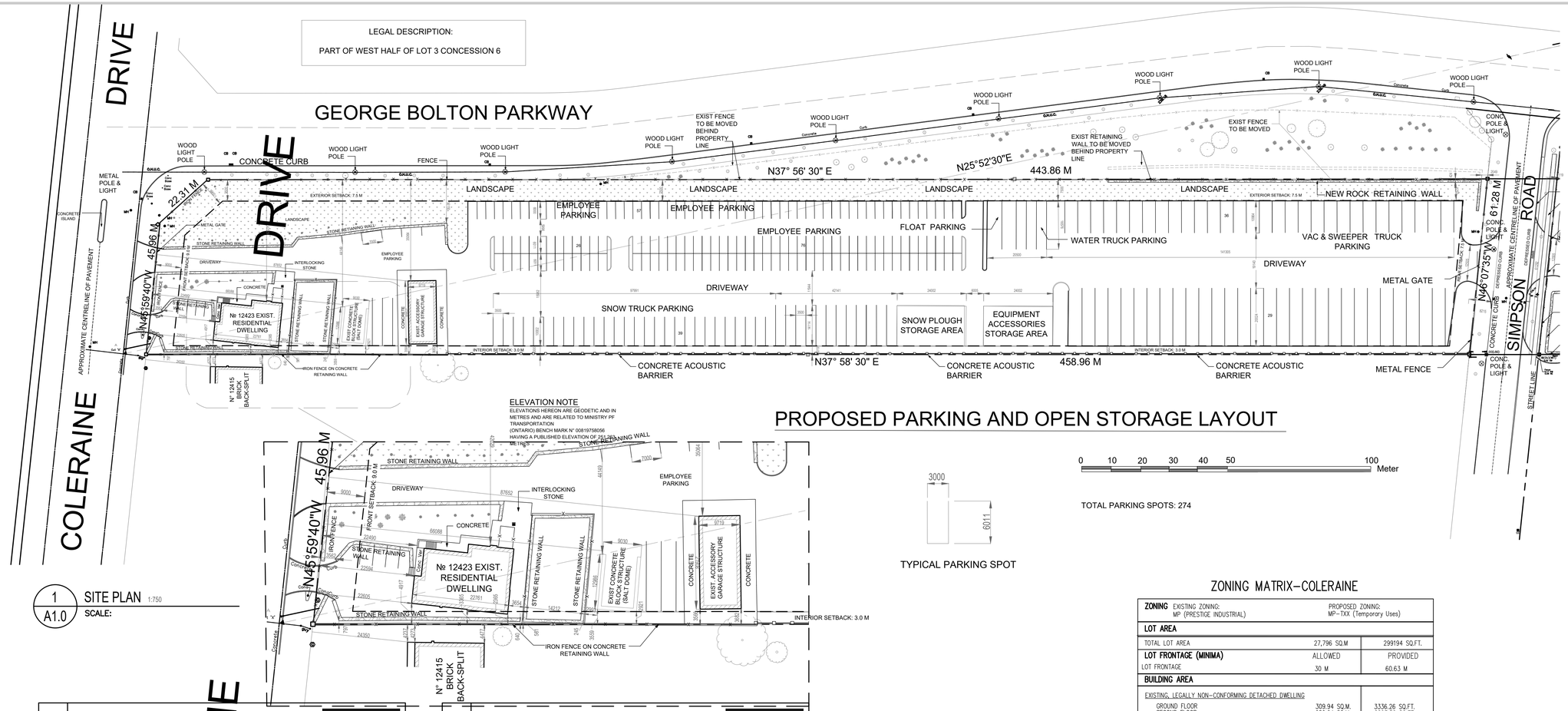
LEGAL DESCRIPTION:

PART OF WEST HALF OF LOT 3 CONCESSION 6



PROPOSED PARKING AND OPEN STORAGE LAYOUT

0 10 20 30 40 50 100 Meter

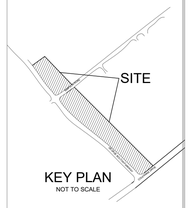
TOTAL PARKING SPOTS: 274

TYPICAL PARKING SPOT

ELEVATION NOTE

ELEVATIONS HEREON ARE GEODETIC AND IN METRES AND ARE RELATED TO MINISTRY PF TRANSPORTATION (ONTARIO) BENCH MARK N° 00819758056 HAVING A PUBLISHED ELEVATION OF 251.28 METRES

1 / A1.0 SITE PLAN 1:750
SCALE:



KEY PLAN
NOT TO SCALE

ONTARIO ASSOCIATION OF ARCHITECTS
FAUSTO CORTESE
LICENCE 7774

Name of Project:
PROPOSED MIXED USE DEVELOPMENT

Location:
12423 COLERAINE DRIVE
TOWN OF BOLTON, ONTARIO

FAUSTO CORTESE ARCHITECTS
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

ITEM	Ontario Building Code Data Matrix - Part 3 & 9	OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C)
1	Project Description: EXISTING GARAGE PRIVATE (ACCESSORY TO SINGLE DETACHED DWELLING) ☐ New ☐ Addition ☐ Alteration ☐ Change of Use ☐ Part 11 11.1 to 11.4	☐ Part 3 1.1.2. [A] ☒ Part 9 1.1.2. 9.10.1.3.
2	Major Occupancy(s)	3.1.2.1.(1) 9.10.2.
3	Building Area (m^2) EXISTING_209.73 NEW_ 0 TOTAL_ 209.73	1.4.1.2 [A] 1 1.4.1.2 [A]
4	Gross Area (m^2) EXISTING_209.73 NEW_ 0 TOTAL_ 209.73	1.4.1.2 [A] 1.4.1.2 [A]
5	Number of Storeys Above Grade: 1	1.4.1.2 [A] & 3.2.1.1. 1.4.1.2 [A] 9.10.4.
6	Number of Streets/Fire Fighter Access: 2	3.2.2.10 & 3.2.5. 9.10.20.
7	Building Classification:	3.2.2.24 & 3.2.2.54 9.10.2.
8	Sprinkler System Proposed ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☒ not required ☐ EXISTING NO CHANGE	3.2.2.67 3.2.1.5 3.2.2.17 9.10.8.2. INDEX
9	Standpipe required ☐ Yes ☒ No	3.2.9. N/A
10	Fire Alarm required ☐ Yes ☒ No	3.2.4. 9.10.18.
11	Water Service/Supply is Adequate ☒ Yes ☐ No	3.2.5.7. N/A
12	High Building ☐ Yes ☒ No	3.2.6 N/A
13	Construction Restrictions ☒ Combustible Permitted ☐ Non-combustible Required ☐ Both; Actual Construction ☒ Combustible ☐ Non-combustible ☐ Both	3.2.2.71 9.10.6.
14	Second floor(s) Area (m^2): N/A Third Floor Area (m^2): N/A	3.2.1.1.(3)-(8) 9.10.4.1.
15	Occupant load based on ☒ m^2/person ☐ design of building; Occupancy: GROUP F1 Load: 5 persons	3.1.17 9.9.1.3.
16	Barrier-free Design ☒ Yes ☐ No (Explain):	3.8 9.5.2.
17	Hazardous Substances ☐ Yes ☒ No	3.3.1.2. & 3.3.1.19 9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR) — Horizontal Assemblies FRR (Hours): Floor: N/A Hours; Roof: 0 Hours — Listed Design No. or Description (SB-3) — FRR of Supporting Members: Floor: N/A Hours; Roof: 0 Hours — Listed Design No. or Description (SB-3)	3.2.2.20.-83 & 3.2.1.4 9.10.8. 9.10.9.
19	Spatial Separation - Construction of Exterior Walls - Existing Building	3.2.3 9.10.14.

Wall	Area of EBF (m^2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Const. Nonc. Cladding	Non-comb Const
North	61.79	35.06 m	1:10<	100 %	0 %					
South	61.79	3.57 m	1:10<	13 %	8%					
East	115.56	--	1:10<	100 %	6 %					
West	115.56	87.65 m	1:10<	100 %	6 %					

Name of Project:
PROPOSED MIXED USE DEVELOPMENT

Location:
12423 COLERAINE DRIVE
TOWN OF BOLTON, ONTARIO

FAUSTO CORTESE ARCHITECTS
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

ITEM	Ontario Building Code Data Matrix - Part 3 & 9	OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C)
1	Project Description: EXISTING LEGALLY NON CONFORMING DETACHED DWELLING ☐ New ☐ Addition ☐ Alteration ☐ Change of Use ☐ Part 11 11.1 to 11.4	☐ Part 3 1.1.2. [A] ☒ Part 9 1.1.2. 9.10.1.3.
2	Major Occupancy(s)	3.1.2.1.(1) 9.10.2.
3	Building Area (m^2) EXISTING_309.94 NEW__ TOTAL__309.94	1.4.1.2 [A] 1 1.4.1.2 [A]
4	Gross Area (m^2) EXISTING_560.18 NEW__ TOTAL__560.18	1.4.1.2 [A] 1.4.1.2 [A]
5	Number of Storeys Above Grade: 2	1.4.1.2 [A] & 3.2.1.1. 1.4.1.2 [A] 9.10.4.
6	Number of Streets/Fire Fighter Access: 2	3.2.2.10 & 3.2.5. 9.10.20.
7	Building Classification:	3.2.2.24 & 3.2.2.54 9.10.2.
8	Sprinkler System Proposed ☐ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☒ not required ☐ EXISTING NO CHANGE	3.2.2.67 3.2.1.5 3.2.2.17 9.10.8.2. INDEX
9	Standpipe required ☐ Yes ☒ No	3.2.9. N/A
10	Fire Alarm required ☒ Yes ☐ No	3.2.4. 9.10.18.
11	Water Service/Supply is Adequate ☒ Yes ☐ No	3.2.5.7. N/A
12	High Building ☐ Yes ☒ No	3.2.6 N/A
13	Construction Restrictions ☒ Combustible Permitted ☐ Non-combustible Required ☐ Both; Actual Construction ☒ Combustible ☐ Non-combustible ☐ Both	3.2.2.71 9.10.6.
14	Second floor(s) Area (m^2): N/A Third Floor Area (m^2): N/A	3.2.1.1.(3)-(8) 9.10.4.1.
15	Occupant load based on ☒ m^2/person ☐ design of building; Occupancy: Load: 5 PEOPLE EXISTING	3.1.17 9.9.1.3.
16	Barrier-free Design ☐ Yes ☒ No (Explain): EXISTING	3.8 9.5.2.
17	Hazardous Substances ☐ Yes ☒ No	3.3.1.2. & 3.3.1.19 9.10.1.3.(4)
18	Required Fire Resistance Rating (FRR) — Horizontal Assemblies FRR (Hours): Floor: N/A Hours; Roof: 0 Hours — Listed Design No. or Description (SB-3) — FRR of Supporting Members: Floor: N/A Hours; Roof: 0 Hours — Listed Design No. or Description (SB-3)	3.2.2.20.-83 & 3.2.1.4 9.10.8. 9.10.9.
19	Spatial Separation - Construction of Exterior Walls - Existing Building	3.2.3 9.10.14.

Wall	Area of EBF (m^2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Const. Nonc. Cladding	Non-comb Const
North	80.89	42.03m	1:10<	100 %	7.5 %					
South	78.88	2.37 m	1:10<	9 %	16 %					
East	72.86	--	1:10<	100 %	13%					
West	53.65	22.59 m	1:10<	100 %	34.50 %					

LEGEND

+179.00	PROPOSED FIN. GRADE
179.07 OR 179.00	EXISTING GRADE
(179.00) T/C	TOP OF CURB
(179.00) C/B	TOP OF CATCH BASIN
	MAN DOOR LOCATIONS
	DRIVE-IN DR LOCATIONS
C.B.	CATCH BASIN
C.B.M.H.	CATCH BASIN MANHOLE
M.H.	SANITARY MANHOLE
M.H.	STORM SEWER MANHOLE
	FIRE HYDRANT
G	GAS
R.D.	ROOF DRAIN
	PEDESTRIAN WALKWAYS
F.F.	DENOTES FINISHED FLOOR
MH	DENOTES MANHOLE
CB	DENOTES CATCH BASIN
W/V	DENOTES WATER VALVE
	DENOTES EXISTING GRADE ELEVATION
	DENOTES LIGHT POST
	DENOTES BOREHOLE
	STAMPED CONRETE
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	HEAVY DUTY ROADWAY

ZONING MATRIX–COLERAINE

ZONING EXISTING ZONING: MP (PRESTIGE INDUSTRIAL)	PROPOSED ZONING: MP–TXX (Temporary Uses)	
LOT AREA		
TOTAL LOT AREA	27,796 SQ.M	299194 SQ.FT.
LOT FRONTAGE (MINIMA)	ALLOWED	PROVIDED
LOT FRONTAGE	30 M	60.63 M
BUILDING AREA		
EXISTING, LEGALLY NON–CONFORMING DETACHED DWELLING		
GROUND FLOOR	309.94 SQ.M.	3336.26 SQ.FT.
SECOND FLOOR	250.24 SQ.M.	2693.52 SQ.FT.
EXISTING GARAGE, PRIVATE (ACCESSORY TO EXISTING SINGLE DETACHED DWELLING)		
GROUND FLOOR	209.73 SQ.M.	2257.51493 SQ.FT.
EXISTING BUILDING ACCESSORY (SALT DOME, ACCESSORY TO) CONTRACTOR'S FACILITY)		
GROUND FLOOR	117.38 SQ.M.	1263.47 SQ.FT.
CONTRACTORS FACILITY AREA	19,560 SQ.M.	210,542 SQ.FT.
OPEN STORAGE ACCESSORY (TO CONTRACTORS FACILITY)	783 SQ.M.	8428.14 SQ.FT.
TOTAL BLDG FOOTPRINT	637.05 SQ.M.	6857.15 SQ.FT.
TOTAL GFA	637.05 SQ.M.	6857.15 SQ.FT.
BUILDING HEIGHT	ALLOWED	PROVIDED
EXISTING, LEGALLY NON–CONFORMING DETACHED DWELLING	N/A	6.71 M
EXISTING GARAGE, PRIVATE (ACCESSORY TO EXISTING SINGLE DETACHED DWELLING)	N/A	6.98 M
EXISTING BUILDING ACCESSORY (SALT DOME, ACCESSORY TO) CONTRACTOR'S FACILITY)	N/A	8.72 M
LOT COVERAGE	ALLOWED	PROVIDED
MAXIMUM		5%
OPEN STORAGE ACCESSORY	50% MAX	2%
PARKING REQUIREMENTS	REQUIRED	PROVIDED
COLERAINE PLAN	69 SPOTS	274 SPOTS

SETBACKS

EXISTING, LEGALLY NON–CONFORMING DETACHED DWELLING	BY–LAW	PROVIDED
FRONT YARD	9 M	22.59 M
REAR YARD	7.5 M	N/A
EXTERIOR SIDE YARD	7.5 M	42.03 M
INTERIOR SIDE YARD	15M	2.37 M
EXISTING GARAGE, PRIVATE (ACCESSORY TO EXISTING SINGLE DETACHED DWELLING)	BY–LAW	PROVIDED
FRONT YARD	9.5 M	87.65 M
REAR YARD	1.5 M	N/A
EXTERIOR SIDE YARD	7.5 M	35.06 M
INTERIOR SIDE YARD	15M	3.57 M
EXISTING BUILDING ACCESSORY (SALT DOME, ACCESSORY TO) CONTRACTOR'S FACILITY)	BY–LAW	PROVIDED
FRONT YARD	9.5 M	66 M
REAR YARD	1.5	N/A
EXTERIOR SIDE YARD	7.5 M	44.2 M
INTERIOR SIDE YARD	15M	2.9 M
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
	10 %	24 %

TOWN OF CALEDON
PLANNING
RECEIVED
Feb.24, 2021

No.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	09/20/19

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.

FAUSTO CORTESE ARCHITECTS
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

PROJECT:
12423 COLERAINE DR
TOWN OF BOLTON

DRAWING:
SITE PLAN

PLOTTED:
DATE: Feb 2 2021
PROJECT No: 2020–42
SCALE: AS NOTED
DRAWING No: A1.0
DRAWN BY:
REVIEWED BY:
FILE NAME:
PLOT SCALE: 1=