DRAWINGS LIST
A.101 - Statistics
A.102 - Site Plan - Phase 1
A.103 - Site Plan - Phase 2
A300 - FLOOR PLANS
A.301 - Floor Plans - Building 1
A.302 - Floor Plans - Building 2
A.303 - Floor Plans - Building 3
A.304 - Floor Plans - Building 4
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A.306 - Floor Plans - Building 6
A.307 - Floor Plans - Building 7
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A.309 - Floor Plans - Building 9
A.310 - Floor Plans - Building 10
A300 - FLOOR PLANS
A.311 - Waste Management Report
A400 - ELEVATIONS
A.401 - Elevations - Building 1
A.402 - Elevations - Building 2
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A500 - SECTIONS
A.501 - Typical Building Section
A700 - RENDERINGS
A.701 - SITE RENDERINGS
A.702 - SITE RENDERINGS



Proposed Residential Development

1511 Old Plains Road

Burlington Ontario

ISSUED FOR ZBA - 12.20.2024

GRAZIANI + CORAZZA ARCHITECTS

8400 Jane St Concord, ON L4K 4L8.
905-795-2601 F. 905-795-2844 www.gc-architects.com

PROJECT STATISTICS

TOTAL SITE

01. SITE

m2	10880
ha	1.09
ft2	117111
ac	2.69

02. G.C.A (m2) | Above Grade

Residential	
Total	9975.0

03. G.F.A (m2) | Above Grade

Residential	
Total	9975.0

04. FSI

0.92

05. UNIT BREAKDOWN

Residential Units			
	1 Bed	25	33%
	2 Bed	50	67%
Total SITE		75	100%

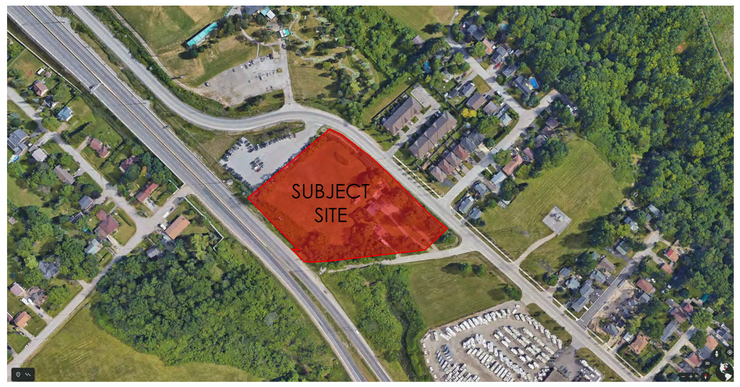
	Required			Proposed		
	Ratio	# of Units		Ratio	# of Units	
Residential	1.0	75	75	1.0	75	75
Visitor	0.25	75	18.75	0.15	75	11.25
TOTAL	1.25		93.75	1.15		86.25
Barrier Free	*2 designated accessible parking spaces*			*2 designated accessible parking spaces*		

06. PARKING

*Refer to Building/ Zoning breakdown for required ratios

07. INDOOR AMENITY (m2)

Required Amenity	12.5m2 for each bedroom in a unit					
	1BR	2BR	Area (m2)	1BR	2BR	Area (m2)
	625	2500	3125	250	650	900
				common area		830
Total					TOTAL	1730.0



KEY PLAN NTS 01 A101

PROJECT STATISTICS

PHASE 1 | BURLINGTON ZONING BY-LAW 202

01. SITE

m2	8223
ha	0.82
ft2	88512
ac	2.03

NOTE: Site area does not include land dedication

02. G.C.A (m2)

Residential	
Total	6783.0

03. G.F.A (m2) | Above Grade

Residential	
Total	6783.0

NOTE: G.F.A shall mean the total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles

04. FSI

0.82

05. UNIT BREAKDOWN

Residential Units			
	1 Bed	17	33%
	2 Bed	34	67%
Total		51	100%

	Required			Proposed		
	Ratio	# of Units		Location	Ratio	TOTAL
Residential	1.0	51	51	garage	1.0	51
Visitor	0.25	51	12.75	surface	0.22	11
TOTAL	1.25		63.75		1.22	62
Barrier Free	*2 designated accessible parking spaces*			*2 Accessible parking spaces included in total*		
Min, Parking Stall Dimensions	Min. Width 2.75. Min Area16.5m2					
Min. Private garage Dimensions	6.0m depth x 3.0m width x 2.0m height					

06. PARKING

07. AMENITY (m2)

Required Amenity	12.5m2 for each bedroom in a unit					
	1BR	2BR	Area (m2)	1BR	2BR	Area (m2)
	425	1700	2125	170	442	612
				common area		450
Total					TOTAL	1062.0

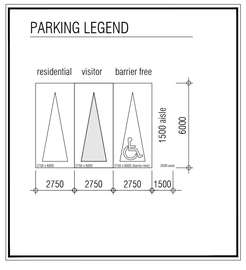
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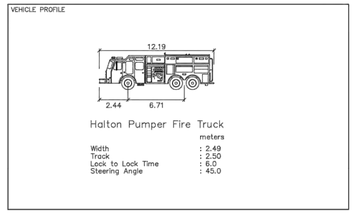
	Not required	

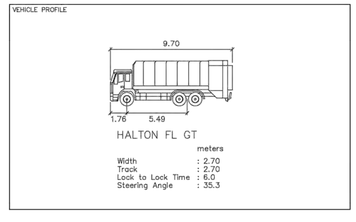
09. BUILDING HEIGHT

	Max. Height	3sty	3sty
Total			

NOTE: Height is measured from fixed grade. Fixed grade is taken from the elevation of the ground at the street or common driveway line







PHASE 2 | BURLINGTON ZONING BY-LAW 202

m2	2657
ha	0.27
ft2	28600
ac	0.66

NOTE: Site area does not include land dedication

Residential	
Total	3192.0

Residential	
Total	3192.0

NOTE: G.F.A shall mean the total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles

1.20

Residential Units			
	1 Bed	8	33%
	2 Bed	16	67%
Total		24	100%

	Required			Proposed		
	Ratio	# of Units		Location	Ratio	TOTAL
Residential	1.0	24	24	garage	1.0	24
Visitor	0.25	24	6	surface	0.00	0
TOTAL	1.25		30		1.00	24
Min. Width 2.75. Min Area16.5m2						
6.0m depth x 3.0m width x 2.0m height						

	Not required		

	Max. Height	3sty	3sty
Total			

NOTE: Height is measured from fixed grade. Fixed grade is taken from the elevation of the ground at the street or common driveway

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T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

PROPSED RESIDENTIAL DEVELOPMENT

1511 OLD PLAINS ROAD

address

BURLINGTON ON

PROJECT ARCHITECT:	B.GRAZIANI
ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
CHECKED BY:	____
PLOT DATE:	JAN.06.2025
JOB #	2079.22

STATISTICS

A101

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SITE PLAN - PHASE 1

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A102

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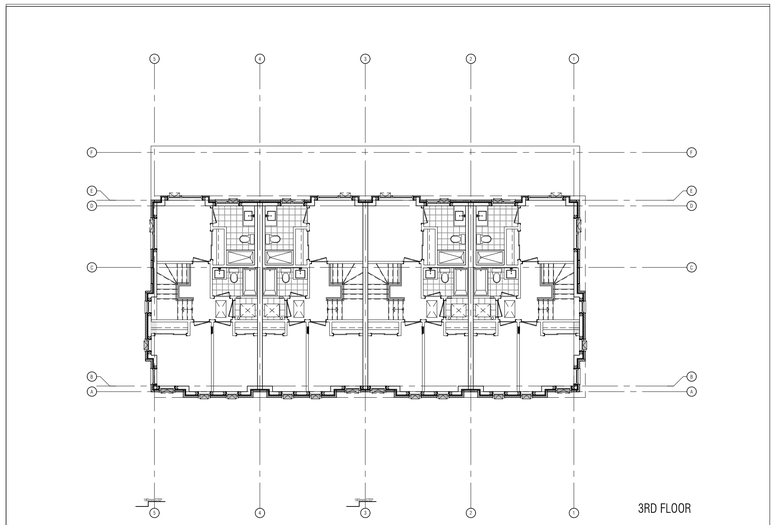
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SITE PLAN - PHASE 2

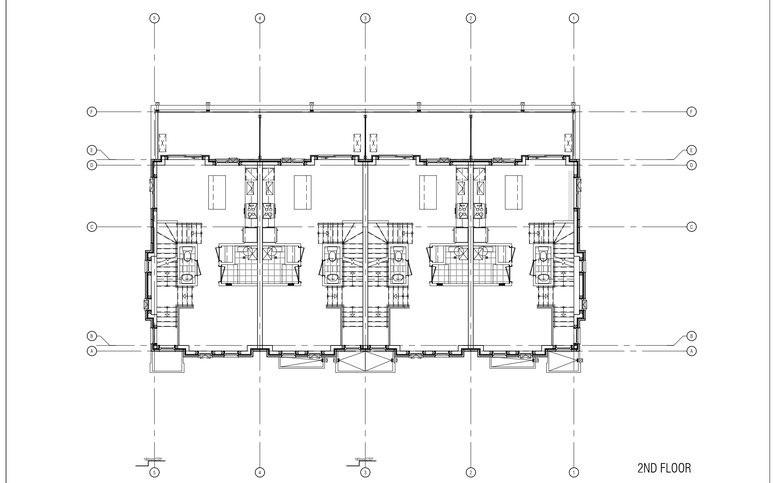
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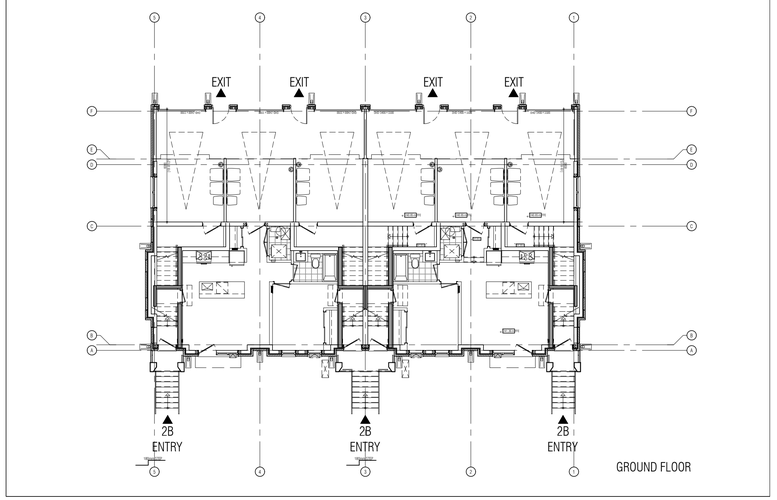
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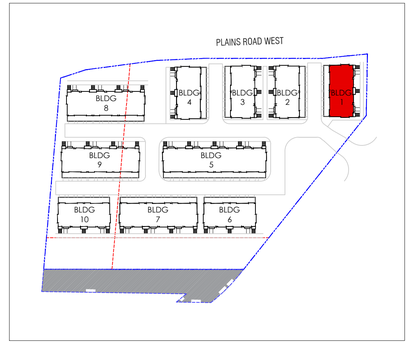
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2ND FLOOR



GROUND FLOOR



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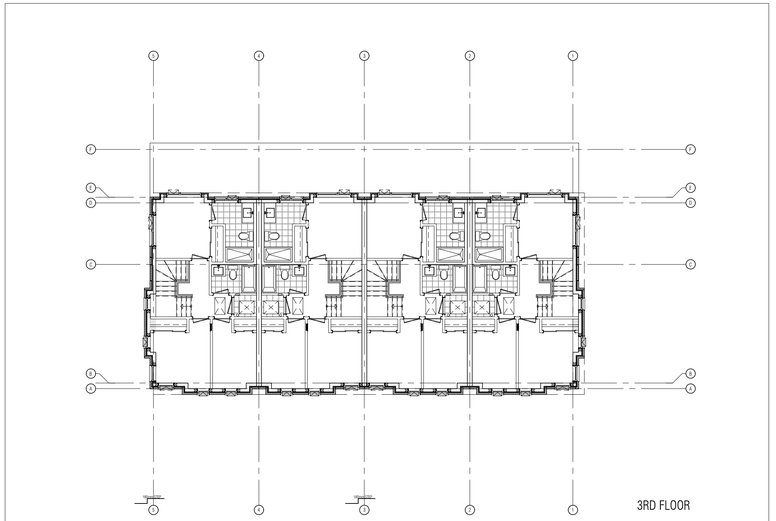
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BUILDING 1

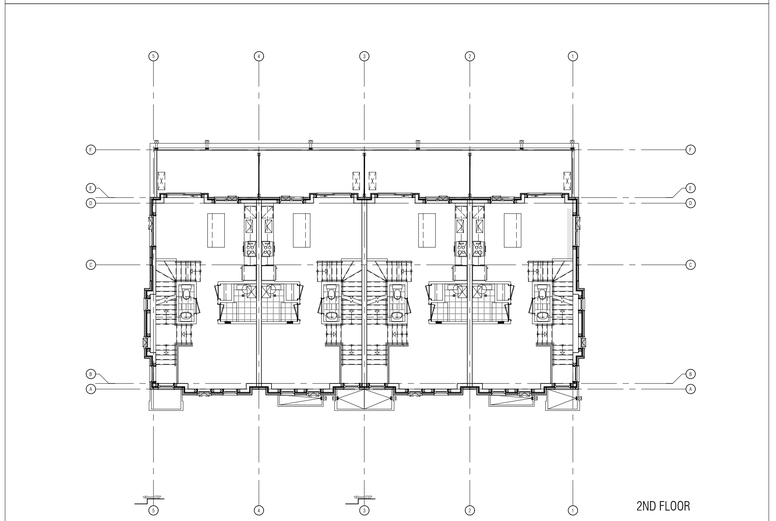
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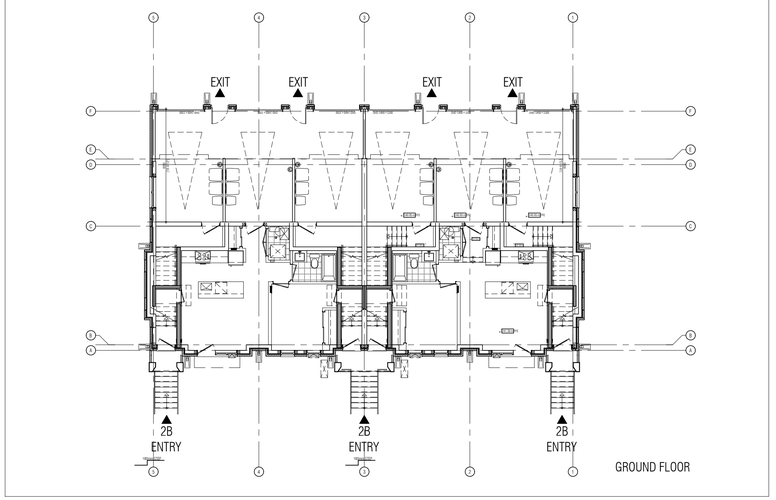
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3RD FLOOR



2ND FLOOR



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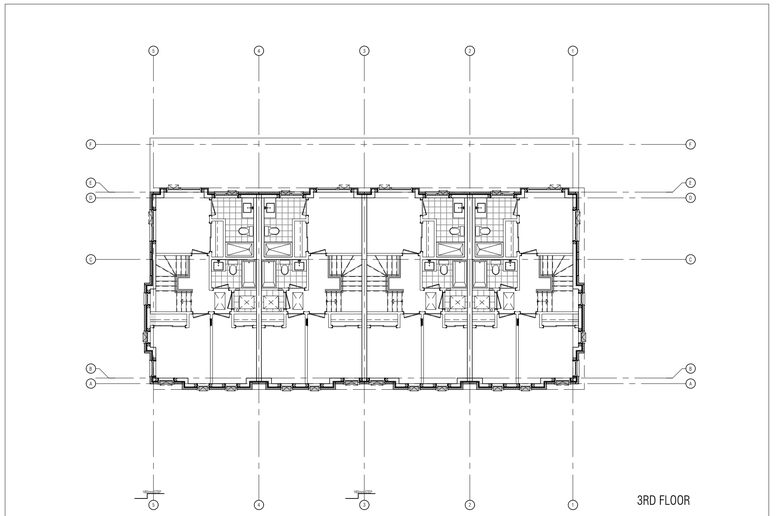
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DRAWN BY:	C.KOTVA/ RALANI
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JOB #	2079.22

BUILDING 2

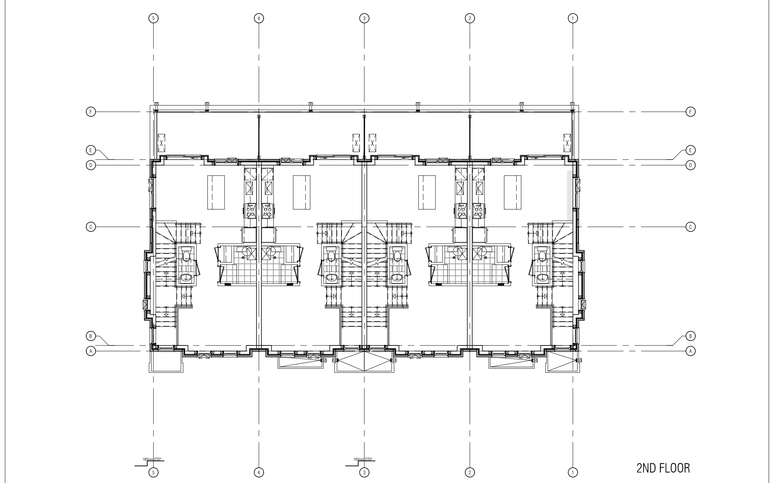
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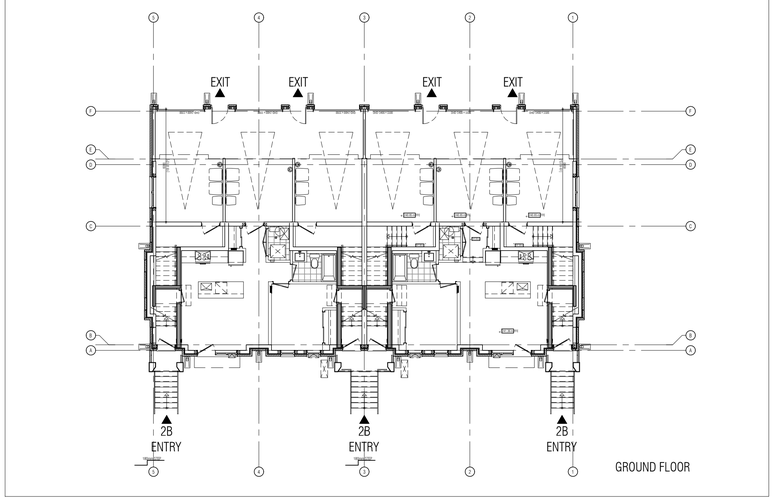
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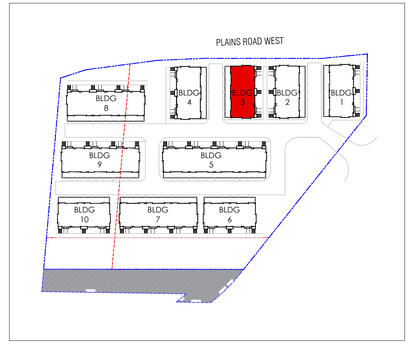
3RD FLOOR



2ND FLOOR



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LICENCE
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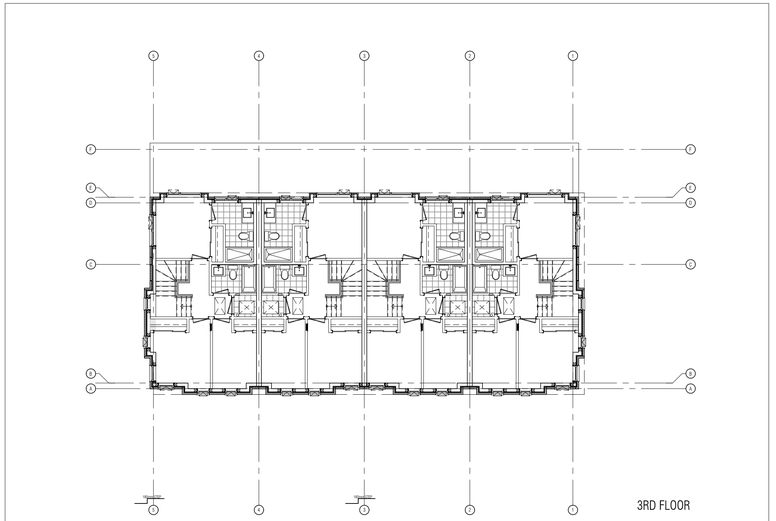
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ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
CHECKED BY:	____
PLOT DATE:	JAN.06.2025
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BUILDING 3

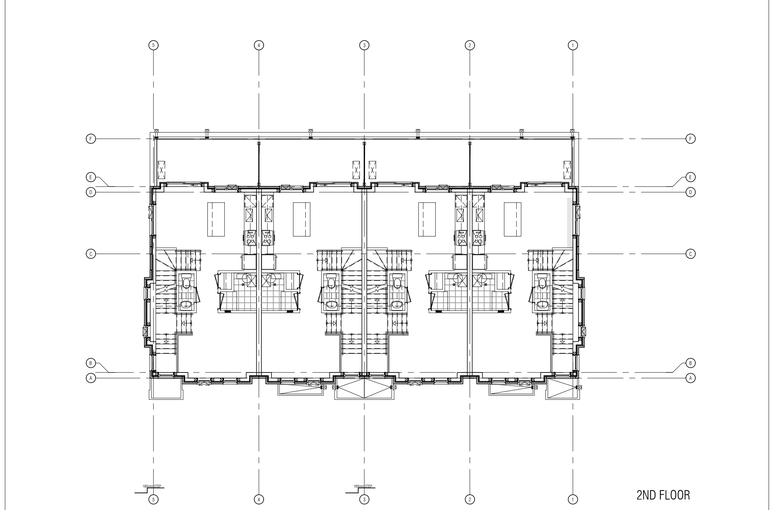
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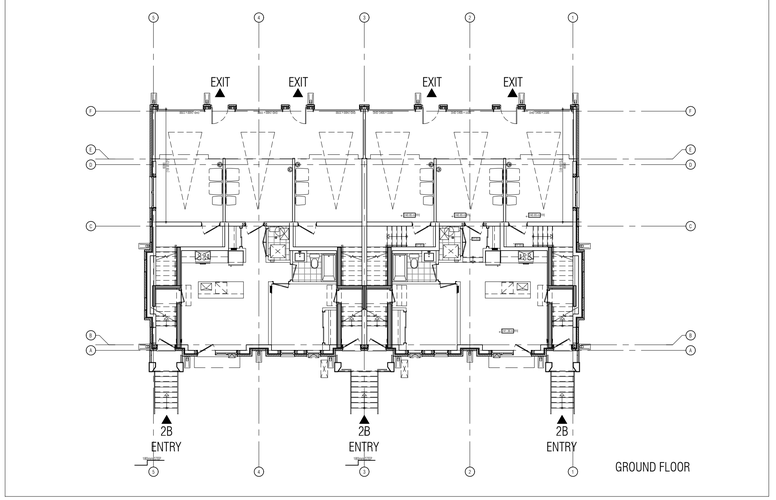
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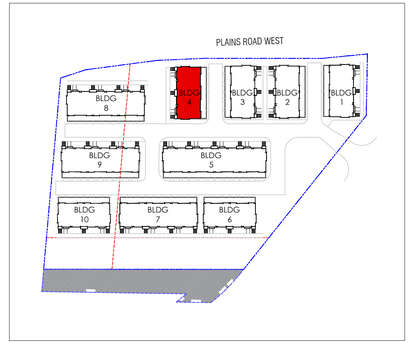
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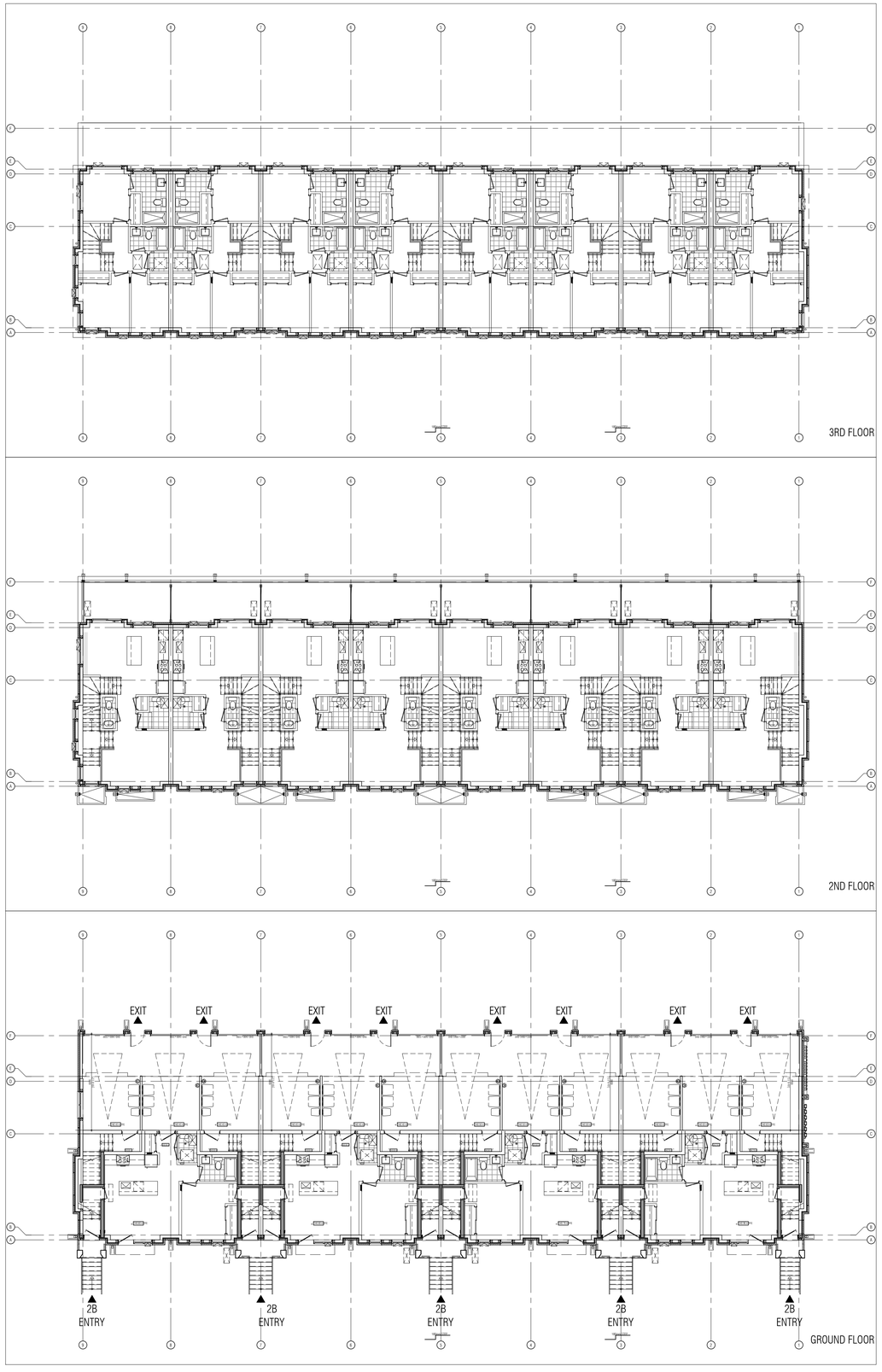
PROJECT ARCHITECT:	B.GRAZIANI
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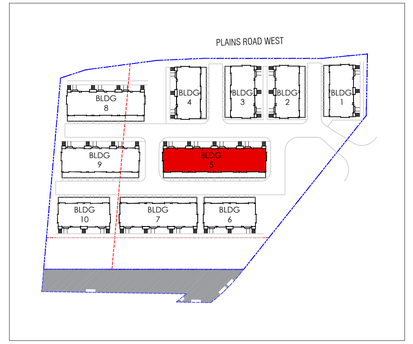
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A304

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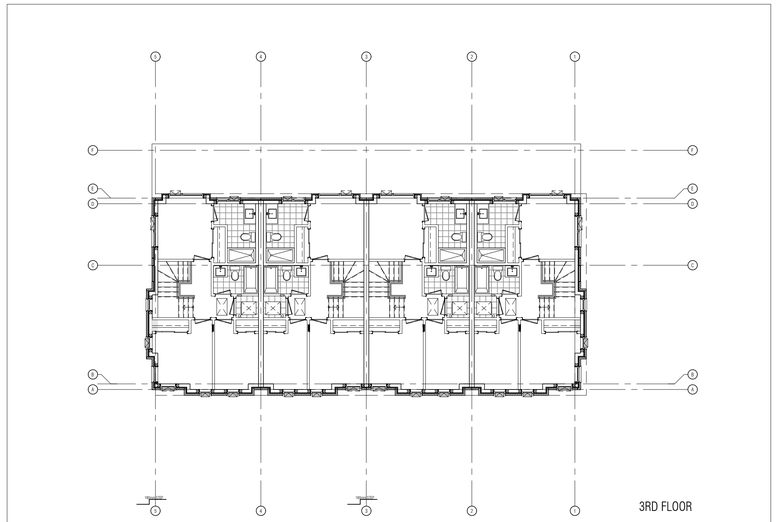
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DRAWN BY:	C.KOTVA/ RALANI
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BUILDING 5

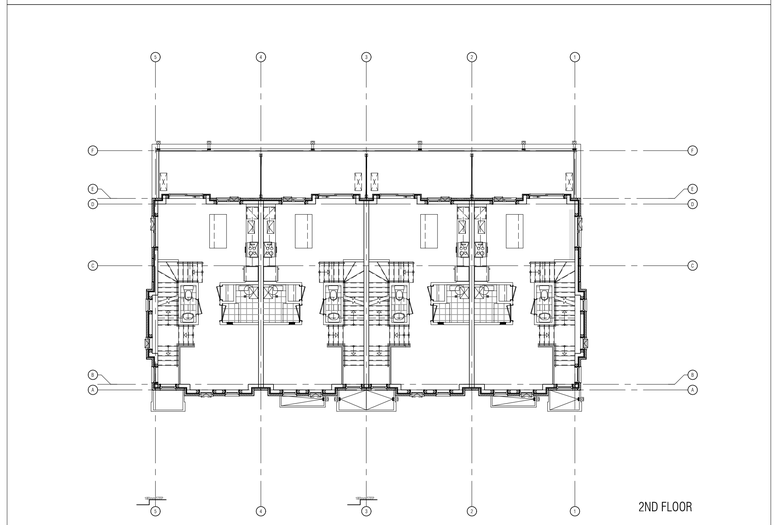
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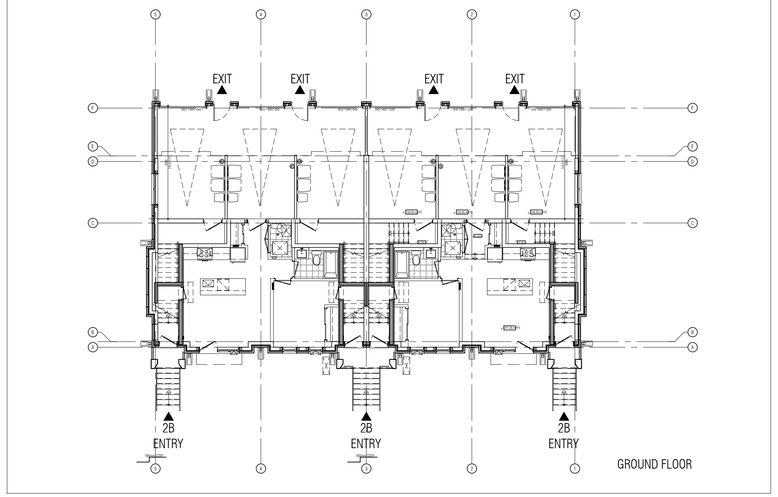
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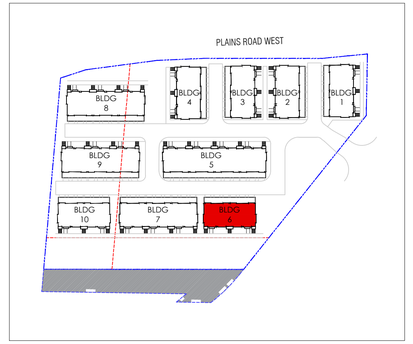
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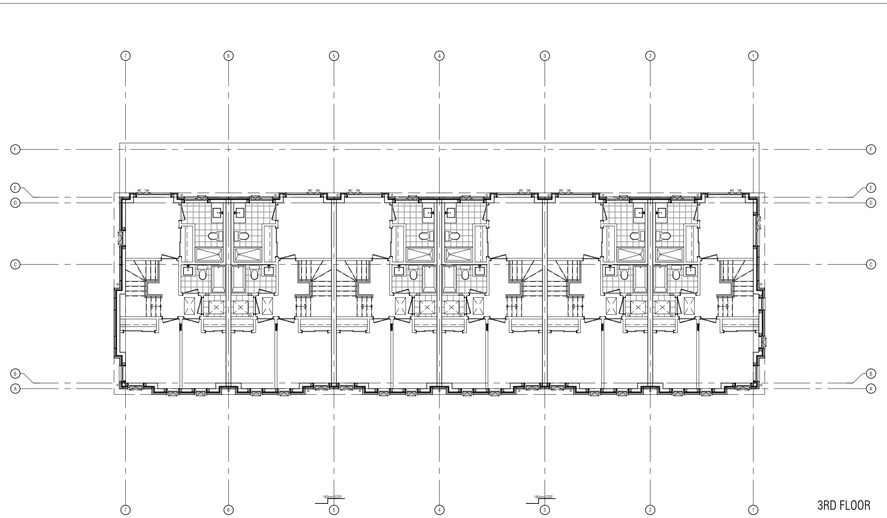
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ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
CHECKED BY:	____
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BUILDING 6

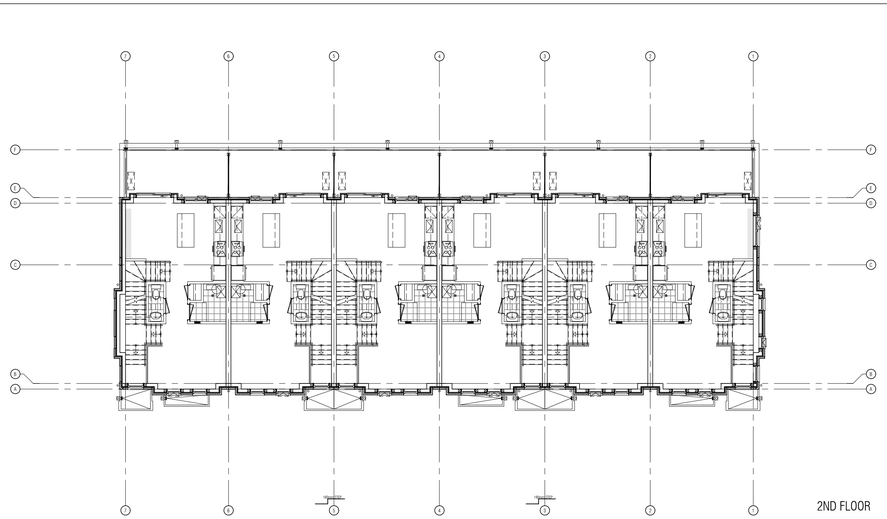
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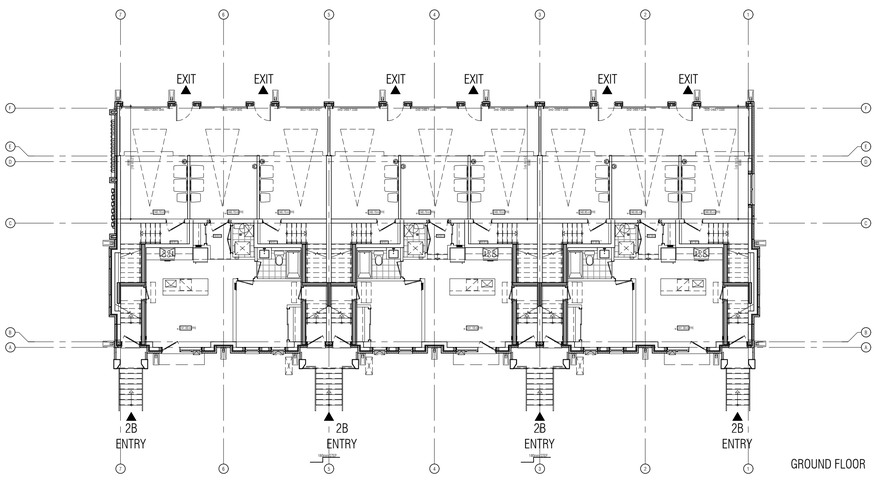
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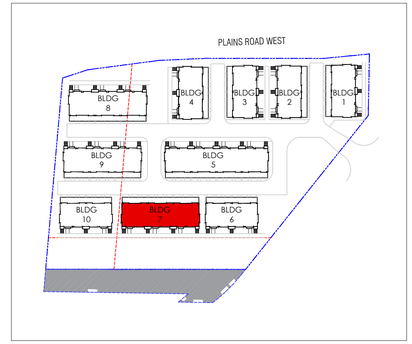
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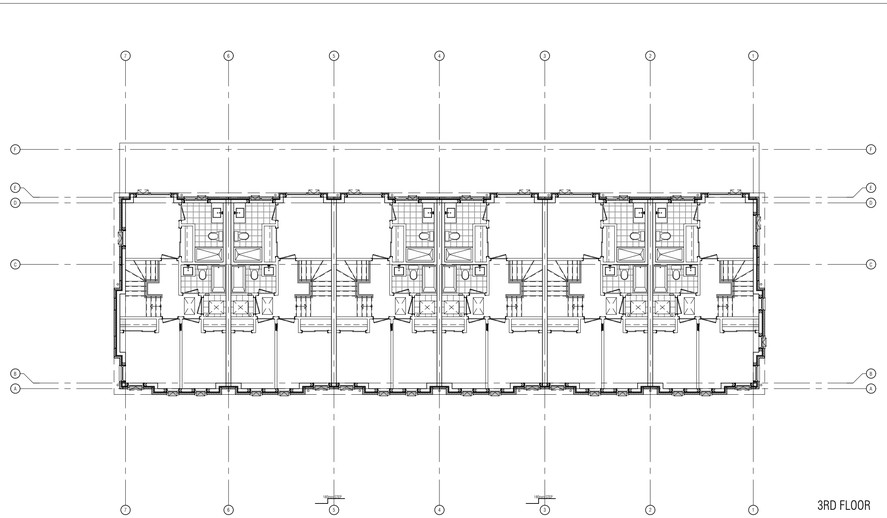
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BUILDING 7

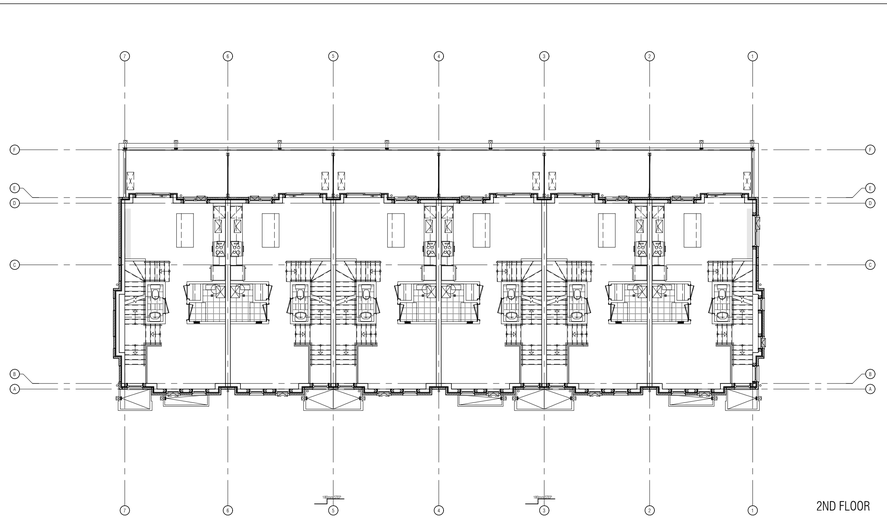
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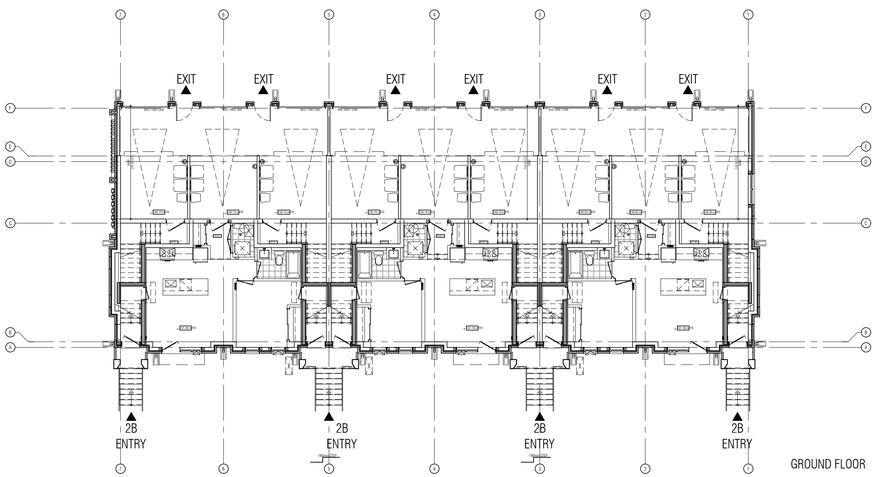
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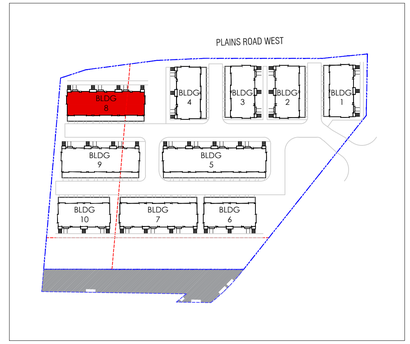
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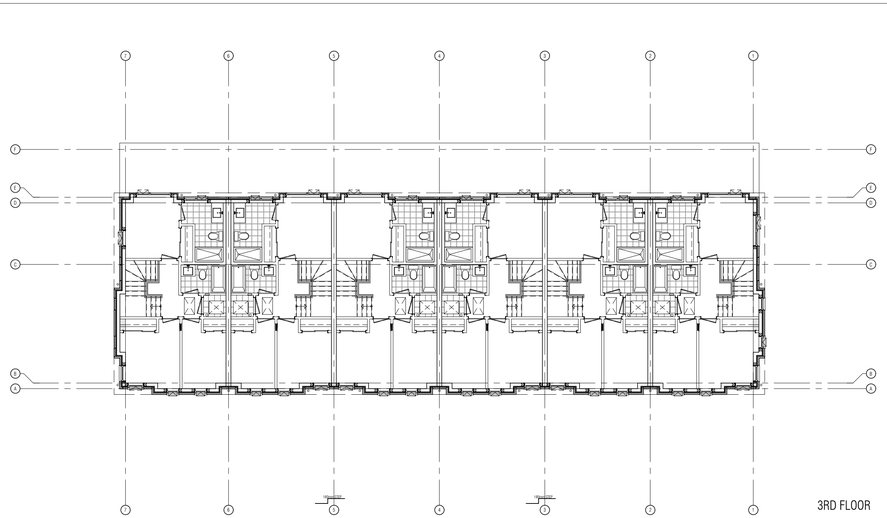
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DRAWN BY:	C.KOTVA/ RALANI
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BUILDING 8

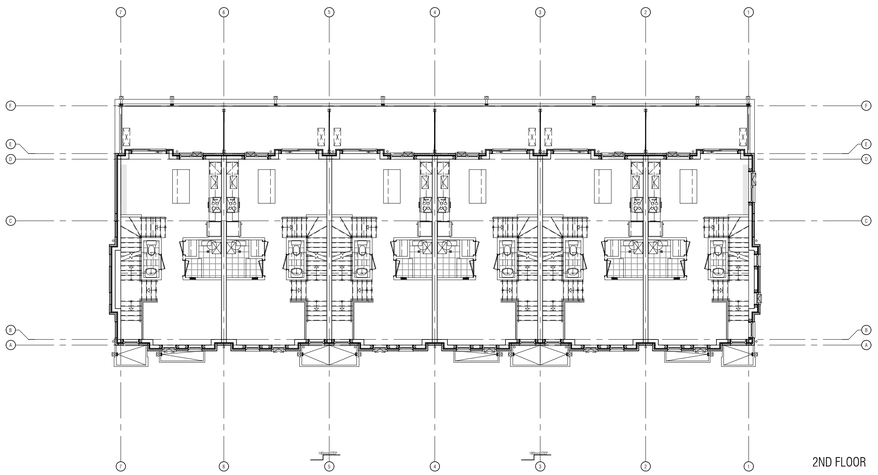
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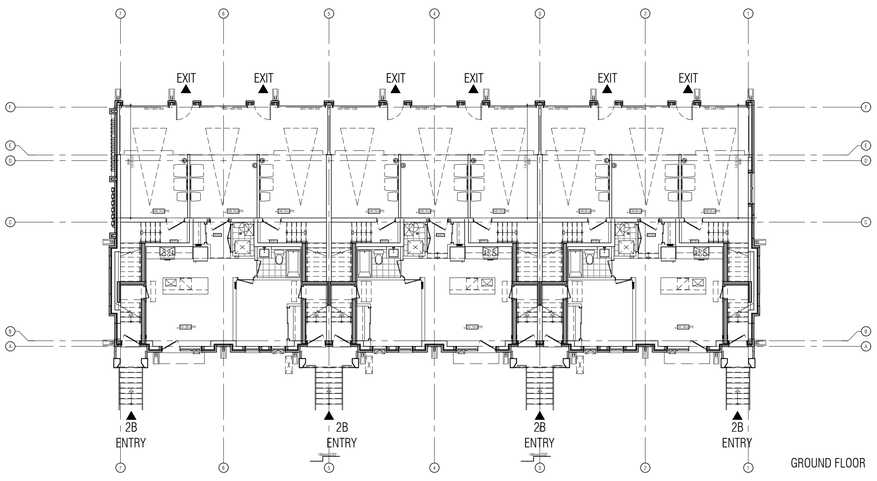
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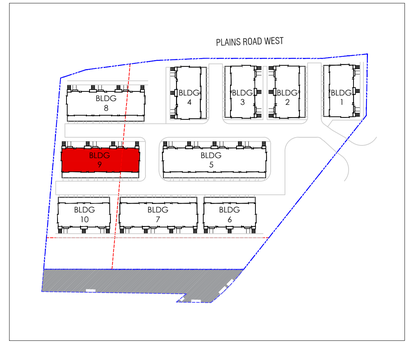
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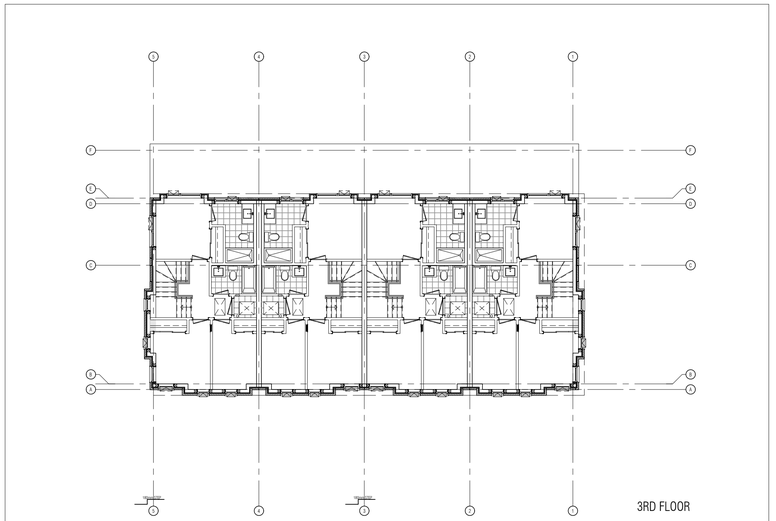
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BUILDING 9

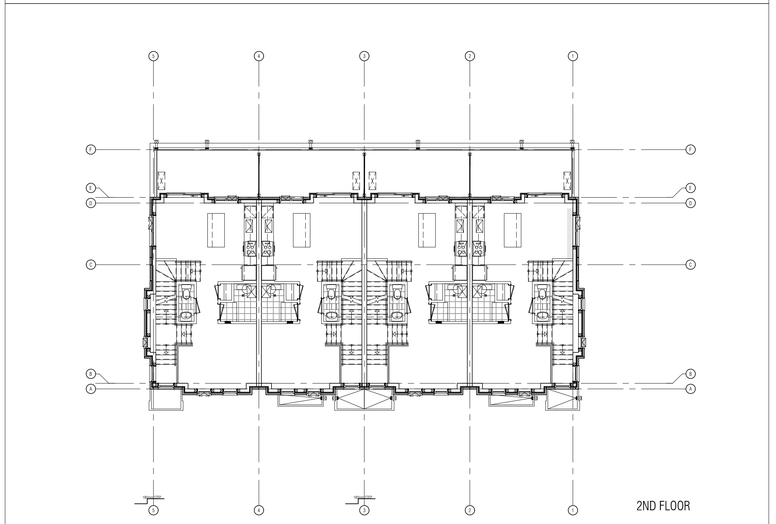
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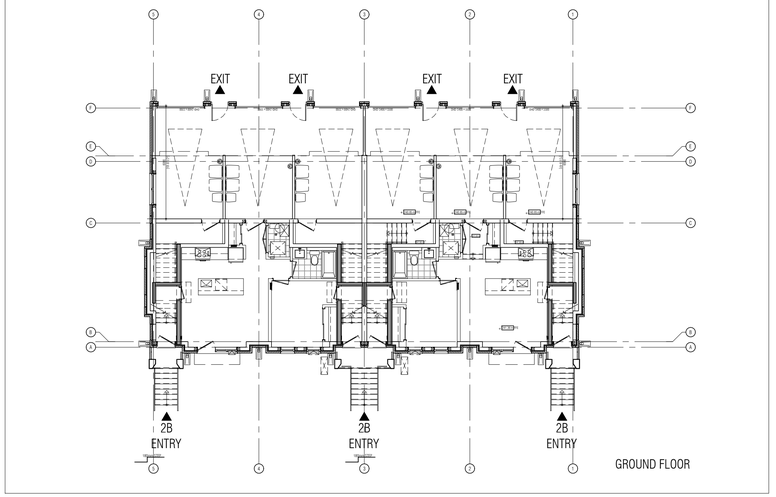
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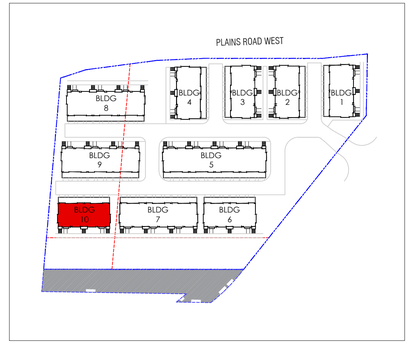
3RD FLOOR



2ND FLOOR



GROUND FLOOR



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ISSUED FOR REVISIONS

GRAZIANI + CORAZZA ARCHITECTS

ONTARIO ASSOCIATION OF ARCHITECTS
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LICENCE 4684

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PROPSED RESIDENTIAL DEVELOPMENT

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address

BURLINGTON ON

PROJECT ARCHITECT:	B.GRAZIANI
ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
CHECKED BY:	____
PLOT DATE:	JAN.06.2025
JOB #	2079.22

BUILDING 10

1:150

A310

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WASTE MANAGMENT REPORT

1:250

A311

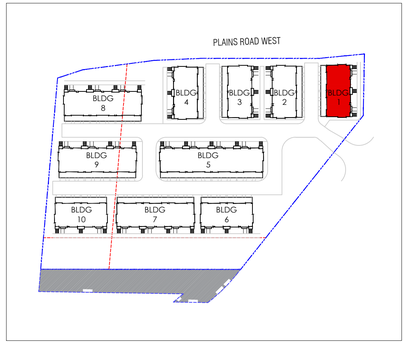
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MATERIALS LEGEND

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PC	PRECAST CONCRETE HEADER/SILL
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PM	PREFINISHED METAL (FLASHING)
ML	METAL LOUVRE/GRILLE
SH	ROOF SHINGLES
GR	GLASS RAILING
XX	EXTERIOR LIGHT & ADDRESS PLAQUE

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BUILDING 1 - ELEVATIONS

1:100

A401

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ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
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BUILDING 2 - ELEVATIONS

1:100

A402

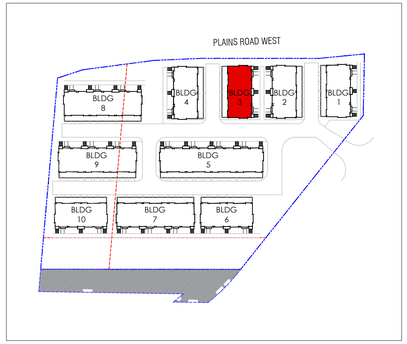
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BUILDING 3 - ELEVATIONS

1:100

A403

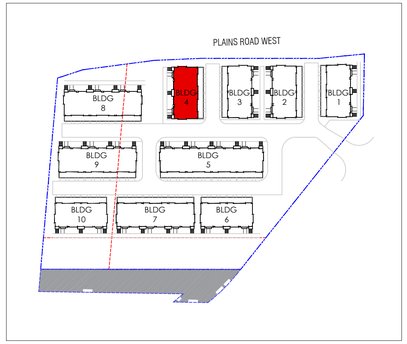
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BUILDING 4 - ELEVATIONS

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A404

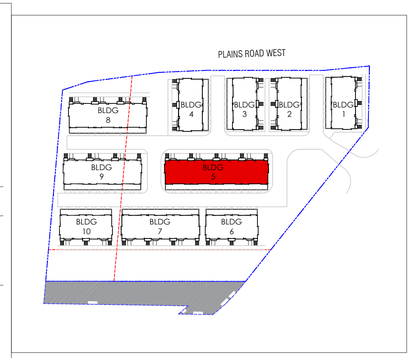
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BUILDING 5 - ELEVATIONS

1:100

A405

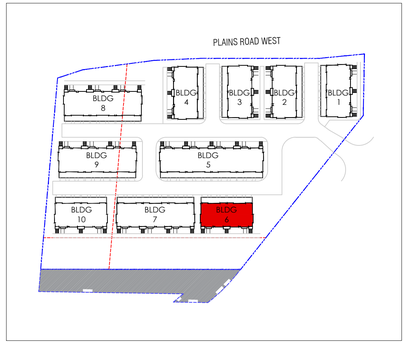
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PROPSED RESIDENTIAL DEVELOPMENT

1511 OLD PLAINS ROAD

address

BURLINGTON ON

PROJECT ARCHITECT:	B.GRAZIANI
ASSISTANT DESIGNER:	C.KOTVA
DRAWN BY:	C.KOTVA/ RALANI
CHECKED BY:	___
PLOT DATE:	JAN.07.2025
JOB #	2079.22

BUILDING 6 - ELEVATIONS

1:100

A406

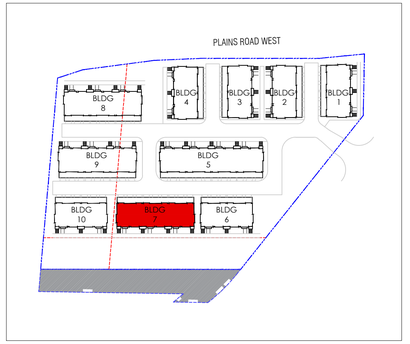
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MATERIALS LEGEND

GL-V	VISION GLASS	GLASS: CLEAR
BR-1	BRICK VENEER - 1 (GREY)	
BR-2	BRICK VENEER - 2 (BROWN)	
BR-3	METAL SIDING (WHITE)	
PC	PRECAST CONCRETE HEADER/SILL	
MP-D	METAL PANEL - DARK	AL 13 OR EQUIVALENT
MP-L	METAL PANEL - LIGHT	AL 13 OR EQUIVALENT
PM	PREFINISHED METAL (FLASHING)	
ML	METAL LOUVRE/GRILLE	
SH	ROOF SHINGLES	
GR	GLASS RAILING	
XX	EXTERIOR LIGHT & ADDRESS PLAQUE	

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BUILDING 7 - ELEVATIONS

1:100

A407

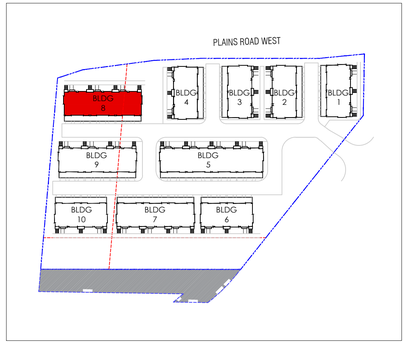
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BUILDING 8 - ELEVATIONS

1:100

A408

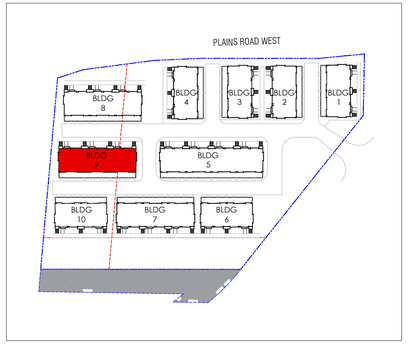
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BUILDING 9 - ELEVATIONS

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A409

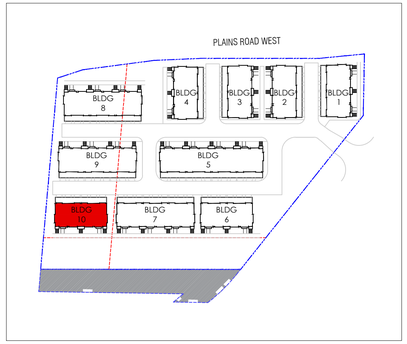
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GR	GLASS RAILING
EX / XX	EXTERIOR LIGHT & ADDRESS PLAQUE

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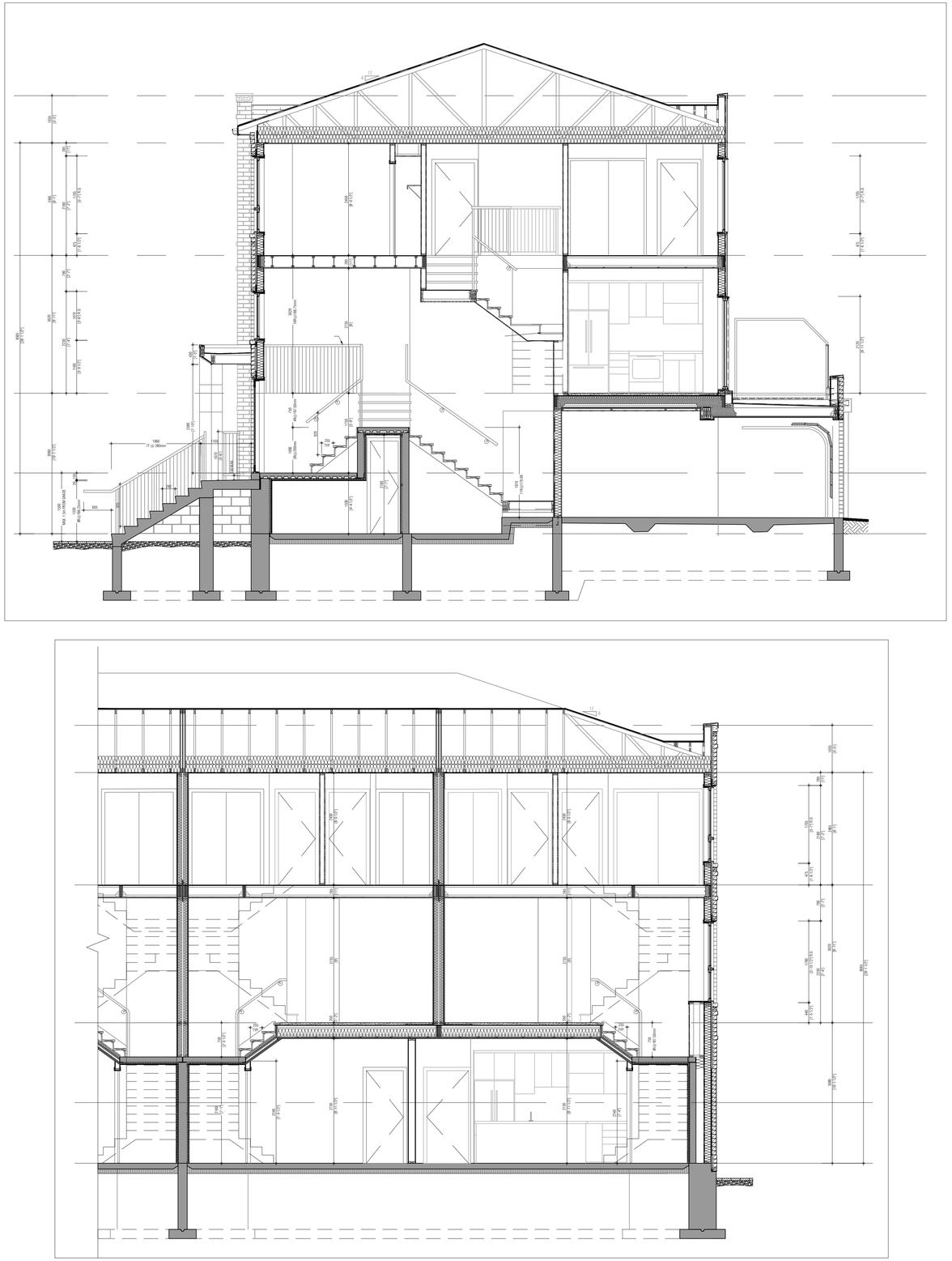
PROJECT ARCHITECT:	B.GRAZIANI
ASSISTANT DESIGNER:	C.KOTVA
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PLOT DATE:	JAN.07.2025
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BUILDING 10 - ELEVATIONS

1:100

A410

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CHECKED BY:	____
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TYPICAL SECTION

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VIEW TOWARDS SITE ACCESS



VIEW FROM HWY 6

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RENDERINGS

A701

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VIEW FROM PLAINS ROAD WEST - PHASE 1



VIEW FROM PLAINS ROAD WEST - PHASE 2

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RENDERINGS

A702

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