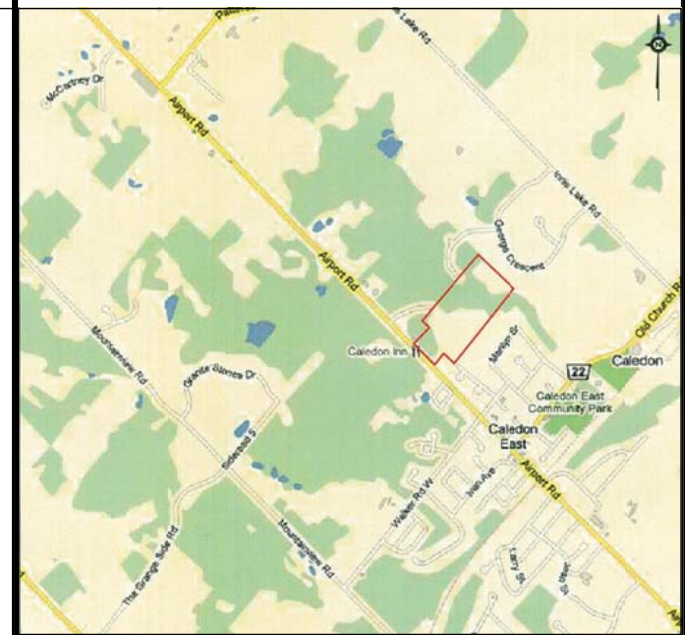


[illegible]

- DEVELOPABLE AREA
FOR SINGLE DETACHED LOTS

OVERALL SITE PLAN 1:500 SCALE

[illegible]

- North 070

LOT

EXTENT OF TOTAL LOT AREA

Development Footprint (BLOCK2)

Potentially Developable Area

GETATIVE
EA

— FLOOR
LINE

PROPOSED
LIMIT OF
DEVELOPABLE
AREA

NOTE: HAMMERHEAD TO
BE INSTALLED AS PER
OBC 3.2.5.6

VEGETATIVE
AREA

EXISTING RESIDENTIAL

BACKYARD AMENITY
AREA = 816.15m²

10.				
9.				
8.				
7.				
6.	REVISED LOT LINE FOR LOT 19 & LOT 20		MAR/03/16	JM
5.	ISSUED FOR SPA		JUL/07/15	WAS
4.	ADD SINGLES SITE STATS		FEB 10-15	RC
3.	ISSUED FOR CLIENT REVIEW		DEC/09/14	SS
2.	REV. AS PER NEW GRADING AND CITY COMMENTS		OCT/07/14	SS
1.	ISSUED FOR ZONING AND OPA AMENDMENTS		OCT/16/13	SS
no.	description		date	by

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.



3004 Wilson Avenue
 Toronto ON M3H 1S8
 t 416.630.2255
 f 416.630.4782
va3design.com

All drawings, specifications, related documents and design are the copyright property of VA3 DESIGN. Reproduction of this property in whole or in part is strictly prohibited without VA3 DESIGN's written permission.

We acknowledge the interest and ideas submitted for this design, and has the qualifications and meets the requirements set out in the following Ruling Code to be a Design:

Richard Yip 24488

name	<i>Richard Yip</i>	
signature	<i>[Signature]</i>	signature
VA3 Design Inc.		42653

2031818 ONT. INC.

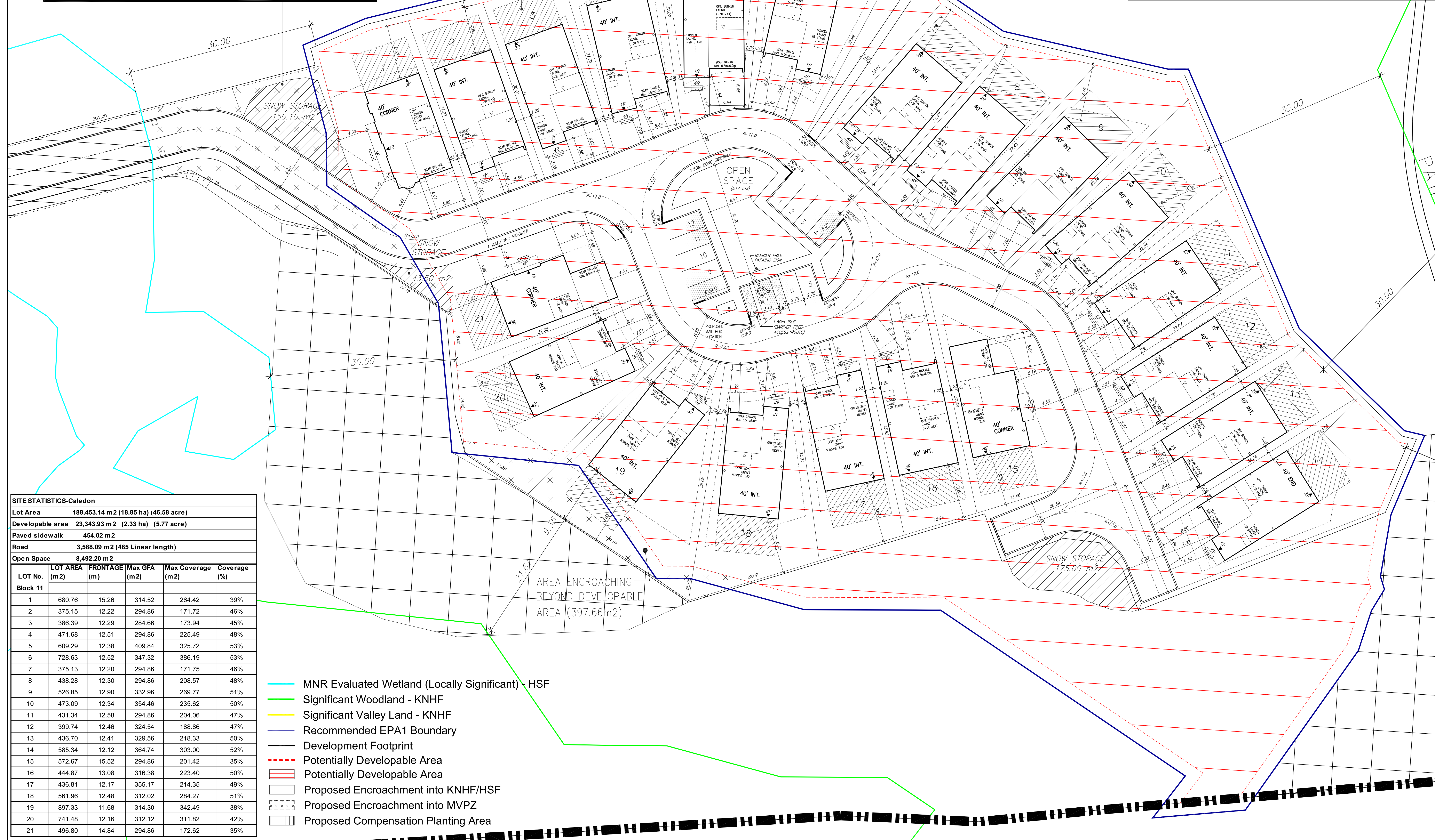
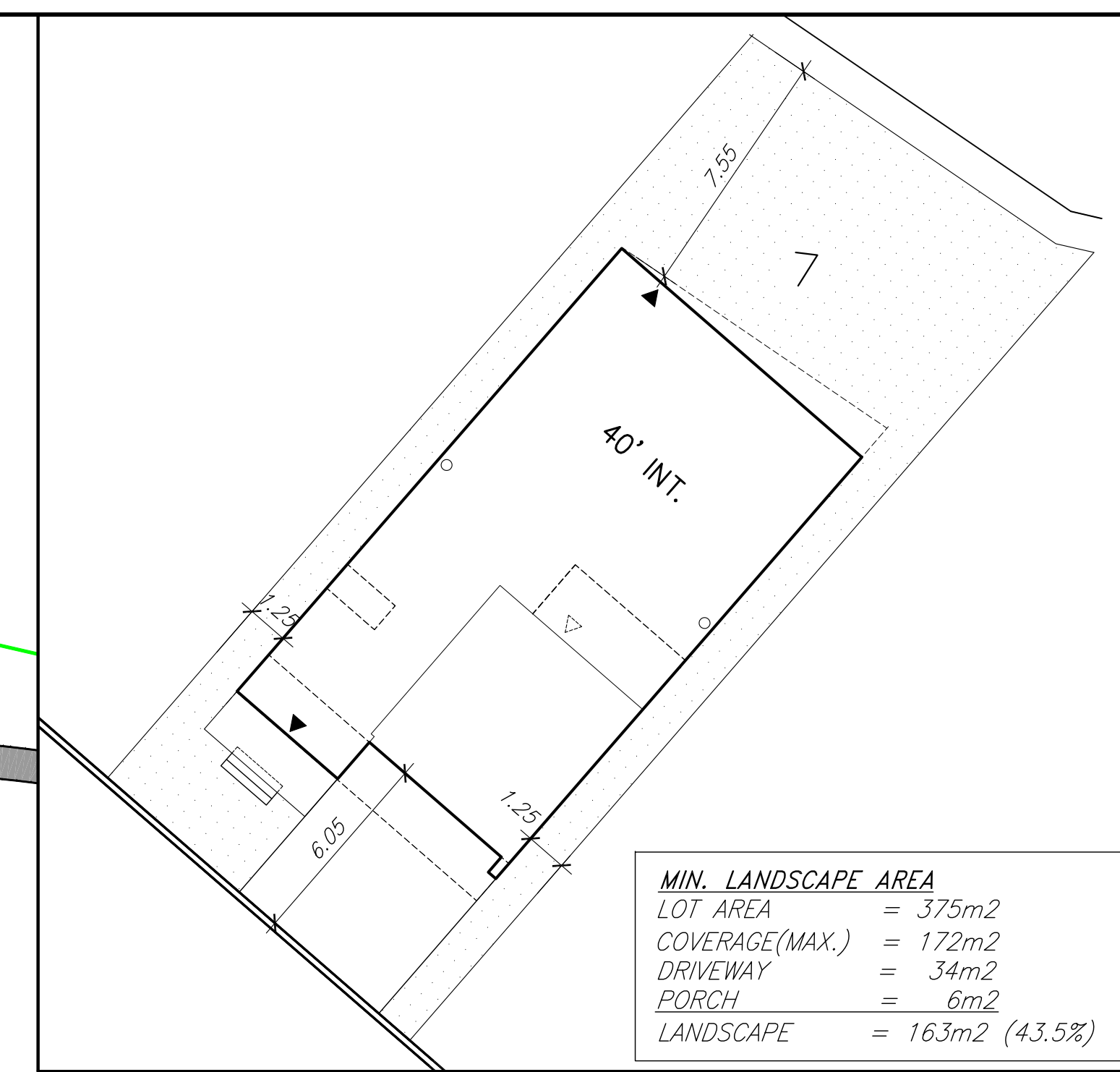
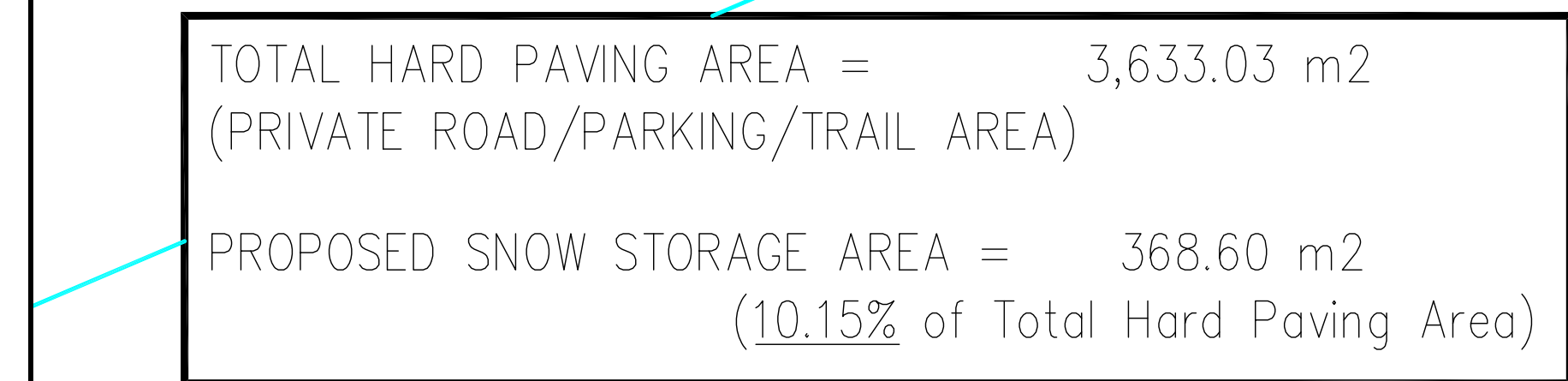
project name	PT W1/2 LOT 22 CON. 1	project no.
--------------	-----------------------	-------------

CALEDON ONTARIO	11044
registered plan no.	lot/block no.

SITE PLAN_SINGLE ESTATE LOT		title
date	scale	drawing no.
SEPTEMBER 2011	1:150	

drawn by	checked by	file name	2
STEVE SOSTARIC	.		

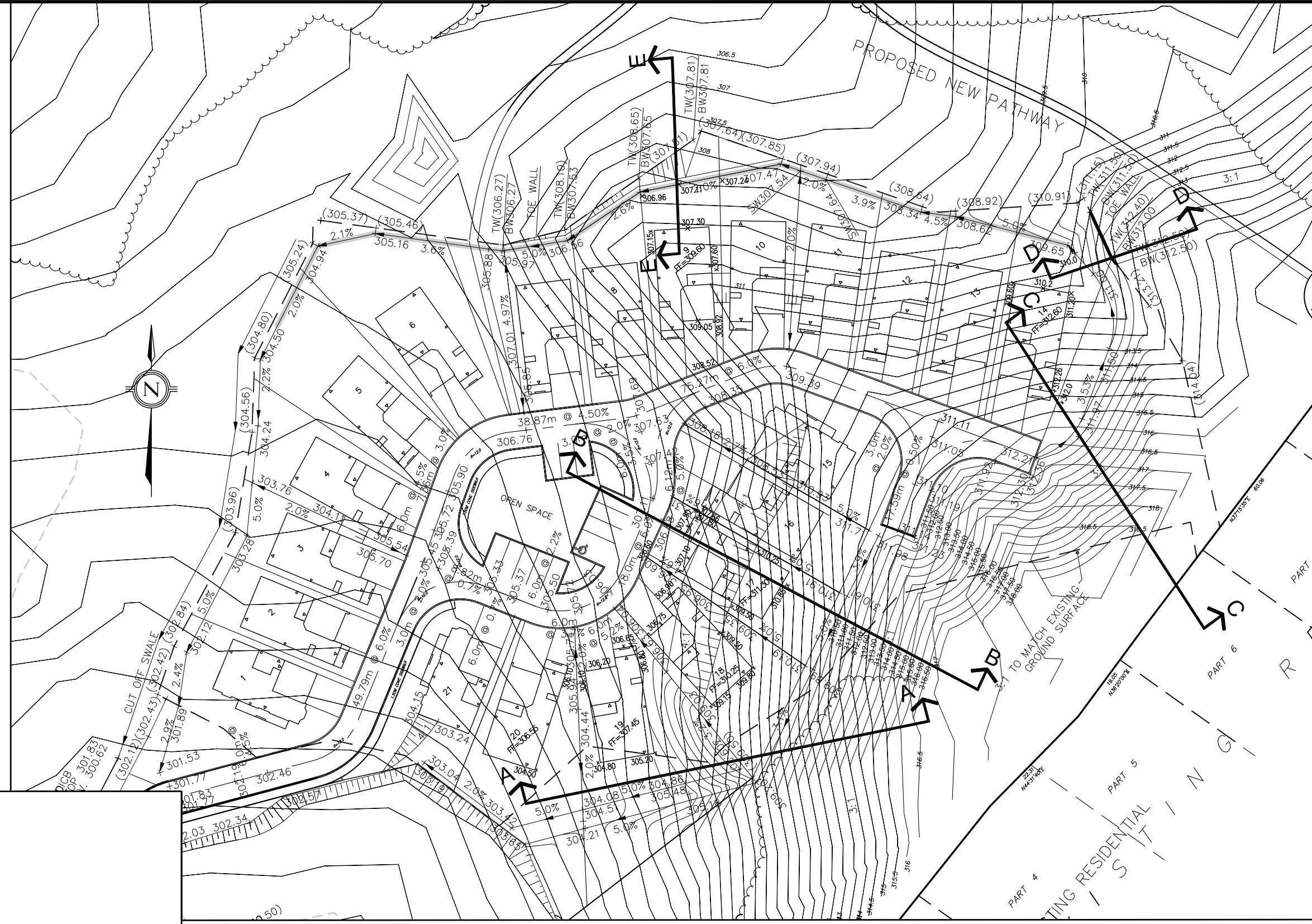
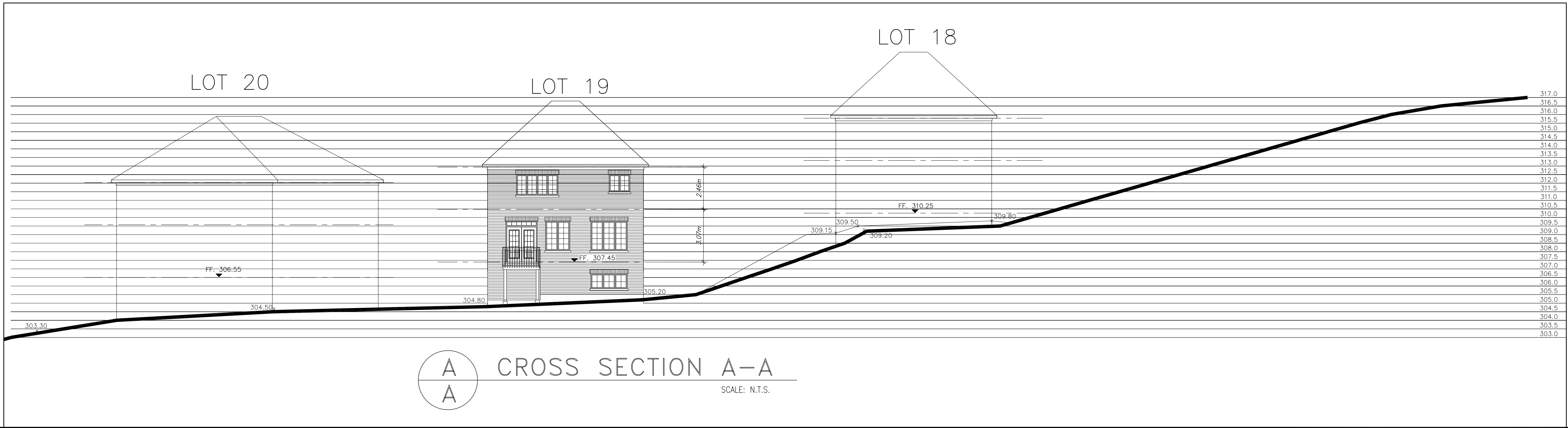
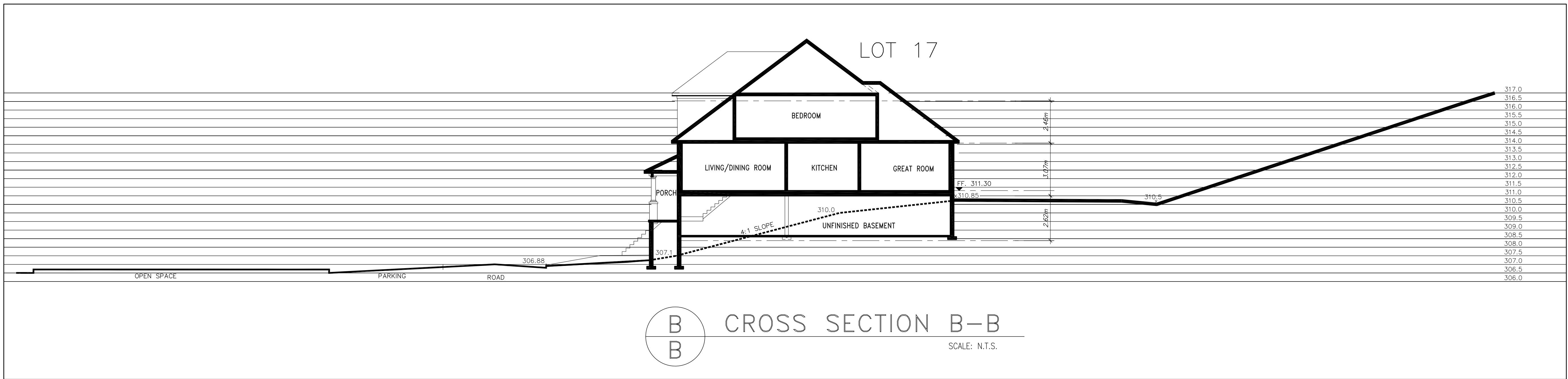
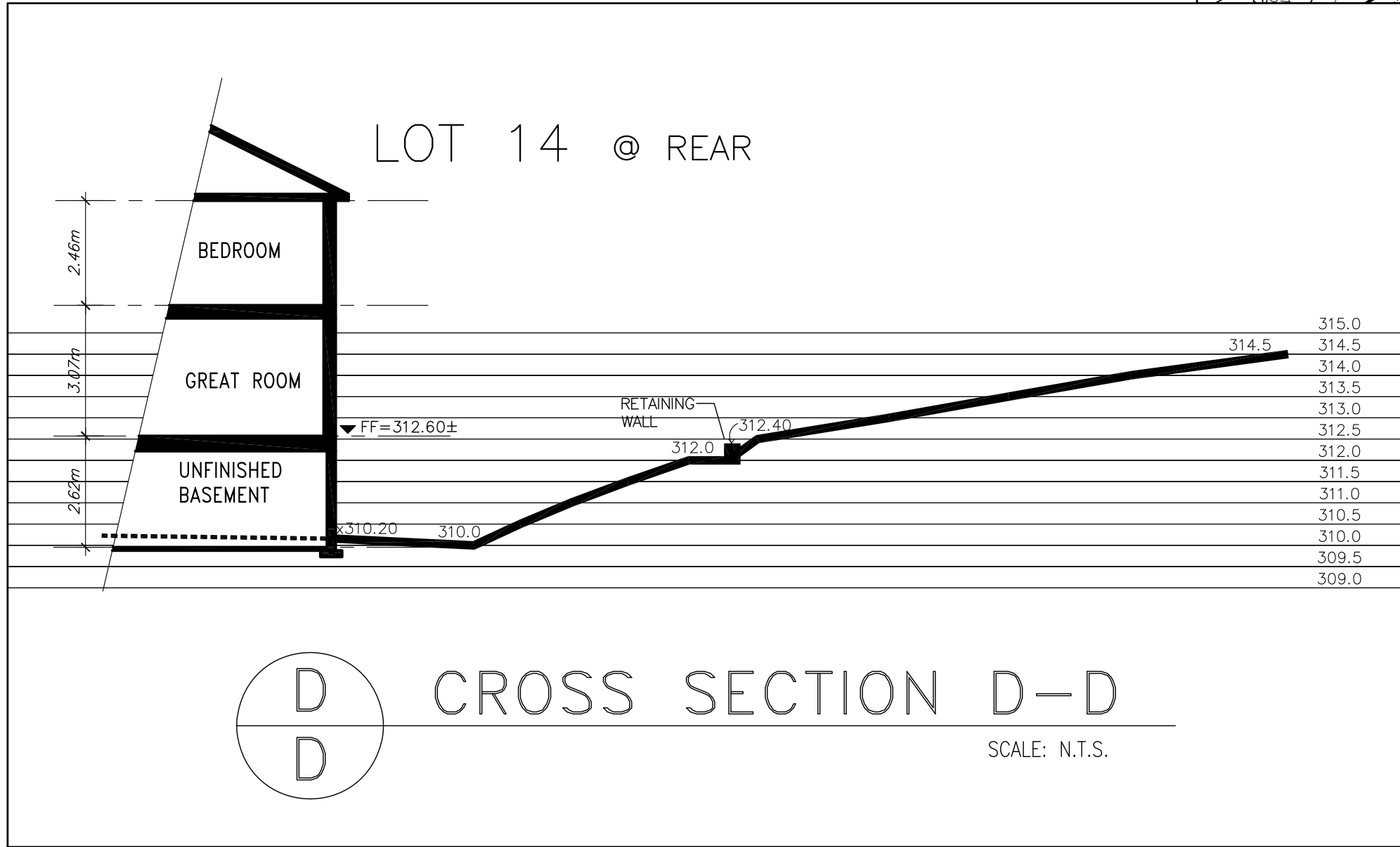
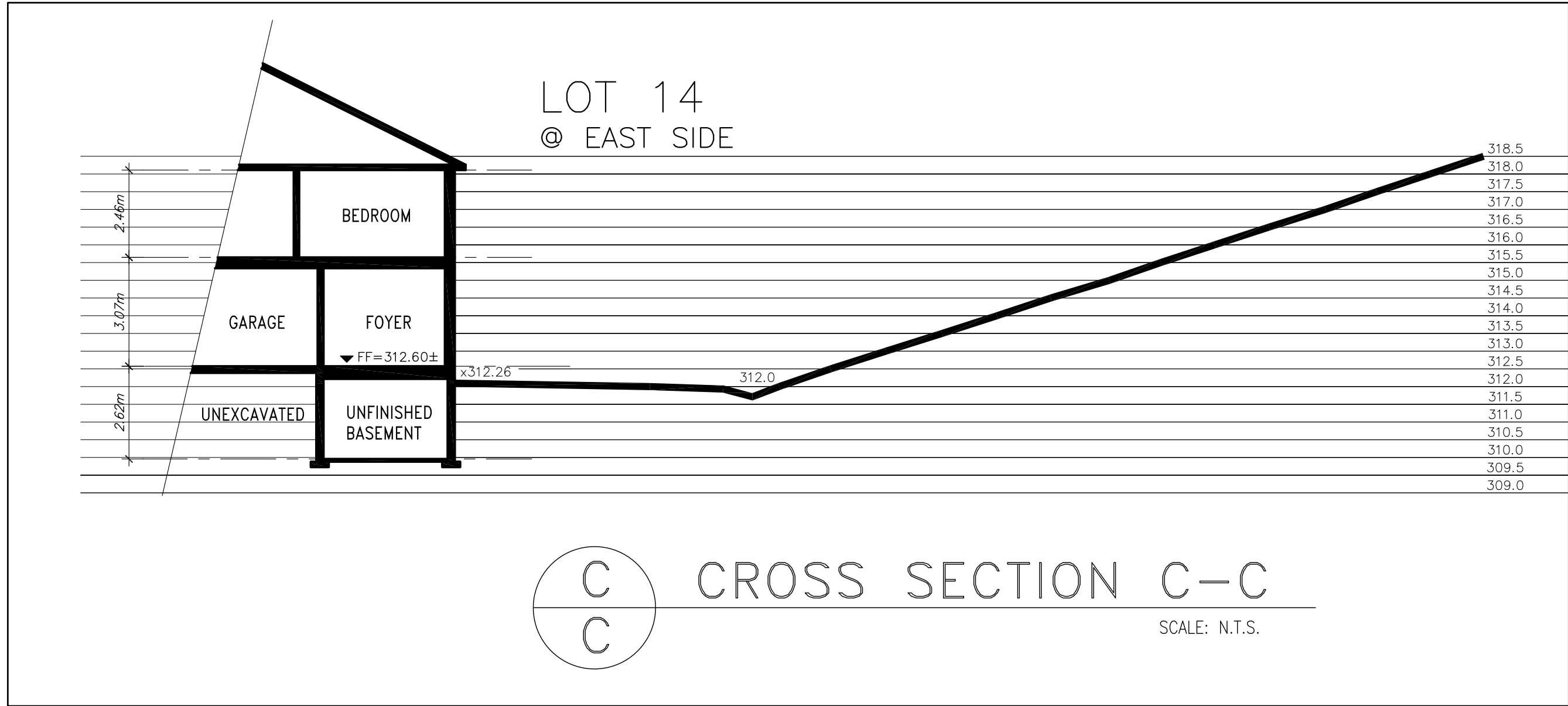
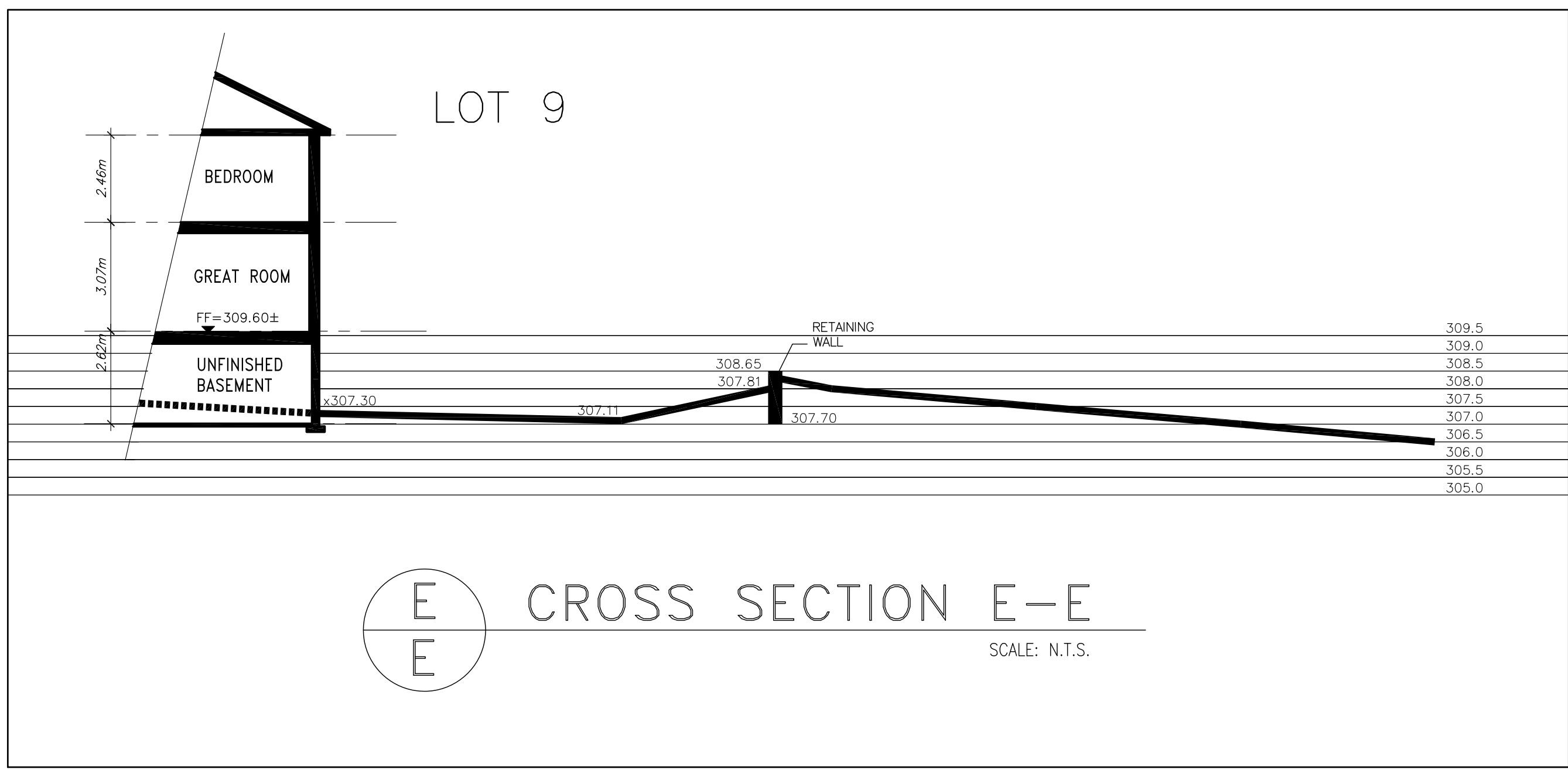
drawing no.
2



SITE STATISTICS-Caledon					
Lot Area		188,453.14 m ² (18.85 ha) (46.58 acre)			
Developable area		23,343.93 m ² (2.33 ha) (5.77 acre)			
Paved sidewalk		454.02 m ²			
Road		3,588.09 m ² (485 Linear length)			
Open Space		8,492.20 m ²			
Lot No.	LOT AREA (m ²)	FRONTAGE (m)	Max GFA (m ²)	Max Coverage (m ²)	Coverage (%)
Block 11					
1	680.76	15.26	314.52	264.42	39%
2	375.15	12.22	294.86	171.72	46%
3	386.39	12.29	284.66	173.94	45%
4	471.68	12.51	294.86	225.49	48%
5	609.29	12.38	409.84	325.72	53%
6	728.63	12.52	347.32	386.19	53%
7	375.13	12.20	294.86	171.75	46%
8	438.28	12.30	294.86	208.57	48%
9	526.85	12.90	332.96	269.77	51%
10	473.09	12.34	354.46	235.62	50%
11	431.34	12.58	294.86	204.06	47%
12	399.74	12.46	324.54	188.86	47%
13	436.70	12.41	329.56	218.33	50%
14	585.34	12.12	364.74	303.00	52%
15	572.67	15.52	294.86	201.42	35%
16	444.87	13.08	316.38	223.40	50%
17	436.81	12.17	355.17	214.35	49%
18	561.96	12.48	312.02	284.27	51%
19	897.33	11.68	314.30	342.49	38%
20	741.48	12.16	312.12	311.82	42%
21	496.80	14.84	294.86	172.62	35%

- MNR Evaluated Wetland (Locally Significant) - HSF
- Significant Woodland - KNHF
- Significant Valley Land - KNHF
- Recommended EPA1 Boundary
-  Development Footprint
-  Potentially Developable Area
-  Potentially Developable Area
-  Proposed Encroachment into KNHF/HSF
-  Proposed Encroachment into MVPZ
- Proposed Compensation Planting Area

[illegible]



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

GROUND FLOOR PLAN ELEVATION 'A' SECOND FLOOR PLAN ELEVATION 'A'

LEFT SIDE ELEVATION 'A' RIGHT SIDE ELEVATION 'A'

AREA CALCULATIONS	ELEV. 'A'	ELEV. 'B'
GROUND FLOOR AREA	1405 SF	1414 SF
SECOND FLOOR AREA	1173 SF	1243 SF
GROSS FLOOR AREA	2578 SF	2657 SF
DEDUCT OPEN AREAS	0 SF	0 SF
FIN. BSMT. AREA	- SF	- SF
TOTAL NET AREA	2578 SF	2657 SF
COVERAGE W/O PORCH	1786 SF	1796 SF
COVERAGE W/PORCH	1843 SF	1853 SF

40-1

[illegible]

PART SECOND FLOOR PLAN ELEVATION 'R'

AREA CALCULATIONS	ELEV. 'A'	ELEV. 'B'
GROUND FLOOR AREA	1250 SF	1250 SF
SECOND FLOOR AREA	1490 SF	1490 SF
GROSS FLOOR AREA	2740 SF	2747 SF
DESTRUCT OPEN AREAS	0 SF	0 SF
FIN. BSMT. AREA	- SF	- SF
TOTAL NET AREA	2740 SF	2747 SF
COVERAGE W/O PORCH	1647 SF	1647 SF
COVERAGE W/PORCH	1712 SF	1712 SF

1	NAME OF COMPANY OR INDIVIDUAL	DATE
2	NAME OF PROJECT	DATE
3	NAME OF ARCHITECT	DATE
4	NAME OF ENGINEER	DATE
5	NAME OF PLUMBER	DATE
6	NAME OF ELECTRICIAN	DATE
7	NAME OF MECHANICAL	DATE
8	NAME OF PAINTER	DATE
9	NAME OF ROOFER	DATE
10	NAME OF OTHER	DATE
11	NAME OF OTHER	DATE
12	NAME OF OTHER	DATE
13	NAME OF OTHER	DATE
14	NAME OF OTHER	DATE
15	NAME OF OTHER	DATE
16	NAME OF OTHER	DATE
17	NAME OF OTHER	DATE
18	NAME OF OTHER	DATE
19	NAME OF OTHER	DATE
20	NAME OF OTHER	DATE
21	NAME OF OTHER	DATE
22	NAME OF OTHER	DATE
23	NAME OF OTHER	DATE
24	NAME OF OTHER	DATE
25	NAME OF OTHER	DATE
26	NAME OF OTHER	DATE
27	NAME OF OTHER	DATE
28	NAME OF OTHER	DATE
29	NAME OF OTHER	DATE
30	NAME OF OTHER	DATE
31	NAME OF OTHER	DATE
32	NAME OF OTHER	DATE
33	NAME OF OTHER	DATE
34	NAME OF OTHER	DATE
35	NAME OF OTHER	DATE
36	NAME OF OTHER	DATE
37	NAME OF OTHER	DATE
38	NAME OF OTHER	DATE
39	NAME OF OTHER	DATE
40	NAME OF OTHER	DATE
41	NAME OF OTHER	DATE
42	NAME OF OTHER	DATE
43	NAME OF OTHER	DATE
44	NAME OF OTHER	DATE
45	NAME OF OTHER	DATE
46	NAME OF OTHER	DATE
47	NAME OF OTHER	DATE
48	NAME OF OTHER	DATE
49	NAME OF OTHER	DATE
50	NAME OF OTHER	DATE
51	NAME OF OTHER	DATE
52	NAME OF OTHER	DATE
53	NAME OF OTHER	DATE
54	NAME OF OTHER	DATE
55	NAME OF OTHER	DATE
56	NAME OF OTHER	DATE
57	NAME OF OTHER	DATE
58	NAME OF OTHER	DATE
59	NAME OF OTHER	DATE
60	NAME OF OTHER	DATE
61	NAME OF OTHER	DATE
62	NAME OF OTHER	DATE
63	NAME OF OTHER	DATE
64	NAME OF OTHER	DATE
65	NAME OF OTHER	DATE
66	NAME OF OTHER	DATE
67	NAME OF OTHER	DATE
68	NAME OF OTHER	DATE
69	NAME OF OTHER	DATE
70	NAME OF OTHER	DATE
71	NAME OF OTHER	DATE
72	NAME OF OTHER	DATE
73	NAME OF OTHER	DATE
74	NAME OF OTHER	DATE
75	NAME OF OTHER	DATE
76	NAME OF OTHER	DATE
77	NAME OF OTHER	DATE
78	NAME OF OTHER	DATE
79	NAME OF OTHER	DATE
80	NAME OF OTHER	DATE
81	NAME OF OTHER	DATE
82	NAME OF OTHER	DATE
83	NAME OF OTHER	DATE
84	NAME OF OTHER	DATE
85	NAME OF OTHER	DATE
86	NAME OF OTHER	DATE
87	NAME OF OTHER	DATE
88	NAME OF OTHER	DATE
89	NAME OF OTHER	DATE
90	NAME OF OTHER	DATE
91	NAME OF OTHER	DATE
92	NAME OF OTHER	DATE
93	NAME OF OTHER	DATE
94	NAME OF OTHER	DATE
95	NAME OF OTHER	DATE
96	NAME OF OTHER	DATE
97	NAME OF OTHER	DATE
98	NAME OF OTHER	DATE
99	NAME OF OTHER	DATE
100	NAME OF OTHER	DATE

2031818 ONT. INC.

project name
Rt W1 /2 LOT22 Con 1

municipality	project no.
CALEDON, ON	11044

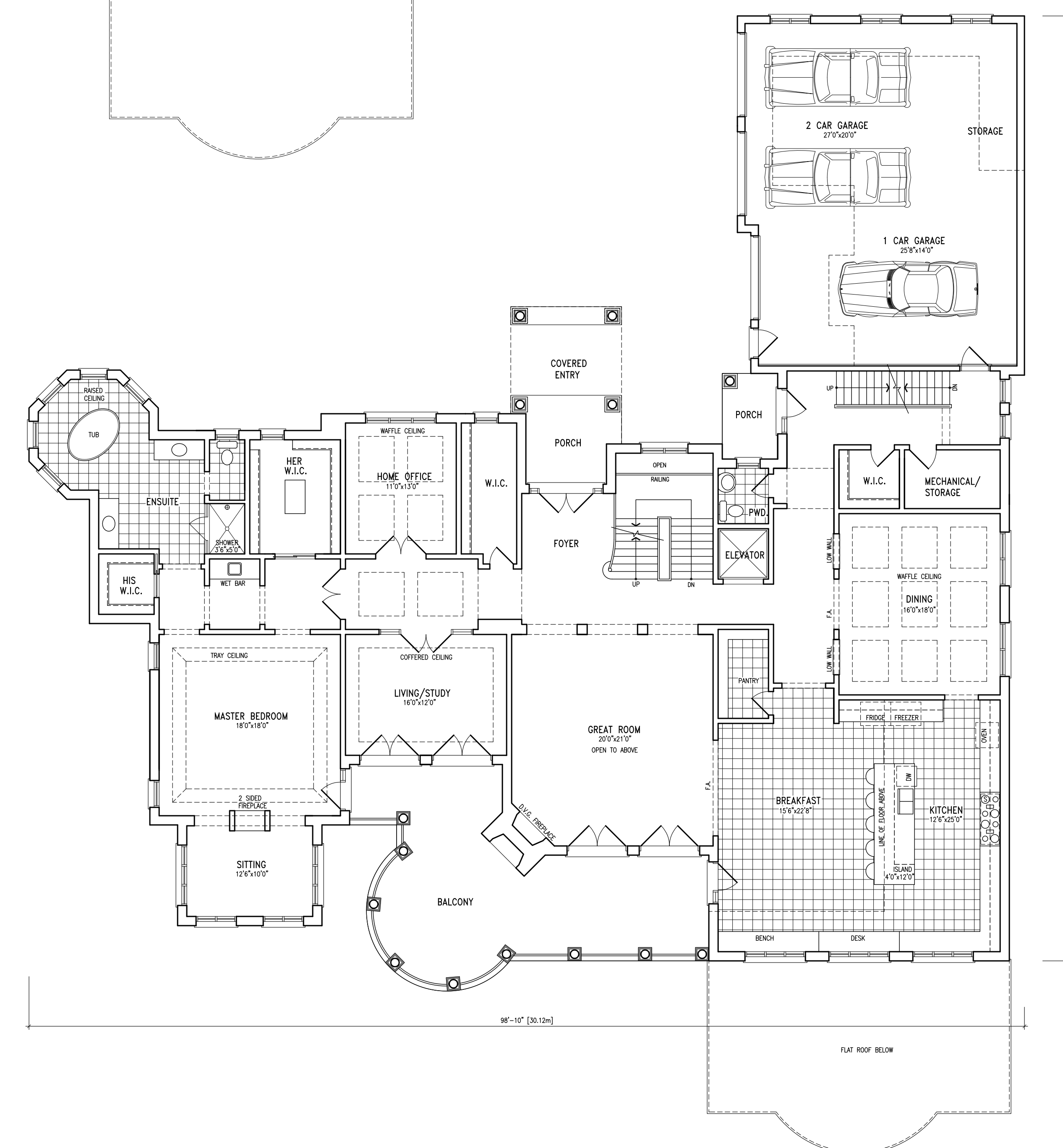
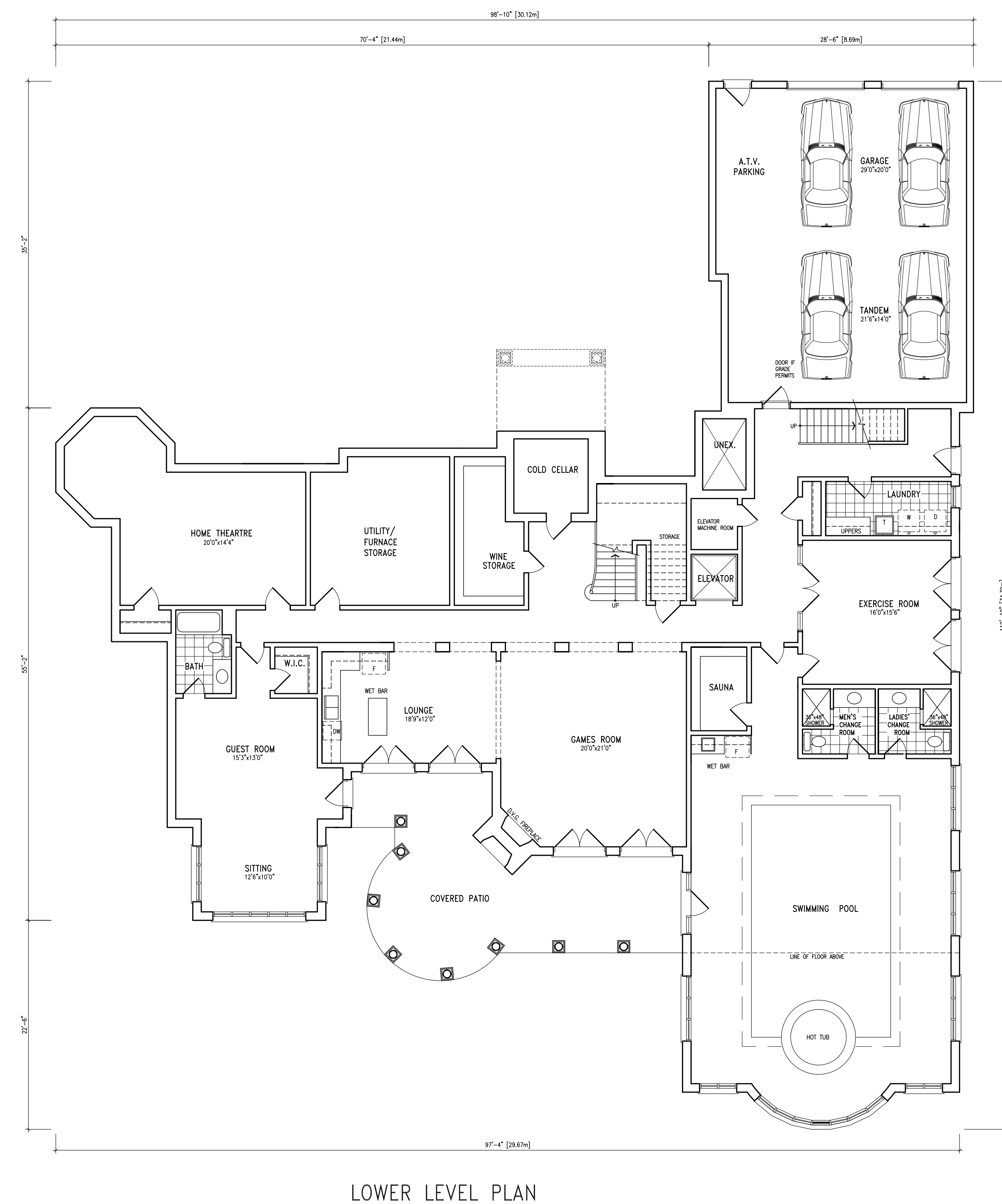
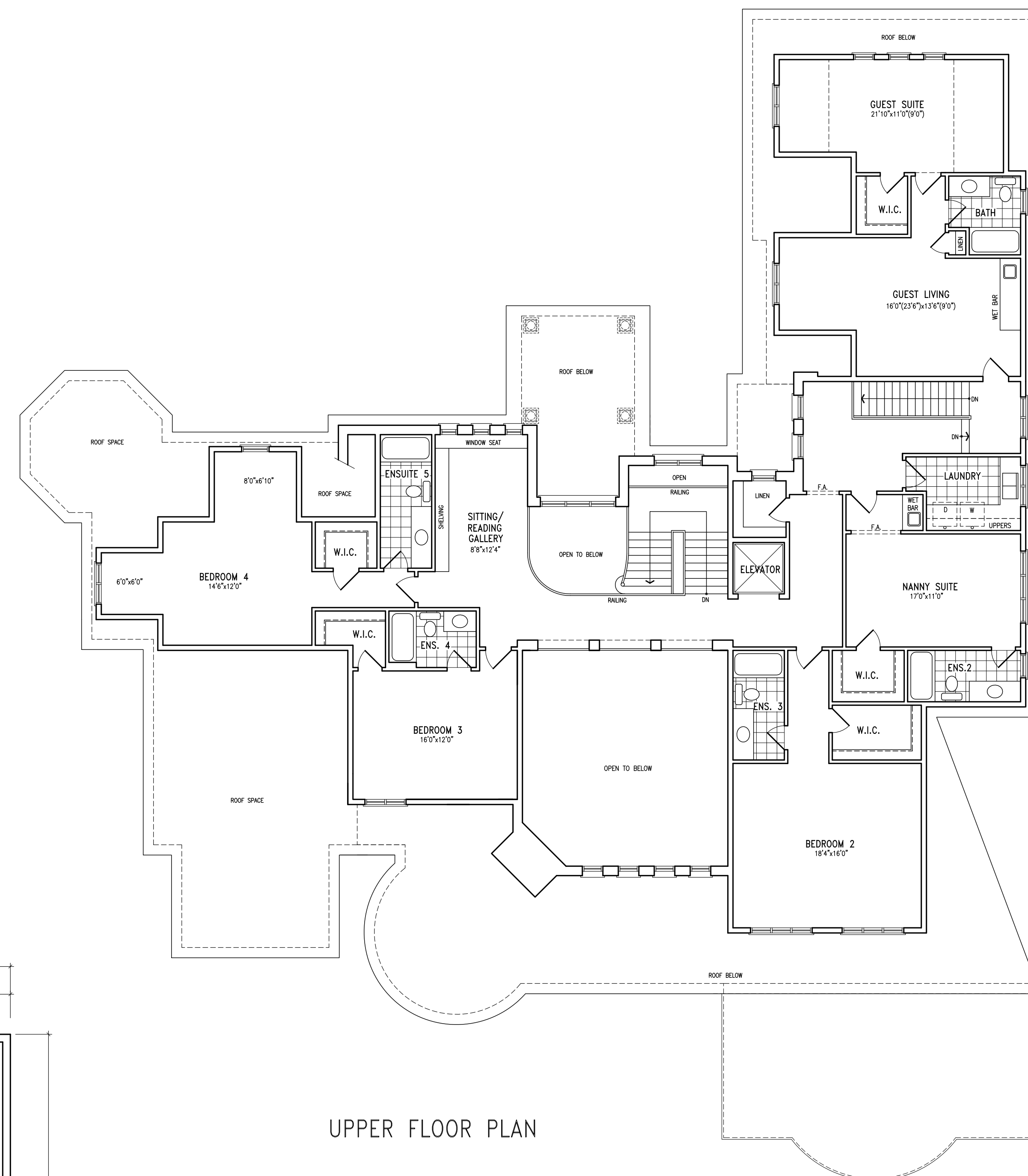
REGISTERED PLAN No. 43M- 40-1 & 2

FLOOR PLANS & ELEVATIONS

date JUNE 2014	scale 1/8" = 1'-0"	drawing no. 1
-------------------	-----------------------	------------------

drawn by	checked by	file name	6
VAS	-	11044-40-1&2	

40-2

[illegible]



2031818 ONT. INC.					
project name Pt W1/2 LOT22, Con.1					
municipality CALEDON, ON				project no. 1104	
unit name SINGLE FAMILY HOME				unit # 	
date JUNE 2015				elevation drawing no. 8	
drawn by VAS		checked by -		scale 1/8" = 1'-0" file name 11057_CUSTOM	