

Proposed Residential Development

BRANT + GHENT

Burlington Ontario

MOLINARO GROUP

GRAZIANI + CORAZZA ARCHITECTS

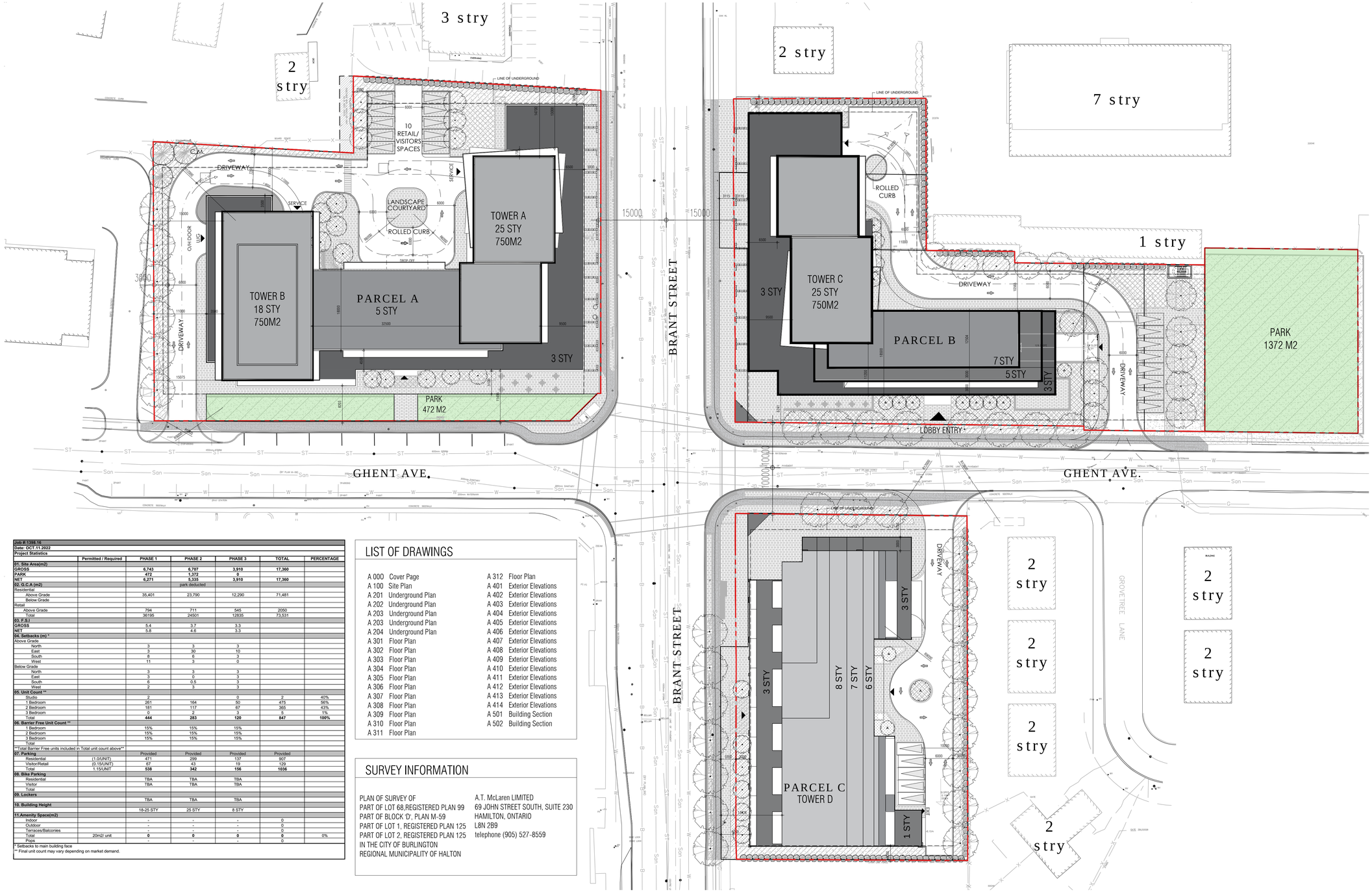
1320 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3
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Client
Molinaro Group
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Burlington, ON
ON L7S 1N1
T. 905.634.1128
F. 289.816.1440
Vince Molinaro

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Ed Fothergill

Landscape Architect
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Burlington, Ontario
ON L7R 2H7
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Haig Seferian

Servicing Engineer
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ON L7N 3H8
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F. 905.631.8927
Scott Llewellyn



Job #:1398.16						
Date: OCT.11.2022						
Project Statistics						
	Permitted / Required	PHASE 1	PHASE 2	PHASE 3	TOTAL	PERCENTAGE
01. Site Area(m2)						
GROSS		**6,743**	**6,707**	**3,910**	**17,360**	
PARK		**472**	**1,372**	**0**		
NET		**6,271**	**5,335**	**3,910**	**17,360**	
02. G.C.A (m2)			park deducted			
Residential						
Above Grade		35,401	23,790	12,290	71,481	
Below Grade						
Retail						
Above Grade		794	711	545	2050	
Total		36195	24501	12835	73,531	
03. F.S.I						
GROSS		5.4	3.7	3.3		
NET		5.8	4.6	3.3		
04. Setbacks (m) *						
Above Grade						
North		3	3	3		
East		3	30	10		
South		8	6	3		
West		11	3	0		
Below Grade						
North		3	3	3		
East		3	0	3		
South		6	0.5	3		
West		2	3	3		
05. Unit Count **						
Studio		2		0	2	40%
1 Bedroom		261	164	50	475	56%
2 Bedroom		181	117	67	365	43%
3 Bedroom		0	2	3	5	1%
Total		**444**	**283**	**120**	**847**	**100%**
06. Barrier Free Unit Count **						
1 Bedroom		15%	15%	15%		
2 Bedroom		15%	15%	15%		
3 Bedroom		15%	15%	15%		
Total						
Total Barrier Free units included in Total unit count above						
07. Parking		Provided	Provided	Provided	Provided	
Residential	(1.0/UNIT)	471	299	137	907	
Visitor/Retail	(0.15/UNIT)	67	43	19	129	
Total	1.15/UNIT	**538**	**342**	**156**	**1036**	
08. Bike Parking						
Residential		TBA	TBA	TBA		
Visitor		TBA	TBA	TBA		
Total						
09. Lockers						
		TBA	TBA	TBA		
10. Building Height						
		18-25 STY	25 STY	8 STY		
11.Amenity Space(m2)						
Indoor		-	-	-	0	
Outdoor		-	-	-	0	
Terraces/Balconies		-	-	-	0	
Total	20m2/ unit	**0**	**0**	**0**	**0**	0%
Poos		-	-	-	0	

* Setbacks to main building face
** Final unit count may vary depending on market demand.

LIST OF DRAWINGS

A 000 Cover Page
A 100 Site Plan
A 201 Underground Plan
A 202 Underground Plan
A 203 Underground Plan
A 203 Underground Plan
A 204 Underground Plan
A 301 Floor Plan
A 302 Floor Plan
A 303 Floor Plan
A 304 Floor Plan
A 305 Floor Plan
A 306 Floor Plan
A 307 Floor Plan
A 308 Floor Plan
A 309 Floor Plan
A 310 Floor Plan
A 311 Floor Plan
A 312 Floor Plan
A 401 Exterior Elevations
A 402 Exterior Elevations
A 403 Exterior Elevations
A 404 Exterior Elevations
A 405 Exterior Elevations
A 406 Exterior Elevations
A 407 Exterior Elevations
A 408 Exterior Elevations
A 409 Exterior Elevations
A 410 Exterior Elevations
A 411 Exterior Elevations
A 412 Exterior Elevations
A 413 Exterior Elevations
A 414 Exterior Elevations
A 501 Building Section
A 502 Building Section

SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 68,REGISTERED PLAN 99
PART OF BLOCK 'D', PLAN M-59
PART OF LOT 1, REGISTERED PLAN 125
PART OF LOT 2, REGISTERED PLAN 125
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

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.

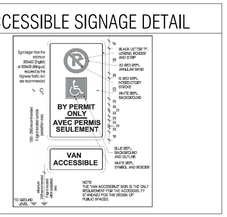
NOTES

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



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

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

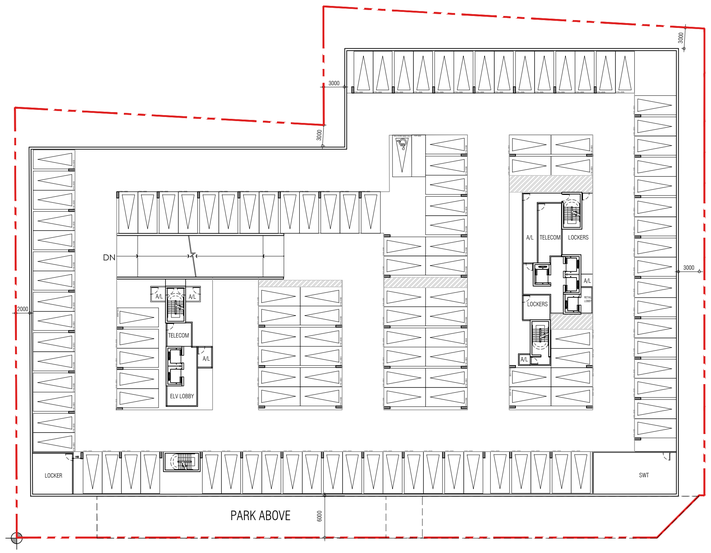
Burlinton Ontario

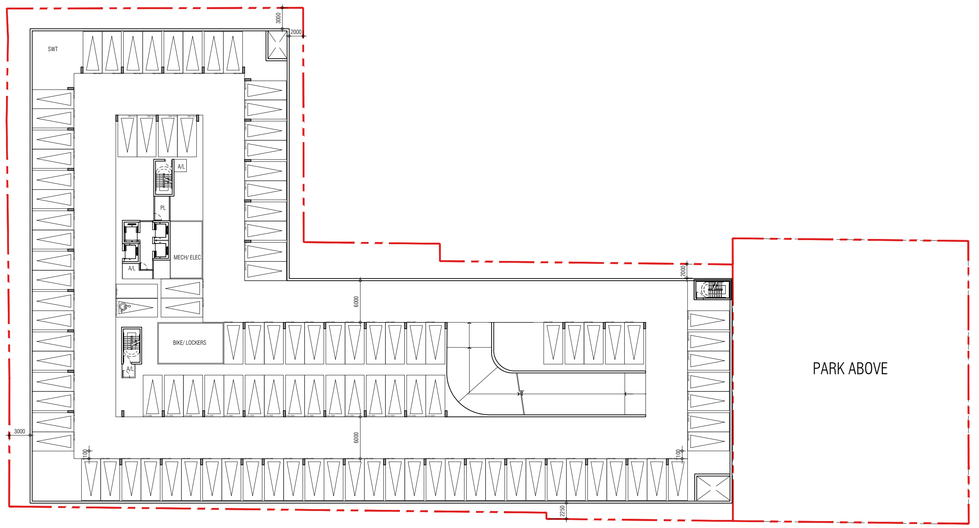
Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

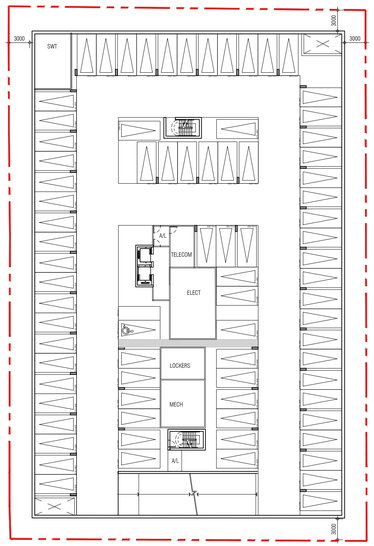
SITE PLAN

1:400 A101

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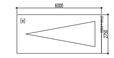
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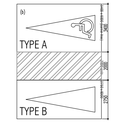
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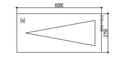
PARKING LEGEND



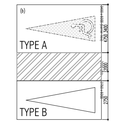
residential parking space
minimum width = 2.75 m
minimum area = 16.50 m2



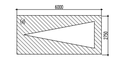
residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



visitor/office/retail parking space
size as per (a)



visitor/office/retail parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



car share parking space
size as per (a)

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

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

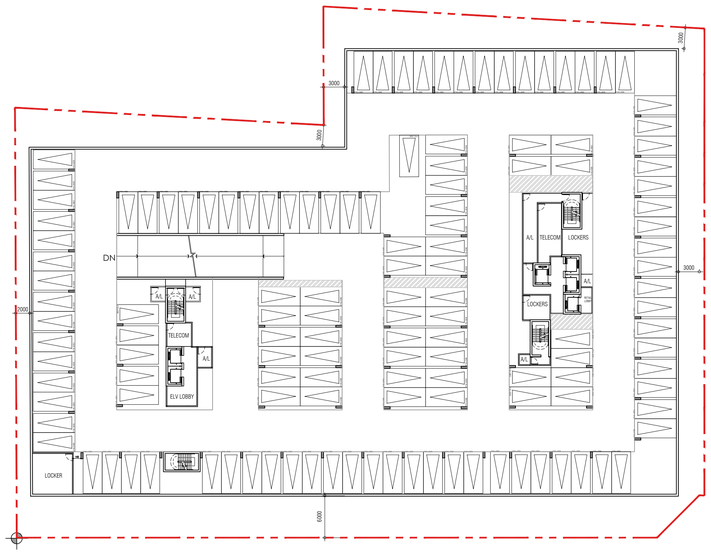
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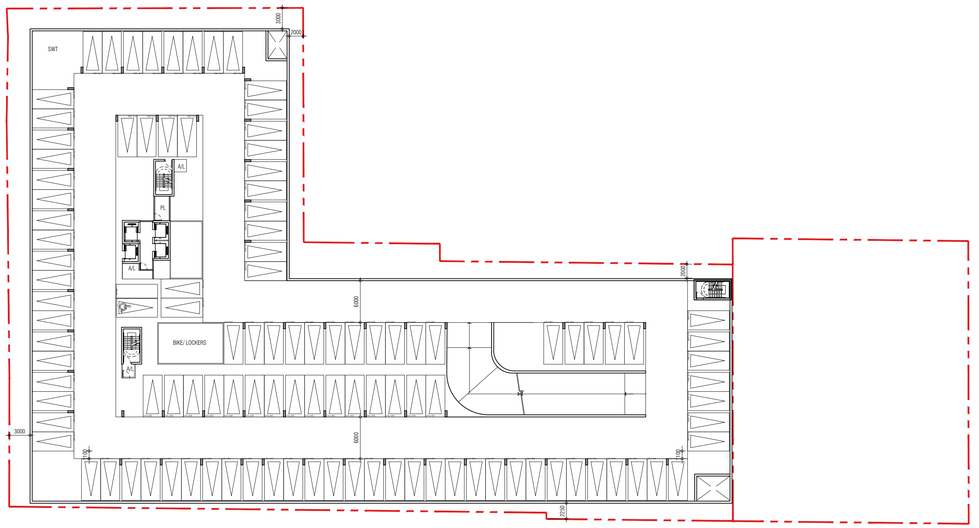
P1 LEVEL

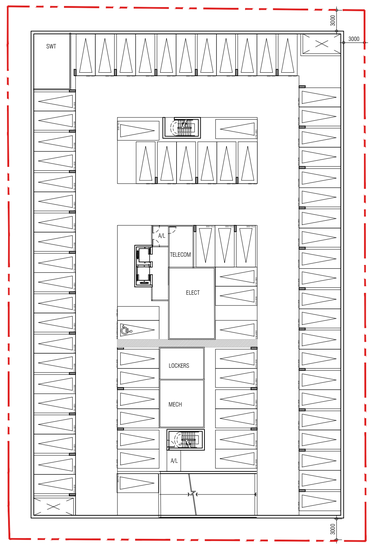
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A201

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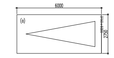
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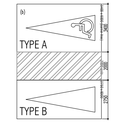
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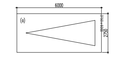
PARKING LEGEND



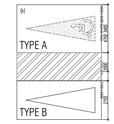
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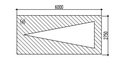
residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



visitor/office/retail parking space
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car share parking space
size as per (a)

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Residential Developement

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PHASE 1,2 AND 3

Burlinton Ontario

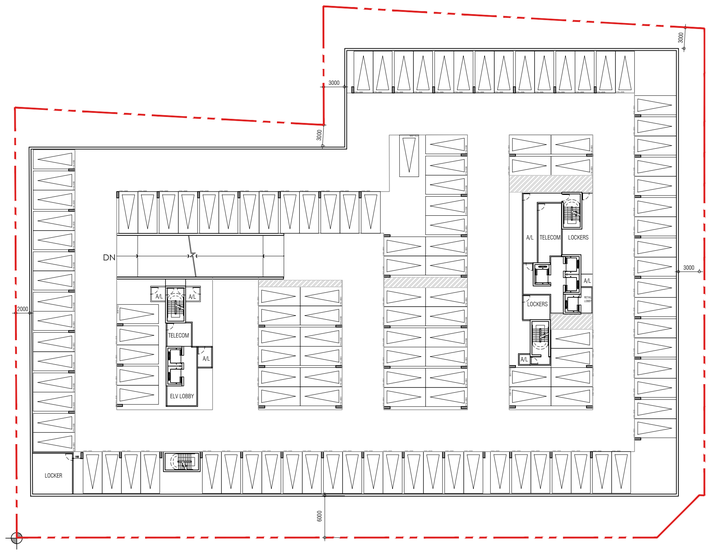
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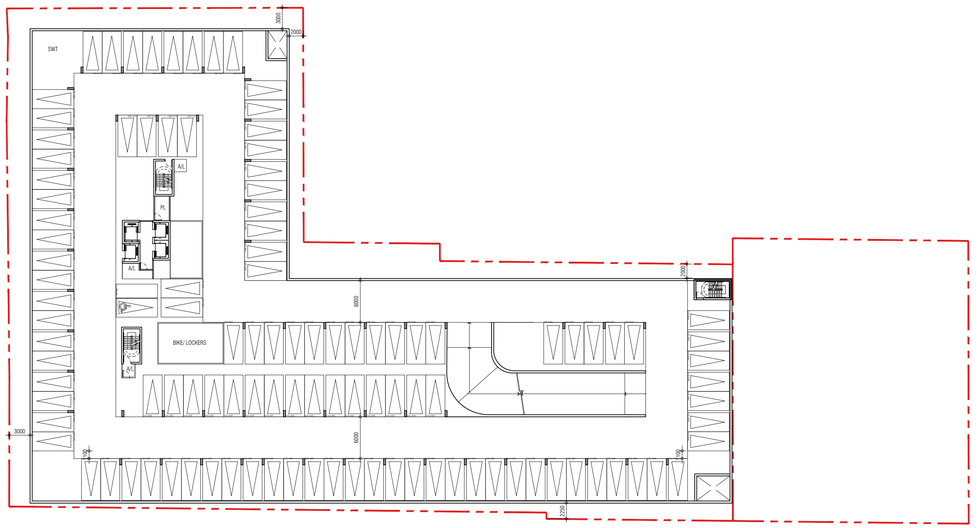
P2 LEVEL

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A202

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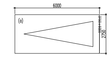
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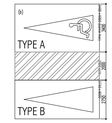
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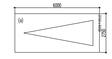
PARKING LEGEND



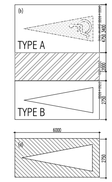
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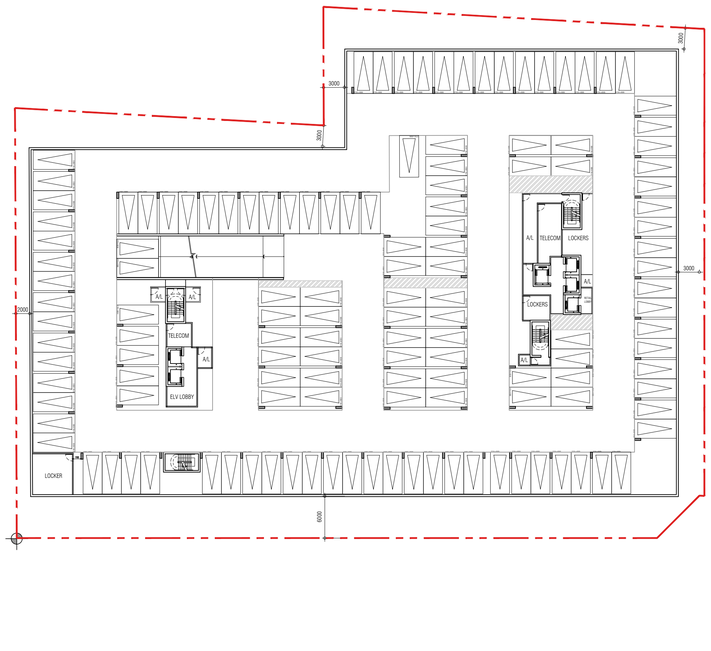
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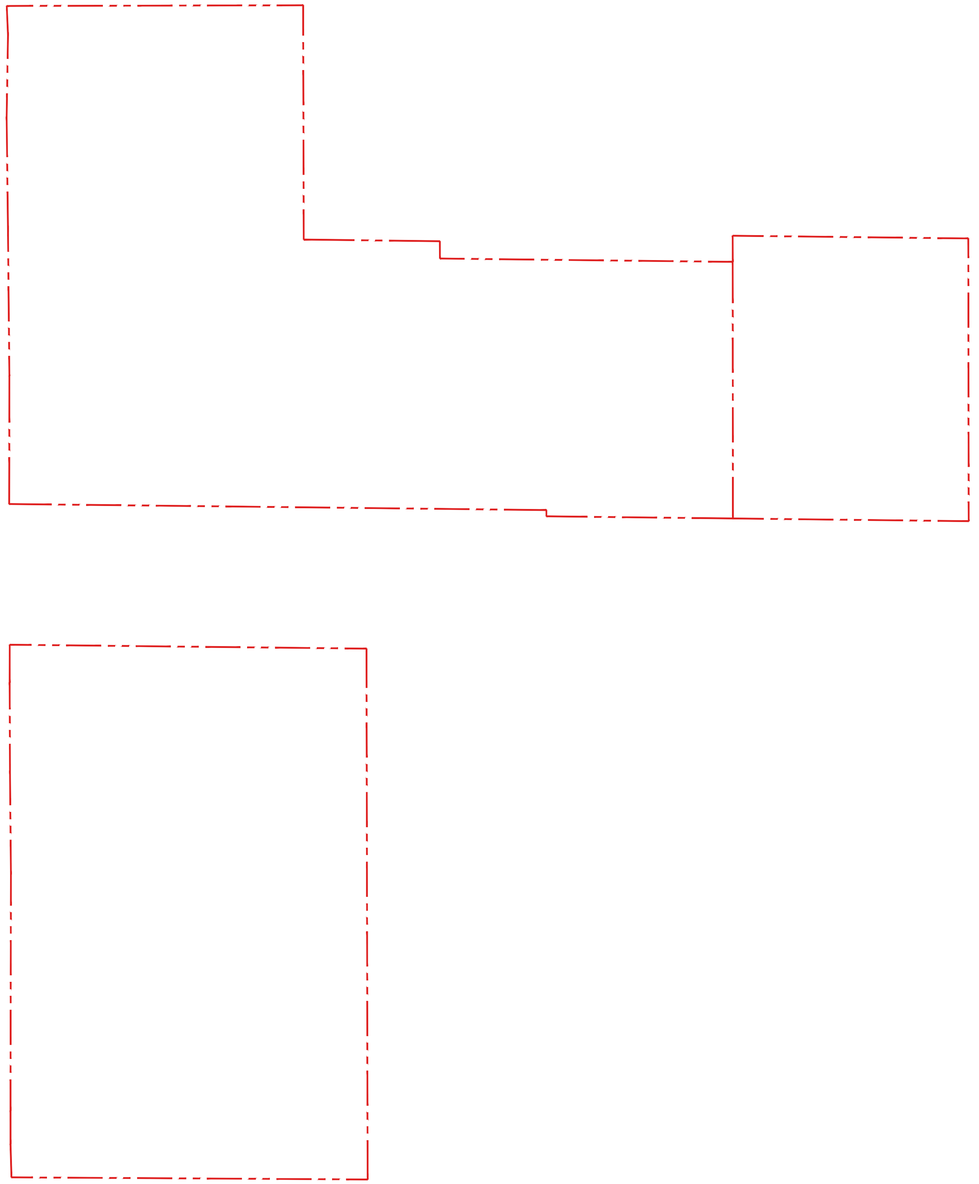
P3 LEVEL

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A203

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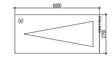
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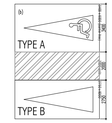
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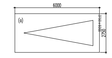
PARKING LEGEND



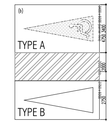
residential parking space
minimum width = 2.75 m
minimum area = 16.50 m2



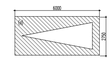
residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



visitor/office/retail parking space
size as per (a)



visitor/office/retail parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway



car share parking space
size as per (a)

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

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

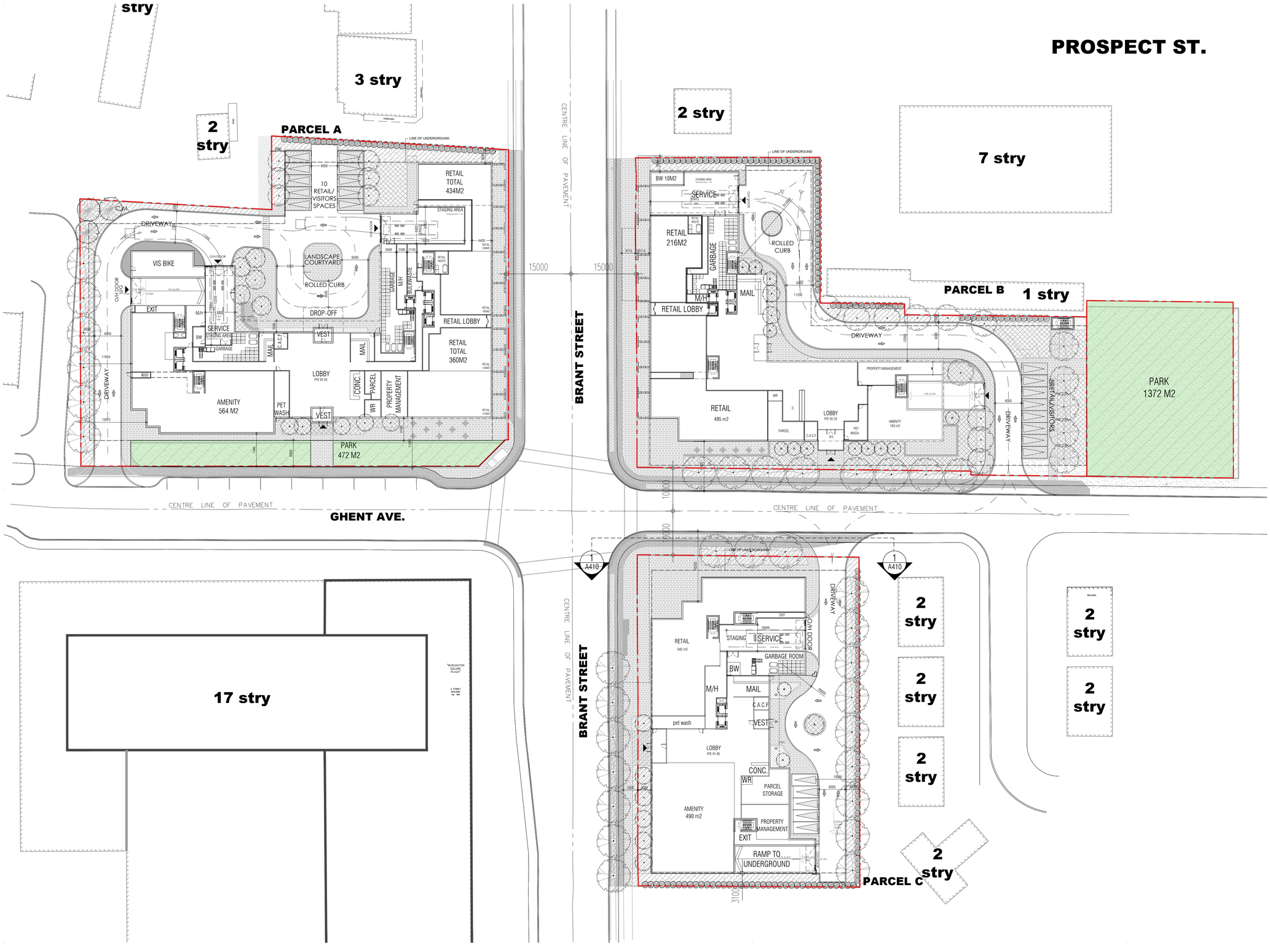
Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

P4 LEVEL

1:400

A204

TITLEBLOCK SIZE: 610 x 900



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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

GROUND LEVEL

1:400 A301

TITLEBLOCK SIZE: 610 x 900

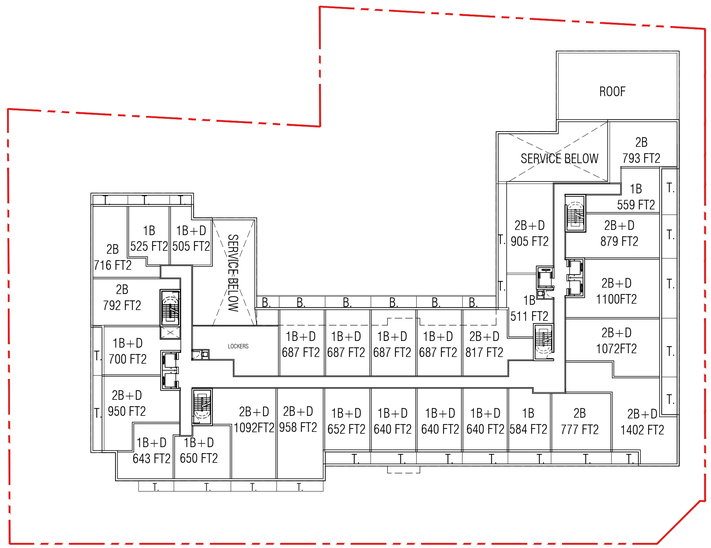
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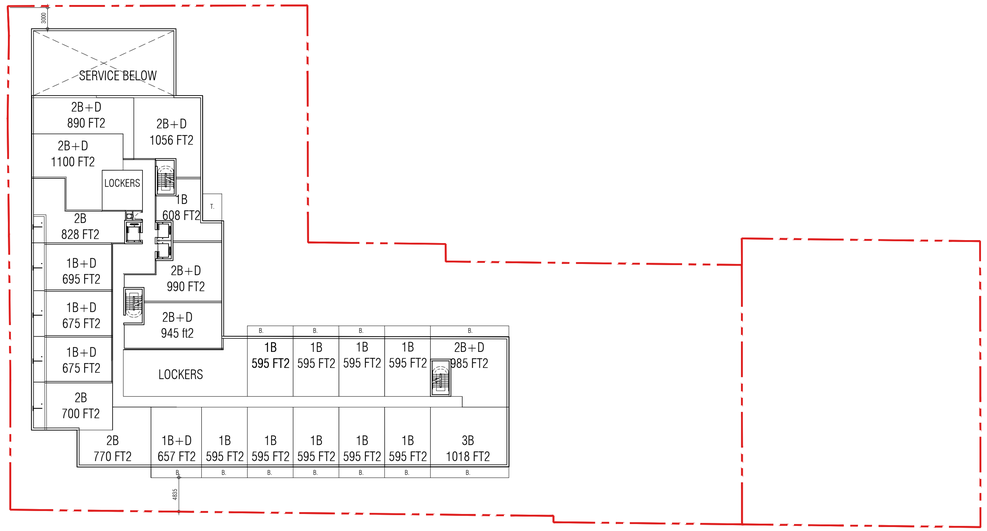
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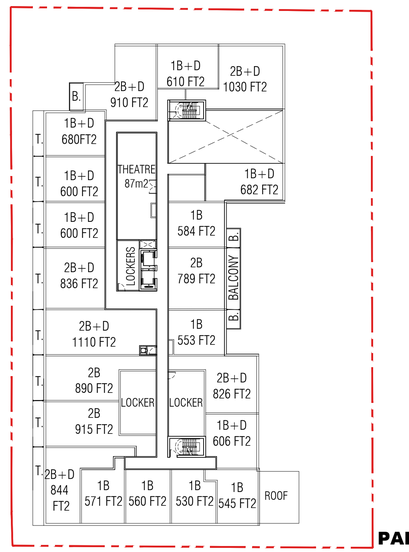
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PARCEL C

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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

2ND FLOOR

1:400

A302

TITLEBLOCK SIZE: 610 x 900

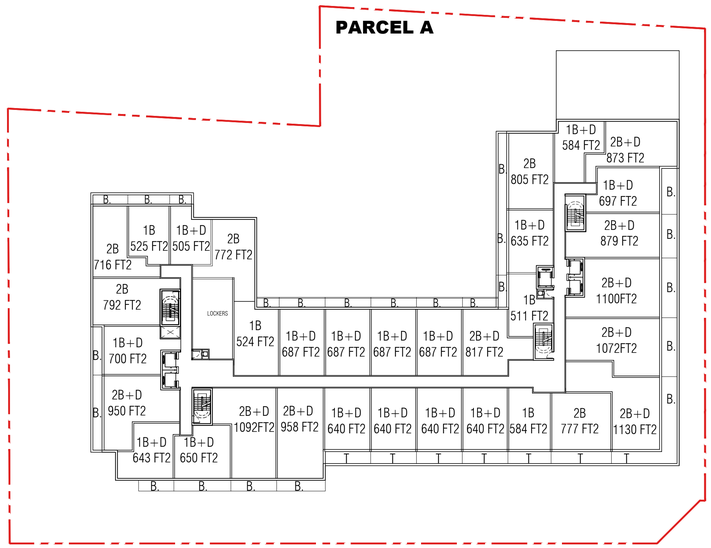
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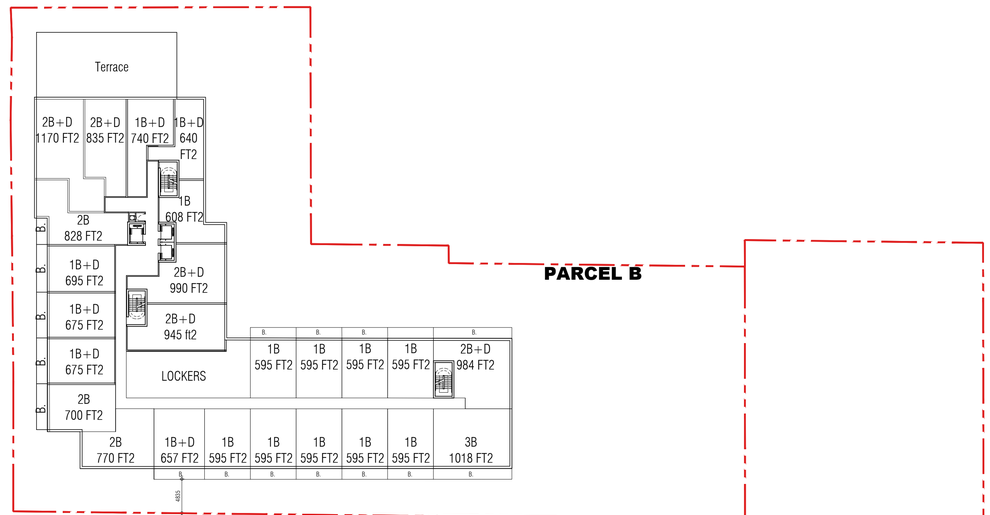
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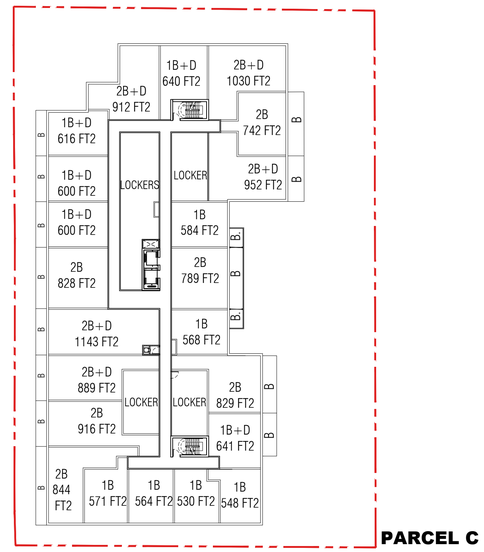
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PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

3RD FLOOR

1:400

A303

TITLEBLOCK SIZE: 610 x 900

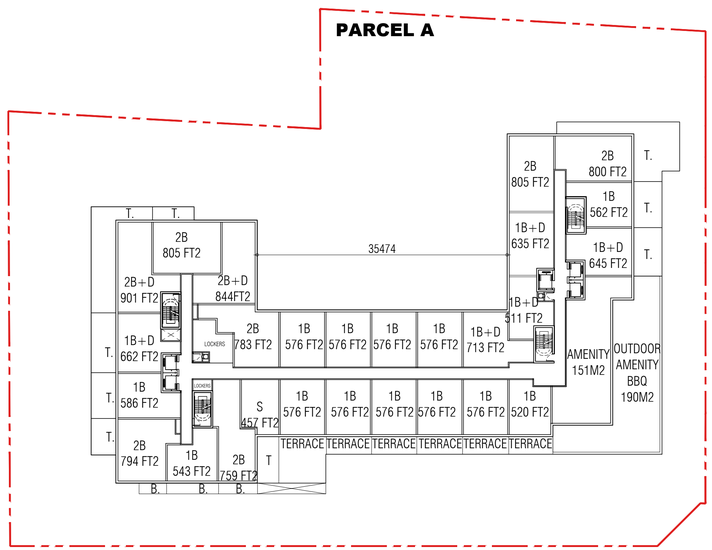
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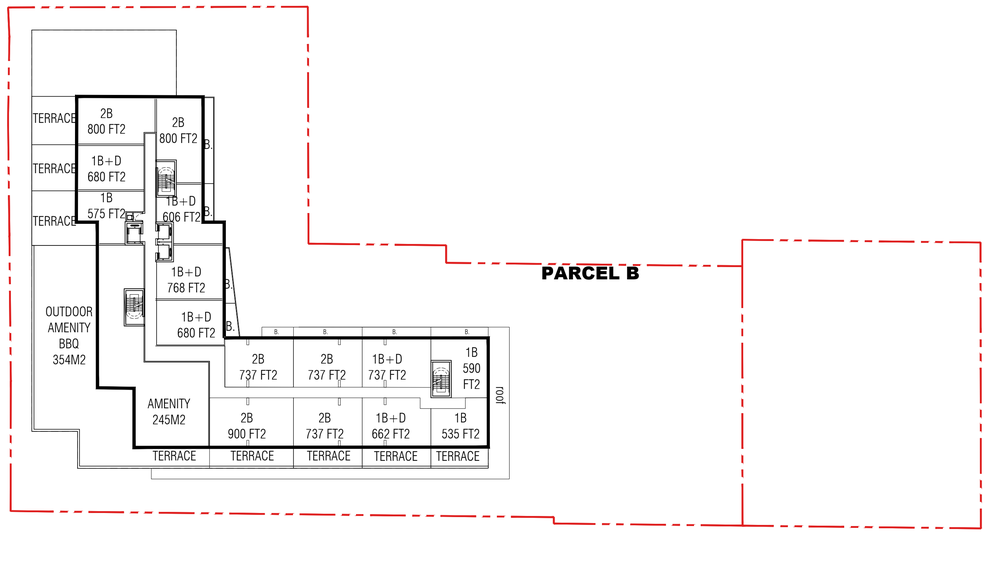
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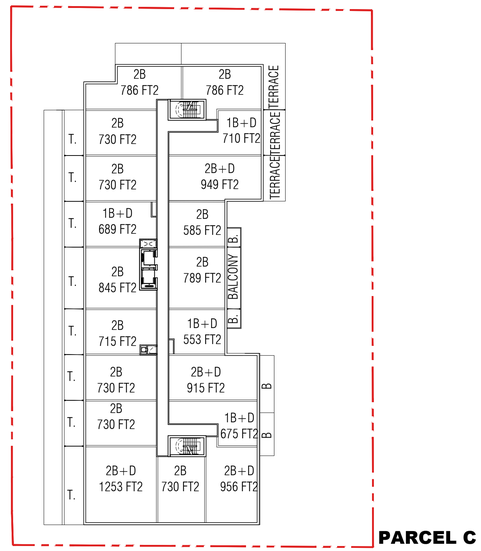
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PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

4TH FLOOR

1:400

A304

TITLEBLOCK SIZE: 610 x 900

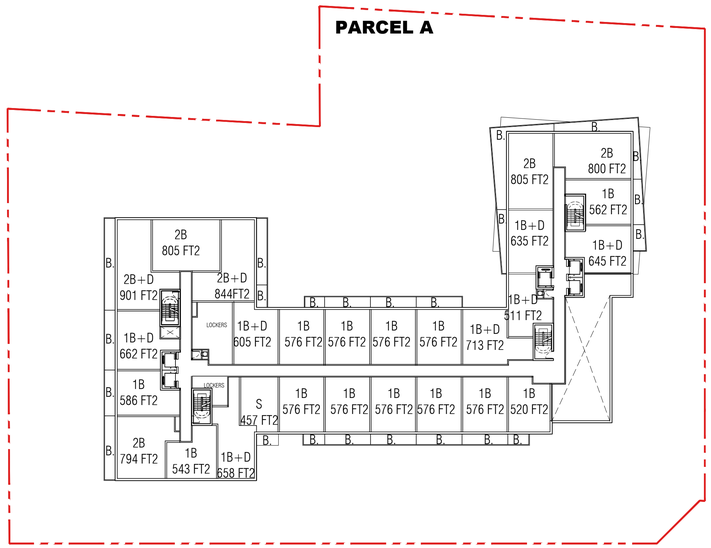
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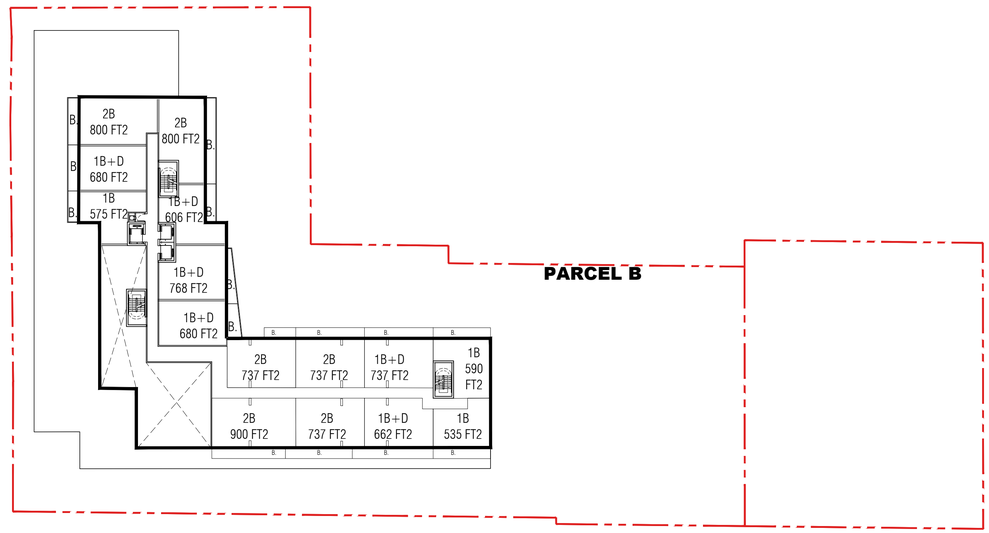
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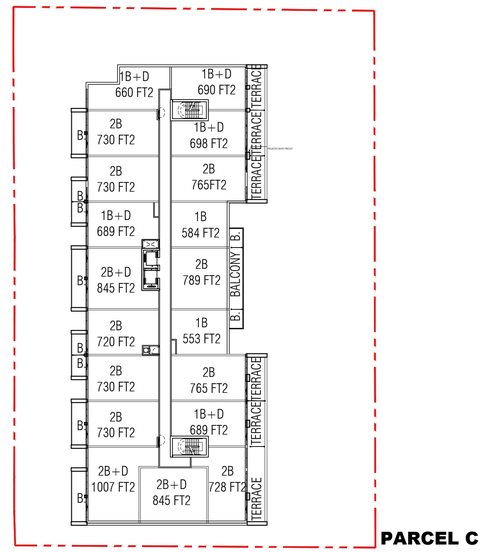
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Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

5TH FLOOR

1:400

A305

TITLEBLOCK SIZE: 610 x 900

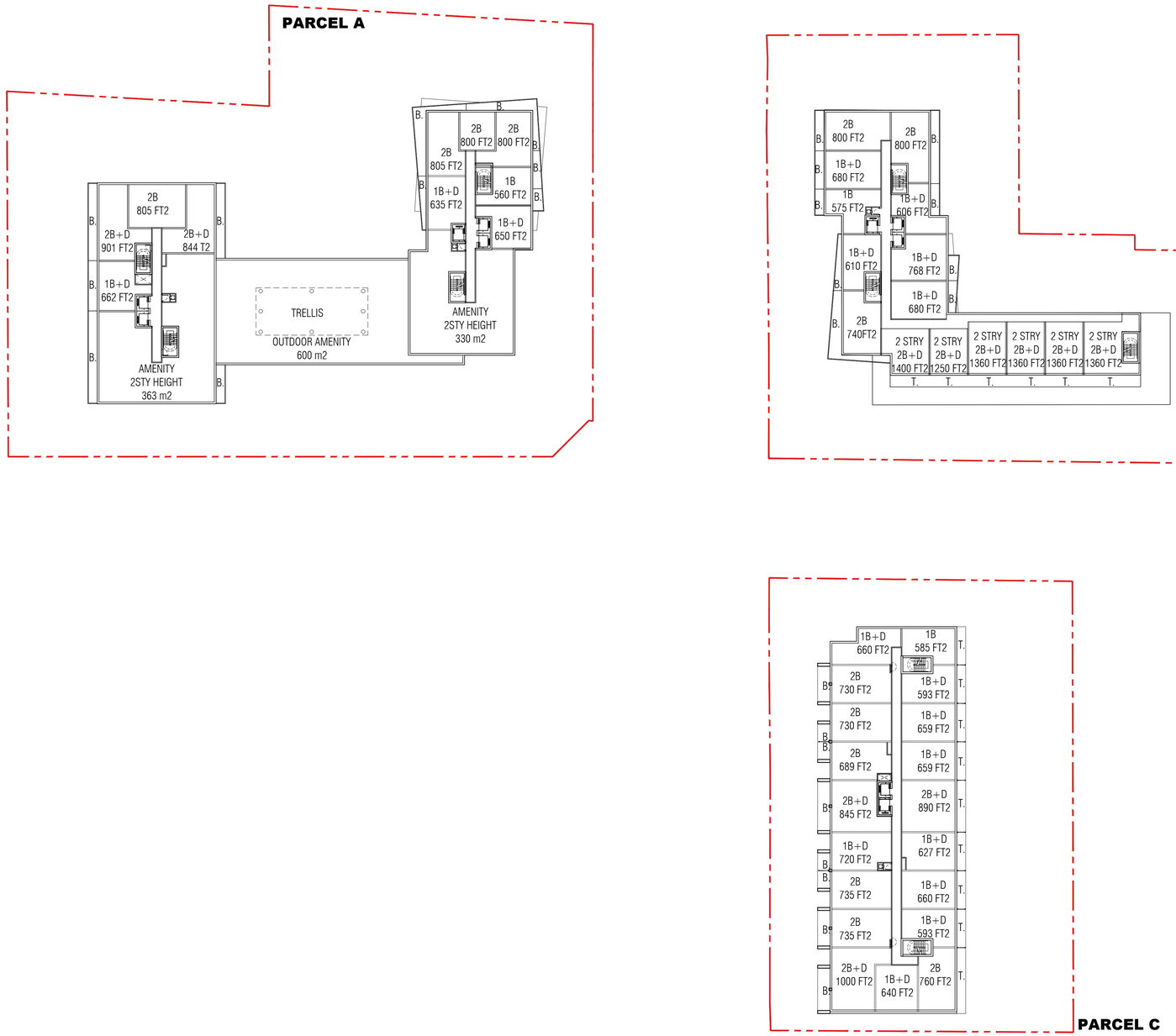
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Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

6TH FLOOR

1:400

A306

TITLEBLOCK SIZE: 610 x 900

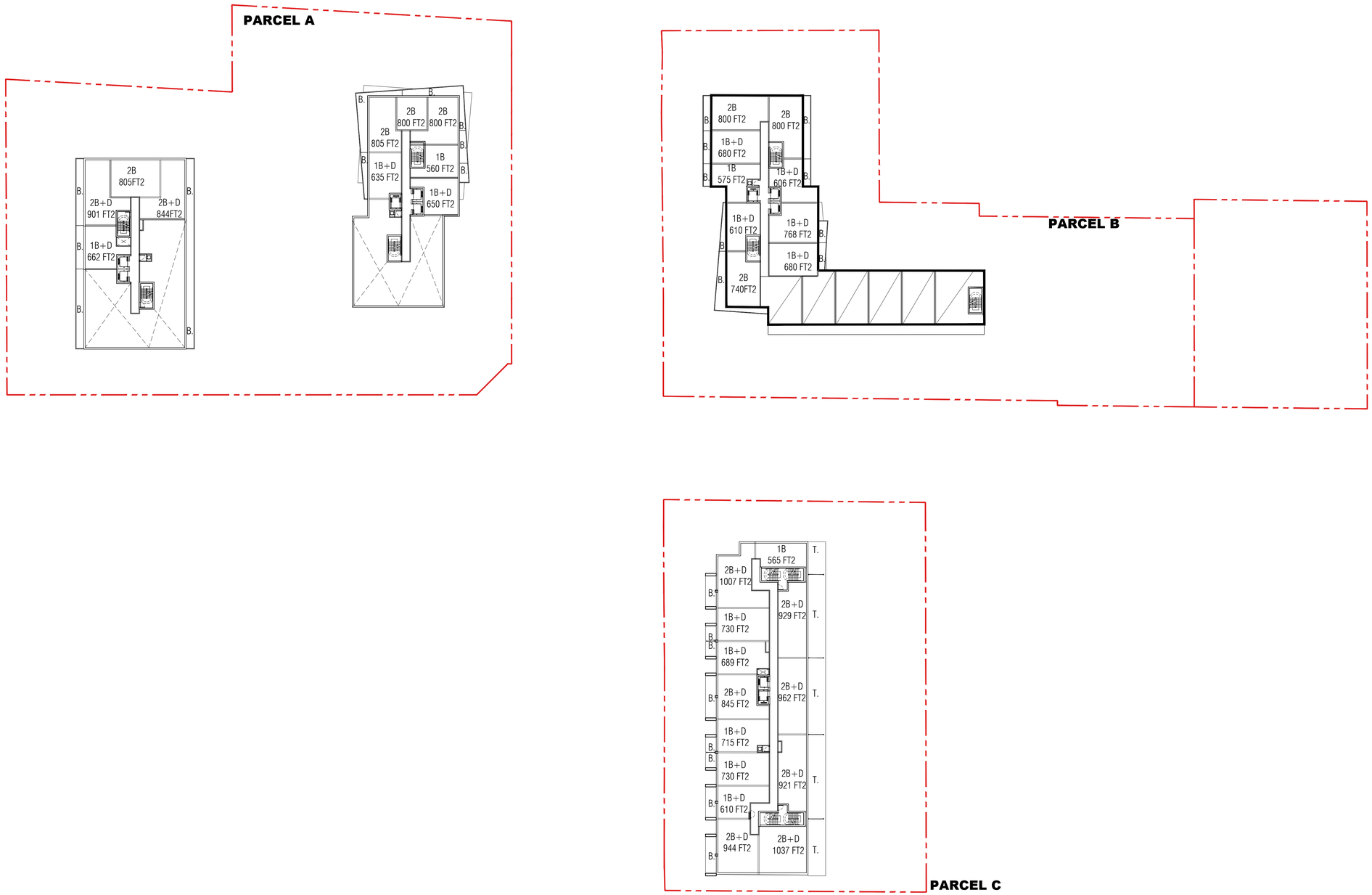
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Job #	1398.16

7TH FLOOR

1:400

A307

TITLEBLOCK SIZE: 610 x 900

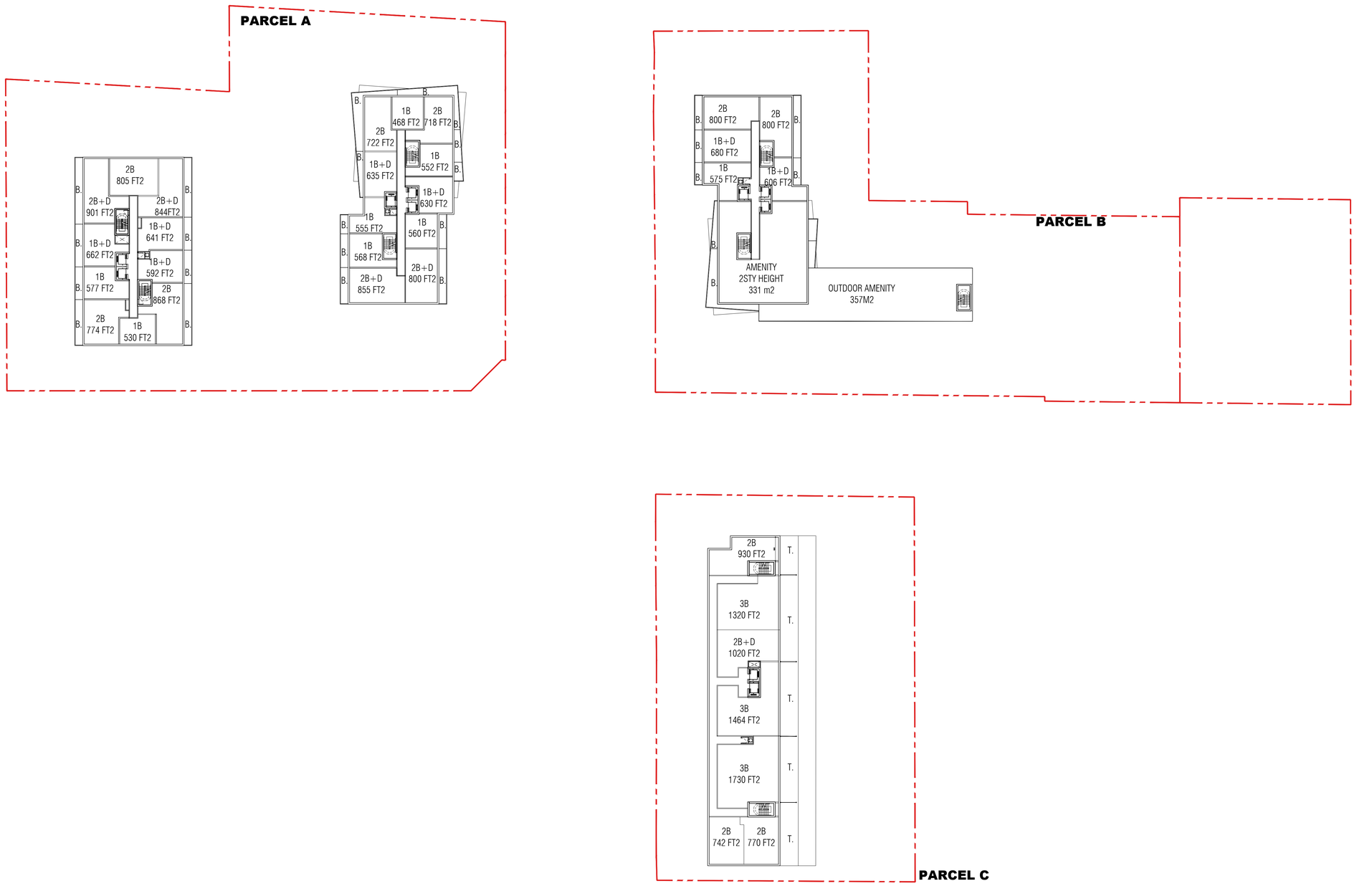
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Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

8TH FLOOR

1:400

A308

TITLEBLOCK SIZE: 610 x 900

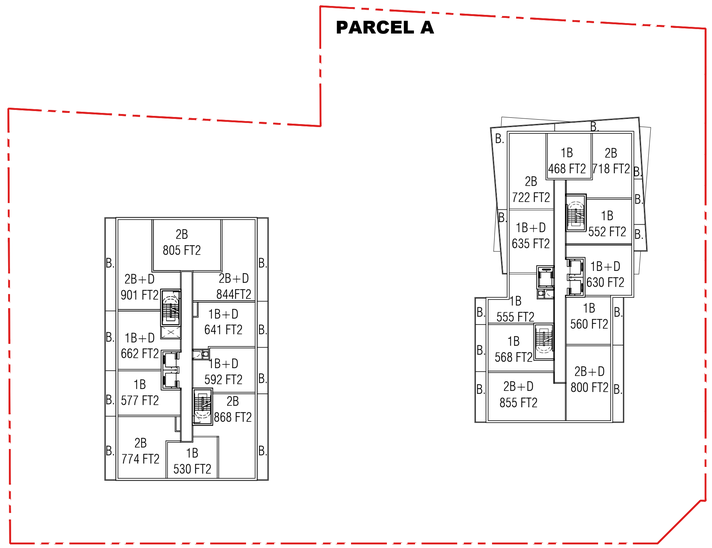
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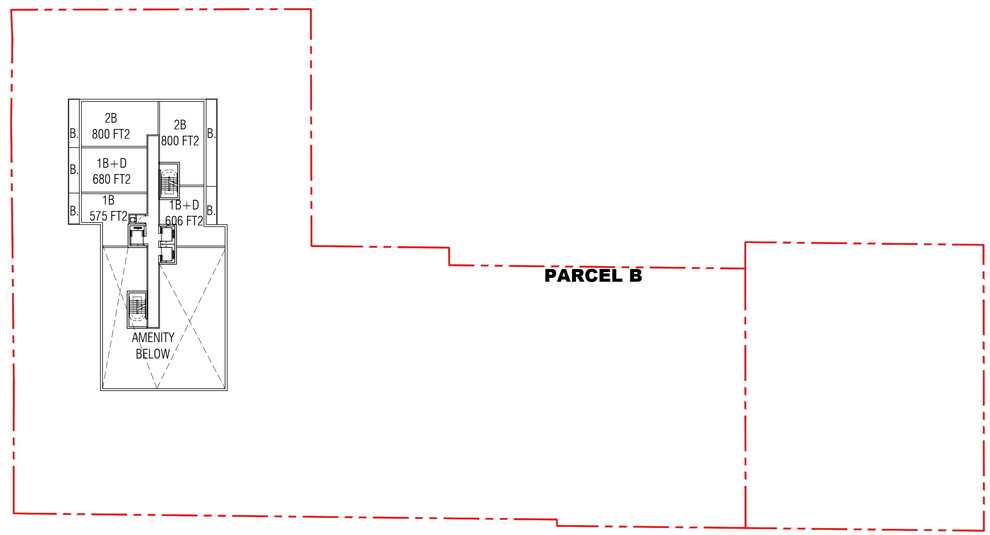
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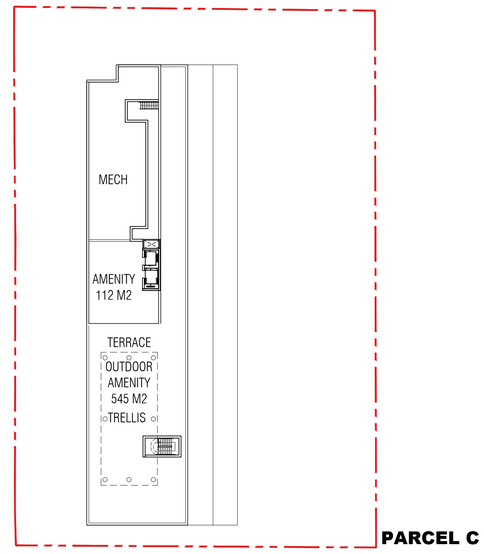
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BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

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Drawn By:	R. Alani
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Plot Date:	Oct. 11, 2022
Job #	1398.16

9TH FLOOR

1:400

A309

TITLEBLOCK SIZE: 610 x 900

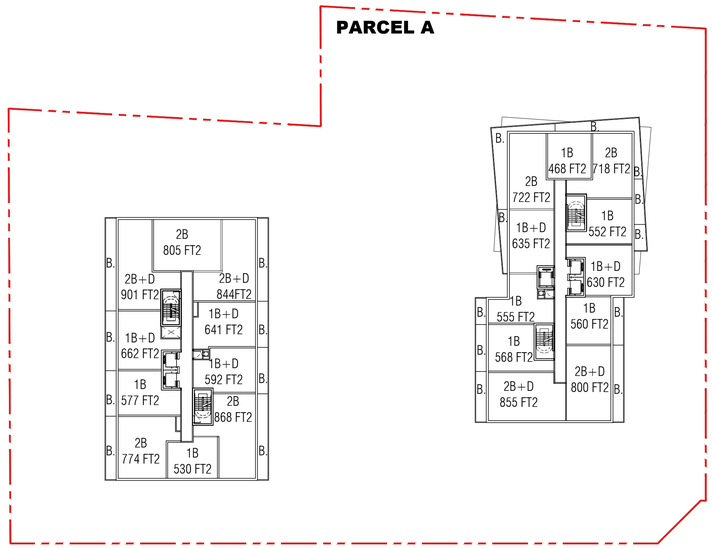
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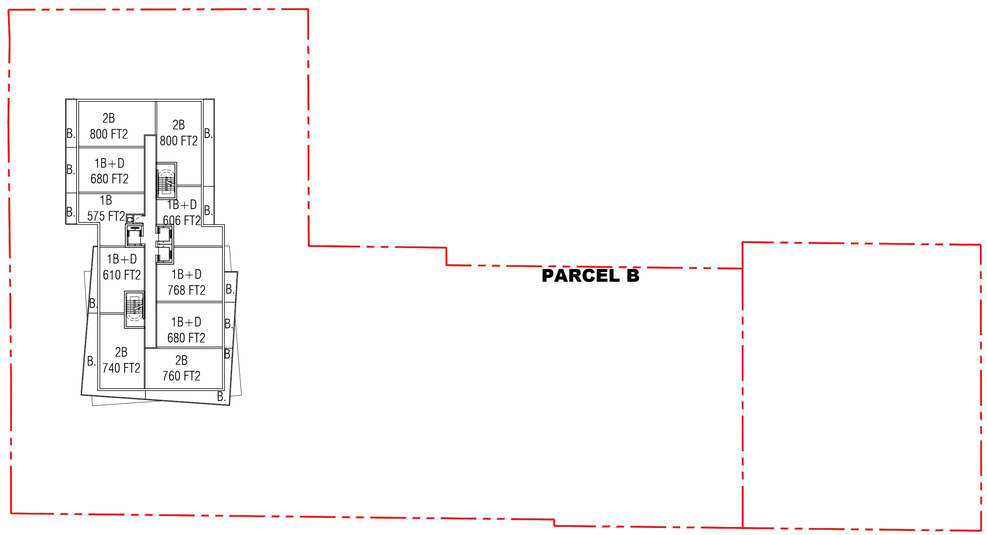
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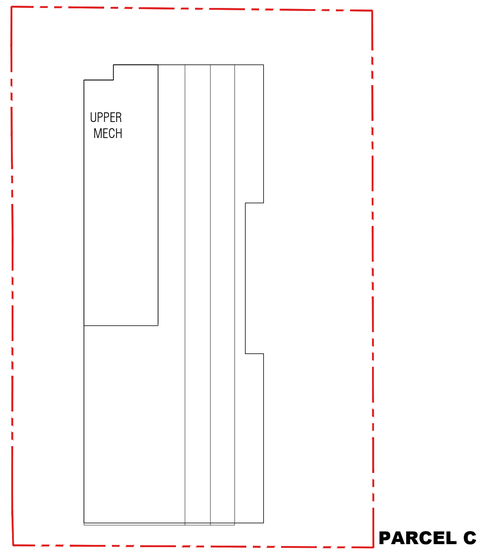
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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

10TH-18TTH FLOOR

1:400

A310

TITLEBLOCK SIZE: 610 x 900

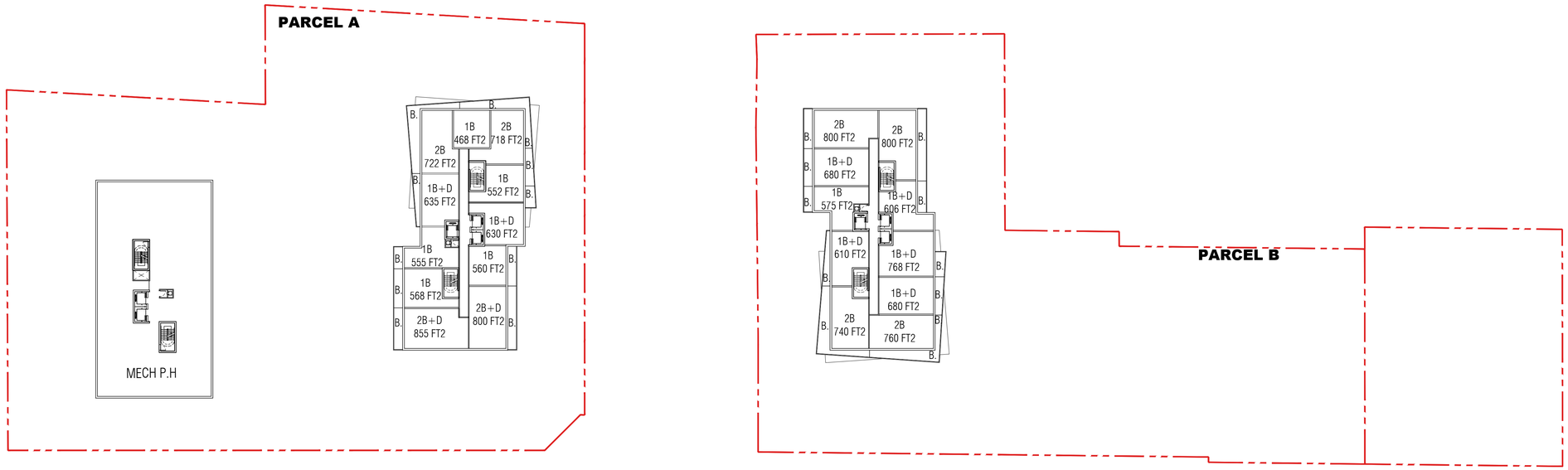
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Residential Developement

BRANT+GHENT
PHASE 1,2 AND 3

Burlinton Ontario

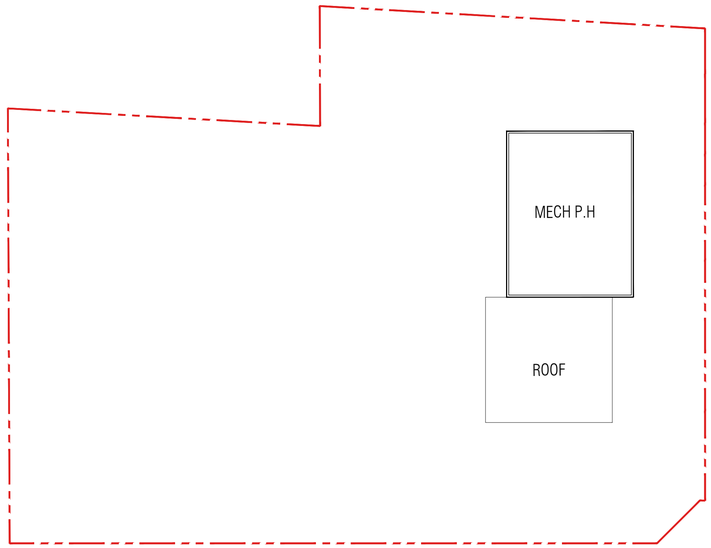
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Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
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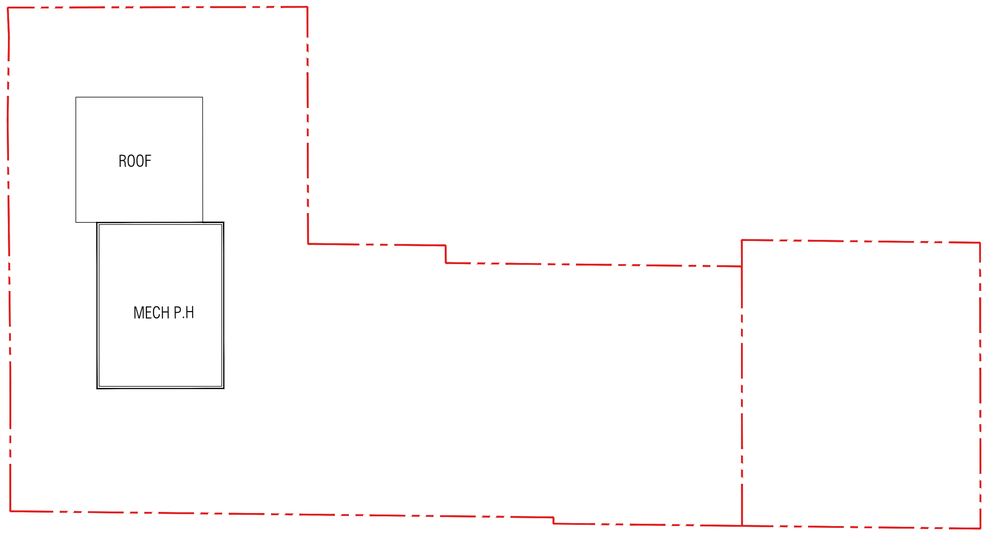
19TH-25TH FLOOR

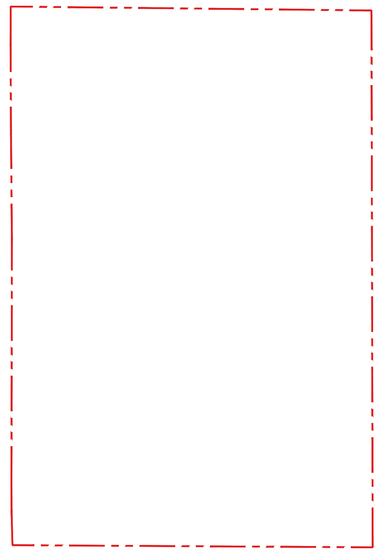
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A311

TITLEBLOCK SIZE: 610 x 900







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Residential Developement

BRANT+GHENT

PHASE 1,2 AND 3

Burlinton Ontario

Project Architect:	B. Graziani
Assistant Designer:	R. Alani
Drawn By:	R. Alani
Checked By:	D. Biase
Plot Date:	Oct. 11, 2022
Job #	1398.16

MECH FLOOR

1:400

A312

TITLEBLOCK SIZE: 610 x 900