

GENERAL NOTES

yards, swales & drives and clearances to

NOTES:

street furniture and services for driveways.

SCHEDULE K OF BY-LAW 2015-058.

. Builder and Surveyor to confirm difference between FFL and USF before proceeding with excavation. Report discrepancies to the Architect. 2. Surveyor is to comply with current subdivision zoning regarding setbacks in laying out the work. Any discrepancies

are to be reported to the Architect and The builder shall comply with all current standards for Local Municipal are shown in metres. they relate to max. & min. slopes for

ACCESSIBLE PARKING SPACES SHALL COMPLY WITH

THE ENTRANCES TO THE RETAIL / COMMERCIAL

POWER DOOR OPERATORS OR SLIDING DOOR

BUILDINGS ARE TO BE BARRIER FREE WITH EITHER

FEATURES AS PER THE ONTARION BUILDING CODE.

Maintain top of foundation wall min. 0.15m above finished grade. soil and be a min. of 1.22m below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.

given grade elevations and drainage

Builder shall verify loaction of

existing and proposed utilities prior

DEVELOPMENT CONCEPT PLAN

SHACCA CALEDON HOLDINGS INC.

PART 1, PLAN OF PART OF LOT 4, CONCESSION 6, E.H.S. TOWN OF CALEDON, REGION OF PEEL

Development Statistics - 6.1m Condo Townhouse Residentia

Development Statistics - Retail Commercial (Buildings A & B)

Total Barrier Free Parking Required: 3 (2 Type 'A'; 1 Type 'B')
Total Barrier Free Parking Provided: 4 (2 Type 'A'; 2 Type 'B')

Net Site Area only includes: Net Residential Area, Commercial &

Wetland / Woodlot constraint information provided by Dillon Consulting

(STORIES)

Net Residential Area includes 4.5m Residential Buffers

Typical Type 'A' Barrier Free Space: 3.4m x 6.0m

Typical Type 'B' Barrier Free Space: 2.75m x 6.0m

Total Parkland Dedication required: 0.042ha (5%) Total Parkland Dedication provided: 0.1037ha (12%)

Total Landscaped / Snow Storage: 620m²

Development Statistics - Total Site

Wetland / Woodlot

Potential Park:

Compensation Area:

Net Residential Area^:

Net Residential Density:

Total Visitor Parking:

Building Coverage:

Building Coverage:

Commercial Area:

Net Site Area*:

Total Units:

Compensation Area Buffer:

Road Widening & 0.3m Reserve:

Total Landscaped / Snow Storage:

Total Hard Surface (HS) Area: Total Snow Storage % of HS Area:

Total Hard Surface (HS) Area:

Total Parking Required:

Total Parking Provided:

Delivery Spaces Required:

Potential Park

TOWNHOUSE UNIT BREAKDOWN

TOWNHOUSE

CORNER

TOTAL

DENSITY

ROAD WIDTH CL ROAD RADIUS

SITE AREA

COVERAGE

LANDSCAPE

FLOOR SPACE INDEX (FSI)

TOTAL VISITOR PARKING:

PARKING, WALKWAY

COMMERCIAL G.F.A.

COMMERCIAL STATISTICS

INTERIOR

INTERIOR

Delivery Spaces Provided:

Total Snow Storage % of HS Area:

Typical Barrier Free Aisle:

Denotes pedestrian circulation

NUMBER

Typical Delivery Space:

16114 AIRPORT ROAD

1.832ha (4.53ac)

0.1844ha (0.46ac)

0.1037ha (0.26ac)

0.469ha (1.16ac)

0.842ha (2.08ac)

0.555ha (1.37ac)

0.10ha (0.25ac)

1.50ha (3.71ac)

32 Units / 0.842ha = 38.0UPH

62 Spaces (1 space per 20m²)

UNIT GFA TOTAL GFA

3232

20256

16500

4978.32 m²

7.0 m

13.0 m

(SF)

1688

1650

32 UNITS = 38.0 UpHA

9 Spaces (0.28 per unit)

5555.00 m²

1000.00 m²

2472.00 m²

2083.00 m²

1222.59 m²

-= 0.592

4978.32 m²

8399.99 m²

59 Spaces

3.5m x 9.0m

9 Spaces (0.28 per unit)

prior to commencement of construction.

8. Unprotected openings (windows,doors Builder to verify location of all for unprotected openings. 9. These General Notes apply to all drawings for Siting & Grading including siting on 10. Footing adjacent to R.L.C.B. lead to be

extended to undisturbed ground and

7. Unless otherwise indicated, finished floor

level is 0.40m above Specified House

provision of 2 risers at entries must be

made to gain entry into house.



verified by soil consultant. KEY PLAN

TREE HOARDING

FUTURE A/C UNIT ON BALCONY ABOVE

FIRE WALL

HYDRANT
WATER SERVICE CONNECTION
DIRECTION OF DRAINAGE FLOW FINSHED FLOOR LEVEL FINSHED FLOOR ENTRY TOP OF FOUNDATION MALL FINSHED BASEMENT SLAB UNDERSEIC OF FOOTINGS MARKETED OF FOOTINGS REAF BUILDING ENTRANCE STAM MANIFICE.

SAM MANIFICE.

MALBOX 2.0m ACOUSTIC WOOD FENCE G GAS METER
H HYDRO METER
S SUMP PUMP
HENGINEERED FILL LOT VALVE & BOX

UALVE CHANBER

STREET LIGHT

CATCH BASIN

DROPPED CURB

STORM CONNECTION unit number 0000 MUNICIPAL ADDRESS EXISTING TREES TO BE SAVED T CABLE TV PEDESTAL BELL PEDESTAL FUTURE A/C UNIT RA-1 STOP SIGN

FIRE ROUTE SIGN ON STREET LIGHT FIRE ROUTE & POST

TOWN OF CALEDON PLANNING RECEIVED Dec. 3, 2020

UPDATED & ISSUED
PER CITY SPA COMMENTS 11.05.20 F UPDATED & ISSUED FOR CITY SUBMISSION UPDATED COMMERCIAL BLOCK UPDATED GFA FOR CORNER MODE & ADJUSTED STATISTICS REV. SITE PER NEW DRAFT PLAN UPDATED STATISTICS Added RETAIL/COMMERCIAL PRELIMINARY SITE PLAN

Revisions

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> The Architect has not been retained to and assumes no responsibility for the failure of the contractor or sub—contractors to carry out the work in accordance with the Contract Documents. are to be reported to the Architect Single pages of documents are not to be read independently of all pages of the Contract Documents.

The contractor shall verify all dimensions on the Contract Documents. Any discrepancies prior to the commencement of the work. Under no circumstances shall the Contractor or sub-contractors proceed in uncertainty. Do not scale drawings.

architects inc.

70 Silton Road, Unit #01, Woodbridge, Ontario, L4L 8B9 (905) 265—2688

Shacca Caledon Holdings PROPOSED CONDOMINIUM

TOWNHOUSE DEVELOPMENT 16114 AIRPORT ROAD TOWN OF CALEDON ONTARIO

16114 AIRPORT ROAD PART OF LOT 4, CONCESSION 6, E.H.S. BEING PART 1 ON 43R-20293 EXCEPT PARTS 1&2 ON 43R-21686 AND PART LOT 4, CONCESSION 6, E.H.S. BEING PART 1 ON 43R-21686

TOWN OF CALEDON, REGION OF PEEL SITEPLAN 1:500

16-1338-SP1

otal Parking Required: 62 Spaces (1 space per 20m²) otal Parking Provided: 59 Spaces	
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elivery Spaces Required: 1	
elivery Spaces Provided: 1	

Gross floor area