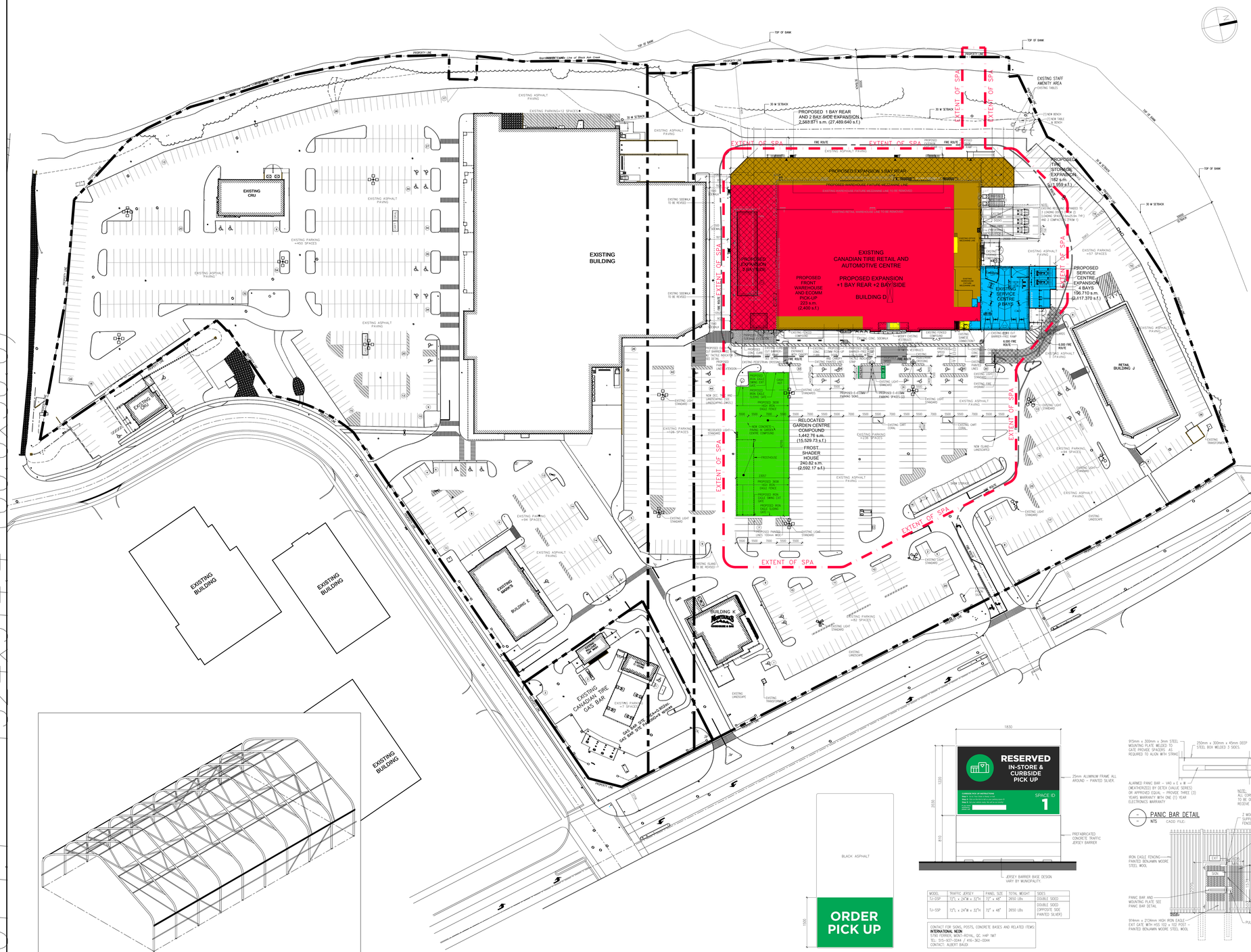
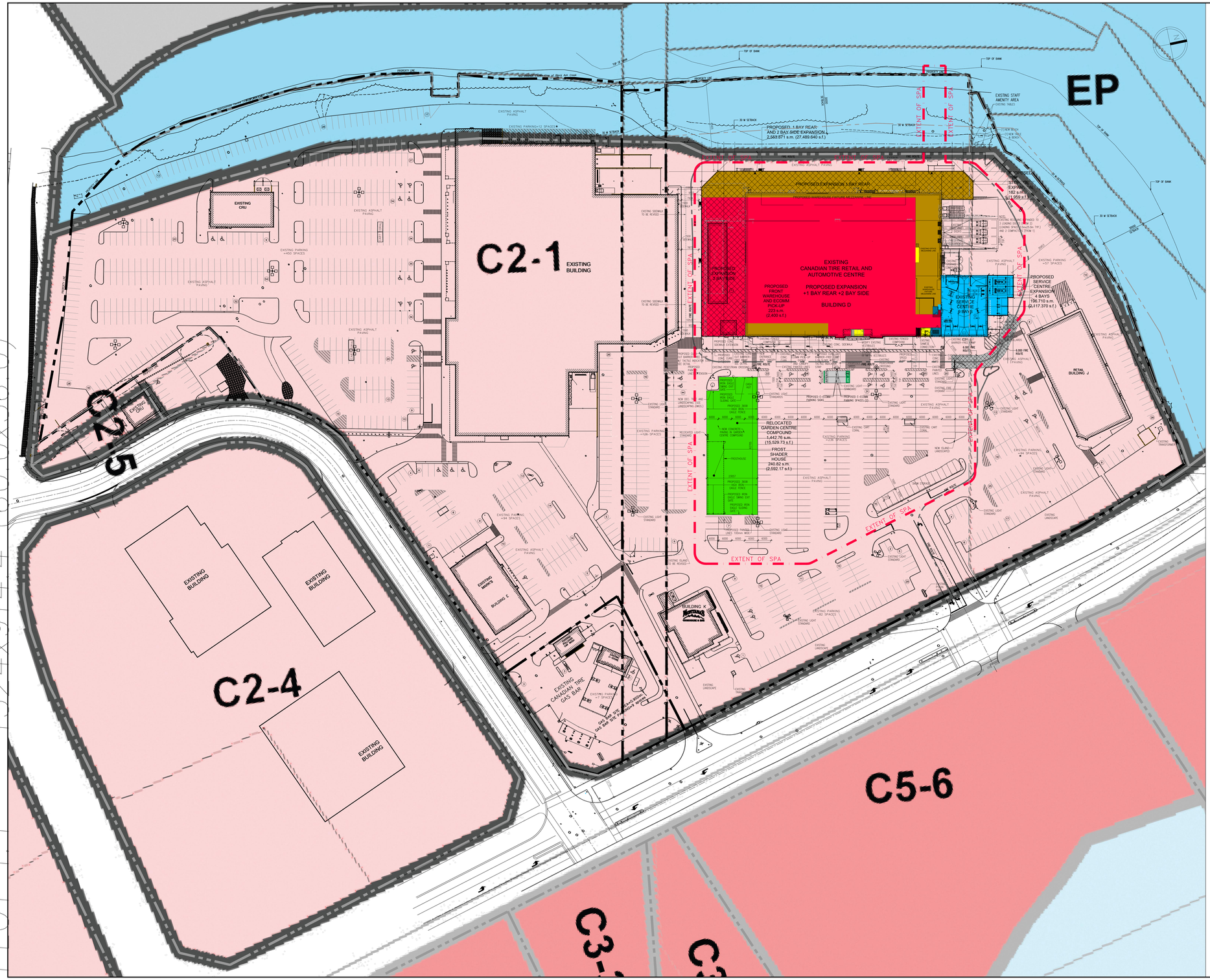

PROPOSED 1 BAY REAR AND 2 BAY SIDE EXPANSION 2,583 871 s.m. (27,489.640 s.f.)
PROPOSED EXPANSION 1 BAY REAR
EXISTING CANADIAN TIRE RETAIL AND AUTOMOTIVE CENTRE
PROPOSED EXPANSION +1 BAY REAR +2 BAY SIDE
BUILDING D
PROPOSED FRONT WAREHOUSE AND ECOMM PICK-UP 223 s.m. (2,400 s.f.)
PROPOSED EXPANSION 2 BAY SIDE
EXISTING SERVICE CENTRE 7 BAYS
PROPOSED SERVICE CENTRE EXPANSION 4 BAYS 196.710 s.m. (2,117.370 s.f.)
PROPOSED TIRE STORAGE EXPANSION 182 s.m. (1,959 s.f.)
EXISTING STAFF AMENITY AREA
EXISTING BUILDING
EXISTING CRU
EXISTING GAS BAR
EXISTING CANADIAN TIRE GAS BAR
EXISTING MARK'S BUILDING E
BUILDING K
RELOCATED GARDEN CENTRE COMPOUND 1,442.75 s.m. (15,529.73 s.f.)
FROST SHADER HOUSE 240.82 s.m. (2,592.17 s.f.)
RETAIL BUILDING J
EXTENT OF SPA
PROPERTY LINE
TOP OF BANK
30 M SETBACK
FIRE ROUTE
EXISTING ASPHALT PAVING
EXISTING SIDEWALK TO BE REVISED
EXISTING PARKING =450 SPACES
EXISTING PARKING =126 SPACES
EXISTING PARKING =94 SPACES
EXISTING PARKING =57 SPACES
EXISTING PARKING =37 SPACES
EXISTING PARKING =82 SPACES
EXISTING LIGHT STANDARD
EXISTING LONG STANDARD
EXISTING LANDSCAPE
EXISTING TRANSFORMER
EXISTING CART CORAL
NEW ISLAND LANDSCAPE
NEW SOD AND LANDSCAPING (MIN.3)
RELOCATED LIGHT STANDARD
PROPOSED 1.5m WIDE CONCRETE PAVING
PROPOSED 1.5m WIDE ASPHALT PAVING


C2-1
EXISTING BUILDING
EXISTING CRU
EXISTING PARKING =450 SPACES
EXISTING ASPHALT PAVING
PROPOSED 1-BAY REAR AND 2 BAY SIDE EXPANSION 2,583 sm. (27,489.640 s.f.)
PROPOSED EXPANSION 1 BAY REAR
PROPOSED EXPANSION 2 BAYS
EXISTING CANADIAN TIRE RETAIL AND AUTOMOTIVE CENTRE
PROPOSED EXPANSION +1 BAY REAR +2 BAY SIDE
BUILDING D
PROPOSED FRONT WAREHOUSE AND ECOMM PICK-UP 223 s.m. (2,400 s.f.)
EXISTING SERVICE CENTRE 1 BAY
PROPOSED SERVICE CENTRE EXPANSION 4 BAYS 196.710 s.m. (2,117.370 s.f.)
EXISTING STAFF AMENITY AREA
EXISTING TAKE-OUT
PROPOSED STAFF AMENITY EXPANSION 152 s.m. (1,959 s.f.)
EXISTING PARKING =57 SPACES
RETAIL BUILDING J
RELOCATED GARDEN CENTRE COMPOUND 1,442.75 s.m. (15,529.73 s.f.)
FROST SHADER HOUSE 240.82 s.m. (2,592.17 s.f.)
EXISTING PARKING =126 SPACES
EXISTING PARKING =94 SPACES
EXISTING PARKING =236 SPACES
EXISTING PARKING =82 SPACES
EXISTING MAN'S BUILDING E
BUILDING K
EXISTING CANADIAN TIRE GAS BAR
EXISTING PARKING =7 SPACES
GAS BAR SITE GAS BAR SITE STANDARD SERVICE
EXTENT OF SPA
EXISTING LANDSCAPE
EXISTING TRANSFORMER
EXISTING LIGHT STANDARD
EXISTING ASPHALT PAVING
EXISTING SIDEWALK TO BE REVISED
PROPOSED LANDSCAPING
PROPOSED 1.5m WIDE SIDEWALK
PROPOSED 1.5m WIDE CONCRETE SIDEWALK
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE DETACHED
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE ATTACHED
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE REVISED
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE REMOVED
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE REMOVED AND REPLACED
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE REMOVED AND REPLACED WITH NEW CURB
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER
PROPOSED 1.5m WIDE CONCRETE SIDEWALK TO BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER TO MATCH EXISTING

EP
EP
C2-1
EXISTING BUILDING
C2-3
C2-4
C3
C5-6
C3-3
C3
PROPOSED 1 BAY REAR AND 2 BAY SIDE EXPANSION 2,583 871 s.m. (27,489.640 s.f.)
EXISTING CANADIAN TIRE RETAIL AND AUTOMOTIVE CENTRE
PROPOSED EXPANSION +1 BAY REAR +2 BAY SIDE
BUILDING D
PROPOSED FRONT WAREHOUSE AND ECOMM PICK-UP 223 s.m. (2,400 s.f.)
PROPOSED EXPANSION 2 BAYS SIDE
PROPOSED EXPANSION 1 BAY REAR
PROPOSED MEZZANINE LINE
EXISTING SERVICE CENTRE PINUP
PROPOSED SERVICE CENTRE EXPANSION 4 BAYS 196.710 s.m. (2,117.370 s.f.)
PROPOSED TIRE STORAGE EXPANSION 182 s.m. (1,959 s.f.)
EXISTING STAFF AMENITY AREA
EXISTING TANK
RELOCATED GARDEN CENTRE COMPOUND 1,442.75 s.m. (15,529.73 s.f.)
FROST SHADER HOUSE 240.82 s.m. (2,592.17 s.f.)
EXISTING CRU
EXISTING BUILDING
EXISTING MAN'S BUILDING E
BUILDING K
EXISTING CANADIAN TIRE GAS BAR
RETAIL BUILDING J
EXTENT OF SPA
FIRE ROUTE
PROPERTY LINE
TOP OF BANK
30 M SETBACK
EXISTING ASPHALT PAVING
EXISTING SIDEWALK TO BE REVISED
EXISTING LIGHT STANDARD
EXISTING LANDSCAPE
EXISTING TRANSFORMER
EXISTING PARKING =450 SPACES
EXISTING PARKING =126 SPACES
EXISTING PARKING =94 SPACES
EXISTING PARKING =60 SPACES
EXISTING PARKING =27 SPACES
EXISTING PARKING =235 SPACES
EXISTING PARKING =37 SPACES
EXISTING PARKING =25 SPACES
EXISTING PARKING =92 SPACES
PROPOSED PARKING LINES 150mm WIDE
PROPOSED E-COMM PARKING SPACES (2)
NEW ISLAND LANDSCAPE
NEW CONCRETE PAVING IN GARDEN CENTRE COMPOUND
PROPOSED 3658 HIGH NON-GAGE FENCE
PROPOSED 3658 HIGH NON-GAGE GATE
PROPOSED 4724 GAGE SWING GATE
PROPOSED NON GAGE SLIDING GATE
PROPOSED 1524 HIGH GAGE FENCE
PROPOSED 1524 HIGH GAGE GATE
PROPOSED 1524 HIGH

PLOT 1:1 - 1524 x 841 (60 x 33.1)

20000 (NEW ADDITION) | 89682 (EXISTING BUILDING) | 14445 (NEW ADDITION)

PROPOSED RETAIL ADDITION

65566 (EXISTING BUILDING)

9943 (NEW ADDITION)

PROPOSED WAREHOUSE ADDITION

EXISTING CROSS BRACING TO BE RELOCATED

LINE OF WAREHOUSE MEZZANINE ABOVE

SIM.

LINE OF EXISTING SKYLIGHT ABOVE

EXISTING RETAIL AREA

MAIN FLOOR SLAB ELEVATION=10000
GEODETIC ELEVATION=180.95

EXISTING SERVICE VESTIBULE

NEW ENTRANCE VESTIBULE

NEW CPU VESTIBULE

NEW OH DOOR

NEW CANOPY

NEW CURB CUT AND RAMP

NEW CONC. SIDEWALK WITH 1670 WIDE LEVEL AREA INFRONT OF DOOR W/ TACTILE INDICATOR STRIP SLOPE SIDEWALK TO SURROUNDING CURBS

NEW 32 MPa CONCRETE SIDEWALK, SHOWN DOTTED

NEW GARDEN CTR PORTAL

EXISTING CURB CUT AND RAMP W/ NEW TACTILE INDICATOR STRIP

EXISTING FENCED COMPOUND

SLOPE SIDEWALK TO NEW OH DOOR

TACTILE INDICATOR STRIP

BIKE RACKS

NEW DROPPED CURB

EX. LS.

EX. RWL

LINE OF EXISTING MEZZANINE OVER

LINE OF EXISTING MEZZANINE AND BULKHEAD ABOVE @ 2875

EXISTING STAIR No.1

EXISTING STAIR No.2

EXISTING STORAGE COMPOUND

EXISTING MAIN ELECTRICAL SERVICE

EXISTING ELECTRICAL PANELS

EXISTING SPRINKLER RISER

EXISTING WAREHOUSE

EXISTING SPRINK. RM.

EXISTING TECHNICIANS' WASHROOM

EXISTING TECHNICIANS' LUNCH ROOM

EXISTING PAINT PASS THRU

EXISTING SERVICE MANAGER'S OFFICE

EXISTING SERVICE CENTRE

EXISTING MALE WASHROOM

EXISTING FEMALE WASHROOM

EXISTING CUSTOMER LOUNGE

EXISTING SIAMESE CONNECTION

EXISTING CURB CUT AND RAMP W/ NEW TACTILE INDICATOR STRIPS

EXISTING GAS METER

EXISTING RECEIVING

TIRE STORAGE

1360 (PROPOSED ADDITION)

21185 (EXISTING SERVICE CENTRE) | 11776 (NEW ADDITION)

16847 (NEW ADDITION)

PROPOSED SERVICE CENTRE ADDITION

EXISTING SERVICE CENTRE

EXISTING CUSTOMER WAITING AREA

LINE OF EXISTING MEZZANINE OVER

EXISTING FENCED COMPOUND

NEW AUTO CTR PORTAL

110744 (OVERALL BUILDING)

JUL. 14/23	3	ISSUED FOR SPA	B.D.
APR. 28/23	2.	ISSUED FOR REVIEW	JV
NOV. 21/22	1.	ISSUED FOR REVIEW	JV
DATE	REV.	DESCRIPTION	DRN BY

REVISION RECORD

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 3802

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CANADIAN TIRE REAL ESTATE LIMITED

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PROJECT
RETAIL STORE AND SERVICE CENTRE

DRAWING TITLE
MAIN FLOOR PLAN

DRAWING No.
A2.0

SCALE 1:125 | JOB No. 17-21

FILE NAME CTR-108-C-SD-A2.0 04-25-23 | PLOT DATE 7/18/2023

C:\RAI2017-JV\WORKFILES\CTR-108\C-SDS\A2.0 04-25-23 - Rai Yuva & Bhav July 18, 2023 12:15:45 PM - Printed by A.Bosco

20000 (NEW ADDITION)

89682 (EXISTING BUILDING)

14445 (NEW ADDITION)

9943 (NEW ADDITION)

65567 (EXISTING BUILDING)

65567 (EXISTING BUILDING)

PROPOSED AWNING

NEW UPPER LEVEL RACKING

WAREHOUSE AREA

NEW RETAIL AREA

EXISTING RETAIL AREA

EXISTING SKYLIGHT ABOVE

NEW VESTIBULE BELOW

NEW VESTIBULE BELOW

NEW GARDEN CTR PORTAL

NEW CANOPY

NEW CPU PORTAL

NEW CANOPY

EXIST. LOCKER RM.

EXIST. MALE W/R

EXIST. SCRR

EXIST. LUNCH RM. ELEV. 13500

EXIST. JAN. CLO.

EXIST. FEMALE W/R

EXIST. CORR

EXIST. STAIR No.1

EXIST. CASH RM.

EXIST. COAT CLO.

EXIST. CORR

EXISTING CONFERENCE ROOM

EXISTING COMPUTER ROOM

EXISTING MANAGER'S OFFICE

EXIST. STORAGE CLOSET

EXISTING SKYLIGHTS ABOVE

EXISTING DEALER'S OFFICE

EXISTING CLOSET

EXISTING GENERAL OFFICE

EXISTING STAIR No.2

EXISTING STORAGE ELEV.= 12965

EXISTING COMPRESSOR MEZZANINE

EXISTING UPPER LEVEL RACKING ELEV.= 12870

ELEVATION = 12870

21185 (EXISTING SERVICE CENTRE)

11776 (NEW ADDITION)

13080 (PROPOSED ADDITION)

18447 (NEW ADDITION)

31097 NEW AUTO CTR PORTAL

110744 (OVERALL BUILDING)

AUL. 14/23	3	ISSUED FOR SPA	R.D.
APR. 26/23	2	ISSUED FOR REVIEW	JV
NOV. 21/22	1	ISSUED FOR REVIEW	JV
DATE	REV.	DESCRIPTION	DRN BY

REVISION RECORD

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 3602

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PROJECT
RETAIL STORE AND SERVICE CENTRE

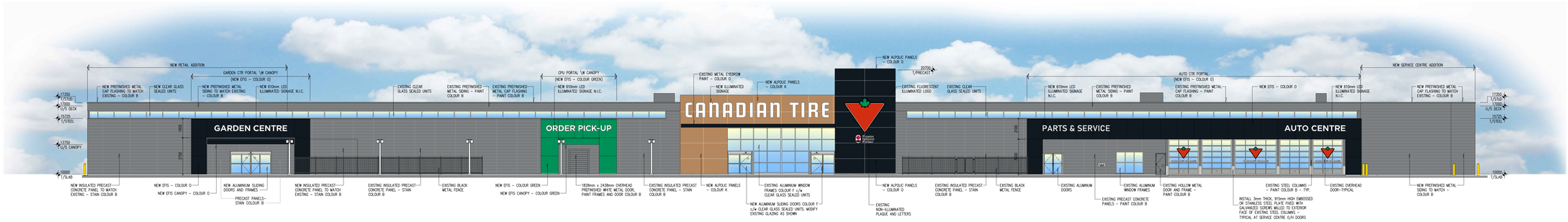
DRAWING TITLE
MEZZANINE FLOOR PLAN

DRAWING No.
A2.1

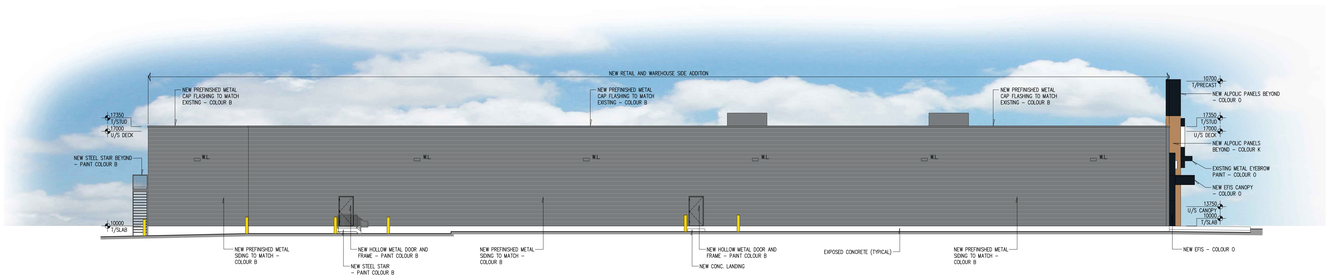
SCALE 1:125 | JOB No. 17-21

FILE NAME CTR-108-C-000-A2.1 04-25-23 | PLOT DATE 7/18/2023

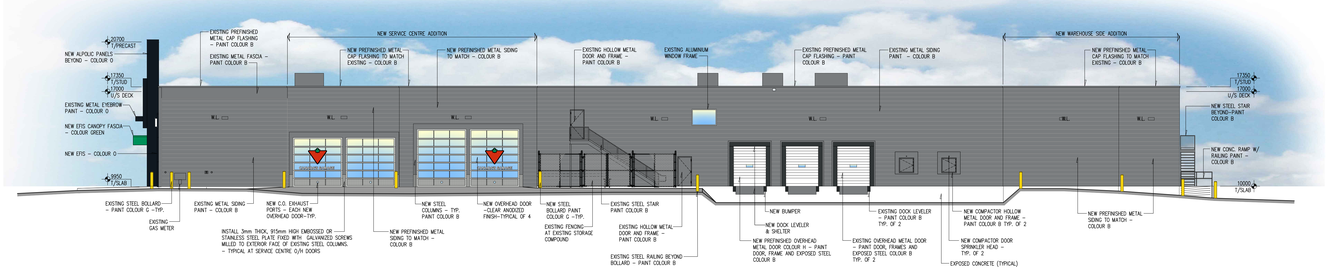
Z:_R_JOBS\17-21\ARCHITECTURAL\CTR-108-C-000-A2.1 04-25-23.dwg - Plot Date & Time: July 18, 2023 10:18:17 PM - Plotted by: g.dolson



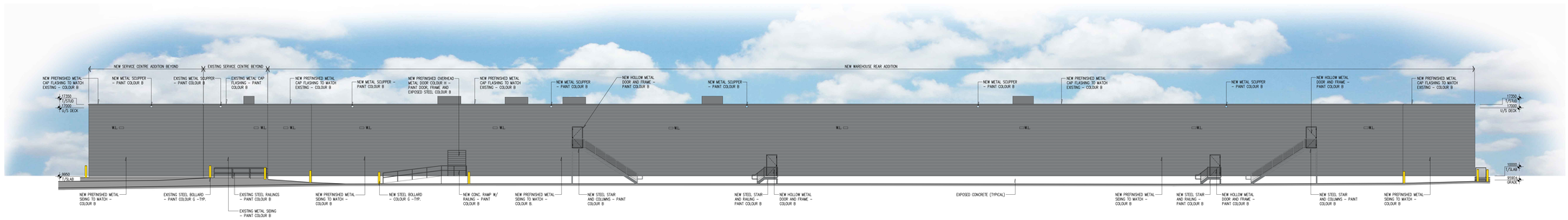
EAST ELEVATION (FRONT)



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

CANADIAN TIRE REAL ESTATE LTD.

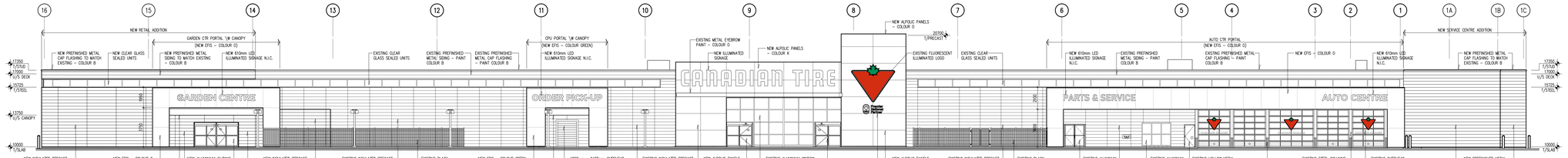
89 BALSAM STREET
COLLINGWOOD ONTARIO

EXTERIOR ELEVATIONS

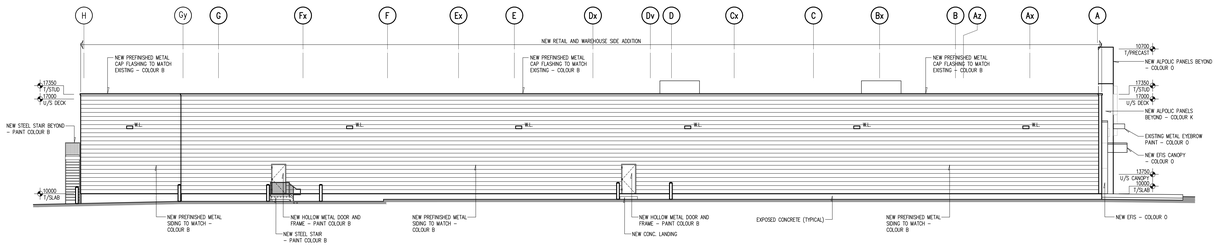
ISSUED FOR SITE PLAN APPROVAL
JULY 2023

ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 3802

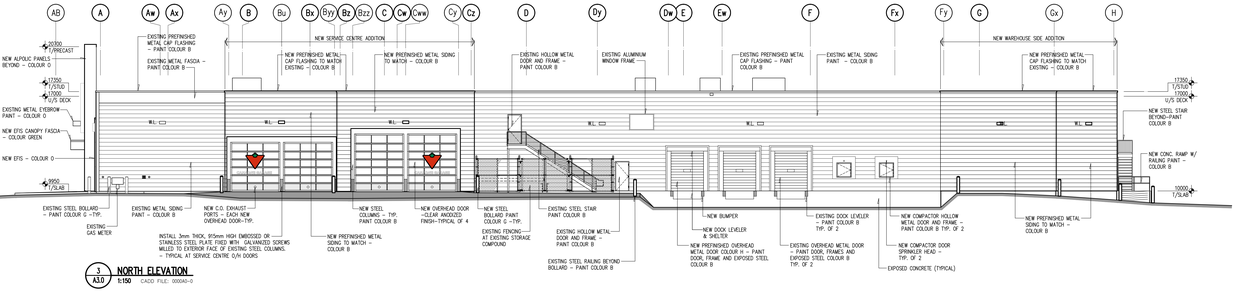
RAI Architect Inc.



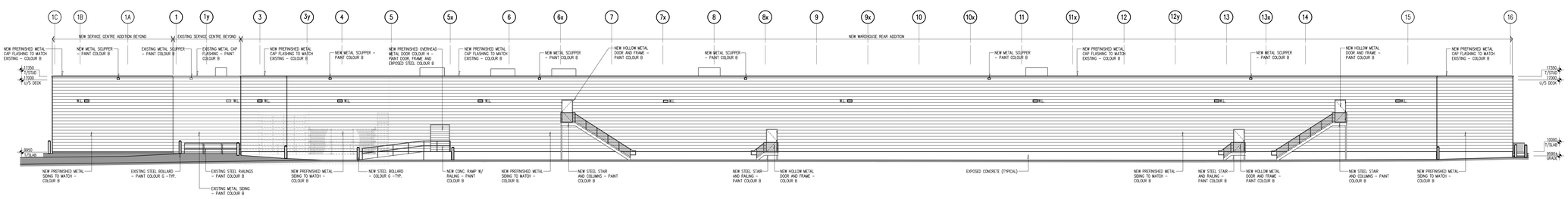
1 A2.0 **EAST ELEVATION** 1:150 CADD FILE: 0000AD-0



1 A3.0 **SOUTH ELEVATION** 1:150 CADD FILE: 0000AD-0



1 A3.0 **NORTH ELEVATION** 1:150 CADD FILE: 0000AD-0



4 A4.0 **WEST ELEVATION** 1:150 CADD FILE: 0000AD-0

CTC EXTERIOR COLOUR LEGEND:

A	
B	STEEL WOOL - BENJAMIN MOORE 2121-20
C	
D	
E	
F	CLEAR ANODIZED
G	SAFETY YELLOW
H	FACTORY WHITE (PAINTED B)
K	ALPOLIC V1000 FINISH Q88 TEAK TIMBER
L	
M	CLEAR ANODIZED PAINT
O	BLACK - BENJAMIN MOORE 2119-10 SPACE BLACK

DATE	REV.	DESCRIPTION	DRN BY
JULY 14/23	4	ISSUED FOR SPA	JV
APR. 28/23	3	ISSUED FOR REVIEW	JV
DEC. 16/22	2	ISSUED FOR SPA	B.D.
NOV. 21/22	1	ISSUED FOR REVIEW	JV

REVISION RECORD

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — JEFFREY DICKSON LICENCE 3602

NORTH ARROW

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CANADIAN TIRE REAL ESTATE LIMITED

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PROJECT
RETAIL STORE AND SERVICE CENTRE

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING No. **A3.0**

SCALE 1:125 | JOB No. 17-21

FILE NAME CTR-0108-C-000-A3.0 07-18-23 | PLOT DATE 7/18/2023

CAD FILE: R:_CAD WORK FROM HOME SCAN\PROJECTS\17-21\ARCHITECTURAL\CTR-0108-C-000-A3.0 07-18-23.dwg - Plot Date & Time: July 18, 2023 10:53:07 AM

BLACK ASH CREEK

TOP OF BANK

OUTLET 1
E INV EL 177.40

OUTLET 2
E INV EL 177.40

HEADWALL DIMENSIONS TO BE VERIFIED ON SITE
UPSIZE HEADWALL IF REQUIRED

PROP BACKFLOW PREVENTER (CONTRACTOR TO PROVIDED SHOP DRAWINGS FROM MANUFACTURER FOR REVIEW AND APPROVAL BY ODAN/DETECH)

EX 450mmø PVC STM @ 0.50% (TO BE REMOVED)

EX 30.71m 525mmø CONC STM @ 2.47%

EX 675mm EXFILTRATION PIPE

30.0m SETBACK

PROP 27.98m 600mm CONC STM @ 0.50%

EX OUTLET CHAMBER
N INV EL 177.49
E INV EL 177.83
W INV EL 177.54

EX MH SPLITTER
E INV EL 177.49
W INV EL 178.16
S INV EL 177.49

EX 450mm PVC W/M

PROP LIMIT OF CONSTRUCTION

EX 250mmø PVC STM @ 2.00% (TO BE REMOVED)

EXISTING PICNIC TABLE

EX 450mm INFILTRATION COLLECTORS

PROP 18.97m 450mm PVC STM @ 2.00%

EX 37.66m 750mmø CONC STM @ 0.29%

MECHANICAL TO UPSIZE TO 450mmø INTERNALLY

PROP RAMP w/GUARD

PROP WAREHOUSE MEZZANINE

EX STC MH 1
RIM ELEV 180.06
E INV EL 177.63
W INV EL 177.60

PROP EXPANSION
1 BAY REAR

EX 38.98m 250mm PVC STM @ 2.00%

EX 31.55m 750mmø CONC STM @ 0.30%

TOP OF BANK

EX CB6
RIM ELEV 179.70
N INV EL 178.20

EX 34.25m 200mmø PVC STM @ 1.00%

STORM INV EL 177.70
WAT OBV EL 177.00

PROP 45° BEND

EX CB 4
(TO BE REMOVED)

PROP EXPANSION
2 BAY SIDE

PROP CB1
OPSD 705.010
RIM ELEV 180.42
E INV EL 179.11

EX 200mm PVC W/M (TO BE REMOVED)

EXISTING CANADIAN TIRE RETAIL AND AUTOMOTIVE CENTRE

PROP 142.00m 300mm PVC STM @ 0.00%

(FORMER CANADIAN NATIONAL RAILWAYS PROPERTY)

GEORGIAN TRAIL

PROP 23.24m 250mm PVC STM @ 2.00% (TO BE INSULATED)

PROP CBMH1
OPSD 701.010
OPSD 400.02
RIM ELEV 180.43
W INV EL 178.65
E INV EL 178.60

EX CBMH 6
(TO BE REMOVED)

EX 300mmø PVC STM @ 0.30% (TO BE REMOVED)

PROP WATERMAIN DEFLECTION SEE DETAIL 1 ON DRAWING 1

STORM INV EL 178.55
WAT OBV EL 178.03

PROP FRONT WAREHOUSE AND ECOMM PICK-UP

EX 27.13m 200mm PVC SAN @ 1.03%

PROP SERVICE CENTRE EXPANSION

PROP 2.75m 200mm PVC STM @ 2.00%

DEEP FOOTING AS PER DETAIL B

EX 100mm PVC W/M

EX 200mm PVC W/M

PROP 200mm PVC W/M

PROP LIMIT OF CONSTRUCTION

PROP 45° BEND

STORM INV EL 177.77
WAT OBV EL 177.10

EX 42.03m 750mmø CONC STM @ 0.31%

CONCESSION

LOT

EX FIRE HYDRANT

PROP 32.58m 300mm PVC STM @ 0.30% (TO BE INSULATED)

PROP STM MH1
1200mmø
RIM ELEV 180.23
W INV EL 178.45
E INV EL 178.45
W INV EL 178.50

EX 36.85m 300mm PVC STM @ 0.30%

PROP RELOCATED GARDEN CENTRE

EX LINE PAINTING

EX 200mm PVC W/M

PROP LINE PAINTING

PROP LIMIT OF CONSTRUCTION

EX 54.12m 200mm PVC SAN @ 1.00%

EX 58.61m 750mmø CONC STM @ 0.27%

EX MH 5
RIM ELEV 180.31
S INV EL 178.11
N INV EL 178.11
E INV EL 178.12

EX CBMH 5
RIM ELEV 179.67
W INV EL 178.34
S INV EL 178.35
N INV EL 178.32
SE INV EL 178.34

EX 53.95m 300mm PVC STM @ 0.32%

EX 76.66m 630mmø PVC STM @ 0.27%

EX 25.20m 750mmø CONC STM @ 0.32%

EX CB 3
RIM ELEV 180.22
N INV EL 178.52

EX CB 2
RIM ELEV 179.63
W INV EL 178.34

PROVIDE SILT FENCE BARRIER AS PER DETAIL ON DRAWING 3 (TYP.)

EX CBMH 3
RIM ELEV 179.69
S INV EL 178.03
NW INV EL 178.03

EX MH 4A
RIM ELEV 182.46
NW INV EL 177.76
S INV EL 177.70
N INV EL 177.76

NEW CURB

EX 50mm W/M

LIMIT OF CONSTRUCTION

EX 29.02m 300mmø PVC STM @ 1.48%

EX CB1
RIM ELEV 179.93
NW INV EL 178.40

EX 68.24m 200mm PVC SAN @ 0.95%

EX MH 2A
RIM ELEV 180.41
N INV EL 177.05
W INV EL 177.05
E INV EL 177.00

EX 44.72m 200mm PVC SAN @ 0.98%

EX 88.00m 200mm PVC SAN

EX 200mm PVC W/M

EX CBMH 8
RIM ELEV 180.09
NW INV EL 178.56
E INV EL 178.42

EX CBMH 7
RIM ELEV 180.06
W INV EL 178.23
S INV EL 178.24

EX MH 1A
RIM ELEV 178.07
W INV EL 176.56
E INV EL 176.51

EX 67.81m 500mmø PVC STM @ 0.31%

MH - (113)
RIM ELEV 179.87
N INV EL 178.45

EX 58.63m 300mm PVC STM

EX MH 5A

EX MH 1

EX 390mm PVC W/M

EX 70.42m 200mm PVC SAN

MH - (19)

EX 64.60m 900mmø PVC STM @ 0.34%

EX 24.12m 200mm PVC SAN @ 1.02%

EX MH 2

EX 32.56m 300mm PVC STM

EX MH 3

EX 390mm PVC W/M

EX MH A
RIM ELEV 182.49
W INV EL 176.26
N INV EL 179.57
S INV EL 180.98

BALSAM ROAD (HIGHWAY 26)

EX 200mm PVC SAN

EX CBMH 1
RIM ELEV 180.06
SE INV EL 177.85
W INV EL 177.85
E INV EL 177.85

INV EL 178.00

INV EL 178.28

EX 37.44m 375mmø PVC STM @ 0.27%

EX 50mm W/M

EX MH 7A
RIM ELEV 1.38
S INV EL 178.12

EX CBMH 2
RIM ELEV 179.93
SE INV EL 177.97
W INV EL 177.97

EX 44.27m 200mm PVC SAN @ 0.98%

EX 88.00m 200mm PVC SAN

EX 200mm PVC W/M

EX 200mm W/M

PROP 200mm W/M

PROP 45° BEND

EX 750mm STM

PROP 45° BEND

EX 750mm STM

PROP 45° BEND

EX 200x100x 200 TEE

OBV EL 177.00
INV EL 176.80

OBV EL 177.10
INV EL 176.90

EX 200mm W/M

CONSTRUCTION WITH

MUNICIPALITY APPROVAL STAMP

TOTAL LENGTH OF RESTRAINED WATER MAIN

EXISTING GRADE
ELEV. 180.58

PROP 300mm STORM SEWER
BOT. OF PIPE EL. 178.55
TOP OF PIPE EL. 178.85

EX. WATER MAIN
PROP 45° BEND

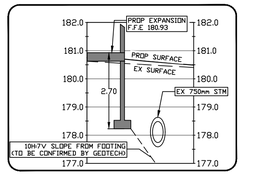
0.50m (MIN.) SEPARATION

EX. WATER MAIN
PROP 45° BEND

PROP. WATER MAIN
TOP OF PIPE EL. 178.03

FULL LENGTH OF WATER MAIN TO BE CENTRED UNDER EX. STM./SAN. SEWER

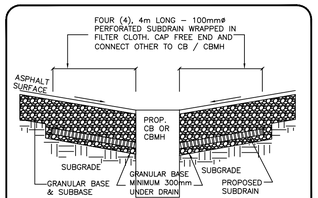
WATERMAIN CROSSING DETAIL 1
NTS



SECTION B - EXPANSION DEEP FOOTING
HORIZONTAL SCALE 1:200 VERTICAL SCALE 1:100

CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP

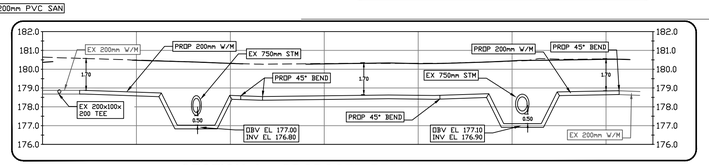
CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP



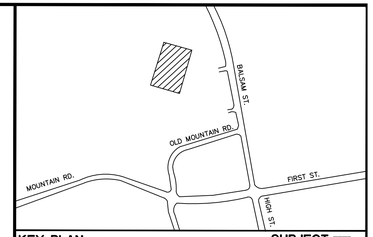
DETAIL FOR SUBDRAIN AT CB'S & CBMH'S
NTS

SERVICING LEGEND:

- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING VALVE & BOX
- EXISTING HYDRANT
- EXISTING SERVICE TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED
- DENOTES PROPOSED HEAVY DUTY ASPHALT
- DENOTES PROPOSED BUILDING EXPANSION
- PROPERTY LINE
- PROPOSED LIMIT OF CONSTRUCTION



SECTION A - PROPOSED PRIVATE WATERMAIN
HORIZONTAL SCALE 1:300 VERTICAL SCALE 1:150



KEY PLAN
Scale : N.T.S.

SUBJECT LANDS

NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING THE WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECTS/ENGINEERS BEFORE PROCEEDING WITH THE WORKS.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER.

THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

ETC.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS,

EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED

BENCH MARK:

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF COLLINGWOOD BENCHMARK NO. 00119720314

LOCATION :

BREWERS RETAIL STORE ON FIRST STREET, 1.3 KM NORTH OF POST OFFICE, TABLET IN EAST CONCRETE FOUNDATION, UNDERNEATH LOADING PLATFORM, 3.14 M SOUTH OF NORTHEAST CORNER AND 1.08 M BELOW TOP OF LOADING PLATFORM.

ELEVATION :

PUBLISHED ELEVATION = 178.304 metres.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).

COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	4928334.39	560741.13
ORP B	4928023.43	560787.54
ORP C	4927839.26	560574.32

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999623.

METRIC NOTE:

DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	REVISIONS	DATE	BY
4.	ISSUED FOR SPA	JUL 27/23	MLB
3.	UPDATED SITE PLAN	NOV 25/22	NM
2.	REVISION WITH UPDATED SURVEY INFO	SEPT 28/22	NM
1.	ISSUED FOR SPA	JAN 24/22	MLB

SCALE(S):

1:500 0 10 20 30 40 50

DRAWING TITLE:

SITE SERVICING PLAN

PROJECT:

CANADIAN TIRE REAL ESTATE LTD.
2180 YONGE STREET
TORONTO, ONTARIO

CLIENT:

PROPOSED COMMERCIAL EXPANSION
89 BALSAM ST.
COLLINGWOOD, ONTARIO

ODAN·DETECH CONSULTING ENGINEERS
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

REGISTERED PROFESSIONAL ENGINEER
JUL 27/23
I. KRPAN
PROVINCE OF ONTARIO

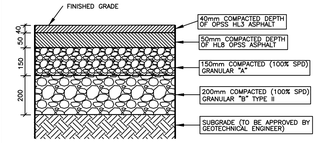
ENGINEER

DESIGNED BY: MLB	PROJECT No.: 21243
DRAWN BY: MLB	
CHECKED BY: JK	DATE: DEC 2021
APPROVED BY: JK	DRAWING No.: 1

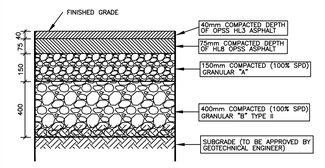
CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF ALL WORKS TO THE ODAN/DETECH GROUP

CONTRACTOR TO VERIFY ALL INVERTS, SIZE, MATERIAL, AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ODAN/DETECH GROUP

MEDIUM DUTY ASPHALT
(TO BE VERIFIED BY GEOTECHNICAL REPORT)



HEAVY DUTY ASPHALT
(TO BE VERIFIED BY GEOTECHNICAL REPORT)



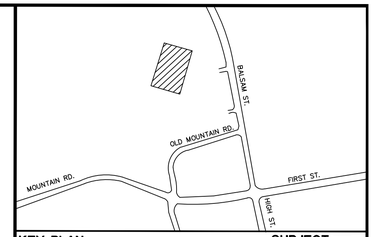
ASPHALT DETAIL
NTS

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED

GRADING LEGEND:

- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCHBASIN MANHOLE
- PROPOSED CATCHBASIN MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING VALVE & BOX
- EXISTING HYDRANT
- EXISTING STRUCTURE TO BE REMOVED
- 113.68 + 100.00 — DENOTES EXISTING SPOT ELEVATION
- + (100.00) — DENOTES PROPOSED ELEVATION
- + (100.00)T/C — DENOTES PROPOSED TOP OF CURB ELEVATION
- + (100.00)G/L — DENOTES PROPOSED GUTTER LINE ELEVATION
- 1.0% — DENOTES PROPOSED FLOW ARROW AND SLOPE
- DENOTES EMERGENCY OVERLAND FLOW
- DENOTES PROPOSED SILT FENCE
- DENOTES PROPOSED CATCHBASIN SEDIMENT CONTROL DEVICE
- DENOTES PROPOSED HEAVY DUTY ASPHALT
- DENOTES PROPOSED BUILDING EXPANSION
- PROPERTY LINE
- PROPOSED LIMIT OF CONSTRUCTION

MUNICIPALITY APPROVAL STAMP



KEY PLAN
Scale : N.T.S.

SUBJECT LANDS

NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING THE WORK THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

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THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER.

THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.
ETC.
THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS,

EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED

BENCH MARK:

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF COLLINGWOOD BENCHMARK NO. 00119720J314

LOCATION :

BREWERS RETAIL STORE ON FIRST STREET, 1.3 KM NORTH OF POST OFFICE, TABLET IN EAST CONCRETE FOUNDATION, UNDERNEATH LOADING PLATFORM, 3.14 M SOUTH OF NORTHEAST CORNER AND 1.08 M BELOW TOP OF LOADING PLATFORM.

ELEVATION :

PUBLISHED ELEVATION = 178.304 metres.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).

COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 216/10

POINT ID	NORTHING	EASTING
ORP Ⓐ	4928334.39	560741.13
ORP Ⓑ	4928023.43	560787.54
ORP Ⓒ	4927839.26	560574.22

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999623.

METRIC NOTE:

DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	REVISIONS	DATE	BY
4.	ISSUED FOR SPA	JUL 27/23	MLB
3.	UPDATED SITE PLAN	NOV 25/22	NM
2.	REVISION WITH UPDATED SURVEY INFO	SEPT 28/22	NM
1.	ISSUED FOR SPA	JAN 24/22	MLB

SCALE(S):

1:500 — 0 10 20 30 40 50

DRAWING TITLE:

SITE GRADING & EROSION CONTROL PLAN

PROJECT:

CANADIAN TIRE REAL ESTATE LTD.
2180 YONGE STREET
TORONTO, ONTARIO

CLIENT:

PROPOSED COMMERCIAL EXPANSION
89 BALSAM ST.
COLLINGWOOD, ONTARIO

ODAN·DETECH CONSULTING ENGINEERS
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

REGISTERED PROFESSIONAL ENGINEER — JUL 27/23 — I. KRPAN — PROVINCE OF ONTARIO

ENGINEER

DESIGNED BY:	PROJECT No.:
MLB	21243
DRAWN BY:	
MLB	
CHECKED BY:	DATE:
JK	DEC 2021
APPROVED BY:	DRAWING No.:
JK	2

GENERAL NOTES

1). DRAWINGS ARE NOT TO BE SCALED.
2). DO NOT SITE BUILDINGS WITH THIS DRAWING.
3). ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
4). UNLESS OTHERWISE NOTED ON THE DRAWINGS THE STANDARD TOWN, REGION/COUNTY, MTO AND OPSD AND OPSS ARE TO CONSTITUTE PART OF THIS CONTRACT AND SITE PLAN DRAWINGS.
5). REFER TO TOWN STANDARDS AND SPECIFICATIONS FOR LIST OF APPROVED MANUFACTURERS AND MATERIALS.
6). EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACHMENT ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
7). THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNERS CONTRACTOR FROM OBTAINING AND PAYING FOR, BUT NOT LIMITED TO THE FOLLOWING PERMITS, ROAD CUTS, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS, ETC. ALL RESTORATION AS PER TOWN STANDARDS.
8). PRIOR TO CONSTRUCTION, THE ENGINEER IS TO BE NOTIFIED BY THE OWNER AND THE CONTRACTOR AS TO THE EXTENT OF THE CONSTRUCTION LIMITS THEY PROPOSE. THE TOWN IS TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
9). THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SITE PLAN, LANDSCAPE PLAN, SITE ELECTRICAL PLANS, AND ANY OTHER PLANS OR DRAWINGS WHICH DEPICT WORKS THAT ARE PROPOSED FOR THIS SITE.
10). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING THE SUPPLY, INSTALLATION AND REMOVAL OF ALL NECESSARY SIGNAGE, DELINEATORS, MARKERS AND BARRIERS. ALL SIGNS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS FOR THE TOWN AND THE MTO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR ONTARIO.
11). THE CONTRACTOR SHALL ENDEAVOR TO PREVENT MUD TRACKING ONTO EXISTING RIGHT-OF-WAYS AND SHALL PROVIDE FOR CLEANUP AT HIS OWN EXPENSE AS DIRECTED BY THE TOWN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTROL DUST ON THE PROJECT AND HE SHALL PROVIDE AT HIS OWN EXPENSE, CONTROLLING MEASURES AS DIRECTED BY THE TOWN.
12). THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
13). THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE TOWN.
14). BLASTING WILL NOT BE ALLOWED UNLESS AUTHORIZED BY THE TOWN.
15). ANY UTILITY RELOCATIONS DUE TO THIS DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER.
16). ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.
17). DRIVEWAYS SHALL BE SETBACK A MINIMUM CLEARANCE OF 1.0 m. FROM ALL ABOVEGROUND SERVICES OR OTHER OBSTRUCTIONS.
18). ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
19). CONSTRUCTION ACCESS SHALL BE CONSTRUCTED WITH A MIN. OF 450mm THICK CRUSHED STONE BASE FROM MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE TO THE SATISFACTION OF THE TOWN. LOCATION SHALL BE AS PER THE TOWN.
20). MINIMUM CLEARANCE OF 1.0m FROM ALL ABOVE GROUND SERVICES AND UTILITIES.
21). OUTSIDE LIGHTING TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AT THE PROPERTY LINE.
22). ALL WORKS WITHIN TOWN RIGHT-OF-WAY TO BE PERFORMED BY TOWN FORCES OR AN APPROVED CONTRACTOR AS PER TOWN ACCEPTANCE, UNLESS OTHERWISE DIRECTED BY THIS ENGINEER.
24). ALL EXISTING SEWERS ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION INCLUDING SEWER INVERTS, MATERIAL TYPE, AND SIZE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
25). ALL RELOCATION, RECONSTRUCTION AND RESTORATION TO BE PERFORMED TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING.

GRADING

1). THE GRADING PLAN IS TO BE READ WITH THE SITE SERVICES DRAWING AND THE SITE PLAN. FOR BUILDING DETAILS REFER TO THE LATEST REVISION OF THE SITE PLAN AS PER THE ARCHITECT.
2). CONTRACTOR TO RESTORE ALL DISTURBED AREAS (I.E. PUBLIC R.O.W., ADJACENT LANDS) WHICH HAVE BEEN DISTURBED DURING CONSTRUCTION TO PREVIOUS OR BETTER CONDITION.
3). ALL DRIVEWAY AND GRADING MATERIAL AND CONSTRUCTION METHODS MUST CONFORM TO CURRENT TOWN STANDARDS AND SPECIFICATIONS.
4). ALL FILL WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 100% STD. PROCTOR DENSITY. THE SUITABILITY OF ALL FILL MATERIALS ARE TO BE CONFIRMED BY A RECOGNIZED SOILS CONSULTANT TO THE DIRECTOR OF ENGINEERING PRIOR TO INSTALLATION OF ANY ROAD BASE MATERIALS.
5). LANDSCAPE SHALL NOT ENCROACH ON BOULEVARD NOR SHALL BOULEVARD GRADES BE ALTERED.
6). SILT FENCE(S) TO BE INSTALLED AND MAINTAINED TO PREVENT SILT FLOWING ONTO ADJACENT LANDS SILTATION CONTROL METHODS SUCH AS ENVIROFENCE OR APPROVED EQUAL SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION AND SHALL BE
7). ANY CHANGES IN GRADES OR CATCH BASINS REQUIRE THE APPROVAL OF THE ODAN/DETECH GROUP INC.
8). THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE CITY.
9). ALL LANDSCAPING TO BE INSTALLED AS SOON AS POSSIBLE OR PRIOR TO THE END OF THE FIRST GROWING SEASON. LANDSCAPING TO BE MAINTAINED UNTIL IT IS ESTABLISHED.
10). ALL CONNECTIONS WITH PAVED PORTIONS OF EXISTING ROADS TO BE BACKFILLED WITH GRANULAR 'A' MATERIAL OR LATEST CITY SPECIFICATIONS AND COMPACTED TO 100 % SPD.
11). CONSTRUCTION ACCESS SHALL BE CONSTRUCTED WITH A MIN. OF 450mm THICK CRUSHED STONE BASE FROM MUNICIPAL CURB OR EDGE OF PAVEMENT TO THE PROPERTY LINE TO THE SATISFACTION OF THE CITY.
12). ALL CURBS ARE TO BE 150mm ABOVE THE PROPOSED GUTTER LINE (G/L) UNLESS NOTED OTHERWISE.
13). PAVEMENT GRADE (MIN. 0.5%, MAX. 5%).
14). DRAINAGE SWALES WITH GRADES (MIN. 2%, MAX. 5%).
15). SLOPES IN LANDSCAPE AREAS AND ON BERMS SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.

CURBING/SIDEWALKS/ASPHALT

1). ALL PROPOSED INTERNAL CURBING TO BE BARRIER TYPE AS PER ARCHITECT DETAIL. ALL TOPS OF CURBS TO BE 150mm ABOVE PROPOSED GUTTER LINE, UNLESS OTHERWISE NOTED.
2). ALL REQUIRED CURB CUTTING AT ENTRANCE AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWN AND AS PER TOWN DRAWING
3). ALL PROPOSED ROAD CUTS TO BE PERFORMED AND RESTORED TO THE SATISFACTION OF THE TOWN , AND IN ACCORDANCE WITH TOWN STANDARDS & SPECIFICATIONS.
4). CONCRETE SIDEWALK WITHIN PUBLIC R.O.W. AS PER OPSD-310.010 AND OPSD-310.020 (ADJACENT TO CURB). ALL RAMPS SHALL BE AS PER OPSD-310.031. ALL SIDEWALKS SHALL BE 30MPa WITH 7% AIR. ALL CONCRETE SIDEWALKS TO BE MINIMUM 150mm THICK AT RESIDENTIAL DRIVEWAYS AND 200mm THICK THROUGH COMMERCIAL/INDUSTRIAL ENTRANCES HAVE 150mm GRANULAR 'A' BASE, COMPACTED TO 100% SPD.
5). ALL HEAVY DUTY ASPHALT WITHIN THE SITE SHALL BE AS PER THE FOLLOWING SPECIFICATIONS:

40mm COMPACTED DEPTH OF HL3 ASPHALT – TOP COURSE
75mm COMPACTED DEPTH OF HL8 ASPHALT – BINDER COURSE
150mm COMPACTED (100% SPD) GRANULAR "A"
400mm COMPACTED (100% SPD) GRANULAR "B"

6). ALL LIGHT DUTY ASPHALT WITHIN THE SITE SHALL BE AS PER THE FOLLOWING SPECIFICATIONS:

40mm COMPACTED DEPTH OF HL3 ASPHALT – TOP COURSE
50mm COMPACTED DEPTH OF HL8 ASPHALT – BINDER COURSE
150mm COMPACTED (100% SPD) GRANULAR "A"
200mm COMPACTED (100% SPD) GRANULAR "B"

7). ALL SECTIONAL PRE-CAST CONCRETE CURBING AS PER OPSD-603.02.
8). PERIMETER SUBDRAINS SHOULD BE PROVIDED AROUND PARKING AREAS AND ALONG DRIVEWAYS.

GENERAL NOTES
LEGISLATION, REGULATION AND CODES

2 ALL WORK SHALL BE COMPLETED ACCORDING TO THE CURRENT *OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS*. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE CONSTRUCTOR AS DEFINED IN THE ACT.

3 ALL TEMPORARY TRAFFIC CONTROL AND SIGNAGE DURING CONSTRUCTION SHALL BE ACCORDING TO THE CURRENT *ONTARIO TRAFFIC MANUAL BOOK 7: TEMPORARY CONDITIONS FIELD EDITION*.

SERVICING NOTES
STORM SEWERS

1). ALL STORM SEWERS 450mmø AND SMALLER TO BE PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS UNLESS OTHERWISE NOTED. 525mmø AND LARGER TO BE CONCRETE IN ACCORDANCE WITH CSA A257.2, CLASS 65D OR LATEST REVISIONS. UNLESS OTHERWISE NOTED. ROOF TOP STORM LEADS 150mmø AND SMALLER TO BE PVC SDR 28.
2). ULTRA RIBBED PVC PIPE SHALL NOT BE USED, UNLESS OTHERWISE DIRECTED BY THIS ENGINEER.
3). ALL CATCH BASIN LEADS TO BE A MINIMUM OF 250mmø PVC SDR 35 IN ACCORDANCE WITH CSA-B182.2, ASTM D-2779 AND ASTM D-3034 OR LATEST REVISIONS, UNLESS OTHERWISE NOTED. THE MINIMUM GRADE ON A PROPOSED CATCH BASIN SHALL BE 2.0%.
4). BEDDING AND COVER FOR PVC SEWERS (FLEXIBLE PIPE) AS PER OPSD 802.010, GRANULAR "A" COMPACTED TO 100% SPD.
5). BEDDING AND COVER FOR CONCRETE SEWERS (RIGID PIPE) AS PER OPSD 802.030, CLASS B, GRANULAR 'A', COMPACTED TO 100% SPD. UNLESS OTHERWISE SPECIFIED.
6). ALL STORM SERVICES TO BUILDINGS SHALL BE AT A MINIMUM SLOPE OF 1.0%
7). THE CONTRACTOR IS TO CAP ALL STORM SERVICES 1.5 METRES AWAY FROM THE PROPOSED BUILDING LINES UNLESS OTHERWISE NOTED.
8). CULVERT THICKNESS SHALL BE 1.6mm MINIMUM WITH LENGTHS IN STANDARD INCREMENTS OF 3, 6, AND 7 METRES.
9). STORM MANHOLES SHALL BE AS PER OPSD-701.010, 701.011, 701.012, 701.013 AS SPECIFIED, BENCHING TO SPRINGLINE OF PIPE AS PER OPSD-701.021. FRAME & COVER AS PER OPSD-401.01, (TYPE A CLOSED COVER)
10). ALL CATCH BASIN MANHOLES AS PER OPSD 701.010. FRAME AND GRATE AS PER OPSD 400.02.
11). ALL MANHOLE AND CATCH BASIN ADJUSTMENTS SHALL BE AS PER OPSD-704.010. MAXIMUM OF THREE (3) UNITS AND 300mm HIGH, WHERE EXCEED CAST-IN-PLACE OR PRE-CAST RISER SECTIONS SHALL BE PROVIDED.
12). ALL SAFETY GRATES AS PER OPSD 404.020 FOR MANHOLES > 5.0m DEPTH.
13). EXISTING STORM MANHOLE(S) TO BE RE-BENCHED AS REQUIRED, AS PER OPSD-701.021.
14). ALL CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD 705.010, INCLUDE GOSS TRAP IF REQUIRED BY TOWN. ALL CATCH BASIN FRAMES AND COVERS AS PER OPSD 400.02.
15). ALL DOUBLE CATCH BASINS SHALL BE INSTALLED IN ACCORDANCE WITH OPSD-705.020, INCLUDE GOSS TRAP IF REQUIRED BY TOWN. ALL CATCH BASIN FRAMES AND COVERS AS PER OPSD 400.02.
16). ALL DITCH INLET CATCH BASINS SHALL BE AS PER OPSD-705.030, WITH RIP-RAP TREATMENT AS PER OPSD-810.02, WITH GEOTEXTILE (MIRAFI P-140N).
17). ALL CATCH BASIN CONNECTIONS SHALL BE AS PER OPSD-708.01 (RIGID PIPE) AND OPSD-708.03 (FLEXIBLE PIPE).
18). ALL CATCH BASINS CONSTRUCTED IN FILL AREAS TO BE SUPPORTED IN 14MPa. CONCRETE.
19). AT ALL CATCH BASIN & CATCH BASIN MANHOLE SAG POINTS INCLUDE FOUR (4) 4.0m LONG, 100mmø PVC SUBDRAINS WITH FILTER CLOTH. CAP ONE END AND CONNECT THE OTHER TO THE CATCH BASIN OR CATCH BASIN MANHOLE.
20). ALL SEWER SERVICE CONNECTIONS FOR RIGID PIPE SHALL BE AS PER OPSD-1006.01.
21). ALL SEWER SERVICE CONNECTIONS FOR FLEXIBLE PIPE SHALL BE AS PER OPSD-1006.02.
22). ALL CONCRETE OUTLETS AS PER OPSD 605.030 WITH ASPHALT SPILLWAY AND RIP-RAP.
23). ALL RIP-RAP TREATMENT FOR SEWER AND CULVERT OUTLETS SHALL BE AS PER OPSD-810.01, TYPE "B" WITH GEOTEXTILE (MIRAFI P-140N).
24). ALL PAVEMENT REINSTATEMENT SHALL BE AS PER OPSD-509.010, FOR UTILITY CUTS, BACKFILL AS PER TOWN STD.
25). ALL TESTING OF STORM SERVICES TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARD SPECIFICATIONS.
26). CONTRACTOR SHALL PROVIDE COLOUR VIDEO OF STORM SEWER UPON COMPLETION TO THE ENGINEER.
27). CONTRACTOR SHALL PROVIDE INSULATION FOR STORM SEWERS WITH LESS THAN 1.5m OF COVER.

WATER

1). WATERMAIN PIPE TO BE PVC-SDR 18 CL 150 CONFORMING TO CSA B137.3, INCLUDING No. 8 TRACER WIRE BETWEEN HYDRANTS OR OTHER CONDUCTING APPURTENANCES. PIPE SHALL HAVE A MINIMUM COVER OF 1.7m. ALL WATER MAIN JOINTS TO BE APPROVED PUSH-ON. MECHANICAL OR FLANGE TYPE JOINTS AS REQUIRED FOR 1000 kPa RATED PRESSURE. CORROSION PROTECTION FOR ALL FITTINGS, VALVES AND HYDRANTS (HYPROTEC OR EQUAL).
2). ALL DOMESTIC WATER SERVICES SHALL BE TYPE "K" SOFT COPPER AND INSTALLED AS PER OPSD-1104.01 (20mmø≥25mm) AND OPSD-1104.02 (32mm, 38mm AND 50mm), SIZE AS PER PLAN.
3). BEDDING AND COVER AS PER OPSD 802.010, TYPE 1 & 2, GRANULAR 'A' COMPACTED TO 100% SPD.
4). ALL WATER MAIN FITTINGS AND APPURTENANCES TO BE SELECTED FROM TOWN APPROVED MATERIAL LIST FOR WATER.
5). WATER MAINS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 0.50m BELOW AND 0.30m ABOVE AND A HORIZONTAL SEPARATION OF 2.5m BETWEEN ANY SEWER OR MANHOLE.
6). EXISTING WATER MAIN SHALL BE DEFLECTED BELOW PROPOSED GRADES TO MEET 1.7m COVER AS PER TOWN STANDARDS AND SPECIFICATIONS. REPLACE WATER MAIN IF NECESSARY.
7). CONTRACTOR TO CONFIRM THE SIZE AND MATERIAL TYPE OF EXISTING WATER SERVICE AND WATER MAIN PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER.
8). EXISTING WATER MAIN OBVERTS TO BE CONFIRMED ON SITE AT THE TIME OF CONSTRUCTION.
9). ALL TAPPING SLEEVES TO BE STAINLESS STEEL SIMILAR TO MUELLER TYPE, COMPLETE WITH VALVE.
10). ALL PAVEMENT REINSTATEMENT SHALL BE AS PER OPSD-509.010, FOR UTILITY CUTS, BACKFILL AS PER TOWN STD.
11). FLUSHING, SWABBING, AND TESTING OF WATER MAIN AS PER ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.

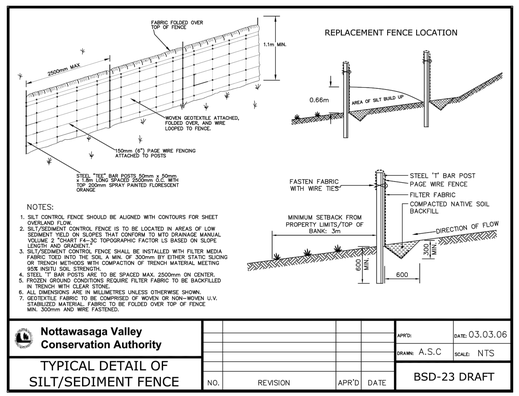
EROSION AND SEDIMENT CONTROL

1 EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED OR REPLACED WITHIN 48 HOURS OF INSPECTION OR BOTH.

2 ALL DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES.

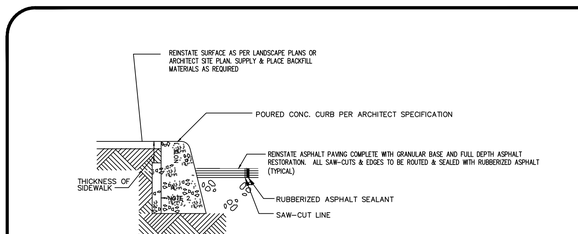
3 THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREA. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS AND A TORONTO REGION CONSERVATION AUTHORITY ENFORCEMENT OFFICE SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES TO BE KEPT ON SITE AND USED AS NECESSARY.

4 ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER.VEHICULAR REFUELING AND MAINTENANCE AND REFUELING WILL BE CONDUCTED A MINIMUM OF 30 M FROM THE WATER.

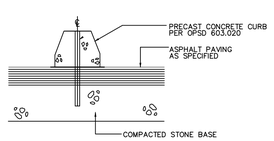


NOTES:
1. SILT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
2. SILT/SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL CHART 3.07 WITH A 'C' TOPOGRAPHIC FACTOR LS BASED ON SLOPE LENGTH AND GRADIENT.
3. SILT/SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TOED INTO THE SOIL A MIN. OF 350mm. BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING OPSS 1010 GRANULAR 'B'.
4. STEEL 'T' BAR POSTS ARE TO BE SPACED MAX. 2500mm ON CENTER.
5. FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
6. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SHOWN.
7. GEOTEXTILE FABRIC TO BE COMPRISED OF WOVEN OR NON-WOVEN U.V. STABILIZED MATERIAL. FABRIC TO BE FOLDED OVER TOP OF FENCE MIN. 300mm AND WIRE FASTENED.

Nottawasaga Valley Conservation Authority				APP'D:	DATE: 03.03.06
				DRAWN: A.S.C	SCALE: NTS
TYPICAL DETAIL OF SILT/SEDIMENT FENCE	NO.	REVISION	APR'D	DATE	BSD-23 DRAFT

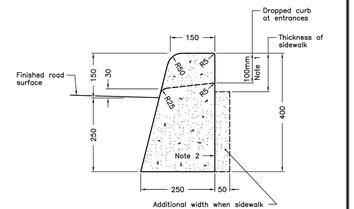


B) TYPICAL REINSTATEMENT AT SAW-CUTS



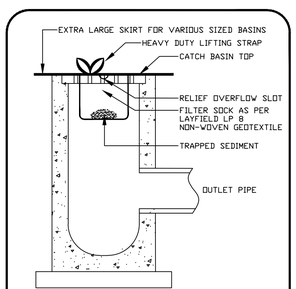
NOTE: CURBS SPACED AS NOTED ON SITE PLAN

A) TYPICAL PRECAST CONCRETE CURB



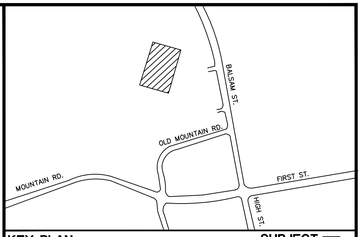
NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING		Nov 2012	Rev 2
CONCRETE BARRIER CURB			OPSD 600.110



SEDIMENT CONTROL AT CATCH BASIN WITH FILTER SOCK
N.T.S.

MUNICIPALITY APPROVAL STAMP



KEY PLAN
Scale : N.T.S.

SUBJECT LANDS

NOTES:

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND UNDERGROUND AND ABOVE GROUND UTILITIES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING THE WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE ARCHITECTS/ENGINEERS BEFORE PROCEEDING WITH THE WORKS.

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF THE ENGINEER WHICH MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE SCALED. CONTRACTOR TO USE DIGITAL FILES FOR LAYOUT PROVIDED BY ENGINEER.

THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDINGS.

THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S CONTRACTOR FROM OBTAINING, BUT NOT LIMITED TO THE FOLLOWING PERMITS: ROAD CUT, SEWER PERMITS, RELOCATION OF SERVICES, ENCROACHMENT AGREEMENTS, APPROACH APPROVAL PERMITS,

EXISTING TOPOGRAPHICAL INFORMATION SUPPLIED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED

BENCH MARK:

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF COLLINGWOOD BENCHMARK NO. 00119720J314

LOCATION :

BREWERS RETAIL STORE ON FIRST STREET, 1.3 KM NORTH OF POST OFFICE, TABLET IN EAST CONCRETE FOUNDATION, UNDERNEATH LOADING PLATFORM, 3.14 M SOUTH OF NORTHEAST CORNER AND 1.08 M BELOW TOP OF LOADING PLATFORM.

ELEVATION :

PUBLISHED ELEVATION = 178.304 metres.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE UTM GRID AND ARE DERIVED FROM THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK, AND ARE REFERRED TO UTM ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE, NAD 83 (CSRS) (2010).

COORDINATES ARE TO AN URBAN ACCURACY AS PER SEC. 14 (2) OF ONT. REG. 216/10

POINT ID	NORTHING	EASTING
ORP Ⓐ	4928334.39	560741.13
ORP Ⓑ	4928023.43	560787.54
ORP Ⓒ	4927839.26	560574.22

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999623.

METRIC NOTE:

DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NO.	REVISIONS	DATE	BY
4.	ISSUED FOR SPA	JUL 27/23	MLB
3.	UPDATED SITE PLAN	NOV 25/22	NM
2.	REVISION WITH UPDATED SURVEY INFO	SEPT 28/22	NM
1.	ISSUED FOR SPA	JAN 24/22	MLB

SCALE(S):

DRAWING TITLE:

NOTES & DETAILS

PROJECT:

CANADIAN TIRE REAL ESTATE LTD.
2180 YONGE STREET
TORONTO, ONTARIO

CLIENT:

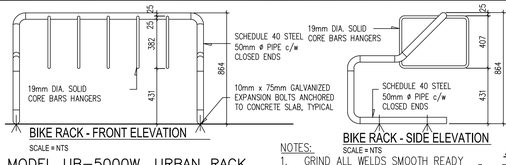
PROPOSED COMMERCIAL EXPANSION
89 BALSAM ST.
COLLINGWOOD, ONTARIO

ODAN·DETECH CONSULTING ENGINEERS
The Odan/Detech Group Inc. P: (905) 632-3811 F: (905) 632-3363
5230 SOUTH SERVICE ROAD, BURLINGTON, ONTARIO, L7L 5K2

REGISTERED PROFESSIONAL ENGINEER
JUL 27/23
I. KRPAN
PROVINCE OF ONTARIO

ENGINEER

DESIGNED BY: MLB	PROJECT No.: 21243
DRAWN BY: MLB	
CHECKED BY: JK	DATE: DEC 2021
APPROVED BY: JK	DRAWING No.: 3

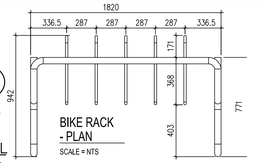


MODEL UB-5000W, URBAN RACK WIDE-5 SQIARE HANGER - CAPACITY -5 SPACES; (ONE SIDED ACCESS)

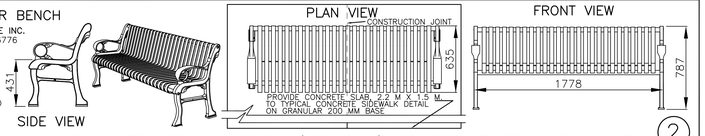
NOTES:
1. GRIND ALL WELDS SMOOTH READY TO RECEIVE PAINT FINISH
2. PAINT COLOUR BLACK, POWDER COATED, (APPROVED EQUAL)
3. FULL WELDS TO ALL JOINTS
4. LOCATIONS & QUANTITIES, SEE LANDSCAPE PLAN, A-01L
5. REFER TO MANUFACTURERS GUIDELINES / DETAILS; FOR DETAIL LAYOUT / POSITIONING OF BIKE RACKS

SUPPLIER INFORMATION
URBAN RACKS
VANCOUVER B.C.
EMAIL: sales@urbanracks.com
WEB: www.urbanracks.com

BIKE RACK, SAMPLE DETAIL
SCALE N.T.S
APPROVED EQUAL



CONSTRUCTION NOTES FOR BENCH
1) AVAILABLE FROM MAGLIN SITE FURNITURE INC.
TEL 1-800 716 5506 519-539-6776
3 - 468 INNOVATION WAY,
WOODSTOCK, ONTARIO N4V 0B9
2) FINISH: POWDER COAT, GLOSS BLACK
3) SURFACE MOUNT ON CONCRETE PAVING TO MANUF. SPECIFICATIONS, IE., 9.5, (3/8") X 63, (2 1/2") GALVANIZED ANCHOR BOLTS WITH LAG SHIELDS
4) PROVIDE CONCRETE SLAB, 2.2 M X 1.2 M. TO TYPICAL CONCRETE SIDEWALK DETAIL ON GRANULAR 200 MM BASE, 98 % SPD



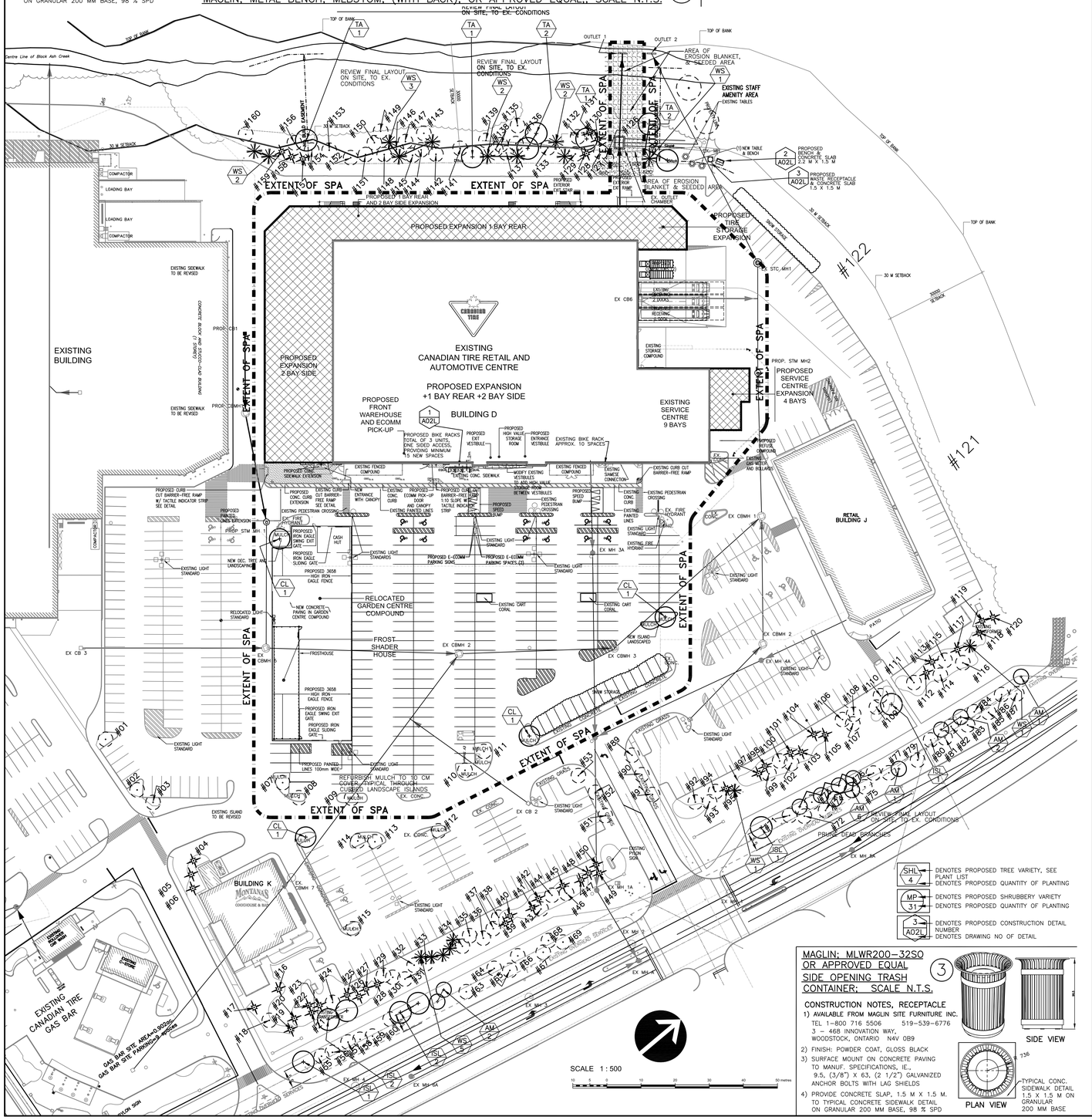
MAGLIN; METAL BENCH; MLB310M; (WITH BACK), OR APPROVED EQUAL.; SCALE N.T.S. (2)

LIST OF PLANT MATERIAL

NOTE: QUANTITIES INDICATED ON PLAN TO GOVERN; DO NOT PLANT IN SWALE.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	ROOT	SPACING	REMARKS
AM	12	ACER GINNALA 'FLAME'	FLAME MAPLE, (TREE FORM)	250 CM	50 MM	WB	AS INDICATED	TRUE TO FORM	
TA	7	POPULUS TREMULOIDES	TREMBLING ASPEN	350 CM	70 MM	WB	AS INDICATED	TRUE TO FORM	
ISL	7	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	250 CM	70 MM	WB	AS INDICATED	TRUE TO FORM	
CL	4	TILIA CORDATA CORINTHIAN	CORINTHIAN LINDEN	350 CM	70 MM	WB	AS INDICATED	TRUE TO FORM	
WS	17	PICEA GLAUCA	WHITE SPRUCE	200 CM		WB	AS INDICATED	TRUE TO FORM	

READ IN CONJUNCTION WITH ARBORIST REPORT BY THOMSON & WATSON, CONSULTING ARBORISTS


REVIEW FINAL LAYOUT ON SITE, TO EX. CONDITIONS
Centre Line of Block Ash Creek
TOP OF BANK
OUTLET 1
OUTLET 2
AREA OF EROSION BLANKET, & SEEDED AREA
EXISTING STAFF AMENITY AREA
EXISTING TABLES
(1) NEW TABLE & BENCH
PROPOSED BENCH & CONCRETE SLAB 2.2 M X 1.5 M
PROPOSED WASTE RECEPTACLE & CONCRETE SLAB 1.5 X 1.5 M
EXTENT OF SPA
EXTENT OF SPA
PROPOSED 1 BAY REAR AND 2 BAY SIDE EXPANSION
PROPOSED EXPANSION 1-BAY REAR
PROPOSED TIRE STORAGE EXPANSION
EX. OUTLET CHAMBER
AREA OF EROSION BLANKET & SEEDED AREA
30 M SETBACK
3000 SETBACK
#122
#121
EXISTING BUILDING
PROPOSED EXPANSION 2 BAY SIDE
EXISTING CANADIAN TIRE RETAIL AND AUTOMOTIVE CENTRE
PROPOSED EXPANSION +1 BAY REAR +2 BAY SIDE
BUILDING D
PROPOSED FRONT WAREHOUSE AND ECOMM PICK-UP
PROPOSED BIKE RACKS TOTAL OF 5 UNITS, ONE SIDED ACCESS, PROVIDING MINIMUM 10 NEW SPACES
EXISTING SERVICE CENTRE 9 BAYS
PROPOSED SERVICE CENTRE EXPANSION 4 BAYS
PROP. STM MH2
EXISTING CANADIAN TIRE GAS BAR
GAS BAR SITE AREA=0.0925Ha
GAS BAR SITE PARKING SPACES
RETAIL BUILDING J
BUILDING K
MONTANA'S COOKHOUSE & BAR
RELOCATED GARDEN CENTRE COMPOUND
FROST SHADER HOUSE
FROSTHOUSE
REFURBISH MULCH TO CM COVER, TYPICAL THROUGH CURBED LANDSCAPE ISLANDS
PRUNE DEAD BRANCHES
EXISTING SIDEWALK TO BE REVISED
EXISTING ISLAND TO BE REVISED
PROPOSED EXTERIOR DR RAMP
PROPOSED EXTERIOR DR RAMP
PROPOSED EXTERIOR DR RAMP

Inventory Date
June 17, 2021

TREE INVENTORY
Balsam Road at Old Mountain Road,
Collingwood, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Latin Binomial	Diameter (cm)	Canopy Radius (m)	Condition	Comments
1	Little Leaf Linden	*Tilia cordata*	14.5	2	fair	very slow growth, sand on open soil area
2	Silver Maple	*Acer saccharinum*	16.5	2	good	
3	Silver Maple	*Acer saccharinum*	11.5	1.5	poor	Oystershell Scale on branches, tree splits into two stems at 2m
4	Scots Pine	*Pinus sylvestris*	36	3.5	good	tree splits into two stems at 4 m with included bark in union, small interior deadwood
5	Scots Pine	*Pinus sylvestris*	27	2.5	good	
6	Scots Pine	*Pinus sylvestris*	29.5	3.5	good	
7	Little Leaf Linden	*Tilia cordata*	13	2	poor-fair	top leader dying, thinning
8	Little Leaf Linden	*Tilia cordata*	10	1.5	poor	leader died with dieback down trunk to 30 cm, lateral branches alive
9	Silver Maple	*Acer saccharinum*	15.5	2	fair	girdling roots above and belowground, Cottony Maple Scale on branches
10	Little Leaf Linden	*Tilia cordata*	18	3	poor-fair	leader dead - scoassed out due to tight arrangement of branches at 2 m
11	Little Leaf Linden	*Tilia cordata*	16.5	3	poor-fair	leader dead - scoassed out due to tight arrangement of branches at 2 - 2.25 m
12	Little Leaf Linden	*Tilia cordata*	12	2.5	fair	leader dieback, crack in trunk mid canopy
13	Silver Maple	*Acer saccharinum*	13.5	2.5	fair	Cottony Maple Scale on branches, slow growth
14	Silver Maple	*Acer saccharinum*	13	2.5	fair	Cottony Maple Scale on branches, slow growth
15	Little Leaf Linden	*Tilia cordata*	13	2	poor-fair	dieback in canopy, slow growth
16	Honeylocust	*Gleditsia triacanthos*	12.5	3	fair	interior deadwood
17	Honeylocust	*Gleditsia triacanthos*	13.5	3	fair	
18	Little Leaf Linden	*Tilia cordata*	16	2	good	
19	Austrian Pine	*Pinus nigra*	29.5	3	good	
20	Austrian Pine	*Pinus nigra*	30	3	good	
21	Colorado Spruce	*Picea pungens*	25 caliper	3.5	good	thick canopy to ground
22	Colorado Spruce	*Picea pungens*	25 caliper	3	good	thick canopy to ground
23	Colorado Spruce	*Picea pungens*	23 caliper	3	good	thick canopy to ground
24	Little Leaf Linden	*Tilia cordata*	17	2.5	good	thick canopy
25	Colorado Spruce	*Picea pungens*	26 caliper	3	good	thick canopy to ground
26	Colorado Spruce	*Picea pungens*	25 caliper	3	good	thick canopy to ground
27	Austrian Pine	*Pinus nigra*	30	3	good	on mound of soil
28	Austrian Pine	*Pinus nigra*	29	2.5	good	on mound of soil, tree splits into two stems at 3 m with included bark in union
29	Japanese Tree Lilac	*Syringa reticulata*	12	2	good	front damage to leaves
30	Japanese Tree Lilac	*Syringa reticulata*	9	2	good	front damage to leaves
31	Chokecherry	*Prunus virginiana*	17.5 at 1.1m	4	poor-fair	extensive Black Knot on branches, interfering branches

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Inventory Date
June 17, 2021

TREE INVENTORY
Balsam Road at Old Mountain Road,
Collingwood, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Latin Binomial	Diameter (cm)	Canopy Radius (m)	Condition	Comments
32	Chokecherry	*Prunus virginiana*	15.5 at 90 cm	2.5	poor structure	canker on west side of trunk from 1 to 2.25 m covering over 50% of circumference, canker on north side of trunk from 2 to 2.25 m covering 1/3 circumference, extensive Black Knot
33	Chokecherry	*Prunus virginiana*	15.5 at 90 cm	2.5	poor structure	wound on lower west side of base, trunk splits into four stems at 1 m wit included bark in two stems and tight upright growth, extensive Black Knot
34	Chokecherry	*Prunus virginiana*	18 at 1 m	2.5	structure	canker on west side of trunk from 1 to 1.6 m covering 1/2 circumference, Black Knot
35	Chokecherry	*Prunus virginiana*	9.5	2.5	good	no Black Knot seen on branches, sprouts at base
36	Chokecherry	*Prunus virginiana*	16.5	3	poor structure	three cankers on trunk, extensive Black Knot
37	Japanese Tree Lilac	*Syringa reticulata*	14.5 at 1.1	2	structure	wound on trunk from ground to 1.3 m
38	Japanese Tree Lilac	*Syringa reticulata*	11	2	fair	overgrown by Tree 39 Pine
39	Austrian Pine	*Pinus nigra*	25	4.5	good	
40	Austrian Pine	*Pinus nigra*	32 caliper	3.5	good	
41	Colorado Spruce	*Picea pungens*	30 caliper	3	good	full canopy to ground
42	Colorado Spruce	*Picea pungens*	25 caliper	3	good	full canopy to ground, Pitch Mass Borer
43	Japanese Tree Lilac	*Syringa reticulata*	10	2	good	
44	Little Leaf Linden	*Tilia cordata*	16	2.5	good	
45	Colorado Spruce	*Picea pungens*	22 caliper	3	good	full canopy to ground
46	Japanese Tree Lilac	*Syringa reticulata*	8.5	2	good	
47	Colorado Spruce	*Picea pungens*	15 caliper	2	good	full canopy to ground
48	Austrian Pine	*Pinus nigra*	28	3.5	good	lower trunk deadwood
49	Austrian Pine	*Pinus nigra*	26 at 1.2 m	3.5	good	tree splits into two stems at 1.4 m with included bark in union, lower trunk deadwood
50	Austrian Pine	*Pinus nigra*	28.5	4	good	lower trunk deadwood
51	Silver Maple	*Acer saccharinum*	22	3	good	girdling root on north side
52	Silver Maple	*Acer saccharinum*	19.5	3	good	girdling roots - above and below ground - around circumference
53	Silver Maple	*Acer saccharinum*	27	3	good	tight arrangement of branches at 2 m from grade with upright growth
54	Chokecherry	*Prunus virginiana*	16 at 1.2 m	1.5	poor structure	Black Knot canker on north side of trunk so leader dead, sprouts only
55	Chokecherry	*Prunus virginiana*	14	3	fair	canker on north side of trunk 1.3 m, Black Knot
56	Chokecherry	*Prunus virginiana*	13 at 90 cm	2	poor structure	canker on north side trunk covering 1/2 circumference, full canopy, Black Knot
57	Amur Maple	*Acer ginnala*	11.5	2.5	fair	slow growth, interior deadwood

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Inventory Date
June 17, 2021

TREE INVENTORY
Balsam Road at Old Mountain Road,
Collingwood, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Latin Binomial	Diameter (cm)	Canopy Radius (m)	Condition	Comments
58	Amur Maple	*Acer ginnala*	12	2.5	fair	wounds on lower trunk north side, lower deadwood
59	Amur Maple	*Acer ginnala*	12	2	fair	sprouts on trunk, interior deadwood
60	Chokecherry	*Prunus virginiana*	17 at 70 cm	4	poor structure	canker on north side of trunk 70 cm to 1.4 m, Black Knot
61	Chokecherry	*Prunus virginiana*	17 at 80 cm	3	poor structure	canker on north side of trunk 80 cm to 1.5 m, canker on southside of trunk from 90 cm to 1.7 m, Black Knot
62	Amur Maple	*Acer ginnala*	19.5	3	poor structure	wounds up all sides of trunk from ground to 2 m, extensive deadwood
63	Amur Maple	*Acer ginnala*	18	2.5	poor structure	
64	Chokecherry	*Prunus virginiana*	14	2.5	poor-fair structure	canker on west side at 2 m, canker on north side trunk at 2.5 m, Black Knot
65	Chokecherry	*Prunus virginiana*	13.5	2.5	fair	Black Knot
66	Chokecherry	*Prunus virginiana*	15.5	3	poor structure	canker south side of trunk 1.2 to 1.6 m (1/3 circumference), canker on west and south side of trunk at 2 m (1/2 circumference)
67	Amur Maple	*Acer ginnala*	16.5	2.5	fair	sprouts on trunk, interior deadwood
68	Amur Maple	*Acer ginnala*	11.5	2	fair	interior deadwood
69	Amur Maple	*Acer ginnala*	8.5	2	poor-fair	extensive interior deadwood
70	Chokecherry	*Prunus virginiana*	14.5 at 1.1 m	3	poor structure	canker on west side trunk 1.1 to 1.8 m - leader dead, lateral branches alive, Black Knot
71	Amur Maple	*Acer ginnala*	14	2.5	fair	interior deadwood
72	Amur Maple	*Acer ginnala*	7.5	1	poor	top dead, trunk sprouts and dehydrated lateral branches
73	Amur Maple	*Acer ginnala*	11.5	2.5	fair	interior deadwood
74	Amur Maple	*Acer ginnala*	8	1.5	fair	interior deadwood
75	Chokecherry	*Prunus virginiana*	12.5	4	poor structure	canker on north side of trunk 1.1 to 1.6 m (1/2 circumference), Black Knot
76	Chokecherry	*Prunus virginiana*	13	4	poor structure	canker on SE side of trunk 1.1 to 1.5 m (1/2 circumference), Black Knot
77	Chokecherry	*Prunus virginiana*	8	2	poor structure	canker on trunk at 2 m, Black Knot
78	Chokecherry	*Prunus virginiana*	9	dead		
79	Chokecherry	*Prunus virginiana*	8.5	2	fair	Black Knot
80	Amur Maple	*Acer ginnala*	11.5	2.5	fair	lower interior deadwood
81	Amur Maple	*Acer ginnala*	12	3	poor-fair	sprouts on trunk, interior deadwood
82	Amur Maple	*Acer ginnala*	11.5	3	fair	

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Inventory Date
June 17, 2021

TREE INVENTORY
Balsam Road at Old Mountain Road,
Collingwood, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Latin Binomial	Diameter (cm)	Canopy Radius (m)	Condition	Comments
83	Amur Maple	*Acer ginnala*	13	3	fair	extensive surface roots within 50 cm of trunk
84	Amur Maple	*Acer ginnala*	14	3	fair	
85	Amur Maple	*Acer ginnala*	14.5	3.5	fair	extensive surface roots within 50 cm of trunk
86	Chokecherry	*Prunus virginiana*	13 at 1 m	1.5	poor structure	canker at 1.4 m on south side (1/2 circumference), Black Knot
87	Chokecherry	*Prunus virginiana*	17	2.5	poor-fair structure	canker on north side from 1 to 1.5 m, northeast side 2 m, Black Knot
88	Chokecherry	*Prunus virginiana*	18	3.5	poor structure	canker on south east side of trunk from 1.4 to 2.25, 3 m
89	Silver Maple	*Acer saccharinum*	19.5	3	good	tree splits into two stems at 2.5 m
90	Silver Maple	*Acer saccharinum*	15	2	fair-good	lower deadwood, tree splits into two stems at 2 m
91	Silver Maple	*Acer saccharinum*	21.5	3	good	
92	Silver Maple	*Acer saccharinum*	27.5	3	good	tree splits into two stems at 4 m with included bark in union, small interior deadwood
93	Japanese Tree Lilac	*Syringa reticulata*	12	2	fair-good	tree splits into two stems at 1.8 m with included bark in top of union
94	Japanese Tree Lilac	*Syringa reticulata*	8.5	1.5	fair-good	
95	Austrian Pine	*Pinus nigra*	31	3	fair	
96	Austrian Pine	*Pinus nigra*	33	4	poor structure	tree splits into two stems at 3.5 m with included bark in union - union partially failed
97	Colorado Spruce	*Picea pungens*	25 caliper	3	good	full canopy to ground
98	Colorado Spruce	*Picea pungens*	20 caliper	3	good	full canopy to ground
99	Japanese Tree Lilac	*Syringa reticulata*	7.5	1.5	good	
100	Little Leaf Linden	*Tilia cordata*	19.5	3	good	
101	Colorado Spruce	*Picea pungens*	22 caliper	3	good	full canopy to ground
102	Japanese Tree Lilac	*Syringa reticulata*	18	2	good	
103	Colorado Spruce	*Picea pungens*	25 caliper	2.5	good	full canopy to ground
104	Austrian Pine	*Pinus nigra*	29.5	3	good	bird damage on trunk
105	Austrian Pine	*Pinus nigra*	22, 15	3	good	tree splits into two stems at 60 cm with included bark in union
106	Japanese Tree Lilac	*Syringa reticulata*	11	2	good	
107	Japanese Tree Lilac	*Syringa reticulata*	7.5	2	fair	lower deadwood, no root flare - possible underground girdling roots
108	Japanese Tree Lilac	*Syringa reticulata*	9.5	2	fair	no root flare - possible underground girdling roots
109	Silver Maple	*Acer saccharinum*	20.5	3	good	no root flare - possible underground girdling roots, dehydrated leaves, thin
110	Silver Maple	*Acer saccharinum*	19	2.5	fair	no root flare - possible underground girdling roots, dehydrated leaves, thin
111	Silver Maple	*Acer saccharinum*	24.5	3	fair-good	tree splits into two stems at 2 m, possible leaf frost damage
112	Colorado Spruce	*Picea pungens*	20	2	good	

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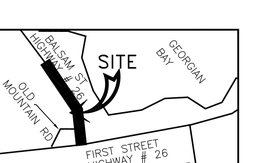
TREES TO BE REMOVED
Balsam Road at Old Mountain Road,
Collingwood, Ontario

Tree No.	Tree Species	Diameter (cm)	Condition	Comments
	REMOVAL FOR STORM LINE			
123	Green Ash	21	good	no dieback, full canopy, trunk splits into three stems at 3 metres with included bark in union
124	Green Ash	21.5	good	no dieback, tree splits into two stems at 2.5 m with included bark in union
	2 trees			
	POOR HEALTH OR STRUCTURE			
54	Chokecherry	16 at 1.2 m	poor structure	Black Knot canker on north side of trunk so leader dead, sprouts only
61	Chokecherry	17 at 80 cm	poor structure	canker on north side of trunk 80 cm to 1.5 m, canker on southside of trunk from 90 cm to 1.7 m, Black Knot
62	Amur Maple	19.5	poor structure	wounds up all sides of trunk from ground to 2 m, extensive deadwood
70	Chokecherry	14.5 at 1.1 m	poor structure	canker on west side trunk 1.1 to 1.8 m - leader dead, lateral branches alive, Black Knot
88	Chokecherry	18	poor structure	tree splits into two stems at 3.5 m with included bark in union - union partially failed
96	Austrian Pine	33	poor structure	trunk 2 to 3 m from grade extending around circumference, leader to west dead
140	Trembling Aspen	29.5	poor structure	wound north and southwest base, canker on west side trunk 2 to 3 m from grade
	7 trees			
	DEAD TREES			
78	Chokecherry	9	dead	
126	Poplar	22	dead	
134	Poplar	22.8	dead	
155	Poplar	18.5	dead	
	4 trees			



KEY PLAN, N.T.S.

TOWN OF COLLINGWOOD

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

1. Determine the location all existing services and obtain necessary stake-outs before any excavation.
2. Use figured dimensions as opposed to scaling and verify all dimensions at the site before commencing the work.
3. Report all discrepancies to the Landscape Architect and resolve before commencing the work.

DESIGN CREDIT NOTE:
EXISTING LANDSCAPE DESIGN OF CTC SITE BY:
TERRA PLAN, LANDSCAPE ARCHITECTS
20 CHAMPLAIN BLVD., UNIT 102, NORTH YORK, ONT
DRAWING REVISION # 7, DATED NOV., 11, 2003

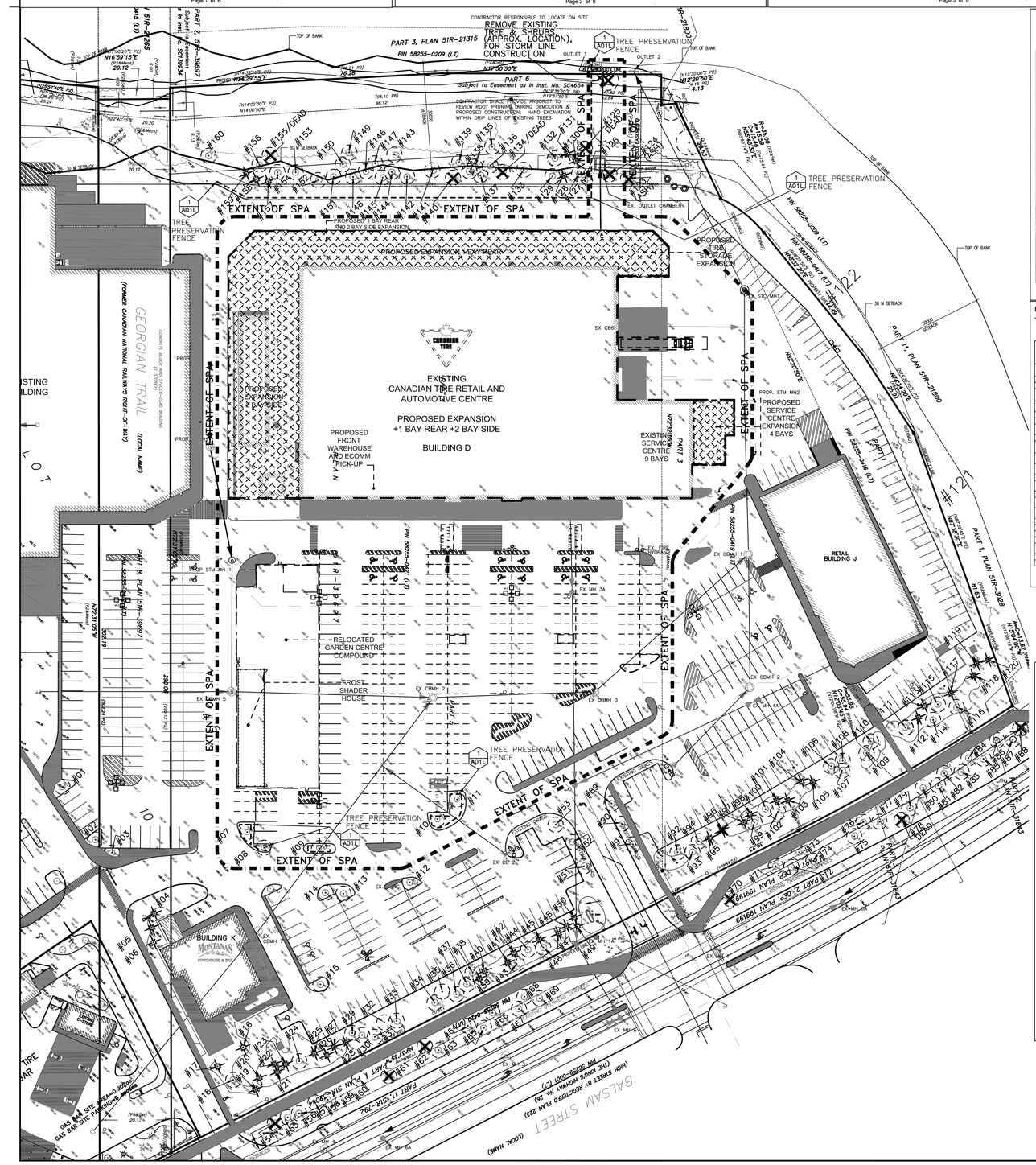
LANDSCAPE LEGEND

– DENOTES APPROXIMATE LOCATION OF EXISTING TREES TO REMAIN, AS INDICATED;
READ IN CONJUNCTION WITH ARBORIST REPORT BY THOMSON & WATSON CONSULTING ARBORISTS
ALL EXISTING PLANTINGS TO BE MULCHED AS SPECIFIED, (100 COVER)

– DENOTES APPROXIMATE LOCATION OF EXISTING TREES TO BE REMOVED DUE TO POOR / DEAD CONDITION & ROOTS TO 45 CM BELOW GRADE;
READ IN CONJUNCTION WITH ARBORIST REPORT BY THOMSON & WATSON CONSULTING ARBORISTS

– DENOTES APPROXIMATE LOCATION OF TREE PRESERVATION FENCE, AS INDICATED;
TOWN DETAIL 1110 & NOTES, DWG. A–01L

DENOTES PROPOSED CONSTRUCTION DETAIL NUMBER
DENOTES DRAWING NO OF DETAIL



Inventory Date
June 17, 2021

TREE INVENTORY
Balsam Road at Old Mountain Road,
Collingwood, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Latin Binomial	Diameter (cm)	Canopy Radius (m)	Condition	Comments
113	Colorado Spruce	*Picea pungens*	18 caliper	2	good	
114	Japanese Tree Lilac	*Syringa reticulata*	10.5	2	good	tree splits into 3 stems at 1.8 m with included bark in unions, tight arrangement of branches
115	Little Leaf Linden	*Tilia cordata*	16	3	fair-good	
116	Japanese Tree Lilac	*Syringa reticulata*	12 at 1.1 m	2	fair-good	sprouts at base
117	Colorado Spruce	*Picea pungens*	20	2	good	lower canopy sparse
118	Austrian Pine	*Pinus nigra*	24	2.5	good	
119	Austrian Pine	*Pinus nigra*	23	3	good	rust galls on branches, tree splits into two stems at 2.5 m, bird damage on trunk
120	Austrian Pine	*Pinus nigra*	37	3	good	bird damage on trunk
121	trees off site					2 Caroline Poplars, 18 Green Ash (some dieback), 2 Black Locust, 1 Balsam Poplar, 2 Trembling Aspens, 1 Mulberry, 1 Manitoba Maple. Edge understorey includes Buckthorn and Manitoba Maple
122	trees off site					4 Caroline Poplars, 1 Manitoba Maple. Edge understorey includes Manitoba Maple, Trembling Aspen, Green Ash, Buckthorn. Dead and dying Green Ash to north
123	Green Ash	Fraxinus pennsylvanica	21	3.5	good	no dieback, full canopy, trunk splits into three stems at 3 metres with included bark in union
124	Green Ash	Fraxinus pennsylvanica	21.5	3.5	good	no dieback, tree splits into two stems at 2.5 m with included bark in union
125	Poplar	Populus sp.	22		dead	
126	Red Maple	*Acer rubrum*	12	3	fair	leaves slightly yellow (chlorotic), wound west base
127	Big Toothed Aspen	Populus grandidentata	28	3	good	wound at southwest base - covering over
128	White Pine	*Pinus strobus*	20	2	good	tree splits into two stems at 2 m with included bark in union and upright growth, bird damage on trunk
129	Green Ash	Fraxinus pennsylvanica	24	4	fair-good	girdling root to north side of trunk, trunk splits into two stems at 2 m with included bark in union, bird holes in trunk - no dieback seen
130	White Pine	*Pinus strobus*	21	3	good	bird damage on trunk, Pitch Mass Borer on trunk
131	White Pine	*Pinus strobus*	21.5	3.5	fair	Pitch Mass Borer on trunk
132	Big Toothed Aspen	Populus grandidentata	32	4	fair	Oystershell Scale on trunk, wound at south base measuring 40 cm
133	Green Ash	Fraxinus pennsylvanica	22 at 1.2 m	3	good	trunk splits into three stems at 1.7 m with included bark in union, no dieback seen
134	Poplar	Populus sp.	22.5		dead	
135	Big Toothed Aspen	Populus grandidentata	31	4	fair	wound at northeast base, possible underground girdling roots to east and south
136	Green Ash	Fraxinus pennsylvanica	14	3.5	fair	wound at south base, trunk splits into two stems at 2.25 m

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Inventory Date
June 17, 2021

TREE INVENTORY
Balsam Road at Old Mountain Road,
Collingwood, Ontario

Arborist : Patricia Thomson
Thomson Watson Consulting Arborist Inc.

Tree No.	Tree Species	Latin Binomial	Diameter (cm)	Canopy Radius (m)	Condition	Comments
137	Trembling Aspen	*Populus tremuloides*	27	4	poor-fair structure	interior deadwood, canker on north trunk at 4 m
138	Trembling Aspen	*Populus tremuloides*	31.5, 25	6	fair	tree splits into two stems at 1.3 m and 1.8 m with included bark in union
139	Red Maple	*Acer rubrum*	9	2	fair	leaves slightly yellow (chlorotic), interior deadwood
140	Trembling Aspen	*Populus tremuloides*	29.5	6	poor structure	wound north and southwest base, canker on west side trunk 2 to 3 m from grade extending around circumference, leader to west dead
141	Green Ash	Fraxinus pennsylvanica	36 at 1.2 m	5	good	extensive sprouts on interior branches, full crown, no dieback
142	Red Maple	*Acer rubrum*	12	2.5	fair	leaves slightly chlorotic, slow growth
143	Trembling Aspen	*Populus tremuloides*	34	5	fair	tree splits into two stems at 1.7 m, small deadwood
144	Big Toothed Aspen	Populus grandidentata	34.5	5.5	good	
145	Trembling Aspen	*Populus tremuloides*	29	5	fair	Oystershell Scale, surface roots
146	Red Maple	*Acer rubrum*	8	2	fair	leaves slightly chlorotic, wounded surface roots, lower deadwood
147	Green Ash	Fraxinus pennsylvanica	14	3	good	
148	Green Ash	Fraxinus pennsylvanica	32 at 1.2 m	4.5	good	upright sprouts on lower branches, trunk splits into four stems at 2 m, full canopy
149	Trembling Aspen	*Populus tremuloides*	23	3	fair	lower deadwood
150	Green Ash	Fraxinus pennsylvanica	12.5	3	poor-fair	sprouts at base and on trunk, bird holes on trunk, full canopy
151	Trembling Aspen	*Populus tremuloides*	33	5	good	lower deadwood
152	Green Ash	Fraxinus pennsylvanica	8.5	4	fair	bird holes on trunk, wound at north base
153	Green Ash	Fraxinus pennsylvanica	19	5	good	full canopy
154	Trembling Aspen	*Populus tremuloides*	31	5	good	
155	Poplar	*populus* sp.	18.5		dead	
156	Red Maple	*Acer rubrum*	8	2	fair	leaves slightly chlorotic
157	Red Maple	*Acer rubrum*	10.5	2.5	fair	
158	Big Toothed Aspen	*Populus grandidentata*	20	4	good	
159	White Pine	*Pinus strobus*	13.5	2.5	poor-fair	broken lower branches, slow growth
160	Red Maple	*Acer rubrum*	11.5	2.5	fair	leaves slightly chlorotic, wound on west side trunk 90 to 90 cm from grade

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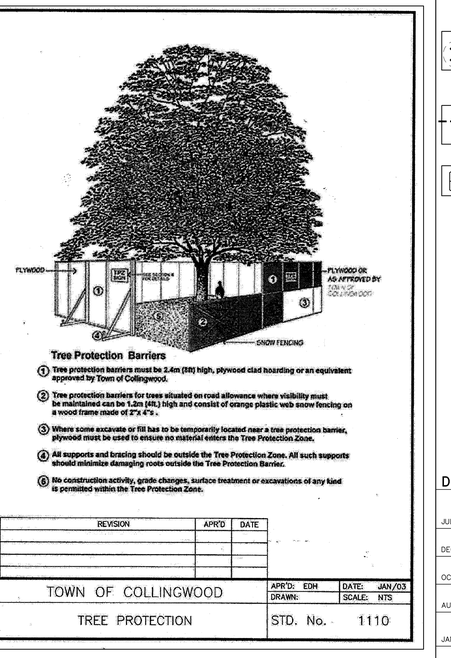


Tree Protection Barriers

1. Tree protection barriers must be 2.4m (8ft) high, plywood clad hoarding or an equivalent approved by Town of Collingwood.
2. Tree protection barriers for trees situated on road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2"x 4"s.
3. Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
4. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
5. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

NO.	REVISION	APR'D	DATE

TOWN OF COLLINGWOOD — APR'D: EDH — DATE: JAN/03 — DRAWN: — SCALE: NTS

TREE PROTECTION — STD. No. 1110

NOTES & SPECIFICATION DUPLICATE, FROM ARBORIST REPORT

Re: Tree Preservation and Protection Report (Arborist Report) for Canadian Tire Store at Old Mountain Road and Balsam Street, Collingwood

TREE PROTECTION SPECIFICATIONS
The following Tree Protection Specifications should be followed to protect the trees to be preserved from construction injury.

1.0 Adherence to Conditions from Town of Collingwood
1.1 Compliance with all conditions specified by Town of Collingwood is required.

1.2 Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work.

2.0. Tree Protection Barrier Installation
2.1 Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Town of Collingwood.

2.2 Tree Protection Barriers shall be erected to protect the trunk and root system of the trees that will remain on the construction site.

2.3 The Tree Protection Barriers will be placed as shown on the Tree Preservation Plan. The following described the placement of the Barriers relative to the protected trees.
Trees 7, 8, 9, 10, 11 – around edge of landscape islands
Trees 126 – 160 – along edge of driveway curb, extending length of building, along north side of grouping 1.8 metres north of Tree 126, extending from curb to creek.

2.4 The Fence around Trees 7, 8, 9, 10 and 11 will be a constructed of L-shaped supports created from 2 by 4 wood placed 4 feet apart covered with orange snow fencing. A 2-inch by 4-inch wood board will be attached to the top, bottom and diagonals of the snow fencing to provide rigidity to the Fence. The fencing will be securely fastened to the supports. The supports will be anchored in such a way that the Fence cannot be moved but roots are not injured. The bottom of the fence will touch the ground. There will be no gaps in the fence. (See Detail STD No. 1110 below)

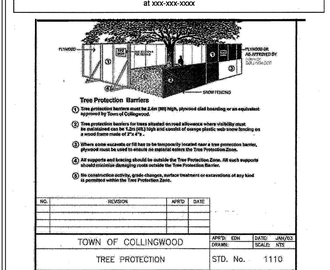
2.5 The Fence adjacent to Trees 126 to 160 will be a barricade constructed of L-shaped supports created from 2 by 4 wood placed 4 feet apart covered with 3/4-inch thick, 4-foot high by 8-foot wide plywood or an equivalent material acceptable to the Town of Collingwood. The plywood fencing will be secured attached to each support it covers. The supports will be anchored in such a way that the Fence cannot be moved but roots are not injured. The bottom of the fence will touch the ground. There will be no gaps in the fence. (See Detail STD No. 1110 below)

2.6 To the tree side of the Tree Protection Barrier, the following will be required:
- no disturbance or alteration of the existing grade of any kind;
- no addition of fill, excavating, or scraping to change the grade;
- no storage of building materials or equipment;
- no storage of surplus soil, construction waste, or debris over the root systems of the protected trees;
- no disposal (dumping or flushing) of contaminants or liquids;
- no movement of vehicles (personal or business), equipment or pedestrians.

2.7 Placement of the following items will be outside of the Tree Protection Barrier: parking for construction workers, garbage bins, construction equipment, building supplies, lunch area, washroom facilities. The area to the tree side of the Tree Protection Barrier will not be used for any purpose except the protection of trees and their roots.

2.8 Signs shall be attached to all sides of the Barrier denoting the purpose of the Barrier and indicating the Barrier cannot be moved or removed without the consent of the Town of Collingwood. The sign should be a minimum of 40 cm x 60 cm (15.7" x 23.6") and made of white gator board or equivalent material. The sign will read as follows:

TREE PROTECTION ZONE (TPZ)
No grade change, storage of materials, vehicles or equipment is permitted within this TPZ. This tree protection barrier must not be removed without the written authorization of the Town of Collingwood, Planning Services.
For information, call the Planning Services Department at xxx-xxx-xxxx



2.9 Town of Collingwood will be contacted once the Barriers have been erected so the Barriers can be inspected. Photographs that clearly show the installed tree/site protection shall be provided for Town of Collingwood review.

2.10 Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Town of Collingwood. Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Town of Collingwood must be contacted to obtain approval prior to alteration

3.0 Construction Phase Tree Protection
3.1 Soil that is dug up from the building foundations will be removed off site immediately. A small amount of soil may be stockpiled outside of the Tree Protection Barriers for backfilling the foundation. Any additional soil will be brought in when needed.

3.2 No pruning of the crowns of any tree is permitted by construction staff. If branches are found to be in the way of construction activities or traffic, pruning of trees should be arranged by the Site Supervisor with competent Arborists.

3.3 New underground utilities will be placed outside of the driplines of any tree, to avoid root injury to the trees.

4.0 Post Construction Tree Maintenance
4.1 When all construction has ceased and grading outside the Tree Protection Barriers is complete, Town of Collingwood will be contacted to arrange a site visit. Completeness of the project will be determined.

4.2 Once permission from Town of Collingwood is granted, the Tree Protection Barriers may be removed.

READ IN CONJUNCTION WITH ARBORIST REPORT BY THOMSON WATSON CONSULTING ARBORISTS INC. DATED MAY, 2023

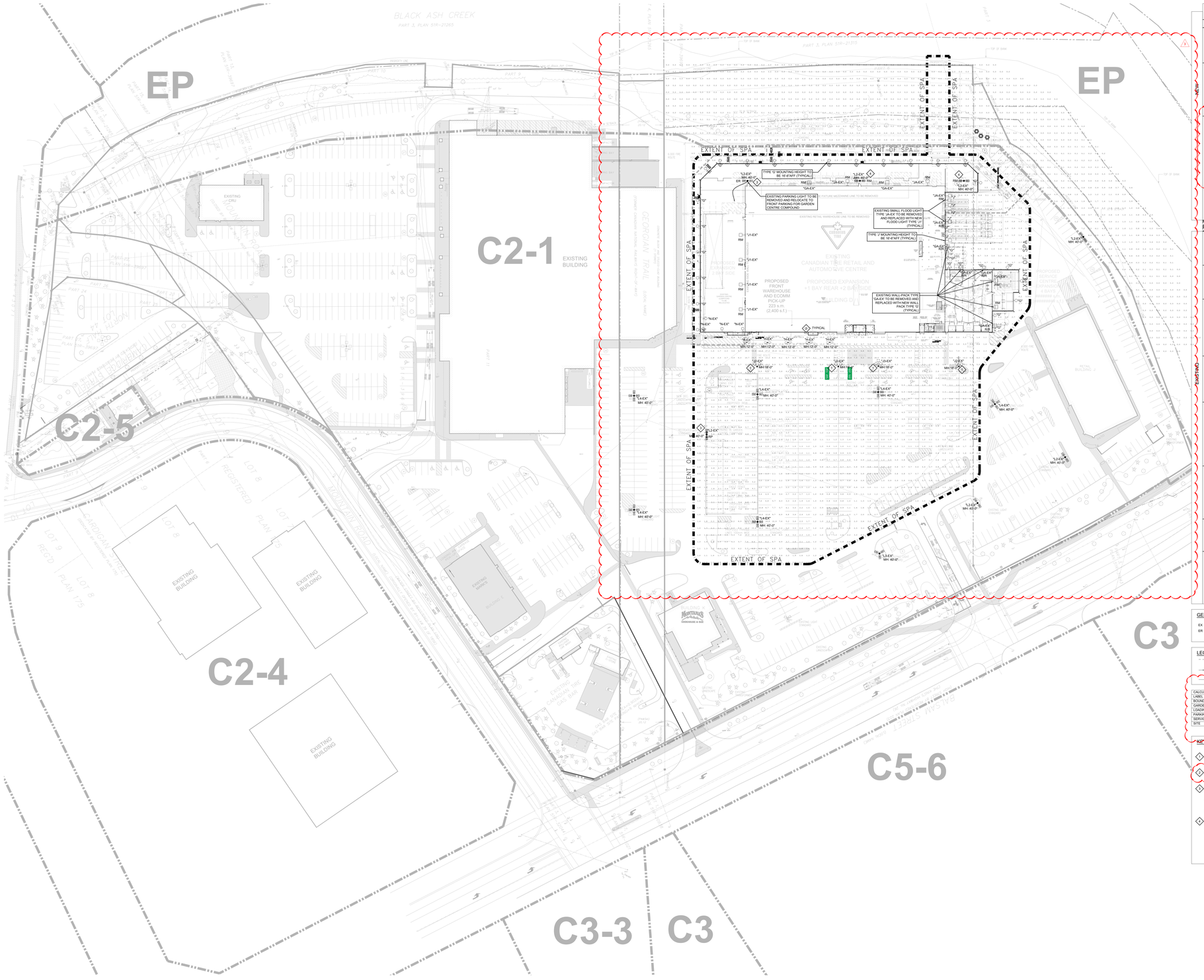
CORPORATION OF THE TOWN OF COLLINGWOOD; APPROVAL BOX

THIS DRAWING SHALL BE USED ONLY FOR PRESERVATION, REMOVALS, & FOR LAYOUT INSTALLATION OF LANDSCAPE MATERIALS & WORK

A–01L TREE PRESERVATION PLAN
A–02L LANDSCAPE PLAN

DRAFT; NOT FOR CONSTRUCTION

DATE	REV.	DESCRIPTION	DRN BY
JULY, 14, 2023	06	REISSUED FOR SPA, BASED ON RAI SITE PLAN & ENG. DWGS. DATED JULY, 2023; & TOWN / ENVISIONTATHAM COMMENTS DATED APRIL 01, 2023	DWK
DEC., 12, 2022	05	REISSUED FOR SPA, BASED ON RAI SITE PLAN & ENG. DWGS. DATED DECEMBER, 2022	DWK
OCT., 26, 2022	04	ISSUED FOR REVIEW, BASED ON RAI SITE PLAN DATED OCT., 26, 2022	DWK
AUG., 09, 2022	03	ISSUED FOR REVIEW, BASED ON RAI SITE PLAN DATED AUG., 09, 2022	DWK
JAN., 06, 2022	02	ISSUED FOR REVIEW, BASED ON RAI SITE PLAN DATED JAN, 06, 2022, ARBORIST REPORT DATED JAN., 2022	DWK
JUNE 11, 2021	01	DRAFT, BASED ON TFAI SITE PLAN DATED JUN



LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION
"G"	WALL PACK LED LIGHTING. A 38 WATT - (5000 LUMENS @4000K). COLOUR FINISH IS GRAY. GE CAT.# EWAS-01-347V-B4-AF-7-40-N-1-FM-CUSTOM (GRAY)-R
"J"	LUMINAIRE ASSEMBLY CONSISTING OF A 96 WATT - (15 000 LUMENS @ 4000K) LED FLOOD LIGHT SINGLE HEAD FOR GARDEN CENTRE COMPOUND, 347V OUTDOOR USE DRIVER MOUNTED ON BUILDING WALL AT 16'-6" (IF MOUNTED ON EXTENDED FENCE POST, TO BE AT 12-0" TO 15'-0"). COLOUR OF FINISH IS GRAY. GE CAT# EFM101-(347V)-CC-77-7-40-AD-X(S1 OR T1)-GRAY-R

	"GA-EX"	EXISTING WALL PACK LED LIGHTING. (60W - 5000K - 73000 LUMENS) - TO BE REMOVED. ASSUMING TGL LIGHTING CAT# TGL-WPGSR347-60W-6K
	"JA-EX"	EXISTING SMALL FLOOD LIGHT ON WALL - TO BE REMOVED. BRAND/MODEL: N/A
	"J1-EX" "J2-EX" "J3-EX"	EXISTING FLOOD LIGHT ON WALL OR POLE ASSEMBLY CONSISTING OF 125 WATT - (16 000 LUMENS @ 4000K) LED FLOOD LIGHT HEAD: - SINGLE HEAD FOR EXISTING GARDEN CENTRE COMPOUND/ EXISTING LOADING DOCK. - DOUBLE HEADS AND TRIPLE HEADS ON 15'-0" SQUARE TAPERED STEEL POLE WITH POLE BASE COVER ON 36" CONCRETE BASE FOR EXISTING FACADE LIGHTING. 347V OUTDOOR USE DRIVER. COLOUR OF FINISH IS GRAY. BRAND/MODEL: N/A
	"L2-EX"	EXISTING PARKING LIGHT LUMINAIRE/POLE ASSEMBLY CONSISTING OF A TWO (2) 240 WATT (34 295 LUMENS @ 5000K EACH HEAD) LED LUMINAIRES, 347V OUTDOOR USE DRIVER ON A DECORATIVE ARM, ON A 37'-0" SQUARE TAPERED STEEL POLE WITH POLE BASE COVER ON 36" CONCRETE BASE. ASSUMING TGL LIGHTING CAT# TGL-FLGS347-240W-5000K- 2 HEADS (BACK TO BACK)
	"L3-EX"	SAME AS TYPE L2-EX BUT COMPLETE WITH A THREE (3) LED LUMINAIRES. CONFIGURATION (120 DEGREE CONFIGURATION) ASSUMING TGL LIGHTING CAT# TGL-FLGS347-240W-5000K- 3 HEADS (120 DEGREE CONFIGURATION)
	"L4-EX"	SAME AS TYPE L2-EX BUT COMPLETE WITH A THREE (4) LED LUMINAIRES. CONFIGURATION (90 DEGREE CONFIGURATION) ASSUMING TGL LIGHTING CAT# TGL-FLGS347-240W-5000K- 4 HEADS (90 DEGREE CONFIGURATION)
	"H-EX"	EXISTING PARKING LIGHT LUMINAIRE/POLE ASSEMBLY CONSISTING OF A TWO (2) --- WATT (--- LUMENS @ ---K EACH HEAD) LED LUMINAIRES, 347V OUTDOOR USE DRIVER ON A DECORATIVE ARM, ON A 15'-0" SQUARE TAPERED STEEL POLE WITH POLE BASE COVER (NO CONCRETE BASE). BRAND/MODEL : N/A
	"H-EX"	EXISTING - GLOBE LIGHT - TO BE REMOVED. BRAND/MODEL : N/A

GENERAL ANNOTATION:

EX	EXISTING TO REMAIN	RP	EXISTING RELOCATED AT PROPOSED LOCATION
ER	EXISTING TO BE RELOCATED	RM	EXISTING TO BE REMOVED
		R/R	EXISTING TO BE REMOVED AND REINSTALLED/REPLACED

LEGEND:

EXISTING

EXISTING TO BE REMOVED

NEW (OR EXISTING BEING RELOCATED)

ELECTRICAL NOTES:

ALL EXTERIOR LIGHT FIXTURES ON THE PROPERTY TO BE FULL CUT-OFF.

EXISTING FLOOD LIGHT FIXTURES BEING RETAINED WILL BE TURNED DOWN TO HORIZONTAL (TYPICAL).

CALCULATION SUMMARY							
LABEL	CALCTYPE	Units	Avg	Max	Min	Avg/Min	Max/Min
BOUNDARY	Illuminance	Fc	0.32	8.2	0.0	N.A.	N.A.
GARDEN CENTRE	Illuminance	Fc	5.39	16.7	1.8	2.99	9.28
LOADING	Illuminance	Fc	6.32	27.7	1.2	6.93	23.08
PARKING	Illuminance	Fc	4.80	77.3	0.6	8.00	128.83
SERVICE CENTER COMPOUND	Illuminance	Fc	9.09	13.9	5.4	1.68	2.57
SITE	Illuminance	Fc	2.21	5.8	0.2	11.05	29.00

KEY NOTES:

1. EXISTING FLOOD LIGHT ON POLE TO REMAIN. ADJUST HEADS TO LIGHT THE WALK WAY.
   EXISTING FLOOD LIGHT BEING REUSED. CONTRACTOR TO ADJUST EXISTING FLOOD LIGHT HEADS TO BE TURNED ON TO HORIZONTAL (TYPICAL FOR ALL EXISTING STORE FRONT FLOOD LIGHTS THAT TO BE TURNED ON TO HORIZONTAL)
2. EXISTING SIDEWALK LIGHTS ON POLES TO REMAIN. ALLOW TO PROTECT DURING CONSTRUCTION
3. EXISTING PARKING LIGHT POLES TO BE REMOVED AND RELOCATED TO SUIT NEW BUILDING EXPANSION AND NEW GARDEN CENTRE COMPOUND.
   REMOVE EXISTING POLE BASE AND PROVIDE NEW POLE BASE TO MATCH EXISTING AT NEW LOCATION. (REFER TO STRUCTURAL DRAWINGS FOR BASE DETAIL)
   ALLOW TO RECONNECT ANY ADJACENT EXISTING LIGHT POLES THAT REMAIN FOR NORMAL OPERATION AS REQUIRED.
   PROVIDE ALL NEW UNDERGROUND CONDUITS INCLUDING ALL FEEDERS (WIRING & CONTROL) TO NEW LOCATION, TIE INTO EXISTING PARKING LIGHT CIRCUIT AND CONTROL AS REQUIRED TO MAINTAIN NORMAL OPERATION. (IF EXISTING UNDERGROUND CONDUIT ARE SUITABLE FOR EXTENSION, ALLOW TO EXTEND EXISTING CONDUITS TO NEW LOCATION AND PROVIDE ALL NEW FEEDERS (WIRING/CONTROL) TO NEW LOCATION TO SUIT). COORDINATE ON SITE FOR EXACT ROUTING OF CONDUITS. ALLOW TO PROVIDE FOR ALL LOCATES PRIOR TO EXCAVATION.
4. EXISTING PARKING LIGHT POLES TO BE REMOVED TO SUIT NEW BUILDING EXPANSION.
   ALLOW TO REMOVE EXISTING LIGHT FIXTURES AND POLE AND RELOCATE TO NEW LOCATION.
   ALLOW TO RECONNECT ANY ADJACENT EXISTING LIGHT POLES THAT REMAIN FOR NORMAL OPERATION AS REQUIRED IF AVAILABLE.
   OTHERWISE, PROVIDE ALL NEW UNDERGROUND CONDUITS INCLUDING ALL FEEDERS (WIRING & CONTROL) TIE INTO EXISTING PARKING LIGHT CIRCUIT AND CONTROL AS REQUIRED TO MAINTAIN NORMAL OPERATION. COORDINATE ON SITE FOR EXACT ROUTING OF CONDUITS. ALLOW TO PROVIDE FOR ALL LOCATES PRIOR TO EXCAVATION.

KEY PLAN
N.T.S.

PLAN OF SURVEY
PART OF LOT 45
CONCESSION 9
AND PART OF THE NORTH AND SOUTH HALVES OF LOT 44
AND PART OF LOT 45, CONCESSION 10
(FORMALLY TOWNSHIP OF NOTTAWASAGA)
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

SOURCES:

CTR:

TAKEN FROM LEON LUBELSKI ARCHITECT PHASE TWO SITE PLAN ASP-2 CAD FILE (99_11PH2)_SP-A2-SITEPLAN-OCT 16 03.DWG DATED OCT. 16/03

CTP:

SAME AS ABOVE

AND

TAKEN FROM RAI ARCHITECT INC. SITE PLAN A01 REV. 2 CAD FILE 108A01.DWG DATED JUNE 9/06

AND

TAKEN FROM AERIAL PHOTO

HAMMERSCHLAG & JOFFE INC.
43 Lesmill Road Toronto, Ontario Canada M3B 2T8
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Drawing are not to be scaled. Contractor must check and verify all dimensions and conditions on the project, and must report any discrepancies to the consultants before proceeding with the work. The use of this drawing or part thereof is forbidden without the written approval of the consultants.

DATE	REV.	DESCRIPTION	DRN BY
2023-06-23	3	ISSUED FOR SPA	BD
2022-11-24	2	ISSUED FOR SPA	BD
2022-07-19	1	ISSUED FOR SPA	BD

REVISION RECORD

SEAL: 2023-06-23 — S. M. HAMMERSCHLAG 21-2310-006

NORTH ARROW

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Pickering, Ontario
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e-mail: raiarch@rogers.com

COLLINGWOOD Ontario

STORE No. 108

CANADIAN TIRE REAL ESTATE LIMITED

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR REPORTING AND REMOVING ANY DISCREPANCIES BEFORE COMMENCING WORK.
LATEST APPROVED DRAWING ONLY TO BE USED FOR CONSTRUCTION.
PRINTS ARE NOT TO BE SCALED.

PROJECT
RETAIL STORE AND SERVICE CENTRE

DRAWING TITLE
ELECTRICAL PHOTOMETRIC SITE PLAN

DRAWING No.
ESP

SCALE	JOB No.	PLOT DATE
1:500	21-010-006	

FILE NAME