Application for
Official Plan Amendment and Rezoning
1167 and 1134 Plains Road East
City of Burlington

Planning Justification Report

List of Schedules

1	Location Map
2	Survey Plans (Parcels A, B)
3	Draft Reference Plans (Parcels A, and B)
4	Concept Plan
5	Notes from Pre-Consultation Meeting
6	Pre-Application Public Consultation
7	Pre-Consultation - Minutes from Urban Design Panel - October 20, 2020
8	Draft Official Plan Amendment
9	Draft Zoning By-law

SCHEDULE 1

Location Map

SCHEDULE 1
LOCATION MAP



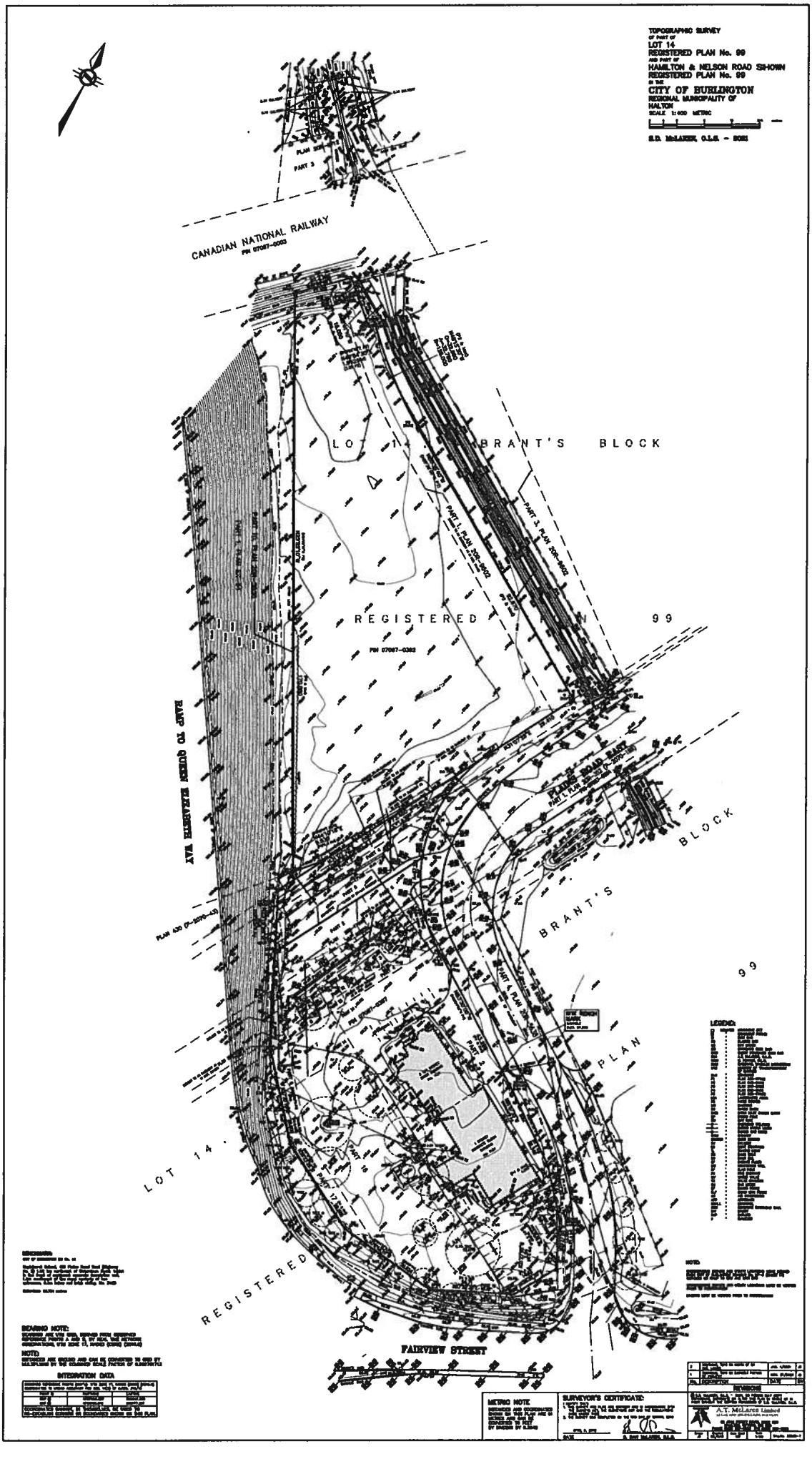
PLAINS ROAD EAST
• Mar. 9, 2021

1:10,000

GRAZIANI CORAZZA ARCHITECTS

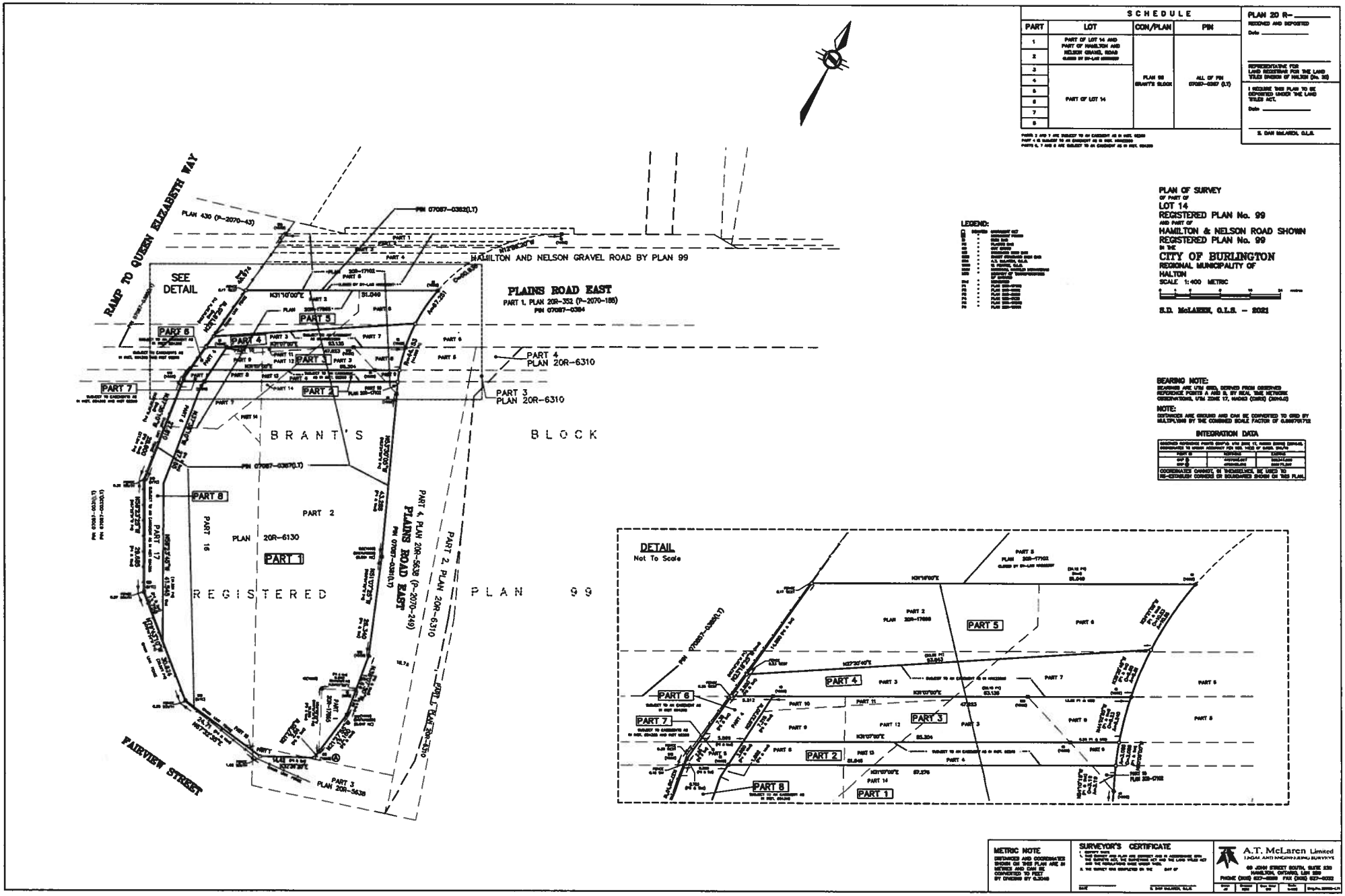
SCHEDULE 2

Survey Plans (Parcels A and B)


TOPOGRAPHIC SURVEY
OF PART OF
LOT 14
REGISTERED PLAN No. 99
AND PART OF
HAMILTON & NELSON ROAD SHOWN
REGISTERED PLAN No. 99
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF
HALTON
SCALE 1:400 METRIC
S.D. McLAREN, O.L.S. - 2021
CANADIAN NATIONAL RAILWAY
PIN 07087-0053
LOT 14
BRANT'S BLOCK
REGISTERED PLAN 99
PIN 07087-0362
PART 1, PLAN 20R-9402
PART 2, PLAN 20R-9402
PLANK ROAD EAST
PART 1, PLAN 20R-9402
RAMP TO QUEEN ELIZABETH WAY
PLAN 430 (P-2070-43)
BRANT'S BLOCK
REGISTERED PLAN 99
PART 4, PLAN 20R-9402
NEW BENCH MARK
ELEV. 91.000
PART 3
PART 2
PART 1
FAIRVIEW STREET
LEGEND
BEARING NOTE:
NOTE:
INTEGRATION DATA
METRIC NOTE:
SURVEYOR'S CERTIFICATE:
A.T. McLaren Limited
REVISIONS
DESCRIPTION
DATE

SCHEDULE 3

Draft Reference Plans
(Parcels A and B)


SCHEDULE
PART
LOT
CON/PLAN
PIN
PART OF LOT 14 AND PART OF HAMILTON AND NELSON GRAVEL ROAD, CLOSED BY BY-LAW
PART OF LOT 14
PLAN 99 BRANT'S BLOCK
ALL OF PIN 07087-0367 (LT)
PLAN 20 R-
REGISTERED AND DEPOSITED
Date
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20)
I DESIGNATE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
Date
S. DAN McLAREN, O.L.S.
PART 2 AND 7 ARE SUBJECT TO AN EASEMENT AS IN INST. 123456
PART 4 IS SUBJECT TO AN EASEMENT AS IN INST. 654321
POINTS 6, 7 AND 8 ARE SUBJECT TO AN EASEMENT AS IN INST. 135790
PLAN OF SURVEY
OF PART OF
LOT 14
REGISTERED PLAN No. 99
AND PART OF
HAMILTON & NELSON ROAD SHOWN
REGISTERED PLAN No. 99
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF
HALTON
SCALE 1: 400 METRIC
S.D. McLAREN, O.L.S. – 2021
LEGEND:
BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)
NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997972712
INTEGRATION DATA
RAMP TO QUEEN ELIZABETH WAY
PLAN 430 (P-2070-43)
PIN 07087-0363(LT)
SEE DETAIL
HAMILTON AND NELSON GRAVEL ROAD BY PLAN 99
PLAINS ROAD EAST
PART 1, PLAN 20R-352 (P-2070-186)
PIN 07087-0364
PART 5
PART 6
PART 4
PART 3
PART 7
PART 2
PART 4
PLAN 20R-6310
PART 3
PLAN 20R-6310
BRANT'S BLOCK
PART 8
PART 2
PLAN 20R-6130
PART 1
PART 16
PART 17
REGISTERED PLAN 99
PART 4, PLAN 20R-638 (P-2070-249)
PLAINS ROAD EAST
PART 2, PLAN 20R-6310
FAIRVIEW STREET
PART 3
PLAN 20R-3638
DETAIL
Not To Scale
PART 5
PART 6
PART 4
PART 3
PART 7
PART 2
PART 8
PART 1
METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
SURVEYOR'S CERTIFICATE
1. SURVEY WAS COMPLETED ON THE ____ DAY OF ____
2. THE SURVEY AND THIS PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
3. THE SURVEY WAS COMPLETED ON THE ____ DAY OF ____
DATE
S. DAN McLAREN, O.L.S.
A.T. McLaren Limited
LAND AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 330
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-8022

SCHEDULE 4

Concept Plan



Proposed Residential Development

PLAINS RD

Burlington Ontario

MOLINARO GROUP

GRAZIANI + CORAZZA ARCHITECTS

1320 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3
T. 905.795.2601 F. 905.795.2844 www.gc-architects.com

Client
Molinaro Group
472 Brock Ave, Suite 103
Burlington, ON
ON L7S 1N1
T. 905.634.1126
F. 289.816.1440
Vince Molinaro

Planner
Fothergill Planning & Development Inc.
62 Daffodil Cres.
Ancaster, Ontario
ON L9K 1E1
T. 905.512.6523
F. -
Ed Fothergill

Landscape Architect
Seferian Design Group
761 Brant Street, Suite 202
Burlington, Ontario
ON L7R 2H7
T. 905.634.3110
F. -
Haig Seferian

Servicing Engineer
S.Llewellyn & Associates Limited
3226 South Service Road, Suite 105
Burlington, ON
ON L7N 3H8
T. 905.631.6978
F. 905.631.8927
Scott Llewellyn

Project Statistics	Permitted / Required	PHASE 1	PHASE 2	OVERALL (+/-)
Site Area		8918 m2 (95,976 ft2)	7966 m2 (85,741 ft2)	16884 m2 (181,716 ft2)
Residential		41,834	34,985	76,819
Retail		791	317	1108
Total		42,624	34,785	77,409
FSI		4.78	4.36	
Bachelor		7	13	20
1 Bedroom		77	53	130
2 Bedroom		48	0	48
Total		132	66	198
1 Bedroom		0	0	0
2 Bedroom		0	0	0
Total		0	0	0
1 Bedroom		147	213	360
2 Bedroom		110	107	217
3 Bedroom		27	19	46
Total		284	339	623
1 Bedroom	16%	51	75	126
2 Bedroom	73%	233	251	484
3 Bedroom	11%	35	15	50
Total		319	341	660
Residential	1.5 per unit	548	498	1046
Visitor/Retail	0.2 per unit	119	80	199
Total		667	578	1245
Residential		119A	119A	119A
Visitor				
Total				
		194		
		30.36 FSV	30.36 FSV	
Building		25477	20938	46415
Balconies		2579	2571	5150
Amenity/Mechanical		2568	2276	4844
Total		30624	25785	56409

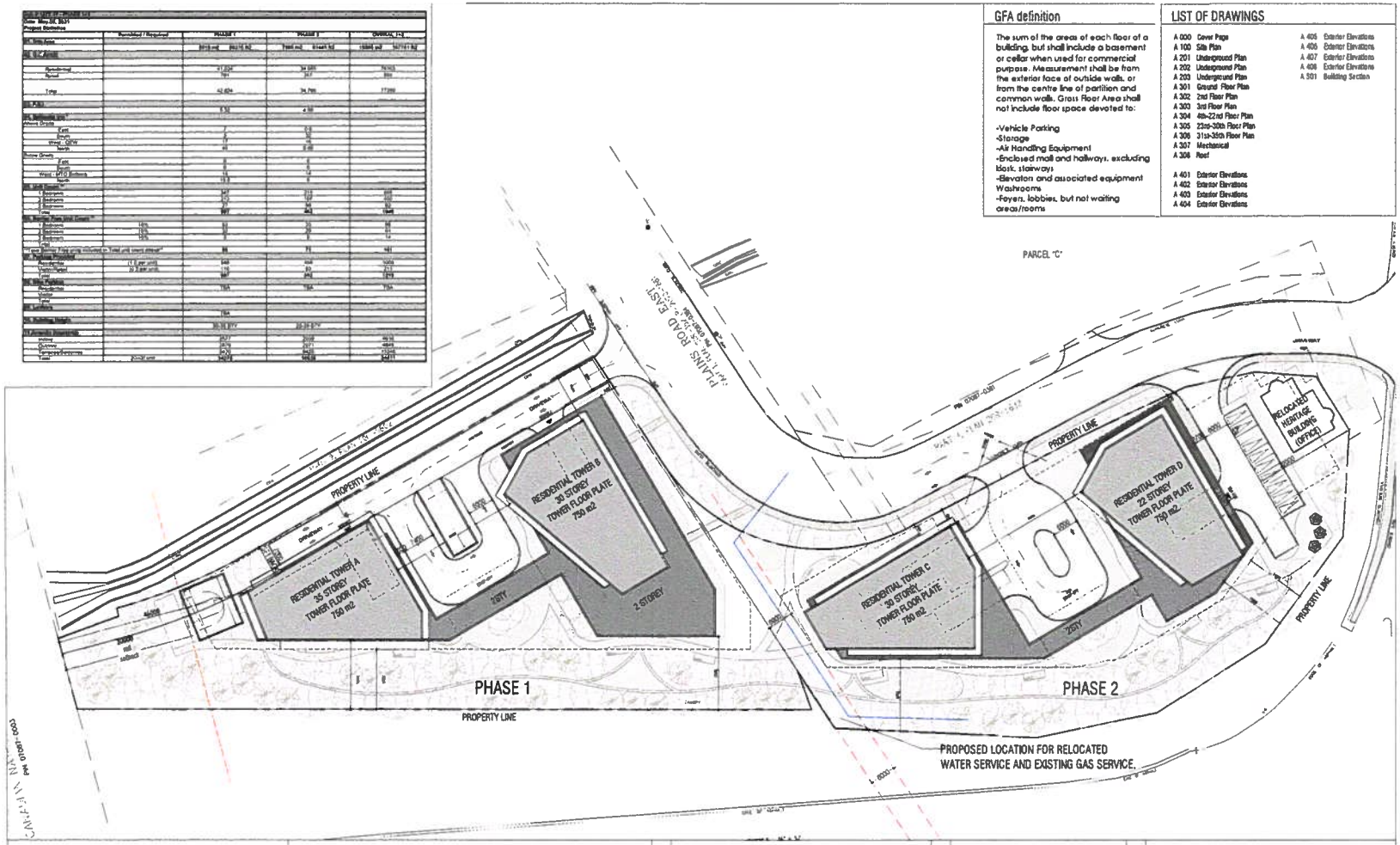
GFA definition

The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

-Vehicle Parking
-Storage
-Air Handling Equipment
-Enclosed mall and hallways, excluding block, stairways
-Elevators and associated equipment
Washrooms
-Foyers, lobbies, but not waiting areas/rooms

LIST OF DRAWINGS

A 000	Cover Page	A 405	Exterior Elevations
A 100	Site Plan	A 406	Exterior Elevations
A 201	Underground Plan	A 407	Exterior Elevations
A 202	Underground Plan	A 408	Exterior Elevations
A 203	Underground Plan	A 501	Building Section
A 301	Ground Floor Plan		
A 302	2nd Floor Plan		
A 303	3rd Floor Plan		
A 304	4th-22nd Floor Plan		
A 305	23rd-30th Floor Plan		
A 306	31st-35th Floor Plan		
A 307	Mechanical		
A 308	Roof		
A 401	Exterior Elevations		
A 402	Exterior Elevations		
A 403	Exterior Elevations		
A 404	Exterior Elevations		



GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings and approved grading plan.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)
5. All driveway with access onto City owned roadway conform to City of Burlington standards.

NOTES

1. Fire access route to existing buildings will be maintained during construction.
2. Accessibility for all pathway to Go Station, Wall-Mart during construction will be maintained.
3. The fire access route will be designed to support a load of not less than 11,363 kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
4. Fire Department access route will be constructed of hard surface material such as asphalt, concrete or locksitone.

KEY PLAN



VAN ACCESSIBLE SIGNAGE DETAIL



SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 14 REGISTERED PLAN 99
PART OF HAMILTON & NELSON ROAD SHOWN
REGISTERED PLAN 99
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

A.T. McLaren LIMITED
66 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO
L8N 2B9
Telephone (905) 527-4559

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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied in the other areas listed below to assist them in the execution of their architecture. The recipient alone must determine the completeness and precision relevancy of the information it is supplied in these particular respects only.

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1. Errors, omissions, errors between the Architect and Engineer drawings as per plan information is transferred,
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BERARDO E. CORAZZA
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4004

1020 Cleaver Brae, Suite 100 Mississauga, Ontario L4W 1C8
Phone: 905.791.2601 Fax: 905.791.2646 www.gc-architects.ca

Residential Development

PLAINS RD
MASTER PLAN

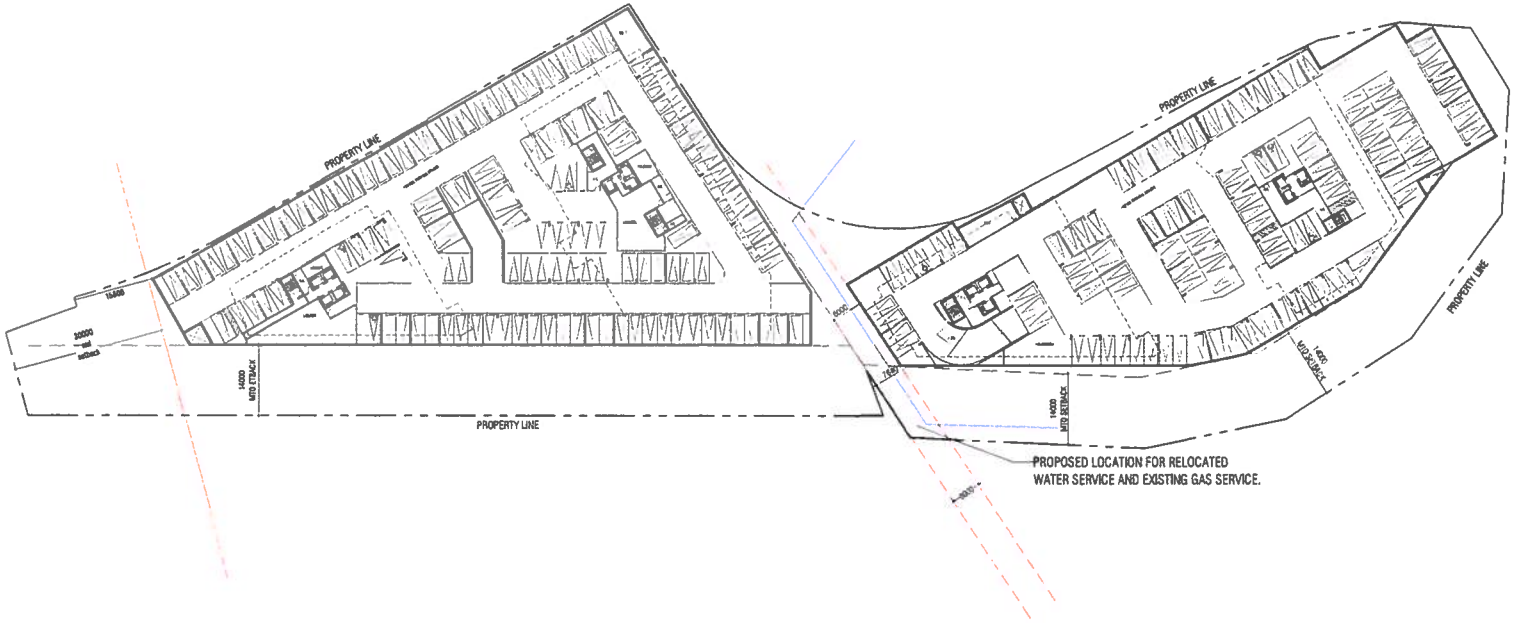
Burlington, Ontario

Project Architect:	S. Graziani
Assistant Designer:	S. Sabet/B. Alami
Drawn By:	S. Sabet/B. Alami
Checked By:	B. Biasa
Plot Date:	May. 7, 2021
Job #	1572.17

SITE PLAN

1:450 A101

TITLE BLOCK SIZE 8.5" x 2029



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Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them on the execution of their architecture. The contract firms must determine the appropriateness, preciseness relevance of the information in respect to their particular responsibility.

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2. Transmission of any virus or damage to the receiving electronic system when information is transferred.



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BERARDO F. GRAZIANI
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4624

7501 Keele St. Suite 100 Vaughan, Ontario L4K 1Y2
Phone: 905.761.5588 Fax: 905.761.5589
www.graziani-corazza.ca

Re-submitted Re-submission set

PLAINS RD
MASTER PLAN

Northington	Ontario
Project Architect:	B. Graziani
Assistant Designer:	S. Sellen/R. Alessi
Drawn By:	S. Sellen/R. Alessi
Checked By:	B. Ilieze
Plot Date:	May. 7, 2021
Job #	1572.17

P5

1:450

A201

TITLE BLOCK SIZE: 8½" x 11"

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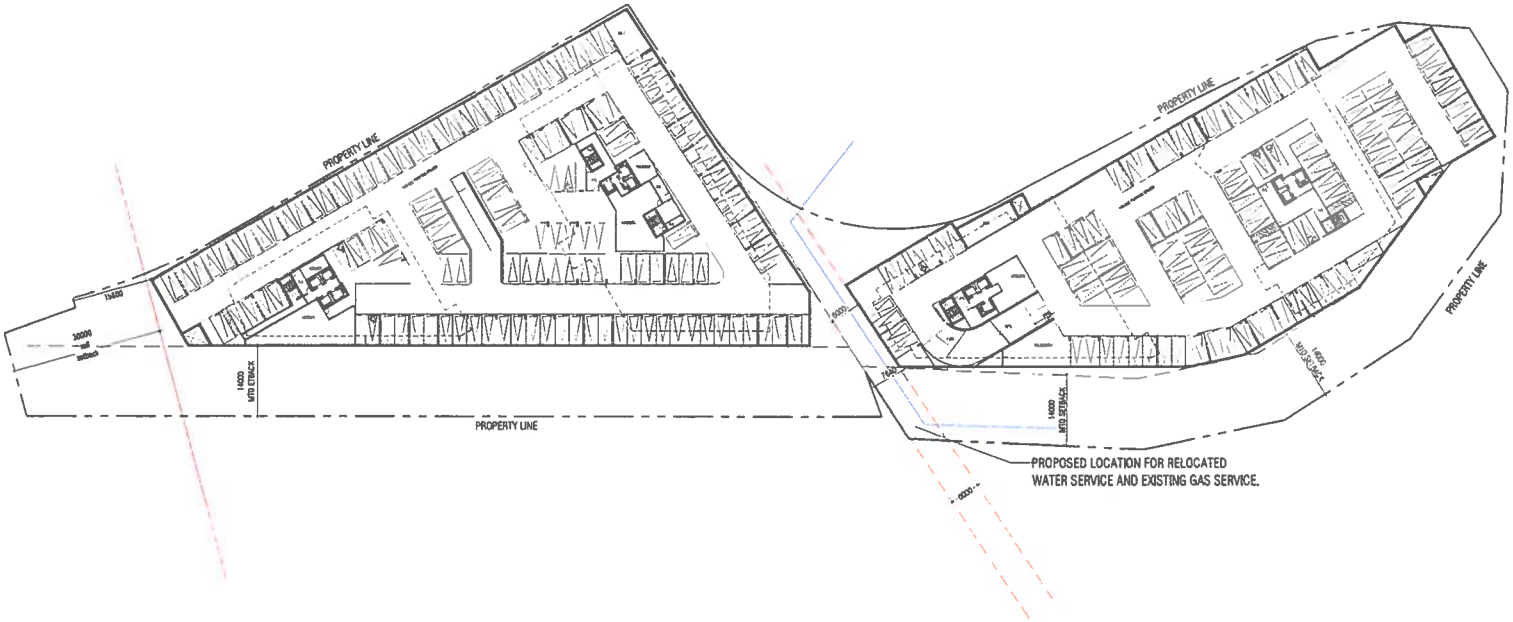
This drawing is not to be scaled. All architectural symbols are used on this drawing are graphic representations only.

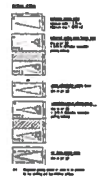
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BENJAMIN E. GRAZIANI
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Phone: 905.741.2889 Fax: 905.741.2844 www.gc-architects.com

Residential Development

PLAINS RD
MASTER PLAN

Burlington, Ontario

Project Architects:	B. Graziani
Associated Engineer:	S. Sellers/R. Alani
Drawn By:	S. Sellers/R. Alani
Checked By:	B. Tasso
Plot Date:	May. 7, 2021
Job #:	1572.17

P2-P4

1:450

A202

STYLEBLOCK SIZE: 610 x 900

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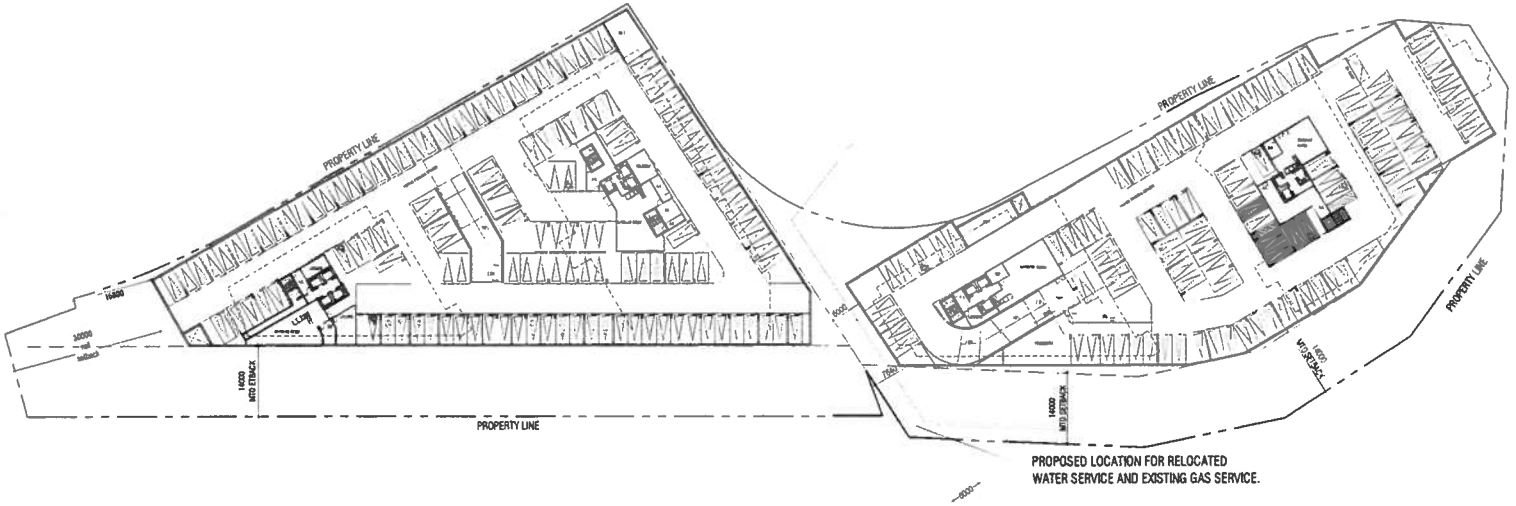
This drawing is not to be scaled. All architectural symbols may not be shown on this drawing as graphic representations only.

Conditions to electronic information transfer

Electronic information is supplied in the other associated files to assist them in the execution of their architecture. The hard given files must determine the contractor/supplier, preliminary relevance of the information as it respect to their particular responsibility.

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Orleans, ON, K4A 3S5

Suite 100 Westcreek Drive
Woodbridge, ON, L4L 9S3

www.gc-architects.ca

Residential Development

PLAINS RD
MASTER PLAN

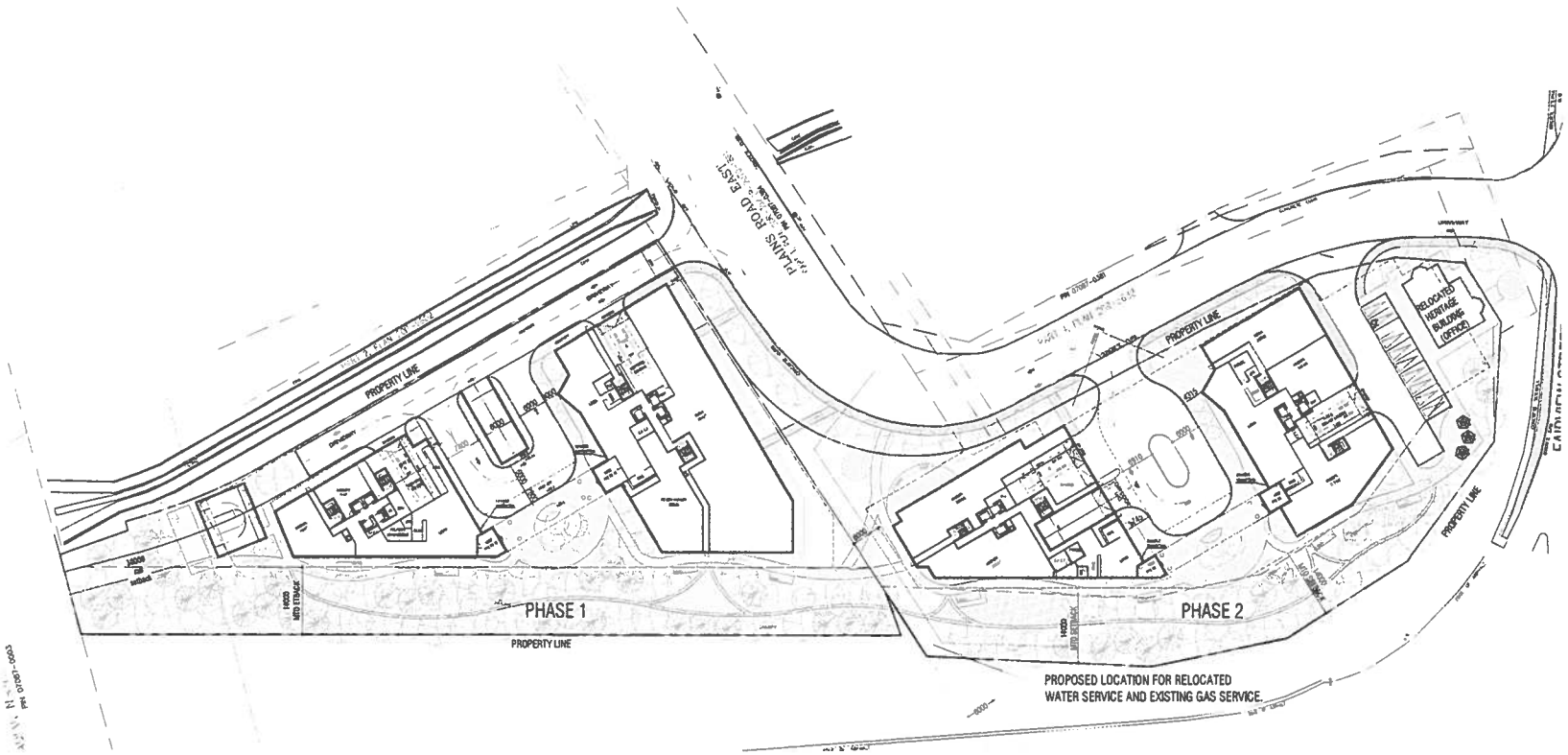
Burlington	Ontario
Project Architect:	B. Graziani
Assistant Designer:	S. Sattar/R. Alani
Drawn by:	S. Sattar/R. Alani
Checked by:	B. Tiesso
Plot Date:	May. 7, 2021
Job #	1572.17

PI

1:450

A203

TITLEBLOCK SIZE 610 x 900



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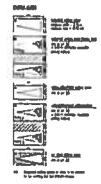
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Electronic information as supplied in the other associated files is issued there on the assumption of fault compliance. The recipient alone must determine the completeness and preliminary relevance of the information in respect to their particular responsibility.

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ONTARIO ASSOCIATION OF ARCHITECTS
BERARDO GRAZIANI
LICENCE 4464

1281 Clarkson Drive, Mount Hope, ON, L8E 3Z1 | Suite 100, Mississauga Ontario, L4W 1K3 | tel 905.730.2644 | www.gc-architects.com

Residential Redevelopment

PLAINS RD
MASTER PLAN

Description	Remarks
Project Architects:	B. Graziani
Associated Designers:	S. Sellers/B. Alessi
Drawn By:	S. Sellers/B. Alessi
Checked By:	B. Biasa
Plot Date:	May. 7, 2021
Job #	1572.17

GROUND FLOOR

1:450

A301

TITLEBLOCK SIZE 610 x 300

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This drawing is not to be scaled. All architectural symbols, hatching and notations on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other parties listed below to assist them in the execution of their contracts. The recipient alone must determine the appropriateness, completeness, and accuracy of the information in respect to their particular requirements.

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PROPERTY LINE

PHASE 1

PROPERTY LINE

PROPERTY LINE

PHASE 2

PROPERTY LINE

Issued for revisions

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4564

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Phone: 905.795.2601 Fax: 905.795.2644 www.gc-architects.ca

Residential Development

PLAINS RD
MASTER PLAN

Burlington, Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/E. Alimi
Drawn By:	S. Salari/E. Alimi
Checked By:	B. Corso
Plot Date:	May. 7, 2021
Job #	1572.17

2ND FLOOR

1:450

A302

TITLEBLOCK SIZE: 610 x 900

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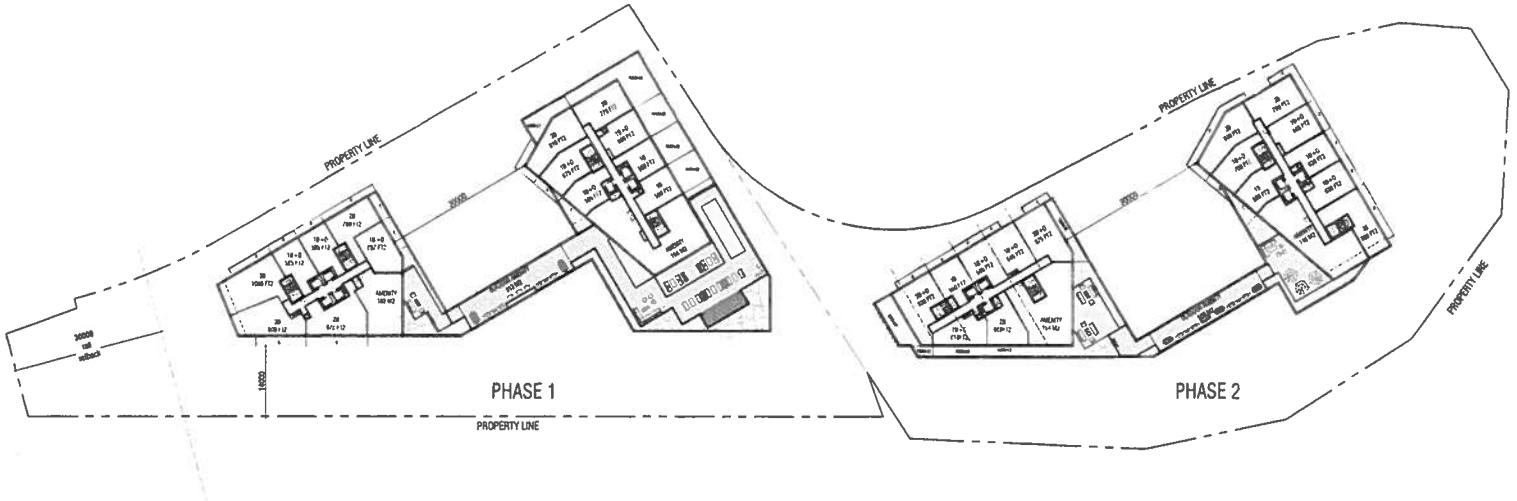
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Conditions for electronic information transfer

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1. Errors, omissions, missing information due to type of information transfer, or post transmittal changes.
2. Translation of any files or damage to the receiving electronic system when information is transferred.



Issued for revisions

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ONTARIO ASSOCIATION OF ARCHITECTS

1267 Clarkson Drive, Suite 100 Mississauga Ontario L4W 1C1
Phone: 905.795.2601 Fax: 905.795.2644 www.gc-architects.ca

Residential Development

PLAINS RD
MASTER PLAN

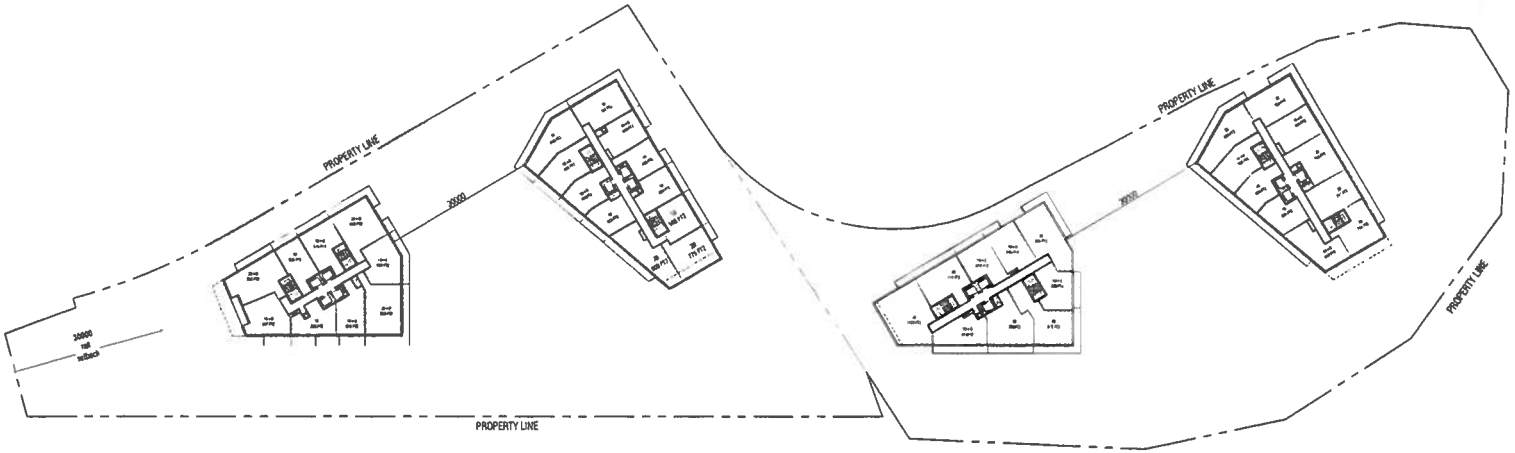
Burlington	Ontario
Project Architects	G. Graziani
Associate / Designer	S. Sellan/R. Alani
Drawn By	S. Sellan/R. Alani
Checked By	D. Fusco
Plot Date	May. 7, 2021
Job #	1572.17

3RD FLOOR

1:450

A303

TITLEBLOCK SIZE 610 x 900



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L4H 1K3
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Residential Re-redevelopment

PLAINS RD
MASTER PLAN

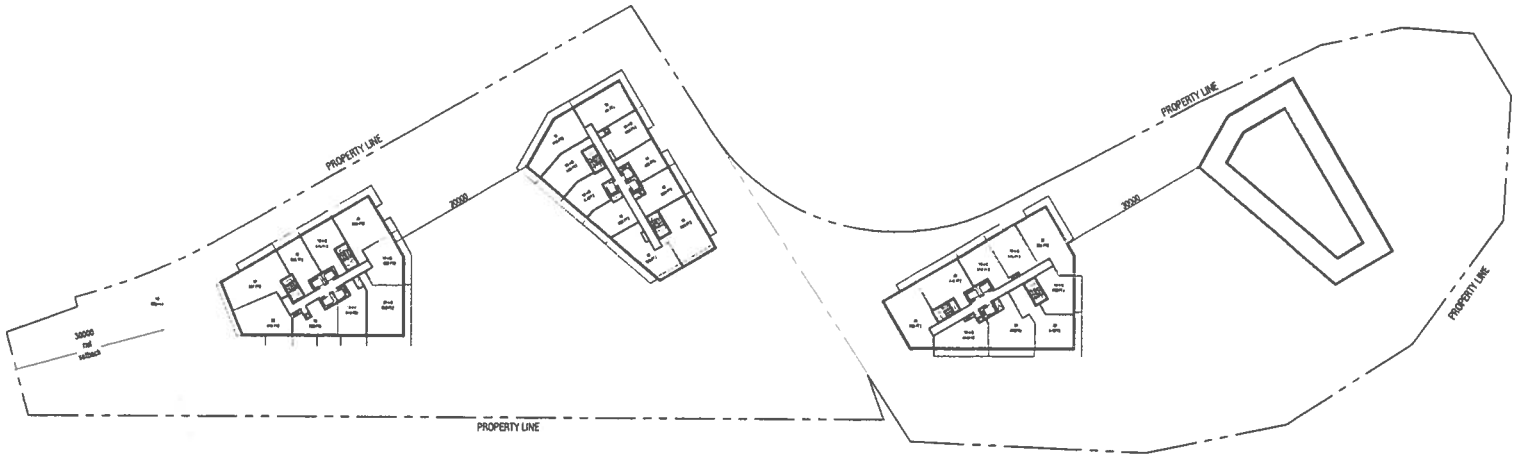
Description	Remarks
Project Architect:	B. Graziani
Architectural Designer:	S. Sothiy/R. Alani
Drawn By:	S. Sothiy/R. Alani
Checked By:	B. Riese
Plot Date:	May. 7, 2021
Job #	1572.17

4TH- 22ND FLOOR

1-4TH

A304

TITLE BLOCK SIZE: 610 x 305



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As indicated Re-submission

PLAINS RD
MASTER PLAN

Burlington, Ontario

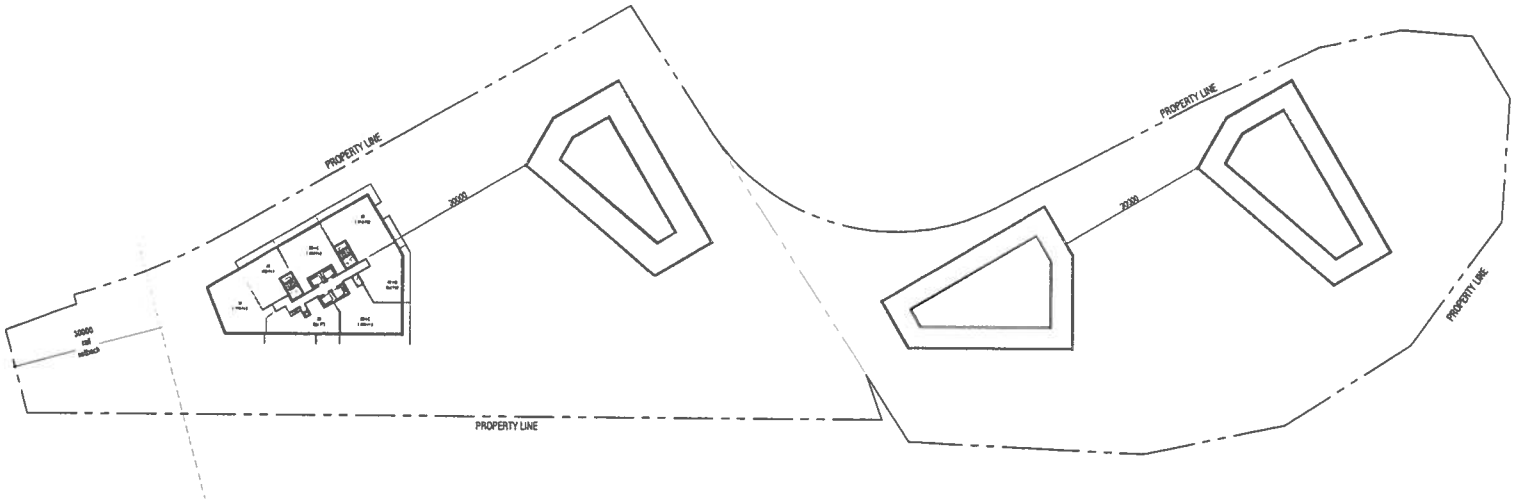
Project Architects:	G. Graziani
Assistant Designer:	S. Sahni/B. Alessi
Drawn By:	S. Sahni/B. Alessi
Checked By:	G. Graziani
Plot Date:	May. 7, 2021
Job #	1572.17

23RD- 30TH FLOOR

1:450

A305

TITLEBLOCK SIZE 610 x 900



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Phone: 905.795.2991 Fax: 905.795.2642 www.gc-architects.com

Residential Redevelopment

PLAINS RD
MASTER PLAN

Verification	Remarks
Project Architect:	B. Graziani
Associate Designer:	S. Safavi/R. Alimi
Drawn By:	S. Safavi/R. Alimi
Checked by:	B. Iuso
Plot Date:	May. 7, 2021
Job #	1572.17

31ST-35TH FLOOR

1:150 A306

TITLEBLOCK SIZE 610 x 300

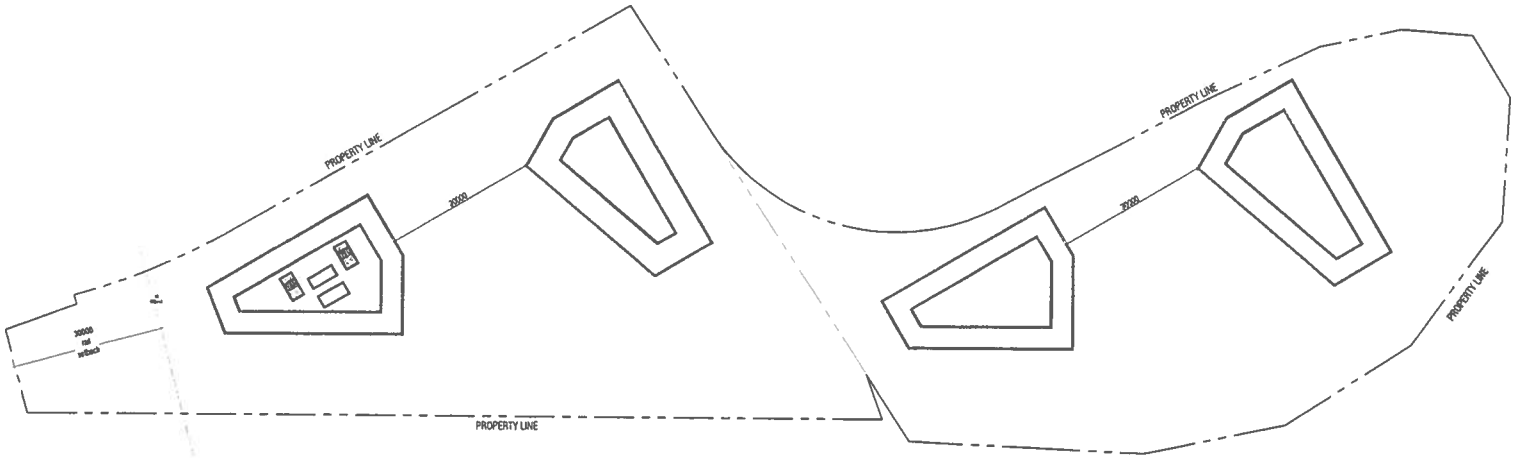
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Conditions for electronic information transfer

Electronic information is supplied to the other associated firms in good faith on the assumption of their competence. We request these must determine the completeness/correctness/timeliness/relevance of the information in regard to their particular responsibility.

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1. Errors ultimately arising between data as it was (if any) revision in error & or part when determined or transferred.
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Phone: 905.791.2001 Fax:905.791.2044 www.gc-architects.com

Environmental Re-redevelopment

PLAINS RD
MASTER PLAN

Burlington	Ontario
Project Architect:	B. Graziani
Assistant Designer:	S. Safari/R. Alani
Drawn By:	S. Safari/R. Alani
Checked By:	B. Iuso
Plot Date:	May. 7, 2021
Job #	1572.17

MECHANICAL FLOOR

1:450

A307

TITLE BLOCK SIZE: 610 x 200

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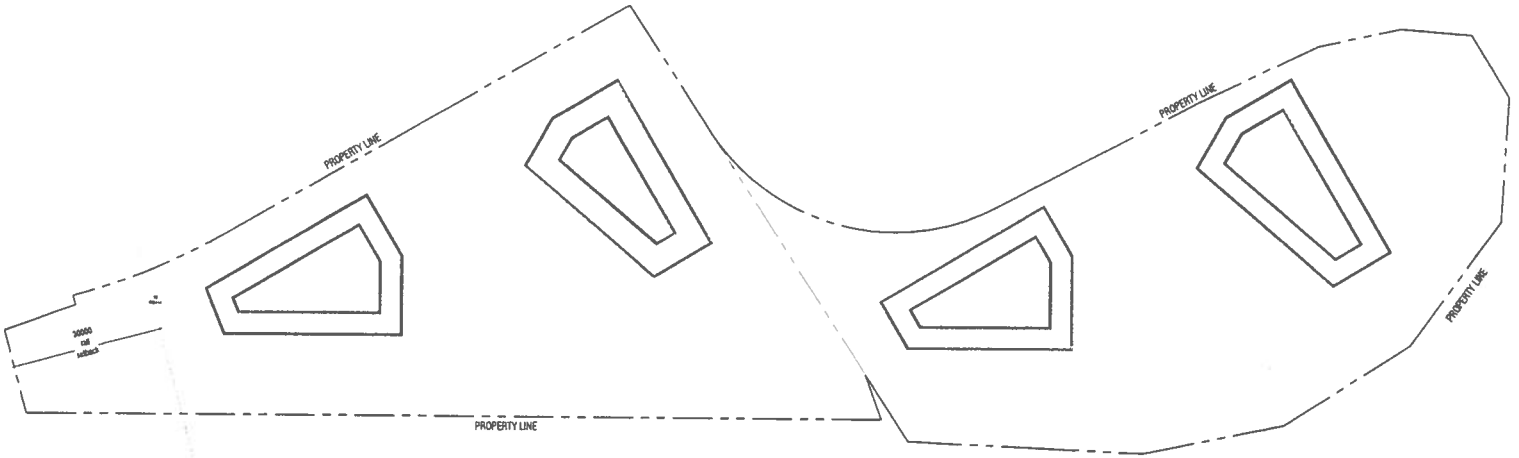
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Phone: 416.516.2601 Fax: 647.748.2644 www.gc-architects.com

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PLAINS RD
MASTER PLAN

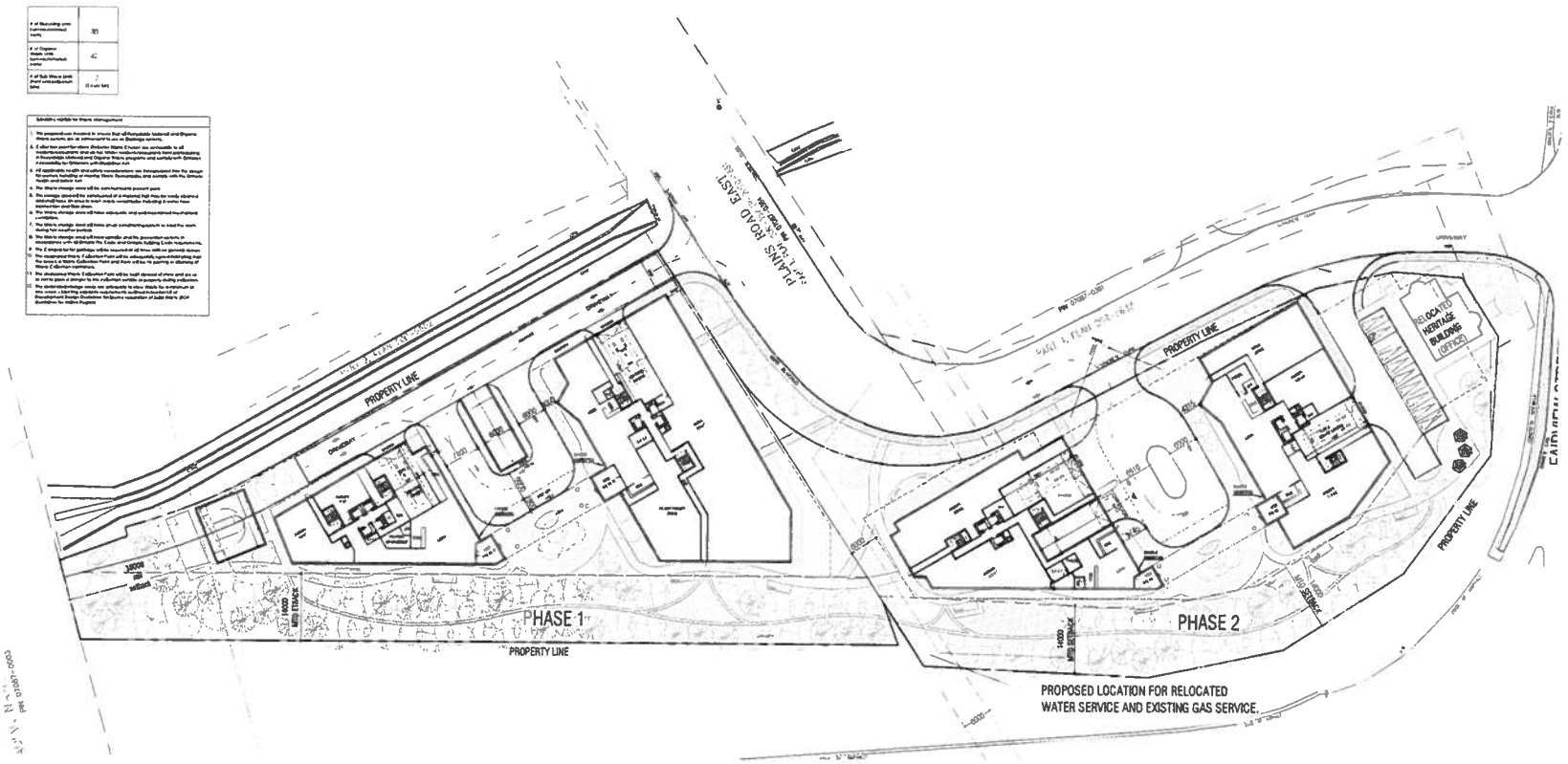
Burlington	Ontario
Project Architect:	B. Graziani
Associate Designer:	S. Safari/R. Alani
Drawn By:	S. Safari/R. Alani
Checked By:	B. Diana
Plot Date:	May. 7, 2021
Job #	1572.17

ROOF

1:450

A308

TITLEBLOCK SIZE 610 x 800



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2. Consequences of any virus or damage to the receiving electronic system when information is transferred.

# of Dwelling units (permitted/provided)	35
# of Degree Days units (permitted/provided)	42
# of Bulk Store Units (Front units/maximum size)	1 (5 main bay)

Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS

7089 Shannon Drive, Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2929 Fax: 905.795.2944 www.graziani.ca

Residential Development

PLAINS RD
MASTER PLAN

Burlington	Ontario
Project Architect:	B. Graziani
Assistant Designer:	S. Sabet/B. Alani
Drawn By:	S. Sabet/B. Alani
Checked By:	B. Biasa
Plot Date:	May. 7, 2021
Job #	1572.17

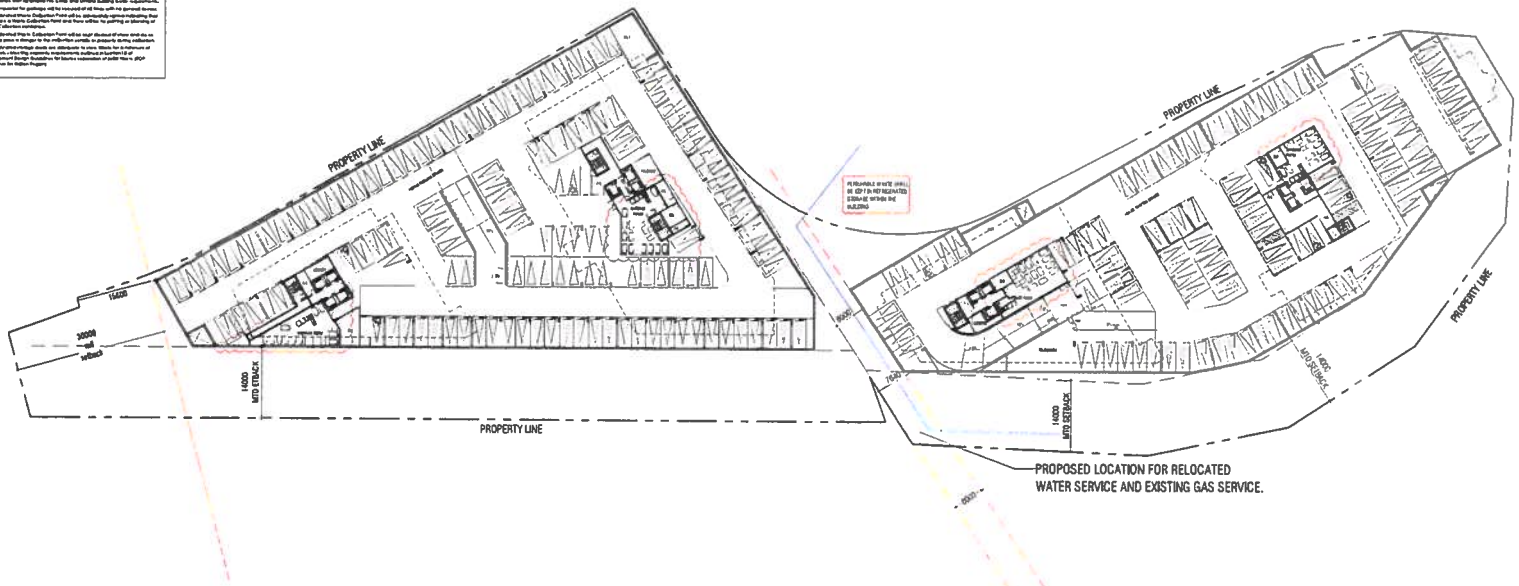
WASTE MANAGEMENT PLAN

1:450 A309

TITLE BLOCK SIZE: 610 x 280

# of Rental/Affordable units (currently occupied units)	10
# of Regular Market Units (currently occupied units)	42
# of Sub Metered Units (Short Ordered/Short Term)	7 (6 units open)

1. The proponent(s) accepts to ensure that all Residential, Industrial and Organic Waste generated are as instructed to use its Drainage systems.
2. Collection point for refuse (Garbage, Waste Chutes) are accessible to all residents/occupants and do not create inconvenience to non-participating residents, tenants and Organic Waste, programs and comply with Ontario Accessibility for Ontarians with Disabilities Act.
3. All applicable health and safety requirements are complied and the design of the Waste Storage Room meeting OBC's, Municipal and current with the Ontario Health and Safety Act.
4. The Waste storage area will be connected to powered pump
5. The storage room will be constructed of a material that may easily cleaned and sanitized, with a smooth, non-absorbent, non-corrosive, non-toxic finish, colour-coded floor and floor drain.
6. The Waste storage area will have adequate and well maintained artificial ventilation.
7. The Waste storage area will have an air conditioning system to avoid the room during hot weather periods.
8. The Waste storage area will have sprinkle and fire prevention system in accordance with applicable Fire Code and Ontario Building Code requirements.
9. The Composter for garbage will be removed at all times with no general access.
10. The residents/tenants Collection Point will be adequately signed indicating that the signage is Waste Collection Point and there will be no parking or blocking of the Waste Collection Point.
11. The residential Waste Collection Point will not discharge effluent that will be or has to pose a danger to the collection vehicle or property during collection.
12. The storage/collection areas are adequate in size, there is a minimum of one metre clear floor space in accordance with Part 3.1 of Development Design Guidelines for Waste Collection of Solid Waste 2004 Guidelines for Waste Buyers



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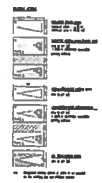
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LICENCE 4426

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Phone, 905.796.2601 Fax.905.797.2044 www.g-c-architects.com

Residential Development

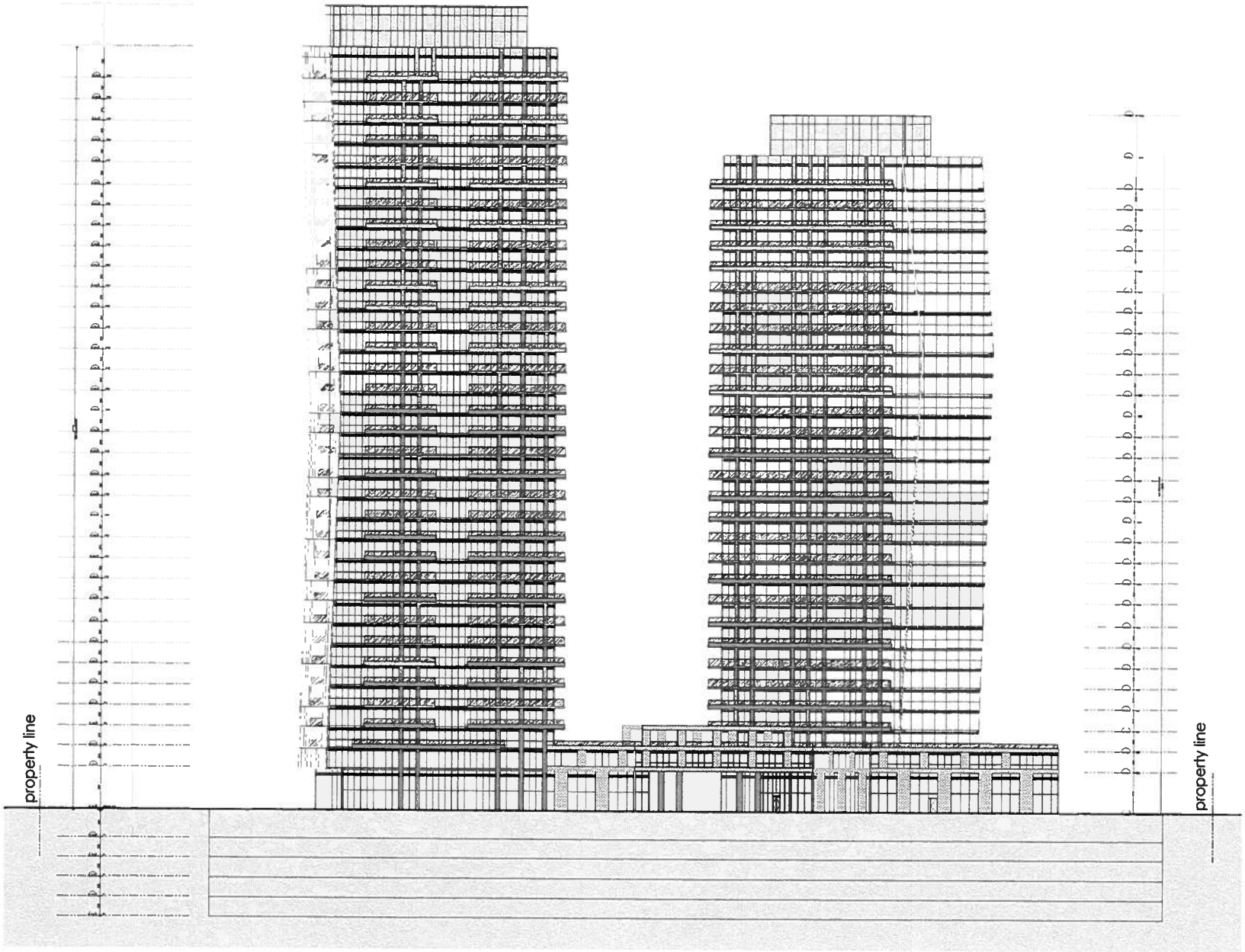
PLAINS RD
MASTER PLAN

Burlington	Ontario
Project Architects:	B. Graziani
Assistant Designer:	S. Sabarifi. Akmal
Drawn By:	S. Sabarifi. Akmal
Checked By:	B. Diosa
Plot Date:	May. 7, 2021
Job #	1572.17

WASTE MANAGEMENT PLAN

1:450 A310

TITLEBLOCK SIZE 610 x 800



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RENATO F. CORAZZA
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Phone: 905.795.2601 Fax: 905.752.2944 www.graziani.ca.com

Residential Development

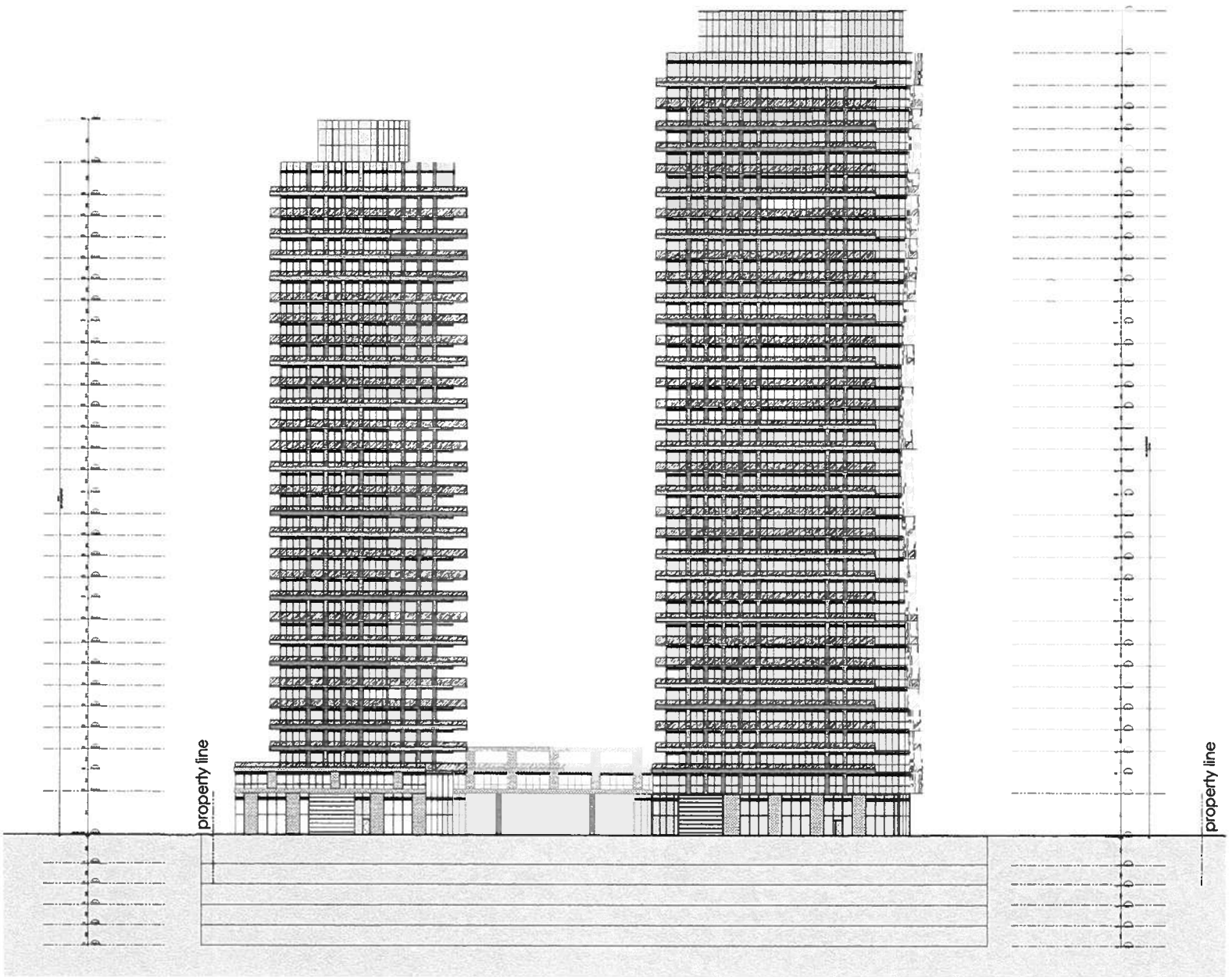
PLAINS RD
PHASE 1- LOT "A"

Burlington	Residence
Project Architects	G. Graziani
Associate Designer	S. Selani/R. Alessi
Drawn By:	S. Selani/R. Alessi
Checked By:	G. Giesa
Plot Date:	May. 7, 2021
Job #	1572.17

SOUTH ELEVATION

1:250 A401

TITLEBLOCK SIZE 610 x 300



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LICENCE
4694

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Phone: 905.761.2691 Fax: 905.761.2694 www.grazianiarch.com

Professional Development

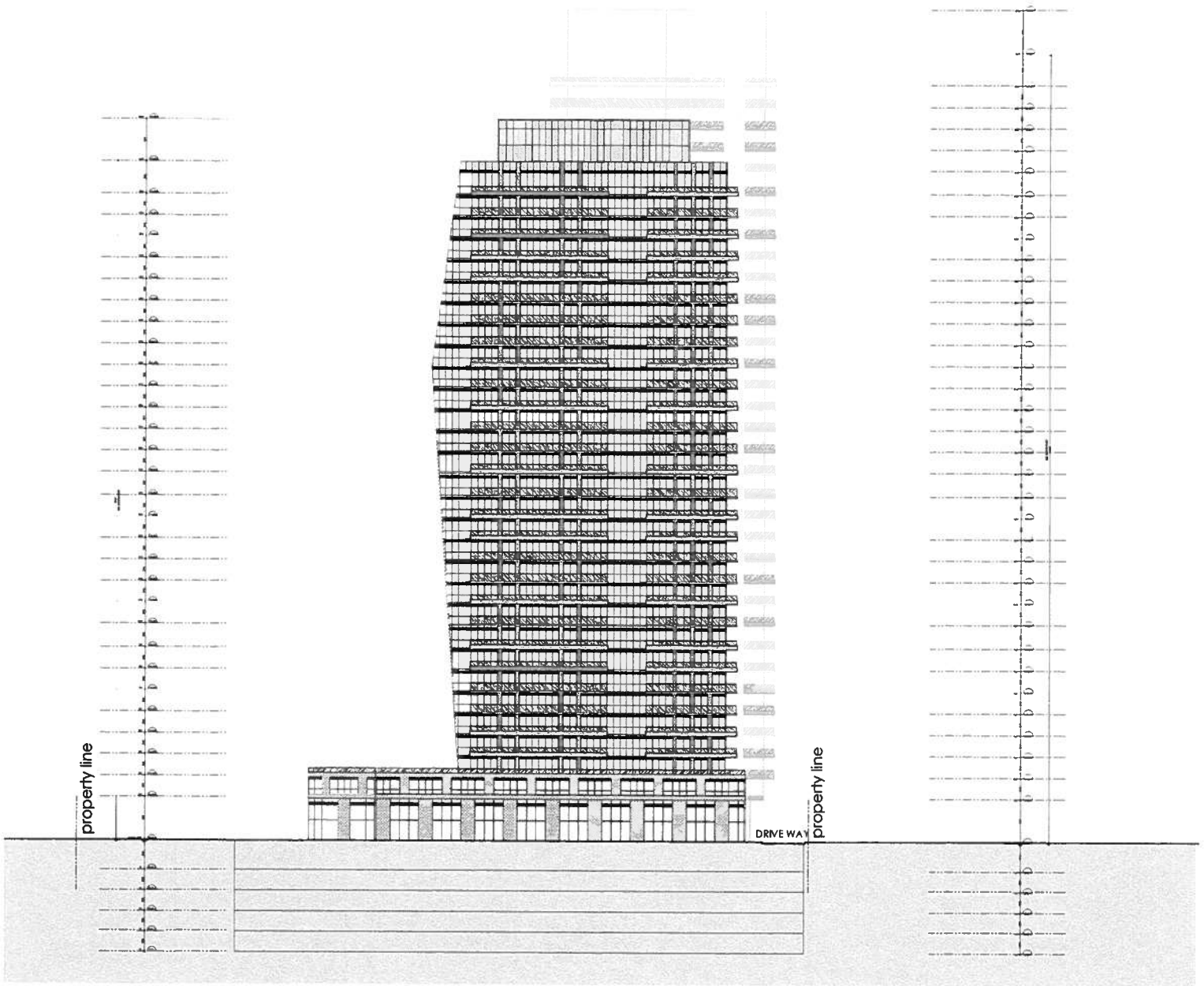
PLAINS RD
PHASE 1- LOT "A"

Drafting Info	Antonio
Project Architect:	B. Graziani
Assistant Designer:	S. Sabatelli/R. Alleni
Drawn By:	S. Sabatelli/R. Alleni
Checked By:	B. Massa
Plot Date:	May. 7, 2021
Job #:	1572.17

NORTH ELEVATION

1:250 A402

TITLEBLOCK SIZE: 610 x 800



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RENARDO F. CORAZZA
LICENCE
4934

1200 Sheppard Ave. Suite 100 Mississauga Ontario L4W 1Z3
Phone: 905.795.3691 Fax: 905.795.3644 www.graziani-corazza.com

Residential Development

PLAINS RD
PHASE 1- LOT "A"

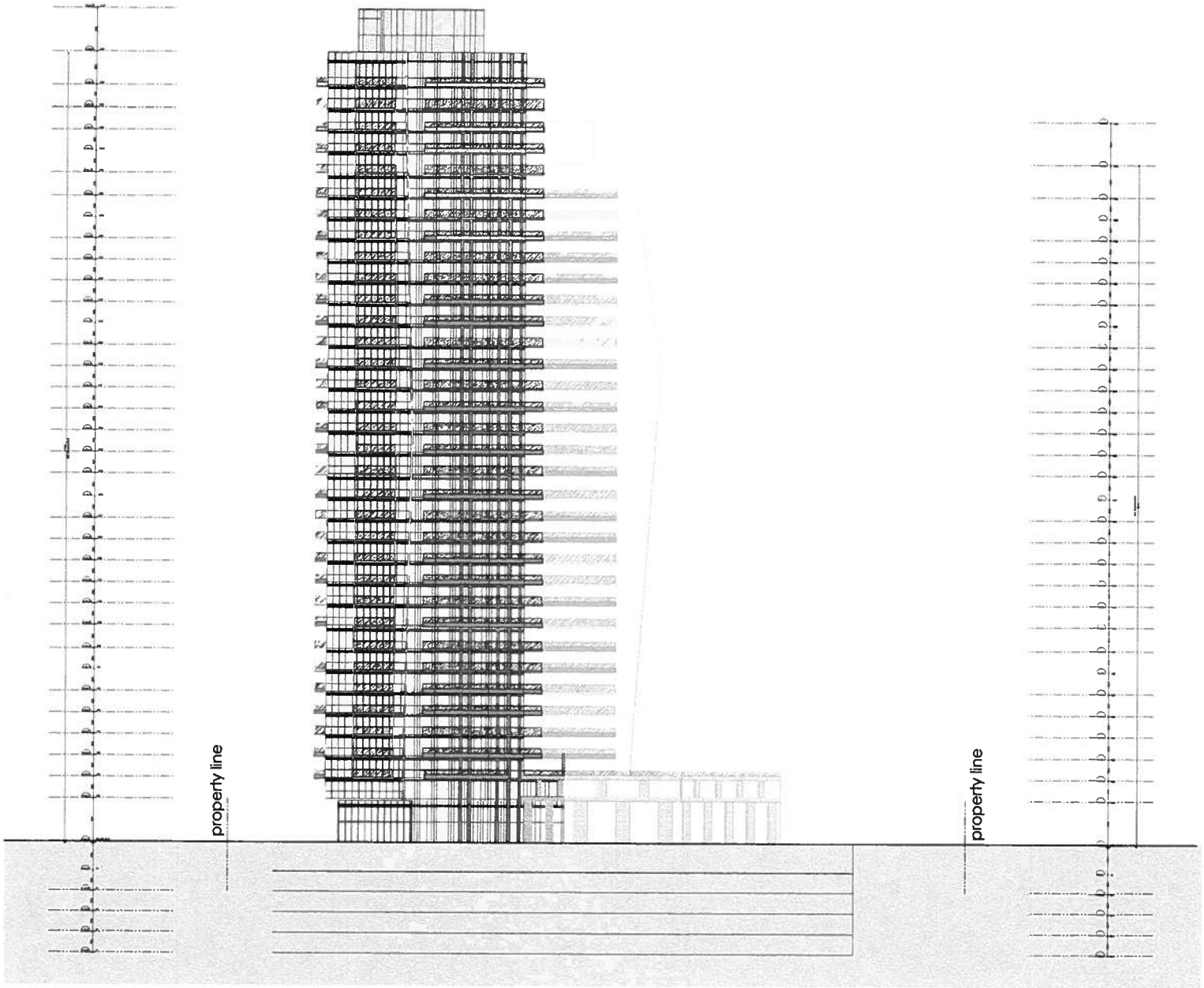
Burlington — Ontario

Project Architect:	R. Graziani
Assistant Designer:	S. Sabasti/R. Alami
Drawn By:	S. Sabasti/R. Alami
Checked By:	R. Riese
Plot Date:	May. 7, 2021
Job #:	1572.17

EAST ELEVATION

1:250 — A403

TITLEBLOCK SIZE: 610 x 900



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4634

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Phone: 905.795.7601 Fax: 905.795.7604 www.graziani.com

Residential Development

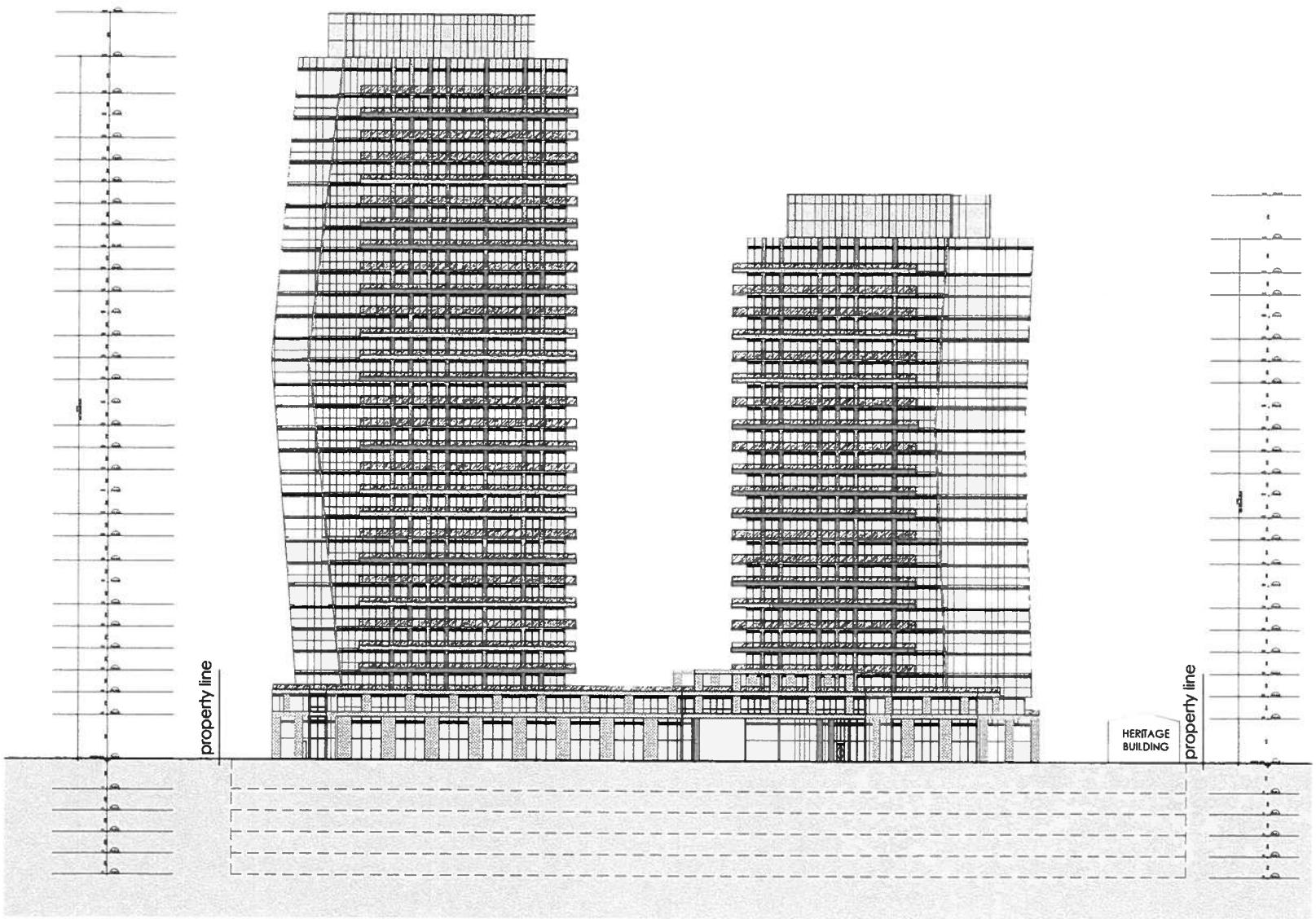
PLAINS RD
PHASE 1- LOT "A"

Burlington	Ontario
Project Architects	D. Graziani
Assistant Designers	S. Salari/R. Alani
Drawn By	S. Salari/R. Alani
Checked By	D. Rosa
Plot Date	May. 7, 2021
Job #	1572.17

WEST ELEVATION

1:250 A404

TITLEBLOCK SIZE: 610 x 800



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Institutional Development

PLAINS RD
PHASE 2- LOT "B"

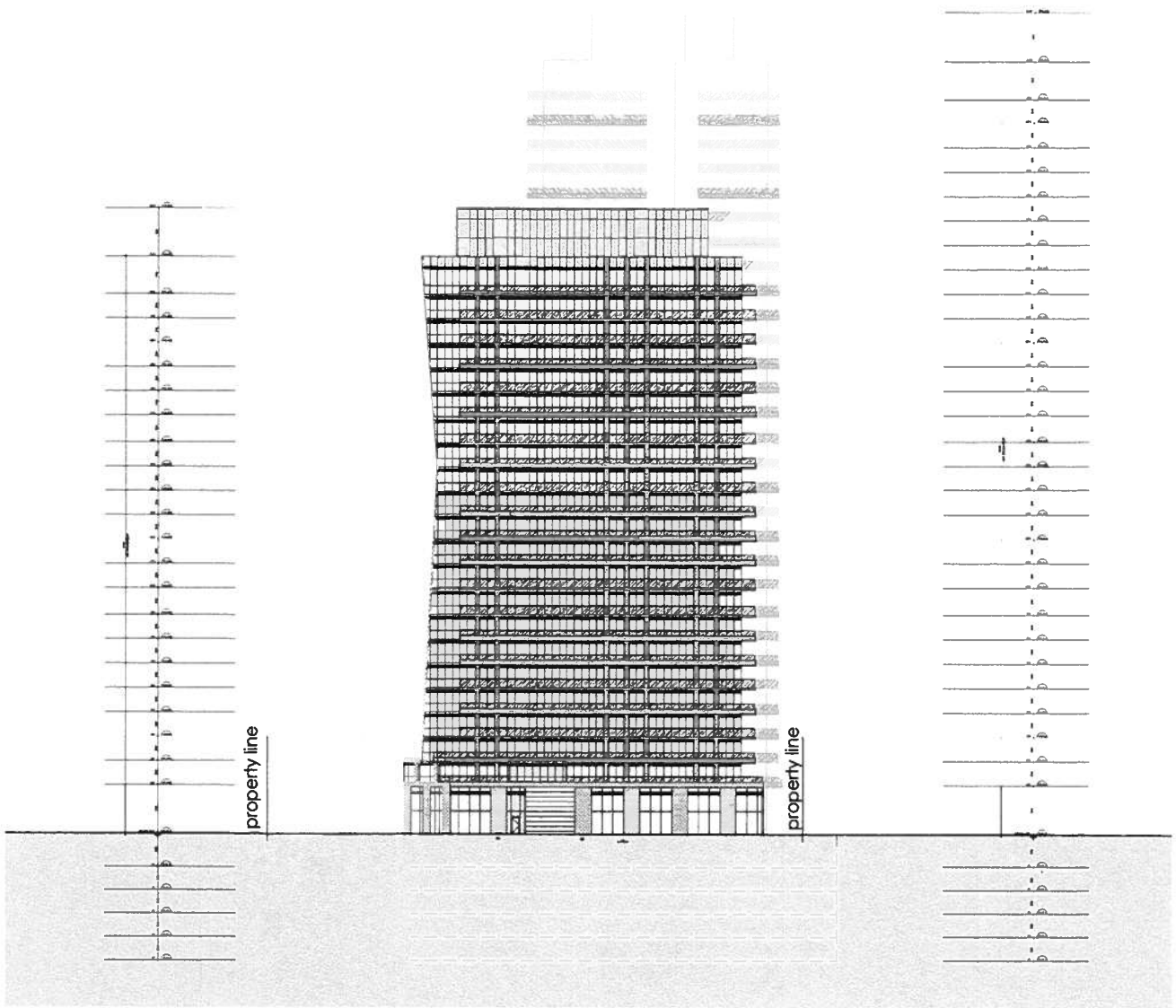
Revisions	Date
Project Architects:	R. Graziani
Assistant Designer:	S. Safavi/R. Alami
Drawn by:	S. Safavi/R. Alami
Checked By:	R. Blasa
Plot Date:	May . 7, 2021
Job #	1572.17

SOUTH ELEVATION

1:250

A405

TITLEBLOCK SIZE 810 x 900



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Residential Development

PLAINS RD
PHASE 2- LOT "B"

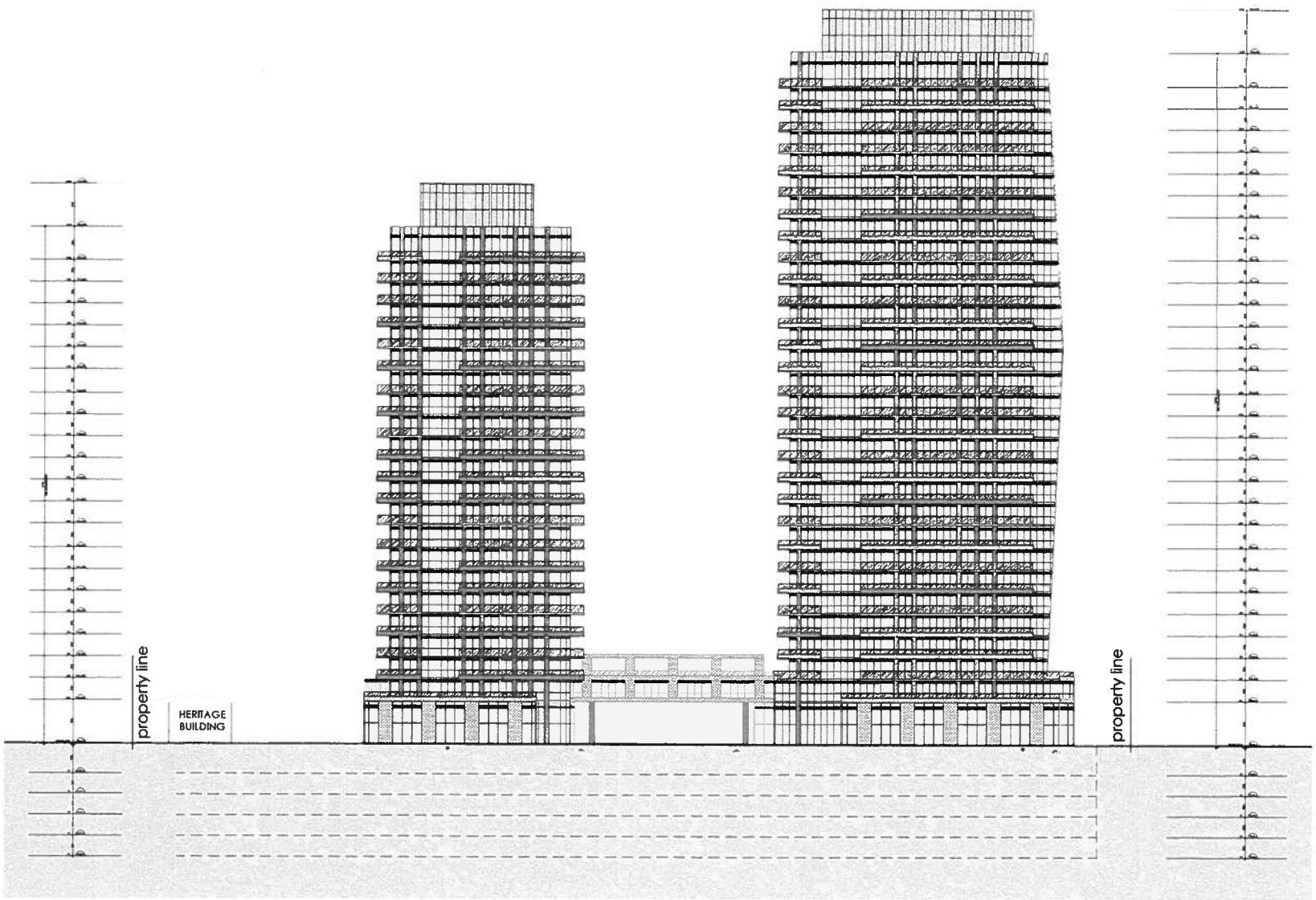
Burlington — Ontario

Project Architect:	R. Graziani
Assistant Designer:	S. Saberi/R. Alani
Drawn By:	S. Saberi/R. Alani
Checked By:	R. Illeso
Plot Date:	May. 7, 2021
Job #	1572.17

EAST ELEVATION

1/150 — A406

TITLEBLOCK SIZE: 610 x 900



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Residential Development

PLAINS RD
PHASE 2- LOT "B"

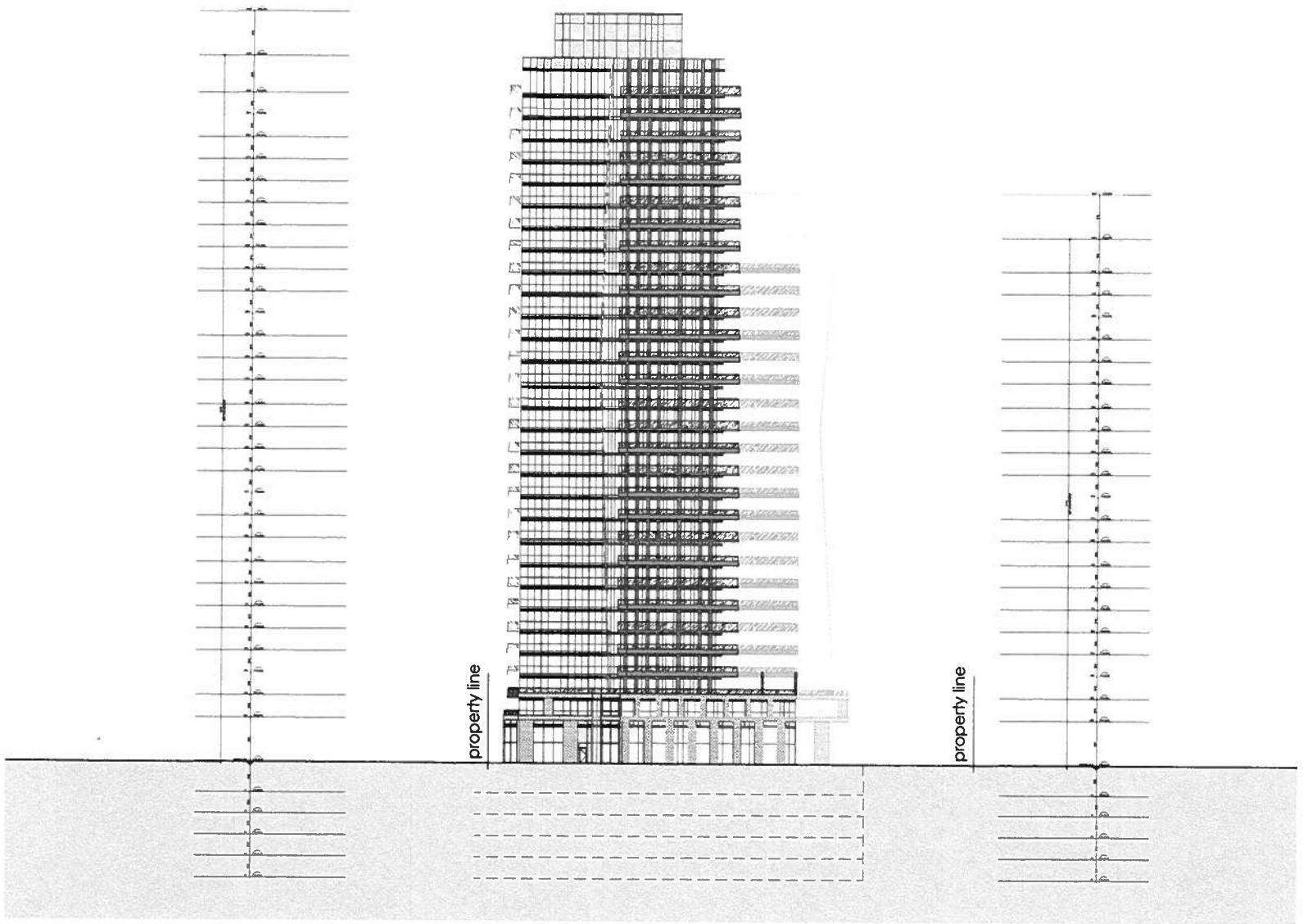
Designation	Name
Project Architect:	R. Graziani
Assistant Designer:	S. Selen/R. Alani
Drawn By:	S. Selen/R. Alani
Checked By:	R. Riese
Plot Date:	May. 7, 2021
Job #:	1572.17

NORTH ELEVATION

1:250

A407

TITLEBLOCK SIZE: 610 x 900



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Residential Development

PLAINS RD
PHASE 2- LOT "B"

Burlington Ontario

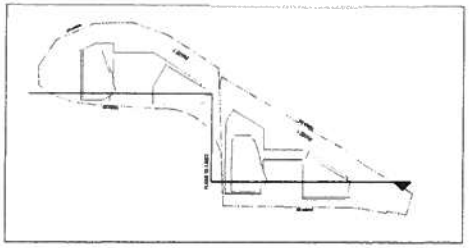
Project Architect:	B. Graziani
Assistant Designer:	S. Saleet/R. Alani
Drawn By:	S. Saleet/R. Alani
Checked By:	B. Biesa
Plot Date:	May. 7, 2021
Job #	1572.17

WEST ELEVATION

1:250

A408

TITLEBLOCK SIZE 610 x 800



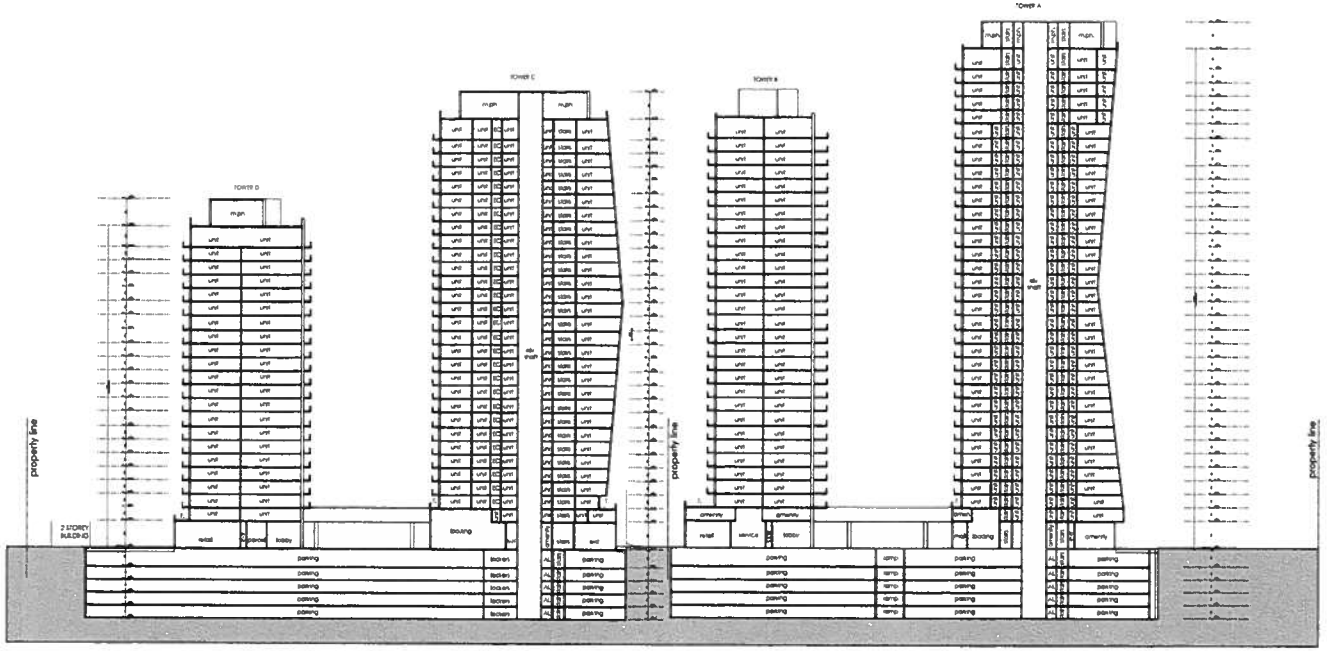
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Residential Development

PLAINS RD

Description	Designs
Project Architect	R. Graziani
Assistant Designer	S. Salemi/R. Alessi
Drawn By:	S. Salemi/R. Alessi
Checked By:	R. Morse
Plot Date	May. 7, 2021
Job #	1572.17

SECTION

1:300 A501

TITLEBLOCK SIZE, 810 x 900