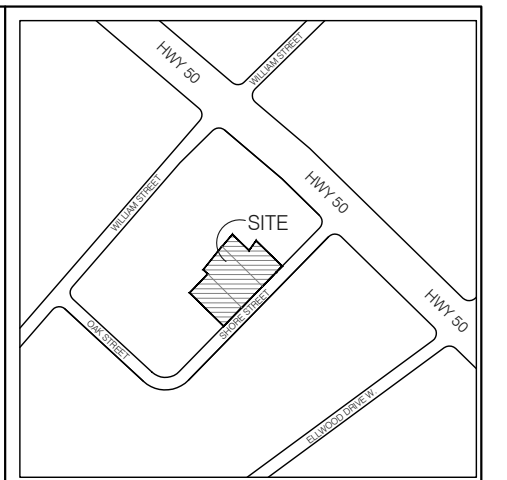


SITE PLAN LEGEND	
	DENOTES CATCHBASIN REFER TO CIVIL DWGS
	DENOTES CATCHBASIN/MANHOLE REFER TO CIVIL DWGS
	DENOTES MANHOLE REFER TO CIVIL DWGS
	DENOTES BIKE STORAGE
	DENOTES TREES/PLANTS REFER TO LANDSCAPE DWGS
	DENOTES WASTE RECEPTACLE
	DENOTES UNIT PAVING REFER TO LANDSCAPE DWGS
	DENOTES CONCRETE PAVING REFER TO LANDSCAPE DWGS
	DENOTES CONCRETE TOE WALL REFER TO LANDSCAPE DWGS

SITE DEVELOPMENT			
ZONE	EXISTING	REQUIRED	PROPOSED
TOTAL LOT AREA	C255 & R1	RM	RM-XXXX
TOTAL LOT AREA - AFTER ROAD WIDENING	925.00 m <sup>2</sup>	2067.32 m <sup>2</sup>	1980.00 m <sup>2</sup>
LOT FRONTAGE	30.00 m	58.17 m	
COVERAGE	20%	19.64% (388.83m <sup>2</sup> )	
MAX. HEIGHT	12.20 m	13.87 m	
FRONT SETBACK	(9.00 m MIN.)	4.00 m	
REAR SETBACK	(7.50 m MIN.)	10.87 m	
LEFT SIDEYARD	(7.50 m MIN.)	18.08 m	
RIGHT SIDEYARD	(7.50 m MIN.)	8.82 m	
NUMBER OF UNITS	-	19	
PARKING RATE	34 (1.75 PER UNIT)	27 (1.42 PER UNIT)	
PARKING SETBACK	6m	2.50m	
DRIVEWAY SETBACK	0.5m	6.57m (E) 7.48m (W)	
LANDSCAPED AREA	45%	21.2% (420m <sup>2</sup> )	
LANDSCAPED BUFFER	3m	VARIES (SEE SITE PLAN)	
PRIVACY YARD DEPTH (1st FLOOR WINDOWS)	5m	VARIES (SEE SITE PLAN)	
PLAY FACILITY AREA	4% (82.67m <sup>2</sup> )	0m <sup>2</sup>	
AMENITIES (UNDERGROUND)	-	126m <sup>2</sup>	
SHORT-TERM BIKE ST.	-	4	
LONG-TERM BIKE ST.	-	10 (0.5/Unit)	
NET RESIDENTIAL AREA	-	1,225.66 m <sup>2</sup> 13,193 SF	
GFA	-	1,557.39 m <sup>2</sup> 16,764 SF	
DENSITY (UNIT / HECTARE)	-	96	
FSI (GFA / LOT AREA)	-	0.78	



KEY PLAN

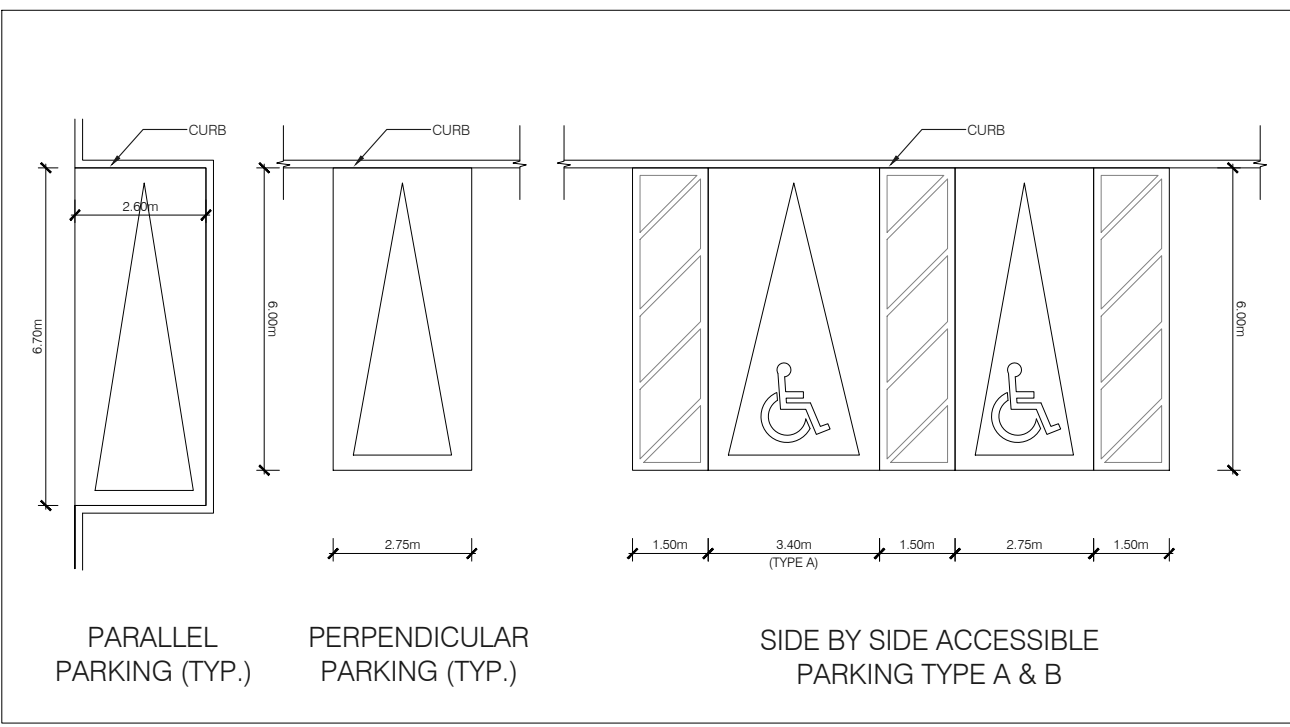
**TOWN OF CALEDON  
PLANNING  
RECEIVED**

October 8, 2024

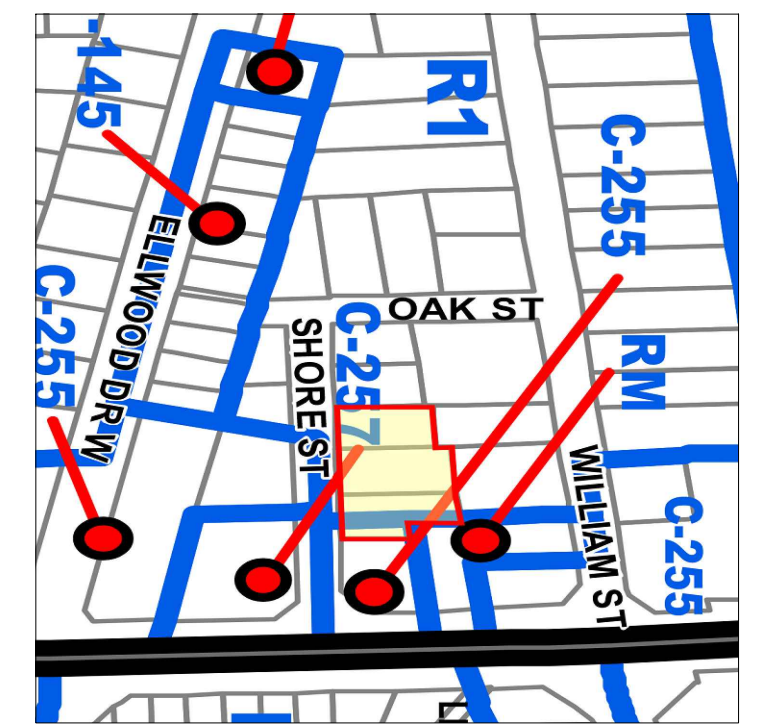
No.	REV. DESCRIPTION	DATE
10	ISSUED FOR SPA	2024-10-01
9	ISSUED FOR COORDINATION	2024-07-10
8	ISSUED FOR COORDINATION	2024-06-24
7	ISSUED FOR REVIEW	2024-02-20
6	ISSUED FOR PAC	2023-11-13
5	ISSUED FOR CLIENT REVIEW	2023-11-08
4	ISSUED FOR CLIENT REVIEW	2023-10-31
3	ISSUED FOR CLIENT REVIEW	2023-09-21
2	ISSUED FOR CLIENT REVIEW	2023-08-24
1	ISSUED FOR PAC	2023-05-11
#	REV. DESCRIPTION	YYYY-MM-DD
No.	DESCRIPTION	DATE

REVISIONS	
ISSUED FOR CONSTRUCTION	
ISSUED FOR BID	
ISSUED FOR BUILDING PERMIT	
ISSUED FOR SITE PLAN APPROVAL	
SUBMITTALS	
CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.	
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED AND SIGNED BY THE DESIGNER.	
DO NOT SCALE DRAWINGS.	

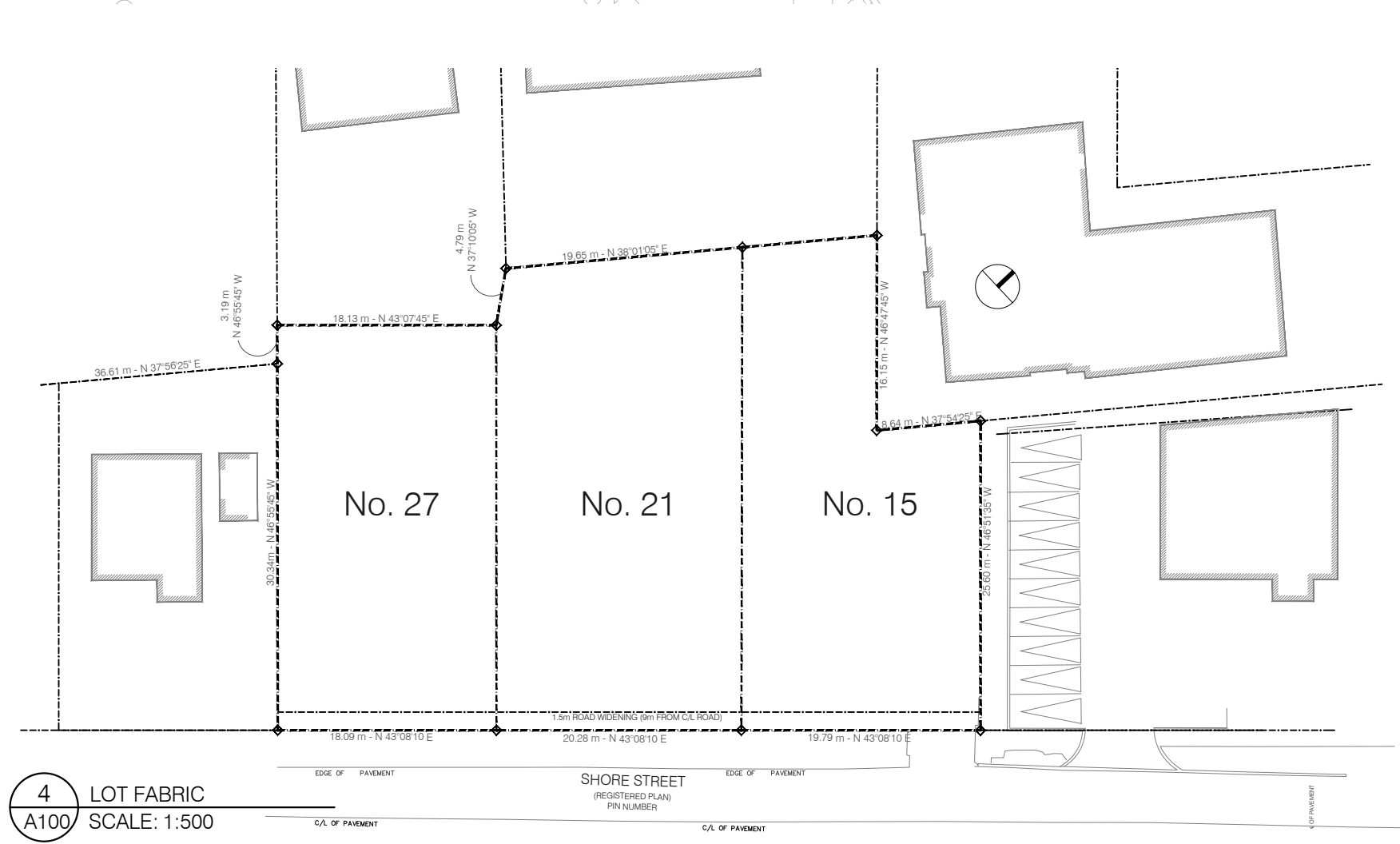
1 SITE PLAN  
A100 SCALE: 1:250



2 PARKING STANDARDS  
A100 SCALE: 1:150



3 ZONING MAP  
A100 SCALE: NTS



4 LOT FABRIC  
A100 SCALE: 1:500

**FAUSTO CORTESE ARCHITECTS**

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VAUGHAN, ONTARIO, L4H 3T8  
416-806-7000  
FCORTESE@FCARCHITECTS.CA

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DRAWING: PROPOSED MULTI-UNIT RESIDENTIAL ON 15, 21, 27 SHORE ST. BOLTON, ON - CALEDON

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DRAWING: SITE PLAN

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PLOTTED: N/A

DATE: 01/10/2024

PROJECT No: 2023-04

SCALE: AS NOTED

DRAWN BY: S.H. REVIEWED BY: F.C.

DRAWING No: A100

FILE NAME: SHORE STREET - SITE PLAN - 2024-05-20.DWG