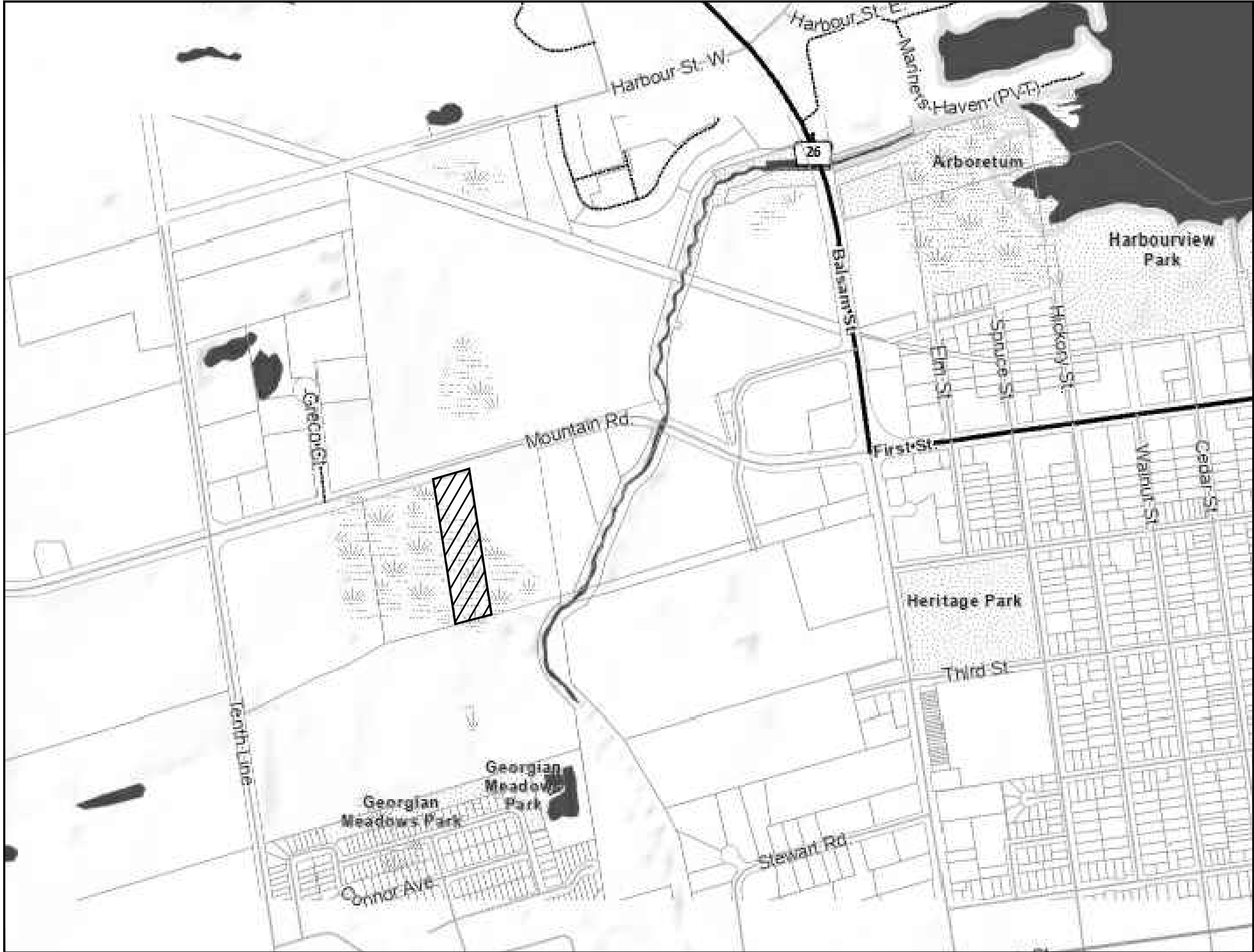


140 MOUNTAIN ROAD TOWN OF COLLINGWOOD



KEY PLAN

ACCEPTED FOR
CONSTRUCTION
TOWN OF COLLINGWOOD
PER _____
DATE: _____

INDEX

DWG. DESCRIPTION

TP-1	TITLE PAGE
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LEGEND

PROPERTY LINE	
EXISTING EDGE OF ASPHALT	
EXISTING/FUTURE EDGE OF GRAVEL	
PROPOSED EDGE OF GRAVEL	
EXISTING DITCH/DIRECTION OF FLOW	
PROPOSED DITCH/DIRECTION OF FLOW	
EXISTING SANITARY SEWER/SIZE/DIRECTION OF FLOW	
PROPOSED SANITARY SEWER/SIZE/DIRECTION OF FLOW	
EXISTING WATERMAIN/SIZE	
PROPOSED WATERMAIN/SIZE	
EXISTING WATER SERVICE	
EXISTING STORM SEWER/SIZE/DIRECTION OF FLOW	
PROPOSED STORM SEWER/SIZE/DIRECTION OF FLOW	
EXISTING CULVERT	
PROPOSED CULVERT	
PROPOSED SWALE LOCATION	
EXISTING FENCELINE	
EXISTING TREELINE	
EXISTING CONTOUR	
EXISTING GROUND ELEVATION	
PROPOSED GROUND ELEVATION	
EXISTING GRADING DIRECTION	
PROPOSED DRAINAGE DIRECTION	
PROPOSED FLOW DIRECTION	
EXISTING/FUTURE FLOW DIRECTION	
PROPOSED SWALE LOCATION	
EXISTING TEMPORARY BENCHMARK	
EXISTING STANDARD IRON BAR	
EXISTING BOREHOLE/NUMBER	
EXISTING/PROPOSED HYDRO TRANSFORMER & CONCRETE VAULT	

EXISTING/PROPOSED CABLE PEDESTAL	
CABLE - CABINET/VAULT/VARIOUS MODELS	
EXISTING/PROPOSED BELL PEDESTAL	
EXISTING HYDRO POLE	
EXISTING HYDRO GUY WIRE	
EXISTING/PROPOSED LIGHT STANDARD	
EXISTING/PROPOSED TRAFFIC SIGN	
PROPOSED STOP SIGN	
PROPOSED STREET NAME SIGN	
EXISTING DECIDUOUS TREE	
EXISTING CONIFEROUS TREE	
EXISTING DECIDUOUS / CONIFEROUS TREE TO BE REMOVED	
EXISTING SANITARY MAINTENANCE HOLE/NUMBER	
PROPOSED WATER VALVE	
EXISTING STORM MAINTENANCE HOLE	
PROPOSED RIP-RAP	
PROPOSED STRAW BALE FLOW CHECK DAM	
PROPOSED HEAVY DUTY SILT FENCE	
PROPOSED ACCESS DOOR	
PROPOSED RETAINING WALL (BY OTHERS)	

ACCEPTED FOR
CONSTRUCTION
TOWN OF COLLINGWOOD

PER _____

DATE: _____

DISCLAIMER AND COPYRIGHT CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.	BENCHMARKS TBM2 – ELEVATION 189.765 NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO SITE.	NOTES LEGAL INFORMATION SHOWN FROM REGISTERED PLAN 51R-41847 BY ZUBEK, EMO, PATTEN & THOMSEN LIMITED, DATED NOVEMBER 16, 2018 AND SIGNED BY PAUL R. THOMSEN.	No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP 	140 MOUNTAIN ROAD TOWN OF COLLINGWOOD	 DRAWING INDEX AND LEGEND			
			2.	SECOND SUBMISSION	AUG XX/23						
			3.	THIRD SUBMISSION	JAN 26/24						
			4.	FOURTH SUBMISSION	APR 4/24						
			5.	SUBMISSION 4A	APR 23/24						
			6.	TOWN COMMENTS	SEP 4/24						
							DRAWN: MR/KRL	DATE: JUN 2022			
							CHECK: KRS	SCALE: NTS			

SILTATION & EROSION CONTROL:

- A. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. SEDIMENT AND EROSION CONTROL MEASURES THAT ARE DESIGNED TO CONTROL RUNOFF FROM SPECIFIC AREAS MUST BE INSTALLED PRIOR TO ANY DISTURBANCE OF THAT PART OF THE SITE. THE LOCATION OF ALL SILTATION AND EROSION CONTROL WORKS TO BE REVIEWED ON SITE AND MAY BE REVISED AS DIRECTED BY THE ENGINEER.
- B. THE CONTRACTOR SHALL HAVE MATERIALS AVAILABLE ON-SITE TO REPAIR SEDIMENT AND EROSION CONTROL MEASURES IN THE EVENT OF UNFORESEEN CONDITIONS: HIGH WATER, EXTREME RAINFALL EVENTS, ETC.
- C. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT. ALL WORKS WILL BE INSPECTED BY THE ENGINEER BI-WEEKLY AND AFTER EACH MAJOR STORM EVENT.
- D. CONSTRUCTION OF ALL SILTATION AND EROSION CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
1. INSTALL STONE MUD MAT AS PER DETAIL.
 2. INSTALL SILT FENCE AS PER NOTTAWASAGA VALLEY CONSERVATION AUTHORITY DRAWING BSD-23 DRAFT.
 3. INSTALL INTERCEPTOR SWALE ALONG PROPERTY LINE COMPLETED WITH STRAW BALE FLOW CHECKS (OPSD 219.180) AND SEDIMENT TRAP AT OUTLET (OPSD 219.220).
 4. INSTALL TEMPORARY CATCH BASIN SEDIMENT TRAPS ON ALL NEW CATCH BASIN STRUCTURES. SEDIMENT TRAPS TO BE RECTANGULAR CBST BY LAYFIED OR APPROVED EQUAL. ALL CATCH BASINS TO REMAIN SCREENED UNTIL BASE COURSE ASPHALT IS PLACED AND ALL GRADING IS COMPLETE.
- E. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ENTRANCE.
- F. EROSION AND SEDIMENT CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE AND AS APPROVED BY THE ENGINEER.
- G. STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
- H. PROVIDE SNOW FENCE OR APPROVED EQUAL ACROSS ALL CONSTRUCTION ENTRANCES DURING PERIODS OF INACTIVITY.
- I. CONSTRUCTION AREAS THAT EXCEED 30 DAYS OF INACTIVITY SHALL BE STABILIZED BY SEEDING IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION AND/OR AS DIRECTED BY THE TOWNSHIP. THIS IS TO INCLUDE STOCKPILES OF FILL AND TOPSOIL.
- J. INSTALL THE PROTECTIVE/SILT FENCE BARRIER AT OR OUTSIDE THE DRIPLINE OF PROTECTED TREES, WHICH IS DEFINED AS THE CIRCLE THAT COULD BE DRAWN ON THE SOIL AROUND A TREE DIRECTLY UNDER THE TIPS OF ITS OUTERMOST AND WIDEST BRANCHES.
- K. OBTAIN TOWN APPROVAL OF THE FENCE LAYOUT PRIOR TO COMMENCING REMOVALS WORK.
- L. NO CONSTRUCTION ACTIVITY, INCLUDING GRADE CHANGES, EXCAVATIONS, ROOT CUTTING, STORAGE OF MATERIALS OR FILL, MOVEMENT/STORAGE OF VEHICLES, OR SURFACE TREATMENTS OF ANY KIND ARE PERMITTED WITHIN TREE PROTECTION AREA.
- M. PROTECT VEGETATION AND ROOT SYSTEMS FROM DAMAGE, COMPACTION, AND CONTAMINATION RESULTING FROM CONSTRUCTION AND KEEP FREE OF CONSTRUCTION MATERIAL AND DEBRIS.
- N. CLEANLY CUT ALL ROOTS OUTSIDE TREE PROTECTION AREAS THAT BECOME EXPOSED DURING CONSTRUCTION.
- O. PROTECTIVE FENCE BARRIERS MUST REMAIN IN EFFECTIVE CONDITION UNTIL ALL SITE ACTIVITIES, INCLUDING LANDSCAPING, ARE COMPLETED.
- P. SEE TREE PRESERVATION PLAN (DRAWING TP-1) FOR ADDITIONAL LAYOUT AND MITIGATION MEASURES WHERE THE SILT FENCE IS ADJACENT TO TREE PROTECTION AREAS.

STONE SIZE
THE STONE PAD SHALL BE A MIN. 450 mm THICK. USE 50# mm STONE OR RECLAIMED CONCRETE EQUIVALENT FOR FIRST 15 m FROM ADJACENT ROAD & 150 mm# STONE FOR REMAINDER OF STONE PAD.

LENGTH
AS REQUIRED BUT NOT LESS THAN 30 m.

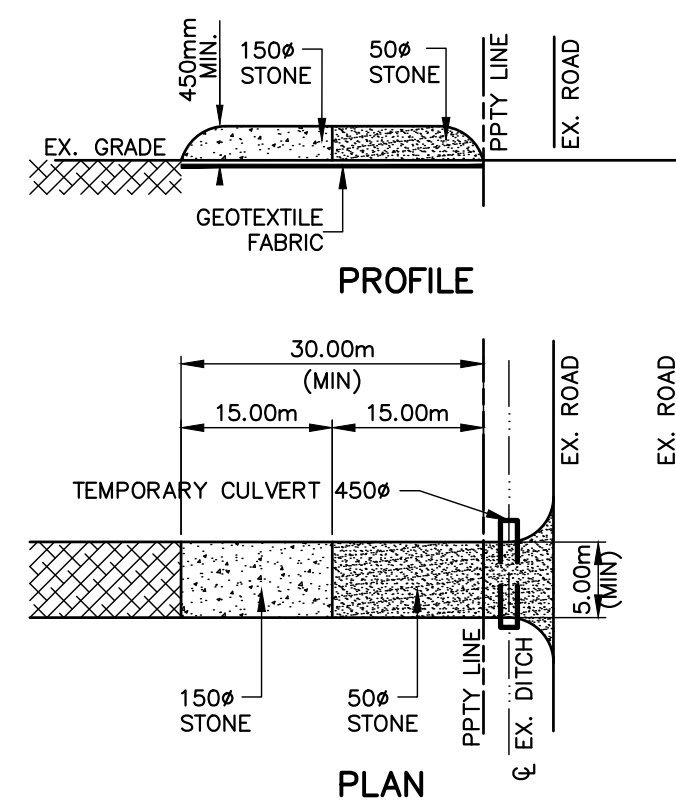
WIDTH
5 m MIN. BUT NOT LESS THAN THE WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCURS.

GEOTEXTILE FABRIC
TERRAFIX 270R OR EQUAL TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.

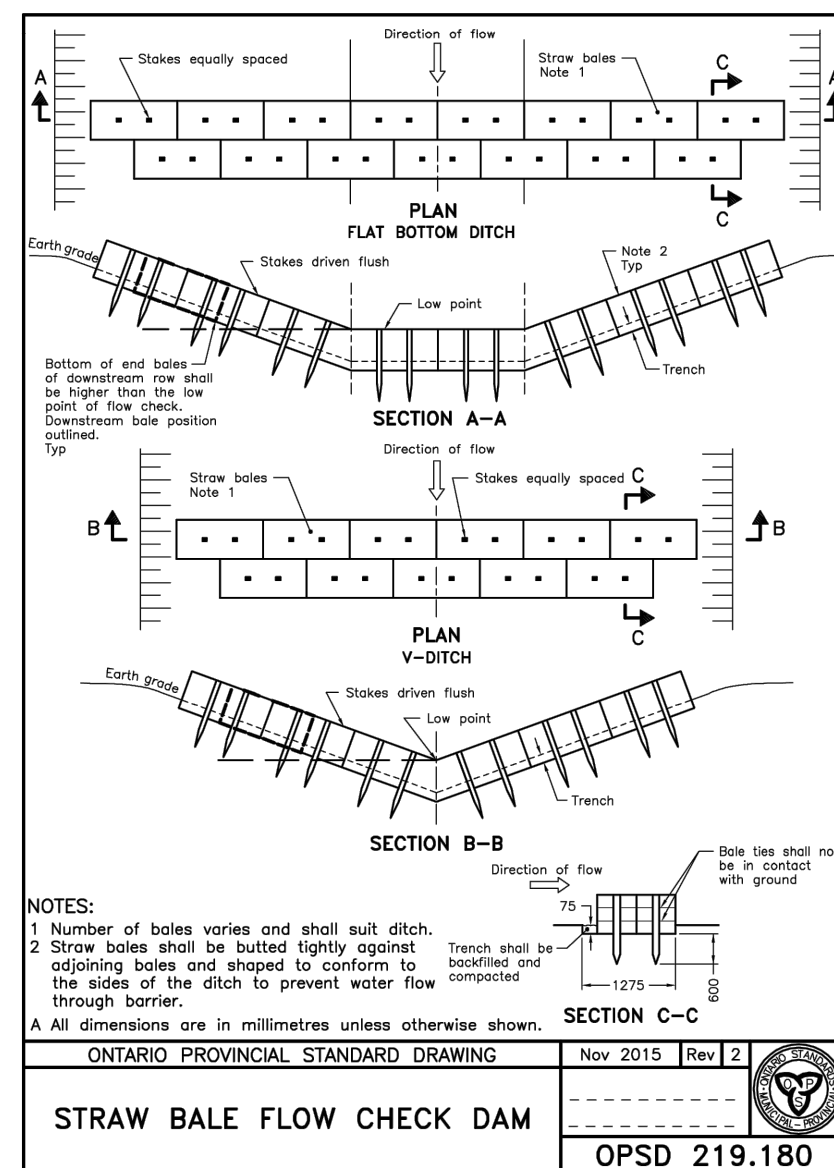
SURFACE WATER
ALL SURFACE WATER FLOWING OR DIRECTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.

MAINTENANCE
THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR. UPON OBSERVATION OF CONTINUOUS MUD TRACKING ONTO ADJACENT STREETS, THE STONE MAT IS TO BE FULLY REPLACED. INSPECTION AND REQUIRED MAINTENANCE AFTER EACH RAIN EVENT SHALL BE PROVIDED BY THE CONTRACTOR.

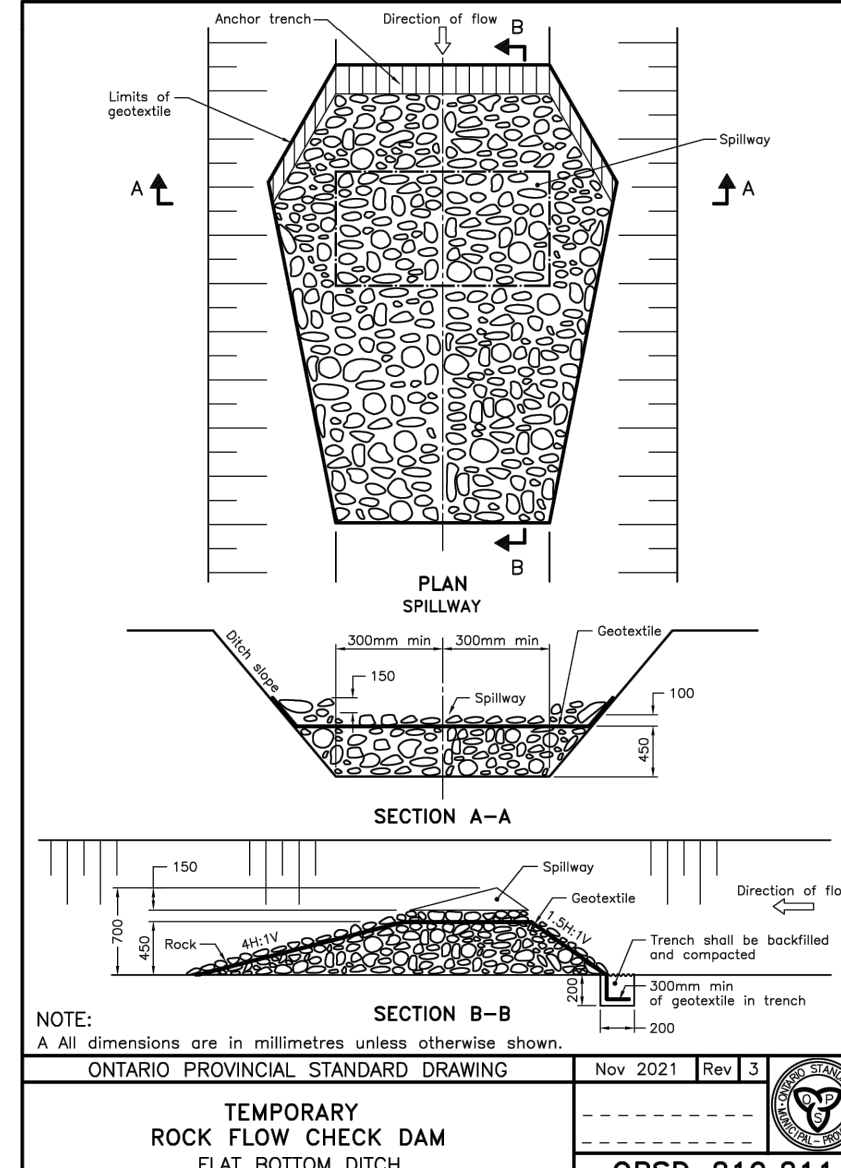
WASHING
WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.



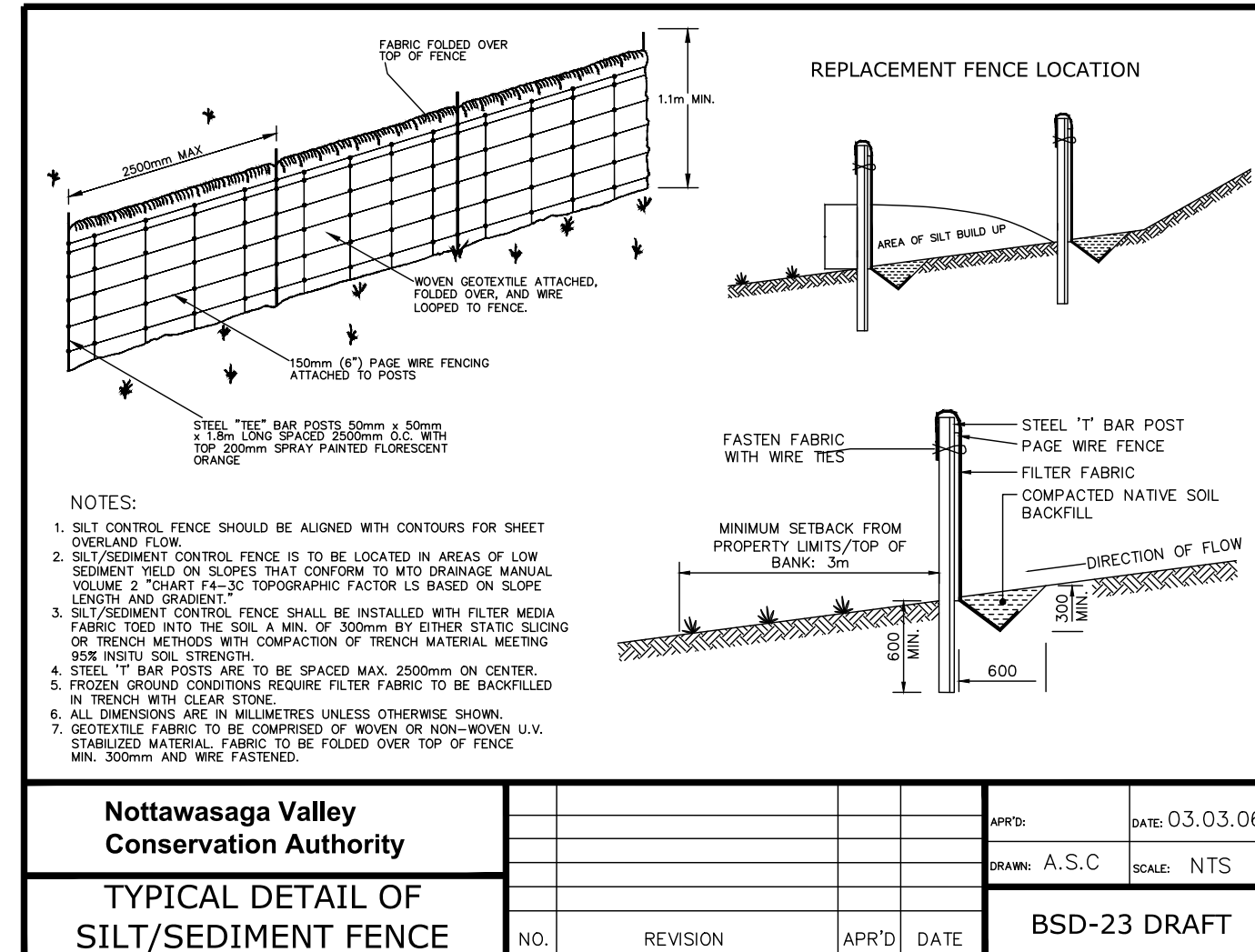
1 SC-1 STONE MUD MAT DETAIL
N.T.S.



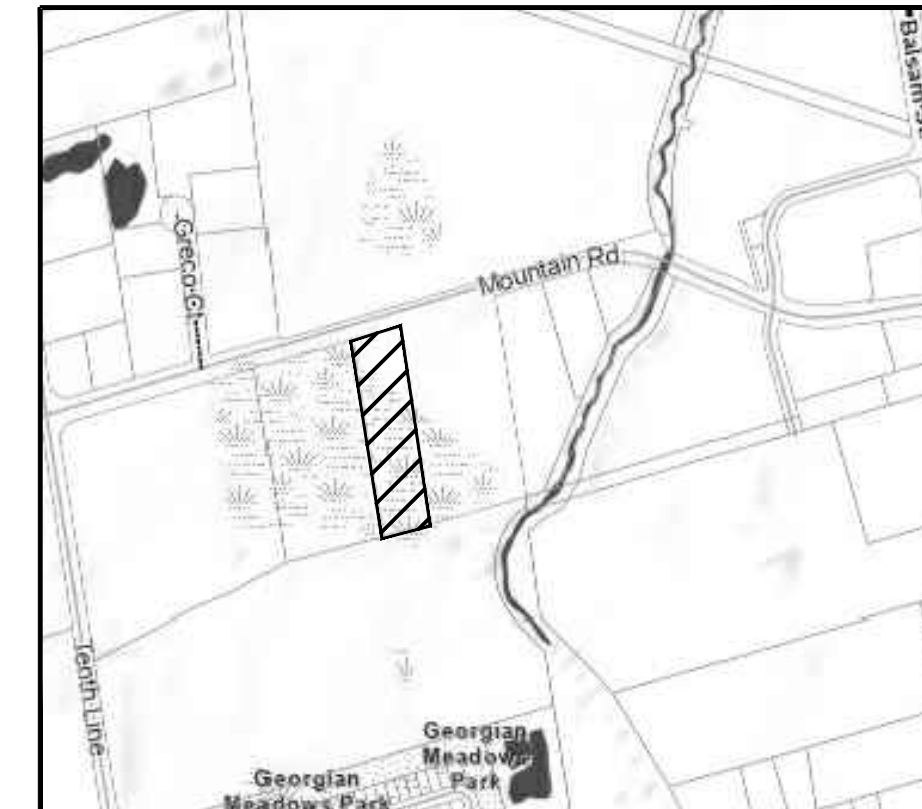
STRAW BALE FLOW CHECK DAM
OPSD 219.180



TEMPORARY ROCK FLOW CHECK DAM
FLAT BOTTOM DITCH
OPSD 219.211

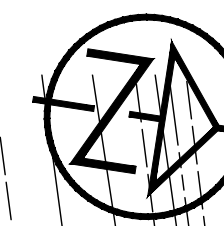


Nottawasaga Valley Conservation Authority
TYPICAL DETAIL OF SILT/SEDIMENT FENCE
NO. REVISION APR'D DATE
BSD-23 DRAFT

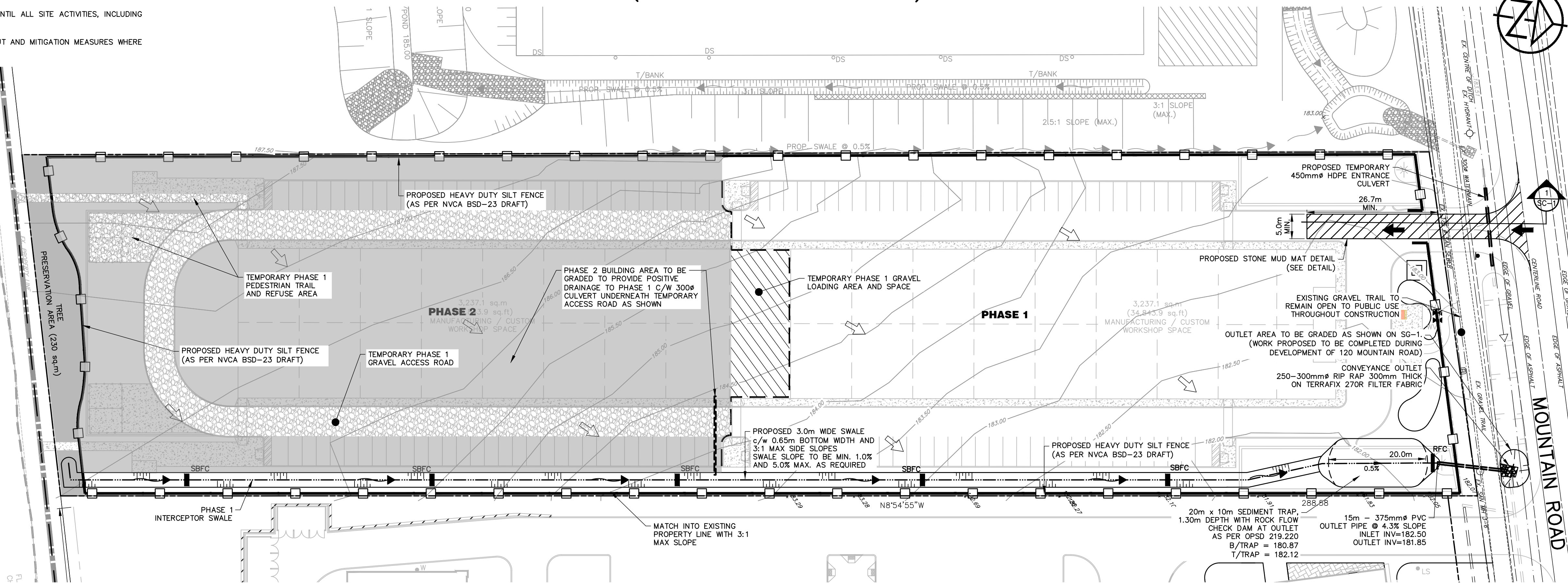


KEY PLAN

- LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - PROPOSED STRAW BALE FLOW CHECK
 - PROPOSED ROCK FLOW CHECK
 - PROPOSED SILT FENCE CONSTRUCTION
 - PROPOSED MUD MAT
 - EXISTING OVERLAND FLOW ROUTE
 - PROPOSED CONSTRUCTION ACCESS
 - PROPOSED SWALE FLOW DIRECTION



180 MOUNTAIN ROAD (CONSTRUCTION IN PROGRESS)



120 MOUNTAIN ROAD (APPROVED)

ACCEPTED FOR CONSTRUCTION
TOWN OF COLLINGWOOD
PER _____
DATE: _____

DISCLAIMER AND COPYRIGHT

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BENCHMARKS

BM2 - ELEVATION 189.765
NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO SITE.

NOTES

LEGAL INFORMATION SHOWN FROM REGISTERED PLAN 51R-41847 BY ZUBEK, EMO, PATTEN & THOMSEN LIMITED, DATED NOVEMBER 16, 2018 AND SIGNED BY PAUL R. THOMSEN.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
2.	SECOND SUBMISSION	AUG 2023	
3.	THIRD SUBMISSION	JAN 26/24	
4.	FOURTH SUBMISSION	APR 4/24	
5.	SUBMISSION 4A	APR 23/24	
6.	TOWN COMMENTS	SEP 4/24	

140 MOUNTAIN ROAD
TOWN OF COLLINGWOOD

SILT AND EROSION
CONTROL PLAN



DESIGN: MR/KRL	FILE: 121036	DWG: SC-1
DRAWN: MR/KRL	DATE: JUN 2022	
CHECK: KRS	SCALE: 1:500	

SITE STATISTICS

MUNICIPAL ADDRESS: 140 MOUNTAIN ROAD
ZONING PROVISIONS (ZONE M5 - INDUSTRIAL)

	REQUIRED	PROVIDED (PHASE 1)	PROVIDED (PHASE 2)
MINIMUM LOT AREA	2,000 m²	20,169m²	-----
MINIMUM LOT FRONTAGE	30.0m	59.8m	-----
MINIMUM FRONT YARD	12.0m	22.1m	-----
MINIMUM REAR YARD	7.5m	151.0m	38.2m
MINIMUM INTERIOR SIDE YARD	6.0m	19.2m	-----
MINIMUM EXTERIOR SIDE YARD	12.0m	N/A	-----
MAXIMUM BUILDING HEIGHT	15.0m	12.67m	-----
GROSS FLOOR AREA		4,210m²	8,436.9m²
ESTIMATED WAREHOUSE/MANUFACTURING AREA		3,478m²	3,346m²
ESTIMATED OFFICE SPACE		937.35m²	1,874.7m²
MAXIMUM LOT COVERAGE	50%	16.7%	32.6%
LANDSCAPED AREA		16.6%	33.2%

PARKING SPACE REQUIREMENTS AS PER TOWN OF COLLINGWOOD ZONING BY-LAW
CALCULATIONS INCLUDE MAIN FLOOR AREA AND MEZZANINE AREA, GFA (EXCLUDING WASHROOMS AND MECHANICAL ROOMS) = 8,436.9 m²
ESTIMATED WAREHOUSE/MANUFACTURING AREA: 8,474.2 m² = 65 SPACES (1 SPACE PER 100 m² GFA)
ESTIMATED OFFICE / OTHER USES AREA: 1,874.7 m² = 56 SPACES (3 SPACES PER 100 m² GFA)
REQUIRED = 121 SPACES (2.8m x 6.0m MIN.)
PHASE 1 = 60
PHASE 2 = 61

BARRIER FREE SPACES (2% OF TOTAL PARKING):
REQUIRED: 6 SPACE PER 25 PARKING SPACES
PROVIDED: 4 TYPE A (3.4m x 6.0m C/W 1.5m SHARED AISLE) + 2 TYPE B (2.4M X 6.0M C/W 1.5M SHARED AISLE) = 6 TOTAL
PHASE 1 = 4 (2 TYPE A & 2 TYPE B)
PHASE 2 = 2 TYPE A
TOTAL = 6

TOTAL PARKING SPACES:
PHASE 1 = 62
PHASE 2 = 62
124 + 6 BARRIER FREE = 130 TOTAL (9 EXTRA FOR SNOW STORAGE)

BICYCLE PARKING REQUIRED: 18 SPACES (13.9% OF TOTAL PARKING SPACES)

BICYCLE PARKING PROVIDED: 30 SPACES

PHASE 1 = 10

PHASE 2 = 20

LOADING SPACES:

REQUIRED: 2 (2 SPACES BETWEEN 7,000m² - 10,000m² GFA)

PROVIDED: 2 (3.5m x 20.0m w/4.5m VERTICAL CLEARANCE)

TREE CLEARING:

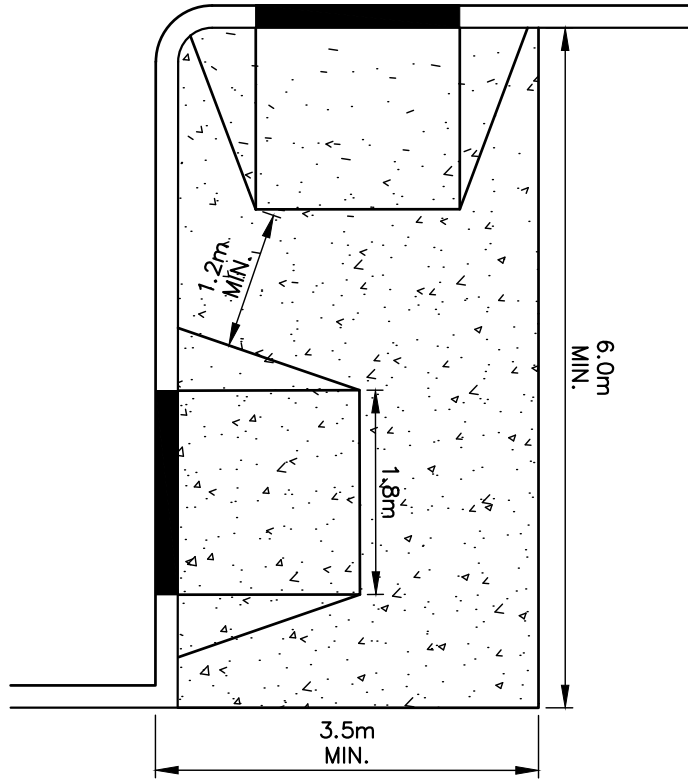
TOTAL AREA TO BE CLEARED = 19,419 m²

TREE PRESERVATION AREA REMAINING: 414 m²

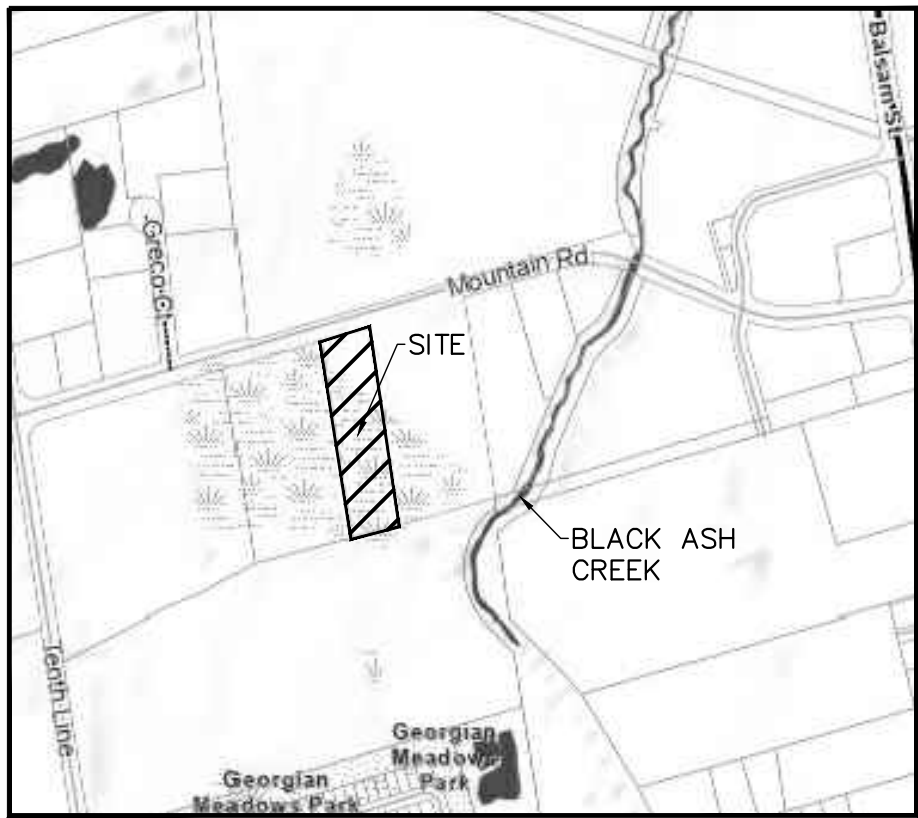
WETLAND MITIGATION STATISTICS

AREA OF LOSS = 1,542m²

AREA OF GAIN = (AREA OF LOSS x 2) + 30m BUFFER AREA = 3,084m² + 3,837m² = 6,921m² * \$120,000/ha = \$83,052

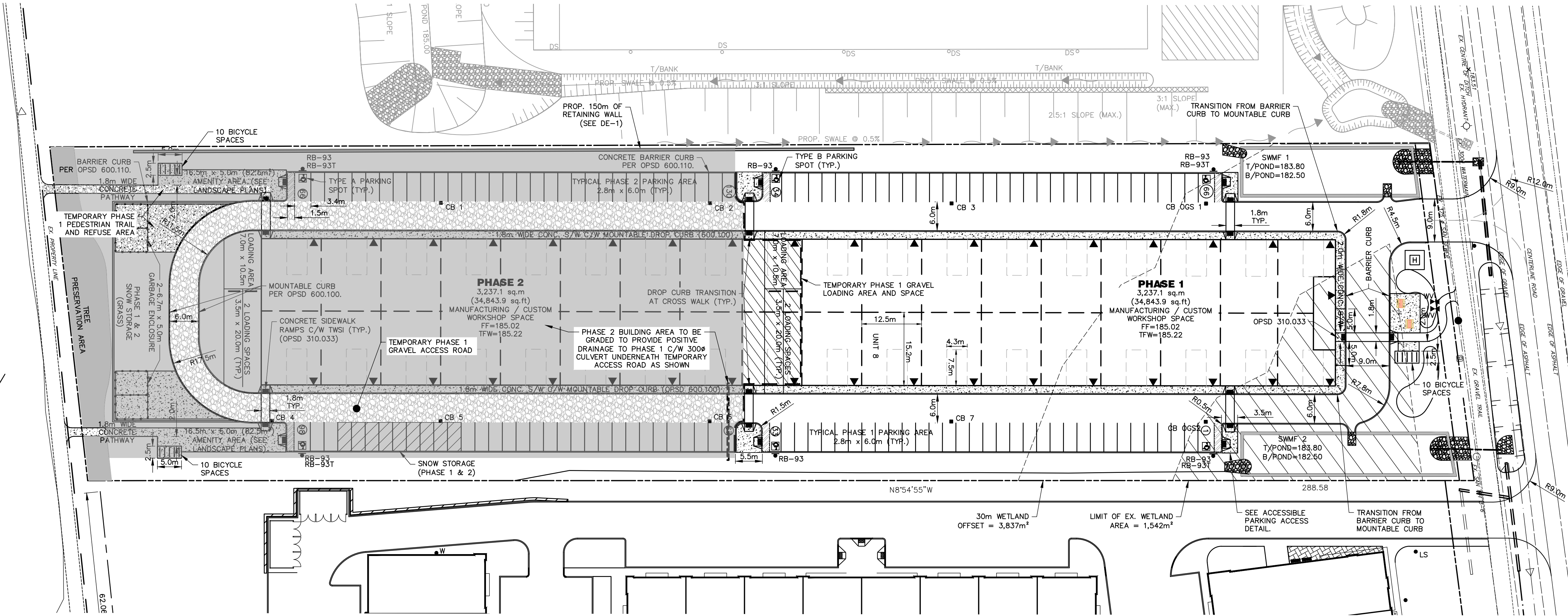


ACCESSIBLE PARKING ACCESS
NTS



KEY PLAN

180 MOUNTAIN ROAD (CONSTRUCTION IN PROGRESS.)



120 MOUNTAIN ROAD (APPROVED.)

ACCEPTED FOR
CONSTRUCTION
TOWN OF COLLINGWOOD

PER _____
DATE: _____

DISCLAIMER AND COPYRIGHT

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BENCHMARKS

BM2 - ELEVATION 189.765
NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO SITE.

NOTES

LEGAL INFORMATION SHOWN FROM REGISTERED PLAN 51R-41847 BY ZUBEK, EMO, PATTEN & THOMSEN LIMITED, DATED NOVEMBER 16, 2018 AND SIGNED BY PAUL R. THOMSEN.

No.	REVISION DESCRIPTION	DATE
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4.	FOURTH SUBMISSION	APR 4/24
5.	SUBMISSION 4A	APR 23/24
6.	TOWN COMMENTS	SEP 4/24

ENGINEER STAMP

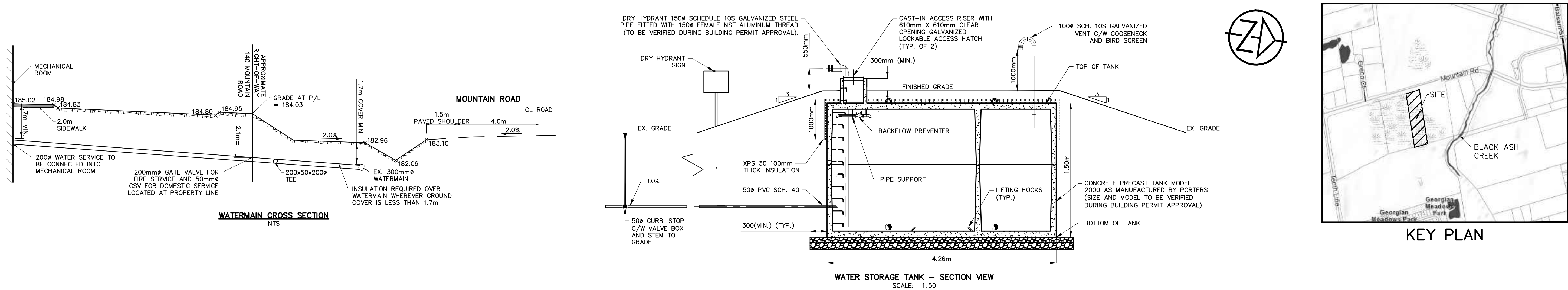


140 MOUNTAIN ROAD
TOWN OF COLLINGWOOD

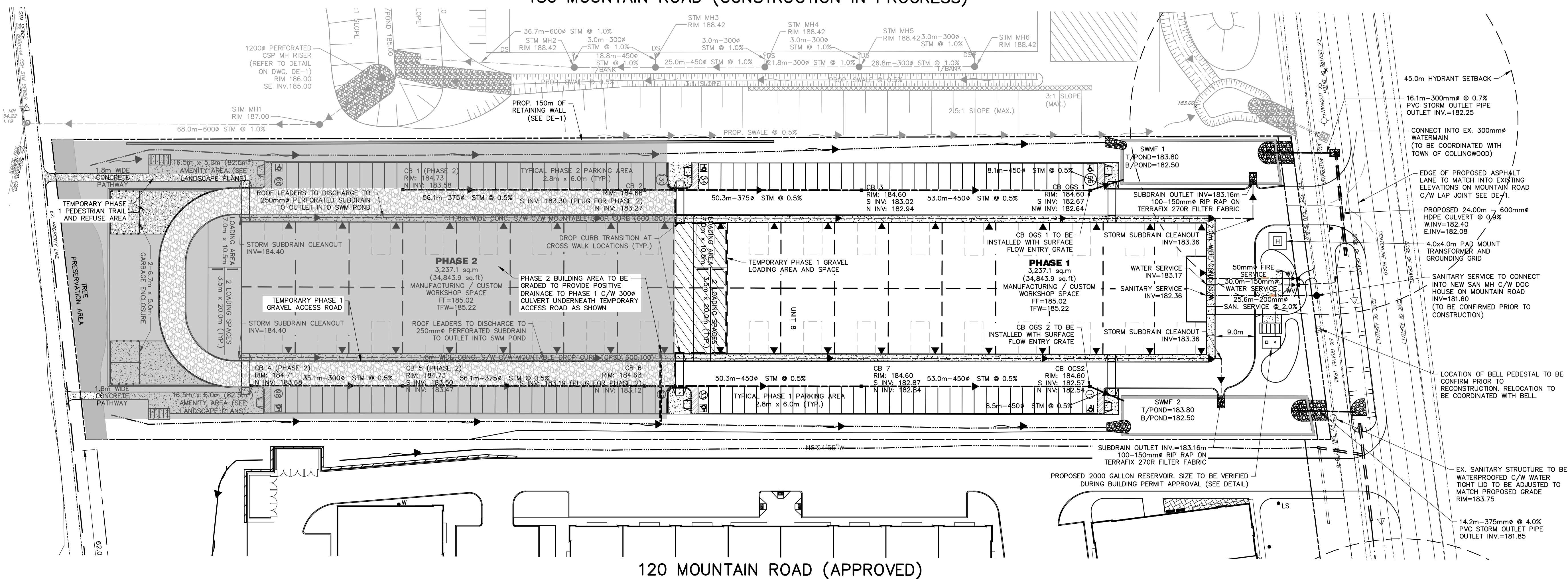
SITE PLAN



DESIGN: MR/KRL	FILE: 121036	DWG:
DRAWN: MR/KRL	DATE: JUN 2022	SP-1
CHECK: KRS	SCALE: 1:500	



180 MOUNTAIN ROAD (CONSTRUCTION IN PROGRESS)



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51R-41847 BY ZUBEK, EMO, PATTEN & THOMSEN
LIMITED, DATED NOVEMBER 16, 2018 AND SIGNED BY
PAUL R. THOMSEN.

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5.	SUBMISSION 4A	APR 23/24
6.	TOWN COMMENTS	SEP 4/24
7.	FIRE STORAGE	OCT 24/24

ENGINEER STAMP

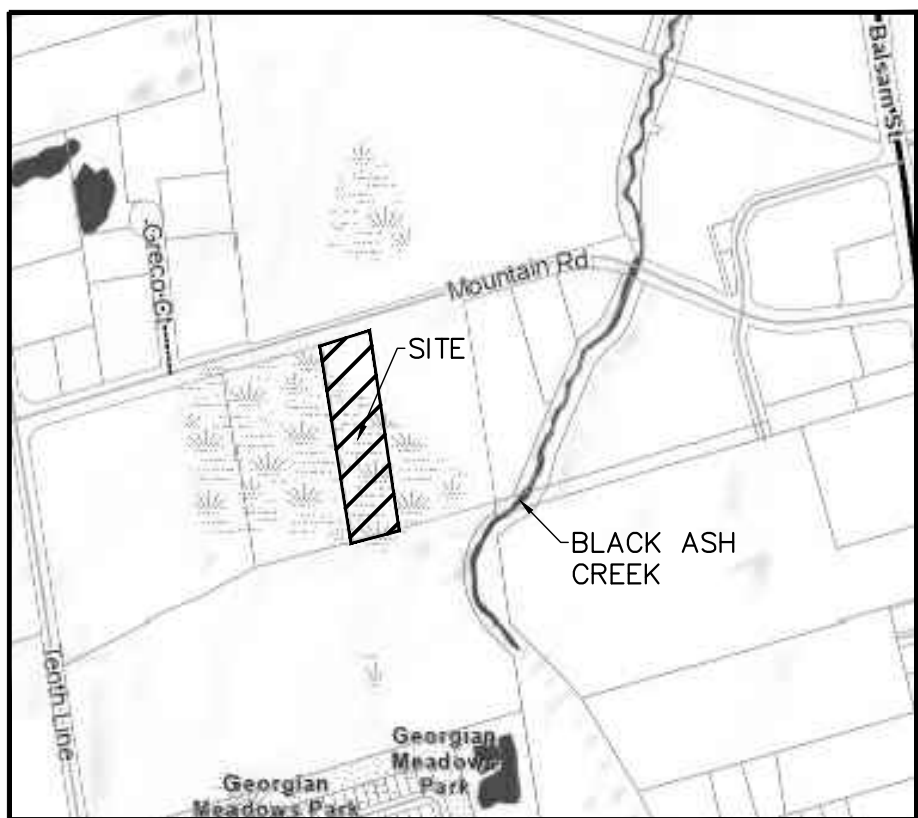


140 MOUNTAIN ROAD
TOWN OF COLLINGWOOD

SITE SERVICING PLAN

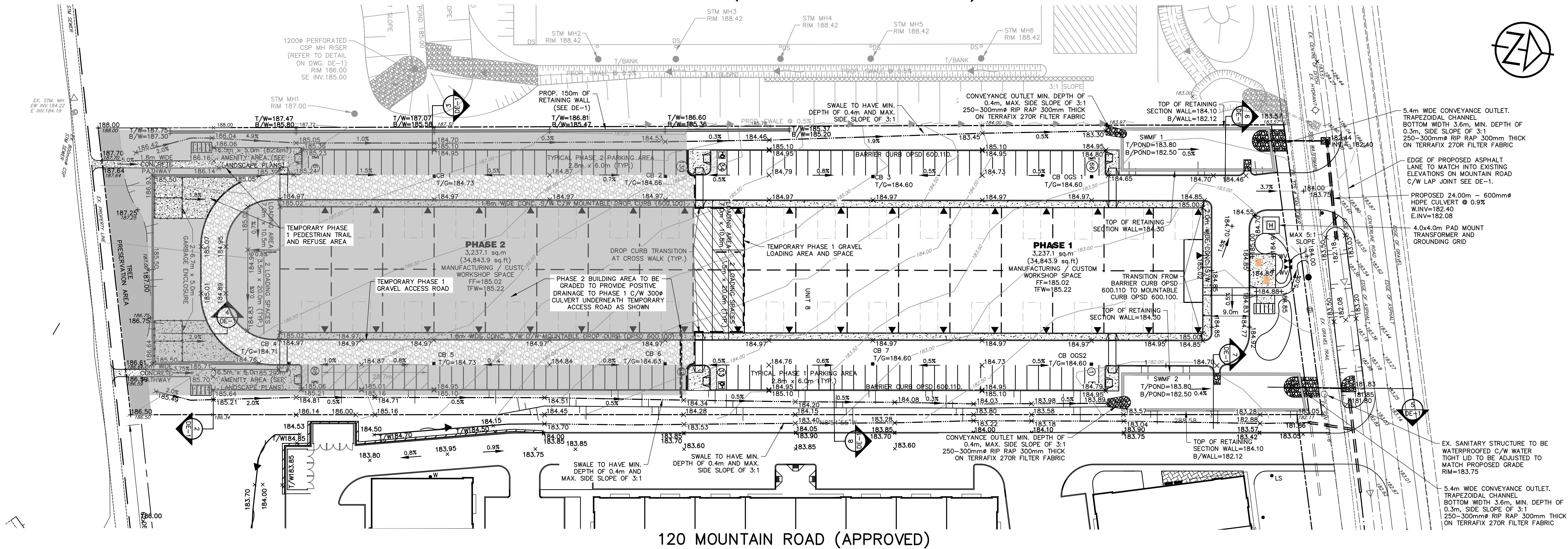
TATHAM
ENGINEERING

DESIGN: MR/KRL	FILE: 121036	DWG:
DRAWN: MR/KRL	DATE: JUN 2022	SS-1
CHECK: KRS	SCALE: 1:500	



KEY PLAN

180 MOUNTAIN ROAD (CONSTRUCTION IN PROGRESS)



120 MOUNTAIN ROAD (APPROVED)

ACCEPTED FOR
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BENCHMARKS

BM2 - ELEVATION 189.765
NAIL & WASHER ON NORTH FACE OF HYDRO POLE
LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO SITE.

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ENGINEER STAMP



140 MOUNTAIN ROAD
TOWN OF COLLINGWOOD

SITE GRADING PLAN



DESIGN: MR/KRL	FILE: 121036	DWG:
DRAWN: MR/KRL	DATE: JUN 2022	SG-1
CHECK: KRS	SCALE: 1:500	

GENERAL CONSTRUCTION

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF COLLINGWOOD STANDARDS, OP&D AND OP&S. WHERE CONFLICT OCCURS, TOWN OF COLLINGWOOD STANDARD TO GOVERN.
- TRENCH BACKFILL TO OP&D 802.010 TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OP&S 1010. BACKFILL TO BE PLACED IN MAXIMUM 200 mm THICK LIFTS AND COMPACTED TO 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).
- PIPE BEDDING TO BE GRANULAR 'A', PIPE COVER TO BE GRANULAR 'B' MAX. AGGREGATE SIZE 25mm FOR RIGID PIPE AND GRANULAR 'A' FOR FLEXIBLE PIPE. (MINIMUM BEDDING DEPTH 150 mm, MINIMUM COVER 300mm, COMPACTED TO A MINIMUM 95% SPMDD).
- CLEAR STONE WRAPPED IN FILTER FABRIC CAN BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE ENGINEER.
- ALL MAINTENANCE HOLES ARE 1200 mm DIAMETER UNLESS OTHERWISE SPECIFIED. ALL TOPSOIL AND EARTH EXCAVATION TO BE STOCK PILED OR REMOVED AS PER OP&S:MUNI 180 MANAGEMENT AND DISPOSAL OF EXCESS MATERIAL TO AN APPROVED SITE AS DIRECTED BY ENGINEER.
- THE OWNER'S ENGINEER SHALL PROVIDE A SURVEY BENCHMARK ELEVATION FOR USE ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING HORIZONTAL CONTROL AND COMPLETING ALL DETAILED LAYOUT OF THE WORK.
- ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF DAMAGED OR REMOVED DURING CONSTRUCTION.
- ALL MAINTENANCE HOLE AND CATCHBASIN FRAMES AND COVERS TO BE SET TO BASE COURSE HL&B ASPHALT ELEVATION AND RAISED PRIOR TO PLACEMENT OF FINAL COURSE HL&B ASPHALT.
- THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OP&S:MUNI 517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION.
- ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.
- ALL DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION OF ALL EXISTING FACILITIES AS WELL AS NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.
- ALL SIGNAGE TO BE LAWFULLY ERECTED AND MAINTAINED IN ACCORDANCE TO THE TOWN SIGN BY-LAW.
- CLEARING, GRUBBING AND REMOVAL OF SURFACE BOULDERS TO MUNI:OP&S 201.
- GRADING AS PER OP&S:MUNI 206.
- COMPACTION AS PER OP&S:MUNI 501.
- DUST SUPPRESSANTS TO OP&S:MUNI 506.
- TREE REMOVALS AND/OR TRANSPLANTS TO BE COMPLETED OUTSIDE OF MIGRATORY BIRDS NESTING SEASON FROM APRIL 1ST TO AUGUST 31ST. REMOVALS MAY TAKE PLACE DURING THIS RESTRICTED TIME ONLY IF THE REQUIREMENTS OF MIGRATING BIRDS CONVENTION ACT ARE MET AND NESTING ACTIVITY IS ROUTINELY MONITORED BY QUALIFIED INDIVIDUALS (I.E. WILDLIFE BIOLOGIST).

SANITARY SEWERS

- MAINTENANCE HOLES INSTALLED AS PER OP&D 701.010 AND 701.030
- MAINTENANCE HOLE BENCHING AS PER OP&D 701.021
- MAINTENANCE HOLE ACCESS STEPS AS PER OP&D 405.010.
- FROST STRAPS SHALL BE INSTALLED ON ALL MAINTENANCE HOLES AS PER OP&D 701.100
- FRAMES AND COVERS AS PER OP&D 401.030 (SANITARY STRUCTURE TO BE WATER TIGHT)
- PIPE SUPPORT AT MAINTENANCE HOLES AS PER OP&D 708.020.
- ALL MAINTENANCE HOLES, UNLESS EXPRESSLY IDENTIFIED ARE 1200 mm DIAMETER AND TO BE WATER TIGHT.
- GENERAL INSTALLATION AND TESTING OF SEWERS AND APPURTENANCES TO BE IN ACCORDANCE WITH OP&S:MUNI. 407, 408, 409, 410, 421 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
- SERVICE CONNECTION TO BE 200 mm DIA., TERMINATED WHERE SPECIFIED ON THE DRAWING COMPLETE WITH PLUG AND MARKED WITH A 38mm X 89mm POST PAINTED GREEN FROM THE INVERT OF THE SERVICE TO MIN. 600 mm ABOVE GRADE.
- SERVICE CONNECTION TO OP&D 1006.010, GRANULAR A BEDDING AND EMBEDMENT.
- RIGID BOARD INSULATION (HI-40 OR APPROVED EQUAL) REQUIRED FOR ALL STORM SEWERS AND SUBDRAINS TO BE PROVIDED AS PER OP&D 1109.030 WHERE MINIMUM FROST COVER OF 1.2 m IS NOT ACHIEVED. INSULATION TO BE A MIN. OF 50mm WITH A MIN. WIDTH OF 1.2m

MATERIALS

- SANITARY SEWER TO BE SDR 35 PVC, SANITARY SERVICES TO BE SDR 28 PVC
- WATER MAIN TO BE DUCTILE IRON CLASS 52, OR PRESSURE CLASS 350 CEMENT LINED. CONDUCTIVITY CONNECTORS TO BE USED ON ALL JOINTS.
- VALVES TO BE RESILIENT SEATED, RSGV, MECHANICAL JOINT, OPEN LEFT CLOW OR MUELLER WITH 5 SL-48 SLIDING VALVE BOX, TO AWWA C504.
- MECHANICAL JOINT DUCTILE FITTINGS AS PER AWWA/ANSI C153/A21.53.
- RESTRAINERS TO BE ROMAC GRIPPER RING FOR PIPE SIZES UP TO 300 mm
- LIVE TAP SADDLES TO BE EPOXY COATED C/W STAINLESS STEEL BOLTS.
- LIVE TAP VALVE TO BE RESILIENT SEATED RSGV, LIVE TAPE VALVE, OPEN LE.
- FILTER FABRIC TO BE TERRAFIX 270R OR APPROVED EQUAL.
- PERFORATED SUBDRAINS TO BE 100mm DIA. BIG 'O' OR AS SPECIFIED ON DRAWING WITH GEOTEXTILE FILTER SOCK OR APPROVED EQUAL.
- STORM SEWER TO BE SDR 35 PVC OR SMOOTH WALL HDPE (BOSS 2000 WITH BELL AND SPIGOT AND MIN. PIPE STIFFNESS OF 320Kpa OR EQUAL)
- ALL SPECIFIED AGGREGATES TO OP&D 1010.
- INSULATION TO BE STYROFOAM HI-40, MIN. 50MM THICK
- CATCH BASINS AND INLET STRUCTURES TO BE FITTED WITH TEMPORARY LAYFIELD CBST SEDIMENT TRAPS DURING CONSTRUCTION ACTIVITIES AND TO REMAIN IN PLACE UNTIL PLACEMENT OF ASPHALT. TRAPS TO BE CLEANED OUT AS REQUIRED PRIOR TO ASSUMPTION OF THE WORK.

WATERMAIN

- MINIMUM COVER ON WATER SERVICE AND CONNECTIONS TO BE 1.7 m.
- ALL VALVES, BENDS AND FITTINGS TO BE CONNECTED WITH GRIP RING RESTRAINING CLAMP.
- CLEARANCE BETWEEN WATER MAINS / WATER SERVICES AND SEWERS TO BE A MINIMUM OF 0.5m VERTICAL WHERE WATER MAIN IS BELOW SEWER OR 2.5m MINIMUM HORIZONTAL SEPARATION. WHERE WATER MAIN IS ABOVE SEWER, THE MINIMUM SEPARATION TO BE 150 mm (COMPACTED BEDDING MATERIAL).
- GENERAL INSTALLATION AND TESTING OF WATER MAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH OP&S:MUNI 441 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.
- RIGID BOARD INSULATION (HI-40) REQUIRED FOR FROST PROTECTION OF WATER MAIN / SERVICE WITH LESS THAN 1.7m MINIMUM COVER. INSULATION TO BE MINIMUM 50mm THICK AND HAVE A MINIMUM WIDTH OF 1.2m FOR EVERY 0.3m OF COVER LESS THAN 1.7m. MAXIMUM DEPTH OF INSULATION TO BE 100mm.
- ALL WORK ON TOWN PROPERTY AND ON TOWN OF COLLINGWOOD WATER DEPARTMENT (TCWD) WATER MAINS MUST BE UNDERTAKEN BY TCWD OR AN APPROVED CONTRACTOR WITH TCWD INSPECTION AT DEVELOPER'S EXPENSE.
- CATHODIC PROTECTION TO INCLUDE SACRIFICIAL ZINC CAPS ON ALL FITTING BOLTS.
- WATERMAIN SERVICE CONNECTION AS PER OP&S:MUNI 441, 150 mm GRANULAR 'A' EMBEDMENT AND COVER OVER PIPE. TERMINATE WHERE SPECIFIED ON DRAWING C/W GATE VALVE AT PROPERTY LINE, PROVIDE TESTING TAIL TO SURFACE ATTACHED TO A 38mm x 89mm MARKER POST PAINTED BLUE FROM THE INVERT OF THE SERVICE TO MIN 600 mm ABOVE GRADE.
- SERVICE TO BE CONSTRUCTED IN ACCORDANCE WITH TOWN STANDARDS.
- WATER MAIN SERVICES - 50mm TYPE K COPPER, MAIN STOPS TO 201-A3H3, 3/4", BALL STYLE. AWWA THREAD BY COMPRESSION CAMBRIDGE BRASS. CURB STOPS TO 203-H3H3, 3/4" BALL STYLE WITH DRAIN, COMPRESSION JOINT CAMBRIDGE BRASS. SERVICE BOXES TO NUMBER 7, D-1 CLOW OR MUELLER WITH 24" BLACK RODS STRAIGHT OR OTHERWISE NOTED ON DRAWINGS.
- ALL WATERMAIN DISINFECTION WILL BE CONDUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE MECP WATERMAIN DISINFECTION PROCEDURE, AT THE DEVELOPER'S COST, TO THE SATISFACTION OF THE TOWN. THE TOWN SHALL COLLECT THE REQUIRED MICROBIOLOGICAL WATER QUALITY SAMPLES, AT THE DEVELOPERS COST, PRIOR TO PLACING THE WATERMAIN INTO SERVICE. A WATER COMMISSIONING PLAN SHOULD BE SUBMITTED TO THE TOWN'S WATER DEPARTMENT A MINIMUM OF 2 WEEKS PRIOR TO COMMENCING ANY TESTING FOR REVIEW AND APPROVAL.
- AS A GENERAL PRINCIPLE EACH PROPERTY SHALL HAVE ONE SERVICE AND ONE METER. ADDITIONAL METERS CAN BE ADDED INTERNALLY TO MEASURE THE WATER USE FOR EACH BUILDING. HOWEVER, THE MUNICIPALITY WILL HAVE ONE METER, CONNECTED TO ONE WATER BILL.
- NO WATER VALVES ARE TO BE OPERATED WITHOUT TCWD APPROVAL.

ASPHALT AND CONCRETE AREAS

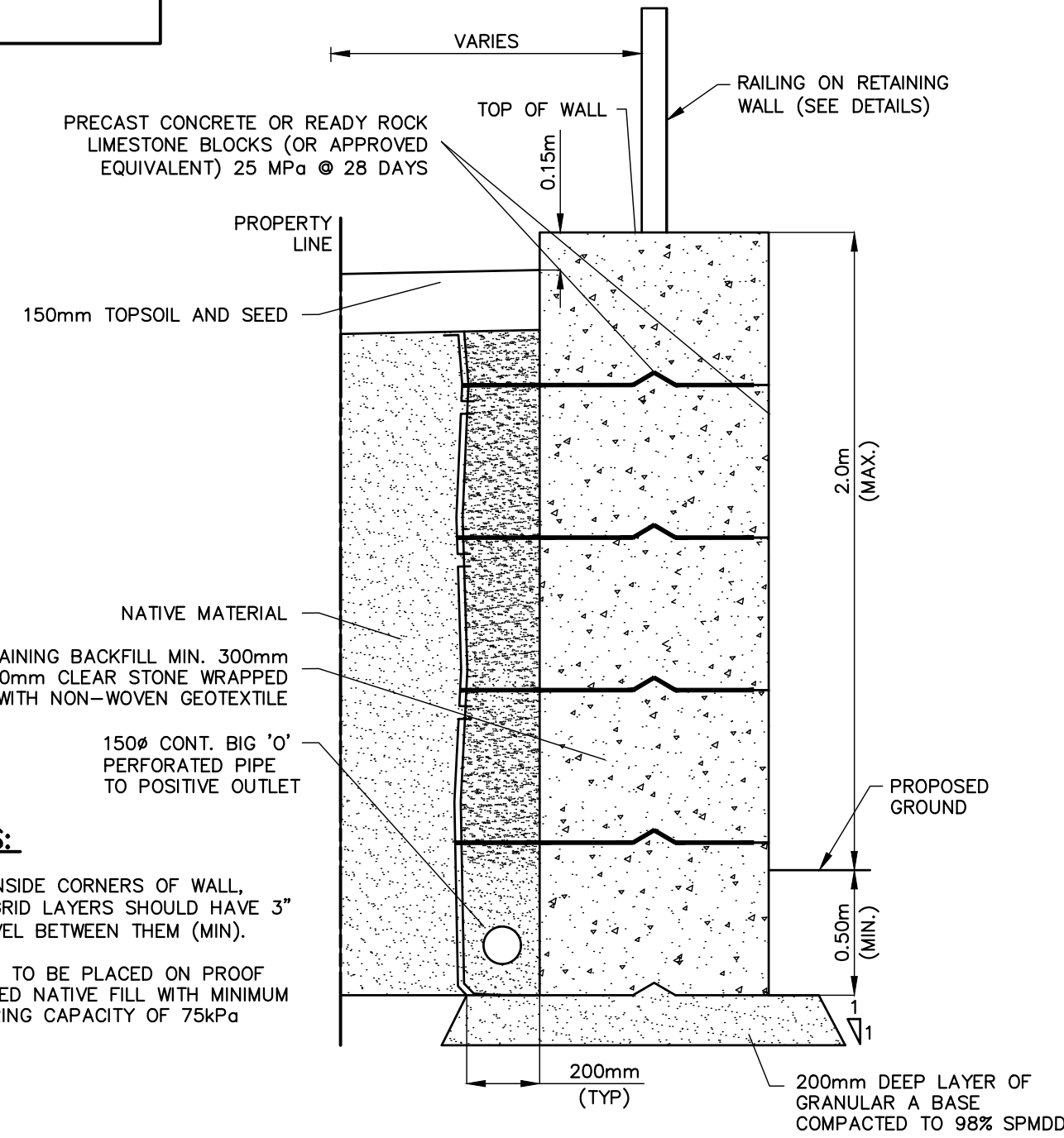
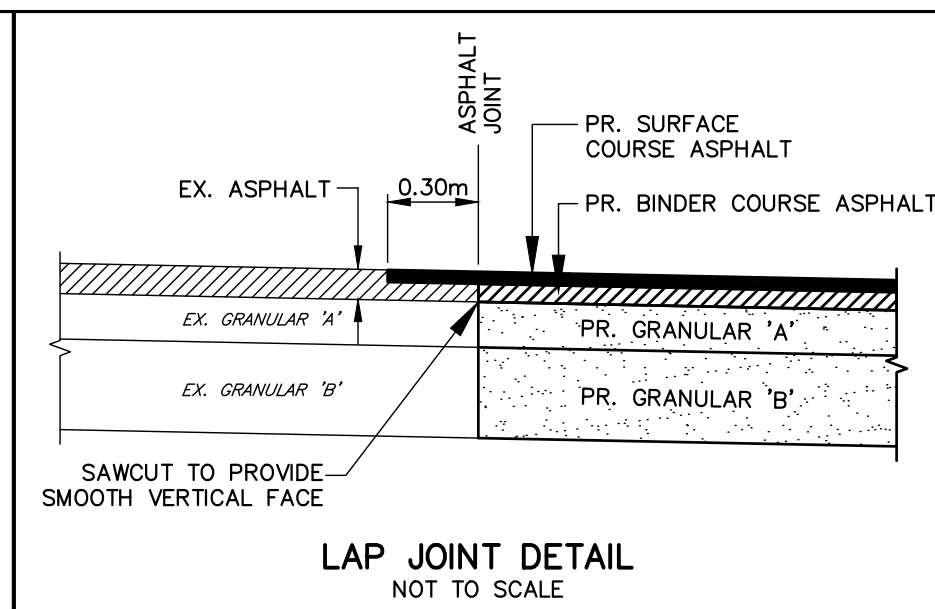
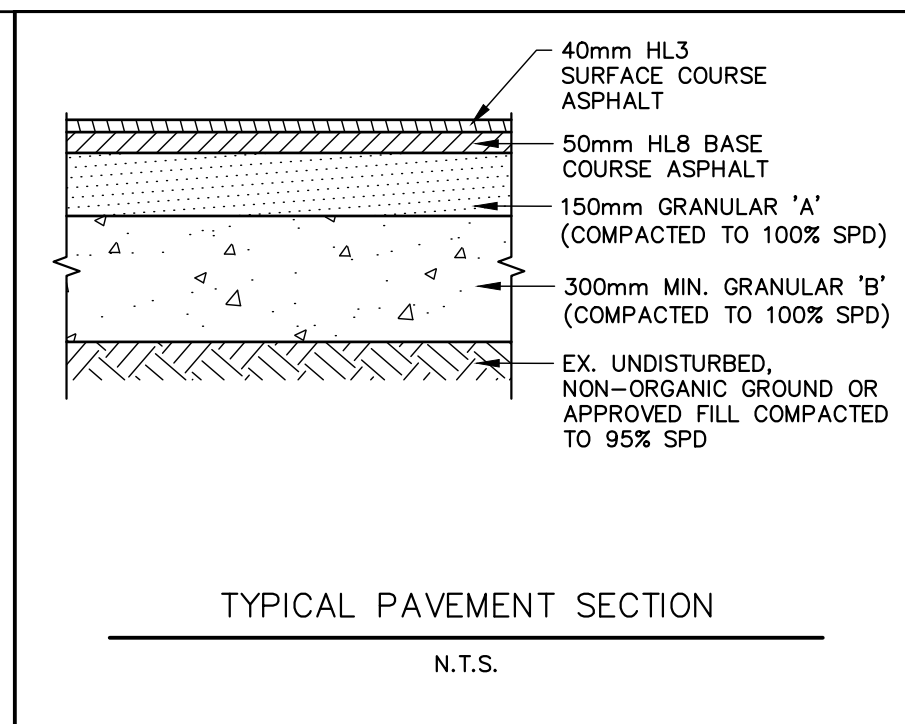
- SUBGRADE AND ALL GRANULAR 'A' MATERIAL TO BE COMPACTED TO A MINIMUM DRY DENSITY OF AT LEAST 98% SPMDD. SUBGRADE TO BE PROOF ROLLED AND CERTIFIED PRIOR TO PLACING GRANULAR 'B'.
- GRANULAR 'A' AND 'B' BASE TO BE COMPACTED TO 100% OF THE MATERIAL'S RESPECTIVE SPMDD.
- ASPHALT AREAS TO BE CONSTRUCTED WITH MIN. 300 mm GRANULAR 'B', 150 mm GRANULAR 'A', 50 mm HL&B AND 40mm HL3. ALL SUBDRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH OP&S:MUNI 405.
- CONCRETE BARRIER CURB TO OP&D 600.110. CONCRETE MOUNTABLE CURB TO OP&D 600.100.
- SELECT SUBGRADE MATERIAL, OR IMPORTED GRANULAR MATERIAL APPROVED BY THE ENGINEER, COMPACTED TO 98% SPMDD. TO BE USED AS FILL IN ALL AREAS WHERE PROPOSED PIPE INVERTS ARE HIGHER THAN EXISTING GRADE OR AS INSTRUCTED BY THE ENGINEER.
- ALL GRANULAR AND ASPHALT MATERIALS TO BE PLACED AND COMPACTED IN SECTIONS 1.1m OR HIGHER AS PER OBC (SEE DETAILS)
- JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT. WHERE EXISTING ASPHALT IS THICKER THAN 75 MM, A 300 MM WIDE BY 40 MM DEEP LAP JOINT SHALL BE GROUND INTO EXISTING ASPHALT PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT (SEE DETAIL).
- REINSTATEMENT OF ALL DISTURBED BOULEVARDS TO INCLUDE REGRADING, MINIMUM 150mm TOPSOIL AND 500 TO OP&S:MUNI 802 AND 803.
- ENTRANCES AS PER OP&D 350.010, SIDEWALKS TO OP&D 310.050, 310.010, 310.039 AND AODA STANDARDS.
- CONCRETE PATHWAYS TO STD #1120.

STORM SEWERS

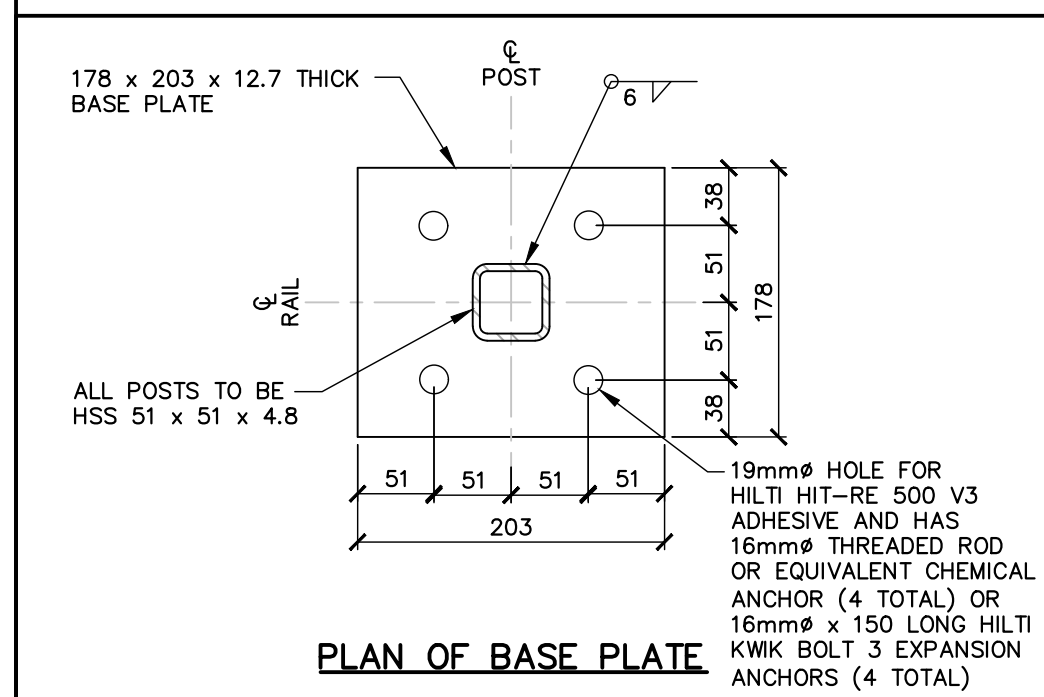
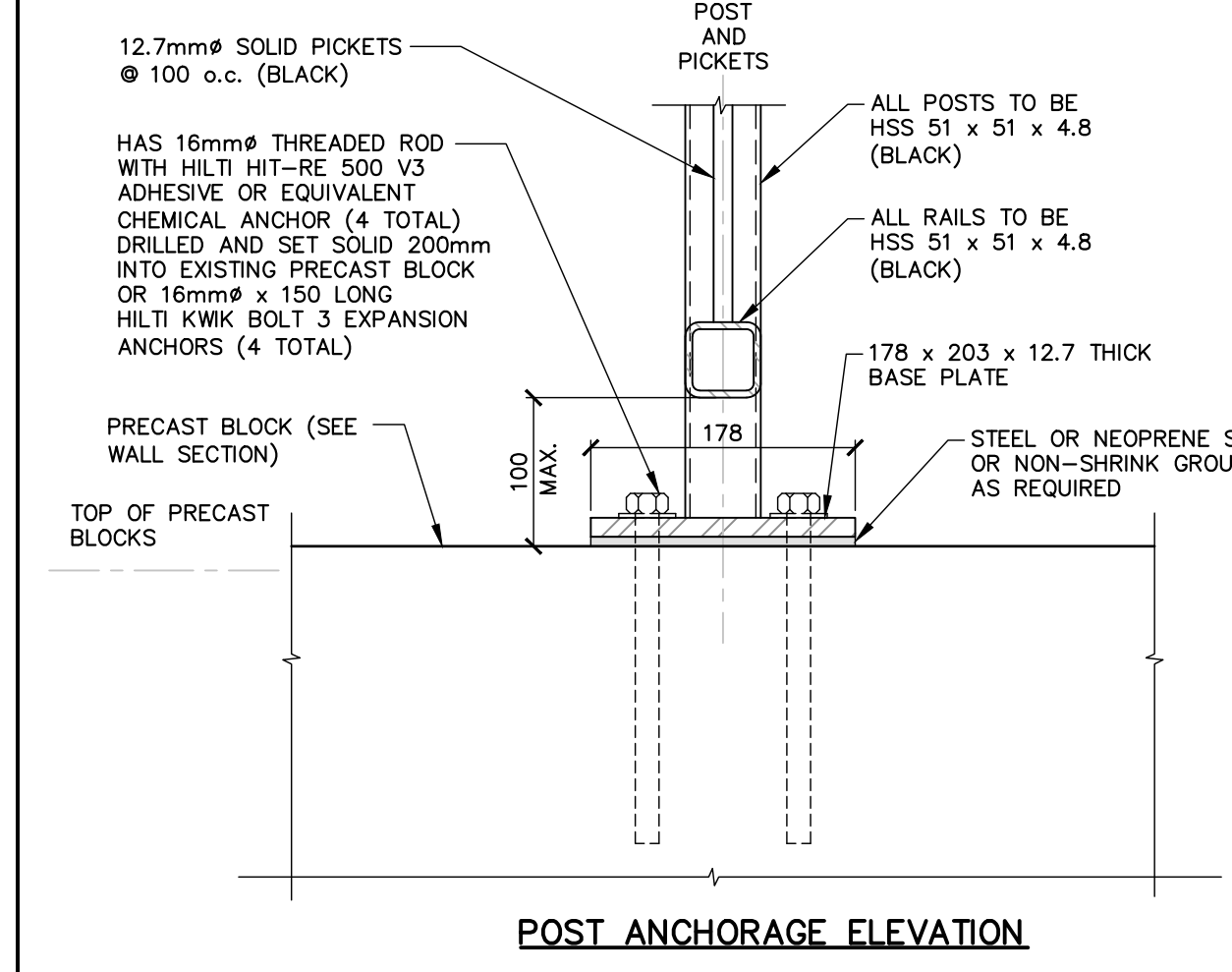
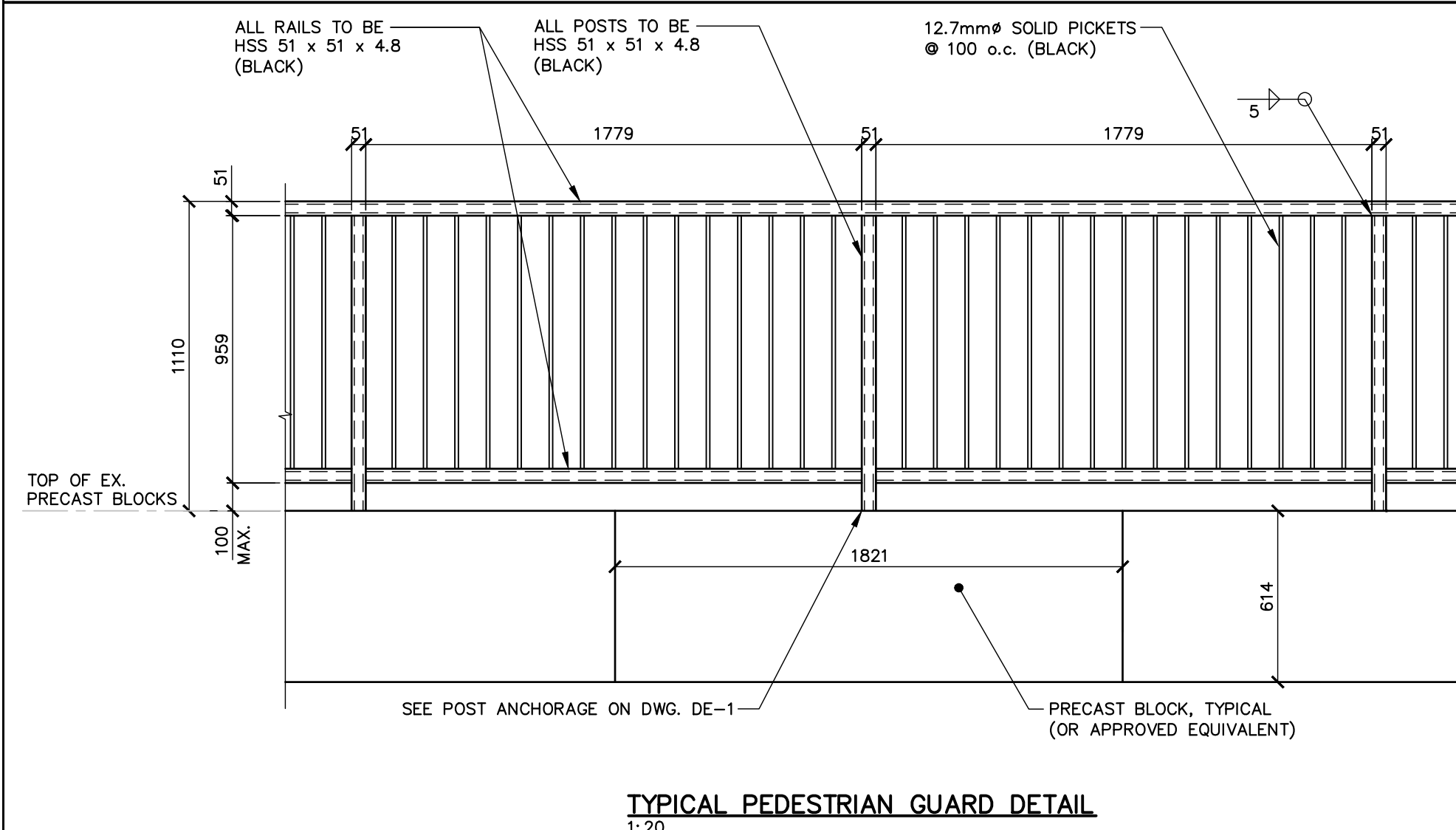
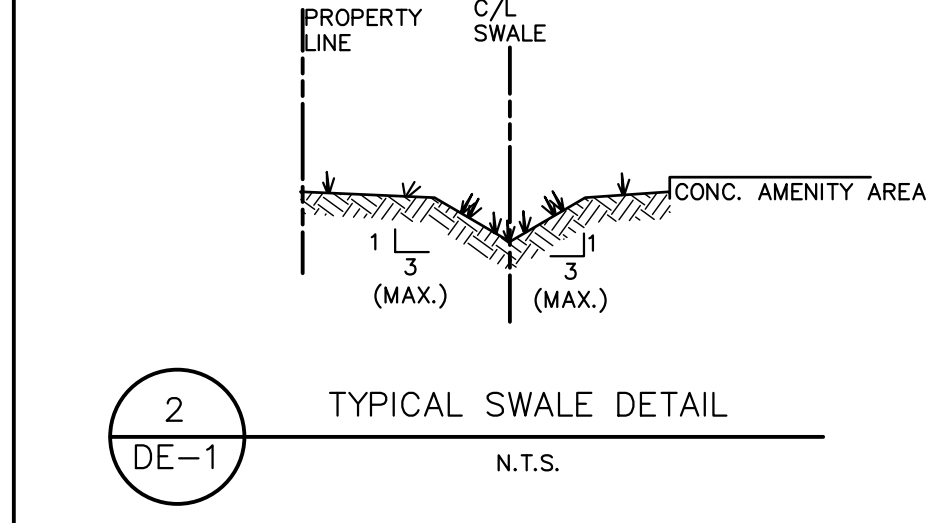
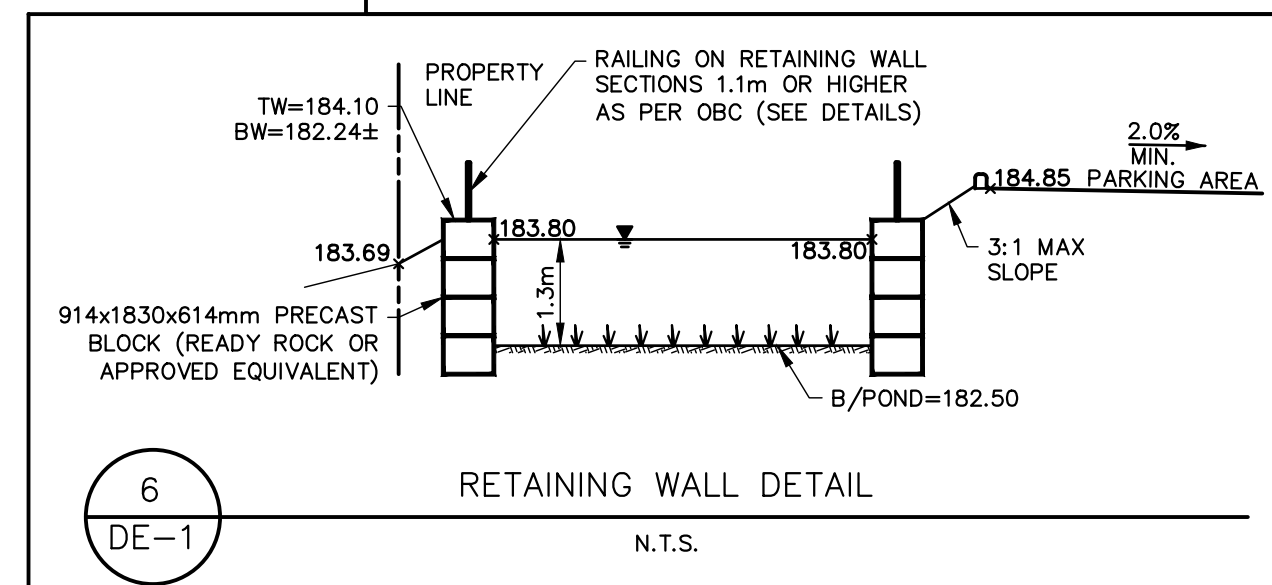
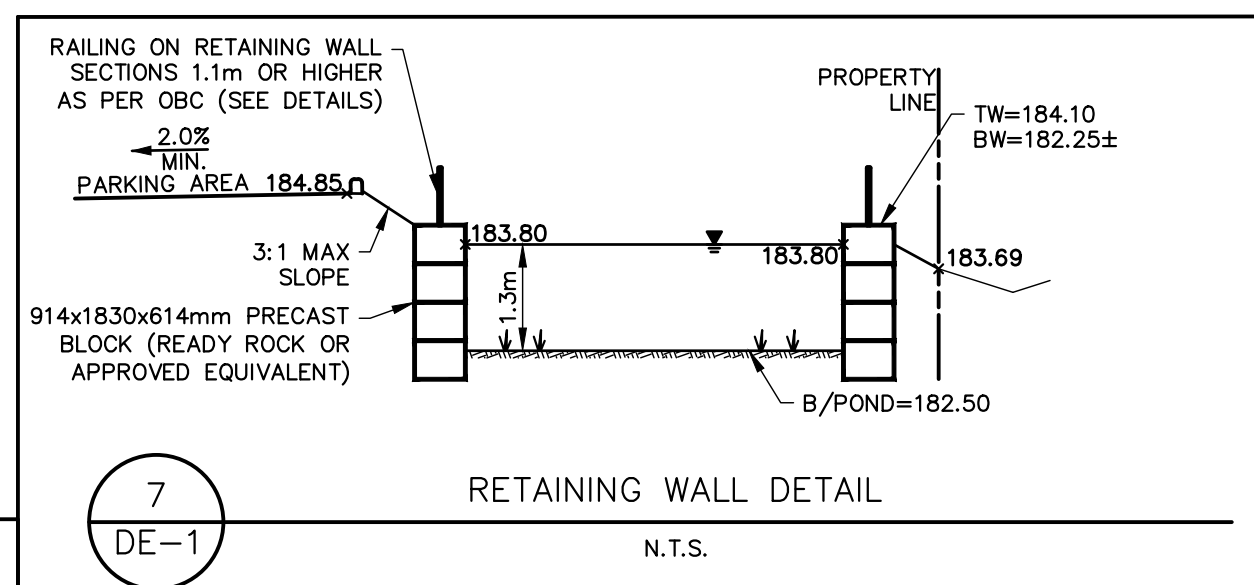
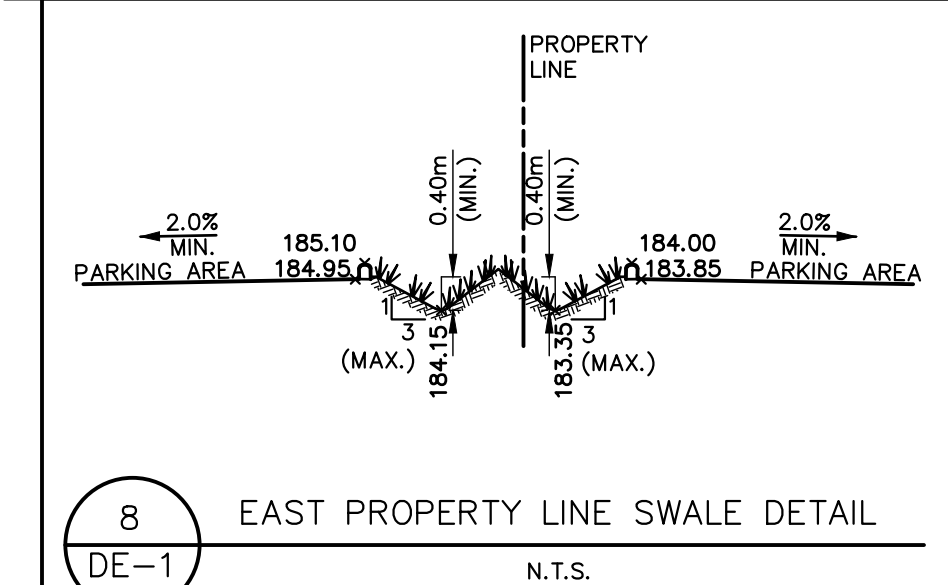
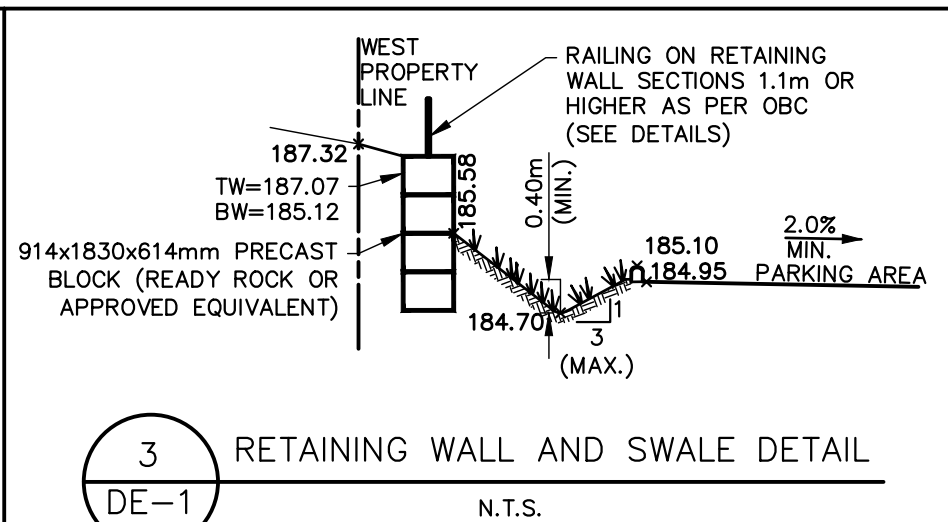
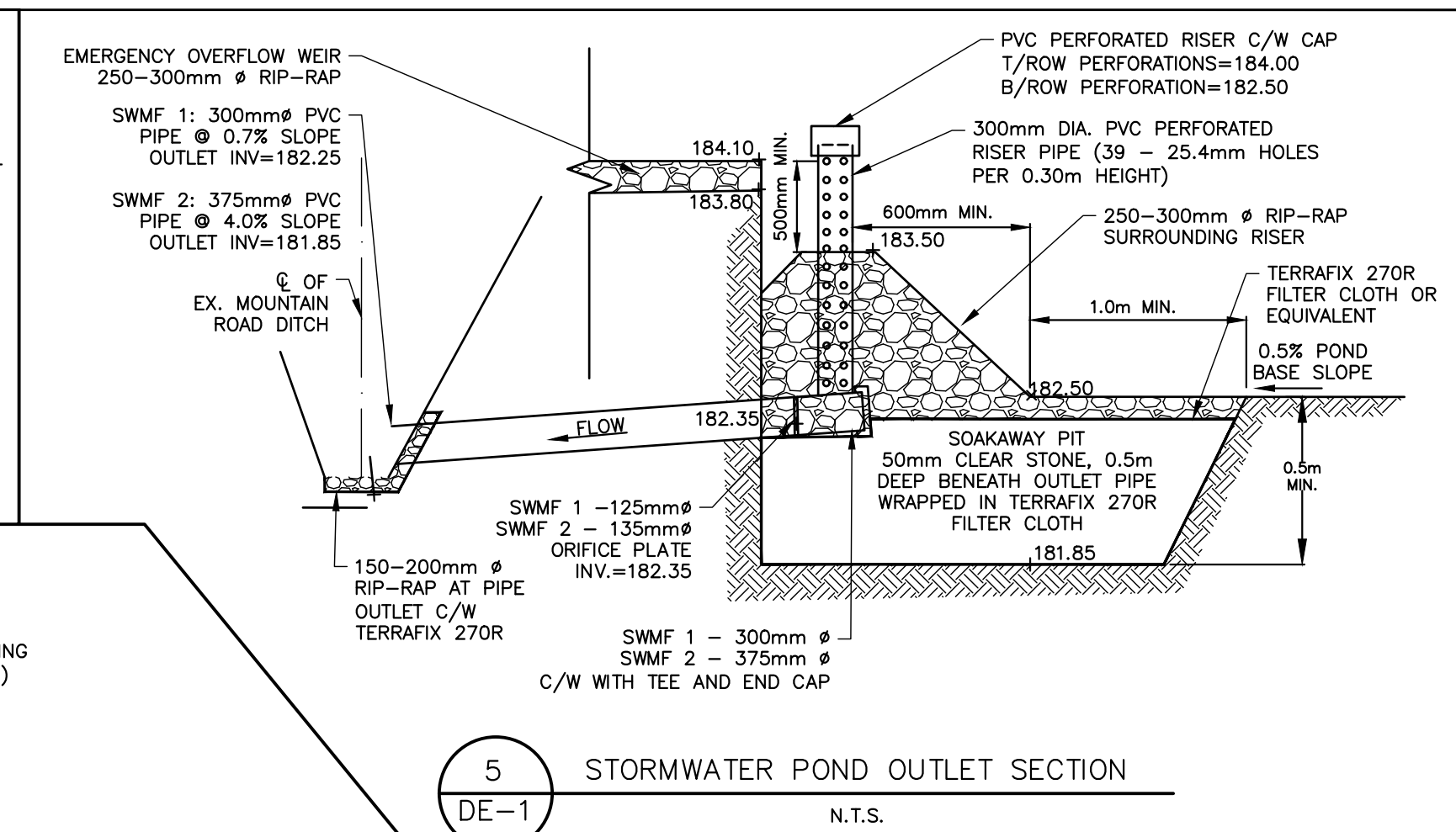
- MAINTENANCE HOLES AND CBMH AS PER OP&D 701.010 AND 701.030.
- CATCHBASINS AS PER OP&D 705.010 WITH 600mm SUMP
- CATCHBASIN FRAMES AND GRATES AS PER OP&D 400.020.
- PIPE SUPPORT AT CB'S, CBMH'S, MH'S AS PER OP&D 708.020.
- CATCH BASINS AND INLET STRUCTURES FITTED WITH SEDIMENT TRAPS DURING CONSTRUCTION ACTIVITIES, AND CLEANED OUT AS REQUIRED PRIOR TO ASSUMPTION OF THE WORK.
- RIGID BOARD INSULATION (HI-40 OR APPROVED EQUAL) REQUIRED FOR ALL STORM SEWERS AND SUBDRAINS TO BE PROVIDED AS PER OP&D 1109.030 WHERE MINIMUM FROST COVER OF 1.2 m IS NOT ACHIEVED. INSULATION TO BE A MIN. OF 50mm WITH A MIN. WIDTH OF 1.2m

GENERAL NOTES

- POSTS SHALL BE CONNECTED TO PRECAST BLOCKS.
- ANCHORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- POSTS AND RAILINGS SHALL BE HOT DIP GALVANIZED ACCORDING TO ASTM A123 AFTER FABRICATION.
- POSTS SHALL BE VERTICAL. ALL EXPOSED CORNERS SHALL BE GROUND SMOOTH.
- WELDING SHALL BE ACCORDING TO CSA W59.
- PROVIDE TWO COATS OF GALVAFROID FOR ALL JOINTS THAT ARE FIELD WELDED.
- ALL STEEL SHALL BE ASTM A500 GRADE C. (BLACK)
- CONTRACTOR IS TO VERIFY ALL DRAWING MEASUREMENTS IN THE FIELD.
- PEDESTRIAN GUARD HAS BEEN DESIGNED IN ACCORDANCE WITH OBC 4.1.5.14 - LOADS ON GUARDS. (BLACK)



TYPICAL WALL SECTION
N.T.S.



DISCLAIMER AND COPYRIGHT

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

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BENCHMARKS

BM2 - ELEVATION 189.765
NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO SITE.

NOTES

LEGAL INFORMATION SHOWN FROM REGISTERED PLAN 51R-41847 BY ZUBEK, EMO, PATTEN & THOMSEN LIMITED, DATED NOVEMBER 16, 2018 AND SIGNED BY PAUL R. THOMSEN.

No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP
2.	SECOND SUBMISSION	DEC 21/23	
3.	THIRD SUBMISSION	JAN 26/24	
4.	FOURTH SUBMISSION	APR 4/24	
5.	SUBMISSION 4A	APR 23/24	
6.	TOWN COMMENTS	SEP 4/24	

140 MOUNTAIN ROAD
TOWN OF COLLINGWOOD

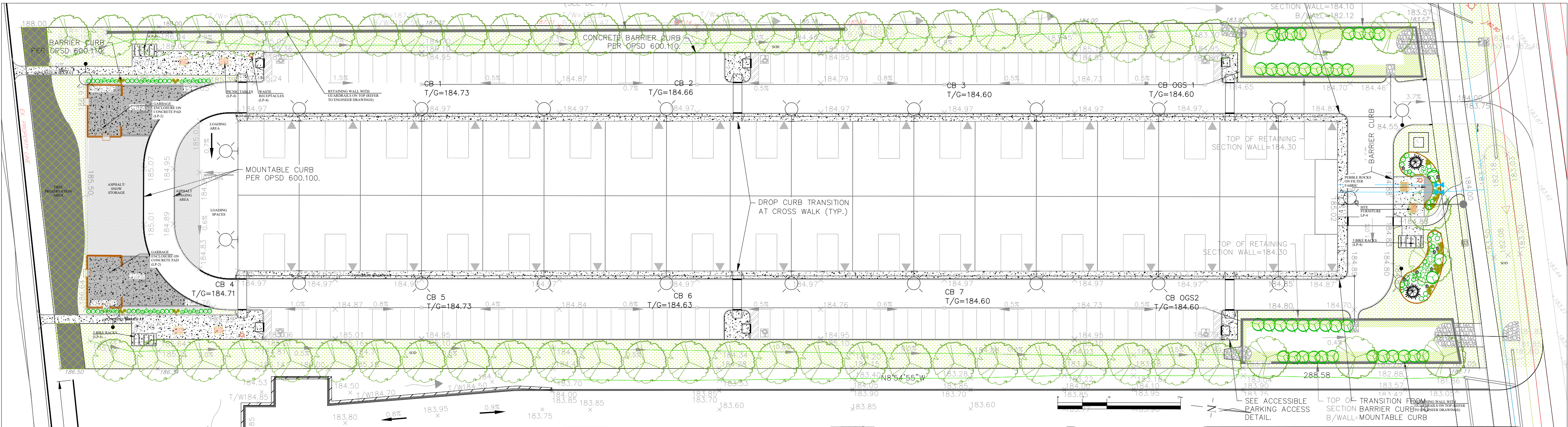
DETAILS AND NOTES

TATHAM
ENGINEERING

DESIGN: MR/KRL	FILE: 121036	DWG:
DRAWN: MR/KRL	DATE: JUN 2022	DE-1
CHECK: KRS	SCALE: NTS	

140 MOUNTAIN ROAD PROPOSED INDUSTRIAL DEVELOPMENT

THE TOWN OF COLLINGWOOD

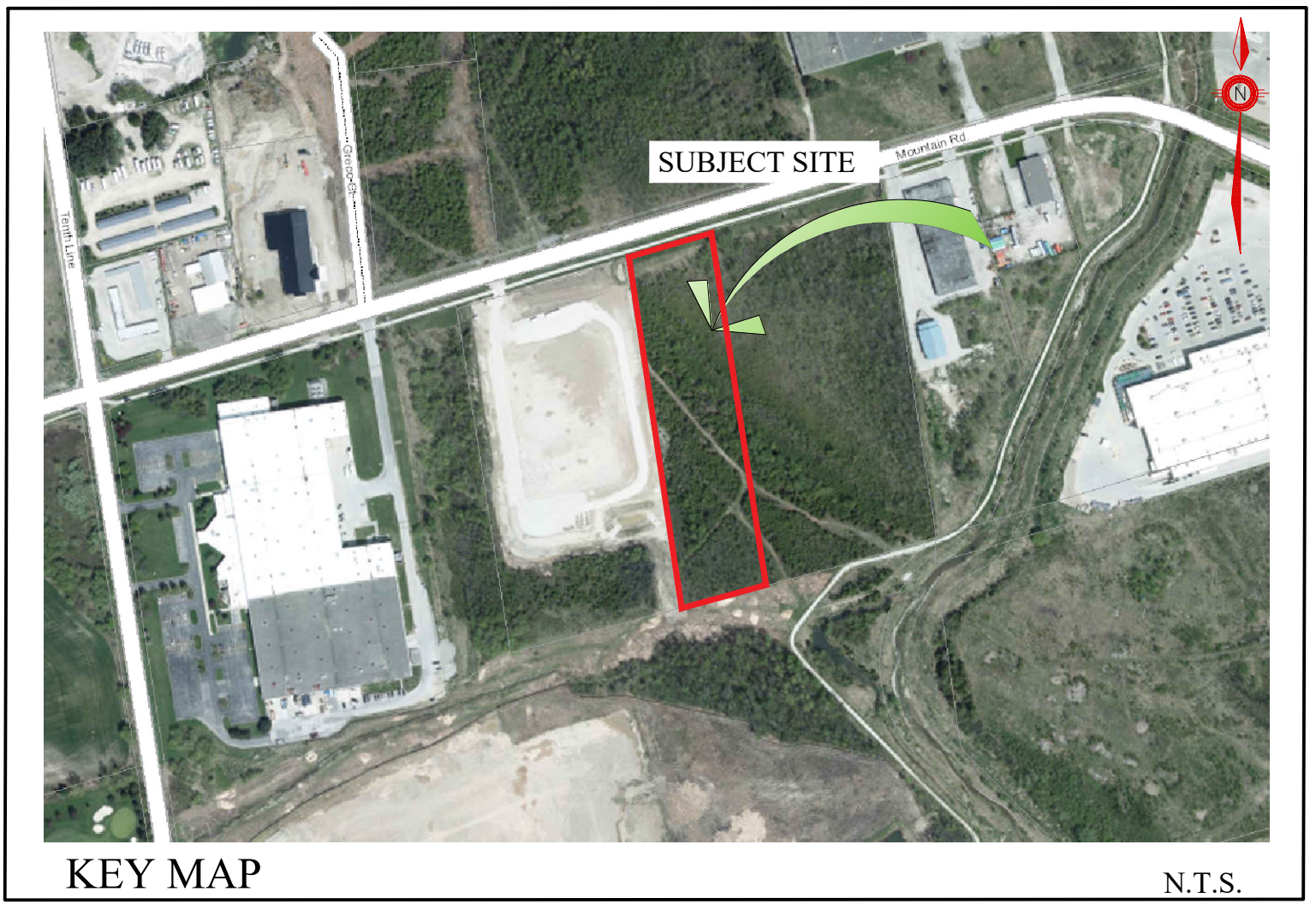


140 MOUNTAIN ROAD REFERENCE PLAN

SCALE 1 : 500

LANDSCAPE DRAWINGS

- TP-1 TREE INVENTORY/ PRESERVATION PLAN
- TP-2 TREE PRESERVATION DETAILS
- LP-1 LANDSCAPE PLAN
- LP-2 LANDSCAPE PLAN DETAILS
- LP-3 PLANTING DETAILS
- LP-4 SITE FURNITURE AND PAVING DETAILS



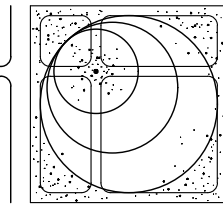
KEY MAP

N.T.S.

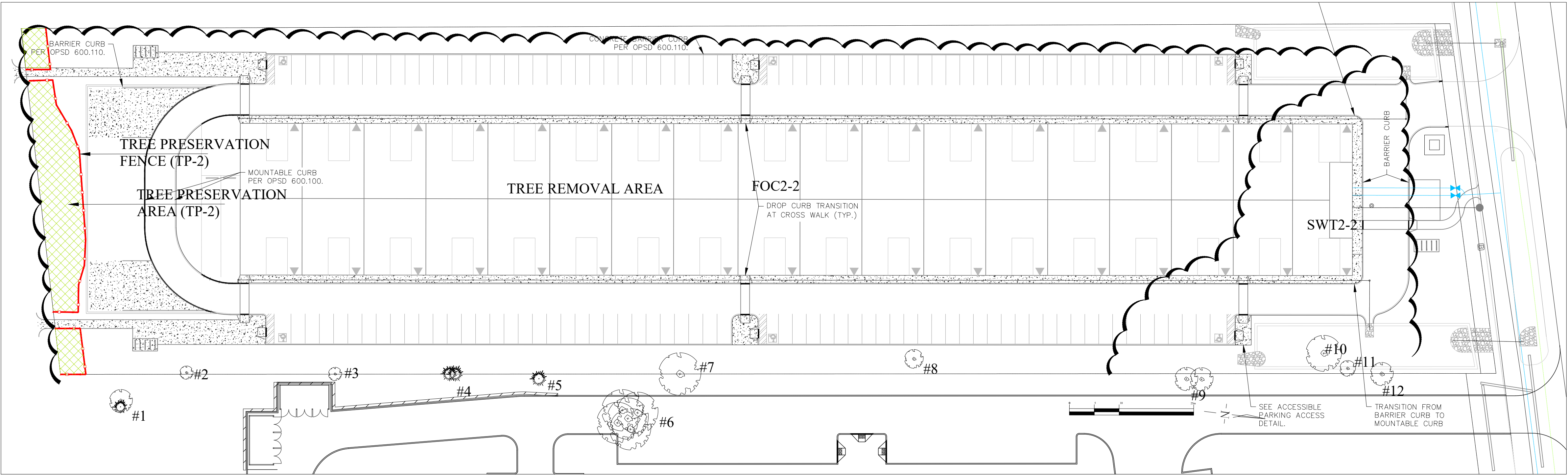
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Urban Designers
Landscape Architects
Arborealists

274 Burton Ave., Suite 1201
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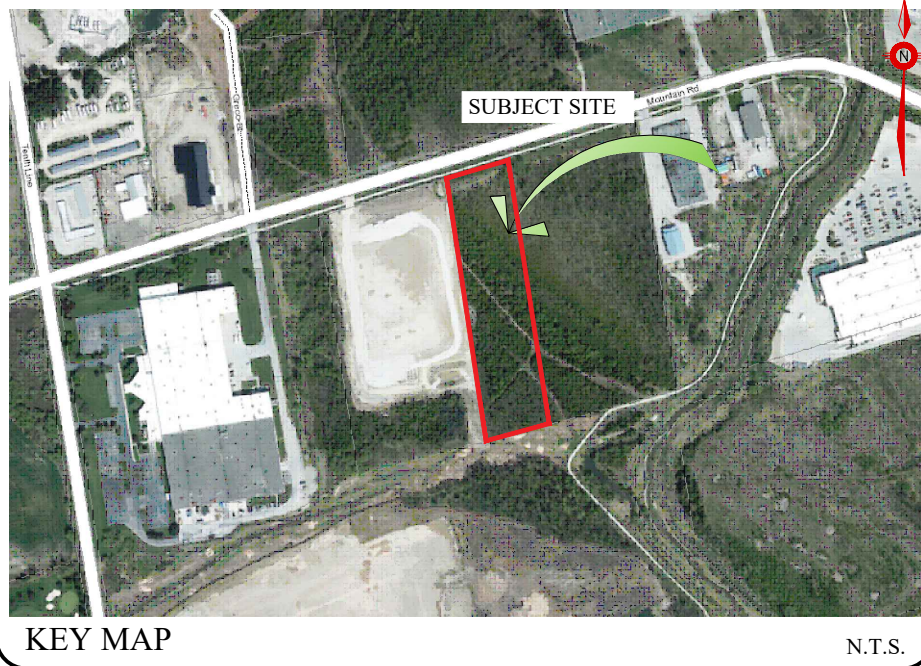
LANDSCAPE PLAN SCALE: 1:500

140 Mountain Rd., February 17, 2022 - TREE INVENTORY								
Tree #	Nr. of Trees	Botanical Name	Common name	DBH	Height	Crown O (m)	Maturity	Health conditions
1	1	<i>Populus balsamifera</i>	Balsam Poplar	21	8	3	Immature	Fair
	1	<i>Thuja occidentalis</i>	Eastern White Cedar	12	8	2	Immature	Fair
2	1	<i>Fraxinus pennsylvanica</i>	Green Ash	14	10	4	Immature	Fair
3	1	<i>Betula papyrifera</i>	White Birch	13	10	2	Immature	Fair
4	2	<i>Thuja occidentalis</i>	Eastern White Cedar	21	7	3	Immature	Fair
5	1	<i>Picea glauca</i>	White Spruce	19	8	3	Immature	Fair
6	5	<i>Populus tremuloides</i>	Trembling Aspen	≤30	12	7	Mature	Fair
7	1	<i>Populus tremuloides</i>	Trembling Aspen	28	12	8	Mature	Fair
8	1	<i>Betula papyrifera</i>	White Birch	10	8	3	Immature	Fair
9	2	<i>Fraxinus pennsylvanica</i>	Green Ash	16x2	≤10	4	Immature	Poor
10	1	<i>Fraxinus pennsylvanica</i>	Green Ash	15 & 20	10	7	Immature	Fair Forked @ 0.5m
11	1	<i>Ulmus americana</i>	American Elm	13	6	2	Immature	Fair/Poor
12	1	<i>Fraxinus pennsylvanica</i>	Green Ash	16	8	4	Immature	Fair

140 Mountain Rd., February 17, 2022 - VEGETATION COMMUNITIES									
(*Refer to EIS by Roots Environmental August 9, 2021)									
Veg. ID ¹	Canopy cover. %	Species	Freq. %	DBH cm	Height m	Crown O (m)	Maturity	Health conditions	
SWT2-2	30	<i>Fraxinus pennsylvanica</i>	40	≤30	≤14	≤6	Uneven aged	Fair	
		<i>Ulmus americana</i>	10	≤25	≤12	≤6			
		<i>Populus balsamifera</i>	40	≤25	≤10	≤6			
		<i>Pinus sylvestris</i>	10	+/- 10	≤6	≤3	Immature		
		<i>Thuja occidentalis</i>	50	≤10	≤10	≤3	Immature		
FOC2-2	80	<i>Populus balsamifera</i>	4	≤25	≤10	≤6	Uneven aged	Fair	
		<i>Populus tremuloides</i>	10	≤20	≤8	≤4			
		<i>Betula papyrifera</i>	15	≤20	≤14	≤6			
		<i>Pinus sylvestris</i>	20	≤15	≤10	≤5			
		<i>Fraxinus pennsylvanica</i>	1	≤10	≤10	≤3	Immature		

- SUBJECT LANDS.
- EXISTING BOUNDARY TREES TO BE REMOVED. REFER TO TREE INVENTORY LIST.
- TREE PRESERVATION FENCE AS PER BSD-1232 ON TP-3.
- TREE GROUP TO BE PRESERVED.
- TREE GROUP TO BE REMOVED.

LEGEND



GENERAL NOTES

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

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

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

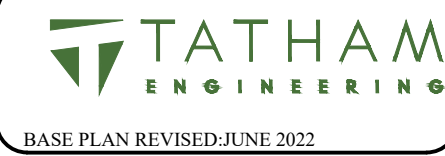
SCHEDULED MEETINGS SHALL TAKE PLACE AT THE CLOSEST MUTUALLY CONVENIENT TIME.

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 25, 2020	SJT
2.	SITE PLAN REVISIONS	August 09, 2023	SJT
3.	REVISIONS AS PER TOWN COMMENTS	August 31, 2023	SJT
4.	SITE PLAN REVISIONS	April 9, 2024	SJT

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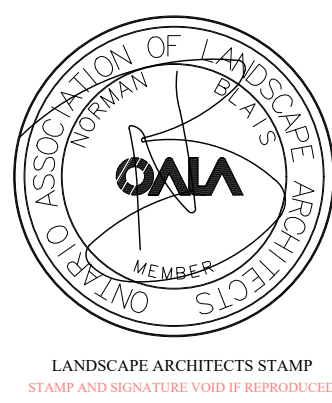
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES OR VARIATIONS FROM THE SUPPLIED INFORMATION TO THE LANDSCAPE ARCHITECT WITH THE PROJECT. JDB ASSOCIATES LIMITED IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ENGINEERING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

THIS DRAWING IS NOT TO BE SCALED.



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APPROVED



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140 Mountain Rd.
Town of Collingwood
INDUSTRIAL BUILDING

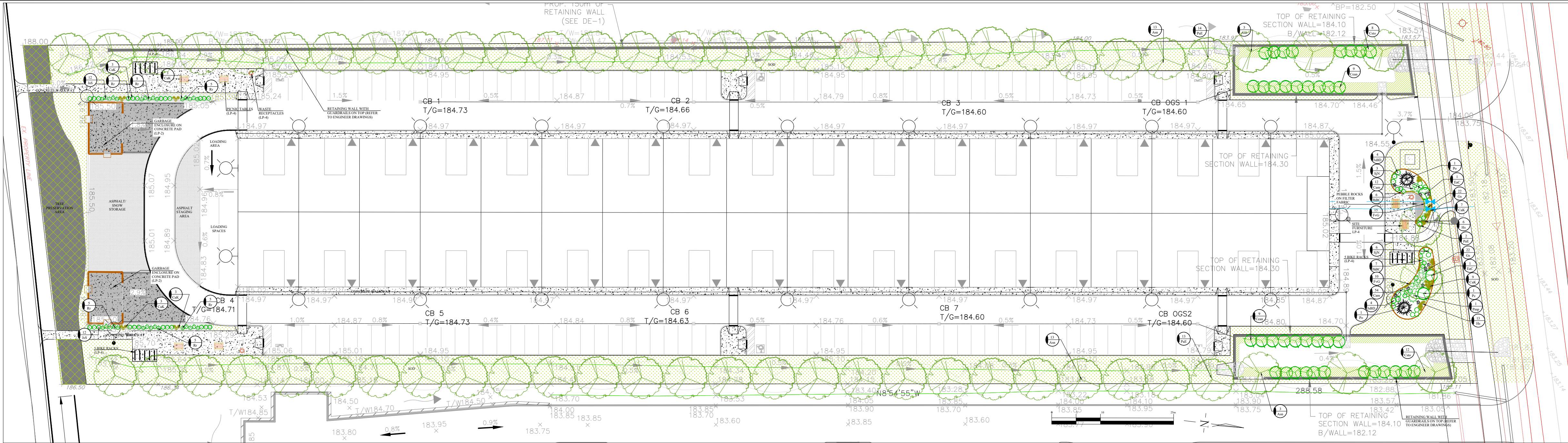
TREE INVENTORY/PRESERVATION PLAN

SCALE: AS SHOWN	DATE:	DESIGNED BY: SJT	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SJT	TP-1

NOTES FOR PRESERVATION AND PROTECTION

TREE PRESERVATION PROCESS

SCALE: AS SHOWN	DATE:	DESIGNED BY: S/T	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: S/T	TP-2



LANDSCAPE PLAN

SCALE: 1:500

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
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DECIDUOUS TREES

Asn	32	SILVER MAPLE	Acer saccharinum	60 mm	W.B.	9.0 m o/c	1101	Full Form/ Fall pruning only
PaE	29	EXCLAMATION PLANE TREE	Platanus x acerifolia 'Exclamation'	60 mm	W.B.	9.0 m o/c	1101	Full Form/Acidic soil

CONIFEROUS TREES

Po	2	SERBIAN SPRUCE	Picea omorika	200cm	w.b.	As Per Drawing	1102	Full form / Do not cut leader
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DECIDUOUS SHRUBS

Cean	18	NEW JERSEY TEA	Ceanothus americanus	60 cm	3 gal	1.8m o/c	1103	Full form / Container grown
Csto	20	RED OSIER DOGWOOD	Cornus stolonifera	60 cm	3 gal	2.0m o/c	1103	Full form / Container grown
EaC	2	DWARF WINGED BURNING BUSH	Euonymus alatus 'Compactus'	60 cm	3 gal.	1.60 m o/c	1103	Full form / Container grown
Pc	1	PURPLE LEAF SAND CHERRY	Prunus x cistena	60 cm	3 gal	0.90m o/c	1103	Full form / Container grown
Rr	30	NEARLY WILD ROSE	Rosa rugosa 'Nearly Wild'	60 cm	3 gal	0.90m o/c	1103	Full form / Container grown
SjN	9	NEON FLASH SPIRAEA	Spiraea japonica 'Neon Flash'	60 cm	3 gal	1.00m o/c	1103	Full form / Container grown

UPRIGHT EVERGREENS

JsS	24	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	200cm	w.b.	0.90 m o/c	1103	Full form / Container grown
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SPREADING EVERGREENS

JhBC	13	BLUE CHIP JUNIPER	Juniperus horizontalis 'Blue Chip'	40 cm	3 gal	2.0 m o/c	1103	Full form / Container grown
JsBD	8	BLUE DANUBE JUNIPER	Juiperus sabina 'Blue Danube'	40 cm	3 gal	1.25 m o/c	1103	Full form / Container grown
Pmp	1	MUGHO PINE	Pinus mugo var. pumilio	60cm	7 gal.	1.50 m o/c	1103	Full form / Container grown

PERENNIALS

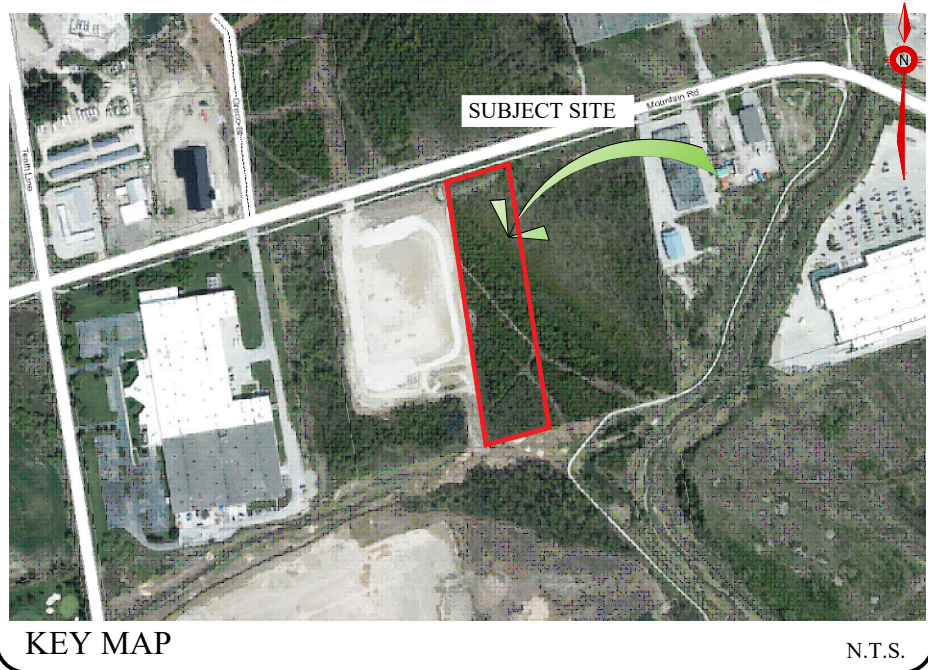
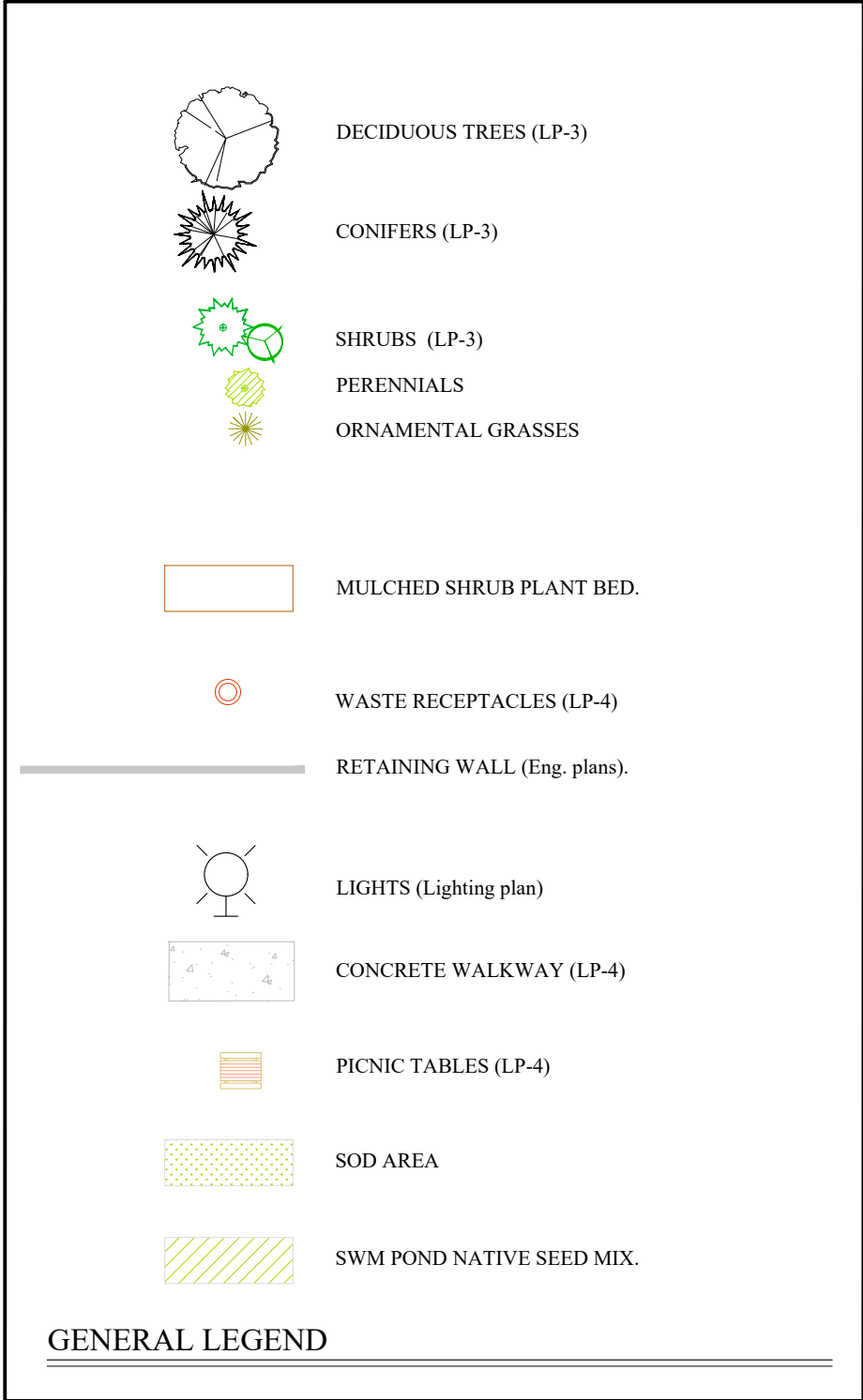
Cam	66	HAREBELL	Campanula rotundifolia	1 gal	pot	0.45 m o/c	n/a	Full form / Container grown
Gs	44	BLOODY CRANESBILL	Geranium sanguineum	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown

ORNAMENTAL GRASSES

CaK	28	KARL FOERSTER FEATHER REED GRASS	Calamagrostis arundinacea 'Karl Foerster'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
FvG	25	BLUE FESCUE	Festucula glauca	1 gal	pot	0.30 m o/c	n/a	Full form / Container grown
Hs	19	SAPPHIRE FOUNTAIN BLUE OAT GRASS	Helictotrichon sempervirens 'Saphirsprudel'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown

PLANT LIST

REFER TO PLANTING NOTES AND DETAILS ON LP-3



GENERAL NOTES

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

No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 25, 2020	SJT
2.	SITE PLAN REVISIONS	August 09, 2023	SJT
3.	REVISIONS AS PER TOWN COMMENTS	August 31, 2023	SJT
4.	SITE PLAN REVISIONS	April 9, 2024	SJT

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THIS DRAWING IS NOT TO BE SCALED.



BASE PLAN REVISED-JUNE 2022

Client info:

APPROVED



LANDSCAPE ARCHITECTS STAMP
STAMP AND SIGNATURES TO BE REPRODUCED

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

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

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

140 Mountain Rd.
Town of Collingwood

INDUSTRIAL BUILDING

LANDSCAPE PLAN

SCALE: AS SHOWN	DATE:	DESIGNED BY: SJT	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SJT	LP-1

SITE CONDITIONS

1. VERIFY ALL EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BEFORE COMMENCING WORK.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO SERVICES, EXISTING VEGETATION OR ANY OTHER FEATURES TO BE RETAINED.
 3. FOR ALL AREAS OF DISTURBANCE: NATIVE TOPSOIL IS TO BE STRIPPED, STOCK PILED, LABORATORY TESTED AND REPLACED AS PER TOPSOIL REQUIREMENTS.
- PLANT MATERIAL REQUIREMENTS
4. PLANT MATERIAL LISTED IN THE PLANT SCHEDULE ARE MINIMUM SIZES +/- NURSERY GROWN AND UNIFORM SPECIMENS. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECTS.
 5. DECIDUOUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND WELL BRANCHED 1.5M ABOVE GRADE UNLESS OTHERWISE STATED.
 6. CONIFEROUS TREES SHALL HAVE A STRAIGHT CENTRAL LEADER AND DENSELY BRANCHED TO WITHIN 0.3m OF THE GROUND.
 7. ALL PLANTING MATERIAL AND OPERATIONS TO MEET OR EXCEED THE HORTICULTURAL STANDARDS OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION AND THE HORTICULTURAL TRADES ASSOCIATION. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY STOCK. UNSATISFACTORY STOCK WILL BE REFUSED ON THE SITE.
 8. SOD TO BE CANADA NO.1 NURSERY SOD, MEETING Landscape Ontario Horticultural Trades Association Guideline's Chap. 8 STANDARDS (Turfgrass Sod).

- Species suited for Ontario include:
1. Turf-type Perennial ryegrass
 2. Turf-type Kentucky Bluegrass
 3. Turf-type Red fescue (including Chewing's and creeping Fescues)

ALL SOD AREAS TO RECEIVE 200mm DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED. TOPSOIL QUALITY SHALL BE AS PER OPSS.MUNI 802.

PLANTING NOTES

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

INSPECTION AND WARRANTY

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

TOPSOIL REQUIREMENTS

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

PLANTING NOTES

SHORLINE ZONE

NO-MOW ZONE
APPROXIMATELY 359.69 sqm (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

#7107 - SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE

- 5% NODDING BUR MARGOLD (Biddens cernua)
- 22% FOX SEDGE (Carex vulpinoidea)
- 25% CANADA WILD RYE (Elymus canadensis)
- 25% SWITCHGRASS (Panicum virgatum)
- 23% FOWL MEADOWGRASS (Poa palustris)

SEEDING RATE - 30kg PER HECTARE
SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF SEASONALLY FLOODED ANNUAL/PERENNIAL MIXTURE AT A RATE OF 25kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.

NB - ALL DISTURBED AREAS TO BE TERRASEEDED

UPLAND PLANTING ZONE

NO-MOW ZONE (INCLUDING ACCESS ROAD)
APPROXIMATELY 348.54 sqm (+10%) (+/- MEASUREMENTS TO BE TAKEN ON SITE)

SIMCOE COUNTY NATIVE UPLAND MIXTURE

- 2% NEW ENGLAND ASTER (Aster novae-angliae)
- 12% BLACK EYED SUSAN (Rudbeckia hirta)
- 20% SAND DROPSPEED (Sporobolus eryandrus)
- 20% CANADA WILD RYE (Elymus canadensis)
- 4% CANADA GOLDEN ROD (Solidago canadensis)
- 5% COMMON MILKWEED (Asclepias syriaca)
- 1% WILD BERGAMONTE (Monarda fistulosa)
- 1% SMOOTH BLUE ASTER (Aster laevis)
- 15% LITTLE BLUE STEM (Andropogon scoparius)
- 20% INDIANGRASS (Sorghastrum nutans)

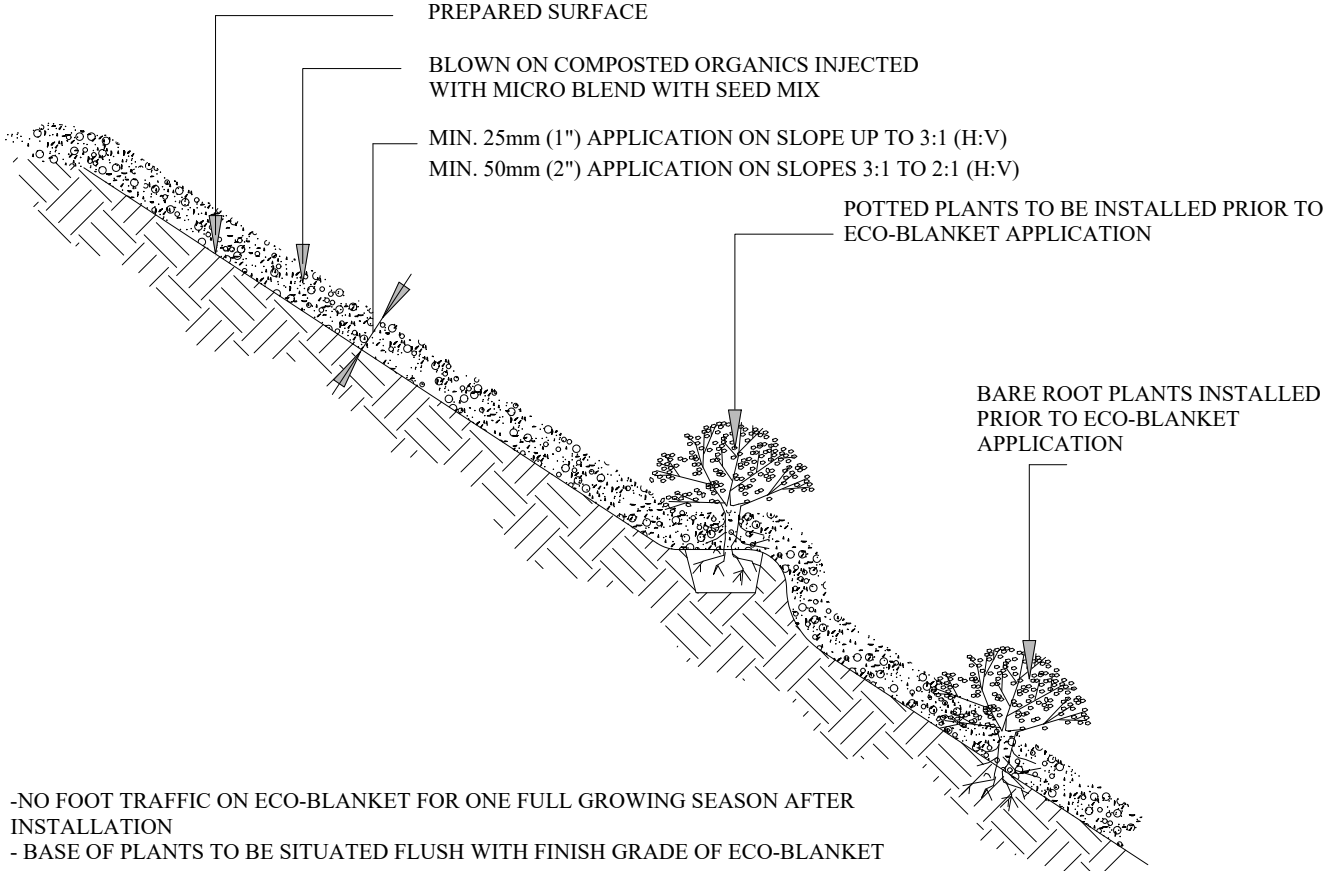
SEEDING RATE - 25kg PER HECTARE
SUPPLIED BY - OSC SEEDS 1-519-886-0557
ANNUAL RYE NURSE CROP TO BE APPLIED AT TIME OF NATIVE UPLAND PLANTING MIXTURE AT A RATE OF 25kg PER HECTARE. REFER TO TERRASEEDING NOTES AND MULCH APPLICATION SPECIFICATIONS IN THIS BOX FOR FURTHER DETAILS.
TERRASEEDING APPLICATION SPECIFICATIONS

ECOBANKET OR TERRASEEDING TACTIFIER / FLEXGUARD HYDROMULCH SHALL BE APPLIED AS PER MANUFACTURER SPECIFICATIONS. SEE NOTES ON THIS PAGE.

TOP SOIL:

TOPSOIL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 0.45m FOR TERRESTRIAL AREAS EXCEPT THE ACCESS ROAD BASE (5cm) AND MINIMUM 0.35m FOR TEMPORARY UNDERWATER AREAS.
TOPSOIL QUALITY SHALL BE AS PER OPSS.MUNI 802. IT SHALL BE TESTED BY AN INDEPENDENT LABORATORY PRIOR TO INSTALLATION.

SEEDING AND TOP SOIL NOTES



1.0 Description:

This work shall consist of furnishing, constructing and maintaining an EcoBlanket to Rexius specifications. EcoBlanket is a ground cover (surface blanket) of the Rexius specified compost/mulch (Erosion Blend) combined with a special additive (Microblend) constructed with a pneumatic blower to control and reduce soil erosion. An EcoBlanket stabilizes the soil, prevents splash, sheet and rill erosion, and removes suspended soil particles and contaminants from water moving off the site and into adjacent waterways or storm water conveyance systems.
1.1. This EcoBlanket must be applied by Landsource Organix Ltd., 100 Britannia Road East, Hornby, Ontario L0P 1E0, tollfree 1 877 548 8558 (toll free fax 1 877 548 8559) or equivalent certified EcoBlanket installer.
1.2. Materials must be applied using a pneumatic blower unit complete with a supplemental granular injection system capable of installing at least 15 cubic metres per hour.
1.3. Contractor must have at least 3 years of proven experience in successfully installing EcoBlankets/MT.

2.0 Material:

The EcoBlanket filtering material consists of the Rexius Erosion Blend of compost and mulch materials, according to the Rexius particle sizing specifications, in combination with the Rexius Microblend additive.
2.1. Particle size must meet exact specifications of the Rexius EcoBlanket Erosion Blend material supplied by a certified supplier/installer.
2.2. The compost portion of EcoBlanket shall be derived from well-decomposed organic matter sources produced by controlled aerobic (biological) decomposition that has been sanitized through the generation of heat and stabilized to the point that it is appropriate for this particular application. Compost material shall be processed through proper thermophilic composting, meeting the Canadian Council of Ministers of the Environment's (CCME) definition for a 'process to further reduce pathogens' (PPRP). The compost portion shall meet the chemical, physical and biological properties (as outlined in the chart on reverse). These and all other required properties for the performance of the EcoBlanket are included in the Rexius EcoBlanket Manufacture Guidelines followed by certified suppliers/installers.
2.3. Rexius Microblend additive shall be injected into Erosion Blend material at time of EcoBlanket construction.
2.4. A proof of certification as an EcoBlanket supplier shall be submitted to the Landscape Architect for approval prior to installation. Test results for EcoBlanket performance shall be made available upon request.
2.5. Where seeding or planting is planned, Erosion Blend material must meet Rexius' minimum specification requirements for seeding purposes.

3.0 Construction:

- 3.1. The EcoBlanket shall be placed as shown on the plans or as directed by the Landscape Architect.
- 3.2. On areas with slopes 3:1 to 2:1 (H:V) the EcoBlanket shall be uniformly applied directly at the soil surface with a pneumatic blower as specified by Rexius. EcoBlanket shall be applied at a depth of 50 mm minimum and approximately 90 cm over the top of the slope, or overlap it into existing vegetation. On areas with slopes up to 3:1(H:V) the EcoBlanket shall be applied at a depth of 25mm minimum. In extreme conditions and where specified by the Engineer/Landscape Architect, EcoBerms shall be added and constructed at the top of the slope in parallel intervals down the profile of the slope (6 metres to 9 metres apart) if necessary. (The Engineer/Landscape Architect shall specify berm requirements)
- 3.3. Rexius Microblend shall be applied/injected at a minimum rate of 615 kgs. per hectare (or as specified by Rexius), to be confirmed by inspector/project manager.
- 3.4. EcoBlanket application depth may be modified based on specific site (e.g., soil characteristics, existing vegetation) and climatic conditions, as well as particular project related requirements. The severity of slope grade, as well as slope length will also influence the addition of EcoBerms and number of EcoBerm placements in combination with the EcoBlanket.
- 3.5. If temporary or long-term vegetation is required, Erosion Blend material may be injected with seed during application. The Engineer/Landscape Architect shall specify seed requirements and the compost/mulch component shall abide by the minimum standards set by Rexius for seeding.
- 3.6. Where vegetation is to be established, slightly roughen (scarify) slopes and remove large clods, rocks, stumps, roots larger than 50 mm in diameter and debris on slopes. This soil preparation step may be eliminated where approved by the Landscape Architect/Designer, or where seeding or planting is not planned. Where practical, track (compact) perpendicular to contours on the slope using a bulldozer before applying EcoBlanket injected with seed.
- 3.7. Do not use EcoBlankets in areas of concentrated flow (ie. ditches, streams, etc.)
- 3.8. Unless otherwise allowed by Landscape Architect, seeding shall be performed within the local region's seeding deadlines.

4.0 Maintenance:

The Contractor shall maintain the EcoBlanket in a functional condition at all times. Contractor shall make periodic inspections of the EcoBlanket for effectiveness and shall immediately correct all deficiencies. Where deficiencies exist, additional EcoBlanket material shall be installed immediately to required depth.

5.0 Method of Measurement:

EcoBlanket shall be measured by the square metre, complete in place.

6.0 Performance:

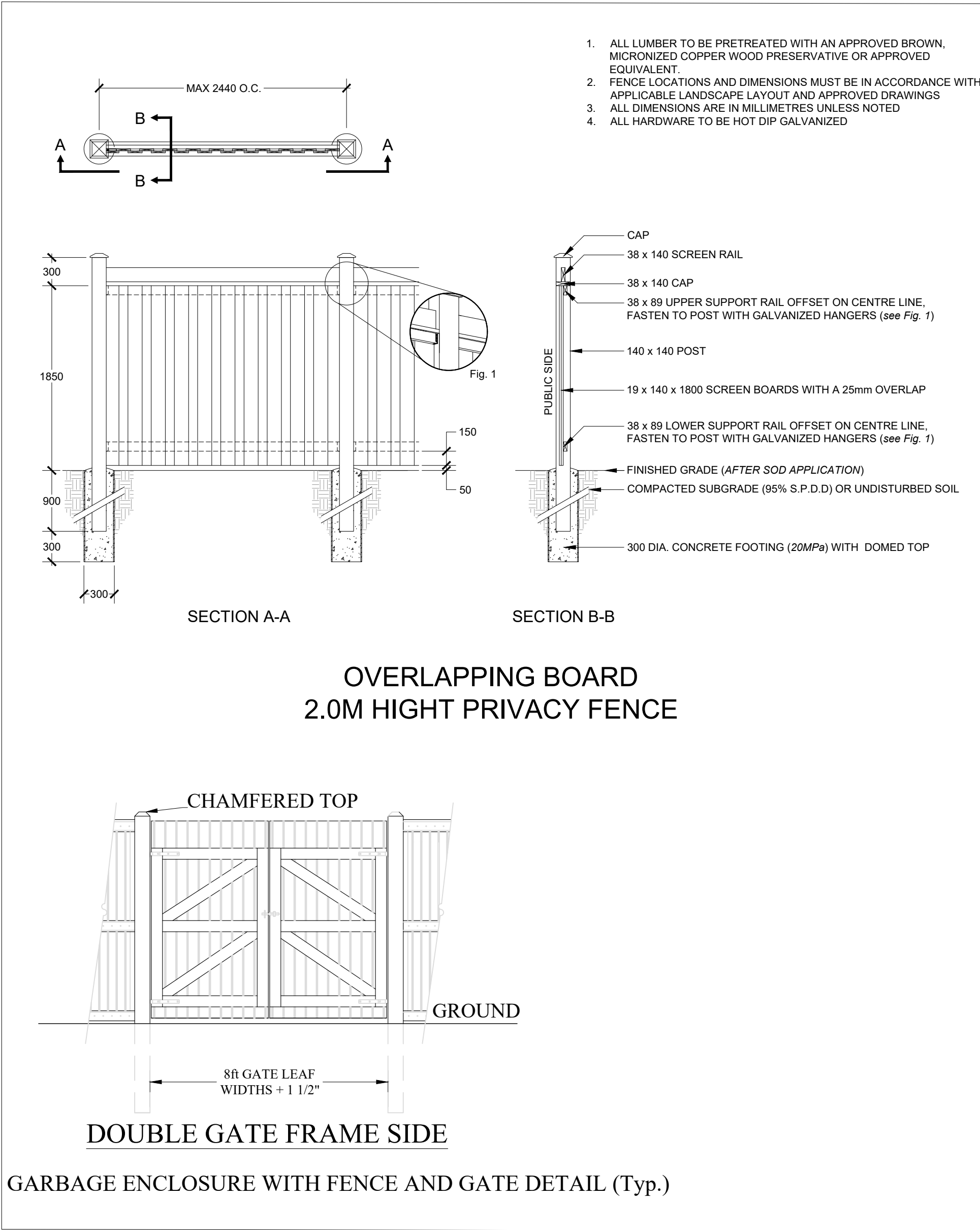
- 6.1. Place EcoBlankets on denuded areas immediately or as directed by Landscape Architect. EcoBerms and/or temporary or permanent vegetation shall be applied/established when necessary, along with other appropriate structural measures and controls, for additional erosion and sediment control.
- 6.2. The work specified in this Section consists of designing, providing, and maintaining erosion and sedimentation controls as necessary. All existing and foreseeable future conditions that affect the work inside and outside the site limits must be acknowledged as the Contractor's responsibility.
- 6.3. Contractor is responsible for providing effective sediment control measures based on performance. Contractor may, with approval from the Landscape Architect, work outside the minimum construction requirements to establish a working erosion control system.

Parameters1.4 Reported as (units of measure) EcoBlanket to be Vegetated EcoBlanket to be left Un-vegetated
PH2 pH units 5.0 - 8.5 N/A
Soluble Salt Concentration2 (electrical conductivity) ds/m (mmhos/cm) Maximum 5 N/A
Stability3 Carbon Dioxide Evolution Rate mg CO2-C per g OM per day < 8 N/A
Physical Contaminants (man-made inerts) % dry weight basis < 1 < 1

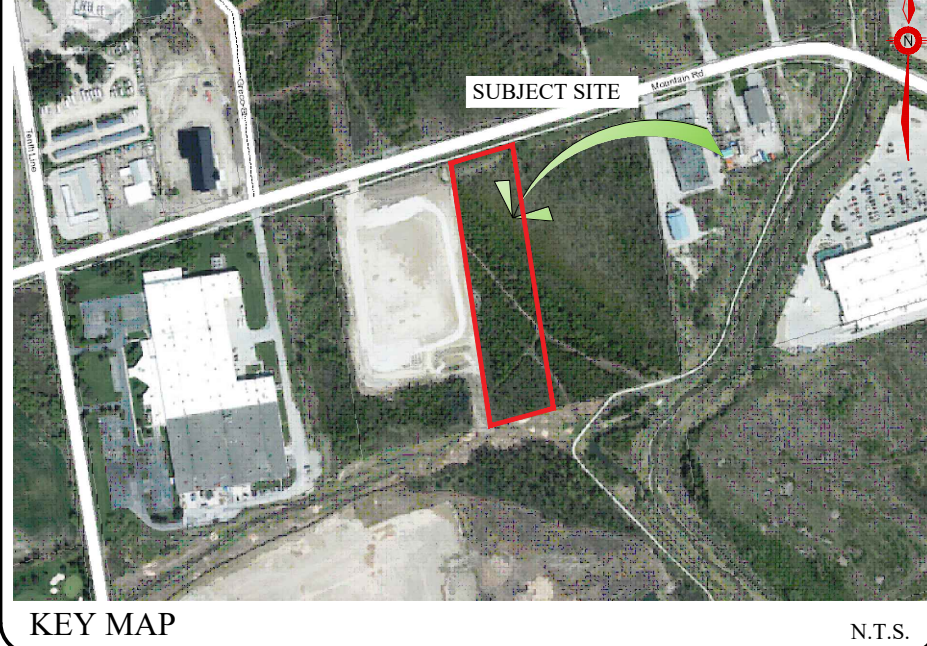
1. Recommended test methodologies are provided in Test Methods for the Examination of Composting and Compost (SCC through BNO)
2. Each specific plant species requires a specific pH range. Each plant also has a salinity tolerance rating, and maximum tolerable quantities are known. When specifying the establishment of any plant or turf species, it is important to understand their pH and soluble salt requirements, and how they relate to the compost in use.
3. Stability/Maturity rating is an area of compost science that is still evolving, and as such, other various test methods could be considered. Also, never base compost quality conclusions on the result of a single stability/maturity test.
4. Landscape Architect may modify the allowable compost specification ranges based on specific field conditions and plant requirements.

ECOBANKET SPECIFICATIONS AND DETAIL

DETAIL ADAPTED FROM LANDSOURCE ORGANIX EcoBlanket (tel.:1-877-548-8558)



1. ALL LUMBER TO BE PRETREATED WITH AN APPROVED BROWN, MICRONIZED COPPER WOOD PRESERVATIVE OR APPROVED EQUIVALENT.
2. FENCE LOCATIONS AND DIMENSIONS MUST BE IN ACCORDANCE WITH APPLICABLE LANDSCAPE LAYOUT AND APPROVED DRAWINGS
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED
4. ALL HARDWARE TO BE HOT DIP GALVANIZED



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BASE PLAN REVISED JUNE 2022

Client info:

APPROVED

DATE

LANDSCAPE ARCHITECTS STAMP
SEAL AND SIGNATURE VOID IF REPRODUCED

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

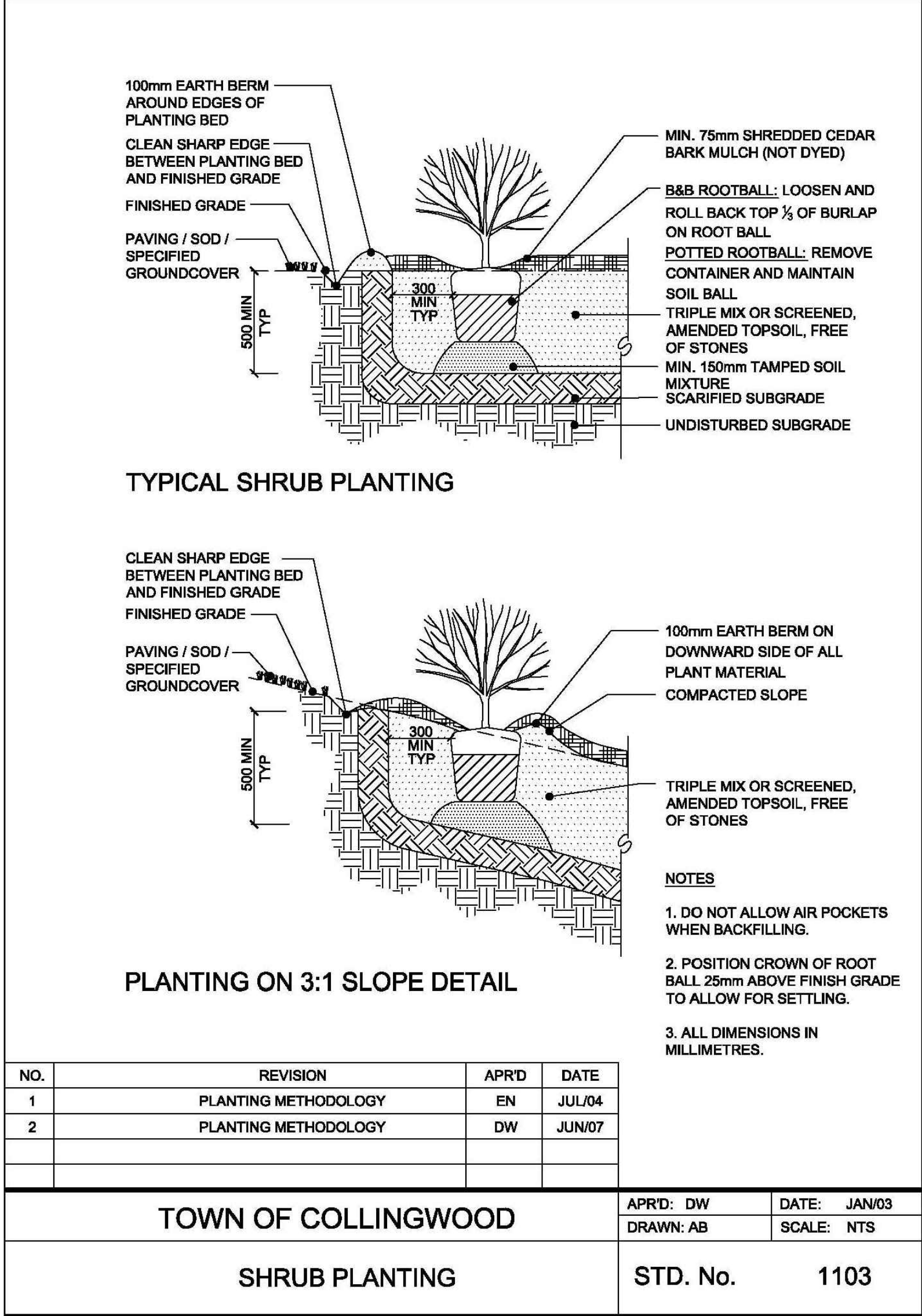
274 Burton Ave., Suite 1201
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L4N 5W4

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

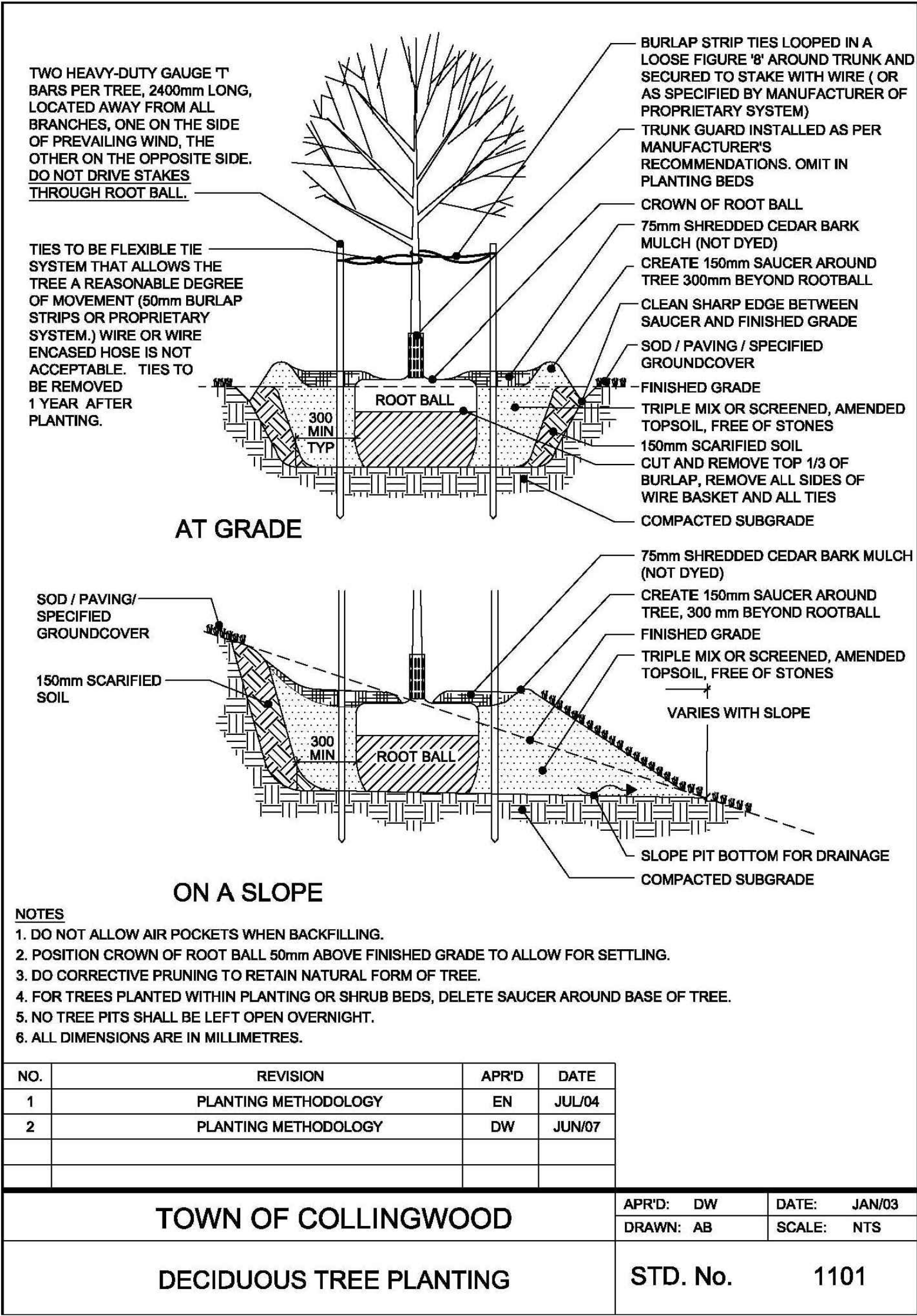
140 Mountain Rd.
Town of Collingwood
INDUSTRIAL BUILDING

LANDSCAPE PLAN DETAILS

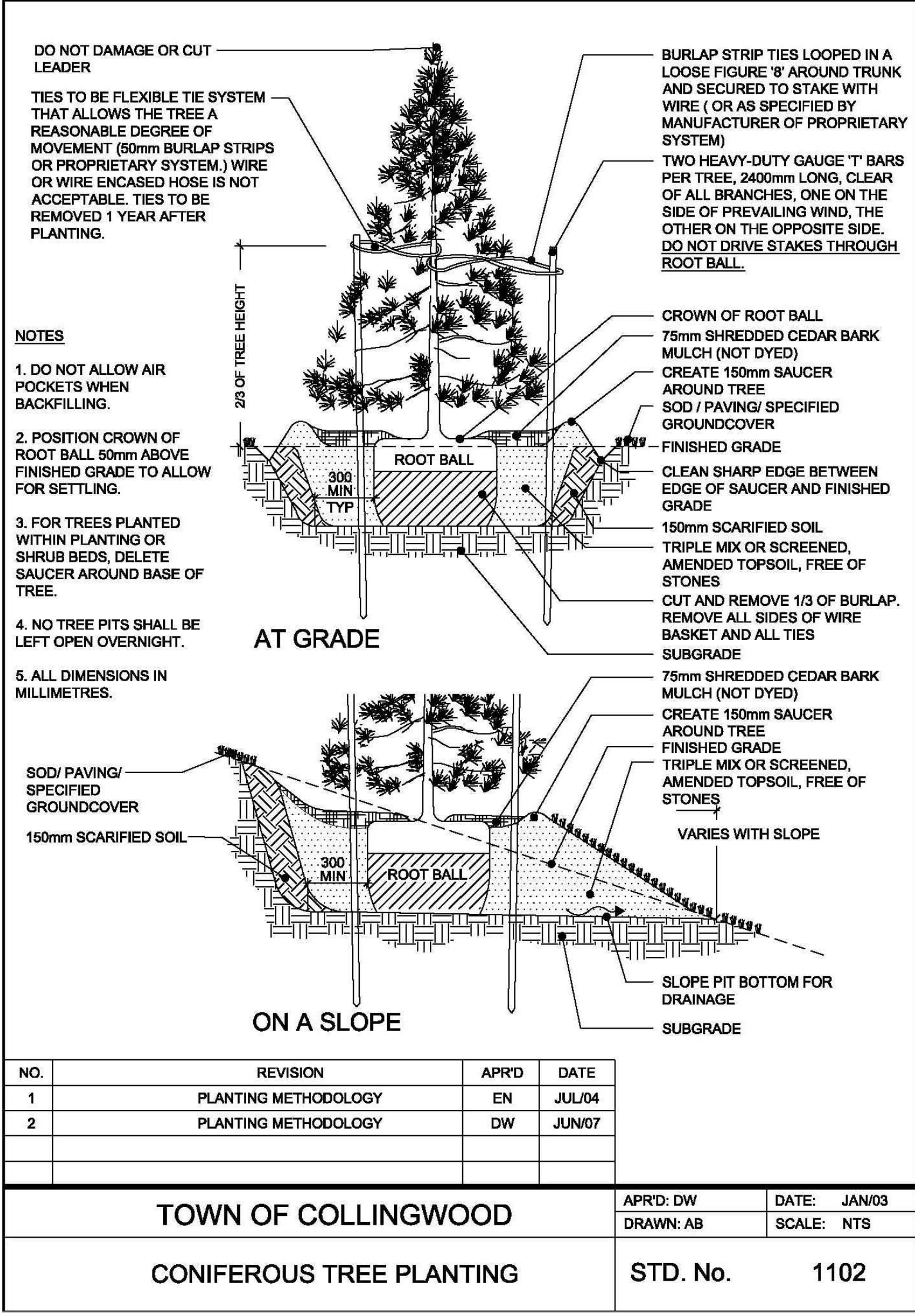
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TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: SIT	LP-2



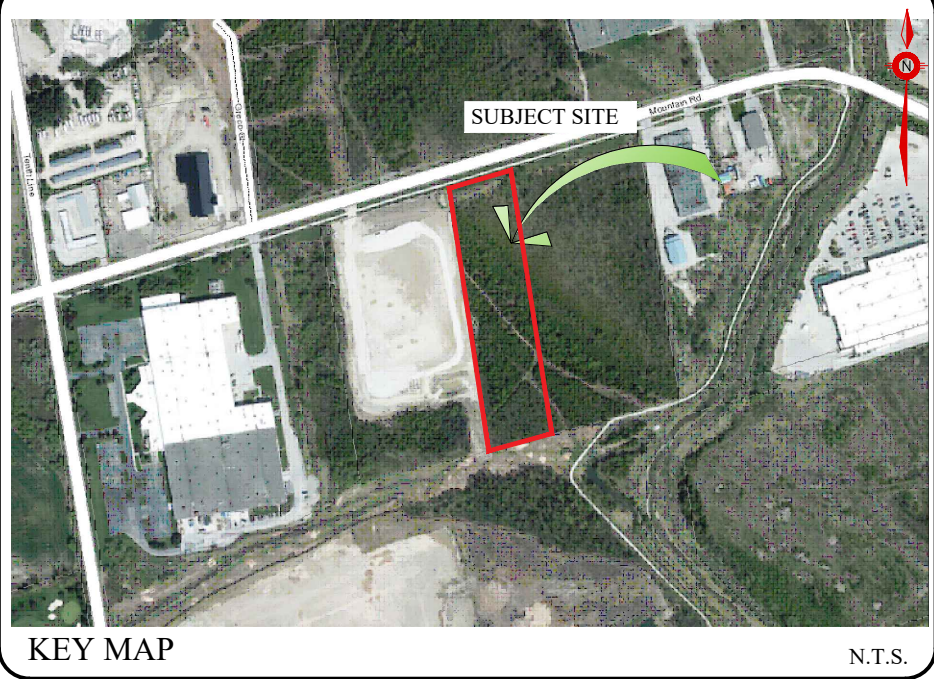
SHRUB PLANTING DETAIL (Typ.)



DECIDUOUS TREE PLANTING DETAIL (Typ.)



CONIFEROUS TREE PLANTING DETAIL (Typ.)



GENERAL NOTES

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

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

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

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

No.	REVISION	DATE	APRD.
1.	CLIENT REVIEW	November 25, 2020	ST
2.	SITE PLAN REVISIONS	August 09, 2023	ST
3.	REVISIONS AS PER TOWN COMMENTS	August 31, 2023	ST
4.	SITE PLAN REVISIONS	April 9, 2024	ST

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THIS DRAWING IS NOT TO BE SCALED.



Client info:



JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

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

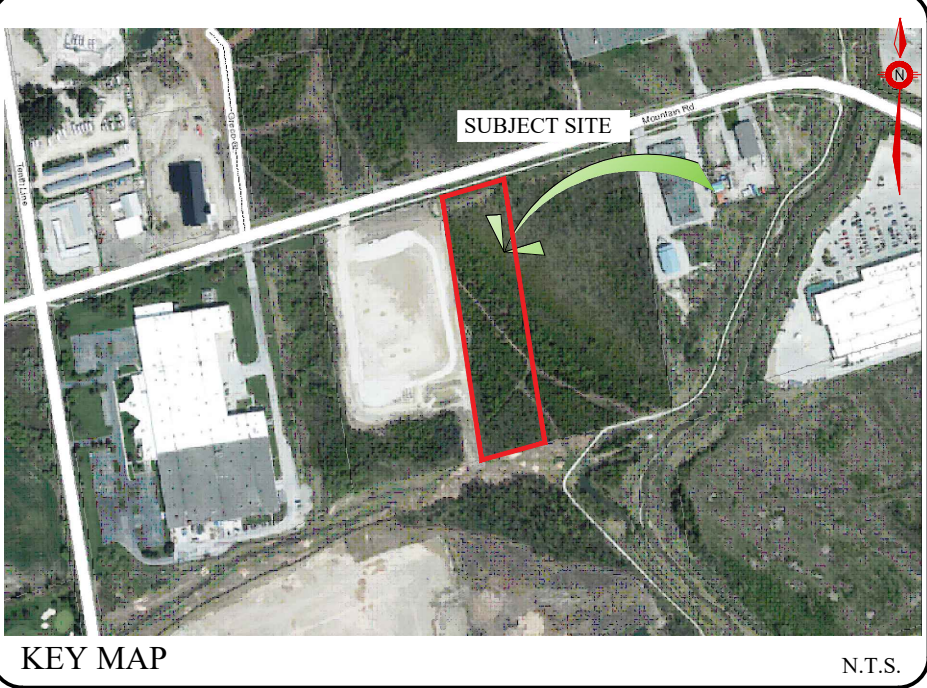
Fax: 705-722-5660
Tel: 705-722-6278

140 Mountain Rd.
Town of Collingwood

INDUSTRIAL BUILDING

PLANTING DETAILS

SCALE: 1/25	DATE:	DESIGNED BY: ST	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: ST	LP-3



GENERAL NOTES

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No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	November 25, 2020	ST
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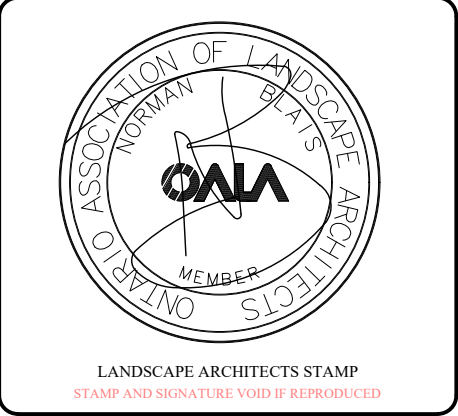
THIS DRAWING IS NOT TO BE SCALED.



BASE PLAN REVISED: JUNE 2022

Client info:

APPROVED



DATE

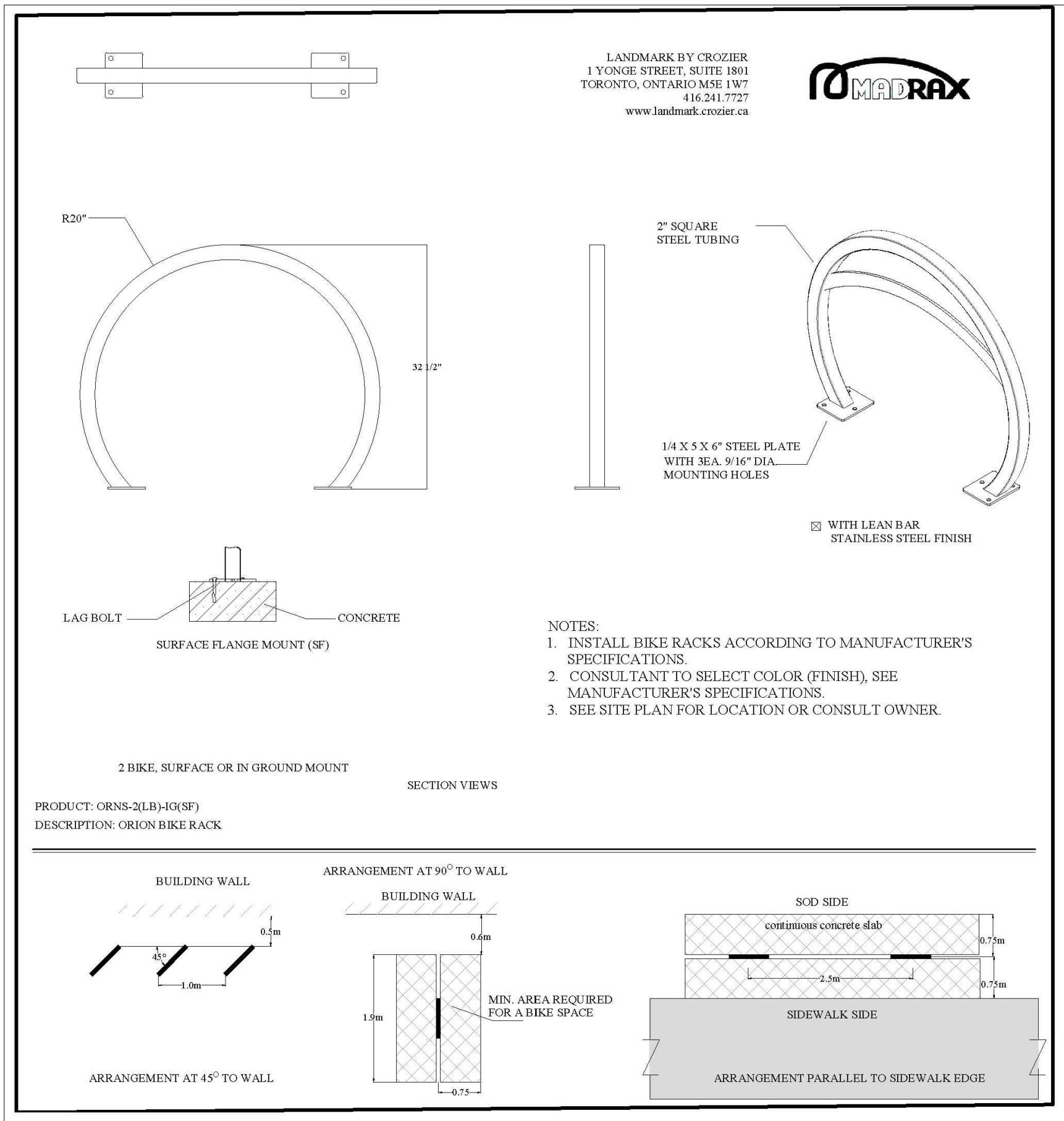
JDB ASSOCIATES LTD.
*Urban Designers
Landscape Architects
Arborists*
274 Burton Ave., Suite 1201
Barrie, Ontario
L4N 5W4

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

140 Mountain Rd.
Town of Collingwood
INDUSTRIAL BUILDING

SITE FURNITURE AND PAVING DETAILS

SCALE: N.T.S.	DATE:	DESIGNED BY: ST	REVIEWED BY: NB
TOWN FILE No. D00921	OUR FILE REF. # 1-22	DRAWN BY: ST	LP-4



BIKE RACK DETAIL (Typ.)



ACCESSIBLE PICNIC BENCH DETAIL (Typ.)

Courtyard Trash Can - 32 Gallon

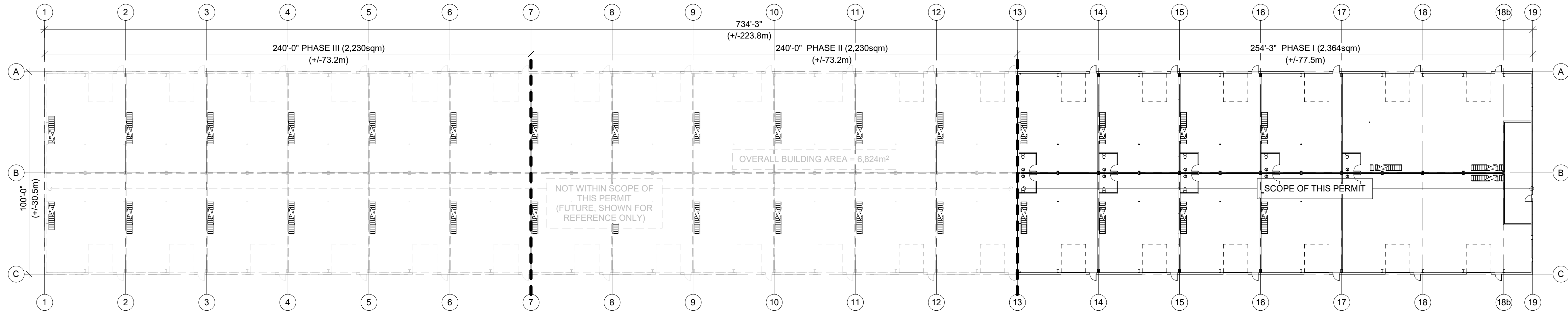


Elegant trash can for patios, gardens or walkways. Recommended for hotels and shopping centers.

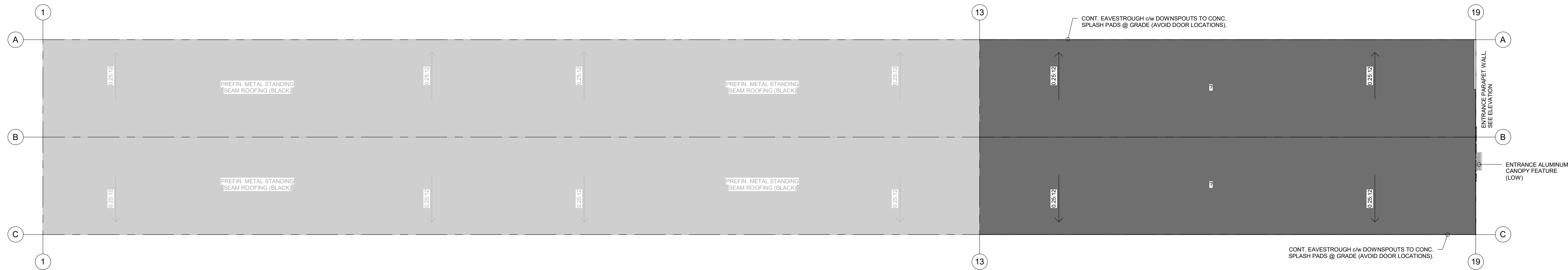
- Glossy, premium powder-coated finish is weather resistant and long lasting.
- Durable, heavy-duty steel bar construction.
- Reusable rigid plastic liner. Easy to empty and clean.
- Flat metal lid with 13" opening.
- Coordinating [Courtyard Furniture](#) available.
- Recommended trash liners: Use [S-5105](#) or [S-2053](#).

WASTE RECEPTACLE- ULINE.ca, MODEL H-3022

PROPOSED 36 UNIT INDUSTRIAL COMPLEX
140 MOUNTAIN ROAD
COLLINGWOOD, ON, L9Y3Z8



OVERALL GROUND FLOOR PLAN



OVERALL ROOF PLAN

ONTARIO BUILDING CODE DATA - PART 3			
ITEM	ONTARIO BUILDING CODE MATRIX		OBC REFERENCE
1	PROJECT DESCRIPTION: 36 UNIT COMMERCIAL / INDUSTRIAL COMPLEX		NEW ADDITION ALTERATION PART 3, DIV. 'B'
2	MAJOR OCCUPANCY(S): MULTIPLE MAJOR OCCUPANCY - 'D' / 'E' / 'F2' TENANT FIT-UP BY OTHERS		3.1.2.1.
3	BUILDING AREA: PHASE I (CURRENT SCOPE) 2,364m² PHASE II (FUTURE) 2,230m² PHASE III (FUTURE) 2,230m² TOTAL OVERALL 6,824m²		1.4.1.2.
4	GROSS AREA: GROUND FLOOR (OVERALL) 6,824m² FUTURE SECOND FLOOR (OVERALL) 4,824m² TOTAL 11,648m²		1.4.1.2. BUILDING DESIGNED ASSUMING POTENTIAL 2-STORY THROUGHOUT - TO BE CONFIRMED DURING TENANT FIT-UP (BY OTHERS).
5	NUMBER OF STOREYS: ABOVE GRADE = 2 BELOW GRADE = 0		3.2.1.1. & 1.1.3.2.
6	HEIGHT OF BUILDING: 48.7m TO EAVE		3.2.2.10. & 3.2.5.5.
7	NUMBER OF STREETS/ACCESS ROUTES: 3		3.2.2.54 / 3.2.2.57 / 3.2.2.69 B
8	BUILDING CLASSIFICATION: 'D' / 'E' / 'F2'		3.2.2.54 / 3.2.2.57 / 3.2.2.69 B
9	SPRINKLER SYSTEM PROPOSED: ☒ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED		3.2.2.54 / 3.2.2.57 / 3.2.2.69 B
10	STAND PIPE REQUIRED: ☐ YES ☒ NO		3.2.9.1.
11	FIRE ALARM SYSTEM: ☒ YES ☐ NO		3.2.4.
12	WATER SERVICE/SUPPLY ADEQUATE: ☒ YES ☐ NO		BY OTHERS - SEE CIVIL
13	HIGH BUILDING: ☐ YES ☒ NO		3.2.6.
14	TYPE OF CONSTRUCTION: COMBUSTIBLE ☒ NON-COMB ☒		3.2.2.54 / 3.2.2.57 / 3.2.2.69 B
15	MEZZANINE(S) AREA (TENANT FIT-UP BY OTHERS): MEZZANINE 10% OR LESS ENCLOSED AREA 180m² (UNIT AREA) x 0.10 (10%) = 18m² (MAX) MEZZANINE 40% OR LESS UNENCLOSED AREA PER UNIT 180m² (UNIT AREA) x 0.40 (40%) = 72m² (MAX)		3.2.8.
16	OCCUPANT LOAD (TENANT FIT-UP BY OTHERS): DESIGN LIMITED BY NO FIRE ALARM - SEE BELOW ASSUMED (MAX): - MAXIMUM 150 TOTAL OCCUPANT LOAD ON SECOND FLOOR (ASSUMING ONLY GROUP 'D' & GROUP 'E' ON SECOND LEVEL) - MAXIMUM 300 TOTAL OCCUPANT LOAD IN ENTIRE BUILDING 8 PERSONS PER UNIT = 288 PERSONS TOTAL (BASED ON DESIGN OF BLDG)		3.1.1.7. A PERMANENT SIGN INDICATING THE OCCUPANT LOAD SHALL BE POSTED AS PER OBC 3.1.1.7.1.2) TBC DURING TENANT FIT-UP PERMIT PROCESS
17	WASHROOMS-NUMBER OF FIXTURES (TENANT FIT-UP BY OTHERS): MEN: 0 WOMEN: 0 UNIVERSAL: 1		3.7. 3.7.4.7.2) - 1 UNIVERSAL WASHROOM PER UNIT
18	BARRIER FREE DESIGN: SPACE FOR ADULT CHANGE TABLE REQD: ☒ YES ☐ NO (EXPLAIN) CONCEALED SPACE (FLOOR/CEILING) USED AS A PLENUM: ☐ YES ☒ NO		3.8. 3.8.3.12.(6)
19	HAZARDOUS SUBSTANCES: REQUIRED: ☐ YES ☒ NO		3.3.1.2.(1) & 3.3.1.19.(1)
20	FIRE RESISTANCE RATING: REQUIRED: ☐ YES ☒ NO F.R.R. (HOURS) 2 HR. N/A - FUTURE ROOF: NOT REQD. N/A MEZZANINE: 1 HR. N/A - FUTURE F.R.R. OF SUPPORTING MEMBERS: LISTED DESIGN No. or DESCRIPTION (SB-2) FLOORS: 2 HR. N/A - FUTURE ROOF: N/A N/A MEZZANINE: 1 HR. N/A - FUTURE		3.2.2.54 / 3.2.2.57 / 3.2.2.69 B
21	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS (13.2.3.1.E): WALL EBF AREA (m²) LIMITING DIST. (m) L/H or H/L PERMITTED MAX. % of OPENINGS PROPOSED % of OPENINGS F.R.R. (HOURS) LISTED DESIGN or DESC. N.C. CLAD? N.C. CONST?		
22	NORTH EAST SOUTH WEST		
23	EGRESS AND EXIT REQUIREMENTS: 45M TRAVEL DISTANCE MAX - SEE PLANS (3.4.2.5.(1)) OCCUPANT LOAD LESS THAN 60 PERSONS, PANIC HARDWARE NOT REQD		

NORTH:

STAMP:

PROJECT:

PROPOSED MULTI-UNIT BUILDING COMPLEX

140 MOUNTAIN RD.
COLLINGWOOD, ON
L9Y3Z8

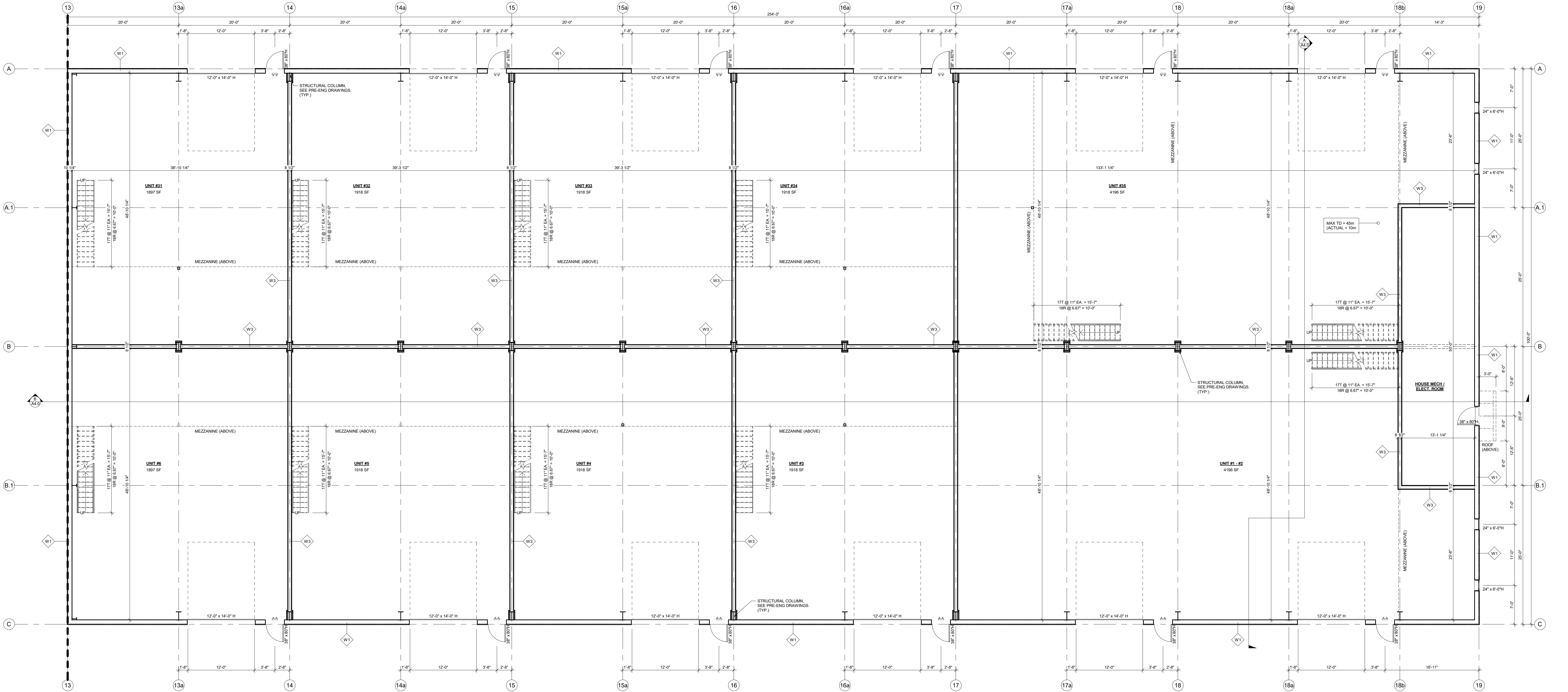
WADDELL ENGINEERING LTD.
119 PINEBURGH RD. UNIT C
CAMBRIDGE, ON
N1R 7J8
www.waddelleng.com
Phone: 519-267-6769
Fax: 1-866-388-9659
info@waddelleng.com

REV	BY	DATE	DESCRIPTION
3	AG	2024-05-03	ISSUED FOR SPA SUBMISSION #3
2	AG	2023-08-10	ISSUED FOR SPA SUBMISSION #2
1	AG	2022-12-19	ISSUED FOR SPA SUBMISSION #1

NOTES & ISOMETRICS

DRAWN BY: AG DATE: JULY 2022
DESIGN BY: SHEET NO:
SCALE: AS NOTED
21-11-113

A1.0



PARTIAL GROUND FLOOR PLAN (PHASE I)

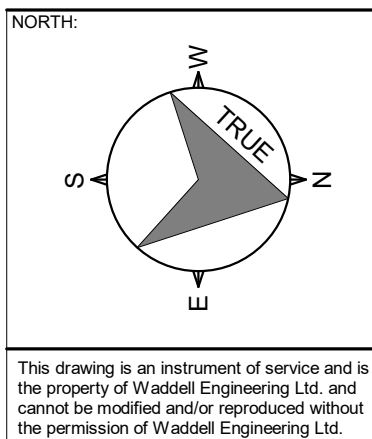
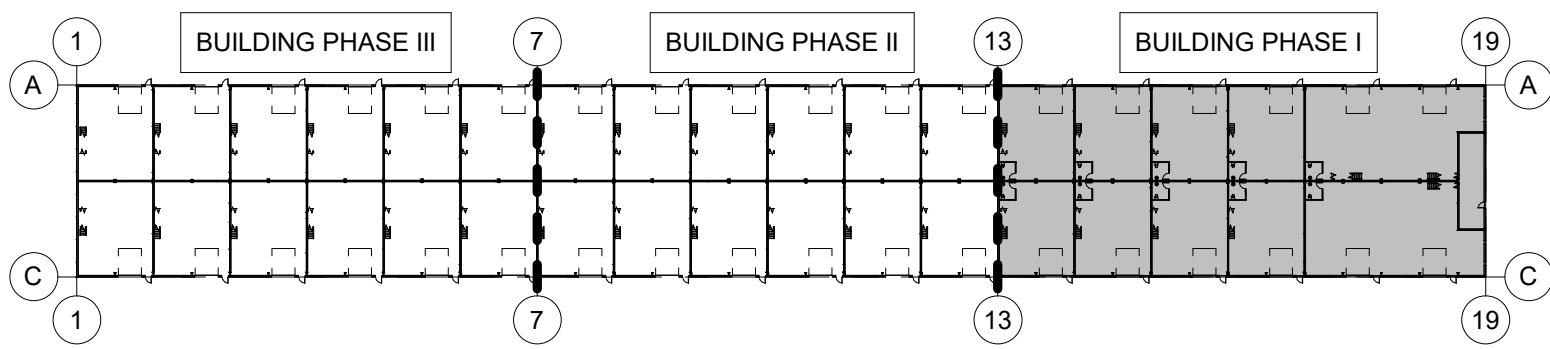
1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FINISHED WALL SYSTEM.
- EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION / INSIDE FACE OF EXTR CLADDING (U.N.O.)
- GO DOWN TO REVIEW AND APPROVE WINDOW AND DOOR SIZES. FRAMER TO COORDINATE R/O w/ MANUFACTURER.
- BARRIER FREE PATH OF TRAVEL IS TO BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED WIDTH OF AT LEAST 1100mm (43.3")
- ALL INTERIOR DOORS THROUGH A REQUIRED BARRIER-FREE PATH OF TRAVEL MUST BE 950x2150 (3'-2 1/4" x 7'-0") AND PROVIDE A CLEAR WIDTH OF 800mm (34") WHEN THE DOOR IS IN THE OPEN POSITION.
- ALL MAIN DOORS TO BE FITTED WITH BARRIER FREE TYPE LEVER HANDLES.
- PROVIDE MINIMUM 1800mm x 1800mm LEVEL AREA, FLUSH w/ FLOOR AT MAIN DOOR IN ACCORDANCE w/ OBC 3.8.1.3 (4)
- EMERGENCY LIGHTING AND EXIT SIGNS AS REQUIRED BY OBC AND NFPA.

ASSEMBLY SCHEDULE

- R1 TYPICAL ROOF CONSTRUCTION:**
- PRE-FIN METAL STANDING SEAM ROOF ON 6" HIGH CLIPS
 - 5" BATT INSULATION OVER PURLINS (R16.5) ON THERMAL BLOCKS (R5)
 - 12" BATT INSULATION (R38) WITHIN PURLIN SPACE
 - PRE-ENG. BUILDING FRAME (BY OTHERS)
 - PRE-FINISHED METAL LINER PANEL UNDERSIDE OF PURLINS.
- F1 TYPICAL SLAB ON GRADE CONSTRUCTION:**
- FLOOR FINISH (PER OWNER)
 - 6" CONCRETE FLOOR SLAB
 - 6" COMPACTED GRANULAR 'A' FILL
- W1 EXTERIOR WALL CONSTRUCTION:**
- TYP. U.N.O.:
- CONTRACTOR SHALL SUBMIT PRICING OPTIONS TO MEET MINIMUM OBC STANDARDS (R13 + R19a)
- W2 SUITE SEPARATION WALL (2-HOUR F.R.R., ILC 14111):**
- 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED
 - 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED
 - 6" STEEL STUD FRAMING (SUBMIT P.ENG. STAMPED STUD SHOP DRAWINGS)
 - 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED
 - 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED



STAMP:

PROJECT: PROPOSED MULTI-UNIT BUILDING COMPLEX

140 MOUNTAIN RD. L3V3Z2 COLLINGWOOD, ON

DRAWING TITLE: PARTIAL GROUND FLOOR PLAN (PHASE I)

3 AG 2024-05-03 ISSUED FOR SPA SUBMISSION #3

2 AG 2023-08-10 ISSUED FOR SPA SUBMISSION #2

1 AG 2022-12-19 ISSUED FOR SPA SUBMISSION #1

REV BY DATE DESCRIPTION

WADDELL ENGINEERING LTD.
119 PINEBURGH RD. UNIT C CAMBRIDGE, ON
N1R 1J8
Phone: 519-267-6769 Fax: 519-358-9659
www.waddelleng.com info@waddelleng.com

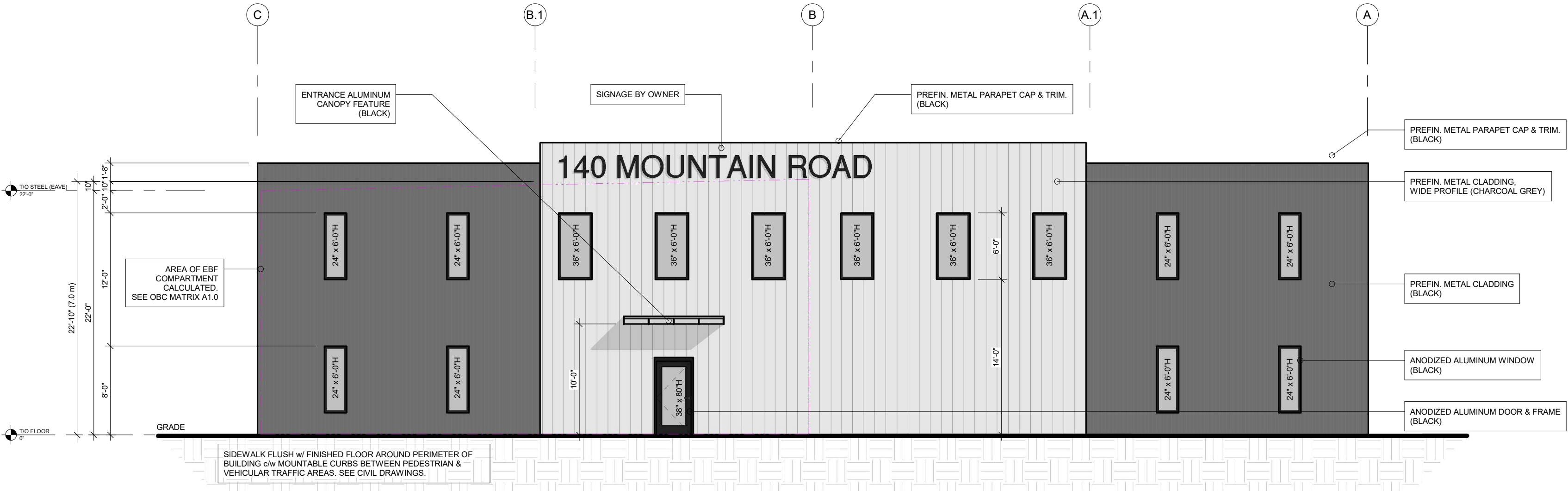
PROJECT NO. 21-11-113

DRAWN BY: AS DATE: JULY 2022

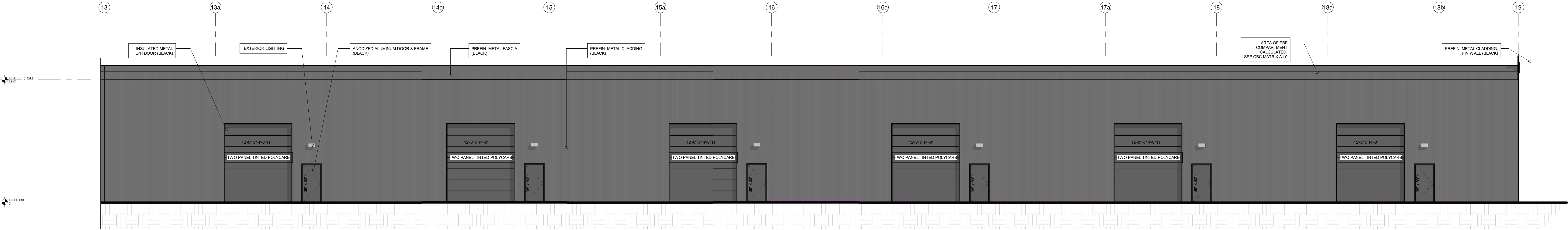
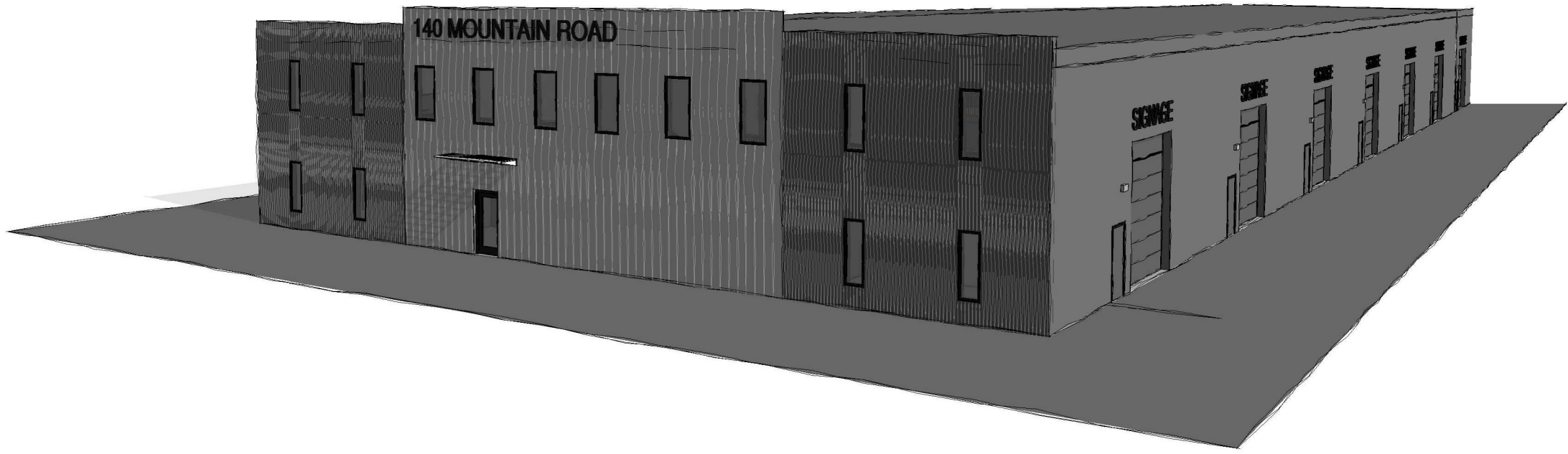
DESIGN BY: AS

SCALE: AS NOTED

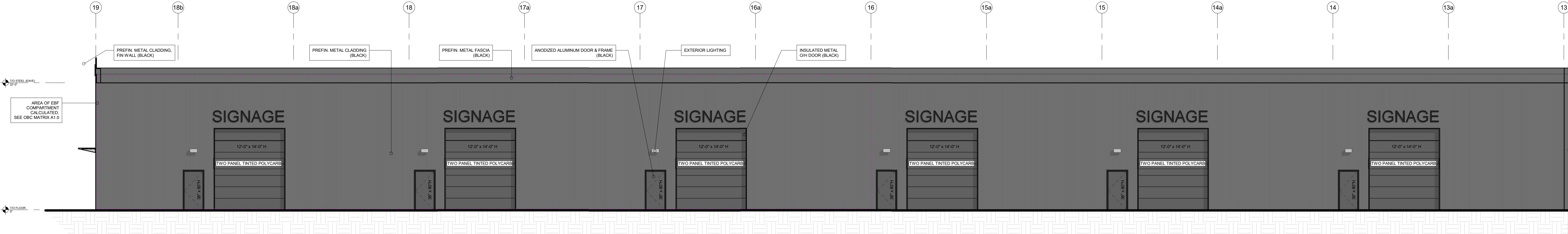
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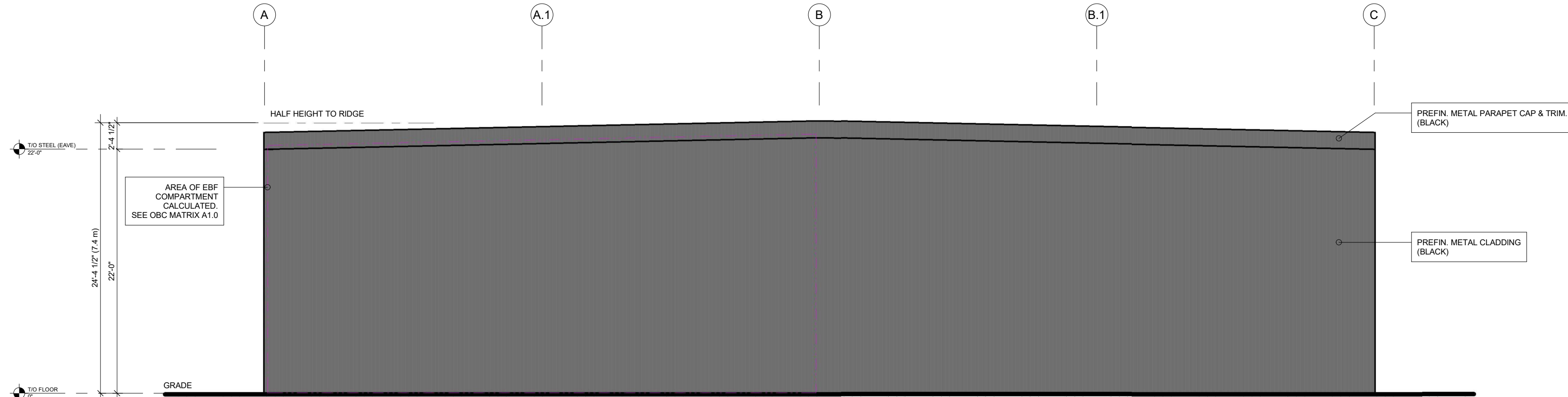
NORTH ELEVATION



PARTIAL EAST ELEVATION (PHASE I)

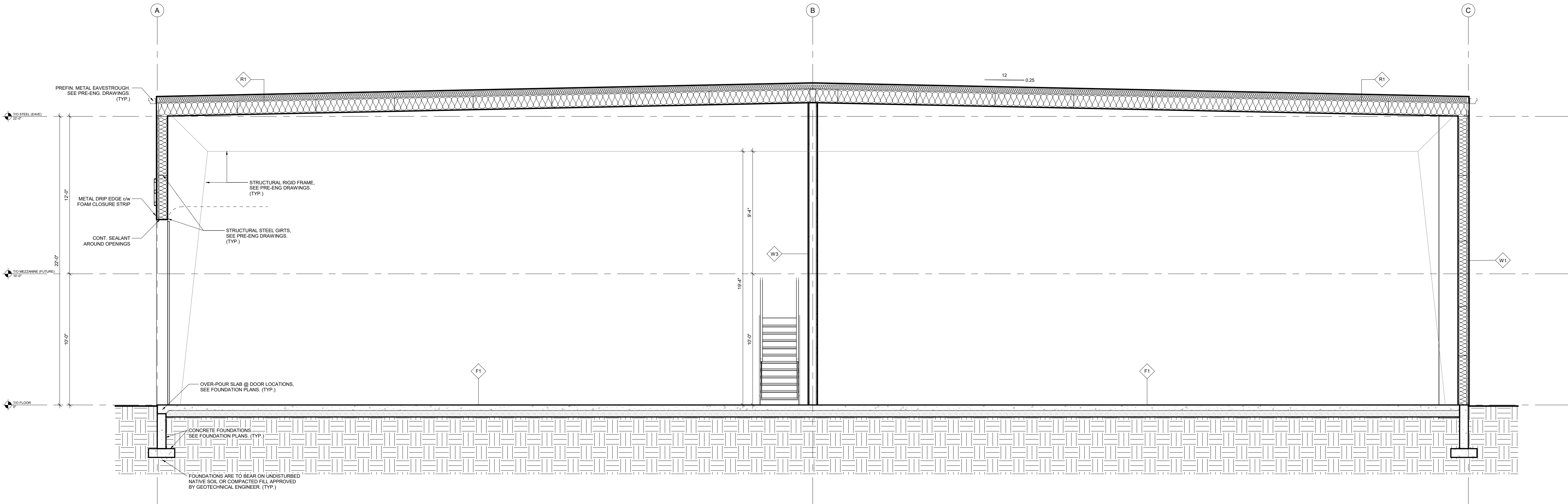


PARTIAL WEST ELEVATION (PHASE I)

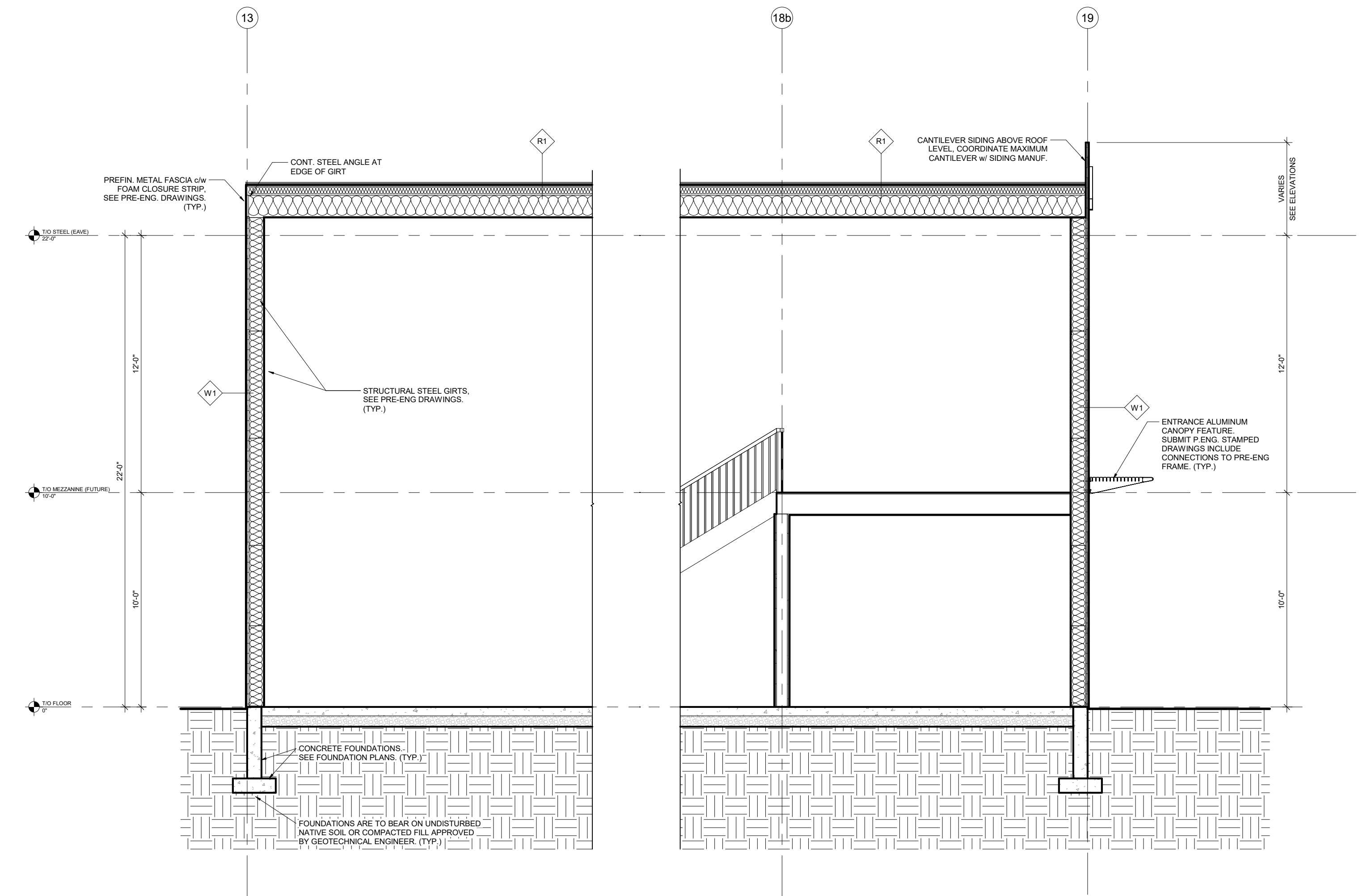


SOUTH ELEVATION

NORTH:		STAMP:		PROJECT:		DRAWING TITLE:	
				PROPOSED MULTI-UNIT BUILDING COMPLEX		WADDELL ENGINEERING LTD.	
				140 MOUNTAIN RD.		193 PINEBLUSH RD. UNIT C CAMBRIDGE, ON M1R 1J6 www.waddelleng.com	
				LBY32H COLLINGWOOD, ON		Phone: 519-267-6769 Fax: 1-800-308-9659 info@waddelleng.com	
				3 AG 2024-05-03		ISSUED FOR SPA SUBMISSION #3	
				2 AG 2023-08-10		ISSUED FOR SPA SUBMISSION #2	
				1 AG 2022-12-19		ISSUED FOR SPA SUBMISSION #1	
				REV BY DATE		DESCRIPTION	
						21-11-113	
						BUILDING ELEVATIONS	
						DRAWN BY: AG DATE: JULY 2022	
						DESIGN BY: SCALE: AS NOTED SHEET NO:	
						A3.0	



SECTION
A-A.0 BUILDING SECTION 'A'
1/4" = 1'-0"



SECTION
B-A.0 BUILDING SECTION 'B'
1/4" = 1'-0"

ASSEMBLY SCHEDULE			
R1	TYPICAL ROOF CONSTRUCTION: • PREFIN. METAL STANDING SEAM ROOF ON 6" HIGH CLIPS • 6" BATT INSULATION OVER PURLINS (R16.5) • 12" BATT INSULATION (R48) WITHIN PURLIN SPACE • PRE-ENG. BUILDING FRAME (BY OTHERS) • PREFINISHED METAL LINER PANEL UNDERSIDE OF PURLINS	F1	TYPICAL SLAB ON GRADE CONSTRUCTION: • FLOOR FINISH (PER OWNER) • 6" CONCRETE FLOOR SLAB • 6" COMPACTED GRANULAR 'A' FILL
W1	EXTERIOR WALL CONSTRUCTION (TYP. U.N.O.): • CONTRACTOR SHALL SUBMIT PRICING OPTIONS TO MEET MINIMUM OBC STANDARDS (R13 + R18s)	W3	SUITE SEPARATION WALL (2-HOUR F.R. U.L.C. U1411): • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED • 6" STEEL STUD FRAMING (SUBMIT P. ENG. STAMPED STUD SHOP DRAWINGS) • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED • 5/8" TYPE 'X' GYPSUM BOARD, JOINTS TAPED

NORTH

STAMP

PROJECT:
PROPOSED MULTI-UNIT BUILDING COMPLEX
140 MOUNTAIN RD.
COLLINGWOOD, ON

1513221

1913 PINEBURGH RD. UNIT C
CAMBRIDGE, ON
M1R 7J6
www.waddelleng.com

Phone: 519-267-6769
Fax: 1-866-308-9659
info@waddelleng.com

DRAWING TITLE
BUILDING SECTIONS & DETAILS

3	AG	2024-05-03	ISSUED FOR SPA SUBMISSION #3
2	AG	2023-08-10	ISSUED FOR SPA SUBMISSION #2
1	AG	2022-12-19	ISSUED FOR SPA SUBMISSION #1
REV	BY	DATE	DESCRIPTION

SCALE: AS NOTED

PROJECT NO: 21-11-113

WADDELL
ENGINEERING LTD.

1913 PINEBURGH RD. UNIT C
CAMBRIDGE, ON
M1R 7J6
www.waddelleng.com

Phone: 519-267-6769
Fax: 1-866-308-9659
info@waddelleng.com

DRAWN BY: AG

DESIGN BY:

DATE: JULY 2022

SHEET NO:

A4.0

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