

2085 PINE STREET
OPA/ZBA - ARCHITECTURAL SET

2085 PINE STREET, BURLINGTON, ONTARIO

PROJECT NO. 18-1268

ARCHITECTURAL

ATA ARCHITECTS INC.
211 LAKSHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7
T 905-849-6986
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DRAWING LIST

#	SHEET NAME	ISSUED FOR PERMIT	ISSUED FOR TENDER
A0.1	COVERSHEET & DRAWING LIST		
A1.1	SITE PLAN		
A2.1	FLOOR PLANS		
A2.2	FLOOR PLANS		
A2.3	FLOOR PLANS		
A3.1	ELEVATIONS		
A4.1	SECTIONS		

1 / AD-000	SECTION HEAD / CALLOUT HEAD	CJ	CONTROL JOINT
11	DOOR TAG	AL	ALUMINUM
	ENTRY ARROW	HM	HOLLOW METAL
11	FLOOR TAG	AN	ANODIZED
0	GRID BUBBLE	PT	PAINT
	LEVEL TAG	FIN	FINISH
8	MATERIAL TAG	F.R.	FIRE RATING
11	ROOF TAG	GWG	GEORGIAN WIRED GLASS
Room name 150 SF	ROOM NAME TAG	TEMP	TEMPERED
11	WALL TAG	WM	POSSIBLE WATER METER LOCATION
W001	WINDOW TAG	RWL	RAIN WATER LEADER
1 Ref / Ref 1 / A101 / 1 Ref	ELEVATION MARKER		

ANNOTATION LEGEND
1 : 50

GENERAL NOTES
1. ALL CONSTRUCTION TO MEET THE 2006 ONTARIO BUILDING CODE AND ALL APPLICABLE CODES.
2. INSPECT SITE CONDITIONS PRIOR TO QUOTING ON NEW WORK AND REPORT ANY DISCREPANCIES.
3. ENSURE THAT ALL CONSTRUCTION, MATERIALS, METHODS OF INSTALLATION AND TEMPORARY BRACING, COMPLY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
4. SITE VERIFY ALL DIMENSIONS AND MAKE MODIFICATIONS TO SUIT EXISTING SITE CONDITIONS.
5. MAKE GOOD ALL AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON DRAWINGS OR NOT.
6. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY AND ALL STRUCTURAL, MECHANICAL, ELECTRICAL, SITE SERVICING AND LANDSCAPE DRAWINGS. REFER TO THESE DRAWINGS FOR EXACT LOCATION OF FINISHED FITTINGS. COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL & LANDSCAPE WORK TO ENSURE THAT THE PARTS OF THE WORK COME TOGETHER PROPERLY.
7. REPORT ALL CONTEMPLATED DEVIATIONS FROM THE DRAWINGS PRIOR TO MAKING CHANGES.
8. PROVIDE CUTTING, PATCHING AND REMEDIAL WORK IN ORDER TO ENSURE PARTS OF THE WORK COME TOGETHER PROPERLY.
9. ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL BUILDING, PLUMBING, HYDRO, GAS, ETC., AUTHORITIES DURING CONSTRUCTION AND FOR OCCUPANCY.
10. PROVIDE STRAPPING FOR WALLS AND BLOCKING AS REQUIRED & AS DETAILED.
11. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS LABELLED "FOR CONSTRUCTION."

REVISIONS

NUMBER	DATE	REMARKS
004	2019 04 11	ISSUED FOR OPA/ZBA
003	2019 03 06	ISSUED FOR SHORING
002	2018 11 21	FINAL DESIGN
001	2018 10 15	PREP FOR SHORING

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SEALS

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ALEXANDER L. TEMPORALE
LICENCE 2567

PROJECT TITLE

2085 PINE STREET

2085 PINE STREET,
BURLINGTON, ONTARIO

DRAWING TITLE

COVERSHEET & DRAWING LIST

DRAWN BY

JG

SCALE

1 : 50

DATE

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MD

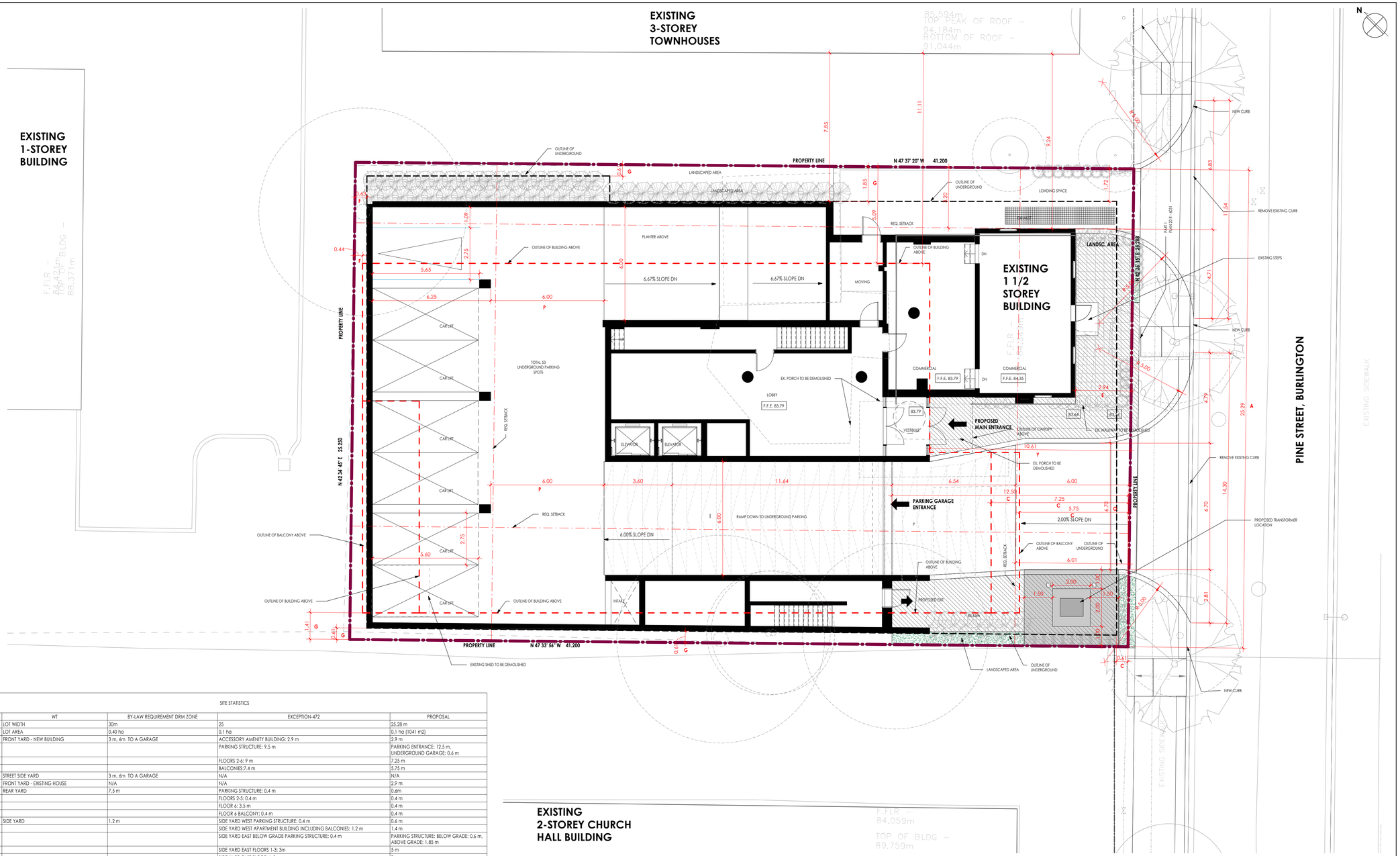
PROJECT NUMBER

18-1268

DRAWING NUMBER

A0.1

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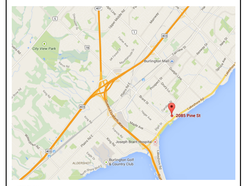


SITE STATISTICS				
CODE	WT	BY-LAW REQUIREMENT DRM ZONE	EXCEPTION-472	PROPOSAL
A	LOT WIDTH	30m	25	25.28 m
B	LOT AREA	0.40 ha	0.1 ha	0.1 ha (1041 m2)
C	FRONT YARD - NEW BUILDING	3 m, 6m TO A GARAGE	ACCESSORY AMENITY BUILDING: 2.9 m	2.9 m
			PARKING STRUCTURE: 9.5 m	PARKING ENTRANCE: 12.5 m, UNDERGROUND GARAGE: 0.6 m
			FLOORS 2-6: 9 m	7.25 m
			BALCONIES:7.4 m	5.75 m
D	STREET SIDE YARD	3 m, 6m TO A GARAGE	N/A	N/A
E	FRONT YARD - EXISTING HOUSE	N/A	N/A	2.9 m
F	REAR YARD	7.5 m	PARKING STRUCTURE: 0.4 m	0.6m
			FLOORS 2-5: 0.4 m	0.4 m
			FLOOR 6: 3.5 m	0.4 m
			FLOOR 6 BALCONY: 0.4 m	0.4 m
G	SIDE YARD	1.2 m	SIDE YARD WEST PARKING STRUCTURE: 0.4 m	0.6 m
			SIDE YARD WEST APARTMENT BUILDING INCLUDING BALCONIES: 1.2 m	1.4 m
			SIDE YARD EAST BELOW GRADE PARKING STRUCTURE: 0.4 m	PARKING STRUCTURE: BELOW GRADE: 0.6 m, ABOVE GRADE: 1.85 m
			SIDE YARD EAST FLOORS 1-3: 3m	5 m
			SIDE YARD EAST FLOOR 4: 5 m	7 m
			SIDE YARD EAST FLOOR 4: BALCONY: 3 m	5 m
			SIDE YARD EAST FLOORS 5 & 6: 7 m	7 m
			SIDE YARD EAST FLOOR 5 & 6 BALCONIES: 4.7 m	5 m
			SIDE YARD EAST ROOF TOP STRUCTURE FOR MECHANICAL EQUIPMENT REQUIRED FOR THE OPERATION OF THE BUILDING, INCLUDING ELEVATOR AND STAIRWAY RECEIVING AREA: 10.5 m	13.25 m
H	YARD ABUTTING R1, R2, R3, DRL ZONES	12 m	N/A	N/A
I	DENSITY	26 UNITS PER HA MINIMUM/ 50 UNITS PER HA MAXIMUM	150 UNITS PER HECTARE MAXIMUM AND 15 UNITS MAXIMUM	374.6 UNITS PER 1 ha
J	BUILDING HEIGHT	MAXIMUM HEIGHT: 3 STOREYS UP TO 12m	6 STOREY MAXIMUM TAKEN FROM FIXED GRADE UP TO 23 M FOR APARTMENT BUILDING	11 STOREY 40 m
	BUILDING HEIGHT		1 1/2 STOREY MAXIMUM TAKEN FROM FIXED GRADE UP TO 7 M FOR AN ACCESSORY AMENITY BUILDING	
K	AMENITY AREA	15 m2 PER EFFICIENCY UNIT/20 m2 FOR ONE BEDROOM UNIT/ 35 m2 FOR 2 OR MORE BEDROOM UNITS	490 m2 (32.67 m2 / unit)	25.9 m2 PER UNIT (1010 m2)
L	PARKING (RESIDENTS)	1.25 SPACES PER 1 BEDROOM UNIT/ 1.5 FOR 2 BEDROOM UNIT/ 1.75 PER 3 BEDROOM UNIT	20	48 (1.23 SPACES PER UNIT)
M	PARKING (VISITOR)	0.35/UNIT	0	0
N	HANDICAPPED SPACES	1	1	2
O	DRIVEWAY WIDTH	6.7m	N/A	6.7 m
P	DRIVEWAY WIDTH (UNDERGROUND GARAGE)	6.0m	N/A	6.0 m
Q	NUMBER OF DRIVEWAYS	1	N/A	1
R	LANDSCAPE BUFFER (ADJACENT TO STREET HAVING WIDTH UP TO 26 M)	3m	N/A	2.9 m PLUS ENCROACHMENTS
S	LANDSCAPE BUFFER ABUTTING DRH, DRM ZONES	2m	N/A	N/A
T	LOADING SPACES	1	1	1
U	BELOW GRADE PARKING STRUCTURE	3 m FROM ALL PROPERTY LINES	0.4 m	SAME AS YARDS
V	GROSS FLOOR AREA	N/A	N/A	5,560.1 m2
	FSI	N/A	N/A	5.34
W	COVERAGE %	N/A	N/A	74.8%
X	NUMBER OF UNITS	N/A	15	39
Y	FRONT YARD SETBACK PEDESTRIAN ENTRANCE	N/A	N/A	10.0 m

GROSS FLOOR AREA			
Level	OCCUPANCY	AREA	AREA SF
00 STREET LEVEL	COMMERCIAL	41.5 m²	447 SF
00 STREET LEVEL	COMMERCIAL IN HERITAGE	70.9 m²	763 SF
00 STREET LEVEL	EXIT AND ELEVATOR	90.0 m²	968 SF
00 STREET LEVEL	LOBBY	74.6 m²	803 SF
00 STREET LEVEL	MOVING	14.2 m²	153 SF
00 STREET LEVEL	VESTIBULE	7.9 m²	85 SF
Grand total: 7		299.1 m²	3,220 SF
01 1ST FLOOR	RESIDENTIAL	549.1 m²	5,911 SF
02 2ND FLOOR	RESIDENTIAL	549.1 m²	5,911 SF
03 3RD FLOOR	RESIDENTIAL	537.0 m²	5,780 SF
04 4TH FLOOR	RESIDENTIAL	489.1 m²	5,264 SF
05 5TH FLOOR	RESIDENTIAL	489.1 m²	5,264 SF
06 6TH FLOOR	RESIDENTIAL	489.1 m²	5,264 SF
07 7TH FLOOR	RESIDENTIAL	489.1 m²	5,264 SF
08 8TH FLOOR	RESIDENTIAL	489.1 m²	5,264 SF
09 9TH FLOOR	RESIDENTIAL	489.1 m²	5,264 SF
10 PENTHOUSE 01	RESIDENTIAL	351.9 m²	3,788 SF
11 PENTHOUSE 02	RESIDENTIAL	339.4 m²	3,654 SF
		5261.0 m²	56,629 SF
TOTAL		**5560.1 m²**	**59,849 SF**

SALEABLE AREA				
LEVEL	OCCUPANCY	AREA	AREA SF	UNITS
00 STREET LEVEL	COMMERCIAL	41.5 m²	447 SF	0
00 STREET LEVEL	COMMERCIAL IN HERITAGE	70.9 m²	763 SF	0
		112.3 m²	1,209 SF	0
01 1ST FLOOR	RESIDENTIAL	364.6 m²	3,925 SF	3
02 2ND FLOOR	RESIDENTIAL	487.9 m²	5,252 SF	4
03 3RD FLOOR	RESIDENTIAL	475.6 m²	5,120 SF	4
04 4TH FLOOR	RESIDENTIAL	427.9 m²	4,606 SF	4
05 5TH FLOOR	RESIDENTIAL	427.9 m²	4,606 SF	4
06 6TH FLOOR	RESIDENTIAL	427.9 m²	4,606 SF	4
07 7TH FLOOR	RESIDENTIAL	427.9 m²	4,606 SF	4
08 8TH FLOOR	RESIDENTIAL	427.9 m²	4,606 SF	4
09 9TH FLOOR	RESIDENTIAL	427.9 m²	4,606 SF	4
10 PENTHOUSE 01	RESIDENTIAL	290.8 m²	3,130 SF	2
11 PENTHOUSE 02	RESIDENTIAL	276.8 m²	2,980 SF	2
		4463.3 m²	48,042 SF	39
TOTAL		4575.6 m²	49,251 SF	39

1 A1.1 SITE PLAN
1 : 100



KEY PLAN

LEGEND

GREEN LANDSCAPED AREA

PAVED SURFACE

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DRAWING TITLE

SITE PLAN

DRAWN BY

JG

SCALE

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DATE

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CHECKED BY

MD

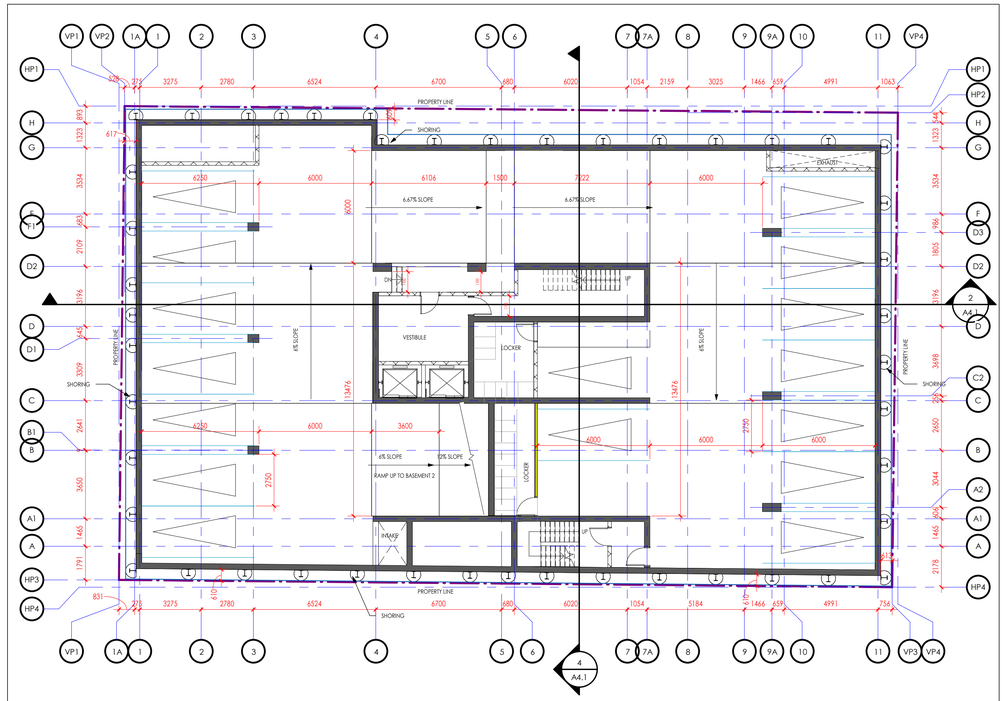
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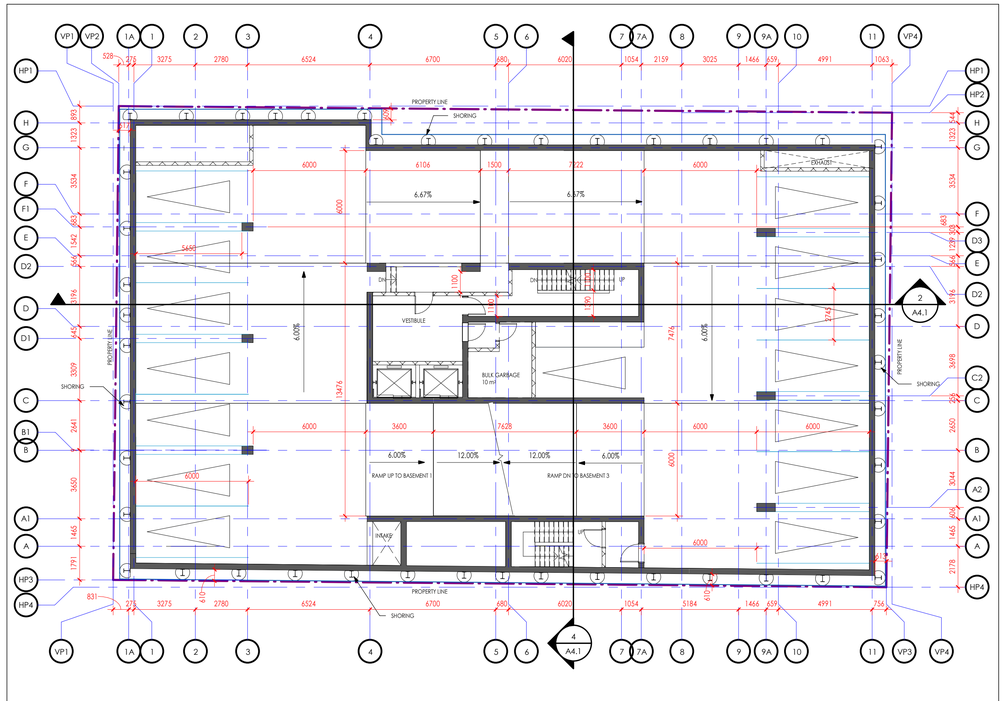
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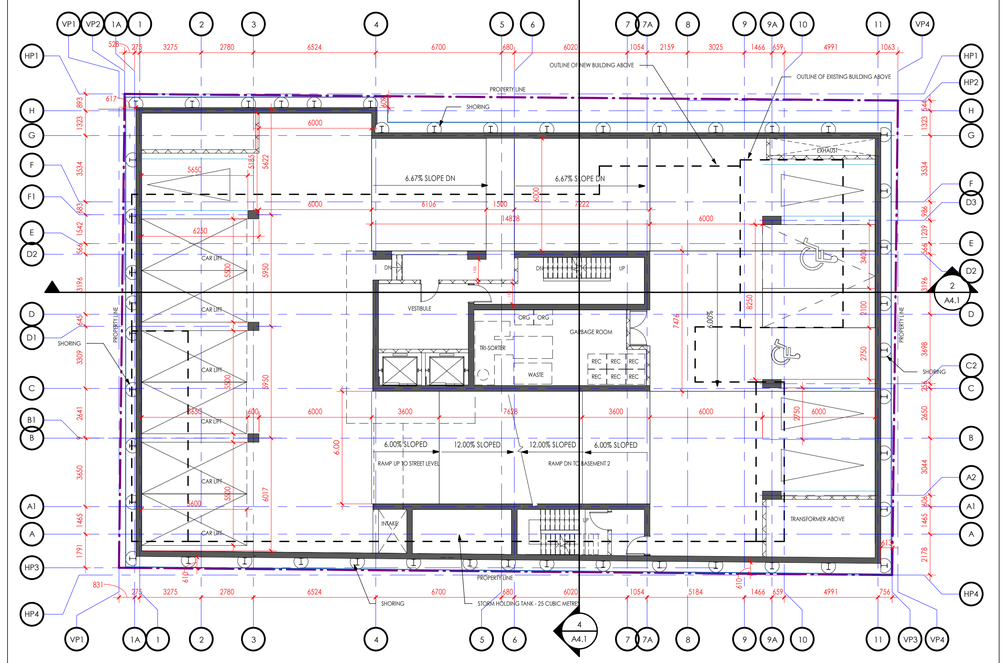
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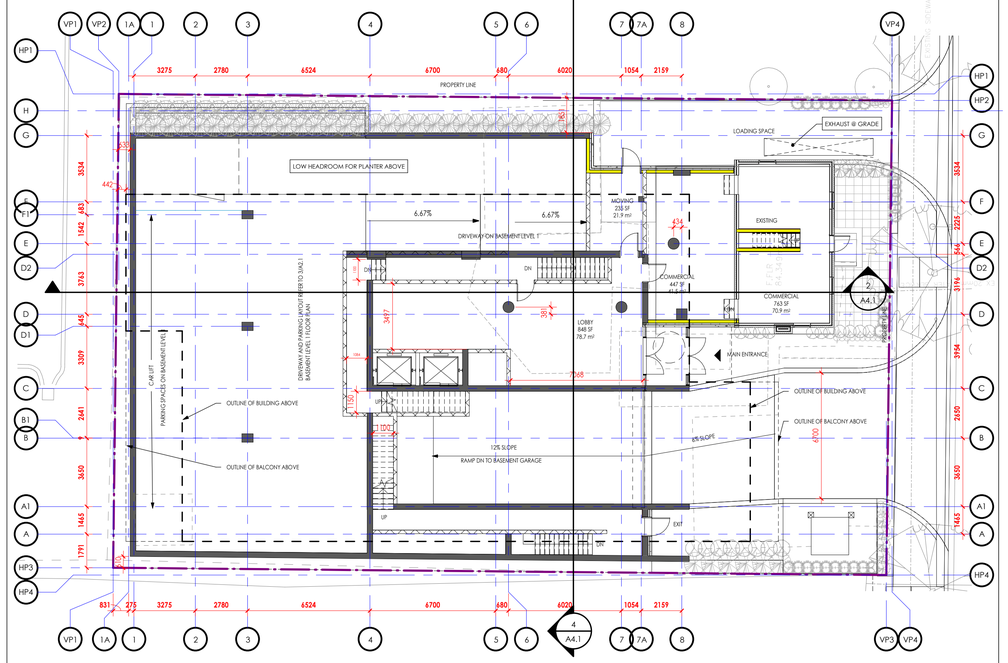
1 A2.1 BASEMENT LEVEL 3
1 : 150



2 A2.1 BASEMENT LEVEL 2
1 : 150



3 A2.1 BASEMENT LEVEL 1
1 : 150



4 A2.1 STREET LEVEL FLOOR PLAN
1 : 150

PARKING SCHEDULE	
Level	Count
-3 BASEMENT 3	16
-2 BASEMENT 2	15
-1 BASEMENT 1	17
Grand total: 48	48

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FLOOR PLANS

DRAWN BY

JG

SCALE

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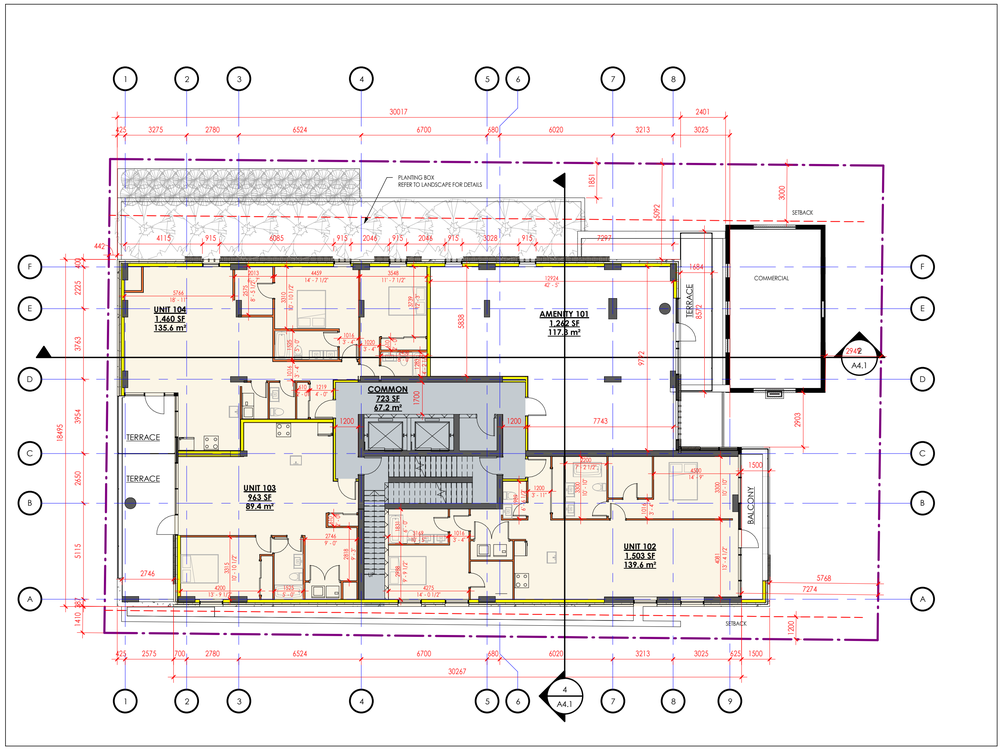
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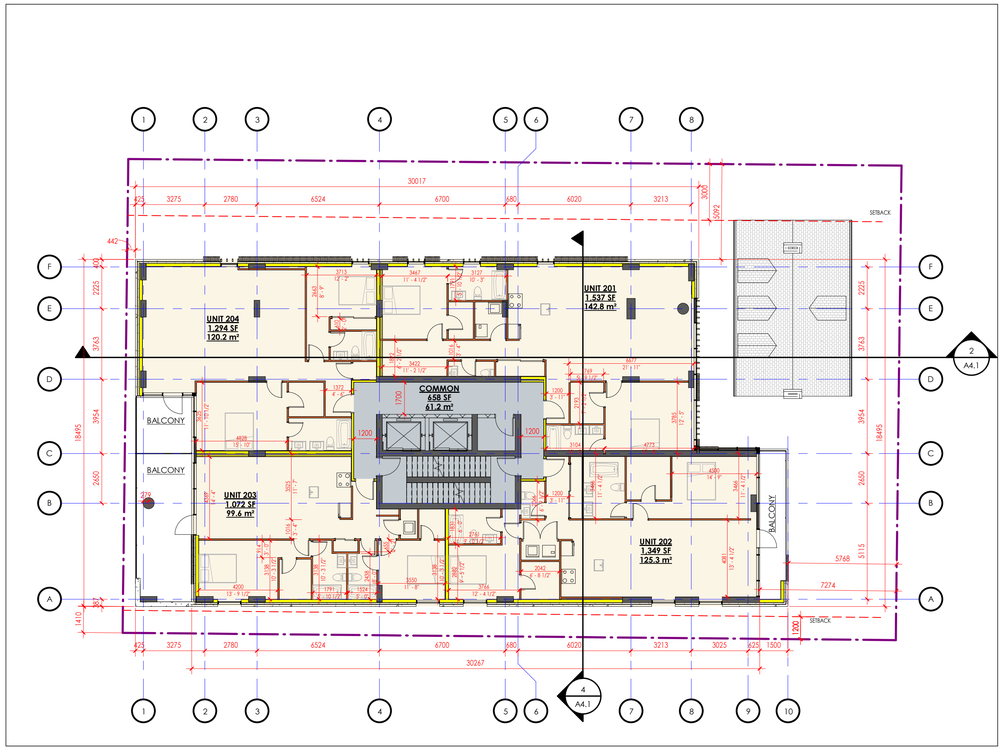
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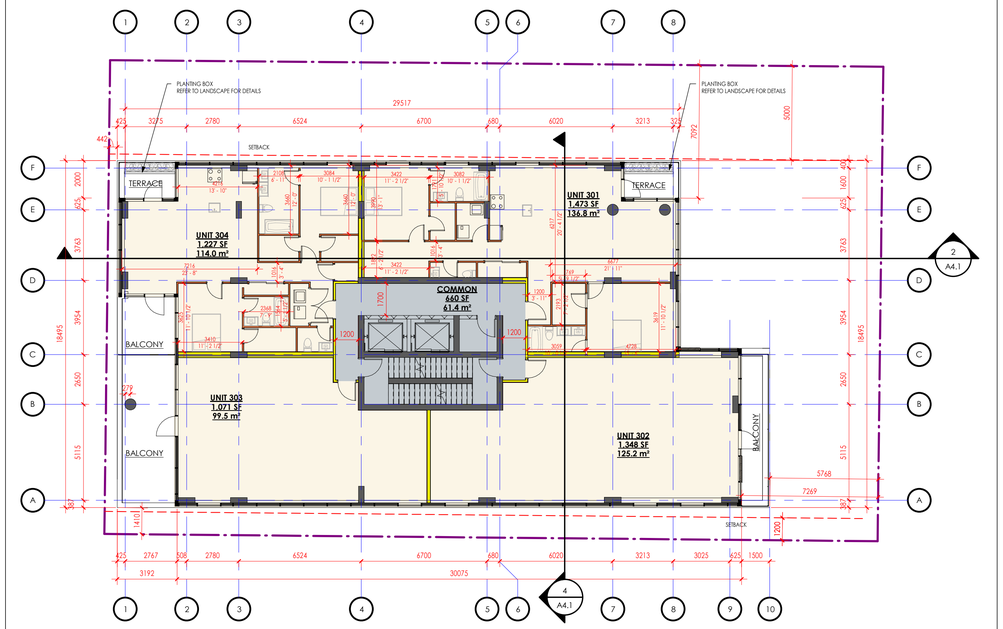
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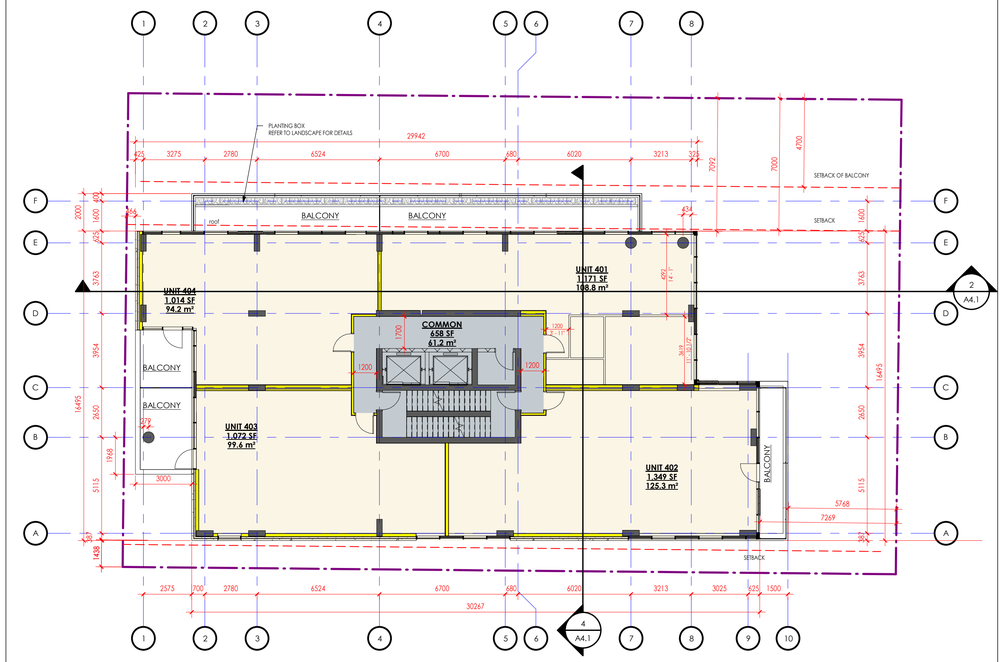
1 A2.2 01 1ST FLOOR
1 : 150



2 A2.2 02 2ND FLOOR
1 : 150



3 A2.2 03 3RD FLOOR
1 : 150



4 A2.2 04 4TH FLOOR
1 : 150

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FLOOR PLANS

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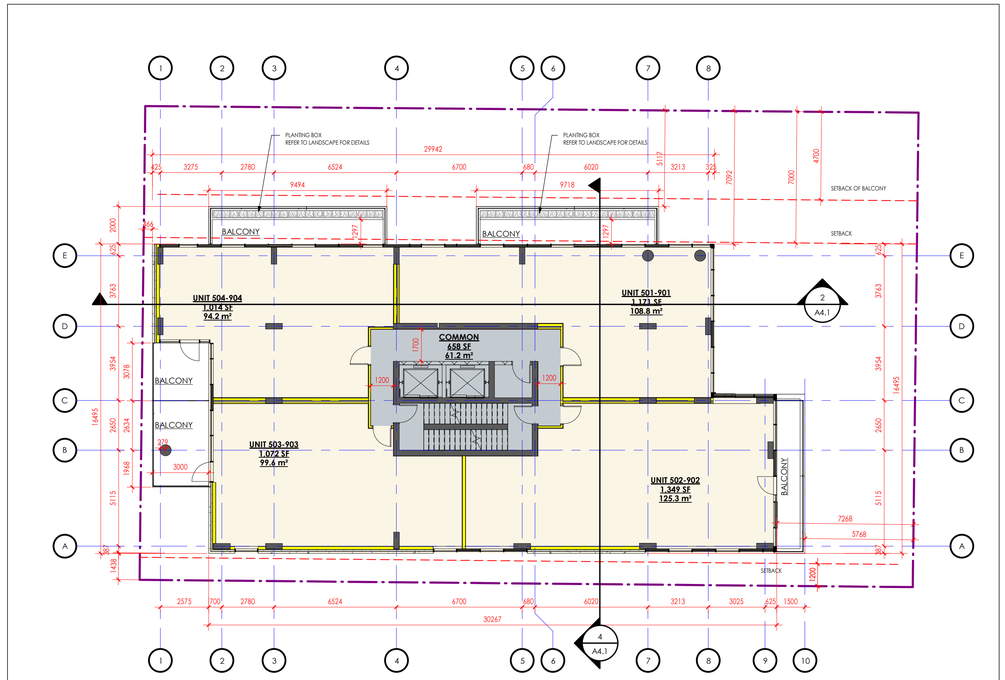
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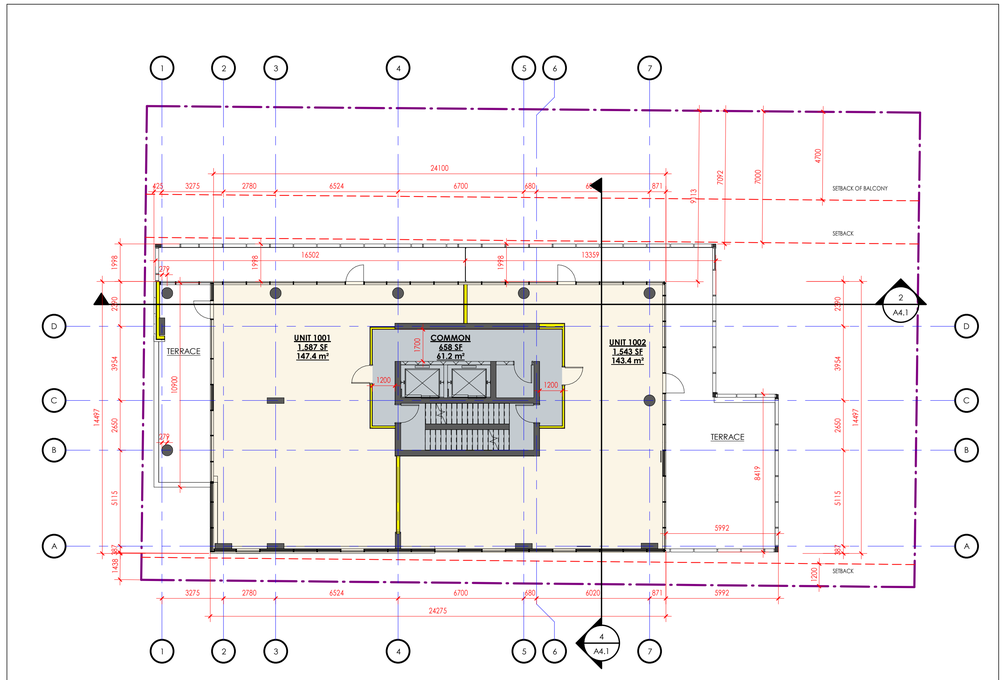
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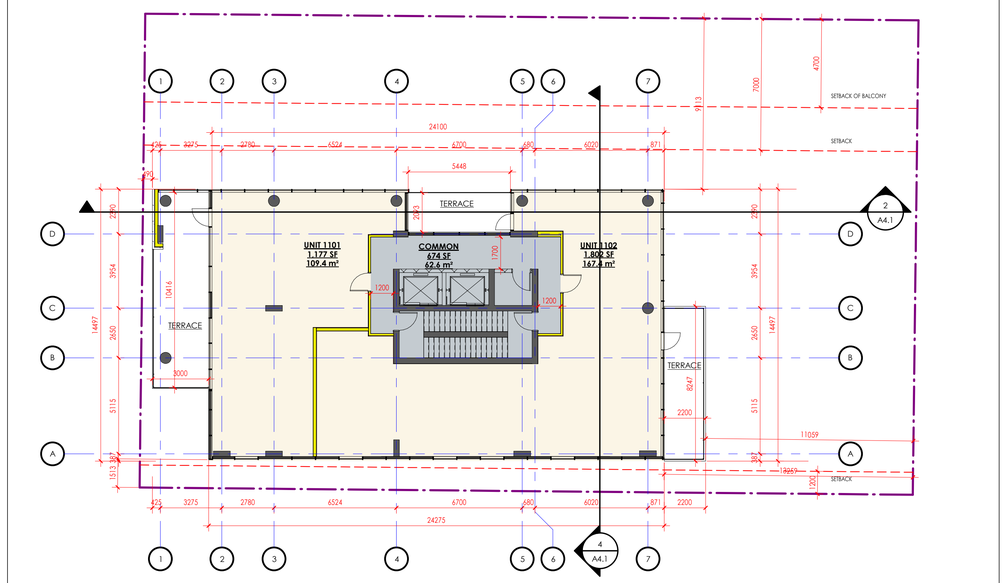
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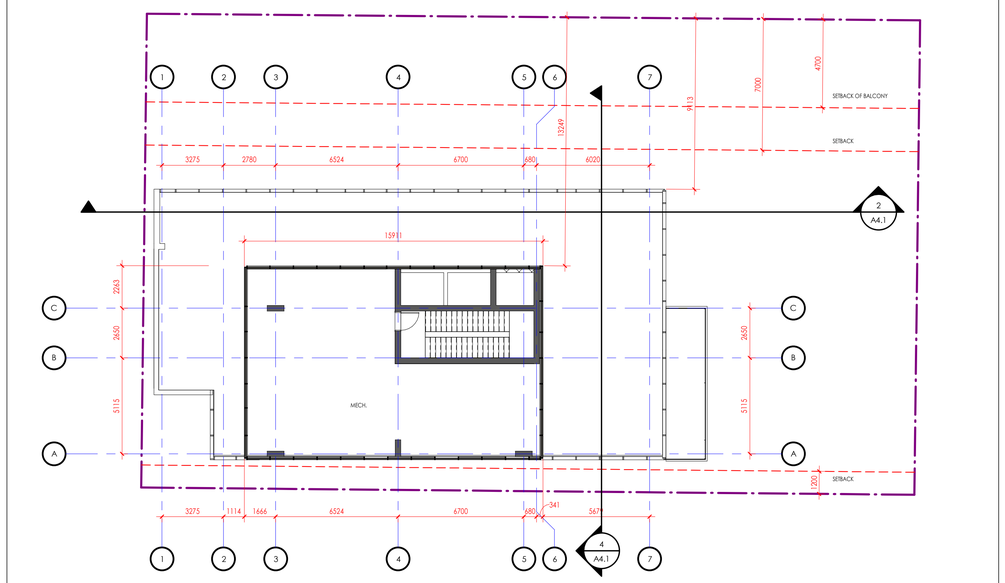
1 A2.3 TYPICAL FLOOR PLAN (5TH-9TH FLOOR)
1 : 150



2 A2.3 10 PENTHOUSE 01
1 : 150



3 A2.3 11 PENTHOUSE 02
1 : 150



4 A2.3 12 ROOFTOP
1 : 150

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FLOOR PLANS

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DRAWING NUMBER

A2.3



1 SOUTH ELEVATION
A3.1 1 : 200



2 NORTH ELEVATION
A3.1 1 : 200



3 EAST ELEVATION
A3.1 1 : 200



4 WEST ELEVATION
A3.1 1 : 200

MATERIAL SUMMARY	
CODE	DESCRIPTION
M101	EXISTING BRICK
M102	EXISTING GLAZING
M103	EXISTING ASPHALT SHINGLES
M301	ARCHITECTURAL PRECAST CONCRETE PANEL - LIGHT GRAY
M302	ALUMINUM LOUVERS - FORTINA SYSTEM - SQUARE 50 THSN-5010 - TA-005 RICAN OAK
M303	CANOPY - SOBOTEC ALUCOBOND MATERIAL DUSTY CHARCOAL - 30
M304	ARCHITECTURAL PRECAST CONCRETE PANEL - TAUPE
M503	GARAGE DOOR - METAL PAINTED IVORY- MATTE
M601	METAL FLASHING - CHARCOAL
M701	CURTAIN WALL GLAZING - SOLARBAN ZSO(2) OPTIBLUE + CLEAR GLASS
M702	MULLION - ALUMINUM BLACK ANNODIZED - SATIN
M703	GLASS SPANDREL PANEL - 2125-30 GRAY SHOWER
M706	LOUVERS - ALUMINUM BLACK ANNODIZED - SATIN

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PROJECT TITLE

2085 PINE STREET

2085 PINE STREET,
BURLINGTON, ONTARIO

DRAWING TITLE

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JG

SCALE

1 : 200

DATE

2019 04 11

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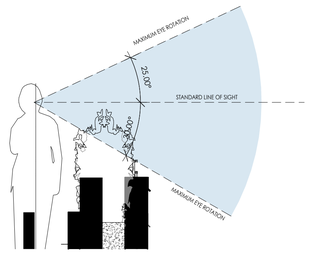
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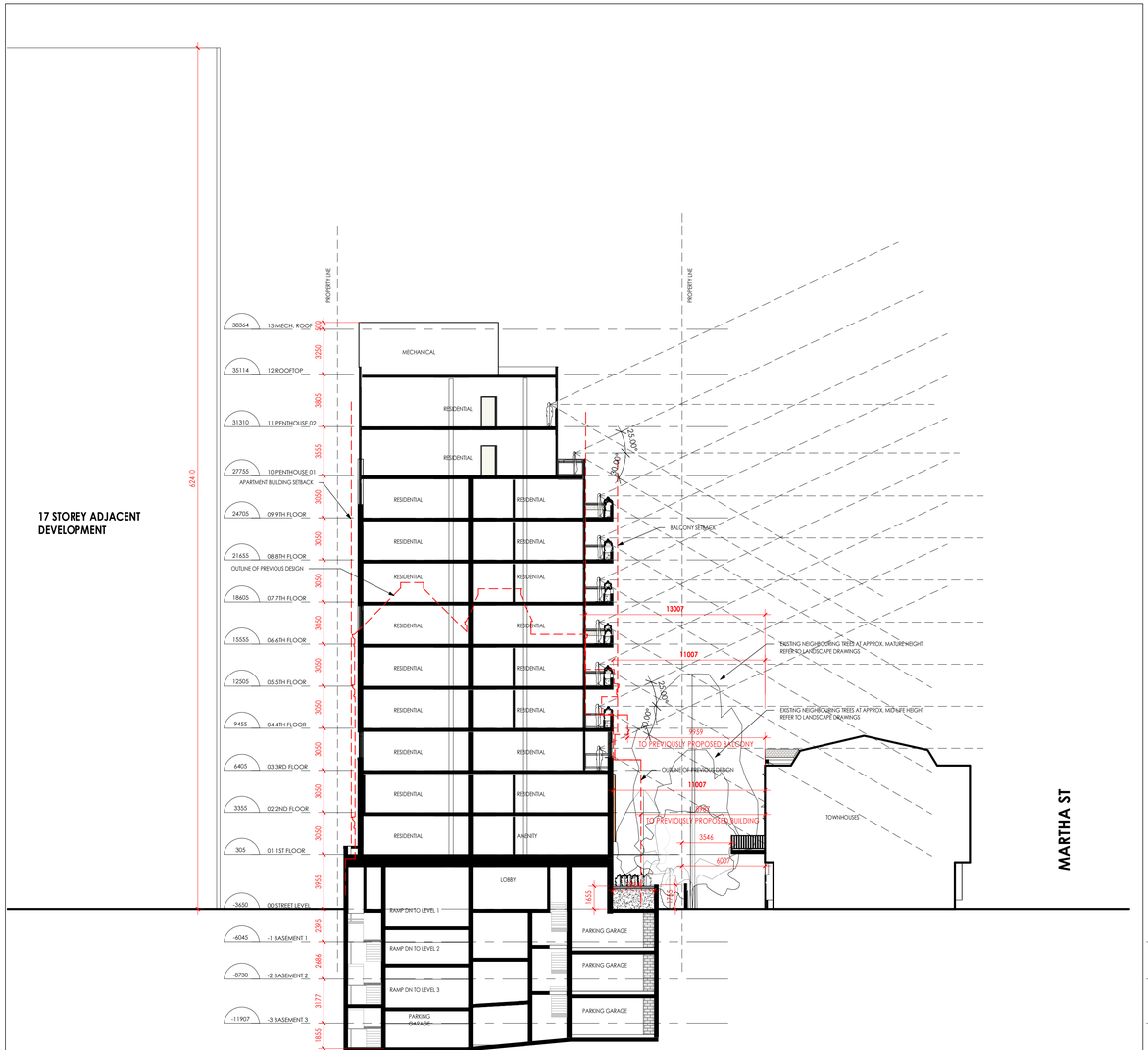
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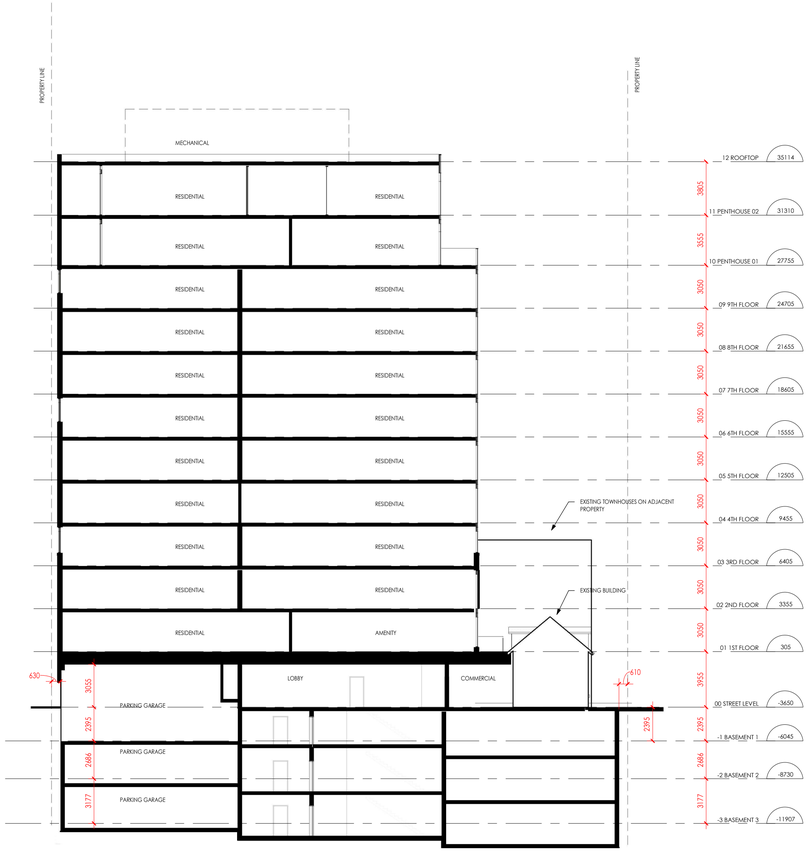
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3 A4.1 VISUAL FIELD
1 : 25



4 A4.1 SECTION A
1 : 200



2 A4.1 SECTION B
1 : 200

REVISIONS

NUMBER	DATE	REMARKS
004	2019 04 11	ISSUED FOR OPA/ZBA
003	2019 03 06	ISSUED FOR SHORING
002	2018 11 21	FINAL DESIGN
001	2018 10 15	PREP FOR SHORING

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SECTIONS

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