HGC ENGINEERING

Howe Gastmeier Chapnik Limited
2000 Argentia Road, Plaza One, Suite 203
Mississauga, Ontario, Canada L5N 1P7
t: 905.826.4044

TOWN OF CALEDON
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Noise Impact Study
Proposed Mixed-Use Development
12148 Albion Vaughan Road
Caledon, ON

Prepared for:

12148 Ontario Inc.
27 Fenton Way
Brampton, ON
L6P 0P4

Prepared by

Harry Cai, EIT

Reviewed by

Sheeba Paul, MEng, PEng

LICENSED PROFESSIONAL ENGINEER
S. PAUL
PROVINCE OF ONTARIO

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HGC Project No: 01601506

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1 Introduction and Summary

HGC Engineering was retained by 12148 Ontario Inc, to conduct a noise impact study for a proposed mixed-use development located at 12148 Albion Vaughan Road in Bolton, in the Town of Caledon, Region of Peel, Ontario. The residential development will consist of two 6-storey tower buildings with a common podium and two blocks of 3-storey townhouses and an associated roadway. The study is required by the Town of Caledon as part of the planning and approvals process.

The primary sources of noise are road traffic on Albion Vaughan Road and Highway 50. Road traffic data was obtained from the Region of Peel and the City of Vaughan, and were used to predict future traffic sound levels at the proposed building façades and outdoor living areas. The predicted sound levels were compared to the guidelines of the Ministry of Environment, Conservation and Parks (MECP) to develop noise control recommendations.

The results of the study indicate that the proposed development is feasible with the noise control measures described in this report. The future daytime and nighttime sound levels of the proposed towers and townhouse blocks will exceed MECP guideline sound level limits and will require central air conditioning for all dwelling units. Upgraded glazing construction are required for all Tower and townhouses façades, which have direct or flanking exposure to Albion Vaughan Road and/or Highway 50. Acoustic barriers/parapet walls are required for the podium outdoor amenity areas, the large balconies on the north end of Tower A, and the rooftop terraces of the townhouse blocks. Noise warning clauses are also required for all units to inform future occupants of traffic noise impacts, to address sound level excesses, and to inform of the proximity to nearby industrial and commercial uses.

2 Site Description and Noise Sources

Figure 1 is a key plan indicating the location of the proposed site. The site is located east of Highway 50 and west of Albion Vaughan Road in Caledon, Ontario. Figure 2 shows the site plan prepared by Fausto Cortese Architects, dated December 17, 2020 along with the prediction locations. The proposed development will consist of two 6-storey buildings with a common podium and two blocks of 3-storey townhouses and an associated roadway.

HGC Engineering personnel visited the site on October 29, 2020 to make observations of the acoustical environment. During the site visit, it was noted that the primary sources of noise impacting the site were road traffic on Albion Vaughan Road and Highway 50. The site is currently occupied by single storey residential dwellings, which will be demolished for the construction of the proposed buildings. Area around the site is fairly flat.

There are existing single detached residential dwellings immediately north and northeast of the site area. Further north of the site area is a truck repair shop (A.Z. Repairing Centre) approximately 200 m to the north with intervening existing residential dwellings. Areas to the west, south, and east are mostly industrial and commercial. There is an agricultural products exporter (Agrocrop Exports Ltd.) and a gas station (Shell) approximately 75 m west of the site area on the west side of Highway 50. Immediately south of the site area are a storage facility (Access Storage), and further south are a car wash/repair shop (Bolton Auto Service) at approximately 130 m to the south and auto dealers (Bolton Kia and Bolton Toyota) at approximately 190 and 290 m further to the south, respectively. We note that the storage facility intervenes the auto dealers/car wash/repair facilities and the site area, and that the car wash and repair bay doors face west and east, respectively, away from the site area. To the immediate southeast is a helicopter training facility (National Helicopters Inc.) on the east side of Albion Vaughan Road. No helicopter activities were observed at the time of the site visit. The facility operates during the daytime hours from 8 am to 5 pm. The helicopters are used for scenic tours, flight training, on a contract basis and for charters.

Although sound emissions from the nearby industrial and commercial uses were observed to be negligible at the site area due to close proximity to both Albion Vaughan Road and Highway 50 and the significant road traffic volumes on both roadways contributing to elevated background sound levels, it is recommended that a noise warning clause to identify that such uses may be audible at times be included in the property and tenancy agreements of the proposed dwellings units.

3 Noise Level Criteria

3.1 Road Traffic Noise

Guidelines for acceptable levels of road traffic noise impacting residential developments are given in the MECP publication NPC-300, "Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning", release date October 21, 2013, and are listed in Table I below. The values in Table I are energy equivalent (average) sound levels [L_{EQ}] in units of A-weighted decibels [dBA].

Table I: MECP Road Traffic Noise Criteria (dBA)

Area	Daytime $L_{EQ\ (16\ hour)}$ Road	Nighttime $L_{EQ(8\ hour)}$ Road
Outdoor Living Area	55 dBA	--
Inside Living/Dining Rooms	45 dBA	45 dBA
Inside Bedrooms	45 dBA	40 dBA

Daytime refers to the period between 07:00 and 23:00. Nighttime refers to the time period between 23:00 and 07:00. The term "Outdoor Living Area" (OLA) is used in reference to an outdoor patio, a backyard, a terrace, or other area where passive recreation is expected to occur. Small balconies are not considered OLAs for the purposes of assessment. Terraces greater than 4 m in depth (measured perpendicular to the building façade) are considered to be OLAs.

The guidelines in the MECP publication allow the daytime sound levels in an Outdoor Living Area to be exceeded by up to 5 dBA, without mitigation, if warning clauses are placed in the purchase and rental agreements to the property. Where OLA sound levels exceed 60 dBA, physical mitigation is required to reduce the OLA sound level to below 60 dBA and as close to 55 dBA as technically, economically, and administratively practical.

A central air conditioning system as an alternative means of ventilation to open windows is required for dwellings where nighttime sound levels outside bedroom or living/dining room windows exceed 60 dBA (60 dBA or greater for the Region of Peel) or daytime sound levels outside bedroom or living/dining room windows exceed 65 dBA. Forced-air ventilation with ducts sized to accommodate

the future installation of air conditioning is required when nighttime sound levels at bedroom or living/dining room windows are in the range of 51 to 60 dBA or when daytime sound levels at bedroom or living/dining room windows are in the range of 56 to 65 dBA.

Building components such as walls, windows and doors must be designed to achieve indoor sound level criteria when the plane of window nighttime sound level is greater than 60 dBA (60 dBA or greater in the Region of Peel) or the daytime sound level is greater than 65 dBA due to road traffic noise.

Warning clauses to notify future residents of possible noise excesses are also required when nighttime sound levels exceed 50 dBA at the plane of a bedroom/living/dining room window and when daytime sound levels exceed 55 dBA at the plane of a bedroom/living/dining room window due to road traffic.

4 Traffic Sound Level Assessment

4.1 Road Traffic Data

Traffic data for Albion Vaughan Road was obtained from the City of Vaughan in the form of hourly traffic values, and is provided in Appendix A. The traffic volumes were projected to the year 2031 at an annual growth rate of 2.5%. A projected volume of 17 217 vehicles per day at an operating speed limit of 60 km/h was applied for the analysis. A calculated commercial vehicle percentage of 3 % for medium trucks and 9 % for heavy trucks was applied, and a calculated day/night split of 85 % / 15 was used.

Traffic data for Highway 50 was obtained from the Region of Peel in the form of ultimate Average Annual Daily Traffic (AADT) traffic values, and is provided in Appendix A. An ultimate volume of 32 400 vehicles per day at an operating speed limit of 60 km/h was applied for the analysis. Commercial vehicle percentages were provided separately for daytime and nighttime traffic. For a conservative analysis, the higher commercial vehicle percentages out of both daytime and nighttime hours were used. A commercial vehicle percentage of 3 % for medium trucks and 13 % for heavy trucks was applied. A day/night split of 87 % / 13 % was used.

Table II summarizes the traffic volume data used in this study.

Table II: Road Traffic Data

Road Name		Cars	Medium Trucks	Heavy Trucks	Total
Albion Vaughan Rd *Projected to Year 2031*	Daytime	12 878	439	1 317	14 634
	Nighttime	2 273	77	232	2 583
	Total	**15 151**	**517**	**1 550**	**17 217**
Hwy 50 *Ultimate Data*	Daytime	23 678	846	3 664	28 188
	Nighttime	3 538	126	548	4 212
	Total	**27 216**	**972**	**4 212**	**32 400**

4.2 Road Traffic Noise Predictions

To assess the levels of road traffic noise which will impact the study area in the future, sound level predictions were made using STAMSON version 5.04, a computer algorithm developed by the MECP. Sample STAMSON output is included in Appendix B.

Predictions of the traffic sound levels were chosen around the proposed residential buildings at the top floor to obtain an appropriate representation of future sound levels at various façades. Sound levels were predicted at the plane of the top storey bedroom and/or living/dining room windows during daytime and nighttime hours to investigate ventilation and façade construction requirements. Sound levels were also predicted in possible OLA's to investigate the need for noise barriers. Figure 2 shows the site plan with prediction locations. The results of these predictions are summarized in Table III.

Table III: Predicted Road Traffic Sound Levels [dBA], Without Mitigation

Prediction Location	Description	Daytime – in the OLA $L_{EQ\text{-}16\ hr}$	Daytime – at the Façade $L_{EQ\text{-}16\ hr}$	Nighttime – at the Facade $L_{EQ\text{-}8\ hr}$
[A]	Tower B, 6th floor southeast façade flanking Hwy 50	--	67	60
[B]	Tower B, 6th floor southwest façade facing Hwy 50	--	69	64
[C]	Tower B, 6th floor northeast façade facing Albion Vaughan Rd	--	65	61
[D]	Tower B, 6th floor interior northwest façade facing Albion Vaughan Rd	--	62	58
[E]	Tower A, 6th floor west façade with exposure to Hwy 50	--	67	62
[F]	Tower A, 6th floor northwest façade flanking Highway 50	--	64	59
[G]	Tower A, 6th floor north façade flanking Albion Vaughan Rd	--	64	60
[H_OLA]	Podium outdoor amenity area	59*	--	--
[I_OLA]	Tower A, 6th floor north large balcony	57*	--	--
[J]	Townhouse block façade facing Albion Vaughan Rd	--	70	66
[K]	Townhouse block façade flanking Albion Vaughan Rd	--	67	63
[L_OLA]	Townhouse rooftop terrace	57*	--	--

Note: * with a minimum 1.07 m high solid parapet

5 Discussions and Recommendations

The sound level predictions indicate that the future traffic sound levels will exceed MECP guidelines at the proposed development. The following discussion outlines the recommendations for acoustic barrier requirements, ventilation requirements, upgraded building façade construction, and warning clauses to achieve the noise criteria stated in Table I.

5.1 Outdoor Living Areas

The predicted daytime sound levels in the podium amenity area (prediction location [H_OLA]), Tower A north balcony (prediction location [I_OLA]), and the townhouse rooftop terraces (prediction location [L_OLA]) will be up to 59, 57, and 57 dBA, respectively, which are in excess of the MECP's limit of 55 dBA. While these levels are withing the MECP's allowable exceedance range of 5 dBA, physical mitigation in the form of acoustic barriers/solid parapet walls are recommended to address these excesses. The various barrier heights required to achieve MECP's OLA requirements are provided in Table IV.

Table IV: Required Barrier Heights to Achieve Various Sound Levels

	Prediction Location	Sound Level in OLA [dBA]					
		55	56	57	58	59	60
Barrier Height [m]	[H_OLA]	2.4	2.0	1.7	1.5	1.07	--
	[I_OLA]	1.7	1.5	1.07	--	--	--
	[L_OLA]	1.6	1.3	1.07	--	--	--

The MECP's limit and the Region of Peel's limit for daytime sound levels in the outdoor living areas (OLAs) is 55 dBA. If higher sound levels are to be achieved in the OLA's, it is the proponent's responsibility to delegate Council to seek relief from the 55 dBA requirement for the amenity areas.

An acoustic barrier height of 2.4 m is recommended for the west side of the third-floor podium outdoor amenity area, designated by prediction location [H_OLA], to reduce the sound level to 55 dBA. An acoustic barrier height of 1.7 m is recommended for the balcony of the large balcony at the north end of Tower A on floors 2-6, designated by prediction location [I_OLA], to reduce the sound level to 55 dBA. An acoustic barrier height of 1.6 m is recommended for the north and south ends of the townhouse rooftop terraces, designated by prediction location [L_OLA], to reduce the sound level to 55 dBA. Figures 3 and 3a shows the location of the required barriers.

All barriers must return back to the dwelling units so that the amenity areas are entirely shielded from the roadway. The wall component of the barrier should be of a solid construction with a surface density of no less than 20 kg/m^2. The walls may be constructed from a variety of materials such as wood, glass, brick, pre-cast concrete or other concrete/wood composite systems provided that it is free of gaps or cracks within or below its extent.

The dwelling units in the proposed buildings also have balconies that are less than 4 m in depth. These areas are not considered to be outdoor living areas under the MECP guidelines, and therefore are exempt from traffic noise assessment.

5.2 Indoor Living Areas and Ventilation Requirements

Air Conditioning

The predicted future sound levels outside the top storey windows of both Towers and townhouses will be greater than 60 dBA during nighttime hours and/or 65 dBA during daytime hours. To address

these excesses, these dwelling units require provision for the future installation of central air conditioning systems so that windows may be kept closed. These units are indicated in Figure 3. It is likely that the building or individual suites will include air conditioning. In general, window or through-the-wall air conditioning units are not recommended because of the noise they produce and because the units penetrate through the exterior wall which degrades the overall sound insulating properties of the envelope. Acceptable units are those that are housed in their own closet with an access door for maintenance. The location, installation and sound ratings of the outdoor air conditioning devices should minimize noise impacts and comply with criteria of MECP publication NPC-300, as applicable.

5.3 Building Façade Constructions

The predicted sound levels at the façades with direct or flanking exposure to Albion Vaughan Road and/or Highway 50 will exceed 65 dBA during daytime and/or 60 dBA during nighttime. MECP guidelines stipulate that in such cases, building components including windows, walls, and doors be designed so that the indoor sound levels comply with the noise criteria in Table I.

Calculations were performed to determine the acoustical insulation factors to maintain indoor sound levels within MECP guidelines. The calculation methods were developed by the National Research Council (NRC). They are based on the predicted future sound levels at the building facades, and the anticipated area ratios of the facade components (walls, windows and doors) and the floor area of the adjacent room.

Exterior Doors

There may be glazed exterior doors (sliding or swing) for entry onto the balconies from living/dining rooms and some bedrooms. The glazing areas of the doors should be counted as part of the total window glazing area. All exterior doors should include good weather seals to reduce air infiltration to the minimum achievable levels.

Acoustical Requirements for Glazing

Sound Transmission Class (STC) requirements were calculated for the Tower and townhouse façades, based on the possibility of sound entering the building through walls, windows and doors

for tower dwelling units, and sound entering through windows and doors for the townhouse units dwelling units. A window to floor ratio of up to 28% (14% fixed, 14% operable) for living/dining room and 33% (8% fixed, 25% operable) for bedrooms were calculated based on floor plans and elevations by Fausto Cortese Architects dated December 17, 2020, attached as Appendix C, to determine preliminary window STC ratings required to mitigate road traffic noise levels.

The calculated STC requirements for the Towers and townhouse façades range from STC-30 to STC-31. However, due to the highly urban surrounding area and the significant traffic on nearby roadways, a minimum STC rating of 33 is recommended for all façades of the Towers and townhouses.

The glazing requirements can be met using fairly standard sealed units. Operable sections, including doors and operable windows, must be well-fitted and weather-stripped in order to achieve the upper range of target STC values. Acoustical criteria for different facades can be optimized as part of the detail design of the development, when floor plans and elevations for the buildings are available.

Sample window assemblies which may achieve the STC requirements are summarized in Table V below. Note that acoustic performance varies with manufacture's construction details, and these are only guidelines to provide some indication of the type of glazing likely to be required; the STC requirements are provided as a guideline based on the preliminary drawings. Acoustical test data for the selected assemblies should be requested from the supplier, to ensure that the stated acoustic performance levels will be achieved by their assemblies.

Table V: Glazing Assemblies for STC Requirements

STC Requirement	Glazing Configuration (STC)
28 – 29	Any double glazed unit
30 – 31	3(13)3
32 – 33	4(10)4

In Table V, the number outside parentheses indicate minimum pane thicknesses in millimeters and the number in parentheses indicates the minimum inter-pane gap in millimeters.

Alternative assemblies may be required for operable windows and doors to achieve the required performance values, depending on the nature of seals.

Further Analysis

If floor plans and building elevations are changed significantly, an acoustical consultant should provide revised glazing recommendations.

6 Warning Clauses

The MECP guidelines recommend that warning clauses be included in the property and tenancy agreements and offers of purchase and sale for all units with anticipated traffic sound level excesses. The following noise warning clauses are required for specific dwellings as indicated in Table VI.

Suggested wording for future dwellings with sound levels exceeding the MECP criteria for which air conditioning has been provided is given below.

Type A:

> Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, 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, Conservation and Parks noise criteria.

Suggested wording for future dwellings which have physical noise mitigation provided on site is given below.

Type B:

> That the acoustical berm and/or barrier as installed, shall be maintained, repaired or repaired by the owner. Any maintenance, repair or replacement shall be with the same material, or to the same standards, and having the same colour and appearance of the original.

Suggest wording for future dwellings which will have central air conditioning units to be installed is given below.

Type C:

> 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 sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.

Suggested wording for future dwelling units in close proximity to institutional and commercial buildings is given below.

Type D:

> Purchasers are advised that due to the proximity of the existing industrial/commercial buildings, sound levels from the facilities may be at times be audible.

These sample clauses are provided by the MECP as examples, and can be modified by the Municipality as required.

7 Impact of the Development on Itself

Section 5.9.1 of the Ontario Building Code (OBC) specifies the minimum required sound insulation characteristics for demising partitions, in terms of Sound Transmission Class (STC) values. In order to maintain adequate acoustical privacy between separate suites in a multi-tenant building, inter-suite walls must meet or exceed STC-50. Walls separating a suite from a noisy space such as a refuse chute, or elevator shaft, must meet or exceed STC-55. In addition, it is recommended that the floor/ceiling constructions separating suites from any amenity or commercial spaces also meet or exceed STC-55. Tables 1 and 2 in Section SB-3 of the Supplementary Guideline to the OBC provide a comprehensive list of constructions that will meet the above requirements.

Tarion's Builder Bulletin B19R requires the internal design of condominium projects to integrate suitable acoustic features to insulate the suites from noise from each other and amenities in accordance with the OBC, and limit the potential intrusions of mechanical and electrical services of the buildings on its residents. If B19R certification is needed, an acoustical consultant is required to review the mechanical and electrical drawings and details of demising constructions and mechanical/electrical equipment, when available, to help ensure that the noise impact of the development on itself is maintained within acceptable levels.

8 Impact of the Development on the Environment

It is expected that any increase in local traffic associated with the development will not be substantial enough to affect noise levels significantly.

Sound levels from stationary (non-traffic) sources of noise such as rooftop air-conditioners, cooling towers, exhaust fans, etc. should not exceed the minimum one-hour L_{EQ} ambient (background) sound level from road traffic, at any potentially impacted residential point of reception, to avoid noise complaints. Based on the levels observed during our site visit, the typical minimum ambient sound levels in the area are expected to be upwards of 50 dBA or more during the day and 45 dBA or more at night. Thus any electro-mechanical equipment associated with this development (e.g. emergency generator testing, fresh-air handling equipment, etc.) should be designed with these targets in mind such that they do not result in noise impact beyond these ranges.

9 Summary and Recommendations

The following list and Table VI summarize the recommendations made in this report. The reader is referred to Figures 3/3a and previous sections of the report where these recommendations are applied and discussed in more detail.

1. Acoustic barriers/parapet walls are required for the outdoor amenity spaces on the third floor of the podium, on the large balconies at the north end of Tower A, and on the rooftop terraces of the townhouse buildings.

2. Central air conditioning will be required for the Towers and townhouse units.

3. Upgraded glazing constructions are required for the façades with direct or flanking exposure to Albion Vaughan Road and/or Highway 50 as noted in Section 5.3.

4. The use of warning clauses in the property and tenancy agreements is recommended to inform future residents of traffic noise issues and proximity to existing industrial uses.

Table VI: Summary of Noise Control Requirements and Noise Warning Clauses

Prediction Location	Description	Acoustic Barrier	Ventilation Requirements*	Type of Warning Clause	Upgraded Glazing Constructions
[A], [B], [C], [E]	Tower B	--	Central A/C	A, B, C, D	LR/DR/BR: STC-33
[D], [E], [F], [G]	Tower A	--	Central A/C	A, B, C, D	LR/DR/BR: STC-33
[J], [K],	Townhouses	--	Central A/C	A, B, C, D	LR/DR/BR: STC-33
[H_OLA]	Podium outdoor amenity area	✓	--	--	--
[I_OLA]	Tower A, large balconies on north end of building	✓	--	--	--
[L_OLA]	Townhouse rooftop terrace	✓	--	--	--

Notes:
* The location, installation and sound rating of the air conditioning condensers must be compliant with MECP Guideline NPC-300, as applicable.
✓ Outdoor living areas require acoustic barriers. Refer to Section 5.1 and Figures 3/3a.
OBC – Ontario Building Code
LR/DR – Living Room/Dining Room, BR – Bedroom

9.1 Implementation

To ensure that the noise control recommendations outlined above are properly implemented, it is recommended that:

1. Prior to the issuance of occupancy permits for this development, the Municipality's building inspector or a Professional Engineer qualified to perform acoustical engineering services in the Province of Ontario should certify that the noise control measures have been properly incorporated, installed, and constructed.

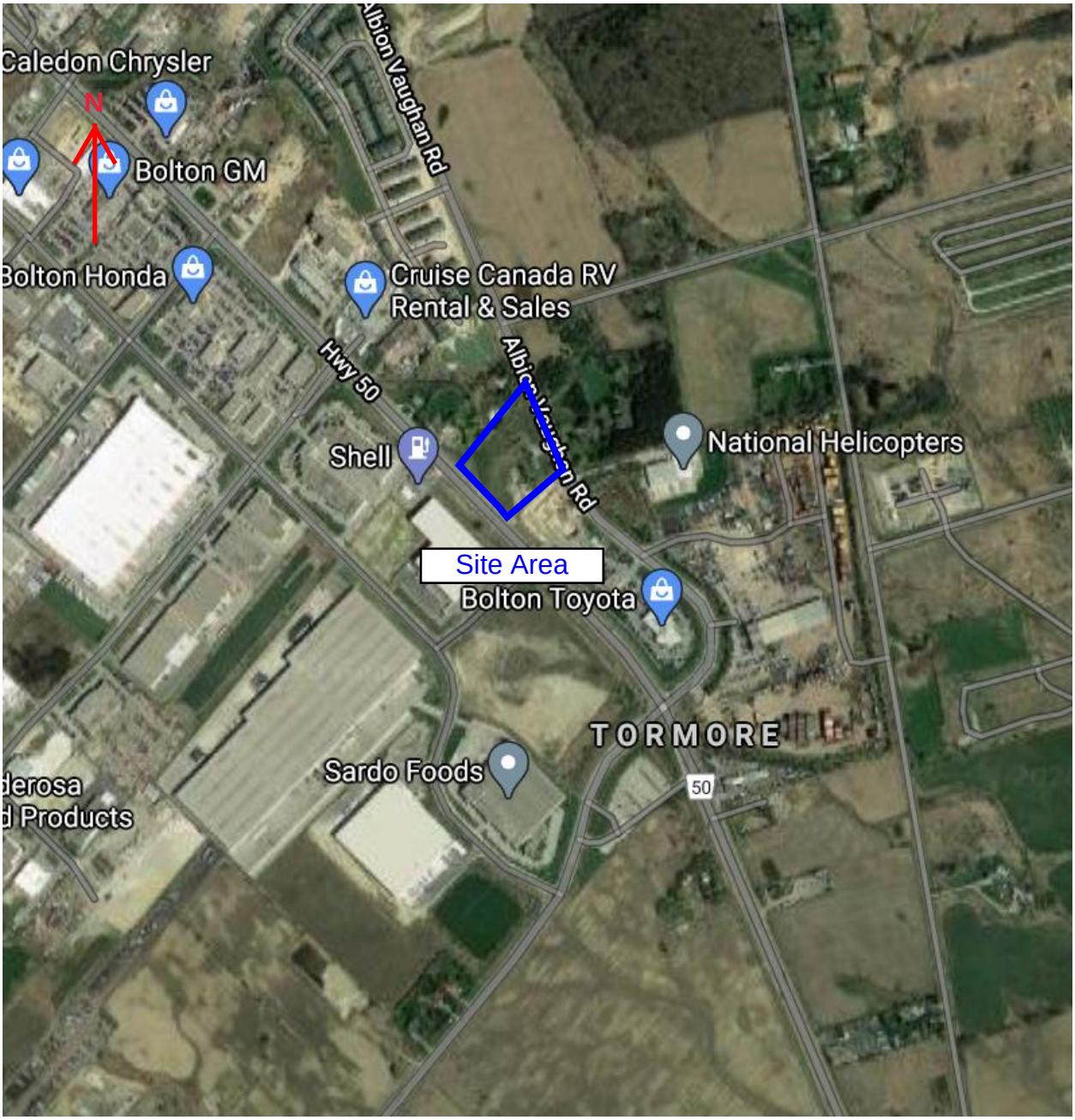


Figure 1: Key Plan

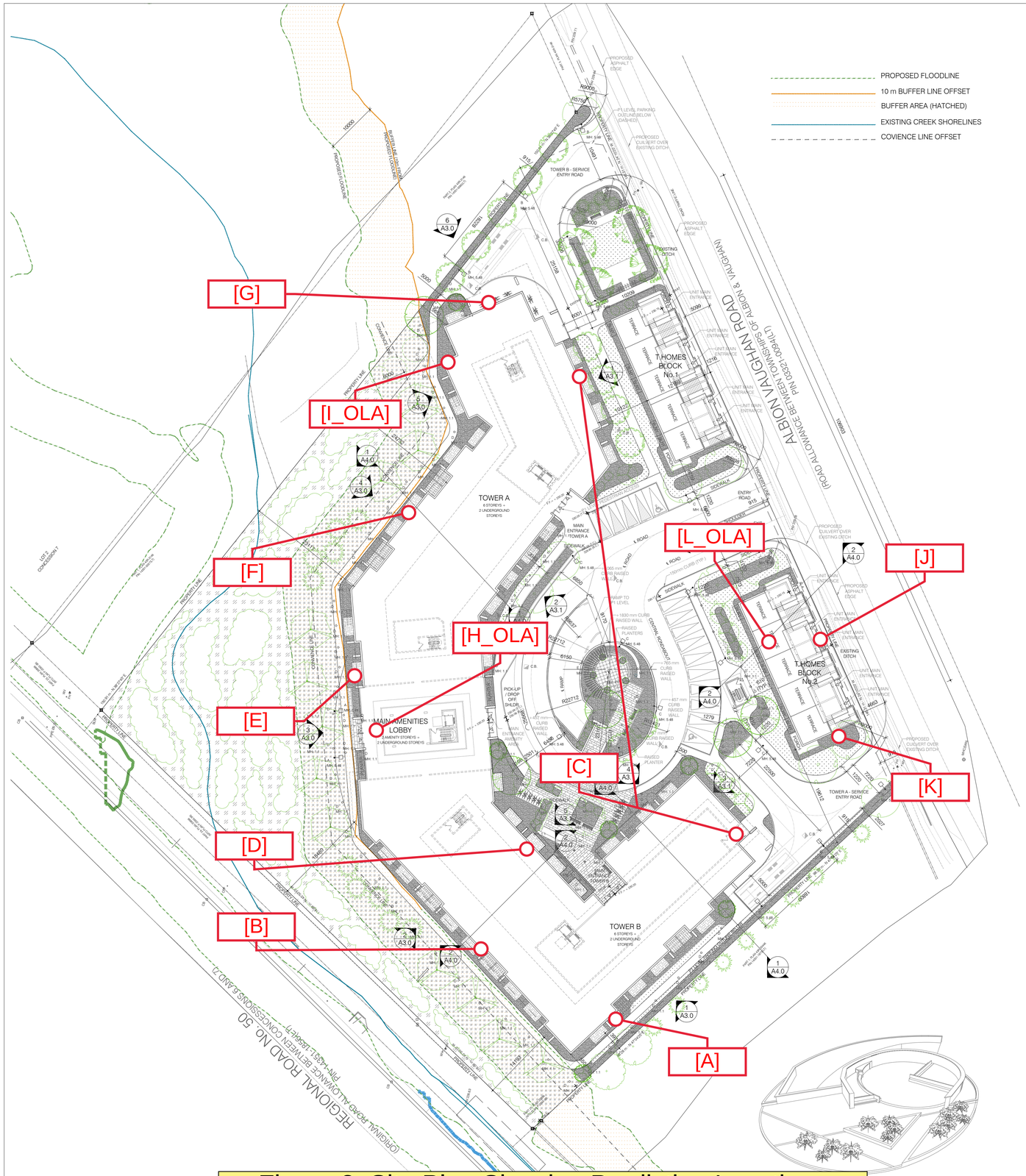


Figure 2: Site Plan Showing Prediction Locations

1 SITE PLAN - MASTER PLAN
A1.1 SCALE: 1:400

A1.1 SCALE: N/A

STOREYS	UNITS TYPE			TOWERS											
				TOWER A						TOWER B					
	UNIT TYPE	SQ/FT	m2	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR
1 BEDROOM	TYPE 1	633.6	58.86	4	4	3	3	3	3	4	4	4	4	4	4
	TYPE 2	685.75	63.71	3	3	3	3	3	3	0	0	0	0	0	0
	TYPE 3	649.62	60.35	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	592.30	55.03	0	0	0	0	0	0	0	1	0	0	0	0
1 BEDROOM + DEN	TYPE 1	800	74.32	1	1	0	0	0	0	0	0	0	0	0	0
	TYPE 2	825.16	76.66	1	1	0	0	0	0	0	0	0	0	0	0
	TYPE 3	955.97	88.81	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	899.23	83.54	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 5	812.45	75.48	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 6	923	85.75	0	0	0	0	0	0	1	1	0	0	0	0
	TYPE 7	1004.22	93.30	0	0	0	0	0	0	1	1	0	0	0	0
	TYPE 8	609.47	56.62	0	0	0	0	0	0	0	1	0	0	0	0
2 BEDROOM	TYPE 1	1001.10	93.01	3	3	3	3	3	3	0	0	0	0	0	0
	TYPE 2	944.57	87.75	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 3	961.38	89.32	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	1114.62	103.55	1	0	0	0	0	0	0	0	0	0	0	0
	TYPE 5	1011.47	93.97	1	0	0	0	0	0	0	0	0	0	0	0
	TYPE 6	997.15	92.64	0	0	0	0	0	0	2	2	2	2	2	2
	TYPE 7	1006.41	93.50	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 8	1073.34	99.72	0	0	0	0	0	0	1	0	0	0	0	0
	TYPE 9	933.07	86.69	0	0	0	0	0	0	5	5	5	5	5	5
	TYPE 10	902.34	83.83	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 11	932.87	86.67	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 12	895.61	83.20	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 13	992.85	92.24	0	0	0	0	0	0	1	0	0	0	0	0
2 BEDROOM + LARGE BALCONY	TYPE 1	1114.62	103.55	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 2	1011.47	93.97	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 3	1043.68	96.96	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	1244.17	115.59	0	0	1	1	1	1	0	0	0	0	0	0
	TYPE 5	1237.55	114.97	0	0	1	1	1	1	0	0	0	0	0	0
	TYPE 6	1073.34	99.72	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 7	992.85	92.24	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 8	1153.37	107.15	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 9	1015.89	94.38	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 10	1192.72	110.81	0	0	0	0	0	0	0	1	1	1	1	1
	PARTIAL UNITS PER TOWER			19	21	20	20	20	20	19	21	20	20	20	20
	TOTAL UNITS PER TOWER			120						120					
	TOTAL UNITS			240											

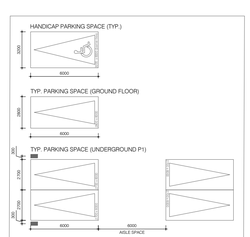
LUMINAIRE SCHEDULE						
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
	2	A	0.880	MRM-LED-07L-SIL-2-30-70CRI-IL	53	4167
	6	B	0.880	MRM-LED-07L-SIL-3-30-70CRI-IL	53	5050
	12	C	0.880	MRM-LED-07L-SIL-3-30-70CRI	53	6889
	77	D	0.930	MRB-LED-25L-ACR-A-30	23	1633
	12	E	0.930	MRB-LED-25L-ACR-S-30	30	2156

PARKING			
BY LAW - PARKING REQUIREMENTS			
CONDO UNITS PARKING SPACES	1.5 PARKING SPOTS PER DWELLING UNIT	360	
VISITOR - CONDO UNITS PARKING SPACE	0.25 PARKING SPACES PER UNIT FOR VISITOR PARKING IN A DESIGNATED VISITOR PARKING AREA	60	
TOWNHOMES	2 PARKING SPOTS PER DWELLING UNIT	20	
VISITOR TOWNHOMES	0.25 PARKING SPACES PER UNIT FOR VISITORS ON A LOT WITH FOUR OR MORE DWELLING UNITS	3	
NET TOTAL PARKING REQUIRED		443	
GRAND TOTAL PARKING REQUIRED			443 spaces req'd
TOTAL PARKING PROVIDED	RESIDENT (HANDICAP)	RESIDENT SPOTS	TOTAL
P1 LEVEL	14	280	
P2 LEVEL	5	139	
GROUND FLOOR	2	13	
GRAND TOTAL PARKING PROVIDED	21	432	453 spaces prov.

TOWNHOMES					
BLOCK 1			BLOCK 2		
END UNIT 1 (TOTAL: 1731.48 SQ.FT - 160.86 M2)	END UNIT 2 (TOTAL: 1742.14 SQ.FT - 161.85 M2)	INTERMEDIATE UNIT - (TOTAL: 1678.30 SQ.FT - 155.92 M2)	END UNIT 1 (TOTAL: 1731.48 SQ.FT - 160.86 M2)	END UNIT 2 (TOTAL: 1742.14 SQ.FT - 161.85 M2)	INTERMEDIATE UNIT - (TOTAL: 1678.30 SQ.FT - 155.92 M2)
1	1	3	1	1	3

LEGEND

- PROPOSED NEW GRADE
- EXISTING GRADE
- PROPOSED CATCH BASINS
- PROPERTY MAIN ENTRANCES



3 PARKING LEGEND
A1.1 SCALE: N/A

KEY PLAN

No.	DESCRIPTION	DATE
	REVISIONS	
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	

SUBMITTALS

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DO NOT SCALE DRAWINGS.

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

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
AT
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF
CALEDON

DRAWING:
SITE PLAN

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22

SCALE:		DRAWING No:
AS NOTED		A1.1
DRAWN BY: L.C	REVIEWED BY: F.C	

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1:1

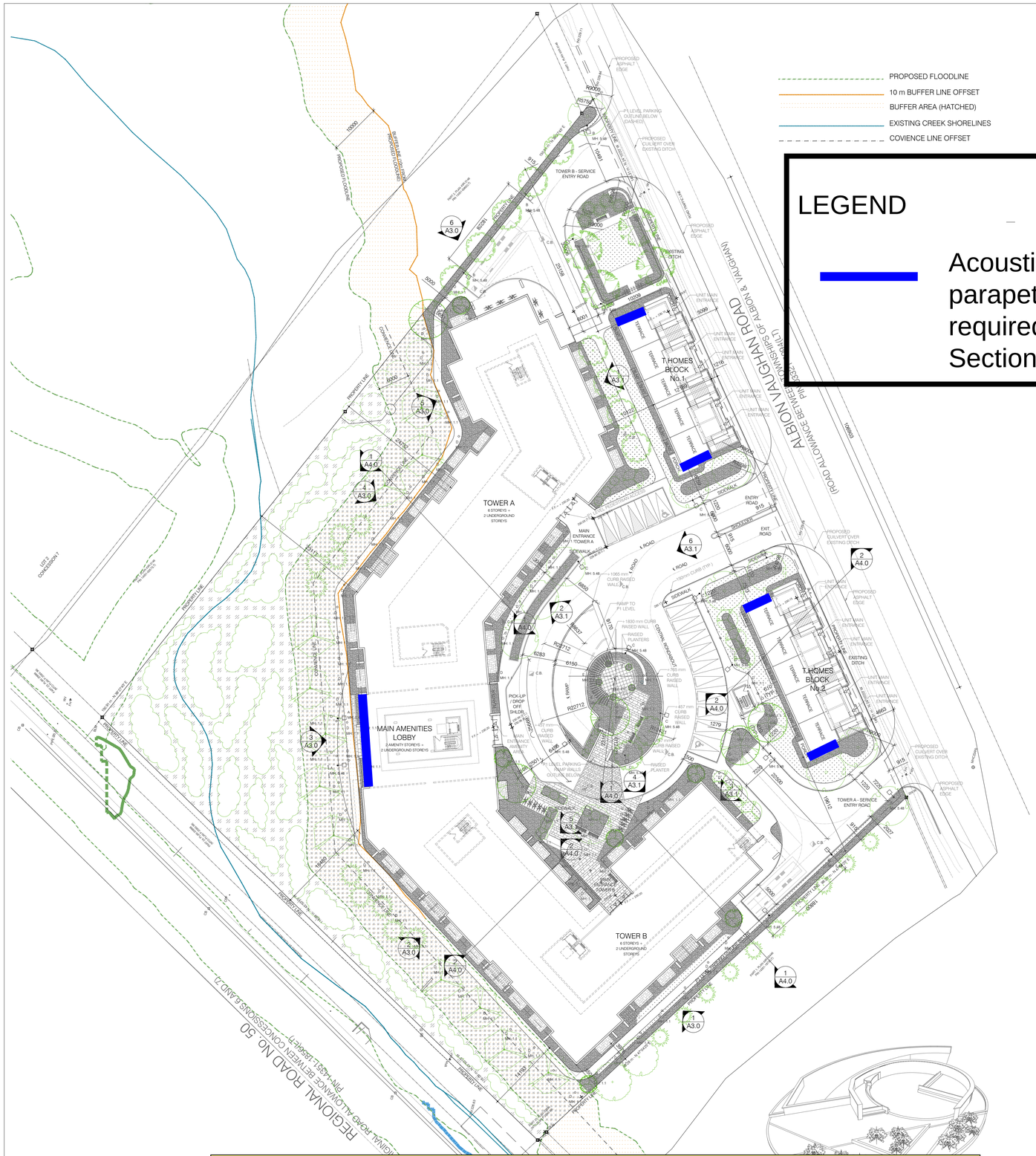

Figure 3: Site Plan Showing Barrier Requirements

1 A1.1 SITE PLAN - MASTER PLAN
SCALE: 1:400

2 A1.1 SITE PLAN - ROUNDABOUT VIEW
SCALE: N/A

STOREYS	UNITS TYPE			TOWERS											
				TOWER A						TOWER B					
	UNIT TYPE	SQ/FT	m2	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR
1 BEDROOM	TYPE 1	633.6	58.86	4	4	3	3	3	3	4	4	4	4	4	4
	TYPE 2	685.75	63.71	3	3	3	3	3	3	0	0	0	0	0	0
	TYPE 3	649.62	60.35	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	592.30	55.03	0	0	0	0	0	0	0	1	0	0	0	0
1 BEDROOM + DEN	TYPE 1	800	74.32	1	1	0	0	0	0	0	0	0	0	0	0
	TYPE 2	825.16	76.66	1	1	0	0	0	0	0	0	0	0	0	0
	TYPE 3	955.97	88.81	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	899.23	83.54	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 5	812.45	75.48	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 6	923	85.75	0	0	0	0	0	0	1	1	0	0	0	0
	TYPE 7	1004.22	93.30	0	0	0	0	0	0	1	1	0	0	0	0
	TYPE 8	609.47	56.62	0	0	0	0	0	0	0	1	0	0	0	0
2 BEDROOM	TYPE 1	1001.10	93.01	3	3	3	3	3	3	0	0	0	0	0	0
	TYPE 2	944.57	87.75	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 3	961.38	89.32	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	1114.62	103.55	1	0	0	0	0	0	0	0	0	0	0	0
	TYPE 5	1011.47	93.97	1	0	0	0	0	0	0	0	0	0	0	0
	TYPE 6	997.15	92.64	0	0	0	0	0	0	2	2	2	2	2	2
	TYPE 7	1006.41	93.50	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 8	1073.34	99.72	0	0	0	0	0	0	1	0	0	0	0	0
	TYPE 9	933.07	86.69	0	0	0	0	0	0	5	5	5	5	5	5
	TYPE 10	902.34	83.83	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 11	932.87	86.67	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 12	895.61	83.20	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 13	992.85	92.24	0	0	0	0	0	0	1	0	0	0	0	0
2 BEDROOM + LARGE BALCONY	TYPE 1	1114.62	103.55	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 2	1011.47	93.97	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 3	1043.68	96.96	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	1244.17	115.59	0	0	1	1	1	1	0	0	0	0	0	0
	TYPE 5	1237.55	114.97	0	0	1	1	1	1	0	0	0	0	0	0
	TYPE 6	1073.34	99.72	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 7	992.85	92.24	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 8	1153.37	107.15	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 9	1015.89	94.38	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 10	1192.72	110.81	0	0	0	0	0	0	0	1	1	1	1	1
	PARTIAL UNITS PER TOWER			19	21	20	20	20	20	19	21	20	20	20	20
	TOTAL UNITS PER TOWER			120						120					
	TOTAL UNITS			240											

LUMINAIRE SCHEDULE

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
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	12	C	0.880	MRM-LED-07L-SIL-3-30-70CRI	53	6889
	77	D	0.930	MRB-LED-25L-ACR-A-30	23	1633
	12	E	0.930	MRB-LED-25L-ACR-S-30	30	2156

PARKING

BY LAW - PARKING REQUIREMENTS			
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VISITOR - CONDO UNITS PARKING SPACE	0.25 PARKING SPACES PER UNIT FOR VISITOR PARKING IN A DESIGNATED VISITOR PARKING AREA	60	
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TOWNHOMES

BLOCK 1			BLOCK 2		
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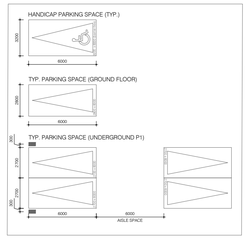
1	1	3	1	1	3

LEGEND

- +0000 PROPOSED NEW GRADE
- +0000 EXISTING GRADE
- PROPOSED CATCH BASINS
- PROPERTY MAIN ENTRANCES



3 A1.1 PARKING LEGEND
SCALE: N/A

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
	REVISIONS	
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	

SUBMITTALS

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

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
SITE
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
SITE PLAN

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A1.1
DRAWN BY: L.C.	REVIEWED BY: F.C.

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1:1
WED'S

LEGEND

Acoustic barrier/parapet wall required. See Section 5.1

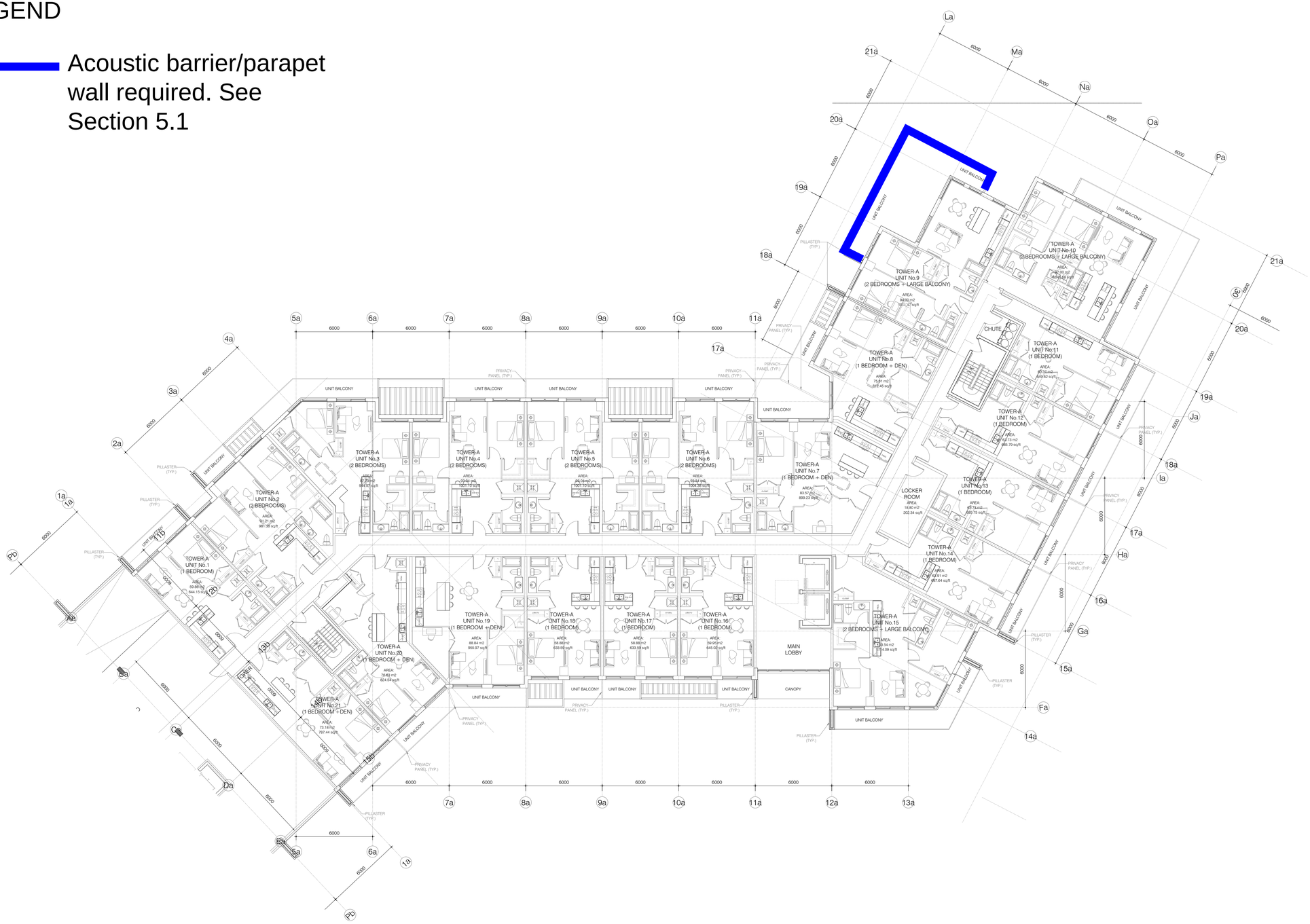

Figure 3a: Typical Floor Plan Showing Barrier Requirements

1 / A2.3A 2ND FLOOR PLAN - TOWER A
SCALE: 1:150

KEY PLAN

No.	DESCRIPTION	DATE
	REVISIONS	
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	
	SUBMITTALS	

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

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
ON
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
2ND FLOOR PLAN
TOWER A

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A2.3A
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1=

Appendix A

Road Traffic Information

Date: October 19, 2020
From: Harry Cai, HGC Engineering
Re: Traffic data request – Highway 50 (860 m North of Mayfield Road)

Harry,
As per your request, we are providing the following 2020 traffic data:

	Existing	Ultimate
24 Hour Traffic Volume	25,700	32,400
# of Lanes	4	4
Day/Night Split	87/13	87/13
Day Trucks (% of Total Volume)	3.15 Medium 9.45% Heavy	3.15 Medium 9.45% Heavy
Night Trucks (% of Total Volume)	2.99% Medium 13.30% Heavy	2.99% Medium 13.30% Heavy
Right-of-Way Width	45 meters	
Posted Speed Limit	60 km/h	

Please note:

1. The current volume is not the Annual Average Daily Traffic, but the averaged raw volumes over three data collection days. If you need the Annual Average Traffic Volume, please visit the Peel Open Data website below: http://opendata.peelregion.ca/data-categories/transportation/traffic-count-stations.aspx
2. The ultimate volume is the planned volume during a level of service 'D' where a 2 second vehicle headway and a volume to capacity ratio of 0.9 is assumed. Traffic signals and hourly variations in traffic are also incorporated into the ultimate volume.
3. The posted speed limit at the location of the ATR station is 60 km/h. However, approximately 400 m south of the station, the speed limit changes to 70 km/h.

If you require further assistance, please contact me at (905) 791-7800 ext. 4810.

Regards,

Tiggy Chen
Co-op Student, Transportation System Planning
Transportation Division, Public Works Services, Region of Peel
10 Peel Centre Drive, Suite B, 4th Floor
Brampton, ON L6T 4B9
W: (905) 791-7800 x4810 C: (647) 918-2827
E: tiggy.chen@peelregion.ca

Ontario Traffic, Inc.
17705 Leslie St., Unit 6
Newmarket, Ontario L3Y 3E3
Tel: (905) 898-7711 Fax: (905) 898-3664

Site Code: 10
Station ID: D34
Albion Vaughan Rd north of Kirby Rd

Date Start: 25-Oct-16
Date End: 27-Oct-16
Date Start: 25-Oct-16

NB, SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
10/25/16	2	61	13	1	1	5	0	0	2	1	0	0	0	86
01:00	0	40	7	0	0	1	0	0	1	0	1	0	1	51
02:00	0	28	8	0	0	3	0	0	2	0	0	0	0	41
03:00	0	25	8	0	0	0	0	0	1	1	0	0	0	35
04:00	1	72	22	0	2	7	0	0	8	4	1	0	0	117
05:00	2	277	148	0	1	7	0	4	1	3	11	0	4	458
06:00	0	503	**233**	0	9	15	1	13	7	10	18	0	8	817
07:00	3	**702**	205	3	14	23	1	19	11	11	**38**	1	**21**	**1052**
08:00	2	624	184	**4**	15	11	**3**	**22**	9	9	31	**3**	9	926
09:00	3	341	106	4	12	23	0	22	**13**	**15**	13	1	7	560
10:00	5	289	101	3	**16**	19	0	17	13	6	7	0	2	478
11:00	**8**	283	86	1	10	**29**	0	15	8	11	9	2	4	466
12 PM	**6**	301	101	2	12	20	0	14	4	7	9	0	7	483
13:00	3	285	87	**3**	**14**	14	**2**	14	7	11	4	0	3	447
14:00	3	320	123	0	11	20	0	10	**10**	11	10	2	9	529
15:00	3	494	175	2	7	**25**	2	24	8	**13**	26	2	10	791
16:00	4	673	161	3	4	23	1	**26**	5	11	37	2	16	966
17:00	4	**743**	**191**	1	4	24	0	24	9	6	**51**	**4**	**25**	**1086**
18:00	5	567	160	2	12	11	1	13	7	6	28	0	13	825
19:00	5	397	98	0	4	8	0	9	4	4	6	0	0	535
20:00	3	256	75	0	1	5	0	5	3	3	3	0	1	355
21:00	1	250	37	0	2	4	0	4	4	4	2	0	0	308
22:00	1	190	35	0	1	1	0	0	4	0	2	0	1	235
23:00	5	143	21	0	0	7	0	0	2	0	0	0	0	178
Day Total	69	7864	2385	29	152	305	11	255	143	147	307	17	141	11825
Percent	0.6%	66.5%	20.2%	0.2%	1.3%	2.6%	0.1%	2.2%	1.2%	1.2%	2.6%	0.1%	1.2%	
AM Peak	11:00	07:00	06:00	08:00	10:00	11:00	08:00	08:00	09:00	09:00	07:00	08:00	07:00	07:00
Vol.	8	702	233	4	16	29	3	22	13	15	38	3	21	1052
PM Peak	12:00	17:00	17:00	13:00	13:00	15:00	13:00	16:00	14:00	15:00	17:00	17:00	17:00	17:00
Vol.	6	743	191	3	14	25	2	26	10	13	51	4	25	1086

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Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
10/26/16	1	55	18	0	1	2	0	1	0	0	0	0	0	78
01:00	1	35	11	0	0	2	0	0	3	0	0	0	0	52
02:00	1	27	8	0	0	1	0	0	1	0	0	0	0	38
03:00	0	27	8	0	0	1	0	0	0	0	0	0	0	36
04:00	3	81	23	0	1	7	0	0	2	5	2	0	1	125
05:00	3	276	151	1	2	9	0	5	**13**	6	6	0	4	476
06:00	3	472	212	1	7	16	1	20	6	9	30	**2**	10	789
07:00	2	**690**	**223**	3	**12**	15	**3**	**30**	11	9	33	1	**17**	**1049**
08:00	4	634	198	**4**	6	21	1	18	4	7	**41**	0	8	946
09:00	5	380	132	1	10	16	3	11	8	**11**	17	1	4	599
10:00	2	249	94	0	7	15	1	9	8	6	4	0	3	398
11:00	**6**	291	114	3	9	**22**	2	10	8	5	8	0	4	482
12 PM	3	284	122	2	8	13	0	8	10	7	9	0	5	471
13:00	**6**	268	95	2	**13**	14	1	10	7	4	6	0	9	435
14:00	1	358	127	**3**	5	11	**2**	9	9	6	11	0	8	550
15:00	2	566	144	3	3	**25**	2	22	**19**	8	25	0	3	822
16:00	5	661	172	2	7	16	1	**33**	10	8	45	**2**	18	980
17:00	4	**773**	**179**	0	5	18	2	31	8	**12**	**55**	1	**23**	**1111**
18:00	2	594	155	2	9	13	0	10	7	8	37	0	10	847
19:00	4	396	103	1	3	8	0	7	2	1	6	0	2	533
20:00	4	303	50	0	6	7	1	3	2	1	3	0	4	384
21:00	2	242	46	0	0	6	0	2	1	1	5	1	0	306
22:00	3	240	36	0	1	6	0	0	2	0	4	0	0	292
23:00	1	128	22	0	0	3	0	0	3	0	0	0	0	157
Day Total	68	8030	2443	28	115	267	20	239	144	114	347	8	133	11956
Percent	0.6%	67.2%	20.4%	0.2%	1.0%	2.2%	0.2%	2.0%	1.2%	1.0%	2.9%	0.1%	1.1%	
AM Peak	11:00	07:00	07:00	08:00	07:00	11:00	07:00	07:00	05:00	09:00	08:00	06:00	07:00	07:00
Vol.	6	690	223	4	12	22	3	30	13	11	41	2	17	1049
PM Peak	13:00	17:00	17:00	14:00	13:00	15:00	14:00	16:00	15:00	17:00	17:00	16:00	17:00	17:00
Vol.	6	773	179	3	13	25	2	33	19	12	55	2	23	1111

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Station ID: D34
Albion Vaughan Rd north of Kirby Rd

Date Start: 25-Oct-16
Date End: 27-Oct-16
Date Start: 25-Oct-16

NB, SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Total
10/27/16	2	72	19	0	0	4	0	0	0	0	0	0	0	97
01:00	3	39	7	0	0	4	0	0	0	1	0	0	0	54
02:00	0	35	10	0	0	1	0	0	1	0	1	0	1	49
03:00	0	32	10	0	0	1	0	0	1	0	0	0	0	44
04:00	1	74	22	0	2	1	0	0	2	4	0	0	0	106
05:00	2	256	125	0	2	6	0	2	3	3	1	0	2	402
06:00	5	468	**196**	1	8	6	1	9	4	6	21	0	8	733
07:00	2	**662**	183	3	9	12	**2**	**18**	10	**8**	**48**	0	11	**968**
08:00	3	576	180	**4**	**13**	16	0	9	9	8	25	**1**	**12**	856
09:00	8	351	138	4	10	20	1	12	**11**	7	15	1	2	580
10:00	3	281	109	1	11	17	2	10	6	7	9	1	7	464
11:00	**10**	259	102	1	10	**32**	1	7	8	7	11	0	5	453
12 PM	3	271	116	1	11	16	0	7	8	4	5	1	8	451
13:00	5	280	109	0	**14**	19	**2**	2	**10**	4	13	0	3	461
14:00	5	346	135	2	10	19	0	7	8	**7**	17	**2**	6	564
15:00	5	481	152	1	9	**21**	0	15	9	6	25	1	6	731
16:00	**6**	686	**156**	**3**	12	17	1	15	9	6	30	1	**10**	952
17:00	5	**737**	131	3	5	8	1	**25**	10	1	**50**	2	9	**987**
18:00	5	521	125	2	2	8	0	11	5	7	21	0	1	708
19:00	2	392	78	0	3	3	1	6	6	1	9	0	2	503
20:00	2	283	66	2	1	1	0	1	5	0	3	0	0	364
21:00	1	248	55	0	0	3	0	1	3	2	3	1	1	318
22:00	2	198	29	1	1	6	0	3	2	0	1	0	0	243
23:00	4	132	25	0	0	5	0	0	3	0	0	0	0	169
Day Total	84	7680	2278	29	133	246	12	160	133	89	308	11	94	11257
Percent	0.7%	68.2%	20.2%	0.3%	1.2%	2.2%	0.1%	1.4%	1.2%	0.8%	2.7%	0.1%	0.8%	
AM Peak	11:00	07:00	06:00	08:00	08:00	11:00	07:00	07:00	09:00	07:00	07:00	08:00	08:00	07:00
Vol.	10	662	196	4	13	32	2	18	11	8	48	1	12	968
PM Peak	16:00	17:00	16:00	16:00	13:00	15:00	13:00	17:00	13:00	14:00	17:00	14:00	16:00	17:00
Vol.	6	737	156	3	14	21	2	25	10	7	50	2	10	987
Grand Total	221	23574	7106	86	400	818	43	654	420	350	962	36	368	35038
Percent	0.6%	67.3%	20.3%	0.2%	1.1%	2.3%	0.1%	1.9%	1.2%	1.0%	2.7%	0.1%	1.1%	

Appendix B

Sample STAMSON 5.04 Output

STAMSON 5.0 NORMAL REPORT Date: 20-01-2021 14:13:44
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: a.te Time Period: Day/Night 16/8 hours
Description: Pred. Loc. [A], Tower B southeast facade

Road data, segment # 1: Albion Vghn (day/night)

Car traffic volume : 12878/2273 veh/TimePeriod *
Medium truck volume : 439/77 veh/TimePeriod *
Heavy truck volume : 1317/232 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): 17217
Percentage of Annual Growth : 0.00
Number of Years of Growth : 0.00
Medium Truck % of Total Volume : 3.00
Heavy Truck % of Total Volume : 9.00
Day (16 hrs) % of Total Volume : 85.00

Data for Segment # 1: Albion Vghn (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 : 85.00 / 85.00 m
Receiver height : 16.50 / 16.50 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

Road data, segment # 2: Hwy 50 (day/night)

Car traffic volume : 23678/3538 veh/TimePeriod *
Medium truck volume : 846/126 veh/TimePeriod *
Heavy truck volume : 3664/548 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): 32400
Percentage of Annual Growth : 0.00
Number of Years of Growth : 0.00
Medium Truck % of Total Volume : 3.00
Heavy Truck % of Total Volume : 13.00

Day (16 hrs) % of Total Volume : 87.00

Data for Segment # 2: Hwy 50 (day/night)

Angle1 Angle2 : 0.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0 / 0
Surface : 1 (Absorptive ground surface)
Receiver source distance : 47.00 / 47.00 m
Receiver height : 16.50 / 4.50 m
Topography : 1 (Flat/gentle slope; no barrier)
Reference angle : 0.00

Results segment # 1: Albion Vghn (day)

Source height = 1.73 m

ROAD (0.00 + 58.87 + 0.00) = 58.87 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	0	0.20	71.49	0.00	-9.06	-3.56	0.00	0.00	0.00	58.87

Segment Leq : 58.87 dBA

Results segment # 2: Hwy 50 (day)

Source height = 1.90 m

ROAD (0.00 + 66.11 + 0.00) = 66.11 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
0	90	0.20	75.60	0.00	-5.94	-3.54	0.00	0.00	0.00	66.11

Segment Leq : 66.11 dBA

Total Leq All Segments: 66.86 dBA

Results segment # 1: Albion Vghn (night)

Source height = 1.73 m

ROAD (0.00 + 54.34 + 0.00) = 54.34 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-90	0	0.20	66.96	0.00	-9.06	-3.56	0.00	0.00	0.00	54.34

Segment Leq : 54.34 dBA

Results segment # 2: Hwy 50 (night)

Source height = 1.90 m

ROAD (0.00 + 58.34 + 0.00) = 58.34 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
0	90	0.56	70.36	0.00	-7.73	-4.29	0.00	0.00	0.00	58.34

Segment Leq : 58.34 dBA

Total Leq All Segments: 59.80 dBA

TOTAL Leq FROM ALL SOURCES (DAY): 66.86
(NIGHT): 59.80

STAMSON 5.0 NORMAL REPORT Date: 20-01-2021 14:14:30
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: h_ola.te Time Period: 16 hours
Description: Pred. Loc. [H_OLA], podium outdoor amenity area

Road data, segment # 1: Hwy 50

Car traffic volume : 23678 veh/TimePeriod *
Medium truck volume : 846 veh/TimePeriod *
Heavy truck volume : 3664 veh/TimePeriod *
Posted speed limit : 60 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: Hwy 50

Angle1 Angle2 : -45.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0
Surface : 1 (Absorptive ground surface)
Receiver source distance : 60.00 m
Receiver height : 1.50 m
Topography : 4 (Elevated; with barrier)
Barrier angle1 : -45.00 deg Angle2 : 90.00 deg
Barrier height : 1.07 m
Elevation : 19.00 m
Barrier receiver distance : 6.00 m
Source elevation : 0.00 m
Receiver elevation : 19.00 m
Barrier elevation : 19.00 m
Reference angle : 0.00

Results segment # 1: Hwy 50

Source height = 1.90 m

Barrier height for grazing incidence

Source ! Receiver ! Barrier ! Elevation of
Height (m) ! Height (m) ! Height (m) ! Barrier Top (m)
---+---+---+---
1.90 ! 1.50 ! -0.36 ! 18.64

ROAD (0.00 + 59.20 + 0.00) = 59.20 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-45	90	0.01	75.60	0.00	-6.10	-1.28	0.00	0.00	-9.02	59.20

Segment Leq : 59.20 dBA

Total Leq All Segments: 59.20 dBA

TOTAL Leq FROM ALL SOURCES: 59.20

STAMSON 5.0 NORMAL REPORT Date: 20-01-2021 14:15:40
MINISTRY OF ENVIRONMENT AND ENERGY / NOISE ASSESSMENT

Filename: h_ola.te Time Period: 16 hours
Description: Pred. Loc. [H_OLA], podium amenity mitigated

Road data, segment # 1: Hwy 50

Car traffic volume : 23678 veh/TimePeriod *
Medium truck volume : 846 veh/TimePeriod *
Heavy truck volume : 3664 veh/TimePeriod *
Posted speed limit : 60 km/h
Road gradient : 0 %
Road pavement : 1 (Typical asphalt or concrete)

Data for Segment # 1: Hwy 50

Angle1 Angle2 : -45.00 deg 90.00 deg
Wood depth : 0 (No woods.)
No of house rows : 0
Surface : 1 (Absorptive ground surface)
Receiver source distance : 60.00 m
Receiver height : 1.50 m
Topography : 4 (Elevated; with barrier)
Barrier angle1 : -45.00 deg Angle2 : 90.00 deg
Barrier height : 2.40 m
Elevation : 19.00 m
Barrier receiver distance : 6.00 m
Source elevation : 0.00 m
Receiver elevation : 19.00 m
Barrier elevation : 19.00 m
Reference angle : 0.00

Results segment # 1: Hwy 50

Source height = 1.90 m

Barrier height for grazing incidence

Source ! Receiver ! Barrier ! Elevation of
Height (m) ! Height (m) ! Height (m) ! Barrier Top (m)
---+---+---+---
1.90 ! 1.50 ! -0.36 ! 18.64

ROAD (0.00 + 55.27 + 0.00) = 55.27 dBA

Angle1	Angle2	Alpha	RefLeq	P.Adj	D.Adj	F.Adj	W.Adj	H.Adj	B.Adj	SubLeq
-45	90	0.00	75.60	0.00	-6.02	-1.25	0.00	0.00	-13.06	55.27

Segment Leq : 55.27 dBA

Total Leq All Segments: 55.27 dBA

TOTAL Leq FROM ALL SOURCES: 55.27

Appendix C

Supporting Drawings

TOWER A

Name of Project:
Fausto Cortese Architect
MIX-USED CONDO DEVELOPMENT AT 12148 ALBION VAUGHAN RD. BOLTON - CALEDON

Location:
3560 Rutheford road, Unit 7
Vaughan, Ontario

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: 2-6 Storeys Condo Building ☒ 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) Group C	3.1.2.1.(1) / 9.10.2.
3	Building Area (m^2) NEW: 2261.82 m2 TOTAL: 2261.82 m2	1.4.1.2 [A] 1 / 1.4.1.2 [A]
4	Gross Area (m^2) NEW: 13448.85 m2 TOTAL: 13448.85 m2	1.4.1.2 [A] / 1.4.1.2 [A]
5	Number of Storeys Above Grade: 6 Below 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: 1	3.2.2.10 & 3.2.5. / 9.10.20.
7	Building Classification: 3.2.2.43 GROUP C	3.2.2.43 / 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 INDEX / 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	3.2.2.67 / 9.10.6.
14	Mezzanine 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: 350 Load: Load:	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: 1 Hours; Roof: 0 Hours — Listed Design No. or Description (SB-3): — FRR of Supporting Members: Floor: 0.75 Hours; Roof: - Hours — Listed Design No. or Description (SB-3): S1	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. Constr. Nonc. Cladding	Non-comb Const
Left	North	NO CHANGE	–	–	–	–	–	–	–	–	–
Front	South	NO CHANGE	–	–	–	–	–	–	–	–	–
Rear	East	NO CHANGE	–	–	–	–	–	–	–	–	–
Right	West	NO CHANGE	–	–	–	–	-	–	–	–	–

TOWER A

Name of Project:
Fausto Cortese Architect
MIX-USED CONDO DEVELOPMENT AT 12148 ALBION VAUGHAN RD. BOLTON - CALEDON

Location:
3560 Rutheford road, Unit 7
Vaughan, Ontario

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: 2-6 Storeys Condo Building ☒ 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) Group C	3.1.2.1.(1) / 9.10.2.
3	Building Area (m^2) NEW: 1923.68 m2 TOTAL: 1923.68 m2	1.4.1.2 [A] 1 / 1.4.1.2 [A]
4	Gross Area (m^2) NEW: 11505.64 m2 TOTAL: 11505.64 m2	1.4.1.2 [A] / 1.4.1.2 [A]
5	Number of Storeys Above Grade: 6 Below 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: 1	3.2.2.10 & 3.2.5. / 9.10.20.
7	Building Classification: 3.2.2.43 GROUP C	3.2.2.43 / 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 INDEX / 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	3.2.2.67 / 9.10.6.
14	Mezzanine 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: 420 Load: Load:	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: 1 Hours; Roof: 0 Hours — Listed Design No. or Description (SB-3): — FRR of Supporting Members: Floor: 0.75 Hours; Roof: - Hours — Listed Design No. or Description (SB-3): S1	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. Constr. Nonc. Cladding	Non-comb Const
Left	North	NO CHANGE	–	–	–	–	–	–	–	–	–
Front	South	NO CHANGE	–	–	–	–	–	–	–	–	–
Rear	East	NO CHANGE	–	–	–	–	–	–	–	–	–
Right	West	NO CHANGE	–	–	–	–	-	–	–	–	–

Albion Vaughan Road Condos

PROJECT ARCHITECTURAL DESIGN	PLANNING	LANDSCAPE	ENGINEERING CONSULTANTS	ACOUSTIC	TRANSPORTATION CONSULTANTS	LANDSCAPE CONSULTANTS
FCA Architects - FAUSTO CORTESE ARCHITECTS 3590 Rutherford Road, Unit 7 Woodbridge, Ontario L4H 3T8 T: 416-806-7000	KLM PLANNING PARTNERS INC. PLANNING - DESIGN - DEVELOPMENT 64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3 T: 905-669-4055	MSLA MARTON SMITH LANDSCAPE ARCHITECTS 170 The Don Way West, Suite 206 North York, Ontario M3C 2G3 T: 416-492-9966	TRISTAR ENGINEERING LTD. 8901 Woodbine Ave., Suite 116 Markham, Ontario L3R 9Y4 T: 905-604 -3801	HGC ENGINEERING - Howe Gastmeier Chapnik Limited NOISE - VIBRATION - ACOUSTICS 2000 Argentia Rd 1, Suite 203 Mississauga, Ontario L5N 1P7 T: 905-826-4044	PARADIGM TRANSPORTATION SOLUTIONS LIMITED 150 Pinebush Rd. Suite 5A Cambridge, Ontario N1R 8J8 T: 416.479.9684	MASONGSONG ASSOCIATES ENGINEERING LIMITED 7800 Kennedy Road, Suite 20 Markham, Ontario L3R 2C7 T: 905-944-0162

GENERAL NOTES

1. For landscaping, refer to landscape drawings
2. For proposed grading, refer to landscape drawings and approved grading plan.
3. For detailed lighting plan, refer to lighting drawings.
4. All perimeter existing information indicated taken from survey.
5. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)

LIST OF ARCHITECTURAL DRAWINGS

A1.0 COVER PAGE
A1.1 SITE PLAN
A1.2 SITE PLAN - EXCAVATION AND FORMING PHASES PLANS
A2.0 P1 LEVEL (TOWNHOMES, TOWERS A & B)
A2.1 P2 LEVEL (TOWNHOMES, TOWERS A & B)

LIST OF ARCHITECTURAL DRAWINGS

A2.2A MAIN FLOOR PLAN TOWER A
A2.2B MAIN FLOOR PLAN TOWER B
A2.3A 2ND FLOOR PLAN - TOWER A
A2.3B 2ND FLOOR PLAN - TOWER B
A2.4A 3RD TO 6TH FLOOR PLAN - TOWER A
A2.4B 3RD TO 6TH FLOOR PLAN - TOWER B
A2.5A PENTHOUSE - TOWER A

LIST OF ARCHITECTURAL DRAWINGS

A2.5B PENTHOUSE - TOWER B
A2.6 MAIN AMENITY CORE FLOOR PLANS
A2.7 TOWNHOMES BLOCKS - FLOOR PLANS
A3.0 ELEVATIONS PLANS No.1
A3.1 ELEVATIONS PLANS No.2
A3.2 ELEVATIONS PLANS No.3
A4.0 SECTIONS

SITE DEVELOPMENT - TOWN OF CALEDON - ZONING BY-LAW - RM ZONE (MULTIPLE RESIDENTIAL AREA)

A - LOT AREA			
TOTAL LOT AREA		m2	SQ/FT
GROSS SITE AREA		15376.75	165513.96
NET DEVELOPABLE AREA		11360.98	122288.57
B - GROSS FLOOR AREA			
B.1 - TOWER A (RESIDENTIAL CONDO GFA)			
	QTY.	m2	SQ/FT
GROUND FLOOR LEVEL	1	1691.04	18202.15
2ND FLOOR LEVEL	1	1870.88	20137.98
3RD FLOOR LEVEL	1	1882.24	20260.26
4TH TO 6TH FLOOR LEVEL	3	5646.72	60780.79
TOTAL GFA		11090.88	119381.18
B.2 - TOWER B (RESIDENTIAL CONDO GFA)			
GROUND FLOOR LEVEL	1	1799.09	19365.23
2ND FLOOR LEVEL	1	1933.11	20807.82
3RD FLOOR LEVEL	1	1943.36	20918.15
4TH TO 6TH FLOOR LEVEL	3	5830.08	62754.46
TOTAL GFA		11505.64	123845.67
B.3 - TOWNHOMES (GFA)			
P1 LEVEL	1	171.66	
GROUND FLOOR LEVEL	1	683.51	7357.24
2ND FLOOR LEVEL	1	683.51	7357.24
3RD FLOOR LEVEL (TERRACE)	1	304.97	3282.68
TOTAL GFA		1843.65	17997.16
B.4 - AMENITY SPACE (GFA)			
GROUND FLOOR LEVEL	1	432.68	4657.33
2ND FLOOR LEVEL	1	432.68	4657.33
3RD FLOOR LEVEL (TERRACE)	1	147.97	1592.74
TOWER A	1	630.34	6784.92
TOWER B	1	575.52	6194.85
TOTAL GFA	20% OF DEVELOPABLE LOT AREA = 2272.2 m2 (min.)	2219.19	26106.35
B.5 - SERVICE AREAS (GFA)			
TOWER A - STORAGE		138.78	1493.82
TOWER B - STORAGE		124.59	1341.08
TOTAL GFA		263.37	2834.89
B.6 - GRAND TOTAL GFA (NOT INCLUDING UNDERGROUND PARKING)		26922.73	290165.26
B.7 - PARKING			
PARKING P1		10687.49	115039.18
PARKING P2		5403.22	58159.78
C - FLOOR SPACE INDEX (FSI)			
FSI = TOTAL GFA / LOT AREA		15376.75 / 25760.09	
TOTAL SITE FSI		1.75 times	
TOTAL USABLE SITE FSI		2.37 times	
D - SITE STATISTICS			
BUILDING HEIGHT	N/A	22.46 m	73.69 ft
LOT COVERAGE	20% (Max.)= 3075.35 m2	4233.25 m2	45566.32 sq/ft
LANDSCAPE AREA	45% (Min.)= 6919.53 m2	10481.57 m2	112822.68 sq/ft
FRONTAGE	30 m (min.)	106.90 m	350.72 ft
FRONT YARD	9.0 m (Min.)	1.22 m	4.00 ft
REAR YARD	7.50 m (Min.)	18.48 m	60.63 ft
SOUTH SIDE YARD	7.50 m (Min.)	3.97 m	13.02 ft
NORTH SIDE YARD	7.50 m (Min.)	5.00 m	16.40 ft

SURVEYOR'S REAL PROPERTY REPORT
PART 1 , PLAN OF PART OF LOT 1

CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF ALBION)

TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL

SCALE AS NOTED IN ORIGINAL SURVEY PLAN
David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

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

BENCH MARK NOTE
ELEVATIONS ARE REFERRED TO THE CITY OF BRAMPTON BENCHMARK No. 042010221, BEING A BRASS CAP IN CONCRETE APPROX. 21 m SOUTH OF CENTRELINE OF NASHVILLE ROAD AND 11 m EAST OF CENTRELINE OF REGIONAL ROAD 50, IN FRONT OF GAS STATION/COFFEE SHOP. HAVING AN ELEVATION OF 220.967 m.

CAUTION
LOCATIONS OF ALL UTILITIES ARE APPROXIMATE. ALL UTILITIES SHOULD BE CONTACTED PRIOR TO ANY DIGGING OR CONSTRUCTION.

NOTE
PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

KEY PLAN

..\..\..\references\fca logo\Stamp1.jpg

No.	DESCRIPTION	DATE
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	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	

SUBMITTALS

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DO NOT SCALE DRAWINGS.

FCA

FAUSTO CORTESE
ARCHITECTS

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

VREF'S:

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
SITE
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

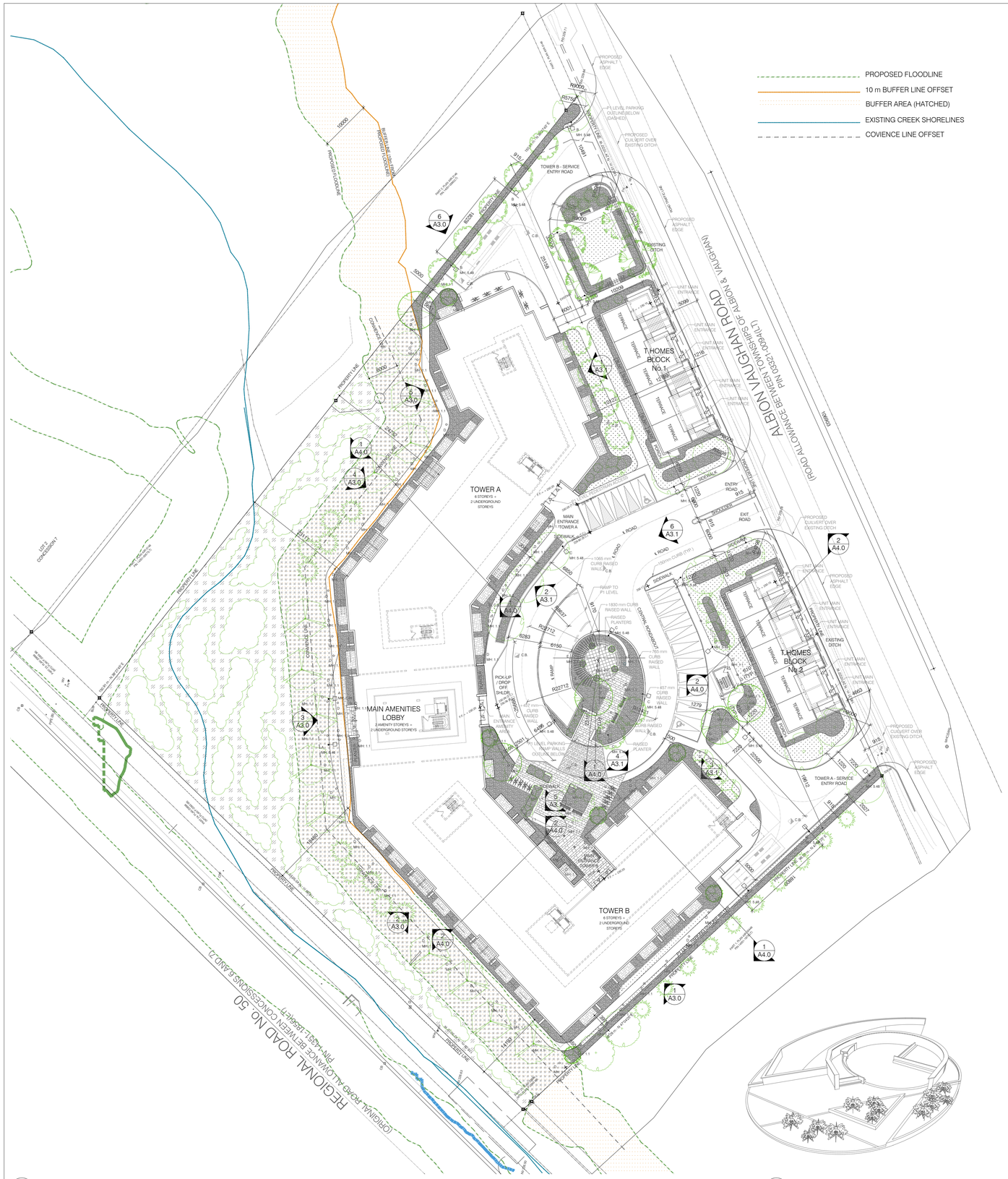
FILE NAME: 2019-22_SHEET SET.DWG

DRAWING:
COVER PAGE

PLOTTED: N/A

DATE: 17/12/2020	PROJECT No: 2019-22
SCALE: AS NOTED	DRAWING No: A1.0
DRAWN BY: L.C. / REVIEWED BY: F.C.	

PLOT SCALE: 1:1



1 SITE PLAN - MASTER PLAN
A1.1 SCALE: 1:400

2 SITE PLAN - ROUNDABOUT VIEW
A1.1 SCALE: N/A

3 STOREYS	UNITS TYPE			TOWERS											
				TOWER A						TOWER B					
	UNIT TYPE	SQ/FT	m2	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR
1 BEDROOM	TYPE 1	633.6	58.86	4	4	3	3	3	3	4	4	4	4	4	4
	TYPE 2	685.75	63.71	3	3	3	3	3	3	0	0	0	0	0	0
	TYPE 3	649.62	60.35	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	592.30	55.03	0	0	0	0	0	0	0	1	0	0	0	0
1 BEDROOM + DEN	TYPE 1	800	74.32	1	1	0	0	0	0	0	0	0	0	0	0
	TYPE 2	825.16	76.66	1	1	0	0	0	0	0	0	0	0	0	0
	TYPE 3	955.97	88.81	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	899.23	83.54	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 5	812.45	75.48	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 6	923	85.75	0	0	0	0	0	0	1	1	0	0	0	0
	TYPE 7	1004.22	93.30	0	0	0	0	0	0	1	1	0	0	0	0
	TYPE 8	609.47	56.62	0	0	0	0	0	0	0	1	0	0	0	0
2 BEDROOM	TYPE 1	1001.10	93.01	3	3	3	3	3	3	0	0	0	0	0	0
	TYPE 2	944.57	87.75	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 3	961.38	89.32	1	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	1114.62	103.55	1	0	0	0	0	0	0	0	0	0	0	0
	TYPE 5	1011.47	93.97	1	0	0	0	0	0	0	0	0	0	0	0
	TYPE 6	997.15	92.64	0	0	0	0	0	0	2	2	2	2	2	2
	TYPE 7	1006.41	93.50	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 8	1073.34	99.72	0	0	0	0	0	0	1	0	0	0	0	0
	TYPE 9	933.07	86.69	0	0	0	0	0	0	5	5	5	5	5	5
	TYPE 10	902.34	83.83	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 11	932.87	86.67	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 12	895.61	83.20	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 13	992.85	92.24	0	0	0	0	0	0	1	0	0	0	0	0
2 BEDROOM + LARGE BALCONY	TYPE 1	1114.62	103.55	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 2	1011.47	93.97	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 3	1043.68	96.96	0	1	1	1	1	1	0	0	0	0	0	0
	TYPE 4	1244.17	115.59	0	0	1	1	1	1	0	0	0	0	0	0
	TYPE 5	1237.55	114.97	0	0	1	1	1	1	0	0	0	0	0	0
	TYPE 6	1073.34	99.72	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 7	992.85	92.24	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 8	1153.37	107.15	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 9	1015.89	94.38	0	0	0	0	0	0	0	1	1	1	1	1
	TYPE 10	1192.72	110.81	0	0	0	0	0	0	0	1	1	1	1	1
	PARTIAL UNITS PER TOWER			19	21	20	20	20	20	19	21	20	20	20	20
	TOTAL UNITS PER TOWER			120						120					
	TOTAL UNITS			240											

LUMINAIRE SCHEDULE

Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens
	2	A	0.880	MRM-LED-07L-SIL-2-30-70CRI-IL	53	4167
	6	B	0.880	MRM-LED-07L-SIL-3-30-70CRI-IL	53	5050
	12	C	0.880	MRM-LED-07L-SIL-3-30-70CRI	53	6889
	77	D	0.930	MRB-LED-25L-ACR-A-30	23	1633
	12	E	0.930	MRB-LED-25L-ACR-S-30	30	2156

PARKING

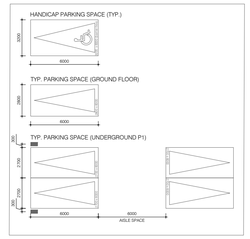
BY LAW - PARKING REQUIREMENTS			
CONDO UNITS PARKING SPACES	1.5 PARKING SPOTS PER DWELLING UNIT	360	
VISITOR - CONDO UNITS PARKING SPACE	0.25 PARKING SPACES PER UNIT FOR VISITOR PARKING IN A DESIGNATED VISITOR PARKING AREA	60	
TOWNHOMES	2 PARKING SPOTS PER DWELLING UNIT	20	
VISITOR -TOWNHOMES	0.25 PARKING SPACES PER UNIT FOR VISITORS ON A LOT WITH FOUR OR MORE DWELLING UNITS	3	
NET TOTAL PARKING REQUIRED		443	
GRAND TOTAL PARKING REQUIRED			443 spaces req'd
TOTAL PARKING PROVIDED	RESIDENT (HANDICAP)	RESIDENT SPOTS	TOTAL
P1 LEVEL	14	280	
P2 LEVEL	5	139	
GROUND FLOOR	2	13	
GRAND TOTAL PARKING PROVIDED	21	432	453 spaces prov.

TOWNHOMES

BLOCK 1			BLOCK 2		
END UNIT 1 (TOTAL: 1731.48 SQ/FT - 160.86 M2)	END UNIT 2 (TOTAL: 1742.14 SQ/FT - 161.85 M2)	INTERMEDIATE UNIT - (TOTAL: 1678.30 SQ/FT - 155.92 M2)	END UNIT 1 (TOTAL: 1731.48 SQ/FT - 160.86 M2)	END UNIT 2 (TOTAL: 1742.14 SQ/FT - 161.85 M2)	INTERMEDIATE UNIT - (TOTAL: 1678.30 SQ/FT - 155.92 M2)
1	1	3	1	1	3

LEGEND

- +0000 PROPOSED NEW GRADE
- +0000 EXISTING GRADE
- PROPOSED CATCH BASINS
- PROPERTY MAIN ENTRANCES



3 PARKING LEGEND
A1.1 SCALE: N/A

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
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	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	

SUBMITTALS

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

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
SITE
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

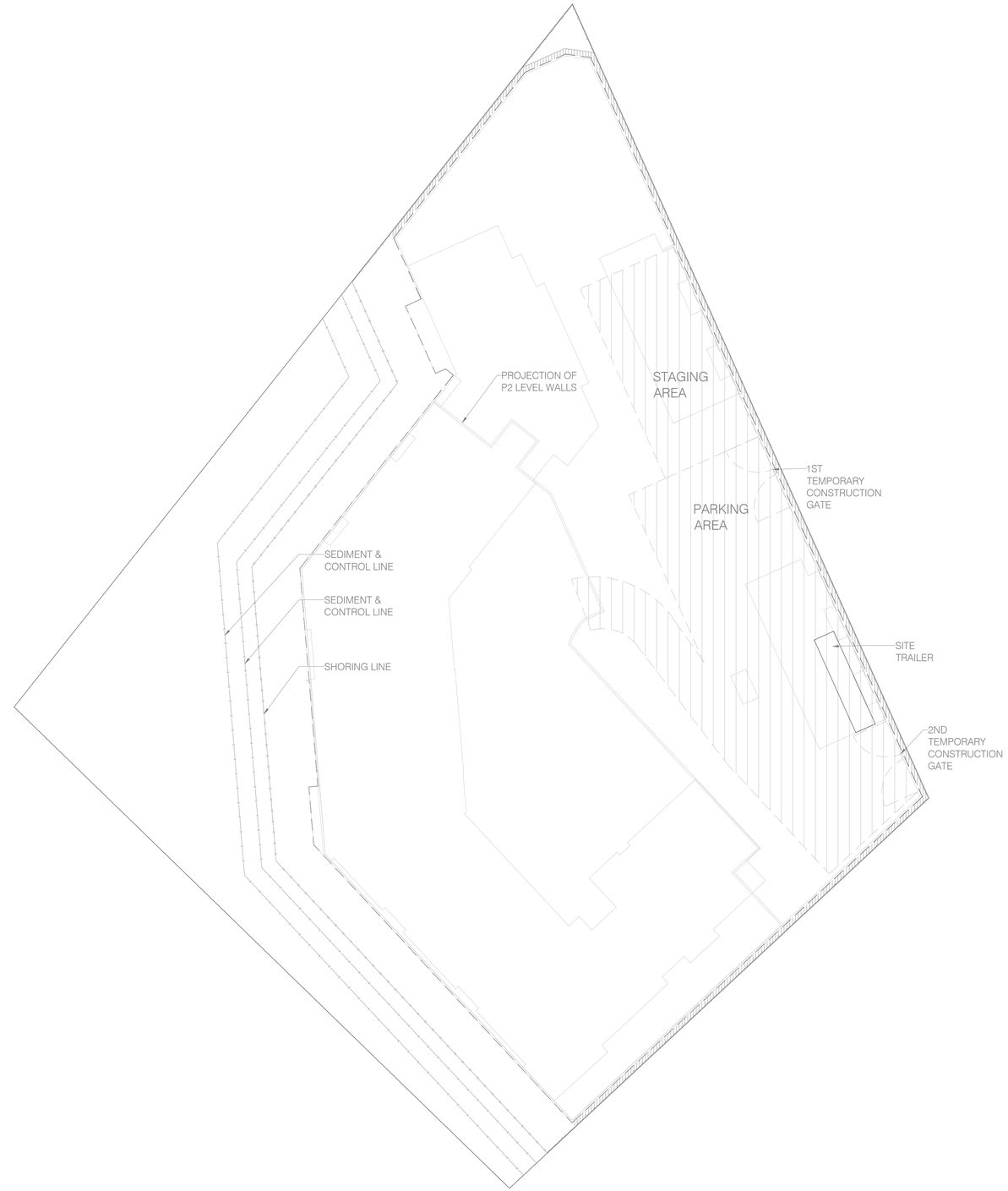
DRAWING:
SITE PLAN

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A1.1
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1:1
VIEW'S:

1 / A1.2 STAGE 1 - MASS EXCAVATION & BASEMENT FORMING
SCALE: 1:400



2 / A1.2 STAGE 2 - BUILDING CONSTRUCTION - POST UNDERGROUND CONSTRUCTION
SCALE: 1:250

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

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	ISSUED FOR BUILDING PERMIT	
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FCORTESE@FCARCHITECTS.CA

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
EXCAVATION AND FORMING PHASES PLANS

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A1.2
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
XREFS:
PLOT SCALE: 1=

1 P1 Level
A2.0 SCALE: 1:250

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
1	ISSUED FOR	10/MM/YYYY

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ISSUED FOR BID

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VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
ON
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF
CALEDON

DRAWING:
P1 LEVEL (TOWERS A & B)
& TOWNHOMES

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A2.0
DRAWN BY: L.C. / REVIEWED BY: F.C.	

PLOT SCALE: 1:=

FILE NAME: 2019-22_SHEET SET.DWG

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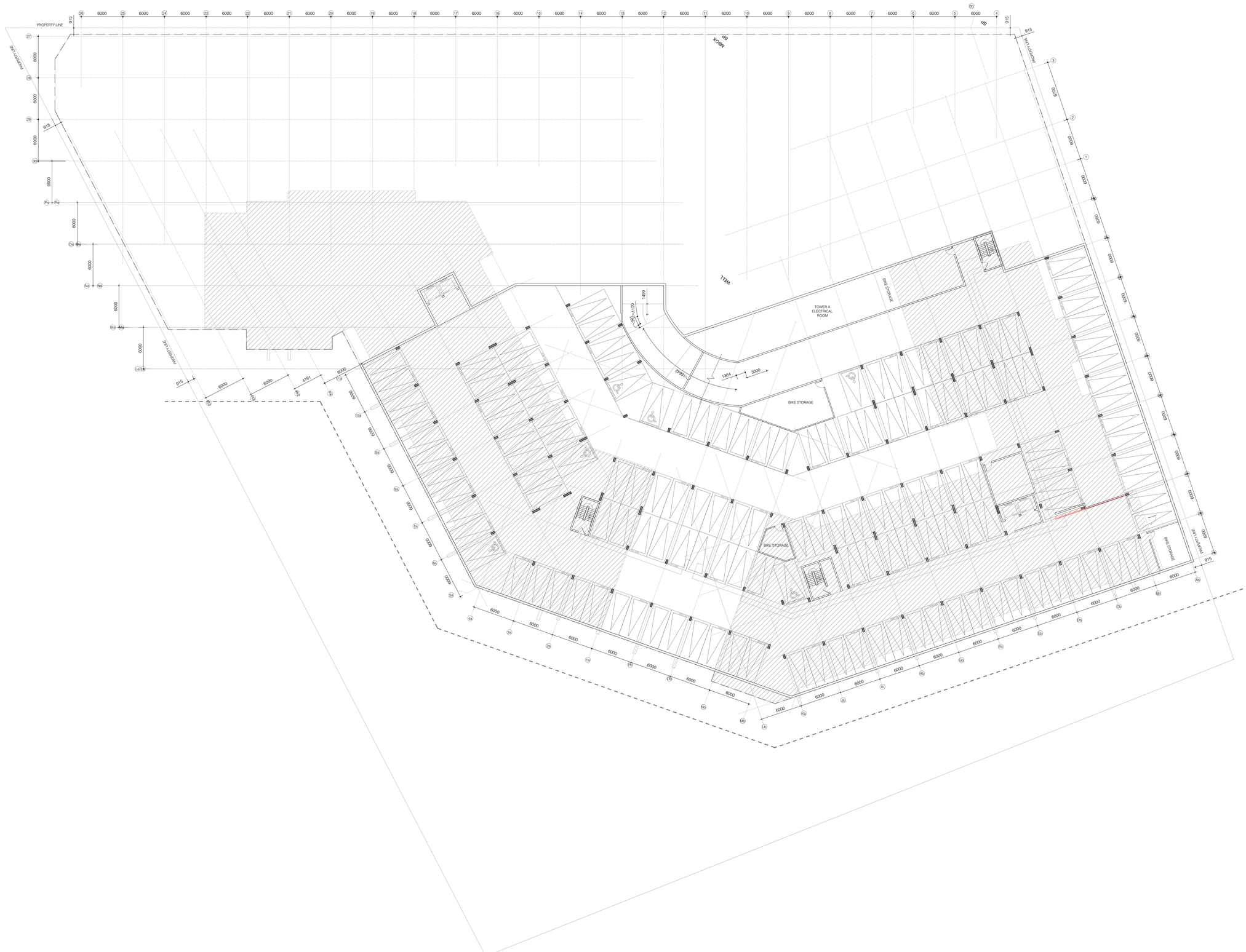

1 / A2.1 P2 Level
SCALE: 1:250

KEY PLAN

..\..\..\references\fca logo\Stamp1.jpg

No.	DESCRIPTION	DATE
	ISSUED FOR	DD/MM/YYYY

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ISSUED FOR BUILDING PERMIT
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DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
AT
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
P2 LEVEL (TOWERS A & B) & TOWNHOMES

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A2.1
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1:1
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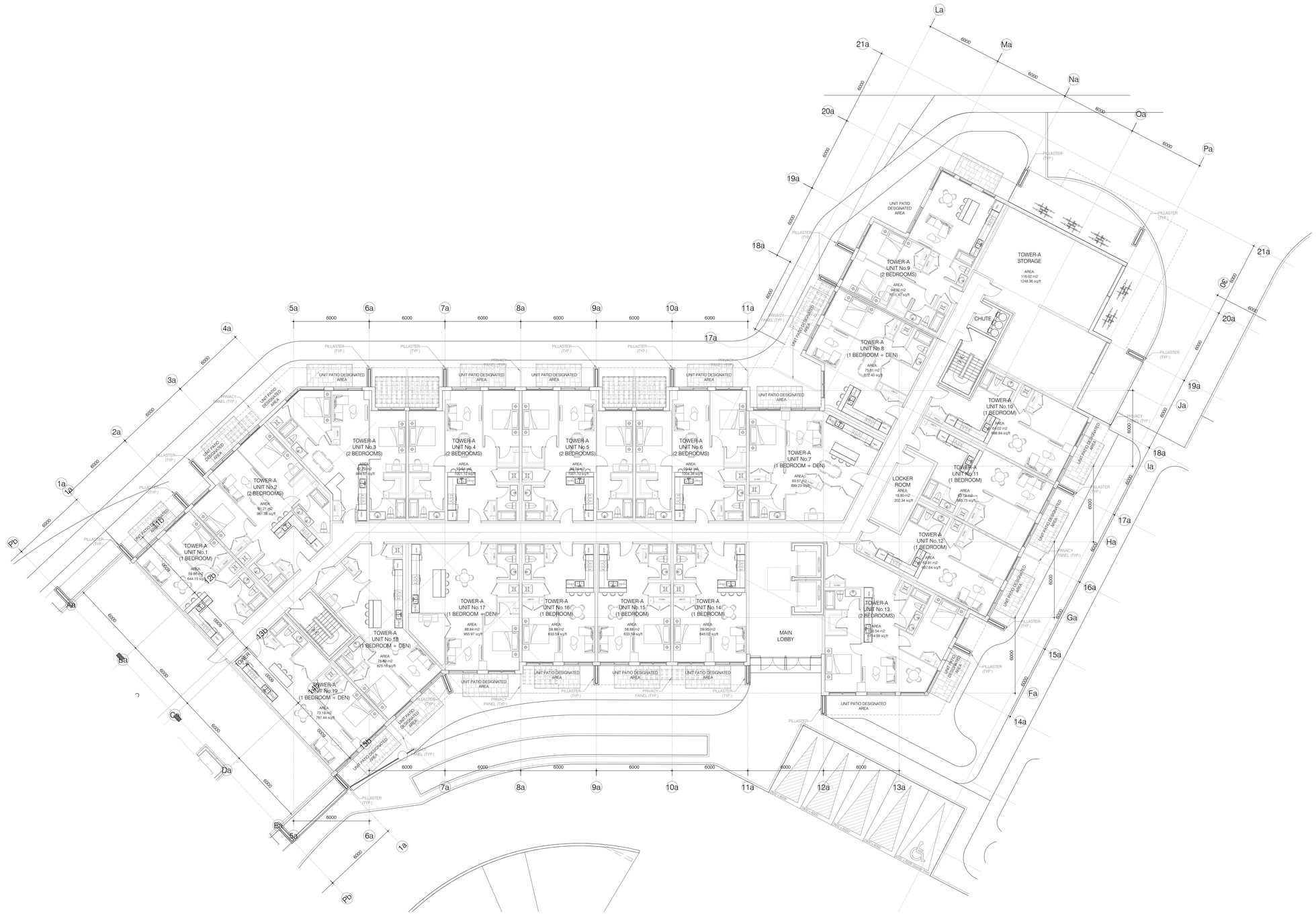

1 MAIN FLOOR PLAN TOWER A
A2.2A SCALE: 1:150

KEY PLAN

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DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
MAIN FLOOR PLAN
TOWER A

PLOTTED: N/A

DATE: 17/12/2020	PROJECT No: 2019-22
SCALE: AS NOTED	DRAWING No: A2.2A
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
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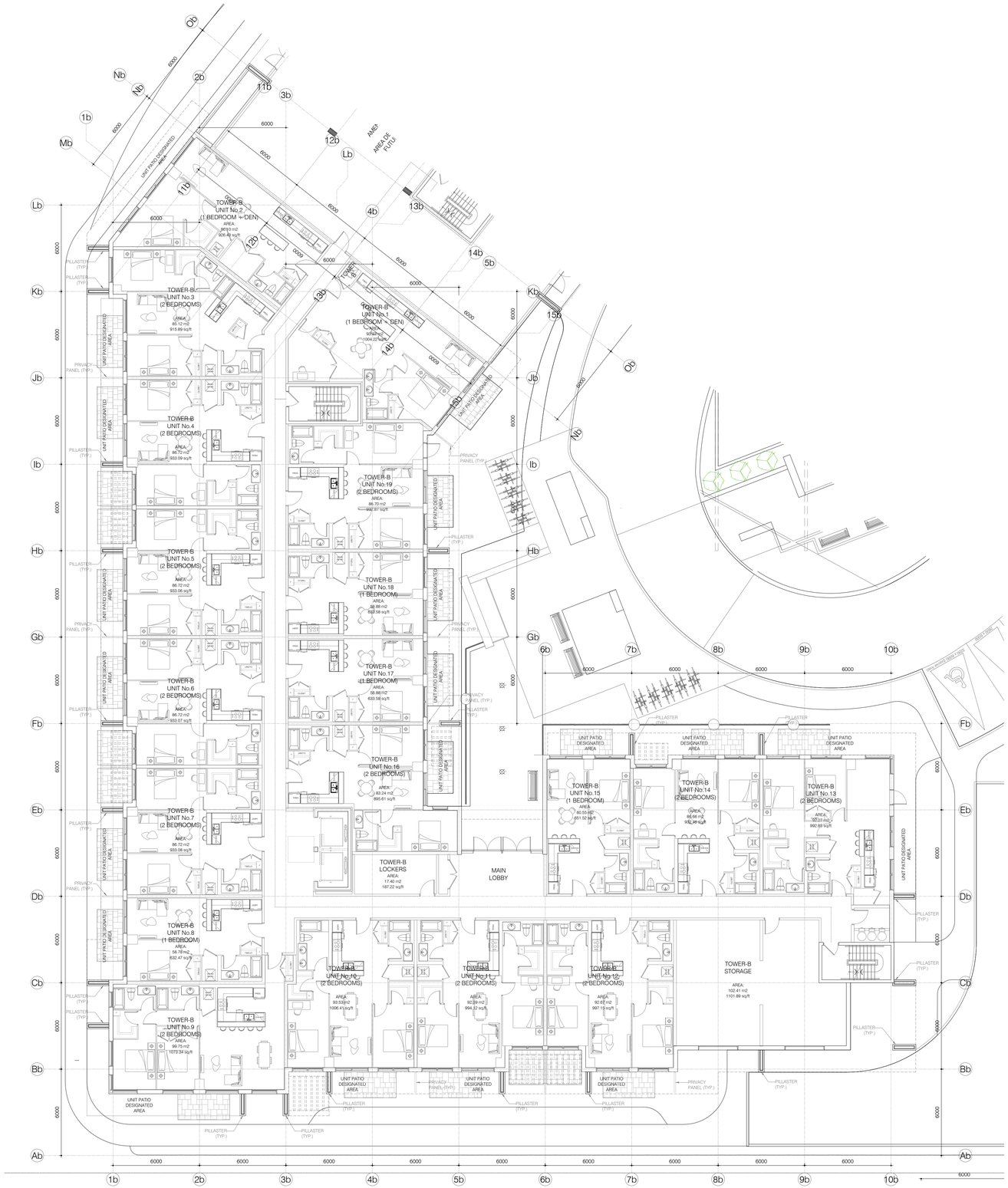
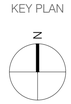


1 / A2.2B MAIN FLOOR PLAN TOWER B
SCALE: 1:150

KEY PLAN



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No.	DESCRIPTION	DATE
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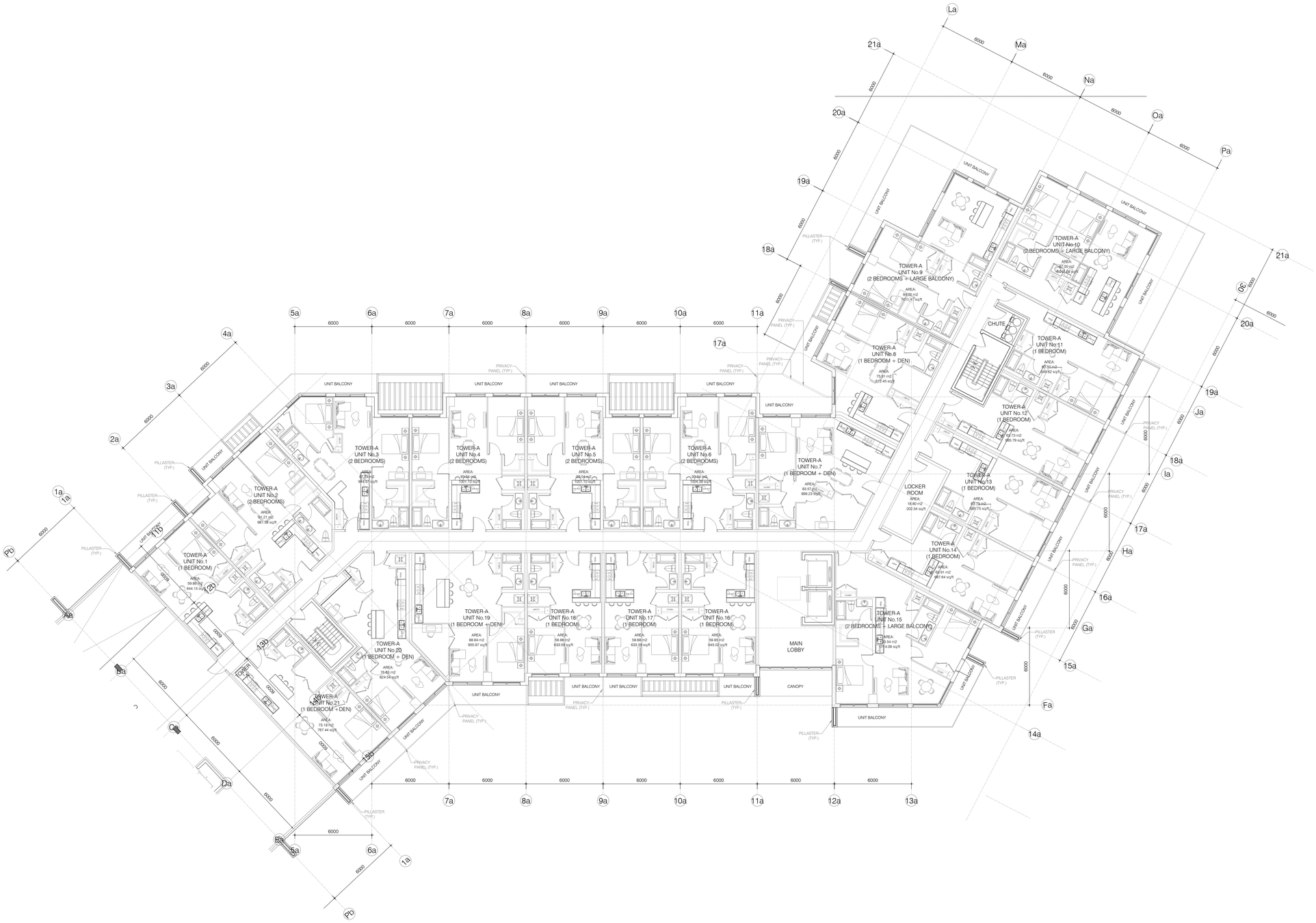
BOLTON
TOWN OF CALEDON

DRAWING:
MAIN FLOOR PLAN
TOWER B

PLOTTED: N/A
DATE: 17/12/2020
PROJECT No: 2019-22
SCALE: AS NOTED
DRAWING No: A2.2B
DRAWN BY: L.C.
REVIEWED BY: F.C.

FILE NAME: 2019-22 SHEET SET.DWG
PLOT SCALE: 1 = 1



1 A2.3A 2ND FLOOR PLAN - TOWER A
SCALE: 1:150

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
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DRAWING:
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ON
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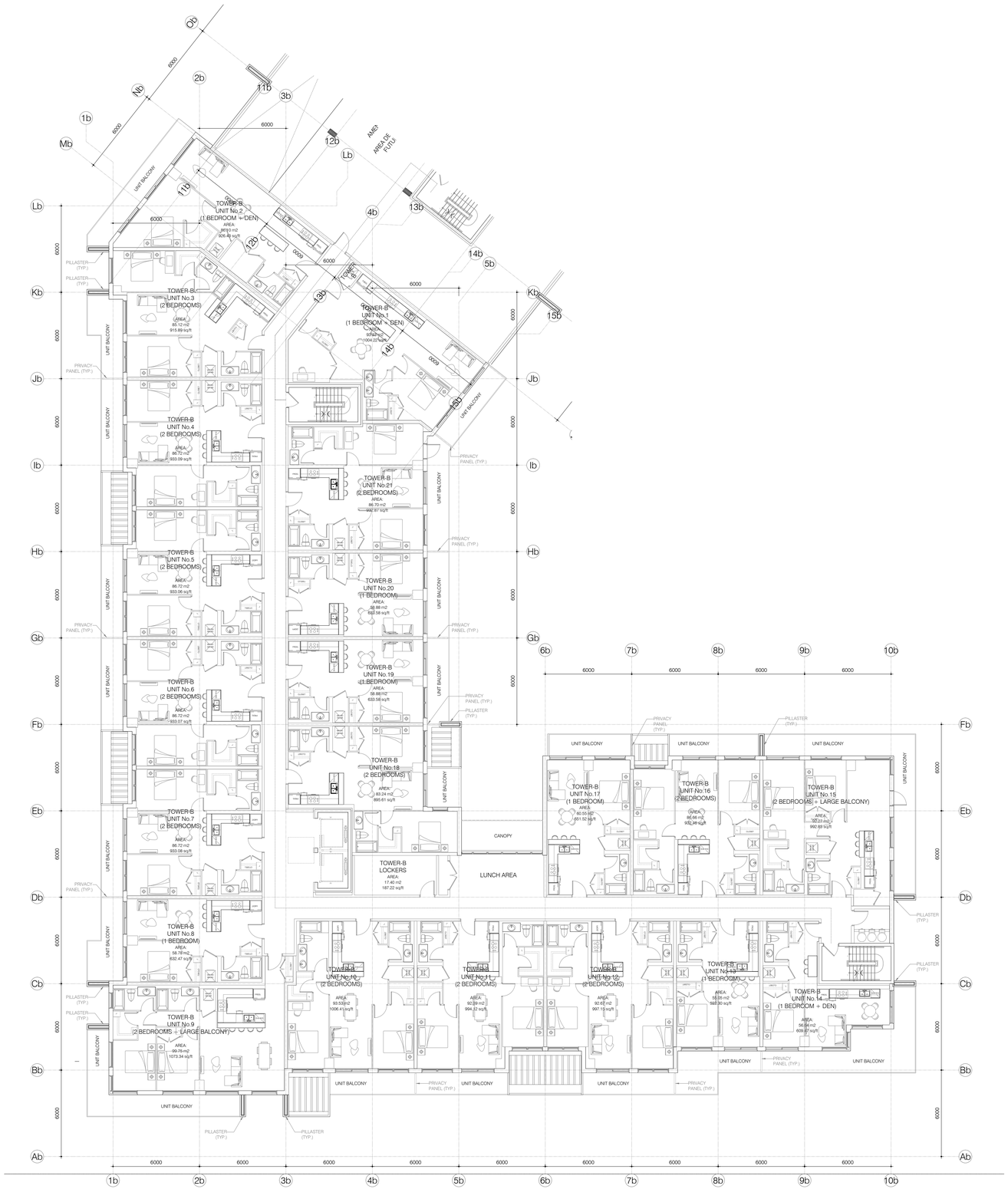
BOLTON
TOWN OF CALEDON

DRAWING:
2ND FLOOR PLAN
TOWER A

PLOTTED: N/A

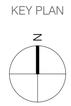
DATE: 17/12/2020	PROJECT No: 2019-22
SCALE: AS NOTED	DRAWING No: A2.3A
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1=



1 A2.3B 2ND FLOOR PLAN - TOWER B
SCALE: 1:150

KEY PLAN



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AT
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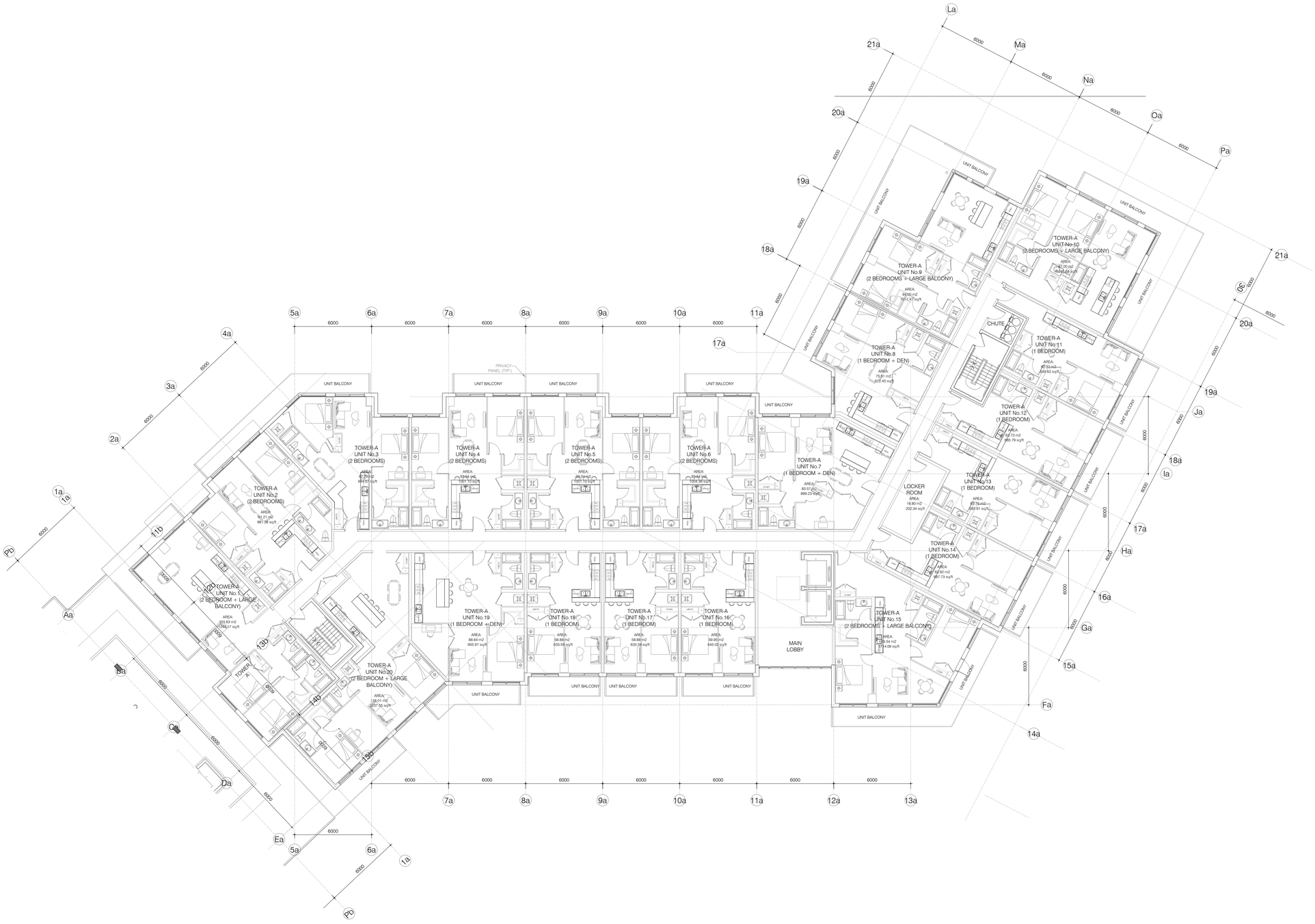
TOWN OF CALEDON

DRAWING:
2ND FLOOR PLAN
TOWER B

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A2.3B
DRAWN BY: L.C. / REVIEWED BY: F.C.	

VREFS:
FILE NAME: 2019-22_SHEET SET DWG
PLOT SCALE: 1:1



1 A2.4A 3RD TO 6TH FLOOR PLAN - TOWER A
SCALE: 1:150

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
1	ISSUED FOR	10/MM/YYYY

REVISIONS

ISSUED FOR CONSTRUCTION
ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

SUBMITTALS

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DO NOT SCALE DRAWINGS.

FCA

FAUSTO CORTESE
ARCHITECTS

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

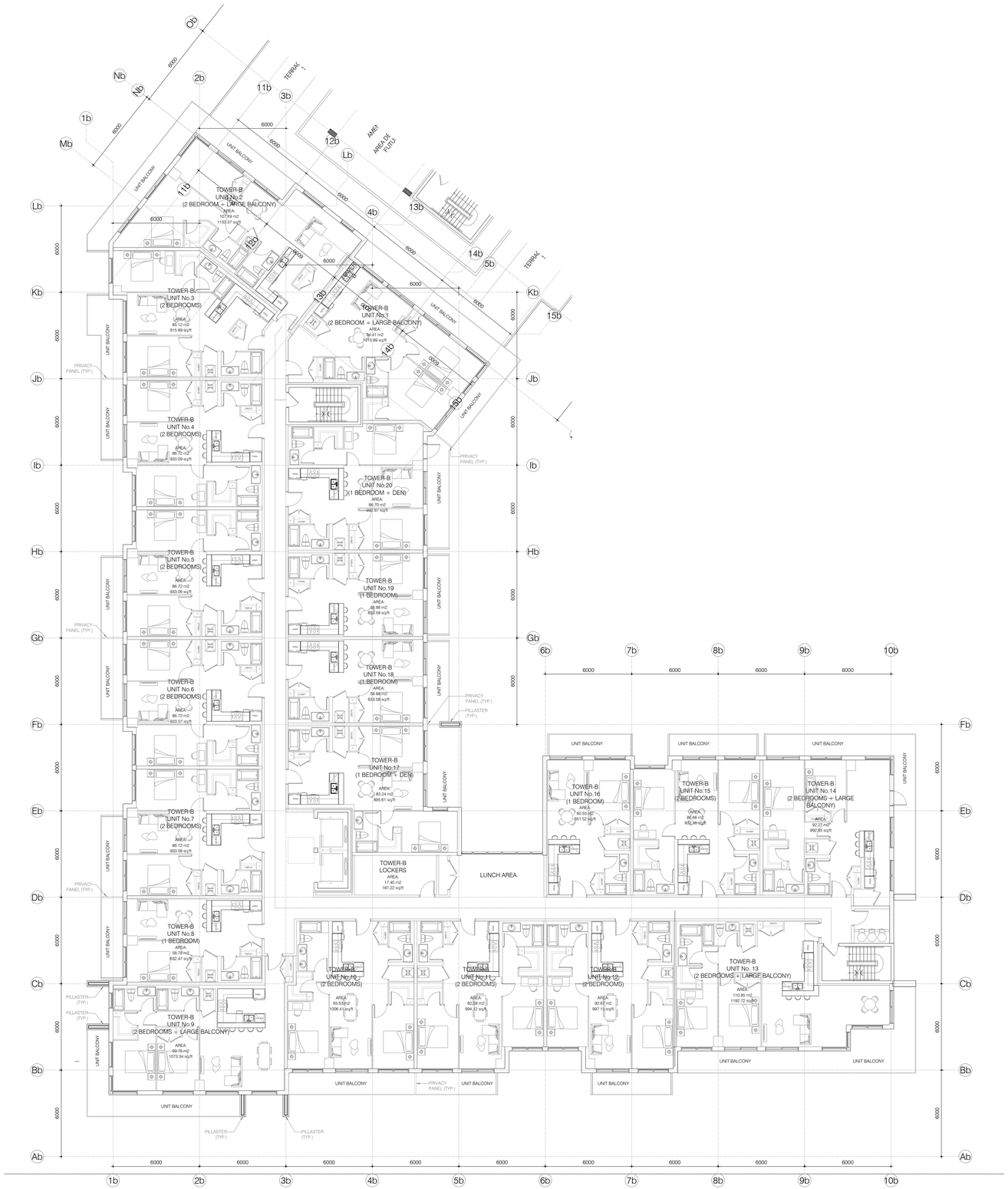
DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
ON
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
3RD TO 6TH FLOOR PLAN
TOWER A

PLOTTED: N/A

DATE: 17/12/2020	PROJECT No: 2019-22
SCALE: AS NOTED	DRAWING No: A2.4A
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
XREFS:
PLOT SCALE: 1=



1 / A2.4B 3RD TO 6TH FLOOR PLAN - TOWER B
SCALE: 1:150

KEY PLAN

..\..\..\references\fca logo\Stamp1.jpg

No.	DESCRIPTION	DATE
	REVISIONS	
	ISSUED FOR CONSTRUCTION	
	ISSUED FOR BID	
	ISSUED FOR BUILDING PERMIT	
	ISSUED FOR SITE PLAN APPROVAL	
	SUBMITTALS	

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

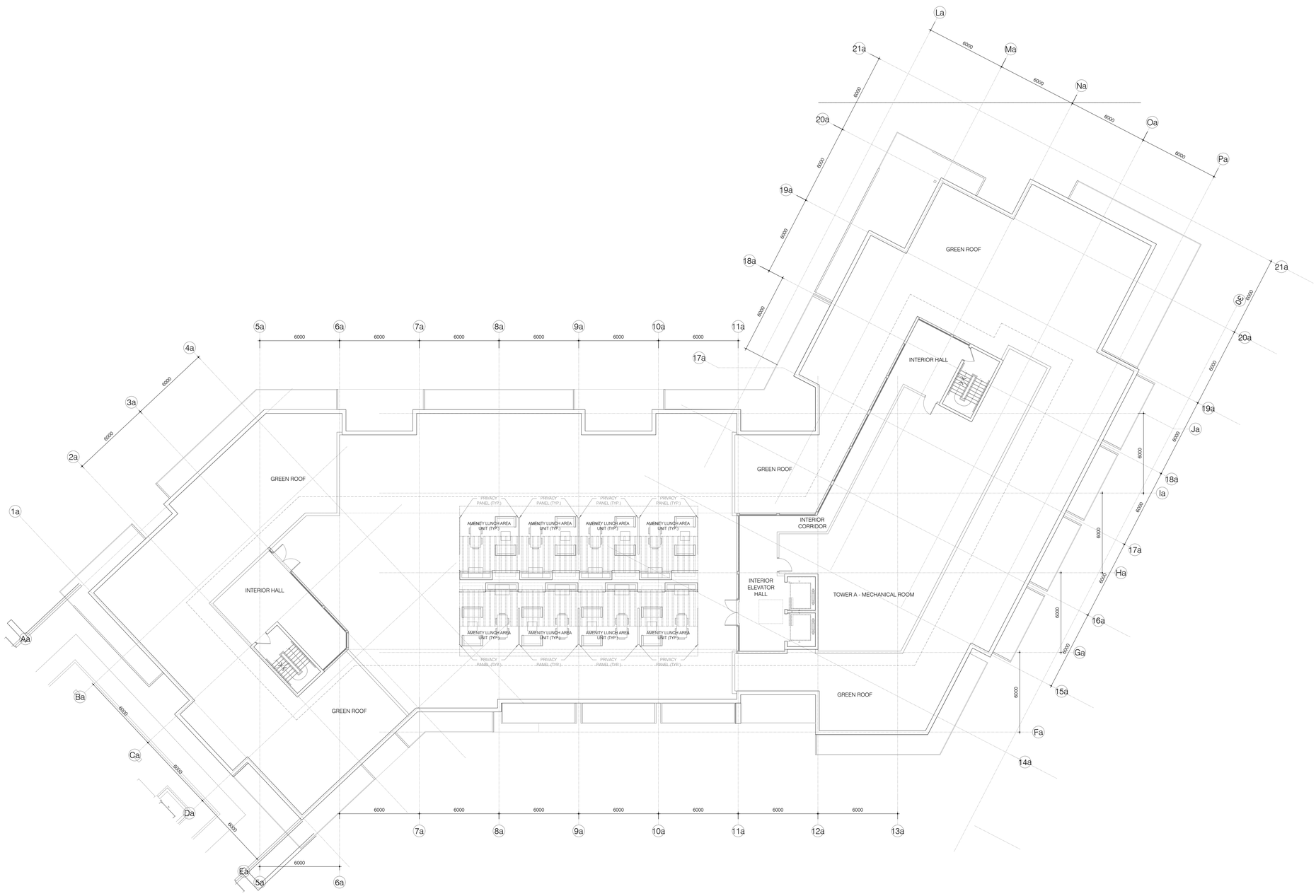
DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
AT
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
3RD TO 6TH FLOOR PLAN
TOWER B

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A2.4B
DRAWN BY: L.C. / REVIEWED BY: F.C.	

VREF'S:
FILE NAME: 2019-22_SHEET SET DWG
PLOT SCALE: 1:1



1 PENTHOUSE - TOWER A
A2.5A SCALE: 1:150

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
1	ISSUED FOR	10/MM/YYYY

REVISIONS

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ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

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ARCHITECTS

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

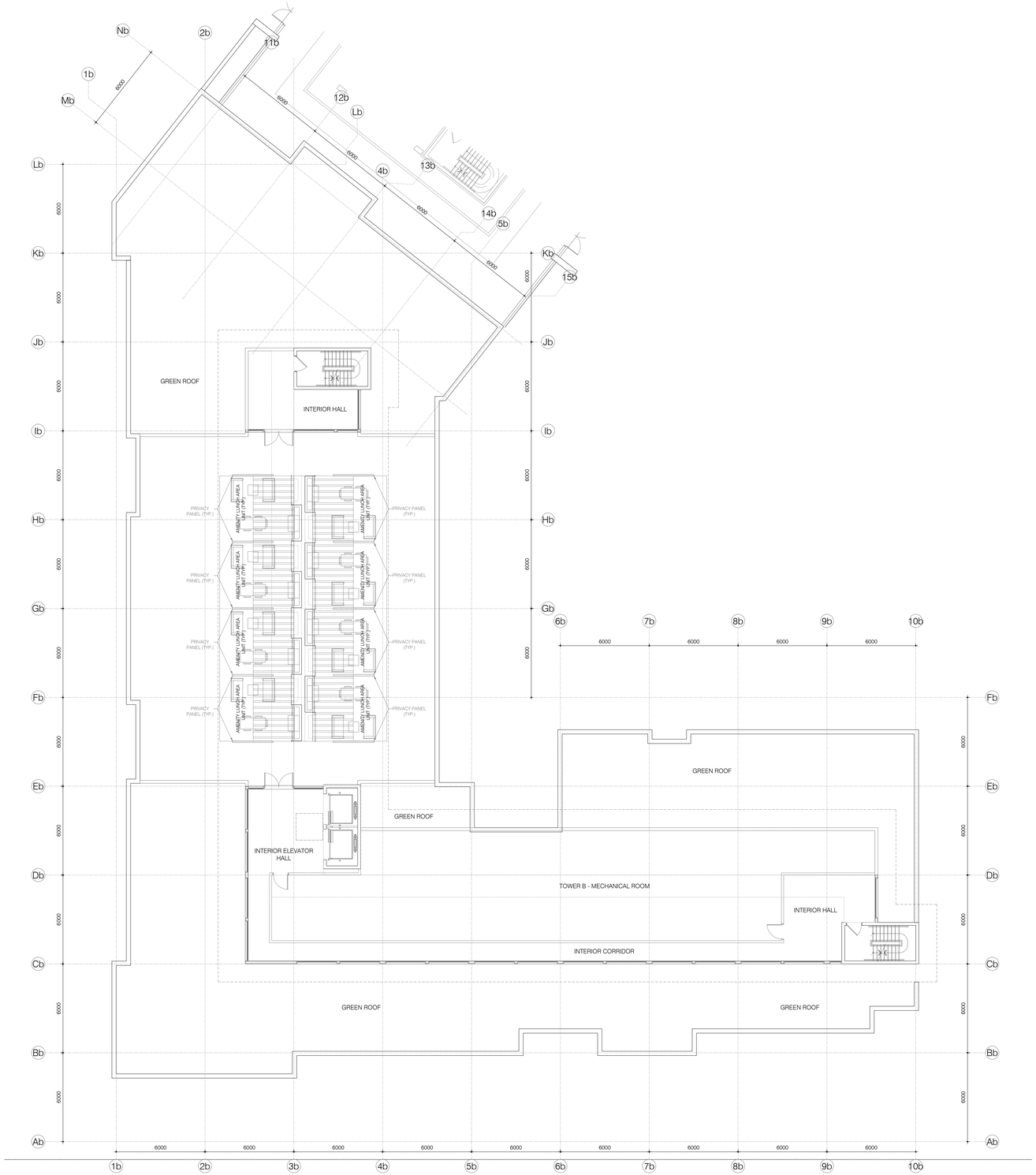
DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
ON
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF
CALEDON

DRAWING:
PENTHOUSE
TOWER A

PLOTTED: N/A

DATE: 17/12/2020	PROJECT No: 2019-22
SCALE: AS NOTED	DRAWING No: A2.5A
DRAWN BY: L.C. / REVIEWED BY: F.C.	

XREFS:
FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1=



1 A2.5B PENTHOUSE - TOWER B
SCALE: 1:150

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
	REVISIONS	

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ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
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FAUSTO CORTESE ARCHITECTS
3590 RUTHERFORD RD. UNIT 7
VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
SITE:
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

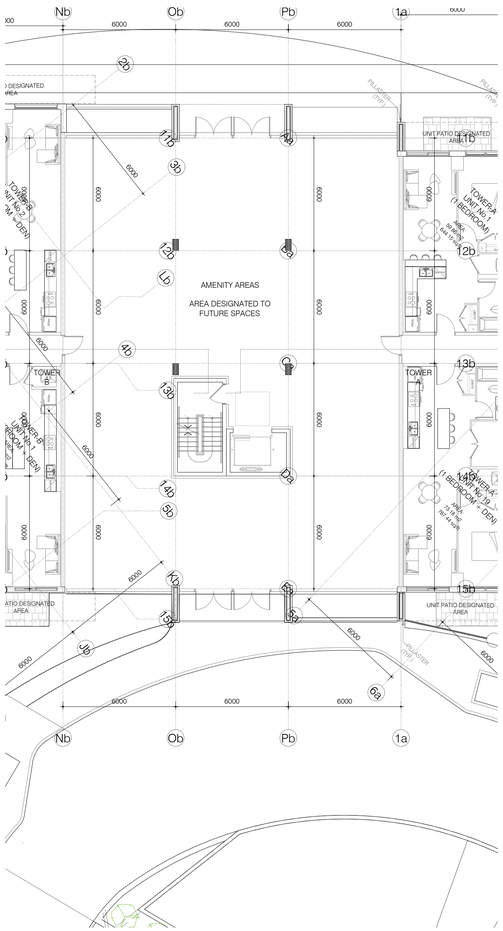
DRAWING:
PENTHOUSE
TOWER B

PLOTTED: N/A

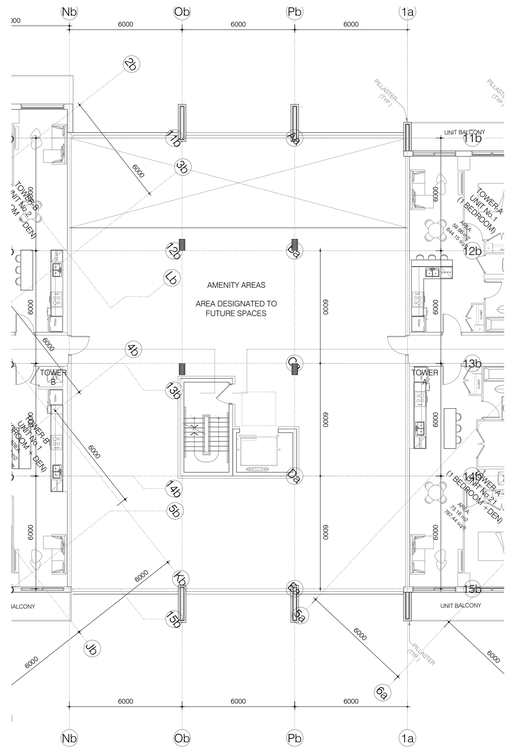
DATE:	PROJECT No:
17/12/2020	2019-22

SCALE:	DRAWING No:
AS NOTED	A2.5B
DRAWN BY: L.C. / REVIEWED BY: F.C.	

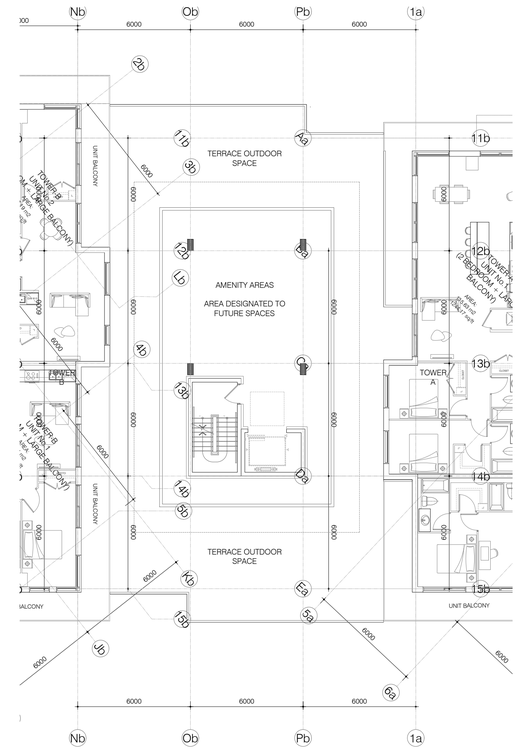
FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1:1
VREF'S:



1 A2.6 MAIN FLOOR PLAN - AMENITIES
SCALE: 1:150



2 A2.6 2ND FLOOR PLAN - AMENITIES
SCALE: 1:150



3 A2.6 3RD FLOOR PLAN - AMENITIES
SCALE: 1:150

KEY PLAN

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
	ISSUED - FOR	D/MM/YYYY

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ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

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

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
AT
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
MAIN AMENITY CORE
FLOOR PLANS

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A2.6
DRAWN BY: L.C. / REVIEWED BY: F.C.	

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1 = 1
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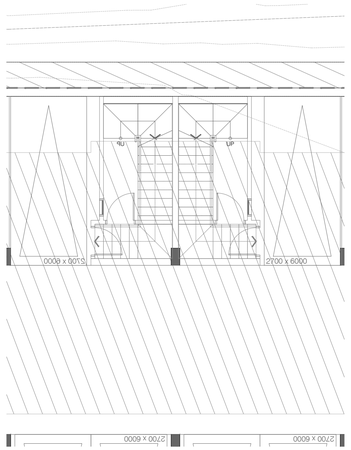
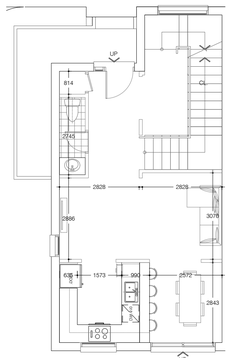
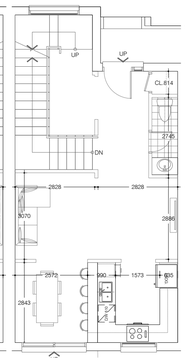


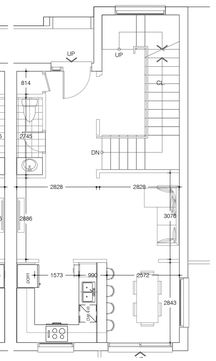
3 A2.7 P1 LEVEL FLOOR PLAN - (TYP.)
SCALE: 1:100



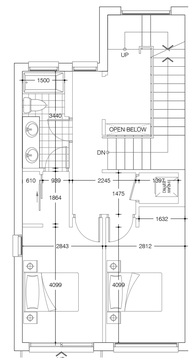
4 A2.7 MAIN FL. PLAN - END TYPE 2
SCALE: 1:100



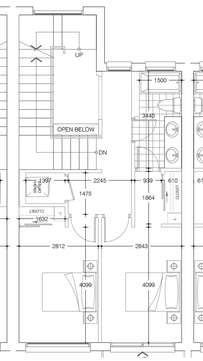
5 A2.7 MAIN FL. PLAN - INT.UNIT
SCALE: 1:100



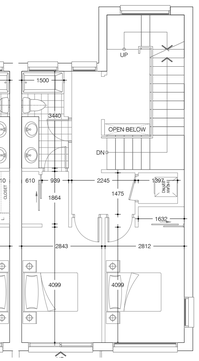
6 A2.7 MAIN FL. PLAN - END TYPE 1
SCALE: 1:100



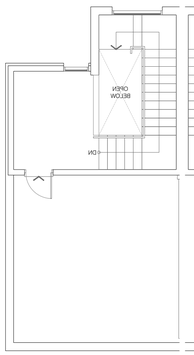
7 A2.7 2ND FL. PLAN - END TYPE 2
SCALE: 1:100



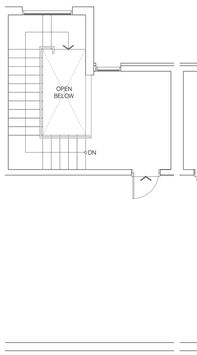
8 A2.7 2ND FL. PLAN - INT.UNIT
SCALE: 1:100



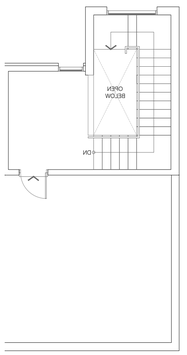
9 A2.7 2ND FL. PLAN - END TYPE 1
SCALE: 1:100



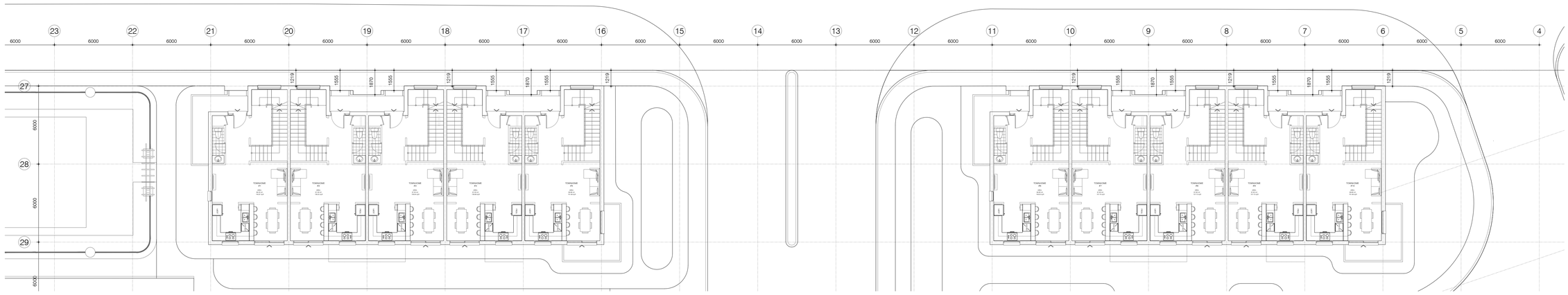
10 A2.7 TERRACE - END TYPE 2
SCALE: 1:100



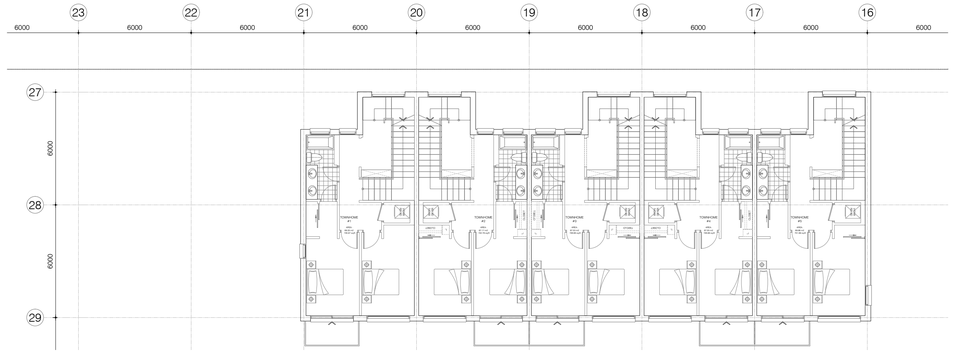
11 A2.7 TERRACE - INT.UNIT
SCALE: 1:100



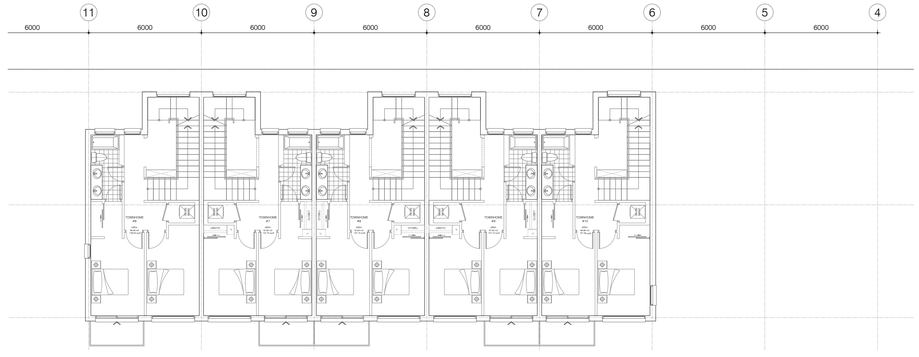
12 A2.7 TERRACE - END TYPE 1
SCALE: 1:100



1 A2.7 MAIN FLOOR PLAN - TOWNHOMES
SCALE: 1:150



2 A2.7 2ND FLOOR PLAN - TOWNHOMES
SCALE: 1:150



KEY PLAN

..\..\..\references\fca logo\Stamp1.jpg

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ISSUED FOR SITE PLAN APPROVAL

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

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
FOR
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF
CALEDON

DRAWING:
TOWNHOMES
BLOCKS - FLOOR PLANS

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A2.7
DRAWN BY: L.C. / REVIEWED BY: F.C.	

XREFS:
FILE NAME: 2012-22_SHEET SET.DWG
PLOT SCALE: 1 = 1

1 / A3.0 SOUTH ELEVATION - TOWER B
SCALE: 1:250

2 / A3.0 WEST ELEVATION - TOWER B
SCALE: 1:250

3 / A3.0 WEST ELEVATION - OVERALL
SCALE: 1:250

No 3

4 / A3.0 WEST ELEVATION - TOWER A
SCALE: 1:250

5 / A3.0 NORTH ELEVATION - TOWER A
SCALE: 1:250

6 / A3.0 NORTH ELEVATION - TOWER A
SCALE: 1:250

KEY PLAN

..\..\..\references\fca logo\Stamp1.jpg

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ISSUED FOR SITE PLAN APPROVAL

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FCORTESE@FCARCHITECTS.CA

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
ON
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF
CALEDON

DRAWING:
ELEVATIONS
PLAN No.1

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22
SCALE: AS NOTED	DRAWING No: A3.0
DRAWN BY: L.C.	REVIEWED BY: F.C.

XREFS:
FILE NAME: 2012-22_SHEET SET.DWG
PLOT SCALE: 1 =

No 7

1 EAST ELEVATION - TOWER A
A3.1 SCALE: 1:250

No 8

2 EAST ELEVATION - TOWER A
A3.1 SCALE: 1:250

No 9

3 EAST ELEVATION - TOWER B
A3.1 SCALE: 1:250

4 NORTH ELEVATION - TOWER B
A3.1 SCALE: 1:250

5 NORTH ELEVATION - TOWER B
A3.1 SCALE: 1:250

6 EAST ELEVATION - OVERALL
A3.1 SCALE: 1:250

KEY PLAN

No.	DESCRIPTION	DATE
1	ISSUED FOR	10/MM/YYYY

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ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

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VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
ON
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF CALEDON

DRAWING:
ELEVATIONS
PLAN No.2

PLOTTED: N/A

DATE: 17/12/2020	PROJECT No: 2019-22
SCALE: AS NOTED	DRAWING No: A3.1
DRAWN BY: L.C. / REVIEWED BY: F.C.	

XREFS:
FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1=

1 / A3.2 EAST ELEVATION - OVERALL
SCALE: 1:250

2 / A3.2 NORT ELEVATION - SOUTH BLOCK
SCALE: 1:250

3 / A3.2 SOUTH ELEVATION - SOUTH BLOCK - GENERAL ENTRANCE SIDE
SCALE: 1:250

4 / A3.1 WEST ELEVATION - OVERALL
SCALE: 1:250

5 / A3.2 SOUTH ELEVATION - SOUTH BLOCK - GENERAL ENTRANCE SIDE
SCALE: 1:250

6 / A3.2 SOUTH ELEVATION - NORTH BLOCK
SCALE: 1:250

KEY PLAN

..\..\..\references\fca logo\Stamp1.jpg

No.	DESCRIPTION	DATE
	REVISIONS	

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ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL
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DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
AT
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF
CALEDON

DRAWING:
ELEVATIONS
TOWNHOMES

PLOTTED: N/A

DATE:	PROJECT No:
17/12/2020	2019-22

SCALE:	DRAWING No:
AS NOTED	A3.2

DRAWN BY:	REVIEWED BY:
L.C.	F.C.

FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1:1
VREF'S:

2 BUILDING SECTION
A4.0 SCALE: 1:150

1 BUILDING SECTION
A4.0 SCALE: 1:150

KEY PLAN

N

..\..\..\references\fco logo\Stamp1.jpg

No.	DESCRIPTION	DATE
1	ISSUED FOR	10/MM/YYYY

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ISSUED FOR BID
ISSUED FOR BUILDING PERMIT
ISSUED FOR SITE PLAN APPROVAL

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ARCHITECTS

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VAUGHAN, ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

DRAWING:
PROPOSED MIX-USED CONDO DEVELOPMENT
ON
12148 ALBION VAUGHAN RD
BOLTON
TOWN OF
CALEDON

DRAWING:
BUILDING SECTIONS

PLOTTED: N/A

DATE: 17/12/2020	PROJECT No: 2019-22
SCALE: AS NOTED	DRAWING No: A4.0
DRAWN BY: L.C. / REVIEWED BY: F.C.	

XREFS:
FILE NAME: 2019-22_SHEET SET.DWG
PLOT SCALE: 1=