

ARCHITECTURAL DRAWING LIST

A-100 CONTEXT PLAN
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A-104 PARKING PLANS (LEVEL P1 & LEVEL P2)

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A-202 6TH & 7TH FLOOR PLANS
A-203 8TH & 9TH-11TH FLOOR PLANS

A-400 NEW STREET SOUTH ELEVATION

A-410 BUILDING SECTION

A-415 SHADOW STUDY

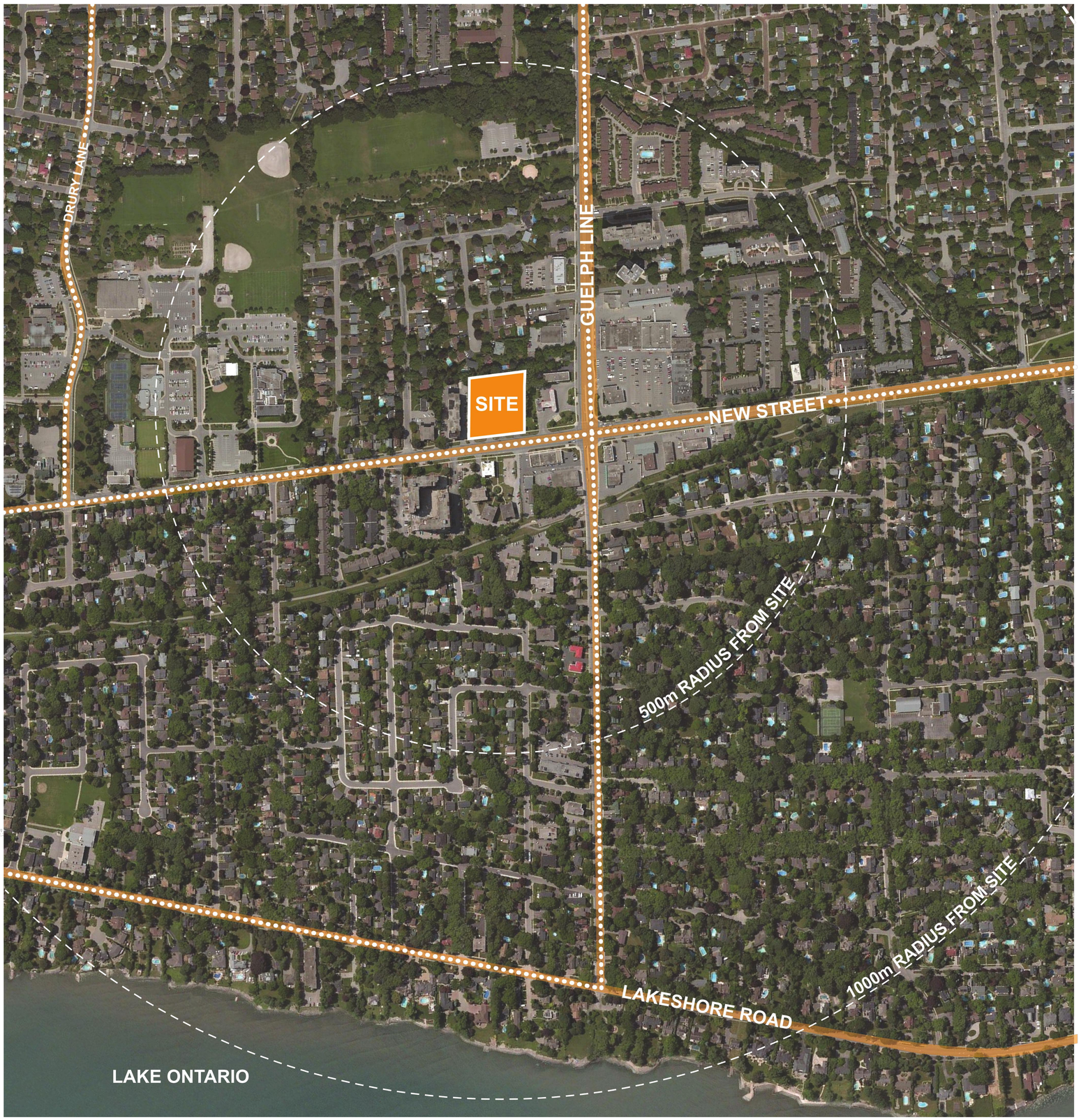
2421 & 2431 NEW STREET, BURLINGTON, ONTARIO

ISSUED FOR OPA AND REZONING - 2017-12-13

PROJECT NUMBER : 06966.000

The Rosseau Group
EST. 2013

WZMH ARCHITECTS



2 CONTEXT PLAN
A100



1 SITE AERIAL VIEW
A100

ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13

ONTARIO ASSOCIATION OF ARCHITECTS
NICOLA CASCIATO
LICENCE
6443

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WZMH ARCHITECTS
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Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title: CONTEXT PLAN

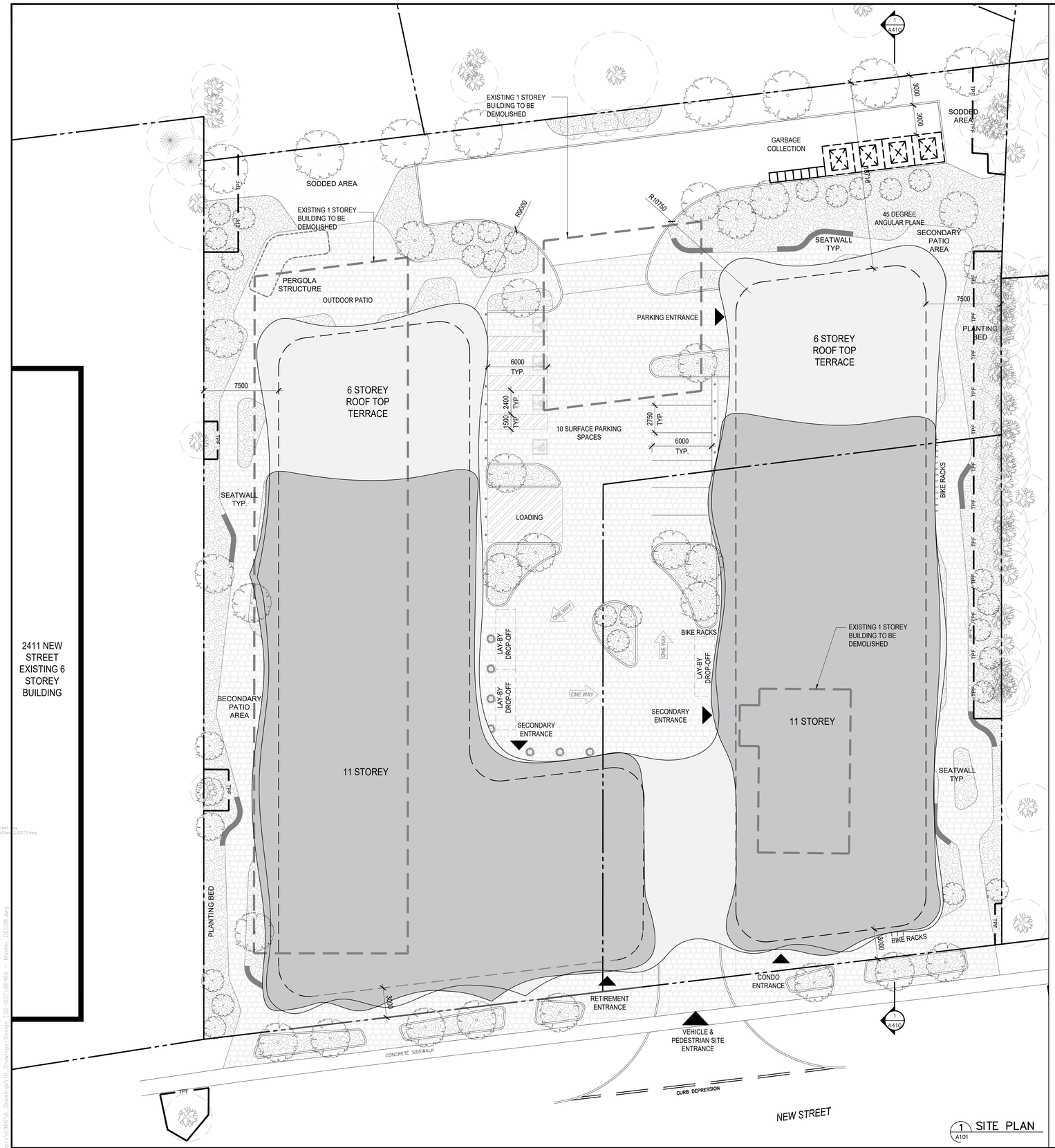
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Project Number: 06966.000

Drawing Number: A–100

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Plot Time: Dec 12, 2017 – 5:08pm
Drawing Name: \\wzmh\Projects\06966\6_Drawings\10_Drawings–Design (SD–DD)\06966 – Master_DEC08.dwg



1. SITE AREA:

DESCRIPTION	AREA (m2)
SITE AREA	7,032.1 m2
DENSITY (FAR)	4.05

2. UNIT COUNTS

FLOORS	RETIREMENT					CONDO (RESIDENTIAL)			
	STUDIO 1	STUDIO 2	1 BEDROOM	2 BEDROOM	TOTAL RETIREMENT	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL RESIDENTIAL
LEVEL 2		3	16	4	23	-	11	6	17
LEVEL 3		3	16	4	23	-	11	6	17
LEVEL 4		3	16	4	23	-	11	6	17
LEVEL 5		3	16	4	23	-	11	6	17
LEVEL 6		3	16	4	23	-	13	6	19
LEVEL 7	32	-	-	-	32	-	-	-	-
LEVEL 8		3	14	2	19	-	10	3	13
LEVEL 9		3	14	2	19	-	10	3	13
LEVEL 10		3	14	2	19	-	10	3	13
LEVEL 11		3	14	2	19	-	10	3	13
TOTAL UNITS	32	27	136	28	223	-	97	42	139

TOTAL RETIREMENT & RESIDENTIAL UNITS (223 + 139) = 362 UNITS

3. BUILDING AREA (m2)

FLOORS	RETIREMENT	CONDO (RESIDENTIAL)	TOTAL AREA
	m2	m2	m2
LEVEL P2			6,063
LEVEL P1			6,063
SUBTOTAL BELOW GRADE			12,126
GROUND (AMENITY)	1,590	1,250	2,840
LEVEL 2	1,590	1,250	2,840
LEVEL 3	1,590	1,250	2,840
LEVEL 4	1,590	1,250	2,840
LEVEL 5	1,590	1,250	2,840
LEVEL 6	1,590	1,374	2,964
LEVEL 7	2,374		2,374
LEVEL 8	1,286	951	2,237
LEVEL 9	1,286	951	2,237
LEVEL 10	1,286	951	2,237
LEVEL 11	1,286	951	2,237
SUBTOTAL ABOVE GRADE	17,058	11,428	28,486
TOTAL ABOVE & BELOW GRADE			40,612

4a. AMENITY REQUIREMENT

AMENITY REQUIREMENT**		AREA (m2)
CONDO & RETIREMENT HOUSING		
STUDIO & 1 BEDROOM (<60SM)	292 X 15sm	4,380
2 BEDROOM	70 X 25sm	1,750
TOTAL AMENITY REQUIRED		6,130

**AS PER THE CITY OF BURLINGTON ZONE REQUIREMENTS
FOR CN1 ZONE, AMENITY AREA =
25 sm PER UNIT (2 BEDROOMS)
15 sm PER EFFICIENCY UNIT < 60SM (STUDIO & 1BEDROOM)

4b. AMENITY AREA PROVIDED

AMENITY PROVIDED	INDOOR AREA (sm)	OUTDOOR AREA (sm)
CONDO (RESIDENTIAL)		
GROUND	1,017	1,285
LEVEL 7	-	298
LEVEL 8	-	136
TOTAL CONDO AMENITY	1,017	1,719
RETIREMENT HOUSING		
GROUND	1,457	1,493
LEVEL 7	-	305
TOTAL RETIREMENT AMENITY	1,457	1,798
TOTAL RETIREMENT & CONDO AMENITY	2,474	3,517
TOTAL INDOOR & OUTDOOR	5,991	

5a. PARKING REQUIREMENTS

	UNIT BREAKDOWN		RATE	TOTAL PARKING REQUIREMENT
CONDO (RESIDENTIAL)	1 BEDROOM	97	1.25/unit	121
	2 BEDROOM	42	1.50/unit	63
	VISITOR	139	0.35/unit	49
TOTAL CONDO REQUIREMENT				233
RETIREMENT HOUSING	OCCUPANT SPACES (studio 2 , 1bedroom & 2 bedroom)	191	0.50/unit	95
	STUDIO 1	32	0.25/unit	8
	VISITOR	191	0.25/unit	48
TOTAL RETIREMENT REQUIREMENT				151
TOTAL SITE REQUIREMENT (CONDO & RETIREMENT HOUSING)				384

5b. PARKING PROVIDED

FLOORS	
LEVEL P2	158
LEVEL P1	151
SUBTOTAL BELOW GRADE	309
GROUND	10 (INCLUDES 4 ACCESSIBLE SPACES)
SUBTOTAL ABOVE GRADE	10
TOTAL BELOW & ABOVE GRADE	319

6. BICYCLE PARKING (17 BICYCLE PARKING SPACES PROVIDED ALONG THE SURFACE)

2 STATISTICS A101

ISSUES/REVISIONS

Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13

ONTARIO ASSOCIATION OF ARCHITECTS — NICOLA CASCIATO — LICENCE 6443

Check and verify all dimensions and report any discrepancies to the Consultant whose seal is affixed to this drawing. This drawing is not to be scaled for the purpose of verifying dimensions.

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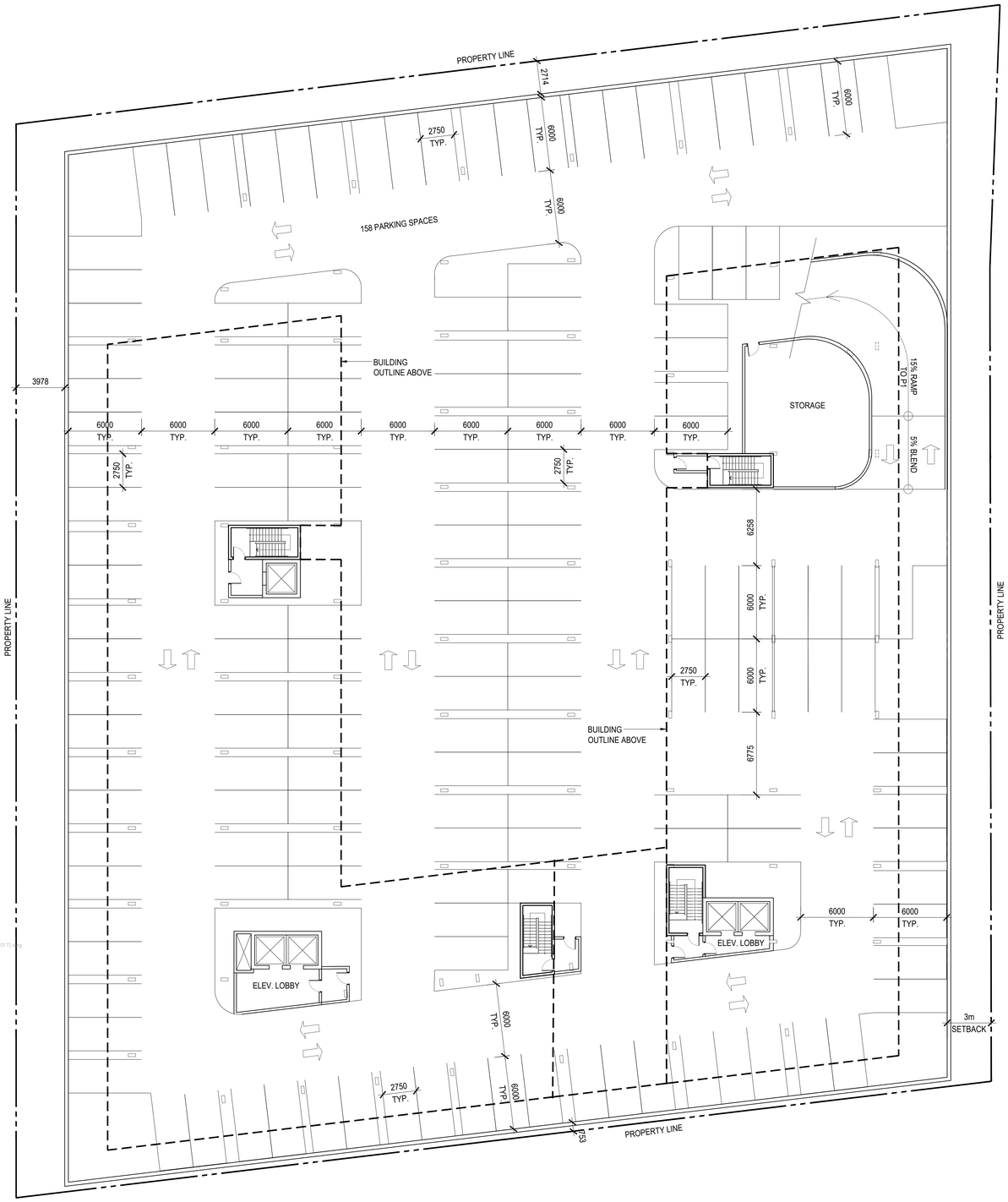
Key Plan

2421&2431 New Street, Burlington, Ontario

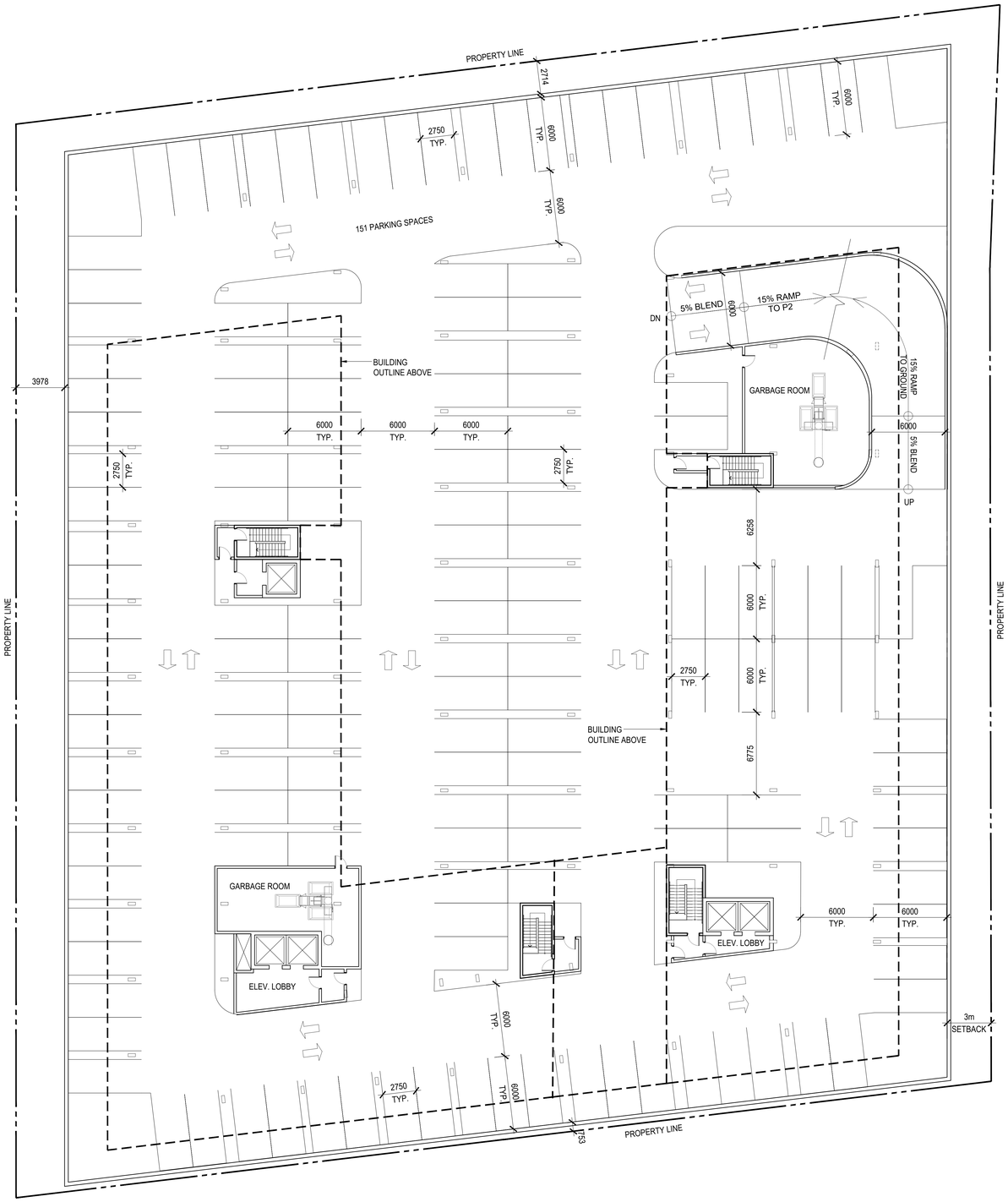
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Drawing Number: A–101

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2 P2–PARKING PLAN
A104



1 P1–PARKING PLAN
A104

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NICOLA CASCIATO
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Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title:
LEVEL P1
LEVEL P2

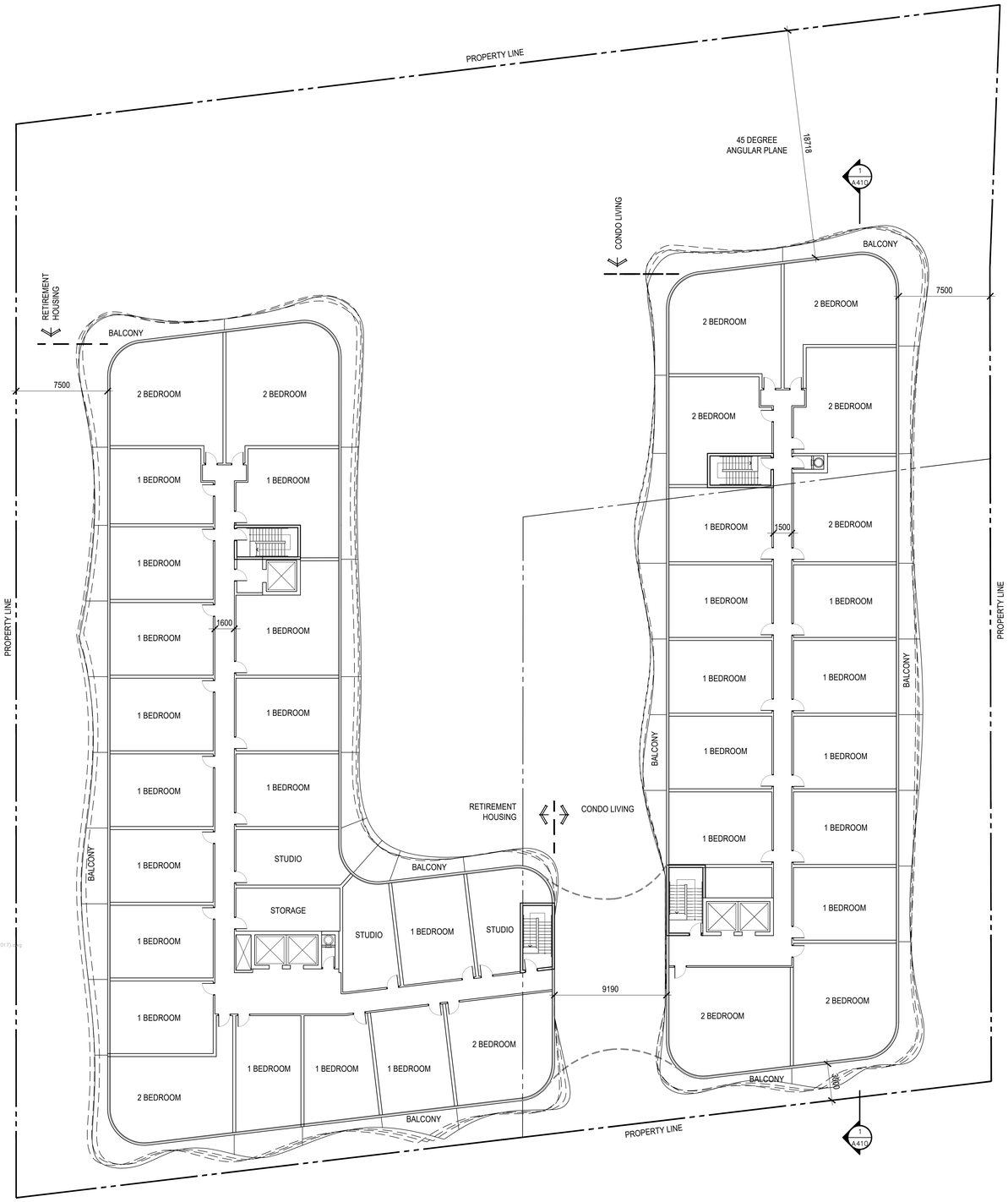
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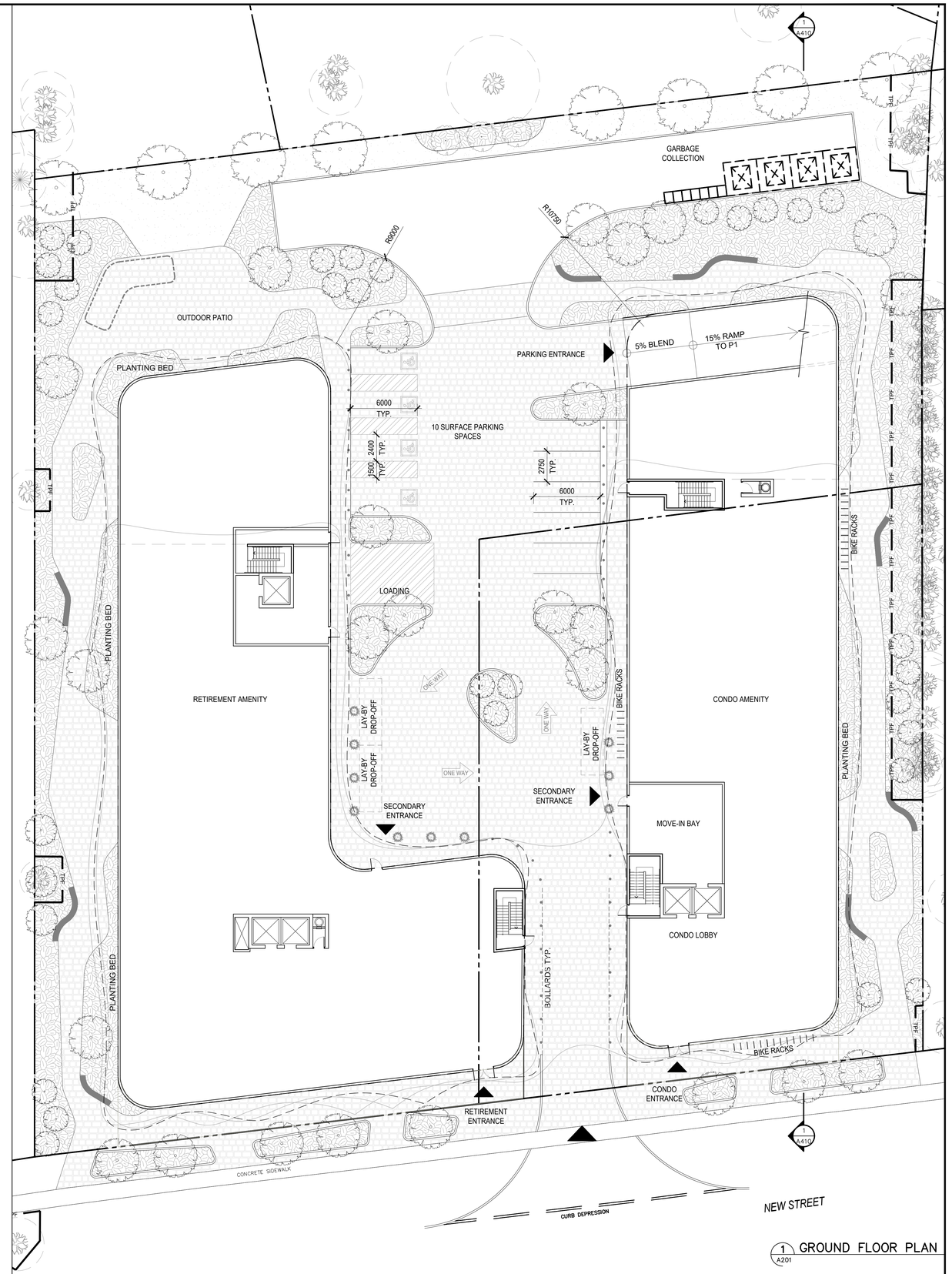
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2 2ND – 5TH FLOOR PLANS
A201



1 GROUND FLOOR PLAN
A201

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ONTARIO ASSOCIATION OF ARCHITECTS
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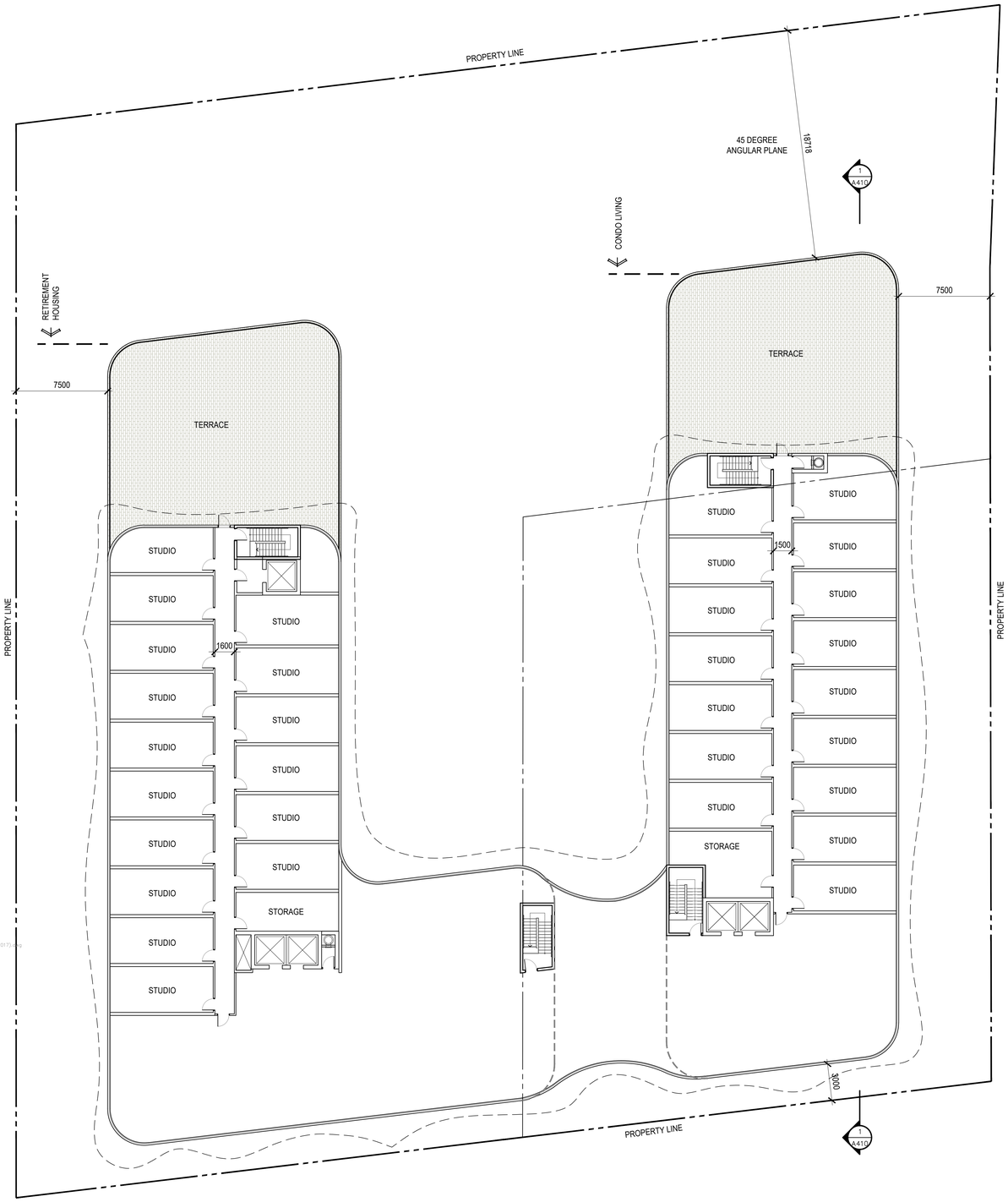
WZMH ARCHITECTS
95 St. Clair Av W
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Key Plan

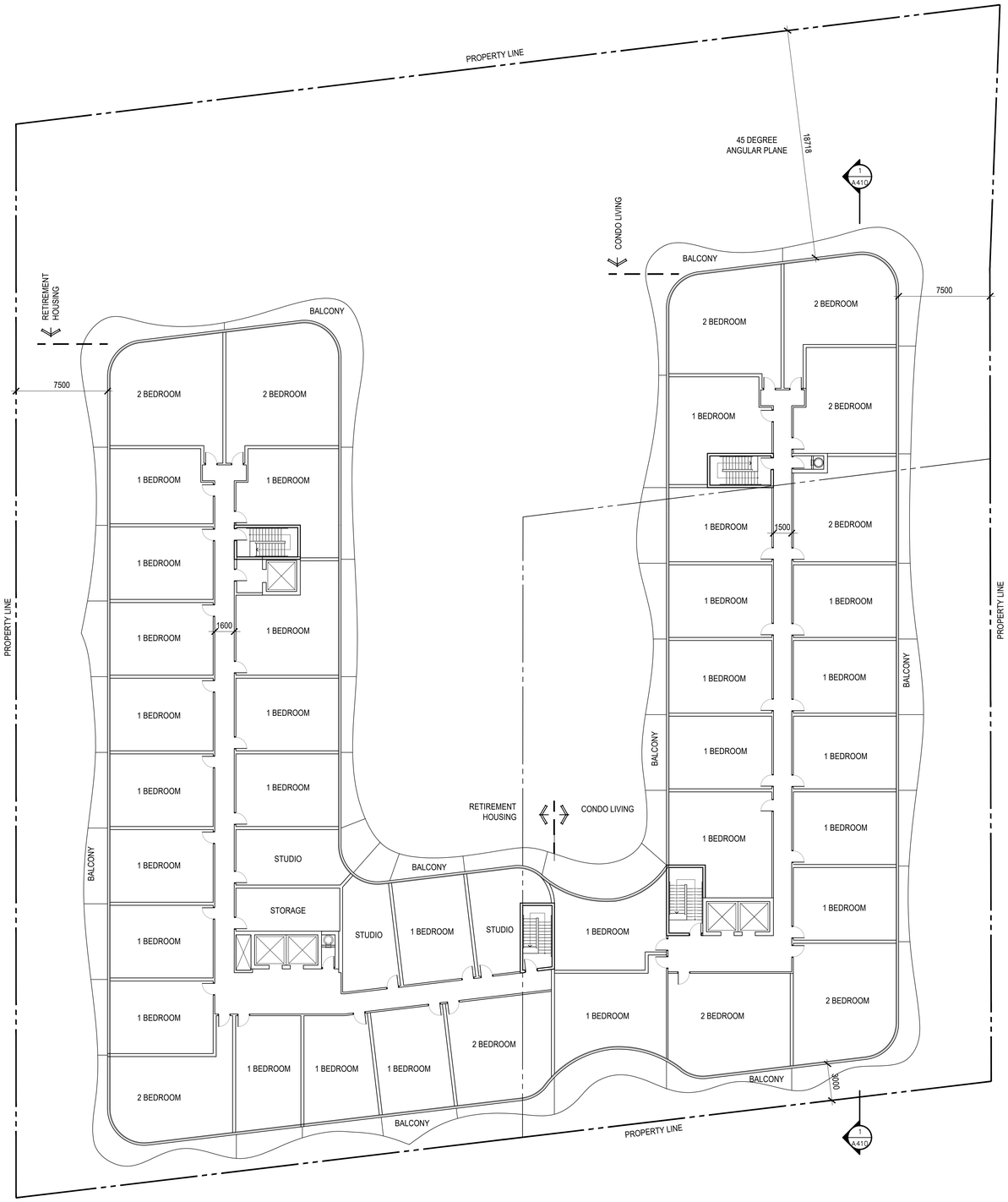
2421&2431 New Street, Burlington, Ontario

Sheet Title: GROUND FLOOR 2ND – 5TH FLOOR PLANS

Scale:	1:150
Project Number:	06966.000
Drawing Number:	A–201



2 7TH FLOOR PLAN
A202



1 6TH FLOOR PLAN
A202

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ISSUES/REVISIONS		
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NICOLA CASCIATO
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Key Plan

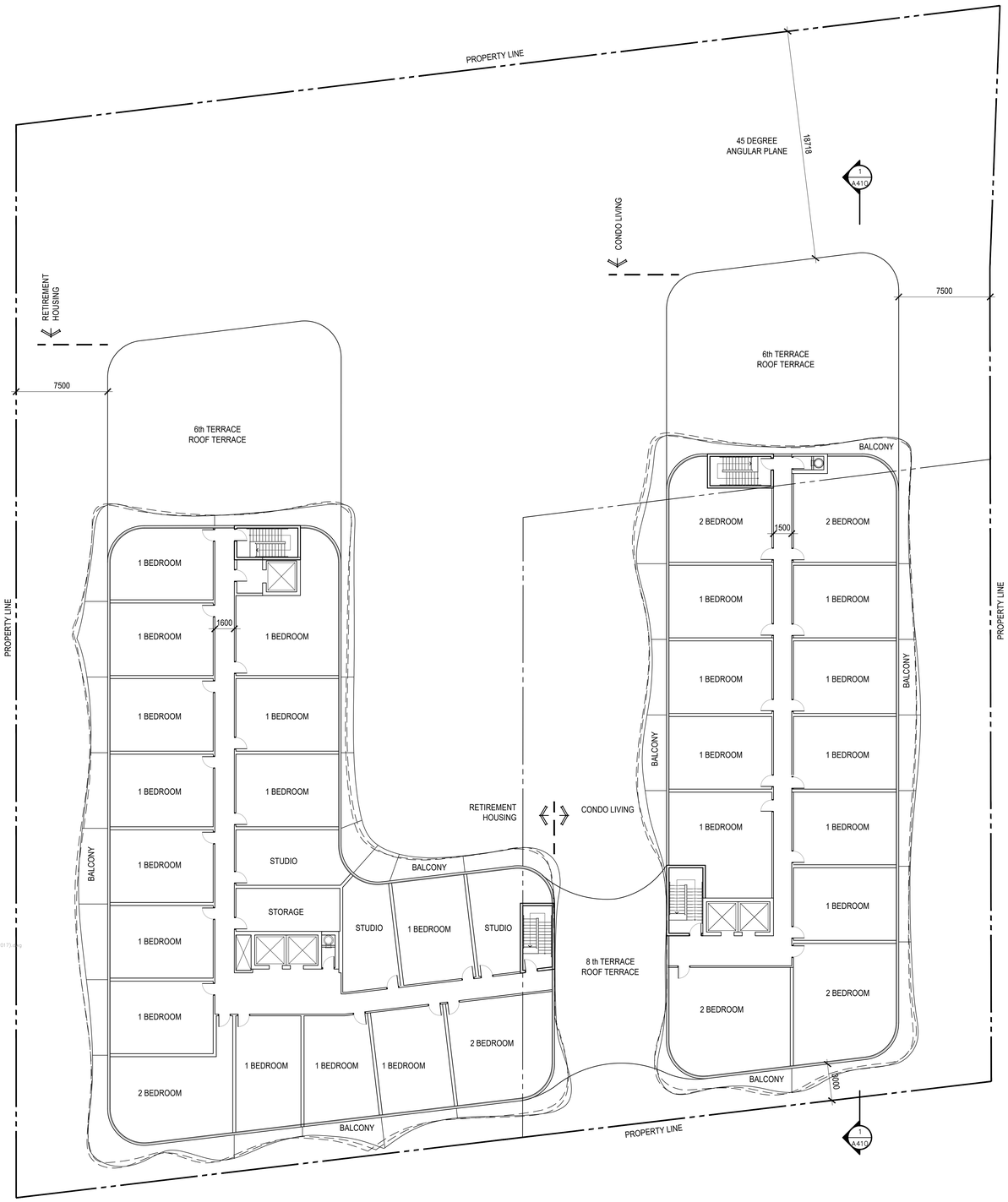
2421&2431 New Street,
Burlington, Ontario

Sheet Title:
6TH FLOOR
7TH FLOOR (MEMORY CARE)

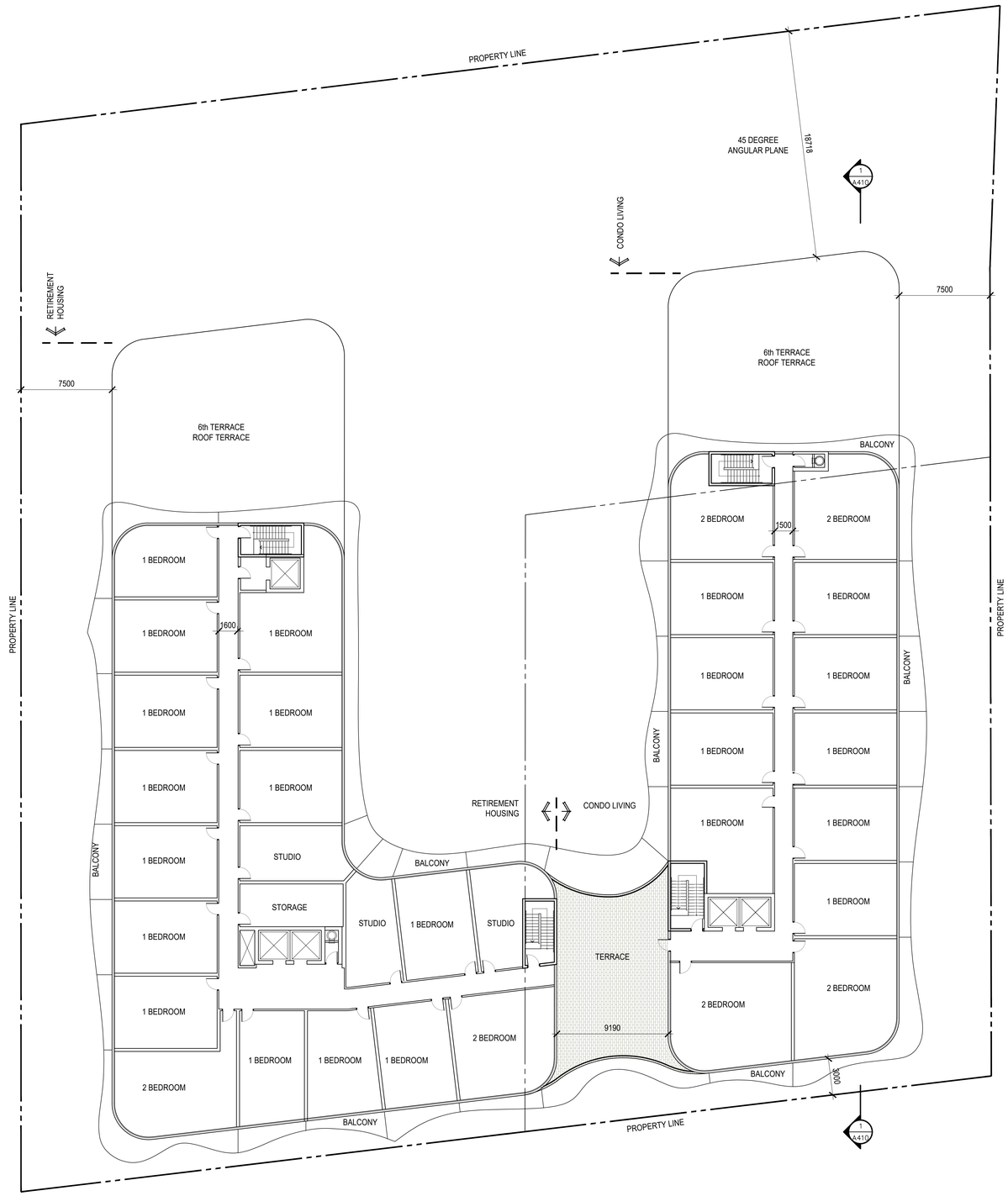
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Project Number: 06966.000

Drawing Number: A-202



2 A203 9TH – 11TH FLOOR PLANS



1 A203 8TH FLOOR PLAN

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Plot Time: Dec 12, 2017 – 5:43pm
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ONTARIO ASSOCIATION OF ARCHITECTS
NICOLA CIANCIATO
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Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title:
8TH FLOOR
9TH – 11TH FLOOR PLANS

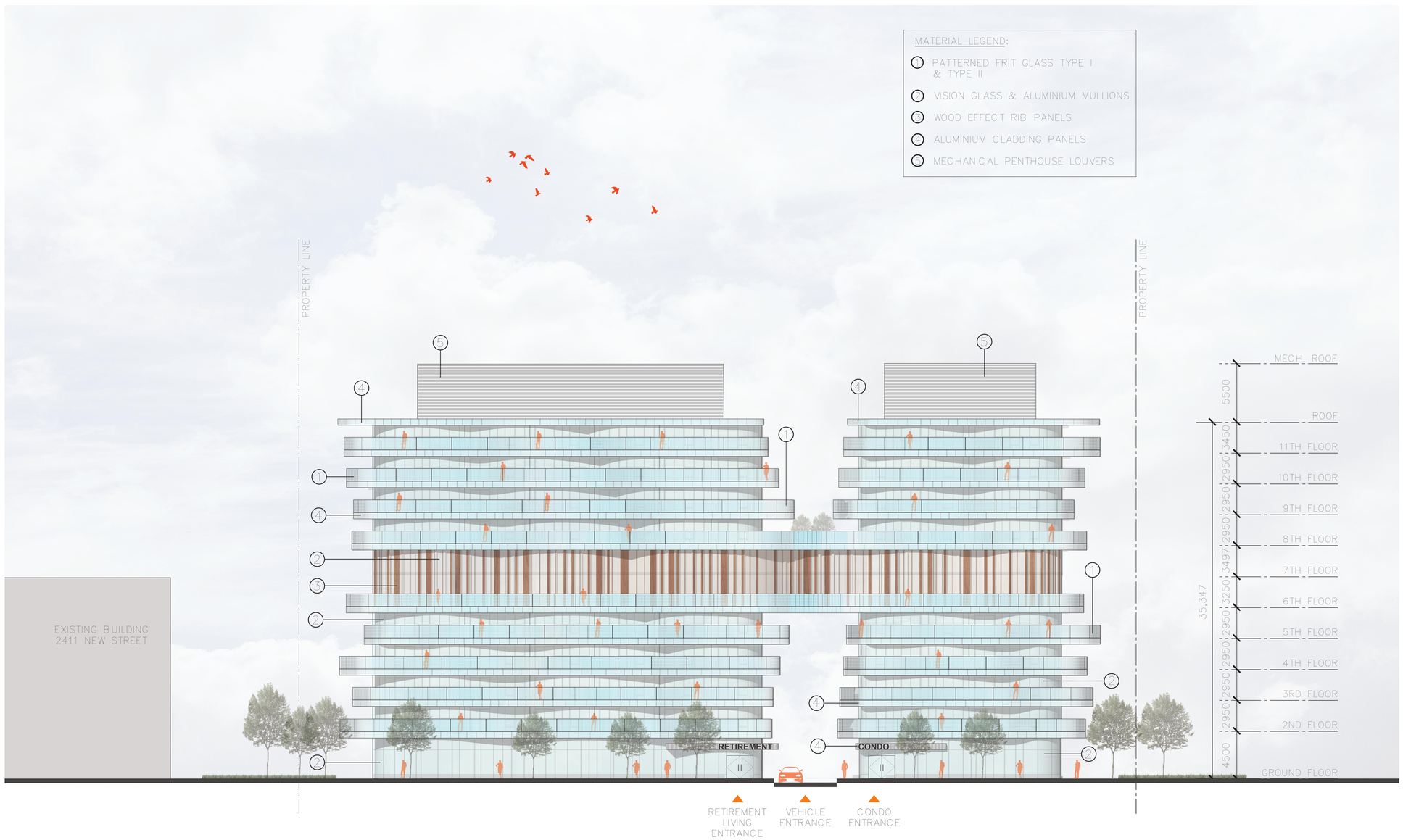
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Project Number: 06966.000

Drawing Number: A–203

MATERIAL LEGEND:

1. PATTERNED FRIT GLASS TYPE I & TYPE II
2. VISION GLASS & ALUMINIUM MULLIONS
3. WOOD EFFECT RIB PANELS
4. ALUMINIUM CLADDING PANELS
5. MECHANICAL PENTHOUSE LOUVERS



XRefs:
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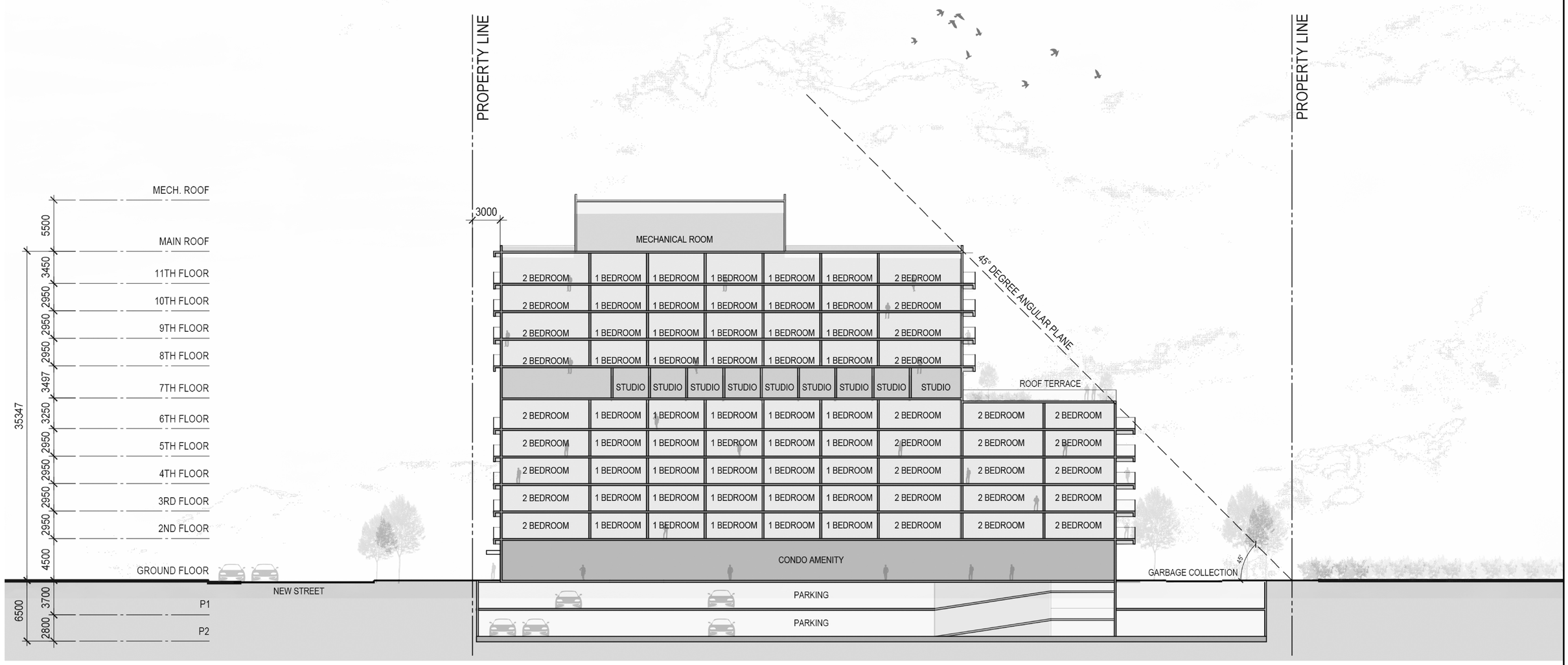
WZMH ARCHITECTS
99 St. Clair Av W
Suite 1001
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2421&2431 New Street, Burlington, Ontario

Sheet Title: SOUTH ELEVATION

Scale: 1:150
Project Number: 06966.000
Drawing Number: A-400



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Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title: BUILDING SECTION

Scale: 1:150

Project Number: 06966.000

Drawing Number: A-410

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