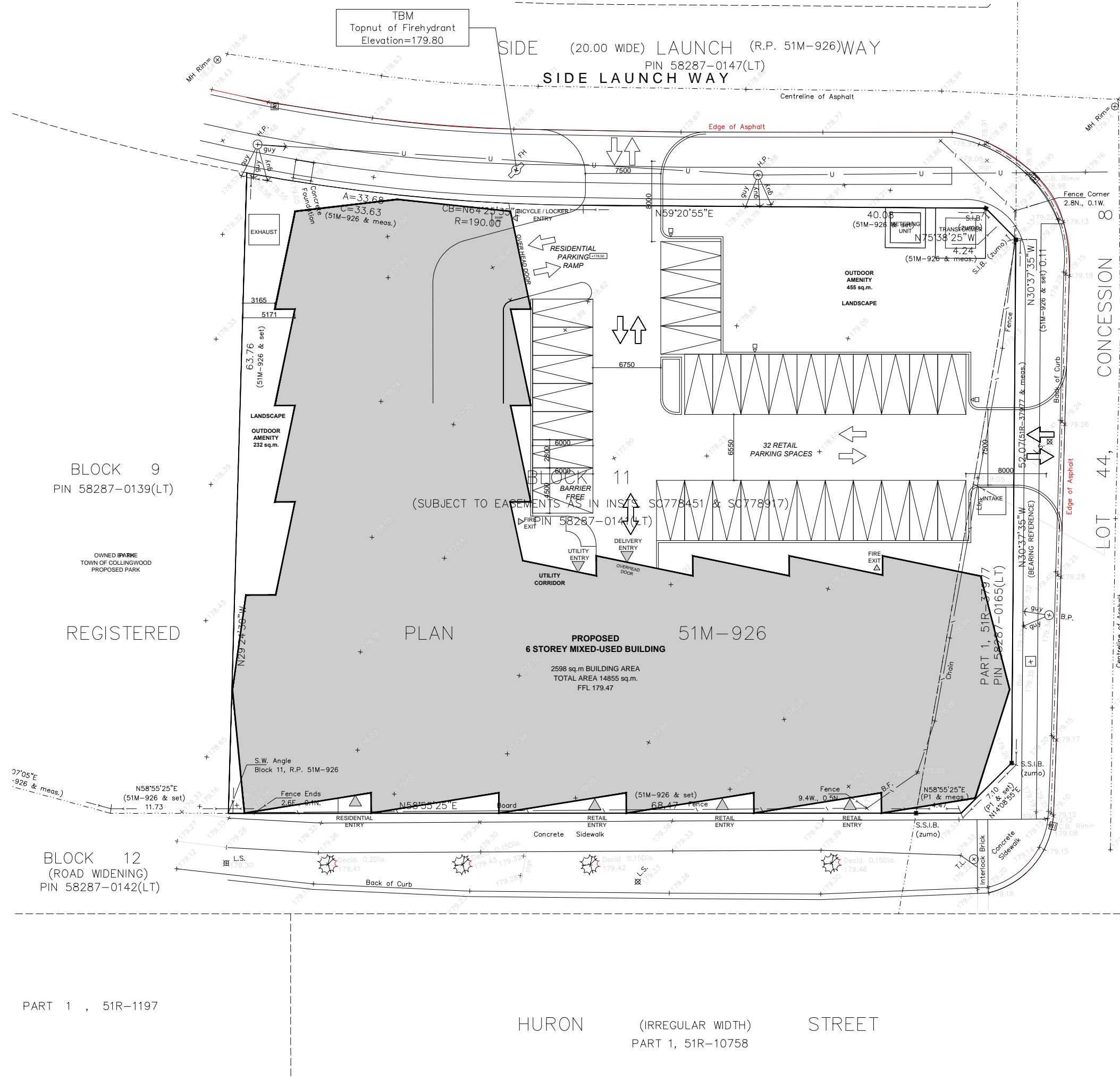


ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF STREETCAR DEVELOPMENT INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE DEVELOPERS PERMISSION. THIS DRAWING SHOULD NOT BE USED TO CALCULATE AREAS. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR AND SUCH DIMENSIONS TO BE THEIR RESPONSIBILITY. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE BY LAW AND RELATED DOCUMENTS. DRAWING ERRORS AND OMISSIONS MUST BE IMMEDIATELY REPORTED TO THE DEVELOPER.

NO. DATE REVISION  
01. 07/31/2020 ISSUED FOR SPA



**SITE STATISTICS AND ZONING REQUIREMENTS:**

DESCRIPTION	TOTAL	% COVERAGE
BUILDING AREA (GROUND FLOOR)	2598 sq.m.	55%
ASPHALT PARKING & DRIVEWAY AREAS	1118 sq.m.	24%
SIDEWALKS & OTHER HARD SURFACES	216	5%
LANDSCAPES OPEN SPACE	757	16%
<b>TOTAL LOT AREA</b>	<b>4690 sq.m.</b>	<b>1.158 ACRES</b>

REQUIRED	PROVIDED
FRONT YARD HERITAGE DRIVE	0m
REAR YARD	7.5m
EXTERIOR SIDE YARD SET BACK	0m

REQUIRED	PROVIDED
COMMERCIAL (3 spaces per 100sq.m.)	32
VISITOR (0.25 space per unit)	33
RESIDENTIAL (1 space per unit)	130
BARRIER FREE (one of total required spaces)	4
DELIVERY SPACE	1
BICYCLES	15

- GENERAL NOTES:**
- THE "LIMITS OF CONSTRUCTION" SHALL BE ASSUMED TO BE THE PROPERTY LINE UNLESS OTHERWISE NOTED
  - FIRE ACCESS ROUTE TO BE POSTED AND DESIGNATED UNDER MUNICIPAL BY-LAW (FIRE ACCESS ROUTE TO BE MIN. 6 m WIDE WITH A MIN. 12 m CENTRELINE TURNING RADIUS AND MAX. 6% SLOPED COORD. W/ MECH. & SITE PLANS FOR ALL EXISTING & NEW LOCATIONS OF SERVICES & ENTRY OF SERVICES INTO THE BUILDING ENVELOPE. (ALL MECH. ELECT. INFO INDICATED ON ARCHITECTURAL SITE DRWG. A1.1 IS FOR GENERAL REFERENCE & COORD. ONLY)
  - COORD. W/ SITE GRADING PLAN FOR PROPOSED FINAL FINISH GRADE, ELEV. S & DRAINAGE SLOPES
  - TYP. DRIVEWAY & PARKING LOT CONC. CURBS AS INDICATED ON DRAWING, W/ PSD DETAILS & SPECS. FOR TYPICAL CURB TYPES SITE DIMENSIONS ARE TYPICALLY DIMENSIONED TO FACE OF CURB
  - THE SUB-GRADE SOILS EXPOSED AFTER EXCAVATION SHALL BE INSPECTED AND CERTIFIED BY A QUALIFIED REGISTERED PROFESSIONAL SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE FORWARDED TO THE MUNICIPALITY
  - ALL FILL PLACED ON THE SITE SHALL BE COMPACTED TO A MINIMUM OF 88-100% STANDARD PROCTOR DENSITY. A SUFFICIENT NUMBER OF TESTS SHALL BE TAKEN AT VARIOUS LEVELS SATISFACTORY TO THE DIRECTOR OF ENGINEERING. TEST RESULTS SHALL BE SENT TO THE MUNICIPALITY WITH A LETTER, SIGNED AND STAMPED BY THE SOILS ENGINEER, STATING THAT A SUFFICIENT NUMBER OF TESTS HAVE BEEN TAKEN AND THE MINIMUM DEGREE OF COMPACTION HAS BEEN REACHED
  - APPROVAL OF THIS DRAWING IS FOR MATERIAL ACCEPTABILITY AND COMPLIANCE WITH MUNICIPAL AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION BY THE MUNICIPALITY OF THE WORKS DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS AND IT IS THE OWNER'S RESPONSIBILITY TO HAVE THEIR ENGINEER CERTIFY THIS ACCORDINGLY
  - SILTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO WORKS COMMENCING ON THE SITE AND SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION, TO THE SATISFACTION OF THE MUNICIPALITY
  - PROJECT SIGN TO BE ERRECTED @ BEGINNING OF PROJECT. FINAL LOCATION TO BE COORDINATED WITH ARCHITECT ON SITE
  - EARTH BERMS SHOWN ARE DIAGRAMMATIC ONLY. REFER TO GRADING PLAN FOR ACCURATE AND COMPLETE INFORMATION
  - PROVIDE HEAVY DUTY ASPHALT @ ENTIRE TRUCK ACCESS ROUTE PROVIDE MEDIUM DUTY (MD) ASPHALT @ ALL OTHER DRIVEWAYS AND PARKING SPACES
- GENERAL NOTES - MUNICIPAL**
- ALL WORK INVOLVED IN THE CONSTRUCTION, RELOCATION, REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE MUNICIPALITY
  - STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN MUNICIPAL RIGHT OF WAY BY ANY CONTRACTOR
  - CONTRACTOR IS RESPONSIBLE FOR ALL SERVICING, UTILITIES, AND COSTS
  - STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES
  - FIRE ROUTE SIGNS AND SWAY FIRE HYDRANTS SHALL BE ESTABLISHED TO THE SATISFACTION OF THE FIRE DEPARTMENT AND AT THE EXPENSE OF THE CONTRACTOR
  - ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5 M SHALL BE WITHIN 5% MAXIMUM GRADE. THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES
  - THE MUNICIPAL APPROVAL OF THIS SITE PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
    - BUILDING PERMIT
    - SEWER AND WATER PERMITS
    - ROAD CUT PERMITS
    - RELOCATION OF SERVICES
    - APPROACH APPROVAL PERMITS
    - ENCROACHMENT AGREEMENTS
    - COMMITTEE OF ADJUSTMENT
  - ANY ABANDONED ACCESSES MUST BE REMOVED AND THE CURB AND BOULEVARD RESTORED WITH SOD AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE MUNICIPALITY.

- BEFORE STARTING WORK**
- THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY, ARCHITECT & CONSULTANTS AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION
  - THE POSITION OF THE POLE LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. CONTRACTOR TO VERIFY EXISTING CONDITIONS
  - ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LOCATED, MARKED AND PROTECTED. ANY UTILITIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, AT THE CONTRACTOR'S EXPENSE
  - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL BENCHMARKS, ELEVATIONS, DIMENSIONS AND GRADES MUST BE CHECKED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER
  - AT LEAST TWO DIFFERENT BENCHMARKS MUST BE REFERRED TO AT ALL TIMES

**STREETCAR™**  
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

DRAWING:  
PROPOSED SITE PLAN

PROJECT:  
31 HURON STREET  
COLLINGWOOD

SCALE:  
1:200

ISSUE DATE:  
30 / 07 / 2020

**D-001**

PART 1, 51R-1197

HURON (IRREGULAR WIDTH) STREET  
PART 1, 51R-10758

DRIVE  
CONCESSION 8  
LOT 44,  
HERITAGE (IRREGULAR WIDTH) (LOCAL NAME)  
PART 10, 51R-25091  
PIN 58287-0156(R)

BLOCK 9  
PIN 58287-0139(LT)

REGISTERED

PLAN

PROPOSED  
6 STOREY MIXED-USED BUILDING

2598 sq.m BUILDING AREA  
TOTAL AREA 14855 sq.m.  
FFL 179.47

51M-926

BLOCK 12  
(ROAD WIDENING)  
PIN 58287-0142(LT)

	TOTAL GFA		RETAIL GFA		RESIDENTIAL GFA		RESIDENTIAL UNITS GFA		1BD	2BD	3BD	4BD	TOTAL UNITS
	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.					
M Mezzanine / Mechanical	8,077	750.35	-	-	8,077	750.35	8,077	750.35	-	-	-	-	-
6 Residential / Mechanical	22,406	2,081.52	-	-	22,406	2,081.52	20,000	1,858.00	3	12	11	-	26
5 Residential	25,363	2,356.22	-	-	25,363	2,356.22	22,320	2,073.53	6	14	5	-	25
4 Residential	25,363	2,356.22	-	-	25,363	2,356.22	22,320	2,073.53	6	14	5	-	25
3 Residential	25,363	2,356.22	-	-	25,363	2,356.22	22,320	2,073.53	6	14	5	-	25
2 Residential	25,363	2,356.22	-	-	25,363	2,356.22	22,320	2,073.53	6	14	5	-	25
GF Lobby, Retail, Residential	27,962	2,597.67	11,362	1,055.53	16,600	1,542.14	8,871	824.12	-	-	-	4	4
<b>TOTALS</b>	<b>159,897</b>	<b>14,854</b>	<b>11,362</b>	<b>1,056</b>	<b>148,535</b>	<b>13,799</b>	<b>126,228</b>	<b>11,727</b>	<b>27</b>	<b>68</b>	<b>31</b>	<b>4</b>	<b>130</b>

ALL DRAWINGS AND RELATED DOCUMENTS ARE THE PROPERTY OF STREETCAR DEVELOPMENT INC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE DEVELOPERS PERMISSION. THIS DRAWING SHOULD NOT BE USED TO CALCULATE AREAS. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR AND SUCH DIMENSIONS TO BE THEIR RESPONSIBILITY. ALL WORK MUST COMPLY WITH THE RELEVANT BUILDING CODE BY LAW AND RELATED DOCUMENTS. DRAWING ERRORS AND OMISSIONS MUST BE IMMEDIATELY REPORTED TO THE DEVELOPER.

NO.	DATE	REVISION
01.	07 / 31 / 2020	ISSUED FOR SPA

#### SUMMARY

<b>Total GFA</b>	159,897 sq.ft.	<b>14,854.43 sq.m.</b>	<b>SITE AREA</b>	<b>4,690.0 sq.m.</b>
<b>Total Retail GFA</b>	11,362 sq.ft.	<b>1,055.53 sq.m.</b>	<b>FSI</b>	<b>3.2</b>
<b>Total Residential GFA</b>	148,535 sq.ft.	<b>13,798.90 sq.m.</b>	Bicycle Spaces (P1)	200
<b>Total Residential Unit GFA</b>	126,228 sq.ft.	<b>11,726.58 sq.m.</b>	Retail Parking Spaces (G)	32
<b>Total Residential Units</b>		<b>130</b>	Visitor Parking Spaces (P1)	33
<b>Storage Lockers</b>		<b>117</b>	Residential Parking Spaces (P1, P2)	139
<b>Total Indoor Amenity</b>	2,214 sq.ft.	<b>205.68 sq.m.</b>	<b>TOTAL PARKING SPACES</b>	<b>204</b>
<b>Total Outdoor Amenity</b>	7,119 sq.ft.	<b>661.36 sq.m.</b>		
<b>Total Private Terrace/Balcony</b>	12,080 sq.ft.	<b>1,122.23 sq.m.</b>		
<b>Total Mechanical (excluded from GFA)</b>	2,924 sq.ft.	<b>271.64 sq.m.</b>		

**STREETCAR™**  
RETHINK URBAN LIVING

1230 DUNDAS ST E TORONTO ONTARIO M4M 1S3 416-466-2361

DRAWING:  
SITE STATISTICS

PROJECT:  
31 HURON STREET  
COLLINGWOOD

SCALE:  
NTS

ISSUE DATE:  
30 / 07 / 2020

**D-002**