12 STEWART ROAD SITE PLAN
TOWN OF COLLINGWOOD

DRAWING INDEX

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C2	GRADING AND SERVICING PLAN
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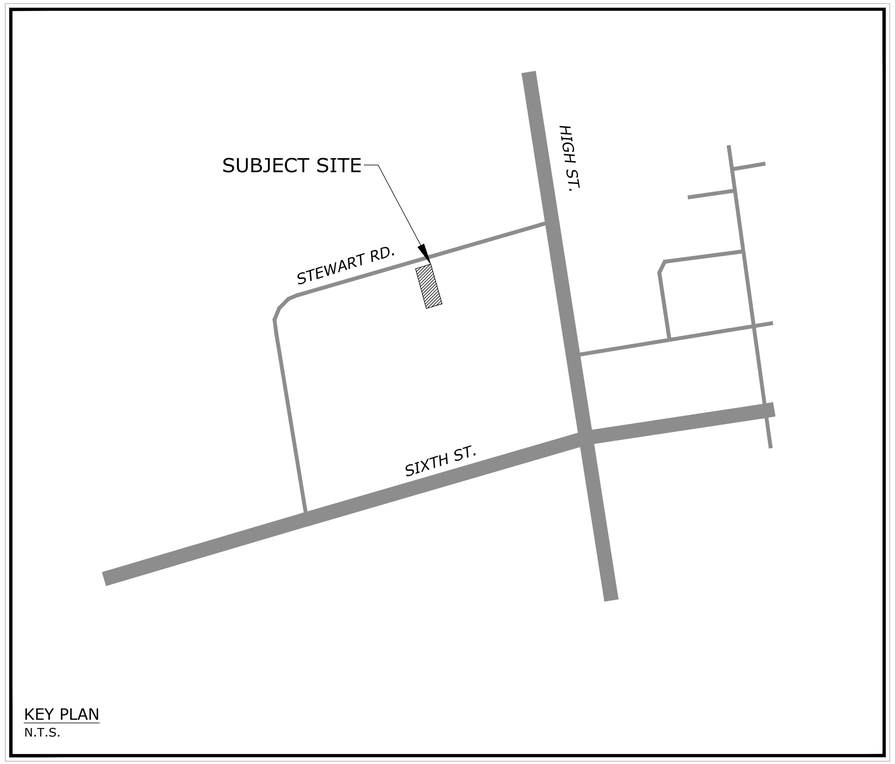
C4	STANDARD DETAILS
C5	GEOTECHNICAL SPECIFICATIONS
C6	TOWN APPROVED WATERMAIN MATERIALS



KEY PLAN
N.T.S.

Project No. 2025-054

REVISED FOR APPROVALS - 26/10/29

ALEX CARTER

CAPES ENGINEERING

ALEX CARTER - 12 STEWART ROAD SITE PLAN - PROJECT No. 2025-054
REVISED FOR APPROVALS - 26/10/29

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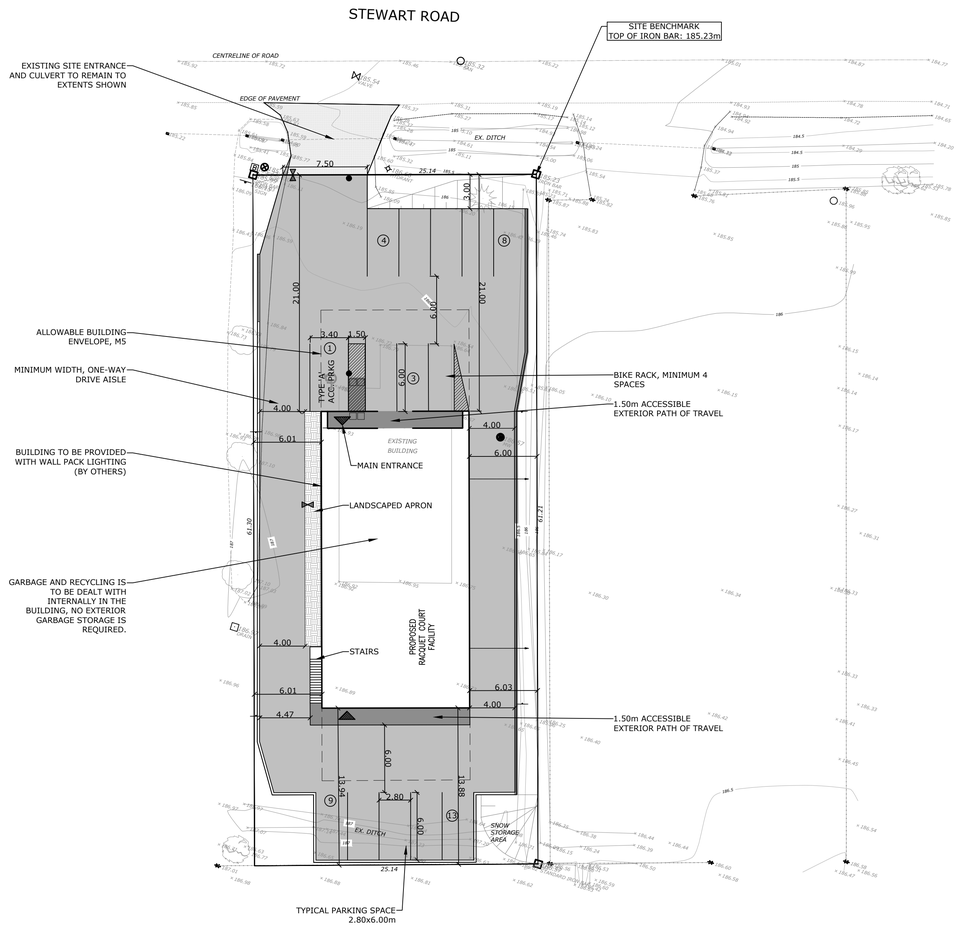



KEY PLAN

TOWN OF COLLINGWOOD ZONING BY-LAW, M5 ZONING	TOTAL BUILDING AREA (NO EXCLUSIONS) = 489.40sq.m GROUND FLOOR AREA (NO EXCLUSIONS) = 327.27sq.m GROSS FLOOR AREA, 2 STOREY = 416.54sq.m APPROX. BUILDING FOOTPRINT = 345.86sq.m	
PROVISIONS	**REQUIRED (M5)**	**PROVIDED**
MINIMUM LOT AREA (sq.m)	2,000	1540
MINIMUM LOT FRONTAGE (m)	30.0	25.14
MINIMUM FRONT YARD (m)	12.0	21.00
MINIMUM INTERIOR SIDE YARD (m)	6.0	6.00
MINIMUM REAR YARD (m)	7.5	13.88
MAXIMUM HEIGHT (m)	15.0	15.0
MAXIMUM LOT COVERAGE (%)	50	22.4
MINIMUM LANDSCAPED OPEN SPACE (%)	15	15
PARKING SETBACK FROM STREET (m)	3.0	3.0
ENTRANCE WIDTH (m)	7.5 - 15.0	EX. 7.50
PARKING REQUIREMENTS		
PARKING SPACES	3/100sq.m GFA	13
DELIVERY SPACES	SEE BELOW	0
LOADING SPACES	SEE BELOW	0
ACCESSIBILE PARKING SPACES	SEE BELOW	1, TYPE 'A'
BICYCLE SPACES	10% OF REQ'D PARKING (NO LESS THAN 4)	4

Table 5.9.1.1 Required Number of Delivery Spaces

Uses	Number of Delivery Spaces Required
Hotel or Motel	1 space per 150 suites
Hospital or School	1 space
Any other main building in a Commercial, Industrial or Community Services Zone	1 space for any building between 460 m² of GFA and 2500 m² of GFA.
	Any building larger than 2500 m² of GFA is automatically subject to Section 5.10 entitled Loading Space Regulations

Table 5.10.1.1 Required Number of Loading Spaces

Gross Floor Area	Number of Loading Spaces Required
From 2,501 m² GFA to 7,000 m ² GFA	1 space
From 7,001 m² GFA to 10,000 m² GFA	2 spaces
For every additional 2,500 m² GFA beyond 10,000 m² GFA	1 additional space

5.11 Accessible Parking

5.11.1 The minimum number of required accessible parking spaces shall be in accordance with Table 5.11.1.1 entitled Required Number of Accessible Spaces.

Table 5.11.1.1 Required Number of Accessible Parking Spaces

Total Number of Parking Spaces Required	Number of Accessible Parking Spaces Required
1 to 25 spaces	Minimum of 1 space
26 to 50 spaces	Minimum of 2 spaces
51 to 100 spaces	Minimum of 3 spaces
Over 100 spaces	2% of the total required parking spaces

5.11.2 Parking spaces for the disabled shall be included as part of the total calculation of required parking spaces for any lot, building or use.

ACCEPTED FOR CONSTRUCTION
TOWN OF COLLINGWOOD

PER .....

DATE: .....

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No	Revision	Date
1	FOR CLIENT REVIEW	2025-07-14
2	REVISED FOR APPROVALS	2026-04-29
3	REVISED FOR APPROVALS	2026-06-22
4	REVISED FOR APPROVALS	2026-09-04

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DATUM: CGVD 2028:78.
ALL COORDINATES AND ARE IN "GRID" DISTANCES, NAD83 - UTM 17N (CANADA)

SITE BENCHMARK:
TOP OF IRON BAR, NORTHEAST LOT CORNER
ELEV: 185.23m

FIELD WORK COMPLETED: 08-MAY-2025 JoeTOPO SURVEYS AND CADD INC.

LICENSED PROFESSIONAL ENGINEER
C. CAPES
100050104
OCT. 28, 2026
PROVINCE OF ONTARIO

Client
ALEX CARTER

CAPES ENGINEERING
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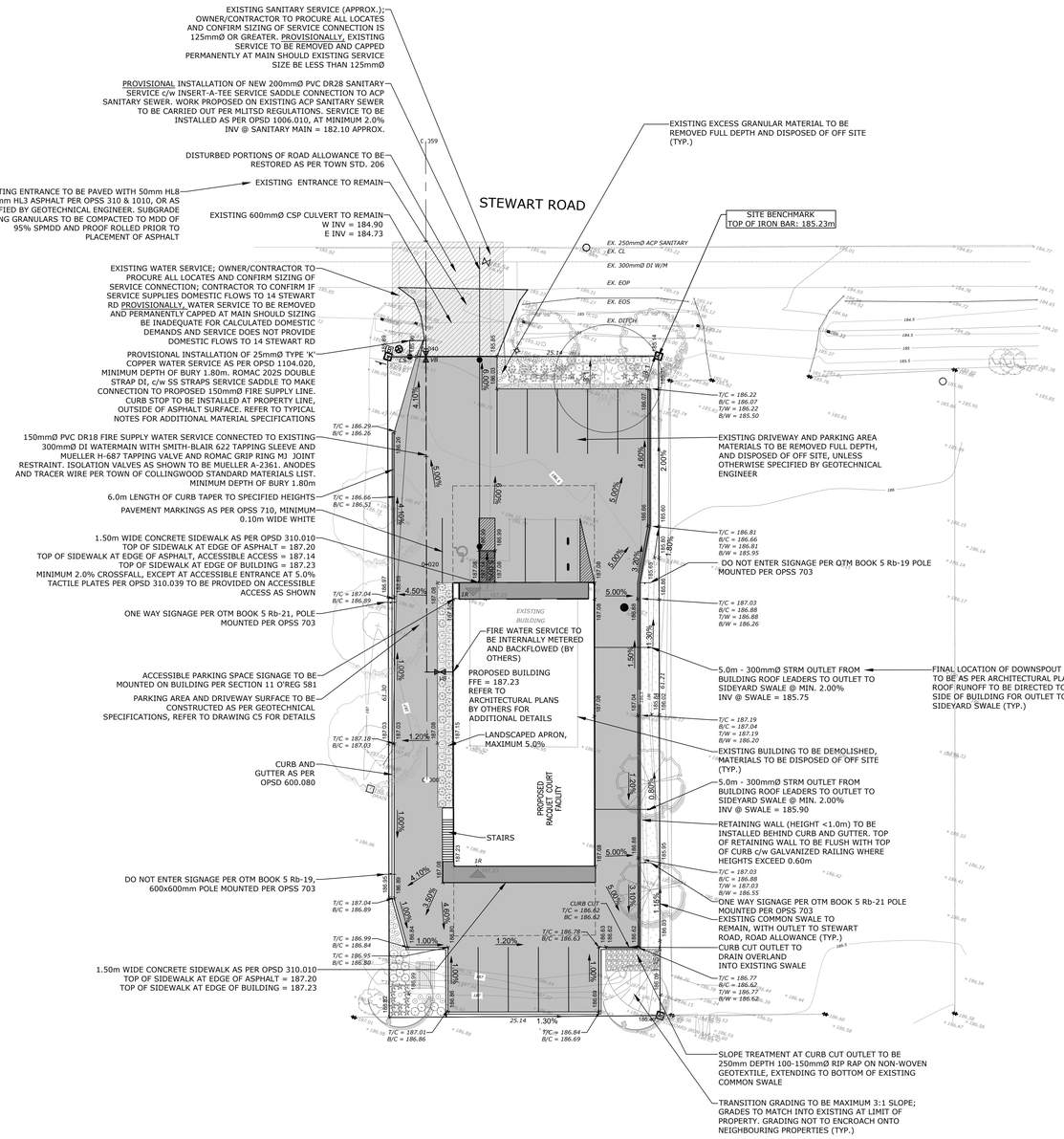
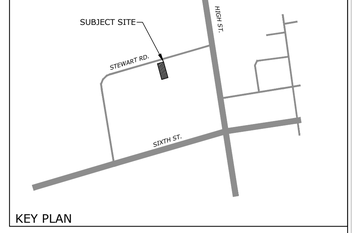
12 STEWART ROAD SITE PLAN

SITE PLAN

Designed	Checked	Date	Drawing No.
K. GRIFFIN	C. CAPES	25/10/31	C1
Project No. 2025-054		Rev No. 1	
Scale 1:250	0 5.0 10.0 15.0m		

Title: C:\CAD\Capes engineering dropbox\Projects\2025\2025-054 12 stewart rd\Drawings\02. Preliminary\Dwg\2025-054 EX25BASE GRF2.dwg Date Plotted: October 29, 2026 - 9:47 AM

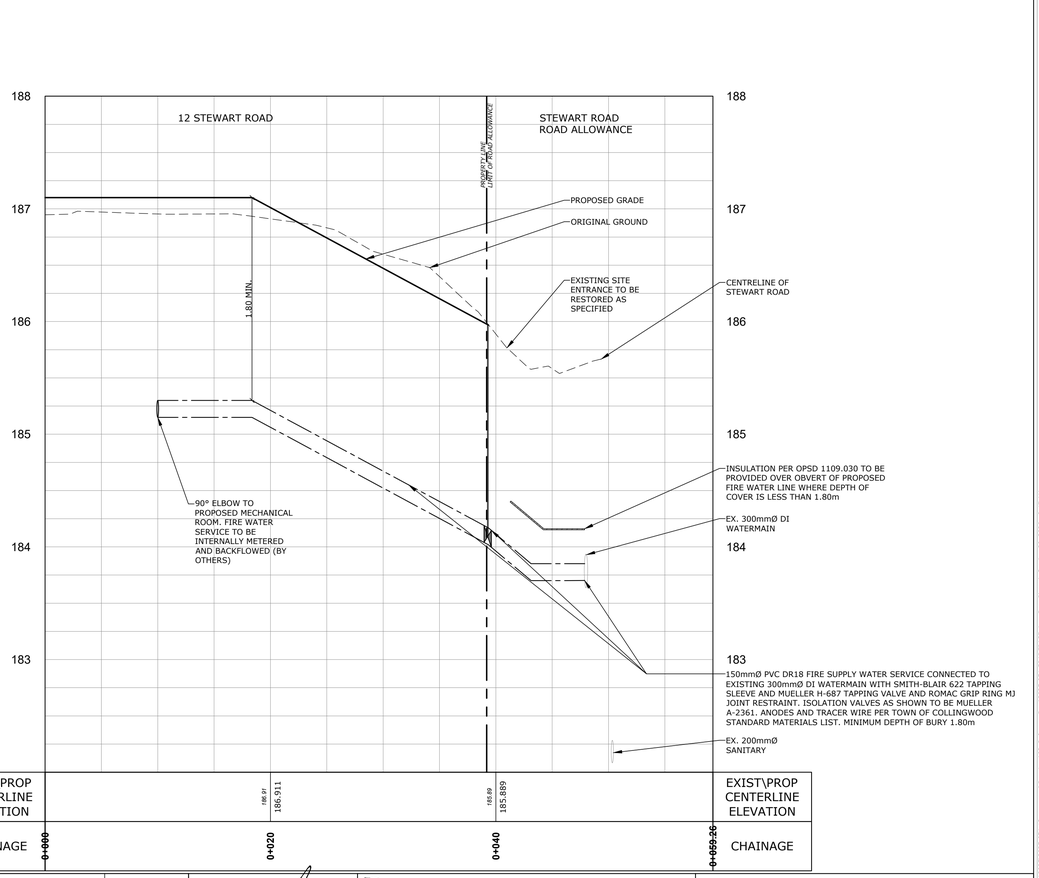




KEY PLAN

LEGEND

* 221.21	PROPOSED ELEVATION
x 221.21	EXISTING ELEVATION
	MAXIMUM 3:1 SLOPE UNLESS OTHERWISE NOTED
	CURB DEPRESSION
	HYDRANT & VALVE
	SANITARY MANHOLE/SEWER
	WATERMAIN
	SANITARY SINGLE HOUSE CONNECTION AND CLEANOUT
	WATER SERVICE CONNECTION AND CURB STOP



ACCEPTED FOR CONSTRUCTION
TOWN OF COLLINGWOOD

PER .....

DATE: .....

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SITE BENCHMARK:
TOP OF IRON BAR, NORTHEAST LOT CORNER
ELEV: 185.23m

FIELD WORK COMPLETED: 08-MAY-2025 JoeTOPO SURVEYS AND CADD INC.

No	Revision	Date
1	ISSUED FOR APPROVALS	25/11/12
2	REVISED FOR APPROVALS	26/04/29
3	REVISED FOR APPROVALS	26/06/22
4	REVISED FOR APPROVALS	26/09/04
5	REVISED FOR APPROVALS	26/10/29

LICENSED PROFESSIONAL ENGINEER
C/CAPES
100056104
OCT. 28, 2026
PROVINCE OF ONTARIO

CAPES ENGINEERING
WWW.CAPESENGINEERING.COM

Client: ALEX CARTER

12 STEWART ROAD SITE PLAN

GRADING AND SERVICING PLAN

Designed	Checked	Date	Drawing No.
K. GRIFFIN	C. CAPES	25/10/31	C2
Project No.		Rev No.	
2025-054		5	
Scale H 1:250 V 1:25		0 5.0 10.0 15.0m	

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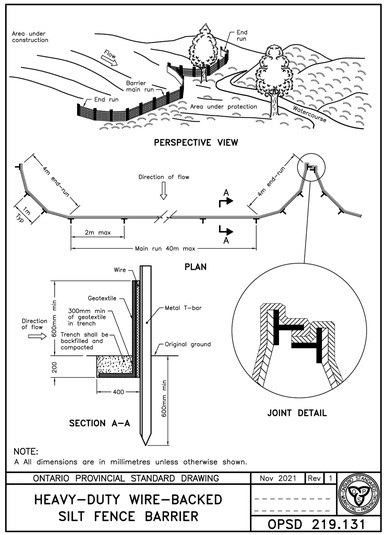
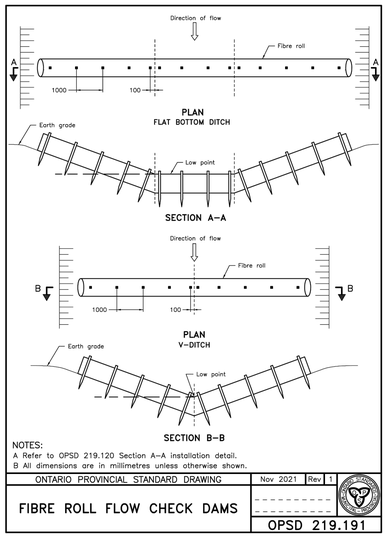


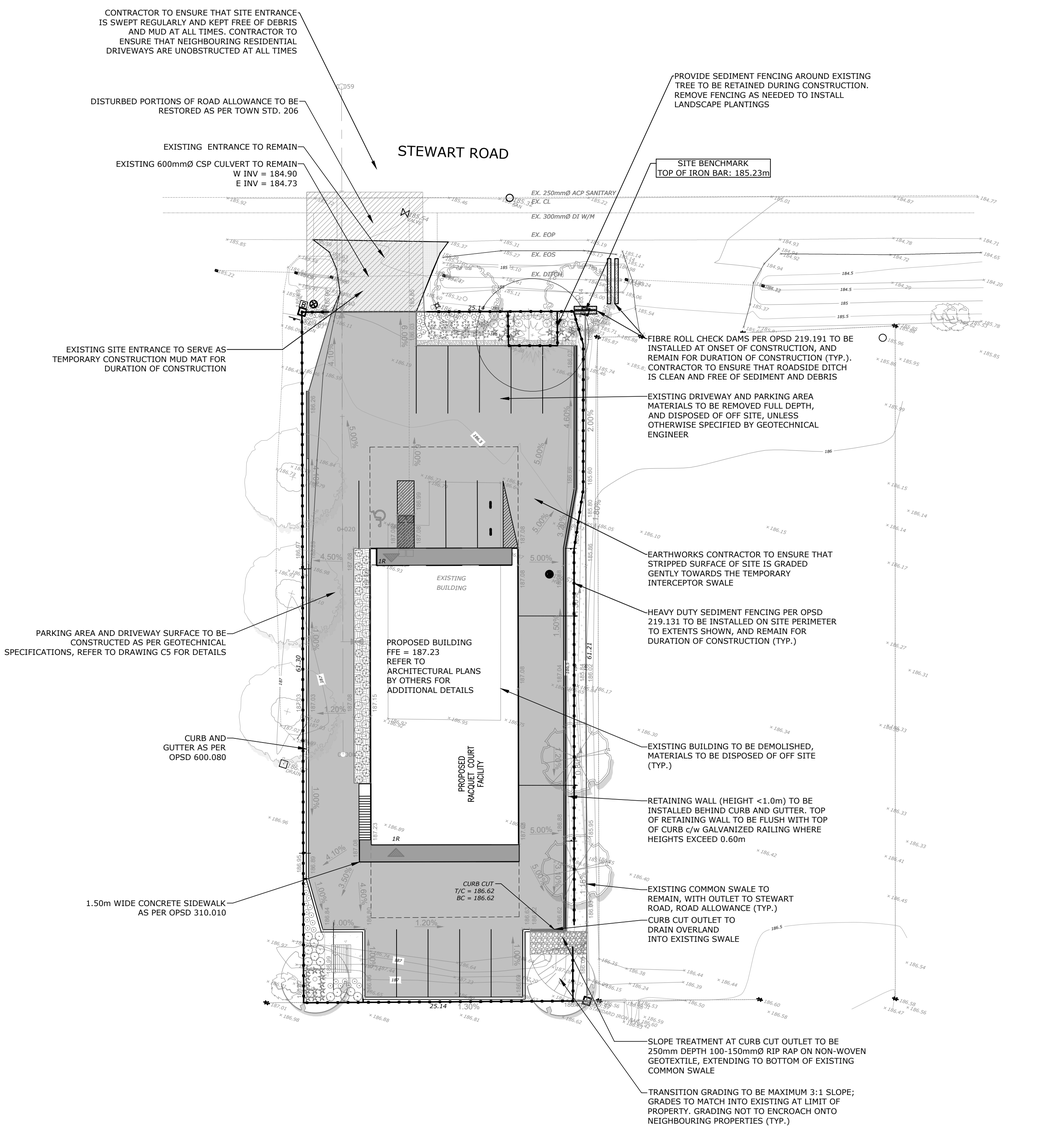
NOTE:
A All dimensions are in millimetres unless otherwise shown.

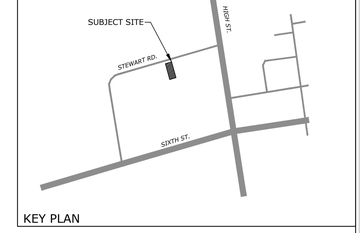
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev	1
HEAVY–DUTY WIRE–BACKED SILT FENCE BARRIER			
OPSD 219.131			



NOTES:
A Refer to OPSD 219.120 Section A–A installation detail.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev	1
FIBRE ROLL FLOW CHECK DAMS			
OPSD 219.191			





KEY PLAN

LEGEND

* 221.21	PROPOSED ELEVATION
x 221.21	EXISTING ELEVATION
	MAXIMUM 3:1 SLOPE UNLESS OTHERWISE NOTED
	CURB DEPRESSION
	HYDRANT & VALVE
	SEDIMENT FENCING

ESC NOTES

SEEDING

1. AREAS OF SITE LEFT UNSTABLE FOR MORE THAN 30 DAYS TO BE STABILIZED WITH ACCEPTABLE GROUND COVER
2. OPTIONS: BLOWER TRUCK APPLICATION OF MEDIA/SEED/MULCH MIX, HYDROSEEDING, MECHANICAL OR BROADCAST; SPECIES TO BE APPROVED BY TOWN OF SAUGEEN SHORES, IN ACCORDANCE WITH LANDSCAPING PLANS
3. SEEDING IDEALLY APPLIED BETWEEN APRIL 15 & MAY 30 OR AUGUST 15 & SEPTEMBER 30.
4. BARE SOIL TO BE PROPERLY SCARIFIED TO PREPARE FOR PLANTING IF SOIL HAS BEEN CRUSTED OVER OR COMPACTED.
5. MINIMUM 75mm OF TOPSOIL APPLIED TO ALL AREAS SUBJECT TO PERMANENT LANDSCAPING.
6. TREAD TRACKING/CAT TRACKING METHOD TO BE USED FOR SEEDING ON SLOPES >3:1.
7. SEED COVERED WITH EROSION CONTROL MATS/BLANKETS/MATTING AS NEEDED FOR SLOPES > 2:1.
8. AREAS THAT DO NOT SHOW GROWTH WITHIN 14 DAYS TO BE RE-SEEDED.
9. MULCH APPLIED AFTER OR WITH SEED.

SODDING

10. SOD TO BE LAID IN STRAIGHT LINES, PERPENDICULAR TO SLOPING.
11. PIECES OF SOD TIGHTLY BUTTED TOGETHER BUT WITHOUT OVERLAPPING OR STRETCHING.
12. INSTALLED IN A BRICK-WORK TYPE PATTERN WITH STAGGERING OF JOINTS IN ADJACENT ROWS.
13. SOD TO BE NOTCHED INTO EXISTING GRASS.
14. SOD TO BE ANCHORED IN PLACE IF INSTALLED ON SLOPES >3:1.
15. SOD TO BE ADEQUATELY IRRIGATED POST INSTALLATION.
16. SOD TO BE INSTALLED DURING PROPER WEATHER CONDITIONS.

RIP-RAP

17. GEOTEXTILE FABRIC LINER TO BE INSTALLED UNDER RIP RAP.

ROLLED EROSION CONTROL PRODUCTS

18. STRIPS INSTALLED PARALLEL TO FLOW IN SWALES OR CONVEYANCE CHANNELS.
19. STRIPS INSTALLED UP AND DOWN A HILL (VERTICALLY) FOR LONG SLOPES (DOES NOT INCLUDE WATERCOURSE BANKS).
20. BLANKETS OVERLAPPING 20cm ON SIDES, TOPS AND BOTTOMS.
21. BLANKETS NOT TO BE STRETCHED.
22. MAXIMUM SLOPE ON WHICH PRODUCT IS USED BASED ON MANUFACTURER'S SPECIFICATIONS.
23. CONTINUOUS CONTACT WITH SOIL SURFACE AND NO TENTING.
24. ANCHORED WITH SUFFICIENT QUANTITY OF WOODEN OR BIODEGRADABLE STAKES OR METAL STAPLES, SPACED AS SPECIFIED IN MANUFACTURER RECOMMENDATIONS.
25. FIRMLY ANCHORED AT TOP AND BOTTOM, WITH ANCHOR TRENCH AT THE BOTTOM.

GROWTH MEDIA EROSION CONTROL BLANKETS

26. APPLIED AT A DEPTH OF 25-100mm.
27. >50mm THICKNESS APPLIED FOR SLOPES >2:1.
28. 75-100mm APPLIED FOR SLOPES 1:1 OR GREATER.
29. OVERLAPPED 1-3m AT THE TOP OF THE SLOPE TO WHICH THE BLANKET IS APPLIED.

VEGETATIVE BUFFER STRIPS

30. >30m WIDE AND ADJACENT TO WATERCOURSES.

INTERCEPTOR SWALE AND DIVERSION DIKE

31. SWALE MINIMUM 300mm DEEP AND 600mm WIDE.
32. BOTH SWALES AND DIKE SIDE SLOPES CONSTRUCTED TO BE 3:1 OR LESS.
33. STABILIZED BY SEEDING OR RIP RAP, ESPECIALLY AT INLET AND OUTLET.
34. IMMEDIATE STABILIZATION MANDATORY FOR SWALES/DIKES AND IMMEDIATELY FOLLOWING A STORM EVENT. SWALES TO BE STABILIZED WITH SEEDING OPERATIONS AND RIP-RAP TREATMENT AS REQUIRED.
35. FLOW VELOCITIES IN THE SWALE REDUCED WITH FLOW INTERRUPTION DEVICES.

CHECK DAMS

36. CENTRE HEIGHT < 1.0m; CENTRE NOTCHED APPROXIMATELY 150mm, INCLUDING SPILLWAY.
37. ROCK PILED WITH A MAXIMUM UPSTREAM SLOPE OF 2:1 AND MAXIMUM DOWNSTREAM SLOPE OF 4:1.
38. SIDES OF DAM PILED UP THE DITCH SLOPE AT LEAST 0.5m HIGHER THAN THE CENTRE OF THE DAM.
39. FOR DAMS USED IN SERIES IN A SWALE OR CHANNEL, HEIGHT OF SUBSEQUENT CHECK DAMS MUST BE EQUAL TO THE ELEVATION OF THE BASE OF THE PREVIOUS DAM.
40. CONSTRUCTED WITH 3 LAYERS; BOTTOM LAYER CONSISTING OF 450mm OF 5cm DIA. STONE, MIDDLE LAYER NON-WOVEN GEOTEXTILE FABRIC, AND TOP LAYER CONSISTING OF 10cm OF 15cm DIA. STONE.
41. CHECK DAM SPILLWAY WIDTH APPROXIMATELY THE SAME WIDTH AS THE DITCH BOTTOM.
42. STONES PLACED UP THE SIDES OF THE DITCH ABOVE THE ELEVATION ON THE SPILLWAY TO PREVENT WASHOUTS.
43. STONE SIZE OF 5-10cm FOR DITCH GRADES LESS THAN 2% AND 7-30cm FOR DITCH GRADES 2% AND GREATER.
44. INSTALLED DOWNSTREAM OF SEDIMENT TRAPS.

SILT FENCING

45. TRENCHED IN AT LEAST 150mm.
46. STAKES INSTALLED ON DOWNSLOPE SIDE.
47. MAXIMUM 2.0m BETWEEN POSTS FOR HEAVY-DUTY FENCES AND 2.3m FOR LIGHT-DUTY.
48. ENDS TURNED UP SLOPE WHERE POSSIBLE.
49. FABRIC IS NON-WOVEN SYNTHETIC FABRIC MATERIAL (WITH A WEAVE DENSITY OF 270R OR EQUIVALENT) STRETCHED ACROSS AND ATTACHED TO SUPPORTING POST AND WIRE FENCE.
50. FABRIC TAUGHT BETWEEN POSTS.
51. STRUCTURAL FENCING USED TO BACK THE SILT FENCE.
52. POSITIONED ON A LEVEL CONTOUR RATHER THAN UP AND DOWN SLOPES.
53. NO GAPS, 2.0m MINIMUM OVERLAP OF NEW CLOTH SECTIONS.
54. POSITIONED TO RECEIVE ONLY MODERATE SHEET FLOWS, NOT CONCENTRATED FLOWS.
55. TOE COMPACTED AS MUCH AS POSSIBLE TO AVOID USE OF STONE PLACEMENT.

SEDIMENT TRAPS

56. 125m³ STORAGE PER HECTARE OF DRAINAGE AREA MINIMUM.
57. SEDIMENT TRAPS CAN BE USED TO TREAT UP TO 2 HECTARES OF DISTURBED AREA.
58. STABILIZED EMBANKMENTS.
59. LOCATED IN A FLAT LAND AREA, AWAY FROM WATERCOURSES AND WETLANDS.

MUD MAT/CONSTRUCTION ENTRANCE

60. STONE PAD TO BE MINIMUM 450mm THICK, 30m LONG AND 6.0m WIDE.
61. THE FIRST 15m FROM THE ENTRANCE SHALL BE CONSTRUCTED OF 50mm CLEAR STONE.
62. THE REMAINING 15m SHALL BE CONSTRUCTED WITH 150mm RIP RAP.
63. PAD UNDERLAIN WITH A GEOTEXTILE (OR GRADED AGGREGATE FILTER).
64. CLEAR/REPLACE/MAINTAIN AS REQUIRED DURING CONSTRUCTION.

ACCEPTED FOR CONSTRUCTION
TOWN OF COLLINGWOOD

PER .....

DATE: .....

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DATUM: CGVD 2028:78.
ALL COORDINATES AND ARE IN "GRID" DISTANCES, NAD83 - UTM 17N (CANADA)

SITE BENCHMARK:
TOP OF IRON BAR, NORTHEAST LOT CORNER
ELEV: 185.23m

FIELD WORK COMPLETED: 08-MAY-2025 JoeTOPO SURVEYS AND CADD INC.

No	Revision	Date
1	ISSUED FOR APPROVALS	25/11/12
2	REVISED FOR APPROVALS	26/04/29
3	REVISED FOR APPROVALS	26/06/22
4	REVISED FOR APPROVALS	26/09/04
5	REVISED FOR APPROVALS	26/10/29

LICENSED PROFESSIONAL ENGINEER
C/CAPES
100056104
OCT. 29, 2026
PROVINCE OF ONTARIO

Client
ALEX CARTER

CAPES ENGINEERING
WWW.CAPESENGINEERING.COM

12 STEWART ROAD SITE PLAN

EROSION & SEDIMENT CONTROL PLAN

Designed	Checked	Date	Drawing No.
K. GRIFFIN	C. CAPES	25/11/07	C3
Project No.		Rev No.	
2025-054		5	
Scale	0 5.0 10.0 15.0m		
1:250			

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GENERAL – CONSTRUCTION

A) ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH TOWN OF COLLINGWOOD STANDARDS, O.P.S.D. AND O.P.S.S. WHERE CONFLICT OCCURS, TOWN OF COLLINGWOOD STANDARD TO GOVERN.

B) TRENCH BACKFILL (OPSD 802.XXX AS APPLICABLE) TO BE SELECT NATIVE MATERIAL OR IMPORTED SELECT SUBGRADE TO OPSS 1010. BACKFILL TO BE PLACED IN MAXIMUM 200 mm THICK LIFTS AND COMPACTED TO 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).

C) PIPE BEDDING TO BE GRANULAR 'A' PIPE COVER TO BE GRANULAR 'B' MAX. AGGREGATE SIZE 25mm FOR RIGID PIPE AND GRANULAR 'A' FOR FLEXIBLE PIPE. (MINIMUM BEDDING DEPTH 150 mm, MINIMUM COVER 300mm, COMPACTED TO A MINIMUM 95% SPMDD).

D) CLEAR STONE WRAPPED IN FILTER FABRIC CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE ENGINEER.

E) ALL MAINTENANCE HOLES ARE 1200 mm DIAMETER UNLESS OTHERWISE SPECIFIED.

F) ALL TOPSOIL AND EARTH EXCAVATION TO BE STOCK PILED OR REMOVED TO AN APPROVED SITE AS DIRECTED BY ENGINEER.

G) THE OWNER'S ENGINEER SHALL PROVIDE BENCH MARK ELEVATIONS AND HORIZONTAL ALIGNMENT REFERENCE FOR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED LAYOUT OF THE WORK.

H) ALL PROPERTY BARS TO BE PRESERVED AND REPLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF REMOVED DURING CONSTRUCTION.

I) ALL MAINTENANCE HOLE AND CATCHBASIN FRAMES AND COVERS TO BE SET TO BASE COURSE HL8 ASPHALT ELEVATION AND RAISED PRIOR TO PLACEMENT OF FINAL COURSE HL3 ASPHALT TO THE SATISFACTION OF THE TOWN.

J) THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR THE SUPPLY OF TEMPORARY WATER AND POWER.

K) DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 AND 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR RESPONSIBLE FOR OBTAINING M.O.E. PERMIT IF REQUIRED.

L) ALL ENGINE DRIVEN PUMPS TO BE ADEQUATELY SILENCED, SUITABLE FOR OPERATION IN A RESIDENTIAL DISTRICT.

M) DISTURBED AREAS TO BE REINSTATED TO PREVIOUS CONDITION OR BETTER.

N) THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION OF ALL EXISTING FACILITIES AS WELL AS ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK AND CO-ORDINATE CONSTRUCTION ACCORDINGLY.

NO.	REVISION	APR'D	DATE		
1.	REVISED BASE ASPHALT TYPE	EDH	JUL/04	TOWN OF COLLINGWOOD	APR'D: EDH / DRAWN: / DATE: JAN/03 / SCALE: N/A
				GENERAL – CONSTRUCTION NOTES	STD. No. 122

STORM SEWERS

A) M.H., CBMH AND DICBMH TO OPSD – 701.XXX (AS APPROPRIATE) C/W SUMP UNLESS NOTED OTHERWISE.

B) STEPS TO OPSD 405.010.

C) M.H. FRAMES AND GRATES TO OPSD–401.01 OPEN COVER.

D) C.B.'S TO OPSD – 705.010, 705.020

E) DICB'S TO OPSD – 705.030, 705.040, 706.010, 706.020, 706.030, 706.040

F) C.B. AND CBMH FRAMES AND GRATES TO OPSD – 400.020 AND REAR LOT 400.120..

G) PIPE SUPPORT AT M.H.'S, CB'S AND CBMH'S TO OPSD – 708.020.

H) C.B. LEADS – 250mm DIA SINGLE AND 300mm DIA DOUBLE TO OPSD – 708.010, 708.030.

I) PROTECTION DURING CONSTRUCTION TO OPSD – 808.010.

J) BEDDING AND COVER TO OPSD – 802.010. (FLEXIBLE PIPE) GRANULAR 'A' EMBEDMENT MATERIAL OR OTHER APPROVED HOMOGENEOUS GRANULAR MATERIAL OR OPSD – 802.030, 802.031 AND 802.032 (RIGID PIPE) GRANULAR 'A' BEDDING AND GRANULAR 'B' (MAXIMUM AGGREGATE SIZE 25mm) COVER.

K) TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.

L) BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S SPMDD.

M) WHERE RESIDENTIAL STORM SEWER CONNECTIONS ARE REQUIRED, THE STORM SEWER SHALL BE OVERSIZED.

N) SERVICE CONNECTION TO TOWN STD. 530 100mm, GRANULAR 'A' EMBEDMENT, TERMINATE AT PROPERTY LINE 1.0m RIGHT OF SANITARY SERVICE (FACING LOT) c/w A CAP/PLUG AND A 38mm x 89mm MARKER STAKE PAINTED WHITE.

NO.	REVISION	APR'D	DATE		
1.	ADDED RESIDENTIAL STORM CONNECTION	EDH	JUL/04	TOWN OF COLLINGWOOD	APR'D: EDH / DRAWN: / DATE: JAN/03 / SCALE: N/A
				NOTES – STORM SEWERS	STD. No. 123

SANITARY SEWERS

A) M.H.'S TO OPSD–701.XXX AS APPROPRIATE.

B) BENCHING TO OPSD – 701.021. NOTE: MINIMUM HOLE SIZE 1 WALL IF PRE–CAST RISER SECTION SHALL CONFORM WITH MANUFACTURER'S SPECIFICATIONS.

C) STEPS TO OPSD – 405.010.

D) FROST STRAPS SHALL BE INSTALLED ON ALL MAINTENANCE HOLE AS PER OPSD – 701.100

E) BEDDING AND COVER TO OPSD – 802.010 (FLEXIBLE PIPE), GRANULAR 'A' EMBEDMENT MATERIAL OR OTHER APPROVED HOMOGENEOUS GRANULAR MATERIAL.

F) TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.

G) FRAMES AND COVERS TO OPSD – 401.01 TYPE 'A' (CLOSED COVER).

H) SERVICE CONNECTIONS TO OPSD–1006.020 (125 mm), GRANULAR 'A' EMBEDMENT, TERMINATE AT THE PROPERTY LINE 2.5m RIGHT OF WATER SERVICE (FACING LOT) WITH A 125 X 100 REDUCER C/W PLUG AND 38mm x 89mm MARKER POST PAINTED GREEN. MINIMUM GRADE TO BE 2.0%

I) RADIUS BENDS TO BE USED ON SANITARY SEWER CONNECTIONS WHERE THE ANGLE OF CONNECTION BETWEEN THE SERVICE AND SEWER EXCEEDS 90°.

J) BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).

K) CLEAR STONE WRAPPED WITH FILTER FABRIC CAN BE SUBSTITUTED FOR EMBEDMENT MATERIAL IF APPROVED BY THE ENGINEER.

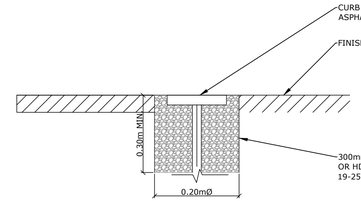
L) MAINTENANCE HOLE FRAMES TO BE SET TO BASE COURSE ASPHALT ELEVATION AND RAISED PRIOR TO PLACING SURFACE COURSE ASPHALT TO THE SATISFACTION OF THE TOWN.

M) PIPE SUPPORT AT MAINTENANCE HOLES AS PER OPSD 708.020.

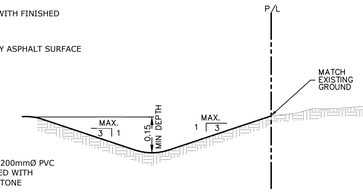
N) ALL MAINTENANCE HOLES, UNLESS EXPRESSLY IDENTIFIED ARE 1200 mm DIAMETER.

O) GENERAL INSTALLATION AND TESTING OF SEWERS AND APPURTENANCES TO BE IN ACCORDANCE WITH O.P.S.S. 407, 408, 409 (CCTV), 410, 421 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.

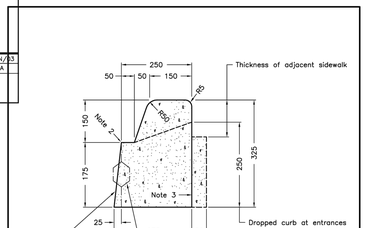
NO.	REVISION	APR'D	DATE		
1.	REVISED SERVICE LOCATION	EDH	JUL/04	TOWN OF COLLINGWOOD	APR'D: EDH / DRAWN: / DATE: JAN/03 / SCALE: N/A
2.	REMOVED TEST FITTING	EDH	APR/07	NOTES – SANITARY SEWERS	STD. No. 124



FROST COLLAR DETAIL
N.T.S.



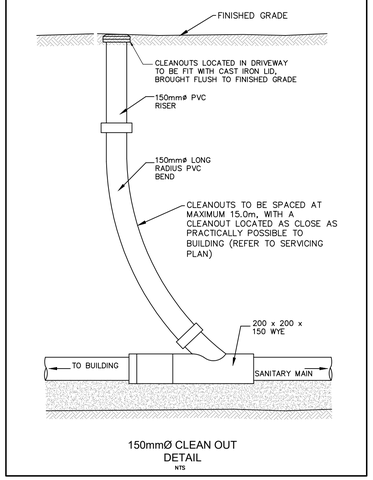
TYPICAL SIDE YARD SWALE
N.T.S.



NOTES:
1 When curb and gutter is adjacent to concrete pavement or base, this drawing shall be used in conjunction with OPSD 552.010 and 552.020.
2 Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.
3 For slipforming procedure a 5% batter is acceptable.

A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2
CONCRETE BARRIER CURB WITH NARROW GUTTER		OPSD 600.080



150mmØ CLEAN OUT DETAIL
NTS

WATER MAINS

A) BEDDING AND COVER TO OPSD–802.010, GRANULAR 'A' EMBEDMENT MATERIAL OR OTHER APPROVED HOMOGENEOUS GRANULAR MATERIAL.

B) TRENCH BACKFILL TO BE SELECT NATIVE MATERIAL AS APPROVED BY ENGINEER OR IMPORTED GRANULAR MATERIAL.

C) THRUST BLOCKS TO OPSD–1103.010 AND 1103.020 WHERE SUITABLE SOILS ARE ENCOUNTERED.

D) SERVICE CONNECTIONS TO OPSD–1104.010, 100 mm GRANULAR 'A' EMBEDMENT AND COVER OVER PIPE. TERMINATE AT PROPERTY LINE AT CENTER OF LOT C/W CURB STOP AND BOX, TESTING TAIL TO SURFACE ATTACHED TO A 38mm x 89mm MARKER POST PAINTED BLUE.

E) HYDRANTS TO OPSD–1105.010. DRAIN PLUGS SHALL BE INSTALLED WHERE HIGH WATER TABLE IS ENCOUNTERED.

F) BACKFILL AND EMBEDMENT MATERIAL TO BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD).

G) MINIMUM COVER ON WATER MAIN AND SERVICES TO BE ~~1.8m~~ 1.8m

H) GATE VALVES, BENDS AND HYDRANT LEADS AND FITTINGS TO BE CONNECTED WITH ROMAX GRIP RING RESTRAINING CLAMP.

I) CLEARANCE BETWEEN WATER MAINS AND SEWERS TO BE A MINIMUM OF 0.5m VERTICAL WHERE WATER MAIN IS BELOW SEWER OR 2.5 m MINIMUM HORIZONTAL SEPARATION. WHERE WATER MAIN IS ABOVE SEWER, THE MINIMUM SEPARATION TO BE 150 mm (BEDDING MATERIAL).

J) SERVICE TO OPSD – 1104.010 AND SHALL BE DIRECT TAP.

K) FOLLOWING TESTING, CONTRACTOR SHALL OPERATE EACH WATER SERVICE TO VERIFY FULL FLOW AND PRESSURE AT THE CURB STOP TO THE SATISFACTION OF THE ENGINEER.

P) GENERAL INSTALLATION AND TESTING OF WATER MAIN AND APPURTENANCES TO BE IN ACCORDANCE WITH O.P.S.S. 701 AND ALL SPECIFICATIONS REFERENCED WITHIN THESE SECTIONS.

~~Q) ALL WATERMAIN TESTING AND DISINFECTION WILL BE CONDUCTED BY OPC AT THE DEVELOPERS COST. IT SHOULD BE NOTED THAT NEW WATERMAINS ARE NOT TO BE CONNECTED TO EXISTING WATERMAINS UNTIL BACTERIOLOGICAL TESTING HAS BEEN SUCCESSFULLY COMPLETED.~~

ALL HYDRANTS SHALL BE, CANADA VALVE, CENTURY No. 1 OPEN LEFT WITH 2 CSA HOSE PORTS, ONE STORZ 4" PUMPER PORT, AND A BREAK AWAY TYPE 6" MJ BASE

ALL WATERMAIN TESTING SHALL BE COMPLETED BY THE DEVELOPER'S QUALIFIED THIRD PARTY CONTRACTOR IN ACCORDANCE WITH THE MECP WATERMAIN DISINFECTION PROCEDURE AT THE DEVELOPER'S COST TO THE SATISFACTION OF THE TOWN, THE TOWN WILL COLLECT THE REQUIRED MICROBIOLOGICAL WATER QUALITY SAMPLES, AT THE DEVELOPER'S COST, PRIOR TO PLACING THE WATERMAIN INTO SERVICE

NO.	REVISION	APR'D	DATE		
1.	REVISED SERVICE LOCATION	EDH	JUL/04	TOWN OF COLLINGWOOD	APR'D: EDH / DRAWN: / DATE: JAN/03 / SCALE: N/A
2.	REVISED WATERMAIN TESTING	EDH	APR/07	NOTES – WATER MAINS	STD. No. 125

ROADS

A) SUBGRADE AND BOULEVARD MATERIAL TO BE COMPACTED TO A MINIMUM DRY DENSITY OF AT LEAST 95% SPMDD. SUBGRADE TO BE PROOF ROLLED AND CERTIFIED PRIOR TO PLACING GRANULAR 'B'.

B) GRANULAR 'A' AND 'B' BASE TO BE COMPACTED TO 100% OF THE MATERIAL'S RESPECTIVE SPMDD.

C) ROADWAYS TO BE CONSTRUCTED WITH MIN. 300MM GRANULAR 'B' TYPE 1, 150 MM GRANULAR 'A', AND 50 MM HL8 BASE 40 MM HL3 SURFACE COURSE ASPHALT. ALL SUBDRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH OPSS 405.

D) SELECT SUBGRADE MATERIAL, OR IMPORTED GRANULAR MATERIAL APPROVED BY THE ENGINEER, COMPACTED TO 98% S.P.M.D.D. TO BE USED AS FILL IN ALL AREAS WHERE PROPOSED PIPE INVERTS ARE HIGHER THAN EXISTING GRADE OR AS INSTRUCTED BY THE ENGINEER.

E) ALL GRANULARS AND ASPHALT MATERIALS AND PLACEMENT TO BE IN ACCORDANCE WITH OPSS 314 AND OPSS 310

F) JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT.

G) STOP SIGNS AND STREET SIGNS TO TOWN STANDARDS.

150mm TOPSOIL AND SOD TO OPSS.MUNI 802 AND 803

H) REINSTATEMENT OF ALL DISTURBED BOULEVARDS TO INCLUDE REGRADING, ~~100mm TOPSOIL AND SOD TO OPSS 570 AND 571.~~

I) CONCRETE CURB AND GUTTER TO OPSD 600.040 OR OPSD 600.070 AND OPSS 353

J) CONCRETE SIDEWALK TO OPSD 310.010, 310.030 AND OPSS 351. SUBBASE TO CONSIST OF MINIMUM 150 mm OF GRANULAR 'A'.

K) 100 mm DIAMETER PIPE SUBDRAINS SHALL BE PROVIDED AS PER STANDARD 210 ON BOTH SIDES OF THE ROAD.

L) SUBDRAIN TO BE INSTALLED 200 mm BELOW CURB IN GRANULAR 'A' TRENCH AND CONNECTED TO EACH CB OR CBMH.

M) SUBDRAINS TO BE PERFORATED OTHER THAN THE 2 m SECTION IMMEDIATELY UPSTREAM OF ALL STRUCTURES WHICH SHALL BE NON–PERFORATED.

NO.	REVISION	APR'D	DATE		
				TOWN OF COLLINGWOOD	APR'D: EDH / DRAWN: / DATE: JAN/03 / SCALE: N/A
				NOTES – ROADS	STD. No. 126

MATERIALS

A) SANITARY SEWER – SDR 35 PVC (INCREASE SPECIFICATION WHERE INSTALLATION DICTATES)

B) SANITARY SERVICES – SDR 28 PVC. – 125 mm COLOUR GREEN (USING TEE CONNECTIONS TO MAINS UNLESS SHOWN OTHERWISE).

C) WATER MAIN – DUCTILE IRON CLASS 52, OR PRESSURE CLASS 350 CEMENT LINED. CONDUCTIVITY CONNECTORS TO BE USED ON ALL JOINTS.

D) WATER MAIN SERVICES – 20mm DIAMETER TYPE "K" SOFT COPPER PIPE.

E) MAIN STOPS TO 201–A3H3, 3/4",BALL STYLE, AWWA THREAD BY COMPRESSION CAMBRIDGE BRASS.

F) CURB STOPS TO 203–H3H3, 3/4", BALL STYLE WITH DRAIN, COMPRESSION JOINT BY CAMBRIDGE BRASS.

G) SERVICE BOXES TO NUMBER 7, D–1 CLOW OR MUELLER, 24" BLACK RODS STRAIGHT.

~~H) HYDRANT ACCESSORIES – MARKER'S FLEX STAKE MODEL FHV 804, REFLECTIVE HYDRANT DECAL, YELLOW, 48" LENGTH; ANTI TAMPER DEVICE FOR CENTURY HYDRANTS, BLUE.~~

I) HYDRANT ACCESSORIES – MARKER'S FLEX STAKE MODEL FHV 804, REFLECTIVE HYDRANT DECAL, YELLOW, 48" LENGTH; ANTI TAMPER DEVICE FOR CENTURY HYDRANTS, BLUE.

J) VALVES – RESILIENT SEATED, RSGV, MECHANICAL JOINT, OPEN LEFT CLOW OR MUELLER WITH 5 SL–48 SLIDING VALVE BOX.

K) MECHANICAL JOINT DUCTILE FITTINGS – AWWA/ANSI C153/A21.53

L) RESTRAINER–ROLMAC GRIPPER RING UP TO 300mm, SIGMA ONE LOCK RESTRAINING GLANDS OVER 300mm.

M) LIVE TAP SADDLES – EPOXY CAGTED C/W STAINLESS STEEL BOLTS.

N) FILTER FABRIC – TERRAFIX 270R OR APPROVED EQUAL.

O) PERFORATED SUBDRAINS – 100mm BIG 'O' WITH GEOTEXTILE FILTER SOCK OR APPROVED EQUAL.

P) STORM SEWER – PVC SDR35, CONCRETE CLASS III OR HDPE OPEN PROFILE BELL & SPIGOT (BOSS 2000 AND MIN. PIPE STIFFNESS=320Kpa OR EQUAL).

Q) STORM SEWER CONNECTION PVC SDR28 – 100mm COLOUR WHITE

R) CULVERTS – SMOOTH WALL HDPE (MIN. PIPE STIFFNESS = 320Kpa) OR CORRUGATED METAL PIPE (MIN. THICKNESS = 2.0 mm)

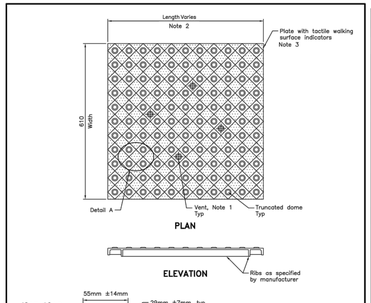
S) RIP–RAP TO OPSD 1004.05.06

T) ALL SPECIFIED AGGREGATES TO OPSD 1010.

U) HYDRANTS ARE TO BE 1.85m LONG. EXTENSIONS IF REQUIRED ARE TO BE INSTALLED BELOW THE 1.85m SECTION.

ALL HYDRANTS SHALL BE, CANADA VALVE, CENTURY No. 1 OPEN LEFT WITH 2 CSA HOSE PORTS, ONE STORZ 4" PUMPER PORT, AND A BREAK AWAY TYPE 6" MJ BASE

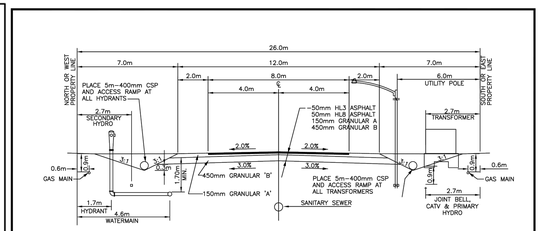
NO.	REVISION	APR'D	DATE		
1.	ADDED STORM SEWER CONNECTION	EDH	JUL/04	TOWN OF COLLINGWOOD	APR'D: EDH / DRAWN: / DATE: JAN/03 / SCALE: N/A
2.	ADDED HYDRANT LENGTH	EDH	APR/07	NOTES – MATERIALS	STD. No. 127



DETAIL A
TRUNCATED DOMES PLAN

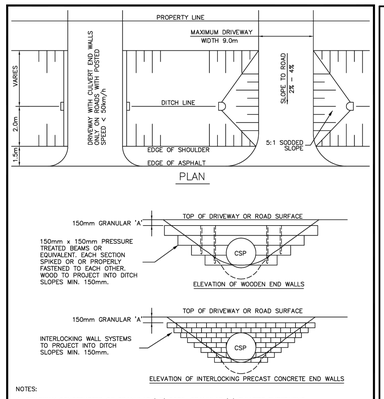
NOTES:
1 Vents shall be as specified by the manufacturer.
2 Length of plate may be increased to suit the curb depression width.
3 Material of plate shall be as specified in Contract Documents.
A Adjacent cast iron plates shall be permanently connected using a locking mechanism and any hardware shall be hot dipped galvanized.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2019	Rev 1
CONCRETE SIDEWALK RAMPS TACTILE WALKING SURFACE INDICATORS COMPONENT		OPSD 310.039



NOTES:
1. WATER ON STORM, SANITARY AND WATERMAIN AS PER DESIGN CRITERIA.
2. UTILITY CORRIDOR SHALL HAVE A MINIMUM COVER OF 0.6m.
3. MINIMUM PAVEMENT AND ROAD STRUCTURE DESIGN AS PER TOWN DESIGN CRITERIA OR AS PER GEOTECHNICAL INVESTIGATION RECOMMENDATION.
4. TREES TO BE PLACED IN LOCATIONS AS PER APPROVED LANDSCAPE PLAN.
5. ACTIVELY GROWING NURSERY SOD TO BE LAID ON 100mm OF TOPSOIL PROPERLY GRADED AND ROLLED.
6. HYDRANTS AND WATERMAINS TO BE ON OPPOSITE SIDE OF ROAD FROM ELECTRICAL TRANSFORMER.
7. ALL SERVICE LOCATIONS SHOWN ARE FOR GUIDELINE PURPOSES ONLY AND MAY DEVIATE AS PER THE DIRECTION OF THE TOWN WHEN STANDARD LOCATION CANNOT BE ACHIEVED.
8. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.

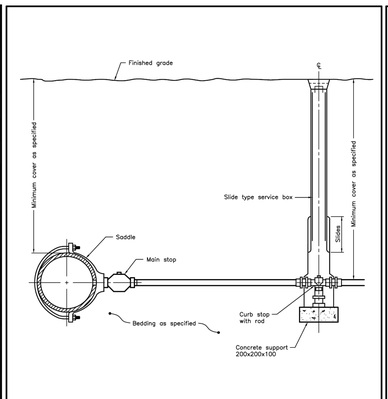
NO.	REVISION	APR'D	DATE		
1.	ASPHALT & GRANULAR THICKNESS	EDH	JUN/05	TOWN OF COLLINGWOOD	APR'D: EDH / DRAWN: / DATE: JAN/03 / SCALE: NTS
2.	UTILITY POLE DISTANCE FROM P/L	EDH	JAN/07	LOCAL INDUSTRIAL 26.0m ROAD ALLOWANCE 8.0m ASPHALT SURFACE	STD. No. 206



NOTES:
1. DRIVEWAY CONSTRUCTED OF GRANULAR 'B' CORE, GRANULAR 'A' CULVERT EMBEDMENT.
2. DRIVEWAY SURFACE SHALL BE 50mm HL3A OVER 150mm GRANULAR 'A' FROM STREET TO P/L.
3. CULVERT SHALL BE HDPE BOSS 2000 SMOOTH WALL 320kPa OR CSP 2.0mm THICKNESS.
4. CULVERT END WALL SHALL NOT PROJECT ABOVE EDGE OF SHOULDER.

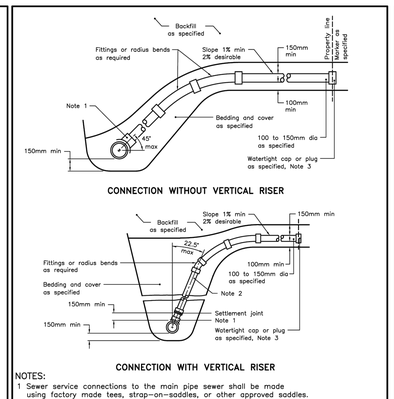
NO.	REVISION	APR'D	DATE

TOWN OF COLLINGWOOD	APR'D: EDH	DATE: JAN/03
RURAL DRIVEWAY ENTRANCE WITH CULVERT DETAIL	DRAWN: CCTA	SCALE: NTS
	STD. No.	406



NOTES:
A Couplings shall not be permitted unless the service length exceeds 20m between the main stop and curb stop.
B All water services shall be installed 90° to the longitudinal axis of the watermain.
C Backfill material within 500mm of service box shall be native or imported, as specified.
D All dimensions are in millimetres unless otherwise shown.

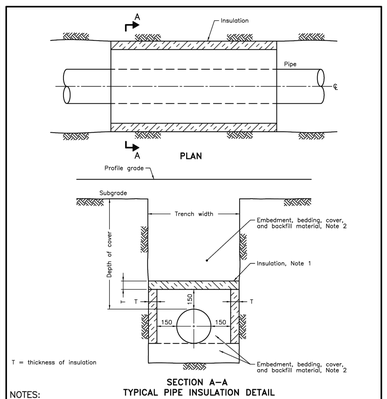
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2018	Rev 3
WATER SERVICE CONNECTION 32, 38, and 50mm DIAMETER SIZES		OPSD 1104.020



NOTES:
1 Sewer service connections to the main pipe sewer shall be made using factory made tees, strap–on–saddles, or other approved saddles.
2 Vertical risers shall be as specified.
3 Cap or plug at property line shall be adequately braced.

A Maintenance holes shall be used at the main sewer to connect service connections greater than 200mm.
B For new construction, saddles shall be installed on the main pipe before that pipe is laid.
C Approved cut–in tool shall be used for field made connections.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev 4
SEWER SERVICE CONNECTIONS FOR MAIN PIPE SEWER		OPSD 1006.010



SECTION A–A
TYPICAL PIPE INSULATION DETAIL

NOTES:
1 The insulation material shall be extruded polystyrene according to OPSS 1605 with a minimum compressive strength of 275 kPa.
2 Pipe embedment or bedding, cover, and backfill shall be according to:
a) Flexible OPSD 802.010, 802.013, 802.020, and 802.023.
b) Rigid – OPSD 802.030, 802.031, 802.032, 802.033, 802.050, 802.051, 802.052, and 802.053.

A Minimum insulation thickness shall be 50mm.
B Joints shall be staggered for multiple insulation sheets.
C This OPSD is to be read in conjunction with OPSD 3090.100 and 3090.101.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2020	Rev 1
INSULATION FOR SEWERS AND WATERMAINS IN SHALLOW TRENCHES		OPSD 1109.030

ACCEPTED FOR CONSTRUCTION
TOWN OF COLLINGWOOD

PER .....

DATE: .....

Notes
1. This drawing is the exclusive property of CAPES Engineering Ltd. The reproduction of any part without express written consent of this Corporation is strictly prohibited.
2. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to CAPES Engineering Ltd. prior to construction.
3. This drawing is to be read and understood in conjunction with all other plans and documents applicable to this project.
4. CAPES Engineering Ltd. accepts no responsibility for interpretation of third party information, contractor to verify all third party information prior to construction.
5. This is not a plan of survey. Any and all representation of property boundaries are approximate only.

No	Revision	Date
1	ISSUED FOR APPROVALS	25/11/12
2	REVISED FOR APPROVALS	26/04/29
3	REVISED FOR APPROVALS	26/06/22
4	REVISED FOR APPROVALS	26/09/04
5	REVISED FOR APPROVALS	26/10/29

LICENSED PROFESSIONAL ENGINEER
C. CAPES
100056104
OCT. 29, 2026
PROVINCE OF ONTARIO

Client: ALEX CARTER

CAPES ENGINEERING
WWW.CAPESENGINEERING.COM

12 STEWART ROAD SITE PLAN

STANDARD DETAILS

Designed	Checked	Date	Drawing No.
K. GRIFFIN	C. CAPES	25/10/31	C4
Project No. 2025-054		Rev No. 5	
Scale AS NOTED			

File: C:\Capes engineering projects\Projects\2025\2025-054 12 stewart rd\Drawings\02_Reference\Dwg\2025-054 ENGTEMPLATE (APP).dwg Date Plotted: October 29, 2025 - 9:47 AM

5.1 Site Grading

The proposed building will have a finished floor at elevation 187.23 m with one full basement level. Based on current site grades, some upfilling will likely be required to achieve the finished exterior grades. The following general procedures are recommended for preparation of the site for fill placement. Reference is made to Appendix B for Engineered Fill Placement Guidelines.

- Pre-existing loose fill and loose native soil should be removed . Based on the borehole information, it is envisaged that subexcavation to a depth of approximately 0.6 m will be required to reach competent subgrade. Pre-existing fill below about 0.6 m depth can likely remain in place below exterior pavements subject to adequate proof rolling.
- The subgrade should be inspected and any deleterious materials found during subgrade inspection, should be removed/excavated.
- The exposed subgrade surface should be proof rolled with a tandem truck or equivalent and inspected by geotechnical personnel from PML. Any soft/loose spots encountered during the process should be sub-excavated and replaced with approved on-site or imported material, compacted to at least 98% of the Standard Proctor Maximum Dry Density (SPMDD).
- Fill placement should be conducted with approved on site or imported material placed in lifts not exceeding 200 mm and compacted to at least 98% of the SPMDD.
- All backfilling and compaction operations should be supervised on a full-time basis by geotechnical personnel from PML to examine and approve backfill materials, evaluate placement operations and verify that the specified degree of compaction is achieved uniformly throughout the fill.

5.2 Building Foundations

Given the planned finished floor elevation of 187.23 m and a full basement level, it is anticipated that footings will be founded on the compact to dense native silty sand/sandy silt.

Boreholes 2, 3, 5 and 6 were drilled just outside of the proposed building footprint. In general, the building can be supported on spread footings bearing below the existing fill deposits at about 1.5 to 2.0 m below existing ground level on native undisturbed silty sand/sandy silt. Footings founded at these depths may be designed for a Serviceability Limit State (SLS) bearing resistance of 150 kPa with a corresponding factored bearing resistance at Ultimate Limit State (ULS) of 225 kPa.

Alternatively, footings may be supported on adequately placed and well compacted engineered fill, provided the upper loose fill, native soils or deleterious material is removed prior to engineered fill placement. Footings founded on engineered fill may be designed for an SLS bearing resistance of 100 kPa with a corresponding factored bearing resistance at ULS of 150 kPa.

The Geotechnical bearing resistance at SLS is based on 25 mm of settlement in the bearing stratum with differential settlement not exceeding 75% of the value.

Footings subject to frost action must be provided with a minimum of 1.5 m of earth cover or equivalent insulation.

Geotechnical foundation design and construction recommendations should be reviewed by PML once building locations and elevations are finalized, and a provision should be made for supplementary investigations, recommendations and reporting, as needed.

5.3 Seismic Site Classification

Design provisions for earthquake loading should also be applied. Based on characteristics of the subsoils encountered in the boreholes at the site and considering deeper subsurface information in the vicinity of the site from other available sources, the subject property should be classified as Site Class C or Site Designation X_C for footings bearing on native undisturbed compact to dense

silty sand/sandy silt or engineered fill as per the 2025 National Building Code of Canada (NBCC 2025) Section 4.1.8.4. It is possible that the site designation could be improved by carrying out a site-specific geophysical survey such as by a Multi-Channel Analysis of Shear Wave velocity (MASW) testing.

5.4 Excavations and Ground Water Control

Basement and servicing depths were not provided at the time of this report, however it is expected that excavations will extend as deep as 2 to 3 m below the existing ground surface.

Provided that adequate ground water control is achieved, the soils encountered in the investigated boreholes at the site should be considered as Type 3 soil requiring excavation sidewalls to be constructed at no steeper than one horizontal to one vertical (1H:1V) from the base of the excavation in accordance with the Occupational Health and Safety Act. If an excavation contains more than one soil type, the excavation slope geometry shall be governed by the highest soil type.

Foundations of heavily loaded / settlement sensitive structures and/or utilities located within close proximity to the excavation may require underpinning to preserve the integrity of these structures. Further comments and general recommendations in this regard are presented on Figure 1.

All work should be carried out in accordance with the Occupational Health and Safety Act, 1990 and Ontario Regulation 213/91 for construction projects and with local regulations.

It is recommended that trench excavations be supervised on a full-time basis by experienced geotechnical personnel from Peto MacCallum Ltd. to examine actual in-situ soil conditions and verify that proper trenching procedures are implemented.

No surcharge loads should be placed in close proximity of excavation and trenches.

Based on borehole data, the ground water table was encountered between elevations 184.5 to 185.1 m. The ground water table is expected to be encountered during excavation of the utility installation, building footings and basement. Excavations above or slightly below the ground water table can be managed with conventional sump pumping. However, deeper excavations below the ground water table will require more aggressive dewatering methods.

The actual dewatering methods should be established at the contractor's discretion within the context of a performance specification for the project. Regardless of the dewatering method chosen, the hydraulic head and ground water inflow must be properly controlled to ensure a stable and safe excavation and to facilitate construction. The design of the dewatering system should be specified to maintain and control ground water at least 0.3 m below the excavation base level, in order to provide a stable excavation base throughout construction.

It is recommended that construction work be scheduled following periods of prolonged dry weather, and when the ground water table is usually at its lowest, in order to minimize the quantity of water to be handled.

Construction dewatering, like other water takings in Ontario, is governed by the Ontario Water Resources Act (OWRA) and the Water Taking and Transfer Regulation 387/04, a regulation under the OWRA. In accordance with these regulatory requirements, if the dewatering discharge during construction is expected to be greater than 50,000 L/d and meets the requirements of Ontario Regulation 63/16, the water taking can be registered with the Ministry of Environment, Conservation and Park's (MECP's) Environmental Activity and Sector Registry (EASR). If the conditions of EASR registration are not met and the dewatering discharge is expected to be greater than 50,000 L/d an application for a Permit-To-Take-Water (PTTW) must be filed with the MECP. Note that the 50,000 L/d threshold is during normal operations (i.e., extreme weather events are not included).A PTTW or registry on the EASR system may be required for the excavations that extend more than 0.3 m below the ground water level. When design and construction details are finalized, the project should be reviewed and a Hydrogeological Site Assessment may be required to assess the MECP requirements, and in support of registry on the EASR system or possibly a PTTW.

Once final foundation excavation levels are known, it is recommended that ground water level monitoring and trial excavations be conducted in advance of construction to assess the dewatering requirements. Where practical, it is recommended that excavations be carried out in the drier time of year.

5.5 Below Grade Walls

A basement has been proposed for the building. Perimeter walls must be designed to resist the unbalanced horizontal earth pressure imposed by the backfill adjacent to the walls. The lateral earth pressure, P, may be computed using the following equation and assuming a triangular pressure distribution:

Where
$P = K(\gamma h + q) + C_p$
P = lateral pressure at depth h (m) below ground surface (kPa)
K = lateral earth pressure coefficient of granular backfill = 0.5
h = depth below grade (m) at which lateral pressure is calculated
γ = unit weight of compacted granular backfill = 21.0 kN/m³
q = surcharge loads (kPa)
C_p = compaction pressure

The above equation assumes that drainage measures will be incorporated to prevent the buildup of hydrostatic pressure. In this regard, foundation wall backfill should comprise free draining granular material conforming to OPSS Granular B in conjunction with a weeping tile system. The weeping tiles should be protected by a properly designed granular filter or geotextile to prevent migration of fines into the system. The drainage pipe should be placed on a positive grade and lead to a frost-free outlet. The basement walls should be damp proofed. Alternatively, the native soil can be utilized with a proprietary drainage board product.

As per the building code the weeping tile should comprise a perforated pipe bedded in clear stone. Given the predominantly sand soil found at the site we recommend that the clear stone be wrapped in a geotextile filter fabric to avoid siltation of the drainage system and possible erosion of the backfill with time. An equivalent alternative weeping tile design would comprise a perforated pipe, fitted with geotextile sleeve, and bedded in concrete sand.

The footing walls should be backfilled in lifts and compacted to at least 95% SPMDD. The use of heavy compaction equipment should be prohibited near the wall to avoid potential damage. This area should be compacted using smaller compaction equipment such as a diesel plate packer or jumping jack.

Basement wall backfill should be placed in thin lifts compacted to a minimum 95% SPMDD. Over compaction close to the walls should be avoided as this could generate excessive pressure on the walls.

Reference is made to appended Figure 2, for general recommendations regarding drainage and backfill requirements for basement walls and floor slabs.

5.6 Slab-on-Grade Floors

Construction of the floor slab as a conventional slab-on-grade on the native undisturbed silty sand/sandy silt or adequately prepared fill is considered feasible.

Preparation of the floor slab subgrade should include stripping of all unsuitable loose or otherwise deleterious material followed by proofrolling of the exposed subgrade with a heavy roller to ensure uniform adequate support. Excessively loose, soft or compressible materials revealed during the proofrolling operations should be subexcavated and replaced with well compacted approved material.

Fill placed under the floor slab to achieve finished subgrade levels or as foundation excavation backfill should comprise approved inorganic material having a moisture content within 3% of the optimum value, placed in maximum 200 mm thick lifts and compacted to at least 95% SPMDD. A minimum of 150 mm thick layer of well compacted clear stone or 20 mm crusher run limestone is recommended directly beneath the slab-on-grade. Where clear stone is used, a geotextile filter is recommended between the subgrade soil and the clear stone to prevent soil migration into the open void space of the clear stone. A polyethylene vapour barrier should be placed at the surface of the stone if a moisture sensitive finish is to be placed on the floor.

Cognizant of the measured ground water levels, it is recommended that an underfloor drainage system be installed at this site. Underfloor drains consisting of 100 mm diameter perforated pipe surrounded by 150 mm of clear stone wrapped in approved geotextile should be installed at a spacing of 6 m on centre. The invert of the drainage pipe should be at least 200 mm below the underside of the floor slab. The underfloor drains should be installed separately from the perimeter drainage system and connected by positive drainage to a frost-free sump or outlet. Refer to Figure 2 for further details. Sump pits and pumps should be provided with back up pumps and an alternate emergency power source.

5.7 Pipe Installation

5.7.1 Pipe Bedding and Cover

Utility installation information has not been provided at the time of this report. However, the inverts are assumed to be at 2 to 3 m depth. At this depth, surficial fill and native silty sand/sandy silt was encountered in the boreholes.

Based on the estimated invert levels, bearing capacity issues are not anticipated for the underground utility installations founded in native materials provided adequate ground water control measures are implemented.

Pipe bedding thickness, composition and compaction should conform to OPSD 802.010 for flexible pipes and OPSD 802.03 for rigid pipes and should meet municipal standards. As a general guideline, a minimum 150 mm thick layer of OPSS Granular A bedding material is recommended for pipes 450 mm diameter or less; for larger diameter pipes, the thickness of the bedding should be increased to 200 mm. The selection of bedding material for large pipes may also be determined by the Design Engineer based on the types of pipe, bedding factors, and installation methods. If the subgrade becomes unduly wet during construction, additional bedding material should be provided. The granular bedding material should be placed in thin lifts not more than 150 mm thick per lift and each lift shall be compacted to at least 98% SPMDD, at water content levels within 2 % of Optimum Moisture Content (OMC) obtained from standard Proctor test. The bedding requirement should also satisfy local standards and regulations.

The bedding material should be carried up as backfill for at least 300 mm above the pipe obvert, and should be placed in 150 mm lifts compacted to 95% SPMDD.

5.7.2 Utility Trench Backfill

The trenches should be backfilled with approved material comprising inorganic, debris free material that is within 3% of its optimum moisture. The backfill should be compacted to 95% SPMDD. The upper 600 mm zone of the trench backfill under pavement areas should be compacted to at least 100% of the SPMDD. Trench backfilling should be carried out as soon as possible following trench excavation and pipe installation to avoid excessive wetting of the subgrade.

The inorganic in-situ native silty sand/sandy silt will generally be suitable for reuse as trench backfill on a selective basis.

5.8 Pavement Design and Reconstruction

Minor grade changes are anticipated for the site. Based on the strength and low frost susceptibility of the anticipated subgrade materials, the minimum parking lot pavement structure thickness is provided in below table.

RECOMMENDED PARKING LOT PAVEMENT STRUCTURE THICKNESS

MATERIAL	THICKNESS (mm)
Asphaltic Concrete HL-3	40
Asphaltic Concrete HL-8	50
Granular A Base Course	150
Granular B Subbase Course (Type I)	300
TOTAL THICKNESS	540

The granular base and subbase material shall conform to OPSS.MUNI 1010 requirements. Base and subbase material shall be compacted to a degree of 100% SPMDD, at moisture content levels within 2 % of OMC.

Preparation of the subgrade for pavement construction should involve removing obvious deleterious materials followed by proofrolling of the subgrade with a heavy roller. Excessively wet or deleterious material revealed by the proofrolling operations should be sub-excavated and replaced. The subgrade surface should be compacted to at least 95% SPMDD.

It is recommended that the parking lot be constructed during the drier time of the year. The pavement design assumes that a stable subgrade under construction equipment/traffic. If the subgrade is wet and unstable, additional thicknesses of the subbase course material may be required.

For the pavement to function properly, provision must be made for water to drain out of, and not collect in, the granular courses. In this regard, the pavement subgrade should be sloped to promote drainage towards catch basins or manholes.

The excavation around catch-basins and manholes should be backfilled with free-draining granular material to minimize differential movements between the pavement and structures due to frost action. The structures should be perforated and screened just above the drain level to permit drainage.

6. GEOTECHNICAL DESIGN AND CONSTRUCTION REVIEWS

Earthworks operations should be carried out under the supervision of PML to approve subgrade preparation, backfill materials, placement and compaction procedures, and verify that the specified compaction standards are achieved throughout fill materials.

Prior to placement of structural concrete, all founding surfaces must be inspected by PML to verify the design bearing capacity is available, or to reassess the design parameters based on the actual conditions.

The comments and recommendations provided in the report are based on the information revealed in the boreholes. Conditions away from and between boreholes may vary, considering

Geotechnical Investigation previous activity at the site. Geotechnical review during construction should be on going to confirm that the subsurface conditions are substantially similar to those encountered in the boreholes. Significant changes in the ground conditions revealed during construction may require modification to the geotechnical engineering recommendations provided in this report.

7. CLOSURE

The discussions and recommendations in this report have been made based on the findings in the boreholes. Soil and ground water conditions may vary between and beyond the boreholes. These variations may necessitate modifications to our recommendations and design considerations.

We trust that the information presented in this report is sufficient for your present purposes. Please do not hesitate to contact our office should you have any questions.

Sincerely
Peto MacCallum Ltd.

N Gardlund

Niklas Gardlund, EIT
Project Supervisor, Geotechnical Services

S. A. JEFFREY — 100150904 — PROFESSIONAL ENGINEERS — PROVINCE OF ONTARIO — 2026-04-27

Scott Jeffrey, P.Eng., QP_{ESA}, $LEED_{GA}$
Director
Regional Manager, Geotechnical and Geoenvironmental Services

SJ:NG:gk

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DATE: .....

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1	ISSUED FOR APPROVALS	25/11/12
2	REVISED FOR APPROVALS	26/04/29
3	REVISED FOR APPROVALS	26/06/22
4	REVISED FOR APPROVALS	26/09/04
5	REVISED FOR APPROVALS	26/10/29

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12 STEWART ROAD SITE PLAN

GEOTECHNICAL SPECIFICATIONS

Designed	Checked	Date	Drawing No.
K. GRIFFIN	C. CAPES	26/04/29	C5
Project No. 2025-054		Rev No. 5	
Scale AS NOTED			

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Materials Specifications

Water Distribution — **March 2026**

Product/Use	Type	Standards/Specifications	Approved Manufacturer	Description/Model	Requirements/Comments
Water Main	Polyvinyl Chloride (PVC) 100 mm to 300 mm	Minimum DR 18 (Class 235) AWWA C900 CSA B137.3 ASTM D3139 NSF/ANSI 61 Certification OPSS.MUNI.441	IPEX Westlake	Blue Brute® CIOD PVC Pressure Pipe	Must be blue in colour Supplied with gaskets CIOD
	Polyvinyl Chloride (PVC) 350 mm to 450 mm	Minimum DR 18 (Class 235) AWWA C900 CSA B137.3 ASTM D3139 NSF/ANSI 61 Certification OPSS.MUNI.441	IPEX Westlake	Centurion® CIOD PVC Pressure Pipe	Must be blue in colour Supplied with gaskets CIOD *Materials for pipes over 450 mm must be selected in consultation with the Town
	High Density Polyethylene (HDPE)	Minimum DR 11 CSA B137.1 AWWA C906 NSF/ANSI 61 Certification OPSS.MUNI.441	KWH Pipe Ltd		Thermal butt fusion joints *Only to be used in specialized installations with approval by Town
Fittings	Ductile Iron	AWWA C153/ANSI A21.53 AWWA C110/ANSI A21.10 AWWA C104/ANSI A21.4 Minimum Pressure Class 350 OPSS.MUNI.441 NSF/ANSI 61/372 Certification	Tyler Union/Bibby SIGMA Corporation STAR® Pipe Products		Epoxy coated Cement lined Mechanical joint restrainer ends

Product/Use	Type	Standards/Specifications	Approved Manufacturer	Description/Model	Requirements/Comments
Warning Tape	For Non-Potable Water Main		Supplied by Seton Canada or approved equal		3.5 mm polyethylene underground warning tape 75mm wide, blue in colour with 50mm black lettering "CAUTION: BURRIED NON-POTABLE WATER LINE BELOW".
Valve Box	For watermain <400 mm	ASTM A48	Bibby-Ste-Croix	VB 2200 Slide Type 1.65 to 2.15	Cast Iron 130 mm diameter slide type (Cover 185 mm diameter) Valve box cover must be stamped "WATER"
			STAR® Pipe Products	Cat VB-0003 Item V8666A	
			SIGMA Corporation		
Water Service Connections	Crosslinked Polyethylene 25mm to 50mm	SDR 9 AWWA C904 ASTM F876, F877 & F2023 CSA B137.5 NSF/ANSI 14 and 61 Certification	REHAU IPEX	MUNICIPEX® Blue 904®	
	Copper 25mm to 50mm	ASTM B88 AWWA C800 NSF/ANSI 61 & 372 Certification	Great Lakes Copper Ltd	Seamless copper water tube type "K"	
Service Saddle	For services 25-50mm on PVC and Ductile Iron pipe	NSF/ANSI 61 & 372 Certification	Robar Industries Ltd	Series 2606 product #2626	Stainless Steel Double Bolt
			Cambridge Brass	403 Teck Saddle Series 8403	

Product/Use	Type	Standards/Specifications	Approved Manufacturer	Description/Model	Requirements/Comments
Hydrants		AWWA C502 OPSS.MUNI.441 NSF/ANSI 61/372 Certification	Mueller Canada	Century	Hydrant painted chrome yellow 100mm ULC Stortz pumper connection (painted black) Two 63.5 mm side ports (CSA thread) 25 mm operating nut - open left Self-draining 1.8 m cover minimum Breakaway flange
Hydrant Leads		Minimum DR 18 (Class 235) AWWA C900-16 CSA B137.3 ASTM D3139 OPSS.MUNI.441 NSF/ANSI 61 Certification	IPEX Westlake	Blue Brute® CIOD PVC Pressure Pipe	150 mm diameter lead Fully restrained No bends permitted
Hydrant Flex Marker			Flexstake	C804	1.2 m yellow post with red hydrant graphic on white reflective background at top of post (both sides)
Hydrant Sign					Red hydrant graphic on white reflective background 250 mm x 350 mm Aluminum, engineer grade

Product/Use	Type	Standards/Specifications	Approved Manufacturer	Description/Model	Requirements/Comments
Valves	Resilient Wedge Gate Valves	AWWA C509 & C515 AWWA C550 ASTM A536 & A126 OPSS.MUNI.441 NSF/ANSI 61/372 Certification	Mueller Canada Clow Canada	A-2361 MJ by MJ A2639 or A2640	Open left (counterclockwise) Epoxy coated, Ductile Iron Mechanical joint ends Stainless steel hardware
Tapping Sleeve	Ductile Iron	ASTM D2000 & ASTM A3 AWWA C223 NSF/ANSI 61 & 372 Certification	Robar Industries Ltd Smith-Blair Mueller	6906 622 H-304 MJ or flange outlet	Epoxy Coated Stainless steel hardware Mechanical joint outlet
	Polyvinyl Chloride (PVC)	ASTM D2000 AWWA C223 & C213 & 207 NSF/ANSI 61 & 372 Certification	Robar Industries Ltd Smith-Blair	6606BB 663	Stainless steel Stainless steel hardware Mechanical Joint Outlet
Tapping Valve	Resilient Wedge Gate Valves	AWWA C509 & C515 ASTM A536 NSF/ANSI 61 & 372 Certification	Mueller Clow Canada	H-687 F-6114	Resilient seat tapping valve Open left (counterclockwise) Epoxy coated ductile iron Flange X mechanical joint end Stainless steel hardware
Air Release	Combination Air & Vacuum Release Valves	AWWA C512 ASTM A536 NSF/ANSI 61 & 372 Certification	Cla-Val Val-Matic	36 Series VM201C or VM202C	Epoxy coated Single Body Housing Sized to manufacturer's specification
Pressure Reducing	Pressure Reducing Valves	ASTM A536 NSF/ANSI 61 & 372 Certification	Mueller (Singer Valve) Cla-Val	Series 106/206 PR Model 90-01	Flanged ends To be installed in a chamber To be approved by Town

Product/Use	Type	Standards/Specifications	Approved Manufacturer	Description/Model	Requirements/Comments
Joint Restraints	For PVC pipe to Mechanical Joint Fitting 100 mm to 400 mm	ASTM F1674 AWWA C900 AWWA C111/A21.11 UNI-B-13-94	STAR® Pipe Products Romac Industries Inc	PVC Stargrip Series 4000 Grip Ring (100 to 300mm only)	
	For Ductile Iron Pipe to Mechanical Joint Fitting 100 mm to 400 mm	ASTM F1674 AWWA C151/A21.51 AWWA C111/A21.11	Romac Industries Inc SIGMA Corporation	Grip Ring (100 to 300mm only) ONE-LOK Series SLDE for DI	
	For PVC Pipe Bell and Spigot Joint	ASTM F1674 & AS36 AWWA C900 UNI-B-13-94	SIGMA Corporation STAR® Pipe Products	PV-Lok for C900 PVC Pipe Pipe restrainers series 1100	
	For Ductile Iron Pipe Bell and Spigot Joint	AWWA C151/A21.51	STAR® Pipe Products	Pipe restrainers series 1100C	For connections and repairs
Couplings	For PVC, Ductile Iron, Cast Iron Pipe	ASTM A536 NSF/ANSI 61 & 372 Certification	Romac Industries Inc Krausz	Macro HP (Two Bolt) 4-12" ALPHA (TWO BOLT) 4-12"	Dresser Style Epoxy coated Stainless steel hardware
	For HDPE Pipe	ASTM A536 NSF/ANSI 61 & 372 Certification	Krausz Romac Industries Inc	Hymax ALPHA	Dresser Style Epoxy coated Stainless steel hardware

Product/Use	Type	Standards/Specifications	Approved Manufacturer	Description/Model	Requirements/Comments
Corporation (Main) Stops	25mm to 50mm	AWWA C800 NSF/ANSI 61 & 372 Certification ASTM B62 & B584	Mueller	300 B-25008N	Ball valve AWWA CC Taper Thread Inlet x Compression outlet No Lead
			Cambridge Brass	301NL-A4H4 (25 mm) 301NL-A5H5 (31 mm) 301NL-A6H6 (38 mm) 301NL-A7H7 (50 mm)	
Curb Stops	25mm to 50mm	AWWA C800 NSF 61 & 372 Certification ASTM B62 & B584	Mueller Canada	300 B-25209N	Ball valve Compression joints Non draining No Lead
			Cambridge Brass	202NL-H4H4 (25 mm) 202NL-H5H5 (31 mm) 202NL-H6H6 (38 mm) 202NL-H7H7 (50 mm)	
Service Couplings	25mm to 50mm	AWWA C800 ASTM B62 & B584 NSF/ANSI 61 & 372 Certification	Mueller Canada	H-15403N	Compression joints Couplings not permitted in new construction between main stop and curb stop (property line) or services <20m in length
			Philmac	UTC -Universal Transition Coupling	
			Cambridge Brass	118NL-H4H4 (25 mm) 118NL-H5H5 (31 mm) 118NL-H6H6 (38 mm) 118NL-H7H7 (50 mm)	
Product/Use	**Type**	**Standards/Specifications**	**Approved Manufacturer**	**Description/Model**	**Requirements/Comments**

Service Boxes			Mueller Canada	BD1(25mm) BD2 (31-50mm)	Epoxy coated cast iron Box top must be stamped "WATER" Standard pentagon screw type brass plug 13mm Type 304 stainless steel rod (36")with SS cotter pin Minimum depth of burry 1.7 m Adjustable
			Clow Canada	D1 (25mm) or D2 (31-50 mm)	
Anodes	All metallic pipe, fittings, and appurtenances	ASTM B-418 Type II or ASTM B-843 Type M1 OPSS.MUNI.442			Magnesium or Zinc
Sacrificial Nuts	On all bolts	ASTM B-418 Type II	Brentech		
			Duratron	DSN0750	
Insulation	For direct buried water pipes with <1.7m cover		Dow Chemical Co.	Styrofoam Highload 100	Extruded polystyrene Minimum 50mm thick
			Owens Corning	Formular NGX 400	
Tracer Wire	For all non-metallic water main, hydrant laterals and service pipe (direct buried)				#10 Gauge TWU single stranded copper White plastic coating Splices made with DryConn waterproof connectors For Horizontal Direction Drilling applications additional requirements apply including a minimum of 3 wires
Product/Use	**Type**	**Standards/Specifications**	**Approved Manufacturer**	**Description/Model**	**Requirements/Comments**

Automatic Flushing Station Meter Pit		NSF/ANSI 61 & 372 Certification AWWA C800 NSF/ANSI 61 & 372 Certification AWWA C800	Kupferle Mueller Canada	Eclipse 9800A (25 mm) THERMAL-COIL®	203-CS-18-72-F-B-B-S nonfreezing
Meter					Meter to be specified in consultation with the Town

IMPORTANT:

"All chemicals and materials used in the alteration or operation of the drinking water system that come into contact with water within the system shall meet all applicable standards set by both the American Water Works Association ("AWWA") and the American National Standards Institute ("ANSI") safety criteria standards NSF/60, NSF/61 and NSF/372."

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100056104
OCT. 29, 2026
PROVINCE OF ONTARIO

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12 STEWART ROAD SITE PLAN

TOWN APPROVED WATERMAIN MATERIALS

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K. GRIFFIN	C. CAPES	26/06/22	C6
Project No. 2025-054		Rev No. 5	
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ABBREVIATIONS:

A/C	AIR CONDITIONER / CONDITIONING	FOS	FACE OF STUDS	QT	QUARRY TILE
AB	ANCHOR BOLT	FPRF	FIREPROOF	QTY	QUANTITY
ABV	ABOVE	FR	FIRE RATED		
ACT	ACOUSTIC CEILING TILE	FT	FOOT, FEET	R	RISER
ADJ	ADJACENT	FTG	FOOTING	RAD	RADIUS
AFF	ABOVE FINISHED FLOOR	FUR	FURRING	RCP	REFLECTED CEILING PLAN
ALT	ALTERNATE	FUT	FUTURE		
ALUM	ALUMINUM			RD	ROOF DRAIN
ANOD	ANODIZED	GA	GAUGE	RE / REF	REFER, REFERENCE
AP	ACCESS PANEL	GALV	GALVANIZED	REFR	REFRIGERATOR
APL	ASSUMED PROPERTY LINE	GB	GRAB BAR	REG	REGISTER
APPROX	APPROXIMATELY	GC	GENERAL CONTRACTOR	REINF	REINFORCE
ARCH	ARCHITECTURAL	GL	GLASS	REQ	REQUIRE(D)
ASPH	ASPHALT	GR	GRADE	RESIL	RESILIENT
AUTO	AUTOMATIC	GYP	GYPSUM	REV	REVISE(D), REVISION
AVG	AVERAGE	GYP BD	GYPSUM BOARD	RFG	ROOFING
				RFL	REFLECTED
BD	BOARD	HB	HOSE BIB	RH	RIGHT HAND
BITUM	BITUMINOUS	HC	HOLLOW CORE	RM	ROOM
BLDG	BUILDING	HDR	HEADER	RO	ROUGH OPENING
BLK	BLOCK	HDWD	HARDWOOD		
BLKG	BLOCKING	HDWR	HARDWARE	S	SOUTH
BM	BEAM	HM	HOLLOW METAL	SC	SOLID CORE
BO	BOTTOM OF	HOR/HORIZ	HORIZONTAL	SCHED	SCHEDULE
		HR	HANDRAIL, HOUR	SECT	SECTION
CAB	CABINET	HT	HEIGHT	SF	SQUARE FEET
CARP	CARPET	HTR	HEATER	SH	SHELF
CB	CATCH BASIN	HVAC	HEATING, VENTILATION, AIR CONDITIONING	SHT	SHEET
CEM	CEMENT			SHTG	SHEATHING
CER	CERAMIC	HW	HOT WATER	SHWR	SHOWER
CI	CAST IRON			SIM	SIMILAR
CL	CLOSET	ID	INSIDE DIAMETER	SLDG	SLIDING
CLG	CEILING	IN	INCH(ES)	SM	SQUARE METERS
CLR	CLEAR	INCL	INCLUDE(D), INCLUDING	SOG	SLAB ON GRADE
CMU	CONCRETE MASONRY UNIT	INSUL	INSULATE, INSULATION	SPEC	SPECIFY, SPECIFICATION
CNTR	COUNTER	INT	INTERIOR	SPKL	SPRINKLER
COL	COLUMN			SPKR	SPEAKER
CONC	CONCRETE	JST	JOIST	SQ	SQUARE
COND	CONDITION	JT	JOINT	SS	STAINLESS STEEL
CONN	CONNECTION			ST	STONE
CONST	CONSTRUCTION	LAM	LAMINATE(D)	STD	STANDARD
CONT	CONTINUOUS	LAV	LAVATORY	STL	STEEL
CORR	CORRIDOR	LF	LIEAR FOOT / FEET	STOR	STORAGE
CPT	CARPET TILE	LH	LEFT HAND	STRUCT	STRUCTURAL
CSK	COUNTERSUNK	LKR	LOCKER	SUSP	SUSPENDED
CT	CERAMIC TILE	LR	LIVING ROOM	SW	SWITCH
CTR	CENTRE	LRG	LARGE	SYM	SYMMETRICAL
CW	COLD WATER	LT	LIGHT	SYN	SYNTHETIC
		LVR	LOUVRE	STS	SYSTEM
DBL	DOUBLE				
DEMO	DEMOLISH / DEMOLITION	M	METERS	T	TREAD
DF	DRINKING FOUNTAIN	MAINT	MAINTENANCE	T&B	TOP AND BOTTOM
DIA	DIAMETER	MATL	MATERIAL	T&G	TONGUE AND GROVE
DIM	DIMENSION	MAX	MAXIMUM	TB	TOWEL BAR
DISP	DISPENSER	MECH	MECHANICAL	TBD	TO BE DETERMINED
DIV	DIVISION	MEMB	MEMBRANE	TC	TOP OF CURB
DN	DOWN	MEZZ	MEZZANINE	TEL	TELEPHONE
DO	DOOR	MFR	MANUFACTURER	TEMP	TEMPORARY/TEMPERATURE
DS	DOWN SPOUT	MIN	MINIMUM	TER	TERRAZZO
DTL	DETAIL	MIR	MIRROR	TF	TOP OF FOOTING
DWG	DRAWING	MISC	MISCELLANEOUS	THK	THICK, THICKNESS
DWR	DRAWER	MO	MASONRY OPENING	THR	THRESHOLD
		MTD	MOUNTED	THRU	THROUGH
E	EAST	MTL	METAL	TO	TOP OF
EA	EACH	MUL	MULLION	TOC	TOP OF CONCRETE
EL	ELEVATION			TOIL	TOILET
ELEC	ELECTRICAL	N	NORTH	TOP	TOP OF PARAPET
ELEV	ELEVATOR	N/A	NOT APPLICABLE	TOS	TOP OF SLAB
EMER	EMERGENCY	NIC	NOT IN CONTRACT	TP	TOP OF PAVEMENT
ENG	ENGINEER	NO	NUMBER	TPD	TOILET PAPER DISPENSER
EOS	EDGE OF SLAB	NOM	NOMINAL	TS	TOP OF STEEL
EQ	EQUAL(LY)	NTS	NOT TO SCALE	TV	TELEVISION
EQUIP	EQUIPMENT			TYP	TYPICAL
EST	ESTIMATE	O/	OVER		
EW	EACH WAY	OA	OVER ALL	UNFIN	UNFINISHED
EX/EXIST	EXISTING	OC	ON CENTRE	UNO	UNLESS NOTED OTHERWISE
EXP	EXPANSION	OD	OUTSIDE DIAMETER	UR	URINAL
EXT	EXTERIOR	OFF	OFFICE		
		OH	OVERHANG	V	VOLT(S)
FA	FIRE ALARM	OPNG	OPENING	VCT	VINYL COMPOSITE TILE
FAST	FASTEN(ER)	OPP	OPPOSITE	VERT	VERTICAL
FD	FLOOR DRAIN	OVHD	OVERHEAD	VEST	VESTIBULE
FDN	FOUNDATION			VER	VERIFY
FE	FIRE EXTINGUISHER	PED	PEDESTAL	VOL	VOLUME
FEC	FIRE EXTINGUISHER CABINET	PER	PERIMETER		
FF	FINISHED FLOOR	PERF	PERFORATED	W	WEST
FFE	FIXTURE, FURNITURE, EQUIPMENT	PERP	PERPENDICULAR	W/	WITH
		PL	PROPERTY LINE	W/O	WITHOUT
FG	FINISHED GRADE	PL	PLATE	W/C	WATER CLOSET
FHC	FIRE HOSE CABINET	PLAM	PLASTIC LAMINATE	WD	WOOD
FIN	FINISH(ED)	PLAS	PLASTER	WF	WIDE FLANGE
FIXT	FIXTURE	PLBG	PLUMBING	WH	WATER HEATER
FLASH	FLASHING	PLYWD	PLYWOOD	WI	WROUGHT IRON
FLR	FLOOR	PR	PAIR	WIN	WINDOW
FLUOR	FLUORESCENT	PRCST	PRECAST	WP	WATERPROOF(ING)
FOC	FACE OF CONCRETE	PREFAB	PREFABRICATED	WSCT	WAINSCOT
FOF	FACE OF FINISH	PROP	PROPERTY		
FOM	FACE OF MASONRY	PT	PAINT	YD	YARD

ABBREVIATIONS

BARRIER FREE

DOOR TAG (D1)

DETAIL BUBBLE (1 / A000)

ELEVATION FINISHES (B1)

ELEVATION TAG (N / W / E / S, 1 / A000)

FINISHES TAG (PT1)

FLOOR DRAIN (FD)

GRADE ELEVATION – NEW (000.00)

GRADE ELEVATION – EXIST. (000.00)

INTERIOR ELEVATION (XXX)

REFLECTED CEILING FINISHES AND HT. (GB)

REVISION NUMBER (1)

ROOM NUMBER (100)

SECTION TAG (1 / A100)

WALL TYPE TAG (W2)

WINDOW TAG (W1)

LEGEND

1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE TO ALL STATUTES, BY LAWS, CODES AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
2. ALL NOTES CONTAINED IN THESE DRAWINGS AND ANY WRITTEN SPECIFICATIONS SHALL BE PART OF THE CONSTRUCTION CONTRACT DOCUMENTS AND THE REQUIREMENTS OF SUCH NOTES WILL BE THE RESPONSIBILITY OF THE GC. CONSTRUCTION CONTRACT DOCUMENTS SHALL REPRESENT THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND THE GC FOR THE COMPLETION OF THIS CONSTRUCTION PROJECT.
3. FOR ALL STRUCTURAL, MECHANICAL AND ELECTRICAL DETAILS REFER TO ENGINEER'S DRAWINGS.
4. GC SHALL FIELD VERIFY ALL SITE CONDITIONS AND REQUIREMENTS. GC WILL REPORT TO THE ARCHITECT UPON FINDING ANY DISCREPANCIES.
5. NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE CLIENT OR THE ARCHITECT REGARDING THESE DISCREPANCIES.
6. COMMUNICATION WITH CLIENT, THE ARCHITECT, CONSULTANTS OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVAL OR NON APPROVALS RESULTING DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTORS RESPONSIBILITY.
7. ANY DAMAGES BY GC TO EXISTING BASE BUILDING WITHIN THIS CONTRACT WILL BE THE RESPONSIBILITY OF THE GC AND WILL BE RECTIFIED AT GC'S OWN EXPENSE.
8. GC IS RESPONSIBLE FOR ALL DEMOLITION AND DISPOSAL OF ALL ITEMS SLATED FOR DEMOLITION / REMOVAL UNLESS OTHERWISE DIRECTED BY THE CLIENT.
9. GC IS RESPONSIBLE FOR FLOOR PATCHING, LEVELING AND PREPARATION FOR AND OF FLOOR FINISHES.
10. GC IS REQUIRED TO REVIEW, VERIFY, AND FULLY UNDERSTAND ALL SCOPE OF WORK RELATING TO THE CONTRACT DOCUMENTS AND THE SCOPE OF WORK WITHIN THIS PROJECT.
11. THESE DRAWINGS ARE THE PROPERTY OF REFLECT ARCHITECTURE INC. AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF REFLECT ARCHITECTURE INC.
12. DO NOT SCALE OFF DRAWINGS.
13. GC IS RESPONSIBLE FOR LEAVING THE PREMISES CLEAN, READY FOR OCCUPANCY.
14. GC TO SUPPLY AND INSTALL EVERYTHING UNLESS OTHERWISE NOTED OR AGREED UPON WITH THE CLIENT.

GENERAL NOTES

Item	Ontario Building Code Data Matrix Parts 3 & 9			OBC Reference	
1	☑ New ☐ Addition ☐ Alteration ☐ Change of Use		☐ Part 11 11.1 to 11.4	☑ Part 3 2.1.1	☐ Part 9 2.1.1 9.10.1.3
2	Major Occupancy(s):	GROUP D		3.1.2.1.(1)	9.10.2
3	Building Area :	1 GF: 3527.4 SF (327.7 SM) 2F: 1740.5 SF (161.7 SM)		1.1.3.2	1.1.3.2
4	Area of Work:	3527.4 SF (327.7 SM)		1.1.3.2	1.1.3.2
5	Number of Storeys:	Above Grade: 2	Below Grade: 1	3.2.1.1 & 1.1.3.2	2.1.1.3
6	Number of Streets / Access Routes	1 STREET		3.2.2.10 & 3.2.5.5	9.10.19
7	Building Classification:	GROUP D		3.2.2.47 3.2.2.53 3.2.2.59	9.10.4
8	Sprinkler System Proposed:	☑ Entire Building ☐ Basement Only ☐ In Lieu of Roof Rating ☐ Not Required		3.2.2.20 3.2.1.15 3.2.2.17	9.10.8
9	Standpipe Required:	☐ Yes ☑ No		3.2.9	
10	Fire Alarm Required:	☑ Yes ☐ No		3.2.4	9.10.17.2
11	Water Service/Supply is Adequate:	☑ Yes ☐ No		3.2.5.7	
12	High Building:	☐ Yes ☑ No		3.2.6	
13	Permitted Construction: ☐ Combustible ☐ Non Combustible ☑ Both Actual Construction: ☐ Combustible ☐ Non Combustible ☑ Both			3.2.2.20–83	9.10.6
14	Mezzanine(s) Area (m2):	N/A		3.2.1.1.(3)–(8)	9.10.4.1
15	Occupant Load for the Area of Work Based on:	☐ m2 /person ☑ Design of Building 60 PPL (WITH POSTED SIGNAGE)		3.1.17.1	9.9.1.3
16	Barrier–free Design:	☑ Yes ☐ No		3.8	9.5.2
17	Hazardous Substances:	☐ Yes ☑ No		3.3.1.2. & 3.3.1.19	9.10.1.3(4)
18	Required Fire Resistance Rating (FRR) 3.2.2.27	Horizontal Assemblies FRR (Hours)	Listed Design No. Or Description (SG–2)	3.2.2.20–83 & 3.2.1.4	9.10.8 9.10.9
		Floors: N/A Min	----		
		Roof: N/A Min	----		
		Mezzanine: N/A Min	----		
		FRR of Supporting Members (Hours)	Listed Design No. Or Description (SG–2)		
		Floors: N/A Min	----(MIN.)		
		Roof: N/A Min	----(MIN.)		
		Mezzanine: N/A Min	----(MIN.)		
19	Spacial Separation: 3.2.3.1–D			3.2.3	9.10.14

	Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const., Nonc. Cladding	Non–Comb. Const.
	NORTH A	94.4	21.0	<3:1	100	67.4	0.75			✓	
	NORTH B	22.7	24.3	<3:1	100	0	0.75			✓	
	EAST A	224.9	6.0	3:1 to 10:1	52	0	0.75			✓	
	EAST B	2.0	13.0	3:1 to 10:1	100	15.0	0.75			✓	
	SOUTH A	111.9	13.9	<3:1	100	0.8	0.75			✓	
	SOUTH B	6.7	34.9	3:1 to 10:1	100	0	0.75			✓	
	WEST A	224.9	6.0	3:1 to 10:1	52	8.2	0.75			✓	
	WEST B	2.0	13.0	3:1 to 10:1	100	0	0.75			✓	

OBC MATRIX

CLIENT:

12 STEWART ROAD INC.
12 STEWART ROAD
COLLINGWOOD, ON L9Y 4K1
CONTACT: ALEX CARTER

ARCHITECT:

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406–507 KING ST. E.
TORONTO, ON M5A 1M3
TEL: 416 453 3639
CONTACT: TREVOR WALLACE
EMAIL: TWALLACE@REFLECTARCHITECTURE.COM

PLANNER:

LOFT PLANNING INC.
25 MAPLE ST.
COLLINGWOOD, ON L9Y 2P7
TEL: 705 446 1168
CONTACT: KRISTINE LOFT
EMAIL: KRISTINE@LOFTPLANNING.COM

CIVIL ENGINEERS:

CAPES ENGINEERING LTD.
511–9TH ST. E
OWEN SOUND, ON N4K 1P4
TEL: 705 994 4818
CONTACT: CLAYTON CAPES
EMAIL: CLAYTON@CAPESENGINEERING.COM

MECHANICAL ENGINEERS:

ZAAB CONSULTING
86 BAYBERRY ST.
STOUFFVILLE, ON L4A 0E2
TEL:905 717 7582
CONTACT: CHRIS MOROZ
EMAIL: CHRIS@ZAABCONSULTING.COM

ELECTRICAL ENGINEERS:

HAVA ENGINEERING LTD.
132 ROSEDALE VALLEY RD.
TORONTO, ON M4W 1P7
TEL: 416 927 1658
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EMAIL: HAVA–LTD@SYMPATICO.CA

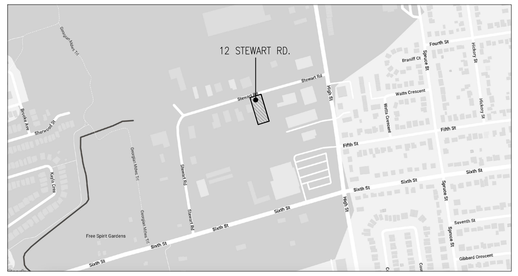
STRUCTURAL ENGINEERS:

CONTACT STRUCTURAL ENGINEERING INC.
209–675 KING ST. W
TORONTO, ON M5V 1M9
TEL: 647 366 9776
CONTACT: TIM JOYCE
EMAIL: TIM@CONTACTENGINEERING.CA

GENERAL CONTRACTOR:

TBC

PROJECT DIRECTORY



LOCATION MAP

ARCHITECTURAL:

A000 COVER SHEET, GENERAL INFORMATION
A201 SCHEDULES

A301 SITE PLAN
A302 AREA PLANS
A330 BASEMENT PLAN
A331 GROUND FLOOR PLAN
A332 SECOND FLOOR PLAN
A333 ROOF PLAN

A400 EXTERIOR ELEVATIONS
A401 EXTERIOR ELEVATIONS
A402 EXTERIOR ELEVATIONS

LIST OF DRAWINGS

1	2026–09–09	Revised Per SPA Comments

REVISION RECORDS

2026–06–30	Issued For Pricing
2026–05–27	Issued For Site Plan Approval
2026–04–23	Issued For Coordination
2026–03–31	Issued For Coordination
2026–03–31	Issued For Review

ISSUE RECORDS

ONTARIO ASSOCIATION OF ARCHITECTS
TREVOR WALLACE
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416.453.3639

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GENERAL NOTES

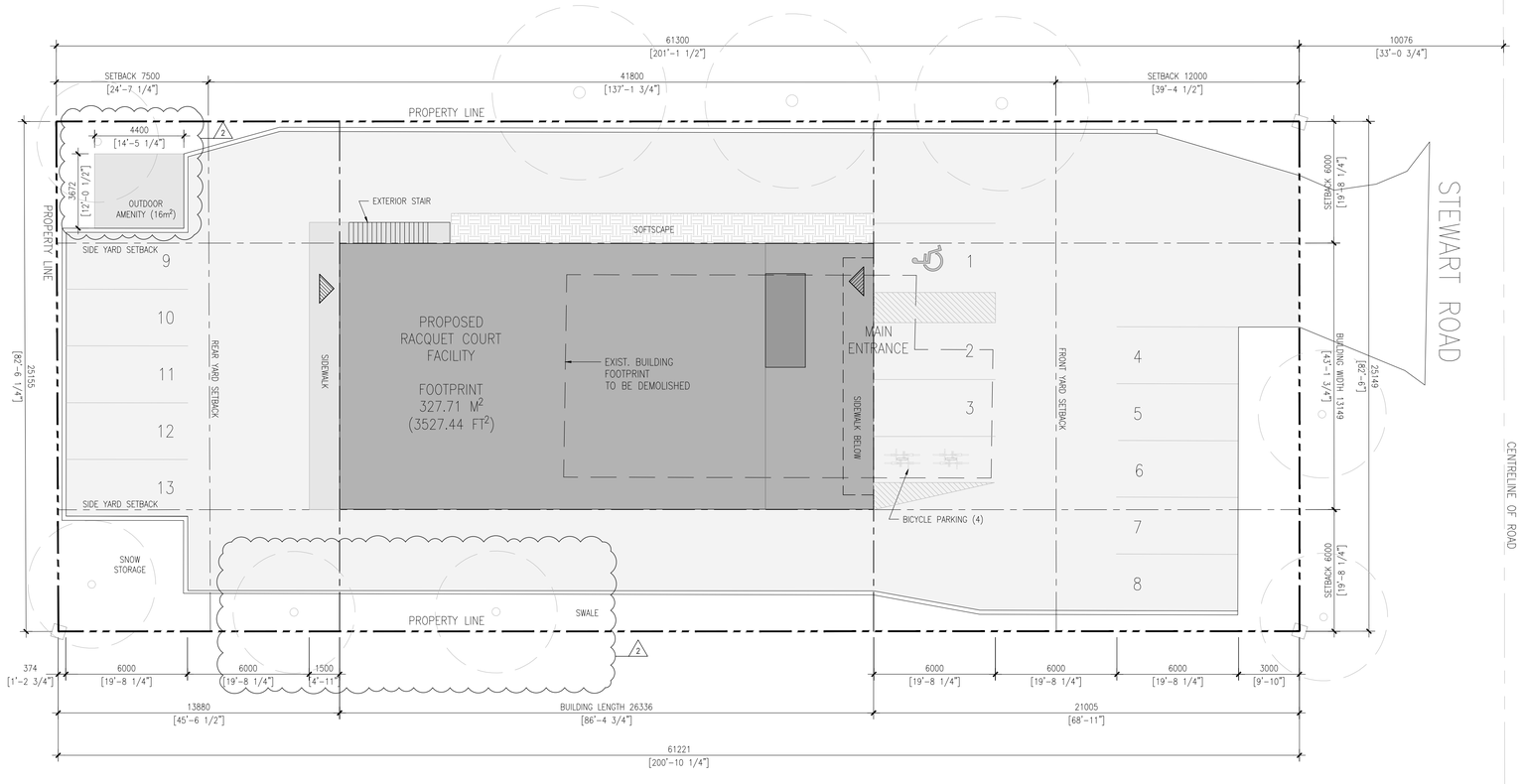
CRC SQUASH CLUB

12 STEWART RD
Collingwood, On

2601	N.T.S	SD	TW
PROJECT	SCALE	DRAWN	REVIEWED

COVER SHEET

A000



1 / A301 Site Plan
SCALE: 1:150

ZONING MATRIX – M5 ZONE

LOT PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA (m^2)	2000	1540
MINIMUM LOT FRONTAGE (m)	30.0	25.14
MINIMUM FRONT YARD (m)	12.0	21.0
MINIMUM INTERIOR SIDE YARD (m)	6.0	6.0
MINIMUM REAR YARD (m)	7.5	13.8
MAXIMUM HEIGHT (m)	15.0	10.0
MAXIMUM LOT COVERAGE	50%	22.4%
MINIMUM LANDSCAPED OPEN SPACE	15%	15%
PARKING REQUIREMENTS (3 PER 100m^2 GFA)	13	13
BICYCLE PARKING (10% OF PARKING)	4	4

2	2026-10-26	Revised Per SPA Comments
1	2026-09-09	Revised Per SPA Comments

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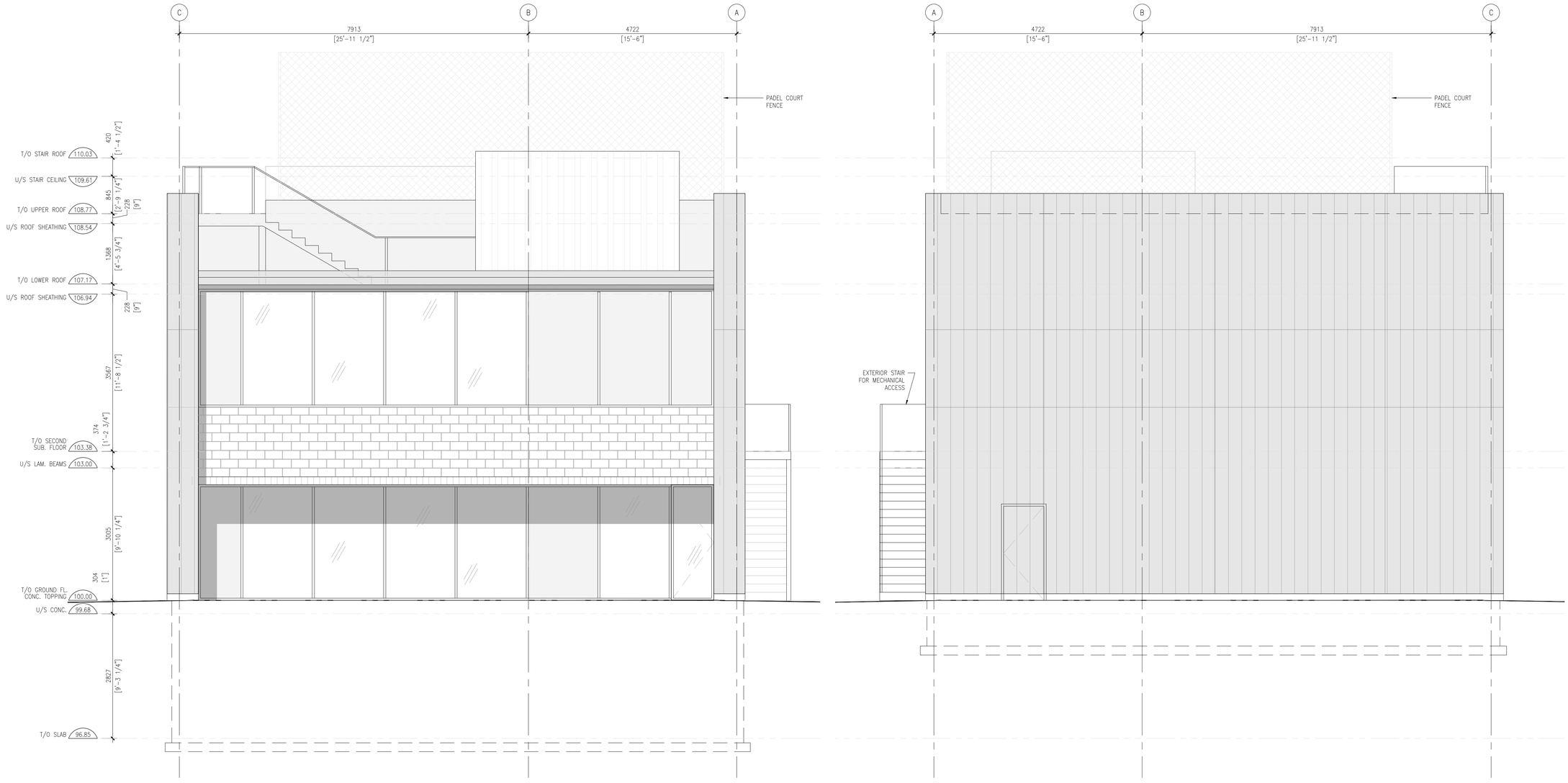
GENERAL NOTES

CRC SQUASH CLUB
12 STEWART RD
Collingwood, On

2601	1:150	SD	TW
PROJECT	SCALE	DRAWN	REVIEWED

SITE PLAN

A301



1 A400 Front (North) Elevation
SCALE: 1:50

2 A400 Rear (South) Elevation
SCALE: 1:50

REVISION RECORDS

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GENERAL NOTES

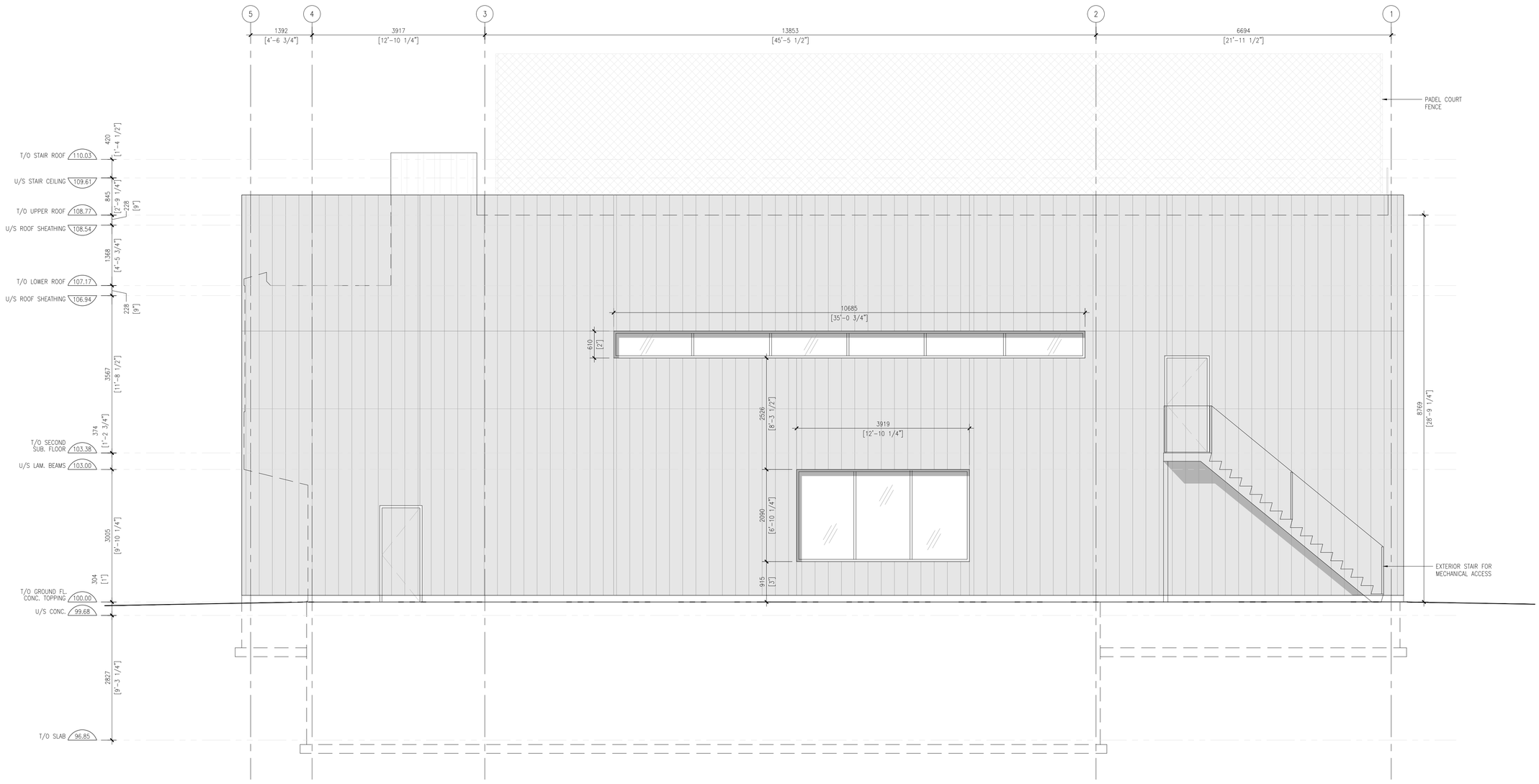
CRC SQUASH CLUB

12 STEWART RD
Collingwood, On

2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

NORTH AND SOUTH ELEVATIONS

A400



1 A401 Side (West) Elevation
SCALE: 1:50

REVISION RECORDS

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2026-03-31	Issued For Coordination
2026-03-31	Issued For Review

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GENERAL NOTES

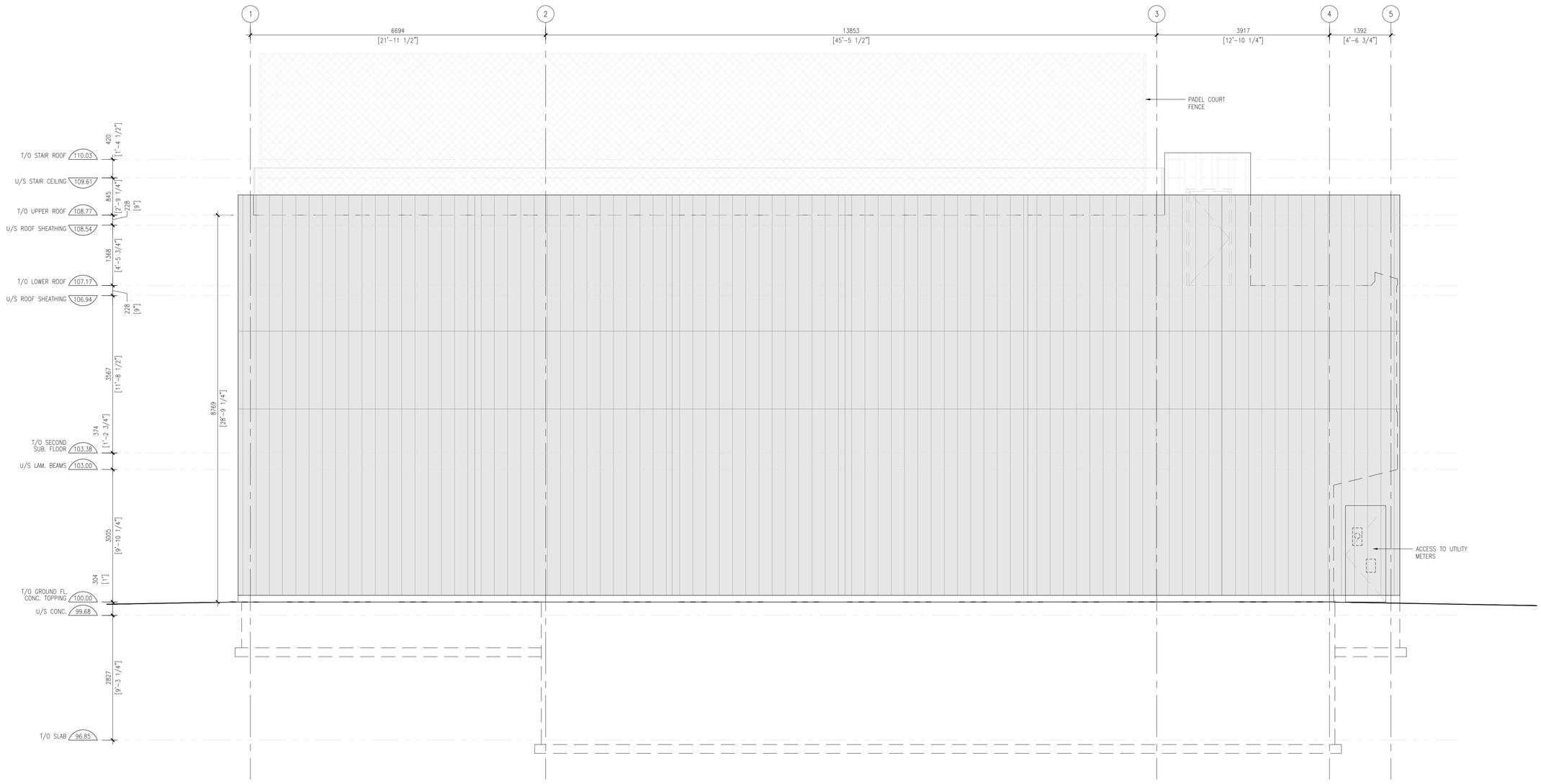
CRC SQUASH CLUB

12 STEWART RD
Collingwood, On

2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

WEST ELEVATION

A401



1 A402 Side (East) Elevation
SCALE: 1:50

REVISION RECORDS

2026-05-27	Issued For Site Plan Approval
2026-04-23	Issued For Coordination
2026-03-31	Issued For Coordination
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GENERAL NOTES

CRC SQUASH CLUB

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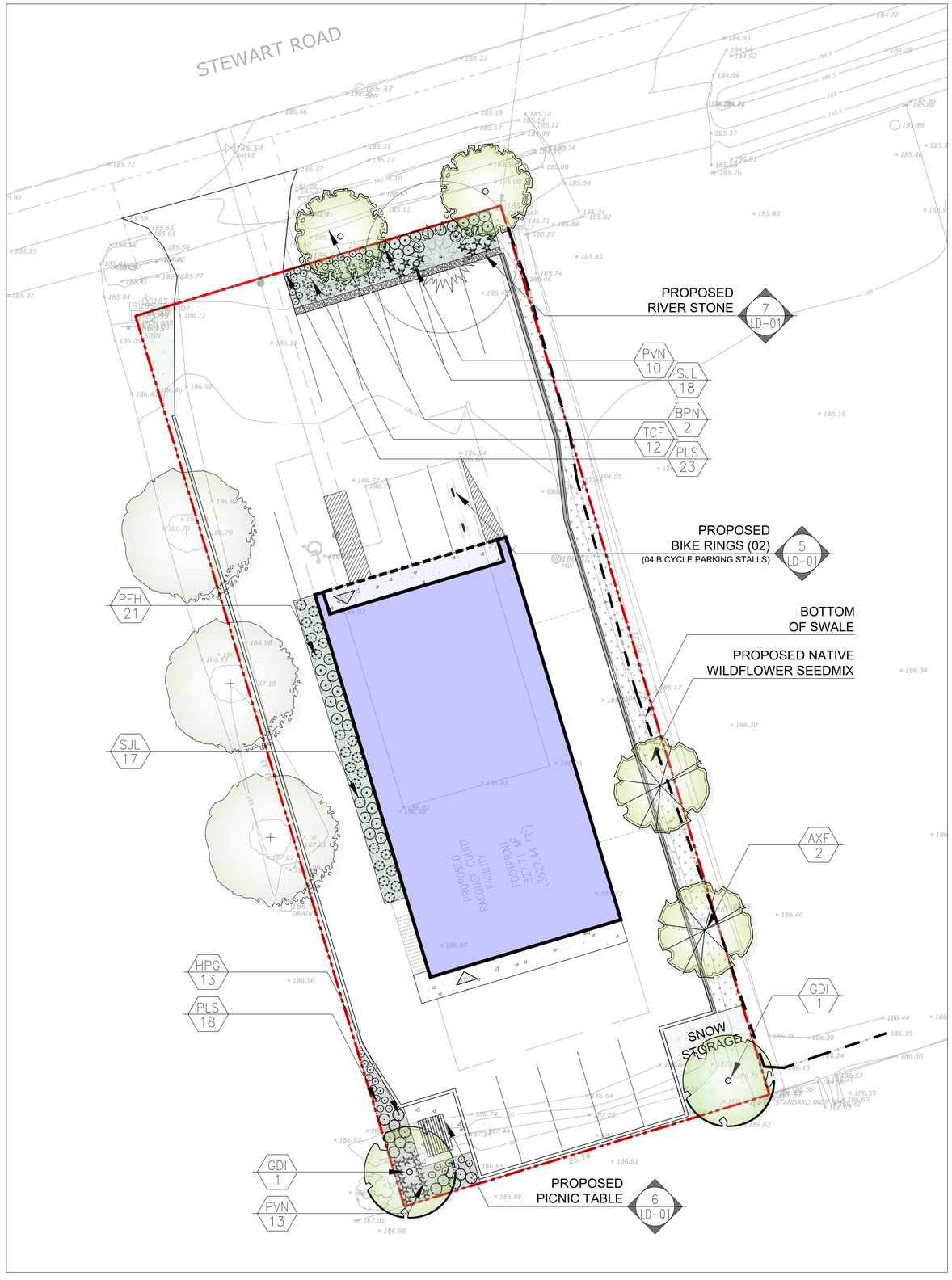
Collingwood, On

2601	1:50	TD	TW
PROJECT	SCALE	DRAWN	REVIEWED

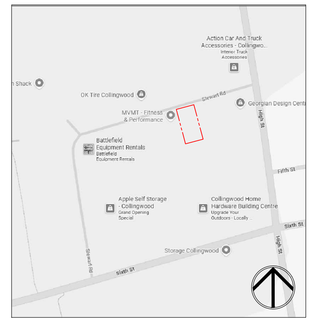
EAST ELEVATION

A402



Legend

- Existing Deciduous Tree
- Property Line
- TPF — Tree Protection Fencing
- AAA 0 — Plant Material Reference Key
- AAA L-2 — Detail Reference Key
- Prop. Sodded Area Typ.
- Prop. Concrete Paving Typ.
- Prop. Native Seed Mix
- Proposed Planting Area
- Proposed Deciduous Tree



Key Map

Proposed Plant Material List

KEY	QNTY	BOTANICAL NAME	COMMON NAME	HT/CAL	SPREAD	ROOT	DROUGHT TOLERANT	NATIVE	REMARKS
DECIDUOUS TREES									
AXF	2	Acer x freemanii 'Jeffersred'	Jeffersred Freeman Maple	70 mm		B.&B.	Yes	Yes	Full Form
GDI	2	Gymnocladus dioicus	Kentucky Coffee Tree	70 mm		B.&B.	High	Yes	Full Form
BPN	2	Betula nigra	River Birch	70 mm		B.&B.	High	Yes	Full Form
DECIDUOUS SHRUBS									
HPG	13	Hydrangea paniculata 'Grandiflora'	Peegee Hydrangea	70 cm		C.G.	High	Yes	Full Form
PFH	21	Potentilla fruiticose 'Happy Face'	Happy Face Potentilla	60 cm		C.G.	Yes	Yes	Full Form
SJL	35	Spirea media 'Blue Kazoo'	Blue Kazoo Spirea	60 cm		C.G.	Yes	Yes	Full Form
CONIFEROUS SHRUBS									
TCF	12	Taxus cuspidata 'Fairview'	Fairview Yew		65 cm	C.G.	Yes	No	Full Form
PERENNIALS & GRASSES									
PLS	41	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage			2 Gal.	Yes	No	Full Form
PVN	23	Panicum virgatum 'Northwind'	Northwind Switch Grass			2 Gal.	High	Yes	Full Form (*PPOY Winner)

Native Seed Mix Information (TERRASEED application or approved equal)

Application Rates:
- The specified seed mix(es) should be applied at a rate of 22-25 kg/ha or at a rate of 125 g/45 m² for smaller areas.

Cover Crop:
ANNUAL RYE NURSE CROP
(OSC 7115 or approved equal)
- A cover crop should be utilized with each of the seed mixes. The cover crop will act as a nurse crop, provide short term erosion control and weed control.
- The cover crop should be applied at a maximum rate of 20 kg/ha and should be mixed with the proposed seed blend for a single application.
- Mix annual rye with the proposed native seed mixes to provide quick germination and help reduce weed seed germination, stop soil from blowing away and reduce erosion damage from run-off. NOTE: do not over apply annual rye when using it as a nurse crop.

Terraseed Depth:
- In general, a minimum of 15 cm of topsoil should be applied to disturbed areas prior to terraseeding applications.
- A depth of 50mm of terraseeding should be applied across the entire area shown to be seeded. This depth is recommended to ensure that seeds are not too deep to germinate properly.

CVC 7 - Upland Native Meadow Mix*

Common Name	Scientific Name	% of Mix
Black Eyed Susan	*Rudbeckia hirta*	10%
Heart Leaved Aster	*Aster cordifolius*	1%
Canada Anemone	*Anemone canadensis*	1%
Canada Goldenrod	*Solidago canadensis*	2%
Common Milkweed	*Asclepias syriaca*	2%
Evening Primrose	*Oenethera biennis*	25%
Grass Leaved Goldenrod	*Euthamia graminifolia*	1%
Meadow Sedge	*Carex granularis*	15%
New England Aster	*Aster novae-angliae*	1%
Riverbank Wild Rye	*Elymus riparius*	40%
Virgins Bower	*Clematis virginiana*	1%
Wild Bergamot	*Monarda fistulosa*	1%

*Note: Developed by OSC (Ontario Seed Company)

Native Seed Mix Information (TERRASEED application or approved equal)

Installations Notes:
- Ideally, sowing should take place in the fall, between mid Sept to late October. An early spring sowing will work but not as effectively. If moisture is not present, some of the seed may go dormant and not germinate until the following spring. Whenever possible, work up the soil a little to ensure good seed-to-soil contact for improved germination. Call OSC Ltd for more information: 519-886-0557.

General Notes:
- All disturbed areas should be seeded as soon as possible following the completion of works. Erosion controls must remain in place until seeding has sufficiently stabilized the site (i.e. more than 80% cover).
- Seeding should not be executed during the drought-prone season (i.e. June through August), unless adequate irrigation can be supplied.
- Survey site for invasive species & remove. Clean away surface debris.This increases sunlight penetration to the soil surface and eases sowing. Lightly cultivate soil to accept seed and improve aeration & water retention.
- Make sure the soil and seed are in close contact by gently tamping or rolling the seedbed. Do not compact. Excessive force will destroy soil structure and inhibit germination.

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Toronto, Ontario, Canada. M3C 2G3
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Architect:

Client/Owner:

Municipality: COLLINGWOOD

Notes:

No.	Revision	Date
04	Issued for Resubmission	10/23/26
03	Issued for Resubmission	08/31/26
02	Issued for Resubmission	05/20/26
01	Issued for Submission	01/16/26

North:

Stamp: ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — OALA MEMBER

Project:
Proposed Landscape and Site Upgrades
12 Stewart Rd.
Collingwood, Ontario

Scale: **1:150** Date: **Jan 2026**
Drawn By: **S.P.** Checked By: **L.M.**

Drawing Title:
Landscape Plan

Project No. **26105** Sheet No. **L1-01**

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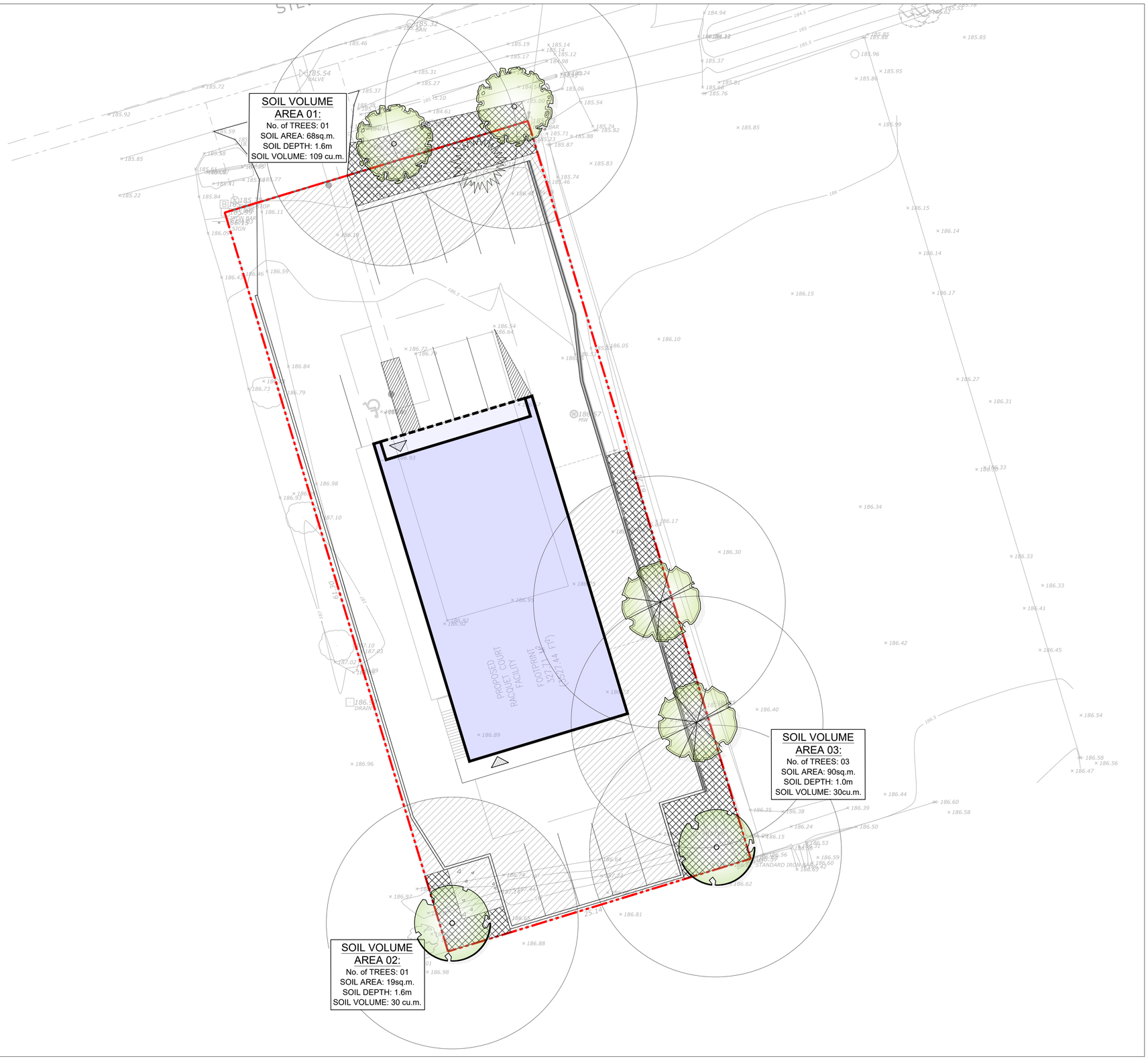
Legend

- Proposed Deciduous Tree
- Existing Coniferous Tree
- Existing Deciduous Tree
- Soil Volume Area
- Shade from Tree Canopy

Canopy Cover Calculation

Site Area: 1540sq.m.
Projected Tree Canopy: 520sq.m.
Tree Canopy Percentage: 34%



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North:

Stamp: ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — OALA — MEMBER

Project:
Proposed Landscape and Site Upgrades
12 Stewart Rd.
Collingwood, Ontario

Scale: **1:150** Date: **Jan 2025**

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

Drawing Title:
Soil Volume & Canopy Cover Plan

Project No. **26105**

Sheet No. **L2-01**

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DO NOT SCALE DRAWINGS • PRELIMINARY NOT FOR CONSTRUCTION • THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY L. ARCHITECT • SIGNED DATE

REFER TO PLAN FOR LOCATION

LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TOES OF SLOPES. COMPACT ALL AREAS TO 95% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 33 1/3% (3:1).

SPREADING OF TOPSOIL

SCARIFY THE SUBSOIL PRIOR TO THE SPREADING THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE. TOPSOIL TO MEET SPECIFICATIONS OF OPSS.803

SOD

USE NO. 1 GRADE TURFGRASS NURSERY SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 150MM (6") OF COMPACTED TOPSOIL, AND SHALL BE SODDED WITH #1 KENTUCKY BLUEGRASS - FESCUE. NO SOD SLOPES ARE TO EXCEED 3:1. SLOPE IN EXCESS OF 4:1 TO BE PEGGED. SOD TO MEET SPECIFICATIONS IN OPSS.802

MINERAL FERTILIZER

APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER REQUIREMENTS:

1. SODDED AREAS - 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M2 (10 LBS OVER 1000 SQ. FT.).

2. PLANTING BEDS - 7% NITROGEN, 7% PHOSPHORUS AND 7% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSHEL OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS, MIN 500mm(20"). BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF 50K (6) PARTS OF SAND LOAM, ONE (1) PART OF FINELY PULVERIZED PEAT MOSS, TWO (2) PARTS OF WELL-ROTTED MANURE AND THE MINERAL FERTILIZER AS SPECIFIED ABOVE. ALSO ADD .58 KILOS BONEMEAL/CUBIC METER OF PLANTING SOIL (1 LB./CUBIC YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR WET IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUB AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, S/B OR B/B, UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING EARLY SPRING OR LATE FALL PLANTING SEASON. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

LANDSCAPE SPECIFICATIONS — 1 — LD-01

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEDS TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm(3"). FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. WRAP ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISION ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

* MULCH - SHREDDED CEDAR BARK MULCH BY "GRO BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK. IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS (SECTION 16 - MAINTENANCE WORK). THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOD AND PLANTING UNTIL FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTY PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 150MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

GENERAL REQUIREMENTS

USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VIABLE, FREE FROM PEST AND DISEASE AND UNDAMAGED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERCEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

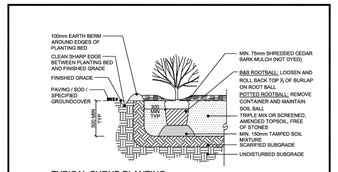
GUARANTEE PERIOD

PROVIDE ONE FULL YEAR GUARANTEE ON ALL LANDSCAPE WORK FROM DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT. GUARANTEE PERIOD MAY BE EXTENDED TO TWO FULL YEARS DEPENDING ON MUNICIPAL STANDARDS. CONTRACTOR TO VERIFY WITH OWNER AND LANDSCAPE ARCHITECT.

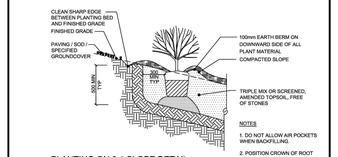
PLANT MATERIAL INSTALLATION — 2 — LD-01

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION



TYPICAL SHRUB PLANTING



NOTES
1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
2. POSITION CROWN OF ROOT BALL 25mm ABOVE FINISH GRADE TO ALLOW FOR SETTLING.
3. ALL DIMENSIONS IN MILLIMETRES.

PLANTING ON 3:1 SLOPE DETAIL

NO.	REVISION	APR'D	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

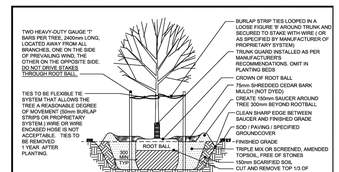
TOWN OF COLLINGWOOD — APR'D: DW — DATE: JAN/03 — DRAWN: AB — SCALE: NTS

SHRUB PLANTING — STD. No. 1103

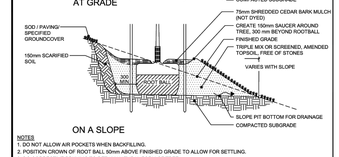
STANDARD SHRUB PLANTING DETAIL — 3 — LD-01

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION



AT GRADE



ON A SLOPE

NOTES
1. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING.
2. POSITION CROWN OF ROOT BALL 50mm ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
3. DO CORRECTIVE PRUNING TO RETAIN NATURAL FORM OF TREE.
4. FOR TREES PLANTED WITHIN PLANTING OR SHRUB BEDS, DELETE SAUCER AROUND BASE OF TREE.
5. NO TREE PITS SHALL BE LEFT OPEN OVERNIGHT.
6. ALL DIMENSIONS ARE IN MILLIMETRES.

NO.	REVISION	APR'D	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

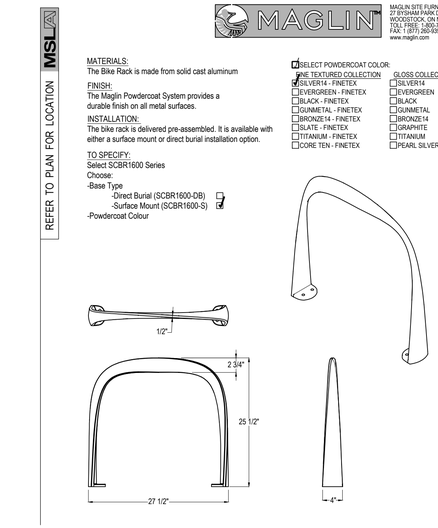
TOWN OF COLLINGWOOD — APR'D: DW — DATE: JAN/03 — DRAWN: AB — SCALE: NTS

DECIDUOUS TREE PLANTING — STD. No. 1101

TREE PLANTING STD 1101 — 4 — LD-01

SCALE: N.T.S.

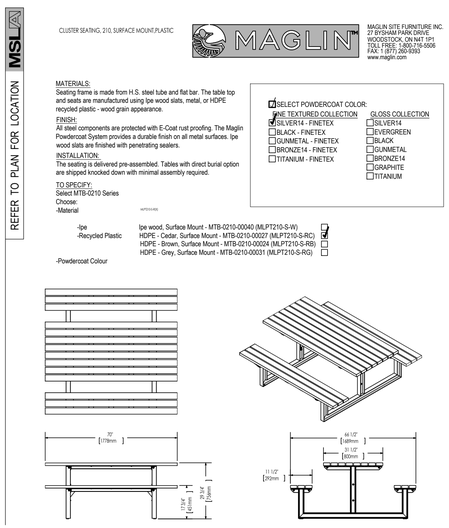
REFER TO PLAN FOR LOCATION



BIKE RING BY MAGLIN: MODEL SCBRI 600 SERIES — 5 — LD-01

SCALE: N.T.S. SURFACE MOUNT MODEL

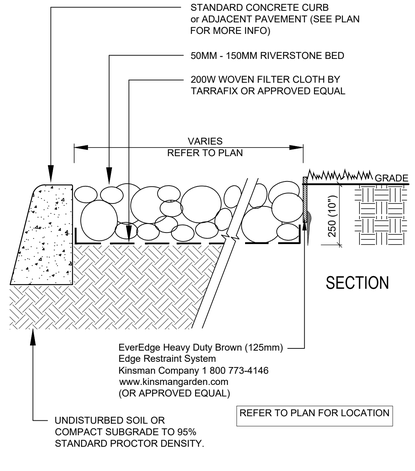
REFER TO PLAN FOR LOCATION



CLUSTER SEATING (PICNIC TABLE) MAGLIN NO. MTB-0210 — 6 — LD-01

SCALE: N.T.S. DATE:

REFER TO PLAN FOR LOCATION



RIVERSTONE BED DETAIL — 7 — LD-01

SCALE: N.T.S. *WITH METAL (STEEL) EDGER AND CONCRETE CURB INTERFACE

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North:

Stamp:

Project:
Proposed Landscape and Site Upgrades
12 Stewart Rd.
Collingwood, Ontario

Scale: **As Shown** Date: **Jan 2025**

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

Drawing Title:
Landscape Details

Project No. **26105** Sheet No. **LD-01**

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SIGNED _____ DATE _____