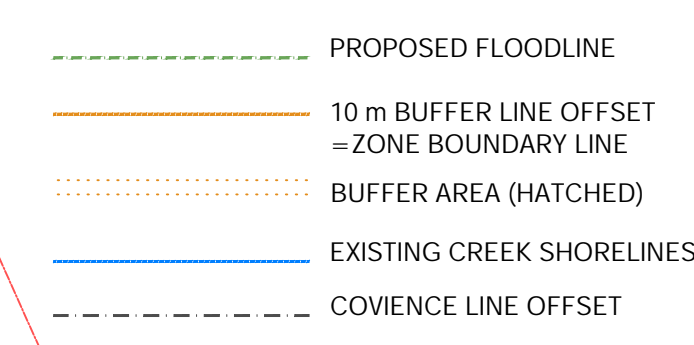


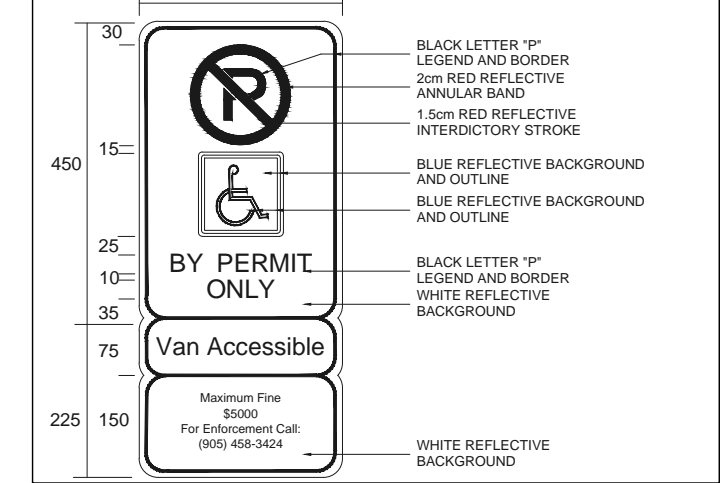
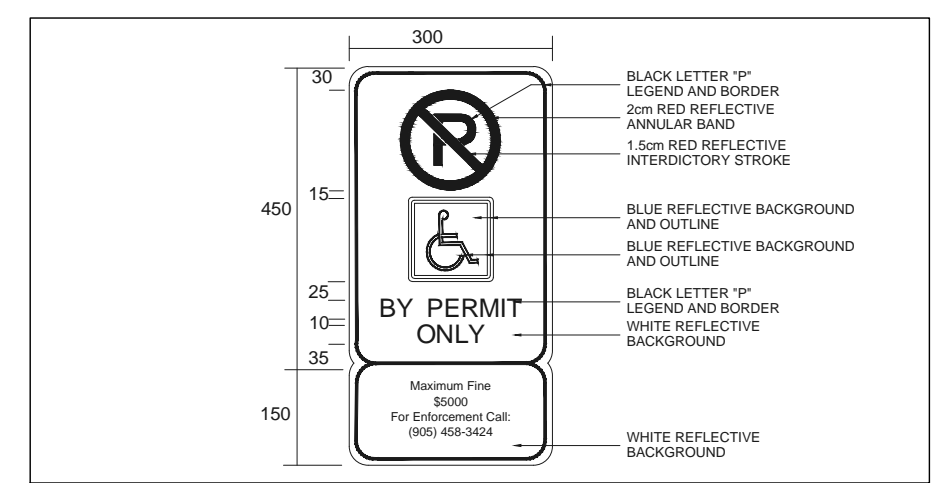
SITE STATISTICS:

| | |
|---|---|
| GROSS SITE AREA (BEFORE ROAD WIDENING) | 15,375.96 m ² (165,505 sq/ft) 1.54 ha |
| HWY 50 LAND DEDICATION ALBION/VAUGHAN ROAD WIDENING 0.3m RESERVES | 811.65 m ² (8,737 sq/ft) 1,151.89 m ² (12,399 sq/ft) 78.59 m ² (846 sq/ft) |
| DEVELOPABLE SITE AREA (AFTER ROAD WIDENING & RESERVE DEDUCTIONS) | 13,333.83 m ² (143,524 sq/ft) 1.33 ha |
| NATURAL HERITAGE/10m BUFFER AREA | 3,077.84 m ² (33,130 sq/ft) |
| NET DEVELOPABLE AREA | 10,255.99 m ² (110,394 sq/ft) 1.03 ha |
| NET DENSITY (UNIT/HECTARE) | 258.5 |



GENERAL NOTES:

- SITE SHALL CONFORM TO SECTION 6.2.19 TOWN OF CALEDON ZONING BY LAW 5.2.19. Illumination
- Where parking areas are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:
- It is part of the lighting fixture shall be more than 90 degrees above grade and no closer than 4.5m to any lot line.
- Lighting fixtures shall be installed in such a manner that all light emitted by the fixture, other than light from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture is projected below the lamp and onto the lot the lighting is intended to serve.
- LIGHTING FEATURES ADJACENT TO ACCESSIBLE PARKING SPACES AND AT MAIN ENTRANCES TO TOWER A & B & AMENITY AREAS SHALL BE MINIMUM LIGHTING LEVEL OF 35 LUX.
- MAIN ENTRANCES TO TOWER A & B & THE AMENITY AREAS SHALL BE FULLY ACCESSIBLE TO PERSONS WITH DISABILITIES BY INCLUSION OF A POWER DOOR OPERATOR.



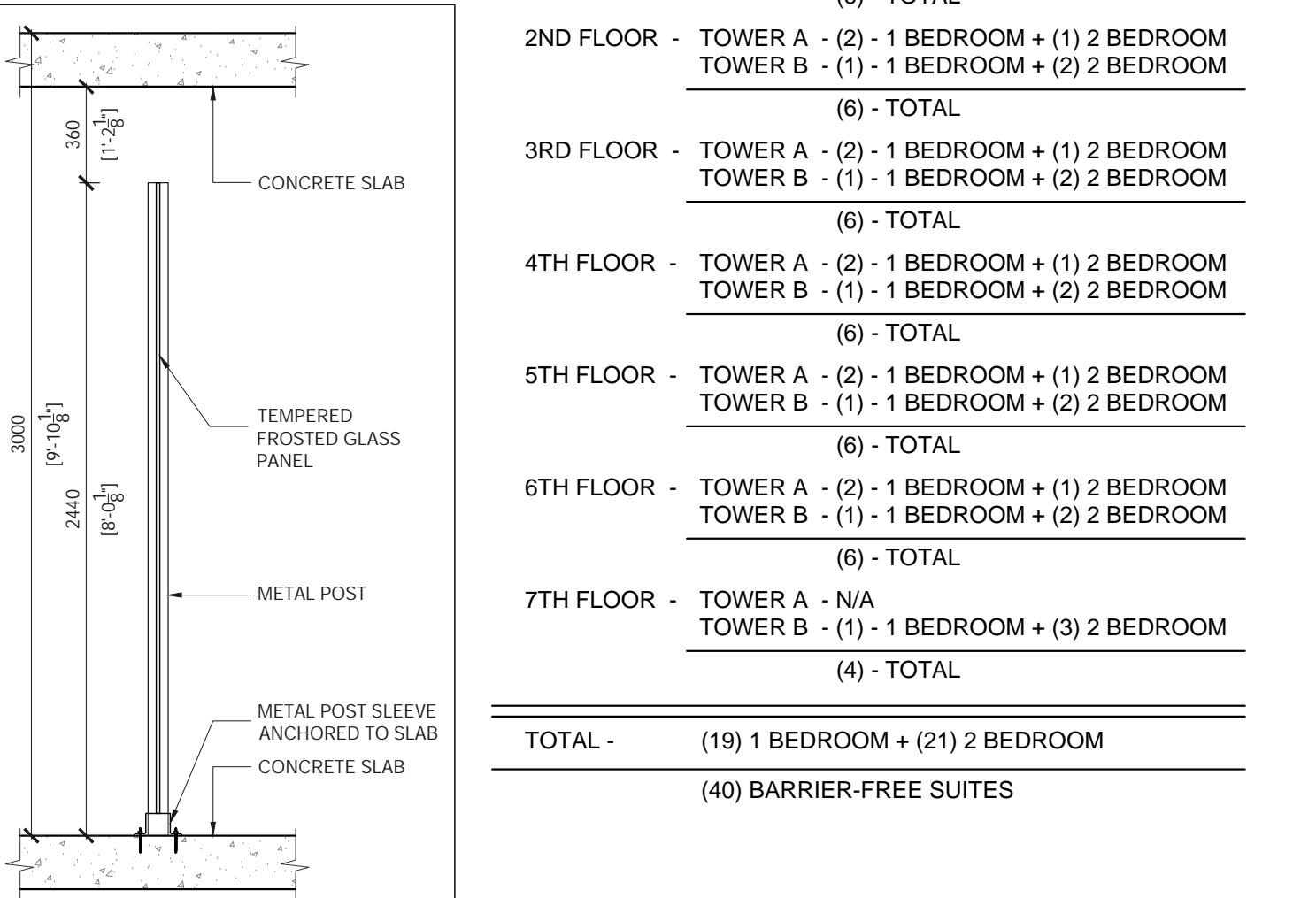
2 BY PERMIT ONLY ACCESSIBLE PARKING SIGN DETAILS
SCALE: NTS



3 FIRE ROUTE SIGN DETAIL
SCALE: NTS

| STORIES | UNITS TYPE | SQFT | M2 | TOWERS | | | | | | | | | | | | | | TOTALS |
|---------------------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------|
| | | | | TOWER A | | | | | | | TOWER B | | | | | | | |
| GROUND FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | 6TH FLOOR | 7TH FLOOR | 8TH FLOOR | 9TH FLOOR | 10TH FLOOR | 11TH FLOOR | 12TH FLOOR | 13TH FLOOR | 14TH FLOOR | 15TH FLOOR | 16TH FLOOR | 17TH FLOOR | 18TH FLOOR | |
| 1 BEDROOM | TYPE 1.4 | 930.03 | 86.44 | 6 | 7 | 6 | 6 | 6 | 6 | 5 | 6 | 6 | 6 | 6 | 6 | 6 | 7 | |
| 1 BEDROOM + DEN | TYPE 1.5 | 800.10 | 74.03 | 5 | 5 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | | |
| 2 BEDROOM | TYPE 1.13 | 902.11 | 84.16 | 6 | 5 | 5 | 5 | 5 | 5 | 12 | 11 | 9 | 9 | 9 | 9 | 9 | | |
| 2 BEDROOM + LARGE BALCONY | TYPE 1.9 | 1011.32 | 94.16 | 0 | 2 | 4 | 4 | 4 | 4 | 4 | 0 | 1 | 4 | 4 | 4 | 4 | | |
| 3 BEDROOM | TYPE 1 | 1506.18 | 141.67 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| PARTIAL UNITS PER TOWER | | | | 18 | 20 | 19 | 19 | 19 | 19 | 20 | 21 | 22 | 22 | 22 | 22 | 22 | | |
| TOTAL UNITS | | | | 114 | | | | | | | 265 | | | | | | | 13 |

* INCLUDES 40 BARRIER-FREE SUITES - 15% OF TOTAL SUITES OBC 3.8.2.1.(5) *



LUMINAIRE SCHEDULE (REFER TO ELEC. DWGS)

| SYMBOL | QTY | LABEL | DESCRIPTION | LUM. WATTS | LLF | LUM. LUMENS |
|--------|-----|-------|-----------------------------|------------|-------|-------------|
| 13 | 13 | WL | MO13HL-PP-MW-8L40K-DCC-DV | 11.47 | 0.900 | 963 |
| 2 | 2 | A | MRM-LED-07L-SIL-2-30-70CRHL | 53 | 0.880 | 4167 |
| 6 | 6 | B | MRM-LED-07L-SIL-3-30-70CRHL | 53 | 0.880 | 5050 |
| 13 | 13 | C | MRM-LED-07L-SIL-3-30-70CRI | 53 | 0.880 | 6889 |
| 66 | 66 | D | MRB-LED-25L-ACR-A-30 | 23 | 0.930 | 1633 |
| 12 | 12 | E | MRB-LED-25L-ACR-S-30 | 30 | 0.930 | 2156 |

PARKING REQUIRED

BY LAW - PARKING REQUIREMENTS

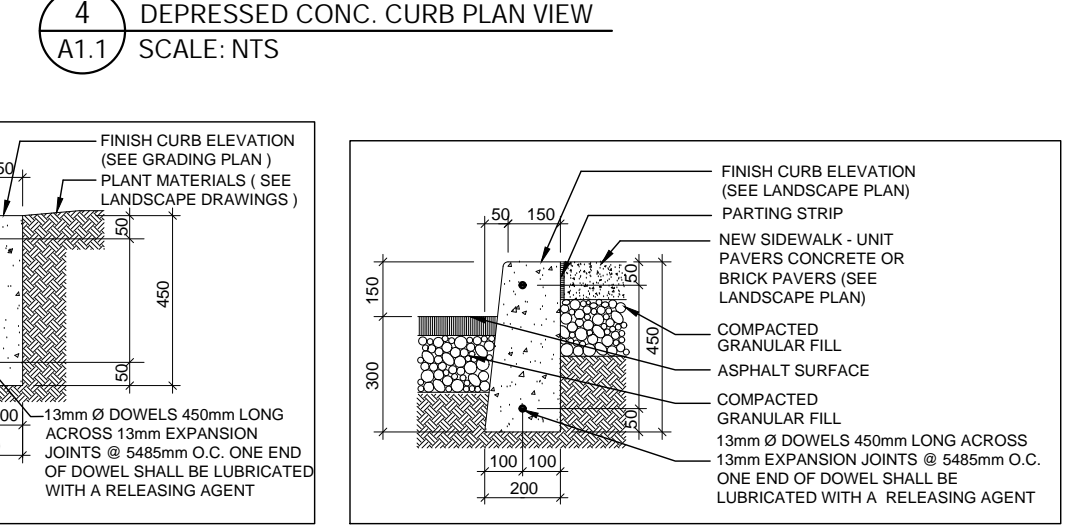
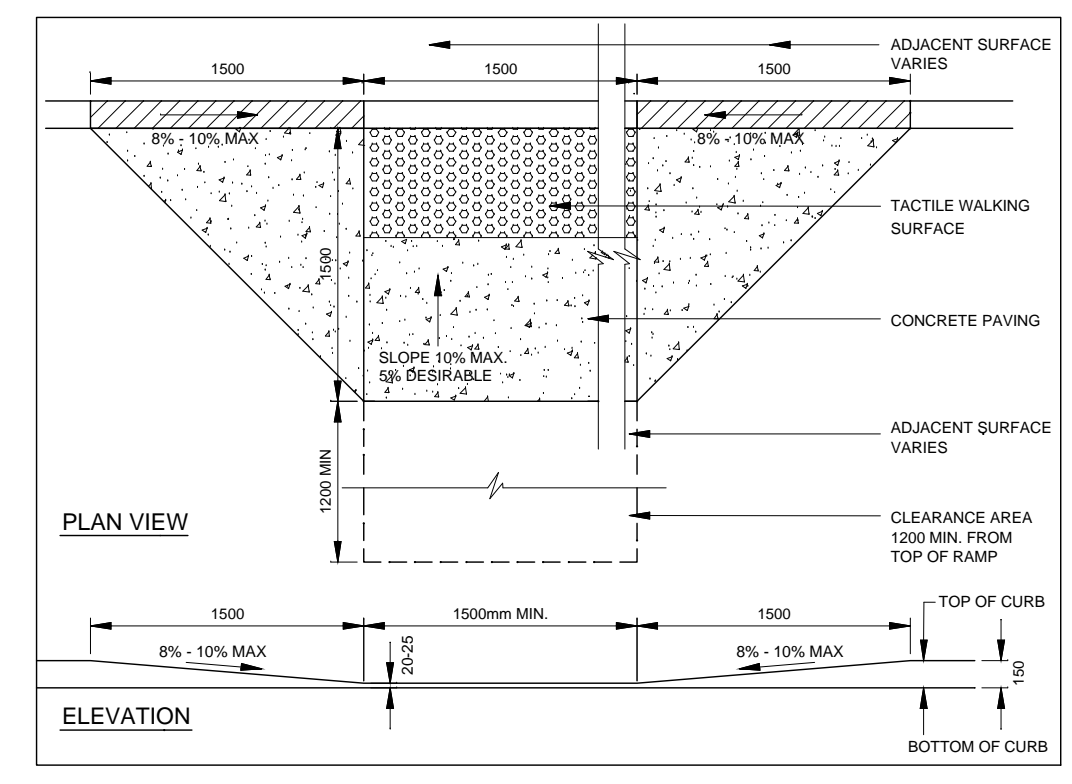
| CONDO UNITS | 1.5 PARKING SPOTS PER DWELLING UNIT | 398 |
|---|---|---------|
| VISITOR - CONDO UNIT PARKING SPACE | 0.25 PARKING SPACES PER UNIT FOR VISITOR PARKING IN A DESIGNATED VISITOR PARKING AREA | 66 |
| ACCESSIBLE PARKING - REQUIRED 2% OF TOTAL = 2 | | 11,240 |
| GRAND TOTAL PARKING REQUIRED | | 463,750 |

PARKING PROVIDED

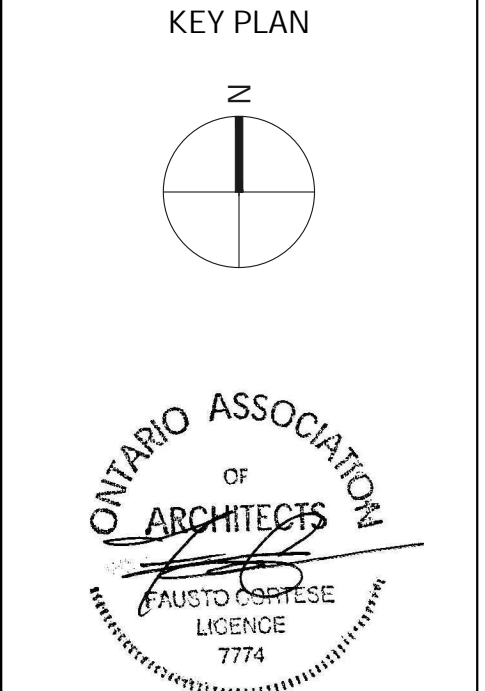
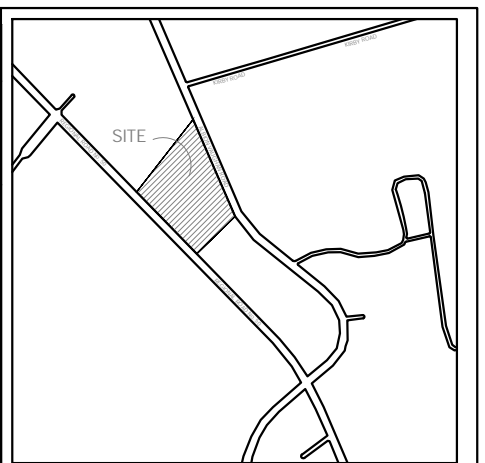
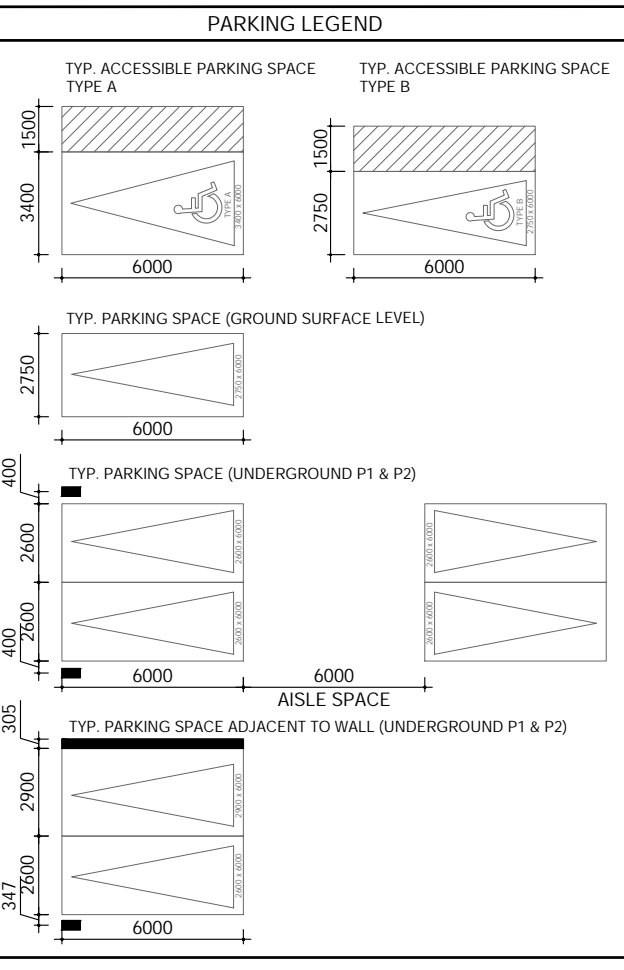
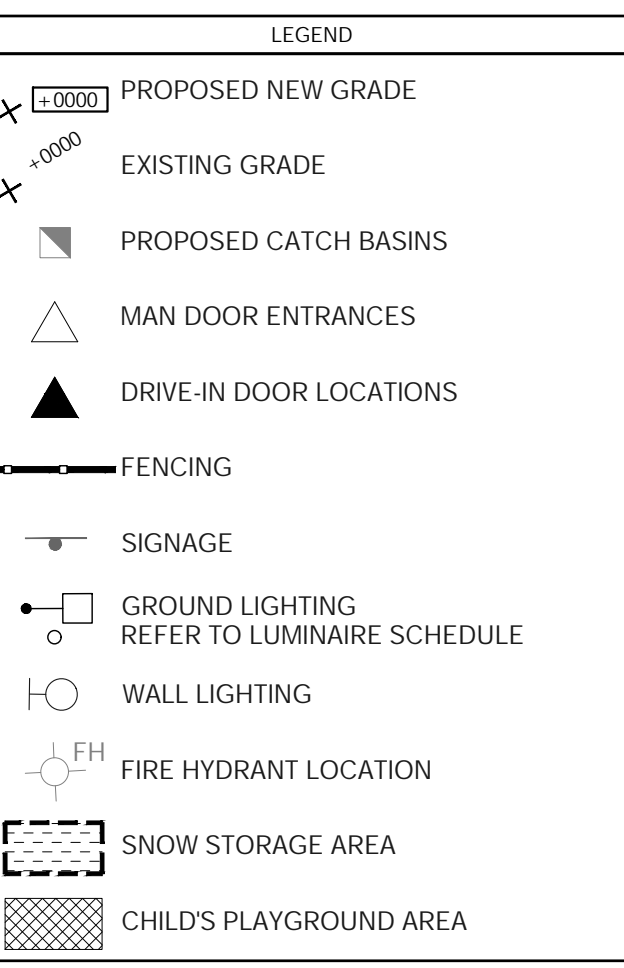
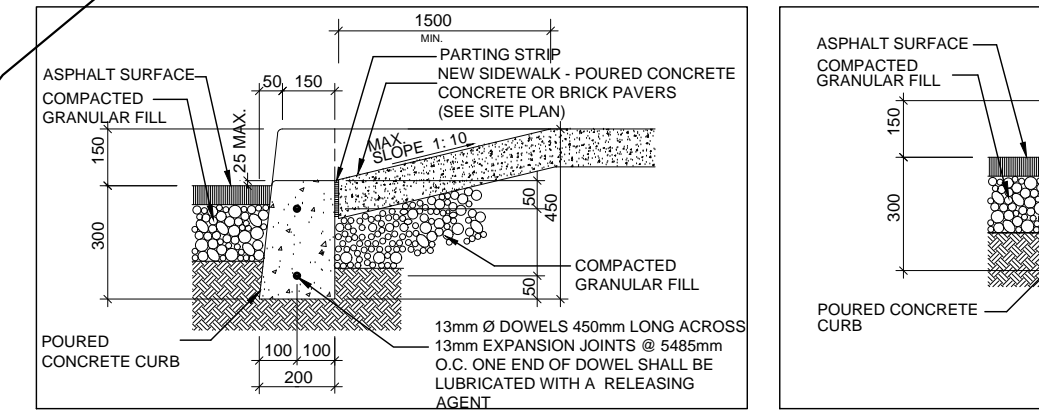
| RESIDENT (ACCESSIBLE) | RESIDENT SPOTS | TOTAL |
|------------------------------|----------------|-------|
| P1 LEVEL | 8 | 213 |
| P2 LEVEL | 0 | 231 |
| GROUND SURFACE LEVEL | 4 | 6 |
| GRAND TOTAL PARKING PROVIDED | 12 | 450 |

BICYCLE STORAGE

| GROUND SURFACE LEVEL | LONG TERM | SHORT TERM | TOTAL |
|---------------------------|-----------|------------|-------|
| P1 LEVEL | 28 | 14 | |
| P2 LEVEL | 56 | 28 | |
| GRAND TOTAL STORAGE SPOTS | 84 | 72 | 156 |



5 CONCRETE CURB/SIDEWALK DETAIL
SCALE: 1:20



TOWN OF CALEDON PLANNING RECEIVED
May 1, 2023

| No. | DESCRIPTION | DATE |
|-----|---------------------|------------|
| 1 | RE - ISSUED FOR SPA | 2023-03-15 |

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL 2021-01-27

FCA

FAUSTO CORTESI ARCHITECTS

3590 RUTHERFORD RD. UNIT 7 VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESI@FCAARCHITECTS.CA

PROPOSED MIX-USE CONDO DEVELOPMENT

12148 ALBION VAUGHAN RD. BOLTON TOWN OF CALEDON

SITE PLAN - MASTER PLAN

DATE: 10/03/2023 PROJECT NO: 2019-22
SCALE: AS NOTED DRAWING NO: A1.1
DRAWN BY: L.C. AS NOTED REVIEWED BY: F.C.

1 SITE PLAN - MASTER PLAN
SCALE: 1:400