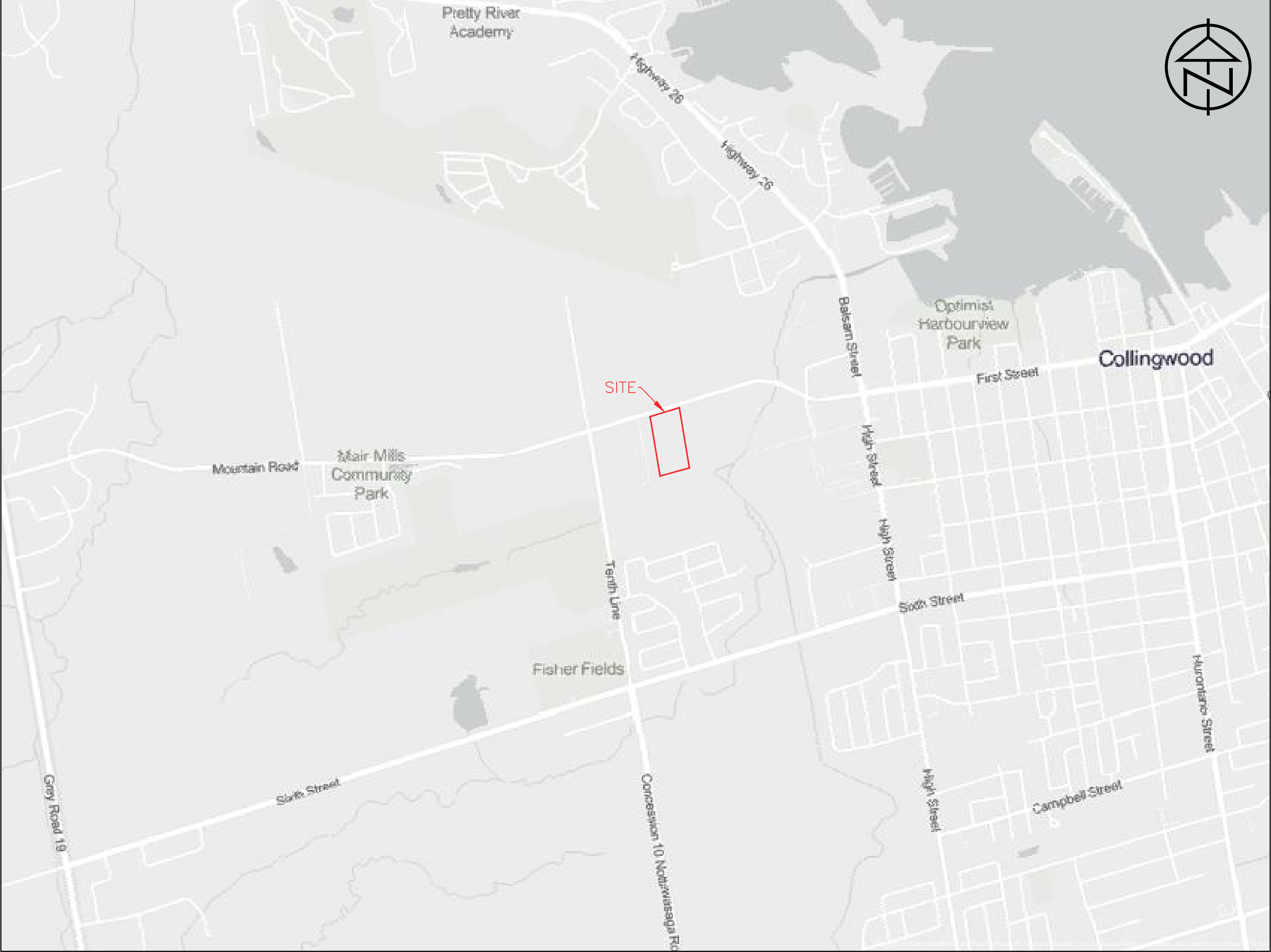


180 MOUNTAIN ROAD

TOWN OF COLLINGWOOD

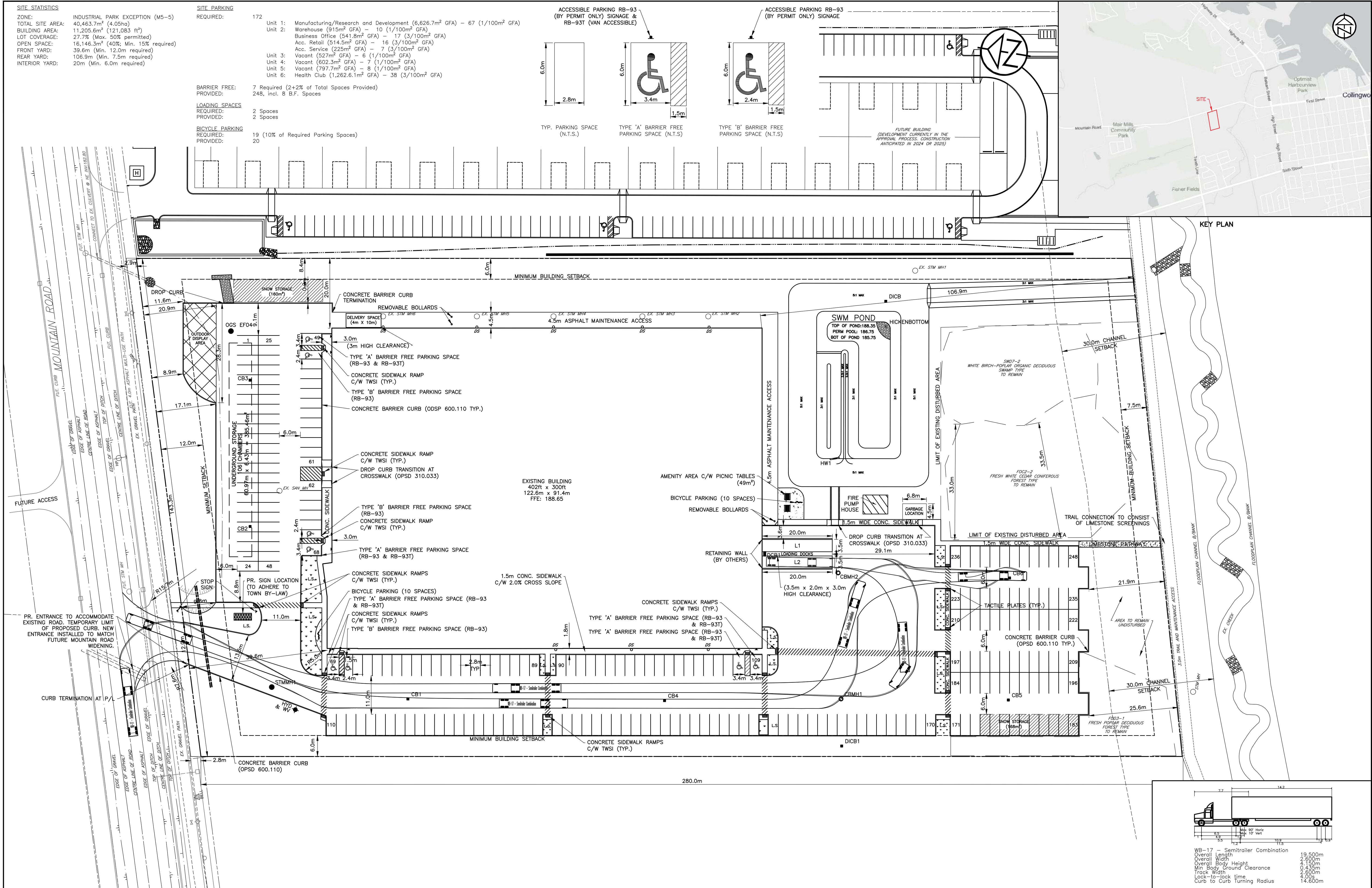


INDEX

DRAWING	DESCRIPTION
TP.1	TITLE PAGE
IN.1	INDEX SHEET
SP.1	SITE PLAN
REC.1	REMOVALS AND EROSION CONTROL PLAN
SS.1	SITE SERVICING PLAN
SG.1	SITE GRADING PLAN
DE.1	DETAILS AND NOTES
DE.2	SECTION VIEWS

LEGEND

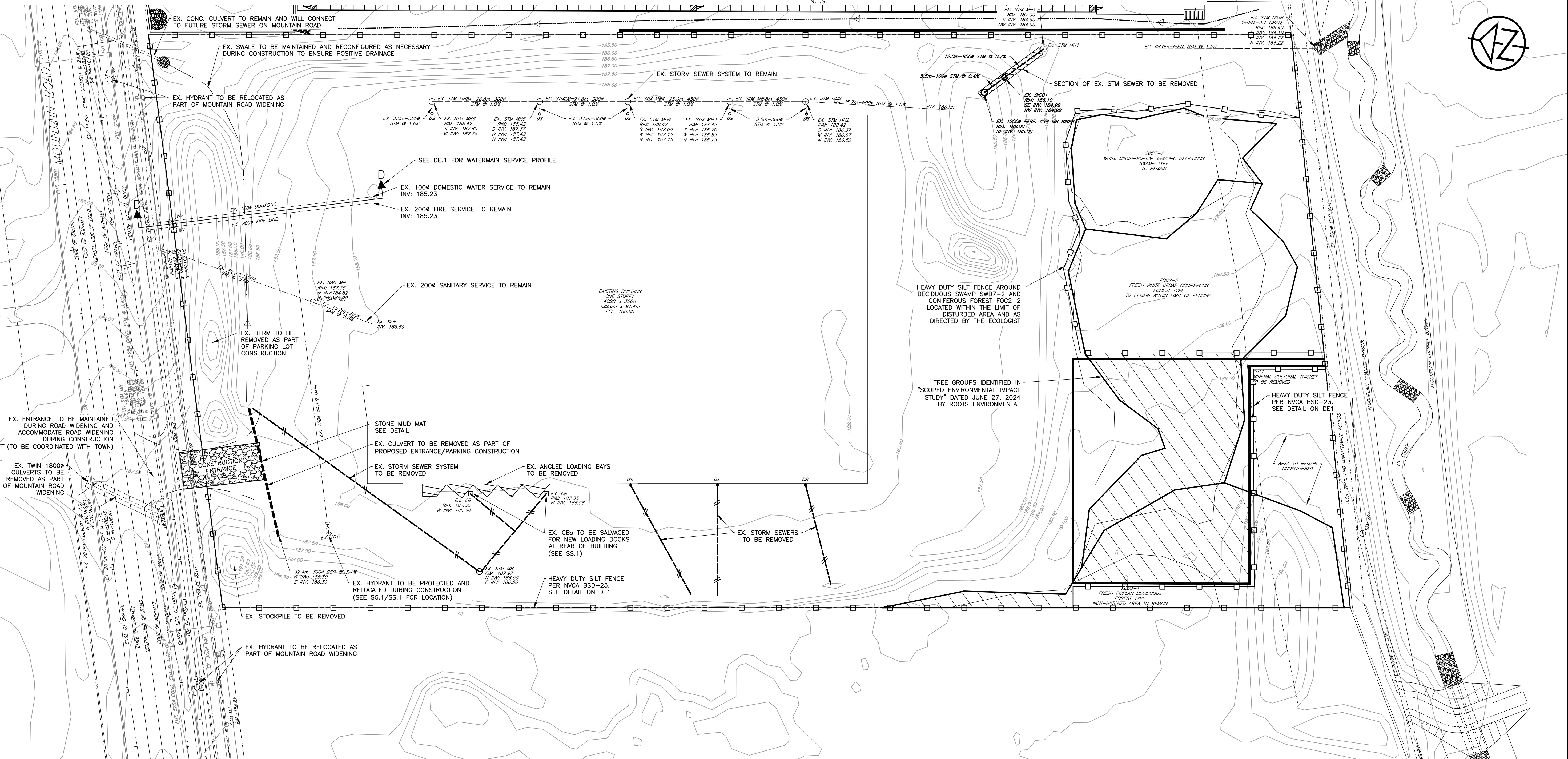
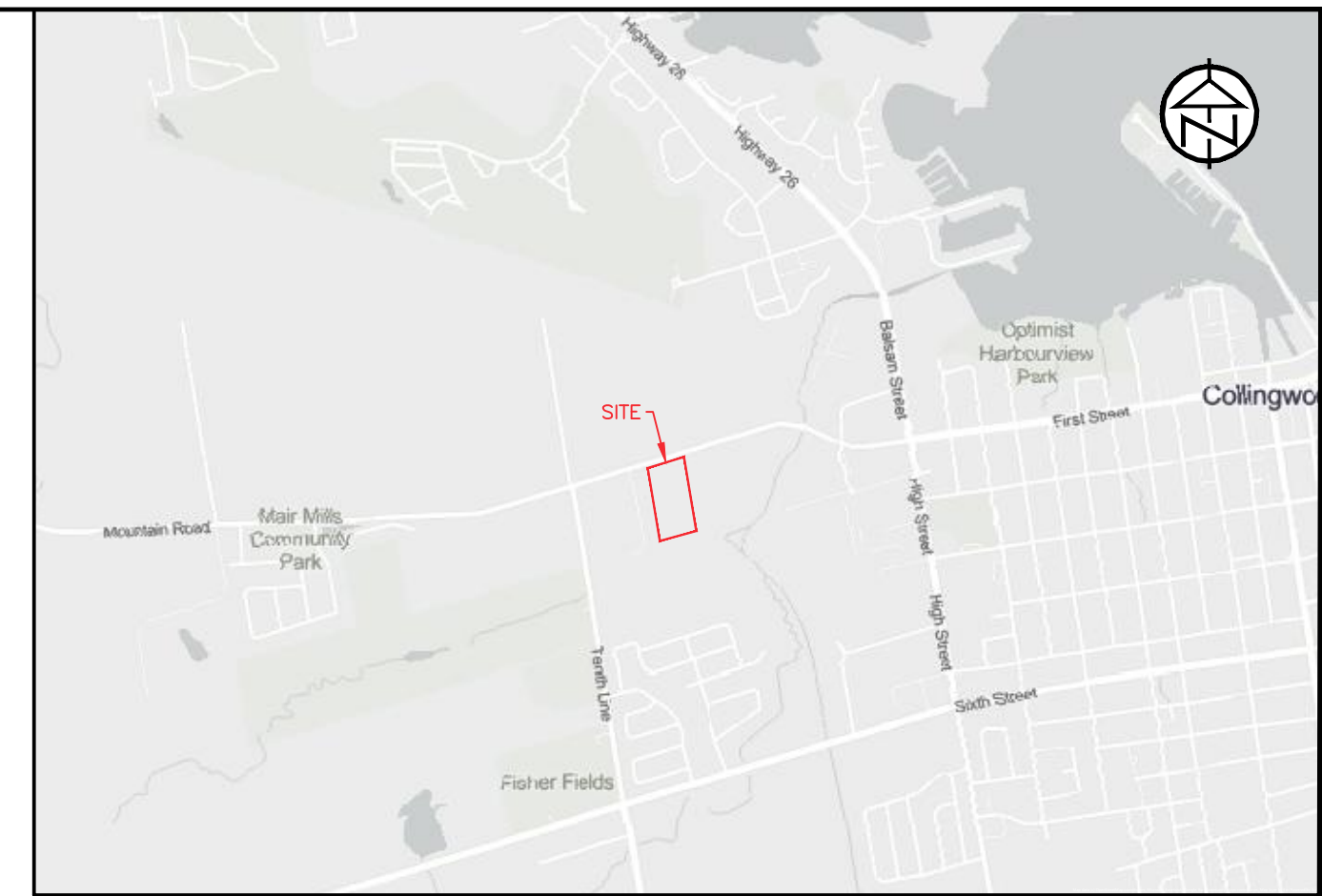
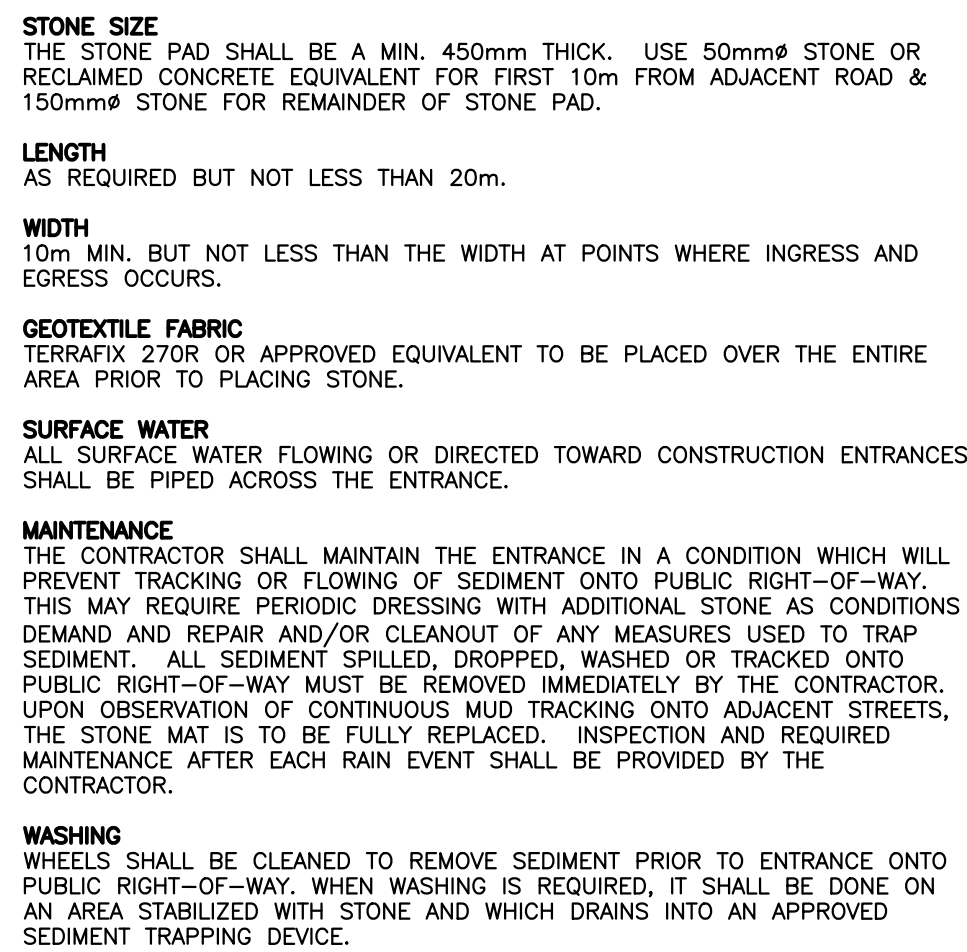
ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
LOT LINE	---	---
CENTERLINE	---	---
EDGE OF ASPHALT	---	---
CONCRETE CURB	---	---
EDGE OF GRAVEL SHOULDER	---	---
DITCH/DIRECTION OF FLOW	--->	---<
DRAINAGE SWALE/DIRECTION OF FLOW	--->	---<
WATERMAIN/SIZE	--- 150# W/M ---	--- 150# W/M ---
WATER SERVICE	---	---
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	□ DICB	■ DICB4
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	● LS
HYDRO POLE	○ H/P	● HP
GUY WIRE	--->	--->
BELL POLE	○ BP	○ BP
BELL MAINTENANCE HOLE	○ BELL MH	○ BELL MH
BELL PEDESTAL/VAULT	▢	▢
CABLE PEDESTAL/VAULT	▢	▢
HYDRO TRANSFORMER/VAULT	▢	▢
GAS VALVE	⊗ GAS VALVE	⊗ GAS VALVE
GAS MARKER	⊕ GAS	⊕ GAS
MAILBOX	▢	▢
STANDARD IRON BAR	■ SIB	■ SIB
IRON BAR	■ IB	■ IB
TEMPORARY BENCHMARK	⊙ TBM#1	⊙ TBM#1
BOREHOLE/TEST HOLE	⊙ BH#	⊙ BH#
DECIDUOUS/CONIFEROUS TREE, SHRUB/BUSH	☼ ☼ ☼	☼ ☼ ☼



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 TBM#1 ELEVATION 182.71m. TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF MOUNTAIN RD. 70 m+/- WEST OF EAST LOT LINE OF N.E. CORNER OF 120 MOUNTAIN ROAD. TBM#2 ELEVATION 189.765. NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO 140 MOUNTAIN ROAD.	NOTES LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM LIDAR WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA. ELEVATIONS ARE GEODETIC AND REFER TO THE ONTARIO BASE MAPPING CONTROL MONUMENT No. 0108409072. ELEVATION 180.711m	<table><tr><th>No.</th><th>REVISION DESCRIPTION</th><th>DATE</th></tr><tr><td>1.</td><td>1ST SUBMISSION</td><td>AUG 2024</td></tr><tr><td>2.</td><td>2ND SUBMISSION</td><td>NOV 2024</td></tr><tr><td>3.</td><td>3RD SUBMISSION</td><td>JAN 2025</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	No.	REVISION DESCRIPTION	DATE	1.	1ST SUBMISSION	AUG 2024	2.	2ND SUBMISSION	NOV 2024	3.	3RD SUBMISSION	JAN 2025							ENGINEER STAMP	TOWN APPROVAL	180 MOUNTAIN ROAD TOWN OF COLLINGWOOD	TATHAM ENGINEERING	DESIGN: KH/JB FILE: 124032 DWG: SP.1
	No.	REVISION DESCRIPTION	DATE																							
	1.	1ST SUBMISSION	AUG 2024																							
	2.	2ND SUBMISSION	NOV 2024																							
	3.	3RD SUBMISSION	JAN 2025																							
						SITE PLAN	DRAWN: KH DATE: JUNE 2024	CHECK: KS SCALE: 1:500																		

1. 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.
2. THE CONTRACTOR MAY CONSIDER ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES. SUCH MEASURES MUST BE PRESENTED IN WRITING TO THE ENGINEER FOR APPROVAL OF THE TOWN OF COLLINGWOOD.
3. 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.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES MUST BE INSPECTED, CLEANED AND MAINTAINED BY THE CONTRACTOR AFTER EACH STORM EVENT.
5. CONSTRUCTION OF ALL SILTATION AND EROSION CONTROL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING STEPS:
 - INSTALL STONE MUD MAT AS PER DETAIL
 - INSTALL HEAVY-DUTY SILT FENCE AS PER NVCA BSD-23.
7. ALL CONSTRUCTION VEHICLES TO ACCESS SITE USING THE DESIGNATED CONSTRUCTION ENTRANCE (MOUNTAIN ROAD)
8. SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR ONCE GROUND COVER IS ESTABLISHED AND LANDSCAPING IS COMPLETE AND AS APPROVED BY THE ENGINEER.

9. ALL STOCKPILE LOCATIONS ARE TO BE APPROVED BY THE ENGINEER.
10. ALL SILT FENCING IS TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING, EXCAVATING OR DEMOLITION.
11. EROSION CONTROL FENCING TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES.
12. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MH's AND CB's.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
14. THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO TOWN REQUIREMENTS
15. EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. SEDIMENTS ARE TO BE REMOVED ON A REGULAR BASIS AND PRIOR TO ACCUMULATIONS REACHING A MAXIMUM OF $\frac{1}{2}$ THE HEIGHT OF THE FENCE.
16. ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN REHABILITATED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
17. NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE TOWN OF COLLINGWOOD WORKS DEPARTMENT.
18. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MUNICIPAL ROADS, SIDEWALKS' AND MULTI-USE PATHS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.



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

TBM#1 ELEVATION 182.71m.
TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE
OF MOUNTAIN RD. 70 m+/- WEST OF EAST LOT LINE
OF N.E. CORNER OF 120 MOUNTAIN ROAD.

TBM#2 ELEVATION 189.765.
NAIL & WASHER ON NORTH FACE OF HYDRO POLE
LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUJST
WEST OF EXISTING ACCESS TO 140 MOUNTAIN ROAD.

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM LIDAR WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA.

ELEVATIONS ARE GEODETIC AND REFER TO THE
ONTARIO BASE MAPPING CONTROL MONUMENT No.
0108409072. ELEVATION 180.711m

No.	REVISION DESCRIPTION	DATE
1.	1ST SUBMISSION	AUG 2024
2.	2ND SUBMISSION	NOV 2024
3.	3RD SUBMISSION	JAN 2025

10. *Journal of the American Medical Association*, 2000; 284: 1039-1044.

REMOVALS AND EROSION CONTROL PLAN



TATHAM
ENGINEERING

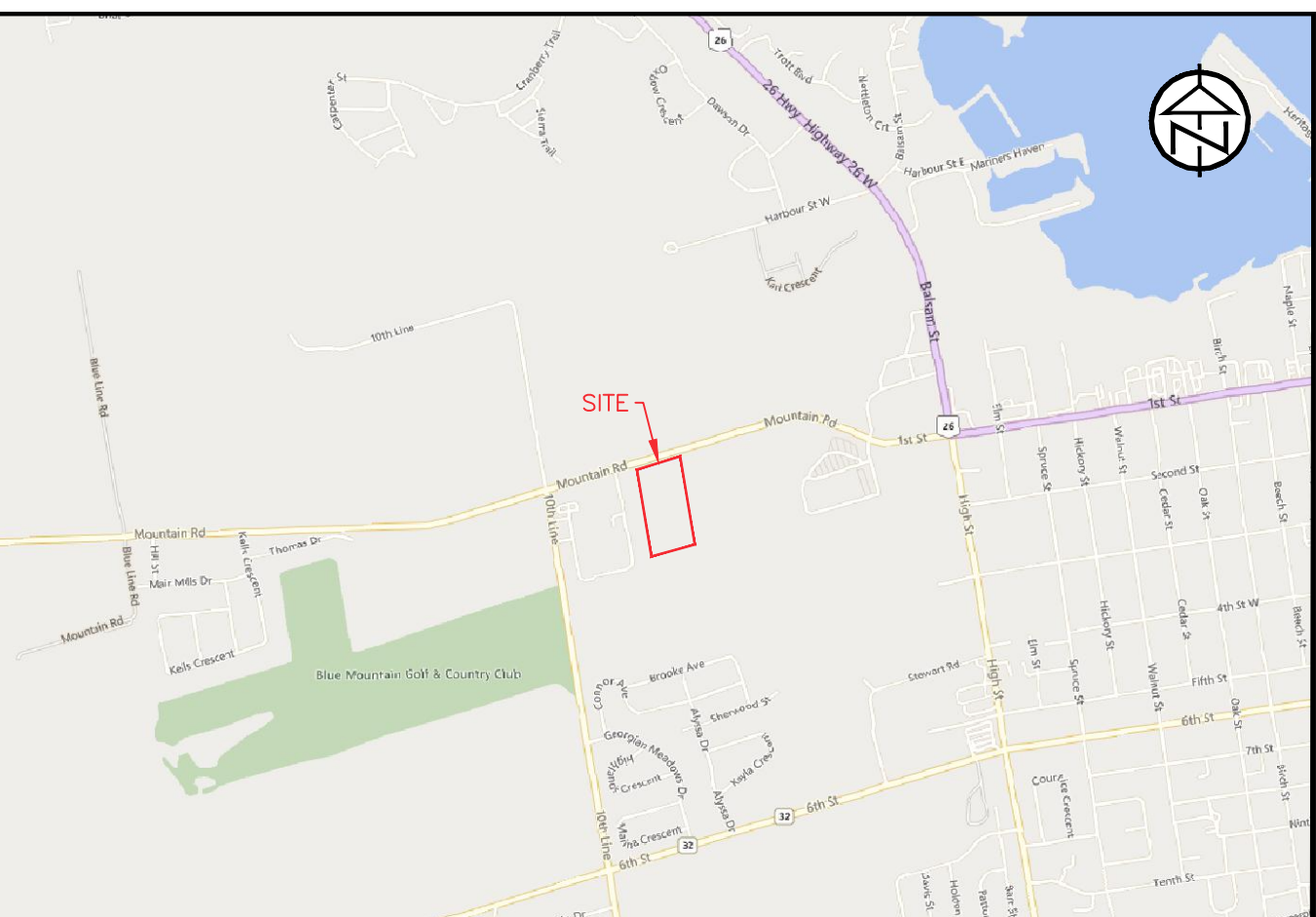
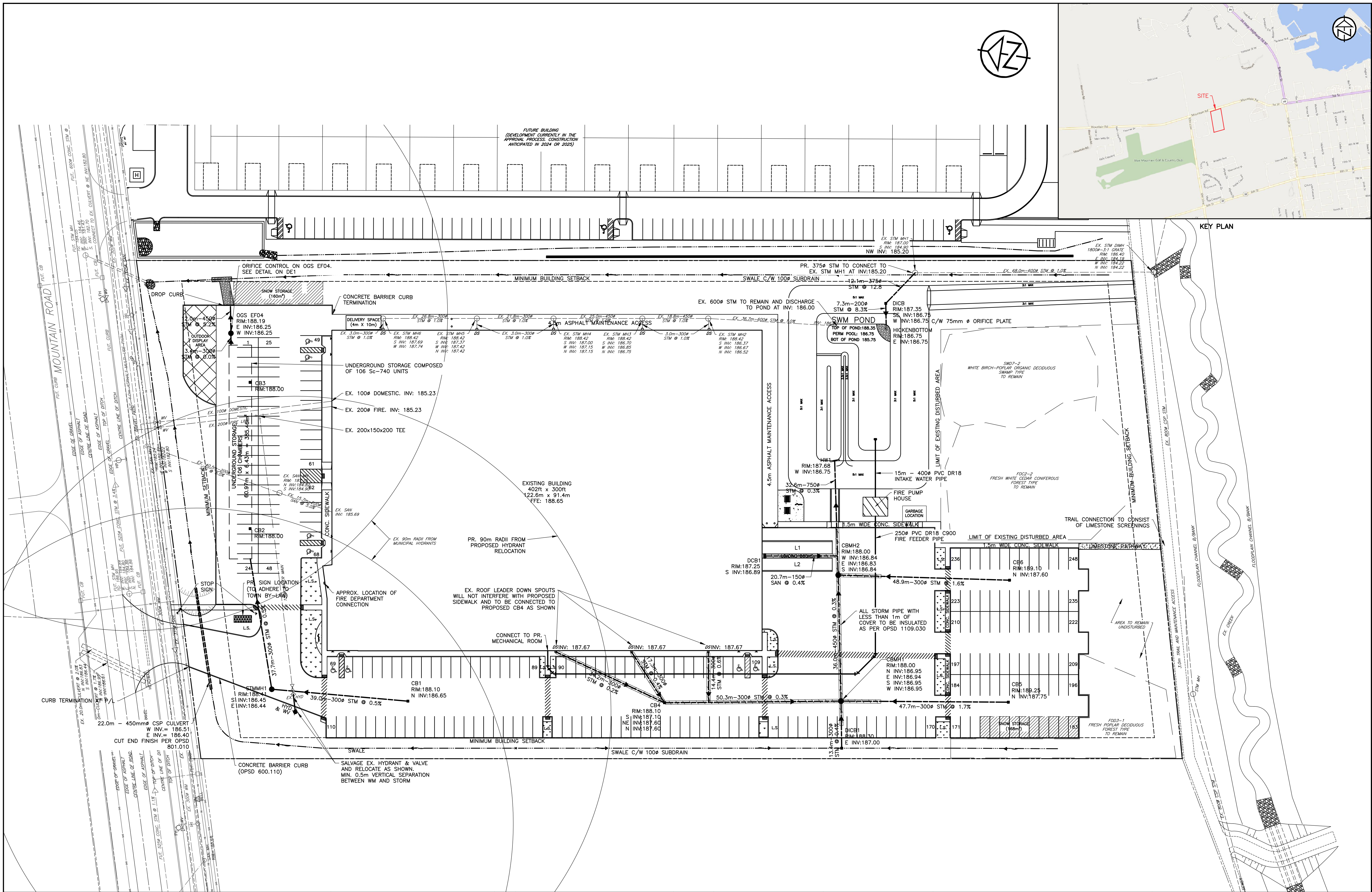
DESIGN: KH/JB	FILE: 124032
---------------	--------------

DRAWN: KH	DATE: JUNE 2024
-----------	-----------------

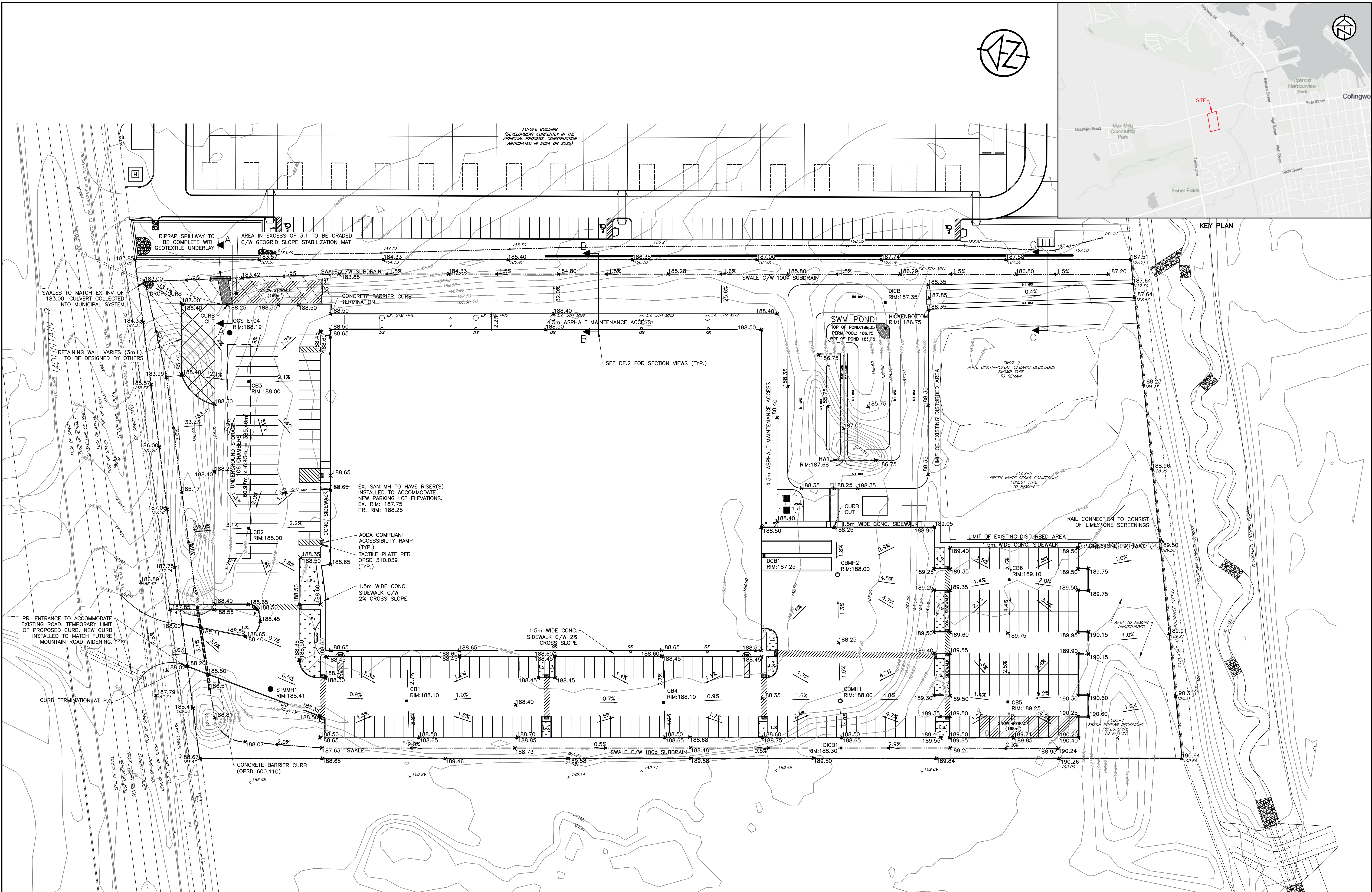
CHECK: KS

DWG:

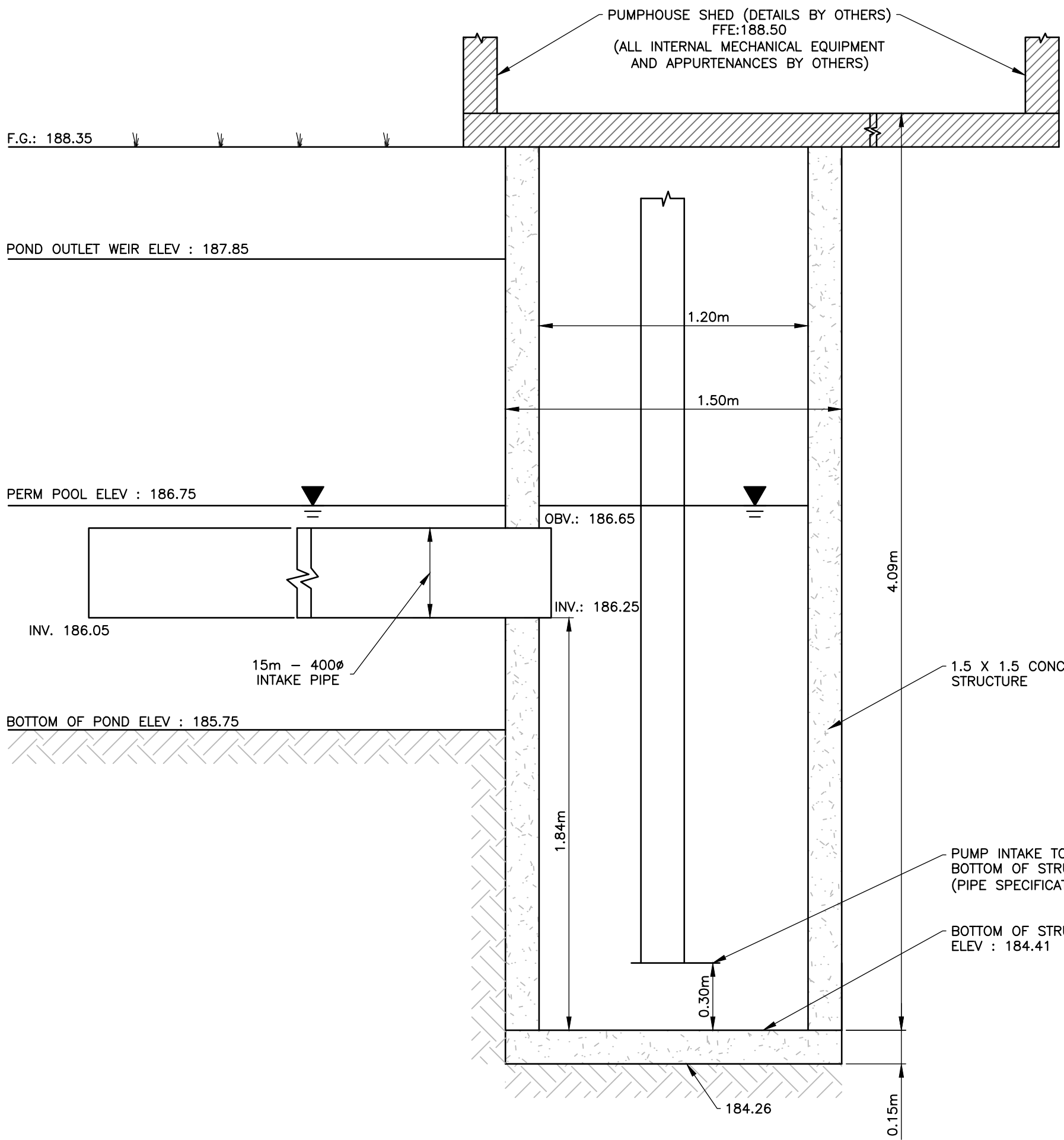
BEC 1



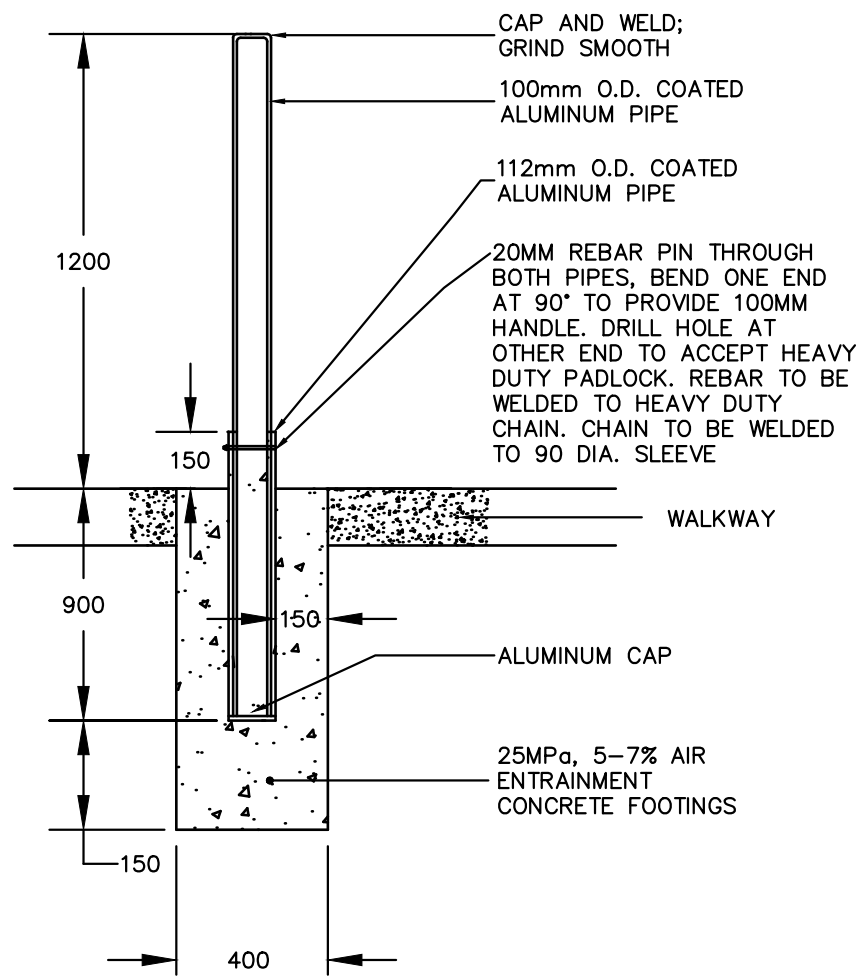
DISCLAIMER AND COPYRIGHT CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.	BENCHMARKS TBM#1 ELEVATION 182.71m. TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF MOUNTAIN RD. 70 m+/- WEST OF EAST LOT LINE OF N.E. CORNER OF 120 MOUNTAIN ROAD. TBM#2 ELEVATION 189.765. NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUUST WEST OF EXISTING ACCESS TO 140 MOUNTAIN ROAD.	NOTES LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM LIDAR WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA. ELEVATIONS ARE GEODETIC AND REFER TO THE ONTARIO BASE MAPPING CONTROL MONUMENT No. 0108409072. ELEVATION 180.711m	<table><tr><th>No.</th><th>REVISION DESCRIPTION</th><th>DATE</th></tr><tr><td>1.</td><td>1ST SUBMISSION</td><td>AUG 2024</td></tr><tr><td>2.</td><td>2ND SUBMISSION</td><td>NOV 2024</td></tr><tr><td>3.</td><td>3RD SUBMISSION</td><td>JAN 2025</td></tr></table>	No.	REVISION DESCRIPTION	DATE	1.	1ST SUBMISSION	AUG 2024	2.	2ND SUBMISSION	NOV 2024	3.	3RD SUBMISSION	JAN 2025	<table><tr><th>ENGINEER STAMP</th><th>TOWN APPROVAL</th></tr><tr><td></td><td></td></tr></table>	ENGINEER STAMP	TOWN APPROVAL			<table><tr><th colspan="2">180 MOUNTAIN ROAD TOWN OF COLLINGWOOD</th></tr><tr><td colspan="2">SITE SERVICING PLAN</td></tr></table>	180 MOUNTAIN ROAD TOWN OF COLLINGWOOD		SITE SERVICING PLAN		<table><tr><td colspan="2"></td></tr><tr><td>DESIGN: KH/JB</td><td>FILE: 124032</td></tr><tr><td>DRAWN: KH</td><td>DATE: JUNE 2024</td></tr><tr><td>CHECK: KS</td><td>SCALE: 1:500</td></tr></table>			DESIGN: KH/JB	FILE: 124032	DRAWN: KH	DATE: JUNE 2024	CHECK: KS	SCALE: 1:500	DWG: SS.1
			No.	REVISION DESCRIPTION	DATE																														
			1.	1ST SUBMISSION	AUG 2024																														
			2.	2ND SUBMISSION	NOV 2024																														
3.	3RD SUBMISSION	JAN 2025																																	
ENGINEER STAMP	TOWN APPROVAL																																		
180 MOUNTAIN ROAD TOWN OF COLLINGWOOD																																			
SITE SERVICING PLAN																																			
																																			
DESIGN: KH/JB	FILE: 124032																																		
DRAWN: KH	DATE: JUNE 2024																																		
CHECK: KS	SCALE: 1:500																																		



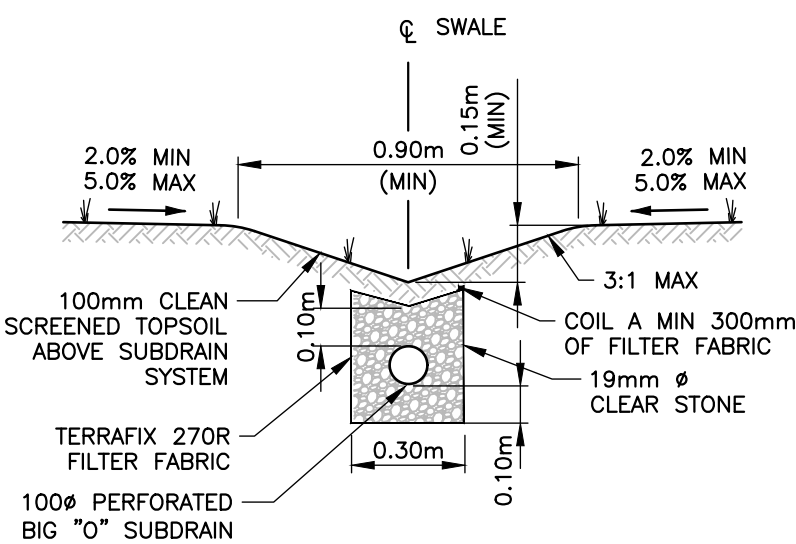
DISCLAIMER AND COPYRIGHT CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED. TATHAM ENGINEERING LIMITED CLAIMS COPYRIGHT TO THIS DRAWING WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF TATHAM ENGINEERING LIMITED.	BENCHMARKS TBM#1 ELEVATION 182.71m. TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF MOUNTAIN RD. 70 m+/- WEST OF EAST LOT LINE OF N.E. CORNER OF 120 MOUNTAIN ROAD. TBM#2 ELEVATION 189.765. NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUST WEST OF EXISTING ACCESS TO 140 MOUNTAIN ROAD.	NOTES	No.	REVISION DESCRIPTION	DATE	ENGINEER STAMP	TOWN APPROVAL	180 MOUNTAIN ROAD TOWN OF COLLINGWOOD		DESIGN: KH/JB	FILE: 124032	DWG:
			1.	1ST SUBMISSION	AUG 2024							
			2.	2ND SUBMISSION	NOV 2024							
			3.	3RD SUBMISSION	JAN 2025							
SITE GRADING PLAN										DRAWN: KH	DATE: JUNE 2024	SG.1
										CHECK: KS	SCALE: 1:500	



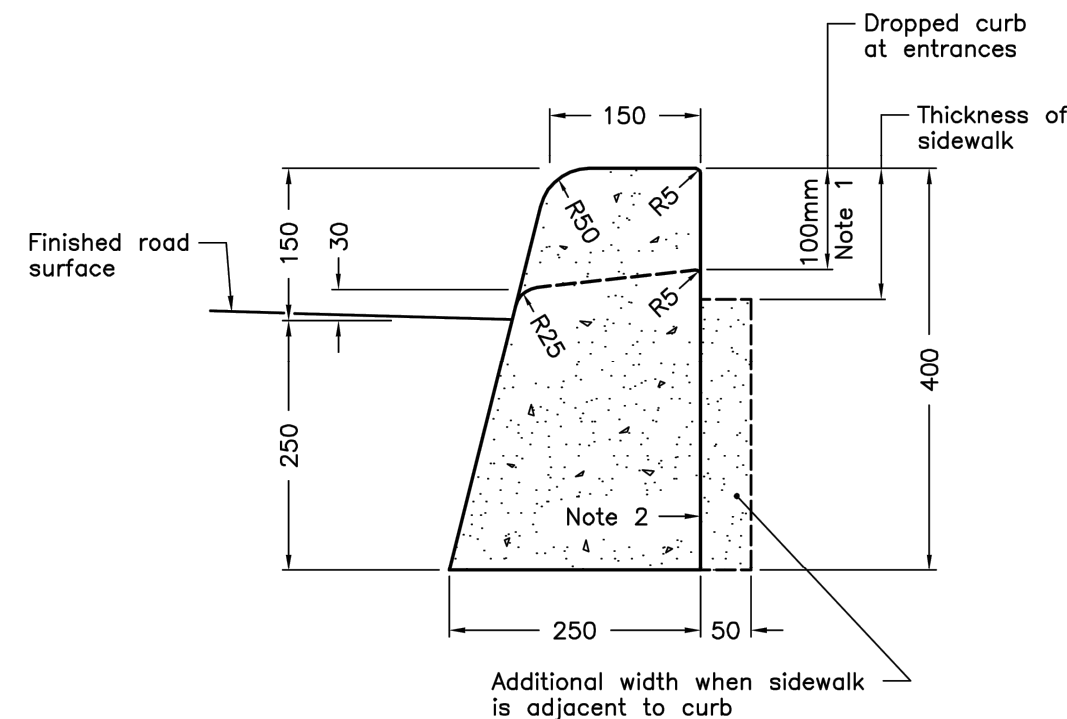
FIRE SUPPRESSION PUMPHOUSE WET WELL
SCALE 1:20



REMOVABLE BOLLARD DETAIL
NTS



TYPICAL INFILTRATION TRENCH DETAIL
SCALE 1:20



NOTES:

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

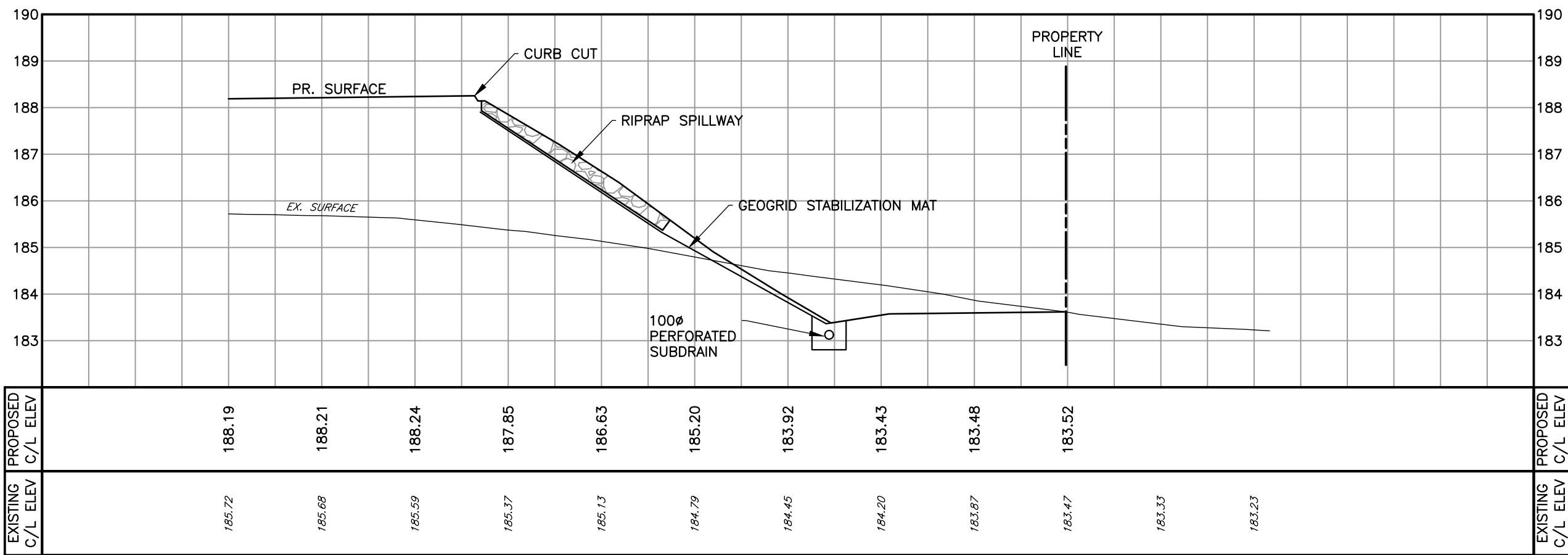
ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2012 Rev 2

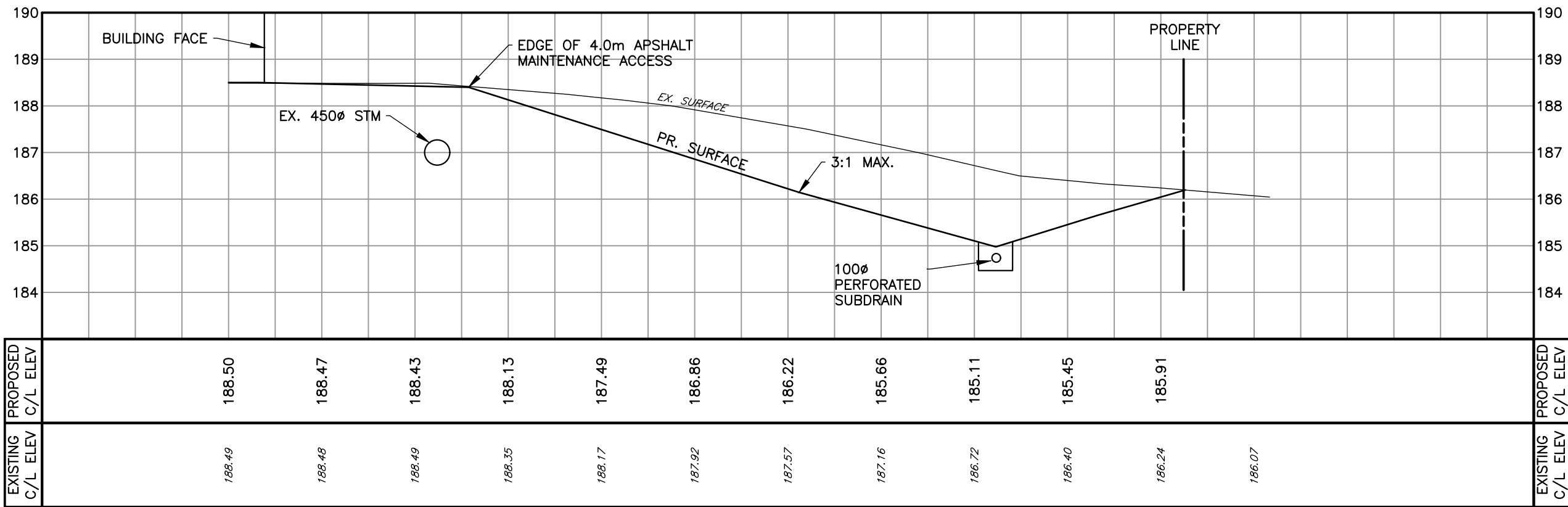
CONCRETE BARRIER CURB

OPSD 600.110

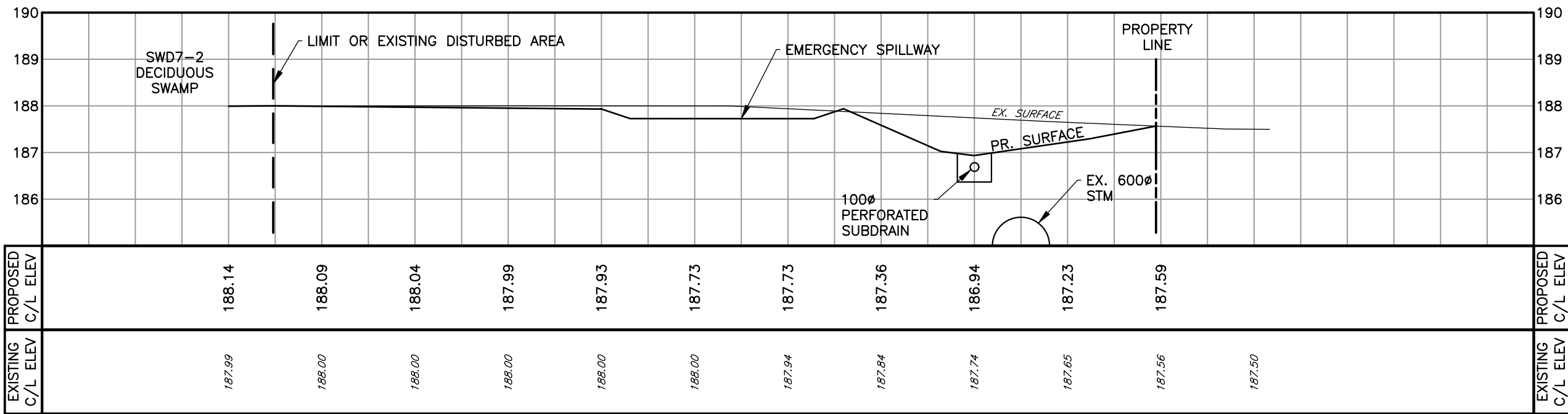
SECTION A-A



SECTION B-B



SECTION C-C



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

TBM#1 ELEVATION 182.71m.
TOP NUT OF FIRE HYDRANT LOCATED ON SOUTH SIDE OF MOUNTAIN RD. 70 m+/- WEST OF EAST LOT LINE OF N.E. CORNER OF 120 MOUNTAIN ROAD.

TBM#2 ELEVATION 189.765.
NAIL & WASHER ON NORTH FACE OF HYDRO POLE LOCATED ON NORTH SIDE OF MOUNTAIN ROAD JUUST WEST OF EXISTING ACCESS TO 140 MOUNTAIN ROAD.

NOTES

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM LIDAR WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA.

ELEVATIONS ARE GEODETIC AND REFER TO THE ONTARIO BASE MAPPING CONTROL MONUMENT No. 0108409072. ELEVATION 180.711m

No.	REVISION DESCRIPTION	DATE
1.	1ST SUBMISSION	AUG 2024
2.	2ND SUBMISSION	NOV 2024
3.	3RD SUBMISSION	JAN 2025

ENGINEER STAMP

TOWN APPROVAL

180 MOUNTAIN ROAD
TOWN OF COLLINGWOOD

DETAILS AND SECTION VIEWS

TATHAM
ENGINEERING

DESIGN: KH/JB

DRAWN: KH/DMS

CHECK: KS

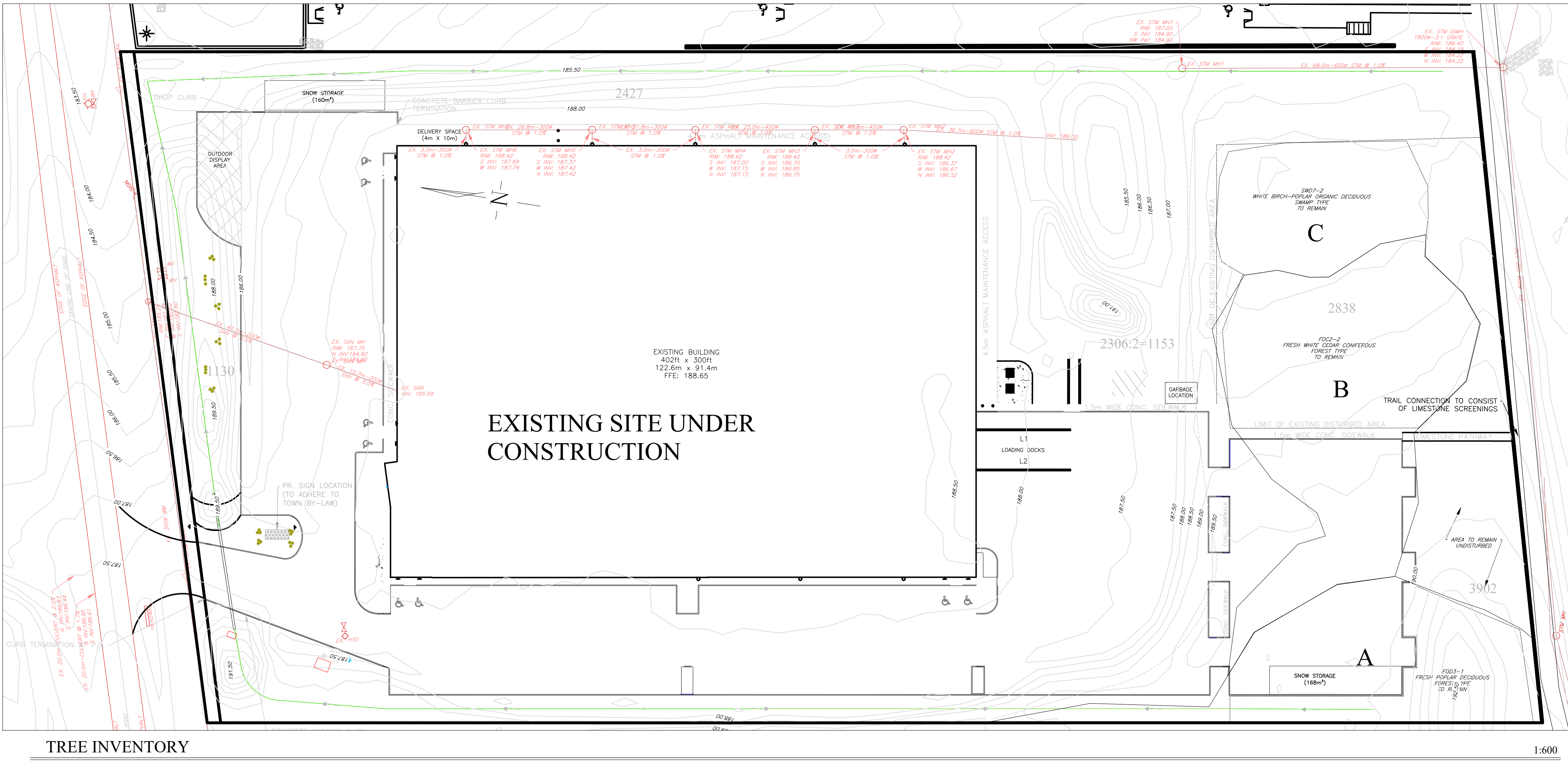
FILE: 124032

DATE: JUNE 2024

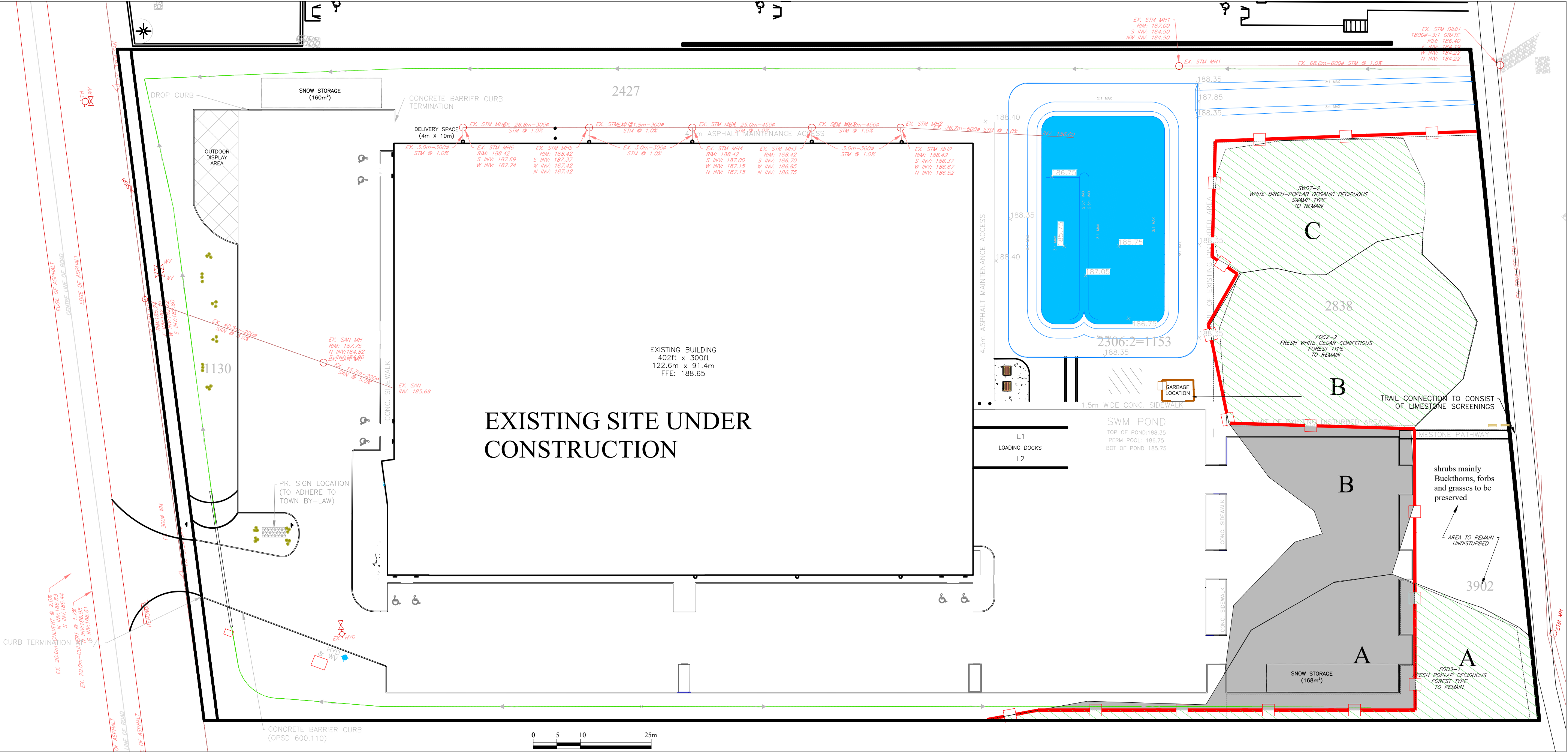
SCALE: 1:500

DWG:

DE.2



TREE INVENTORY



TREE PRESERVATION PLAN



PHOTO TREE GROUP "A": IMMATURE TREMBLING ASPENS WITH SCATTERED IRONWOOD, WHITE ELM, BUCKTHORNS ETC.

- PROPERTY BOUNDARY
- TREE GROUP TO BE PRESERVED.
- TREE GROUP TO BE REMOVED.
- TREE GROUP NUMBER. REFER TO TREE LIST ON THIS PAGE
- TREE PRESERVATION FENCE (TP-2).

LEGEND

180 Mountain Road, Collingwood - Tree Inventory March 2024									
Tree group #	Canopy cover, %	Species	Common Name	Freq. %	DBH cm	Height m	Canopy m	Maturity	Health conditions
A	90	<i>Populus tremuloides</i>	Trembling Aspen	85	≤17	10	±3	Immature	Fair
		<i>Ostrya virginiana</i>	Ironwood	2					
		<i>Ulmus americana</i>	American Elm	2					
B	90	<i>Thuja occidentalis</i>	Eastern White Cedar	85	≤15	8-10	±4	Immature	Fair
		<i>Juniperus virginiana</i>	Western Red Cedar	2					
		<i>Ulmus americana</i>	American Elm	2					
C	20	<i>Populus tremuloides</i>	Trembling Aspen	18	≤15	8-10	±4	Immature	Poor
		<i>Ulmus americana</i>	American Elm	2					
		Wet area with Red Osier Dogwood, Cattail and European Reed - Immature White Cedar, Green Ash and Black Ash							

Note (refer to EIS by Roots Environmental):
Young Black Ash (<8cm DBH) were observed in the wetland 33 metres east of the proposed development area. Per O. Reg. 6/24 to the Endangered Species Act (ESA), protection under the ESA is only provided for Black Ash > 8cm and/or 1.37 m in height. In addition, O. Reg. 7/24 to the ESA states that the habitat of this species is 30-meters from the stem. No Black Ash were found within 30-meters of the proposed development area.



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	August 8, 2024	SJT
2.	AS PER CITY COMMENTS	October 22, 2024	SJT
3.	AS PER CITY COMMENTS	January 28, 2025	SJT

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION.

DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

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.



Client info:

ACCEPTED BY:

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

180 MOUNTAIN ROAD
City of Collingwood
TREE INVENTORY/PRESERVATION PLAN

SCALE: 1/600 CITY FILE No.	DESIGNED BY: SJT OUR FILE REF. # 5-24	REVIEWED BY: NB TP-1
----------------------------------	--	----------------------------

THE INTENT OF TREE PRESERVATION AND PROTECTION IS TO PROVIDE AN INVENTORY OF EXISTING TREES ON SITE. IT IS NOT A SURVEY AND THEREFORE THE EXACT LOCATION OF EXISTING TREES MUST BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

ALL TREES TO BE PRESERVED SHALL BE INDICATED AND MARKED AS SUCH ON SITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE SITE DEVELOPMENT.

AS PART OF THE CLEARING AND GRUBBING, TREES LOCATED AT THE EDGES OF STANDS ABUTTING RESIDENTIAL ARE ARE TO BE PRUNED OF DEAD AND DISEASED LIMBS. PRUNING TO BE COMPLETED IN ACCORDANCE TO ACCEPTED HORTICULTURAL PRACTICES AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

IN THE EVENT THAT A TREE THAT HAS BEEN DESIGNATED FOR PRESERVATION IS DAMAGED OR REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE TOWN, THE LAND OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF SAID TREE WITH TREES OF EQUAL CALIPER VALUE AND COMPARABLE SPECIES, TO THE SATISFACTION OF THE THE TOWN AND THE LANDSCAPE ARCHITECT.

SPECIFICATIONS FOR PRESERVATION & PROTECTION

PRIOR THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, ALL TREES OR BLOCKS OF TREES THAT HAVE BEEN DESIGNATED FOR PRESERVATION, AS INDICATED ON THE ACCOMPANYING PLAN SHALL BE FULLY PROTECTED BY THE ERECTION OF HOARDING OUTSIDE OF OR AT THE DRIP LINE (SEE DETAIL). AREAS WITHIN THE HOARDING SHALL BE CLEARED AND GRUBBED ONLY UNDER THE WRITTEN DIRECTION AND SUPERVISION OF THE LANDSCAPE ARCHITECT.

EQUIPMENT OR VEHICLES SHALL NOT BE PARKED, REPAIRED OR REFUELED WITHIN TREE PROTECTION ZONE, CONSTRUCTION MATERIALS SHALL NOT BE STORED AND EARTH MATERIALS SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE AREA OF ANY TREE NOT DESIGNATED FOR REMOVAL.

ANY TREES NOT DESIGNATED FOR REMOVAL SHALL NOT HAVE RIGGING CABLES ATTACHED OR WRAPPED AROUND THEM NOR SHALL ANY CONTAMINANTS BE DUMPED WITHIN THE PROTECTIVE AREAS. FURTHER, NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE THEY MAY COME INTO CONTACT WITH THE FEEDER ROOTS OF THE TREES TO BE PRESERVED.

THE CONTRACTOR OR LAND OWNER SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO TREES OR SHRUBS THAT ARE NOT DESIGNATED FOR REMOVAL AS PER THE ACCOMPANYING PLAN.

UNLESS THE CONTRACT WORK SPECIFICALLY REQUIRES WORK WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, EQUIPMENT SHALL NOT BE OPERATED WITHIN THAT DRIP LINE AREA. WHEN CONTRACT WORK MUST BE COMPLETED WITHIN THE DRIP LINE OF TREES NOT DESIGNATED FOR REMOVAL, OPERATION OF EQUIPMENT WITHIN THAT DRIP LINE SHALL BE KEPT TO THE MINIMUM AMOUNT REQUIRED TO COMPLETE THE WORKS. PRIOR TO THE COMMENCEMENT OF SUCH WORKS THE LANDSCAPE ARCHITECT MUST BE GIVEN WRITTEN NOTIFICATION AND WILL SUBSEQUENTLY BE REQUIRED TO INSPECT SAID WORKS.

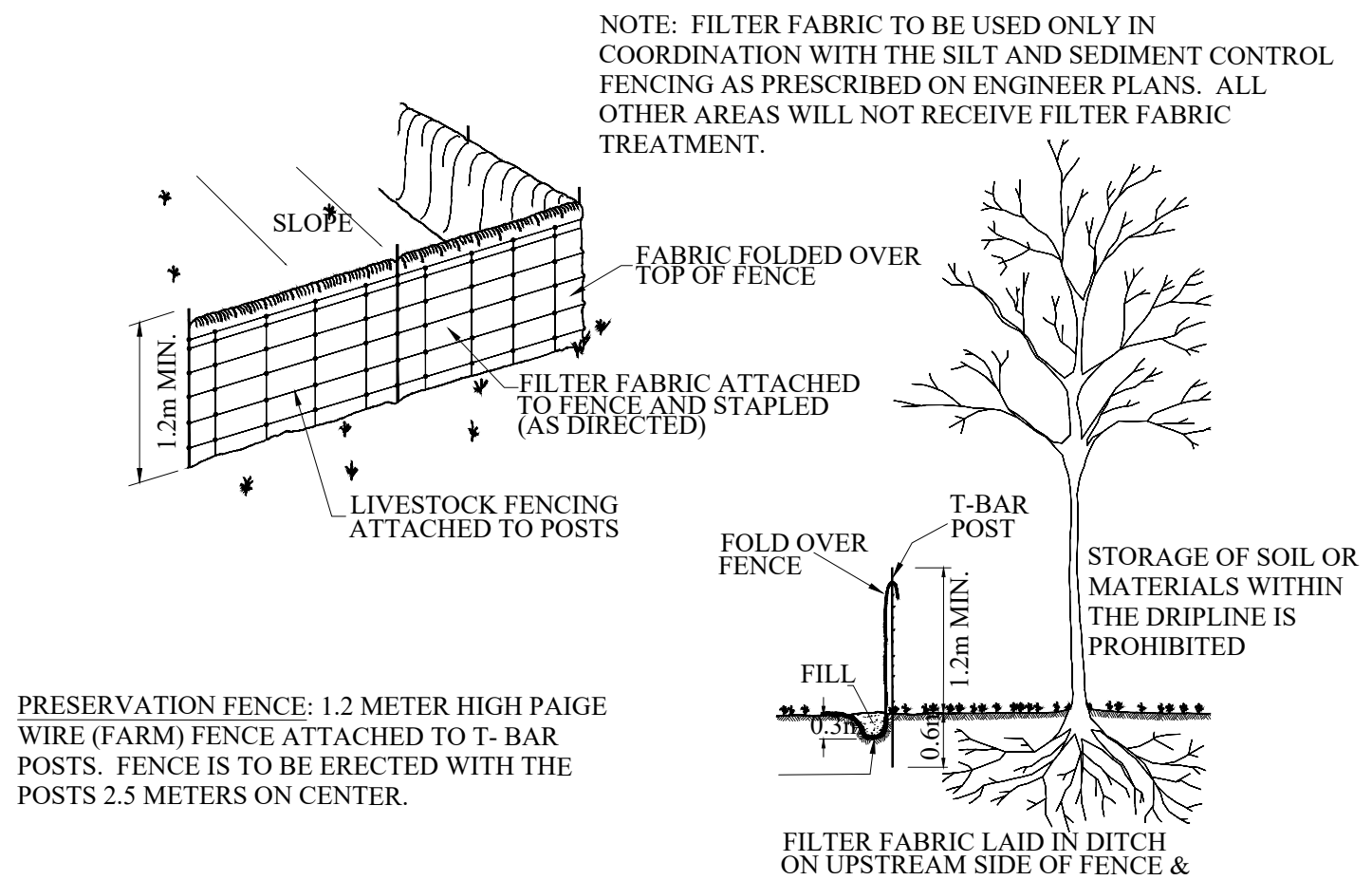
THE CONTRACTOR'S OPERATION SHALL IN NO WAY CAUSE DAMAGE TO THE TRUNK OR BRANCHES OF TREES NOT DESIGNATED FOR REMOVAL.

THE CONTRACTOR'S OPERATION SHALL NOT CAUSE FLOODING OR SEDIMENT DEPOSITS IN AREAS WHERE TREES ARE NOT DESIGNATED FOR REMOVAL.

IN THE EVENT THAT IT IS NECESSARY TO REMOVE LIMBS OR PORTIONS OF TREES NOT DESIGNATED FOR REMOVAL, WRITTEN APPROVAL AND DIRECTION MUST BE GIVEN BY THE LANDSCAPE ARCHITECT PRIOR TO ANY WORKS. THE REMOVALS MUST BE EXECUTED CAREFULLY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND TECHNIQUES.

NO GRADING SHALL TAKE PLACE WITHIN THE PRESERVATION ZONE.

NOTES FOR PRESERVATION AND PROTECTION

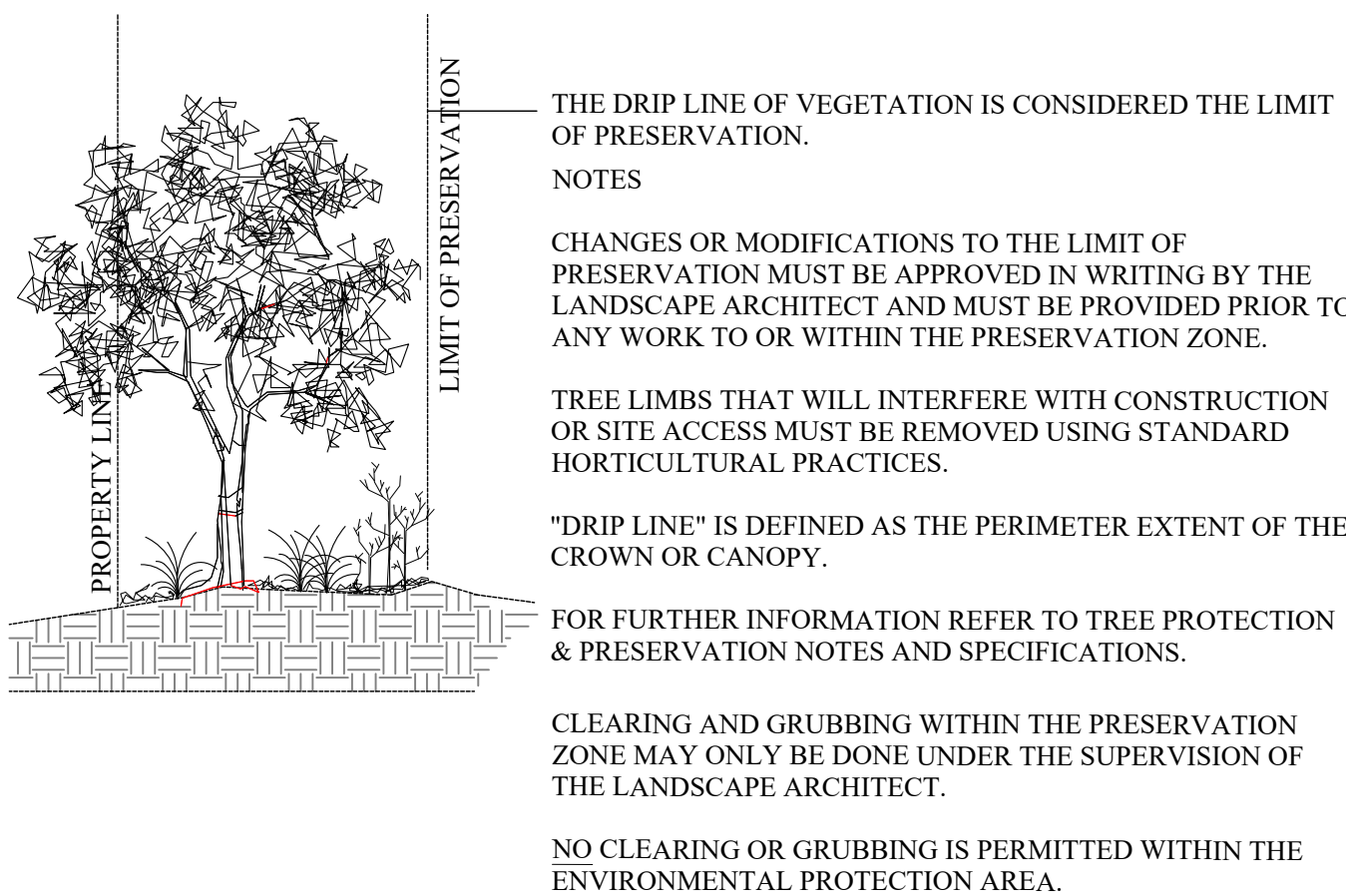


D1 - TREE PRESERVATION FENCE

1. PROTECTION AREA IS INITIALLY IDENTIFIED IN THE FIELD BY A LICENSED ONTARIO SURVEYOR. THIS LINE APPROXIMATELY ESTABLISHES THE LIMITS OF TREE PRESERVATION SUBJECT TO AN ON-SITE MEETING WITH TOWN OF COLLINGWOOD PARKS PLANNING STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST.
2. THE LANDSCAPE ARCHITECT/ARBORIST AND THE TOWN OF COLLINGWOOD PARKS PLANNING STAFF MEET TO REVIEW THE SURVEYED LINE PRIOR TO ANY TREE REMOVAL OCCURRING, AND TO ADJUST THE LINE WHERE APPROPRIATE TO REFLECT THE ACTUAL NATURE OF A TREED AREA AS OPPOSED TO A STRAIGHT CUT LINE.
3. TREES THAT ARE SUSCEPTIBLE TO FALLING ONTO PRIVATE PROPERTY OR MUNICIPAL PROPERTY FROM WITHIN THE TREE PRESERVATION ZONE WILL BE IDENTIFIED FOR REMOVAL. REMOVAL WILL TAKE PLACE AS PRESCRIBED IN ITEM #6 BELOW.
4. ONCE THE SITE VISIT HAS CONCLUDED, THEN TREE PRESERVATION FENCING WILL BE ERECTED ALONG THE AGREED TREE PRESERVATION LINE.
5. FULL TREE REMOVAL OUTSIDE OF THE TREED AREAS MAY OCCUR ONCE THE PRESERVATION FENCING HAS BEEN ERECTED AND ALL REQUIRED TREE REMOVAL PERMITTING IS ISSUED.
6. TREES ARE TO BE FELLED IN SUCH A MANNER AS TO NOT DISTURB VEGETATION TO REMAIN. NO MACHINERY OR EQUIPMENT SHALL BE OPERATED OR STORED WITHIN THE DRIPLINE OF PROTECTED TREES.
7. STUMP REMOVALS ARE TO BE IMPLEMENTED AS TO NOT TO DISTURB THE GROUND WITHIN THE TREE PRESERVATION ZONE.
8. ONCE TREE REMOVAL HAS OCCURRED, AND PRIOR TO THE ISSUANCE OF THE UNDERGROUND CERTIFICATE, A RE-INSPECTION OF THE TREE PRESERVATION AREAS MUST OCCUR WITH TOWN OF COLLINGWOOD STAFF AND THE LANDSCAPE ARCHITECT/ARBORIST. ANY ADDITIONAL TREES TO BE REMOVED WILL BE NOTED BY THE TOWN OF COLLINGWOOD PARKS PLANNING STAFF AND LANDSCAPE ARCHITECT/ ARBORIST.
9. ALL TREES ON ADJACENT PRIVATE LAND SHALL RECEIVE DRIPLINE PROTECTION.

TREE PRESERVATION PROCESS

NOTE:
NO TREE CUTTING SHALL OCCUR BETWEEN APRIL 1st AND OCTOBER 31st UNLESS CLEARANCE FROM M.N.R. AND M.E.C.P. IS PROVIDED.



D2 - LIMIT OF TREE PRESERVATION DETAIL



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	August 8, 2024	SJT
2.	AS PER CITY COMMENTS	October 22, 2024	SJT
3.	AS PER CITY COMMENTS	January 28, 2025	SJT

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION. DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

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.



Client info:

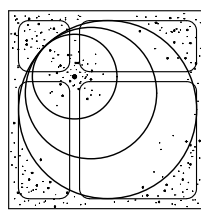
ACCEPTED BY:	
DATE	LANDSCAPE ARCHITECTS STAMP STAMP ALSO REQUIRES THE SIGN OF ARCHITECT/CA

JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

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

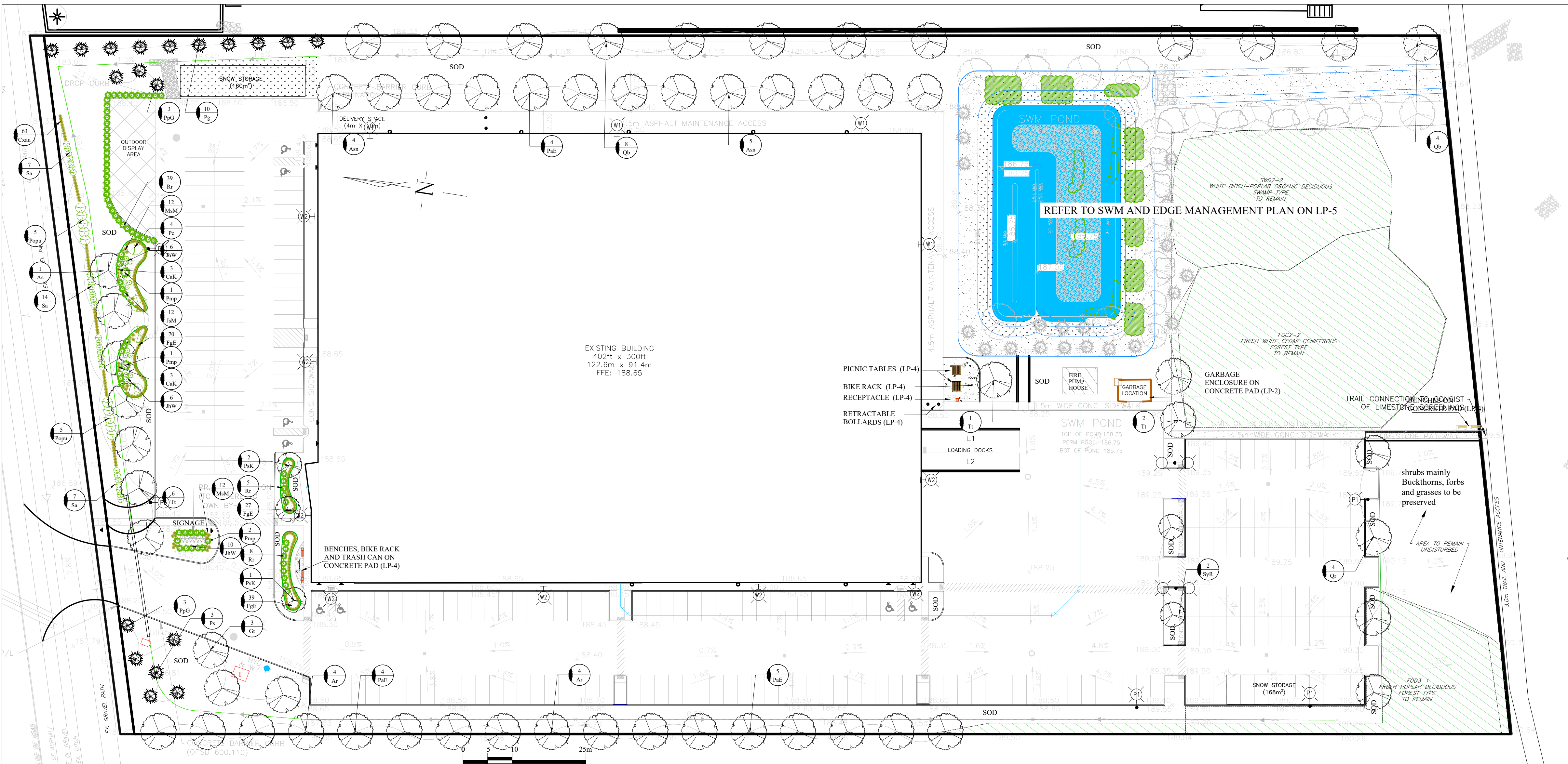
Fax: 705-722-5660
Tel: 705-722-6278



180 MOUNTAIN ROAD
City of Collingwood

TREE PRESERVATION DETAILS

SCALE: NTS	DESIGNED BY: SJT	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 5-24	TP-2



LANDSCAPE PLAN

1:500

CODE	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	FORM	SPACING	DETAIL	NOTES
DECIDUOUS TREES								
Ar	8	RED MAPLE	Acer rubrum	60 mm	W.B.	9.0 m o/c	1101	Full Form/ Fall pruning only
As	1	ENDOWMENT SUGAR MAPLE	Acer saccharum 'Endowment'	60 mm	W.B.	6.0 m o/c	1101	Full Form
Asn	9	SILVER MAPLE	Acer saccharinum	60 mm	W.B.	9.0 m o/c	1101	Full Form/ Fall pruning only
Gt	3	SHADEMASTER HONEYLOCUST	Gleditsia triacanthos var. inermis 'Shademaster'	60 mm	W.B.	9.0 m o/c	1101	Full Form
PaE	13	EXCLAMATION PLANE TREE	Platanus x acerifolia 'Exclamation'	60 mm	W.B.	9.0 m o/c	1101	Full Form/Acidic soil
PsK	3	KWANZAN FLOWERING CHERRY	Prunus serrulata 'Kwanzan'	60 mm	W.B.	6.0 m o/c	1101	Full Form
Ob	12	SWAMP WHITE OAK	Quercus palustris	60 mm	W.B.	9.0 m o/c	1101	Spring planting/ Soil pH<7.5
Qr	4	RED OAK	Quercus rubra	60 mm	W.B.	9.0 m o/c	1101	Spring planting/ Soil pH<7.5
SyR	2	IVORY SILK TREE LILAC	Syringa reticulata 'Ivory Silk'	60 mm	W.B.	6.0 m o/c	1101	Full Form
Tt	9	STERLING SILVER LINDEN	Tilia tomentosa 'Sterling Silver'	60 mm	W.B.	9.0 m o/c	1101	Full Form

CONIFEROUS TREES

Pg	10	WHITE SPRUCE	Picea glauca	200cm	w.b.	5m o/c	1102	Full form / Do not cut leader
PpG	6	COLORADO BLUE SPRUCE	Picea pungens 'Glaucia'	200cm	w.b.	As Per Drawing	1102	Full form / Do not cut leader
Ps	3	EASTERN WHITE PINE	Pinus strobus	200cm	w.b.	6m o/c	1102	Full form / Do not cut leader

EVERGREENS

JsM	12	MOFFET JUNIPER	Juniperus scopulorum 'Moffettii'	150cm	w.b.	0.90 m o/c	1103	Full form / Container grown
JhW	22	BLUE RUG JUNIPER	Juniperus horizontalis 'Wiltoni'	50cm	3 gal.	0.90 m o/c	1103	Full form / Container grown
Pmp	4	MUGHO PINE	Pinus mugo var. pumilio	60cm	7 gal.	1.50 m o/c	1103	Full form / Container grown

DECIDUOUS SHRUBS

Pc	4	PURPLE LEAF SAND CHERRY	Prunus x cistena	60 cm	3 gal	0.90m o/c	1103	Full form / Container grown
Popu	10	COMMON NINEBARK	Physocarpus opulifolius	60 cm	3 gal	1.8m o/c	1103	Full form / Container grown
Rr	52	NEARLY WILD ROSE	Rosa rugosa 'Nearly Wild'	60 cm	3 gal	0.90m o/c	1103	Full form / Container grown
Sa	28	MEADOWSWET	Spiraea alba	60 cm	3 gal	1.2m o/c	1103	Full form / Container grown

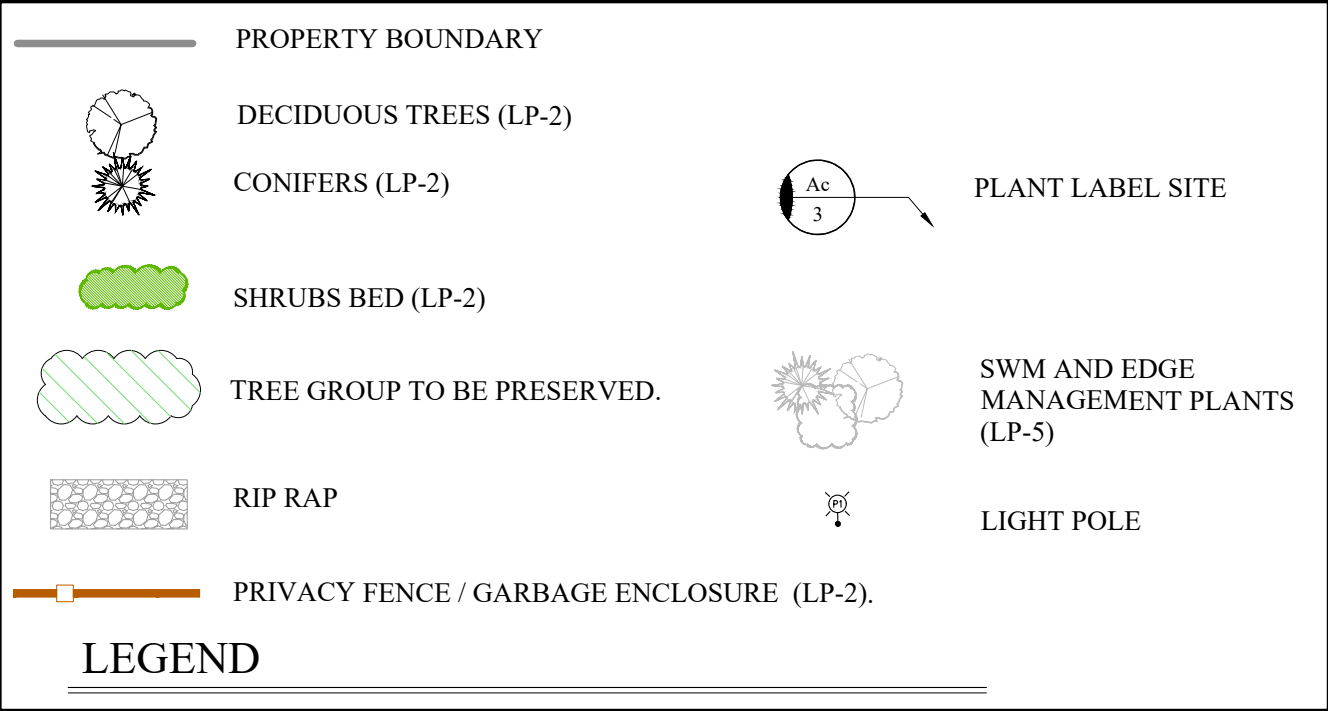
ORNAMENTAL GRASSES

CaK	6	KARL FOERSTER FEATHER REED GRASS	Calamagrostis arundinacea "Karl Foerster"	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown
Cxau	63	GOLDEN SEDGE	Carex aurea	1 gal	pot	0.40 m o/c	n/a	Full form / Container grown
FgE	136	ELIJAH'S BLUE FESCUE	Festuca glauca 'Elijah Blue'	1 gal	pot	0.30 m o/c	n/a	Full form / Container grown
Mm	24	MALEPARTUS MAIDEN GRASS	Miscanthus sinensis 'Malepartus'	1 gal	pot	0.60 m o/c	n/a	Full form / Container grown

SITE LANDSCAPING PLANT LIST

REFER TO PLANTING NOTES AND DETAILS ON LP-3

NOTE:
ALL PLANTINGS AND HARD LANDSCAPE FEATURES ARE TO BE STAKED OUT ON SITE AND APPROVED BY THE LANDSCAPE ARCHITECT AND TOWN PRIOR TO INSTALLATION. ANY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS REQUIRE PRIOR TOWN APPROVAL.



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	August 8, 2024	SJT
2.	AS PER CITY COMMENTS	October 22, 2024	SJT
3.	AS PER CITY COMMENTS	January 28, 2025	SJT

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION. DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

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.



BASE PLAN REVISED: MARCH, 2024

Client info:

ACCEPTED BY:

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

180 MOUNTAIN ROAD
City of Collingwood

LANDSCAPE PLAN

SCALE: 1/500	DESIGNED BY: SJT	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 5-24	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 1/2" 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 ONTARIO SOD GROWERS ASSOCIATION STANDARDS. ALL SOD AREAS TO RECEIVE 200MM DEPTH OF TOPSOIL UNLESS OTHERWISE INDICATED.

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 MYCORRHIZAL 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 BARRIERS 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.

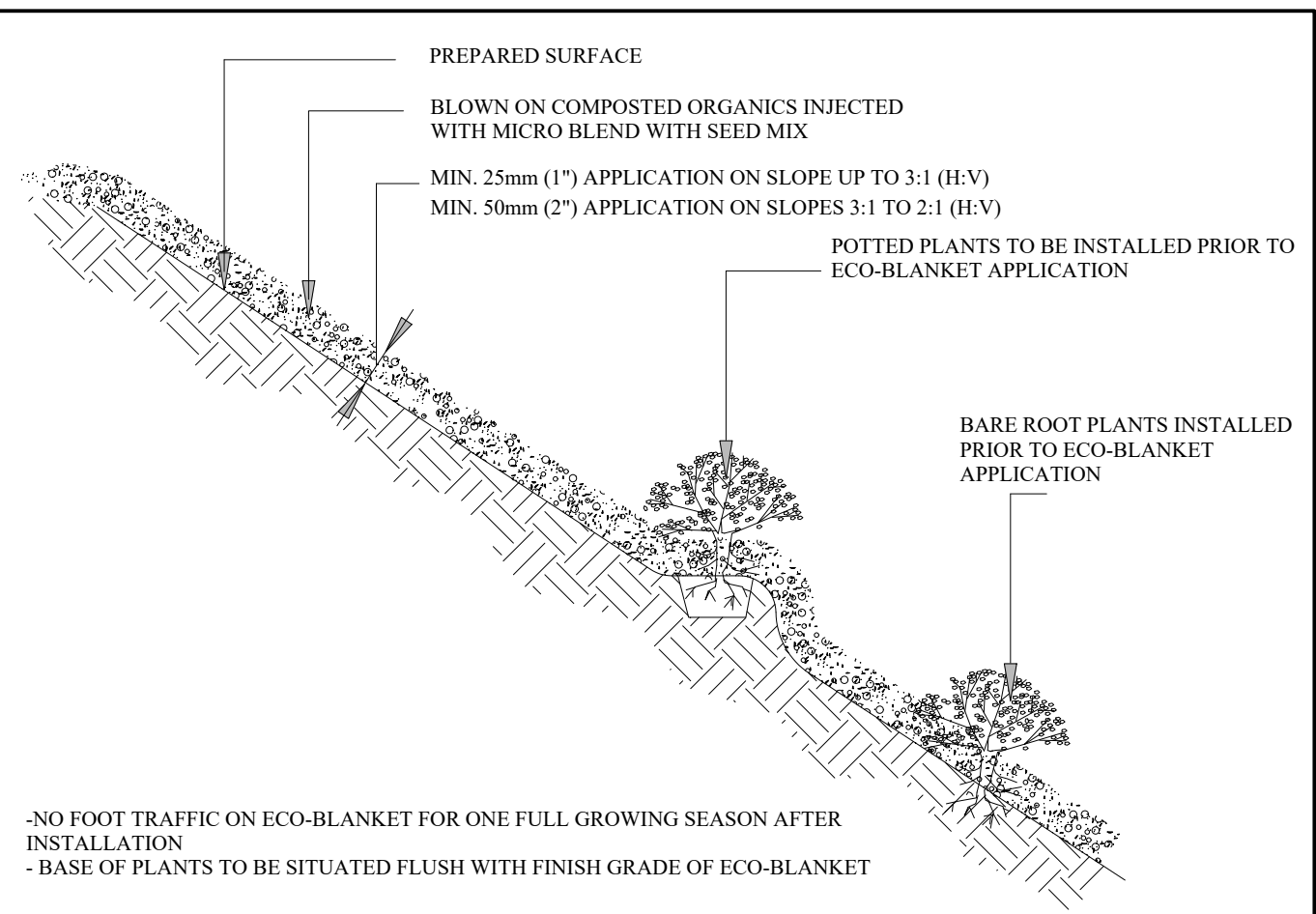
INSPECTION AND WARRANTY

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



-NO FOOT TRAFFIC ON ECO-BLANKET FOR ONE FULL GROWING SEASON AFTER INSTALLATION
- BASE OF PLANTS TO BE SITUATED FLUSH WITH FINISH GRADE OF ECO-BLANKET

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 meters per hour.
1.3. Contractor must have at least 3 years of proven experience in successfully installing EcoBlanketsTM.

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 source 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' (PFRP). 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 supplier/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, EcoBems 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 EcoBems 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 (i.e. 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:

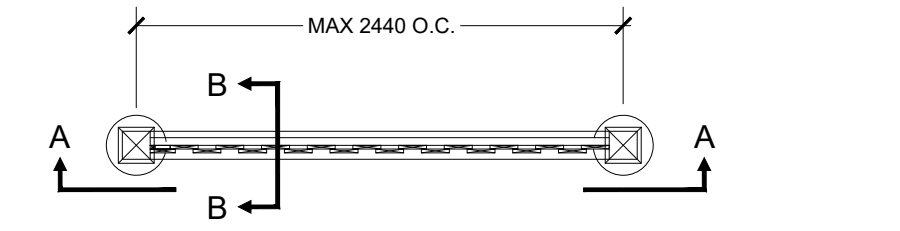
6.1. Place EcoBlankets on denuded areas immediately or as directed by Landscape Architect. EcoBems and/or temporary or permanent vegetation shall be applied/established when necessary, along with other appropriate structural measures and controls, for additional erosion and sediment control.
6.2. The 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

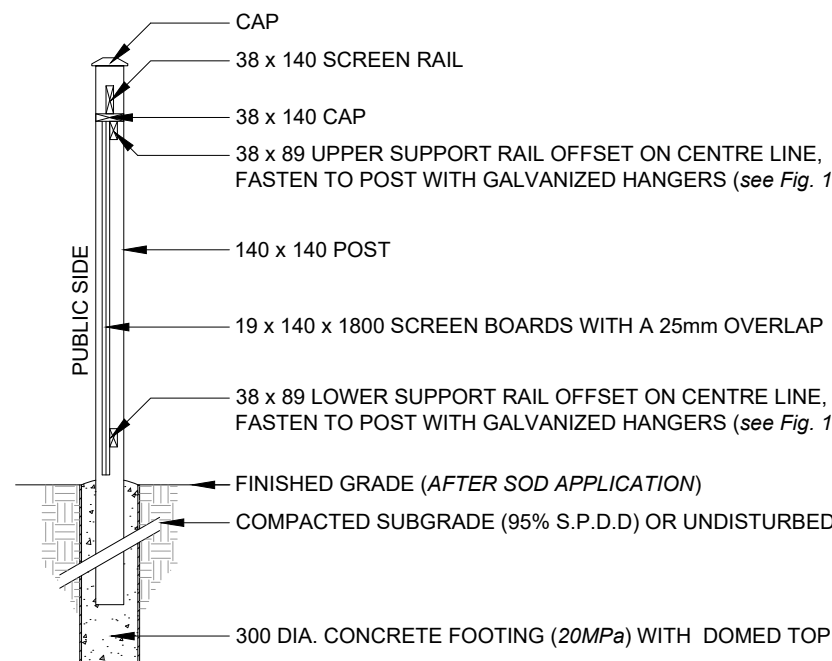
1. Recommended test methodologies are provided in Test Methods for the Examination of Composting and Compost (SCC through BRQ)
2. Each specific plant species requires a specific pH range. Each plant also has a salinity tolerance rating, and maximum tolerable quantities are known. When specifying the 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)

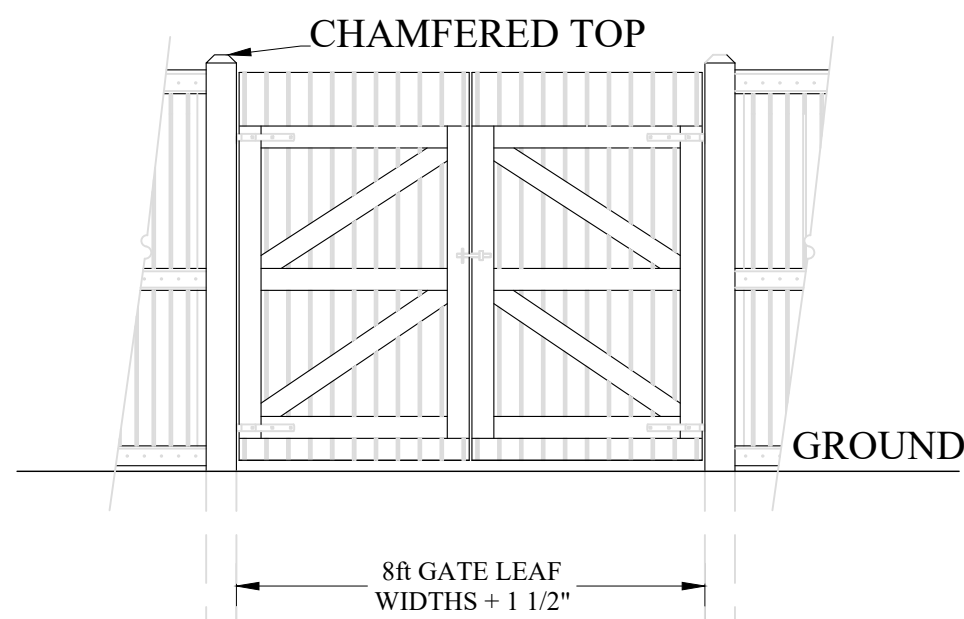


SECTION A-A



SECTION B-B

OVERLAPPING BOARD
2.0M HIGH PRIVACY FENCE



DOUBLE GATE FRAME SIDE

GARBAGE ENCLOSURE WITH FENCE AND GATE 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 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	August 8, 2024	ST
2.	AS PER CITY COMMENTS	October 22, 2024	ST
3.	AS PER CITY COMMENTS	January 28, 2025	ST

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED VOIDS THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION. DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. 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.

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.

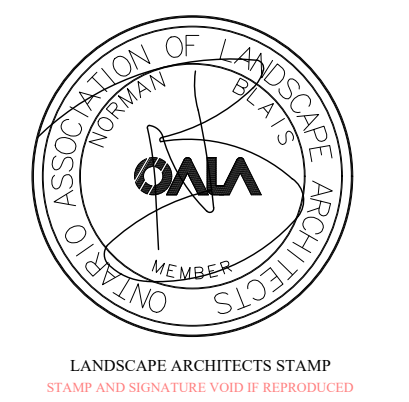
THIS DRAWING IS NOT TO BE SCALED.



Client info:

ACCEPTED BY:

DATE

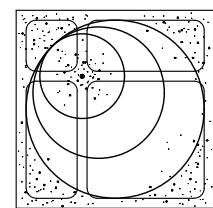


JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborists

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

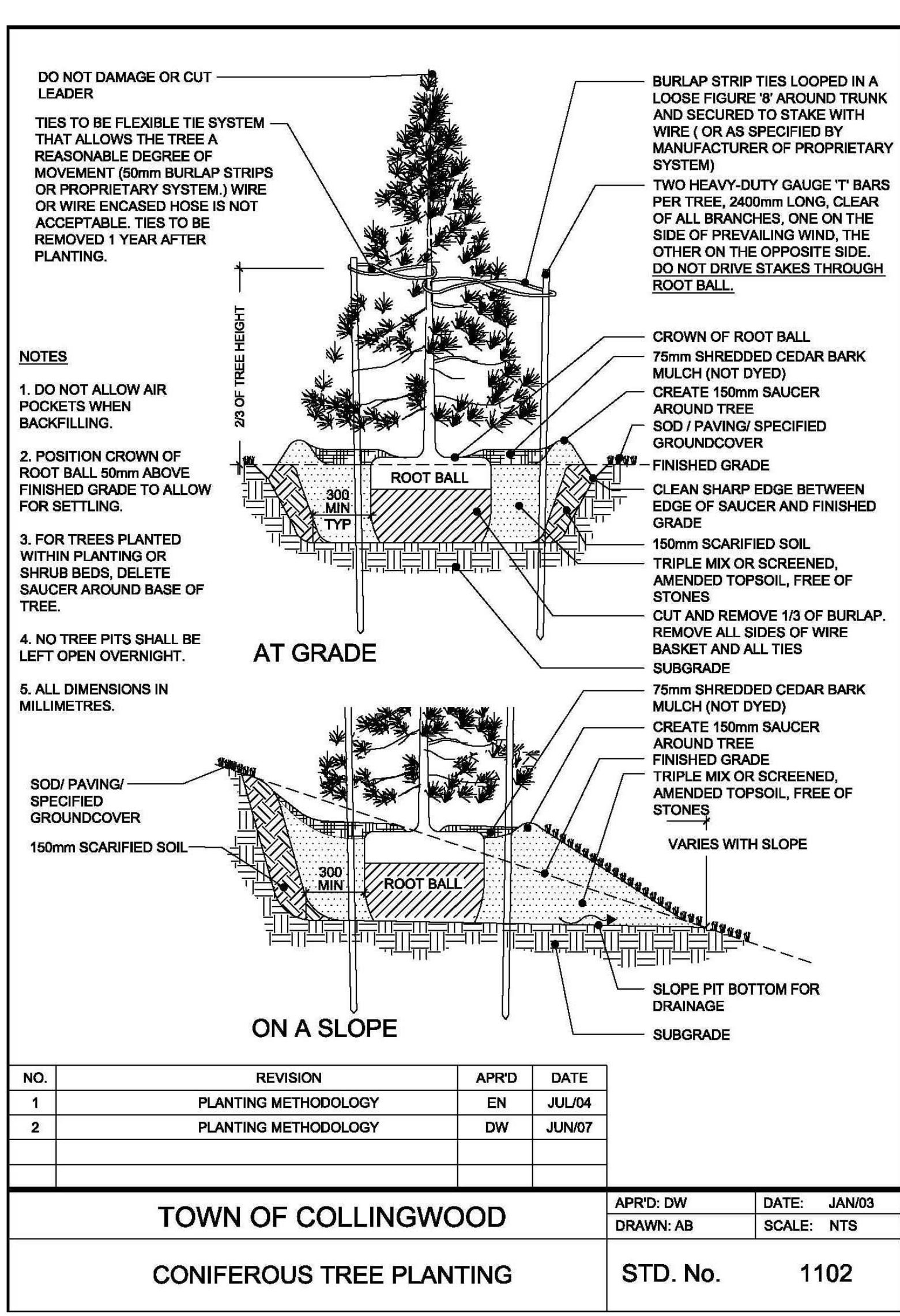
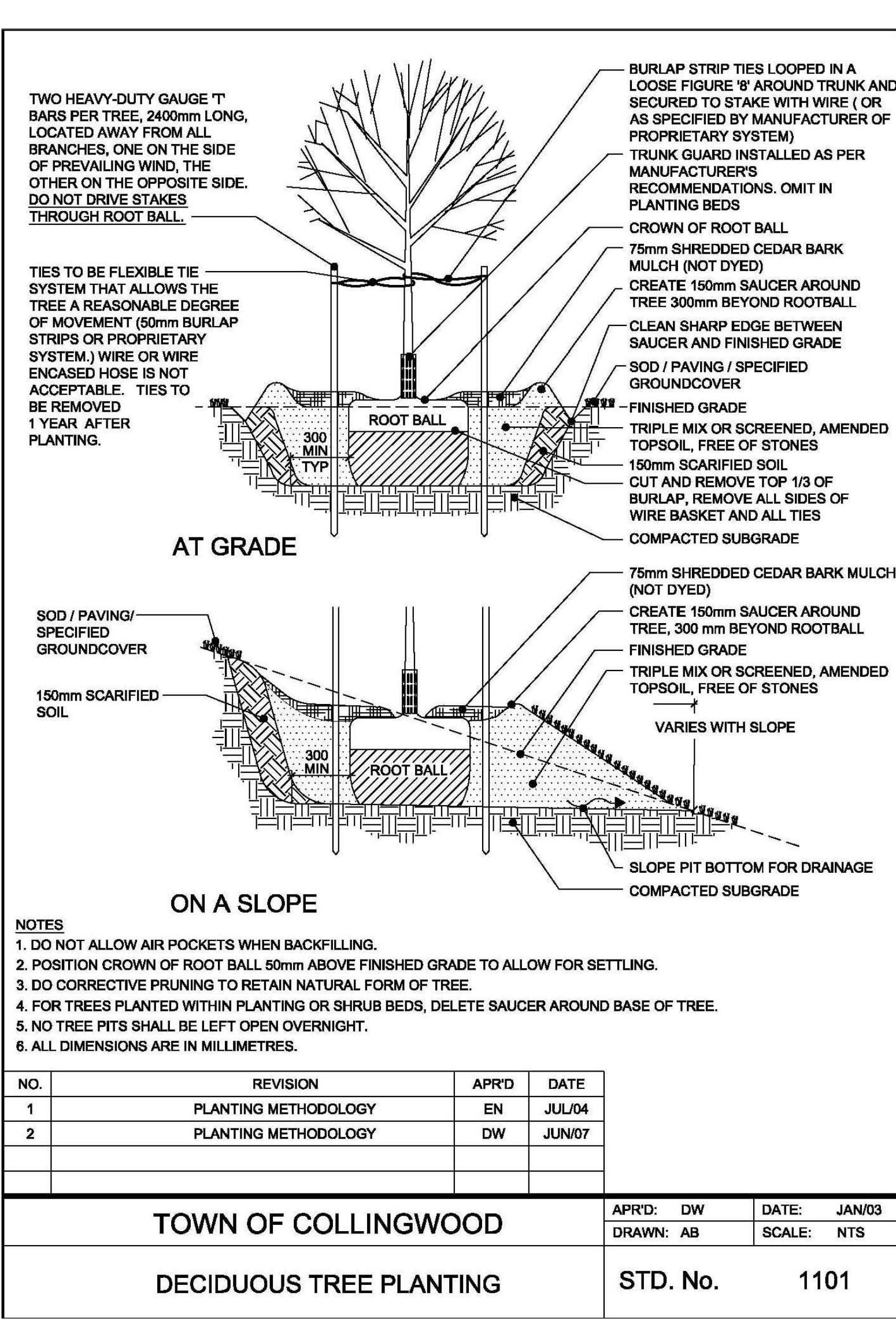
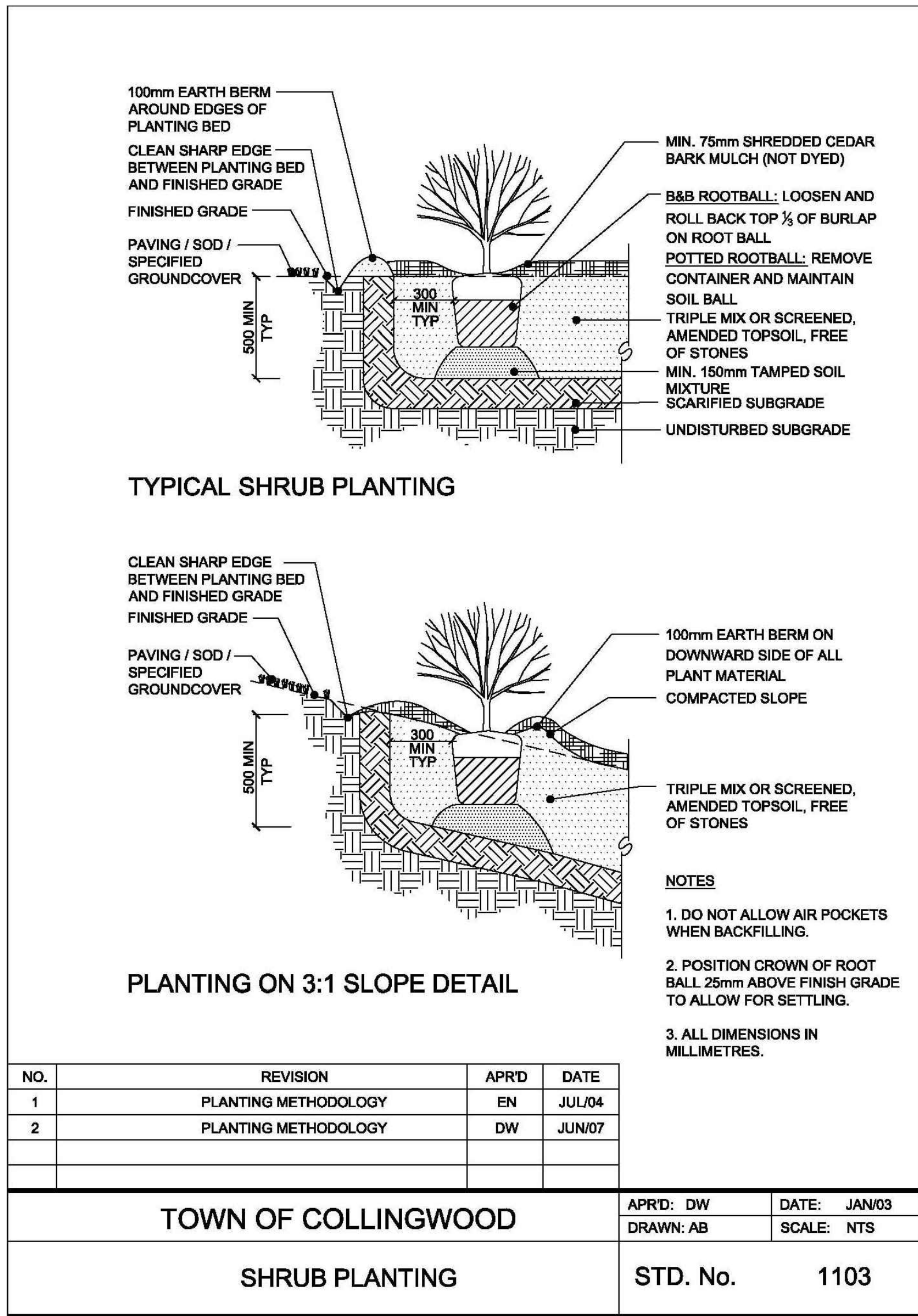
Fax: 705-722-5660
Tel: 705-722-6278



180 MOUNTAIN ROAD
City of Collingwood

LANDSCAPE PLAN DETAILS

SCALE: NTS	DESIGNED BY: ST	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 5-24	LP-2



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.

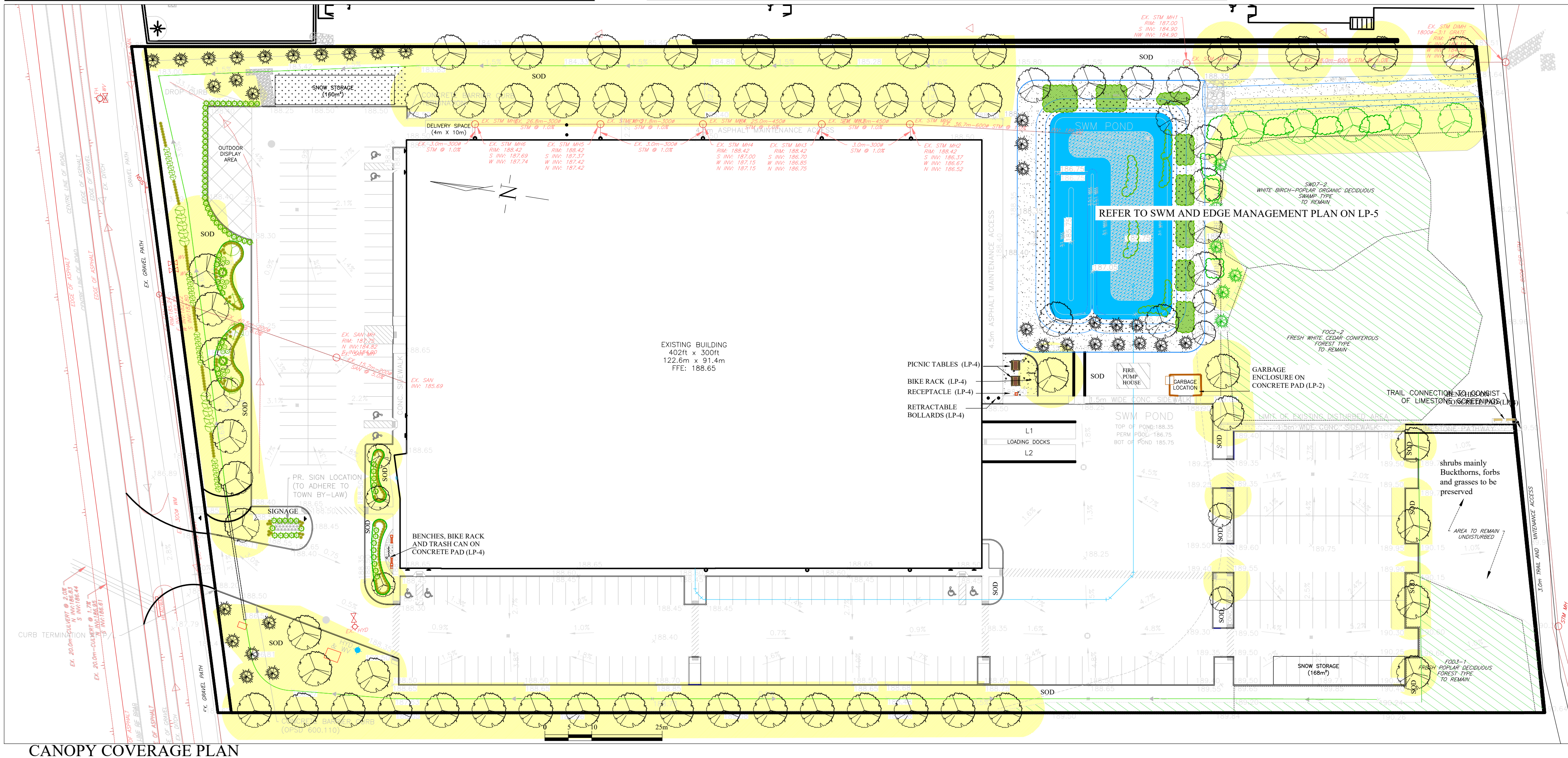
No.	REVISION	DATE	APRVD.
1.	CLIENT REVIEW	August 8, 2024	ST
2.	AS PER CITY COMMENTS	October 22, 2024	ST
3.	AS PER CITY COMMENTS	January 28, 2025	ST

ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF JDB ASSOCIATES LIMITED. DRAWINGS ARE NOT TO BE MODIFIED AND/OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JDB ASSOCIATES LIMITED. REPRODUCTION OF DRAWINGS IN ANY FORM WITHOUT THE CONSENT OF JDB ASSOCIATES LIMITED Voids THE DRAWING AT WHICH TIME JDB ASSOCIATES LIMITED ACCEPTS NO LIABILITY FOR THE DRAWING CONTENT OR WORKS RESULTING FROM SAID REPRODUCTION.

DRAWINGS MAY BE REPRODUCED BY MUNICIPAL AND GOVERNMENT AGENCIES RESPONSIBLE FOR APPROVALS FOR THEIR OWN USE. JDB ASSOCIATES RESERVES THE RIGHT TO WITHDRAW ANY DRAWING(S) FROM GOVERNMENT OR MUNICIPAL AGENCIES WHETHER APPROVED OR NOT IN THE EVENT THAT ACCOUNTS ARE NOT SETTLED OR REMAIN OUTSTANDING.

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.



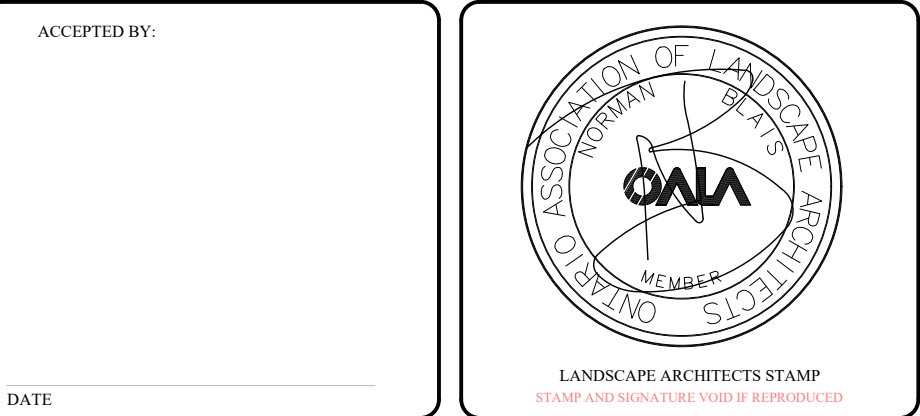
Total area: 40,473 m² minus SWM: 2,690 m² = 37,783 m²

Tree preservation: 3,300 m² plus new canopy: 9,047 m² = 12,347 m² (33%)



BASE PLAN REVISED: MARCH, 2024

Client info:



JDB ASSOCIATES LTD.

Urban Designers
Landscape Architects
Arborealists

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

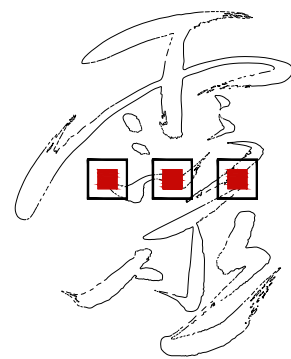
Fax: 705-722-5660
Tel: 705-722-6278

180 MOUNTAIN ROAD
City of Collingwood

PLANTING DETAILS

SCALE:	DESIGNED BY: ST	REVIEWED BY: NB
CITY FILE No.	OUR FILE REF. # 5-24	LP-3

<



LLOYD HUNT
architect

705 466 3111
lloyd@lloydhuntarchitect.com
21 Station Street, Glen Huron
Ontario, L0M 1L0, Canada



LICENCE BCDN: 4188		PRACTICE BCDN: 2773	
NO.	DATE	ISSUE / REVISION	BY
1.	23.07.10	BUILDING SHELL PERMIT SUBMISSION	LH/UT
2.	23.11.30	PRELIMINARY FOR CONSTRUCTION	LH/UT
3.	24.11.27	BUILDING SHELL PERMIT RE-SUBMISSION	LH/UT
4.	24.12.11	BUILDING SHELL PERMIT RE-SUBMISSION	LH/UT

This drawing is the exclusive property of Lloyd Hunt, Architect and the reproduction or unauthorized use of any part without prior written consent of this office is strictly prohibited.

The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction.

This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.

Drawings are not to be scaled, use only the latest revision.

PROJECT

15.390
180 MOUNTAIN RD.

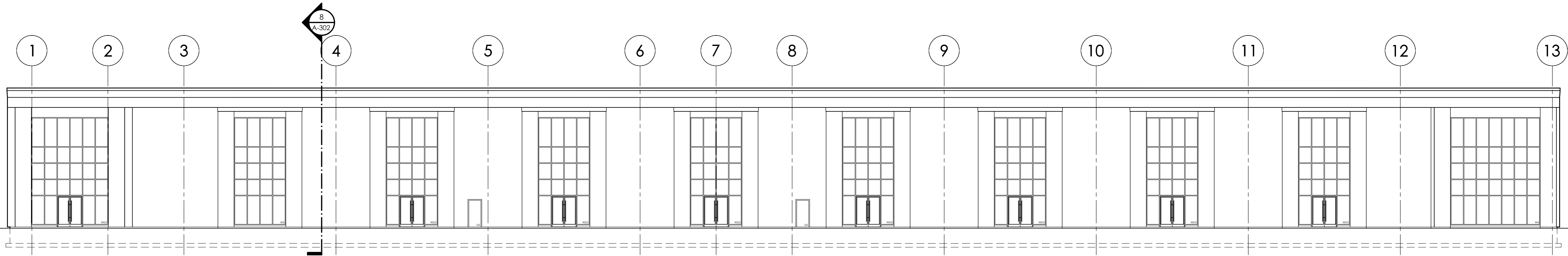
TOWN OF COLLINGWOOD, ONTARIO

DRAWING

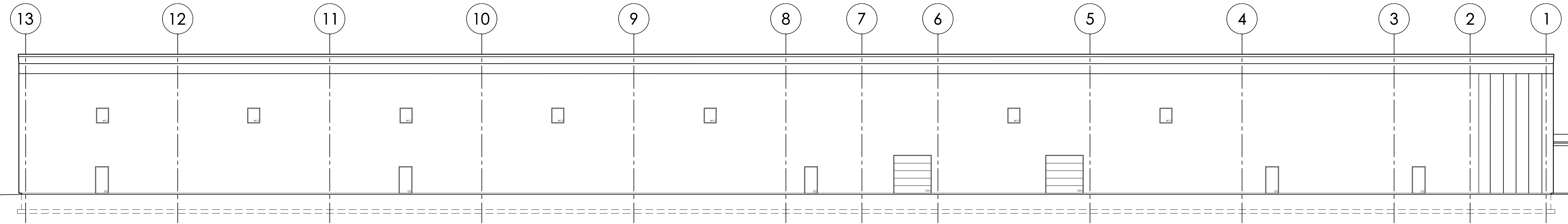
ELEVATIONS

SCALE: 1/16" = 1'-0"

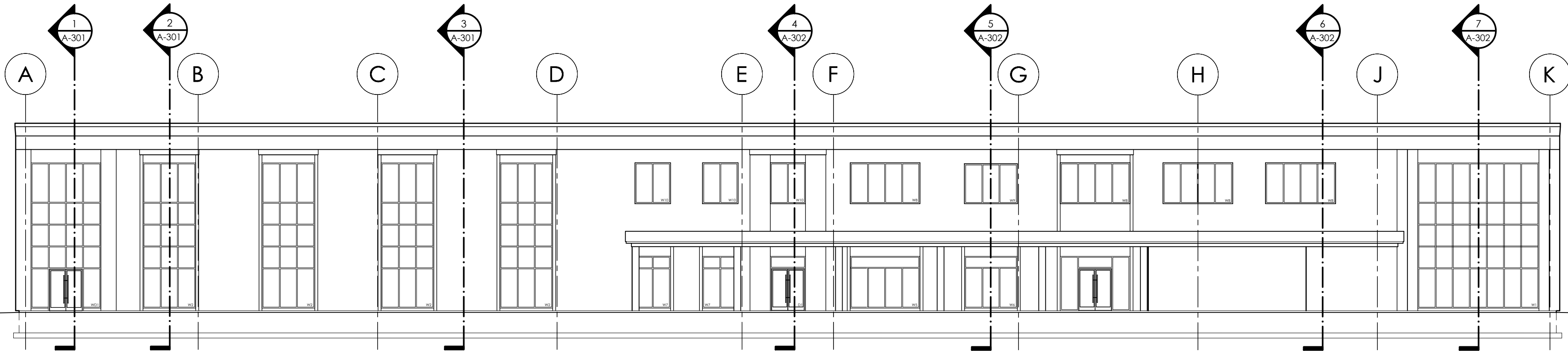
A-201



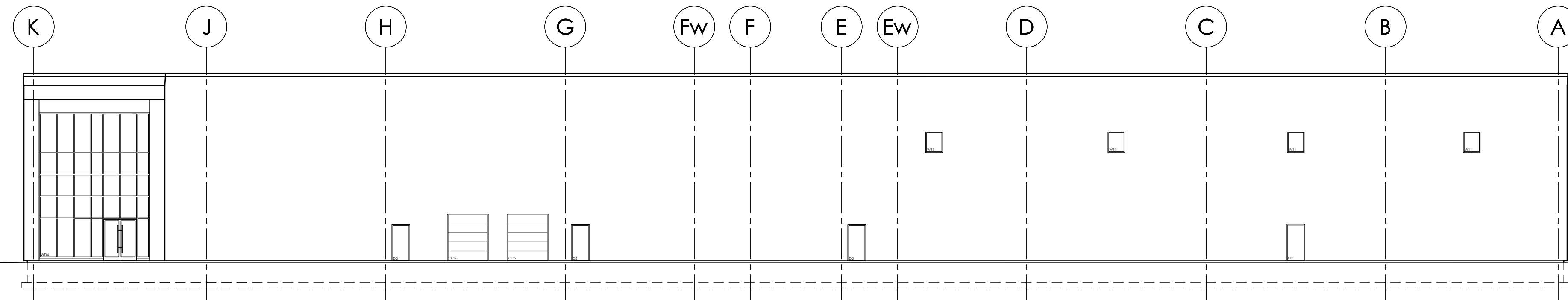
1 WEST ELEVATION
A201
Scale: 1/16" = 1' - 0"



2 EAST ELEVATION
A201
Scale: 1/16" = 1' - 0"



3 NORTH ELEVATION
A201
Scale: 1/16" = 1' - 0"



4 SOUTH ELEVATION
A201
Scale: 1/16" = 1' - 0"