

## AREAS

GROUND FLOOR	2731.11 ft <sup>2</sup>	253.73 m <sup>2</sup>
SECOND FLOOR	3277.39 ft <sup>2</sup>	304.48 m <sup>2</sup>
THIRD FLOOR	1904.01 ft <sup>2</sup>	176.89 m <sup>2</sup>
<b>BUILDING AREA</b>	<b>3421.31 ft<sup>2</sup></b>	<b>317.85 m<sup>2</sup></b>
<b>GROSS FLOOR AREA</b>	<b>7912.51 ft<sup>2</sup></b>	<b>735.10 m<sup>2</sup></b>
COMM. UNIT 1	1039.53 ft <sup>2</sup>	96.58 m <sup>2</sup>
COMM. UNIT 2	1036.89 ft <sup>2</sup>	96.33 m <sup>2</sup>
RESID. UNIT 1	858.30 ft <sup>2</sup>	79.74 m <sup>2</sup>
RESID. UNIT 2	608.52 ft <sup>2</sup>	56.53 m <sup>2</sup>
RESID. UNIT 3	858.30 ft <sup>2</sup>	79.74 m <sup>2</sup>
RESID. UNIT 4	874.61 ft <sup>2</sup>	81.25 m <sup>2</sup>
RESID. UNIT 5	874.61 ft <sup>2</sup>	81.25 m <sup>2</sup>
COMMON AREAS	818.55 ft <sup>2</sup>	76.05 m <sup>2</sup>

## SITE STATISTICS


ZONING	C4		
		<u>ALLOWANCE</u>	<u>PROVIDED</u>
MIN. LOT AREA		1000.00 m <sup>2</sup>	1021.90 m <sup>2</sup>
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	14.16 m
MIN. SIDE NORTH		0.00 m	1.57 m
MIN. SIDE SOUTH		9.00 m	7.50 m
MAX. LOT COVERAGE		40.00 %	31.10 %
MIN. LANDSCAPE AREA		10.00 %	13.77 %
MAX. BLDG HEIGHT		15.00 m	12.75 m
PARKING SPACES		11 spaces	9 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
5	SITE PLAN APPROVAL	MAR 21 23



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 705-351-1360 doug@westsmithdesign.com  
 REGISTERED BCIN 106658

 MAR 21 23  
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

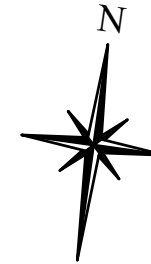
Drawing Number  
**A001**

32 OAK STREET  
COLLINGWOOD ON L9Y 1B2

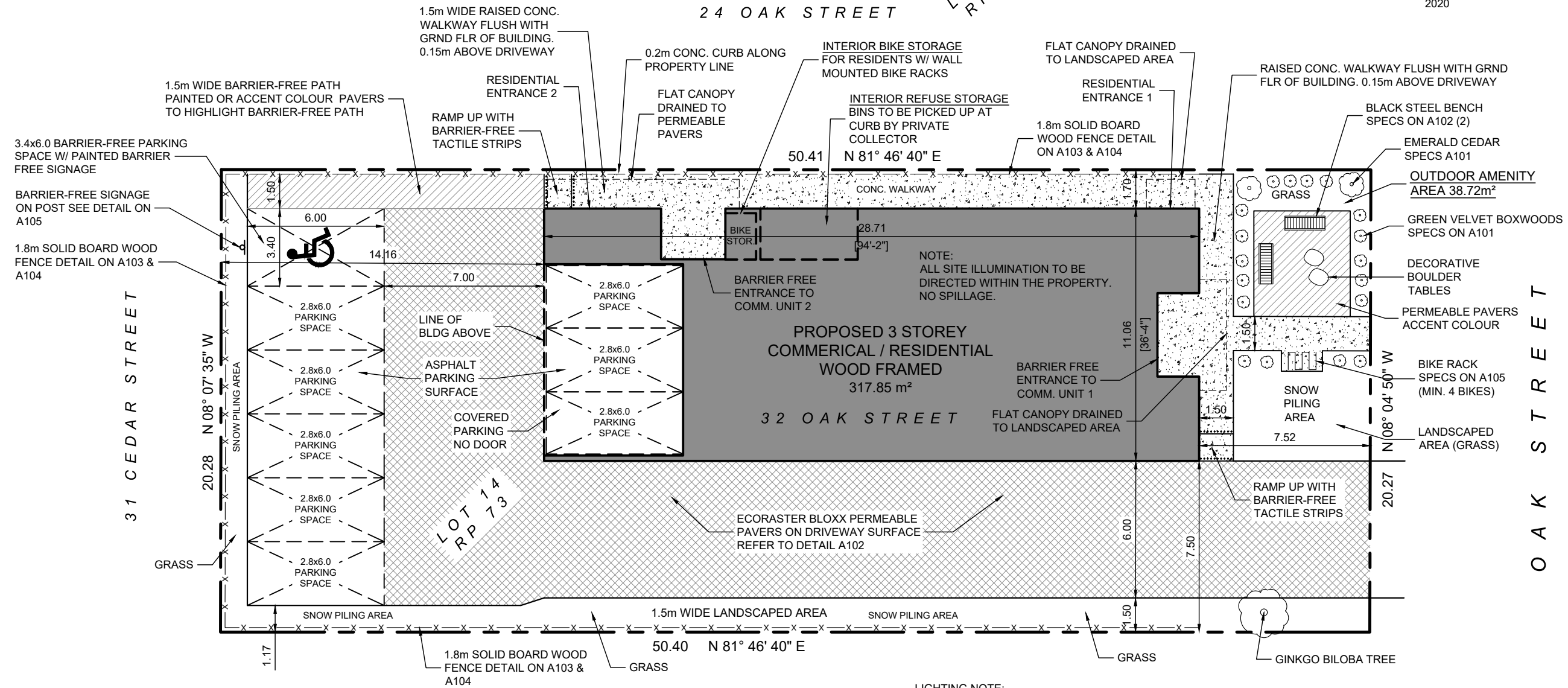
LOT 14  
WEST OF OAK STREET  
REGISTERED PLAN 73  
TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE

LOT AREA = 1021.90 m<sup>2</sup> = 0.102 ha

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



LIGHTING NOTE:  
ALL SITE ILLUMINATION TO BE  
DIRECTED WITHIN THE PROPERTY.  
NO SPILLAGE.



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APPROVAL STAMP



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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**





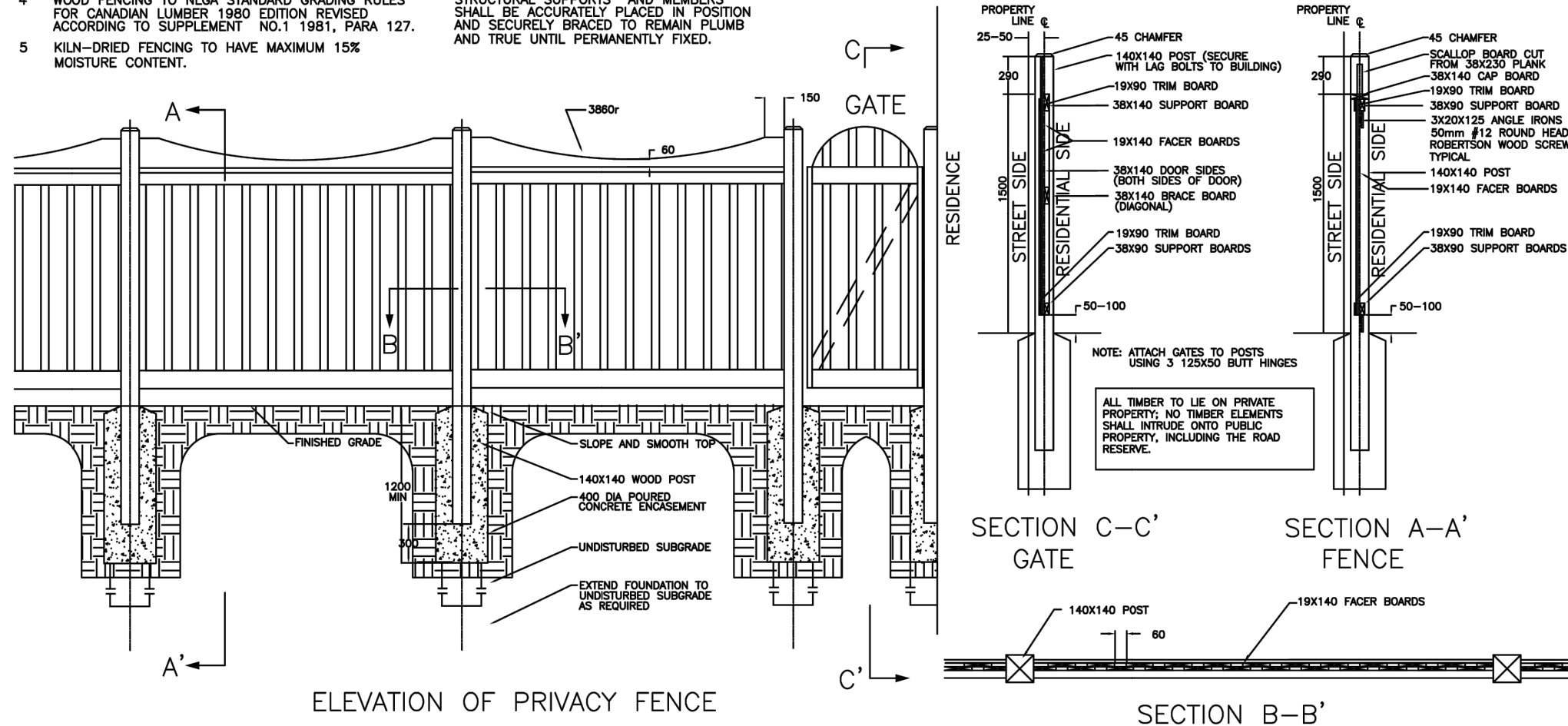






### PRIVACY FENCING NOTES

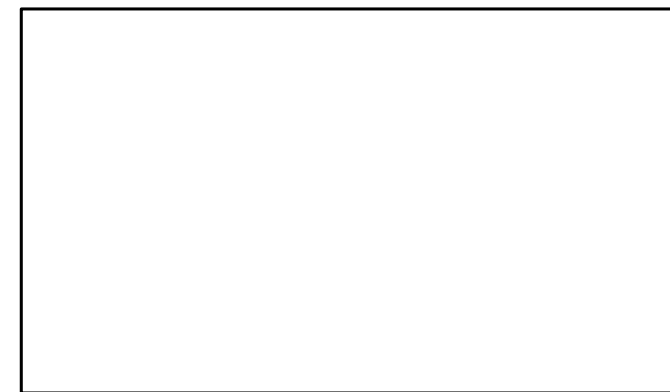
- 1 ALL MATERIALS, COMPONENTS AND WORKMANSHIP TO CONFORM WITH LOCAL BY-LAWS.
- 2 CONSTRUCT WOOD FENCING IN ACCORDANCE WITH CAN3-086-M80 EXCEPT WHERE SPECIFIED.
- 3 LUMBER IDENTIFICATION: BY GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD.
- 4 WOOD FENCING TO NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER 1980 EDITION REVISED ACCORDING TO SUPPLEMENT NO.1 1981, PARA 127.
- 5 KILN-DRIED FENCING TO HAVE MAXIMUM 15% MOISTURE CONTENT.
- 6 ALL WOOD MEMBERS TO BE WESTERN RED CEDAR.
- 7 METAL FASTENERS: TO CSA B111-1974, TABLE 22, GALVANIZED FINISH; SIZES AS RECOMMENDED IN CSA 086-1976, UNLESS SPECIFIED OTHERWISE.
- 8 THE WORK SHALL BE LAID OUT TRUE TO LINE AND LEVEL, PLUMB AND TRUE. STRUCTURAL SUPPORTS AND MEMBERS SHALL BE ACCURATELY PLACED IN POSITION AND SECURELY BRACED TO REMAIN PLUMB AND TRUE UNTIL PERMANENTLY FIXED.
- 9 WOOD MEMBERS SHALL BE TREATED WITH TWO COATS OF SIKKENS STAIN, COLOUR GREY.
- 10 FASTENING SHALL BE BY NAILS, SPIKES, BOLTS, ANGLE IRONS OR FRAMING ANCHORS AS DETAILED. ALL NUTS AND BOLTS SHALL BE COUNTERSUNK WHERE EXPOSED.
- 11 SELECT BOARDS FOR GOOD APPEARANCE. ALL MEMBERS SHALL BE FREE OF WANES AND BARK. ALL TORN GRAIN SHALL BE PLANED OR SANDED SMOOTH. MEMBERS EXHIBITING MODERATE OR HEAVY KNOTS SHALL BE WELL-DISTRIBUTED THROUGHOUT THE FENCE FACE.
- 12 STEP FENCE PANELS TO A MAXIMUM OF 150mm AT POSTS AS REQUIRED TO MEET GRADE.



NO.	REVISION	APR'D	DATE	TOWN OF COLLINGWOOD	APR'D: EDH	DATE: JAN/03
				PRIVACY FENCE WITH GATE	DRAWN:	SCALE: NTS
				REVERSE LOT FRONTAGE	STD. No.	502

FENCE DETAIL

APPROVAL STAMP



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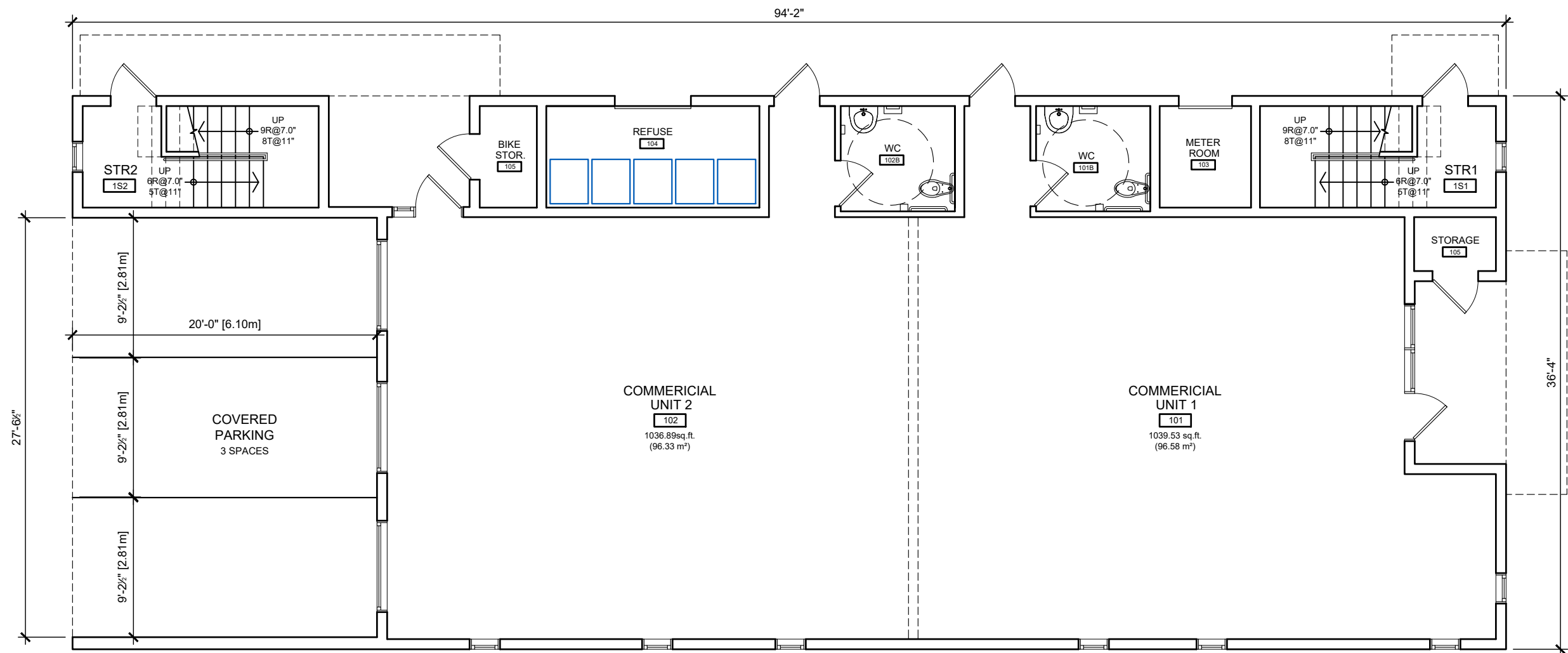
Project Name  
**OAKWOOD BUILDING**  
 32 OAK STREET  
 COLLINGWOOD ON  
 L9Y 2X6

Project Number	1927
Drawing Title	FENCE DETAIL
Drawn By	DES
Designed By	DES
Scale	NTS
Date	DEC 13 2019
Drawing Number	<b>A104</b>

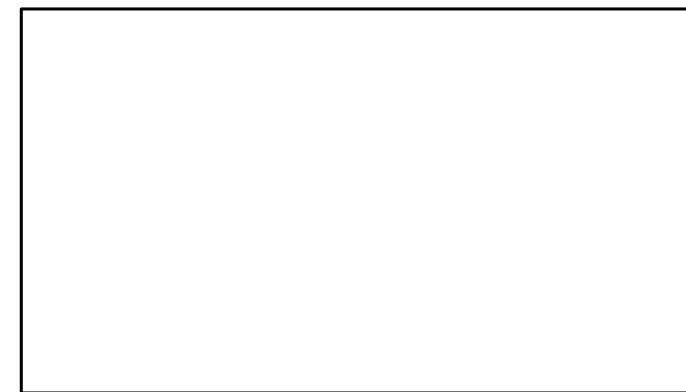




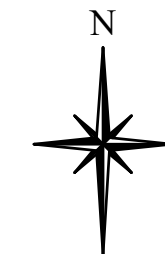




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 32 OAK STREET  
 COLLINGWOOD ON  
 L9Y 2X6

Project Number  
 1927

Drawing Title  
**GROUND FLOOR  
 PLAN**

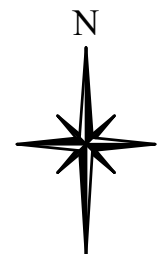
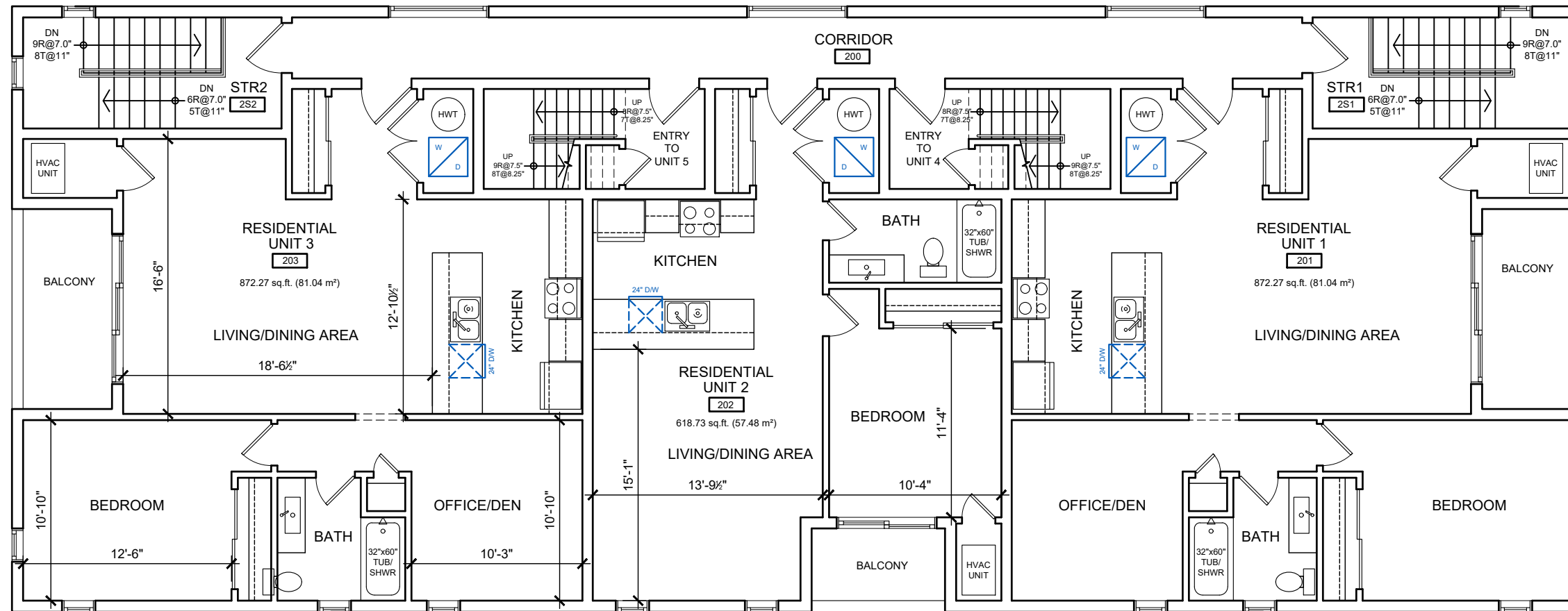
Drawn By DES Designed By DES

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
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DATE

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 32 OAK STREET  
 COLLINGWOOD ON  
 L9Y 2X6

Project Number  
 1927

Drawing Title  
**SECOND FLOOR  
 PLAN**

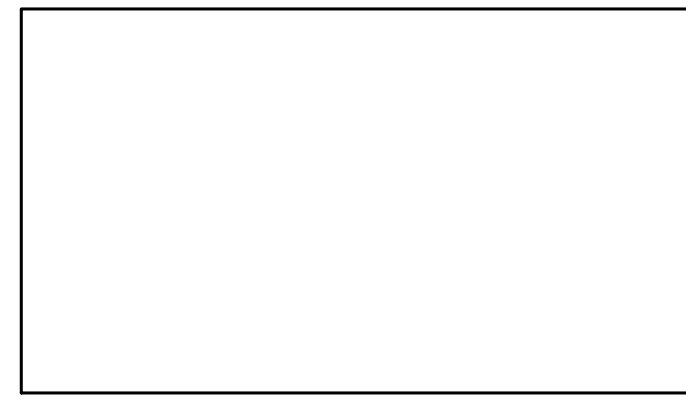
Drawn By **DES**      Designed By **DES**

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

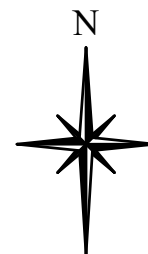
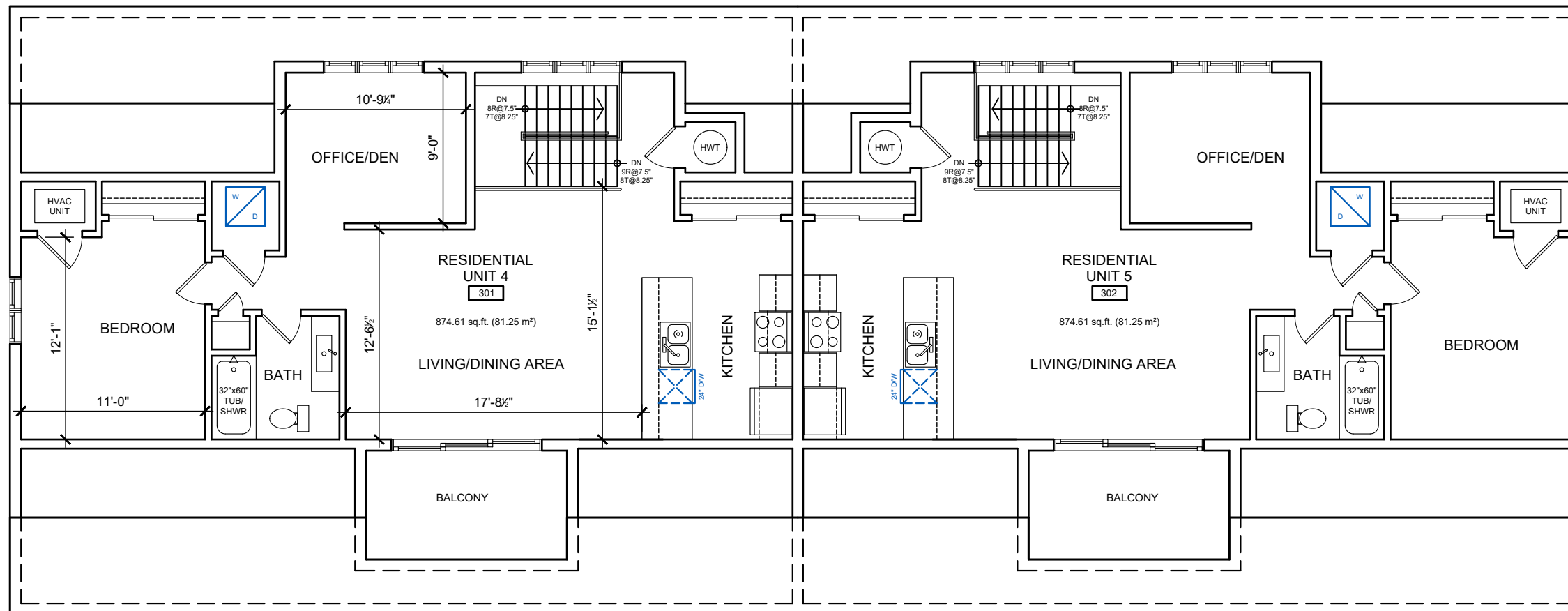
Drawing Number

**A202**

APPROVAL STAMP



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1	ZONING REVIEW	JAN 10 20
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MAR 21 23

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Project Name  
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32 OAK STREET  
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L9Y 2X6

Project Number  
1927

Drawing Title  
**THIRD FLOOR PLAN**

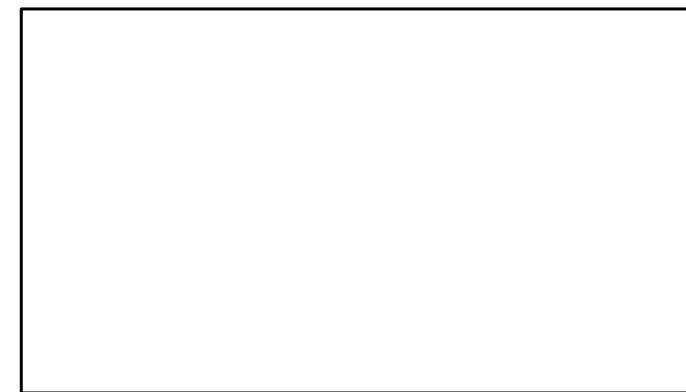
Drawn By **DES** Designed By **DES**

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

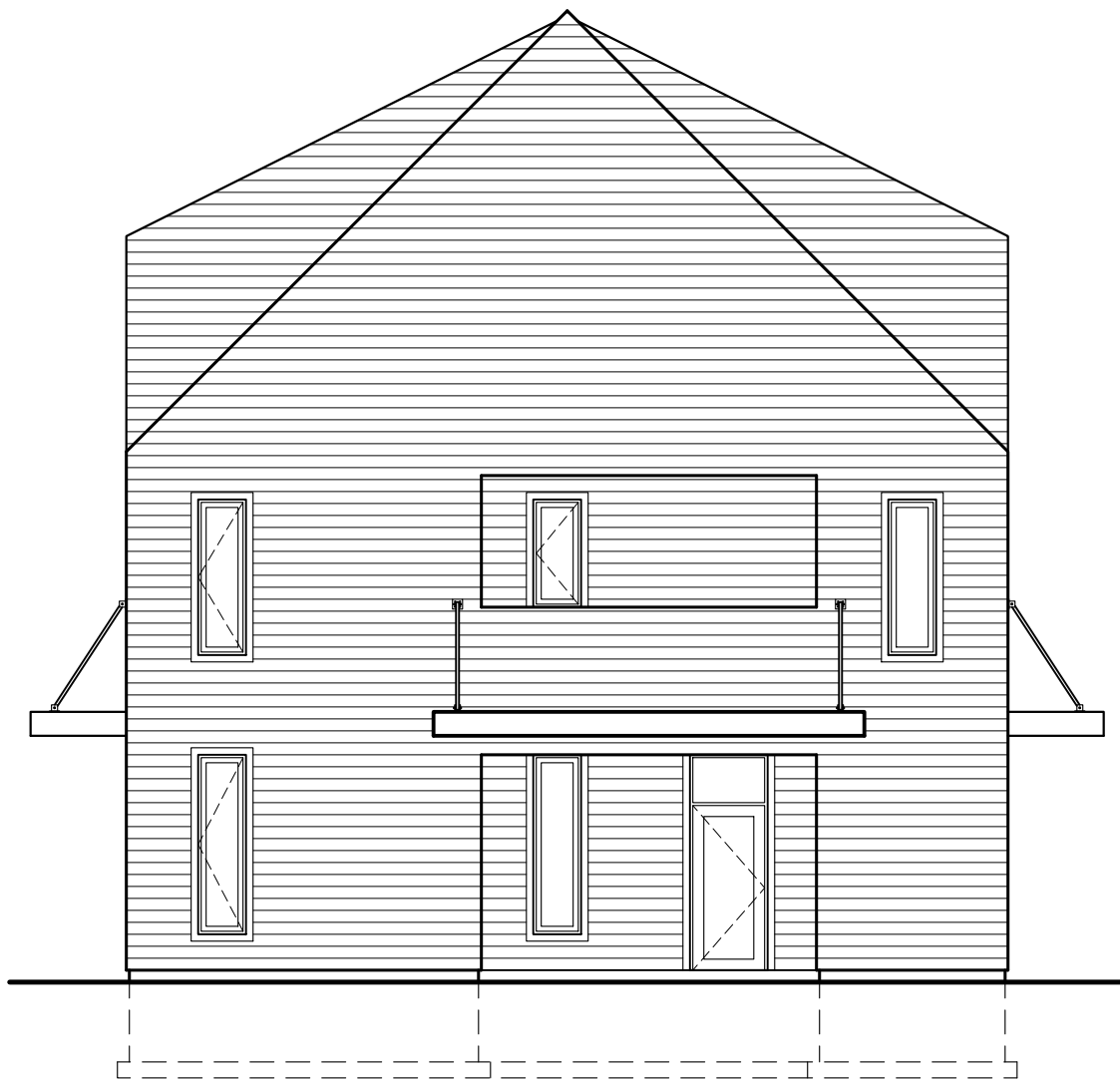
Drawing Number

**A203**

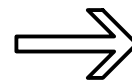
APPROVAL STAMP







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



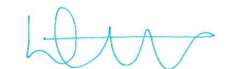
No.	Issue/Revision	Date
1	SITE PLAN APPROVAL	JUL 15 20
2	SITE PLAN APPROVAL	NOV 02 20
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32 OAK STREET  
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Project Number  
1927

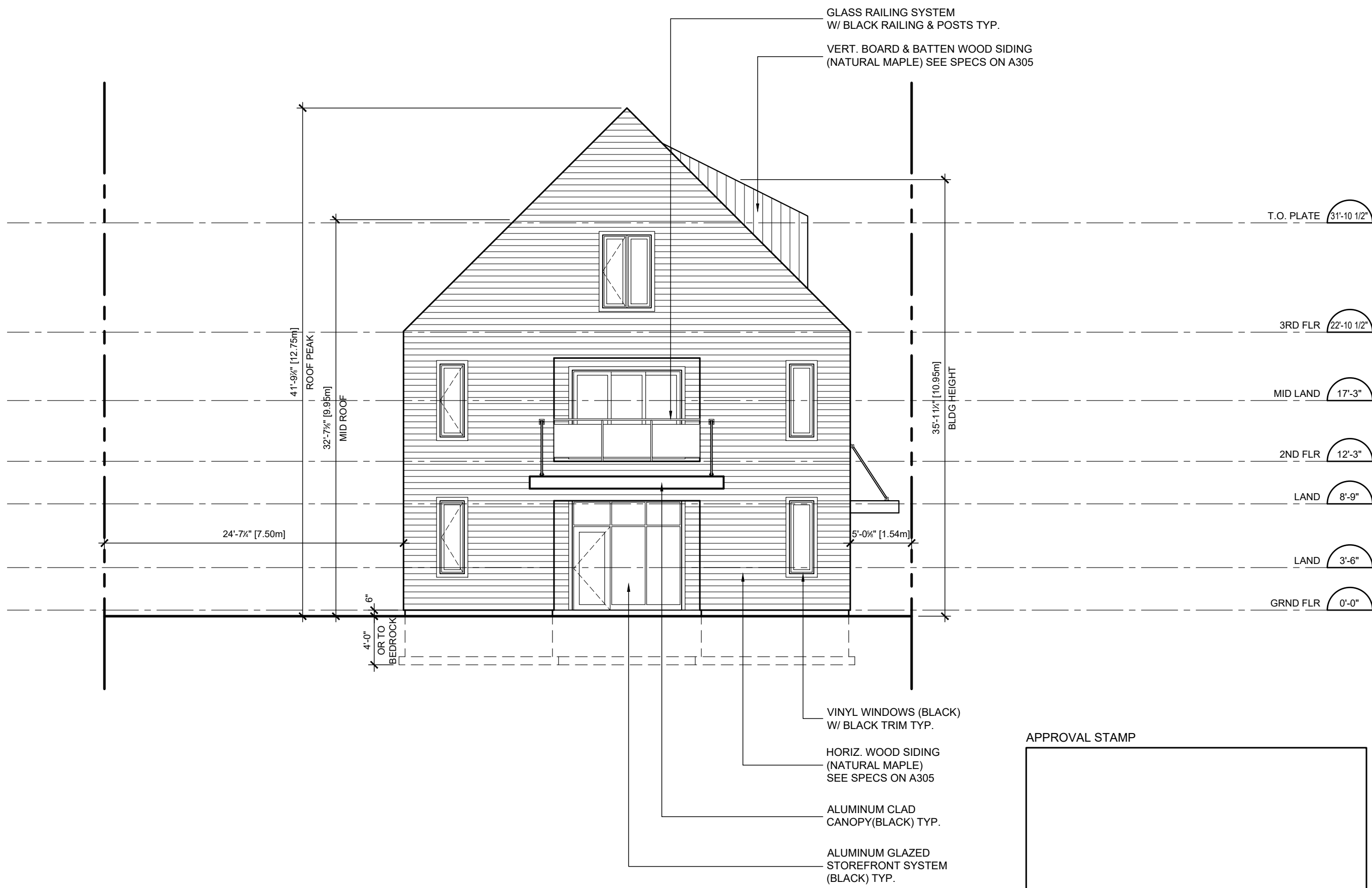
Drawing Title  
**FRONT ELEVATION  
MASS COMPARISON**

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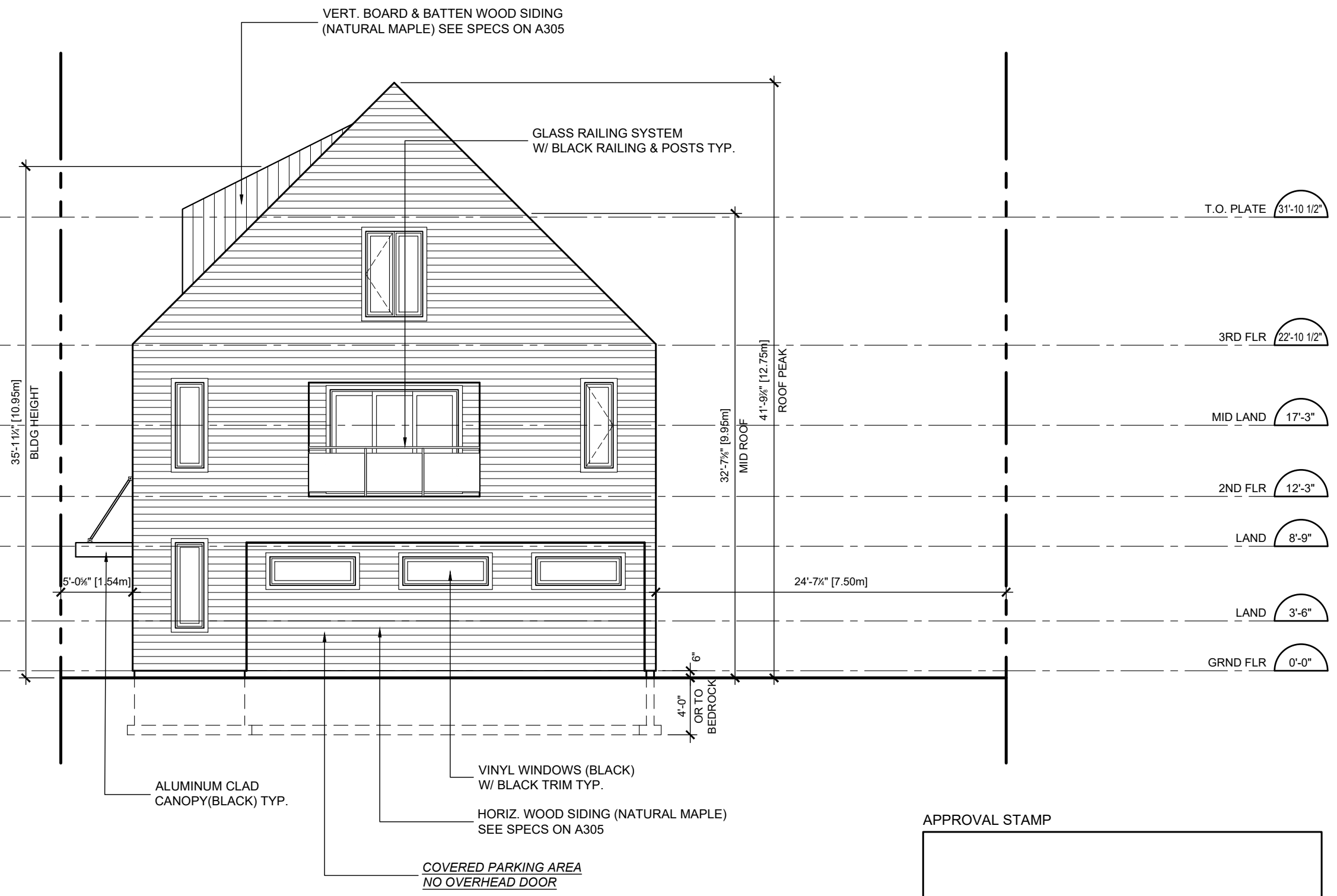
Drawing Title  
**EAST ELEVATION  
 (FRONT - OAK ST.)**

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

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

Drawing Number  
**A301**

APPROVAL STAMP



APPROVAL STAMP

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

Project Number  
 1927

Drawing Title  
**WEST ELEVATION**

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

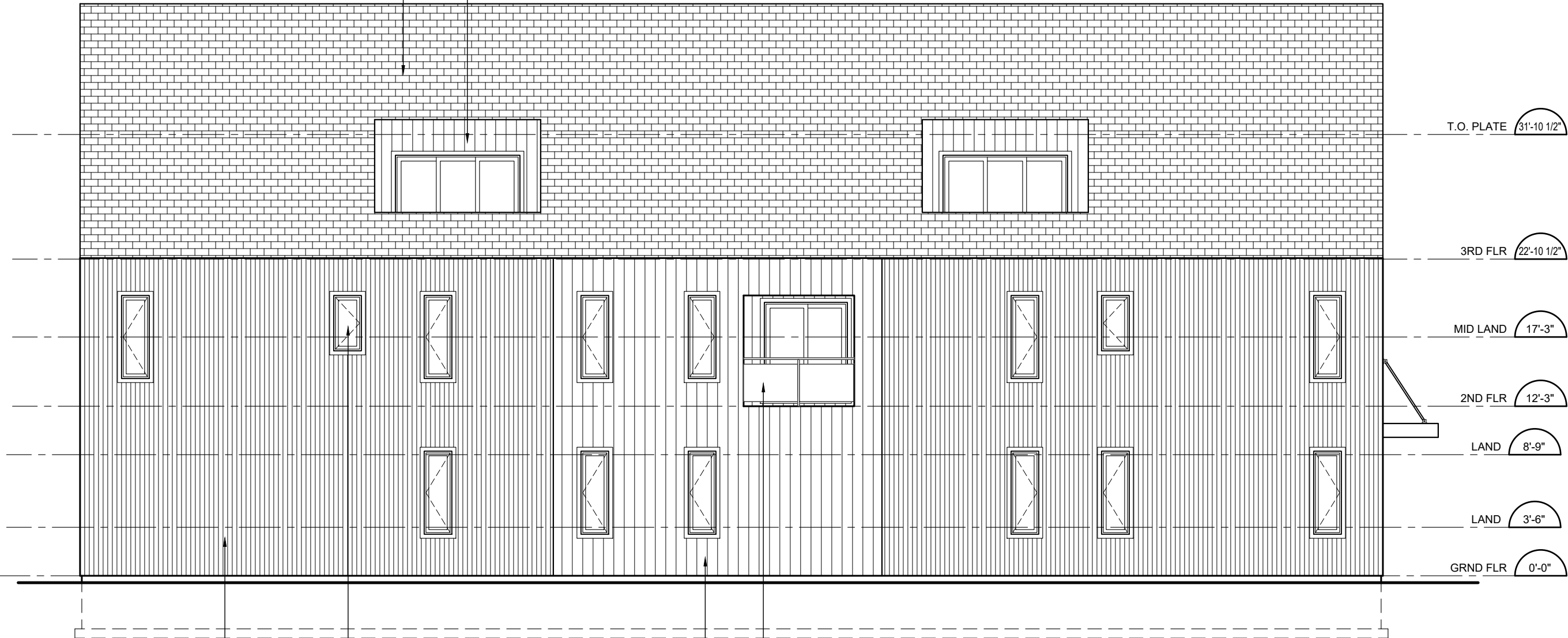
Scale **1/8" = 1'-0"** Date **DEC 13 2019**

Drawing Number  
**A302**



ASPHALT SHINGLES(BLACK)  
SEE SPECS ON A306

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



VINYL WINDOWS (BLACK)  
W/ BLACK TRIM TYP.

GLASS RAILING SYSTEM  
W/ BLACK RAILING & POSTS TYP.

VERTICAL CORRUGATED METAL SIDING  
(BLACK) SEE SPECS ON A306

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

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"

APPROVAL STAMP



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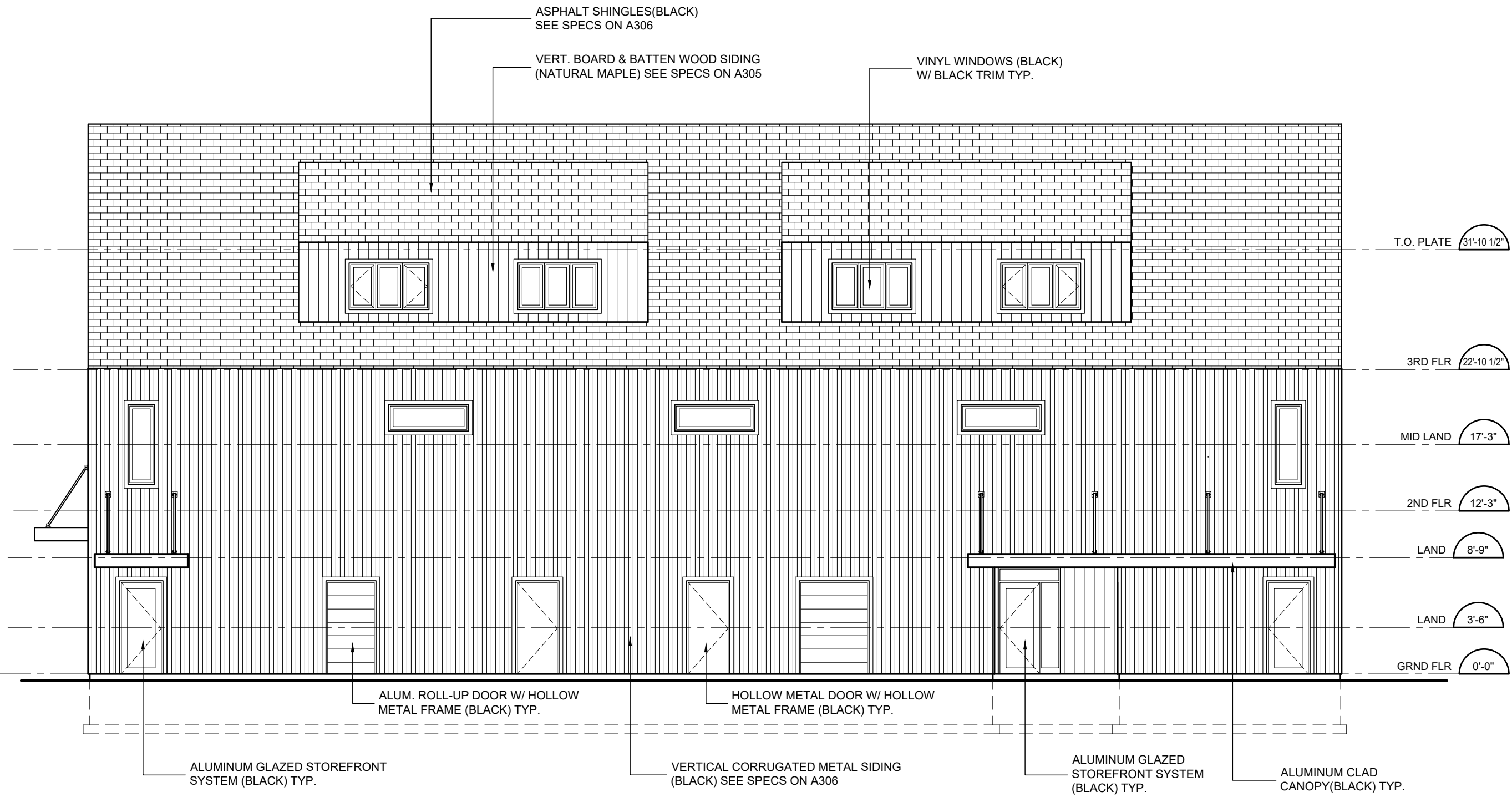
Drawing Title  
**SOUTH ELEVATION**

Drawn By DES Designed By DES

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

Drawing Number

**A303**



APPROVAL STAMP

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Project Name  
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Project Number  
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Drawing Title  
**NORTH ELEVATION**

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

Drawing Number  
**A304**

