

1393 GRAHAMS LANE

(ISSUED FOR ZBA AND OPA)

DEVELOPER / OWNER:

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DRAWING LIST (SPA SET)

SHEET NUMBER	SHEET NAME	ISSUED FOR ZBA AND OPA (24/03/15)	Issued#2 (Add Date)	Issued#3 (Add Date)	Issued#4 (Add Date)	Issued#5 (Add Date)
20-Site Plan Approval						
Site Plan Submission						
A0 00	COVER SHEET	■				
A1 00	SITE PLAN AND STATISTICS	■				
A1 01	PHASING DIAGRAMS	■				
A1 02	WASTE MANAGEMENT PLAN	■				
A2 00	LEVEL P2 FLOOR PLAN	■				
A2 01	LEVEL P1 FLOOR PLAN	■				
A2 02	LEVEL 1 FLOOR PLAN	■				
A2 03	LEVEL 2 FLOOR PLAN	■				
A2 04	LEVEL 3 FLOOR PLAN	■				
A2 05	LEVEL 4 FLOOR PLAN	■				
A2 06	LEVEL 5 FLOOR PLAN	■				
A2 07	LEVEL 6 FLOOR PLAN	■				
A2 08	LEVEL 7 FLOOR PLAN	■				
A2 09	LEVEL 8 FLOOR PLAN	■				
A2 10	LEVEL 9 FLOOR PLAN	■				
A2 11	LEVEL 10 FLOOR PLAN	■				
A2 12	LEVEL 11 FLOOR PLAN	■				
A2 13	LEVEL 12 FLOOR PLAN	■				
A2 14	LEVEL 13-14 FLOOR PLAN	■				
A2 15	LEVEL 15-16 FLOOR PLAN	■				
A2 16	LEVEL 17-18 FLOOR PLAN	■				
A2 17	LEVEL 19-20 - FLOOR PLAN	■				
A2 18	LEVEL MPH	■				
A2 19	ROOF PLAN	■				
A4 00	ELEVATIONS	■				
A4 01	ELEVATIONS	■				
A4 02	ELEVATIONS	■				
A4 03	ELEVATIONS	■				
A4 04	ELEVATIONS	■				
A4 05	ELEVATIONS	■				
A4 06	ELEVATIONS	■				
A4 07	ELEVATIONS	■				
A4 10	OVERALL BUILDING SECTIONS	■				
A4 11	OVERALL BUILDING SECTIONS	■				
A4 12	OVERALL BUILDING SECTIONS	■				
A4 13	OVERALL BUILDING SECTIONS	■				
A4 14	OVERALL BUILDING SECTIONS	■				
A5 00	PERSPECTIVES	■				
A5 01	PERSPECTIVES	■				
A5 02	AXO VIEWS	■				

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ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C. MUFFITT
LICENCE
5517

SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

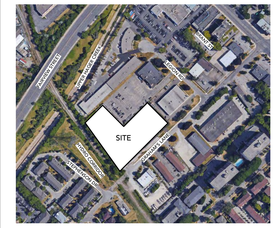
1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
COVER SHEET

Project Manager Team: AN
Project No. 22-111
Date Plotted: 3/22/2024 3:51:37 PM
Scale:
Drawing No.: A0 00

KEY MAP



SITE STATISTICS

BUILDING & SITE INFORMATION:

LOT AREA	10,780.75sm (2.66 AC)
PROPOSED GFA	45,821sm (493,229sf)
DENSITY (FSI)	4.25
COVERAGE:	
BUILDING COVERAGE:	3,732.95sm (35%)
PAVING (HARDSCAPING):	3828.61sm (35%)
LANDSCAPING (SOFTSCAPING):	3219.19sm (30%) (inc. parkland softscaping)
LOT FRONTAGE / DEPTH:	128.77m / 118.44m
No. OF STOREYS / HEIGHT:	BLDG A = 16st / 49.5m BLDG B = 9st / 28.5m BLDG C = 20st / 61.5m

GCA/GFA/NSA CALCULATIONS

	UNITS	GCA	NSA
BUILDING A			
LEVEL 1	13	1,690sm	861.63sm
LEVEL 2	12	1,682sm	1,224.61sm
LEVEL 3	24	1,729sm	1,564.38sm
LEVEL 4	28	1,853sm	1,686.44sm
LEVEL 5	25	1,592sm	1,431.05sm
LEVEL 6	25	1,592sm	1,431.22sm
LEVEL 7	25	1,500sm	1,339.24sm
LEVEL 8	25	1,500sm	1,339.24sm
LEVEL 9	24	1,462sm	1,297.25sm
LEVEL 10	16	985sm	869.25sm
LEVEL 11	16	985sm	869.25sm
LEVEL 12	16	930sm	814.32sm
LEVEL 13	16	930sm	814.32sm
LEVEL 14	16	930sm	814.32sm
LEVEL 15	15	857sm	741.50sm
LEVEL 16	15	857sm	741.40sm
BLDG A SUBTOTAL:	311	21,079sm (226,900sf)	17,839.42sm (192,021sf)
EFFICIENCY = 85% NSA/GCA			
BLDG A GFA W/ DEDUCTIONS		*20,025sm (215,554sf)*	
BUILDING B			
LEVEL 1	7	807sm	415.18sm
LEVEL 2	8	807sm	615.02sm
LEVEL 3	14	880sm	783.59sm
LEVEL 4	17	1,026sm	921.15sm
LEVEL 5	16	930sm	826.93sm
LEVEL 6	16	975sm	882.41sm
LEVEL 7	16	975sm	882.41sm
LEVEL 8	16	975sm	882.41sm
LEVEL 9	16	880sm	788.01sm
BLDG B SUBTOTAL:	125	9,255sm (88,859sf)	6,997.12sm (75,316sf)
EFFICIENCY = 86% NSA/GCA			
BLDG B GFA W/ DEDUCTIONS		*7,842sm (84,413sf)*	
BUILDING C			
LEVEL 1	7	817sm	419.89sm
LEVEL 2	4	817sm	425.54sm
LEVEL 3	14	871sm	773.59sm
LEVEL 4	17	1,017sm	911.29sm
LEVEL 5	16	969sm	865.75sm
LEVEL 6	16	1,040sm	936.83sm
LEVEL 7	16	1,040sm	936.83sm
LEVEL 8	16	1,040sm	936.83sm
LEVEL 9	15	905sm	801.85sm
LEVEL 10	15	905sm	801.85sm
LEVEL 11	15	930sm	827.32sm
LEVEL 12	15	930sm	827.32sm
LEVEL 13	15	971sm	867.98sm
LEVEL 14	15	971sm	867.98sm
LEVEL 15	15	971sm	867.98sm
LEVEL 16	15	971sm	867.98sm
LEVEL 17	15	971sm	867.98sm
LEVEL 18	15	971sm	867.98sm
LEVEL 19	15	891sm	788.52sm
LEVEL 20	15	891sm	788.52sm
BLDG C SUBTOTAL:	286	18,099sm (203,434sf)	16,249.82sm (174,911sf)
EFFICIENCY = 88% NSA/GCA			
BLDG C GFA W/ DEDUCTIONS		*17,956sm (193,261sf)*	
TOTAL: EFFICIENCY =	**722** 86% NSA/GCA (EXCL. MECH. Prv)	**48,233sm (519,193sf)**	**41,560 (447,362sf)**
TOTAL GFA W/ DEDUCTIONS		**45,821sm (493,229sf)**	

UNIT MIX / COUNT

	S (300SF-400SF)	1B	1B+D (450SF-700SF)	2B (750SF-850SF)	2B+D	3B (850SF-1100sf)	3B+D
BUILDING A							
LEVEL 1	1	2		9		1	
LEVEL 2	1	4	1	5		1	
LEVEL 3	2	4	4	6	6	1	1
LEVEL 4	5	4	5	7	6		1
LEVEL 5	4	7	3	7	3		1
LEVEL 6	4	7	3	7	3		1
LEVEL 7	5	8	8	2	1		1
LEVEL 8	5	8	8	2	1		1
LEVEL 9	4	8	8	2			
LEVEL 10	2	5	7	1			1
LEVEL 11	2	5	7	1			1
LEVEL 12	3	9	2	1			1
LEVEL 13	3	9	2	1			1
LEVEL 14	3	9	2	1			1
LEVEL 15	3	6	4	2			
LEVEL 16	3	6	4	2			
SUBTOTAL:	50 (16%)	169 (54%)		78 (25%)		5 (2%)	
BUILDING B							
LEVEL 1	1	2		4			
LEVEL 2	2	4		2			
LEVEL 3	3	3	2	6			
LEVEL 4	3	5	4	5			
LEVEL 5	3	7	2	4			
LEVEL 6	2	6	2	5		1	
LEVEL 7	2	6	2	5		1	
LEVEL 8	2	6	2	5		1	
LEVEL 9	2	7	4	2			
SUBTOTAL:	20 (16%)	64 (51%)		38 (30%)		3 (2%)	
BUILDING C							
LEVEL 1	1	2		4			
LEVEL 2	1		2	1			
LEVEL 3	3	1	6	4			
LEVEL 4	3	3	5	6			
LEVEL 5	3	7	1	5			
LEVEL 6	2	4	3	5		1	1
LEVEL 7	2	4	3	5		1	1
LEVEL 8	2	8	3	5		1	1
LEVEL 9	2	7	1	3		2	
LEVEL 10	2	7	1	3		2	
LEVEL 11	2	5	5	2		1	
LEVEL 12	2	5	5	2		1	
LEVEL 13	2	5	5	2		1	
LEVEL 14	2	5	5	2		1	
LEVEL 15	2	5	5	2		1	
LEVEL 16	2	5	5	2		1	
LEVEL 17	2	5	5	2		1	
LEVEL 18	2	5	5	2		1	
LEVEL 19	2	7	3	2		1	
LEVEL 20	2	7	3	2		1	
SUBTOTAL:	41 (15%)	164 (57%)		61 (21%)		20 (7%)	
TOTAL: NOTE: 15% OF TOTAL UNIT COUNT TO BE BARRIER FREE	**S 111** (15%)	**1B 397** (55%)		**2B 172** (24%)		**3B 27** (4%)	

AMENITY SPACES (INDOOR/OUTDOOR)

INDOOR AMENITY	= 1,533sm (2.12sm/UNIT)
OUTDOOR AMENITY	= 8,431sm (11.68sm/UNIT)
TOTAL AMENITY AREA	**= 9,964sm (13.80sm/UNIT)**

NOTE: AMENITY AREA CALCULATION FACTORS IN THE FOLLOWING:

- DESIGNATED INDOOR AMENITY (AT GRADE AND L2)
- DESIGNATED OUTDOOR AMENITY (AT GRADE)
- LOBBY LOUNGES
- GUEST SUITES
- LOOSELY PROGRAMMED AMENITY (BUILDING A COURTYARD, ACTIVE/PASSIVE USE SPACES BETWEEN BUILDINGS B AND C, ACTIVE/PASSIVE USE SPACES ALONG PERIMETER)
- BUILDING A ROOFTOP AMENITY SPACE
- PORCHES, PATIOS, BALCONIES, AND TERRACES

PARKING SPACE RATES (BASED ON BLENDED RATE OF 0.83 SPACES/UNIT):

RES. PARKING RATES
RESIDENT 0.70/UNIT
VISITOR 0.13/UNIT

PARKING SPACES:	PROPOSED
PERPENDICULAR STALL DIMENSION	6.0m x 2.75m
PARALLEL STALL DIMENSION	7.2m x 2.75m
BARRIER-FREE STALL (TYPE A)	6.0m x 3.4m
BARRIER-FREE STALL (TYPE B)	6.0m x 2.75m
DRIVE AISLE WIDTH	6.0m
RESIDENTIAL:	505 (505 U/G)
VISITOR:	93 (16 A/G + 77 U/G)
TOTAL SPACES: NOTE: 7 TYPE A (1 A/G and 6 B/G) and 7 TYPE B (1 A/G and 6 B/G)	598 SPACES (2 LEVELS)

BICYCLE PARKING SPACE RATES

SHORT TERM RES. PARKING RATES	LONG TERM RES. PARKING RATES
0.05/ RES UNIT	0.5/ RES UNIT

BICYCLE PARKING SPACES:	REQUIRED	PROPOSED
SHORT TERM RESIDENTIAL:	36	36
LONG TERM RESIDENTIAL:	361	362
TOTAL SPACES:	397	398

STORAGE LOCKERS:	REQUIRED	PROPOSED
RESIDENTIAL	0	0

LOADING SPACE RATES

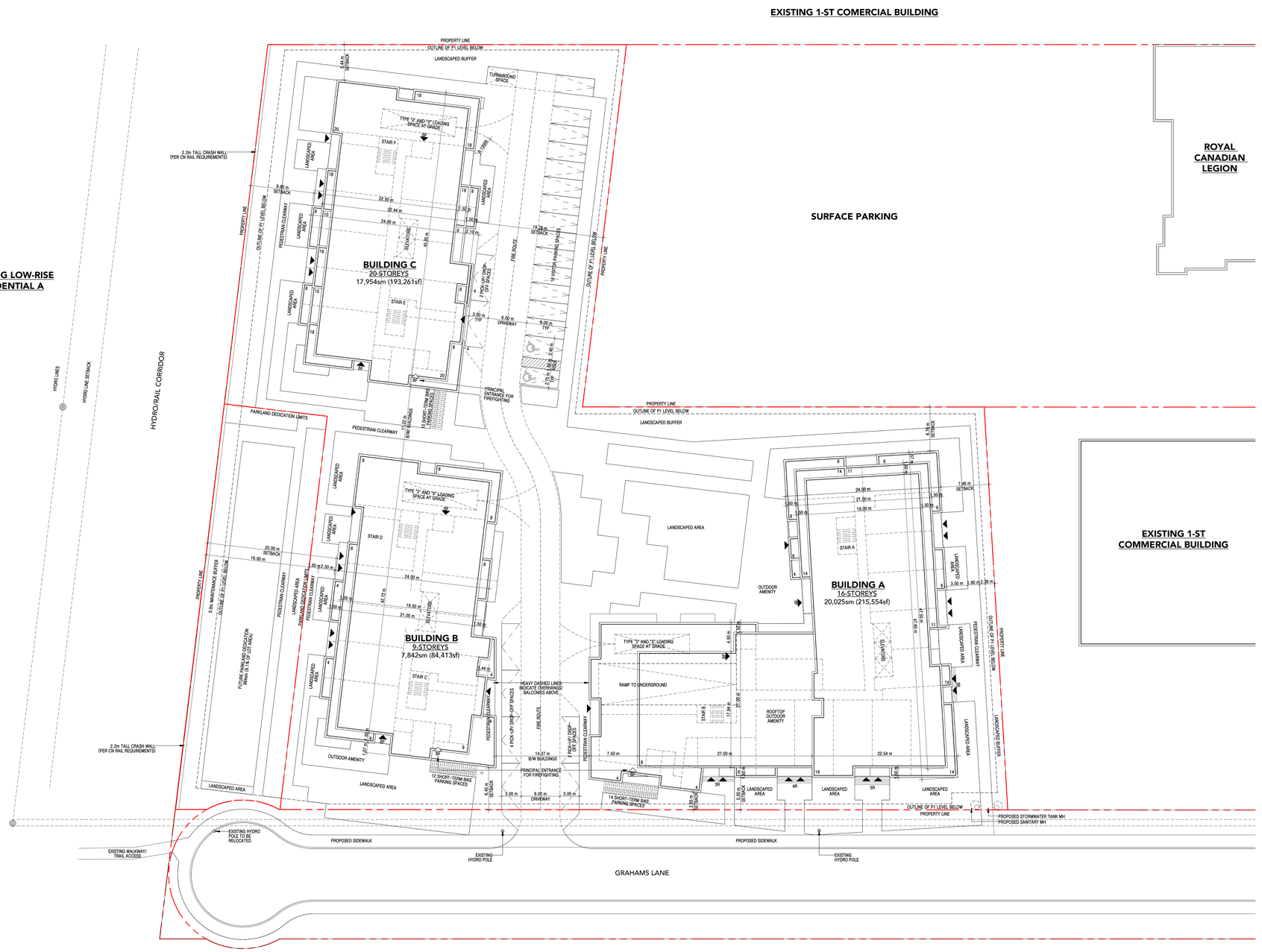
RESIDENTIAL LOADING IS TYPE 'Z' AND TYPE 'B'

LOADING SPACES:	REQUIRED	PROPOSED
RESIDENTIAL	3	3

SURVEY INFORMATION

BOUNDARY SURVEY OF PART OF LOT 69, BRANT'S BLOCK
REGISTERED PLAN 99
CITY OF BURLINGTON

MACKAY MACKAY & PETERS LIMITED
3380 SOUTH SERVICE ROAD, BULINGOTN, ON, L7N 3J5
T: (905) 639-1375



SITE PLAN
SCALE: 1 : 250

1
A1 00

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SITE PLAN SYMBOL AND SIGN LEGEND:

- PRINCIPLE ENTRANCE (FOR FIRE FIGHTING)
- ENTRANCE TO RETAIL OR GRADE RELATED RES. UNIT
- A.D. CATCH BASIN (REFER TO CIVIL DWGS.)
- AREA DRAIN (REFER TO CIVIL DWGS.)
- T.D. TRENCH DRAIN (REFER TO CIVIL DWGS.)
- MH MANHOLE (REFER TO CIVIL DWGS.)
- FH FIRE HYDRANT
- SIAMESE (STANDPIPE) CONNECTION
- HC ACCESIBLE PARKING SIGNAGE
- FR FIRE ROUTE SIGNAGE
- LS LIGHT STANDARD (EXTERIOR POLE FIXTURE)
- WALL MOUNTED EXTERIOR LIGHT FIXTURE
- ACCESSIBLE CURB CUT
- BARRIER FREE PARKING SPACE

PROJECT NORTH
TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MURPHY
LICENCE
5557
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

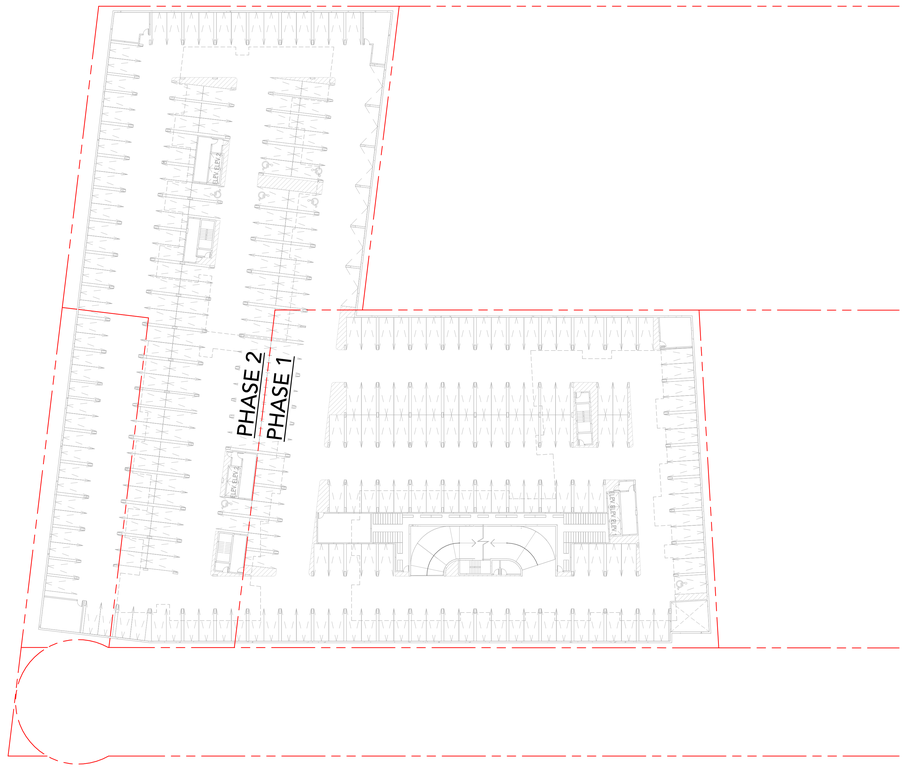
Drawing Title:
SITE PLAN AND STATISTICS

Project Manager Team:	Project No.
AN	22-111
Date Plotted:	Scale:
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Drawing No.:
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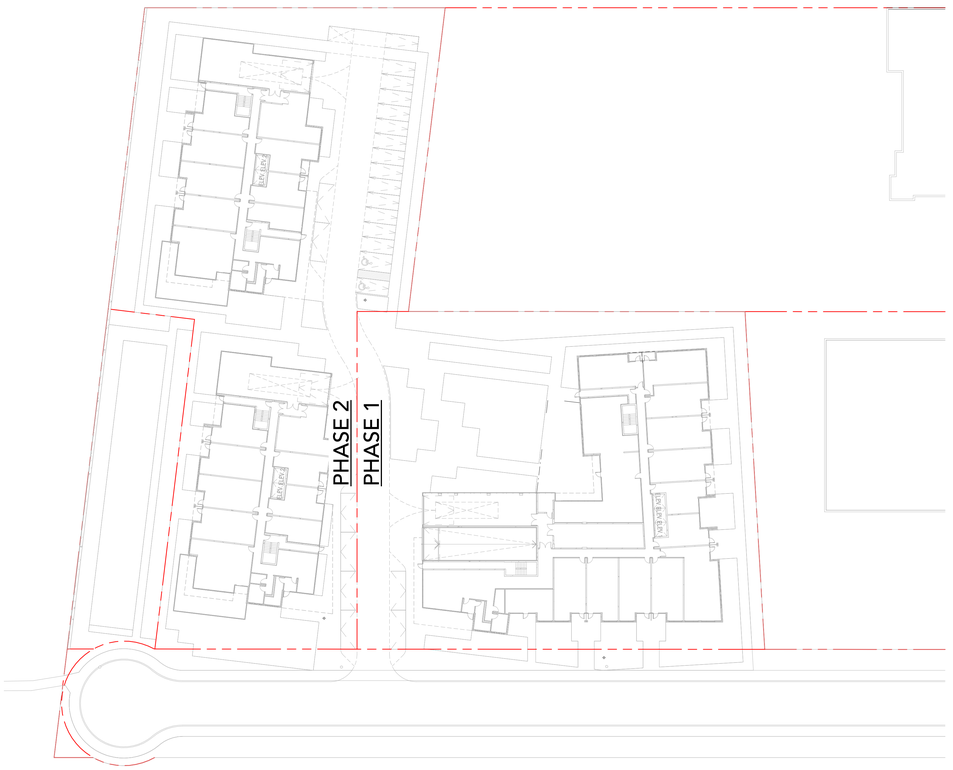
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BELOW-GRADE PHASING
SCALE: 1 : 400

2
A1 01



ABOVE-GRADE PHASING
SCALE: 1 : 400

1
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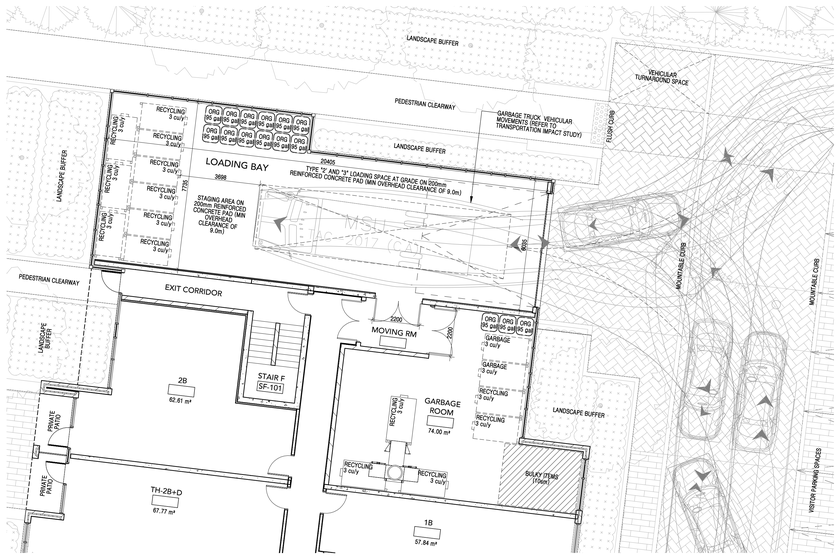
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PHASING DIAGRAMS

Project Manager Team:	Project No:
AN	22-111
Date Plotted:	Scale:
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Drawing No.:
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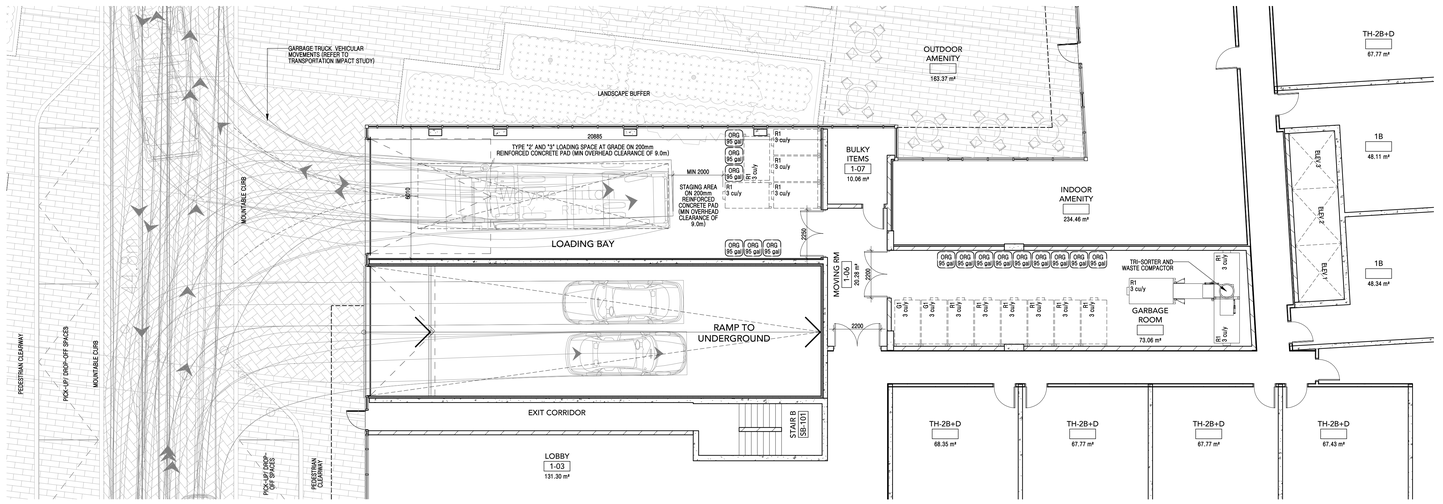
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A0



BUILDING C GARBAGE ROOM AND LOADING BAY (3 / A1 02)
SCALE: 1 : 100

BUILDING B GARBAGE ROOM AND LOADING BAY (2 / A1 02)
SCALE: 1 : 100



BUILDING A GARBAGE ROOM AND LOADING BAY (1 / A1 02)
SCALE: 1 : 100

GENERAL NOTES FOR WASTE MANAGEMENT

1. THIS PROPOSAL WAS CREATED TO ENSURE THAT ALL RECYCLABLE MATERIAL AND ORGANIC WASTE SYSTEMS ARE AS CONVENIENT TO USE AS GARBAGE SYSTEMS.

2. COLLECTION POINT LOCATIONS (TRI-SORTER WASTE CHUTES) ARE ACCESSIBLE TO ALL RESIDENTS/ OCCUPANTS AND DO NOT HINDER RESIDENTS/ OCCUPANTS FROM PARTICIPATING IN RECYCLABLE MATERIAL AND ORGANIC WASTE PROGRAMS AND COMPLY WITH ACCESSIBILITY REQUIREMENTS OF THE ONTARIANS WITH DISABILITIES ACT.

3. ALL APPLICABLE HEALTH AND SAFETY CONSIDERATIONS ARE INCORPORATED INTO THE DESIGN FOR WORKERS HANDLING OR MOVING WASTE RECEPTACLES AND COMPLY WITH THE ONTARIO HEALTH AND SAFETY ACT.

4. THE WASTE SOTRAGE AREA WILL BE CONSTRUCTED TO PREVENT PESTS.

5. THE STORAGE AREA WILL BE CONSTRUCTED OF A MATERIAL THAT MAY BE EASILY CLEANED AND SHALL HAVE AN AREA TO WASH WASTE RECEPTACLES, INCLUDING A WATER HOSE CONNECTION AND FLOOR DRAIN.

6. THE WASTE STORAGE AREA WILL HAVE ADEQUATE AND WELL MAINTAINED MECHANICAL VENTILATION.

7. THE WASTE STORAGE AREA WILL HAVE AN AIR CONDITIONING SYSTEM TO COOL THE ROOM DURING HOT WEATHER PERIODS.

8. THE WASTE STORAGE AREA WILL HAVE SPRINKLER AND FIRE PREVENTION SYSTEMS IN ACCORDANCE WITH ALL ONTARIO FIRE CODE AND ONTARIO BUILDING CODE REQUIREMENTS.

9. THE COMPACTOR FOR GARBAGE WILL BE SECURED AT ALL TIMES WITH NO GENERAL ACCESS.

10. THE DEDICATED WASTE COLLECTION POINT WILL BE ADEQUATELY SIGNED, INDICATING THAT THE AREA IS A WASTE COLLECTION POINT AND THERE WILL BE NO PARKING OR BLOCKING OF WASTE COLLECTION CONTAINERS.

11. THE DEDICATED WASTE COLLECTION POINT WILL BE KEPT CLEARED OF SNOW AND ICE SO AS NOT TO POSE A DANGER TO THE COLLECTION VEHICLE OR PROPERTY DURING COLLECTION.

12. THE DEDICATED STORAGE AREAS ARE ADEQUATE TO STORE WASTE FOR A MINIMUM OF ONE WEEK, MEETING CAPACITY REQUIREMENTS OUTLINED IN SECTION 1.8 OF THE DEVELOPMENT DESIGN GUIDELINES FOR SOURCE SEPARATION OF SOLID WASTE (ROP GUIDELINES FOR HALTON REGION).

13. LOADING BAYS AND STAGING AREAS TO BE LEVEL (+/-2%) AND HAVE A MINIMUM VERTICAL CLEARANCE OF 9.0m AND HORIZONTAL CLEARANCE OF 6.0m THROUGHOUT.

14. A TRAINED ON-SITE STAFF MEMBER WILL BE AVAILABLE TO MANOEUVRE BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

15. WARNING BEACONS AND SIGNAGE TO BE PROVIDED AT LOADING BAY TO FACILIATE SAFE TRUCK MANEOUVERING.

GARBAGE, RECYCLING, AND ORGANICS BIN SUMMARY

BUILDING A	
GARBAGE (FRONT-END COLLECTION)	= 2 UNITS (3 cu.y)
RECYCLING (SEMI-AUTOMATED)	= 14 UNITS (3 cu.y)
ORGANICS (SEMI-AUTOMATED)	= 15 UNITS (95 gal)
BULKY ITEMS STORAGE	= 10 sm
BUILDING B	
GARBAGE (FRONT-END COLLECTION)	= 2 UNITS (3 cu.y)
RECYCLING (SEMI-AUTOMATED)	= 14 UNITS (3 cu.y)
ORGANICS (SEMI-AUTOMATED)	= 15 UNITS (95 gal)
BULKY ITEMS STORAGE	= 10 sm
BUILDING C	
GARBAGE (FRONT-END COLLECTION)	= 2 UNITS (3 cu.y)
RECYCLING (SEMI-AUTOMATED)	= 14 UNITS (3 cu.y)
ORGANICS (SEMI-AUTOMATED)	= 15 UNITS (95 gal)
BULKY ITEMS STORAGE	= 10 sm

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Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
WASTE MANAGEMENT PLAN

Project Manager Team: AN
Project No.: 22-111
Date Plotted: 2024-04-09 2:09:35 PM
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Drawing No.: A1 02

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A0



FLOOR PLAN - LEVEL P2

SCALE: 1 : 200

1 / A2 00

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FLOOR PLAN (ABOVE GRADE) LEGEND:

FD	AREA DRAIN (REFER TO MECH. DWGS.)
FD	FLOOR DRAIN (REFER TO MECH. DWGS.)
RD	ROOF DRAIN (REFER TO MECH. DWGS.)
TD	TRENCH DRAIN (REFER TO CIVIL DWGS.)
WS	WALL MOUNTED EXTERIOR LIGHT FIXTURE
AO	WARNING SYSTEM FOR MOTORISTS
E.P.	AUTO OPERATORS
	ELECTRICAL PANEL
	CONVEX MIRROR
	PAINTED YELLOW LINES (PEDESTRAIN PATHWAYS)
	SIAMESE (STANDPIPE) CONNECTION
FHC	FIRE HOSE CABINET
FHV	STANDPIPE HOSE VALVE CABINET
FE	FIRE EXTINGUISHER CABINET
	EXTENTS OF BUIDING ABOVE
	BARRIER FREE TURNING RADIUS

TYPICAL VEHICULAR PARKING SPACE:

AS PER BY-LAW XXX-XXXX

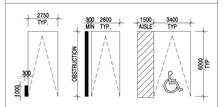
DRIVE AISLE: MIN. 6.0m

TYPICAL PARKING SPACE DIMENSIONS:

WIDTH: MIN. 2.6m LENGTH: 5.6m
VERTICAL CLEARANCE: 2.0m

TYPICAL ACCESSIBLE PARKING SPACE DIMENSIONS:

WIDTH: MIN. 3.9m LENGTH: 5.6m
VERTICAL CLEARANCE: 2.1m



TYPICAL BICYCLE PARKING SPACE:

WIDTH: 0.6m (MIN)
LENGTH: 1.8m
VERTICAL CLEARANCE: 1.9m



PROJECT NORTH

TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
LICENCE
5517
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
LEVEL P2 FLOOR PLAN

Project Manager Team: AN
Project No. 22-111
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Drawing No.: A2 00

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M&E/ STORAGE ROOM
M&E/ STORAGE ROOM
ELEVATOR LOBBY
ELEV 1
ELEV 2
VEST
STAIR F
STORAGE
VEST
STAIR C
STORAGE
VEST
STAIR D
STORAGE
VEST
M&E/ STORAGE ROOM
M&E/ STORAGE ROOM
VEST
STAIR A
VEST
ELEVATOR LOBBY
ELEV 1
ELEV 2
ELEV 3
ELEV 4
ELEV 5
VEST
STORAGE
154 LONG-TERM BICYCLE PARKING SPACES (2-TIER STACKERS)
RAMP DOWN TO P2 @15%
RAMP UP TO L1 @15%
3.00m BLEND @7.5%
3.00m BLEND @7.5%
STAIR B
VEST
STORAGE
290 PARKING SPACES (7 BF)
DOUBLE-HEIGHT STORMWATER TANK
6000 DRIVE AISLE
2750 TYP
2700 TYP
2700 TYP
2700

EXISTING 1-ST COMERCIAL BUILDING

EXISTING LOW-RISE RESIDENTIAL A

ROYAL CANADIAN LEGION

EXISTING 1-ST COMMERCIAL BUILDING


PROPERTY LINE
OUTLINE OF P1 LEVEL BELOW
LANDSCAPED BUFFER
PEDESTRIAN CLEARWAY
TURNAROUND SPACE
TYPE "C" AND "A" LOADING SPACE AT GRADE
EXIT CORRIDOR
MOVING RM
GARBAGE ROOM
74.00 m² 796 ft²
STAIR F
2B
62.81 m² 674 ft²
TH-2B+D
67.77 m² 730 ft²
1B
57.84 m² 623 ft²
51.47 m² 554 ft²
S (GUEST SUITE)
44.64 m² 481 ft²
STAIR B
LOBBY
1-08
63.17 m² 680 ft²
CACF
VEST
PARCEL RM
MAIL
INDOOR AMENITY
95.73 m²
OUTDOOR AMENITY
82.79 m²
2.2m TALL CRASH WALL (PER CN RAIL REQUIREMENTS)
1.8m HIGH-SOLIDITY WIND SCREENING (REFER TO WIND REPORT)
PARKLAND DEDICATION LIMITS
LANDSCAPED AREA
PATIO
FIRE ROUTE
16 VISITOR PARKING SPACES
2 PICK-UP/DROP-OFF SPACES
PRINCIPAL ENTRANCE FOR FIREFIGHTER ACCESS
PROPOSED PRIVATE HYDRANT (REFER TO CIVIL DWGS)
FH
12 SHORT-TERM BIKE PARKING SPACES
14 SHORT-TERM BIKE PARKING SPACES
3.0m MAINTENANCE BUFFER
LANDSCAPED AREA
PARKLAND DEDICATION LIMITS
HEAVY DASHED LINES INDICATE OVERHANGING BALCONIES ABOVE
4 PICK-UP/DROP-OFF SPACES
3.0m BLEND @7.5%
RAMP TO UNDERGROUND @15%
BULKY ITEMS
TYPE "F" AND "S" LOADING SPACE AT GRADE
EXIT CORRIDOR
STAIR A
STAIR B
STAIR C
STAIR D
2B+D
72.66 m² 782 ft²
74.68 m² 804 ft²
TH-2B+D
64.55 m² 695 ft²
67.77 m² 730 ft²
1B
48.11 m² 518 ft²
48.34 m² 520 ft²
OUTDOOR AMENITY
163.37 m²
INDOOR AMENITY
234.46 m²
1.2m HIGH PROPOSED METAL RAILING (REFER TO LANDSCAPE)
1.8m HIGH-SOLIDITY WIND SCREENING (REFER TO WIND REPORT)
LANDSCAPED AREA
PATIO
LANDSCAPED BUFFER
PROPOSED SIDEWALK
EXISTING HYDRO POLE TO BE RELOCATED
EXISTING HYDRO POLE
EXISTING WALKWAY/ TRAIL ACCESS
EXISTING HYDRANT TO REMAIN
PROPOSED STORMWATER TANK MH
PROPOSED SANITARY MH
PROPOSED DRIVEWAY
EXISTING HYDRANT
PROPOSED SIDEWALK
OUTLINE OF P1 LEVEL BELOW
PROPERTY LINE
LANDSCAPED AREA
PEDESTRIAN CLEARWAY
LANDSCAPED BUFFER
R 18000
R 15000
R 8000
R 11000
R 6000
TH-2B+D
67.77 m² 730 ft²
68.35 m² 736 ft²
67.43 m² 726 ft²
3B+D
100.59 m² 1083 ft²
S (GUEST SUITE)
47.55 m² 512 ft²
FFE=95.00
LOBBY
1-03
137.30 m²
1413 ft²
FFE=94.82
LOBBY
1-02
63.17 m²
680 ft²
GARBAGE ROOM
73.06 m² 786 ft²
VERT. LOUVERS
LANDSCAPED AREA
PROPERTY LINE
OUTLINE OF P1 LEVEL BELOW
LANDSCAPED BUFFER
PROPERTY LINE
OUTLINE OF P1 LEVEL BELOW
PEDESTRIAN CLEARWAY
LANDSCAPED AREA
PARKLAND DEDICATION LIMITS
LANDSCAPED AREA
PEDESTRIAN CLEARWAY
PROPERTY LINE
OUTLINE OF P1 LEVEL BELOW
3.0m MAINTENANCE BUFFER
PARKLAND DEDICATION LIMITS
LANDSCAPED AREA
PEDESTRIAN CLEARWAY
LANDSCAPED AREA
PEDESTRIAN CLEARWAY
LANDSCAPED AREA
PEDESTRIAN CLEARWAY



FLOOR PLAN - LEVEL 2
SCALE: 1 : 200

1
A2 03

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NICHOLAS C. MURPHY
LICENCE
5757
SEAL

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1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

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LEVEL 2 FLOOR PLAN

Project Manager Team:	Project No.
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FLOOR PLAN - LEVEL 3

SCALE: 1 : 200

1
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LICENCE
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SEAL

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BURLINGTON ONTARIO

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LEVEL 3 FLOOR PLAN

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FLOOR PLAN - LEVEL 4
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LICENCE
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SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

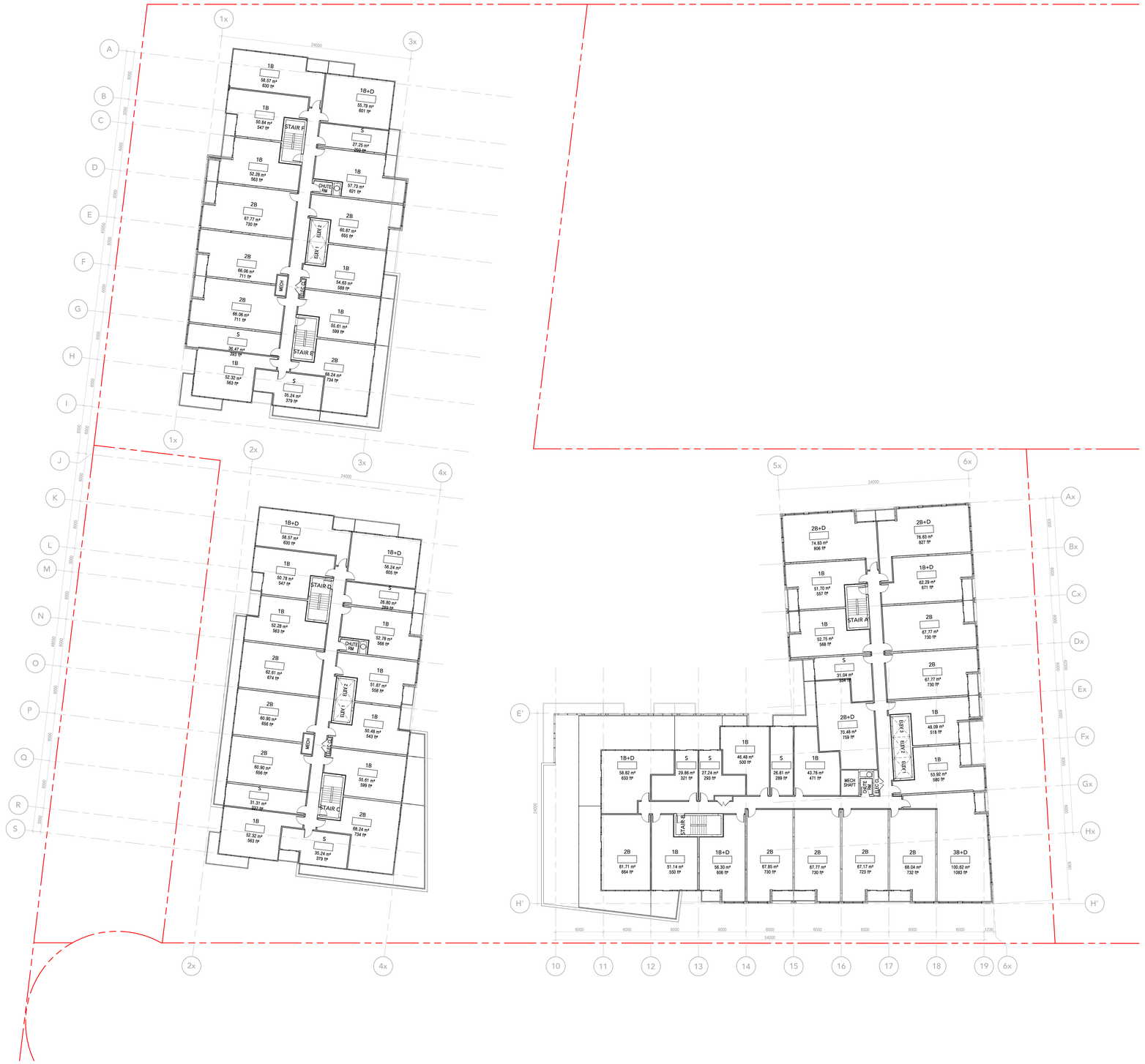
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LEVEL 4 FLOOR PLAN

Project Manager Team:	Project No:
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FLOOR PLAN - LEVEL 5
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2
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ONTARIO ASSOCIATION OF ARCHITECTS — NICHOLAS C. MURPHY — LICENCE 5917

SEAL

Project:
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NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
LEVEL 5 FLOOR PLAN

Project Manager Team: AN
Project No. 22-111
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FLOOR PLAN - LEVEL 6

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1	24/03/15	ISSUE FOR ZBA AND OPA SUBMISSION

PROJECT NORTH

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ONTARIO ASSOCIATION OF ARCHITECTS — NICHOLAS C. MURPHY — LICENCE 5757 — SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

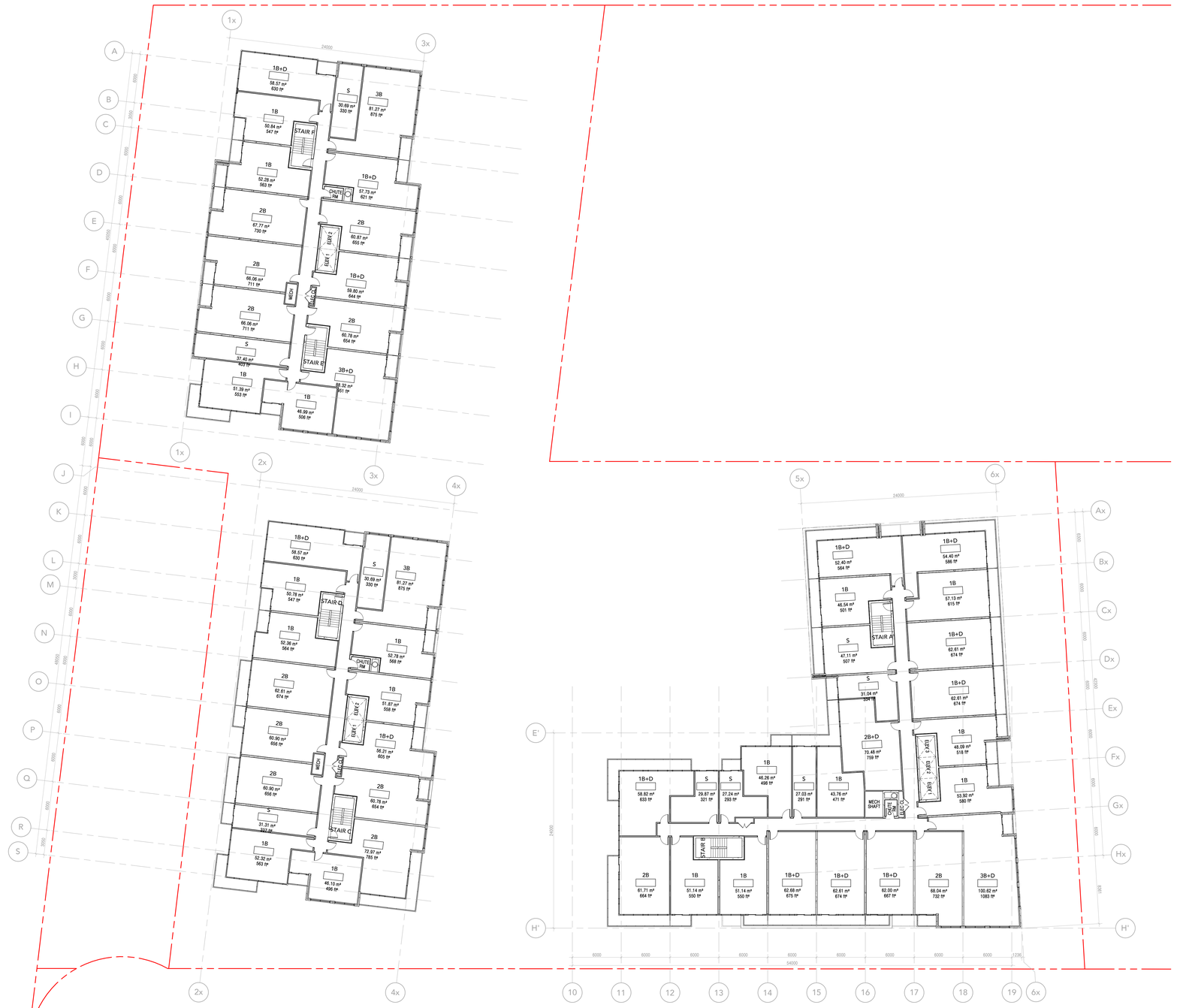
BURLINGTON ONTARIO

Drawing Title:
LEVEL 6 FLOOR PLAN

Project Manager Team:	Project No.
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FLOOR PLAN - LEVEL 7
SCALE: 1 : 200
2
A2 08

FILE NAME:BIM 360://22111_1393GrahamsLane/22111_1393 Grahams Lane.rvt

A0

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PROJECT NORTH

TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
LICENCE
5917
SEAL

Project:
1393 GRAHAMS LANE

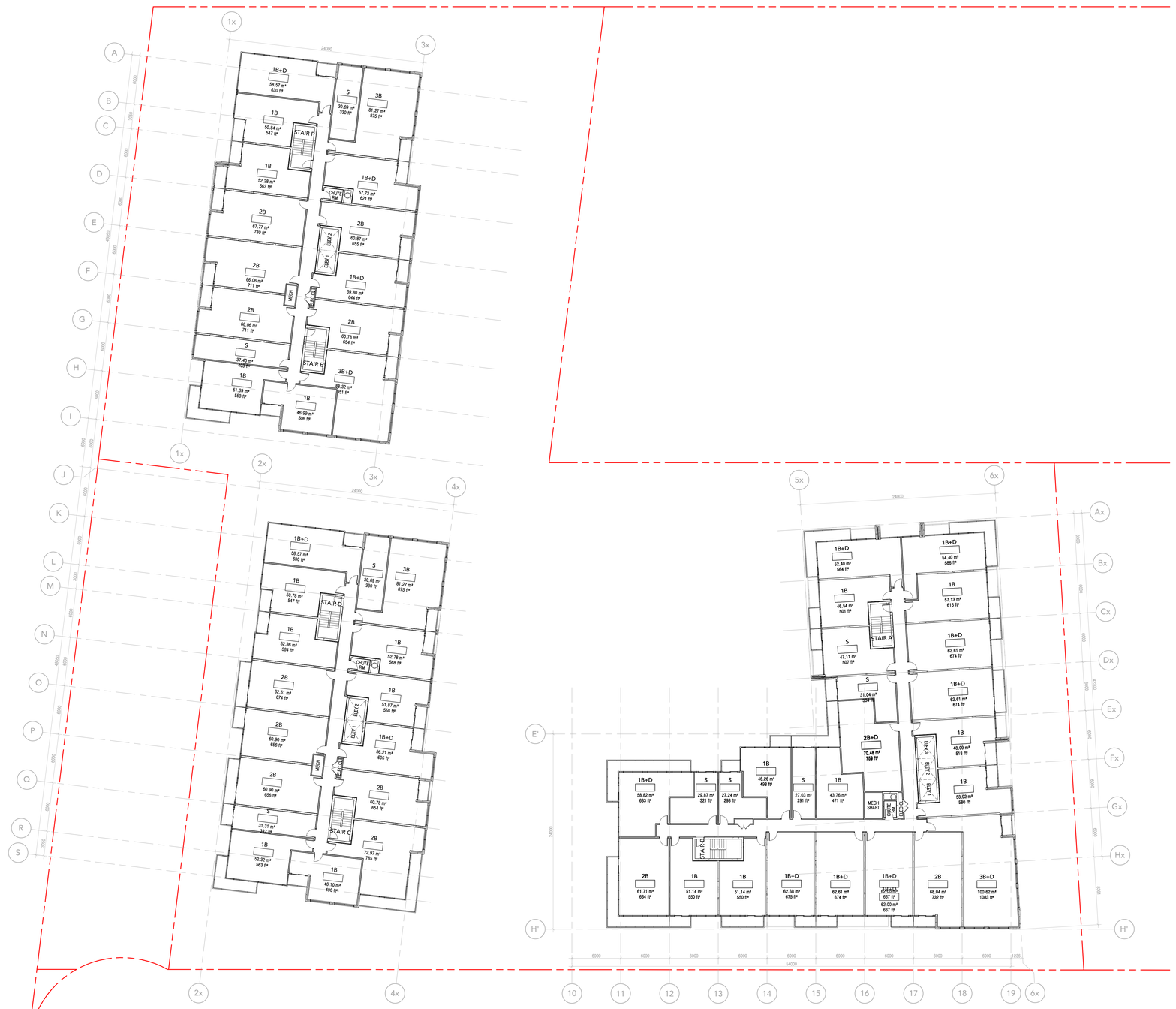
NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
LEVEL 7 FLOOR PLAN

Project Manager Team: AN
Project No.: 22-111
Date Plotted: 2024-04-09 2:10:00 PM
Scale: 1 : 200
Drawing No.:
A2 08



FLOOR PLAN - LEVEL 8

SCALE: 1 : 200

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A2 09

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ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
LICENCE
5917
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

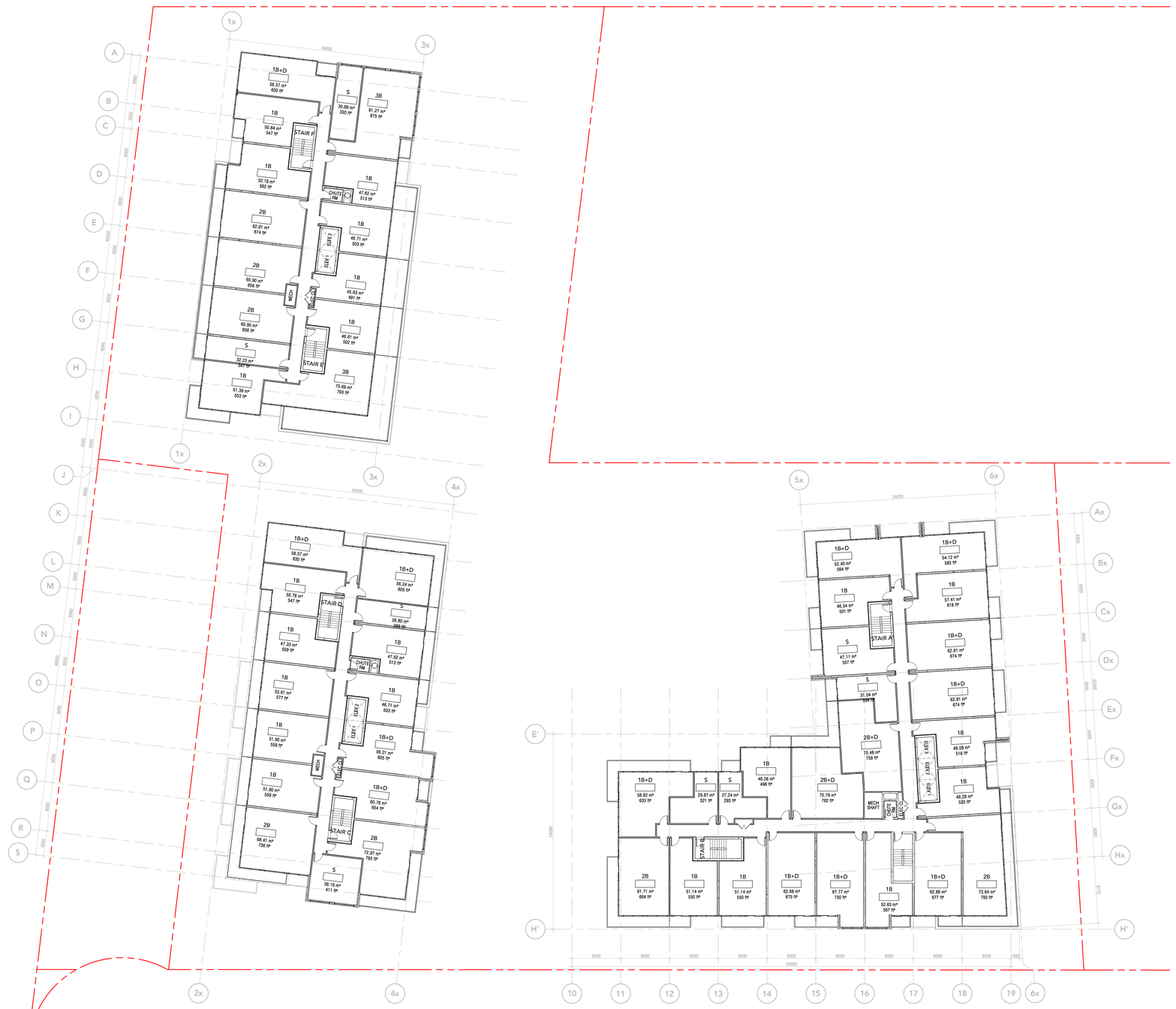
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Project Manager Team:	Project No:
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FLOOR PLAN - LEVEL 9
SCALE: 1 : 200

1
A2 10

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PROJECT NORTH

TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
LICENCE
5957
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

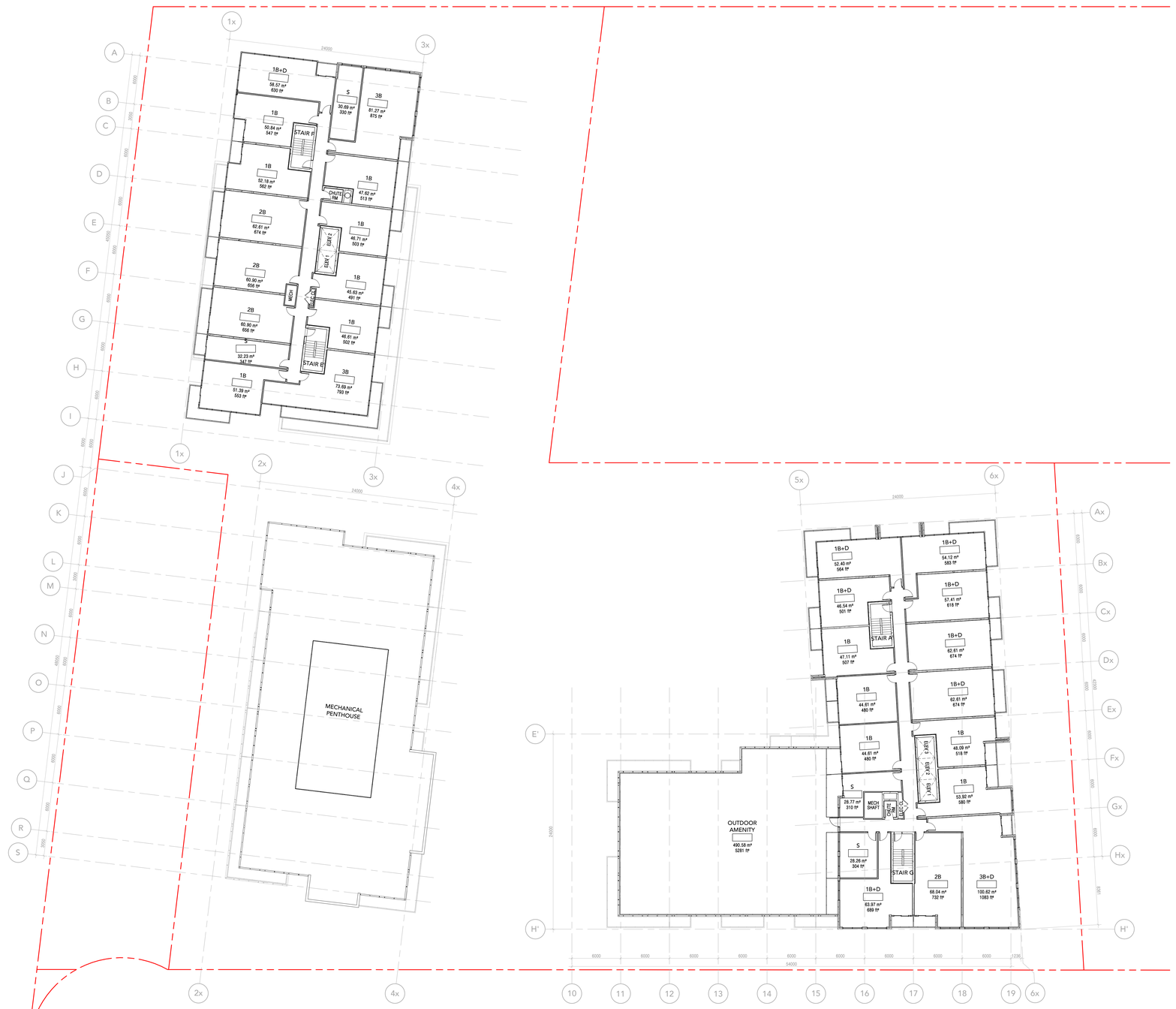
BURLINGTON ONTARIO

Drawing Title:
LEVEL 9 FLOOR PLAN

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A0



FLOOR PLAN - LEVEL 10
SCALE: 1 : 200

1
A2 11

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ANDREW C MUFFITT
LICENCE
5557
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
LEVEL 10 FLOOR PLAN

Project Manager Team: AN
Project No.: 22-111
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Drawing No.:
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1x
3x
A
B
C
D
E
F
G
H
I
24000
1B+D
58.57 m²
630 ft²
3B
84.71 m²
912 ft²
1B
50.84 m²
547 ft²
STAIR F
S
27.25 m²
293 ft²
1B
47.33 m²
509 ft²
CHUTE
1B+D
52.78 m²
568 ft²
1B
53.61 m²
577 ft²
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SHAFT 1
1B+D
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1B
51.90 m²
559 ft²
MECH
1B+D
56.21 m²
605 ft²
1B
51.90 m²
559 ft²
1B+D
60.78 m²
654 ft²
STAIR B
2B
68.41 m²
736 ft²
2B
72.97 m²
785 ft²
S
38.18 m²
411 ft²
6000
6000
6000



FLOOR PLAN - LEVEL 12

SCALE: 1 : 200

2
A2 13

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ONTARIO ASSOCIATION OF ARCHITECTS ANDREW C MUFFITT LICENCE 5557

SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
LEVEL 12 FLOOR PLAN

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A0



FLOOR PLAN - LEVEL 13-14
SCALE: 1 : 200

2
A2 14

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TRUE NORTH

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ANDREW C MUFFITT
LICENCE
5557
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
LEVEL 13-14 FLOOR PLAN

Project Manager Team:	Project No.
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Date Plotted:	Scale:
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Drawing No.:
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FILE NAME:BIM 360://22111 - 1393GrahamsLane/22111_1393 Grahams Lane.rvt

A0



FLOOR PLAN - LEVEL 15 -16

SCALE: 1 : 200

2
A2 15

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5557
SEAL

Project:
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NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

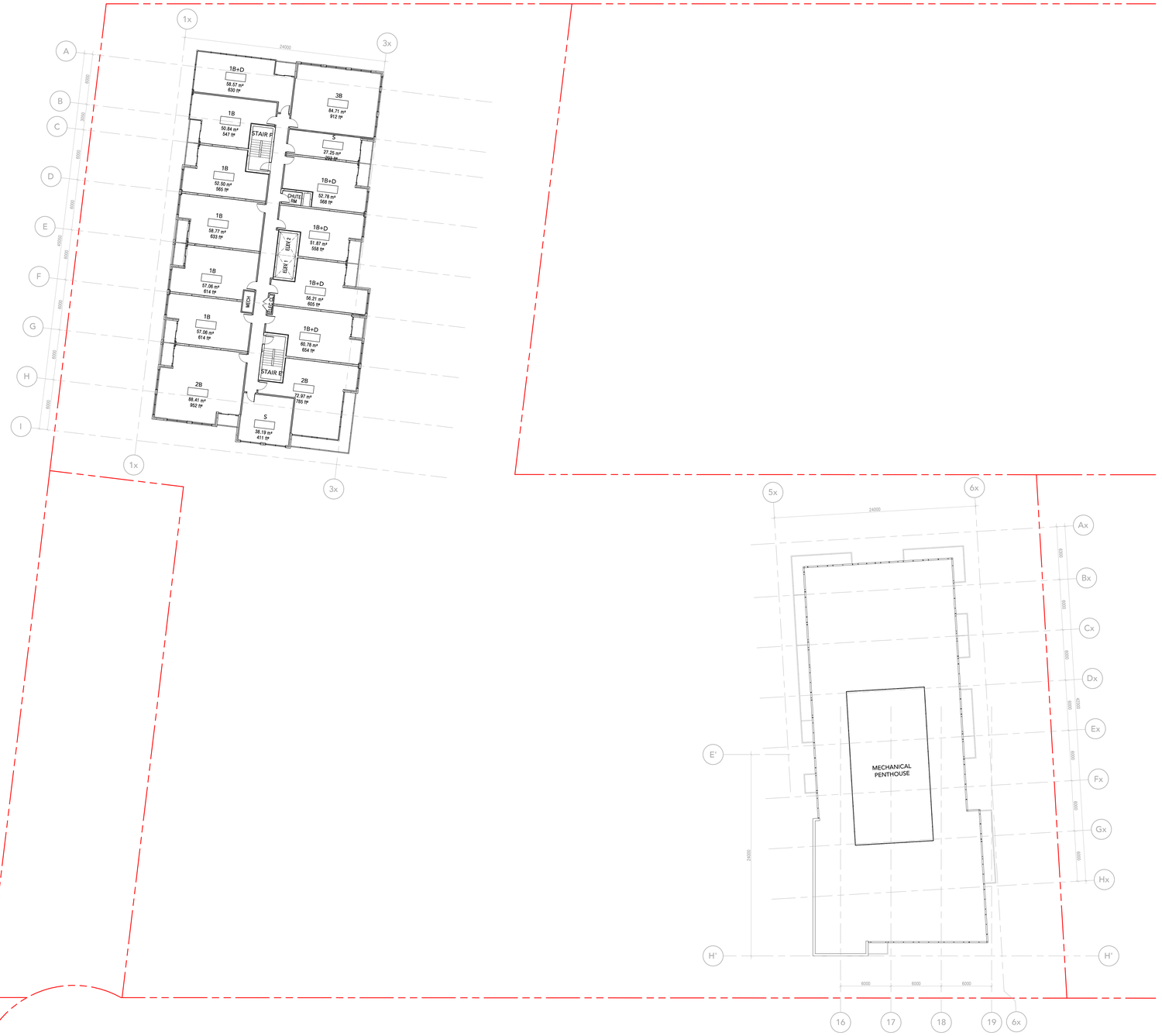
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FLOOR PLAN - LEVEL 17-18
SCALE: 1 : 200

1
A2 16

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PROJECT NORTH

TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
LICENCE
5517
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

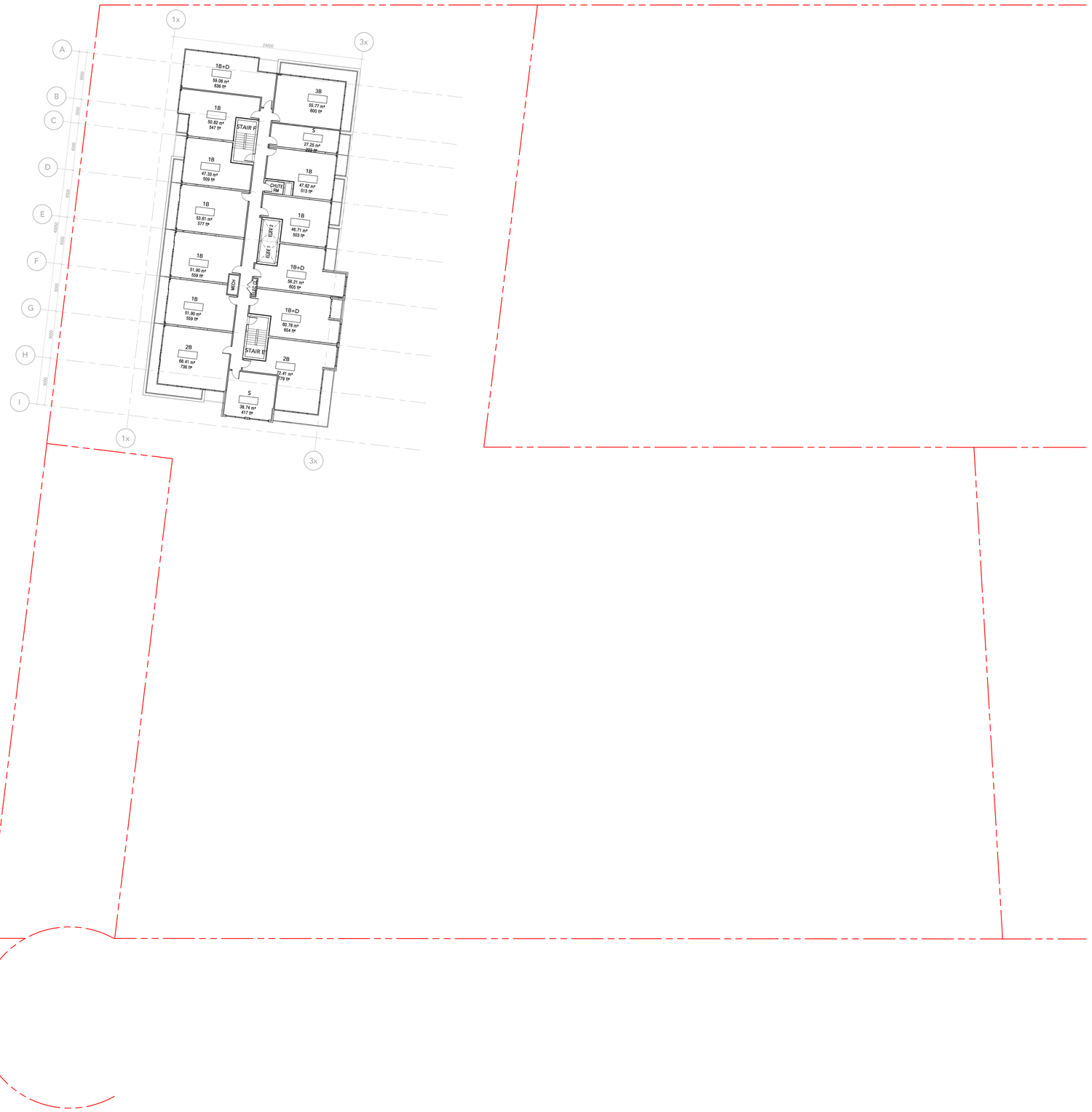
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LEVEL 17-18 FLOOR PLAN

Project Manager Team:	Project No.
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Drawing No.:
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FILE NAME:BIM 360://22111 - 1393GrahamsLane/22111_1393 Grahams Lane.rvt

A0



FLOOR PLAN - LEVEL 19-20

SCALE: 1 : 200

1
A2 17

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ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C. MUFFITT
LICENCE
5517

SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
LEVEL 19-20 - FLOOR PLAN

Project Manager Team: AN

Project No.: 22-111

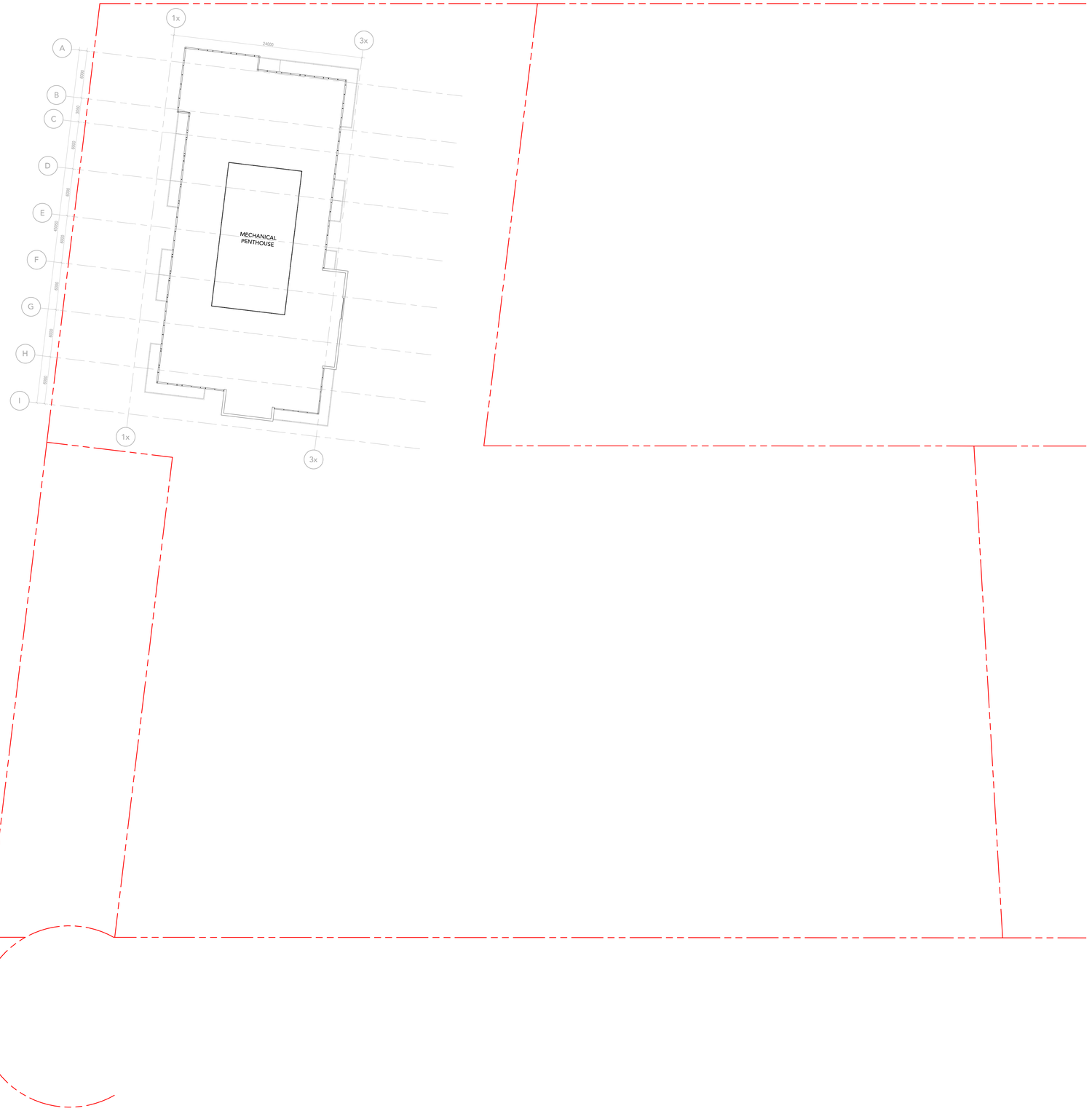
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Drawing No.:
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FLOOR PLAN - LEVEL MPH
SCALE: 1 : 200

1
A2 18

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No.	Date	Note
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PROJECT NORTH

TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C. MUFFITT
LICENCE
5517

SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

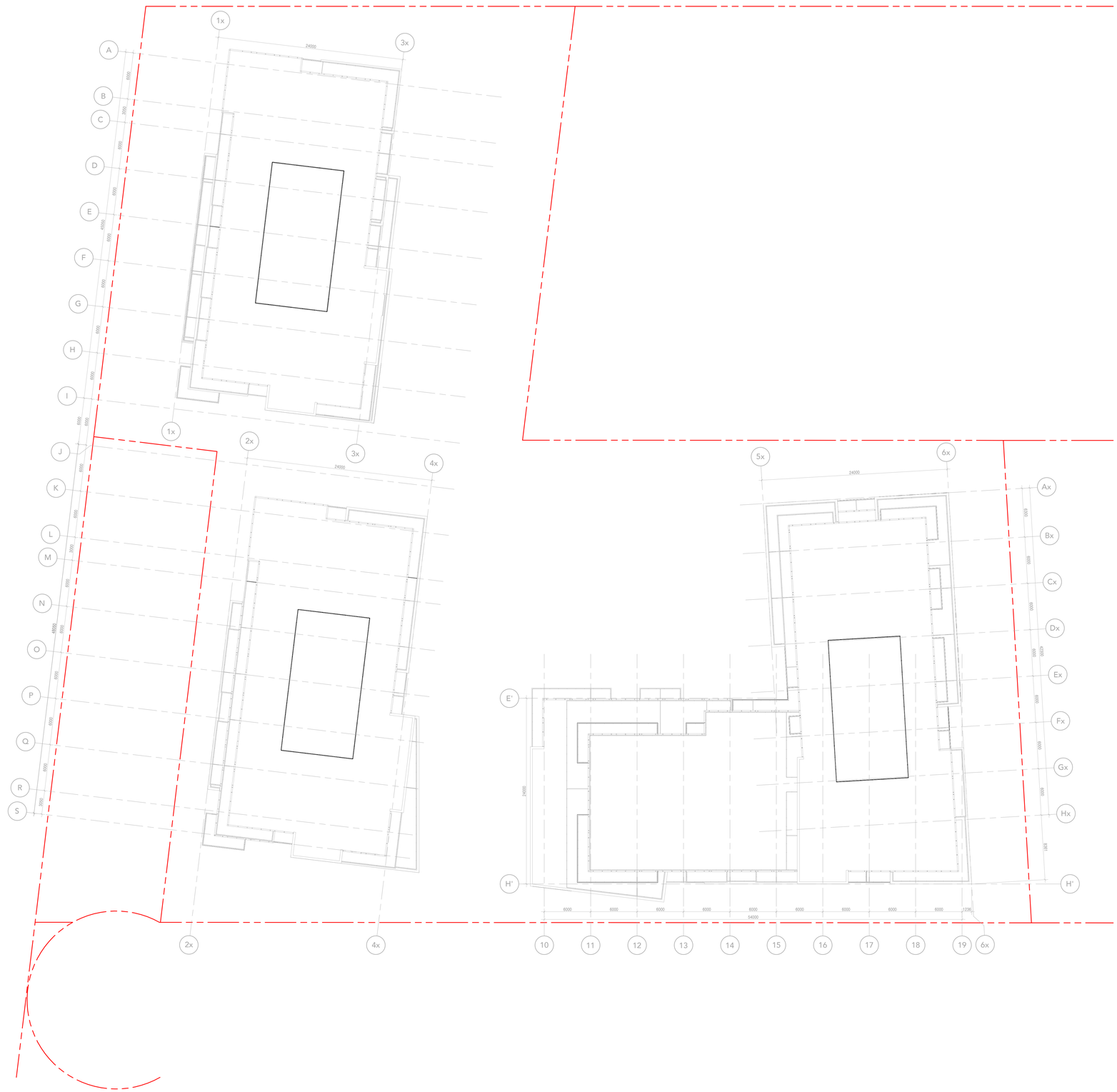
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Drawing No.:
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FILE NAME:BIM 360://22111 - 1393Grahams Lane/22111_1393 Grahams Lane.rvt

A0



FLOOR PLAN - MPH ROOF
SCALE: 1 : 200

2
A2 19

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1	24/03/15	ISSUE FOR ZBA AND OPA SUBMISSION

PROJECT NORTH

TRUE NORTH

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C. MUFFITT
LICENCE
5917
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
ROOF PLAN

Project Manager Team: AN
Project No.: 22-111
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BUILDING A&B - SOUTH ELEVATION
SCALE: 1 : 150

1
A4 00

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ISSUE DATES AND DISTRIBUTION LOG

No.	Date	Note
1	24/03/15	ISSUE FOR ZBA AND OPA SUBMISSION

MATERIAL LEGEND

1	PRECAST CONCRETE PANEL WITH INLAID BRICK VENEER (COLOUR: TERRACOTA)
2	PRECAST CONCRETE PANEL WITH INLAID BRICK VENEER (COLOUR: CHARCOAL)
3	INSULATED GLAZING UNITS (SOLARBAN 72)
4	GLASS GUARDRAIL
5	SPANDREL GLASS PANELS (COLOUR: GRAY)
6	PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: CHARCOAL)
7	FROSTED GLASS PRIVACY SCREEN
8	LOUVER (COLOUR: GRAY)

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MUFFITT
LICENCE
5557
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

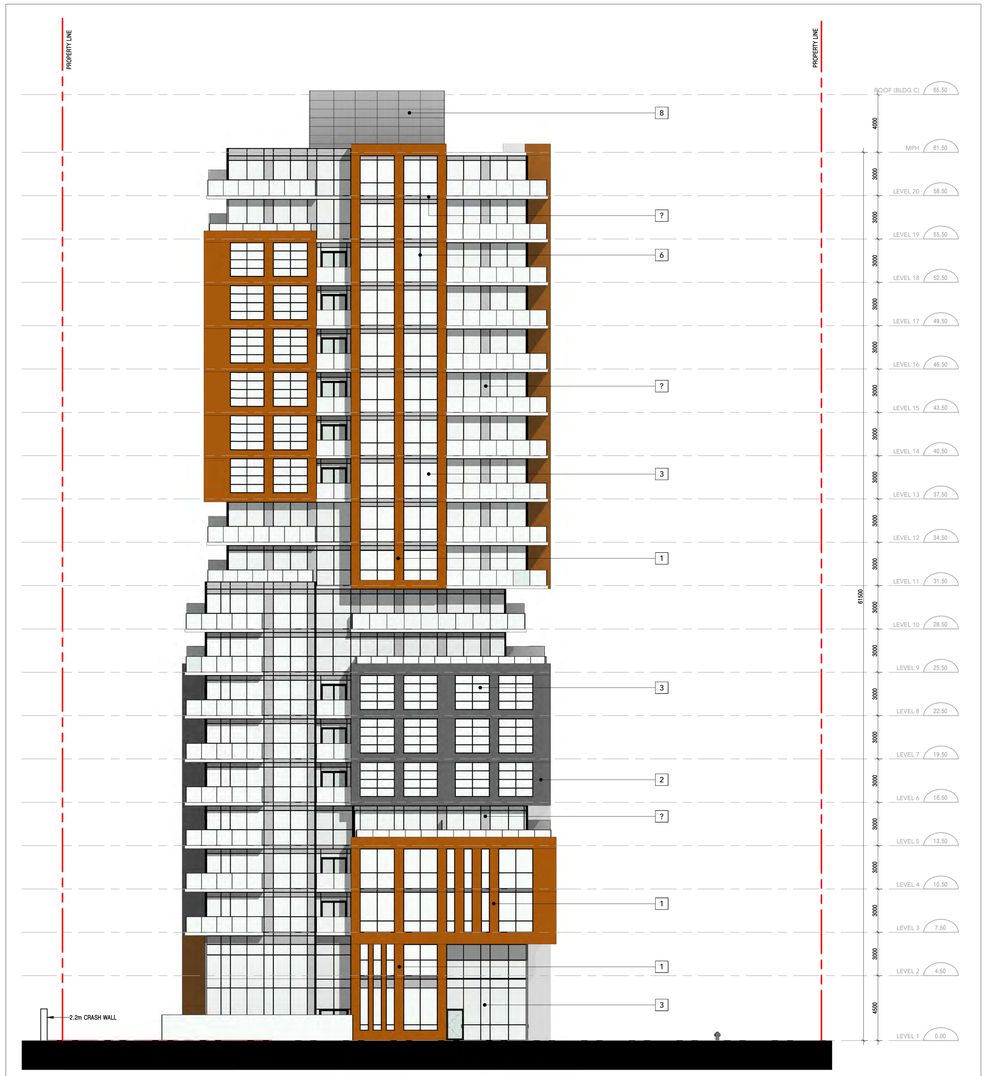
BURLINGTON ONTARIO

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A0



BUILDING C - SOUTH ELEVATION

SCALE: 1 : 150

1
A4 01

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6	PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: CHARCOAL)
7	FROSTED GLASS PRIVACY SCREEN
8	LOUVER (COLOUR: GRAY)

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LICENCE
5757

SEAL

Project
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
ELEVATIONS

Project Manager Team: AN
Project No. 22-111
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A0



BUILDING B&C - WEST ELEVATION
SCALE: 1 : 150

1
A4 02

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No.	Date	Note
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MATERIAL LEGEND

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7	FROSTED GLASS PRIVACY SCREEN
8	LOUVER (COLOUR: GRAY)

ONTARIO ASSOCIATION OF ARCHITECTS
NICHOLAS MURPHY
LICENCE
5757

SEAL

Project:
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NORTHSTONE CAPITAL PARTNERS

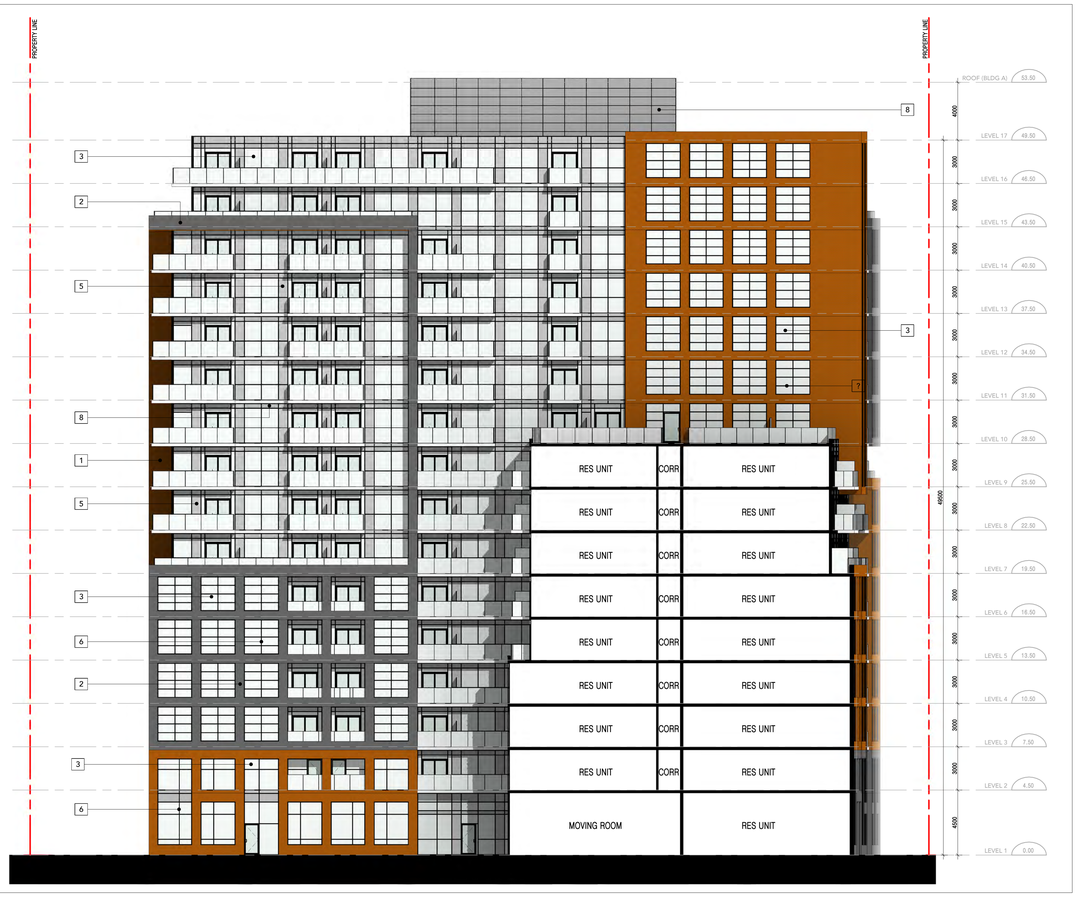
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BURLINGTON ONTARIO

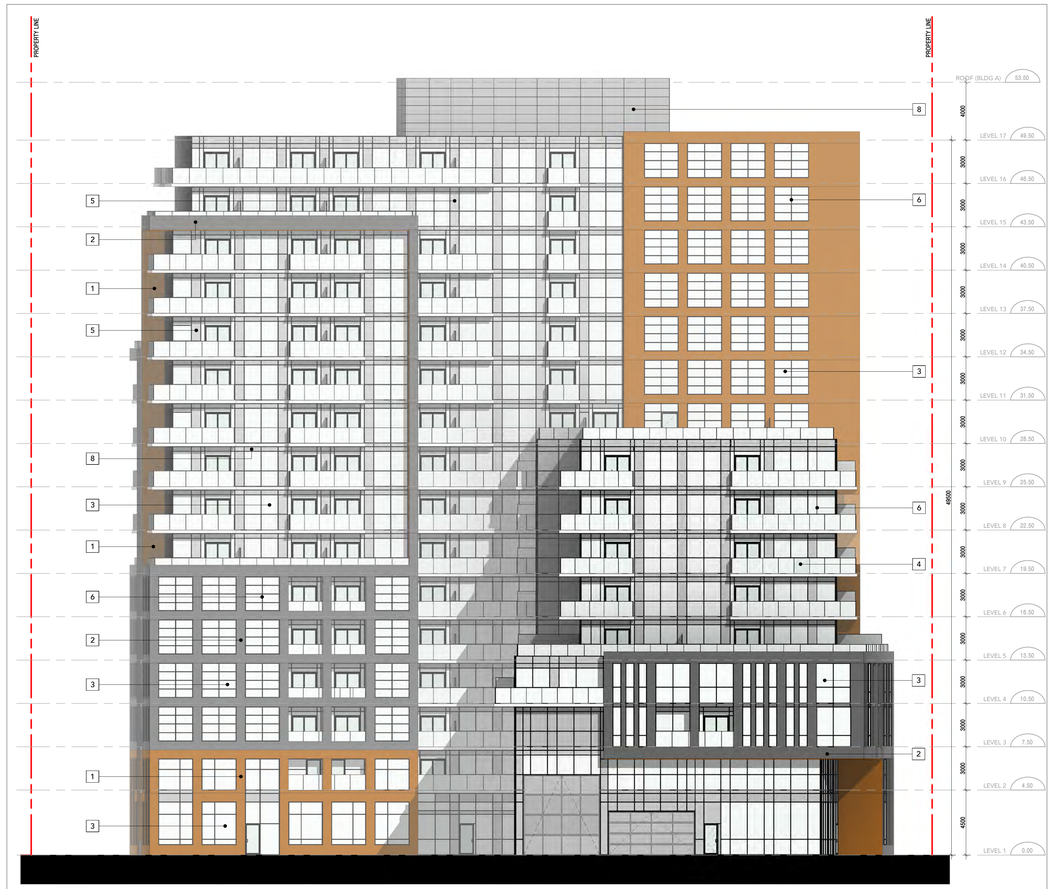
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Project No. 22-111
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Drawing No.: A4 02

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BUILDING A WEST ELEVAT - COURTYARD
SCALE: 1 : 150
2 A4 03



BUILDING A - WEST ELEVATION
SCALE: 1 : 150
1 A4 03

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No.	Date	Note
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MATERIAL LEGEND

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ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C. MUFFITT
LICENCE 5757
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
ELEVATIONS

Project Manager Team: AN
Project No. 22-111
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A4 03

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A0



BUILDING A&B - NORTH ELEVATION
SCALE: 1 : 150

1
A4 04

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No.	Date	Note
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8	LOUVER (COLOUR: GRAY)

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW C MURPHY
LICENCE
5557
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

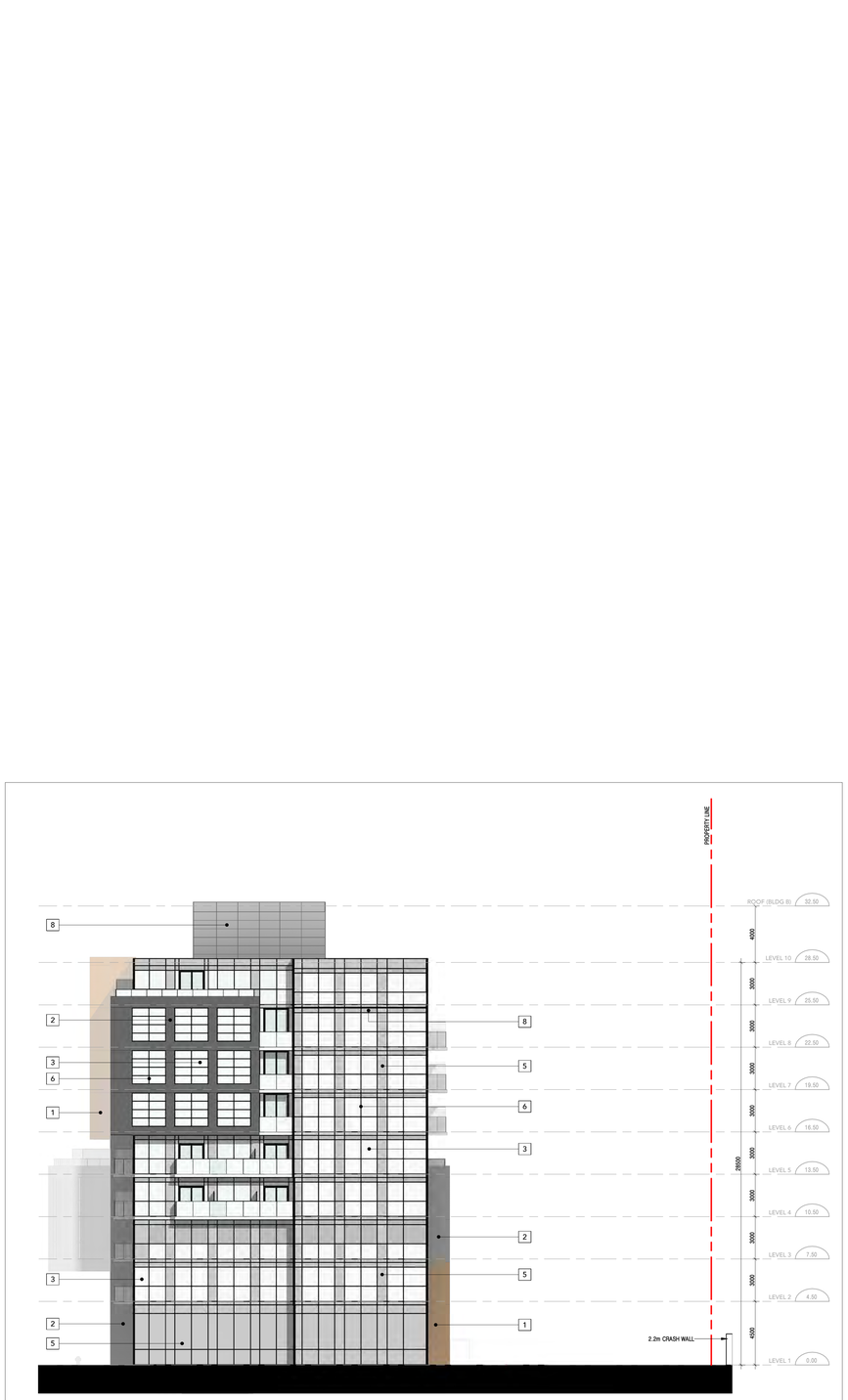
BURLINGTON ONTARIO

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ELEVATIONS

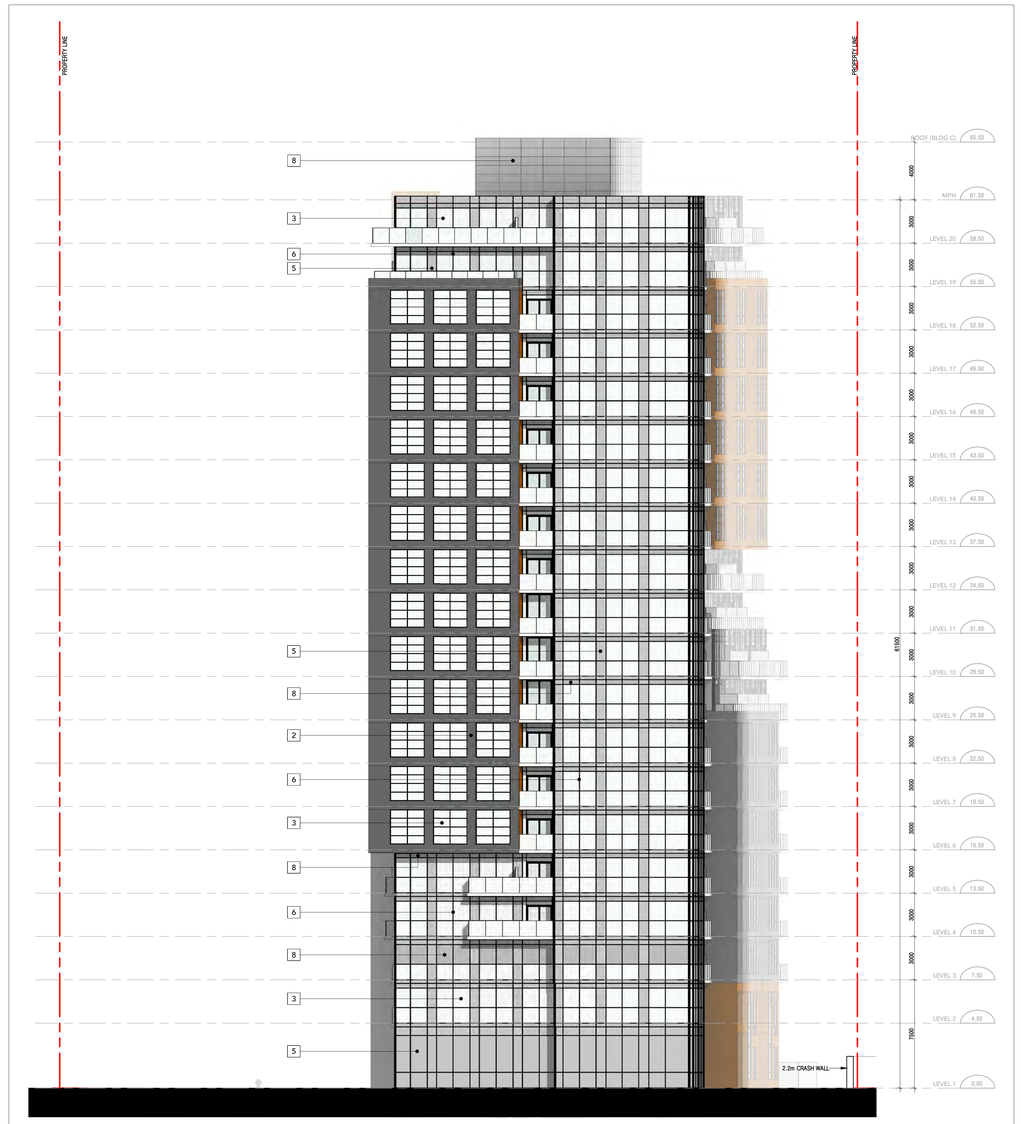
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BUILDING B - NORTH ELEVATION
SCALE: 1 : 150
2 / A4 05



BUILDING C - NORTH ELEVATION
SCALE: 1 : 150
1 / A4 05

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No.	Date	Note
1	24/03/15	ISSUE FOR ZBA AND OPA SUBMISSION

MATERIAL LEGEND

1	PRECAST CONCRETE PANEL WITH INLAID BRICK VENEER (COLOUR: TERRACOTA)
2	PRECAST CONCRETE PANEL WITH INLAID BRICK VENEER (COLOUR: CHARCOAL)
3	INSULATED GLAZING UNITS (SOLARBAN 72)
4	GLASS GUARDRAIL
5	SPANDREL GLASS PANELS (COLOUR: GRAY)
6	PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: CHARCOAL)
7	FROSTED GLASS PRIVACY SCREEN
8	LOUVER (COLOUR: GRAY)

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ANDREW C MURPHY
LICENCE 5557
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

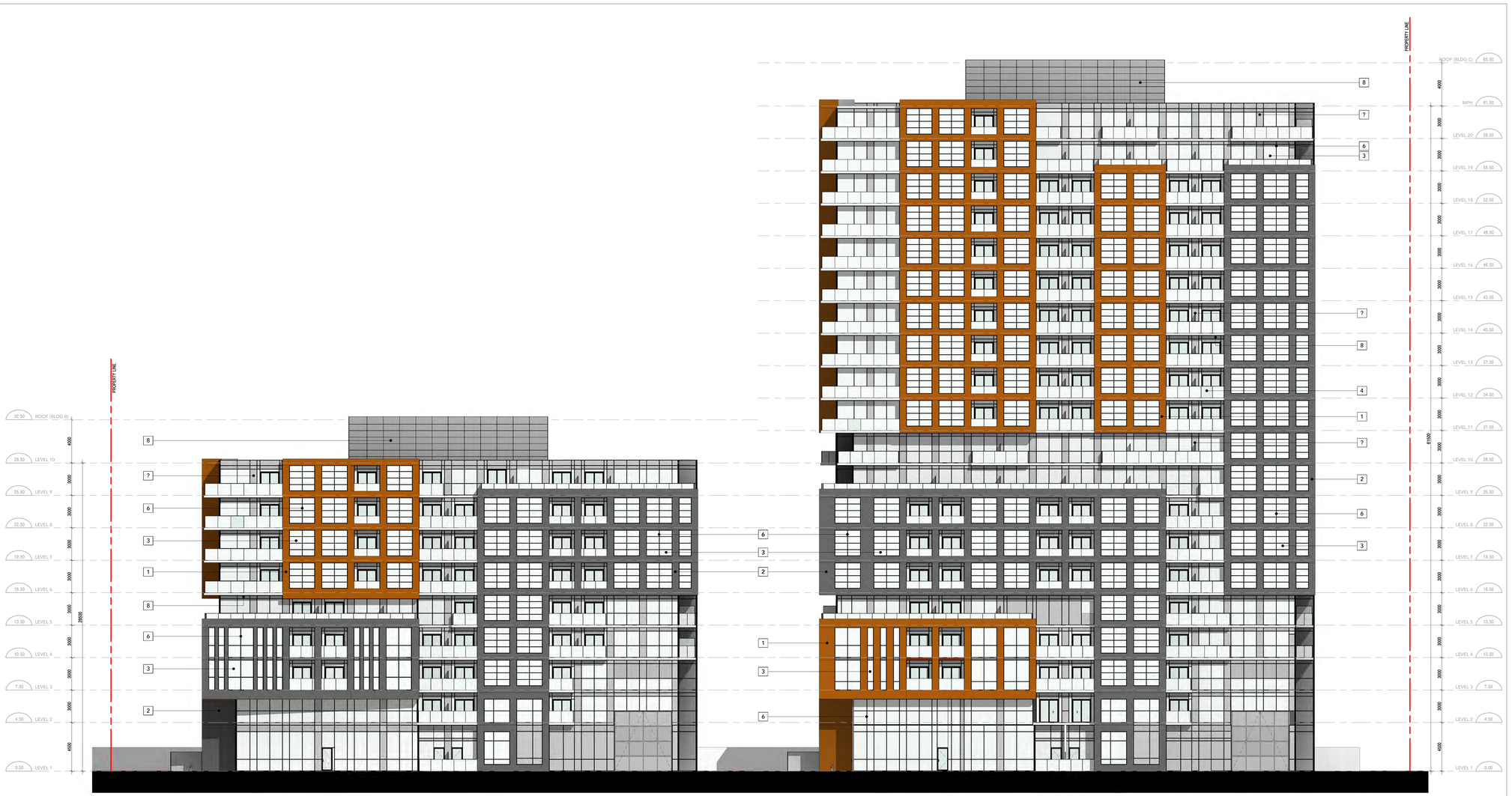
BURLINGTON ONTARIO

Drawing Title:
ELEVATIONS

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Project No. 22-111
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Drawing No.: A4 05

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A0



BUILDING BC - EAST ELEVATION

SCALE: 1 : 150

1 / A4 06

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8	LOUVER (COLOUR: GRAY)

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LICENCE
9757
SEAL

Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
ELEVATIONS

Project Manager Team: AN
Project No. 22-111
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4. GLASS GUARDRAIL
5. SPANDREL GLASS PANELS (COLOUR: GRAY)
6. PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: CHARCOAL)
7. FROSTED GLASS PRIVACY SCREEN
8. LOUVER (COLOUR: GRAY)



1.PRECAST CONCRETE PANEL WITH INLAID BRICK VENEER (COLOUR: TERRACOTA)



2.PRECAST CONCRETE PANEL WITH INLAID BRICK VENEER (COLOUR: CHARCOAL)



3. INSULATED GLAZING UNITS (SOLARBAN 72)



4. GLASS GUARDRAIL



5. SPANDREL GLASS PANELS (COLOUR: BENJAMIN MOORE: GREY)



6. PREFINISHED ALUMINUM WINDOW WALL MULLIONS (COLOUR: CHARCOAL)



7. FROSTED GLASS PRIVACY SCREEN



8. LOUVER (LOLOUR: GRAY)

MATERIAL SAMPLES



BUILDING A - EAST ELEVATION
SCALE: 1 : 150

1 / A4 07

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BURLINGTON ONTARIO

Drawing Title:
ELEVATIONS

Project Manager Team: AN
Project No.: 22-111
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A4 07

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OVERALL BUILDING SECTION - BLDG BC

SCALE: 1 : 150

2
A4 10

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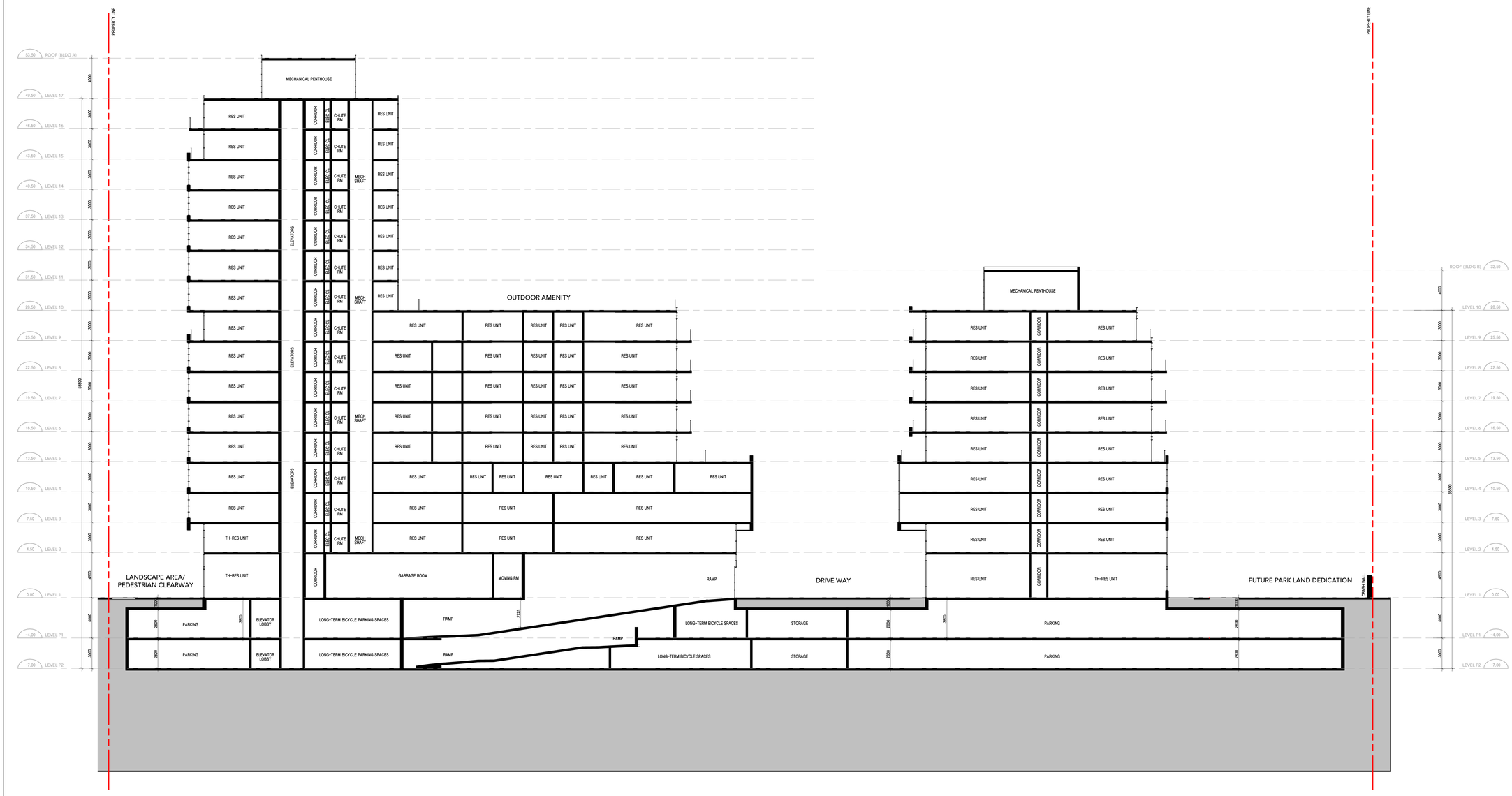
BURLINGTON ONTARIO

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Drawing No.: A4 10

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OVERALL BUILDING SECTION - BLDG AB
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1 / A4 11

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1393 GRAHAMS LANE

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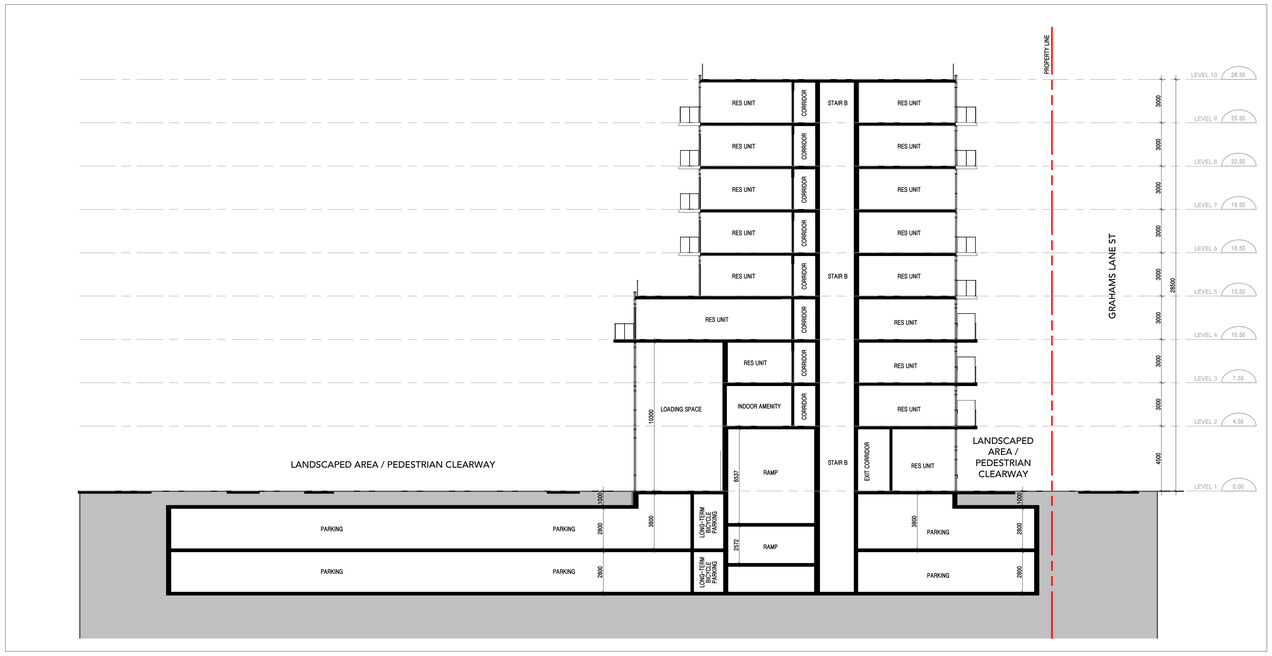
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PARTIAL BUILDING SECTION - BLDG A

SCALE: 1 : 150

2
A4 12



OVERALL BUILDING SECTION - BLDG A

SCALE: 1 : 150

1
A4 12

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Project:
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1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
OVERALL BUILDING SECTIONS

Project Manager Team: AN
Project No. 22-111
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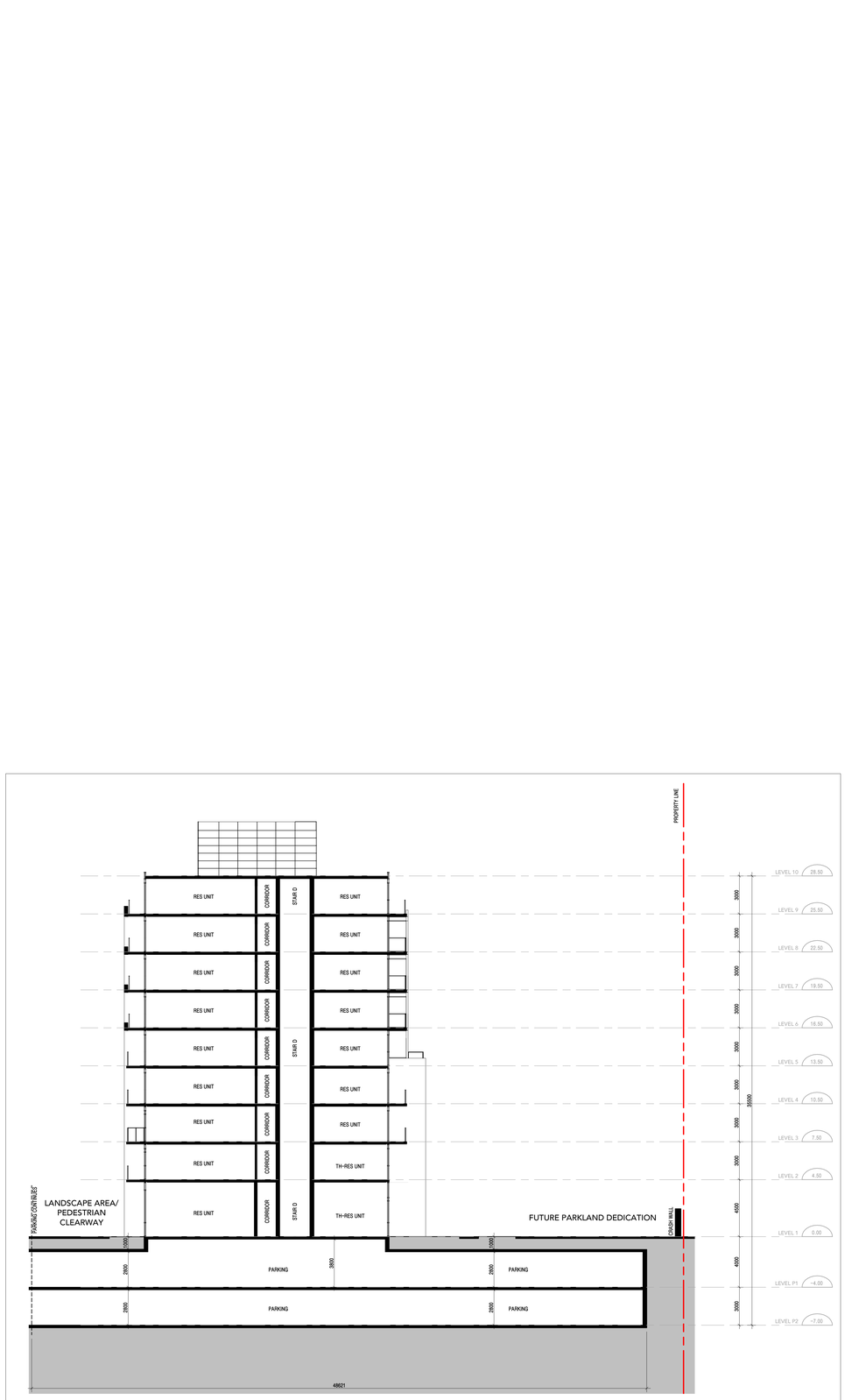
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OVERALL BUILDING SECTION - BLDG B
SCALE: 1 : 150

1
A4 13

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Project:
1393 GRAHAMS LANE

NORTHSTONE CAPITAL PARTNERS

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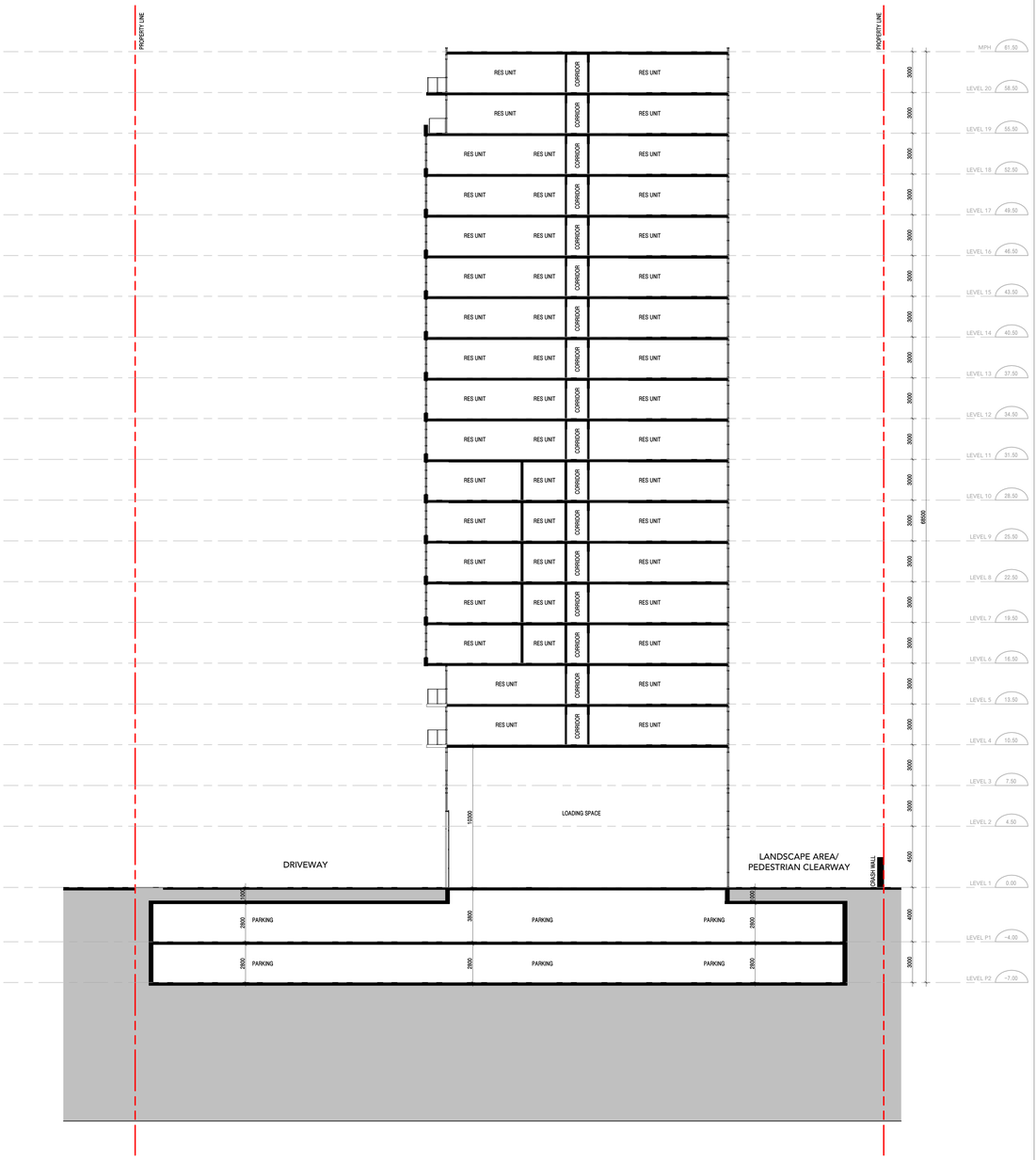
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A0



OVERALL BUILDING SECTION - BLDG C

SCALE: 1 : 150

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A4 14

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SEAL

Project:
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NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
OVERALL BUILDING SECTIONS

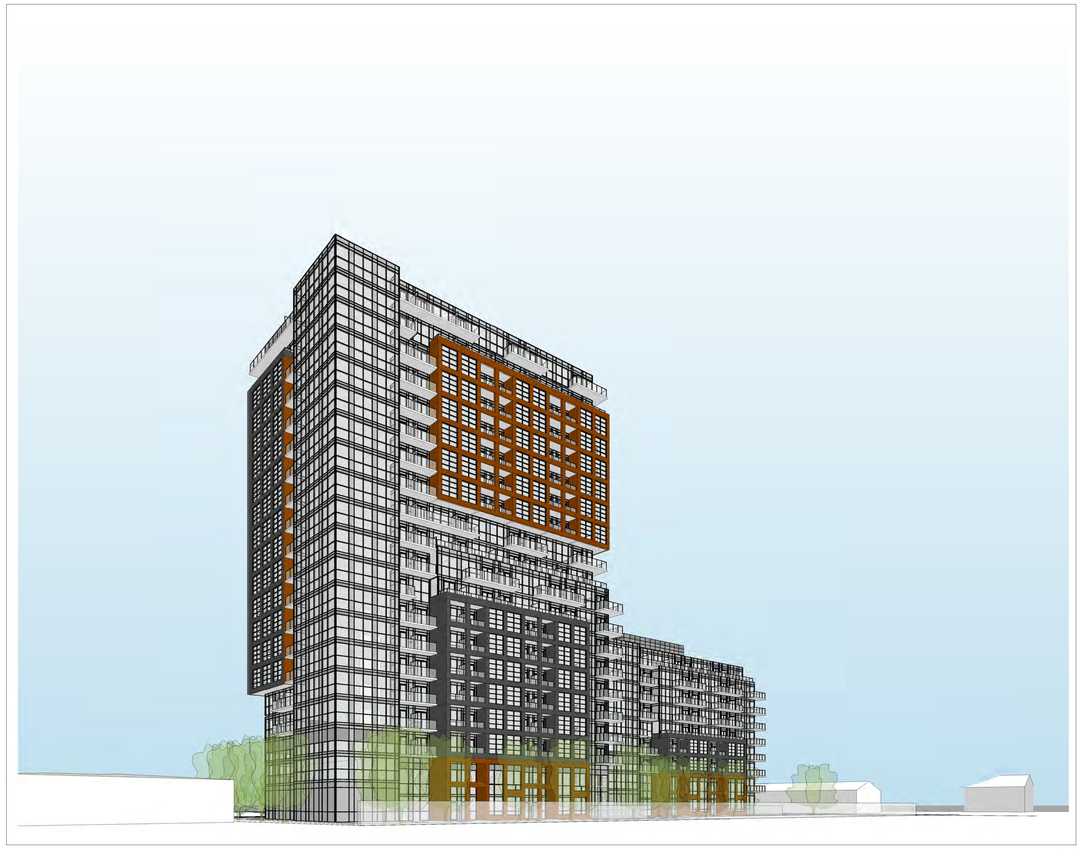
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A0



NW PERSPECTIVE VIEW
SCALE: 4 / A5 00



NE PERSPECTIVE VIEW
SCALE: 3 / A5 00



SW PERSPECTIVE VIEW
SCALE: 2 / A5 00



SE PERSPECTIVE VIEW
SCALE: 1 / A5 00

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SEAL

Project:
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NORTHSTONE CAPITAL PARTNERS

1393 GRAHAMS LANE

BURLINGTON ONTARIO

Drawing Title:
PERSPECTIVES

Project Manager Team: AN
Project No. 22-111
Date Plotted: 3/22/2024 3:52:38 PM
Scale:
Drawing No.:
A5 00

FILE NAME:BIM 360://22111 - 1393Grahams Lane/22111 - 1393 Grahams Lane.rvt



BIRD'S EYE VIEW NW
SCALE: 4 / A5 01



BIRDS' EYE VIEW NE
SCALE: 3 / A5 01



BIRD'S EYE VIEW SW
SCALE: 2 / A5 01



BIRD'S EYE VIEW SE
SCALE: 1 / A5 01

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BURLINGTON ONTARIO

Drawing Title:
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Project Manager Team: Author
Project No. 22-111
Date Plotted: 3/22/2024 3:53:42 PM
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A5 01

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A0



NW CORNER AXO VIEW
SCALE: 4 A5 02



SW CORNER AXO VIEW
SCALE: 3 A5 02



SE CORNER AXO VIEW
SCALE: 2 A5 02



NE CORNER AXO VIEW
SCALE: 1 A5 02

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BURLINGTON ONTARIO

Drawing Title:
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Project Manager Team: AN
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