

ARCHITECTURAL DRAWING LIST

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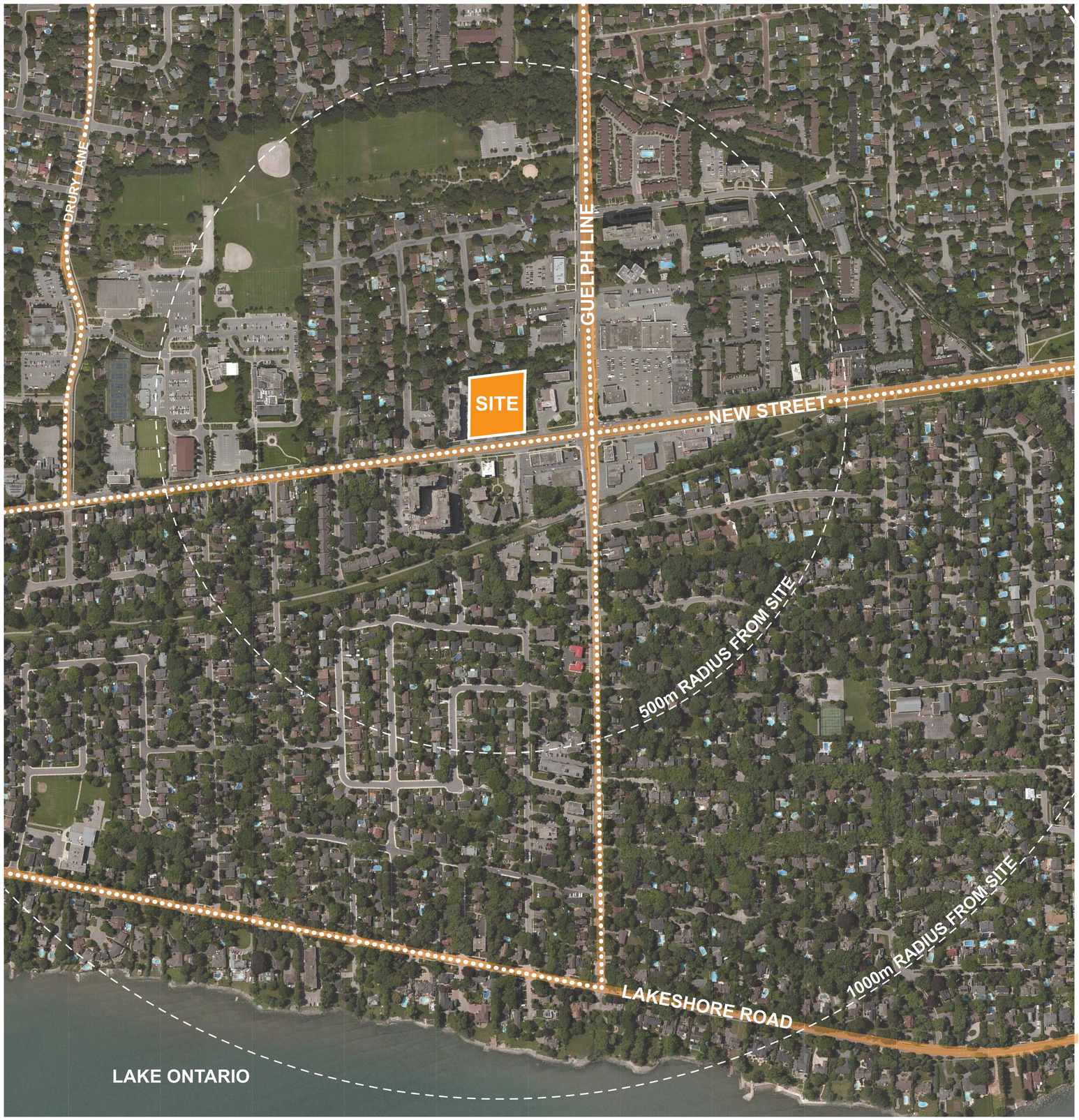
2421 & 2431 NEW STREET, BURLINGTON, ONTARIO

ISSUED FOR OPA AND REZONING - 2019-06-12

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
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15
D	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
E	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12

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WZMH ARCHITECTS
95 St. Clair Av W
Suite 1500
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T 416.961.4111
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Key Plan

2421&2431 New Street,
Burlington, Ontario

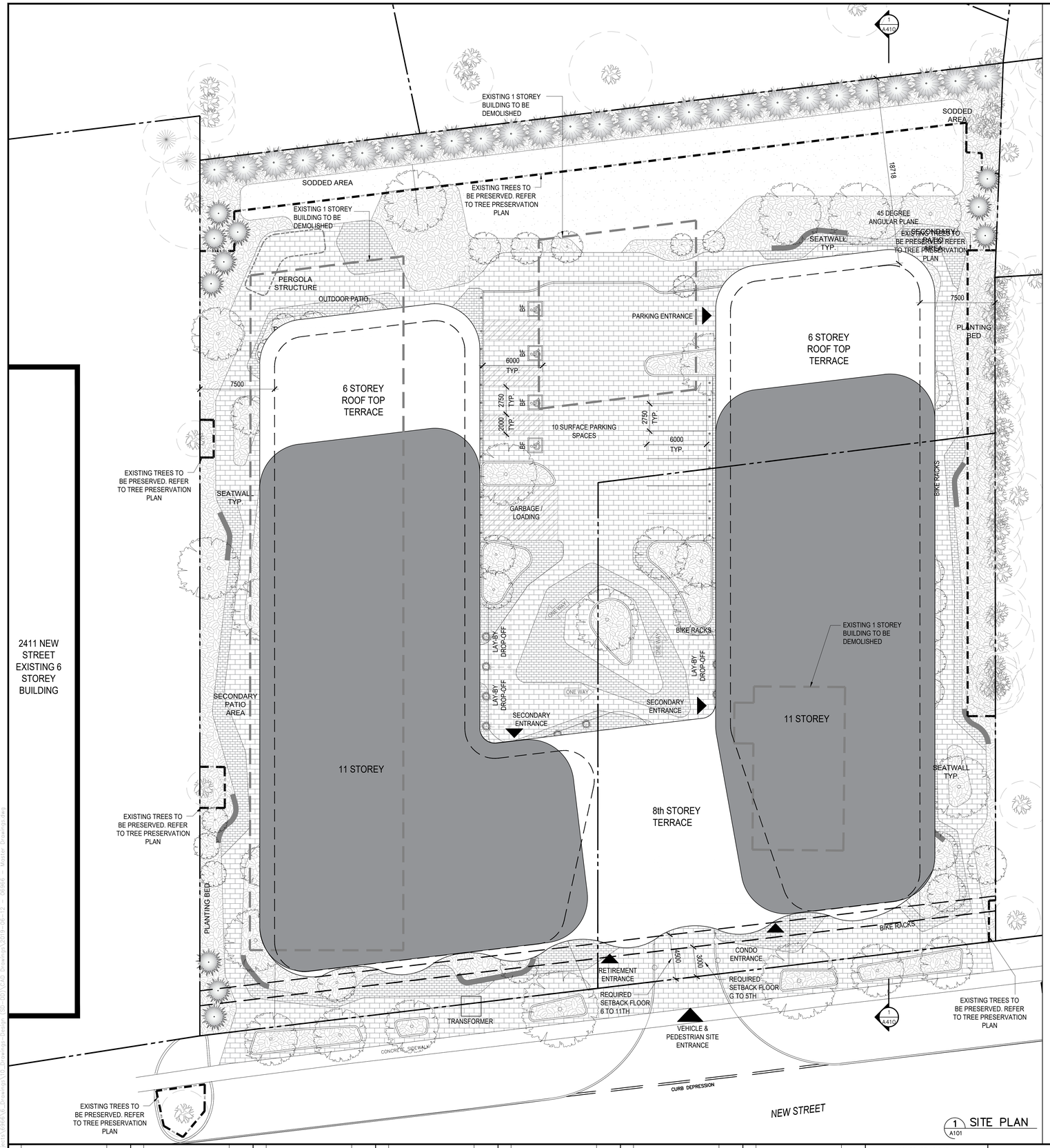
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Scale:

Project Number: 06966.000

Drawing Number: A–100

Plot Time: Jun 12, 2019 – 12:04pm
Drawing Name: \\wzmh\projects\06966\6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 – 06966 – Master Drawings.dwg



1 SITE PLAN
A101

1. SITE AREA:

DESCRIPTION	AREA (m2)
SITE AREA	7,032.1 m2
DENSITY (FAR)	3.68

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		2	13	5	20	1	10	6	17
LEVEL 3		2	13	5	20	1	10	6	17
LEVEL 4		2	13	5	20	1	10	6	17
LEVEL 5		2	13	5	20	1	10	6	17
LEVEL 6		4	8	7	19	0	12	7	19
LEVEL 7	33	-	-	-	33	-	-	-	-
LEVEL 8		6	8	3	17	1	14	-	15
LEVEL 9		4	10	3	17	1	14	-	15
LEVEL 10		4	10	3	17	2	13	-	15
LEVEL 11		4	6	4	14	2	10	1	13
TOTAL UNITS	33	30	94	40	197	10	103	32	145

TOTAL RETIREMENT & RESIDENTIAL UNITS (197 + 145) = 342 UNITS

3. BUILDING AREA (m2)

FLOORS	RETIREMENT (m2)	RESIDENTIAL (m2)	COMMUNITY INSTITUTION (m2)	TOTAL AREA (m2)
LEVEL P3				3,602
LEVEL P2				6,063
LEVEL P1				6,063
SUBTOTAL BELOW GRADE				15,728
GROUND (AMENITY)	1,433	496	540	2,469
LEVEL 2	1,426	1,160		2,586
LEVEL 3	1,416	1,146		2,562
LEVEL 4	1,415	1,150		2,565
LEVEL 5	1,414	1,155		2,569
LEVEL 6	1,479	1,366		2,845
LEVEL 7	2370			2370
LEVEL 8	1,136	921		2,057
LEVEL 9	1,126	916		2,042
LEVEL 10	1,115	915		2,030
LEVEL 11	985	817		1,802
SUBTOTAL ABOVE GRADE	15,315	10,042	540	25,897
TOTAL ABOVE & BELOW GRADE				41,625

4a. AMENITY REQUIREMENT

AMENITY REQUIREMENT**		AREA (m2)
CONDO & RETIREMENT HOUSING		
STUDIO & 1 BEDROOM (<60SM)	270 X 15sm	4,050
2 BEDROOM	72 X 2 x 25sm	3,600
TOTAL AMENITY REQUIRED		7,650

**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)
RESIDENTIAL		
GROUND	418	1426
LEVEL 7	-	-
LEVEL 8	-	360
TOTAL CONDO AMENITY	418	1,786
RETIREMENT HOUSING		
GROUND	1,344	1,327
LEVEL 7	755	465
TOTAL RETIREMENT AMENITY	2,099	1,792
TOTAL RETIREMENT & CONDO AMENITY	2,517	3,578
TOTAL INDOOR & OUTDOOR	5,629	

5a. PARKING REQUIREMENTS

	UNIT BREAKDOWN		REQ. RATE	REQ. SPACES	IBI RATE	IBI REQ. SPACES
CONDO (RESIDENTIAL)	STUDIO	10	1.25/unit	13	1.00/unit	10
	1 BEDROOM	103	1.25/unit	129	1.00/unit	103
	2 BEDROOM	32	1.50/unit	48	1.25/unit	40
	VISITOR	145	0.35/unit	51	0.20/unit	29
	SERVICE	145	1/ Building	1	1/ 75 unit	2
TOTAL CONDO REQUIREMENT				241		184
RETIREMENT HOUSING	OCCUPANT SPACES (studio , 1bedroom & 2 bedroom)	164	0.50/unit	82	0.60/unit	98
	VISITOR	164	0.25/unit	41	0.25/unit	41
	EMPLOYEE	0	0	0	0	0
	SERVICE	164	1/ Building	1	1/50 unit	4
TOTAL RETIREMENT REQUIREMENT				124		143
MEMORY CARE (LONG-TERM CARE USE)	PATIENT/ VISITOR	33	0.25/unit	8	0.35/unit	12
	EMPLOYEE	20	0.85/unit	17	0	0
	SERVICE	33	Incl. in retirement	0	1 for every 50	1
TOTAL MEMORY CARE REQUIREMENT				25		13
COMMUNITY INSTITUTION	548 m2	1	-	20	-	20
TOTAL COMMUNITY INSTITUTION REQUIREMENT				20		20
TOTAL SITE REQUIREMENT ON SITE (ALL USES)				410		360
TOTAL ACCESSIBLE PARKING SPACES			3%	12		

5b. PARKING PROVIDED

FLOORS	
LEVEL P3	70
LEVEL P2	146
LEVEL P1	134 (INCLUDES 8 ACCESSIBLE SPACES)
SUBTOTAL BELOW GRADE	350
GROUND	10 (INCLUDES 4 ACCESSIBLE SPACES)
SUBTOTAL ABOVE GRADE	10
TOTAL BELOW & ABOVE GRADE	360

2 STATISTICS
A101

Item	Description	Date
F	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
C	BUD	2019.01.29
D	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15
E	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07

ISSUES/REVISIONS

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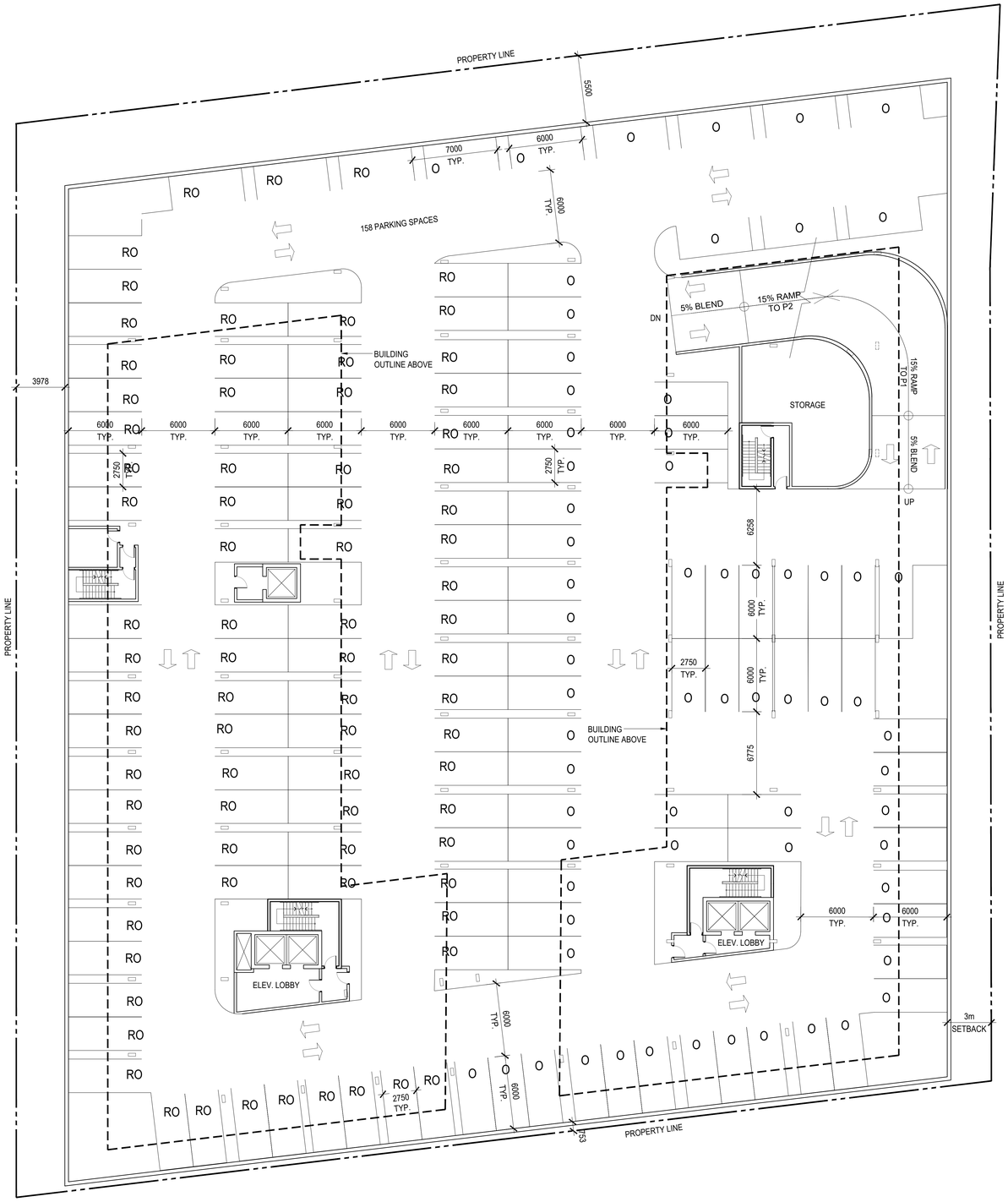
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99 St. Clair Av W
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Key Plan

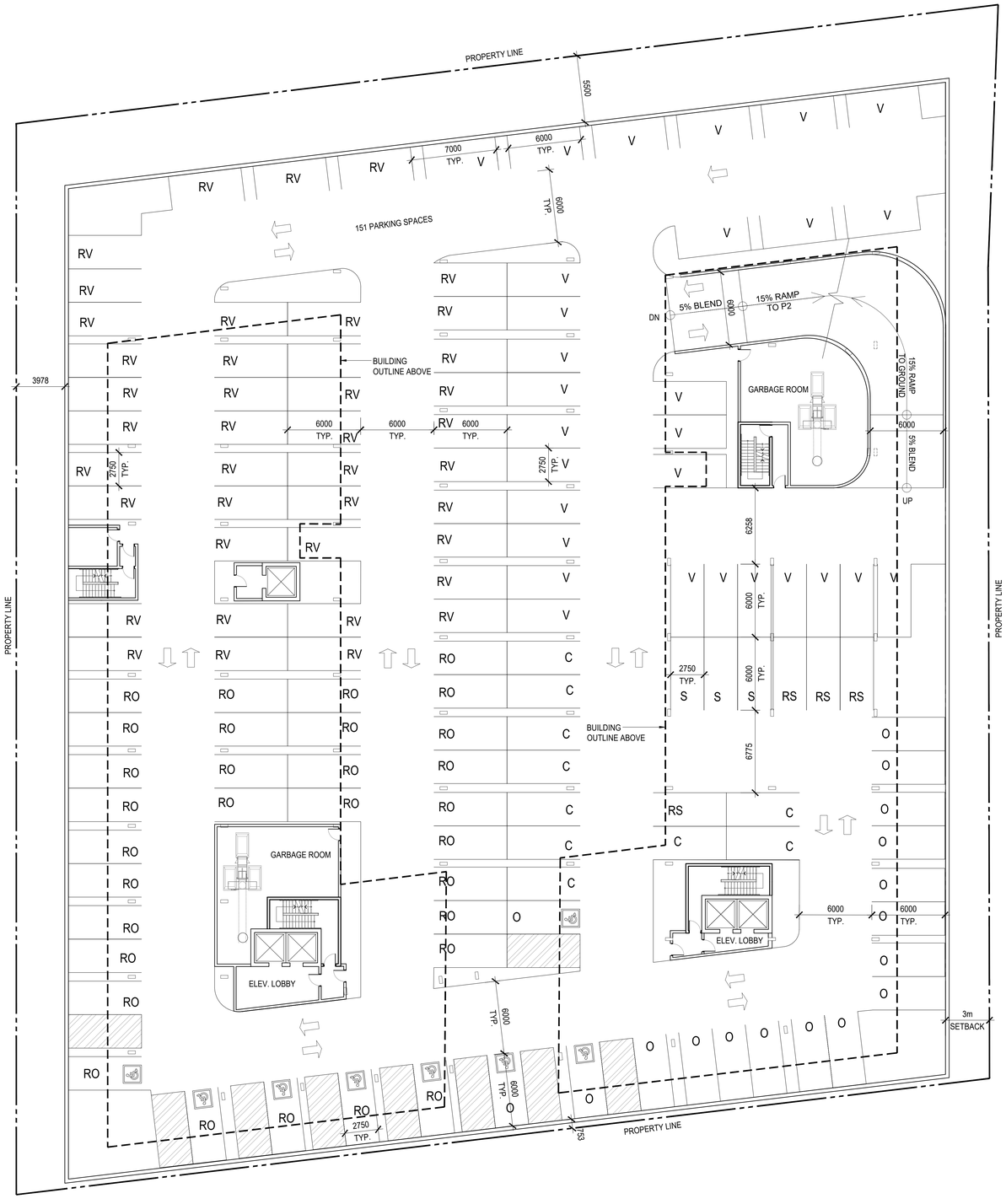
2421&2431 New Street,
Burlington, Ontario

Sheet Title: SITE PLAN & STATISTICS
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Project Number: 06966.000
Drawing Number: A–101

Plot Time: Jun 12, 2019 - 12:05pm
Drawing Name: \\wzmh\projects\06966\6_Drawing\10_Drawings- Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



2 P2–PARKING PLAN
A104



1 P1–PARKING PLAN
A104

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A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
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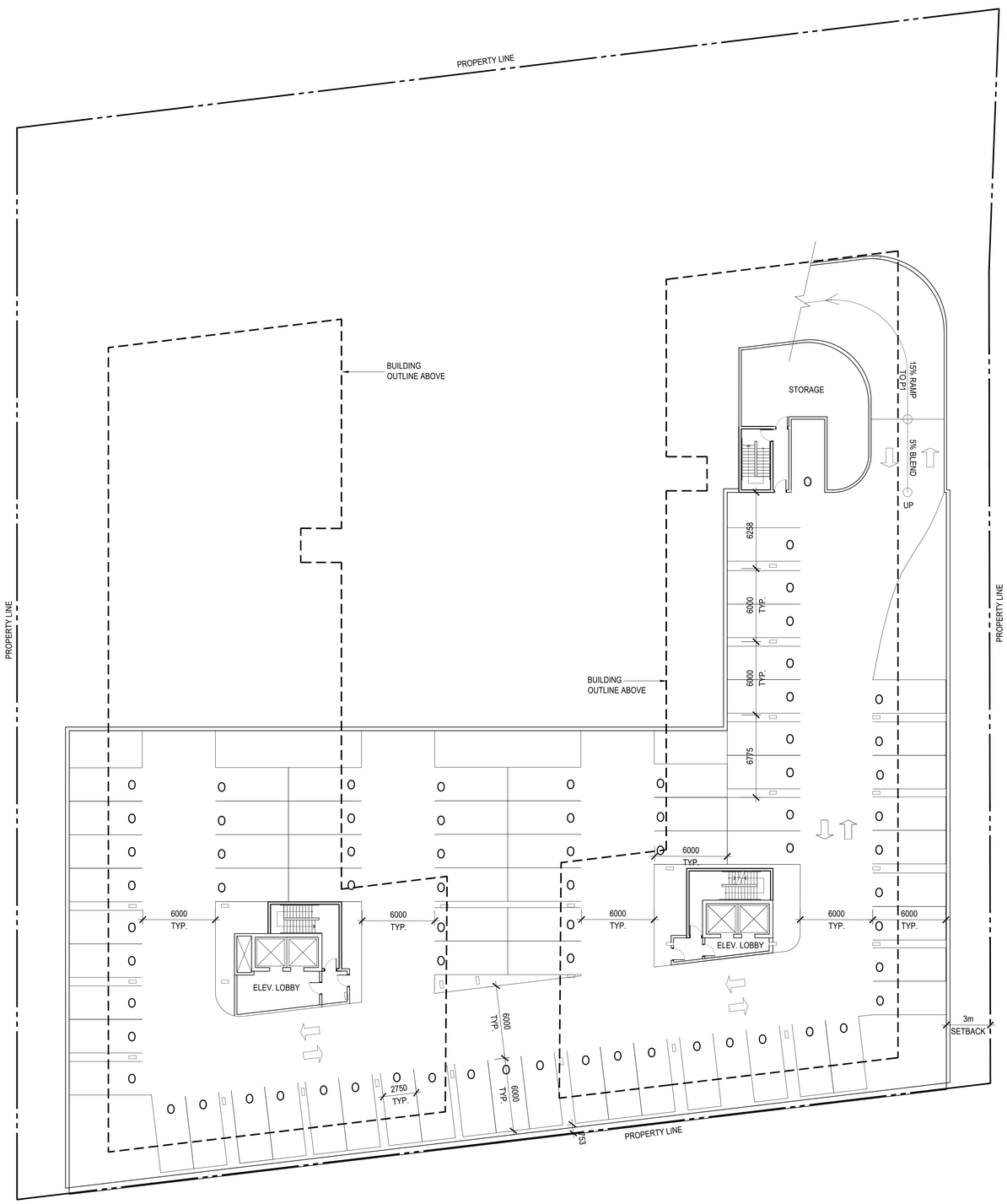
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Sheet Title:
LEVEL P1
LEVEL P2

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Project Number: 06966.000
Drawing Number: A–104

Plot Time: Jun 12, 2019 - 12:05pm
Drawing Name: \\wzmh\projects\06966\6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



1 A105 P3–PARKING PLAN

ISSUES/REVISIONS		
Item	Description	Date
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B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
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Key Plan

2421&2431 New Street, Burlington, Ontario

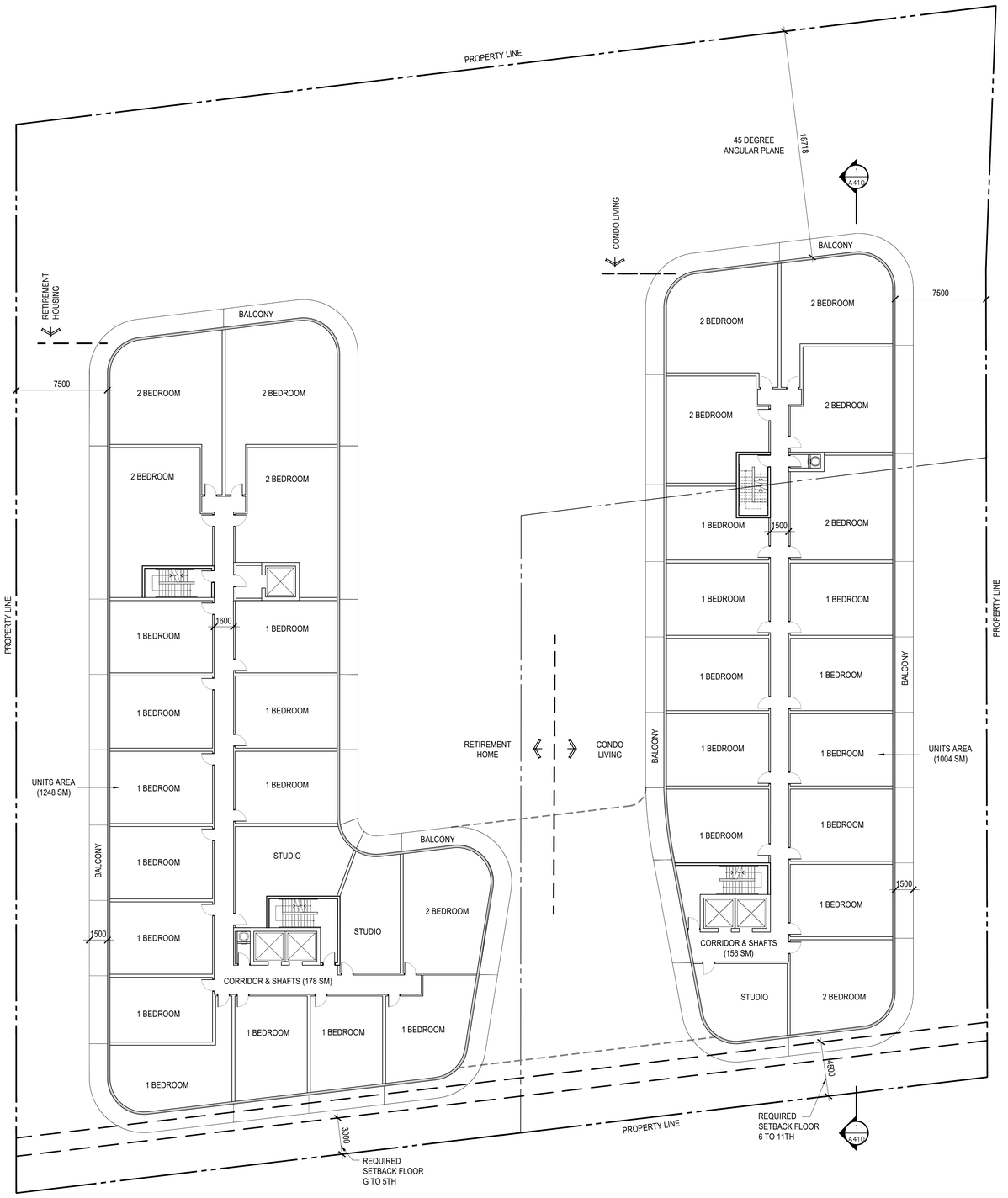
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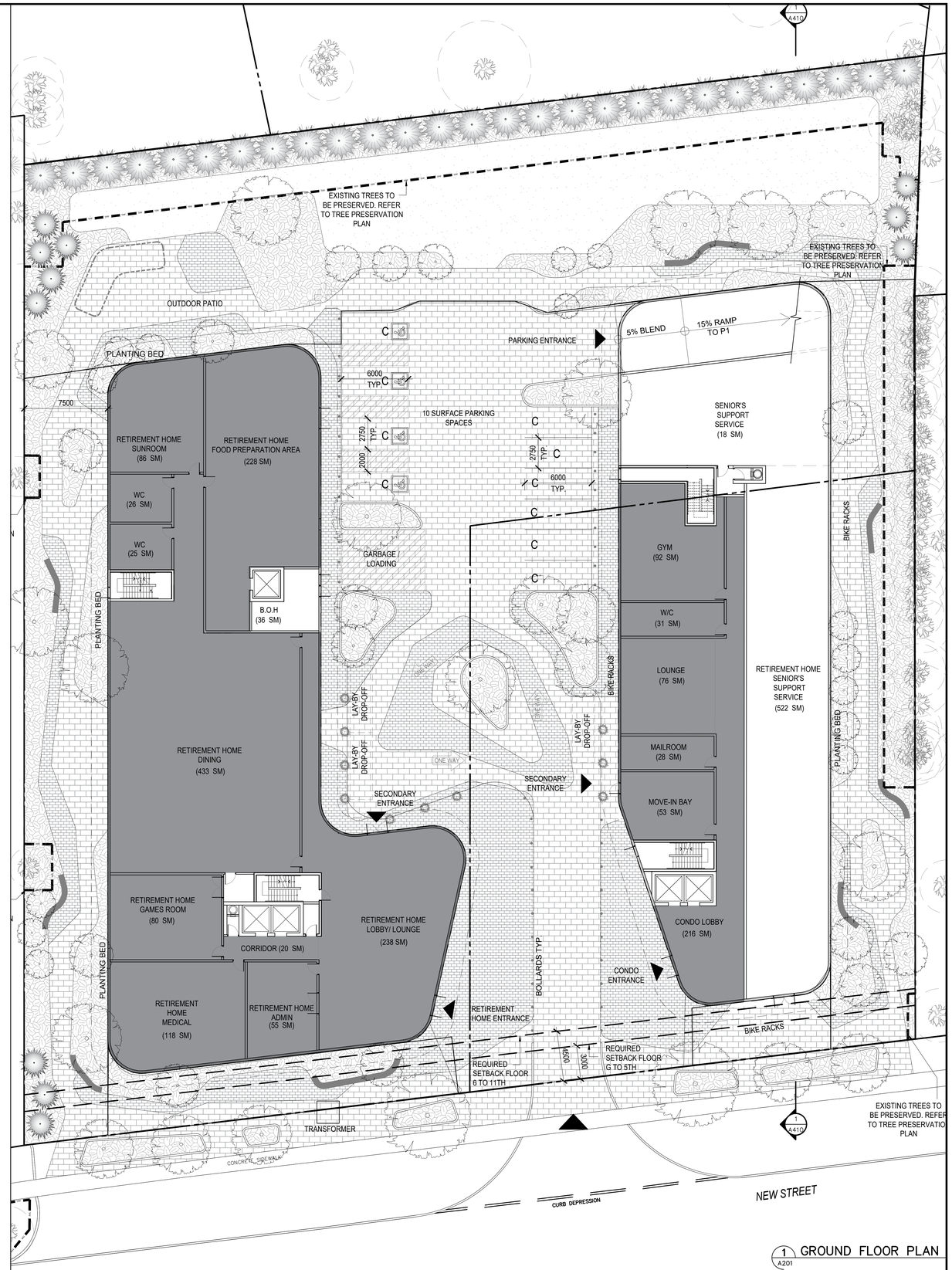
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Drawing Number: A–105

Plot Time: Jun 12, 2019 – 12:07pm
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2 2ND – 5TH FLOOR
A201



1 GROUND FLOOR PLAN
A201

ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
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C	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15
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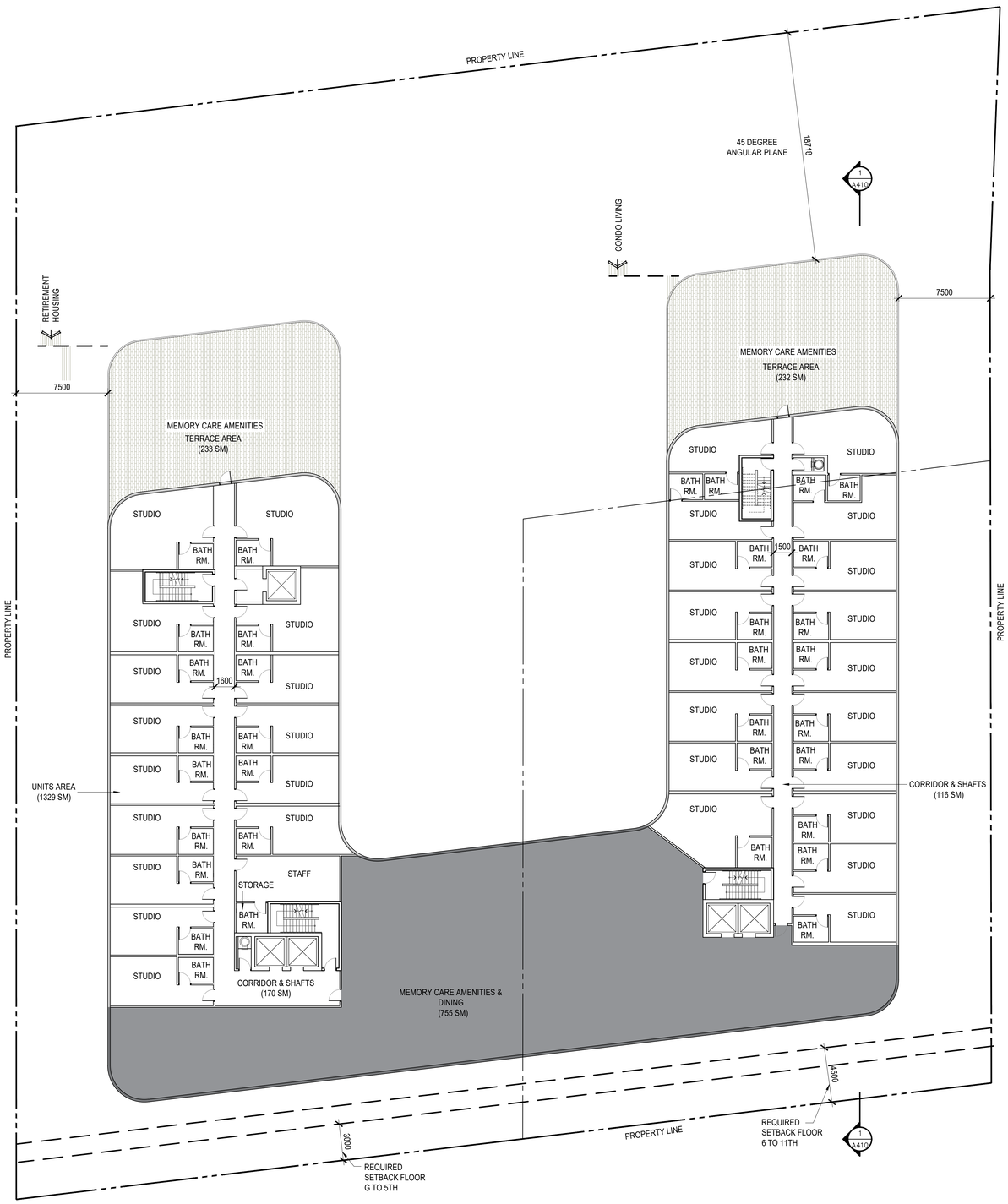
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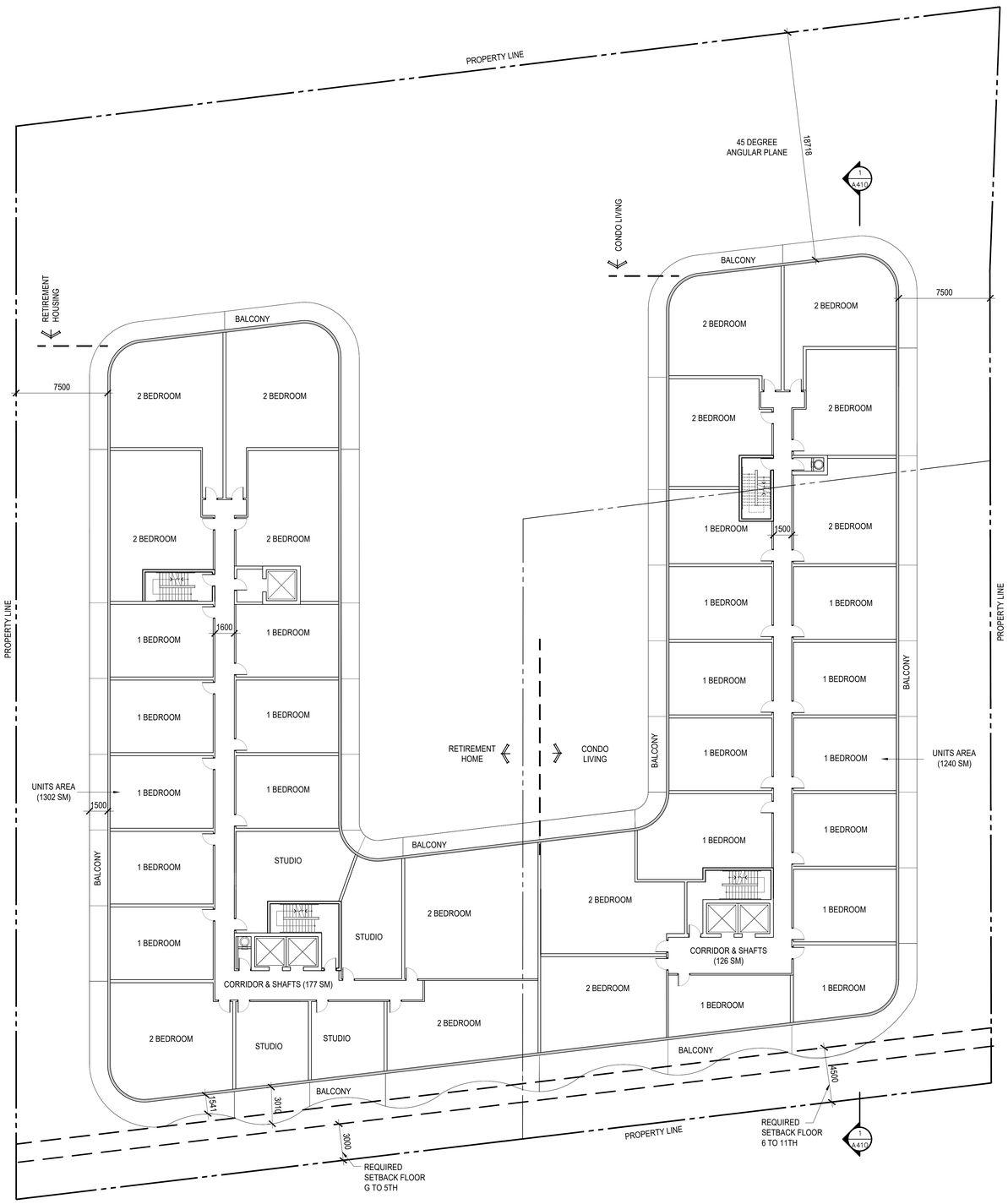
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Drawing Number: A–201

Plot Time: Jun 12, 2019 – 12:08pm
Drawing Name: \\wzmh\projects\6966\6_Drawing\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



2 A202 7TH FLOOR PLAN



1 A202 6TH FLOOR PLAN

Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15
D	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
E	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12

ISSUES/REVISIONS

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Key Plan

2421&2431 New Street,
Burlington, Ontario

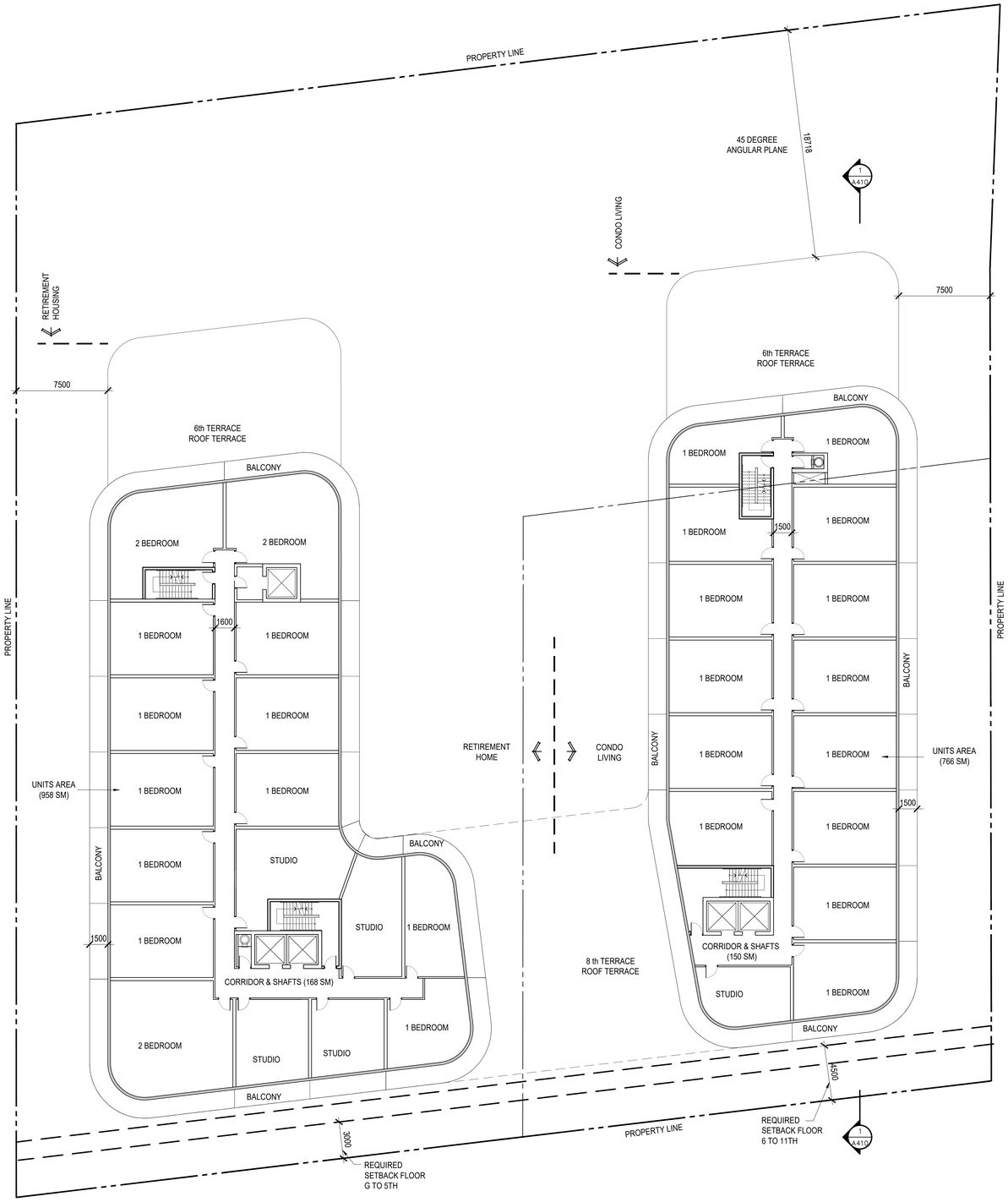
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6TH FLOOR
7TH FLOOR (MEMORY CARE)

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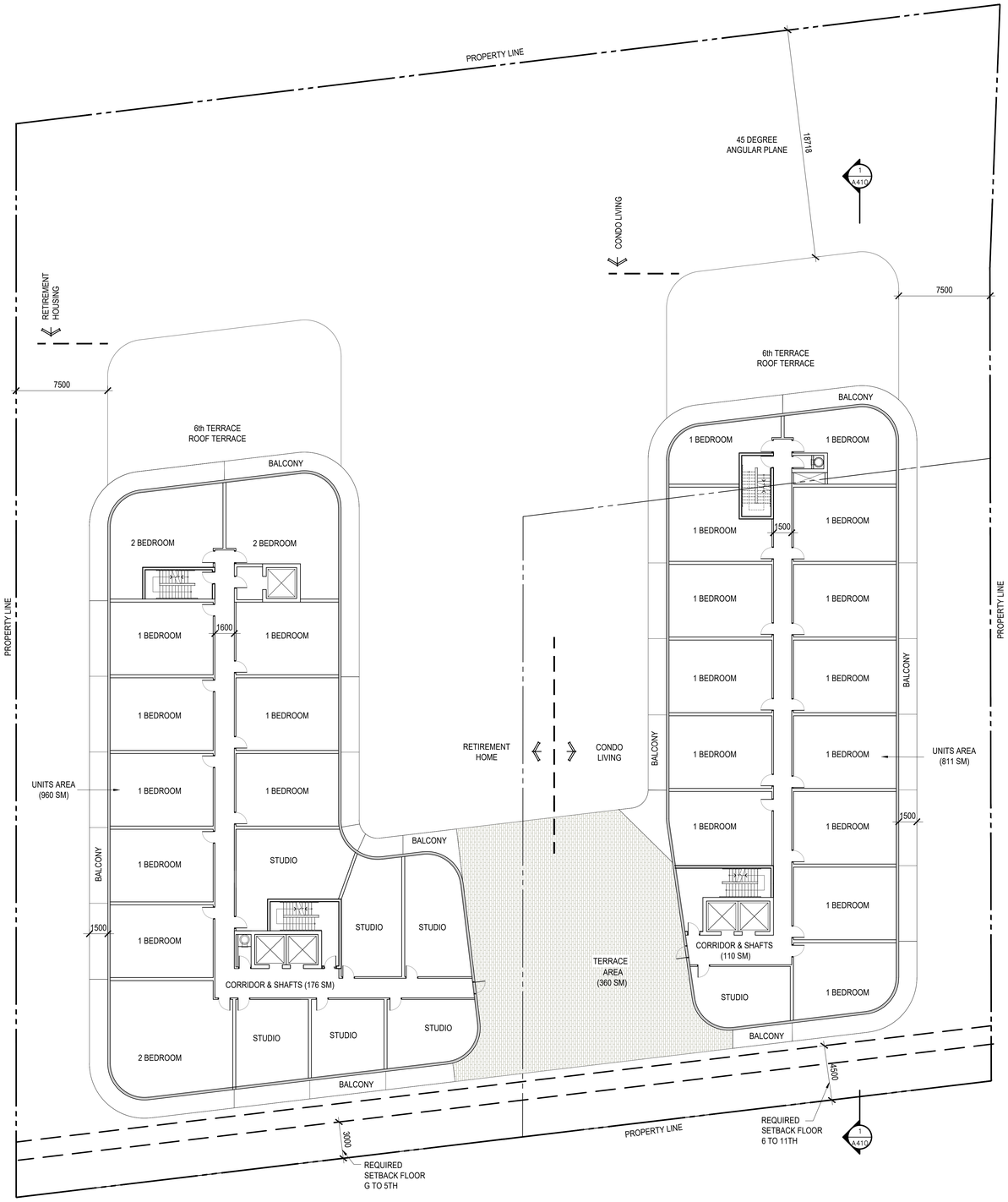
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Drawing Number: A-202

Plot Time: Jun 12, 2019 - 12:08pm
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2 A203 9TH FLOOR PLAN



1 A203 8TH FLOOR PLAN

ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15
D	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
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Key Plan

2421&2431 New Street,
Burlington, Ontario

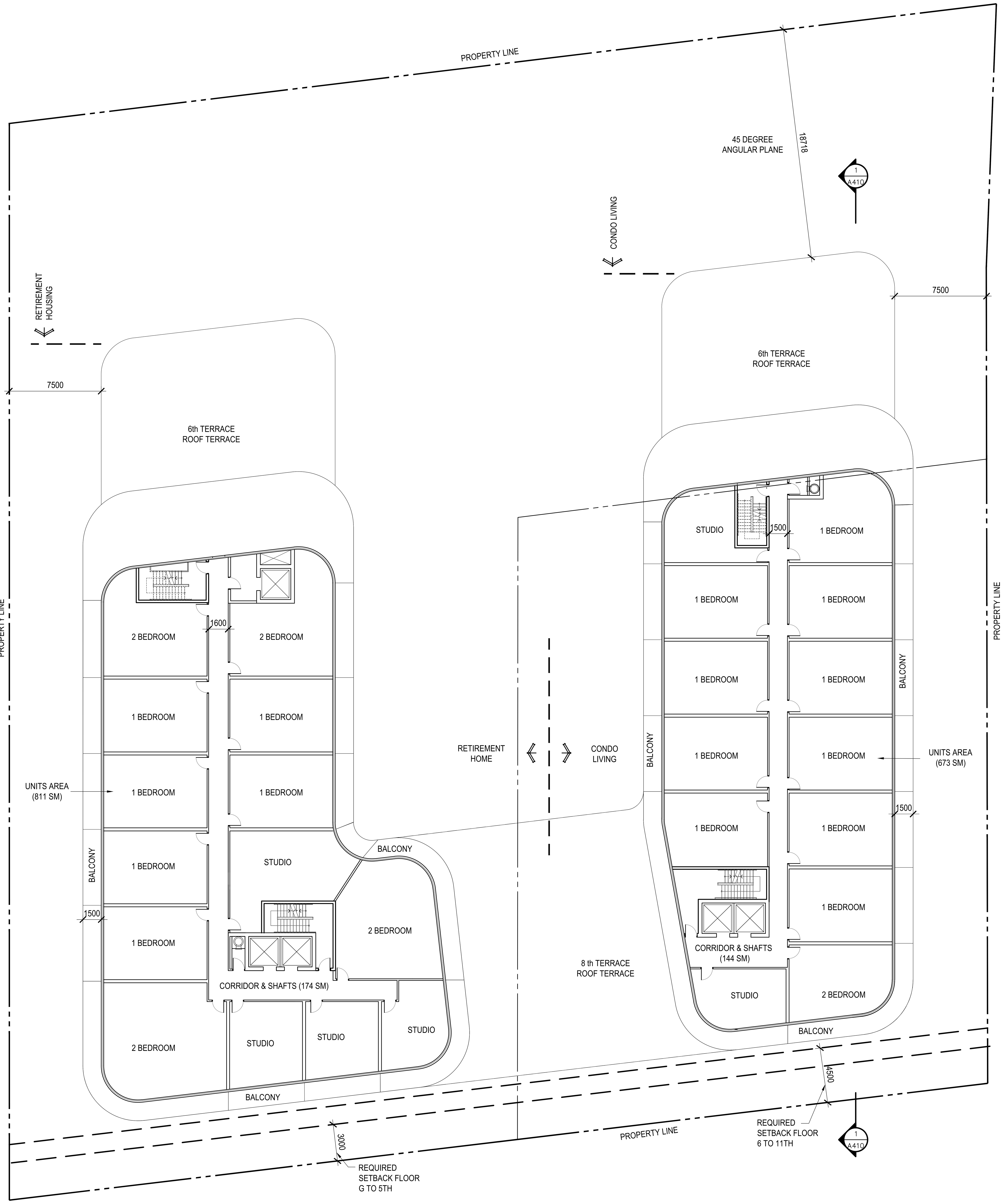
Sheet Title:
8TH FLOOR
9TH – 11TH FLOOR PLANS

Scale: 1:150

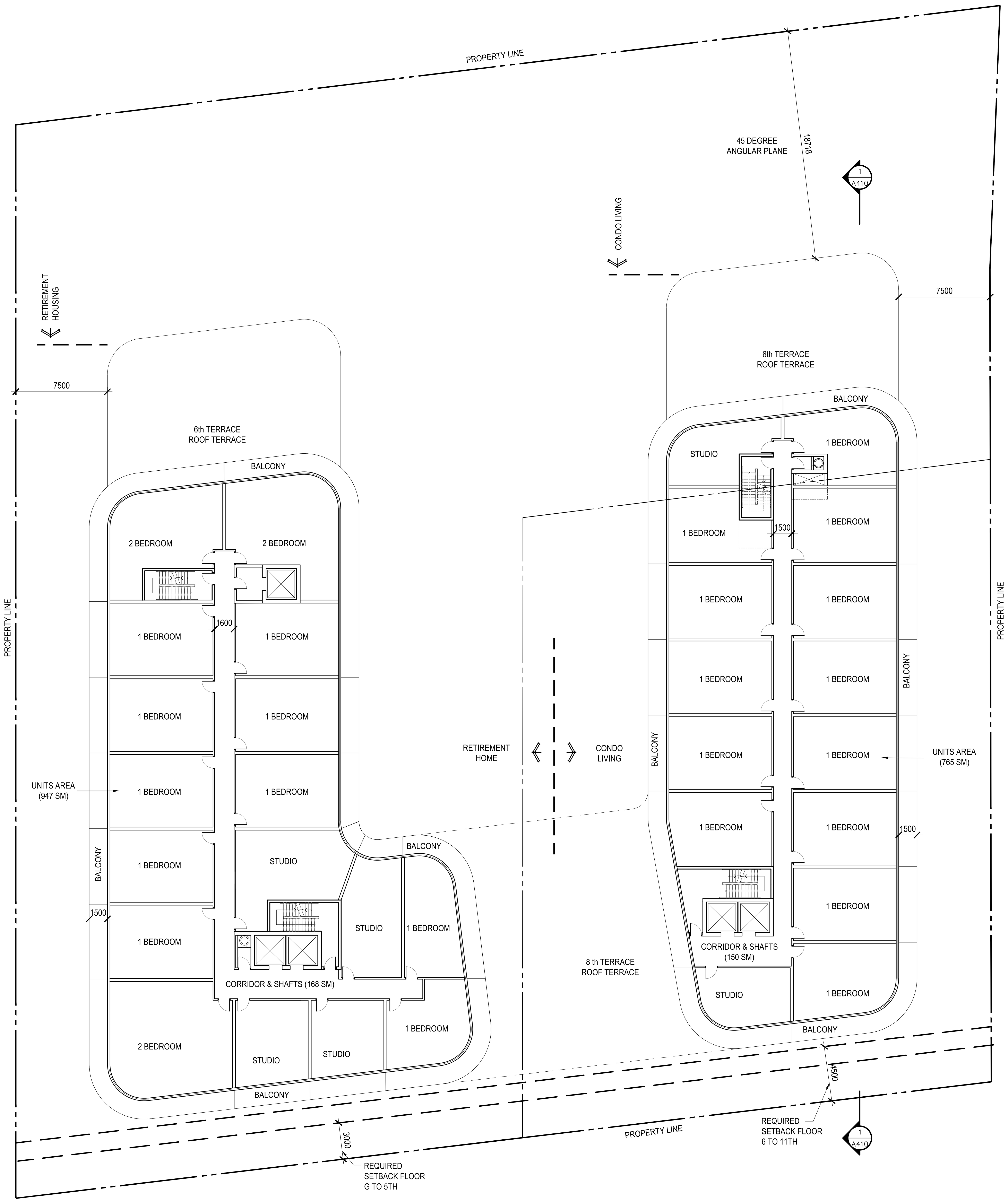
Project Number: 06966.000

Drawing Number: A–203

Plot Time: Jun 12, 2019 - 12:09pm
Drawing Name: \\wzmh\projects\06966\6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



2 A203 11TH FLOOR PLANS



1 A203 10TH FLOOR PLAN

ISSUES/REVISIONS

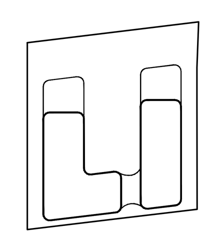
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
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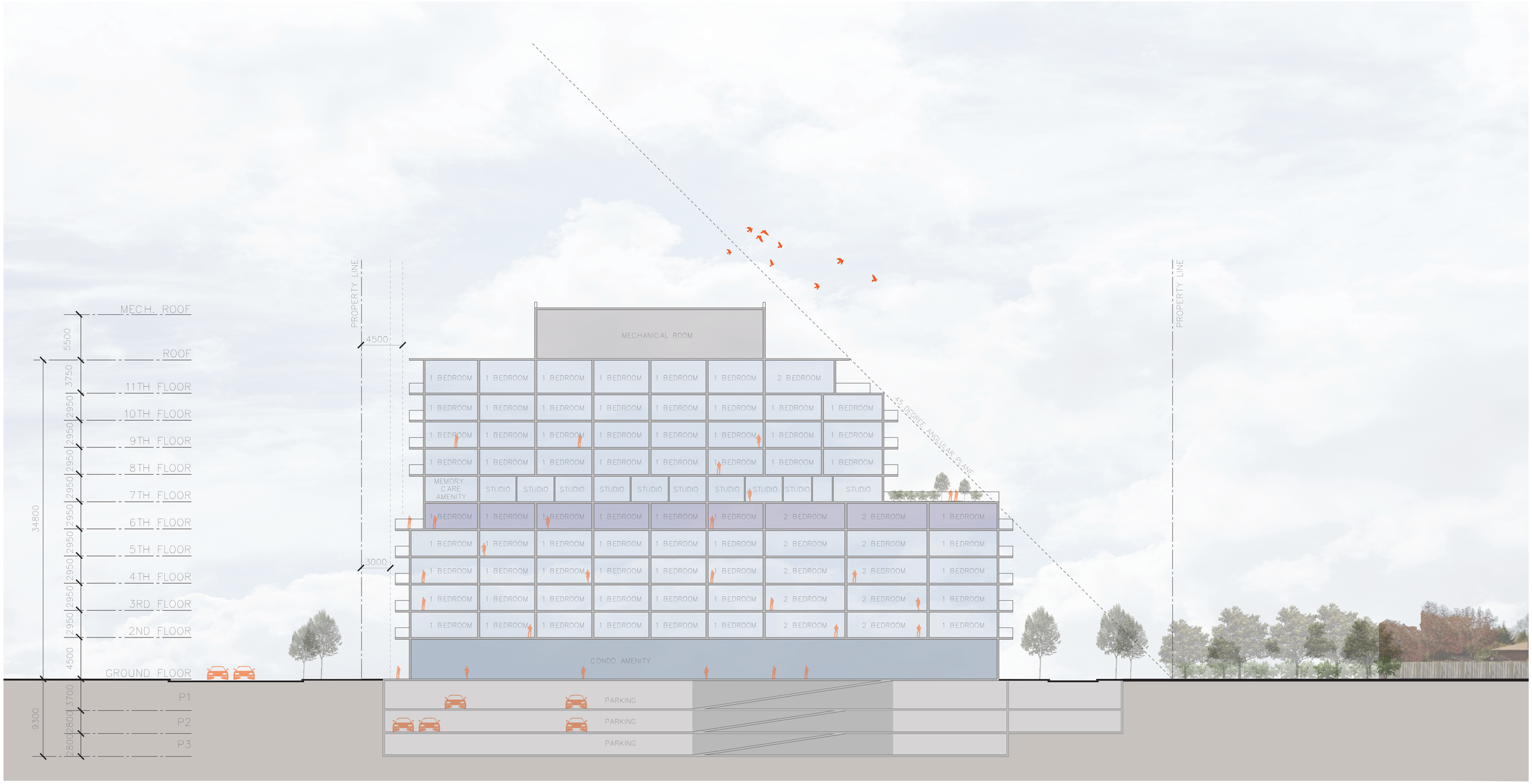
Sheet Title:
10TH FLOOR
11TH FLOOR PLANS

Scale: 1:150

Project Number: 06966.000

Drawing Number: A–204

Plot Time: Jun 12, 2019 - 12:09pm
Drawing Name: \\wzmh\projects\6966\6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2019.05.14
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12

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Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title: BUILDING SECTION

Scale: 1:150

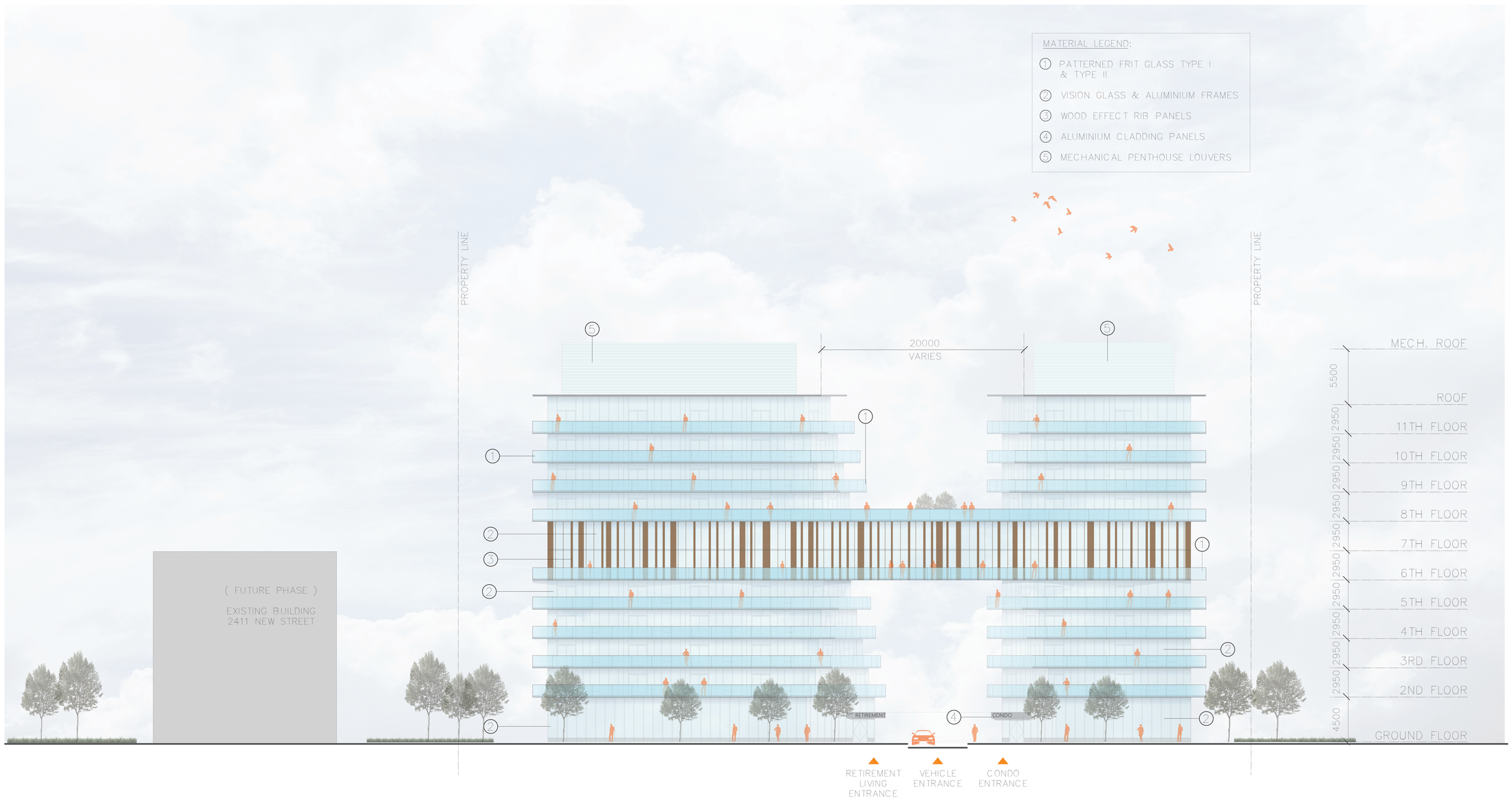
Project Number: 06966.000

Drawing Number: A-410

Plot Time: Jun 12, 2019 - 12:10pm
Drawing Name: \\wzmh\projects\06966\6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg

MATERIAL LEGEND:

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



ISSUES/REVISIONS

Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2019.05.14
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12

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Key Plan

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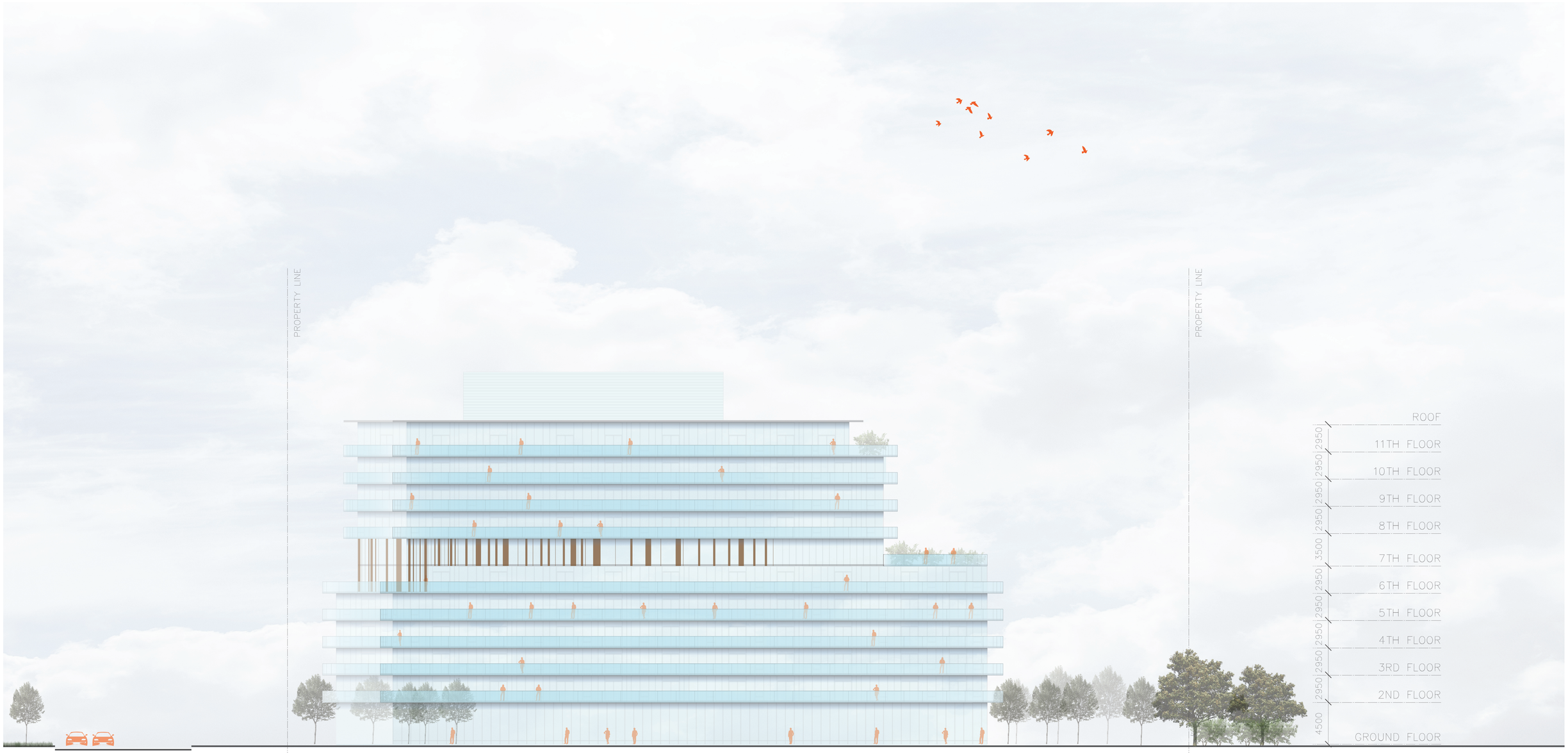
Sheet Title: SOUTH ELEVATION

Scale: 1:150

Project Number: 06966.000

Drawing Number: A-411

Plot Time: Jun 12, 2019 - 12:10pm
Drawing Name: \\wzmh\projects\06966\6_Drawing\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2019.05.14
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12

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.

This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction — Date

WZMH ARCHITECTS
99 St. Clair Av W
Suite 1100
Toronto, Ontario
Canada M4V 1N6
T 416.961.4111
F 416.961.3776

Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title: WEST ELEVATION

Scale: 1:150

Project Number: 06966.000

Drawing Number: A-412

Plot Time: Jun 12, 2019 - 12:11pm
Drawing Name: \\wzmh\projects\06966\6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2019.05.14
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12

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.

This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction — Date

WZMH ARCHITECTS
95 St. Clair Av W
Suite 1500
Toronto, Ontario
Canada M4V 1N6
T 416.961.4111
F 416.961.3176

Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title: NORTH ELEVATION

Scale:	1:150
Project Number:	06966.000
Drawing Number:	A-413

Plot Time: Jun 12, 2019 - 12:18pm
Drawing Name: \\wzmh\projects\06966\V6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 - 06966 - Master Drawings.dwg



Notes:

1. Frittet glass for balcony
2. Vision glass for the units

ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2019.05.14
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.07
C	ISSUED FOR OPA AND REZONING APPLICATION	2019.06.12

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.

This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction — Date

WZMH ARCHITECTS
95 St. Clair Av W
Suite 1500
Toronto, Ontario
Canada M4V 1N6
T 416.961.1111
F 416.961.3115

Key Plan

2421&2431 New Street,
Burlington, Ontario

Sheet Title: REAR VIEW

Scale: NTS

Project Number: 06966.000

Drawing Number: A–500

Plot Time: Jun 12, 2019 – 12:12pm
Drawing Name: \\wzmh\projects\6966\6_Drawings\10_Drawings-Design (SD-DD)\CAD Drawings\2019-06-12 – 06966 – Master Drawings.dwg