

Proposed Residential Development

PLAINS RD

Burlington

Ontario

MOLINARO GROUP

GRAZIANI + CORAZZA ARCHITECTS

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Vince Molinaro

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Haig Seferian

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Scott Llewellyn

Job #:1572.17 – PHASE 1+2
Date: May.05, 2021
Project Statistics

	Permitted / Required	PHASE 1	PHASE 2	OVERAL 1+2
01. Site Area				
		8019 m2 86310 ft2	**7566 m2 81441 ft2**	**15585 m2 167751 ft2**
02. G.C.A(m2)				
Residential		41,834	34,559	76393
Retail		791	207	998
Total		42,624	34,766	77390
03. F.S.I				
		5.32	4.60	
04. Setbacks (m) *				
Above Grade				
East		7	0.6	
South		3	32	
West - QEW		17	16	
North		45	8.65	
Below Grade				
East		0	0	
South		0	0	
West - MTO Setback		14	14	
North		15.8	6	
05. Unit Count **				
1 Bedroom		347	219	566
2 Bedroom		213	187	400
3 Bedroom		27	56	83
Total		**587**	**462**	**1049**
06. Barrier Free Unit Count **				
1 Bedroom	15%	53	33	86
2 Bedroom	15%	32	29	61
3 Bedroom	15%	5	9	14
Total				
Total Barrier Free units included in Total unit count above		**90**	**71**	**161**
07. Parking Provided				
Residential	(1.0 per unit)	549	459	1008
Visitor/Retail	(0.2 per unit)	118	93	211
Total		**667**	**552**	**1219**
08. Bike Parking				
Residential		TBA	TBA	TBA
Visitor				
Total				
09. Lockers				
		TBA		
10. Building Height				
		30-35 STY	22-30 STY	
11.Amenity Space(m2)				
Indoor		2577	2039	4616
Outdoor		2879	2071	4949
Terraces/Balconies		8820	6426	15246
Total	20m2/ unit	**14275**	**10536**	**24811**

GFA definition

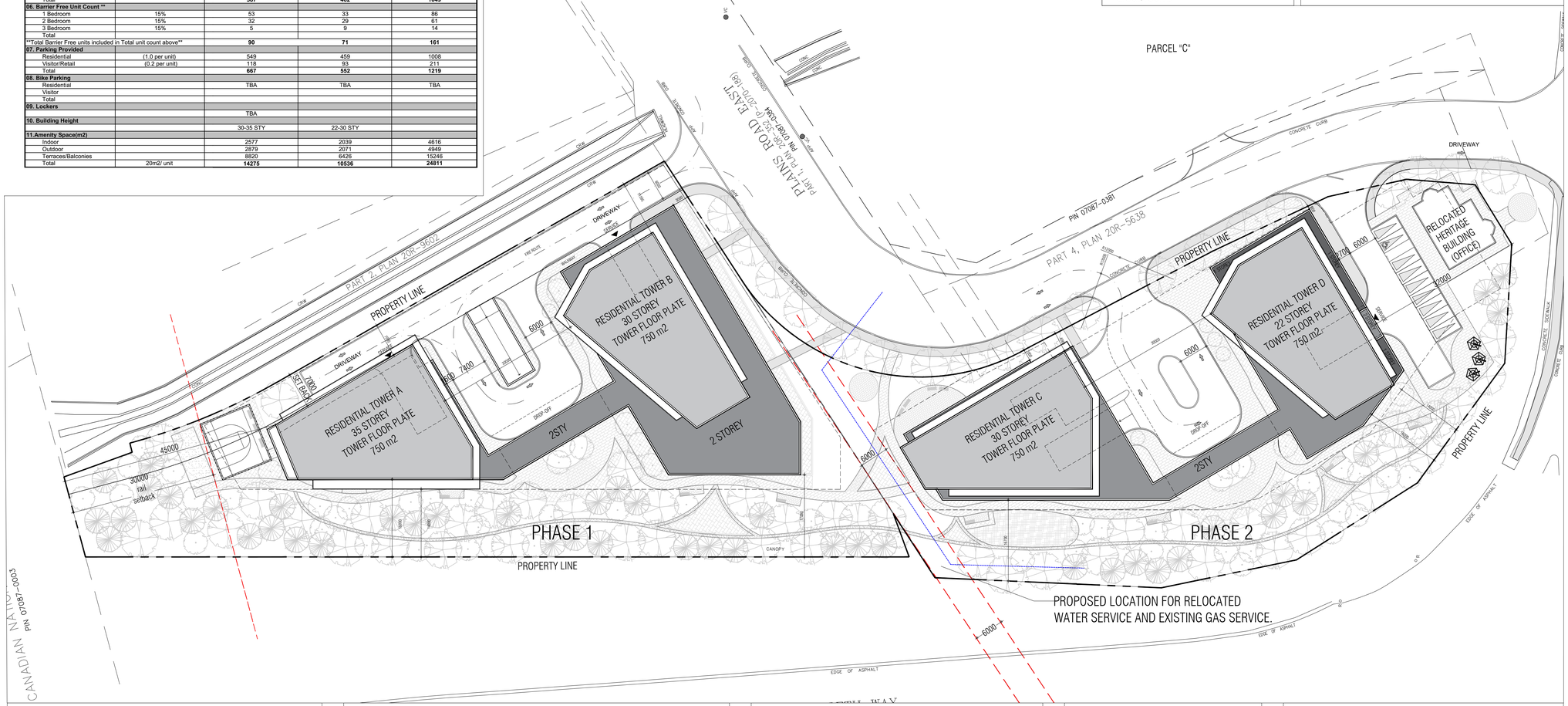
The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:

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

LIST OF DRAWINGS

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A 303 3rd Floor Plan
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A 405 Exterior Elevations
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A 407 Exterior Elevations
A 408 Exterior Elevations
A 501 Building Section



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.

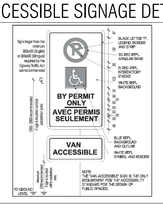
NOTES

1.Fire access route to existing buildings will be maintained during construction.
2.Accessibility for all pathway to Go Station, Wal-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 lockstone.

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
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO
L8N 2B9
telephone (905) 527-8559

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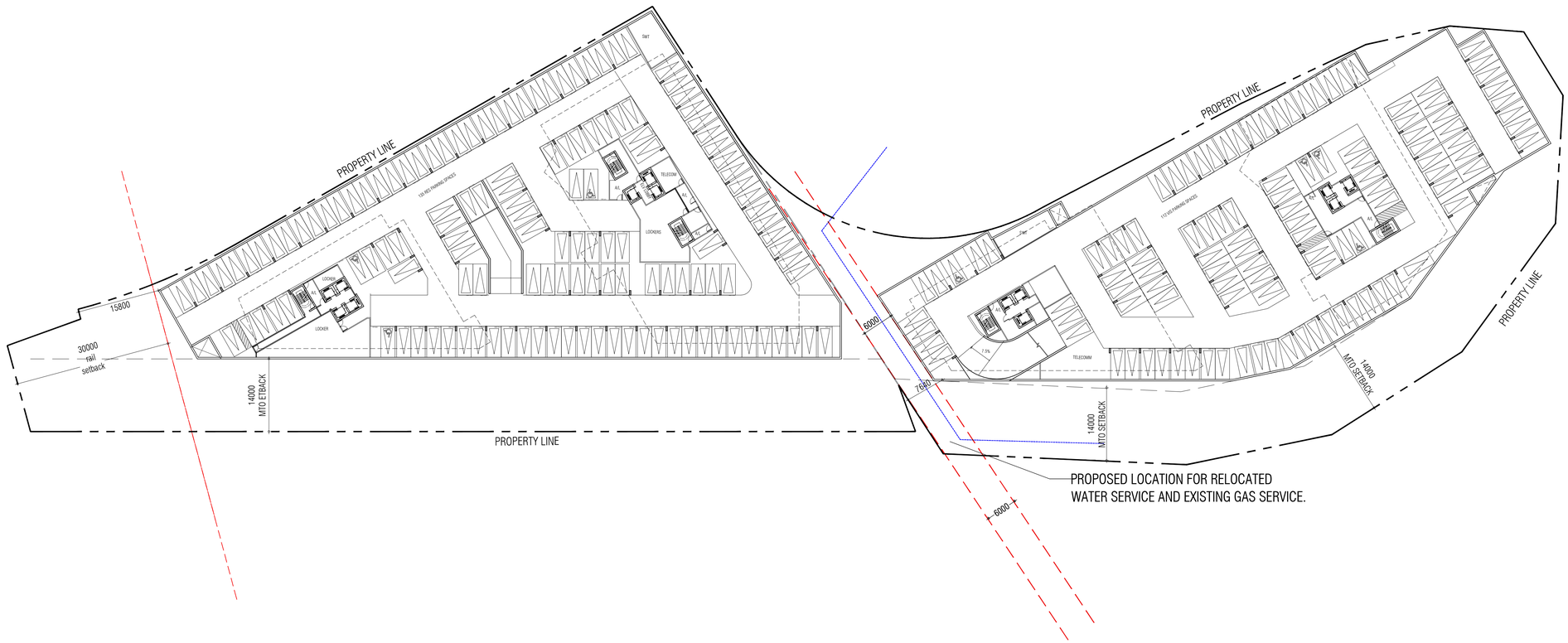
Burlington — Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
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SITE PLAN

1:450 A101

TITLEBLOCK SIZE: 610 x 900



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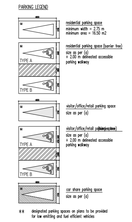
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PARKING LEGEND



0.0 designated parking spaces on plans to be provided for low emitting and fuel efficient vehicles

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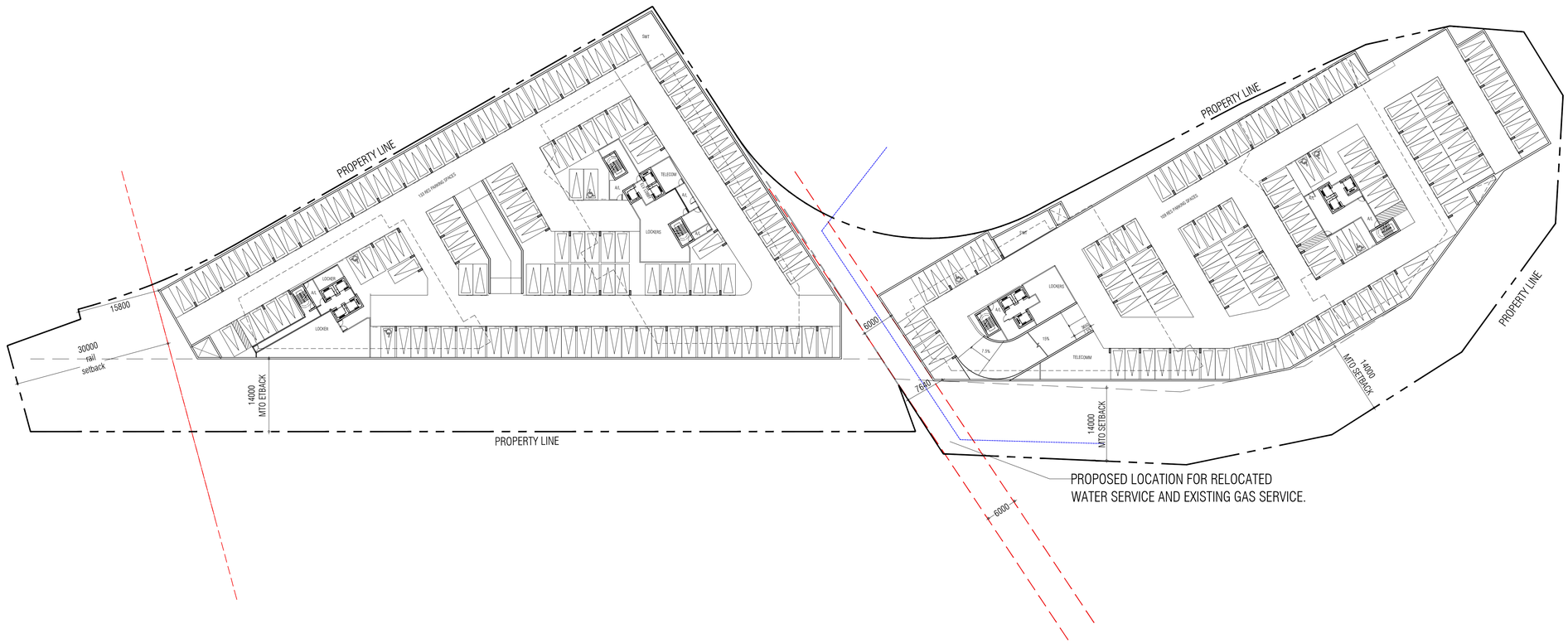
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P5

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A201

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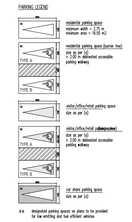
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PARKING LEGEND



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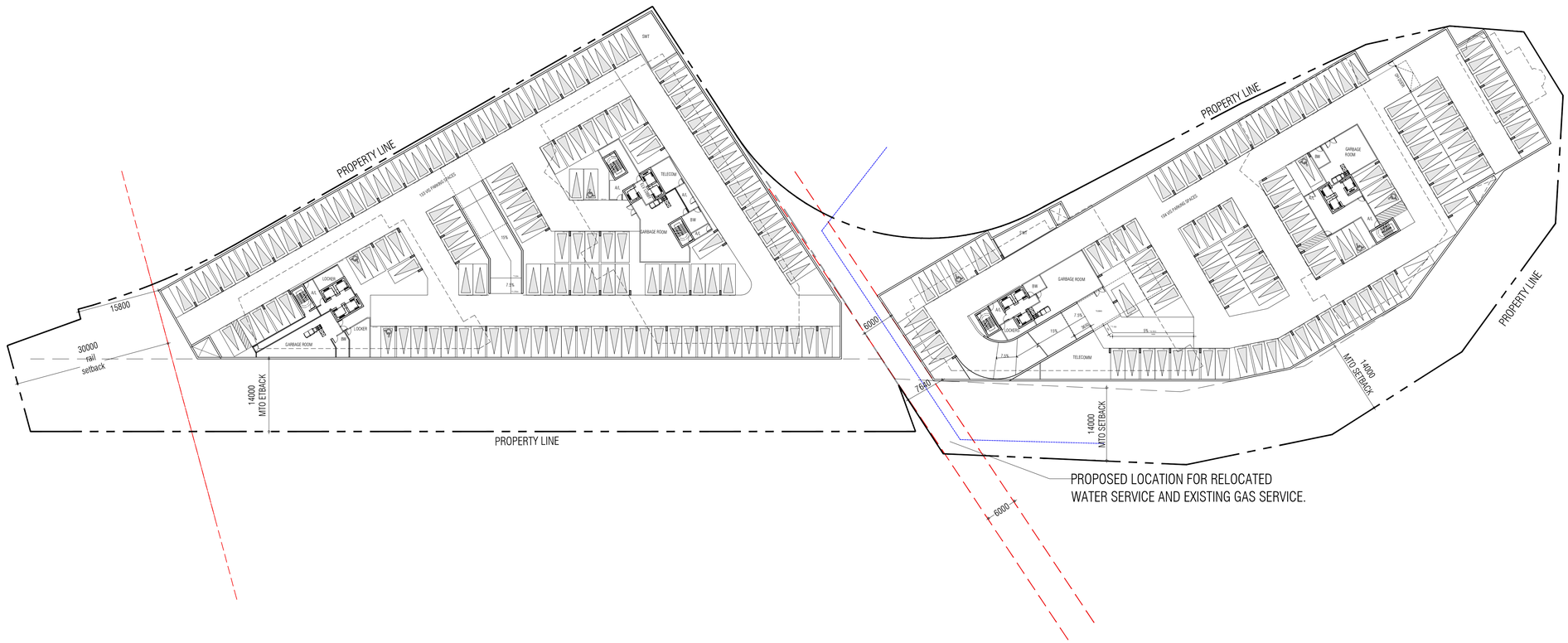
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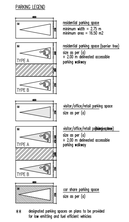
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A202

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P1

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A203

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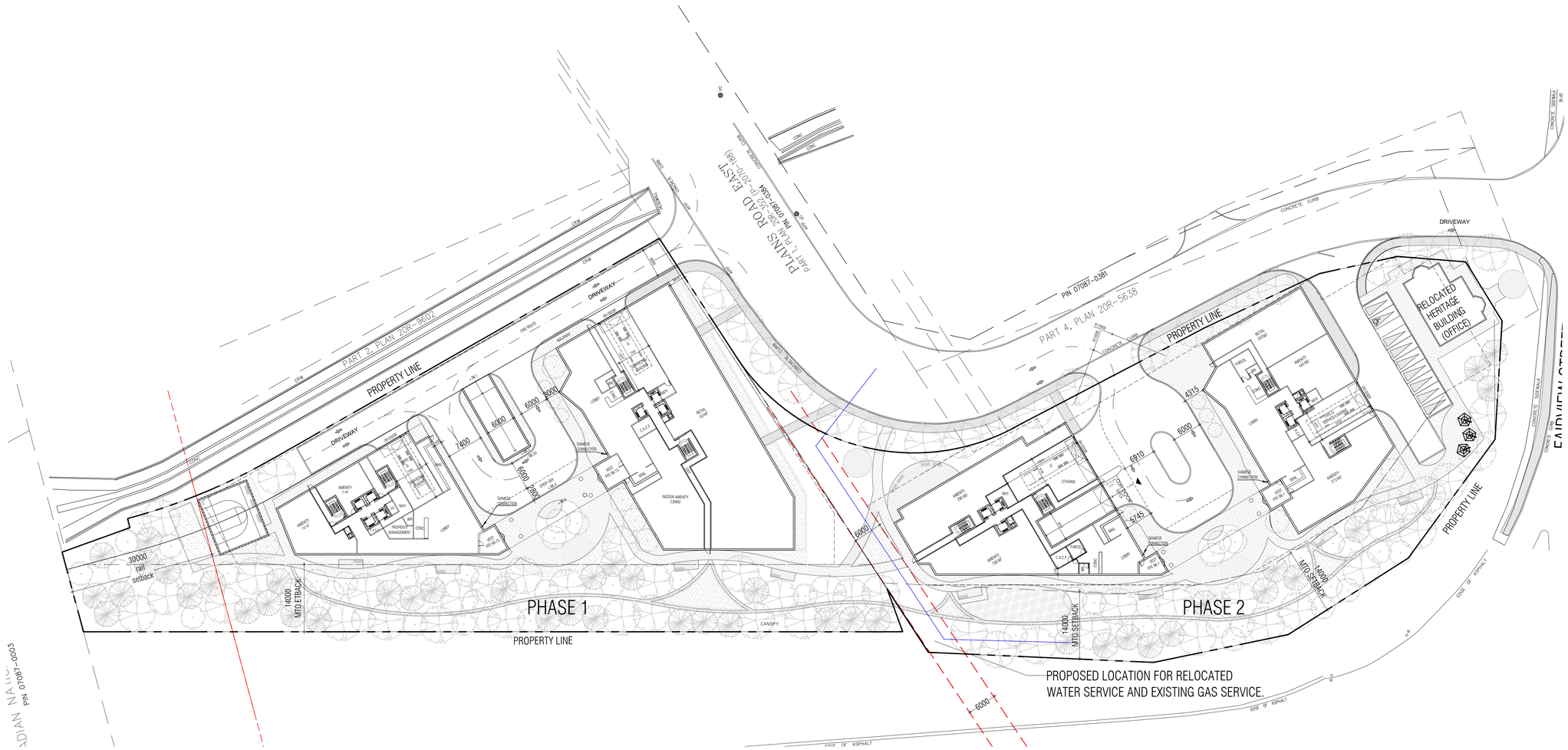
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PARKING LEGEND

- residential parking space minimum width = 2.75 m minimum area = 16.50 m2
- residential parking space (barrier free) min 3m per 24 1:120 m (dimmed accessible parking aisles)
- visitor/office/retail parking space min 4m per 24
- visitor/office/retail parking space (barrier free) min 4m per 24 1:120 m (dimmed accessible parking aisles)
- car share parking space min 4m per 24

dedicated parking spaces on plans to be provided for low emitting and fuel efficient vehicles

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GROUND FLOOR

1:450

A301

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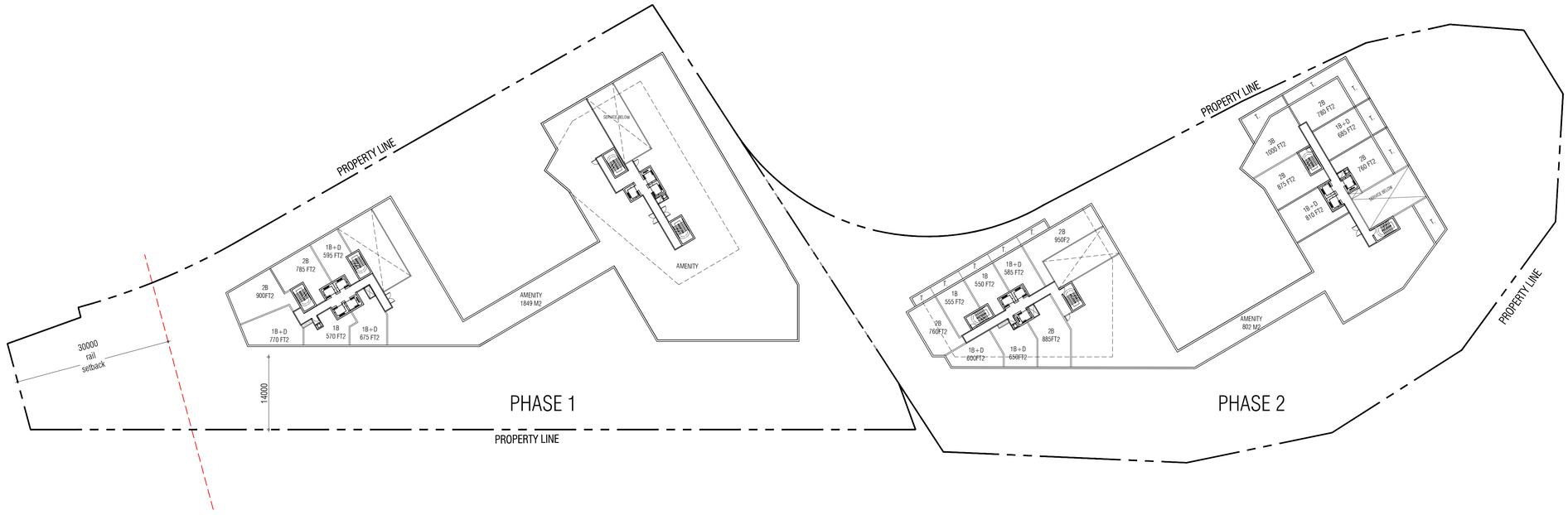
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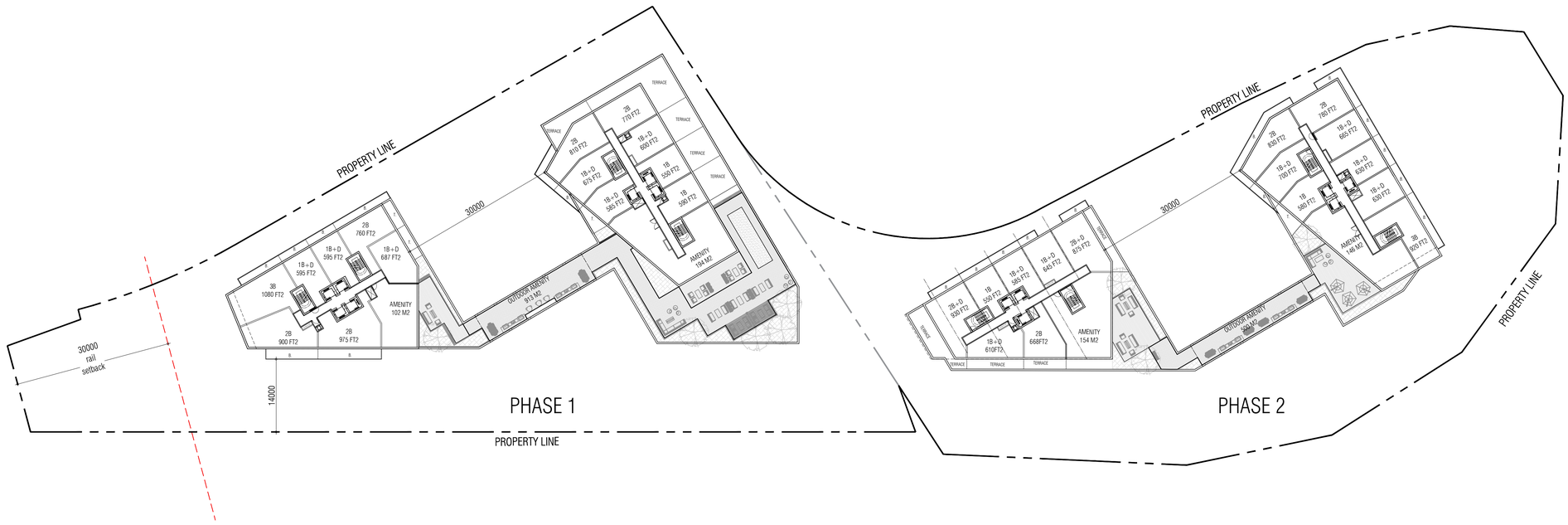
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2ND FLOOR

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A302

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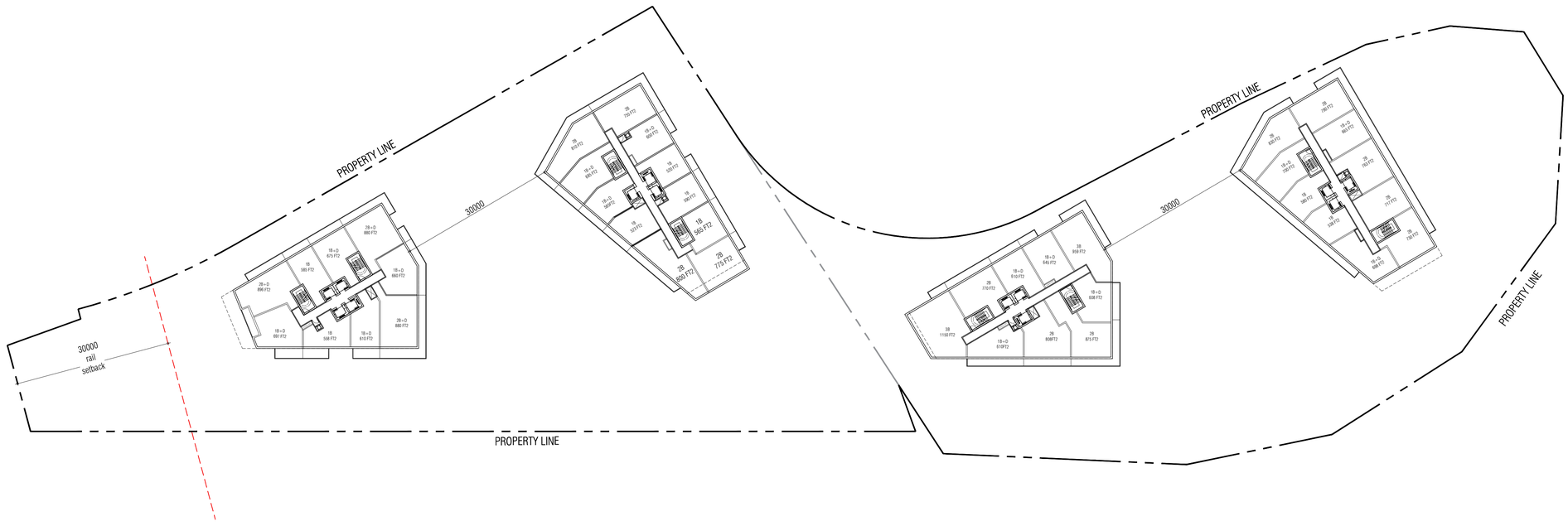
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3RD FLOOR

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4TH- 22ND FLOOR

1:450

A304

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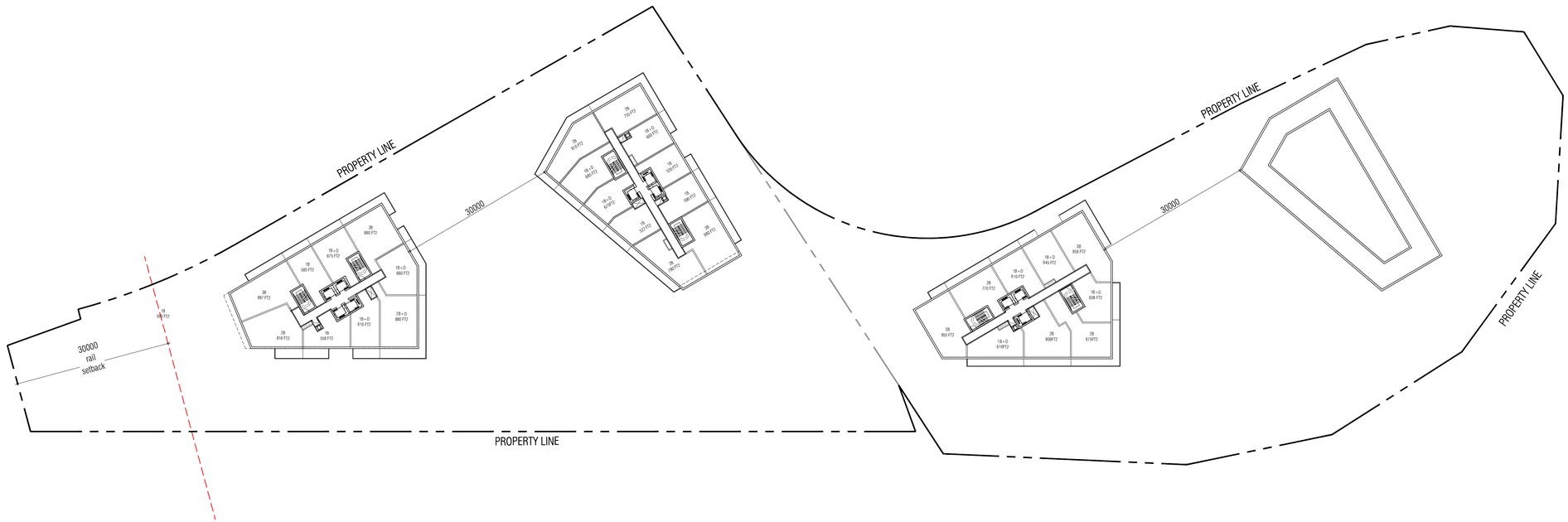
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Residential Developement

PLAINS RD
MASTER PLAN

Burlington — Ontario

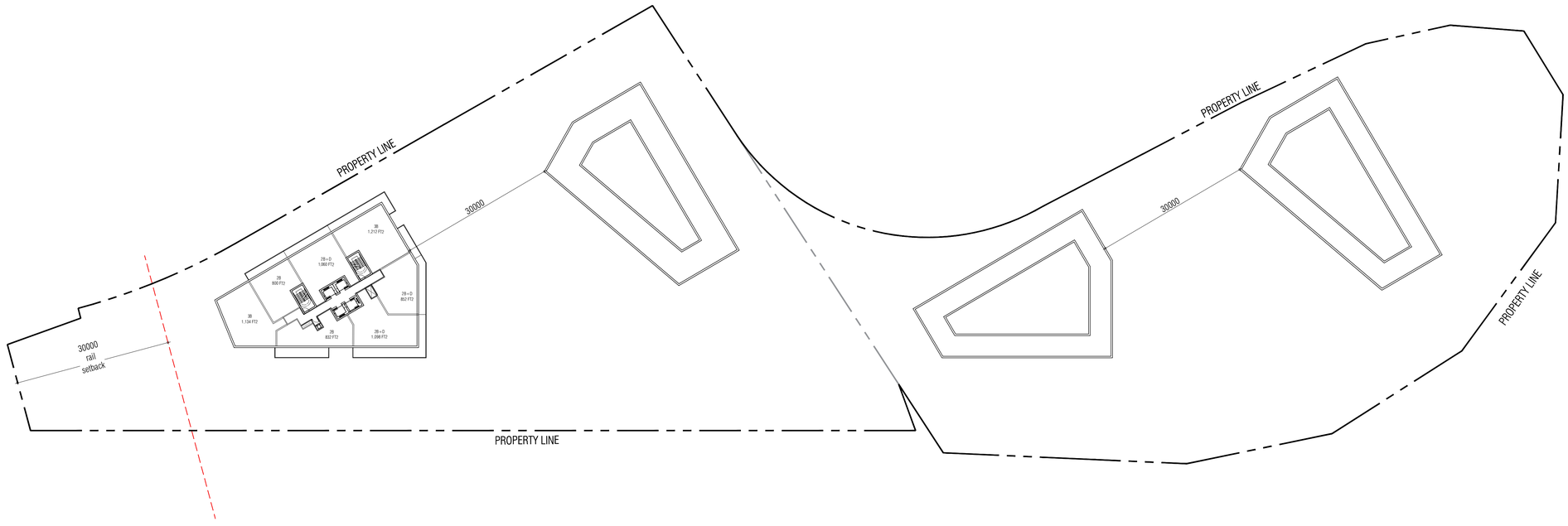
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

23RD- 30TH FLOOR

1:450

A305

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
MASTER PLAN

Burlington Ontario

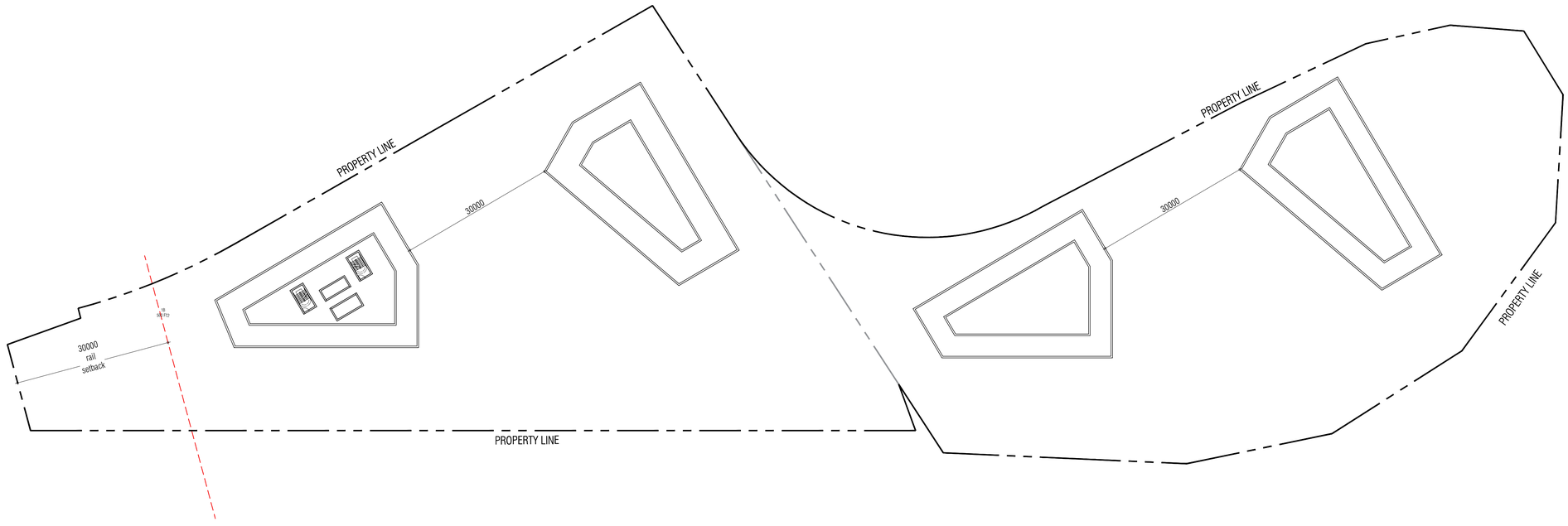
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

31ST-35TH FLOOR

1:450

A306

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
MASTER PLAN

Burlington — Ontario

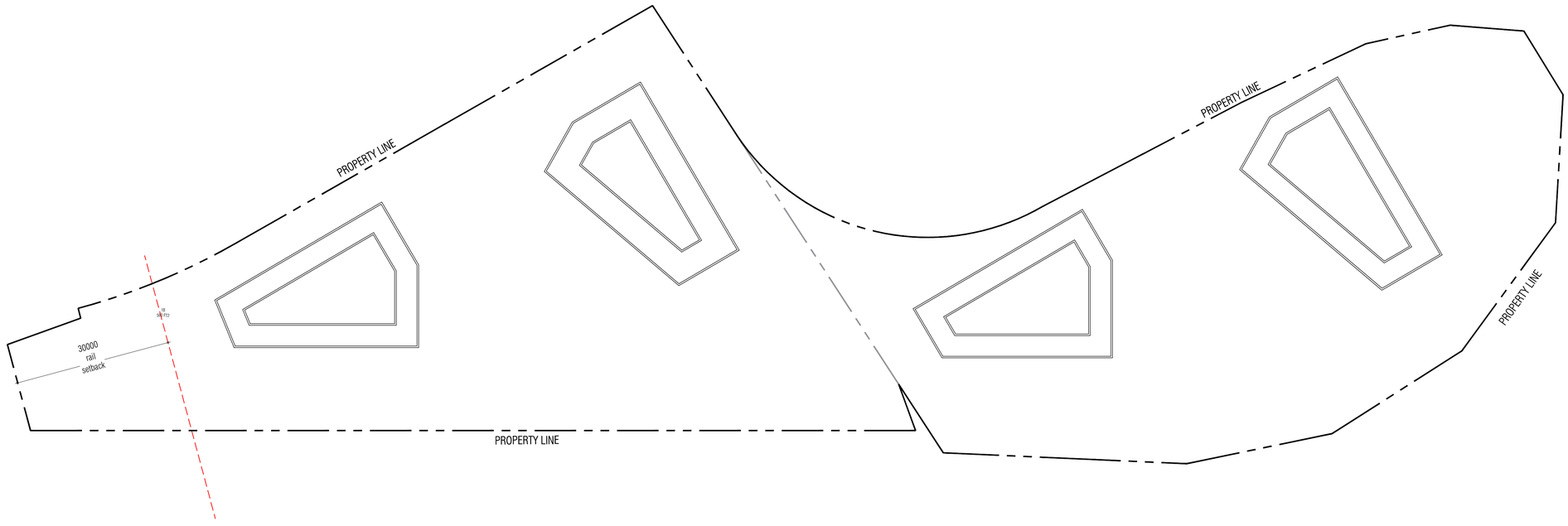
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

MECHANICAL FLOOR

1:450

A307

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
MASTER PLAN

Burlington Ontario

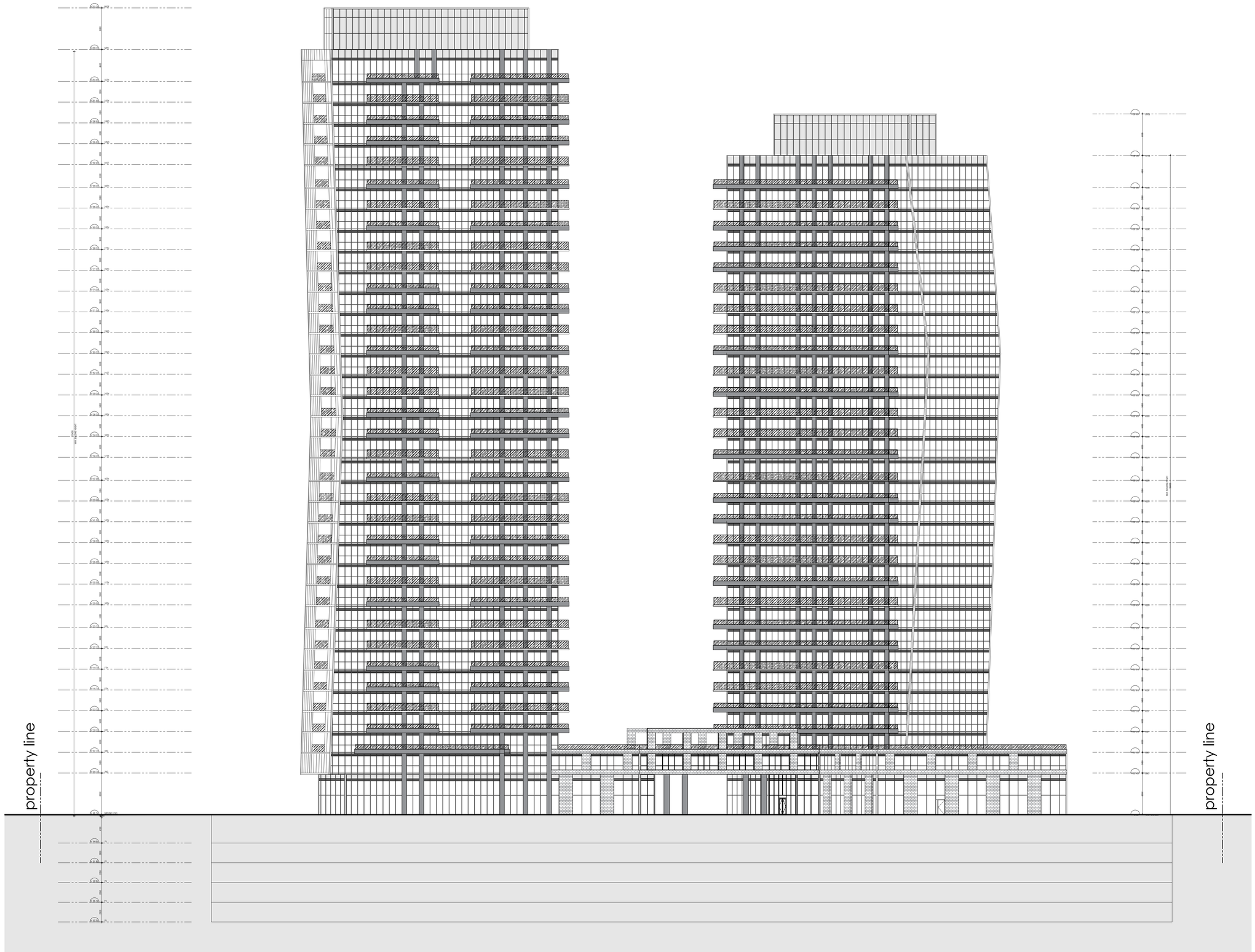
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
Job #	1572.17

ROOF

1:450

A308

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
PHASE 1- LOT "A"

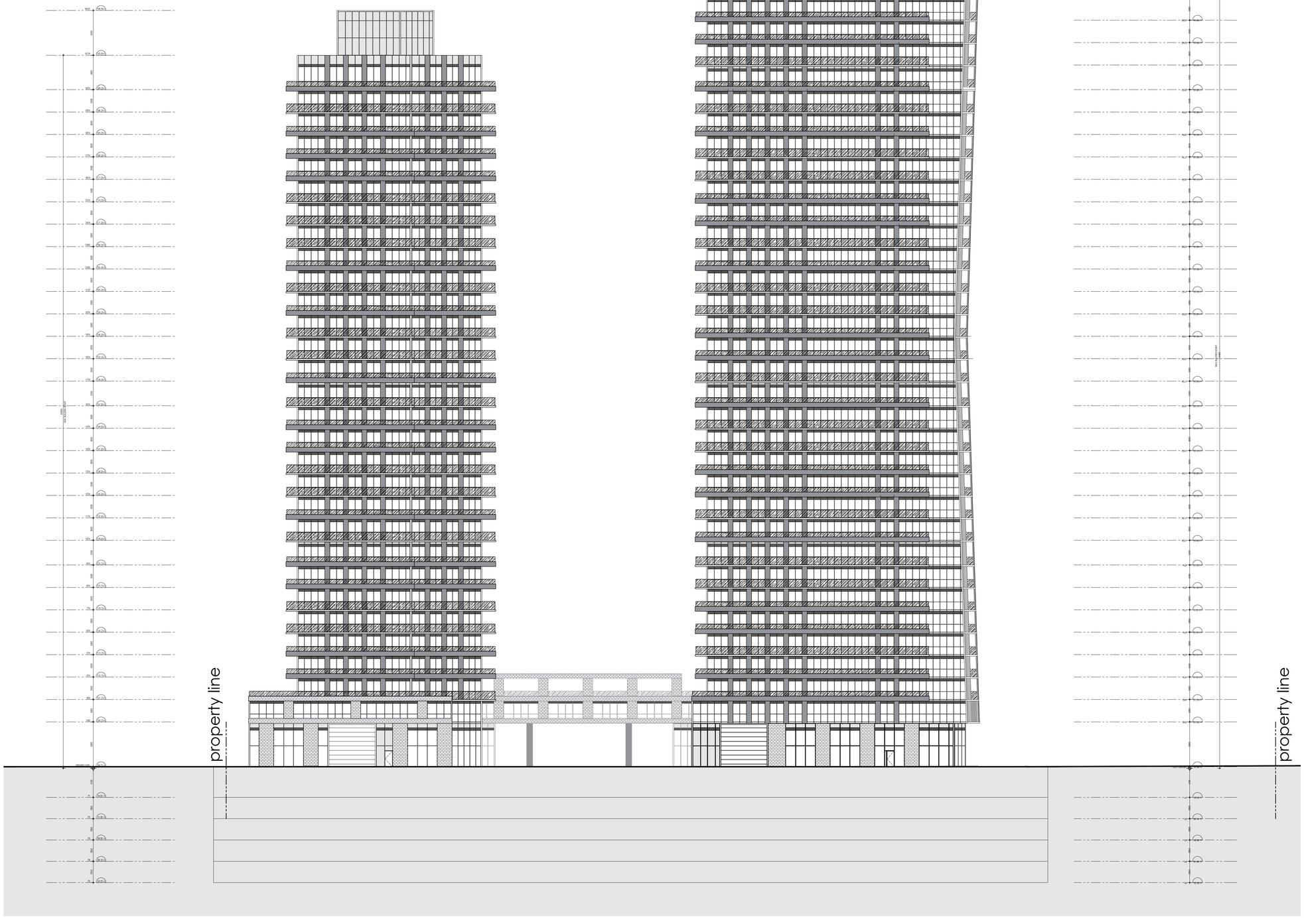
Burlington Ontario

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

SOUTH ELEVATION

1:250 A401

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
PHASE 1- LOT "A"

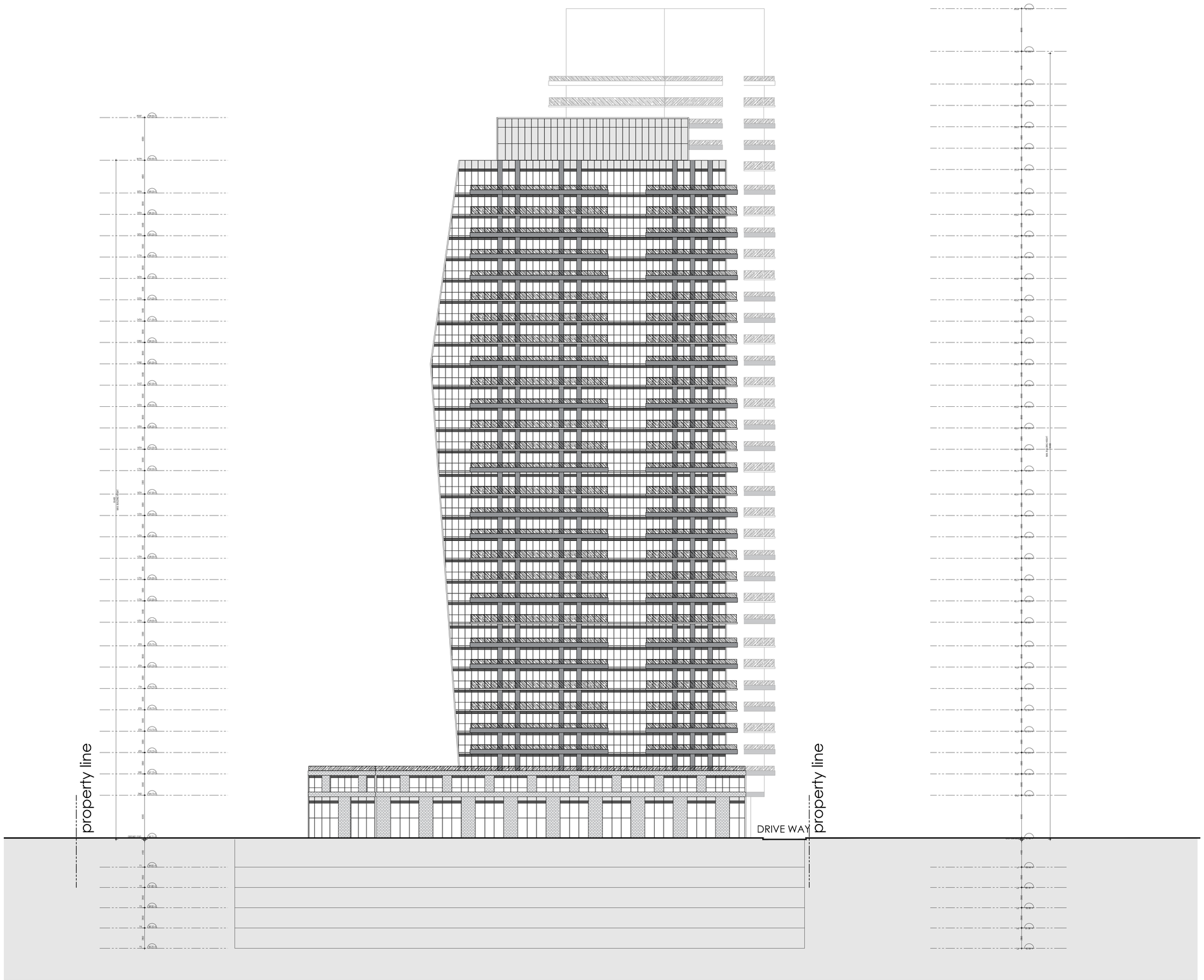
Burlington Ontario

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

NORTH ELEVATION

1:250 A402

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
PHASE 1- LOT "A"

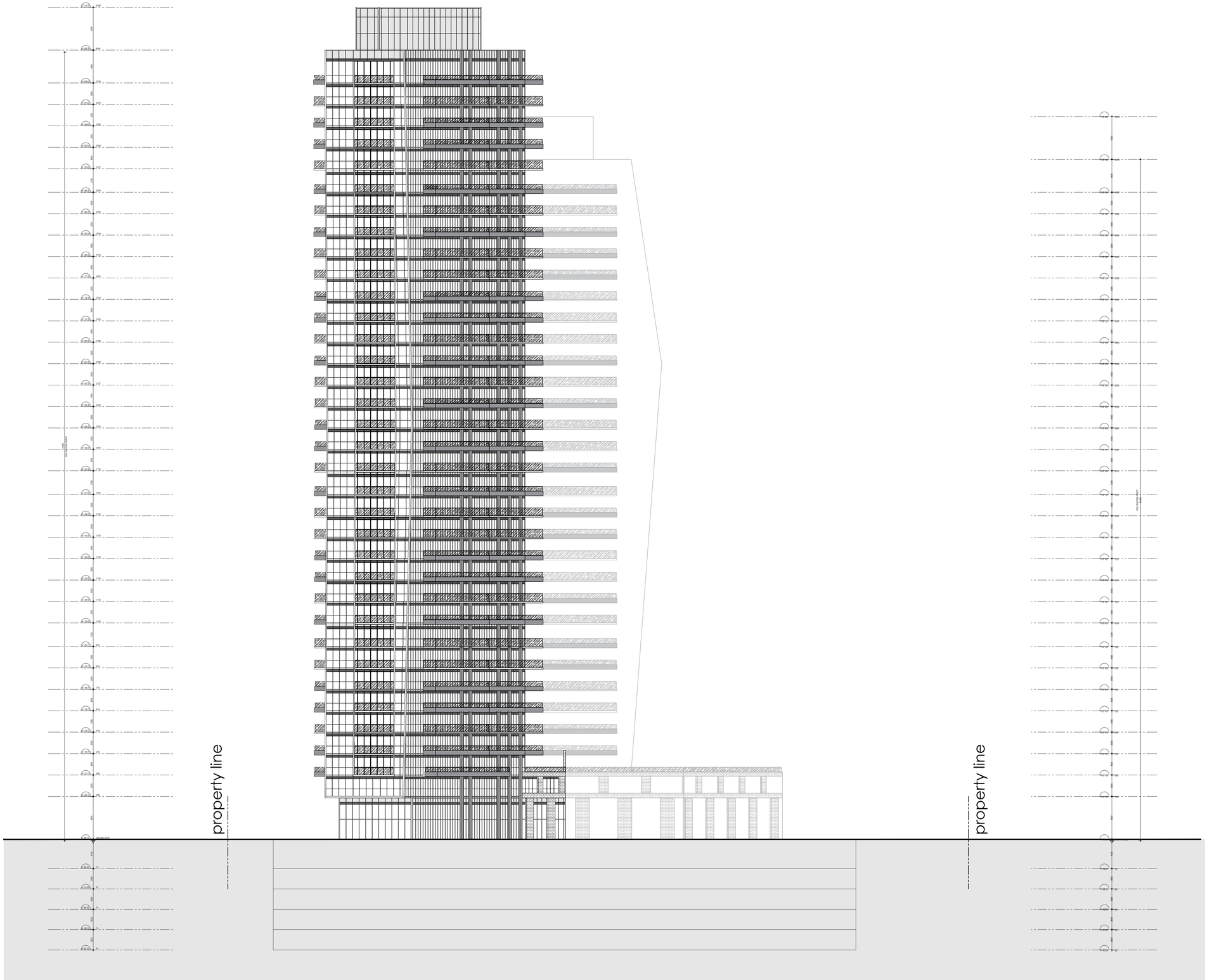
Burlington Ontario

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

EAST ELEVATION

1:250 A403

TITLEBLOCK SIZE: 610 x 900



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Phone: 905.795.2601 Fax:905.795.2844 www.gc-architects.com

Residential Developement

PLAINS RD
PHASE 1- LOT "A"

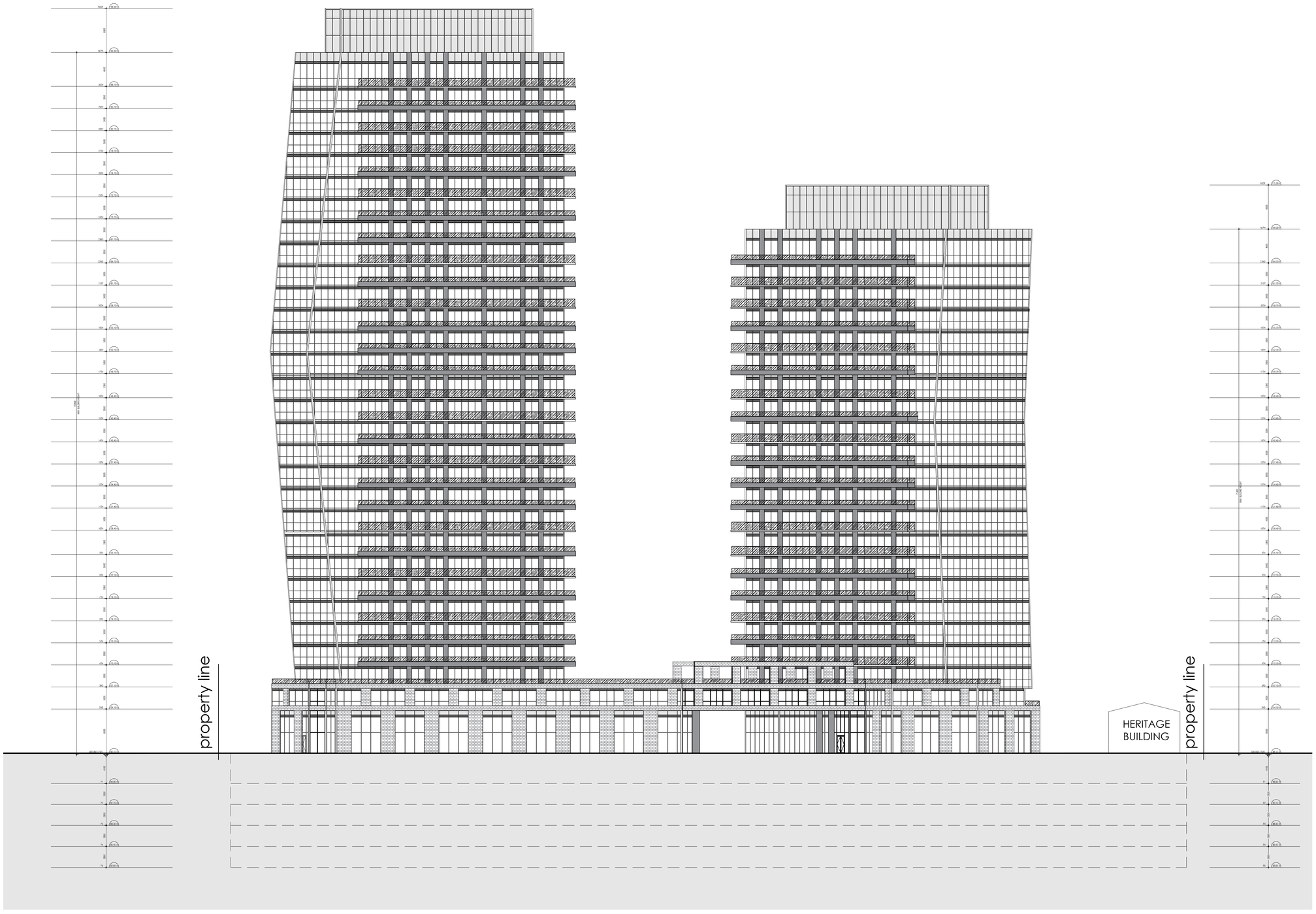
Burlington Ontario

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

WEST ELEVATION

1:250 A404

TITLEBLOCK SIZE: 610 x 900



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PLAINS RD

PHASE 2- LOT "B"

Burlington **Ontario**

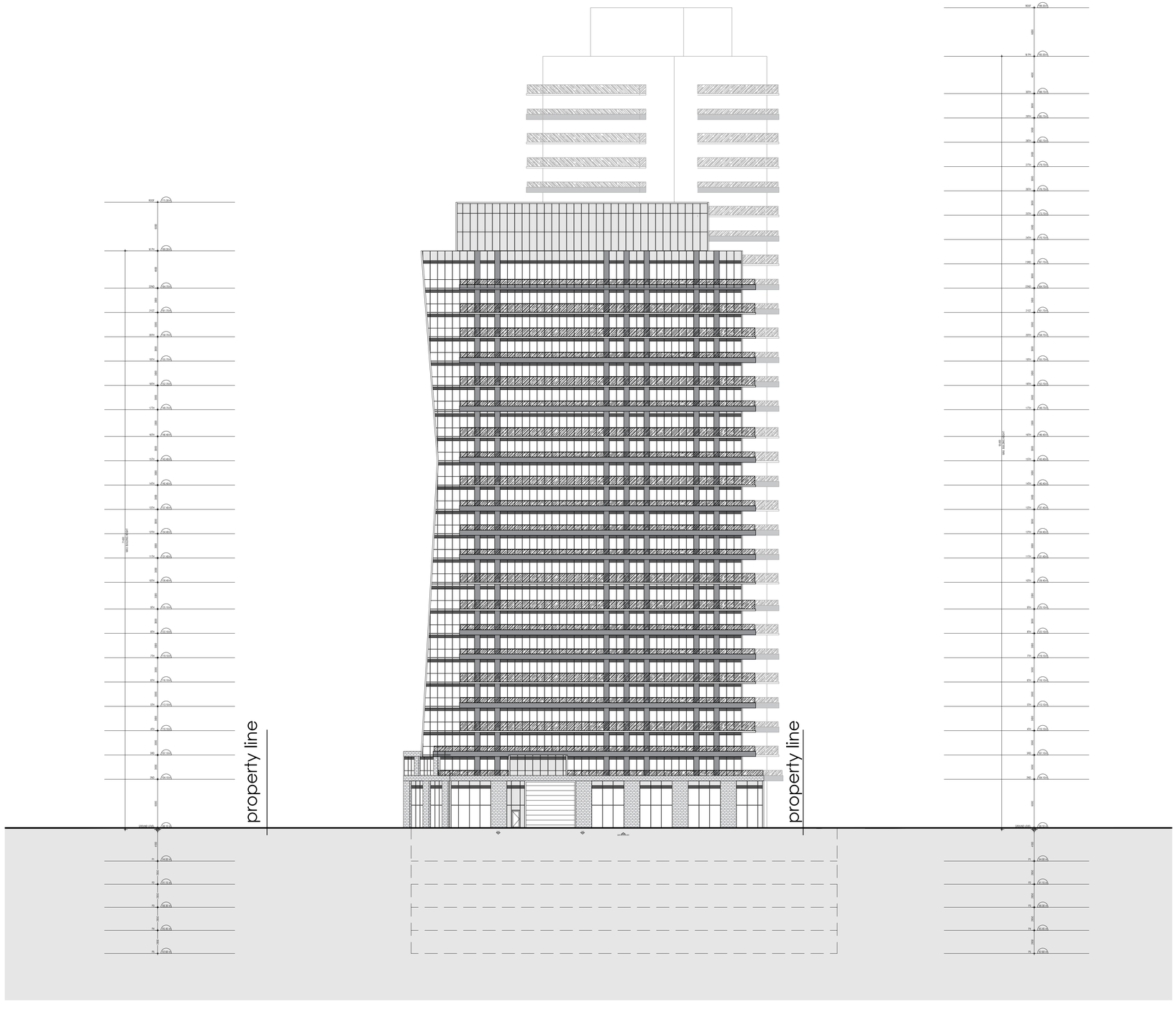
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
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Plot Date:	May. 7, 2021
Job #	1572.17

SOUTH ELEVATION

1:250

A405

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
PHASE 2- LOT "B"

Burlington Ontario

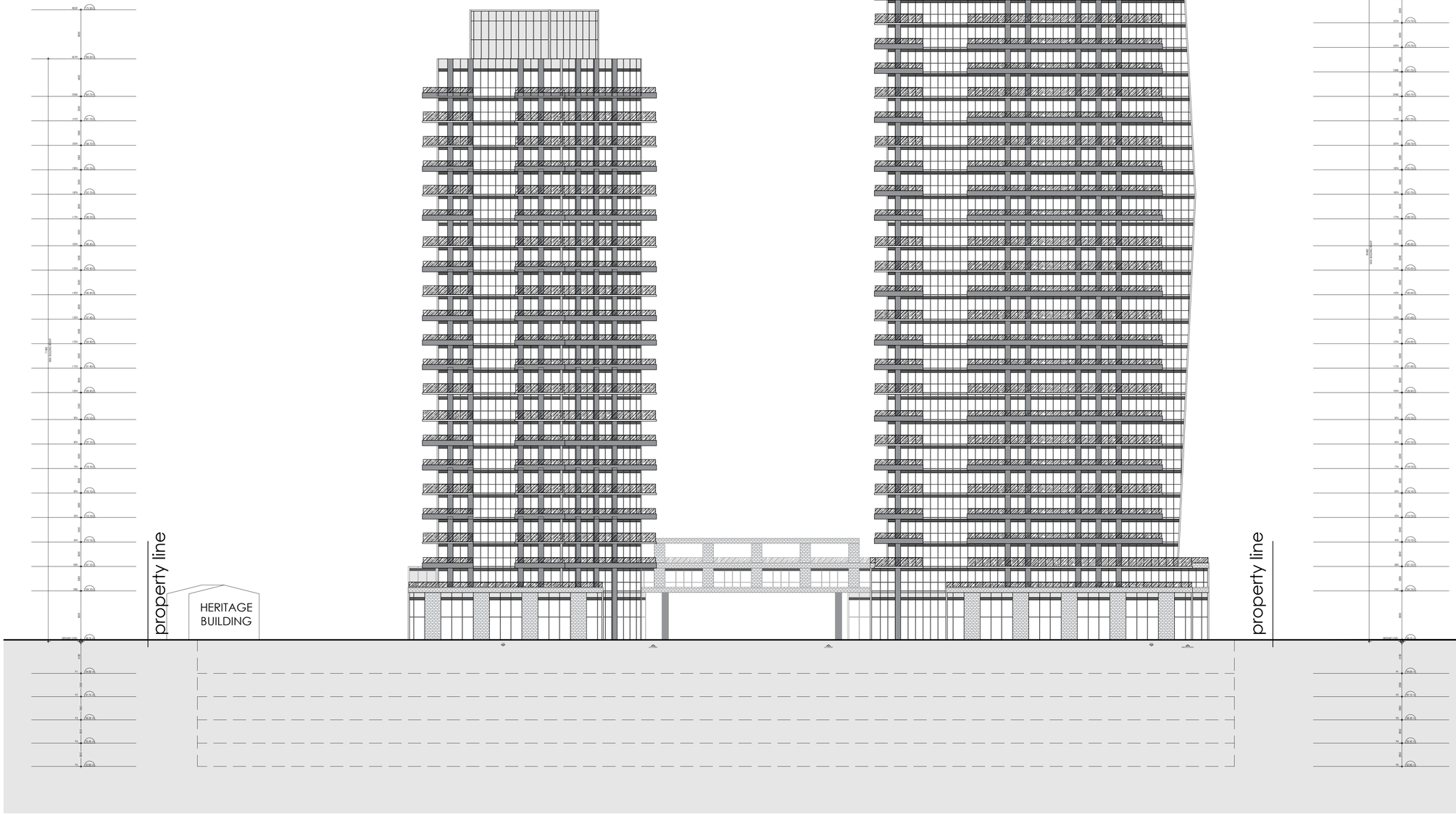
Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
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Job #	1572.17

EAST ELEVATION

1:250

A406

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

PLAINS RD
PHASE 2- LOT "B"

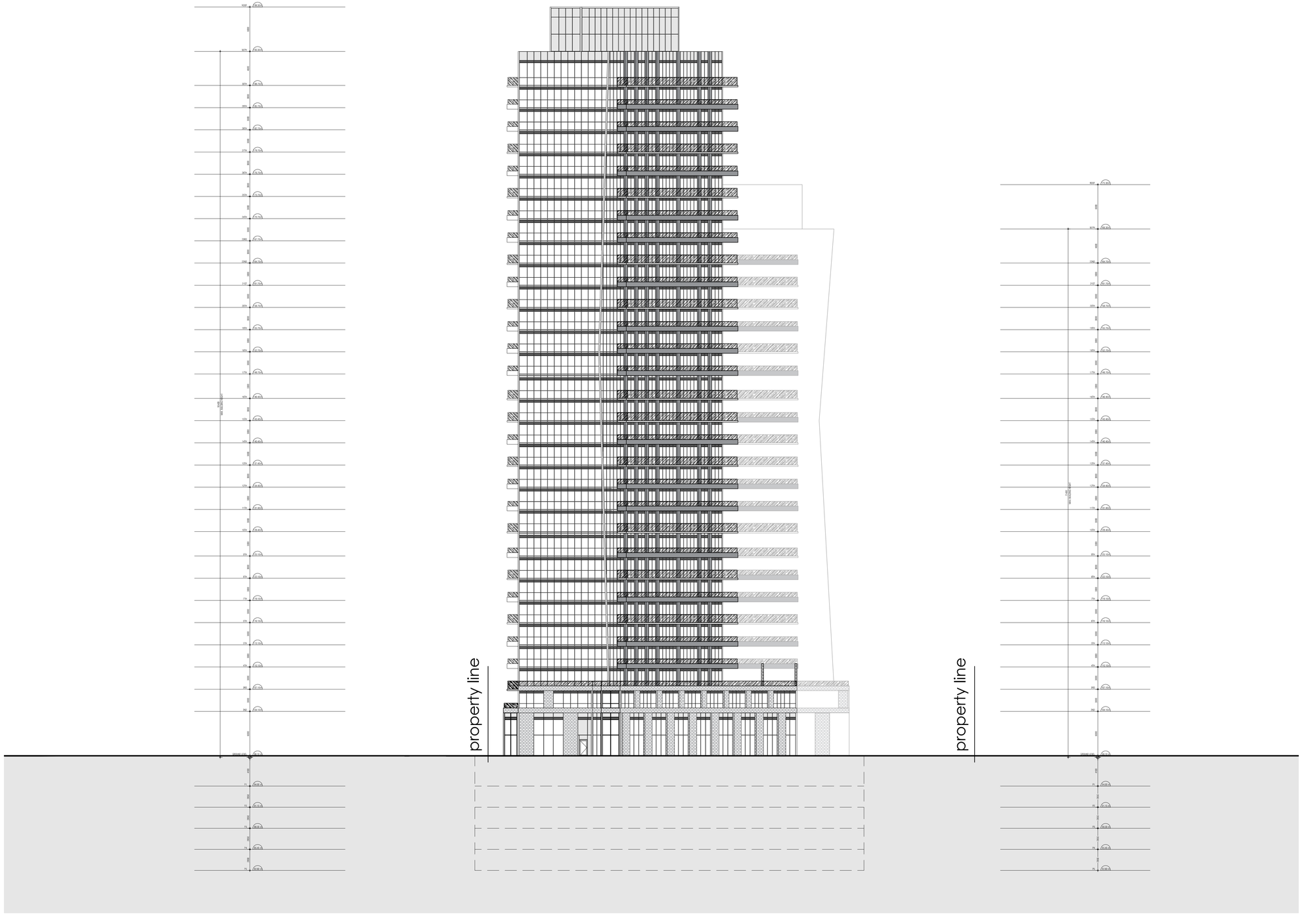
Burlington Ontario

Project Architect:	B. Graziani
Assistant Designer:	S. Salari/R. Alani
Drawn By:	S. Salari/R. Alani
Checked By:	D. Biase
Plot Date:	May. 7, 2021
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NORTH ELEVATION

1:250 A407

TITLEBLOCK SIZE: 610 x 900



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Phone: 905.795.2601 Fax:905.795.2844 www.gc-architects.com

Residential Developement

PLAINS RD

PHASE 2- LOT "B"

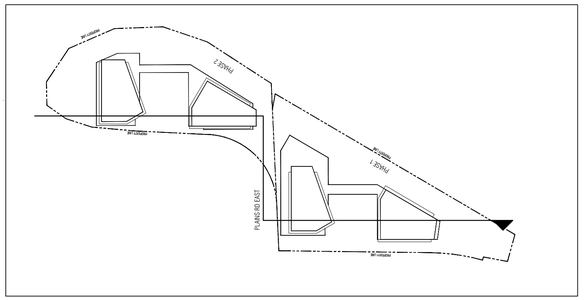
Burlington Ontario

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

WEST ELEVATION

1:250 A408

TITLEBLOCK SIZE: 610 x 900



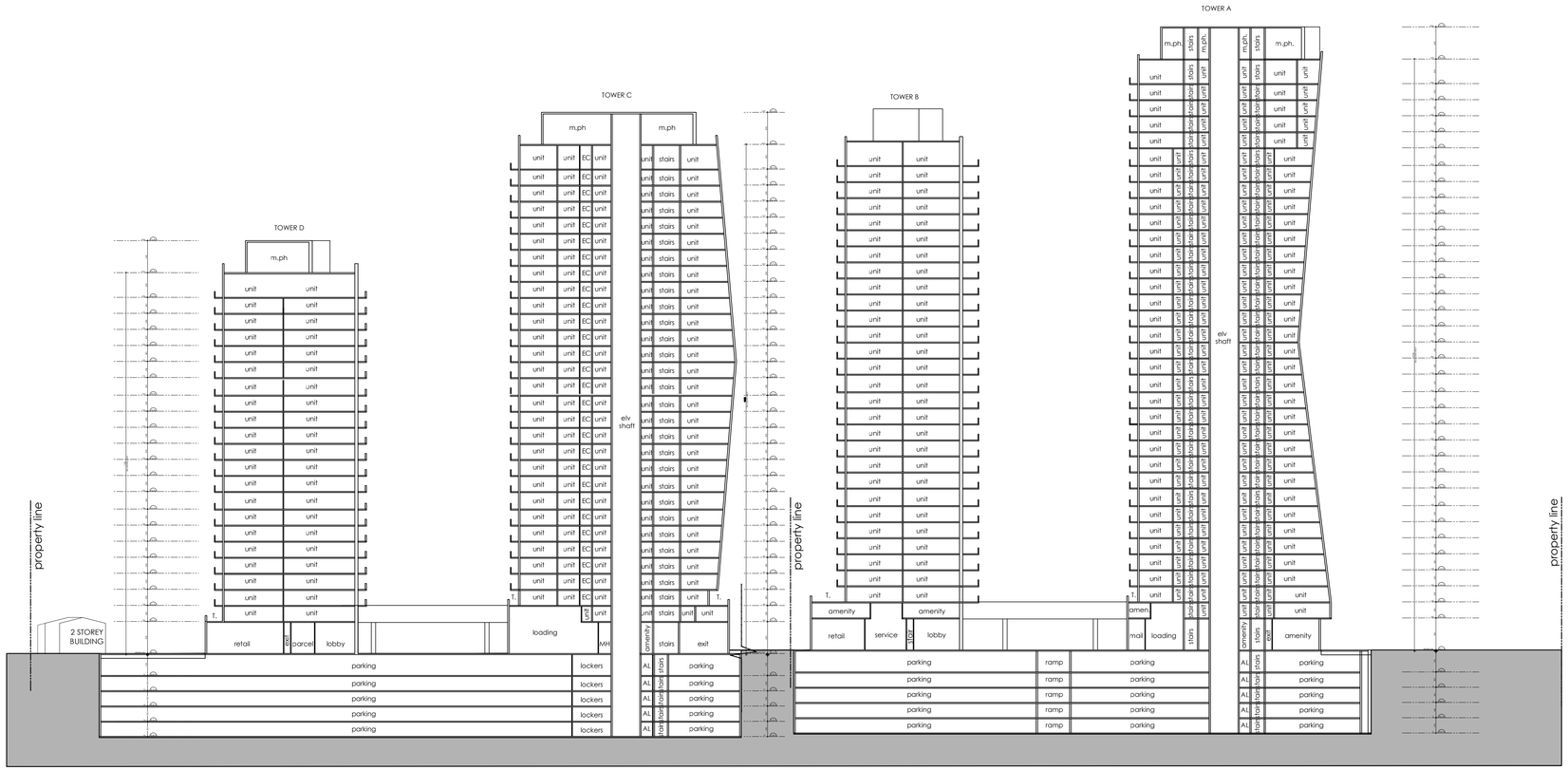
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PLAINS RD

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

SECTION

1:500

A501

TITLEBLOCK SIZE: 610 x 900