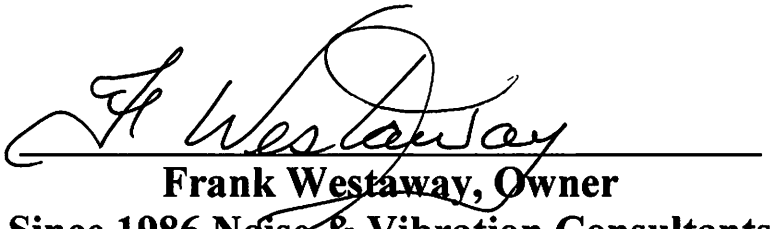
ENVIRONMENTAL NOISE IMPACT STUDY

"2076 & 2086 MEADOWBROOK ROAD TOWNHOUSES"
Lots 33 & 34 Registered Plan 1319
City of Burlington ON
Regional Municipality of Halton

Prepared for:

1906452 Ontario Limited
&
1053052 Ontario Inc.
O/A Fresco Investments
2-2258 Mountainside Drive
Burlington ON
L7P 1B7

Prepared By:



Frank Westaway, Owner
Since 1986 Noise & Vibration Consultants

Our File No: 2017-1091

dBA Acoustical Consultants Inc.
76 Chamomile Drive
Hamilton, On
L8W 1C0

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Stamson Road Noise Calculating Data Sheets
Building Designs

1.0 INTRODUCTION

dBA Acoustical Consultants Inc. has conducted a noise impact study for the proposed "2076 & 2086 Meadowbrook Road Townhouse" Development located at Lots 33 & 34, Registered Plan 1319, City of Burlington, Regional Municipality of Halton.

The purpose for this study is to determine the noise impact from Brant Street and Hwy 407 as required by the City of Burlington. There are two sites beside each other and known as 2076 & 2086 Meadowbrook Road Burlington ON. The proposed development is for 2076 Meadowbrook Road for the development of four (4) two (2) storey residential townhouse dwellings. 2086 Meadowbrook Road is proposed for three (3) two (2) storey residential dwellings. This study will detail noise impact relative to both proposed development and recommend noise control measures necessary (if applicable) to meet MOE Publication 300 "Stationary & Transportation Sources noise guidelines, while satisfying the planning requirements of City of Burlington and the Regional Municipality of Halton. Vibration was not considered as there are no CN\CP Rail lines or Heavy Industry in the area. Aircraft is not considered as there is no airport in the immediate vicinity of the development. Site Location is attached as Figure 1.

2.0 SITE DESCRIPTION

Proposed development of 2076 Meadowbrook is for four (4) two (2) storey residential townhouse dwellings. 2086 Meadowbrook Road is proposed for three (3) two (2) storey residential dwellings. To the north, and west are several two storey apartment style residential buildings. To the east and south are existing 2 storey single family residential homes. Site Plan is attached as Figure 2.

Brant Street is a 4-lane vehicular roadway with a posted speed of 60km/hr and is the main regional road noise source relative to both proposed developments. Brant Street has no noise impact on the proposed development as there is a 2.50m noise barrier along the east portion of the rear yards of the residential properties on 2087 Meadowbrook Road. The noise barrier and shielding from several established buildings provide ample noise mitigation from Brant Street vehicular traffic and confirmed using MOE Stamson traffic noise calculations attached in this report in Appendix A. The 407 is located approximately 160 meters northwest of the proposed development and has no traffic noise impact on the proposed developments. Several attempts to contact the owners of the 407 for current AADT for this project site were made to no avail. The MTO was also contacted and they could not reach the 407 for traffic counts. It should be noted that the 407 has a 5.0m + earth berm/barrier along their roadway. This berm was constructed to mitigate traffic noise to meet the MOE noise criteria as outlined in MOE Publication 300 "Stationary & Transportation Sources noise guidelines of 50 dba at the nearest residential properties rear yard OLA's, which back directly onto the 407 Hwy. (See Figure 2, Site Plan) On-site inspections confirm that traffic noise from the 407 is not audible at either proposed development site due to the distance separation, berm as a noise barrier, and several two storey existing residential buildings.

3.0 NOISE IMPACT ASSESSMENT

3.1 NOISE CRITERIA

The Ministry of Environment (MOE) Publication 300 "Stationary & Transportation Sources noise guidelines specifies limits for road noise relative to new residential developments and is summarized as follows:

TABLE1- Road Traffic Sound Levels Limits	
Time Period	**Leq (dBA)**
07:00 – 23:00 (16 hr.)	55 Outdoor Living area
07:00 – 23:00 (16 hr.)	55 Plane of Window
23:00 – 07:00 (8 hr.)	50 Plane of Bedroom window

The OLA refers to an outdoor patio, a backyard, a terrace or other area where outdoor passive recreation is expected to occur on the residential property. As this is considered a daytime use (0:700 -23:00) noise levels are calculated at the upper stored bedroom window to represent night time (23:00 - 07:00) periods.

Where noise levels estimated in the Outdoor Living Area (OLA) and at an upper storey window (POW) are equal to or less than the values listed in Table 1, no noise control measures are required.

Where noise levels exceed Table 1 values, the following action is required:

TABLE 2 –Noise Control Requirements		
Time Period	**Noise Level Leq (dBA)**	**Action Required**
07:00 - 23:00 Daytime (OLA)	56 to 60	Barrier or Warning Clause Type "A"
07:00 - 23:00 Daytime (OLA)	> 60	Barrier & Warning Clause Type "B"
07:00 – 23:00 Daytime (POW)	>55	Provision for A/C, Warning Clause "C"
07:00 – 23:00 Daytime (POW)	>60	Central A/C, Warning Clause "D"
07:00 – 23:00 Daytime (POW)	>65	Building Component Specification
23:00 to 07:00 Nighttime (POW)	> 50	Provision for A/C and Warning Clause Type "C"
23:00 to 07:00 Nighttime (POW)	> 55	Building Component Specification
23:00 to 07:00 Nighttime (POW)	> 60	Central Air and Warning Clause Type "D"

Where nighttime noise levels exceed 60 dBA, building components must be designed to meet Table 3 indoor sound level limits.

TABLE 3 - Indoor Road Sound Levels Limits		
Indoor Location	**Leq(dBA)**	
	Road	**Rail**
Living/Dining 7:00 – 23:00	45	N/A
Bedroom 23:00 - 07:00	40	N/A

3.2 ROAD NOISE LEVELS

Road traffic noise levels were calculated for Brant Street relative to both the proposed developments. The Annual Average Daily Traffic (AADT) for Brant Street road traffic volumes was obtained from the Region of Halton Traffic Department dated 2014. The 16/8-hour L_{eq} with 90/10 split, as required by the MOE, was calculated for Brant Street. The percentage of annual growth was figured based on 2.0% over 20 years and truck volumes were factored at 3% of the total vehicle volume with 2% classified as medium and 1% heavy.

The future traffic noise levels were predicted using the data, and the MOE computer prediction program Stamson version 5.4. Table 4 following summarizes the future calculated traffic volume for Brant Street at both proposed developments.

Table 4 summarizes the prediction results for Brant Street road noise levels at front facade receptor locations. The 407 AADT traffic volumes were not obtained at report time and will be addressed once received. It should be noted it is unlikely that noise from the 407 will impact either proposed development due to distance separation, elevation of 407 roadway, berm requirement for noise mitigation, and extensive shielding from existing dwellings separating the 407 and both developments.

TABLE 4 – Predicted Road Traffic Noise Levels

Location	07:00 – 23:00	23:00 – 07:00
Both Townhouse Developments - Front Facades	31 dBA	39 dBA

1.5m Receiver Height - 1st Floor *4.5M Receiver Height – 2nd Floor*

4.0 RECOMMENDATIONS - NOISE CONTROL

4.1 OUTDOOR LIVING AREAS

All proposed residential dwellings are provided with small rear yard outdoor living area (OLA). Traffic noise levels are below the minimum noise levels noted in Table 1 for outdoor amenity spaces and therefore; mitigation measures are not required.

4.2 INDOOR NOISE LEVELS

Predicted noise levels at the outside front façades of all townhouse units for both developments were used to determine the appropriate building components to satisfy MOE indoor sound level limits. The building components are specified using the STC method.

Indoor building design specifications were made available prior to report writing, therefore STC calculations summarized in Table 5 following with minimum window door and wall construction are specified for each room. The STC was calculated for each room type, based on typical window to floor ratios of 20% for bedrooms and 30% for living areas. A maximum of two components were factored per room. See Figure 3 for Receptor Locations for both developments.

Central air conditioners are not required for any units throughout either developments. Casement windows noted in the following Table 5 and required throughout the complete development.

TABLE 5 – Recommended Wall and Window Construction for All Lots

LOCATION	STC Value to be used	Wall Construction	Window Glazing*
All Lots			
Bedroom	25	OBC	3mm (16mm) 3mm
Living room	21	OBC	3mm (16mm) 3mm

** Double pane windows - first number denotes glass thickness, followed by spacing, and thickness of second pane, OBC denotes minimum requirements of the Ontario Building Code will suffice. Recommendations assume windows are well-fitted, weather-stripped units that can be opened.*

4.3 VENTALATION/WARNING CLAUSES

In addition to the inclusion of the specified minimum building components, warning clauses are not required for this development as they are well below the minimum noise limits noted in Table 1.

5.0 SUMMARY OF RECOMMENDATIONS

The following noise control measures are required to satisfy the indoor and outdoor noise level criterion:

- The proposed development outdoor living areas, mitigation measures for OLA's are not required.
- The window and wall construction of OBC is required throughout the development.

6.0 CONCLUSIONS

dBA Acoustical Consultants Inc. has conducted a noise impact study for the proposed "2076 & 2086 Meadowbrook Road Townhouse" Development located at Lots 33 & 34, Registered Plan 1319, City of Burlington, Regional Municipality of Halton.

This study determined the noise impact from Brant Street and Hwy 407 as required by the City of Burlington. The two sites beside each other are known as 2076 & 2086 Meadowbrook Road Burlington ON. The proposed development is for 2076 Meadowbrook Road for the development of four (4) two (2) storey residential townhouse dwellings. 2086 Meadowbrook Road is proposed for three (3) two (2) storey residential dwellings. This study detailed noise impact relative to both proposed developments and recommend no noise control measures necessary to meet MOE Publication 300 "Stationary & Transportation Sources noise guidelines, while satisfying the planning requirements of City of Burlington and the Regional Municipality of Halton.

FIGURE 1

SITE LOCATION

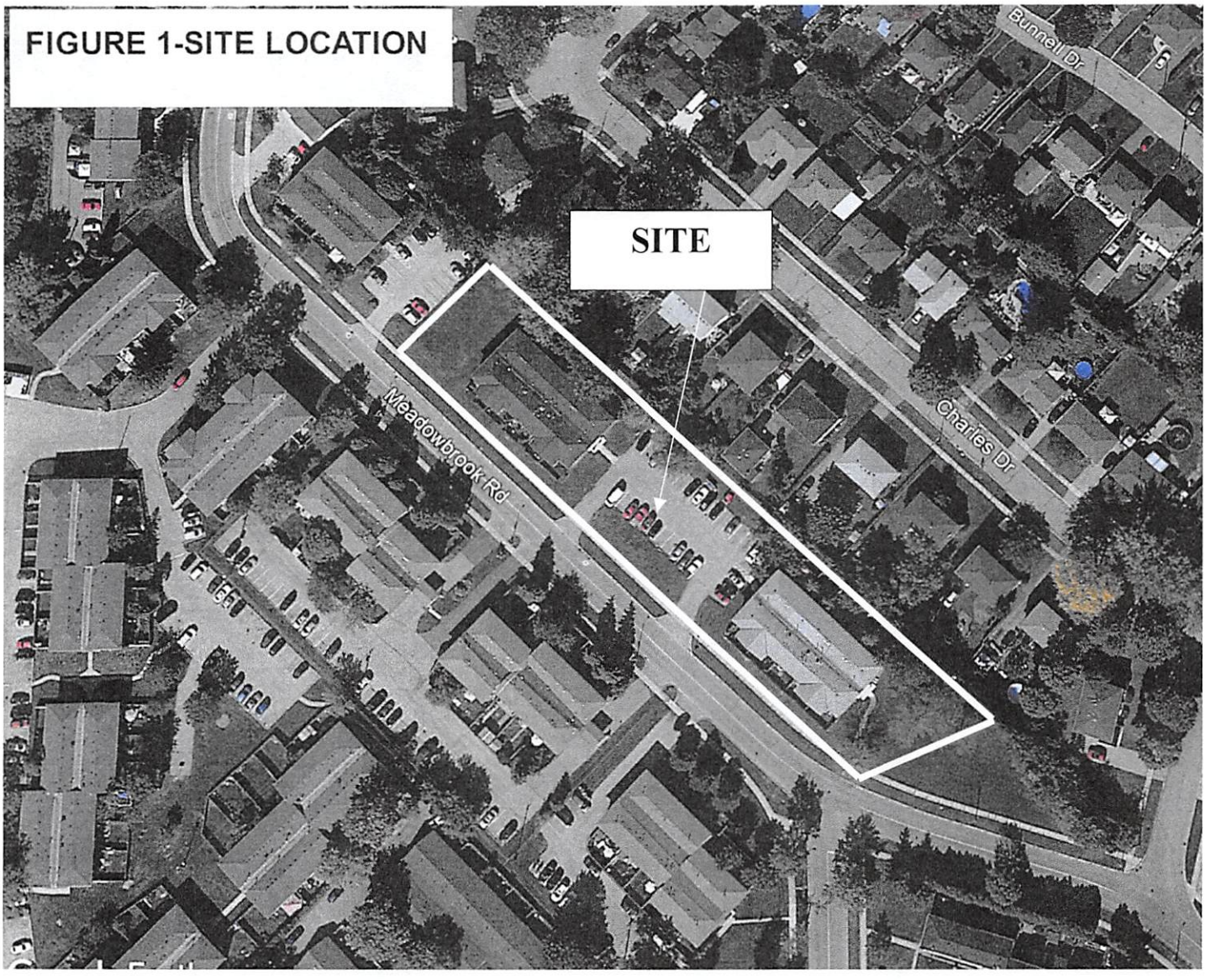
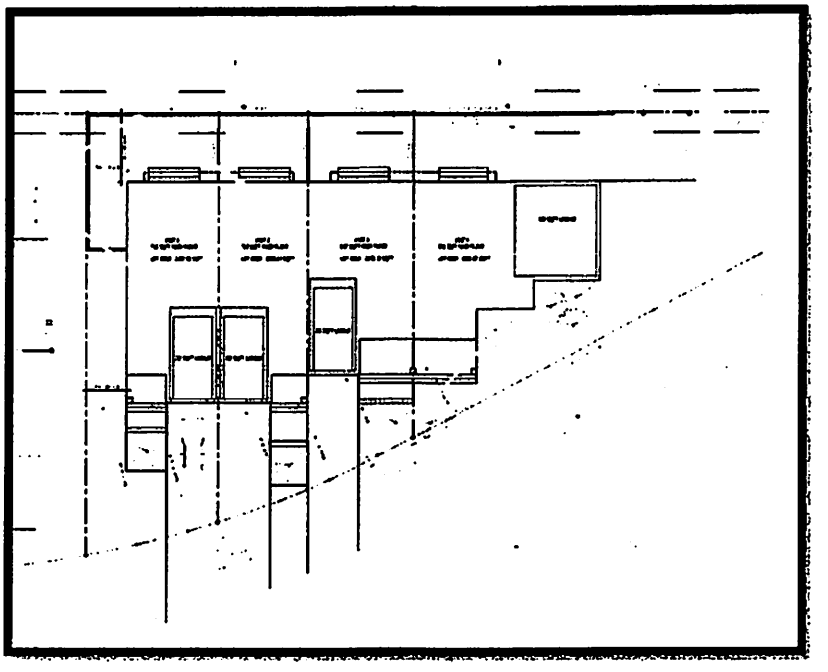


FIGURE 2

SITE PLANS

2076 Meadowbrook Dr



2086 Meadowbrook Dr

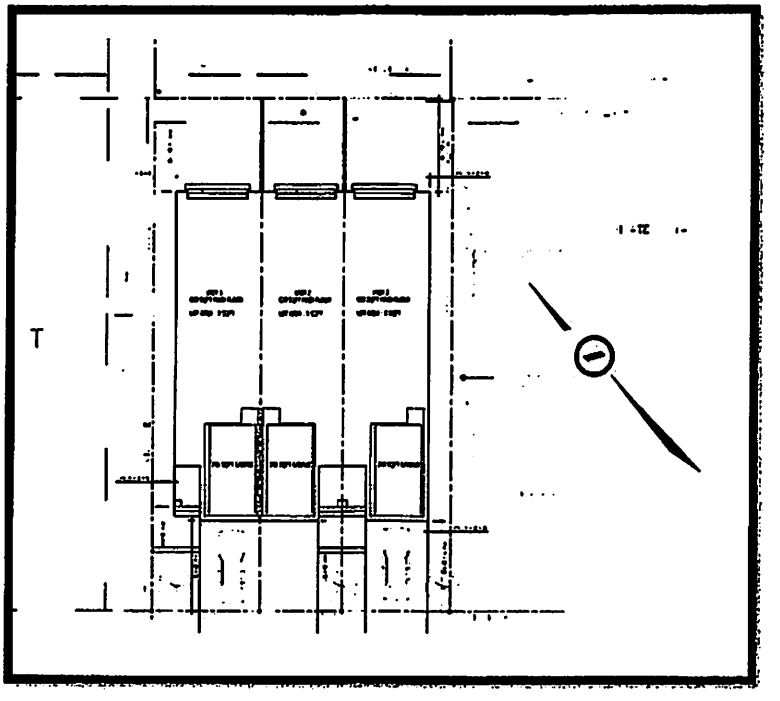
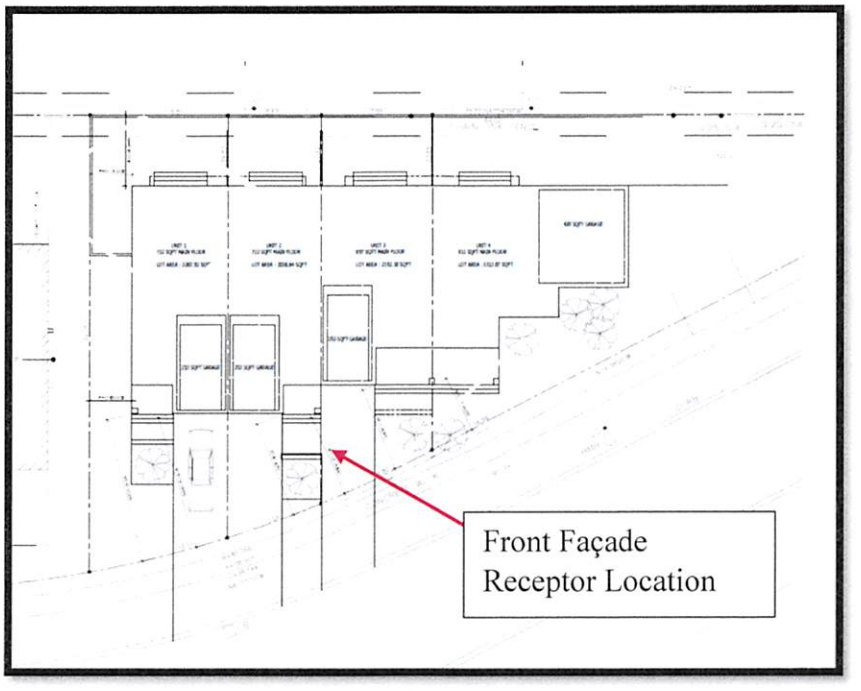


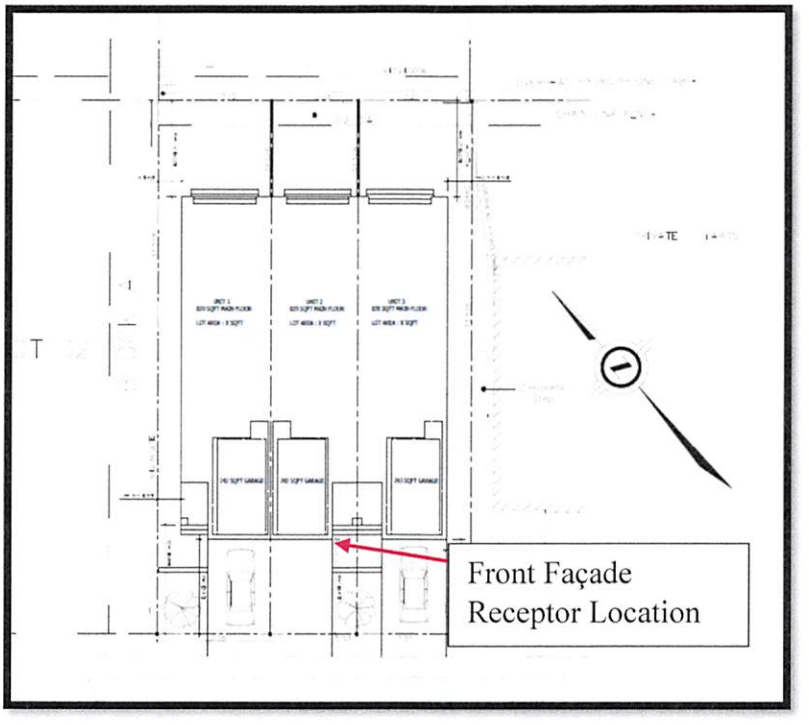
FIGURE 3

RECEPTORS LOCATIONS

2076 Meadowbrook Dr



2086 Meadowbrook Dr



APPENDIX "A"

Brant St @ Mt Forest Dr

Total Count Diagram

Municipality: Halton Region
Site #: 0000002186
Intersection: Brant St & Mt Forest Dr
TFR File #: 6
Count date: 6-Oct-2014

Weather conditions:
Partly Cloudy/Dry

Person(s) who counted:
Bronek

**** Signalized Intersection ****

Major Road: Brant St runs N/S

North Leg Total: 16375
North Entering: 8477
North Peds: 76
Peds Cross: ⋈

Heavys	0	124	13	137
Trucks	0	174	10	184
Cars	10	7593	553	8156
Totals	10	7891	576	

Heavys	112
Trucks	178
Cars	7608
Totals	7898

East Leg Total: 4233
East Entering: 2388
East Peds: 53
Peds Cross: ⋈

Brant St

Heavys	Trucks	Cars	Totals
0	0	68	68

Driveway

	Cars	Trucks	Heavys	Totals
	610	12	9	631
	9	0	0	9
	1696	27	25	1748
	2315	39	34	

N
W E
S

Heavys	Trucks	Cars	Totals
0	1	13	14
0	0	7	7
0	2	38	40
0	3	58	

Mt Forest Dr

Cars	Trucks	Heavys	Totals
1769	35	41	1845

Brant St

Peds Cross: ⋈
West Peds: 53
West Entering: 61
West Leg Total: 129

Cars	9327			
Trucks	203			
Heavys	149			
Totals	9679			

Cars	49	6985	1209	8243
Trucks	0	165	25	190
Heavys	0	103	28	131
Totals	49	7253	1262	

Peds Cross: ⋈
South Peds: 28
South Entering: 8564
South Leg Total: 18243

Comments

STAMSON 5.04 SUMMARY REPORT Date: 29-08-2017 21:26:43
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: Brantst.te Time Period: Day/Night 16/8 hours
Description: **R1 both sites noise from Brant St at front facade**
TOTAL Leq FROM ALL SOURCES (DAY): 31.24
(NIGHT): 38.88

Road data, segment # 1: Brant St (day/night)

```
Car traffic volume  : 10246/1138  veh/TimePeriod  *
Medium truck volume :   211/23    veh/TimePeriod  *
Heavy truck volume  :   106/12    veh/TimePeriod  *
Posted speed limit  :    60 km/h
Road gradient       :     0 %
Road pavement       :     1 (Typical asphalt or concrete)
```

* Refers to calculated road volumes based on the following input:

```
    24 hr Traffic Volume (AADT or SADT):   7898
    Percentage of Annual Growth        :   2.00
    Number of Years of Growth          :  20.00
    Medium Truck % of Total Volume     :   2.00
    Heavy Truck  % of Total Volume     :   1.00
    Day (16 hrs) % of Total Volume     :  90.00
```

Data for Segment # 1: Brant St (day/night)

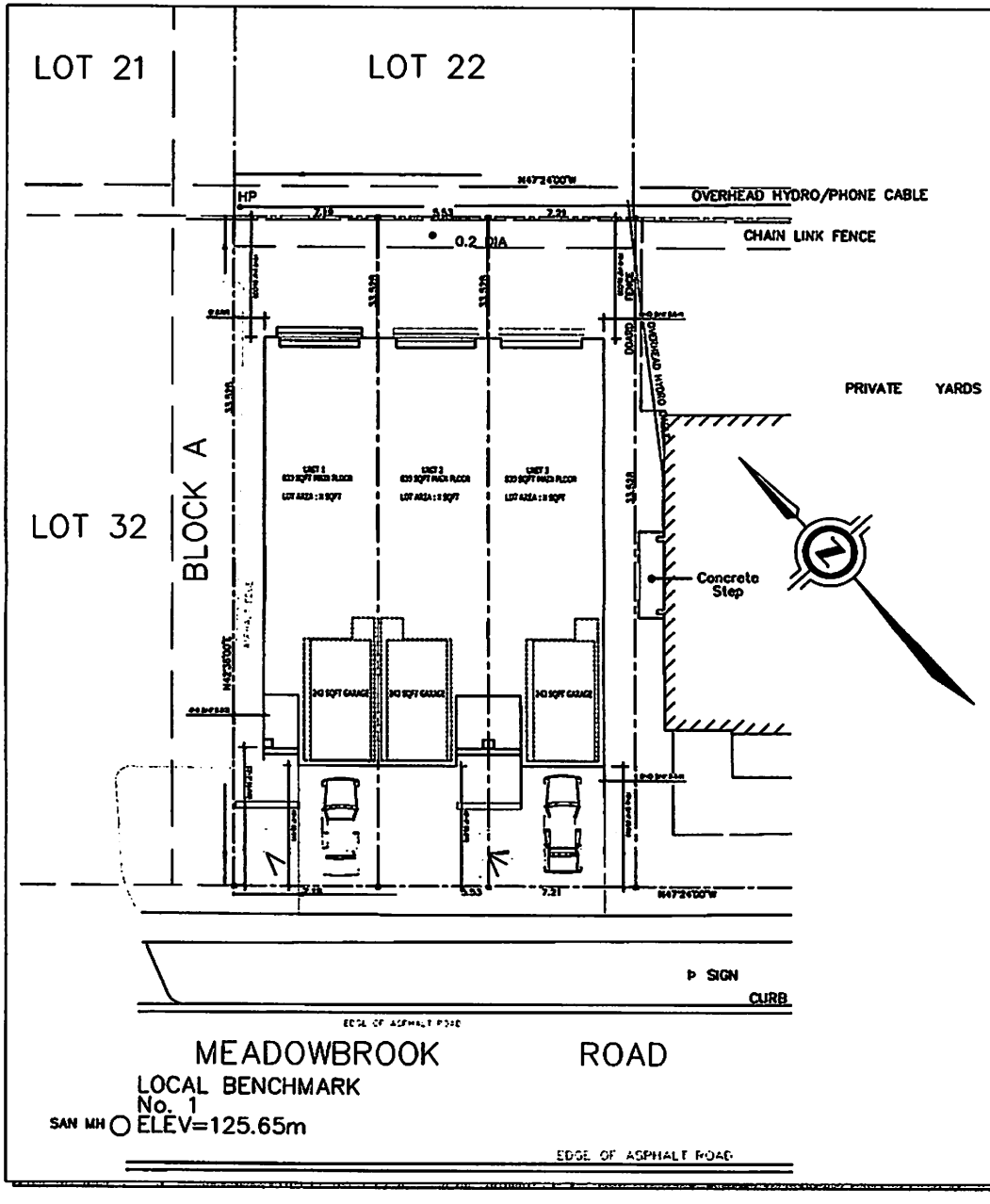
```
Angle1   Angle2           : -90.00 deg   90.00 deg
Wood depth                :      0       (No woods.)
No of house rows          :      4 / 0
Surface                   :      1       (Absorptive ground surface)
Receiver source distance  : 245.00 / 245.00 m
Receiver height           :   2.50 / 7.00   m
Topography                :      1       (Flat/gentle slope; no barrier)
Reference angle           :   0.00
```

Result summary (day)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.Brant St	1.00	31.24	31.24
Total			31.24 dBA

Result summary (night)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.Brant St	1.01	38.88	38.88
Total			38.88 dBA



TOPOGRAPHIC SKETCH OF
AS-BUILT CONDITIONS ON
LOT 33
REGISTERED PLAN 1319
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

J.D. BARNES LIMITED
©COPYRIGHT

METRIC

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

CB	DENOTES CATCHBASIN
WMH	DENOTES WATER MANHOLE
SAN MH	DENOTES SANITARY MANHOLE
GK	DENOTES GAS KEY
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
H	DENOTES FIRE HYDRANT
HMH	DENOTES HYDRO MANHOLE FOR LIGHT STANDARD
FFE	DENOTES FINISHED FLOOR ELEVATION

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM CITY OF BURLINGTON BENCHMARK No. 403
ELEVATION = 124.033m

LOCAL BENCHMARK No. 1

TOP OF MANHOLE NORTHWEST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 125.65m

LOCAL BENCHMARK No. 2

TOP OF MANHOLE SOUTHEAST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 124.61m

ELEVATIONS ON CURB ARE TAKEN FROM THE TOP.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS SKETCH.

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

BOUNDARY DIMENSIONS SHOWN HEREON ARE COMPILED FROM REGISTERED PLAN 1319. BEARINGS ROTATED TO MATCH UTM NAD83(CSRS) AND NOT FROM ACTUAL FIELD SURVEY

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO:
CE		15-30-850-00-8
FILE: 5765		DATE: JANUARY 6, 2015

2	04.04.17	ISSUED FOR FINAL APPR
1	04.03.17	ISSUED FOR FINAL APPR
No.	04.02.17	INF ISSUED PRICE
No.	Date	Issue/Revision

Drawing Issues/Revisions

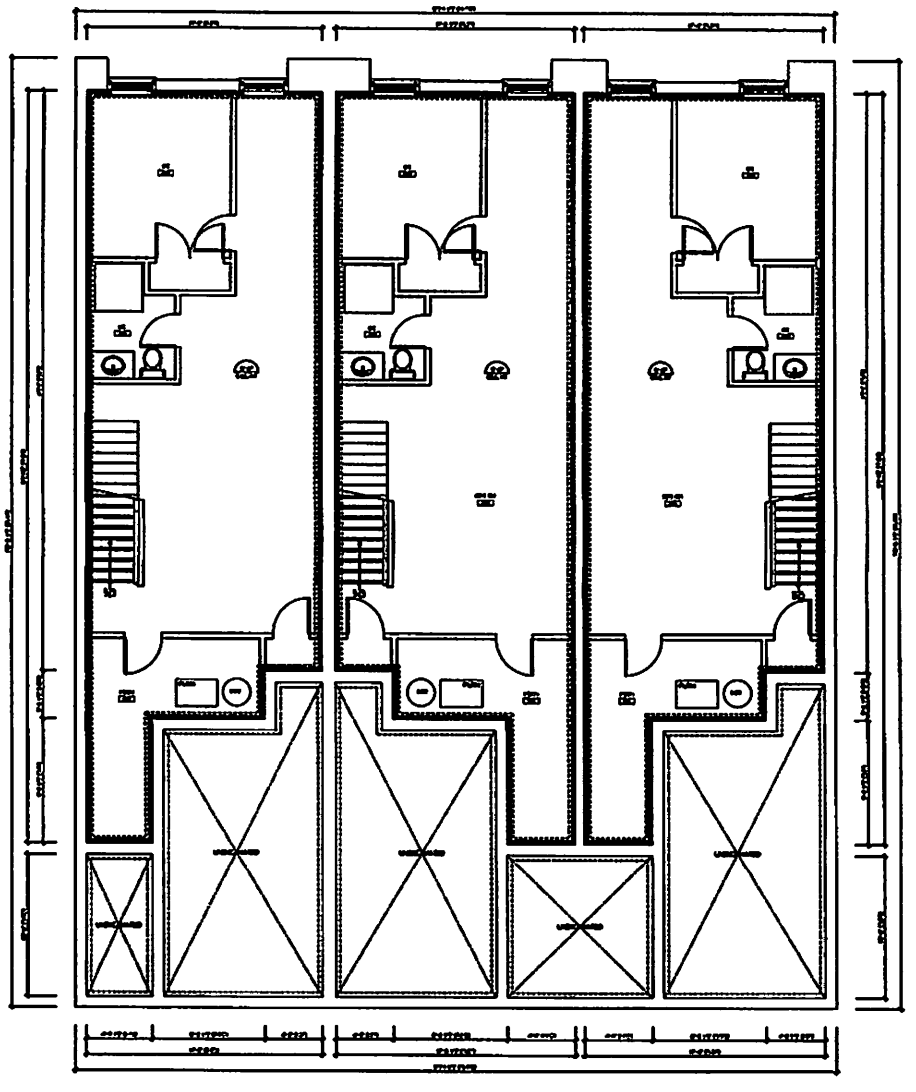
[STRUCTURED CREATIONS]
BY DARREN SANDERS-SMITH

Project
1053052 ONTARIO INC
NEW TOWNHOMES
3088 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title
SITE PLAN

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project Num
1:100	APR 6/17	16-256

Drawing No.
A0



PROPOSED BASEMENT PLAN

[STRUCTURED CREATIONS]

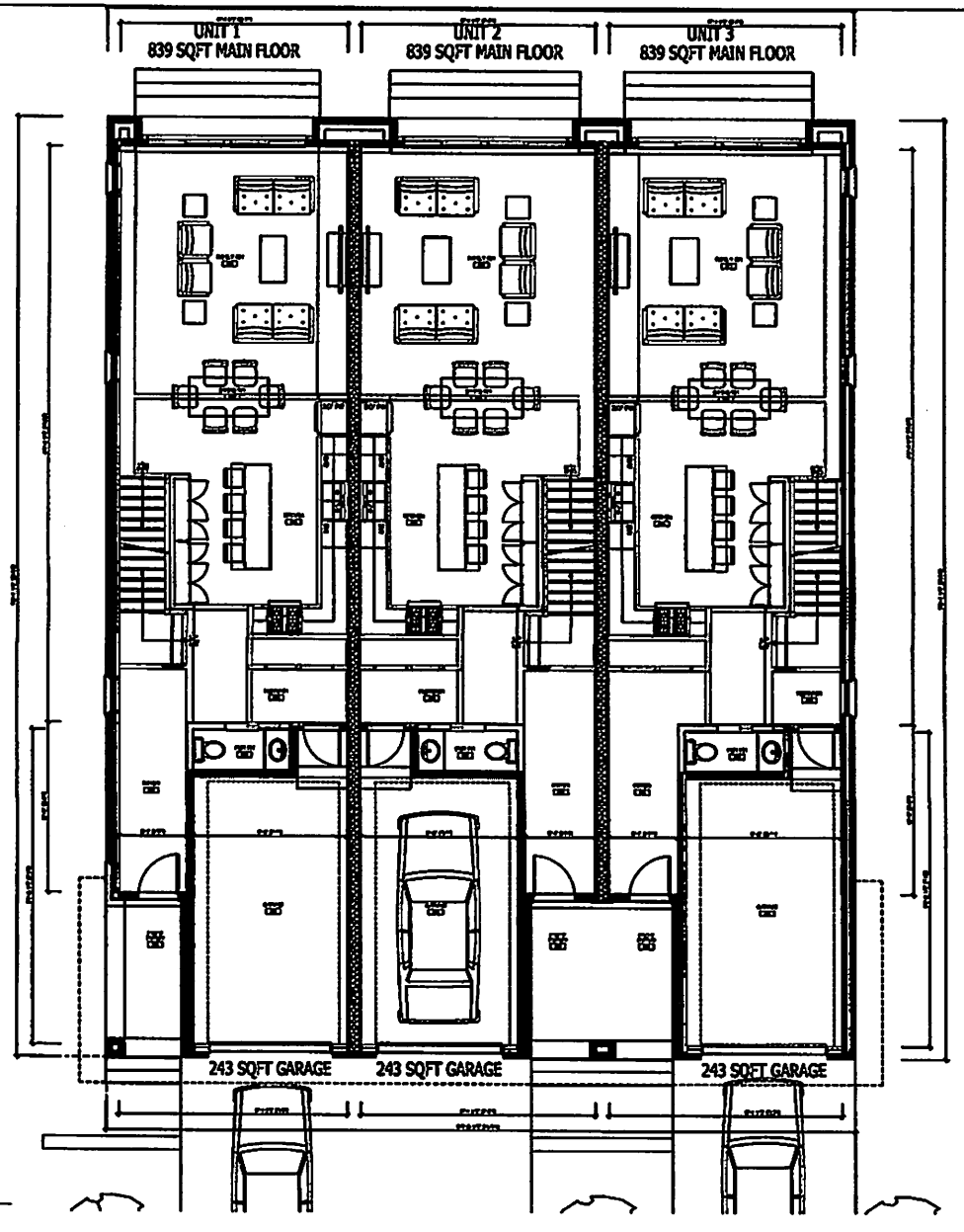
1053052 ONTARIO INC
NEW TOWNHOMES

BURLINGTON ONTARIO

PROPOSED BASEMENT FLOOR PLAN

Design By	Drawn By	Approved By
D.S.S	M.G	D.S.S
Scale	Date	Project No.
1/4"= 1'-0"	APR 6/17	16-256

A1



PROPOSED FIRST FLOOR PLAN

2	2017.04.17	ISSUE FOR FINAL APP	D.S.S.
1	2017.03.17	ISSUED FOR FINAL APP	D.S.S.
1	2017.02.17	SITE DESIGN PACK	D.S.S.
No.	Date	Issue/Revision	By

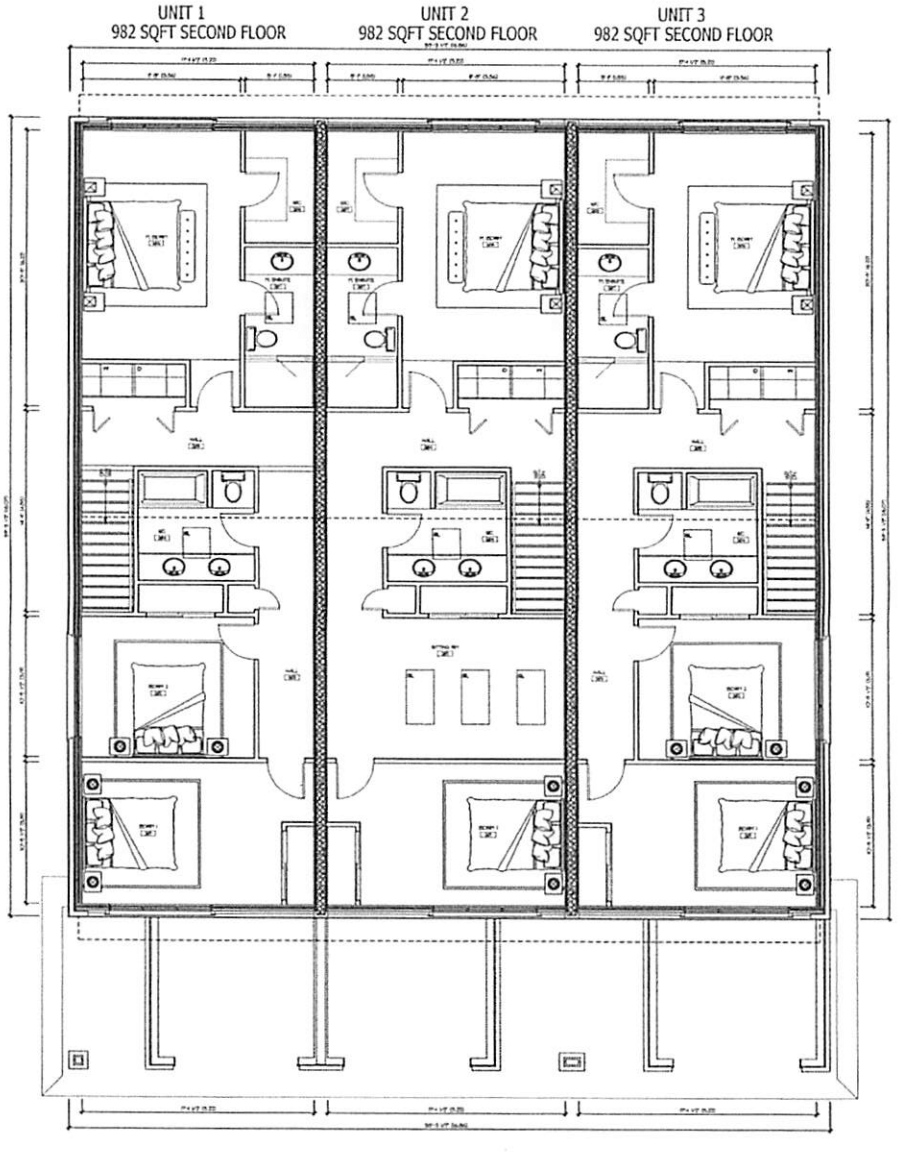
[STRUCTURED CREATIONS]
BY DOUGLAS SANDERS-SMITH

Project
1053052 ONTARIO INC
NEW TOWNHOMES
3086 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title
PROPOSED FIRST FLOOR PLAN

Design By	Drawn By	Approved By
D.S.S.	M.G.	D.S.S.
Scale 1/4" = 1'-0"	Date APR 6/17	Project No. 16-256

Drawing No.
A2



1 PROPOSED SECOND FLOOR PLAN

Project North | Eng. Stamp

BCIN Stamp

OBC REGISTRATION

Structured Creations Inc. BCIN 27647

No.	Date	Issue/Revision	By
3	04.04.17	ISSUE FOR FINAL APPR	D.S.S.
2	04.04.17	ISSUED FOR FINAL APPR	D.S.S.
1	28.02.17	INIT DESIGN PRES	D.S.S.

Drawing Issues/Revisions

General Notes

[STRUCTURED CREATIONS]

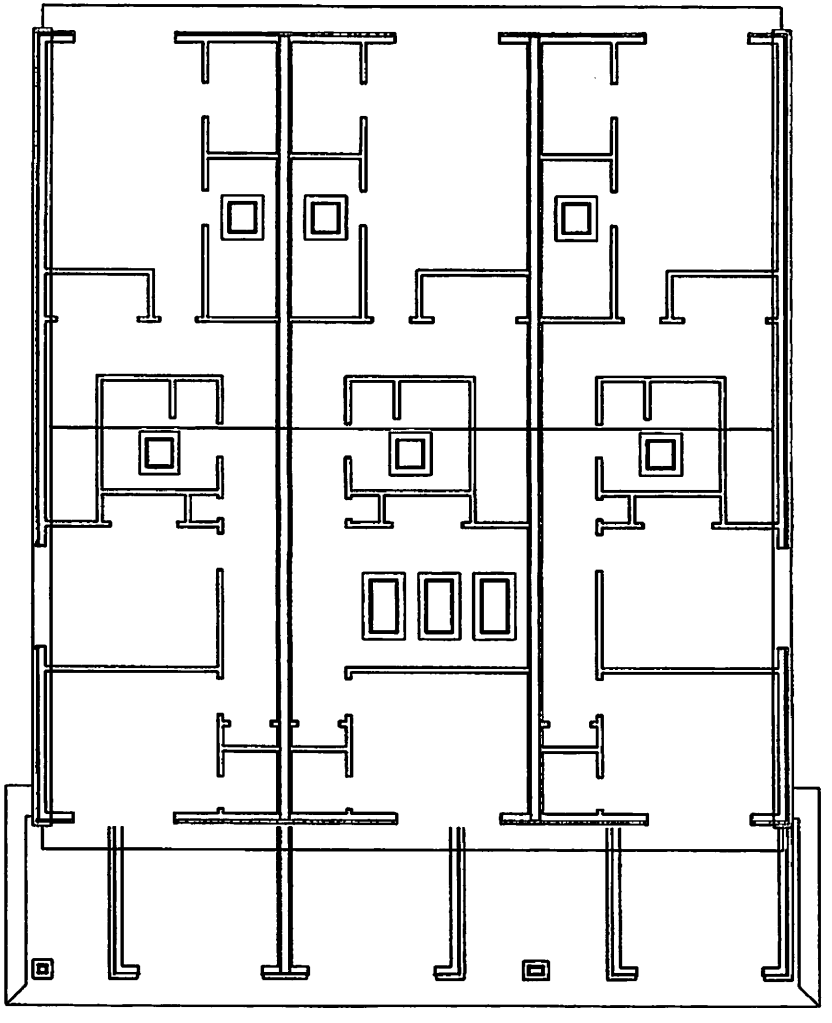
BY DARREN SANGER-SMITH

Project:
1053052 ONTARIO INC
NEW TOWNHOMES
2086 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title:
PROPOSED SECOND FLOOR PLAN

Design By:	Drawn By:	Approved By:
D.S.S.	M.G.	D.S.S.
Scale: 1/4" - 1'-0"	Date: APR.6/17	Project No.: 16-258

Drawing No.:
A3



PROPOSED ROOF PLAN

3	03.04.17	ISSUE FOR FINAL APPR	D.S.S.
2	03.03.17	ISSUED FOR FINAL APPR	D.S.S.
1	23.02.17	ISSUED FOR REVIEW	D.S.S.
No.	Date	Issuing/Revision	By

Drawing Issues/Revisions

[STRUCTURED CREATIONS]
BY DARREN SANDERS-SMITH

1053052 ONTARIO INC
NEW TOWNHOMES
5088 MEADOWBROOK RD
BURLINGTON ONTARIO

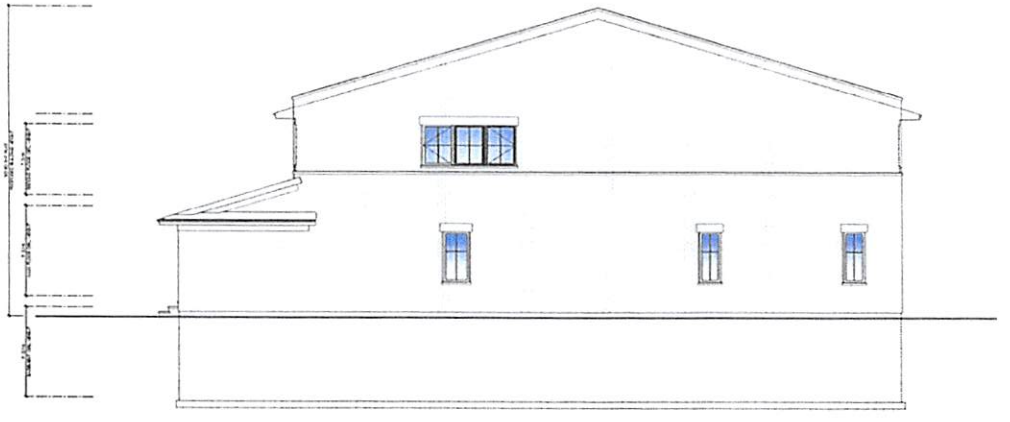
PROPOSED ROOF PLAN

Design By	Drawn By	Approved By
D.S.S.	M.G.	D.S.S.
Scale: 1/4" = 1'-0"	Date: APR 6/17	Project No: 16-258

A4



PROPOSED REAR (NORTH) ELEVATION



PROPOSED SIDE (EAST) ELEVATION

Project North | Key Stamp

BCIN Stamp

OBC REGISTRATION

I AM THE DESIGNER FOR THE WORK AND I HAVE THE QUALIFICATIONS AND MEET THE REQUIREMENTS SET OUT IN DIVISION C OF SUBSECTION 3.2.5 OF THE ONTARIO BUILDING CODE. I AM REGISTERED IN THE APPROPRIATE CLASSES TO PRACTICE IN THE PROVINCE OF ONTARIO.

21-Oct-16
DATE

SIGNATURE OF DESIGNER

D. Sanger-Smith, B.Arch BCIN 25284

Structured Creations Inc. BCIN 27647

No.	Date	Issue/Revision	By
3	06.04.17	ISSUE FOR FINAL APPR	D.S.S.
2	14.04.17	ISSUED FOR FINAL APPR	D.S.S.
1	28.02.17	ISSUED FOR PRE-CONSULTATION	D.S.S.

Drawing Issues/Revisions

General Notes

[STRUCTURED CREATIONS]

BY DARREN SANGER SMITH

413 Brant St
Burlington, ON L7R 2J1

Ph: 905.634.8525
E: info@structuredcreations.com

Project
1053052 ONTARIO INC
NEW TOWNHOMES
2086 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title
PROPOSED EXTERIOR ELEVATIONS

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project No.
3/16" 1-0	APR/17	16-256

Drawing No.
A5



1 PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/8" = 1'-0"

Project North

Key Stamp

BCIN Stamp

DBC REGISTRATION

I CERTIFY THAT I AM QUALIFIED AND I HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND PLANS OF A PART 9 BUILDING, AND AM A REGISTERED DESIGNER UNDER SUBSECTION 3.2.5 OF DIVISION C OF THE BUILDING CODE, I AM APPROPRIATELY QUALIFIED, AND I HAVE A REGISTRATION IN THE APPROPRIATE CLASS(ES) AS REQUIRED BY THE APPLICABLE CLASS(ES) OF BUILDING.

21-Dec-16
DATE

SIGNATURE OF DESIGNER

D. Sanger-Smith B.Arch. BCIN 24284

Structured Creations Inc. BCIN 25411

No.	Date	Issue/Revision	By
3	04.04.17	ISSUE FOR FINAL APPR	D.S.S.
2	14.04.17	ISSUED FOR FINAL APPR	D.S.S.
1	28.03.17	PRE DEMOLITION	D.S.S.

Drawing Issues/Revisions

General Notes

[STRUCTURED CREATIONS]

BY DARRYN TAYLER-SMITH

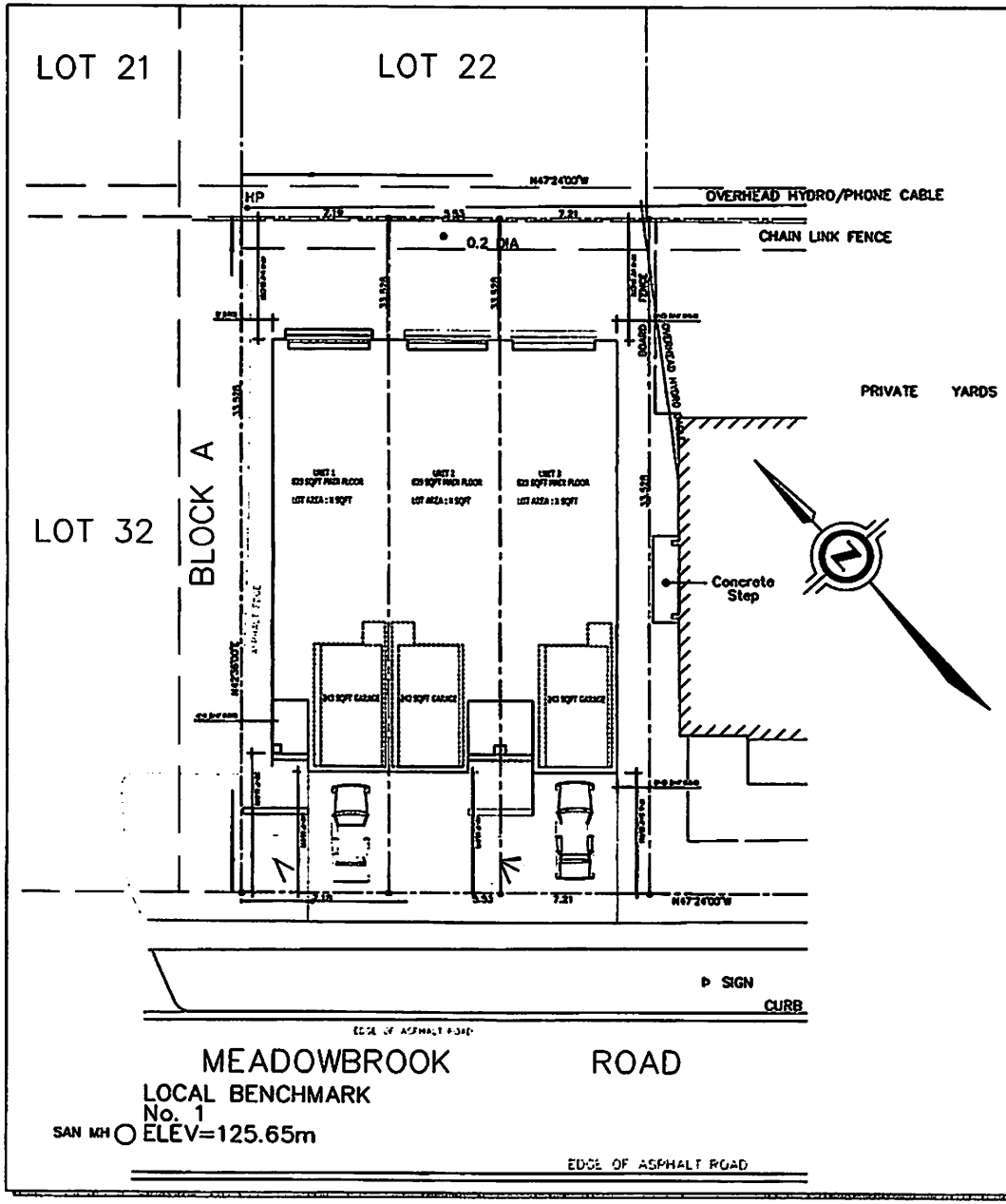
Author Block

Project
1053052 ONTARIO INC
NEW TOWNHOMES
2085 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title
PROPOSED EXTERIOR ELEVATIONS

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project No.
3/16" = 1'-0"	APR 6/17	16-258

Drawing No.
A6



TOPOGRAPHIC SKETCH OF
AS-BUILT CONDITIONS ON
LOT 33
REGISTERED PLAN 1319
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

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METRIC

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

CB	DENOTES CATCHBASIN
WMH	DENOTES WATER MANHOLE
SAN MH	DENOTES SANITARY MANHOLE
GK	DENOTES GAS KEY
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
H	DENOTES FIRE HYDRANT
HMH	DENOTES HYDRO MANHOLE FOR LIGHT STANDARD
FFE	DENOTES FINISHED FLOOR ELEVATION

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM CITY OF BURLINGTON BENCHMARK No. 403
ELEVATION = 124.053m

LOCAL BENCHMARK No. 1

TOP OF MANHOLE NORTHWEST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 125.65m

LOCAL BENCHMARK No. 2

TOP OF MANHOLE SOUTHEAST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 124.43m

ELEVATIONS ON CURB ARE TAKEN FROM THE TOP.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS SKETCH.

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

BOUNDARY DIMENSIONS SHOWN HEREON ARE COMPILED FROM REGISTERED PLAN 1319. BEARINGS ROTATED TO MATCH UTM NAD83(CSRS) AND NOT FROM ACTUAL FIELD SURVEY

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
423 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C7
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CE		15-30-850-00-B
FILE: 5FILES		DATED: JANUARY 6, 2015

3	06.04.17	ISSUED FOR FINAL APPR
2	04.04.17	ISSUED FOR FINAL APPR
1	30.03.17	SAV SCHEM PKG
No.	Date	Revision/Description

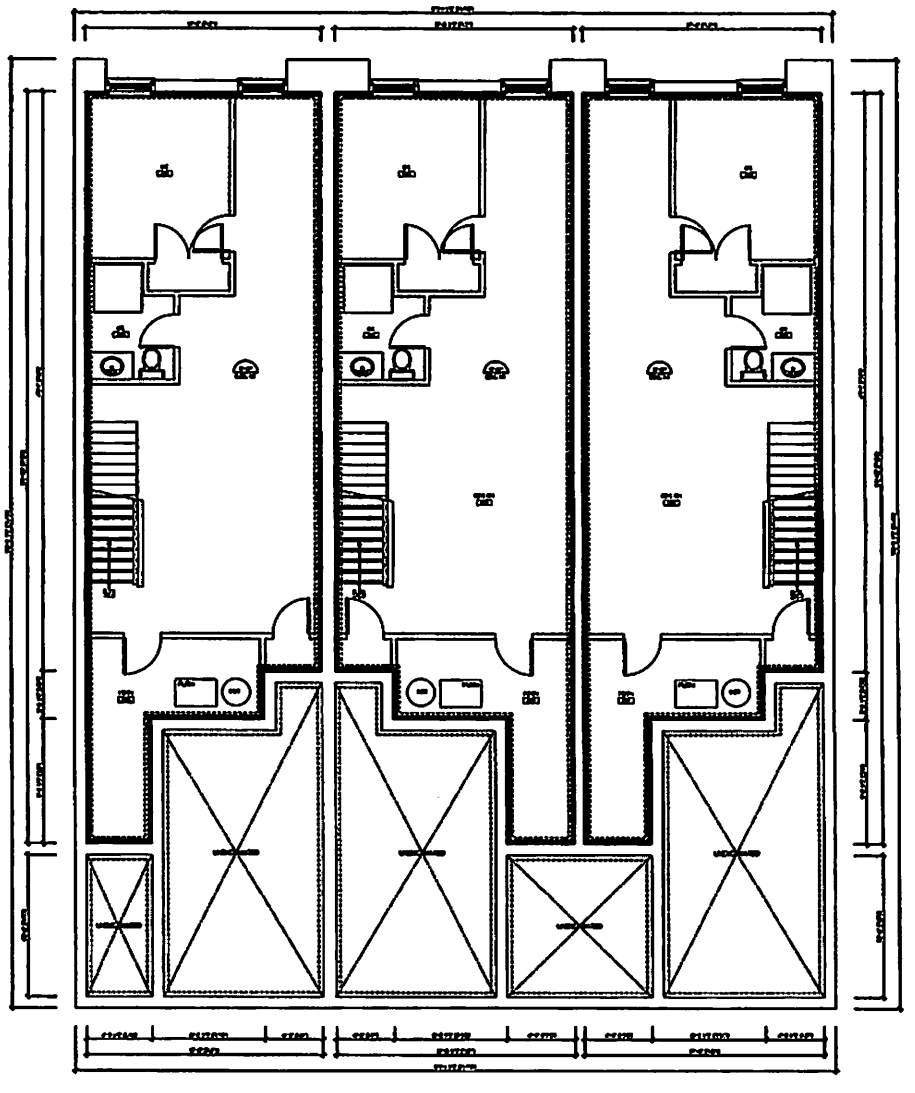
[STRUCTURED CREATIONS]
BY DARREN BARNES-SMITH

Project
1053062 ONTARIO INC
NEW TOWNHOMES
2088 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title
SITE PLAN

Design By	Drawn By	Approved By
DBS	MG	DBS
Scale	Date	Project No.
1:100	APR 6/17	16-258

Drawing No.
A0



PROPOSED BASEMENT PLAN
SCALE

2	03.04.17	SCALE ADD Rev. #2#3	GLS
1	24.04.17	ZONED PER Rev. #2#3	GLS
0	20.02.17	ISSUED	GLS
No.	Date	Issues/Revisions	By

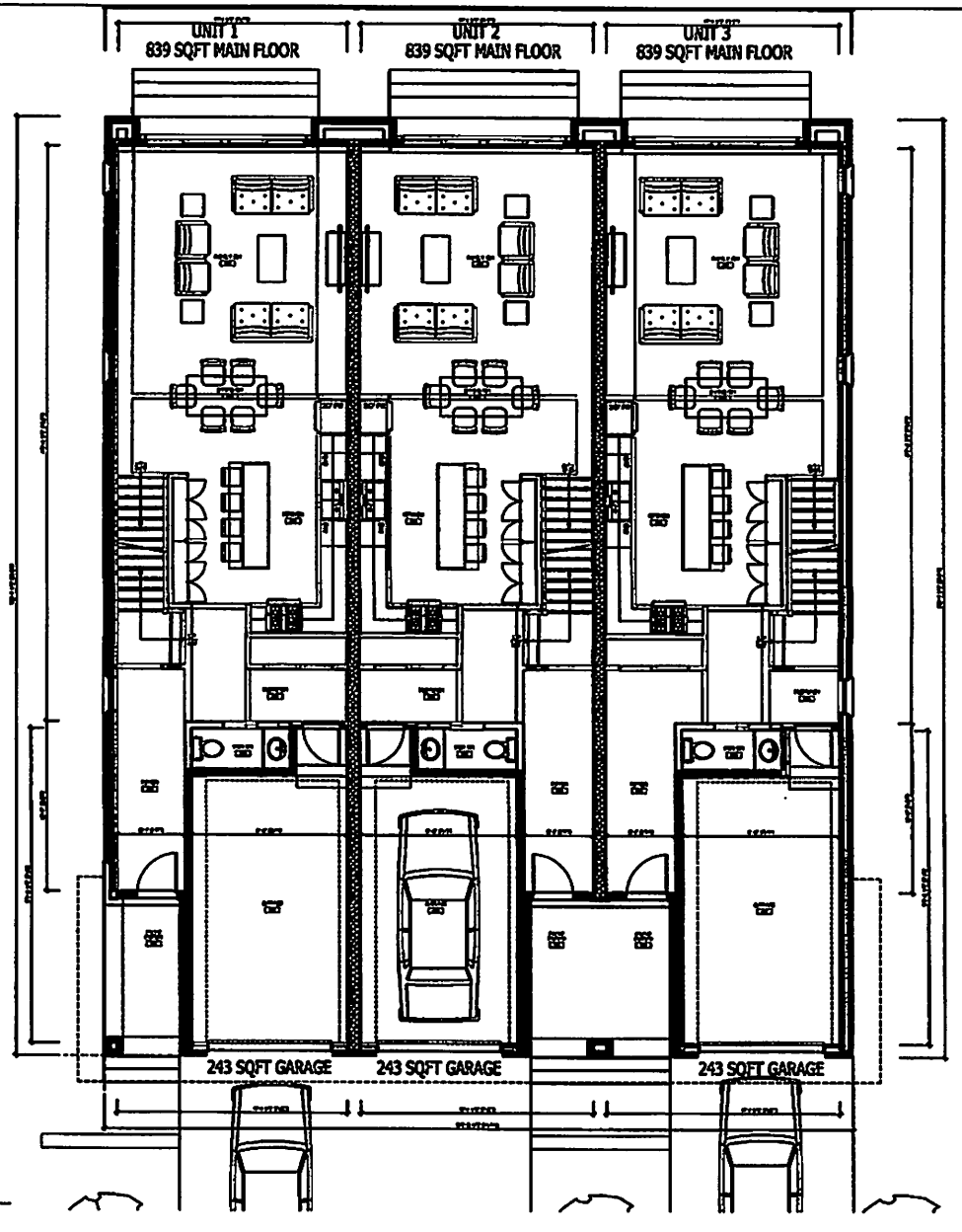
[STRUCTURED CREATIONS]
BY DARREN SANGER-SMITH

1053052 ONTARIO INC
NEW TOWNHOMES
3089 MEADOWBROOK RD
BURLINGTON ONTARIO

PROPOSED BASEMENT FLOOR PLAN

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project No.
1/4" = 1'-0"	APR 6/17	16-259

A1



PROPOSED FIRST FLOOR PLAN

[STRUCTURED CREATIONS]

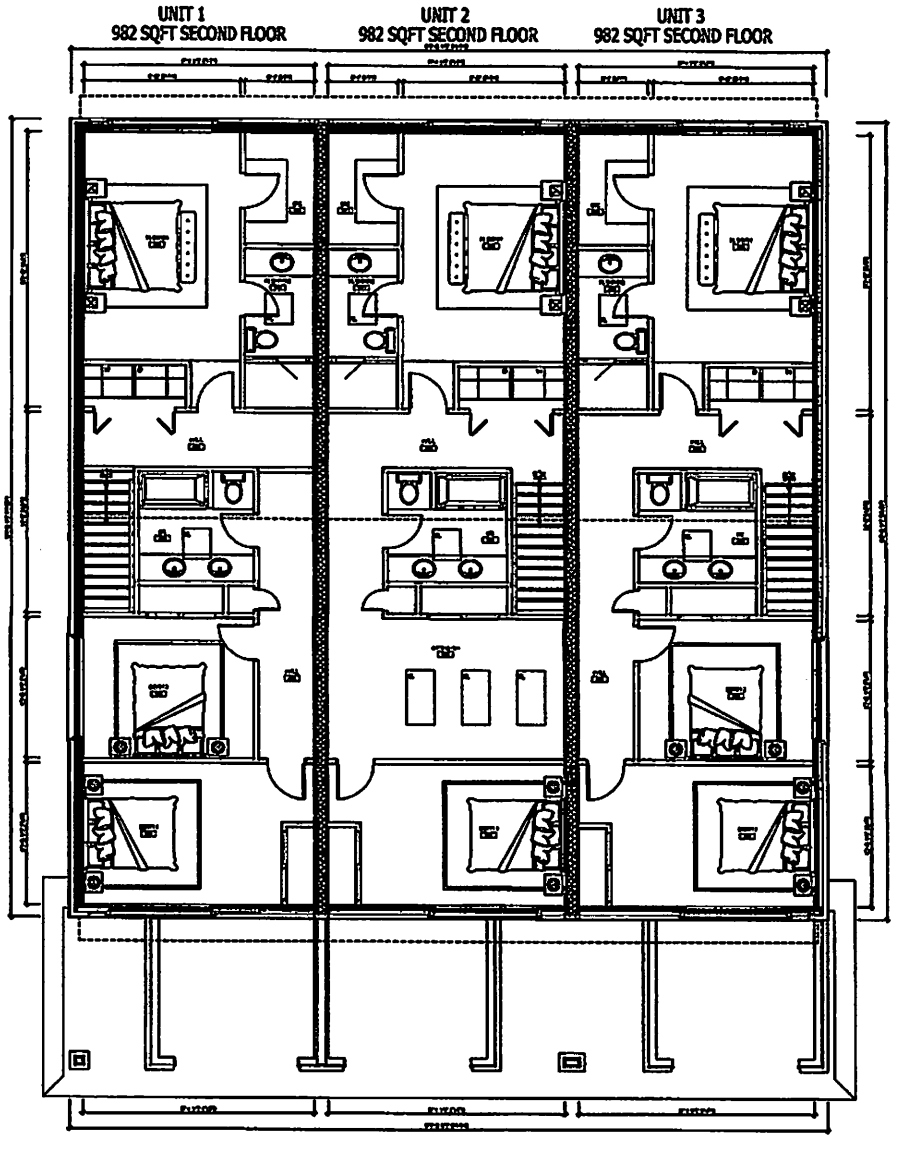
1053052 ONTARIO INC
NEW TOWNHOMES

BURLINGTON ONTARIO

PROPOSED FIRST FLOOR PLAN

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project No.
1/4" = 1'-0"	APR 6/17	15-256

A2



PROPOSED SECOND FLOOR PLAN

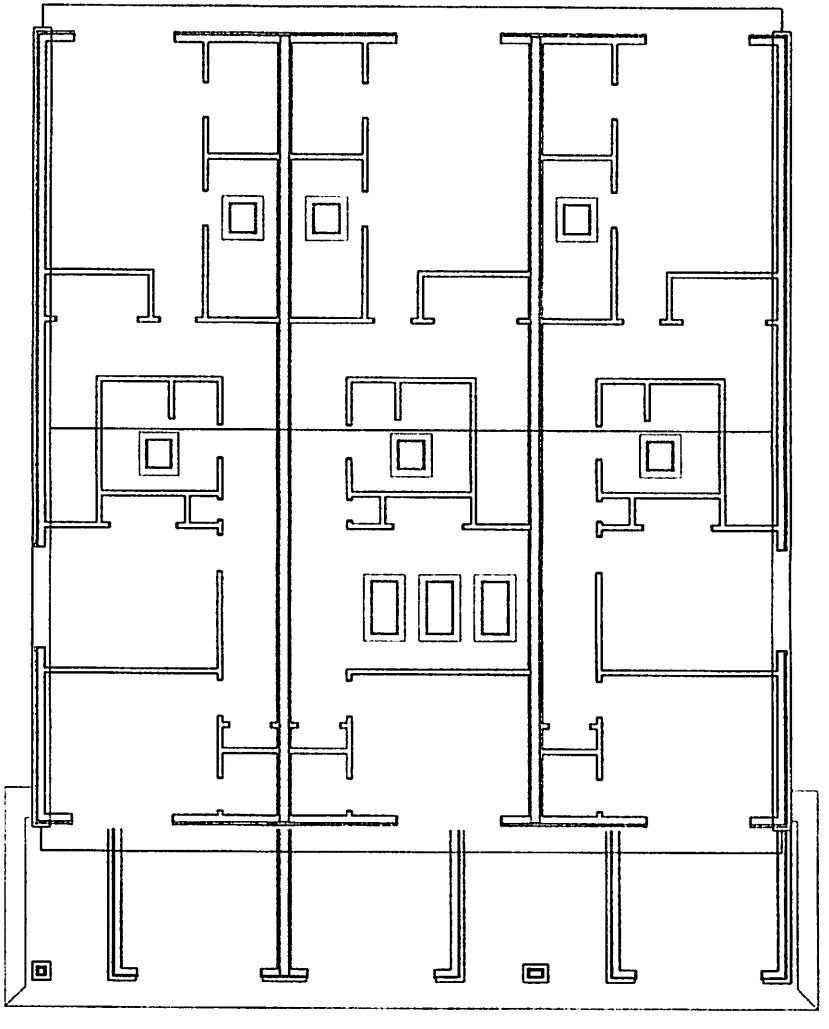
[STRUCTURED CREATIONS]

1053062 ONTARIO INC
NEW TOWNHOMES
2086 MEADOWBROOK RD
BURLINGTON ONTARIO

PROPOSED SECOND FLOOR PLAN

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project No.
1/4"=1'-0"	APR 6/17	16-256

A3



PROPOSED ROOF PLAN

[STRUCTURED CREATIONS]

1053052 ONTARIO INC
NEW TOWNHOMES
2006 MEADOWBROOK RD
BURLINGTON ONTARIO

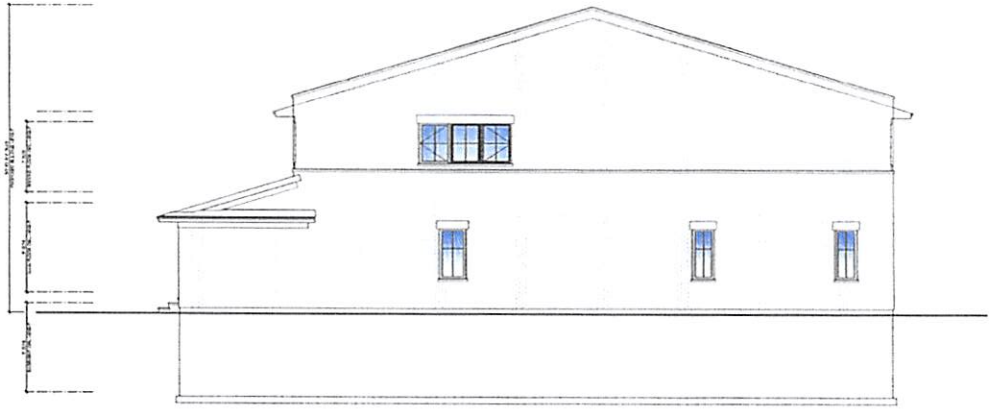
PROPOSED ROOF PLAN

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project No.
1/4" 1'-0"	APR 6/17	16-256

A4



PROPOSED REAR (NORTH) ELEVATION



PROPOSED SIDE (EAST) ELEVATION

No.	Date	Issue/Revision	By
3	04.04.17	ISSUE FOR FINAL APPR	D.S.S.
2	04.04.17	ISSUED FOR FINAL APPR	D.S.S.
1	29.02.17	INIT DESIGN PRES	D.S.S.

Drawing Issues/Revisions

General Notes

[STRUCTURED CREATIONS]

BY DARREN SANGER SMITH

Project:

1053052 ONTARIO INC
NEW TOWNHOMES

2086 MEADOWBROOK RD

BURLINGTON ONTARIO

Sheet Title:

PROPOSED EXTERIOR ELEVATIONS

Design By	Drawn By	Approved By
D.S.S.	M.G.	D.S.S.
Scale	Date	Project No.
3/16" = 1'-0"	APR 6/17	16-258

Drawing No.

A5



PROPOSED FRONT (SOUTH) ELEVATION



PROPOSED SIDE (WEST) ELEVATION

CRC REGISTRATION

DATE SIGNATURE OF DESIGNER

D. Sanger-Davis B.Arch. BCIN 23284

Structured Creations Inc. BCIN 27977

No.	Date	Issue/Revision	By
3	19.04.17	ISSUE FOR FINAL APPR	DSS
2	04.04.17	ISSUED FOR FINAL APPR	DSS
1	28.02.17	INIT. DESIGN PRES.	DSS

Drawing Issues/Revisions

[STRUCTURED CREATIONS]

BY DARREN SANGER-SMITH

Project:

1053052 ONTARIO INC
NEW TOWNHOMES

2086 MEADOWBROOK RD

BURLINGTON ONTARIO

Sheet Title:

PROPOSED EXTERIOR ELEVATIONS

Design By	Drawn By	Approved By
DSS	MG	DSS
Scale	Date	Project No.
3/16" = 1'-0"	APR 6/17	16-258

Drawing No.

A6