



LEGAL DESCRIPTION

PART OF LOT 1 PLAN 43M-1659 RP 43R33994

TOWNY ADDRESS: 20 SIMONA DRIVE TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL

FROM LEGAL SURVEY PREPARED BY: YOUNG & YOUNG SURVEYING INC. 2 HOLLAND DRIVE UNIT 51 BOLTON, ONTARIO L7E 1E1 T: 905-657-6000 | FAX: 905-657-4811

SITE STATISTICS

ZONING	CHB - BOLTON HIGHWAY COMMERCIAL
SITE AREA	8,093.81 m ² or 2.30 Ac
FRONT YARD [SIMONA DR]	18.0 m MIN
REAR YARD [NORTH]	7.5 m MIN
INTERIOR SIDE YARD [EAST]	7.5 m MIN
DRIVEWAY SETBACK	1.5 m
PARKING SPACE SETBACK FROM ANY STREET LINE	6.0 m
FROM ANY OTHER LOT LINE	1.5 m

DESIGNATED FIRE ROUTE SIGN STANDARDS

TOWN OF CALEDON SCHEDULED FIRE ROUTE SIGN STANDARDS

1. All signs regulated by this By-law shall be printed on a 20 cm by 40 cm sign sheet and shall be made of a material and finished in accordance with the requirements of the Ontario Fire Code.

2. Signs shall be placed at each end of a designated fire route and shall be placed at the intersection of a designated fire route and a street.

3. Signs shall be made of a rigid material and shall be placed on a post of a minimum height of 1.8 m above the finished ground level. The height of signs shall be no less than 2.0 metres above the existing finished ground level.

4. Signs shall be made of a rigid material and shall be placed on a post of a minimum height of 1.8 m above the finished ground level. The height of signs shall be no less than 2.0 metres above the existing finished ground level.

SYMBOL LEGEND

MAN DOOR LOCATIONS	LOADING DOCK LOCATIONS	DRIVE-IN OR OVERHEAD DOORS	HYDRANT VALVE	CATCH BASIN	DOUBLE CATCH BASIN	CONCRETE SIDEWALK	LIGHT POLE	STORM MANHOLE	HYDRO POLE STANDARD / UTILITY POLE	HYDRO TRANSFORMER	GAS METERS	HANDICAP PARKING	REFUSE STORAGE BIN	LIGHT STANDARD (TYP)	RAISED CONC. PLANTER (SEE LANDS)	CURB DEPRESSION, BARRIER FREE ACCESS	VEHICLE QUEUING, 6.5m x 2.5m	CONC. CONC. FILLER STEEL BOLLARD	FIRE DEPARTMENT CONNECTION / DIAMETER CONNECTION	HANDICAP SIGNAGE AS PER MUNICIPAL BY-LAW 2011-020	BENCH (SEE LANDS) & WASTE RECEPTACLE	FIRE ROUTE	STOP SIGN	PAINTED STOP BAR	PROPOSED LANDSCAPED ISLAND (CONC. CURB)
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Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	Part 3	PROJECT DESCRIPTION	NEW	Part 3
MAJOR OCCUPANCY GROUP: F/A DIV. 2/2/D	1.1.2 (A)		MAJOR OCCUPANCY GROUP: F DIV. 2	1.1.2 (A)	
BUILDING AREA (m ²) EXISTING: 978.30 TOTAL: 978.30	1.4.1.2 (A)		BUILDING AREA (m ²) EXISTING: 1,207.15 TOTAL: 1,207.15	1.4.1.2 (A)	
NO. OF STOREYS: MEZZANINE: NO.	3.2.1.1 & 1.4.1.2 (A)		NO. OF STOREYS: ABOVE GRADE: ONE BELOW GRADE: N/A	3.2.1.1 & 1.4.1.2 (A)	
HEIGHT OF BUILDING (m): 9.5	3.2.1.1 & 3.2.5		HEIGHT OF BUILDING (m): 7.11	3.2.1.1 & 3.2.5	
NUMBER OF STREETS / ACCESS ROUTES: ONE	3.2.2.0-83		NUMBER OF STREETS / ACCESS ROUTES: ONE	3.2.2.0-83	
BUILDING CLASSIFICATION: 3.2.2.72	3.2.2.0-83		BUILDING CLASSIFICATION: 3.2.2.72	3.2.2.0-83	
SPRINKLER SYSTEM PROPOSED: ENTIRE BUILDING	3.2.2.0-83		SPRINKLER SYSTEM PROPOSED: ENTIRE BUILDING	3.2.2.0-83	
STANDPIPE REQUIRED: YES	3.2.9		STANDPIPE REQUIRED: YES	3.2.9	
FIRE ALARM REQUIRED: YES	3.2.4		FIRE ALARM REQUIRED: YES	3.2.4	
WATER SERVICE / SUPPLY IS ADEQUATE: YES	3.2.2.7		WATER SERVICE / SUPPLY IS ADEQUATE: YES	3.2.2.7	
HIGH BUILDING: YES	3.2.6		HIGH BUILDING: YES	3.2.6	
PERMITTED CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83		PERMITTED CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83	
ACTUAL CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83		ACTUAL CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83	
MEZZANINE AREA (m ²): N/A	3.2.1.1 (2)-(8)		MEZZANINE AREA (m ²): N/A	3.2.1.1 (2)-(8)	
OCCUPANT LOAD BASED ON: n ₂ / PERSON	3.1.17		OCCUPANT LOAD BASED ON: n ₂ / PERSON	3.1.17	
1ST FLOOR OCCUPANCY: F/2/D LOAD: T.B.D. PERSONS			1ST FLOOR OCCUPANCY: F/2/D LOAD: T.B.D. PERSONS		

Ontario's 2012 Building Code Data Matrix Part 3

PROJECT DESCRIPTION	NEW	Part 3	PROJECT DESCRIPTION	NEW	Part 3
MAJOR OCCUPANCY GROUP: F DIV. 2	1.1.2 (A)		MAJOR OCCUPANCY GROUP: F DIV. 2	1.1.2 (A)	
BUILDING AREA (m ²) EXISTING: 463.23 TOTAL: 463.23	1.4.1.2 (A)		BUILDING AREA (m ²) EXISTING: 463.23 TOTAL: 463.23	1.4.1.2 (A)	
NO. OF STOREYS: MEZZANINE: NO.	3.2.1.1 & 1.4.1.2 (A)		NO. OF STOREYS: ABOVE GRADE: ONE BELOW GRADE: N/A	3.2.1.1 & 1.4.1.2 (A)	
HEIGHT OF BUILDING (m): 6.2	3.2.1.1 & 3.2.5		HEIGHT OF BUILDING (m): 6.2	3.2.1.1 & 3.2.5	
NUMBER OF STREETS / ACCESS ROUTES: ONE	3.2.2.0-83		NUMBER OF STREETS / ACCESS ROUTES: ONE	3.2.2.0-83	
BUILDING CLASSIFICATION: 3.2.2.71	3.2.2.0-83		BUILDING CLASSIFICATION: 3.2.2.71	3.2.2.0-83	
SPRINKLER SYSTEM PROPOSED: ENTIRE BUILDING	3.2.2.0-83		SPRINKLER SYSTEM PROPOSED: ENTIRE BUILDING	3.2.2.0-83	
STANDPIPE REQUIRED: YES	3.2.9		STANDPIPE REQUIRED: YES	3.2.9	
FIRE ALARM REQUIRED: YES	3.2.4		FIRE ALARM REQUIRED: YES	3.2.4	
WATER SERVICE / SUPPLY IS ADEQUATE: YES	3.2.2.7		WATER SERVICE / SUPPLY IS ADEQUATE: YES	3.2.2.7	
HIGH BUILDING: YES	3.2.6		HIGH BUILDING: YES	3.2.6	
PERMITTED CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83		PERMITTED CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83	
ACTUAL CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83		ACTUAL CONSTRUCTION: COMBUSTIBLE	3.2.2.0-83	
MEZZANINE AREA (m ²): N/A	3.2.1.1 (2)-(8)		MEZZANINE AREA (m ²): N/A	3.2.1.1 (2)-(8)	
OCCUPANT LOAD BASED ON: n ₂ / PERSON	3.1.17		OCCUPANT LOAD BASED ON: n ₂ / PERSON	3.1.17	
1ST FLOOR OCCUPANCY: F/2 LOAD: T.B.D. PERSONS			1ST FLOOR OCCUPANCY: F/2 LOAD: T.B.D. PERSONS		

ISSUED

NO	ISSUED	DATE
1	ISSUED FOR COORDINATION	OCT. 31, 2014
2	ISSUED FOR COORDINATION	NOV. 13, 2014
3	ISSUED FOR SPA	NOV. 25, 2014
4	RE-ISSUED FOR SPA	JAN. 30, 2015
5	RE-ISSUED FOR FINAL SPA	MAR. 23, 2015
6	ISSUED FOR PERMIT AND TENDER	APRIL 22, 2015

REVISION

NO	REVISION	DATE
1	UPDATED TO SUIT BUILDING FOOTPRINTS	NOV. 13, 2014
2	REVISED TO SUIT MUNICIPAL COMMENTS	JAN. 19, 2015
3	ACCESSIBLE PARKING ADJUSTED	MAR. 02, 2015
4	BALANCE OF LANDSCAPED AREA ADDED PER ZONING COMMENTS	MAR. 09, 2015
5	RELOCATED M/E ROOM	MAR. 31, 2015
6	REVISED MATRIX BUILDING C	MAY. 01, 2015

LP, CSW LOCATIONS ADDED

LP, CSW LOCATIONS ADDED	MAY. 05 2015
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SIMONA PILLSWORTH

OWNER: NORTHWEST HOLDINGS
12612 HIGHWAY 50, UNIT 22, BOLTON, ON, L7E 1T6
T: 905.857.7353

APPLICANT: NORTHWEST HOLDINGS
20, 22, & 24 SIMONA DR.
TOWN OF CALEDON, ON.

A. BALDASSARRA
Architect Inc.

7800 Jane Street, Suite 200
Concord, Ontario L4K 4R6
Tel: (905) 660-0722
Fax: (905) 660-7019

SITE PLAN SPA 14-0069

DRAWN BY: DW SCALE: 1:300

DATE: OCT. 2014 CHECKED BY:

PROJECT NO: 14-53 DRAWING NO: A-1.0