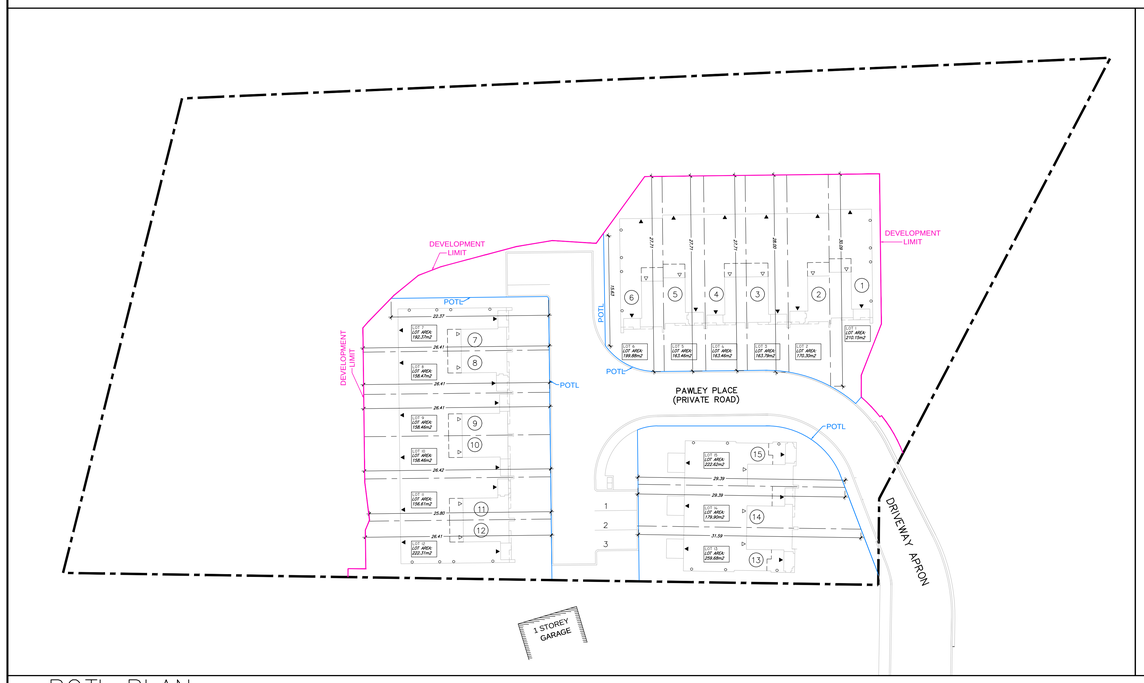
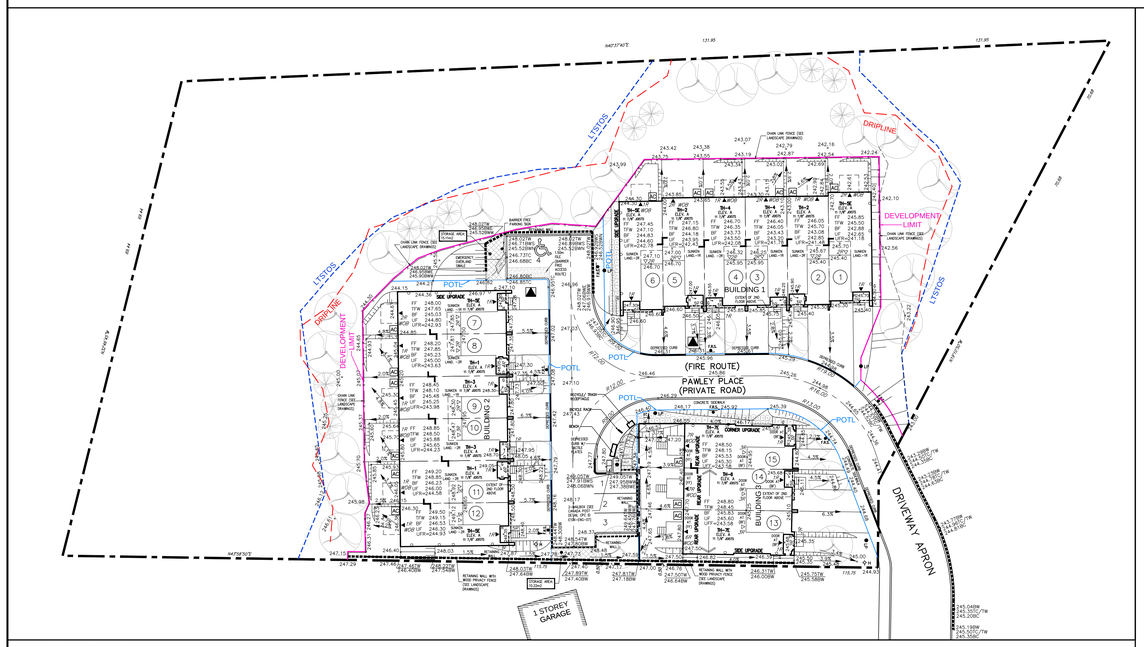
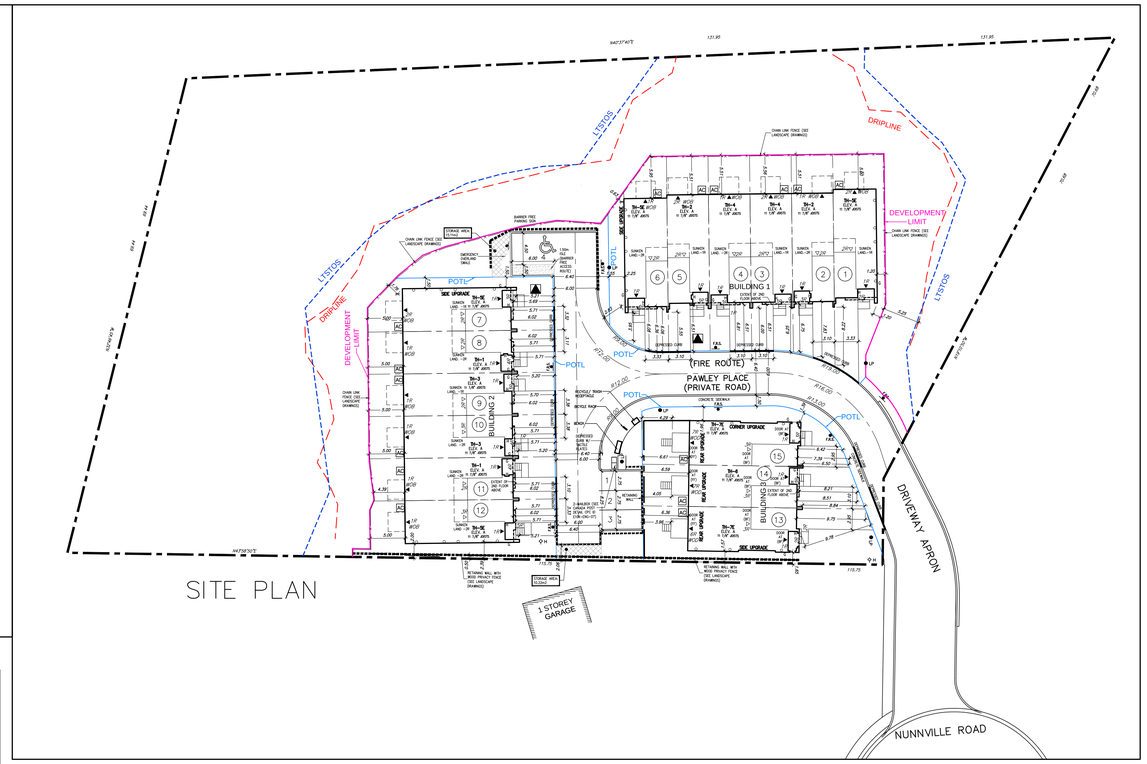


POTL PLAN

ENVIRONMENTAL AREA PLAN



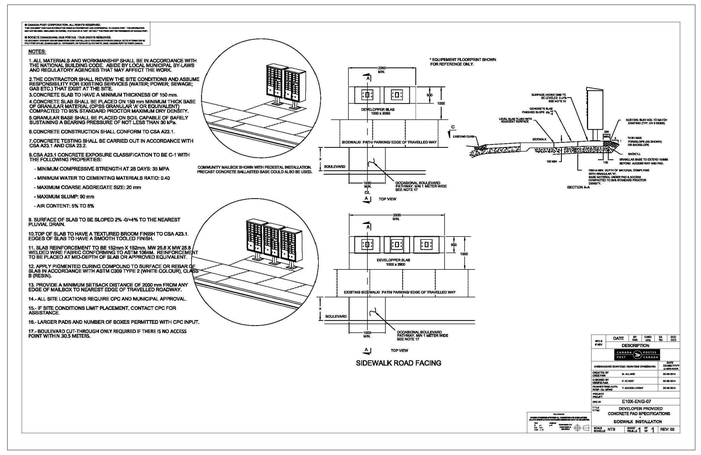
SITE PLAN



SITE PLAN

NOTE: FIRE ROUTE SIGNS AS DESCRIBED IN SCHEDULE A DISPLAYING DOUBLE HEADED ARROWS MAY BE INSTALLED ON ONE SIDE OF THE FIRE ROUTE AND SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 30 METERS TO INDICATE THE FIRE ROUTE EXISTS IN EACH DIRECTION.

F.R.S. DENOTES LOCATION OF FIRE ROUTE SIGN LOCATION



BUILDING 1

LOT No.	Model Type	Garage Dimension (W x L) (m)	G.F.A. (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
1	TH-5E ELEV. A	3.0x6.25	163.32	94.67	210.15	45.05	34.92	80.56	38.33	3-BED	6.40	30.09	
2	TH-2 ELEV. A	3.0x6.25	155.33	91.56	170.30	53.76	25.42	53.12	31.19	3-BED	6.26	28.00	
3	TH-4 ELEV. A	3.0x6.25	157.38	91.56	163.79	55.90	20.95	51.28	31.31	3-BED	5.90	27.71	
4	TH-4 ELEV. A	3.0x6.25	157.38	91.56	163.46	56.01	20.95	50.95	31.17	3-BED	5.90	27.71	
5	TH-2 ELEV. A	3.0x6.25	155.33	91.56	163.46	56.01	20.95	50.95	31.17	3-BED	5.90	27.71	
6	TH-5E ELEV. A	3.0x6.25	163.32	94.67	199.88	47.36	20.78	84.43	42.24	3-BED	8.33	27.71	
TOTAL			952.06	555.58	1071.04	51.87	144.17	371.29	34.67				11.00m

BUILDING 2

LOT No.	Model Type	Garage Dimension (W x L) (m)	G.F.A. (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
7	TH-5E ELEV. A	3.0x6.25	163.32	94.67	192.37	49.21	19.86	77.84	40.46	3-BED	7.59	26.41	
8	TH-1 ELEV. A	3.0x6.25	158.31	93.15	158.47	58.78	18.48	46.84	29.56	3-BED	6.00	26.41	
9	TH-2 ELEV. A	3.0x6.25	160.35	93.07	158.46	58.73	20.16	45.23	28.54	3-BED	6.00	26.41	
10	TH-3 ELEV. A	3.0x6.25	160.35	93.07	158.46	58.73	20.16	45.23	28.54	3-BED	6.00	26.42	
11	TH-1 ELEV. A	3.0x6.25	158.31	93.15	156.61	59.48	18.48	44.98	28.72	3-BED	6.00	25.80	
12	TH-5E ELEV. A	3.0x6.25	163.32	94.67	222.31	42.58	19.86	107.78	48.48	3-BED	8.51	25.80	
TOTAL			963.96	561.78	1046.68	53.67	117.00	367.90	35.15				11.45m

BUILDING 3

LOT No.	Model Type	Garage Dimension (W x L) (m)	G.F.A. (sq.m.)	Coverage (sq.m.)	Lot Area (sq.m.)	Coverage (%)	Driveway Area (m2)	Total Landscape Area (m2)	Total Landscape Area (%)	Number of Bedrooms	Lot Frontage (m)	Lot Depth (m)	Proposed Building Height (m)
13	TH-7E ELEV. A	3.0x6.25	193.15	97.26	259.68	37.45	19.87	142.55	54.89	3-BED	8.47	31.59	
14	TH-6 ELEV. A	3.0x6.25	181.90	91.61	179.90	50.92	28.20	60.09	33.40	3-BED	6.35	29.39	
15	TH-7E ELEV. A	3.0x6.25	193.15	97.26	222.62	43.69	20.76	104.60	46.99	3-BED	9.15	29.39	
TOTAL			568.20	286.13	662.20	43.21	68.83	307.24	46.40				11.05m

OVERALL SITE STATISTICS

SITE AREA	0.86ha/8,533.00m2
MIN. LOT AREA	156.61m2
TOTAL BUILDING AREA	1,403.49m2 (16.45%)
MAX. BUILDING AREA PER LOT	59.48%
MIN. LOT WIDTH	5.90m
MIN. LOT DEPTH	25.80m
MIN. BACKYARD AMENITY SPACE	28.46m2
MIN. FRONT YARD TO GARAGE	6.02m
MIN. FRONT YARD TO MAIN WALL	1.39m (UNIT 15)
MIN. REAR WALL	0.63m (UNIT 6)
MIN. INTERIOR SIDE YARD	1.57m
MIN. EXTERIOR SIDE YARD	1.50m
MAX. HEIGHT	11.45m
LANDSCAPED AREA: (INCLUDES AMENITY AREAS AND ALL YARDS)	1,154.98m2 (13.53%)
MIN. LANDSCAPE AREA PER LOT	28.54%
NATURAL AREA (INCLUDES BUFFER AND WOODLOT)	4,753.00m2 (55.70%)
HARD PAVED AREA: (INCLUDES ROADS/SIDEWALKS/DRIVEWAYS)	1,221.53m2 (13.54%)
PARKING :	30 RESIDENCE PARKING PROVIDED (1 INTERNAL & 1 EXTERNAL) REQUIRED VISITOR PARKING: 15x0.25=3.75 REQUIRED SPACES 4 VISITOR PARKING SPACES PROPOSED WITH 1 BARRIER FREE SPACE

PROPOSED VALVE
HYDRANT
WATER SERVICE
CATCH BASIN
CABLE TELEVISION PEDESTAL
LIGHT POLE
TRANSFORMER
DOUBLE STM./SAN. CONNECTION
SINGLE STM./SAN. CONNECTION
BELL PEDESTAL

FF FINISHED FLOOR ELEVATION
FG FINISHED MAIN LEVEL ELEVATION
UF UNDERSIDE FOOTING ELEVATION
FA FIN. BASEMENT FLOOR SLAB
TW TOP OF FOUNDATION WALL
No. OF RISERS
UFR UNDERSIDE FOOTING AT REAR
UFF UNDERSIDE FOOTING AT FRONT
UFS UNDERSIDE FOOTING AT SIDE
WOU WALK OUT DECK
WOB WALK OUT BASEMENT
RDP REVERSE PLAN

STREET SIGN
MAIL BOX
RETAINING WALL
CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
WOOD SCREEN FENCE (SEE LANDSCAPE PLANS)
HYDRO SERVICE LATERAL
HYDRO METER
GAS METER
SWALE DIRECTION
EMBANKMENT
PROVIDE 1/4" DIA. CLEAR STONE IN THIS AREA
THIS LOT CONTAINS ENGINEERED FILL
AIR CONDITIONER REQUIRED
RAIN WATER DOWNSPOUT LOCATION (DISCHARGE ONTO SPLASHPAD)
SIDE WINDOW LOCATION
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION
REDUCE SIDE YARD

north arrow

TOWN OF CALEDON
PLANNING
RECEIVED
Mar 23, 2023

no.	description	date	by
1			
2			
3			
4			
5			
6	ISSUED FOR 1ST SPA	23/03/01	SS
7	REVISED LOT AREAS AS REQUIRED FROM RPE	23/05/08	SS
8	REVISED AS PER NEW DEVELOPMENT LIMIT	23/05/31	SS
9	REVISED AS PER NEW LANDSCAPING DRAWINGS	23/21/06	SS
10	ISSUED FOR CLIENT REVIEW	22/12/09	SS
11	ISSUED FOR CLIENT REVIEW	22/12/09	SS

Builder to verify location of all hydrants, street lights, transformers and other services. If minimum dimensions are not maintained, builder is to relocate at his own expense.

Builder to verify service connection elevations prior to constructing foundations.

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the undersigned has assessed and takes responsibility for this design. and has the qualifications and meets the requirements per out of the Ontario Building Code to be a designer. qualification information: Richard Vink signature
registration information: VA3 Design Inc. 24488 RFV 42658

CASAMORRA LTD.

project name
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municipality: BOLTON, ONT.
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project no. 22008

SITE PLAN

date: MARCH 2023
scale: 1:300
drawn by: SS
checked by: --
dwg no. SITE PLAN 1