



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



57 Barker Boulevard, Collingwood



STANLEY KUKLA

Broker
705-446-7976
stanleyjkukla@gmail.com



LOCATIONS **NORTH**

ROYAL LEPAGE

SHEILA SHEPHERD

Sales Representative
705-441-6085
sheilashepherd@rogers.com





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Quick Facts

57 Barker Boulevard, Collingwood

- Located in Cranberry Trail West's desirable golf course community, known as The Links, with access to walking trails, an outdoor pool, beautifully maintained gardens and mature landscaping
- Bright spacious interior designed with plenty of room for family, guests and entertaining
- Quiet setting close to everything, just minutes to Blue Mountain, the Village at Blue and Collingwood's shops, restaurants, cafes, theatres and everyday amenities
- Walking distance to the Georgian Trail for biking, hiking and four season outdoor enjoyment
- 4 bedrooms
- 3 baths
- 2 car garage



CollaborativeRealEstate.ca



2,103 sq. ft.



3+1 Bed



3 Bath



STAN KUKLA
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Property Client Full

57 Barker Boulevard, Collingwood, Ontario L9Y 4W4

Listing

57 Barker Blvd Collingwood

Active / Residential Condo & Other / Condo Townhouse

MLS® #: S13494010

List Price: \$649,000

New Listing



Simcoe/Collingwood/Collingwood

Tax Amt/Yr:	\$4,788.00/2025	Transaction:	Sale
SPIS:	No	DOM	2
Legal Level:	1	Legal Unit:	57
Style:	2 Storey	Rooms Rooms+:	8+1
Fractional Ownership:	No	BR BR+:	4(3+1)
Assignment:	No	Baths (F+H):	3 (3+0)
Corp #:	200	SF Range:	2000-2249
Reg Office:	SCP	SF Source:	iGuide
Locker:	None	Lot Acres:	

Zoning: **R3-32**

Dir/Cross St: **Hywy 26 & Cranberry Trail West**

Prop Mgmt: **E&H Property Management**

PIN #: **592000004**

Holdover: **120**

Possession: **Flexible**

Bldg Name:

ARN #: **433104000214840**

Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitchens: **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Partially Finished**
 Fireplace/Stv: **Yes**

Auto Garage Door
Remote, Central
 Interior Feat: **Vacuum, Storage,**
Sump Pump, Water
Heater

Heat: **Forced Air**

Heat Source: **Gas**

Apx Age: **16-30**

Sqft Source: **iGuide**

Exposure: **E**

Special Design: **Unknown**

Bldg Amen: **BBQs Allowed, Outdoor**
Pool, Visitor Parking

Property Feat: **Beach, Cul De Sac, Golf,**
Grnbelt/Conserv,
Skiing, Wooded/Treed

Waterfront Y/N: **No**

Water Struct:

Under Contract: **Hot Water Heater**

View: **Golf Course, Trees/Woods**

Pets Allowed: **Yes-with Restrictions**
 Maintenance: **\$1,078.00**
 A/C: **Yes/Central Air**
 Central Vac: **Yes**
 Elev/Lift: **No** Retirement: **No**
 Included: **Condo Taxes, Parking,**
Common Elements

Balcony: **Open**
 Laundry Acc: **In Basement**
 Laundry Lev: **Lower**
 Exterior: **Vinyl Siding**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Park Type: **Owned**
 Drive Pk Spcs: **2.00**
 Tot Pk Spcs: **4.00**

Waterfront:
 Easements/Restr:
 Dev Charges Paid:
 Lot Shape:

Island YN:

HST App To SP: **Included In**
 Lot Size Source:

Remarks/Directions

Client Rmks: **Enjoy relaxed, low-maintenance living in this spacious and beautifully maintained one-owner home, quietly positioned along the 7th fairway of Cranberry Golf Course in Collingwood's desirable west end. Filled with natural light and welcoming golf course views, this three-bedroom, three-bathroom home offers comfort, flexibility, and an easy four-season lifestyle close to trails, skiing, downtown Collingwood, Georgian Bay, and Blue Mountain. The inviting interior features an open-concept layout enhanced by large windows, California shutters, vaulted ceilings, and architectural display details that add warmth and character throughout. A double-door entry opens to a generous foyer and spacious formal living and dining area, creating an elegant setting for entertaining or everyday enjoyment. The bright kitchen offers plenty of space for cooking and gathering, with a walkout to a newer composite deck overlooking the fairway. A few steps down, the comfortable family room features a gas fireplace and sliding doors to the ground-level patio, complete with an electric awning for added shade on sunny afternoons. The upper level offers two generous bedrooms, each with its own ensuite bathroom and large walk-in closet, creating ideal privacy for owners and guests. A third bedroom on the main level also works beautifully as a home office, with a separate three-piece bathroom nearby. Inside entry to the double garage adds everyday convenience, and the garage has been finished with an epoxy non-slip floor. The lower level is partially finished with laundry, utility space, excellent storage, double sump pumps, and additional room to complete if desired for guest accommodation, a children's play area, fitness space, or hobby room. With its golf course setting, thoughtful layout, abundant natural light, and exceptional pride of ownership, this is a wonderful opportunity to enjoy the best of Collingwood living in every season.**

Inclusions: **Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, California Shutters, Central Vac, Garage Door Opener, Electric Awning (rear patio)**

Listing Contracted With: **Royal LePage Locations North 705-445-5520**

Date Prepared: 06/26/2026

Rooms

MLS® #: S13494010

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	5.65 M X 6.77 M	18.54 Ft x 22.21 Ft		Broadloom, Combined w/Dining, Vaulted Ceiling
Kitchen	Main	2.72 M X 4.21 M	8.92 Ft x 13.81 Ft		Tile Floor, Vaulted Ceiling
Breakfast	Main	2.61 M X 4.92 M	8.56 Ft x 16.14 Ft		Tile Floor, W/O To Deck
Family Room	Main	5.47 M X 4.83 M	17.95 Ft x 15.85 Ft		Broadloom, Gas Fireplace, Sliding Doors
Bedroom	Main	3 M X 3.72 M	9.84 Ft x 12.20 Ft		Broadloom
Primary Bedroom	Second	4.06 M X 5.82 M	13.32 Ft x 19.09 Ft		Broadloom, Vaulted Ceiling, W/I Closet
Bedroom	Second	4.15 M X 6.19 M	13.62 Ft x 20.31 Ft		Broadloom, Vaulted Ceiling
Recreation	Lower	2.82 M X 4.26 M	9.25 Ft x 13.98 Ft		Broadloom
Utility Room	Lower	3.44 M X 10.59 M	11.29 Ft x 34.74 Ft		
Bathroom	Second			5	
Bathroom	Second			4	
Bathroom	Lower			3	

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Expense/Utility/House Details

57 Barker Boulevard, Collingwood

House Details

Item	Year	Notes
Year Home was Built	1996	
Air Conditioner		
Windows	1996	Under review for replacement by the condo corporation
Roof	2023	
Furnace	2013	Trane

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,788.00 (2025)	Town of Collingwood
Insurance Premium		CAA
Gas	\$2,190.00	Enbridge
Hydro	\$2,390.00	EPCOR
Rental Equipment Contracts	\$805.92	Enercare - Hot Water Tank
Water/Sewer		EPCOR
Internet/Cable Provider		Rogers
Lawn/Garden Maintenance	Incl in Condo Fees	E&H Property Management
Snow Removal	Incl in Condo Fees	E&H Property Management
Condo Fee	\$12,907.44	E&H Property Management

Rental Equipment

Item	Provider	Contact/Notes
Hot Water Heater	Enercare	

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator	Midea / HD663FWS	2019
Dishwasher	Samsung / DW80F600UTS/AC	2015
Stove/Oven	Frigidaire / CGEF3035RFA	2015
Microwave	Frigidaire /	2014
Washer	Whirlpool / BW102AW4	1996
Dryer	Whirlpool / YLGR6648000	1996

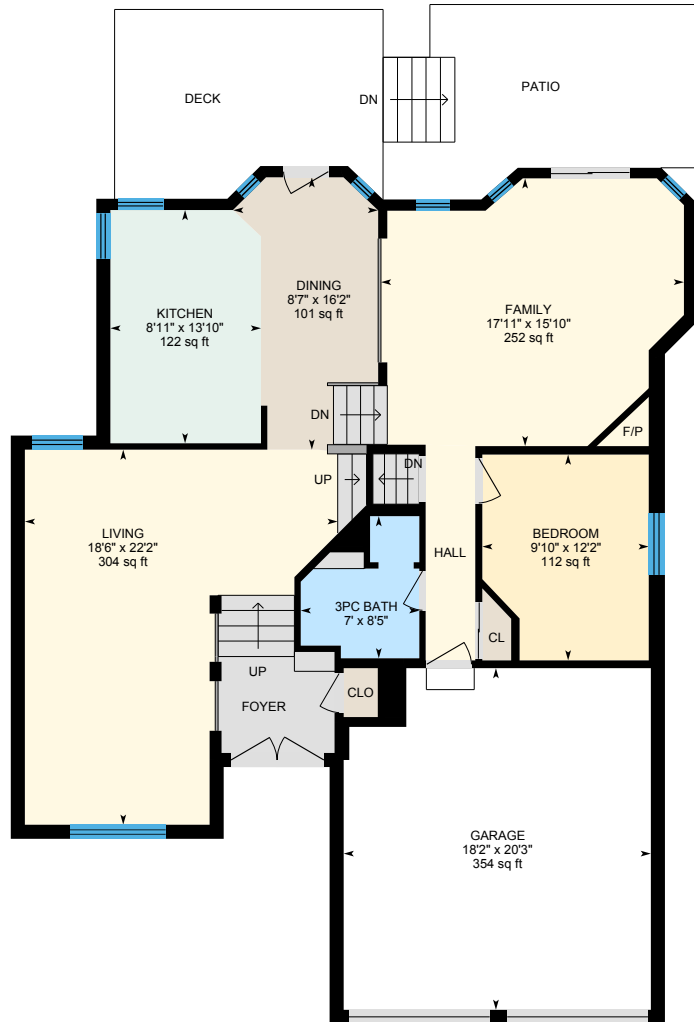
Additions, Upgrades and Additional Notes:

California shutters throughout
Kitchen floor plan change - extra deep pantry, additional upper cupboards, fridge placement
Double door slider on main level family room, custom wooden fireplace mantel & surround
Floor plan change to create more wall space between upper living room/dining room area & kitchen
Architectural wall niches with pot lighting in hallways
Cedar lined front closet
Primary bedroom: Ensuite floor plan change to create separate 'water closet' and linen closet, "marblite "double sink vanity, jacuzzi brand tub Two wall sconces, closet shelving & drawers with velvet lined Jewelry drawer.
Third bedroom closet removed to create wall space for pullout murphy style bed
Second upper bedroom floor plan change to create more wall space and designated ensuite

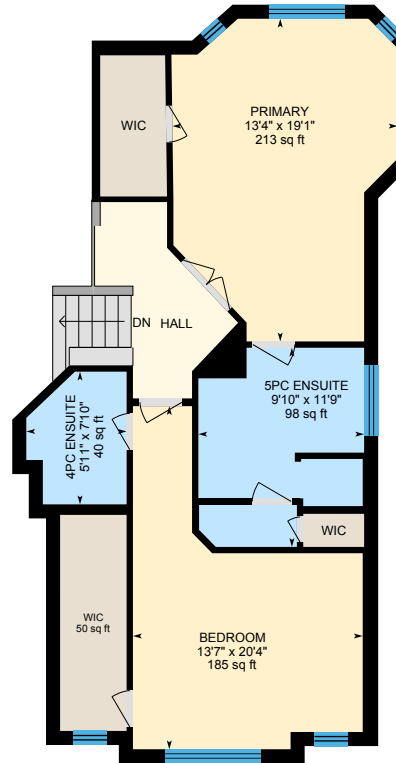
Water line back up sump pump
Remote awning with wind sensor on rear patio
Composite rear deck and stairs
Epoxy non-slip garage floor finish

57 Barker Blvd, Collingwood, ON

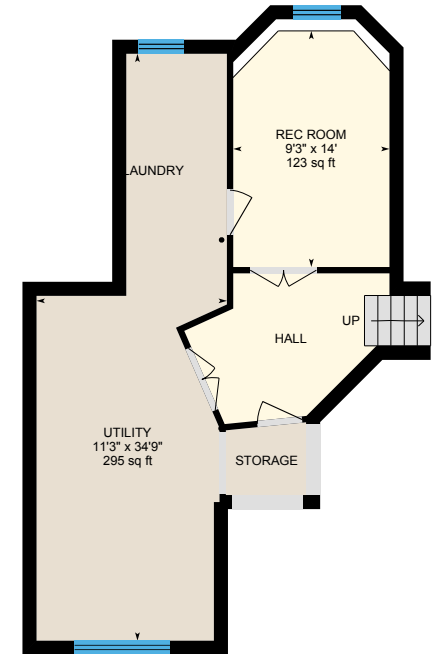
Main Building: Total Exterior Area Above Grade 2090.07 sq ft



Main Floor
Exterior Area 1241.75 sq ft



2nd Floor
Exterior Area 848.31 sq ft



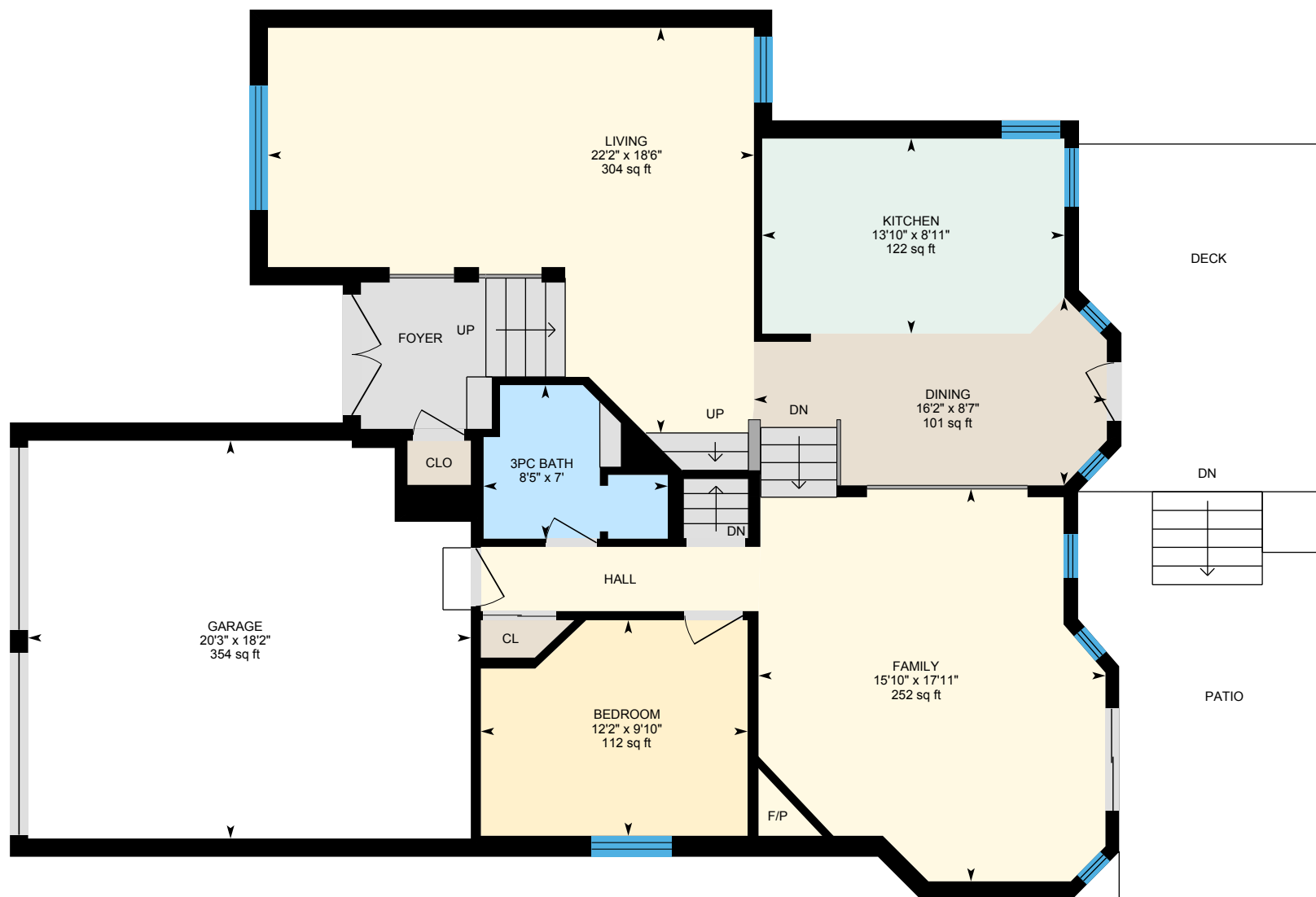
Lower Level (Below Grade)
Exterior Area 634.28 sq ft

0 5 10
ft



57 Barker Blvd, Collingwood, ON

Main Floor Exterior Area 1241.75 sq ft
Interior Area 1119.55 sq ft
Excluded Area 400.20 sq ft



0 5 10 ft

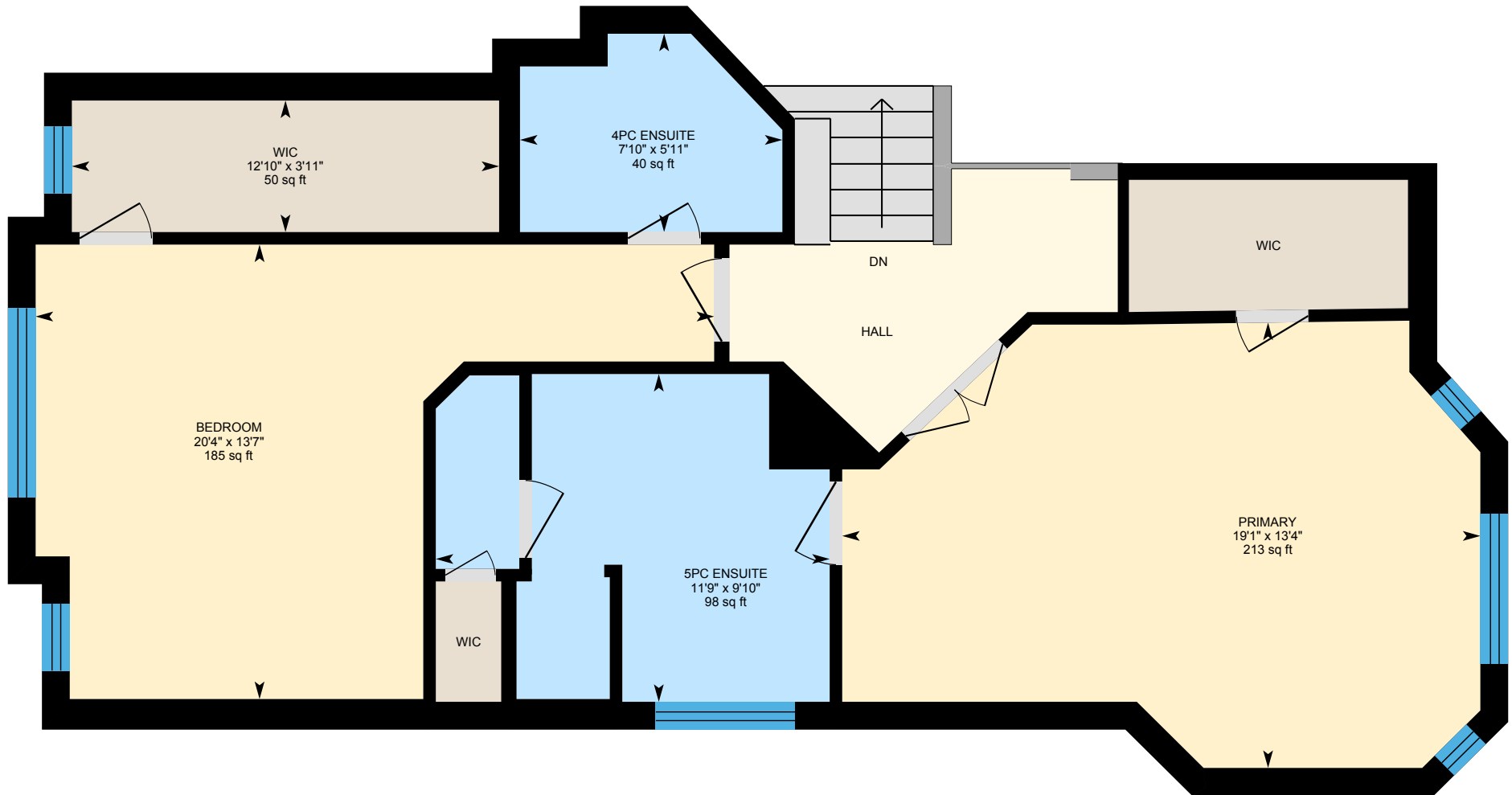
PREPARED: 2026/06/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

57 Barker Blvd, Collingwood, ON

2nd Floor Exterior Area 848.31 sq ft
Interior Area 744.07 sq ft



0 4 8 ft

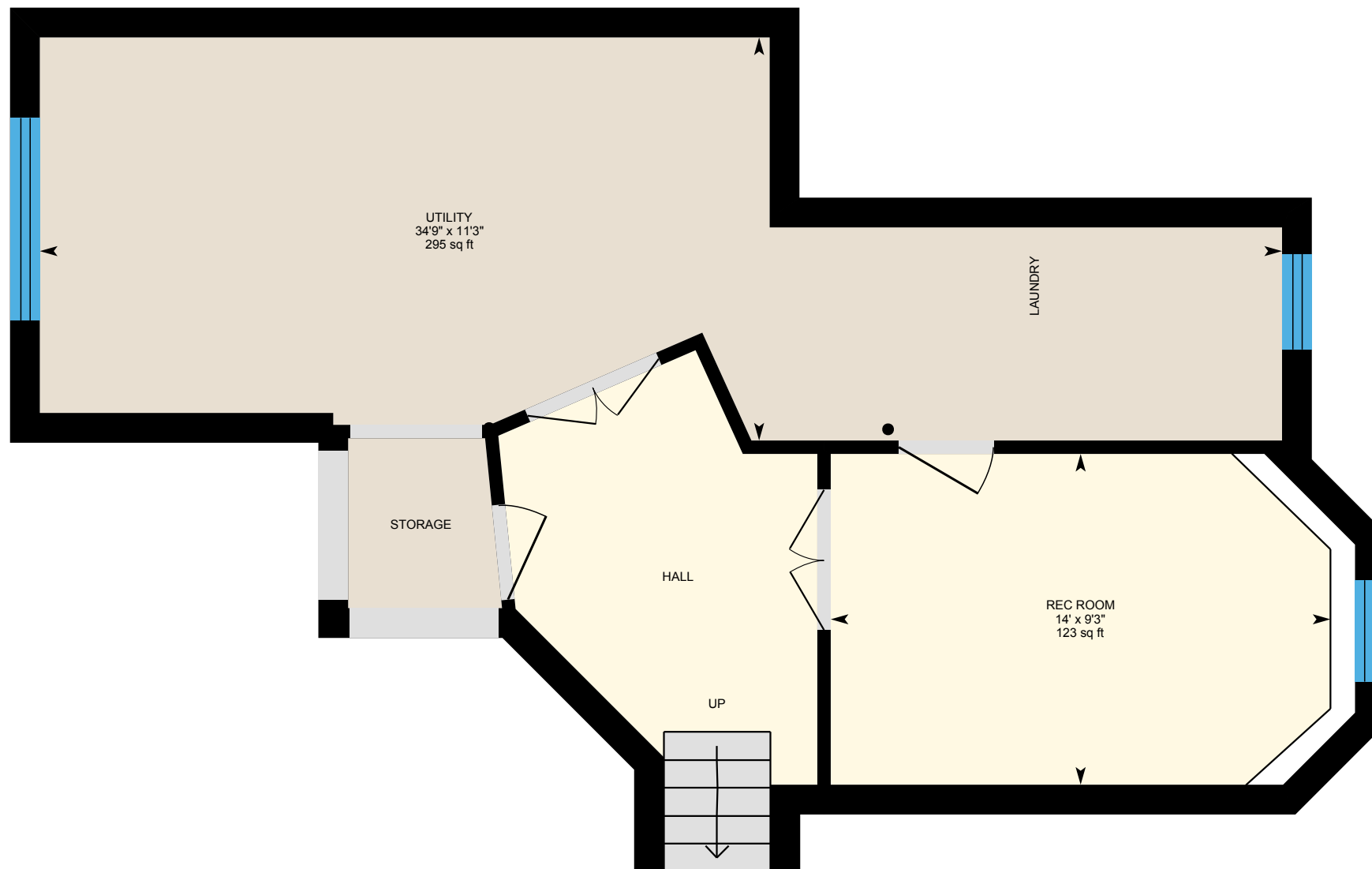
PREPARED: 2026/06/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

57 Barker Blvd, Collingwood, ON

Lower Level (Below Grade) Exterior Area 634.28 sq ft
Interior Area 538.72 sq ft



0 3 6 ft

PREPARED: 2026/06/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

57 Barker Blvd, Collingwood, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

3pc Bath: 7' x 8'5" | 44 sq ft
Bedroom: 9'10" x 12'2" | 112 sq ft
Dining: 8'7" x 16'2" | 101 sq ft
Family: 17'11" x 15'10" | 252 sq ft
Garage: 18'2" x 20'3" | 354 sq ft
Kitchen: 8'11" x 13'10" | 122 sq ft
Living: 18'6" x 22'2" | 304 sq ft

2ND FLOOR

4pc Ensuite: 5'11" x 7'10" | 40 sq ft
5pc Ensuite: 9'10" x 11'9" | 98 sq ft
Bedroom: 13'7" x 20'4" | 185 sq ft
Primary: 13'4" x 19'1" | 213 sq ft
Wic: 3'11" x 12'10" | 50 sq ft

LOWER LEVEL

Rec Room: 9'3" x 14' | 123 sq ft
Utility: 11'3" x 34'9" | 295 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 1119.55 sq ft
Excluded Area: 400.20 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 1241.75 sq ft

2ND FLOOR

Interior Area: 744.07 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 848.31 sq ft

LOWER LEVEL (Below Grade)

Interior Area: 538.72 sq ft
Perimeter Wall Thickness: 10.0 in
Exterior Area: 634.28 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1863.62 sq ft
Excluded Area: 400.20 sq ft
Exterior Area: 2090.07 sq ft

57 Barker Blvd, Collingwood, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

Wright Way Renovations Ltd.

209832 Hwy #26 West, Blue Mountains, ON, L9Y 0L8

Phone: (705) 444-7700 Fax: (705) 444-6735

Email: wrightway@rogers.com

ESTIMATE

June 15, 2026

Phone:

57 Barker Blvd.
Collingwood, Ontario

E-Mail:

Supply and apply labour and materials necessary to complete the following:

- Remove existing carpet from the 3 top levels including 2 sets of stairs and dispose of.
- Supply and install a medium grade Laminate flooring with underlay.
- Supply and install primed shoe mould to new flooring and apply 2 coats of Benjamin Moore Satin paint in white.
- Supply and install a medium grade carpet and underpad to 2 sets of stairs.
- Remove wallpaper from the walls in 2 bathrooms on the top floor and dispose of.
- Clean walls and apply 2 coats of Benjamin Moore eggshell paint – colour TBD.
- Repair of drywall, if necessary, not included.

ESTIMATE

\$26,920.00

HST not included

Note: All WSIB, liability insurance, fall restraint etc. are all in good standings and available upon request



John Hutchison

Five Year Warranty on All Workmanship



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

----- Forwarded message -----

From: **Kevin Wall** <kwall@premierkitchens.co>

Date: Wed, Jun 24, 2026 at 10:30 AM

Subject: Counter Top Quote, 57 Barker Blvd

Hi Stan,

Rough numbers, I have a select number of Promo quartz counter top products to offer and the next level up would be level A - see below (all product is lifetime warranty so less expensive does not equal lower quality). If you are interested in pursuing this option I can write up a formal quote, but for now I am just passing on info for you. The home owner would need to come in and select their quartz and confirm other details for me if they are actually interested.

Promo Quartz - \$6,016.00

Level A Quartz - \$6,208.00

Remove and Dispose of existing counter top - \$650.00

Level existing cabinets - Time and Material, \$95.00 /man hr

* Price includes Supply and Install

* Existing cabinets must be leveled prior to quartz installation

Best Regards,

Kevin

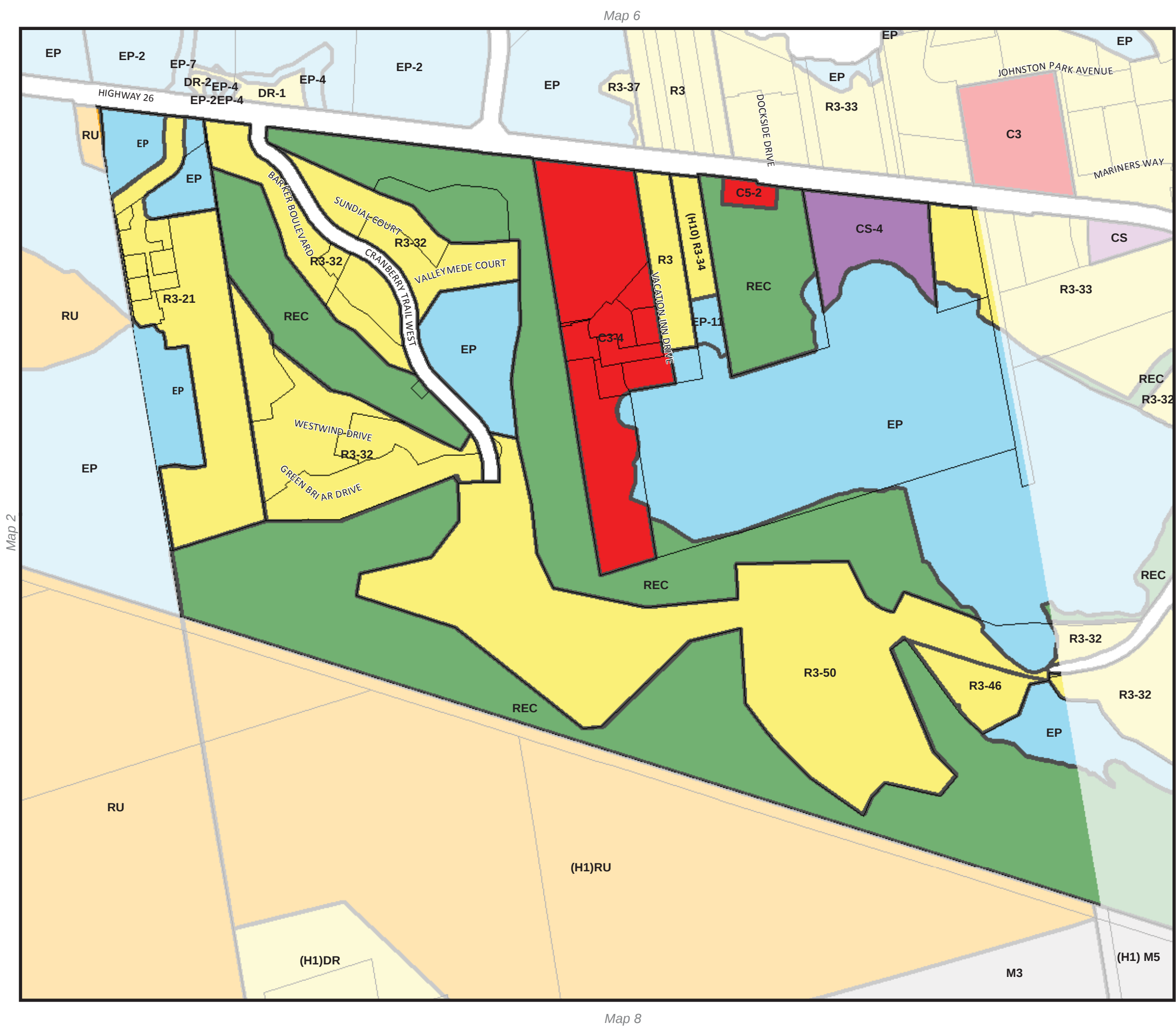
Kevin Wall

Premier KITCHEN
+ BATH

Office: 705 444-6224

kwall@premierkitchens.co





Collingwood Zoning By-Law Schedule 'A' - Map 7

Map Index

REVISIONS

No.	Date	By-law
1	April 8, 2011	OMB Decision- Appeal No.9
2	May 28, 2012	By-law No. 2012-070
3	April 12, 2013	By-law No. 2013-026
4	August 25, 2014	By-law No. 2014-071
5		
6		
7		
8		
9		
10		

1:6000

Revised by:
RS

Produced by the Town of Collingwood, Planning Services.
The information contained herein is believed to be correct, however, the Town assumes no liability for negligence, inaccuracies or omissions. This drawing is not a legal survey.

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CONSTRUCTION NOTES

UNLESS OTHERWISE NOTED

1993 OBC

ALL CONSTRUCTION PRACTICES TO COMPLY WITH
ONTARIO BUILDING CODE REGULATIONS

ALL DIMENSIONS GIVEN FIRST IN METRIC (mm)
FOLLOWED BY IMPERIAL

1 ROOF CONSTRUCTION

ASPHALT SHINGLES, 9.5mm (3/8") PLYWOOD
SHEATHING WITH "H" CLIPS, APPROVED WOOD
TRUSSES @ 600mm (24") O.C. APPROVED
EAVES PROTECTION TO EXTEND MIN. 900mm
(2'11") UP ROOF SURFACE TO LINE NOT LESS
THAN 300mm (12") BEYOND INNER FACE OF
EXTERIOR WALL. 38 x 89 (2 x 4) TRUSS
BRACING @ 2130 (7'-0") O.C. AT BOTTOM CHORD.
METAL EAVESTROUGH ON ALUM. FASCIA &
VENTED SOFFIT. ATTIC VENTILATION 1:300
OF INSULATED CEILING AREA WITH 50% AT
EAVES.

2 FRAME WALL CONSTRUCTION

SIDING AS PER ELEVATION, 0.7 kg/m² (No. 15)
BLDG PAPER, 12.7mm (1/2") EXTERIOR TYPE
SHEATHING, 38 x 140 (2 x 6) STUDS @ 400 (16")
O.C. RSI 3.25 (R19) INSULATION AND VAPOUR
BARRIER, 12.7mm (1/2") INT. DRYWALL FINISH.

3 BRICK VENEER CONSTRUCTION

90mm (4") OR 75mm (3") FACE BRICK, 25mm
(1") AIR SPACE, 22 x 180 x 0.76mm (7/8" x 7" x
22ga.) METAL TIES @ 400mm (16") O.C. HORIZ.
600mm (24") O.C. VERTICAL, 0.7 kg/m² (No. 15)
BUILDING PAPER, 12.7mm (1/2") EXTERIOR
TYPE SHEATHING, 38 x 140 (2 x 6) STUDS @
400 (16") O.C., RSI 3.25 (R19) INSULATION AND 6 MIL
VAPOUR BARRIER, AIR BARRIER 12.7mm (1/2") INT.
DRYWALL FINISH. PROVIDE WEEP HOLES
@ 800 (30") O.C. BOTTOM COURSE ONLY & OVER
OPENINGS. PROVIDE BASE FLASHING UP
MIN. 150mm BEHIND SHEATHING PAPER.

4 INTERIOR STUD PARTITIONS

38 x 89 (2 x 4) OR 38 x 140 (2 x 6) @ 400 (16") O.C.
BEARING 38 x 89 (2 x 4) @ 600 O.C. NON-BEARING,
12.7mm (1/2") INT DRYWALL BOTH SIDES, 2 TOP PLATES
& 1 BOTTOM PLATE TO MATCH STUD WIDTH.

5 FOUNDATION WALL

200mm (8") POURED CONC. FOUNDATION 15 Mpa
(2200 psi) CONC. WITH BITUMINOUS DAMPROOFING
19 mm (3/4") MINERAL FIBRE INSULATION W/ DENSITY
OF 57 kg/m³ MIN. OR EQUIVALENT DRAINAGE LAYER,
ON 480 x 155 (19" x 6") CONTINUOUS KEYED
CONC. FTG OR AS PER SOIL REPORT. BACKFILL
WITH NON-FROST SUSCEPTIBLE SOIL.

6 100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND ALL FOOTINGS.

7 80mm (3") 15Mpa (2200 PSI) CONC. SLAB ON 130mm (5") CRUSHED STONE WITH DAMPPOOFING, 25 Mpa (3600 psi) CONC. WITHOUT DAMPPROOFING.

8 FIN. FLOOR ON 15.9mm (5/8") T&G SUBFLOOR ON WOOD FLOOR JOISTS.

9 RSI 5.4 (R31) ROOF INSULATION AND VAPOUR BARRIER, AIR BARRIER, 15.9mm (5/8") INT. DRYWALL FINISH.

10 ALL STAIRS/EXTERIOR STAIRS

MAX RISE	=	200	(7' 7/8")
MIN. RUN	=	210	(8' 1/4")
MIN. TREAD	=	235	(9' 1/4")
MIN. NOSING	=	25	(1")
MIN. HEADROOM	=	1950	(6'-5")
MIN. WIDTH	=	860	(2' 10")
FOR CURVED STAIRS.....			
MIN. RUN	=	150	(5' 7/8")
MIN. AVERAGE RUN	=	200	(7' 7/8")

11 GUARDRAIL/HANDRAIL

RAIL @ INT LANDING	=	900	(2' 11")
RAIL @ INT STAIR	=	800	(2' 7")
RAIL @ EXT LANDING (GREATER THAN 1800 ABOVE FIN GRADE) TO (3' 6")	=	900	(2' 11")
RAIL @ EXT LANDING	=	900	(2' 11")
RAIL @ EXT STAIR	=	900	(2' 11")
WOOD PICKETS MAX 100mm (4") BETWEEN			

12 38 x 89 (2 x 4) SILL PLATE WITH 12.7mm (1/2") DIA. ANCHOR BOLTS 300mm (12") LONG MIN. 100mm (4") IN CONC. @ 2400 (7'-10") O.C. CONTINUOUS CAULKING OR GASKET BETWEEN SILL PLATE, AIR BARRIER AND CONCRETE WALL.

13 RSI 2.11 (R12) BLANKET INSULATION W/ 6 MIL. AIR/VAPOUR BARRIER (MAX. 150 FLAME SPREAD RATING) OR RSI 2.11 (R12) INSULATION WITH 38 x 89 (2 x 4) @ 600 mm (24") O.C. WOOD STRAPPING AND 6 mil. VAPOUR BARRIER TO FULL HEIGHT. PROVIDE 0.7 kg/m² (No. 15) BLDG. PAPER BETWEEN FOUNDATION WALL AND INSULATION.

14 BEARING STUD PARTITION

38 x 89 (2 x 4) STUDS @ 400 (16") O.C. 38 x 89
(2 x 4) SILL PLATE ON DAMPPROOFING MATERIAL
12.7mm (1/2") DIA. ANCHOR BOLTS @ 2400 (7'-10")
O.C. ON 100mm (4") HIGH CONC. CURB ON
350 x 150 (14" x 6") CONC. FOOTING.

15 (ASTM) A53 GRADE 'B' 90mm (3 1/2") PIPE COLUMN, 870 x 870 x 410 (34" x 34" x 16") CONC. FTG. WITH 150 x 150 x 9.5 (6" x 6" x 3/8") TOP AND BOTTOM PLATE. FOOTING SIZE MAY VARY-BASE PLANS.

16 BEAM POCKET

19 x 89 (1 x 4) BOTH SIDES OF STEEL BEAM.

18 100mm (4") CONC. SLAB 130mm (5") CRUSHED STONE SLOPE TO FRONT, CONC. STRENGTH 25Mpa (3600 PSI) AND WITH 5-8% AIR ENTRAINMENT

19 12.7mm (1/2") GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. RSI 3.25 (R19) IN WALLS, RSI 4.4 (R25) IN CEILINGS. TAPE AND SEAL ALL JOINTS GAS TIGHT, VAPOUR- PROOF AIR/VAPOUR BARRIER.

20 DOOR GASPROOFED WITH SELF CLOSER AND WEATHER STRIPPING

21 PRECAST CONCRETE STEP.

22 CAPPED DRYER VENT.

23 ATTIC ACCESS HATCH 500 x 700 (20" x 28") WITH WEATHER STRIPPING.

24 TOP OF FIREPLACE CHIMNEYS SHALL BE 900mm (2'11") ABOVE HIGHEST AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 600mm (23 5/8") ABOVE ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 3000 mm (9'10") FROM THE CHIMNEY. MAX. HEIGHT OF UNSUPPORTED CHIMNEY IS 3600 mm (11'10") ABOVE LAST POINT OF LATERAL SUPPORT.

25 LINEN CLOSET 4 SHELVES MIN. 350 (1'-2") DEEP.

26 ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

27 JOISTS, BEAMS, TRUSSES TO BE STAGGERED AT PARTY WALL OR FIREWALL. MIN. 100mm (4") SOLID MASONRY SEPARATION AT STAGGERED CONDITION OR END-TO-END CONDITION.

28 U.L.C. RATED CLASS 'B' VENT, HEIGHT SHALL BE IN ACCORDANCE WITH ONTARIO GAS UTILIZATION CODE.

29 140 x 140 (6 x 6) WOOD COL. ON METAL BASE SHOE AND 12.7mm (1/2") DIA. BOLT, 610 x 610 x 155 (24" x 24" x 6") CONC. FTG.

30 STEP FOOTINGS: HORIZONTAL STEP = 600mm (23 5/8") MIN. VERTICAL STEP = 600mm (23 5/8") MAX. FOR FIRM SOILS, 400mm FOR SAND & GRAVEL.

31 MIN 75mm (3") CONCRETE SLAB-ON-GRADE ON 125mm (5") CRUSHED STONE, SHALL BE REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STR. 25 Mpa (3600 psi) AND WITH 5 - 8% AIR ENTRAINMENT.

32 PROVIDE 200mm (8") DEEP SOLID MASONRY UNDER ALL BEAMS.

33 MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK. MIN 1 HOUR FIRE RATING.

34 ALL JOISTS TO BE BRIDGED WITH 38 x 38 (2 x 2) CROSS BRIDGING OR SOLID BLOCKING AT 2100mm (7'-0") O.C. MAX. STRAPPING SHALL BE 19 x 64 (1 x 3) SPACED AT 2100mm (7'-0") O.C. WHERE SPECIFIED. PROVIDE SOLID BLOCKING @ 1200 mm (3'11") MAX. BELOW WALLS RUNNING PARALLEL TO JOISTS.

35 WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil POLYETHYLENE FILM OR No. 50 (45lb) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

36 BLOCK VENEER WALL

100mm (4") CONCRETE BLOCK TO SUPPORT
BRICK ABOVE. AIR SPACE, METAL TIES, BLDG.
PAPER ETC... AS PER NOTE 3 OR 42 EXCEPT
NO WEEP HOLES.

37 COMBUSTION AIR SUPPLY TO FIREPLACE MIN. 100mm (4") DIA. INSULATED NON-COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN 50mm (2") CLEARANCE TO COMBUSTIBLES.

38 90mm (3 1/2") PIPE COLUMN WITH 150 x 150mm x 9.5 (6" x 6" x 3/8") TOP AND BOTTOM PLATE BASE PLATE 120 x 250 x 9.5 (5" x 10" x 3/8") STEEL PLATE W/2-12mm DIA. x 300mm LONG AND 50 HOOK (2 1/2" x 12" x 2") WELDED TO EACH END. WELD PIPE COLUMN TO BASE PLATE ON SITE.

39 LATERAL SUPPORT OF MASONRY WALL

BOTTOM OF FLOOR JOIST TO BE STRAPPED TO
PARTY WALL AT MAX. INTERVALS OF 2000mm
(6'-7") WITH 40mm x 4.76mm (1 9/16" x 3/16")
THICK CORROSION RESISTANT STRAPS. FOR
FLOOR JOIST PARALLEL TO PARTY WALL
EXTEND STRAPS ACROSS BOTTOM OF AT LEAST
3 JOISTS.

40 GARAGE WALLS

SAME AS NOTE No. 42 WITH THE FOLLOWING
EXCEPTIONS: STUDS TO BE 38 x 89 (2 x 4) @
400mm (16") O.C. AND DELETE INSULATION,
AIR/VAPOUR BARRIER & DRYWALL.

41 125mm (5") POURED CONC. 25Mpa (3600 psi) PORCH SLAB WITH 5 - 8% AIR ENTRAINMENT AND 10 M REBARS @ 300mm (12") O.C. 10 M DOWELS 400 x 400 (16" x 16") @ 500mm (2'0") O.C. AROUND PERIMETER.

42 ALTERNATE FRAME WALL & BRICK VENEER CONSTRUCTION

SIDING AS PER ELEVATION, 0.7 kg/m² (No.15)
BUILDING PAPER, 28 mm (1 1/4") R5.5 RIGID INSULATION
WITH SHIPLAPPED JOINTS. 38 x 89 (2x4) STUDS
@ 400 mm (16") O.C. R13 INSULATION AND 6 mil.
VAPOUR BARRIER, 12.7 mm (1/2") INT. DRYWALL FINISH.
REFER TO NOTE 42 FOR BRICK, AIR SPACE,
METAL TIES & WEEP HOLE REQUIREMENTS.

FOOTINGS

ALL FOOTINGS TO REST ON UNDISTURBED SOIL,
ROCK OR COMPACTED GRANULAR FILL.

BEDROOM WINDOWS

AT LEAST ONE WINDOW PER FLOOR TO HAVE AN
UNOBSTRUCTED OPEN PORTION HAVING A MIN.
AREA OF 0.35m² (3.8 sq. ft.) WITH NO DIMENSION
LESS THAN 380mm (15") AND A MAX SILL HEIGHT
OF 1000mm (3'-3") ABOVE FLOOR.

DOOR SCHEDULE

- EXTERIOR 815 x 2030 x 45 DOORS (2'8" x 6'8" x
1 3/4") INSULATED MIN RSI 0.7, (R4)
- DOORS 815 x 2030 x 35 (2'8" x 6'8" x 1 3/8")
- DOORS 780 x 2030 x 35 (2'6" x 6'8" x 1 3/8")
- DOORS 610 x 2030 x 35 (2'0" x 6'8" x 1 3/8")
- DOORS 460 x 2030 x 35 (1'6" x 6'8" x 1 3/8")
- EXTERIOR FRENCH DOOR 815 x 2030 x 45
(2'8" x 6'8" x 1 3/4")
- DOORS 815 x 2030 x 45 (2'8" x 6'8" x 1 3/4")
SOLID CORE WOOD DOOR W/20 MIN. FIRE
PROTECTION RATING OR EQUAL AND 38 (1 1/2")
THICK WOOD FRAME. PROVIDE SELF CLOSING
DEVICE.
- DOORS 710 x 2030 x 35 (2'4" x 6'8" x 1 3/8")
MAIN ENTRANCE DOOR TO BE OPENABLE FROM
INSIDE WITHOUT KEY.

LINTEL SCHEDULE

L1	2 - 38 x 184 (2 - 2 x 8) SPR.
L2	3 - 38 x 184 (3 - 2 x 8) SPR.
L3	2 - 38 x 235 (2 - 2 x 10) SPR.
L4	3 - 38 x 235 (3 - 2 x 10) SPR.
L5	2 - 38 x 286 (2 - 2 x 12) SPR.
L6	3 - 38 x 286 (3 - 2 x 12) SPR.
L7	80 x 90 x 6.0 (3 1/2 x 3 1/2 x 1/4 L)
L8	90 x 90 x 6.0 (3 1/2 x 3 1/2 x 5/16 L)
L9	100 x 90 x 6.0 (4 x 3 1/2 x 1/4 L)
L10	125 x 90 x 6.0 (5 x 3 1/2 x 5/16 L)
L11	125 x 90 x 10.0 (5 x 3 1/2 x 3/8 L)
L12	150 x 100 x 10.0 (6 x 4 x 3/8 L)

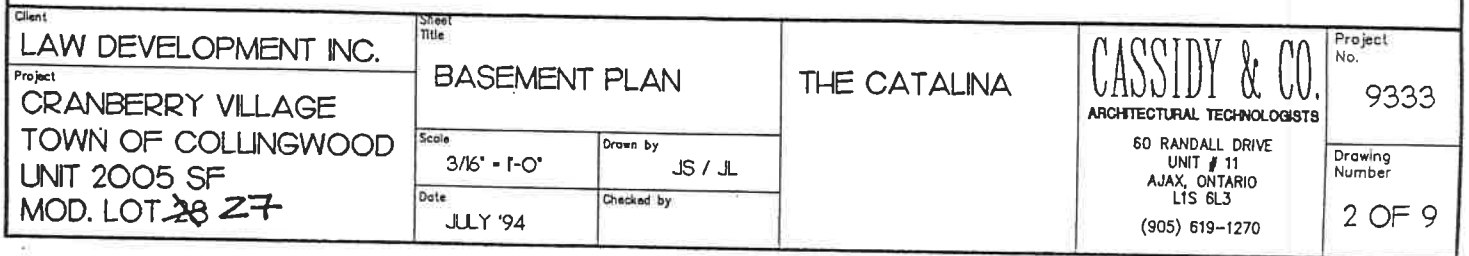
LEGEND

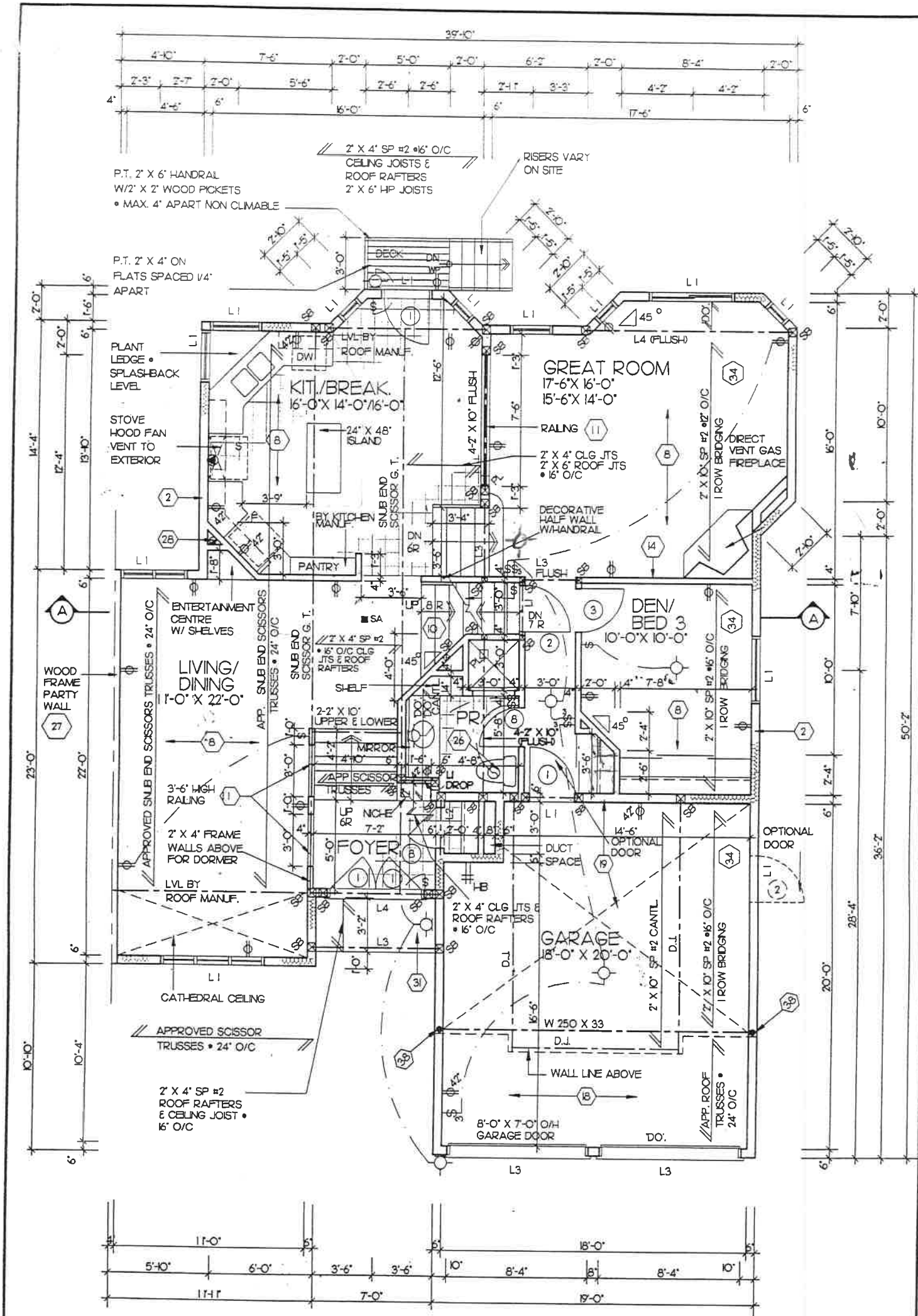
- CLASS 'B' VENT
- EXHAUST VENT
- DUPLEX OUTLET (300mm HIGH)
- DUPLEX OUTLET (HEIGHT AS NOTED)
- WEATHERPROOF DUPLEX OUTLET
- HEAVY DUTY OUTLET
- FLAT ARCH
- FIXED GLASS
- LIGHT FIXTURE (CEILING)
- LIGHT FIXTURE (PULL CHAIN)
- LIGHT FIXTURE (WALL MOUNTED)
- SWITCH
- FD FLOOR DRAIN
- HOSE BIB
- SOLID WOOD BEARING
- SMOKE ALARM
- POINT LOAD
- CARBON MONOXIDE DETECTOR

AREAS	ELEVATION 'A'		ELEVATION 'B' (WHERE DIFFERENT)	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
2ND FLOOR AREA	75.25	810		
GROUND FLOOR AREA	111.01	1195		
TOTAL FLOOR AREA (NOT INCL. OPEN AREA)	186.26	2005		
OPEN AREA	55.37	596		
COVERAGE (INCL. PORCH)	146.78	1580		

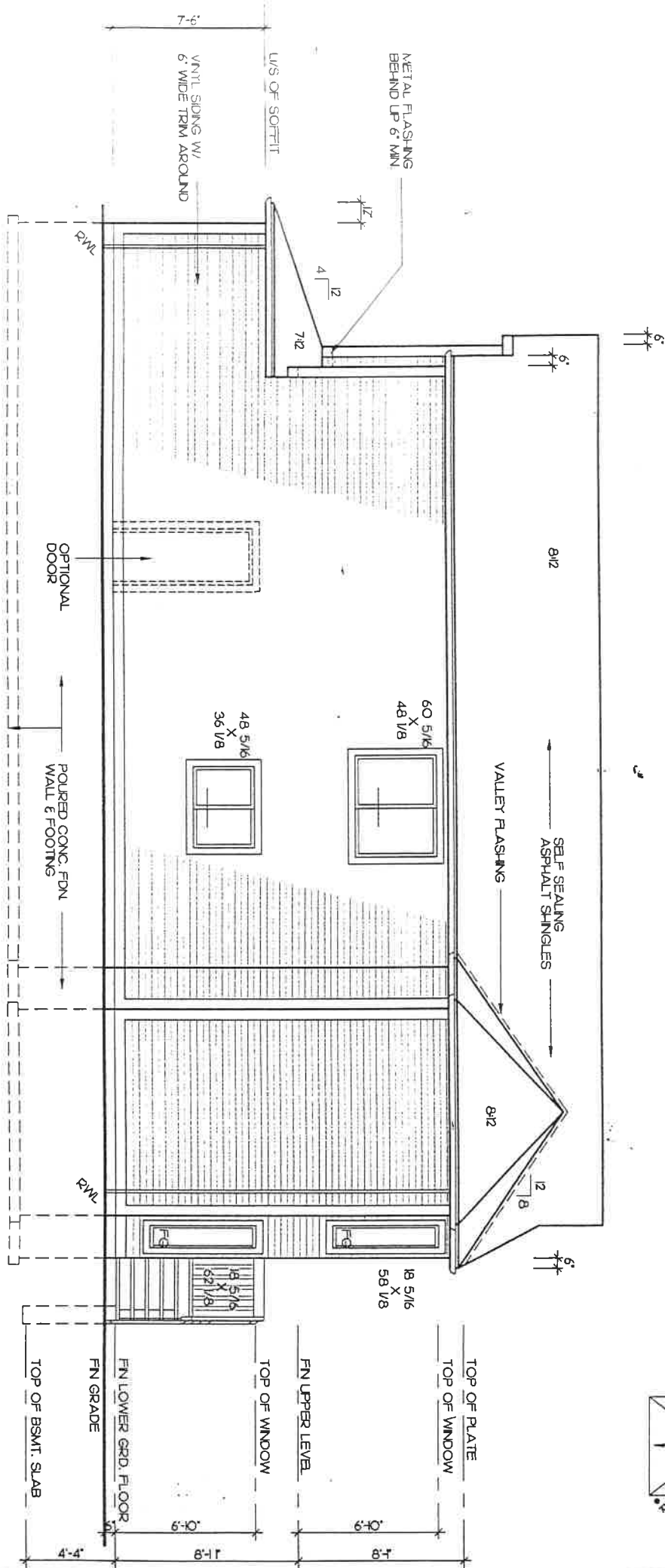
No.	DESCRIPTION	DATE	BY
2.	REV. AS PER PURCHASER REQUEST-LOT 28	AUG.16.94	BAE
1.	ISSUED FOR PERMIT ONLY	AUG.2.94	BAE

Client LAW DEVELOPMENT INC.	Sheet Title NOTES & AREAS	Project THE CATALINA		Project No. 9333
Project CRANBERRY VILLAGE TOWN OF COLLINGWOOD UNIT 2005 S.F. MOD. LOT 28	Scale	Drawn by JL	Drawing Number 1 OF 9	
	Date JULY '94	Checked by		
		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE UNIT # 11 AJAX, ONTARIO L1S 6L3 PH (905) 619-1270 FAX (905) 619-1269		

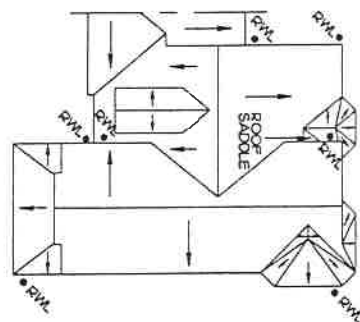




Client LAW DEVELOPMENT INC.	Sheet Title GROUND FLOOR PLAN	THE CATALINA	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS	Project No. 9333
Project CRANBERRY VILLAGE TOWN OF COLLINGWOOD UNIT 2005 SF MOD. LOT 28 27	Scale 3/16" = 1'-0"	Drawn by JS / JL	60 RANDALL DRIVE UNIT # 11 AJAX, ONTARIO L1S 6L3 (905) 619-1270	Drawing Number 3 OF 9
	Date JULY '94	Checked by		

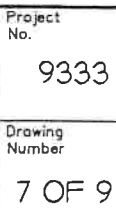


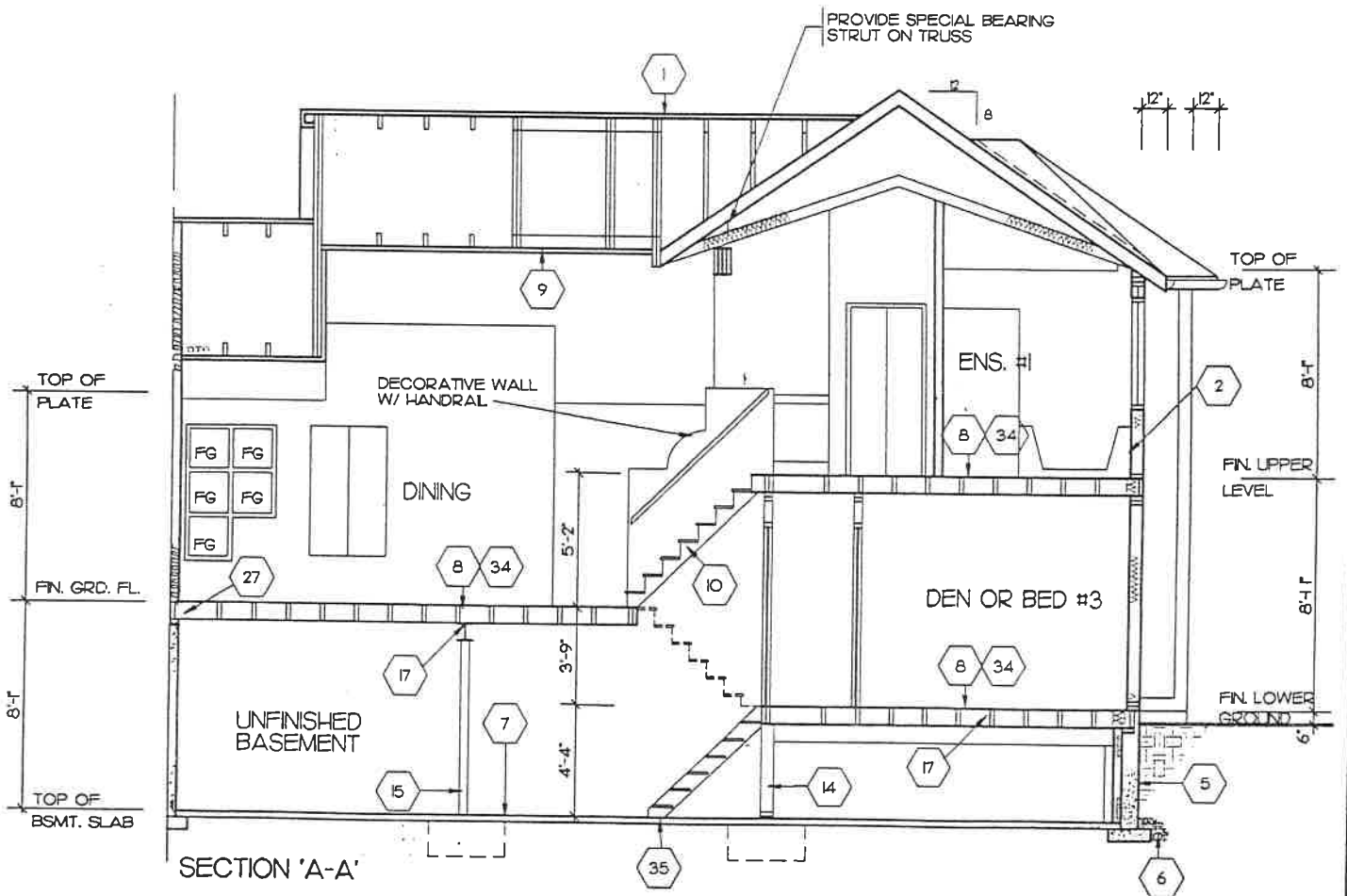
ROOF PLAN
NTS.



WALL AREA 788.76 SF
LIMITING DISTANCE 8'-0" • 11251
OPENINGS ALLOWED 88.73 SF
OPENINGS PROVIDED 43.00 SF

Client LAW DEVELOPMENT INC.	Sheet Title RIGHT SIDE ELEVATION ROOF PLAN	THE CATALINA		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE UNIT # 11 AJAX, ONTARIO L1S 6L3 (905) 619-1270	Project No. 9333
Project CRANBERRY VILLAGE TOWN OF COLLINGWOOD UNIT 2005 SF MOD. LOT 28 Z7	Scale 3/16" = 1'-0"				Drawing Number 6 OF 9
	Date JULY '94				





Client LAW DEVELOPMENT INC.	Sheet Title SECTION A-A		THE CATALINA	CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE UNIT # 11 AJAX, ONTARIO L1S 6L3 (905) 619-1270	Project No. 9333
Project CRANBERRY VILLAGE TOWN OF COLLINGWOOD UNIT 2005 SF MOD. LOT 28 Z7	Scale 3/16" = 1'-0"	Drawn by JS/ND			Drawing Number 8 OF 9
	Date JULY '94	Checked by			