

AREAS

GROUND FLOOR	2914.97 ft ²	270.81 m ²
SECOND FLOOR	3586.21 ft ²	333.17 m ²
THIRD FLOOR	1798.65 ft ²	167.10 m ²
BUILDING AREA	3586.21 ft²	333.17 m²
GROSS FLOOR AREA	7257.23 ft²	674.22 m²
COMM. UNIT 1	1067.64 ft ²	99.19 m ²
COMM. UNIT 2	1064.02 ft ²	98.85 m ²
RESID. UNIT 1	909.88 ft ²	84.53 m ²
RESID. UNIT 2	652.88 ft ²	60.64 m ²
RESID. UNIT 3	909.88 ft ²	84.53 m ²
RESID. UNIT 4	912.05 ft ²	84.73 m ²
RESID. UNIT 5	912.05 ft ²	84.73 m ²
COMMON AREAS	787.58 ft ²	73.17 m ²

SITE STATISTICS

ZONING	C4	
	<u>ALLOWANCE</u>	<u>PROVIDED</u>
MIN. LOT AREA	1000.00 m ²	1021.90 m ²
MIN. LOT FRONTAGE	30.00 m	20.27 m EXISTING
MIN. FRONT YARD	6.00 m	7.50 m
MIN. REAR YARD	7.50 m	13.12 m
MIN. SIDE NORTH	0.00 m	1.57 m
MIN. SIDE SOUTH	9.00 m	7.50 m
MAX. LOT COVERAGE	40.00 %	32.60 %
MIN. LANDSCAPE AREA	10.00 %	13.71 %
MAX. BLDG HEIGHT	15.00 m	12.75 m
PARKING SPACES	11 spaces	10 spaces
- 5 RESIDENTIAL		
- 6 COMMERCIAL		
ACCESSIBLE PARKING SPACES	1 space	1 space


APPROVAL STAMP

No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 15 20
2	SITE PLAN APPROVAL	NOV 02 20
3	SITE PLAN APPROVAL	DEC 23 20
4	SITE PLAN APPROVAL	JUL 04 22

WESTSMITH DESIGN

www.westsmithdesign.com

Douglas E. Smith, C.E.T. (BCIN 105709)
 104 Katherine Street Collingwood ON L9Y 3R5
 705-351-1360 doug@westsmithdesign.com
 REGISTERED BCIN 106658

 JUL 04 22
SIGNATURE DATE

DRAWINGS MUST BE SIGNED AND DATED IN ORDER TO BE ISSUED FOR BUILDING PERMIT, ROOF TRUSS DESIGN OR CONSTRUCTION

Project Name
OAKWOOD BUILDING
 32 OAK STREET
 COLLINGWOOD ON
 L9Y 2X6

Project Number
 1927

Drawing Title
DATA SHEET

<small>Drawn By</small>	DES	<small>Designed By</small>	DES
<small>Scale</small>	NTS	<small>Date</small>	DEC 13 2019

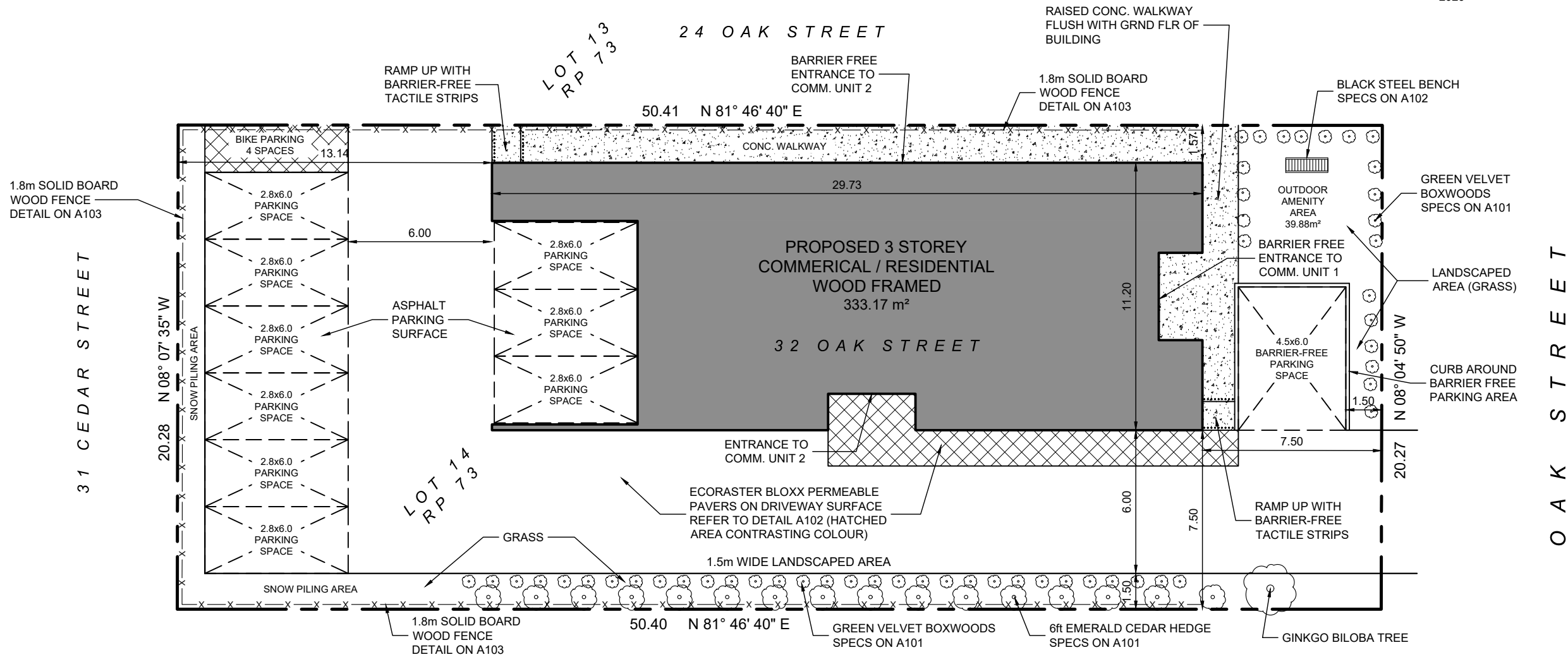
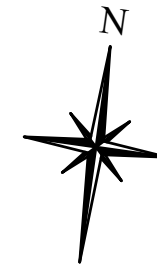
Drawing Number
A001

32 OAK STREET
COLLINGWOOD ON L9Y 1B2

LOT 14
WEST OF OAK STREET
REGISTERED PLAN 73
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LOT AREA = 1021.90 m² = 0.102 ha

SITE PLAN DRAWN WITH
INFORMATION FROM SURVEY BY
ZUBEK, EMO, PATTEN & THOMSEN LTD. OLS
2020



APPROVAL STAMP



No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
6	SITE PLAN APPROVAL	NOV 02 20
7	SITE PLAN APPROVAL	DEC 23 20
8	ICBL EXEMPTION	JUN 03 21
9	SITE PLAN APPROVAL	JUL 04 22

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[Signature] JUL 04 22
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Project Name
OAKWOOD BUILDING
32 OAK STREET
COLLINGWOOD ON
L9Y 2X6

Project Number
1927

Drawing Title
SITE PLAN

Drawn By DES	Designed By DES
Scale 1:200 metric	Date DEC 13 2019

Drawing Number
A100



Emerald Cedar
Thuja occidentalis 'Smaragd'

Height: 12 feet
 Spread: 4 feet
 Sunlight: ☉ ☾
 Hardiness Zone: 3b
 Other Names: Eastern Arborvitae, American Arborvitae

Description:

The ubiquitous tall hedge evergreen always seen planted in rows, this is a narrow, upright accent evergreen, dense foliage held in vertical sprays remains bright green year round; hardy and adaptable, takes pruning well, protect from winter sun

Ornamental Features

Emerald Cedar is a dwarf conifer which is primarily valued in the landscape or garden for its rigidly columnar form. It has emerald green evergreen foliage. The scale-like sprays of foliage remain emerald green throughout the winter.

Landscape Attributes

Emerald Cedar is a dense multi-stemmed evergreen shrub with a narrowly upright and columnar growth habit. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a relatively low maintenance shrub. When pruning is necessary, it is recommended to only trim back the new growth of the current season, other than to remove any dieback. It has no significant negative characteristics.

Emerald Cedar is recommended for the following landscape applications;

- Vertical Accent
- Mass Planting
- Hedges/Screening
- General Garden Use



Emerald Cedar
 Photo courtesy of NetPS Plant Finder



Emerald Cedar
 Photo courtesy of NetPS Plant Finder

WATERDOWN 656 Robson Road, Waterdown, Ontario | 905.689.7433
TRENTON 956A Old Hwy #2, R.R. #2, Trenton, Ontario | 613.392.0402
NEWMARKET 1870 Davis Drive West, King, Ontario | 289.803.0800

6FT EMERALD CEDAR HEDGE



Green Velvet Boxwood
Buxus 'Green Velvet'

Height: 3 feet
 Spread: 4 feet
 Sunlight: ☉ ☾
 Hardiness Zone: 5a

Description:

A broadly mounded hybrid of this broadleaf evergreen that takes pruning exceptionally well; very versatile in the landscape, makes a great low hedge, also useful for topiary

Ornamental Features

Green Velvet Boxwood is primarily valued in the garden for its ornamental globe-shaped form. It has forest green evergreen foliage. The small round leaves remain forest green throughout the winter.

Landscape Attributes

Green Velvet Boxwood is a dense multi-stemmed evergreen shrub with a more or less rounded form. Its relatively fine texture sets it apart from other landscape plants with less refined foliage.

This is a relatively low maintenance shrub, and can be pruned at anytime. It is a good choice for attracting bees to your yard, but is not particularly attractive to deer who tend to leave it alone in favor of tastier treats. It has no significant negative characteristics.

Green Velvet Boxwood is recommended for the following landscape applications;

- Mass Planting
- Hedges/Screening
- General Garden Use
- Topiary
- Container Planting

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Green Velvet Boxwood
 Photo courtesy of NetPS Plant Finder



Green Velvet Boxwood foliage
 Photo courtesy of NetPS Plant Finder

GREEN VELVET BOXWOODS

No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 04 22

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[Signature]
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Project Name
OAKWOOD BUILDING
 32 OAK STREET
 COLLINGWOOD ON
 L9Y 2X6

Project Number
 1927

Drawing Title
LANDSCAPING SPECIFICATIONS

Drawn By DES Designed By DES
 Scale NTS Date DEC 13 2019

Drawing Number
A101

MBE-0510-00002
Layout # MLB510B-M

500 SERIES



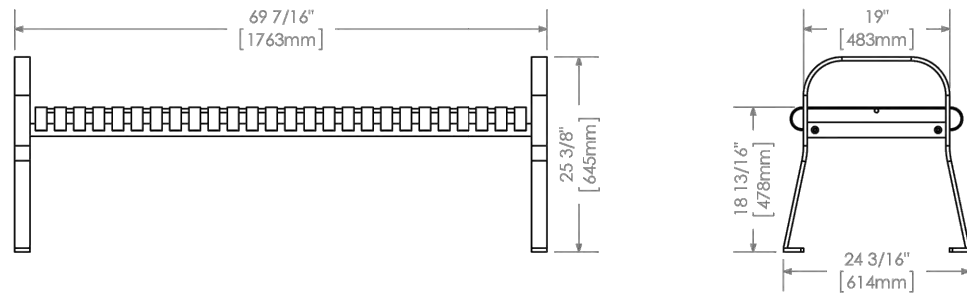
MATERIALS: Bench ends and seat are made from solid steel flat bar and H.S. steel tube.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MBE-0510-00002
Choose:
- Powdercoat Color

HEIGHT: 25.38" (64.5cm) LENGTH: 69.44" (176.3cm) DEPTH: 24.19" (61.4cm) WEIGHT: 135.51lbs (61.47kg)



T 800 716 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

BLACK STEEL BENCH

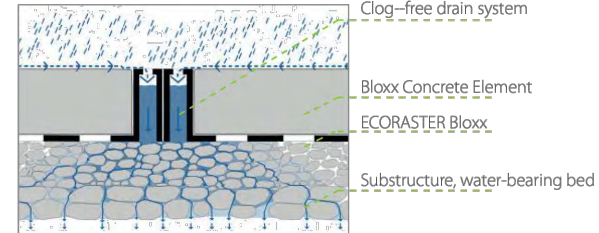
ECORASTER® Bloxx

With integrated „no-clogging“ drainage

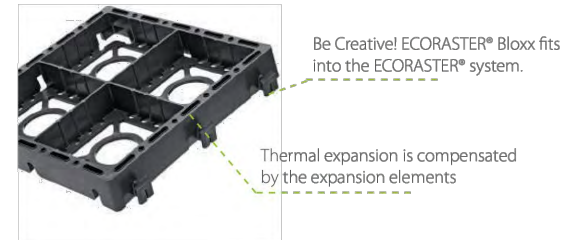


Paved surface with easy installation
Save money, time, and maintenance

How it works:



Unique safety interlocking,
NO bumps, NO trip hazards!



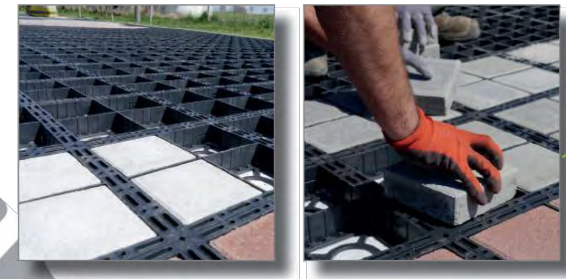
Be Creative! ECORASTER® Bloxx fits into the ECORASTER® system.

Colorful: Dark grey, light grey, red, white... combine as u like.

Thermal expansion is compensated by the expansion elements

Clogging? Not possible!

Easy to install:

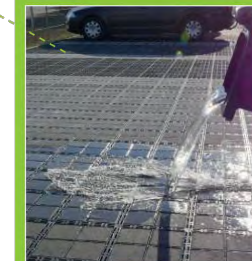
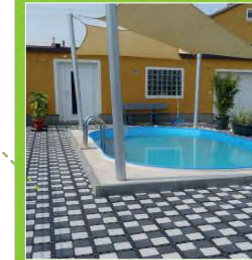
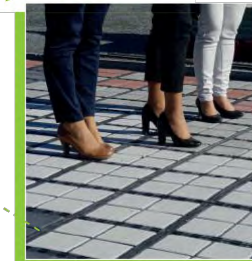


ECORASTER® Bloxx, unpack, snap together, and drop the blocks in. No need to tuckpoint the joints!

Bloxx elements connect together in seconds!

Bloxx Paver Elements, replaceable without loosening the cluster (e.g. exchange dirty paver)

Fully accessible!!!



- ✓ Safety Locking System
- ✓ High infiltration rate
- ✓ Quick Installation
- ✓ Low maintenance

Type:	Dimensions:	Material:	Paver colors:	Solubility:	Compressive strength:	Weight per m²:
Bloxx	330 x 330 x 50 mm • 12.99 x 12.99 x 1.97"	100% recycled Polyethylene (LDPE)	red, white, dark grey and light grey	resistant to acids, alkalis, alcohol, oil and petrol (de-icing salt, ammonia, acid rain, etc.)	up to 20t pointaxle load (DIN 1072)	approx. 85 kg • 187.39 lbs (incl. pavers)




PERMIABLE PAVERS

No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 04 22

WESTSMITH DESIGN

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REGISTERED BCIN 106658

 **JUL 04 22**
SIGNATURE DATE

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Project Name
OAKWOOD BUILDING
32 OAK STREET
COLLINGWOOD ON
L9Y 2X6

Project Number
1927

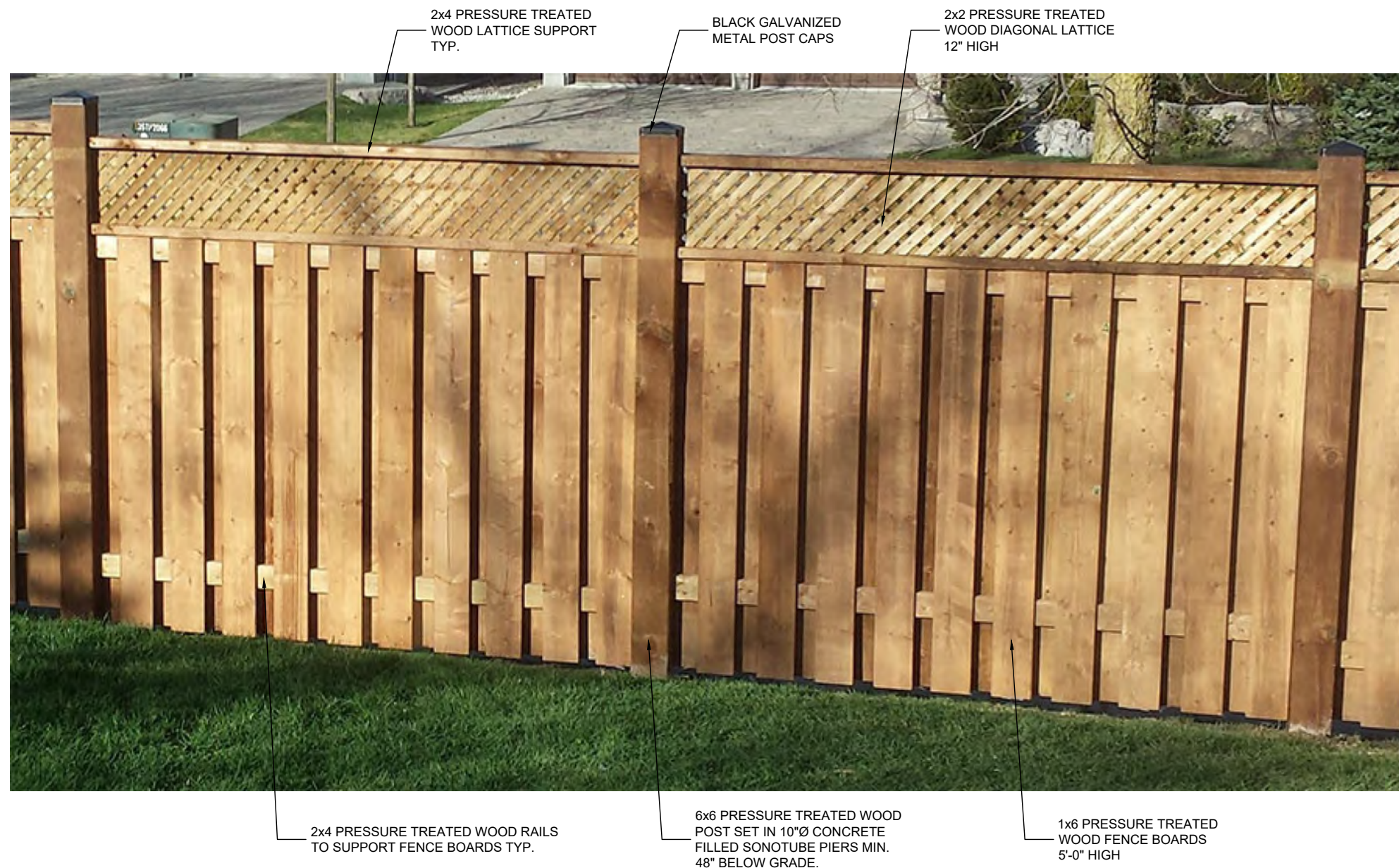
Drawing Title
LANDSCAPING SPECIFICATIONS

Drawn By **DES** Designed By **DES**

Scale **NTS** Date **DEC 13 2019**

Drawing Number

A102



1.8m SOLID BOARD WOOD FENCE

No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 04 22

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OAKWOOD BUILDING
 32 OAK STREET
 COLLINGWOOD ON
 L9Y 2X6

Project Number
 1927

Drawing Title
FENCE DETAIL

Drawn By DES	Designed By DES
Scale NTS	Date DEC 13 2019

Drawing Number
A103

No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	DEC 23 20
2	SITE PLAN APPROVAL	JUL 04 22


32 OAK STREET
COLLINGWOOD ON L9Y 1B2

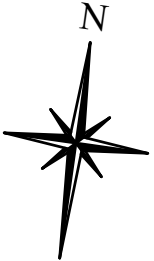
LOT 14
WEST OF OAK STREET
REGISTERED PLAN 73
TOWN OF COLLINGWOOD
COUNTY OF SIMCOE

LOT AREA = 1021.90 m² = 0.102 ha

SITE PLAN DRAWN WITH
INFORMATION FROM SURVEY BY
ZUBEK, EMO, PATTEN & THOMSEN LTD. OLS
2020

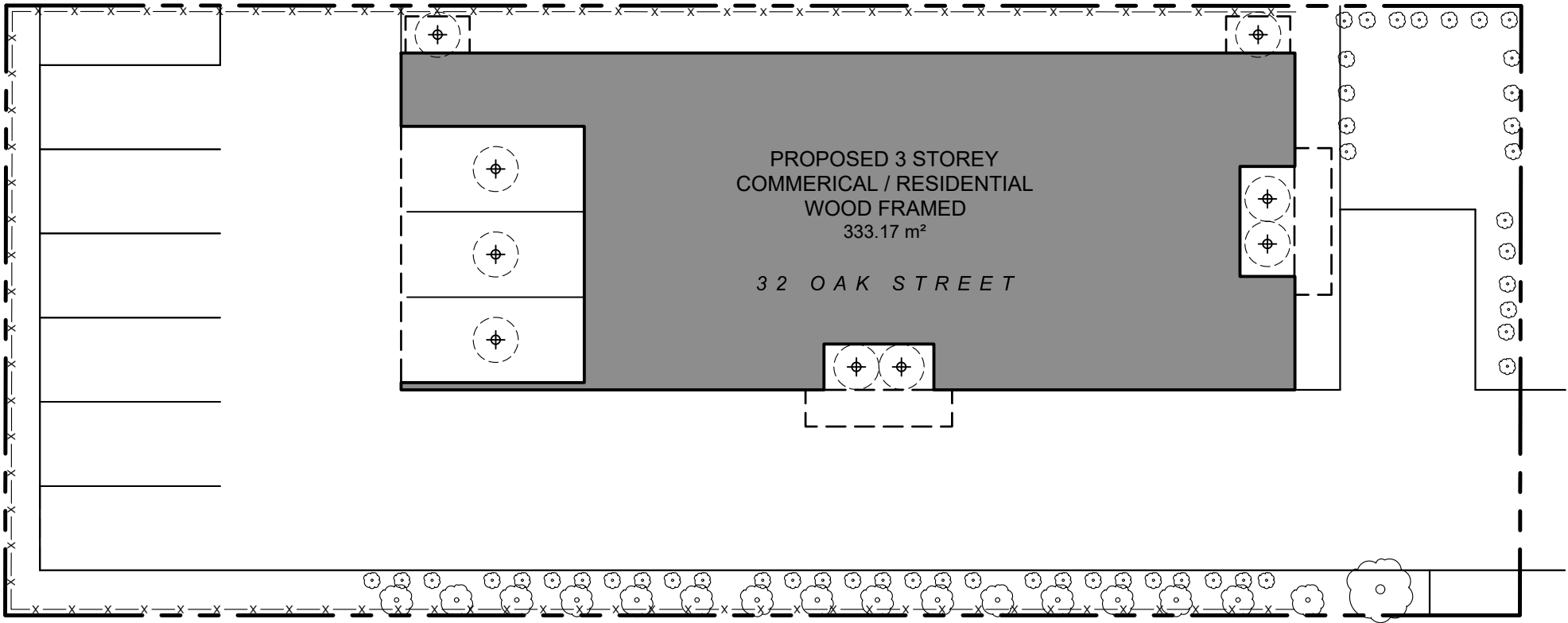
LIGHTING LEGEND

 EXTERIOR DOWNWARD LIGHTING
"ORTECH" LED SLIM LIGHTS
MODEL DISC3GIM
1.50m DIA. LIGHT COVERAGE
550 LUMENS
120° BEAM ANGLE



31 CEDAR STREET

24 OAK STREET



PROPOSED 3 STOREY
COMMERCIAL / RESIDENTIAL
WOOD FRAMED
333.17 m²

32 OAK STREET


OAK STREET

40 OAK STREET

APPROVAL STAMP

**WESTSMITH
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REGISTERED BCIN 106658

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32 OAK STREET
COLLINGWOOD ON
L9Y 2X6

Project Number 1927

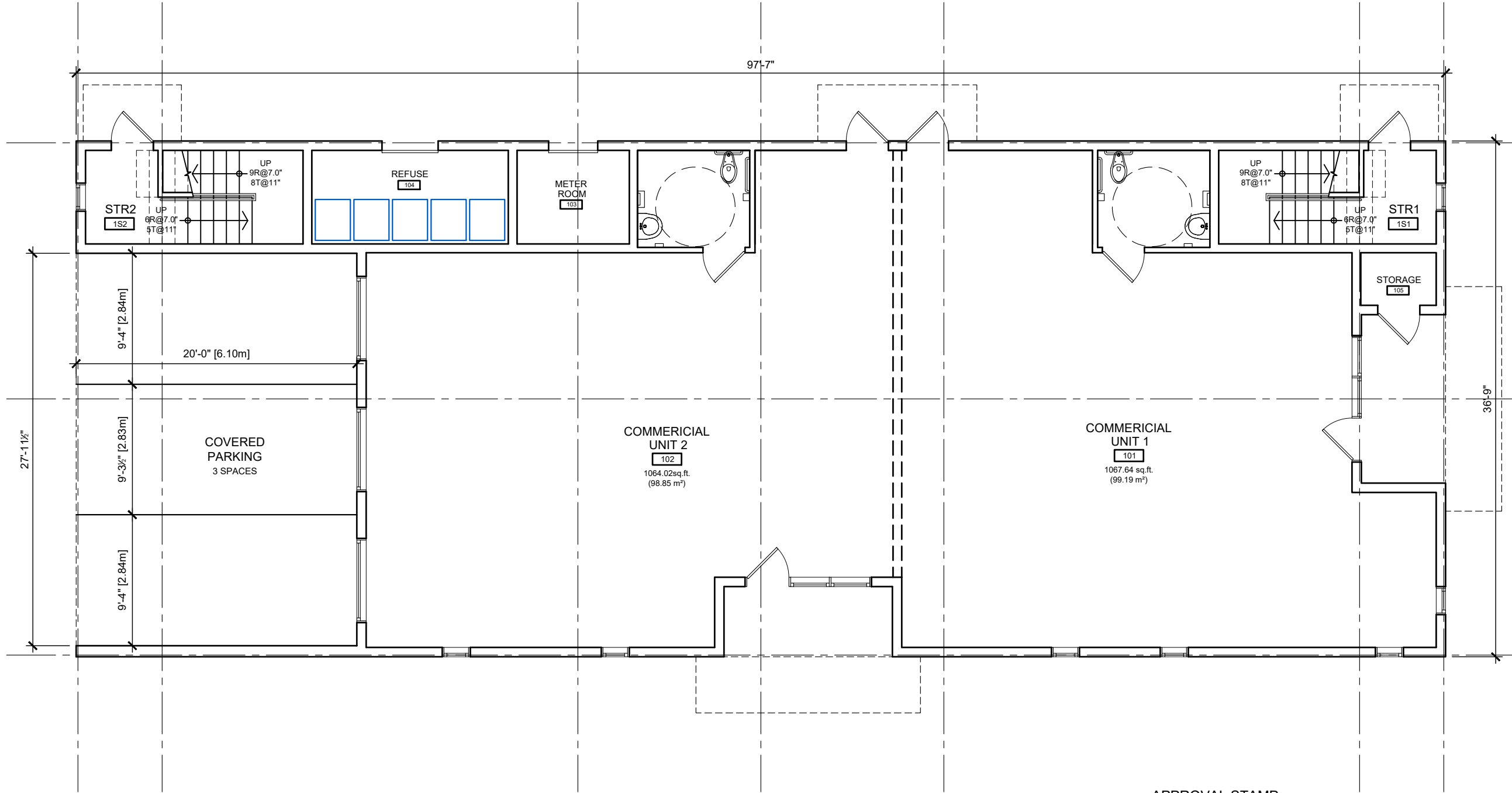
Drawing Title
**PHOTOMETRIC
SITE PLAN**

Drawn By DES Designed By DES

Scale 1:200 metric Date DEC 13 2019

Drawing Number

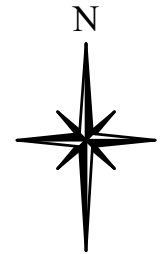
A104



APPROVAL STAMP



No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
6	SITE PLAN APPROVAL	NOV 02 20
7	SITE PLAN APPROVAL	DEC 23 20
8	ICBL EXEMPTION	JUN 03 21
9	SITE PLAN APPROVAL	JUL 04 22



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L9Y 2X6

Project Number
1927

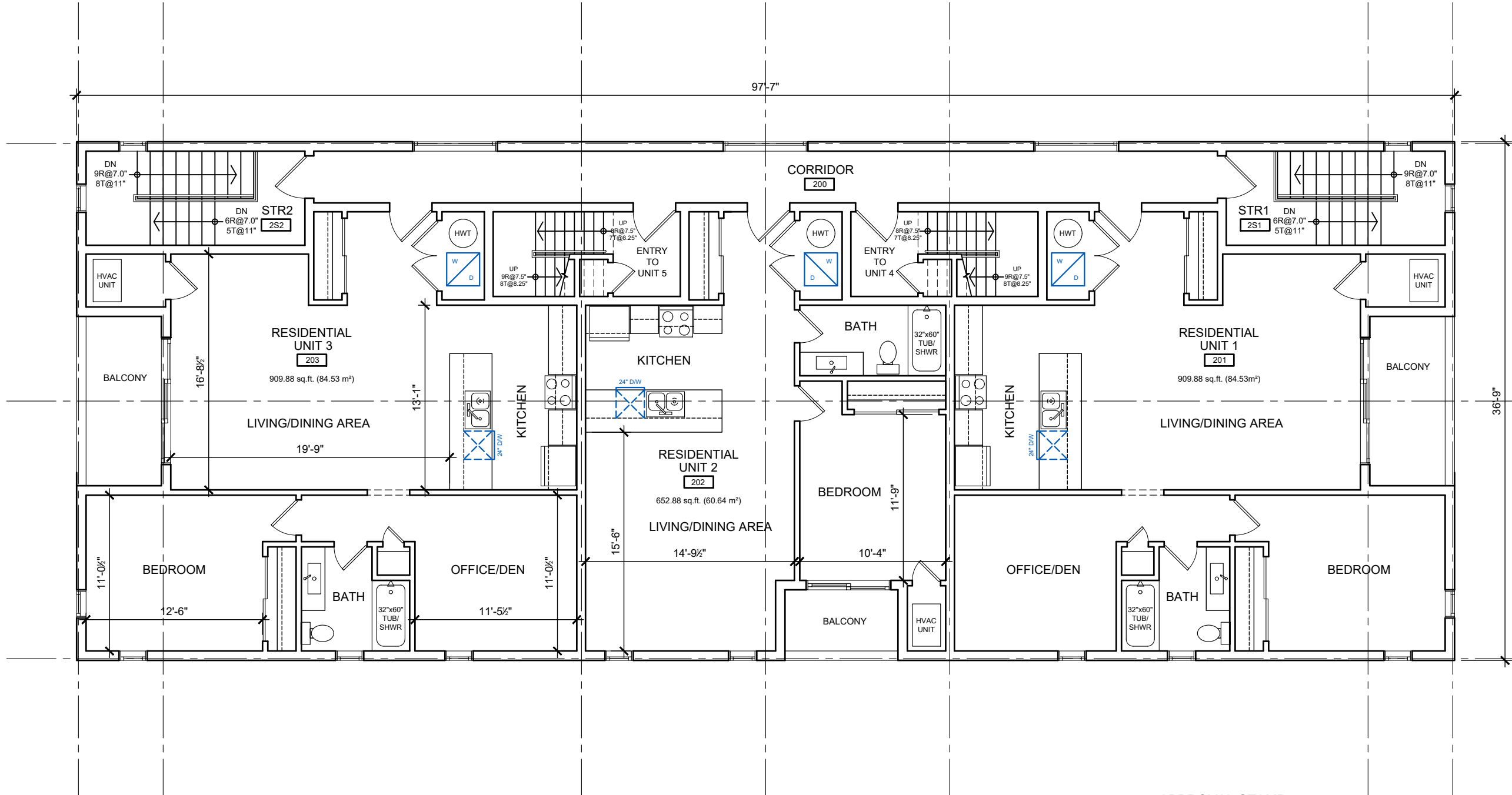
Drawing Title
**GROUND FLOOR
PLAN**

Drawn By DES Designed By DES

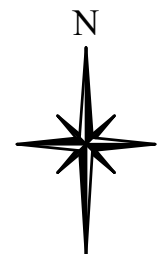
Scale 1/8" = 1'-0" Date DEC 13 2019

Drawing Number

A201



No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
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OAKWOOD BUILDING
 32 OAK STREET
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 L9Y 2X6

Project Number
 1927

Drawing Title
**SECOND FLOOR
 PLAN**

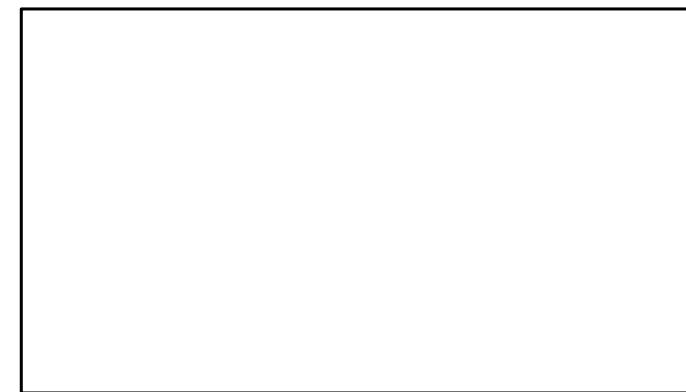
Drawn By **DES** Designed By **DES**

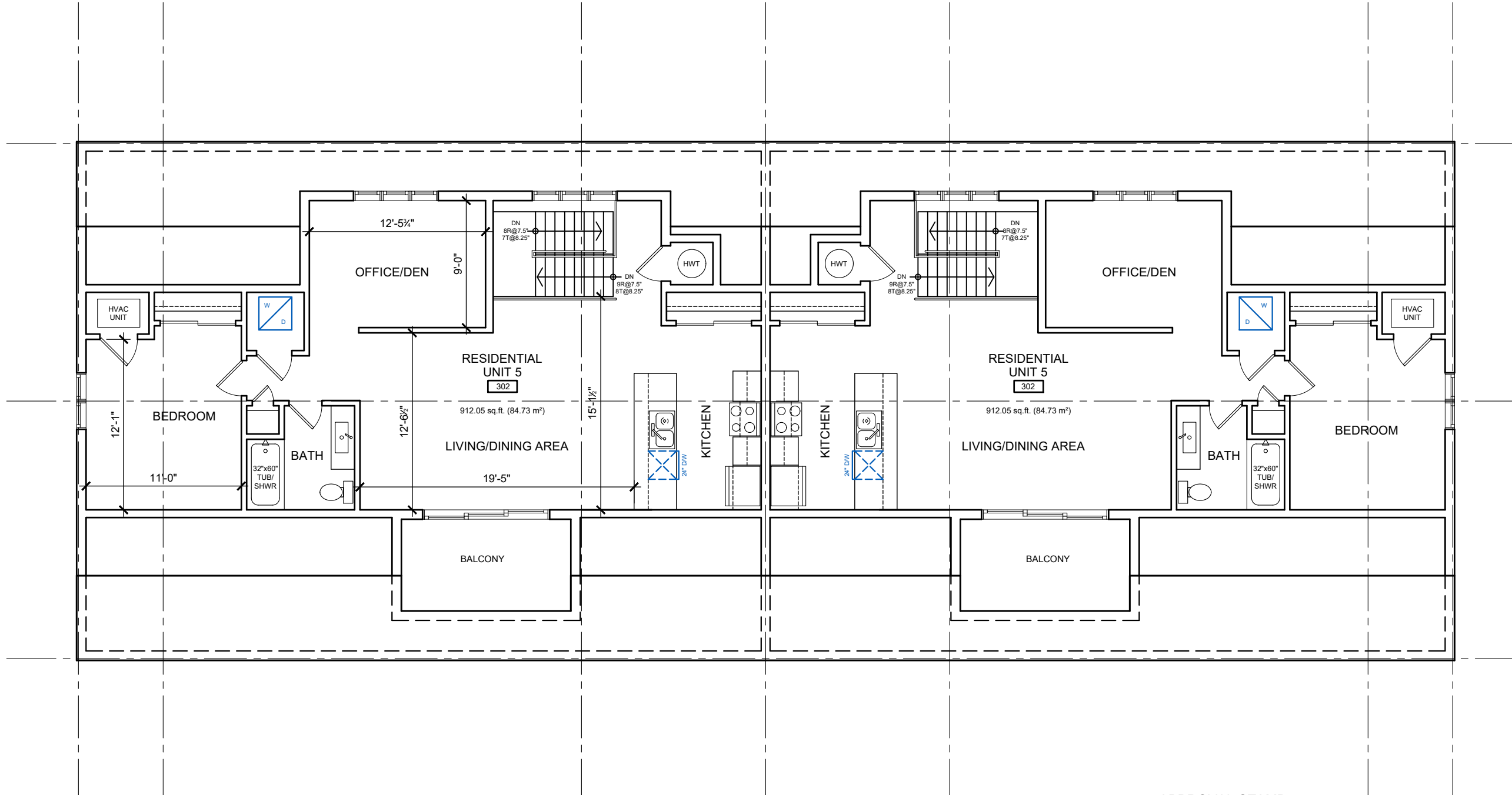
Scale **1/8" = 1'-0"** Date **DEC 13 2019**

Drawing Number

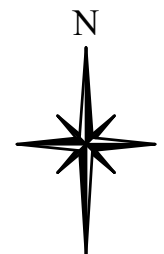
A202

APPROVAL STAMP





No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
6	SITE PLAN APPROVAL	NOV 02 20
7	SITE PLAN APPROVAL	DEC 23 20
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9	SITE PLAN APPROVAL	JUL 04 22



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Project Name
OAKWOOD BUILDING
 32 OAK STREET
 COLLINGWOOD ON
 L9Y 2X6

Project Number
 1927

Drawing Title
THIRD FLOOR PLAN

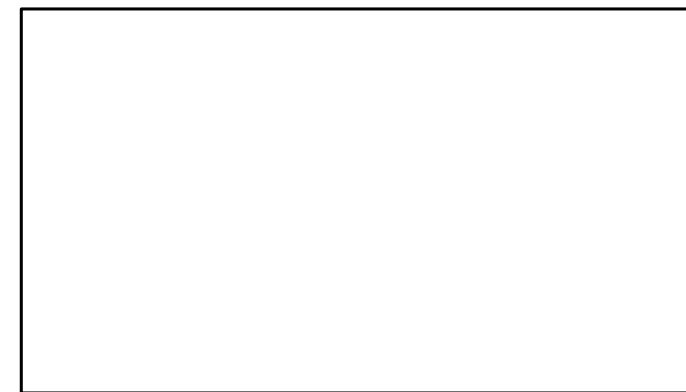
Drawn By **DES** Designed By **DES**

Scale **1/8" = 1'-0"** Date **DEC 13 2019**

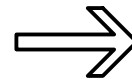
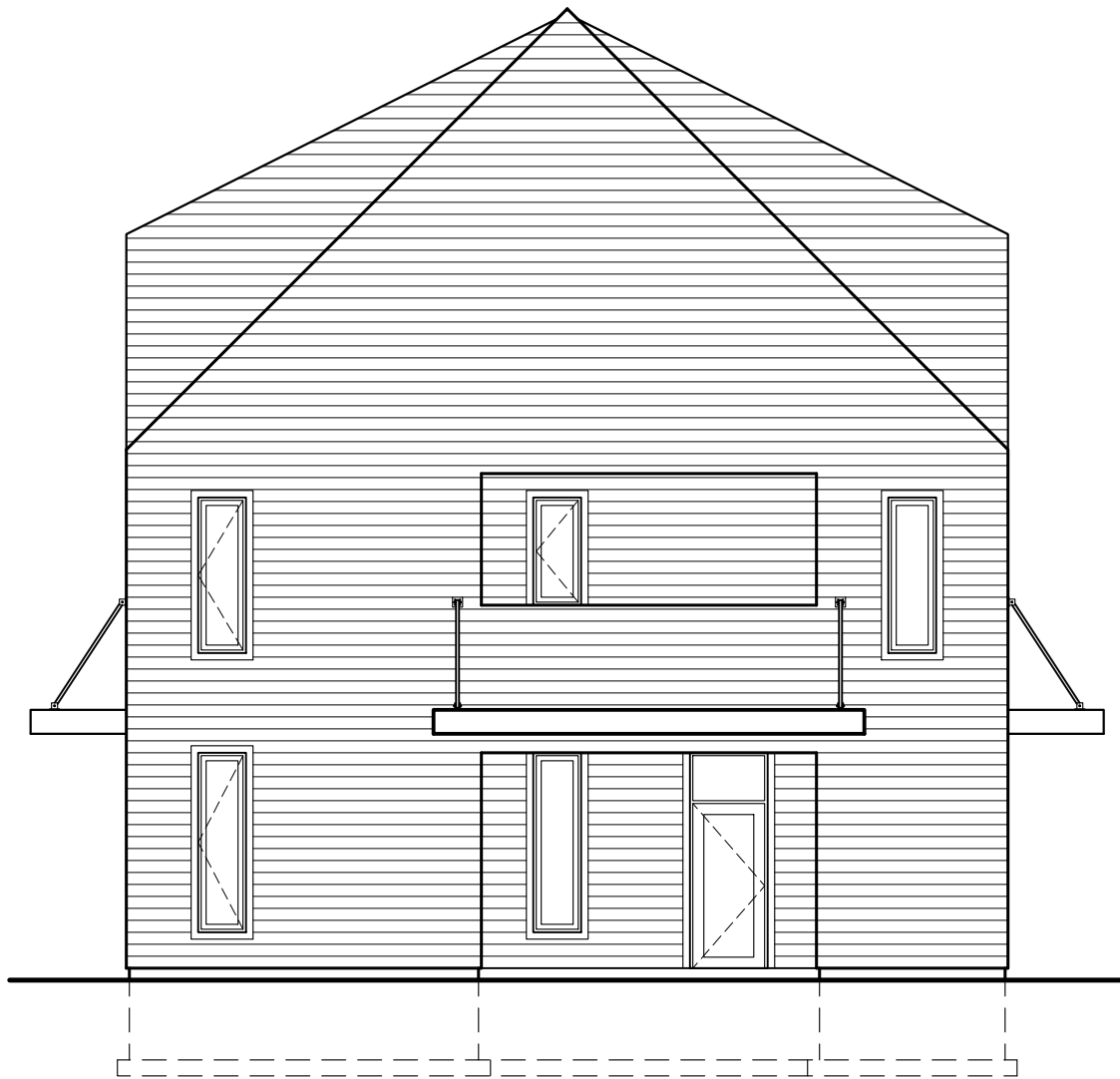
Drawing Number

A203

APPROVAL STAMP



No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 15 20
2	SITE PLAN APPROVAL	NOV 02 20
3	SITE PLAN APPROVAL	DEC 23 20
4	SITE PLAN APPROVAL	JUL 04 22



1 ORIGINAL SUBMISSION (APR 27 20) - FRONT ELEVATION
SCALE 1/8" = 1'-0"

2 REVISED SUBMISSION (JUL 15 20) - FRONT ELEVATION
SCALE 1/8" = 1'-0"

APPROVAL STAMP



**WESTSMITH
DESIGN**

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[Signature] JUL 04 22
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Project Name
OAKWOOD BUILDING
32 OAK STREET
COLLINGWOOD ON
L9Y 2X6

Project Number
1927

Drawing Title
**FRONT ELEVATION
MASS COMPARISON**

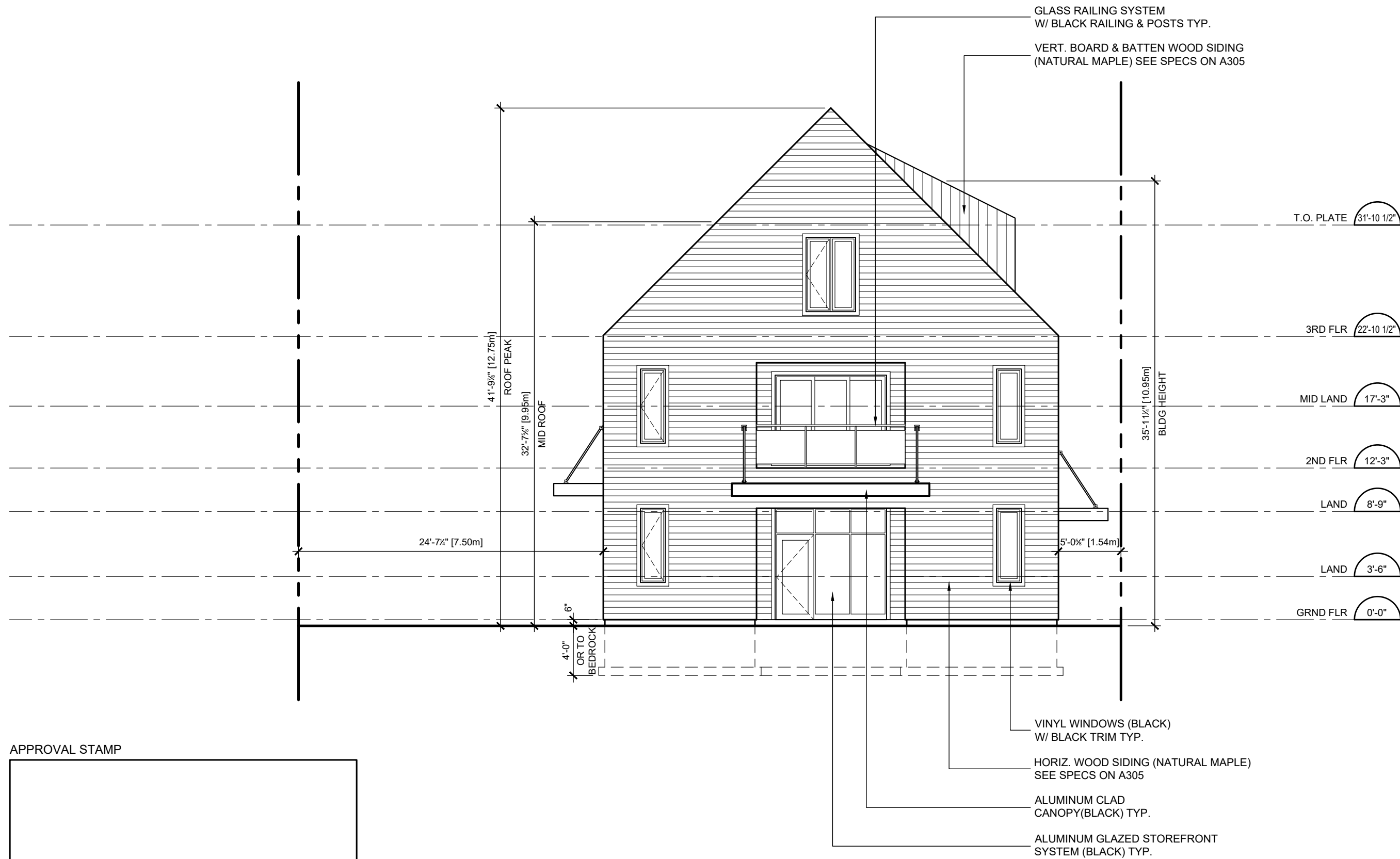
Drawn By DES Designed By DES

Scale 1/8" = 1'-0" Date DEC 13 2019

Drawing Number

A300

No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
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8	SITE PLAN APPROVAL	JUL 04 22



APPROVAL STAMP

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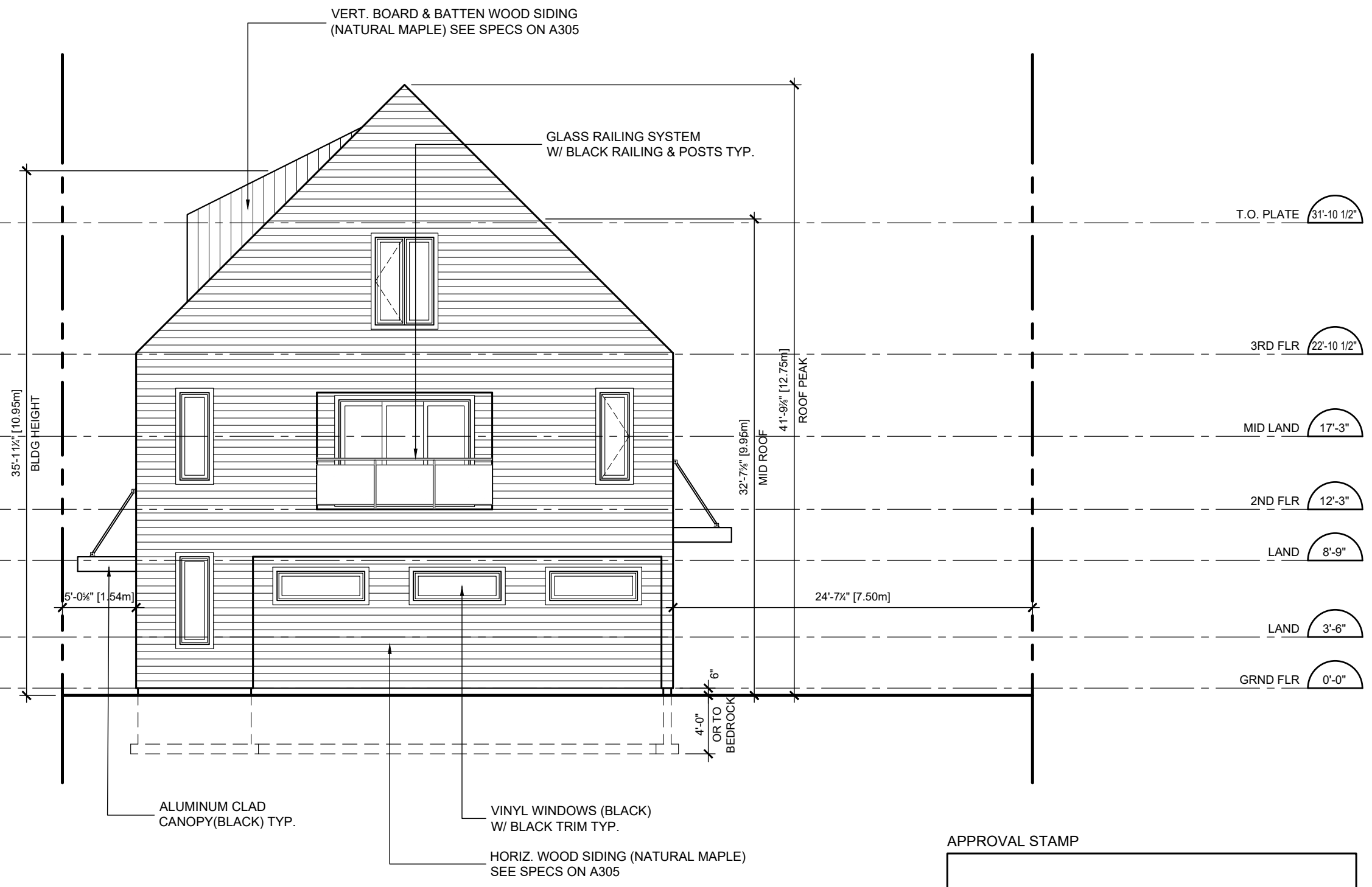
Project Number
 1927

Drawing Title
**EAST ELEVATION
 (FRONT - OAK ST.)**

Drawn By **DES** Designed By **DES**

Scale **1/8" = 1'-0"** Date **DEC 13 2019**

Drawing Number
A301



APPROVAL STAMP

No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
6	SITE PLAN APPROVAL	NOV 02 20
7	SITE PLAN APPROVAL	DEC 23 20
8	SITE PLAN APPROVAL	JUL 04 22

WESTSMITH DESIGN

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Douglas E. Smith, C.E.T. (BCIN 105709)
 104 Katherine Street Collingwood ON L9Y 3R5
 705-351-1360 doug@westsmithdesign.com
 REGISTERED BCIN 106658

[Signature] JUL 04 22
 SIGNATURE DATE

DRAWINGS MUST BE SIGNED AND DATED IN ORDER TO BE ISSUED FOR BUILDING PERMIT, ROOF TRUSS DESIGN OR CONSTRUCTION

Project Name
OAKWOOD BUILDING
 32 OAK STREET
 COLLINGWOOD ON
 L9Y 2X6

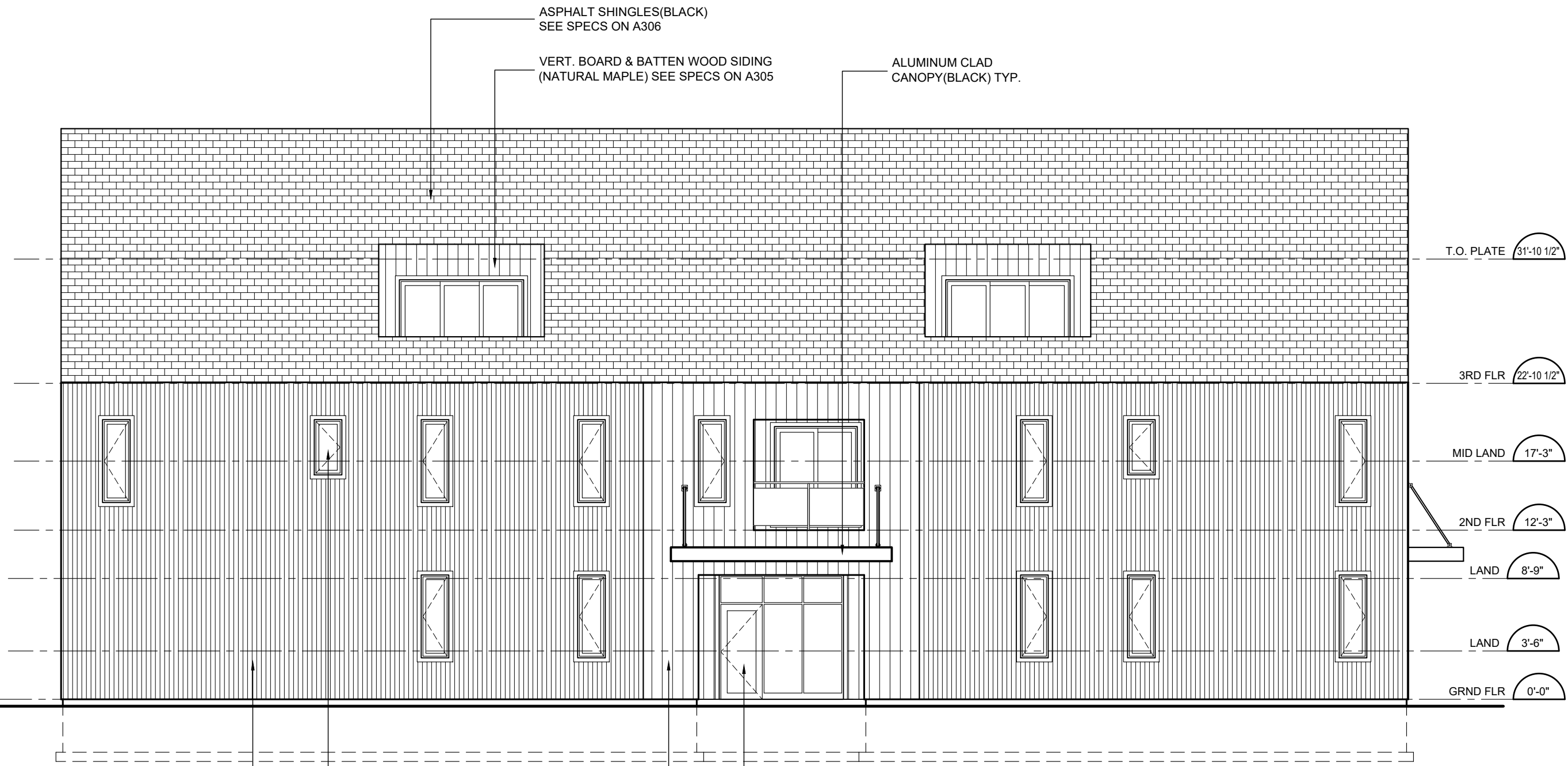
Project Number
 1927

Drawing Title
WEST ELEVATION

Drawn By DES	Designed By DES
Scale 1/8" = 1'-0"	Date DEC 13 2019

Drawing Number
A302

No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
5	SITE PLAN APPROVAL	JUL 15 20
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ASPHALT SHINGLES(BLACK)
SEE SPECS ON A306

VERT. BOARD & BATTEN WOOD SIDING
(NATURAL MAPLE) SEE SPECS ON A305

ALUMINUM CLAD
CANOPY(BLACK) TYP.

T.O. PLATE 31'-10 1/2"

3RD FLR 22'-10 1/2"

MID LAND 17'-3"

2ND FLR 12'-3"

LAND 8'-9"

LAND 3'-6"

GRND FLR 0'-0"

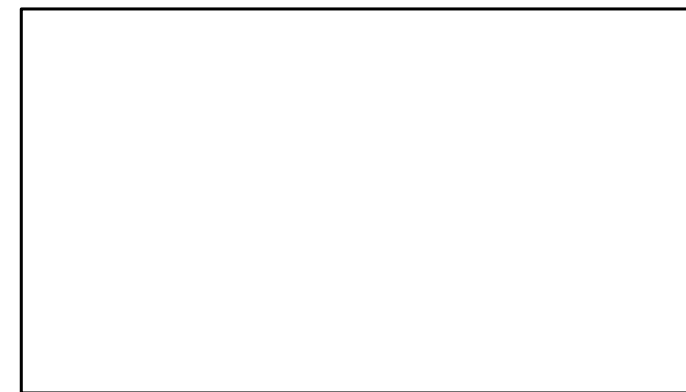
VINYL WINDOWS (BLACK)
W/ BLACK TRIM TYP.

ALUMINUM GLAZED STOREFRONT
SYSTEM (BLACK) TYP.

VERTICAL CORRUGATED METAL SIDING
(BLACK) SEE SPECS ON A306

VERT. BOARD & BATTEN WOOD SIDING
(NATURAL MAPLE) SEE SPECS ON A305

APPROVAL STAMP



**WESTSMITH
DESIGN**

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Project Name
OAKWOOD BUILDING
32 OAK STREET
COLLINGWOOD ON
L9Y 2X6

Project Number 1927

Drawing Title
SOUTH ELEVATION

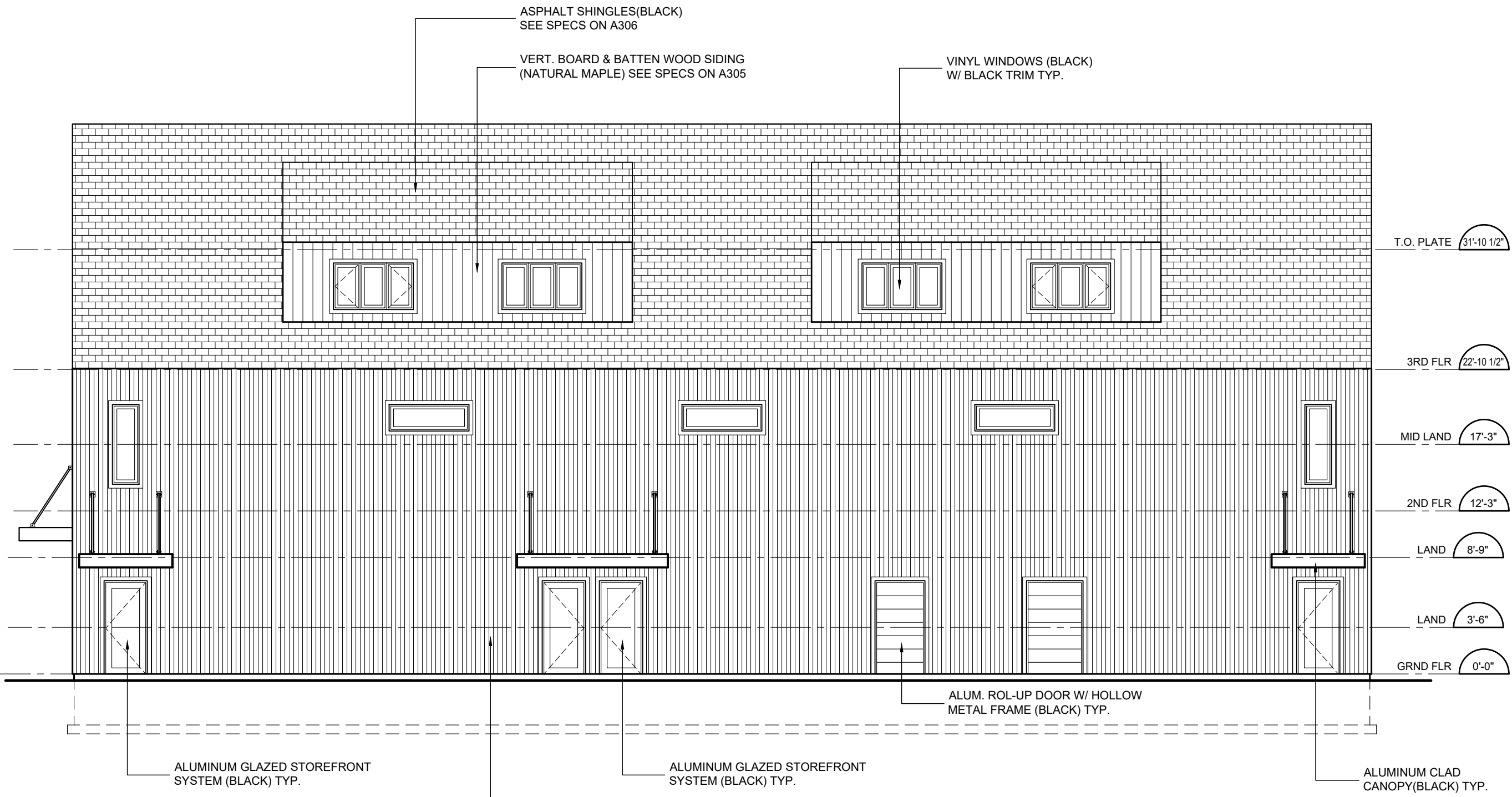
Drawn By DES Designed By DES

Scale 1/8" = 1'-0" Date DEC 13 2019

Drawing Number

A303

No.	Issue/Revision	Date
1	ZONING REVIEW	JAN 10 20
2	DESIGN REVIEW	MAR 01 20
3	DESIGN REVIEW	MAR 20 20
4	SITE PLAN CONTROL	APR 27 20
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Project Name
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 32 OAK STREET
 COLLINGWOOD ON
 L9Y 2X6

Project Number
 1927

Drawing Title
NORTH ELEVATION

Drawn By DES	Designed By DES
Scale 1/8" = 1'-0"	Date DEC 13 2019

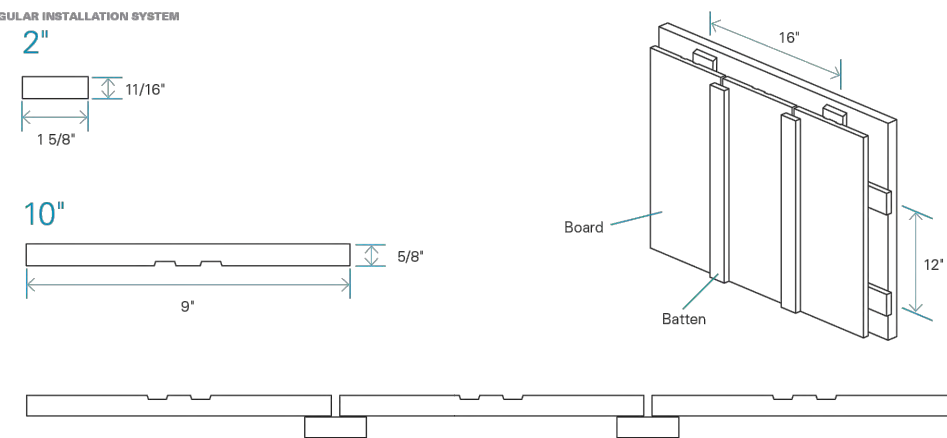
Drawing Number
A304

APPROVAL STAMP

Board & Batten

TEXTURED FINISH

REGULAR INSTALLATION SYSTEM



NOMINAL DIMENSION	INSTALLATION SYSTEM	FINISH	ACTUAL DIMENSIONS	EXPOSED SURFACE	OVERLAP	INSTALLATION
10"	Regular	Textured	5/8" x 9"	9 1/4" (including the batten)	-	Vertically
2"	Regular	Textured	11/16" x 1 5/8"	-	-	Vertically

General Specifications

SPECIES

- Spruce - Fir (SPF) / Sound tight knot

MANUFACTURING

- Kiln-dried (KD) between 12% to 16% humidity
- Available in a textured finish

PACKAGING

- 4' to 16' random lengths in bundles. Also available in straight 10' lengths

AVAILABLE COLOURS

- Textured finish
- Maibec solid stain colour chart
- Maibec Natural tones
- Solid colours (2 coats). Unlimited choice of solid colours, with our TrueMatch® system

FACTORY-STAINING

- Siding is factory-coated on all six sides in a controlled environment for maximum stain absorption and retention. This also provides increased protection from the damaging effects of the sun and the elements.
- Low-volatile organic compounds (VOCs) water-based stains

For exterior use only.

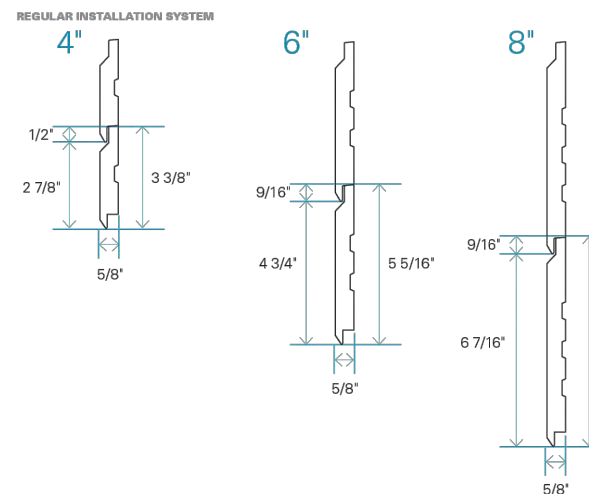
* SEE THE CALCULATION METHOD UNDER THE SUPPORT TAB MAIBEC.COM

BOARD & BATTEN WOOD SIDING

V-Joint

TEXTURED FINISH

REGULAR INSTALLATION SYSTEM



NOMINAL DIMENSION	INSTALLATION SYSTEM	FINISH	ACTUAL DIMENSIONS	EXPOSED SURFACE	OVERLAP	INSTALLATION
4"	Regular	Textured	5/8" x 3 3/8"	2 7/8"	1/2"	Horizontally and vertically
6"	Regular	Textured	5/8" x 5 5/16"	4 3/4"	9/16"	Horizontally and vertically
8"	Regular	Textured	5/8" x 7"	6 7/16"	9/16"	Horizontally and vertically

General Specifications

SPECIES

- Spruce - Fir (SPF) / Sound tight knot

MANUFACTURING

- Kiln-dried (KD) between 12% to 16% humidity
- Available in a textured finish

PACKAGING

- 4' to 16' random lengths in bundles

AVAILABLE COLOURS

- Textured finish
- Maibec solid stain colour chart
- Maibec Natural tones
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HORIZONTAL WOOD SIDING

No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 04 22

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OAKWOOD BUILDING
 32 OAK STREET
 COLLINGWOOD ON
 L9Y 2X6

Project Number

1927

Drawing Title

EXTERIOR FINISHES SPECIFICATIONS

Drawn By	DES	Designed By	DES
Scale	NTS	Date	DEC 13 2019

Drawing Number

A305

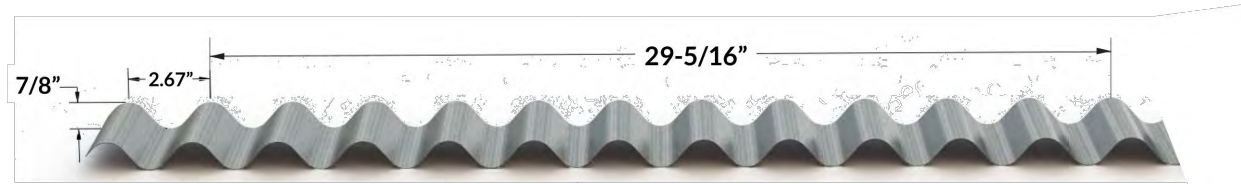


32"-7/8 Corrugated

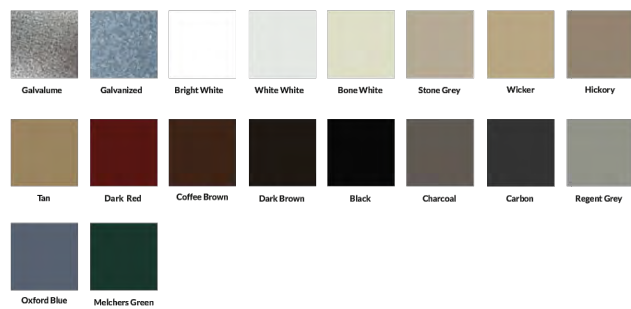
Structural Corrugated Panel For Roofing, Cladding, Interior Panel & Architectural Accent Applications

Forma Steel's newest high-strength panel features a wave-like profile ideal for a variety of applications from roofing to decorative accents. The corrugations, measuring only 2.67" from crest to crest, produce a shadow effect that is both symmetrical and aesthetically pleasing. With incredible impact-resistance and exceptional structural stability, these panels are ideal in environments with high impact, wind and snow volume. Very adaptable, corrugated panels are used in everything from modern residential designs, to large-scale commercial projects, to agricultural barns and outbuildings.

Please note: 32-7/8" Corrugated Panels may not be suitable if backside will be visible once installed.



Standard 26 Gauge Colours



Specifications

Rib Height: 7/8" at 2.67" Centers

Panel Length: 3' to 30'

Roof Coverage: 29-5/16" with 2 rib overlap

Wall Coverage: 32" with 1 rib overlap

Slope: 3/12 with Overlap Sealant

Roof Application always requires Overlap Sealant

Available in 26 Gauge in Standard Colours

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FORMASTEEL.CA

VERTICAL CORRUGATED METAL SIDING



LANDMARK® PRO

The Expert's Choice



ASPHALT SHINGLES ROOFING

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Drawn By	DES	Designed By	DES
Scale	NTS	Date	DEC 13 2019

Drawing Number
A306