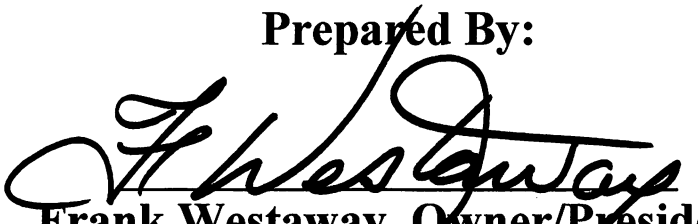
ENVIRONMENTAL NOISE IMPACT STUDY

"53-71 PLAINS ROAD EAST"
MIXED-USE DEVELOPMENT
PLAINS ROAD EAST,
BURLNGTON ON

Prepared for:

Vrancor Developments
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Hamilton On
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Prepared By:



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Qualified Acoustical Consultant

Our File: 2016-1057
REVISED December 2017

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FIGURE 1 – Site Location
FIGURE 2 - Site Plan
FIGURE 3 –Receptor Locations

APPENDIX "A"
Stamson Calculating Road
Building Design

1.0 INTRODUCTION

dBA Acoustical Consultants Inc. has conducted a noise impact study for the proposed 2 buildings. Building "A" is a 12 storey multi-use development and Building "B" is a 10 storey multi-use development located at "53-71 Plains Road East, Burlington ON. The purpose of the noise study is to determine the noise impact for draft plan approval from Plains Road East vehicular traffic. This study will detail noise impacts at the proposed development and recommend noise control measures necessary (if applicable) to meet MOE Publication NPC-300, Stationary and Transportation Sources-Approval and Planning guidelines, while satisfying the planning requirements of the City of Burlington. Stationary noises surrounding the proposed development are not a concern as the traffic noise is greater than any stationary noise sources. Key Plan is attached as Figure 1.

Vibration was not considered in this report as there are no CN/CP and GO Rail lines are located in excess of 500m and there is no heavy industry in the immediate area. Aircraft is not considered as the development is located outside the area of influence for aircraft noise NEF 25.

2.0 SITE DESCRIPTION

Proposed are 2 multi-use commercial/residential buildings totaling (450) residential units. The first floor is proposed for commercial and some residential units. The remainder floors are proposed for residential units with a second-floor amenity space located in Building "A". The rooftop has an enclosed mechanical room for all HVAC units. The site property is located on the north-east corner of Cooke Blvd and west of Waterdown Rd at approximately175m. The proposed site is surrounded by established commercial/residential buildings.

Plains Road East, is a 4-lane one-way west roadway located approximately 27m to the south façade, running east-west relative to the proposed site.

3.0 NOISE IMPACT ASSESSMENT

3.1 NOISE CRITERIA

The Ministry of Environment (MOE) specifies limits for road noise relative to new residential developments. The MOE Publication 300, Stationary & Transportation Sources-Approval & Planning guidelines, specifies the criteria, 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

Where noise levels estimated in the Outdoor Living Area (OLA) and at an upper storey window 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)	55 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)	>65	Central A/C, Warning Clause "D"
07:00 - 23:00 Daytime (POW)	>65	Building Component Specification
23:00 - 07:00 Nighttime (POW)	> 50	Provision for A/C and Warning Clause Type "C"
23:00 - 07:00 Nighttime (POW)	> 55 > 60	Building Component Specification A/C and Warning Clause Type "D"

Where nighttime noise levels exceed 60 dBA, building components must be designed to meet the following 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

Road traffic noise levels were calculated for Plains Road East relative to the proposed development. The traffic volumes 2016 AADT were sourced verbally from the City of Burlington Traffic Department. See Appendix "A". The traffic data was used to carry out prediction calculations using the MOE "Stamson - Version 5.4" computer program reflective of the worst-case scenario.

The daytime/nighttime volume ratio relative to Plains Road East roadway is typically calculated using a 90/10 split as required by the MOE. The maximum posted speeds for all vehicles are 60 km/h. The percentage of annual traffic growth for Plains Road East, was figured at 2.0% over 11 years.

Truck volumes were factored at 3% medium and 2% heavy of the total vehicle volumes for Plains Road East.

Table 4 summarizes future traffic volumes and represents the "free field" traffic noise prediction results, modeled at specified receptor floor locations representative of building facades throughout the proposed development (See Figure 3 Receptor Locations).

TABLE 4 – Future Road Traffic Volumes			
Plains Road East	**AADT 26438 Vehicles**		
	Cars	**Medium Trucks**	**Heavy Trucks**
Day	**22604**	**714**	**476**
Night	**2512**	**79**	**53**

Free field predicted both roadways noise levels at the north and west building facades and are summarized in Table 5.

TABLE 5- Predicted Traffic Noise Levels-Free Field		
Plains Road East	**L_{eq} (dBA)**	
	07:00 - 23:00	**23:00 - 07:00**
R1 Second Floor (7m height)	65	58
R2 Second Floor OLA with Safety Guards	59	N/A
R3 (20m height) 8th Floor	67	60
R4 (7m height) West Side Second Floor	60	53
R5 (20m height) West Side Eighth Floor	62	53

4.0 RECOMMENDATIONS - NOISE CONTROL

4.1 OUTDOOR LIVING AREAS

Calculated combined road noise levels exceed the 55 dBA criteria outlined in Table 1 for outdoor amenity space located on the second floor. The OLA will have a typical 1.5m guardrail at building edge that is considered a safety guardrail requirement. The safety guardrail that will provide adequate noise attenuation for the amenity space. Standard balconies for all units are considered however; a balcony is not considered an outdoor amenity space as the balconies do not exceed 4 metres in depth.

4.2 INDOOR NOISE LEVELS

Predicted noise levels for night time exceed noise limits noted in Table 3. Predicted noise levels at the outside facade were used to determine the appropriate building components to satisfy MOE indoor sound level limits. The building components are specified using the STC method.

All Windows must be acoustically tested. Building design specifications were not made available at report time and the STC (Sound Transmission Class) method are summarized in Table 6 with minimum window door and wall construction specified for all units throughout the development.

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. Receptor locations are labelled on Figure 3.

TABLE 6 – Recommended Wall and Window Construction

LOCATION	STC Value to be Used	Wall Construction	Window Glazing* Example
R1- 2nd Floor	**Acoustically Tested**		
Bedroom	**32**	**EW3**	**3mm (40mm) 3mm**
Living room	**30**	**EW3**	**3mm (40mm) 3mm**
R3- 8th Floor	**Acoustically Tested**		
Bedroom	**33**	**EW3**	**3mm (40mm) 3mm**
Living room	**31**	**EW3**	**3mm (40mm) 3mm**
R4 2nd Floor	**Acoustically Tested**		
Bedroom	**28**	**EW3**	**3mm (20mm) 3mm**
Living room	**26**	**EW3**	**3mm (20mm) 3mm**
R5 - 8th Floor-10th Floor	**Acoustically Tested**		
Bedroom	**29**	**EW3**	**3mm (20mm) 3mm**
Living room	**27**	**EW3**	**3mm (20mm) 3mm**

Specific building components (walls, windows etc.) must be designed and constructed to achieve indoor sound levels within the noise criteria. Predicted noise levels at the outside facade of specific dwellings were used to determine the appropriate building components to satisfy MOE indoor sound level limits.

The building components were specified using the STC (Sound Transmission Class) method. Proposed may be concrete exterior walls that exceeds the EW3 wall components.

4.3 VENTILATION / WARNING CLAUSES

In addition to the inclusion of the specified minimum building components, all units as noted in following Table 7 will require central air conditioning with Type "A" & "D" warning clauses. Central air is considered throughout the building. It is recommended that the appropriate warning clauses be inserted into all Offers and Agreements of Purchase and Sale or Lease. See the following for specific warning clause wording:

TABLE 7 - Ventilation and Warning Clause Requirements		
LOCATION	**VENTILATION**	**WARNING CLAUSE**
All Units	**Central Air**	**Type "A" & "D"**

5.0 WARNING CLAUSES

TYPE A:

"Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment's noise criteria."

TYPE D:

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria."

The heating and cooling system is proposed on the rooftop and located within a contained mechanical room and not exposed to the outdoor elements therefore; no noise will emanate from the enclosed room that will disturb any area residences.

6.0 SUMMARY OF RECOMMENDATIONS

The following noise control measures or equivalent are required to satisfy the indoor and outdoors noise level criterion:

- Specific acoustically tested windows for living rooms and bedrooms (Table 6).
- Central Air Conditioning (All Units).
- Registered warning clauses on title (Section 4.3).
- OBC or Masonry Equivalent for the entire building (Table 6).

It is recommended that a qualified acoustical consultant certify that the required noise control measures have been incorporated into the builder's plans prior to issuance of a building permit.

Prior to issuance of an occupancy permit, it is recommended the qualified acoustical consultant certify that the approved noise control measures have been properly installed.

7.0 CONCLUSIONS

dBA Acoustical Consultants Inc. has provided the noise impact study for the proposed 2 buildings. Building "A" is a 12 storey multi-use development and Building "B" is a 10 storey multi-use development located at "53-71 Plains Road East, Burlington ON. The noise study determined the noise impact for draft plan approval from Plains Road East vehicular traffic. This study detailed noise impacts at the proposed development and recommend noise control measures necessary that meet MOE Publication NPC-300, Stationary and Transportation Sources-Approval and Planning guidelines, while satisfying the planning requirements of the City of Burlington. Stationary noises surrounding the proposed development are not a concern as the traffic noise is greater than any stationary noise sources.

Vibration was not considered in this report as there are no CN/CP and GO Rail lines are located in excess of 500m and there is no heavy industry in the immediate area. Aircraft is not considered as the development is located outside the area of influence for aircraft noise NEF 25.

FIGURE 1

KEY PLAN



FIGURE 2

SITE PLAN

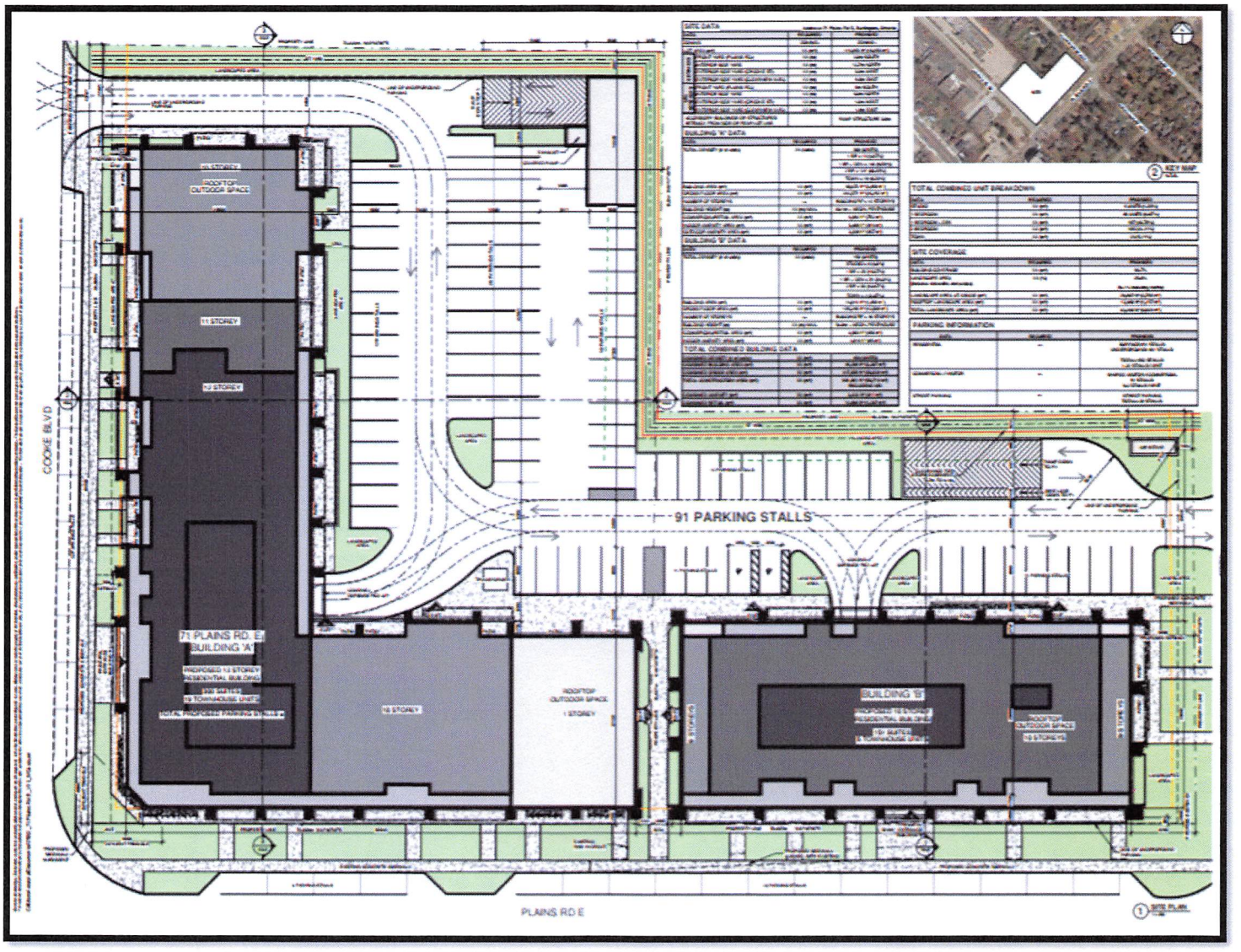


FIGURE 3

RECEPTOR LOCATIONS



APPENDIX "A"

STAMSON 5.04 SUMMARY REPORT Date: 26-06-2017 22:03:14
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: R1Cooke.te Time Period: Day/Night 16/8 hours
Description: **R1 Second Floor Residential Plains Rd**
TOTAL Leq FROM ALL SOURCES (DAY): 64.71
(NIGHT): 58.18

Road data, segment # 1: lains Rd Esa (day/night)

Car traffic volume : 22604/2512 veh/TimePeriod *
Medium truck volume : 714/79 veh/TimePeriod *
Heavy truck volume : 476/53 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): 21263
Percentage of Annual Growth : 2.00
Number of Years of Growth : 11.00
Medium Truck % of Total Volume : 3.00
Heavy Truck % of Total Volume : 2.00
Day (16 hrs) % of Total Volume : 90.00
Data for Segment # 1: lains Rd Esa (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 2 (Reflective ground surface)
Receiver source distance : 27.00 / 27.00 m
Receiver height : 7.00 / 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.Plains Rd East	1.19	64.71	64.71
Total			64.71 dBA

Result summary (night)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.lains Rd Esa	1.19	58.18	58.18
Total			58.18 dBA

STAMSON 5.04 SUMMARY REPORT Date: 26-06-2017 22:21:44
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: R2Cooke.te Time Period: Day/Night 16/8 hours
Description: **R2 Second Floor Residential OLA with Safety Guards**
TOTAL Leq FROM ALL SOURCES (DAY): 58.65 (OLA)

Road data, segment # 1: Plains Rd E (day/night)

Car traffic volume : 22604/2512 veh/TimePeriod *
Medium truck volume : 714/79 veh/TimePeriod *
Heavy truck volume : 476/53 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): 21263
Percentage of Annual Growth : 2.00
Number of Years of Growth : 11.00
Medium Truck % of Total Volume : 3.00
Heavy Truck % of Total Volume : 2.00
Day (16 hrs) % of Total Volume : 90.00

Data for Segment # 1: Plains Rd E (day/night)

Angle1 Angle2 : -45.00 deg 45.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 2 (Reflective ground surface)
Receiver source distance : 27.00 / 27.00 m
Receiver height : 7.00 / 7.00 m
Topography : 2 (Flat/gentle slope; with barrier)
Barrier angle1 : -45.00 deg Angle2 : 45.00 deg
Barrier height : 1.00 m
Barrier receiver distance : 5.00 m
Source elevation : 0.00 m
Receiver elevation : 7.00 m
Barrier elevation : 7.00 m
Reference angle : 0.00

Result summary (day)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.Plains Rd E	1.19	58.65	58.65 *
Total			62.65 dBA

STAMSON 5.04 SUMMARY REPORT Date: 26-06-2017 22:29:18
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: R3Cooke.te Time Period: Day/Night 16/8 hours
Description: **R3 8th Floor Residential**

TOTAL Leq FROM ALL SOURCES **(DAY): 66.57**
(NIGHT): 60.04

Road data, segment # 1: Plains Rd E (day/night)

Car traffic volume : 22604/2512 veh/TimePeriod *
Medium truck volume : 714/79 veh/TimePeriod *
Heavy truck volume : 476/53 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): 21263
Percentage of Annual Growth : 2.00
Number of Years of Growth : 11.00
Medium Truck % of Total Volume : 3.00
Heavy Truck % of Total Volume : 2.00
Day (16 hrs) % of Total Volume : 90.00

Data for Segment # 1: Plains Rd E (day/night)

Angle1 Angle2 : -90.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 2 (Reflective ground surface)
Receiver source distance : 27.00 / 27.00 m
Receiver height : 20.00 / 20.00 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.Plains Rd E	1.19	66.57	66.57
Total			66.57 dBA

Result summary (night)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.Plains Rd E	1.19	60.04	60.04
Total			60.04 dBA

STAMSON 5.04 SUMMARY REPORT Date: 26-06-2017 22:56:36
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: R4Cooke.te Time Period: Day/Night 16/8 hours
Description: **R4 2nd Floor Residential Cooke St**
TOTAL Leq FROM ALL SOURCES (DAY): 59.64
(NIGHT): 53.11

Road data, segment # 1: Plains Rd E (day/night)

Car traffic volume : 22604/2512 veh/TimePeriod *
Medium truck volume : 714/79 veh/TimePeriod *
Heavy truck volume : 476/53 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): 21263
Percentage of Annual Growth : 2.00
Number of Years of Growth : 11.00
Medium Truck % of Total Volume : 3.00
Heavy Truck % of Total Volume : 2.00
Day (16 hrs) % of Total Volume : 90.00

Data for Segment # 1: Plains Rd E (day/night)

Angle1 Angle2 : -90.00 deg 0.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 1 (Absorptive ground surface)
Receiver source distance : 37.00 / 37.00 m
Receiver height : 7.00 / 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.Plains Rd E	1.19	59.64	59.64
Total			59.64 dBA

Result summary (night)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.Plains Rd E	1.19	53.11	53.11
Total			53.11 dBA

STAMSON 5.04 SUMMARY REPORT Date: 26-06-2017 23:01:03
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: R5Cooke.te Time Period: Day/Night 16/8 hours
Description: **R5 8th Floor Residential Cooke St**
TOTAL Leq FROM ALL SOURCES (DAY): 62.03
(NIGHT): 53.11

Road data, segment # 1: Plains Rd E (day/night)

Car traffic volume : 22604/2512 veh/TimePeriod *
Medium truck volume : 714/79 veh/TimePeriod *
Heavy truck volume : 476/53 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): 21263
Percentage of Annual Growth : 2.00
Number of Years of Growth : 11.00
Medium Truck % of Total Volume : 3.00
Heavy Truck % of Total Volume : 2.00
Day (16 hrs) % of Total Volume : 90.00

Data for Segment # 1: Plains Rd E (day/night)

Angle1 Angle2 : -90.00 deg 0.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 1 (Absorptive ground surface)
Receiver source distance : 37.00 / 37.00 m
Receiver height : 20.00 / 7.00 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

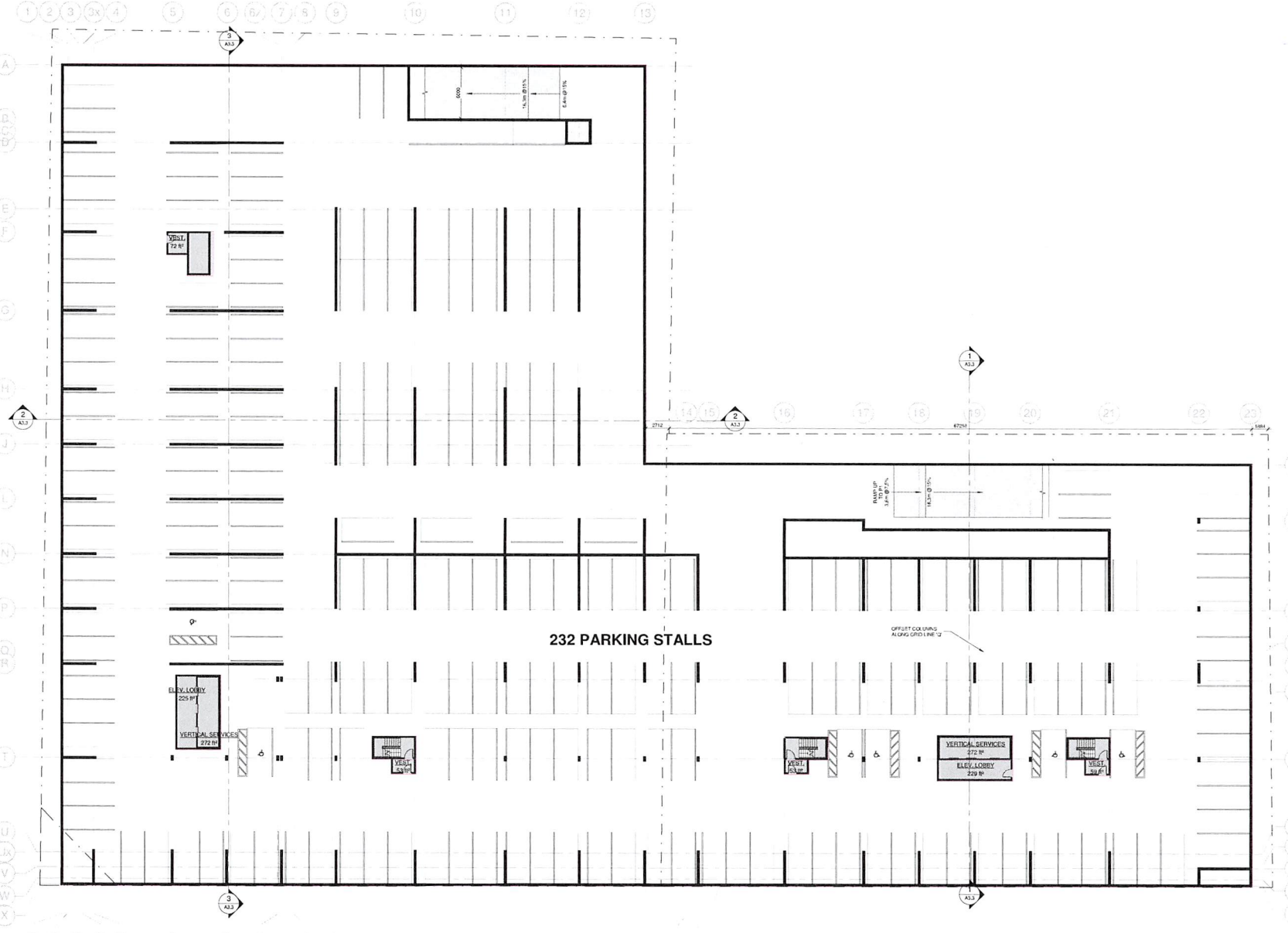
Result summary (day)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.Plains Rd E	1.19	62.03	62.03
Total			62.03 dBA

Result summary (night)
---

	source height (m)	Road Leq (dBA)	Total Leq (dBA)
1.Plains Rd E	1.19	53.11	53.11
Total			53.11 dBA


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ARCHITECTS INC.



1 00 FLOOR PLAN - LEVEL P2
1 : 200

Project North

True North

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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1	2017-12-07	ISSUED FOR REZONING

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Project No.	17092
Issue Date	2017-12-01
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Checked by	MV
Plot Date / Time	2017-12-07 2:09:15 PM

53-71 Plains Rd E

PARKING LEVEL P2

PRELIMINARY

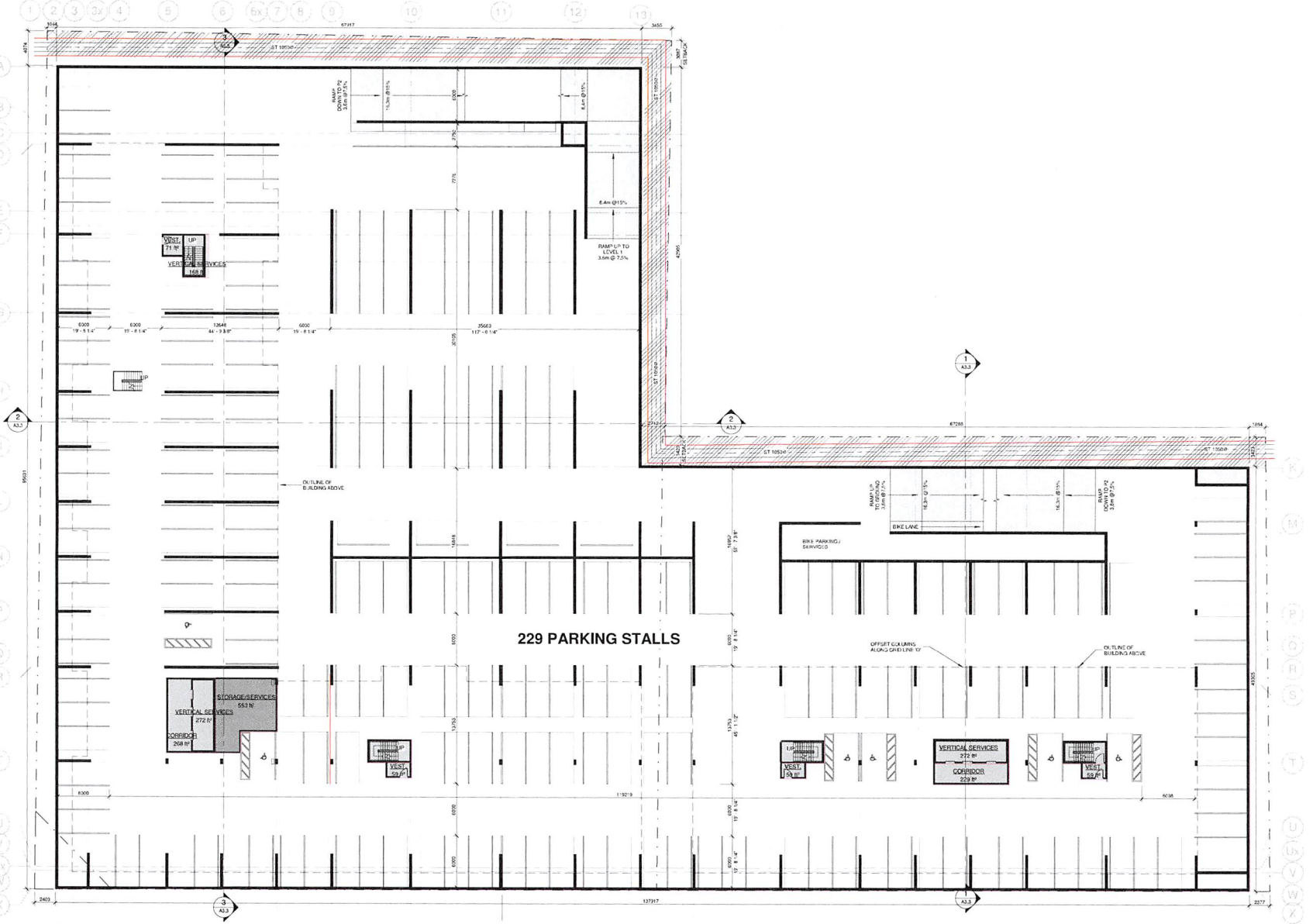
Drawing Scale: As indicated

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1 00 FLOOR PLAN - LEVEL P1
1 : 200

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Issue Date	2017-12-01
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Check By	MV
File Date / Time	2017-12-07 2:09:17 PM

53-71 Plains Rd E

PARKING LEVEL P1

PRELIMINARY

Drawing Scale: As indicated

Status:

Drawing No.: A2.2 Revision No.:

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1 00 FLOOR PLAN - LEVEL 1
1 : 250

Project North

True North

GENERAL NOTES

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1	2017-12-07	ISSUED FOR REZONING

srm ARCHITECTS INC.

Project No.	17092
Issue Date	2017-12-01
Drawn By	WC
Checked By	MV
Plot Date / Time	2017-12-07 2:09:22 PM

53-71 Plains Rd E

LEVEL 1 FLOOR PLAN

PRELIMINARY

Drawing Scale: As indicated

Status:

Drawing No.: **A2.3**

Revision No.:

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Project North

True North

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANTS BEST JUDGMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

No.	Date	Revision
1	2017-12-07	ISSUED FOR REZONING

srm ARCHITECTS INC.

Project No.	17092
Issue Date	2017-12-01
Drawn By	WC
Check'd By	MV
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53-71 Plains Rd E

LEVEL 2 FLOOR PLAN

PRELIMINARY

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.

A2.4

Include Drawing, Contractor must check and verify all dimensions and conditions on the job and shall report any discrepancies to the architect before commencing work. All documentation remains the property of the Architect. Unauthorized use, modification or reproduction of these documents is prohibited without written permission. The Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of these documents, or any reliance on or decisions to be made based on them, are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.
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Project North

True North

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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No.	Date	Revision
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srm ARCHITECTS INC.

Project No.	17092
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Plot Date / Time	2017-12-07 2:09:39 PM

53-71 Plains Rd E

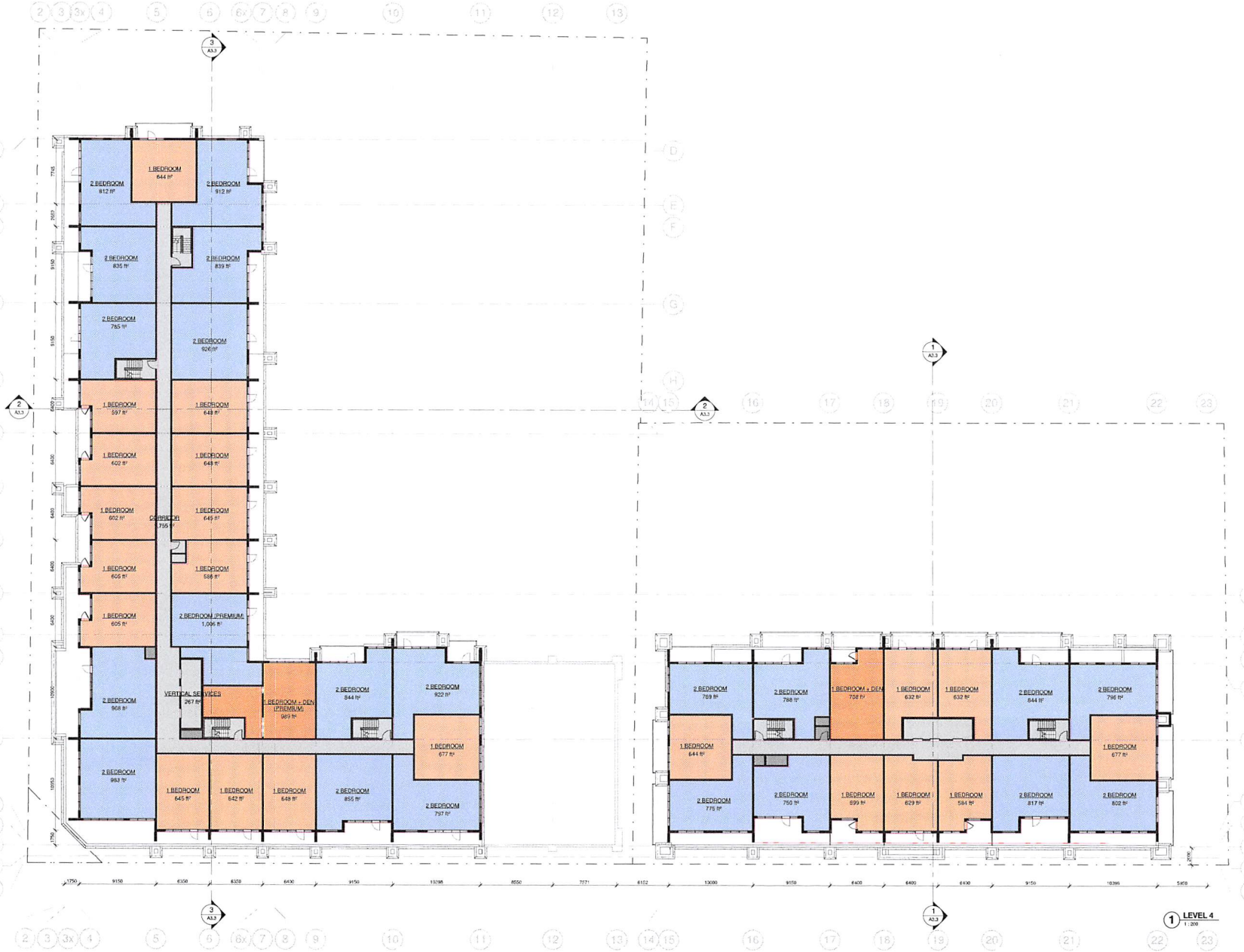
LEVEL 3 FLOOR PLAN

PRELIMINARY

Drawing Scale	As indicated
Status	
Drawing No.	Revision No.

A2.5

INCLUDE STAMP. Contractor must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use and reproduction prohibited. Refer to Consultant Drawings for additional notes. Contractor to coordinate all work with that shown on Consultant Drawings. Do not scale drawings. Written dimensions have precedence over scaled dimensions. Contractor to verify all dimensions on site before commencing work. Notify Architect of any discrepancies before proceeding with the work.
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1 LEVEL 4
1 : 200

Project North

True North

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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srm ARCHITECTS INC.

Project No.	17092
Issue Date	2017-12-01
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LEVEL 4-9 FLOOR PLAN

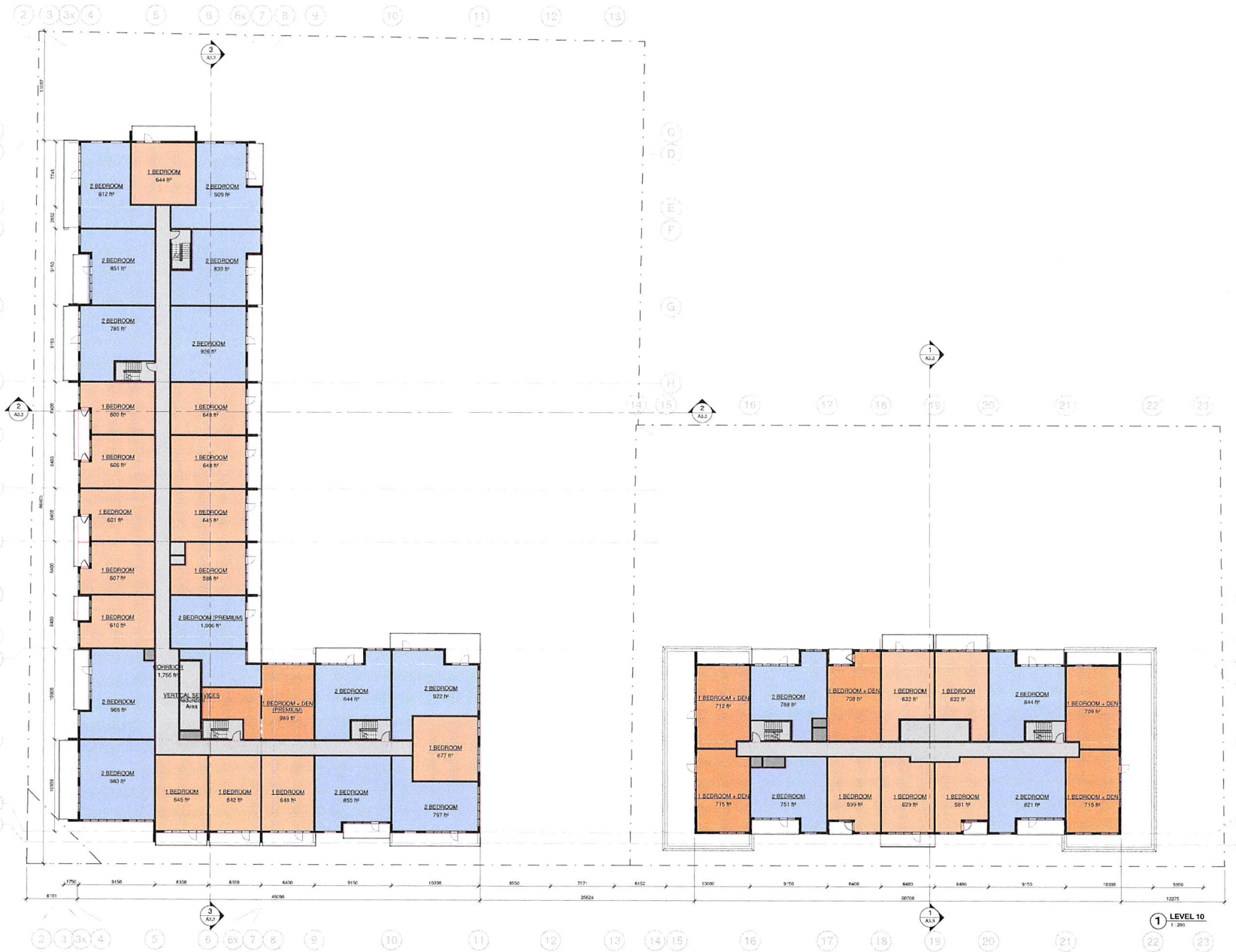
PRELIMINARY

Drawing Scale: As indicated

Status:

Drawing No.: **A2.6** Revision No.:

Do not scale drawing. Contractor must verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect and may not be reproduced in any form without permission. Drawings are not to be used for construction purposes unless issued for construction. Contractor is responsible for all dimensions and conditions on the job and this office must be informed of any variations from the contract documents before proceeding with the work. Any errors or omissions noted in these documents should be reported to the Architect immediately. This drawing is subject to copyright protection.
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1 LEVEL 10
1 : 200

Project North

True North

GENERAL NOTES

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No.	Date	Revision
1	2017-12-07	ISSUED FOR REZONING

srm ARCHITECTS INC.

Project No.	17092
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53-71 Plains Rd E

LEVEL 10 FLOOR PLAN

PRELIMINARY

Drawing Scale: As indicated

Status:

Drawing No.: A2.7

Revision No.:

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Project North

True North

GENERAL NOTES

1. **DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
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srm ARCHITECTS INC.

Project No.	17092
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53-71 Plains Rd E

LEVEL 11 FLOOR PLAN

PRELIMINARY

Drawing Scale: As indicated

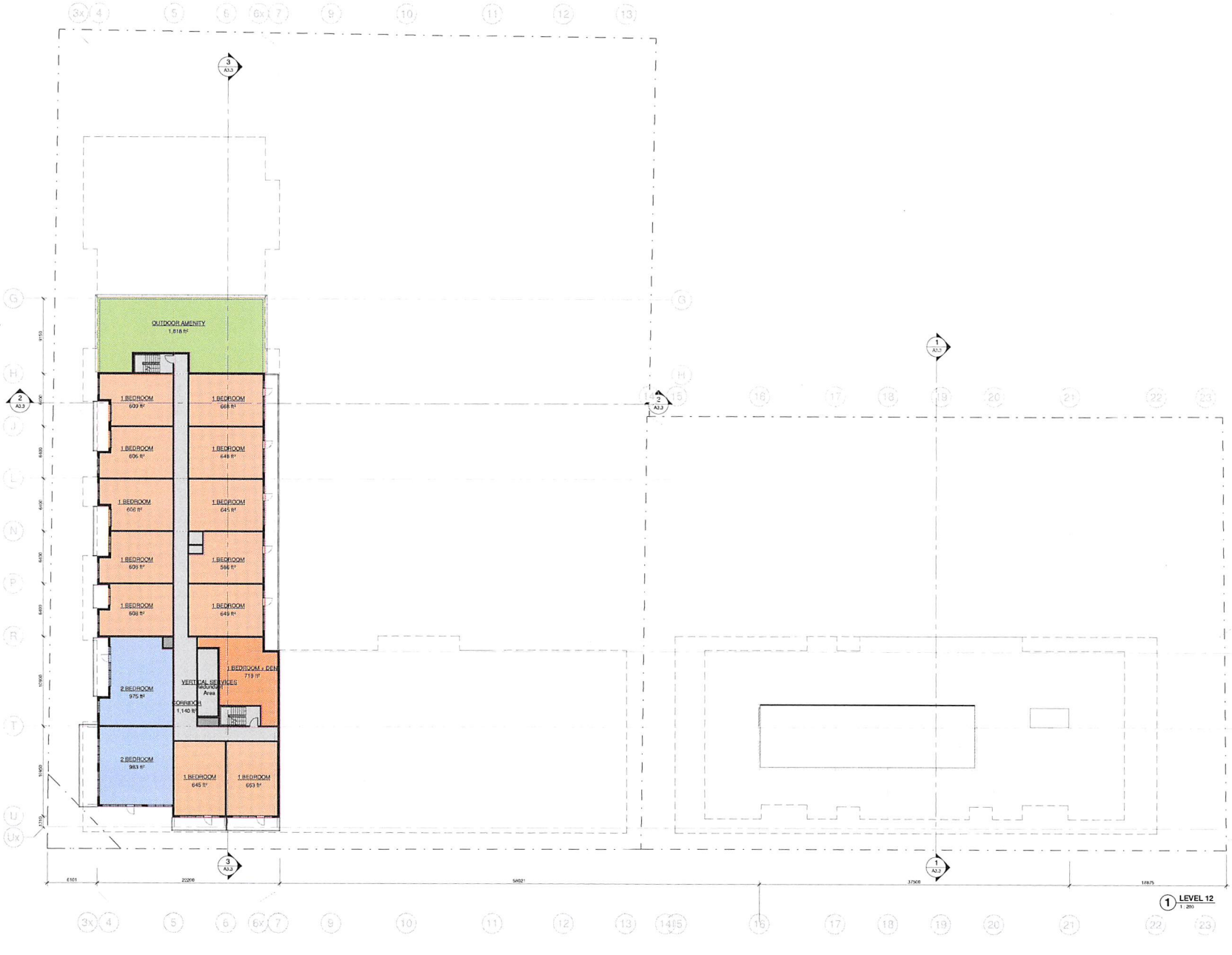
Status:

Drawing No.: **A2.8**

Revision No.:

Do not scale drawing. Contractor must check and verify all dimensions and report any discrepancies to the architect before proceeding with work. All documents remain the property of the architect. Unauthorized use, modification of these documents is prohibited without written permission. - Contract Documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of the Contract Documents, or any reliance on decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Contract Documents.

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1 LEVEL 12
1 : 200

Project North

True North

GENERAL NOTES

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No.	Date	Revision
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srm ARCHITECTS INC.

Project No.	17092
Issue Date	2017-12-01
Drawn by	WC
Checked by	MV
Plot Date + Time	2017-12-07 2:09:57 PM

53-71 Plains Rd E

LEVEL 12 FLOOR PLAN

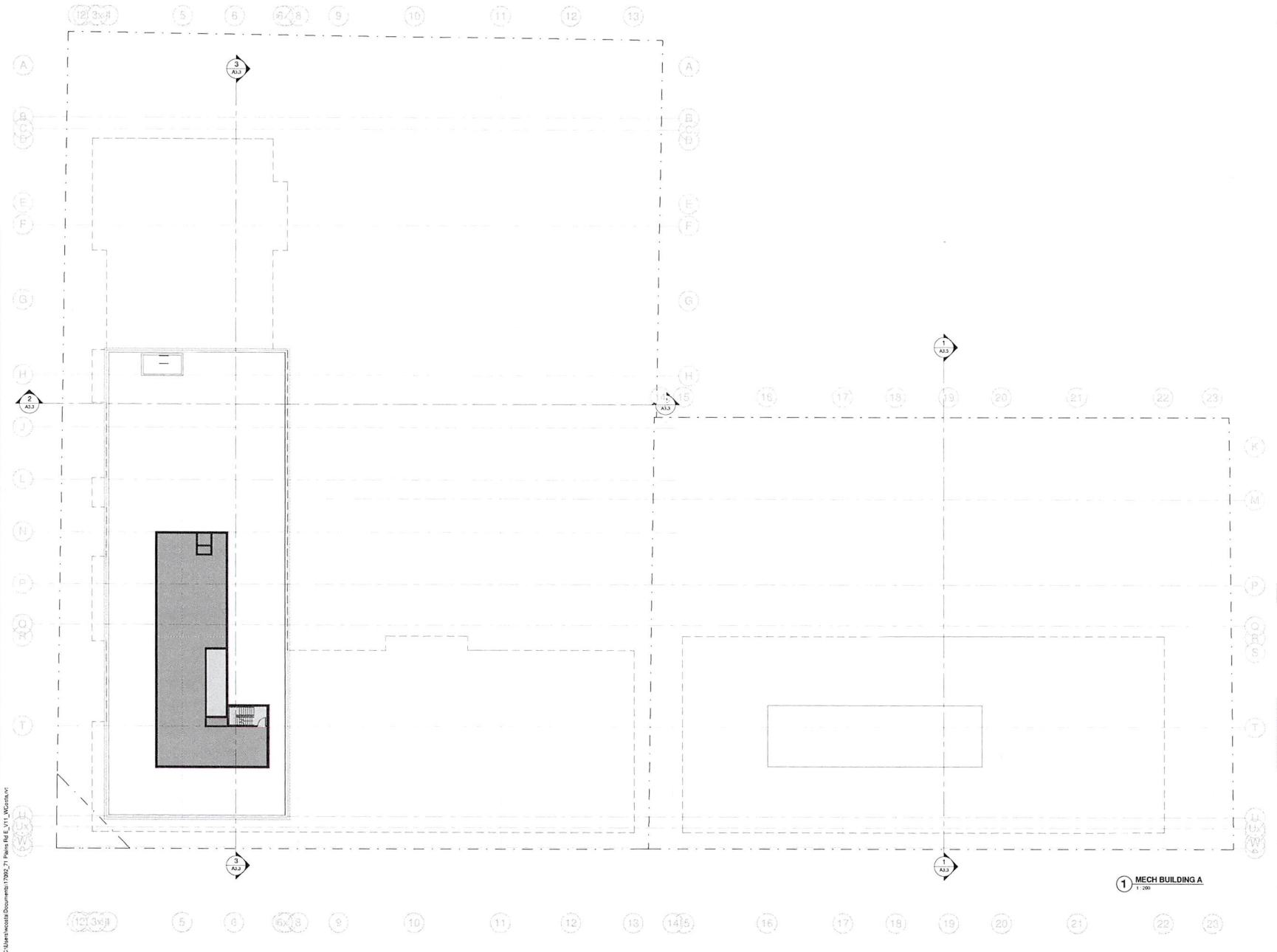
PRELIMINARY

Drawing Scale: As indicated

Status:

Drawing No.: A2.9 Revision No.:

The visual drawings, Contractor must verify and be responsible for all dimensions and conditions on the work. All discrepancies must be reported to the Architect immediately before proceeding with the work. All documents are the property of the Architect and must be returned upon completion of the work. No alterations or reproductions may be made without the written consent of the Architect.
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1 MECH BUILDING A
1 : 200

Project North

True North

No.	Date	Revision
1	2017-12-07	ISSUED FOR REZONING

srm ARCHITECTS INC.

Project No.	17092
Issue Date	2017-12-01
Drawn by	WC
Checked by	MV
Plot Date / Time	2017-12-07 2:09:59 PM

53-71 Plains Rd E

MECHANICAL PENTHOUSE

Drawing Scale	1 : 200
Status	PRELIMINARY
Drawing No.	A2.10
Revision No.	

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