

LORA BAY PHASE 4

BLOCK 39

TOWN OF THE BLUE MOUNTAINS

COUNTY OF GREY

DRAWING

- A100
- C101
- C102
- C103.A
- C103.B
- C103.C
- C104
- C105
- C106
- C107
- C108
- C109
- C110
- S100
- E001
- E100
- E101
- E110
- E111
- L-460
- L-461
- L-462
- L-463
- L-500
- L-501

TITLE

- SITE PLAN
- GENERAL SITE SERVICING PLAN
- OVERALL SITE GRADING PLAN
- PLAN & PROFILE BLOCK 6 SERVICING & STREET 'A' (STA. 0+000 – 0+115.24)
- PLAN & PROFILE STREET 'B' (STA. 0+000 – 0+183.04)
- PLAN & PROFILE STREET 'C' (STA. 0+000 – 0+042.65)
- STREET 'D' (STA 0+000 – 0+111.80)
- SANITARY DRAINAGE AREA PLAN
- STORM DRAINAGE AREA PLAN
- WATER DISTRIBUTION PLAN
- EROSION AND SEDIMENT CONTROL PLAN
- CONSTRUCTION NOTES & STANDARD DETAILS
- COMPOSITE UTILITY PLAN
- PAVEMENT MARKING PLAN AND SIGNAGE PLAN
- RETAINING WALL SECTION
- ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST
- SITE PLAN – PHOTOMETRIC
- SITE LIGHTING DETAILS
- SITE PLAN – ELECTRICAL
- SITE ELECTRICAL DETAILS
- MASTER LANDSCAPE PLAN
- LANDSCAPE PLAN BLOCK 1-4 FOUNDATION PLANTING
- LANDSCAPE PLAN BLOCK 5 & 6 FOUNDATION PLANTING
- LANDSCAPE PLAN BLOCK 7 FOUNDATION PLANTING & ENTRY FEATURE PLANTING & ELEVATION
- LANDSCAPE DETAILS AND NOTES
- LANDSCAPE DETAILS AND NOTES



MUNICIPALITY

TOWN OF THE BLUE MOUNTAINS
32 MILL STREET
THORN BURY, ONTARIO, N0H 2P0

DEVELOPER

1382491 ONTARIO LTD. & BLEVINS DEVELOPMENTS (COVE) LTD.
6783 WELLINGTON ROAD #34, RR#22
CAMBRIDGE, ON N3C 2V4

DEVELOPER'S ENGINEER

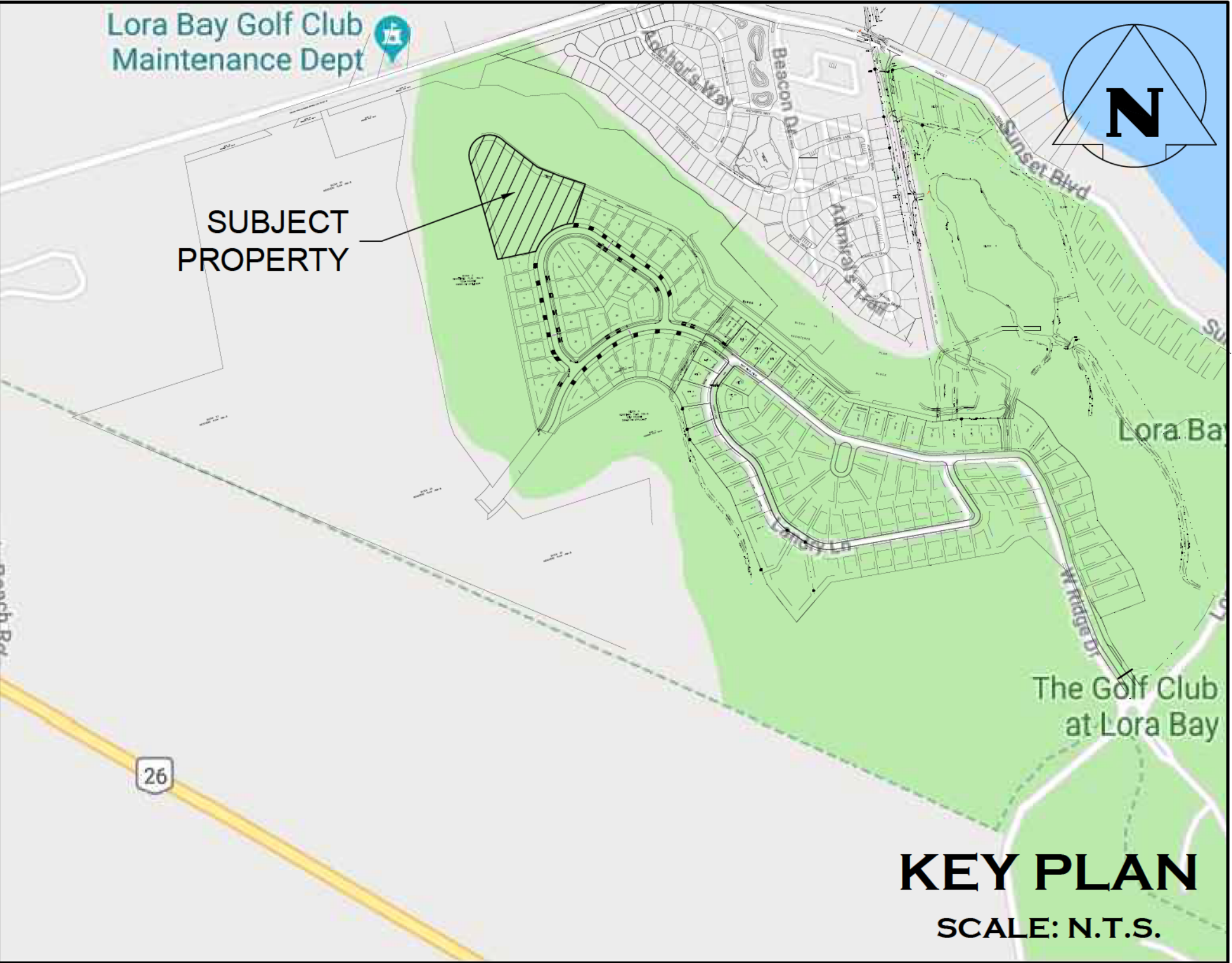


ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

DEVELOPER'S LANDSCAPE ARCHITECT



100-300 HAGEY BOULEVARD
WATERLOO, ON N2L 0A4
519-579-4410 T
WWW.STANTEC.COM



MASTER LEGEND

EXISTING FEATURES (EX.)

- EX. CONTOUR
- EX. GRADE
- EX. TREELINE
- EX. WATERCOURSE
- EX. DITCH
- EX. WATERMAIN
- EX. WATER SERVICE
- EX. FIRE HYDRANT & VALVE
- EX. SANITARY SEWER & MANHOLE
- EX. SANITARY FORCEMAIN
- EX. SANITARY SERVICE
- EX. STORM SEWER & MANHOLE
- EX. STORM CATCHBASIN
- EX. STORM DOUBLE CATCHBASIN
- EX. STORM CATCHBASIN MANHOLE
- EX. STORM DOUBLE CATCHBASIN MANHOLE
- EX. GAS MAIN
- EX. BELL LINE
- EX. BELL PEDESTAL
- EX. CABLE TELEVISION PEDESTAL
- EX. HYDRO POLE
- EX. LIGHT STANDARD
- EX. SIGN
- EX. BUILDING
- EX. BENCHMARK NUMBER & LOCATION
- EX. BOREHOLE NUMBER & LOCATION

PROPOSED FEATURES (PR.)

- PR. PROPERTY LIMITS
- PR. ELEVATION
- PR. ELEVATION (MATCH EX. ELEVATION)
- PR. SWALE & SLOPE
- PR. DITCH DRAINAGE
- PR. WATERMAIN & VALVE
- PR. WATER SERVICE
- PR. FIRE HYDRANT & VALVE
- PR. WATER VALVE CHAMBER
- PR. WATER QUALITY TESTING STATION
- PR. SANITARY SEWER & MANHOLE
- PR. SANITARY FORCEMAIN
- PR. SANITARY SERVICE
- PR. SANITARY CATCHMENT
- CATCHMENT AREA ID
- AREA (ha)
- POPULATION (2.3 p.p.u.)
- PR. STORM SEWER & MANHOLE
- PR. CATCHBASIN
- PR. DOUBLE CATCHBASIN
- PR. CATCHBASIN MANHOLE
- PR. DOUBLE CATCHBASIN MANHOLE
- PR. STORM CATCHMENT
- CATCHMENT AREA ID
- RUNOFF COEFFICIENT
- DRAINAGE AREA (ha)
- PR. CURB CUT
- PR. CANADA POST COMMUNITY MAIL BOX
- PR. TRANSFORMER
- PR. STOP SIGN
- PR. NAME SIGN
- PR. NO PARKING SIGN
- PR. FENCE
- PR. BUILDING ENVELOPE
- PR. LIGHT DUTY SILT FENCE
- PR. HEAVY DUTY SILT FENCE
- PR. STRAW BALE CHECK FLOW
- PR. SLOPE (3:1 MAX.)
- PR. TREE PRESERVATION AREA
- PR. TOPSOIL STOCKPILE LOCATION
- IRRIGATION TRENCH (APPROXIMATE LOCATION)
- WATERMAIN EASEMENT

PROJECT No.: 183-5908
ISSUED FOR FINAL APPROVAL

SITE DATA			
Zone R2 -113-h7		REQUIRED	PROPOSED
SITE AREA		650 m2	14,103.58 m2
Lot Frontage		18.0m	73.95m
BUILDING AREA	BLOCK - A	-	481.34 m2
	BLOCK - B	-	388.96 m2
	BLOCK - C	-	481.34 m2
	BLOCK - D	-	481.34 m2
	BLOCK - E	-	388.96 m2
	BLOCK - F	-	481.34 m2
	BLOCK - G	-	481.34 m2
Total Building Area		-	3,184.62 m2
Lot Coverage		35% (Max)	22.58%
Number of Units		-	33
Proposed GFA		-	7,118.22 m2
Front Yard Setback	Block- A	7.5m (Min.)	12.92m
Rear Yard Setback	Blocks B - E	7.5m (Min.)	8.0m
Exterior Side Yard Setback	Block - F	7.5m (Min.)	12.23m
Interior Side Yard Setback	Blocks B - E	4.5m (Min.)	5.0m
Building Height		11.0m (Max.)	11.0m
Number of Storeys		3 (Max.)	3
Landscape Open Space		-	6,320.56 m2
Parking Area (Interior)		-	2,551.9 m2
Parking Area (Visitor)		-	142.24 m2
Proposed Parking Spaces	Interior		66
	On Driveway	74	47
	Visitor	8	8
Total Proposed Parking Spaces		82	121

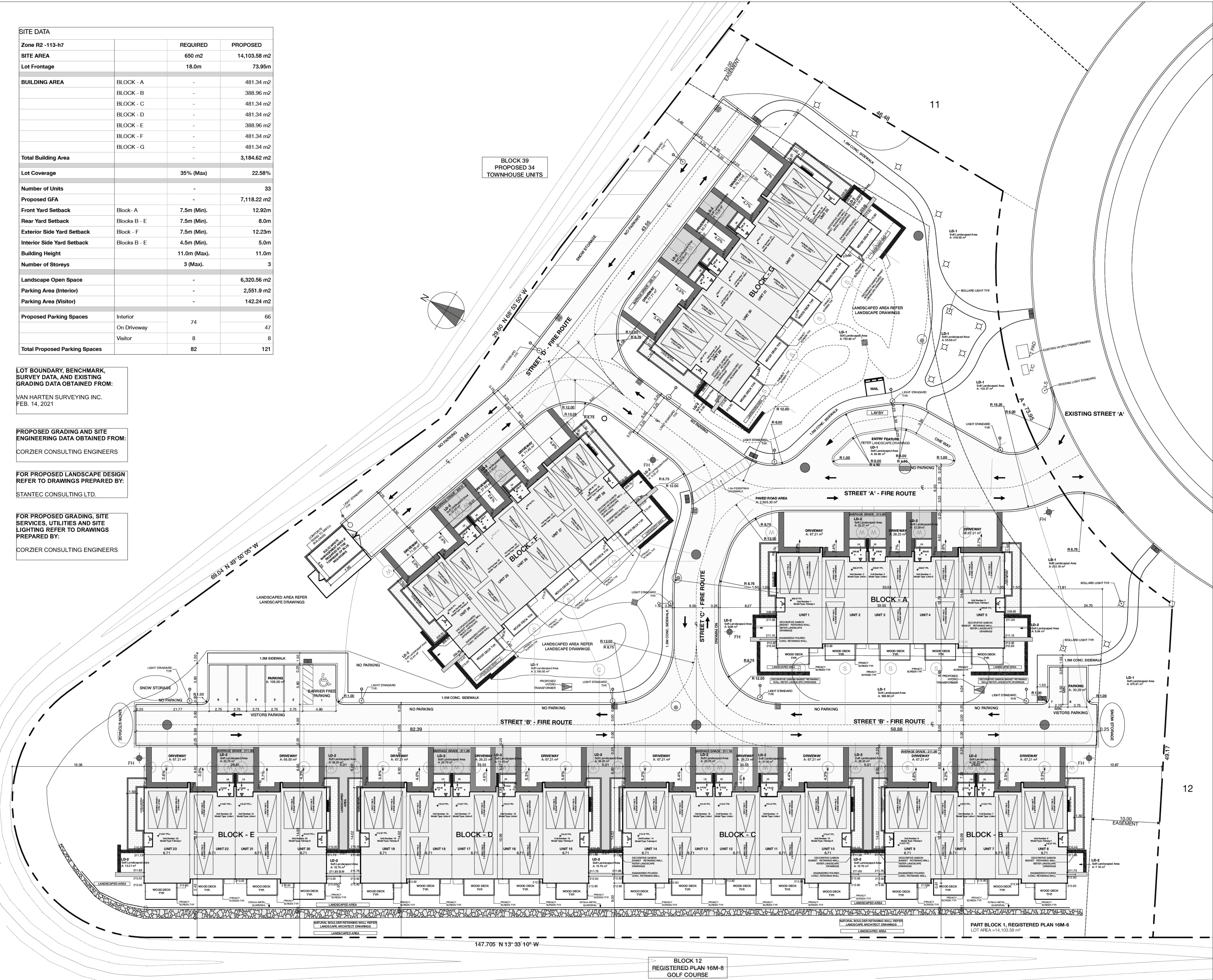
LOT BOUNDARY, BENCHMARK,
SURVEY DATA, AND EXISTING
GRADING DATA OBTAINED FROM:
VAN HARTEN SURVEYING INC.
FEB. 14, 2021

PROPOSED GRADING AND SITE
ENGINEERING DATA OBTAINED FROM:
CORZIER CONSULTING ENGINEERS

FOR PROPOSED LANDSCAPE DESIGN
REFER TO DRAWINGS PREPARED BY:
STANTEC CONSULTING LTD.

FOR PROPOSED GRADING, SITE
SERVICES, UTILITIES AND SITE
LIGHTING REFER TO DRAWINGS
PREPARED BY:
CORZIER CONSULTING ENGINEERS

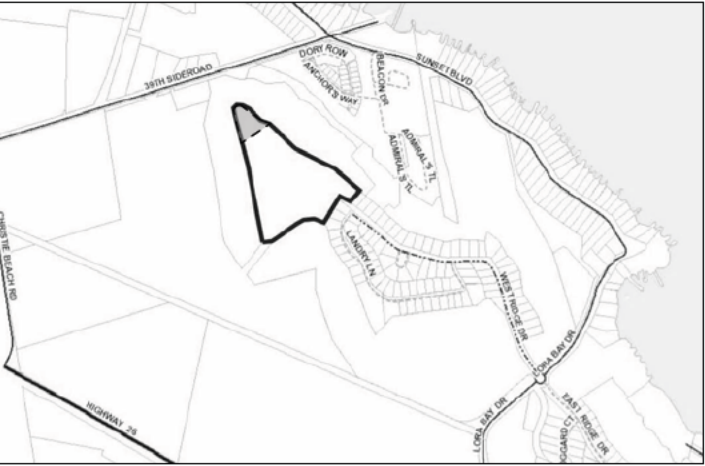
BLOCK 39
PROPOSED 34
TOWNHOUSE UNITS



Site Plan
SCALE: 1:250

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KEY PLAN

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

Drawing History

No.	Issue Name	Issue Date
16	Issued for SPA	2021-06-25
17	Issued for Coordination - Revised Exterior Lighting	2021-07-05
20	Revised Issued for Coordination	2021-08-30
24	Issued for SPA	2021-09-28
25	Issued for SPA 3rd submission	2022-02-08
27	Issued for SPA	2022-06-27

Project:

Lora Bay Masters Townhomes

Project Address :

Part Block 1, Registered Plan 16m-8
Geographic Township of Collingwood
Town of Blue Mountains, County of Grey

Client:

SHERWOOD HOMES

Client Address:

6783 Wellington Road 34, RR 22, Cambridge
ON N3C 2V4



symbolics architecture + design inc.
1315 Lawrence Ave. E. Suite 102 - Toronto - ON - M4M 2S1 Ph: 416 486 9171

Drawing Title:

Site Plan

Project Status:

Site Plan Approval

Drawn by

PV

Checked by

PV

Date Issued

2022-06-27

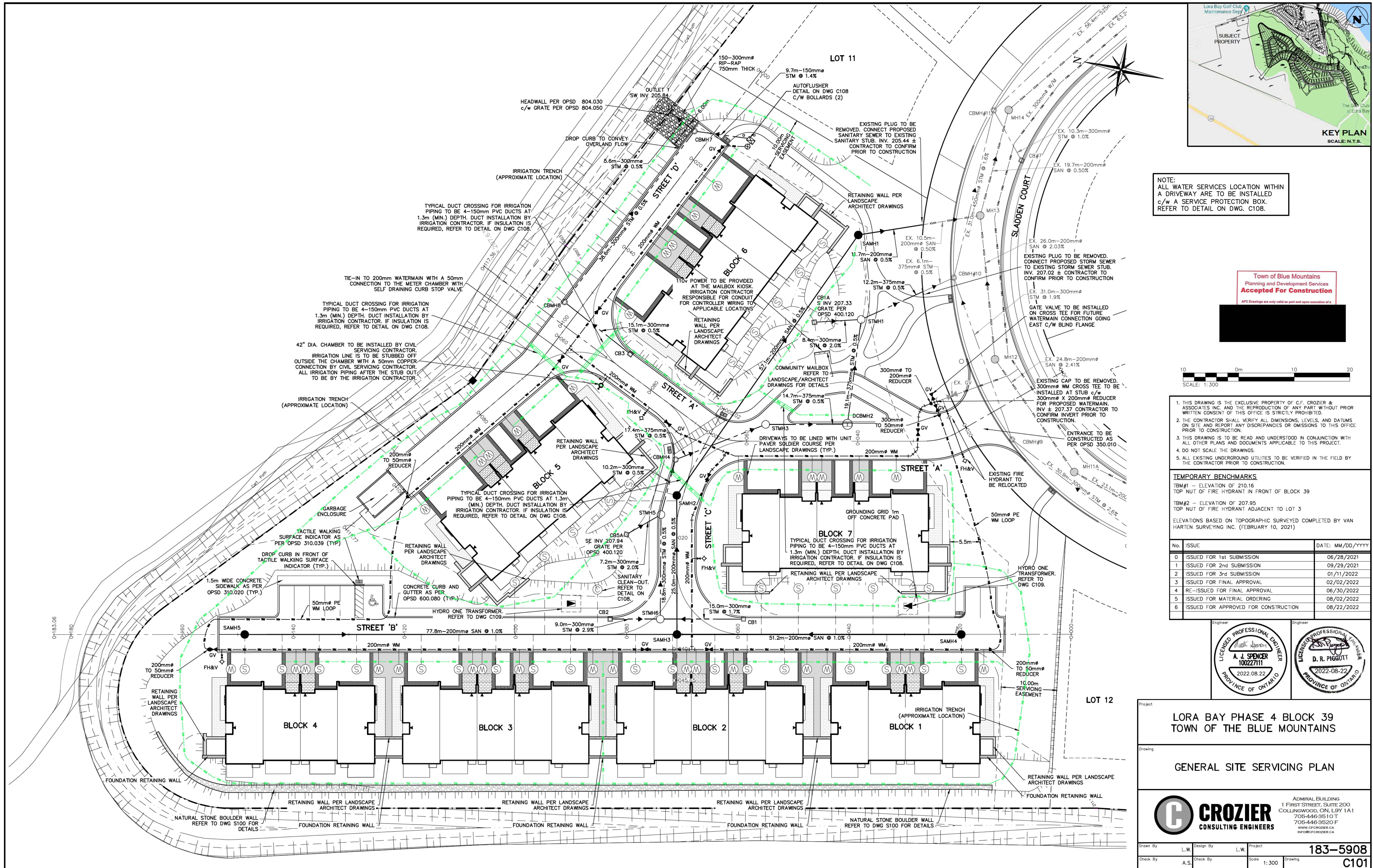
Scale:

AS NOTED

Project Number:

LBM-001

A100



NOTE:
ALL WATER SERVICES LOCATION WITHIN
A DRIVEWAY ARE TO BE INSTALLED
c/w A SERVICE PROTECTION BOX.
REFER TO DETAIL ON DWG. C108.

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

AFC Drawings are only valid as part and upon execution of a

10 0m 10 20
SCALE: 1:300

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TEMPORARY BENCHMARKS

TBM#1 - ELEVATION OF 210.16
TOP NUT OF FIRE HYDRANT IN FRONT OF BLOCK 39

TBM#2 - ELEVATION OF 207.95
TOP NUT OF FIRE HYDRANT ADJACENT TO LOT 3

ELEVATIONS BASED ON TOPOGRAPHIC SURVEYED COMPLETED BY VAN HARTEN SURVEYING INC. (FEBRUARY 10, 2021)

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	06/28/2021
1	ISSUED FOR 2nd SUBMISSION	09/29/2021
2	ISSUED FOR 3rd SUBMISSION	01/11/2022
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5	ISSUED FOR MATERIAL ORDERING	08/02/2022
6	ISSUED FOR APPROVED FOR CONSTRUCTION	08/22/2022



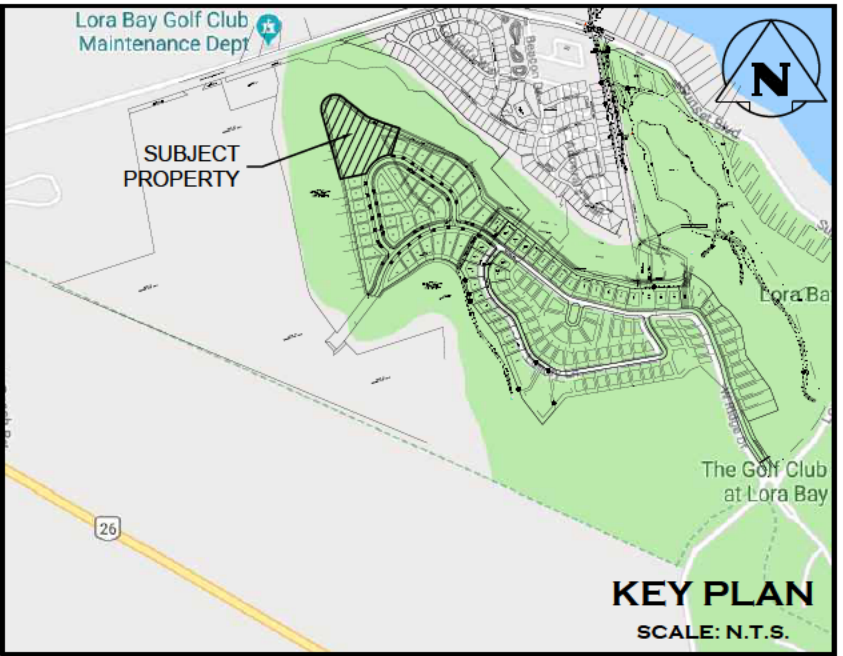
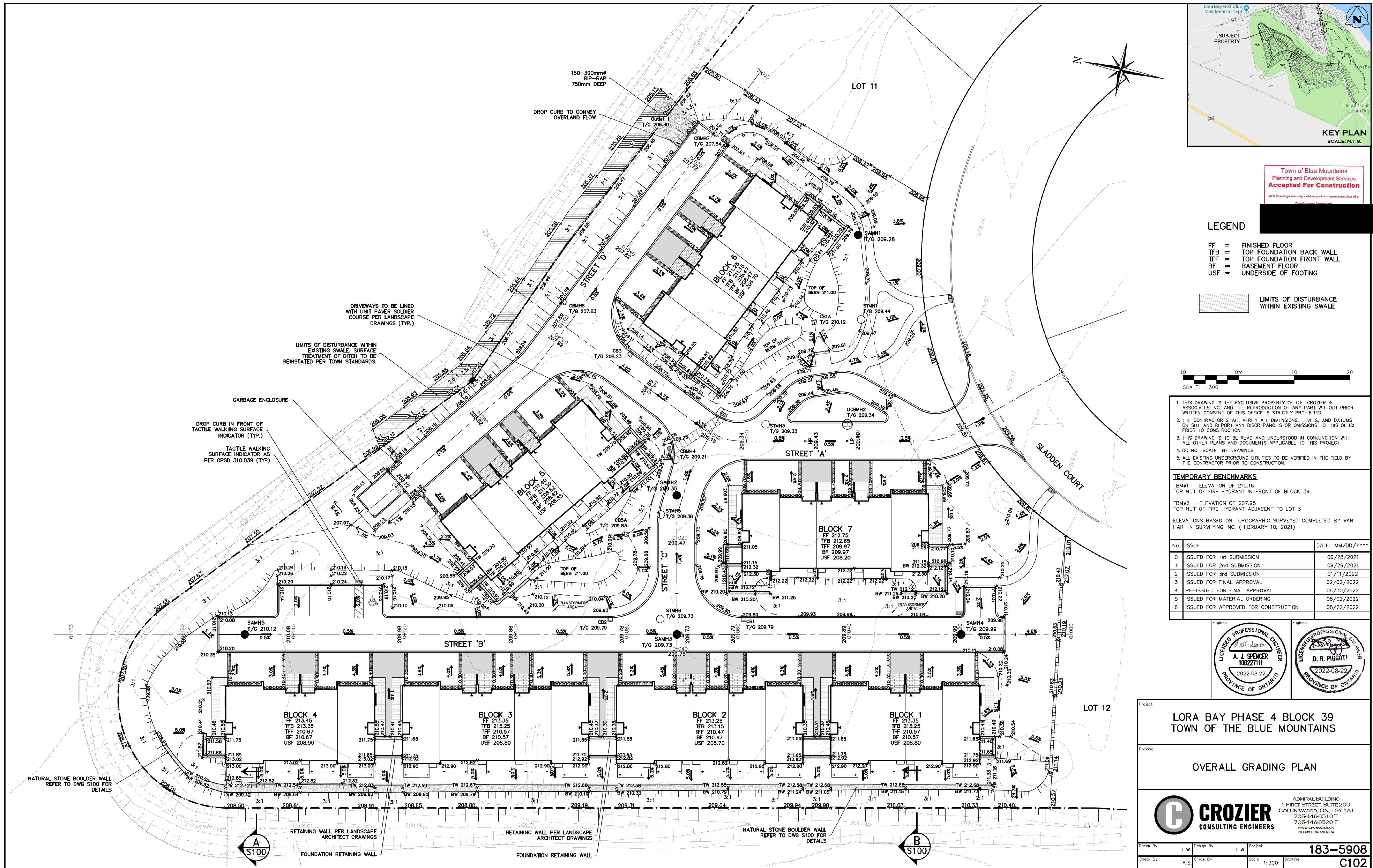
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

GENERAL SITE SERVICING PLAN



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON L9Y 1A1
705-446-3510 T
705-446-3520 F
www.crozier.ca
info@crozier.ca

Drawn By	L.W.	Design By	L.W.	Project	183-5908
Check By	A.S.	Check By		Scale	1:300
				Drawing	C101



Town of Blue Mountains
Planning and Development Services
Accepted For Construction
ATC Drawings are only valid as part and upon execution of a Development Agreement.

LEGEND

FF = FINISHED FLOOR
TFB = TOP FOUNDATION BACK WALL
TFF = TOP FOUNDATION FRONT WALL
BF = BASEMENT FLOOR
USF = UNDERSIDE OF FOOTING

LIMITS OF DISTURBANCE
WITHIN EXISTING SWALE

10 0m 10 20
SCALE: 1:300

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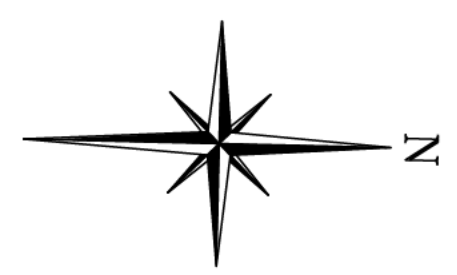
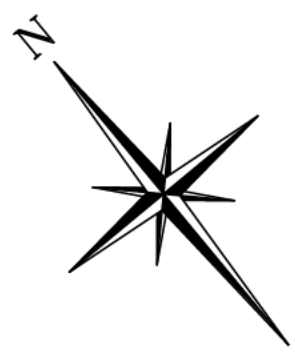
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

OVERALL GRADING PLAN



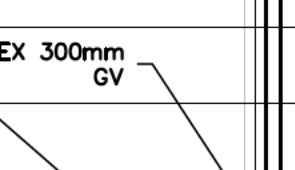
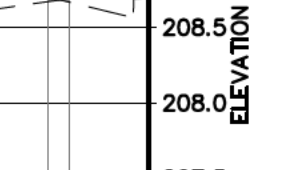
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON L9Y 1A1
705-446-3510 T
705-446-3520 F
www.crozier.ca
info@crozier.ca

Drawn By: L.W. Design By: L.W. Project: 183-5908
Check By: A.S. Check By: A.S. Scale: 1:300 Drawing: C102

[illegible]

**Town of Blue Mountains
Planning and Development Services
Accepted For Construction**

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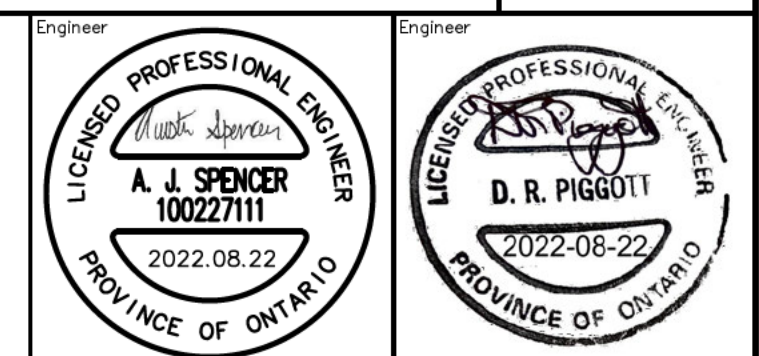
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LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

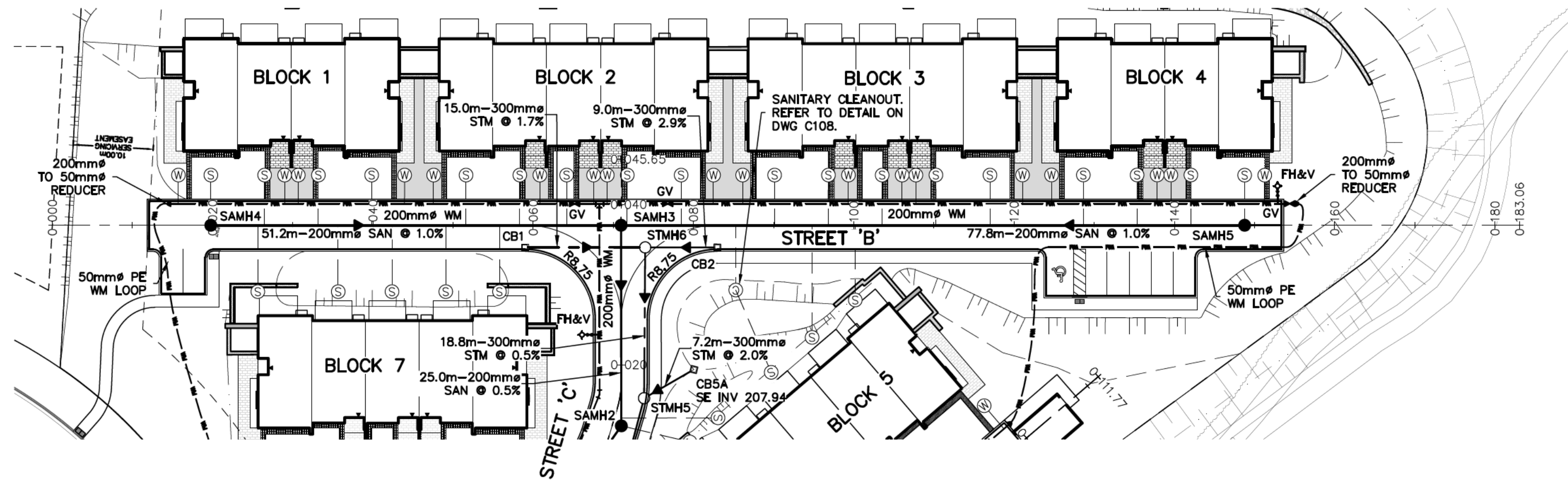
Drawing

PLAN & PROFILE
BLOCK 6 SERVICING EASEMENT &
STREET 'A' (STA 0+000 - 0+115.24)

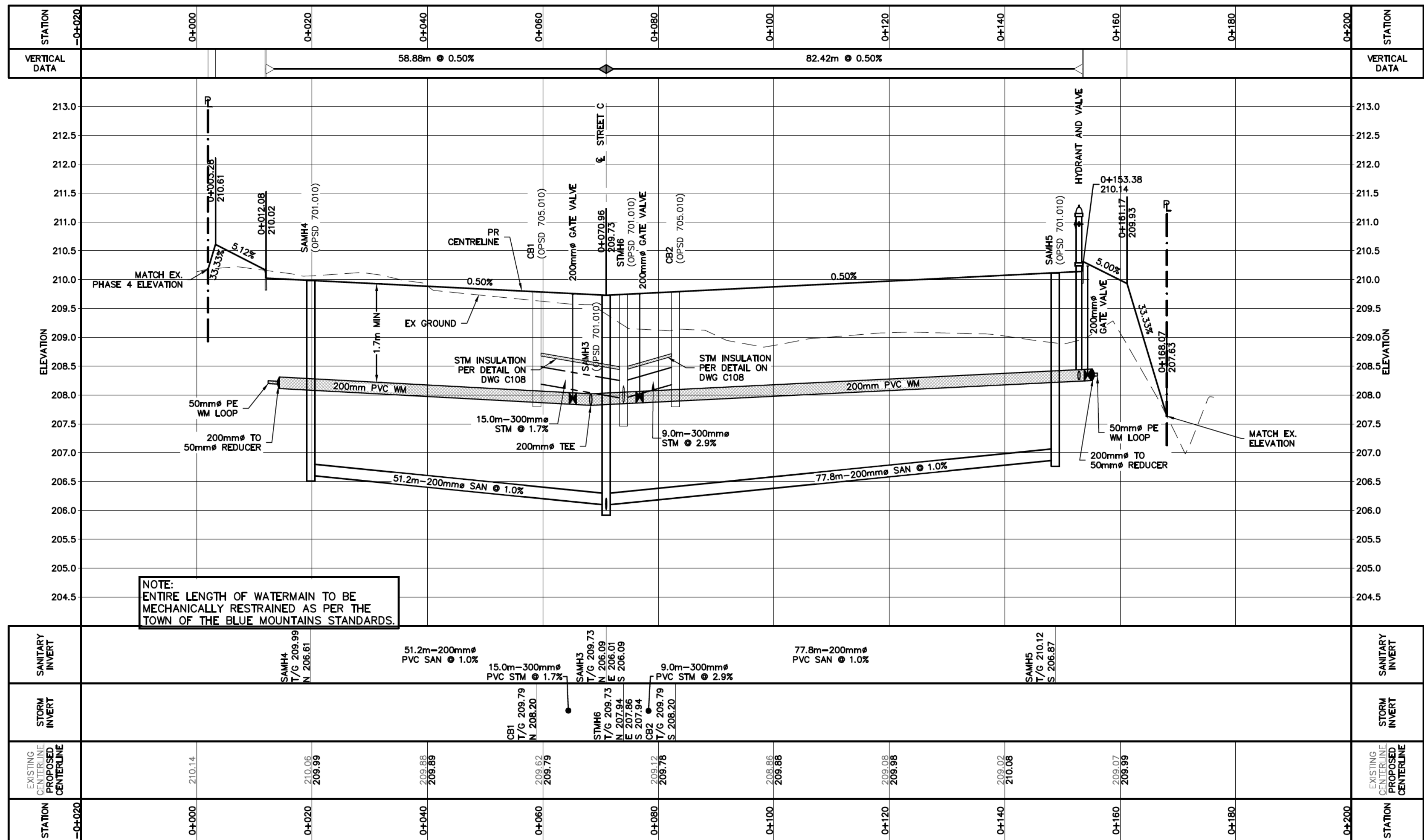


ADMIRAL BUILDING
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705-446-3510 T
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Drawn By	L.W.	Design By	L.W.	Project	183-5908
Check By	A.S.	Check By		Scale H=1:500 V=1:50	Drawing C103.A



STREET B



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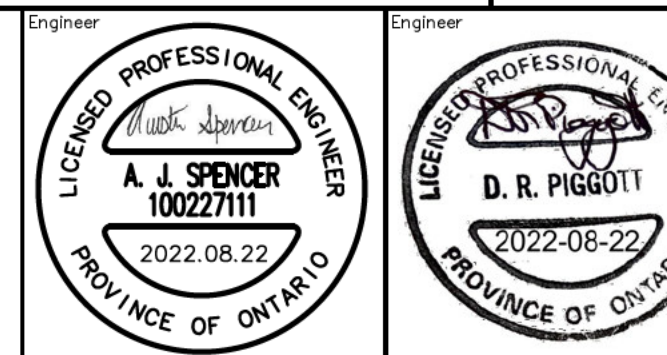
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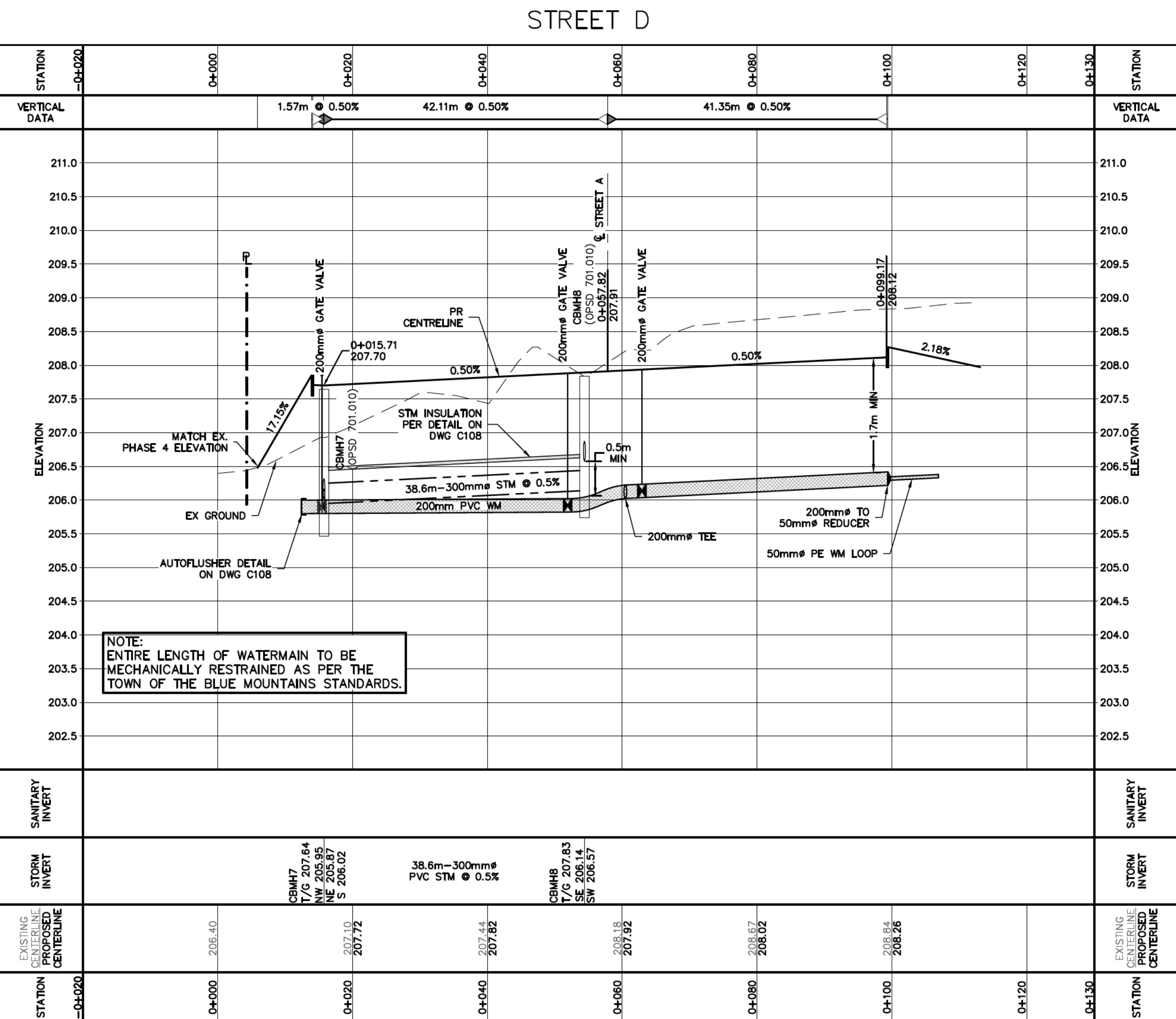
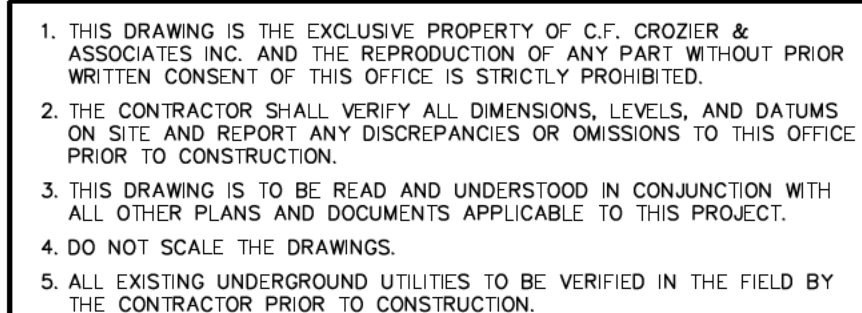
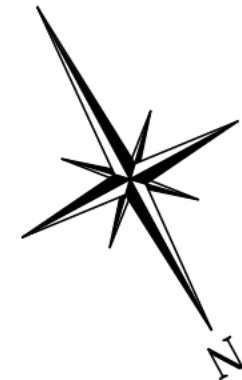
Project: LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

Drawing: PLAN & PROFILE
STREET 'B' (STA 0+000 - 0+183.04)

CROZIER
CONSULTING ENGINEERS

ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
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info@cfcrozier.ca

Drawn By	L.W.	Design By	L.W.	Project	183-5908
Check By	A.S.	Check By		Scale: H=1:500 V=1:50	Drawing C103.B



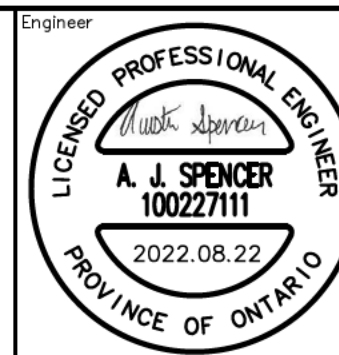
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0	ISSUED FOR 1st SUBMISSION	06/28/2002
1	ISSUED FOR 2nd SUBMISSION	09/29/2002
2	ISSUED FOR 3rd SUBMISSION	01/11/2003
3	ISSUED FOR FINAL APPROVAL	02/02/2003
4	RE-ISSUED FOR FINAL APPROVAL	06/30/2003
5	ISSUED FOR MATERIAL ORDERING	08/02/2002
6	ISSUED FOR APPROVED FOR CONSTRUCTION	08/22/2002



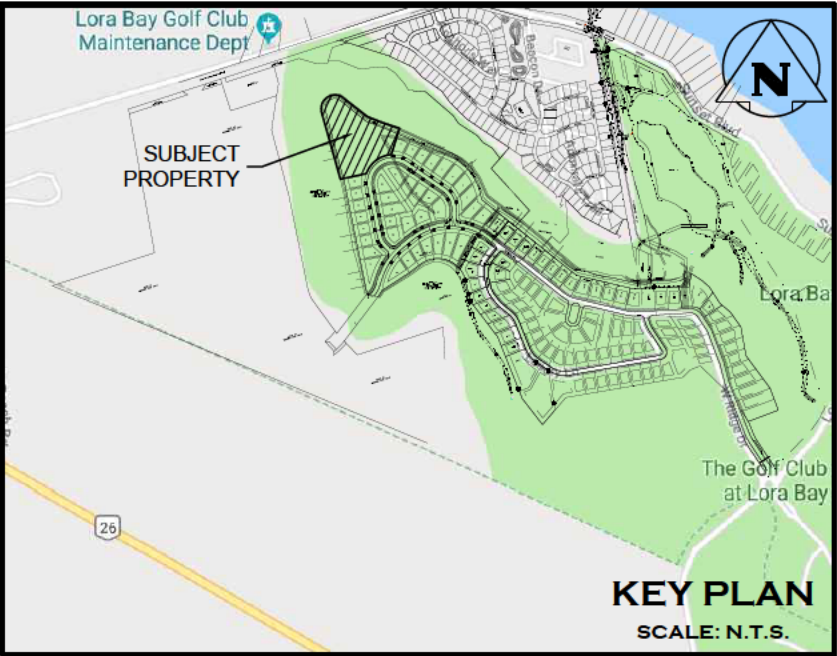
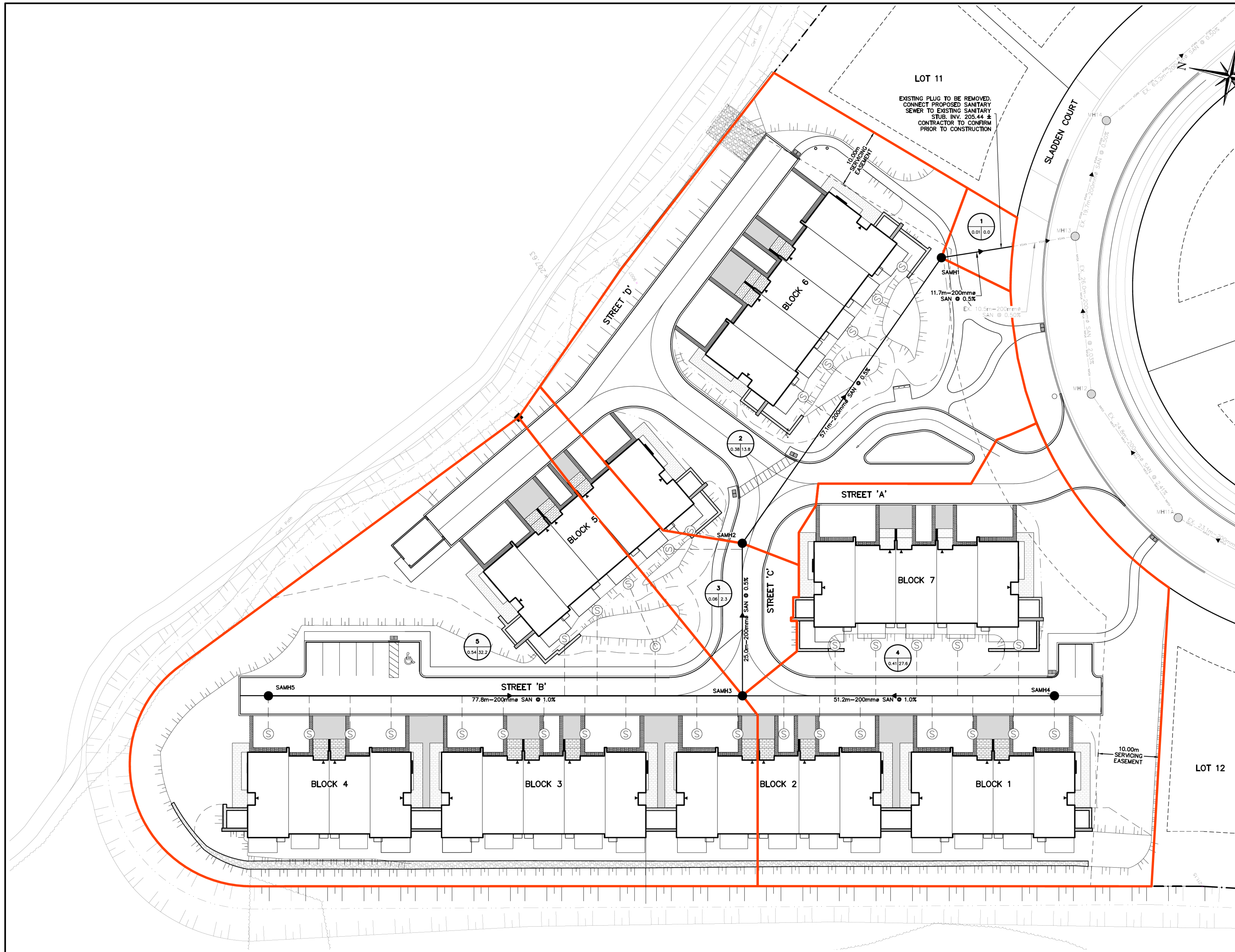
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PLAN & PROFILE
STREET 'C' (STA 0+000 - 0+042.65)
STREET 'D' (STA 0+000 - 0+111.80)



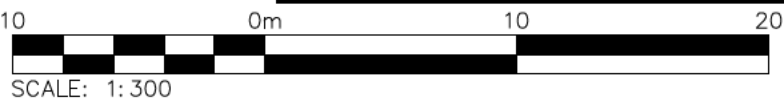
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Drawn By L.W.	Design By L.W.	Project 183-5908	
Check By A.S.	Check By	Scale H=1:500 V=1:50	Drawing C103.C



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TBM#2 - ELEVATION OF 207.95
TOP NUT OF FIRE HYDRANT ADJACENT TO LOT 3

ELEVATIONS BASED ON TOPOGRAPHIC SURVEYED COMPLETED BY VAN HARTEN SURVEYING INC. (FEBRUARY 10, 2021)

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	06/28/2021
1	ISSUED FOR 2nd SUBMISSION	09/29/2021
2	ISSUED FOR 3rd SUBMISSION	01/11/2022
3	ISSUED FOR FINAL APPROVAL	02/02/2022
4	RE-ISSUED FOR FINAL APPROVAL	06/30/2022
5	ISSUED FOR MATERIAL ORDERING	08/02/2022
6	ISSUED FOR APPROVED FOR CONSTRUCTION	08/22/2022



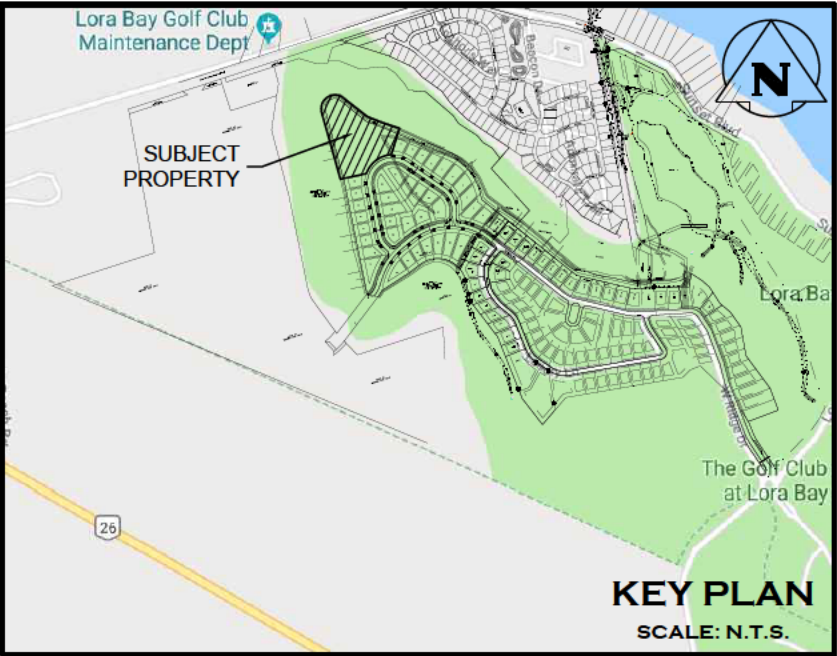
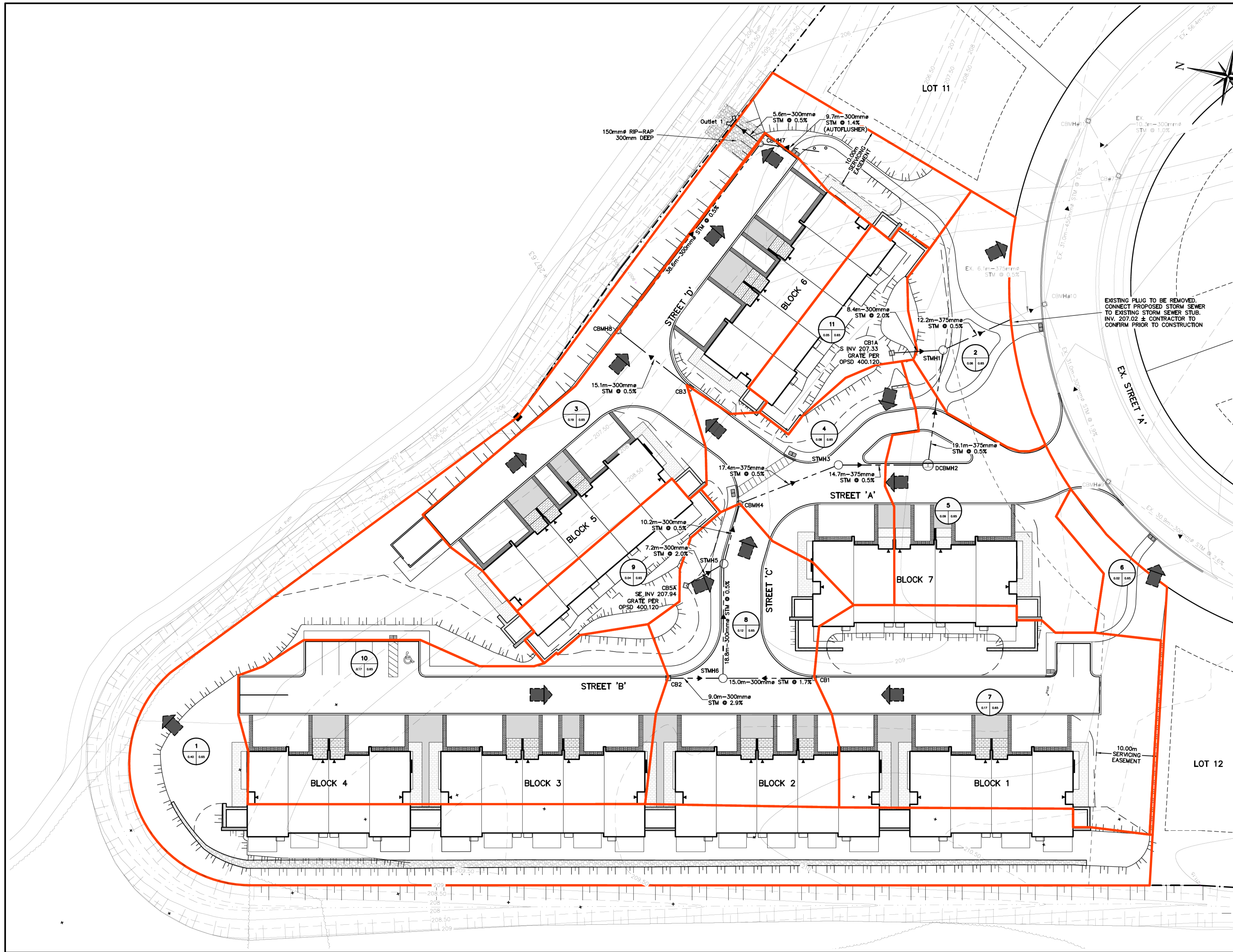
Project
**LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS**

Drawing
SANITARY DRAINAGE AREA PLAN



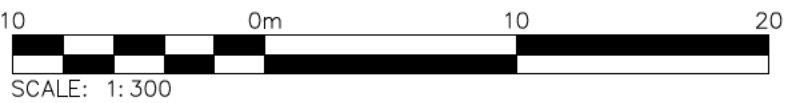
ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
www.cfcrozier.ca
info@cfcrozier.ca

Drawn By	L.W.	Design By	L.W.	Project	183-5908
Check By	A.S.	Check By		Scale	1:300
				Drawing	C104



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TEMPORARY BENCHMARKS

TBM#1 - ELEVATION OF 210.16
TOP NUT OF FIRE HYDRANT IN FRONT OF BLOCK 39

TBM#2 - ELEVATION OF 207.95
TOP NUT OF FIRE HYDRANT ADJACENT TO LOT 3

ELEVATIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY VAN HARTEN SURVEYING INC. (FEBRUARY 10, 2021)

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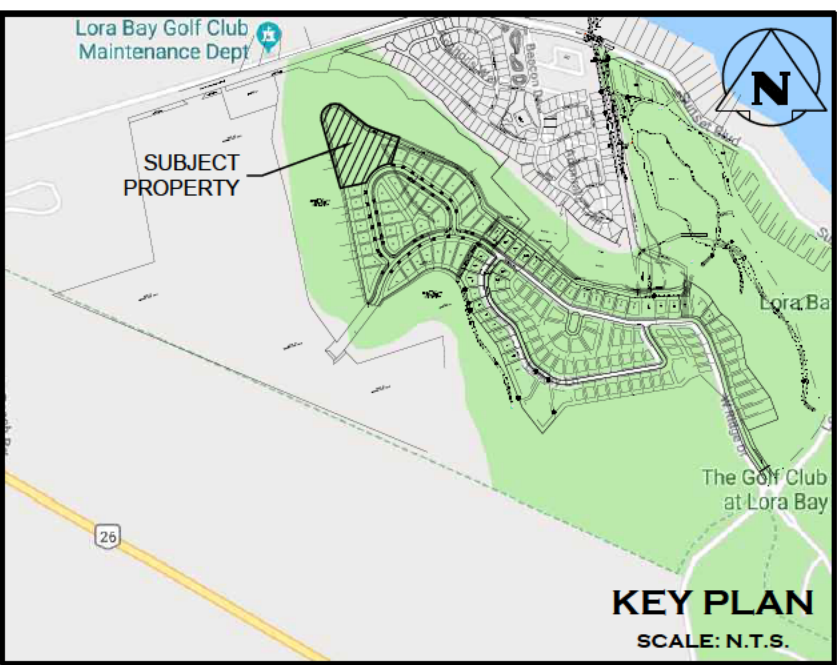
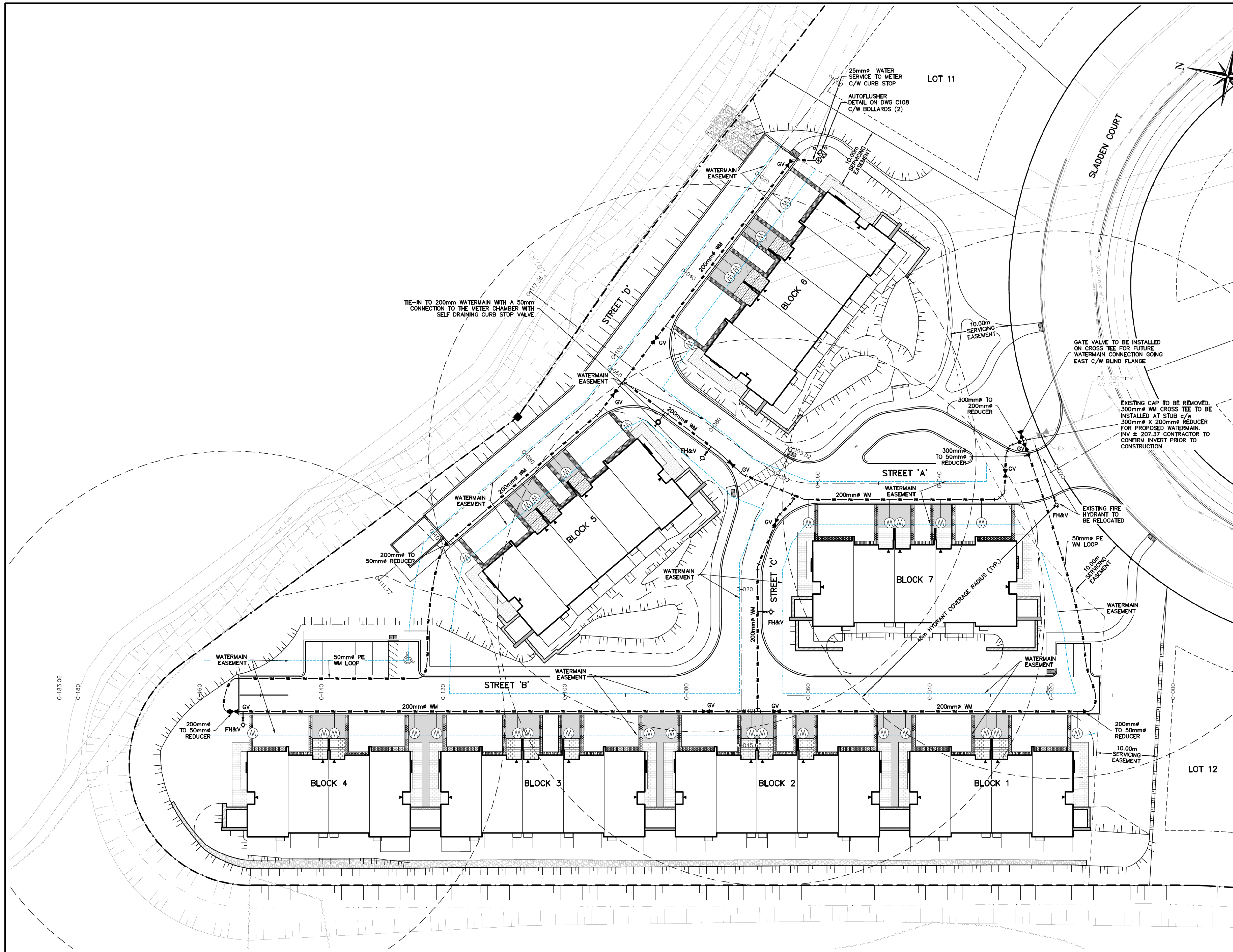
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

STORM DRAINAGE AREA PLAN



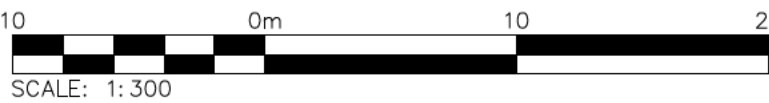
ADMIRAL BUILDING
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				Drawing	C105



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TEMPORARY BENCHMARKS

TBM#1 - ELEVATION OF 210.16
TOP NUT OF FIRE HYDRANT IN FRONT OF BLOCK 39

TBM#2 - ELEVATION OF 207.95
TOP NUT OF FIRE HYDRANT ADJACENT TO LOT 3

ELEVATIONS BASED ON TOPOGRAPHIC SURVEYED COMPLETED BY VAN HARTEN SURVEYING INC. (FEBRUARY 10, 2021)

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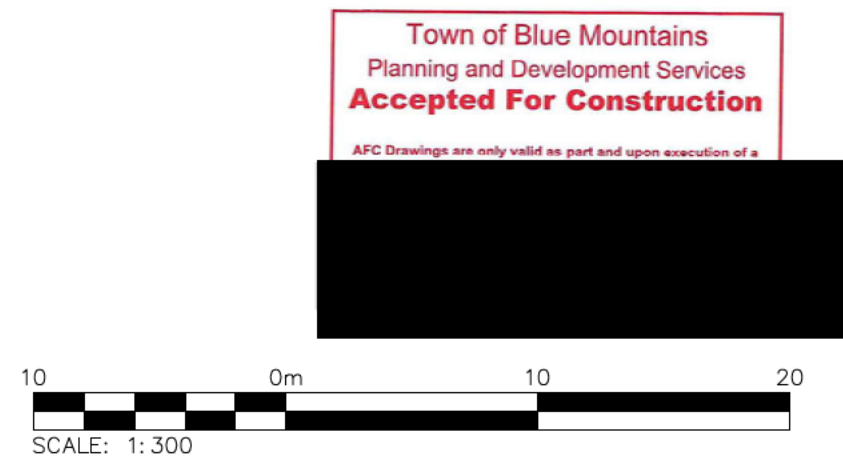
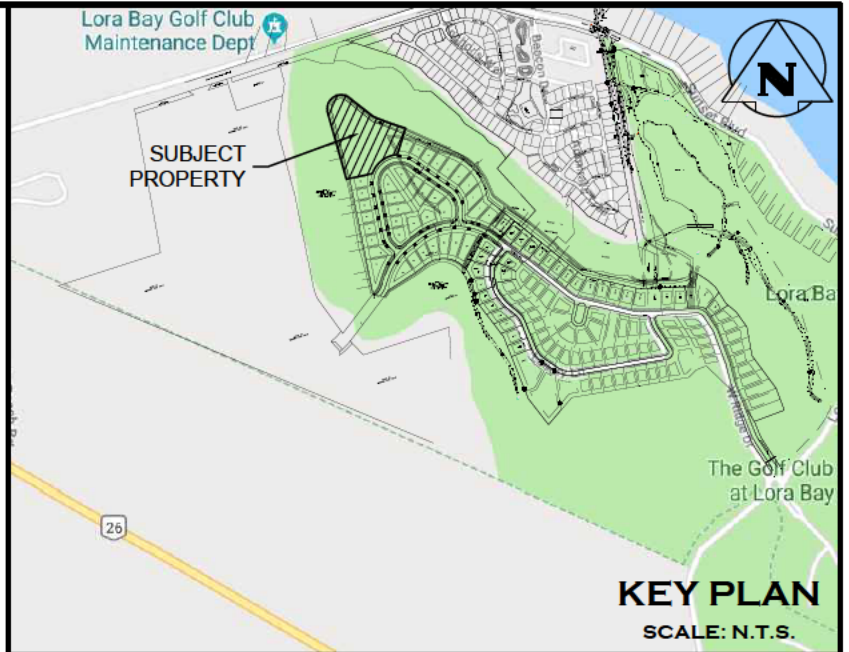
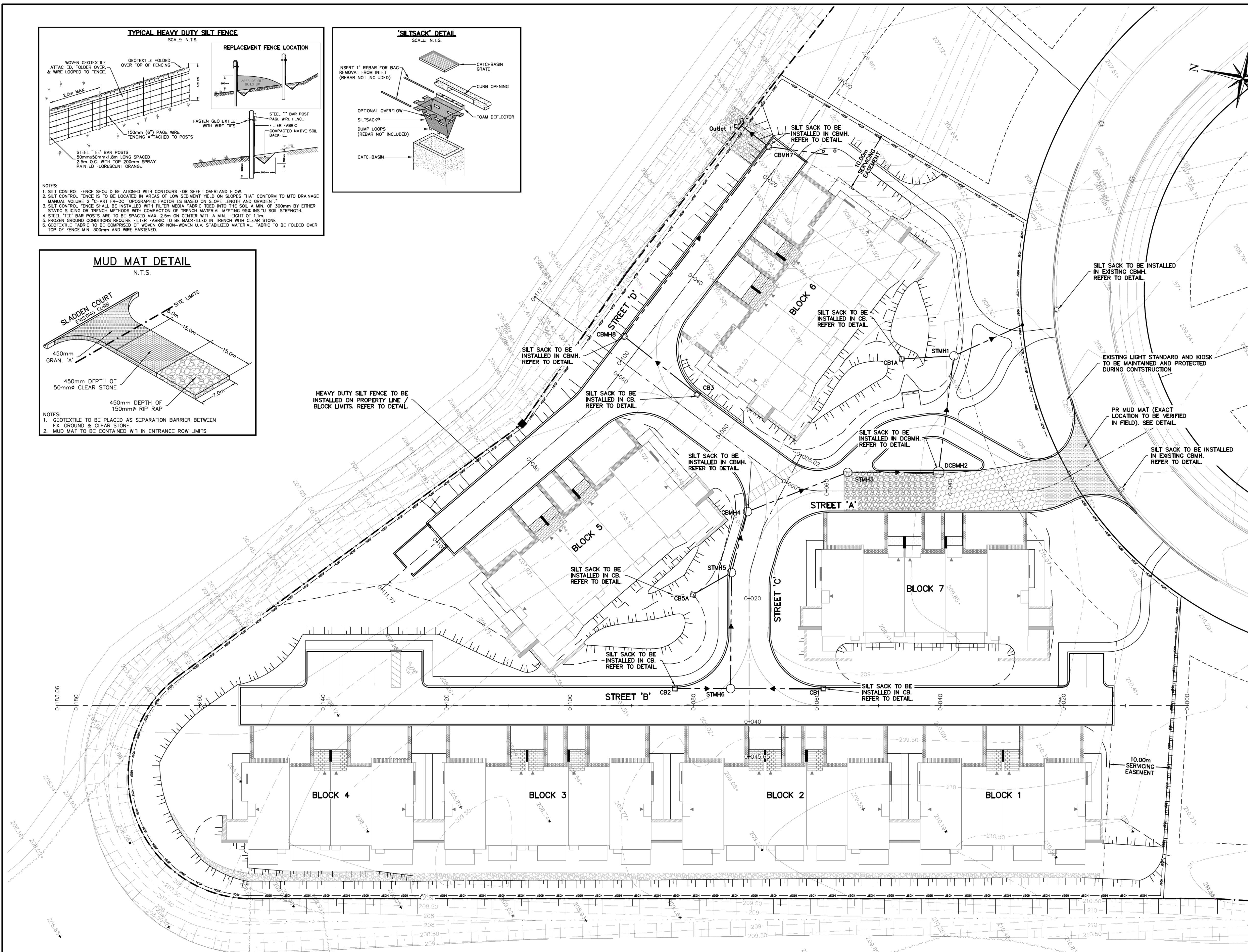
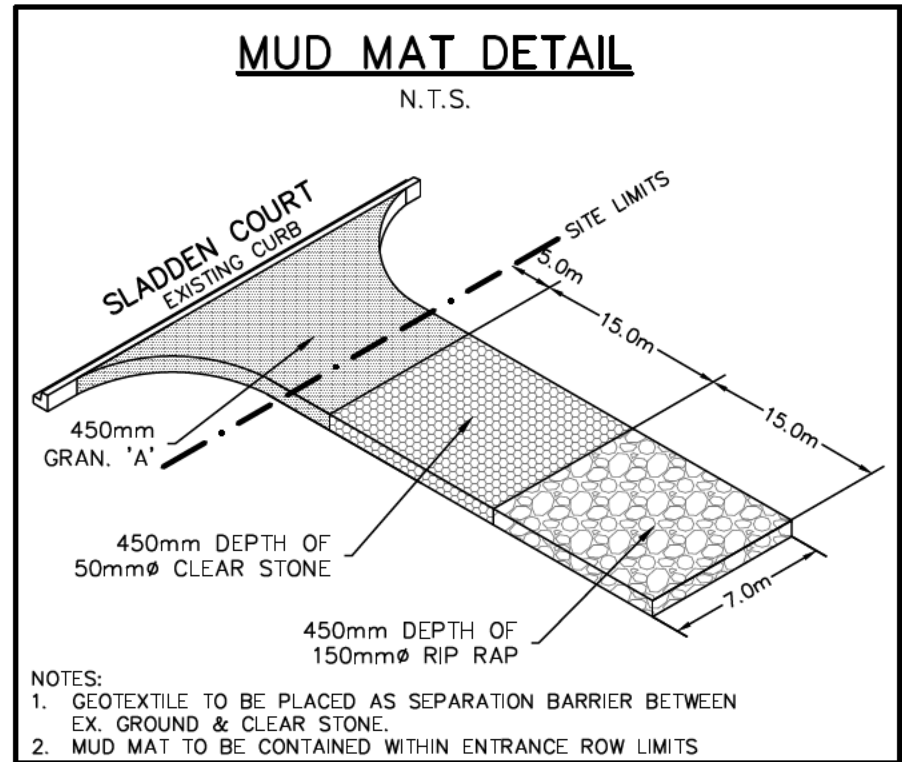
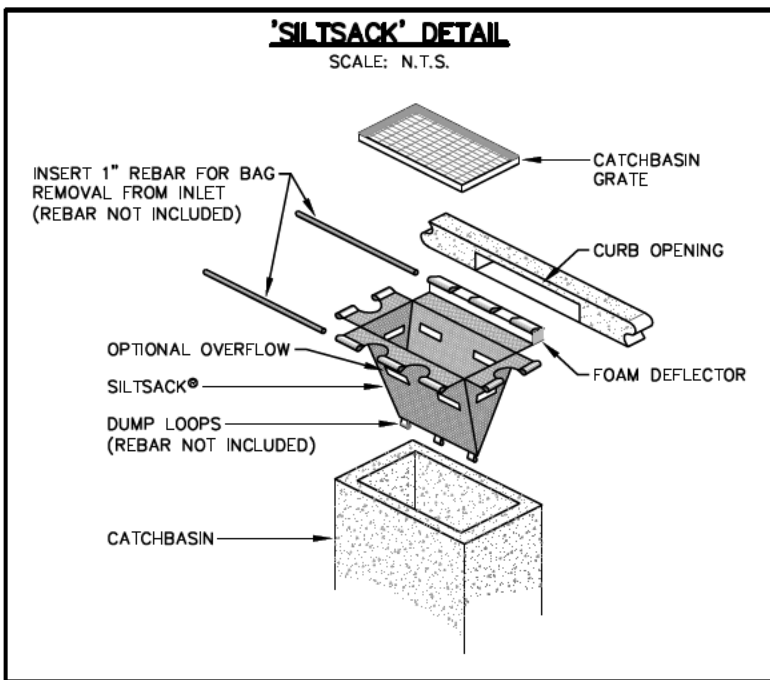
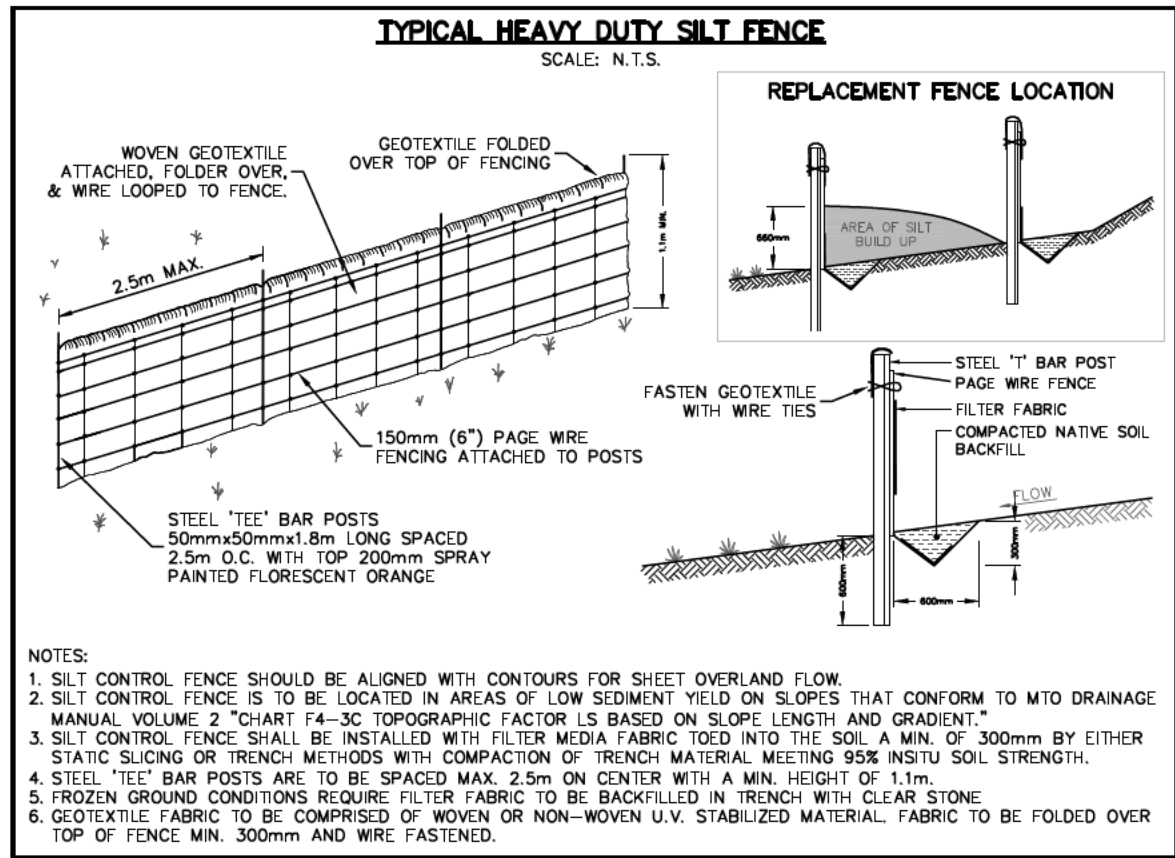
Project
**LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS**

Drawing
WATER DISTRIBUTION PLAN



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
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Drawn By L.W.	Design By L.W.	Project 183-5908
Check By A.S.	Check By A.S.	Scale 1:300 Drawing C106



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TEMPORARY BENCHMARKS

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TOP NUT OF FIRE HYDRANT IN FRONT OF BLOCK 39

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Project
**LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS**

Drawing
**EROSION AND SEDIMENT
CONTROL PLAN**



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COLLINGWOOD, ON L9Y 1A1
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info@cfcrozier.ca

Drawn By L.W.	Design By L.W.	Project 183-5908
Check By A.S.	Check By	Scale 1:300 Drawing C107

CONSTRUCTION NOTES

GENERAL

- ALL EXISTING UNDERGROUND UTILITIES AND SERVICES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- ANY SITE ILLUMINATION TO BE DIRECTED DOWNWARD AND INTERNAL TO SITE ONLY.
- DETAILS ON PROPOSED PLANTING, LANDSCAPE FEATURES, SITE TREATMENTS ARE PREPARED BY LANDSCAPE ARCHITECT.
- ROAD OCCUPANCY PERMIT IS REQUIRED FROM THE TOWN PRIOR TO ANY WORKS COMPLETED WITHIN THE MUNICIPAL RIGHT OF WAY (ROW). CONTRACTOR IS RESPONSIBLE TO RETAIN PERMIT.
- ALL BOULEVARDS & DISTURBED AREAS ARE TO BE RESTORED TO EXISTING CONDITIONS OR BETTER, 200mm TOPSOIL & SEED UNLESS OTHERWISE NOTED.
- CLEAR STONE WRAPPED IN FILTER CLOTH CAN BE SUBSTITUTED FOR BEDDING MATERIAL IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL PROPERTY BARS TO BE PROTECTED DURING CONSTRUCTION. BARS ARE TO BE PLACED BY O.L.S. AT CONTRACTOR'S EXPENSE IF DAMAGED OR REMOVED.
- DEWATERING TO BE CARRIED OUT IN ACCORDANCE WITH OPSS-517 & 518 TO MAINTAIN ALL TRENCHES IN A DRY CONDITION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING M.E.C.P. PERMIT IF REQUIRED.
- ALL RIP-RAP/GABION MATTRESSES TO BE PLACED UPON FILTER CLOTH.
- SIGNAGE TO BE INSTALLED PER TOWN STANDARDS. STREET SIGNS AND STOP SIGNS TO BE INSTALLED ON SEPARATE POSTS.
- EARTHWORKS FOR THE DEVELOPMENT TO BE COMPLETED PER ONSITE GEOTECHNICAL RECOMMENDATIONS BASED ON PETO MacCALLUM LTD. GEOTECHNICAL INVESTIGATION DATED MARCH 24, 2021.

ROADS

- ALL EXCAVATION SHALL CONFORM TO THE CURRENT ONTARIO PROVINCIAL SPECIFICATION FOR GRADING OPSS 206.
- THE DEVELOPER SHALL RETAIN A QUALIFIED SOILS CONSULTANT TO CARRY OUT COMPACTION TESTS ON THE COMPLETED SUBGRADE AND SUBSEQUENT LIFTS OF GRANULAR BASE MATERIAL BEFORE PLACEMENT OF NEXT GRANULAR OR ASPHALT LIFT.
- ALL VEGETATION, BOULDERS OVER 150mm ϕ , TOPSOIL AND ORGANIC OR FROST-SUSCEPTIBLE MATERIALS, SHALL BE REMOVED FROM THE ROAD BASE TO A DEPTH OF AT LEAST 1.20m BELOW FINISHED GRADE AND REPLACED WITH SUITABLE MATERIAL.
- ALL UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE ENTIRE ROAD CORRIDOR AND DEPOSITED OFF THE SITE TO A DISPOSAL AREA APPROVED BY THE CONTRACT QUALIFIED PERSON.
- THE SUB-GRADE SHALL BE SHAPED TO CONFORM TO THE REQUIRED LONGITUDINAL GRADE AND CROSS-SECTION AND SHALL HAVE A CROSSFALL OF 3% FROM THE CENTRELINE OF ROADWAY TO 0.5m FROM BACK OF CURB.
- NATIVE SUB-GRADE TO BE GRADED, COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF GRANULARS. COMPACTION TO BE MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMD). ALL IDENTIFIED SOFT AND WEAK SPOTS SHALL BE EXCAVATED AND BACKFILLED WITH A SUITABLE GRANULAR BASE MATERIAL. PROOF-ROLL TO BE OBSERVED AND ACCEPTED BY THE MUNICIPALITY AND GEOTECHNICAL ENGINEER PRIOR TO FIRST LIFT OF GRANULAR MATERIAL. MUNICIPALITY TO BE NOTIFIED OF GRANULAR 'B' PROOF ROLL AND GIVEN THE OPTION TO ATTEND.
- THE GRANULAR BASE SHALL BE LAID ON DRY, SMOOTH, PROPERLY GRADED SUB-GRADE, AND SHALL BE SPREAD FOR THE REQUIRED WIDTH TO MEET THE EDGE OF SUB-GRADE. THE GRANULAR ROAD BASE SHALL CONSIST OF A BOTTOM COURSE OF 450mm MIN. CONSOLIDATED GRANULAR 'B' MATERIAL FULL WIDTH ACROSS THE ROADWAY AND A TOP COURSE OF 150mm CONSOLIDATED GRANULAR 'A' MATERIAL FULL WIDTH ACROSS THE ROADWAY AND CONFORMING IN ALL RESPECTS TO THE MINISTRY OF TRANSPORTATION ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 1010. GRANULAR 'B' MATERIAL SHALL BE 450mm MINIMUM DEPTH FOR THE SUPERELEVATED SIDE OF THE INTERNAL ROADWAYS.
- THE GRANULAR MATERIAL SHALL BE SPREAD IN LAYERS OF 150mm MAXIMUM COMPACTED DEPTHS, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED TO 100% SPMD.
- NO GRANULAR BASE SHALL BE PLACED UNTIL THE GRADE ON WHICH IT IS TO BE LAID HAS BEEN INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT AND CONTRACT ADMINISTRATOR.
- ALL GRANULAR CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATION OPSS 314.
- AS SOON AS THE GRANULAR BASE HAS BEEN COMPLETED IT SHALL BE THOROUGHLY COMPACTED AND SHAPED AND THE BASE COURSE ASPHALT PLACED. THE BASE COURSE SHALL CONSIST OF 50mm MIN. THICKNESS OF HL4 BASE COURSE ASPHALT. THE SURFACE COURSE SHALL CONSIST OF 40mm MIN. THICKNESS OF HL3 SURFACE COURSE ASPHALT. ASPHALT WORK SHALL CONFORM IN ALL RESPECTS TO ONTARIO PROVINCIAL STANDARD SPECIFICATIONS 310. THE ASPHALT COMPONENTS SHOULD BE COMPACTED TO 92% MAXIMUM RELATIVE DENSITY, AS PER OPSS 310.
- JOINTS WITH EXISTING ASPHALT TO BE SAW CUT STRAIGHT PRIOR TO PLACING NEW ASPHALT AND TACK COAT APPLIED TO EXISTING ASPHALT AND CURB SURFACES.
- ALL SERVICES, MANHOLES, VALVES, ETC. ARE TO BE INSTALLED TO MATCH GRADE OF BASE COURSE OF ASPHALT AND/OR FINISHED GRADE OF LANDSCAPING. UPON PLACEMENT OF SURFACE COURSE OF ASPHALT ALL APPURTENANCES LOCATED IN ROADWAY SHALL BE RAISED TO MATCH FINISHED GRADE.
- SUBDRAINS TO BE LOCATED AS PER TYPICAL ROAD SECTION ON DWG. C108 AND O.P.S.D. 207.030. GRANULAR A EMBEDMENT MATERIAL OR APPROVED EQUIVALENT TO BE USED. WHERE LOCATION OF SUBDRAINS ARE NOT IN WELL DRAINED NATIVE SAND OR WELL DRAINED IMPORTED GRANULARS THE SUBDRAIN SHALL HAVE GEOTEXTILE WRAP AND BE SURROUNDED ON ALL SIDES WITH 150MM OF 19MM CLEAR STONE AND CLEAR STONE TO BE COMPLETELY WRAPPED IN FABRIC.

STORM SEWER

- MAIN SEWERS SHALL BE PVC PIPE (OPSS 410), MIN. PIPE STIFFNESS SHALL BE 320kPa OR CONCRETE A257.2 – CLASS – 650 (MIN.). ALL PIPE TO BE JOINED WITH A GASKETED BELL & SPIGOT SYSTEM.
- MINIMUM PIPE SIZE, INCLUDING CATCHBASIN LEADS, SHALL BE 300mm ϕ .
- STORM SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
- PRECAST STORM MANHOLES SHALL BE PER OPSS 701.010 (1200mm ϕ) OR 701.011 (1500mm ϕ) WITH FRAME AND GRATE PER OPSS 401.010 TYPE 'A' AND HOLLOW RECTANGULAR LADDER RUNGS PER OPSS 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
- PRECAST CATCHBASINS ARE TO BE OPSS 705.010 (SINGLE) OR 705.020 (DOUBLE) WITH FRAME AND GRATE OPSS 400.020. ALL CATCHBASINS AND CATCH-BASIN MANHOLES SHALL HAVE SUMPS.
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.
- CULVERTS TO HAVE MIN. 300mm COVER WHERE POSSIBLE. CULVERT MATERIAL TO BE PER TOWN STANDARD OR APPROVAL EQUIVALENT.
- MINIMUM COVER ON STORM SEWER & CATH-BASINS LEADS TO BE PER TOWN STANDARD. CONTRACTOR TO APPLY INSULATION AS PER DETAIL ON DWG C107 WHERE MINIMUM COVER IS NOT OBTAINED.
- STORM PIPE 450mm IN DIAMETER AND GREATER SHALL BE CONCRETE PIPE. ALL PIPE SMALLER THAN 450mm IN DIAMETER SHALL BE P.V.C.

WATERMAIN

A) PIPING

- ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS. MATERIALS TO MEET NSF 60, 61 & 372.
- WATERMAIN PIPE SHALL BE PVC DR18 (SIZES UP TO AND INCLUDING 300mm ϕ), CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
- WATERMAIN DEFLECTION NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS. WHERE DEFLECTION CAN NOT MEET MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR TO INSTALL THE REQUIRED MANUFACTURED BEND AS NECESSARY.
- WATERMAIN SHALL BE BEDDED IN ACCORDANCE WITH OPSS 802.010 WITH GRANULAR 'A'.
- WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS – WATERMAIN COMMISSIONING PROTOCOL (MAY 2021). CONTRACTOR TO SUBMIT WATERMAIN COMMISSIONING PLAN TO CONTRACT ADMINISTRATOR AND MUNICIPALITY 2 WEEKS BEFORE WATERMAIN INSTALLATION BEGINS. TESTING SHALL NOT COMMENCE UNTIL WATERMAIN COMMISSIONING PLAN IS APPROVED BY CONTRACT ADMINISTRATOR & MUNICIPALITY.
- ALL TESTING REQUIRES NOTIFICATION IN WRITING, 72 HOURS PRIOR TO ALL TESTING.
- ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE WITNESSED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 72 HOURS NOTICE PRIOR TO CONNECTION AND BACKFILLING OPERATIONS.
- THE PVC PIPE INSTALLATION SHALL INCLUDE TRACER WIRE. TRACER WIRE TO BE 10 GAUGE, MULTI-STRAND SHALL BE PLACED ON TOP & ATTACHED IN TWO PLACES ON EACH LENGTH OF PVC WATERMAIN. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONN WATERPROOF CONNECTORS" OR APPROVED EQUAL. MUNICIPALITY MUST BE ON SITE DURING ANY TRACER WIRE CONTINUITY TESTING.
- THE MINIMUM COVER ON WATERMAINS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION PER DETAIL ON DWG C108.
- CATHODIC PROTECTION REQUIRED ON ALL METALLIC FITTINGS AND PIPE AS PER OPSS 702 & TOWN STANDARD.
- THRUST BLOCKS OR JOINT RESTRAINTS SHALL BE REQUIRED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRUST PRESSURES MAY OCCUR. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING CAPACITY OF LESS THAN 200kPa, PIPE RESTRAINTS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT IS NOT PERMISSIBLE.

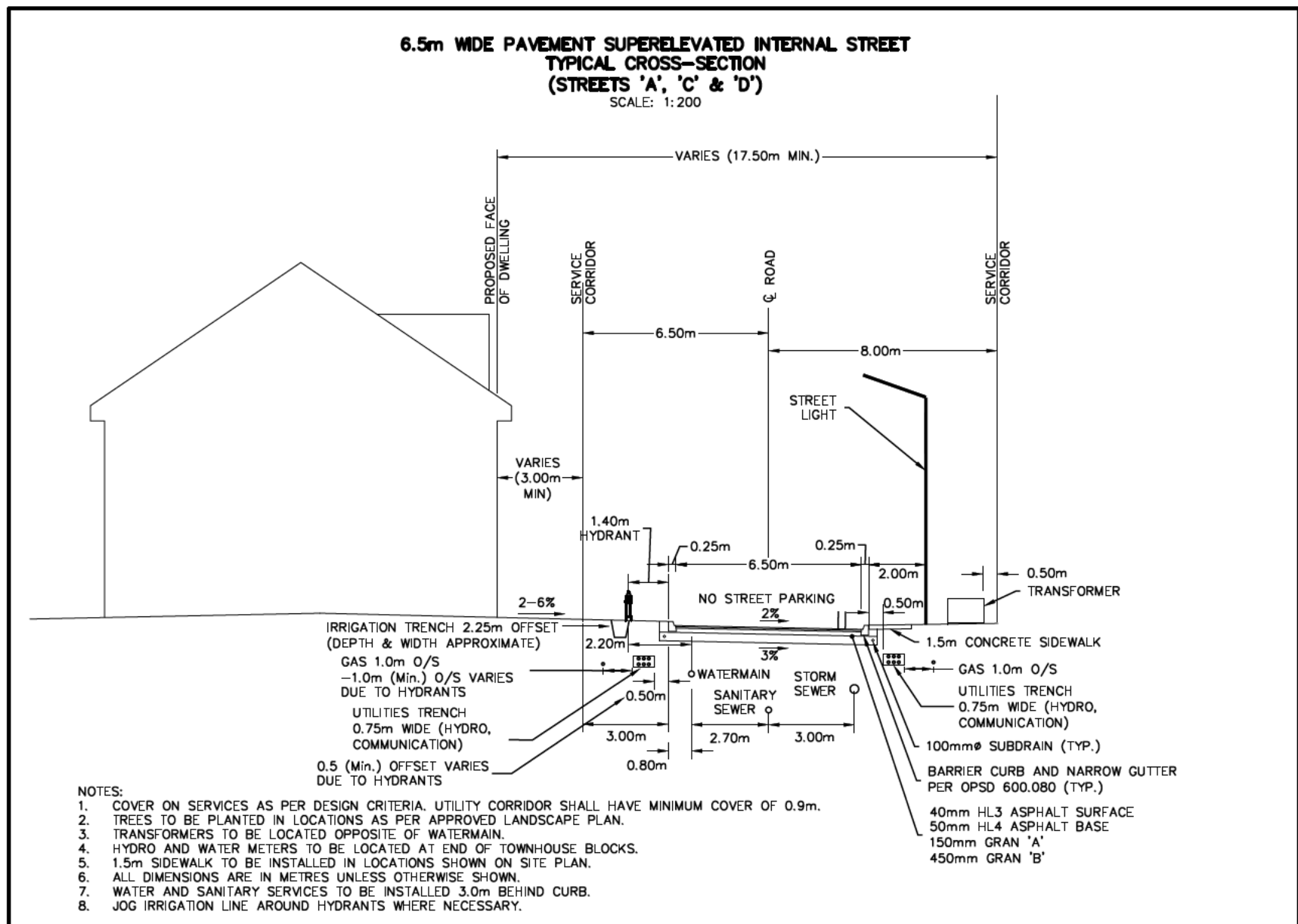
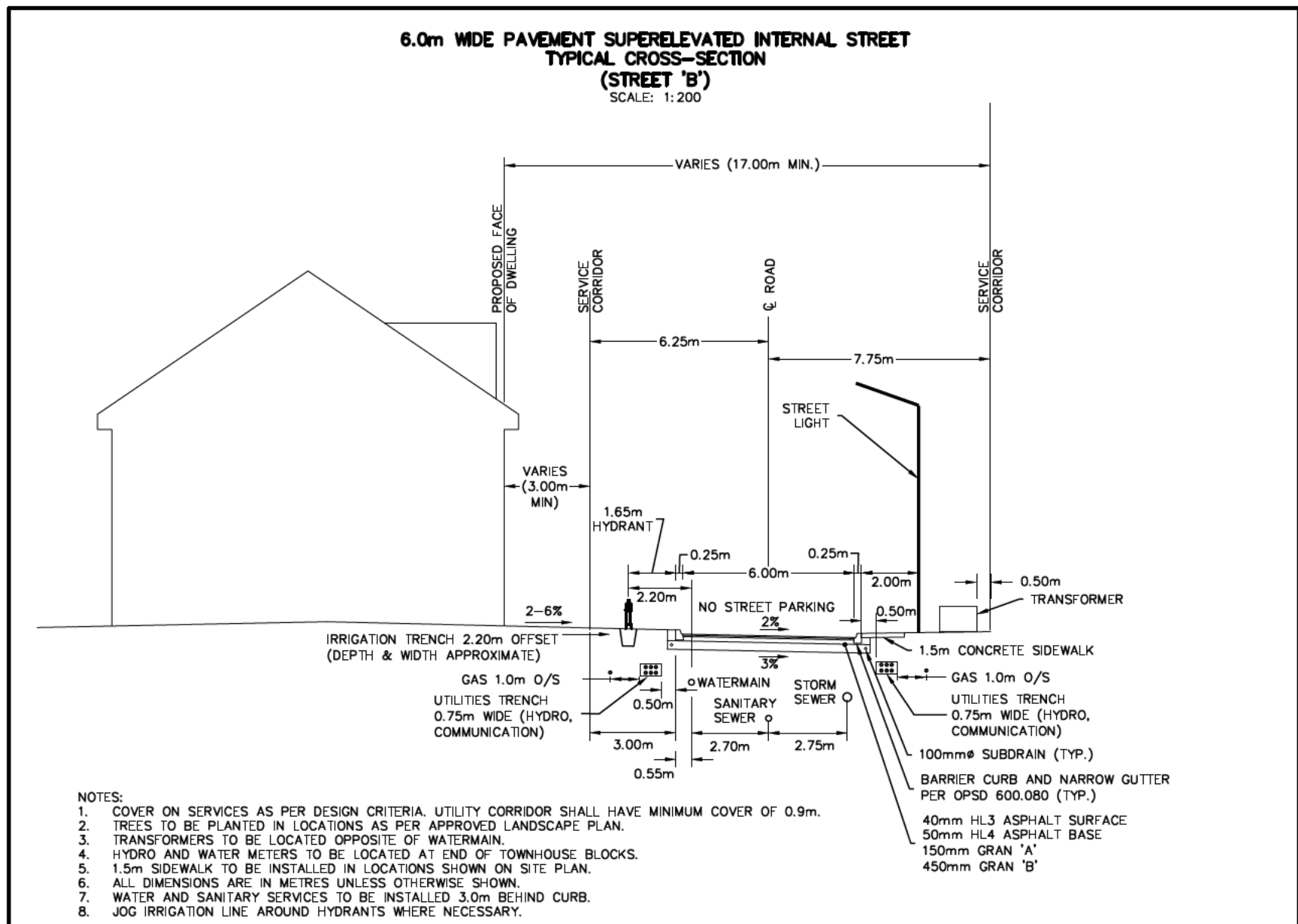
- NOT PERMISSIBLE.
- FIRE HYDRANTS SHALL BE CANADA VALVE, OPEN LEFT. PAINTED CHROME YELLOW COMPLETE WITH FLEX STAKE. HYDRANT MARKER, MODEL FHV802, 1.5m TALL, WITH A 0.3m X 0.3m REFLECTIVE SIGN WITH A HYDRANT SYMBOL.

B) SERVICES

- EACH HOUSING UNIT SHALL HAVE A SEPARATE 20mm ϕ MIN. TYPE 'K' COPPER OR 25mm ϕ POLY WATER SERVICE. A CURB STOP AND EXTENSION SERVICE BOX AND MAIN STOP MUST BE INSTALLED ON EACH SERVICE USING COMPRESSION JOINT FITTINGS.
- WATER SERVICE FITTINGS SHALL BE AS FOLLOWS:
 - MAIN STOPS ARE TO BE CAMBRIDGE BRASS 301NL SERIES.
 - CURB STOPS ARE TO BE SELF DRAINING, CAMBRIDGE BRASS 202NL SERIES.
 - SERVICE BOXES ARE TO BE MUELLER A726 OR APPROVED EQUIVALENT WITH EPOXY COATING CAST IRON CONSTRUCTION AND SUPPLIED WITH STAINLESS STEEL SADDLES, CAMBRIDGE BRASS 8403 SERIES.
 - IF CURB STOP IS LOCATED IN DRIVEWAY, A VB-5009 4 1/4" ADJUSTABLE FLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS.
- CURB STOPS SHALL BE LOCATED AT SERVICE CORRIDOR LIMITS & SUPPLIED WITH A 89mm X 38mm MARKER FROM THE INVERT OF THE SERVICE TO 600mm ABOVE GRADE PAINTED BLUE. A VB-5009 4 1/4" ADJUSTABLE FLOW VALVE BOX SHALL BE INSTALLED PER TOWN STANDARDS IF INSTALLED WITHIN DRIVEWAY.
- SERVICE CONNECTIONS TO WATERMAINS SHALL BE MADE BY DIRECT TAPPING OR WITH BROAD BAND STAINLESS STEEL SADDLES. SERVICE SADDLES TO BE STAINLESS STEEL CAMBRIDGE BRASS 8403 SERIES DOUBLE BOLT.
- SERVICE CONNECTIONS SHALL BE LEFT WITH A TAIL 1m ABOVE FINAL GRADE & CAPPED OR CRIMPED.
- SERVICE CONNECTIONS WITH RESIDUAL PRESSURES EXCEEDING 550 kPa (80psi) MUST BE EQUIPPED WITH PRESSURE REDUCING DEVICES UPSTREAM OF WATER METER IN FUTURE HOMES.
- SERVICES TO BE INSTALLED WITH TRACER WIRE TERMINATING UP CURB STOP VALVE. TRACER WIRE TO BE 10 GAUGE, MULTI-STRAND AND PLACED PARALLEL WITH SERVICE. MUNICIPALITY TO CONFIRM TRACER WIRE INSTALLATION AND FUNCTIONALITY VIA CONTINUITY TESTING POST-INSTALLATION.

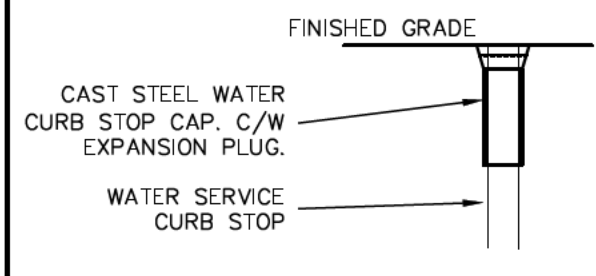
SANITARY SEWERS

- MAIN SEWERS SHALL BE PVC SDR 35 WITH RUBBER GASKET CONNECTIONS AND MIN. SIZE OF 200mm ϕ . ALL SANITARY SEWER PIPES SHALL CONFORM TO THE REQUIREMENTS OF CSA AND OPSS.
- SANITARY SEWER EMBEDMENT SHALL CONFORM WITH OPSS 802.010 USING GRANULAR 'A'.
- PRECAST SANITARY MANHOLES SHALL CONFORM WITH OPSS 701.010 (1200mm ϕ) WITH HOLLOW RECTANGULAR LADDER RUNGS PER OPSS 405.010. BENCHING SHALL BE PROVIDED IN ALL MANHOLES.
- MANHOLE COVERS PER OPSS 401.010 TYPE 'A' (OR APPROVED EQUAL) AND INSTALLED AS PER MUNICIPAL STANDARD.
- HOUSE SERVICE CONNECTIONS SHALL BE PVC SDR 26 WITH RUBBER GASKET CONNECTIONS AND SHALL BE 125mm ϕ MIN. SERVICE CONNECTIONS TO HAVE A MINIMUM 2.0% SLOPE.
- SHOP MANUFACTURED "TEE" CONNECTIONS SHALL BE USED FOR HOUSE SERVICE CONNECTIONS ON 200mm SEWERS.
- CONNECTION TO MANHOLES SHALL ENTER THE MANHOLE NO HIGHER THAN 600MM ABOVE THE LOWEST INVERT EXCEPT AS OTHERWISE APPROVED BY THE TOWN.
- FROST STRAPS REQUIRED ON ALL MANHOLES AS PER OPSS 701.100.



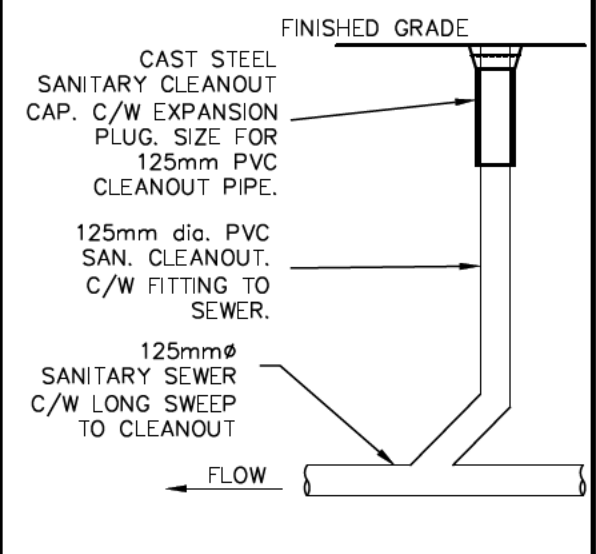
SERVICE PROTECTION BOX

SCALE: N.T.S.



SANITARY CLEANOUT DETAIL

SCALE: N.T.S.

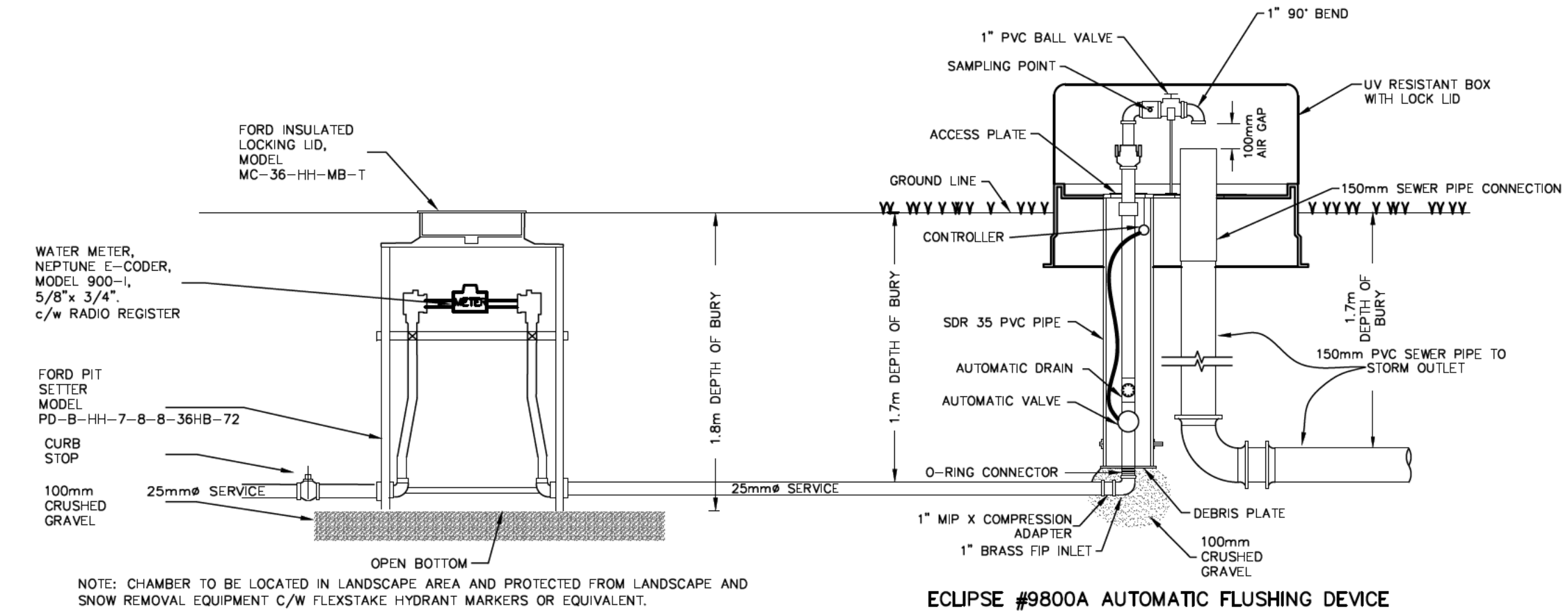


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AUTO FLUSH AND WATER METER CHAMBER DETAIL

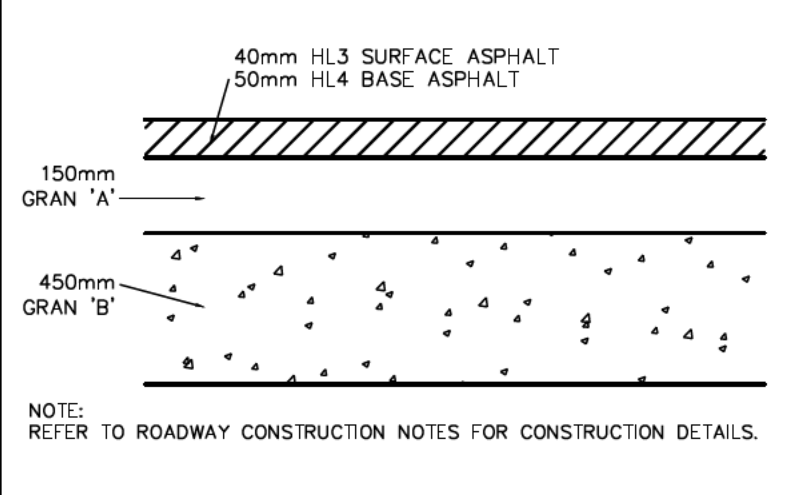
SCALE: N.T.S.



NOTE: CHAMBER TO BE LOCATED IN LANDSCAPE AREA AND PROTECTED FROM LANDSCAPE AND SNOW REMOVAL EQUIPMENT C/W FLEXSTAKE HYDRANT MARKERS OR EQUIVALENT.

TYPICAL PAVEMENT STRUCTURE DETAIL 'A'

SCALE N.T.S.



NOTE: REFER TO ROADWAY CONSTRUCTION NOTES FOR CONSTRUCTION DETAILS.

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TEMPORARY BENCHMARKS

TBM#1 – ELEVATION OF 210.16
TOP NUT OF FIRE HYDRANT IN FRONT OF BLOCK 39

TBM#2 – ELEVATION OF 207.95
TOP NUT OF FIRE HYDRANT ADJACENT TO LOT 3

ELEVATIONS BASED ON TOPOGRAPHIC SURVEYED COMPLETED BY VAN HARTEN SURVEYING INC. (FEBRUARY 10, 2021)

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	06/28/2021
1	ISSUED FOR 2nd SUBMISSION	09/29/2021
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5	ISSUED FOR MATERIAL ORDERING	08/02/2022
6	ISSUED FOR APPROVED FOR CONSTRUCTION	08/22/2022



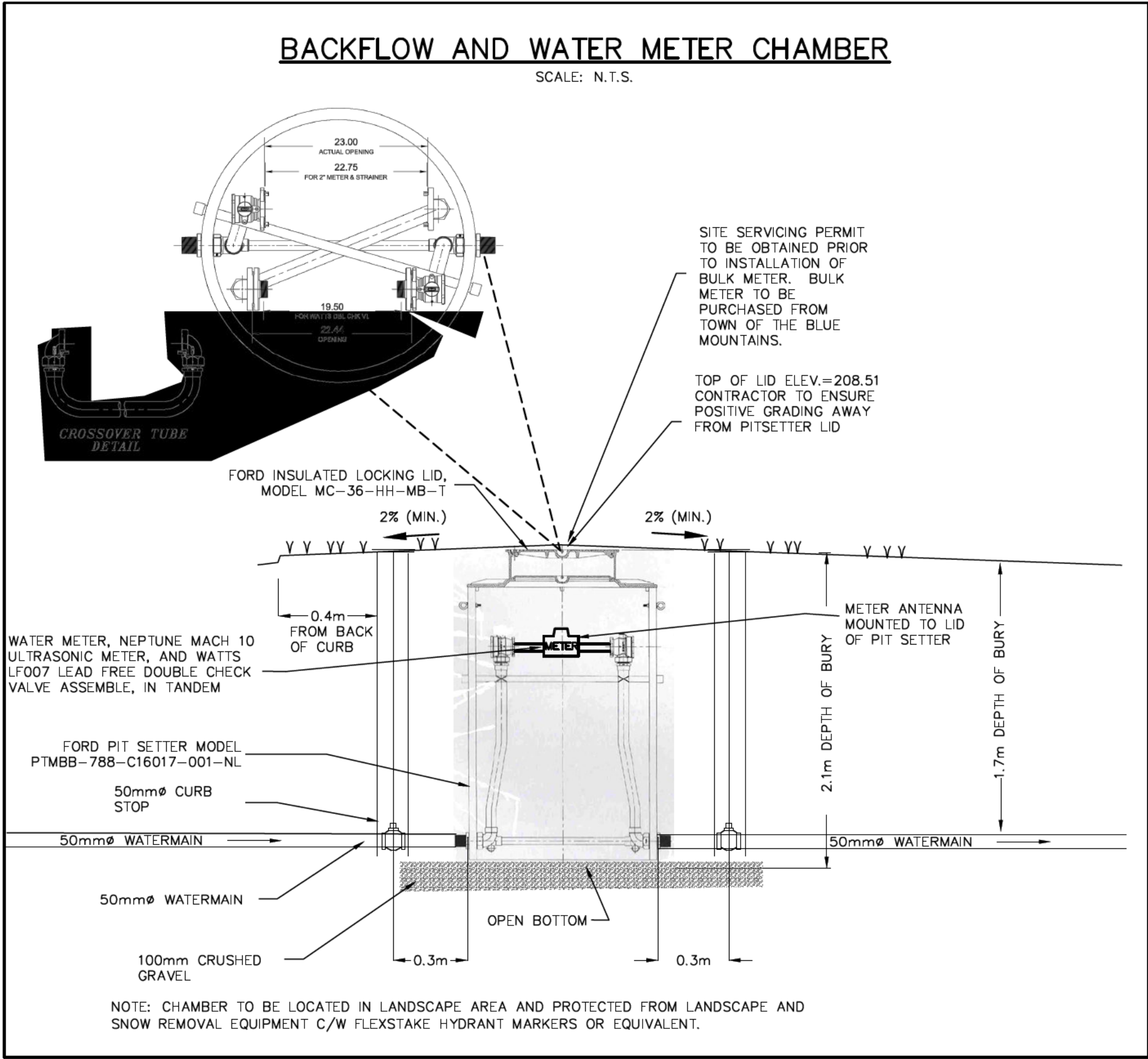
Project
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

Drawing
CONSTRUCTION NOTES AND
STANDARD DETAILS 1 OF 2



ADMIRAL BUILDING
1 FIRST STREET SUITE 200
COLLINGWOOD, ON L9Y 1A1
705-446-3510 T
705-446-3520 F
www.ccrozier.ca
info@ccrozier.ca

Drawn By	L.W.	Design By	L.W.	Project	183-5908
Check By	A.S.	Check By		Scale	AS SHOWN
				Drawing	C108A



- NOTES:
1. ALL CONSTRUCTION TO CONFORM TO AWWA C605-94 AND AWWA C600-99 STANDARDS.
 2. WATERMAIN PIPE SHALL BE TYPE K – COPPER OR POLYETHYLENE, CONFORMING TO AWWA C900. A DIFFERENT PIPE STRENGTH OR TYPE MAY BE REQUIRED BY THE MUNICIPALITY FOR SPECIAL CONDITIONS.
 3. WATERMAIN DEFLECTION NOT TO EXCEED MANUFACTURER'S RECOMMENDATIONS. WHERE DEFLECTION CAN NOT MEET MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR TO INSTALL THE REQUIRED MANUFACTURED BEND AS NECESSARY.
 4. WATERMAIN SHALL BE BEDDED IN ACCORDANCE WITH OPSD 802.010 WITH GRANULAR 'A'.
 5. WATERMAIN TO BE TESTED AND APPROVED PER THE TOWN OF THE BLUE MOUNTAINS – WATERMAIN COMMISSIONING PROTOCOL STANDARD (2021). CONTRACTOR TO SUBMIT WATERMAIN COMMISSIONING PLAN TO CONTRACT ADMINISTRATOR AND MUNICIPALITY 2 WEEKS BEFORE WATERMAIN INSTALLATION BEGINS.
 6. ALL TESTING REQUIRES NOTIFICATION IN WRITING, 72 HOURS PRIOR TO ALL TESTING.
 7. ALL CONNECTIONS TO EXISTING MUNICIPAL SUPPLY MAINS MUST BE INSPECTED BY THE MUNICIPALITY OR REPRESENTATIVE AND GIVING 72 HOURS NOTICE PRIOR TO CONNECTION AND BACKFILLING OPERATIONS.
 8. THE WATERMAIN INSTALLATION SHALL INCLUDE TRACER WIRE. TRACER WIRE TO BE 10 GAUGE, MULTI-STRAND SHALL BE PLACED ON TOP & ATTACHED IN TWO PLACES ON EACH LENGTH OF PVC WATERMAIN. ALL CONNECTIONS SHALL BE MADE WITH "DRYCONN WATERPROOF CONNECTORS" OR APPROVED EQUAL. MUNICIPALITY MUST BE ON SITE DURING ANY TRACER WIRE CONTINUITY TESTING.
 9. THE MINIMUM COVER ON WATERMAINS SHALL BE 1.7m. WHEN COVER IS LESS THAN 1.7m, CONTRACTOR TO PROVIDE INSULATION AS NOTED ON DWG 107.
 10. CATHODIC PROTECTION REQUIRED ON ALL METALLIC FITTINGS AND PIPE AS PER OPSS 702 & TOWN STANDARD.
 11. THRUST BLOCKS OR JOINT RESTRAINTS SHALL BE REQUIRED AT ALL CHANGES IN PIPE DIRECTION, TERMINATIONS AND ANY LOCATION WHERE THRUST PRESSURES MAY OCCUR. WHERE SOIL CONDITIONS ARE SUSPECT, SUCH AS IN DISTURBED SOILS OR SOILS WITH BEARING CAPACITY OF LESS THAN 200kPa, PIPE RESTRAINTERS SHALL BE USED. SEE TOWN STANDARDS OF APPROPRIATE PRODUCT REQUIREMENTS. THE USE OF THREADED RODS IN JOINT RESTRAINT IS NOT PERMISSIBLE.
 12. WATERMAIN TO BE TESTED PER OPSS & TOWN STANDARDS. APPURTENANCES WITHIN THE WATERMAIN ENCLOSURE, EXCEPT FOR BULK METER AND BACKFLOW PREVENTOR, TO BE INCLUDED IN ALL PRESSURE TESTING. CHLORINATION TO BE COMPLETED POST BULK METER & DOUBLE CHECK VALVE ASSEMBLY INSTALLATION AND PRIOR TO FINAL CONNECTIONS TO KEEPER'S COVE AND MUNICIPAL WATERMAINS.
 13. 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.
 14. BULK METER AND DOUBLE CHECK VALVE ASSEMBLY TO BE INSTALLED, TESTED AND CALIBRATED PER MANUFACTURERS SPECIFICATIONS AND TOWN STANDARDS.
 15. WATERMAIN ENCLOSURE TO BE SIZED & INSULATED TO PROVIDE HEATING PER CSA STANDARDS. ENCLOSURE STRUCTURE TO CONFORM TO CSA B64 AND ASSE 1060 STANDARDS.
 16. GRADING AROUND WATERMAIN ENCLOSURE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE (2% SLOPE MIN.) TO A SUITABLE OUTLET. ELEVATION TO BE VERIFIED AND CONFIRMED IN THE FIELD WITH THE CONTRACTOR AND ENGINEER.

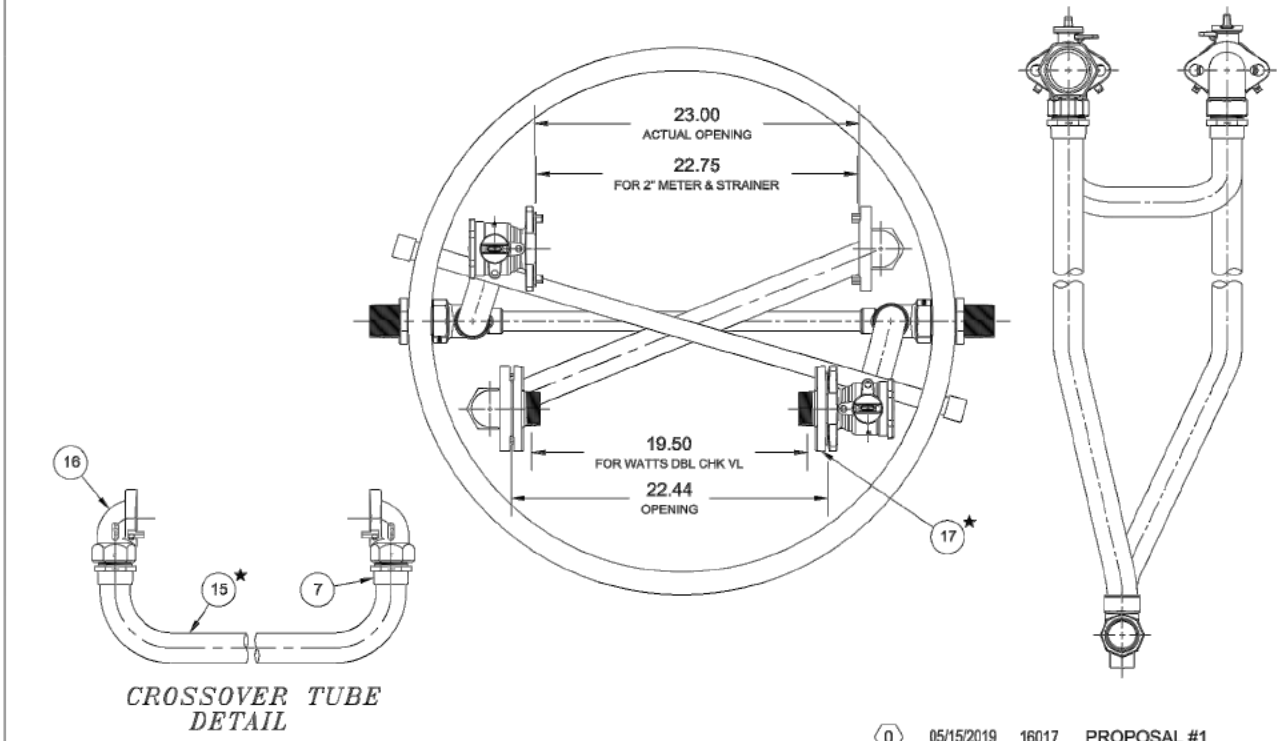
TANDEM PIT SETTER WITH METER DETAIL

SCALE: N.T.S.

ITEM	DESCRIPTION	QTY	MATERIAL	CATALOG NUMBER
1	MONITOR COVER W/ INNER LID	1	CAST GRAY IRON	MC-36-MB
2	36" CORRUGATED TILE	1	PVC	
3	FLAT WASHER	4	ZINC PLATED STEEL	
4	EYE BOLT	2	ZINC PLATED STEEL	
5	LOCK NUT	2	ZINC PLATED STEEL	
6	FLANGED ANGLE BALL VALVE	2	CAST NO-LEAD BRASS	BFA13-777W-MSB-NL
7	SOLDER BUSHING	4	CAST NO-LEAD BRASS	CS8-77-NL
8	2 1/8" OD COPPER TUBE	2	COPPER	
9	1" BRACE BAR & CAPS	1	PVC	PS-BB-36CX4
10	PLASTIC TIES	7	PLASTIC	
11	1 3/8" OD COPPER TUBE	1	COPPER	
12	ELL	2	CAST NO-LEAD BRASS	CSTEE-7-S-NL
13	LOCK NUT	2	CAST RED BRASS	LN-7
14	NIPPLE	2	CAST NO-LEAD BRASS	
15	2 1/8" OD COPPER 1/2" TUBE	1	COPPER	
16	FLANGED ELL	2	CAST NO-LEAD BRASS	LF31-77-MSB-NL
17	FLANGED COUPLING	2	CAST NO-LEAD BRASS	CF36-77-1497-NL

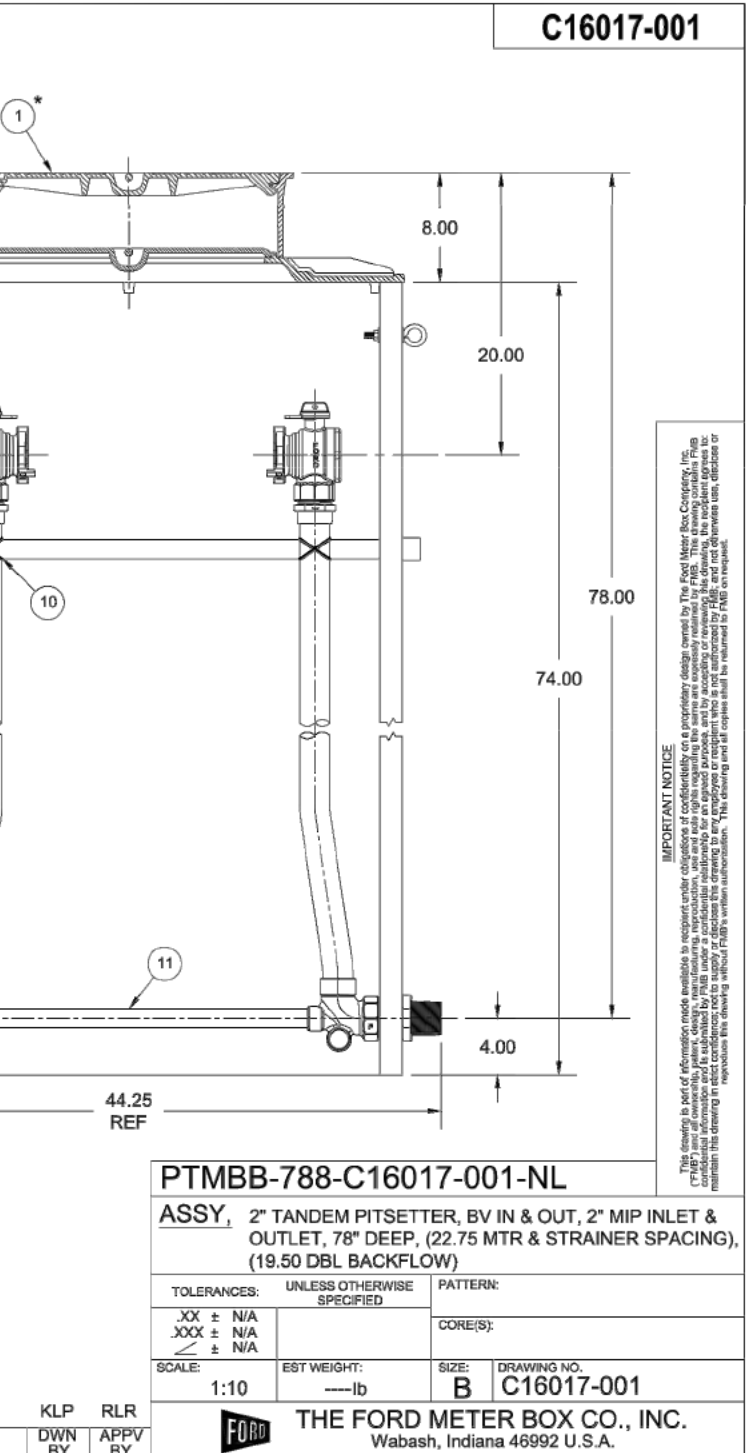
* ORDERED SEPARATELY

* SHIPPED UNASSEMBLED



REV. DATE CDS PROPOSAL #1

REVISION DESCRIPTION



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2. ISSUED FOR 3rd SUBMISSION 01/11/2022
3. ISSUED FOR FINAL APPROVAL 02/02/2022
4. RE-ISSUED FOR FINAL APPROVAL 06/30/2022
5. ISSUED FOR MATERIAL ORDERING 08/02/2022
6. ISSUED FOR APPROVED FOR CONSTRUCTION 08/22/2022

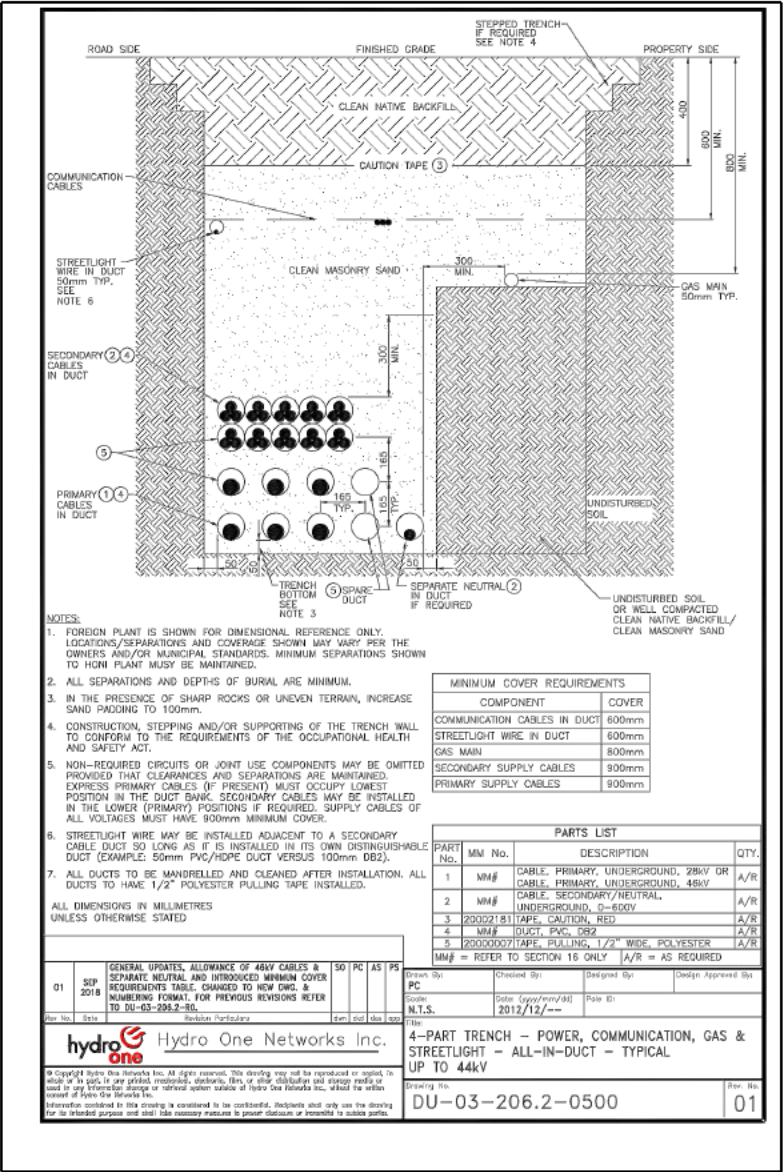
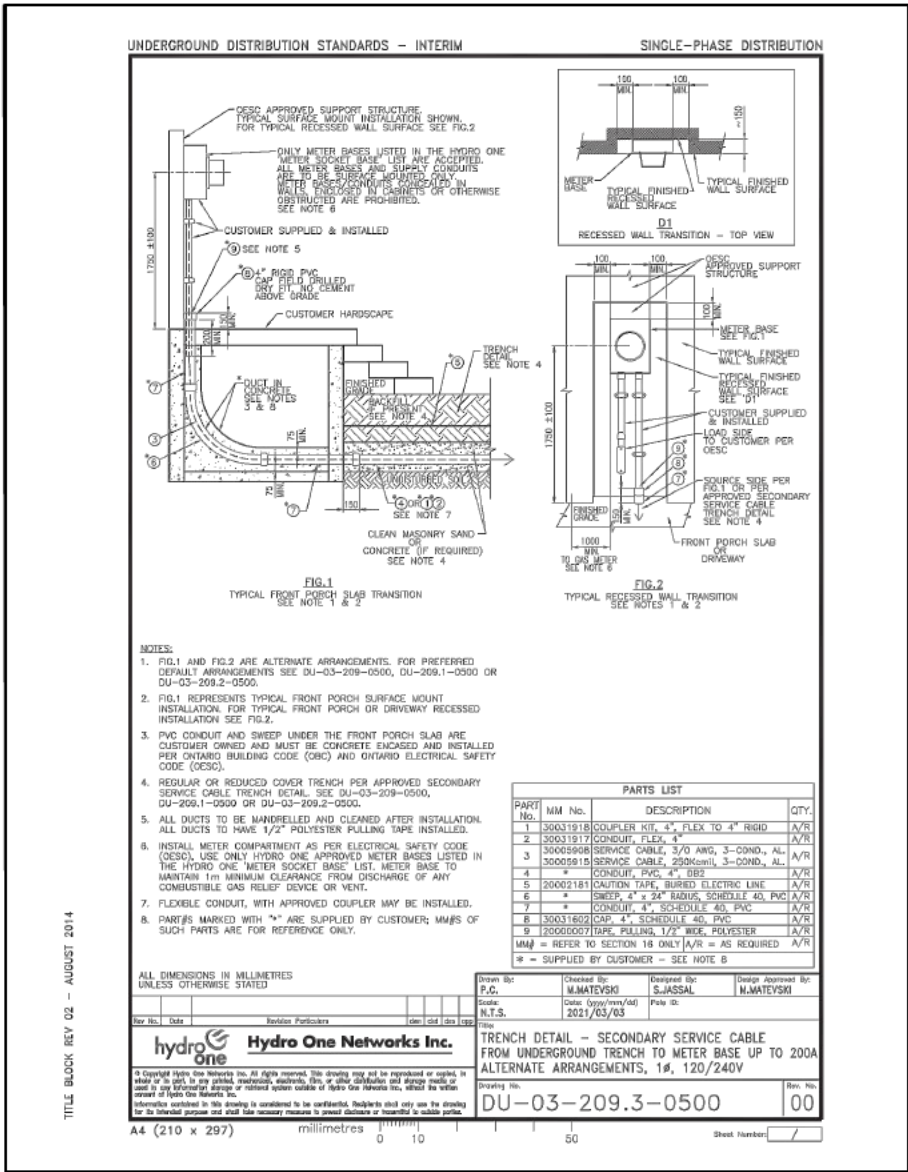


Project
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

Drawing
CONSTRUCTION NOTES AND
STANDARD DETAILS 2 OF 2

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

AFC Drawings are only valid as part and upon execution of a

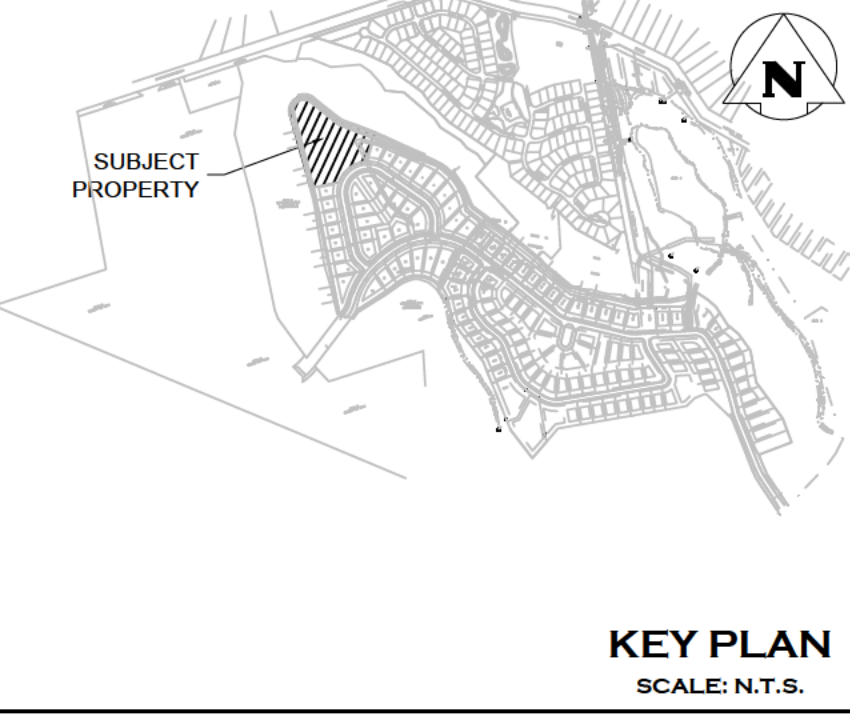
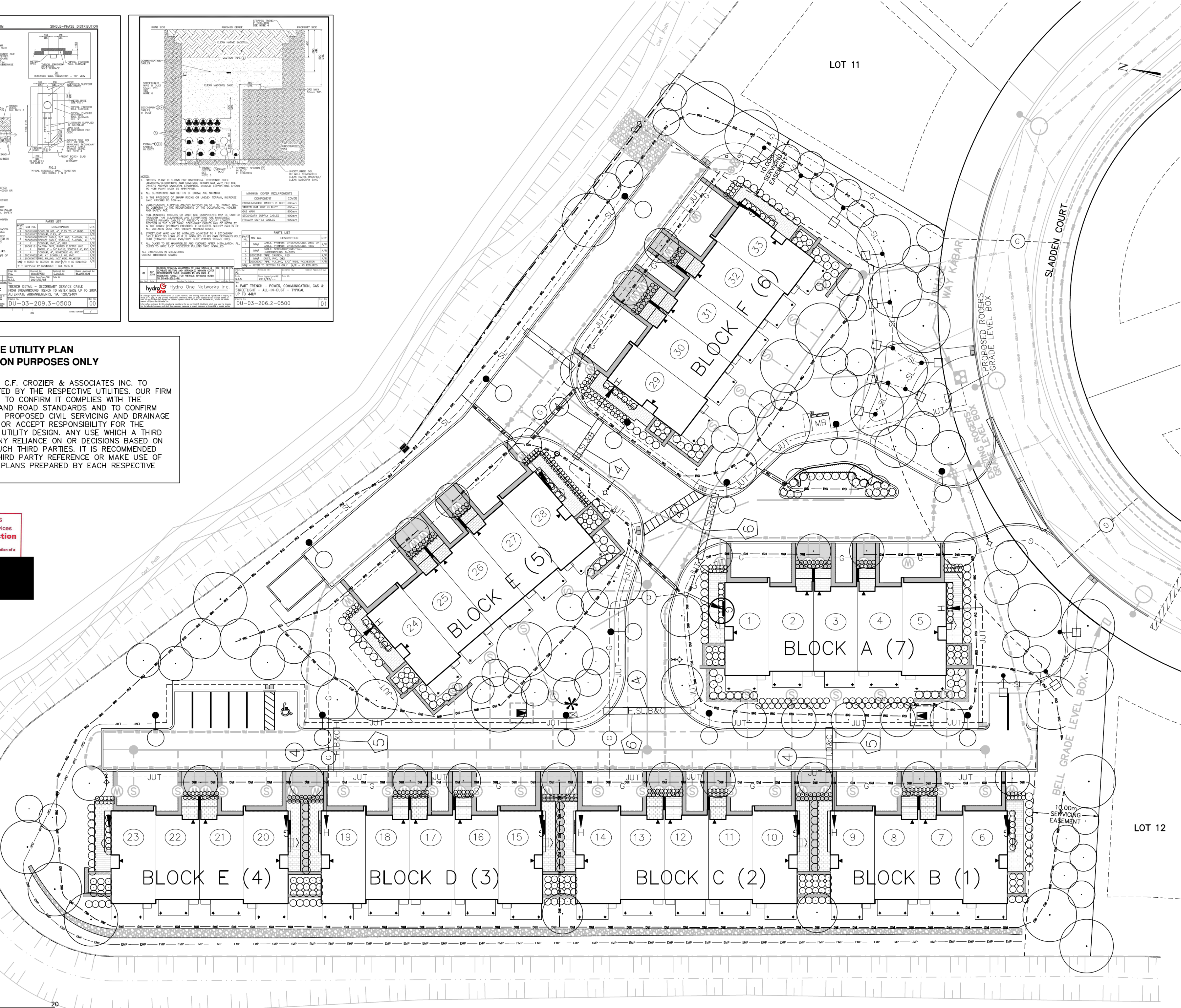


COMPOSITE UTILITY PLAN
FOR INFORMATION PURPOSES ONLY

THIS PLAN HAS BEEN PREPARED BY C.F. CROZIER & ASSOCIATES INC. TO CONSOLIDATE THE DESIGNS COMPLETED BY THE RESPECTIVE UTILITIES. OUR FIRM HAS REVIEWED EACH UTILITY DESIGN TO CONFIRM IT COMPLIES WITH THE APPLICABLE MUNICIPAL GUIDELINES AND ROAD STANDARDS AND TO CONFIRM THERE ARE NO CONFLICTS WITH THE PROPOSED CIVIL SERVICING AND DRAINAGE SYSTEMS. WE HAVE NOT CHECKED NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY AND VERACITY OF EACH UTILITY DESIGN. ANY USE WHICH A THIRD PARTY MAKES OF THIS PLAN, OR ANY RELIANCE ON OR DECISIONS BASED ON IT, ARE THE RESPONSIBILITIES OF SUCH THIRD PARTIES. IT IS RECOMMENDED THAT DURING CONSTRUCTION THE THIRD PARTY REFERENCE OR MAKE USE OF THE APPROVED FOR CONSTRUCTION PLANS PREPARED BY EACH RESPECTIVE UTILITY.

Town of Blue Mountains
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- LEGEND**
- PR. SANITARY SEWER & MANHOLE
 - PR. SANITARY SERVICE
 - PR. STORM SEWER & MANHOLE
 - PR. DOUBLE CATCHBASIN MANHOLE
 - PR. DOUBLE CATCHBASIN
 - PR. CATCHBASIN
 - PR. WATERMAIN & VALVE
 - PR. WATER SERVICE
 - PR. FIRE HYDRANT & VALVE
 - HYDRO ONE TRANSFORMER
 - JOINT USE SERVICE
 - STREET LIGHT
 - LIGHT BOLLARD C/W LUMINAIRE
 - STREET LIGHT POWER SUPPLY PED
 - JOINT USE ROAD CROSSING
 - DENOTES NUMBER OF ELECTRICAL CONDUITS, INCLUDING STREET LIGHTING
 - DENOTES NUMBER OF COMMUNICATIONS CONDUITS
 - ENBRIDGE GAS ROAD CROSSING
 - JOINT USE TRENCH INCLUDING HYDRO, BELL AND OR ROGERS CABLE
 - PROPOSED STREET LIGHT CABLE TRENCH
 - PROPOSED ENBRIDGE GAS TRENCH
 - PROPOSED HYDRO EMPTY DUCT
 - IRRIGATION TRENCH (APPROXIMATE LOCATION)
 - 42"Ø CHAMBER FOR IRRIGATION
 - ROGERS CABLE PEDESTAL
 - BELL 1.22m X 0.76m GRADE LEVEL BOX
 - CANADA POST MAILBOX
 - STREET TREE

No	ISSUE	DATE: MM/DD/YYYY
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Engineer

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

Project
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

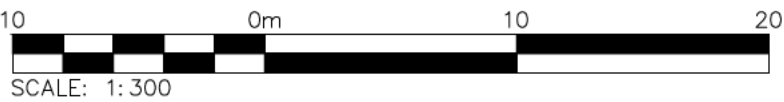
Drawing
COMPOSITE UTILITY PLAN

CROZIER
CONSULTING ENGINEERS

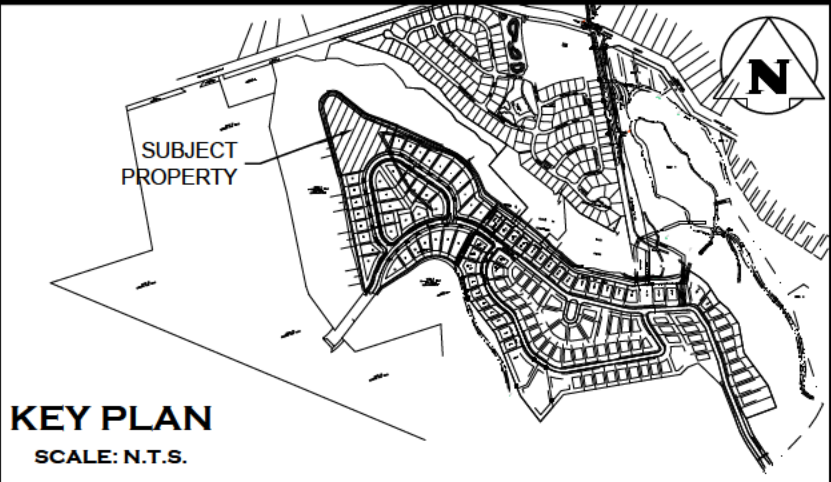
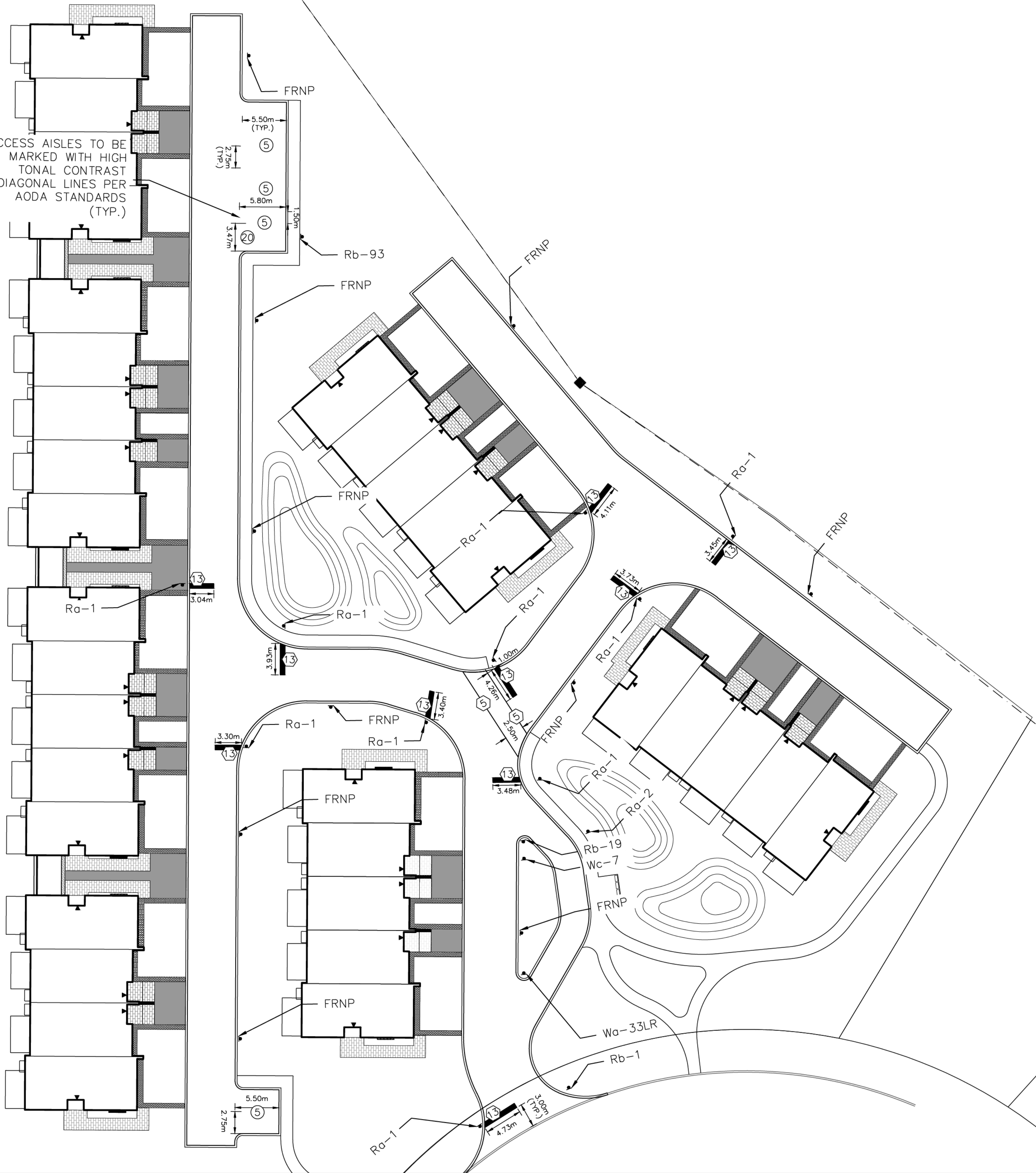
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Drawn By: C.L./L.W. Design By: C.L./L.W. Project: 183-5908
Check By: A.S. Check By: Scale: 1:300 Drawing: C109

SIGNAGE LEGEND				
SIGN NAME	SIGN NUMBER	SIZE (cm)	OTM BOOK	SECTION
STOP	Ra-1	60x60	5	2
YIELD	Ra-2	22.5x45	5	2
MAXIMUM SPEED	Rb-1	60x75	5	5
DO NOT ENTER	Rb-19	60x60	5	7
DISABLED PARKING PERMIT	Rb-93	30x45	5	10
OBJECT MARKER BOTH DIRECTIONS	Wa-33LR	45x90	6	4
PEDESTRIANS AHEAD	Wc-7	75x75	6	7
FIRE ROUTE	FRNP	30x45	-	-



ACCESS AISLES TO BE MARKED WITH HIGH TONAL CONTRAST DIAGONAL LINES PER AODA STANDARDS (TYP.)



Town of Blue Mountains
Planning and Development Services
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APC Drawings are only valid as part and upon execution of a Development Agreement

PAVEMENT MARKINGS LEGEND	
5	SOLID WHITE, 10cm
13	SOLID WHITE, 30cm
20	SYMBOLS
] [LIMITS OF MARKINGS	
NOTES:	
1. 111, 333, 363, DENOTES PAVEMENT MARKING SPACING (IE., 3m LINE, 3m GAP, 3m LINE)	
2. USE 20 TO DENOTE PAVEMENT MARKING	
3. USE 20 TO DENOTE DURABLE PAVEMENT MARKING	
LEGEND	
PROPOSED SIGN	

DRAWING NOTES		
1. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM), BOOK 11 (PAVEMENT, HAZARD AND DELINEATION MARKINGS) AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CANADA (MUTCD).		
2. SIGNAGE SHALL BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 5 (REGULATORY SIGNS), BOOK 6 (WARNING SIGNS).		
3. PAVEMENT MARKINGS FOR PARKING STALLS TO CONFORM TO OPSS 1712.		
4. PAVEMENT MARKINGS TO ADHERE TO ONTARIO PROVINCIAL STANDARD SPECIFICATION (OPSS) 710.		
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LORA BAY
PHASE 4, BLOCK 39
TOWN OF BLUE MOUNTAINS

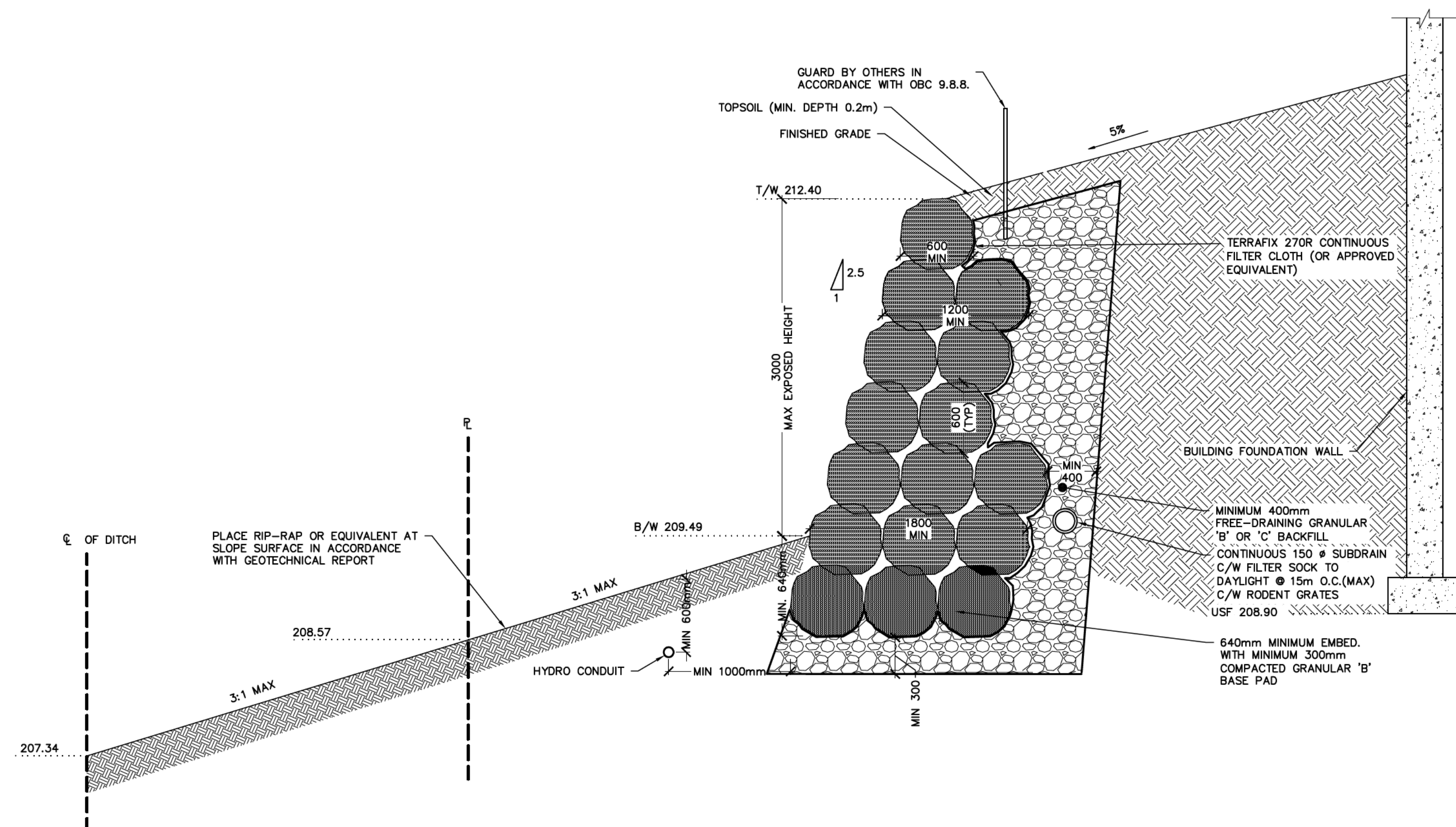
PAVEMENT MARKING AND
SIGNAGE PLAN



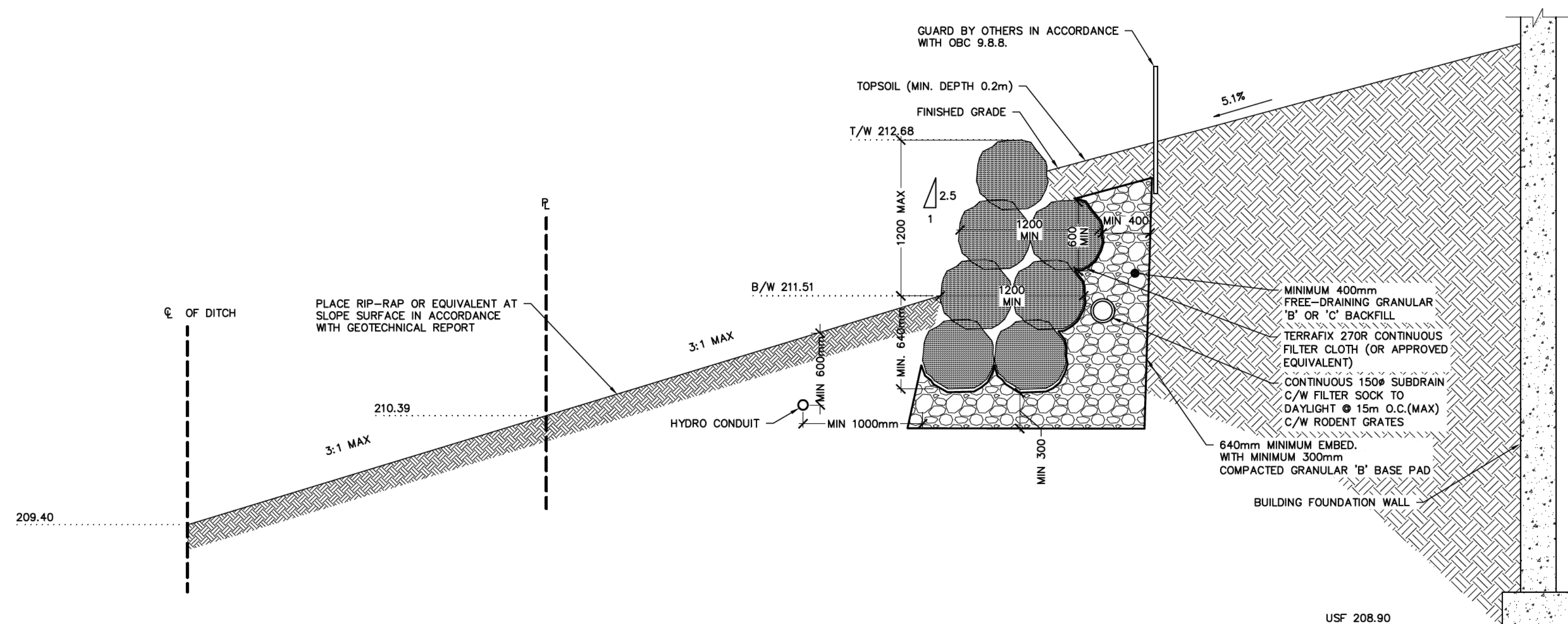
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Drawn By	S.C.	Design By	N.F.	Project	183-5908
Check By	R.M./N.F.	Check By	R.M./N.F.	Scale	1:300
				Drawing	C110

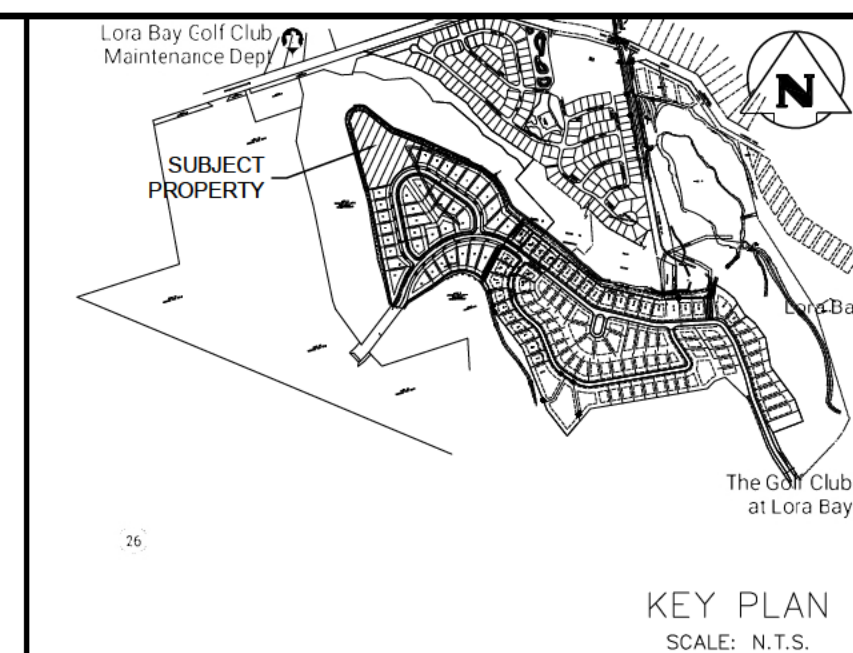
1. BOULDERS TO BE SELECTED OR CUT TO PROVIDE MAXIMUM BEARING. IRREGULARLY SHAPED BOULDERS WILL NOT BE ACCEPTED.
2. A NONWOVEN GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUIVALENT) SHALL BE INSTALLED BEHIND THE BOULDER PRIOR TO PLACEMENT OF BACKFILL MATERIAL. GEOTEXTILE SHALL BE PLACED 300mm UNDER BOULDER WALL BASE.
3. ALL BACKFILL USED BEHIND THE RETAINING WALL SHALL BE FREE DRAINING GRANULAR MATERIAL (GRANULAR "B" OR "C") AND SHALL BE PLACED AT A MINIMUM 400mm BEHIND THE WALL.
4. BACKFILL MATERIAL SHALL BE FREE DRAINING OF EXCESS MOISTURE, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIALS. BACKFILL SHALL BE PLACED IN LAYERS NOT GREATER THAN 300mm (LOOSE) AND COMPACTED TO 95% SPMD.
5. RETAINING WALLS SHALL BE PLACED ON GRANULAR "B" FOUNDATION, 300mm DEEP (MIN.) AND COMPACTED TO 95% SPMD. ALL TOPSOIL, ORGANIC OR POOR QUALITY MATERIAL ENCOUNTERED SHALL BE REMOVED TO COMPETANT NATIVE SUB-BASE PRIOR TO THE INSTALLATION OF THE BOULDER WALL AND REPLACED WITH COMPACTED GRANULAR BACKFILL. THE BASE OF THE EXCAVATION SHOULD BE KEPT DRY DURING THE INSTALLATION OF THE STONES.
6. BOULDERS SHALL BE INSTALLED IN A SAFE MANNER, IN ACCORDANCE WITH ALL MOL REQUIREMENTS AND ONTARIO HEALTH & SAFETY ACT, TYPE 3 SOILS. THE CONTRACTOR SHALL INSTALL THE RETAINING WALL IN SECTIONS NO WIDER THAN 6m.
7. MINIMUM EMBEDMENT OF BASE STONE TO BE 200mm.
8. SECTIONS PROVIDED ON THIS DRAWING ARE ILLUSTRATIVE REPRESENTATIONS ONLY. SECTIONS OF WALLS NOT IDENTIFIED ON THE DRAWING ARE TO BE INTERPRETED AND CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL SECTIONS PROVIDED ON THIS DRAWING.
9. BOULDERS SHALL NOT BE LOOSE OR ABLE TO BE MOVED BY A PRY BAR AFTER RETAINING WALL COMPLETION.
10. BOULDERS SHALL BE PLACED SO THAT THERE ARE NO CONTINUOUS JOINTS IN THE VERTICAL AXIS.
11. RETAINING WALL SOIL DESIGN CHARACTERISTICS INTERPOLATED FROM GEOTECHNICAL INVESTIGATION REPORT 1 AND GLOBAL STABILITY TECHNICAL MEMORANDUM, PREPARED BY PETO MACCALLUM LTD., DATED MARCH 24, 2021, AND FEBRUARY 2, 2022, RESPECTIVELY. PML REFERENCE NO. 21CF004.
12. BOULDERS TO HAVE A MINIMUM DENSITY OF 20 kN/m³
13. RETAINING WALL DESIGN PROPERTIES :
 - γ BACKFILL = 22kN/m³
 - γ BOULDERS = 20kN/m³
 - γ 33°
 - K_a: 0.33
 - K_p: 3
 - ALLOWABLE BEARING PRESSURE (SLS): 150kPa
 - SURCHARGE PRESSURE: 5.0kPa
 - PEDESTRIAN LOAD GUARD PER OBC 9.8.8.1:



A RETAINING WALL SECTION BLOCK 4
S100 SCALE: 1:30



B RETAINING WALL SECTION BLOCK 1
S100 SCALE: 1:30



Town of Blue Mountains
Planning and Development Services
Accepted For Construction

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TEMPORARY BENCHMARKS

TBM#1 - ELEVATION OF 210.16
TOP NUT OF FIRE HYDRANT IN FRONT OF BLOCK 39

TBM#2 - ELEVATION OF 207.95
TOP NUT OF FIRE HYDRANT ADJACENT TO LOT 3

ELEVATIONS BASED ON TOPOGRAPHIC SURVEYED COMPLETED BY VAN HARTEN SURVEYING INC.
(FEBRUARY 10, 2021)

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1	ISSUED FOR FINAL APPROVAL	02/02/2022
2	RE-ISSUED FOR FINAL APPROVAL	06/30/2022
3	APPROVED FOR CONSTRUCTION	08/22/2022

Engineer

Engineer



Project LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

RETAINING WALL SECTION



Admiral Building
1 First Street, Suite 200
Collingwood, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
www.cfcrozier.ca
info@cfcrozier.ca

Drawn By G.B/M.B	Design By J.I.M.	Project 183-5908	
Check By C.J.B.	Check By	Scale AS SHOWN	Drawing S100

ELECTRICAL SPECIFICATIONS

ELECTRICAL DRAWING LIST

E001	ELECTRICAL SPECIFICATIONS, LEGEND & DRAWING LIST
E100	SITE PLAN – PHOTOMETRIC
E101	SITE LIGHTING DETAILS
E110	SITE PLAN – ELECTRICAL
E111	SITE ELECTRICAL DETAILS

GENERAL

- CONFORM TO THE GENERAL CONDITIONS OF THE CONTRACT.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND PAY FOR NECESSARY INSPECTION PERTAINING TO THE INSTALLATION OF THEIR WORK.
- WORK MUST BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO ELECTRICAL SAFETY CODE, ONTARIO BUILDING CODE, ONTARIO FIRE CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND LOCAL CODES. MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN STANDARDS ASSOCIATION, AND LOCAL CODES.
- DO NOT REDUCE THE STANDARDS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS BY APPLYING ANY OF THE CODES REFERRED TO HEREIN.
- PROVIDE ALL MATERIALS AND DEVICES, ALL LABOUR AND TOOLS, AS WELL AS ANY MISCELLANEOUS MATERIALS REQUIRED TO COMPLETE THE WORK INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.
- ELECTRICAL EQUIPMENT IS SHOWN NOT TO SCALE (N.T.S.) ON DRAWINGS.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY LICENSED ELECTRICIANS HOLDING A VALID CERTIFICATE OF QUALIFICATION. CONTRACTOR SHALL MAKE A PERSONAL SITE VISIT TO CONFIRM ALL QUANTITIES, LOCATIONS, AND ARRANGEMENTS BEFORE PROCEEDING WITH THE WORK. CLAIMS FOR EXTRAS WILL NOT BE ACCEPTED FOR WORK RESULTING FROM CONDITIONS THAT WOULD HAVE BEEN EVIDENT UPON THOROUGH EXAMINATION OF THE SITE.
- REPAIR OR PAY FOR ALL DAMAGE TO THE BUILDING INCURRED BY THE WORK OF THIS DIVISION.
- THE OWNER'S PROPERTY MUST BE KEPT IN TIDY CONDITION. PROMPTLY REMOVE GARBAGE FROM THE SITE.
- COORDINATE THE INSTALLATION OF WORK WITH OTHER TRADES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LAYOUT OF EQUIPMENT AND MATERIALS AND ENSURING THERE ARE NO INTERFERENCES WITH OTHER SYSTEMS.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THEIR WORK.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND BACK FILL REQUIRED FOR THE INSTALLATION OF UNDERGROUND WORK. BACK FILL MATERIAL MUST BE CLEAN AND PROPERLY COMPACTED.
- EQUIPMENT SHALL BE INSTALLED, TESTED, AND ADJUSTED AS PER THE MANUFACTURER'S INSTRUCTIONS, AND AS NECESSARY TO ENSURE OPTIMUM PERFORMANCE. EQUIPMENT SHALL BE INSTALLED TO ALLOW FOR EASY ACCESS AND MAINTENANCE.
- THE ELECTRICAL CONTRACTOR SHALL GUARANTEE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
- MATERIALS AND EQUIPMENT SHALL BE NEW AND TOP QUALITY, EXCEPT WHERE NOTED OTHERWISE.
- THIS SPECIFICATION SHALL BE CONSIDERED TO BE THE BASE BID SPECIFICATION AND CONTRACTORS MUST CARRY THE BASE BID MANUFACTURER'S IN THEIR QUOTATION. ALTERNATE MANUFACTURER'S OF EQUIPMENT CAN ONLY BE OFFERED AS PROPOSED ALTERNATES WITH THE CORRESPONDING PRICE REDUCTIONS CLEARLY SHOWN ON A SEPARATE SHEET IF NECESSARY.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM TO THE OWNER SUPPLIED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINISTRATOR IMMEDIATELY.
- ENSURE THAT ALL EQUIPMENT SUPPLIED IS SUITABLE FOR THE RESPECTIVE VOLTAGE.

TEMPORARY FACILITIES AND WASTE DISPOSAL

- PROVIDE TEMPORARY STORAGE AS REQUIRED FOR ELECTRICAL CONSTRUCTION EQUIPMENT AND MATERIALS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SECURITY OF MATERIALS AND EQUIPMENT ON THE JOB SITE.
- REMOVE ALL CONSTRUCTION WASTE FROM SITE.
- APPLY WASTE MANAGEMENT FOR REDUCTION, RECYCLING AND REUSE.

SUBMITTALS

- SUBMIT SHOP DRAWINGS OR PRODUCT DATA SHEETS, AS APPROPRIATE, TO CONTRACT ADMINISTRATOR FOR ALL ELECTRICAL EQUIPMENT AND DEVICES.
- CHANGES TO THE CONTRACT RESULTING FROM UNFORESEEN SITE CONDITIONS, OR CHANGES REQUIRED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION SHALL BE SUBMITTED TO THE CONSULTANT.
- ONE (1) FULL SIZE SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS SHALL BE MARKED AND SUBMITTED TO THE CONTRACT ADMINISTRATOR.
- CERTIFICATE OF INSPECTION AND APPROVAL FROM THE ELECTRICAL SAFETY AUTHORITY SHALL BE SUBMITTED TO THE CONTRACT ADMINISTRATOR.
- PROVIDE OPERATION AND MAINTENANCE (O&M) MANUALS, TEST RESULTS, CERTIFICATES, AND WARRANTIES. CONTRACTOR SHALL CREATE FIRST PAGE WITH CHART CLEARLY SHOWING REQUIRED MAINTENANCE ACTIVITIES AND ASSOCIATED SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS.
- O&M DOCUMENTATION SHALL INCLUDE INSTRUCTIONS FOR INSTALLATION, START-UP, SHUT-DOWN, ADJUSTMENTS, OPERATION, LUBRICATION, SPARE PARTS, SAFETY PRECAUTIONS, TROUBLESHOOTING, AND OTHER INFORMATION AS RECOMMENDED BY THE MANUFACTURER.
- INCLUDE TEST RESULTS IN O&M MANUALS.

GENERAL PRODUCT REQUIREMENTS

- ALL MATERIAL SHALL BE COMMERCIAL GRADE, NEW, WITHOUT DEFECT, AND C.S.A. APPROVED INCLUDING CONTROL PANEL AND COMPONENT ASSEMBLIES UNLESS NOTED OTHERWISE.
- PROVIDE APPROPRIATE ACCESSORIES TO COMPLETE THE INSTALLATION INCLUDING, BUT NOT LIMITED TO FASTENINGS, SUPPORTS, CONNECTORS, SEALANTS.
- ALL CONDUCTORS SHALL BE COPPER UNLESS NOTED OTHERWISE.
- REMOVE BURRS AND SHARP EDGES.
- PROVIDE SPARE PARTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PAINT FINISHES LABELING AND SIGNAGE

- PROVIDE CERTIFICATION LABELS AND WARNING SIGNAGE IN ACCORDANCE WITH THE ELECTRICAL CODE.
- PROVIDE LABELS ON ELECTRICAL DISTRIBUTION EQUIPMENT TO WARN PERSONS OF POTENTIAL ELECTRIC SHOCK AND ARC FLASH HAZARDS. THE OWNER SHALL PROVIDE ARC FLASH RATINGS WHERE REQUIRED.
- CLEARLY IDENTIFY ALL DISTRIBUTION PANELS, DISCONNECTS, CONTROL PANELS, MARSHALLING CABINETS, MOTOR STARTERS WITH LAMACOD LABELS.
- PROVIDE COMPLETE, CLEARLY LEGIBLE PANEL DIRECTORY MOUNTED INSIDE THE DOOR OF EACH DISTRIBUTION PANEL. DETERMINE ALL LOADS AND INCLUDE IN PANEL DIRECTORY.

ELECTRICAL EXECUTION REQUIREMENTS

- PROVIDE APPROPRIATE ACCESSORIES TO COMPLETE THE INSTALLATION INCLUDING, BUT NOT LIMITED TO FASTENINGS, SUPPORTS, CONNECTORS, SEALANTS.
- INSTALL ALL MATERIALS IN A NEAT WORKMAN LIKE MANNER, PLUMB, SQUARE AND STRAIGHT WITH RESPECT TO BUILDING LINES.
- MAINTAIN PHASE SEQUENCE AND COLOUR CODING.
- ENSURE THAT SLEEVES AND OPENINGS FOR THIS DIVISION ARE INSTALLED IN FOOTINGS, FOUNDATIONS, AND SLABS BEFORE CONCRETE IS POURED.
- BE PRESENT DURING EXCAVATING AND BACKFILLING WORK WHERE ELECTRICAL SERVICES ARE INSTALLED-ENSURE ROUTE, DEPTH, AND BACKFILL MATERIALS ARE AS SPECIFIED. PROVIDE MARKING TAPES. ARRANGE INSPECTIONS PRIOR TO BACKFILL.
- COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SET SLEEVES IN CAST-IN-PLACE CONCRETE, MASONRY WALLS, AND OTHER STRUCTURAL COMPONENTS AS THEY ARE CONSTRUCTED.
- COORDINATE ARRANGEMENT, MOUNTING AND SUPPORT OF ELECTRICAL EQUIPMENT:
 - TO PROVIDE FOR EASE OF MAINTENANCE, OPERATION OF DOORS AND ACCESS POINTS, AND DISCONNECTION OF THE EQUIPMENT WITH MINIMUM INTERFERENCE TO OTHER INSTALLATIONS;
 - SUCH THAT RACEWAYS, CABLES, WIREWAYS, AND CABLE TRAYS WILL BE CLEAR OF OBSTRUCTIONS AND OF THE WORKING AND ACCESS SPACE OF OTHER EQUIPMENT;
 - SUCH THAT NAMEPLATES AND LABELS ARE VISIBLE.

RACEWAY JUNCTION BOXES AND ENCLOSURES

- CLEAN CONDUIT OF OBSTRUCTIONS BEFORE PULLING WIRE.
- PROVIDE KNOCK-OUT PLUGS AND COVER PLATES TO COVER ALL REMAINING OPENINGS ON PANELS AND JUNCTION BOXES.
- ENSURE WEATHERPROOF ENCLOSURES ARE SEALED TIGHT EXCEPT FOR ANY APPROPRIATE DRAIN HOLES OR VENTS.
- PROVIDE BUSHINGS FOR PIPE SLEEVES TO PROTECT EMERGING CONDUCTORS.
- PROVIDE SLEEVES FOR PENETRATIONS UNLESS CORE-DRILLED HOLES OR FRAMED OPENINGS ARE USED.
- SEAL SPACE OUTSIDE OF SLEEVES WITH GROUT. PROMPTLY PACK GROUT SOLIDLY BETWEEN SLEEVE AND WALL SO NO VOIDS REMAIN. TOOL EXPOSED SURFACES SMOOTH; PROTECT GROUT WHILE CURING. PROVIDE WEATHERPROOF SEALS FOR EXTERIOR PENETRATIONS.
- TEMPORARILY SEAL CONDUIT ENDS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, OR FALLING DEBRIS DURING CONSTRUCTION.
- USE FITTINGS WITH EQUAL PROTECTION TO ENCLOSURE TYPE TO SEAL OUT WATER/OIL.
- PROTECT ENCLOSURES WITH SEALS/COVERS WHERE EXPOSED TO DIRT, FIBERS OR FLYINGS, WATER, FALLING DEBRIS, OR OTHER CONTAMINANTS DURING CONSTRUCTION.

PANELBOARDS, SPLITTERS AND DISCONNECT SWITCHES

- COVER EXPOSED PANELS TO PROTECT FROM DUST, PAINT AND OTHER CONTAMINANTS DURING CONSTRUCTION. CLEAN OUT DUST AND DEBRIS BEFORE ENERGIZING.

WIRES AND CABLES

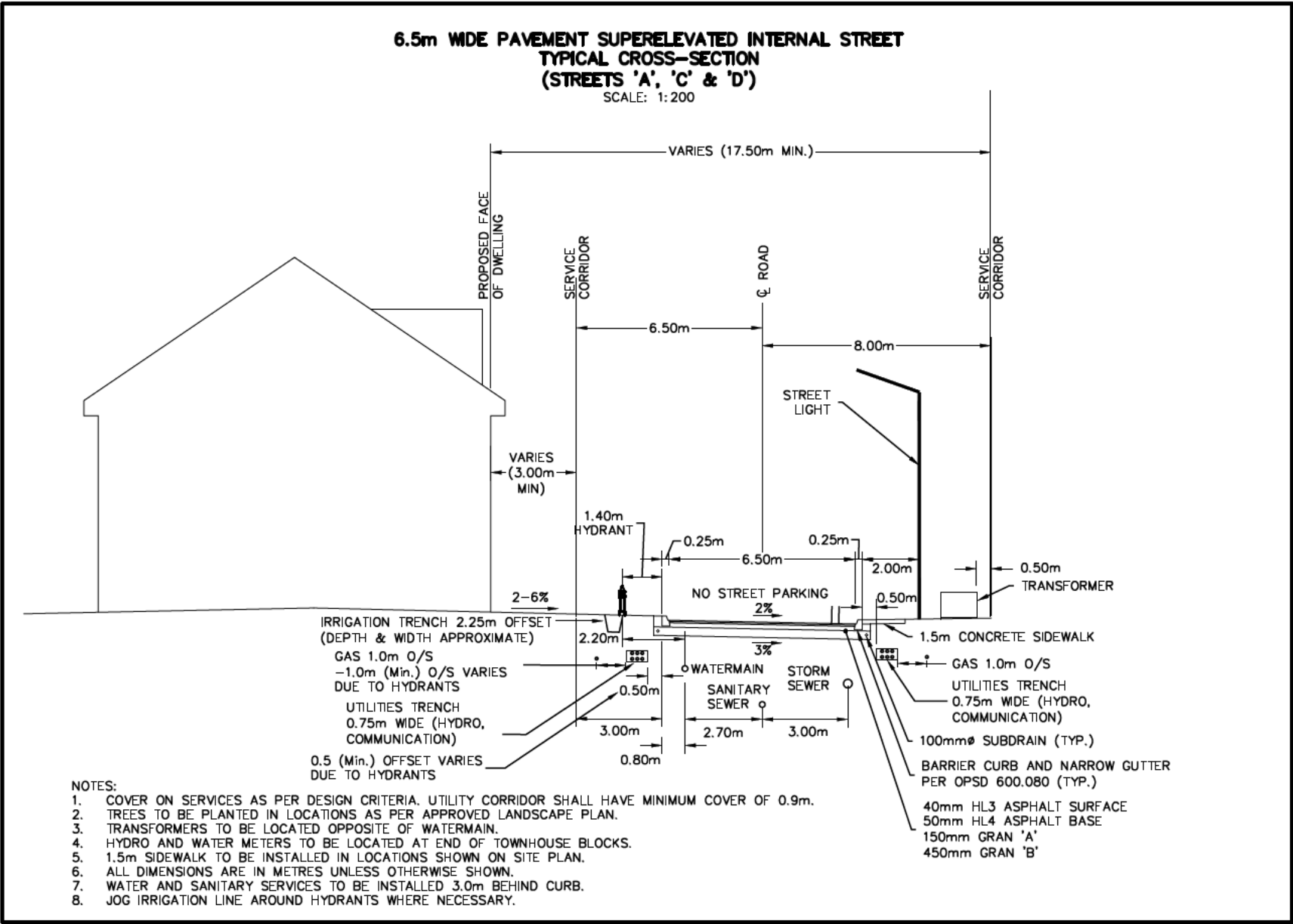
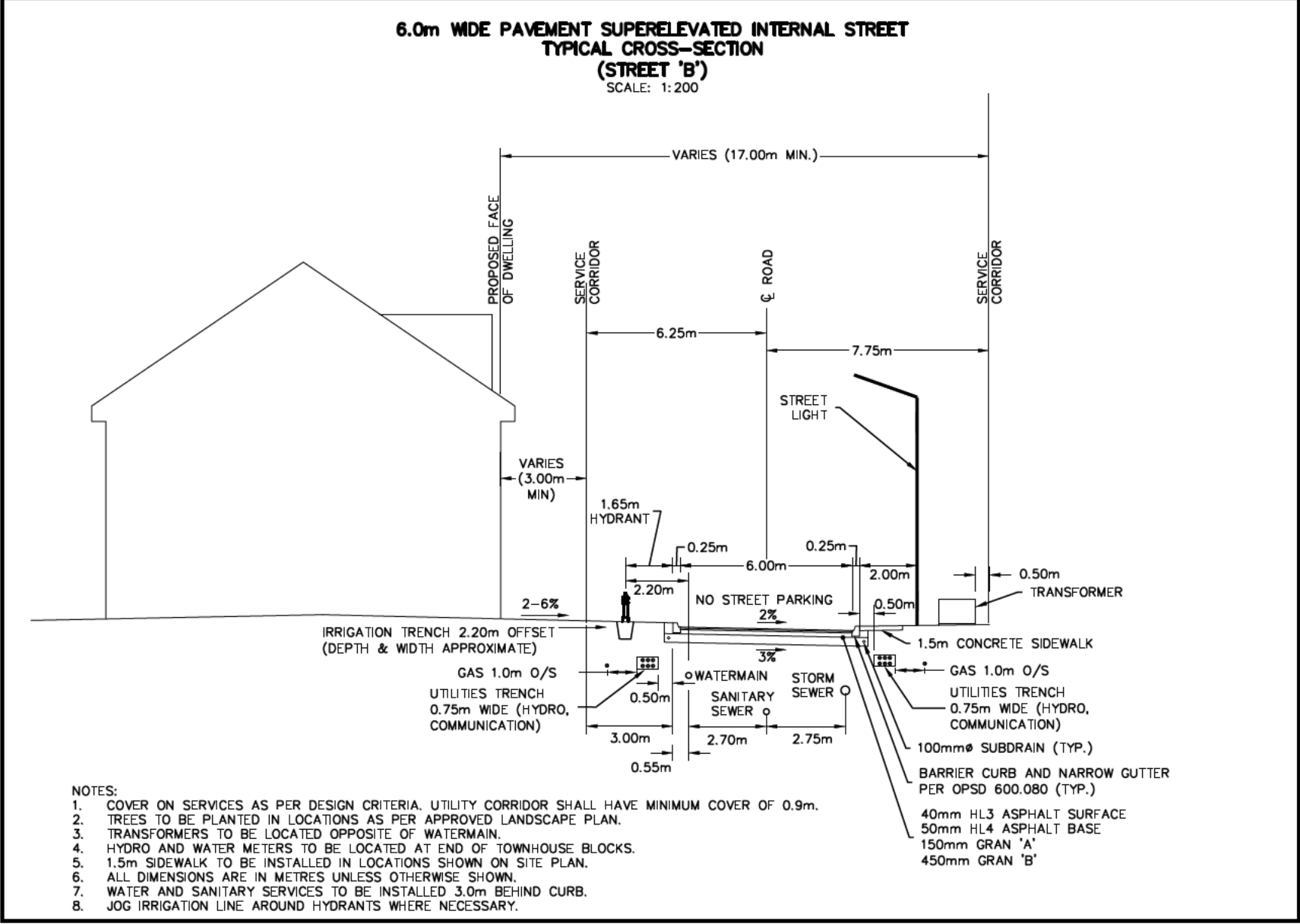
- DO NOT SPLICE.
- ALL CONDUCTORS: COPPER.
- CONDUCTORS #14AWG AND LARGER: STRANDED.
- PULL CABLE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING CABLE GRIPS AND LUBRICANT SUITABLE FOR THE TYPE OF CABLE.

GROUNDING AND BONDING

- GROUNDING REQUIREMENTS ARE GENERALLY NOT SHOWN ON THE DRAWINGS. PROVIDE ALL GROUNDING PER THE LATEST ONTARIO ELECTRIC SAFETY CODE (OESC), ELECTRICAL SAFETY AUTHORITY (ESA) OR ANY OTHER LOCAL AUTHORITY REGARDLESS OF WHETHER IT HAS BEEN SHOWN. THIS INCLUDES EQUIPMENT GROUNDING AS WELL AS SYSTEM (SERVICE) AND DISTRIBUTION GROUNDING. PROVIDE ADDITIONAL SPECIFIC PROVISIONS AS INDICATED, INCLUDING GROUND CONNECTIONS. PROVIDE THESE INSTALLATIONS TO ELECTRICAL SAFETY CODE REGULATIONS. COLLECT ALL GROUNDING CONNECTIONS AT A COMMON POINT WHICH IN TURN IS CONNECTED TO THE MAIN SERVICE GROUND.
- ARRANGE GROUNDS SUCH THAT UNDER NORMAL OPERATION CONDITIONS CURRENT FLOW IN ANY GROUND CONDUCTOR IS NOT OBJECTIONABLE AND WILL NOT HARM PERSONNEL OR EQUIPMENT. ARRANGE SERVICE GROUNDS AND DISTRIBUTIONS GROUND RESISTANCE READINGS WITHIN VALUES REQUIRED BY THE ELECTRICAL SAFETY CODE.

FIELD QUALITY CONTROL

- CAREFULLY CHECK WIRING FOR EACH SYSTEM TO ENSURE THAT THE SYSTEM WILL FUNCTION PROPERLY AS INDICATED BY WIRING AND SCHEMATIC DIAGRAMS AND DESCRIPTION OF OPERATION.
- TEST THE ELECTRICAL INSTALLATION FOR PROPER AND SAFE OPERATION IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.
- REPLACE COMPONENTS DAMAGED DURING TESTING AT NO ADDITIONAL COST TO THE OWNER.
- MEGGER ALL POWER CIRCUITS 600V AND ABOVE.
- INSTRUCT OWNER OR OWNER'S REPRESENTATIVE IN OPERATION OF SYSTEMS.



ELECTRICAL LEGEND	
LIGHTING	
	PROPOSED POLE MOUNTED LUMINAIRE
	LIGHT BOLLARD
POWER SYSTEMS	
	PAD MOUNTED TRANSFORMER, ARROW INDICATES OPERATING SIDE (DIRECTION OF APPROACH)
	STREET LIGHTING PEDESTAL
	GROUND
	STREETLIGHT CABLE
	EMPTY 50mm CONDUIT
	CONCRETE ENCASED DUCT BANK (X DENOTE NUMBER OF DUCTS FOR LIGHTING CABLES ONLY)
CIVIL	
	PROPERTY LINE
	PROPOSED GAS
	PROPOSED STORM AND MANHOLE
	PROPOSED SANITARY AND MANHOLE
	PROPOSED WATERMAIN, GATE VALVE AND HYDRANT
	PROPOSED SANITARY SERVICE
	PROPOSED WATERMAIN SERVICE
	PROPOSED CATCHBASIN, DOUBLE CATCHBASIN AND CATCHBASIN MANHOLE
	EXISTING GAS
	EXISTING STORM AND MANHOLE
	EXISTING SANITARY AND MANHOLE
	EXISTING WATERMAIN, GATE VALVE AND HYDRANT
	EXISTING FORCE MAIN
	EXISTING CATCHBASIN, DOUBLE CATCHBASIN AND CATCHBASIN MANHOLE

Town of Blue Mountains
Planning and Development Services
Accepted For Construction

- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- DO NOT SCALE THE DRAWINGS.
- ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

No.	ISSUE	DATE: MM/DD/YYYY
0	** NOT ISSUED FOR THIS SUBMISSION **	06/28/2021
1	ISSUED FOR 2nd SUBMISSION	09/29/2021
2	ISSUED FOR FINAL APPROVAL	02/02/2022
3	ISSUED FOR TENDER	03/15/2022
4	RE-ISSUED FOR FINAL APPROVAL	06/30/2022
5	ISSUED FOR APPROVED FOR CONSTRUCTION	08/22/2022

Engineer	Engineer

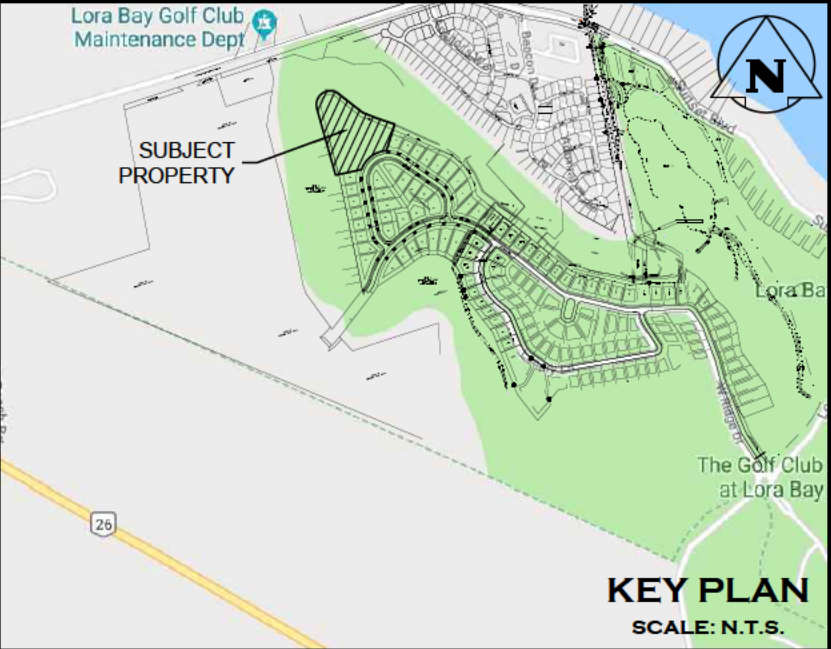
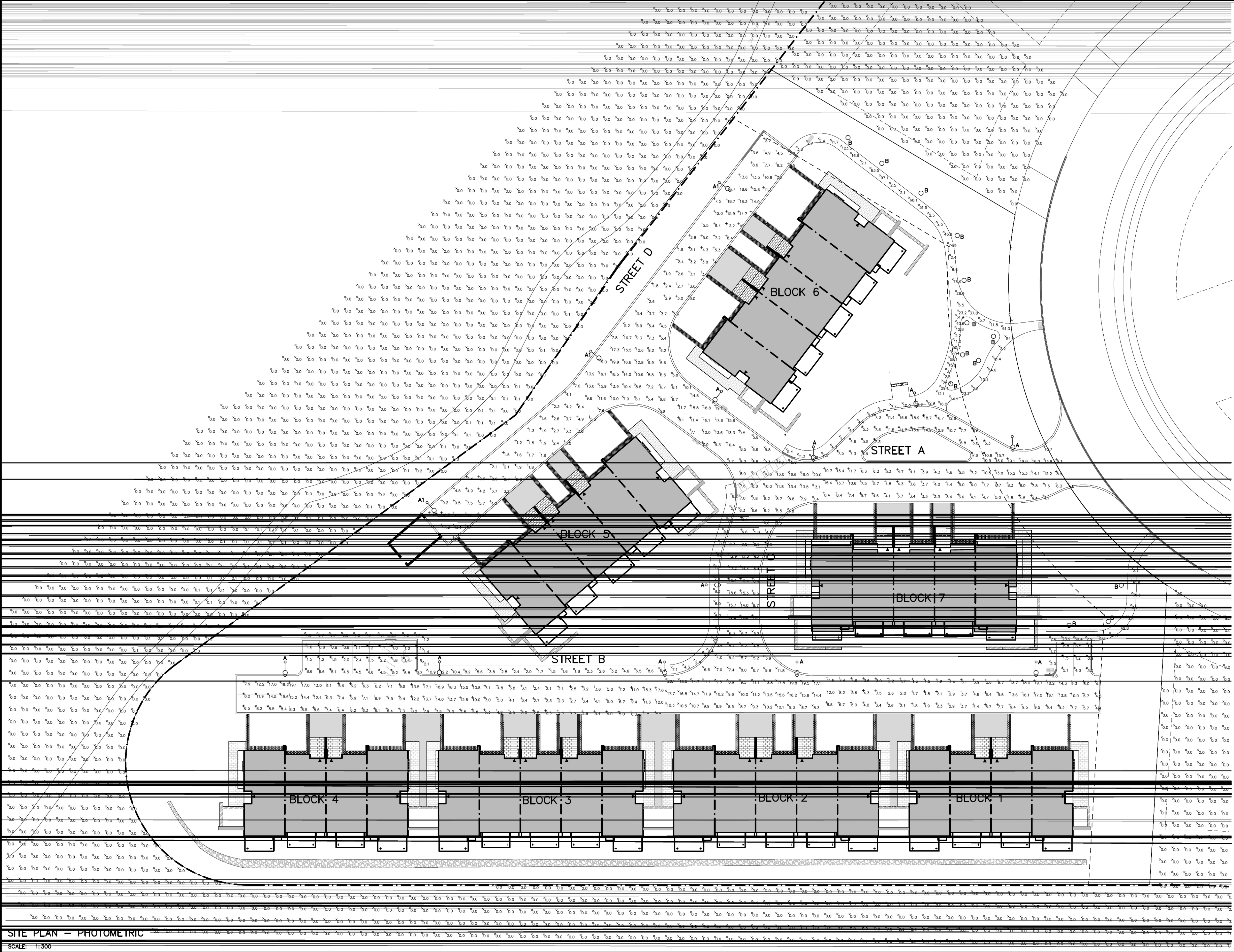
LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS

ELECTRICAL SPECIFICATIONS, LEGEND &
DRAWING LIST



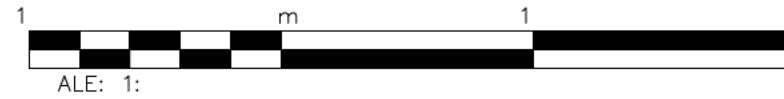
ADMIRAL BUILDING,
1 FIRST STREET, SUITE 200,
COLLINGWOOD, ONT L9Y 1A1
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	T.S.D.	Design By	T.S.D./P.W.	Project	183-5908
Check By	P.W.	Check By		Scale	N.T.S.
				Drawing	E001



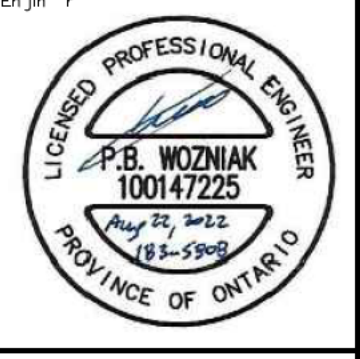
Town of Blue Mountains
Planning and Development Services
Accepted For Construction

APC Drawings are only valid as part and under execution of a



1. THE TOWN OF BLUE MOUNTAINS HAS REVIEWED THE EXISTING AND PROPOSED PLANS FOR THE DEVELOPMENT OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE DEVELOPMENT ACT. THE TOWN OF BLUE MOUNTAINS HAS REVIEWED THE EXISTING AND PROPOSED PLANS FOR THE DEVELOPMENT OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE DEVELOPMENT ACT. THE TOWN OF BLUE MOUNTAINS HAS REVIEWED THE EXISTING AND PROPOSED PLANS FOR THE DEVELOPMENT OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE DEVELOPMENT ACT.

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T W N F THE L U E M U N T A I N

I T E L A N - H T M E T I



ADMIRAL BUILDING,
1 FIRST STREET, SUITE 200,
COLLINGWOOD, ONTARIO L9Y 1A1
705 446-3510 F
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

SITE PLAN - PHOTOMETRIC

SCALE: 1:300

TYPE: A, A1

K823 FALCONRIDGE SR. - LED

The K823 Falconridge Sr. is a sleek, shrouded fixture designed to increase roadway performance while providing superior spacing. Suitable for off roadway applications as well, this time-less design can be used in both contemporary and historical settings. A 3/4 scaled version of this fixture is also available.



PRODUCT SPECIFICATIONS

LED ENGINE
Light engine shall include an array of 60 or 84 solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.

OPTICS
External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum, uniform, control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 247 - 480V input voltage, greater than 0.9 power factor, less than 20K total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 High An in-line ferrite core is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated aluminum bracket to allow complete tool-less maintenance. Dimming capable using 0-10Vdc (0% to 100%), 10, PWM, or resistance.

LENS
The K823 Falconridge Sr. pendant is available with or without a lens. Lens options include: clear sag glass lens; clear shallow glass sag glass lens; clear shallow glass lens; rippled acrylic deep dish lens or rippled glass deep dish lens. The sag and shallow glass lens shall be made of #8000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.3". The rippled acrylic deep dish globe shall be mounted using 0-10Vdc (0% to 100%), 10, PWM, or resistance.

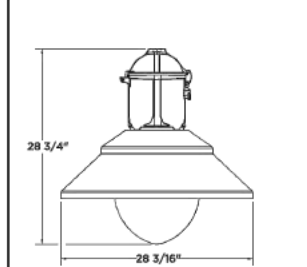
MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (LM79) and Calculated (L70) reports are available upon request, with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed to that



CERTIFICATION:

CSA US Listed
Suitable for wet locations
IP66
ARRA Compliant
UL1919 / UL90 Compliant

DRIVER INFO:
10:9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 247 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection ANSI C136.2
extreme level 20kV/10kA
Dimming Capable: 0-10Vdc

EPA:
File Lens: 1.81 sq. ft.
Sag Lens: 1.71 sq. ft.
Shallow Lens: 2.03 sq. ft.
Deep Dish Acrylic: 2.48 sq. ft.
Deep Dish Glass: 2.48 sq. ft.

FIXTURE WEIGHT:
File Lens: 33 lbs
Sag Lens: 39 lbs
Shallow Lens: 41 lbs
Deep Dish Acrylic: 41 lbs
Deep Dish Glass: 46 lbs

WARRANTY
The K823 Falconridge Sr. LED luminaire comes with a 7 year limited warranty.

DECORATIVE BODY
The luminaire shall consist of an aluminum alloy 383 housing that acts as the enclosure for the engine and is of adequate thickness to give structural rigidity. The engine must be affixed to the inside of the housing with stainless steel screws.



TYPE: B

55.19 - Technical amendments reserved

BEGA

Bollard

Project - Reference number

Date

Product data sheet

Application

Light distribution

Product description

Lamp

Light current

Light technique

Accessories

Service life

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Customer approval

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TYPE: A

55.19 - Technical amendments reserved

BEGA

Bollard

Project - Reference number

Date

Product data sheet

Application

Light distribution

Product description

Lamp

Light current

Light technique

Accessories

Service life

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TYPE: A1

55.19 - Technical amendments reserved

BEGA

Bollard

Project - Reference number

Date

Product data sheet

Application

Light distribution

Product description

Lamp

Light current

Light technique

Accessories

Service life

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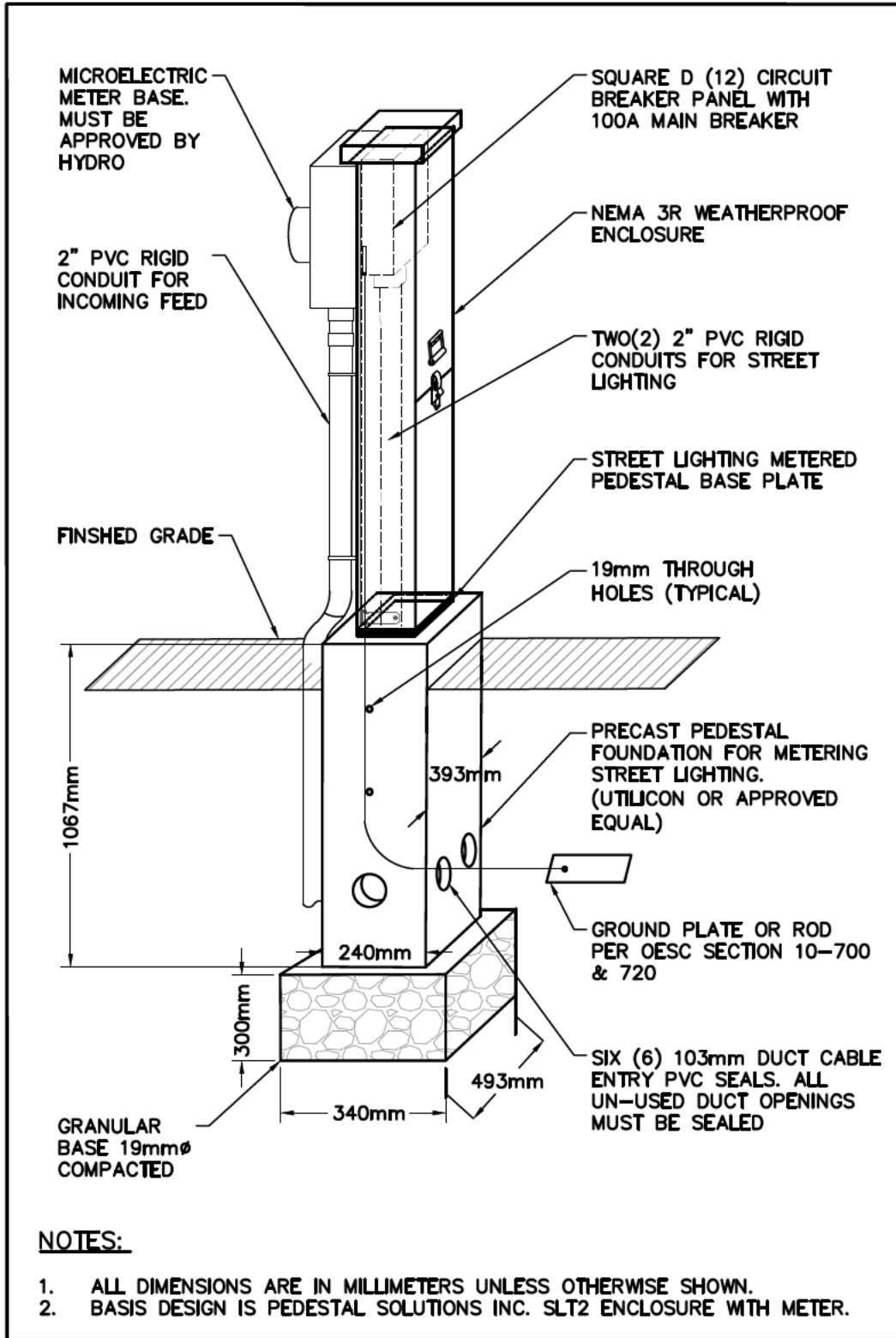
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Customer approval

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STATISTICS SCHEDULE					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
STREET A	+	9.1 lux	19.8 lux	3.3 lux	2.7:1
STREET A DRIVE IN	✱	10.3 lux	18.9 lux	4.6 lux	2.3:1
STREET B	+	7.3 lux	19.7 lux	1.5 lux	4.9:1
STREET C	+	10.7 lux	19.2 lux	4.1 lux	2.6:1
STREET D	×	6.1 lux	18.7 lux	1.2 lux	5.1:1
STREET A & C INTER.	×	9.3 lux	20.0 lux	3.3 lux	2.8:1
STREET A & D INTER.	×	9.5 lux	19.9 lux	2.6 lux	3.7:1
STREET B & C INTER.	×	10.6 lux	20.1 lux	3.4 lux	3.1:1
STREET B PARKING 1	✱	2.9 lux	9.7 lux	0.8 lux	3.7:1
STREET B PARKING 2	✱	3.4 lux	6.8 lux	0.9 lux	3.8:1
STREET B PARKING 3	✱	11.5 lux	19.2 lux	6.5 lux	1.8:1
STREET A SIDEWALK	×	24.7 lux	123.5 lux	2.1 lux	11.8:1
STREET B SIDEWALK	×	3.6 lux	12.2 lux	0.7 lux	5.1:1
STREET B SIDEWALK 1	×	20.1 lux	81.5 lux	1.7 lux	11.8:1
STREET C SIDEWALK	×	6.1 lux	8.3 lux	2.4 lux	2.5:1

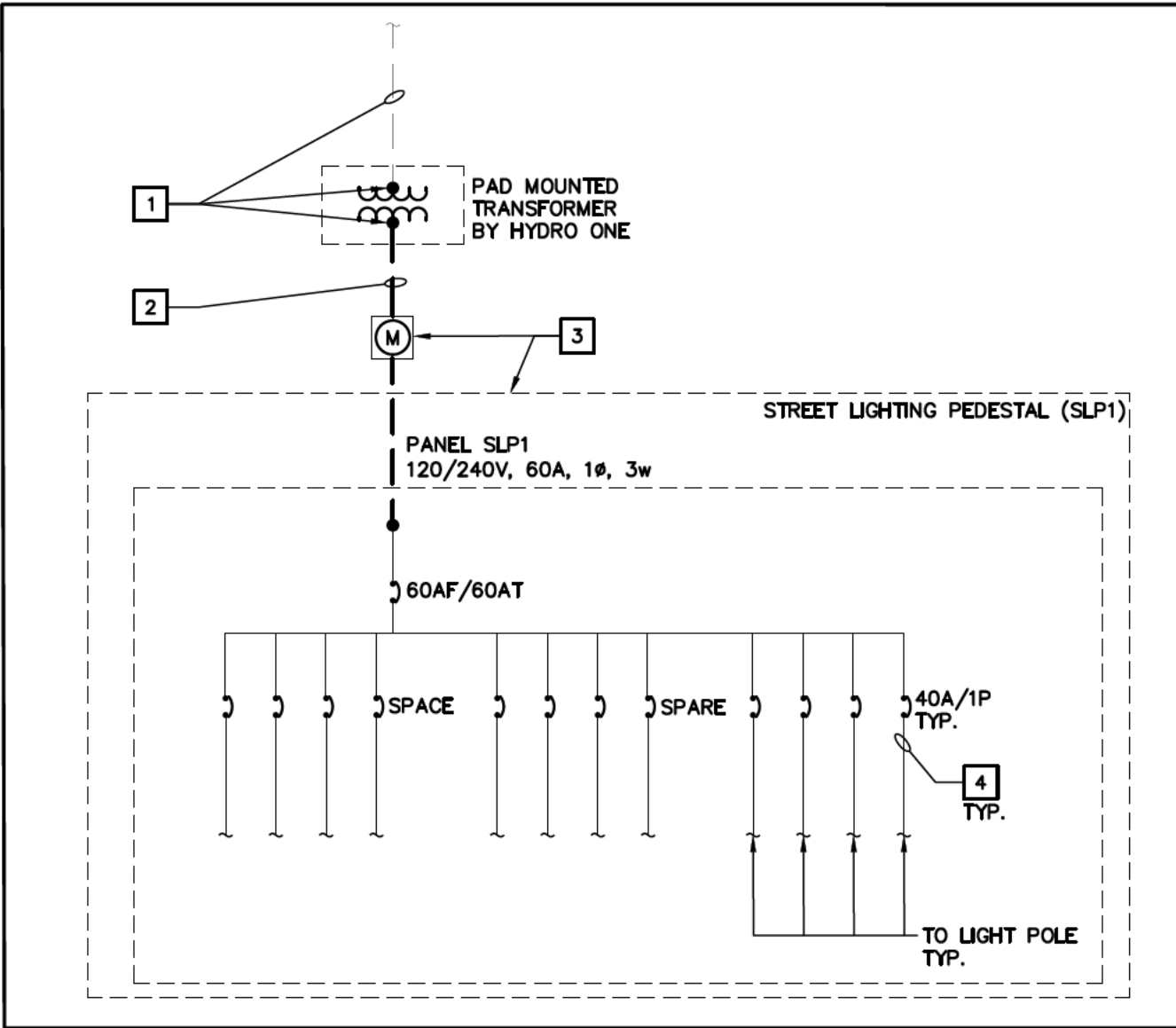




STREET LIGHTING PEDESTAL WITH METER SOCKET & PANEL DETAIL

SCALE: N.T.S.

STREET LIGHTING PEDESTAL (SLP1) 120/240V, 1Ø, 3 WIRE, 60 AMP MAIN CIRCUIT BREAKER, 22kAIC										
CCT	DESCRIPTION	VOLT AMPERES	POLE	AMP	WIRE SIZE (REFER TO SLD)		AMP	POLE	VOLT AMPERES	DESCRIPTION
1	STREET A & B	114	1	40	6 AWG	6 AWG	40	1	125	STREET A, B & C
3	STREET A & D	125	1	40	6 AWG	6 AWG	40	1	130	PATHWAY
5	SPARE		1	40	6 AWG	6 AWG	40	1		SPARE
7	SPARE		1	40	6 AWG	6 AWG	40	1		SPARE
9	SPARE									SPARE
11	SPARE									SPARE
SUB-TOTAL (kVA)		0.239							0.255	
GRAND TOTAL (kVA)		0.494	DEMAND FACTOR	100%		ESTIMATED DEMAND LOAD (kVA, A)	0.494		2.06	

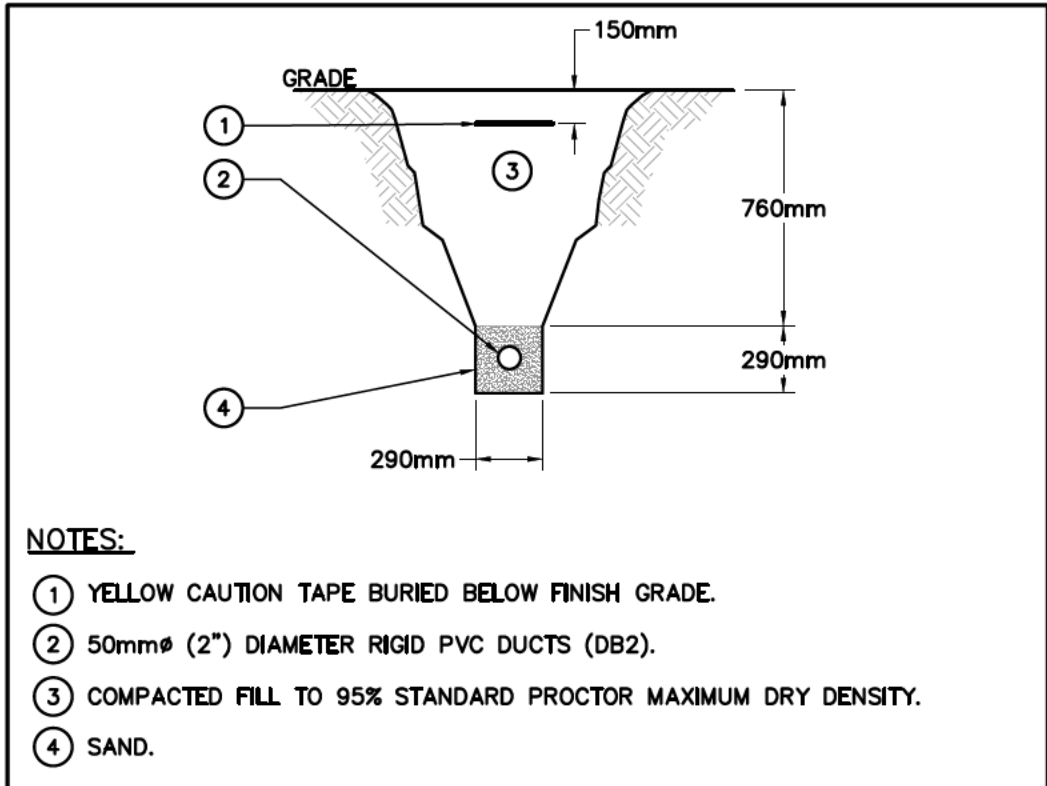


SINGLE LINE DIAGRAM

SCALE: N.T.S.

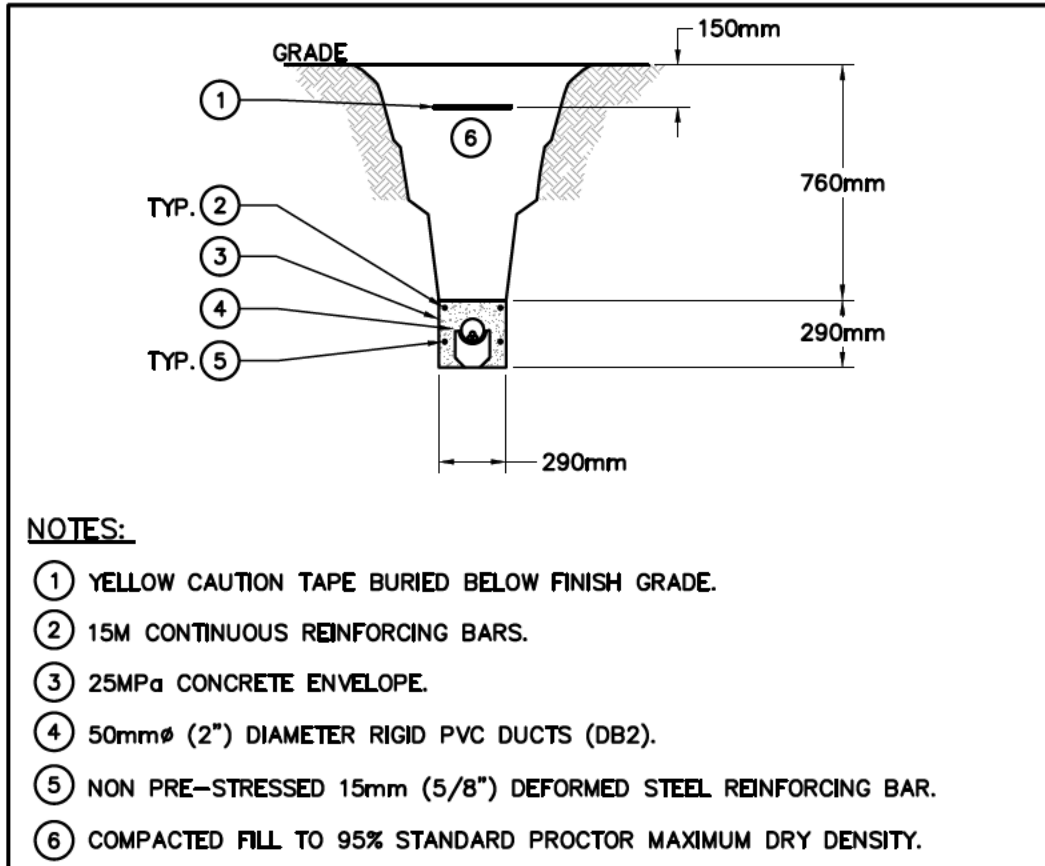
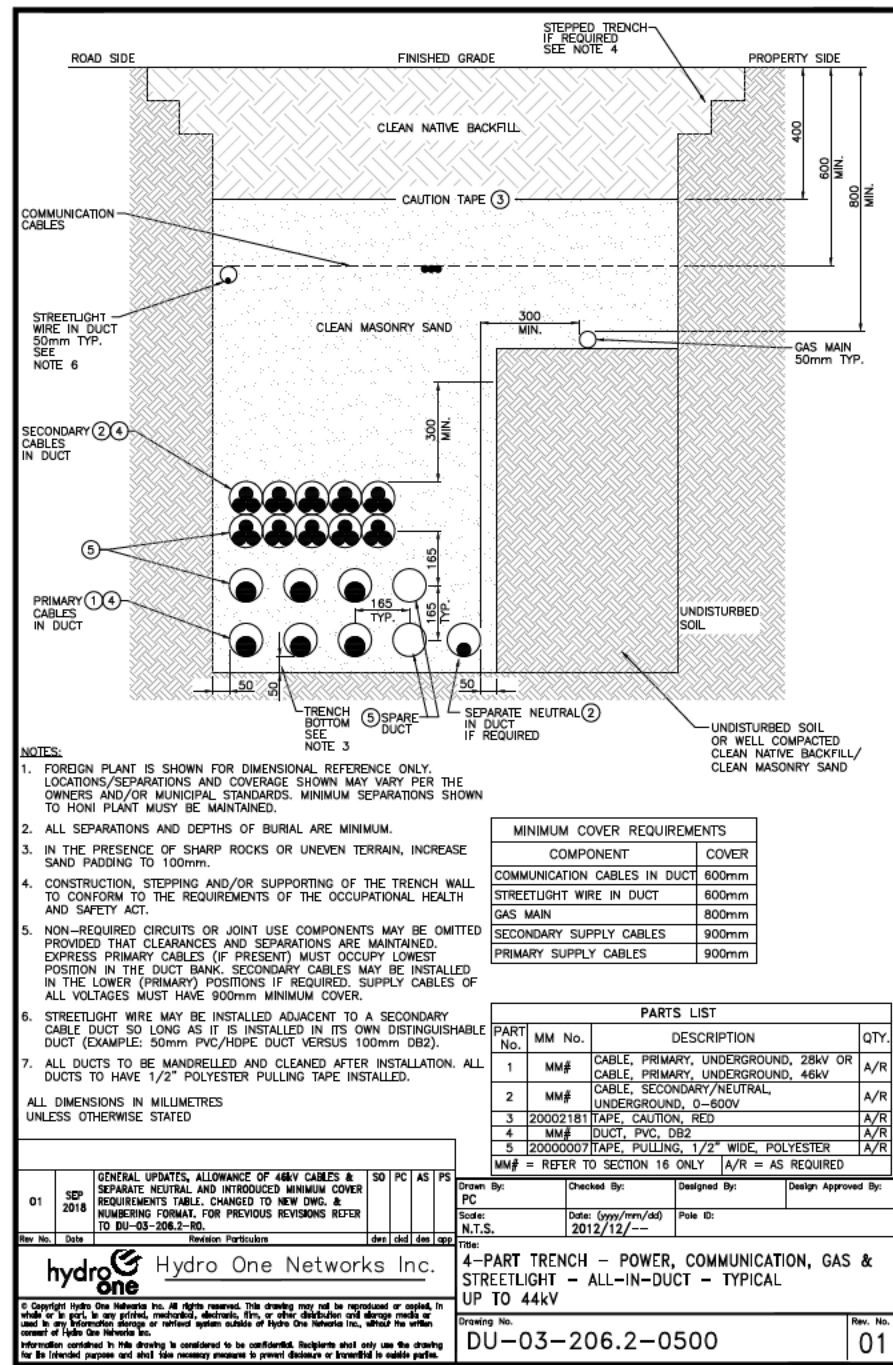
SINGLE LINE DIAGRAM NOTES:

- HYDRO ONE SHALL SUPPLY PRIMARY CABLES & TERMINATE PRIMARY & SECONDARY CABLES AT TRANSFORMER. ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATION & REQUIREMENTS WITH HYDRO ONE.
- PROVIDE THREE (3) #2 AWG + GND IN 100mm DUCT BANK. PROVIDE CONNECTION TO THE STREET LIGHTING PEDESTAL. LEAVE SUFFICIENT SECONDARY CABLE FOR HYDRO ONE TO MAKE SECONDARY TRANSFORMER TERMINATIONS.
- PROVIDE STREET LIGHTING PEDESTAL, 60A MAIN CIRCUIT BREAKER, 120/240V, 2 POLE WITH EIGHT (8) 40A BRANCH CIRCUITS c/w METER BASE, 22kAIC, PEDESTAL SOLUTIONS INC.. HYDRO ONE TO INSTALL THE HYDRO METER.
- PROVIDE TWO (2) #6 AWG + GND IN 50mm DUCT BANK.



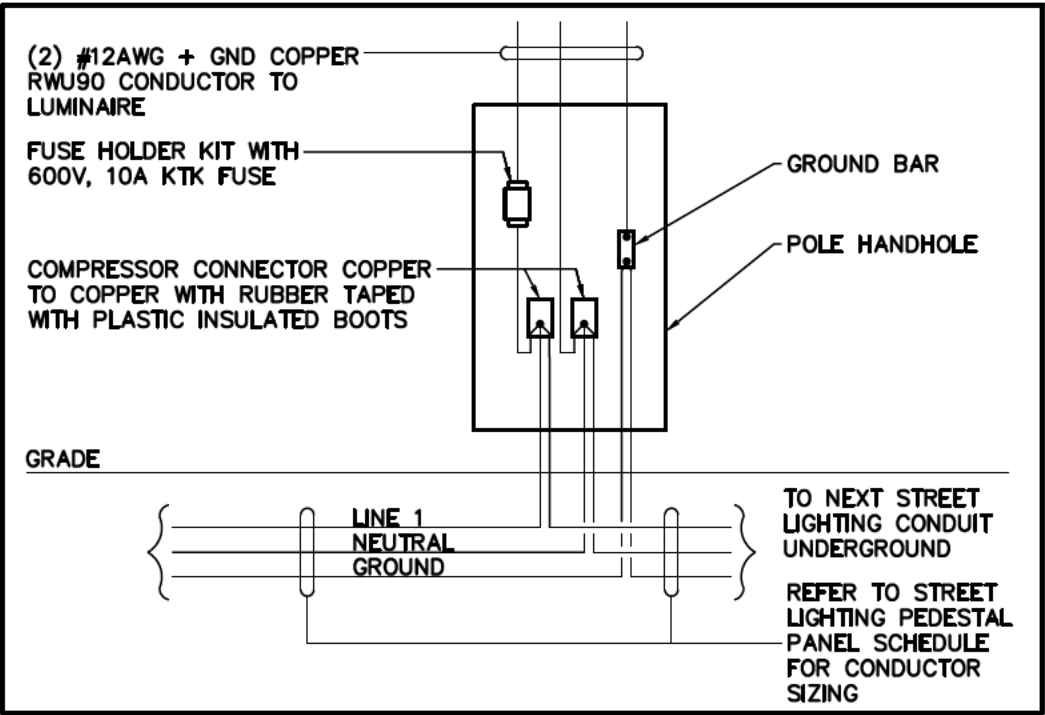
TYPICAL DUCT BANK DETAIL FOR LIGHTING CABLES

SCALE: N.T.S.



CONCRETE ENCASED DUCT BANK DETAIL FOR LIGHTING CABLES

SCALE: N.T.S.



STREET LIGHTING WIRING DETAIL

SCALE: N.T.S.

Town of Blue Mountains
Planning and Development Services
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1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.	
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE 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. DO NOT SCALE THE DRAWINGS.	
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.	
No.	ISSUE
0	** NOT ISSUED FOR THIS SUBMISSION **
1	ISSUED FOR 2nd SUBMISSION
2	ISSUED FOR FINAL APPROVAL
3	ISSUED FOR TENDER
4	RE-ISSUED FOR FINAL APPROVAL
5	ISSUED FOR APPROVED FOR CONSTRUCTION

Engineer	Engineer



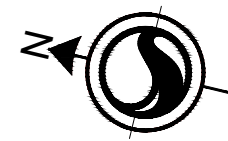
Project
**LORA BAY PHASE 4 BLOCK 39
TOWN OF THE BLUE MOUNTAINS**

Drawing
SITE ELECTRICAL DETAILS

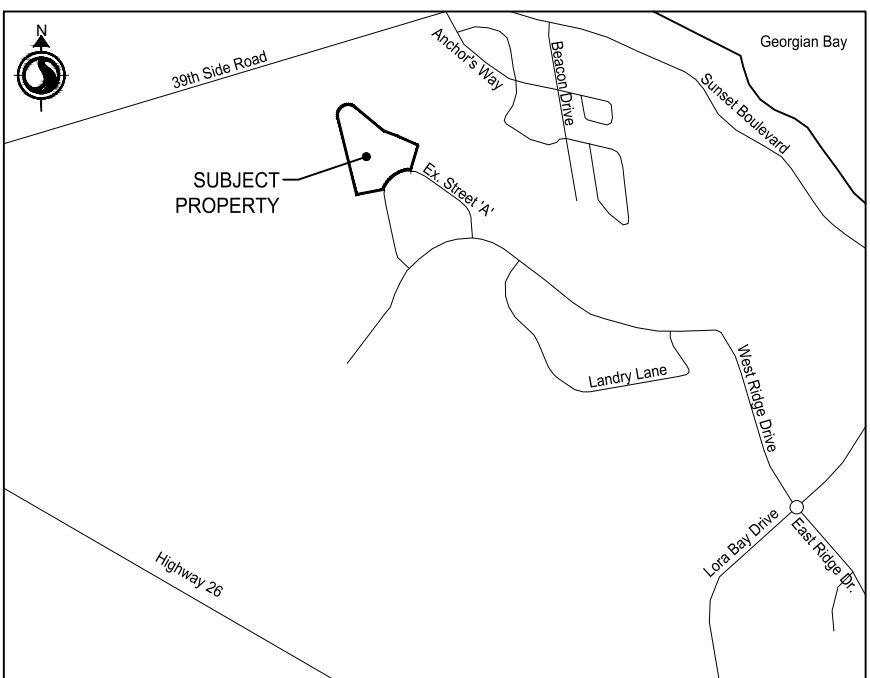


ADMIRAL BUILDING,
1 FIRST STREET, SUITE 200,
COLLINGWOOD, ON L9Y 1A1
705 446-3510 T
705 446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	T.S.D.	Design By	T.S.D./P.W.	Project	183-5908
Check By	P.W.	Check By		Scale	N.T.S.
				Drawing	E111



Key Map NTS.



Legend

- Proposed Deciduous Tree
- Proposed Coniferous Trees
- Proposed Deciduous Shrubs
- Proposed Coniferous Shrubs
- Proposed Ornamental Grasses
- Proposed Seasonal Bed Planting
- Plant Species/Quantity Key
- Proposed Unit Pavers
- Proposed Unit Paver Soldier Course/Banding
- Proposed Armour Stone
- Proposed Riverstone
- Proposed Natural Boulder Retaining Wall
- Proposed Decorative Gabion Basket Retaining Wall
- Proposed Engineered Poured Concrete Retaining Wall
- Proposed Fire Hydrant
- Proposed Light Standard
- Proposed Bollard Light
- Proposed Hydro Transformer
- Proposed Swale
- Proposed Conduit, refer to Engineering Drawing, E110.

RE-ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.04.29
RE-ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.02.03
2. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2022.01.27
ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
ISSUED FOR CLIENT REVIEW	JJ	LG	2021.08.20

Revision/Issue	By	Appd	YYYY.MM.DD
File Name: 161414159-L-PS	JJ	LG	2021.08.18
	Dwn.	Dgn.	Chkd.
			YYYY.MM.DD

Permit-Seal



Client/Project
REID'S HERITAGE HOMES

LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

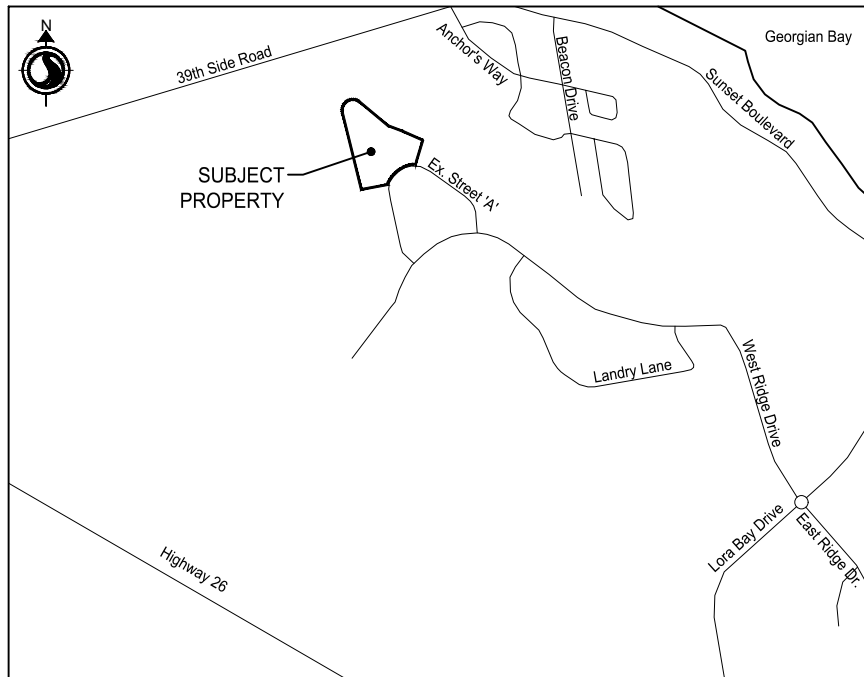
Title

MASTER LANDSCAPE PLAN

Project No. 161414159
Scale 1:250
Revision 2
Sheet 1 of 6
Drawing No. L-460

Town of Blue Mountains
Planning and Development Services
Accepted For Construction
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Key Map NTS.



Legend

- Proposed Deciduous Tree
- Proposed Coniferous Trees
- Proposed Deciduous Shrubs
- Proposed Coniferous Shrubs
- Proposed Ornamental Grasses
- Plant Species/Quantity Key
- Proposed Riverstone
- Proposed Unit Pavers
- Proposed Unit Paver Soldier Course/Banding
- Proposed Natural Boulder Retaining Wall
- Proposed Engineered Poured Concrete Retaining Wall
- Proposed Fire Hydrant
- Proposed Light Standard
- Proposed Bollard Light
- Proposed Swale

RE-ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.06.29
RE-ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.02.03
2. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2022.01.27
ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
ISSUED FOR CLIENT REVIEW	JJ	LG	2021.08.20

Revision/Issue By Appd YYYY.MM.DD

File Name: 161414159_L-PS JJ LG 2021.08.18
Dwn. Dsgn. Chkd. YYYY.MM.DD

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Client/Project
REID'S HERITAGE HOMES

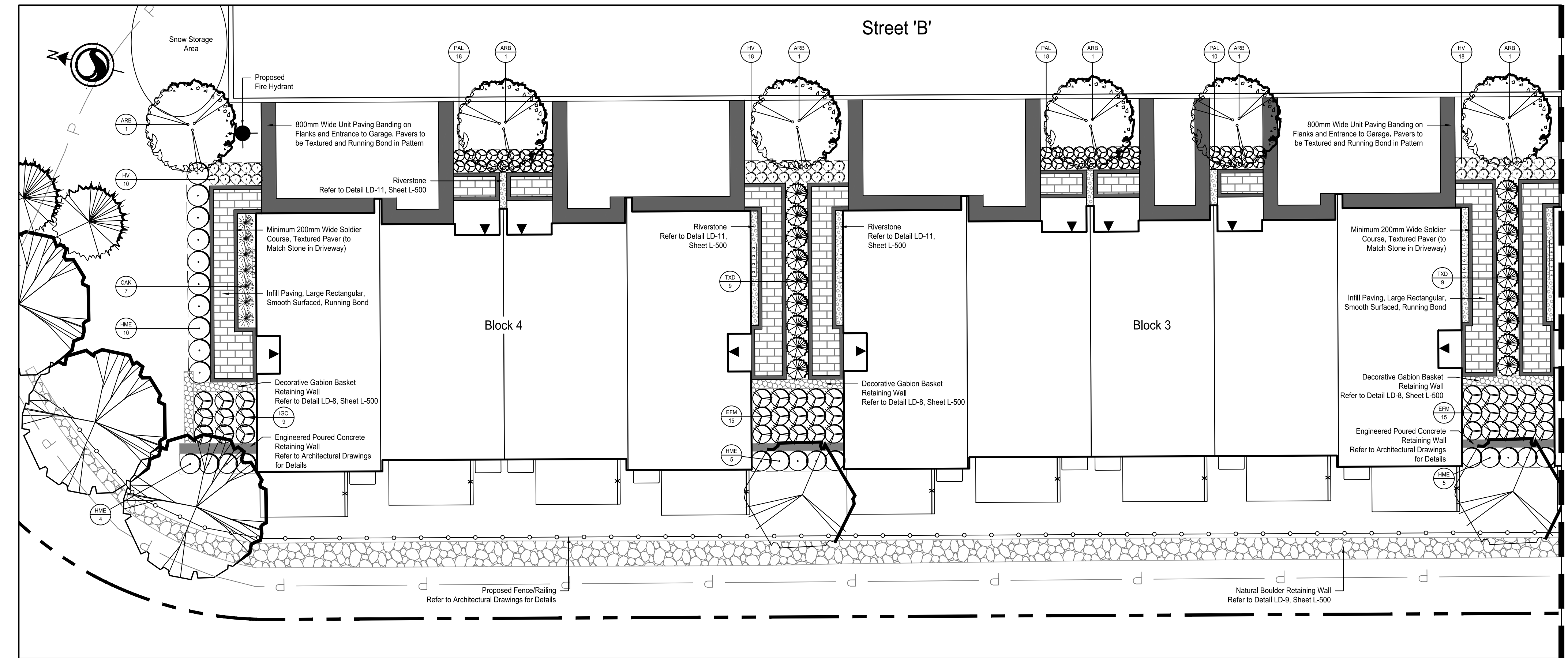
LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

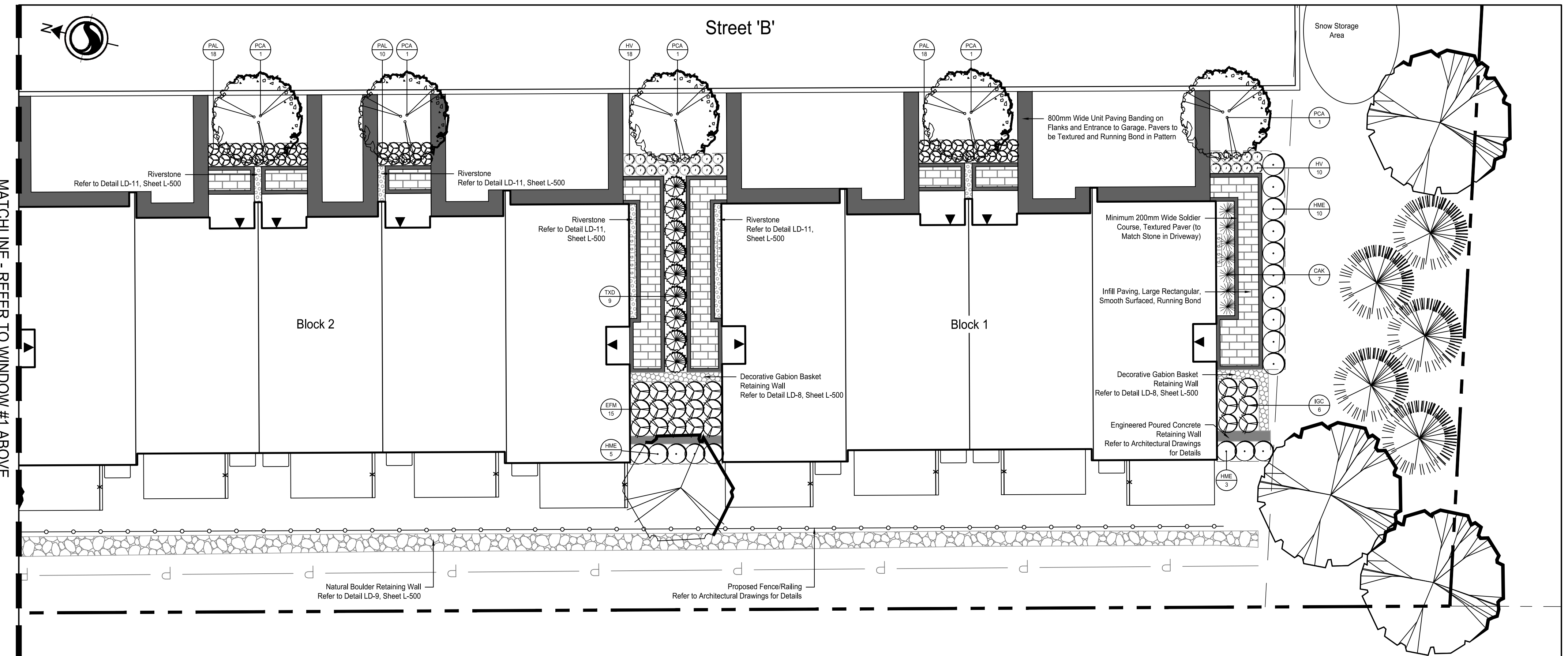
Title
LANDSCAPE PLAN
BLOCK 1-4 FOUNDATION PLANTING

Project No. 161414159 Scale 1:150 0 1.5 4.5 7.5m

Revision 2 Sheet 2 of 6 Drawing No. L-461

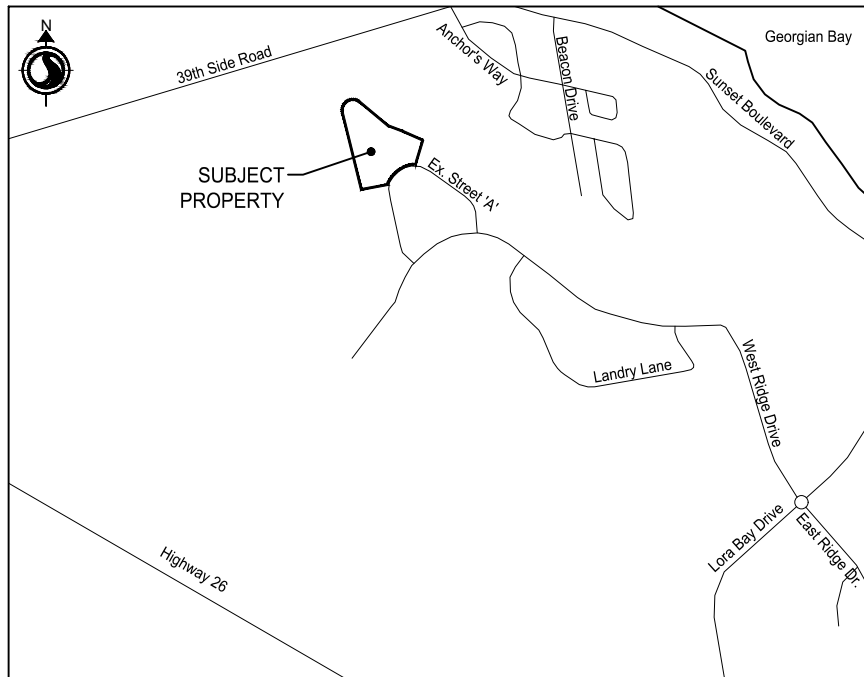


WINDOW #1 - BLOCK 3 & BLOCK 4 FOUNDATION PLANTING



WINDOW #2 - BLOCK 1 & BLOCK 2 FOUNDATION PLANTING

Key Map NTS.



Legend

- Proposed Deciduous Tree
- Proposed Coniferous Trees
- Proposed Deciduous Shrubs
- Proposed Coniferous Shrubs
- Proposed Ornamental Grasses
- Plant Species/Quantify Key
- Proposed Riverstone
- Proposed Unit Pavers
- Proposed Unit Paver Soldier Course/Banding
- Proposed Natural Boulder Retaining Wall
- Proposed Engineered Poured Concrete Retaining Wall
- Proposed Fire Hydrant
- Proposed Light Standard
- Proposed Bollard Light
- Proposed Swale

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REISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.02.03
2. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2022.01.27
ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
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File Name:	161414159_L-PS	JJ	LG	LG	2021.08.18
		Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit-Seal



Client/Project
REID'S HERITAGE HOMES

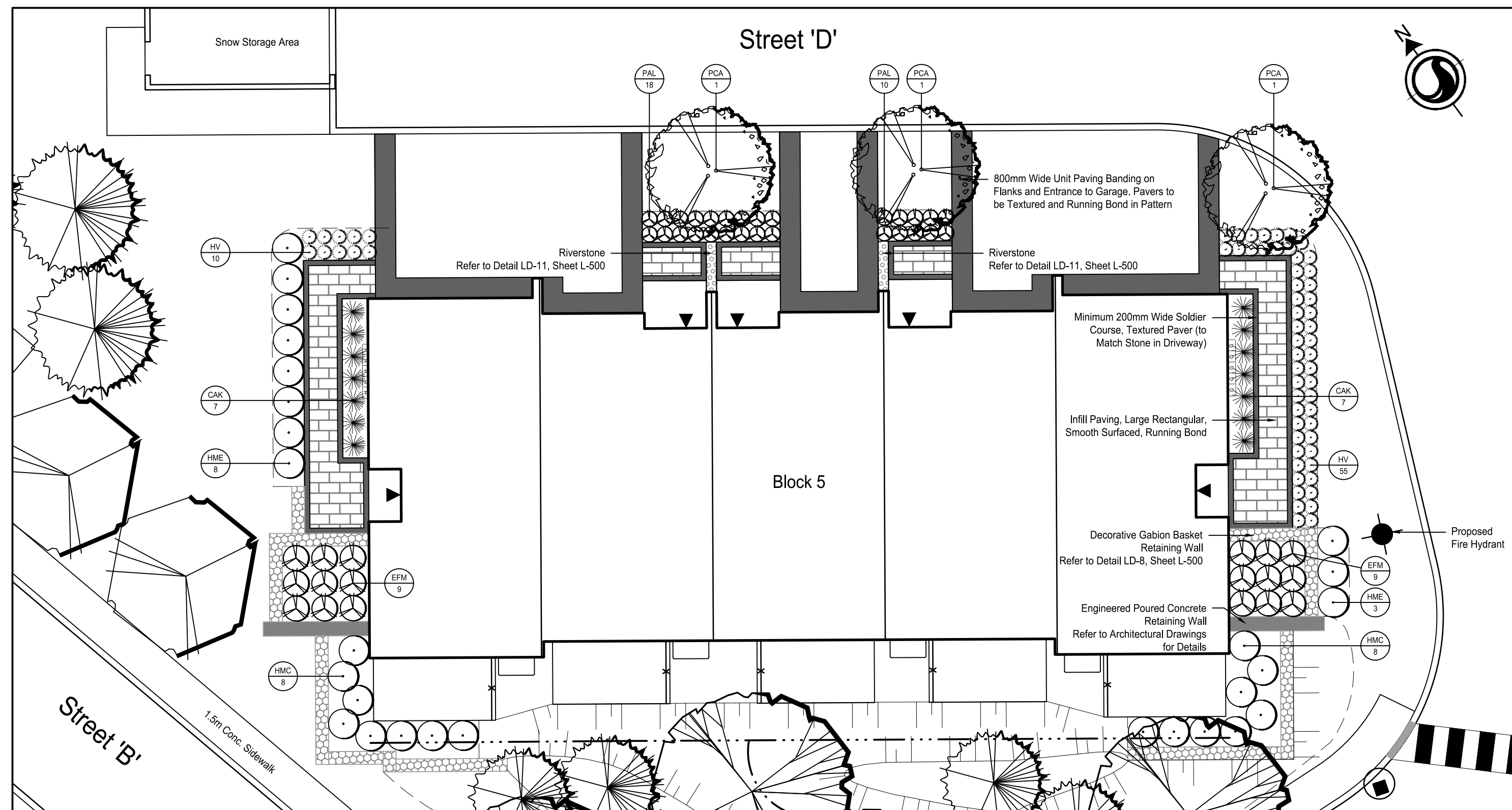
LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

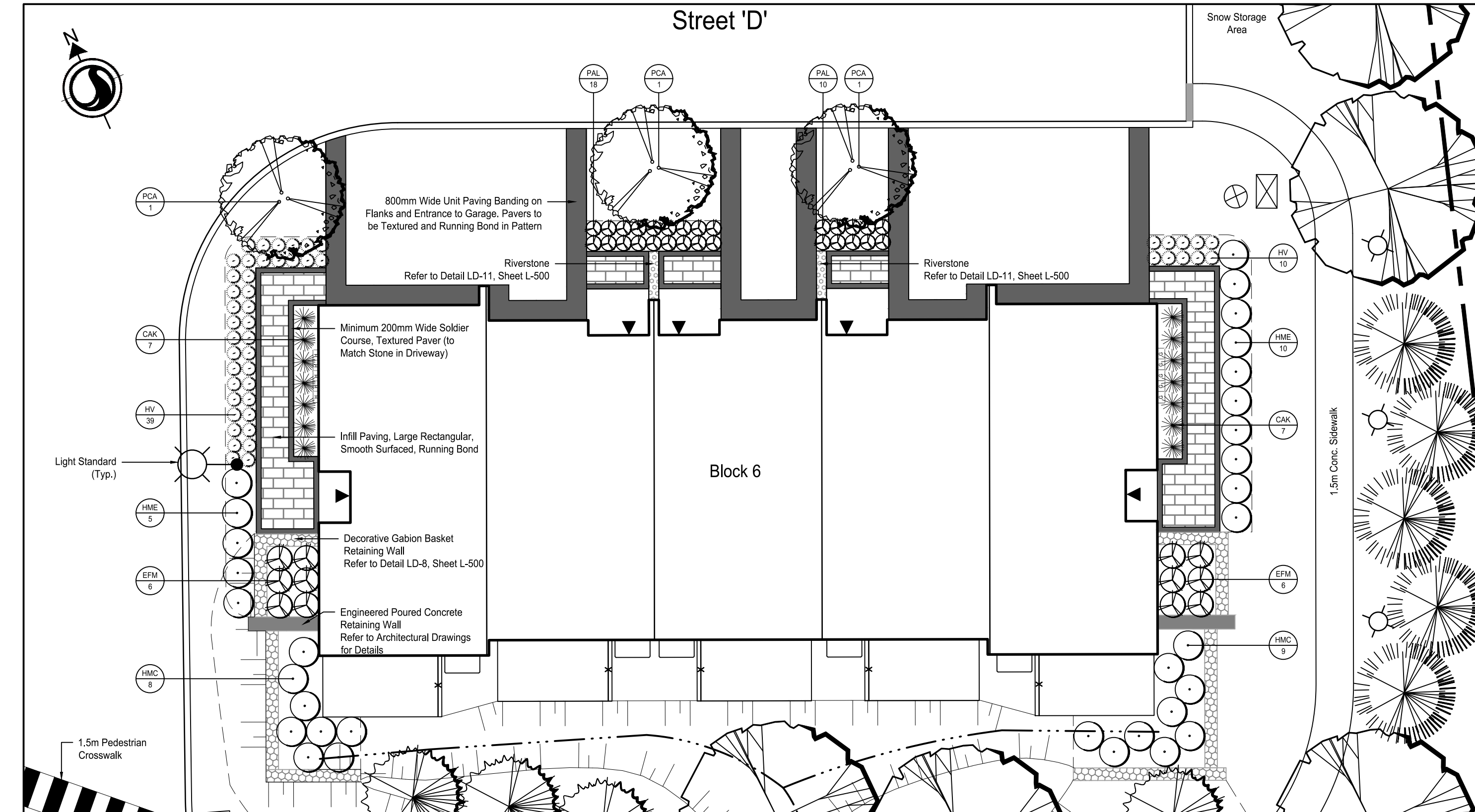
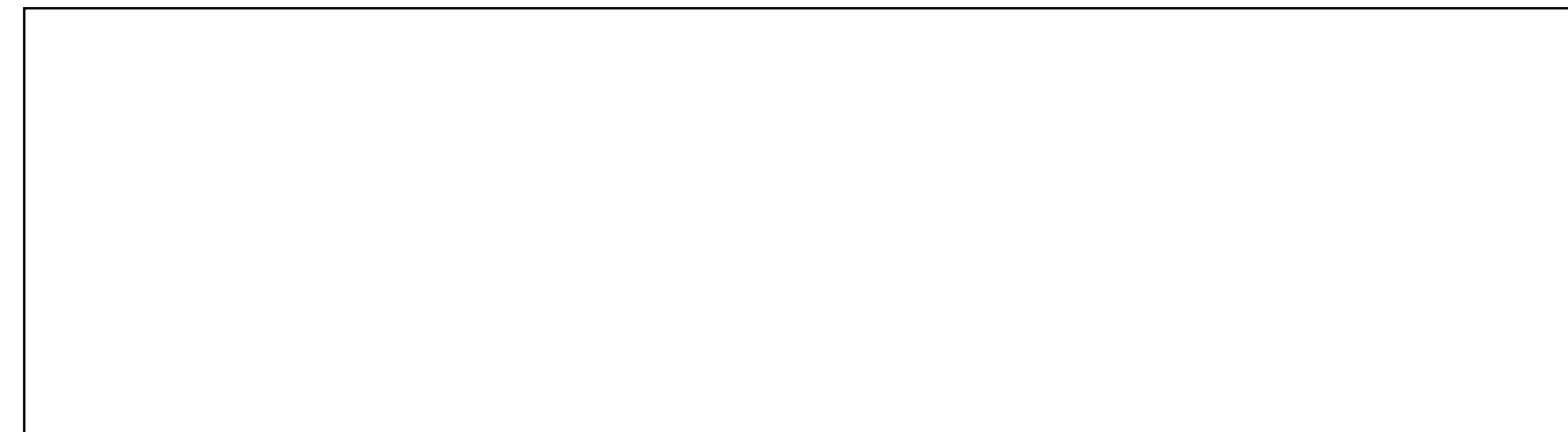
Title
LANDSCAPE PLAN
BLOCKS 5 & 6 FOUNDATION PLANTING

Project No. 161414159
Revision 2
Sheet 3 of 6
Drawing No. L-462

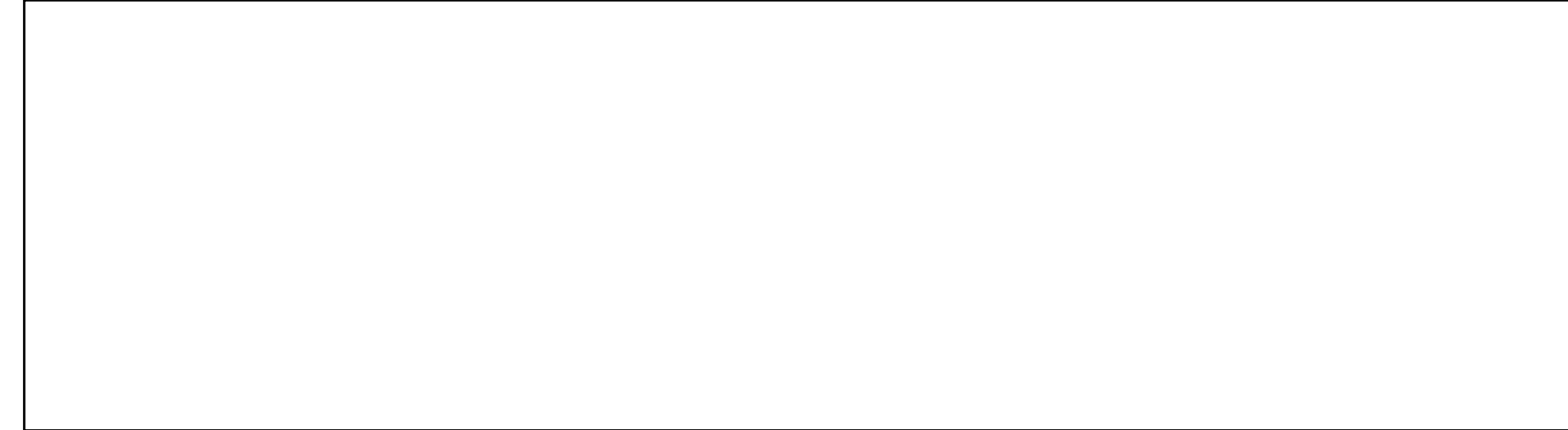
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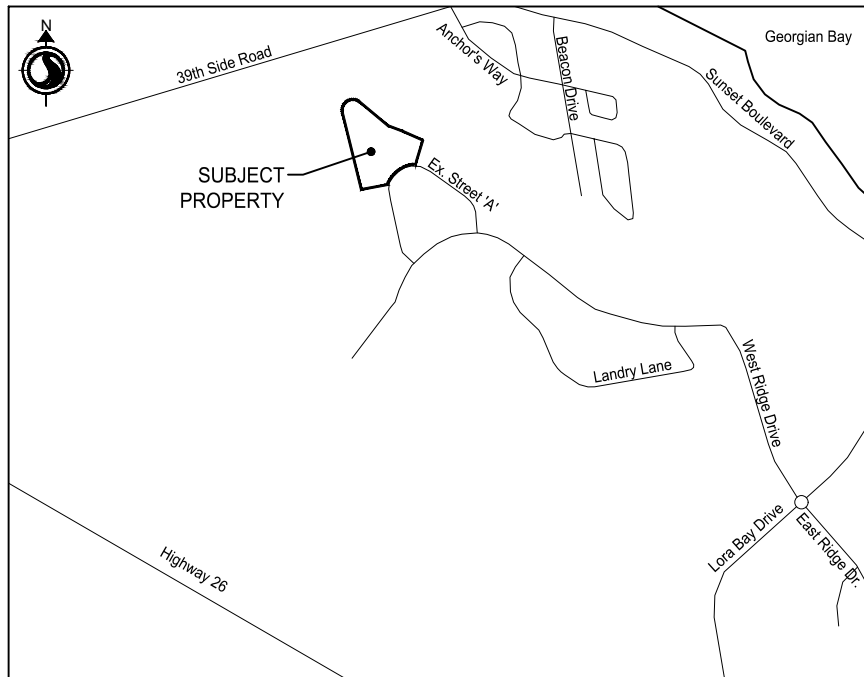
WINDOW #3 - BLOCK 5 FOUNDATION PLANTING



WINDOW #4 - BLOCK 6 FOUNDATION PLANTING



Key Map NTS.



Legend

- Proposed Deciduous Tree
- Proposed Coniferous Trees
- Proposed Deciduous Shrubs
- Proposed Coniferous Shrubs
- Proposed Ornamental Grasses
- Proposed Seasonal Bed Planting
- Plant Species/Quantity Key
- Proposed Unit Pavers
- Proposed Unit Paver Soldier Course/Banding
- Proposed Armour Stone
- Proposed Riverstone
- Proposed Engineered Poured Concrete Retaining Wall
- Proposed Fire Hydrant
- Proposed Light Standard
- Proposed Bollard Light
- Proposed Swale

RE-ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.06.29
RE-ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.02.03
2. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2022.01.27
ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
ISSUED FOR CLIENT REVIEW	JJ	LG	2021.08.20

Revision/Issue By Appd YYYY.MM.DD

File Name: 161414159_L-PS	JJ	LG	LG	2021.08.18
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit-Seal



Client/Project
REID'S HERITAGE HOMES

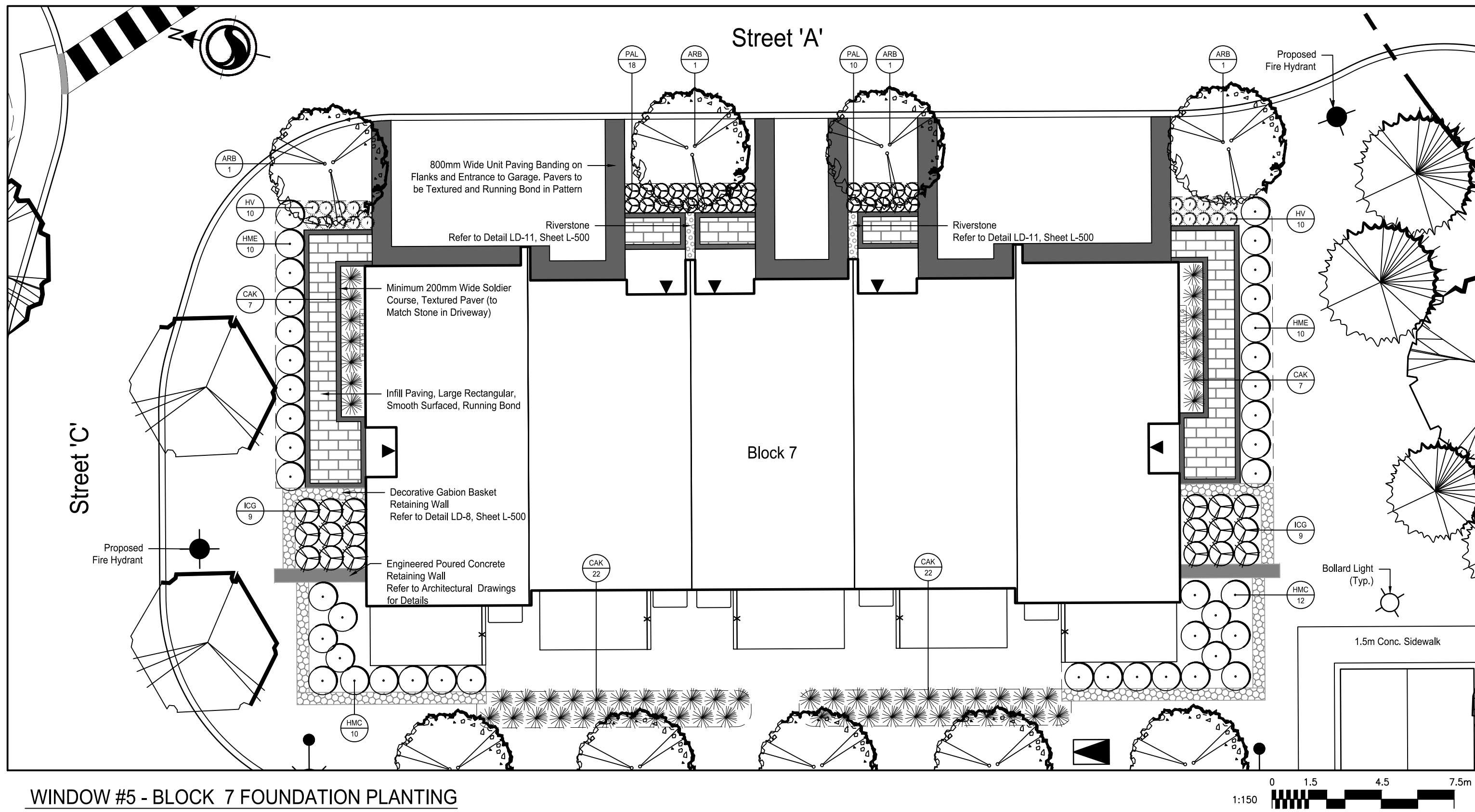
LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ON

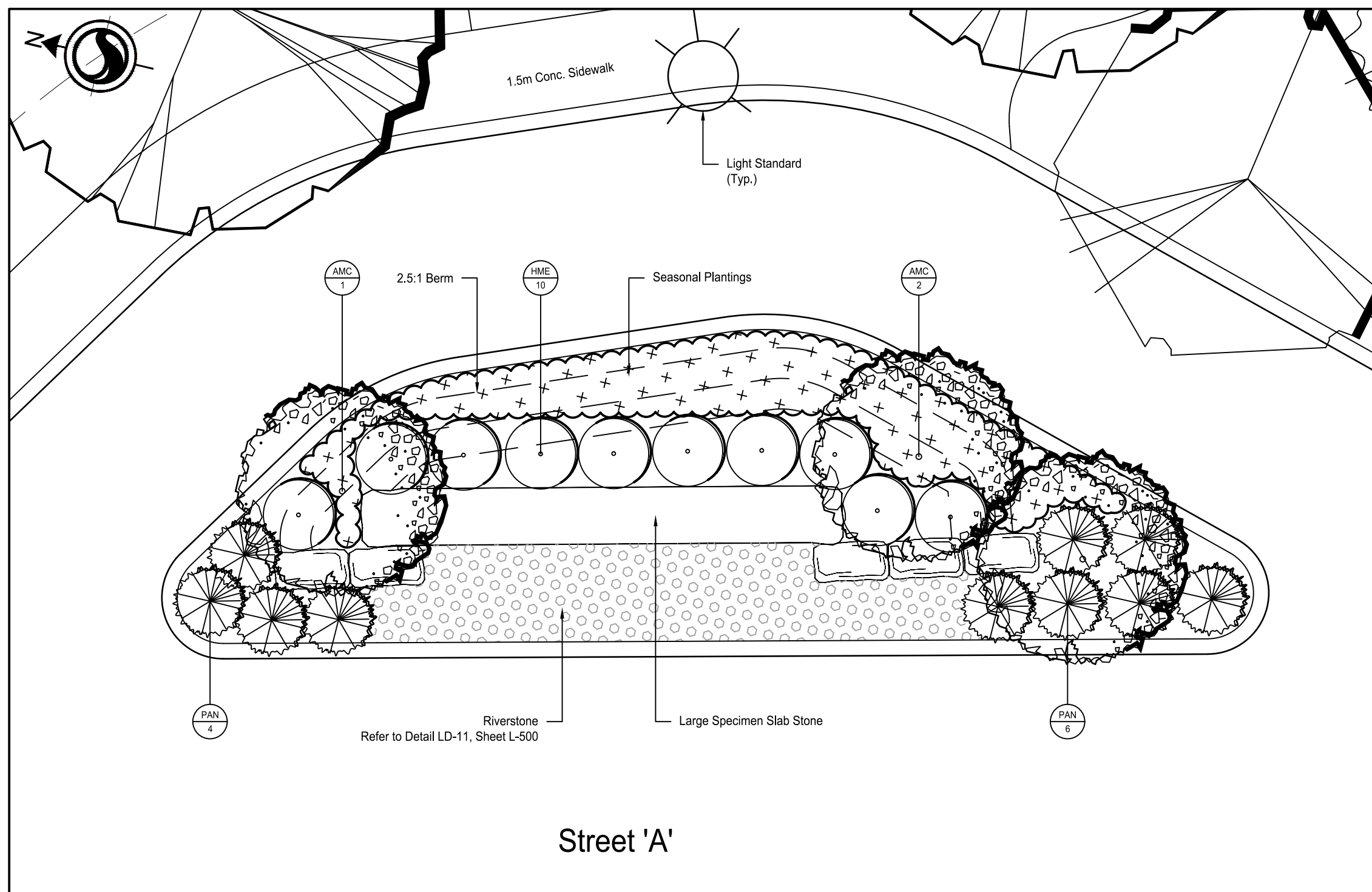
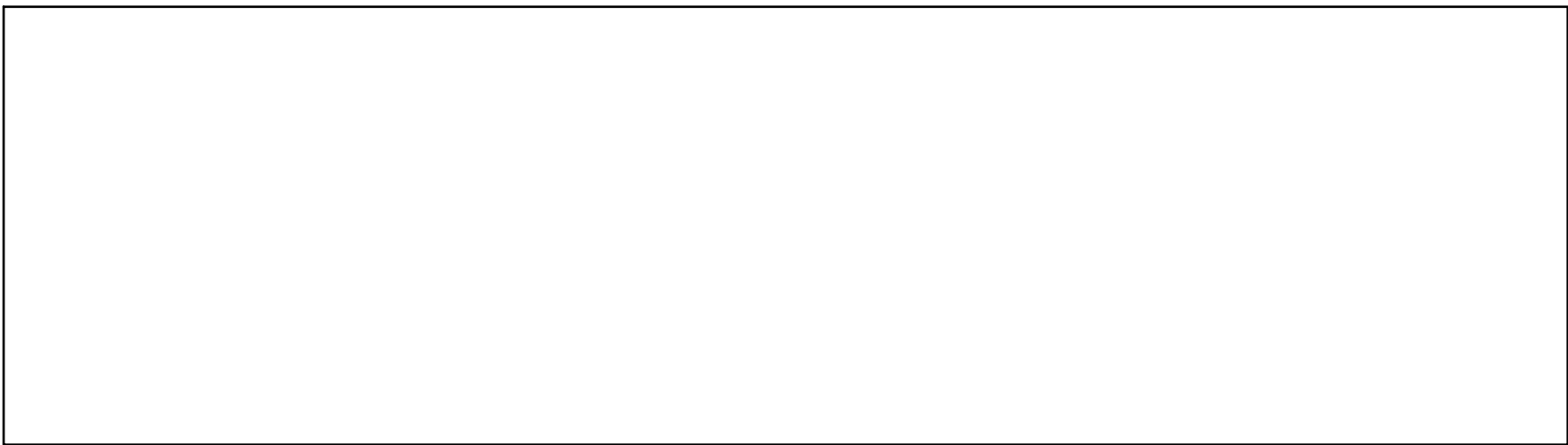
Title
LANDSCAPE PLAN
BLOCK 7 FOUNDATION PLANTING &
ENTRY FEATURE PLANTING & ELEVATION

Project No. 161414159 Scale AS NOTED

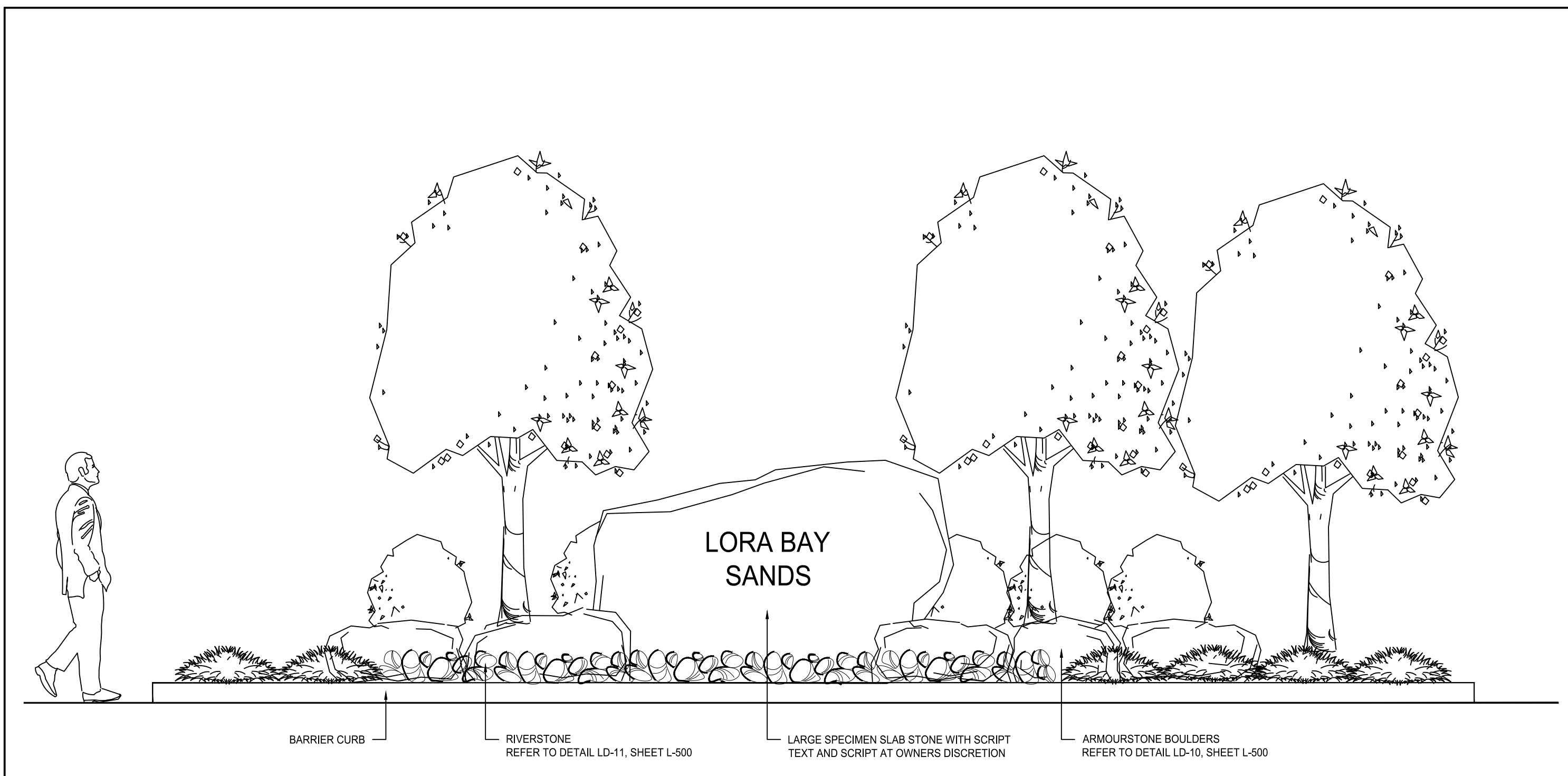
Revision 2 Sheet 4 of 6 Drawing No. L-463



WINDOW #5 - BLOCK 7 FOUNDATION PLANTING



WINDOW #6 - ENTRY FEATURE PLANTING



WINDOW #7 - ENTRY FEATURE CONCEPT ELEVATION

N.T.S.

GENERAL NOTES

- Any ambiguity in the drawings, specifications or details are to be reported to the Landscape Architect for direction. These drawings shall not be used for construction unless stamped and signed by the Landscape Architect. The Contractor is not to proceed in uncertainty. The limits of work are to be clearly understood by the Contractor prior to any work taking place on the site.
- All dimensions are in meters unless otherwise noted. The drawings may be scaled for approximate layout. The Contractor is to verify all dimensions on the drawing(s) and report any discrepancies to the Landscape Architect.
- The Contractor is to locate and mark all infrastructure and utilities prior to any excavation work or planting on the site. Do not plant directly above underground utilities or infrastructure unless approved by the Landscape Architect. The Contractor is responsible for the coordination and maintenance of all utility/infrastructure locates for the duration of the Contract.
- The Contractor shall supply all materials in quantities sufficient to complete work shown on these drawings. The Contract is not to substitute materials, products or quantities without prior written consent of the Landscape Architect.
- The Contractor is to take all necessary precautions to protect all existing site features unless specified for removal/demolition. This includes all survey bars, stakes, monuments and sediment barriers. The Contractor is responsible for any damages incurred during construction and must make all necessary restorations and repairs to original or better condition.
- All existing trees, shrubs, and herbaceous plants beyond the limit of work are to be protected from construction damage. This includes but is not limited to: not storing construction materials or fuel within the dripline of an existing tree, not altering existing grades or compacting soil around protected vegetation and taking care not to disturb or expose the roots of any existing trees. The Contractor is responsible for all protection or hoarding measures of all existing trees and vegetation to be preserved within or adjacent to construction work limits.
- Contractor is responsible for the removal of all debris, garbage and surplus materials on site related to their contract or work and must keep the site in a clean, safe, useable condition at all times or as directed by the Contract Administrator.
- The Contractor shall obtain any necessary work and construction permit(s) required to complete the work as specified within the Contract.

PLANTING NOTES

- The Contractor must notify the Landscape Architect prior to the commencement of any planting. The Contractor shall supply all plants and materials in quantities sufficient to complete the work shown on this drawing. Any discrepancies between quantities shall be reported to the Landscape Architect.
- All landscape works will be warrantied for a period of two years following inspection and written notice of start of warranty period as determined and provided by the Landscape Architect. Plant material, which is not in a healthy, vigorous growing condition at the end of the warranty period, shall be replaced to the satisfaction of the Landscape Architect / Owner.
- The Landscape Architect reserves the right to extend Contractor's warranty responsibilities for an additional year if, at the end of initial warranty period, leaf development and growth is not sufficient to ensure future survival as determined by the Landscape Architect.
- The Contractor is to identify with Landscape Architect/Owner any maintenance requirements necessary for warranty purposes.
- Plant materials specified for this project will conform to the Canadian Nursery Landscape Association (C.N.L.A.) for size, variety and condition as indicated on the plant schedule shown on these drawings. Any plant materials which do not conform will be promptly removed from the site and replaced by the Contractor at no additional cost to the project.
- The Landscape Architect is to be contacted for inspection and written approval prior to plant material arriving on site. The Landscape Architect reserved the right to reject any plant materials that have not been inspected and approved.
- The Landscape Architect reserves the right to refuse acceptance of any plant displaying poor growth habits, injury or disease. Any plant material that is rejected by the Landscape Architect will be promptly removed from the site and replaced with material of acceptable quality at no additional charge to the project.
- Plant materials collected from wild sources will not be accepted without written approval of the Landscape Architect. The Landscape Architect reserves the right to require that supplier invoices be submitted for inspection and approval prior to acceptance.

- On-site layout of the plant materials to be approved by the Landscape Architect prior to installation. Minor field adjustments to plant material locations may be necessary to respond to the locations of existing plants and site conditions. The Contractor to review with Landscape Architect where relocations are necessary. The Contractor must receive approval from Landscape Architect prior to installation.
- Plants are not to be installed during extreme heat, drought, or other undesirable conditions. Thoroughly water all plants immediately after installation. The Contractor shall regularly monitor site conditions and water as required to ensure healthy growth conditions throughout the duration of the warranty period.
- Do not plant directly in centerline of drainage swales or depression areas. Where proposed planting locations conflict with constructed swales or low-lying wet areas, contact Landscape Architect for direction.
- All trees and shrubs are to be planted in accordance with the planting details shown on this drawing.
- Topsoil: Each source of topsoil, imported or native to be approved by Landscape Architect prior to use. Submit topsoil analysis/test results to Landscape Architect prior to order or delivery to site. Testing to be in accordance with Contract specifications.
- Mulch: to be spread uniformly around the base of trees and shrubs to a minimum depth of 100 mm. Do not place mulch in direct contact with trunk or stem(s). Allow a 100 mm mulch free zone at trunk/stems. Shrubs to be in continuously mulched planting beds unless otherwise specified.
- The Contractor is to remove dead or damaged branches on trees or shrubs. All pruning shall be performed in accordance with standard horticultural practices and appropriate timing for each species.
- All stakes and associated ties are to be removed after the first full growing season. Rodent guards are to be removed at the conclusion of the warranty period. Gatorbags are to be removed for winter months.

SOD NOTES

- Any lawn areas disturbed by construction shall be re-sodded and repaired to original condition or better.
- Sod and sodding operations to be in accordance with OPSS 803, except as noted below.
- Sod to be delivered to project within 24 hours of being harvested and laid within 36 hours thereafter.
- Rough graded and compacted soil shall be scarified to a minimum depth of 100 mm free of all stones, roots, branches, larger than 25 mm diameter. Topsoil to be spread at a minimum depth of 150 mm compacted to 85% S.P.D.
- Place sod on prepared topsoil with staggered joints and butt tightly. Irrigate immediately to ensure moisture penetration into the upper 100 mm (4") of soil. Machine roll to ensure contact with topsoil. Repair minor grade deficiencies and irregularities.
- Water sod immediately after laying to obtain moisture penetration to a minimum of 100 mm depth within topsoil. Maintain sod per OPSS 803. Sod must be cut a minimum of two times for Final Acceptance at the discretion of the Landscape Architect.



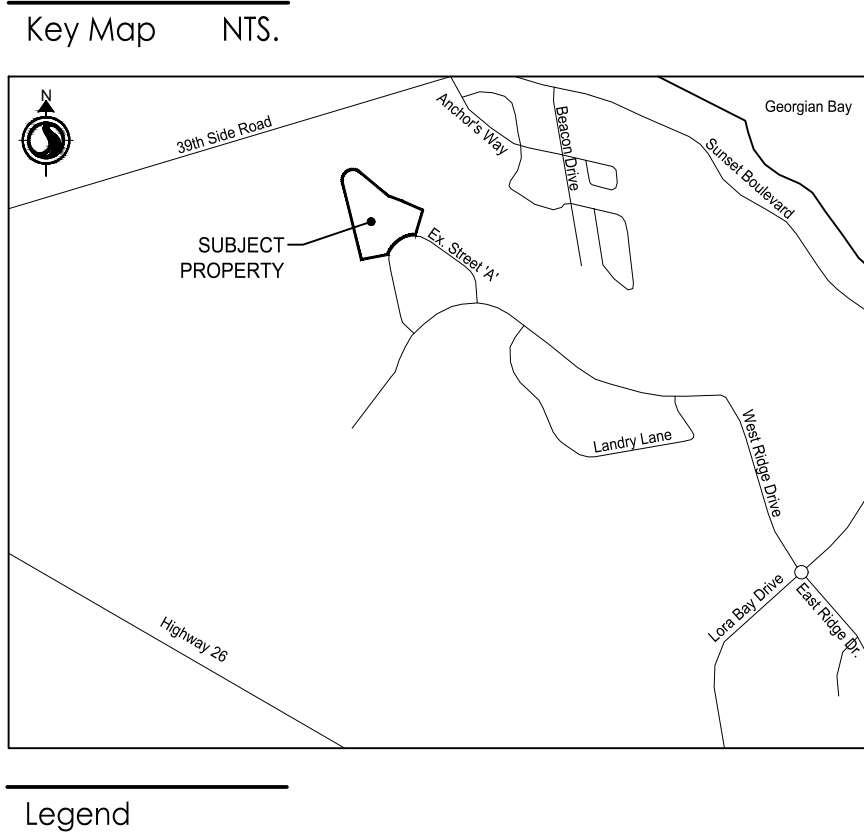
Stantec Consulting Ltd.

100-300 Hagey Boulevard

Waterloo ON N2L 0A4

Tel: (519) 579-4410


www.stantec.com



Overall Landscape Plant Schedule:							
SYM	Qty	Botanical Name	Common Name	CAL (mm)	HT (cm)	Root	Remarks
DECIDUOUS TREES:							
AR	14	<i>Acer rubrum</i>	Red Maple	50		W.B.	
ARB	10	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	50		W.B.	
AS	4	<i>Acer saccharum</i>	Sugar Maple	50		W.B.	
ASA	3	<i>Acer saccharum</i> 'Autumn Fest'	Autumn Fest Sugar Maple	50		W.B.	
AMC	3	<i>Amelanchier canadensis</i>	Serviceberry		200	W.B.	Clump, Speciman
CBF	5	<i>Carpinus betulus</i> 'Fastigiata'	Pyramidal European Hornbeam	50		W.B.	
PCA	11	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	50		W.B.	
QA	2	<i>Quercus alba</i>	White Oak	50		W.B.	
QP	2	<i>Quercus palustris</i>	Pin Oak	50		W.B.	
TCG	8	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	50		W.B.	
CONIFEROUS TREES:							
LAL	10	<i>Larix laricina</i>	American Larch		200	W.B.	
MG	4	<i>Metasequoia glyptostroboides</i> 'Gold Rush'	Gold Rush Dawn Redwood		200	W.B.	
PG	19	<i>Picea glauca</i>	White Spruce		200	W.B.	
PPG	10	<i>Picea pungens</i> 'Glauca'	Colorado Blue Spruce		200	W.B.	
PST	10	<i>Pinus strobus</i>	Eastern White Pine		200	W.B.	
DECIDUOUS SHRUBS:							
HME	98	<i>Hydrangea macrophylla</i> 'Endless Summer 'Bailmer'	Bailmer Hydrangea		60	3 Gal.	Do not Prune
HMC	55	<i>Hydrangea macrophylla</i> 'Endless Summer 'Summer Crush'	Summer Crush Hydrangea		60	3 Gal.	Do not Prune
CONIFEROUS SHRUBS:							
PAN	10	<i>Picea abies</i> 'Nidiformis'	Bird's Nest Norway Spruce		60	3 Gal.	
TXD	27	<i>Taxus x media</i> 'Densiformis'	Dense Yew		60	3 Gal.	
BROADLEAF EVERGREENS:							
EFM	75	<i>Euonymus fortunei</i> 'Moonshadow'	Moonshadow Euonymus		60	3 Gal.	
IGC	33	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry		60	3 Gal.	
GRASSES:							
CAK	100	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass			1 Gal.	
HV	208	<i>Helictotrichon sempervirens</i>	Evergreen Oat Grass			1 Gal.	
PERENNIALS:							
PAL	173	<i>Perovskia atriplicifolia</i> 'Lacy Blue'	Lacy Blue Russian Sage			1 Gal.	

REISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.06.29
REISSUED FOR SITE PLAN APPROVAL	JJ	LG	2022.02.03
2. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2022.01.27
ISSUED FOR SITE PLAN APPROVAL	JJ	LG	2021.09.28
1. REVISED AS PER ENGINEERING CHANGES	JJ	LG	2021.09.24
ISSUED FOR CLIENT REVIEW	JJ	LG	2021.08.20
Revision/Issue	By	Appd	YYYY.MM.DD
File Name: 161414159_L-D1	JJ	LG	2021.08.18
	Dwn.	Dsgn.	Chkd.

Permit-Seal



Client/Project

REID'S HERITAGE HOMES

LORA BAY SANDS

TOWN OF BLUE MOUNTAINS, ONTARIO

Title

LANDSCAPE DETAILS AND NOTES

Project No. 161414159

Scale AS NOTED

Revision 2

Sheet 6 of 6

Drawing No. L-501

Town of Blue Mountains Planning and Development Services Accepted For Construction

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