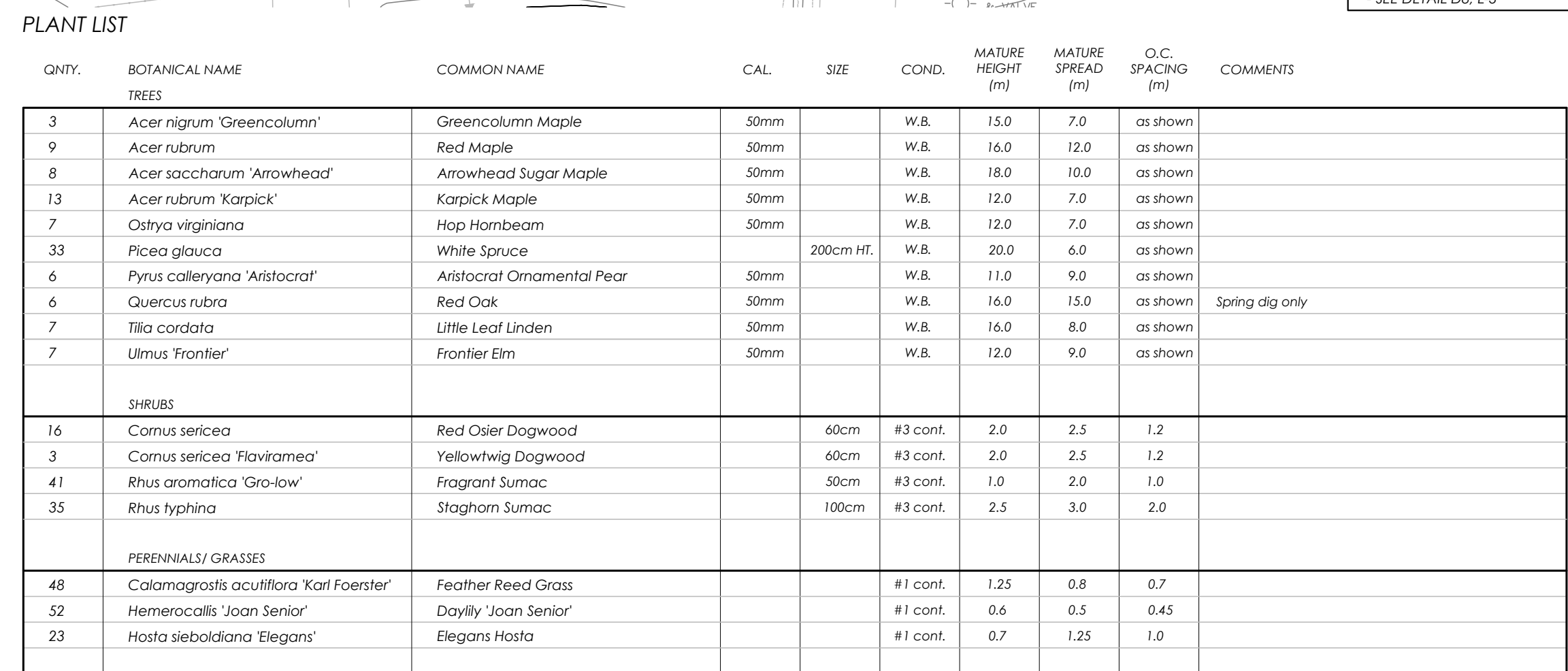




1.	All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.	4.	Supply and place seed in accordance with Canadian Landscape Standard [Section 7, Lawns & Grass and Section 8, Turfgrass Sod/Jointless alternatives]
2.	Complete all work to the satisfaction of the Landscape Architect.	5.	Supply and place mulch in accordance with Canadian Landscape Standard [Section 4, Grading & Drainage and Section 6, Growing Medium] unless otherwise specified. All S1 or greater slopes to be seeded with lawn grass. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
3.	Report any changing conditions or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding	6.	All dimensions in meters unless otherwise noted.
4.	It is the contractor's responsibility to determine existing service locations.	7.	If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
5.	Exact locations of plant material will be determined by placement of manholes, sanitary, storm, utility, roof rain water leaders, driveways, light standards, etc.	8.	Contractor to provide minimum 10% discount on trees (on municipal property) from date accepted on all work unless otherwise specified.
6.	All plant material locations to be staked or marked out and approved drawings used prior to installation.	9.	All site plan material regarding grading and servicing shown is for information only. Refer to approved drawings.
7.	Supply all plant material in accordance with the Canadian Standards for Nursery Stock (Bth ed.).	10.	No lot for construction unless stamped, signed and dated by Landscape Architect.
8.	Supply and place mulch in accordance with Canadian Landscape Standard [Section 10, Mulching]. Disturbed soil areas around trees and shrubs to be covered with shredded bark mulch such as "Canada Red" or "Gro-Bark" mulch, or approved equivalent.	11.	Drawings not to be reproduced without written consent from Landscape Architect.
9.	Alternative mulches must be approved by the Landscape Architect.	12.	Approval of landscape plan to be obtained from municipality.
10.	Contractor to provide details of proposed planting.	13.	All plant material to be planted a minimum of 1.0m from any swales or ditches.
11.	Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.	14.	Grading and servicing information refer to the consulting Engineer's drawings.
12.	All suppliers to be reviewed by the contractor at time of final acceptance. No extras will be paid to complete this work.	15.	For lighting information and power distribution refer to the electrical consultant's drawings.
13.	Supply and place topsoil in accordance with Canadian Landscape Standard [Section 4, Grading & Drainage and Section 6, Growing Medium] to a minimum depth of 150mm unless otherwise specified.		

14. Supply and place soil in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod/Inlets unless otherwise specified).
15. Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be covered with seed and straw mulch. It is the contractor's responsibility to provide the necessary cover and straw mulch for erosion control protection as required to ensure soil stabilization and proper seed germination.
16. All dimensions in metres unless otherwise noted.
17. If discrepancies arise between plant material counts on drawing and plant list, the drawing shall be considered correct.
18. Contractor to provide minimum one (1) year warranty (including trees and shrubs) on all property from date accepted on all work unless otherwise specified.
19. Any site plan or grading and servicing shown is for information only.
20. No lot for construction unless stamped, signed and dated by Landscape Architect.
21. Drawings not to be reproduced without written consent from Landscape Architect.
22. Approval of landscape plan to be obtained from municipality.
23. All plant material to be planted a minimum of 1.0m from any swales or easements.
24. For grading and servicing information refer to the consulting Engineer's drawings.
25. For lighting and power distribution refer to the electrical consultant's drawings.

1. Areas to be seeded with naturalization mix shall receive an application of naturalization seed at the rate of 25-30 kg/hectare or 2 kg/100m² for spot applications, in the following mixture:

Early Succession/Riparian Mix*

Black Eyed Susan (<i>Rudbeckia hirta</i>)	5%
Blue Vervain (<i>Verbena hastata</i>)	10%
Canada Anemone (<i>Anemone canadensis</i>)	1%
Canada Goldenrod (<i>Solidago canadensis</i>)	4%
Little Bluestem (<i>Schizachyrium scoparium</i>)	10%
Common Milkweed (<i>Aceleplasyr syriaca</i>)	5%
Fowl Bluegrass (<i>Poa palustris</i>)	25%
Newspaper/Oyster Head Sedge (<i>Carex granularis</i>)	20%
New England Aster	
(<i>Symphoricarichum novae-anglie</i>)	1%
Path Rush (<i>Juncus tenuis</i>)	10%
Purple Stemmed Aster	
(<i>Symphoricarichum puniceum</i>)	1%
Virgins Bower (<i>Clematis virginiana</i>)	4%
Wild Bergamot (<i>Monarda fistulosa</i>)	4%

*apply with Annual Oats (*Avena sativa*) nursecrop at 22kg/hectare.

Supplied by:
St. Williams Nursery & Ecological Centre (or approved equal)
P: 1-519-586-9116
W: www.stwilliamsnursery.com

2. Contractor responsible for soil test to determine fertilizer rates. Results of soil test shall be provided to the Landscape Architect for review and approval.
3. Hydroseed much to be approved by the Landscape Architect shall be applied at the rate of 2100kg per hectare.
4. The Contractor shall not carry out the work under adverse weather conditions such as high wind, frozen ground or ground covered with snow, ice or standing water.
5. Contractor shall eliminate uneven areas and low spots, ensure positive drainage. Remove debris, roots, branches, stumps in excess of 50mm diameter and other deleterious materials. Remove subsoil that has been contaminated with oil, gasoline or calcium chloride, dispose of same in accordance with local regulations.
6. Grade seed bed for germinating to a uniform surface and remove vegetation which may interfere with seeding operations. Loosen soil to depth of 25mm minimum and remove stones and foreign material.
7. Seed and fertilizer more than 10mm apart.
7. All areas to be germinated to receive 150mm of topsoil.
8. Seeded areas to be maintained by contractor ensuring adequate water, fertilizer, maintenance and repair until seeded areas are growing. Seedlings must be established and the following conditions are present, one month after start of growing season before acceptance conditions are fulfilled.

Gate c/w latch, hinges and self closing hardware

pyramid caps by Iron Eagle Industries Inc. p:905-670-2558 or approved equal

1067

PANEL LENGTH 2261 MAX

PANEL HEIGHT 1524

cap pyramid

51x51 cold formed steel tubing posts

16x16 cold formed steel tubing pickets

25x25 steel rails

slope top of footing for positive drainage

PROPOSED FINISHED GRADE

600 Min.

200 Min.

300mm dia. sonotube concrete foundation

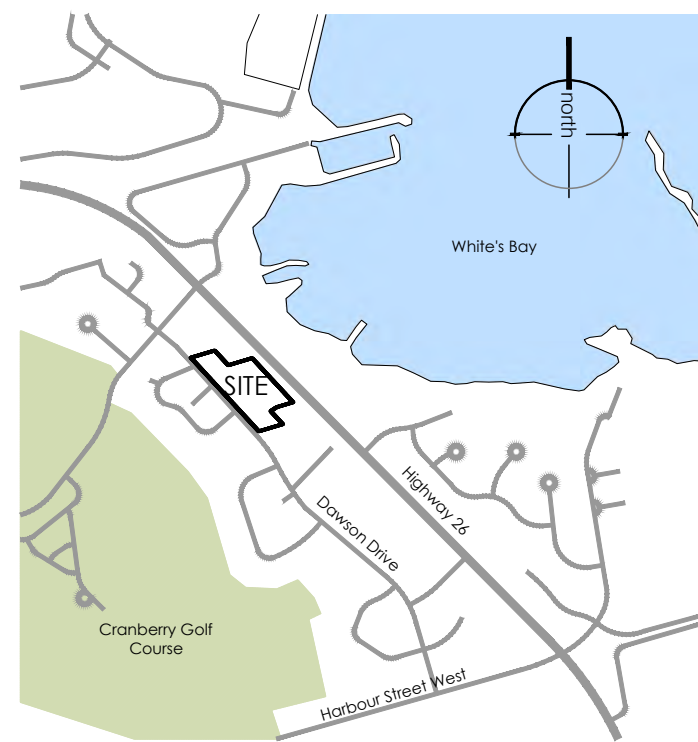
LAYOUT

1. All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
2. Footing and excavation to be entirely on proposed development lands.
3. If gates are installed they must include a self closing mechanism and a lock clasp so that the fence may be considered a pool enclosure.

Decorative Metal Fence (1500mm Height)

NOT TO SCALE

1
L-1




 proposed deciduous tree


 proposed coniferous tree


 proposed shrub


 proposed perennial


 proposed elevation


 min. 150mm topsoil, fine grade & sod


 min. 150mm topsoil, fine grade & seed with early succession mix


 C.I.P. concrete
- see detail D5, L-3


 1.8m height wood noise fence
- see detail D4, L-4


 1.8m height horizontal wood privacy fence
- see detail D1, L-4


 proposed light standard


 proposed transformer

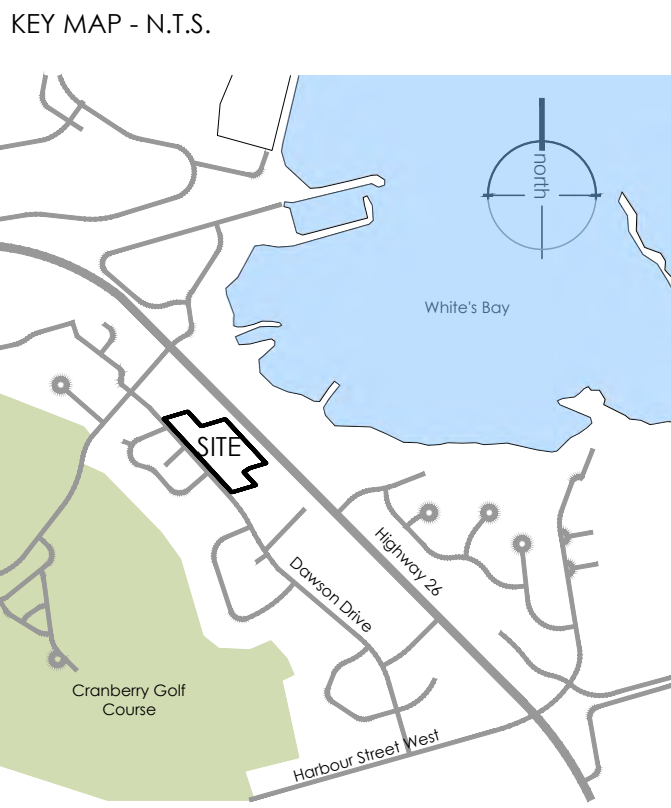
NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

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1	2018-12-18	Issued for review
2	2019-02-04	Issued for first submission
3	2019-03-28	Issued for second submission
4	2019-05-03	Issued for third submission
5	2020-09-29	Issued for fourth submission
6	2020-12-18	Issued for review
7	2020-01-19	Issued for fifth submission

PROJECT
Waterston
Dawson Drive

SHEET
Landscape Plan

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Hamilton, ON L8P 4B4
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	proposed shrubs
	proposed perennials
	proposed elevation
	min. 150mm topsoil, fine grade & sod
	min. 150mm topsoil, fine grade & seed with early succession mix
	C.I.P., concrete - see detail D6, L-3
	1.8m height wood noise fence - see detail D2, L-4
	1.8m height horizontal wood privacy fence - see detail D1, L-4
	proposed light standard
	proposed transformer

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7	2020-01-20	Issued for fifth submission



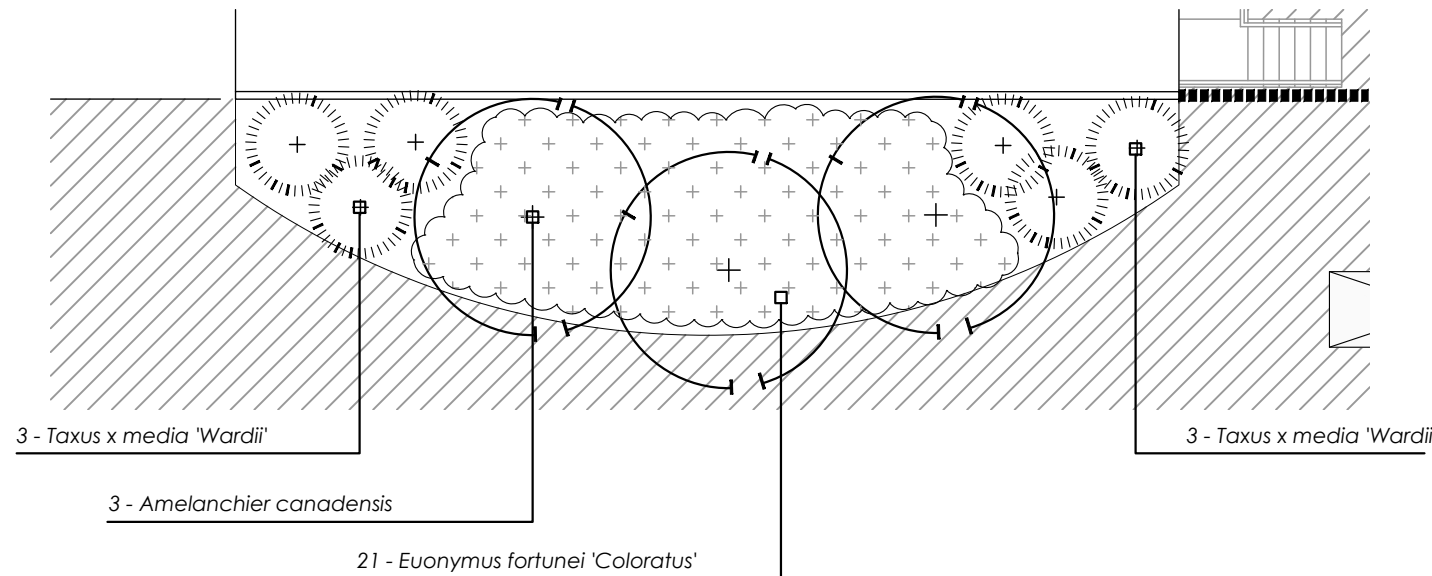
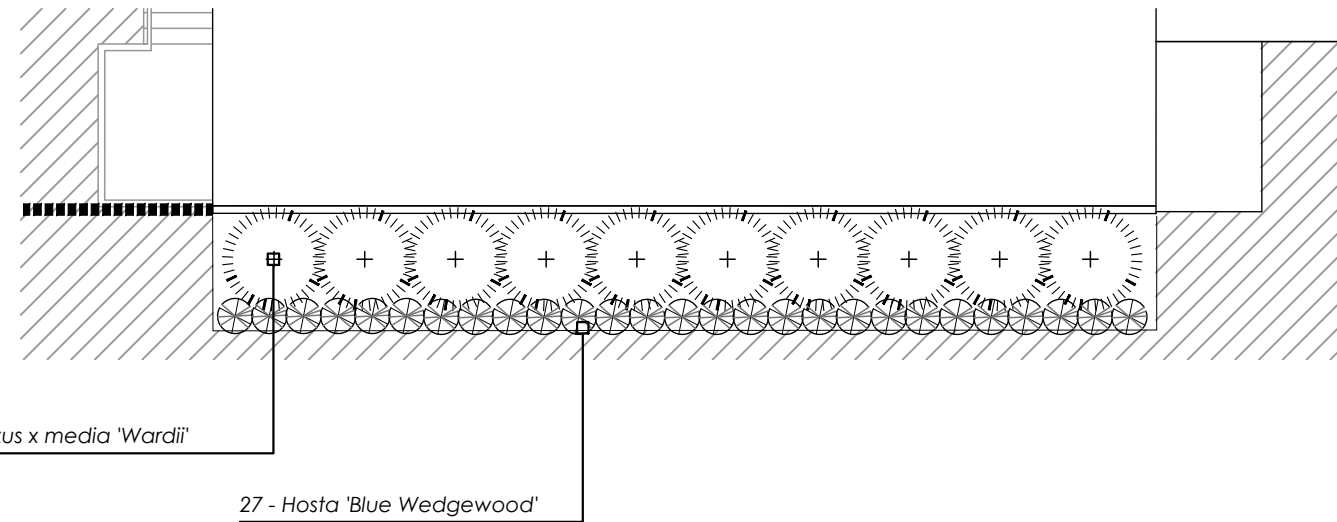
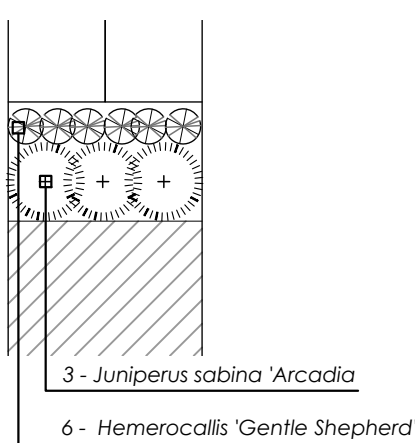
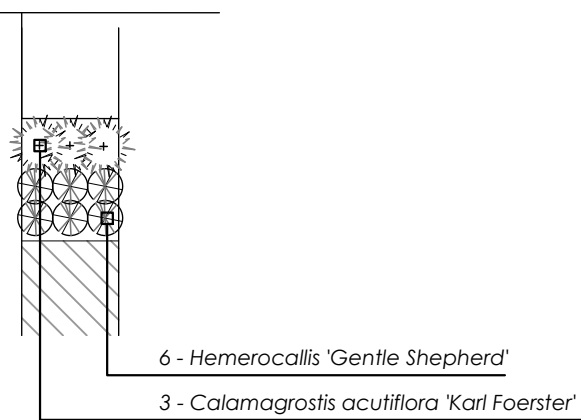
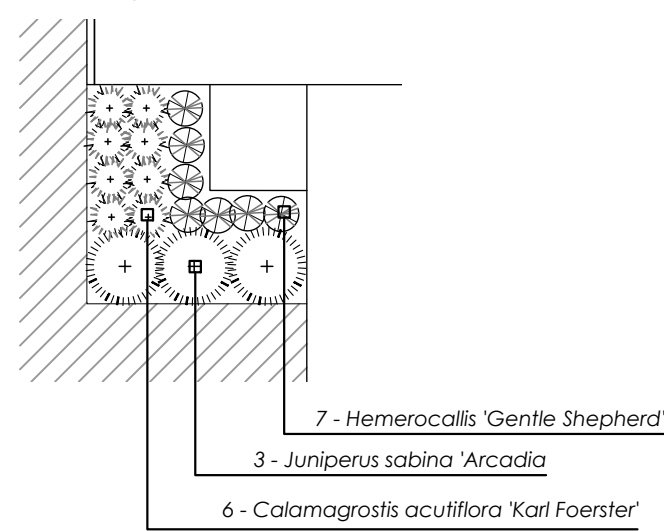
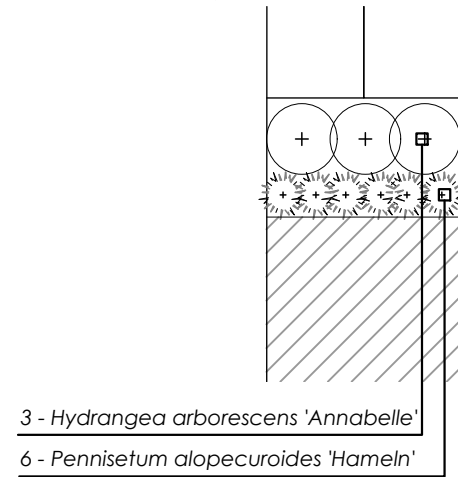
The seal of the Ontario Association of Landscape Architects (OALA) is a circular emblem. The outer ring contains the text "ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS" at the top and "MEMBER" at the bottom. The center of the seal features the acronym "OALA" in a stylized font, with the year "1944" positioned directly beneath it. A blue ink signature is written across the seal, starting from the left and extending towards the right.

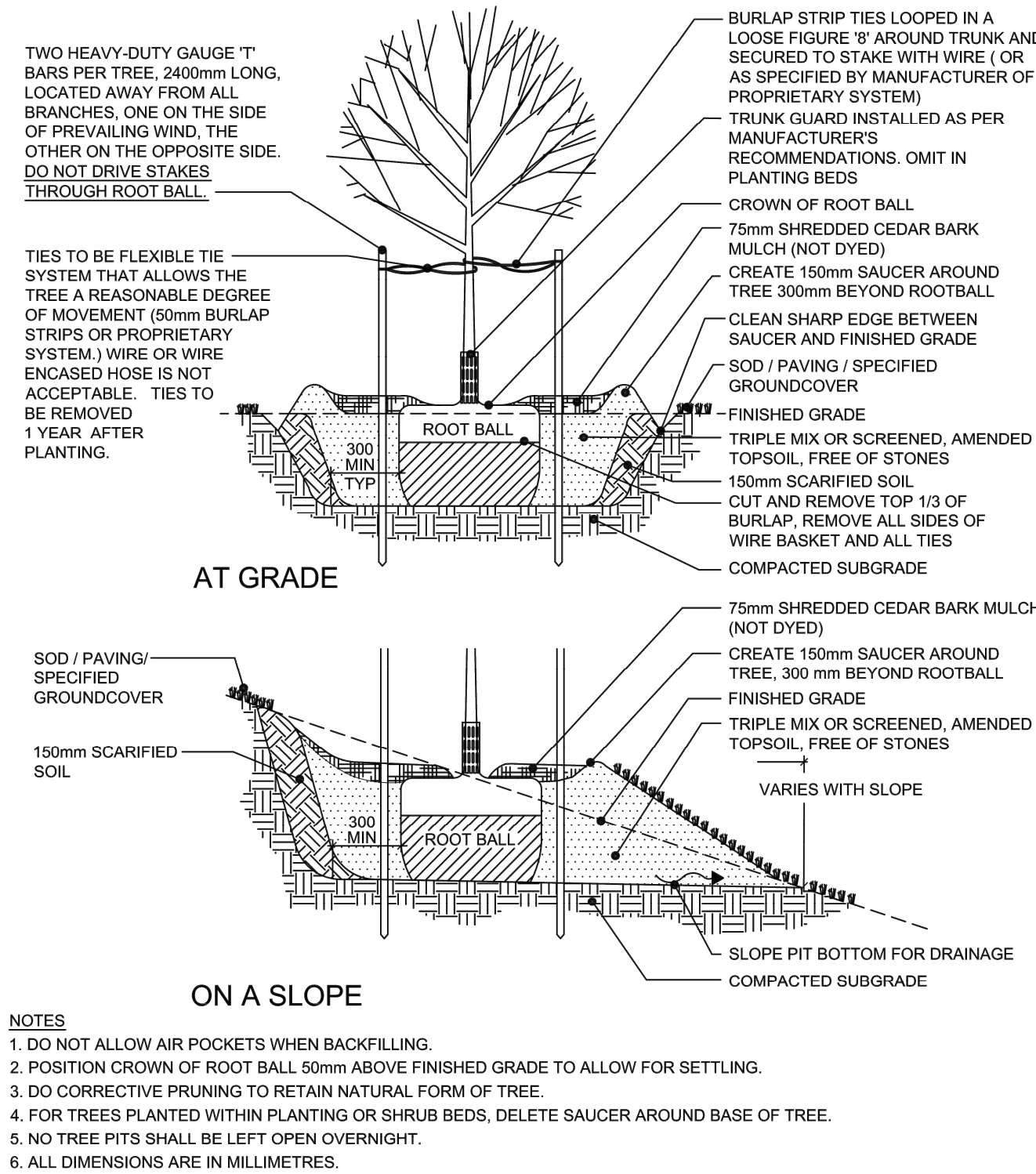


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QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
	TREES								
9	Amelanchier canadensis	Servleberry		250cm	W.B.	6.0	3.0	as shown	
63	Euonymus fortunei 'Coloratus'	Colorata Euonymus		40cm	#3 cont.	0.4	1.5	0.85	
51	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea		60cm	#3 cont.	1.25	1.0	0.9	
51	Juniperus sabina 'Arcadia'	Arcadia Juniper		50cm	#3 cont.	0.3	1.0	0.9	
28	Taxus x media 'Wardii'	Ward's Yew		40cm	#3 cont.	1.0	1.2	1.0	
	PERENNIALS/ GRASSES								
57	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass			#2 cont.	1.25	0.8	0.7	
138	Hemerocallis 'Gentle Shepherd'	Gentle Shepherd Daylily			#1 cont.	0.7	0.5	0.45	
27	Hosta 'Blue Wedgewood'	Blue Wedgewood Hosta			#1 cont.	0.5	0.5	0.45	
102	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass			#1 cont.	0.7	0.5	0.45	

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. All work to be in accordance with the Landscape Architect's drawings.
3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
4. It is the contractor's responsibility to determine existing service locations.
5. Exact locations of plant material will be determined by placement of site services such as hydrants, vaults, meters, utilities roof rain water leaders, downspouts, light stands, etc.
6. All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (B18 ed.).
8. Install plant material according to details shown.
9. Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as "Canada Red" or "Gro-Bark" mulch, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
10. Contractor to utilize layout dimensions where provided.
11. Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
12. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
13. Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
14. Supply and place seed in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
15. Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with topsoil. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
16. All dimensions in meters unless otherwise noted.
17. If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
18. Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
19. Any site plan or grading and servicing shown & for information only. Refer to approved drawings.
20. Construction to be witnessed, stamped, signed and dated by Landscape Architect.
21. Drawings not to be reproduced without written consent from Landscape Architect.
22. Approval of landscape plan to be obtained from municipality.
23. All plant material to be planted a minimum of 1.0m from any swales or ditches.
24. For grading and servicing information refer to the consulting Engineer's drawings.
25. For lighting information and power distribution refer to the electrical consultant's drawings.

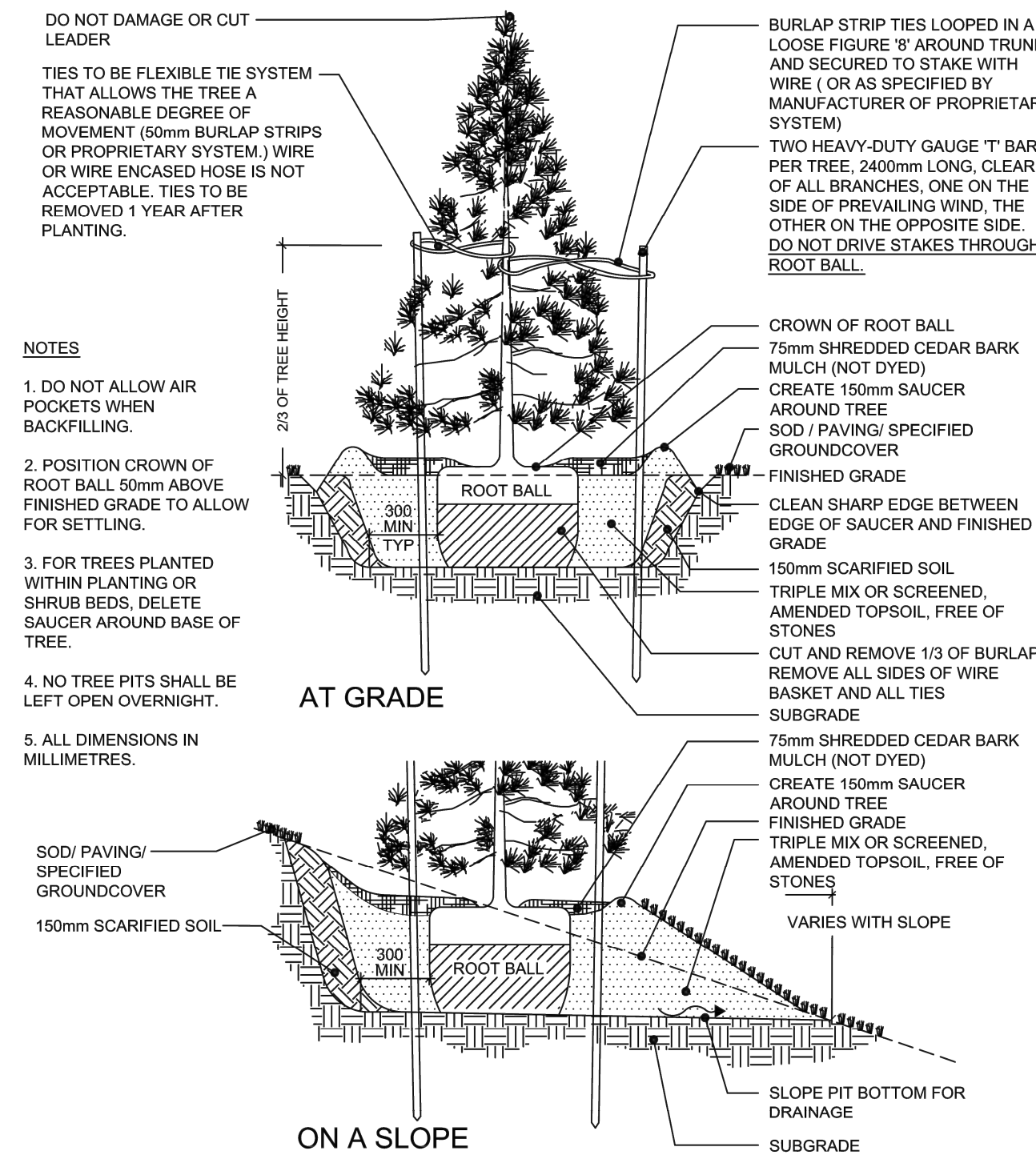




NO.	REVISION	APRD	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

Town of Collingwood Deciduous Tree Planting

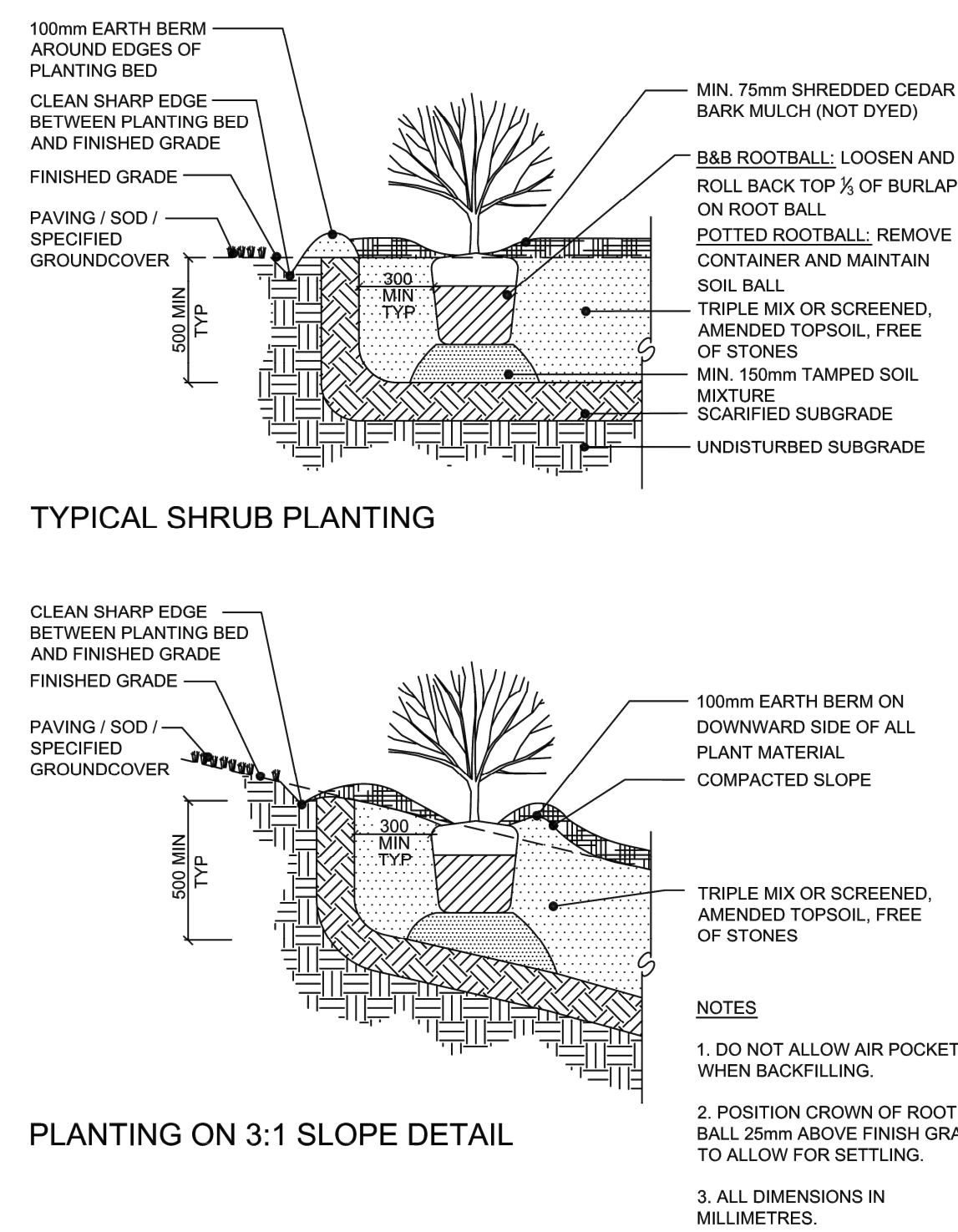
SCALE: NTS



NO.	REVISION	APRD	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

Town of Collingwood Coniferous Tree Planting

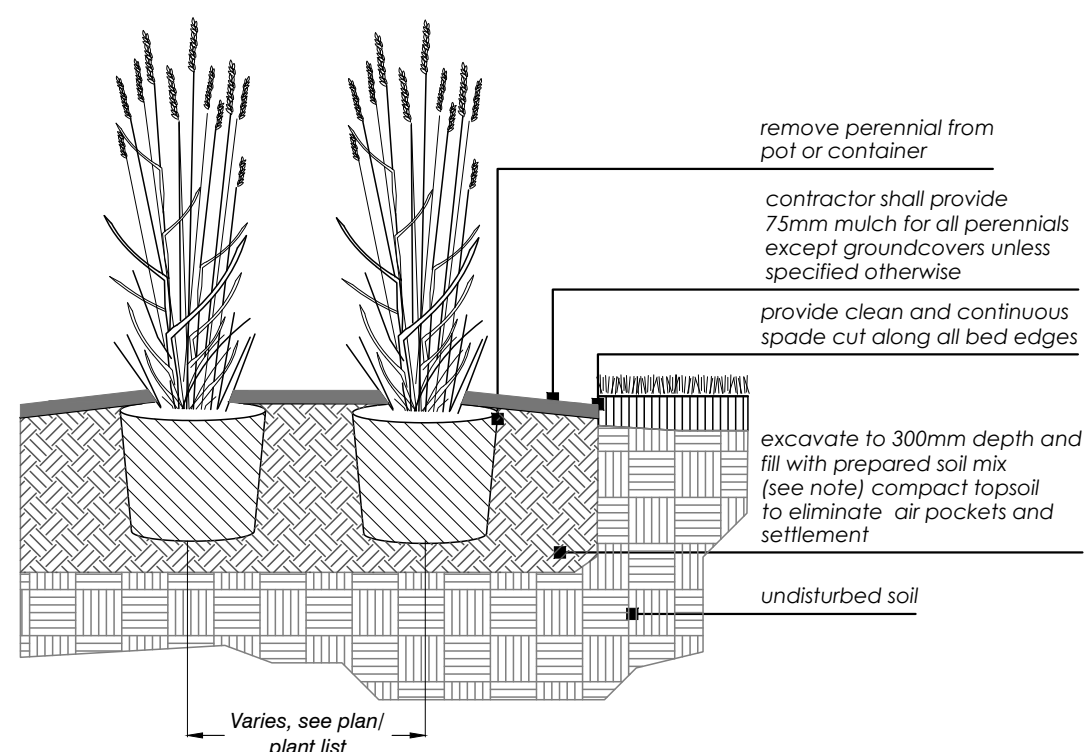
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NO.	REVISION	APRD	DATE
1	PLANTING METHODOLOGY	EN	JUL/04
2	PLANTING METHODOLOGY	DW	JUN/07

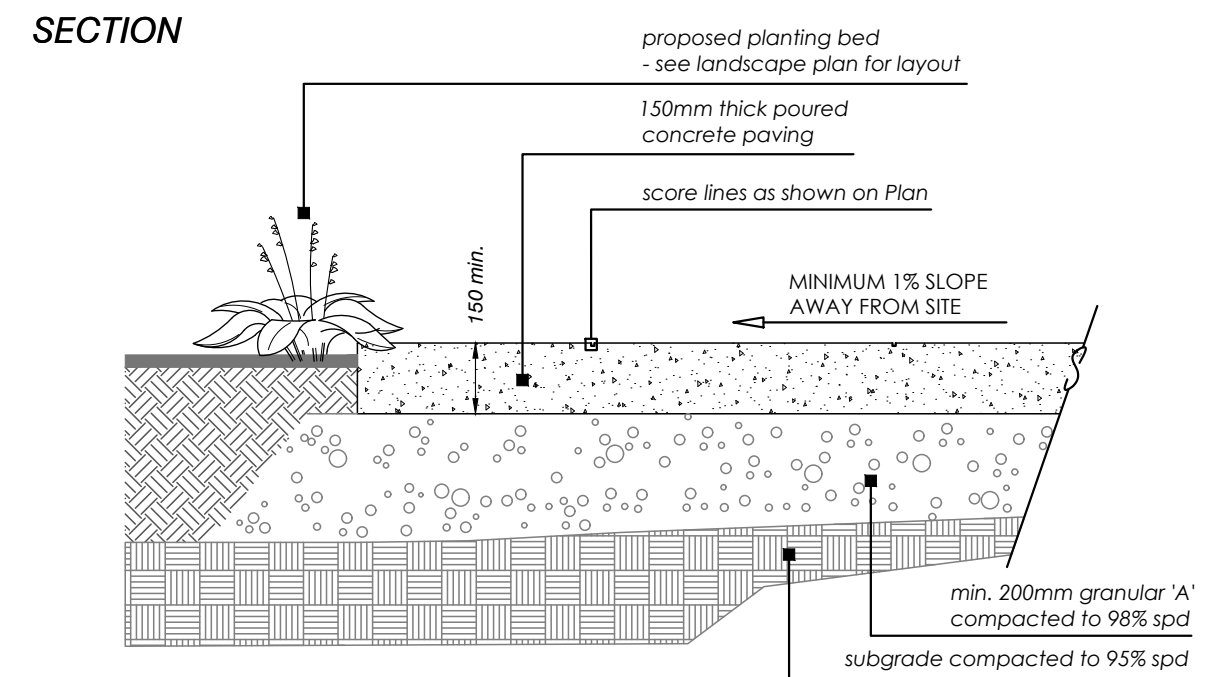
Town of Collingwood Shrub Planting

SCALE: NTS



Container Grown Perennial

SCALE: NTS

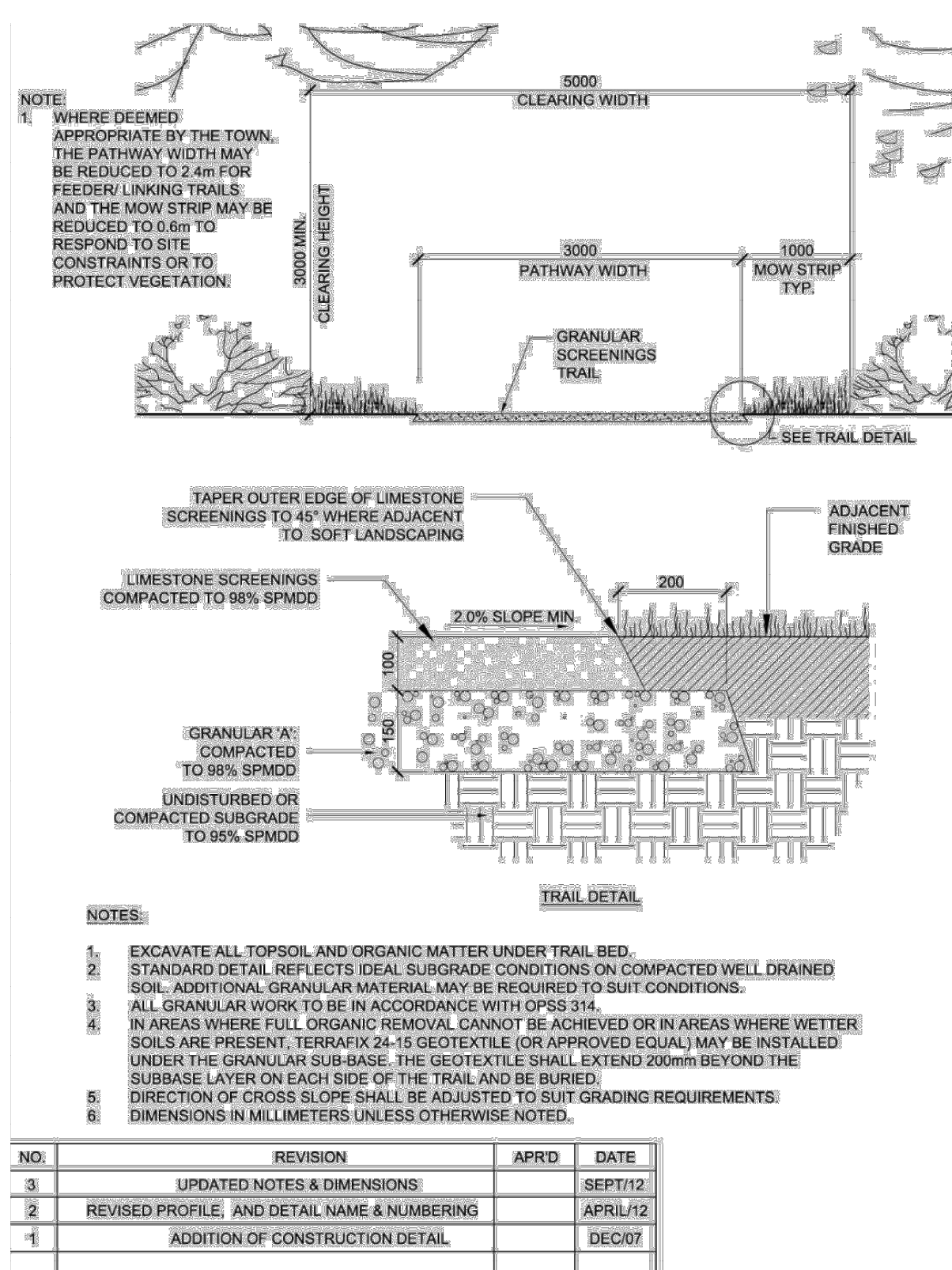


CONCRETE NOTES:

- All work to be done in accordance with the standards and specifications of the municipality and Ontario Provincial Standards, unless noted otherwise.
- All concrete to be 32MPa in 28 days with 6 ± 1% air entrainment unless otherwise stated.
- Cast-in-place concrete to be sawcut in panels not exceeding 3.0m in any direction, unless otherwise noted. Sawcuts to be 3.5mm wide by 30mm deep and to be made within 16 hours of pouring concrete.
- All CIP concrete surfaces to receive finish as specified on plan. All CIP concrete surfaces to receive acrylic cure and seal.

Concrete Paving

SCALE: NTS

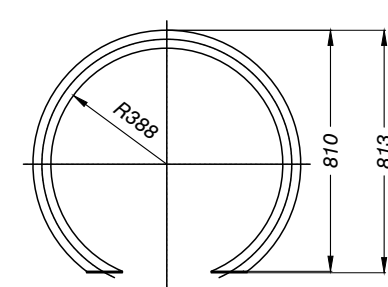


NO.	REVISION	APRD	DATE
3	UPDATED NOTES & DIMENSIONS	SEPT/12	
2	REVISED PROFILE, AND DETAIL NAME & NUMBERING	APRIL/12	
1	ADDITION OF CONSTRUCTION DETAIL	DEC/07	

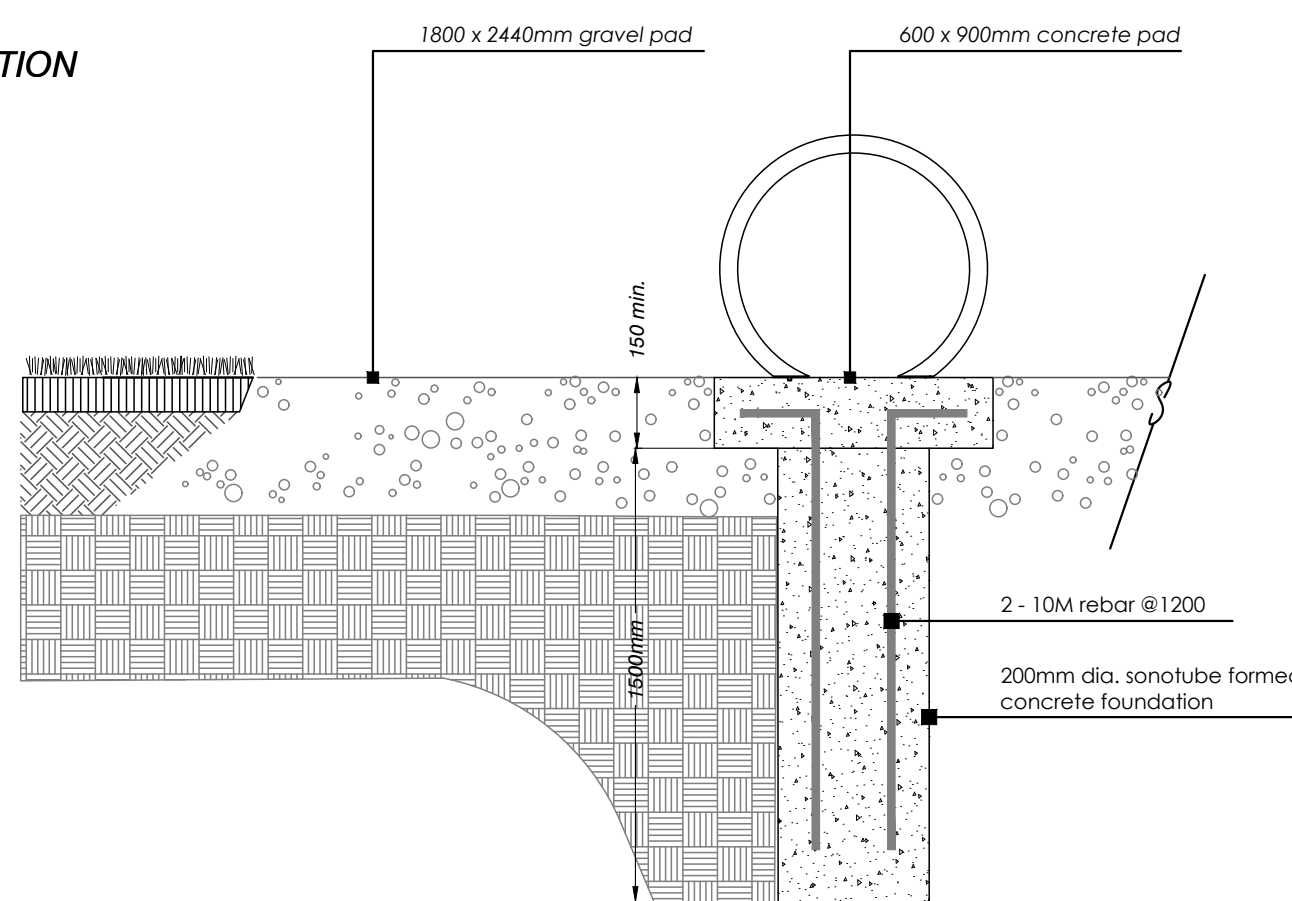
Town of Collingwood Granular Screenings Trail

SCALE: NTS

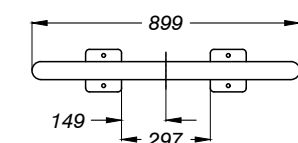
ELEVATION



SECTION



PLAN



Bike Rack by Hauser or approved equal

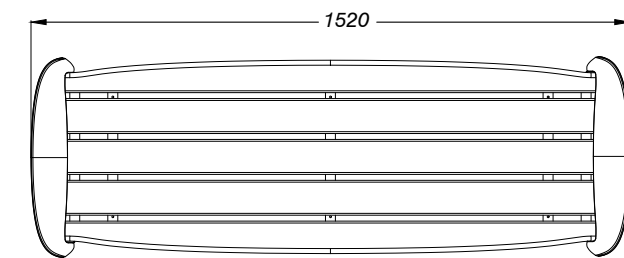
SCALE: NTS

HALO STAINLESS STEEL BICYCLE RACK
MODEL: PS-79-101-BD-EX

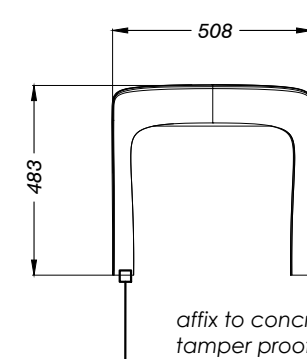
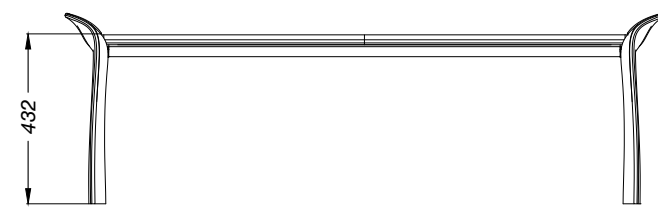
PRODUCT INFO: Stainless tubular steel construction, thermoplastic powder coated finish
COLOR: TBD
INSTALLATION: Surface mounted & see L-1 for layout
UNITS:

SUPPLIED BY: HAUSER
p. 519-747-1138
f. 519-747-4871
e. sales@hauser.ca
contact: Trudy Walker

PLAN



ELEVATIONS



Maglin MLB 1400B Bench or approved equal

SCALE: NTS

MAGLIN BACKLESS BENCH
MODEL: MLB 1400B SERIES
PRODUCT INFO: Bench frame is made from 95% recycled aluminum. The seat employs High Density Paper Composite (HDPC) or High Density Polyethylene (HDPE)
COLOR: Charcoal (HDPC) or Grey (HDPE)
INSTALLATION: Surface mount
UNITS: 2, see L-1 for layout
SUPPLIED BY: Maglin Site Furniture
6-27 Bytham Park Drive
Woodstock, ON
P: (800) 716-5306

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

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5	2020-09-29	Issued for fourth submission
6	2020-12-18	Issued for review
7	2020-01-20	Issued for fifth submission

STAMP



CLIENT
Nexus Developments
MUNICIPALITY
Town of Collingwood

PROJECT
Waterstone
Dawson Drive

MUNICIPAL FILE NUMBER

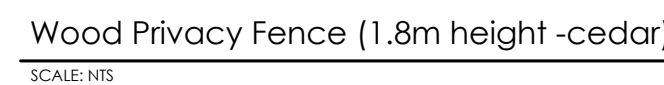
SHEET
Details

adesso design inc.
landscape architecture



218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessoinc.ca

L-3



1. Do concrete materials and methods of concrete construction in accordance with OPFS 351.
2. Contractor to verify accuracy of concrete details and reinforcement prior to installation.
3. Provide following materials:
 - cement: to OPFS 905 and 1350
 - aggregates for concrete: OPFS 905 and 1350
 - reinforcing steel: 1 detailed: OPFS 905 and 1350
 - wire less 1 detailed: plain, cold drawn annealed steel wire,
 - form stripping agent: colorless mineral oil, free of kerosene.
 - bonding agent: Silo bond, Sikama limited, or approved equal.
 - form lumber and plywood: clean, free of loose knots, and with repairs made smoothly and securely.
 - concrete: preblended, non-shrink, radiant bluminous type.
 - admixtures: to be used when approved by engineer.
 - aggregates for base: granular or 1/2 OPFS form 1010.
 - oil: to be used in concrete, including shell be removed clean and free of oil, salt, acid, alkali, sugar, vegetable matter or other substance injurious to the finished project and shall meet the requirement of OPFS 1
4. Concrete to provide a compressive strength of 32mpa at 28 days, entrained air of 6% to 15% and slump at point of discharge of 60mm for curbs and footings.
5. Gravel to be 1/2 compacted and up to 95% maximum dry density to OPFS and to depths as detailed.
6. Four concrete in favourable weather conditions.
7. Apply surface finish as detailed.
8. Provide expansion and contraction joints as detailed
9. Repair defective areas within concrete a stiff plastic, or remove defective work and replace with new concrete.
10. Concrete areas will not be accepted if:
 - fails to meet requirements of technical specification
 - contains excessive honeycombing or embedded debris
 - 28 days coverage strength in any defined area is less than 95% of specified minimum strength
 - surface irregularities.
 - damaged or chipped.
 - poor workmanship.
11. It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

LAYOUT NOTES

1. The proposed entry features shall have a:
 - minimum setback of 0.15m from the street line;
 - minimum setback of 2.0m from a building used solely for residential purposes.
2. Top of footing elevation to be confirmed with landscape architect prior to construction.
3. The footing and excavation **MUST** be entirely on proposed development lands.

FABRICATION

1. Contractor to provide field measurements and shop drawings for linestone mouldings for review and approval by landscape architect.
 - Supplier:
 - Owen Sound Ledgework Limited
 - F# 71/8566 Highway 6 North
 - Georgian Bluffs, ON
 - Phone: 519-371-4680
2. Contractor to provide shop drawings for surface mounted signage.
 - Supplier:
 - Toronto Stamp Inc.
 - 120 Midwest Road
 - Toronto, ON
 - P: 416-368-7022
 - F: 416-368-2478
 - OR APPROVED EQUAL
 - Material: Cut 2" aluminium
 - Font: Century Gothic
 - Height: Lower case min. 180mm
 - Colour: Dark bronze anodized
3. Contractor is responsible to provide shop drawings stamped by a structural engineer licensed in the Province of Ontario for final approval prior to the commencement of construction.
4. Structural works shall be reviewed and certified by the design engineer and the contractor is responsible to coordinate and accommodate required inspections

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STAMP



CLIENT
Nexus Developments

MUNICIPALITY
Town of Collingwood

PROJECT
Waterstone
Dawson Drive

MUNICIPAL FILE NUMBER

SHEET
Details

L-4

adesso design inc.
landscape architecture



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