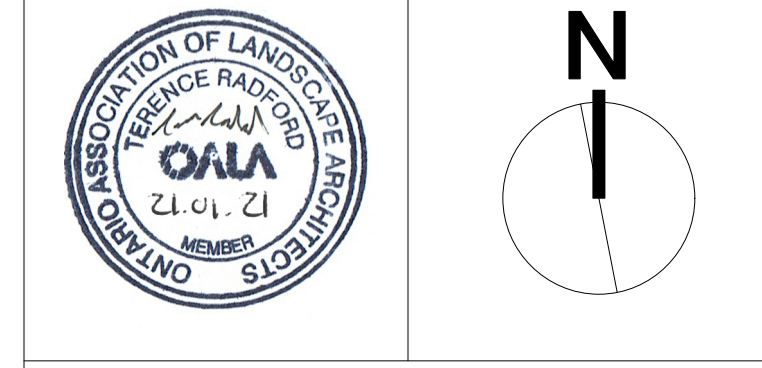


Legend:

□ CB	DENOTES CATCHBASIN
○ DCB	DENOTES DITCH INLET CATCHBASIN
○ HW	DENOTES HANDWELL
○ THW	DENOTES TELEPHONE MANHOLE
○ SAN MH	DENOTES SANITARY MANHOLE
○ STM MH	DENOTES STORM MANHOLE
○ HP	DENOTES HYDRO POLE
○ LS	DENOTES LIGHT STANDARD
○ TP	DENOTES TELEPHONE POLE
○ TL	DENOTES TELEPHONE POLE
○ PED	DENOTES TELEPHONE PEDESTAL
○ H	DENOTES FIRE HYDRANT
○ WK	DENOTES WATER KEY
○ WV	DENOTES WATER VALVE
○ OC	DENOTES OVERHEAD CABLES
○ T	DENOTES OVERHEAD TELEPHONE CABLES
○ SAN	DENOTES UNDERGROUND SANITARY LINE
○ STM	DENOTES UNDERGROUND STORM LINE
○ B/S	DENOTES BOTTOM OF SLOPE
○ T/S	DENOTES TOP OF SLOPE
○ S.T.E.	DENOTES SUBJECT TO EASEMENT

No.	Description	Date	By
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4	SPA	21.01.21	TR
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Client:
2779471 Ontario Inc.

Project:
Proposed Multi-Residential Development
2345-2349 Highway #2,
Bowmanville, ON

Drawing Title:
Tree Protection Plan

Designed By: TR	Project #: 20088
Drawn By: TR	Drawing #: L 1.01
Approved By: GB	Date: 20/12/01

TABLE: TREE PROTECTION ZONES

Trunk Diameter (DBH)*	Minimum Protection Distance Required**
20-40 cm	2.4m
41-50 cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100+cm	6.0m

* "DBH" means diameter at breast height when measured at 1.4m above grade
** Tree Protection Zone (TPZ) distances are measured from the outside edge of the tree base

Tree crown
Drip line
DBH- See table to determine minimum protection distance required
Tree protection fence to be plastic snow fence wired to T-Bars. Gauge of wire to be as required to hold fencing in place for the duration of work
T-Bars, typical

General Tree Protection Notes

- All dimensions shown in millimetres.
- This detail does not represent any particular tree species.
- No construction activity, grade changes, surface treatment, compaction, excavation or stockpiling of any kind is permitted within the protected area unless noted otherwise on the drawings and confirmed during pre-construction meeting.
- Maintain (Mow as required and when directed by contract administrator) existing vegetative cover within fenced area during construction.
- Tree protection to remain in place for duration of construction.
- Tree protection to be adjusted only when needed to complete those activities shown within TPZ. Upon completion tree protection shall be reinstated in consultation with the project arborist.
- No contaminants will be dumped or flushed where feeder roots of protected trees exist.
- No rigging cables will be wrapped around or installed in trees and/or protected areas.
- The developer and/or contractor will take every precaution necessary to prevent damage to trees, shrubs or other plants to be retained.
- Construction activities shown within the TPZ shall be conducted under the guidance and in consultation with an approved ISA Certified Arborist.

PROTECTION AND PRESERVATION OF EXISTING VEGETATION

* Tree Inventory and assessment completed by Gina Brouwer, ISA Certified Arborist ON-0937A (20-12-18) locations based on field review and survey by J.D. Barnes Ltd (20-11-26).

All existing trees and other plants which are to remain shall be fully protected with hoarding (i.e. snow fencing) erected beyond their 'drip line' prior to the issuance of the Building Permit, to the satisfaction of the Planning and Development Department. Areas within the fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.

No rigging cables shall be wrapped around or installed in trees and surplus soil, equipment debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.

The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.

Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully and in accordance with accepted arboricultural practices.

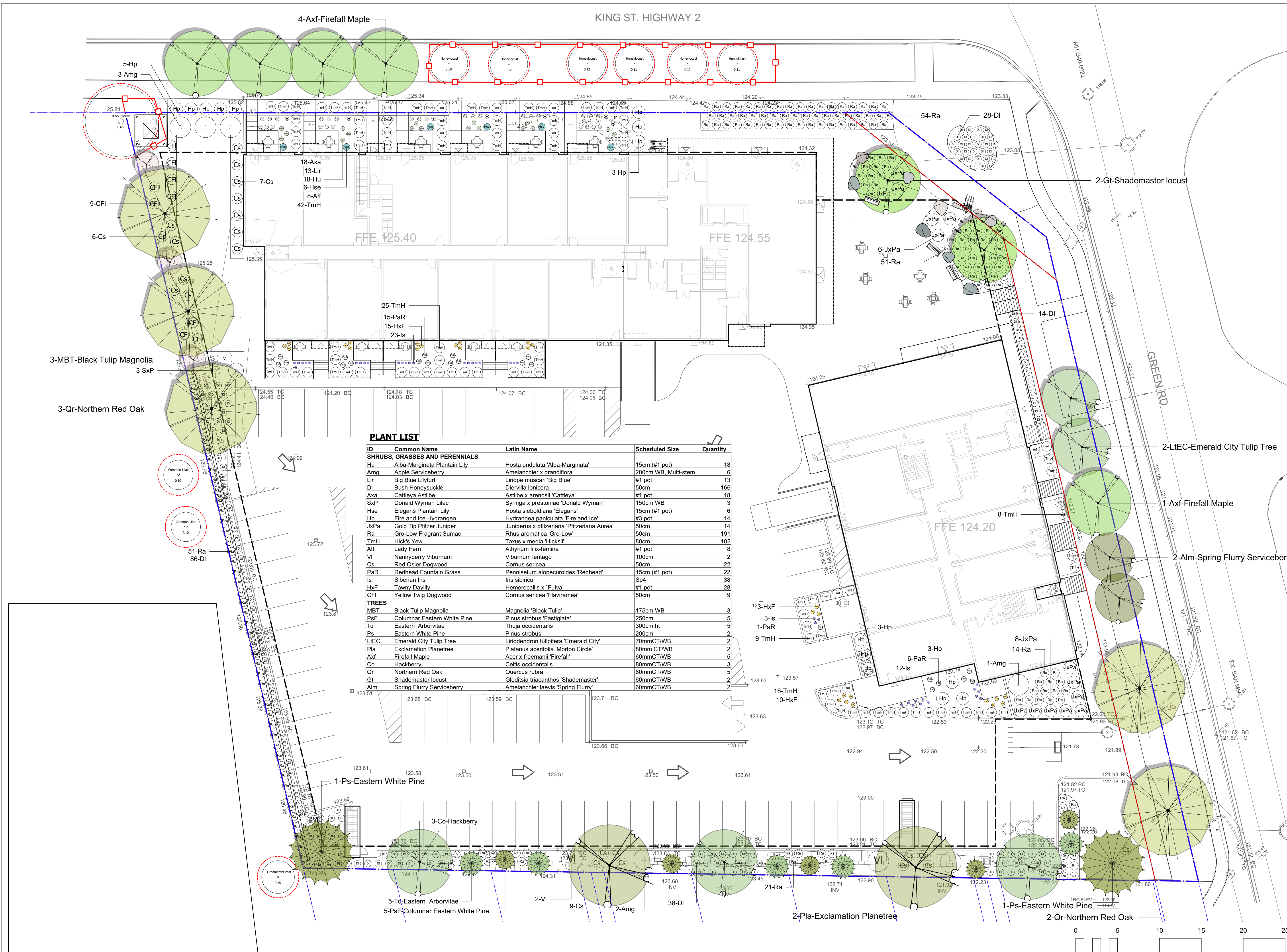
Where root systems of protected trees are exposed directly adjacent to construction work or damaged by said work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.

Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.

Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at his own expense with trees of a similar size, species and of equal value as approved by the Director of Planning and Development. Failure to replace damaged trees to a condition satisfactory to the Municipality shall result in the Municipality exercising its right to draw on the Letter of Credit.

If grades around trees to be protected are likely to change, the owner shall be required to take such precautions as dry welling, retaining walls and root feeding to the satisfaction of the Director of Planning and Development.

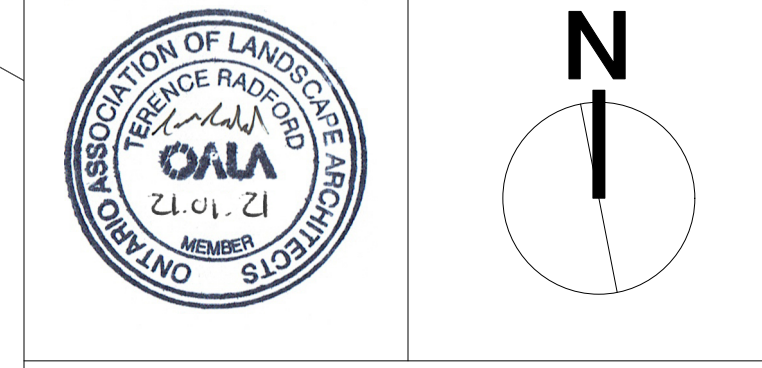
All excavation within the Tree Protection Zone (TPZ) around existing trees to be retained shall be hand dug.



Legend:
 - Property Line
 - Easment; Part 2/3 Road Widening Allowance

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No.	Description	Date	By
	Issue / Revision Schedule		



PLANT LIST

ID	Common Name	Latin Name	Scheduled Size	Quantity
SHRUBS, GRASSES AND PERENNIALS				
Hu	Alba-Marginata Plantain Lily	Hosta undulata 'Alba-Marginata'	15cm (#1 pot)	18
Amg	Apple Serviceberry	Amelanchier x grandiflora	200cm WB, Multi-stem	6
Lir	Big Blue Lilyturf	Liriope muscari 'Big Blue'	#1 pot	13
DI	Bush Honeysuckle	Diervilla lonicera	50cm	166
Axa	Cattleya Astilbe	Astilbe x arendsi 'Cattleya'	#1 pot	18
SxP	Donald Wyman Lilac	Syringa x prestoniae 'Donald Wyman'	150cm WB	3
Hse	Elegans Plantain Lily	Hosta sieboldiana 'Elegans'	15cm (#1 pot)	6
Hp	Fire and Ice Hydrangea	Hydrangea paniculata 'Fire and Ice'	#3 pot	14
JxPa	Gold Tip Pfitzer Juniper	Juniperus x pfitzeriana 'Pfitzeriana Aurea'	50cm	14
Ra	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	50cm	191
TmH	Hick's Yew	Taxus x media 'Hicksii'	80cm	102
Aff	Lady Fern	Athyrium filix-femina	#1 pot	8
VI	Nannyberry Viburnum	Viburnum lentago	100cm	2
Cs	Red Osier Dogwood	Cornus sericea	50cm	22
PaR	Redhead Fountain Grass	Pennisetum alopecuroides 'Redhead'	15cm (#1 pot)	22
Is	Siberian Iris	Iris sibirica	Sp4	38
HxF	Tawny Davyily	Hemerocallis x 'Fulva'	#1 pot	28
CFI	Yellow Twig Dogwood	Cornus sericea 'Flaviramea'	50cm	9
TREES				
MBT	Black Tulip Magnolia	Magnolia 'Black Tulip'	175cm WB	3
PaF	Columnar Eastern White Pine	Pinus strobus 'Fastigiata'	250cm	5
To	Eastern Arborvitae	Thuja occidentalis	300cm ht	5
Pa	Eastern White Pine	Pinus strobus	200cm	2
LtEC	Emerald City Tulip Tree	Liriodendron tulipifera 'Emerald City'	70mmCTAWB	2
Pla	Exclamation Planetree	Platanus acerifolia 'Morton Circle'	80mm CTAWB	2
Axf	Firefall Maple	Acer x freemanii 'Firefall'	60mmCTAWB	5
Co	Hackberry	Celtis occidentalis	80mmCTAWB	3
QR	Northern Red Oak	Quercus rubra	60mmCTAWB	5
Gt	Shademaster locust	Gleditsia triacanthos 'Shademaster'	60mmCTAWB	2
Alm	Spring Flurry Serviceberry	Amelanchier laevis 'Spring Flurry'	60mmCTAWB	2

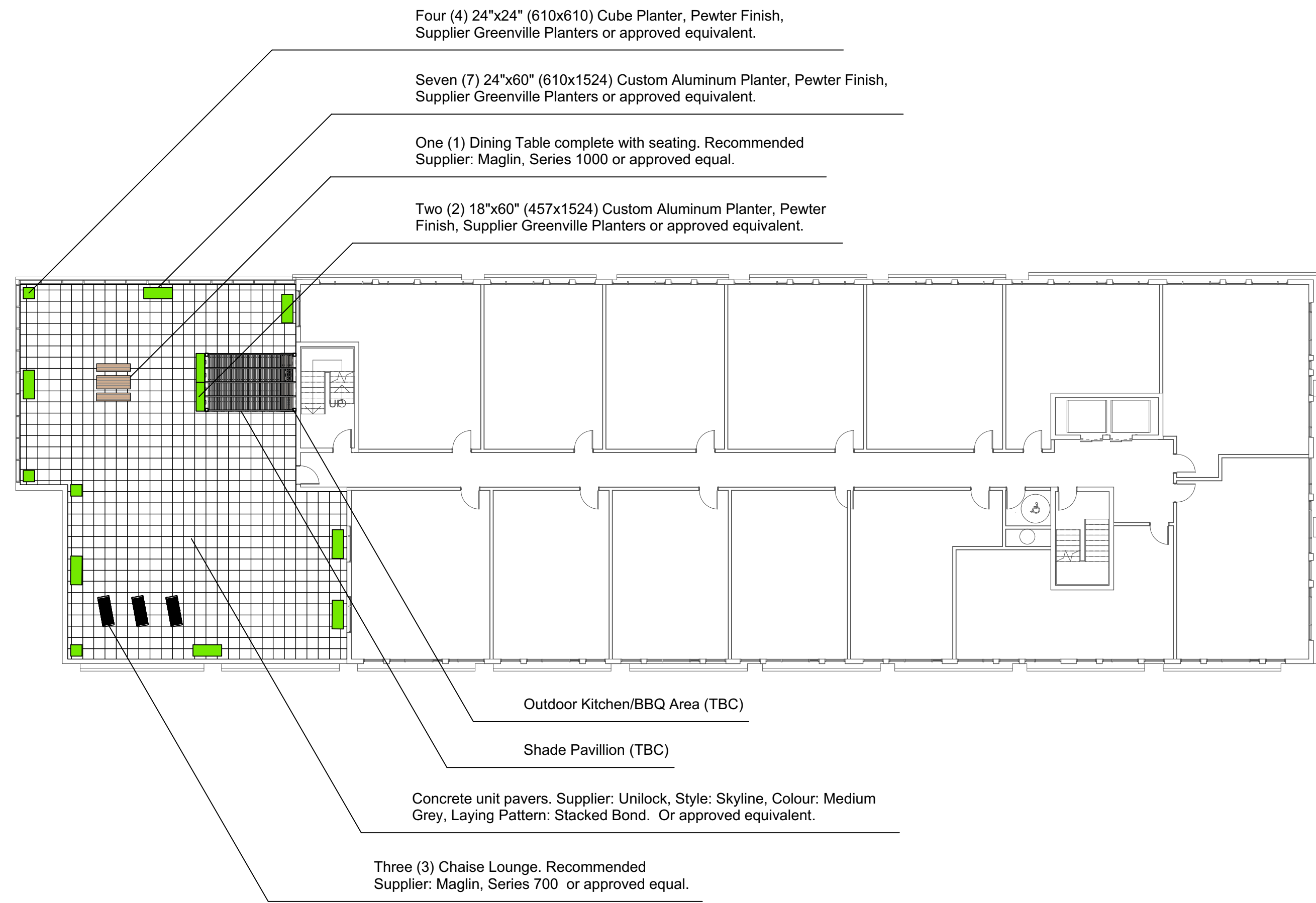
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 2779471 Ontario Inc.

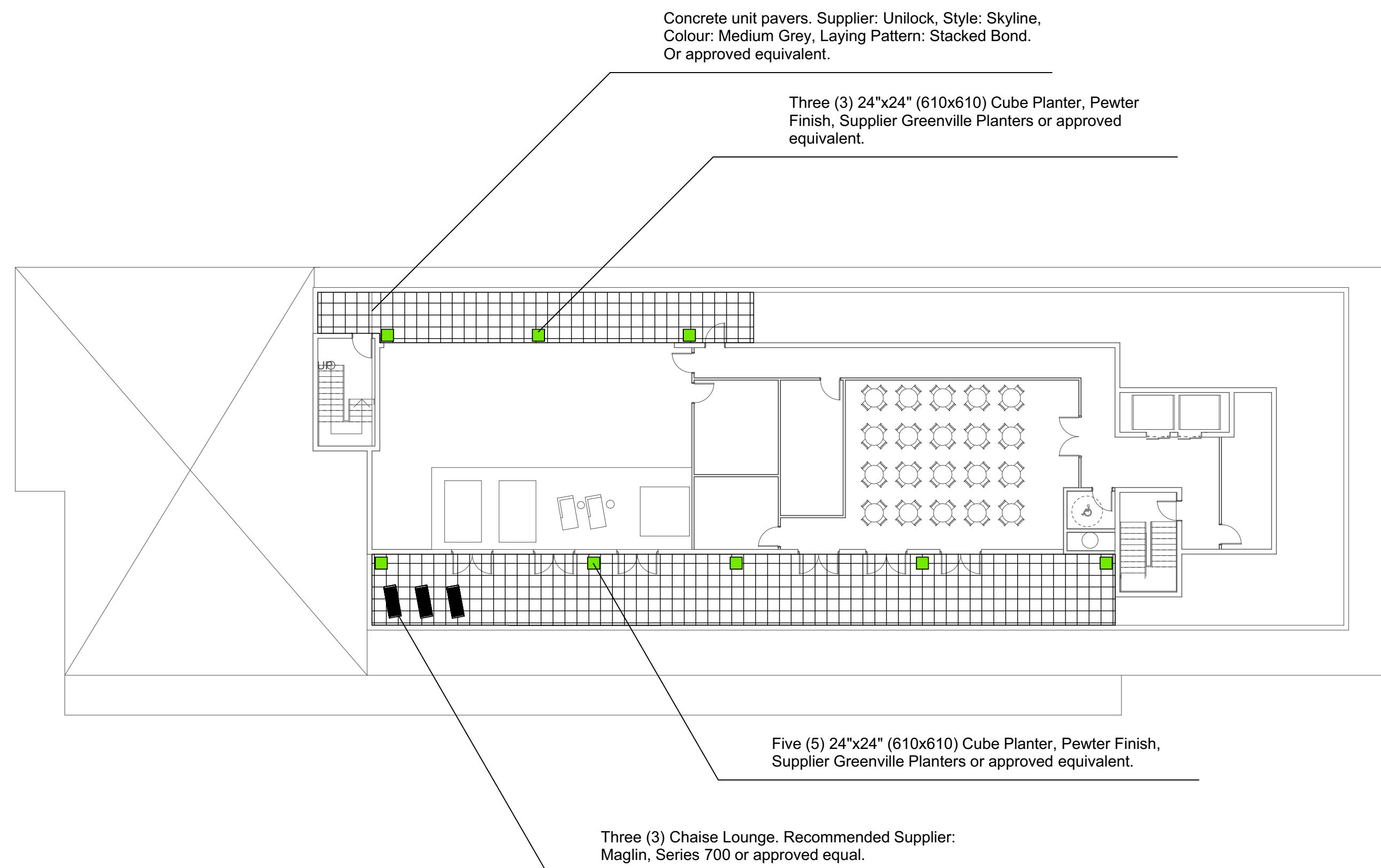
Project:
 Proposed Multi-Residential Development
 2345-2349 Highway #2,
 Bowmanville, ON

Drawing Title:
 Landscape Planting Plan

Designed By: TR	Project #: 20088
Drawn By: TR	Drawing #: L 1.02
Approved By: GB	
Date: 20/12/01	



1 4th Floor Amenity Area
Scale: 1:200



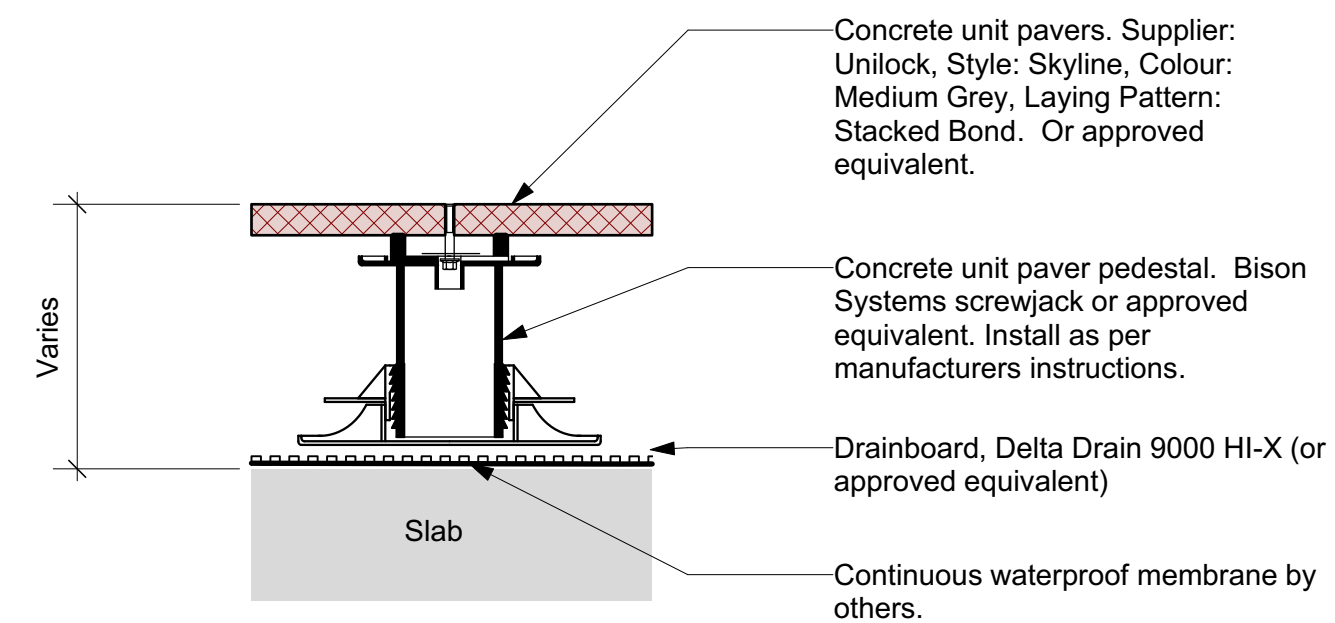
2 Phase 1- Roof Top Amenity Area
Scale: 1:200

Two (2) Chaise Lounge. Recommended Supplier: Maglin, Series 700 or approved equal.

Fourteen (7) 24"x24" (610x610) Cube Planter, Pewter Finish, Supplier Greenville Planters or approved equivalent.

Concrete unit pavers. Supplier: Unilock, Style: Skyline, Colour: Medium Grey, Laying Pattern: Stacked Bond. Or approved equivalent.

3 Phase 2- Roof Top Amenity Area
Scale: 1:200



4 Terrace and Roof Top Paving System
Scale: 1:10

PLANTING NOTES

- Planting in roof top planters to be determined based on available soil volumes. It is assumed planting will consist of ornamental grasses, perennials and small shrubs.
- Roof plantings in planters will not be warranted by landscape contractor. It is assumed that plant maintenance will be handled independently by developer until unit sales. Upon sale responsibility will be the owners association.
- Each amenity area will have an independent irrigation system for the roof planters. Irrigation will consist of micro sprays and a hose end controller.
- Each amenity areas irrigation system to connect directly to exterior hose bib (see architects plans).
- All planters to be constructed of aluminum with a pewter (or equivalent) powder coat finish. Supplier: Greenville Planters or LA approved alternate.
- Planters to be typically 24"x60" (610x1524) and 36" (914) in height, unless otherwise noted.
- Planters to be installed on pedestals or directly on unit paving.
- All planters to be filled with high density foam or other suitable voiding material to limit maximum soil depth. Structural engineer to confirm maximum soil depth (assumed 450mm).
- All planters to be filled with an approved potting mix. Contractor to provide product sample for approval prior to purchase.
- Final planter numbers and locations to be coordinated with the structural engineer. Planters quantities and layout may differ from those shown for SPA.

DRAWING NOTES TYPICAL

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all landscape areas to current IABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

LEGEND
LANDSCAPE MATERIALS

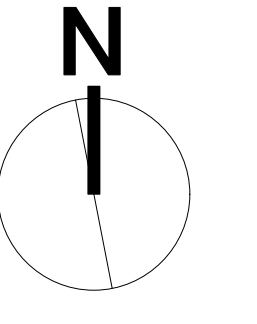
- Powder Coated Aluminum Planter**
Custom Aluminum Planter 36" (914) height typical, width and depth as noted, Pewter Finish, Supplier Greenville Planters or approved equivalent.
Potting Mix, 450 mm depth.
Planters to be voided with high density foam as needed.
All planters to be irrigated with micro sprays. Each Amenity Area to be provided with one hose end timer. System to be designed to connect to exterior hose bib.
- Powder Coated Aluminum Cube Planter**
Aluminum Cube Planter width and depth as noted, 36" (914) height typical, Pewter Finish, Supplier Greenville Planters or approved equivalent.
Potting Mix, 450 mm depth typ.
Planters to be voided with high density foam as needed.
All planters to be irrigated with micro sprays. Each Amenity Area to be provided with one hose end timer. System to be designed to connect to directly exterior hose bib.



Key Plan:
Legend:
Property Line
Easment; Part 2/3 Road Widening Allowance

No.	Description	Date	By
1	Client Review	20.12.11	TR
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Client:
2779471 Ontario Inc.

Project:
Proposed Multi-Residential Development
2345-2349 Highway #2,
Bowmanville, ON

Drawing Title:
Landscape Roof Plans

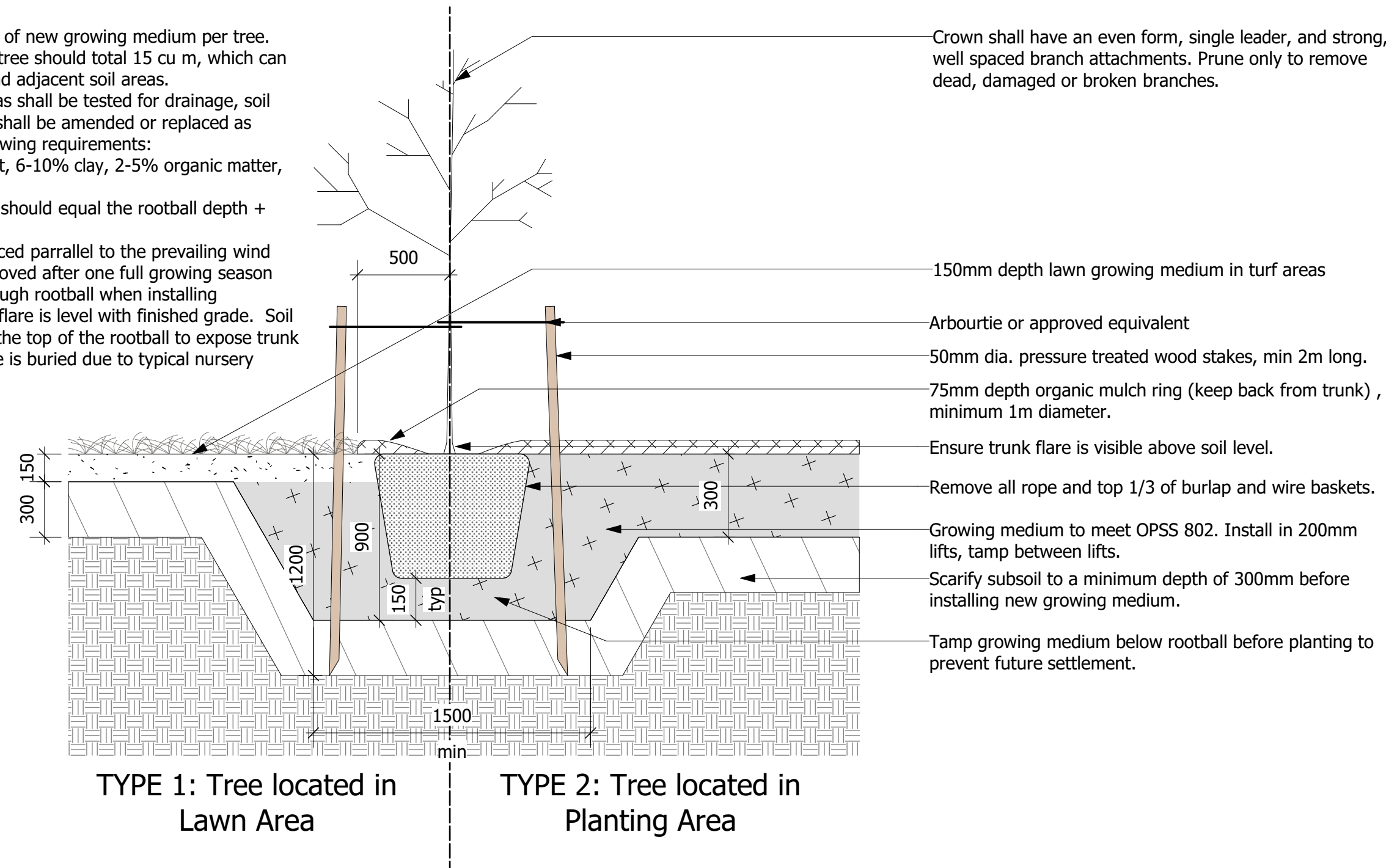
Designed By: TR
Project #: 20088

Drawn By: TR
Drawing #:

Approved By: GB
Date: 20/12/01
L 1.03

General Notes

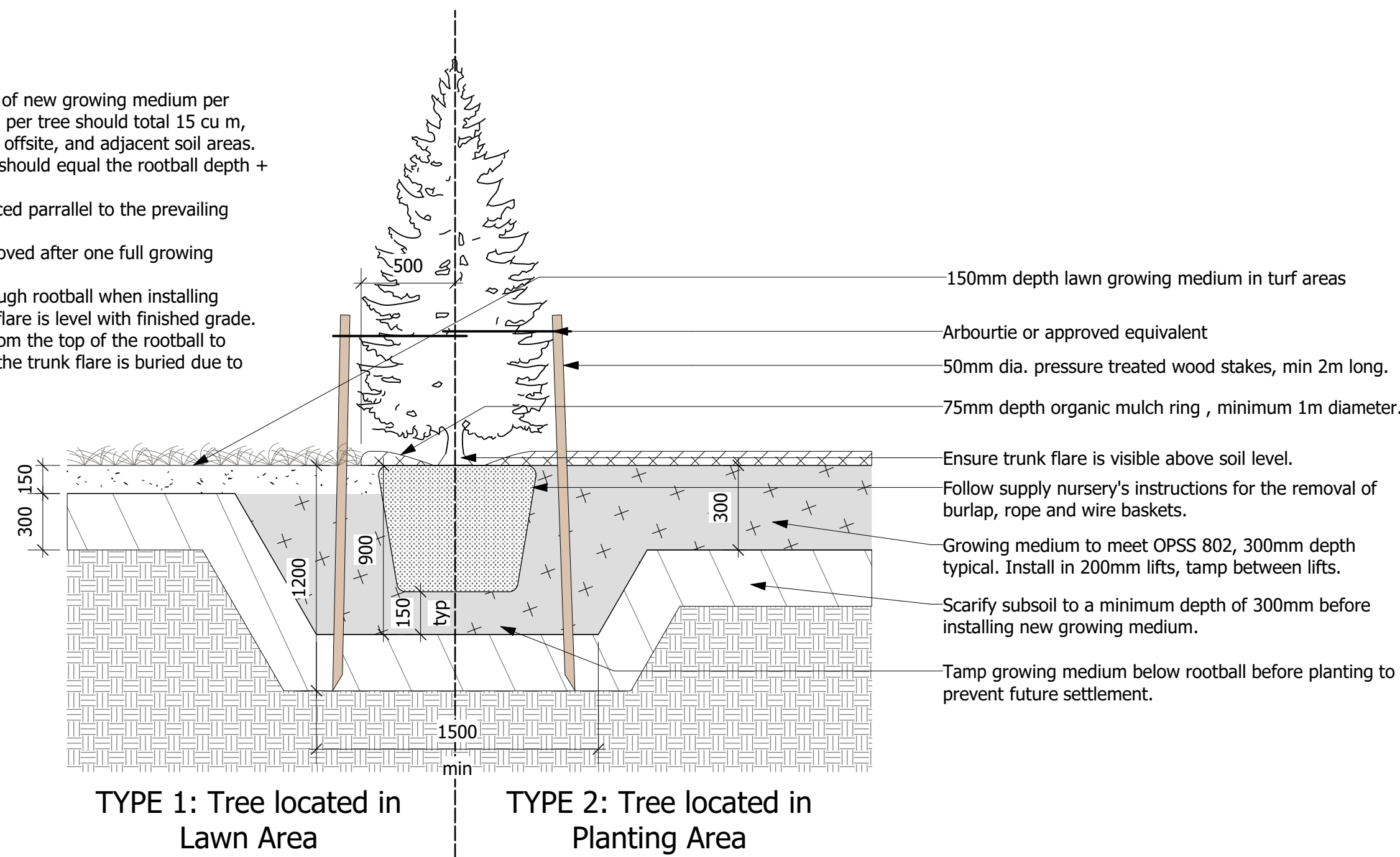
1. Install a minimum 5 cu m of new growing medium per tree. Available soil volume per tree should total 15 cu m, which can include shared, offsite, and adjacent soil areas.
2. All proposed planting areas shall be tested for drainage, soil quality and pH. Poor soil shall be amended or replaced as required to meet the following requirements: 50-60% sand, 20-40% silt, 6-10% clay, 2-5% organic matter, and pH between 6.5-7.5.
3. Max depth of planting pit should equal the rootball depth + 150mm
4. Tree stakes should be placed parallel to the prevailing wind
5. Wooden stakes to be removed after one full growing season
6. DO NOT drive stakes through rootball when installing
7. Set tree so base of trunk flare is level with finished grade. Soil should be removed from the top of the rootball to expose trunk flare (often the trunk flare is buried due to typical nursery practices)



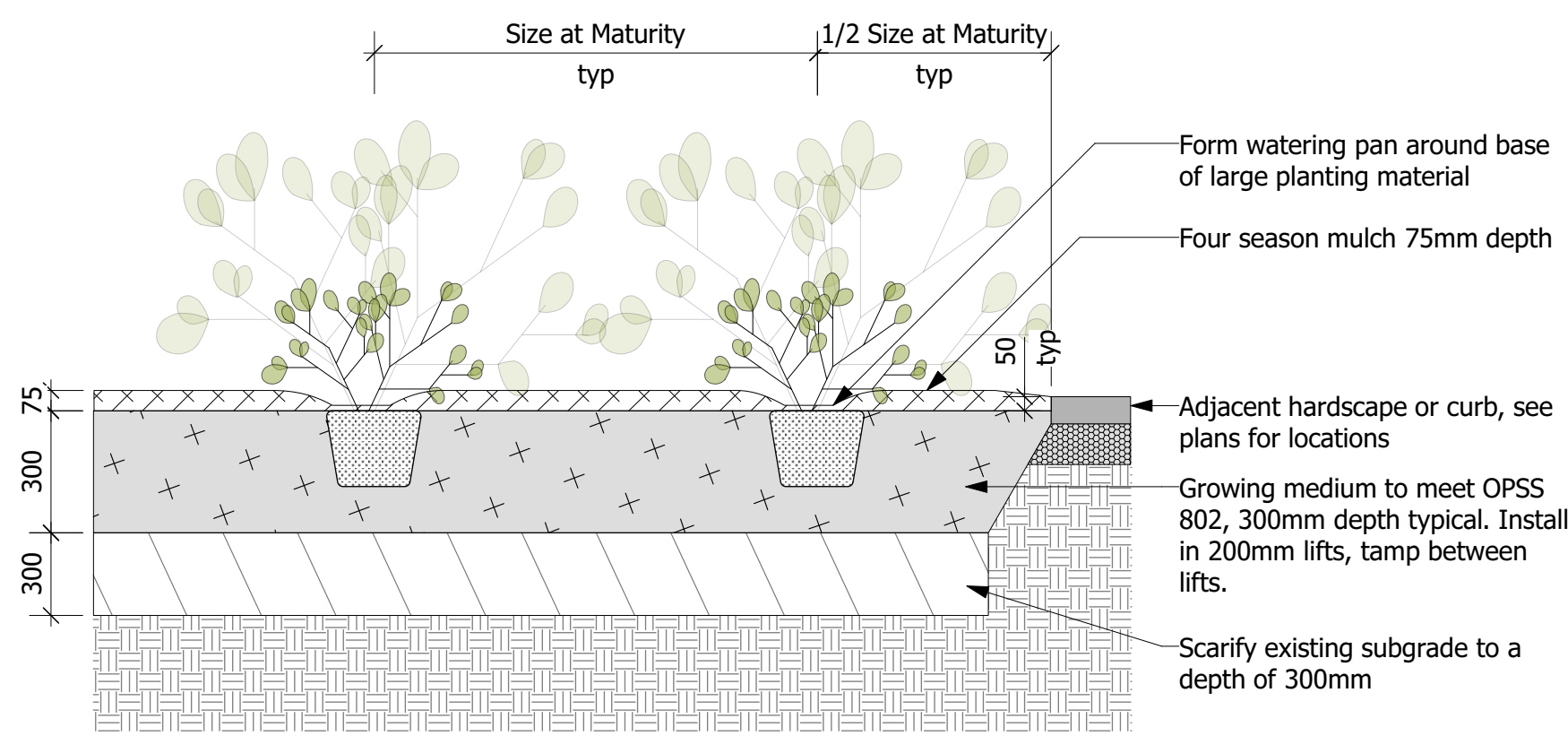
1 Deciduous Tree Planting
Scale: 1:25

General Notes

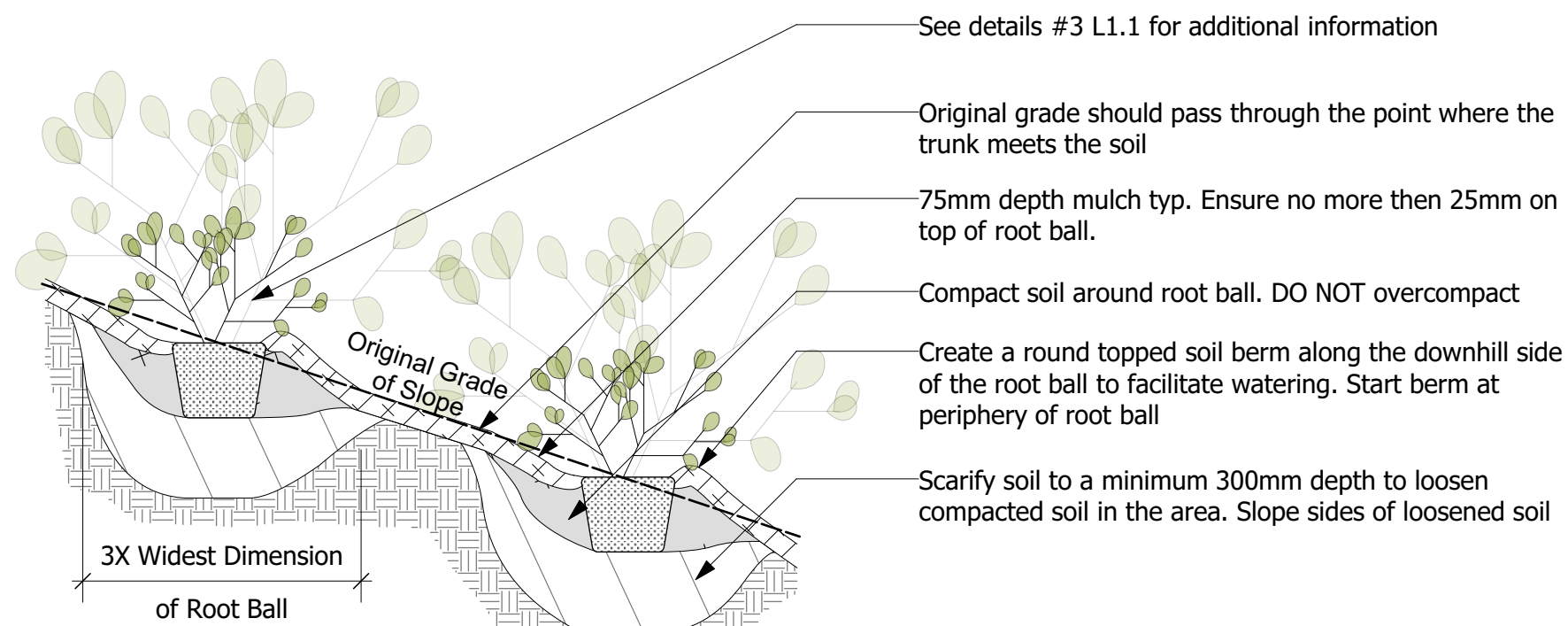
1. Install a minimum 5 cu m of new growing medium per tree. Available soil volume per tree should total 15 cu m, which can include shared, offsite, and adjacent soil areas.
2. Max depth of planting pit should equal the rootball depth + 150mm
3. Tree stakes should be placed parallel to the prevailing wind
4. Wooden stakes to be removed after one full growing season
5. DO NOT drive stakes through rootball when installing
6. Set tree so base of trunk flare is level with finished grade. Soil should be removed from the top of the rootball to expose trunk flare (often the trunk flare is buried due to typical nursery practices)



2 Coniferous Tree Planting
Scale: 1:25



3 Shrub Planting Detail
Scale: 1:25



5 Shrub Planting on Slopes >10%
Scale: 1:25

LANDSCAPE NOTES:

The Contractor shall review all existing conditions and utilities prior to commencement of work. Protect all existing plant material, structures and adjacent areas from damage. Layout shall be approved by the Contract Administrator prior to commencement of work. See plant list on DWG L1.02

TOPSOIL & SOD

Sod all areas disturbed during removals and planting. Topsoil and sod shall meet the requirements of OPSS 802, 804 and 805, in addition to meeting any additional requirements set out in these specifications. Boulevards shall have 2% positive drainage toward the curb and shall be fully sodded, except for areas covered by driveway aprons or sidewalk.

All new topsoil shall be free from native till or clay, roots, vegetation, weeds or debris, stones and clods over 50mm diameter. Imported topsoil, if required, shall be fertile, loamy, screened material of a quality acceptable to the Director (containing approx. 4% organic matter for clay loams and 2% organic matter for sandy loams with acidity range of 6.0 Ph). Topsoil infested by the seeds of noxious weeds will not be acceptable.

All sod shall meet the requirements of Ontario Sod Grower's Association No. 1 Bluegrass Fescue Nursery Sod. The sod shall be taken from good loamy soil and shall be healthy, well permeated with roots, have uniform texture and appearance and be free from weeds. Sod must be laid within thirty-six (36) hours of being cut. Care must be taken during its transportation and placement to prevent any drying out. Sod shall match flush with all adjacent surfaces and shall have no open gaps, overlapping edges or uneven joints. Where adjacent or fronting lands have already been sodded, care must be taken to ensure drainage is maintained and a smooth transition is achieved.

Laid sod shall be immediately rolled to produce an even surface and watering shall commence immediately thereafter and shall continue on a regular basis until healthy roots are well established and permanent. If sod fails to establish immediately, it shall be removed and replaced. No attempt shall be made to try to re-establish weak/dead sod through continual watering, unless specific permission is granted by the Director. The entire work shall be done in a thoroughly workmanlike manner with an even surface, and professional in appearance. Any sod deemed unfit by the Director shall be immediately removed from the site and replaced.

PROTECTION and PRESERVATION OF EXISTING VEGETATION

All existing trees and other plants which are to remain shall be fully protected with hoarding (i.e. snow fencing) erected beyond their 'drip line' prior to the issuance of the Building Permit, to the satisfaction of the Planning and Development Department. Areas within the fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.

No rigging cables shall be wrapped around or installed in trees and surplus soil, equipment debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.

The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.

Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully and in accordance with accepted arboricultural practices.

Where root systems of protected trees are exposed directly adjacent to construction work or damaged by said work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.

Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.

Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at his own expense with trees of a similar size, species and of equal value as approved by the Director of Planning and Development. Failure to replace damaged trees to a condition satisfactory to the Municipality shall result in the Municipality exercising its right to draw on the Letter of Credit.

If grades around trees to be protected are likely to change, the owner shall be required to take such precautions as dry welling, retaining walls and root feeding to the satisfaction of the Director of Planning and Development.

PLANTING

All plant material shall be nursery grown, true to type, conforming to the current edition of the Canadian Nursery Landscape Association's Canadian Standards for Nursery Stock. All plants shall be healthy and vigorous with all parts free from defects, decay, disfigurement, injury, disease and pests.

All trees shall have a reasonably straight trunk, free of any decay or wounds. Trees shall have a balanced canopy with a minimum of 12 branches. The branching height shall be a minimum of 1.8m from the root ball. Columnar trees shall possess one main trunk and no multiple competing stems. Branching shall be uniform and characteristic of the growing habit for the species. The root ball shall be a minimum of 750mm in diameter and shall have a depth of 2/3 the diameter. The root ball must be solid with little or no movement at the trunk and free of girdling roots.

Prior to any trees arriving on site, an onsite meeting between the landscaper, contractor, and Developer's Landscape Architect must be held to review planting locations and procedures. The Developer's landscaper shall ensure that trees are planted under ideal seasonal conditions and according to the following procedures:

- All tree pits shall be prepared in accordance with Clarington Tree Planting Detail C-508.
- Trees shall be placed so that the root flare is 50mm above the finished boulevard grade. Sub-grade levels will not be accepted. The ball or basket must be untied with the trunk free from choking ties. All trunk wrap must be removed after planting. The top 1/3 of the wire basket and burlap must be removed, (not bent down). The remainder of the basket must be clipped randomly throughout the remaining 2/3. Waste from these procedures shall be properly disposed of off site.
- The hole shall be backfilled halfway with a blended mix of topsoil. The hole shall be backfilled and compacted to remove all air pockets and to ensure the tree is stable without the installation of tree stakes.
- The tree planting pit surface and all planting beds shall be mulched with 75mm of shredded bark mulch. Wood chips will not be accepted. Mulch must not be placed against the trunk of the tree. A sample of mulch shall be submitted for approval.

The Contract Administrator may reject any plant material, whether planted or not, that does not conform to the specifications. Substitutions for specified plants will not be accepted unless approved in writing by the Contract Administrator. Plant material shall be unwrapped prior to inspection with labels left on. The Contract Administrator shall inspect and provide written acceptance of installation.

The Municipality reserves the right to investigate, inspect and reject any substandard material, tree or procedure at any time during, or subsequent to, the planting process. Immediately following planting, each tree shall be inspected for damage. Damaged trees shall be replaced or treated in accordance with proper horticultural standards, as directed.

The Developer's landscaper shall implement an ongoing maintenance program of all trees and plant material and shall monitor their progress at 3 and 12 months. Any trees showing signs of distress shall be treated or replaced immediately, as directed. The Contractor shall maintain all plant material and assume full responsibility for protection of all planted areas until final acceptance of all project work at the end of the specified warranty period (1 year). The Contractor shall water plants as necessary with sufficient quantities to maintain healthy growth.

All plants that are dead, or not in healthy, satisfactory growing condition, or which in any way do not meet the specifications, shall be replaced within two weeks of notification at the Contractor's expense.

The Contractor shall remove all stakes and staking material at the end of the warranty period. The Contract Administrator shall inspect and provide final acceptance.

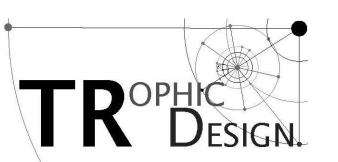
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4	SPA	21.01.21	TR
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2779471 Ontario Inc.

Project:
Proposed Multi-Residential Development
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Bowmanville, ON

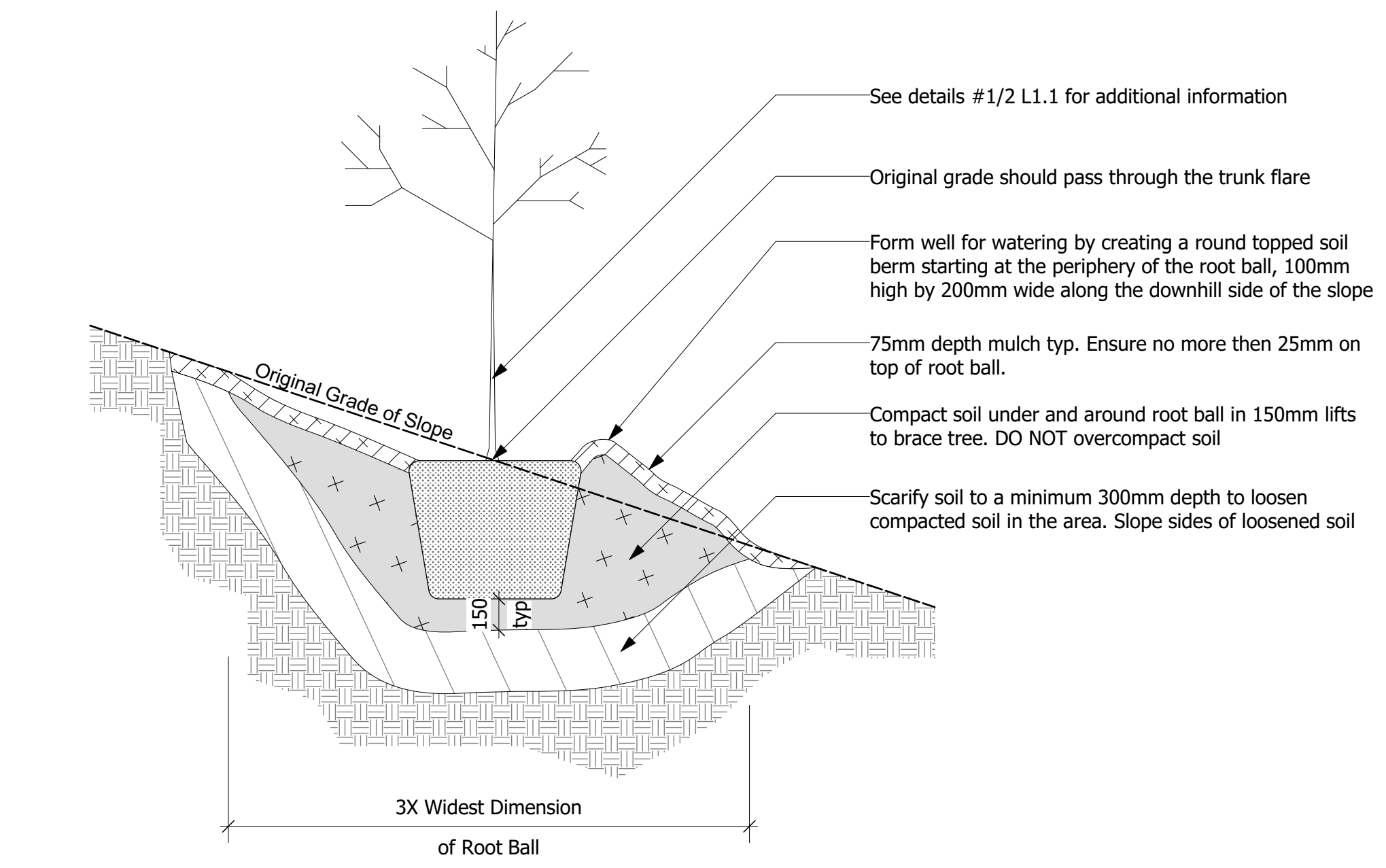
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Landscape Details

Designed By: TR | Project #: 20088

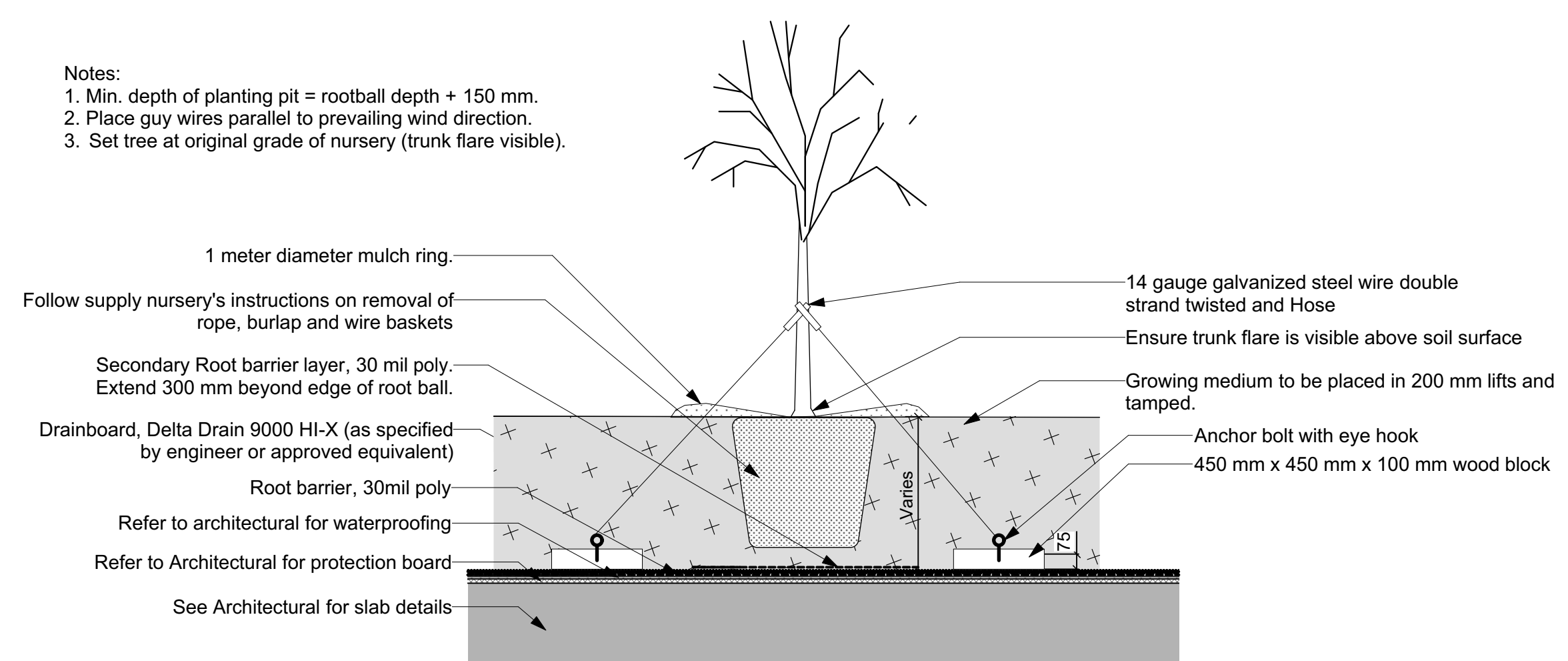
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Approved By: GB

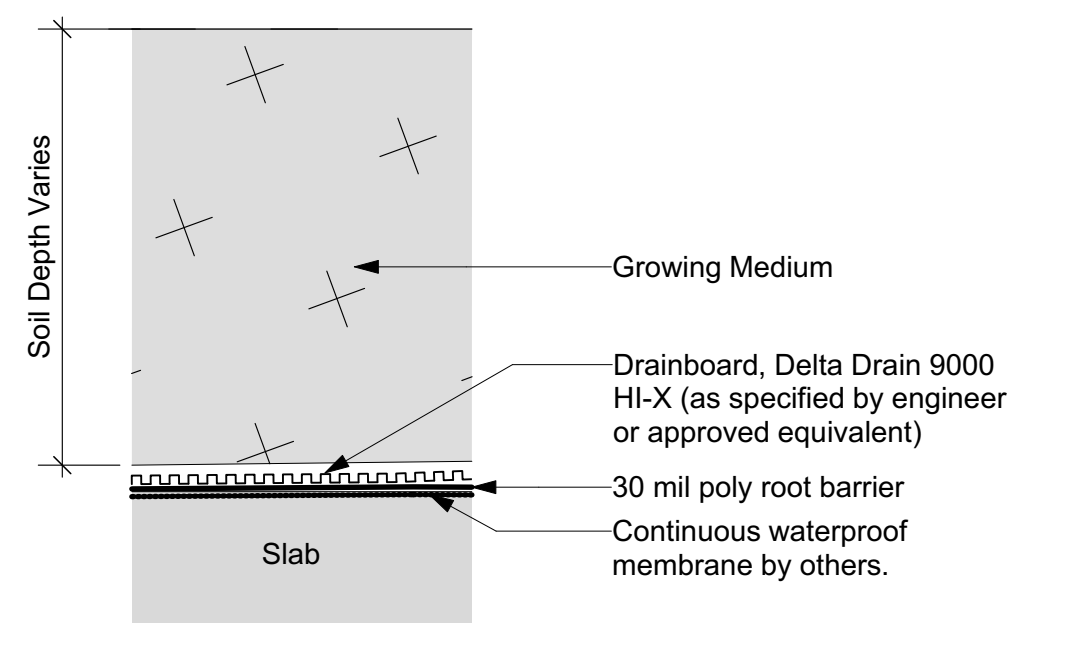
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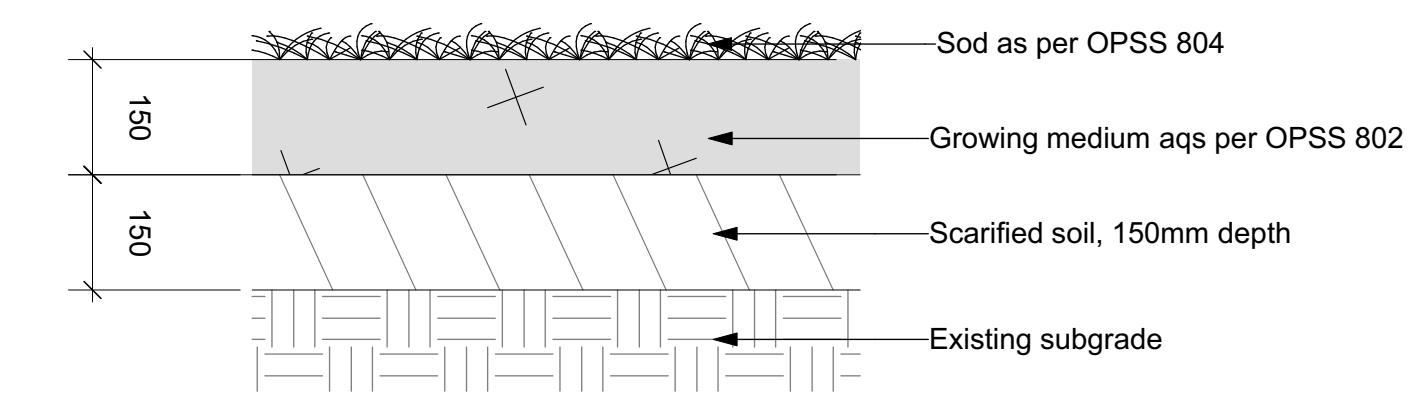
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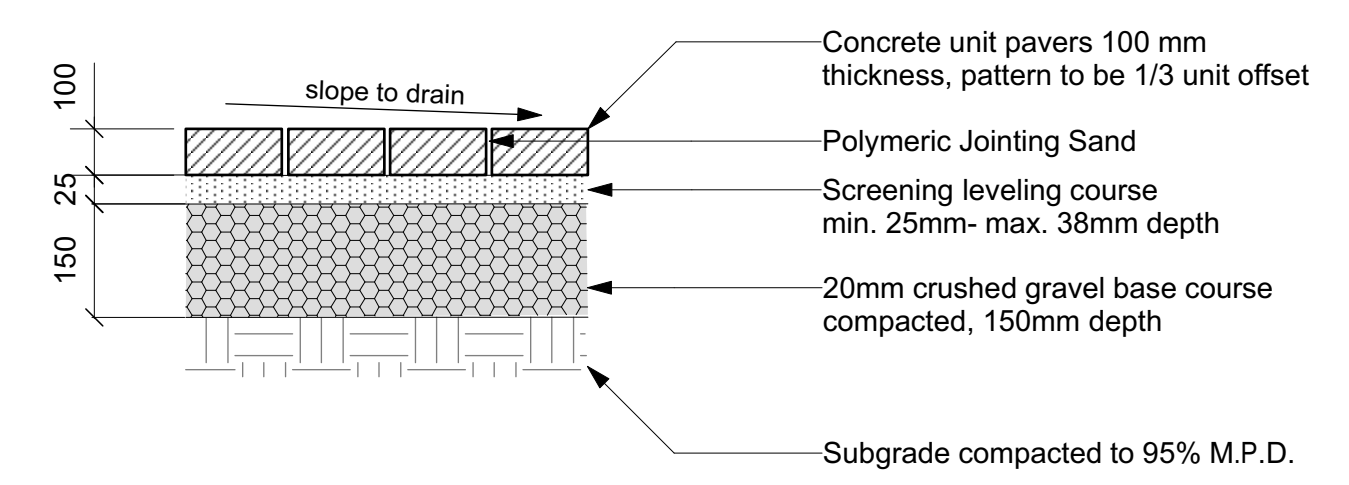
2 Tree Planting on Slab
Scale: 1:25



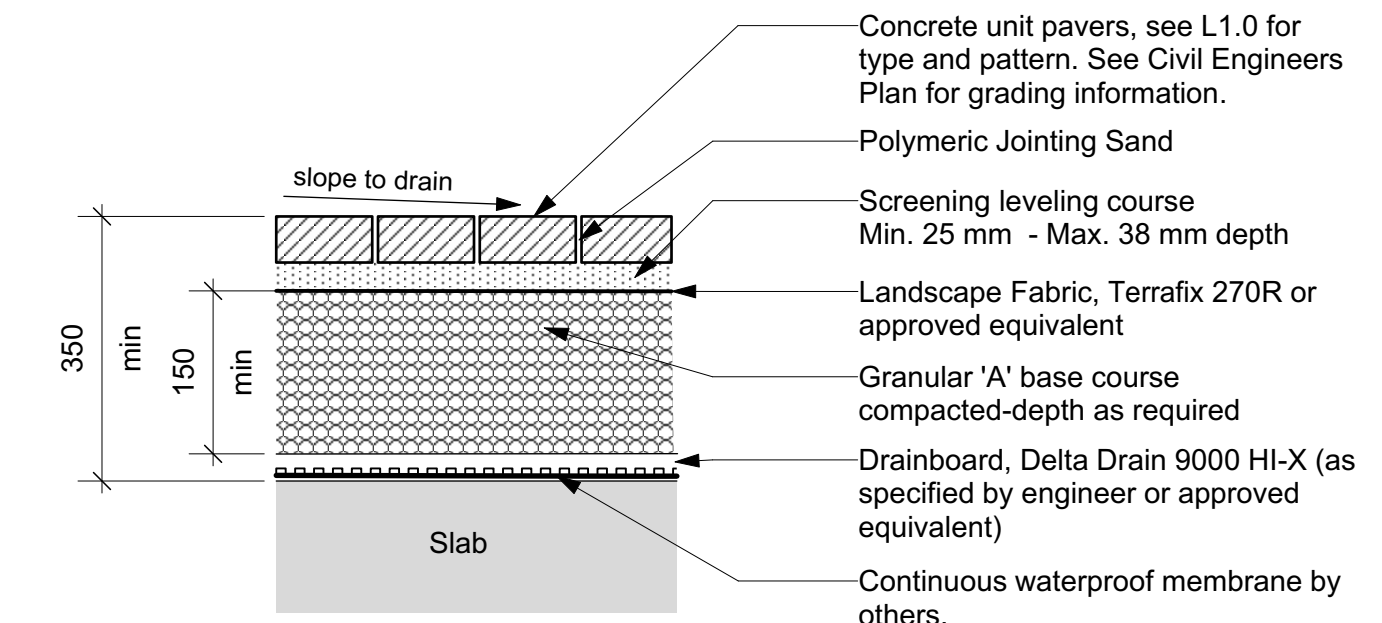
3 Landscape on Slab Assembly
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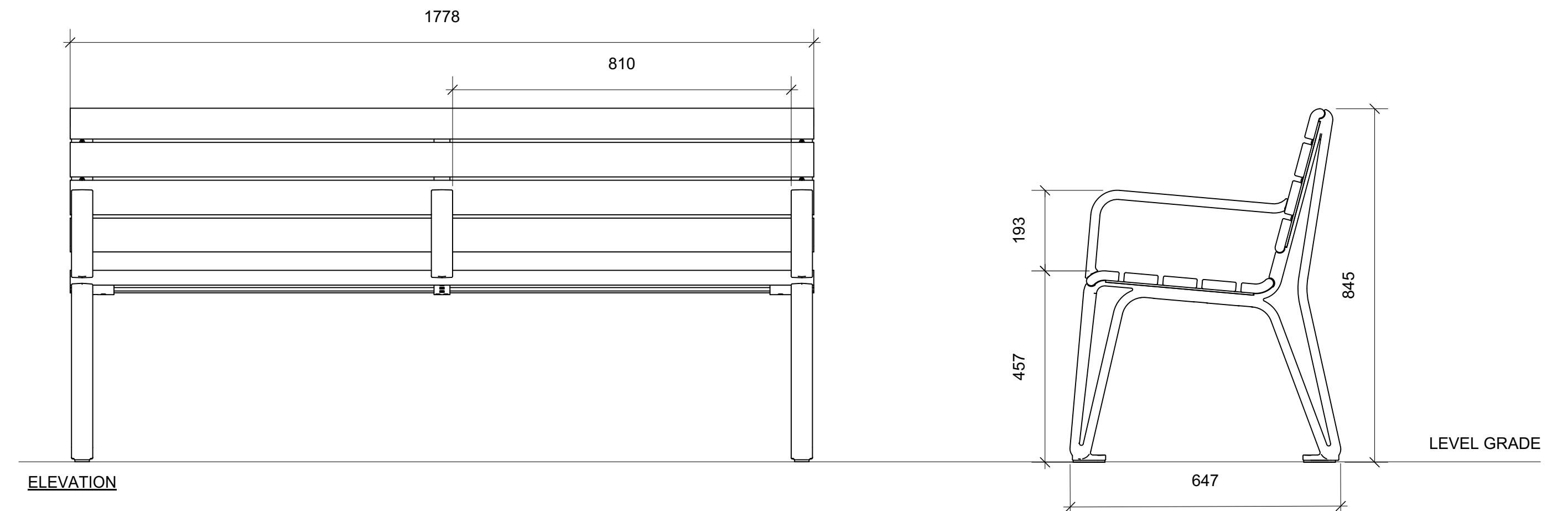
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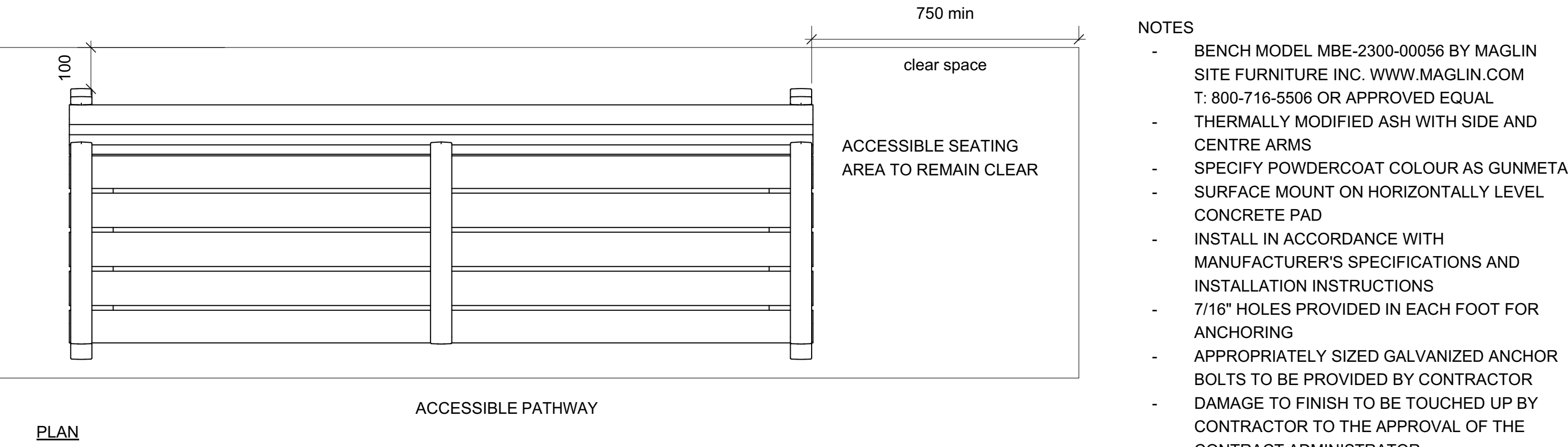
5 CUP Paving on Grade
Scale: 1:10



6 CUP Paving on Slab
Scale: 1:10

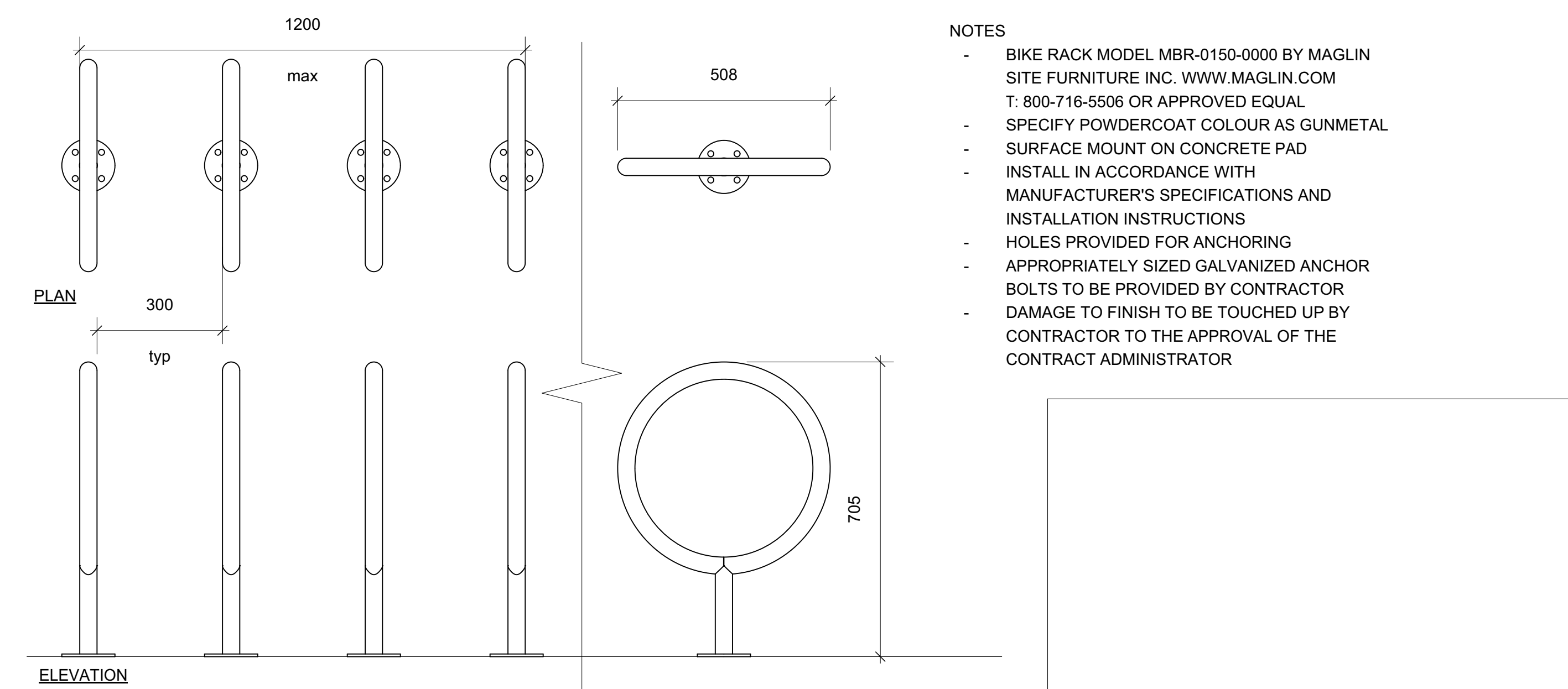


ELEVATION



PLAN

7 Bench Detail
Scale: 1:10



ELEVATION

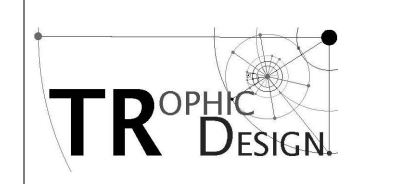
8 Bike Rack Detail
Scale: 1:10



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No.	Description	Date	By
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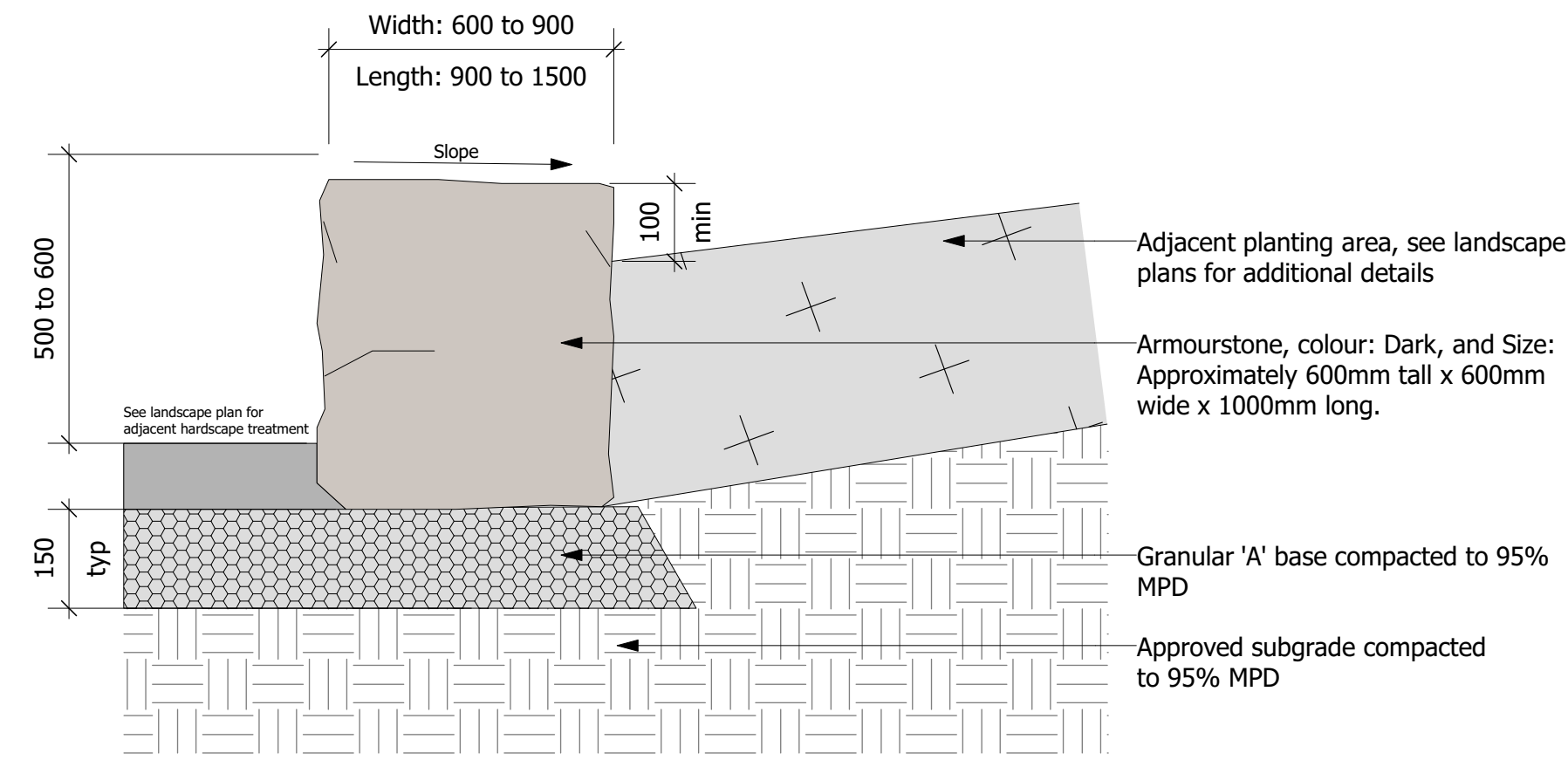
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Project:
Proposed Multi-Residential Development
2345-2349 Highway #2,
Bowmanville, ON

Drawing Title:
Landscape Details

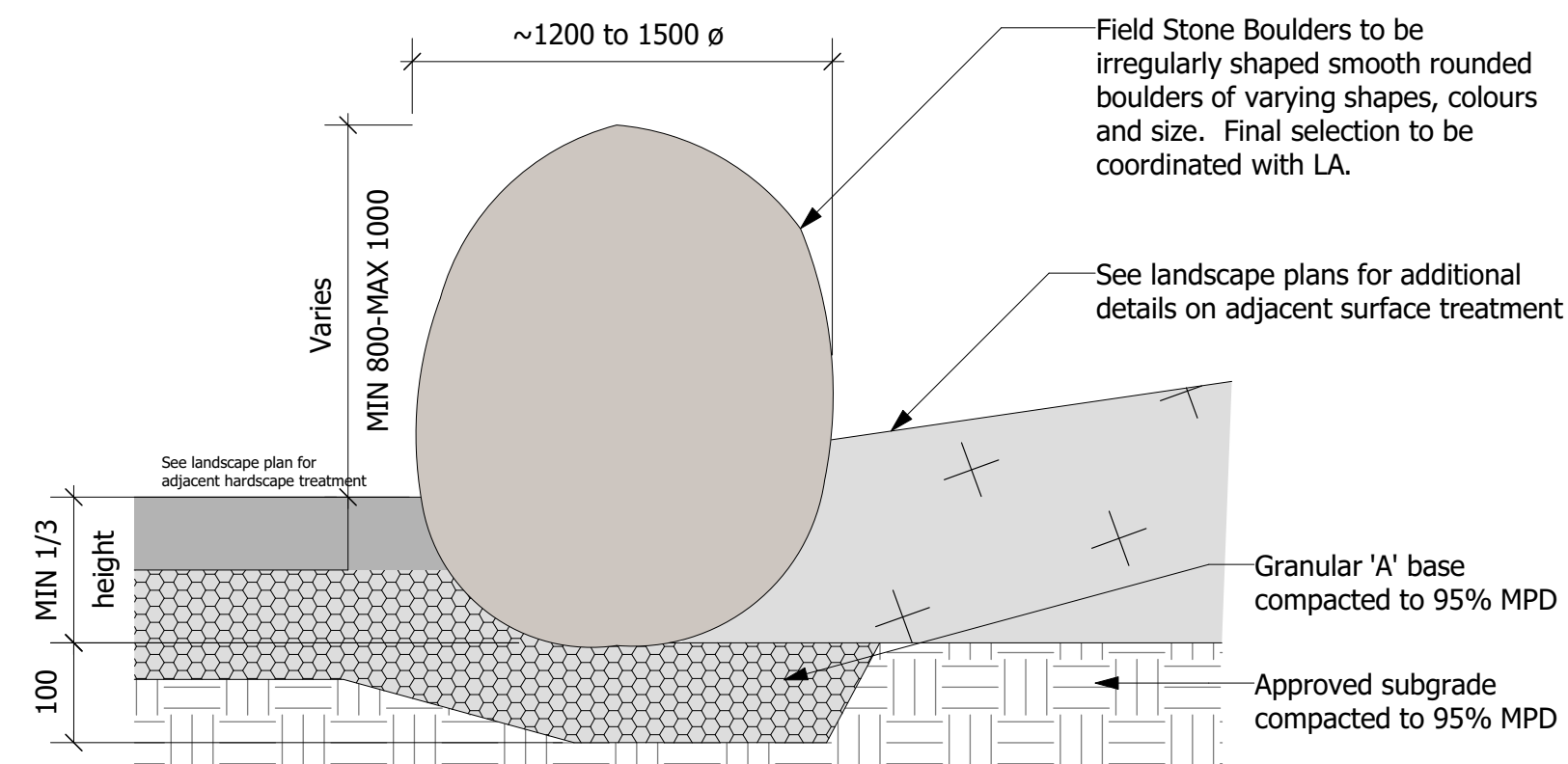
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Drawn By:	TR	Drawing #:	L 1.2
Approved By:	GB		
Date:	20/12/01		



Armour Stone Installation Notes

1. All dimensions are in millimeters. Do not scale drawing;
2. Specified depths of mulch and topsoil are depths after settlement. Specified depth of granular base is compacted depth;
3. Install all armour stone with a minimum 50mm below finished grade of adjacent surface;
4. Ensure that all armour stone are stable and free from all movement after installation is complete;
5. Gaps between adjacent armour stones are to be minimized to the greatest extent possible. Gaps are to be less than 50mm.
6. Gaps greater than 50mm shall be parged with a concrete mix or filled by alternative method to the satisfaction of the Landscape Architect. Contractor to approve method of filling prior to completing;
7. Ensure that all armour stone are installed with a maximum 2% slope;
8. Ensure all armour stone seating surfaces are level with adjacent armour stone; and
9. Installation of armour stone to be to the satisfaction of the Design Consultant and/or clients representative.

1 **Armour Stone Seating**
Scale: 1:10



Field Stone Boulder Installation Notes

1. All dimensions are in millimeters. Do not scale drawing;
2. Field Stone Boulders to be smooth rounded field stone of varying colour, shapes and sizes. LA to approve final selection of stones;
3. Install all boulders with a minimum 1/3 of height below finished grade of adjacent surface;
4. Ensure that all boulders are stable and free from all movement after installation is complete;
5. Boulders to be installed directly on prepared base;
6. Boulders to be placed either in vertical or horizontal position to enhance character and presence of each stone. LA to coordinate placement and orientation with contractor; and
7. Installation of boulders to be to the satisfaction of the Design Consultant and/or clients representative.

2 **Field Stone Boulder Detail**
Scale: 1:10

Key Plan:



Legend:

1	Client Review	20.12.11	TR
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2345-2349 Highway #2,
Bowmanville, ON

Drawing Title:

Landscape Details

Designed By: TR	Project #: 20088
Drawn By: TR	Drawing #: L 1.3
Approved By: GB	
Date: 20/12/01	

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3	FOR CLIENT REVIEW	Sep 29, 20	RG
4	FOR CLIENT REVIEW	Oct 01, 20	RG
5	FOR COORDINATION	Dec 01, 20	RG
6	FOR COORDINATION	Dec 07, 20	RG
7	SITE PLAN APPLICATION	Jan 25, 21	RG

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PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

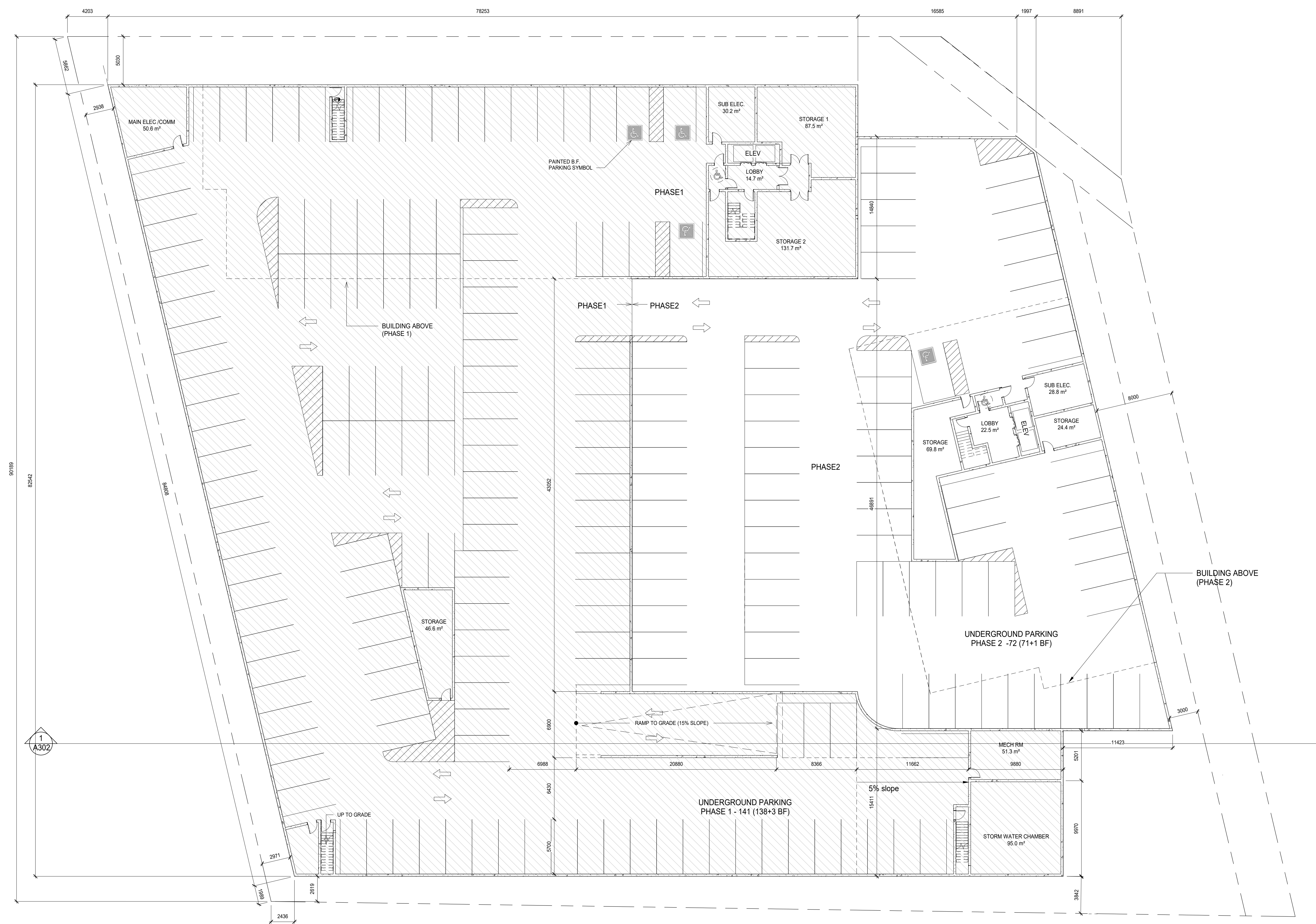
DRAWING:
PARKING FLOOR



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

DESIGN BY: NS
DRAWN BY: RG
CHECKED BY: -
DATE: 13/04/20
SCALE: 1 : 200
FILE:

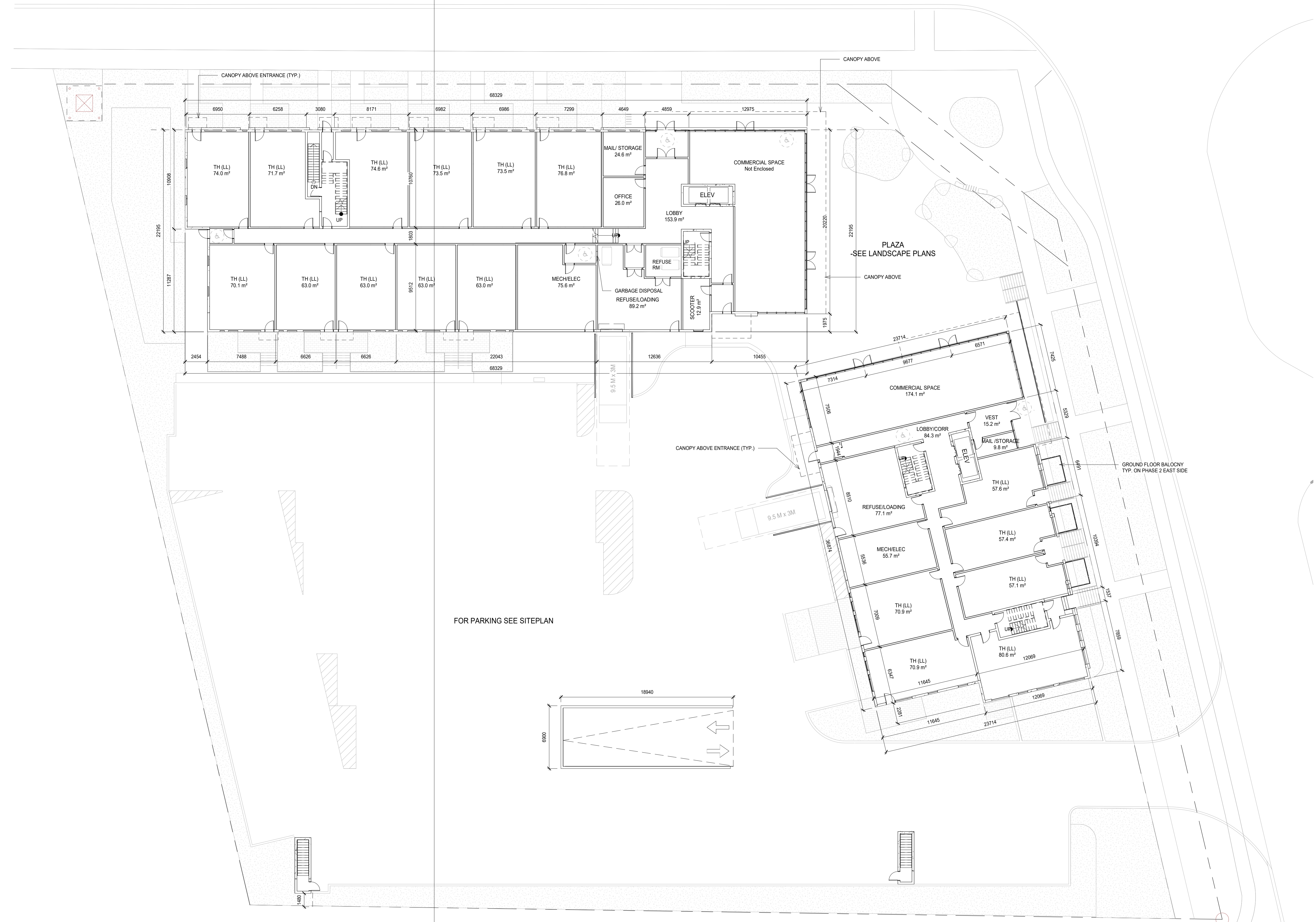
PROJECT NO: **20088**
DRAWING NO: **A201**



LEGEND
 □ PHASE 1
 □ PHASE 2

1
A201
1 : 200
00 Parking

1
A401



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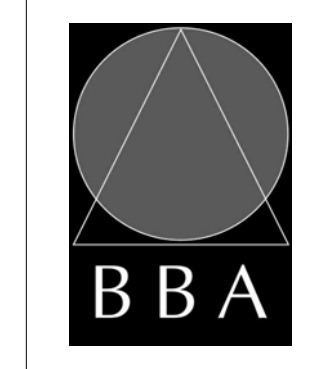
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PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
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DRAWING:
GROUND FLOOR



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers



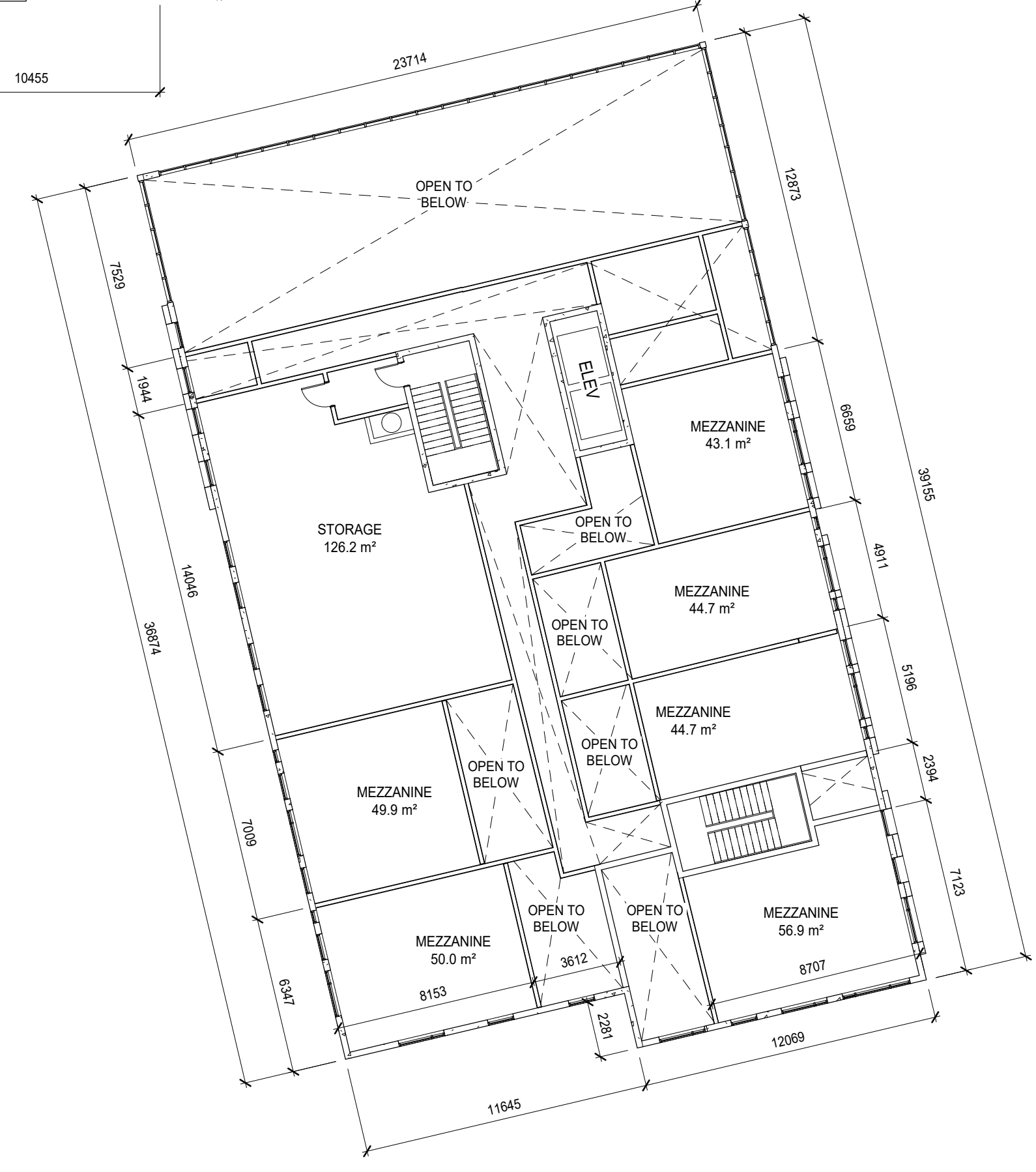
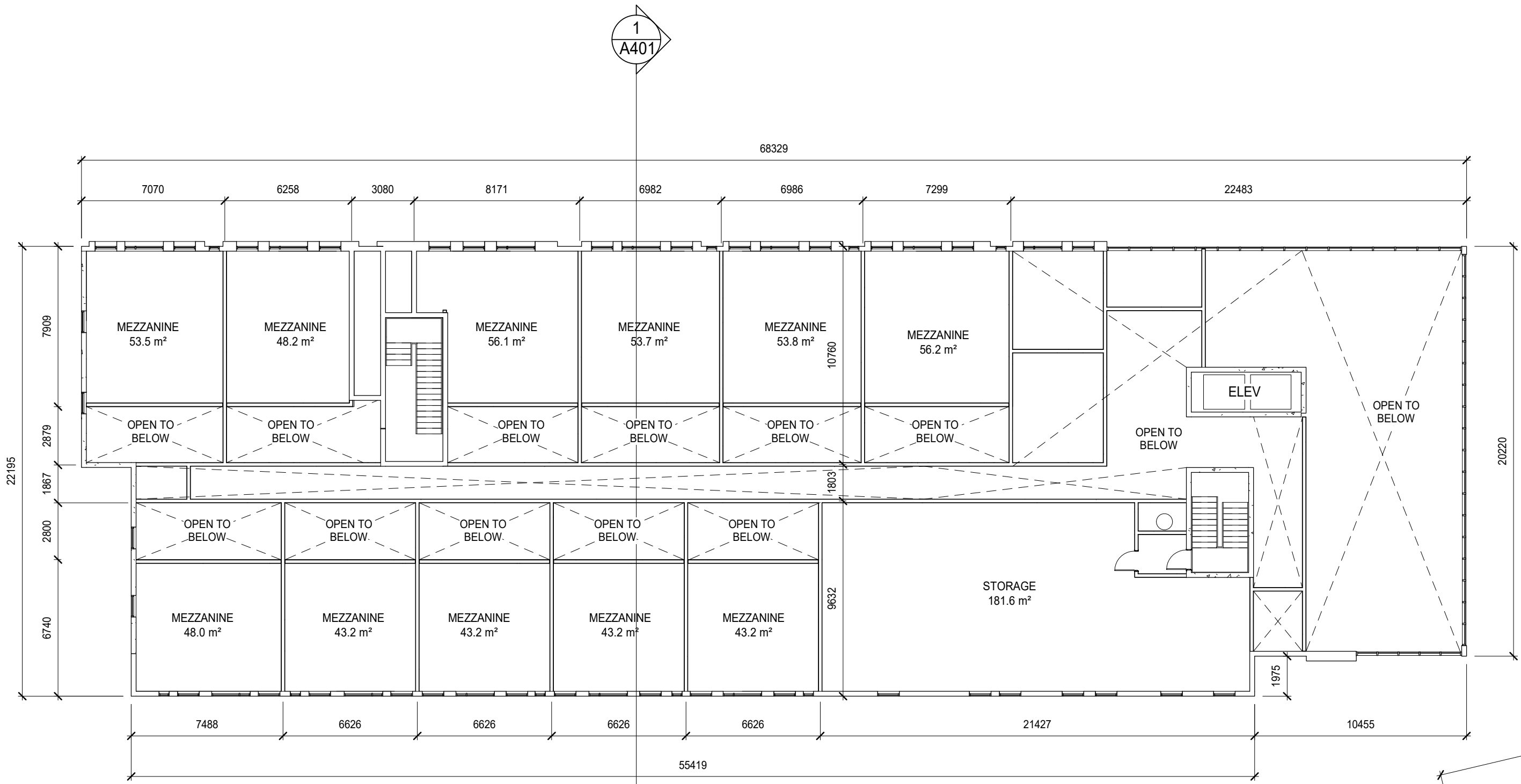
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DRAWN BY: [Signature]
AUTHOR: [Signature]
CHECKED BY: [Signature]

201-250 Water Street
Whitby Ontario L1N 0G8
Tel: (905) 686-5252
Fax: (905) 686-5258
e-mail: bba@bba-arch.com

DATE: 13/04/20
SCALE: 1 : 200
FILE:

PROJECT NO: **20088**
DRAWING NO: **A202**

1
A202
GROUND FLOOR
1:200



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PROJECT:
**Proposed Multi-Storey
Residential Development**

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
MEZZANINE



**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers

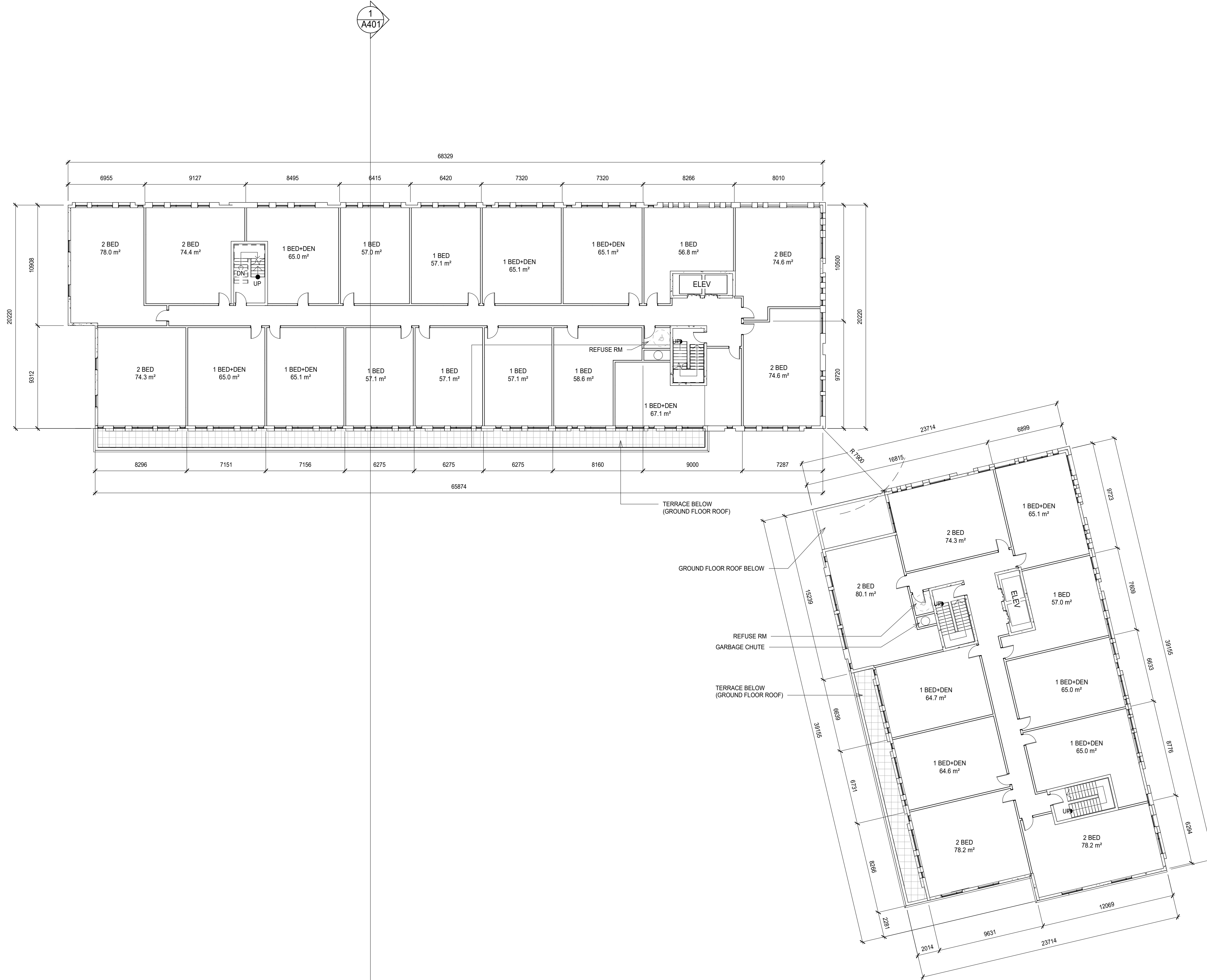
201-250 Water Street
Whitby Ontario L1N 0G8
Tel: (905) 666-5252
Fax: (905) 666-5258
e-mail: bba@bba-arch.com



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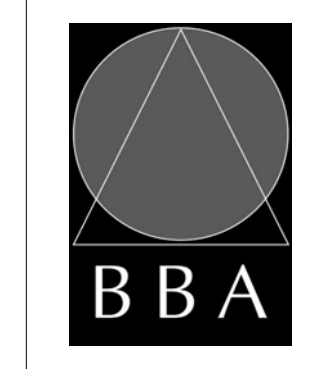
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NO.	REVISIONS	DATE	BY

PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
TYPICAL FLOOR 2-3



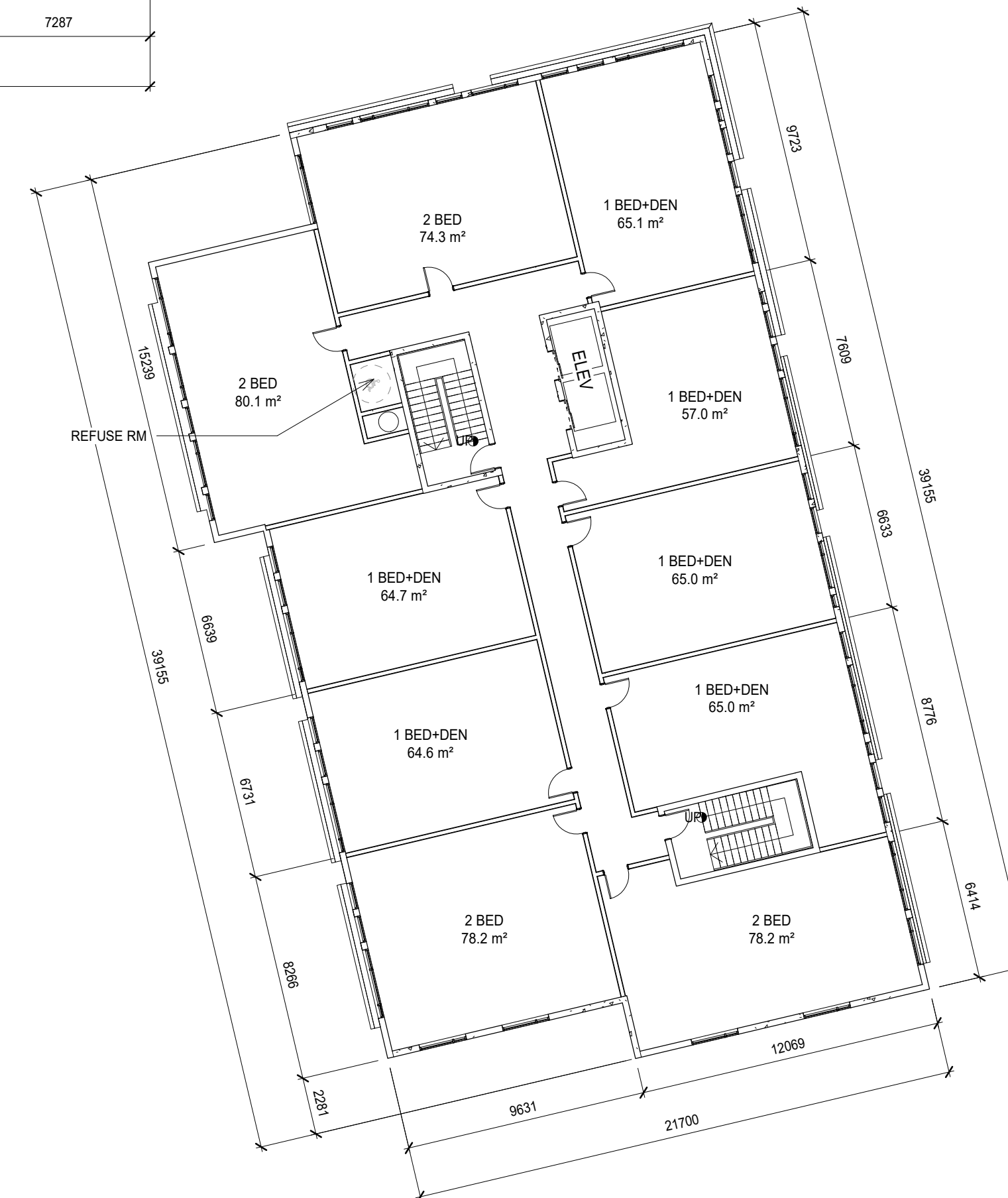
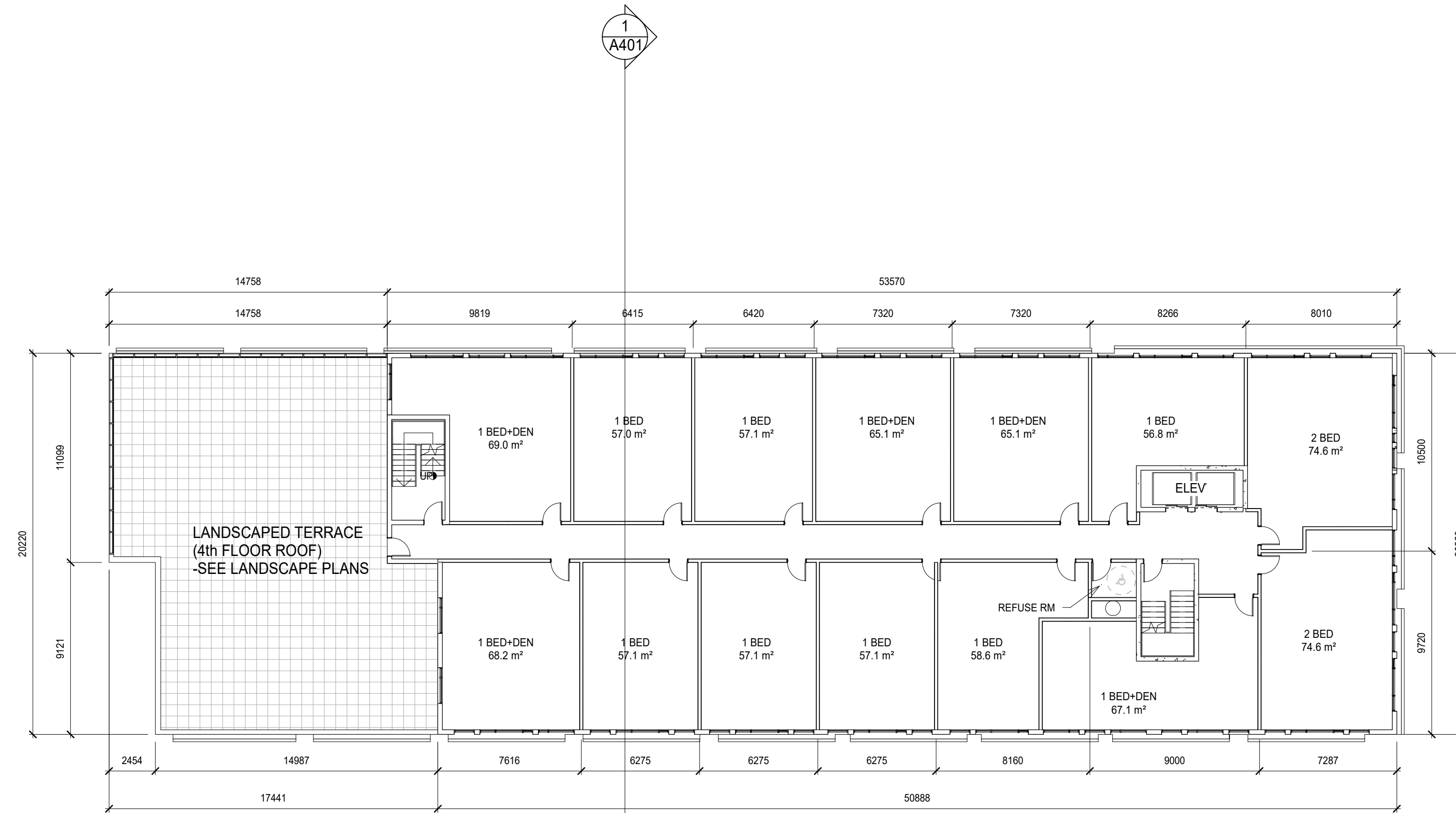
BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers



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DRAWN BY:	
CHECKED BY:	

DATE: 13/04/20
SCALE: 1 : 200
FILE:

PROJECT NO: **20088**
DRAWING NO: **A204**



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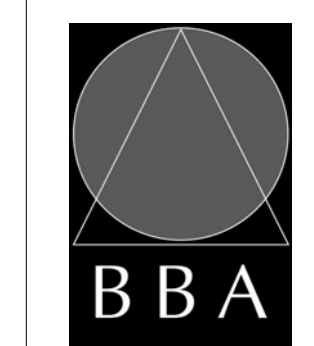
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NO.	REVISIONS	DATE	BY

PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
TYPICAL FLOOR 4-9



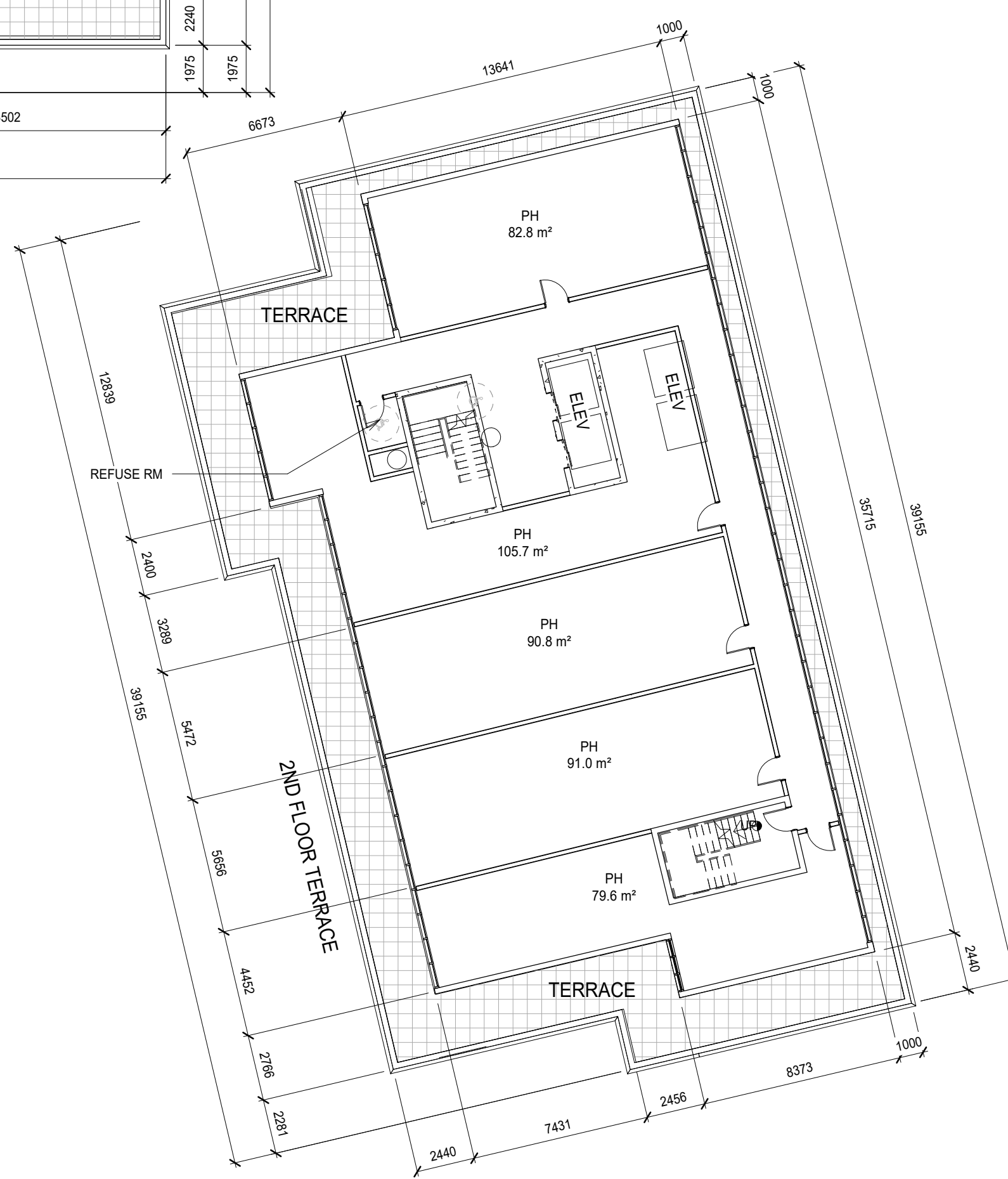
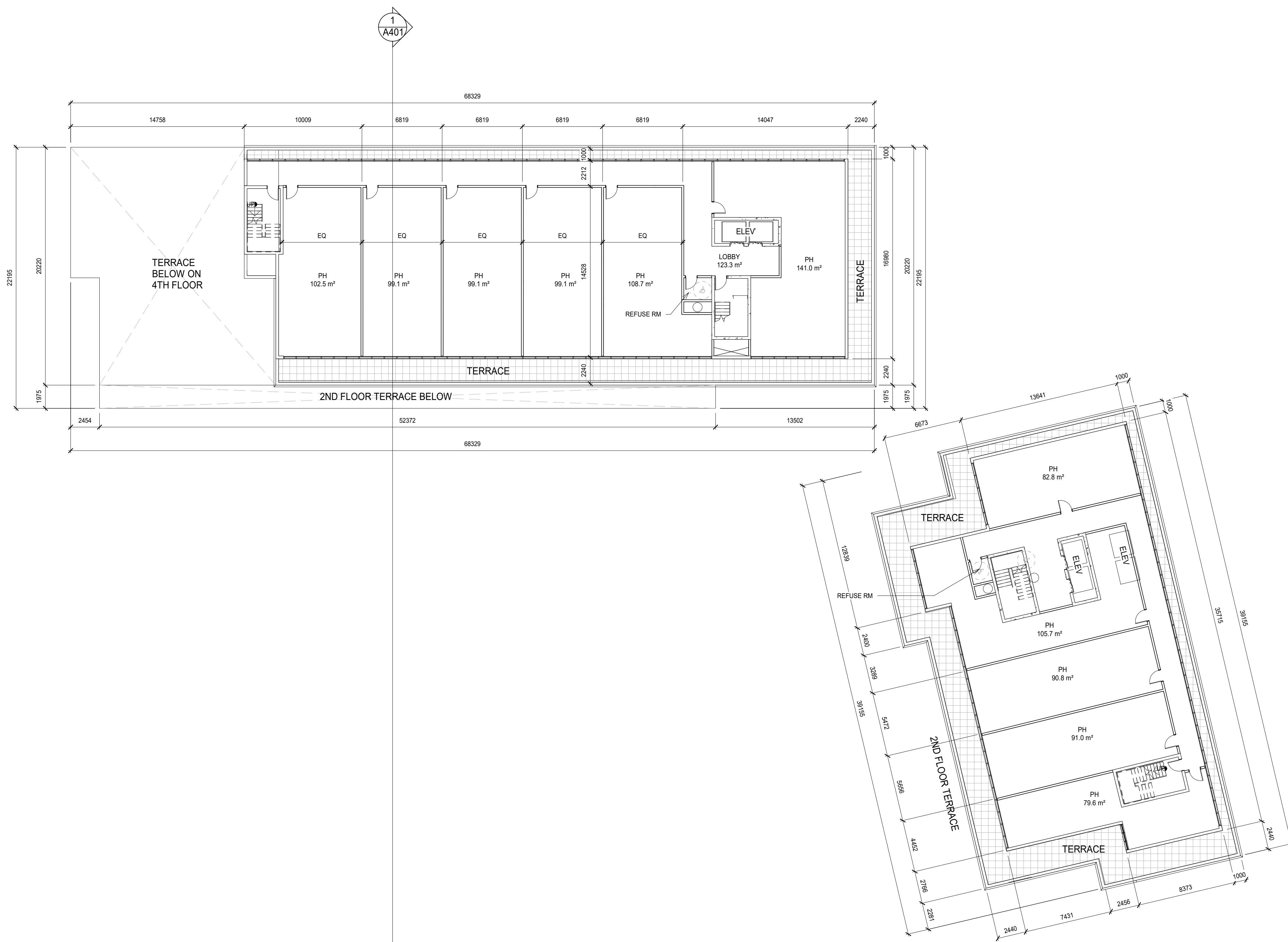
BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers



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CHECKED BY:	

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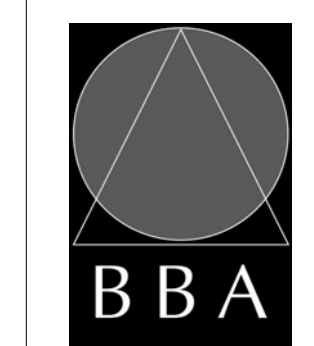
NO.	ISSUES	DATE	BY
1	SITE PLAN PRE CONSULTATION	Jul 15, 20	RG
2	FOR CLIENT REVIEW	Sep 21, 20	RG
3	FOR CLIENT REVIEW	Sep 29, 20	RG
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5	FOR COORDINATION	Dec 01, 20	RG
6	FOR COORDINATION	Dec 07, 20	RG
7	SITE PLAN APPLICATION	Jan 25, 21	RG

NO.	REVISIONS	DATE	BY

PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
PENTHOUSE FLOOR -10



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

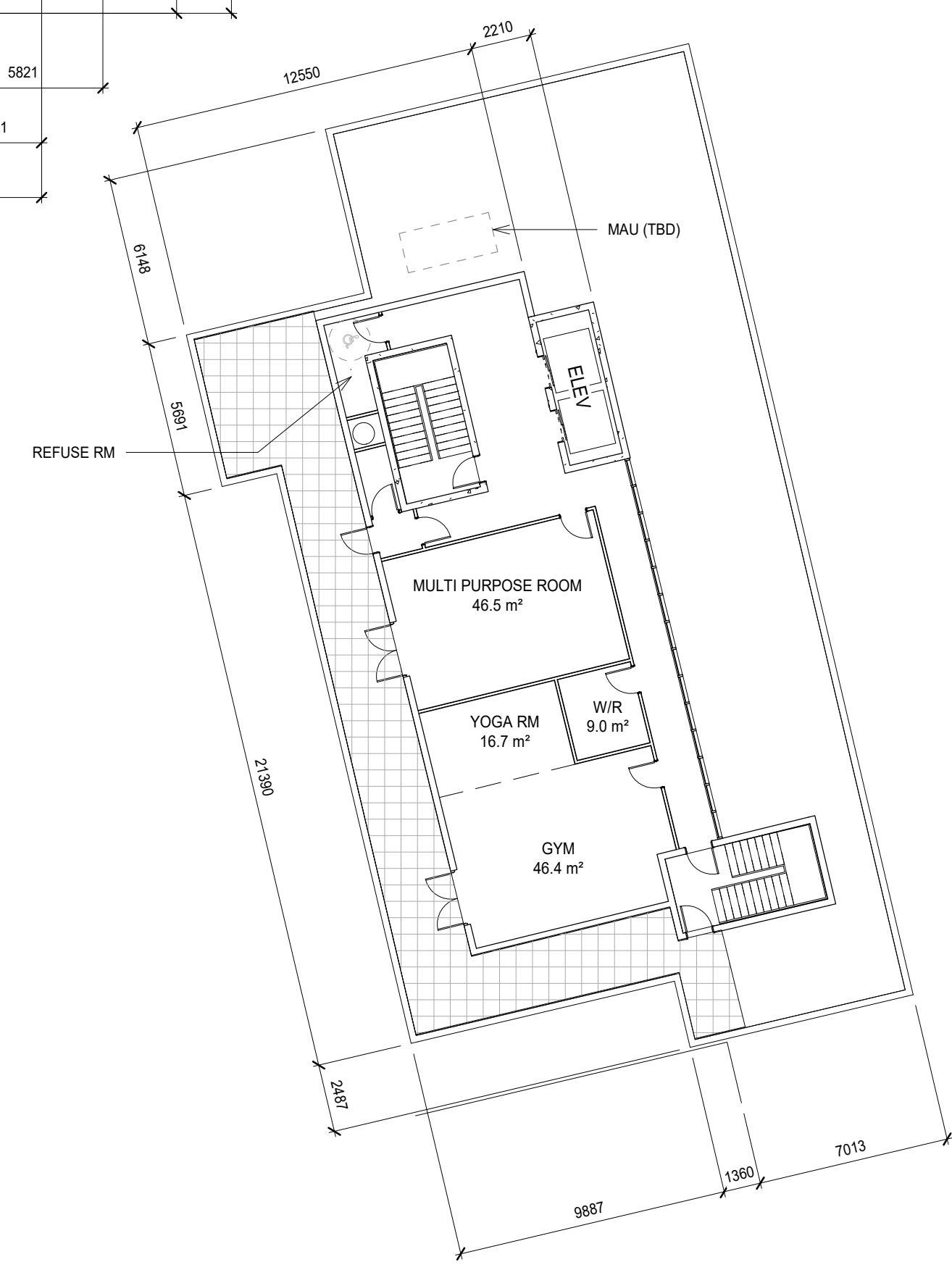
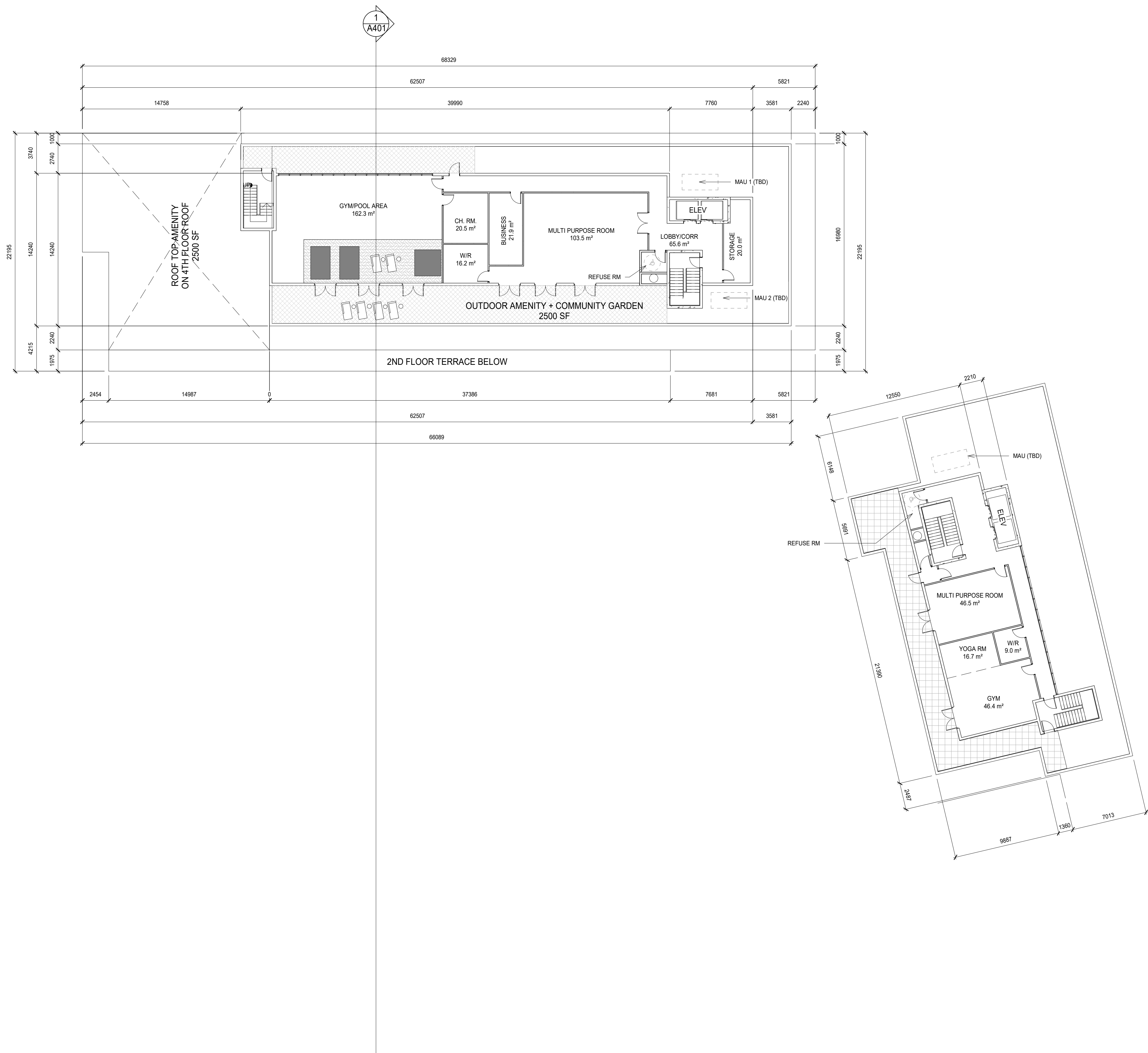
201-250 Water Street
Whitby Ontario L1N 0G8
Tel: (905) 666-5252
Fax: (905) 666-5258
e-mail: bba@bba-arch.com



DESIGN BY: [Signature]
DRAWN BY: [Signature]
AUTHOR: [Signature]
CHECKED BY: [Signature]

DATE: 06/04/20
SCALE: 1 : 200
FILE:

PROJECT NO: **20088**
DRAWING NO: **A206**



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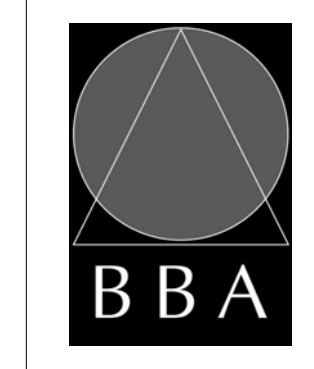
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NO.	REVISIONS	DATE	BY

PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
ROOF TOP AMENITY



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers



DESIGN BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

201-250 Water Street
Whitby Ontario L1N 0G8
Tel: (905) 666-5252
Fax: (905) 666-5258
e-mail: bba@bba-arch.com

DATE: 13/04/20
SCALE: 1 : 200
FILE:

PROJECT NO: **20088**
DRAWING NO: **A207**

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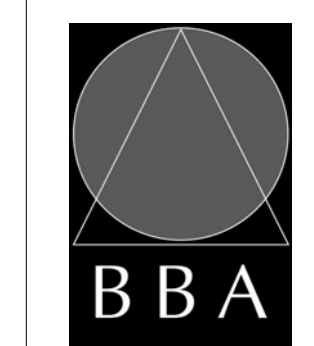
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NO.	REVISIONS	DATE	BY

PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
ELEVATIONS-2



BARRY BRYAN ASSOCIATES

Architects
Engineers
Project Managers

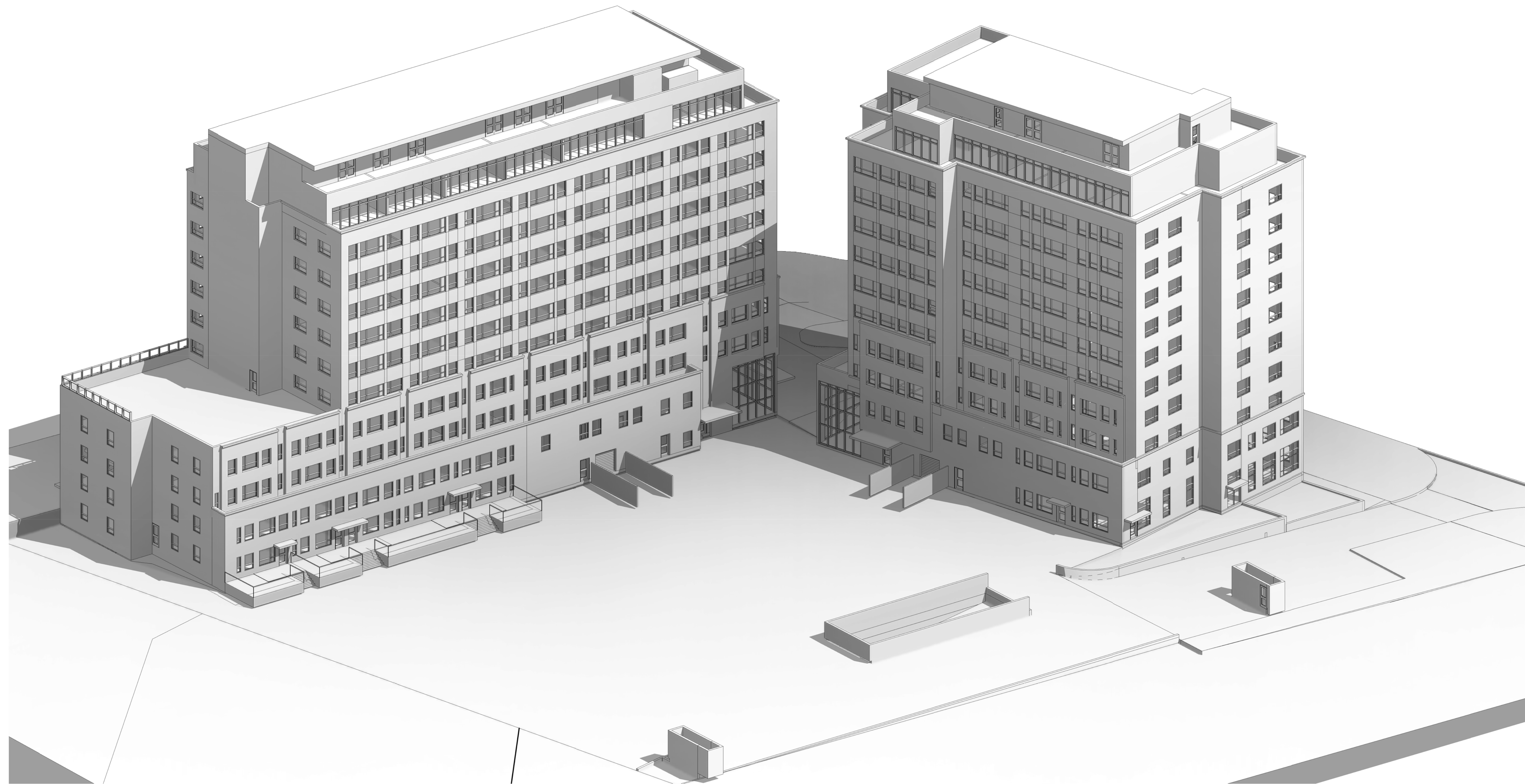
201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5258
e-mail: bba@bba-arch.com



DESIGN BY:	COL. BRYAN
DRAWN BY:	S. CHARLES
AUTHOR:	BARRY BRYAN
CHECKED BY:	BARRY BRYAN
CHECKER:	BARRY BRYAN

DATE: 11/05/20
SCALE: 1 : 175
FILE:

PROJECT NO: 20088	DRAWING NO: A302
-----------------------------	----------------------------



1
A601 VIEW from SOUTH-WEST

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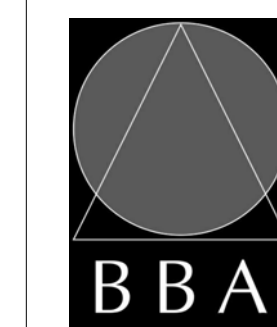
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NO.	REVISIONS	DATE	BY

PROJECT:
**Proposed Multi-Storey
Residential Development**

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

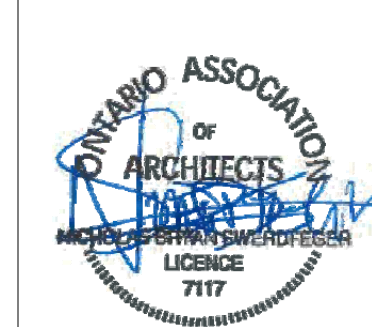
DRAWING:
**3D VIEW FROM
SOUTH-WEST**



**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers

201-250 Water Street
Whitby Ontario L1N 0G8
Tel: (905) 666-5252
Fax: (905) 666-5258
e-mail: bba@bba-arch.com



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SCALE:	
FILE:	

PROJECT NO:	DRAWING NO:
20088	A601

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7	SITE PLAN APPLICATION	Jan 25, 21	RG

NO.	REVISIONS	DATE	BY

PROJECT:
**Proposed Multi-Storey
Residential Development**

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
**3D VIEW FROM
NORTH-EAST**



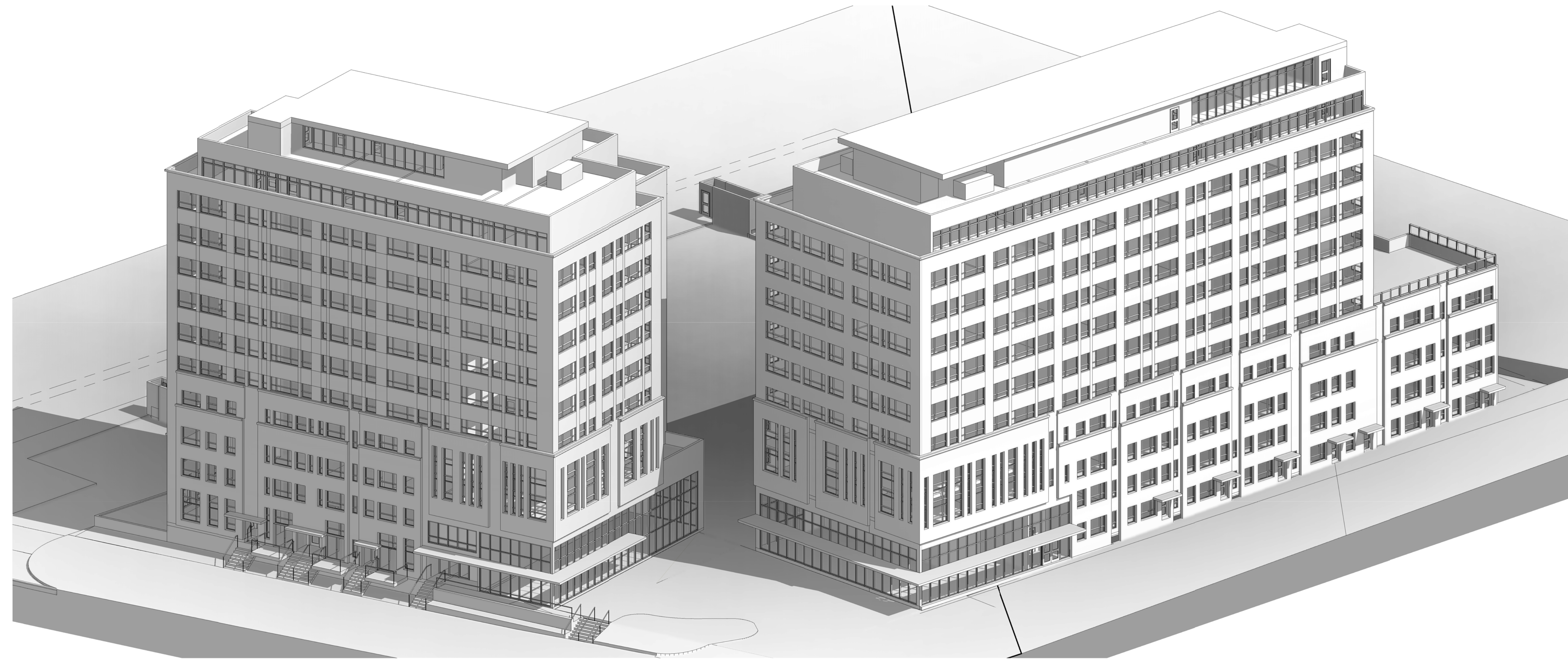
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BARRY BRYAN
ASSOCIATES
Architects
Engineers
Project Managers

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DATE: 13/04/20
SCALE:
FILE:

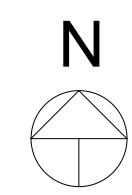
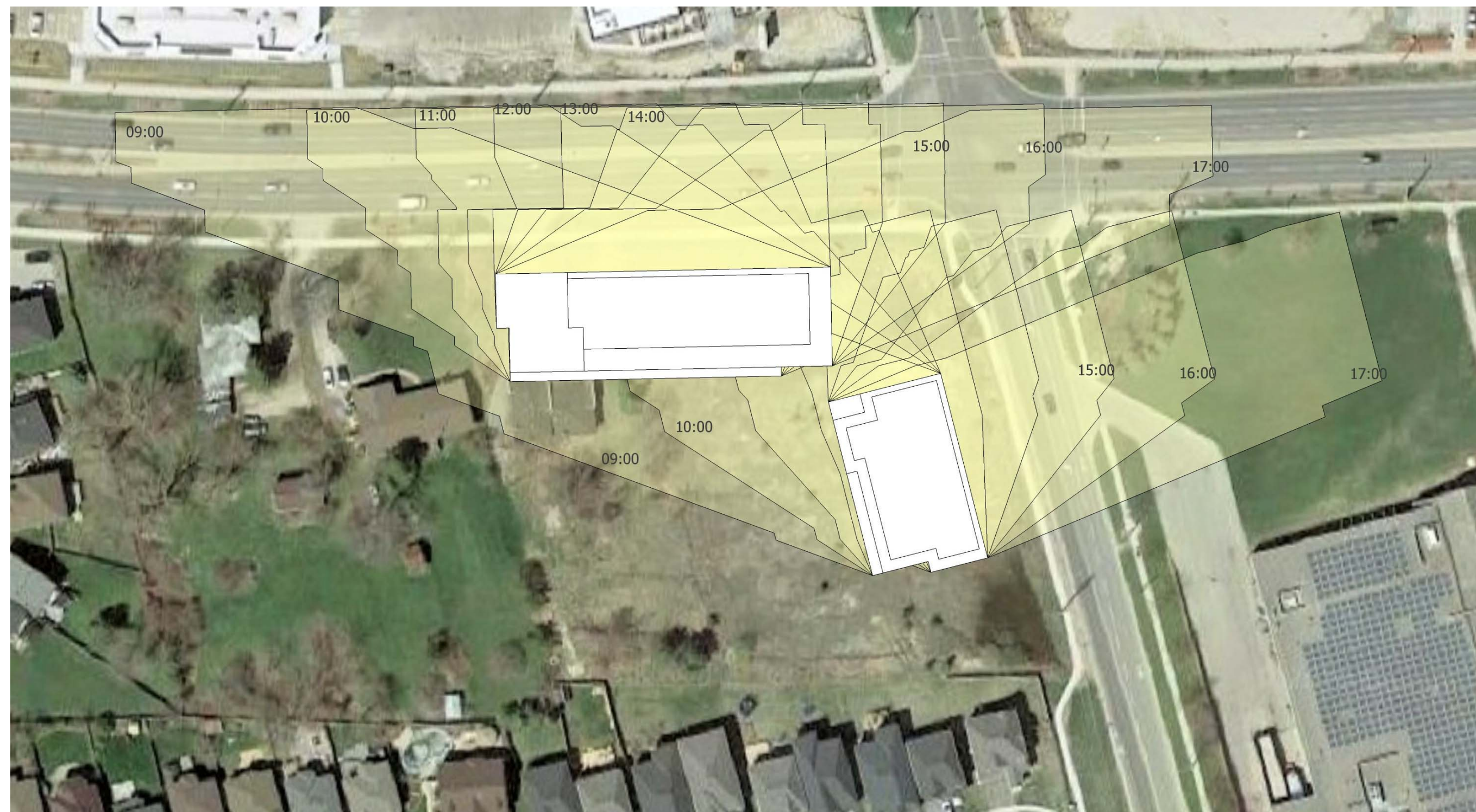
PROJECT NO:
20088

DRAWING NO:
A602

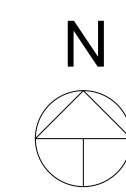
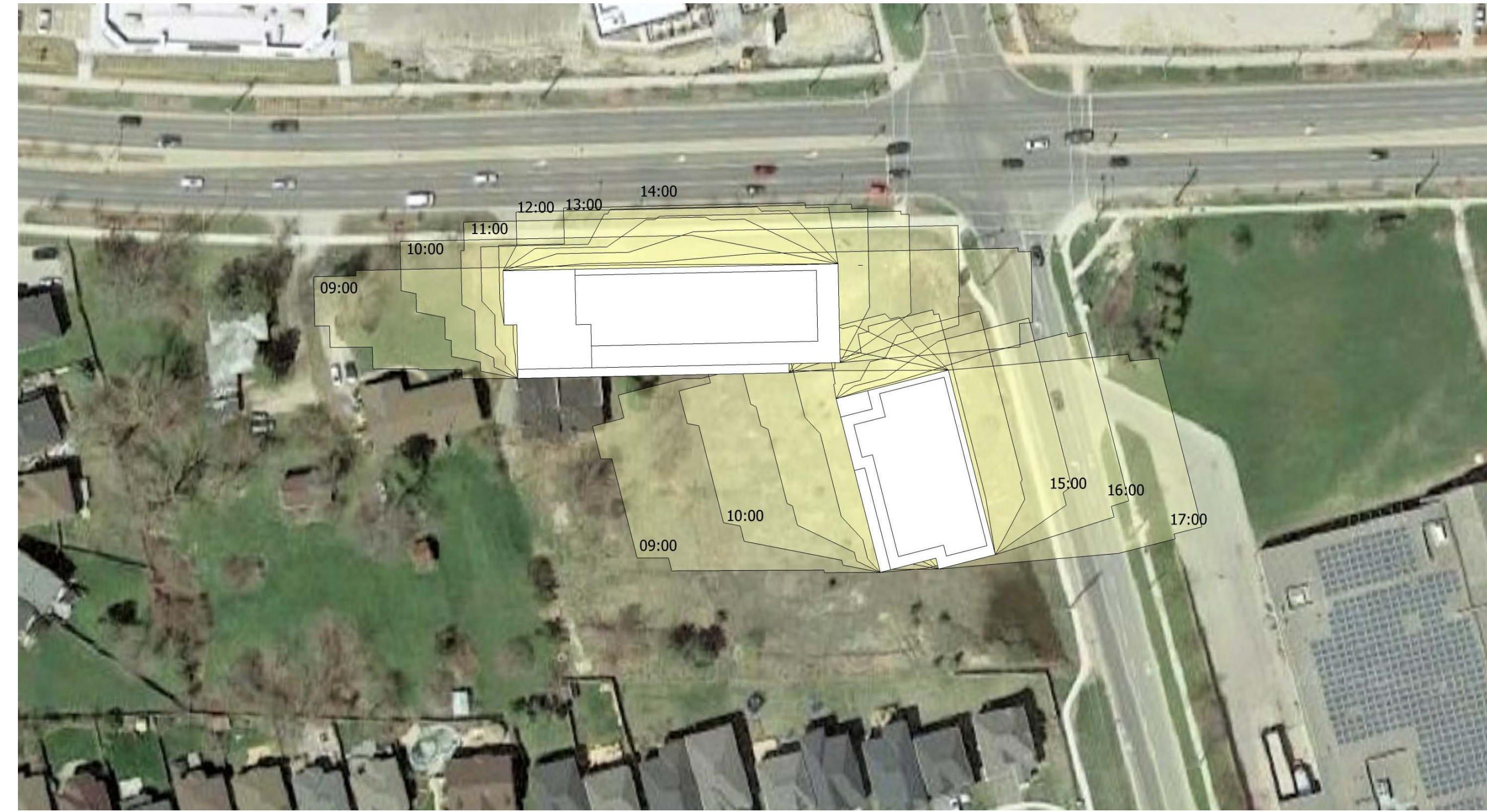


1
A602 VIEW from NORTH-EAST

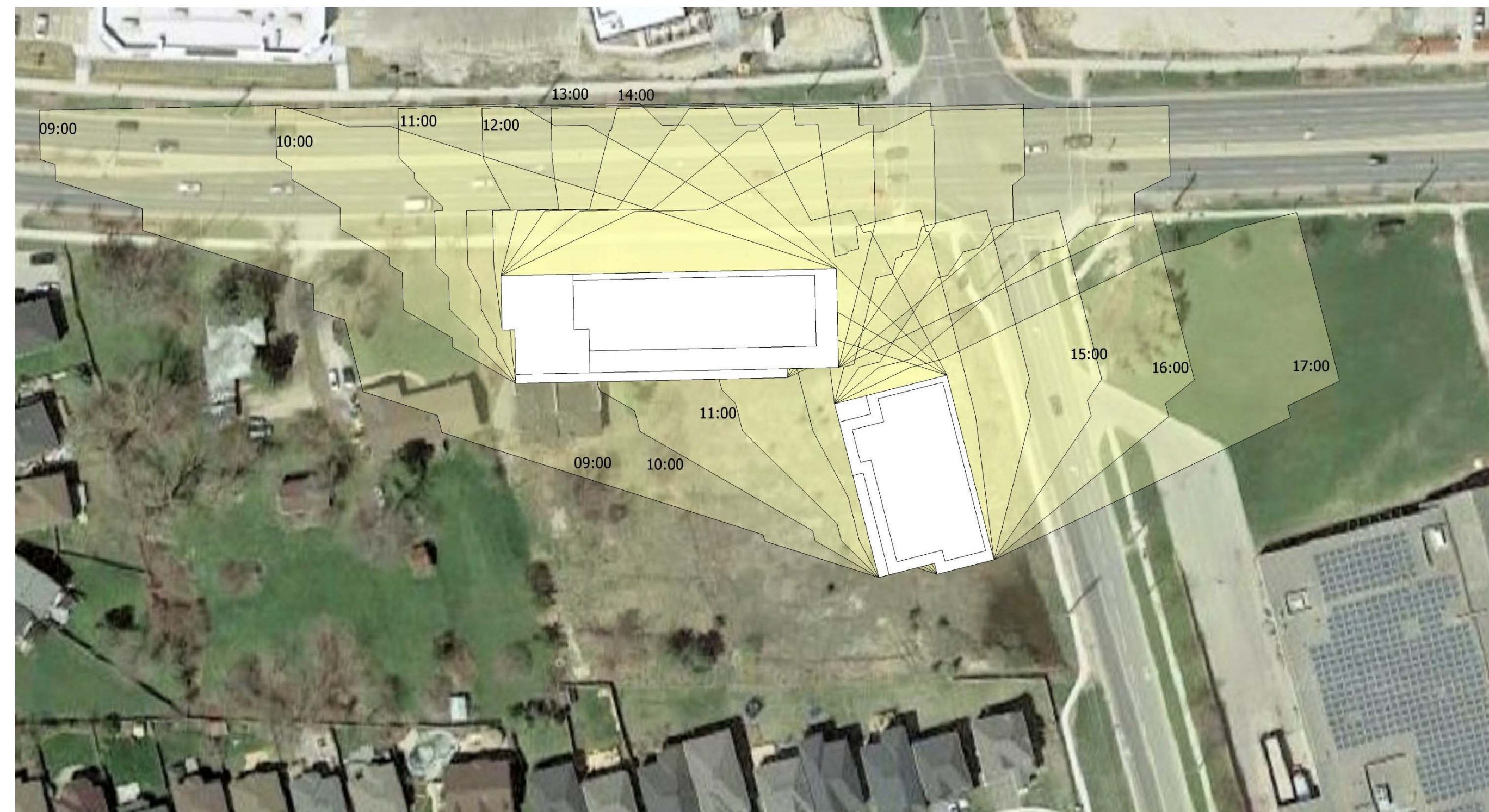
201-250 Water Street
Whitby Ontario L1N 0G5
Tel: (905) 666-5252
Fax: (905) 666-5258
e-mail: bba@bba-arch.com



2345-2349 Highway #2, Bowmanville, ON
 SEPTEMBER 21
 9:00 am to 5:00pm



2345-2349 Highway #2, Bowmanville, ON
 JUNE 21
 9:00 am to 5:00pm



2345-2349 Highway #2, Bowmanville, ON
 MARCH 21
 9:00 am to 5:00pm

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7	SITE PLAN APPLICATION	Jan 25, 21	RG

NO.	REVISIONS	DATE	BY

PROJECT:
**Proposed Multi-Storey
 Residential Development**

2345-2349 Highway #2, Bowmanville, ON
 2779471 Ontario Inc.

DRAWING:
**SHADOW IMPACT
 ANALYSIS**



**BARRY BRYAN
 ASSOCIATES**

Architects
 Engineers
 Project Managers

201-250 Water Street
 Whitby Ontario L1N 0G5
 Tel: (905) 666-5252
 Fax: (905) 666-5258
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 DRAWN BY: [Signature]
 AUTHORIZED BY: [Signature]
 CHECKED BY: [Signature]

DATE: 01/26/21
 SCALE:
 FILE:

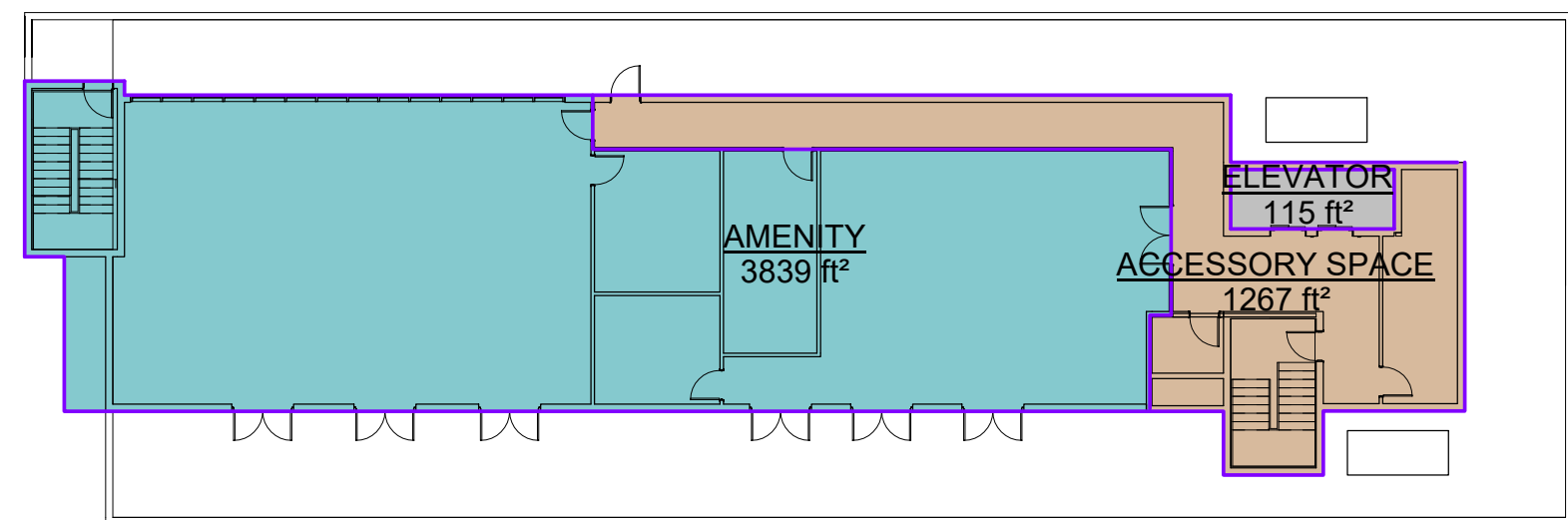
PROJECT NO: **20088**
 DRAWING NO: **A701**

AREA STATEMENT

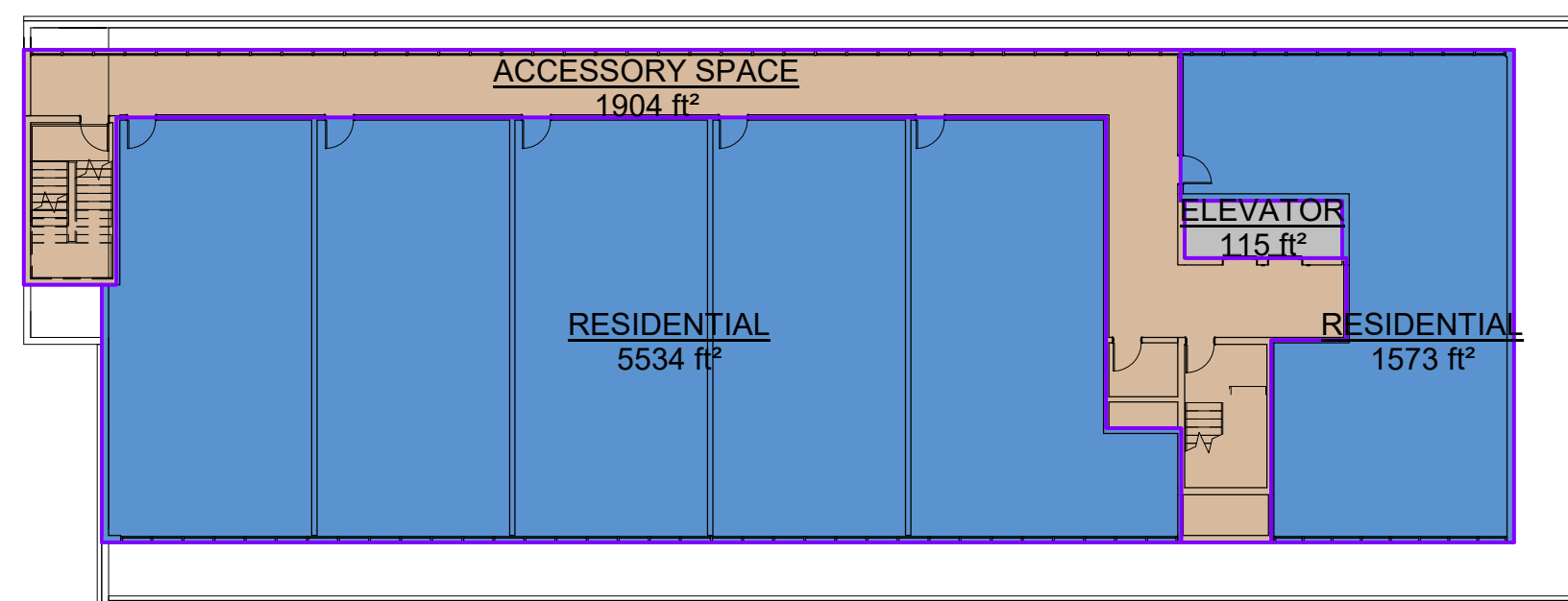
PHASE-1	Area Statement					
	Gross Constructed Area(sqft)	Exclusion-1	Exclusion-2	Exclusion-3	Exclusion-4	Salable Area (sqft)
		PARKING	ACCESSORY SPACE	AMENITY	SHAFTS	
Parking	53,574	53,574				0
Total (parking)	53,574					0
Ground Floor						
Residential	13,727		5,160	0	118	8,449
Commercial	2,076		0	0	0	2,076
Mezzanine	6,032		0	0	0	6,032
Storage (Mezzanine)	2,156		60	0	115	1,981
Level-2	14,625		1,687	0	115	12,823
Level-3	14,625		1,687	0	115	12,823
Level-4	11,397		1,575	0	115	9,707
Level-5	11,397		1,575	0	115	9,707
Level-6	11,397		1,575	0	115	9,707
Level-7	11,397		1,575	0	115	9,707
Level-8	11,397		1,575	0	115	9,707
Level-9	11,397		1,575	0	115	9,707
Level-10 PENTHOUSE	9,126		1,904	0	115	7,107
LEVEL-11 Roof top Amenity	5,221		1,267	3,839	115	0
Total (excluding Parking)	135,970		21,215	3,839	1,383	109,533

Efficiency (including Amenity) **80.6%**

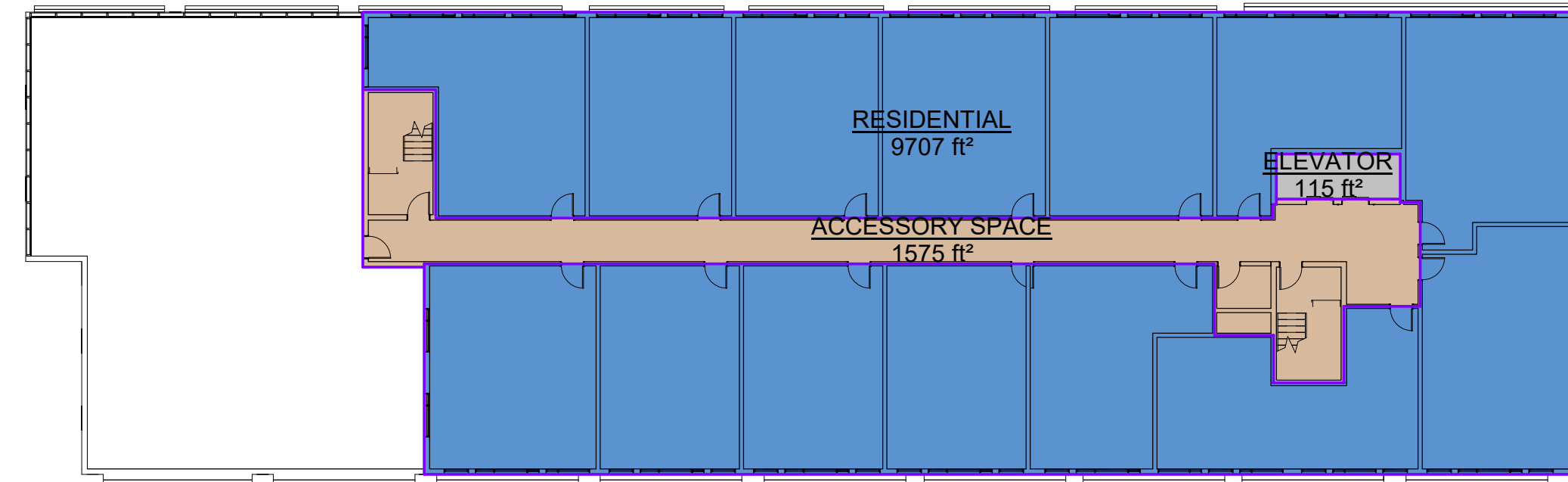
- ACCESSORY SPACE
- AMENITY
- COMMERCIAL
- ELEVATOR
- RESIDENTIAL
- STORAGE



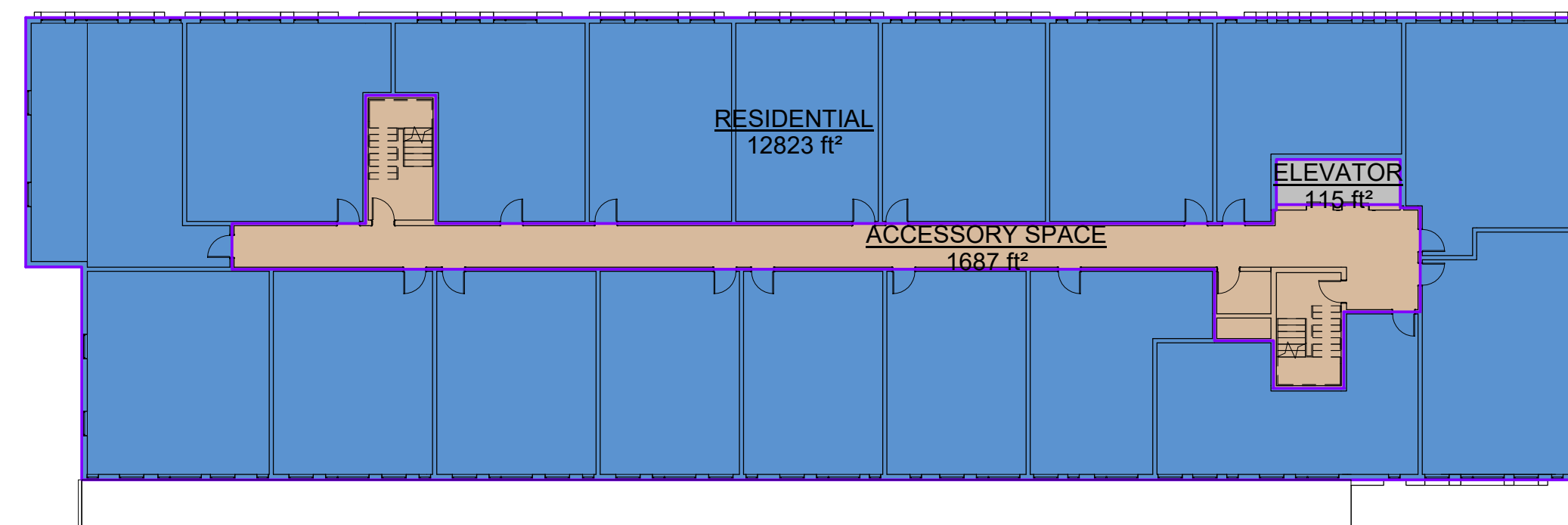
6 PHASE1-LEVEL 11- ROOF AMENITY
A702 1:250



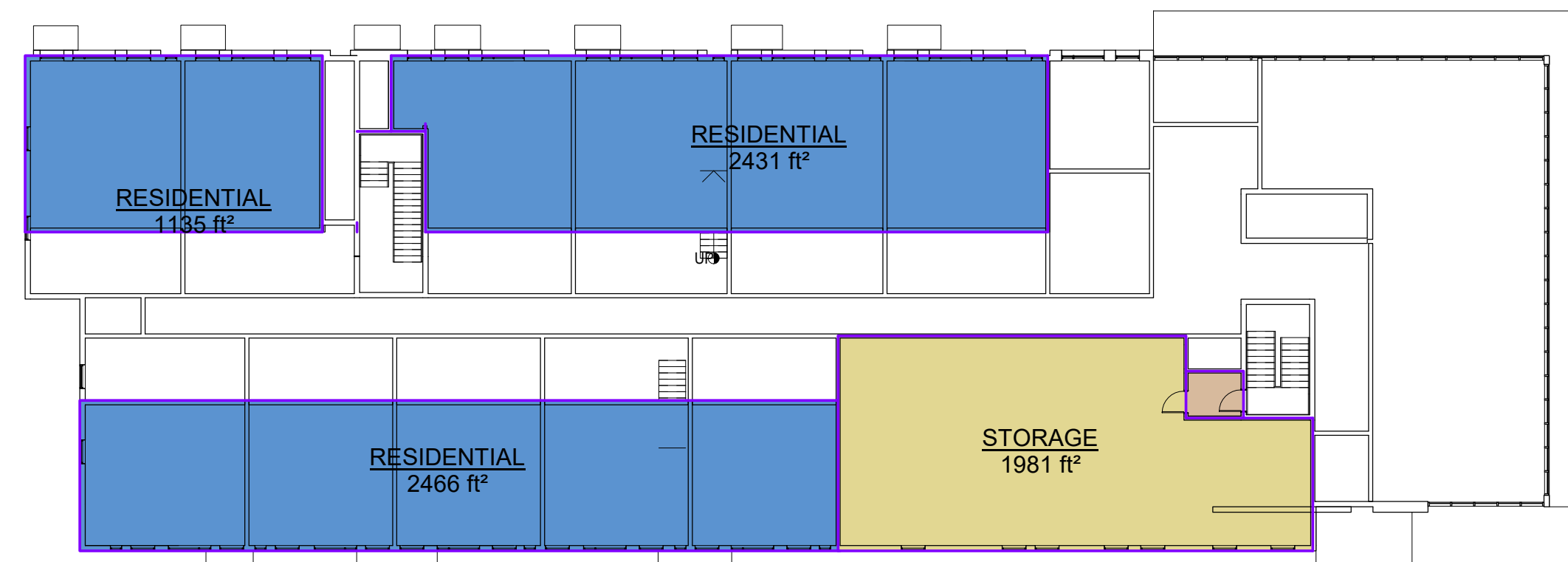
5 PHASE1-LEVEL 10 -PENTHOUSE
A702 1:250



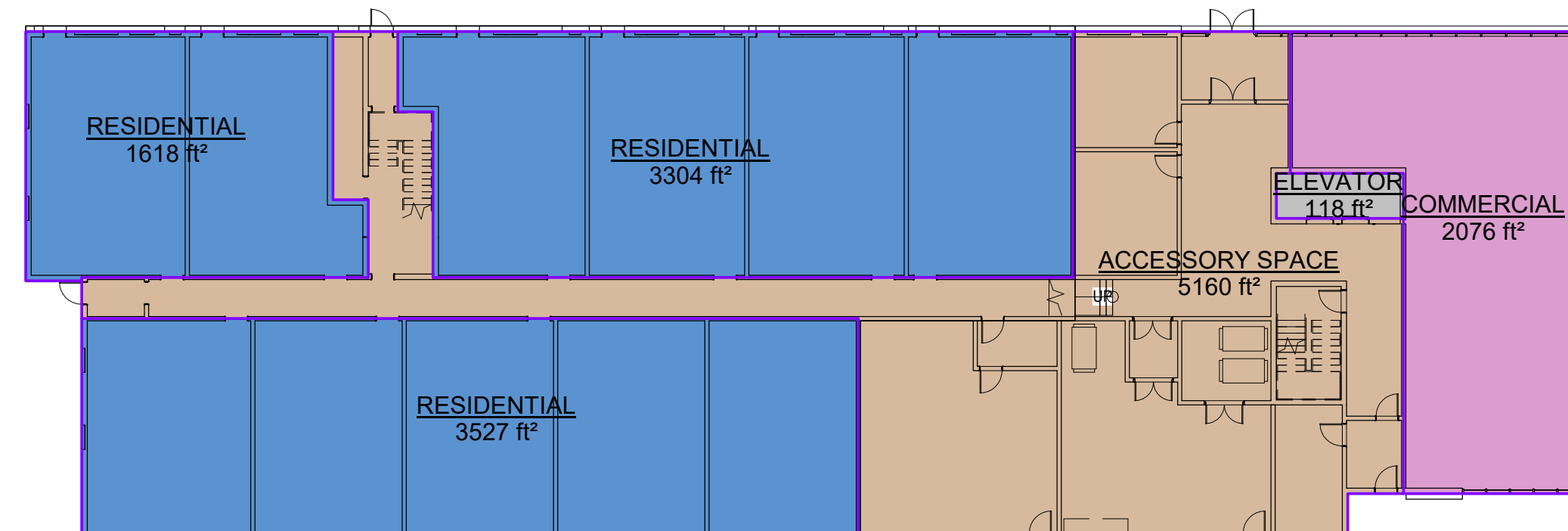
4 PHASE1-LEVELS 4-9
A702 1:250



3 PHASE1- LEVELS 2-3
A702 1:250



2 PHASE1 - GROUND FLOOR MEZZANINE
A702 1:250



1 PHASE1- LEVEL 1 -GROUND FLOOR
A702 1:250

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NO.	REVISIONS	DATE	BY

PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
AREA PLANS-PHASE 1



BARRY BRYAN ASSOCIATES

Architects
Engineers
Project Managers



DESIGN BY:	COL. BRYAN
Designer	
DRAWN BY:	S. CHARLES
Author	
CHECKED BY:	RYAN
Checker	
DATE:	09/30/20
SCALE:	1 : 250
FILE:	

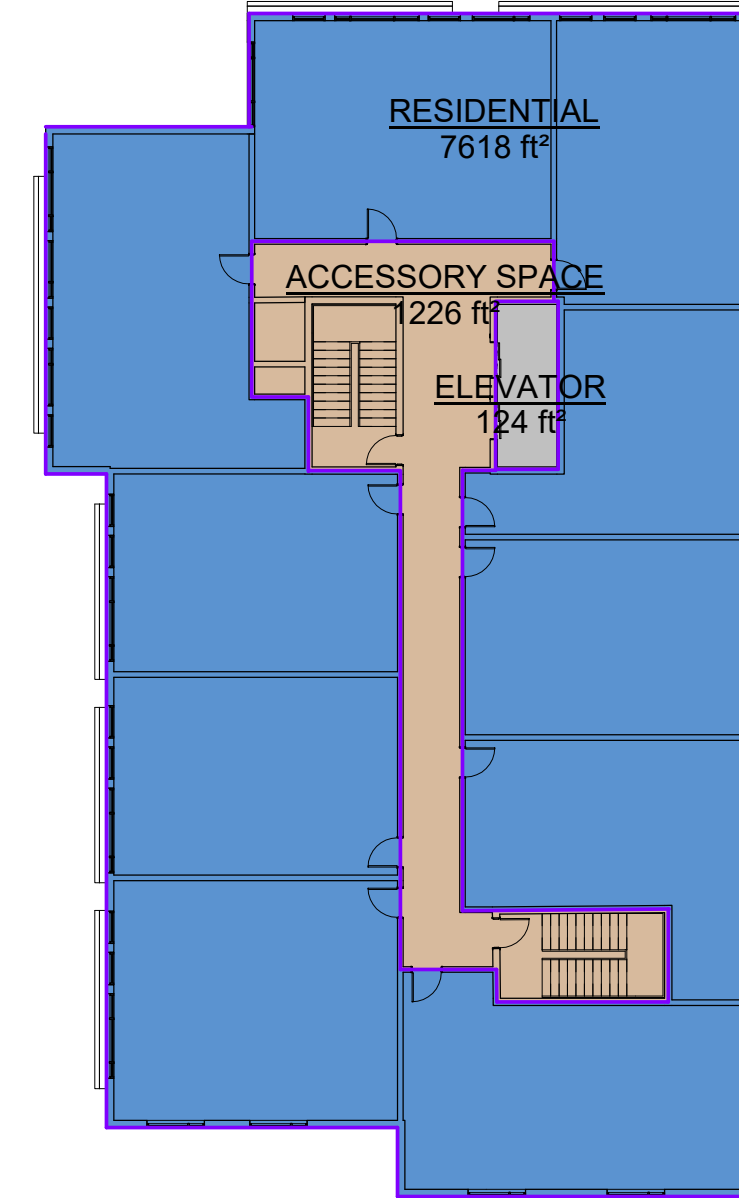
PROJECT NO: **20088**
DRAWING NO: **A702**

AREA STATEMENT

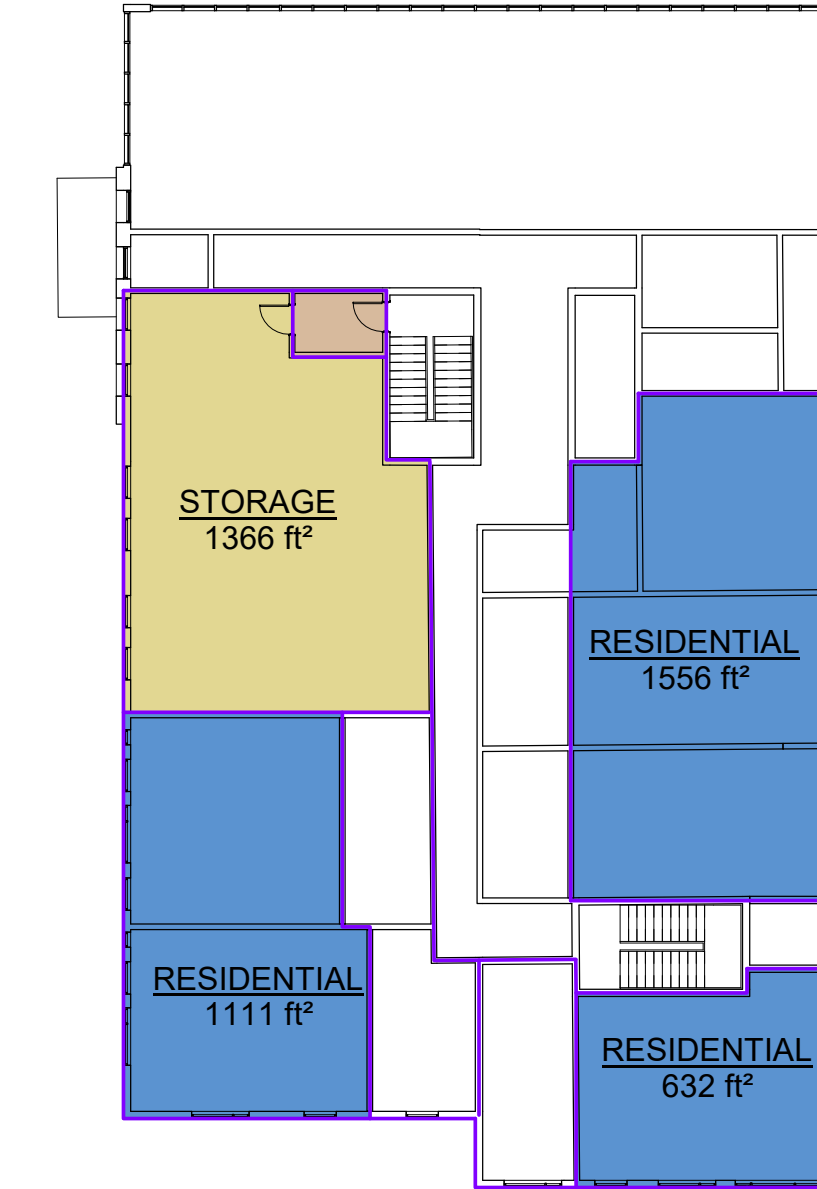
PHASE-2	Area Statement					
	Gross Constructed Area(sqft)	Exclusion-1	Exclusion-2	Exclusion-3	Exclusion-4	Salable Area (sqft)
		PARKING	ACCESSORY SPACE	AMENITY	SHAFTS	
Parking	28,428	28,428				0
Total (parking)	28,428					0
Ground Floor						
Residential	7,776		1,782		124	5,870
Commercial	1,922					1,922
Mezzanine	3,299					3,299
Storage(mezzanine)	1,564		74		124	1,366
Level-2	8,973		1,231		124	7,618
Level-3	8,973		1,231		124	7,618
Level-4	8,973		1,231		124	7,618
Level-5	8,973		1,231		124	7,618
Level-6	8,973		1,231		124	7,618
Level-7	8,973		1,231		124	7,618
Level-8	8,973		1,231		124	7,618
Level-9	8,973		1,231		124	7,618
Level-10 PENTHOUSE	6,577		1,489		124	4,964
LEVEL-11 Roof top Amenity	2,681		1,242		1,305	134
Total (excluding Parking)	95,603		14,435		1,305	78,365

Efficiency (including Amenity) 82.0%

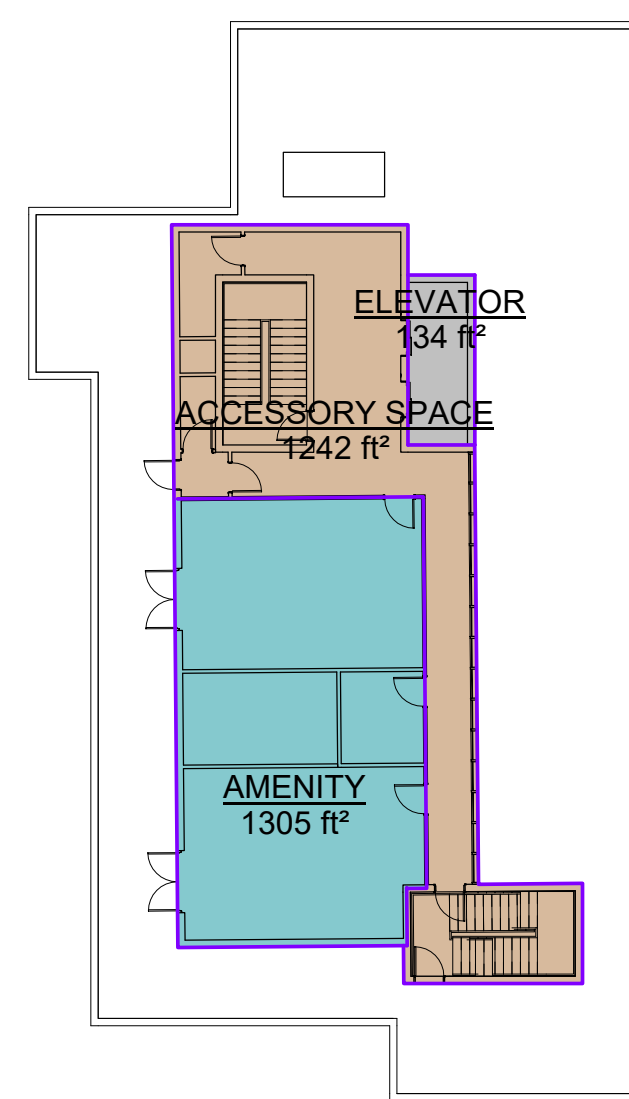
- ACCESSORY SPACE
- AMENITY
- COMMERCIAL
- ELEVATOR
- RESIDENTIAL
- STORAGE



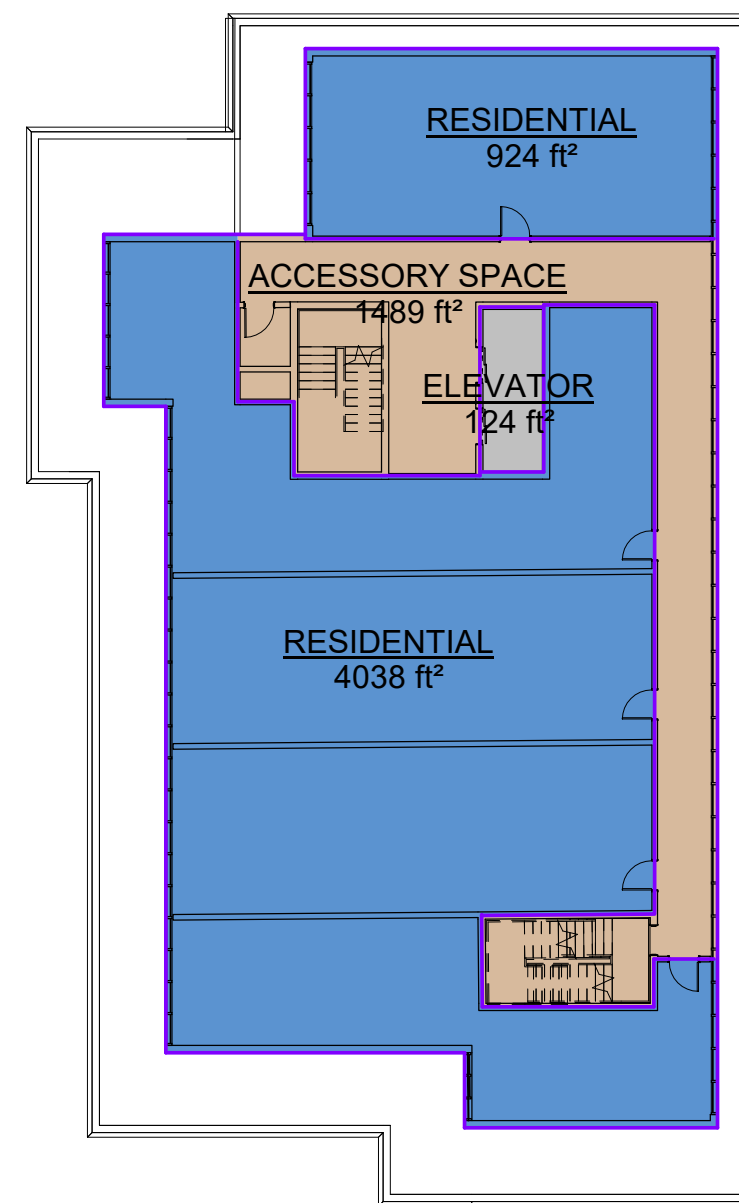
4 PHASE2-LEVEL 4-9
A703 1:250



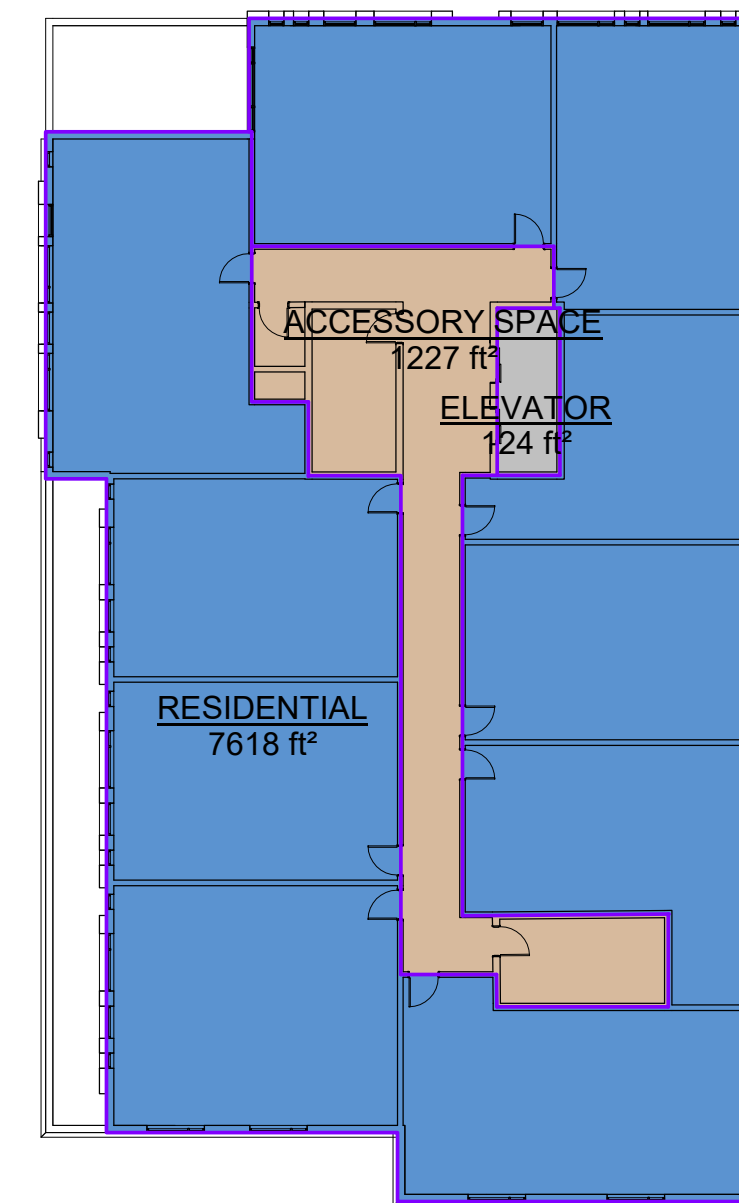
2 PHASE 2 - GROUND FLOOR MEZZANINE
A703 1:250



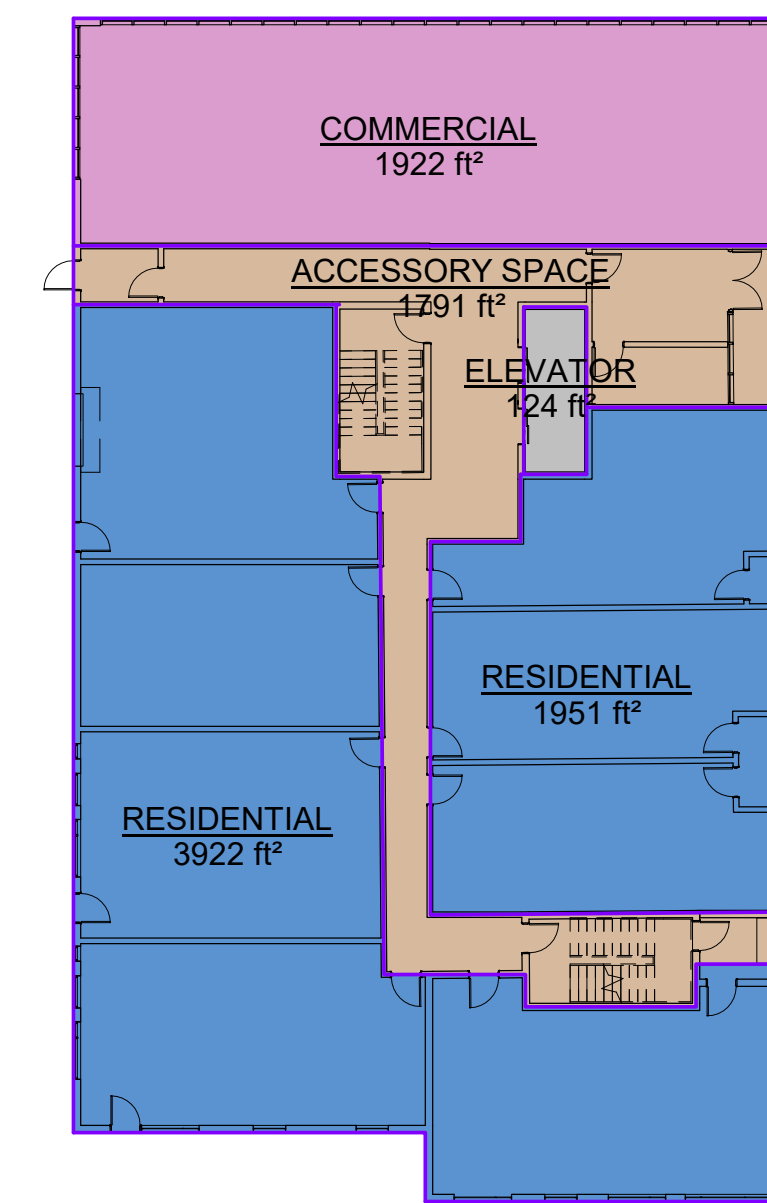
6 PHASE2-LEVEL 11 ROOF AMENITY
A703 1:250



5 PHASE2-LEVEL 10-PENTHOUSE
A703 1:250



3 PHASE2-LEVEL 2-3
A703 1:250



1 PHASE2-LEVEL 1- GROUND FLOOR
A703 1:250

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NO.	REVISIONS	DATE	BY

PROJECT:
Proposed Multi-Storey Residential Development

2345-2349 Highway #2, Bowmanville, ON
2779471 Ontario Inc.

DRAWING:
AREA PLANS-PHASE 2



BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

DESIGN BY:	COL. BRYAN
DRAWN BY:	S. CHARLES
AUTHOR:	
CHECKED BY:	
CHECKER:	

DATE: 09/30/20
SCALE: 1 : 250
FILE:

PROJECT NO: **20088**
DRAWING NO: **A703**