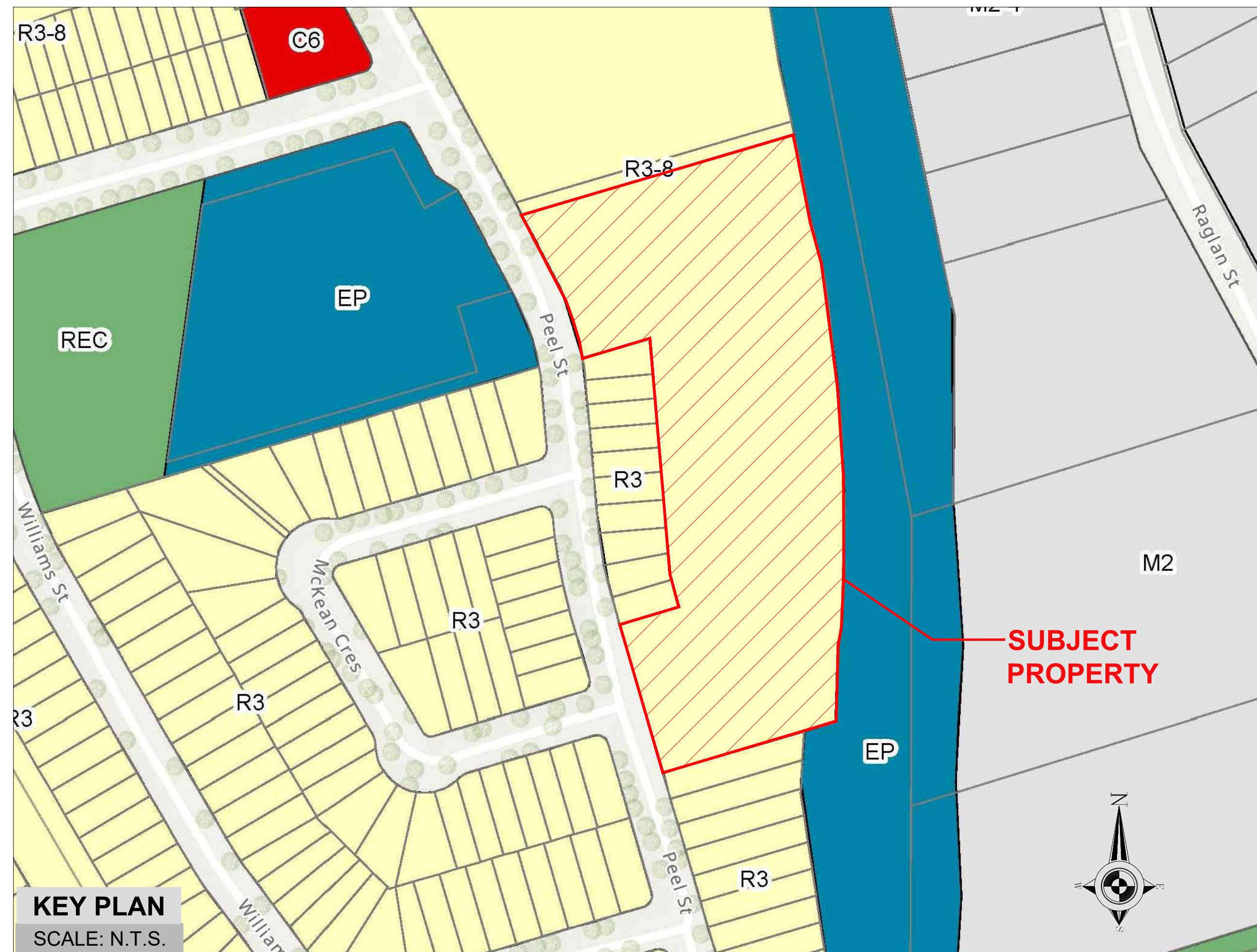


# HARMONY LIVING APARTMENT BUILDING DEVELOPMENT

## TOWN OF COLLINGWOOD

151 PEEL STREET, COLLINGWOOD, ONTARIO.



LIST OF DRAWINGS			
DWG. NO.	TITLE	PREPARED BY	
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CIVIL	05005-C1	EXISTING CONDITIONS & REMOVALS PLAN	COBIDE ENG.
	05005-C2	EROSION AND SEDIMENT CONTROL PLAN	
	05005-C3	SITE DEVELOPMENT PLAN	
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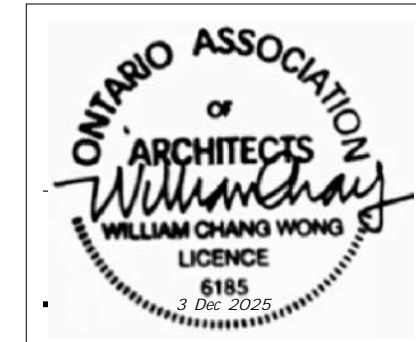
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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**  
151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**COVER SHEET**

DRAWN BY:	DATE:
CHECKED BY:	SCALE:
PROJECT NO.:	DRAWING NO.:

**A-1.0**

Name of Project: Harmony Living Apartment Building Development		Location: 151 Peel Street, Collingwood, Ontario.		Date: 05-08-2025		
2024 Ontario Building Code Data Matrix Part 3 - Fire Protection, Occupant Safety and Accessibility					Building Code Reference 1	
3.00	Building Code Version:	O. Reg. 163/24	Last Amendment	O. Reg. 447/24		
3.01	Project Type:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Change of use	<input type="checkbox"/> Addition <input type="checkbox"/> Addition and renovation	<input type="checkbox"/> Renovation	[A] 1.3.3.2.	
Description: _____						
3.02	Major Occupancy Classification:	Occupancy Group C	Use Residential		3.1.2.	
3.03	Superimposed Major Occupancies:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Description: Only Building-D: Group-F, Div.-3; Storage garage on first floor.		3.2.2.7.	
3.04	Building Area(m <sup>2</sup> )	Description:	Existing	New	Total	[A] 1.4.1.2.
		Building A	-	1479.31	-	
		Building B	-	1479.31	-	
		Building C	-	1479.31	-	
		Building D	-	1021.49	-	
		Total	-	5459.42	-	
3.05	Gross Area(m <sup>2</sup> )	Description:	Existing	New	Total	[A] 1.4.1.2.
		Building A	-	4682.58	-	
		Building B	-	4682.58	-	
		Building C	-	4682.58	-	
		Building D	-	3318.84	-	
		Total	-	17366.57	-	
3.06	Mezzanine Area(m <sup>2</sup> )	Description:	Existing	New	Total	3.2.1.1.
			-	-	-	
		Total	-	-	-	
3.07	Building Height	A - 4	Storey above grade	14.68	(m) Above grade	[A] 1.4.1.2. & 3.2.1.1.
		B - 4	Storey above grade	14.62	(m) Above grade	
		C - 4	Storey above grade	14.63	(m) Above grade	
		D - 5	Storey above grade	14.90	(m) Above grade	
3.08	High Building	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes				3.2.6.
3.09	Number of Streets/ Firefighter access	3	Street(s)			3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size & Construction Relative to Occupancy)	Building A, B & C 3.2.2.52 Group/Div C				3.2.2.52 3.2.2.49
		Building D 3.2.2.49 Group/Div Group C & Group F, Div.-3				
3.11	Sprinkler System	<input checked="" type="checkbox"/> Required Provided:	<input type="checkbox"/> Not Required <input checked="" type="checkbox"/> entire building <input type="checkbox"/> selected floor areas <input type="checkbox"/> in lieu of roof rating	<input type="checkbox"/> selected compartments <input type="checkbox"/> basement <input type="checkbox"/> none	3.2.1.5. & 3.2.2.18., .21., .22., .29., 3.2.4.1., 3.2.4.9., 3.2.4.15., and 3.2.5.12. to .14.	
Description: _____						
3.12	Standpipe System	<input type="checkbox"/> Not Required <input type="checkbox"/> Required	(T.B.D.)			3.2.5.8 - 11.
3.13	Fire Alarm System	<input checked="" type="checkbox"/> Required Type Provided:	<input type="checkbox"/> Not Required <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None	(T.B.D.)		3.2.4.
3.14	Water Service/ Supply is Adequate	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				3.2.5.7.
3.15	Construction Type:	Restriction:	<input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Encapsulated mass timber permitted	<input checked="" type="checkbox"/> Non-combustible required	3.2.2.20.-93. & 3.1.6.	
		Actual:	<input type="checkbox"/> Combustible <input type="checkbox"/> Combination of combustible and non-combustible <input type="checkbox"/> Encapsulated mass timber <input type="checkbox"/> Combination of encapsulated mass timber and non-combustible	<input checked="" type="checkbox"/> Non-combustible	3.1.4.6., 7., 3.2.2.16.	
		Heavy Timber Construction:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
3.16	Importance Category:	<input type="checkbox"/> Low <input checked="" type="checkbox"/> Normal <input type="checkbox"/> High	<input type="checkbox"/> Low human occupancy <input type="checkbox"/> Minor storage building	<input type="checkbox"/> Low human occupancy <input type="checkbox"/> Minor storage building	4.1.2.1.(3) & T4.1.2.1.	
		<input type="checkbox"/> Post-disaster				

3.17	Seismic Category:	Seismic Category: _____ Site Class: _____ Seismic design for Table 4.1.8.18. items 6 to 22: <input type="checkbox"/> Required <input type="checkbox"/> Not Required (T.B.D.) Reasons: _____				4.1.8.4.(1) T-4.1.8.5.-B 4.1.8.18.			
3.18	Occupant Load	Building	Occupancy Type	Based On	Occupant Load (Persons)	Posted Limit Required			
		A	Type-C Residential	2 Person per sleeping room	190	_____			
		B			190	_____			
		C			190	_____			
		D			158	_____			
3.19	Barrier-free Design:	<input checked="" type="checkbox"/> Yes FOR A, B & C FOR D	<input type="checkbox"/> No 15% of the total units, per OBC 3.8.2.1.(5) 66 X 15% = 10 units 47 X 15% = 8 units			3.8. 3.8.1.2.			
		Barrier-free Entrances:	Number A, B & C - 2 D - 1	Explanation - As per OBC 3.8.2.1.(3)(l)					
3.20	Hazardous Substances:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Explanation			3.3.1.2.			
3.21	Required Fire Resistance Ratings	Horizontal Assembly	Rating (H)	Supporting Assembly (H)	Noncombustible in lieu of rating?	3.2.2.20 - 93, 3.2.1.2, 3.2.1.4., 3.2.2.15., 3.3.2.1.			
		Storeys below grade	N/A	N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A				
		Floor over Storage Garage	2	2	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A				
		Floors	1	1	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A				
		Mezzanine	N/A	N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A				
		Roof	N/A	N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A				
3.22	Spatial Separation	Exposing Building Face	EBF Area (m <sup>2</sup> )	L.D. (m)	L/H or H/L	Required FRR (H)	% Unprotected Openings Permitted	% Unprotected Openings Provided	3.2.3.
		Building A	Refer to sheets A-3.0						
		Building B	Refer to sheets A-3.5						
		Building C	Refer to sheets A-3.10						
		Building D	Refer to sheets A-3.15						

Zoning & Site Statistics				
DESCRIPTION	ha. (ac)	Sq.ft	Sq.m	%
SITE AREA	2.45 (6.058)	263890.07	24516.19	100.00
TOTAL BUILDING FOOTPRINT AREA		~58764.72	~5459.42	22.27
PROPOSED STREET/SURFACE PARKING AREA		~92144.11	~8560.47	34.92
PROPOSED LANDSCAPE & HARDSCAPE		~110541.91	~10269.68	41.89
PROPOSED SNOW STORAGE AREA		~2439.33	~226.62	0.92
PROPOSED LOT COVERAGE		22.27% (ALLOWED 40%)		

DESCRIPTION	ha. (ac)	Sq.ft	Sq.m	%
SITE AREA (EXCL. NVCA AREA)	1.94 (4.79)	208846.32	19402.46	100.00
APPROXIMATE PROPOSED DENSITY (TOTAL PROPOSED GFA) = 186932.33 Sq.ft (17366.57 Sq.m.) / SITE AREA = 208846.32 Sq.ft. (19402.46 Sq.m.) = FSI ~0.90				

NO. OF STOREY : 4 & 5							
BUILDING DESCRIPTION	NO. OF UNIT	TYP. UNIT AREA		FLOOR AREA		GROSS FLOOR AREA	
		~Sq.ft	~Sq.m	~Sq.ft	~Sq.m		
BUILDING A	FIRST FLOOR UNITS	15	741.68	68.90	1125.16	1033.56	4682.58 Sq.m
	2 <sup>ND</sup> TO 4 <sup>TH</sup> FLOOR UNITS	51	770.15	71.55	39277.71	3649.02	
	COMMON AREA	-	-	-	7634.30	709.25	
BUILDING B	FIRST FLOOR UNITS	15	741.68	68.90	1125.16	1033.56	4682.58 Sq.m
	2 <sup>ND</sup> TO 4 <sup>TH</sup> FLOOR UNITS	51	770.15	71.55	39277.71	3649.02	
	COMMON AREA	-	-	-	7634.30	709.25	
BUILDING C	FIRST FLOOR UNITS	15	741.68	68.90	1125.16	1033.56	4682.58 Sq.m
	2 <sup>ND</sup> TO 4 <sup>TH</sup> FLOOR UNITS	51	770.15	71.55	39277.71	3649.02	
	COMMON AREA	-	-	-	7634.30	709.25	
BUILDING D	COVERED PARKING	-	-	-	10908.83	1013.46	-
	SECOND FLOOR UNITS	11	775.80	72.07	8533.82	792.82	3318.84 Sq.m
	3 <sup>RD</sup> TO 5 <sup>TH</sup> FLOOR UNITS	36	755.28	70.17	27189.91	2526.02	
	COMMON AREA	-	-	-	7393.54	686.88	-
TOTAL		245	6066.56	563.60	186932.33	17366.57	17366.57

PARKING SUMMARY	
REQUIRED STALLS	245 UNITS X 0.75 = 184 STALLS
PROPOSED STALLS	245 UNITS X 0.98 = 240 STALLS
REGULAR	- 206
COV. PARKING	- 27
ACCESSIBLE	- 07
LOADING	- 00
TOTAL STALLS	- 240

BICYCLE PARKING	
PROPOSED STALLS	245 UNITS X 0.26 = 63 STALLS

\*COMMON AREA & COVERED PARKING AREA NOT INCLUDED IN GFA.

Zone - R3-8			
Collingwood Zoning By-law, Table 6.1.2.1 Residential Permitted Use: Group or Cluster and Apartment			
Lot Provisions	Group or Cluster (Apartment)		
	Required	Proposed	Compliance
Minimum Lot Area (m2)	Nil	-	N/A
Minimum Lot Frontage (m)	Nil	-	N/A
Minimum Front Yard (m)	6.0m	12.07m	Yes
Minimum Exterior Side Yard (m)	6.0m	-	N/A
Minimum Interior Side Yard (m)	6.0m	7.50m	Yes
Minimum Rear Yard (m)	7.5m	16.02m	Yes
Maximum Height (m)	15m (c)	14.90m	Yes
Maximum Lot Coverage (Bungalow)	Not Applicable	Not Applicable	N/A
Maximum Lot Coverage (Other Than a Bungalow)	40%	22.27%	Yes
Maximum Lot Coverage (For lots containing ARUs)	Not applicable	Not applicable	N/A
Minimum Landscaped Open Space	40%	41.89%	Yes
Other Provisions	-	-	-

**Footnote (c) - Height for Group or Cluster Dwellings**  
The maximum height of group or cluster dwellings shall be the maximum height applicable for the individual dwelling type.

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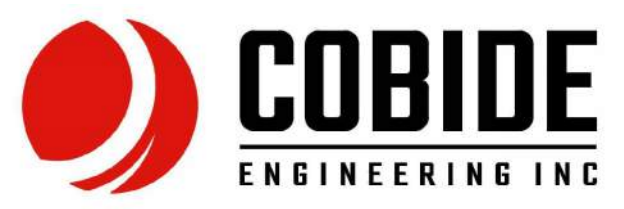
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PROJECT:  
**APARTMENT BUILDING**  
151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**OBC MATRIX & SITE STATISTICS**

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_

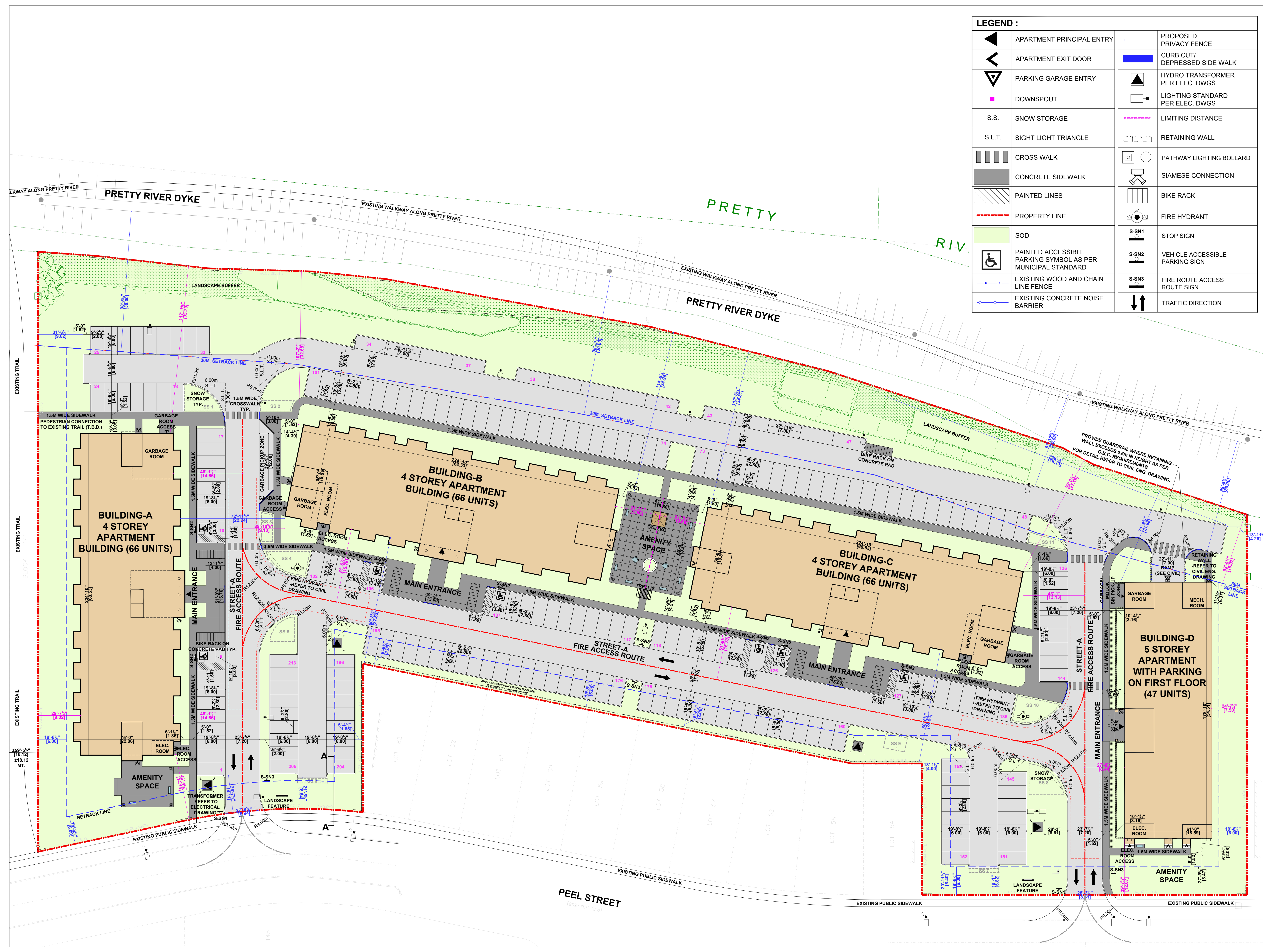
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PROJECT NO.: \_\_\_\_\_ DRAWING NO.:

**A-1.1**



PROJECT:	
<b>APARTMENT BUILDING DEVELOPMENT</b>	
BLOCK-151, HARMONY LIVING, PEEL STREET, ON. (TOWN OF COLLINGWOOD)	
DRAWING TITLE:	
<b>SITE SURVEY PLAN</b>	
DRAWN BY:	DATE:
CHECKED BY:	SCALE: N.T.S.
PROJECT NO.:	DRAWING NO.:
	<b>S-1.0</b>



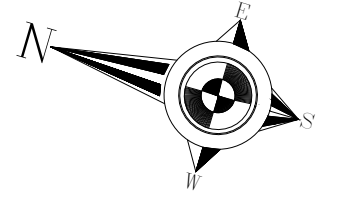
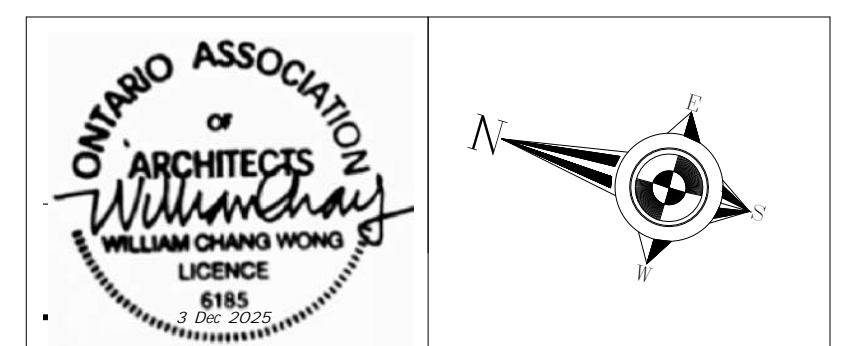
LEGEND :			
	APARTMENT PRINCIPAL ENTRY		PROPOSED PRIVACY FENCE
	APARTMENT EXIT DOOR		CURB CUT/ DEPRESSED SIDE WALK
	PARKING GARAGE ENTRY		HYDRO TRANSFORMER PER ELEC. DWGS
	DOWNSPOUT		LIGHTING STANDARD PER ELEC. DWGS
	S.S. SNOW STORAGE		LIMITING DISTANCE
	S.L.T. SIGHT LIGHT TRIANGLE		RETAINING WALL
	CROSS WALK		PATHWAY LIGHTING BOLLARD
	CONCRETE SIDEWALK		SIAMESE CONNECTION
	PAINTED LINES		BIKE RACK
	PROPERTY LINE		FIRE HYDRANT
	SOD		S-SN1 STOP SIGN
	PAINTED ACCESSIBLE PARKING SYMBOL AS PER MUNICIPAL STANDARD		S-SN2 VEHICLE ACCESSIBLE PARKING SIGN
	EXISTING WOOD AND CHAIN LINE FENCE		S-SN3 FIRE ROUTE ACCESS ROUTE SIGN
	EXISTING CONCRETE NOISE BARRIER		TRAFFIC DIRECTION

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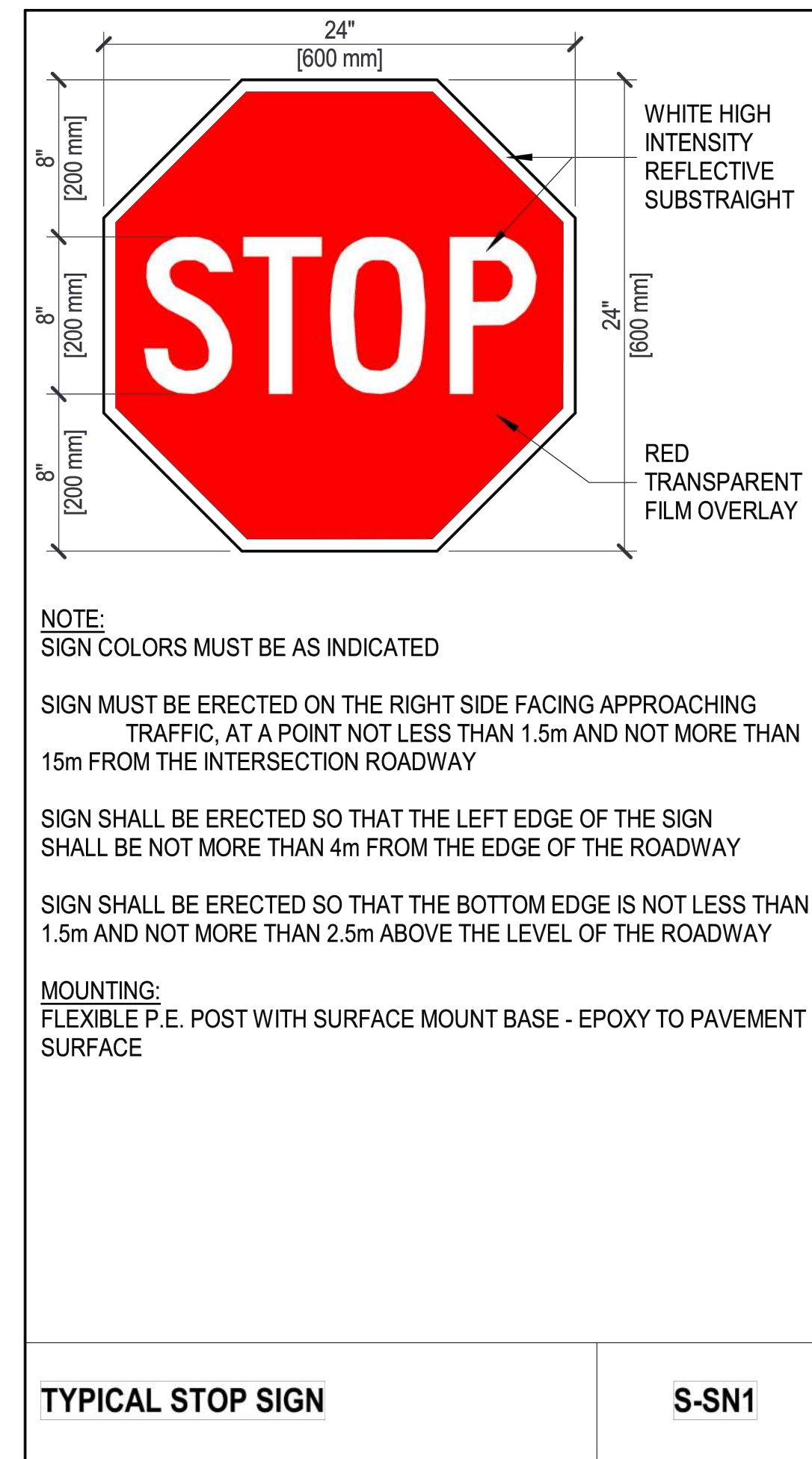
PROJECT:  
**APARTMENT BUILDING**  
 151 PEEL STREET,  
 COLLINGWOOD, ONTARIO,  
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DRAWING TITLE:  
**SITE PLAN**

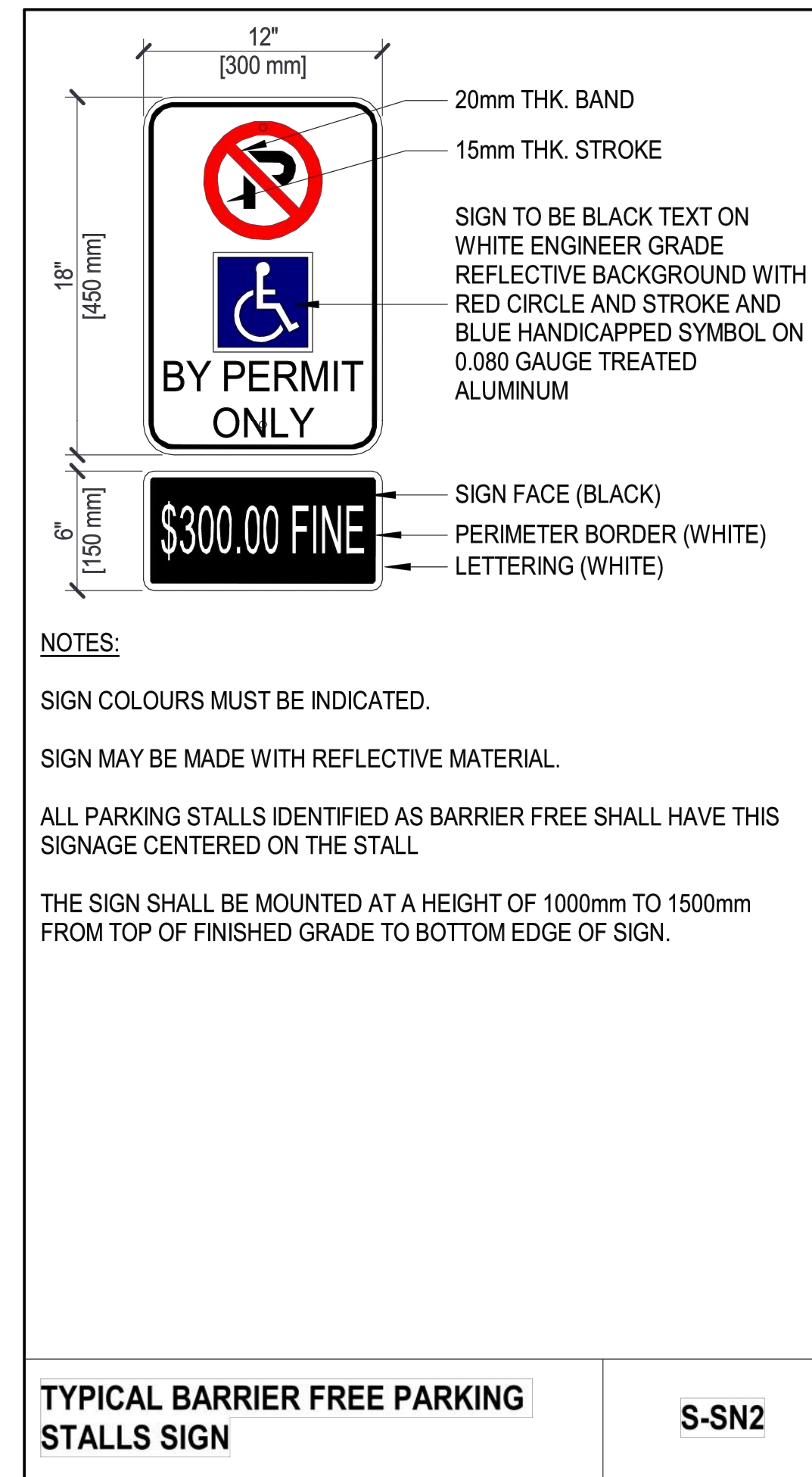
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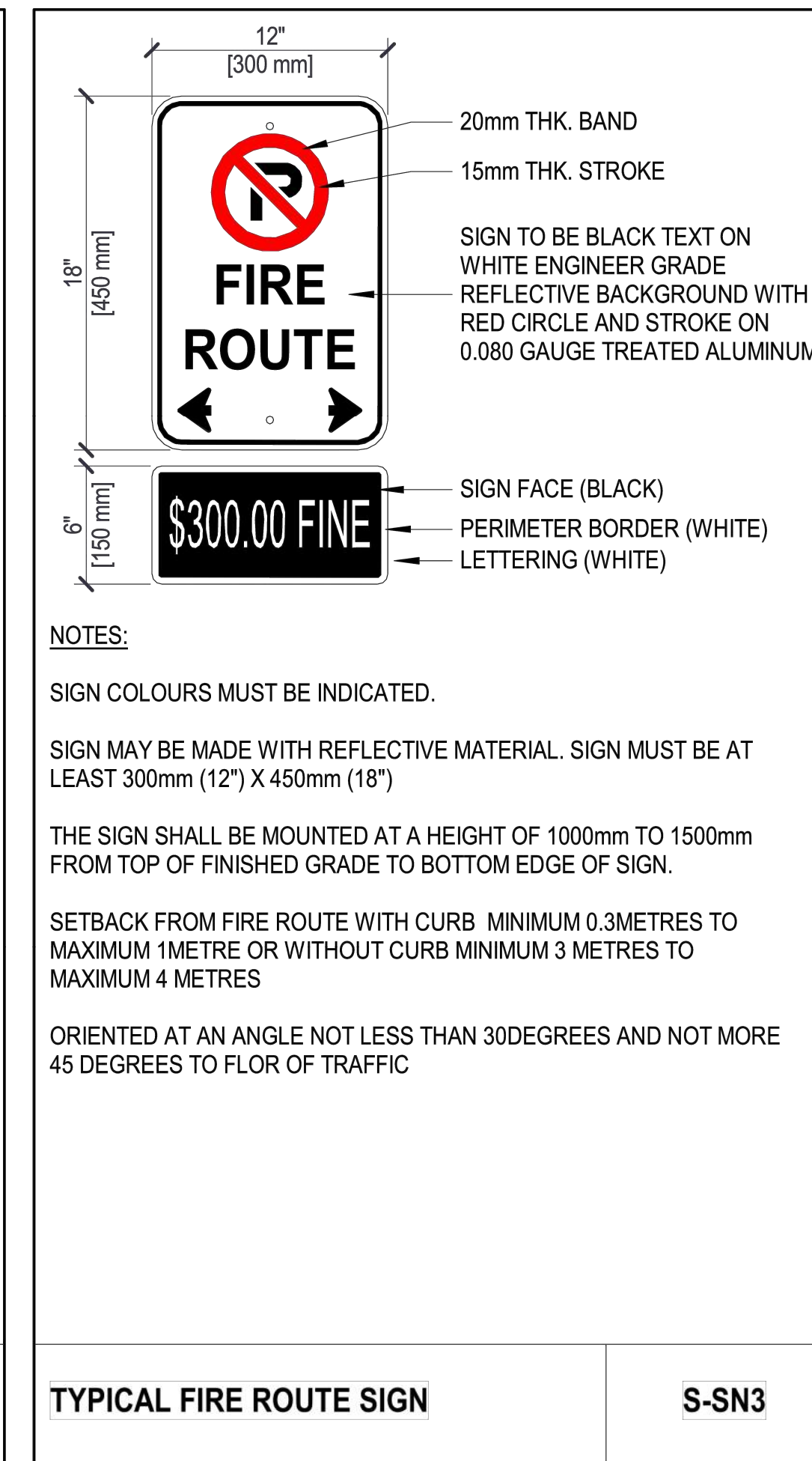
PROJECT NO.: \_\_\_\_\_ DRAWING NO.:  
**A-2.0**



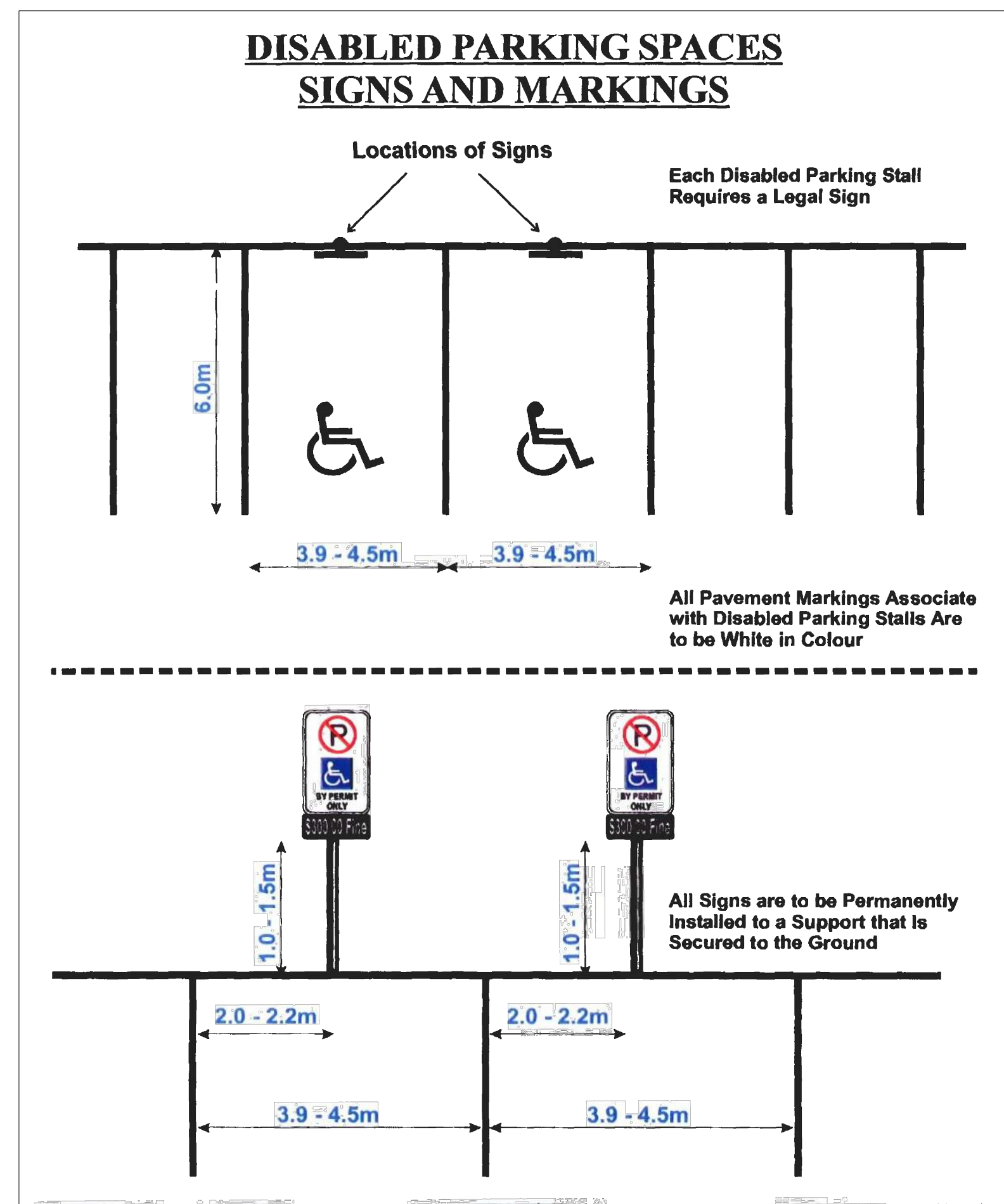
1 ROAD SIGN  
A-2.1 DETAIL



SCALE : N.T.S.

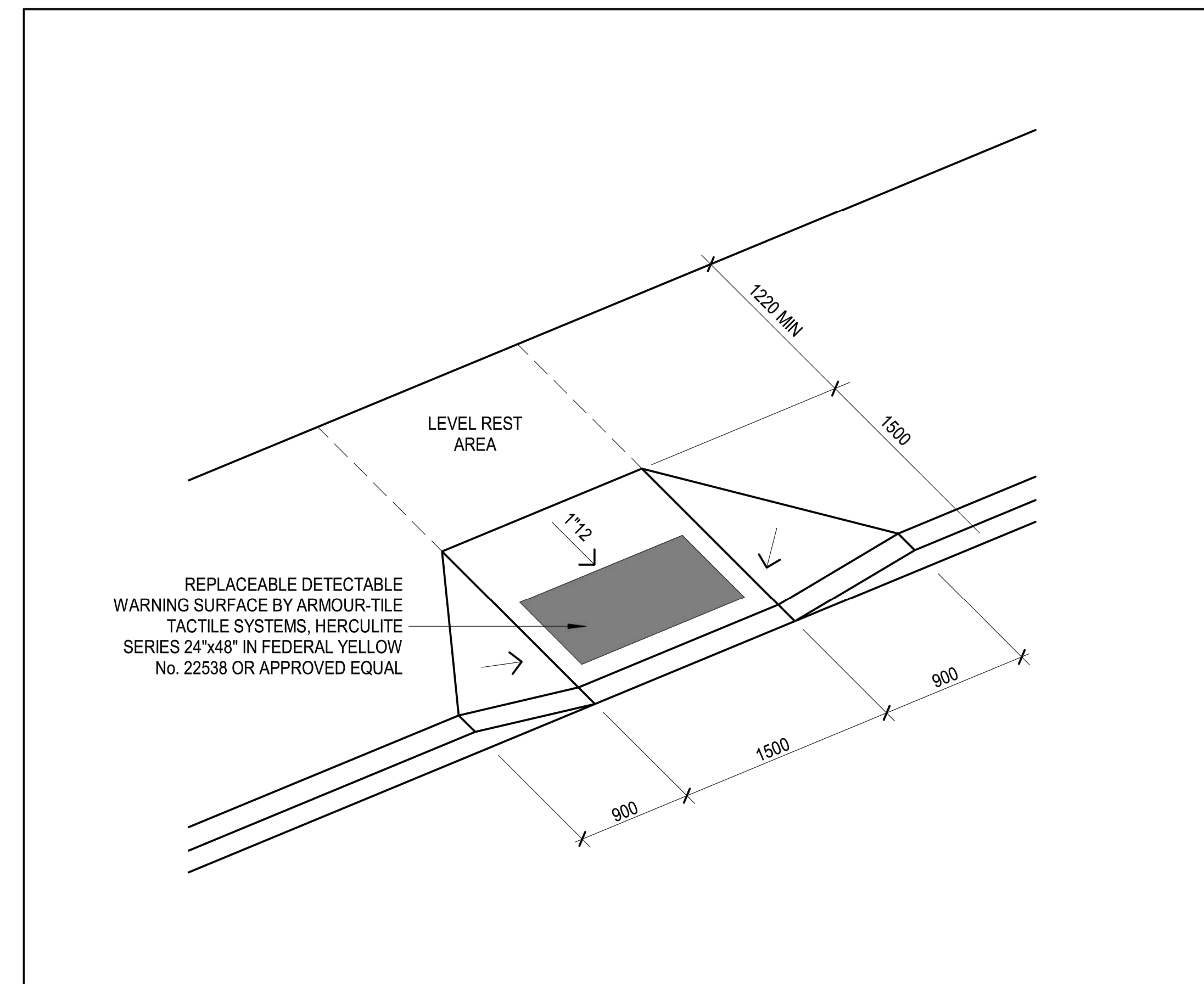


SCALE : N.T.S.



2 ROAD SIGN  
A-2.1 DETAIL

SCALE : N.T.S.



3 DROP CURB DETAIL (REFER TO CIVIL DRAWINGS FOR ADDITIONAL DETAILS)  
A-2.1 DETAIL

SCALE : N.T.S.

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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**  
151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**DETAILS**

DRAWN BY:      DATE:

CHECKED BY:      SCALE: 1:350

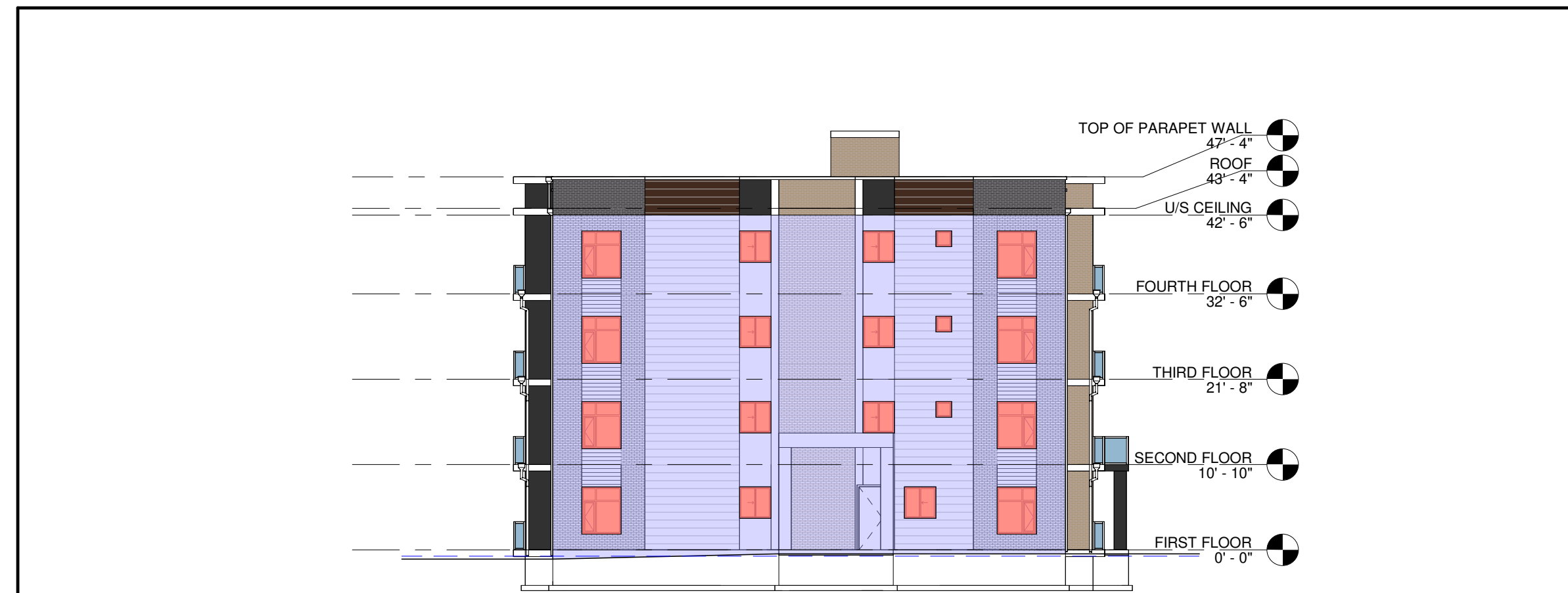
PROJECT NO.:      DRAWING NO.:

**A-2.1**



**SOUTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
898.01 SQMT	14.66 MT	898.01 SQMT (100.00%)	256.88 SQMT (28.61%)



**WEST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
260.49 SQMT	14.14 MT	260.49 SQMT (100.00%)	35.30 SQMT (13.55%)



**NORTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
911.71 SQMT	9.02 MT	911.71 SQMT (100.00%)	267.56 SQMT (29.35%)



**EAST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
260.79 SQMT	35.70 MT	260.79 SQMT (100.00%)	32.89 SQMT (12.61%)

PRIMARY CONSULTANT & PROJECT MANAGER

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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**UNPROTECTED OPENINGS CALCS BUILDING - A**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.0</b>

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1 SOUTH (FRONT) ELEVATION  
 1 : 100



2 NORTH (REAR) ELEVATION  
 1 : 100

No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
 COLLINGWOOD, ONTARIO.  
 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**ELEVATION  
 BUILDING - A**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.1</b>



② EAST (RIGHT) SIDE ELEVATION  
1 : 100



① WEST (LEFT) SIDE ELEVATION  
1 : 100

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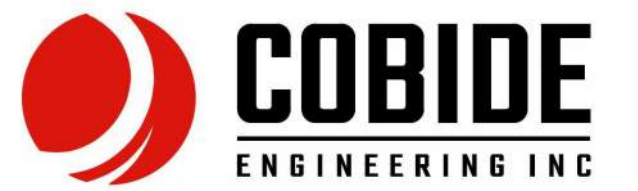
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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:

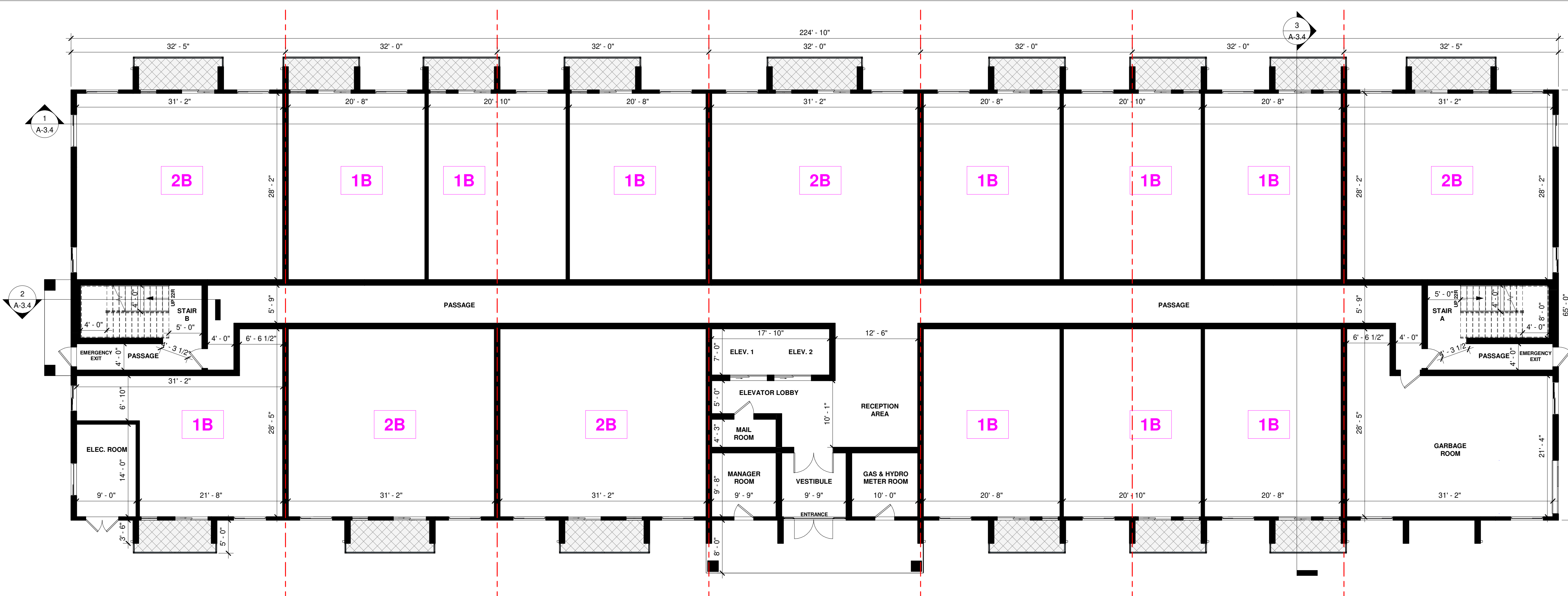
**ELEVATION  
BUILDING - A**

DRAWN BY: VR DATE:

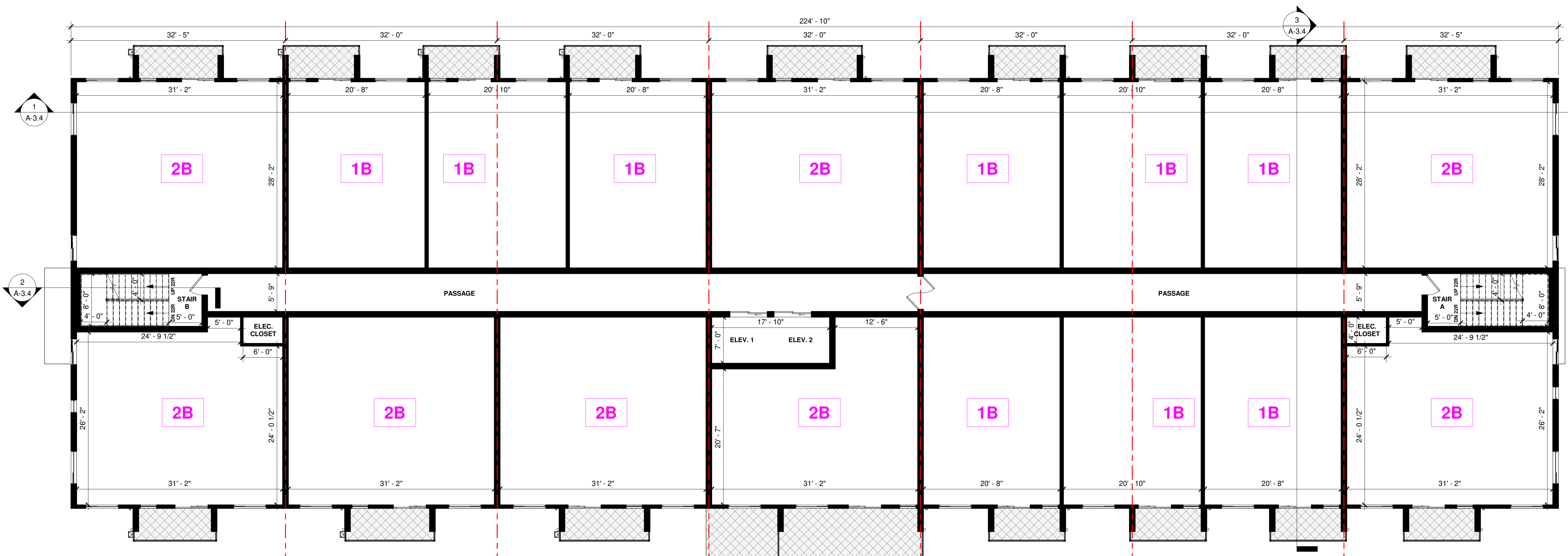
CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

**A-3.2**



1 FIRST FLOOR PLAN  
1 : 100



2 SECOND TO FOURTH TYP. FLOOR PLAN  
1 : 100

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ONTARIO ASSOCIATION  
of  
ARCHITECTS  
*William Chang Wong*  
LICENCE  
6185  
2.05.2025

N

No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**FLOOR PLANS  
BUILDING - A**

DRAWN BY: VR DATE:

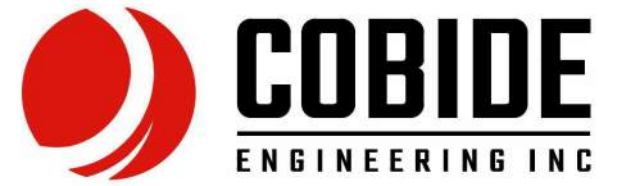
CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

**A-3.3**



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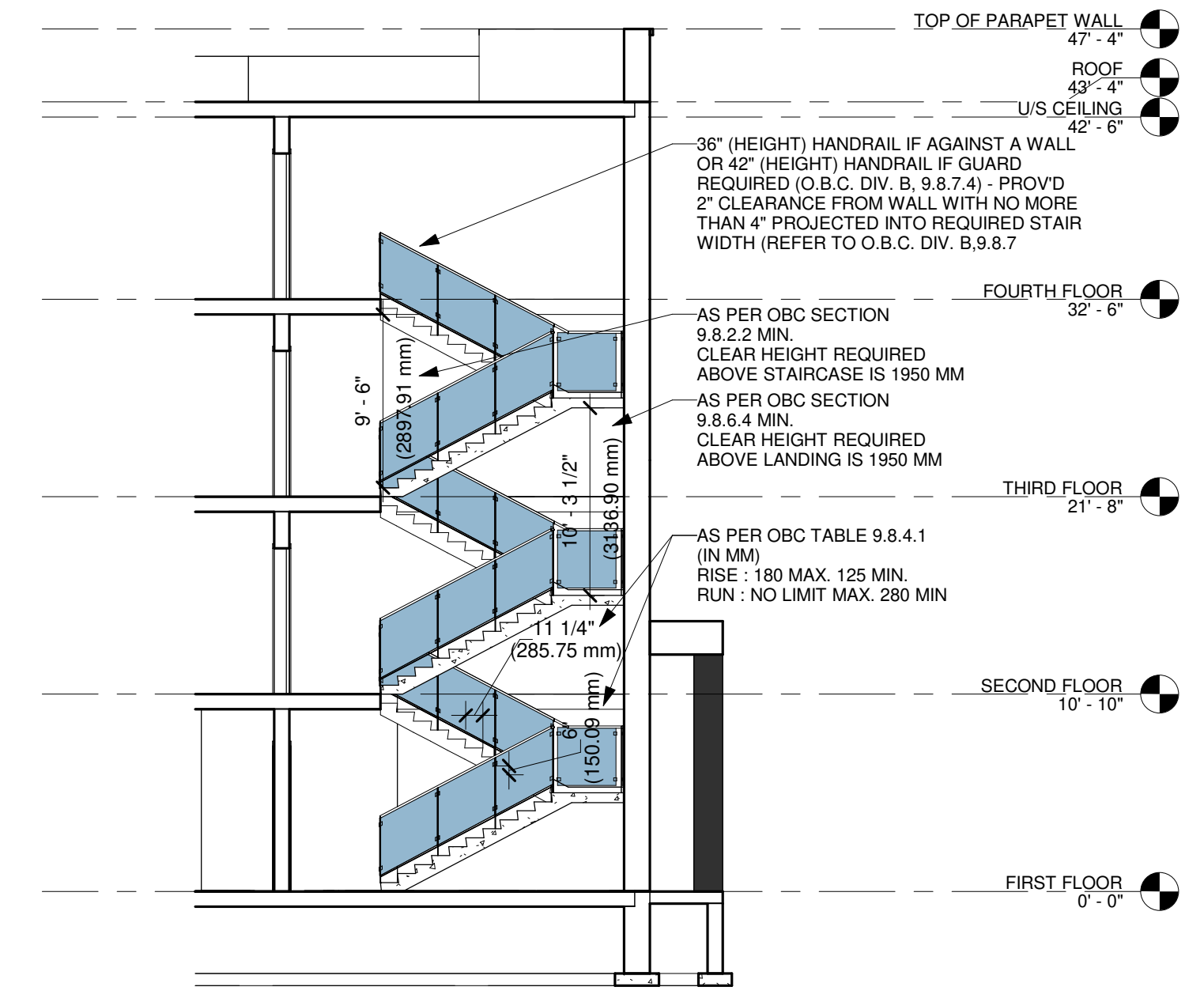


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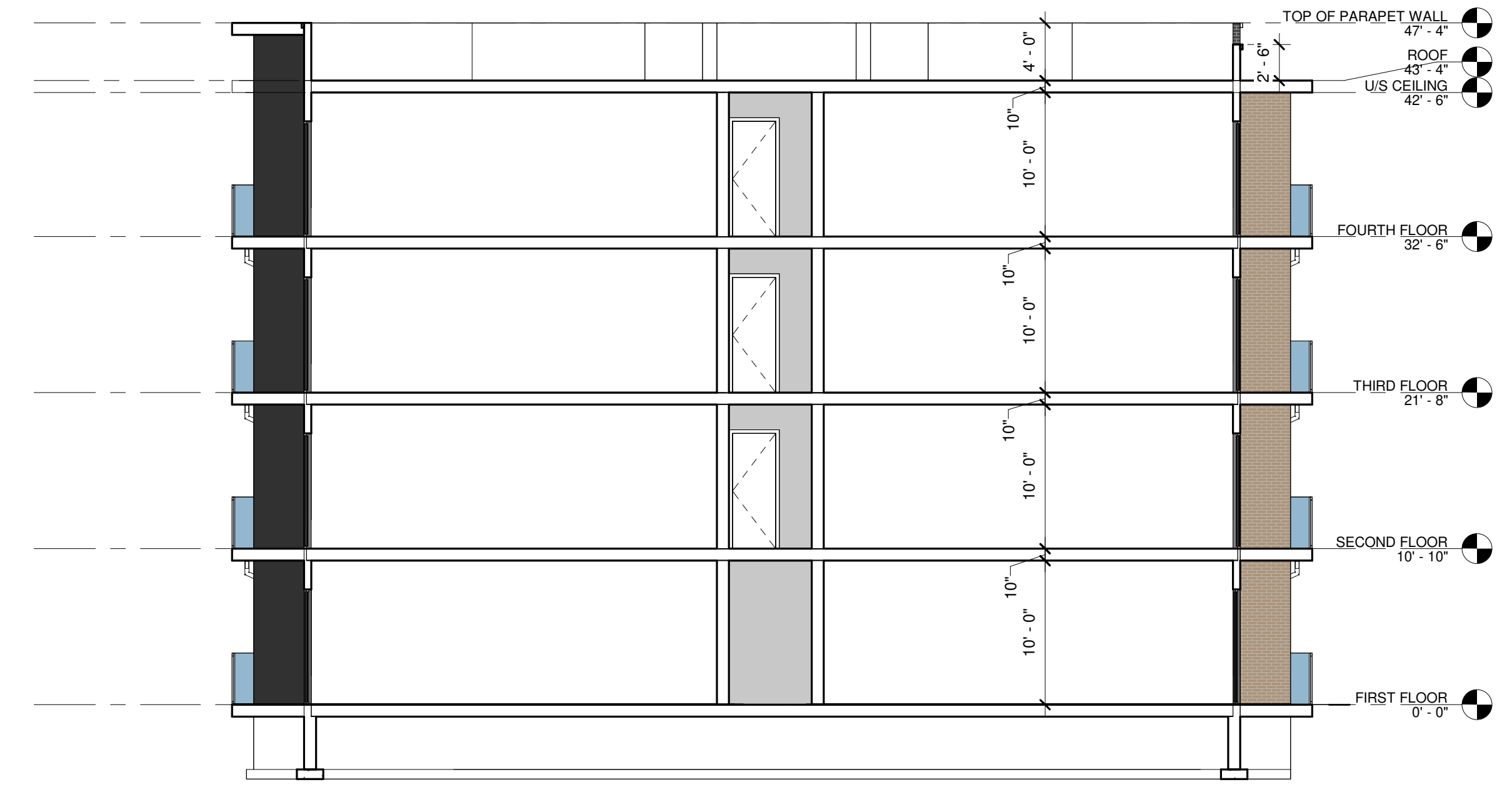
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1 SECTION 1  
 1 : 100



2 SECTION 2  
 1 : 100



3 SECTION 3  
 1 : 100

No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
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 (TOWN OF COLLINGWOOD)

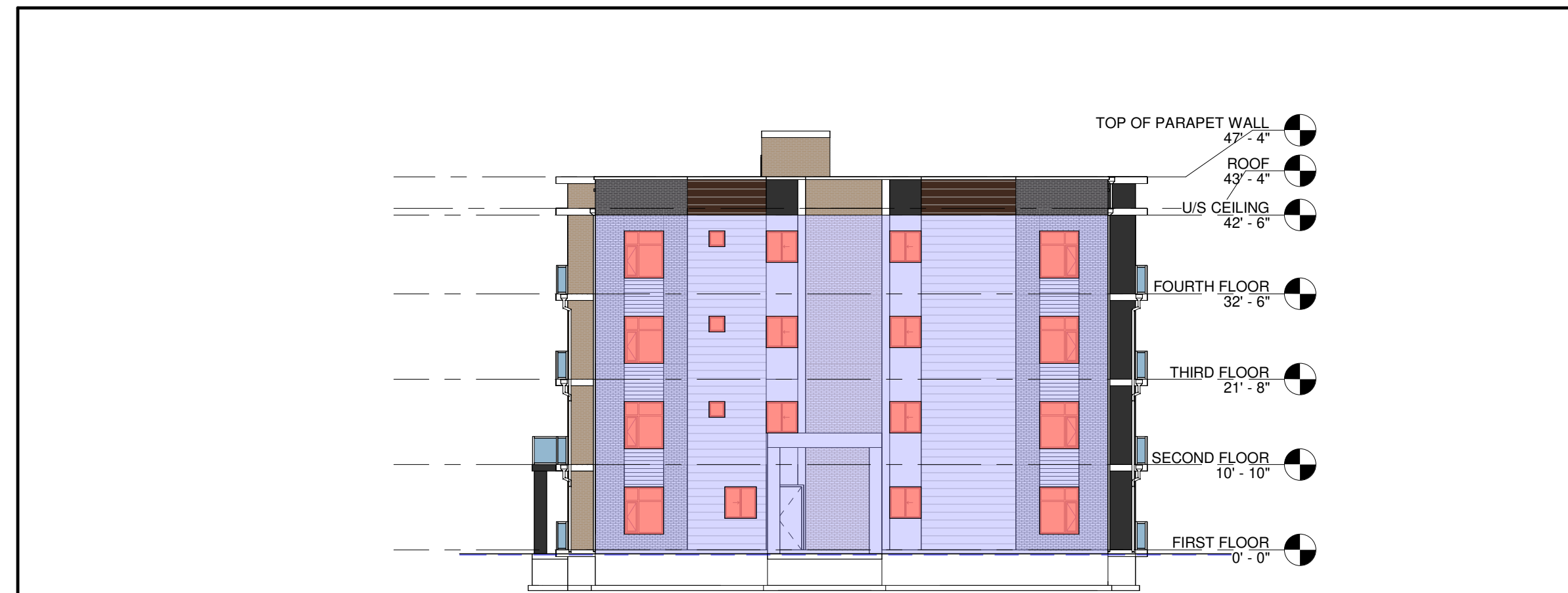
DRAWING TITLE:  
**BUILDING SECTIONS**  
**BUILDING - A**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.4</b>



**WEST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
899.90 SQMT	15.78 MT	899.90 SQMT (100.00%)	256.88 SQMT (28.54%)



**SOUTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
259.62 SQMT	9.66 MT	259.62 SQMT (100.00%)	35.30 SQMT (13.60%)



**EAST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
898.01 SQMT	32.68 MT	898.01 SQMT (100.00%)	267.56 SQMT (29.79%)



**NORTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
262.21 SQMT	9.10 MT	262.21 SQMT (100.00%)	32.89 SQMT (12.54%)

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No.	Date	Version	Dwn.
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PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
 COLLINGWOOD, ONTARIO.  
 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**UNPROTECTED  
 OPENINGS CALCS  
 BUILDING - B**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.5</b>

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① WEST (FRONT) ELEVATION  
 1 : 100



② EAST (REAR) ELEVATION  
 1 : 100

No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**  
 151 PEEL STREET,  
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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**ELEVATION  
 BUILDING - B**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.6</b>



② NORTH (LEFT) SIDE ELEVATION  
1 : 100



① SOUTH (RIGHT) SIDE ELEVATION  
1 : 100

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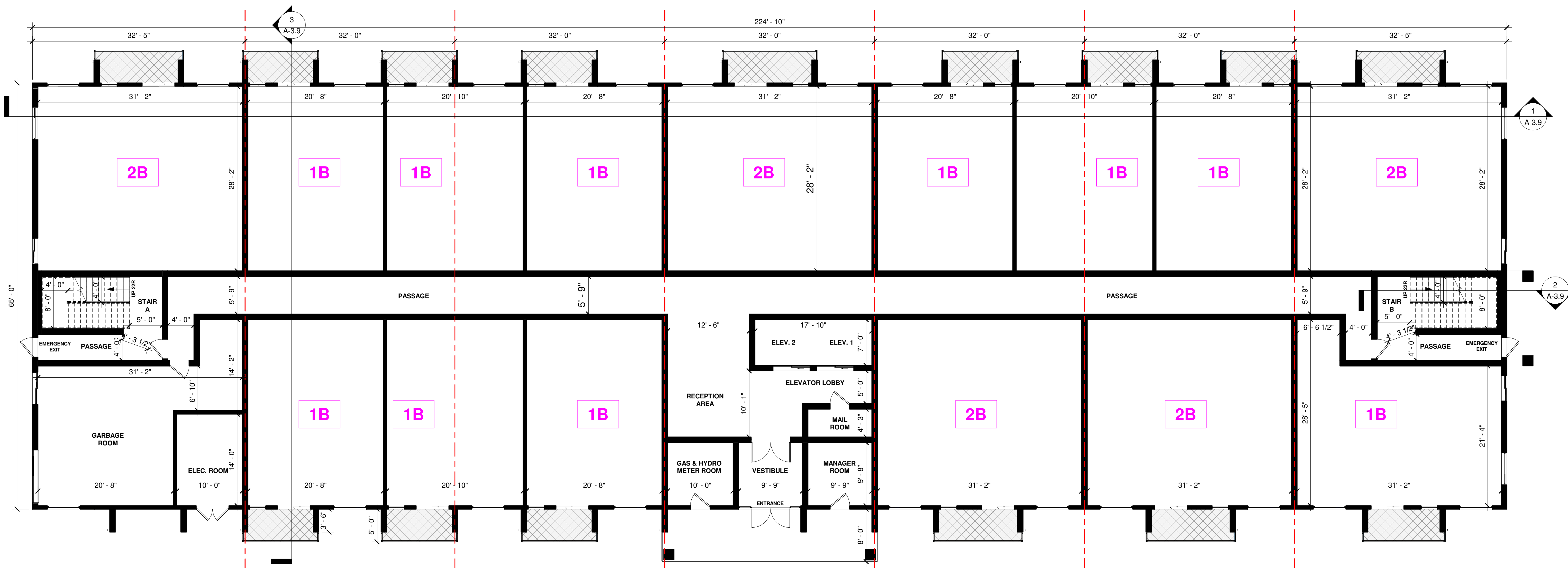
No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

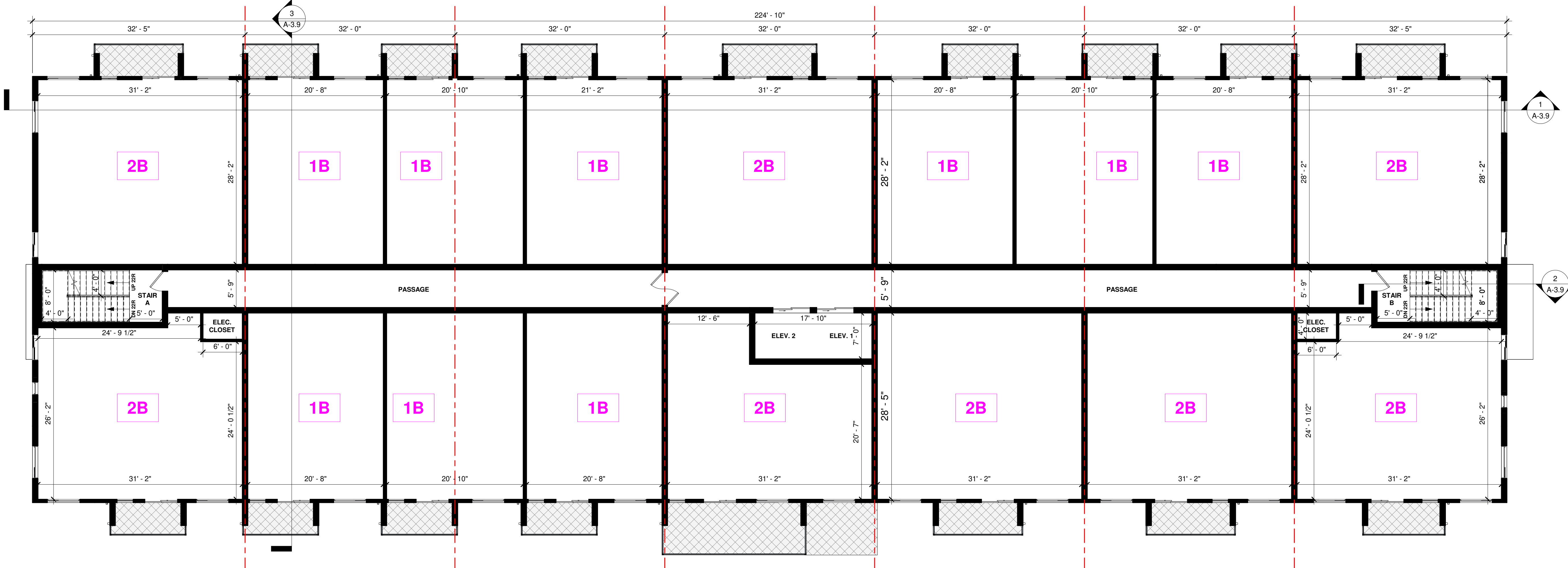
151 PEEL STREET,  
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DRAWING TITLE:  
**ELEVATION  
BUILDING - B**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.7</b>



① FIRST FLOOR PLAN  
1 : 100



② SECOND TO FOURTH TYP. FLOOR PLAN  
1 : 100

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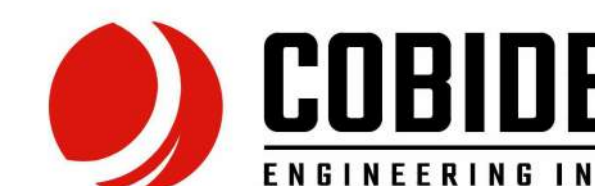
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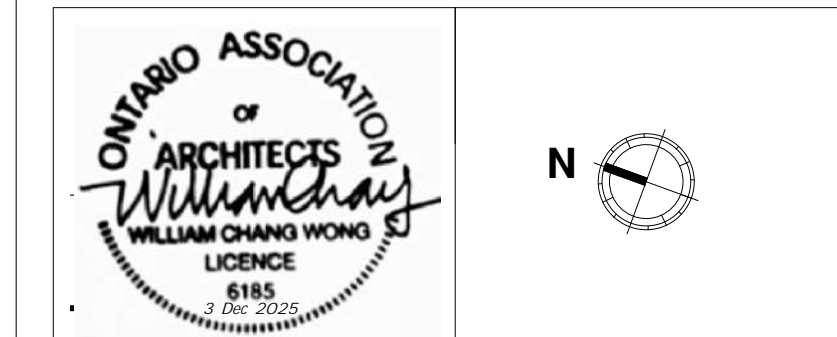
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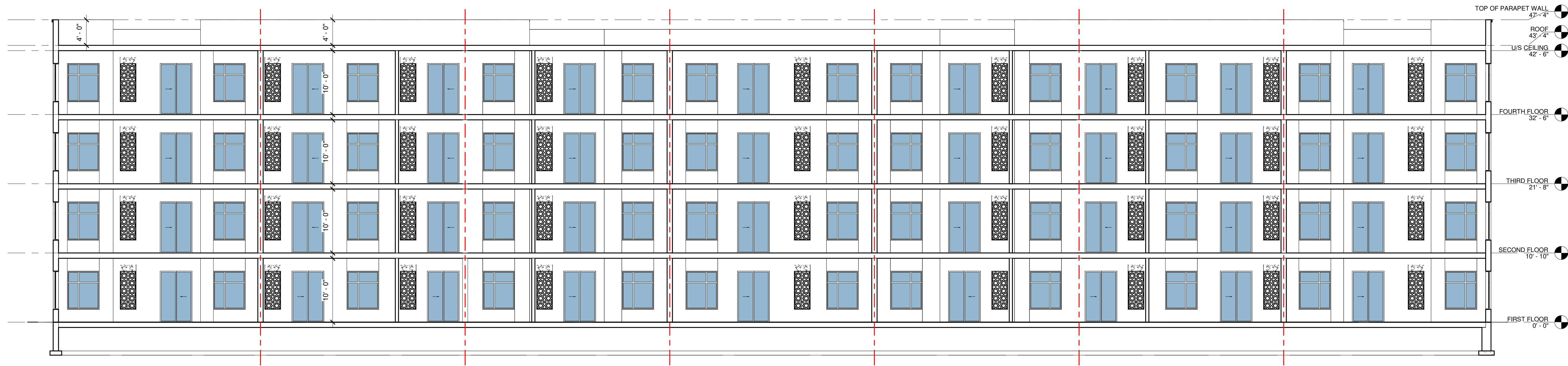
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1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

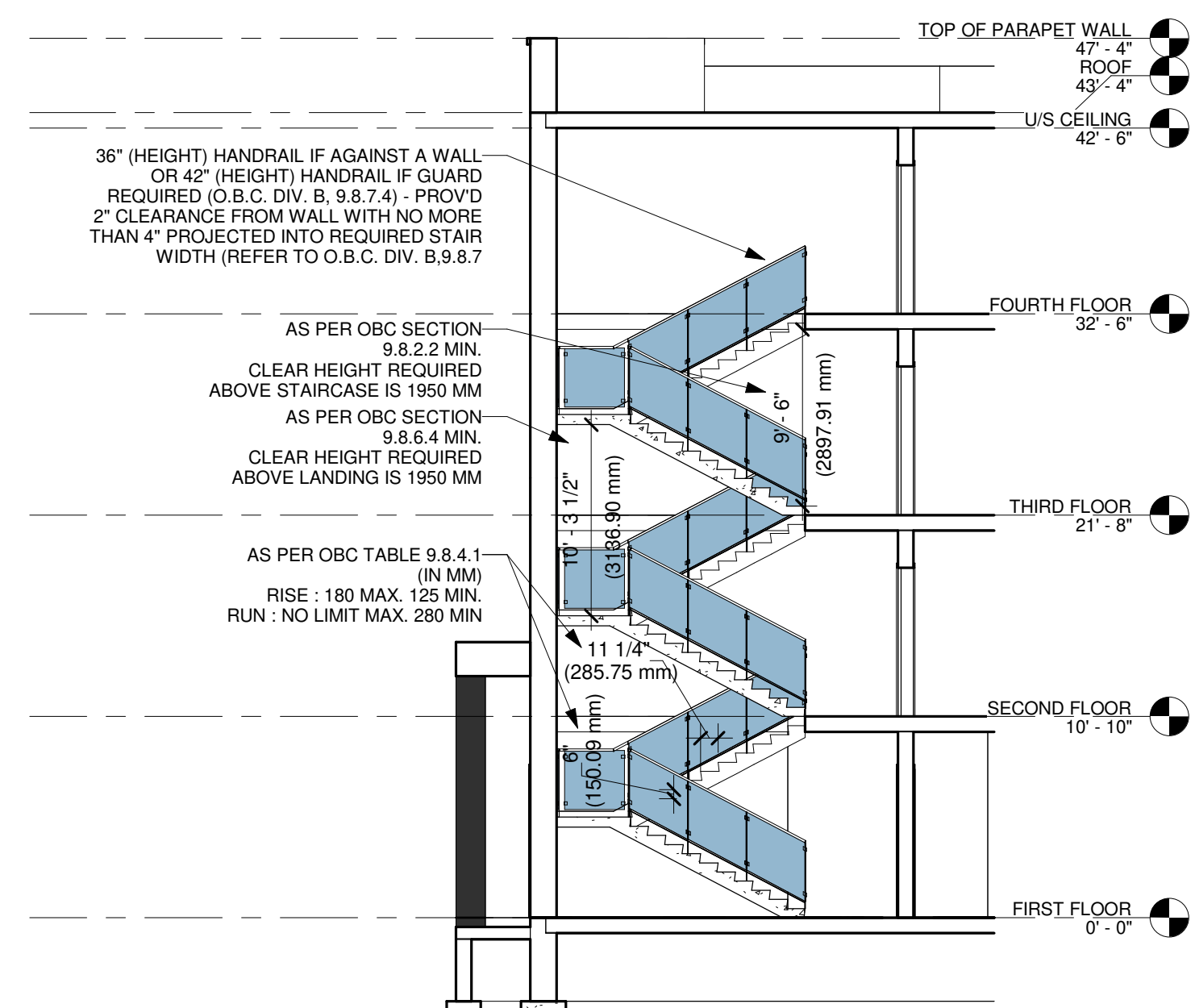
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(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**FLOOR PLANS  
BUILDING - B**

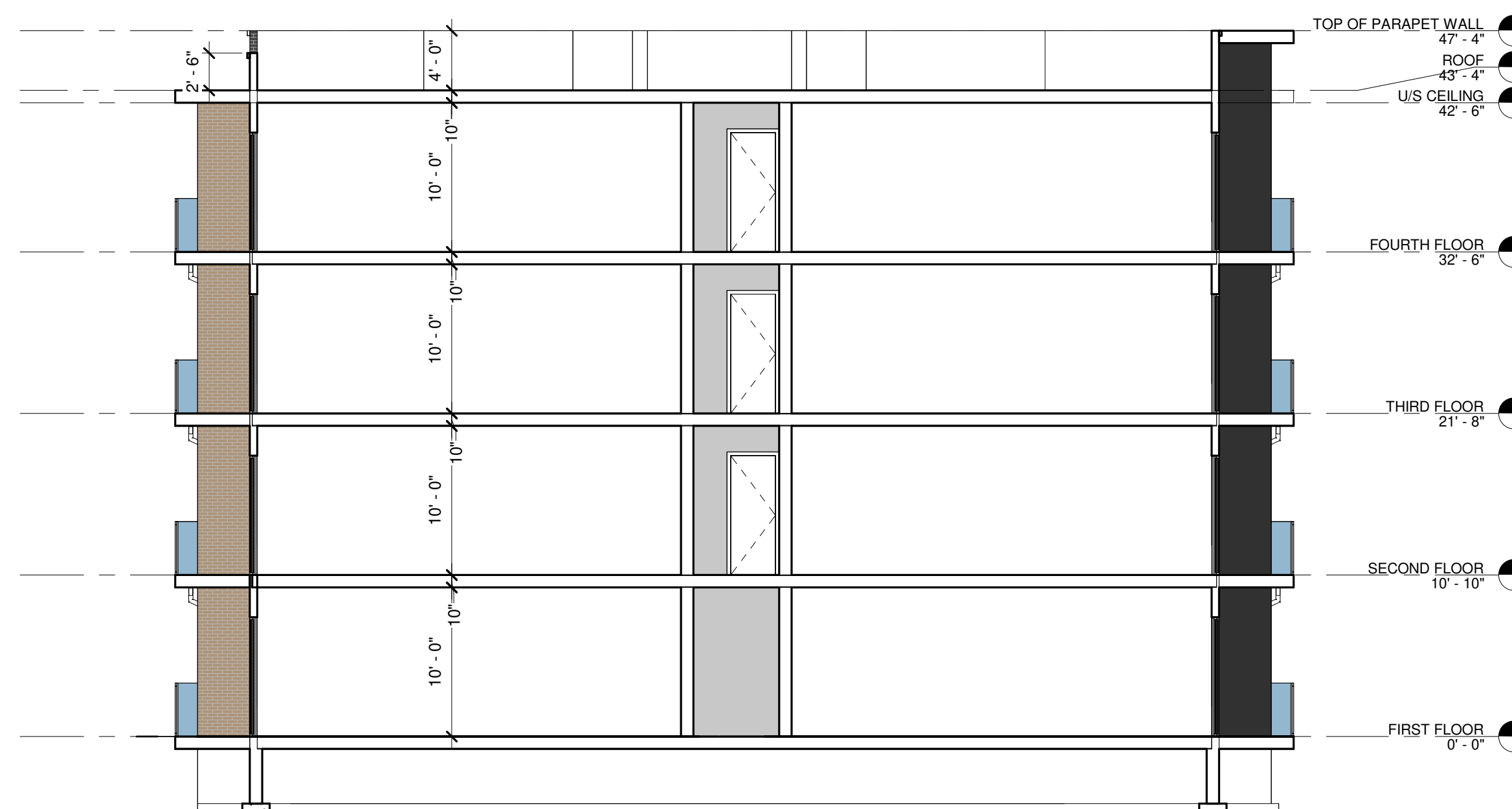
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CHECKED BY: RP SCALE: AS NOTED  
PROJECT NO.: DRAWING NO.:  
**A-3.8**



SECTION 1  
1 : 100



SECTION 2  
1 : 100



SECTION 3  
1 : 100

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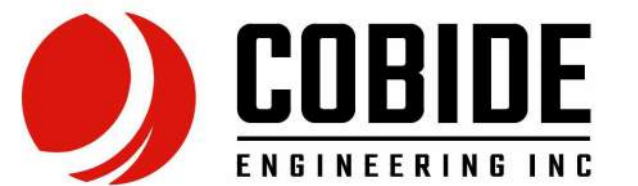
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No.	Date	Version	Dwn.
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PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
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(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**BUILDING SECTIONS**  
**BUILDING - B**

DRAWN BY: VR DATE:  
CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:  
**A-3.9**



**WEST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
900.93 SQMT	15.78 MT	900.93 SQMT (100.00%)	256.88 SQMT (28.51%)



**NORTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
263.58 SQMT	9.66 MT	263.58 SQMT (100.00%)	35.30 SQMT (13.39%)



**EAST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
898.77 SQMT	27.19 MT	898.77 SQMT (100.00%)	267.56 SQMT (29.77%)



**SOUTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
259.03 SQMT	13.13 MT	259.03 SQMT (100.00%)	32.89 SQMT (12.70%)

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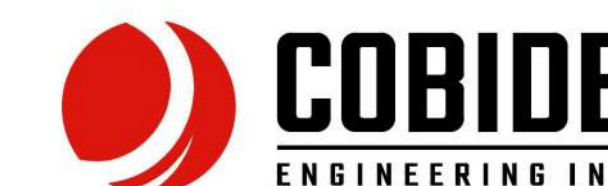
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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:

**APARTMENT BUILDING**

151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:

**UNPROTECTED  
OPENINGS CALCS  
BUILDING - C**

DRAWN BY: VR

DATE:

CHECKED BY: RP

SCALE: AS NOTED

PROJECT NO.:

DRAWING NO.:

**A-3.10**

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1 WEST (FRONT) ELEVATION  
 1 : 100



2 EAST (REAR) ELEVATION  
 1 : 100

No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
 COLLINGWOOD, ONTARIO.  
 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**ELEVATION  
 BUILDING - C**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.11</b>



② SOUTH (RIGHT) SIDE ELEVATION  
1 : 100



① NORTH (LEFT) SIDE ELEVATION  
1 : 100

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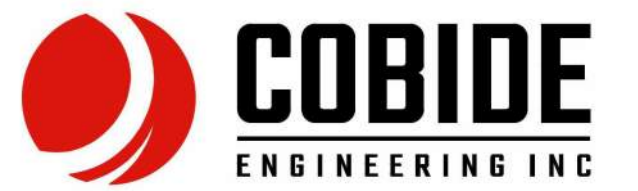
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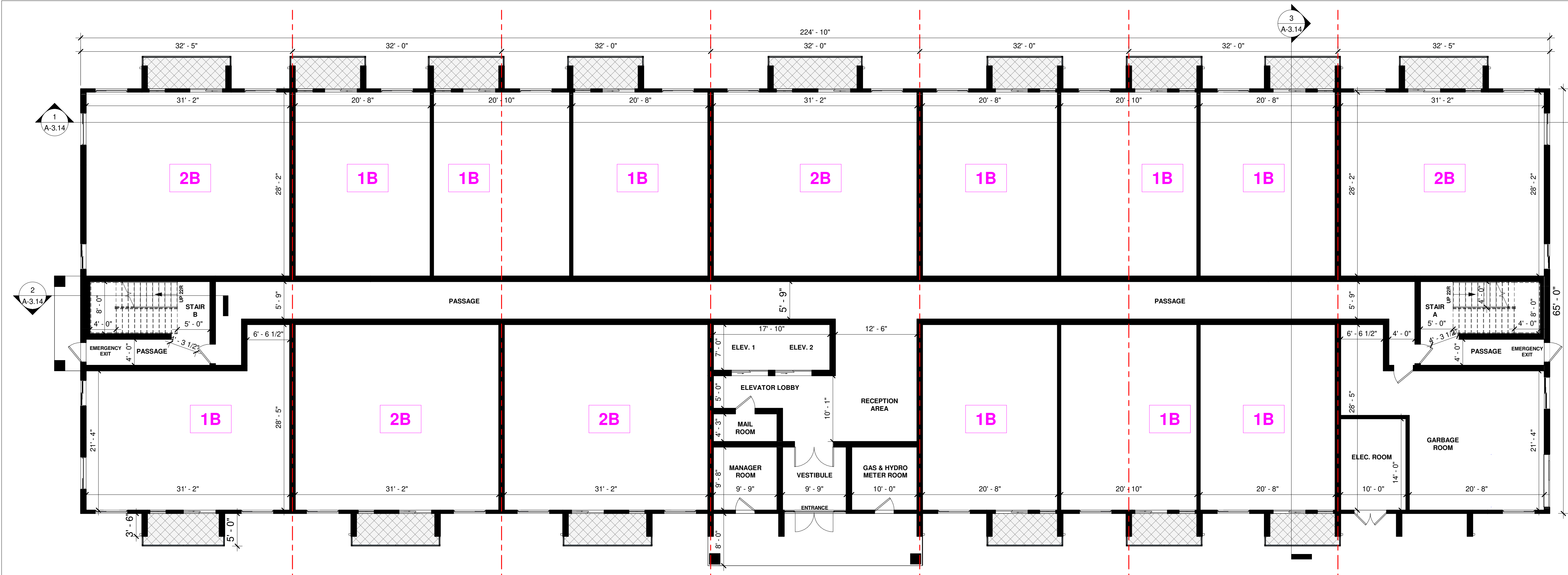
No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

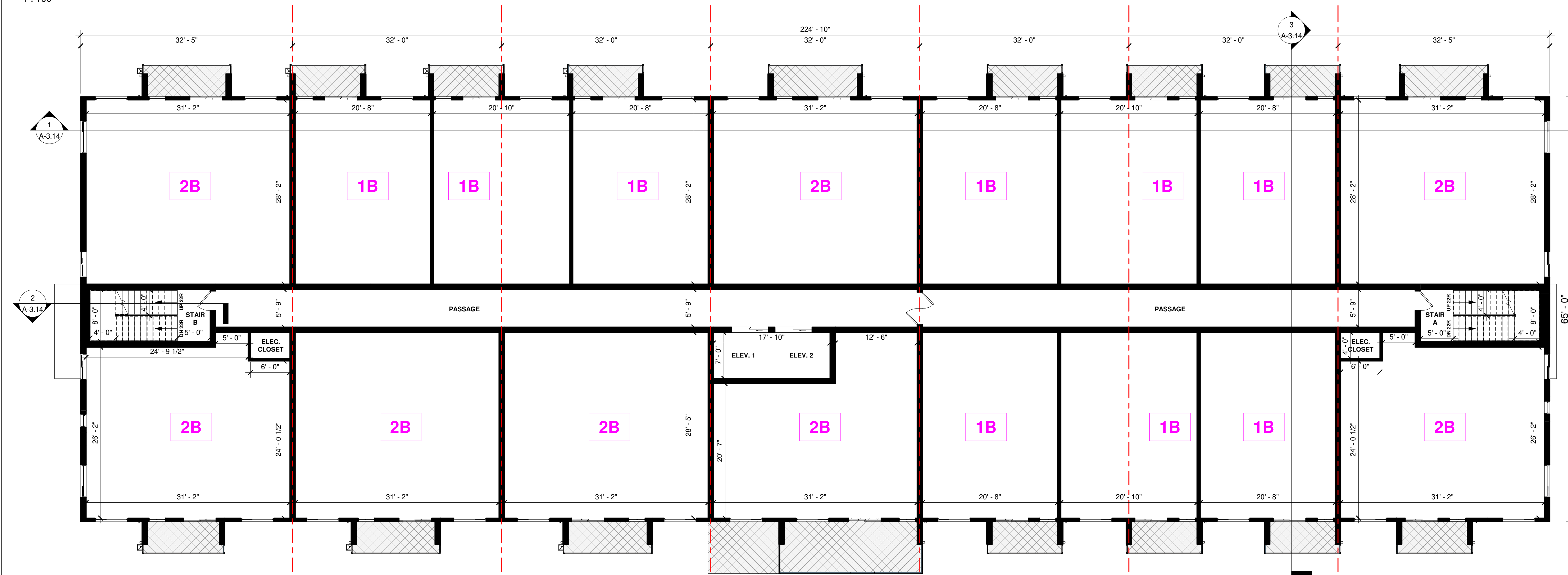
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(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**ELEVATION  
BUILDING - C**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.12</b>



1 FIRST FLOOR PLAN  
1 : 100



2 SECOND TO FOURTH TYP. FLOOR PLAN  
1 : 100

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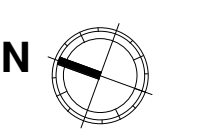
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No.	Date	Version	Dwn.
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PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**FLOOR PLANS  
BUILDING - C**

DRAWN BY: VR DATE:  
CHECKED BY: RP SCALE: AS NOTED  
PROJECT NO.: DRAWING NO.:  
**A-3.13**

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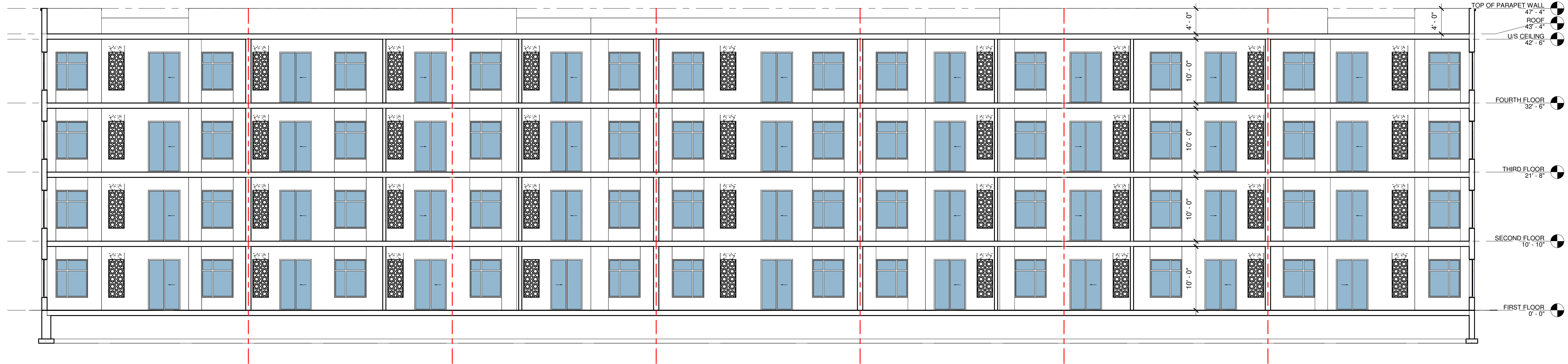


No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

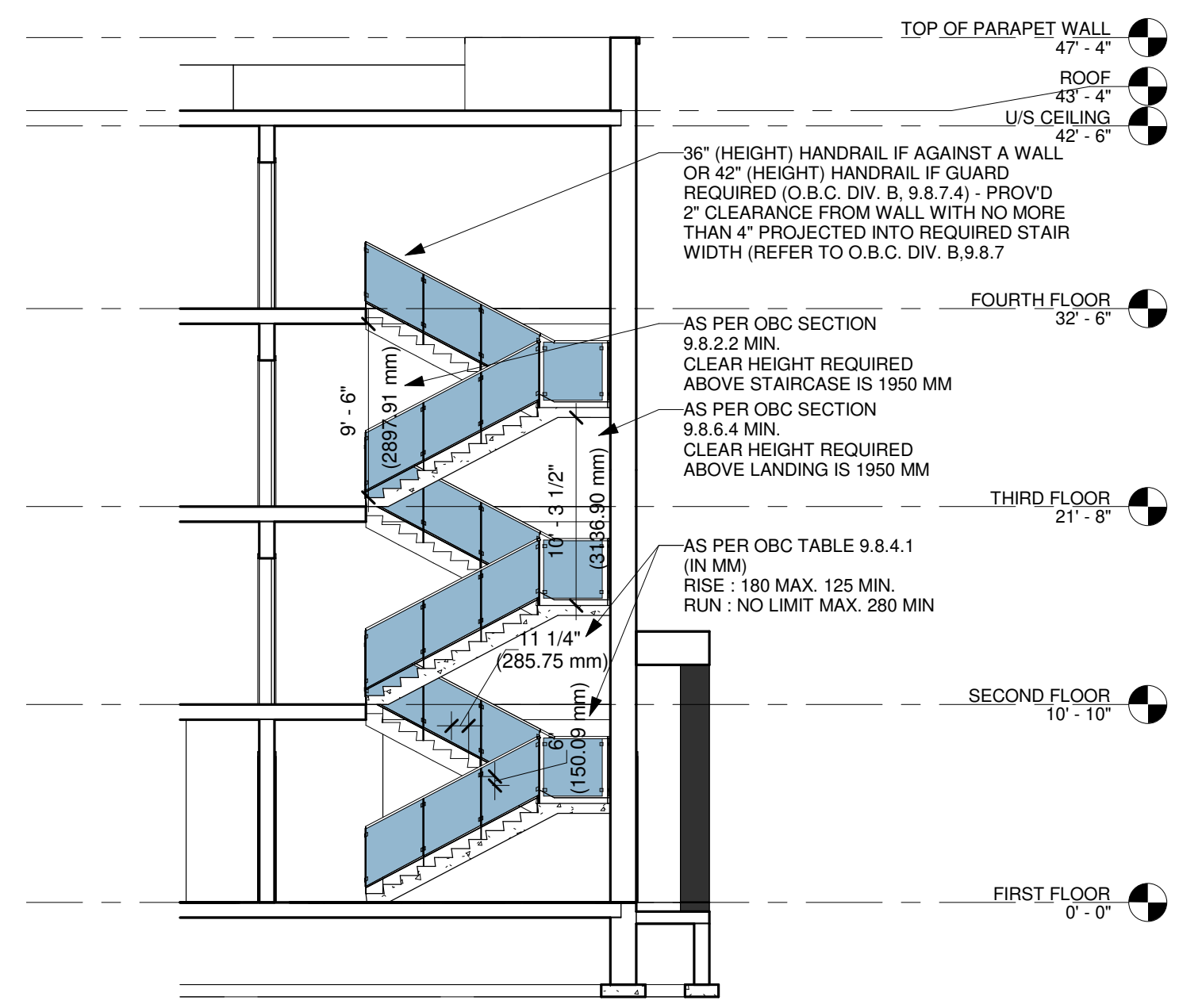
PROJECT:  
**APARTMENT BUILDING**  
 151 PEEL STREET,  
 COLLINGWOOD, ONTARIO,  
 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**BUILDING SECTIONS**  
**BUILDING - C**

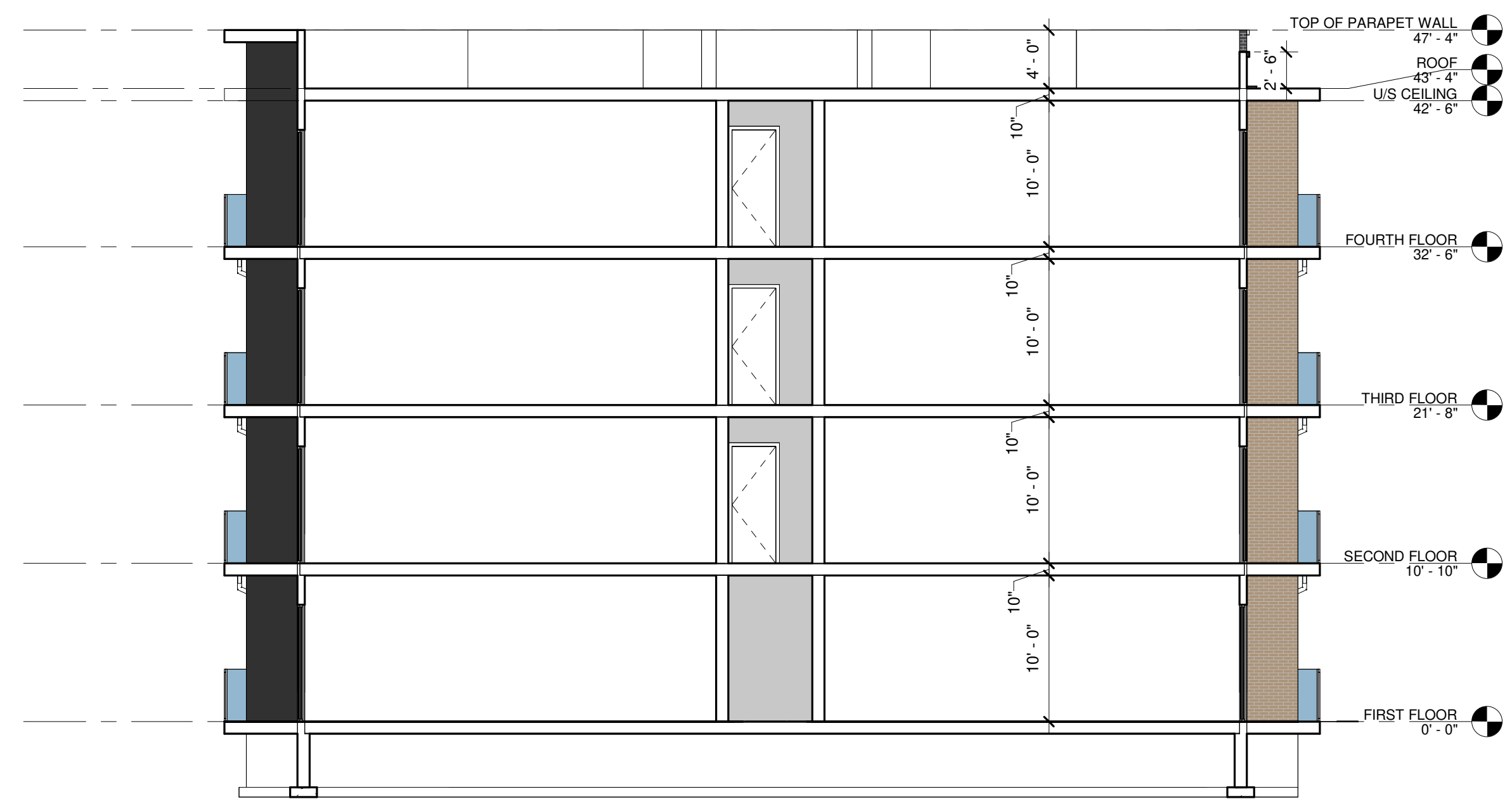
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 CHECKED BY: RP SCALE: AS NOTED  
 PROJECT NO.: DRAWING NO.:  
**A-3.14**



1 SECTION 1  
 1 : 100



2 SECTION 2  
 1 : 100



3 SECTION 3  
 1 : 100



**NORTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
751.01 SQMT	8.44 MT	683.42 SQMT (91%)	196.58 SQMT (26.18%)



**EAST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
266.37 SQMT	16.02 MT	266.37 SQMT (100.00%)	26.01 SQMT (9.77%)



**SOUTH SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
752.42 SQMT	7.50 MT	556.79 SQMT (74.00%)	193.24 SQMT (25.68%)



**WEST SIDE OPENING CALCULATION**

%UNPROTECTED OPENING (TABLE 3.2.3.1.-D)			
WALL AREA	LIMITING DISTANCE	ALLOWABLE OPENINGS	PROVIDED OPENINGS
268.68 SQMT	12.07 MT	268.68 SQMT (100.00%)	26.01 SQMT (9.68%)

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No.	Date	Version	Dwn.
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PROJECT:  
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151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**UNPROTECTED  
OPENINGS CALCS  
BUILDING - D**

DRAWN BY: VR DATE:

CHECKED BY: RP SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:

**A-3.15**

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1 NORTH (FRONT) ELEVATION  
 1:100



2 SOUTH (REAR) ELEVATION  
 1:100

No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

151 PEEL STREET,  
 COLLINGWOOD, ONTARIO.  
 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**ELEVATION  
 BUILDING - D**

DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.16</b>



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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**ELEVATION  
 BUILDING - D**

DRAWN BY: VR DATE:  
 CHECKED BY: RP SCALE: AS NOTED  
 PROJECT NO.: DRAWING NO.:  
**A-3.17**



① EAST (LEFT) SIDE ELEVATION  
 1:100



② WEST (RIGHT) SIDE ELEVATION  
 1:100



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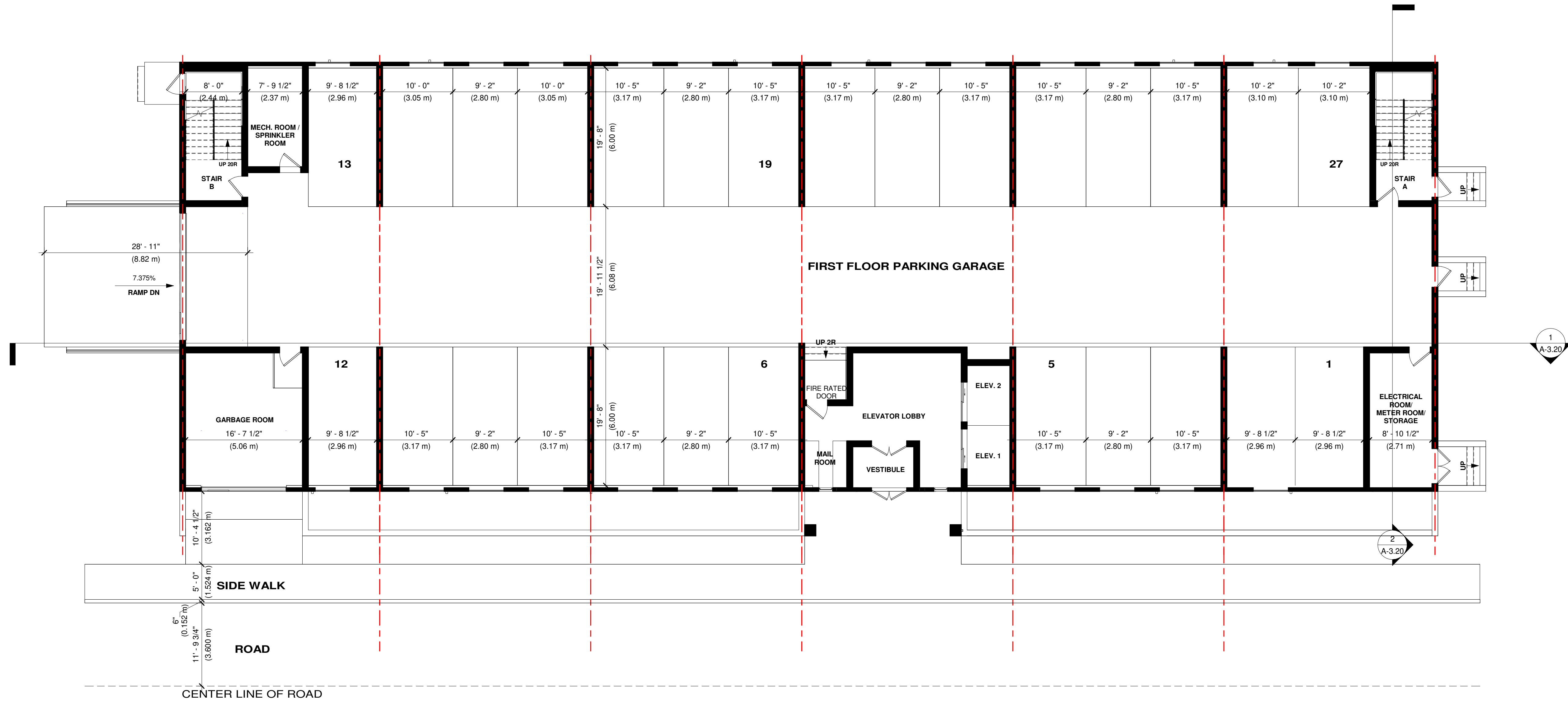
No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**

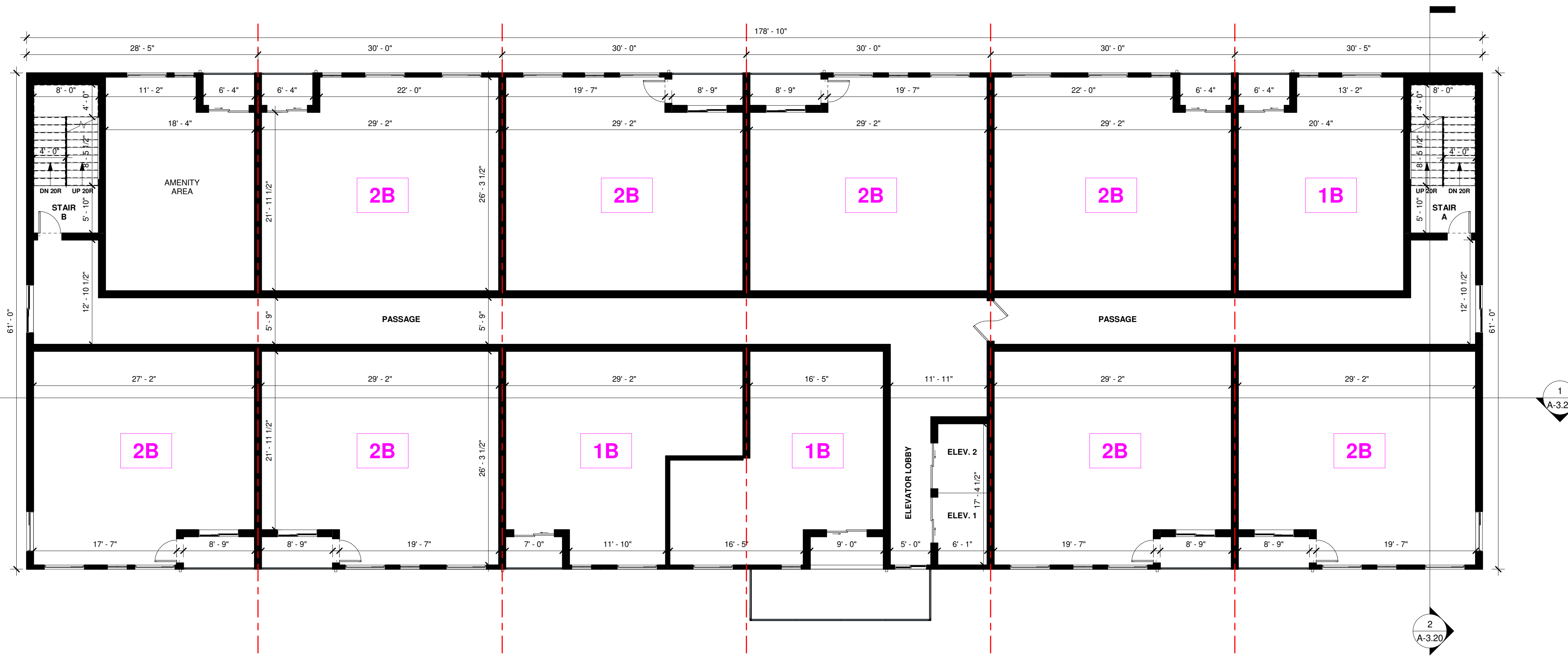
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DRAWING TITLE:  
**FLOOR PLAN**  
**BUILDING - D**

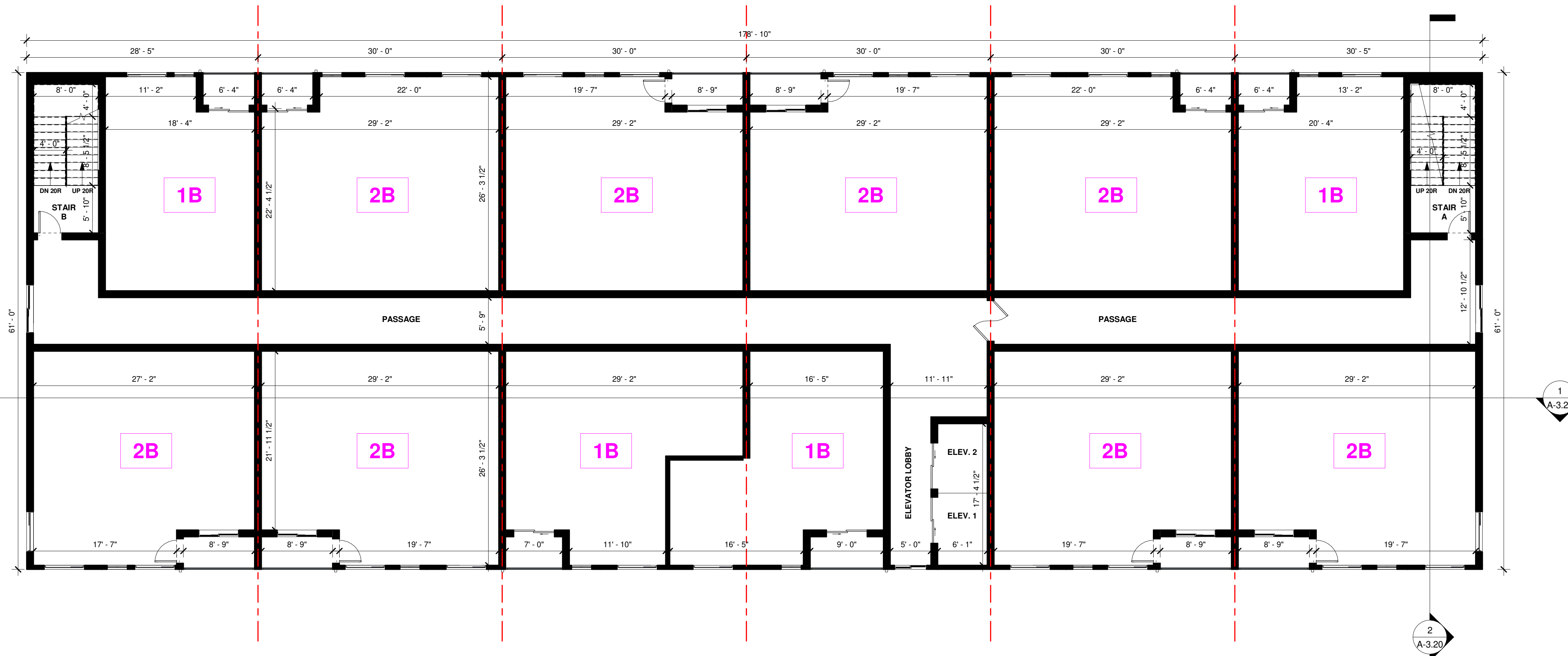
DRAWN BY: VR	DATE:
CHECKED BY: RP	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
	<b>A-3.18</b>



① FIRST FLOOR PLAN  
 1 : 100



1 SECOND FLOOR PLAN  
1 : 100



2 THIRD TO FIFTH TYP. FLOOR PLAN  
1 : 100

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**APARTMENT BUILDING**  
  
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(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**FLOOR PLAN**  
**BUILDING - D**

DRAWN BY: VR DATE:  
CHECKED BY: RP SCALE: AS NOTED  
PROJECT NO.: DRAWING NO.:  
**A-3.19**

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No.	Date	Version	Dwn.
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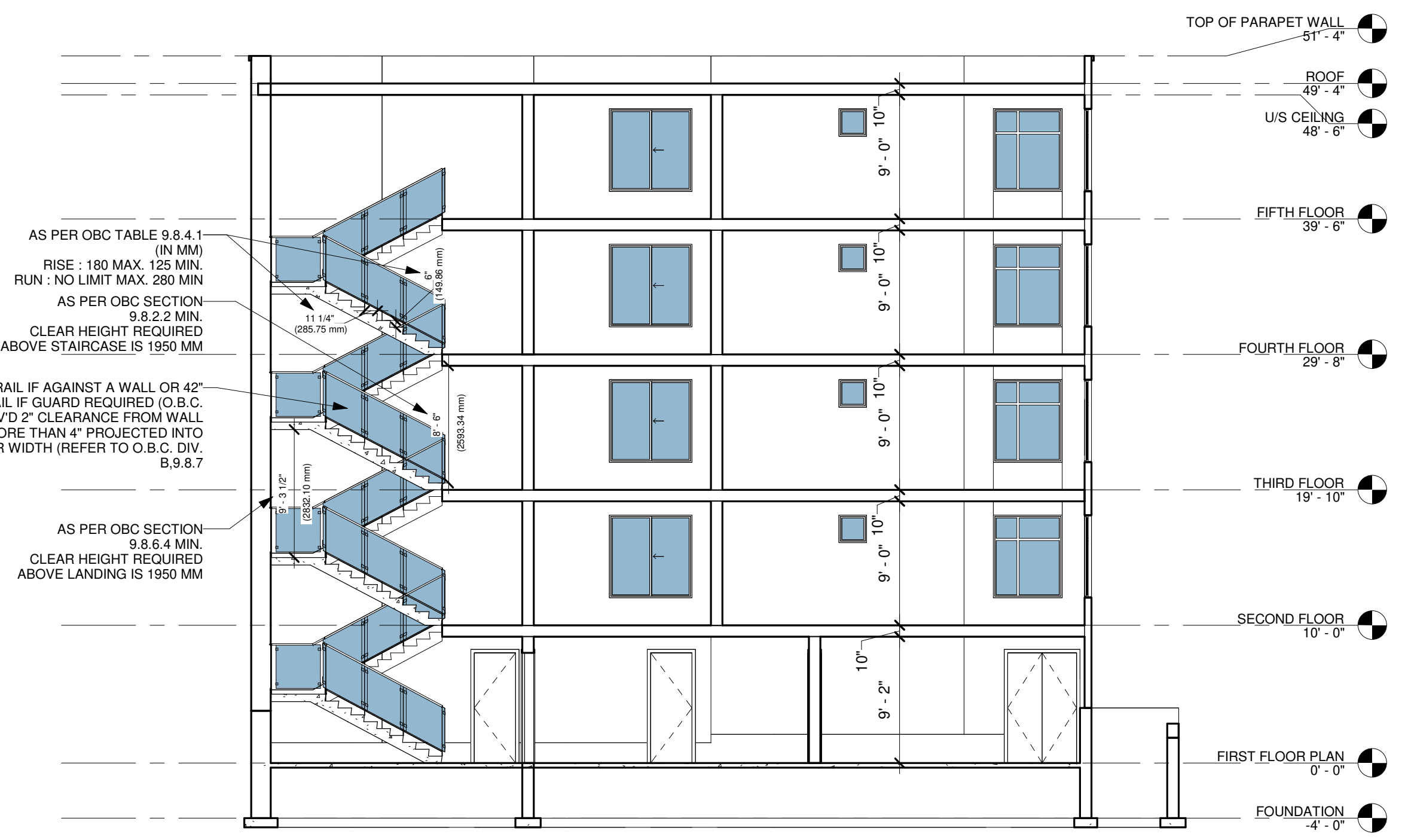
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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**BUILDING SECTIONS**  
**BUILDING - D**

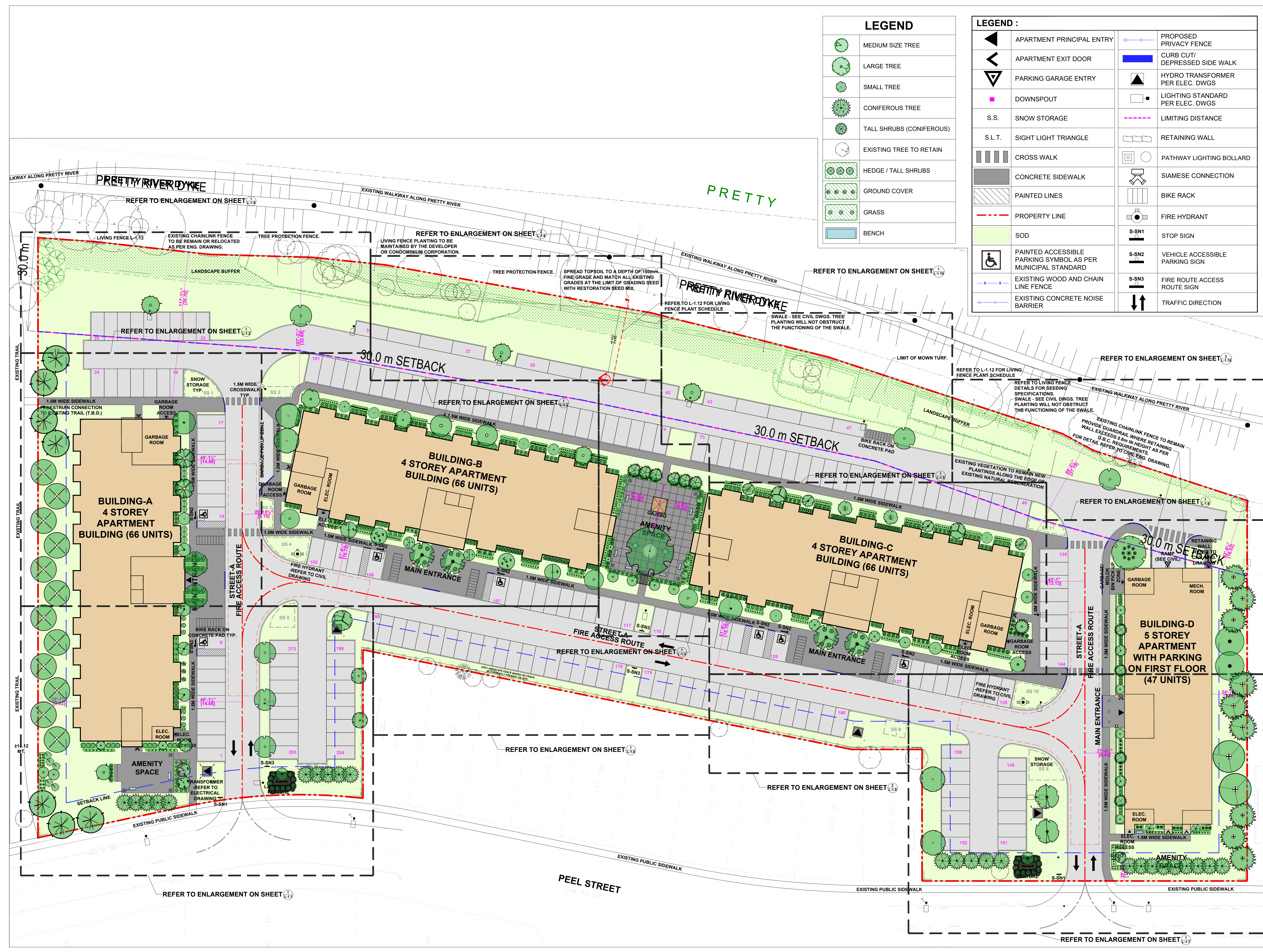
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 CHECKED BY: RP SCALE: AS NOTED  
 PROJECT NO.: DRAWING NO.:  
**A-3.20**



SECTION 1  
 1:100



SECTION 2  
 1:100



**LEGEND**

	MEDIUM SIZE TREE
	LARGE TREE
	SMALL TREE
	CONIFEROUS TREE
	TALL SHRUBS (CONIFEROUS)
	EXISTING TREE TO RETAIN
	HEDGE / TALL SHRUBS
	GROUND COVER
	GRASS
	BENCH

**LEGEND :**

	APARTMENT PRINCIPAL ENTRY		PROPOSED PRIVACY FENCE
	APARTMENT EXIT DOOR		CURB CUT/ DEPRESSED SIDE WALK
	PARKING GARAGE ENTRY		HYDRO TRANSFORMER PER ELEC. DWGS
	DOWNSPOUT		LIGHTING STANDARD PER ELEC. DWGS
	S.S. SNOW STORAGE		LIMITING DISTANCE
	S.L.T. SIGHT LIGHT TRIANGLE		RETAINING WALL
	CROSS WALK		PATHWAY LIGHTING BOLLARD
	CONCRETE SIDEWALK		SIAMESE CONNECTION
	PAINTED LINES		BIKE RACK
	PROPERTY LINE		FIRE HYDRANT
	SOD		S-SN1 STOP SIGN
	PAINTED ACCESSIBLE PARKING SYMBOL AS PER MUNICIPAL STANDARD		S-SN2 VEHICLE ACCESSIBLE PARKING SIGN
	EXISTING WOOD AND CHAIN LINE FENCE		S-SN3 FIRE ROUTE ACCESS ROUTE SIGN
	EXISTING CONCRETE NOISE BARRIER		TRAFFIC DIRECTION

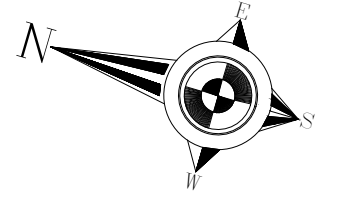
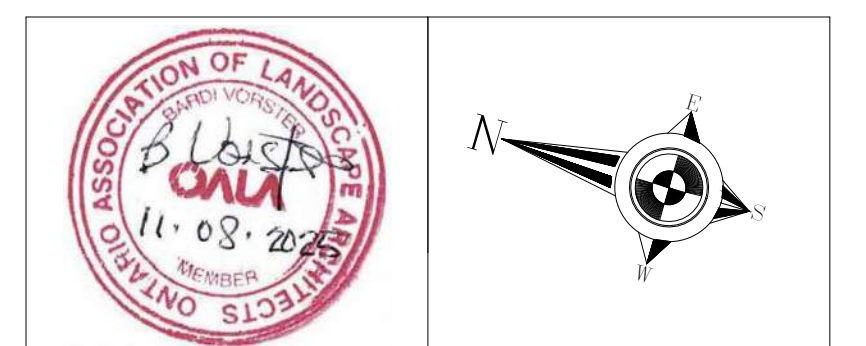
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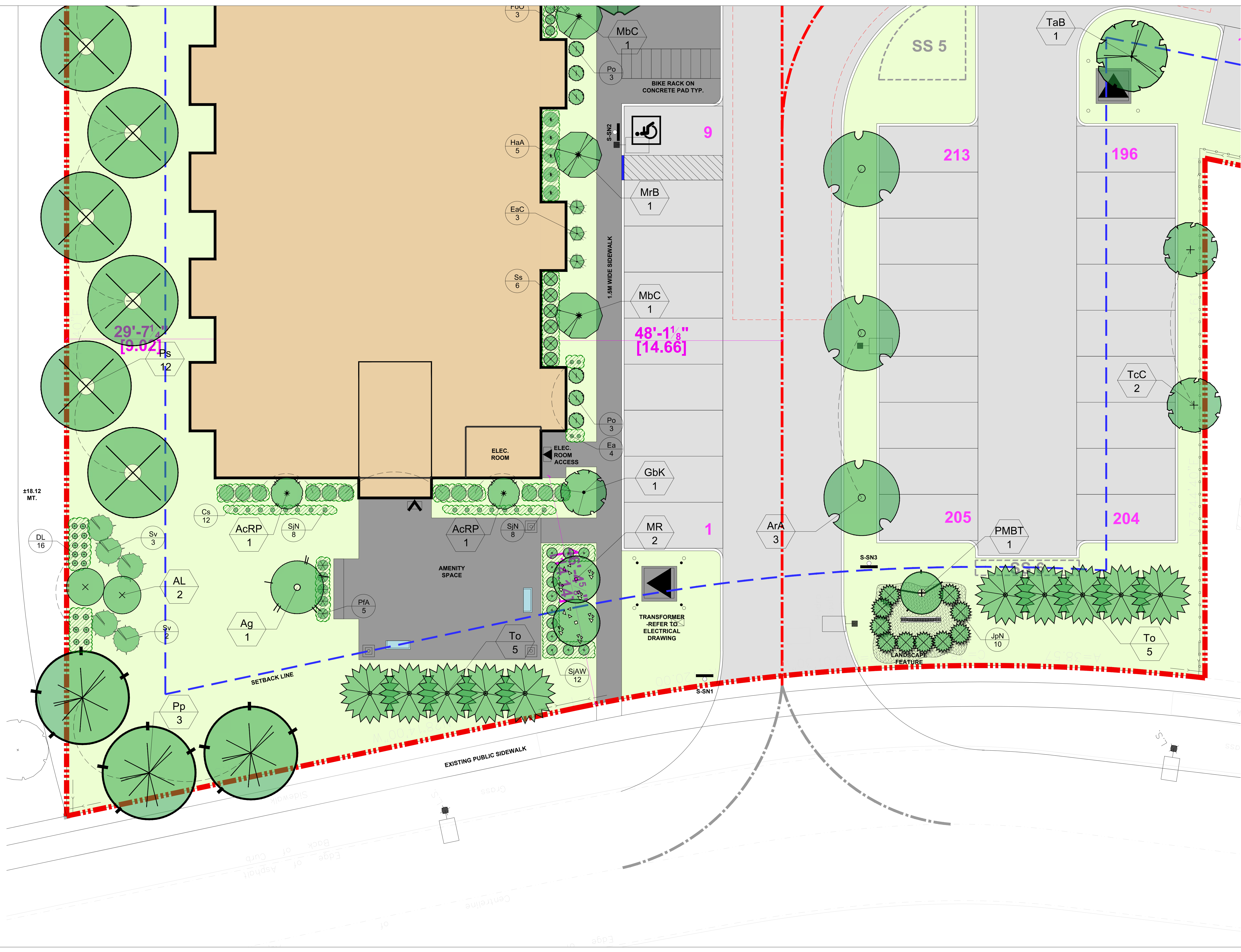


1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	
No.	Date	Version	Dwn.

PROJECT:  
**APARTMENT BUILDING**  
 151 PEEL STREET,  
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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**LANDSCAPE PLAN**

DRAWN BY:	DATE:
CHECKED BY:	SCALE: 1:350
PROJECT NO.:	DRAWING NO.:
	<b>L-1.0</b>



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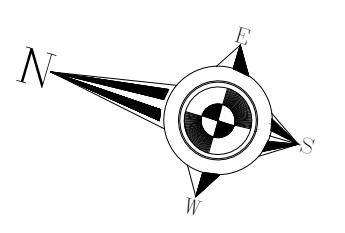
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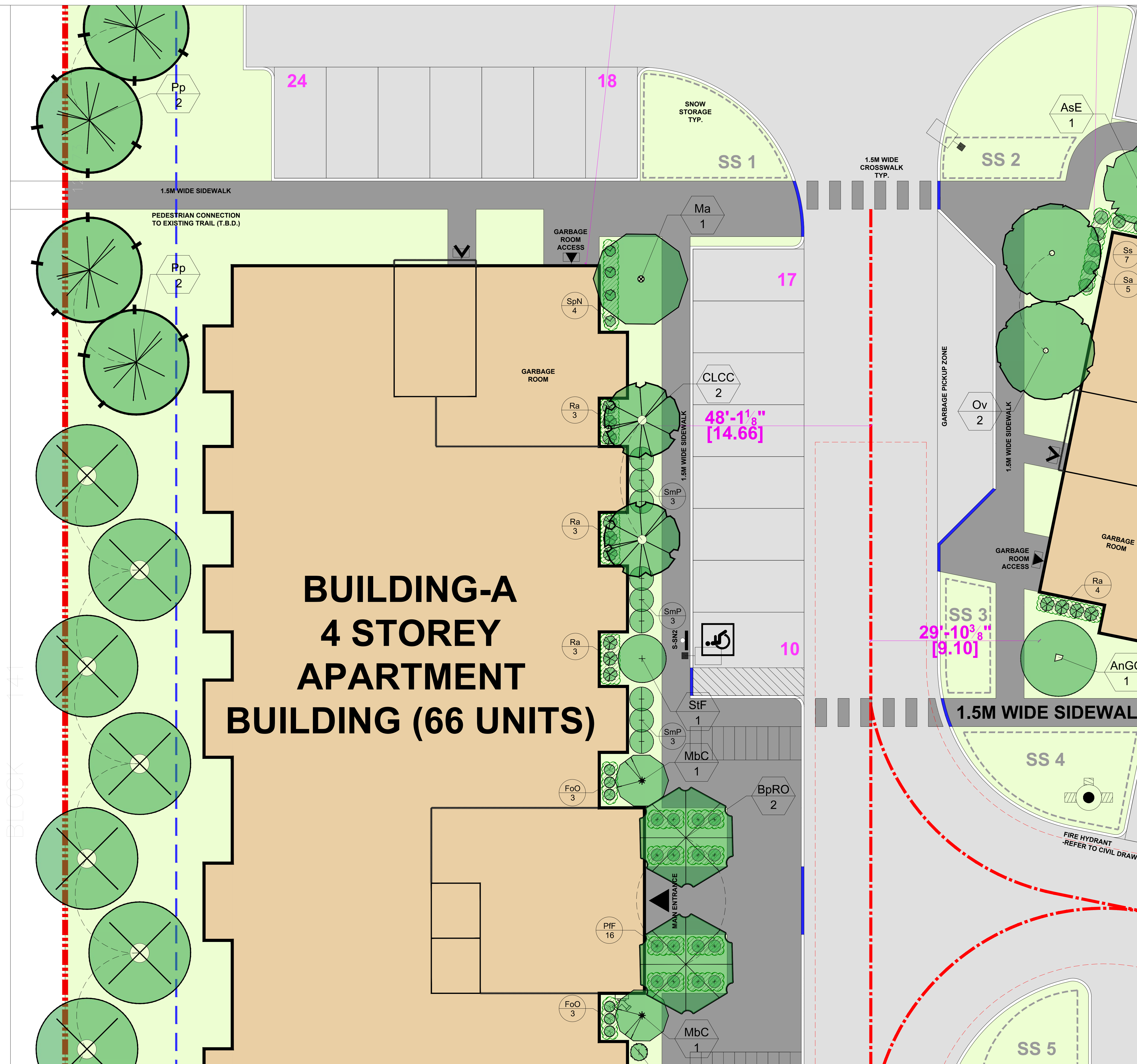


No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**  
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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**LANDSCAPE ENLARGEMENT**

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ SCALE: 1:100  
 PROJECT NO.: \_\_\_\_\_ DRAWING NO.:  
**L-1.1**



**BUILDING-A  
4 STOREY  
APARTMENT  
BUILDING (66 UNITS)**

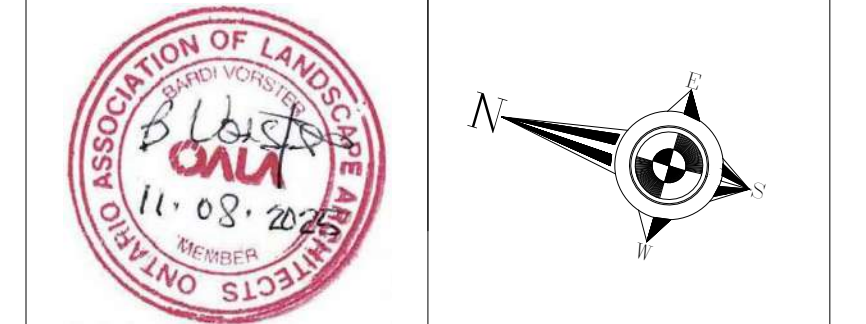
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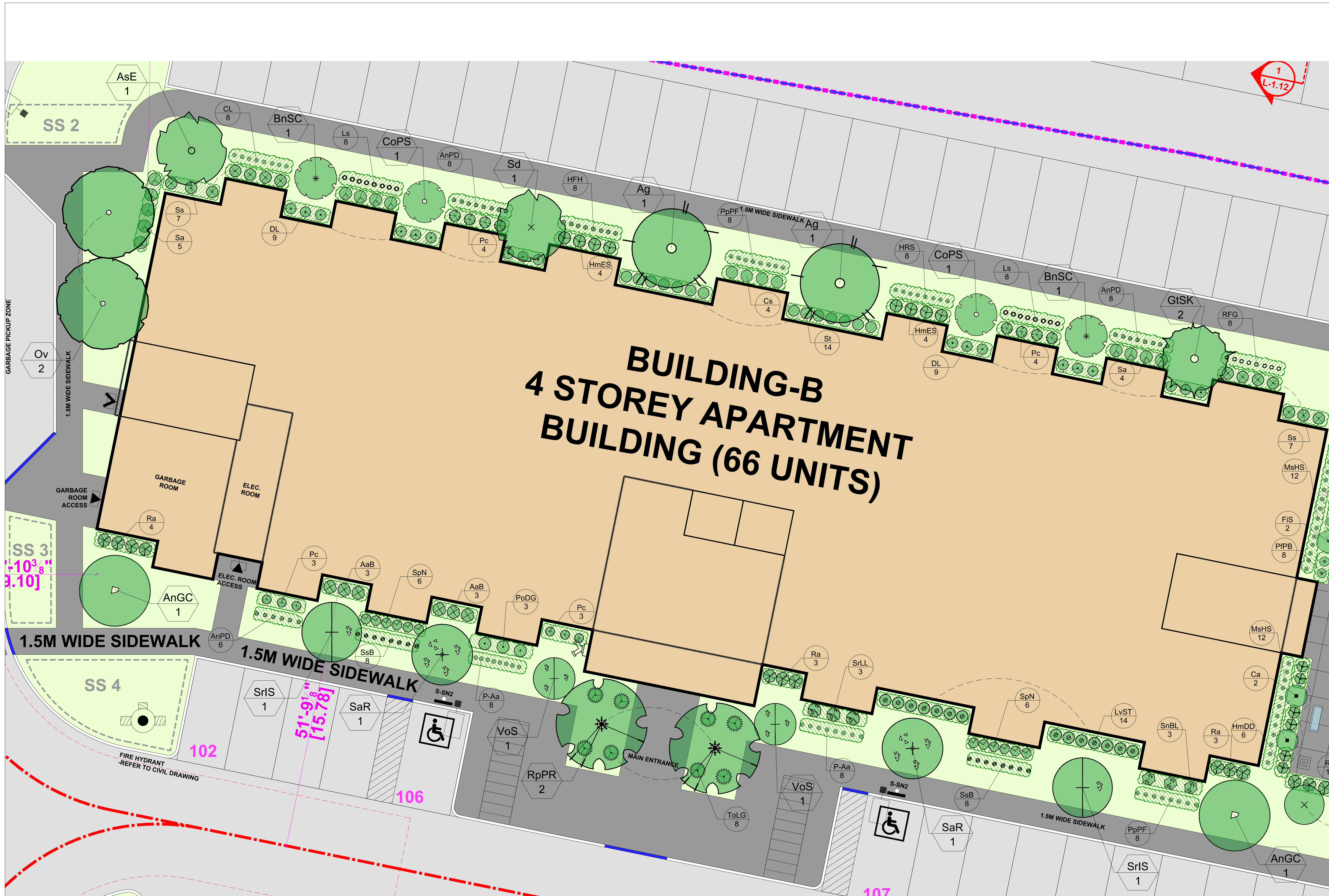


No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**  
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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**LANDSCAPE ENLARGEMENT**

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**L-1.2**



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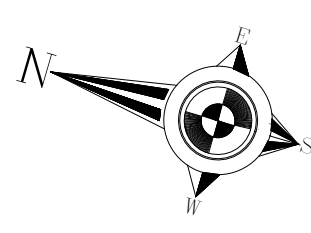
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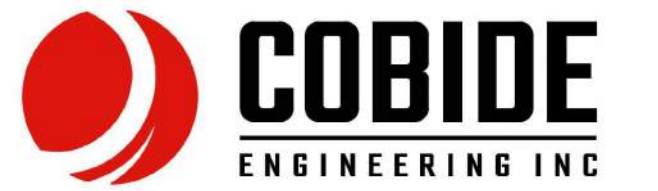
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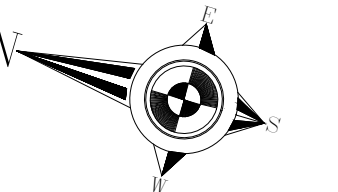
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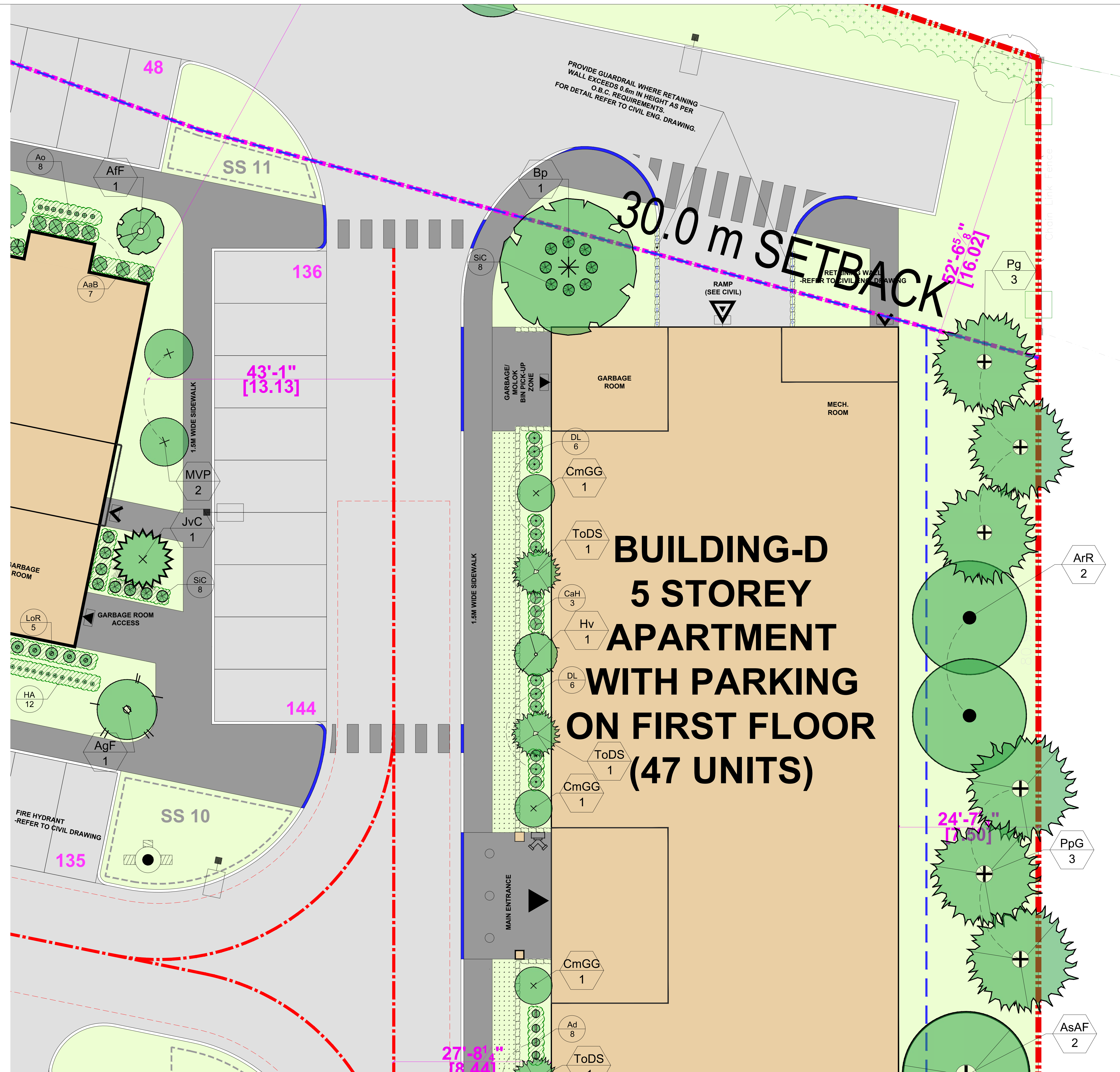

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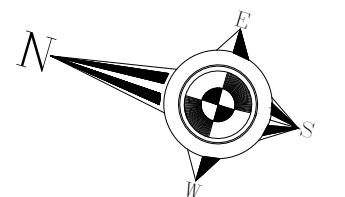
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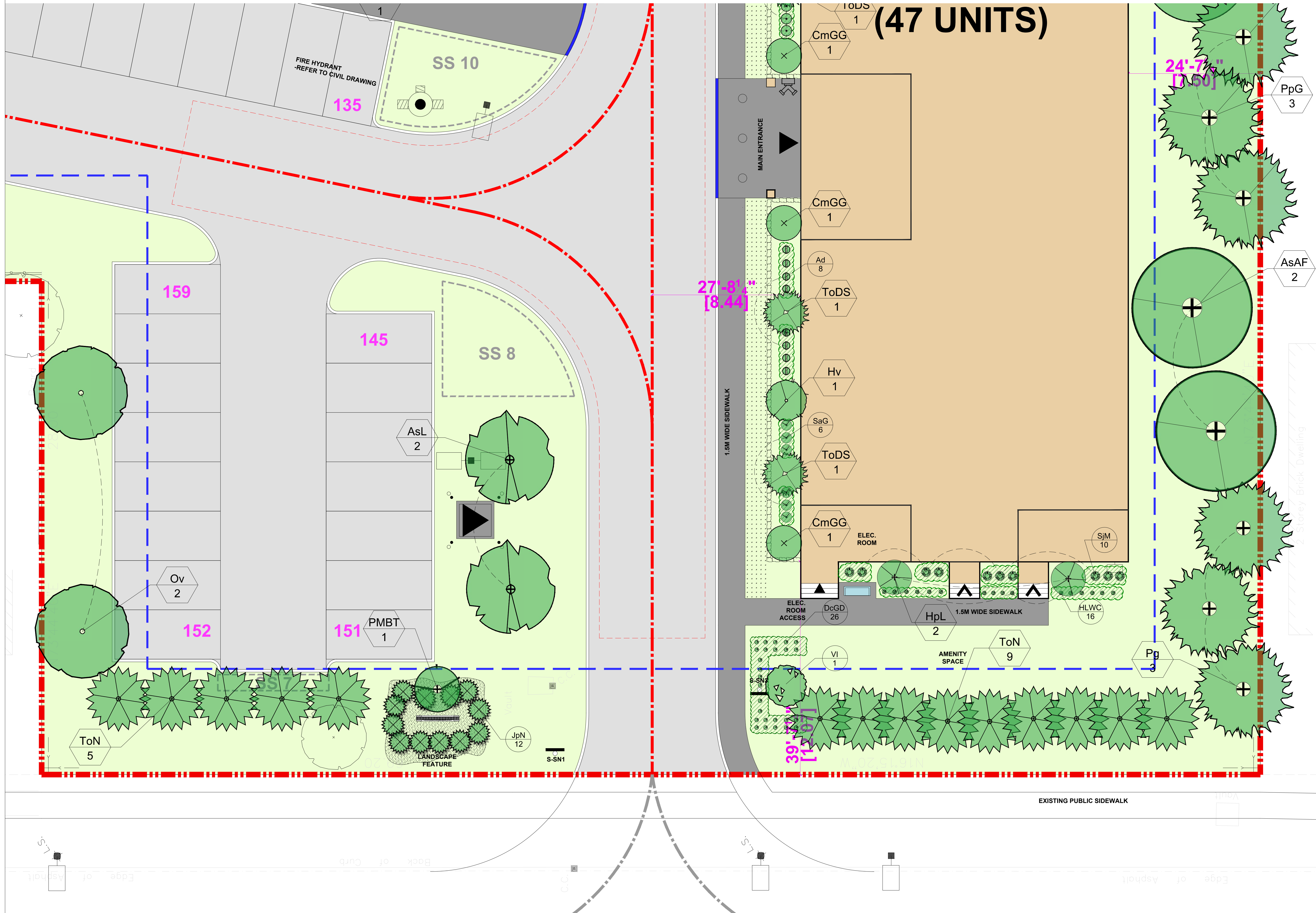


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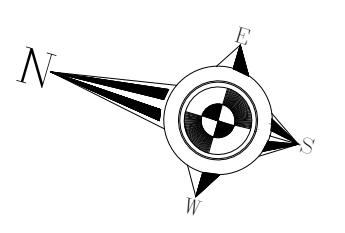
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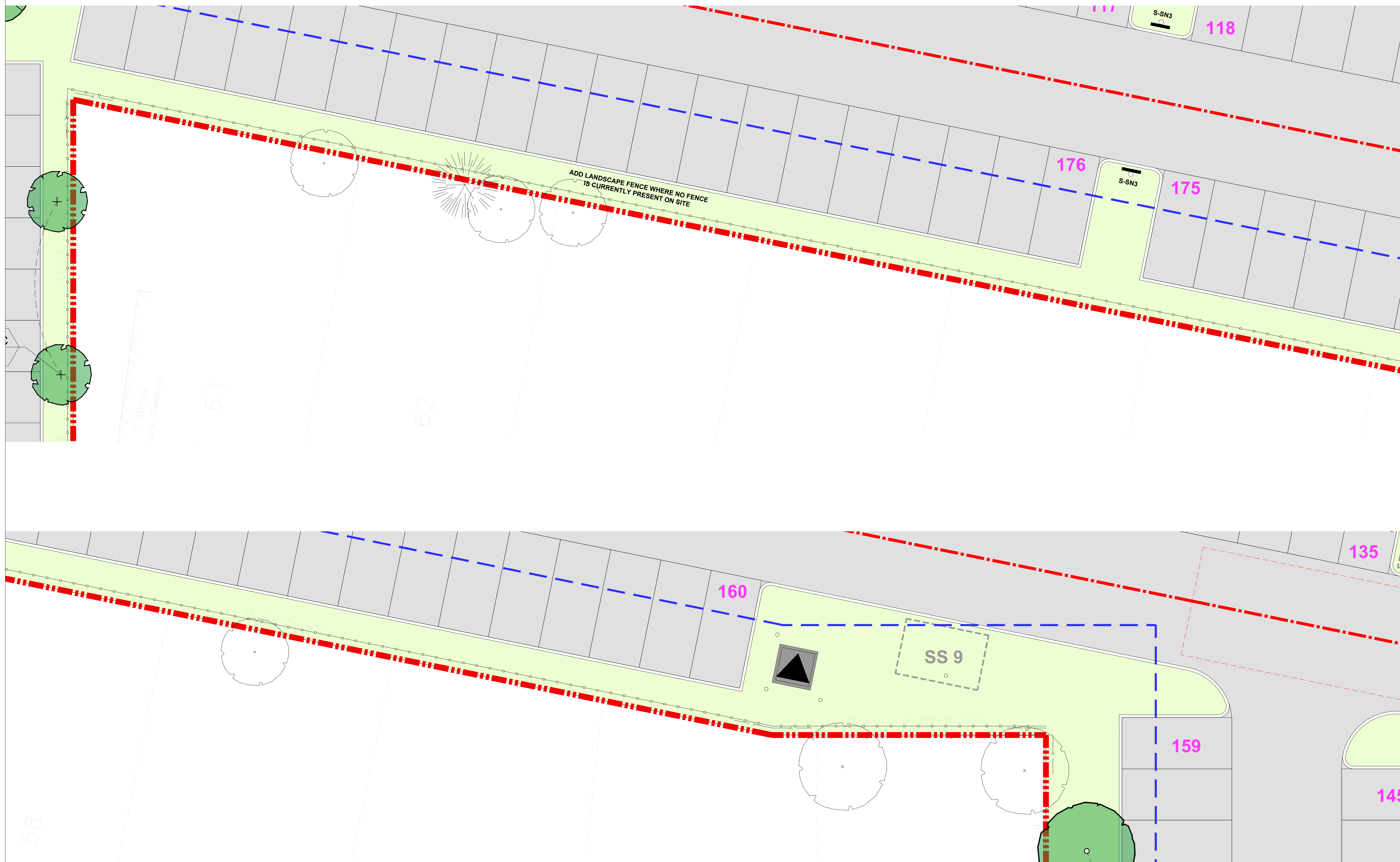


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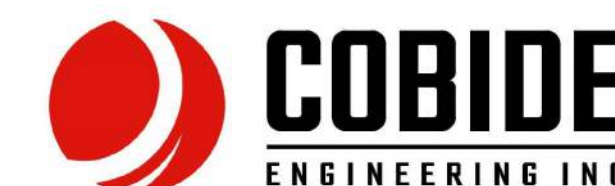
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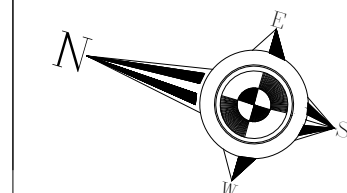
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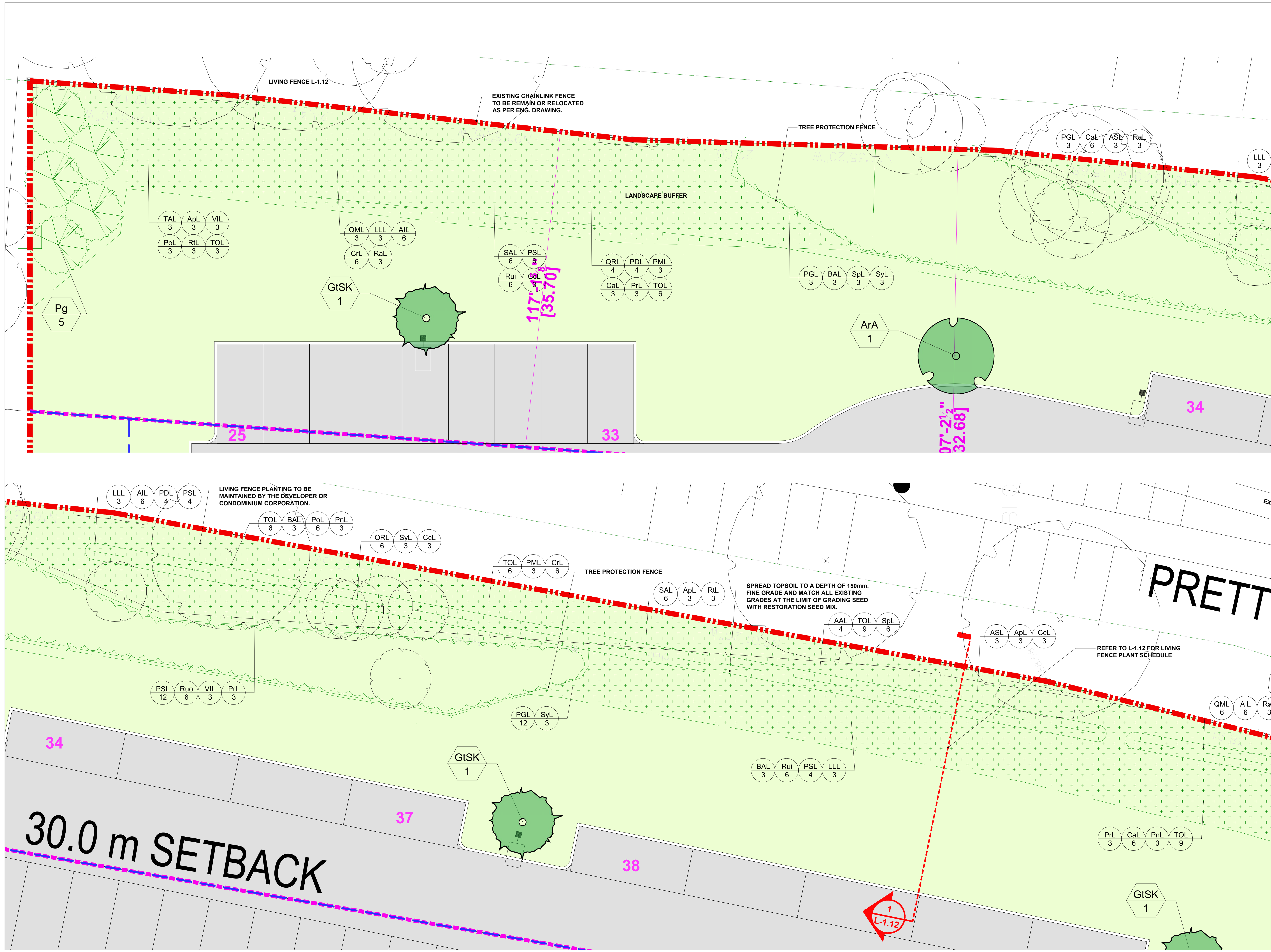


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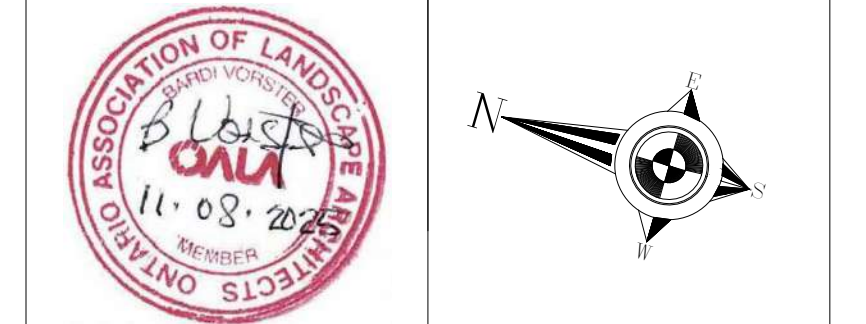
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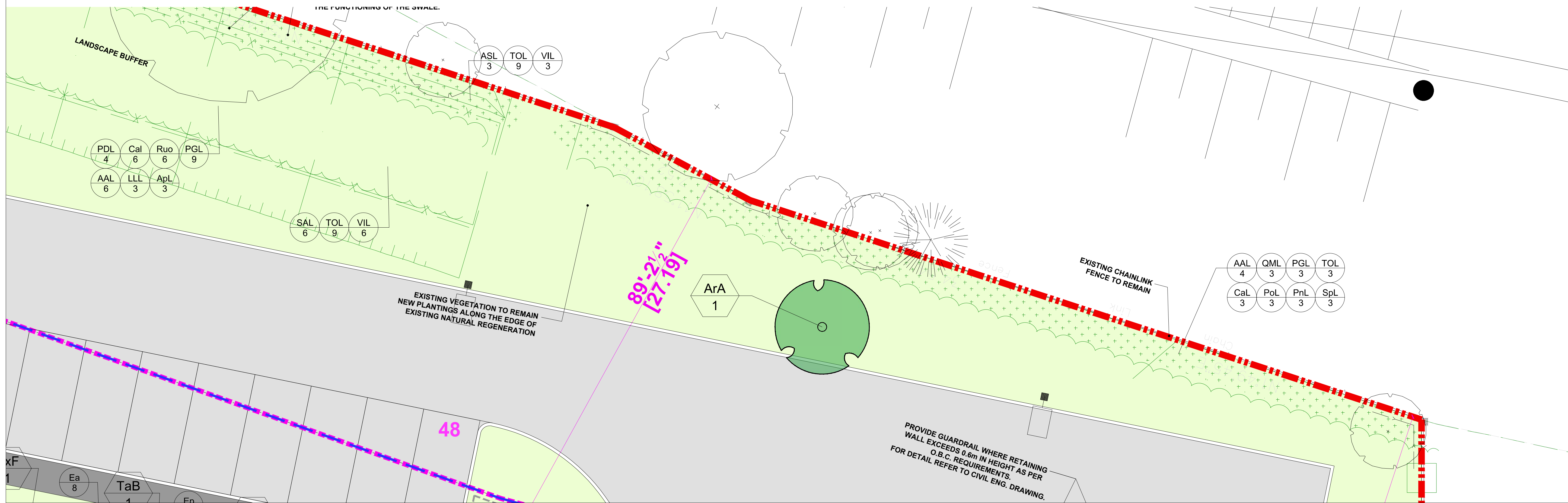
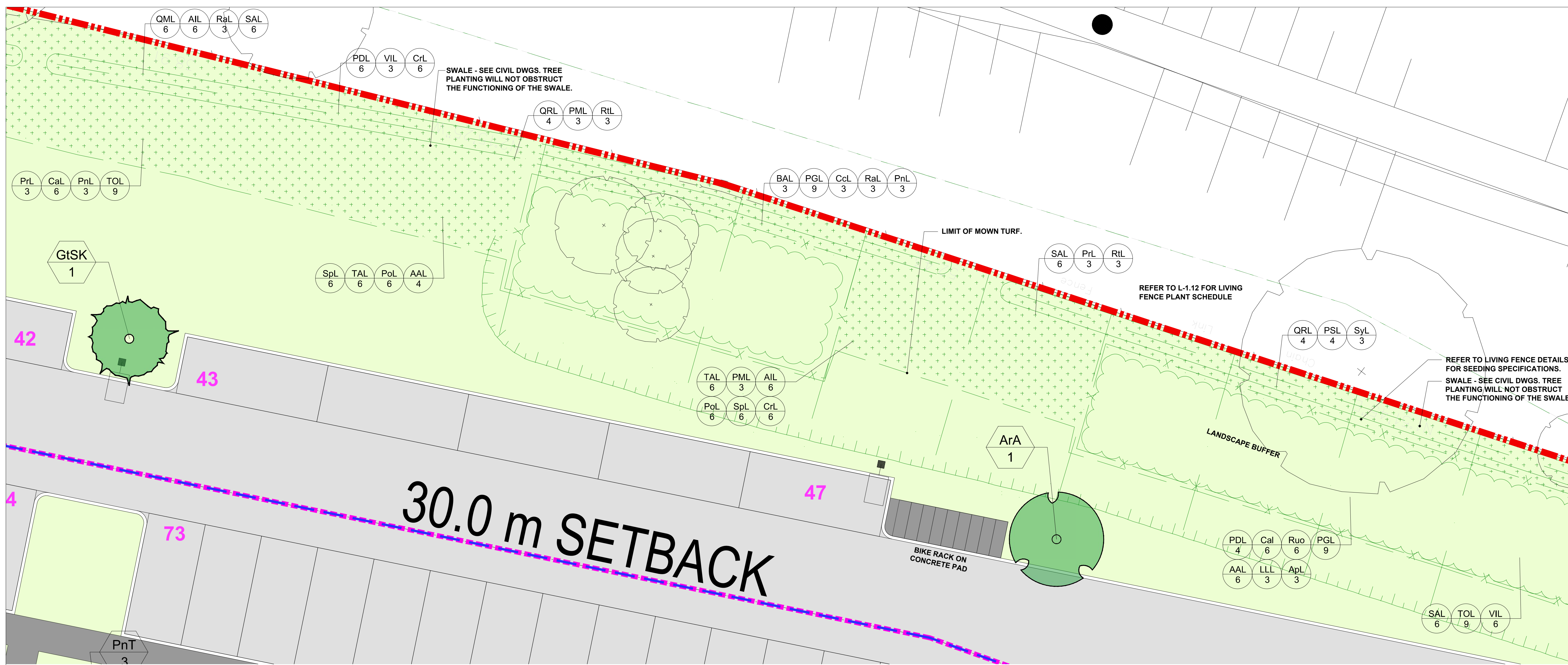


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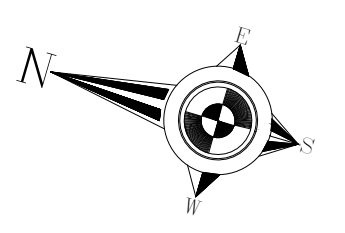
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	<b>L-1.10</b>

Key	Qty.	Botanical name	Common Name	Size
<b>Deciduous Trees</b>				
AcRP	2	Amelanchier canadensis 'Rainbow Pillar' Clump	Rainbow Pillar Serviceberry Clump	175cm hgt WB
AF	2	Acer x freemanii Firefall	Firefall Maple	60mmWB
Ag	1	Acer ginnala 'Ruby Slippers'	Ruby Slippers Amur Maple	60mmWB
Ag	2	Aesculus glabra	Ohio Buckeye	60mmWB
AgF	1	Acer ginnala Flame	Flame Amur Maple	50mmWB
AL	6	Amelanchier laevis Clump	Allegheny Serviceberry	60mmWB
AnGC	2	Acer nigrum 'Green Column'	Green Column Maple	60mmWB
AnGC	1	Acer nigrum 'Green Column'	Green Column Black Maple	50mmWB
AR	6	Acer rubrum 'Armstrong'	Armstrong Maple	60mmWB
AR	2	Acer rubrum Redpoint	Redpoint Maple	60mmWB
AsAF	2	Acer saccharum Autumn Fest	Autumn Fest Sugar Maple	60mmWB
AsE	1	Acer saccharum 'Endowment'	Endowment Sugar Maple	60mmWB
AsL	2	Acer saccharum Legacy	Legacy Sugar Maple	60mmWB
BnSC	2	Betula nigra 'Summer Cascade'	Summer Cascade Birch	60mmWB
Bp	1	Betula papyrifera	Paper Birch	60mmWB
BpRO	2	Betula papyrifera Renaissance Oasis	Renaissance Oasis Paper Birch	60mm WB
CoPS	3	Celtis occidentalis Praire Sentinel	Prairie Sentinel Hackberry	60mmWB
CkS	2	Cornus kousa Satomi	Satomi Flowering Dogwood	45mmWB
CICC	2	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	50mmWB
CmGG	4	Cornus Mas Golden Glory	Golden Glory Cornelian cherry	40mmWB
GbK	1	Ginkgo biloba Korinek	Korinek Maidenhair Tree	5gal.
GISK	4	var. inermis Street Keeper	Street Keeper Honey Locust	60mm WB
GtI	2	var. inermis Imperial	Imperial Honey Locust	50mmWB
HPL	2	Hydrangea paniculata Interhydia	Pink Diamond Hydrangea	40cmWB
Hv	2	Hamamelis virginiana	Witchhazel	150cmWB
Ma	2	Maackia amurensis	Maackia	250cm 10gal
MbC	3	Malus baccata coumnanis	Columnar Siberian Crabapple	60mmWB
MD	1	Malus Dolgo	Dolgo Crabapple	60mmWB
MR	2	Malus 'Rinki'	Rinki Crabapple	60mmWB
MrB	1	Malus 'Red Barron'	Red Barron Crabapple	60mmWB
MVP	2	Malus Velvet Pillar	Velvet Pillar Apple	60mmWB
Ov	4	Ostrya virginiana	Ironwood	50mmWB
Qm	1	Quercus macrocarpa	Bur Oak	60mmWB
RpPR	4	Robinia pseudoacacia 'Purple Robe'	Purple Robe Black Locust	60mmWB
SaR	2	Sorbus aucuparia 'Rossica'	Russian Mountainash	50mmWB
Sd	1	Sorbus decora	Showy Mountainash	50mmWB
SrJS	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	50mmWB
SIF	3	Sorbus thuringiaca 'Fastigiata'	Oakleaf Mountainash	50mmWB
TaB	3	Tilia americana 'Boulevard'	Boulevard Basswood	60mmWB
TcC	2	Tilia cordata Corinthian	Corinthian Linden	50mmWB
UxF	2	Ulmus x Frontier	Frontier Elm	60mmWB
VI	1	Viburnum Lentago	Nannyberry Clump Form	200cm
VoS	2	Viburnum Opulus Sterile (treeform)	European Snowball Treeform	175cm hgt/10gal

Key	Qty.	Botanical name	Common Name	Size
<b>Deciduous Shrubs &amp; Groundcovers</b>				
AaB	20	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	50cm/3 gal
Ca	2	Cotoneaster acutifolius	Peking Cotoneaster	50cm/3gal
CaG	4	Cornus alba 'Gouchaultii'	Goldenleaf Dogwood	50cm/3gal
CaH	3	Clethra alnifolia Hummingbird	Summersweet	2gal
Cs	16	Cornus sericea	Red Osier Dogwood	50cm/3gal
Csk	8	Cornus sericea Kelseyi	Kelseys Red Osier Dogwood	2gal
DL	46	Diervilla lonicera	Bush Honeysuckle	40cm/3gal
DxIC	8	Deutzia x lemoni Compacta	Compact Deutzia	40cm/3gal
EaC	3	Euonymus alatus 'Compactus'	Dwarf Burning Bush	125cmhgt WB
FIS	2	Forsythia x intermedia 'Spectabilis'	Showy Forsythia	50cm/3 gal
FoO	9	Forsythia ovata 'Ottawa'	Ottawa Forsythia	40cm/3gal
HaA	5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal
Hi	6	Hypericum inodorum	St. John's Wort	40cm3gal
HmDD	6	Hydrangea macrophylla Double Delights	Wedding Gown Hydrangea	50cm/3gal
HmES	8	Hydrangea macrophylla Endless Summer Bloomstruck	Hydrangea M. Endless Summer	50cm/3 gal
HMIG	6	Itea virginica Little Henry	Little Henry Sweetspire	40cm/2 gal
LoR	33	Ligustrum obtusifolium Regelanium	Regal Privet	40cm3gal
LoST	14	Ligustrum vulgare 'Straight Talk'	Straight Talk Privet	80cm/3 gal
LxCD	3	Lonicera x Clavey;s Dwarf	Clavey's Dwarf Honeysuckle	40cm3gal
Pe	18	Prunus x cistena	Purple Leaf Sand Cherry	60cm/3 gal
PfA	5	Potentilla fruticosa 'Abbotswood'	Abbotswood Cinquefoil	40cm/3gal
PfF	16	Potentilla fruticosa 'Fairrie'	Gold Drop Cinquefoil	40cm/3 gal
PfPB	8	Potentilla fruticosa Pink Beauty	Pink Beauty Cinquefoil	50cm/3gal
Po	6	Physocarpus opulifolius	Common Ninebark	40cm/3gal
PoDG	3	Physocarpus opulifolius 'Dart's Gold'	Dart's Gold Ninebark	40cm/3 gal
PoP	4	Physocarpus opulifolius Panther	Panther Ninebark	2gal
Ra	19	Rhus aromatica	Fragrant Sumac	50cm/3 gal
Ra	38	Ribes alpinum	Alpine currant	50cm/3gal
Ram	6	Ribes americanum	Wild Black Currant	1gal
Rau	4	Ribes aureum	Golden Currant	50cm/3gal
Sa	13	Symphoricarpos albus	Snowberry	40cm/3 gal
SbGG	12	Spiraea betulifolius Glow Girl	Glow Girl Birch-leaf Spirea	2gal
Sic	16	Stephanandra incisa-crispa	Cutleaf Stephanandra	2gal
SjAW	12	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	40cm/3gal
SjF	6	Spiraea japonica 'Froebelii'	Froebel's Spirea	40cm/3gal
SjN	16	Spiraea japonica 'Nana'	Alpine Spirea	40cm/3gal
SmpP	9	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	60cm/7 gal
SnBL	3	Sambucus nigra Black Lace	Black Lace Elderberry	60cm/3 gal
SpN	16	Salix purpurea 'Nana'	Blue Arctic Willow	40cm/3 gal
SrLL	11	Sambucus racemosa Lemony Lace	Lemony Lace Elderberry	2gal
ss	20	Sorbaria sorbifolia	False Spirea	40cm/3 gal
st	14	Spirea trilobata	Dwarf Vanhouttei Spirea	50cm/3 gal
sv	5	Syringa vulgaris Shrubform	Common Lilac Shrubform	125cm hgt WB
Va	4	Viburnum acerifolium	Maple-leaved Viburnum	1gal
Vd	4	Viburnum dentatum	Arrowwood	100cm/7gal

Key	Qty.	Botanical name	Common Name	Size
<b>Perennials</b>				
P-Aa	24	Aruncus aethusifolius	Dwarf Goat's Beard	1 gal
P-Ac	16	Aster cordifolius	Heart-leaf Aster	1gal
P-Ad	16	Aster divaricatus	White Wood Aster	1gal
P-Ae	8	Aruncus dioicus	Dwarf Garland Spiraea	40cm3gal
P-Ao	16	Aster oblongifolius October Skies	October Skies Aromatic Aster	1gal
P-AnPD	22	Aster novae-angliae 'Purple Dome'	New England Aster Blooms of Bressingham	1 gal
P-CL	8	Coreopsis lanceolata	Lance-leaved Tickseed	1 gal
P-DcGD	26	Deschampsia Little Wine Cup	Gold Dew Tufted Hair Grass	1gal
P-Ea	20	Echinacea angustifolia	Narrow Leaf Coneflower	1gal
P-Ep	16	Euphorbia polychroma	Cushion Spurge	1gal
P-HA	12	Hemerocallis Anzac	Anzac Daylily	1gal
P-HFH	8	Hemerocallis 'Frans Hals'	Frans Hals Daylily	1 gal
P-HLWC	16	Hemerocallis Little Wine Cup	Little Wine Cup Day Lily	1gal
P-HRS	18	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	1 gal
P-LS	16	Liatis spicata	Dense Blazing Star	1 gal
P-NFCM	8	Nepeta faassenii Cat's Meow	Cat's Meow Catmint	1gal
P-PpPF	16	Phlox paniculata Pink Flame	Pink Flame Phlox	1 gal
P-RIG	8	Rudbeckia fulgida Goldstrum	Black Eyed Susan	1 gal
P-SaG	6	Spiraea x arguta Graciosa	Dwarf Garland Spiraea	40cm3gal
P-SJM	10	Spiraea Japonica Macrophylla	Big Leaf Spirea	40cm3gal
P-SsB	24	Sedum spectabile 'Brilliant'	Showy Stonecrop	1 gal
<b>Evergreen Trees &amp; Shrubs</b>				
JpN	22	Juniperus procumbens 'Nana'	Japanese Garden Juniper	40cm hgt
JvC	1	Juniper virginiana Cannaerti	Compact Eastern Red Cedar	175cmWB
Pg	7	Picea glauca	White Spruce	200cmWB
Pp	7	Picea pungens	Colorado Spruce	200cmBBC
PpG	3	Picea pungens Glauca	Colorado Blue Spruce	175cmWB
PmBT	2	Pinus mugo 'Big Tuna'	Big Tuna Mugo Pine	175cmBBC
Ps	12	Pinus strobus	White Pine	175cmWB
PhT	6	Pinus nigra Teardrop	Teardrop columnar Austrian Pine	175cm
To	10	Thuja occidentalis	Eastern White Cedar	150cmBBC
ToDS	4	Thuja occidentalis Degroot's Spire	Degroot's Spire Cedar	175cmWB
ToLG	16	Thuja occidentalis 'Little Giant'	Little Giant Cedar	50cm/ 5gal
ToN	14	Thuja occidentalis Nigra	Black Cedar	150cmBBC
<b>Ornamental Grasses</b>				
P-Df	12	Deschampsia flexuosa	Wavy hair Grass	1ltr
P-Sn	28	Sorghastrum nutans	Indian Grass	1gal
P-MsHS	28	Miscanthus sinensis Huron Sunrise	Huron Sunrise Maiden Grass	1 gal

NVCA PLANT SCHEDULE							
Key	Qty	Botanic Name	Common Name	Size	Root	Spacing	Comments
<b>Deciduous Trees</b>							
ASL	9	Acer saccharinum	Silver Maple	125cm HT	2 GAL POT	2.4m O.C.	
AAL	18	Ainus rugosa	Speckled Alder	125cm HT	2 GAL POT	1.8m O.C.	
BAL	12	Betula alleghaniensis	Yellow birch	125cm HT	2 GAL POT	2.4m O.C.	SPRING DUG
PDL	18	Populus deltoides	Eastern Cottonwood	125cm HT	2 GAL POT	1.8m O.C.	
QML	18	Quercus macrocarpa	Burr Oak	125cm HT	2 GAL POT	as shown	spring planting only
QRL	18	Quercus rubra	Red Oak	125cm HT	2 GAL POT	as shown	spring planting only
SAL	30	Salix amygdaloides	Peach-leaved Willow	125cm HT	2 GAL POT	1.5m O.C.	
TAL	18	Tilia americana	American basswood	125cm HT	2 GAL POT	3m O.C.	
<b>Coniferous Trees</b>							
LLL	12	Larix laricina	Tamarack	3 GAL	POT	2.4m O.C.	
PGL	45	Picea glauca	White spruce	3 GAL	POT	2.4m O.C.	
PML	12	Picea mariana	Black spruce	3 GAL	POT	2.4m O.C.	
PSL	30	Pinus strobus	White pine	3 GAL	POT	2.4m O.C.	
TOL	60	Thuja occidentalis	Eastern white cedar	2 GAL	POT	0.9m O.C.	
<b>Deciduous Shrubs</b>							
ApL	12	Acer pensylvanica	Striped maple	100cm HT	POT	1.0m O.C.	
AIL	24	Amelanchier laevis	Allegheny serviceberry	60cm HT	POT	1.0m O.C.	
CaL	24	Cornus alternifolia	Pagoda dogwood	100cm HT	POT	1.0m O.C.	
CrL	24	Cornus racemosa	Grey dogwood	100cm HT	POT	1.0m O.C.	
CoL	12	Corylus cornuta	Beaked Hazelnut	60cm HT	POT	1.0m O.C.	
PoL	24	Physocarpus opulifolius	Ninebark	60cm HT	POT	1.0m O.C.	
PrL	12	Prunus pensylvanica	Pin cherry	60cm HT	POT	1.0m O.C.	
PnL	12	Prunus nigra	Canada plum	60cm HT	POT	1.0m O.C.	
RaL	12	Rhus aromatica	Fragrant sumac	60cm HT	POT	1.0m O.C.	
RiL	12	Rhus typhina	Staghorn sumac	60cm HT	POT	1.0m O.C.	
RuL	12	Rubus ideaus	Wild red raspberry	50cm HT	POT	1.2m O.C.	
Ruo	12	Rubus odoratus	Purple flowering raspberry	50cm HT	POT	1.2m O.C.	
Spl	24	Spiraea alba	Meadowsweet	50cm HT	POT	1.0m O.C.	
SyL	24	Symphoricarpos alba	Snowberry	80cm HT	POT	1.5m O.C.	
VIL	18	Viburnum lentago	Nannyberry	80cm HT	POT	1.5m O.C.	

**PRIMARY CONSULTANT & PROJECT MANAGER**



**ELECTRICAL CONSULTANT**



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No.	Date	Version	Dwn.

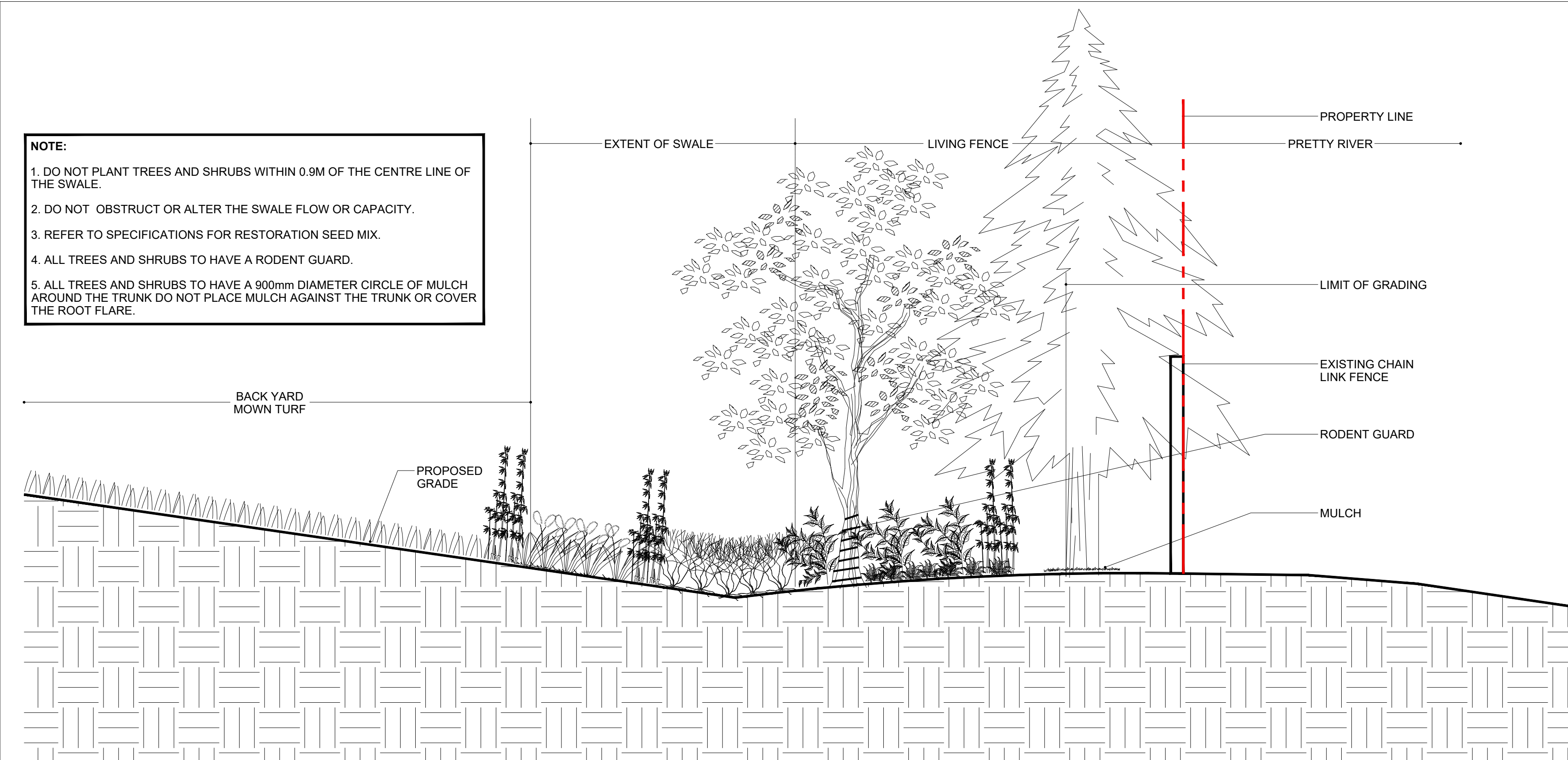
PROJECT:  
**APARTMENT BUILDING**  
151 PEEL STREET,  
COLLINGWOOD, ONTARIO.  
(TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**PLANT LIST**

DRAWN BY:	DATE:
CHECKED BY:	SCALE:
PROJECT NO.:	DRAWING NO.:
	<b>L-1.11</b>

**NOTE:**

- DO NOT PLANT TREES AND SHRUBS WITHIN 0.9M OF THE CENTRE LINE OF THE SWALE.
- DO NOT OBSTRUCT OR ALTER THE SWALE FLOW OR CAPACITY.
- REFER TO SPECIFICATIONS FOR RESTORATION SEED MIX.
- ALL TREES AND SHRUBS TO HAVE A RODENT GUARD.
- ALL TREES AND SHRUBS TO HAVE A 900mm DIAMETER CIRCLE OF MULCH AROUND THE TRUNK DO NOT PLACE MULCH AGAINST THE TRUNK OR COVER THE ROOT FLARE.



**1 SECTION THROUGH LIVING FENCE**  
L-1.12 SECTION

SCALE : N.T.S.

**EP 1950 Bench with backrest**

**SPECIFICATIONS**

Supports : Cast aluminum  
 Contour straps : Aluminum flats  
 Finish : Polyester powder coated  
 Slats : 51mm X 152mm (2" X 6")  
 Fasteners : Stainless steel

**COVERING**

JAT Jatoba  
 IPE Ipa  
 HWA Select hardwood

**OPTIONS**

A (2) painted aluminum armrests  
 AS (2) painted 10mm (3/8") aluminum anti-skalé  
 DS Reflective strip

Depth: 520mm (34") Length: 1803mm (71") Height: 774mm (30 1/2") Weight: 82 kg (180 lbs)

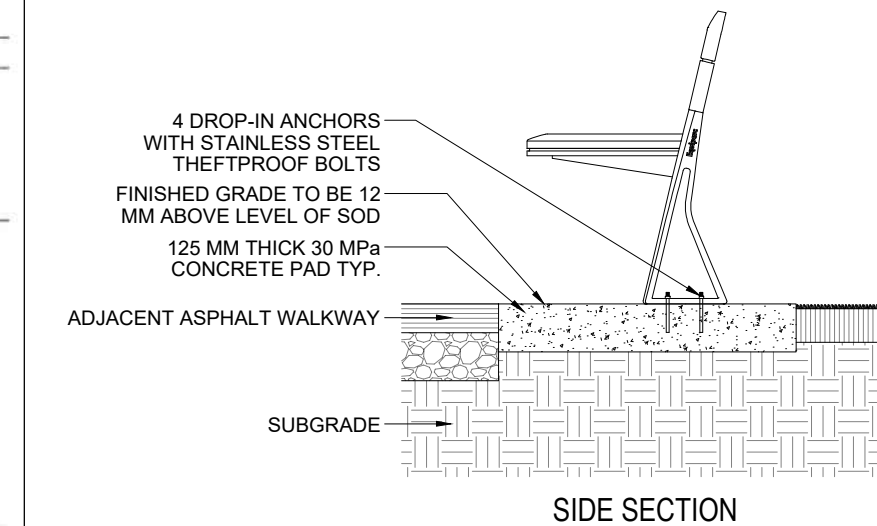
This bench must be anchored.  
 Our warranty applies when our product is properly installed and anchored.

**CONCRETE SLABS AND ANCHORS**

7000 1 slab 610mm X 1820mm X 152mm (24" X 72" X 6")  
 7006 1 slab 1067mm X 1820mm X 152mm (42" X 72" X 6")  
 7028 2 slabs 305mm X 711mm X 152mm (12" X 28" X 6")  
 OS 4 stainless steel kwik bolts  
 QAV 4 drop-in anchors with stainless steel theftproof bolts

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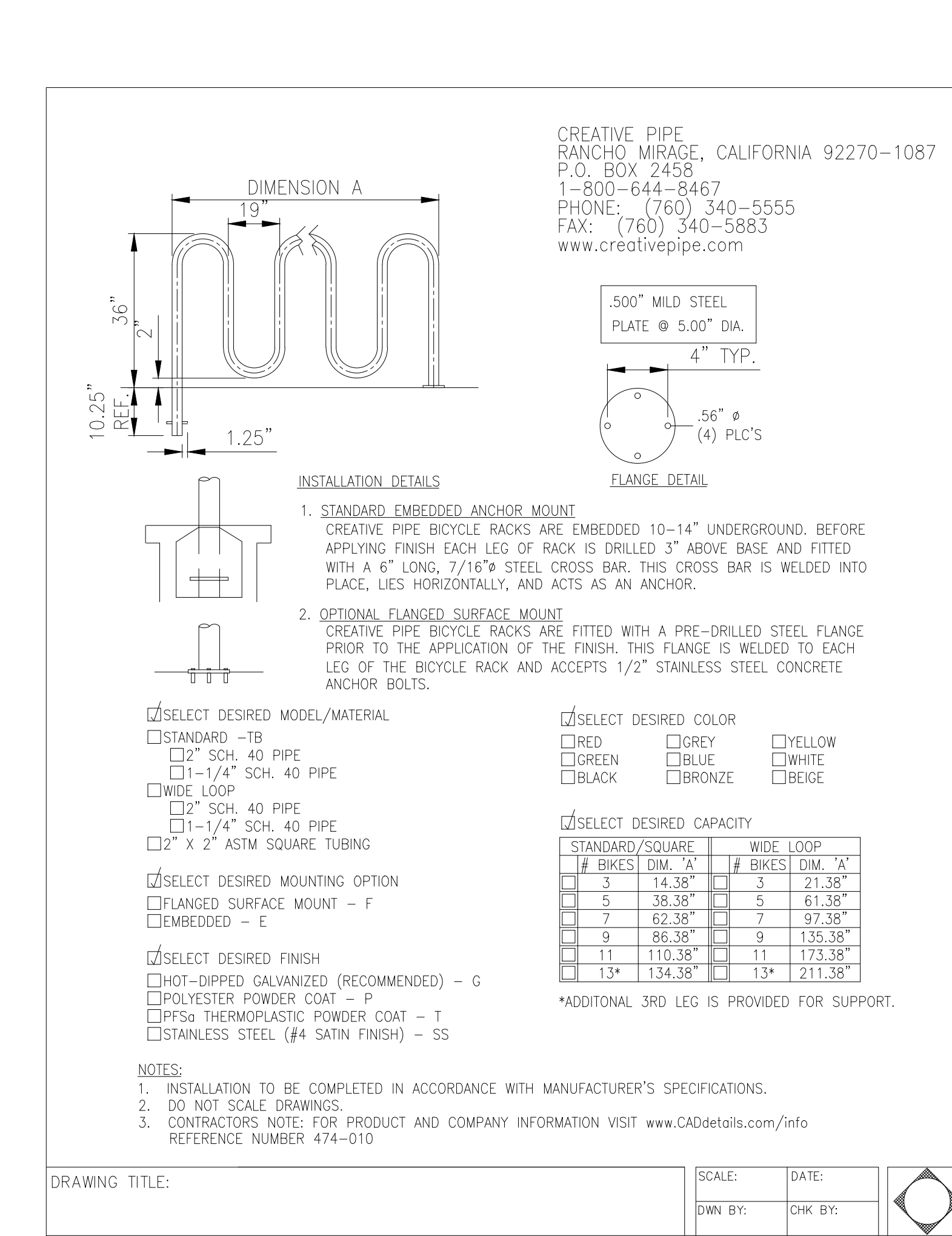


**NOTES:**

- MANUFACTURER'S SPECIFICATIONS SUPERSEDE THIS LANDSCAPE DETAIL.
- INSTALLATIONS TO BE DONE ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

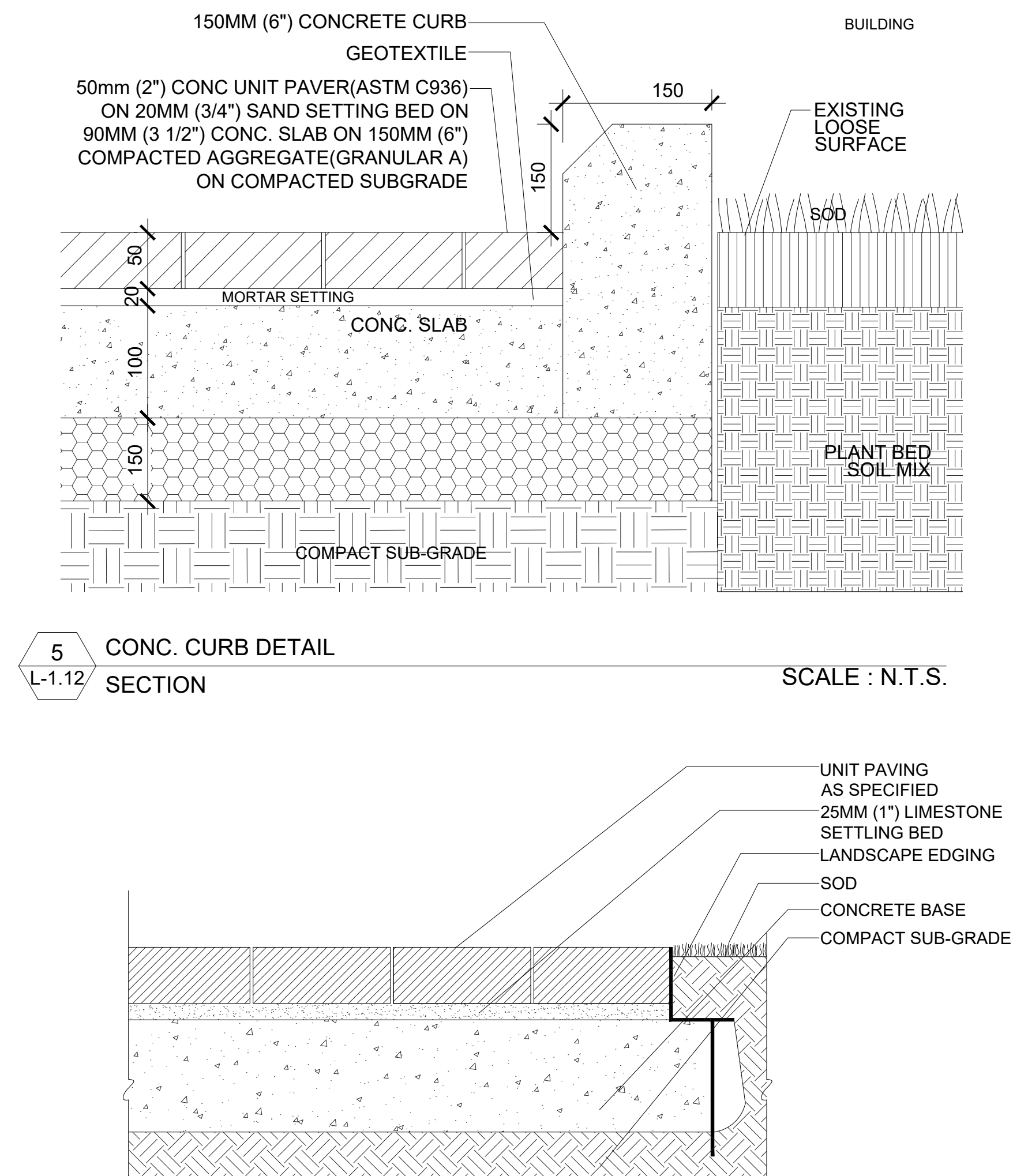
**2 BENCH**  
L-1.12 DETAIL

SCALE : N.T.S.



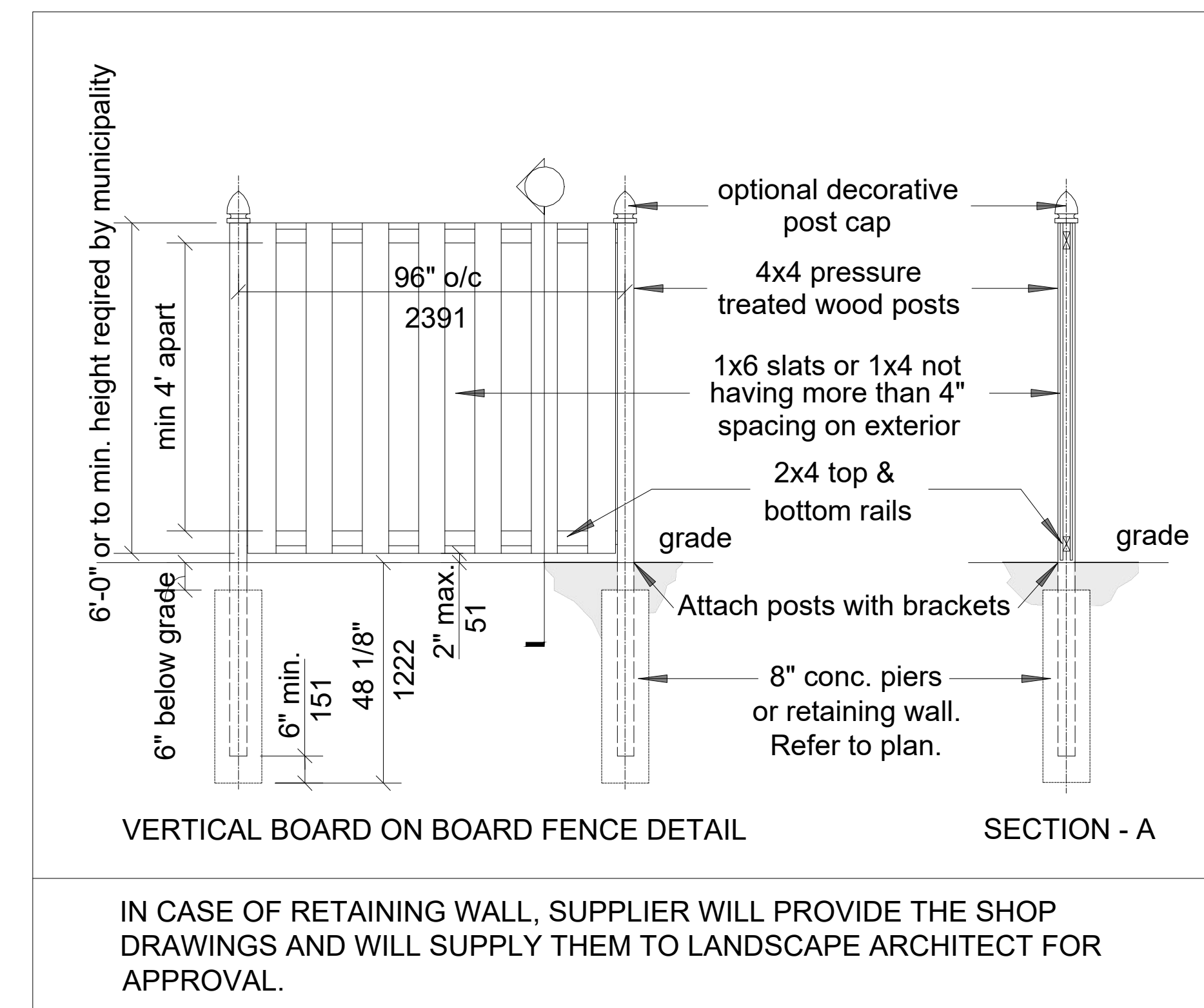
**3 BICYCLE RACK**  
L-1.12 DETAIL

SCALE : N.T.S.



**4 UNIT PAVER WALKWAY**  
L-1.12 SECTION

SCALE : N.T.S.



**6 1.8M PRIVACY FENCE**  
L-1.12 SECTION

SCALE : N.T.S.

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PROJECT:

**APARTMENT BUILDING**  
 151 PEEL STREET,  
 COLLINGWOOD, ONTARIO.  
 (TOWN OF COLLINGWOOD)

DRAWING TITLE:

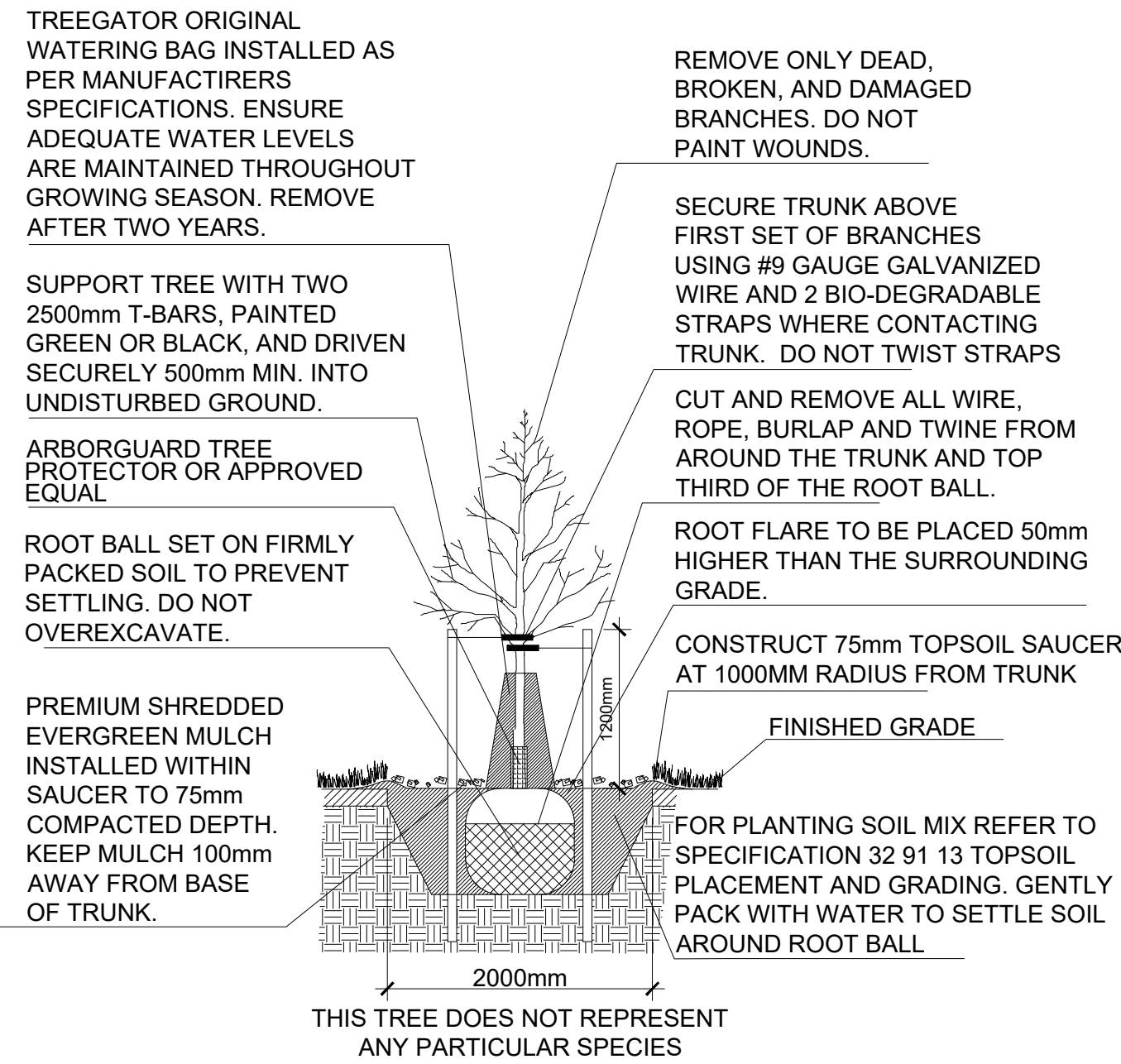
**DETAILS**

DRAWN BY: DATE:

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PROJECT NO.: DRAWING NO.:

**L-1.12**



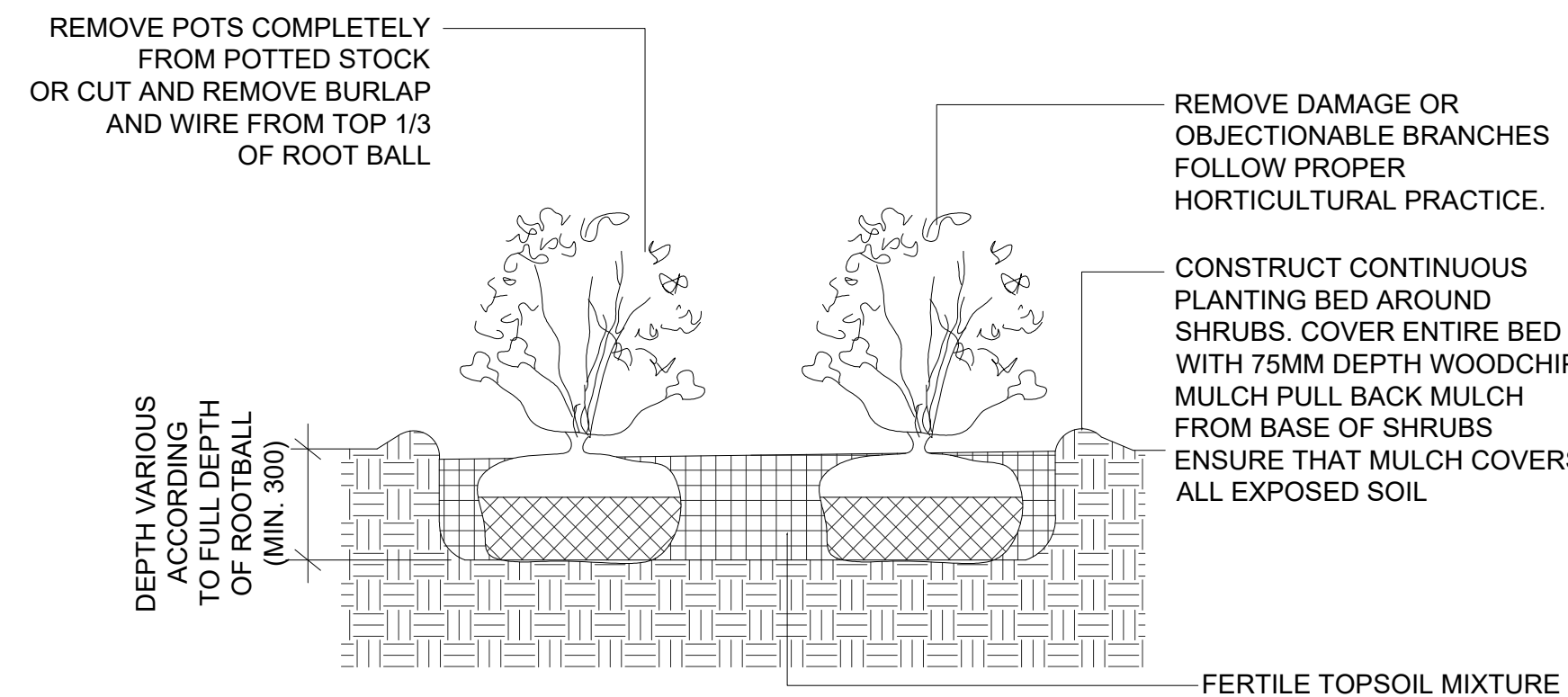
1 L-1.13 DECIDUOUS TREE PLANTING DETAIL SECTION

DIRECTION OF PREVAILING WINDS

STAKING: PLAN VIEW NOTES

- 2000 Ø MIN MULCH AREA FOR TREES.
- ALL PLANT MATERIAL TO CONFORM TO THE LEVELS OF STANDARDS ESTABLISHED BY THE CANADIAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION.
- ENSURE TREES ARE THOROUGHLY WATERED AT TIME OF PLANTING. CONTINUE WATERING AS REQUIRED TO PROVIDE ADEQUATE MOISTURE FOR THE DURATION OF THE SPECIFIED WARRANTY PERIOD.

SCALE : N.T.S.



3 L-1.13 SHRUB PLANTING DETAIL SECTION

SCALE : N.T.S.

SOME OR ALL NOTES MAY NOT APPLY TO THE SPECIAL REQUIREMENT OF A SPECIES OR A PLANTING ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING WRITTEN CONFIRMATION OF UTILITY LOCATES PRIOR TO COMMENCING DIGGING

TRUNK PROTECTION:

- TRUNK WRAPPING IN PLACE PRIOR TO PLANTING TO BE TOTALLY REMOVED FOR TRUNK INSPECTION
- WHEN REQUIRED USE ONLY APPROVED TREE WRAP MATERIAL AND INSTALL FROM THE GROUND UP TO ABOVE THE LOWEST BRANCHES.

SOIL AMENDMENT:

- AS REQUIRE

PLANTING SOIL:

- HOLE TO BE BACKFILLED AND CONCURRENTLY TAMPED AND WATERED TO ELIMINATE AIR POCKETS.

WATERING:

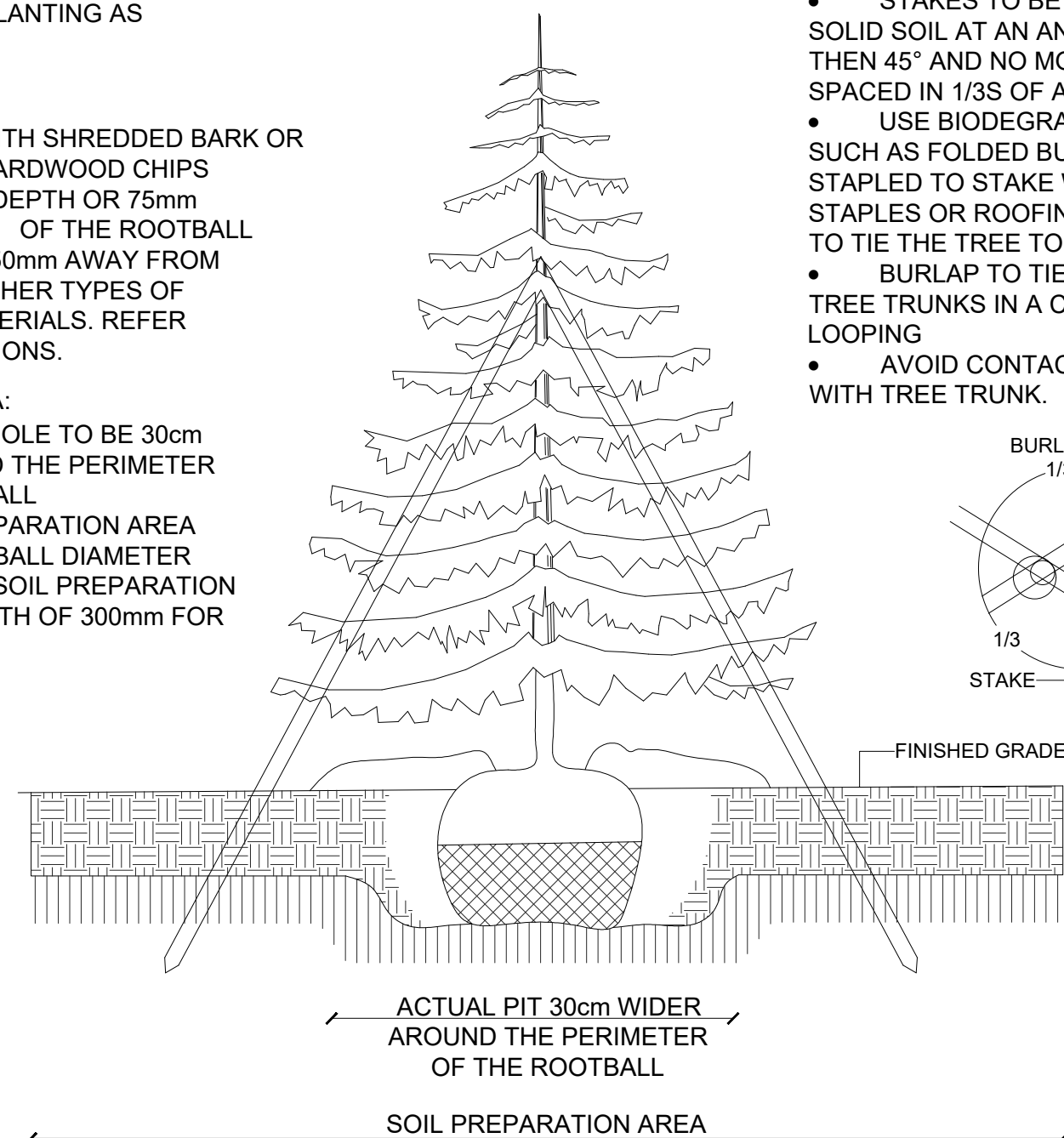
- ENSURE TREES ARE THOROUGHLY WATERED AT PLANTING AS REQUIRED

MULCHING:

- MULCH WITH SHREDDED BARK OR COMPOSTED HARDWOOD CHIPS TO A MINIMUM DEPTH OR 75mm OVER AN AREA OF THE ROOTBALL KEEP MULCH 150mm AWAY FROM TRUNK. FOR OTHER TYPES OF MULCHING MATERIALS. REFER TO SPECIFICATIONS.

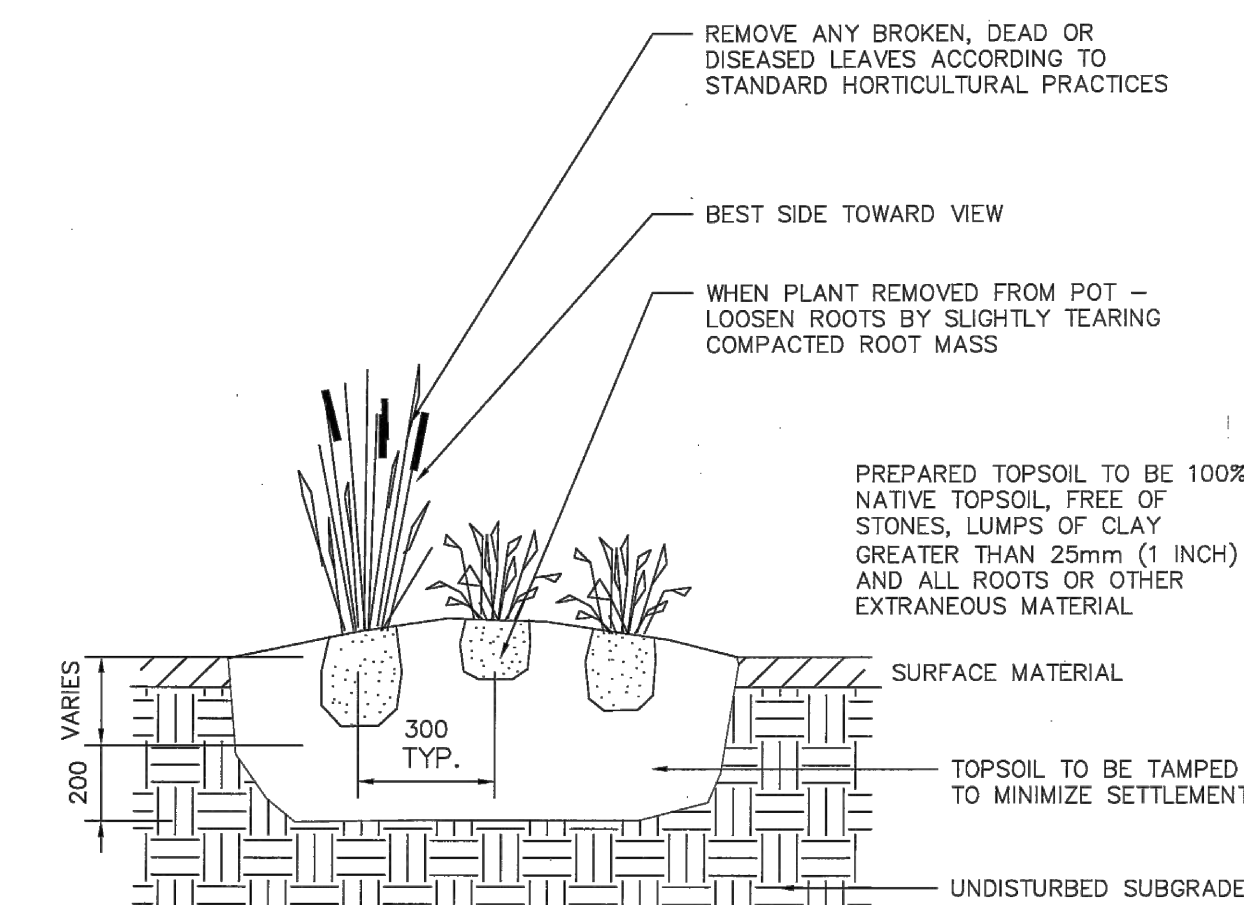
PLANTING AREA:

- ACTUAL HOLE TO BE 30cm WIDER AROUND THE PERIMETER OF THE ROOTBALL
- SOIL PREPARATION AREA TO BE 5x ROOTBALL DIAMETER
- SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 300mm FOR AERATION



2 L-1.13 CONIFEROUS TREE PLANTING SECTION

SCALE : N.T.S.



4 L-1.13 GRASS & PERENNIAL DETAIL SECTION

SCALE : N.T.S.

NOTES:

TOPSOIL

- ALL PLANTING BEDS - SUPPLY AND INSTALL GARDEN MIX OR APPROVED EQUAL / 450mm DEPTH
- FOR SOD AREAS SUPPLY AND INSTALL #1 SCREENED TOPSOIL / 100mm DEPTH / GRADE AS SPECIFIED ON ENGINEERING DRAWINGS

MULCH

- SUPPLY AND INSTALL PEBBLE MULCH / 30-50mm DIAMETER / 50-75mm DEPTH OR CEDAR BARK MULCH AS INDICATED ON DRAWING

SOD

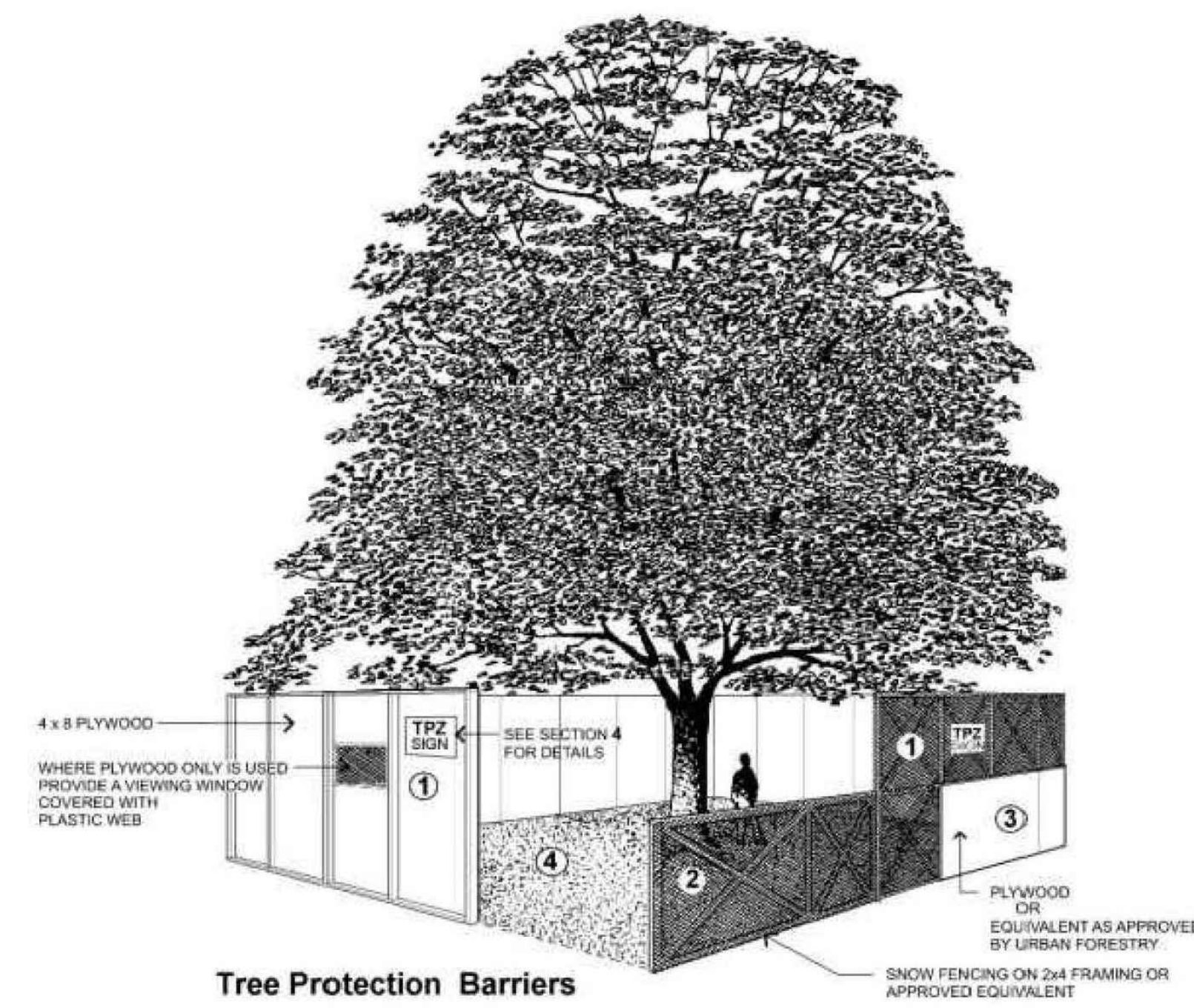
- ALL SOD NURSERY GROWN #1 / 'LOW MOW' BY PICKSEED OR EQUAL

SEED MIX

- A GOOD LOW MAINTENANCE SEED MIX FOR SUN AND SHADE
- 60% FINE FESCUE / 20% KENTUCKY BLUE / 20% PERENNIAL RYE OR APPROVED EQUAL

WATERING

- WATER FINISHED GRADE PRIOR TO LAYING SOD & IMMEDIATELY AFTER
- WATER ALL PLANTING BEDS THOROUGHLY BEFORE PLACING STONE MULCH
- PROVIDE 25mm OF WATER WEEKLY OR AS REQUIRED UNTIL PLANTINGS AND TURF ARE ESTABLISHED (APPROXIMATELY 6-8 WEEKS)



5 L-1.13 TREE PROTECTION DETAIL SECTION

SCALE : N.T.S.

Tree Protection Barriers

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4 s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

PRIMARY CONSULTANT & PROJECT MANAGER

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INTEGRATED DESIGN FIRM  
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MAIL: PROJECT@RPDSSTUDIO.CA, CALL: 647-556-2596  
WEBSITE: WWW.RPDSSTUDIO.CA

ELECTRICAL CONSULTANT

**GR ASSOCIATES**  
Engineering Services  
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**COBIDE**  
ENGINEERING INC  
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Telephone: (519) 506-5959  
www.cobideeng.com

LANDSCAPE ARCHITECT

**VORSTER ELIASON**  
LANDSCAPE ARCHITECTS

623 Fortune Crescent, Suite 210, Kingston, ON K7P 0L5  
www.vorster-eliason.ca Tel 613.417.1908

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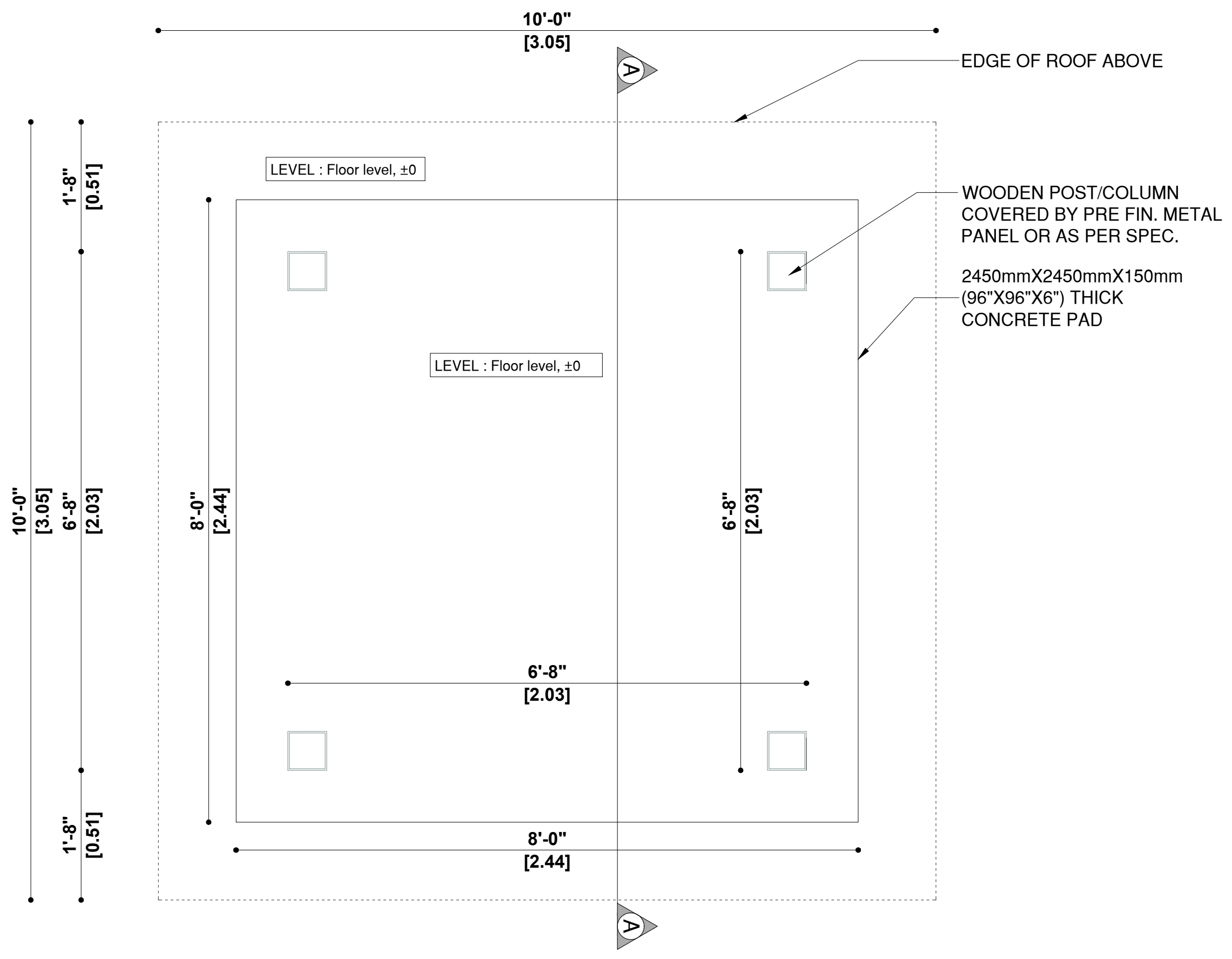
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**LANDSCAPE DETAILS**

DRAWN BY: DATE:

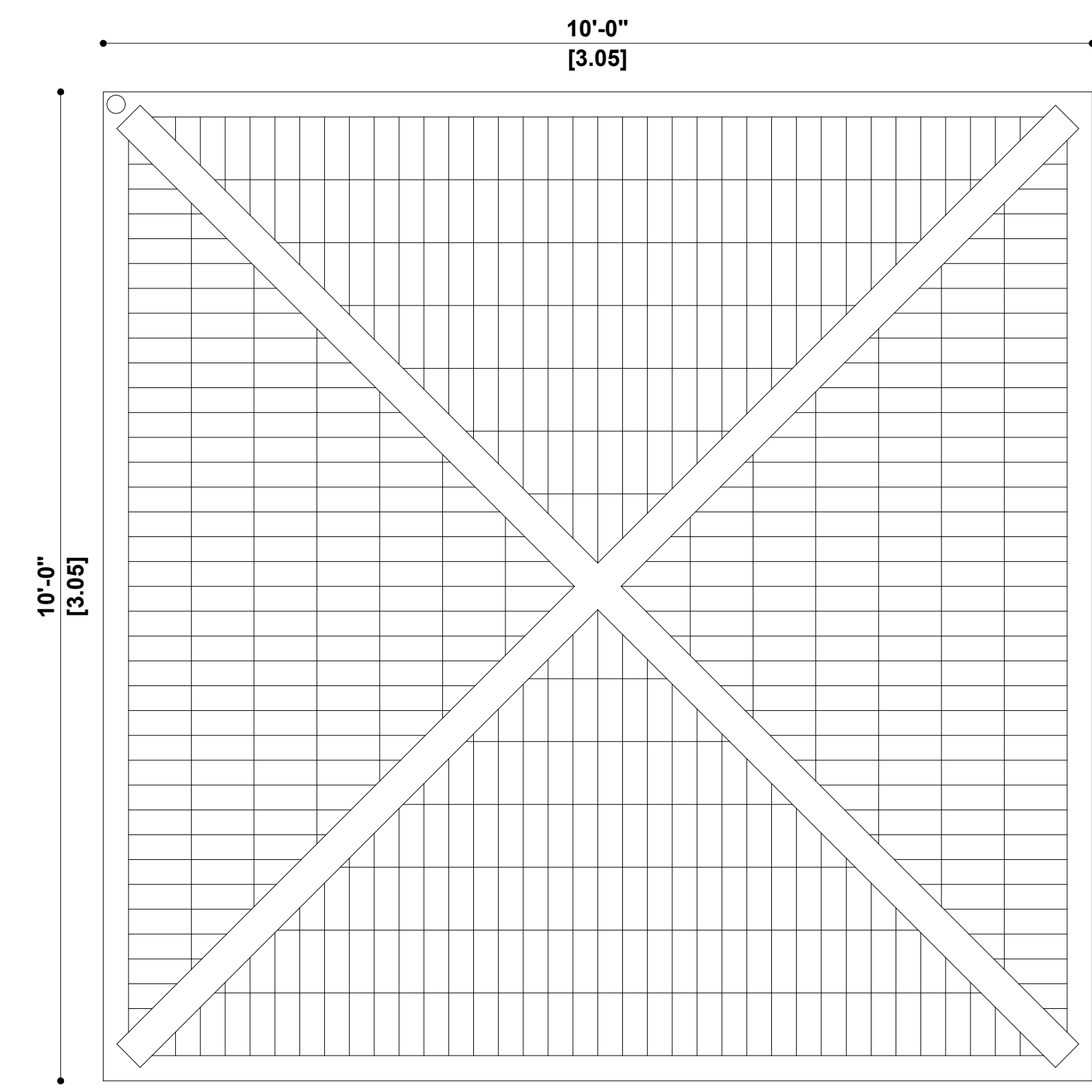
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PROJECT NO.: DRAWING NO.:

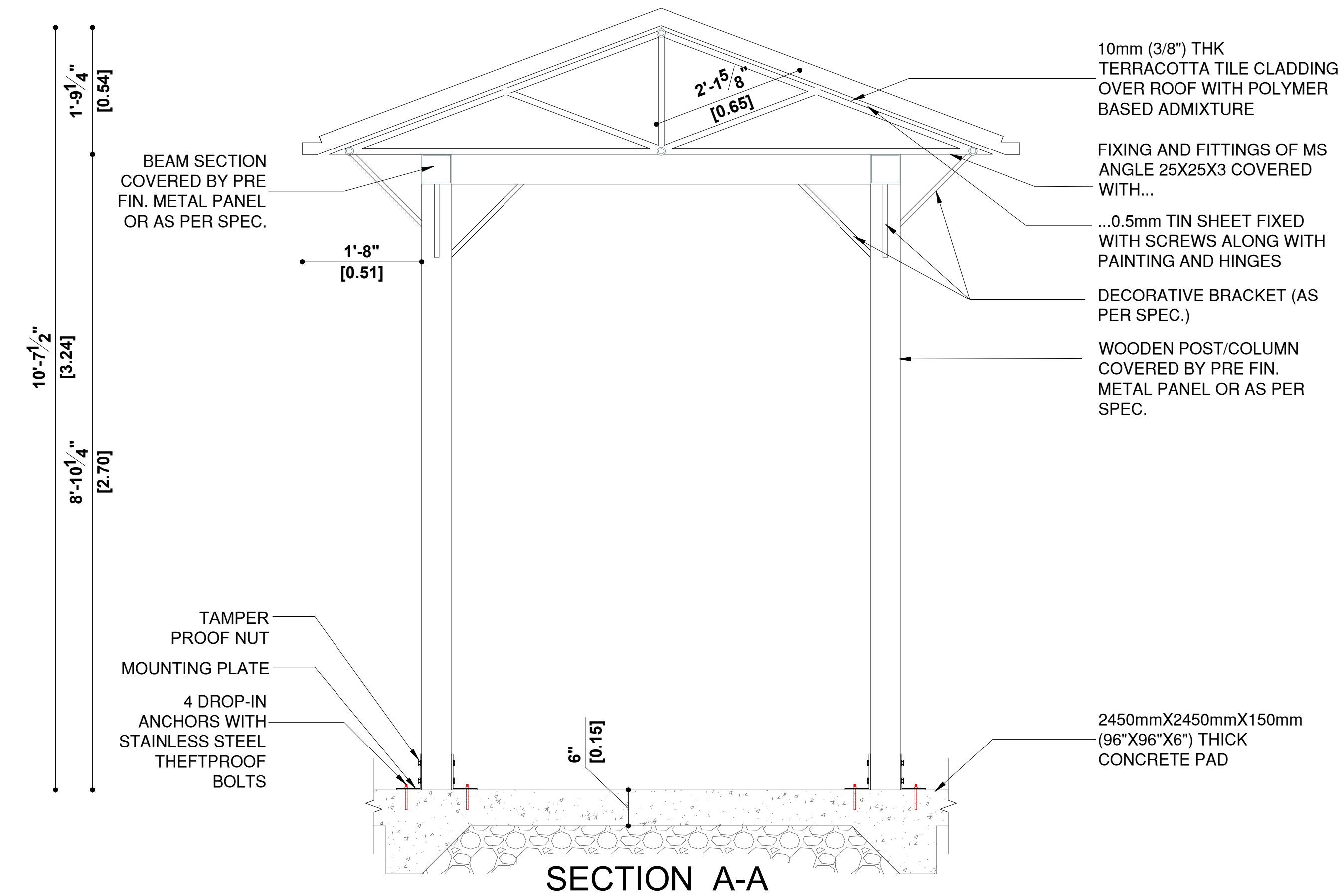
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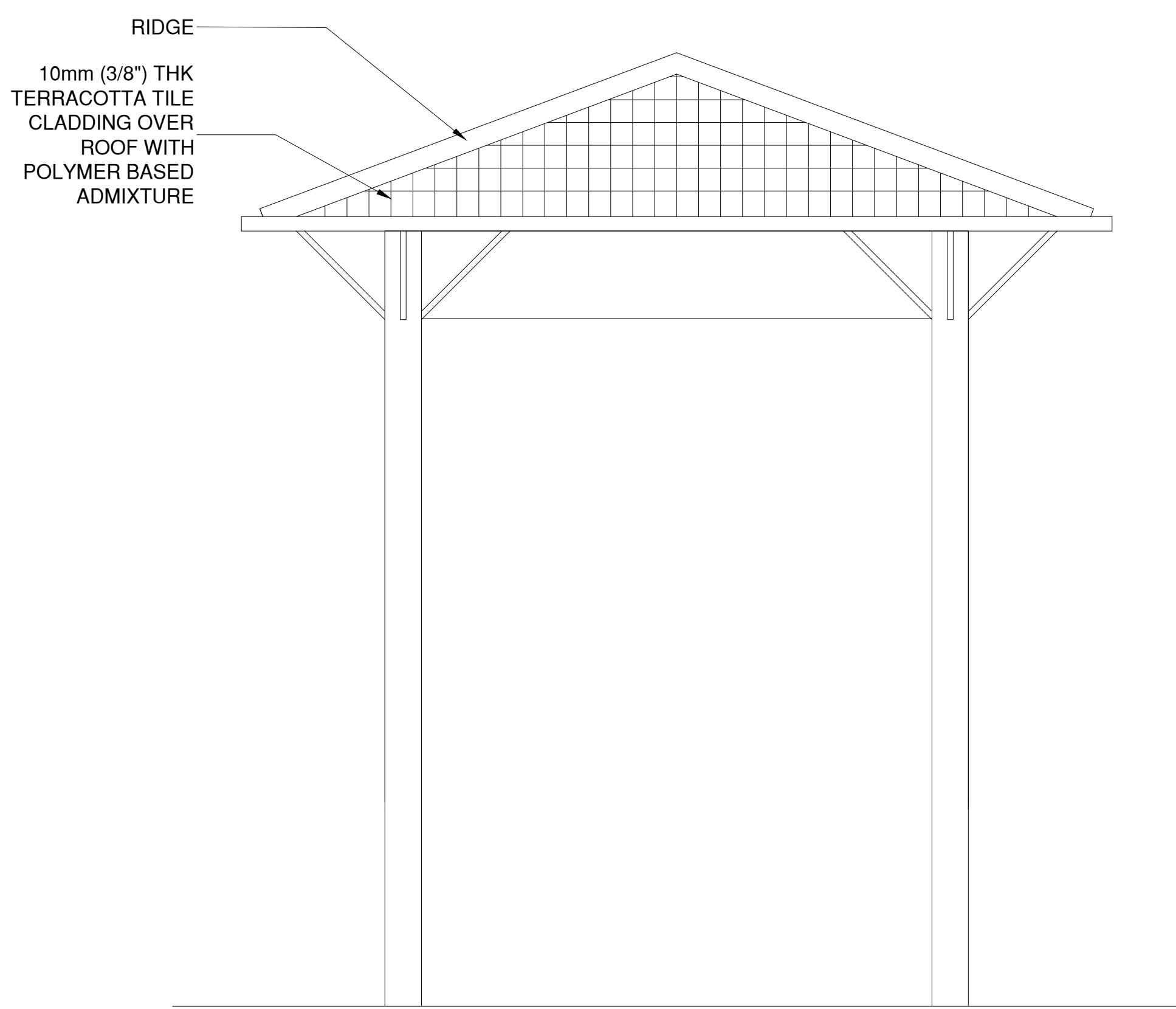
PLAN



ROOF PLAN



SECTION A-A



FRONT ELEVATION

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 Oakville, Ontario, L6J 7L6  
 Ph: 416 556 5517  
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**APARTMENT BUILDING**  
 151 PEEL STREET,  
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 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**GAZEBO**

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_ SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_ DRAWING NO.:  
**L-1.14**

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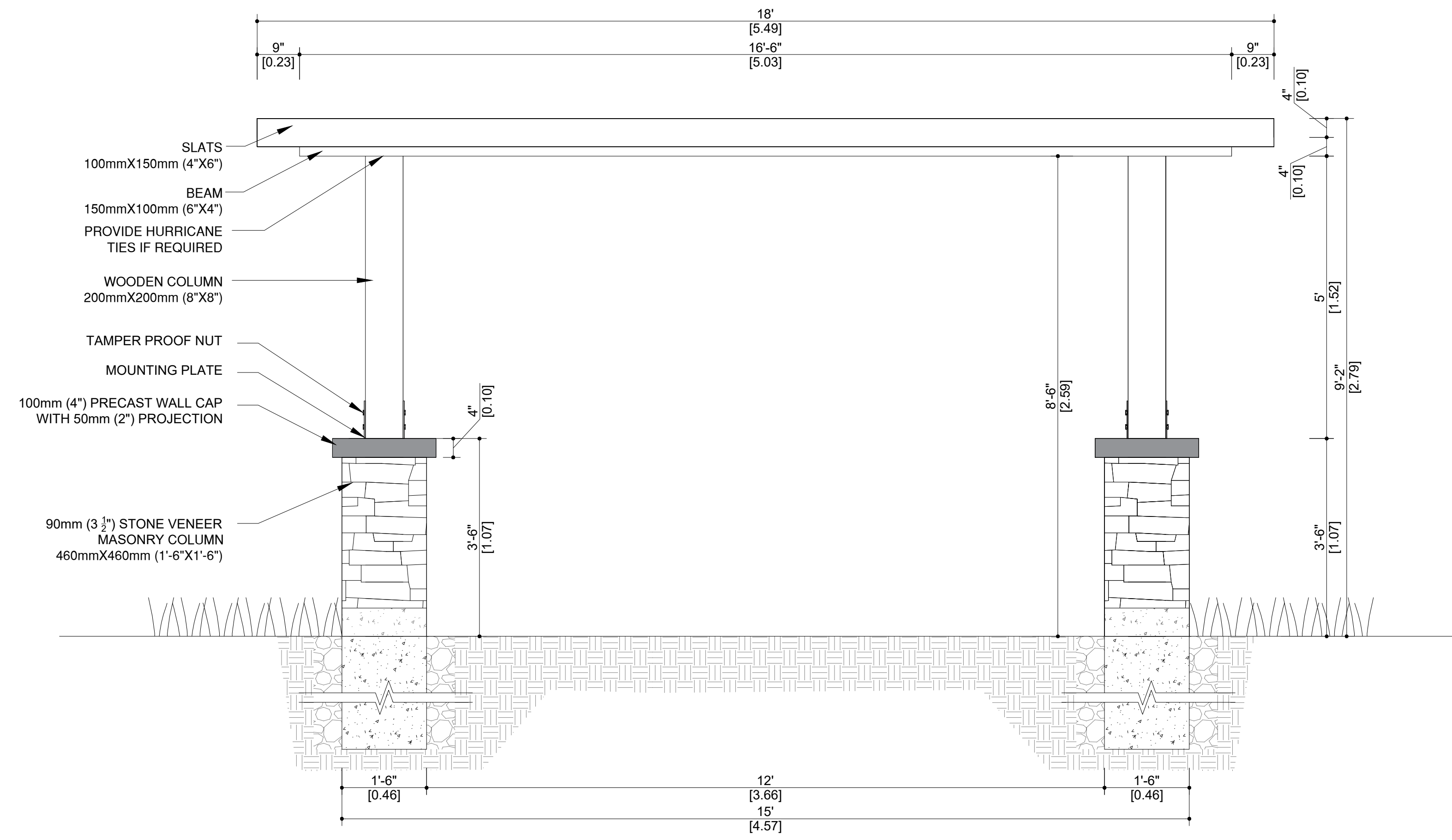
No.	Date	Version	Dwn.
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**APARTMENT BUILDING**  
 151 PEEL STREET,  
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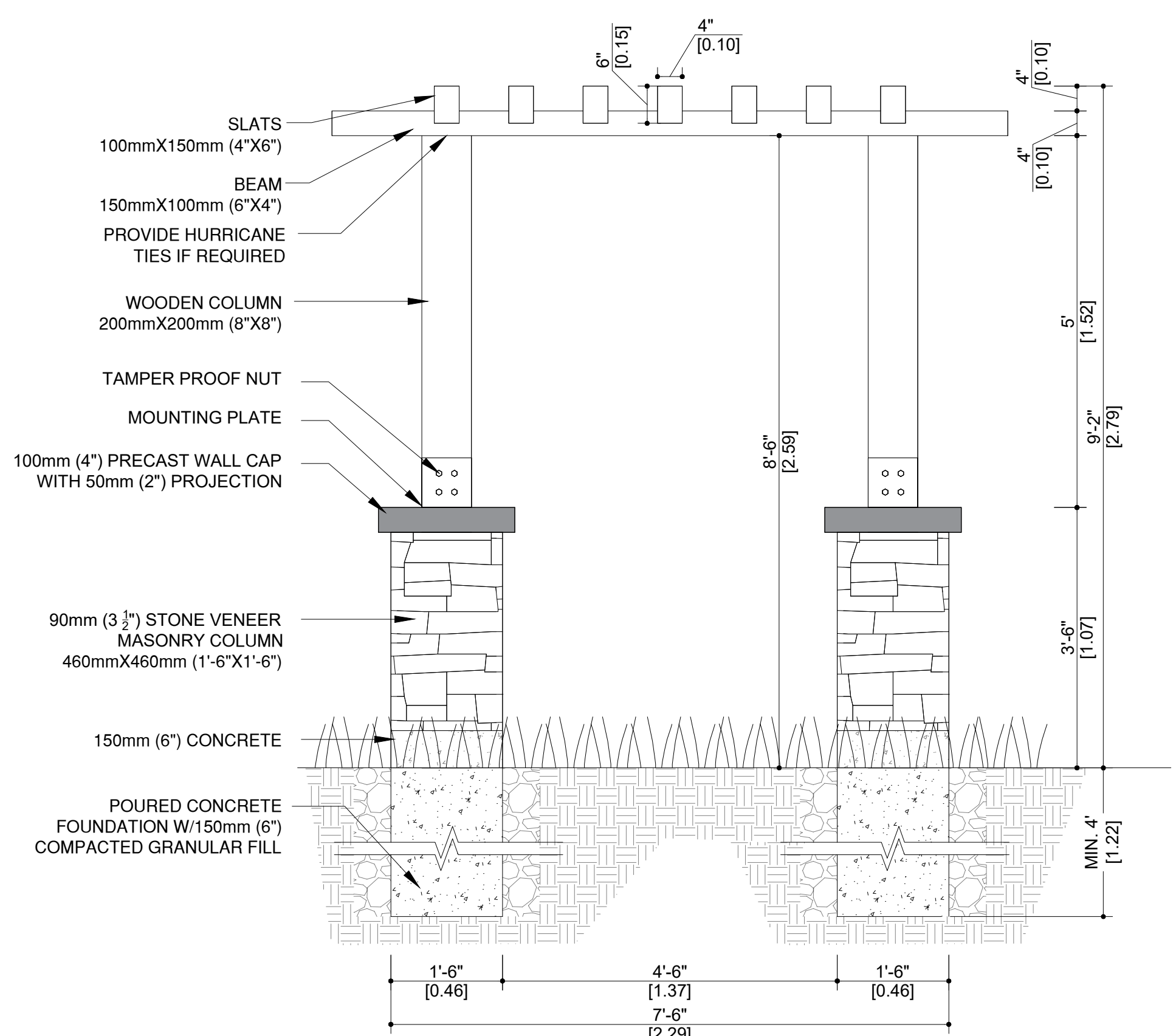
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**TRELLIS**

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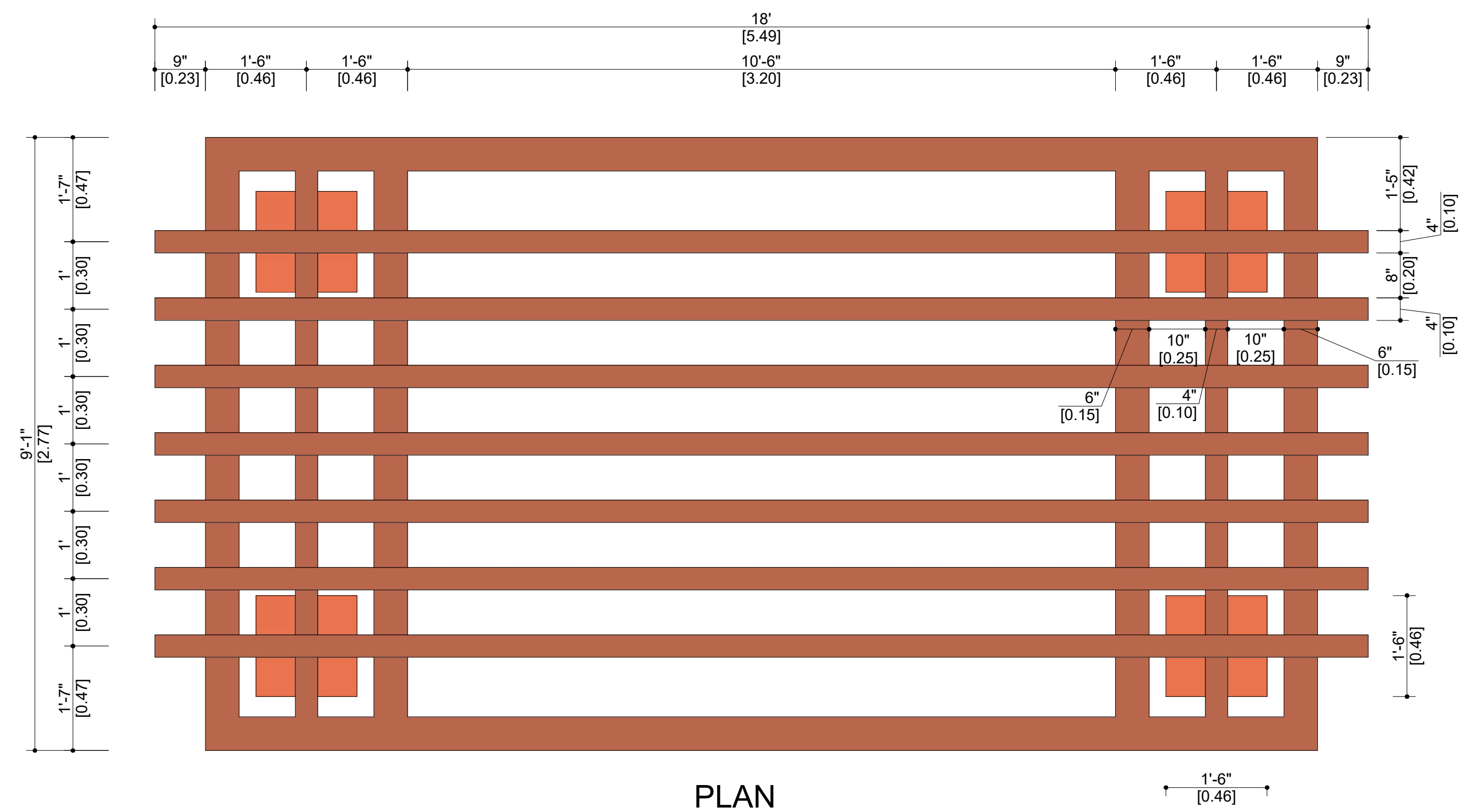
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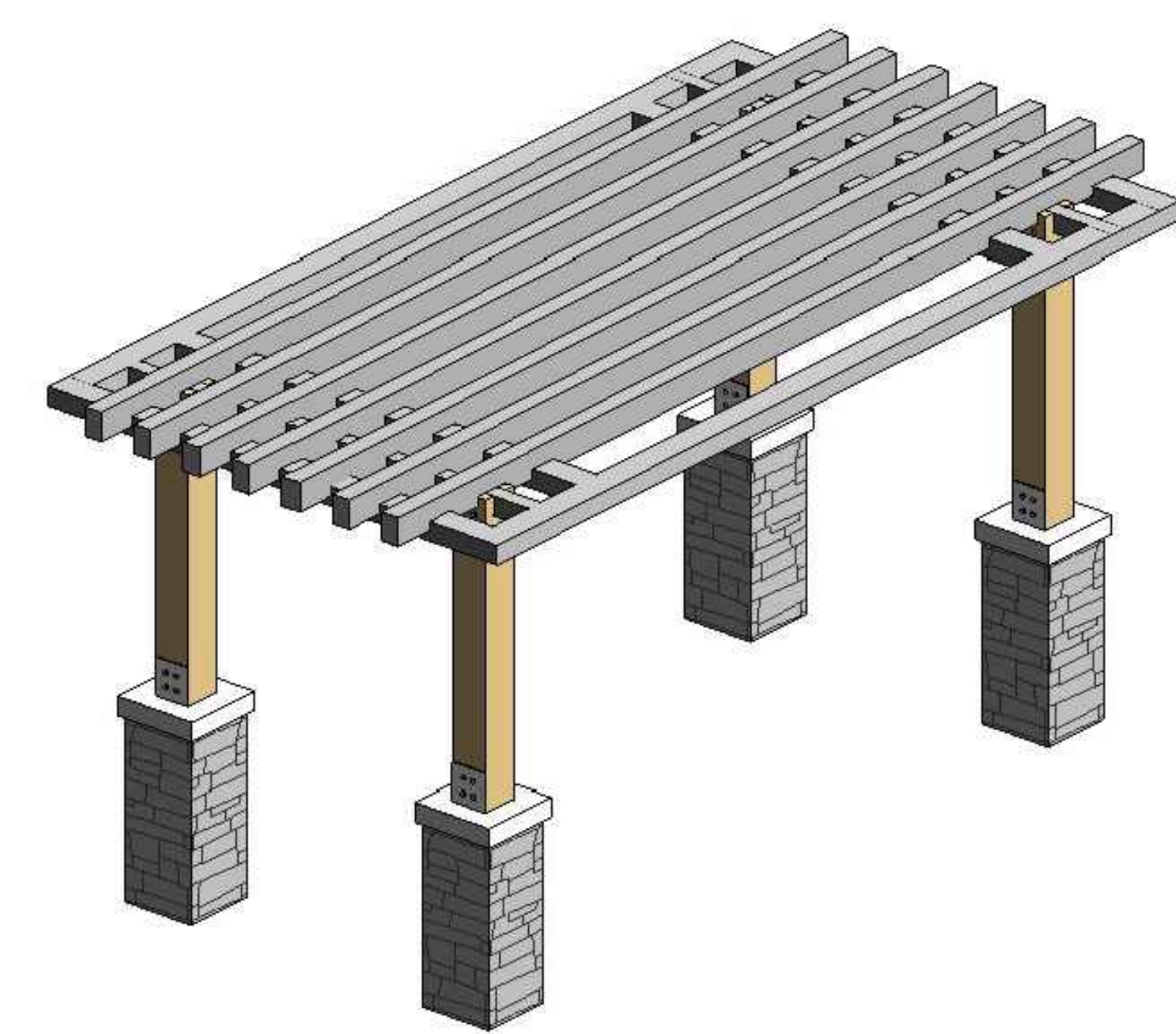
FRONT-REAR ELEVATION



SIDE ELEVATION



PLAN



PERSPECTIVE

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 STRUCTURAL NOTE:  
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SCALE : N.T.S.

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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**  
 151 PEEL STREET,  
 COLLINGWOOD, ONTARIO.  
 (TOWN OF COLLINGWOOD)

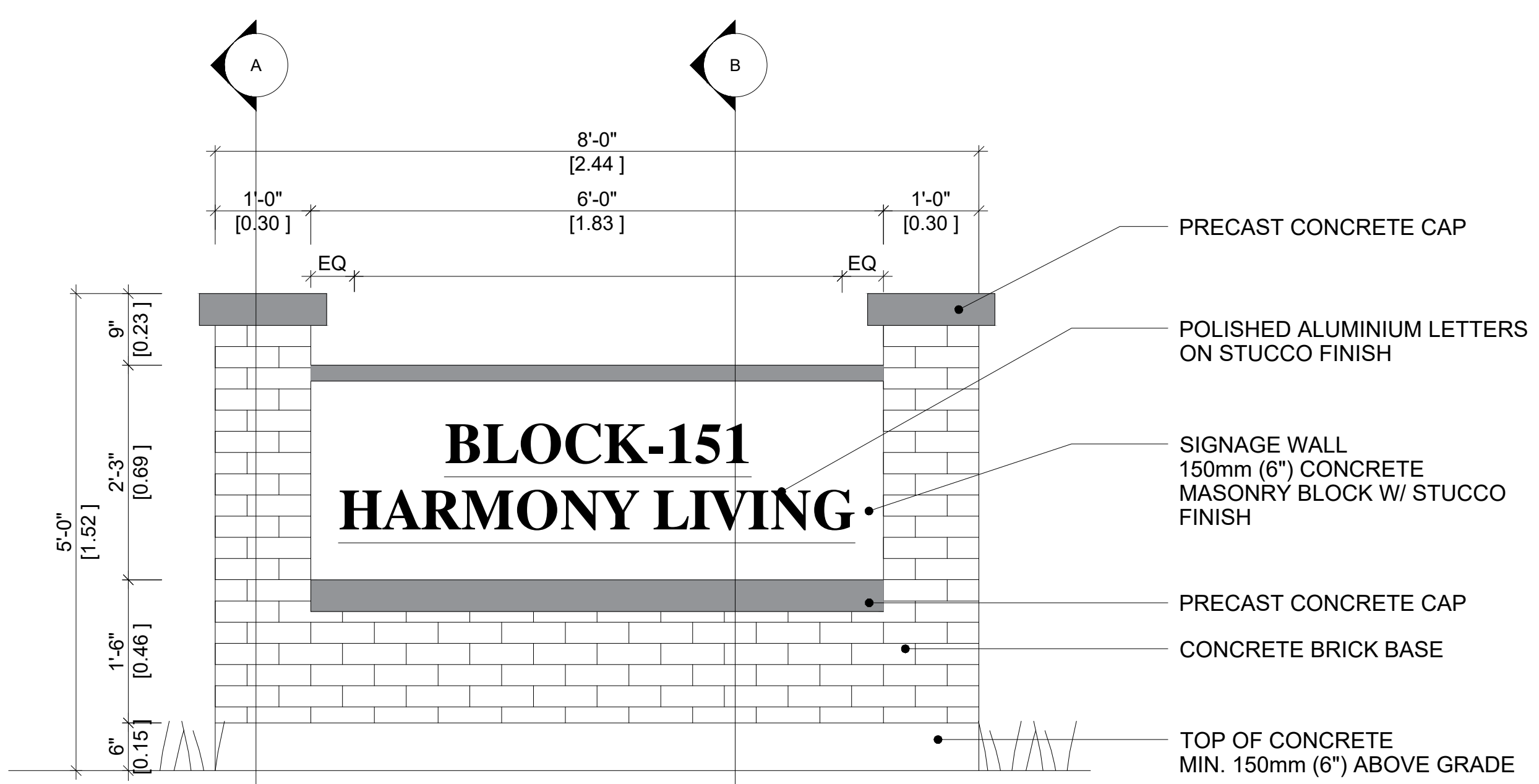
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**ENTRANCE FEATURE DETAIL**

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_

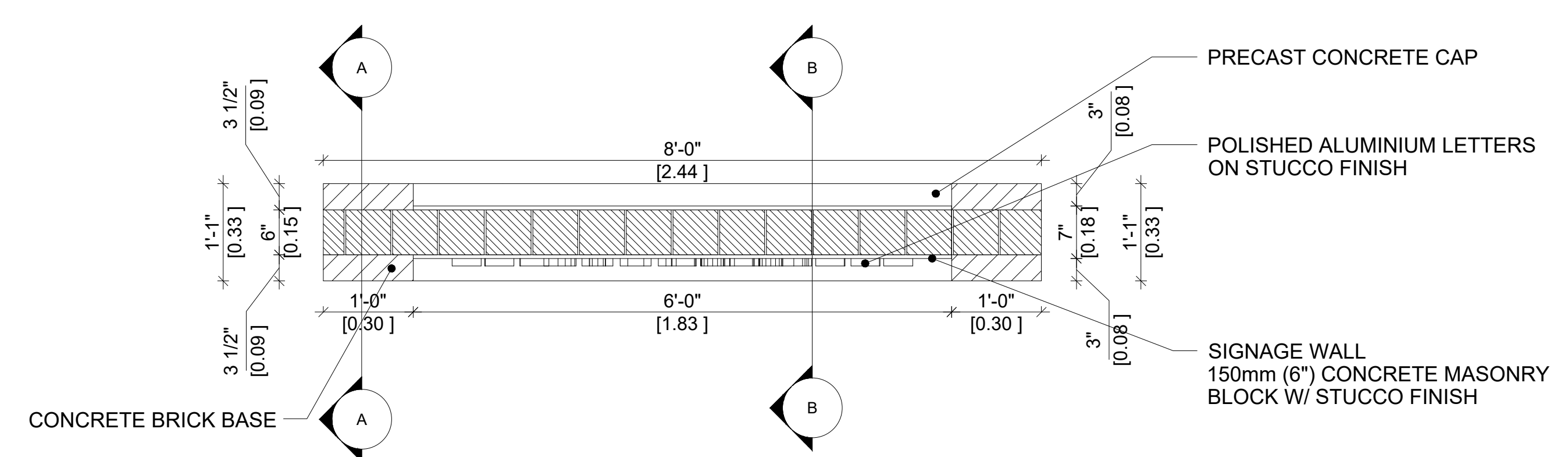
CHECKED BY: \_\_\_\_\_ SCALE: \_\_\_\_\_

PROJECT NO.: \_\_\_\_\_ DRAWING NO.:

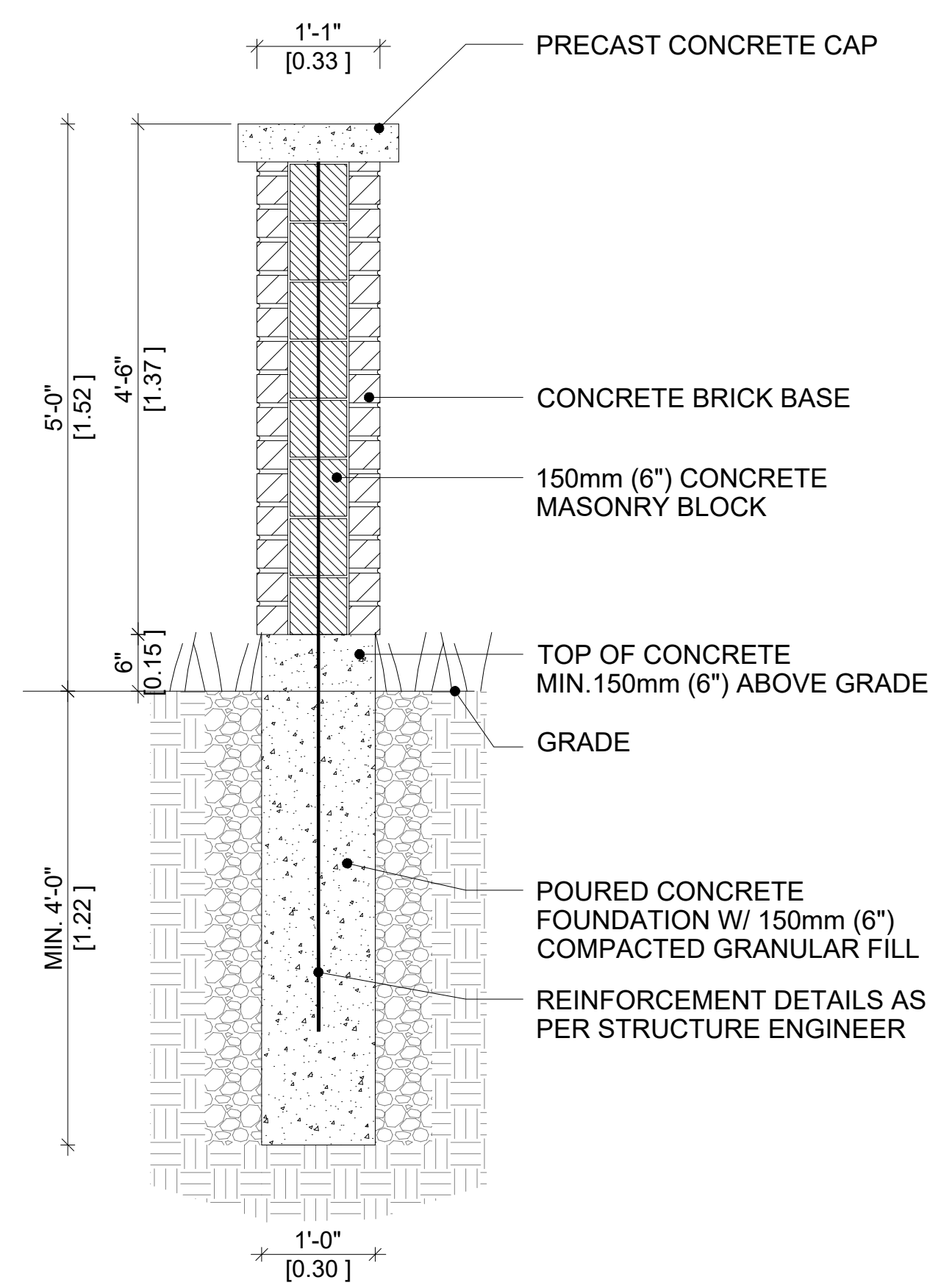
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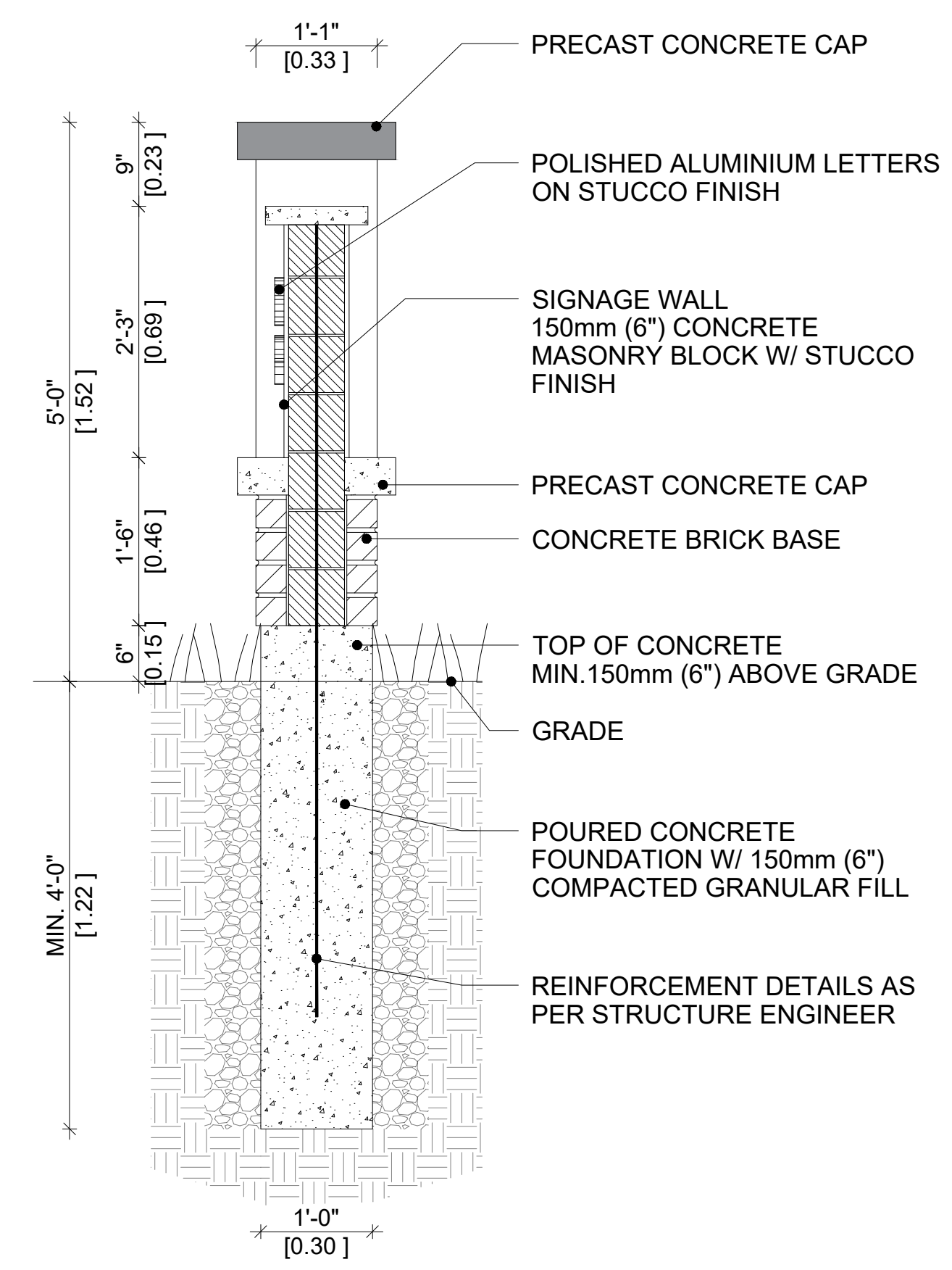
**FRONT ELEVATION**



**PLAN**



**SECTION A-A**



**SECTION B-B**

**STRUCTURAL NOTE:**  
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Key	Qty.	Botanical name	Common Name	Spread (m2)	DIA IN FT	DIA IN M.	Total Spread
<b>Deciduous Trees</b>							
AcRP	2	Amelanchier canadensis 'Rainbow Pillar' Clump	Rainbow Pillar Serviceberry Clump	7.3	10	3.05	14.6
AfF	2	Acer x freemanii 'Firefall'	Firefall Maple	116.75	40	12.19	233.5
Ag	1	Acer ginnala 'Ruby Slippers'	Ruby Slippers Amur Maple	29.19	20	6.10	29.19
Ag	2	Aesculus glabra	Ohio Buckeye	116.75	40	12.19	233.5
AgF	1	Acer ginnala Flame	Flame Amur Maple	29.19	20	6.10	29.19
AL	6	Amelanchier laevis Clump	Allegheny Serviceberry	45.6	25	7.62	273.6
AnGC	2	Acer nigrum 'Green Column'	Green Column Maple	314.16	65.5	19.96	628.32
AnGC	1	Acer nigrum 'Green Column'	Green Column Black Maple	314.16	65.5	19.96	314.16
ArA	6	Acer rubrum 'Armstrong'	Armstrong Maple	380	72.3	22.04	2280
ArR	2	Acer rubrum Redpoint	Redpoint Maple	380	72.3	22.04	760
AsAF	2	Acer saccharum Autumn Fest	Autumn Fest Sugar Maple	154.67	46	14.02	309.34
AsE	1	Acer saccharum 'Endowment'	Endowment Sugar Maple	154.67	46	14.02	154.67
AsL	2	Acer saccharum Legacy	Legacy Sugar Maple	154.67	46	14.02	309.34
BnSC	2	Betula nigra 'Summer Cascade'	Summer Cascade Birch	29.19	20	6.10	58.38
Bp	1	Betula papyrifera	Paper Birch	116.75	40	12.19	116.75
BpRO	2	Betula papyrifera Renaissance Oasis	Renaissance Oasis Paper Birch	116.75	40	12.19	233.5
CoPS	3	Celtis occidentalis Prairie Sentinel	Prairie Sentinel Hackberry	132.73	42.75	13.03	398.19
CkS	2	Cornus kousa Satomi	Satomi Flowering Dogwood	45.6	25	7.62	91.2
CIC	2	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	45.6	25	7.62	91.2
CoMG	4	Cornus Mas Golden Glory	Golden Glory Cornelian cherry	7.3	10	3.05	29.2
GbK	1	Ginkgo biloba Korinek	Korinek Maidenhair Tree	79.46	33	10.06	79.46
GtSK	4	Gleditsia triacanthos var. inermis Street Keeper	Street Keeper Honey Locust	45.6	25	7.62	182.4
GtI	2	Gleditsia triacanthos var. inermis Imperial	Imperial Honey Locust	89.38	35	10.67	178.76
HpL	2	Hydrangea Paniculata Interhydia	Pink Diamond Hydrangea	3.57	7	2.13	7.14
Hv	2	Hamamelis Virginiana	Witchhazel	45.6	25	7.62	91.2
Ma	2	Maackia amurensis	Maackia	65.67	30	9.14	131.34

Key	Qty.	Botanical name	Common Name	Spread (m2)	DIA IN FT	DIA IN M.	Total Spread
<b>Deciduous Trees</b>							
MbC	3	Malus baccata coumnanis	Columnar Siberian Crabapple	7.3	10	3.05	21.9
MD	1	Malus Dolgo	Dolgo Crabapple	65.67	30	9.14	65.67
MR	2	Malus 'Rinki'	Rinki Crabapple	10.51	12	3.66	21.02
MR	1	Malus 'Red Barron'	Red Barron Crabapple	10.51	12	3.66	10.51
MVP	2	Malus Velvet Pillar	Velvet Pillar Apple	10.51	12	3.66	21.02
Ov	4	Ostrya virginiana	Ironwood	63.63	29.5	8.99	254.52
Qm	1	Quercus macrocarpa	Bur Oak	706.93	98.5	30.02	706.93
RpPR	4	Robinia pseudoacacia 'Purple Robe'	Purple Robe Black Locust	89.38	35	10.67	357.52
SaR	2	Sorbus aucuparia 'Rossica'	Russian Mountainash	29.19	20	6.10	58.38
Sd	1	Sorbus decora	Showy Mountainash	45.6	25	7.62	45.6
SrS	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	29.19	20	6.10	58.38
SrF	3	Sorbus thuringiaca 'Fastigiata'	Oakleaf Mountainash	29.19	20	6.10	87.57
TaB	3	Tilia americana 'Boulevard'	Boulevard Basswood	65.67	30	9.14	197.01
TaC	2	Tilia cordata Corinthian	Corinthian Linden	65.67	30	9.14	131.34
UxF	2	Ulmus x Frontier	Frontier Elm	65.67	30	9.14	131.34
VI	1	Viburnum Lentago	Nannyberry Clump Form	10.51	12	3.66	10.51
VoS	2	Viburnum Opulus Sterile (treeform)	European Snowball Treeform	10.51	12	3.66	21.02

Key	Qty.	Botanical name	Common Name	Spread (m2)	DIA IN FT	DIA IN M.	Total Spread
<b>Evergreen Trees &amp; Shrubs</b>							
JvC	1	Juniper virginiana Cannaerti	Compact Eastern Red Cedar	29.19	20	6.10	29.19
Pg	6	Picea glauca	White Spruce	65.67	30	9.14	394.02
Pp	7	Picea pungens	Colorado Spruce	65.67	30	9.14	459.69
PpG	3	Picea pungens Glauca	Colorado Blue Spruce	29.19	20	6.10	87.57
Ps	12	Pinus strobus	White Pine	116.75	40	12.19	1401
PmBT	2	Pinus mugo 'Big Tuna'	Big Tuna Mugo Pine	16.42	15	4.57	32.84
PnT	6	Pinus nigra Teardrop	Teardrop columnar Austrian Pine	7.3	10	3.05	43.8
To	10	Thuja occidentalis	Eastern White Cedar	29.19	20	6.10	291.9
ToN	14	Thuja occidentalis Nigra	Black Cedar	16.42	15	4.57	229.88

Qty.	Botanical name	Common Name	Spread (m2)	DIA IN FT	DIA IN M.	Total Spread
1	Norway Maple	Acer Platanoides	116.75	40	12.19	116.75
4	American Elm	Ulmus americana	262.68	60	18.29	1050.72
5	Manitoba Maple	Acer negundo	182.41	50	15.24	912.05
3	Black Locust	Robinia pseudoacacia	116.75	40	12.19	350.25
2	Black Willow	Salix nigra	262.68	60	18.29	525.36
2	Poplar Sp.	Populus Sp.	65.67	30	9.14	131.34

Total No. of Trees	156
Site Area (m <sup>2</sup> )	24516.19
Site Canopy Cover Area (m <sup>2</sup> )	10538.04
Site Canopy Cover	42.98%
Required Min. Site Canopy Cover	30%



PRIMARY CONSULTANT & PROJECT MANAGER

**RPDS**  
 INTEGRATED DESIGN FIRM  
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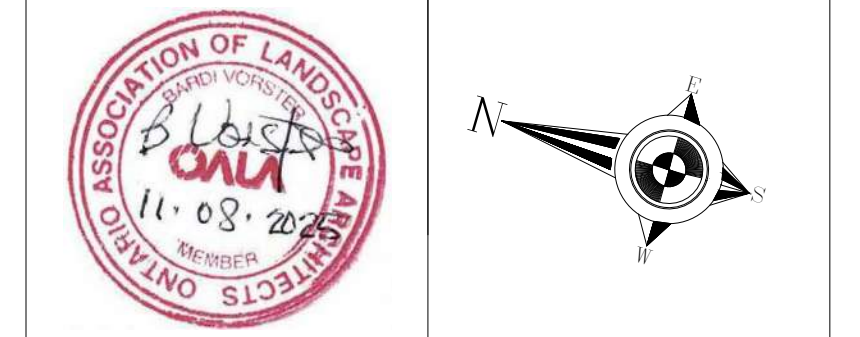
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No.	Date	Version	Dwn.
1.	11/09/2025	ISSUED FOR SITE PLAN APPROVAL	

PROJECT:  
**APARTMENT BUILDING**  
 151 PEEL STREET,  
 COLLINGWOOD, ONTARIO,  
 (TOWN OF COLLINGWOOD)

DRAWING TITLE:  
**CANOPY COVER PLAN**

DRAWN BY:	DATE:
CHECKED BY:	SCALE: 1:400
PROJECT NO.:	DRAWING NO.:
	<b>L-1.17</b>




**LEGEND**

	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING DECIDUOUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
	EXISTING CONIFEROUS TREE TO REMAIN
	EXISTING CONIFEROUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
	TREE PROTECTION FENCING PER TOWN OF COLLINGWOOD STANDARDS

- GENERAL NOTES**
1. Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
  2. This drawing is to be read in conjunction with the project site plan, landscape plan, and engineering plan.
  3. The tree inventory includes assessment of trees >10cm DBH. The trees have been assessed based on species, size and condition.
  4. The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any removals.
  5. The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
  6. This drawing is to be used for development approval only.
  7. Do not leave any holes open overnight.
  8. Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
  9. Contractor to make good any and all damages outside of the development area that may occur as a result of tree removals at no extra cost.
  10. This drawing is Copyright MHBC, 2025.

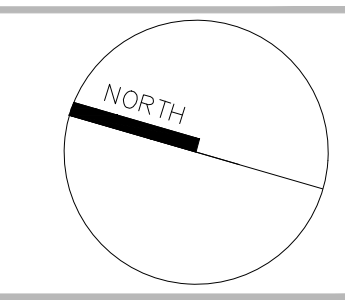
REVISION NO.	DATE	ISSUED / REVISION	BY
1.	DECEMBER 4, 2025	ISSUED FOR SUBMISSION	NV


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& LANDSCAPE  
ARCHITECTURE**  
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	<b>DRAWN BY</b>	NV
	<b>PLAN SCALE</b>	1:500
	<b>FILE NO.</b>	25303A
<b>CHECKED BY</b>	N.M.	
<b>OTHER</b>		

**PROJECT**

151 PEEL STREET  
COLLINGWOOD, ONTARIO



<b>FILE NAME</b>	<b>TREE INVENTORY, PROTECTION, AND REMOVALS</b>	<b>DWG NO.</b>	TI-1
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**1**  
TI-1  
TREE INVENTORY, PROTECTION, AND REMOVALS PLAN  
SCALE: 1:500




**LEGEND**

	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING DECIDUOUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
	EXISTING CONIFEROUS TREE TO REMAIN
	EXISTING CONIFEROUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
	TREE IDENTIFICATION KEY (TREES TO BE RETAINED)
	TREE IDENTIFICATION KEY (TREES TO BE REMOVED)
	TREE PROTECTION FENCING PER TOWN OF COLLINGWOOD STANDARDS

- GENERAL NOTES**
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  2. This drawing is to be read in conjunction with the project site plan, landscape plan, and engineering plan.
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  9. Contractor to make good any and all damages outside of the development area that may occur as a result of tree removals at no extra cost.
  10. This drawing is Copyright MHBC, 2025.

REVISION NO.	DATE	ISSUED / REVISION	BY
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	DRAWN BY	NV
	PLAN SCALE	1:300
	FILE NO.	25303A
CHECKED BY	N.M.	
OTHER		

PROJECT

**151 PEEL STREET**  
COLLINGWOOD, ONTARIO



FILE NAME	<b>TREE INVENTORY, PROTECTION, AND REMOVALS</b>	DWG NO.	TI-2
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1 TREE INVENTORY, PROTECTION, AND REMOVALS PLAN  
TI-2 SCALE: 1:300



**LEGEND**

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO BE REMOVED (REFER TO ARBORIST REPORT)
- TREE IDENTIFICATION KEY (TREES TO BE RETAINED)
- TREE IDENTIFICATION KEY (TREES TO BE REMOVED)
- TREE PROTECTION FENCING PER TOWN OF COLLINGWOOD STANDARDS

- GENERAL NOTES**
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  3. The tree inventory includes assessment of trees >10cm DBH. The trees have been assessed based on species, size and condition.
  4. The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any removals.
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	DRAWN BY	NV
	PLAN SCALE	1:300
	FILE NO.	25303A
CHECKED BY	N.M.	
OTHER		

PROJECT	 <b>151 PEEL STREET COLLINGWOOD, ONTARIO</b>
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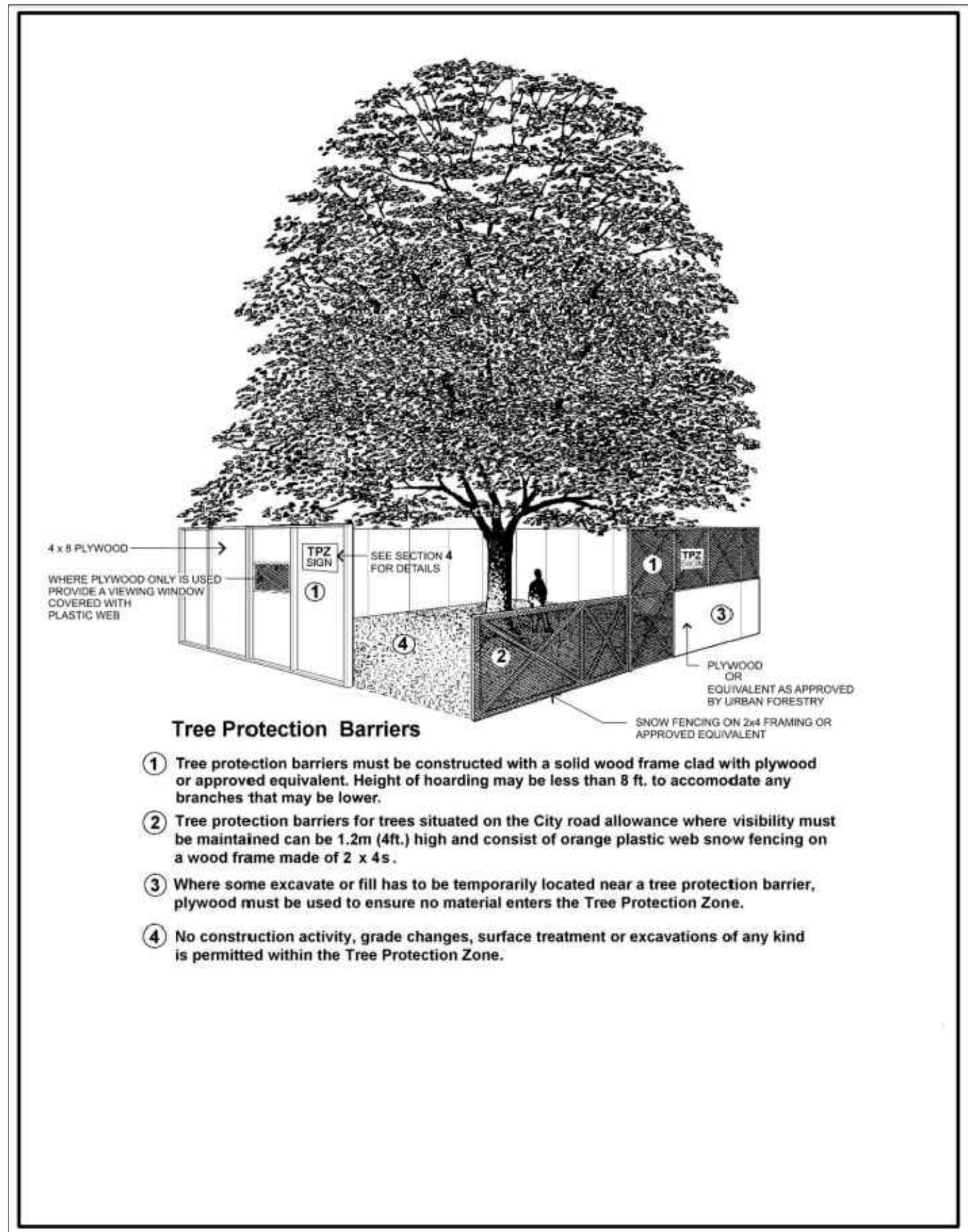
FILE NAME	<b>TREE INVENTORY, PROTECTION, AND REMOVALS</b>	DWG NO.	<b>TI-3</b>
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**1**  
 TREE INVENTORY, PROTECTION, AND REMOVALS PLAN  
SCALE: 1:300

TREE INVENTORY NOTES

Tree #	Common Name	Botanical Name	DBH (CM)	Condition	Comments	Recommendation
904	Black Willow	Salix nigra	15	F	Multi-stem	Retain
905	Black Locust	Robinia pseudoacacia	23	F	Vines growing throughout	Remove due to construction
906	Birch Sp.	Betula Sp.	38	F	Growing within Cedar Hedge grouping	Remove due to construction
927	Birch Sp.	Betula Sp.	32	F	Mild lean away from development site	Remove due to construction
928	Birch Sp.	Betula Sp.	19	F	Mild lean away from development site, 2 stem at base	Remove due to construction
929	Poplar Sp.	Populus Sp.	27	F	Moderate lean away from development site	Retain
930	Poplar Sp.	Populus Sp.	24	F	Mild lean away from development site	Remove due to construction
931	Poplar Sp.	Populus Sp.	23	F	Mild to moderate lean away from development site	Remove due to construction
932	Trembling Aspen	Populus tremuloides	32	FFP	2 stem at base, smaller stem with wound at base showing rot column throughout trunk	Remove due to construction
933	Trembling Aspen	Populus tremuloides	25	F		Remove due to construction
934	Cedar Sp.	Thuja Sp.	20	FFP	Bow at base, vertical wound at base showing potential rot column in trunk	Remove due to construction
935	Cedar Sp.	Thuja Sp.	26	F	4 stem at 0.3 metres, minor deadwood throughout	Remove due to construction
936	Black Willow	Salix nigra	22	F	Mild lean	Remove due to construction
937	Trembling Aspen	Populus tremuloides	21	F		Remove due to construction
938	Black Locust	Robinia pseudoacacia	20	F		Remove due to construction
939	Birch Sp.	Betula Sp.	24	F	Mild lean away from development site	Remove due to construction
940	Birch Sp.	Betula Sp.	17	F	Mild lean away from development site	Remove due to construction
941	Birch Sp.	Betula Sp.	20	F	Mild lean away from development site	Remove due to construction
942	Black Willow	Salix nigra	17	F	Moderate lean away from development site, mild bow at base	Remove due to construction
943	American Elm	Ulmus americana	15	F	Moderate to significant lean away from development site	Remove due to construction
944	Trembling Aspen	Populus tremuloides	18	F	Mild lean towards development site	Remove due to construction
945	Trembling Aspen	Populus tremuloides	15	F	Mild lean towards development site	Remove due to construction
946	Trembling Aspen	Populus tremuloides	19	F		Remove due to construction
947	American Elm	Ulmus americana	18	F	Mild lean away from development site	Remove due to construction
948	Birch Sp.	Betula Sp.	17	F	Mild lean away from development site	Remove due to construction
949	Birch Sp.	Betula Sp.	17	F	Multi-stem	Remove due to construction
950	Black Locust	Robinia pseudoacacia	16	F		Remove due to construction
951	Black Locust	Robinia pseudoacacia	16	F		Remove due to construction
952	Black Locust	Robinia pseudoacacia	19	F		Remove due to construction
953	Trembling Aspen	Populus tremuloides	24	F		Remove due to construction
954	Trembling Aspen	Populus tremuloides	18	F		Remove due to construction
955	Trembling Aspen	Populus tremuloides	15	F		Remove due to construction
956	Trembling Aspen	Populus tremuloides	15	F		Remove due to construction
957	Poplar Sp.	Populus Sp.	18	F		Retain
958	American Elm	Ulmus americana	29	FFP	Suckers at base, internal rot suspected, minor deadwood throughout	Retain
959	American Elm	Ulmus americana	25	F	2 stem at base	Retain
960	American Elm	Ulmus americana	31	FFP	Suckers at base, 3 stem at 0.5 metres, 2 stems with vertical splits throughout trunk	Retain
961	Red Pine	Pinus resinosa	17	F		Remove due to construction
962	Black Locust	Robinia pseudoacacia	16	F	Bow at base, multi-stem	Retain
963	Black Willow	Salix nigra	20	F		Remove due to construction
964	Black Locust	Robinia pseudoacacia	31	F	Vertical split at main union	Remove due to construction
965	Black Locust	Robinia pseudoacacia	15	F		Remove due to construction
966	Manitoba Maple	Acer negundo	25	F	Moderate lean, bows throughout	Remove due to construction
967	American Elm	Ulmus americana	22	F	Bow in trunk	Remove due to construction
968	American Elm	Ulmus americana	34	F		Remove due to construction
969	Black Locust	Robinia pseudoacacia	23	F		Remove due to construction
970	Manitoba Maple	Acer negundo	44	PD	Internal rot evident at main union, multiple previous limb failures evident, water shoots throughout, large cavity at main union	Remove due to construction
971	Black Locust	Robinia pseudoacacia	29	F		Retain
972	Ash Sp.	Fraxinus Sp.	28	F		Retain
973	Black Locust	Robinia pseudoacacia	19	F	Mild lean towards development site	Retain
974	Manitoba Maple	Acer negundo	21	FFP	Significant lean towards development site	Retain
975	Norway Maple	Acer platanoides	36	F	2 stem at base	Retain
976	American Elm	Ulmus americana	40	F	2 stem at base	Retain
977	Black Locust	Robinia pseudoacacia	42	F		Retain
978	Manitoba Maple	Acer negundo	29	P	Main limb previously failed in upper canopy	Retain
979	Black Locust	Robinia pseudoacacia	29	F		Remove due to construction
980	Black Willow	Salix nigra	16	F		Retain
981	Black Locust	Robinia pseudoacacia	42	F		Retain
982	Black Locust	Robinia pseudoacacia	35	F	2 stem at 0.8 metres	Remove due to construction
983	Black Willow	Salix nigra	25	F	Multi-stem	Retain
984	Common Hickberry	Ostrya occidentalis	15	F		Retain
985	Common Hickberry	Ostrya occidentalis	15	F		Retain
986	Black Locust	Robinia pseudoacacia	15	F	2 stem at base	Remove due to construction
987	Black Locust	Robinia pseudoacacia	15	F	Multi-stem	Remove due to construction
988	Black Locust	Robinia pseudoacacia	12	FFP	Exposed root flare	Remove due to construction
989	Black Locust	Robinia pseudoacacia	13	F	Wound at base	Remove due to construction
990	Black Locust	Robinia pseudoacacia	13	F		Remove due to construction

O1	Black Willow	Salix nigra	-110	F	Multi-stem at 1.7 metres	Retain
O2	American Elm	Ulmus americana	-30	F		Retain
O3	Black Willow	Salix nigra	-58	F		Retain
O4	Birch Sp.	Betula Sp.	-15	F	Mild lean towards development site	Retain
O5	American Elm	Ulmus americana	14	F		Retain
O6	American Elm	Ulmus americana	14	F		Retain
O7	Scots Pine	Pinus sylvestris	-18	FFP	Sparse canopy	Retain
O8	Black Willow	Salix nigra	-56	F	Mild lean towards development site, canopy overhangs into development site	Retain
O9	Black Willow	Salix nigra	-82	F	Canopy overhangs into development site	Retain
O10	Black Willow	Salix nigra	-98	F	Canopy overhangs into development site	Retain
O11	Manitoba Maple	Acer negundo	-30	P	Multiple previous limb failures, significant lean into development site, tree is structural hazard	Retain
O12	Manitoba Maple	Acer negundo	22	FFP	Significant lean into development site, tree is parallel to ground	Retain
O13	Manitoba Maple	Acer negundo	-25	FFP	Significant lean into development site	Retain
O14	Manitoba Maple	Acer negundo	-24	FFP	Significant lean into development site, 2 stem at 0.2 metres, rot suspected at stem union	Retain
O15	Black Willow	Salix nigra	-77	F		Retain
O16	Manitoba Maple	Acer negundo	-18	F		Retain
O17	Black Locust	Robinia pseudoacacia	-46	F	2 stem at 0.1 metres	Retain
O18	Black Willow	Salix nigra	-62	F		Retain
O19	Black Locust	Robinia pseudoacacia	-58	F		Retain
O20	Black Locust	Robinia pseudoacacia	-30	F		Retain
O21	Black Locust	Robinia pseudoacacia	-49	F		Retain
O22	Manitoba Maple	Acer negundo	-28	FFP	Moderate lean	Retain
O23	Black Willow	Salix nigra	-125	F	Minor deadwood throughout, canopy overhangs into development site	Retain
O24	Manitoba Maple	Acer negundo	-27	F		Retain
O25	Black Willow	Salix nigra	-34	F	Canopy overhangs into development site	Retain
O26	Black Willow	Salix nigra	-100	F	Minor deadwood throughout, canopy overhangs into development site	Retain
O27	Black Willow	Salix nigra	-95	F	Minor deadwood throughout, canopy overhangs into development site	Retain
O28	Black Willow	Salix nigra	-59	P	Major previous limb failures throughout, moderate deadwood throughout, tree is expected to decline, canopy overhangs into development site	Retain
O29	Manitoba Maple	Acer negundo	28	F		Retain
O30	Basswood	Tilia americana	-18	FG	Canopy overhangs into development site	Retain
O31	Colorado Blue Spruce	Picea pungens var. glauca	-10	FG		Retain
O32	Red Maple	Acer rubrum	-14	FG		Retain
O33	Norway Maple	Acer platanoides	-13	F		Retain
O34	Red Maple	Acer rubrum	-16	FG		Retain
O35	Red Maple	Acer rubrum	-33	FG	Canopy overhangs into development site	Retain
O36	Red Maple	Acer rubrum	-34	FG	Canopy overhangs into development site	Retain
A	Cedar Sp.	Thuja Sp.	-	F/FFP	Cedar Hedge with ~20 stems at 10-20cm, minor to moderate deadwood throughout	Remove due to construction



1 TREE PROTECTION DETAIL  
TI-4 GENERAL STANDARD


LEGEND

GENERAL NOTES

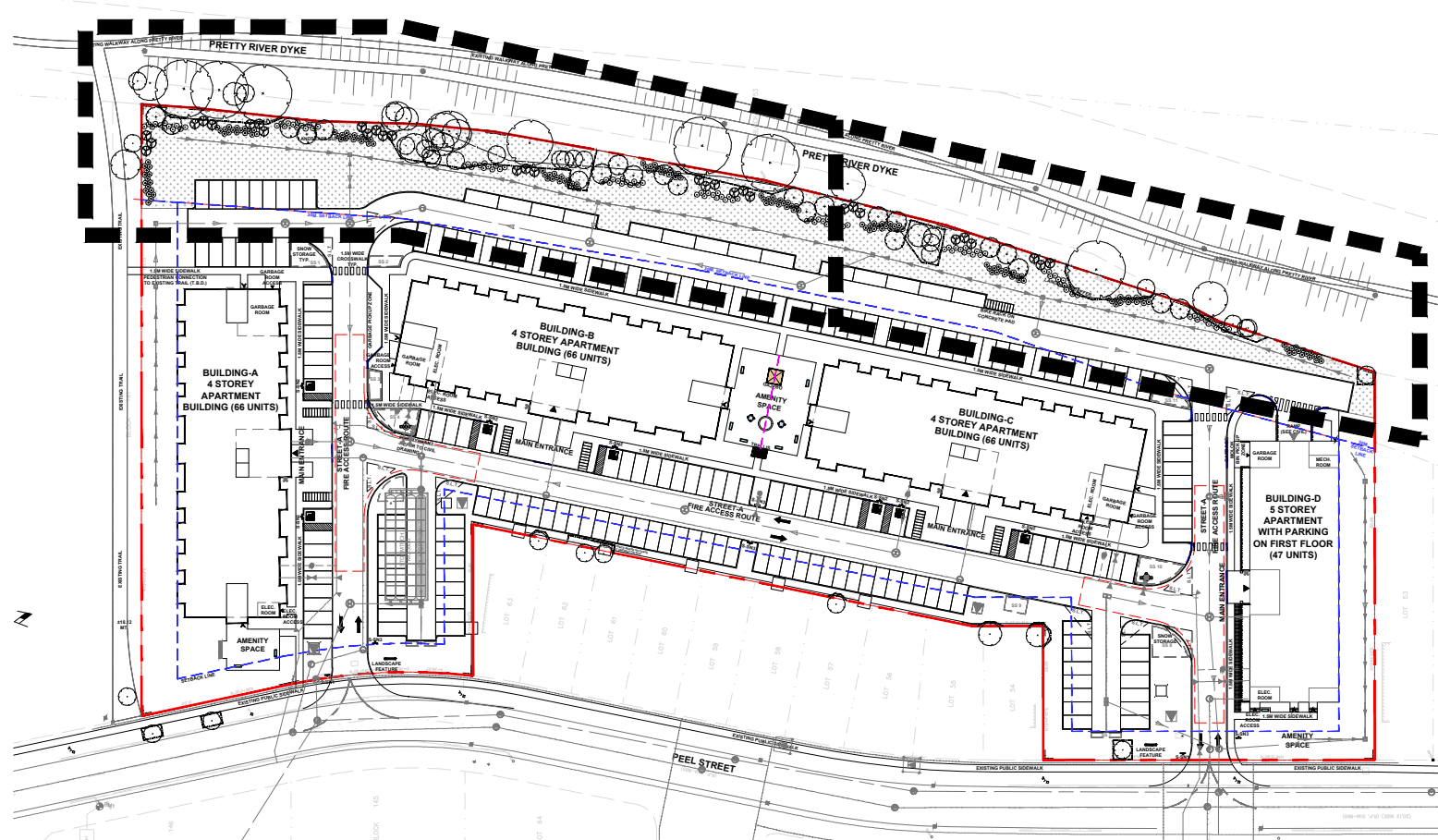
- Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
- This drawing is to be read in conjunction with the project site plan, landscape plan, and engineering plan.
- The tree inventory includes assessment of trees >10cm DBH. The trees have been assessed based on species, size and condition.
- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any removals.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only.
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Contractor to make good any and all damages outside of the development area that may occur as a result of tree removals at no extra cost.
- This drawing is Copyright MHBC, 2025.

1.	DECEMBER 4, 2025	ISSUED FOR SUBMISSION	NV
REVISION NO.	DATE	ISSUED / REVISION	BY


**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**  
230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 6G7 | P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

STAMP	DATE	NOVEMBER 2025
 ISSUED FOR SUBMISSION ONLY NOT FOR CONSTRUCTION <small>All drawings and specifications are instruments of service and will remain the property of MHBC Planning and must be returned at the completion of the work. This drawing shall not be used for construction purposes unless the drawings are marked 'Issued for Construction' and the professional seal is signed and dated by the landscape architect.</small>	DRAWN BY	NV
	PLAN SCALE	
	FILE NO.	25303A
	CHECKED BY	N.M.
OTHER		

PROJECT	151 PEEL STREET COLLINGWOOD, ONTARIO
FILE NAME	TREE INVENTORY, PROTECTION, AND REMOVALS
DWG NO.	TI-4



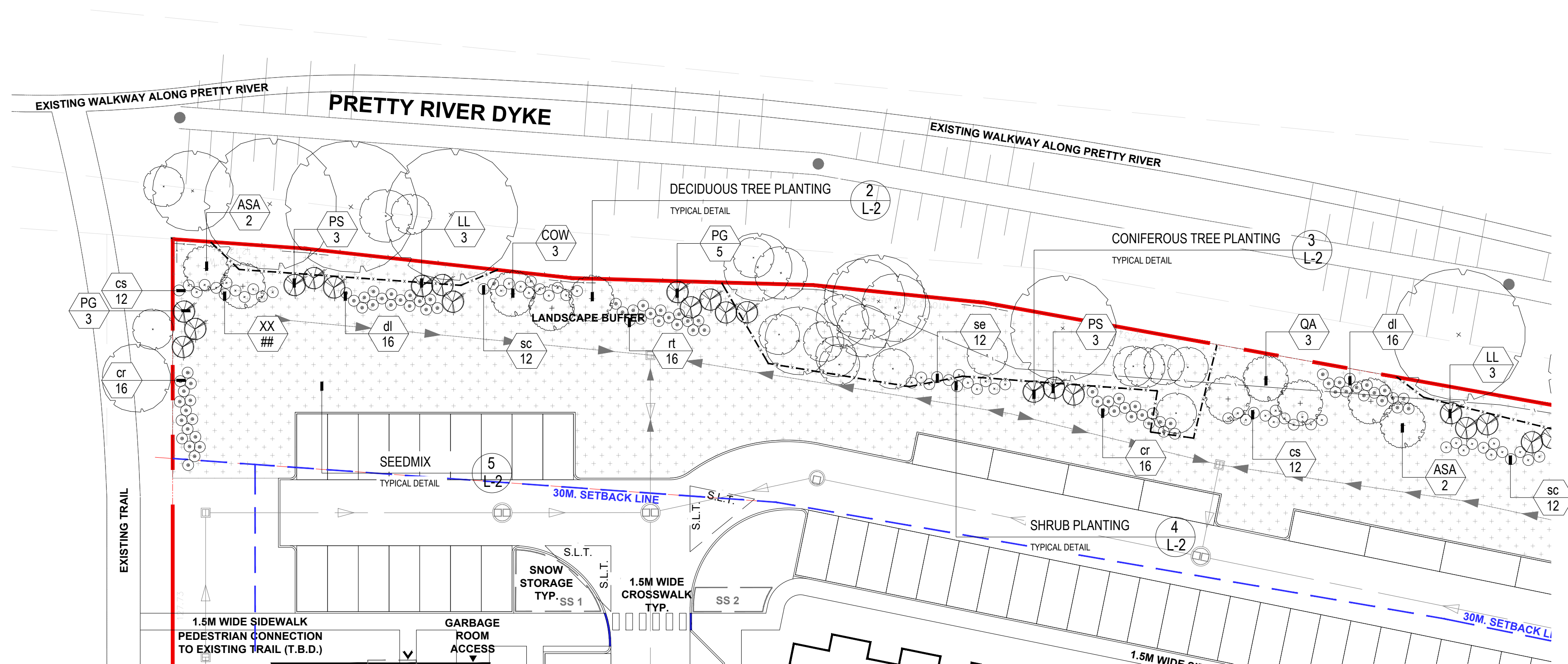
1 OVERALL RESTORATION PLAN  
L-1 1:1500

PLANT LIST - RESTORATION

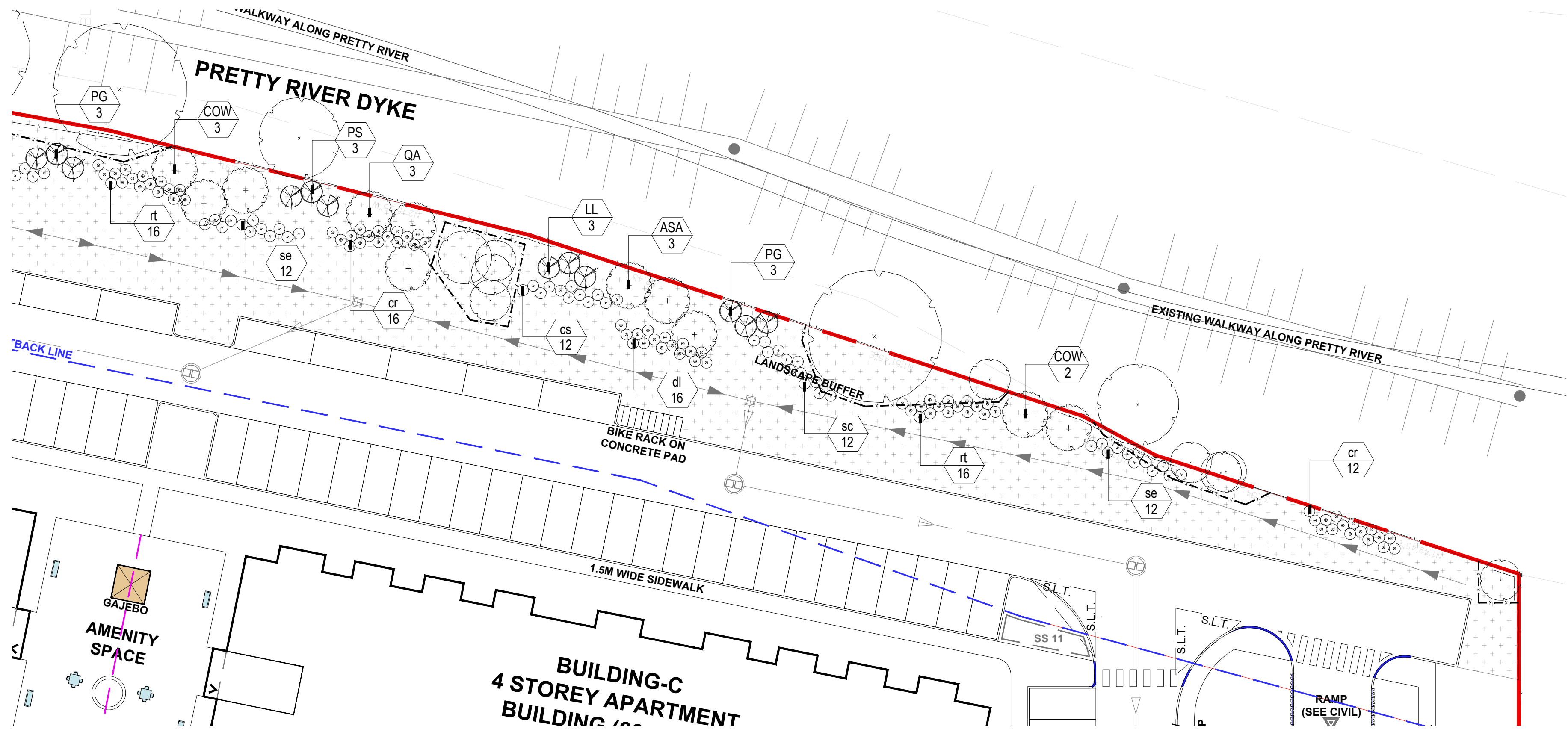
Plant quantities indicated on the plan supersede the quantities from the plant list (report any discrepancies to the Landscape Architect).

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANT	NATIVE	CALIPER	COND.	HT./SP.
DECIDUOUS TREES								
ASA	7	ACER SACCHARINUM	SILVER MAPLE	-	✓	----	WHIP	120-150cm
COW	8	CARYA OVATA	SHAGBARK HICKORY	-	✓	----	WHIP	120-150cm
QA	6	QUERCUS ALBA	WHITE OAK	-	✓	----	WHIP	120-150cm
CONIFEROUS TREES								
PG	14	PICEA GLAUCA	WHITE SPRUCE	✓	✓	----	S.B.	180cm
PS	9	PINUS STROBUS	WHITE PINE	-	✓	----	S.B.	180cm
LL	9	LARIX LARICINA	AMERICAN LARCH	-	✓	----	S.B.	180cm
DECIDUOUS SHRUBS								
cr	60	CORNUS RACEMOSA	GRAY DOGWOOD	-	✓	----	POTTED	800mm
cs	36	CORNUS SERICEA	RED OSIER DOGWOOD	-	✓	----	POTTED	800mm
dl	48	DIERVILLA LONICERA	BUSH HONEYSUCKLE	✓	✓	----	POTTED	800mm
sc	36	SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY	-	✓	----	POTTED	800mm
rt	48	RHUS TYPHINA	STAGHORN SUMAC	✓	✓	----	POTTED	800mm
se	36	SALIX ERIOCEPHALA	HEART-LEAVED WILLOW	-	✓	----	POTTED	800mm

\*1M ON CENTER FOR SHRUBS AND 3 TO 5M ON CENTER FOR TREES



2 RESTORATION PLAN - ENLARGEMENT A  
L-1 1:500



3 RESTORATION PLAN - ENLARGEMENT B  
L-1 1:500

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS/PERENNIALS
- SEED MIXTURE
- PROPERTY LINE
- TREE PROTECTION FENCE

GENERAL NOTES

1. Do not scale the drawings. All dimensions are in millimetres unless noted otherwise.
2. This drawing is to be read in conjunction with the overall master plan and engineering drawings prepared by the project engineer and site plans prepared by the project architect.
3. The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
4. The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
5. This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
6. Plant quantities indicated on the plan supersede the quantities from the plant list (report any discrepancies to the landscape architect).
7. Do not leave any holes open overnight.
8. Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
9. Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
10. This drawing is Copyright MHBC 2025.

1.	DECEMBER 5, 2025	ISSUED FOR SPA	HH
REVISION NO.	DATE	ISSUED / REVISION	BY

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STAMP: ASSOCIATION OF LANDSCAPE ARCHITECTS (ALA) MEMBER  
DATE: DECEMBER 2025  
DRAWN BY: H.H.  
PLAN SCALE: AS NOTED  
FILE NO.: 25303A  
CHECKED BY: N.M.  
OTHER:

PROJECT: 151 PEEL STREET, COLLINGWOOD, ONTARIO

FILE NAME: RESTORATION PLAN  
DWG NO.: L1

**LANDSCAPE SPECIFICATIONS:**

All sod shall conform to the standards of the Nursery Sod Growers Association of Ontario. All sodded areas shall be prepared with a minimum of 100mm of topsoil and sodded with #1 bluegrass - fescue nursery sod. On slopes, lay the turf pieces horizontally across the slope, starting at the bottom. For areas with a 2:1 slope or greater stake sod to hold in place with 1/2" x 1" x 12" pegs at two-foot spacings.

Unless soil tests suggest otherwise, fertilizer shall be applied as follows:  
 Sodded areas: 11-8-4 (11% nitrogen, 8% phosphorous, 4% potash) at 4.5 kg/m<sup>2</sup>.  
 Planting beds: 7-7-7 (7% nitrogen, 7% phosphorous, 7% potash) at 0.12 kg/m<sup>3</sup>, and bone meal at 0.58 kg/m<sup>3</sup> of planting soil mixture as outlined below.

All planting beds are to be continuous, and excavated to a minimum depth of 450mm unless noted otherwise. Planting beds are to be filled with a soil mixture composed of six (6) parts sand loam, two (2) parts well rotted manure, and one (1) part peat moss, in addition to the fertilizers specified above.

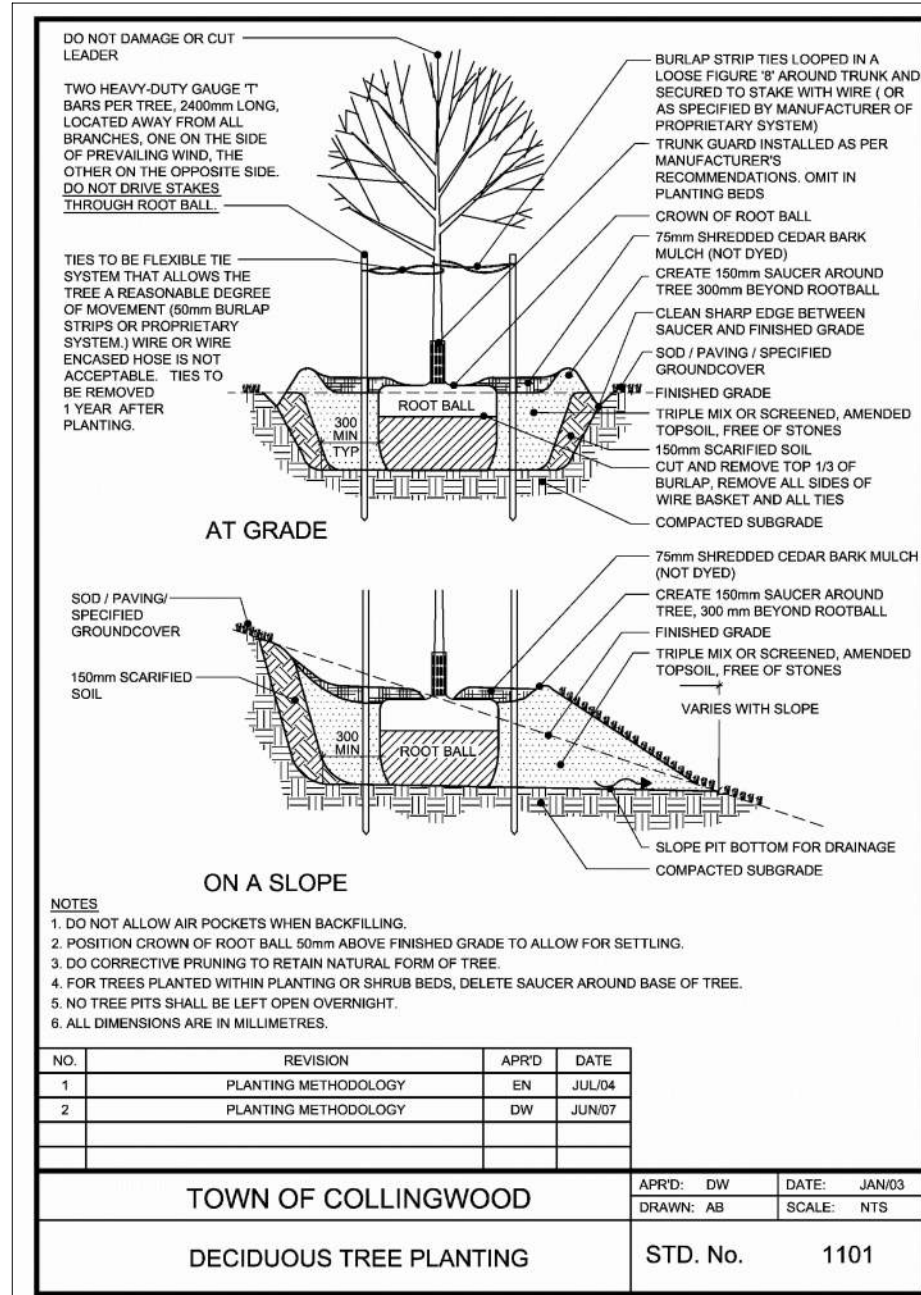
All plant material shall conform to the standards of the Canadian Nursery Trades Association. All plant material is to be clay grown stock. Install all plant material as shown on the planting plan and details. Use only viable nursery stock grown in strict accordance with proper horticultural practices which is free from damage, pests, and disease.

All beds are to be covered with a 75mm depth of clean, shredded pine bark mulch by Gro-Bark or approved equal unless noted otherwise. Guying and staking of trees shall conform to the planting details. Wrap all deciduous trees as per the specifications of the Ontario Landscape Contractors Association.

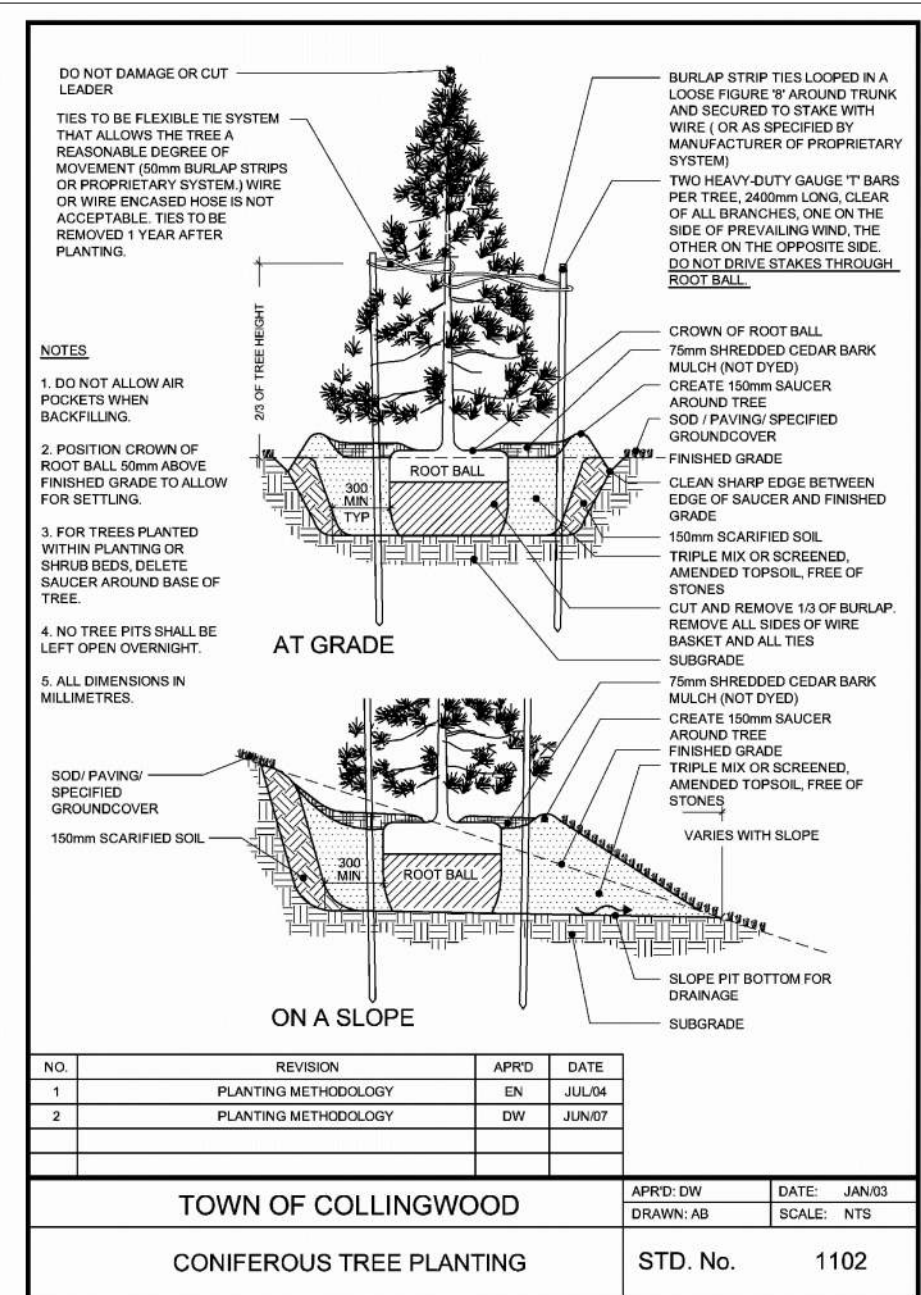
The contractor will observe proper maintenance procedures for all newly constructed landscape work as per Section 1E (Maintenance Work) of Landscape Ontario's specifications. Unless otherwise noted, this will apply during the construction period only. The contractor shall maintain all planting and sodding until final acceptance is granted by the Landscape Architect.

The contractor will be responsible for the protection of all plant material from damages resulting from winter conditions as well as rodents during the warranty period. Apply "Skoot" rodent deterrent formula (or approved equal) to all coniferous trees and all shrubs in late October as per manufacturer's directions.

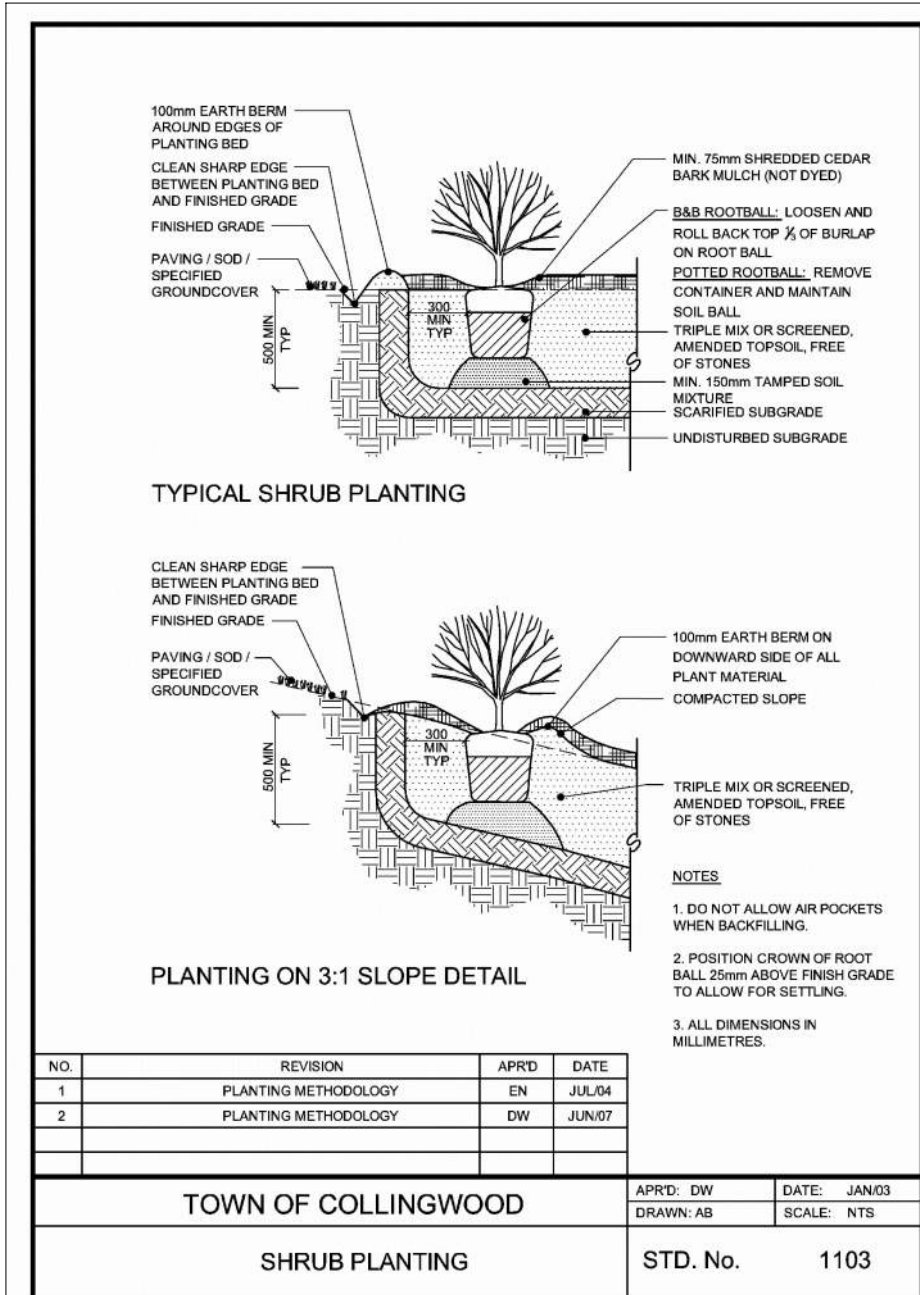
The contractor shall provide a full one year guarantee (or two years if required by the municipality or owner) on all landscape works, beginning on the date that final acceptance is granted by the Landscape Architect.



**2** L-2 **DECIDUOUS TREE PLANTING** TOWN OF COLLINGWOOD STANDARD NTS



**3** L-2 **CONIFEROUS TREE PLANTING** TOWN OF COLLINGWOOD STANDARD NTS



**4** L-2 **SHRUB PLANTING** TOWN OF COLLINGWOOD STANDARD NTS

**1** L-2 **LANDSCAPE SPECIFICATIONS** TYPICAL DETAIL NTS

BANK SEED MIXTURE OSC #8215  
 APPLICATION RATE 25 KG/HA

COMMON NAME	BOTANNICAL NAME	% OF MIX
CANADA WILD RYE	ELYMUS CANADENSIS	25%
CANADA BLUE JOINT	CALAMAGROSTIS CANIADADENSIS	1%
FOX SEDGE	CAREX VULPINOIDEA	25%
CANADA BLUE GRASS	POA COMPRESSA	30%
CANADA GOLDEN ROD	SOLIDAGO CANADENSIS	1%
NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	8%
BLACK EYED SUSAN	RUDBECKIA HIRTA	10%

**SEEDING SPECIFICATIONS**  
 FERTILIZER SHALL BE COMBINED WITH SEED MIX AT THE FOLLOWING RATE PER HECTARE:

5-20-20 ANALYSIS	450kg
32-0-0 ANALYSIS (SULPHUR COATED AREA)	115kg
0-46-0 ANALYSIS	225kg

HYDRAULIC MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE APPLIED AT THE RATE OF 2100kg PER HECTARE.

THE CONTRACTOR SHALL NOT CARRY OUT THE WORK UNDER ADVERSE WEATHER CONDITIONS SUCH AS HIGH WIND, FROZEN GROUND OR GROUND COVERED WITH SNOW, ICE OR STANDING WATER.

A SOIL TEST SHOULD BE PERFORMED BY A COMPETENT CONTRACTOR TO VERIFY MIXTURE AND PERCENTAGES REQUIRED.

**PREPARATION:**  
 GRADE SUB-GRADE, ELIMINATE UNEVEN AREAS AND LOW SPOTS, ENSURE POSITIVE DRAINAGE. REMOVE DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF 50MM DIAMETER AND OTHER DELETERIOUS MATERIALS. REMOVE SUBSOIL THAT HAS BEEN CONTAMINATED WITH OIL, GASOLINE OR CALCIUM CHLORIDE, DISPOSE OF REMOVED MATERIAL AS DIRECTED BY LANDSCAPE ARCHITECT.

GRADE SUB-GRADE FOR SEEDING TO A UNIFORM SURFACE AND REMOVE VEGETATION WHICH MAY INTERFERE WITH SEEDING OPERATIONS. LOOSEN SOIL TO DEPTH OF 25MM MINIMUM AND REMOVE STONES AND FOREIGN MATERIAL WHICH PROTRUDE MORE THAN 75MM ABOVE THE SURFACE.

CONTRACTOR TO SUPPLY AND INSTALL 100mm (4") LAYER OF TOPSOIL OVER THE AREA TO BE SEEDD PRIOR TO SEEDING. SEEDING SHALL OCCUR IMMEDIATELY FOLLOWING INSTALLATION OF TOPSOIL. IF A DELAY OCCURS, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL WEEDS PRIOR TO SEEDING, SHOULD THEY FAIL TO EXECUTE SEEDING IN A TIMELY MANNER.

**MAINTENANCE:**  
 SEEDD AREAS TO BE MAINTAINED BY CONTRACTOR ENSURING ADEQUATE WATER, FERTILIZER, ANNUAL MOWINGS (2-3 YEAR ONE, AND 1-2 YEAR TWO), MAINTENANCE AND REPAIR UNTIL SEEDD AREAS ARE PROPERLY ESTABLISHED. AREAS SEEDD IN FALL WILL BE ACCEPTED IN FOLLOWING SPRING, ONE MONTH AFTER START OF GROWING SEASON PROVIDED ACCEPTANCE CONDITIONS ARE FULFILLED.


**5** L-2 **SEEDMIX** TYPICAL DETAIL NTS

**GENERAL NOTES**

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- The contractor shall check and verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- The contractor is to be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- This drawing is to be used for development approval only. For layout of all work refer to construction drawings.
- Plant quantities indicated on the plan supercede the quantities from the plant list (report any discrepancies to the landscape architect).
- Do not leave any holes open overnight.
- Keep area outside construction zone clean and useable by others at all times. Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day.
- Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.
- This drawing is Copyright MHBC 2025.

1.	DECEMBER 5, 2025	ISSUED FOR SPA	HH
REVISION NO.	DATE	ISSUED / REVISION	BY


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<b>STAMP</b>		<b>DATE</b>	DECEMBER 2025
		<b>DRAWN BY</b>	H.H.
		<b>PLAN SCALE</b>	N.T.S
		<b>FILE NO.</b>	25303A
		<b>CHECKED BY</b>	N.M.
		<b>OTHER</b>	

<b>PROJECT</b>	<b>151 PEEL STREET COLLINGWOOD, ONTARIO</b>		
<b>FILE NAME</b>	<b>LANDSCAPE DETAILS</b>		
<b>DWG NO.</b>	<b>L2</b>		