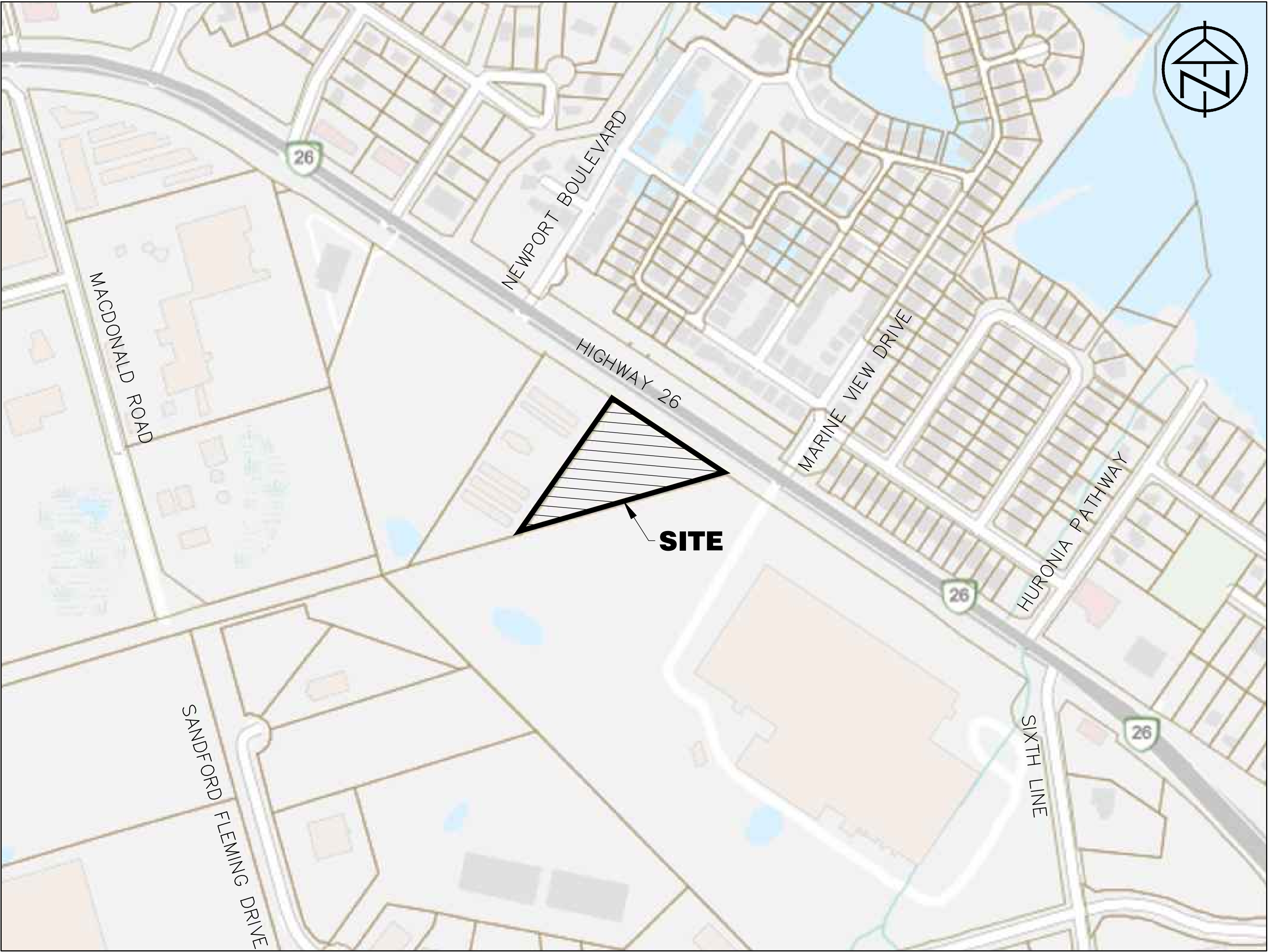


10045 HIGHWAY 26

COMMERCIAL DEVELOPMENT

TOWN OF COLLINGWOOD



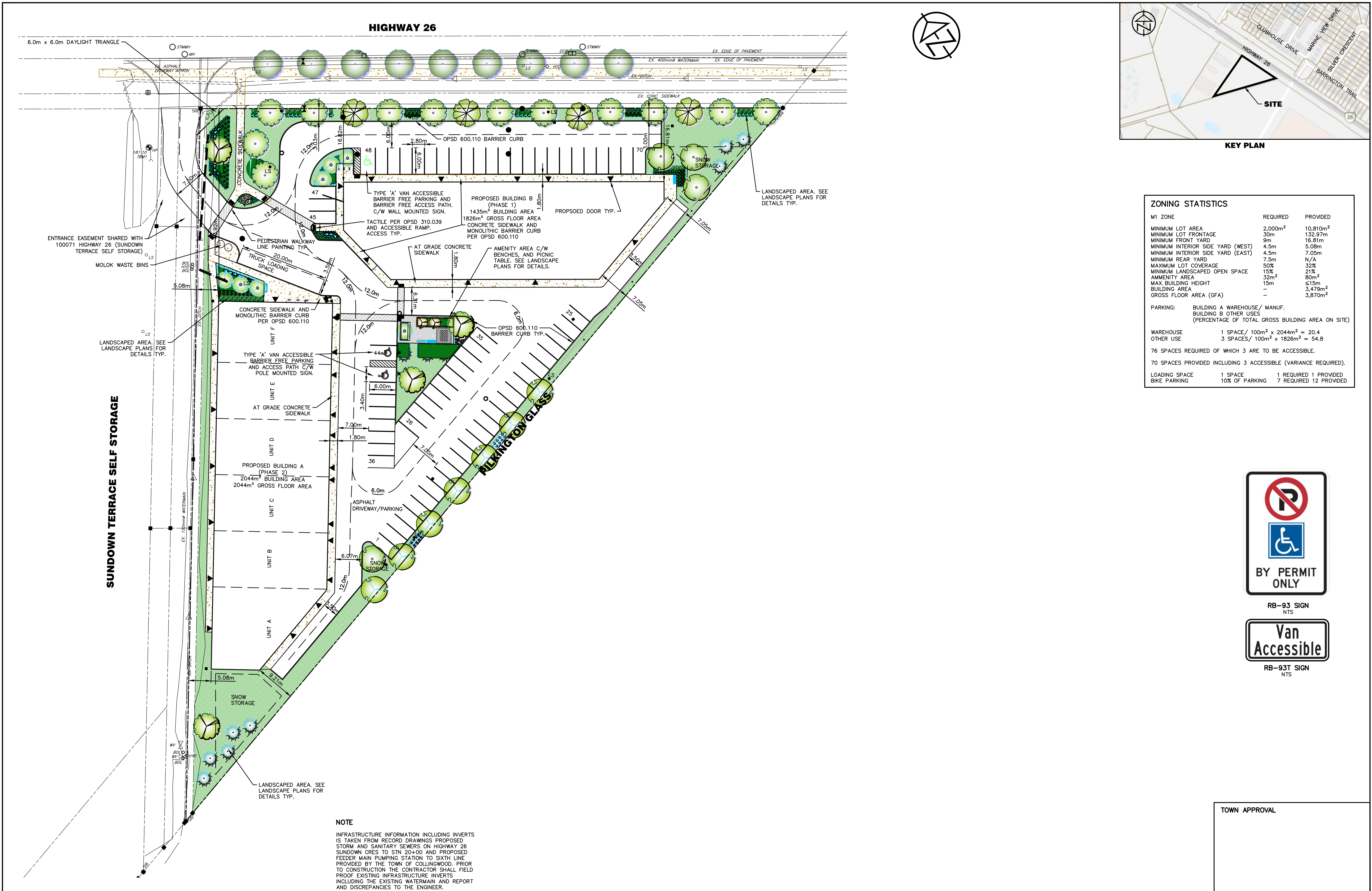
INDEX

DRAWING	DESCRIPTION
TP1	TITLE PAGE
IN1	INDEX SHEET
SP1	SITE PLAN
TRK1	TRUCK TURNING TEMPLATE
ESC1	EROSION AND SEDIMENT CONTROL PLAN
SS1	SITE SERVICING PLAN
SG1	SITE GRADING PLAN
EP-1	ELECTRICAL ILLUMINATION PHOTOMETRIC STUDY
EP-2	LUMINAIRE AND POLE SPECIFICATIONS
DE1	DETAILS AND NOTES

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	----	----
LOT LINE	----	----
CENTERLINE	----	----
EDGE OF ASPHALT	----	----
CONCRETE CURB	----	----
EDGE OF GRAVEL SHOULDER	----	----
DITCH/DIRECTION OF FLOW	----->	----->
DRAINAGE SWALE/DIRECTION OF FLOW	----->	----->
WATERMAIN/SIZE	-----150# W/M-----	-----150# W/M-----
WATER SERVICE	----	----
FIRE HYDRANT	◇ HYD	◆ HYD
EXISTING WATER VALVE	⋈ WV	⋈ WV
CURB STOP VALVE	⋈ CSV	⋈ CSV
WATERMAIN PLUG AND THRUST BLOCK	□	□
WATERMAIN BLOWOFF	○ BLOWOFF	○ BLOWOFF
WATERMAIN REDUCER	▷	▷
SANITARY SEWER/SIZE/DIRECTION OF FLOW	-----200# SAN----->	-----200# SAN----->
SANITARY MAINTENANCE HOLE	○ SAN MH	● SAN MH4
SANITARY SERVICE	----->	----->
SANITARY FORCEMAIN	----->	----->
STORM SEWER/SIZE/DIRECTION OF FLOW	-----375# STM----->	-----375# STM----->
STORM MAINTENANCE HOLE	○ STM MH	● STM MH4
CATCH BASIN	□ CB	■ CB4
DOUBLE CATCH BASIN	□ DCB	■ DCB4
CATCH BASIN MAINTENANCE HOLE	○ CBMH	● CBMH4
DOUBLE CATCH BASIN MAINTENANCE HOLE	⊕ DCBMH	⊕ DCBMH4
DITCH INLET CATCH BASIN	□ DCIB	■ DCIB4
CULVERT	=====	=====
BELL UNDERGROUND	-----BU-----	-----BU-----
BELL AERIAL	-----BA-----	-----BA-----
CABLE UNDERGROUND	-----CU-----	-----CU-----
CABLE AERIAL	-----CA-----	-----CA-----
HYDRO UNDERGROUND	-----HU-----	-----HU-----
HYDRO AERIAL	-----HA-----	-----HA-----
GAS MAIN/SERVICE	-----GAS-----	-----GAS-----
FENCE	---X---X---	---X---X---
GUIDERAIL	+++++	+++++
BUSHLINE/TREELINE	~~~~~	~~~~~
CONTOUR	-----179.00-----	-----179.00-----
SPOT ELEVATION	x 179.00	x 179.00
GRADING DIRECTION/GRADE PERCENTAGE	-----1.9%----->	-----1.9%----->
DRAINAGE FLOW	----->	----->
TRAFFIC SIGN	⊐ SIGN	⊐ SIGN
TRAFFIC POLE/TRAFFIC SIGNAL	○ T/S	● P1
LIGHT STANDARD	○ L/S	● L/S
HYDRO POLE	○ HP	● HP
GUY WIRE	---	---
BELL POLE	○ BP	
BELL MAINTENANCE HOLE	○ BELL MH	
BELL PEDESTAL/VAULT	⊞	
CABLE PEDESTAL/VAULT	⊞	
HYDRO TRANSFORMER/VAULT	⊞	
GAS VALVE	⋈ GAS VALVE	
GAS MARKER	⊕ GAS	
MAILBOX	⊞	
STANDARD IRON BAR	◆ GB	
IRON BAR	■ IB	
TEMPORARY BENCHMARK	⊙ TEMP#1	
BOREHOLE/TEST HOLE	⊕ BH19	
DECIDUOUS/CONIFEROUS TREE, SHRUB/BUSH	☼	☼

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			1.	FIRST ENGINEERING SUBMISSION	APR 2024								INDEX PLAN		
			2.	SECOND ENGINEERING SUBMISSION	SEP 2024										
										DESIGN: AO/KRL	FILE: 122093	DWG: IN-1			
										DRAWN: KRL	DATE: MAR 2024				
										CHECK: AO	SCALE: NTS				

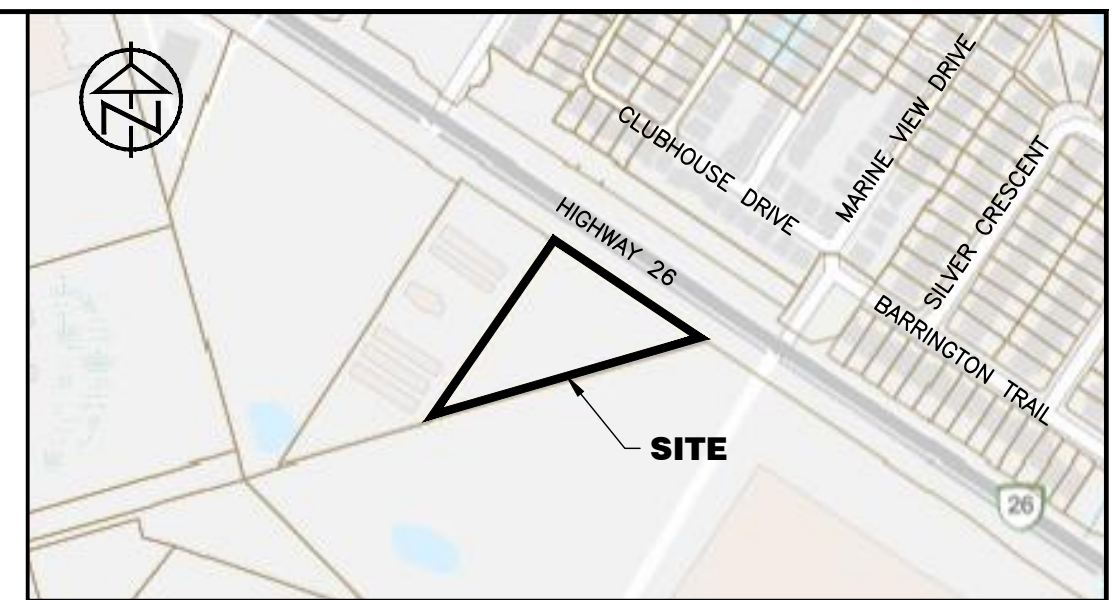
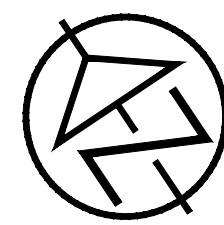


ZONING STATISTICS		
M1 ZONE	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,000m ²	10,810m ²
MINIMUM LOT FRONTAGE	30m	132.97m
MINIMUM FRONT YARD	9m	16.81m
MINIMUM INTERIOR SIDE YARD (WEST)	4.5m	5.08m
MINIMUM INTERIOR SIDE YARD (EAST)	4.5m	7.05m
MINIMUM REAR YARD	7.5m	N/A
MAXIMUM LOT COVERAGE	50%	32%
MINIMUM LANDSCAPED OPEN SPACE	15%	21%
AMENITY AREA	32m ²	80m ²
MAX. BUILDING HEIGHT	15m	≤15m
BUILDING AREA	—	3,479m ²
GROSS FLOOR AREA (GFA)	—	3,870m ²
PARKING: BUILDING A WAREHOUSE/ MANUF. BUILDING B OTHER USES (PERCENTAGE OF TOTAL GROSS BUILDING AREA ON SITE)		
WAREHOUSE	1 SPACE/ 100m ² x 2044m ² = 20.4	
OTHER USE	3 SPACES/ 100m ² x 1826m ² = 54.8	
76 SPACES REQUIRED OF WHICH 3 ARE TO BE ACCESSIBLE.		
70 SPACES PROVIDED INCLUDING 3 ACCESSIBLE (VARIANCE REQUIRED).		
LOADING SPACE	1 SPACE	1 REQUIRED 1 PROVIDED
BIKE PARKING	10% OF PARKING	7 REQUIRED 12 PROVIDED



NOTE
INFRASTRUCTURE INFORMATION INCLUDING INVERTS IS TAKEN FROM RECORD DRAWINGS PROPOSED STORM AND SANITARY SEWERS ON HIGHWAY 26 SUNDOWN CRES TO STN 20+00 AND PROPOSED FEEDER MAIN PUMPING STATION TO SIXTH LINE PROVIDED BY THE TOWN OF COLLINGWOOD. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD PROOF EXISTING INFRASTRUCTURE INVERTS INCLUDING THE EXISTING WATERMAIN AND REPORT AND DISCREPANCIES TO THE ENGINEER.

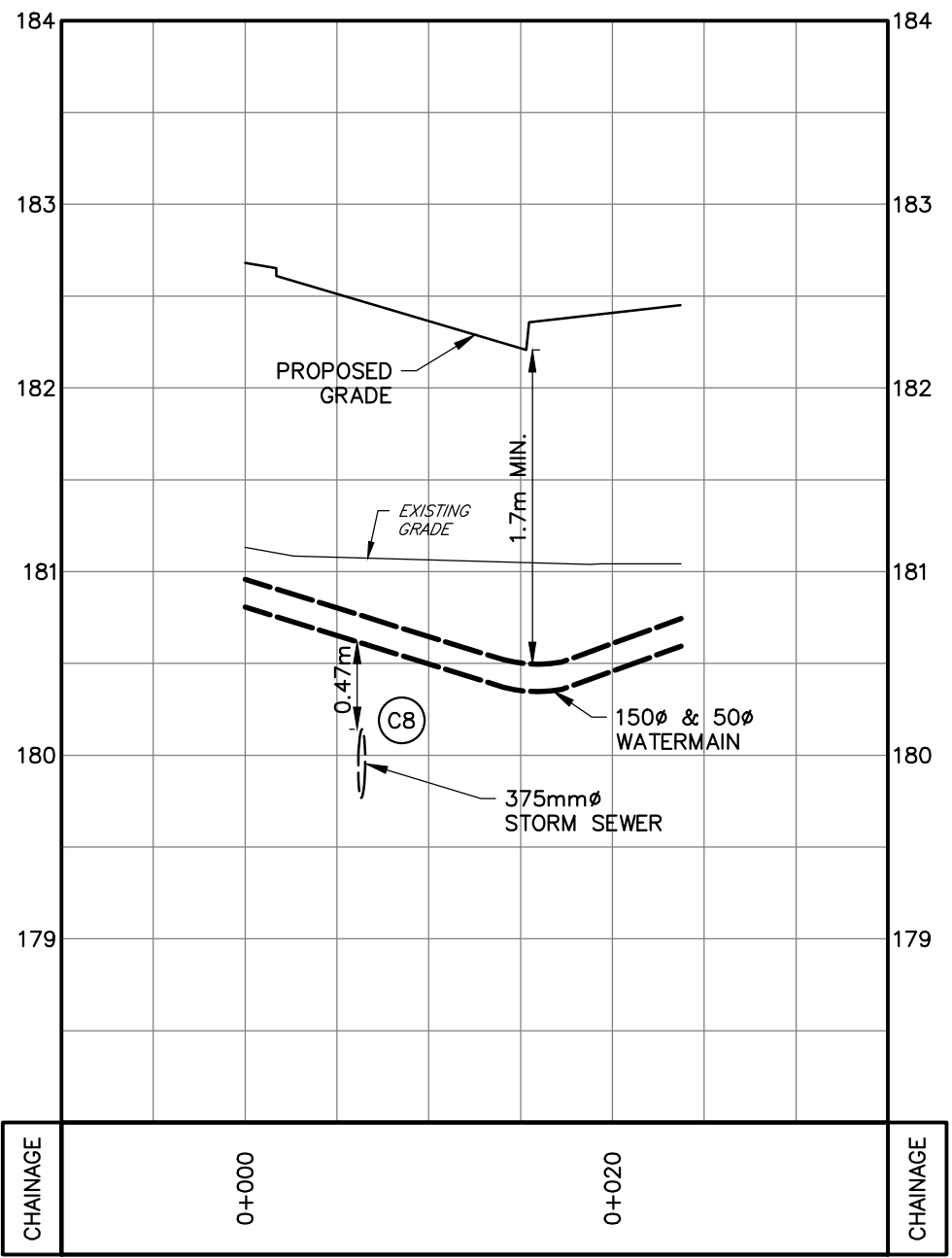
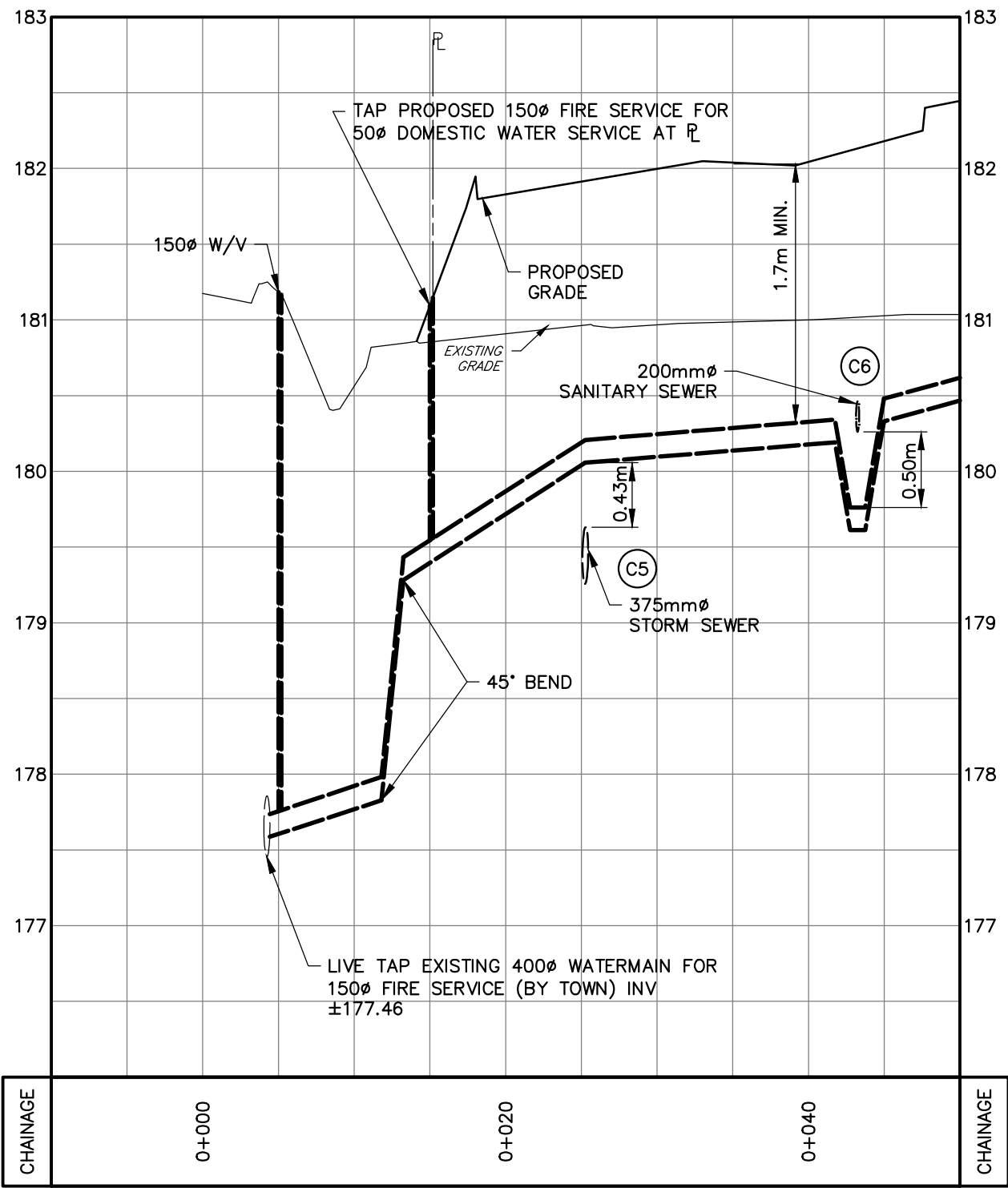
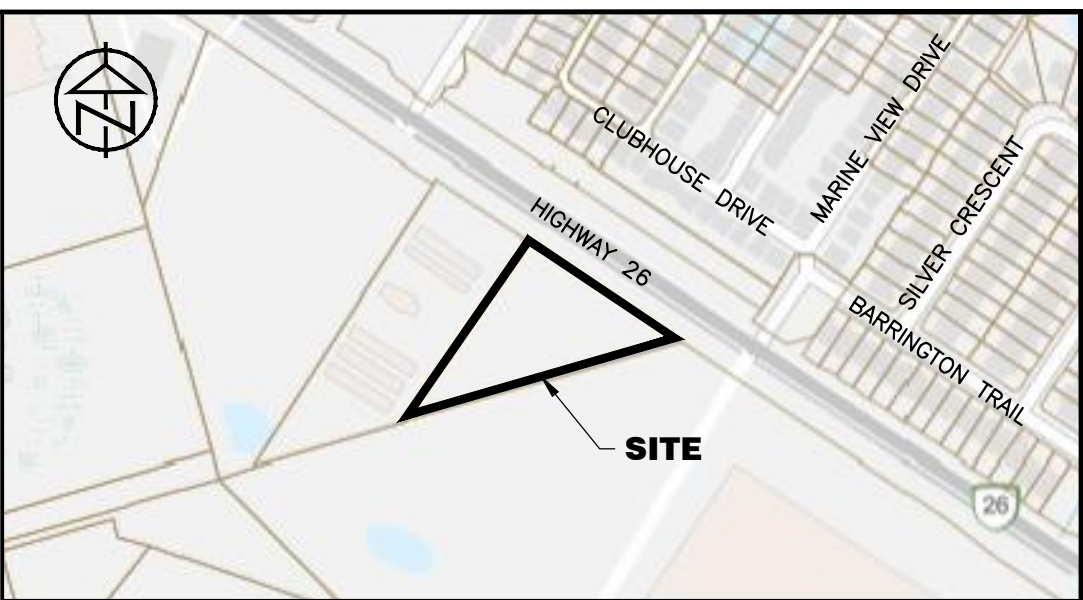
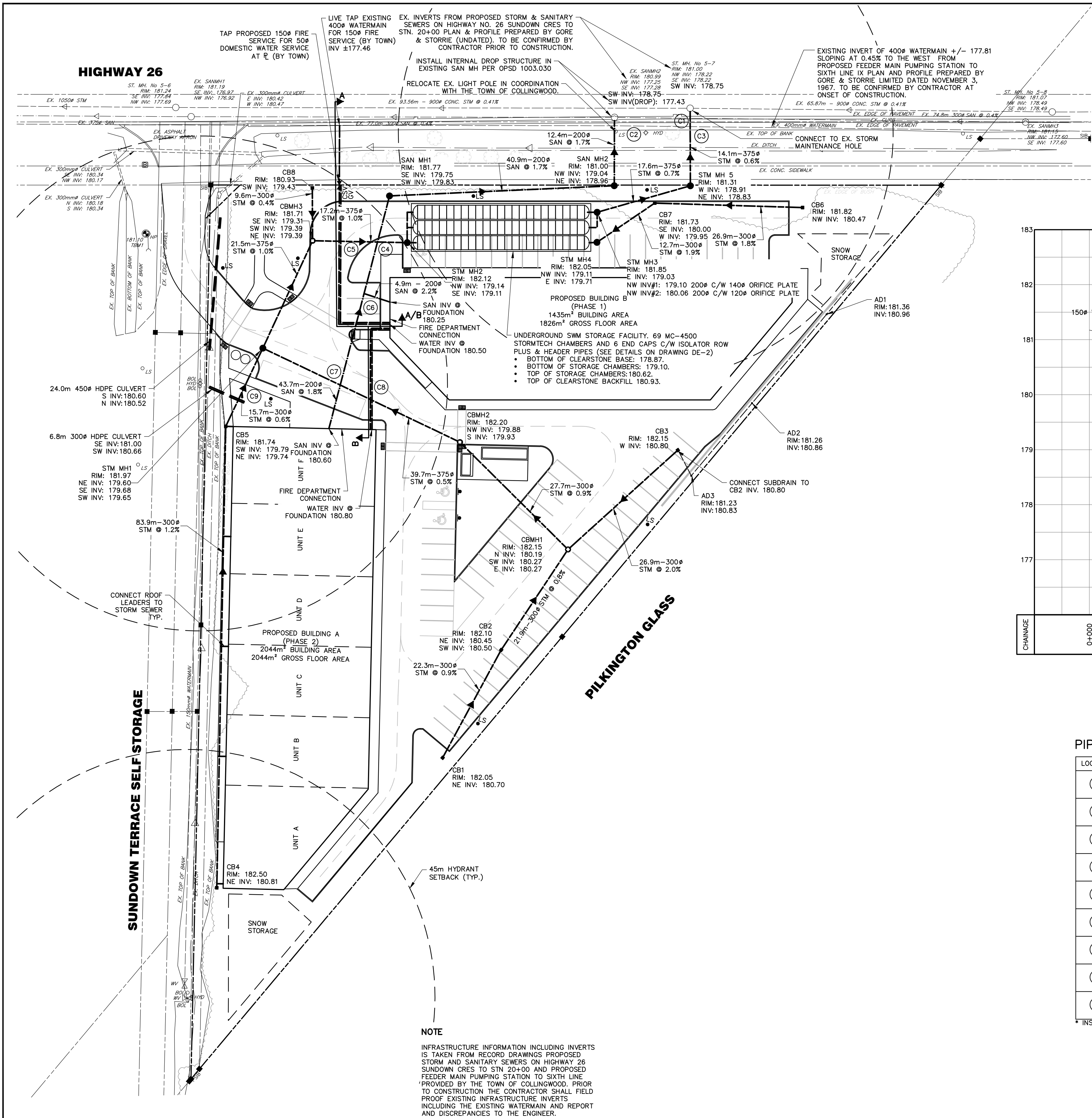
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			1.	FIRST ENGINEERING SUBMISSION	APR 2024										
			2.	SECOND ENGINEERING SUBMISSION	SEP 2024										
SITE PLAN								<table><tr><td>DESIGN: AO/KRL</td><td>FILE: 122093</td><td rowspan="3">DWG:</td></tr><tr><td>DRAWN: KRL</td><td>DATE: MAR 2024</td></tr><tr><td>CHECK: AO</td><td>SCALE: 1:400</td></tr></table>	DESIGN: AO/KRL	FILE: 122093	DWG:	DRAWN: KRL	DATE: MAR 2024	CHECK: AO	SCALE: 1:400
DESIGN: AO/KRL	FILE: 122093	DWG:													
DRAWN: KRL	DATE: MAR 2024														
CHECK: AO	SCALE: 1:400														



KEY PLAN

TOWN APPROVAL

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 TBM1 – ELEVATION 181.10 NAIL IN HYDRO POLE LOCATED TO THE NORTHWEST OF THE NORTH CORNER OF THE SITE.	NOTES TOPOGRAPHIC SURVEY COMPILED BY TATHAM ENGINEERING LIMITED., DATED JANUARY 6, 2023. LEGAL INFORMATION COMPILED BY MEASEARTH INC., DATED AUGUST 13, 2024. SITE PLAN BASED ON CONCEPT SITE PLAN PREPARED BY GERRARD'S DESIGN & DRAFTING DATED DEC 11, 2023.	No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP	10045 HIGHWAY 26 DEVELOPMENT TOWNSHIP OF COLLINGWOOD		TATHAM ENGINEERING		
			1.	FIRST ENGINEERING SUBMISSION	APR 2024		TRUCK TURNING TEMPLATE		DESIGN: AO/KRL	FILE: 122093	DWG:
			2.	SECOND ENGINEERING SUBMISSION	SEP 2024				DRAWN: KRL	DATE: JUL 2024	TRK-1
									CHECK: AO	SCALE: 1:400	



PIPE CROSSING TABLE

LOCATION	DESCRIPTION	ELEVATION (COVER)	CLEARANCE
(C1)	300# SAN SEWER OBVERT 375# STM SEWER INVERT	177.63 178.78 (1.95m)	1.15
(C2)	400# WATERMAIN OBVERT 200# SAN SEWER INVERT	178.08 178.77 (2.13m)	0.69
(C3)	400# WATERMAIN OBVERT 375# STM SEWER INVERT	178.14 178.81 (1.92m)	0.67
(C4)	375# STM SEWER OBVERT 200# SAN SEWER INVERT	179.55 179.98 (2.07m)	0.42
(C5)	375# STM SEWER OBVERT 150# WATERMAIN INVERT	179.63 180.06 (1.71m)	0.43
(C6)	150# WATERMAIN OBVERT 200# SAN SEWER INVERT	179.76 180.26 (1.67m)	0.50
(C7)	375# STM SEWER OBVERT 200# SAN SEWER INVERT	180.13 180.45 (1.68m)	0.32
(C8)	375# STM SEWER OBVERT 150# WATERMAIN INVERT	180.14 180.61 (1.70m)	0.47
(C9)	300# STM SEWER OBVERT 300# HDPE CULVERT INVERT	179.70 181.00 (0.65m)	1.30

* INSULATION REQUIRED WHERE WATERMAIN COVER IS BELOW 1.70m

TOWN APPROVAL

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BENCHMARKS

TBM1 - ELEVATION 181.10
NAIL IN HYDRO POLE LOCATED TO THE NORTHWEST OF THE NORTH CORNER OF THE SITE.

NOTES

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No.

1.

2.

REVISION DESCRIPTION

FIRST ENGINEERING SUBMISSION

SECOND ENGINEERING SUBMISSION

DATE

APR 2024

SEP 2024

ENGINEER STAMP



10045 HIGHWAY 26
DEVELOPMENT
TOWNSHIP OF COLLINGWOOD

SITE SERVICING PLAN



DESIGN: AO/KRL

FILE: 122093

DWG:

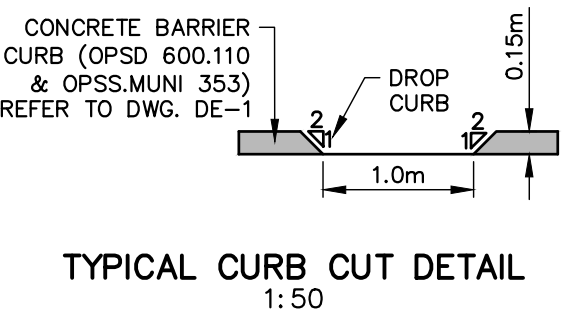
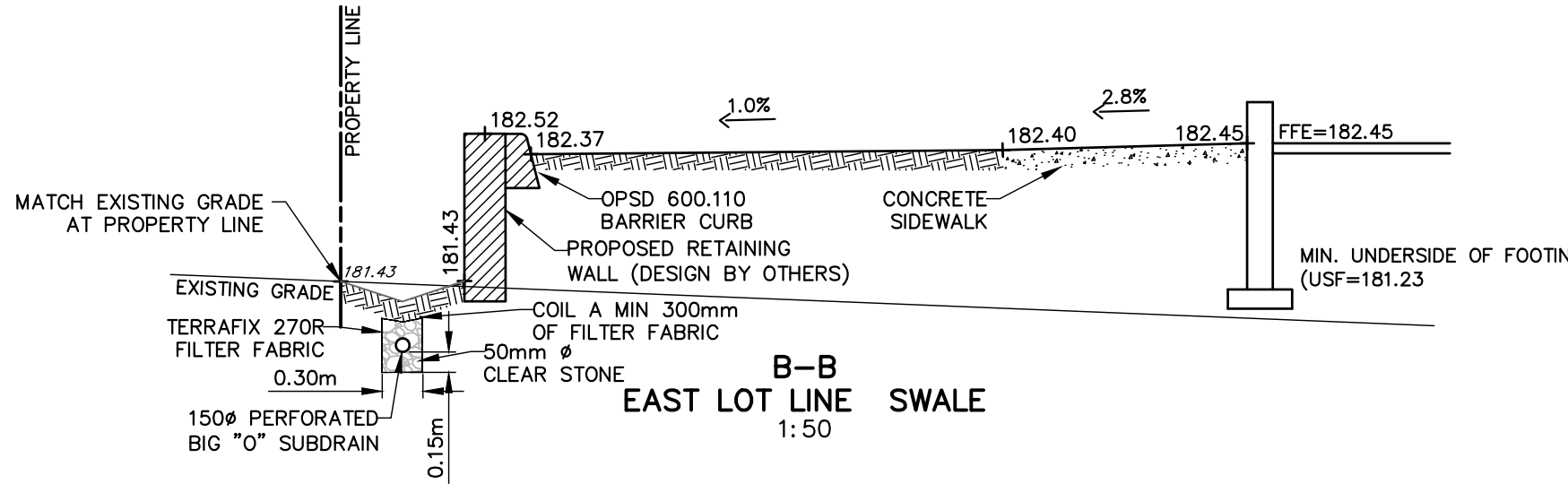
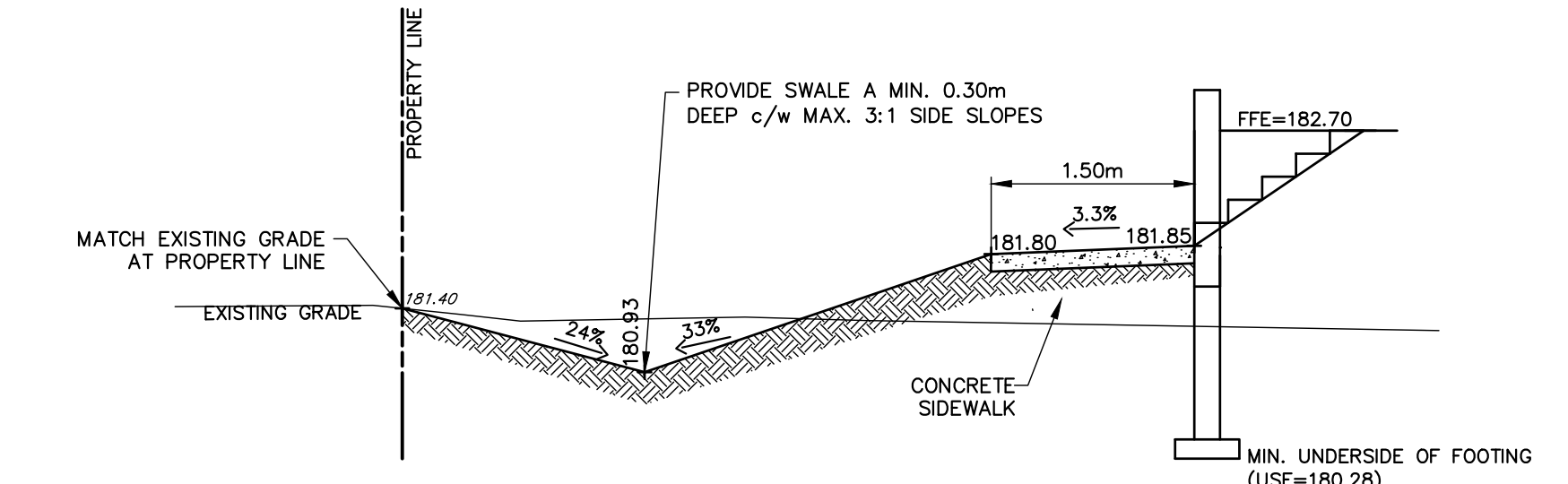
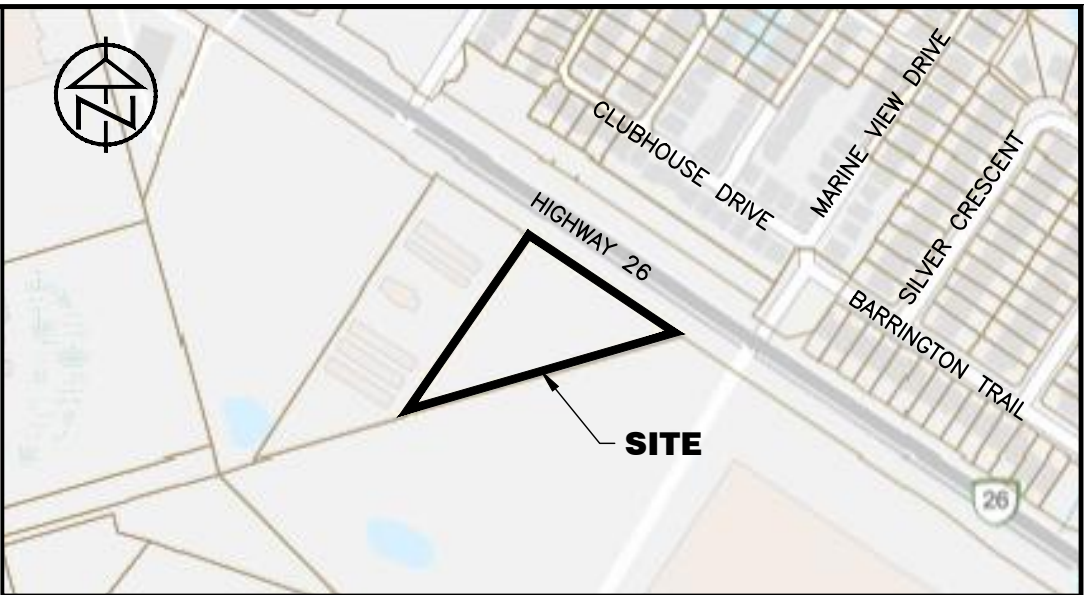
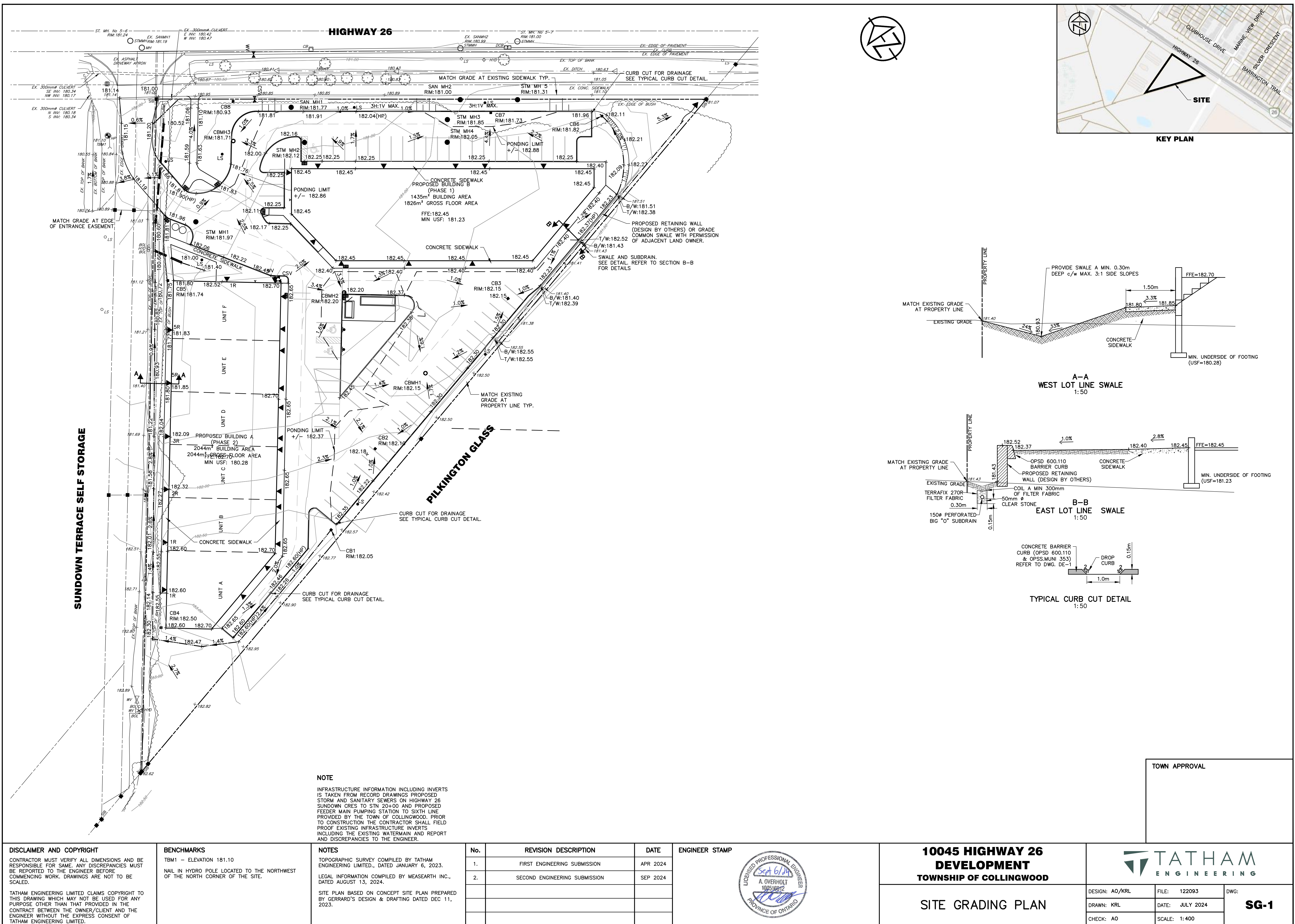
DRAWN: KRL

DATE: JULY 2024

SS-1

CHECK: AO

SCALE: 1:400



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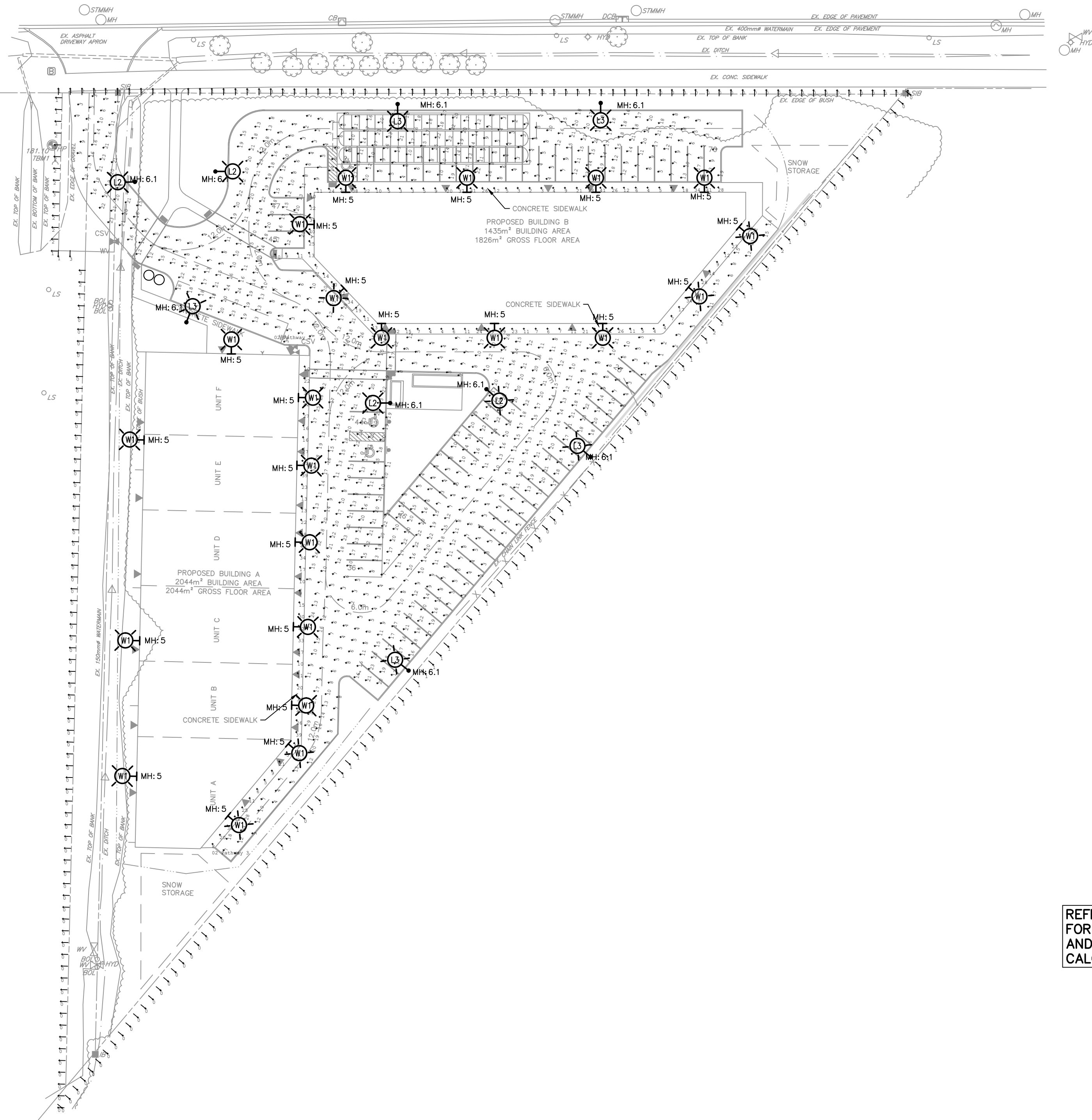
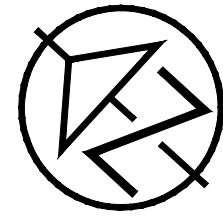
No.	REVISION DESCRIPTION	DATE
1.	FIRST ENGINEERING SUBMISSION	APR 2024
2.	SECOND ENGINEERING SUBMISSION	SEP 2024

ENGINEER STAMP
A. OVERHOLT
100516012
PROVINCE OF ONTARIO

10045 HIGHWAY 26 DEVELOPMENT
TOWNSHIP OF COLLINGWOOD

SITE GRADING PLAN

TATHAM ENGINEERING		SG-1
DESIGN: AO/KRL	FILE: 122093	
DRAWN: KRL	DATE: JULY 2024	
CHECK: AO	SCALE: 1:400	



REFER TO DRAWING EP-2
FOR LUMINAIRE SCHEDULE
AND PHOTOMETRIC
CALCULATION SUMMARY

1
EP-1

SITE PLAN PHOTOMETRIC ILLUMINATION STUDY (ILLUMINATION LEVELS SHOWN IN LUX)

• SCALE 1:500

DISCLAIMER AND COPYRIGHT

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BENCHMARKS

NOTES

No.

REVISION DESCRIPTION

DATE

ENGINEER STAMP

1.	1ST SUBMISSION	APRIL 2024



10045 HIGHWAY 26 DEVELOPMENT TOWN OF COLLINGWOOD

ELECTRICAL ILLUMINATION PHOTOMETRIC STUDY



DESIGN: PP/SRT	FILE: 122093	DWG:
DRAWN: PP	DATE: MARCH 2024	EP-1
CHECK: SRT	SCALE: AS SHOWN	

1
EP-2

POLE, POLE BASE AND LUMINAIRE SPECIFICATIONS (ALL LUMINAIRES IDA DARK SKY COMPLIANT)

• N.T.S.

Luminaire Schedule					
Qty	Label	Description		LLF	Luminaire Lumens Watts
22	W1	SWP-2L-U-40-BRZ		0.950	2649 19
5	L2	SAS-6L-U-30-T3		0.950	6302 45.8
5	L3-HSS	SAS-6L-U-30-T3-HSS		0.950	4311 45.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01 Parking	Illuminance	Lux	12.9	35	1	N.A.	35.0
02 Pathway 1	Illuminance	Lux	4.0	6	1	4.0	N.A.
02 Pathway 2	Illuminance	Lux	19.3	47	2	9.6	N.A.
02 Pathway 3	Illuminance	Lux	24.7	47	5	5.0	N.A.
02 Pathway 4	Illuminance	Lux	11.2	22	2	5.6	N.A.
Property Vertical Spill Light	Illuminance	Lux	0.5	3	0	N.A.	N.A.

2
EP-2

LUMINAIRE SCHEDULE AND CALCULATION SUMMARY

• N.T.S.

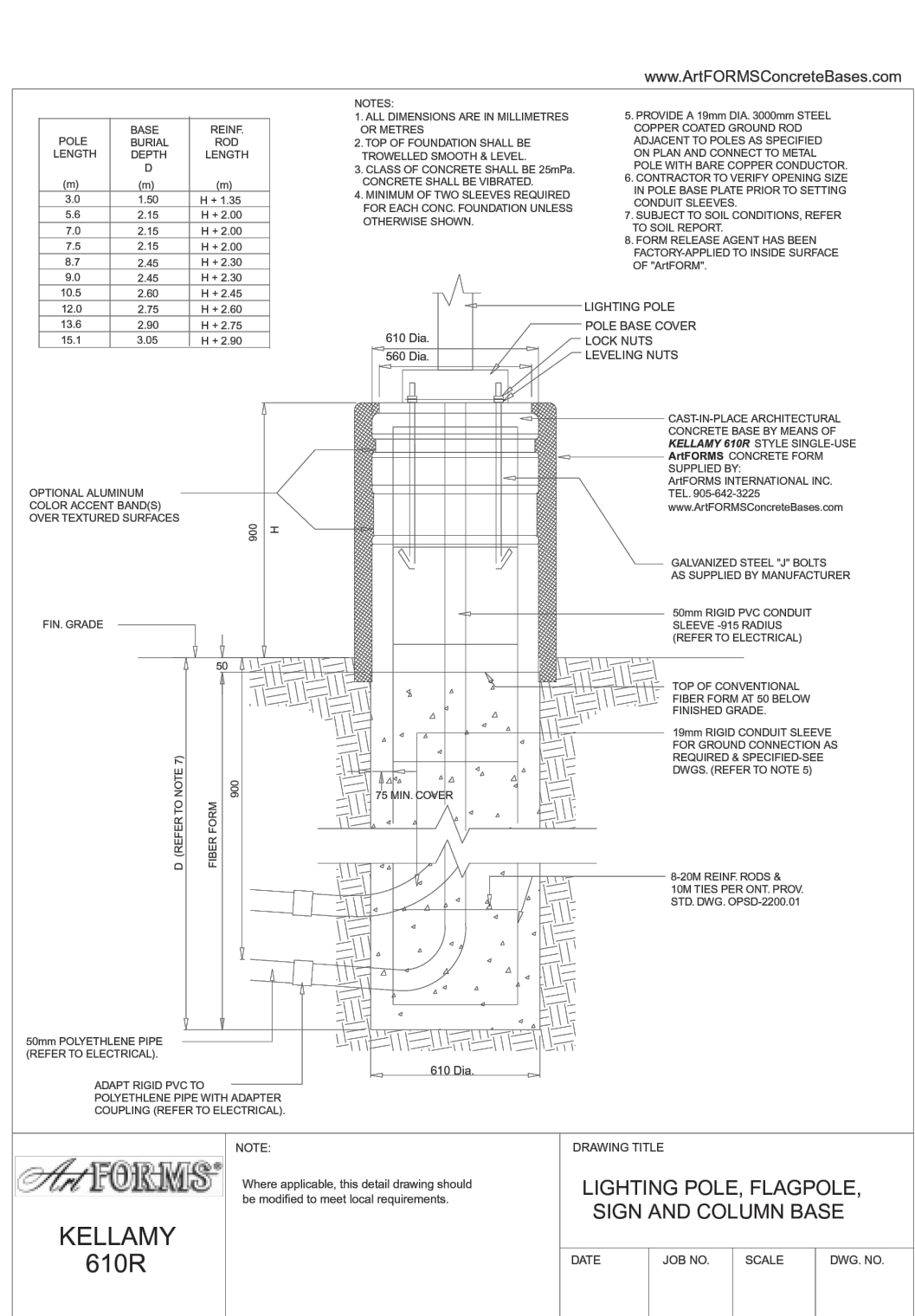
3
EP-2

IES RP8 RECOMMENDED TARGET ILLUMINATION CRITERIA

• N.T.S.

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			1.	1ST SUBMISSION	APRIL 2024	LICENSED PROFESSIONAL ENGINEER  S. R. S. TAYLOR 100518503 10APR'24 PROVINCE OF ONTARIO				

Drawing Name: 122093 - Photometrics.dwg, Plotted: Apr 10, 2024



Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

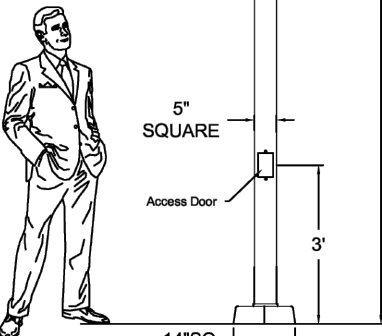
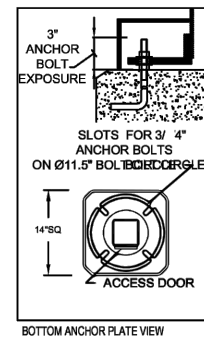
APPROVED AS NOTED

REJECTED

REVISE AND RESUBMIT

By _____

Date _____



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HCI Aluminum Square Pole

POLE ASSEMBLY TYPES "L1"

Pole: 5" square x 0.250" wall aluminum tube with round corners welded to the base plate with reinforced ribs.

Base Cover: Square two piece cast aluminum attached to pole with stainless steel screws.

Anchor Bolts: 4 galvanized 19mm (3/4") x 910mm (36") long. Anchor bolts and template are supplied by HCI. Bolt Circle: Ø11.5"

Finish: Electrostatically applied, thermoset polyester powder-coat finish.

Colour: Bronze RAL8019

Sales: KH Designer: RL
Date: DEC. 2021 Drawing No: 13159
Model: P422-SQ-SQC-17-Back

Project: 11283 Hwy 26 Development
Rep: INFLUX LIGHTING
Please Note: Fabrication will not begin until this drawing is approved, signed and returned to HCI

HCI
Heritage Casting & Fabrication
1280 Fawcett Drive, Mississauga, Ontario, Canada L4W 1A4
Tel: (905) 238-2648 Fax: (905) 238-9060
Toll Free Canada & USA 1-800-267-3175
E: sales@hclighting.com WEB: www.hclighting.com

Project Name: _____ Part Number: _____

SKYLINE AREA LIGHT SERIES

FEATURES

- Specification Grade die-cast aluminum housing
- Powder Coat Finishes: Bronze (BRZ), Black (BLK), Silver (SLV) & White (WHT)
- Custom color finishes available
- 5 Optical Distributions with Highest Uniformity in their product class
- Factory Rotatable Type 2, 3, 4, 5 Square, & Automotive Front Row Optics
- Optional Self Light Control Integral Shield (HSS)
- Universal Quick Pole Mount Allows for 1 man installation on existing poles with no drilling required
- 9 Different Optional Mounting Methods (3G Rated)
- 3 Pin & 7 Pin ANSI C136.41 Control Receptacle Options Available
- 120-277V Universal Voltage or 347-480V High Voltage
- 0-10V Dimmable Driver or 0-10V High Voltage
- PIR Occupancy Photocell, & Bi-Level Dimming Sensors Available
- 3 Pin & 7 Pin ANSI C136.41 Control Receptacle Options
- Wireless control integrated luminaire
- 300K, 4000K & 5000K CCT
- 270 Color Rendering Index (CRI)
- Calculated L70 >100,000 hrs @ 25°C per TM-21-11
- IP65 Rated Luminaire
- Dark Sky Compliant
- 5 Year Warranty, 10 Year Optional Warranty*
- ETL Listed for Wet Locations

* 3000K is DA Listed ** Must select UMB, WFM, or HTM mounting options to qualify
TM-21-11 is a 100,000 hr. rating. * Requires additional Surge Protection (SPS, SP2, SP480V2)
For additional details see General Terms and Conditions

SUITABLE APPLICATIONS

- Parking Lots
- Parking Structure
- Parks
- Education
- Hospitals
- Car Dealerships
- Roadways
- Shopping Centers

ORDERING GUIDE

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	ORIENTATION	MOUNTING	FINISH	WARRANTY
☒ SAS Small	☒ 6L 6,000 lm	☒ U 120-277V	☒ 30 3000K	☐ T2 T2 - Type 2	☒ (Blank) - Standard	☐ SLPF Adjustable Slip Fitter	☐ BRZ ☐ BLK ☐ SLV ☐ WHT	☐ 5YR
	☐ 9L 9,000 lm	☐ HV 347-480V	☐ 40 4000K	☐ T3 T3 - Type 3	☐ L Optics Rotated Left	☐ UMB Universal Mount	☒ BLK ☐ 10YR	☐ 10YR
	☐ 12L 12,000 lm		☐ 50 5000K	☐ T4 T4 - Type 4	☐ R Optics Rotated Right	☒ UMB Universal Mount	☐ WHT	
	☐ 18L 18,000 lm			☐ T5 T5 - Type 5 Square		☐ UMB Universal Mount	☐ BLV	
	☐ 18L 18,000 lm			☐ FTA Forward Throw		☐ UMB Universal Mount		
☐ SAM Med	☐ 24L 24,000 lm					☐ WFM Wall Fixed Mount		
	☐ 36L 36,000 lm					☐ WAM Wall Adjustable Mount		
	☐ 36L 36,000 lm					☐ TRN Truss Mount		
	☐ 42L 42,000 lm					☐ HTM Horizontal Truss Mount		

BASIC CONTROLS

☐ (Blank) None	☐ (Blank) None
☒ FAO* Field Adjustable Output	☐ SYN* Synapse Control System
☐ CRSP 3 Pin NEMA Control receptacle	☐ SYN/LX* Synapse Control System w/ Sensor
☐ CRTP 7 Pin NEMA Control receptacle	☐ X* Mounting Height 3'-10-20', 7'-20-40'
☐ FSP-31/LX* Legrand FSP-311 120-277V Sensor (X = Mounting Height 3'-10-20', 7'-20-40')	☐ SU/SS/LB/LX* Enlighted 55 Individual Lighting (LX) Sensor with Control Unit
☐ FSP-321/LX* Legrand FSP-321 347-480V Sensor (X = Mounting Height 3'-10-20', 7'-20-40')	☐ SU/SS/LB/LX* Enlighted 55 Connected Lighting (LX) Sensor with Control Unit
	☐ LPL/INT* Linelight by Lutron Wireless Control System w/ Sensor (8-15W)
	☐ LPM/INT* Linelight by Lutron Wireless Control System w/ Sensor (15-30W)
	☐ LPM/INT* Linelight by Lutron Wireless Control System w/ Sensor (30-40W)

OPTIONS - FACTORY INSTALLED

☐ (Blank) None	☐ SAU/BIRD Bird Spikes (x= fixture size)	☐ TL7/HVG** Lutron Linelight Twist Lock Mesh Network 480V
☒ SP1 10KA Surge Protection Device	☐ SAU/VGP Rotatable Glass Shield (x= fixture size)	☐ LU/STL010 Lutron Linelight Twist Lock Mesh Network 120-277V**
☐ SP2 10KA Surge Protection Device	☐ TL7/B2** Lutron Linelight Twist Lock Mesh Network 120-277V**	☐ TLUC/HV** 347-480V Twist Lock Photocell
☒ HSP Rotatable House Side Shield	☐ ILP PAINT CHIP PACK ILP Standard Color Paint Chips	☐ TLUC/UNV** 120-277V Twist Lock Photocell
☐ FUSE/SXXX FUSE 120V, 277V, 347V (x= voltages)		
☐ FUSE/DXXX FUSE 208V, 240V, 480V (x= voltages)		

ACCESSORIES

☐ TL7/HVG** Lutron Linelight Twist Lock Mesh Network 480V	☐ TLUC/HV** 347-480V Twist Lock Photocell
☐ LU/STL010 Lutron Linelight Twist Lock Mesh Network 120-277V**	☐ TLUC/UNV** 120-277V Twist Lock Photocell

*Contact Factory for this layout. For 10Y models contact Factory for pricing.
**Optional Leads will be used to incorporate series otherwise specified.
*Only Compatible with CRSP and CRTP.
*CRTP Required

Page 1

Project Name: _____ Part Number: _____ Type: _____

VS SLIM WALL PACK LED ADJUSTABLE WALL PACK

TYPE "W1"

FEATURES

- Low profile die-cast aluminum housing
- Bronze polyester powder coat finish (std.)
- Custom and factory select colors available
- Isolated optical compartment with tempered glass lens and silicone gaskets
- 90° adjustable Type IV distribution or Optional (IDA Fixed model)
- Quick mount bracket standard for easy surface mount installation
- Three 9/16" coin plugs on sides for conduit or electronic photocell
- 120-277V Universal Voltage or 347V-480V High Voltage
- Achieve code compliance with a fixed down PIR sensor with fully adjustable distribution aiming
- 0-10V Dimmable Driver (std.)
- Deep box 10W CEC Title 20 compliant battery backup & cold weather battery*
- Optional Field Adjustable Output device (FAO) allows individual luminaire lumen output control
- 3000K, 4000K & 5000K CCT Selectable via integral selector
- 90 Color Rendering Index (CRI)
- Calculated L70 >100,000 hrs @ 25°C per TM-21-11
- IP65 Rated Luminaire
- 5 Year Warranty (std); 10 Year Warranty Optional
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire

*Contact factory for pricing and availability **Fixed 3000K CCT model only
**347-480V available in SL, BL, 10L Lumen Packages Only

SUITABLE APPLICATIONS

- Pedestrian Walkways
- Building Entrances
- Multi-use Facilities
- Industrial Facilities
- Parking Lots
- Storage Facilities
- Institutions
- Loading Docks

ORDERING GUIDE: SWP-2L-U-CCTS3000K-BLK-SP2-PCU

SERIES	LUMENS	DRIVER	CCT	FINISH	WARRANTY
☐ SWP Slim Wall Pack	☐ 2L	☐ U 120-277V	☐ CCTS Selectable CCT (3000K, 4000K, 5000K)	☐ BRZ ☐ BLK ☐ WHT ☐ SLV	☐ BLANK 5 Year ☐ 10YR** 10 Year
	☐ 3L				
	☐ 4L				
	☐ 5L				
	☐ 6L				
	☐ 10L				

OPTIONS

☐ SP1** 10KA Max Unifont Surge Protection	☐ SWP-FAO10V Field Adjustable Output via 0-10V Wires
☐ SP2** 10KA Max 120-277V Surge Protection	☐ SWP-ARM-xxx Pole Mount Arm Kit, 2' long (xx=BRZ, BLK, WHT, SLV)
☐ IDA* Dark Sky (IDA) Fixture Seal of Approval	☐ SWP-BPS-xxx 18x9 Beauty Plate Kit, Small (xx=BRZ, BLK, WHT, SLV)
☐ LEDB1** 10W UNLV Battery Backup (12V-100V)	☐ SWP-BPL-xxx 18x9 Beauty Plate Kit, Large (xx=BRZ, BLK, WHT, SLV)
☐ LEDBCT1** 20W JANA CT Battery Backup (4"-122")	

Controls

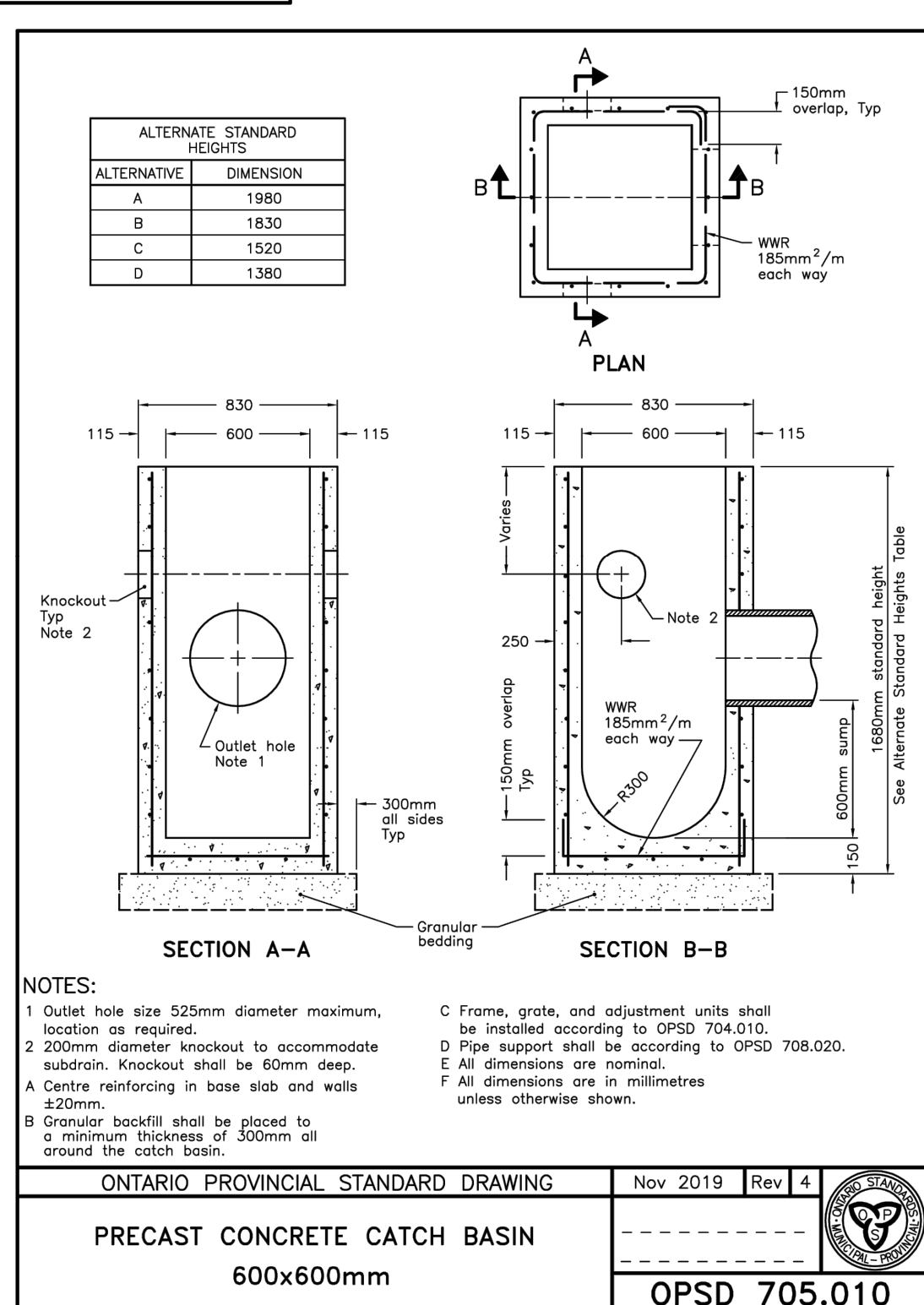
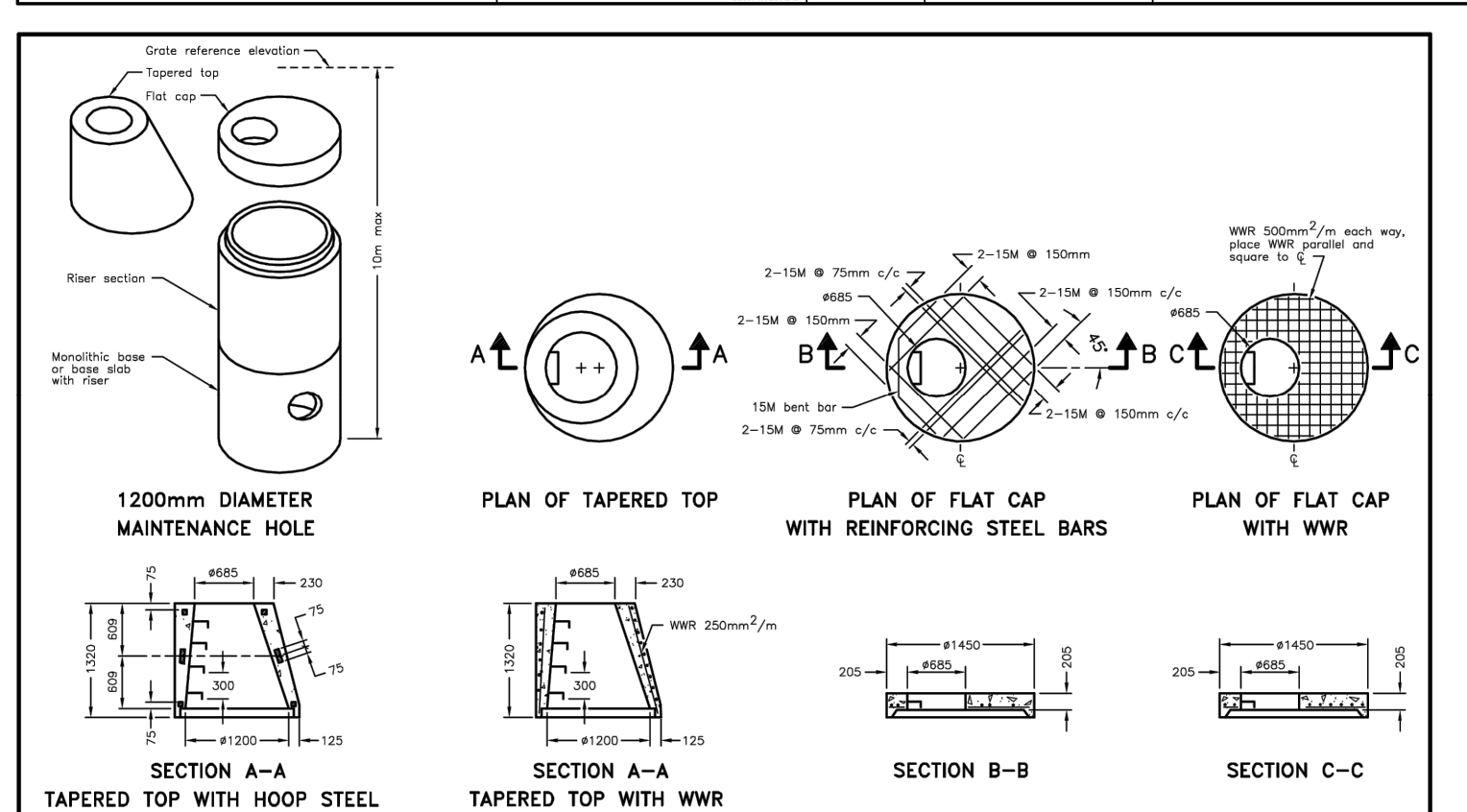
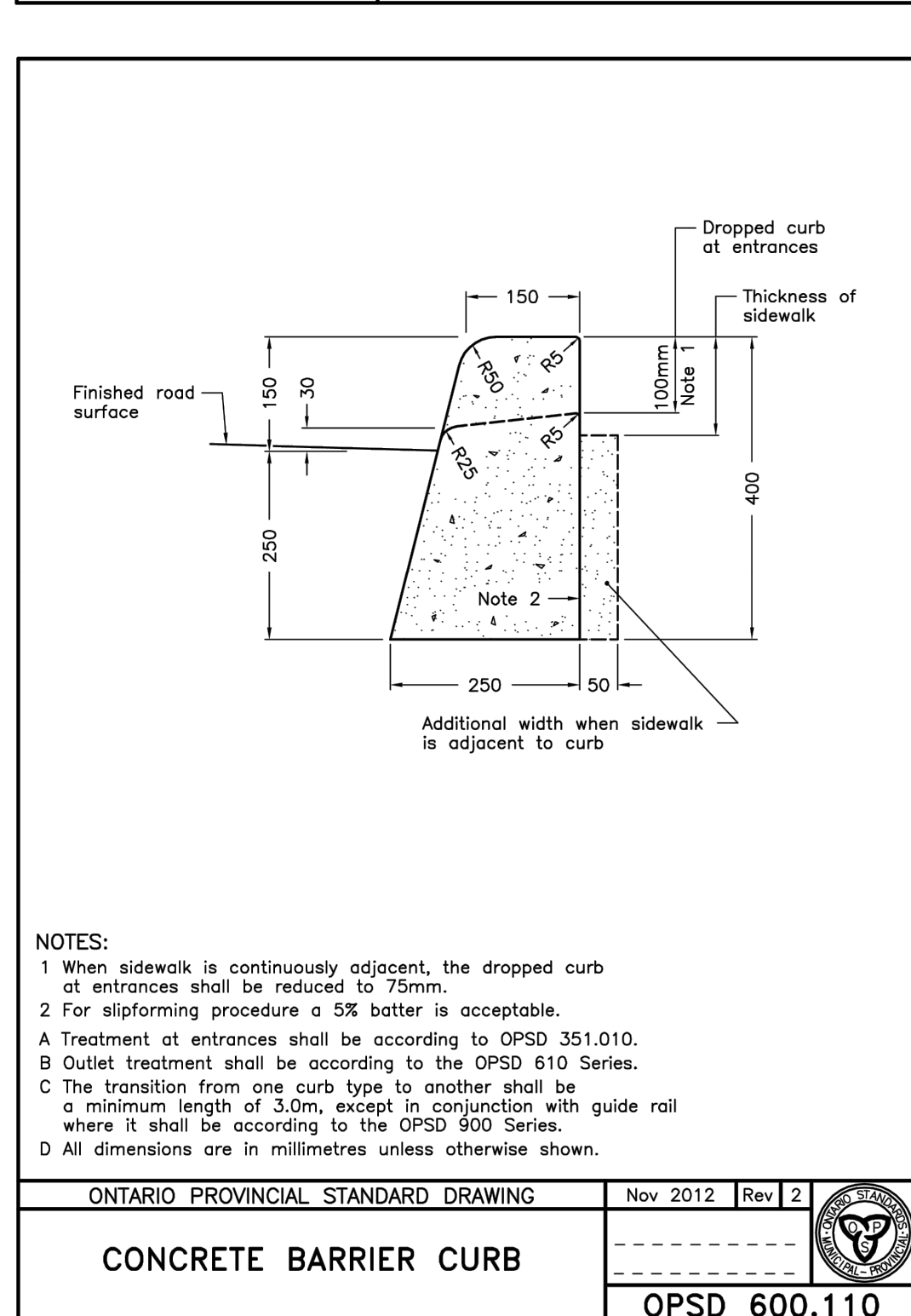
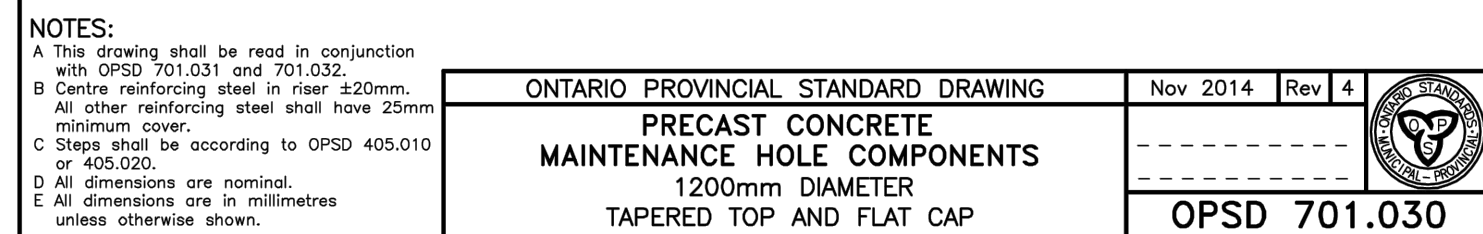
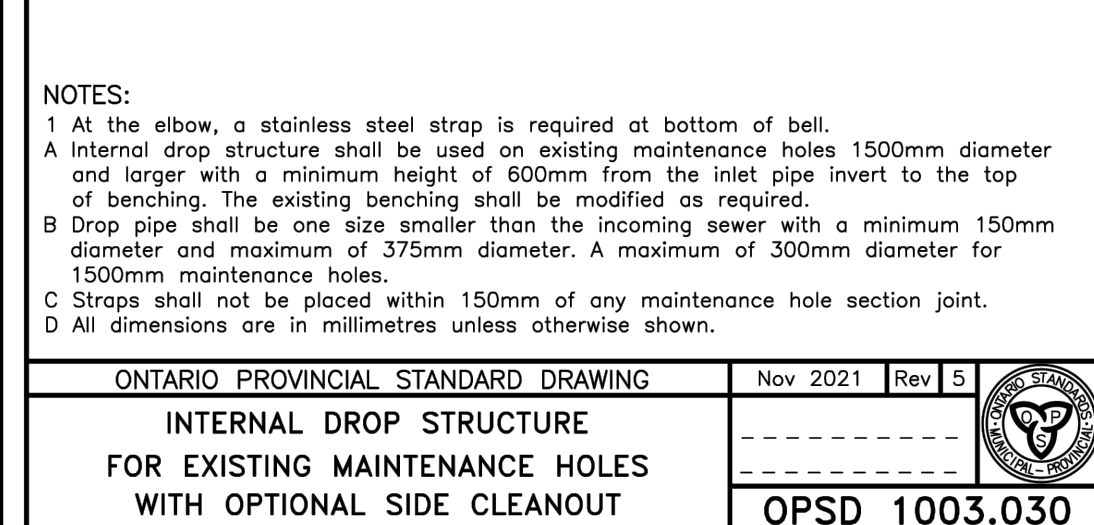
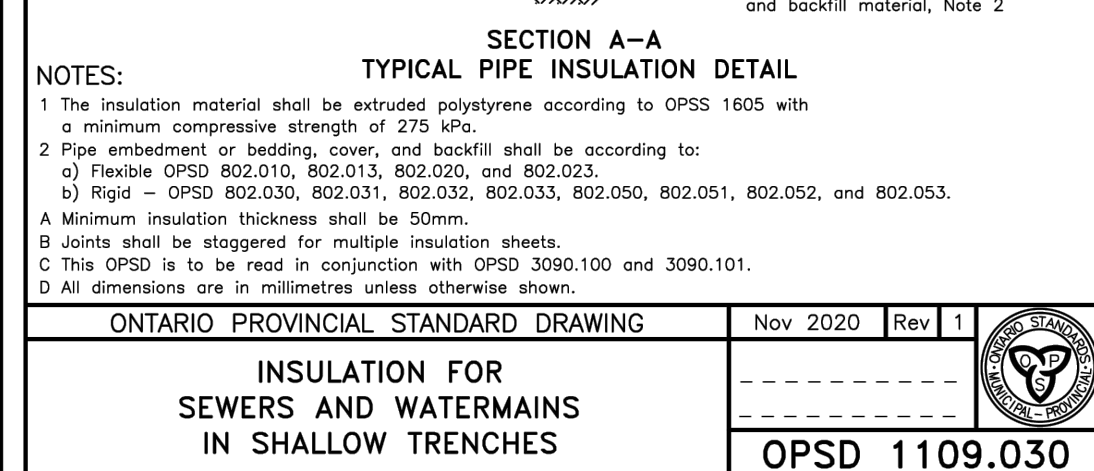
☐ PCU* Electronic UNLV Photocell (120-277V)	
☐ USBDL** Bluetooth User Select Bi-Level Dim Osc. Sensor; (x= Mounting height: 2'-6", 3'-20")	

**SL, BL, 10L Lumen Packages Only
*Not available with 10Y option
**Requires additional surge protection (SP1, SP2, SP480V2)
*Contact Factory for pricing and availability
**Values are based on the ENEC
*SP1/SP2 specified in combination with battery backup
**For additional details see general terms and conditions
**Requires Bluetooth enabled device for programming (provided by others)

QUICK SHIP ITEMS:

SERIES	LUMENS	DRIVER	COLOR	FINISH
☐ SWP Slim Wall Pack	☐ 2L	☐ U 120-277V	☐ CCTS Selectable CCT (5000K, 4000K, 3000K)	☐ BRZ ☐ BLK ☐ WHT ☐ SLV
	☐ 3L			
	☐ 4L			
	☐ 5L			
	☐ 6L			
	☐ 10L			

SWSPREC021



A. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

B. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT TOWN OF COLLINGWOOD DEVELOPMENT STANDARDS, OPSS AND OPSPD, WHERE APPROPRIATE.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ENTRANCE PERMIT FROM THE TOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

D. THE OWNER'S ENGINEER SHALL PROVIDE BENCHMARK ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.

E. ALL PROPERTY BARS SHALL BE PRESERVED AND REPLACED BY AN OLS AT THE CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL PROVIDE ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.

G. DETERIORATING SHALL BE CARRIED OUT IN ACCORDANCE WITH OPSS.MUNI 517 AND OPSS.MUNI 518. ALL TRENCHES SHALL BE MAINTAINED IN A DRY CONDITION. AN OLS PERMIT TO TAKE WATER (PTTW) HAS NOT BEEN OBTAINED FOR THIS PROJECT.

H. ALL ENGINE DRIVEN PUMPS SHALL BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.

I. ALL INSTALLATION, TESTING OF SEWERS, WATER MAINS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH TOWN STANDARDS AND FURTHER SUPPORTED AS NECESSARY BY OPSS 407, 408, 409 AND SPECIFICATIONS, OPSS.MUNI.410, OPSS.MUNI.421, AND OPSS.MUNI.441 AND ALL CERTIFICATIONS.

J. MINIMUM VERTICAL SEPARATION BETWEEN SEWERS AND WATERMAIN AT CROSSINGS SHALL BE 0.50 m. MINIMUM VERTICAL SEPARATION BETWEEN SEWERS AT CROSSINGS SHALL BE 0.15 m.

K. ALL WATERMAIN SHALL BE 150 mm DIAMETER, UNLESS OTHERWISE SPECIFIED. DOUBLE CATCH BASIN MAINTENANCE HOLES ARE 1,500 mm DIAMETER, UNLESS OTHERWISE SPECIFIED.

L. PIPE SUPPORT AT ALL STRUCTURES SHALL BE IN ACCORDANCE WITH OPSS 706.02.020.

M. ALL SANITARY AND STORM MAINTENANCE HOLES SHALL BE PROVIDED WITH FROST STRAPS.

N. ALL MAINTENANCE HOLE AND CATCH BASIN FRAME AND GRATES SHALL BE SET TO UNFINISHED COURSE ASPHALT ELEVATION IN ACCORDANCE WITH OPSS 704.0101 FRAME AND GRATES SHALL BE RAISED TO FINISHED GRADE PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT USING CONCRETE ADJUSTMENT.

O. ALL MAXIMUM BACKFILL SHALL BE 150 mm THICK LIFT OR 300 mm IN A TRENCH BACKFILL SHALL BE SELECT NATIVE MATERIAL AS APPROVED BY GEOTECHNICAL ENGINEER OR IMPORTED SELECT SUBGRADE MATERIAL TO OPSS 1010. BACKFILL TO BE PLACED IN MAXIMUM 200 mm THICK LIFTS (OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL CONSULTANT) AND COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).

P. PIPE EMBEDMENT SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD. BACKFILL AND EMBEDMENT TO OPSS 802.0101 (FLEXIBLE PIPE) GRANULAR BEDDING OR OPSS 802.031 (RIGID PIPE) "B", "GR", GRANULAR BEDDING OR GRANULAR COVER (MAX. AGGREGATE SIZE 25 mm). MINIMUM BEDDING DEPTH 150 mm. COVER DEPTH 300 mm ON ALL PIPES, WHERE EXCESSIVELY WET OR POOR SUBGRADE IS ENCOUNTERED AT THE INVERT LEVEL, IT MAY BE NECESSARY TO INCREASE THE BEDDING DEPTH TO 300 mm.

Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENVIRONMENTAL QUALITY OF OPERATIONS SHALL BE MONITORED BY A GEOTECHNICAL TECHNICIAN.

R. CLEAR STORM COMPLETELY WRAPPED IN FILTER FABRIC MAY BE SUBSTITUTED FOR STORM.

S. THE CONTRACTOR IS RESPONSIBLE FOR THE ENVIRONMENTAL QUALITY OF IMPORTED FILL AND SHALL PROVIDE A DOCUMENT TO CERTIFY THE MATERIAL IS FREE OF HAZARDOUS CONTAMINANTS. ALL MATERIALS SHALL ADHERE TO O. REG. 406/19.

T. DISTURBED AREAS SHALL BE REINSTATED TO PREVIOUS CONDITION OR BETTER.

U. REINSTATEMENT OF ALL BOULEVARDS AND DITCHES SHALL INCLUDE FINISH GRADING, PLACING OF MINIMUM 150 mm TOPSOIL AND NURSERY SOD IN PLACES WHERE NECESSARY TO AVOID MOVEMENT.

V. TRAFFIC MARKERS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF COLLINGWOOD DEVELOPMENT STANDARDS.

W. LOCATIONS OF EXISTING UTILITIES ARE NOT GUARANTEED. UNDERGROUND UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, FACILITIES AS WELL AS NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND COORDINATE CONSTRUCTION ACCORDINGLY.

X. ALL ON-SITE MATERIAL SHALL BE PROPERLY STORED, SECURED, MONITORED AND MAINTAINED. SPECIFICALLY, ALL PVC PIPE SHALL BE COVERED WHILE STORED ON-SITE.

- A. SUBGRADE MATERIAL SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 98% OF THE MATERIAL'S SPMD. SUBGRADE SHALL BE PROOF ROLLED AND CERTIFIED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF GRANULAR 'B'.
- B. GRANULAR 'A' AND 'B' SHALL BE COMPACTED TO A DRY DENSITY OF 100% OF THE MATERIAL'S RESPECTIVE SPMD.
- C. ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 97% OF THE MARSHALL BULK DENSITY.
- D. JOINTS WITH EXISTING ASPHALT SHALL BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT. WHERE EXISTING ASPHALT IS THICKER THAN 75 mm, A 500 mm WIDE BY 40 mm DEEP LAP JOINT SHALL BE GROUND INTO EXISTING ASPHALT PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT (SEE DETAIL).
- E. ALL GRANULAR AND ASPHALT MATERIAL SHALL BE PLACED IN ACCORDANCE WITH OPS&MUNI 310 AND OPS&MUNI 314.
- F. TACK COAT SHALL BE APPLIED AT THE DIRECTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF SURFACE COURSE ASPHALT.
- G. CONCRETE CURB SHALL BE IN ACCORDANCE WITH OPSD 600.010 AND OPS&MUNI 353. SUBDRAIN TO BE INSTALLED PER OPSD 216.021. CURE JOINTS AT SIDEWALK CROSSINGS SHALL BE IN ACCORDANCE WITH OPSD 310.033.
- H. CONCRETE CURB TERMINATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OPSD 608.010.
- I. SIDEWALK SHALL BE IN ACCORDANCE WITH OPSD 310.010 AND OPS&MUNI 351. SUBBASE TO CONSIST OF 150 mm DEPTH GRANULAR 'A', SIDEWALK RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 310.033 AND TACTILE WALKING SURFACE INDICATORS WHERE SPECIFIED IN ACCORDANCE WITH OPSD 310.033.
- J. ENTRANCE TO BE CONSTRUCTED IN ACCORDANCE WITH OPSD 350.010.

A. STORM MAINTENANCE HOLES AND CATCH BASIN MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH OPSD 701.010, 701.011, 701.012, 701.013, 701.014, and 701.015.

B. MAINTENANCE HOLES SHALL BE BENCHMARKED IN ACCORDANCE WITH OPSD 701.021 MINIMUM BENCHMARKING WIDTH SHALL BE 300 mm. CATCH BASIN MAINTENANCE HOLES SHALL HAVE A SUMP PER OPSD 701.010.

C. MAINTENANCE HOLE AND CATCH BASIN MAINTENANCE HOLE STEPS SHALL BE IN ACCORDANCE WITH OPSD 405.010.

D. MAINTENANCE HOLE FRAMES SHALL BE IN ACCORDANCE WITH OPSD 401.010, TYPE 1 OPEN COVER.

E. CATCH BASINS AND DOUBLE CATCH BASINS SHALL BE IN ACCORDANCE WITH OPSD 705.010 AND 705.020 C/W 600 mm SUMP.

F. CATCH BASINS AND DOUBLE CATCH BASINS FRAMES AND GROUES SHALL BE IN ACCORDANCE WITH OPSD 400.020.

G. CATCH BASIN LEADS SHALL BE IN ACCORDANCE WITH MINIMUM 0.7% SLOPE. DOUBLE CATCH BASIN LEADS - 300 mm MINIMUM 0.8% SLOPE.

H. FROST STRAPS SHALL BE INSTALLED ON ALL MAINTENANCE HOLES IN ACCORDANCE WITH OPSD 701.100 WITH "QUICK ANCHORED" BOLTS. DOUBLE STRUCTURE MAINTENANCE HOLES SHALL BE PROVIDED IN ACCORDANCE WITH OPSD 1003.010.

- A. SANITARY MAINTENANCE HOLES SHALL BE IN ACCORDANCE WITH OPSD 701.010.
- B. SANITARY MAINTENANCE HOLES SHALL BE BENCHMARKED IN ACCORDANCE WITH OPSD 701.021. ALL CONNECTIONS TO MAINTENANCE HOLES SHALL INCLUDE A KOR-N-SEAL RUBBER BOOT PIPE CONNECTION.
- C. FREIGHT CRAPS SHALL BE REMOVED AND ALL MAINTENANCE HOLES IN ACCORDANCE WITH OPSD 701.100 WITH "QUICK ANCHORED" BOLTS.
- D. MAINTENANCE HOLE STEPS SHALL BE IN ACCORDANCE WITH OPSD 405.010.
- E. MAINTENANCE HOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH OPSD 401.010, TYPE "A" CLOSED COVER.
- F. MAINTENANCE HOLE STRUCTURES EXCEEDING 5.0m IN DEPTH SHALL INCLUDE A PLATFORM AT THE TOP OF THE HOLE WITH OPSD 404.020.
- G. DROP STRUCTURES AT MAINTENANCE HOLES SHALL BE PROVIDED IN ACCORDANCE WITH OPSD 1003.020.
- H. RADIUS BENDS SHALL BE USED ON ALL SEWER CONNECTIONS WHERE THE ANGLE CONNECTION BETWEEN THE SERVICE AND SEWER EXCEEDS 90°.
- I. SANITARY SEWER TESTING SHALL INCLUDE INFILTRATION, EXFILTRATION, MANDEHL, AND CCTV.

- B. ALL MATERIALS SHALL BE CSA CERTIFIED.
- B. MINIMUM COVER OVER WATERMAIN, SERVICE LATERALS AND HYDRANT LEADS SHALL BE 1.7 m AT ALL POINTS. WHERE MINIMUM COVER CAN NOT BE ACHIEVED, FROST PROTECTION SHALL BE PROVIDED PER CANADIAN (INSET) AND US MANUFACTURERS SPECIFICATIONS.
- C. SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL BE A MINIMUM OF 0.50 m.
- D. THRUST PROTECTION SHALL BE PROVIDED BY THE USE OF MECHANICAL JOINT FITTING AND RESTRAINTS. RESTRAINT SYSTEM TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- E. ALL WATERMAIN INSTALLED WITHIN ENGINEERED FILL SHALL BE RESTRAINED.
- F. ALL PVC WATERMAIN AND PE RESIDENTIAL SERVICES SHALL BE INSTALLED PER CANADIAN (INSET) AND US MANUFACTURERS SPECIFICATIONS AND OTHER CONDUCTING APPEARANCES. TRACER WIRE CONTINUITY MUST BE TESTED AND CERTIFIED BY THE CONTRACTOR. ALL CONNECTIONS SHALL BE MADE WITH "DRYCON WATERPROOF CONNECTORS" OR APPROVED EQUIVALENT.
- G. CATHODIC PROTECTION (S-12 ZINC ANODES @ 30 m SPACING) SHALL BE INSTALLED IN ACCORDANCE WITH CANADIAN STANDARD S-12.
- H. GENERAL INSTALLATION AND TESTING OF WATERMAIN SHALL BE IN ACCORDANCE WITH OPSS.MUNI 421, OPSS.MUNI 701 AND MUNICIPAL SPECIFICATIONS.
- I. DISINFECTION OF THE WATERMAINS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651.
- J. THE COMPLETE WATER SYSTEM, INCLUDING SERVICE CONNECTIONS TO THE PROPERTY LINE AND HYDRANTS SHALL BE TESTED IN ACCORDANCE WITH THE TOWN'S WATERMAIN TESTING PROTOCOL. CONNECTIONS TO EXISTING WATERMAINS SHALL NOT BE TESTED UNTIL WRITTEN AUTHORIZATION IS PROVIDED BY THE ENGINEER AND THE TOWN.
- K. TOWN STAFF SHALL CONDUCT BACTERIOLOGICAL SAMPLING ON NEWLY INSTALLED WATERMAIN.
- L. FOLLOWING SATISFACTORY WATER SAMPLING, CONTRACTOR SHALL TIE-IN WATER SERVICES AT THE DISCRETION OF MUNICIPAL STAFF.

- A. ALL MATERIALS SHALL BE CSA CERTIFIED AND IN ACCORDANCE WITH OPSS AND WITH THE TOWN DEVELOPMENT STANDARDS.
- B. STRUCTURE SHALL BE CONCRETE ES OR CLASS III. ALL SEWER TO BE JOINED WITH A GASKETED BALL AND SPIGOT SYSTEM. REINFORCED CONCRETE PIPE 450 mm DIAMETER OR GREATER FOR SEWER.
- C. SANITARY SEWER - PVC SDR 35 WITH RUBBER GASKET JOINTS, MINIMUM 200 mm DIAMETER.
- D. SANITARY SERVICES - PVC SDR 28
- E. ALL WATERMAIN MATERIALS SHALL BE IN ACCORDANCE WITH NSF60 AND NSF61.
- F. WATERMAIN - C900 CLASS 150/DR 18 RATED PVC WITH RUBBER GASKET JOINT
- G. PIPE RESTRAINTS - SIGMA C-900.
- H. FITTINGS
- I. LIVE TAP SADDLES TO BE EPOXY COATED COMPLETE WITH STAINLESS STEEL BOLT
- J. MECHANICAL JOINT DUCTILE FITTINGS TO AWWA/ANSI C153/A21.53 INCLUDING PROTECTO-CAPS, CATALOGUE NO. 175P190 OR APPROVED EQUIVALENT.
- K. ISOLATION VALVES TO BE RESILIENT SEAT GATE VALVES WITH MECHANICAL JOINT. OPEN END VALVES TO BE CAST IRON BOXES TO AWWA C504 SLIDING OR MUELLER MVB COMPOSITE COMPLETE WITH GUIDE PLATE AND DUCTILE ADJUSTABLE TOP AND LID OR APPROVED EQUAL. CAPS TO BE PAINTED BLUE.
- L. ALL SPECIFIED AGGREGATES SHALL BE IN ACCORDANCE WITH OPSS.MUN1010.
- M. FIBERGLASS TERRAZZ 270R OR APPROVED EQUIVALENT
- N. PERFORATED SUBDRAINS - 150 mm BIG "O" WITH GEOTEXTILE FILTER SOCK OR APPROVED EQUIVALENT.
- O. AREA DRAINS TO BE NYLOPLAST #8 DRAIN BASIN WITH DUCTILE IRON GRATE OR APPROVED OR EQUAL
- P. RIGID INSULATION TO BE 50mmast THICK L40 STYROFOAM.



TATHAM
ENGINEERING

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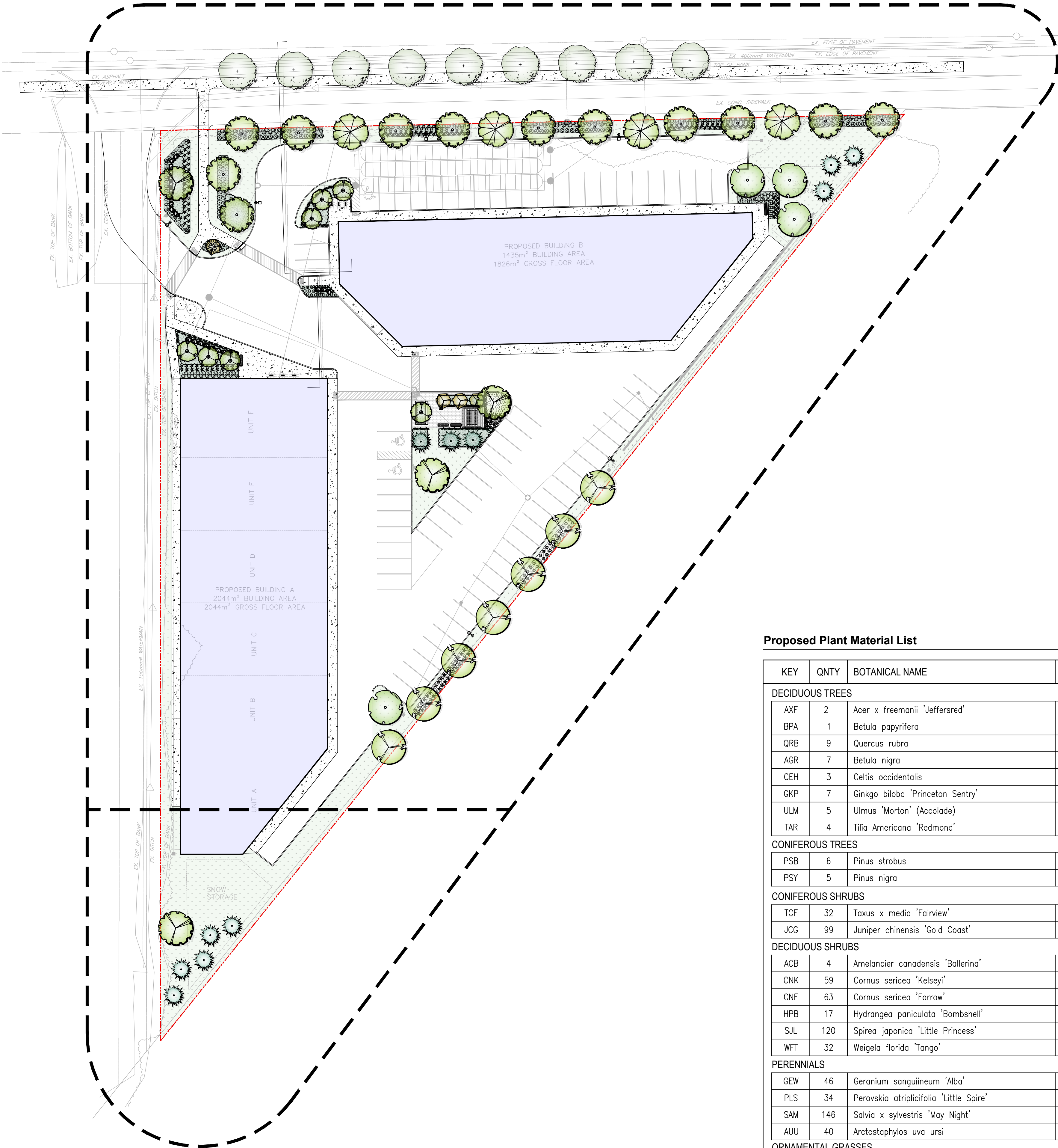
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DETAILS AND NOTES

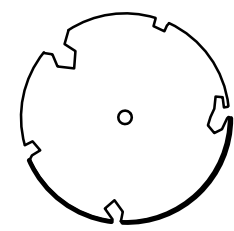
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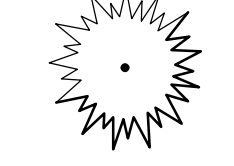
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BY GERRARD'S DESIGN AND DRAFTING INC. DATED
DECEMBER 11, 2023

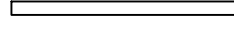
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2.	SECOND ENGINEERING SUBMISSION	SEP 2024	

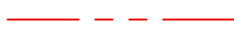


Legend

- 

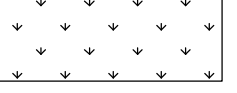
Proposed Deciduous Tree
- 

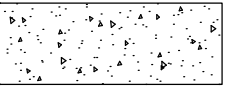
Proposed Coniferous Tree
- 

Proposed Seatwall Typ.
- 

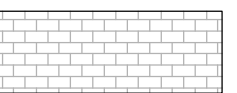
Property Line
- 

Proposed Bike Ring
- 

Proposed Bench Seating
- 

Prop. Sodded Area Typ.
- 

Prop. Concrete Paving Typ.
- 

Proposed Planting Area / Mulch
- 

Prop. Unit Paving Type 1
- 

Proposed Picnic Table
- 

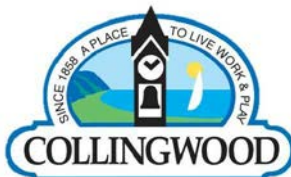
Proposed Pergola Structure

Proposed Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
AXF	2	Acer x freemanii 'Jeffersred'	Jeffersred Freeman Maple	70 mm		W.B.	Yes	Yes	Full Form
BPA	1	Betula papyrifera	Paper Birch	70 mm		W.B.	High	Yes	Full Form
QRB	9	Quercus rubra	Red Oak	70 mm		W.B.	Yes	Yes	Full Form
AGR	7	Betula nigra	River Birch	70 mm		W.B.	High	Yes	Tree Form
CEH	3	Celtis occidentalis	Hackberry	70 mm		W.B.	Yes	Yes	Full Form
GKP	7	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	70 mm		W.B.	High	Yes	Full Form
ULM	5	Ulmus 'Morton' (Accolade)	Accolade Elm	70 mm		W.B.	High	Yes	Full Form
TAR	4	Tilia Americana 'Redmond'	Redmond Basswood	70 mm		W.B.	High	Yes	Full Form
CONIFEROUS TREES									
PSB	6	Pinus strobus	White Pine	200 cm		W.B.	Yes	Yes	Full Form
PSY	5	Pinus nigra	Austrian Pine	200 cm		W.B.	Yes	No	Full Form
CONIFEROUS SHRUBS									
TCF	32	Taxus x media 'Fairview'	Fairview Yew		65 cm	3 Gal.	Yes	No	Full Form
JCG	99	Juniper chinensis 'Gold Coast'	Gold Coast Juniper		70 cm	C.G.	High	Yes	Full Form
DECIDUOUS SHRUBS									
ACB	4	Amelancier canadensis 'Ballerina'	Ballerina Serviceberry	200 cm		B.&B.	High	Yes	Multi Stem
CNK	59	Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood	60 cm		C.G.	Yes	Yes	Full Form
CNF	63	Cornus sericea 'Farrow'	Artic Fire Dogwood	60 cm		C.G.	High	Yes	Full Form
HPB	17	Hydrangea paniculata 'Bombshell'	Dwarf Bombshell Hydrangea	60 cm		5 gal.	No	No	Full Form
SJL	120	Spirea japonica 'Little Princess'	Dwarf Red Spirea	60 cm		C.G.	Yes	Yes	Full Form
WFT	32	Weigela florida 'Tango'	Tango Weigela	60 cm		C.G.	No	No	Full Form
PERENNIALS									
GEW	46	Geranium sanguineum 'Alba'	White Hardy Geranium			2 Gal.	No	No	White Flowers
PLS	34	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage			2 Gal.	Yes	No	Full Form
SAM	146	Salvia x sylvestris 'May Night'	May Night Salvia			2 Gal.	Yes	No	Full Form
AUU	40	Arctostaphylos uva ursi	Bearberry			2 Gal.	Yes	No	Full Form
ORNAMENTAL GRASSES									
CAC	69	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass			5 Gal.	Yes	No	Full Form
DEC	126	Deschampia cespitosa	Tufted Hairgrass			5 Gal.	High	Yes	Full Form – Native

Architect:

Municipality:



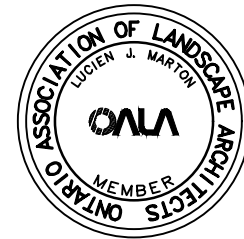
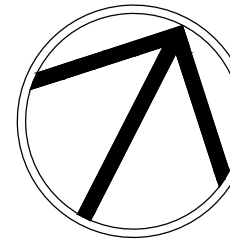
Client/Owner:

Notes:

04	Issued for Resubmission	09/04/24
03	Issued for Coordination	08/15/24
02	Issued for Submission	03/21/24
01	Issued for Coordination	02/12/24

No. Revision Date

North: Stamp:



Project:
Proposed Residential Development
10045 Hwy 26
Collingwood, Ontario

Scale: 1:400 Date: Jun 2021

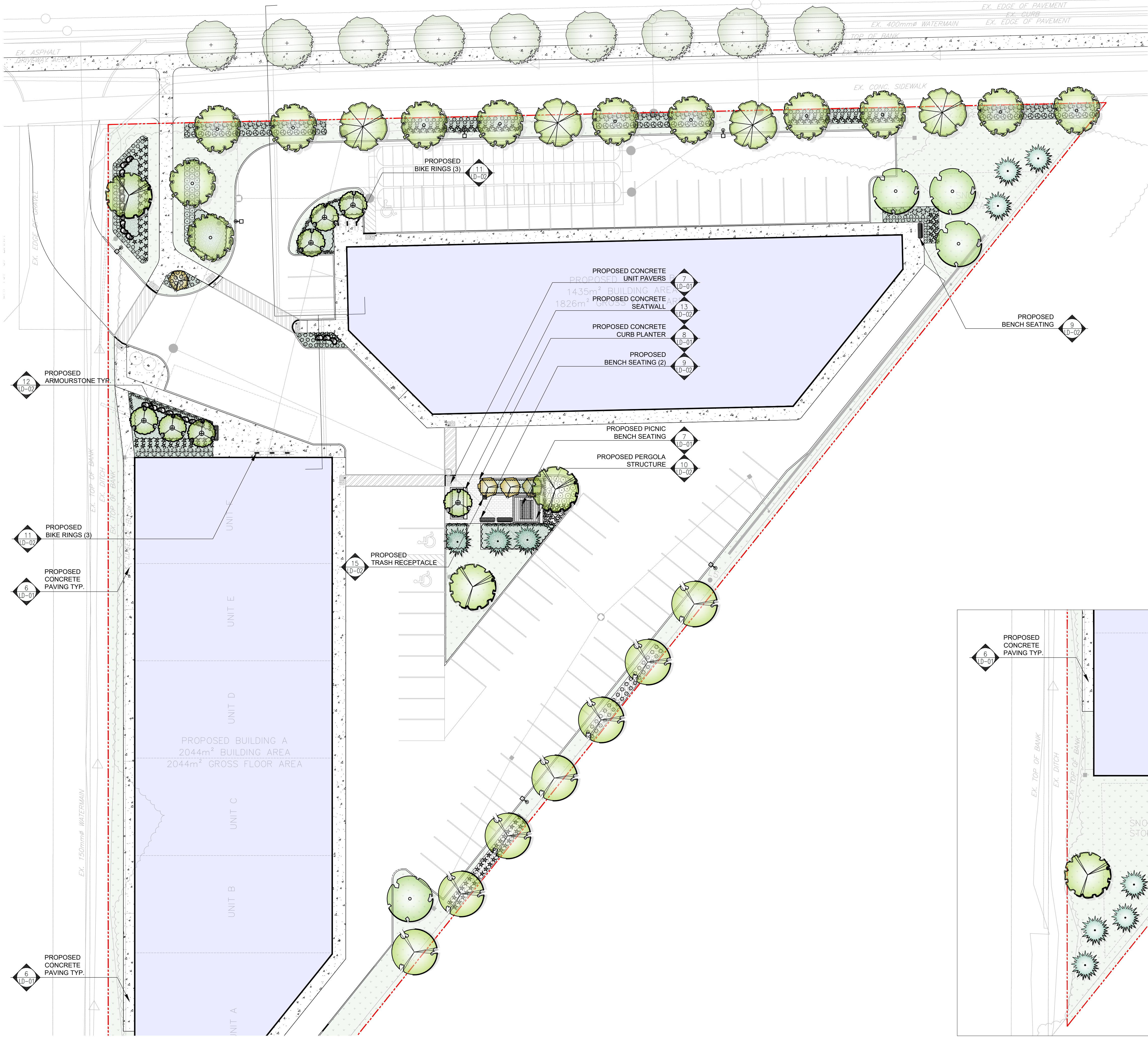
Drawn By: S.P. Checked By: L.M.

Drawing Title:

Landscape Plan

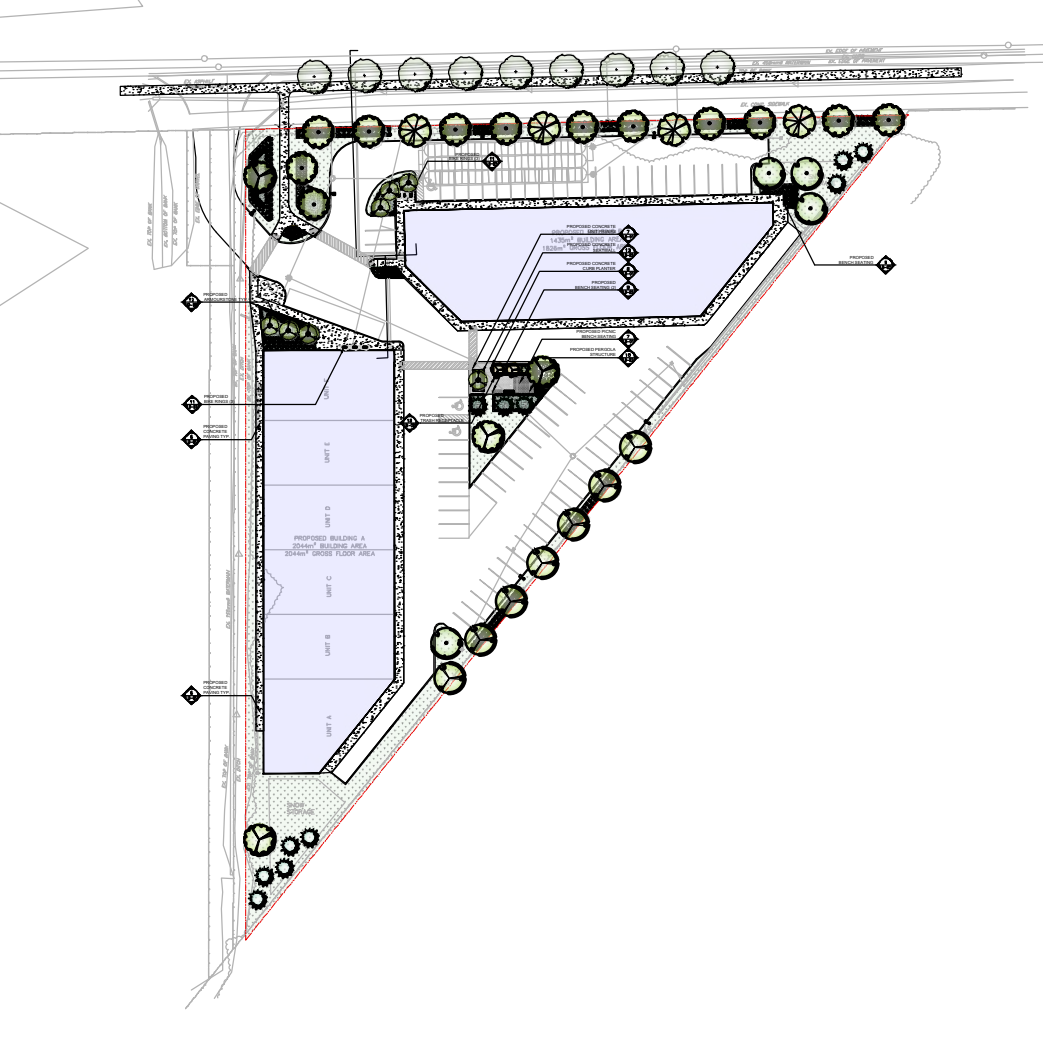
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Landscape Enlargement A

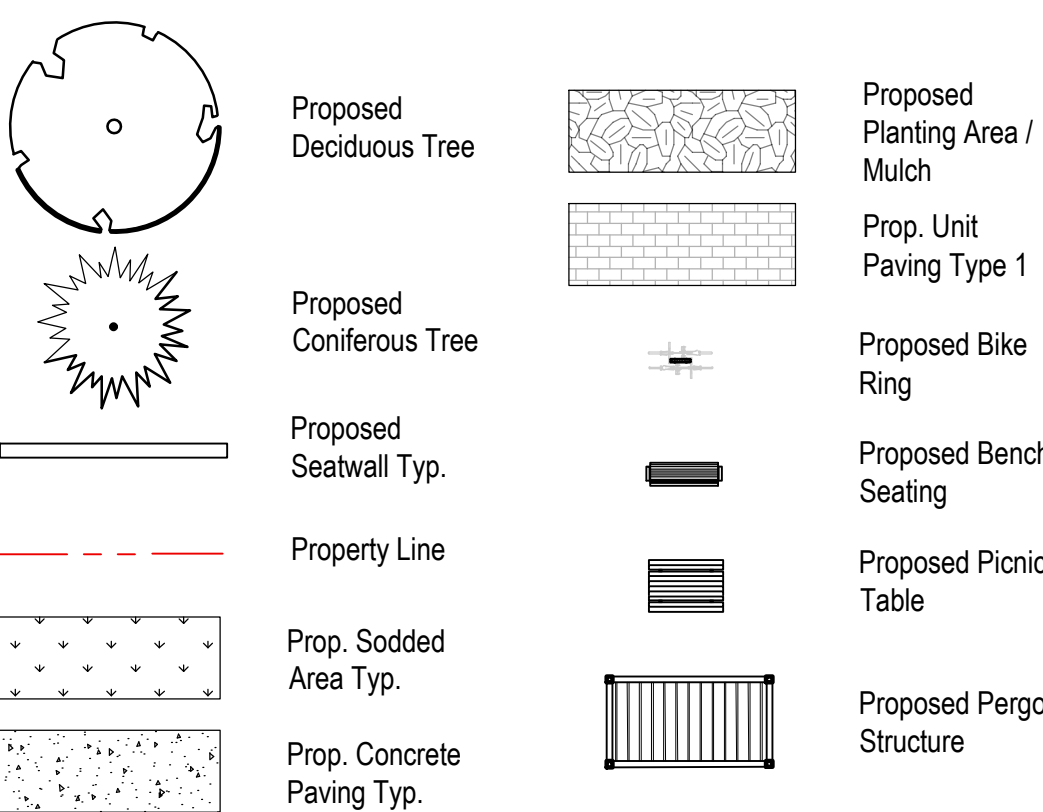


Context Plan

Scale 1:1500



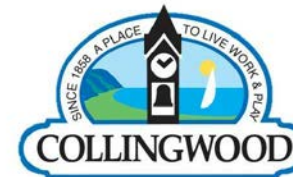
Legend



msla
MARTON SMITH LANDSCAPE ARCHITECTS
170 The Donway W Suite 206
Toronto, Ontario, Canada, M3C 2G3
tel. 416.492.9966 | email: info@msla.ca

Architect:

Municipality:



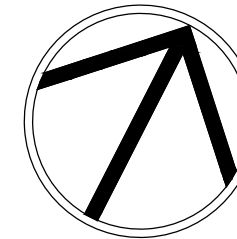
Client/Owner:

Notes:

04	Issued for Resubmission	09/03/24
03	Issued for Review	08/15/24
02	Issued for Submission	03/21/24
01	Issued for Coordination	02/16/24

No.	Revision	Date
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North:



Project:
Proposed Residential Development
10045 Hwy 26
Collingwood, Ontario

Scale: **1:250** Date: **Jun 2021**

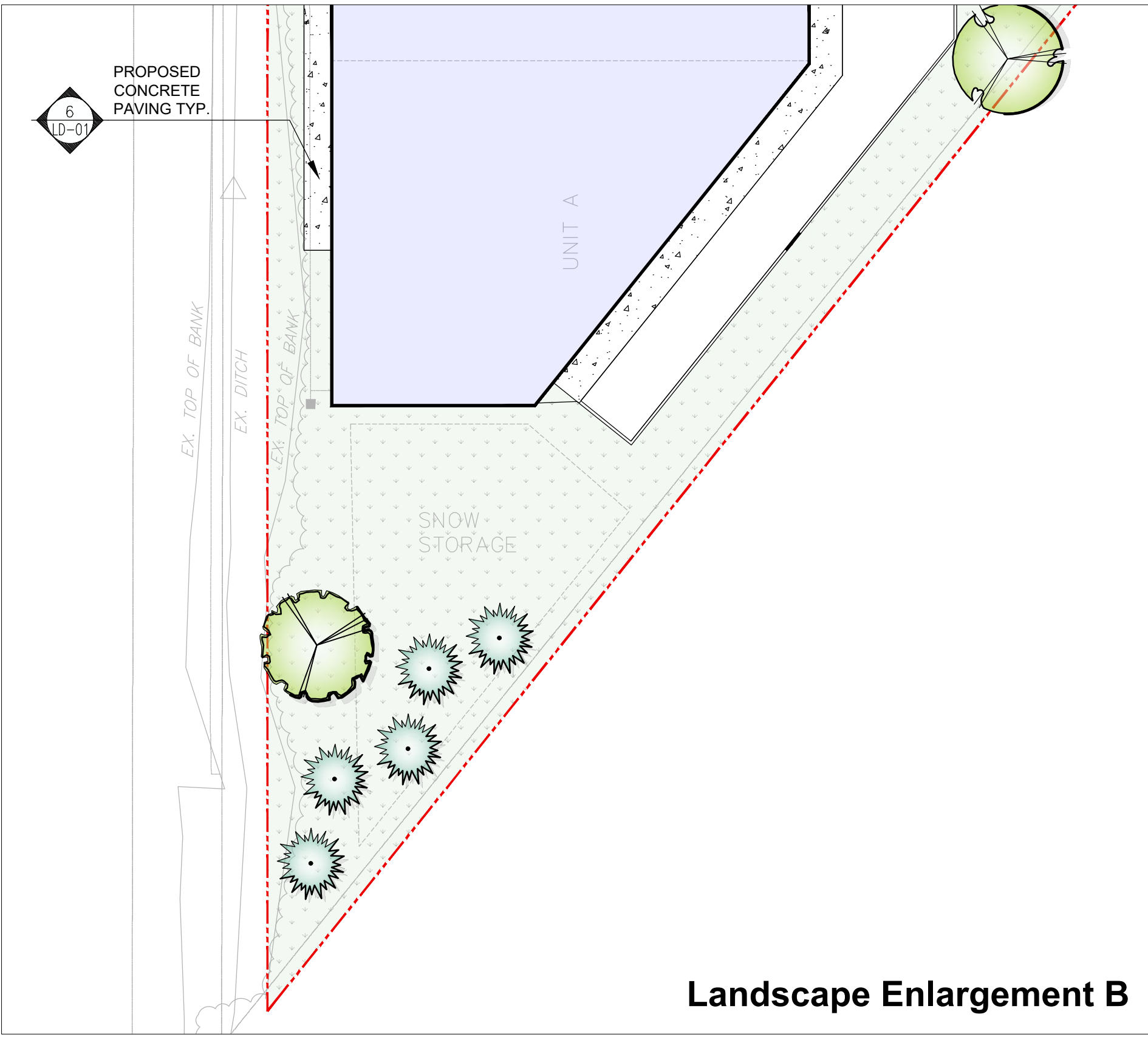
Drawn By: **S.P.** Checked By: **L.M.**

Drawing Title:

Landscape Enlargements

Project No. **24103** Sheet No. **L1-02**

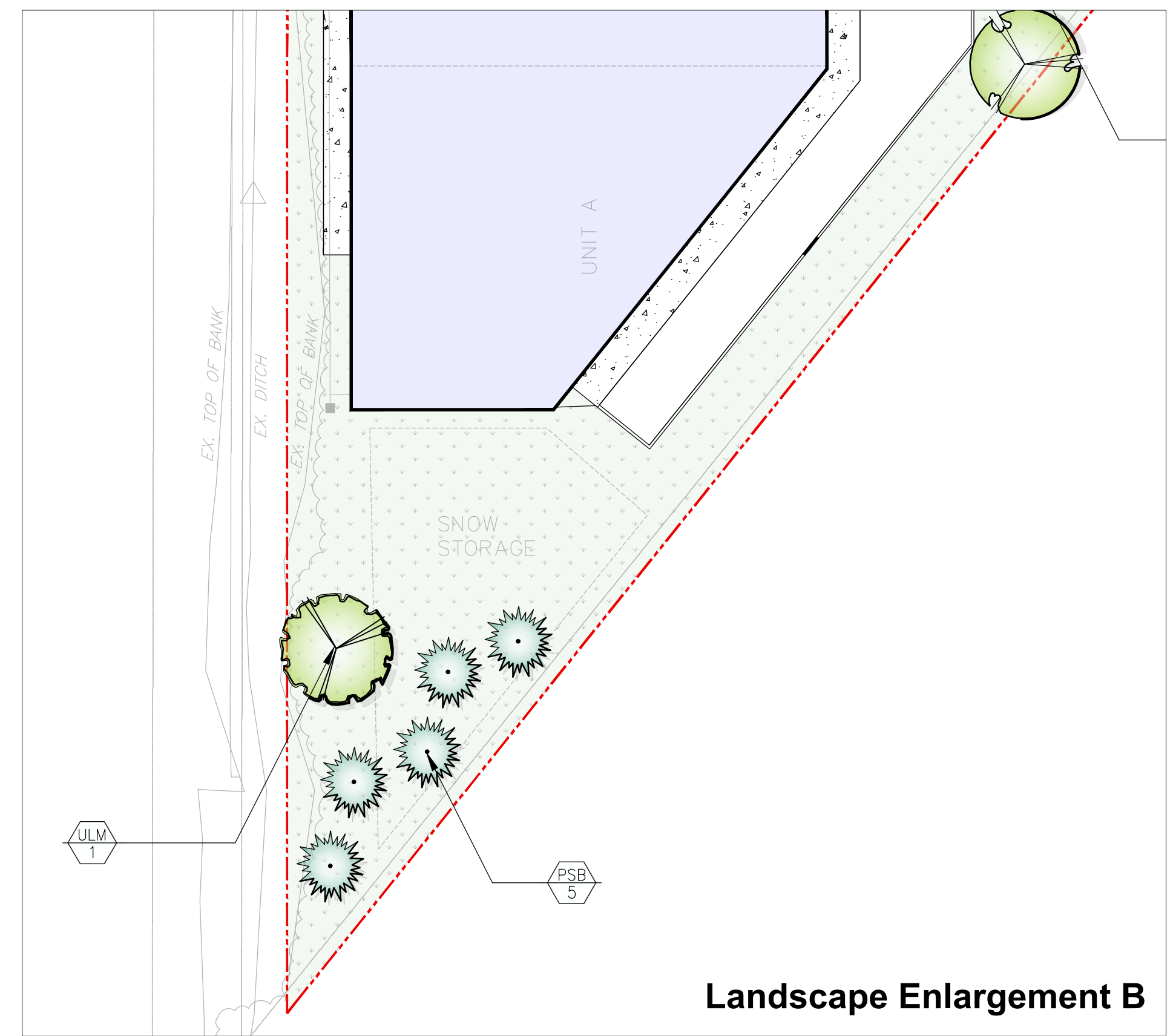
Landscape Enlargement B



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[illegible]

	Proposed Deciduous Tree		Proposed Planting Area / Mulch
	Proposed Coniferous Tree		Prop. Unit Paving Type 1
	Proposed Seatwall Typ.		Proposed Bike Ring
	Property Line		Proposed Bench Seating
	Prop. Sodded Area Typ.		Proposed Picnic Table
	Prop. Concrete Paving Typ.		Proposed Pergola Structure

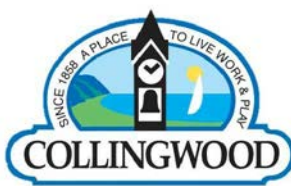


Project No.	Sheet No.
24103	L1-02

NOTE FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. PROPERTY LINES AND SETBACKS MUST BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY ADJ. RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

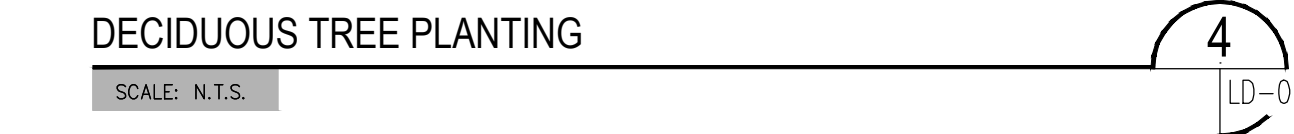
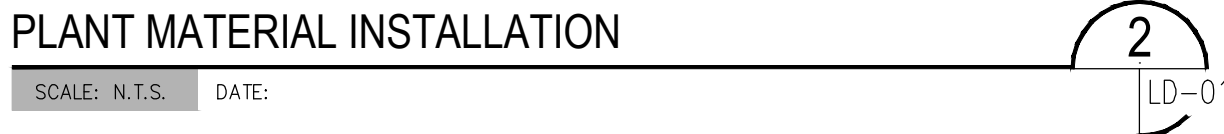
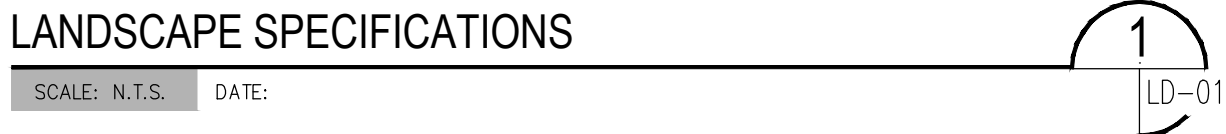
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Municipality:



Client/Owner

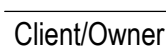
Notes:





Architect

Municipality:



Notes:



SCALE: N.T.S. DATE:



SCALE: N.T.S. MODEL PS-69-101-IGM-EX



SCALE: N.T.S. MODEL: CHS-2020-A1



SCALE: N.T.S. DATE:



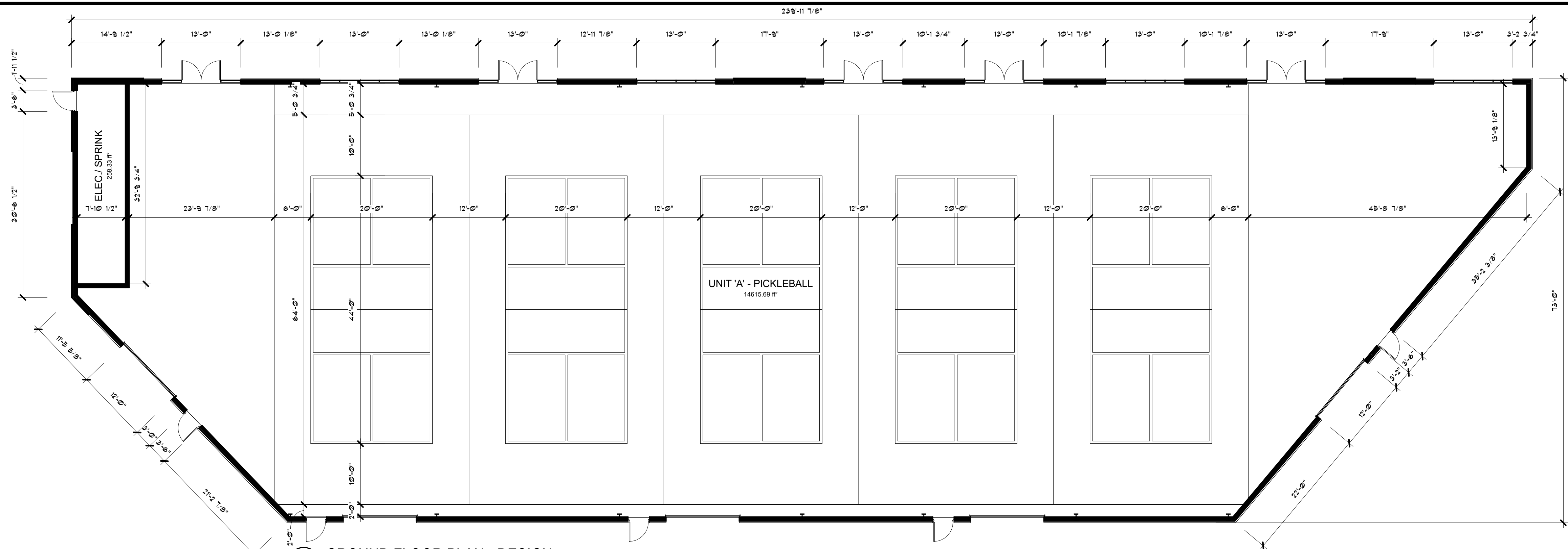
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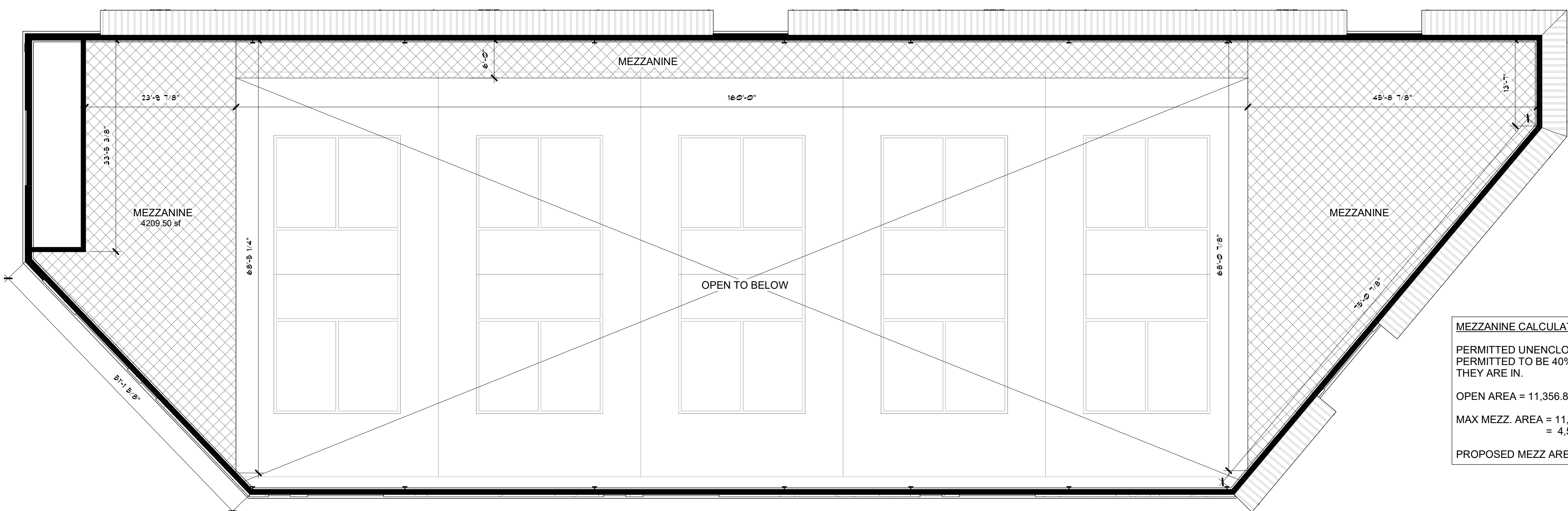
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SCALE: N.T.S. DATE:



1 GROUND FLOOR PLAN - DESIGN
D-1 3/32" = 1'-0"



2 MEZZANINE PLAN
D-1 3/32" = 1'-0"

MEZZANINE CALCULATION

PERMITTED UNENCLOSED MEZZANINES ARE PERMITTED TO BE 40% OF THE OPEN AREA THEY ARE IN.

OPEN AREA = 11,356.84 ft² (1055.08 m²)

MAX MEZZ. AREA = 11,356.84 ft² x 40%
= 4,542.7 FT² (422 m²)

PROPOSED MEZZ AREA = 4,209.5 ft² (391.08m²)



3 NORTH ELEVATION
D-1 3/32" = 1'-0"

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NO.	DESCRIPTION	DATE
1	ISSUED FOR DISCUSSION	-

ISSUE RECORD

Gerrard's
Design &
Drafting Inc.

Gerrard's Design and Drafting Inc.
7 Cloverdale Crescent, Markham,
Ontario, N0B 2H0
Phone 519.579.3306 / e-mail jim@gerrards.ca

PROJECT TITLE:

NEW
NEW COMMERCIAL/
INDUSTRIAL BUILDING
10045 HIGHWAY 28
COLLINGWOOD, ONTARIO

DRAWING TITLE:

BUILDING 'B' - DESIGN

DRWN BY: M. A. CARROLL

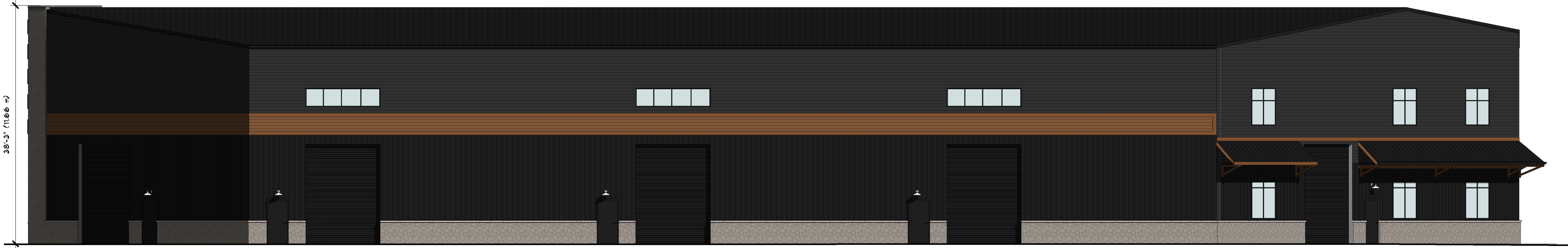
CHK'D BY: J. D. GERRARD

DATE: MAY 1, 2024

SCALE: 3/32" = 1'-0"

PROJECT NO.
23GD106

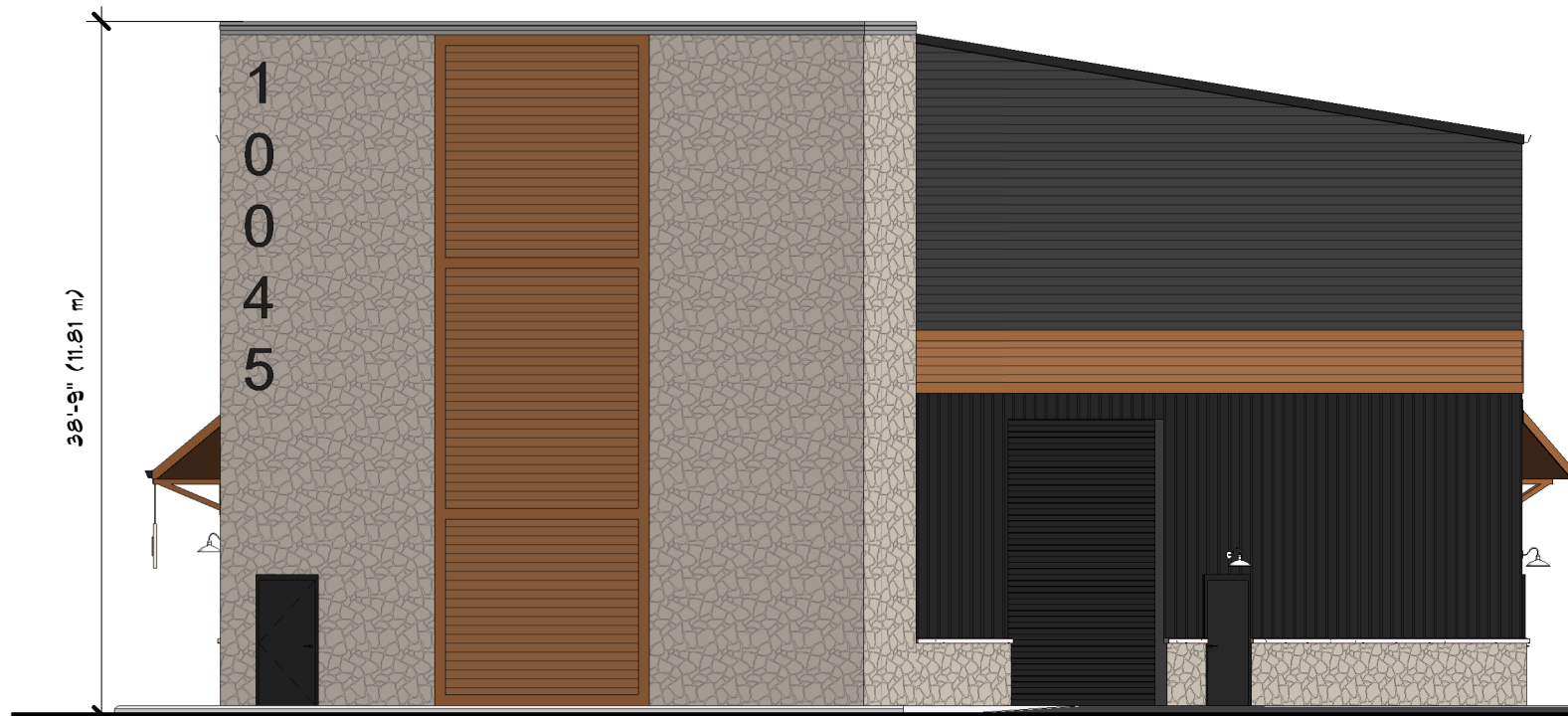
DWG NO.
D-1



1 SOUTH ELEVATION
D-2 3/32" = 1'-0"



2 NORTH ISOMETRIC
D-2 3/32" = 1'-0"



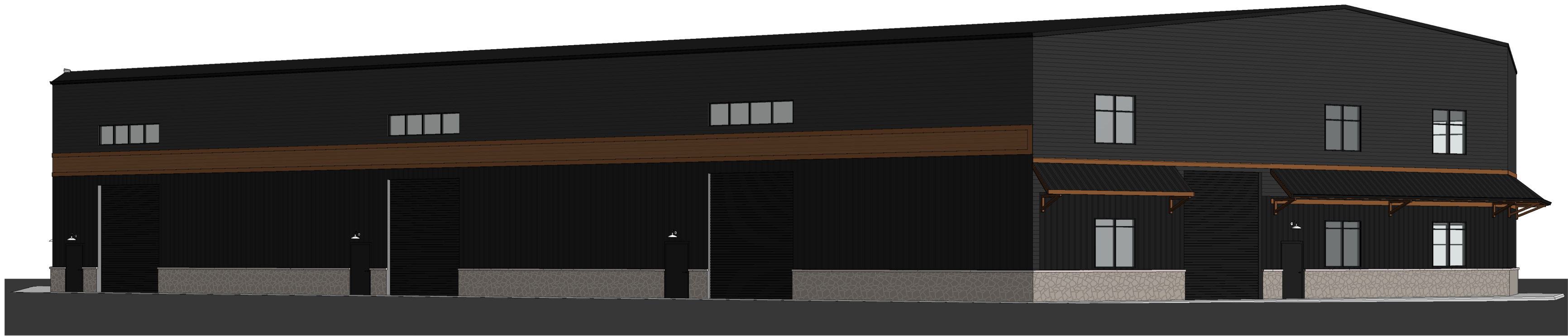
3 WEST ELEVATION
D-2 3/32" = 1'-0"



4 NORTH ISOMETRIC
D-2 3/32" = 1'-0"



5 EAST ELEVATION
D-2 3/32" = 1'-0"



6 SOUTH ISOMETRIC
D-2 3/32" = 1'-0"

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Ontario, N0B 2H0
Phone 519.579.3306 / e-mail jim@gerrards.ca

PROJECT TITLE:
NEW
NEW COMMERCIAL/
INDUSTRIAL BUILDING
10045 HIGHWAY 28
COLLINGWOOD, ONTARIO

DRAWING TITLE:
BUILDING 'B' - DESIGN

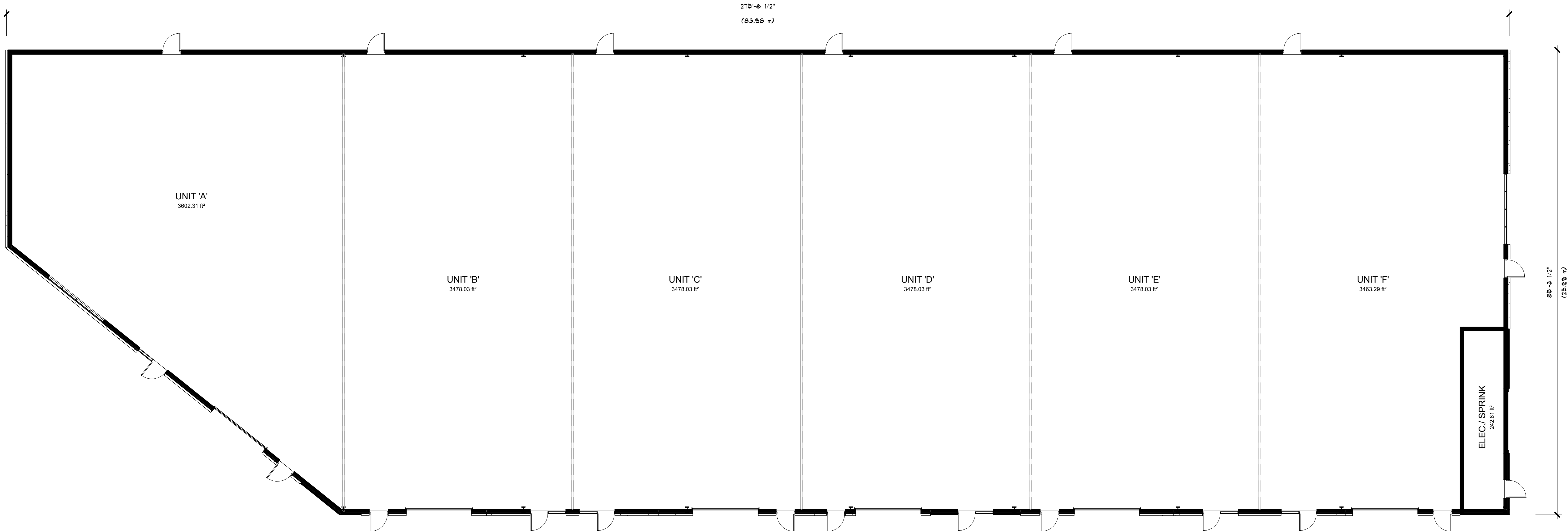
DRWN BY: M. A. CARROLL

CHK'D BY: J. D. GERRARD

DATE: MAY 1, 2024

SCALE: 3/32" = 1'-0"

PROJECT NO. 23GD106	DWG NO. D-2
------------------------	----------------



1 GROUND FLOOR PLAN - DESIGN
D-3 3/32" = 1'-0"



2 WEST ELEVATION
D-3 3/32" = 1'-0"



3 EAST ELEVATION
D-3 3/32" = 1'-0"

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NO.	DESCRIPTION	DATE
1	ISSUED FOR DISCUSSION	-

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7 Cloverdale Crescent, Markham,
Ontario, N0B 2H0
Phone 519.579.3306 / e-mail jim@gerrards.ca

PROJECT TITLE:
NEW
NEW COMMERCIAL/
INDUSTRIAL BUILDING
10045 HIGHWAY 28
COLLINGSWOOD, ONTARIO

DRAWING TITLE:
BUILDING 'A' - DESIGN

DRWN BY: M. A. CARROLL

CHK'D BY: J. D. GERRARD

DATE: MARCH 4, 2024

SCALE: 3/32" = 1'-0"

PROJECT NO.
23GD106

DWG NO.
D-3



1 NORTH ELEVATION
D-4 3/32" = 1'-0"



2 SOUTH ELEVATION
D-4 3/32" = 1'-0"



3 NORTH ISOMETRIC
D-4



4 SOUTH EAST ISOMETRIC
D-4



5 EAST ISOMETRIC
D-4

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NO.	DESCRIPTION	DATE
1	ISSUED FOR DISCUSSION	-

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Phone 519.579.3306 / e-mail jim@gerrards.ca

PROJECT TITLE:

NEW
NEW COMMERCIAL/
INDUSTRIAL BUILDING
10045 HIGHWAY 28
COLLINGWOOD, ONTARIO

DRAWING TITLE:

BUILDING 'A' - DESIGN

DRWN BY: M. A. CARROLL

CHK'D BY: J. D. GERRARD

DATE: MARCH 4, 2024

SCALE: 3/32" = 1'-0"

PROJECT NO. 23GD106 DWG NO. D-4



1 NORTH SITE ISOMETRIC
D-5



2 SOUTH SITE ISOMETRIC
D-5

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1	ISSUED FOR DISCUSSION	-
NO.	DESCRIPTION	DATE

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Ontario, N0B 2H0
Phone 519.579.3306 / e-mail jim@gerrards.ca

PROJECT TITLE:

NEW
NEW COMMERCIAL/
INDUSTRIAL BUILDING
10045 HIGHWAY 28
COLLINGWOOD, ONTARIO

DRAWING TITLE:

BUILDING A & B ISOMETRIC

DRWN BY: M. A. CARROLL

CHK'D BY: J. D. GERRARD

DATE: MARCH 4, 2024

SCALE:

PROJECT NO. 23GD106	DWG NO. D-5
------------------------	----------------