

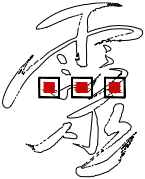
ALL EXISTING SITE FEATURES WILL REMAIN UNAFFECTED. THE DRIVEWAY, PARKING AND STORM WATER FEATURES CAN BE ACCOMMODATED WITHOUT IMPACTING EXISTING MATURE TREES.

ALL EXISTING TREES ON THE PROPERTY REMAIN IN UNAFFECTED APROX 30% TREE CANOPY AT MATURITY RETAINED.

NOTE: ALL SITE ILLUMINATION IS TO BE DIRECTED INSIDE THE SUBJECT PROPERTY WITH NO SPILLAGE ONTO NEIGHBOURING PROPERTIES WILL BE REQUIRED.

NOTE: SNOW TO BE REMOVED BY TRUCKING OFF SITE BY SNOW REMOVAL CONTRACTOR.

PARKING ANALYSIS		
GROSS FLOOR AREAS (USED TO CALCULATE PARKING)	REQUIRED	PROVIDED
ENDSWELL - RESTAURANT GFA = 127.6 m² 8 PARKING SPACE REQ./100m² GFA	11 SPACES	13
ENDSWELL - BREWERY NON RESIDENTIAL USES NOT OTHERWISE SPECIFIED = 37.2 m² 3 PARKING SPACE REQ. / 100m² GFA	2 SPACES	2
OTHER TENANT NON RESIDENTIAL USES NOT OTHERWISE SPECIFIED = 56.7 m² 3 PARKING SPACE REQ. / 100m² GFA	2 SPACES	2
RESIDENTIAL PARKING SPACES	2 SPACES	3
TOTAL PARKING SPACES	17 SPACES	20
ACCESSIBLE PARKING SPACE INCLUDED IN ABOVE	1 SPACE	1



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DATE:	23.07.05
DRAWN BY:	L.H. / E.B

ISSUE NO. / DATE:	ISSUE NO. : 7
1. 22.07.04	SPA SUBMISSION 1
2. 22.10.05	SPA SUBMISSION 2
3. 22.12.12	SPA SUBMISSION 3
4. 23.01.17	SPA SUBMISSION 4
5. 23.02.21	SPA SUBMISSION 5
6. 23.05.18	SPA SUBMISSION 6
7. 23.07.05	SPA SUBMISSION 7

DRAWING TITLE:
SITE PLAN

PROJECT :

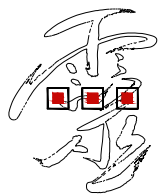
ENDSWELL

26 ELM STREET
TOWNSHIP OF COLLINGWOOD
COUNTY OF SIMCOE

PROJECT NO. : 21.652
DRAWING NO. : SP-01

GROUND FLOOR GFA (FOR PARKING SPACE CALCULATION):

RESTAURANT GFA = 127.6 m²
BREWERY GFA = 37.2 m²
TENANT GFA = 56.7 m²
TOTAL BUILDING GFA = 221.5 m²



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SCALE: 1/8" = 1'-0"

DATE: 23.07.05

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- 7. 23.07.05 SPA SUBMISSION 7

DRAWING TITLE:

MAIN FLOOR PLAN

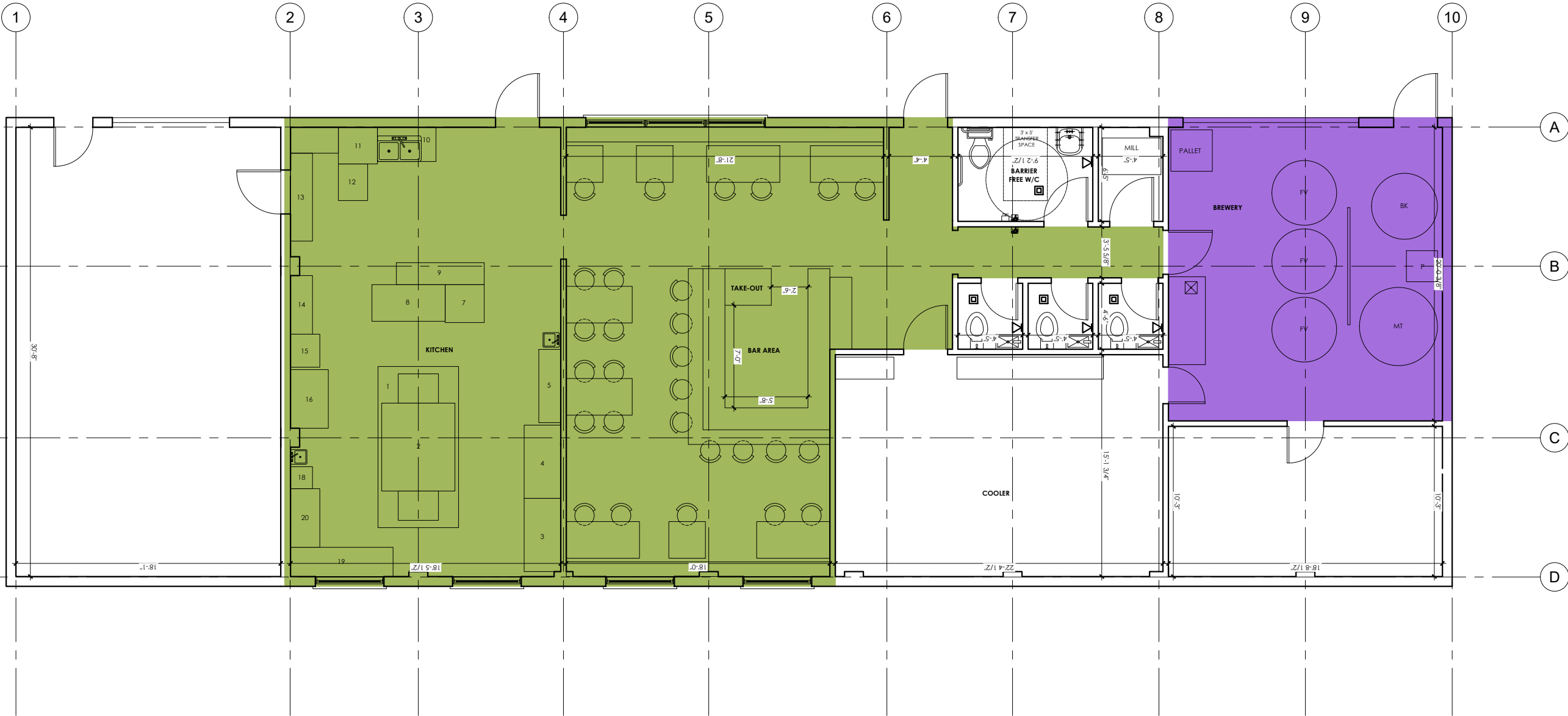
PROJECT :

ENDSWELL

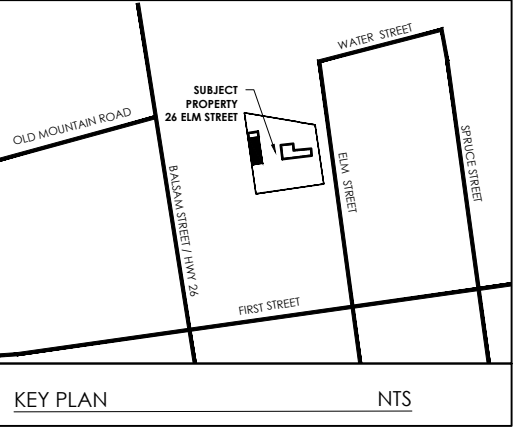
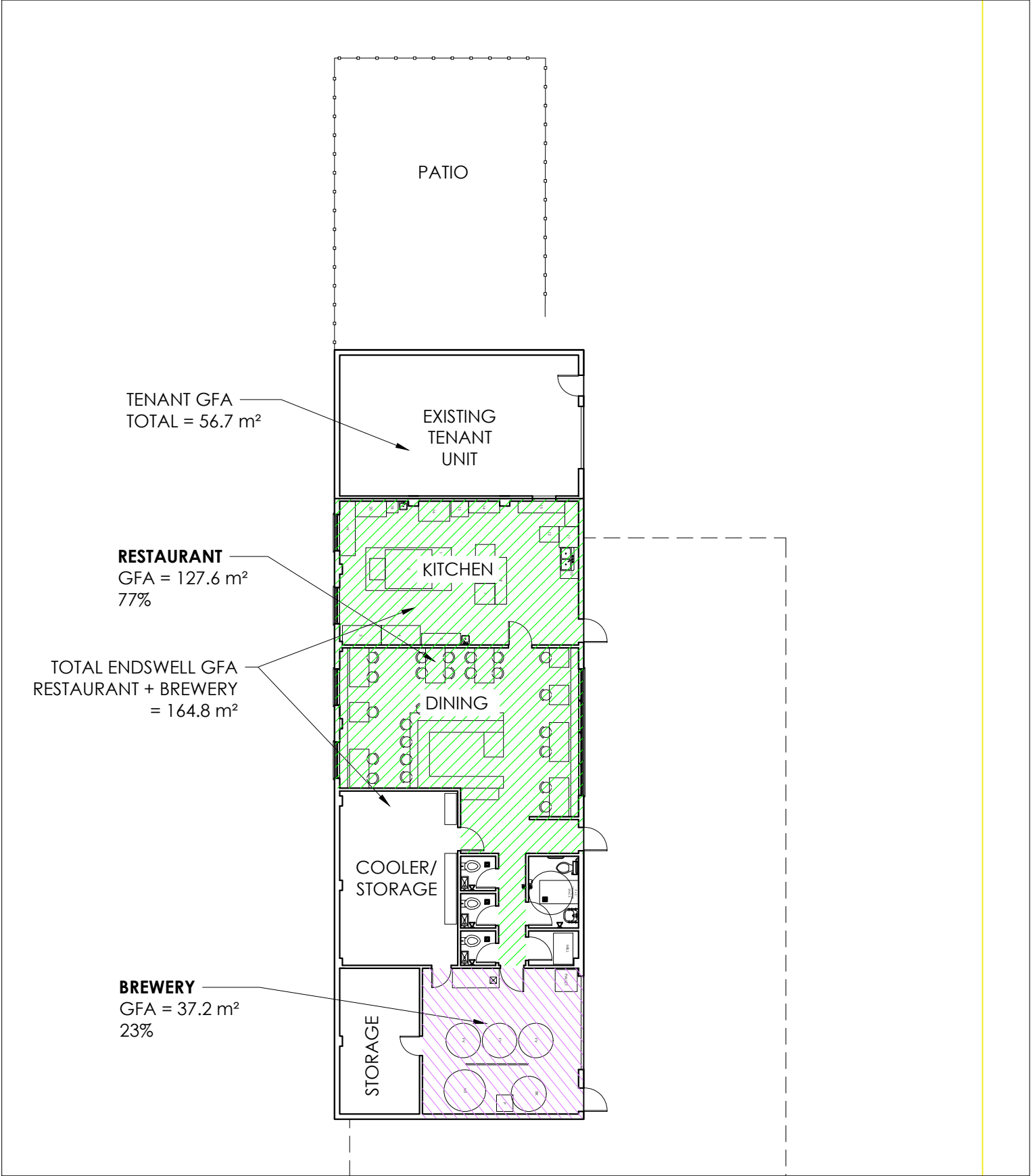
26 ELM STREET
TOWN OF COLLINGWOOD, ON
COUNTY OF SIMCOE

PROJECT NO. : 21.652

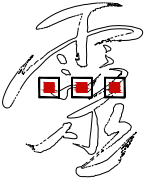
DRAWING NO. : A-01



SITE PLAN ANALYSIS	
	PROVIDED
ENDSWELL BEER	
FRONT YARD SETBACK (m):	53.33 m
REAR YARD SETBACK (m):	1.35 m
INT. SIDE YARD SETBACK (m):	20.59 m
BUILDING HEIGHT (m):	6.4 m
BUILDING FOOTPRINT (m²): (ENDSWELL ONLY)	238.1 m²
LOT COVERAGE:	5.6%
RESTAURANT AREA: 77 % G.F.A.	127.6 m²
BREWERY AREA: 23 % G.F.A.	37.2 m²
EXISTING TENANT UNIT	
FRONT YARD SETBACK (m):	53.33 m
REAR YARD SETBACK (m):	1.35 m
INT. SIDE YARD SETBACK (m):	15.06 m
BUILDING HEIGHT (m):	5 m
GROSS FLOOR AREA (m²):	56.7 m²
TENANT BUILDING FOOTPRINT (m²):	56.7 m²
LOT COVERAGE:	1.3 %
G.F.A. SUMMARY INCLUDING TENANT UNIT	
RESTAURANT AREA: 77 % G.F.A.	127.6 m²
BREWERY AREA: 23 % G.F.A.	37.2 m²
TENANT UNIT G.F.A.	56.7 m²
TOTAL G.F.A. FOR THE BUILDING	221.5 m²
EXISTING DWELLING	
FRONT YARD SETBACK (m):	6.93 m
REAR YARD SETBACK (m):	28.83 m
INT. SIDE YARD SETBACK (m):	20.63 m
BUILDING HEIGHT (m):	7.0 m
BUILDING FOOTPRINT (m²):	274.34 m²
GROSS FLOOR AREA (m²):	386.00 m²
LOT COVERAGE:	6.5 %
SITE STATISTICS	
LOT FRONTAGE (m):	55.77 m
LOT DEPTH (m):	63.97 m
LOT AREA (m²):	4,221.89 m²
LOT COVERAGE (%)	14.5 %
LANDSCAPE OPEN SPACE (%)	60 %



PARKING ANALYSIS		
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DRAWING TITLE:
SITE ANALYSIS

PROJECT :

ENDSWELL

26 ELM STREET
TOWNSHIP OF COLLINGWOOD
COUNTY OF SIMCOE

PROJECT NO. : 21.652
DRAWING NO. : GN-01



ULINE WAVE BIKE RACKS



ULINE METAL BENCH WITH BACK - 4', BURGUNDY

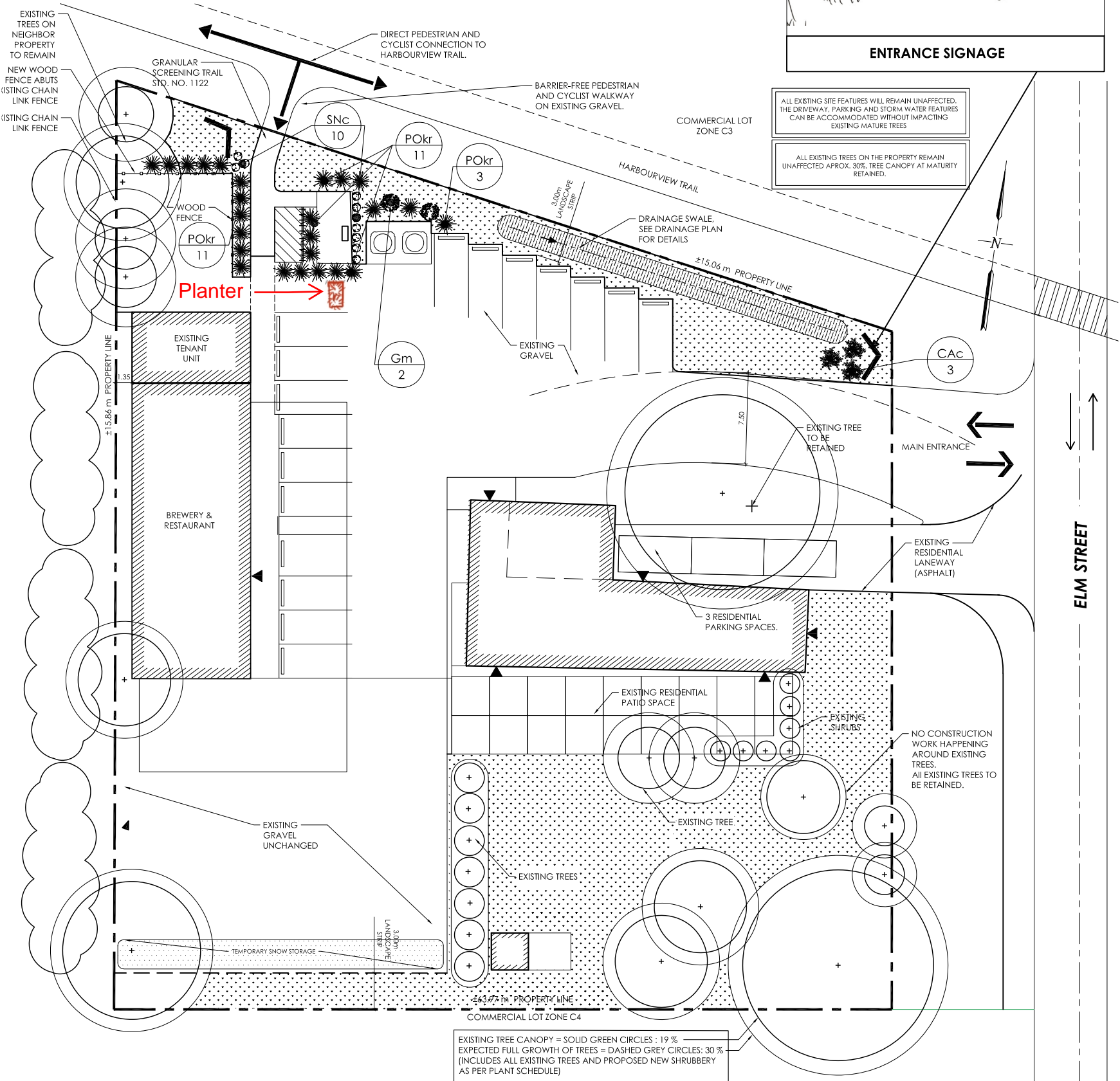


WAC Lighting Scoop Black LED Outdoor Wall Light

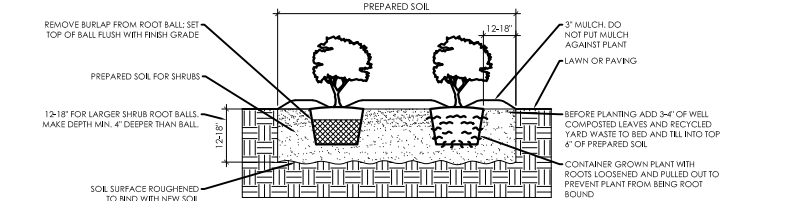
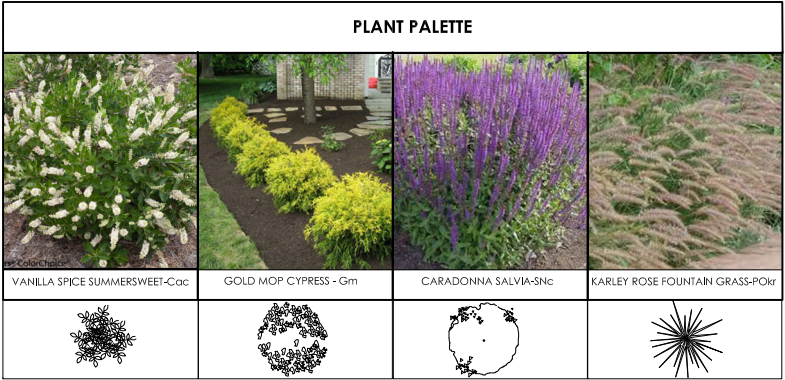
WAC LIGHTING SCOOP BLACK LED OUTDOOR WALL LIGHT (TYP.) LIGHT FIXTURES ARE DESIGNED FOR EXTERIOR ILLUMINATION AND ARE DARK SKY COMPLIANT AND INSTALLED WITH THE LIGHT DIRECTED DOWNWARD AND DEFLECTED AWAY FROM THE ADJACENT LOTS AND STREETS, LIGHT COLOUR WILL BE 3000K



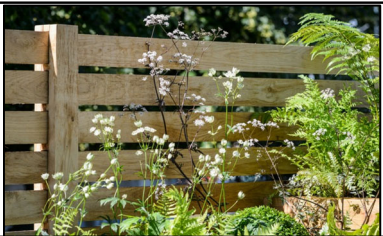
ENTRANCE SIGNAGE



PLANT SCHEDULE						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE WHEN PLANTED	SIZE AT MATURITY	QTY.	DESCRIPTION
DECIDUOUS SHRUBS						
CAC	CLETHRA ALNIFOLIA 'CALEB'	VANILLA SPICE SUMMERSWEET	3 GAL	Ht: 1m Sp: 1m	3	FRAGRANT, EXTRA LARGE WHITE FLOWERS, ATTRACTS HUMMINGBIRDS AND BUTTERFLIES, DEER RESISTANT, DARK GREEN FOLIAGE.
Gm	CHAMAECYPARIS PISIFERA	GOLD MOP CYPRESS	3 GAL	Ht: 1.25 m Sp: 60cm	2	DWARF SHRUB, GOLDEN YELLOW FOLIAGE, CONICAL FORM, SLOW-GROWING.
PERENNIALS						
SNc	SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA	1 GAL	Ht: 60cm Sp: 60cm	10	HARDY, STRIKING DARK PURPLE FLOWER SPIKES, LONG BLOOMING, JUNE -AUGUST
ORNAMENTAL GRASSES						
POkr	PENNISETUM ORIENTALIS 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL	Ht: 1m Sp: 1.25m	25	EARLIER FLOWERING FORM WITH HUGE BOTTLE BRUSH PLUMES IN MID LATE SUMMER. FOLIAGE TURNS GOLD IN FALL



- GENERAL NOTES:**
- Contractor is responsible for locating all existing underground and overhead utilities and services. All relevant utility agencies shall be given the required notice for stake-outs prior to any excavation.
 - No plant material should be planted under overhead wires or over underground services.
 - Mulch must not be placed against the trunk of a tree or shrub.
 - The owner is responsible for the maintenance and care of plant material.
 - Maintenance should include all measures necessary to establish and maintain all plants in an acceptable, vigorous and healthy condition including cultivating, weeding, watering when required, pruning and maintenance of all accessories.
 - Corrective pruning shall be completed in accordance with accepted horticultural practices and include the removal of any dead or broken branches, suckers at the trunk and co-dominant leaders.
 - Finish grades of planter areas shall be 50mm below adjacent paving or top of curb / wall.
 - Contractor is responsible to ensure the proper preparation of soil to suit plant root development. This includes proper de-compaction procedures and soil amendments such as: inorganic material (sand, silt, clay) to improve soil texture; organic material such as compost, manure or peat moss to improve soil structure; fertilizer to improve nutrient content; sulfur to adjust the soil pH level, if required.
 - All soil amendments should be mixed thoroughly with existing soil and soil test should be taken to ensure proper soil conditions prior to planting.
 - Adequate soil to suite plant root development shall be provided at a minimum 18" depth for perennials and shrubs.
 - Shrubs shall be uniform, full, healthy, well branched.
 - Plant beds to receive minimum 3" depth of 75mm shredded cedar bark mulch.
 - Plants shall be pruned as to not impede on pedestrian and vehicular circulation.
 - Plant materials shall be guaranteed for 1-year after installation by the nursery or landscape contractor.
 - Plant materials to be field located as per the planting plan. Planting plans are diagrammatic, spot plant materials approximately as shown.
 - Plant substitutions of similar hardness and character may be accepted based on availability of nursery stock.
 - Plant quantities to be confirmed on site. Plant materials should provide sufficient coverage at maturity to areas shown on the plans.
 - Plants shall be protected from heat, sun, wind, frost and abrasion during transport to the site and while being held at the site. The root ball shall not be damaged during transportation or planting.
 - Damaged material shall not be accepted or installed on the site.
 - Remove any debris 1" and larger from planting areas and legally dispose.
 - Install plant materials in accordance with details and notes.
 - Remove all plant tying material or marking tapes at time of planting.
 - Plants should be watered immediately after planting and routinely as required to maintain plant health.
 - All planting areas shall provide adequate drainage at a minimum 2% to a maximum 10% slope.



WOOD FENCE AT PATIO

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7. 23.07.05 SPA SUBMISSION 7

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT :

ENDSWELL
26 ELM STREET
TOWNSHIP OF COLLINGWOOD
COUNTY OF SIMCOE

PROJECT NO. : 21.652
DRAWING NO. : LP-01



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DRAWING TITLE:

ELEVATIONS

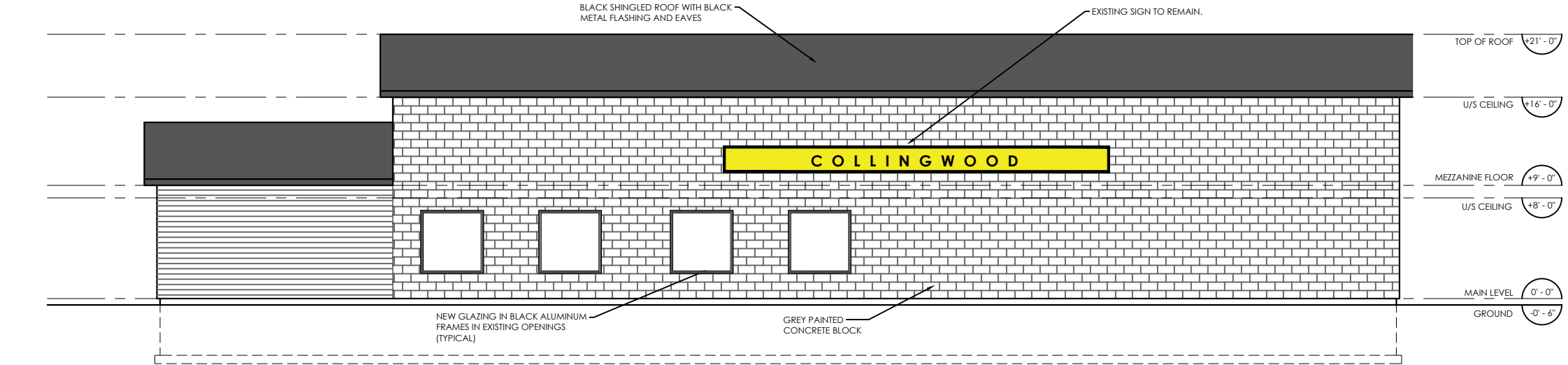
PROJECT :

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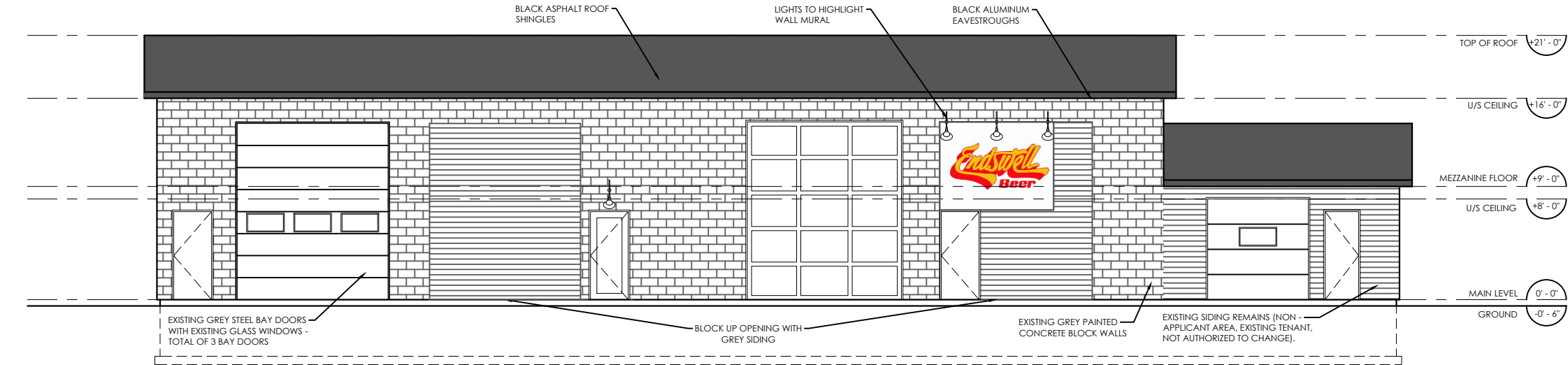
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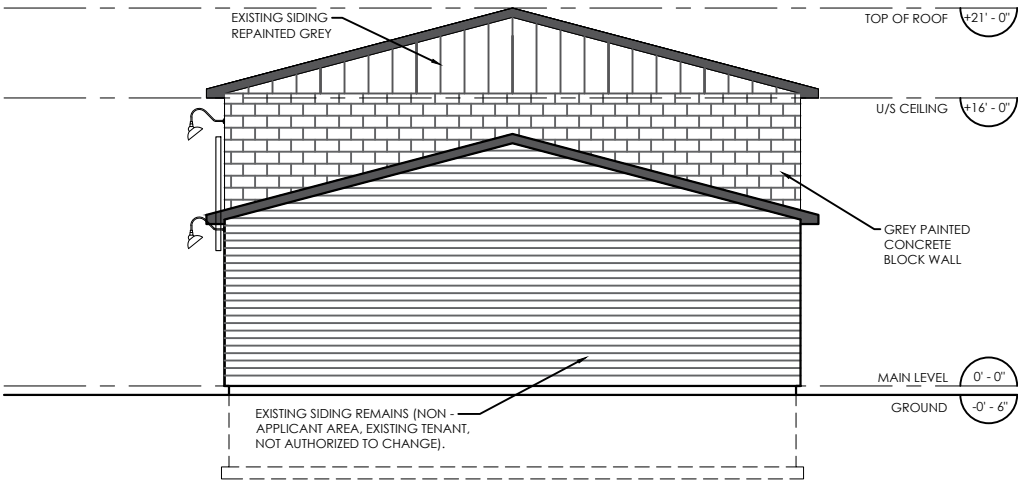
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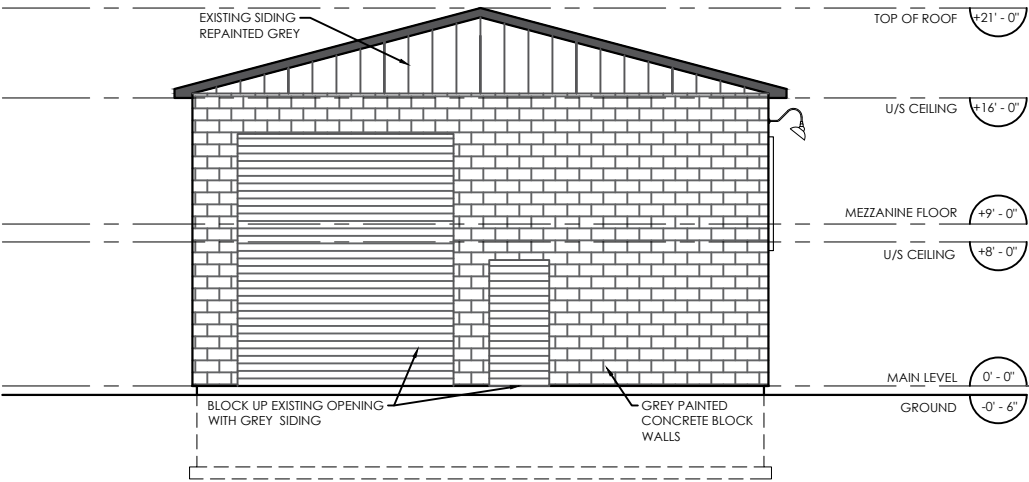
WEST ELEVATION



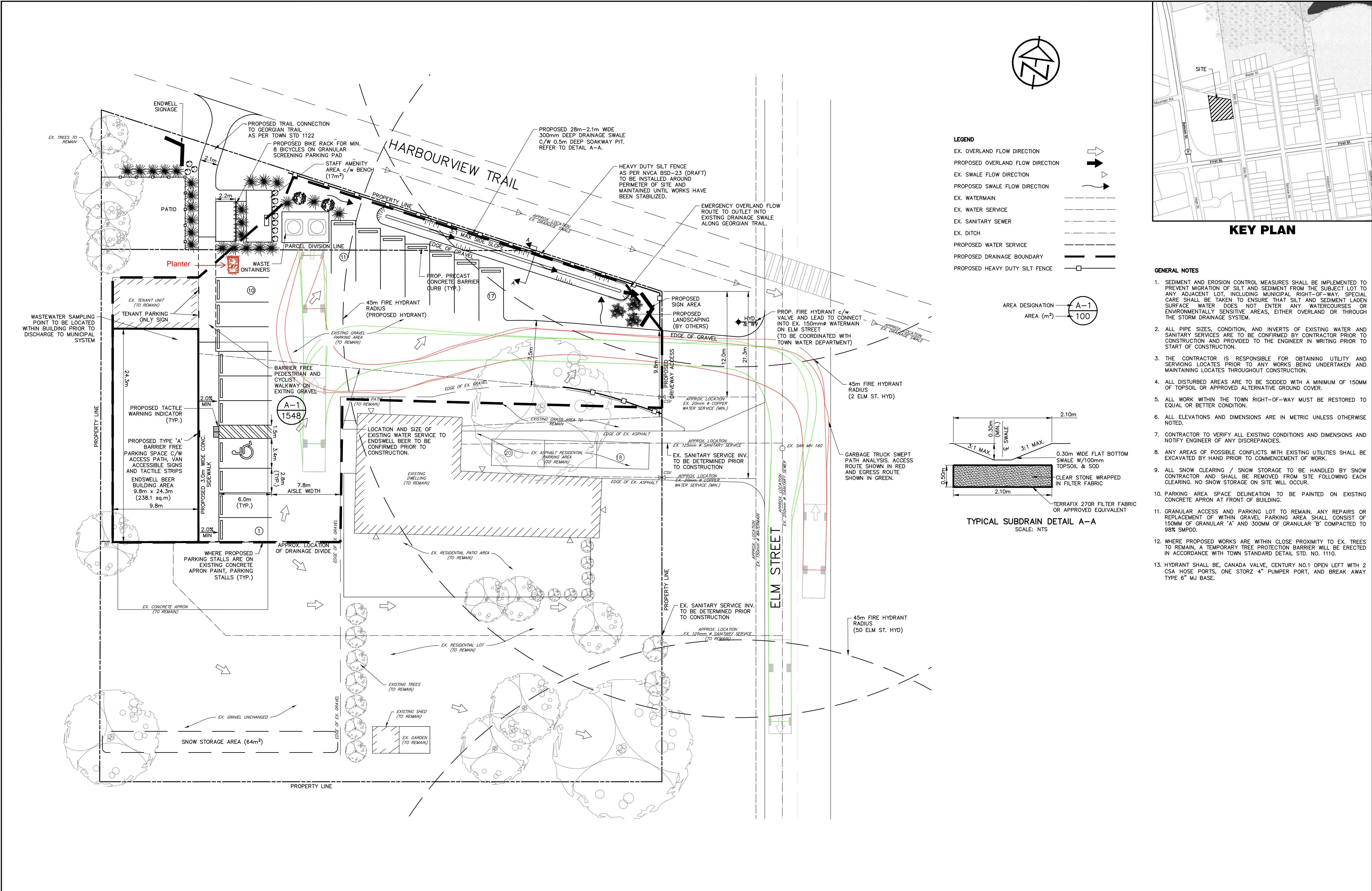
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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<div>SITE DEVELOPMENT AND DRAINAGE PLAN</div>						<div>DESIGN: MR</div> <div>DRAWN: MR</div> <div>CHECK: KRS</div>	<div>FILE: 122150</div> <div>DATE: JUNE 2022</div> <div>SCALE: 1:200</div>	<div>DWG:</div> <div>SD-1</div>																				