

SITE INFO TAKEN FROM SURVEY PREPARED BY PATTEN & THOMSEN LIMITED 2024

SITE INFORMATION:  
 ZONING B-LAW: 2019-040  
 ZONING DESIGNATION: R3 - GROUP OR CLUSTER

PROPOSED BUILDING METRICS	REQUIRED	PROVIDED
LOT AREA	N/A	7,962m <sup>2</sup>
PROPOSED UNITS	16-44	33
PROPOSED DENSITY (UNITS/HA)	22-55	41 UNHECT
PROPOSED LOT COVERAGE	40%	28.7%
PROPOSED BUILDING HEIGHT	12.0m	12.68m
PROPOSED FRONT YARD SETBACK	6.0m	6.68m
PROPOSED REAR YARD SETBACK	7.5m	7.5m
PROPOSED SIDE YARD SETBACK	6.0m	4.5m
PROPOSED LANDSCAPING	40.0%	41.6%
PROPOSED AMENITY SPACE	330m <sup>2</sup>	715 m <sup>2</sup> (TERRACES) 287m <sup>2</sup> (PUBLIC) 1,002m <sup>2</sup> TOTAL

PARKING METRICS	REQUIRED	PROVIDED
PROPOSED TOTAL PARKING	75 SPACES	75 SPACES
PROPOSED ACCESSIBLE PARKING	1 SPACE	1 SPACE
PROPOSED VISITOR PARKING	9 SPACES	9 SPACES
PROPOSED BIKE PARKING	17 SPACES	18 SPACES

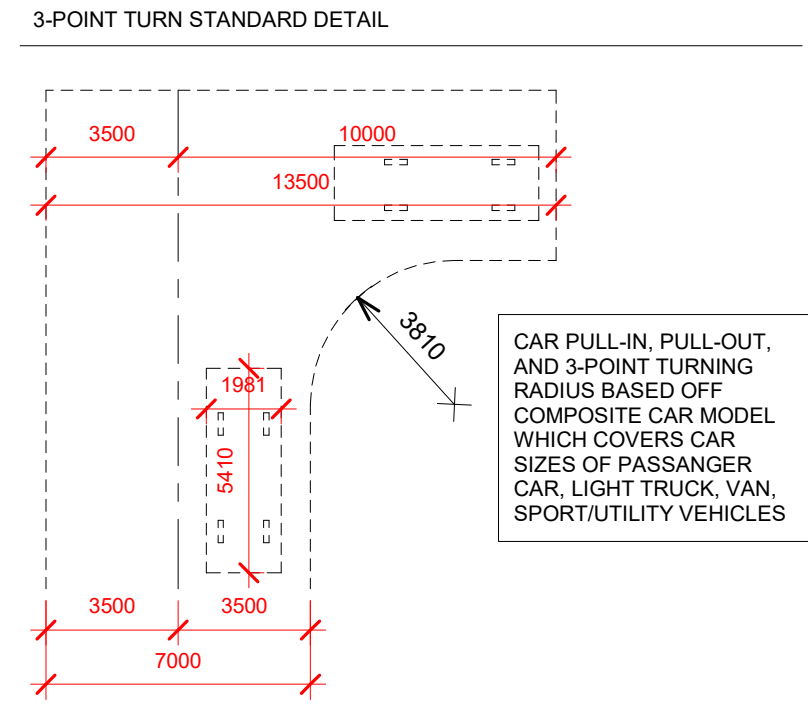
AREA SCHEDULE (GROSS BUILDING)	METRIC AREA	IMPERIAL AREA
BLOCK A	489m <sup>2</sup>	5,263 R <sup>2</sup>
BLOCK B	489m <sup>2</sup>	5,263 R <sup>2</sup>
BLOCK C	733m <sup>2</sup>	7,889 R <sup>2</sup>
BLOCK D	733m <sup>2</sup>	7,889 R <sup>2</sup>
BLOCK E	977m <sup>2</sup>	10,516 R <sup>2</sup>
BLOCK F	1,466m <sup>2</sup>	15,779 R <sup>2</sup>
BLOCK G	1,955m <sup>2</sup>	21,043 R <sup>2</sup>
BLOCK H	1,222m <sup>2</sup>	13,153 R <sup>2</sup>

- LEGEND:**
- PROPOSED BUILDING
  - PROPOSED AMENITY SPACE/CHILDREN'S PLAY AREA
  - PROPOSED SOFT LANDSCAPING
  - PROPOSED PAVERS FINISH
  - PROPOSED BIKE RING (STORAGE FOR 2 BIKES)
  - PARKING SPACES WITHIN GROUND FLOOR UNITS
  - PROPOSED BOLLARDS
  - PROPOSED STREET LIGHT/WALL LIGHT
  - PROPERTY LINE
  - PROPOSED METAL ORNAMENTAL FENCE
  - PROPOSED WOOD PRIVACY SCREEN
  - PROPOSED RETAINING WALL
  - CB PROPOSED CATCH BASIN - SEE CIVIL DRAWINGS

- SIGNAGE LEGEND AND NOTES**
- A FIRE ROUTE - NO PARKING (POLE MOUNTED)
  - B STOP SIGN (POLE MOUNTED)
  - C DISABLED PARKING PERMIT & VAN ACCESSIBLE - TYPE A (POLE MOUNTED)
  - D SNOW ROUTE (POLE MOUNTED)
  - A FIRE ROUTE - NO PARKING (MOUNTED ON BUILDING FACE)
  - WAY FINDING SIGNAGE - 327x24" - BLOCK AND UNIT NUMBERS (MOUNTED ON BUILDING FACE)

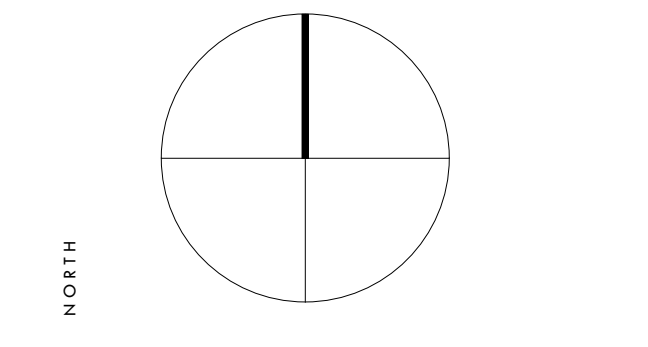
- NOTES:**
1. ALL SIGNS TO CONFORM TO THE TOWN OF COLLINGSWOOD STD NO 401, STANDARD STREET NAME AND REGULATORY SIGNS
  2. ALL SIGNS SHOWN WITH A POLE ARE TO BE MOUNTED ON 14GA 45X45CM SQUARE PUNCH OUT TYPE OF UNIFLAGE TYPE GALVANIZED STEEL POST WITH DIRECT EMBEDDED OR BREAKAWAY BASE TYPE INSTALLATIONS
  3. ALL SIGNS SHOWN JUST AS A LINE ARE TO BE MOUNTED ON BUILDING FACES WHERE POSSIBLE

- NOTES:**
1. WASTE AND RECYCLING PICK-UP WILL BE THROUGH PRIVATE CONTRACTOR (MOLCK) IN LOCATION AS SHOWN ON SITE PLAN. PRIVATE CONTRACTOR TO BE RETAINED BY TOWNHOME CORPORATION. WASTE AND RECYCLING TO BE STORED WITHIN UNITS UNTIL DAY OF WASTE PICK-UP. NO MUNICIPAL WASTE OR RECYCLING SERVICES ARE REQUIRED FOR THIS SITE.
  2. CONTINUOUS 150mm POLISHED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE AS INDICATED ON SITE PLAN.
  3. GARAGE DOORS TO BE 5487mm WIDE BY 2438mm HIGH
  4. UTILITY CLOSET TO BE LOCATED ON THE SIDE OF EACH BUILDING. UTILITY CLOSETS TO CONTAIN INDIVIDUAL GAS METERS AND ELECTRICAL SERVICE FOR UNITS



1 SITE PLAN 1:200

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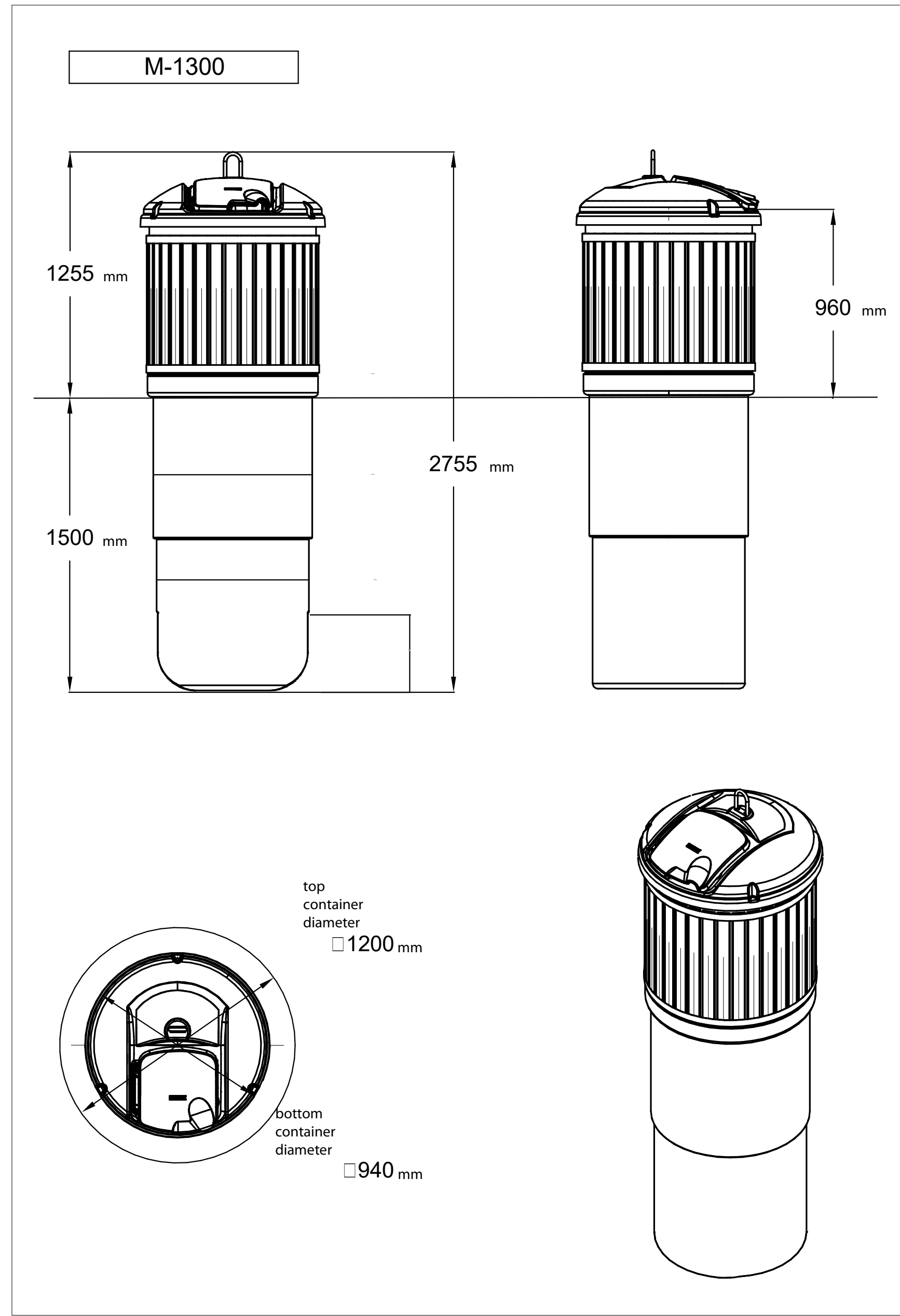
NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY REVIEW	2024-07-22
2	ISSUED FOR PERMIT APPLICATION	2024-08-01
3	ISSUED FOR CONSTRUCTION	2024-08-15
4	ISSUED FOR FINISH DOCUMENTATION	2024-08-20
5	ISSUED FOR TRAILER SUBMISSION	2024-08-25

SCALE: As Indicated  
 DATE: 2024-12-18 5:00:37 PM  
 DRAWN: JNL  
 CHECKED: J.C.  
 PROJECT NUMBER: 21019

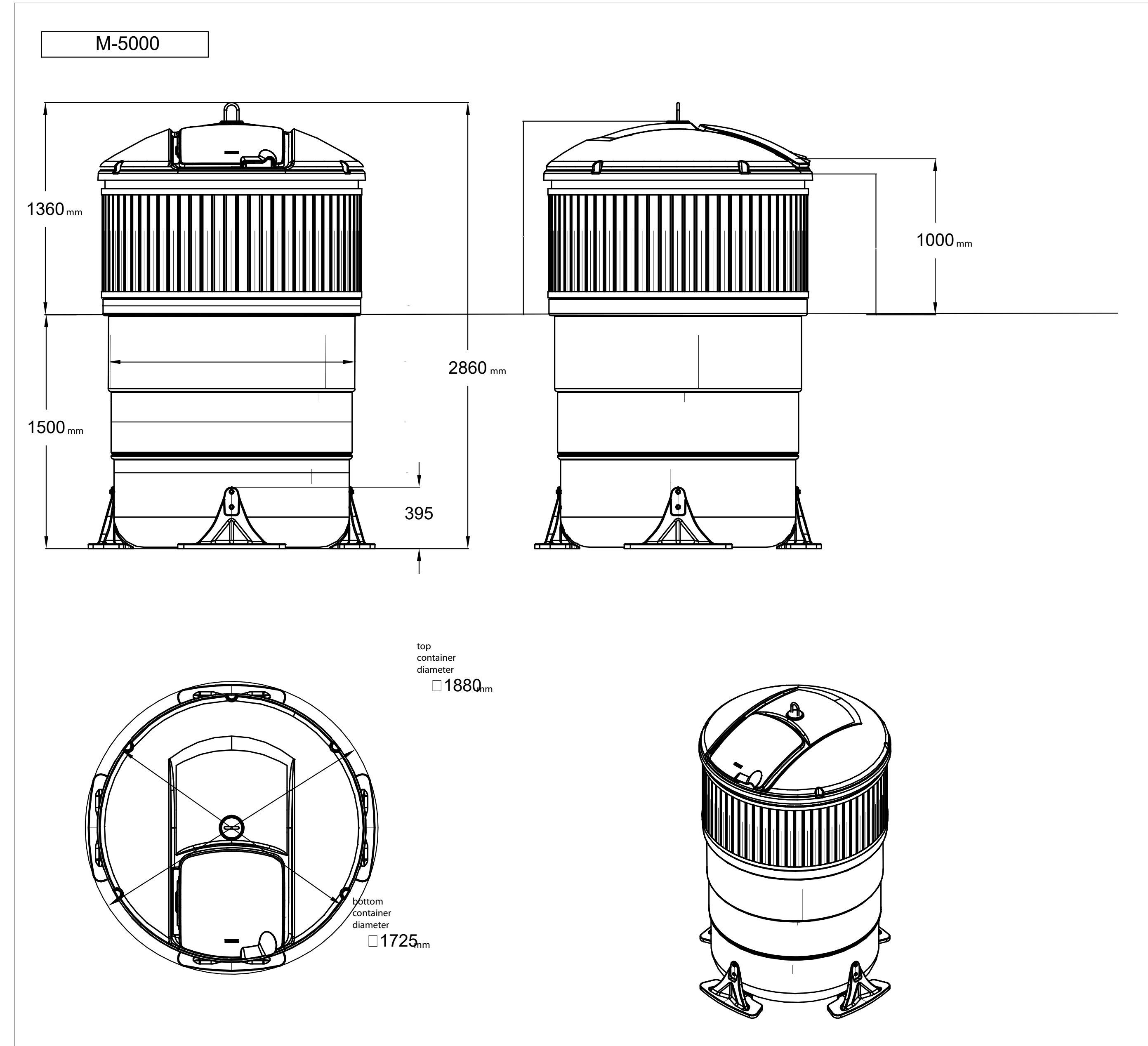
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FILE NAME: A:\Organica\Projects\2024\1218\21019 - Collingswood Townhome Near Walk\The Terrazzo - SPA - Trail Submission  
 PLOT DATE: 2024-12-18 5:00:37 PM



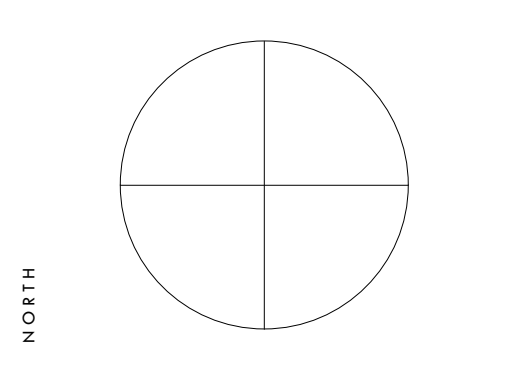


1 MOLOK ORGANICS DETAILS - M1300  
1 : 20



2 MOLOK DETAILS - M5000  
1 : 20

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS SUBMISSION	

**SITE DETAILS**  
**THE TERRAZZO**  
 Downon Drive, Collingwood ON

SCALE: 1:20  
 DATE: 2024-12-18 5:00:38 PM  
 DRAWN: JN  
 CHECKED: JC  
 PROJECT NUMBER: 21019

SHEET

A100.2